

Form # P 04

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

**PERMIT ISSUED**

Permit Number: 100485  
MAY 24 2010

**CITY OF PORTLAND**

### BUILDING INSPECTION PERMIT

This is to certify that MAINELAND REAL ESTATE CONSULTANTS LLC/Carrot Signs

has permission to "Appalachian Mountain Club" - 5 x 1.125 Door Plaque

AT 30 EXCHANGE ST

CBL 032 1011001

**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.

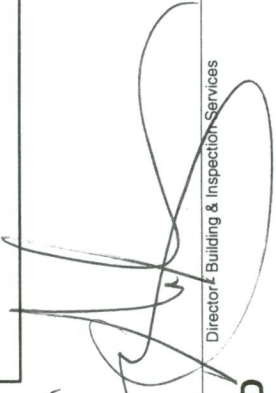
Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

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



Director of 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: 10-0485	Issue Date:	CBL: 032 I011001
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Location of Construction: 30 EXCHANGE ST	Owner Name: MAINELAND REAL ESTATE CO	Owner Address: 30 EXCHANGE ST	Phone:
Business Name:	Contractor Name: Carrot Signs	Contractor Address: 236 Meadow Cross Road Topsham	Phone: 2077250769
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Commercial Office - "Appalachian Mountain Club"	Proposed Use: Commercial Office - "Appalachian Mountain Club" - .5 x 1.125 Door Plaque	Permit Fee: \$67.00	Cost of Work: \$67.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>V</i> Type: <i>Sign</i> <i>IBC 2003</i>	

Proposed Project Description: "Appalachian Mountain Club" - .5 x 1.125 Door Plaque	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: ldobson	Date Applied For: 05/07/2010	<b>Zoning Approval</b>
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input checked="" type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>5/10/10</i>	Date:	Date: <i>5/10/10</i>



**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

<b>Permit No:</b> 10-0485	<b>Date Applied For:</b> 05/07/2010	<b>CBL:</b> 032 I011001
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<b>Location of Construction:</b> 30 EXCHANGE ST	<b>Owner Name:</b> MAINELAND REAL ESTATE CO	<b>Owner Address:</b> 30 EXCHANGE ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Carrot Signs	<b>Contractor Address:</b> 236 Meadow Cross Road Topsham	<b>Phone</b> (207) 725-0769
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial Office - "Appalachian Mountain Club" - .5 x 1.125 Door Plaque	<b>Proposed Project Description:</b> "Appalachian Mountain Club" - .5 x 1.125 Door Plaque
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<b>Dept:</b> Historic <b>Note:</b>	<b>Status:</b> Approved	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 05/10/2010 <b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Zoning <b>Note:</b>	<b>Status:</b> Approved	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 05/10/2010 <b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Building <b>Note:</b>	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 05/20/2010 <b>Ok to Issue:</b> <input checked="" type="checkbox"/>

1) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.

<b>Comments:</b> 5/10/2010-gg: received from historic as of 05-10-10. /gg
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## **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 Inspection 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 with construction.**

  X   Final inspection required at completion of work.

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.**



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

5.7 20 10

Received from

Lindsay Bourgeois

Location of Work

30 2nd St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 67

Building (I1) \_\_\_ Plumbing (I5) \_\_\_ Electrical (I2) \_\_\_ Site Plan (U2) \_\_\_

