

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

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

Permit No: 02-0416	ISSUE DATE: MAY 17 2002	CRL: 057 F001001
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Location of Construction: 19 Emery St	Owner Name: Portland Housing Authority	Owner Address: 14 Baxter Blvd	Phone: 773-4753
Business Name:	Contractor Name: HardyPond Construction	Contractor Address: 45 Bridgton Rd. Westbrook	2077976066
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: apartment complex	Proposed Use: no change in use, adding interior handrails throughout complex	Permit Fee: \$162.50	Cost of Work: \$19,928.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: I-1 Type: BOCA 1999	

Proposed Project Description: adding interior handrails throughout complex	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: johnea	Date Applied For: 04/24/2002	<b>Zoning Approval</b>	
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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><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>5/24/02</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Permit Number: 020416

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that Portland Housing Authority/MyPond is

has permission to adding interior handrails throughout complex

AT 19 Emery St Permit No. 057 F001001

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 altered or closed-in. HEAVY 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. [Signature]

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

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

Other \_\_\_\_\_  
Department Name

[Signature]  
Director, Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

02-0416

# All Purpose 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>Harbor Terrace 284 Danforth St. Portland, ME</u>		
Total Square Footage of Proposed Structure <u>NA</u>	Square Footage of Lot <u>NA</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>057</u> Block# <u>F-001</u> Lot# <u>001</u>	Owner: <u>Portland Housing Authority</u> <u>14 Baxter Boulevard</u> <u>Portland, ME 04101</u>	Telephone: <u>773-4753</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Hardy Pond Construction</u> <u>45 Bridgton Road</u> <u>Westbrook, ME 04092</u> <u>PH 797-6066</u>	Cost Of Work: <u>\$19,928.00</u> Fee: <u>\$162.50</u>
Current use: <u>Apartment Building</u>		
If the location is currently vacant, what was prior use: <u>—</u>		
Approximately how long has it been vacant: <u>—</u>		
Proposed use: _____		
Project description: <u>Install handrails per plans</u>		
Contractor's name, address & telephone: <u>Hardy Pond Construction, 45 Bridgton Road, Westbrook, ME 04092 PH 797-6066</u>		
Who should we contact when the permit is ready: <u>Matt Woods</u>		
Mailing address: <u>Same</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>797-6066</u>		

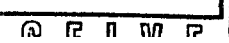
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>Matt Woods</u>	Date: <u>4/24/02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall

APR 24 2002



PORTLAND HOUSING AUTHORITY  
**INSTALLATION OF HANDRAILS**  
**Harbor Terrace (ME 3-6)**

**Part I: SCOPE OF WORK**

Furnish and install all labor, materials, equipment, legal disposal of debris, and all related services incidental, but not limited, to the following:

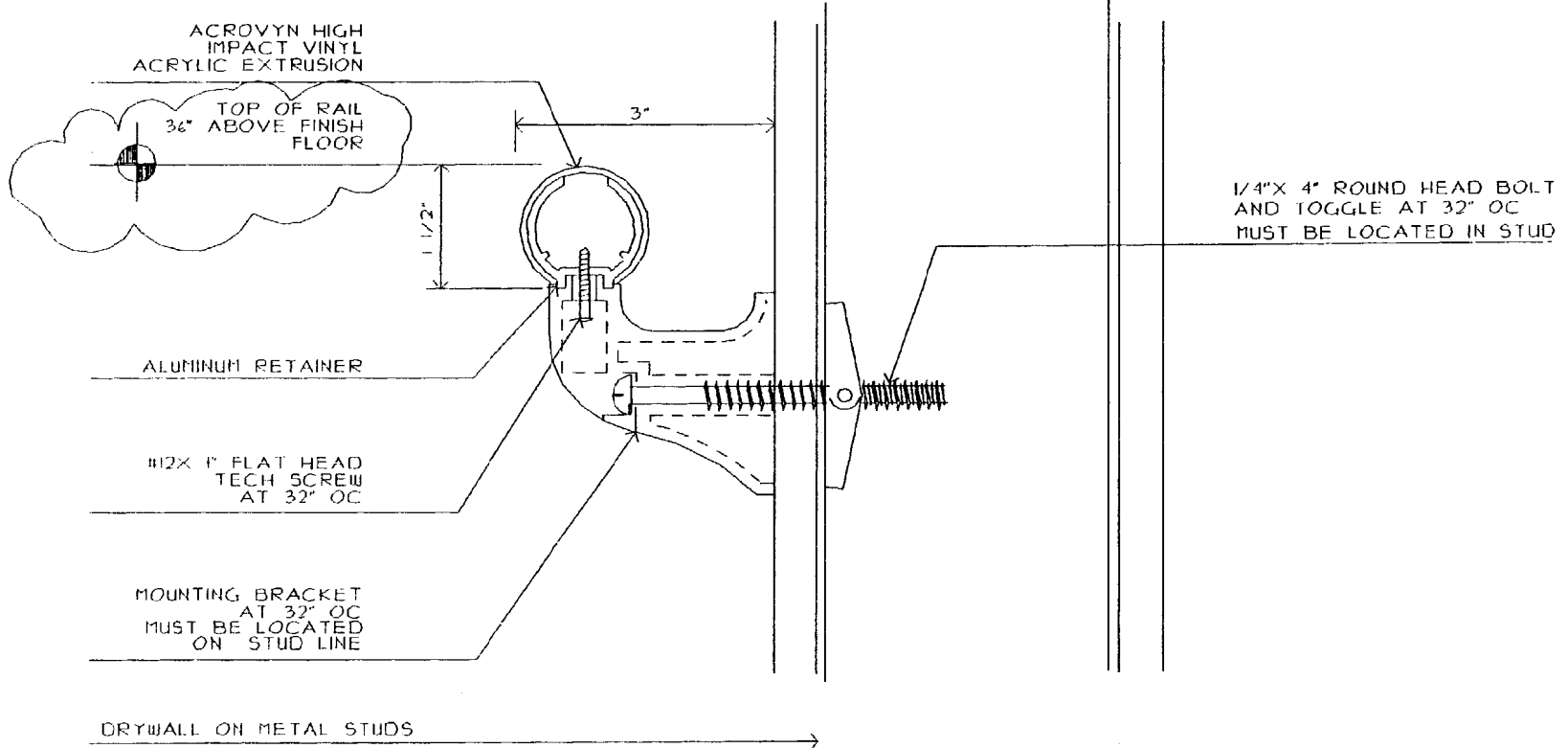
Furnishing and installing as detailed and scheduled on drawings, sketches and specifications, C/S Acrovyn Model HR-6C as manufactured by Construction Specialties. Also included are end cap returns and brackets. Installation shall be per drawings, sketches and specifications.

