

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BIPED DEVELOPMENT LLC (Eric Larsson)

Located at

572 BRIGHTON AVE

PERMIT ID: 2013-00291

CBL: 185 C013001

has permission to **change signage on existing awning by using vinyl tape to add new business name over existing signage - 16 sf**

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 procured prior to occupancy.

N/A

Fire Prevention Officer

2/21/13

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2013-00291

Located at: 572 BRIGHTON AVE

CBL: 185 C013001

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto: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.**

**REQUIRED INSPECTIONS:**

Final Inspection

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.

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

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

<b>Permit No:</b> 2013-00291	<b>Date Applied For:</b> 02/13/2013	<b>CBL:</b> 185 C013001
---------------------------------	--	----------------------------

<b>Location of Construction:</b> 572 BRIGHTON AVE	<b>Owner Name:</b> BIPED DEVELOPMENT LLC (Eri	<b>Owner Address:</b> 65 BERKELEY ST	<b>Phone:</b> (207) 671-5720
<b>Business Name:</b> Spiral Tree Yoga	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone</b>
<b>Lessee/Buyer's Name</b> Aleksandra Townsend	<b>Phone:</b> 2074096380	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Same -Yoga Studio	<b>Proposed Project Description:</b> change signage on existing awning by using vinyl tape to add new buisness name over existing signage - 16 sf
---	---

<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 02/21/2013
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Building	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 02/21/2013
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.			

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

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

Permit No:

2013-00291

Issue Date:

2/21/13

CBL:

185 C013001

<b>Location of Construction:</b> 572 BRIGHTON AVE (570)	<b>Owner Name:</b> BIPED DEVELOPMENT LLC (Eric Larsson)	<b>Owner Address:</b> 65 BERKELEY ST PORTLAND, ME 04103		<b>Phone:</b> (207) 671-5720
<b>Business Name:</b> Spiral Tree Yoga	<b>Contractor Name:</b> self	<b>Contractor Address:</b>		<b>Phone:</b>
<b>Lessee/Buyer's Name</b> Aleksandra Townsend	<b>Phone:</b> (207) 409-6380	<b>Permit Type:</b> Signs - Permanent		<b>Zone:</b> B1
<b>Past Use:</b> Yoga studio (2013-00064)	<b>Proposed Use:</b> Same -Yoga Studio	<b>Permit Fee:</b> \$62.00	<b>Cost of Work:</b> \$0.00	<b>CEO District:</b> 6
<b>Proposed Project Description:</b> change signage on existing awning by using vinyl tape to add new buisness name over existing signage - 16 sf		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A		<b>INSPECTION:</b> Use Group: Type: 570
		Signature: Signature: ABM 2/21/13		
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By:

bjs

Date Applied For:

02/13/2013

**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 information may invalidate a building permit and stop all work..

**Special Zone or Reviews**☐ Shoreland☐ Wetland☐ Flood Zone☐ Subdivision☐ Site PlanMaj ☐ Minor ☐ MM ☐

Date: OK 2/21/13 ABM

**Zoning Appeal**☐ Variance☐ Miscellaneous☐ Conditional Use☐ Interpretation☐ Approved☐ Denied

Date:

**Historic Preservation**☒ Not in District or Landmark☐ Does Not Require Review☐ Requires Review☐ Approved☐ Approved w/Conditions☐ Denied

Date: ABM

**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



# Signage / Awning Permit Application

If you or the property owner owes real estate or personal property taxes or any other charges on any property within the City, payment arrangement **MUST** be made before permits are accepted.

Location/Address: <u>570 Brighton Ave (572)</u>		Telephone: <u>207-671-5720</u>
Tax Assessor's Chart/Block/Lot (CBL): Chart: <u>185 C</u> Block: <u>013001</u> Lot: <u>04103</u>	OWNER Name/Address: <u>Eric Larsson</u> <u>65 Berkeley St., Portland, ME</u>	
LEASEE/BUYER Name (if Applicable): <u>Aleksandra Townsend</u>	CONTRACTOR name, address/phone: <u>n/a</u>	Total S.F. signage \$ <u>32</u> SF= <u>   </u> x \$2.00 SF + \$30 Fee: \$ <u>30</u> Historic (\$75): \$ <u>   </u> Awning Fee: \$ <u>   </u>
Awning Fee = Cost of Work: \$ <u>0</u> (\$30/first \$1000; \$10 every other \$1000)		<b>TOTAL FEE: \$ <u>62.00</u></b>

Who should we contact when the permit is ready: Name: Aleksandra Townsend Phone: 207 409-6380  
Address: 162 Wayside Rd., Portland, ME 04102

Tenant/allocated building space frontage (in feet): Length: 39' Height: 10'  
Lot frontage (in feet): 39' of 69' Single Tenant or Multi-Tenant Lot: multi

Current Specific Use: Vacant  
If vacant, what was prior use: Campaign headquarters  
Proposed Use: Yoga Studio (permit pending)

## Information on proposed sign(s)

Freestanding (e.g. pole) sign? YES     NO ✓ Dimensions proposed:     (sf); Height from grade:     sf  
BLDG Wall Sign (attached to bldg.)? YES     NO ✓ Dimensions proposed:     sf

Proposed Awning: Existing YES ✓ NO     If yes, is awning backlit? YES     NO ✓  
Height of awning     Length of awning     Depth of awning      
Is there any communication, message, trademark or symbol on it? YES     NO      
If yes, total square footage of panels with communication, message, trademark or symbol on it:     sf

## Information on existing and previously permitted signage:

Freestanding (e.g. pole) sign? YES     NO     Dimensions proposed:     ft X     ft; Height from grade:      
BLDG Wall Sign (attached to bldg.)? YES     NO     Dimensions proposed:     ft X     ft  
Awning? YES ✓ NO     total sq ft of panels with communication on it: 16 sf

Total: 162" w x 25" h

A site sketch and building sketch showing exactly where existing and proposed signage is located **MUST** be provided.  
Sketches and/or pictures of proposed signage and existing building are also required.

