

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

EDWARDS JON H /Curvwork LLC/Robert Verrier

**Located at**

132 WASHINGTON AVE

**PERMIT ID:** 2013-00052

**CBL:** 012 E013001

has permission to **replace existing 30"x 30" with new sign (same size) new wording, using existing brackets**

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 clsoed-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**

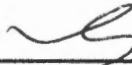
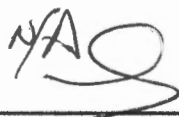
*Mary Schmechel 1/9/13*  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

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

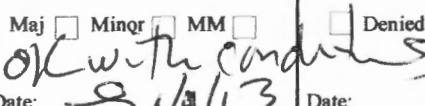
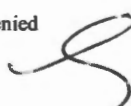
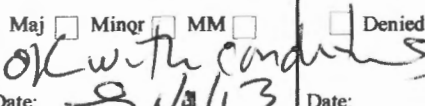
**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 2013-00052	Issue Date:	CBL: 012 E013001
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<b>Location of Construction:</b> 132 WASHINGTON AVE	<b>Owner Name:</b> EDWARDS JON H	<b>Owner Address:</b> PO BOX 715 SOUTH FREEPORT, ME 04078	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Curvwork LLC/Robert Verrier	<b>Contractor Address:</b> 22A Free Street Portland ME 04101	<b>Phone</b> (207) 775-7110
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	<b>Zone:</b> B2b R6
<b>Past Use:</b> Artist studio on lower level; Art gallery & office on street level; One Apartment on 2nd (top) floor	<b>Proposed Use:</b> Same: Artist studio on lower level; Art gallery & office on street level; single family dwelling on top or second floor	<b>Permit Fee:</b> \$42.50	<b>Cost of Work:</b> \$0.00
<b>Proposed Project Description:</b> replace existing 30"x 30" with new sign (same size) new wording, using existing brackets		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	<b>INSPECTION:</b> Use Group: Type:
		Signature: 	Signature: 
		<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:	

<b>Permit Taken By:</b> bjs	<b>Date Applied For:</b> 01/09/2013	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<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"/> Minqr <input type="checkbox"/> MM <input type="checkbox"/> Denied Date:  1/13	<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 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: 
	Date:  1/13		

**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>132 WASHINGTON AVE., PORTLAND 04101</u>		
Tax Assessor's Chart/Block/Lot (CBL) Chart: <u>MAP 12</u> Block: <u>LOT E</u> Lot: <u>13-15</u>	OWNER Name/Address: <u>JON EDWARDS</u> <u>PO BOX 715, S. FREEPORT, ME 04078</u>	Telephone: <u>207.415.4279</u>
LEASEE/BUYER Name (if Applicable) <u>N/A</u>	CONTRACTOR name, address/phone <u>CURV WORK</u> <u>22A PERS ST.</u> <u>PORTLAND, ME 04107</u>	Total S.F. signage <u>\$12.50</u> SF= <u>6.25</u> x \$2.00 SF + \$30 Fee: <u>\$ 30</u> Historic (\$75): <u>\$</u> Awning Fee: <u>\$</u>
Awning Fee = Cost of Work: \$ _____ (\$30/first \$1000; \$10 every other \$1000)		<b>TOTAL FEE: \$ <u>42.50</u></b>

Who should we contact when the permit is ready: Name: JON EDWARDS Phone: 415.4279  
 Address: PO BOX 715, S. FREEPORT, ME 04078

Tenant/allocated building space frontage (in feet): Length: 30' Height: 10'  
 Lot frontage (in feet): 127' Single Tenant or Multi-Tenant Lot: MULTI

Current Specific Use: GALLERY  
 If vacant, what was prior use: \_\_\_\_\_  
 Proposed Use: \_\_\_\_\_

### Information on proposed sign(s)

Freestanding (e.g. pole) sign? YES  NO  Dimensions proposed: 6.25 (25'x25') (sf); Height from grade: 10'  
 BLDG Wall Sign (attached to bldg.)? YES  NO  Dimensions proposed: 30' x 10' (625 sf)

