

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that \* 225 COMMERCIAL ST ASSOC INC

Located At 225 COMMERCIAL

Job ID: 2011-04-914-SIGN

CBL: 032 - - V - 008 - 001 - - - -

has permission to 4 awnings with 4sf signage

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 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

**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**

*[Handwritten signature]*  
5/24/11

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (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.**

1. Final inspection required upon completion of work.

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.

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# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-04-914-SIGN

Located At: 225 COMMERCIAL

CBL: 032 - - V - 008 - 001 - - - - -

## **Conditions of Approval:**

### **Zoning**

1. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

### **Historic**

- Approval is based on revised proposal submitted to HP staff on 5/12/11. Awnings to measure 60" wide, 30" tall with 12" projection. Graphic detail to measure 1' x1'
  - Awnings to fit within individual window openings and be attached to window framing; no part of awning to extend over granite piers or lintel.
-





# Signage/Awning Permit Application *Warehouse*

2011 04914

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>205 Commercial</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>V</u> Lot# <u>8</u>	Owner: <u>225 Commercial St. Inc</u> <u>225 Commercial #502</u> <u>Portland, Me 04101</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Contractor name, address & telephone: <u>DAVID WOOD</u> <u>75 MARKET ST</u> <u>PORTLAND ME 04101</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <u>David Hodakins</u> phone: <u>773-3906</u> <u>4SF x 2 = 8SF</u>		
Tenant/allocated building space frontage (feet): Length: <u>25'</u> Height _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot <u>Multi</u> <u>11 SF x 2 = 22</u>		
Current Specific use: <u>retail - hardware</u> <u>Historic Bldg</u> <u>75</u> If vacant, what was prior use: _____ <u>30</u>		
Proposed Use: <u>retail - David Wood</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions proposed: _____		
Proposed awning? Yes <input checked="" type="checkbox"/> No _____ Is awning backlit? Yes _____ No <input checked="" type="checkbox"/> Height of awning: <u>22"</u> Length of awning: <u>62"</u> Depth: <u>42"</u> <b>RECEIVED</b> Is there any communication, message, trademark or symbol on it? Yes <input checked="" type="checkbox"/> No _____ If yes, total s.f. of panels w/communications, message, trademark or symbol: <u>2.75</u> s.f. <b>127.00</b>		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions: _____ Awning? Yes <input checked="" type="checkbox"/> No _____ Sq. ft. area of awning w/communicator: <u>2.75</u> <b>APR 27 2011</b> <b>Dept. of Building Inspections</b> <b>City of Portland Maine</b>		
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.		

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.