Other \_\_\_\_\_

CBL: 32-I-11

Check #: Visa CC Total Collected \$ 67

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



# 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>30 Exchange Street Portland Maine 04101</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>I</u> Lot# <u>011</u>	Owner: <u>David Harrigan 207.774.6226</u>	Telephone: <u>207.899.0150</u>
Lessee/Buyer's Name (If Applicable) <u>Appalachian Mountain Club</u> <u>Lindsay Bourgoine</u> <u>Bryan Wentzell</u>	Contractor name, address & telephone: <u>Carrot Signs</u> <u>239 Meadow Cross Rd</u> <u>Topsham ME 04086</u> <u>207.725.0759</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>85.00 + 2.00</u> Awning Fee= cost of work <u>—</u> Total Fee: \$ <u>67.00</u>
Who should we contact when the permit is ready: <u>Lindsay Bourgoine or Bryan Wentzell</u> phone: <u>207.899.0150</u>		
Tenant/allocated building space frontage (feet): Length: <u>34.48 ft</u> Height: <u>45.5 ft</u> → <u>OF BUILDING</u> Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot <u>Multi-Tenant, Office S - Upper Floor Tenant</u>		
Current Specific use: <u>office for Appalachian Mountain Club</u> If vacant, what was prior use: <u>office for Gendron Real Estate</u> Proposed Use: _____		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No <input checked="" type="checkbox"/> Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>.5 ft x 1.125 ft</u> = <u>0.5625 sq ft</u>		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> 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 w/communications, message, trademark or symbol: _____ s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes _____ No <input checked="" type="checkbox"/> Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions: <u>.5 ft x 1.125 ft</u> Awning? Yes _____ No <input checked="" type="checkbox"/> Sq. ft. area of awning w/communication: _____		
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: <u>[Signature]</u>	Date: <u>4.30.2010</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

# ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
4/27/2010

<b>PRODUCER</b> HUB International New England 600 Longwater Drive Norwell, MA 02061 781 792-3219	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>INSURED</b> Appalachian Mountain Club 5 Joy Street Boston, MA 02108	<b>INSURERS AFFORDING COVERAGE</b>
	INSURER A: <b>Employers Fire Insurance Co</b>	<b>20648</b>
	INSURER B: <b>North River Ins Co</b>	<b>21105</b>
	INSURER C: <b>United States Fire Ins Co</b>	<b>21113</b>
	INSURER D:	
	INSURER E:	

**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	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	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 type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	7100175290003	01/01/2010	01/01/2011	EACH OCCURRENCE	\$1,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$1,000,000
						MED EXP (Any one person)	\$5,000
						PERSONAL & ADV INJURY	\$1,000,000
						GENERAL AGGREGATE	\$3,000,000
						PRODUCTS - COMPI/OP AGG	\$3,000,000
A		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS _____ _____	7100175290003	01/01/2010	01/01/2011	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT	\$
						OTHER THAN AUTO ONLY: EA ACC	\$
						AGG	\$
B		EXCESS / UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE _____ _____ DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$ 0	5530929957	01/01/2010	01/01/2011	EACH OCCURRENCE	\$25,000,000
						AGGREGATE	\$25,000,000
							\$
							\$
							\$
C		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below OTHER	4086994806	02/01/2010	02/01/2011	<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

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

<b>CERTIFICATE HOLDER</b> Maine Land Real Estate Consultants 30 Exchange Street Portland, ME 04100	<b>CANCELLATION 10 Days for Non-Payment</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>30</u> 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 <i>Michael A. Chapman</i>
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## **IMPORTANT**

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

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).

## **DISCLAIMER**

The Certificate of Insurance does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.



April 21, 2010

City of Portland  
Planning and Development  
389 Congress Street Room 308  
Portland, ME 04101

To Whom It May Concern,

The Appalachian Mountain Club, a second-floor office tenant of my property at 30 Exchange Street, has my permission to remove the Gendron Real Estate sign from our main entrance, and to replace the sign with that of their own. Please consider this document my notice of consent as the building's owner.