**Part II: The work to be performed includes, but is not limited to:**

1.     **Delivery, Storage, Handling, and Installation**  
Deliver materials in manufacturers' unopened containers.
2.     **Tenant Notification**  
Notify residents on each floor, in writing, 48 hours in advance of any work.
3.     **Product**  
C/S Acrovyn, Model HR-6C with all appendages. Color to be determined by Owner. May be purchased through Metro Architectural, telephone (781)545-8100, fax (781)545-5805.
4.     **Codes**  
All work in this Section shall conform to ADA, UFAS, ANSI, UBC, BOCA, and OSHPD; these standards shall establish minimum requirements.
5.     **Installation**  
Attach per instructions in all attached sketches.
6.     **Test Ratings**  
Vinyl/acrylic extrusions shall be UL tested, classified and labeled reflecting a Class 1 fire rating.
7.     **Component Color**  
Component color shall be integral with component match.
8.     **Handrail Termination**  
Handrail returns shall terminate 2 inches from jambs unless specified otherwise.

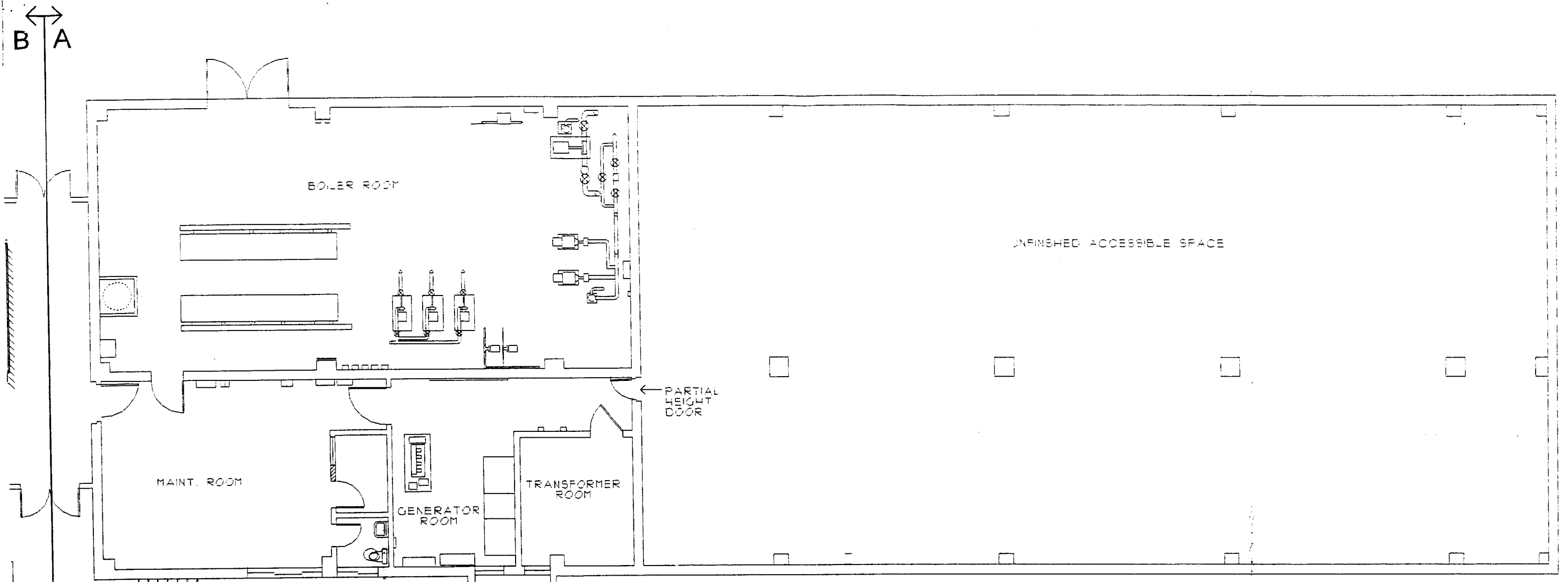
**Part III: SPECIAL NOTES**

1. Contractor shall have the responsibility of coordinating and relating specific needs or requirements in a timely manner to the Portland Housing Authority.
2. Contact individual is: William Dalbec, Director of Modernization  
Portland Housing Authority  
Telephone: (207)773-4753  
Fax: (207)774-6471  
E-Mail: bdalbec@porthouse.org
3. The Portland Housing Authority reserves the right to reject any or all bids.
4. A certificate of liability insurance with a minimum value of Three Hundred Thousand Dollars (\$300,000.00) is required with the bid. If applicable, worker compensation will be required.
5. Contractor shall take field measurements for all handrails and components.
6. All material and labor are to be warrantied for two (2) years from completion date of work by the Contractor.
7. Davis Bacon and all related acts apply.
8. Terms of payment shall be as follows:
  - 50% Request upon bid acceptance, material delivery, and start-up of work;
  - 30% Satisfactory completion of one-half of the project; and
  - 20% Satisfactory completion of 100% of the project.
9. Bids are to be returned on or before March 27, 2002, at 10:00 A.M.
10. Bids will be opened promptly at 10:00 A.M. Each bidder will receive the results of the bid.
11. The Portland Housing Authority is a tax exempt organization. The appropriate tax exempt number will be furnished to the contractor who is awarded the bid.
12. Work to be completed 90 calendar days from contract signing.



