

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

## BUILDING DEPARTMENT BUILDING PERMIT

Permit Number: 100166

Please Read Application And Notes, If Any, Attached

This is to certify that FLORENCE HOUSE HOUSING CORPORATION (Ganneston)  
has permission to New signage for "Florence House"

AT 190 VALLEY ST CD 064 F020001

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 work is set-in. 24 HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**PERMIT ISSUED**

### OTHER REQUIRED APPROVALS

Fire Dept. MAR - 4 2010

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

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

Other City of Portland  
Department Name

*[Handwritten Signature]*  
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: 10-0166	Issue Date:	CEB: 064 F020001
-----------------------	-------------	---------------------

Location of Construction: 190 VALLEY ST	Owner Name: FLORENCE HOUSE HOUSING C	Owner Address: 307 CUMBERLAND AVE	Phone:
Business Name:	Contractor Name: Ganneston Construction	Contractor Address: P O Box 27 Augusta	Phone: 2076218505
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: C-48

Past Use: Multi-Use-/Multi-Family 15 Safe Haven units - 10 emergency beds (w/up to 15 additional overflow) & 25 SRO apts	Proposed Use: Multi-Use-/Multi-Family - New signage for building "Florence House"	Permit Fee: \$91.72	Cost of Work: \$91.72	CEO District: 2
---	--	------------------------	--------------------------	--------------------

FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>U</i> Type: <i>Sign</i> <i>IBC 2003</i>
Signature:	Signature:

Proposed Project Description:  
New signange for "Florence House"

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: Idobson	Date Applied For: 02/23/2010	<b>Zoning Approval</b>	
-----------------------------	---------------------------------	------------------------	--

- 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..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM Date: <i>2/22/10</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:
--	---	--

**PERMIT ISSUED**

MAR - 4 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

*3/1/10*  
*D. Andrews*

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

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

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

<b>Permit No:</b> 10-0166	<b>Date Applied For:</b> 02/23/2010	<b>CBL:</b> 064 F020001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 190 VALLEY ST	<b>Owner Name:</b> FLORENCE HOUSE HOUSING C	<b>Owner Address:</b> 307 CUMBERLAND AVE	<b>Phone:</b>
<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> Signs - Permanent	

<b>Proposed Use:</b> Multi-Use-/Multi-Family - New signage for building "Florence House"	<b>Proposed Project Description:</b> New signange for "Florence House"
---	---

<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 02/24/2010	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> 1) Referred to Planning (Jean Frasier) for review under 14-368.5.g - Under regular sign ordinance, there are more signs than permitted in either B-2 or R-6. To be reviewed under site plan section 14-526(a)(22) for special and unique circumstances.				
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 03/02/2010	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> 1) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.				
<b>Dept:</b> Planning	<b>Status:</b> Approved	<b>Reviewer:</b> Jean Fraser	<b>Approval Date:</b> 03/01/2010	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b> 1) Approved under special exception provision. The proposed substitution of wording "Florence House" on entrance canopy represents an inconsequential change from the original approved sign. The addition of two small signs on the Valley Street elevation will have little impact on the character of the property and do not read as commercial signage.				



# 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>190 HUEY STREET, PORTLAND, ME</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>64</u> Block# <u>F</u> Lot# <u>20</u>	Owner: <u>MARIA FLORENCE HOUSE LP</u> <u>FLORENCE HOUSE HOLDING CORP</u>	Telephone: <u>207 553 9777</u>
Lessee/Buyer's Name (If Applicable) <u>[Signature]</u>	Contractor name, address & telephone: <u>GANNETT CONSTRUCTION</u>	Total s.f. of signage x \$2.00 <u>2086</u> Per s.f. plus \$30.00/\$65.00 <u>3986</u> For H.D. signage = Total Fee: \$ _____ Awning Fee = cost of work _____ Total Fee: \$ <del>3986</del> <u>91.72</u>
Who should we contact when the permit is ready: <u>DEBORA KAUER</u> phone: <u>553-7780 x 228</u>		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot _____		
Current Specific use: _____ 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: _____ <u>14.86 ft</u> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>2 signs @ 26" = 41.17"</u>		
Proposed awning? Yes <input checked="" type="checkbox"/> No _____ Is awning backlit? Yes _____ No _____ Height of awning: _____ Length of awning: _____ Depth: _____ <u>STEEL CANOPY ON BLDG</u> Is there any communication, message, trademark or symbol on it? Yes <input checked="" type="checkbox"/> No _____ If yes, total s.f. of panels w/communications, message, trademark or symbol <u>208</u> s.f. = 16 s.f.		
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: _____ Awning? Yes _____ No _____ 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.		

