

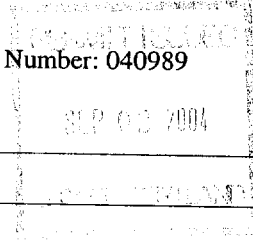
# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 040989



This is to certify that 301 Spring Street Llc /self  
has permission to Condominium Conversion; 3 units to 3 condominiums  
AT 301 Spring St 056 G005001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work in progress must be reported before this building or part thereof is closed or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**  
Fire Dept. AMJ  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# City of Portland, Maine - Building or Use Permit Application

Permit No:	Issue Date:	CBL:
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<b>Location of Construction:</b> 301 Spring St	<b>Owner Name:</b> 301 Spring Street Llc	<b>Owner Address:</b> 301 Spring St	<b>Phone:</b> 207-772-2351
<b>Business Name:</b> n/a	<b>Contractor Name:</b> self	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Change of Use - Condo Conversion	<b>Zone:</b> R-6
<b>Past Use:</b> Multi Units / 3 Family	<b>Proposed Use:</b> Condominium Conversion / Change of use; from 3 units to 3 condominiums.	<b>Permit Fee:</b> \$675.00	<b>Cost of Work:</b> \$0.00
<i>legal use: 3 dwelling units</i>		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>CEO District:</b> 2
<b>Proposed Project Description:</b> Condominium Conversion; 3 units to 3 condominiums.		<b>INSPECTION:</b> Use Group: R2 Type: SB 8/10/04 <i>[Signature]</i>	<b>Signature:</b> <i>[Signature]</i>
		<b>'PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)'</b>	
		<b>Action:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		<b>Signature:</b> _____ <b>Date:</b> _____	
<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 07/16/2004	<b>Zoning Approval</b>	

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with condit</i> Date: <i>8/13/04</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>Any exterior work requires</i> Date: _____
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*A Separate Review And Approval*

## CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 04-0989	<b>Date Applied For:</b> 07/16/2004	<b>CBL:</b> 056 G005001
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<b>Location of Construction:</b> 301 Spring St	<b>Owner Name:</b> 301 Spring Street Llc	<b>Owner Address:</b> 301 Spring St	<b>Phone:</b> 207-772-2351
<b>Business Name:</b> n/a	<b>Contractor Name:</b> self	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Change of Use - Condo Conversion	

<b>Proposed Use:</b> Condominium Conversion / Change of use; from 3 units to 3 condominiums.	<b>Proposed Project Description:</b> Condominium Conversion; 3 units to 3 condominiums.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/13/2004  
**Note:** **Ok to Issue:**

- 1) You have stated that the building was vacant when you bought it. If it is discovered that this building was vacated for the purposes of converting to condominiums, the matter will be turned over to our Corporation Counsel for legal action.
- 2) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 4) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 5) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 6) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 09/01/2004  
**Note:** **Ok to Issue:**

- 1) No building construction is authorized under this permit, simply a change in ownership.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 08/30/2004  
**Note:** **Ok to Issue:**

- 1) smoke detectors shall be installed in accordance with NFPA 101
- 2) the boiler shall be separated with a one hour enclosure or smoke separated with a domestic sprinkler
- 3) vertical openings shall be fire rated with a minimum of one hour rating

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> <b>04-0989</b>	<b>Date Applied For:</b> 07/16/2004	<b>CBL:</b> <b>056 G005001</b>
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<b>Location of Construction:</b> 301 Spring St	<b>Owner Name:</b> 301 Spring Street Llc	<b>Owner Address:</b> 301 Spring St	<b>Phone:</b> 207-772-2351
<b>Business Name:</b> n/a	<b>Contractor Name:</b> self	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Change of Use - Condo Conversion	

<b>Proposed Use:</b> Condominium Conversion / Change of use; from 3 units to 3 condominiums.	<b>Proposed Project Description:</b> Condominium Conversion; 3 units to 3 condominiums.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/13/2004

