

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
Permit Number: 060509
MAY 1 2006
CITY OF PORTLAND
(no signage allowed)

This is to certify that WILLIAM C ROWELL FAMILY LIMITED PARTNERSHIP Davi

has permission to ^(S) install awnings w/ signage

AT 309 FOREST AVE

112 F00400

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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 when permission is procured before this building or part thereof is leased or closed-in. 24 HOUR 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

[Signature] 5/14/06
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: 06-0509	Issue Date: PERMIT IS ISSUED	CBL: 112 F004001
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Location of Construction: 309 FOREST AVE	Owner Name: WILLIAM C ROWELL FAMILY L	Owner Address: 122 CODMAN ST	Phone:
Business Name:	Contractor Name: David Karen	Contractor Address: South Portland	Phone: 2077747465
Lessee/Buyer's Name	Phone:	Permit Type: Awning, with signage	Zone: 62

Past Use: Commercial	Proposed Use: Commercial/ install awnings w/ signage - Bradford Rug Gallery (no signage allowed)	Permit Fee: \$165.00	Cost of Work: \$165.00	(CEO District: 1
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Proposed Project Description: install awnings w/ signage - Bradford Rug Gallery (no signage allowed except address on center awning)	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: U Type: Sign IBC 2003
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

Permit Taken By: Idobson	Date Applied For: 04/13/2006	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>Or w/condition</i> Date: 5/5/06 <i>ABM</i>	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 late:	Historic Preservation <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 <i>ABM</i> late:
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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 user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted

Tax Assessor's Chart, Block & Lot Chart# Block# Lot#		Owner: William C. Rowell family limited partnership	Telephone: 772-3m3
Lessee/Buyer's Name (If Applicable) Bradford & Elizabeth Ross BRADFORD'S RUG GALLERY L.L.C.		Contractor name, address & telephone: David Karen - Portland So. Portland Corer. 774-7465	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 \$2500 Total Fee: \$43.50

Who should we contact when the permit is ready: Brnr. Ross phone: 772-3843 67.5 x 2

Tenant/allocated budding space frontage (feet) Length 55' Height 13i
Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot Multi t 30
165

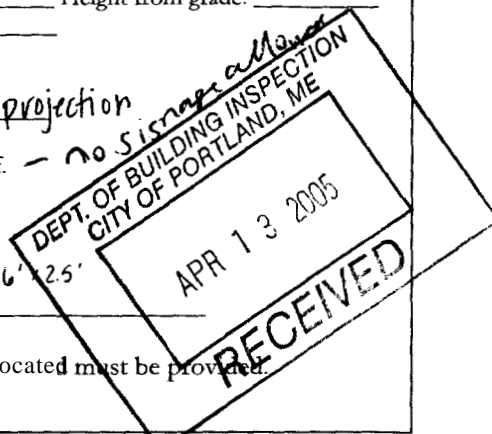
Current Specific use: Oriental & Contemporary rug gallery
If vacant, what was prior use _____
Proposed Use _____

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 No ___ Is awning backlit? Yes ___ No
 Height of awning: 32" Length of awning: 540" Depth: 24" projection
 Is there any communication, message, trademark or symbol on it? Yes No
 If yes, total s.f. of panels w/communications, message, trademark or symbol: 67.5 s.f. - no signage allowed

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: 4' x 8' and 6' x 2.5'
 Awning? Yes ___ No Sq. ft. area of awning w/communication: 43.5'

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, 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: 4/13/06

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

B2 Multi - front
1 per business
1.5 x 15 = 82.5 sq ft

permit # 06-0137 - 1 sign permitted already no more signage.
existing on Forest Ave side - 4' x 8' = 32 sq ft



center awning - address
 297 Forest Ave OK

each window is 9' wide
 108"

