

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

PERMIT ISSUED

 Permit Number: 070469
 MAY - 1 2007

 This is to certify that PORTLAND HOUSING DEVELOPMENT CORP /Portland Housing

 has permission to Amend permit # 06-1575. Remodelate Bath. Reposition on 1st floor bearing wall

 AT 577 WASHINGTON AVE

428 B018001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is altered or closed-in. 24 HOUR 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

Joanne Bonke 3/2/07
 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

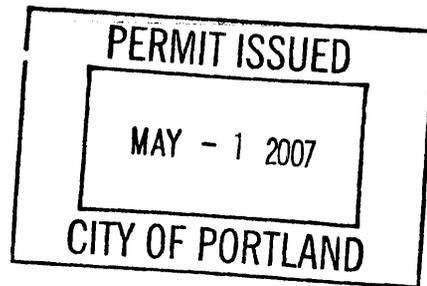
Permit No: 07-0469	Issue Date:	CBL: 428 B018001
-----------------------	-------------	---------------------

Location of Construction: 577 WASHINGTON AVE	Owner Name: PORTLAND HOUSING DEVELO	Owner Address: 14 BAXTER BLVD	Phone:
Business Name:	Contractor Name: Portland Housing Development/ Ma	Contractor Address: 117 Anderson Street Portland	Phone: 2072218985
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	Zone: R5

Past Use: Commercial / Office	Proposed Use: Commercial / Office amend permit # 06-1575 Relocate Bath & Reposition 1st floor bearing wall	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 4
Proposed Project Description: Amend permit # 06-1575 Relocate Bath & Reposition 1st floor bearing wall		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: SB Signature: JMB 5/2/07	
		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: dmartin	Date Applied For: 05/02/2007	Zoning Approval
-----------------------------	---------------------------------	------------------------

<ol style="list-style-type: none"> 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Exemption 2006-0208 Amend plan 2007-0016</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>JMB 5/2/07</i>	Zoning Appeal <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:	Historic Preservation <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>JMB</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

05/25/07 close-up survey

8/21/07 - final trip

Need, handicap Ramps
completed and
handrails.

Remove Junk cars?

CLM

Sign -
no parking

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0469	Date Applied For: 05/02/2007	CBL: 428 B018001
------------------------------	----------------------------------------	----------------------------

Location of Construction: 577 WASHINGTON AVE	Owner Name: PORTLAND HOUSING DEVELO	Owner Address: 14 BAXTER BLVD	Phone:
Business Name:	Contractor Name: Portland Housing Development/ Mar	Contractor Address: 117 Anderson Street Portland	Phone: (207) 221-8985
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	

Proposed Use: Commercial / Office amend permit # 06-1575 Relocate Bath & Reposition 1st floor bearing wall	Proposed Project Description: Amend permit # 06-1575 Relocate Bath & Reposition 1st floor bearing wall
----------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 05/02/2007
Note: **Ok to Issue:**
1) All conditions apply from permit # 06-1575

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 05/02/2007
Note: **Ok to Issue:**
1) The specs for the adjustable jack shall be submitted for approval for permanent use
2) All previous conditions apply



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>577 WASHINGTON AVENUE</u>		
Total Square Footage of Proposed Structure <u>999</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>428</u> <u>B</u> <u>18</u>	Owner: <u>PORTLAND HOUSING DEVELOPMENT CORP.</u>	Telephone: <u>773-4753</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>PORTLAND HOUSING DEVELOPMENT CORP</u> <u>14 BAXTER BOULEVARD</u> <u>PORTLAND, ME 04101</u>	Cost Of Work: \$ <u>000,000</u> Fee: \$ <u>30.00</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>OFFICE</u>	If vacant, what was the previous use? _____	
Proposed Specific use: <u>OFFICE</u>	Is property part of a subdivision? <u>NO</u> If yes, please name _____	
Project description: <u>OFFICE RENOVATION TO PROVIDE HANDICAP ACCESSIBILITY TO FIRST FLOOR; ALSO ACCESSIBLE BATHROOM & CHANGE OF USE FROM SFH TO OFFICE ASSOCIATED WITH WASHINGTON GARDENS</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>MARK DROMGOOLE</u> Mailing address: <u>PORTLAND HOUSING</u> Phone: <u>221-8985</u> <u>117 ANDERSON ST</u> <u>PORTLAND, ME 04101</u>		

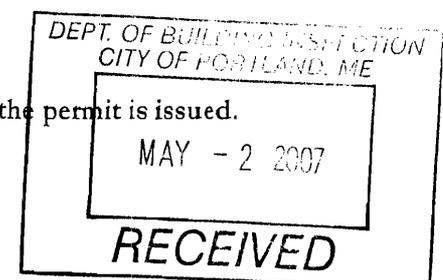
Please submit all of the information outlined in the Commercial Application Checklist.
Failure to do so will result in the automatic denial of your permit.

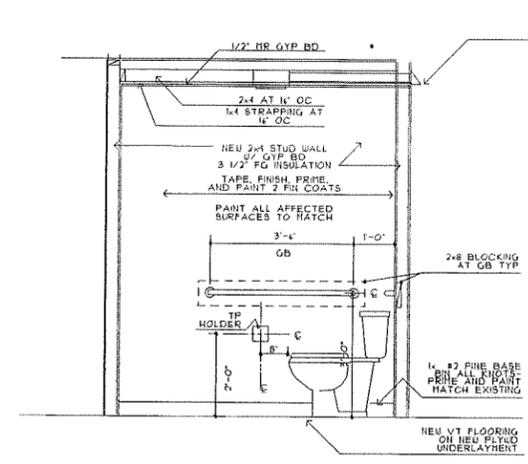
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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.

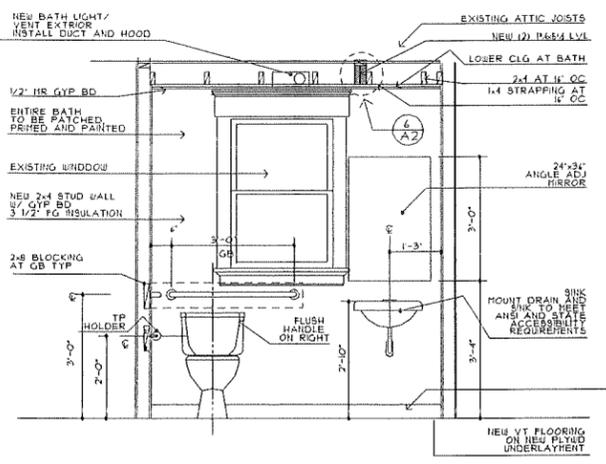
Signature of applicant: S. Thomas Date: 5-2-07

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

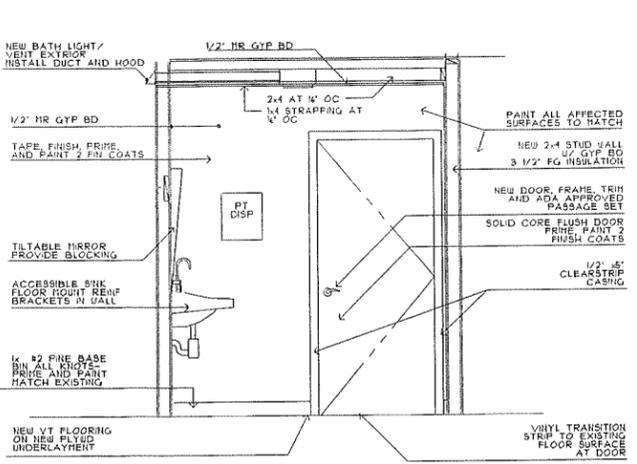




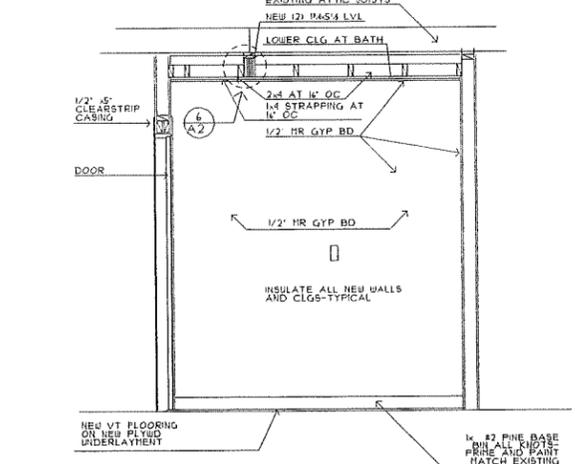
ELEVATION A
 SCALE: 1/2"=1'-0"



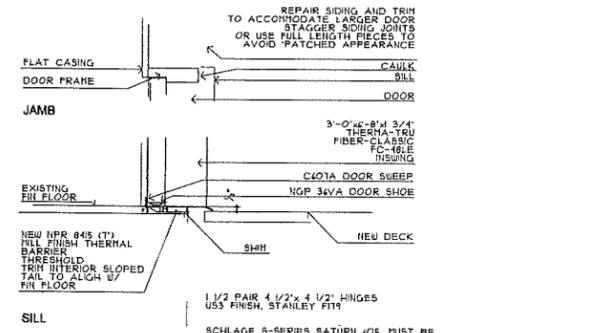
ELEVATION B
 SCALE: 1/2"=1'-0"



ELEVATION C
 SCALE: 1/2"=1'-0"



ELEVATION D
 SCALE: 1/2"=1'-0"



ENTRY DOOR SILL
 SCALE: 1/2"=1'-0"

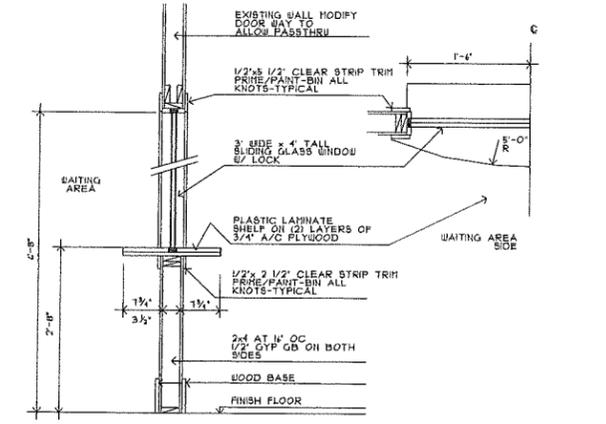
MARK	LOCATION	SIZE	THICKNESS	MATERIAL	MANUFACTURER	HARDWARE	FINISH	MANUFACTURER	MODEL NO.	NOTES
1-1	ENTRY	3'-0" x 4'-8"	1 3/4"	FIBERGLASS	THERMA-TRU FC-46E	LOCKSET 15 PR 452S HINGES	US3	SCHLAGE	S-SERIES SATURN 40S FIN	INSURE DOOR W/ CLOSER DOOR SLEEP AND WEATHERSTRIP CLR GLASS USE 4 1/2" x 1 1/2" THERMOFORM DORMA DOOR CLOSER FROM ALUM IVES DOOR STOPPERS/434-UB3 FIN
1-2	OFFICE CONFERENCE HALL	3'-0" x 4'-8"	1 3/8"	SOLID CORE BIRCH VENEER	JELD WEN	LOCKSET 15 PR 452S HINGES	US3	SCHLAGE	S-SERIES SATURN 40S FIN	IVES DOOR STOPPERS/434-UB3 FIN
1-3	BATHROOM	2'-10" x 4'-8" NOTE SIZE	1 3/8"	SOLID CORE BIRCH VENEER	JELD WEN	LOCKSET 15 PR 452S HINGES	US3	SCHLAGE	S-SERIES SATURN 40S FIN	IVES DOOR STOPPERS/434-UB3 FIN

SPECIAL NOTES:
 A. CONTRACTOR MUST FIELD MEASURE FOR ALL DOORS
 B. DOOR HAND TO BE AS SHOWN ON DGS
 C. CONTRACTOR TO VERIFY W/ PHA THE COMPATIBILITY OF OWNERS' MASTER KEYING SYSTEM WITH SPECIFIED PRODUCT
 D. ALL INTERIOR DOORS TO BE 1 3/8" THICK, SOLID CORE, PAINT GRADE BIRCH VENEER W/ FLAT CASING AND TRIM; PAINT ALL DOORS, FRAME AND TRIM, EXCEPT WHERE EXISTING CASING IS TO BE REUSED
 E. UNDERCUT BATH DOORS 1"

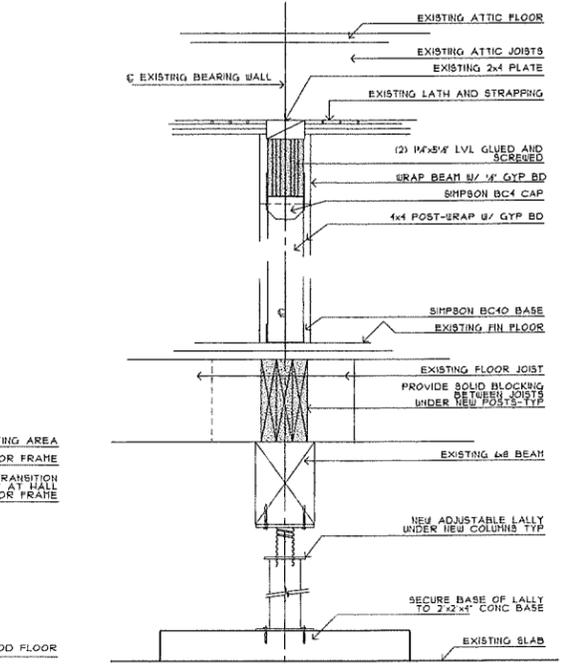
LOCATION	ITEM	PRODUCT	MANUFACTURER
EXTERIOR RAMP, DECK	METAL RAIL	1ST COAT ALL SURFACE ENAMEL PRIMER A1020 2ND, 3RD - ALL SURFACE ENAMEL A11 SERIES	SHERWIN WILLIAMS
EXTERIOR DECK AND RAMP SURFACE	DECK SURFACE	1ST - ARBOR SEAL, TREAD FLEX PRIMER 2ND, 3RD - ARBORSEAL TREAD FLEX ACRYLIC FLOOR SLIP RESISTANT DECK PAINT	SHERWIN WILLIAMS
EXTERIOR TRIM	EXTERIOR WOOD TRIM	1ST - DURA-PRIME CLASSIC PRIMER 2ND, 3RD - PRO-PRIMER CLASSIC PRIMER B2000 2ND, 3RD - PRO-PRIMER CLASSIC PRIMER B2000	SHERWIN WILLIAMS
EXTERIOR DOOR	FG EXTERIOR DOOR	1ST DTR ACRYLIC PRIMER/FINISH BLEN 2ND, 3RD - DTR ACRYLIC PRIMER/FINISH BLEN	SHERWIN WILLIAMS
WALLS, CEILING	ALL SURFACES	1ST - BEPRETE CLASSIC PRIMER B2000 2ND, 3RD - PRO-PRIMER CLASSIC PRIMER B2000	SHERWIN WILLIAMS
INTERIOR DOORS	ALL SURFACES	1ST - BEPRETE CLASSIC PRIMER B2000 2ND, 3RD - PRO-PRIMER CLASSIC PRIMER B2000	SHERWIN WILLIAMS
HALLS, TRIM, ALL WOODWORK	ALL SURFACES	1ST - BEPRETE CLASSIC PRIMER B2000 2ND, 3RD - PRO-PRIMER CLASSIC PRIMER B2000	SHERWIN WILLIAMS

LOCATION	TYPE	MANUFACTURER
BATHROOM	3/8" UNDERLAYMENT PLYWOOD	GP
BATHROOM	SHEETGOODS	HANINGTON FINE FIELDS TOIT
HALL	CARPET	TO BE SELECTED BY OWNER

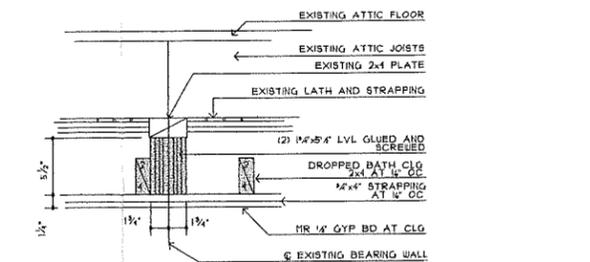
TYPICAL ALL AREAS - ADD TRANSITION STRIPS AT DISPAR FLOORING MATERIALS



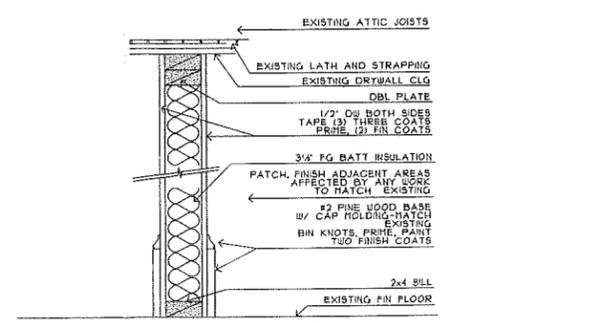
PASS THROUGH DETAIL
 SCALE: 3/4"=1'-0"



POST DETAIL AT NEW WALL OPNGS
 SCALE: 1/2"=1'-0"



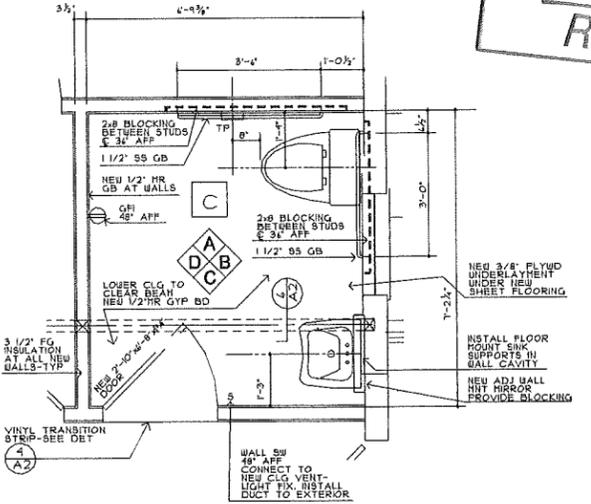
DETAIL AT NEW WALL OPENINGS
 SCALE: 1/2"=1'-0"



TYPICAL NEW WALL DETAIL
 SCALE: 1/2"=1'-0"

NOTES:

- FIXTURE SCHEDULE:**
- WATER CLOSET AS CADET II EL 11 #22143 W/ # 53102 SEAT, CHROME PLATED SUPPLY AND STOP, PROVIDE/INST GB AND BLOCKING AS SHOWN
 - BATH SINK KOHLER 2128, K-2005 W/ CHROME PLATED SUPPLIES AND STOPS, DRAIN P-TRAP, FAUCET TO BE ZURN Z8101 W/ G 62004 HANDLES
 - EXPOSED PIPE INSULATION TO BE TRUBRO HANDI-LAV GUARD
 - PROVIDE AND INSTALL TOILET PAPER HOLDER BY BRADLEY #508-32
 - PROVIDE AND INSTALL B-30 HINGED BRADLEY #192
 - PROVIDE AND INSTALL PAPER TOWEL DISPENSER BRADLEY #240-33
 - PROVIDE AND INSTALL 1/2" x 2 1/2" LONG 55 GRAB BAR BRADLEY #022-34 AND 1/2" x 12" LONG GRAB BAR BRADLEY #022-10



BATH DETAIL
 SCALE: 1/2"=1'-0"

GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS
 CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS
 THE TERMS, 'SUPPLY', 'FURNISH', 'PROVIDE', ARE TO MEAN, 'SUPPLY AND INSTALL'
 THE INTENT IS TO PRODUCE A COMPLETE AND USABLE PRODUCT, ITEMS OR AREAS OF WORK NOT SPECIFICALLY ADDRESSED BUT WOULD NORMALLY BE REQUIRED TO COMPLETE A PROJECT, ARE TO BE INCLUDED IN THE SCOPE OF THE WORK.
 DEBRIS IS TO BE PICKED UP DAILY, OR AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE, AND DISPOSED OF PROPERLY
 RELOCATE ALL AFFECTED ELECTRICAL DEVICES THAT INTERFERE WITH NEW WORK. ADD ADDITIONAL SWITCHES, OUTLETS, PHONE JACKS, ALARM AND EMERGENCY CHAIR RAISERS AND BASECABINETS TO NEW WORK TO MEET ALL CODE REQUIREMENTS, INCLUDING ADA MOUNTING REQUIREMENTS. ADD ADDITIONAL 1/4" OUTLETS TO SERVE COPY MACHINE AND 1/4" OUTLETS AT OFFICE AREA AS SHOWN ON AT ADD NEW SWITCH AND SURFACE MTD FLOURESCENT STRIP ABOVE COPY MACHINE.
 PROTECT ALL EXISTING SURFACES FROM DAMAGE DURING WORK. REPAIR OR REPLACE ANY ITEMS OR AREAS THAT ARE DAMAGED DURING THE WORK.
 REUSE EXISTING CASING REMOVED AT NEW PARTIAL OPENING AT WAITING ROOM (A) SIDE ONLY. FLAT CASING CAN BE USED ON ONE SIDE (G) AND ALL NEW OPENINGS.
 PATCH ALL AREAS TO BE BLENDED TO MATCH ADJACENT CONDITIONS, INCLUDING CHAIR RAISERS AND BASECABINETS TRIM WITH CAP HOLDING. WALL SURFACES ARE TO BE FLUSH AND SMOOTH.
 COORDINATE WITH THE OWNER TO VERIFY THAT THE LOCKS SPECIFIED WILL BE COMPATIBLE WITH THE OWNERS MASTER KEY SYSTEM.
 ADD 12" x 24" HORS OVER ALL NEW WALL OPENINGS. ADD LVL BEAMS OR POSTS AS SHOWN ON PLANS
 CONTRACTOR TO THOROUGHLY CLEAN AFFECTED AREAS UPON COMPLETION OF WORK. THIS IS TO INCLUDE CLEANING, SKIDBOYS, VACUUMING ALL AREAS, WASHING AND SEALING VINYL FLOOR, CLEANING BATH AREA INCLUDING FIXTURES
 ADD SW AND SURFACE MTD FLOURESCENT LIGHT ABOVE COPY MACHINE-MATCH EXISTING FIXTURES
 CONTRACTOR TO SUPPLY AND INSTALL ALL LAMPB EXHAUST HOOD W/ DAPHER AT EXTERIOR SIDE HALL BY NUTONE 885AL

LOCATION	AREA	MANUFACTURER	PART NO.	LAMP/LAMPS	ITEM
BATHROOM	CEILING	MOTOLIGHT/FAN	814	1 FSU	FAN/LIGHT
COMMON AREAS	CEILING	PROGRESS	FD215B	2-30W/2' x 4' FC	SURFACE MOUNT
COMMON AREAS	WALL	FRE-X	6401 MODEL G-4	HARDWARE INTERCONNECTED 5D	SMOKE DETECTOR
COMMON AREAS	WALL	PROGRESS	FD215B	2 HEAD	EMERGENCY LIGHT



GTA 2 architects
 44 oak street
 portland, maine 04101
 207-771-5481 fax 774-0846

410.001
 REVISED INTERIOR PLAN
 RELOCATION AND REPAIRING OF DETAILS A1/A2/A3 FROM SHEET A1
 ADDITION OF SMOKE DETECTOR AND EMERGENCY LIGHTS TO ELECTRICAL SCHEDULE
 1013.04
 revisions

date
OCTOBER, 2008

sheet title
BATH PLAN ELEVATIONS DETAILS SITE PLAN

scale
AS NOTED
 drawn by
SMT

project number
1806

sheet number
A 2

PLUMBING APPLICATION

Department of Health and Human Services
Division of Environmental Health

PROPERTY ADDRESS

Town or Plantation	Portland
Street	5777 Washington Ave
Subdivision Lot #	

PROPERTY OWNERS NAME

Last:	P.H.N.	First:	
Applicant Name:	Jim Jackson		
Mailing Address of Owner/Applicant (If Different)	39 BOLTON ST.		

2007-0111

PORTLAND PERMIT # 10287 TOWN COPY

Date Permit Issued: 5/23/07 \$ 1124 If Double Fee Charged

Local Plumbing Inspector Signature: [Signature] L.P.I. # 09126

428 B-18

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 5/23/07

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: _____

PERMIT INFORMATION

This Application is for 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type of Structure To Be Served: 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input checked="" type="checkbox"/> OTHER - SPECIFY <u>office</u>	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>127311</u>
-----------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
OR		Urinal		Sink
		Drinking Fountain		Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste		Water Closet (Toilet)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
OR		Roof Drain		Garbage Disposal
		Bidet		Laundry Tub
TRANSFER FEE [\$6.00]		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE			2	Fixtures (Subtotal) Column 2
			2	Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
			24	Permit Fee (Total)

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 23, 2007
RECEIVED

ELECTRICAL PERMIT

City of Portland, Me.

