

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that BEACH GLASS TRANSITIONS Located At 28 BRACKETT ST

Job ID: 2012-09-4966-SIGN

CBL: 058- D-011-001

has permission to 1.66sf projecting sign & 5.25sf building sign

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

N/A

M. J. Schmuck 9/29/12
Code Enforcement Officer / Plan Reviewer

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

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 Inspections 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.**

***** Please call for an inspection to finalize the sign permit *****

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



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-09-4966-SIGN

Located At: 26 BRACKETT ST

CBL: 058- D-011-001


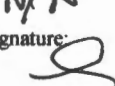
Conditions of Approval:


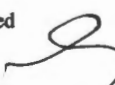
Zoning

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-09-4966-SIGN	Date Applied: 9/17/2012	CBL: 058- D-011-001	
Location of Construction: 28 BRACKETT ST	Owner Name: 26 BRACKETT STREET LLC - ASHLEY SALISBURY	Owner Address: 26 BRACKETT ST PORTLAND, ME 04101	Phone: 619-1962
Business Name: Beach Glass Transitions	Contractor Name: DaVinci Signs	Contractor Address: 21 White Pine RD, Bangor, ME 04401	Phone:
Lessee/Buyer's Name: Quinn & Lynn Peel	Phone: 450-1026	Permit Type: SIGN - PERM	Zone: B-1 Primary
Past Use: One retail and one counseling office on the first floor (#2012-09-5006) with three residential units above	Proposed Use: Same: one retail and one counseling office on the first floor with three residential units above – to install signs for the counseling office	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A Signature: 	Inspection: Use Group: Type: N/A Signature: 
Proposed Project Description: 1.66sf freestanding & 5.25 sf building sign		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <u>9/20/12</u>	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 Dist 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: 
	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

11-14-12 GPF SIGN - PASS - FINAL



Signage/Awning Permit Application

G6

2012 09 4966

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>28 Brackett St.</u> (mail permit to this address) <u>B-1</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>58</u> Block# <u>D</u> Lot# <u>11</u>	Owner: <u>Ashley Salisbury</u>	Telephone: <u>619-1962</u>
Lessee/Buyer's Name (If Applicable) <u>Lynn Peel, President Beach Glass Transitions, LLC</u> <u>1st floor Commercial</u>	Contractor name, address & telephone: <u>DAVINCI SIGNS</u> <u>21 White Pine Rd.</u> <u>Bangor, ME 04401</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00 For H.D. signage \$75.00 Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <u>Quinn Peel</u> phone: <u>207-450-1020</u>		
Tenant/allocated building space frontage (feet): Length: <u>22'</u> x <u>43'</u> Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot <u>22 x 1.5 = 33 sq m</u>		
Current Specific use: <u>Senior Care Consulting Office</u>		
If vacant, what was prior use: _____		
Proposed Use: <u>Senior Care Consulting Office</u>		
Information on proposed sign(s): <u>project from bldg</u>		
Freestanding (e.g. pole) sign? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Dimensions proposed: <u>12" x 8" x 1.66'</u> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: <u>54" x 9" = 1.86' x 1.4 = 3.4'</u> Height from grade: <u>5.25' + 1.4 = 6.65'</u>		
Proposed awning? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Is awning backlit? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g. pole) sign? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions: _____ Awning? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Sq. ft. area of awning w/communication: _____		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

RECEIVED
SEP 17 2012
Dept. of Building Inspections
City of Portland Maine

12" x 8" x 1.66' = 1.44 = 1.67'
54" x 9" = 1.86' x 1.4 = 3.4'
5.25' + 1.4 = 6.65'

Total 69'
4107
Total \$143.82

Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may 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, 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.

