

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, if Any, Attached

PERMIT

Permit Number: 100767

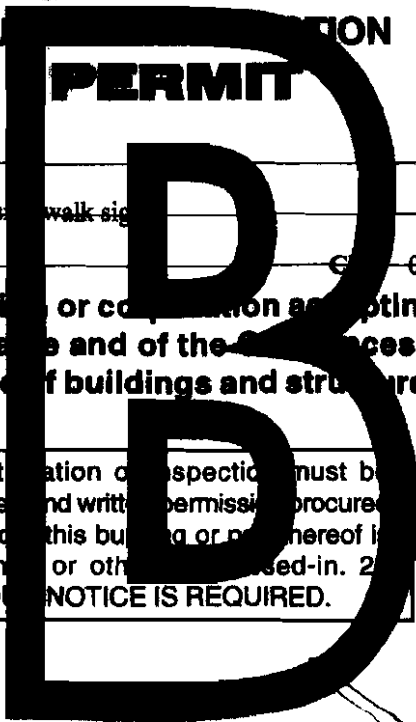
PERMIT ISSUED

This is to certify that Mainland Real Estate/s/a

has permission to Erect freestanding 24" x 30" sidewalk sign JUL 19 2010

AT 30 Exchange St G 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 lath or other closed-in. 24 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

Carrie Baker 7/19/10
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: 10-0767	Issue Date:	CBL: 032 1011001
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Location of Construction: 30 Exchange St	Owner Name: Mainland Real Estate	Owner Address: 30 Exchange St	Phone: 207-774-6225
Business Name: Appalachian Mountain Club	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: Appalachian Mountain Club	Phone:	Permit Type: Signs - Side Walk	Zone: B-3

Past Use: Commercial / Office (Appalachian Mountain Club)	Proposed Use: Office / (Appalachian Mountain Club) Erect freestanding 24" x 30" side walk sign.	Permit Fee: \$75.00	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: Erect freestanding 24" x 30" side walk sign.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: NA Type: Sidewalk sign Signature: JMB 7/19/10	
		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: gg	Date Applied For: 06/28/2010	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <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"/>	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <input 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
	Date: <i>7/1/10</i>		Date:

PERMIT ISSUED

JUL 19 2010

City of Portland

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: 10-0767	Date Applied For: 06/28/2010	CBL: 032 1011001
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Location of Construction: 30 Exchange St	Owner Name: Mainland Real Estate	Owner Address: 30 Exchange St	Phone: 207-774-6225
Business Name: Appalachian Mountain Club	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: Appalachian Mountain Club	Phone:	Permit Type: Signs - Side Walk	

Proposed Use: Office / (Appalachian Mountain Club) Erect freestanding 24" x 30" side walk sign.	Proposed Project Description: Erect freestanding 24" x 30" side walk sign.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 07/01/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) All sidewalk signs shall be removed when the business is closed or while any snow or ice exists on the walkway within eight feet of the sign in any direction. All sidewalk signs shall be located near the curb rather than the building face. The sidewalk shall maintain a width of no less than 4 1/2 feet of unobstructed sidewalk width perpendicular to major flows. For a single tenant listing, the maximum width is 24 inches or less if needed for the 4.5 feet of unobstructed sidewalk width. The maximum height of a sidewalk sign is 40 inches to the top of the sign in place. The minimum height of a sidewalk sign is 30 inches to the top of the sign in place.</p> <p>2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.</p>			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 07/19/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</p>			

PERMIT ISSUED

JUL 19 2010

City of Portland



Signage/Awning Permit Application

100767

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</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>I</u> Lot# <u>011</u>	Owner: <u>Mainland Consultants, LLC</u> <u>David Harrigan</u>	Telephone: <u>(207) 774-6226</u>
Lessee/Buyer's Name (If Applicable) <u>Appalachian Mountain Club</u> <u>(207) 899-0150</u> <u>30 exchange st portland me 04101</u>	Contractor name, address & telephone: <u>Appalachian Mountain Club</u> <u>PO Box 298, Rte 16</u> <u>Gorham NH 03581 466-2721</u>	Total s.f. of signage x \$2.00 <u>542 = 10.00</u> Per s.f. plus \$30.00/ <u>\$65.00</u> For H.D. signage = Total Fee: \$ <u>75.00</u> Awning Fee = cost of work _____ Total Fee: \$ <u>75.00</u>
Who should we contact when the permit is ready: <u>Wendy Bourgeois</u> phone: <u>207-899-0150</u>		
Tenant/allocated building space frontage (feet): Length: <u>34.4 ft</u> Height: <u>45.5 ft</u> → building (Please rec recent sign permit.) Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot <u>Multi - (chamber) Offices</u>		
Current Specific use: <u>Office - Appalachian Mountain Club</u> If vacant, what was prior use: _____ Proposed Use: _____		
Information on proposed sign(s): <u>sidewalk sign</u> Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>24" x 30" → 2ft x 2.5ft</u> Height from grade: <u>30 in</u> Bldg. wall sign? (attached to bldg) Yes _____ No <input checked="" type="checkbox"/> Dimensions proposed: _____		
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: <u>5in x 13.5in</u> → Dept. of Building Inspections Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions: _____ 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.		

