

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-0576JUN	Issue Date: 5 2001	CBL: 268 A011001
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Location of Construction: 155 Riverside St	Owner Name: H J Associates Ltd	Owner Address: 155 Riverside St Portland, ME	Phone: 207-774-5861
Business Name: n/a	Contractor Name: Amerail Systems Inc.	Contractor Address: 2301A West 12th Street Erie	Phone: 8144568221
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Building Miscellaneous	Zone: B4

Past Use: Commercial / Hotel	Proposed Use: Same: Replace Existing Balcony and Hand-Rails	Permit Fee: \$276.00	Cost of Work: \$42,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-1 Type: PERMIT ISSUED WITH REQUIREMENTS 1999	

Proposed Project Description: Replace existing balcony and handrails	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: cjh	Date Applied For: 05/21/2001	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> <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 type="checkbox"/> Minor <input checked="" type="checkbox"/> MM</p> <p>Date: <i>05/31/01</i></p>	<p>Zoning Appeal</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>Historic Preservation</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:</p>
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PERMIT ISSUED WITH REQUIREMENTS

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

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

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: 155 Riverside

Total Square Footage of Proposed Structure	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number Chart# <u>268</u> Block# <u>A</u> Lot# <u>11</u>	Owner: <u>HJ Associates</u> <u>155 Riverside Street</u> <u>Portland Me. 04103</u>	Telephone#: <u>(207) 774-5861</u>
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Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Owner's/Purchaser/Lessee Address:	Cost Of Work: <u>\$42,000</u> Fee: <u>276.⁰⁰</u>
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Current use: Hotel

If the location is currently vacant, what was prior use:
Approximately how long has it been vacant: N/A

Proposed use: unchanged

Project description: Replace existing balcony with new.

Contractor's Name, Address & Telephone: Amerail Systems Inc.
2301A West 12th Street
Erie PA 16505-4539 (814) 456-8221

Applicants Name, Address & Telephone: Mark Kinne
4 Cedar Lane Windham Me 04062 892-3846

Who should we contact when the permit is ready: Mark Kinne
Telephone: Day 774-5861 Evs. 892-3846

If you would like the permit mailed, what mailing address should we use: N/A

5/21
Rec'd By: CH

BUILDING PERMIT REPORT

DATE: 25 MAY 2001 ADDRESS: 155 Riverside Street CBL: 268-A-011

REASON FOR PERMIT: Replace balconies & handrails

BUILDING OWNER: H. J. ASSOCIATES LTD.

PERMIT APPLICANT: _____ (CONTRACTOR Amerail Systems Inc.)

USE GROUP: R-1 CONSTRUCTION TYPE: _____ CONSTRUCTION COST: \$42,000 PERMIT FEES: \$276.00

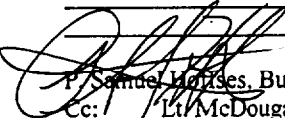
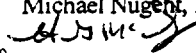
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1 *11 *38

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 21 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements.
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
38. *Loads of handrails, guards, grab bars shall comply with Section 1606.4 of the bldg. code and Section 4.4 of ASCE 7-*


 Samuel Hoopes, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager


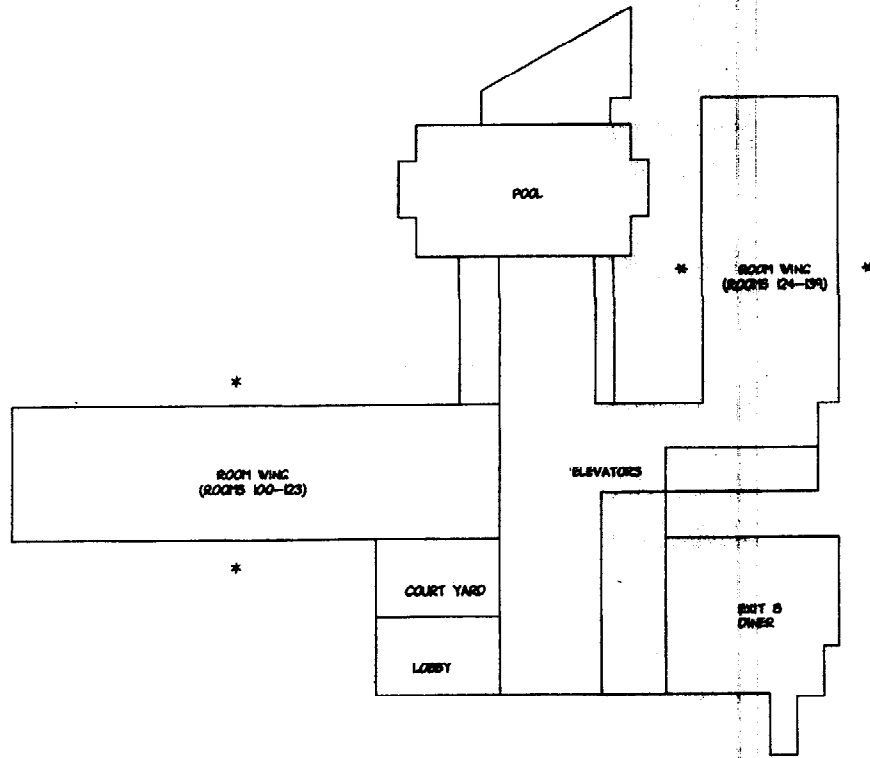
PSH 10/1.00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**