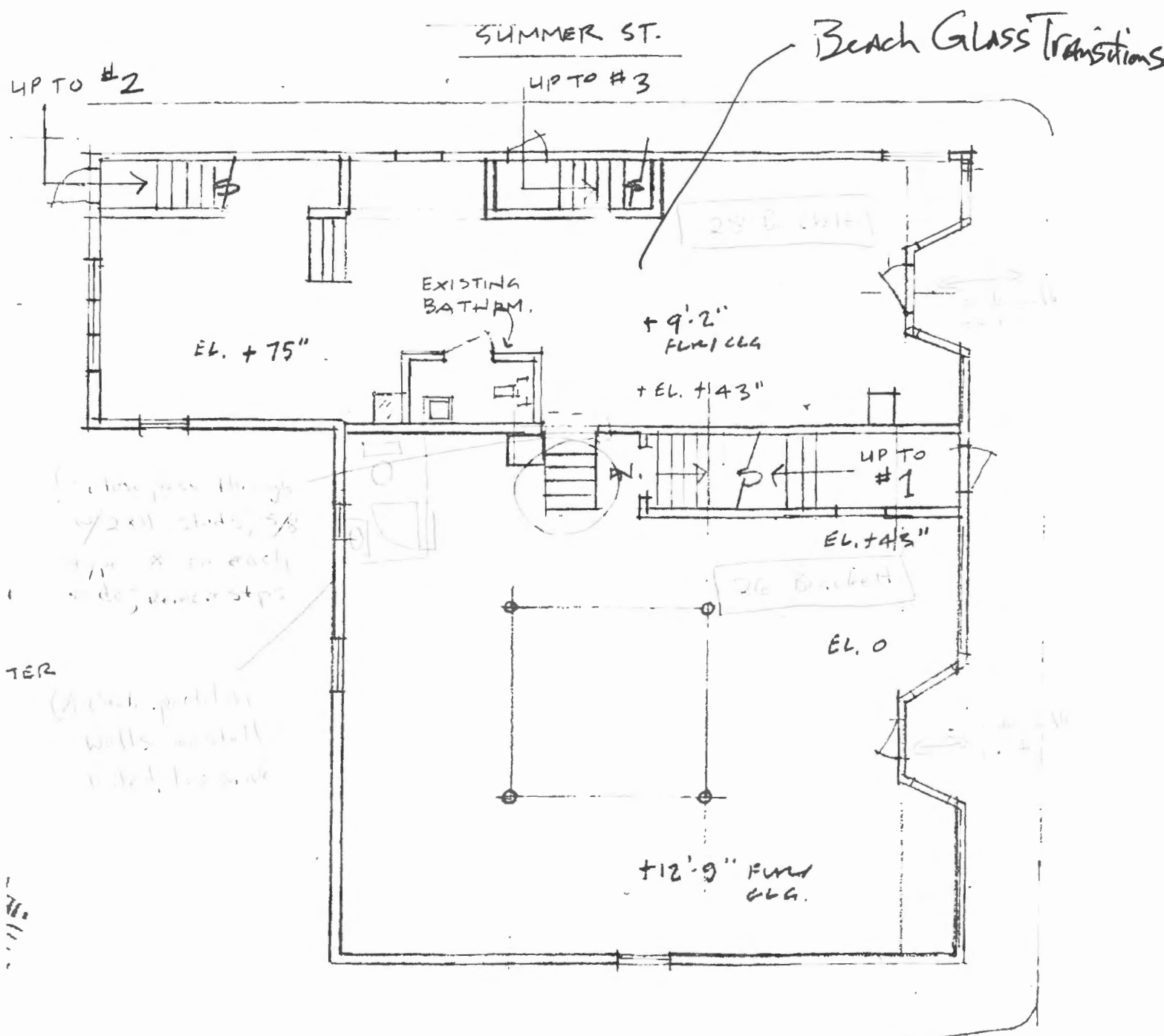
Signature of applicant:

Lynn Peel

Date:

9/14/12

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



Include pass through w/ 2x4 studs, 5/8\"/>

TER
 (detach partition walls as well as det. for sink)

SUMMER ST.

Beach Glass Transitions

YORK ST.

