

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BU...TION

**PERMIT**

Permit Number: 090101

This is to certify that AVESTA FLORENCE HOUSE /Ganne...struction

has permission to Temp Construction Office 8x32

AT 190 VALLEY ST

CE...064 F020001

provided that the person or persons, firm or corporation accounting 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 red-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. CAPT. K. Lantieri

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Thomas W. Manley* 2/18/09  
 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: 09-0101	Issue Date:	CBL: 064 F020001
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<b>Location of Construction:</b> 190 VALLEY ST	<b>Owner Name:</b> AVESTA FLORENCE HOUSE LP	<b>Owner Address:</b> 307 CUMBERLAND AVE	<b>Phone:</b> 207-458-2102
<b>Business Name:</b>	<b>Contractor Name:</b> Ganneston Construction	<b>Contractor Address:</b> P O Box 27 Augusta	<b>Phone:</b> 2076218505
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Construction Trailer	<b>Zone:</b> CA8

<b>Past Use:</b> Vacant Land	<b>Proposed Use:</b> Vacant Land/Florence House Project - Temp Construction Office 8x32	<b>Permit Fee:</b> \$30.00	<b>Cost of Work:</b> \$0.00	<b>CEO District:</b> 2
<b>Proposed Project Description:</b> Temp Construction Office 8x32		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: <i>Temp Trailer</i> <i>IBC 2003</i>	
		Signature: <i>(KG)</i>	Signature: <i>DM 2/18/09</i>	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

<b>Permit Taken By:</b> lmd	<b>Date Applied For:</b> 02/10/2009	<b>Zoning Approval</b>		
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>2/10/09</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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 Date: _____
	<i>All conditions on the original bldg permit are still in force</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



# General Building 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>195 St. John St / 190 Valley Street</u>		
Total Square Footage of Proposed Structure <u>320 SF TEMP OFFICE TRAILER</u>		Square Footage of Lot <u>SEE ATTACHED</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>064      F      020001</u>	Owner: <u>AVESTA HOUSING L.P.</u>	Telephone: <u>207-458-2102</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Ganneston Construction</u> <u>PO Box 27</u> <u>AUGUSTA, Me 04332</u>	Cost Of Work: \$ <u>0</u> Fee: \$ <u>30<sup>00</sup></u> C of O Fee: \$ <u>0</u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Temp. Construction Office for Florence House</u> <u>Project.</u>		
Contractor's name, address & telephone: <u>Ganneston Construction Corp</u> <u>P.O. Box 27, Augusta, Me 04332</u> Who should we contact when the permit is ready: _____ Mailing address: _____ Phone: <u>458-2102</u> <u>Dick Beaulieu</u>		

Please submit all of the information outlined in the Commercial Application Checklist.  
Failure to do so will 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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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: 1/29/09

