

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

D M H REALTY INC /Tomasz Momot Carpentry

Located at

570 BRIGHTON AVE

PERMIT ID: 2013-00064

CBL: 185 C013001

has permission to **Change of use on first floor from campaign headquarters to a Yoga studio on end unit by Fleetwood Street, minor interior alterations**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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 closoed-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.

Fire Prevention Officer


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**

closed
SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00064	Issue Date:	CBL: 185 C013001
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Location of Construction: 570 BRIGHTON AVE (572)	Owner Name: D M H REALTY INC	Owner Address: 60 OLD HIGH RD CORNISH, ME 04020	Phone:
Business Name: Spiral Tree Yoga	Contractor Name: Tomasz Momot Carpentry	Contractor Address: P O Box 226 South Casco ME 04077	Phone (207) 712-7154
Lessee/Buyer's Name Aleksandra Townsend	Phone: (207) 409-6380	Permit Type: Change of Use - Commercial	Zone: B1
Past Use: 1st floor retail, personal services and offices with 4 residential units above	Proposed Use: Same: 1st floor retail, personal services and offices with 4 residential units above	Permit Fee: \$125.00	Cost of Work: \$3,000.00
Proposed Project Description: Change of use on first floor from campaign headquarters to a Yoga studio on end unit by Fleetwood Street, minor interior alterations		FIRE DISTRICT: 2/7/13 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: B Type: SB MURBEC 2009 Signature: JMB 4/29/13
		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: bjs	Date Applied For: 01/09/2013	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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.</p>		<p>Other Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied</p> <p>Date: 4/11/13</p>	<p>Zoning Appeal</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 <p>Date: _____</p>	<p>Historic Preservation</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 <p>Date: _____</p>

SCANNED

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 provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

2-20-13 DWM/BKL/Capt. Pirone Alexandra 409-6380

Eric 671-5720 Final CO OK BY All
use "Personal service" 1st floor Left end unit.

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing
Above Ceiling Inspection
Final - Fire
Certificate of Occupancy/Final

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

Permit No: 2013-00064	Date Applied For: 01/09/2013	CBL: 185 C013001
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Location of Construction: 570 BRIGHTON AVE	Owner Name: D M H REALTY INC	Owner Address: 60 OLD HIGH RD	Phone:
Business Name: Spiral Tree Yoga	Contractor Name: Tomasz Momot Carpentry	Contractor Address: P O Box 226 South Casco	Phone (207) 712-7154
Lessee/Buyer's Name Aleksandra Townsend	Phone: 2074096380	Permit Type: Change of Use - Commercial	

Proposed Use: Same: 1st floor retail, personal services and offices with 4 residential units above	Proposed Project Description: Change of use on first floor from campaign headquarters to a Yoga studio on end unit by Fleetwood Street, minor interior alterations
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Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/11/2013
Note: **Ok to Issue:**

- 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.

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 01/29/2013
Note: **Ok to Issue:**

- 1) Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
- 2) The existing ceiling may not provide a code compliant fire separation between mixed use occupancies. This will need to be addressed prior to the Certificate of Occupancy. Per the contractor, Tomasz M., the space above is vacant and he did not think it was a residential dwelling. Zoning has determined that the legal use of the 2nd floor is 4 dwelling units.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Ben Wallace Jr **Approval Date:** 02/07/2013
Note: **Ok to Issue:**

- 1) Building shall comply with City Code Chapter 10 prior to certificate of occupancy.
- 2) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
- 3) Residential occupancies shall not be located above non-residential occupancies without proper fire separation.
- 4) Fire extinguishers are required per NFPA 1.
- 5) All outstanding code violations shall be corrected prior to final inspection.



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>570 Brighton Ave. (also registered as 572)</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>185 C 013001</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Aleksandra Townsend</u> Address <u>162 Wayside Rd.</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>(207) 409-6380</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Eric Larsson</u> Address <u>65 Berkeley St.</u> City, State & Zip <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>3,000.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>125.00</u> RECEIVED
<p>RECEIVED JAN 07 2013 Dept. of Building Inspections City of Portland Maine</p> <p>Current legal use (i.e. single family) <u>vacant commercial unit</u> If vacant, what was the previous use? <u>political campaign headquarters</u> JAN 09 2013 Proposed specific use: <u>Yoga studio</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>minor changes only. installation of hardwood floor. Change of load-bearing partition to load-bearing post. Installation of interior door.</u></p>		
Contractor's name: <u>Tomasz Mamat, Carpentry Frame to Finish</u>		
Address: <u>13 Westview Way</u>		
City, State & Zip <u>Casco, ME 04015</u>		Telephone: <u>207 712-7154</u>
Who should we contact when the permit is ready: <u>Aleksandra Townsend</u>		Telephone: _____
Mailing address: <u>162 Wayside Rd., Portland, ME 04102</u>		