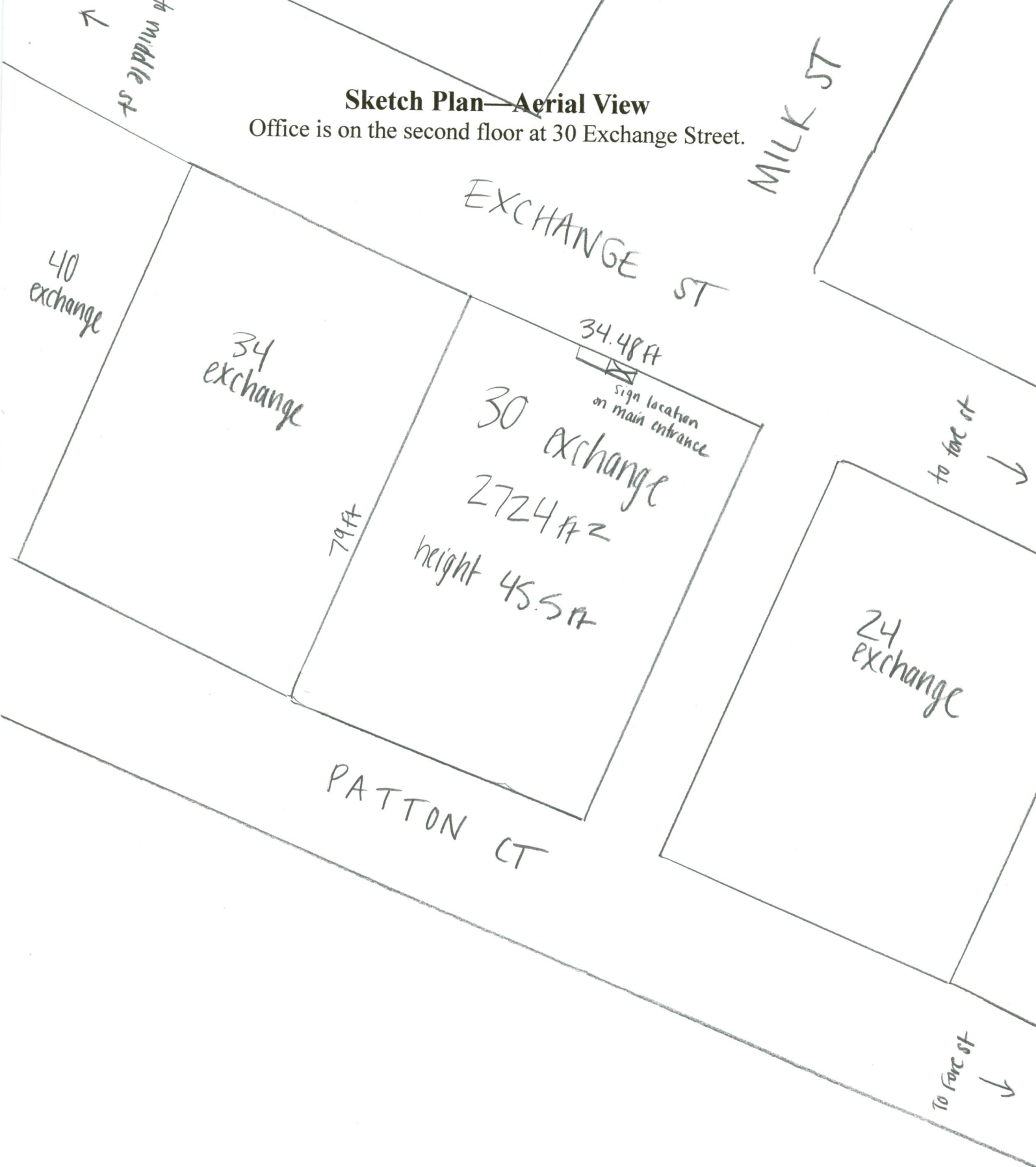
Regards,

A handwritten signature in black ink, appearing to read "David Harrigan", with a long horizontal flourish extending to the right.

David Harrigan  
Maineland Consultants

**Sketch Plan—Aerial View**

Office is on the second floor at 30 Exchange Street.



to middle st  
↑

MILK ST

EXCHANGE ST

to fore st  
→

PATTON CT

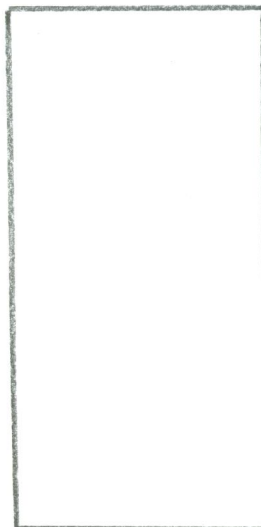
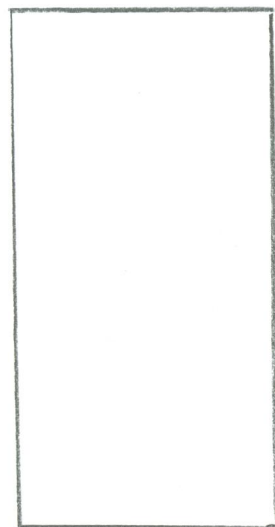
to fore st  
→