**Note:** **OktoIssue:**

- 1) You have stated that the building was vacant when you bought it. If it is discovered that this building was vacated for the purposes of converting to condominiums, the matter will be turned over to our Corporation Counsel for legal action.
- 2) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.
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- 5) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 6) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Pending      **Reviewer:**      **Approval Date:**

**Note:** **OktoIssue:**

# Condominium Conversion and Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>301 Spring Street, Portland, Maine</u>		
Total Square Footage of Proposed Structure <u>See attached floor plans</u>	Square Footage of Lot <u>see attached class D survey</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>56</u> Block# <u>6</u> Lot# <u>005</u>	Owner: <u>301 Spring Street, LLC</u>	Telephone: <u>(207) 772-2351</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Scott Irwin Michelle Irwin 301 Spring St. Portland, ME 04102</u>	cost Of Work: \$ _____ Fee: \$ <u>3</u> units @ \$150.00 per unit \$ _____ + \$75.00 per unit CofO \$ _____ Total Fee: _____
Current use: <u>Multi family</u> number of units: <u>3</u> Proposed use: <u>Condominium</u> number of units: <u>3</u> Project description: <u>Conversion of existing multi-family into condominium.</u> <div style="text-align: right; font-family: cursive;">             450.00              1090 995.00  <del>110 675.00</del> </div>		
Contractor's name, address & telephone: <u>Scott Irwin, 301 Spring St., Portland</u>		
Whom should we contact when the permit is ready: <u>Scott Irwin</u>		
Mailing address: <u>See above</u>		Phone: <u>(207) 772-2351</u>

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

Signature of applicant: <u>Scott Irwin</u>	Date: <u>7/15/04</u>
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**This is not a Permit, you may not commence ANY work until the Permit is issued.**

**Submit with Condominium Conversion Permit Application**

**Project Data:**

Address: 301 Spring St. Portland, ME 04102

C-B-L: 5b-6L-5

Number of units in building: 3

Tenant name	Tenant tel. #	occup. length	Date of notice	eligible for \$ ?
Unit 1 <i>owner-occupied</i>	<i>2077722351</i>			
Unit 2 <i>unoccupied - vacant at time of acquisition</i>				
Unit 3 <i>unoccupied - vacant at time of acquisition</i>				
Unit 4				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 10 months

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit? YES \_\_\_\_\_ NO ✓ (check one)

Type and cost of building improvements associated with this conversion that do not require permits:

\$20,000 exterior walls, windows, doors, roof

\$ 0 insulation

\$24,000 interior cosmetics (walls/floors/ hallways refinishing, etc.)

\$19,000 other (specify) *kitchens, bathrooms*

**CONDOMINIUM CONVERSION PERMIT  
CITY OF PORTLAND, MAINE  
PART 11: PROJECT DATA**

1. Assessors reference, Chart, Block, Lot: 56-6L-5
2. Number of Units before conversion: 7
- \_\_\_\_\_ Units with 1 bedroom      2 Units with 2 bedrooms
- 1 Units with 3 or more bedrooms

3. Monthly rent range (specify with or without utilities, being specific about the utilities)

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NO Rental History - Vacant at time of requisition

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4. Number of Units after conversion: 3
- \_\_\_\_\_ Units with 1 bedroom      2 Units with 2 bedrooms
- 1 Units with 3 or more bedrooms

5. Purchase Price range: \$300,000 - \$375,000

6. Length of time building owned by applicant: 10 months

7. Improvements, renovations or modifications being made in association with this conversion will require the following permits (please circle all that apply):

Building                      Plumbing                      Heating                      Electrical

8. Type and cost of building improvements being made in association with this conversion that will not require permits:

\$ \_\_\_\_\_ exterior walls, windows, doors, roof

\$ \_\_\_\_\_ insulation

\$ \_\_\_\_\_ interior cosmetic (wall/floor refinishing, etc.)

