

PERMIT ISSUED

JAN 26 2011

City of Portland

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

**BUILDING INSPECTION
PERMIT**

Permit Number: 101497

This is to certify that Baxter Place Llc /n/ a
has permission to Change of use from office to personal service (Professional Tailoring & Alterations).
AT 305 Commercial St CBL 040 F009001

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 written permission procured before this building or part thereof is lathed or otherwise 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. [Signature] - (58)

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature] 1/26/11
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: 10-1497	Issue Date:	CBL: 040 F009001
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Location of Construction: 305 Commercial St (10704 - B-3)	Owner Name: Baxter Place Llc	Owner Address: 305 Commercial St	Phone:
Business Name: Professoanl Tailoring & Alterations	Contractor Name: n/ a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial / Office (Elliot Cutler Campaign)	Proposed Use: Commercial / Change of use from office to personal service (Professional Tailoring & Alterations).	Permit Fee:	Cost of Work: \$0.00	CEO District: 1
		FIRE DEPT: w/conditions 12/7/10 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 3	

Proposed Project Description:
Change of use from office to personal service (Professional Tailoring & Alterations).

Signature: *[Signature]*
Signature: *[Signature]* 1/26/11
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 12/03/2010	Zoning Approval		
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 12/16/10 <i>[Signature]</i>	Date: _____	Date: _____

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review general the historic.

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.**

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

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City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1497	Date Applied For: 12/03/2010	CBL: 040 F009001
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Location of Construction: 305 Commercial St	Owner Name: Baxter Place Llc	Owner Address: 305 Commercial St	Phone:
Business Name: Professional Tailoring & Alterations	Contractor Name: n/a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial / Change of use from office to personal service (Professional Tailoring & Alterations).	Proposed Project Description: Change of use from office to personal service (Professional Tailoring & Alterations).
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 12/06/2010
Note: Located in Commercial Area B1 - right side of space.			Ok to Issue: <input checked="" type="checkbox"/>
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.			
2) Separate permits shall be required for any new signage.			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 01/26/2011
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
Dept: Fire	Status: Approved with Conditions	Reviewer: Ben Wallace Jr.	Approval Date: 12/07/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Change of use with minor construction of bathroom wall. The entire structure shall comply with Chapter 10 of the Portland City Code. Compliance shall be insured prior to the issuance of a Certificate of Occupancy.			

Comments:
12/6/2010-amachado: Spoke to Susan Badcock of Lathrop Properties. Asked if the Professional Tailoring is located in part of Commercial Area B1 on floor plan. She said that is in the rear behind the middle entrance and that "Knaughty Hair Salon" is to the left of it. She told me to call Pete Jellison to confirm that both of these spaces are part of Commercial Area B1.
12/23/2010-jmb: Spoke to Zeljka R. About more detailed floor plans and any construction work. She directed me to Susan B. And said a bathroom may need to be installed. I left a vcmmsg for Susan
1/26/2011-jmb: Representative from Lathrop submitted minor construction plan for one wall to enclose the toilet and to install the toilet, which was never there. She will pay the additional fee for the work later today.

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General 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>305 Commercial St.</u>		
Total Square Footage of Proposed Structure/Area <u>area of spec - 1203 sq</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>H0</u> Block# <u>F</u> Lot# <u>9</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Zeljka Rakovic</u> Address <u>164 Bancroft St.</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>766-6541</u>
Lessee/DBA (If Applicable) RECEIVED DEC - 3 2010 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name <u>Laure Property Management</u> Address <u>Susan Badcock (property manager)</u> City, State & Zip <u>(e) 797-3980</u> <u>(c) 318-3640</u> <u>Pete Johnson 772-1131</u>	Cost Of Work: \$ <u>30.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>105.00</u>
	* Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? <u>West Cutler - Campaign</u> Proposed Specific use: <u>Professional Tailoring - Alterations & Sewing</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Change of use office to personal service</u>	
Contractor's name: _____		
Address: <u>N/A</u>		
City, State & Zip _____		Telephone: <u>cell first</u>
Who should we contact when the permit is ready: <u>Zeljka Rakovic</u>		Telephone: <u>766-6541</u>
Mailing address: <u>see address above</u> then mail after		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