NISTOTC
65.00
Fee 10.00
\$75.00

RECEIVED
JUN 28 2010
City of Portland Maine

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: June 29 2010

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

Planning and Development Department
Portland City Hall
389 Congress Street
Portland, Maine 04101

June 25, 2010

To Whom It May Concern,

The following is the signage application for a sidewalk sign for the Appalachian Mountain Club (AMC), located at 30 Exchange Street. We understand that you have regulations for distances between sidewalk signs, and we are aware that our two neighbors in the building, businesses "Something Fishy" and "Second Time Around" both utilize these signs.

We are intending to staff our office with volunteers, who will provide visitors with more information about the AMC's services – membership, outdoor activities, and our Maine Wilderness Lodges. We will likely only have volunteers a few hours each day, likely ten hours a week. We do not have a storefront, and therefore a sidewalk sign would be our only option of visibility by the public. We would like to place this sign out front of 30 Exchange only during the hours in which we have a volunteer. Therefore, the sign would not sit outside for eight hours each day, rather for a few hours each week. We believe that with this frequency, we will definitely maintain public safety and the streetscape aesthetics.

We thank you for your time and consideration. I have spoken with Ann Machado, who asked that I write this letter in order to explain our circumstances.

Thank you for your time.

Sincerely,

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

Lindsay Bourgoine
Maine Policy Associate
Appalachian Mountain Club
30 Exchange Street
Portland, ME 04101

ACORD CERTIFICATE OF LIABILITY INSURANCE

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

PRODUCER 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.	
	INSURED Appalachian Mountain Club 5 Joy Street Boston, MA 02108	INSURERS AFFORDING COVERAGE
	INSURER A: Employers Fire Insurance Co	20648
	INSURER B: North River Ins Co	21105
	INSURER C: United States Fire Ins Co	21113
	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 LTR	ADD'L INSR	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 - COMP/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) <input checked="" type="checkbox"/> Y/N <input checked="" type="checkbox"/> N 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

CERTIFICATE HOLDER Maine Land Real Estate Consultants 30 Exchange Street Portland, ME 04100	CANCELLATION 10 Days for Non-Payment 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.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

June 25 2010

Received from Indira Banerjee

Location of Work 30 Exchange

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other Sign

HISTORIC 65.00

CBL: 032 T011

Fee 10.00

Check #: Visa Total Collected \$ 75.00

**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

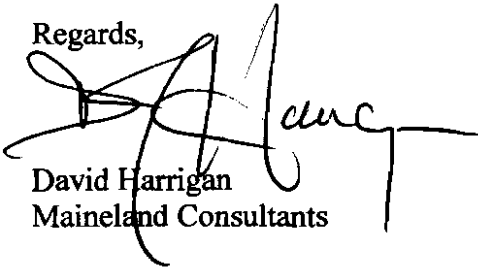
June 25, 2010

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 apply for a sandwich board permit which would reside at our main entrance. Please consider this document my notice of consent as the building's owner.

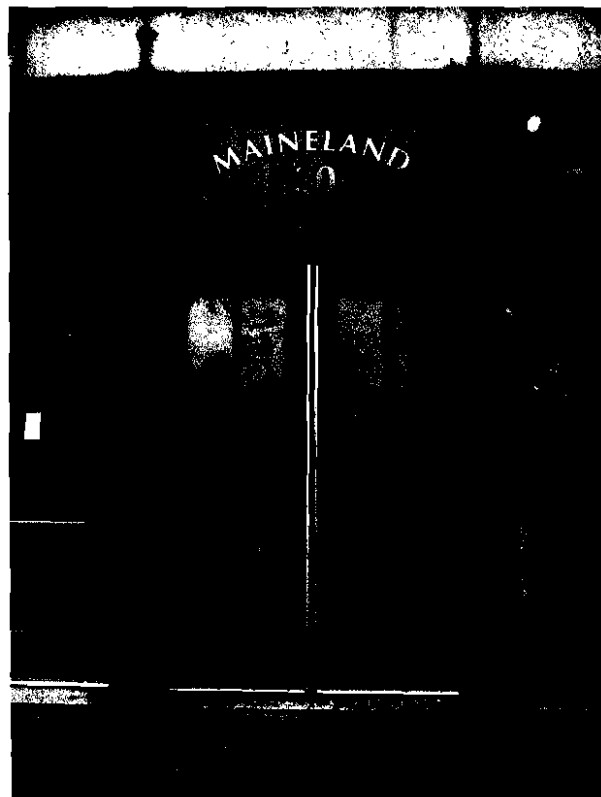
Regards,

A handwritten signature in black ink, appearing to read "David Harrigan", written over a horizontal line. The signature is stylized and cursive.

