

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 060581 9 2006

CITY OF PORTLAND

This is to certify that Coffin Craig G Trustee /Cur Drafting & Design

has permission to Demo interior partitions and install new walls and floor.

AT 222 St John St E 064 A002001

provided that the person or persons who apply for and accept this permit shall comply with all of the provisions of the Statutes of the State 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 permit is procured before this building or part thereof is altered 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. Jay Kelley P.D. 5/16/06

Health Dept.

Appeal Board

Other DepartmentName

Handwritten signature and date 5/17/06

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: 06-0381	Issue Date: <b>PERMIT ISSUED</b> MAY 1 2006	CBL: 004 A002001
Owner Address: 222 St John St Ste 134	Phone:	
Contractor Address: P.O. Box 4512 Portland	Phone: 2078311844	
Permit Type: Change of Use - Commercial	Zone: B2	

Location of Construction: 222 St John St	Owner Name: Coffin Craig G Trustee
Business Name:	Contractor Name: Curran Drafting & Design
Lessee/Buyer's Name	Phone:

Past Use: Chiropractic Office (Suite 125)	Proposed Use: Beauty Salon
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Permit Fee: \$66.00	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>B</b> Type: <b>3B</b> <b>5/17/06</b> Signature: <i>[Signature]</i>
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**Proposed Project Description:**  
Demo interior partitions and install new walls and floor.

Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gad	Date Applied For: 04/26/2006
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Zoning Approval		
<p><b>Special Zone or Reviews</b></p> <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"/> Date: <i>5/17/06</i>	<p><b>Zoning Appeal</b></p> <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: _____	<p><b>Historic Preservation</b></p> <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>5/17/06</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

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

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

<b>Permit No:</b> 06-058 1	<b>Date Applied For:</b> 04/26/2006	<b>CBL:</b> 064 A002001
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<b>Location of Construction:</b> 222 St John St	<b>Owner Name:</b> Coffin Craig G Trustee	<b>Owner Address:</b> 222 St John St Ste 134	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Curran Drafting & Design	<b>Contractor Address:</b> P.O. Box 45 12 Portland	<b>Phone</b> (207) 831-1844
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Beauty Salon	<b>Proposed Project Description:</b> Demo interior partitions and install new walls and floor.
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 05/15/2006
<b>Note:</b> Plenty of parking behind building.			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
2) Separate permits shall be required for any new signage.			
<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Mike Nugent	<b>Approval Date:</b> 05/17/2006
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Fire	<b>Status:</b> Approved	<b>Reviewer:</b> Jay Kelley	<b>Approval Date:</b> 05/16/2006
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Maintain all life safety devices and assure proper coverage after construction			

06-0581



# 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>222 St. John Street, Suite 125, Portland ME 04102</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>064</u> Block# <u>A</u> Lot# <u>007</u>	Owner: <u>Craig Coffin &amp; Trustee</u> <u>222 St. John St</u> <u>04102</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>Lessee = Tiffany Curran</u>	Applicant name, address & telephone: <u>Michael P Curran</u> <u>P.O. Box 4512</u> <u>Portland, ME 04112</u> <u>207-831-1544</u>	Cost Of Work: \$ <u>5000.00</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>Chiropractic Services</u>	Proposed Specific use: <u>Beauty Salon / Offices &amp; Personal Sew.</u>	
Project description: <u>Demo Interior Partitions (no load bearing) Electrical, and Carpet. Space will have some new walls, Electrical, Plumbing</u> <u>new Floor Tile will be added.</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Michael P Curran</u>		Change of Use Col 0 66 75 \$ / 141.00
Mailing address: <u>Curran Drafting &amp; Design Inc.</u> <u>P.O. Box 4512</u> <u>Portland, ME 04112</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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.

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

DEPT. OF BUILDING INSPEC.  
CITY OF PORTLAND, ME

APR 26 2006  
APR 26 2006

RECEIVED



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04 101

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM: Michael Curran

RE: Certificate of Design

DATE: 04/26/2006

These plans and/ or specifications covering construction work on:

Tifton's Salon 222 St. John Street suite 125  
Portland, ME 04102

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2003 International Building Code and local amendments.

(SEAL)

Signature: M. Curran

Title: President

Firm: Curran Drafting & Design  
PO Box 4512

Address: Portland, ME 04112

**As per Maine State Law:**

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

FROM DESIGNER: Curran Drafting + Design, Inc  
 DATE: 04/26/2006  
 Job Name: Tiffany's Salon  
 Address of Construction: 222 St. John Street, Suite 125, Portland, ME 04102

**2003 International Building Code**

Construction project was designed according to the building code criteria listed below:

Building Code and Year 2003 IBC Use Group Classification(s) \_\_\_\_\_

Type of Construction Residential

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Existing

Is the Structure mixed use? Yes if yes, separated or non separated (see Section 302.3) Separated

Supervisory alarm system? \_\_\_\_\_ Geotechnical/Soils report required? (See Section 1802.2) NO

STRUCTURAL DESIGN CALCULATIONS

N/A Submitted for all structural members (108.1, 108.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1803)

Uniformly distributed floor live loads (7603.21, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1803.1.4, 1809) N/A

- \_\_\_\_\_ Design option utilized (1809.1.1, 1809.5)
- \_\_\_\_\_ Basic wind speed (1809.3)
- \_\_\_\_\_ Building category and wind importance factor,  $I_w$  (Table 1804.5, 1809.5)
- \_\_\_\_\_ Wind exposure category (7608.4)
- \_\_\_\_\_ Internal pressure coefficient (ASCE 7)
- \_\_\_\_\_ Component and cladding pressures (1809.1.1, 1809.5.2.2)
- \_\_\_\_\_ Main force wind pressures (7603.1.1, 1809.5.2.1)

Earthquake design data (1803.1.5, 1614-1623) N/A

- \_\_\_\_\_ Design option utilized (1614.1)
- \_\_\_\_\_ Seismic use group ("Category") (Table 1604.5, 1616.2)
- \_\_\_\_\_ Spectral response coefficients,  $S_{0.1}$  &  $S_{D1}$  (1615.1)
- \_\_\_\_\_ Site class (1615.1.5)

Live load reduction (1803.1.1, 1807.9, 1607.70)

Roof live loads (1803.1.2, 1607.11)

Roof snow loads (7603.7.3, 1808)

Ground snow load,  $P_g$  (1608.2)

If  $P_g > 10$  psf, flat roof snow load,  $P_f$  (1808.3)

If  $P_g > 10$  psf, snow exposure factor,  $C_e$  (Table 1808.3.1)

If  $P_g > 10$  psf, snow load importance factor,  $I_s$  (Table 1804.5)

Roof thermal factor,  $C_t$  (Table 1808.3.2)

Sloped roof snowload,  $P_s$  (1808.4)

Seismic design category (1616.3)

Basic seismic-force-resisting system (Table 1617.3.2)

Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (Table 1617.3.2)

Analysis procedure (1616.6, 1617.5)

Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.8, 1612)

Flood hazard area (1612.3)

Elevation of structure

Other loads

Concentrated loads (1607.4)

Partition loads (1607.5)

Impact loads (1607.8)

Misc. loads (We 1607.8, 1607.8.1, 1607.7, 1607.12, 1607.13, 1610, 1811, 2404)



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: Curran Drafting & Design, Inc.