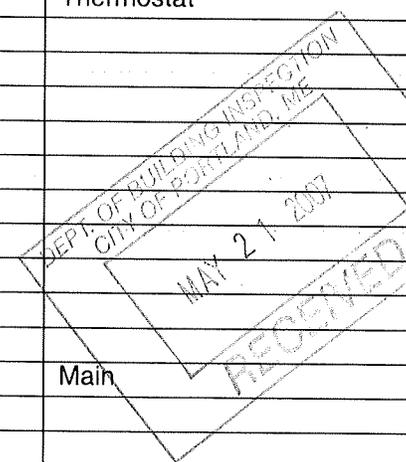


To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date _____
 Permit # 2007-4363
 CBL# 428-B-18

LOCATION: 577 Washington Ave METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Portland Housing Authority
 TENANT _____ PHONE # _____

							TOTAL EACH FEE	
OUTLETS	12	Receptacles	8	Switches	6	Smoke Detector		.20
FIXTURES	6	Incandescent		Fluorescent		Strips		.20
SERVICES		Overhead		Underground		TTL AMPS <800		15.00
		Overhead		Underground		TTL AMPS >800		25.00
Temporary Service		Overhead		Underground		TTL AMPS		25.00
								25.00
METERS		(number of)						1.00
MOTORS		(number of)						2.00
RESID/COM		Electric units						1.00
HEATING		oil/gas units		Interior		Exterior		5.00
APPLIANCES		Ranges		Cook Tops		Wall Ovens		2.00
		Insta-Hot		Water heaters		Fans		2.00
		Dryers		Disposals		Dishwasher		2.00
		Compactors		Spa		Washing Machine		2.00
		Others (denote)						2.00
MISC. (number of)		Air Cond/win						3.00
		Air Cond/cent				Pools		10.00
		HVAC		EMS		Thermostat		5.00
		Signs						10.00
		Alarms/res						5.00
		Alarms/com						15.00
		Heavy Duty(CRKT)						2.00
		Circus/Carnv						25.00
		Alterations						5.00
		Fire Repairs						15.00
	E Lights						1.00	
	E Generators						20.00	
PANELS		Service		Remote		Main		4.00
TRANSFORMER		0-25 Kva						5.00
		25-200 Kva						8.00
		Over 200 Kva						10.00
							TOTAL AMOUNT DUE	
MINIMUM FEE/COMMERCIAL 55.00							MINIMUM FEE	45.00



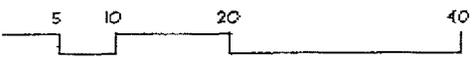
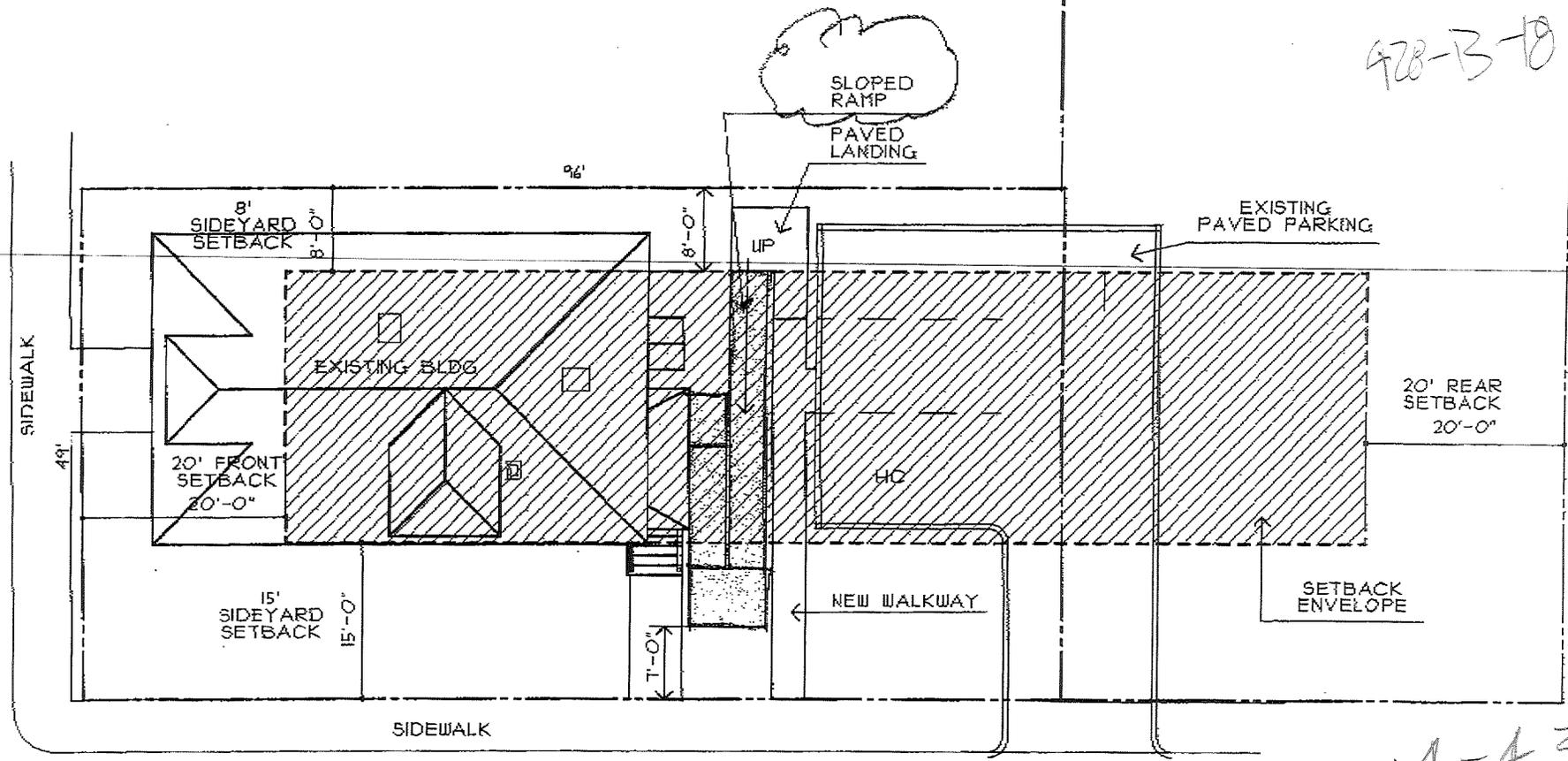
CONTRACTORS NAME J. A. Napolitano MASTER LIC. # 7765
 ADDRESS Po Box 2301 So Portland LIMITED LIC. # _____
 TELEPHONE 207-799-0538

SIGNATURE OF CONTRACTOR J. A. Napolitano 13491
 White Copy - Office Yellow Copy - Applicant

WASHINGTON AVENUE

577 Washington Ave

R-5
428-B-18



577 WASHINGTON AVENUE
PHA PROJECT OFFICES

RAMP A
49.75 LF
TRAVEL DIS

14-433
ok
Steve Thomas
10/10/06



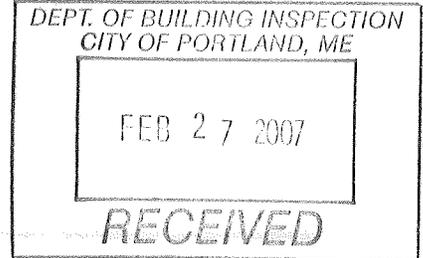
PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

February 22, 2007



Mark Adelson, Deputy Director
Portland Housing Authority
14 Baxter Boulevard
Portland, Maine, 04101

Steve Thomas
GTA2 Architects
44 Oak Street
Portland, Maine 04101

RE: Washington Gardens - Accessory Office Use
CBL: ~~488-B022 and 428-C009~~

428-B-018

Dear Mark and Steve:

On February 22, 2007, the Portland Planning Authority approved the amended site plan to include the building at 577 Washington Avenue, which will be used as an accessory office for Washington Gardens as shown on the approved plan with the following conditions:

1. Plant two street trees with a minimum caliper of two inches between the existing building and the entrance drive;
2. The offices proposed for 577 Washington Avenue are considered an accessory use to the principal housing project. The house at 577 Washington Avenue will revert back to a single family dwelling or other R-5 permitted use at such time that the Portland Housing Authority, the Portland Housing Development Corporation or other affiliate of the Portland Housing Authority sells or leases the property to another entity; and
3. Separate permits for the change of use through the Inspection Services Division shall be required after site plan approval.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy**

2007-0016
Application I. D. Number

1/22/2007
Application Date

Amendment to Plan - Washington Gar
Project Name/Description

Portland Housing Authority
Applicant
14 Baxter Blvd, Portland, ME 04101
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 773-4753 Applicant Fax: (207) 761-5886
Applicant or Agent Daytime Telephone, Fax

577 - 577 Washington Avenue, Portland, Maine
Address of Proposed Site
428 B018001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) Amendment to Plan

Proposed Building square Feet or # of Units .22 Acreage of Site R5 Zoning

Check Review Required:

- | | | |
|----------------------------------------------------------------------|---------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland |
| <input checked="" type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> After the Fact - Minor |
| <input type="checkbox"/> Stormwater | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Traffic Movement |
| <input type="checkbox"/> DEP Local Certification | <input type="checkbox"/> Site Location | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$250.00 Subdivision _____ Engineer Review _____ Date 1/25/2007

Zoning Approval Status:

- Approved Approved w/Conditions See Attached

Reviewer Margie S. - DMAP

Denied

Approval Date _____ Approval Expiration _____
signature _____ date _____

Scanned

Additional Sheets Attached

Approved by BARBARA B. on 2/22/07

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | |
|-------------------------------------------------------------|-------|----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | date |
| <input type="checkbox"/> Building Permit Issue | _____ | date |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | date |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | date |
| <input type="checkbox"/> Final Inspection | _____ | date |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | date |
| <input type="checkbox"/> Performance Guarantee Released | _____ | date |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | submitted date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | date |

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
amount _____ expiration date _____
amount _____
RECEIVED
remaining balance _____ signature _____

Conditions (See Attached) expiration date _____
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
signature _____ expiration date _____
signature _____
RECEIVED
amount _____ expiration date _____
signature _____

1/31/07

Steve Thomas

Applicant: Portland Housing - MARK

Date: 1/29/07

Address: 577 Washington

C-B-L: 428-B-018

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Washington Garden Apts - #06-1575

? Zone Location - R-5

Interior or corner lot -

Proposed Use/Work -

to Add this previously residential Bldg that will now be offices for the ^{new} project behind it

Sevage Disposal -

Lot Street Frontage -

Front Yard -

Existing Bldg - NO CHANGE

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

9,045 sq ft -

3,400 ^{sq ft} After adding

Lot Coverage/ Impervious Surface -

Area per Family -

→ Off-street Parking - confirm # of parking spaces, 1,347 sq ft - 400 = 3,370

3 pks
SPC
req'd

Loading Bays - NA

Site Plan -

Administrative review to amend an old site plan

2007-0016
Shoreland Zoning/ Stream Protection -

Washington Garden Apts

Flood Plains -

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0016

Date: 2/20/2007

The offices proposed for 577 Washington Avenue are considered an accessory use to the principal housing project. The house at 577 Washington Avenue will revert back to a single family dwelling or other R-5 permitted use at such time that the Portland Housing Authority or the the Portland Housing Development Corporation or other affiliate of the Portland Housing Authority sell or lease the property to another entity.

Separate permits for the change of use through Inspection Services shall be required after site plan approval.

Marge Schmuckal

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1575	Date Applied For: 10/27/2006	CBL: 428 B018001
------------------------------	----------------------------------------	----------------------------

Location of Construction: 577 WASHINGTON AVE	Owner Name: PORTLAND HOUSING DEVELO	Owner Address: 14 BAXTER BLVD	Phone:
Business Name:	Contractor Name: Portland Housing Development/ Ma	Contractor Address: 117 Anderson Street Portland	Phone (207) 221-8985
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Portland Housing Office- Change of use from SFH to accessory office associated w/ Washington Gardens & Office renovations to provide handicap accessibility to first floor	Proposed Project Description: Change of use from SFH to accessory office associated w/ Washington Gardens & Office renovations to provide handicap accessibility
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 02/23/2007
Note: Marge signed off on side setback on a side street setback encroachment on 10/10/06 under section 14-433. **Ok to Issue:**
 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
 2) The offices proposed for 577 Washington Avenue are considered an accessory use to the principal housing project. The house at 577 Washington Avenue will revert back to a single family dwelling or other R-5 permitted use at such time that the Portland Housing Authority or the the Portland Housing Development Corporation or other affiliate of the Portland Housing Authority sell or lease the property to another entity.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 03/14/2007
Note: **Ok to Issue:**
 1) Separate permits are required for any electrical, plumbing, or HVAC systems.
 Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 03/01/2007
Note: **Ok to Issue:**

Comments:
 11/2/2006-amachado: Left message for Mark Dromgoole at Portland Housing Development. The last legal use we have for this property is a single family home. It is located in the R5 district. If the building is being used as offices for Washington Garden Apartments, then this is not a legal use and it it not allowed in the R5 zone.
 11/3/2006-amachado: Spoke to Mark Dromgoole. Told him that he needs to do a site plan ammendment to Washington Gardens to add the two properties. Then the building used as offices could be considered an accessory use. He also needs to file a change of use application.
 2/23/2007-amachado: Site plan ammendment to Washington Gardens has been tentatively approved (2/22/07). This permit was changed to include the change of use application.
 2/23/2007-amachado: Applicant owes for certificate of occupancy.

44 oak street
portland, me 04101
207.771.5461



January 20, 2007

**WASHINGTON GARDENS APARTMENTS
AMENDMENT TO EXISTING SITE PLAN**
577 Washington Avenue

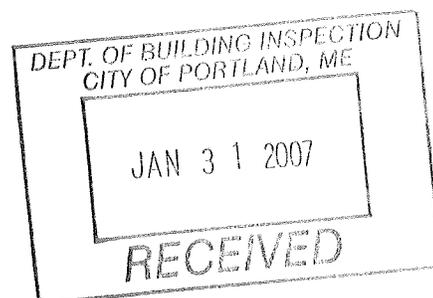
Portland Housing Authority
14 Baxter Boulevard
Portland, Maine 04101

LIST OF DOCUMENTS:

- a. COPY OF APPLICATION
- b. COVER LETTER
- b.1 EXHIBIT 'A'- PHOTOGRAPHS OF EXISTING STRUCTURE

- c. **SITE PLANS/DRAWING LIST:**
 - S.1.1 SURVEY OF SMALL PARCEL TO BE ADDED
 - SI.2 SITE INFORMATION
 - A.1 SITE WORK (SMALL PARCEL)
 - A.4 ACCESSIBLE RAMP ELEVATIONS
 - S1 SITE PLAN, GRADING PLAN (EXISTING HOUSING COMPLEX)
 - S2 LAYOUT PLAN (EXISTING HOUSING COMPLEX)
 - S3 SITE UTILITY PLAN (EXISTING HOUSING COMPLEX)
 - S4 ROAD AND SEWER PROFILES (EXISTING HOUSING COMPLEX)
 - S5 SITE DETAILS (EXISTING HOUSING COMPLEX)
 - S6 PLANTING PLAN (EXISTING HOUSING COMPLEX)
 - SME-1 MECHANICAL AND ELECTRICAL DRAWINGS (EXISTING HOUSING COMPLEX)

- d. 11x 17 COPIES OF DRAWINGS





City of Portland Site Plan Application

If you or the property owner owes real estate taxes, personal property taxes or user charges on any property within the City, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 577 WASHINGTON AVENUE		Zone: R-5
Existing Building Size: 1347 sq. ft.	Proposed Building Size: 1549 sq. ft.	
Existing Acreage of Site: 9454 sq. ft.	Proposed Acreage of Site: .22 sq. ft.	
Tax Assessor's Chart, Block & Lot: Chart# 482 Block# B Lot# 22 428 C 9	Property owner's mailing address: PORTLAND HOUSING AUTHORITY 14 BAXTER BOULEVARD PORTLAND, MAINE 04101	Telephone #: 773.4753
Consultant/Agent, mailing address, phone # & contact person: GTA2 ARCHITECTS 44 OAK STREET PORTLAND, MAINE 04101 207.771.5461	Applicant's name, mailing address, telephone #/Fax#/Pager#: MARK ADELSON PORTLAND HOUSING AUTHORITY 14 BAXTER BOULEVARD PORTLAND, MAINE 04101 773.4753 761.5866 FAX	Project name: WASHINGTON GARDENS

Fee For Service Deposit (all applications) X (\$200.00)

Proposed Development (check all that apply)

New Building Building Addition Change of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking lot

Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable

Site Location of Development (\$3,000.00)
(except for residential projects which shall be \$200.00 per lot _____)

Traffic Movement (\$1,000.00) Storm water Quality (\$250.00)

Section 14-403 Review (\$400.00 + \$25.00 per lot)

Other AMENDMENT TO EXISTING SITE PLAN TO ALLOW FOR ACCESSORY USE

Major Development (more than 10,000 sq. ft.)

Under 50,000 sq. ft. (\$500.00)

50,000 - 100,000 sq. ft. (\$1,000.00)

Parking Lots over 100 spaces (\$1,000.00)

100,000 - 200,000 sq. ft. (\$2,000.00)

200,000 - 300,000 sq. ft. (\$3,000.00)

Over 300,000 sq. ft. (\$5,000.00)

After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review

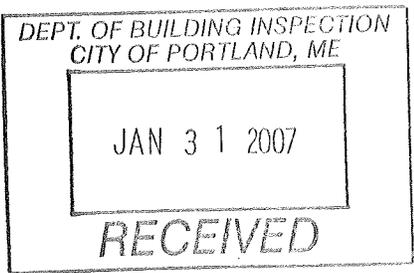
Less than 10,000 sq. ft. (\$400.00)

After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

Planning Staff Review (\$250.00)

Planning Board Review (\$500.00)



~ Please see next page ~

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

MR. MARK ADELSON, DEPUTY EXECUTIVE DIRECTOR
PORTLAND HOUSING AUTHORITY
14 BAXTER BOULEVARD
PORTLAND, MAINE 04101
207.773.4753

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Amendment to Plans: Amendment applications should include 9 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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.

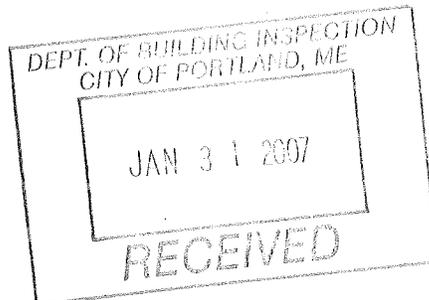
Signature of applicant:

Mark Adelson

Date:

1/19/07

This application is for site review ONLY; a building Permit application and associated fees will be required prior to construction.





City of Portland, Maine Site Plan Checklist

Project Name, Address of Project
Number

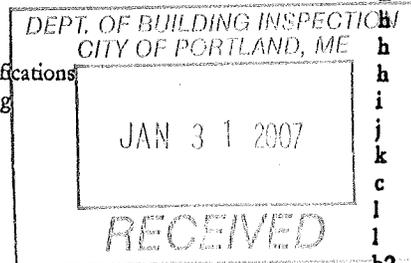
Application

Submitted () & Date
(b,c)

Item Required Information

Section 14-525

_____	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
_____	(2)	Name and address of applicant and name of proposed development	a
_____	(3)	Scale and north points	b
_____	(4)	Boundaries of the site	c
_____	(5)	Total land area of site	d
_____	(6)	Topography - existing and proposed (2 feet intervals or less)	e
_____	(7)	Plans based on the boundary survey including:	2
_____	(8)	Existing soil conditions	a
_____	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
_____	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
_____	(11)	Approx location of buildings or other structures on parcels abutting the site	d
_____	(12)	Location of on-site waste receptacles	e
_____	(13)	Public utilities	e
_____	(14)	Water and sewer mains	e
_____	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
_____	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
_____	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
_____	(18)	Parking areas	g
_____	(19)	Loading facilities	g
_____	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
_____	(21)	Curb and sidewalks	g
_____	(22)	Landscape plan showing:	h
_____	(23)	Location of existing proposed vegetation	h
_____	(24)	Type of vegetation	h
_____	(25)	Quantity of plantings	h
_____	(26)	Size of proposed landscaping	h
_____	(27)	Existing areas to be preserved	h
_____	(28)	Preservation measures to be employed	h
_____	(29)	Details of planting and preservation specifications	h
_____	(30)	Location and dimensions of all fencing and screening	i
_____	(31)	Location and intensity of outdoor lighting system	j
_____	(32)	Location of fire hydrants, existing and proposed	k
_____	(33)	Written statement	c
_____	(34)	Description of proposed uses to be located on site	l
_____	(35)	Quantity and type of residential, if any	l
_____	(36)	Total land area of the site	b2
_____	(37)	Total floor area and ground coverage of each proposed building and structure	b2
_____	(38)	General summary of existing and proposed easements or other burdens	c3
_____	(39)	Method of handling solid waste disposal	4
_____	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
_____	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
_____	(42)	An estimate of the time period required for completion of the development	7
_____	(43)	A list of all state and federal regulatory approvals to which the development may be subject to. **	8



44 oak street
portland, me 04101
207.771.5461



January 20, 2007

**WASHINGTON GARDENS APARTMENTS
AMENDMENT TO EXISTING SITE PLAN**

577 Washington Avenue

Portland Housing Authority
14 Baxter Boulevard
Portland, Maine 04101

To whom it may concern:

The Portland Housing Authority would like to utilize an existing dwelling located abutting its Washington Avenue Apartment complex as a project office to serve the tenants of Washington Gardens. The parcel on which the dwelling is located would be transferred to the PHA in the form of a long term lease with an option to purchase (copy attached).

The following information is intended to supplement the Site Plan Checklist. In some instances requested information is not provided due to small site size and minimal site improvements to be performed. The exterior improvements consist of the construction of a wood framed accessible ramp attached to an existing single family dwelling that will be converted to project offices. See 'Item 34'

Items 1,2,3,4,5-

See attached sheet S-1, S1.2, S.1.1

Item 6-

See attached sheet S-1, S.1.1, information shown as spot grades due to small site size and flatness of site.

Item 7-

See attached sheet S.1.1, A.1

Item 8-

Minimal soil bearing requirements required for ramp construction.

Item 9-

N/A

Item 10-

See attached sheet S.1, S.1.1., A.1, A.4

Total existing ground floor area: 1347sf, existing building footprint on new parcel

Total proposed ground floor area of ramp:202sf

See attached sheet A-1and A-4; ramp construction only. No modifications to existing structures in Washington Gardens Project.

Item 11-

See attached sheet S-1, S.1.1-

Item 12-

Apartment complex trash collected by a private company, contracted by the PHA.

Item 13-

Exiting services in place adequate for intended use.
See attached SME-3 for adjacent larger parcel public utilities

Item 14-

Exiting services in place adequate for intended use.
See attached S-3 and S-4 for adjacent larger parcel water and sewer.

Item 15-

See S.1.1 for parcel to be added.
See S-1 and S-5 for adjacent larger parcel.

Item-16

See sheet S-2 for adjacent larger parcel.
No easements present on parcel to be added.

Item-17, 18, 19, 20, 21

See sheet S.1.1, A-1 for parcel to be added
See sheet S-2 for larger parcel

Item-22, 23, 24, 25, 26, 27, 28, 29

Existing planting to be maintained, see attached photographs, exhibits: 1, 2, 3, and 4
See sheet S-6 for existing larger parcel

Item-30

None planned

Item-31

See sheet SME-1 for existing larger parcel
None planned on parcel to be added.

Item-32

See sheet S-3

Item-33

(c) Written Statements

- (3) There are no known easements (existing or proposed) on the property to be added to Washington Garden site-plan.
- (4) The addition of this office space to the Washington Garden site plan will add a negligible amount of solid waste to the current waste stream at this location. It is estimated to be two (2) 30 gallon bags per week. The solid waste from the development is picked up by a private contractor hired by the Portland Housing Authority.
- (8) There are no state of federal regulatory requirements that need approval prior to adding this accessory office space Washington Gardens site plan.
- (9) The financing to undertake the renovation of this office space comes from the Portland Housing Authority's 2006 Capital Grant. We estimate the cost to be \$35,000.

(10)The applicant's right, title and interest is contained in the attached lease with an option to purchase between the owner (Portland Housing Development Corp.) and the Tenant (Portland Housing Authority) dated January 19, 2007

Item-34

The parcel that is to be attached to the Washington Gardens Elderly Housing Project contains an existing single family house that will house on site offices for a project manager, a housing officer, a housing clerk and a small conference room to handle meetings with tenants.

Item-35

No additional units will be added.

