

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction:		Owner:		Phone:		Permit No: <b>000158</b>	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		Permit Issued: MAR 6	
Past Use:		Proposed Use:		COST OF WORK: \$		PERMIT FEE: \$	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description:				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>			
				Signature:		Date:	
Permit Taken By:		Date Applied For:					

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..

Zone: CBL:

Zoning Approval:

**Special Zone or Reviews:**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

**PERMIT ISSUED WITH REQUIREMENTS**

**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 PHONE:

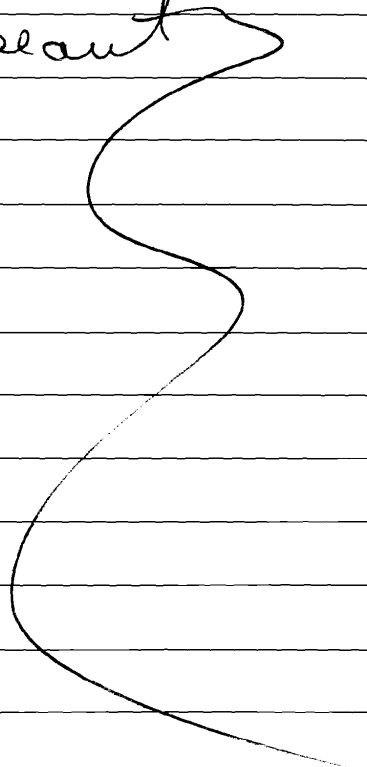
**PERMIT ISSUED WITH REQUIREMENTS**

COMMENTS

4/2/00 Did pre-construction w/ contractor  
MS

35/02/00 - Signs are in place and meet permit requirements for

Closeout



Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Sign Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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 (include Portion of Building): * 327 St. John St Portland, Me 04102-3
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Total Square Footage of Proposed Structure	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number Chart# 065 Block# C Lot# 006	Owner: Diana Resnick Heirs 347 St John St 04102	Telephone#:
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Owner's Address:	Lessee/Buyer's Name (If Applicable) DAVID DA ROSA 729-5216 DUNKIN DONUTS	Total Sq. Ft. of Sign 9337	Fee \$48.68
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Proposed Project Description: (Please be as specific as possible) Reusing existing signs but replacing <del>faces</del> <sup>lit</sup> face plates on 3 signs a) Building sign to have shield built around it.
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Contractor's Name, Address & Telephone Dusco Signs - 654 County Rd Acton, Me Phone 477-2456	Rec'd By UA
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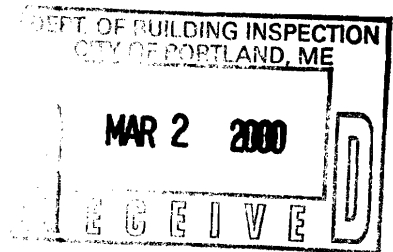
Current Use: <del>Residential</del> Bakery	Proposed Use: II
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Signature of applicant: <i>[Signature]</i>	Date: 3/2/00
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Signage Permit Fee: \$30.00 plus .20 per square foot of signage

*[Handwritten mark]*

*[Handwritten mark]*



**SIGNAGE PRE-APPLICATION**

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 327 St. John St Portland, Me 04103 ZONE: B-2

OWNER: David, Joseph, Mary DeRosa

APPLICANT: Portland Donuts Inc DBA Dunkin Donuts

ASSESSOR NO. \_\_\_\_\_

SINGLE TENANT LOT? YES  NO

MULTI TENANT LOT? YES  NO

FREESTANDING SIGN? YES  NO

DIMENSIONS 4x8

(ex. pole sign. . .)

MORE THAN ONE SIGN? YES  NO

DIMENSIONS 3x6 (Reader Board)

BLDG. WALL SIGN? YES  NO

DIMENSIONS 4x8 = 32ft

(attached to bldg)

MORE THAN ONE SIGN? YES  NO

DIMENSIONS \_\_\_\_\_

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: \_\_\_\_\_

LOT FRONTAGE (FEET): \_\_\_\_\_

BLDG FRONTAGE (FEET): \_\_\_\_\_

AWNING YES  NO  IS AWNING BACKLIT? YES  NO

HEIGHT OF AWNING: \_\_\_\_\_

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? \_\_\_\_\_

\*\*\* TENANT BLDG. FRONTAGE (IN FEET) Per plans 64' x 1.5 = 96'