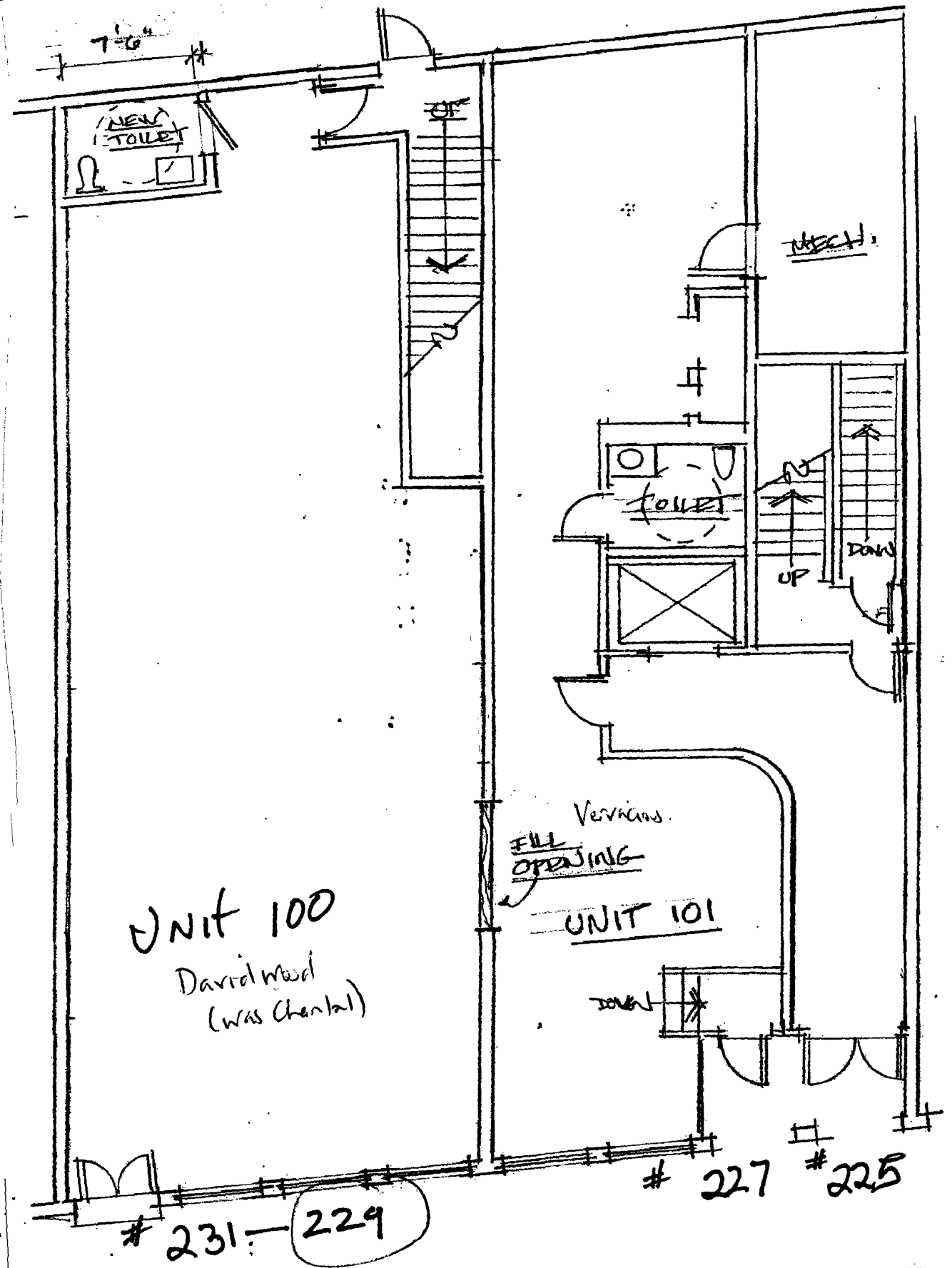
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building 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: [Signature] Date: 4-26-11

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

B-3 - individual ground floor front  
25x2 = 50 sq allowed 4 sq proposed.



225 COMMERCIAL STREET PORTLAND  
 FIRST FLOOR PLAN UNIT RENOVATION  
 6/3/10

1/8" = 1'-0"

1

2

3

4

5

6

Approved based  
on this  
revised design.

propose 1' x 1'  
60" wide  
30" tall  
12" projection

11/21/11





# Maine Bay Canvas

## ESTIMATE - CONTRACT

**SOLD TO:** David Wood  
**DELIVERY ADDRESS:** 237 Commercial Street  
 Portland, Maine  
**MAILING ADDRESS:** Same

JOB LOCATION: Portland, Maine  
 DATE: 4/6/11  
 EST. DEL. DATE: 3 weeks  
 HOME PHONE:  
 BUS. PHONE: 773-3906  
 FRAME STYLE: Galv. Steel tubing/welded  
 FABRIC COLOR: Your selected color  
 FABRIC STYLE # Sunbrella woven acrylic

Manufacture and install 4 welded steel frame fabric covered awnings for the new David Wood location on Commercial Street.

Fabric: "Sunbrella" woven acrylic awning material in your selected color. Fabric will be treated for flame retardancy to meet local code requirements. Carries a manufacturers 10 year limited warranty.

Frames: "1" square galvanized steel tubing. All welded joint construction. All welds will be wire brushed clean, ground smooth, primed and painted a matching metallic color. Frames fabricated true and square.