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

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Aleksandra Townsend Date: 1/7/13

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

Spiral Tree Yoga & Wellness, 570 Brighton Avenue

Spiral Tree plans to occupy the space identified in this application in the following manner:

- Yoga services will be provided in the larger of the two rooms. This space will be moderately changed, as the small load-bearing wall that projects into the room will be replaced with a load-bearing post. Yoga services will be for groups of adults, groups of adolescents, and mixed groups (example: mom and baby classes).
- Enrichment services and activities for children will be provided in the smaller of the two rooms. Adult yoga students will be able to bring a child with them, and the child will participate in activities with the other children and the facilitator while the adult practices yoga.
- The space would otherwise be used for workshops and other yoga-related events.

N/A { • The only other new construction would be the addition of an interior door, to separate the main yoga space from the hallway that leads to the second room and to the bathroom and kitchenette and rear entrance/exit. A small knee wall near the entry is also being added.

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 185 C013001
Land Use Type MULTI-USE COMMERCIAL
Property Location 572 BRIGHTON AVE
Owner Information D M H REALTY INC
 60 OLD HIGH RD
 CORNISH ME 04020
Book and Page 21836/200
Legal Description 185-C-13-14
 BRIGHTON AVE 570-574
 FLEETWOOD ST 1-7
 9400 SF
Acres 0.2158

Current Assessed Valuation:

TAX ACCT NO.	26556	OWNER OF RECORD AS OF APRIL 2012
		D M H REALTY INC
LAND VALUE	\$135,800.00	60 OLD HIGH RD
BUILDING VALUE	\$360,000.00	CORNISH ME 04020
NET TAXABLE - REAL ESTATE	\$495,800.00	
TAX AMOUNT	\$9,330.96	

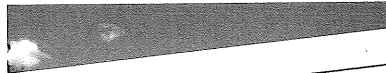
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600, with Internet Explorer

Building Information:

Building 1
Year Built 1905
Style/Structure Type MIXED RES/COMM
Units 1
Buildings



Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

CBL: 185 C013001
Issued Date: 02/20/2013

Location: 570 BRIGHTON AVE
Issued To: D M H Realty Inc /Tomasz Momot Carpentry

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 201300064 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES
FIRST FLOOR, LEFT END UNIT

APPROVED OCCUPANCY
USE GROUP B
TYPE 5-B
PERSONAL SERVICES
IBC 2009 (MUBEC)