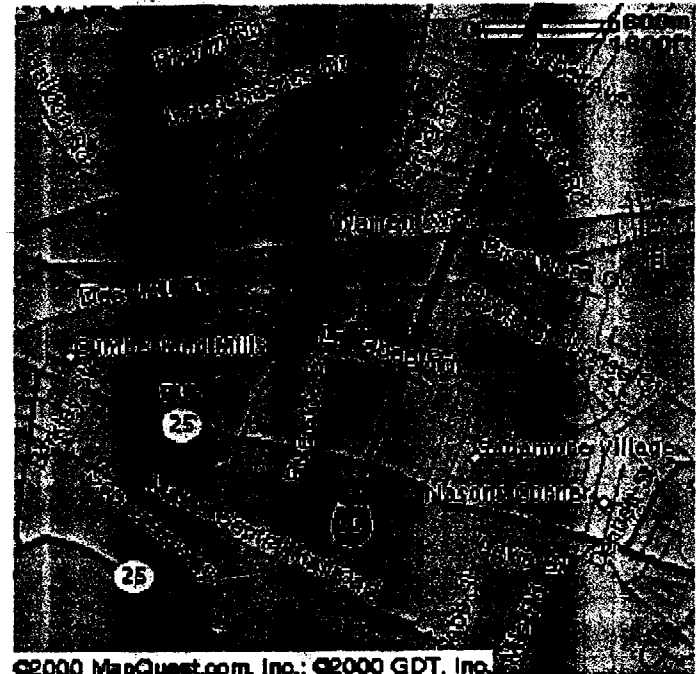
* DENOTES AREA OF WORK

SCOPE OF WORK:

- 1) REMOVE AND DISPOSE OF BALCONY RAILING AT ALL BALCONY LOCATIONS.
- 2) INSTALL AMERALL'S BALCONY PICKET RAILING AT ALL BALCONY LOCATIONS.

DRAWING INDEX

- A-1 TITLE SHEET
- A-2 TYPICAL ROOM FRONT ELEVATION WITH RAILING
- A-3 BALCONY PLAN VIEWS & ELEVATIONS
- A-4 BALCONY DETAILS



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Amerral Systems, Inc.
 2301-A WEST 12TH STREET
 ERIE, PA 16505
 PHONE (814) 456-8221
 FACSIMILE (814) 456-7725
 WEBSITE AMERALLSYS.COM