\$ \_\_\_\_\_ other (please specify) \_\_\_\_\_

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\$ 0.00 no improvements being made

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE INSPECTION OF: DEED BOOK 15926 PAGE 67 COUNTY Cumberland  
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 301 Spring Street, Portland, Maine

Job Number: 436-68

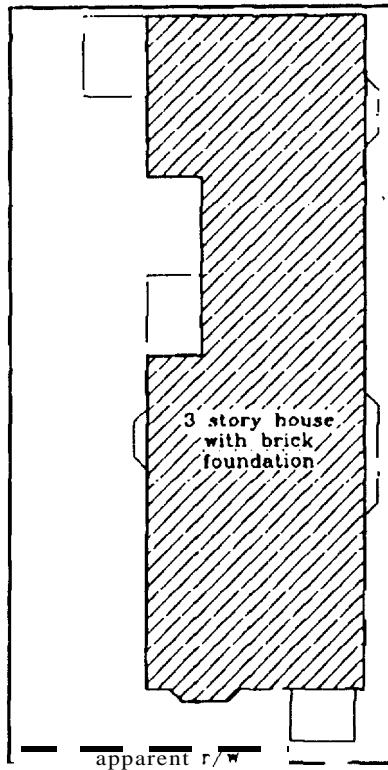
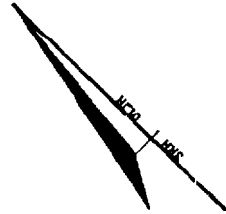
Inspection Date: 09-04-03

Scale: 1" = 20'

Client File #: 31685

Buyers: Scott L. & Michelle L. Irwin

Sellers: William Manning



NOTE. Lines of occupation are shown. A boundary survey may yield different results

Spring Street

As delineated on the Federal Emergency Management Agency Community Panel:

The structure does not fall within the special flood hazard zone.  
The land does not fall within the special flood hazard zone.