### Proposed Awning:

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: 2.5 ft X 2.5 ft; Height from grade: 10'  
 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: \_\_\_\_\_ sf

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: [Signature] Date: 1.8.13




# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
01/08/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UNDER THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Taylor Insurance & Financial Services Inc. 37 Sewall St. Augusta ME 04330 	<b>CONTACT NAME:</b> Betsi Jane Taylor, Agent <b>PHONE (A/C, No, Ext):</b> 207-622-4414 <b>E-MAIL ADDRESS:</b> betsi@betsitaylor.com	<b>FAX (A/C, No):</b> 207-622-0703													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : State Farm Fire and Casualty Company</td> <td>25143</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : State Farm Fire and Casualty Company	25143	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :
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<b>INSURED</b> Jon Edwards D/B/A Pho Pa PO Box 715 S Freeport ME 04078-0715															


**COVERAGES**                      **CERTIFICATE NUMBER:**                      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Bus-Mercantile Businessowner  GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			99-BA-N605-3F	01/07/2013	01/07/2014	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS  <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED \$      RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? <input type="checkbox"/> Y <input type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATU-TORY LIMITS      OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
  
132 Washington St.  
Portland ME 04101

**CERTIFICATE HOLDER**                      **CANCELLATION**

<b>CERTIFICATE HOLDER</b> City of Portland, Maine	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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THIS IS NOT A BOUNDARY SURVEY

**INSPECTION OF PREMISES**

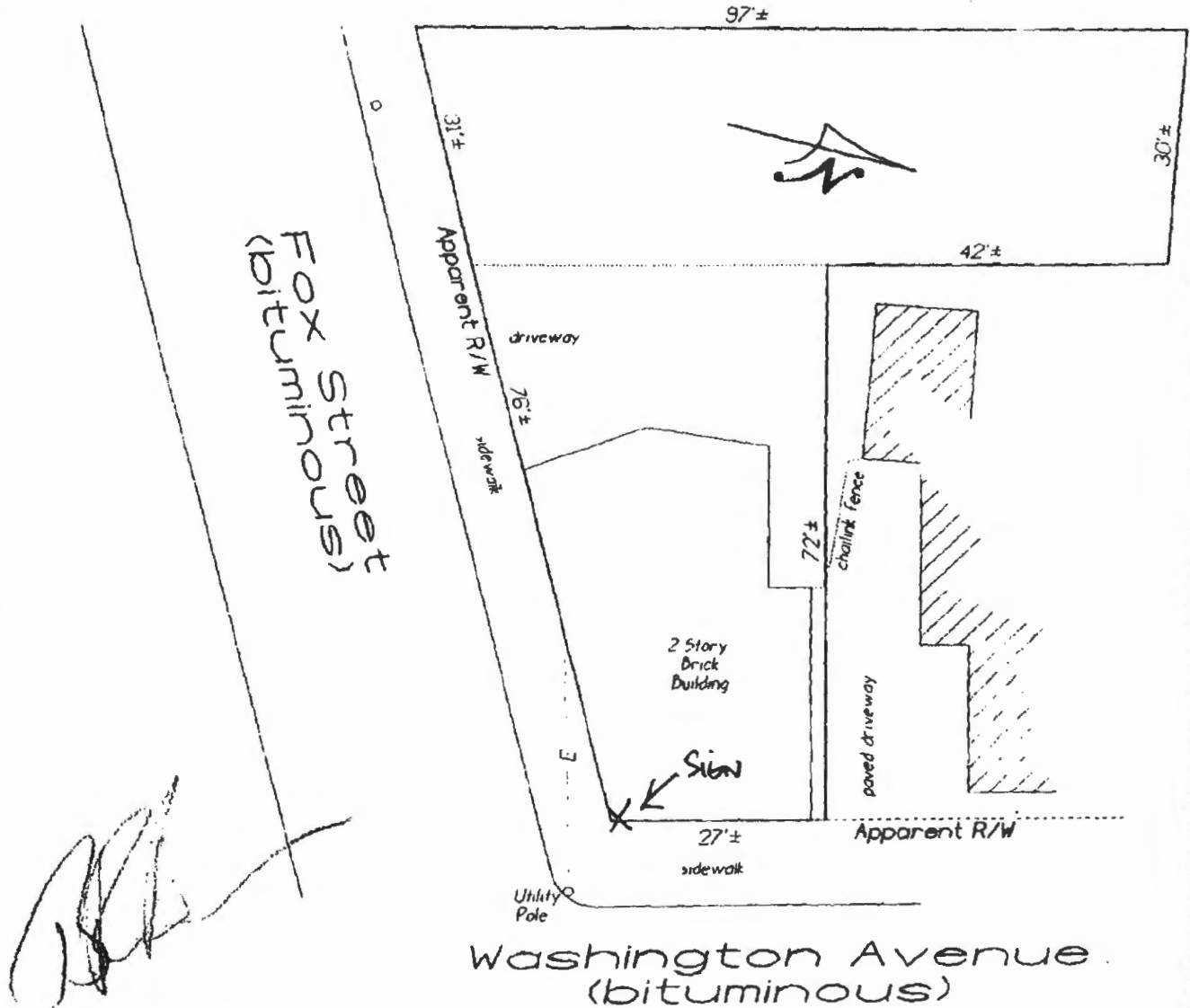
I HEREBY CERTIFY TO Douglas Title Co.