Address of Project: 222 St. John Street, Suite 125

Nature of Project: Portland, ME 04102

→ To Renovate Existing Space into a beauty  
Salon.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: MPC

Title: President

Firm: Curran Drafting & Design, Inc.

Address: PO. Box 4512

Portland, ME 04102

Phone: 207-831-1844

(SEAL)

**NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.**

# FIRST ALLIED REALTY ASSOCIATES, INC.

February 28, 2006

Tiffany Curran  
Tiffany's Salon  
38 Market Street  
Portland, Maine 04101

Re: Suite 125 Lease  
222 St John Street  
Portland, Maine 04102

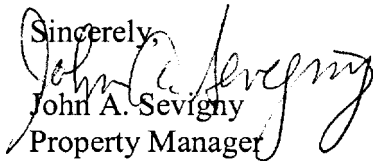
Dear Ms. Curran:

Enclosed are two copies of the proposed lease for Suit # 125 at 222 St John Street in Portland, Maine. Please review this lease and return an executed copy to this office, Suite 134 at 222 St John Street. You will not have to pay the Security Deposit and First Months Rent until August 1, 2006.

However, I will need confirmation from you prior to the August 1<sup>st</sup> date that you intend to rent the space, as I will have to notify the present Tenant that part of her existing space will be leased as of August 1, 2006. As for the remainder of the space, I would also like to know whether Michael Curran wishes to lease this space for his business.

The cost of the entire fit up and renovation of this office will be your responsibility, the landlord agrees to provide all utility access to the suite, i. e. plumbing, electrical etc. The Tenant will provide the Landlord with detailed plans of the proposed layout for Tiffany's Salon. These plans will be reviewed by the Landlords Maintenance People to be sure the work can be completed as designed. The construction will have to be coordinated with our Maintenance Supervisor and he will be available to assist your construction contractor to complete the fit up and renovation.

I believe this covers all the major points of this proposed lease, if you have any questions, please call me. (207) 761-7900 X 24.

Sincerely,  
  
John A. Sevigny  
Property Manager  
Attorney in Fact  
St John Street Realty Trust





## LEASE

LEASE made as of this date August 1, 2006, by and between St John Street Realty Trust (hereby referred to as "Landlord"), and Tiffany's Salon, (Tiffany Curran) (hereby referred to as "Tenant").

### WITNESSETH:

1. **PREMISES LEASED.** Landlord hereby leases to Tenant, and Tenant hereby rents from Landlord, upon the terms and provisions of this Lease, the premises depicted or described in **Exhibit A** and which is attached hereto and incorporated herein (hereinafter referred to as the "Premises"). The Premises are located at 222 St. John Street, Portland, Maine 04102, (hereinafter referred to as the "Building"), the Building being depicted on **Exhibit B** which is attached hereto and incorporated herein. Tenant has the right to the nonexclusive use in common with others entitled to use same of all such parking areas, driveways, corridors, sidewalks and footways, loading facilities and other common areas and facilities as may be designated by Landlord from time to time and as more fully set forth in the provisions of this Lease and in such rules and regulations for the use thereof as may be prescribed from time to time by the Landlord in accordance with this Lease. Landlord and Tenant agree that the Leased Premises, known as Suite 125 contains approximately 1,036 gross square feet, more or less.

2. **TERM OF LEASE.** The term of this Lease shall be for the period commencing on August 1, 2006, and ending on July 31, 2011.

(a) **GROSS RENT** per annum, therefore will be as follows:

Commencing on August 1, 2006 through July 31, 2008: Thirteen Thousand Four Hundred Sixty Eight Dollars and No Cents (\$13,468.00) per annum or One Thousand One Hundred Twenty Two Dollars and Thirty Three Cents ( \$1,122.33) per month.

Commencing on August 1, 2008 through July 31, 2009: Fourteen Thousand One Hundred Forty One Dollars and Forty Cents (\$14,141.40) per annum or One Thousand One Hundred Seventy Eight Dollars and Forty Five Cents ( \$ 1,178.45) per month.

Commencing on August 1, 2009 through July 31, 2010: Fourteen Thousand Eight Hundred Forty Eight Dollars and Forty Seven Cents (\$14,848.47) per annum or One Thousand Two Hundred Thirty Seven Dollars and Thirty Seven Cents (\$1,237.37) per month.

Commencing on August 1, 2011 through July 31, 2011: Fifteen Thousand Five Hundred Ninety Dollars and Eighty Nine Cents (\$15,590.89) per annum or One Thousand Two Hundred Ninety Nine Dollars and Twenty Four Cents (\$1,299.24) per month.

Tenant covenants and agrees to pay the Gross Rent to Landlord, St John Street Realty Trust 222 St. John Street Suite 134 in advance of the first day of each and every calendar month during the term of this Lease.

- (b) Electrical Cost: The Landlord and Tenant herewith agree that the Tenant will be responsible for payment of all electrical cost payable monthly.
- (c) Tenant, under no circumstances, in the performance of this lease, will pay any sum of money greater than the total monthly payment due the Landlord and under no circumstances will the Landlord look to Tenant for monies greater than the monthly rent payment due. This amount will not exceed the remainder of unpaid rental fee necessary to fulfill lease. Tenant is obligated to pay any sum of money due to Telephone Company or any other personal expenses connected to its suite.

**3. USE OF PREMISES.** Tenant shall use the Premises solely to operate Tiffany' s Salon and shall not use or permit the Premises to be used for any other purpose without the prior written consent of Landlord. This space is leased to Tiffany' Salon, Tiffany Curran, it cannot be subleased to any other Tenant or used by any other person or persons without the Landlords approval.

**4. COVENANTS OF LANDLORD.** (a) Landlord shall furnish services to the Building, as follows:

- (i) Heat and air-conditioning, if installed as part of the structure of the Building, to maintain the Common Area at comfortable temperatures between 7:00 a.m. and 11:00 p.m., Monday through Friday and Saturday between 8:00 a.m. and 6:00 p.m., excluding bank holidays (being the regular business hours of the business day for the purposes of this Lease) except as otherwise required by law;

- (ii) Elevator service (if there is an elevator in the Building), which may be reduced after business hours and on weekends and holidays as demand permits;

- (iii) Water for ordinary drinking, cleaning, lavatory and toilet facilities;

- (iv) Cleaning and janitor service in common areas;

- (b) Landlord shall not be liable for reasonable interruption in or cessation of any service rendered to the Premises or the Building or agreed to by the terms of the Lease, due to any reasonable accident, the making of repairs, alterations or improvements, labor difficulties, trouble in obtaining fuel, electricity, service or supplies from the sources from which they are usually obtained for the Building, or any cause beyond Landlord's control; except to the extent that the liability of Landlord is insured by virtue of a general comprehensive landlord public liability insurance policy, which Landlord agrees to maintain on the Building.