Dimensions: <sup>5'2" 55" 18"</sup> 5'-4" wide x 4'-2" tall x 1'-6" projection.  
<sub>64"</sub>

Graphics: The David Wood bowler hat logo painted on front lower section of each awning, centered, in a deep brown color. (4 total).

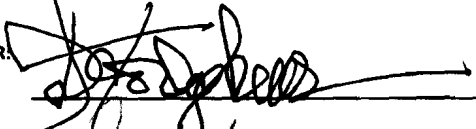

Scope of work: Fabric will fit frames taught with no puckers or gathering. No loose valance at bottom edge. No fabric on the ends of the frames. Frames mounted 8' off of sidewalk.

*Done Maine Bay Canvas*  
*878 8888*  
*David Wood*  
*for check*

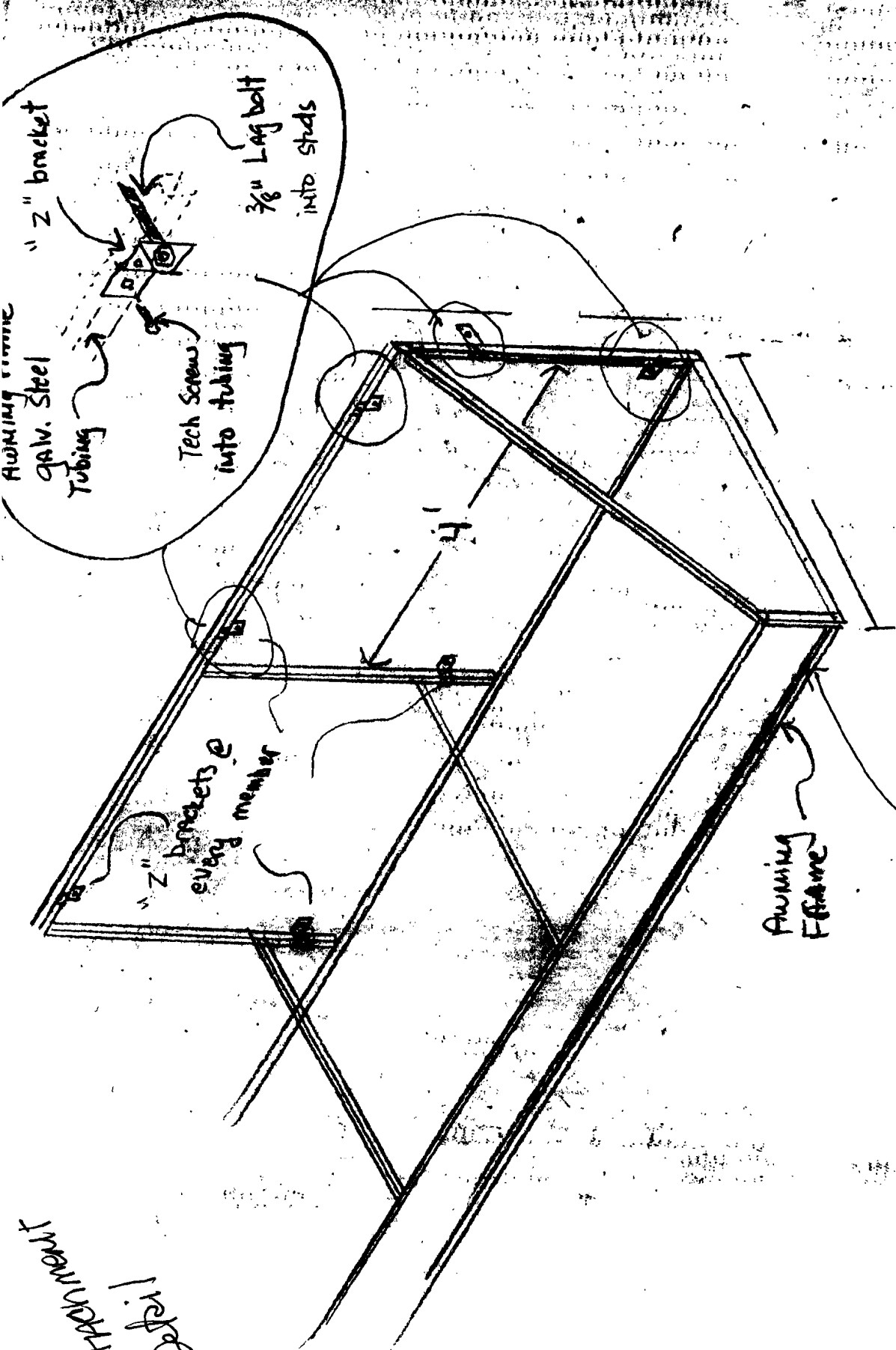
ITEM#	ESTIMATE
ESTIMATE as stated above.....	\$2,106.00
TAX	\$88.00
ESTIMATE TOTAL	\$2,194.00
LESS DEPOSIT	50%
DUE UPON INSTALLATION	Net