LIMITING CONDITIONS: NONE

Approved: Inspector

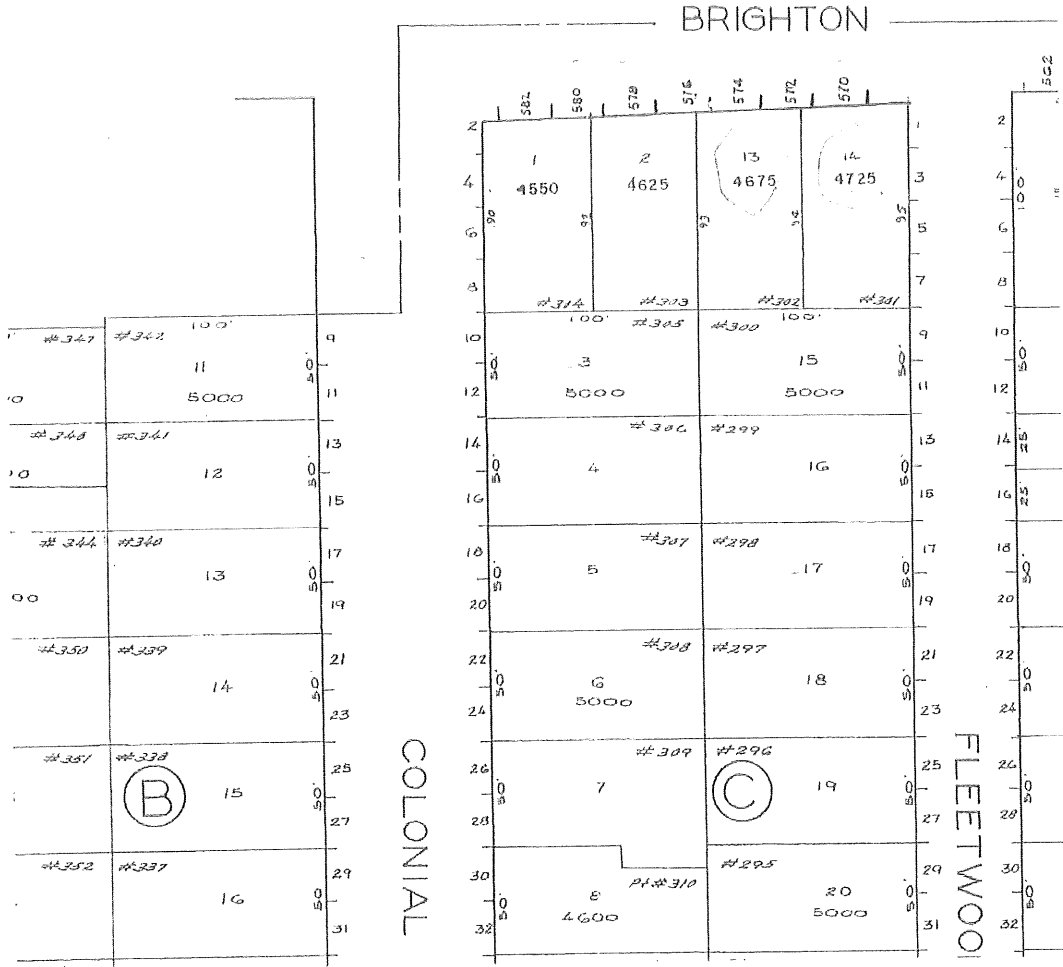
Inspection Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

185 C013001

1/7/2013

Zoom View



LETTER OF INTENT FOR LEASE

01/06/12

Attention: __Aleksandra Townsend

Re: Lease of 570 Brighton Avenue, 1E, Commercial Suite

Thank you for your interest in opening a yoga studio in the commercial space which is available at 570 Brighton Avenue. In accordance with our discussions, below you will find our proposal with respect to this prospective location:

Premises: First floor of 570 Brighton Avenue, Portland, ME., space which is currently vacant, consisting of approximately 800 sq. ft. (exact sq. ft. to be determined based on actual usable sq. ft.). Including use of off street parking lot with access to Fleetwood Street.

Landlord: Biped Development LLC

Permitted Use: Family Yoga Studio

Tenant: Spiral Tree Yoga/ Aleksandra Townsend

Subtenant: None

Delivery of Possession: January 15, 2013, with all of Landlord's Work, if any, completed. Landlord will provide the Premises on an "as-is" basis.

Commencement Date: Date of Delivery of Possession

Term of Lease: One year plus one month, commencing January 1, 2013 through January 31, 2014.

Rent Commencement Date: 02/01/13

Deposit A deposit of \$750.00 was received on January 6, 2013 to reserve the premises

Rent: The monthly rent shall be \$750.00.

Letter of Credit:	On the Commencement Date, Tenant shall deliver to Landlord a Letter of Credit, drawn on Tenant's bank, securing the payment of Tenant's Lease obligations.
Initial Alterations:	Tenant shall, at its cost, complete the build-out of a studio consistent with Tenant's most current store design, including demolition of any existing improvements;
Repairs:	Landlord will maintain all structural elements of the building, including the roof and common areas. Tenant shall make non-structural repairs within its Premises.
Utilities:	Electric and gas utilities are separately metered and will be Tenant's responsibility from the possession date.
Construction Backcharges:	None, including no plan review fee.
Signage:	Tenant's typical signage shall be acceptable to the Landlord
Alterations, Repairs and	Tenant may alter, repair or renovate the Premises without Landlord's prior approval, written or otherwise, up to an annual cost of \$10,000.
Contingency for Unknown Building Conditions:	<p>Landlord warrants to the best of its knowledge that at the time the Premises are delivered to Tenant, no Hazardous Material is contained in or on the Premises. In the event Tenant discovers any Hazardous Materials in the Premises, Tenant shall immediately notify Landlord. In the event Hazardous Materials were not installed or brought into the Premises by Tenant, Landlord shall promptly, at its sole expense, remove, transport and dispose of such Materials in the manner prescribed by applicable Federal, State or local law or regulation.</p> <p>In the event Landlord is required to perform any work relating to the abatement or removal of Hazardous Materials in the Premises, Landlord shall notify Tenant of Landlord's work schedule. If such abatement or removal work is reasonably likely to interfere with (i) Tenant's completion of Tenant's Work, Tenant's opening date shall be delayed on a day for day basis for the period of such interference and/or (ii) Tenant's business or expose Tenant's customers and employees to Hazardous Materials or toxic materials, Tenant shall be permitted to close for business and all fixed minimum rent, additional rent and other charges shall abate until Tenant is once again able to safely conduct its business.</p>