(c) Landlord will maintain a building directory in the main lobby of the Building, on tenant's floor and on or next to the entry door to the Leased Premises a sign conforming to all laws and regulations identifying Tenant's business. No signs shall be placed by Tenant on any part of the Leased Premises or on the Building unless given prior written approval by Landlord. Landlord shall have the right to revoke such approval and remove such signs at Tenant's sole cost if signs are not properly maintained and repaired by Tenant and to charge such cost to Tenant as additional rent.

The term "signs" shall include, but not by way of limitation, projections, awnings, signals, or advertisements of any kind annexed to any part of the Leased Premises including the inside or outside of exterior windows of the building.

(d) That without limitation of anything elsewhere herein contained, Landlord may:

(i) designate and change the name and street address of the Building and/or leased premises; provided, however, that Landlord shall first give reasonable notice thereof to Tenant;

(ii) designate, restrict and control all sources from which Tenant may obtain maintenance services for the Premises and any business and any service in or to the Building and its tenants

(iii) retain and use in appropriate instances and with Tenants permission keys to all doors within and into the Premises and to change the locks to the Premises if Landlord deems it advisable. No lock shall be changed by Tenant without the prior written consent of Landlord;

(iv) Close the Building after regular working hours. Regular working hours being from 7:00 a.m. to 11:00 p.m. Monday through Friday, and 7:00 a.m. through 9:00 p.m. on Saturday and Sundays, and any bank holidays; subject, however, to Tenant's right of admittance under such regulations as Landlord may prescribe from time to time including, but not limited to, the requirement that persons entering or leaving the Building identify themselves by registration or otherwise and establish their right to enter or leave the Building;

(v) enter upon the Premises and exercise any and all of Landlord's rights without being deemed guilty of an eviction or disturbance of Tenant's use or possession and without being liable in any manner to Tenant.

(e) To pay Tenants= expenses, including reasonable attorney's fees, incurred in enforcing any obligation of this Lease, if the Landlord is at fault. If Tenant is at fault it will be obligated to pay its own expenses etc.

5. COVENANTS OF TENANT. Tenant acknowledges that the Premises are in good and satisfactory order, repair and condition subject to repainting and replacing carpet throughout existing space and subject to a final inspection of the new space that Tenant will be moving into, and covenant as follows:

(a) To pay, when due, all rent and other charges set forth herein; all charges for installing and maintaining its own telephone system, and other communication systems used at, and supplied to, the Premises, and to pay the cleaning costs of the leased Premises.

(b) Except as specifically herein otherwise provided, Tenant agrees that from and after the date that possession of the Leased Premises is delivered to Tenant, and until the end of the term of this Lease, Tenant will keep neat and clean and maintain in good order, condition and repair: all interior nonstructural portions of the Leased Premises. Tenant shall, at Tenants expense, repaint and refurbish the Leased Premises and any part and portion thereof from time to time in order to assure that the same are kept in first-class, tenantable, and attractive condition throughout the term of this Lease. There is excepted from this Paragraph, however, damage to such portions of the Leased Premises originally delivered by Landlord to Tenant as is caused by those hazards which are covered by the policies of fire insurance with extended coverage endorsements carried by Landlord and described in Paragraph 10 hereof or the failure of Landlord to construct the Leased Premises in a good and workmanlike manner and in accordance with laws and ordinances of the City of Portland and the State of Maine, and in accordance with all directions, rules, regulations of the Health Officer, Fire Marshall, Building Inspector, and other proper officers of the governmental agencies having jurisdiction over the Leased Premises.

(c) Not to injure or deface the Premises or the Building; not to permit on the Premises any auction sale, inflammable fluids, chemicals, nuisance, smoking of any form of tobacco in common areas, objectionable noise or odor; not to permit the use of the Premises for any purpose other than as set forth herein or any use thereof which is improper, offensive, contrary to law or ordinance, or liable to invalidate or increase the premiums for any insurance on the Building or its contents or liable to render necessary any alterations or additions to the Building.

(d) Not to obstruct in any manner any entrance to the Building or the sidewalks or approaches to the Building or any inside or outside windows or doors; and to conform to all reasonable rules and security regulations now or hereafter made by Landlord for the care and use of the Premises and the Building.

(e) Not to assign this Lease nor make any sublease without on each occasion obtaining the prior written consent of Landlord; such consent shall not be unreasonably withheld, provided, however, that Tenant shall always remain liable for Tenant's obligations hereunder and that Landlord shall never be required to assent to the subletting of any part of the Premises for desk space or for mailing privileges; provided, however, that Landlord shall have the right to require that all (or any portion *of*) the Premises which Tenant proposes to sublease or as to which Tenant proposes to assign this Lease (if the subtenant or assignee is not an entity controlled by the same interests which control Tenant) be surrendered to Landlord for the term of the proposed sublease or assignment in consideration of the appropriate pro rata adjustment of, or cancellation of, Tenant's obligations hereunder.

(f) Not to move any heavy equipment/ freight, in or out of the Building except at such times and in such manner as Landlord shall designate after written request from Tenant; and to place and maintain business machines and mechanical equipment in such settings as will most effectively reduce noise and vibration.

(g) Not to place a load upon any floor of the Premises in excess of fifty (50) pounds live load per square foot or in violation of what is allowed by law.

(h) That the Landlord and/or its agents may enter the Premises to install, maintain, use, repair and replace pipes, ducts, wires, meters and any other equipment, machinery, apparatus and fixtures in the Premises servicing the Premises or other parts of the Building with proper notification and consent from Tenant.

(i) To hold all property of Tenant, including fixtures, furniture, equipment and the like of Tenant, or of any other owner situated at the Premises, at Tenant's own risk, and to pay when due all taxes assessed against any leasehold interest or personal property of any kind owned or placed in, upon or about the Premises by Tenant.

(j) To permit Landlord and its agents to examine the Premises at reasonable times and, if Landlord shall so elect, to make any repairs or additions Landlord may deem necessary and, to remove any alterations, signs, awnings, or flagpoles, or the like, not consented to in writing; and to show the Premises to prospective purchasers and mortgagees; and to show the Premises to prospective tenants during the six (6) months preceding the expiration of this Lease.

(k) To permit Landlord at any time or times to decorate and to make, at its own expense, repairs, alterations, additions and improvements, structural or otherwise, in or to the Building or any part thereof, and during such operations to take into and through the Premises or any part of the Building all materials required and to close or temporarily suspend operation of entrances, doors, corridors, elevators or other facilities, Landlord agreeing, however, that it will carry out such work in a manner which will cause Tenant minimum inconvenience.