**Sketch Plan—Front Entrance View**  
Office is on the second floor at 30 Exchange Street.

second time  
around  
storefront

MAINLAND CONSULTANTS  
30

Something  
fishy  
storefront



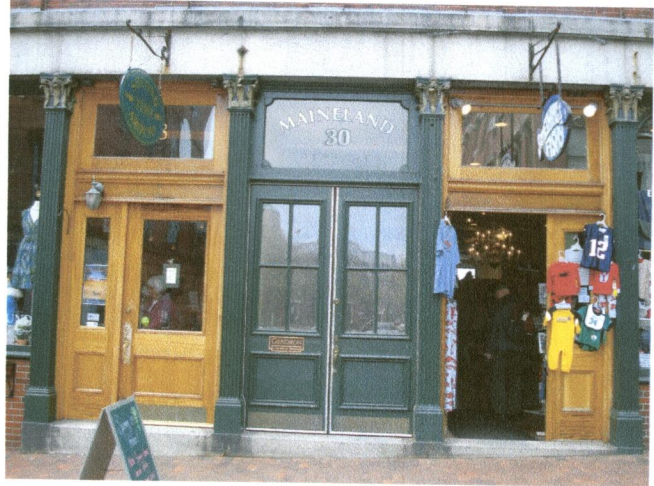
13.5 in  
6 in GENORON SIGN

33 in  
2.75 ft

bottom of door

## Existing Signage

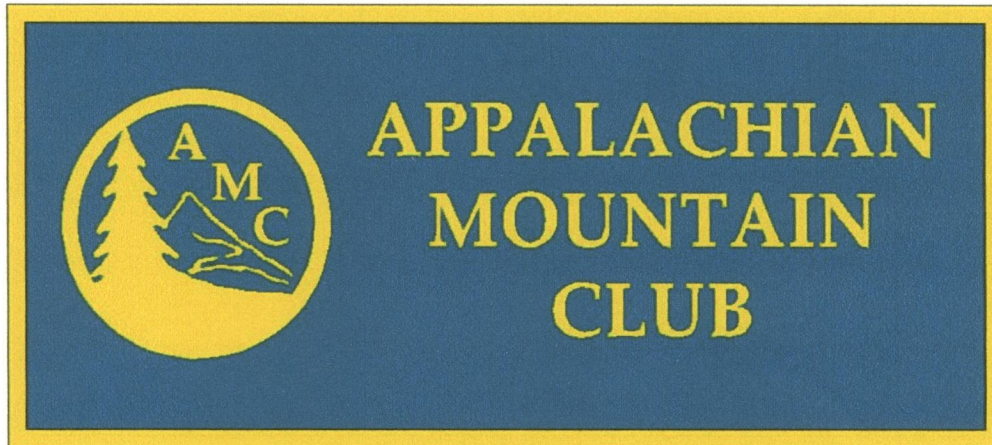
The plan is to remove the Gendron Real Estate sign, and replace with our Appalachian Mountain Club sign, in the same location and with the same dimensions (6in. x 13.5in).