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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 09-0101	<b>Date Applied For:</b> 02/02/2009	<b>CBL:</b> 064 F020001
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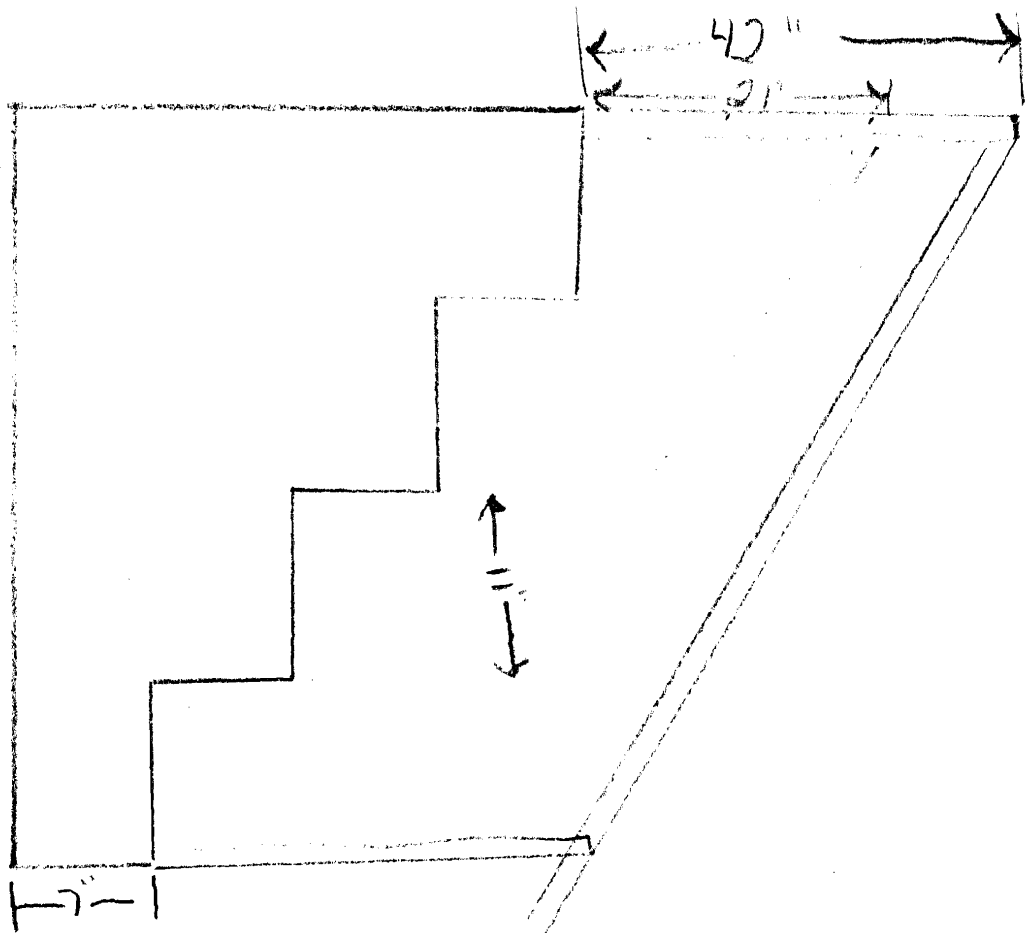
<b>Location of Construction:</b> 190 VALLEY ST	<b>Owner Name:</b> AVESTA FLORENCE HOUSE LP	<b>Owner Address:</b> 307 CUMBERLAND AVE	<b>Phone:</b> 207-458-2102
<b>Business Name:</b>	<b>Contractor Name:</b> Ganneston Construction	<b>Contractor Address:</b> P O Box 27 Augusta	<b>Phone:</b> (207) 621-8505
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Construction Trailer	