132 Washington Avenue  
Portland, Maine

Job Number: 406-61  
Inspection Date: 01-04-16  
Scale: 1" = 20'

The monumentation is set in harmony with current deed description.  
The building setbacks are in conformity with town zoning requirements. "Grandfathered"  
The dwelling does not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.  
The land does not appear to fall within the special flood hazard zone as indicated on community-panel # 230051.0013.B

BUYER: Jon N. Edwards  
SELLER: Zachery C. Flear



THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJUTING DEEDS.

**Bruce H. Bowman**  
INCORPORATED  
184 John Small Road  
Chebeague Island, Maine 04017  
Phone: (207) 846-1663  
Fax: (207) 846-1664



PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ LOT \_\_\_\_\_  
DEED BOOK 26375 PAGE 308 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: BHB

metal BRACKETS + SCREW HOOKS

2" SQUARE WELDED TUBING

(3)

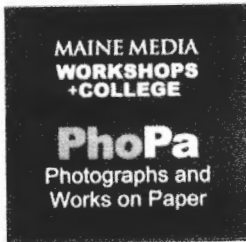
1/2" BOLT  
LAGED  
INTO  
BRICK

132 WASHINGTON AVE  
PORTLAND, ME

PAINTED →

WOOD  
SIGN  
30" X 30"  
3/4" PLYWOOD

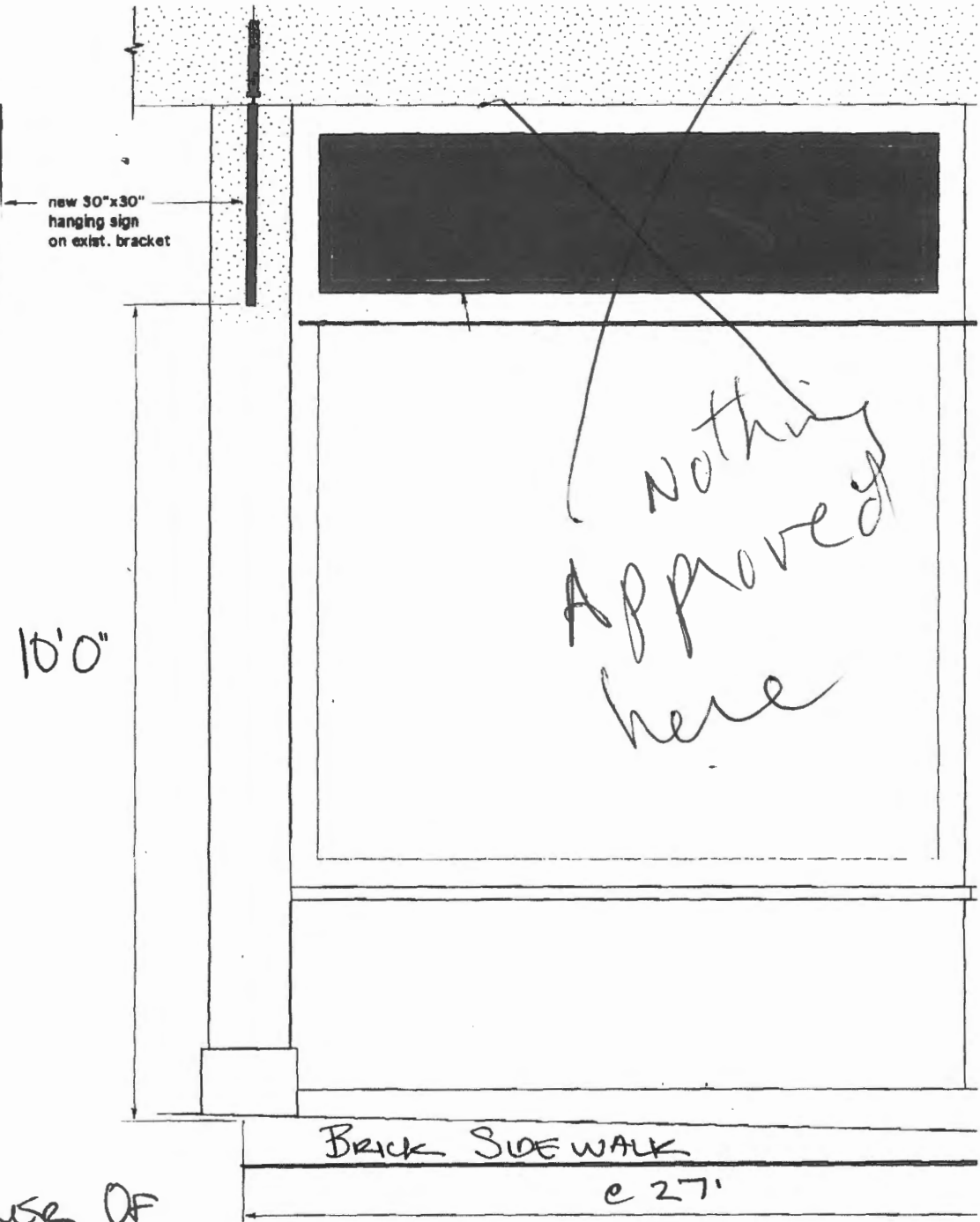
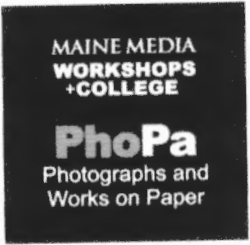
FRONT  
FACE  
BRICK  
BUILDING



40"

10'-0"

BRICK SIDEWALK 1/2" = 1'-0"



CORNER OF  
FOX ST. +  
WASHINGTON AVE.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 132 WASHINGTON AVE CBL 012 E013001

Issued to Edwards Jon H/Welsher Fine Homes/ Larry Date of Issue 06/07/2010

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. 09-1430, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire: Artist Studio, Ground Floor, Art Gallery and Office Street, Level, and Single Family Dwelling Unit, Top Floor