Project:
 HOWARD JOHNSON
 PORTLAND, MAINE

Sheet Contents: **TITLE SHEET**

ABBREVIATIONS

AD	ACCESS DOOR
AP	ACCESS PANEL
ACT	ACTUAL
ADD	ADDITIONAL
A/C	AIR CONDITIONING
ALUM	ALUMINUM
ANCH	ANCHOR
AB	ANCHOR BOLT
AND	AND (ZE)ED
APX	APPROXIMATE
ARCH	ARCHITECTURAL
A	AREA
ASPH	ASPHALT
(B)	BATH
AUTO	AUTOMATIC
AVG	AVERAGE
BR	BACKER ROD
BAL	BALANCE
BALC	BALCONY
BP	BASE PLATE
BM	BEAM
BRC	BEARING
BRC PL	BEARING PLATE
BLV	BELOW
BET	BETWEEN
BEV	BEVEL
BLVD	BEVELED
BOM	BILL OF MATERIAL
BLK	BLOCK
BLKG	BLOCKING
BO	BOARD
BOT	BOTTOM
BRKT	BRACKET
BRK	BRICK
BLDG	BUILDING
BL	BUILDING LINE
BOCA	BUILDING OFFICIAL & CODE ADMINISTRATION
BUR	BUILT-UP ROOFING
BHD	BLK HEAD
CRG	CARRIAGE
CASPT	CASPIENT
CIP CONC	CAST-IN-PLACE CONCRETE
CK	CAULK
CKJ	CAULK JOINT
CLC	CALLING
CLG	CALLING HEIGHT
CEM	CEMENT
CTR	CENTER
CL	CENTER LINE
C TO C	CENTER TO CENTER
CHAN	CHAMFER
CHAN	CHANNEL
CIR	CIRCLE
CIRC	CIRCUMFERENCE
CTD	COATED

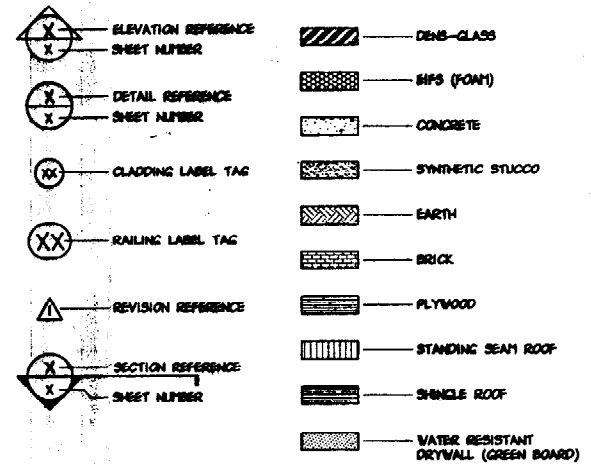
COL	COLUMN
COMM	COMMERCIAL
CONC	CONCRETE
CON	CONDUIT
CON	CONNECTION
CONST	CONSTRUCTION
CONST ADH	CONSTRUCTION ADHESIVE
CSI	CONSTRUCTION STANDARDS INSTITUTE
CONT	CONTINUOUS
CONTR	CONTRACTOR
CJ	CONTROL JOINT
COBE	COUNTER BORE
CS	COUNTER FLASHING
CSL	COUNTERSINK
CRS	COURSE
X-SECT	CROSS SECTION
CU FT	CUBIC FEET
CU IN	CUBIC INCHES
CU YD	CUBIC YARDS
DEC	DEGREE
DEM	DEMOLISH (DEMOLITION)
DC	DENS-GLASS
DSGN	DESIGN
DET	DETAIL
DEV	DEVELOP
DIAC	DIAGONAL
DIAM	DIAMETER
DIM	DIMENSION
DA	DIRECT APPLY
DIST	DISTANCE
DN	DOWN
DO	DAYLIGHT OPENING
DS	DOWN SPOUT
DR	DRILL OR DRILL ROD
E	EAST
E PAINT	ELASTOMERIC PAINT
EL	ELEVATION
ENCL	ENCLOSE (ENCLOSURE)
ENGR	ENGINEER
ENTR	ENTRANCE
EPS	EXPANDED POLYSTYRENE INSULATION BOARD
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EST	ESTIMATE
EXC	EXCAVATE
EXH	EXHAUST
EXIST	EXISTING
EJ	EXPANSION JOINT
EXT	EXTERIOR
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EXTR	EXTRUDE
FAB	FABRICATE
FAST	FASTEN (ED) (ER)
FIN	FINISH
FIN GR	FINISHED GRADE
FO	FINISHED OPENING