**\*\*\* REQUIRED INFORMATION**

**AREA FOR COMPUTATION**

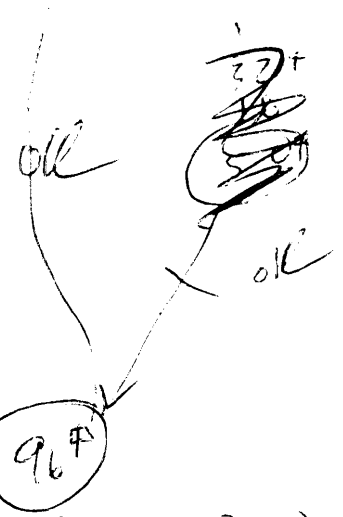
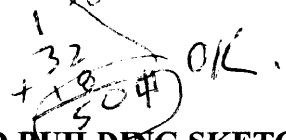
Pole sign shown - newspaper  
4x8 = 32ft + 18' reader board  
= 15' shown existing

$3x6 = 18 \times .20 = 3.60$

$35.94 \times .20 = 7.19$

$39.43 \times .20 = 7.89$

Free standing sign  
65 ft max allowed  
18' high  
5' set back



**A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.**

SIGNATURE OF APPLICANT: David DeRosa DATE: 2/25/08

BUILDING PERMIT REPORT

DATE: 2 March 2000 ADDRESS: 327 St. John St. CBL: 065-C-006

REASON FOR PERMIT: Signage

BUILDING OWNER: Diana Resnick Heirs

PERMIT APPLICANT: CONTRACTOR Dasco Signs

USE GROUP: CONSTRUCTION TYPE: CONSTRUCTION COST: PERMIT FEES: \$48268

The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: #1, #35, #31

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

21. The Fire Alarm System shall maintained to NFPA #72 Standard.

22. The Sprinkler System shall maintained to NFPA #13 Standard.

23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)

24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).

27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

28. All requirements must be met before a final Certificate of Occupancy is issued.

29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

*If the Reader Board is Electronic, All DOT Signs requirements related to the changing of text shall be met.*

31. Please read and implement the attached Land Use Zoning report requirements.

32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

33. Bridging shall comply with Section 2305.16.

34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)

35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).

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P. Samuel Hoffes, Building Inspector

Cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

PSH 11/25/99

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

**\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**



654 COUNTY ROAD  
ACTON, ME 04001

# PROPOSAL

PHONE: (207) 477-2956 FAX: (207) 477-2740

TO  
JOE DAROSA  
DUNKIN' DONUTS  
168 MAINE ST.  
BRUNSWICK, ME 04011

PHONE	DATE
725-6542	
JOB NAME / LOCATION	
DUNKIN' DONUTS ST. JOHN ST. PORTLAND, ME	
JOB NUMBER	JOB PRICE

- EXTERIOR SIGNS FOR DUNKIN' DONUTS REMODEL.
- 1 - 8'10 ALUMINUM SHROUD ON BUILDING
  - 1 - 4'5 X 8'4 DD FASCIA SIGN
  - 1 - 4'8 X 8'4 DD/DI PYLON SIGN ON EXISTING POLE.
  - 2 - REPLACEMENT FACES FOR READERBOARD SIGN.
  - RE-LAMP READERBOARD.
  - 1 - POLE MOUNTED DRIVE THRU COMBOS MENU SYSTEM WITH GRIDS AND ITEM PLATE TUB EXTENDERS.
- COMPLETE AND INSTALLED.

JOE DAROSA TO PROVIDE PERMITS REQUIRED AND ELECTRICAL WIRING TO SIGN.  
PRICE INCLUDES \$590.15 SALES TAX.

WE PROPOSE hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of

Thirteen Thousand Four Hundred Ninety Five and 15/100 Dollars

\$13,000.00 DOWN WITH ORDER  
\$8,495.15 UPON COMPLETION

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra coats will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Accepted and authorized by the undersigned on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

**ACCEPTANCE OF PROPOSAL** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_

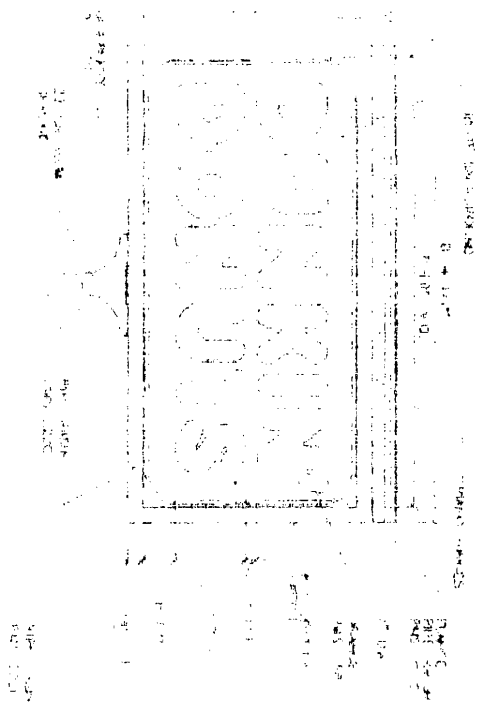
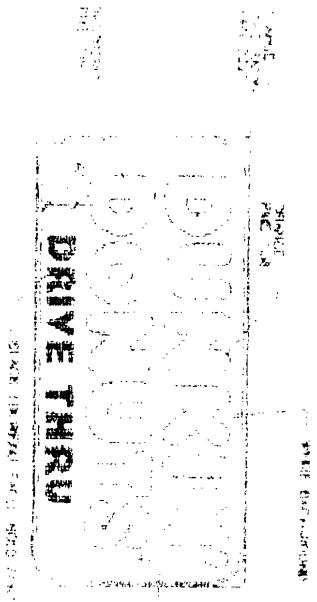
FRONT VIEW