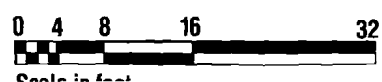
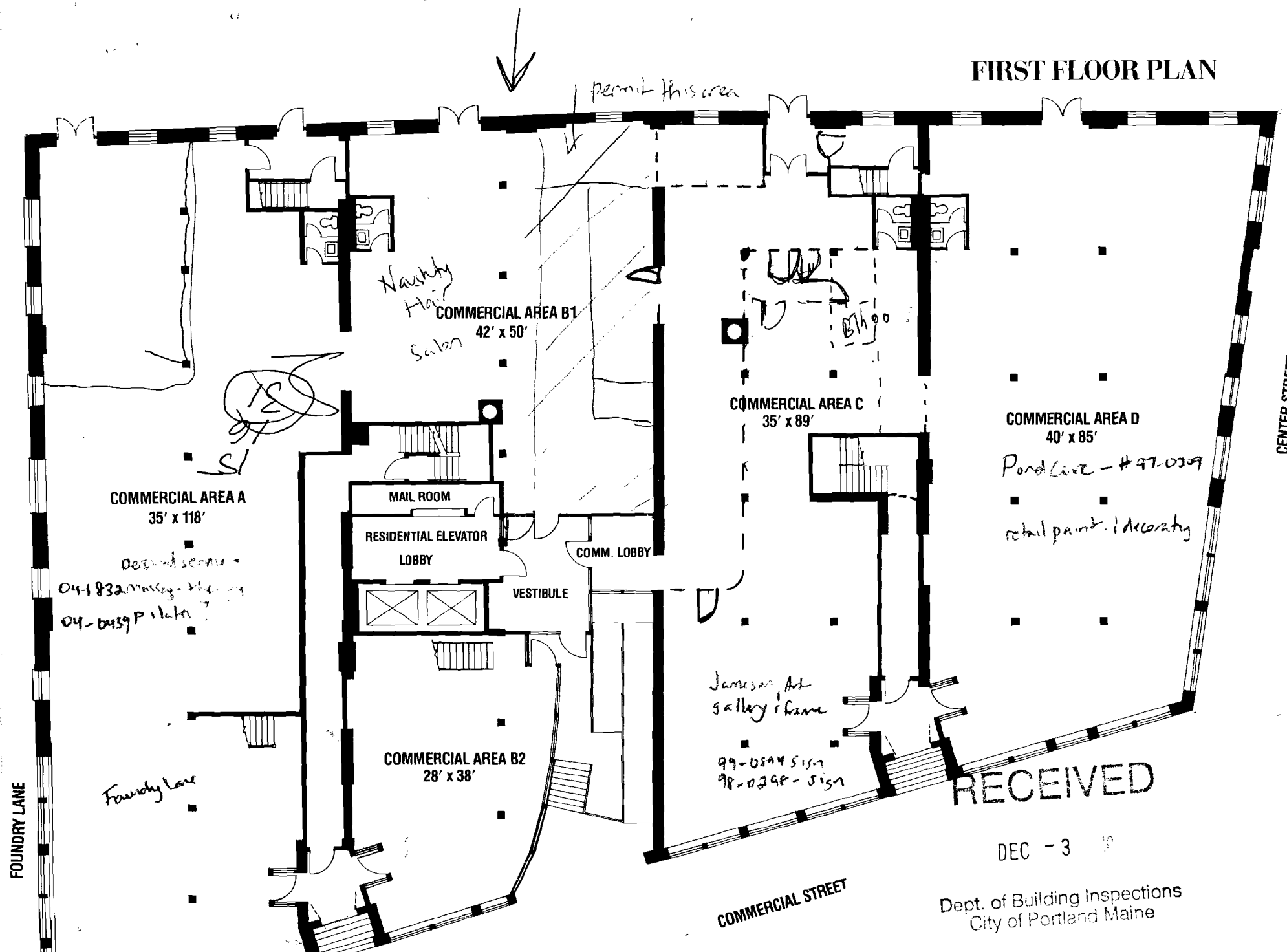
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Zeljka Rakovic Date: 12-3-10

