

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 021100

This is to certify that Running With Scissors, Inc./
has permission to Change of Use and Interior Renovations
AT 34 Portland St 033 J012001

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 when permission is procured before this building or part thereof is occupied or closed-in.
FOUR HOURS 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 10/8/02
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-1100	Issue Date:	CBL: 033 J012001
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Location of Construction: 34 Portland St	Owner Name: Running With Scissors, Inc.	Owner Address: 20 Nicola Road	Phone: 603-755-9581
Business Name: n/a	Contractor Name: self	Contractor Address: Portland	Phone
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: B-2b

Past Use: Commercial / Vacant; prior use was a Printing Company	Proposed Use: Change of Use; from Printing Company to Artist Studio & Gallery	Permit Fee: \$133.00	Cost of Work: \$5,000.00	CEO District: 2
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 5B 10/8/02
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

Proposed Project Description:
Change of Use and Interior Renovations

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	<input type="checkbox"/> Denied
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 09/25/2002	Zoning Approval	
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<ol style="list-style-type: none"> 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>separate permits for signage</i> <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 conditions</i> Date: 9/27/02	Zoning Appeal <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:	Historic Preservation <input checked="" 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 Date:
	<i>No D.U.</i>		

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

Application ID Number:

2-1100

Delete

Save

Close

Department:

Building

Status:

Approved with Conditions

Reviewer:

Mike Nugent

Comments:

Approval Date:

10/08/2002

Given On Date:

10/03/2002

OK to Issue Permit

Name:

Mike Nugent

Date:

10/08/2002

Date 2:

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

The Basement and Third Floor are not to be used or altered as a part of this permit.

Create Date:

09/25/2002

By:

gg

Update Date:

10/08/2002

By:

min

Application ID Number **2-1100**

Department **Zoning**

Status **Approved with Conditions**

Reviewer **Marge Schmuckal**

Comments **34 Portland St.**

Approved Date **09/27/2002**

Review Date **09/25/2002**

OK to Issue Permit

By **Marge Schmuckal**

Date **09/25/2002**

Page **2**

Conditions Section

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for any new signage.

It is understood that these studio spaces are not for living quarters, only working quarters. If there is any change in that understanding, this office shall require a separate permit explaining how it will be accomplished.

Created Date **09/25/2002**

By **gg**

Review Date **09/27/2002**

By **mes**

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.

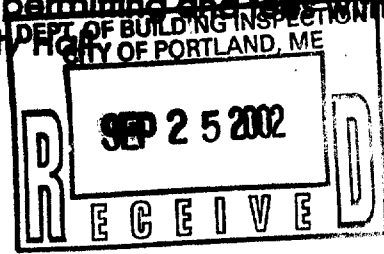
Location/Address of Construction: <u>34 Portland St.</u>		
Total Square Footage of Proposed Structure Using existing structure, <u>4256 ± SF</u>	Square Footage of Lot <u>1882 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>033-5-012</u> Block# <u>001</u> Lot#	Owner: <u>running with scissors, llc.</u>	Telephone: <u>603.755.9581</u> <u>603.767.0202</u>
Lessee/Buyer's Name (if Applicable) <u>running with scissors, llc</u> <u>Joanne Cameron</u> <u>20 Nicola Rd.</u> <u>Middleton, NH 03887</u>	Applicant name, address & telephone: <u>Joanne Cameron</u> <u>603.755. 20 Nicola Rd.</u> <u>9581 Middleton, NH 03887</u>	Cost Of Under Work: \$ <u>5000</u> <u>58.00</u> 100.00 <u>133.00</u>
Current use: <u>vacant</u>	<u>COYO 75.00</u>	
If the location is currently vacant, what was prior use: <u>printing company</u>	19500 27800	
Approximately how long has it been vacant: <u>1 month</u>	<u>Total \$133.00</u>	
Proposed use: <u>artist studio and gallery</u>	Project description: <u>no structural changes / proposing some cosmetic changes</u>	
Contractor's name, address & telephone:	<u>John Cameron 20 Nicola Rd. Middleton, NH</u> <u>603.755.9581 03887</u>	
Who should we contact when the permit is ready:	<u>Joanne Cameron + Cell</u>	
Mailing address:	<u>20 Nicola Rd.</u> <u>Middleton, NH 03887</u>	
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued xx and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>603.755.9581 home</u> <u>603.767.0202 cell</u> <u>603.569.4119 work</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: [Signature] Date: 9/20/02

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME



running with scissors, llc
c/o Joanne Cameron
20 Nicola Rd.
Middleton, NH 03887

September 23, 2002

To whom it may concern;

We are the new owners of CBL 33-J-12 and would like to apply for both a change of use permit and a Certificate of Occupancy. Prior to our purchase on 8/21/02, the building was home to a printing company. Our plans for the property are to open an artist studio and gallery.