SIDE VIEW



AREA OF SIGN 39.43 SQ FT  
 SIGNING - 21 F42 TWO W/NO INTERNAL ILLUMINATION

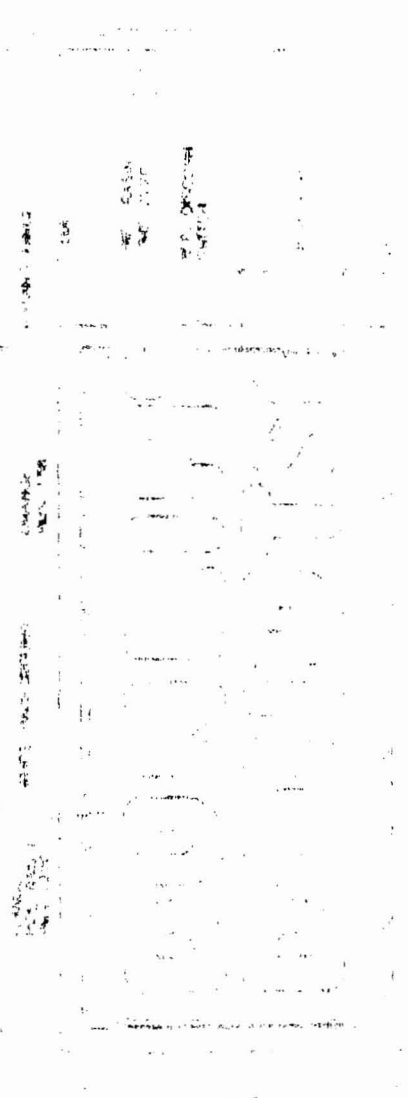
ALTERNATE SIGN FACE FOR  
 DRIVE THRU APPLICATION





PETAL IMAGE

Notes:



REAR VIEW

FRONT VIEW

SIDE VIEW

NOTES: ALL DIMENSIONS ARE IN FEET AND INCHES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO BE MAINTAINED AT ALL TIMES. ALL DIMENSIONS ARE TO BE MAINTAINED AT ALL TIMES.

Name: \_\_\_\_\_ Date: \_\_\_\_\_

AREA OF SIGN - 35.94 SQ FT

ILLUMINATION - (8) F42 T12 C94 T10 INTERNAL ILLUMINATION

CLAUDE SIGNAGE

Quantity: \_\_\_\_\_

Quantity No: EG-32

Quantity No: \_\_\_\_\_

Quantity No: \_\_\_\_\_

2' 0" x 8'-4"

NEW SIGN FACE IN EXISTING  
SIGN CAN, PAINT SIGN CAN "PLUM"  
NOMINAL 4' x 8'



PAINT POLE  
"PLUM"