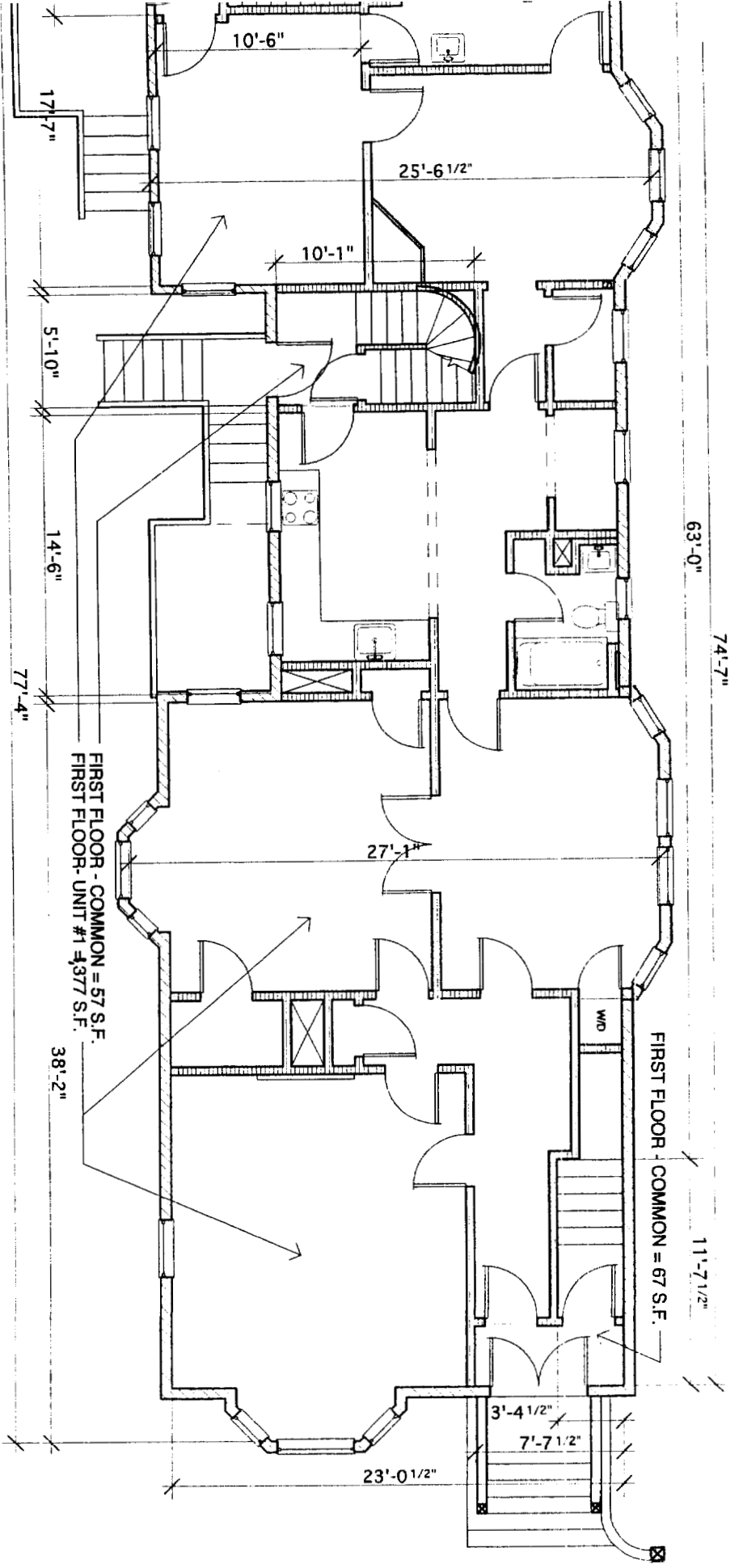
A wetlands study has not been performed

**Livingston - Hughes**

Professional Land Surveyors & Foresters  
88 Guinea Road  
Kennebunkport - Maine 04046

207-967-9761 phone 207 967-4831 fax





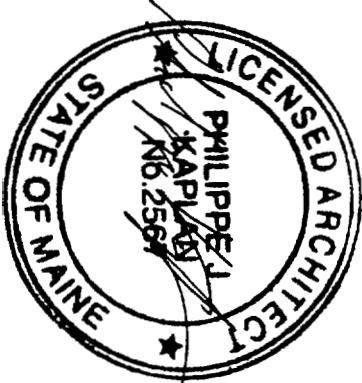
NOTE: ALL FLOOR PLAN DIMENSIONS ARE TO FINISHED WALLS, AND DO NOT SUBTRACT FOR DIMENSION OF PLASTERBOARD.