FEB 23 2010

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: [Signature]

Date: 2/18/2010

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




2/16/10

Quality Affordable Living

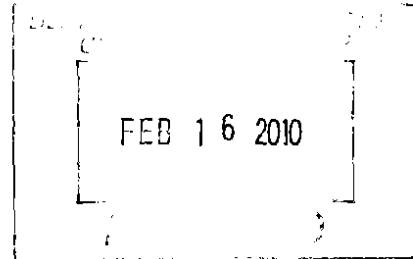
February 10, 2010

TO: Jean Fraser, Planner

CC: Marge Schmuckel, Zoning Administrator

FROM: Debora Keller 

RE: Florence House Signage



In the November 9, 2007 Site Plan/Subdivision Approval Letter for Florence House, located at 190 Valley Street, there is a condition of approval related to signage. The letter specifically states, "that the applicant shall submit for review and approval by the Planning Authority, prior to the issuance of a Certificate of Occupancy, the location, size and design details of all signage". We have spent a considerable amount of time trying to come up with signage that works with the exterior elevations and architectural elements on the building – and serves the goal of letting people know what and where Florence House is.

To fulfill this condition, I am submitting the Signage/Awning Permit Application along with the following materials for your review and approval:

- Exhibit A: Building Elevation (A401) from original approval plan set
- Exhibit B: REVISED Building Elevation (A401) showing proposed signage changes
- Exhibit C: Renderings and dimensions of proposed building-mounted signage
- Exhibit D: Information from BlackBear Signworks re materials and installation methods.

To summarize, the proposed signage:

- 1) Adds "190" at two sides of the front entrance column (color match to sample provided)
- 2) Deletes the sign light and any signage from the upper level of the building exterior on Valley Street
- 3) Adds two blind-mount building-mounted aluminum cast plaques identifying Avesta Housing and Preble Street to the brick wall on the Valley Street side. PLEASE NOTE that colors of text and graphics will be PMS matched to color sample provided (Plum Island) and background will be color matched to pre-cast band around building.
- 4) Changes the lettering on the front canopy from MAIN ENTRANCE to FLORENCE HOUSE in color to match sample provided).

*Not counted AS signage*

*what size is this sign?*





# 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: <b>190 VAUEN STREET</b>		
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>064F020001 0002</b>	Owner: <b>AUSTIA FLORENCE HOUSE LP</b> <b>FLORENCE HOUSE HOUSING CORP</b>	Telephone: <b>553 7780 4228</b>
Lessee/Buyer's Name (If Applicable)	Contractor name, address & telephone: <b>GANNETT CONSTRUCTION</b>	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 _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <b>DEB KEUER</b> phone: <b>553 7780 4228</b>		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot <b>2 CONDO UNITS</b>		
Current Specific use: <b>FLORENCE HOUSE (UNDER CONSTRUCTION)</b> 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 <input checked="" type="checkbox"/> No _____ Dimensions proposed: <b>2 41.17 W x 26 IN</b> <b>BUILDING MOUNTED PANELS</b>		
Proposed awning? Yes <input checked="" type="checkbox"/> No _____ Is awning backlit? Yes _____ No <input checked="" type="checkbox"/> Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes <input checked="" type="checkbox"/> 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 _____ No <input checked="" type="checkbox"/> Dimensions: _____ Awning? Yes <input checked="" type="checkbox"/> No _____ Sq. ft. area of awning w/communication: _____ <b>APPROVED PLANS INCLUDED</b> <b>DIFFERENT AWNING LETTERING.</b>		
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: *Deen* Date: 2/10/2010

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



## Signage/Awning Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

- N/A* Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way.
- N/A* Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- A sketch plan of lot indicating location of buildings, driveways and any abutting streets or rights of way, lengths of building frontages, street frontages and all existing setbacks. Please indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building façade dimensions for any signage attached to the building.
- A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment. *N/A*
- N/A* Certificate of flammability required for awning or canopy. *STAIR CANOPY*
- N/A* A UL# is required for lighted signs at the time of final inspection.
- Pre-application questionnaire completed and attached.
- N/A* Photos of existing signage
- N/A* Details for sign fastening, attachment or mounting in the ground.