(l) To insure Landlord and Tenant, as their interests appear, against loss of the contents and improvements of the Premises under standard Maine form policies, against fire and standard extended coverage risks, in such amounts and with such companies as Landlord shall reasonably require and approve, with waiver of subrogation if such waiver can be obtained without charge.

(m) To pay Landlord's expenses, including reasonable attorney's fees, incurred in enforcing any obligation of this Lease, if the Tenant is at fault. If Landlord is at fault it will be obligated to pay its own expenses etc.

(n) Not to install any vending machines or food service equipment in the Premises without first obtaining Landlord's written approval, which approval shall not be unreasonably withheld.

(o) Not to permit any employee of Tenant to violate any covenant or obligation of Tenant hereunder.

(p) Not to suffer or permit any lien of any nature or description to be placed against the Building, the Premises or any portion thereof, and in the case of any such lien attaching by reason of the conduct of Tenant to immediately pay and remove the same. This subparagraph shall not be interpreted as meaning that Tenant has any authority or power to permit any lien of any nature or description to attach to or to be placed upon Landlord's title or interest in the Building, the Premises, or any portion thereof.

(q) To keep the Premises equipped with all safety appliances required by law or any public authority because of the use made by Tenant of the Premises, and to equip all necessary equipment, including but not limited to, computers and photocopier machines, with surge protection devices.

(r) That the rights and remedies to which Landlord may be entitled under the terms of this Lease are cumulative and are not intended to be exclusive of any other rights or remedies to which Landlord may be entitled in case of any breach or threatened breach by Tenant of any provision of this Lease.

**6. OFF-SET STATEMENT, SUBORDINATION AND ATTORNMENT.** (a) Within ten (10) days after a request therefor by Landlord, or in the event that upon any sale, assignment or hypothecation of the Premises by Landlord an offset statement shall be required from Tenant, Tenant agrees to deliver a certificate to any proposed mortgagee or Purchaser, or to Landlord, certifying (if such be the case) that this Lease is in full force and effect and that there are no defenses or off-sets thereto, or stating those claimed by Tenant.

(b) Tenant agrees at the request of Landlord to subordinate this Lease to any mortgage placed upon the Building by Landlord and, if required by the mortgagee, to agree not to prepay rent more than ten (**10**) days in advance, to provide the mortgagee with notice of and reasonable opportunity to cure any defaults by Landlord, and not to amend, modify or cancel this Lease without the mortgagee's written consent, provided that the holder of such mortgage enters into an agreement with Tenant by the terms of which such holder agrees not to disturb Tenant in its possession of the Premises so long as Tenant continues to perform its obligations hereunder and, in the event of acquisition of title by said holder through foreclosure proceedings or otherwise, to accept Tenant as tenant of the Premises under the terms and conditions of this Lease, and Tenant agrees to recognize such holder or any other person acquiring title to the Building as having the rights of Landlord and to attorn to said holder or other person if requested. Tenant and Landlord agree to execute and deliver any appropriate instruments necessary to carry out the foregoing provisions.

(c) In the event that prior to the commencement of the term any proposed institutional holder of a first mortgage on the Building shall demand that this Lease be modified or amended in any respect (except for those provisions relating to the rent, term or size of the Premises), and in the event that Tenant shall fail to so modify or amend this Lease within fifteen (15) days after such demand, Landlord may at any time within thirty (30) days thereafter terminate this Lease by written notice to Tenant.

7. CASUALTY DAMAGE AND EMINENT DOMAIN. If the Premises, the Building, or any substantial part of either, shall be taken by any exercise of the right of eminent domain or shall be destroyed or damaged by fire or unavoidable casualty or by action of any public or other authority, or shall suffer any direct consequential damage for which Landlord and Tenant, or either of them, shall be entitled to compensation by reason of anything done in pursuance of any public or other authority, then this Lease shall terminate at the election of Landlord which election may be made whether or not Landlord's entire interest has been divested; and if Landlord shall not so elect, then in case of such taking, destruction or damage rendering the Premises unfit for use and occupation, a just proportion of the rent according to the nature and extent of the damage shall be abated until the Premises, or in the case of a partial taking what may remain thereof, shall have been put in proper condition for use and occupation. Landlord reserves all rights to damages to the Premises and the Building and the Leasehold hereby created, accrued or subsequently accruing by reason of anything lawfully done in pursuance of any public, or other, authority; and by way of confirmation, Tenant grants to Landlord all Tenant's rights to such damages and covenants to execute and deliver such further instruments of assignment thereof as Landlord may from time to time request. Landlord shall give Tenant notice of its decision to terminate this Lease or restore the Premises within ninety (90) days after any occurrence giving rise to Landlord's right to so terminate or restore. Notwithstanding anything herein to the contrary, Landlord's obligation to put the Premises or the Building in proper condition for use and occupation shall be limited to the amount of the proceeds from any insurance policy or policies or of damages which accrue by reason of any taking by a public or other authority, which are available to Landlord for such use.

8. TENANT DEFAULT. Tenant covenants and agrees that
- (a) if Tenant shall be in default in the payment of rent or any other payment or sum required of Tenant hereunder and such default shall continue for more than ten (10) days after the same shall be due or
  - (b) if Tenant shall be in default in any of its other covenants, agreements or obligations, by it to be performed hereunder, and written notice of such default shall be sent to Tenant by Landlord, and if such default has not been cured within thirty (30) days after receipt of such written notice by Tenant, or
  - (c) there shall occur the dissolution of Tenant or if Tenant shall become insolvent or make an assignment for the benefit of creditors or agree to a composition of creditors or file under any insolvency law, or
  - (d) if Tenant shall be adjudged bankrupt, or
  - (e) if a receiver or trustee of the property of Tenant is appointed in proceedings instituted by Tenant or in proceedings instituted by another and such proceedings shall not be vacated within sixty (60) days, then in any of such cases, Landlord lawfully may, in addition and without prejudice to any other remedies, immediately or at any time thereafter enter into and upon the Premises or any part thereof in the name of the Whole or mail a notice of termination addressed to Tenant at the Premises and repossess the same as of Landlord's former estate and expel Tenant and those claiming by, through or under Tenant and remove its and their effects, and upon such entry or mailing as aforesaid, this Lease shall terminate, Tenant hereby waiving all rights of redemption, but Tenant shall remain liable as hereinafter provided, and Landlord, with proper notice to Tenant, may store Tenant's effects and those of any person claiming by, through or under Tenant at the expense and risk of Tenant, and if Landlord so elects, may sell abandoned property, after notifying and storing the property for thirty (30) days in an established storage facility. Landlord will apply the net proceeds to the payment of all sums due to Landlord from Tenant. In the event that this Lease is terminated pursuant to the provisions of this paragraph, Tenant shall forthwith pay to Landlord as damages a sum equal to the amount by which the rent and other payments called for hereunder for the remainder of the term exceed the fair rental value of the Premises for the remainder of the term, and, in addition thereto, will during the remainder of the term pay to Landlord on the last day of each calendar month the difference, if any, between the rent which would have been due for such month had there been so such termination and the sum of the amount being received by Landlord as rent from occupants of the Premises, if any, and the applicable prorated amount of the damages previously paid to Landlord, Tenant hereby agreeing that Landlord must