**301 SPRING STREET - FIRST LEVEL**

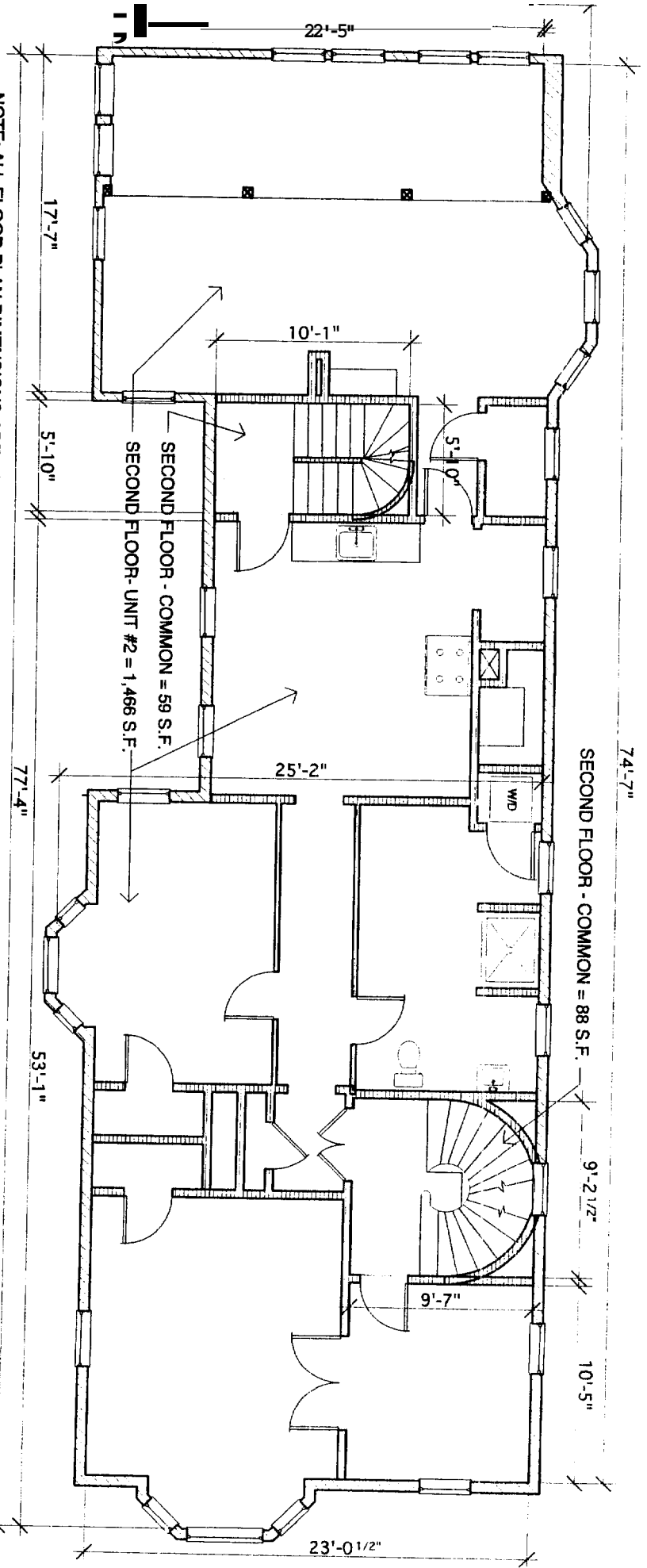
1/8" = 1'-0"

7/9/04

PHIL KAPLAN  
ARCHITECT



NOTE: ALL FLOOR PLAN DIMENSIONS ARE TO FINISHED WALLS, AND DO NOT SUBTRACT FOR DIMENSION OF PLASTERBOARD.