Our construction needs are minimal. We do not need to structurally change the building other than some basic cosmetic remedies. The existing structure is a brick exterior with a post and beam framing system. After written reports from a building inspector and a structural engineering firm, the building was declared structurally sound, with a few non-urgent recommendations and needs:

Basement: (to be used as a small woodworking shop)

- Rebuild an approximately 8' x 8' section of the brick foundation on the Portland Street side of building
- Perimeter drain
- Installation of a power vent for re-routing furnace ventilation
- Some rewiring to accommodate additional electrical outlets, both 220 and 110, and installation of overhead lighting

1st floor: (to be used as gallery space)

- Rewiring to accommodate overhead track lighting and a few more outlets
- Finish carpentry for the walls to include molding, and painting
- Baseboards
- Removal and rerouting of some extraneous plumbing pipes

not living space

2nd floor: (to be used as studio space for six artists)

- Removing the shower in existing bathroom and shortening the bathroom to this point with a new wall
- Extending the wall another 3' to the left to accommodate a dark room
- Ventilation system for the dark room
- Rewiring electrical outlets and hanging some new overhead lights

3rd floor: (to be used as studio space for four artists and a library/quiet area) (computer lab)

- This floor is currently finished to perfection and we won't be changing a thing!!

We will be doing all the cosmetic repairs to the building ourselves. We will be contracting with a licensed electrician, HVAC, and a plumber for our other needs. They will be applying for the appropriate permits soon! Also, we are not planning to do any changes to the exterior of the building or to the lot.

The building is currently vacant. We have been working on some of the cosmetics of our construction needs, and are anxious for our proper permits to be in place. We think that we have submitted all that you requested for issuance of our change of use permit and a Certificate of Occupancy. Because time is critical for us, i.e., no studio members, no money!, we would appreciate a quick review, if at all possible. Please contact me directly should you require any additional information.

Sincerely,

Joanne Cameron
20 Nicola Rd.
Middleton, NH 03887
603.755.9581 home
603.767.0202 cell
email: lucyinthesky@adelphia.net

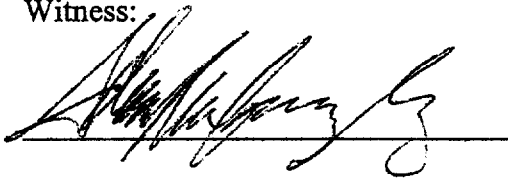
WARRANTY DEED

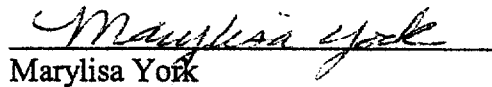
MARYLISA YORK, of Portland, Maine, (the "Grantor"), for consideration given, grants to **running with scissors, llc**, a Maine limited liability company with a mailing address of 3 Pine Point Road, Cape Elizabeth, Maine 04107 (the "Grantee"), with Warranty Covenants, a certain lot or parcel of land, together with any buildings and improvements thereon, situated on Portland Street, in the City of Portland, County of Cumberland, and State of Maine, more particularly described on Schedule A attached hereto and made a part hereof (the "Premises").

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed dated May 27, 1993 and recorded in the Cumberland County Registry of Deeds in Book 10738, Page 287.

IN WITNESS WHEREOF, the said Marylisa York, has signed and sealed this instrument this 21 day of August, 2002.

Witness:



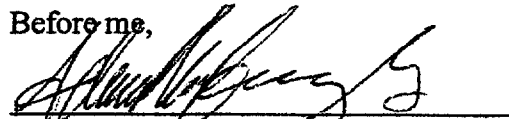

Marylisa York


STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

August 21, 2002

Then personally appeared the above-named Marylisa York and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public/Attorney-at-Law