Item-36

The total land area of the existing Washington Gardens Housing Project is:

139,321 sf (3.27 acres)

The land area of the parcel to be added is:

9454 sf (.22 acres)

Grand total of combined parcels:

148,775 sf (3.49 acres)

Information taken from assessor's maps

Item-37

The addition of an exterior ramp will add 202.3 sf of ground coverage.

Item-38

The new parcel has no easements or proposed easements or other burdens to the best of our knowledge.

The larger adjacent parcel has easements for PWD along the easterly property line.

Item-39

The Portland Housing Authority uses a private contractor to handle its solid waste collection.

Item-40

The proposed conversion of the single family dwelling on the parcel to be added to the Washington Garden Housing Project will not generate an increase in use of any off site public facilities, including sewer, water and streets.

Item-41

The existing project and the proposed additional parcel has no known drainage issues. The addition of a handicap ramp will not affect the drainage conditions.

Item-42

The work involved on this project will take about (6) six weeks.

Item 43

There are no state or federal regulatory requirements that need approval prior to adding this accessory office space

Item 44

There are no pending applications for this project.

Item 45

N/A

Item 46

No approvals are necessary.

Item 47

The Portland Housing Authority will fund this work from their 2006 Capital Grant. The Portland Housing Authority would engage the services of an insured, experienced **General Contractor** to perform the modifications required on this project.

The Portland Housing Authority will provide further certification of financial and technical capability upon request.



LEASE AGREEMENT

THIS LEASE (this "Lease") is made this 19 day of January, 2007, by and between PORTLAND HOUSING DEVELOPMENT CORPORATION, a Maine non-profit corporation having a mailing address of 14 Baxter Boulevard, Portland, Maine 04101-1822 ("Landlord"), and PORTLAND HOUSING AUTHORITY, a public body, corporate and politic, having an office and mailing address at 14 Baxter Boulevard, Portland, Maine 04101-1822 ("Tenant").

WITNESSETH:

In consideration of the mutual covenants and agreements contained herein and intending to be legally bound hereby, Landlord and Tenant agree as follows:

SECTION 1. Premises: Landlord hereby leases, demises and lets to Tenant, and Tenant hereby takes and hires from Landlord, for the term and subject to the terms, conditions, covenants and provisions set forth in this Lease, the following described premises (the "Premises"):

A certain lot or parcel of land together with the buildings and improvements thereon situated on the Northeasterly side of Washington Avenue at East Deering in the City of Portland, County of Cumberland and State of Maine, and being more particularly bounded and described as follows:

Beginning at a point in the Northeasterly side line of said Washington Avenue, which point is distant one hundred and forty-five (145) feet Northwesterly on said side line from the corner of the lot now or formerly of James L. Pierce, and which point is also the corner formed by the northeasterly side line of said Washington Avenue and the Westerly side line of a street known as F Street, thence Northeasterly at right angles or nearly so to Washington Avenue and along the Westerly side line of said F Street, ninety-six (96) feet; thence northwesterly in a straight line forty-nine (49) feet more or less to the Northeasterly corner of the lot of land James Lucas conveyed to Edward W. Conroy January 5th, 1886; thence Southwesterly by said Conroy lot ninety-six (96) feet, more or less, to the Northeasterly side line of Washington Avenue; thence Southeasterly along the said side line of Washington Avenue forty-nine (49) feet more or less to the point of beginning.

Also a certain lot of land situated in said Portland, County of Cumberland and State of Maine and more particularly described as, viz: Real Estate, Portland, Maine Assessor's Plans on file in Assessor's Office, City Hall, 428-B-19, Churchill St., 10-12, consisting of approximately 4899 square feet.

Being the same premises conveyed to Portland Housing Development Corporation by a Deed of Sale by Personal Representative of the Estate of Marion B. Easler, dated October 14, 2003 and recorded in Book 20474, Page 21 of the Cumberland County Registry of Deeds.

SECTION 2. Term: (a) The term of this Lease shall commence on the date hereof and shall expire on December 31, 2008, unless extended as hereinafter provided.

(b) Tenant shall have the right to extend the term of this Lease for one (1) additional period of two (2) years by giving written notice to Landlord of the exercise of such right at least ninety (90) days prior to the expiration of the initial term, and upon the giving of such notice, and without any further instrument, writing or agreement, the term of this Lease shall be so extended. Such extended term shall be on all of the same terms and conditions as are contained in this Lease except for this right of extension.

SECTION 3. Rent: During the term of this Lease, Tenant shall not be required to pay to Landlord any rent or other sums for use and occupancy of the Premises, it being intended by the parties that, as consideration for this Lease, all costs, expenses and obligations of every kind and nature whatsoever relating to the Premises during the term of this Lease shall be the obligations of Tenant.

SECTION 4. Use and Restrictions: The Premises shall be used for office and administrative purposes and for other uses that are permitted as "accessory uses" under the City of Portland Zoning Ordinance with respect to the adjacent property owned by Tenant, known as "Washington Gardens", and operated by Tenant as an apartment complex.

SECTION 5. Taxes: (a) To the extent that the Premises shall be exempt from real estate taxes under existing laws, rules, regulations and/or decisions, Landlord agrees that it will take such reasonable measures as shall be within its powers to preserve the tax exempt status of the Premises. In the event that a change shall occur in any law, statute or decision resulting in the Premises becoming subject to any Taxes (as hereinafter defined), Tenant shall pay all such Taxes as provided in the following paragraph.

(b) Tenant shall, during the term of this Lease, as additional rent, pay and discharge punctually or cause to be paid and discharged punctually, as and when the same shall become due and payable, any and all taxes, special and general assessments, water rents, rates and charges, sewer rents and other governmental impositions and charges of every kind and nature whatsoever, extraordinary as well as ordinary, and each and every installment thereof which shall or may during the term of this Lease be charged, levied, laid, assessed, imposed, become due and payable, or a lien upon, or for, or with respect to, the Premises or any part thereof, or any buildings, appurtenances or equipment thereon or therein or any part thereof ("Taxes"), together with all interest and penalties thereon, under or by virtue of all present or future laws, ordinances, requirements, orders, directives, rules or regulations of the federal, state, county and municipal governments.

SECTION 6. Improvements, Repairs, Additions, Maintenance: Tenant shall have the right to construct upon the Premises such buildings, appurtenant structures, additions and improvements as Tenant shall desire, provided, however, that all such buildings, structures, additions and other improvements shall be constructed in a good and workmanlike manner, in compliance with all applicable building and zoning codes and ordinances, and in accordance with construction plans which shall have received the prior approval of Landlord. Any buildings, structures, additions and improvements constructed upon the Premises shall be removed by Tenant upon the expiration of the term if so requested by Landlord. Tenant alone shall be responsible for

maintaining the buildings and improvements upon the Premises, and Landlord shall not be required to furnish any services or facilities or to make any improvements, repairs or alterations upon or to the Premises during the term of this Lease. Tenant shall maintain the buildings and improvements in at least as good condition and repair as they were at the commencement of this Lease, ordinary wear and tear excepted.

SECTION 7. Requirements of Public Authority: During the term of this Lease, Tenant shall, at its own cost and expense, promptly observe and comply with all present and future laws, ordinances, requirements, orders, directives, rules and regulations of the federal, state, county, town and city governments and of all other governmental authorities affecting the Premises or appurtenances thereto or any part thereof whether the same are in force at the commencement of the term of this Lease or may in the future be passed, enacted or directed.

SECTION 8. Covenant Against Liens: If, because of any act or omission of Tenant or any subtenant, any mechanic's lien or other lien, charge or order for the payment of money shall be filed against Landlord or any portion of the Premises, Tenant shall, at its own cost and expense, cause the same to be discharged of record or bonded within one hundred twenty (120) days after written notice from Landlord to Tenant of the filing thereof; and Tenant shall indemnify and save harmless Landlord against and from all costs (including reasonable attorneys' fees), liabilities, suits, penalties, claims and demands resulting therefrom.

SECTION 9. Access to Premises: Landlord shall have the right to enter upon the Premises at all reasonable times to examine the same provided such entry shall not unreasonably interfere with any lawful activities then being conducted on the Premises.

SECTION 10. Indemnity: Tenant shall indemnify and save harmless Landlord from and against any and all claims, suits, liabilities, expenses (including, without limitation, attorneys' fees and expenses), damages, penalties and judgments arising from injury to person or property sustained by anyone in and about the Premises unless resulting from the affirmative acts or negligence of Landlord or Landlord's agents, servants, employees or contractors. Tenant shall, at its own cost and expense, defend any and all suits or actions which may be brought against Landlord or in which Landlord may be impleaded with others upon any such above-mentioned matter. Except for its affirmative acts or negligence or the affirmative acts or negligence of its agents, servants, employees or contractors, Landlord shall not be responsible or liable for any damage or injury to any property, fixtures, buildings or other improvements, or to any person or persons, at any time on the Premises, including any damage or injury to Tenant or to any of Tenant's agents, servants, employees, contractors or sublessees.

SECTION 11. Insurance: (a) Tenant shall, unless waived by Landlord, keep in force during the term of this Lease, at Tenant's expense, commercial general liability insurance having a combined single and general aggregate limit (or the equivalent) of not less than One Million Dollars (\$1,000,000.00) for injury to or death of any one person, for injury to or death of any number of person in a single accident or occurrence, and for damage to property, in companies qualified to do business in the State of Maine, listing Landlord, Tenant and any designees of either having an interest in the Premises, as named insured.

(b) Tenant, at its expense, shall also during the term of this Lease keep all buildings and improvements upon the Premises insured against loss or damage by fire or other perils under one

or more special form property insurance policies at ninety percent (90%) of replacement cost. All proceeds payable at any time under such policies shall be payable jointly to Landlord and Tenant to be used in the repair, restoration and/or replacement of the damaged buildings and/or improvements.

SECTION 12. Damage or Destruction: In the event the buildings or improvements upon the Premises shall be damaged or destroyed during the term of this Lease by fire or other cause within the coverage of the insurance policies carried by Tenant in accordance with the provisions of this Lease, then Tenant, at its own cost and expense, shall cause the same to be repaired, restored, replaced or rebuilt as soon as reasonably possible using the insurance proceeds received by Landlord and Tenant as a result of such damage or destruction, but Tenant shall not be required hereby to expend any sums in excess of the insurance proceeds received by Tenant so long as Tenant has maintained the insurance required by the provisions of this Lease.

SECTION 13. Purchase Option: Tenant shall have the exclusive option ("Purchase Option") at any time during the term of this Lease to purchase the Premises at the then fair market value thereof. To exercise the Purchase Option, Tenant must provide Landlord with written notice of its election to exercise the Purchase Option ("Election Notice") at least sixty (60) days prior to the expiration of the term. Upon receipt of the Election Notice by Landlord, Landlord and Tenant shall attempt to agree upon the fair market value of the Premises, provided that if Landlord and Tenant shall fail to agree upon the fair market value of the Premises within thirty (30) days after the receipt of the Election Notice, the fair market value of the Premises shall be determined by a qualified real estate appraiser acceptable to Landlord and Tenant. A closing shall be held in a timely manner after the fair market value of the Premises has been determined either by agreement or appraisal. At closing, Tenant shall pay Landlord the fair market value of the Premises as so determined and Landlord shall convey to Tenant good and marketable title to the Premises by quit-claim deed with covenant, free and clear of all liens and encumbrances.

SECTION 14. Governing Law: This Lease and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State of Maine.

SECTION 15. Partial Invalidity: If any term, covenant, condition or provision of this Lease or the application thereof to any person or circumstance shall, at any time or to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant, condition and provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

SECTION 16. Interpretation: Wherever herein the singular number is used, the same shall include the plural, and the masculine gender shall include the feminine and neuter genders, and vice versa, as the context shall require. The section headings used herein are for reference and convenience only, and shall not enter into the interpretation hereof. This Lease may be executed in several counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument. The terms "Landlord" and "Tenant" whenever used herein shall mean only the owner for the time being of Landlord's or Tenant's interest herein, and upon any sale or assignment of the interest of either Landlord or Tenant herein, their respective successors in interest and/or assigns shall, during the term of their ownership of their respective estates herein, be deemed to be Landlord or Tenant, as the case may be.

SECTION 17. Entire Agreement: No oral statements or prior written matter shall have any force or effect. Tenant agrees that it is not relying on any representations or agreements other than those contained in this Lease. This Agreement shall not be modified or cancelled except by writing subscribed by all parties.

SECTION 18. Parties: The covenants, conditions and agreements contained in this lease shall bind and inure to the benefit of Landlord and Tenant and their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have duly executed this Lease as of the day and year first above written.

WITNESS:

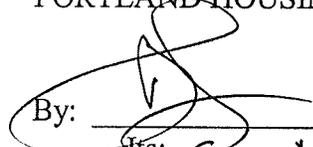


LANDLORD:
PORTLAND HOUSING DEVELOPMENT CORPORATION

By: 
Its: President

TENANT:
PORTLAND HOUSING AUTHORITY

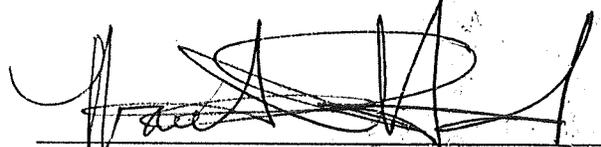


By: 
Its: Executive Director

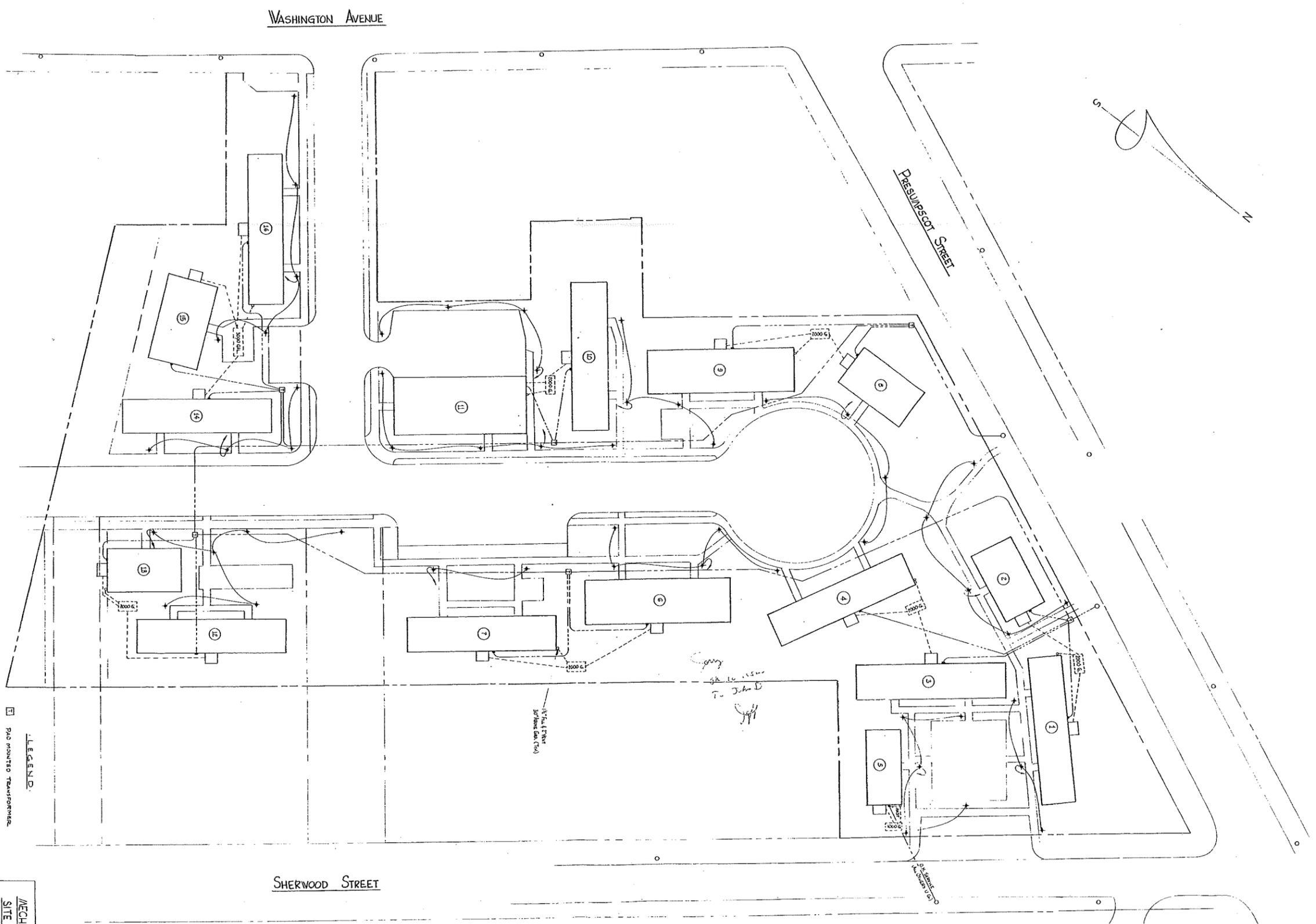
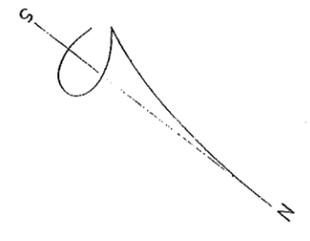
STATE OF MAINE
COUNTY OF CUMBERLAND

1/19, 20087

Then personally appeared before me the above named Bruce R. Loring,
President of said Portland Housing Development Corporation and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.



Notary Public
Name: _____
My Commission Expires: _____



LEGEND:

- PAD MOUNTED TRANSFORMER
- ⊕ PAD MOUNTED EXTERIOR LIGHTS
- UNDERGROUND FUEL OIL TANKS
- UNDERGROUND FUEL OIL LINES

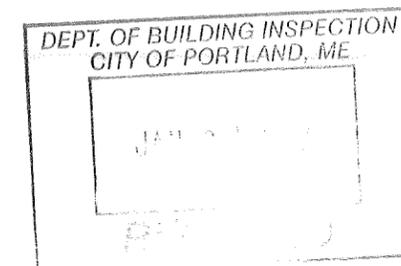
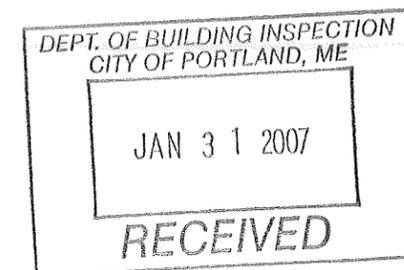
**MECH & ELECT
SITE DRAWING**

100 UNITS TURKEY HOUSING
FOR THE BUREAU
OF
PORTLAND HOUSING AUTHORITY

EA OROO & CO
Engineering, Consulting
CORPORATION
SME-1
ME 3-9



project title
PORTLAND
HOUSING
AUTHORITY
PORTLAND, MAINE
OFFICE
MODIFICATION
WASHINGTON
GARDENS
HOUSING
577 Washington Avenue



WASHINGTON GARDENS APARTMENTS-AMENDMENT TO EXISTING SITE PLAN

577 Washington Avenue

Portland Housing Authority
14 Baxter Boulevard 04101

GTA2 architects
44 oak street
portland, maine 04101
207-771-5461 fax 774-0846

DRAWING LIST:	
SURVEY OF SMALL PARCEL TO BE ADDED	S.1.1
SITE INFORMATION	SI.2
SITE WORK (SMALL PARCEL)	A.1
ACCESSIBLE RAMP ELEVATIONS	A.4
SITE PLAN, GRADING PLAN (EXISTING HOUSING COMPLEX)	S1
LAYOUT PLAN (EXISTING HOUSING COMPLEX)	S2
SITE UTILITY PLAN (EXISTING HOUSING COMPLEX)	S3
ROAD AND SEWER PROFILES (EXISTING HOUSING COMPLEX)	S4
SITE DETAILS (EXISTING HOUSING COMPLEX)	S5
PLANTING PLAN (EXISTING HOUSING COMPLEX)	S6
MECHANICAL AND ELECTRICAL DRAWINGS (EXISTING HOUSING COMPLEX)	SME-1

revisions
date

sheet title
TITLE SHEET

scale
AS NOTED

drawn by
SMT

project number
0708

sheet number
T1

SITE LOCATION MAP:



N/F
PORTLAND HOUSING
AUTHORITY
TAX MAP 428-B-22

N/F
PORTLAND HOUSING
AUTHORITY
TAX MAP 428-B-22

N/F
MARY ANNE PAPI
14361/303

N/F
PORTLAND HOUSING
DEVELOPMENT CORP.
20474/021

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: PORTLAND HOUSING DEVELOPMENT CORP. BOOK 20474/21 PAGE 21 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 3 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
3. ELEVATIONS ARE BASED UPON AN ASSUMED VALUE OF 100.00 FT ON A MONUMENT FOUND 11 FEET SOUTHERLY OF THE SOUTHEASTERLY INTERSECTION OF CHURCHILL STREET AND WASHINGTON AVE.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) CITY OF PORTLAND, MAINE, ASSESSORS PLAN NO. 428 BLOCK B LOT 18.
5. AREA OF SUBJECT PARCEL: 9,454.0 SQ. FT., 0.22 ACRES
6. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
7. ZONING: R-3 RESIDENTIAL
SETBACKS: FRONT - 20 FT
REAR - 20 FT
SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 12 FT
ON SIDE STREET: 15 FT
MINIMUM LOT SIZE: 6,000 SQ FT
MINIMUM LOT FRONTAGE: 50 FT
MAXIMUM BUILDING HEIGHT: 35 FT
MAXIMUM LOT COVERAGE: 40%
8. NOTE: THE BOUNDARY LINES SHOWN HEREON ARE BASED UPON MONUMENTATION FOUND AND DEED DIMENSIONS. NO EXTENSIVE RESEARCH WAS UNDERTAKEN IN REGARD TO THE STATUS OF BOUNDARY LINES OR THEIR PLACEMENT.



LEGEND

CRF ⊙	Capped 5/8" Rebar Found	(50.00')	Distance from reference plan or deed.
IPF ⊙	Iron Pipe Found		
⊙	Sewer Manhole	N/F	Now Or Formerly
⊙	Catch Basin	12345/99	Deed Book/Page of Local Registry
⊙	Utility Pole	BIT.	Bituminus
E	Overhead Utility	BULKHD	Bulkhead
---	Abutter Line	---	Edge of Traveled Way
---	Property Line	---	Setback Line
---	Street Line	---	Old Lot Line
Z		Z	Indicates Ownership In Common

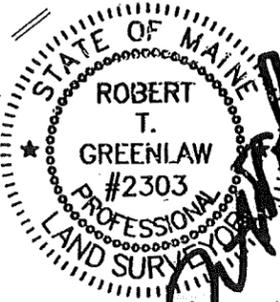
SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR 'PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2005 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION
- c) NO NEW CORNERS SET

DATE: JANUARY 9, 2007

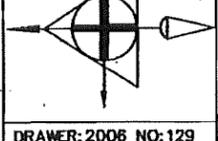
ROBERT T. GREENLAW P.L.S., #2303
V. PRESIDENT BACK BAY BOUNDARY, INC.



PROPOSED CHANGE OF USE PLAN
 575-577 WASHINGTON AVENUE, PORTLAND, MAINE
 FOR:
PORTLAND HOUSING DEVELOPMENT CORP.