This is not a permit; you may not commence ANY work until the permit is issued

FIRST FLOOR PLAN



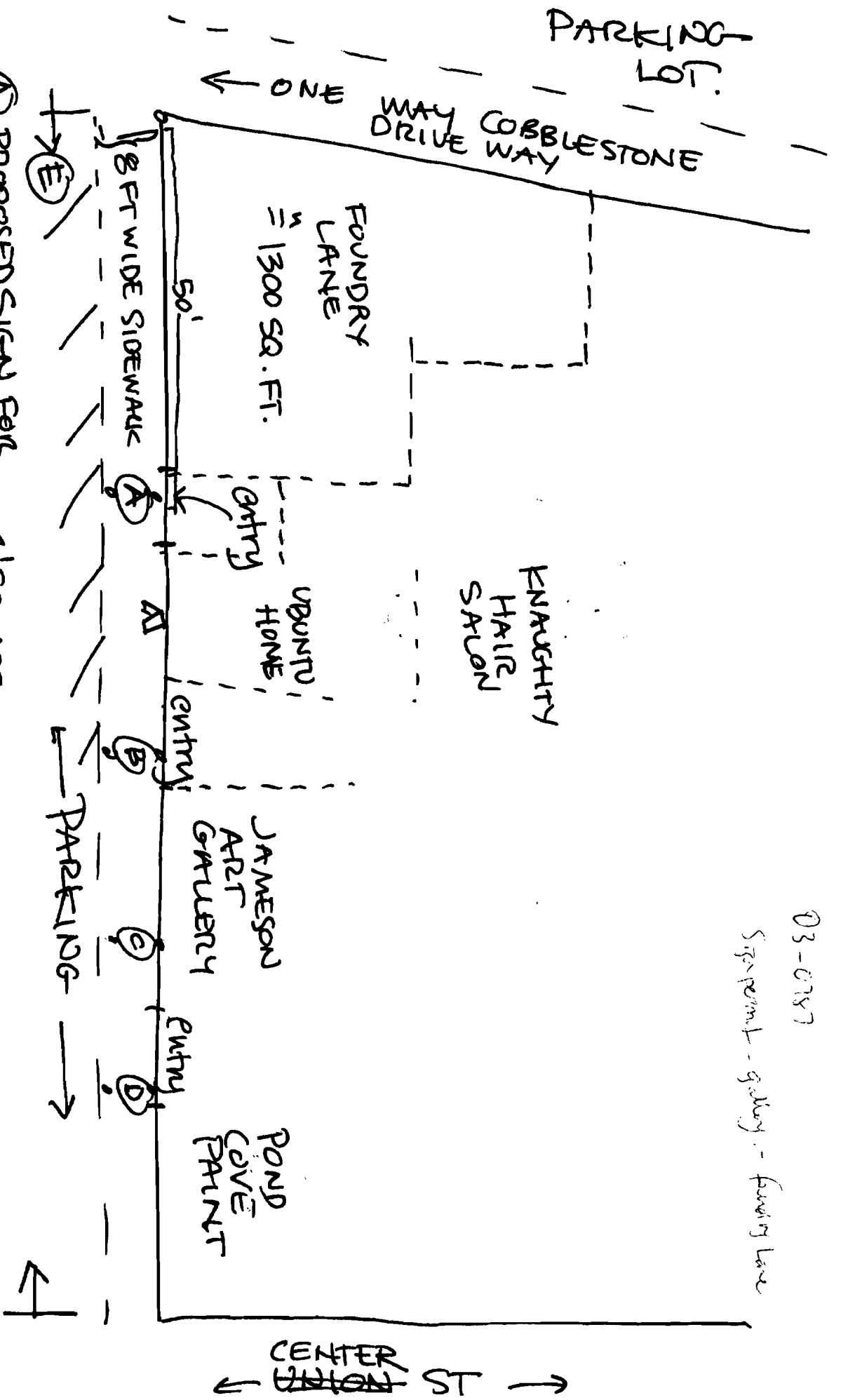
RECEIVED

DEC - 3 19

Dept. of Building Inspections
City of Portland Maine

03-0787

Sign permit - gallery - framing lane