# HANDRAIL DETAIL

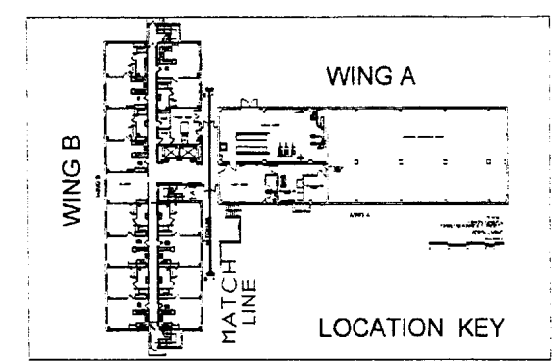
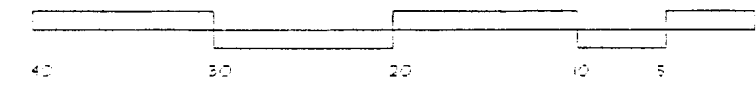
**FRANKLIN TOWERS  
211 CUMBERLAND AVENUE  
PORTLAND, MAINE 04101**



WING A

FLOOR 1  
 HARBOR TERRACE  
 PORTLAND HOUSING AUTHORITY  
 HANDRAIL LAYOUT

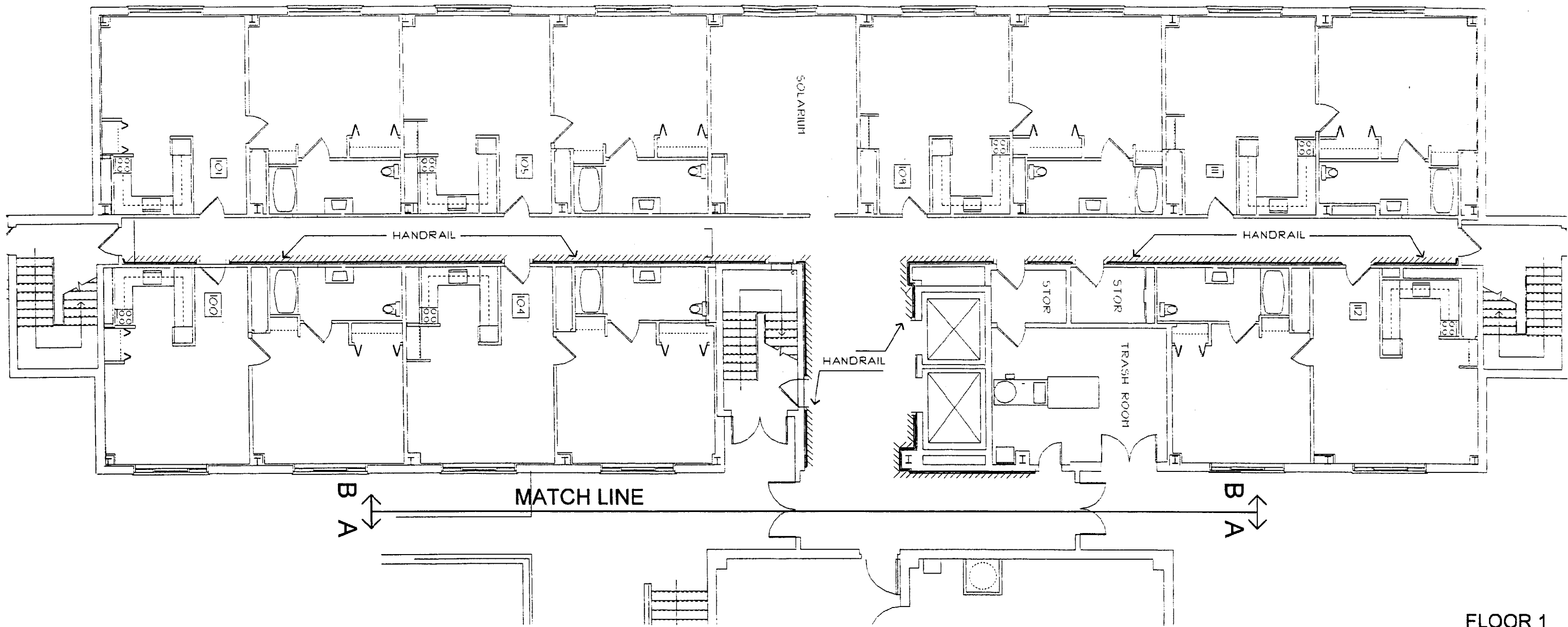
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MATCH LINE

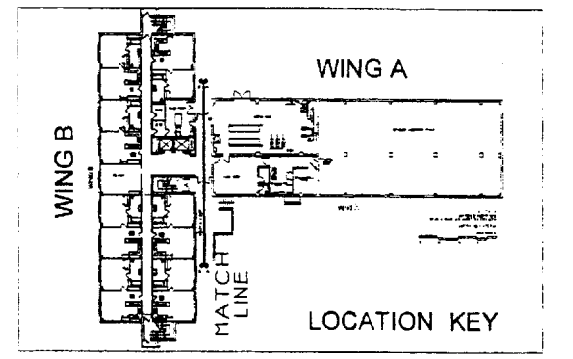
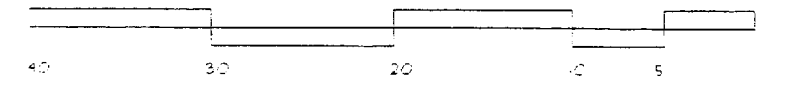
B A