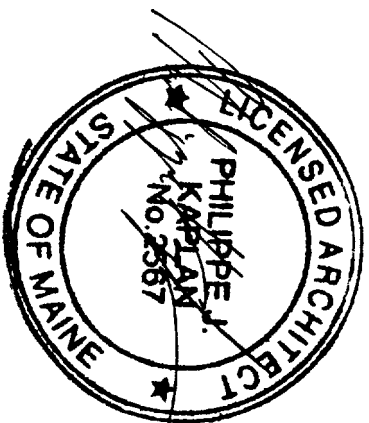


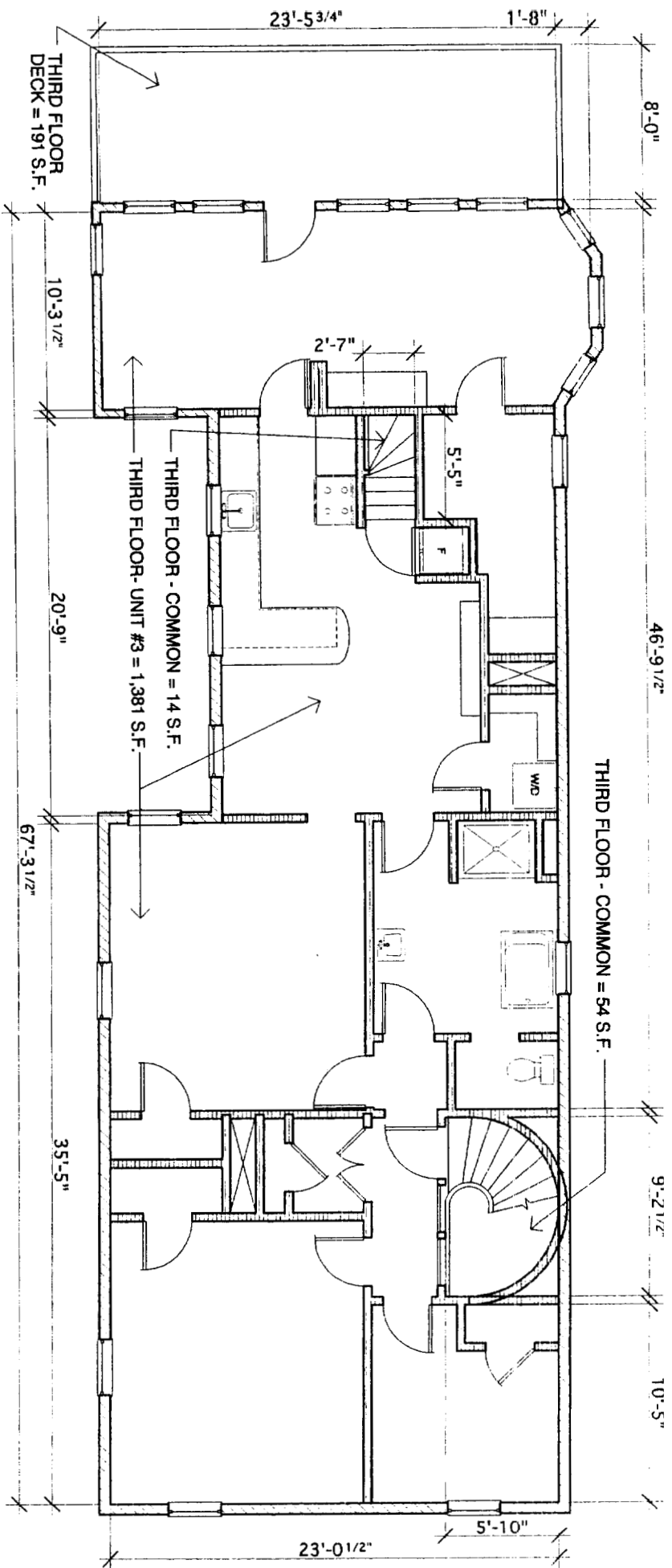
**301 SPRING STREET - SECOND LEVEL**

1/8" = 1'-0"