**CONTRACT AGREEMENT**

Maine Bay Canvas, Inc. agrees to sell, deliver and install to the Buyer, and the Buyer agrees to purchase and accept Maine Bay Canvas, Inc. the above described goods or property, subject to and upon the terms and conditions hereof expressed. Any alteration or deviation from specifications involving extra costs will become an additional charge over and above the quote.  
 Until the said total balance is paid in full and all of the conditions hereof are fully performed title to and ownership of the property purchased under this contract shall be and remain the property of Maine Bay Canvas, Inc.  
 No cancellations will be accepted after work has started, or on special order merchandise. Delivery dates shown are approximate unless otherwise stated.  
 Accounts 30 days past stated terms will be subject to an 18% annual finance charge.

BUYER:   
 SELLER: 

Attachment Detail



\* 1" Square galvanized steel tubing

\* Welded Joint Construction

Fabric will attach to frame with lace line around perimeter and Tech Screws at the Head.

# Certificate of Flame Resistance



REGISTERED  
APPLICATION  
CONCERN No.

F-368

ISSUED BY

Glen Raven Mills, Inc.  
1831 N. Park Avenue  
Glen Raven, NC 27215

919/227-6211

Date treated or  
manufactured

This is to certify that the materials described on the reverse side hereof have been flame-retardant treated (or are inherently nonflammable).

FOR \_\_\_\_\_ ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_

Certification is hereby made that: (Check "a" or "b")

- (a) The articles described on the reverse side of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and that the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used..... Chem. Reg. No.....  
Method of application.....

- (b) The articles described on the reverse side hereof are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

Trade name of flame-resistant fabric or material used..... FR Sunbrella®..... Reg. No..... F-368

The Flame Retardant Process Used ..... will not ..... Be Removed By Washing  
(will or will not)

Glen Raven Mills, Inc.

Name of Applicator or Production Superintendent

By

GLEN RAVEN MILLS, INC.

David A. Edgerton

Title

**225 Commercial Street, Inc.**  
225 Commercial Street, Suite 502  
Portland, Maine 04101-4613  
207-775-7442  
FAX 207-761-0922  
chagge@mac.com

April 19, 2011

Building Inspections  
City of Portland  
Congress Street  
Portland, Maine 04101


Re: Awning Permit, 225 Commercial St., 32-V-8

Dear Building Inspections:

Please accept this letter as granting David Hodgkins and David Wood, LLC permission to install 4 awnings on the retail space located at 229 Commercial Street.

If you need additional information, please don't hesitate to call.

Sincerely,



Cyrus Y. Hagge, Owner

Fiscal Year  
 July 1, 2010 - June 30, 2011  
 Owner of Record as of April 1, 2010  
 225 COMMERCIAL ST ASSOC INC  
 225 COMMERCIAL ST  
 PORTLAND ME 04101

TOWN  
 3.9.11  
 #3019

Acres:  
 0.124  
 Assessed Property Description  
 32-V-8  
 COMMERCIAL ST 225-231  
 5392 SF