(i) make a good faith effort to relet the Premises or any part or parts thereof for a term or terms which may at Landlord's option be equal to or less than or exceed the period which would have otherwise constituted the balance of the term hereof and upon such other terms and conditions as Landlord considers advisable or necessary to relet the same and

(ii) make such alterations and repairs in the Premises as Landlord considers advisable or necessary to relet the same, and no reasonable action of Landlord in accordance with the foregoing or failure to relet or to collect rent under such reletting shall operate or be construed to release or reduce Tenant's liability as aforesaid. Upon each such reletting, all rent received by Landlord from such reletting shall be applied first, to the payment of any indebtedness other than rent due hereunder from Tenant to Landlord; second, to the Payment of repossession and reletting costs, including, without limitation, brokerage commissions, fees for legal services and expenses of repairs and alterations in preparing the Premises for such reletting; third, to the payment of rent due and unpaid hereunder, and the residue, if any shall be held by Landlord and applied in payment of future rent as the same may become due and payable hereunder. Nothing herein contained shall, however, limit or prejudice the right of Landlord to prove for and obtain in proceedings for bankruptcy or insolvency by reason of the termination, an amount equal to the maximum allowed by any statute or rule of law in effect at the time when, and governing the proceedings in which, the damages are to be proved, whether or not the amount is greater, equal to, or less than the amount of the loss or damage referred to herein.

9. LANDLORD SELF-HELP. If Tenant shall default in the performance or observance of any agreement or condition in this Lease contained on its part to be performed or observed, other than an obligation to pay money, and shall not cure such default as provided herein, Landlord may, at its option, without waiving any claim for damages for breach of the Lease, at any time thereafter, cure such default for the account of Tenant and any amount paid or any liability incurred by Landlord in so doing shall be deemed paid or incurred for the account of Tenant, and Tenant agrees to reimburse Landlord therefor and save Landlord harmless therefrom.

10. INDEMNITY AND PUBLIC LIABILITY INSURANCE. (a) Except to the extent caused by negligence or willful misconduct of Landlord, its agents, servants, and employees, Tenant will defend and indemnify Landlord and save it harmless from and against any and all claims, actions, damages, liability and expense (including, but not limited to, attorney's fees and disbursements) in connection with the loss of life, personal injury or damage to property or business arising from, related to, or in connection with the occupancy or use by Tenant of the Leased Premises or any part of Landlord's property or building or occasioned wholly or in part by act or omission of Tenant, its contractors, subcontractors, subtenants, licensees or concessionaires, or its or their

respective agents, servants or employees. Each party shall pay all costs, expenses and reasonable attorney's fees and disbursements that may be expended or incurred by the other party in successfully enforcing the covenants and agreements of this Lease.

(b) Tenant agrees to maintain in full force during the term hereof a policy of public liability and property damage insurance, if available, under which Landlord and Tenant are named as insureds, and under which the insurer agrees to indemnify and hold Landlord and those in privity of estate with Landlord harmless from and against all cost, expense and/or liability arising out of or based upon any and all claims, accidents, injuries, and damages mentioned in subparagraph (a) of this Paragraph 10. Each such policy shall be non-cancelable with respect to Landlord, and a duplicate original or certificate thereof shall be delivered to Landlord. The minimum limits of liability of such insurance shall be Two Hundred Thousand Dollars (\$200,000.00) for injury or death to any one person, and Five Hundred Thousand Dollars (\$500,000.00) for injury or death to more than one person, and One Hundred Thousand Dollars (\$100,000.00) with respect to damage to property.

(c) Tenant agrees to use and occupy the Leased Premises and to use such other portions of the Building as it is herein given the right to use at its own risk; and that Landlord shall have no responsibility or liability for any loss of or damage to fixtures or other personal property of Tenant, except to the extent caused by the negligence or willful misconduct of Landlord, its agents, servants or employees. The provisions of this Paragraph 10(c) shall apply during the whole of the term hereof.

11. LANDLORD DEFAULT. Landlord shall in no event be in default in the performance of any of its obligations hereunder unless and until Landlord shall have failed to perform such obligations within thirty (30) days or such additional time as is reasonably required to correct any such default after notice by Tenant to Landlord properly specifying wherein Landlord has failed to perform any such obligation. Further, if the holder of a mortgage on the Building notifies Tenant that such holder has taken over Landlord's rights under this Lease, Tenant shall not assert any right to deduct the cost of repairs or any monetary claim against Landlord from rent thereafter due and accruing, but shall look solely to Landlord for satisfaction of such claim.

In no event shall Tenant have the right to terminate this Lease as a result of the Landlord's default and Tenant's remedies shall be limited to damages and/or an injunction.

12. SUCCESSORS. All rights and liabilities herein given to, or imposed upon, the respective parties hereto shall accrue to and bind their respective successors and assigns, except in the event of an assignment or subletting by Tenant in violation of the terms hereof.

13. LANDLORD'S COVENANT OF QUIET ENJOYMENT. Upon payment by Tenant of the rent herein provided and upon the observance and performance of all the covenants, terms and conditions on Tenant's part to be observed and performed, Tenant shall peaceably and quietly hold and enjoy the Premises for the term hereof without hindrance or interruption by Landlord or any person or persons claiming by, through or under Landlord.

14. WAIVER. The waiver by Landlord of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition on any subsequent breach of the same, or any other term, covenant or condition herein contained. The subsequent acceptance of rent hereunder by Landlord shall not be deemed to be a waiver of any preceding breach by Tenant of any term, covenant or condition of this Lease, other than the failure of Tenant to pay the particular rent so accepted.

15. NOTICES. Any notice, demand, or request which may be or is required to be given under this Lease shall be delivered in person or sent by United States certified mail, postage prepaid and shall be addressed (a) if to Landlord First Allied Realty 222 St. John Street Suite 134, or at such other address as Landlord may designate by written notice, and (b) if to Tenant at the Premises or at such other address as Tenant shall designate by written notice.

16. HOLDOVER. If Tenant remains in possession of the Premises after the expiration of the term of this Lease, such possession shall be as a month-to-month tenancy, the provisions of this Lease, including the rent provisions for the period just preceding such termination, shall be applicable. Landlord or Tenant may terminate any such month-to-month tenancy by giving the other thirty (30) days prior written notice.