- (A) PROPOSED SIGN FOR EXISTING BRACKET = 4' SQUARE
- (B) KNAUGHTY HAIR SIGN = 4x5'
- (C) JAMESON SIGN 4x4 1/2
- (D) POND COVE PAINT SIGN 4x4+
- (E) LENGTH OF BUDG = 150'

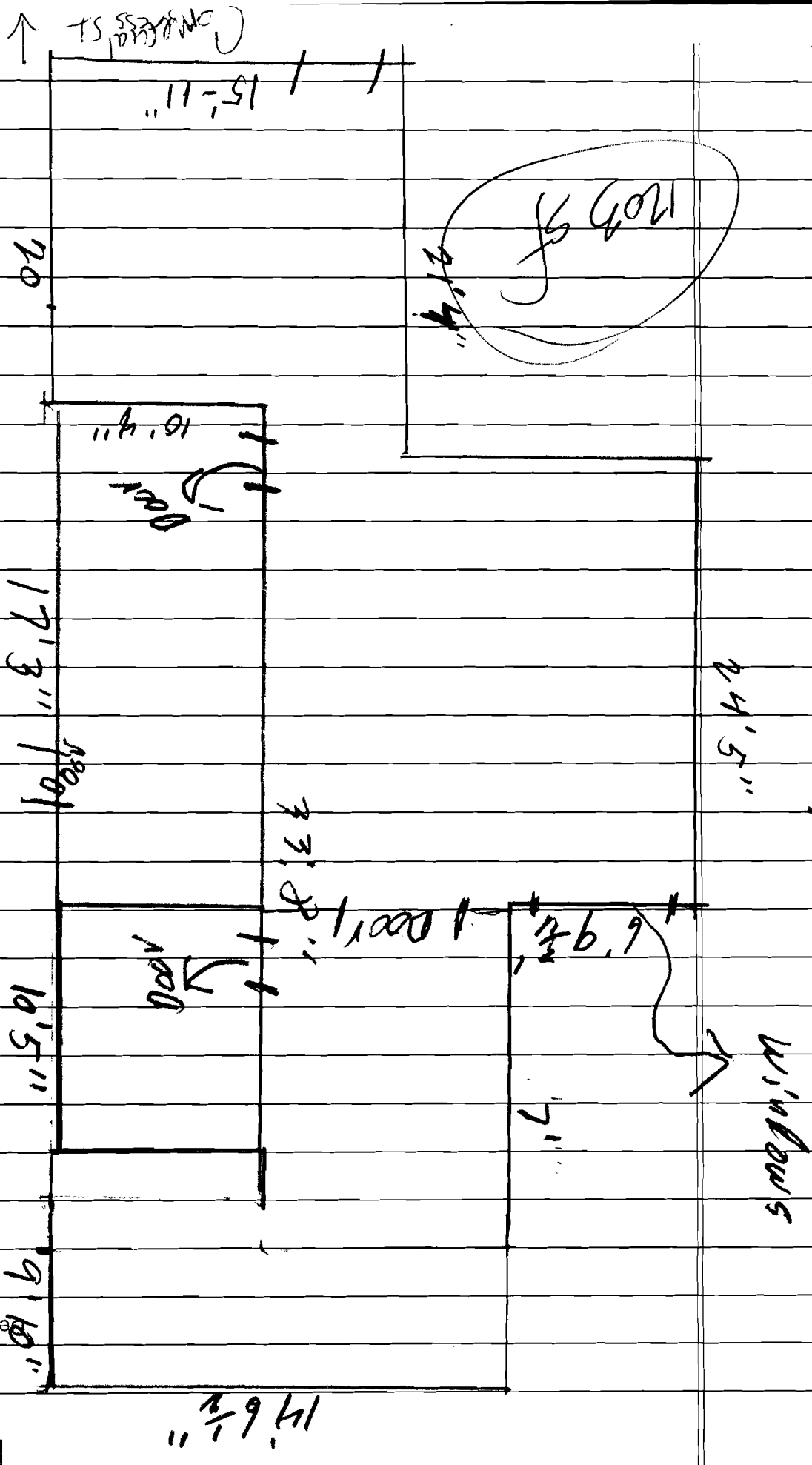
305 COMMERCIAL ST.