CURRENT BILLING DISTRIBUTION		CURRENT BILLING INFORMATION	
Education	\$18,345.48	Land Value	\$256,200.00
Public Safety	\$5,419.43	Building Value	\$1,787,200.00
Debt Service	\$4,833.54	Total Value	\$2,043,400.00
Public Services	\$3,112.51	Exemptions	\$0.00
General Government	\$805.59	Homestead	\$0.00
Recreation & Facil. Mgmt	\$988.68	Taxable Value	\$2,043,400.00
County Tax	\$1,171.77	Tax Rate	17.92
Library	\$915.44	TOTAL TAX	\$36,617.74
Metro	\$622.50	AMOUNT PAID	\$18,308.87
Health & Human Services	\$402.80		
Enterprise Funds	\$0.00		

Change of Ownership

Date of Sale: / /

**Remittance Instructions**

To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to: **CITY OF PORTLAND.**

Use enclosed envelope to mail in your payment.

Use right top margin for change of address.

Remit To **CITY OF PORTLAND, MAINE  
 FINANCE DEPARTMENT  
 TREASURY AND COLLECTION DIVISION  
 P O BOX 544  
 PORTLAND, ME 04112-0544**

*Please see the backside for important information.*

Former Owner Name:  
 New Owner Name:  
 New Owner Address:



# CERTIFICATE OF LIABILITY INSURANCE

OP ID: CB

DATE (MM/DD/YYYY)

04/20/11

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON 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).

PRODUCER <b>Noyes Hall &amp; Allen Insurance</b> PO Box 2403 170 Ocean Street South Portland, ME 04116-2403 David J. McKenna, Jr.	207-799-5541 207-767-7590	CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS: PRODUCER CUSTOMER ID #: <b>DAVID-5</b>	FAX (A/C, No):
INSURED <b>David Wood LTD</b> 229 Commercial Street Portland, ME 04101	INSURER(S) AFFORDING COVERAGE INSURER A: <b>Hanover Insurance Co</b> INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # <b>22292</b>	

**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. SUBR. INSR. WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X	OHP5977284-08	08/03/10	08/03/11	EACH OCCURRENCE \$ <b>1,000,000</b>
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/>					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>50,000</b> MED EXP (Any one person) \$ <b>5,000</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>2,000,000</b> PRODUCTS - COM/OP AGG \$ <b>2,000,000</b>
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE \$ RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A			WC STATUTORY LIMITS OTHER 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)

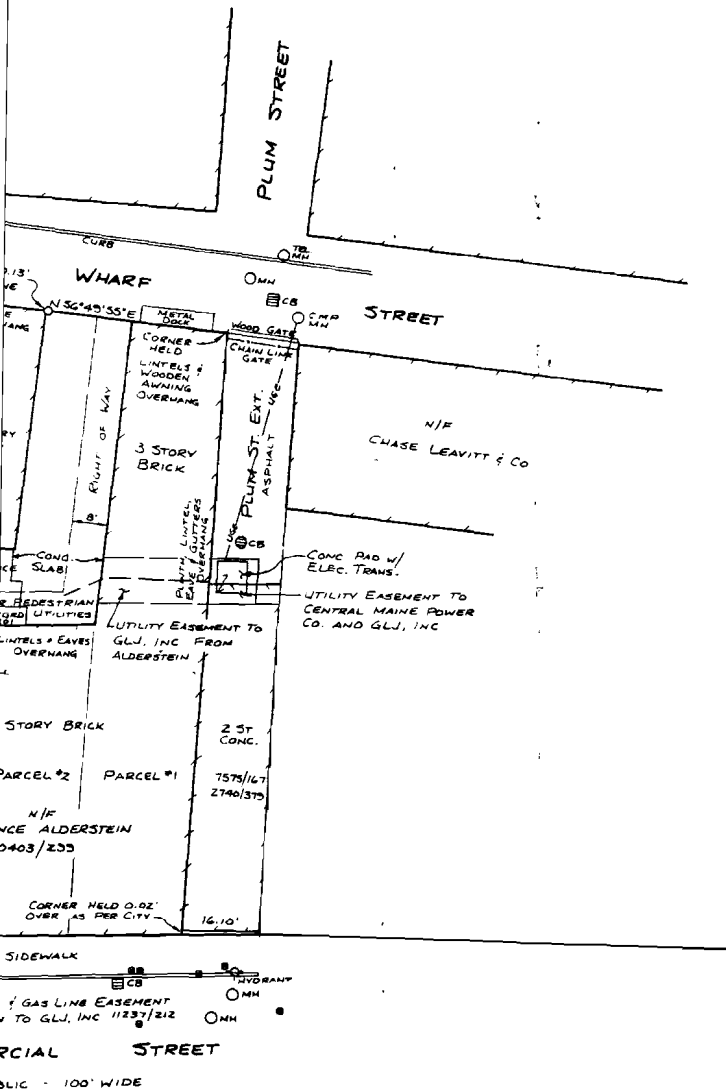
City of Portland, Maine is hereby added as additional insured with respects to signage at 229 Commercial Street, Portland, Maine. Additional insured status does not apply to workers compensation coverage.