Permit fee for signage or awning-with-signage: \$30.00 plus \$2.00 per square foot of sign.

Permit fee for awning-without-signage is based on cost of work:  
\$30.00 for the first \$1,000.00, \$10.00 per additional \$1,000.00 of cost.

Base application fee for any Historic District signage is \$65.00.

FEB 16 2010



$$41.17' \times 26'' = 1070.42 \# \div 144 = 7.43 \#$$

$$7.43 \# \times 2 \text{ signs} = 14.86 \#$$

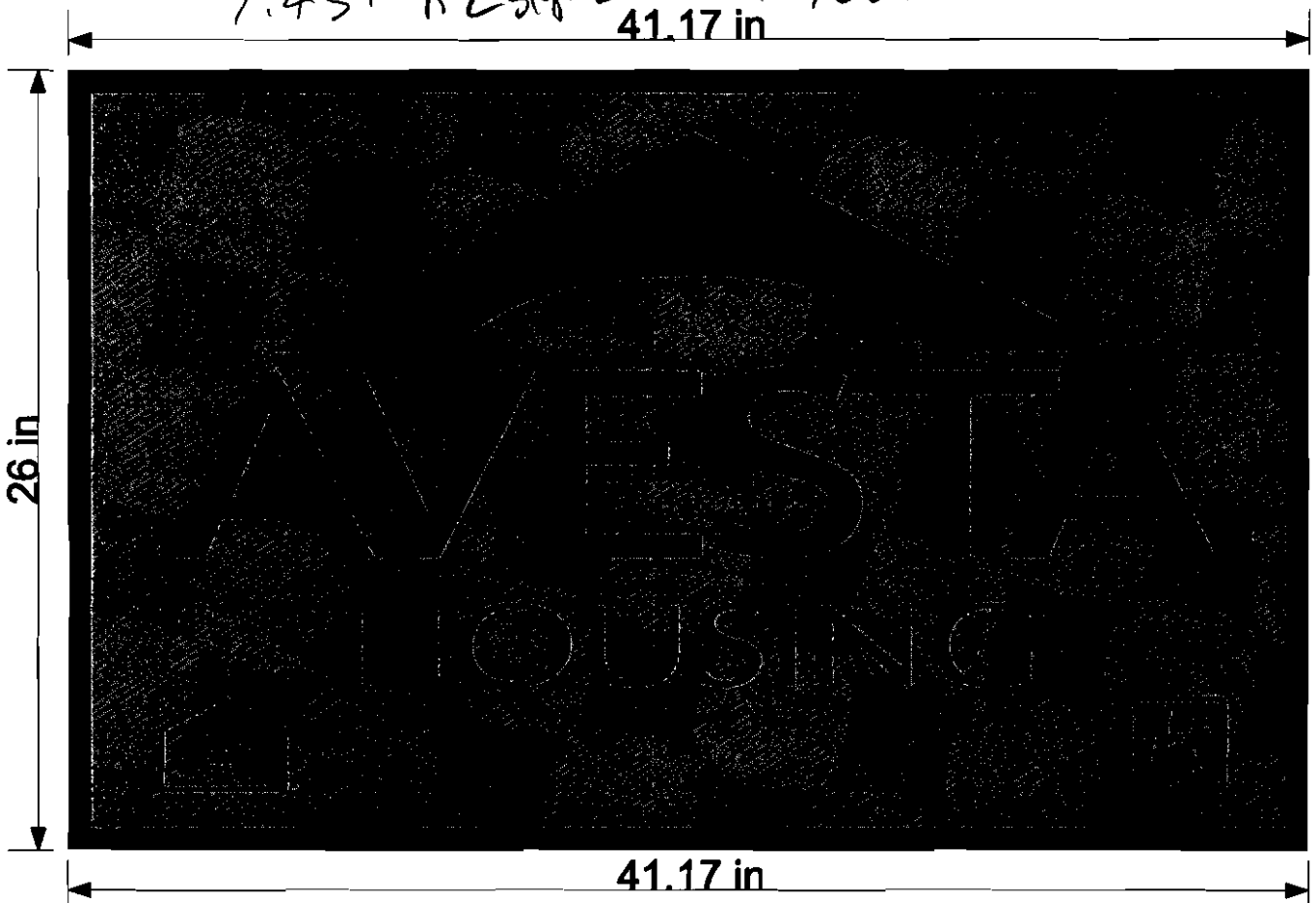


EXHIBIT C

41.17 in

26 in



41.17 in

26 in



KATHAT C



Quotation  
2.4.2010

Carving - Gold leaf - Pin striping - Vehicle & Boat Lettering - Logo Design - Graphics - Banners - Non Illuminated & Illuminated Signs - Fabrication - Installation - Service

Name **Avesta Housing** Contact **Debora Keller**

Address **307 Cumberland Ave., Portland, ME., 04101**

Phone **553.7780** Fax Project Name **Plaques**

2 aluminum cast plaques 41.17"w x 26"h x 1"t. Single line boarder with sand background and satin raised text and graphics. <sup>TEXT + GRAPHIC</sup> ~~Background~~ color to be PMS match to <sup>SAMPLE</sup> ~~signs~~. Mounting with blind mount-standard studs. Price includes installation.

#3919.68

FEB 16 2010

**Additional Notes**

- (1) Terms of payment: 50% deposit with balance due at time of completion. All applicable taxes will be billed to the customer at the time of invoicing.
- (2) Client is responsible for supply circuit and final connection to illuminated signs.
- (3) Prices are based on current materials cost and are good for 30 days only from the quotation date.
- (4) Unless specifically stated, prices do not include freight, installation, shop drawings, cost of permits, color sample, disposal of removed signage, storage, or applicable taxes. Costs will be added at the time of final invoicing.
- (5) A site survey is required for all projects that are installed by Blackbear Signworks.

SIGNATURE REQUIRED - I agree to the pricing, specifications and payment conditions as stated. Date  
You are authorized to proceed with the work as described above.

Permits - Customer Signature  
You are authorized to proceed with this order PRIOR to receipt of permits. The responsibility for permits and the legality of this signage is that of the BUYER. Copies of permits will be forwarded to Blackbear Signworks.

Permit - Customer Signature  
Blackbear Signworks will secure permits at a cost of \$85.00 per permit, plus city/town fees. Any permit which cannot be secured by mail will be subject to the additional charge of \$85.00 per hour, including travel time.

19 Industrial Park Road, Saco, Maine 04072  
T Phone 207.286.8004 F Fax 207.286.8102  
E.mail - blackbearsignworks@maine.rr.com Web - www.blackbearsignworks.com

