

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 040412

MAY 03 2004

CITY OF PORTLAND

This is to certify that Wright-ryan Real Estate Llc/has permission to Install two 30" x 30" SignsAT 10 Danforth St

040 D002001

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

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Janine Bourke 4/29/04
Director - Building & Inspection Services

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: 04-0412	Issue Date: MAY 03 2004	CBL: 040 D002001
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Location of Construction: 10 Danforth St	Owner Name: Wright-ryan Real Estate Llc	Owner Address: 10 Danforth St	Phone: 207-773-3625
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Signs - Permanent	Zone: B3

Past Use: Commercial / Offices	Proposed Use: Offices / Install two signs 30" x 30" each. One sign will have a brackett and the other will be attached to building.	Permit Fee: \$95.00	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: Install two 30" x 30" Signs		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: SIGN BOCA 1999 Signature: JMB 4/29/04
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.): Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: [Signature] Date: 4/21/04		

Permit Taken By: BB	Date Applied For: 04/13/2004	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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 4/29/04	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 type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied to Ethan in Planning Date:
		[Handwritten: All old signs shall be removed] [Signature]		

D. Anderson
4/26/04

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0412	Date Applied For: 04/13/2004	CBL: 040 D002001
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Location of Construction: 10 Danforth St	Owner Name: Wright-Ryan Real Estate Llc	Owner Address: 10 Danforth St	Phone: 207-773-3625
Business Name: n/a	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone (207) 773-3625
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Signs - Permanent	

Proposed Use: Offices / Install two signs 30" x 30" each. One sign will have a brackett and the other will be attached to building.	Proposed Project Description: Install two 30" x 30" Signs
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Dept: Historical **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 04/26/2004
Note: **Ok to Issue:** ☒

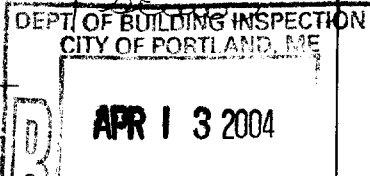
Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 04/21/2004
Note: 4/20/04 On what floor are these offices located? - This is in Historic District but not in the PAD district - the area in question is in the basement on one side. **Ok to Issue:** ☒

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 04/29/2004
Note: **Ok to Issue:** ☒

Signage/Awning 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>10 Danforth Street</u>		
Total Square Footage of Proposed Structure <u>18 sq. feet</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>040-0</u> Block# <u>002</u> Lot# <u>001</u>	Owner: <u>Wright-Ryan Real Estate, LLC</u>	Telephone: <u>773-3625</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Wright-Ryan Construction, Inc.</u> <u>10 Danforth 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: \$ <u>30</u> Awning Fee = Cost Of Work: \$ <u>65</u> Total Fee: \$ <u>95.00</u>
Current use: <u>OFFICES</u>		
If the location is currently vacant, what was prior use: <u>15 ST</u>		
Approximately how long has it been vacant: <u>HISTORIC</u>		
Proposed use:		
Project description: <u>Event a sign each 30" x 30"</u> <u>one is on brackets and one is attached to building</u>		
Contractor's name, address & telephone:		
Whom should we contact when the permit is ready: <u>Above</u>		
Mailing address: <u>John Spritz - 98 Chestnut St. Suite</u> <u>775-6062</u> <u>Portland ME 04101 1625</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A STOP WORK ORDER will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT. WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>[Signature]</u>	Date: <u>4-8-04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.

SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: 10 Danforth Street ZONE: _____

CBL: 040-D-002-001

SINGLE TENANT LOT? YES _____ NO _____ MULTI TENANT LOT? YES _____ NO _____

MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES _____ NO _____

TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):

Length: _____ Height: _____

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO _____ DIMENSIONS PROPOSED: _____

BLDG. WALL SIGN? (attached to bldg) YES ☒ NO _____ DIMENSIONS PROPOSED: 30" x 30"

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO _____ DIMENSIONS: _____

BLDG. WALL SIGN(attached to bldg) ? YES ☒ NO _____ DIMENSIONS: 12" x 72"

AWNING? YES _____ NO _____ DIMENSIONS: _____

LOT FRONTAGE (FEET): _____

AWNING YES _____ NO _____ IS AWNING BACKLIT? YES _____ NO _____

HEIGHT OF AWNING: _____ LENGTH OF AWNING: _____ DEPTH: _____

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? YES _____ NO _____

IF YES, TOTAL S.F. OF PANELS WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? _____ s.f.