GROUND FLOOR

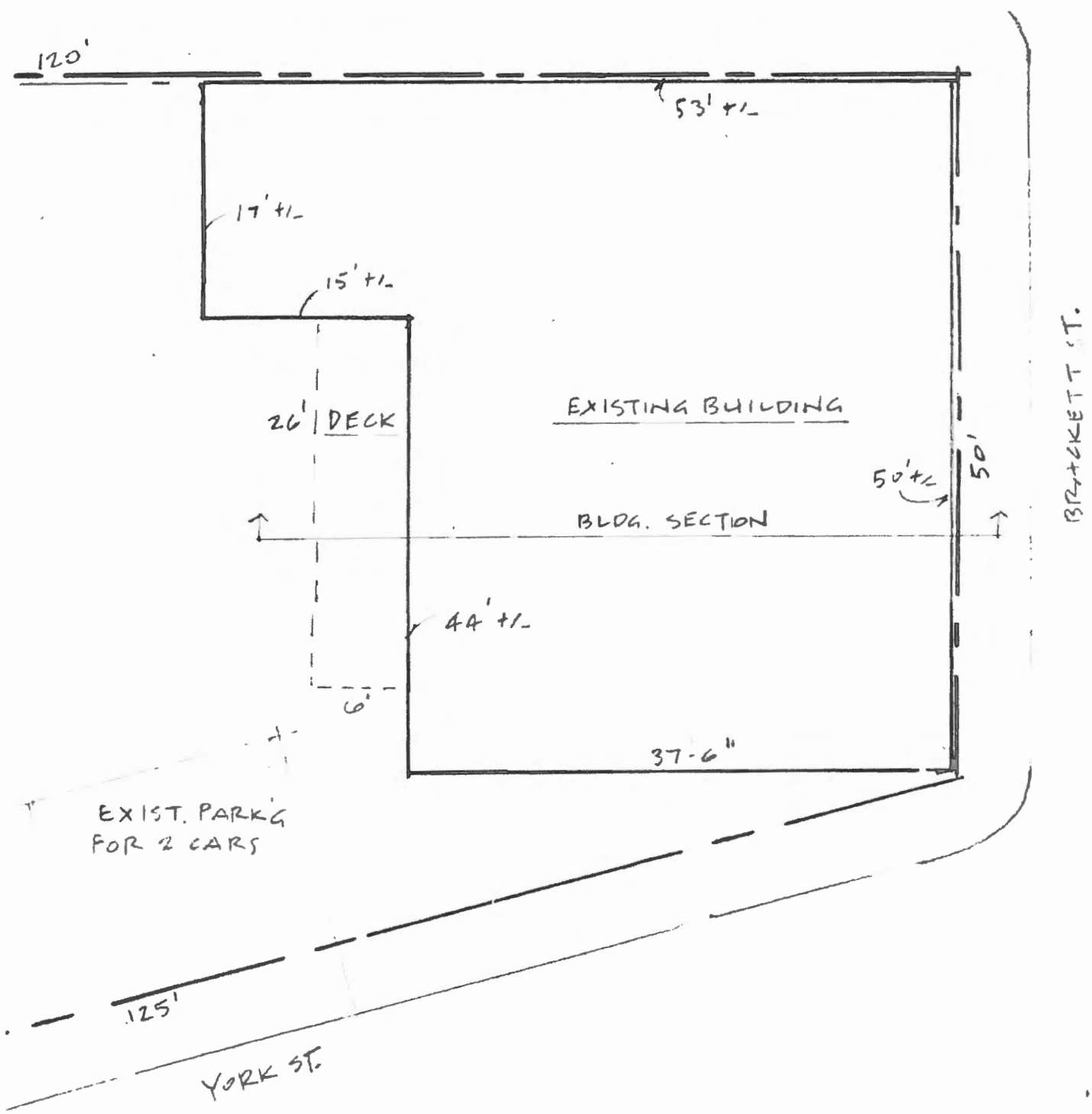
26 BRACKETT ST.

FLOOR PLANS 1/8" = 1'-0"

for ASHLEY SALSBURY

4/11

WHIPPY CALLENDER ARCHITECTS



26 BRACKETT ST.
 PLOT PLAN 1"=10'-0"
 FOR ASHLEY SALISBURY
 4/11

WHIPPLE·CALLEN·DEER ARCHITECT.

From: ashley salisbury <ashleysalisbury@gmail.com>
Subject: **Re: Sign Permission**
Date: September 14, 2012 10:54:28 AM EDT
To: Quin Peel <quin@beachglasstransitions.com>

Hi Quin,

I am the owner of the property at 28 Brackett street and you have my permission to hang a sign at that location.