*Handwritten signature/initials*

## **Marge Schmuckal - Signage for Florence House**

---

**From:** Jean Fraser  
**To:** Schmuckal, Marge  
**Date:** 2/16/2010 2:35 PM  
**Subject:** Signage for Florence House

---

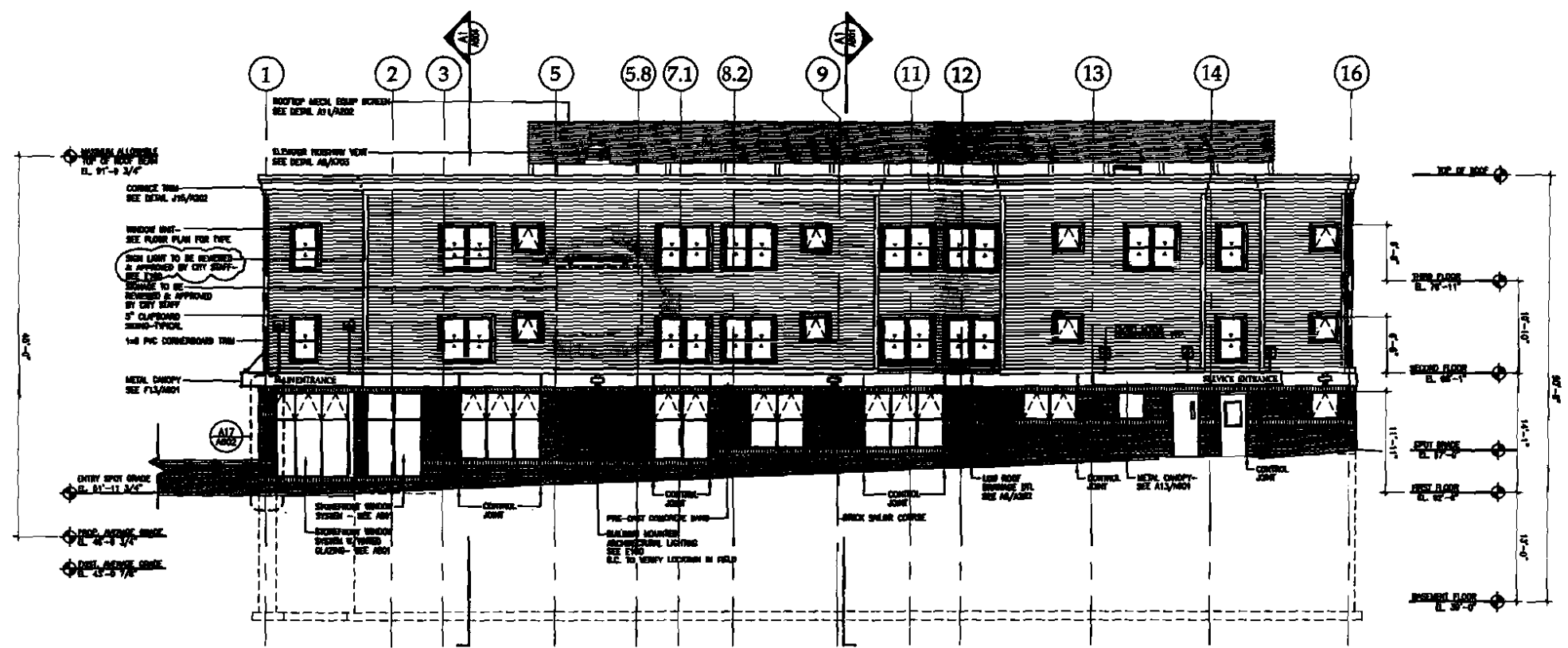
Marge,

I have discussed Deb Keller's note (it was copied to you) with both Alex and Barbara and have the following comments:

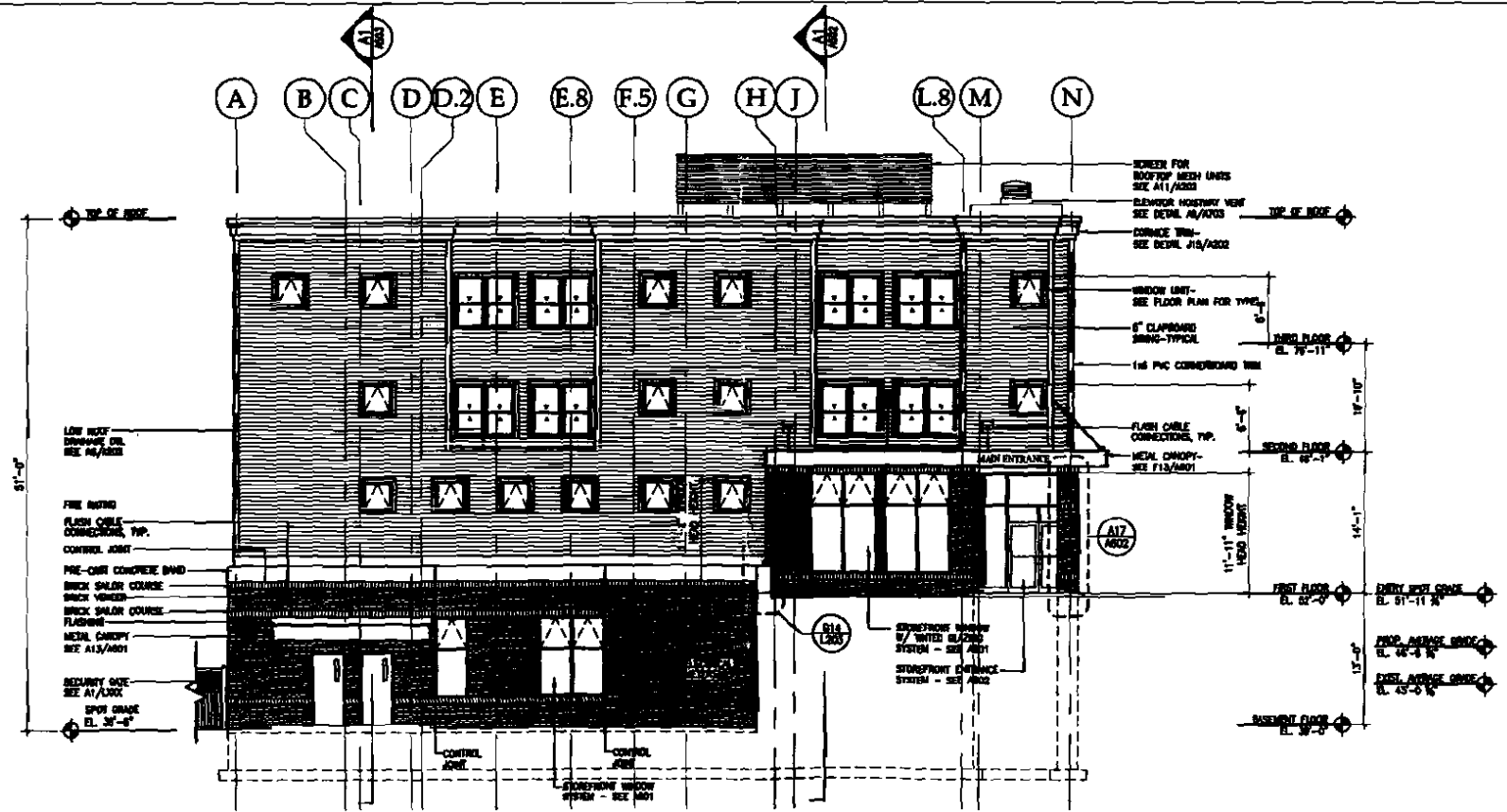
1. The underlying zone for Florence House is B2;
2. The proposed revisions (as described) to the signage address the concerns that staff had during the original review and are an improvement;
3. I understand that Deb Keller will be making a formal sign permit application direct to you; if this does require any waivers Planning will be willing to sign off on these quickly; the applicant is seeking a final CO very soon so time is of the essence.
4. I have the color sample for the lettering on the plaques and will give to you at Dev Rev tomorrow.

I would be grateful to be kept in the loop so that I am clear as to how this condition of approval is playing out.

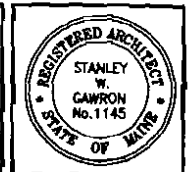
thanks  
Jean



J1 VALLEY STREET ELEVATION



A1 SOUTH ELEVATION



**Gawron Turgeon ARCHITECTS**  
 33 Beck Point Road  
 Scarborough, Maine 04074  
 www.gawronturgeon.com  
 207.883.1227 or 207.883.1229 fax



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

REVISIONS		
NO.	DATE	DESCRIPTION
1	4/28/07	CONTRACT ZONE
2	5/24/07	CONTRACT ZONE
3	7/26/07	CONTRACT ZONE
4	8/24/07	CONTRACT ZONE
5	10/24/07	CONTRACT ZONE
6	11/21/07	CONTRACT ZONE
7	12/14/07	CONTRACT ZONE
8	1/24/08	CONTRACT ZONE
9	2/11/08	CONTRACT ZONE
10	3/10/08	CONTRACT ZONE

FEB 16 2010

DATE:	09/20/08
PROJECT #:	100485
DRAWN BY:	RLD
CHECKED BY:	RFW
DRAWING SCALE:	1/8" = 1'-0"

SHEET TITLE  
 BUILDING ELEVATIONS

A401

© COPYRIGHT 1985-2008  
 ALL RIGHTS RESERVED. NO PART OF THIS  
 PUBLICATION MAY BE REPRODUCED OR  
 TRANSMITTED IN ANY FORM OR BY ANY  
 MEANS, ELECTRONIC OR MECHANICAL,  
 INCLUDING PHOTOCOPYING, RECORDING,  
 OR BY ANY INFORMATION STORAGE AND  
 RETRIEVAL SYSTEM, WITHOUT THE  
 WRITTEN PERMISSION OF THE  
 PUBLISHER.

WHRIT A : APPROVED