## Proposed Signage from Carrot Signs

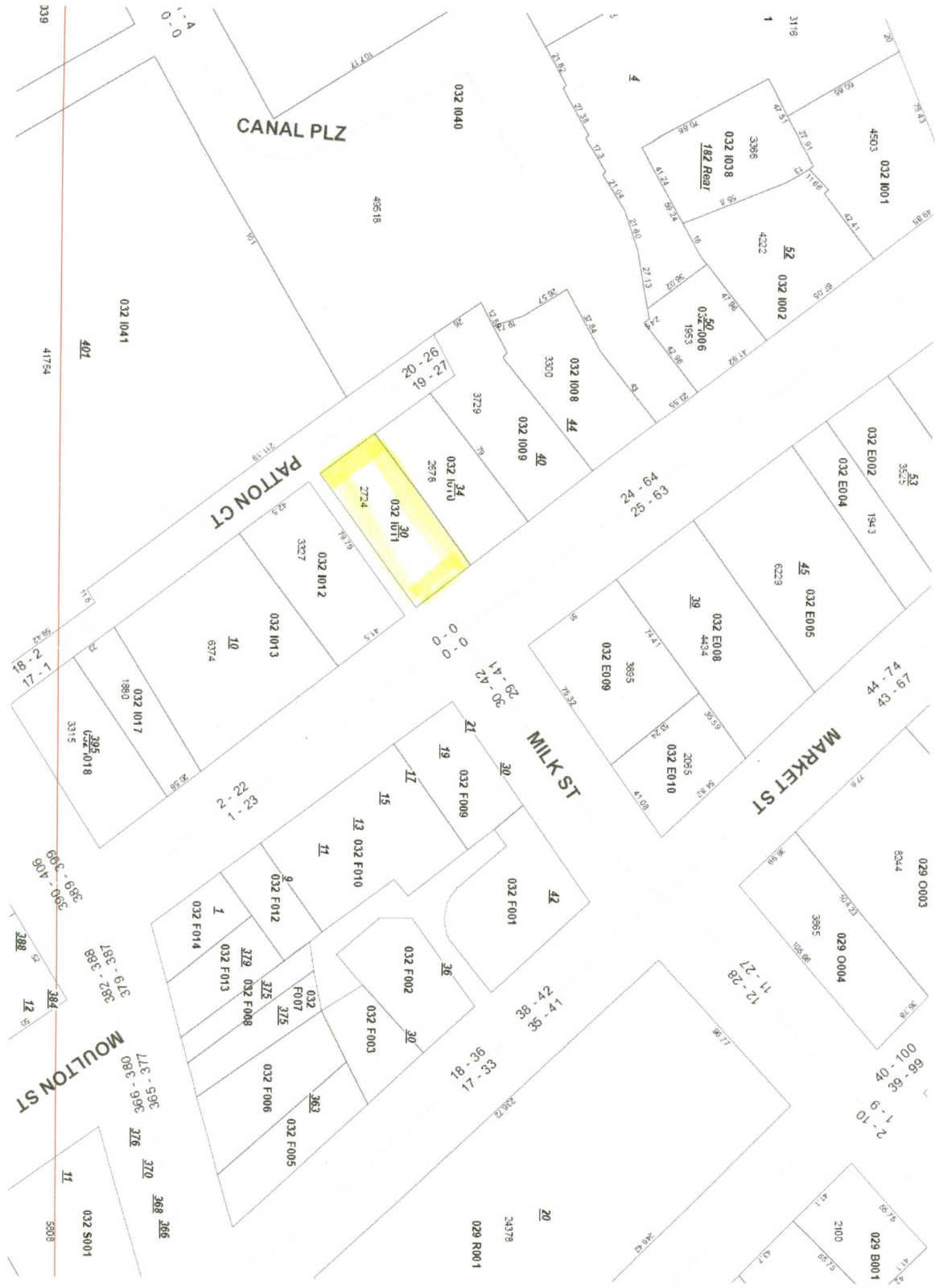
- Content: Words– Appalachian Mountain Club, Logo
- Colors: Forest Green and brass (not shown in image)
- Dimensions: 6" x 13.5" or 0.5' x 1.125' = .5625'
- Materials: Brass plaque
- Source of Illumination: None
- Construction Methods: Build at Carrot Signs, transported
- Installation, Fastening, Attachment: Installed immediately after removal of previous Gendron sign, Plaque will be blind mounted with pins
- Location: Exact location of previous sign