# WING B

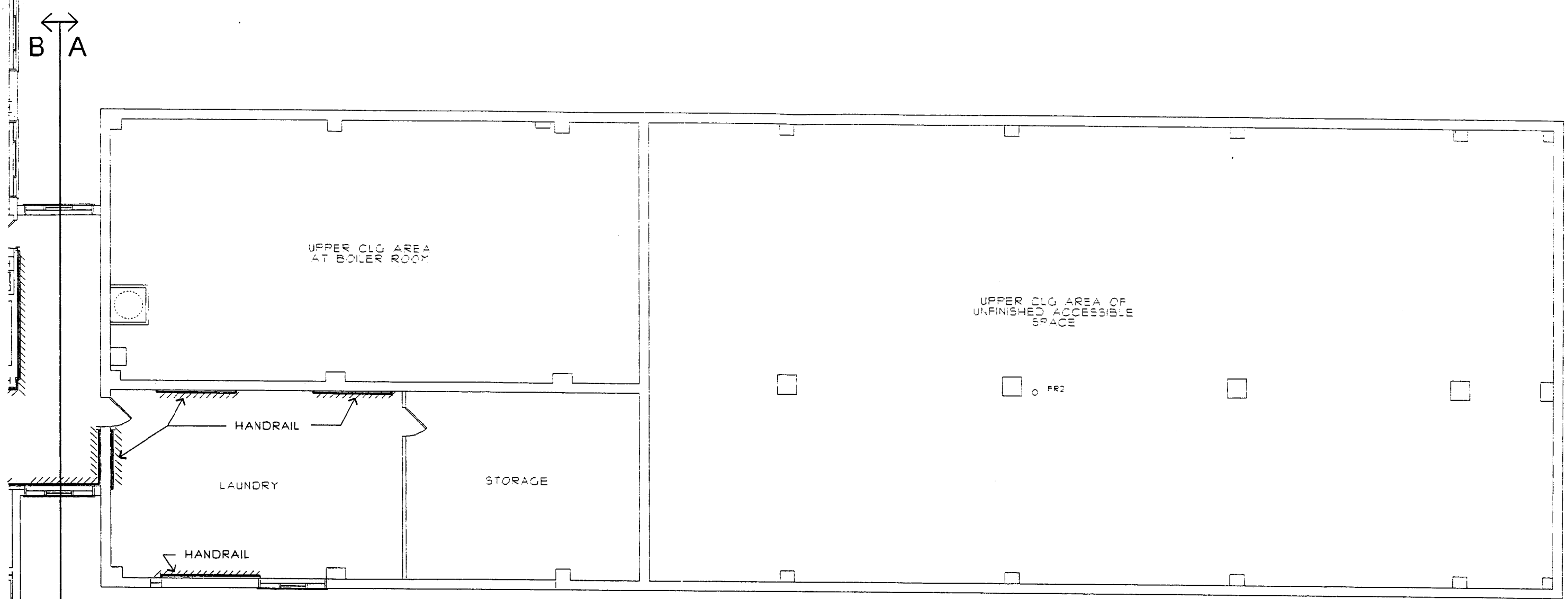


FLOOR 1  
HARBOR TERRACE  
PORTLAND HOUSING AUTHORITY  
HANDRAIL LAYOUT

SCALE 3/32" = 1'-0"



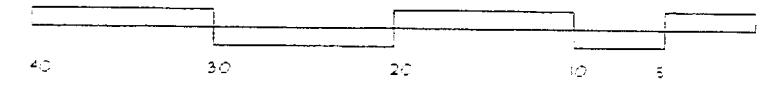




WING A

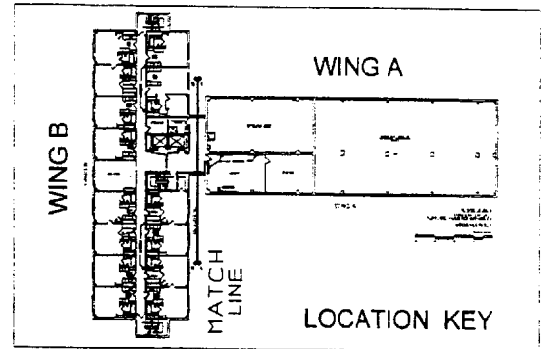
FLOOR LEVEL 2  
 HARBOR TERRACE  
 PORTLAND HOUSING AUTHORITY  
 HANDRAIL LAYOUT

SCALE: 3/32"=1'-0"