FIREPROOF	FIREPROOF
FLC	FLANGE
FL	FLASHING
FM	FLAT HEAD
FT	FOOT/FEET
FTG	FOOTING
FND	FOUNDATION
FR	FRAME(ED)(ING)
FS	FRAME SIZE
FURD	FURRED/FURRING
CALV	CALVANIZED
GKT	GASKET
GA	GAUGE
GL	GLASS/GLAZING
GR	GRADE (GRADING)
GVL	GRAVEL
GT	GROUT
GWB	GYP-SUM WALL BOARD
HDRL	HANDRAIL
HW	HARDWARE
HR	HEADER
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HT	HEIGHT
HWH	HEX WASHER HEAD
HC	HOLLOW CORE
HMD	HOLLOW METAL DOOR
HOR	HORIZONTAL
IN	INCHES
INST	INSTALL(ATION)
INSUL	INSULATION
INT	INTERIOR
INTH	INTERMEDIATE
JST	JOIST
LB	LAG BOLT
LG	LENGTH
LF	LINEAL FEET
LIN	LINEAR
LUMER	LUMBER
MFR	MANUFACTURER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL/MECHANICALLY
MEM	MEMBER
MEMB	MEMBRANE
MEM	MEMBRANE
MIN	MINIMUM
MISC	MISCELLANEOUS
MIF	MODIFY IN FIELD
MR	MOISTURE RESISTANT
MLDG	MOLDING
MILL	MILLION
NOH	NOMINAL
N	NORTH
NTS	NOT TO SCALE

NO	NUMBER
OC	OUT CENTER
OWJ	OPEN WEB JOIST
OPNG	OPENING
OPP	OPPOSITE
OPT	OPTIONAL
ORIG	ORIGINAL
OA	OVERALL
PA	PANEL
PAR	PARALLEL
PERIM	PERIMETER
PERM	PERMANENT
PERP	PERPENDICULAR
PHH	PHILLIPS FLAT HEAD
PHM	PHILLIPS PAN HEAD
PHW	PHILLIPS WASHER HEAD
PL	PLATE
PLYVD	PLYWOOD
PVC	POLYVINYL CHLORIDE
PDA	POWDER DRIVEN ANCHOR
PC CONC	PRECAST CONCRETE
PO	PLASTER OPENING
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRELIM	PRELIMINARY
PT	PRESSURE TREATED
PRCD	PRODUCTION
RLG	RAILING
RFL	REFLECTED
REINF	REINFORCED/REINFORCING
REQD	REQUIRED
RET	RETURN
REV	REVISION/REVISED
R	RISER
RIV	RIVET/RIVETED
RD	ROOF DRAIN
ROF	ROOFING
RO	ROUGH OPENING
RUB	RUBBER
SFG	SAFETY GLASS
SC	SCALE
SOH	SCHEDULE
SCR	SCREW
SNT	SEALANT
SECT	SECTION
SHING	SHINGLING
SH	SHEET
SIM	SIMILAR
SLV	SLEEVE
SLOT	SLOTTED
SLWH	SLOTTED HEX WASHER HEAD
S	SOUTH
SPEC	SPECIFICATION(S)
SQ FT	SQUARE FOOT
SQ IN	SQUARE INCH
SO YD	SQUARE YARD

SS	STAINLESS STEEL
ST	STAIRS
STD	STANDARD
SBC	STANDARD BUILDING CODE
SBCCI	STANDARD BUILDING CODE CONFERENCE INTERNATIONAL
STL	STEEL
STL JOIST	STEEL JOIST
STL PLATE	STEEL PLATE
STR	STRUCTURAL
SUP	SUPPORT
SUR	SURFACE
SYM	SYMBOL
SYN	SYNTHETIC
T&G	TAR AND GRAVEL
T&G	TONGUE AND GROOVE
TH	THICKNESS
THR	THRESHOLD
THRU	THROUGH
TOC	TOP OF CONCRETE
TOP	TOP OF FOOTING
TOS	TOP OF SLAB
TR	TRANSOM
T	TREAD
TUB	TUBING
TYP	TYPICAL
VB	VAPOR BARRIER
VNR	VEENER
V	VENT
VERT	VERTICAL
WASH	WASHER
WR	WATER RESISTANT
WTRPRE	WATERPROOF(ING)
WS	WEATHER STRIPPING
WH	WEEP HOLE
WLD	WELDED
WNF	WELDED WIRE FABRIC
V	VEST
WID	WIDTH
WDV	WINDOW
WH	WIRE MESH
V	WITH
V/O	WITH OUT
WD	WOOD
YD	YARD

SYMBOLS



CONFIDENTIAL
 THESE PLANS, PRODUCT DETAILS & DESIGNS ARE THE PROPERTY OF AMERALL SYSTEMS, INC. THEY ARE INTENDED FOR THE PERSONAL USE OF OUR CUSTOMER. PLANS, DESIGNS & PRODUCTS ARE NOT TO BE REPRODUCED, DISTRIBUTED OR UTILIZED IN ANY WAY WITHOUT WRITTEN CONSENT OF AMERALL SYSTEMS, INC.