Please submit all information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the 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 207-874-8703.

I hereby certify 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: Aleksandra Townsend Date: 2/6/13

Revised 06/2012

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

B1-multi-tenant 1.5X 39 = 58.5 \$ allowed 16 \$ proposed @



# Signage / Awning Permit Application

## CHECK LIST

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 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 property owner indicating the specific permissions granted and the tenant/space building frontage.
- ? ☐ A sketch plan of the lot indicating location of buildings, driveways, 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 signage 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 is required for awnings, canopies or banners.
- ? ☒ 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.

### FEES

Permit fee for signage or awning with signage \$30 plus \$2 per square foot of sign (per sign)

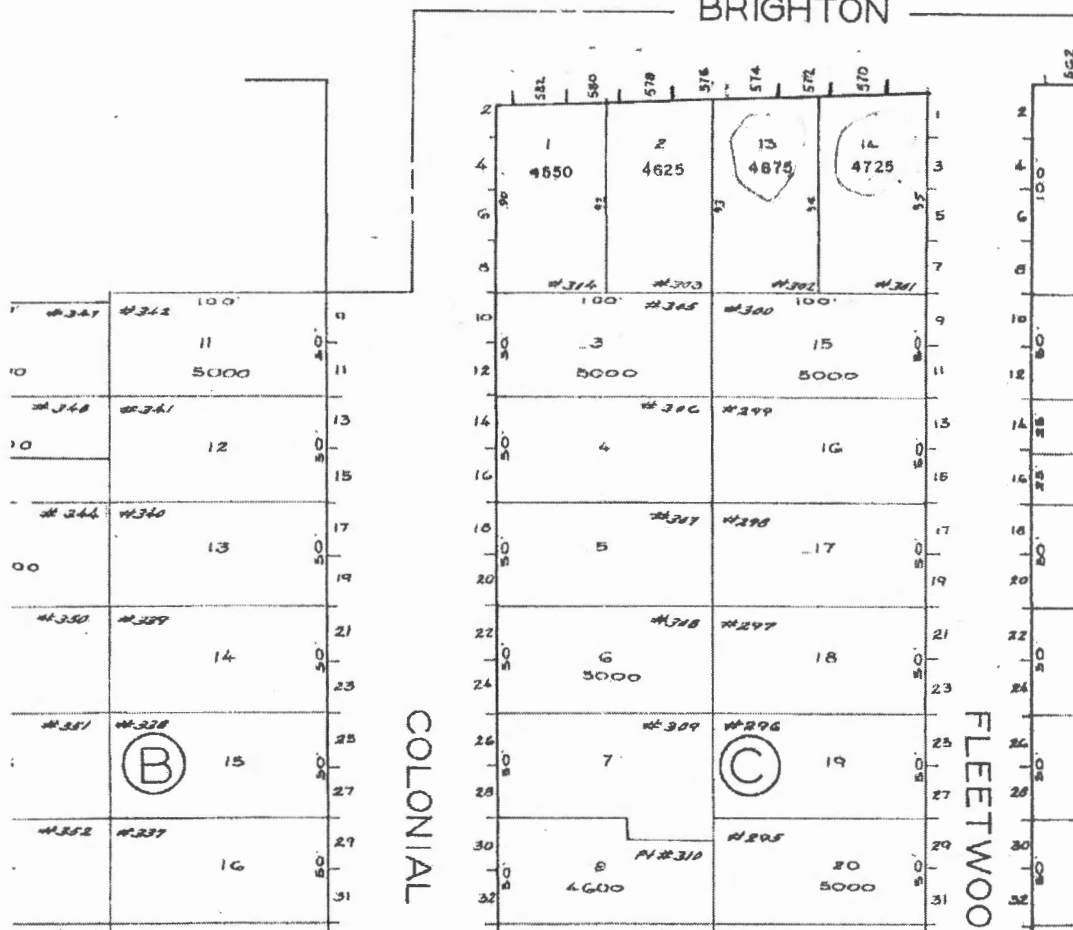
Permit fee for awning-without-signage is based on cost of work:

\$30 for the first \$1000 of cost of work; \$10 for each additional \$1000 of cost of work

Application fee for any signage in a *Historic District* is an additional \$75

Zoom View

BRIGHTON











To: City of Portland  
Date: February 5, 2013

This is to confirm that I authorize Aleksandra Townsend of Spiral Tree Yoga to affix a sign advertising her business to the exiting green awning on the exterior of the commercial space on the first floor, East side, of the building located at 570 Brighton Avenue, Portland ME 04102, which has been leased by Spiral Tree Yoga.

If you have any questions please do not hesitate to contact me.



Eric Larsson  
Biped Development LLC  
65 Berkeley Street, 04103  
207.671.5720  
biped@maine.rr.com