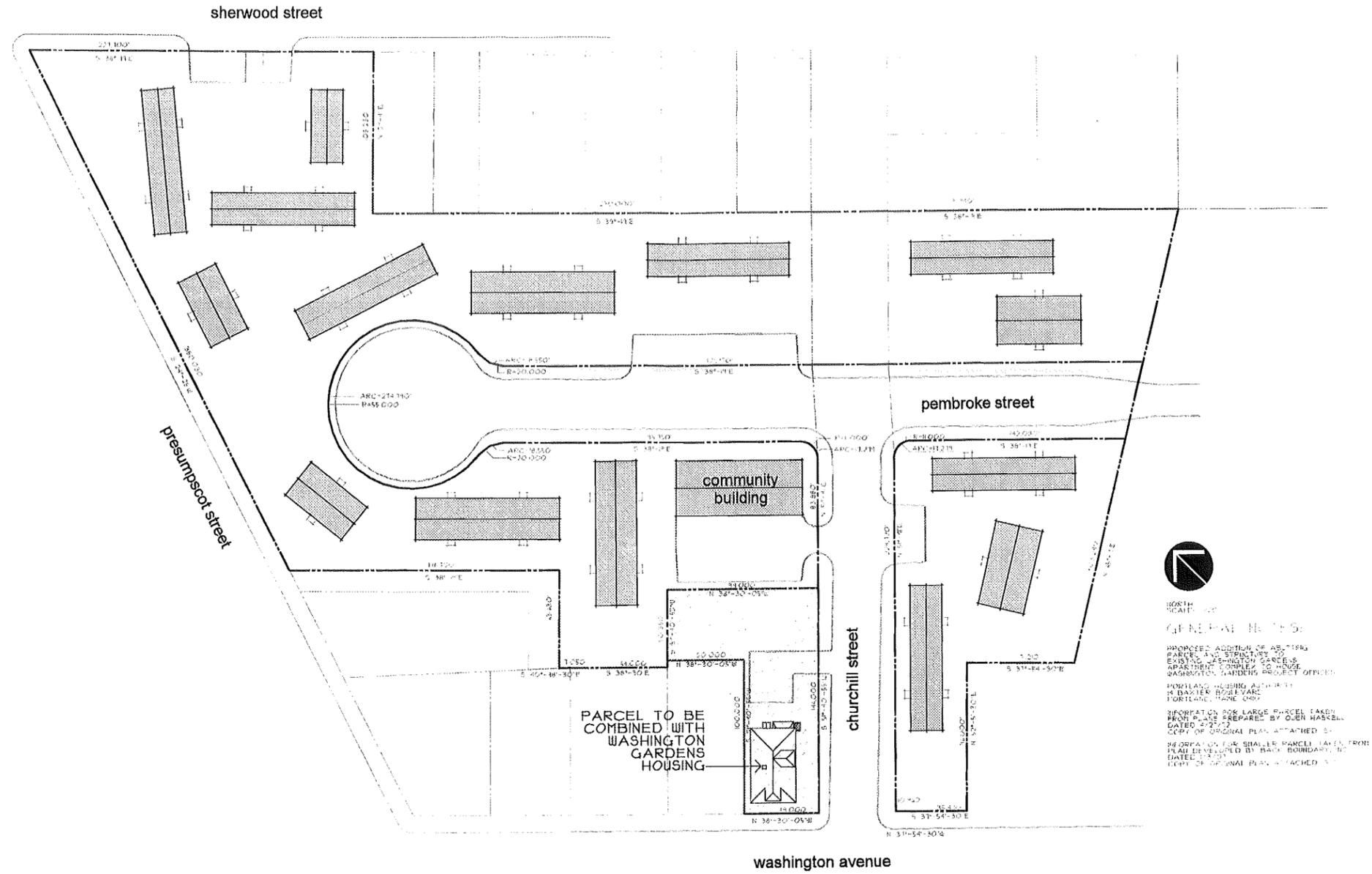
DRAWN BY: PJM
 CHECKED BY: DMD
 SCALE: 1"=20'
 DATE OF SURVEY: 01/03/2007
 JOB NUMBER: 2007xxx
 SHEET: 1 OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 643 FOREST AVENUE
 PORTLAND, MAINE 04101
 207-774-2855 FAX 207-347-4346



DRAWER: 2006 NO: 129

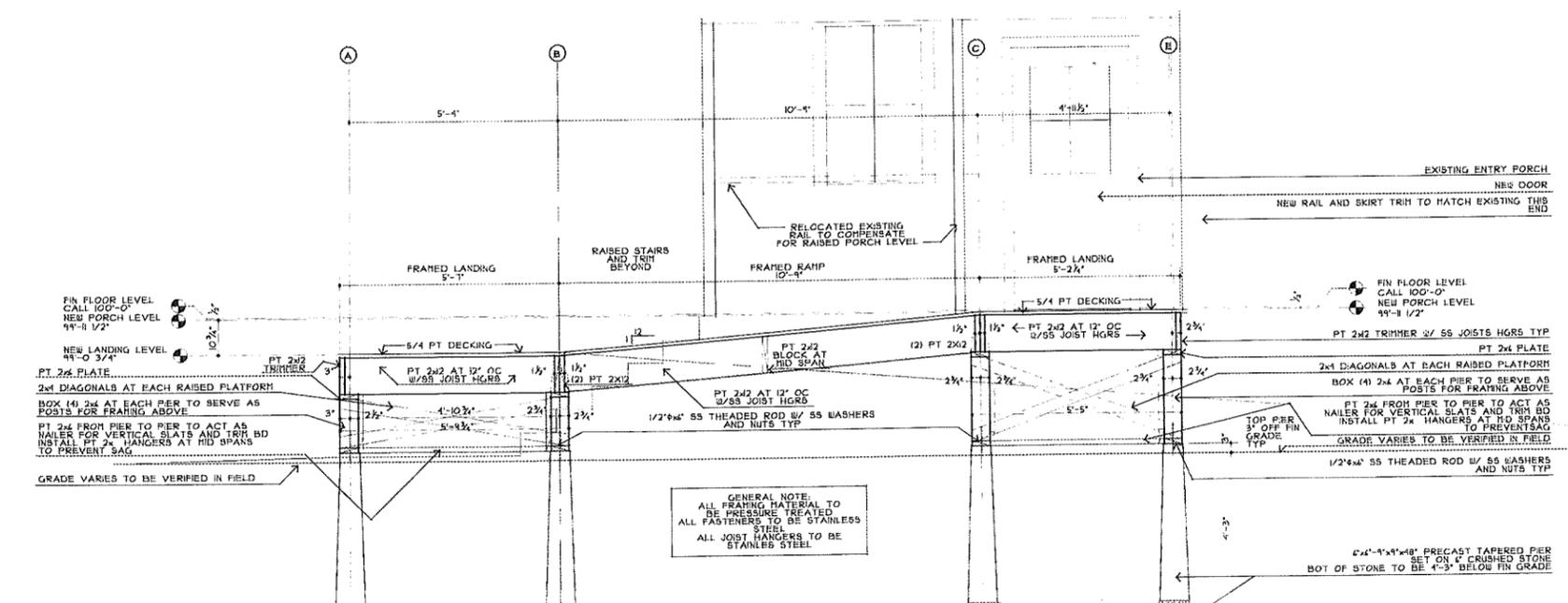
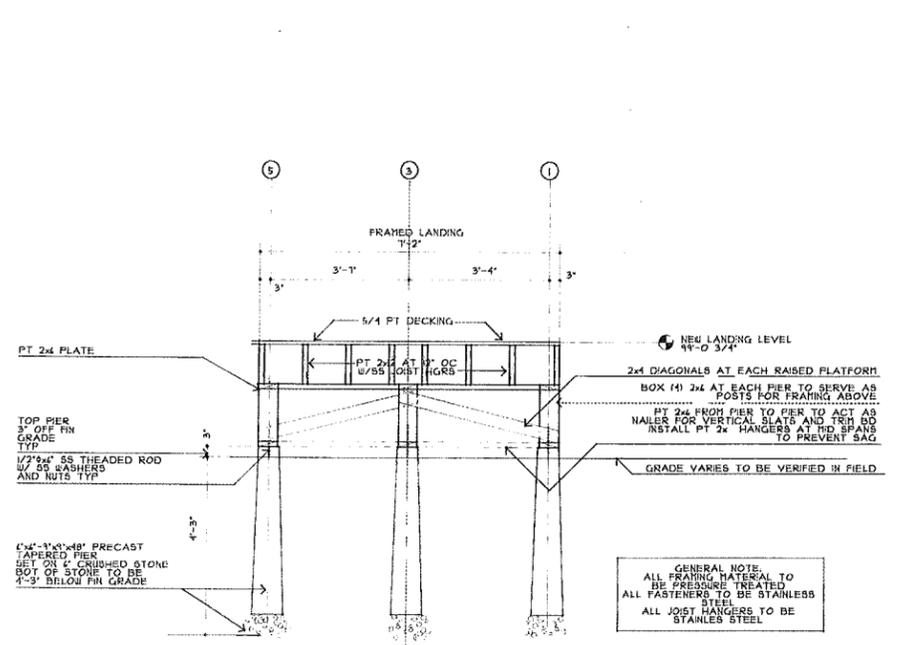
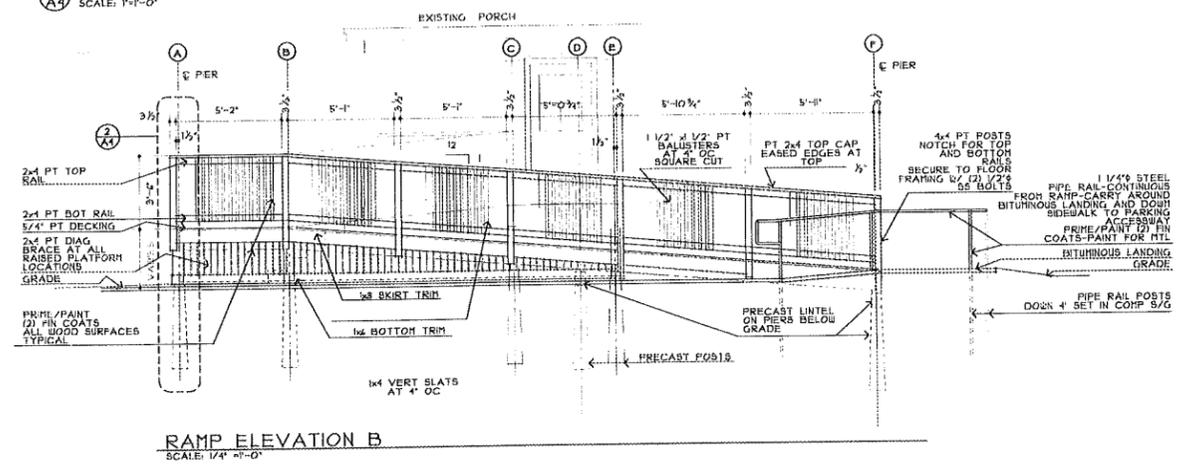
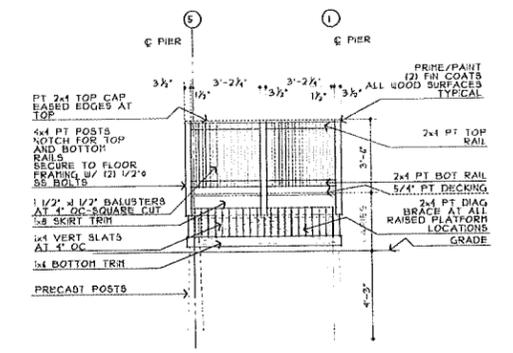
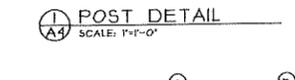
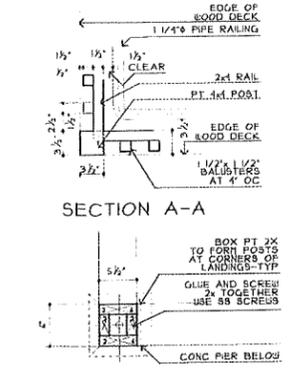
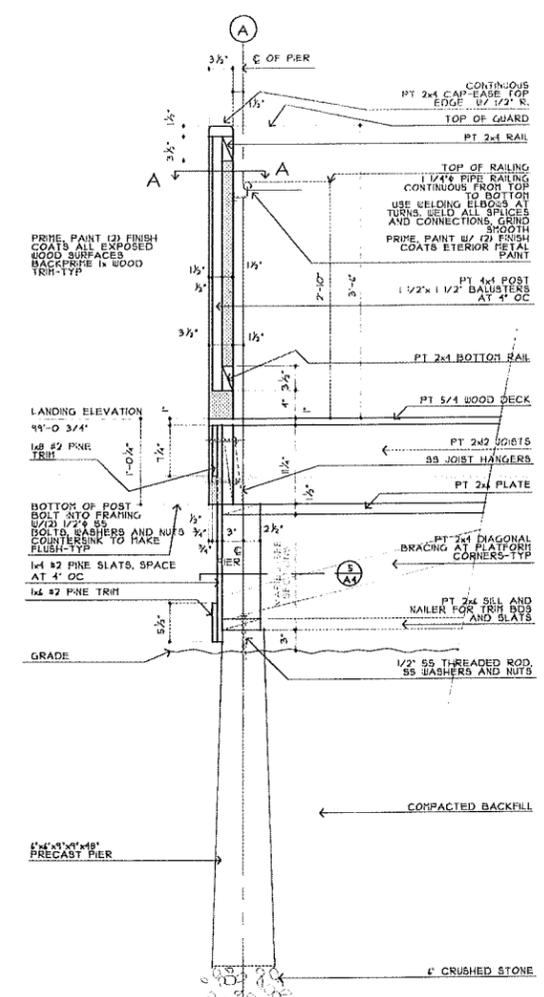
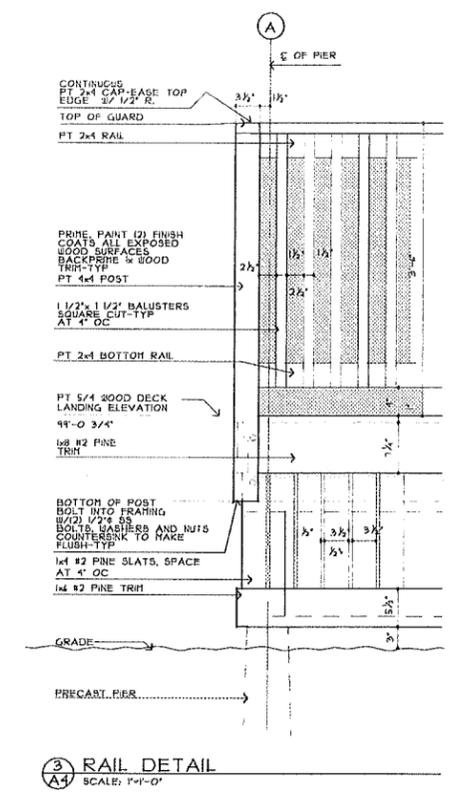
S.L.I.



GENERAL NOTES:
 PROPOSED ADDITION OF APARTMENT
 PARCELS AND STRUCTURES TO
 EXISTING WASHINGTON GARDENS
 APARTMENT COMPLEX TO HOUSE
 WASHINGTON GARDENS PROJECT OFFICES
 PORTLAND HOUSING AUTHORITY
 4 BAXTER BOULEVARD
 PORTLAND, MAINE 04101
 INFORMATION FOR LARGE PARCEL LABEL
 FOOTPRINTS PREPARED BY OLIVER HASKELL
 DATED 4/27/02
 COPY OF ORIGINAL PLAN ATTACHED TO
 INFORMATION FOR SMALLER PARCEL LABELS FROM
 PLAN DEVELOPED BY BARRY BOUNDARY, INC.
 DATED 12/1/01
 COPY OF ORIGINAL PLAN ATTACHED TO

GTA2 architects
 44 oak street
 portland, maine 04101
 207-771-6401 fax 774-0846

ISSUED
1.16.07
revisions
date
sheet title
SITE INFO/
scale
AS NOTED
drawn by
SMT
project number
0706
sheet number
S 12



GTA.2 architects
 44 oak street
 portland, maine 04101
 207-771-5461 fax 774-0848

revisions

date
OCTOBER, 2008

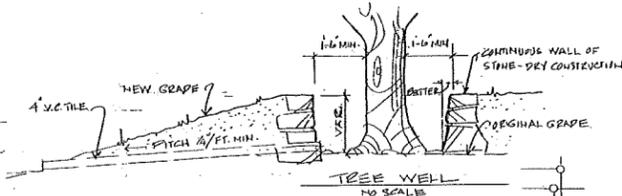
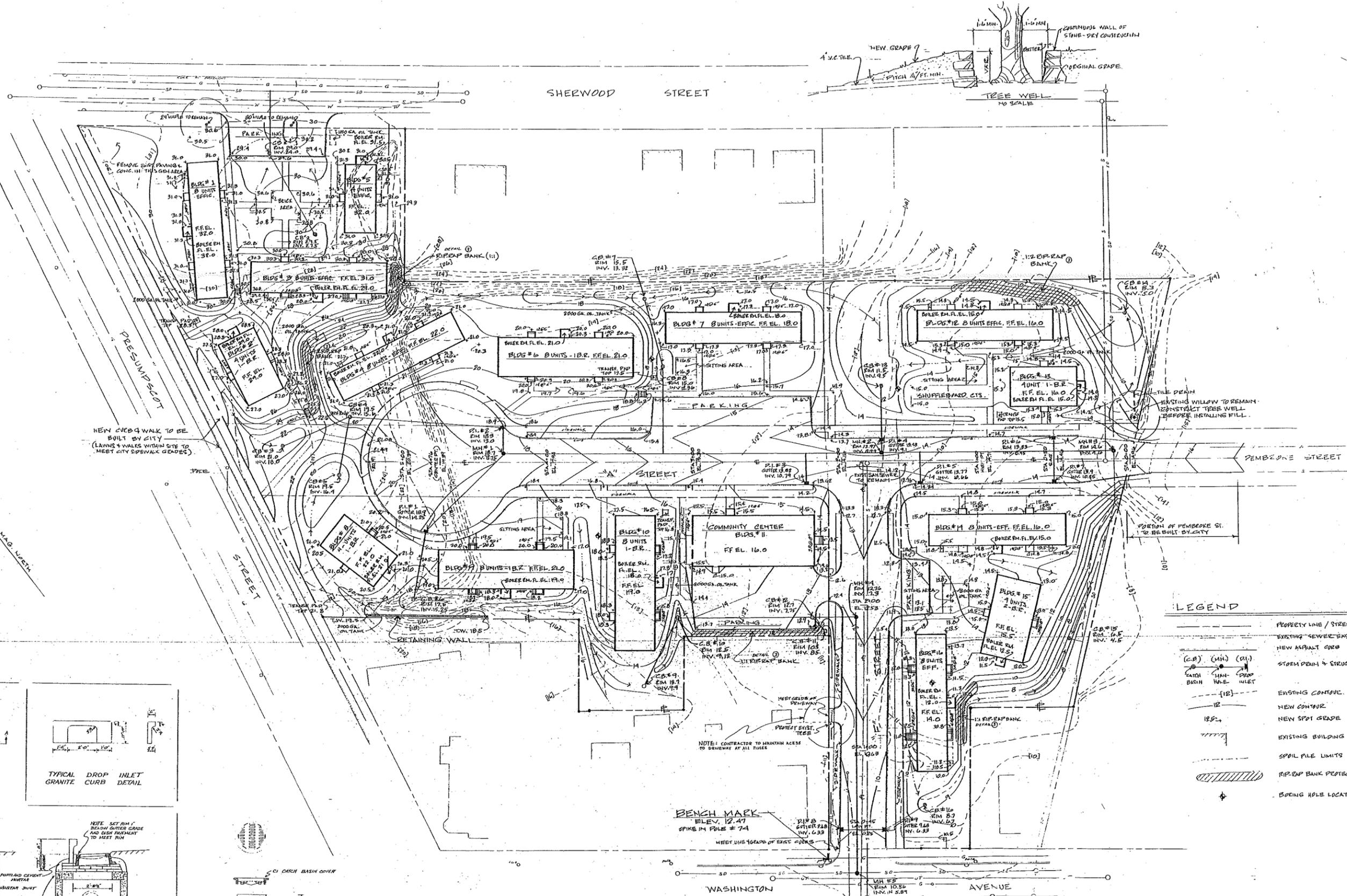
sheet title
RAMP DETAILS ELEVATIONS

scale
 AS NOTED

drawn by
 SMT

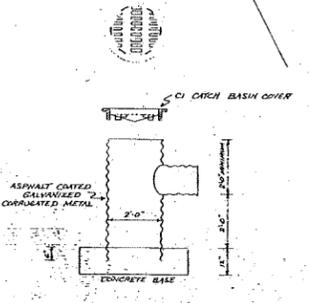
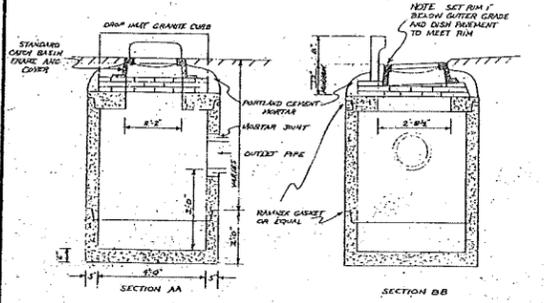
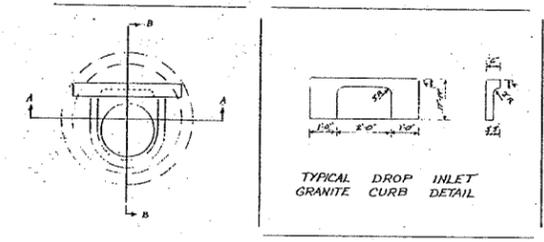
project number
 1806

sheet number
A 4



LEGEND

	PROPERTY LINE / STREET R/W
	EXISTING SEWER EASEMENT
	NEW ASPHALT CURB
	STORM DRAIN & STRUCTURES
	EXISTING CONTOUR
	NEW CONTOUR
	NEW SPOT GRADE
	EXISTING BUILDING
	SPOIL PILE LIMITS
	PIPE BANK PROTECTION
	BORING HOLE LOCATION



NOTE: CONTRACTOR TO MAINTAIN ACCESS TO DRIVEWAY AT ALL TIMES

BENCH MARK
ELEV. 12.47
SPIKE IN POLE # 74
MEET LINE TO TOP OF EXIST. CURB

(PLAN SCALE 1" = 20')

GRADING PLAN
4/27/72 100 UNITS TURNKEY HOUSING FOR THE ELDERLY FOR PORTLAND HOUSING AUTHORITY
JHA
OH
ADT/ED

SHERWOOD STREET

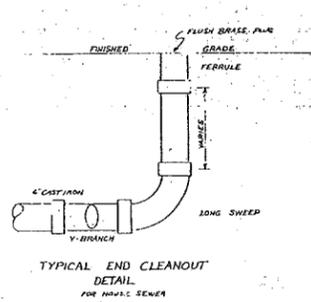
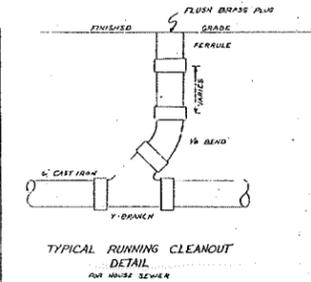
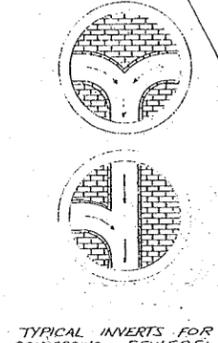
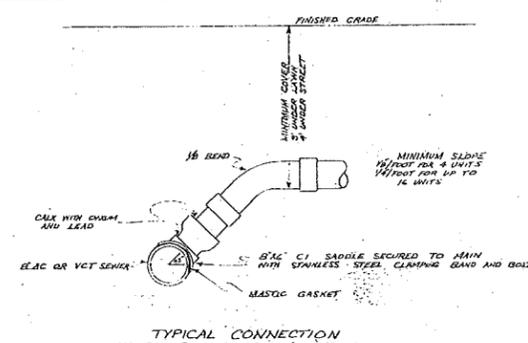
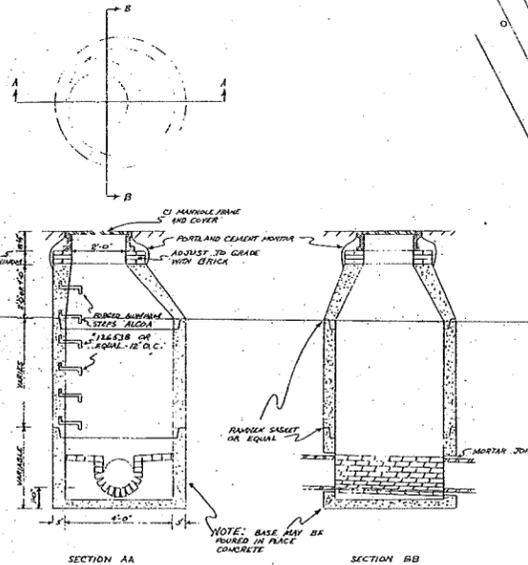
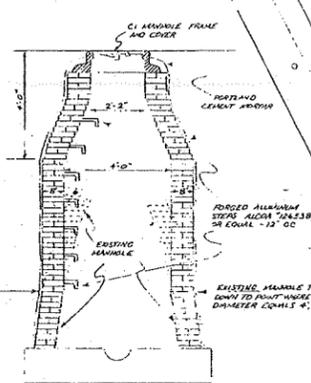
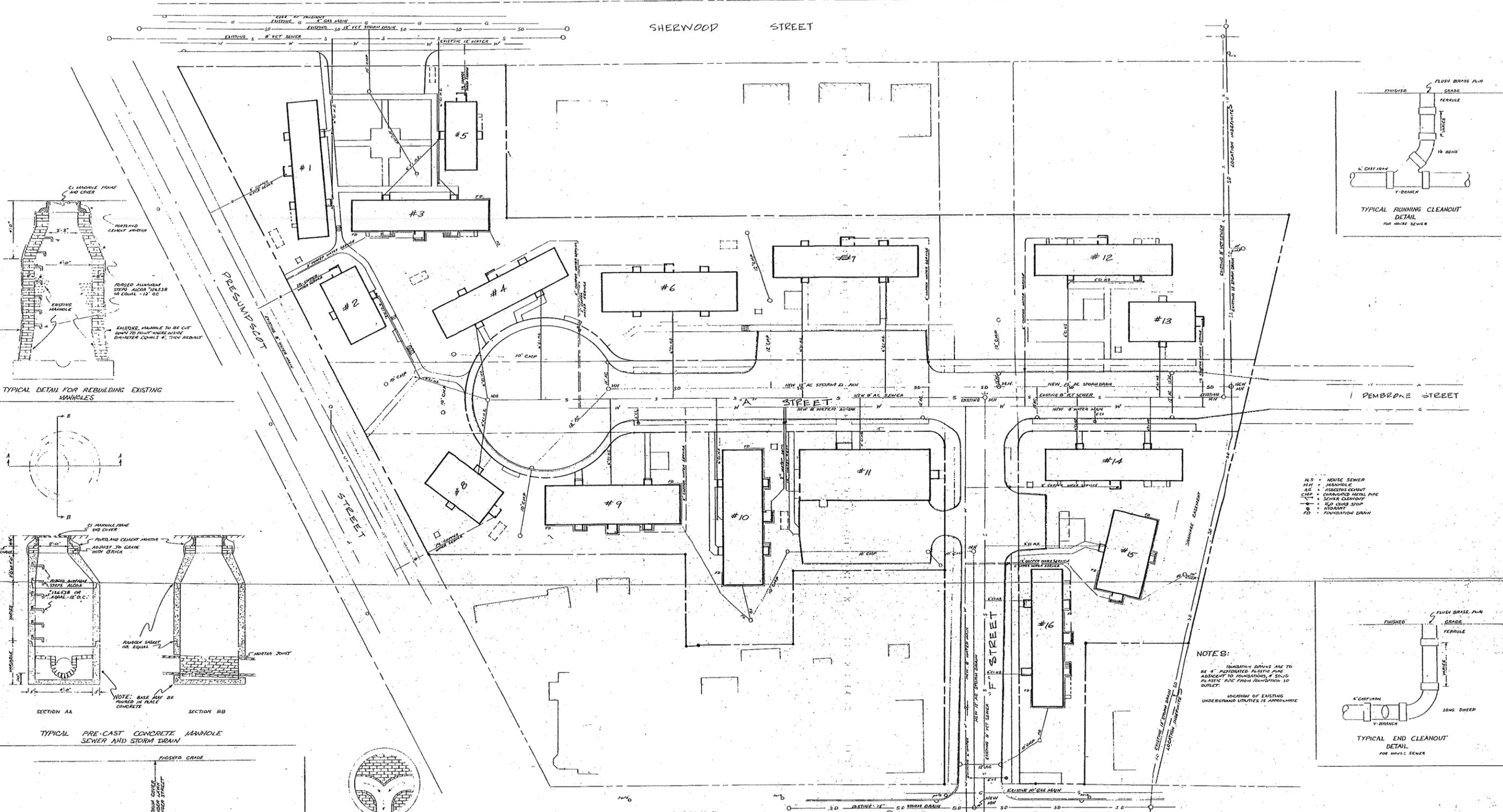
PRESUMPT SCOT STREET