Assignment and Subletting:

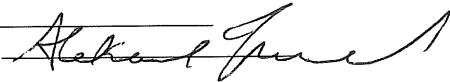
Tenant shall not sublet the premises

Confidentiality:

The terms of this proposal are confidential and shall not be disclosed to parties other than the disclosing party's agents, employees, lenders, partners, and/or consultants.

We trust you will find the foregoing acceptable, therefore, please sign a counterpart of this letter below and return to us within five (5) days from receipt.

On behalf of Tenant:

By: 

On behalf of Landlord:

s/Eric Larsson

By: Eric Larsson, Manager

Notwithstanding any terms or provisions contained herein, this document does not constitute an enforceable agreement, including an agreement to lease space or to continue negotiations. This document merely sets forth a framework the parties anticipate following in future negotiations. Neither of the parties is or will be bound unless and until a formal lease document is approved and signed by each of the parties. Until execution of the formal lease, each party is free to terminate negotiations at any time without stating a reason therefore. Each party agrees that the expenses, efforts and resources undertaken in negotiating a binding lease are customary due diligence for the parties in a transaction of this nature, and that such undertakings do not constitute or create any obligation on the other party.

To: City of Portland, Inspection Services

Date: January 21, 2013

This is to confirm that I am authorizing (Tomasz Momot, Carpentry Frame to Finish) , a licensed contractor, to obtain a building permit for work on the interior of the commercial space on the first floor, East side, of the building located at 570 Brighton Avenue, Portland ME 04102. The work is to begin as soon as possible.