Owner's Approval:

DATE:

Revisions:

MARK	DESCRIPTION	DATE

Scale: N/A

Drawn By: JRH

Approved By:

Drawing Number:

109A-1





Project: **HOWARD JOHNSON
 PORTLAND, MAINE**
 Sheet Contents: **TYP. ROOMFRONT ELEV. WITH RAILING**

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Owner's Approval:

DATE:

Revisions:

MARK	DESCRIPTION	DATE

Scale: 1/2"=1'-0"

Drawn By: LAC

Approved By:

Drawing Number:

.109A-2

TYP. ROOMFRONT ELEVATION WITH RAILING
 SCALE 1/2"=1'-0"

THIS DRAWING IS TO BE SIGNED, DATED, APPROVED AND RETURNED TO AMERAIL SYSTEMS, INC. WITHIN 10 DAYS OF RECEIPT.
 DRAWINGS NOT RETURNED TO AMERAIL WILL BE CONSIDERED ASSIGNED FABRICATION AND CONSTRUCTION WILL PROCEED AS DRAWN



Amerail Systems, Inc.
 2301-A WEST 17TH STREET
 ERIE, PA 16505
 PHONE (814) 456-8221
 FACSIMILE (814) 456-7725
 WEBSITE AMERAILSYS.COM

Project: **HOWARD JOHNSON
 PORTLAND, MAINE**
 Sheet Contents: **BALCONY PLAN VIEWS & ELEVATIONS**

CONFIDENTIAL
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Owner's Approval:

DATE:

Revisions:

MARK	DESCRIPTION	DATE

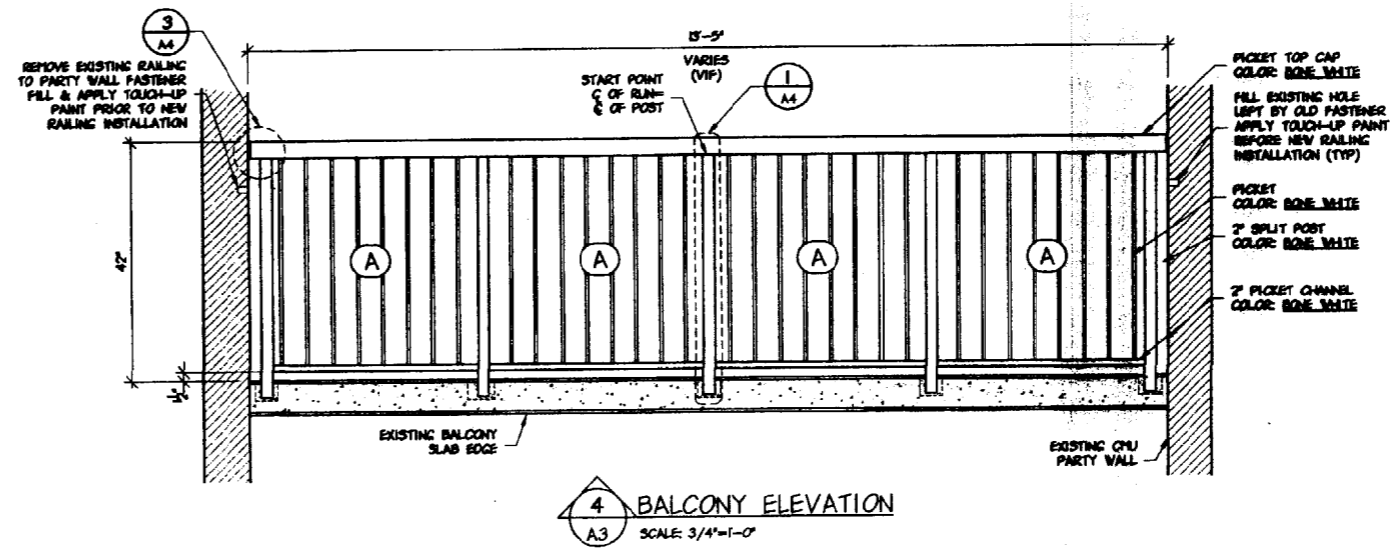
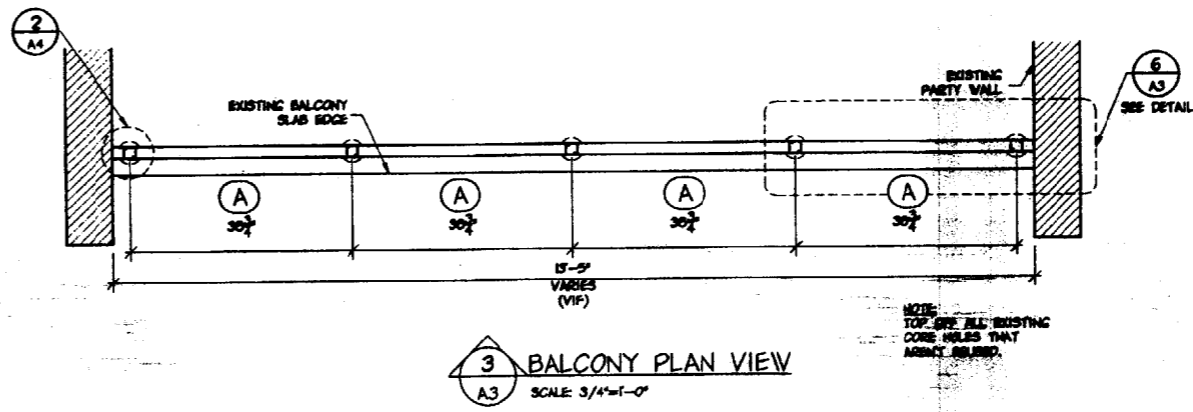
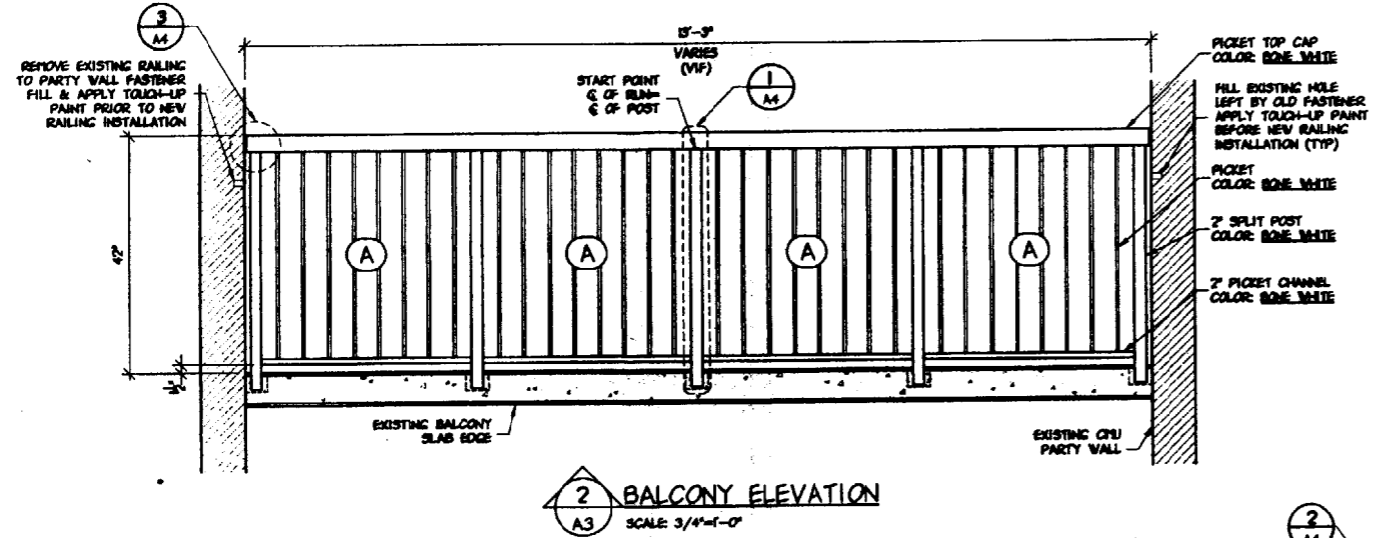
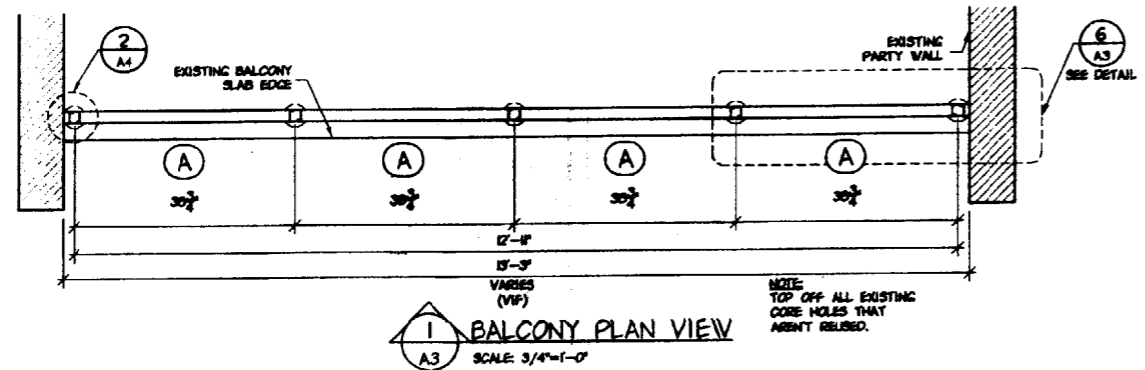
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Drawn By: JRH