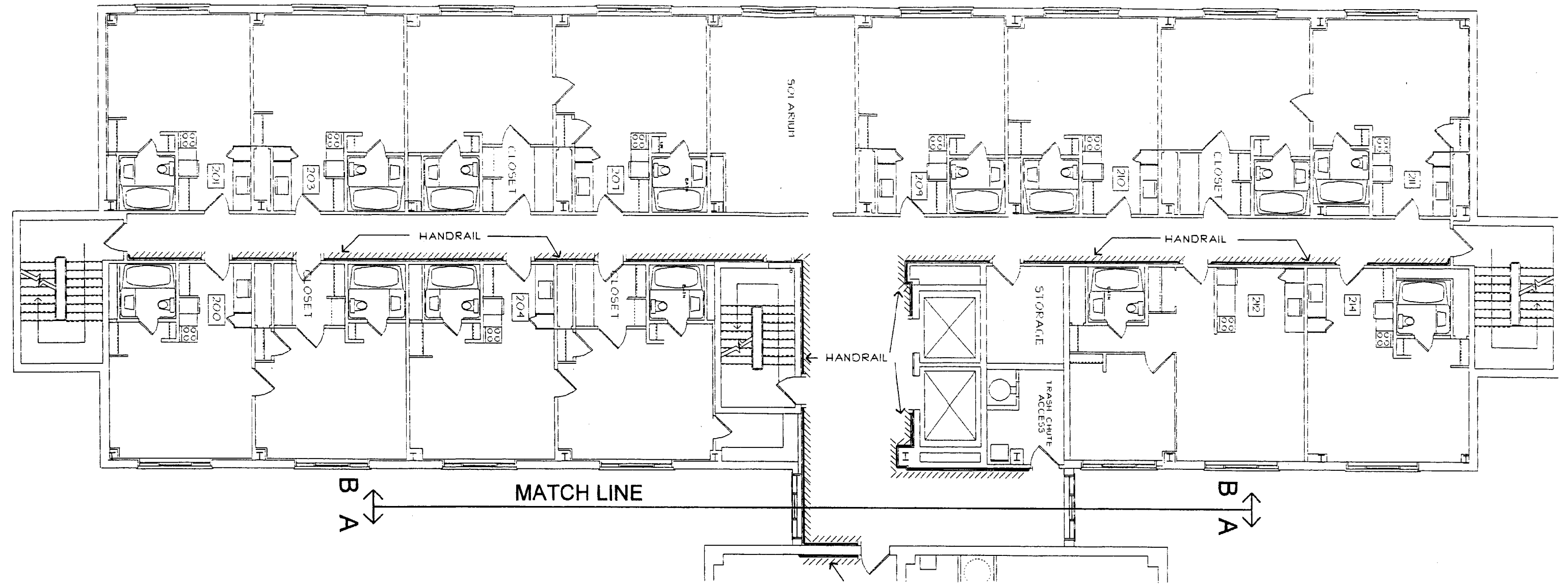


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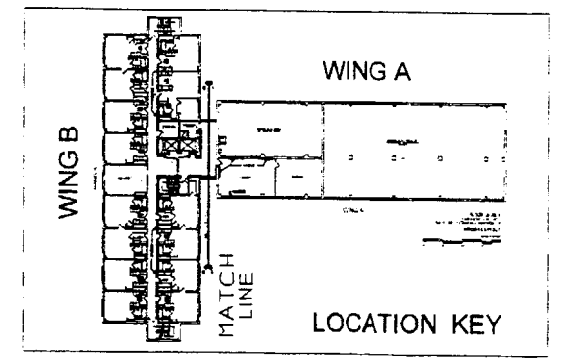
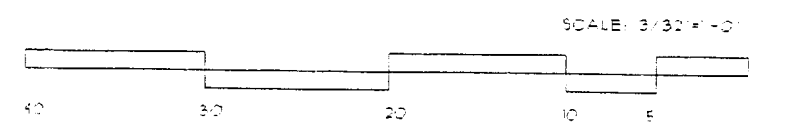
B A