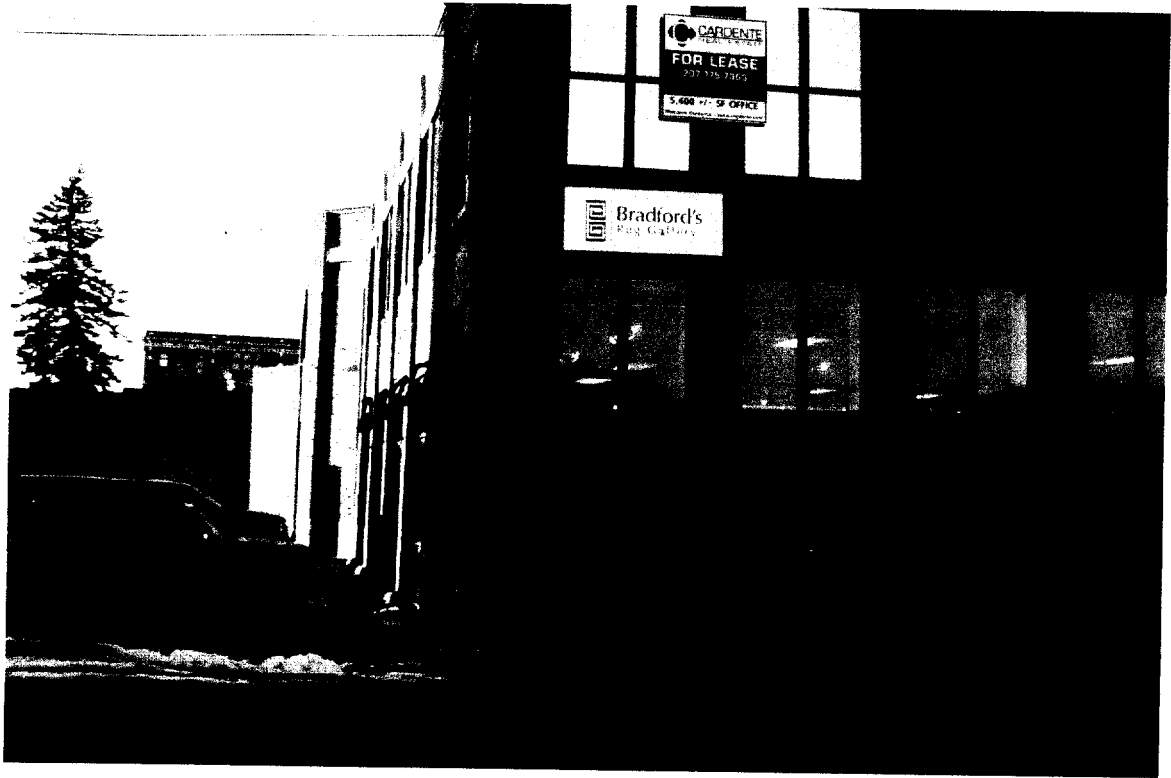
Broadway Rug Gallery

each 6" - 9'
 by 4" or 4' signage
 centered.

Spencer
Grise

165
 43.5

 121.50



April 5, 2006
122 Codman Street
Portland, Maine 04103
Tel. (207) 772-3033

Bradford's Rug Gallery
297 Forest Avenue
Portland, Maine 04103

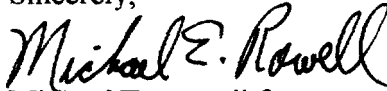
Dear Sir:

In response to your recent telephone inquiry, you have our permission to install awnings on our Forest Avenue property **subject** to the following conditions:

1. We will allow awnings only on the Forest Avenue side of the premises that you are leasing.
2. **Any** such awnings must comply with all City **of** Portland rules, regulations and ordinances concerning **such** awnings and **signs**.
3. Such awnings may not obstruct signage of other tenants nor their access.
4. At the conclusion of this lease or subsequent leases, you **will** remove such awnings **and** their fixtures.

I hope that this permission allows you to do what you wish.

Sincerely,



Michael E. Rowell for
The William C. Rowell Family
Limited Partnership

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/25/2006

PRODUCER
Robert Small Agency, Inc.
P.O. Box 242

Freeport ME04032

INSURED Bradfords RugGallery, LLC
145 Pond Road

New Gloucester ME04260

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.

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A Massachusetts Bay Insurance Co	
INSURER B	
INSURER C	

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 THESE 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 INSRD	TYPE OF INSURANCE	DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	ODP-8195150-00	01/19/06	01/19/07	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
	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) \$
	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA AGG \$ AUTO ONLY AGG \$ EACH OCCURRENCE \$ AGGREGATE \$ \$ \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If so, describe under SPECIAL PROVISIONS below OTHER				WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

Floor Covering Store in the State of Maine

CERTIFICATE HOLDER

City of Portland
Portland, ME 04101

Certificate Holder & Additional Insured

CANCELLATION
 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 DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.
 AUTHORIZED REPRESENTATIVE *Robert J. Small* <TB>