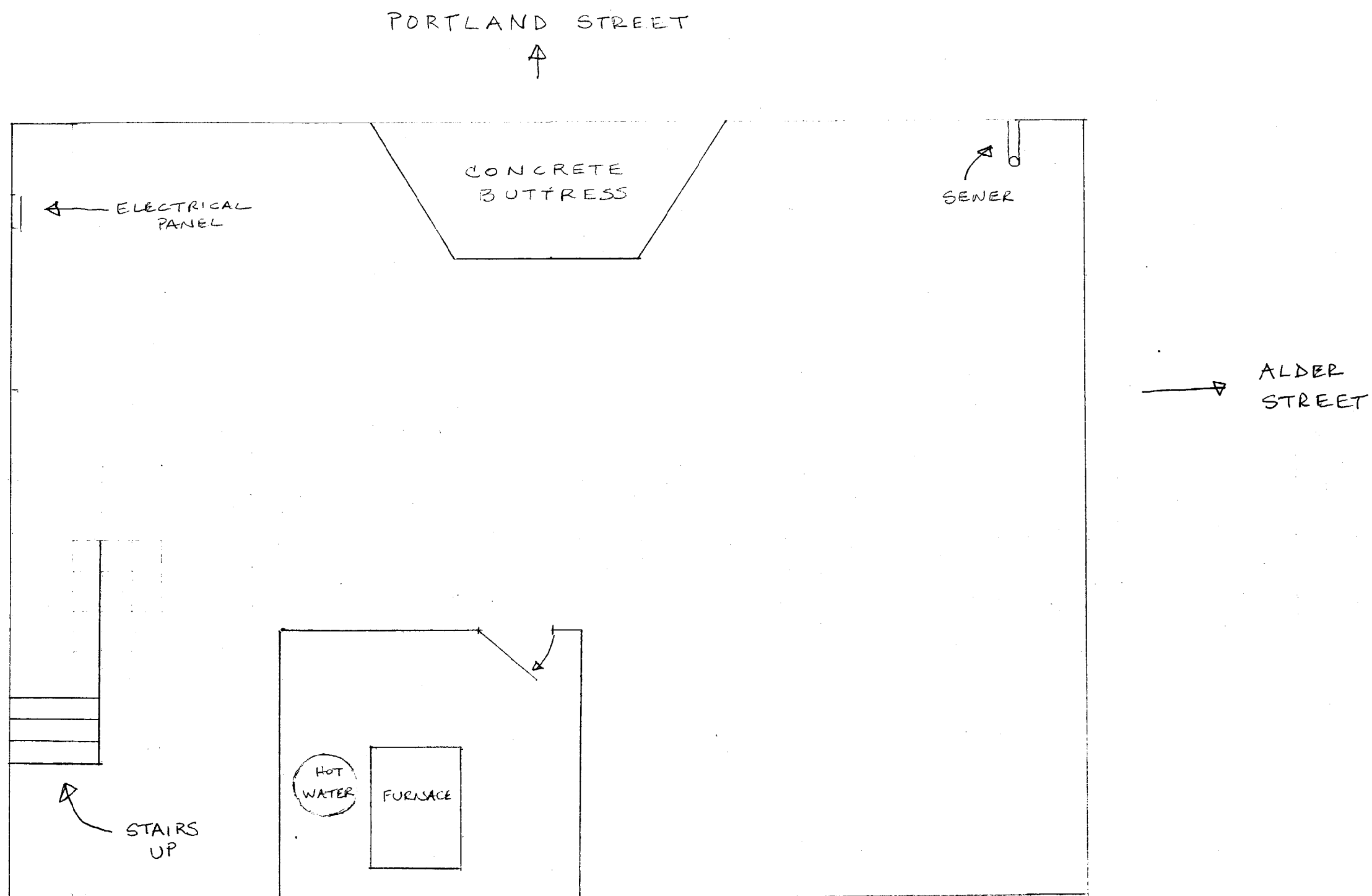

Print name

Schedule A

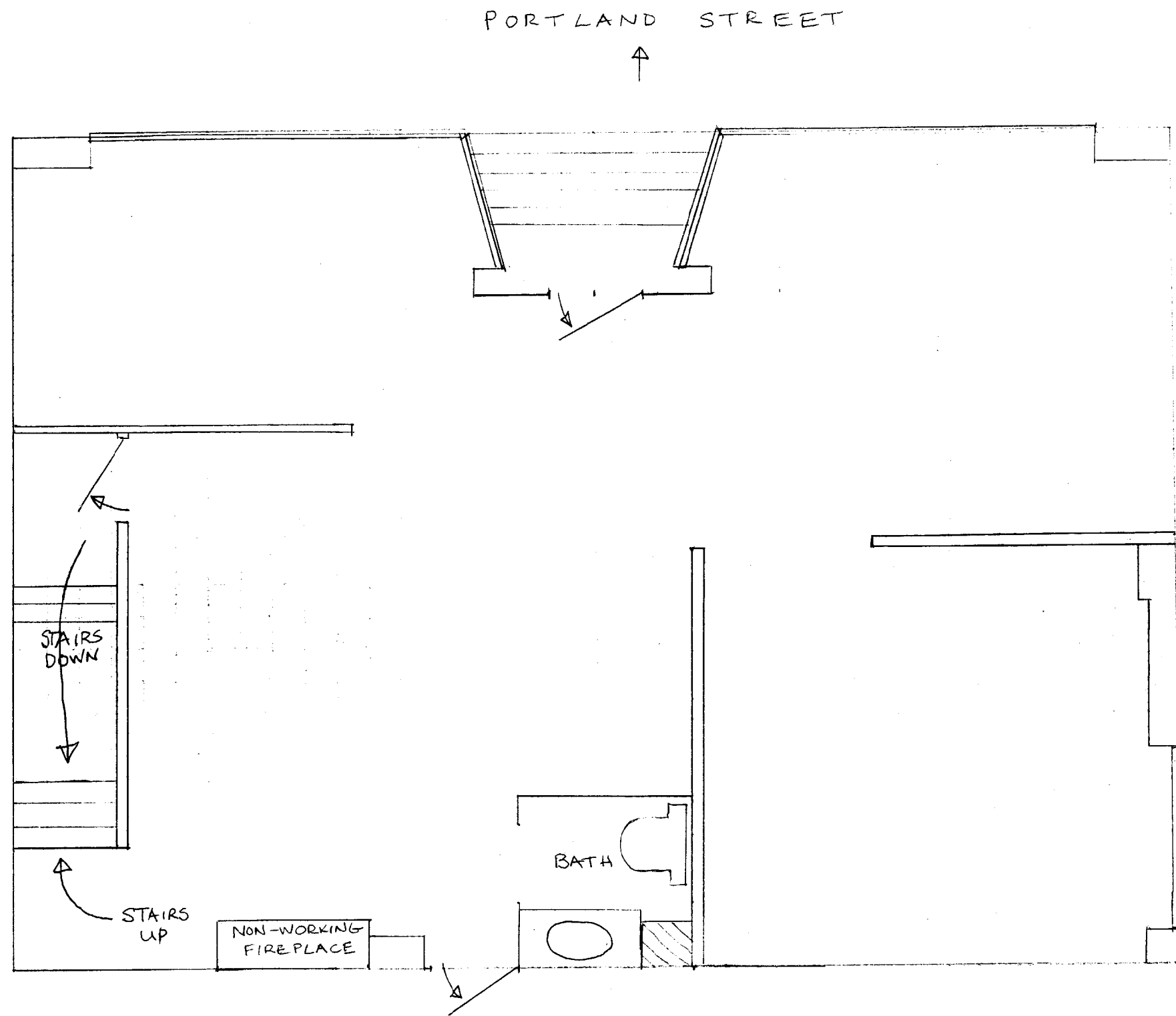
A certain lot or parcel of land, with any buildings or improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a monument at the southerly corner of Portland and Alder Streets; thence southerly on line of said Alder Street, thirty-nine (39) feet to land formerly owned by Eliza Ann Bolton; thence westerly on the line of said Eliza Ann Bolton land forty-seven (47) feet, more or less, to land now or formerly of George Loring; thence northwesterly on line of said George Loring land to Portland Street; thence easterly on the line of said Portland Street to the first bounds.