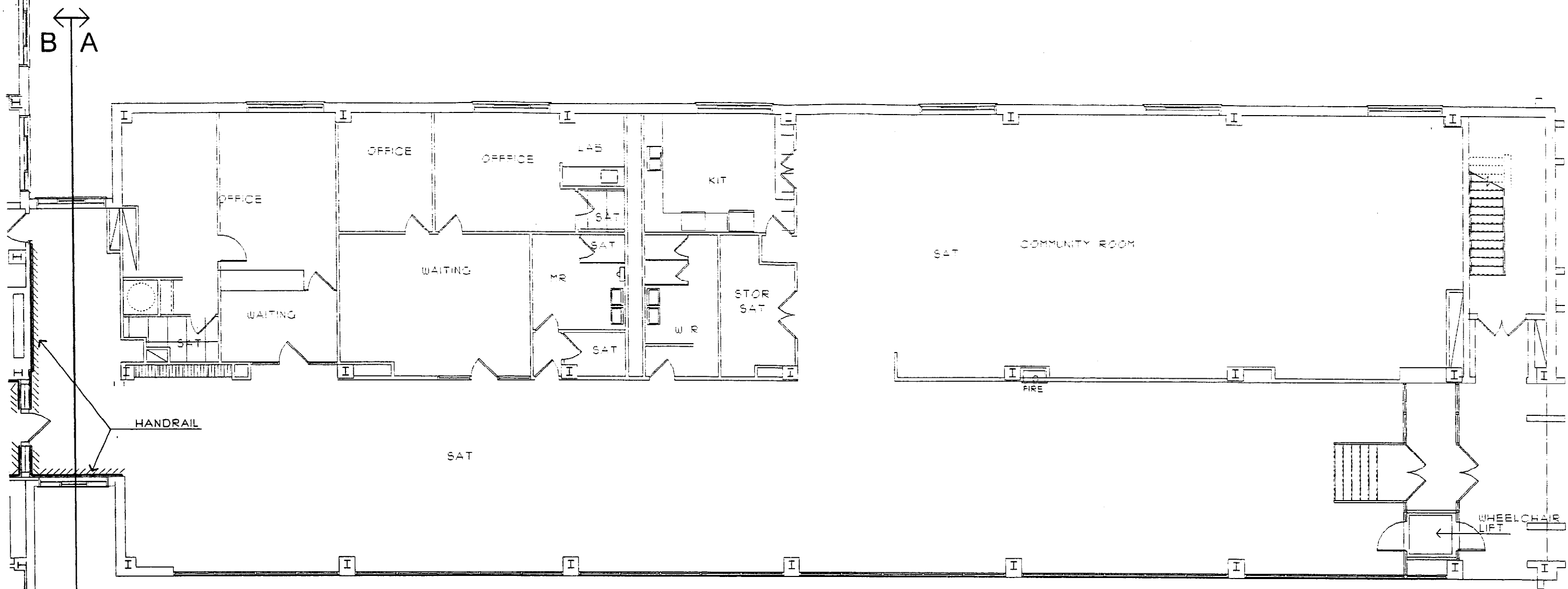


# WING B



FLOOR LEVEL 2  
HARBOR TERRACE  
PORTLAND HOUSING AUTHORITY  
HANDRAIL LAYOUT

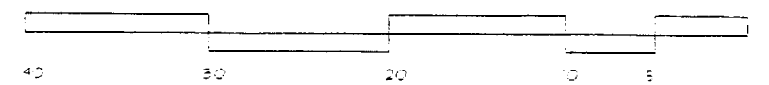




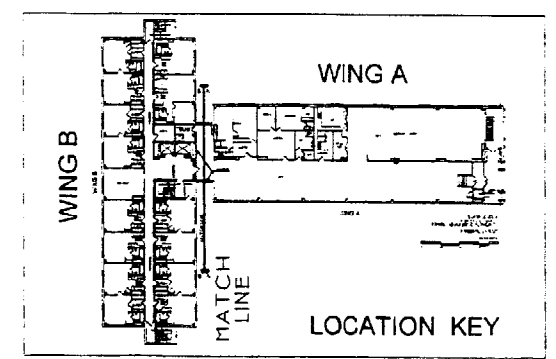
WING A

FLOOR LEVEL 3  
HARBOR TERRACE  
PORTLAND HOUSING AUTHORITY  
HANDRAIL LAYOUT

SCALE: 3/32"=1'-0"