Thanks,
Ashley Salisbury

On Sep 14, 2012, at 10:48 AM, Quin Peel <quin@beachglasstransitions.com> wrote:

Hi Ashley,

Per the City, can you email me permission that it is ok to put up signs at 28 Brackett St? If you can mention in the email that you are the owner of the property as well.

Thanks!

Quin Peel
Director of Operations
Beach Glass Transitions
quin@beachglasstransitions.com
207-450-1026

Notice of Confidentiality - The attached communication, including all text and images, contains privileged and confidential information. If you are not the intended recipient, DO NOT read, copy, or disseminate this communication. Non-intended recipients are hereby placed on notice that any unauthorized disclosure, duplication, distribution, or taking of any action in reliance on the contents of these materials is expressly prohibited. If you have received this communication in error, please delete this information in its entirety and contact the sender via email and at 207-450-1026.



CERTIFICATE OF INSURANCE

This certifies that

- STATE FARM FIRE AND CASUALTY COMPANY, Bloomington, Illinois
STATE FARM GENERAL INSURANCE COMPANY, Bloomington, Illinois
STATE FARM FIRE AND CASUALTY COMPANY, Aurora, Ontario
STATE FARM FLORIDA INSURANCE COMPANY, Winter Haven, Florida
STATE FARM LLOYDS, Dallas, Texas

insures the following policyholder for the coverages indicated below:

Policyholder: Beach Glass Transitions, LLC
Address of policyholder: PO Box 9739-1126, Portland, ME 04104
Location of operations: 28 Brackett Street, Portland, ME 04102
Description of operations: BUSINESS OFFICE

The policies listed below have been issued to the policyholder for the policy periods shown. The insurance described in these policies is subject to all the terms, exclusions, and conditions of those policies. The limits of liability shown may have been reduced by any paid claims.

Table with 4 columns: POLICY NUMBER, TYPE OF INSURANCE, POLICY PERIOD (Effective Date, Expiration Date), and LIMITS OF LIABILITY (at beginning of policy period). Includes details for policy 99BBW932 and sections for EXCESS LIABILITY and Workers' Compensation and Employers Liability.

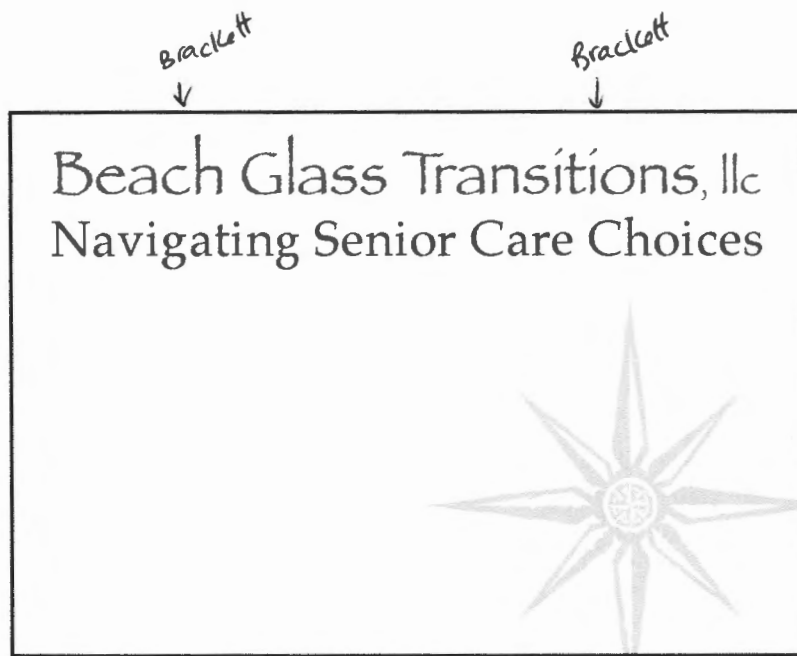
THE CERTIFICATE OF INSURANCE IS NOT A CONTRACT OF INSURANCE AND NEITHER AFFIRMATIVELY NOR NEGATIVELY AMENDS, EXTENDS OR ALTERS THE COVERAGE APPROVED BY ANY POLICY DESCRIBED HEREIN.

