

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

DEPARTMENT OF BUILDING INSPECTION

## PERMIT

Permit Number: 030451

Please Read Application And Notes, If Any, Attached

This is to certify that Kaplan 375 Llc/W.D. Clark \_\_\_\_\_

has permission to Change of Use with Interior Improvement \_\_\_\_\_

AT 375 Forest Ave \_\_\_\_\_ 112 B016001 \_\_\_\_\_

provided that the person or persons, firm or corporation accepting 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 work in progress must be reported before this building or part thereof is closed or enclosed-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. W.D. Clark \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*W.D. Clark* 5/19/03  
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: 03-0451	Issue Date:	CBL: 112 B016001
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Location of Construction: 375 Forest Ave	Owner Name: Kaplan 375 Llc	Owner Address: 49 Ocean Ave	Phone: 774-9492
Business Name:	Contractor Name: W.D. Clark & Sons	Contractor Address: 164 Cape Road Raymond	Phone: 2076500766
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B2

Past Use: Office Space/Vacant	Proposed Use: Tanning Salon/Juice Bar	Permit Fee: \$266.00	Cost of Work: \$24,000.00	CEO District: 2
Proposed Project Description: Change of Use with Interior Renovations		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 2B	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i> 5/19/03	
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: gad	Date Applied For: 05/01/2003	<b>Zoning Approval</b>	
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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..

<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 checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/18/03</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 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: _____
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**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> 03-0451	<b>Date Applied For:</b> 05/01/2003	<b>CBL:</b> 112 B016001
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<b>Location of Construction:</b> 375 Forest Ave	<b>Owner Name:</b> Kaplan 375 Llc	<b>Owner Address:</b> 49 Ocean Ave	<b>Phone:</b> ( ) 774-9492
<b>Business Name:</b>	<b>Contractor Name:</b> W.D. Clark & Sons	<b>Contractor Address:</b> 164 Cape Road Raymond	<b>Phone:</b> (207) 650-0766
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Tanning Salon/Juice Bar	<b>Proposed Project Description:</b> Change of Use with Interior Renovations
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 05/15/2003	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
1) Separate permits shall be required for any new signage.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Fire	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b>				

03-6451

# All Purpose 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: <b>375-377 FOREST AVE, PORTLAND</b>		
Total Square Footage of <del>Proposed</del> Structure <b>2862 S.F. EXISTING</b>	Square Footage of Lot <b>7839 S.F.</b>	
Tax Assessor's Chart, Block & Lot Chart# <b>112</b> Block# <b>B</b> Lot# <b>16</b>	Owner: <b>MICHAEL D. KAPLAN</b>	Telephone: <b>774-9492</b>
Lessee/Buyer's Name (If Applicable) <b>SUNTIKI TANNING SALON</b>	Applicant name, address & telephone: <b>W. P. CLARK &amp; SONS 164 CAPE RD RAYMOND, ME 04071 6552529</b>	Cost Of Work: <b>\$24,000.00</b> Fee: <b>\$266.00</b>
Current use: <b>VACANT</b>		
If the location is currently vacant, what was prior use: <b>OFFICE SPACE</b>		
Approximately how long has it been vacant: <b>2 MONTHS</b>		
Proposed use: <b>TANNING SALON &amp; JUICE BAR</b> Project description:		
Contractor's name, address & telephone: <b>W. P. CLARK &amp; SONS 164 CAPE RD RAYMOND, ME. 04071 650 0766 655 3754</b>		
Who should we contact when the permit is ready: <b>CONTRACTOR</b>		
Mailing address: <b>164 CAPE RD RAYMOND, ME. 04071</b>		
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 and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <b>6552529/6500766</b>		