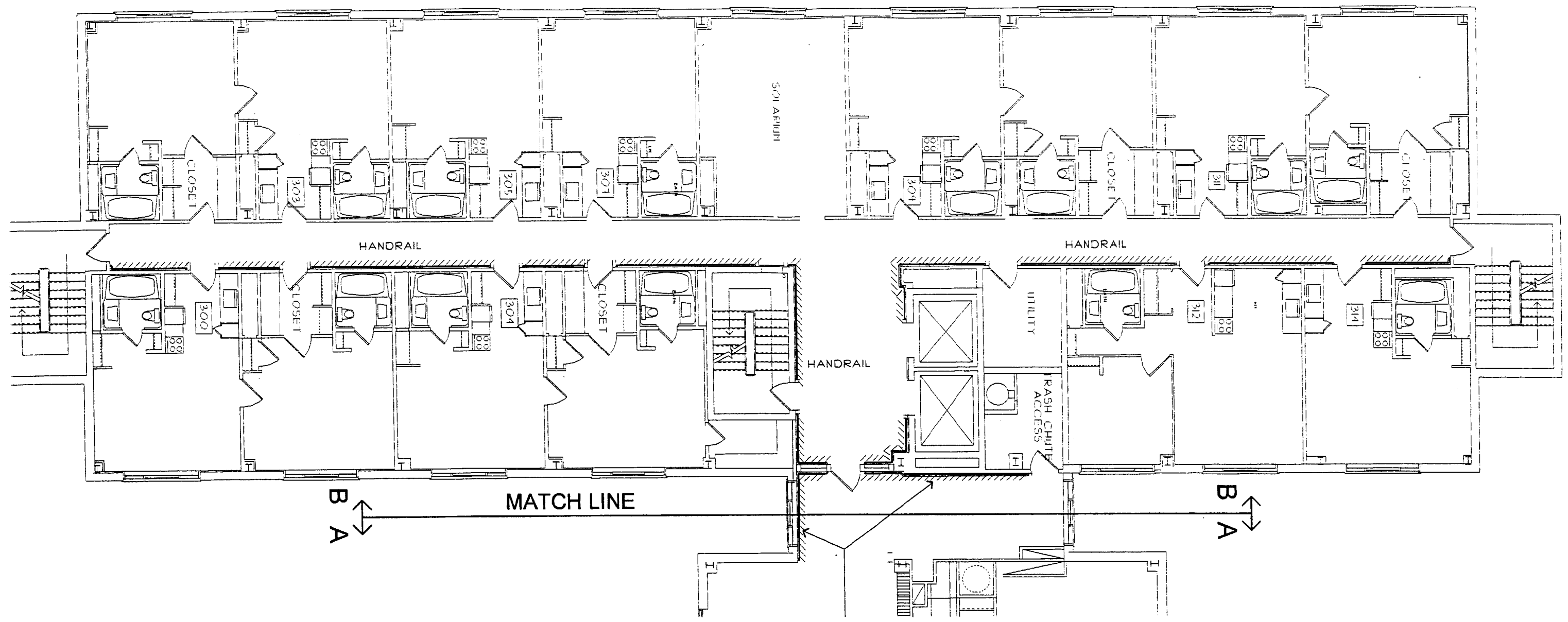


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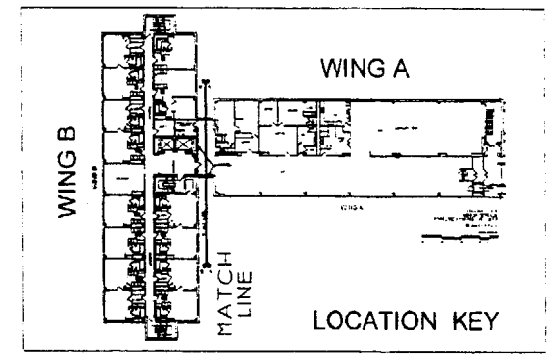
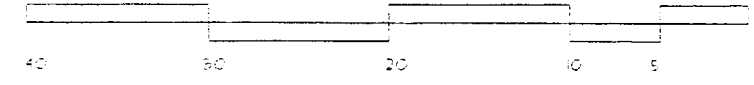
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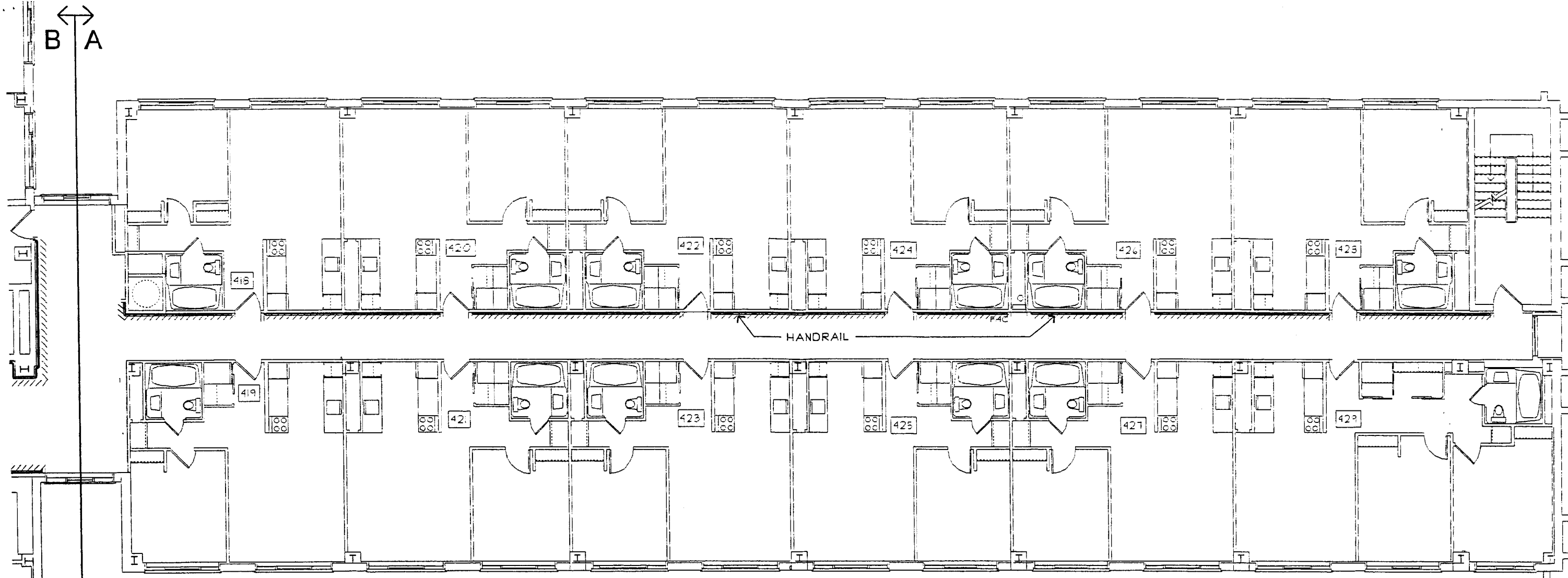
# WING B



FLOOR LEVEL 3  
HARBOR TERRACE  
PORTLAND HOUSING AUTHORITY  
HANDRAIL LAYOUT

SCALE 3/32"=1'-0"

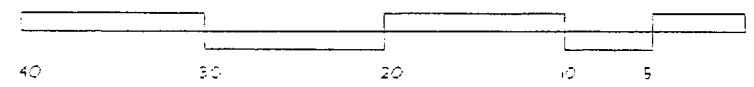




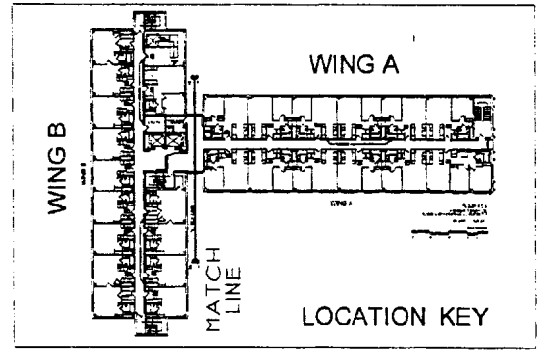
WING A

FLOOR 4/5/6  
 HARBOR TERRACE  
 PORTLAND HOUSING AUTHORITY  
 HANDRAIL LAYOUT

SCALE: 3/32"=1'-0"