Name and Address of Certificate Holder
City of Portland
389 Congress Street
Portland, ME 04101
City of Portland is listed as an additional insured

If any of the described policies are canceled before their expiration date, State Farm will try to mail a written notice to the certificate holder 30 days before cancellation. If however, we fail to mail such notice, no obligation or liability will be imposed on State Farm or its agents or representatives.

Signature of Authorized Representative: Pamela J. Mariani
AGENT
Title: JOHN N. GRILLO
Date: 09/14/12
Agent Name: JOHN N. GRILLO
Telephone Number: 207-797-7004

Agent's Code Stamp
Agent Code 19-1027
AFO Code



- 12" x 8"
hanging
- attached with metal bracketts on top of sign
- made of weather resistant plywood (3/4")



- mounted w/ 6 industrial screws.
- 54" x 9" mounted
- made with weather resistant plastic (3/4")

York

York

Brackett St.

SIDEWALK

sign picture
sign picture
hanging sign
ground picture

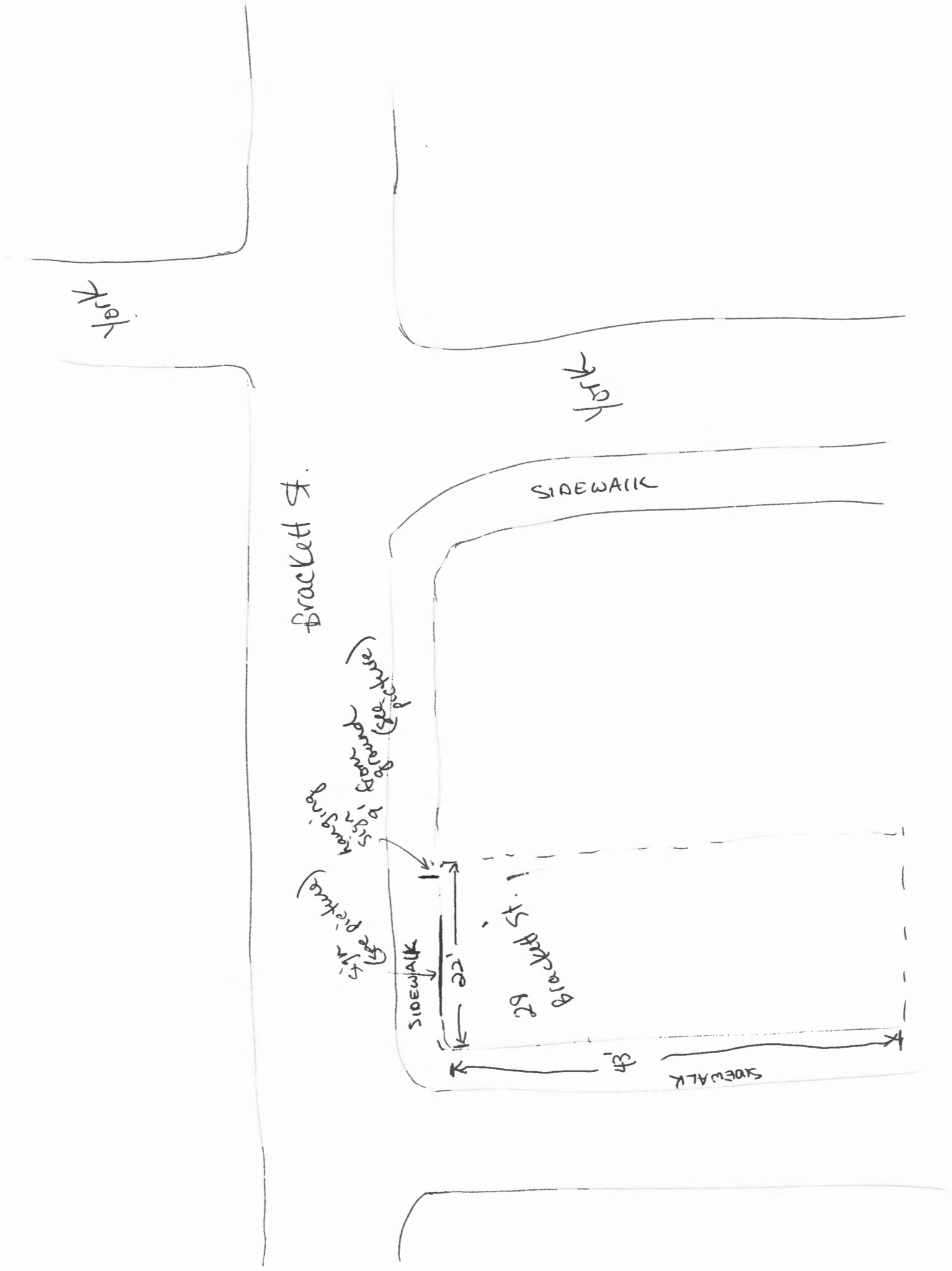
SIDEWALK

1'00"

Brackett St.
29

43'

SIDEWALK







NO PARKING
ANY TIME
ANY DAY
IN THIS ZONE
EXCEPT AS
HEREIN INDICATED

28





Signage/Awning Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

- Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way.
- Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- A sketch plan of lot indicating location of buildings, driveways and any abutting streets or rights of way, lengths of building frontages, street frontages and all existing setbacks. Please indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building façade dimensions for any signage attached to the building.
- A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment.