FLOOR PLAN



34 PORTLAND STREET
BASEMENT
SMALL WOODWORKING
SHOP
SCALE - 1/4" = 1 FOOT



PORTLAND STREET



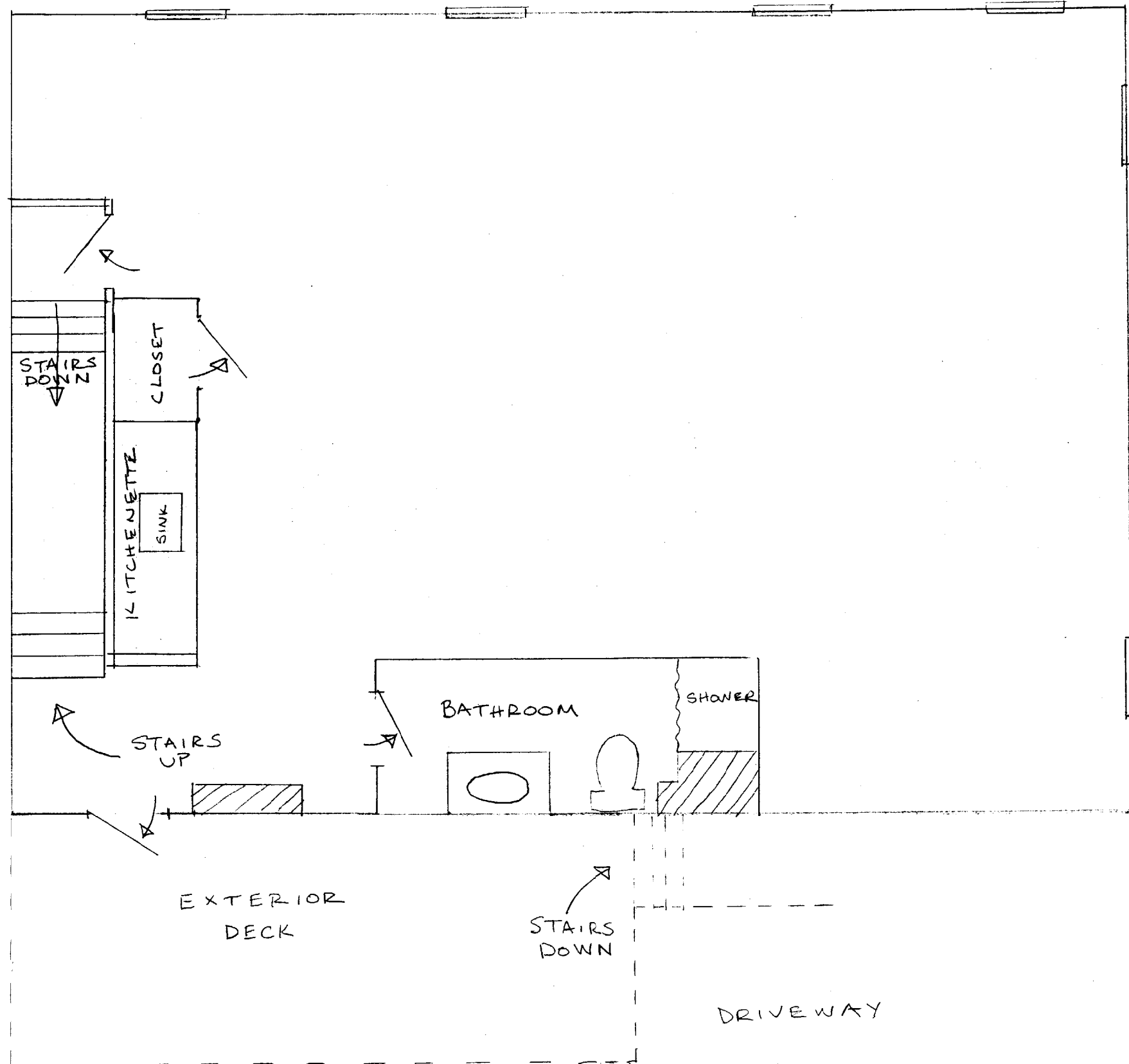
→ ALDER STREET

34 PORTLAND STREET
STREET LEVEL
GALLERY

SCALE: 1/4" = 1 FOOT

DRIVEWAY

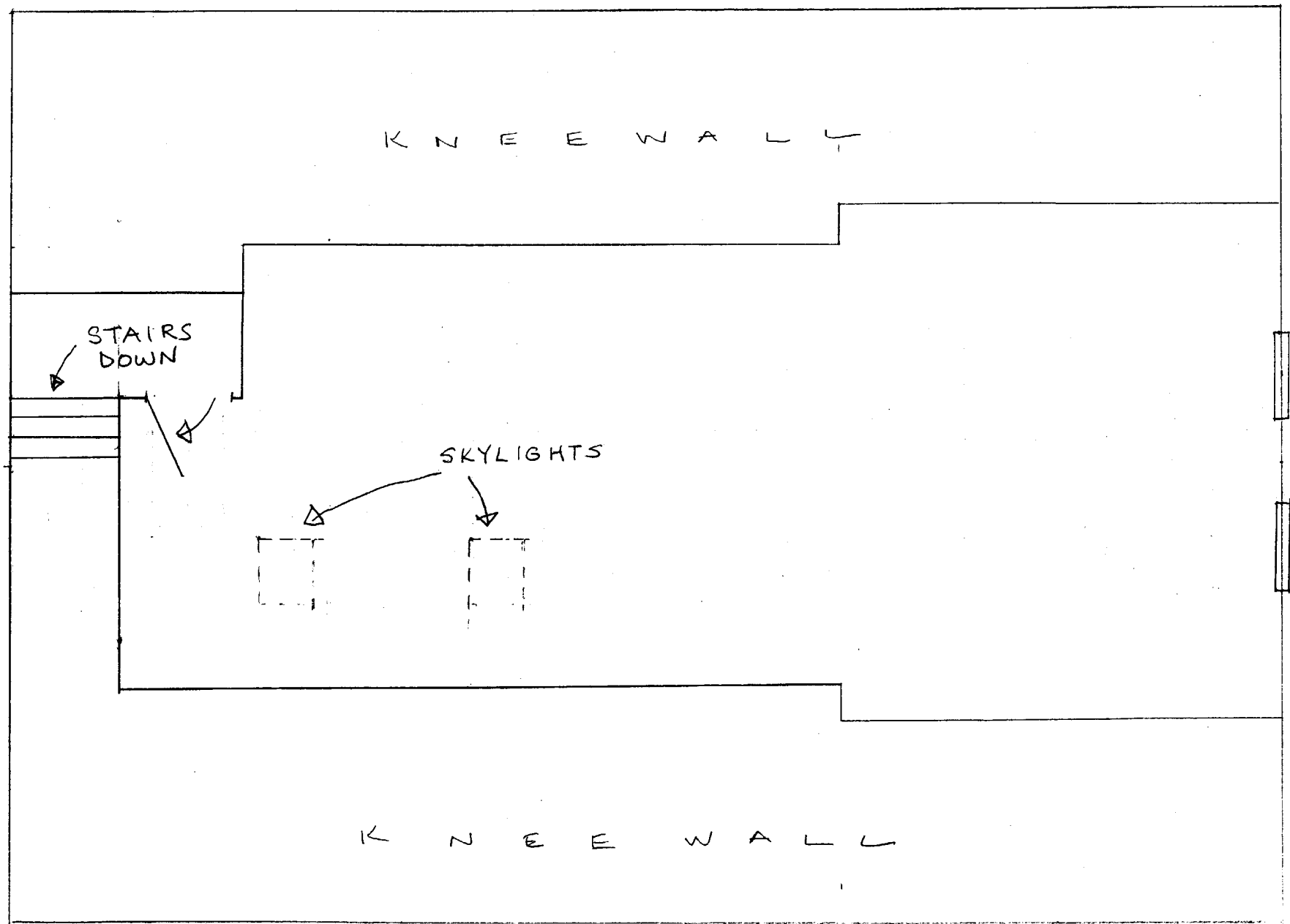
PORTLAND STREET



→ ALDER STREET

34 PORTLAND STREET
2ND FLOOR
ARTIST'S STUDIOS
SCALE: 1/4" = 1 FOOT

PORTLAND STREET