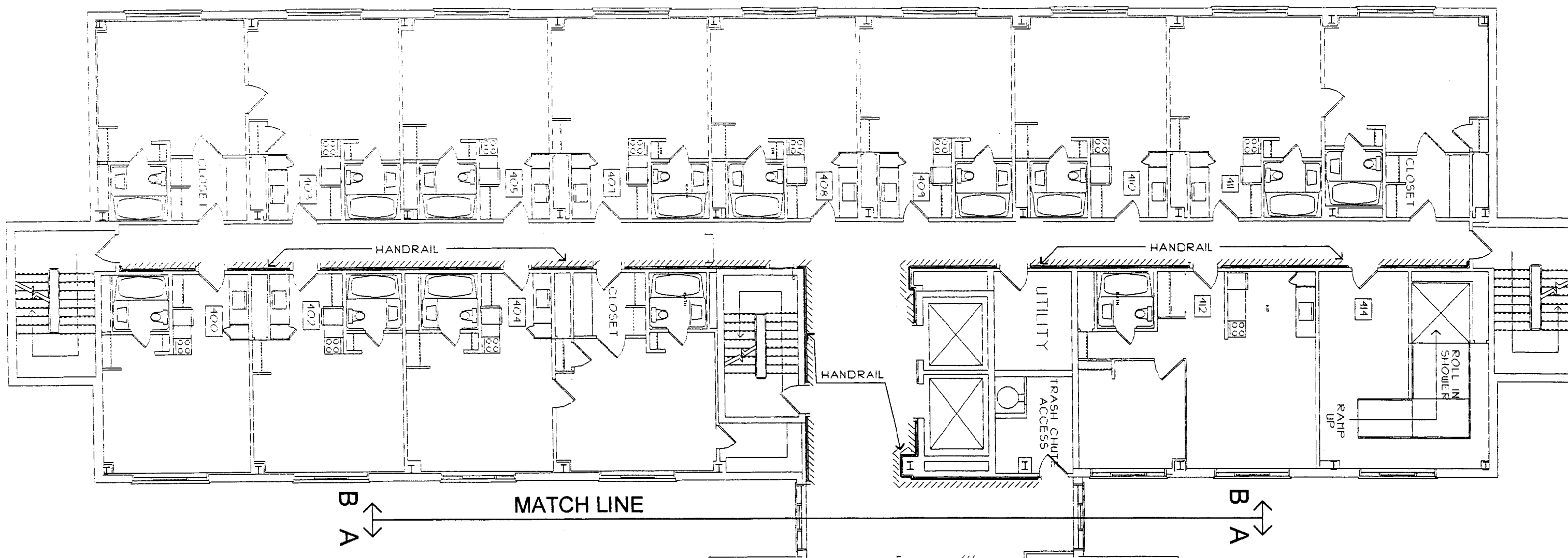


MATCH LINE



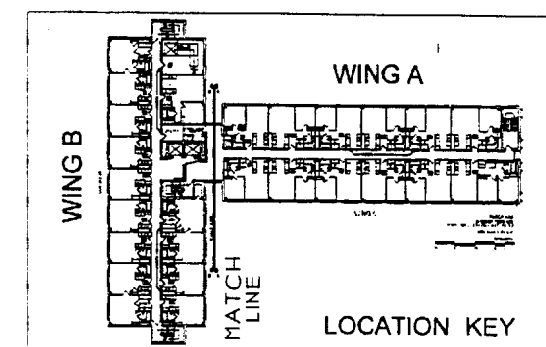
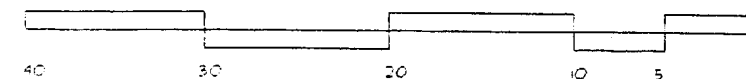
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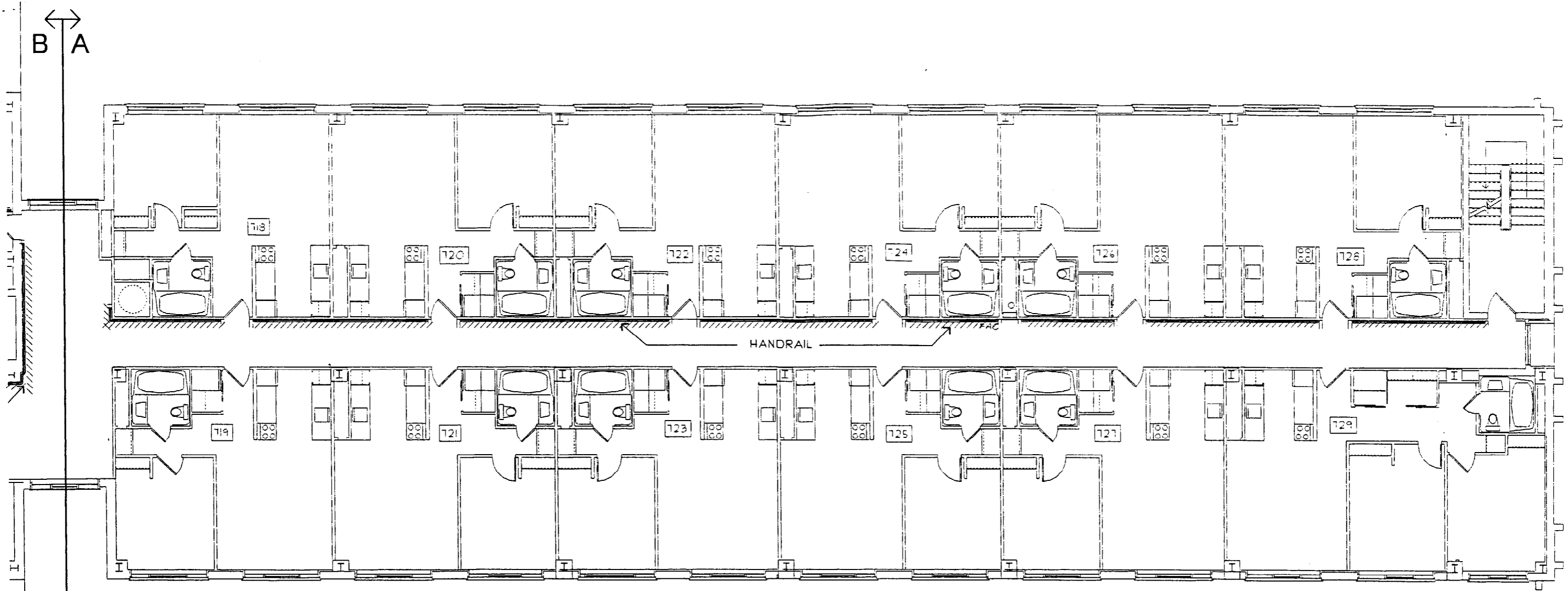
# WING B



FLOOR 4/5/6  
HARBOR TERRACE  
PORTLAND HOUSING AUTHORITY  
HANDRAIL LAYOUT

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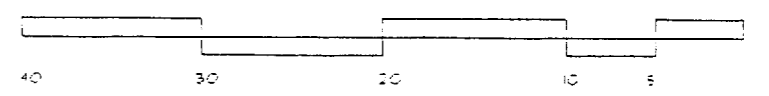




WING A

FLOOR 7/8  
 HARBOR TERRACE  
 PORTLAND HOUSING AUTHORITY  
 HANDRAIL LAYOUT

SCALE: 3/32" = 1'-0"



MATCH LINE

MATCH LINE