OUR FRONTAGE = 50' WINDOW EXPOSURE 50' BACK ON CORNER ALONG DRIVEWAY

RECEIVED

DEC - 3 '00

Dept. of Building Inspections
City of Portland Maine



14' 6 1/2"

9' 10"

10' 5"

17' 3"

20'

10' 4"

Door

33' 8"

Door

10' 0"

6' 9 3/4"

7'

Windows

24' 5"

10' 9" 1/2

↑ TS 553 (ME) 10/23/00

15'-11"

RECEIVED

DEC - 3 2010

COMMERCIAL LEASE
BAXTER PLACE

Dept. of Building Inspections
City of Portland Maine

THIS INDENTURE OF LEASE is made this 1st day of January 2011, between **Baxter Place, LLC**, whose address is 305 Commercial Street, Portland, Maine 04101 (hereinafter referred to as "Landlord"), and **OLD PORT TAILORING** whose address is 305 Commercial Street, Portland, Maine 04101 (hereinafter referred to as "Tenant").

WITNESSETH:

In consideration of Tenant's obligation to pay rent and of the other terms, covenants and conditions hereof, Landlord does hereby demise and lease unto Tenant, the premises, including all buildings and improvements located or to be located thereon, for the lease term specified in Section 1.1 hereof. The property of which the Leased Premises are a part, commonly known as the Pond Cove Shopping Center, are referred to in this Lease as the "Property".

ARTICLE I

1.1 Term. Landlord leases the Leased Premises to the Tenant for a term of Six Months, from January 1, 2011 to June 30, 2011

2. Base Rent. The Tenant shall pay to the Landlord, in advance, on the first day of each month throughout the term of this Lease, commencing on January 1, 2011 , rent as follows:

\$650.00 per month for a total rent cost of \$3,900.00 for the term of the lease.

3 Additional Rent. Tenant shall pay Landlord as additional rent hereunder, the following:

(a) Operating and Common Area Expenses. Landlord shall determine as of the last day of the Landlord's fiscal year and each fiscal year during the term of this Lease, the Annual Operating Expenses of the Property and its appurtenances and all Common Areas (as defined in Article VI hereof). Operating Expenses include, but are not limited to:

(i) All salaries, wages, fringe benefits, payroll taxes and workmen's compensation insurance premiums related thereto of and for Landlord's employees engaged in the operation of the Property;

IN WITNESS WHEREOF, the Parties have hereunto caused this instrument to be executed this day and year first above written.