<b>Proposed Use:</b> Vacant Land/Florence House Project - Temp Construction Office 8x32	<b>Proposed Project Description:</b> Temp Construction Office 8x32
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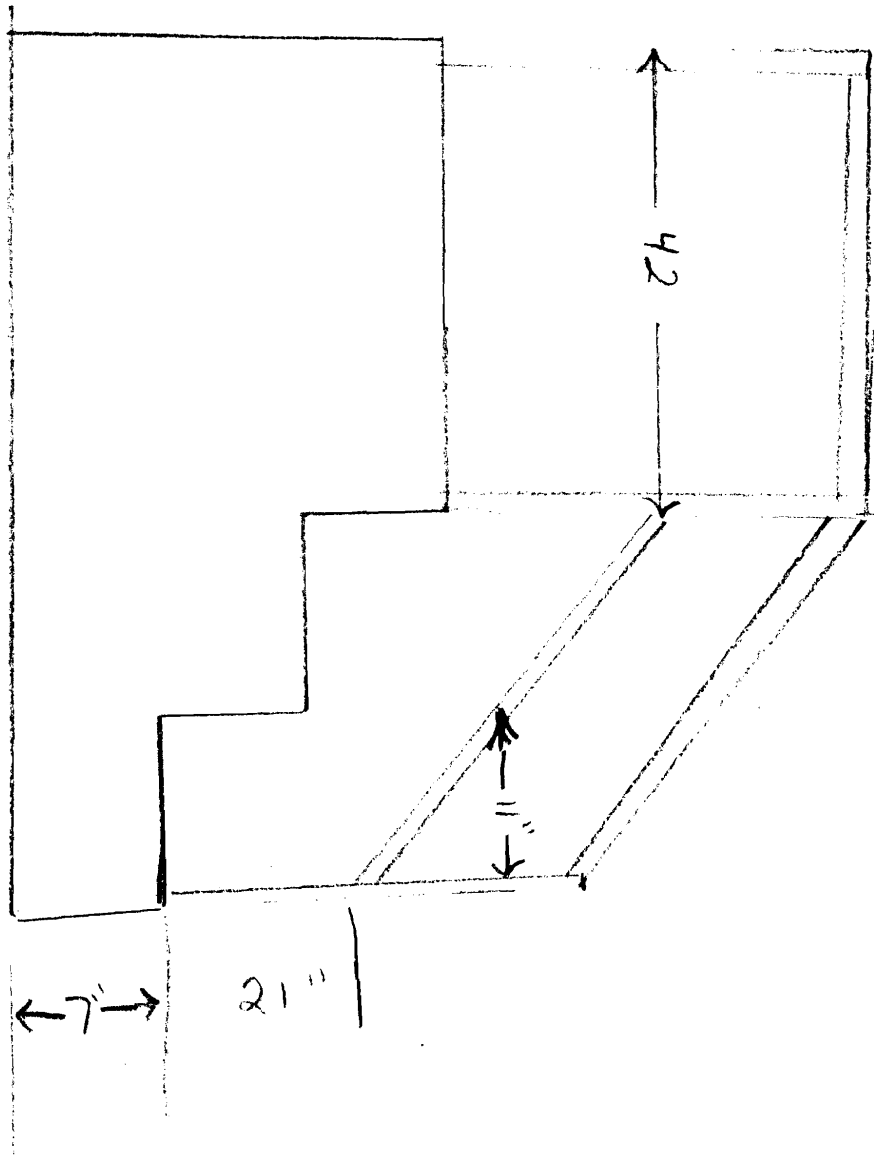
<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 02/10/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) All conditions on the original building permit are still in force.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 02/18/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
<b>Dept:</b> Fire	<b>Status:</b> Approved	<b>Reviewer:</b> Capt Keith Gautreau	<b>Approval Date:</b> 02/13/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>