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 ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: [Signature] DATE: 4-8-04

***** FOR OFFICE USE ONLY *****

CHECKLIST FOR SIGN/AWNING APPLICATION

Applicants for a sign or awning permit are required to submit the following information to the Code Enforcement Office at the time of application:

✓
____ 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.
Amount must equal \$400,000.00.

✓
____ 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. **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 facade dimensions for any signage attached to a building.**

✓
____ A sketch or photo of any proposed sign(s) indicating *content, dimensions, materials, source of illumination, and construction method, as well as specifics of installation/attachment.*

____ Certificate of Flammability required for awning or canopy at time of application.

____ UL# required for lighted signs at the time of Final Inspection. Failure to provide this information will invalidate the Sign Permit.

____ Pre-Application Questionnaire completed and attached. Photos of existing signage attached.

**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, plus \$9.00 for each additional \$1,000.00.**

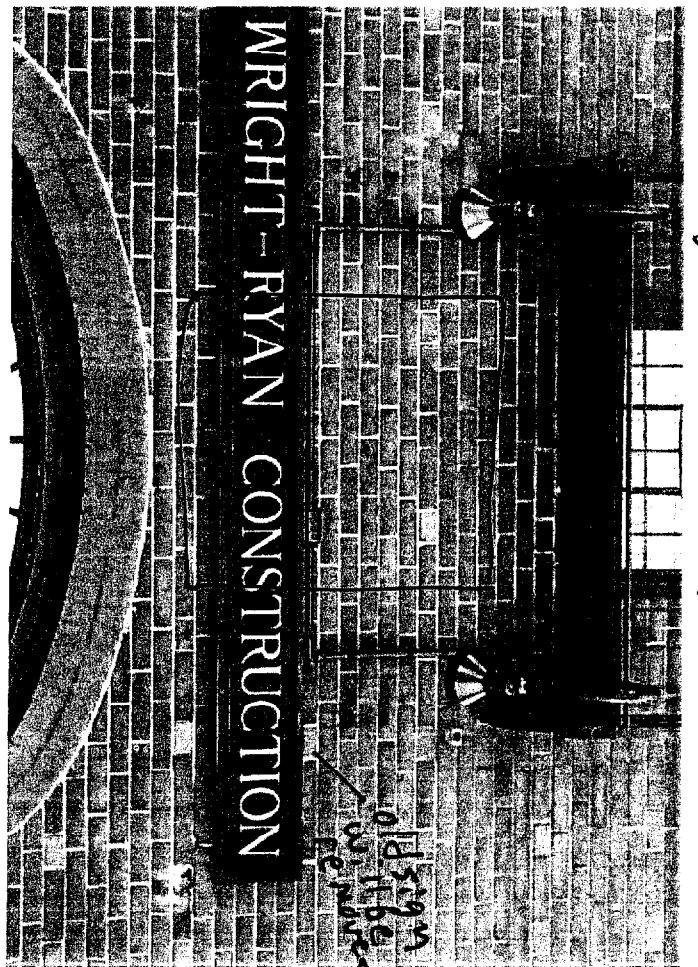
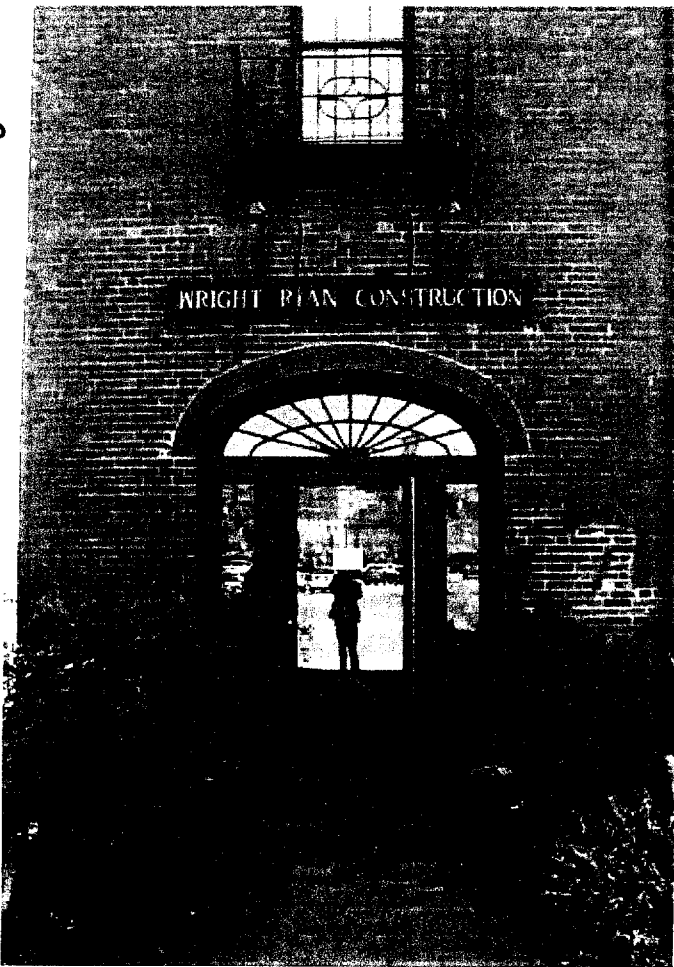
Base Application Fee for any Historic District signage is \$65.00 instead of \$30.00