Signed, Sealed and Delivered
in the presence of:

BAXTER PLACE, LLC

By: Susan Badcock
Peter B. Gellerson
Property Manager Susan Badcock

Witness

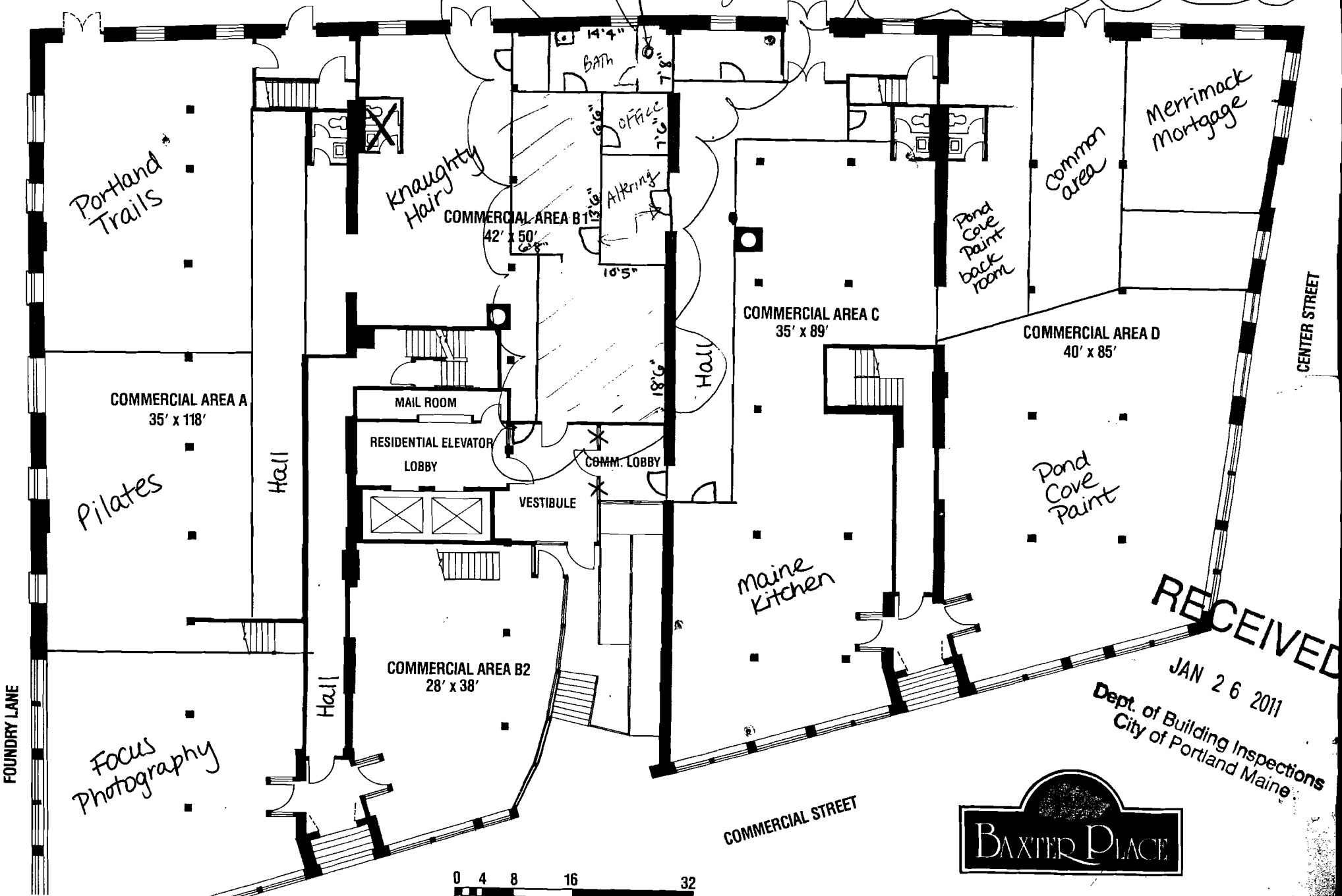
OLD PORT TAILORING

By: Liz Love

Witness

NEW 2x4 w/gub wall/door
 Existing sink
 Existing Toilet drain (AA energy to install toilet (never was there) JMB