17. PARKING. Tenant shall have the right to unlimited parking spaces during the term of this lease. Landlord agrees that Tenant may during the term, with others, have the non-exclusive right to use parking facilities which may from time to time be available for the parking of motor vehicles of Tenant, its officers, agents, employees, and invitees.

18. RENEWAL. The Tenant shall have the option to renew or extend the term of this lease for One ( 1 )YEAR option. The option to renew the term of this Lease for the Renewal Term shall be exercisable if Tenant is not in default hereunder by Tenant giving written notice to Landlord at least Thirty( 30 )days prior to the expiration of the Initial Term. If Tenant shall fail to exercise its renewal options at the time and in the manner described, such option shall be void and of no effect. Such renewal is contingent upon the parties agreeing to a rental amount, which shall be renegotiated as of the date the Lease is renewed under each option period.

19. MISCELLANEOUS. (a) The captions appearing in this Lease are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of this Lease, nor in any way affect this Lease.

(b) This Lease shall not be reentered into a mutually satisfactory Memorandum of Lease in recordable form.

(c) If any provision of this Lease or its application to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Lease or the application of such provision to persons or circumstance other than those as to which it is invalid or unenforceable, shall not be affected thereby and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

(d) This Lease constitutes the entire agreement between Landlord and Tenant with respect to the subject matter contained herein and there are no understandings or agreements between Landlord and Tenant with respect to said subject matter which are not contained herein. This Lease cannot be amended except by written instrument executed by Landlord and Tenant.

(e) For the purposes of this Lease, the words "Landlord" and "Tenant" shall be deemed and taken to mean each and every person or party mentioned as Landlord or Tenant herein, be the same one or more; and if there shall be more than one Landlord or Tenant, any notice required or permitted by the terms of this Lease may be given by or to any one thereof, and shall have the same force and effect as if given by or to all thereof. The use of the neuter singular pronoun to refer to Landlord or Tenant shall be deemed a proper reference even though Landlord or Tenant may be an individual, a partnership, a corporation, or a group of two or more individuals or corporations. The necessary grammatical changes required to make provisions of this Lease apply in the plural sense where there is more than one Landlord or Tenant and to either corporations, associations, partnerships, or individuals, males or females, shall in all instances be assumed as though in each case fully expressed.

**20. SECURITY DEPOSIT.** Tenant has paid to Landlord a security deposit in the amount of \$ **1,122.33**, to be held by Landlord in a separate account. Upon vacating the premises, should Tenant be in good standing and vacate the premises in good condition, reasonable wear and tear excepted, then Landlord shall return said deposit to Tenant within thirty (30) days of Tenant's quitting the premises. However, should it be determined that the premises have sustained damage, then Landlord has the right to retain any and all amounts of said deposit to repair the premises to the condition existing at the commencement of this Lease.

WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of this date.

WITNESSETH:

Mail M. Reardon

St. John Street Realty Trust

By:

John C. Higgins  
Agent / Attorney in Fact

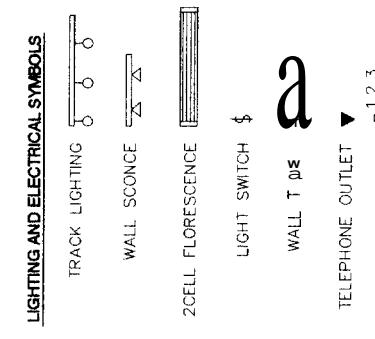
Date:

2/28/06

\_\_\_\_\_

By:

Tiffany's Salon ( Tiffany Curran) Date:



**LIGHTING AND ELECTRICAL SYMBOLS**

TRACK LIGHTING

WALL SCONCE

2CELL FLORESCENCE

LIGHT SWITCH

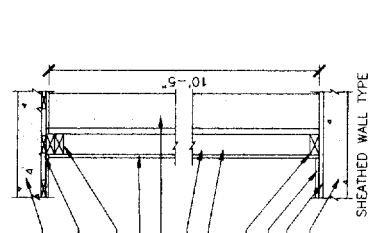
WALL T

TELEPHONE OUTLET

DBL. DUPLEX WALL OUTLET

BATTERY BACK UP FIX

EMERGENCY EXIT LIGHT



**WALL TYPES 'A'**

BATHROOM WALL TYPE

EXST. CONCRETE FLOOR

EXST. STRAPPING & G.W.B.

DBL. 2x4 TOP PLATE

1/2" G.W.B. EACH SIDE

2x4 STUDS @ 16" O.C.

WALLS SECURED TO FLR. & CLING. W/ NAILS OR RAMSET

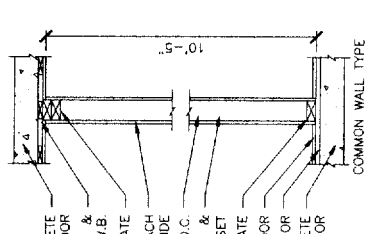
2x4 SOLE PLATE

NEW TILE FLOOR

EXST. 3/4" PLY SUBFLOOR

EXST. CONCRETE FLOOR

SHEATHED WALL TYPE



**WALL TYPES 'B'**

COMMON WALL TYPE

EXST. CONCRETE FLOOR

EXST. STRAPPING & G.W.B.

DBL. 2x4 TOP PLATE

1/2" G.W.B. EACH SIDE

2x4 STUDS @ 16" O.C.

WALLS SECURED TO FLR. & CLING. W/ NAILS OR RAMSET

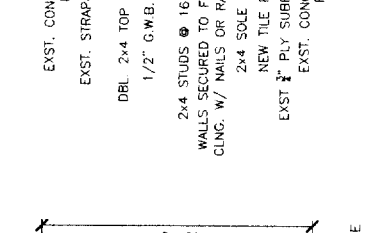
2x4 SOLE PLATE

NEW TILE FLOOR

EXST. 3/4" PLY SUBFLOOR

EXST. CONCRETE FLOOR

COMMON WALL TYPE



**WALL TYPES 'C'**

SHEATHED WALL TYPE

EXST. CONCRETE FLOOR

EXST. STRAPPING & G.W.B.

DBL. 2x4 TOP PLATE

1/2" G.W.B. ONE SIDE

EXST. STRUCTURAL WALL

2x4 STUDS @ 16" O.C.