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

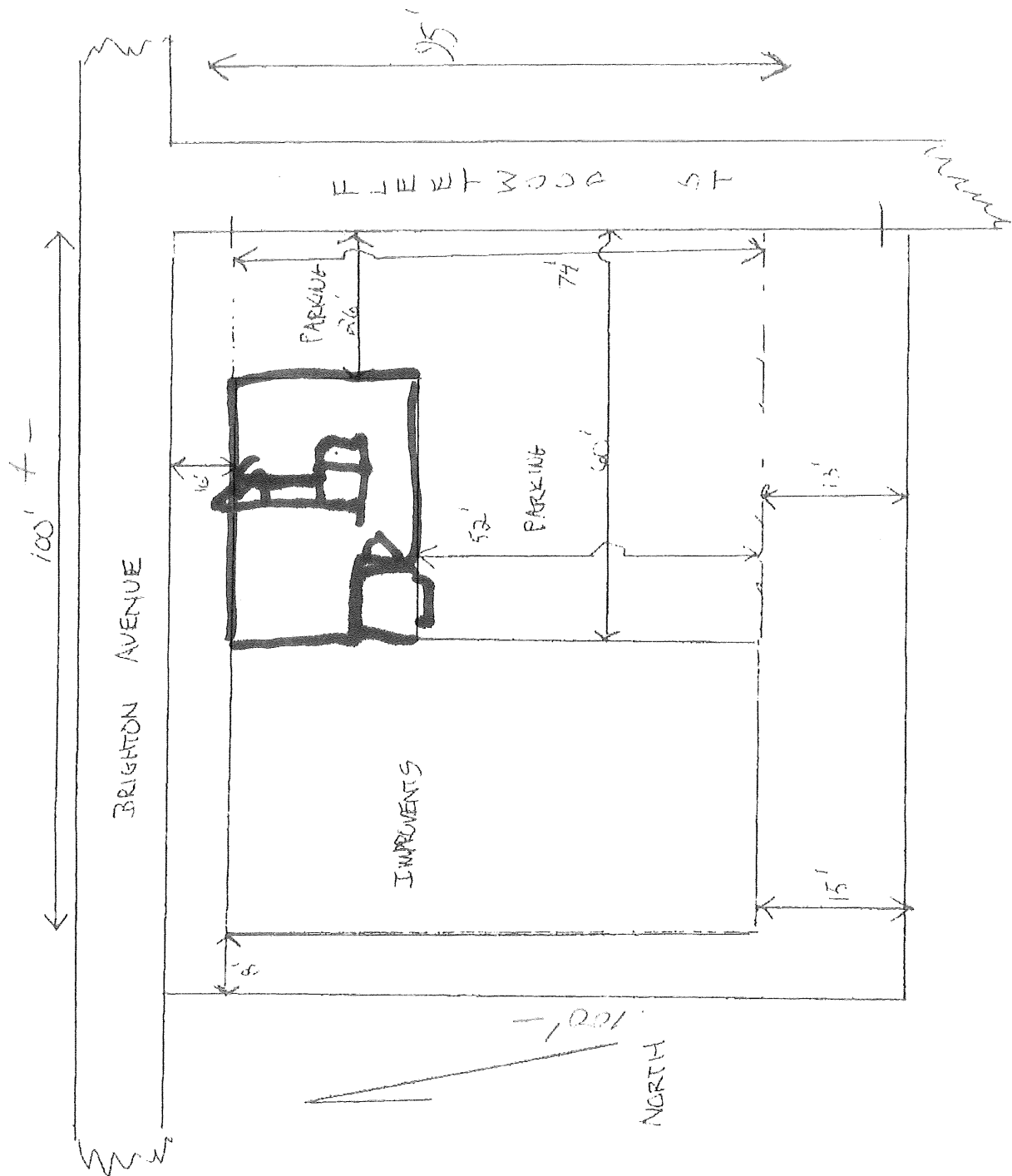


Eric Larsson
Biped Development LLC
65 Berkeley Street, 04103
207.671.5720
biped@maine.rr.com