STREET

STREET

PEMBROKE STREET

WASHINGTON AVENUE



NOTES:

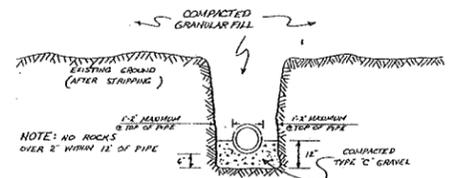
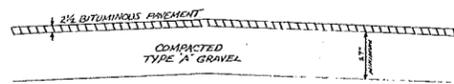
- FOUNDATION DRAINS ARE TO BE 4" PERFORATED PLASTIC PIPE ADJACENT TO FOUNDATIONS, 4" SOLID POLYESTER PIPE FROM FOUNDATION TO OUTLET.
- LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE.

- H.S. HOUSE SEWER
- M.H. MANHOLE
- A.C. ASBESTOS CEMENT
- C.M.P. CAST IRON PIPE
- S.S. SANITARY SEWER
- N.W. NEW WATER
- E.W. EXISTING WATER
- S.D. STORM DRAIN
- F.D. FOUNDATION DRAIN

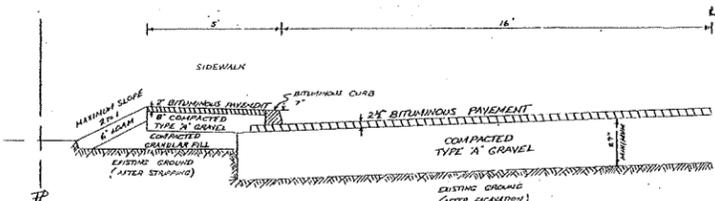
(PLAN SCALE 1"=20')



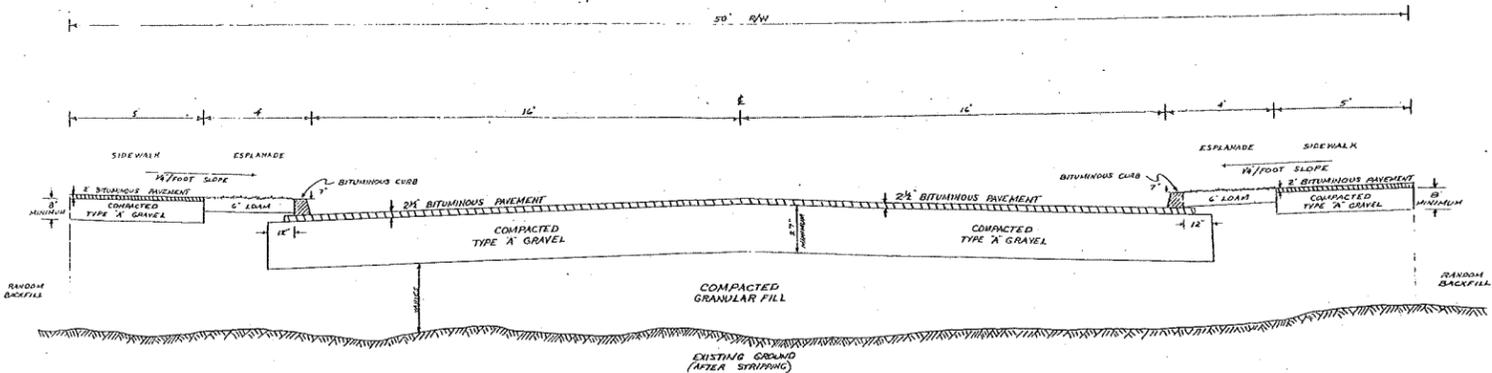
SITE UTILITY PLAN
 STORM & SANITARY SEWER, WATER, DETAILS
 100 UNITS TURNKEY HOUSING FOR THE ELDERLY
 FOR
 PORTLAND HOUSING AUTHORITY
 S-3
 SHE 3-9



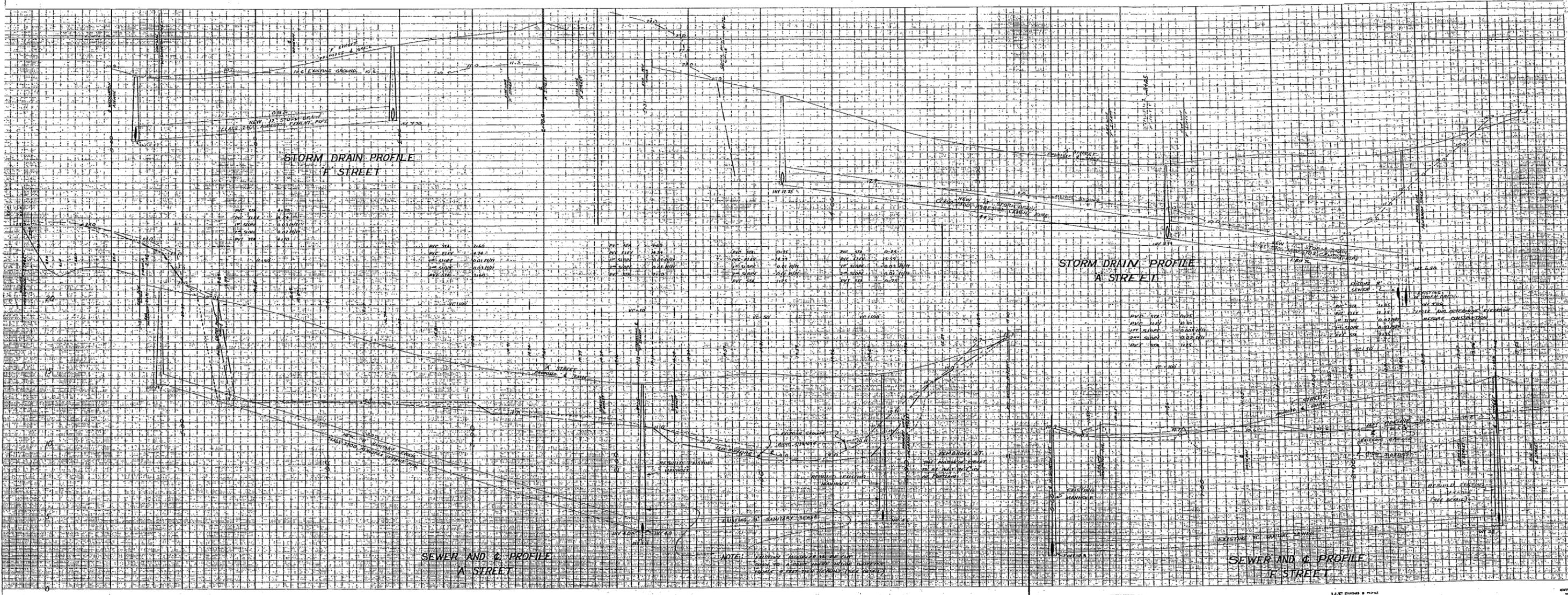
TYPICAL TRENCH SECTION
AC STORM SEWER / AC SANITARY SEWER IN F STREET

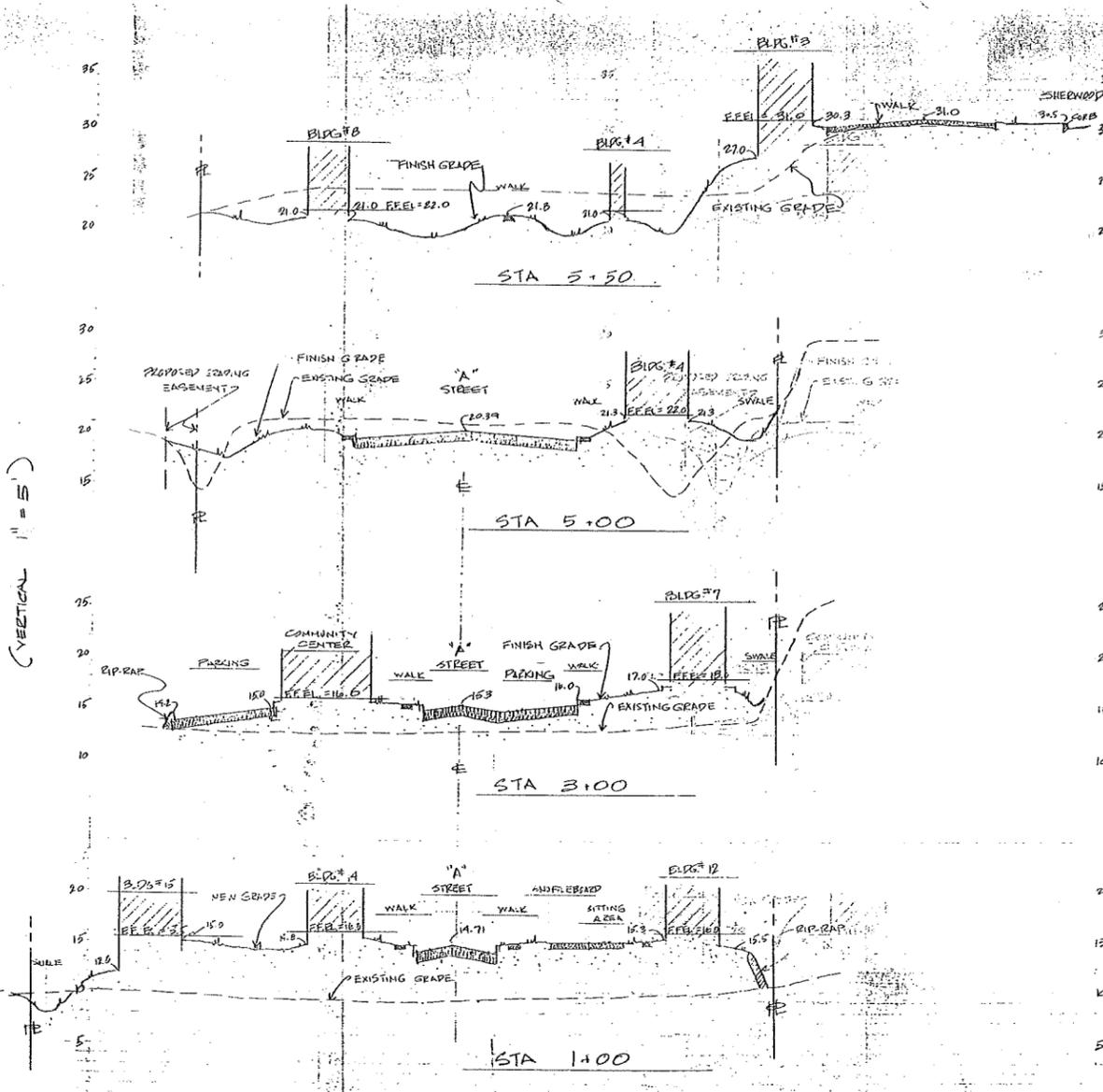


TYPICAL SECTION LEFT SIDE F STREET 1+30 TO 1+80

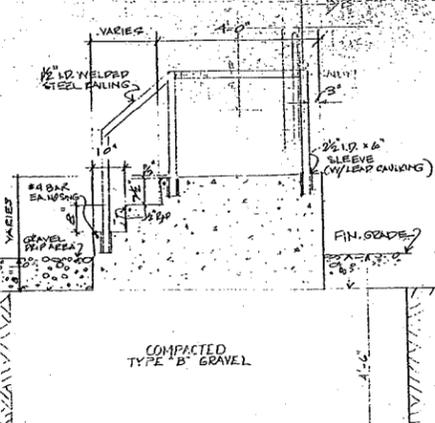
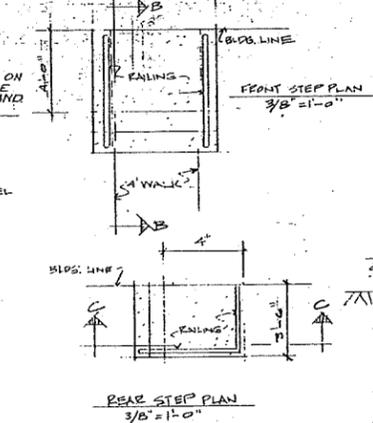
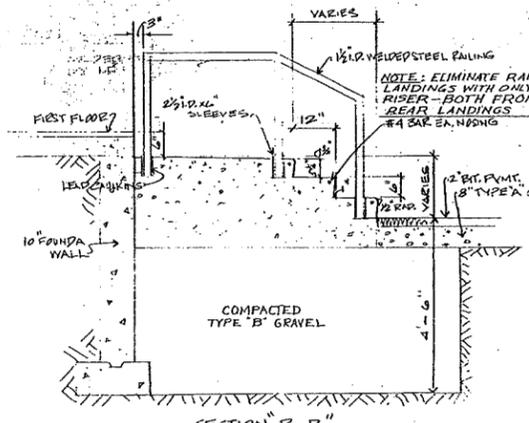
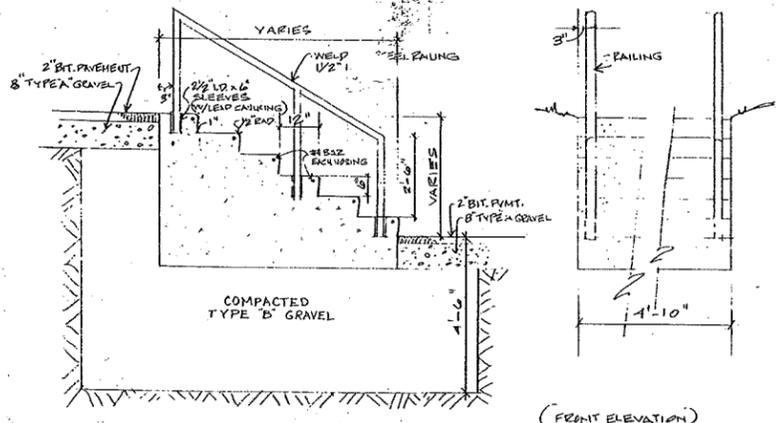


TYPICAL STREET SECTION

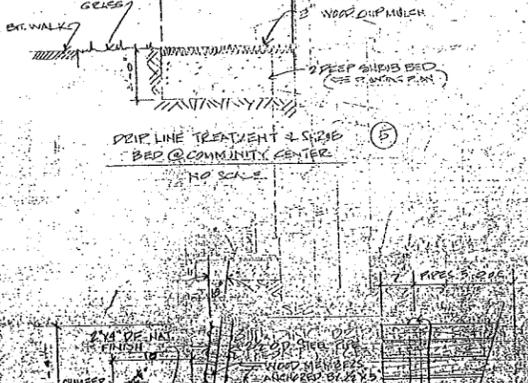
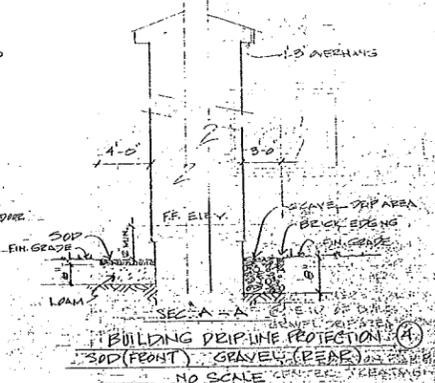
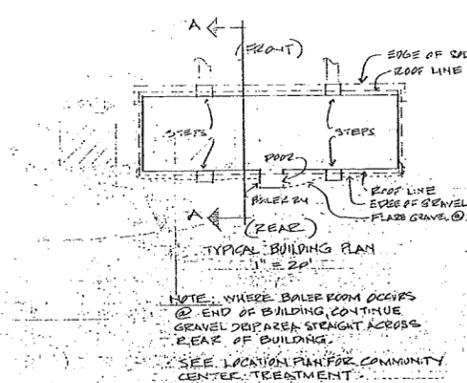
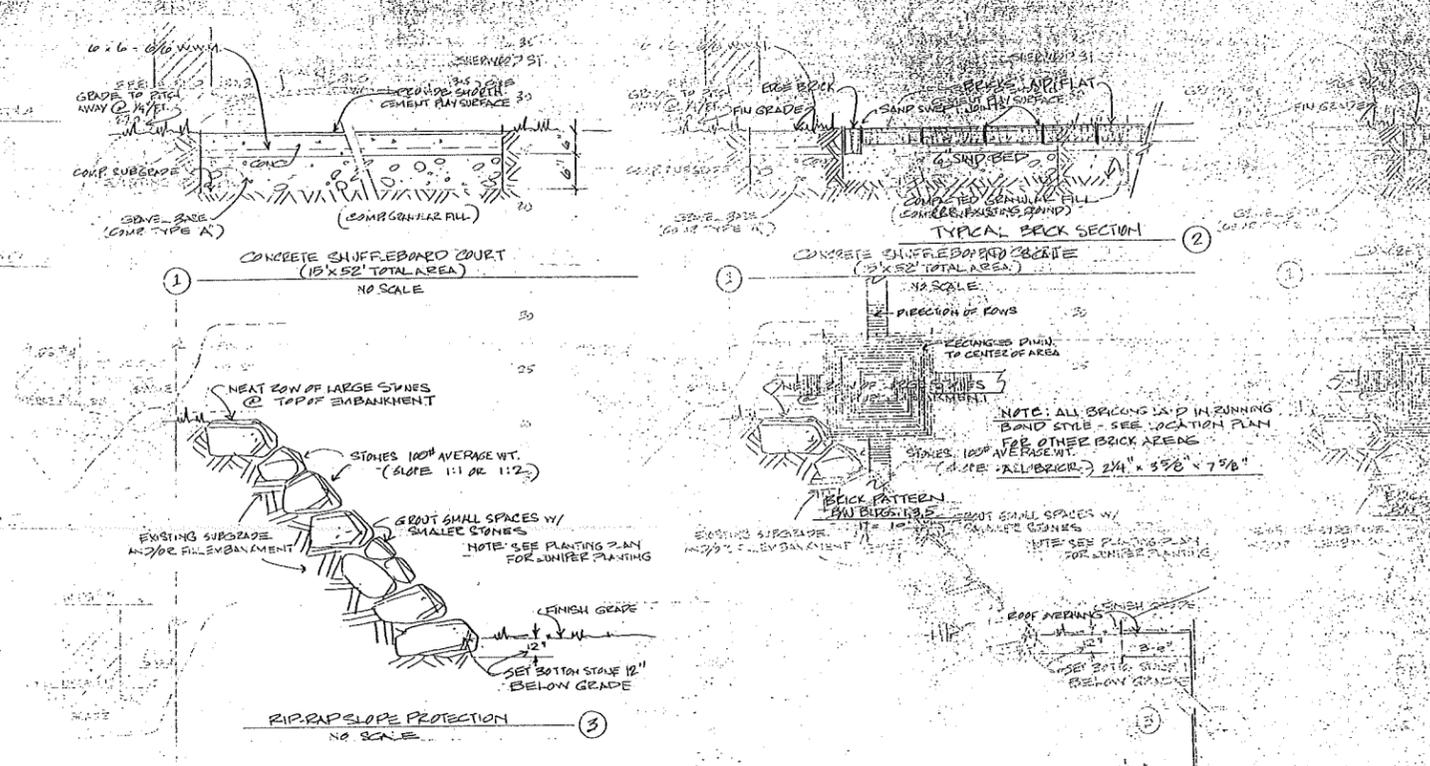




SITE SECTIONS
(REFER TO 'A' STREET & STATIONS)



SITE SECTIONS - DETAILS

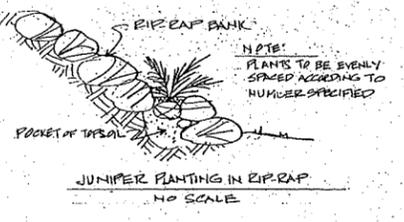
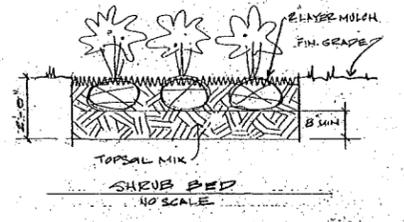
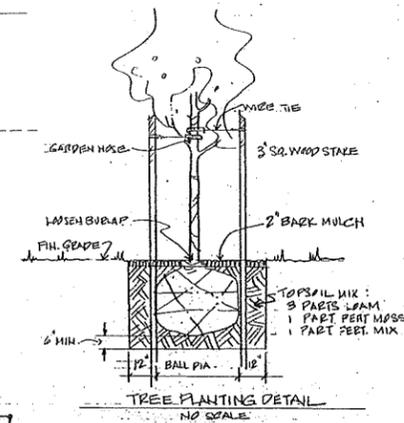
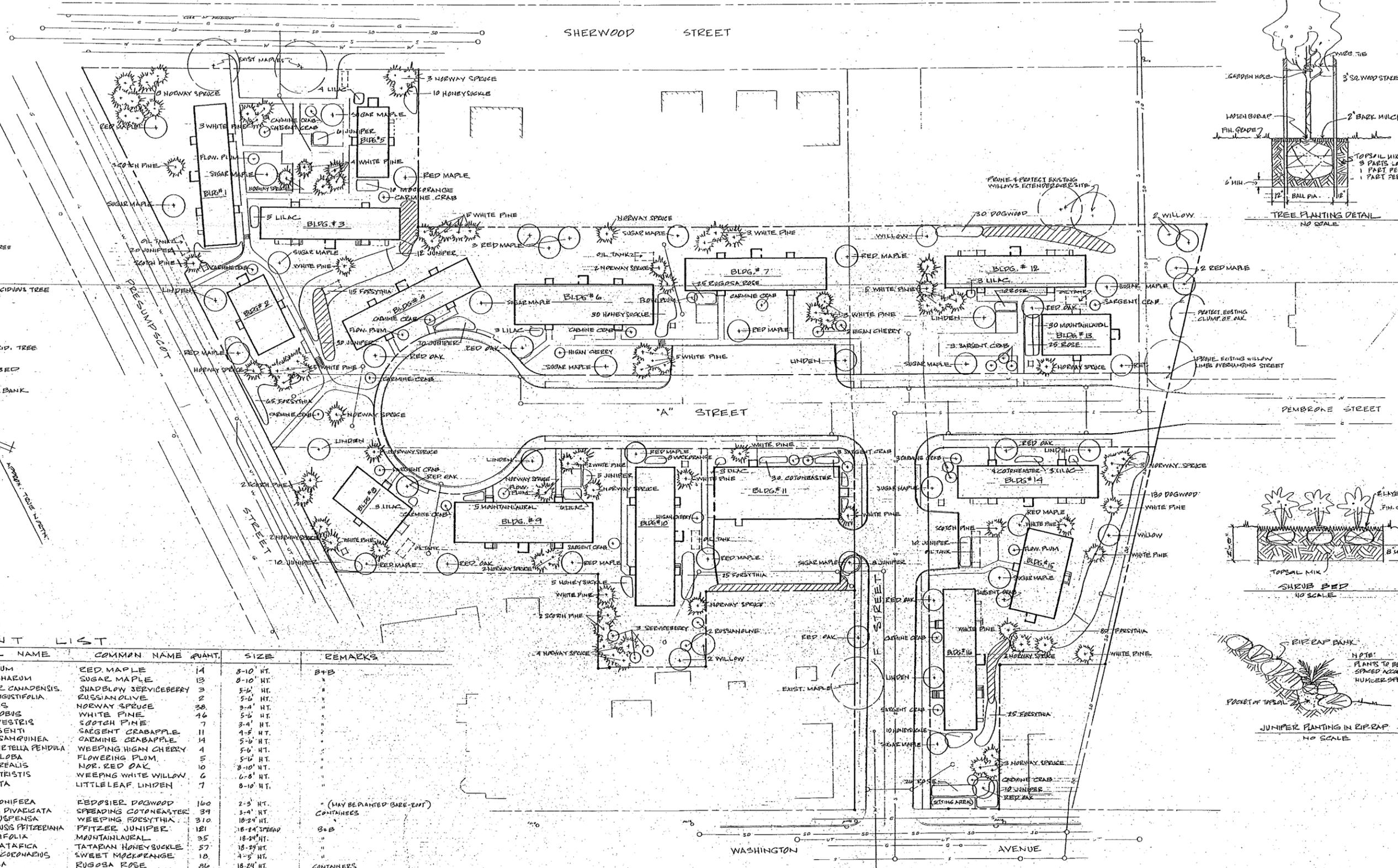