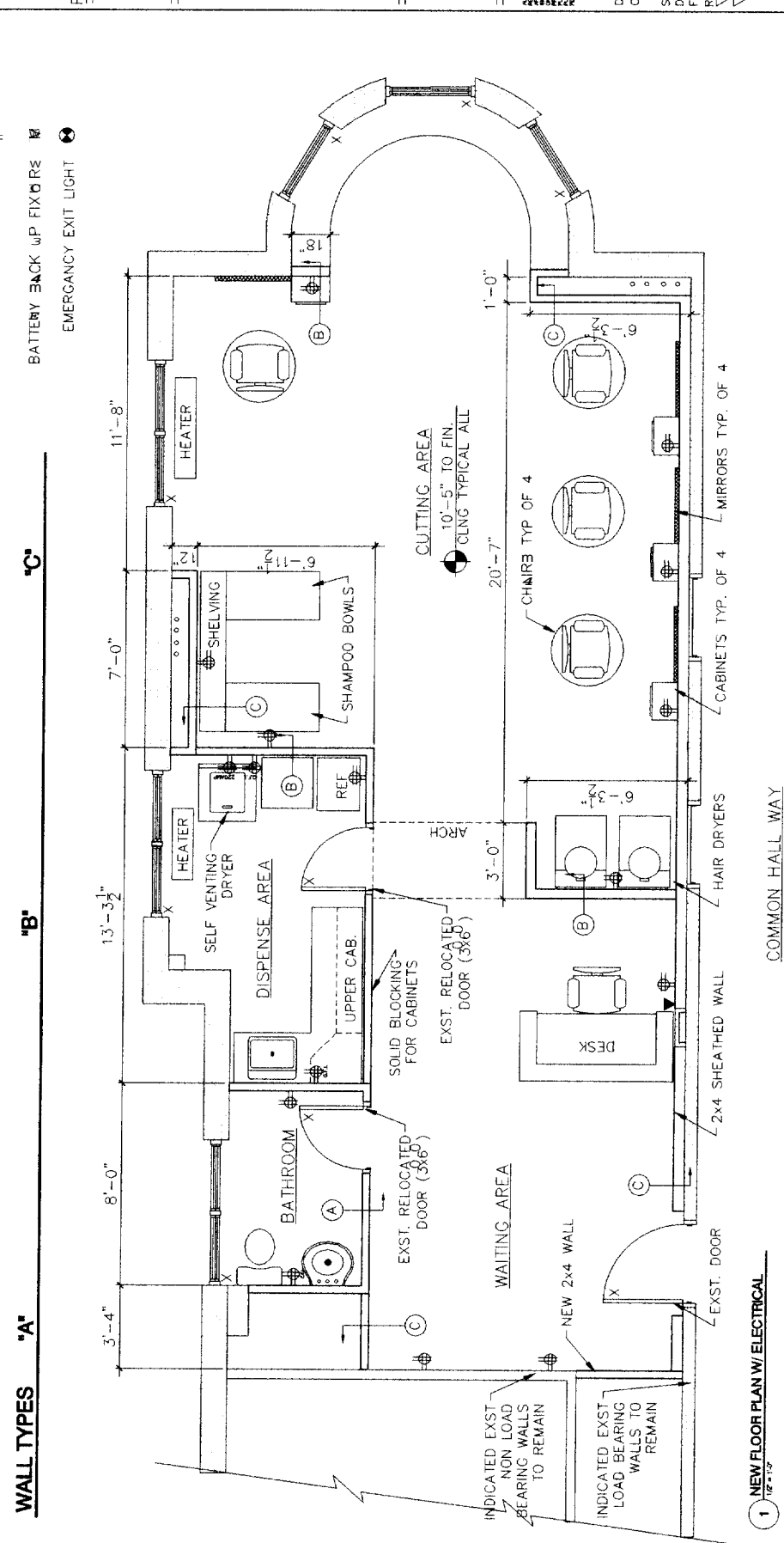
WALLS SECURED TO FLR. & CLING. W/ NAILS OR RAMSET

2x4 SOLE PLATE

NEW TILE FLOOR

EXST. 3/4" PLY SUBFLOOR

EXST. CONCRETE FLOOR



**1** NEW FLOOR PLAN W/ ELECTRICAL

1/8" = 1'-0"

P.O. BOX 402  
 PORTLAND, MAINE 04102  
 (207) 881-1844 TX  
 WWW.CDMATTHEDSIGN.COM

PROJECT NAME  
**TIFFANY'S SALON**

PROJECT LOCATION  
 222 ST. JOHN STREET  
 SUITE 125  
 PORTLAND, ME 04102

BUILT BY

SHEET NAME  
**FLOOR PLAN WITH ELECTRICAL**

DRAWN BY: M.P.C.  
 CHECKED BY: M.P.C.

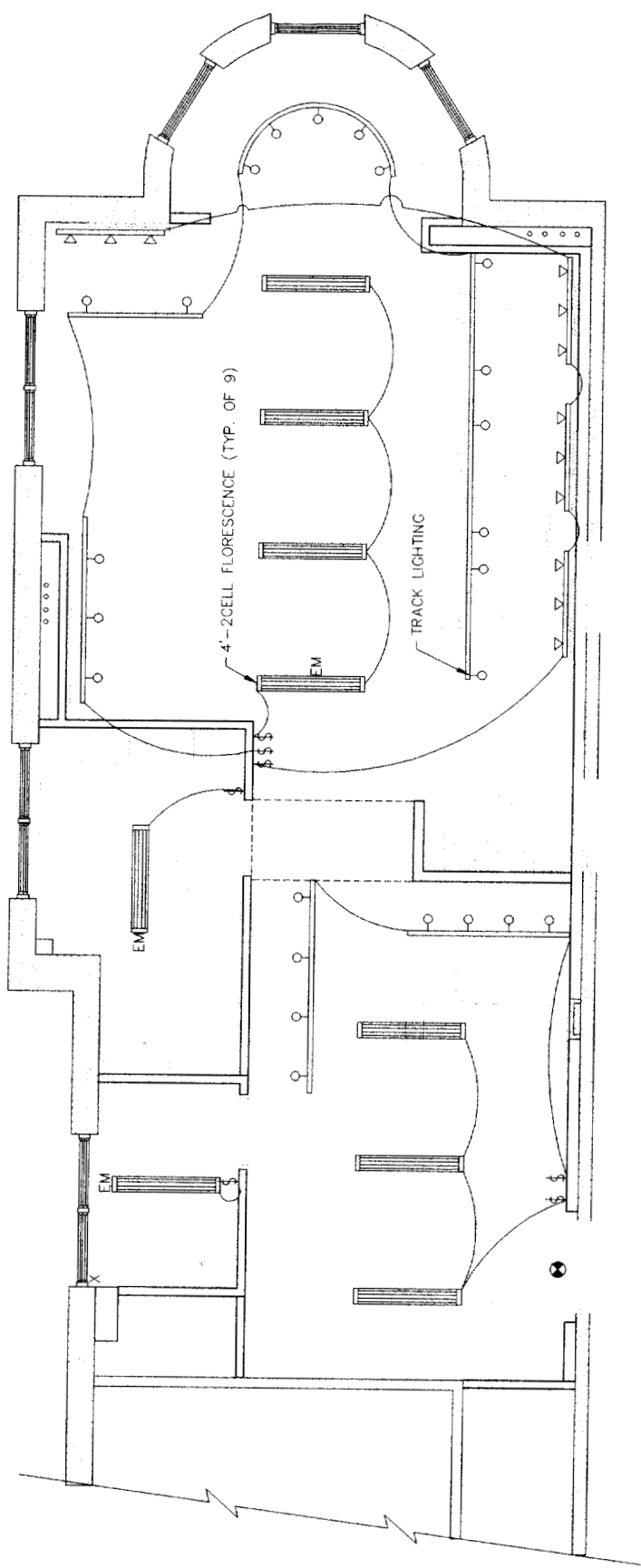
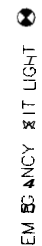
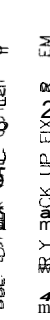
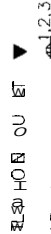
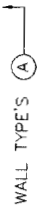
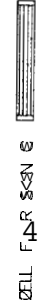
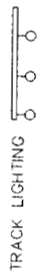
SCALE: AS-NOTED  
 DATE: 04/23/2006  
 FILE NUMBER: 06-0014