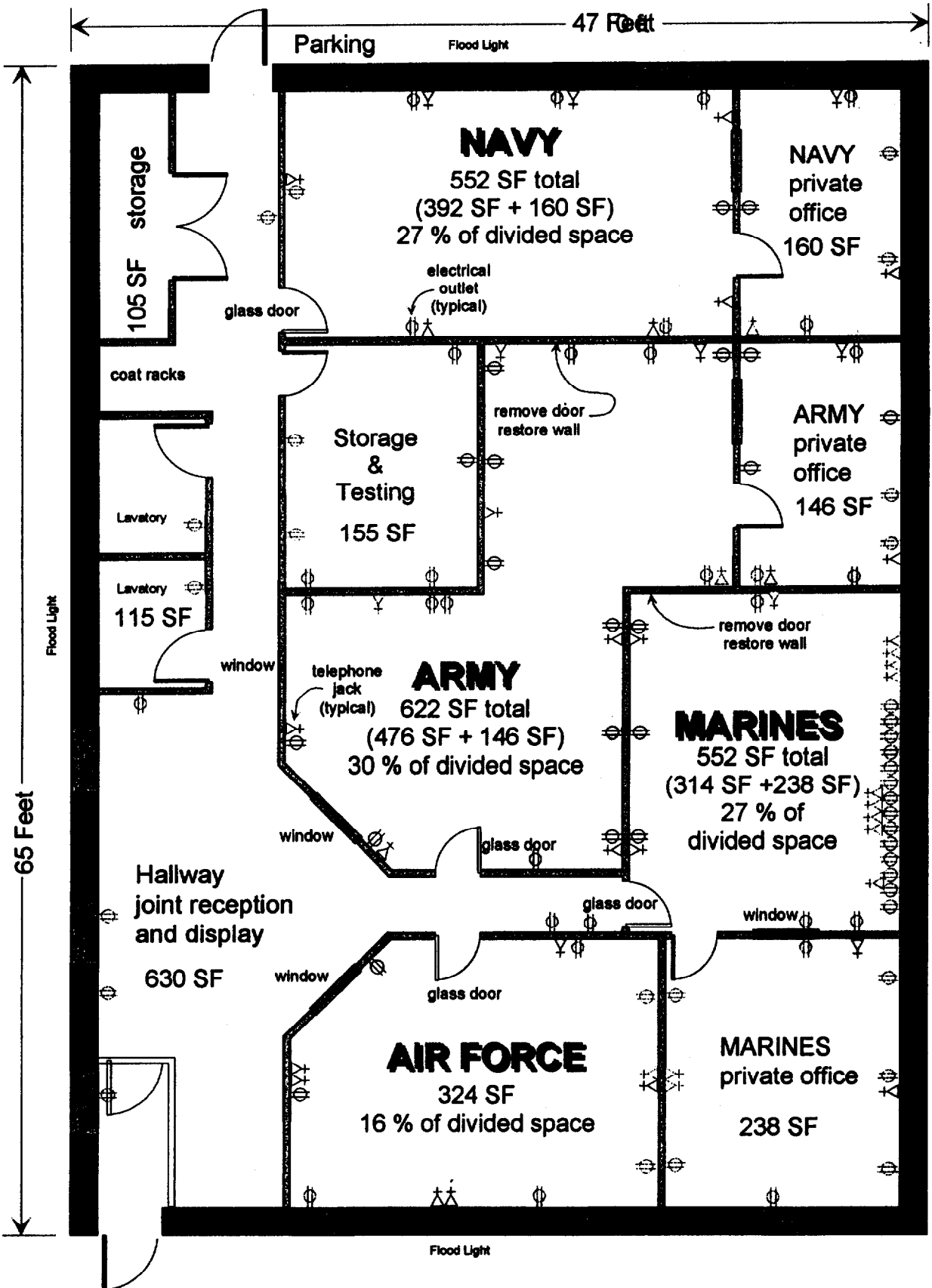
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: 	Date: <b>5/1/03</b>
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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 4<sup>th</sup> floor of City Hall

Preble Street Extention



Prepared for:  
Kaplan Company

Prepared by:

Pepperchrome

375 Forest Avenue

Scale: 1/8" = 1'-0"

$47 + 65 = 3055$

FAXED 11-19



• heating - heat pumps • ventilation • air conditioning •

May 01, 2003

To whom it may concern,

After inspection of the new tenant lease space's HVAC system @ 375 Forest Ave. we have the following to offer:

The space is served by (1) Carrier 7.5 ton package rooftop cooling unit w/ gas heating that serves only this space.

This unit re-circulates, filters, introduces fresh air, and conditions the air. This unit also has a free cooling economizer that on a cooling demand from the thermostat when the outside air temp is 65 degrees or less the will introduce up to 100% outside air for free cooling. This unit will be set up to maintain a minimum occupied ventilation rate 375 CFM (25 occupants at 15 CFM ea.). This system is good condition and if operated properly will provide adequate ventilation.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert A. Mitchell".

Robert A. Mitchell  
HVAC Services, Inc.

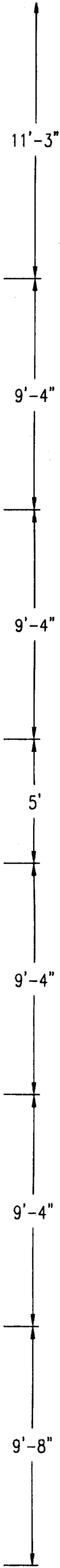
73 BRADLEY DRIVE • WESTBROOK, ME 04092  
(207) 854-4822 (HVAC) • Fax: (207) 854-0775

• computer rooms • ice makers • 24 h

management • refrigeration • maintenance contracts • solar • computer rooms • ice makers • 24 hour service • air quality • heating - heat pumps • ventilation • air conditioning • programmable thermostats • energy management • refrigeration • maintenance contracts • solar •

• heating - heat pumps • ventilation • air conditioning • 24 hour service • air quality • computer rooms • ice makers • maintenance contracts • solar • computer rooms • ice makers • 24 hour service • air quality • heating - heat pumps • ventilation • air conditioning • programmable thermostats • energy management • refrigeration • maintenance contracts • solar •





ALL FRAMING MEMBERS  
TO BE STEEL JOISTS  
16' O.C. NOW BEARING  
W/1/2" GYP BOARD.