09/4/21/22

100 UNITS TURNKEY HOUSING FOR THE ELDERLY FOR PORTLAND HILLS AUTHORITY

STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

DATE: 09/4/21/22
DRAWN BY: JVA
CHECKED BY: JVA



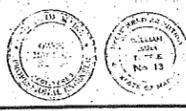
- EXISTING TREE
- LARGE DECIDUOUS TREE
- CONIFER
- SMALL DECID. TREE
- PLANT BED
- BIRAP BANK

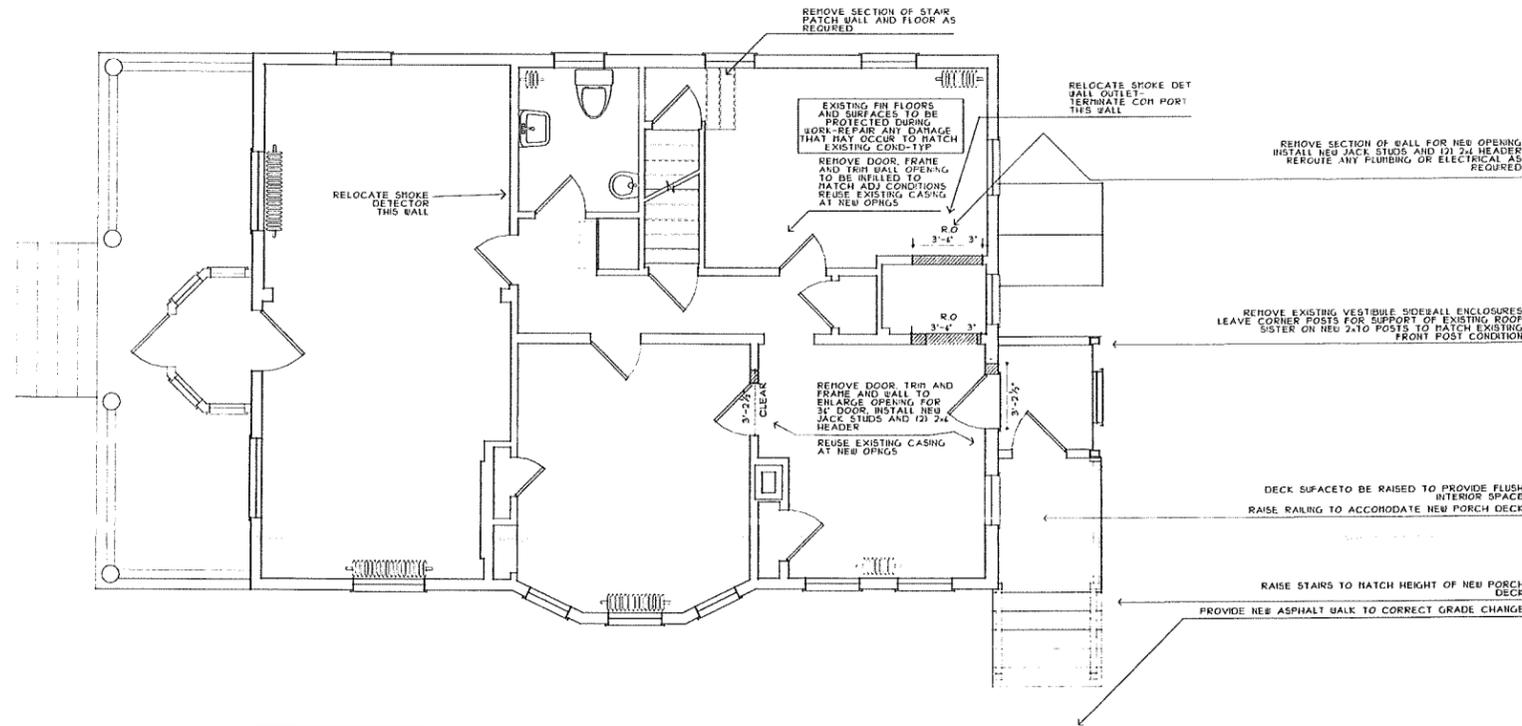
PLANT LIST

BOTANICAL NAME	COMMON NAME	QUANT.	SIZE	REMARKS
ACEER RUBRUM	RED MAPLE	14	8-10' HT.	B+B
ACEER SACCHARUM	SUGAR MAPLE	13	8-10' HT.	"
AMELANCHIER CANADENSIS.	SHADBLOW SERVICEBERRY	3	5-6' HT.	"
ELAEAGNUS ANGUSTIFOLIA	RUSSIAN OLIVE	2	5-6' HT.	"
PICEA ABIES	NORWAY SPRUCE	30	3-4' HT.	"
PINUS STROBUS	WHITE PINE	16	5-6' HT.	"
PINUS SYLVESTRIS	SCOTCH PINE	7	3-4' HT.	"
MALUS SARGENTI	SARGENT CRABAPPLE	11	4-5' HT.	"
MALUS ATROSARQUINEA	CARMINE CRABAPPLE	14	5-6' HT.	"
PRUNUS SOPHNETELLA PENDULA	WEeping HIGAN CHERRY	4	5-6' HT.	"
PRUNUS TRILOBIA	FLOWERING PLUM	5	5-6' HT.	"
QUERCUS BOREALIS	NOR. RED OAK	10	8-10' HT.	"
SALIX ALBA TRISTIS	WEeping WHITE WILLOW	6	6-8' HT.	"
TILIA CORPATA	LITTLELEAF LINDEN	7	8-10' HT.	"
CORNUS STOLONIFERA	REDOSIER DOGWOOD	100	2-3' HT.	" (MAY BE PLANTED BARE-ROOT)
COTONEASTER DIVARICATA	SPREADING COTONEASTER	39	3-4' HT.	CONTAINERS
FOESYTHIA SUSPENSIA	WEeping FOESYTHIA	310	18-24" HT.	"
JUNIPERUS CHINENSIS PRITZERIANA	PRITZER JUNIPER	121	18-24" SPREAD	B+B
KALMIA LATIFOLIA	MOUNTAINLAUREL	35	18-24" HT.	"
LONICERA TATARICA	TATARIAN HONEYSUCKLE	57	18-24" HT.	"
PHILADELPHUS BOROARIENSIS	SWEET MOCKERANGE	18	4-5' HT.	"
ROSA RUGOSA	RUGOSA ROSE	86	18-24" HT.	CONTAINERS
SYRINGA VULGARIS	COMMON LILAC	30	4-5' HT.	B+B

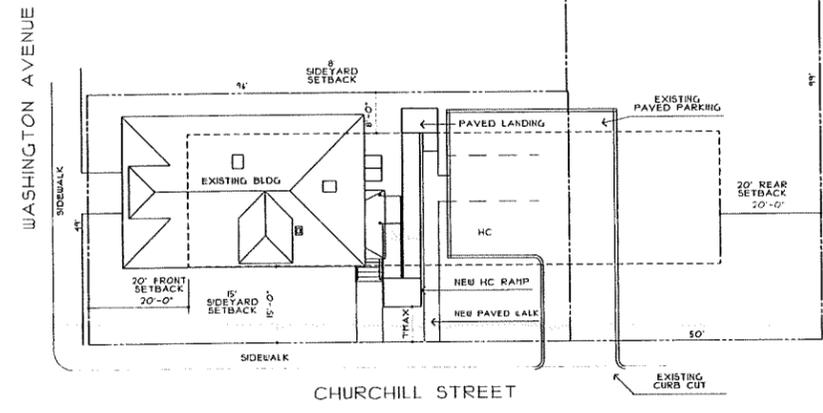
PLANTING PLAN
PLANT LIST, DETAILS

100 UNITS TURKEY HORSING FOR THE ELDERLY FOR PORTLAND HOUSING AUTHORITY
LEASURE TUTTLE LEE ARCHITECTS ENGINEERS PORTLAND, OREGON



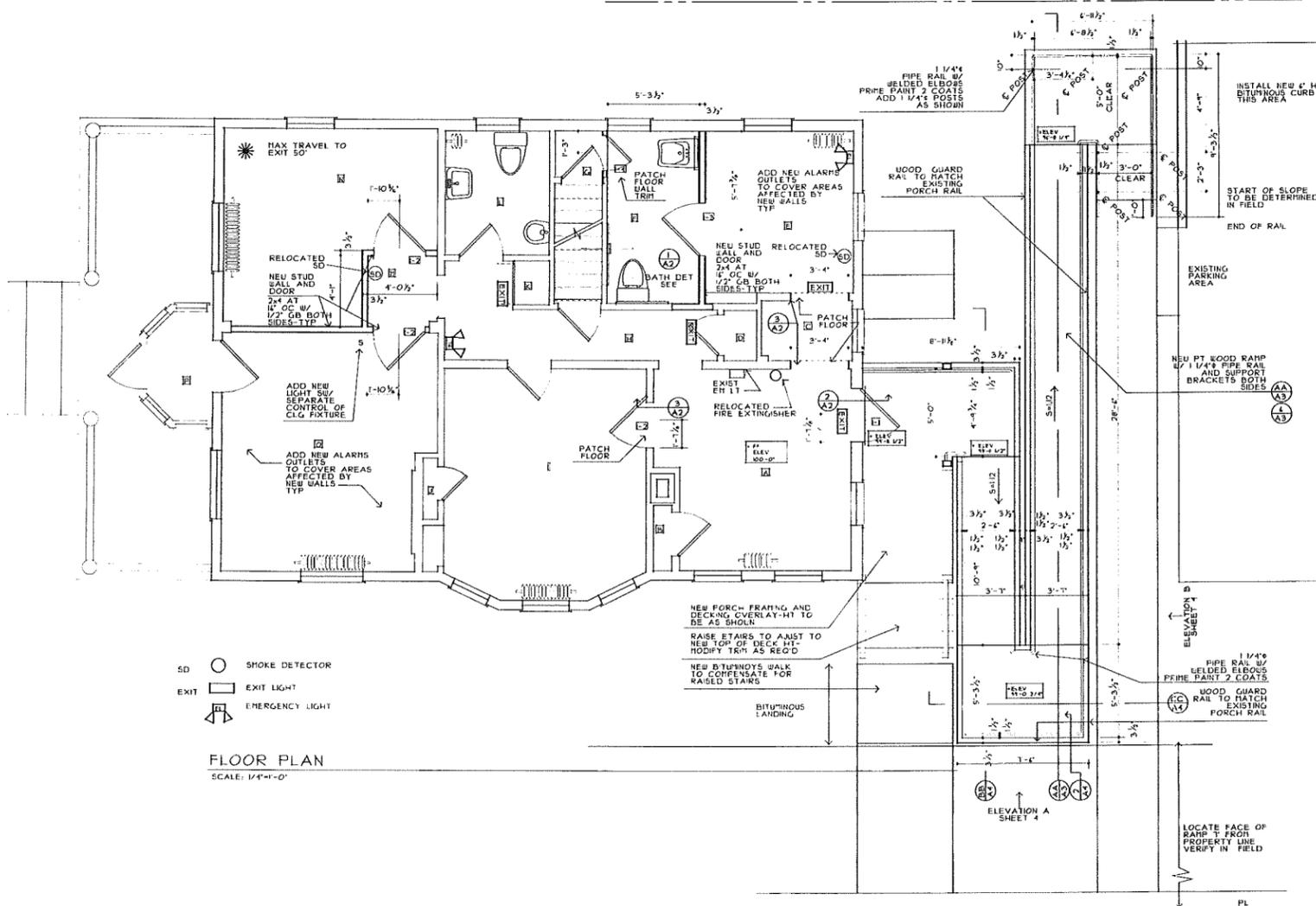


EXISTING FIN FLOORS AND SURFACES TO BE PROTECTED DURING WORK-REPAIR ANY DAMAGE THAT MAY OCCUR TO MATCH EXISTING COND-TYP
DEMOLITION PLAN
 SCALE: 1/4"=1'-0"

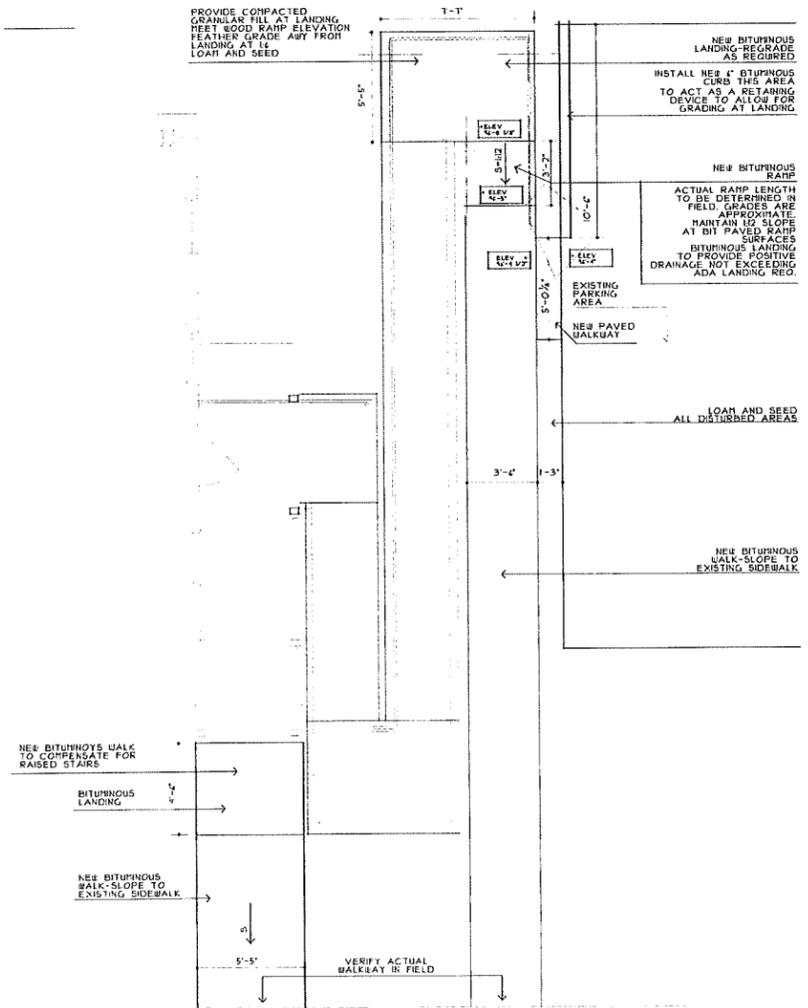


511 WASHINGTON AVENUE
PHDC RESIDENTIAL SERVICES
ACCESSIBILITY MODIFICATIONS

TOTAL LOT SIZE
 147 SF
 EXISTING BUILDING SQUARE FOOTAGE
 541 SF
 NEW RAMP FOOTPRINT
 201 SF LCR 14'



SD ○ SMOKE DETECTOR
 EXIT □ EXIT LIGHT
 EML ✎ EMERGENCY LIGHT
FLOOR PLAN
 SCALE: 1/4"=1'-0"



GTA2 architects
 44 oak street
 portland, maine 04101
 207-771-5451 fax 774-0845

RELOCATION OF DET 1/AL 2/AL 3/AM/TO SHEET 072
 ADDITION OF SITE PLAN TO AI
 ADDITION OF EMERGENCY LIGHTS, SMOKE DETECTOR AND FIRE EXTINGUISHER NOTES 10/3/04

revisions
 date
 OCTOBER, 2006

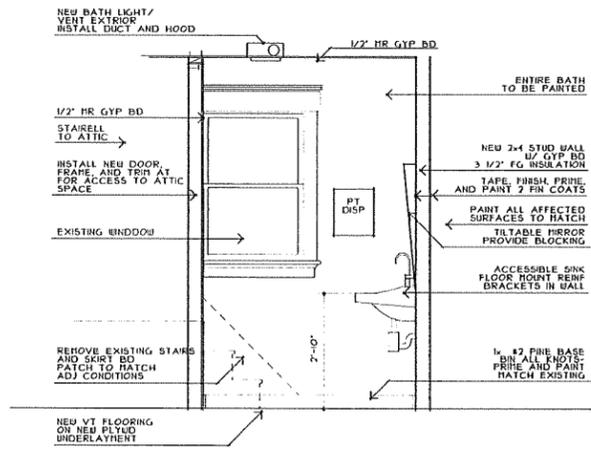
sheet title
DEMOLITION PLAN
SITE PLAN
SITE WORK
FLOOR PLAN

scale
 AS NOTED

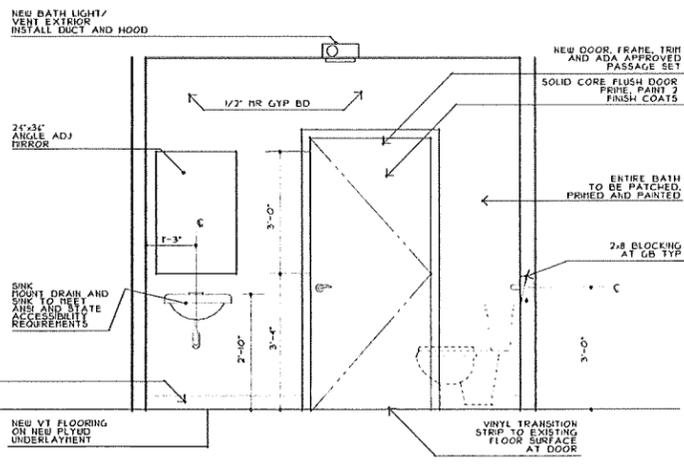
drawn by
 SMT

project number
 1806

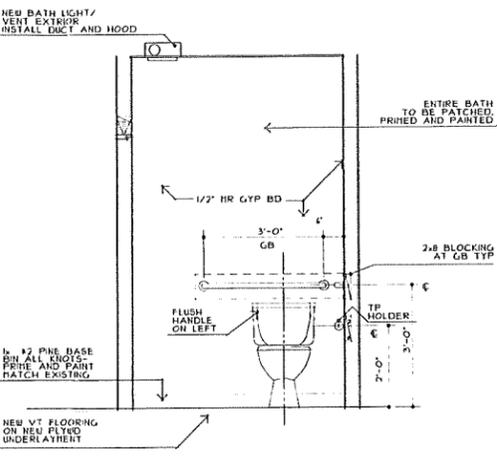
sheet number
A 1



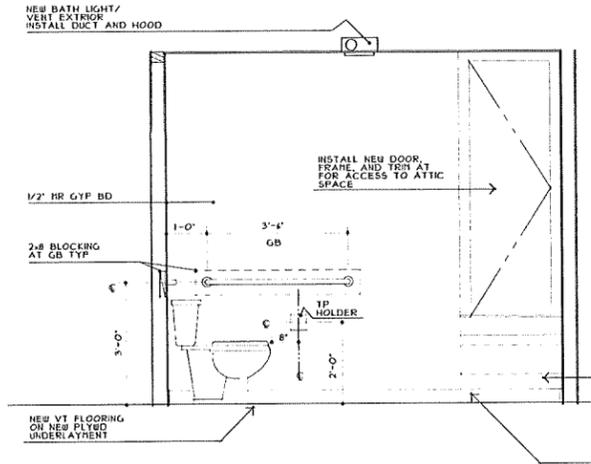
ELEVATION A
 SCALE: 1/2"=1'-0"



ELEVATION B
 SCALE: 1/2"=1'-0"



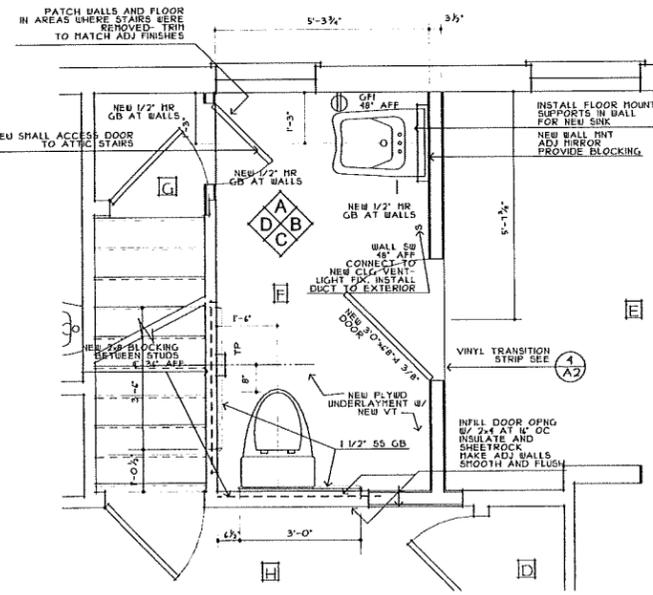
ELEVATION C
 SCALE: 1/2"=1'-0"



ELEVATION D
 SCALE: 1/2"=1'-0"

NOTES:

- FIXTURE SCHEDULE:**
1. WATER CLOSET AS CADET # EL 14 22LM3 W/ 5300D SEAT, CHROME PLATED SUPPLY AND STOP, PROVIDE INSUL. GB AND BLOCKING AS SHOWN
 2. BATH SINK AS DECLYN #411 # 03L W/ CHROME PLATED SUPPLIES AND STOPS, DRAIN #1-10
 3. EXPOSED PIPE INSULATION TO BE TRUBRO HANDI-LAV GUARD FAUCET TO BE AS RELIANT 6 2385
 4. PROVIDE AND INSTALL TOILET PAPER HOLDER BY BRADLEY #508-32
 5. PROVIDE AND INSTALL BRUSH HERROR-BRADLEY #182
 6. PROVIDE AND INSTALL PAPER TOWEL DISPENSER-BRADLEY #260-33
 7. PROVIDE AND INSTALL #1 3/4" LONG GRAB BAR-BRADLEY #02-31 AND #1 1/2" LONG GRAB BAR-BRADLEY #02-12



BATH DETAIL
 SCALE: 1/2"=1'-0"

GENERAL NOTES-

- CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS.
 CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
 THE TERMS, 'SUPPLY', 'FURNISH', 'PROVIDE', ARE TO MEAN 'SUPPLY AND INSTALL'.
 THE INTENT IS TO PRODUCE A COMPLETE AND USABLE PRODUCT. ITEMS OR AREAS OF WORK NOT TO BE PRODUCED BUT WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE A PROJECT, ARE TO BE INCLUDED IN THE SCOPE OF WORK.
 DEBRIS IS TO BE PICKED UP DAILY, OR AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE, AND DISPOSED OF PROPERLY.
 RELOCATE ALL AFFECTED ELECTRICAL DEVICES THAT INTERFERE WITH NEW WORK. ADD ADDITIONAL SWITCHES, OUTLETS, PHONE JACKS, ALARM AND EMERGENCY DEVICES IN AREAS CREATED OR AFFECTED BY NEW WORK TO MEET CODE REQUIREMENTS. BALANCE AND ADD CIRCUITS AS NECESSARY.
 PROTECT ALL EXISTING SURFACES FROM DAMAGE DURING WORK. REPAIR OR REPLACE ANY ITEMS OR AREAS THAT ARE DAMAGED DURING THE WORK.
 REUSE EXISTING CASING, REMOVED IN AREAS REQUIRING EXPANDING, OPENING WIDTH TOP CASING IS TO BE COPED TO HATCH EXISTING IN NEW WALLS. FLAT CASING CAN BE USED AT DOOR OPENINGS.
 PATCH ALL AREAS TO BE INFILLED TO HATCH ADJACENT CONDITIONS, INCLUDING CHAIR RAELS AND BASEBOARD TRIM WITH CAR HOLDING. WALL SURFACES ARE TO BE FLUSH AND SMOOTH.
 COORDINATE WITH THE OWNER TO VERIFY THAT THE LOCKS SPECIFIED WILL BE COMPATIBLE WITH THE OWNER'S MASTER KEY SYSTEM.
 CONTRACTOR TO THOROUGHLY CLEAN AFFECTED AREAS UPON COMPLETION OF WORK. THIS IS TO INCLUDE CLEANING WINDOVS, VACUUMING ALL AREAS, WASHING AND SEALING VINYL FLOORS, CLEANING BATH AREA INCLUDING FIXTURES.