REVISIONS:

CLIENT

NOTE: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

**LIGHTING AND ELECTRICAL SYMBOLS**



**1 NEW FLOOR PLAN W/ ELECTRICAL**  
12" x 12"

COMMON HALL WAY

CLIENT \_\_\_\_\_

P.O. BOX 482  
PORTLAND, MAINE 04112  
(207) 831-1844 TX  
WWW.CDLAINTDESIGN.COM

PROJECT NAME  
**TIFFANY'S  
SALON**

PROJECT LOCATION  
222 ST. JOHN STREET  
SUITE 125  
PORTLAND, ME 04102  
BUILT BY \_\_\_\_\_

SHEET NAME  
**LIGHTING  
PLAN**

DATE: 04/23/2006  
FILE NUMBER: 06-0014  
REVISIONS:  
▽  
▽

DRAWN BY: \_\_\_\_\_ M.P.C.  
CHECKED BY: \_\_\_\_\_ M.P.C.

SCALE: AS-NOTED  
DATE: 04/23/2006  
FILE NUMBER: 06-0014  
REVISIONS:  
▽  
▽

**A-3**

**DATE:**  
ALL DIMENSIONS ARE PROVIDED FOR REFERENCE ONLY. FIELD OF WORK SHALL BE VERIFIED BY CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

P.O. BOX 402  
 PORTLAND, MAINE 04112  
 (207) 881-1344 FAX  
 WWW.CONCEPTDESIGN.COM

PROJECT NAME

**TIFFANY'S  
 SALON**

PROJECT LOCATION

222 ST. JOHN STREET  
 SUITE 125  
 PORTLAND, ME 04102

BUILT BY

SHEET NAME

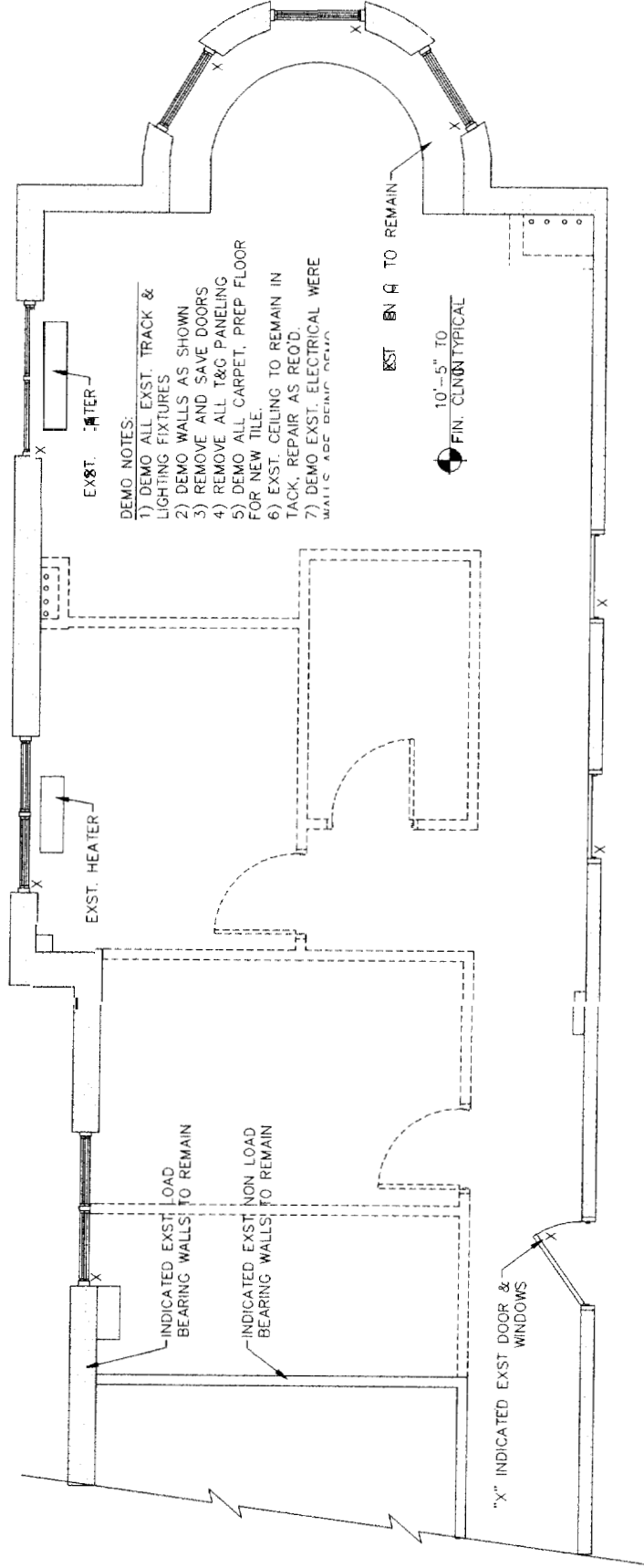
**FLOOR PLANS**

ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED AND ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

DRAWN BY: M.P.C.  
 CHECKED BY: M.P.C.

SCALE: AS-NOTED  
 DATE: 04/23/2006  
 FILE NUMBER 06-0014  
 REVISIONS:

**A-1**



- DEMO NOTES:
- 1) DEMO ALL EXST. TRACK & LIGHTING FIXTURES
  - 2) DEMO WALLS AS SHOWN
  - 3) REMOVE AND SAVE DOORS
  - 4) REMOVE ALL T&G PANELING
  - 5) DEMO ALL CARPET, PREP FLOOR FOR NEW TILE.
  - 6) EXST. CEILING TO REMAIN IN TACK, REPAIR AS REQ'D.
  - 7) DEMO EXST. ELECTRICAL WERE WALLS ARE DEMO. AREA.

1 DEMO PLAN  
 1/4" = 1'-0"

CLIENT  
 CLIENT

**NOTE:** THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOTED THE FOLLOWING: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.