RECEIVED
JAN 22 2013
Dept. of Building Inspections
City of Portland Maine

Site Plan - 570 BRIGHTON AV. PORTLAND

50' x 50' +/-



570 BRIGHTON AV

Spiral Tree Yoga in blue

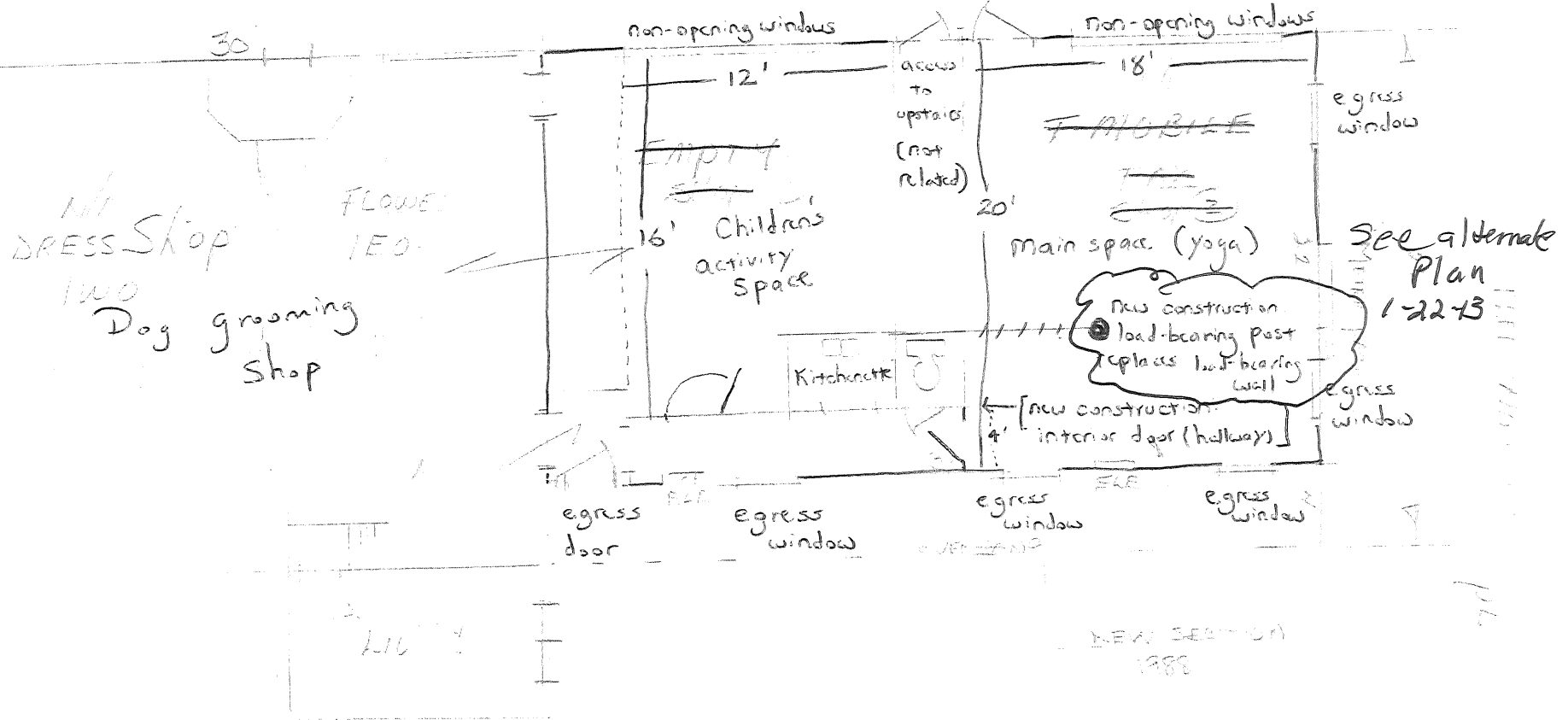
← WESTBROOK

570 BRIGHTON HILL

→ Upl MAINE

1ST FLOOR

12-1-09

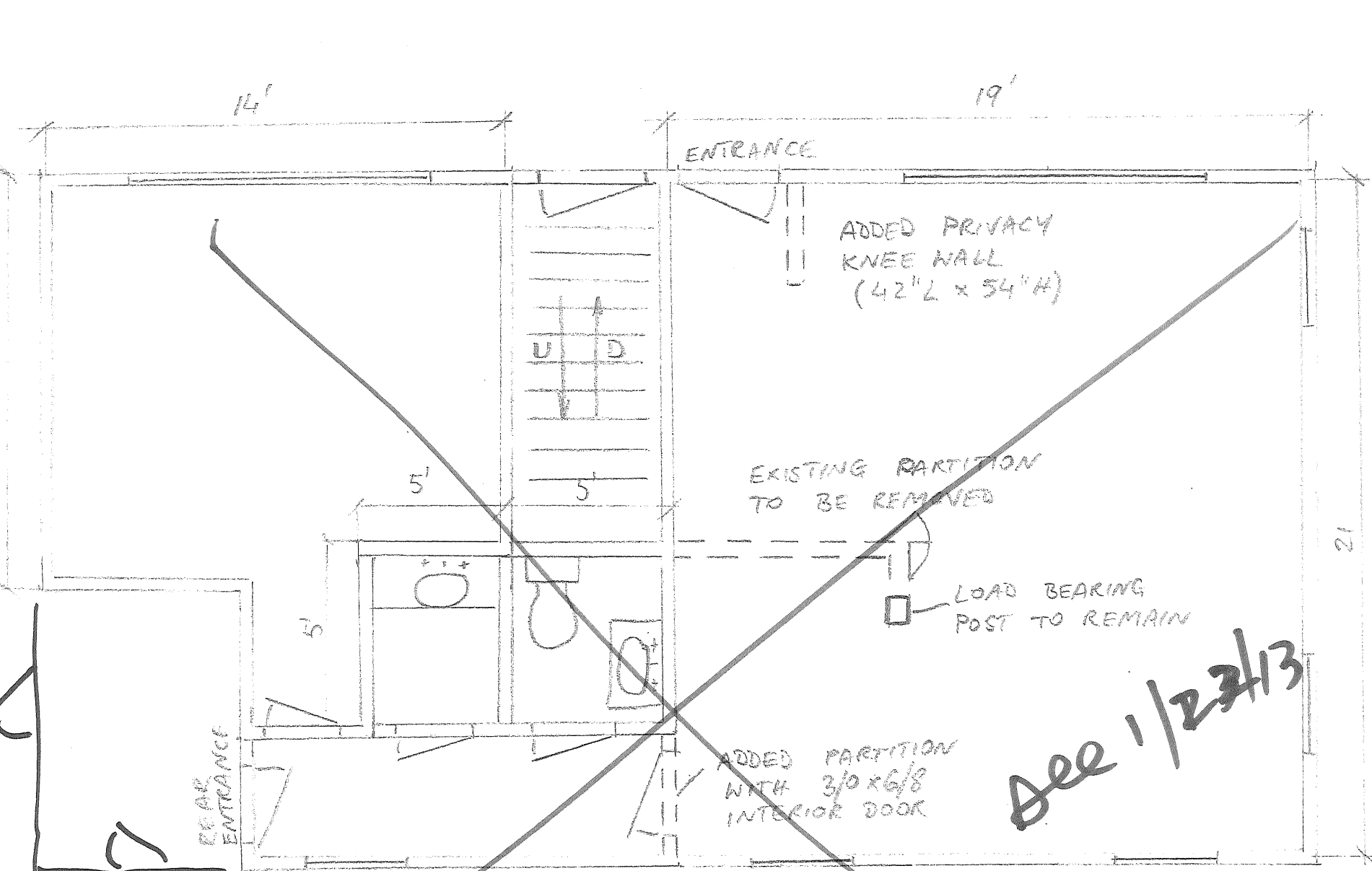


1ST FLOOR
APTS

PARKING LOT
100-2
100-1
100-3
100-4

600'