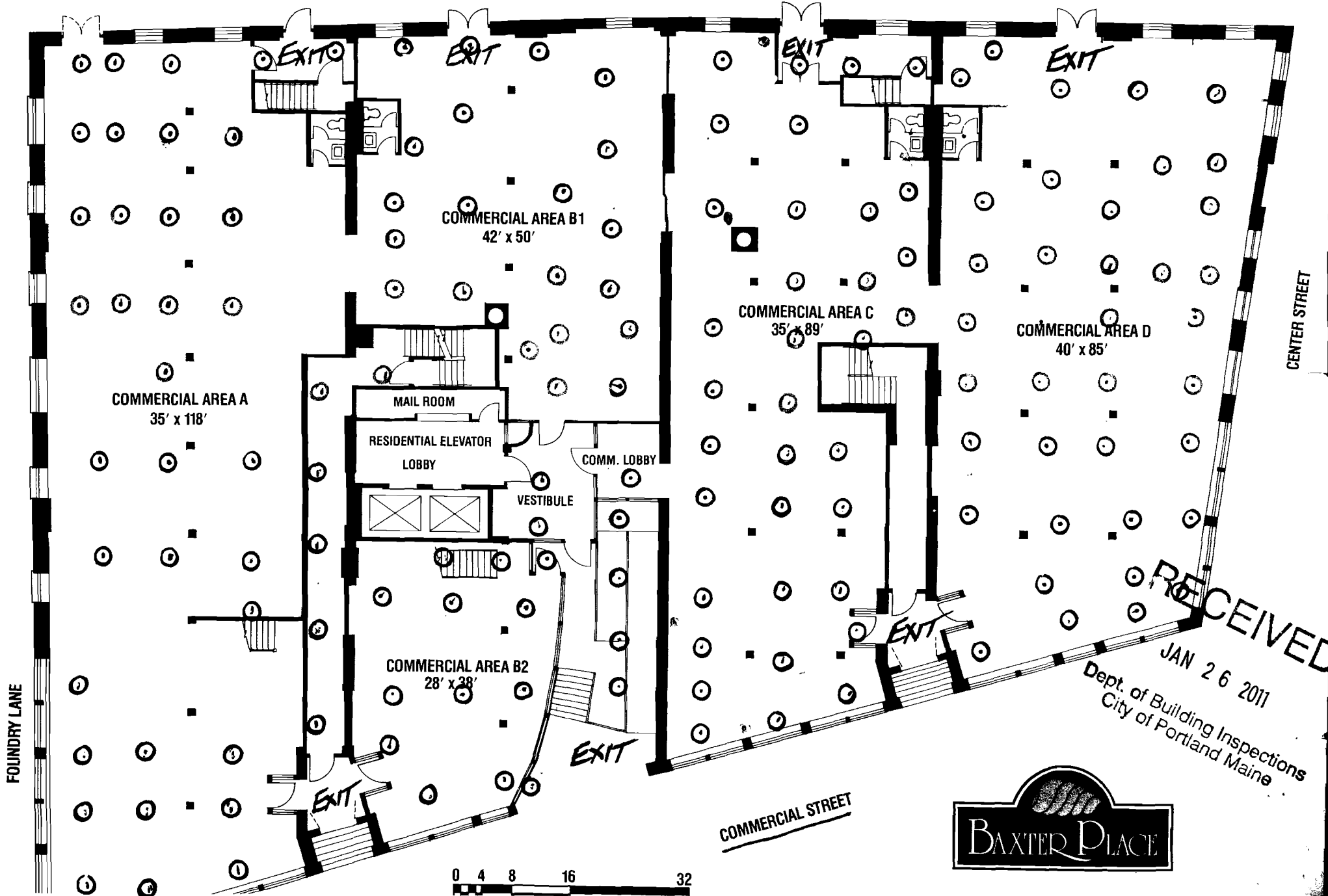
FIRST FLOOR PLAN



LIFE SAFETY

PARKING LOT

FIRST FLOOR PLAN



FOUNDRY LANE

CENTER STREET

COMMERCIAL STREET

RECEIVED

JAN 26 2011

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City of Portland Maine