Approved By:

Drawing Number:

.109A-3



*Guandra's
 sec. 1921.6
 Loads on Guandra
 sec. 1686.4*

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Owner's Approval:

DATE:

Revisions:

MARK	DESCRIPTION	DATE

Scale: 3"=1'-0"

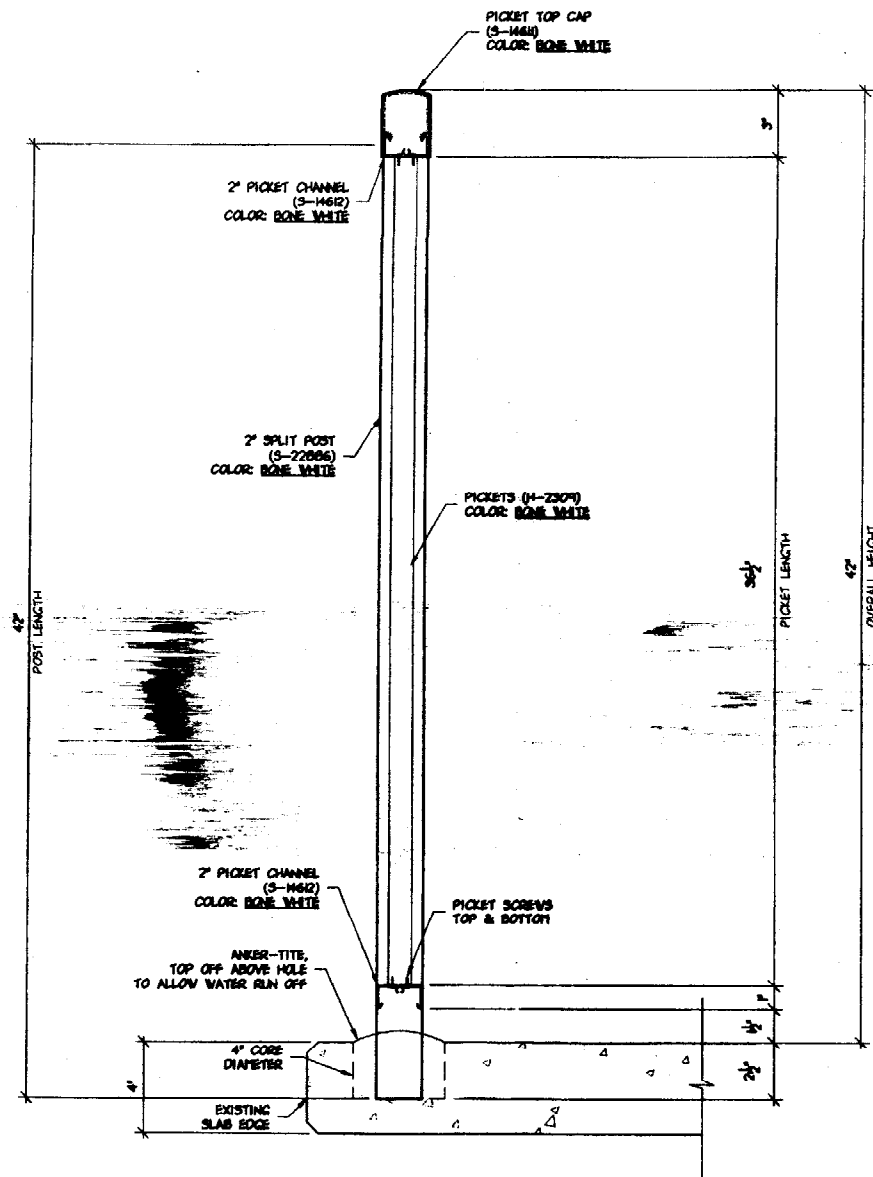
Drawn By: JRH

Approved By:

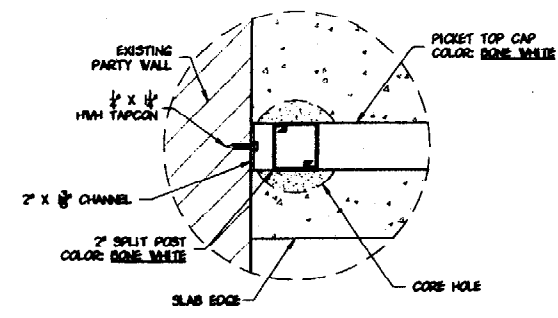
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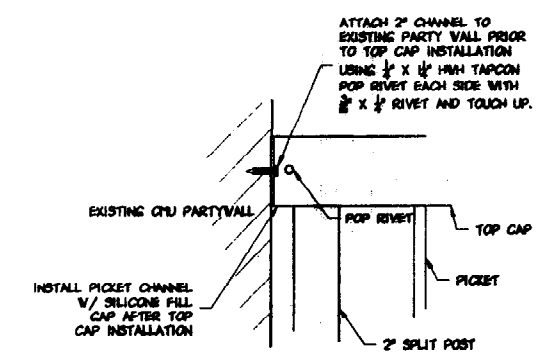
4-26-01



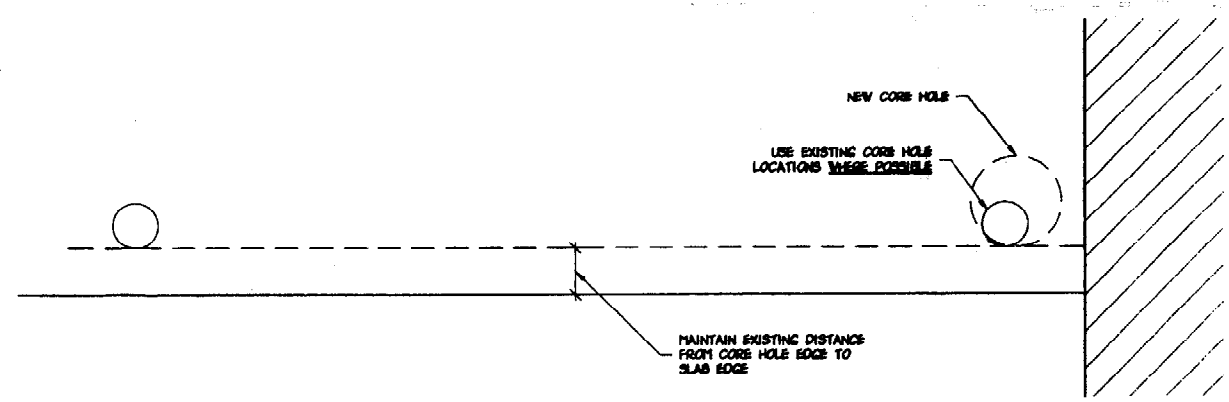
1 CORE MOUNTED BALCONY RAILING SECTION
 A4 SCALE: 3"=1'-0"



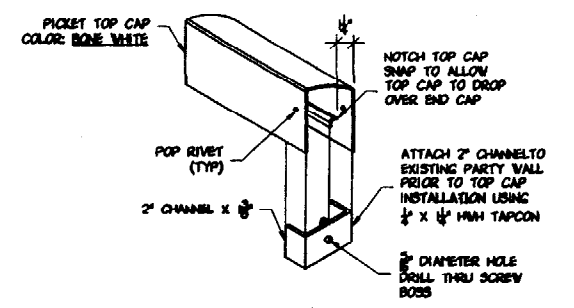
2 PLAN VIEW OF POST PLACEMENT
 A4 SCALE: 3"=1'-0"



3 RAILING / PARTYWALL CONNECTION
 A4 SCALE: 3"=1'-0"



4 CORE HOLE DETAIL
 A4 SCALE: 3"=1'-0"



5 TOP CAP INSTALLATION DETAIL
 A4 SCALE: 3"=1'-0"

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