**CERTIFICATE HOLDER****CANCELLATION**

<b>CITYOFF</b>  City of Portland 389 Congress Street Portland, ME 04101	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 <i>Cheyl Beemer</i>
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\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 DATE: \_\_\_\_\_



**PLAN REFERENCES:**

- 1) PLAN OF LAND ON COMMERCIAL ST., PORTLAND, MAINE, FOR ERIC CIANCETTE, DATED JULY 26, 1988 BY OWEN HASKELL, INC.
- 2) PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR CARR BROTHERS CO., DATED JAN. 14, 1963 BY H.I. & E.C. JORDAN, SURVEYORS.
- 3) PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR CITY OF PORTLAND, WHARF ST., DATED MAY 31, 1978 BY H.I. & E.C. JORDAN, SURVEYORS.
- 4) CITY OF PORTLAND ENGINEERING DEPARTMENT PLANS:  
 624/2 COMMERCIAL STREET  
 64 CITY STREET WORKING PLAN - WHARF ST.  
 174 CITY STREET WORKING PLAN - DANA ST.
- 5) PLAN OF LAND ON UNION STREET, PORTLAND, MAINE, FOR RAM MANAGEMENT COMPANY, JULY 31, 1985, BY OWEN HASKELL, INC.

**NOTES:**

- 1) OWNER/APPLICANT: GLJ, INC., P.O. BOX 4857, PORTLAND, ME 04112 DEED. BOOK 11237, PAGE 201
- 2) LOCUS IS SHOWN AS PORTION OF LOT 8 ON PORTLAND TAX MAP 32-V.
- 3) SURVEY EQUIPMENT: LIETZ SDM 3FR.
- 4) COMMERCIAL AND DANA STREETS FIXED AS PER CITY PLANS; WHARF ST. FIXED FROM PLAN REF. #5 BY HOLDING WEST CORNER OF CHASE LEAVITT BUILDING AS PER PLAN AND 3' OFFSET MONUMENT AT WHARF ST. AND UNION ST.
- 5) BEARINGS ARE BASED ON MAINE STATE GRID AS PER PLAN REF. #1.
- 6) TOTAL LOT AREA: 5,352 SQ. FT.
- 7) ZONING: B3
- 8) BUILDING SUMMARY: GROUND FLOOR AREA: 5,000 SQ. FT. ±  
 NUMBER OF STORIES: FIVE  
 TOTAL BUILDING AREA: 25,000 SQ. FT. ±
- 9) EXISTING USE: VACANT WAREHOUSE AND RETAIL SHOP
- 10) PARKING: NONE REQUIRED.
- 11) THE SITE IS CURRENTLY SERVICED BY CITY WATER AND SEWER.
- 12) LOCATION OF UNDERGROUND UTILITIES AND SERVICE GATES AS OF 1988 (PLAN REF. #1).

**CERTIFICATE:**

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON AN ACTUAL ON THE GROUND SURVEY (PLAN REF. #1) WHICH CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS FOR SURVEYING PRACTICE AND SURVEY CONDITIONS.

**SITE PLAN**  
 OF WINSLOW BLOCK  
 COMMERCIAL AND WHARF STREETS  
 PORTLAND, MAINE