- Certificate of flammability required for awning, canopy or banner.
- A UL# is required for lighted signs at the time of final inspection.
- Photos of existing signage
- Details for sign fastening, attachment or mounting in the ground.

Permit fee for signage or awning-with-signage: \$30.00 plus \$2.00 per square foot of sign.

Permit fee for awning-without-signage is based on cost of work:
\$30.00 for the first \$1,000.00, \$10.00 per additional \$1,000.00 of cost.

Base application fee for any Historic District signage is \$75.00.



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Receipts Details:

Tender Information: Check , BusinessName: Beach Glass Transitions, Check Number: 532
Tender Amount: 43.82

Receipt Header:

Cashier Id: gguertin
Receipt Date: 9/17/2012
Receipt Number: 48249

Receipt Details:

Referance ID:	8027	Fee Type:	BP-Signs
Receipt Number:	0	Payment Date:	
Transaction Amount:	43.82	Charge Amount:	43.82
Job ID: Job ID: 2012-09-4966-SIGN - 1.66sf freestanding & 5.25 sf building sign			
Additional Comments: 26-28 Bracket St. Beach Glass Transitions LLC			

Thank You for your Payment!

Table 2.5

Neighborhood Business (B-1) Zone -- Single-Tenant Lots

*multi-tenant lots
less than 1 acre use same regulations*

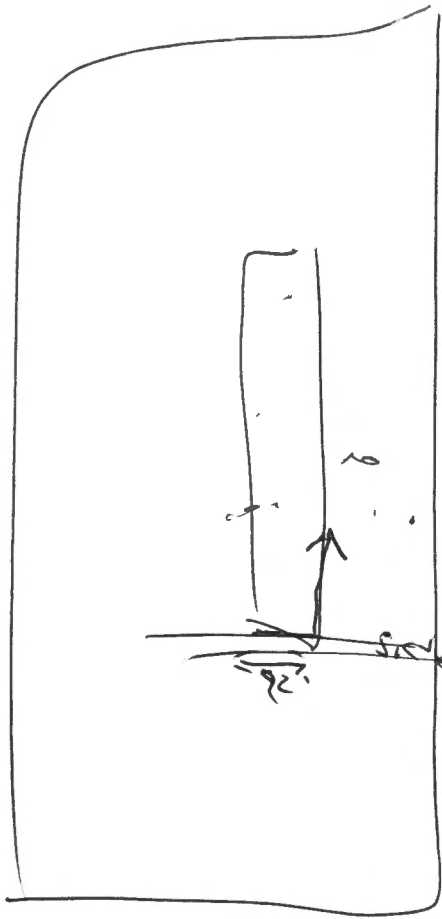
Freestanding Signs

- Area	32 square feet
- Height	16 feet
- Setback	5 feet
- # freestanding signs permitted per lot	1

Building Signs

As of Right

- Maximum Cumulative Area of all Building Signs	100 square feet
- Sq. ft. per linear ft. of bldg. facade on which sign will be placed	1 1/2 feet
- # bldg. signs permitted per lot	1 per bldg. facade facing on abutting st. + 1 additional



side wall