MARK	LOCATION	SIZE	THICKNESS	MATERIAL	MANUFACTURER	HARDWARE	FINISH	MANUFACTURER	MODEL NO	NOTES
I-1	ENTRY	3'-0" x 4'-8"	1 3/4"	FIBERGLASS	THERMA TRU FC-4816	LOCKSET TS PR 4545 HINGES	US3	SCHLAGE STANLEY	5-SERIES SATURN 405 FIN	OUTSIDE DOOR W/CLOSER DOOR SLEEP AND WEATHERSTRIP CLR GLASS W/4" RISE TO ALUM THRESHOLD DORMA DOOR CLOSER BRDL ALUM IVES DOOR STOP#F5436-US3 FIN
I-2	OFFICE	3'-0" x 4'-8"	1 3/4"	SOLID CORE BIRCH VENEER	JELD WEN	LOCKSET TS PR 4545 HINGES	US3	SCHLAGE STANLEY	5-SERIES SATURN 405 FIN	IVES DOOR STOP#F5436-US3 FIN
I-3	BATHROOM	3'-0" x 4'-8"	1 3/4"	SOLID CORE BIRCH VENEER	JELD WEN	LOCKSET TS PR 4545 HINGES	US3	SCHLAGE STANLEY	5-SERIES SATURN 405 FIN	IVES DOOR STOP#F5436-US3 FIN
I-4	ATTIC ACCESS	2'-0" x TBD	1 3/4"	SOLID CORE BIRCH VENEER	JELD WEN	LOCKSET TS PR 4545 HINGES	US3	SCHLAGE STANLEY	5-SERIES SATURN 405 FIN	ACCESS DOOR TO BE CUT TO HT IN FIBERGLASS. INSTALL WOOD FRAME AND CASING.

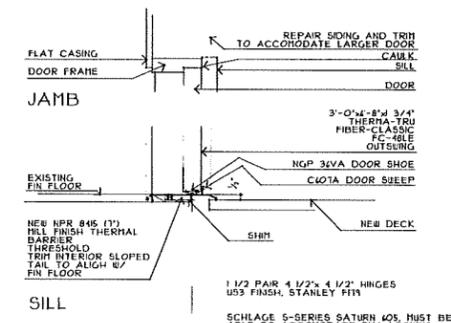
- SPECIAL NOTES:**
- CONTRACTOR MUST FIELD MEASURE FOR ALL DOORS
 - DOOR HAND TO BE AS SHOWN ON DIMS
 - CONTRACTOR TO VERIFY W/ PIA THE COMPATIBILITY OF OWNERS' MASTER KEYING SYSTEM WITH SPECIFIED PRODUCT
 - ALL INTERIOR DOORS TO BE 1 3/4" THICK, SOLID CORE, PAINT GRADE BIRCH VENEER W/ FLAT CASING AND TRIM, PAINT ALL DOORS, FRAME AND TRIM, EXCEPT WHERE EXISTING CASING IS TO BE REUSED
 - UNDERCUT BATH DOORS I'

LOCATION	ITEM	PRODUCT	MANUFACTURER
EXTERIOR RAMP, DECK	METAL RAIL	1ST COAT ALL SURFACE ENAMEL PRIMER A1820 2ND, 3RD-ALL SURFACE ENAMEL AT SERIES	SHERWIN WILLIAMS
EXTERIOR DECK AND RAMP SURFACE	DECK SURFACE	1ST-ANODIZED SEAL TERA FLEX BARRIER 2ND, 3RD-ARMOSEAL THERMAKRYL ACRYLIC FLOOR SLIP RESISTANT DECK PAINT	SHERWIN WILLIAMS
EXTERIOR TRIM	EXTERIOR WOOD TRIM	1ST-DURATHON 233 SERIES SATIN COATING 2ND, 3RD-PRIM-2000 SERIES SATIN COATING	SHERWIN WILLIAMS
EXTERIOR DOOR	FG EXTERIOR DOOR	1ST-DTM, ACRYLIC PRIMER/FINISH BAW 2ND, 3RD-DTR ACRYLIC SEH GLOSS COATING, B30200 SERIES	SHERWIN WILLIAMS
WALLS, CEILINGS	ALL SURFACES	1ST-PREFINITE CLASSIC PRIMER B3260 2ND, 3RD-PRIM-2000 LATEX EGGSHELL, B30200 SERIES	SHERWIN WILLIAMS
INTERIOR DOORS	ALL SURFACES	1ST-PREFINITE CLASSIC PRIMER B3260 2ND, 3RD-PRIM-2000 LATEX EGGSHELL, B30200 SERIES	SHERWIN WILLIAMS
HALLS, TRIM, ALL WOODWORK	ALL SURFACES	1ST-PREFINITE CLASSIC PRIMER B3260 2ND, 3RD-PRIM-2000 LATEX EGGSHELL, B30200 SERIES	SHERWIN WILLIAMS

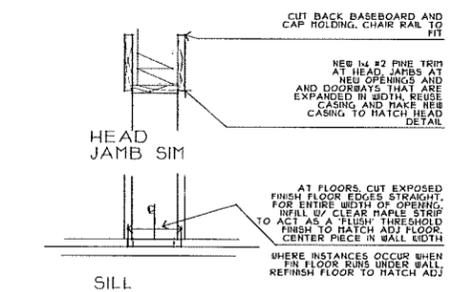
LOCATION	TYPE	MANUFACTURER
BATHROOM	3/8" UNDERLAYMENT PLYD	GP
BATHROOM	SHEETGOODS	HANNOCKTON THE FIELDS 104

LOCATION	AREA	MANUFACTURER	PART NO	LAMP/LAMPS	ITEM
BATHROOM	CEILING	NOTICE LIGHT/FAN	BLK	1-7W	FAUX/KEY
CORRION AREAS	CEILING	PROGRESS	P40258B	3-30W G-4-02 DC	SURFACE MOUNT EXIT LIGHT
CORRION AREAS	WALL	FIRE-X	Q401 MODEL G-4	HARDWARE INTERCOMBATED 3LD	SMOKE DETECTOR
CORRION AREAS	WALL	PROGRESS	P40248B	1-7W	EMERGENCY LIGHT

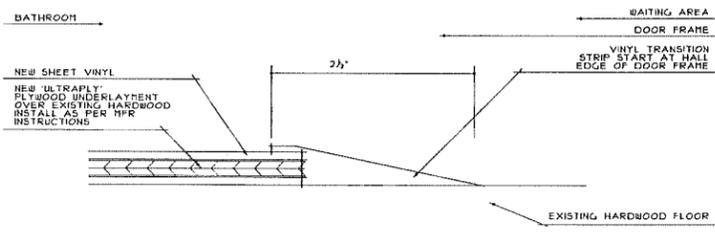
CONTRACTOR TO SUPPLY AND INSTALL ALL LAMPS EXHAUST HOOD W/ DAPPER AT EXTERIOR SIDE WALL BY NUTCHE 855AL.



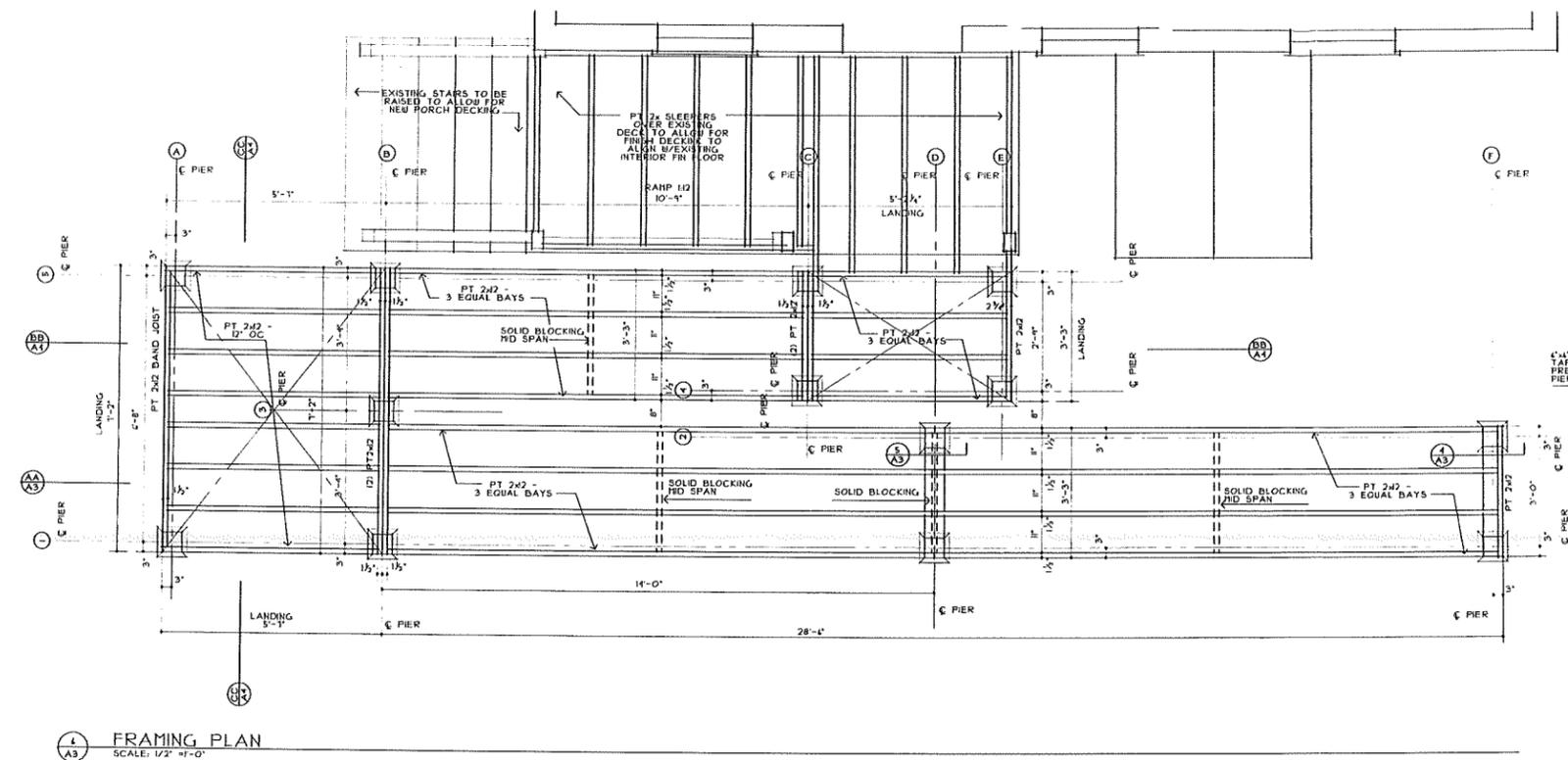
ENTRY DOOR SILL
 SCALE: 1/2"=1'-0"



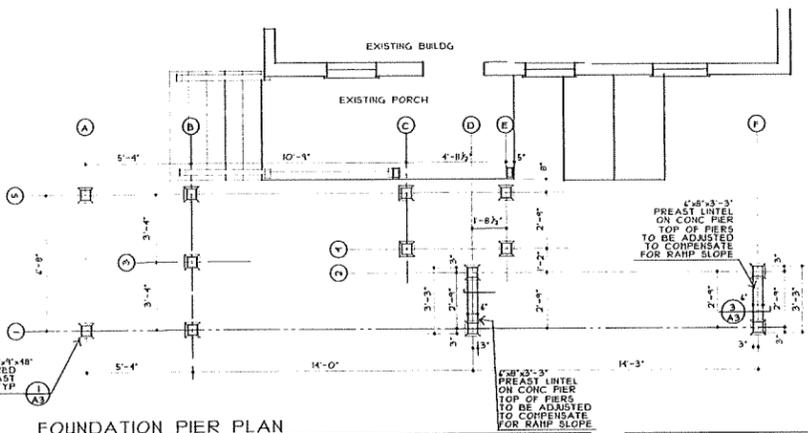
DETAIL AT NEW WALL OPENINGS
 SCALE: 1/2"=1'-0"



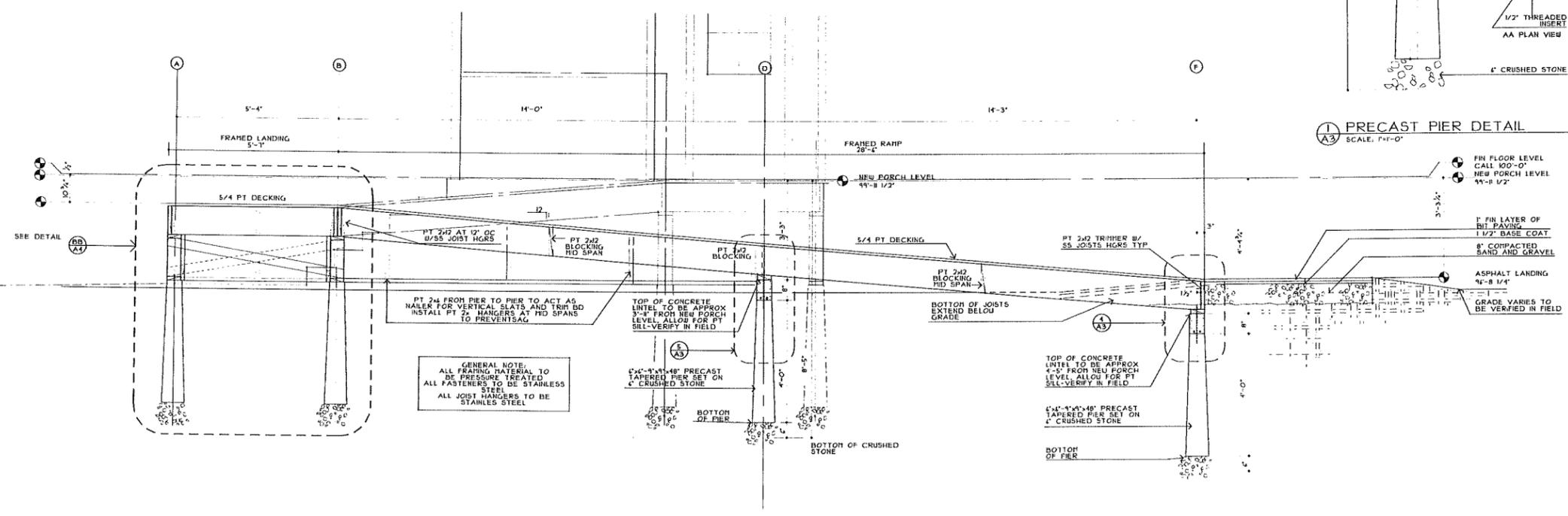
FLOOR TRANSITION DETAIL
 FULL SIZE



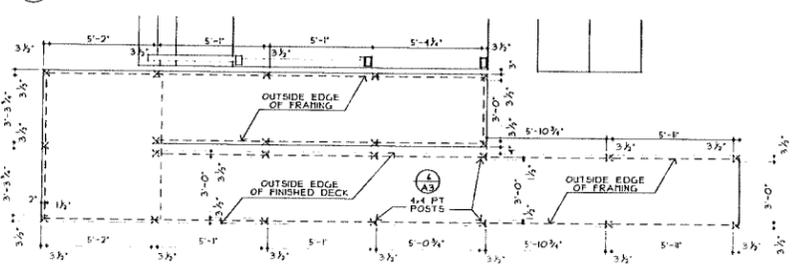
FRAMING PLAN
 SCALE: 1/2" = 1'-0"



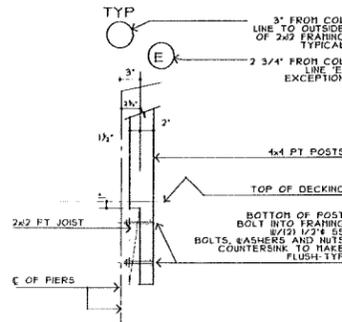
FOUNDATION PIER PLAN
 SCALE: 1/4" = 1'-0"



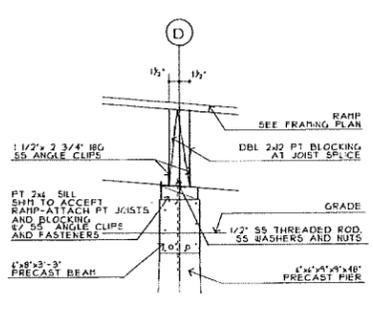
SECTION A-A THRU RAMP
 SCALE: 1/2" = 1'-0"



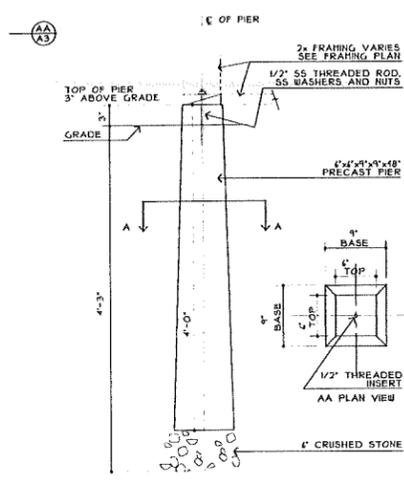
POST LAYOUT PLAN
 SCALE: 1/4" = 1'-0"



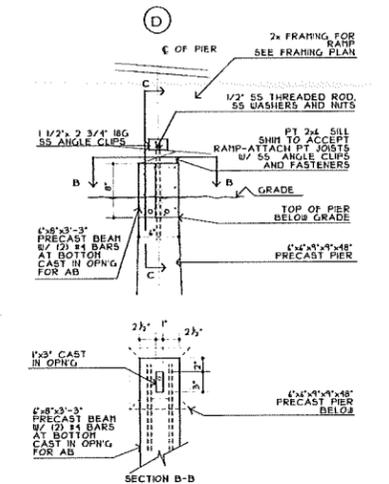
POST FRAMING AT RAMP
 SCALE: 1'-1'-0"



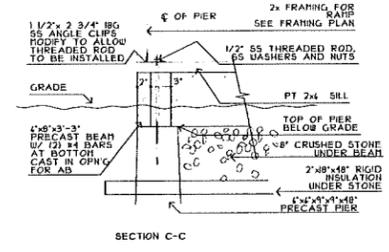
RAMP FRAMING DETAIL AT BEAM
 SCALE: 1'-1'-0"



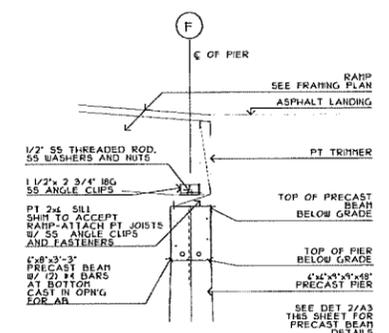
PRECAST PIER DETAIL
 SCALE: 1'-1'-0"



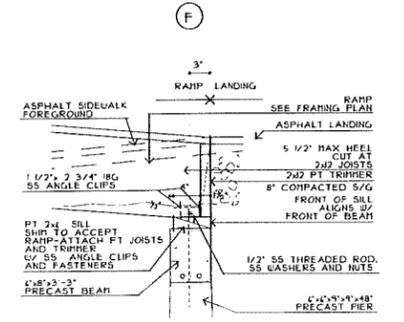
SECTION B-B
 SCALE: 1'-1'-0"



SECTION C-C
 SCALE: 1'-1'-0"



PRECAST PIER DETAIL
 SCALE: 1'-1'-0"



RAMP FRAMING DETAIL AT BEAM
 SCALE: 1'-1'-0"

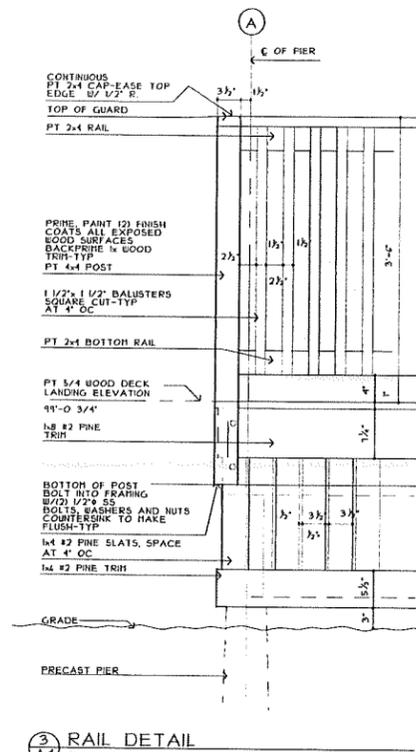
GTA2 architects
 44 oak street
 portland, maine 04101
 207-771-5461 fax 774-0846

revisions
 date
 OCTOBER, 2006

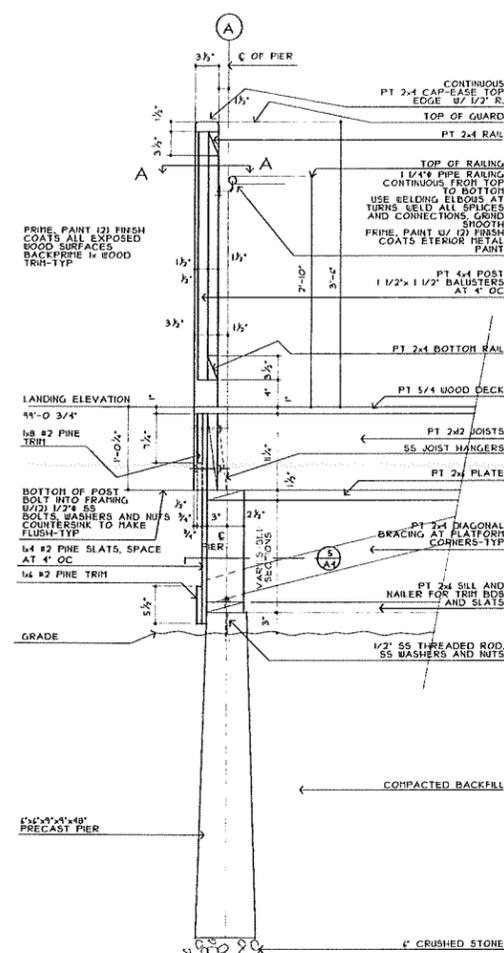
sheet title
RAMP DETAILS
FOUNDATION PLAN
SECTION THRU RAMP

scale
 AS NOTED
 drawn by
 SMT
 project number
 1806

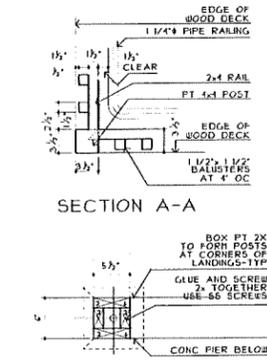
sheet number
A 3



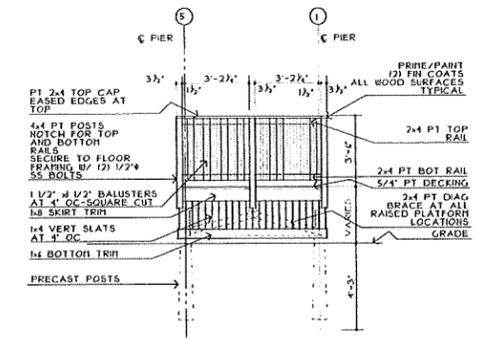
3 RAIL DETAIL SCALE: 1/4" = 1'-0"