6"x13.5" brass plaque



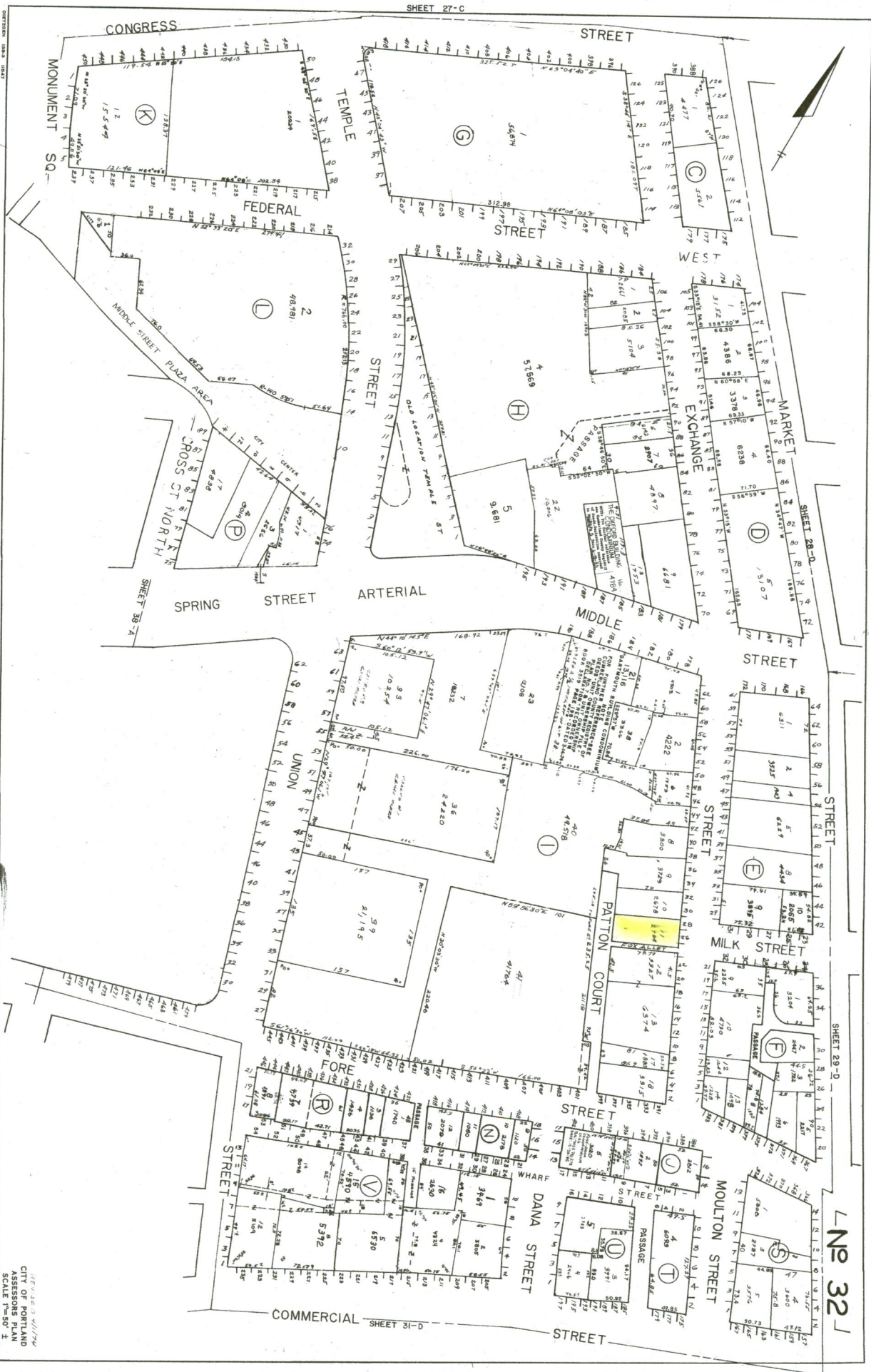
Reference 1

30 Exchange



Reference 2 30 Exchange





CITY OF PORTLAND  
 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 SCALE 1" = 50'

No 32