Six Generations  
of  
Stewardship  
151 YEARS

ST. 1848



GRASMERE ROAD

TO BAXTER BOULEVARD

PREBLE STREET EXTENSION

STREET LINE BASED ON MONUMENTATION FOUND

3108/71 3078/764

S71°07'41"E 88.11'

89

STOKES BROTHERS INVESTMENTS 7249/87

NOT PAVED

GRANITE CURB

LINED PARKING SPACES

LINED PARKING SPACES

88

103

PAVEMENT

105

PAVEMENT

104

375-377  
MICHAEL D. KAPLAN  
11,588/129  
7,838 SQ. FT.  
1 STORY MASONRY

371  
PAULINE DRENZO, ET AL  
2569/31  
2 STORY MASONRY

369  
STOKES BROTHERS INVESTMENTS  
7249/87  
1 STORY MASONRY

87

GRASS

WALK LIGHT

SIDE OF BUILDING FREE 0.00'S

ELEC. METER

PAVEMENT 50.00'

SIGN POST GRASS

SIGN

50.00'

50.00'

CONC. 53°45'00"E

CONC.

53°45'00"E

12

13

GRANITE CURB

DRILL HOLE IN CONC. SIDEWALK

FOREST AVENUE

**NOTE:**

CURVE NO. 1 IS NOT A NORMAL CURVE. IN THE ORIGINAL TAKING FOR PREBLE STREET EXTENSION, THE CITY OF PORTLAND TOOK ALL OF LOT 103. IN DEEDS 9087/84 AND 9452/95, THE CITY OF PORTLAND CONVEYS "LOT 112-B-14 ON THE PORTLAND ASSESSORS MAP IN USE IN DECEMBER 1989." THAT IS THE PORTION OF LOT 103 WHICH IS NOT A PART OF PREBLE STREET EXTENSION.

THE PORTION OF LOT 105 LEADING TO LOT 103 IS ON A CURVE WHICH IS 38 FEET FROM THE BASELINE CURVE. THE PORTION OF LOT 89 LEADING FROM LOT 103 IS ON A CURVE WHICH IS 42 FEET FROM THE BASELINE CURVE.

THEREFORE, A NORMAL CURVE CANNOT BE LAID OUT BETWEEN THE TWO WE HAVE BEEN INSTRUCTED BY THE CITY OF PORTLAND TO CREATE A CURVE FROM THE CORNERS OF THE NORMAL CURVES. THE 180.00 FOOT RADIUS CURVE SHOWN ON THIS PLAN IS THAT CURVE. REFERENCE IS MADE TO ITS CURVE DATA AND CHORD FOR ANY FUTURE WORK WITH IT. AN AGREEMENT ON THIS CURVE WITH THE CITY OF PORTLAND MAY BE NECESSARY.

NO EASEMENT IDENTIFIED FOR POLES 21 AND 22.

**PLAN REFERENCES:**

PLAN OF BOULEVARD PARK, MARCH 1912, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 31.

PLAN FOR COMMERCIAL PROPERTIES, INC. BY H.I. & E.C. JORDAN, APRIL 1961, FILE 368.

PRELIMINARY PLOT PLAN FOR FRED C. SCRIBNER, JR. BY BEAL, DEPETER, SPAULDING, INC., FEBRUARY 1961, H.I. & E.C. JORDAN, FILE 368.

PLAN FOR A.F. BRIGGS CO., INC. BY H.I. & E.C. JORDAN, JULY 1971, FILE 368

CITY OF PORTLAND ASSESSORS MAP NO. 112.

MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY "14", S.H.C. FILE NO. 3-188, SHEET 1 OF 2, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS, PLAN BOOK 111, PAGE 61.

**CERTIFICATION:**

OWEN HASKELL, INC. HEREBY CERTIFIES TO MICHAEL D. KAPLAN THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY BASED ON RECORD DESCRIPTION OF THE LOT. IT IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS FOR A CATEGORY I, CONDITION II SURVEY WITH THE FOLLOWING EXCEPTIONS:

- 1) NO NEW DEED DESCRIPTION.
- 2) DRILL HOLE AT CORNER FOREST AVENUE AND PREBLE STREET EXTENSION NOT CAPPED.

MARCH 1, 1995  
DATE

Louis T. Maguire  
LOUIS T. MAGUIRE, PLS NO. 284