APPROVED OCCUPANCY

Business/ Residential Use Group B/R IBC, 2003

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

06/07/10  
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



# from Previous Submittal

3-7b-

lotsize 5414

non residential use - 232mm lotsize  
 d urban lot floor - 1,200 sq ft

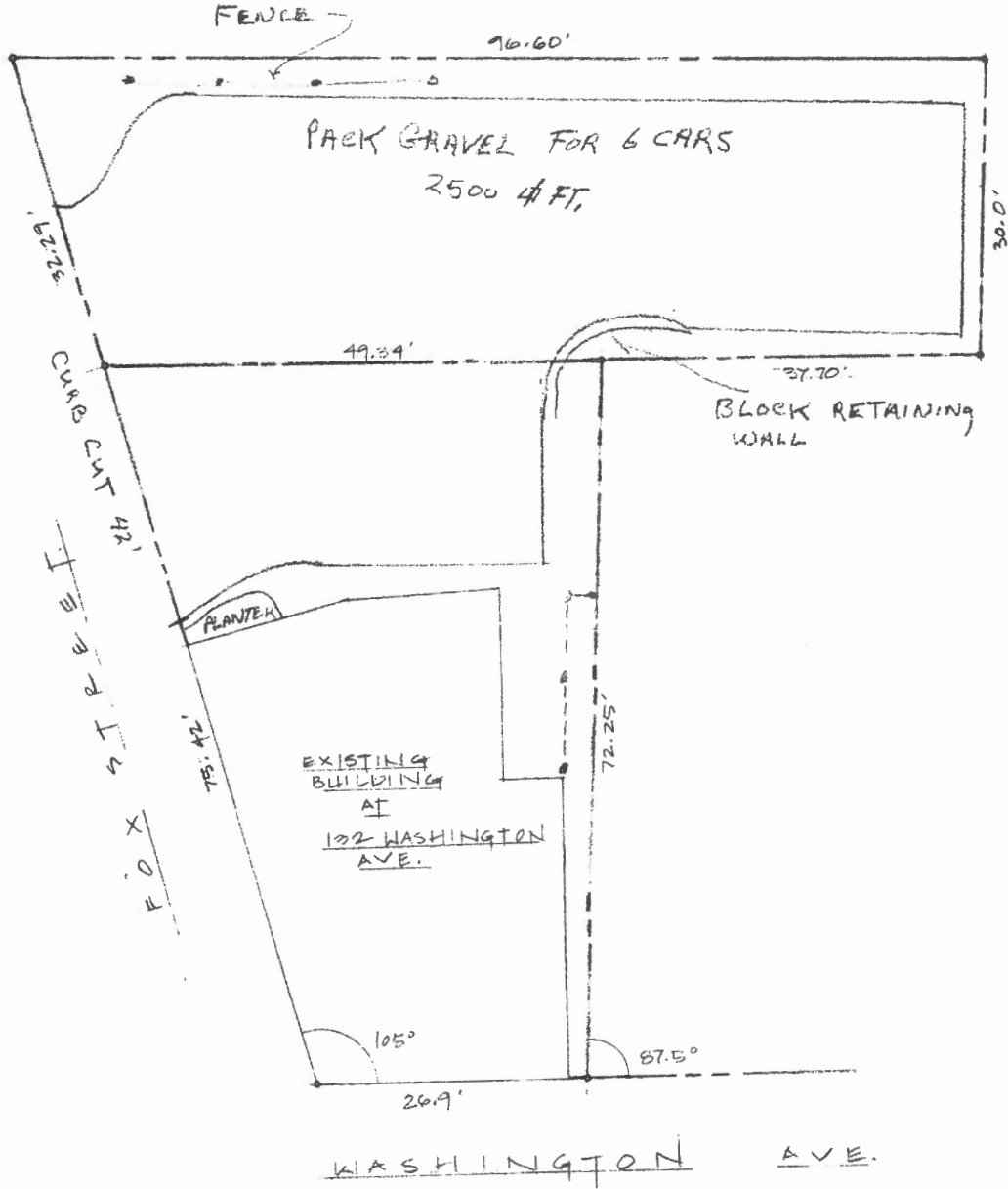
parking - 1 space for du

- artist studio = 1468

- 1st floor of full brick room = 374.75

$$\frac{1862.75 - 400}{1862.75} = 4.6 = 5 \text{ spaces}$$

need lot of 6 space - section 14-332(x) change of use of lot from  
 1,200 sq ft - (OK)



PLOT PLAN  
 1"=10'-0"

Previous Approval 10/0758 <sup>sign</sup> Approval

metal BRACKETS + SCREW HOOKS

2" SQUARE WELDED TUBING

(3)

1/2" Bolt

LAGED INTO BRICK

FOR SUSAN PORTER  
AT 132 WASHINGTON AVE  
PORTLAND, ME.

PAINTED

WOOD SIGN  
30" X 30"  
3/4" Plywood

FRONT FACE

BRICK BUILDING

ART GALLERY  
ADDISON WOOLLEY  
GALLERY

48"

10'-0"

BRICK SIDEWALK 1/2" = 1'-0"