174

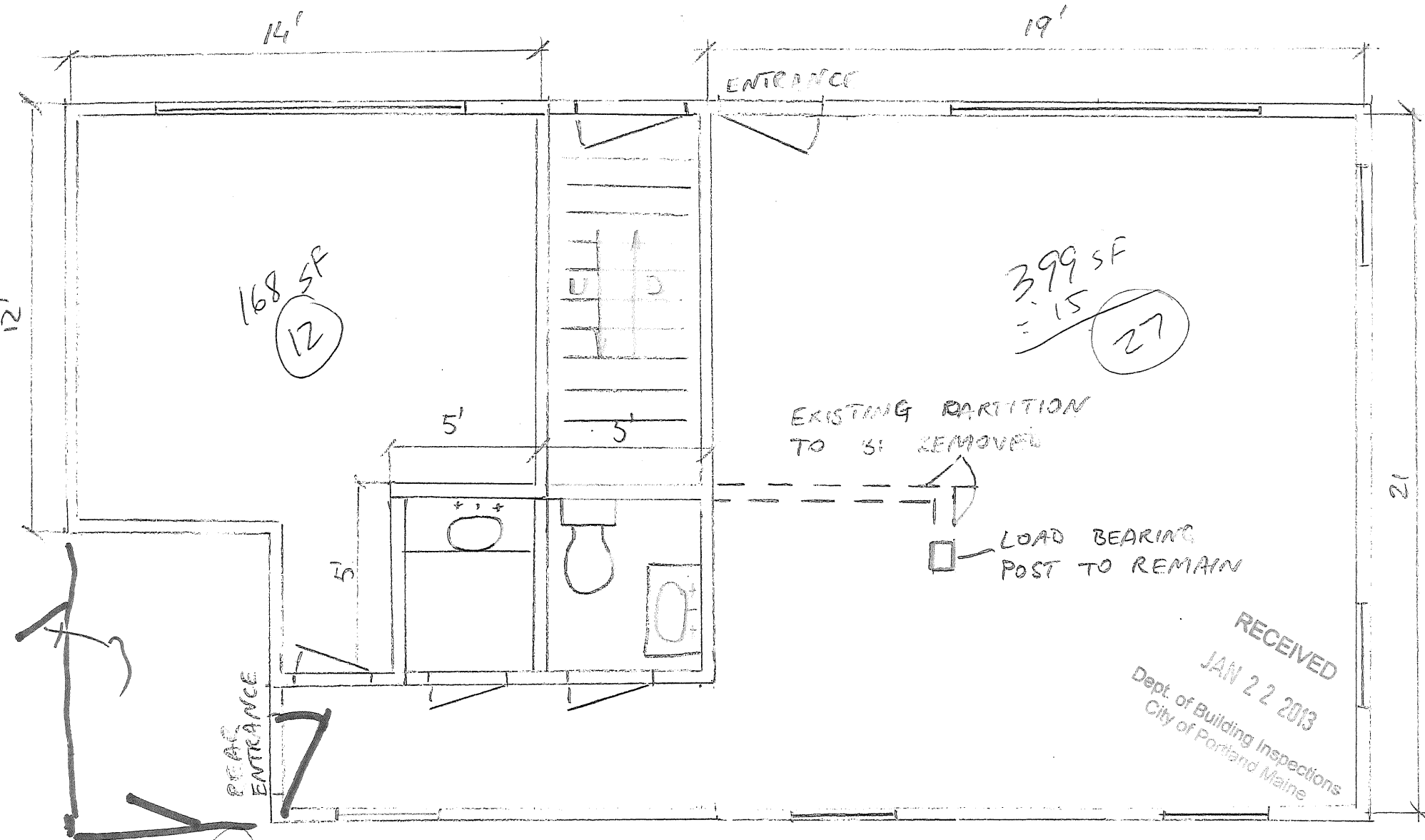


Approx. $625'4" \div 400 = 24kg$
 SPCER

Dec 1/23/13

PROPOSED CHANGES IN SPIRAL TREE
YOGA STUDIO

DESIGNED: TOMASZ MOMOT
 CARPENTRY FRAME TO FINISH
 113 MAIN ST., WINDHAM, ME 04092
 207 712 7154



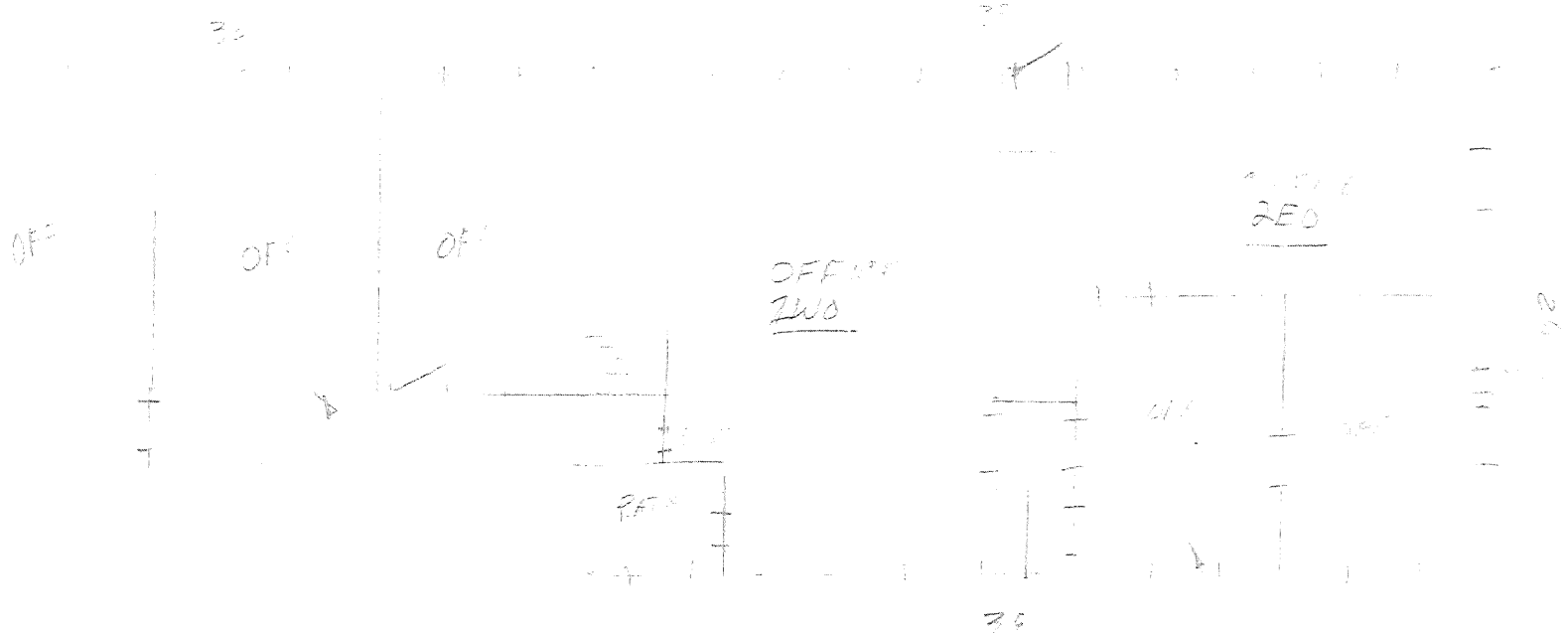
1/29/13 per Tomasz
 ACT ceiling - no drywall
 above - he claims vacant
 space above - does not appear
 to be residential gub

PROPOSED CHANGES IN SPIRAL TREE
 YOGA STUDIO

DESIGNED: TOMASZ MOJNOT
 CARPENTRY FRAME TO FINISH
 113 MAIN ST., WINDHAM, ME 04062

570

IND - FLOOR OFFICE



AP

NEW DESIGN
 1998 - ADDITION
 + UPDATE OLD BUILDING

2WO - FMS
 2EO - FMS