sign A



sign A, close-up

sign B



sign B close-up

sign B
close-up



WRIGHT-RYAN CONSTRUCTION, INCORPORATED

9 April 2004

City of Portland
Portland, Maine

Re: Permission for signage, 10 Danforth Street

Dear Permitting Office:

As the owners of the building located at 10-18 Danforth Street in Portland I am providing my permission for Wright-Ryan Construction to install 2 signs as per their application dated 4-8-04.

Thank you for approving this request.

Sincerely,

A handwritten signature in black ink, appearing to be a cursive combination of the names Thomas B. Wright and John W. Ryan. The signature is fluid and extends to the right.

Thomas B. Wright John W. Ryan

Wright-Ryan Real Estate LLC

Sign B
(At front
of
building)



This one-sided wooden sign will be mounted to an exterior brick wall.
(replacing the existing horizontal sign)
Site location is 10 Danforth St., Portland

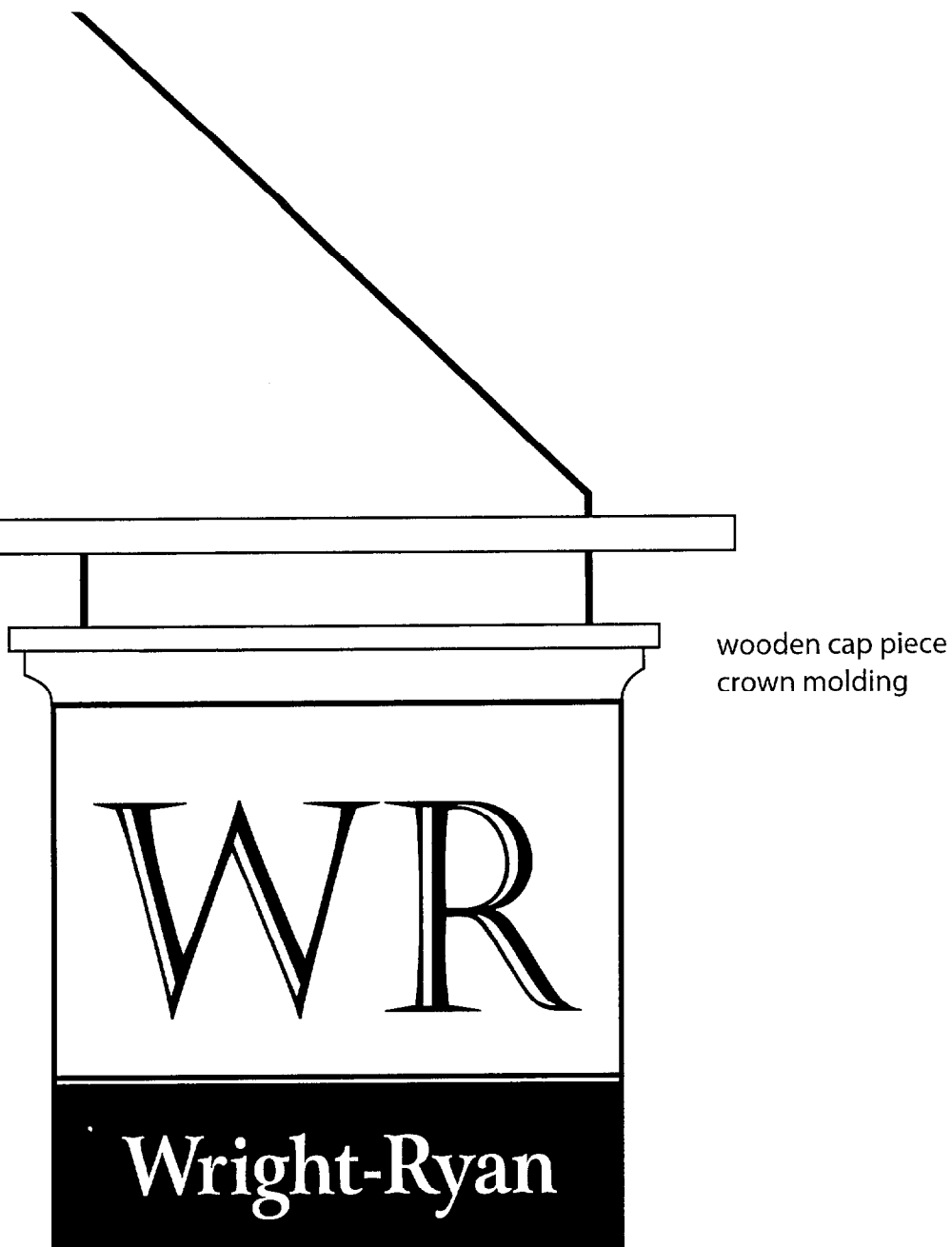
Size: 30" wide

Material: HDU Sign Foam, white, with wooden 'cove' or 'roman' style black frame

WR routed letters in black, on white background

Wright-Ryan High Performance Adhesive Back Vinyl, white letters on black background

Sign A
(over 10
Danforth
Street)