↑



→ ALDER STREET

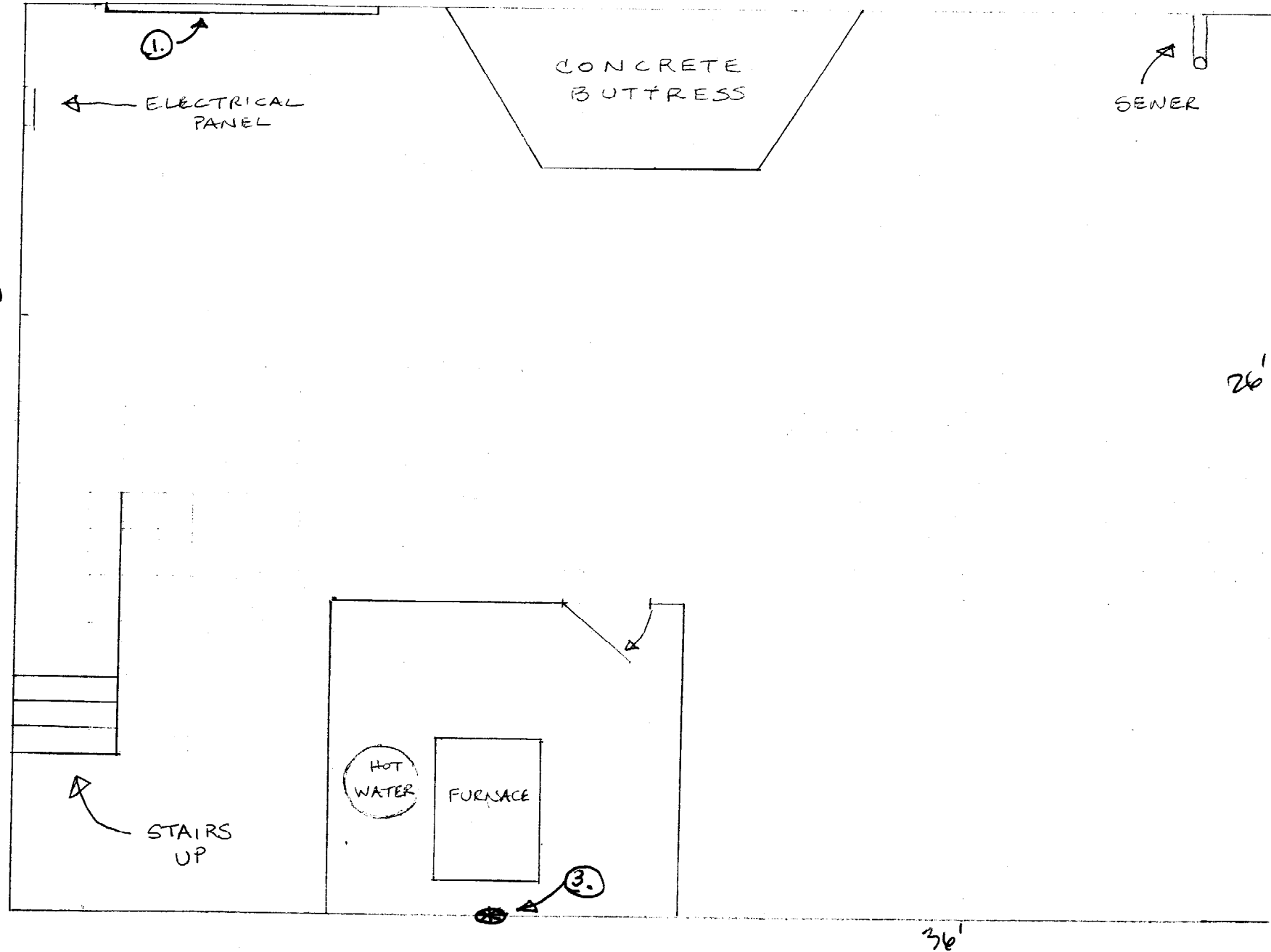
34 PORTLAND STREET
3RD FLOOR
COMPUTER LAB
SCALE 1/4" = 1 FOOT

CONSTRUCTION DETAIL

PORTLAND STREET



- ① REPOINT APPROX 8'x8' SECTION OF BRICK FOUNDATION
- ② INSTALL PERIMETER DRAIN SYSTEM ON INTERIOR OF FOUNDATION
- ③ RE-ROUTE VENTILATION FOR FURNACE OUT BACK WALL
- ④ RE-WIRE LIGHTING AND OUTLETS



ALDER STREET

26'

36'