David Harrigan
Mainland Consultants

Existing Signage

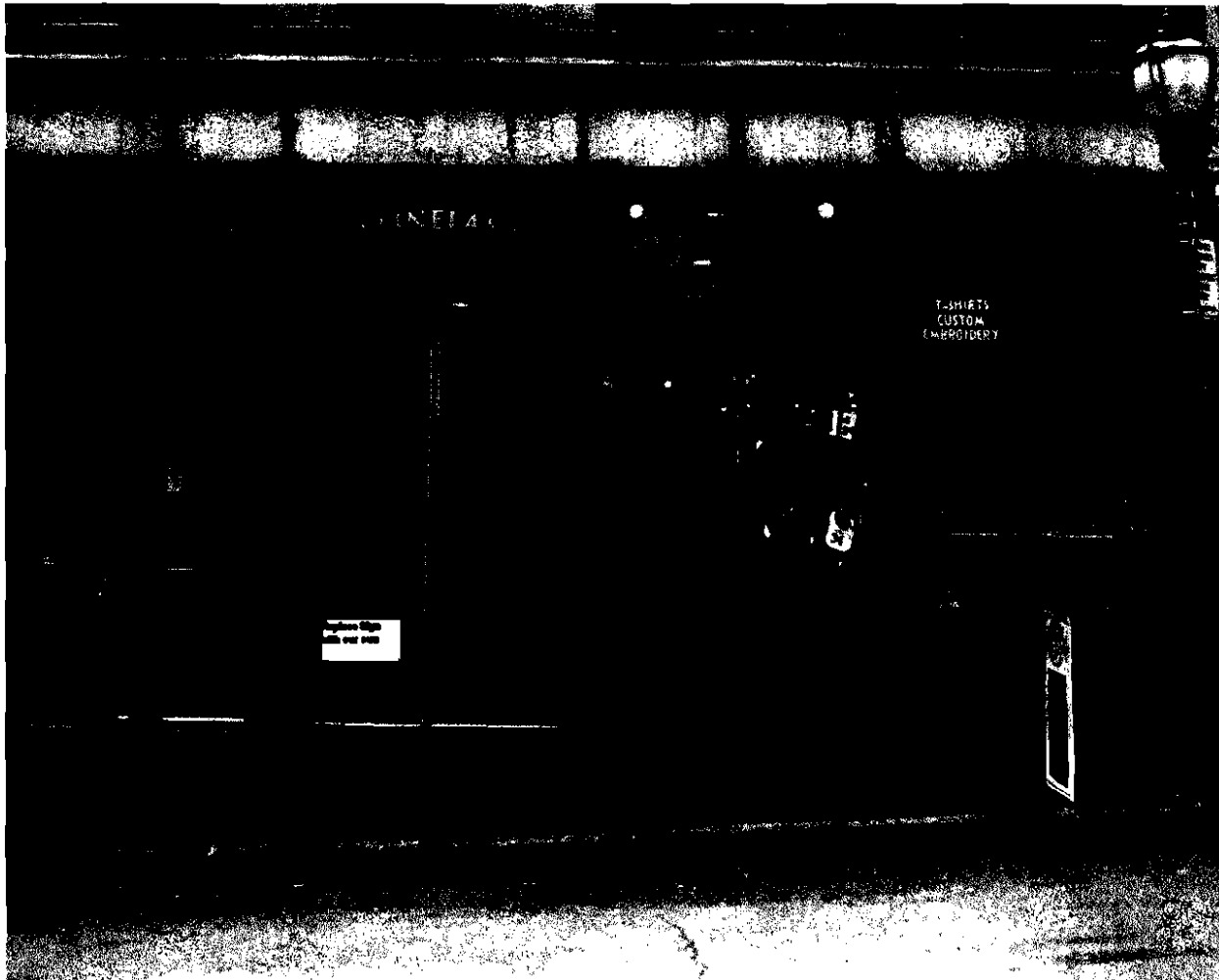
The Gendron Real Estate sign will be removed, and replaced with our Appalachian Mountain Club sign, in the same location and with the same dimensions (6in. x 13.5in). This has already been approved (May 24, 2010), but the sign has not yet been posted, will likely be posted by July 1, 2010.