**Comments:**

2/10/2009-lmd: Received application on 2/2/09 (Suzanne H) did the intake. It was lacking in information. Dick Beaulieu was called on 2/4/09 requesting info, and once again on 2/10/09. He submitted required info on 2/10/09.



Rear View



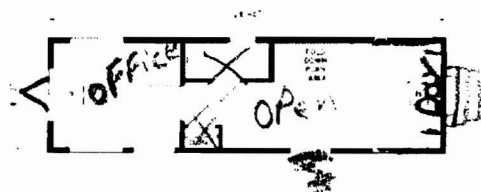
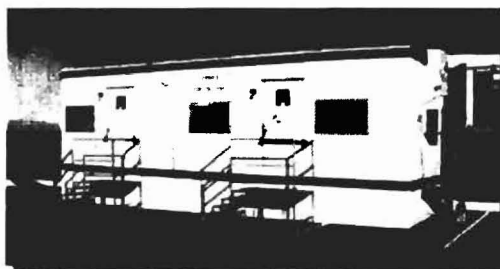
Front  
Stairs

**32 x 8 Mobile Office from Williams Scotsman**[Request a Quote](#)

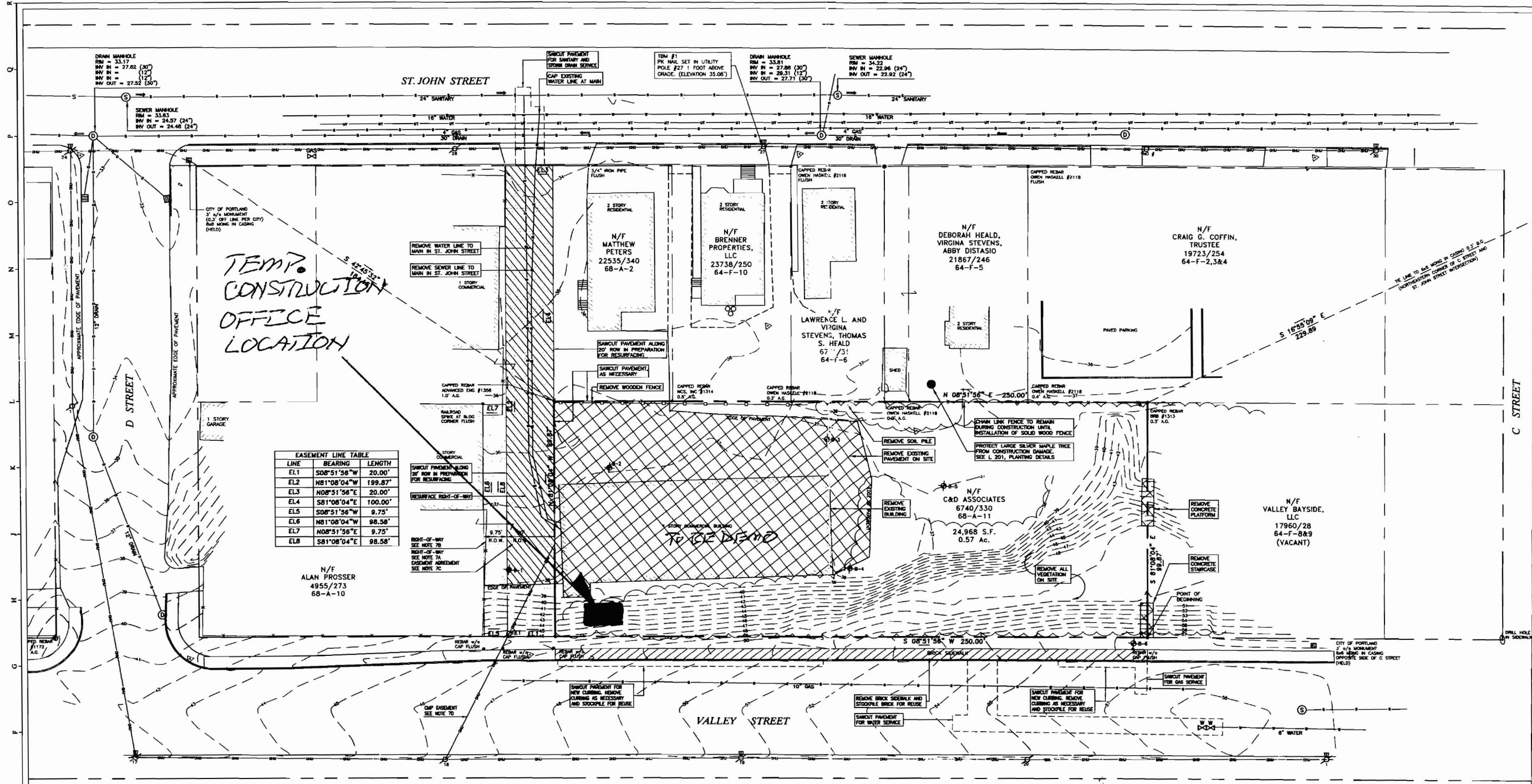
Ideal for shorter-term construction jobs, 8' wide mobile offices provide smaller job site crews with a secure space to plan and manage building projects. These units can be easily relocated from one job site to the next.