34 PORTLAND STREET
BASEMENT

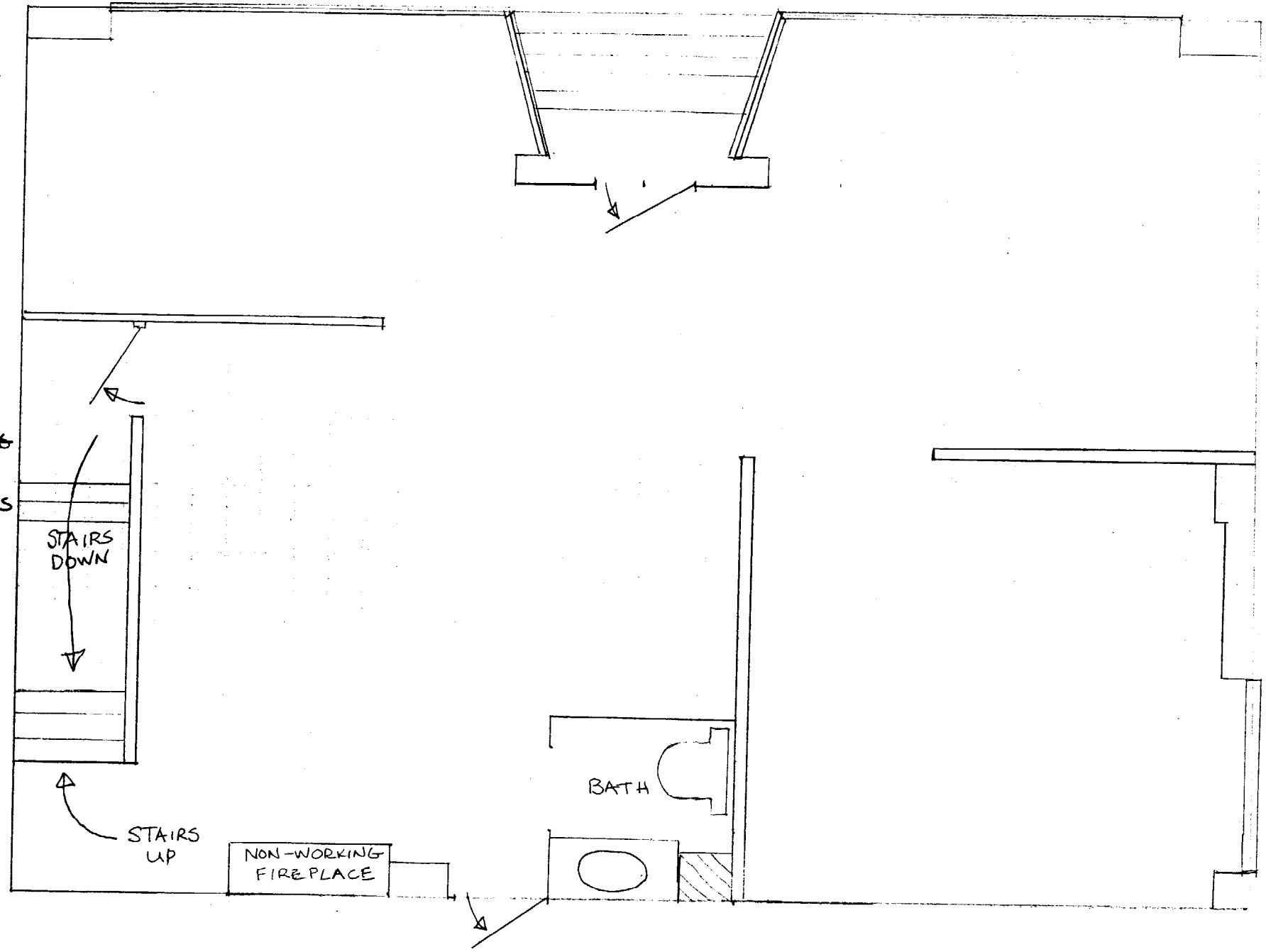
SCALE: 1/4" = 1 FOOT

~~Basement~~
 26 x 36 = 936
 1st floor = 936 } 2808
 2nd floor = 936
 3rd floor 14 x 32.5 = 455
 3263^{sq} total

PORTLAND STREET



- ① REWIRE LIGHTING AND OUTLETS
- ② FINISH CARPENTRY AND SHEET ROCK FOR WALLS
- ③ BASEBOARDS
- ④ PAINTING
- ⑤ REMOVAL AND REROUTING OF EXTRANEOUS AND EXPOSED PLUMBING PIPES