7/19/04

PHIL KAPLAN  
ARCHITECT



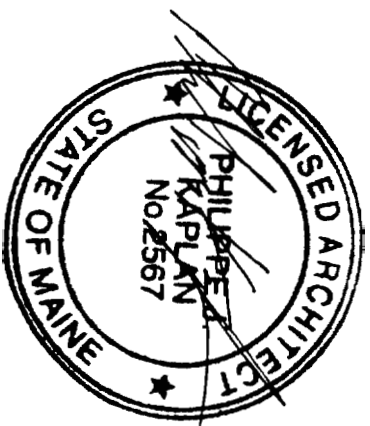


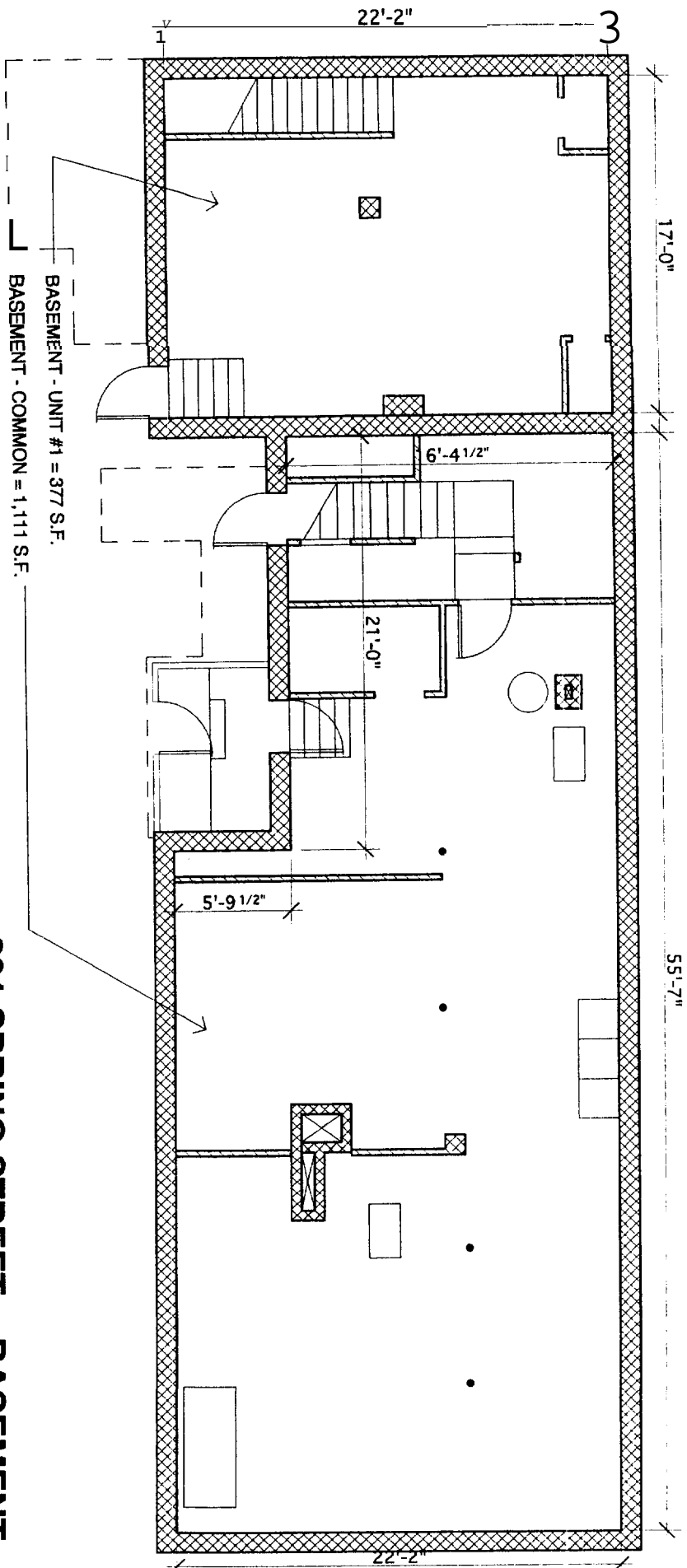
**301 SPRING STREET - THIRD LEVEL**

*1/8" = 1'-0"*

*7/9/04*

PHIL KAPLAN  
ARCHITECT

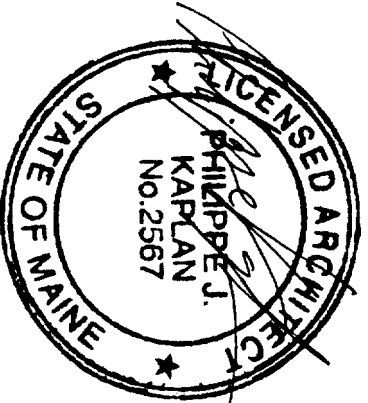




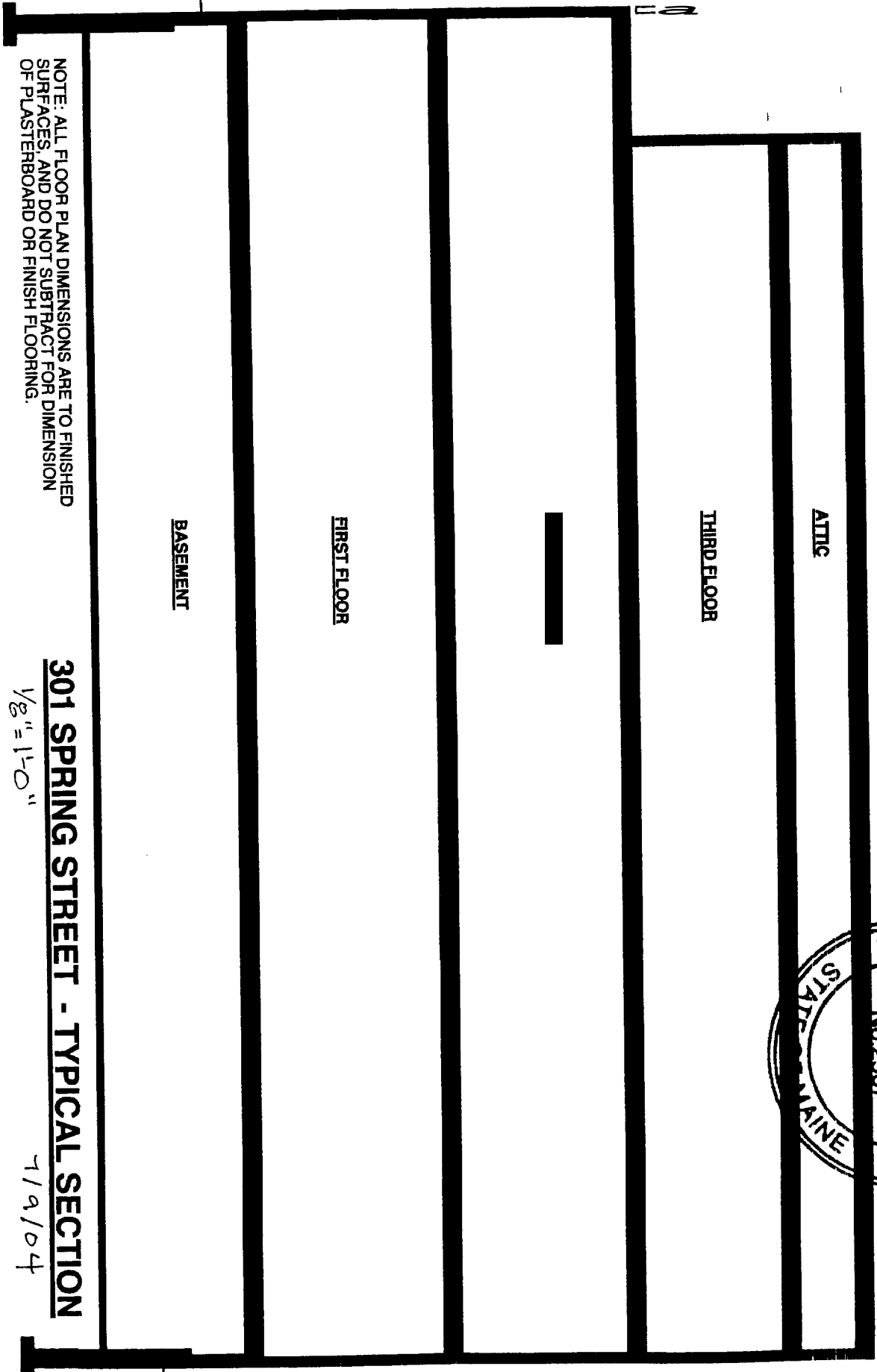
BASEMENT - UNIT #1 = 377 S.F.  
 BASEMENT - COMMON = 1,111 S.F.

**301 SPRING STREET - BASEMENT**  
 1/8" = 1'-0"  
 7/9/04

PHIL KAPLAN  
 ARCHITECT



7'-8" 10'-0" 9'-2" 7'-6" VARIES



NOTE: ALL FLOOR PLAN DIMENSIONS ARE TO FINISHED SURFACES, AND DO NOT SUBTRACT FOR DIMENSION OF PLASTERBOARD OR FINISH FLOORING.

ATTIC

THIRD FLOOR

FIRST FLOOR

BASEMENT

**301 SPRING STREET - TYPICAL SECTION**

1/8" = 1'-0"

7/9/04

PHIL KAPLAN ARCHITECT