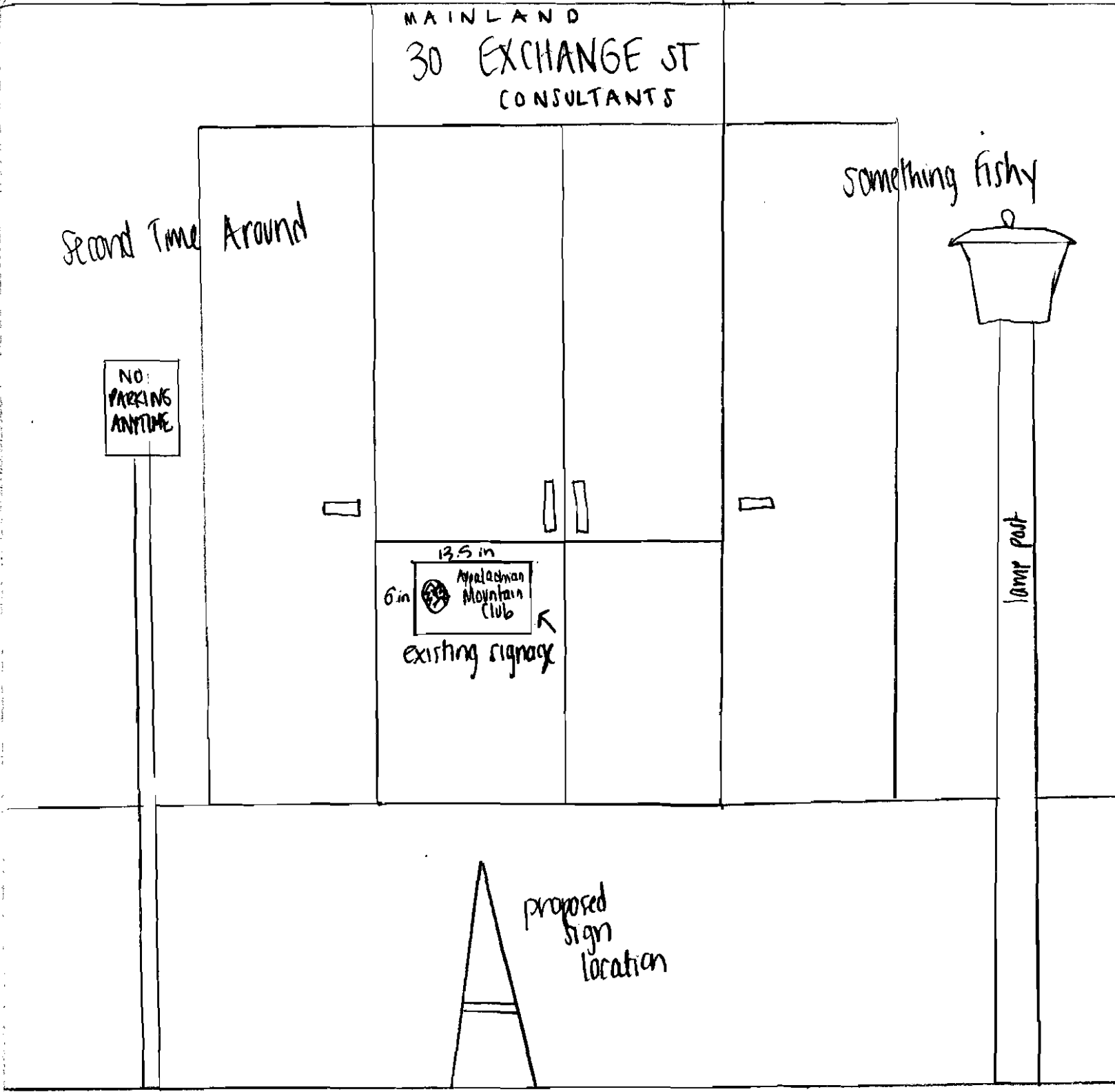
Proposed Signage

We are applying to have a single listing sidewalk sign in front of the doors to 30 Exchange Street (pictured here in green, please ignore the notes on the door) for the Appalachian Mountain Club.

The sandwich board will have the dimensions of 24 inches by 30 inches. The sign will be an A-frame design, constructed of wood, will have no moving parts nor be illuminated. We are adjacent to two storefronts, Second Time Around and Something Fishy. Both have sidewalk signs, and therefore we are applying as an exceptional circumstance as we believe public safety and streetscape aesthetics will be maintained with our sidewalk sign in place.



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



Proposed Signage

Sketch of proposed signage. Sign will be wooden, and a white Appalachian Mountain Club trail sign will be mounted on the top (outlined in blue), like the Mizpah Cut-Off sign pictured. The bottom of the sign will have interchangeable postings for current events (outlined in green).

24 inches

30 inches

Appalachian Mountain Club
Outdoor Destinations
Membership
Local Trips

60 ft →

Come to our Maine
Wilderness Lodges for
Fly Fishing Workshops
this weekend

Kayak this weekend
with the AMC
Maine Chapter