2-sided outdoor sign

Size: 30" wide

Material: HDU Sign Foam, white, with simple wooden 'cove' style frame

WR routed letters in black, on white background

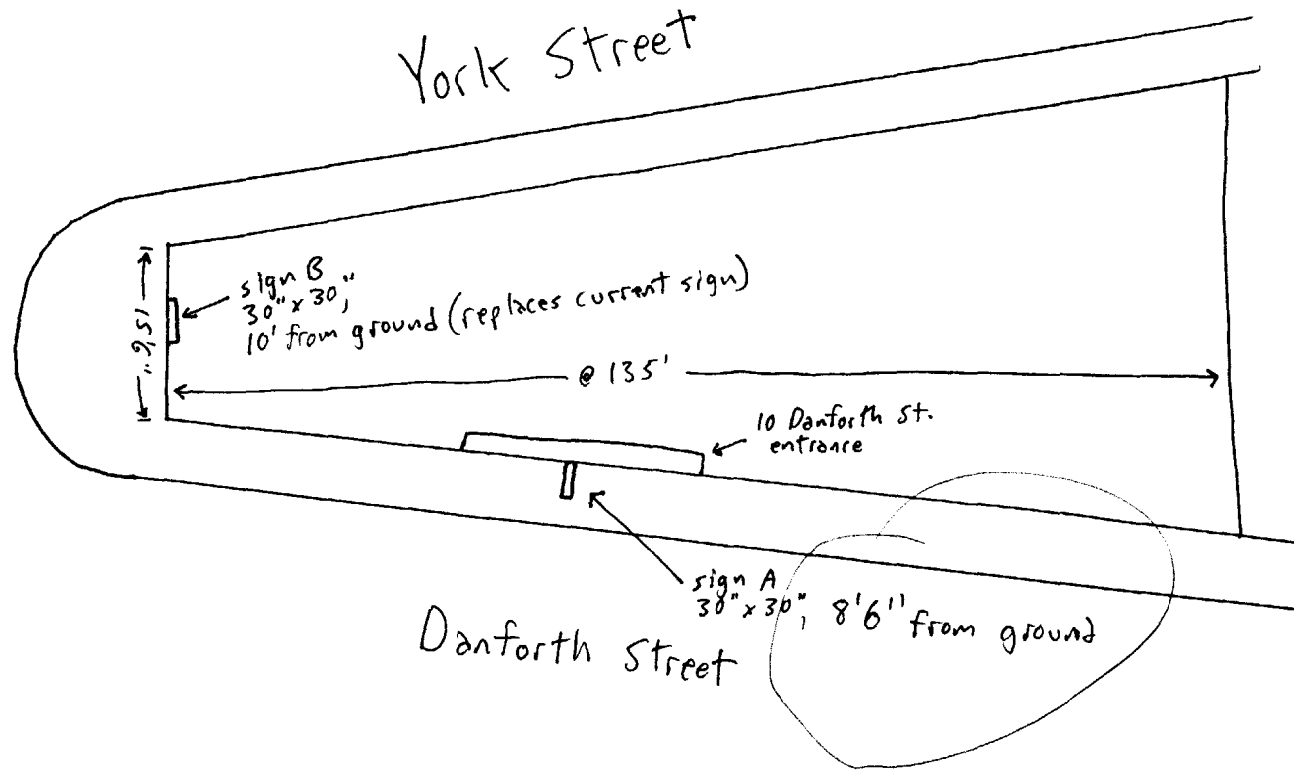
Wright-Ryan High Performance Adhesive Back Vinyl, white letters on black HDU sign foam.

Application: Bracket to be mounted to brick wall, above outdoor entrance

Site location: 10 Danforth St., Portland

Sketch Plan of Lot (10 Danforth Street, Portland)

See accompanying sketches of Signs A & B, as well as photos, for more detail



NOTE: Applicant also owns building.

ACORD CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 04/09/2004
PRODUCER (207)774-6257 FAX (207)774-2994 Clark Associates 2385 Congress Street P O Box 3543 Portland, ME 04104	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
INSURED Wright Ryan Construction Inc 10 Danforth Street Portland, ME 04101	INSURERS AFFORDING COVERAGE INSURER A: Acadia Insurance Company INSURER B: INSURER C: INSURER D: INSURER E:	NAIC # 31325

COVERAGES

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY	CPP0000634 21	02/24/2004	02/24/2005	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (EA occurrence) \$ 500,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$ 5,000
	GEN L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY	CAP0000633 22	02/24/2004	02/24/2005	COMBINED SINGLE LIMIT (EA accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
A	GARAGE LIABILITY	CUA0000635 21	02/24/2004	02/24/2005	AUTO ONLY - EA ACCIDENT \$
	<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC \$
	EXCESS/UMBRELLA LIABILITY				AUTO ONLY: AGG \$
	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	WCA0000631 23	02/24/2004	02/24/2005	DEDUCTIBLE \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				RETENTION \$ 0
	If yes, describe under SPECIAL PROVISIONS below				<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER \$
					E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	OTHER LEASED EQUIPMENT	CPP0000634 21	02/24/2004	02/24/2005	\$100,000
	SCHEDULED EQUIPMENT				\$97,200

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Reference: Sign

City of Portland is an additional Insured under the General Liability section

CERTIFICATE HOLDER

CANCELLATION

City of Portland
389 Congress Street
Portland, ME 04101

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Kenneth Ross/GJK

Kenneth Ross