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

Permit No: 06-0137	Date Applied For: 01/26/2006	CBL: 112 F004001
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Location of Construction: 309 Forest Ave	Owner Name: William C Rowell Family	Owner Address: 122 Codman St	Phone:
Business Name:	Contractor Name: The Signery	Contractor Address: 299 Forest Avenue Portland	Phone (207) 879-7700
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial/ Bradford Rug Gallery- new signage 2 new signs 4x8 and a 30"x 6 <i>Side (Hannford driveway)</i>	Proposed Project Description: Bradford Rug Gallery- new signage 2 new signs 4x8 and a 30"x 6 <i>front</i>
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Dept: Zoning Status: Approved Reviewer: Ann Machado Approval Date: 02/10/2006

Note: B2 zone only allows one sign per street frontage but the second sign is legally nonconforming per permit number 97-048?. The square footage of the sign on the side has been reduced from 40 square feet to 15 square feet. Ok to Issue:

Dept: Building Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 02/17/2006

Note: Ok to Issue:

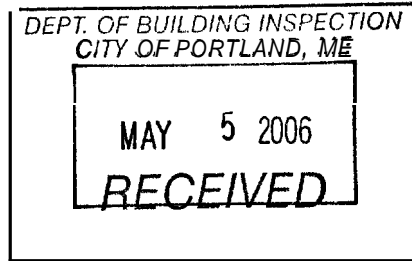
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.



Bradford's
Rug Gallery

Attn: Ann

re: Bradford's Rug Gallery
297 Forest Ave
Portland ME
04101



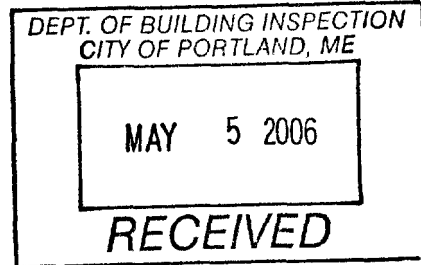
Awning Permit

Per an earlier conversation requesting info on how awning will be attached to building Dave Cairnes/Portland cover said to refer to Barton Mortgage's Permit for 411 Congress St. In which Z-Brackets were affixed to building w/ self tapping screws. I hope this is helpful refer any more?? to Dave Cairnes 774-7465. Also on the Denial of Signage request does that mean I will receive a refund for the \$121.50 due to the address not being advertising?
Let me know ☺ BRAD ROSS

Portland Cover

Post Office Box 814, Portland, ME 04104

David Cairns
Portland Cover L.L.C.
Post Office Box 814
Portland, ME 04104-0814



Mr. Mike Nugent
City of Portland
Supervisor of Code Enforcement
389 Congress Street
Portland, ME 04101

April 27, 2006

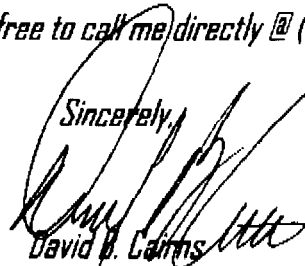
Dear Mike,

I am writing in response to our recent conversations regarding fire retardant certificates for awning permits.

After speaking with you I took the liberty of calling other manufacturers/ fabricators and have found the following information to be of great interest. A fire retardant certificate will not be produced until the goods are shipped to the manufacturer/ fabricator for production. This does create a problem for a permit applicant (**Bradford Rug**) requiring fire retardant certification. This action to start manufacturing by purchasing could in due hardship if the permit were not issued.

For this reason we would like to suggest a submittal as conditions of approval: that product documentation accompany the application for which a certificate is required. Thus, the certificate for the jobs be presented prior to installation. This should not slow the permitting process and would insure that the proper documents are on file for future reference.

If you further information please feel free to call me directly @ (207) 734-7465.

Sincerely,

David B. Cairns

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0509	Date Applied For: 0411312006	CBL: 112 F004001
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Location of Construction: 309 FOREST AVE	Owner Name: WILLIAM C ROWELL FAMILY L	Owner Address: 122 CODMAN ST	Phone:
Business Name:	Contractor Name: David Karen	Contractor Address: South Portland	Phone (207) 774-7465
Lessee/Buyer's Name	Phone:	Permit Type: Awning, with signage	

Proposed Use: Commercial/ install awnings w/ signage	Proposed Project Description: install awnings w/ signage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/05/2006

Note: **Ok to Issue:**

- 1) This permit is for five opaque (not backlit) awnings to hang over the five windows facing Forest Avenue. There is to be no signage on the awnings except for the address on the center awning.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/12/2006

Note: **Ok to Issue:**

- 1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.