**Mobile Office Applications:**

- ▶ Accommodate engineers, architects, contractors and road crews during each phase of a project
- ▶ Furnish on-site mobile offices for subcontractors as well as shelter during inclement weather
- ▶ Offer construction personnel on-site access to kitchens and restrooms
- ▶ Securely store important documents, tools and materials
- ▶ Establish mobile call centers and mobile data centers to expedite disaster recovery efforts
- ▶ Provide a temporary building to accommodate staff during construction of a permanent facility



32 x 8 Mobile Office from Williams Scotsman



LINE	BEARING	LENGTH
EL1	S08°51'56"W	20.00'
EL2	N81°08'04"E	199.87'
EL3	N08°51'56"E	20.00'
EL4	S81°08'04"E	100.00'
EL5	S08°51'56"W	9.75'
EL6	N81°08'04"W	98.58'
EL7	N08°51'56"E	9.75'
EL8	S81°08'04"E	98.58'

- NOTES** Williams Scotsman Trailer 8x32 10 feet away from Building, and approx 10ft from sidewalk
- THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM THE PLAN 7. REFERENCED IN NOTE 4.A. BELOW. SAID BEARING IS MAGNETIC, 2005.
  - DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
  - RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM C + D ASSOCIATES TO AVESTA FLORENCE HOUSE LP DATED MAY 21, 2008 AND RECORDED IN DEED BOOK 26070, PAGE 196. A CORRECTIVE DEED DATED MAY 30, 2008 IS RECORDED IN DEED BOOK 26098, PAGE 335.
  - REFERENCE IS MADE TO THE FOLLOWING PLANS:
    - "CONDOMINIUM PLAN OF 205 ST. JOHN STREET, PORTLAND, MAINE" BY NORTHEAST CIVIL SOLUTIONS, INC. DATED JUNE 30, 2005. (UNRECORDED).
    - "PLAN OF LANDS ON ST. JOHN STREET" BY WILLIAM A. GOODWIN, CITY CIVIL ENGINEER, DATED JULY, 1879 AND RECORDED IN PLAN BOOK 4, PAGE 21.
  - THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAP 64, BLOCK F, PARCEL 20 AND MAP 68, BLOCK A, PARCEL 11.
  - THE WIDTH AND LAYOUT OF VALLEY STREET, ST. JOHN STREET, C STREET + D STREET ARE BASED ON CITY OF PORTLAND PUBLIC WORKS RECORDS. SAID WIDTHS OF ALL THESE STREETS ARE GO FEET.
  - REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
    - "A 20' WIDE ACCESS RIGHT-OF-WAY" FOR THE BENEFIT OF THE SUBJECT PARCEL OVER MAP 68, BLOCK A, PARCEL 10 AS RECORDED IN DEED BOOK 4323, PAGE 133.
    - "A 9.75' WIDE RIGHT-OF-WAY" FOR THE BENEFIT OF THE SUBJECT PARCEL OVER MAP 68, BLOCK A, PARCEL 10 AS RECORDED IN DEED BOOK 12746, PAGE 149.
    - "EASEMENT AGREEMENT FOR 20' WIDE RIGHT-OF-WAY" OVER MAP 68, BLOCK A, PARCEL 10 AS RECORDED IN DEED BOOK 12746, PAGE 150.
    - "EASEMENT TO CENTRAL MAINE POWER CO. FOR INSTALL AND MAINTENANCE OF POWER LINES FROM POLE 18 TO POLE 18.1" AS RECORDED IN DEED BOOK 4932, PAGE 312.
  - THIS SURVEY WAS CONDUCTED WITH 6 INCHES OF SNOW AND ICE.
  - ELEVATIONS AND CONTOURS ARE BASED ON NGVD 1929 DATUM TAKEN FROM THE DISK CALLED FOR AS RM-34 ON FIRM PANEL 230051 0013 B. SEE PLAN FOR TBM DESCRIPTION.
  - UNDERGROUND GAS AND WATER LINE LOCATIONS ON ST. JOHN STREET WERE TAKEN FROM CITY OF PORTLAND PUBLIC WORKS RECORDS FROM 1998. VERIZON LINES WERE FIELD LOCATED. SEWER AND DRAIN LINES AND INVERTS WERE FIELD LOCATED AS WELL. ALL UTILITY LOCATIONS SHALL BE CONSIDERED APPROXIMATE.



LOCATION MAP  
NOT TO SCALE

LEGEND

- |                         |          |                        |          |
|-------------------------|----------|------------------------|----------|
| PROPERTY LINE           | EXISTING | STORM DRAIN            | EXISTING |
| MONUMENT FOUND          | MON      | GAS SERVICE            | G        |
| REBAR FOUND             | **       | UNDERGROUND TELEPHONE  | UT       |
| CONTOUR                 | 70       | OVERHEAD WIRES         | OHU      |
| CATCHBASIN              | ■        | REMOVE                 | XXXX     |
| SEWER MANHOLE           | ⊙        | REMOVE AND STOCKPILE   | XXXX     |
| DRAIN MANHOLE           | ⊙        | REMOVE FOR RESURFACING | XXXX     |
| WATER VALVE             | ⊙        | SAWCUT LINE            | ----     |
| GAS VALVE               | ⊙        |                        |          |
| UTILITY POLE            | ⊙        |                        |          |
| UTILITY POLE WITH LIGHT | ⊙        |                        |          |
| FENCE                   | ----     |                        |          |
| TEST BORING             | ⊕        |                        |          |
| WATER SERVICE           | W        |                        |          |
| SEWER SERVICE           | S        |                        |          |

**Mitchell & Associates**  
LANDSCAPE ARCHITECTS  
The Staples School  
10 Center Street  
Portland, Maine 04101  
Tel: (207) 774-4427  
Fax: (207) 874-2480  
www.mitchellandassociates.biz

**GP** Gorrill-Palmer  
Consulting Engineers, Inc.  
Traffic and Civil  
Engineering Services  
P.O. Box 1287  
16 Sibley Road  
Gray, ME 04039  
Tel: 207-857-8810  
Fax: 207-857-8918  
E-Mail: mail@gorrillpalmer.com

**Gawron Turgeon ARCHITECTS**  
29 Black Point Road  
Scarborough, Maine 04074  
www.gawronturgeon.com  
207-883-4307 or 207-883-0361 fax

**AVESTA HOUSING**

**FLORENCE HOUSE**  
190 VALLEY STREET  
PORTLAND, MAINE

**REVISIONS**

#	DATE	DESCRIPTION
1	12.07	MAINE HOUSING 50% REVIEW SET
2	5.08	10% MAINE HOUSING REVIEW SET
3	7.31.08	100% MAINE HOUSING REVIEW SET
4	9.28	100% RED DOCUMENTS

DATE:	05/02/08
PROJECT #:	100405
DRAWN BY:	BAM
CHECKED BY:	JDM
DRAWING SCALE:	1"=28'-0"

**SHEET TITLE**  
EXISTING CONDITIONS AND DEMOLITION PLAN

**D 101**

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