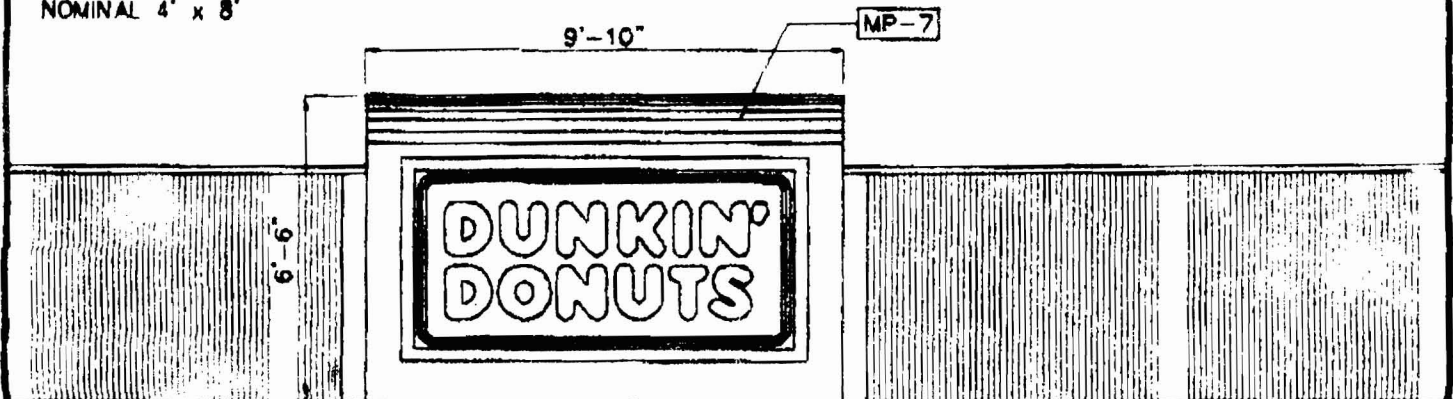
EXISTING

*Handwritten notes:*  
R 2 x 3  
R 1 x 2  
R 1 x 1

# PYLON SIGN ELEVATIONS

NEW SIGN FACE IN EXISTING  
SIGN CAN, PAINT SIGN CAN "PLUM"  
NOMINAL 4' x 8'

SCALE: 1/4" = 1'-0"



NEW ENGLAND DESIGN

1170 RT 6A: P.O. BOX 311  
WEST BARNSTABLE, MA 02668  
(508) 362-9724

01/21/00

FAX 362-9734

JOB: PORTLAND, ME  
PC# 30C407 INED RE183

SK-1

SCALE 1/4" = 1'-0"



Friday, April 29, 2006

KeyTrust Company  
National Association  
1000 Main Street  
Portland, ME 04101  
Tel: 603.733.1000  
www.privatebank.com

David DaRoz  
Director, Donuts  
117 St. John Street  
Portland, Maine 04101

RE: City of Portland Request for Approval

Dear Dave:

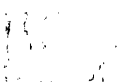
I understand that you've begun your renovations of your facility. Congratulations! I believe things are going to be bright and shiny and very pleasant for your customers.

You mentioned that the City would like to have a letter of permission regarding ice storage that you intend to use at your location. Accordingly,

KeyTrust Company National Association as Trustee of the Philip P. Resnick Residuary Trust #10-10-120-0367980, owner of land located at 527 St. John Street and leased to Dunkin' Donuts Corporation, agrees to and approves of a renovation of the premises to include modifications of existing signage.

Dave, please feel free to call for more information and express the same sentiment to the City Hall folks as well. My direct line is 800.713.1

Very Respectfully

  
Gregory M. Villard, Esq.  
Vice President

cc: Bernard Gendron  
and/mark.scherler@cityofportland.com  
Arlene K. Legakian

8/10/2006 10:56am

# ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)  
02/08/00

<b>PRODUCER</b> Fred C. Church, Inc. One Merrimack Plaza P.O. Box 1865 Lowell, MA 01853-1865	978-458-1865	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.
<b>COMPANIES AFFORDING COVERAGE</b>		
<b>COMPANY A</b> Acadia Insurance Company		


<b>INSURED</b> Portland Donuts, Inc. DBA Dunkin Donuts 327 St. Johns Street Portland ME 04102	<b>COMPANY B</b>  <b>COMPANY C</b>  <b>COMPANY D</b>
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**COVERAGES**

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.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT	CPA005222810	7/01/99	7/01/02	GENERAL AGGREGATE \$ 2000000 PRODUCTS - COMP/OP AGG \$ 2000000 PERSONAL & ADV INJURY \$ 1000000 EACH OCCURRENCE \$ 1000000 FIRE DAMAGE (Any one fire) \$ 250000 MED EXP (Any one person) \$ 5000
A	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	CPA005222810	7/01/99	7/01/02	COMBINED SINGLE LIMIT \$ 1000000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$
	<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EACH ACCIDENT \$ AGGREGATE \$
	<b>EXCESS LIABILITY</b> <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM				EACH OCCURRENCE \$ AGGREGATE \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL	WCA003895913	3/19/99	3/19/00	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER EL EACH ACCIDENT \$ 1000000 EL DISEASE - POLICY LIMIT \$ 1000000 EL DISEASE - EA EMPLOYEE \$ 1000000
A	<b>OTHER</b> Blanket Building & Contents	CPA005222810	7/01/99	7/01/02	\$402,400. \$250. Deductible

**DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS**  
 Location: 327 St. Johns Street Portland, ME  
 Certificate Holder is named as Loss Payee

<b>CERTIFICATE HOLDER</b> Textron Financial Corp ISAA ATIMA 40 Westminster St Providence, RI 02903	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL <u>10</u> 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 COMPANY, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE 
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