→ ALDER STREET

No parking req for retail space under 2000 sq ft

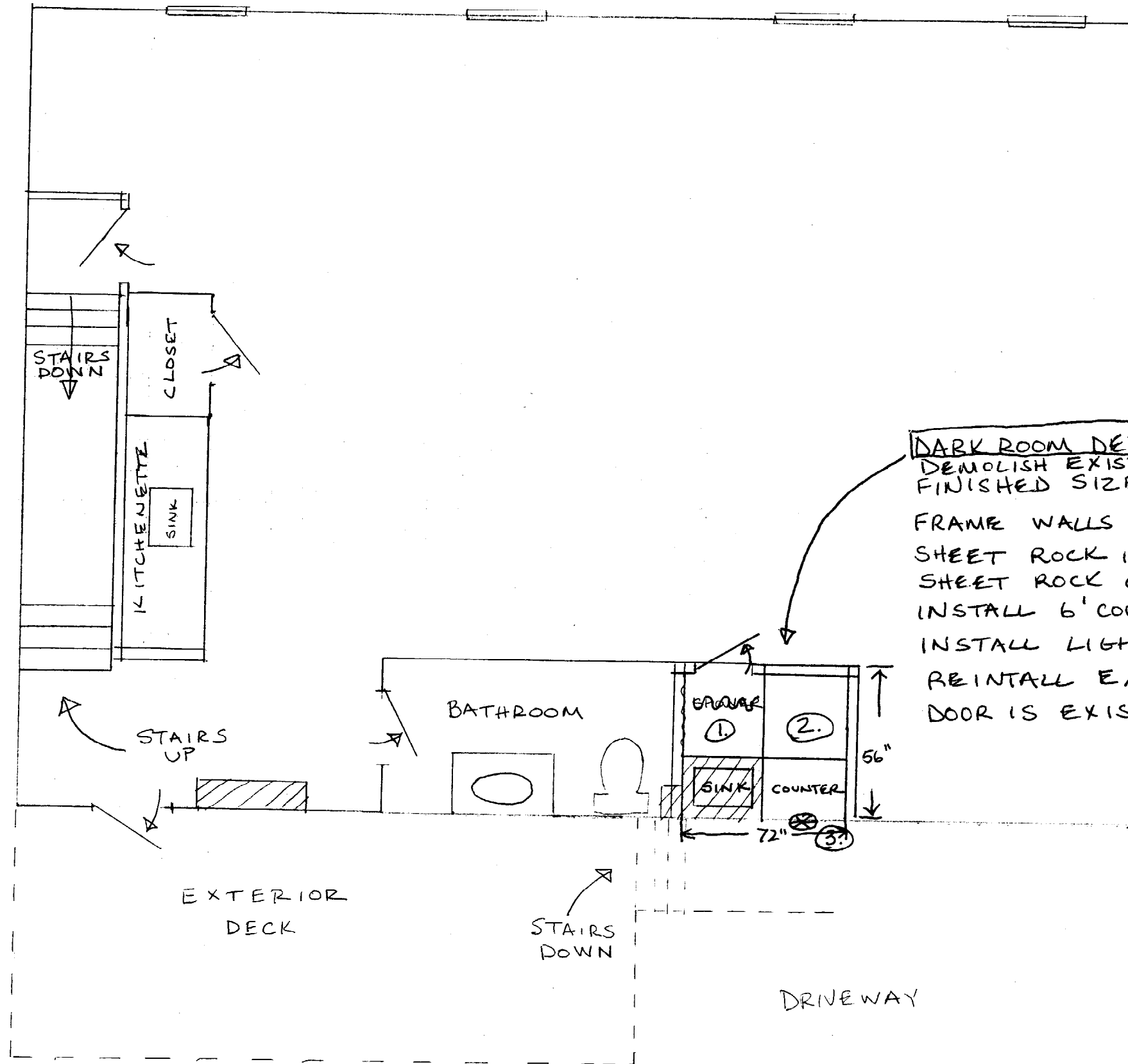
34 PORTLAND STREET
STREET LEVEL
GALLERY

SCALE 1/4" = 1 FOOT

PORTLAND STREET



- ① REMOVE SHOWER
- ② FRAME-IN SMALL DARK ROOM
- ③ VENT DARK ROOM
- ④ REWIRE LIGHTING AND OUTLETS ON ENTIRE FLOOR



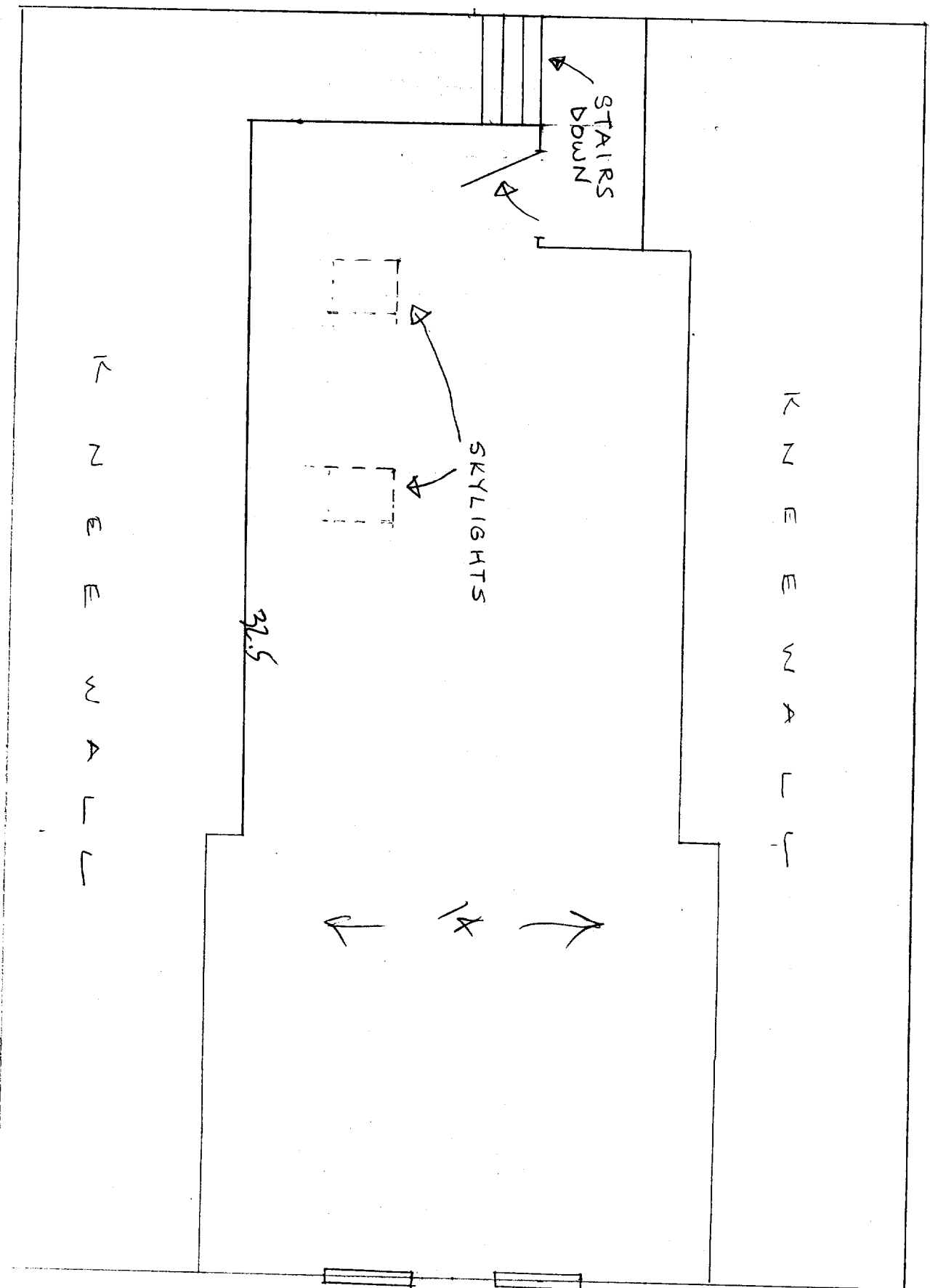
ALDER STREET

DARK ROOM DETAIL
 DEMOLISH EXISTING WALL & SHOWER
 FINISHED SIZE 56" x 72"
 FRAME WALLS W/ 2"x4" STUDS
 SHEET ROCK INSIDE & OUT
 SHEET ROCK CEILING
 INSTALL 6' COUNTER W/ 22" SINK @ ONE END
 INSTALL LIGHT AND "SAFE" LIGHT
 REINSTALL EXHAUST FAN
 DOOR IS EXISTING (CURRENT ACCESS TO BATHROOM PLUMBING)

34 PORTLAND STREET
2ND FLOOR

SCALE 1/4" = 1 FOOT

PORTLAND STREET
↓



→ ALDER STREET

34 PORTLAND STREET
3RD FLOOR
SCALE 1/4" = 1 FOOT