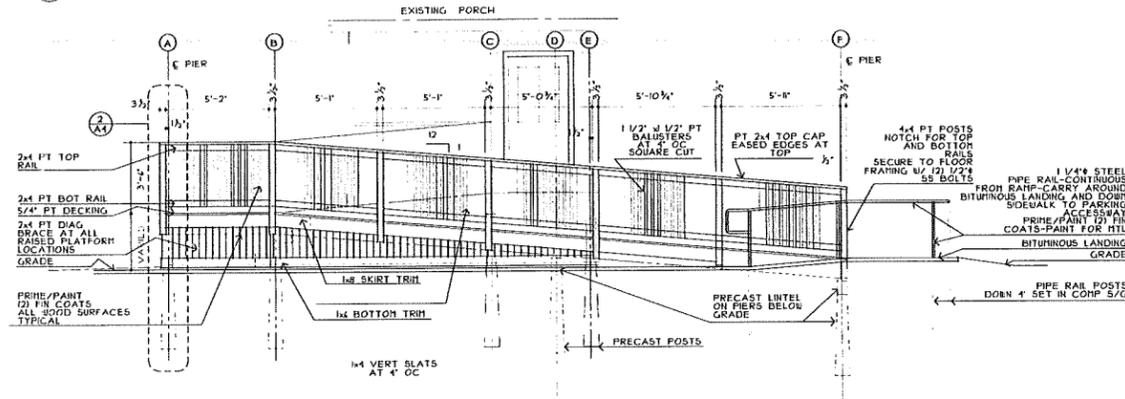
2 RAIL DETAIL SCALE: 1/4" = 1'-0"



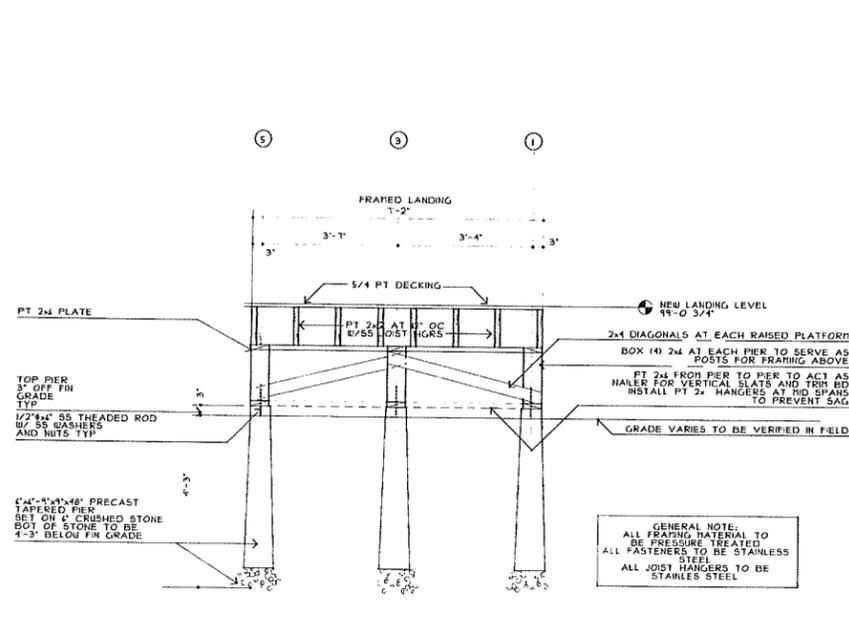
POST DETAIL SCALE: 1/4" = 1'-0"



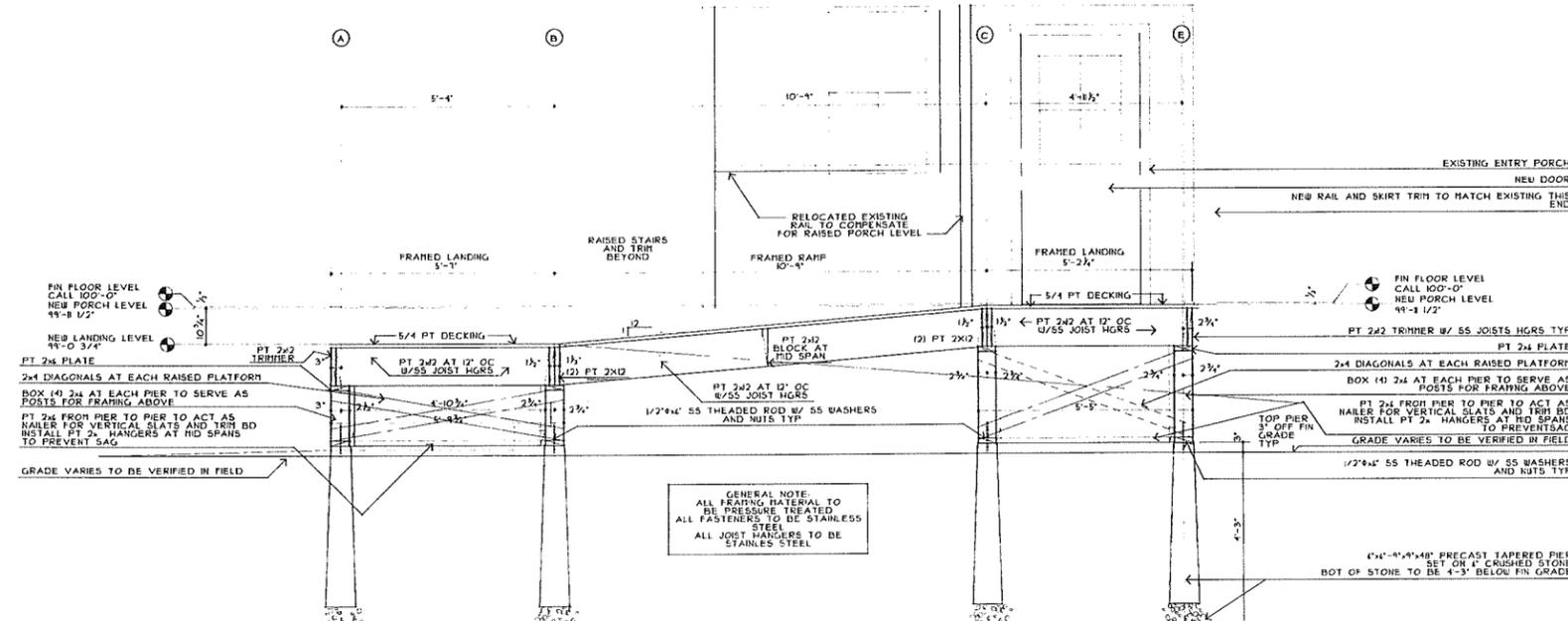
RAMP ELEVATION A ALL EXPOSED SIDES SIMILAR SCALE: 1/4" = 1'-0"



RAMP ELEVATION B SCALE: 1/4" = 1'-0"



CC SECTION C-C THRU RAMP SCALE: 1/2" = 1'-0"



BB SECTION B-B THRU RAMP SCALE: 1/2" = 1'-0"

GTA.2 architects

44 oak street

portland, maine 04101

207-771-5461 fax 774-0846

revisions

date

OCTOBER, 2006

sheet title

RAMP DETAILS ELEVATIONS

scale

AS NOTED

drawn by

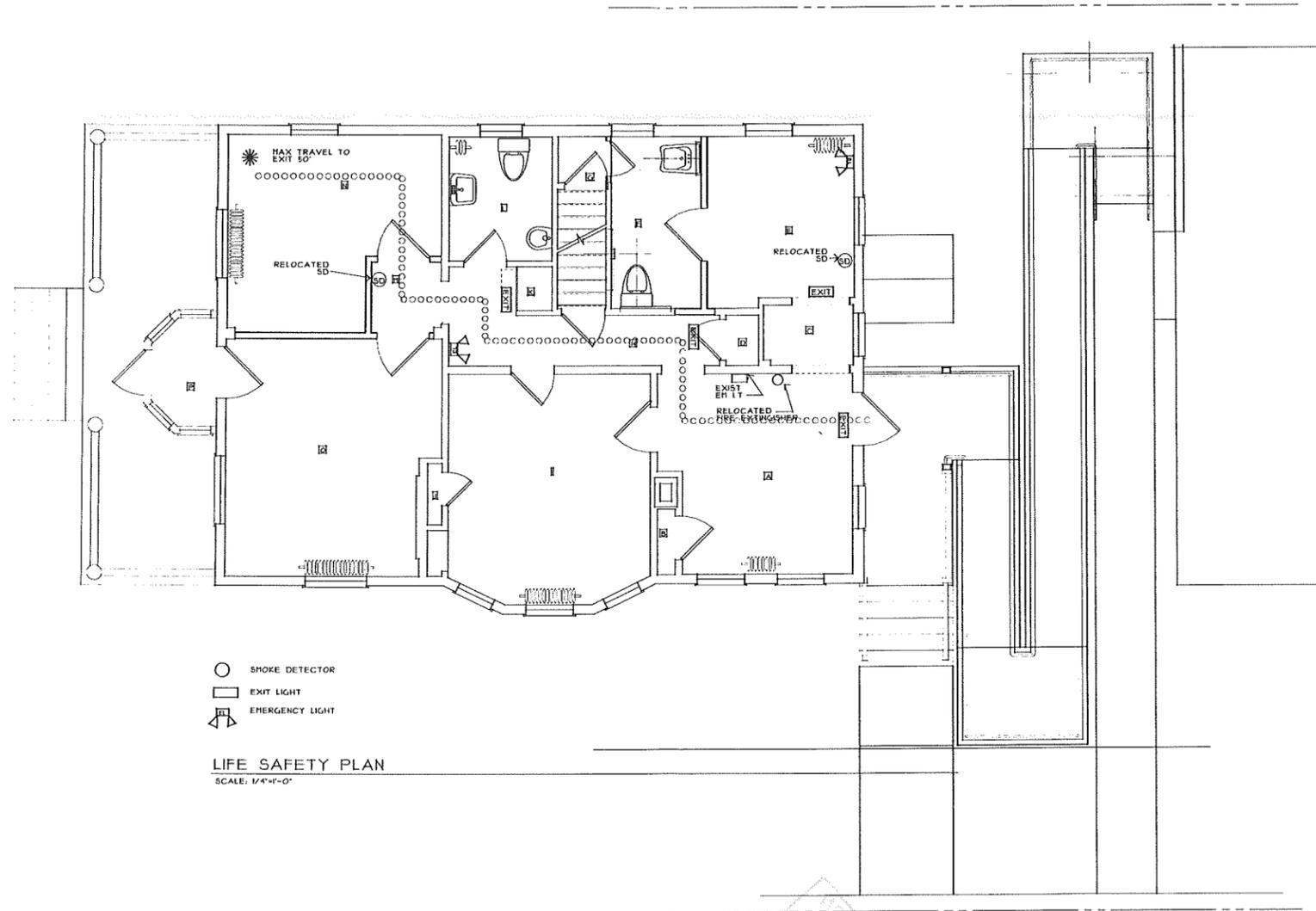
SMT

project number

1806

sheet number

A4

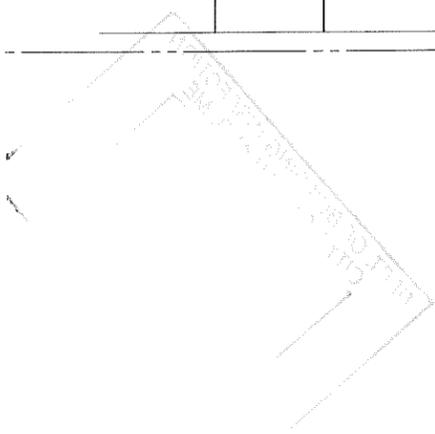


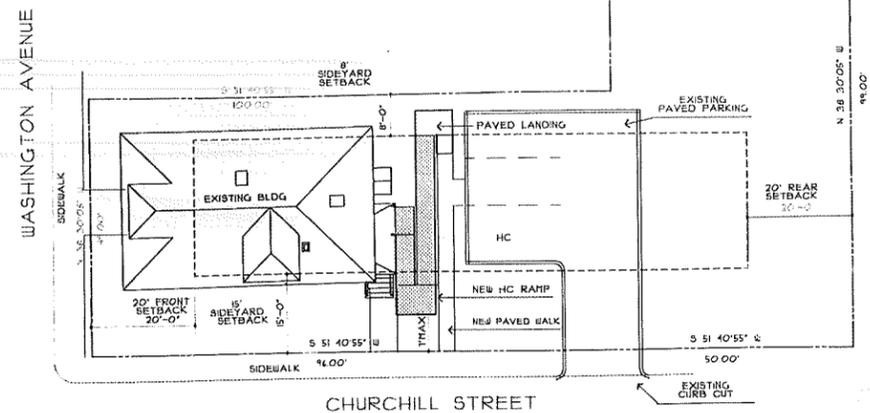
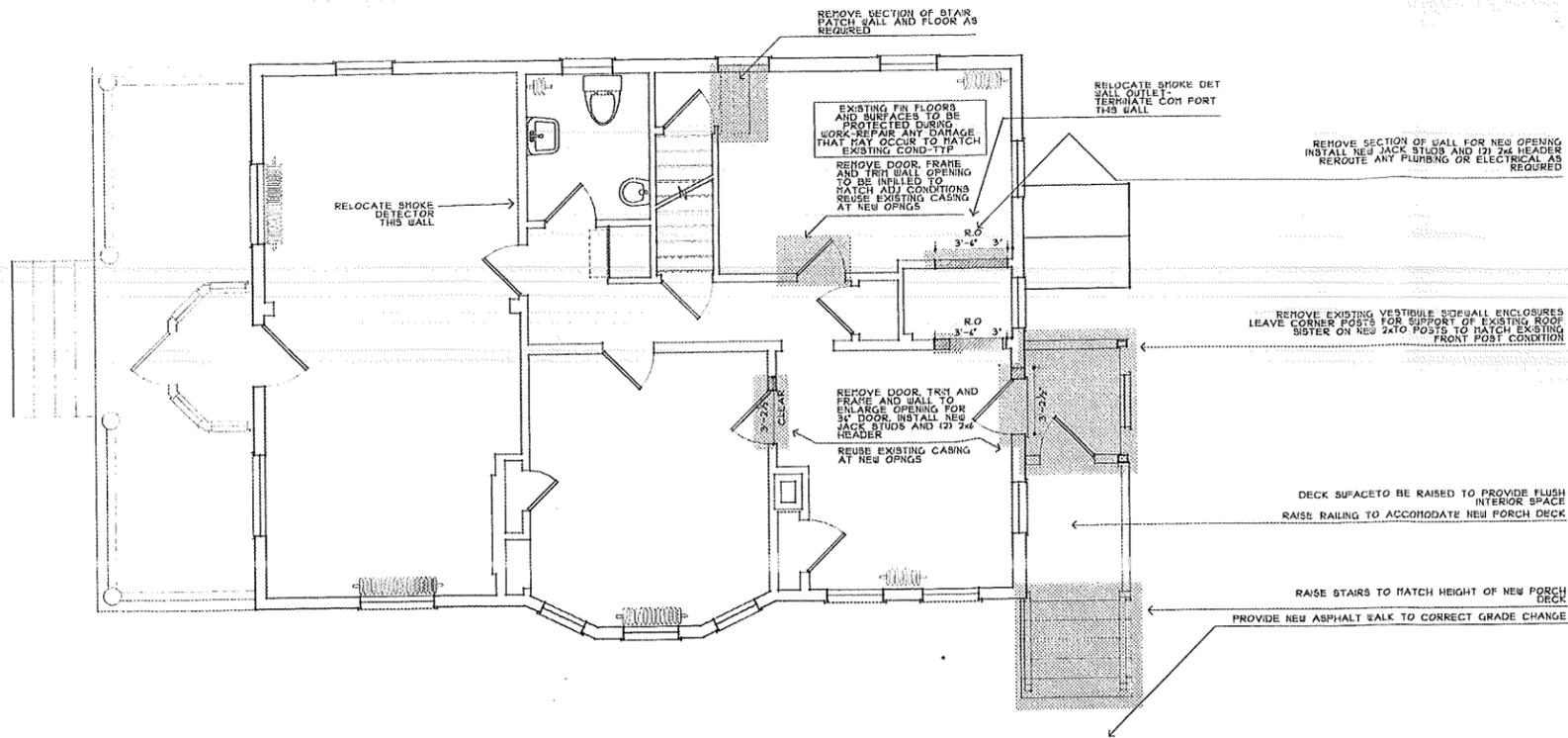
- SMOKE DETECTOR
- EXIT LIGHT
- ▲ EMERGENCY LIGHT

LIFE SAFETY PLAN
SCALE: 1/4"=1'-0"

GTA 2 architects
44 oak street
portland, maine 04101
207-771-5461 fax 774-0846

revisions
date OCTOBER, 2006
sheet title LIFE SAFETY PLAN
scale AS NOTED
drawn by SMT
project number 1806
sheet number LS.1





571 WASHINGTON AVENUE
 PHDC RESIDENTIAL SERVICES
 ACCESSIBILITY MODIFICATIONS

1 10 20 40

TOTAL LOT SIZE
 1841 SF

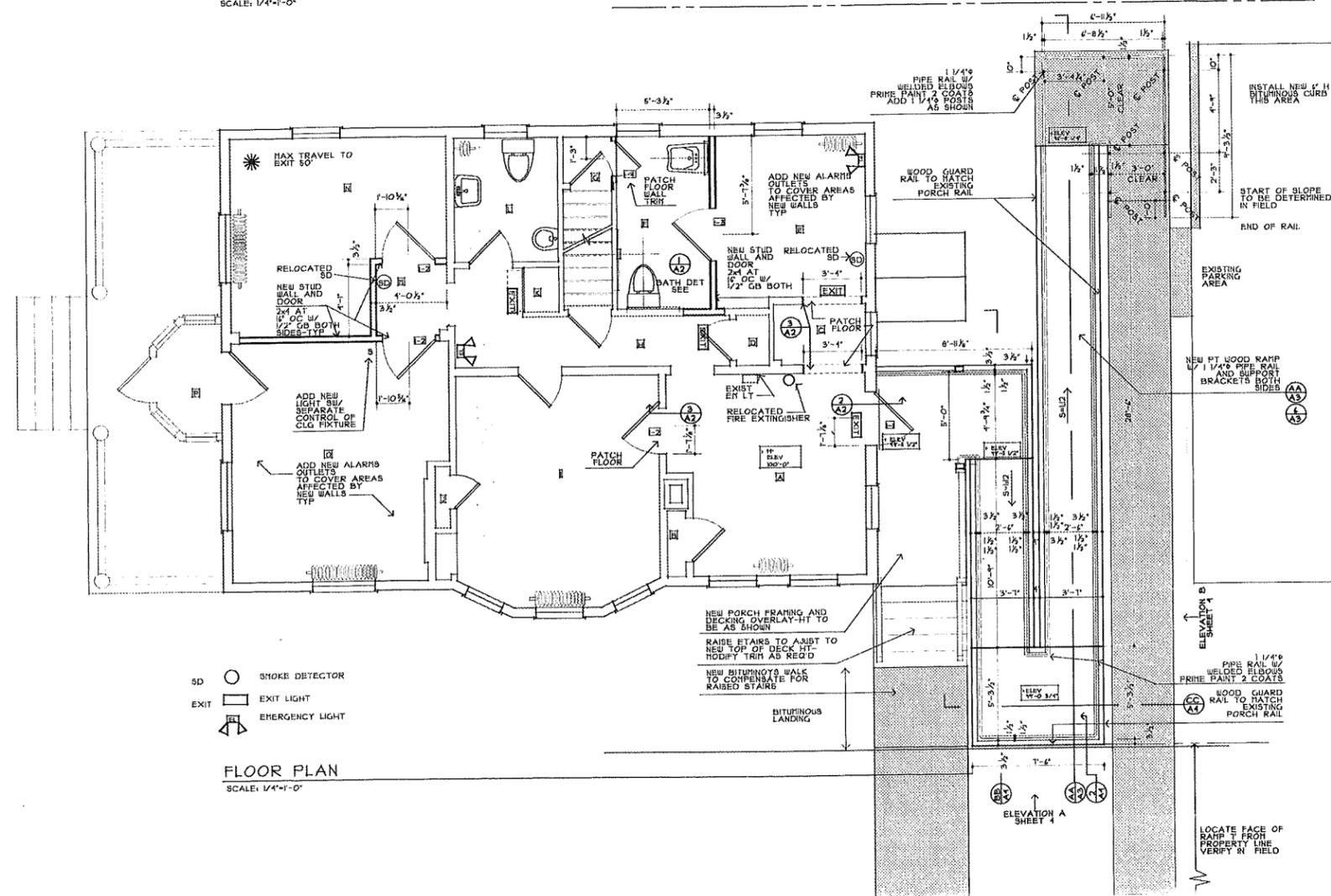
EXISTING BUILDING SQUARE FOOTAGE
 1841 SF LCR 0.18

NEW RAMP FOOTPRINT
 251 SF LCR 0.14

SURVEY INFORMATION
 TAKEN FROM A SURVEY BY
 BACK BAY BOUNDARY
 SEE SHEET S11 FOR MORE
 INFORMATION

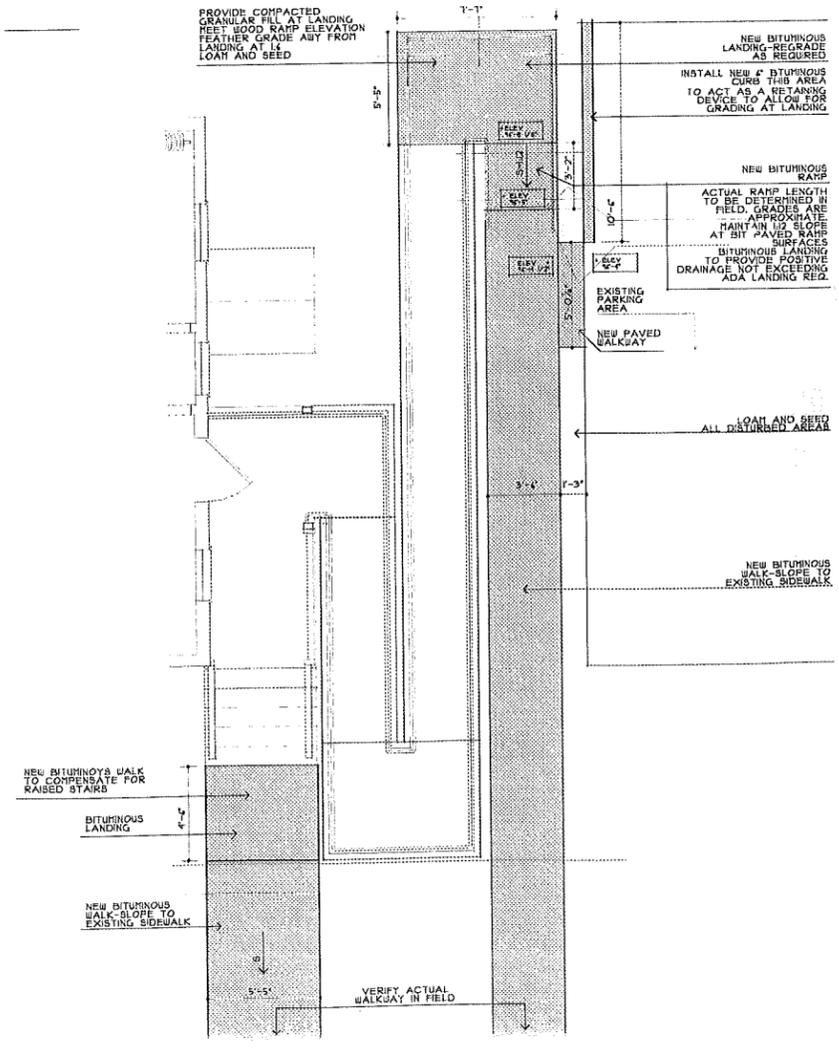
EXISTING FIN FLOORS AND SURFACES TO BE PROTECTED DURING WORK-REPAIR ANY DAMAGE THAT MAY OCCUR TO MATCH EXISTING COND-TYP

DEMOLITION PLAN
 SCALE: 1/4"=1'-0"



FLOOR PLAN
 SCALE: 1/4"=1'-0"

- SD ○ SMOKE DETECTOR
- EXIT □ EXIT LIGHT
- EMERGENCY LIGHT



GTA 2 architects
 44 oak street
 portland, maine 04101
 207-771-5481 fax 774-0846

RELOCATION OF DET 1/A1, 2/A1, 3/A1 TO SHEET A/2
 ADDITION OF SITE PLAN TO A1
 ADDITION OF EMERGENCY LIGHTS, SMOKE DETECTOR AND FIRE EXTINGUISHER NOTES 10.13.04

revisions

date
 OCTOBER, 2006

sheet title
DEMOLITION PLAN
SITE PLAN
SITE WORK
FLOOR PLAN

scale
 AS NOTED

drawn by
 SMT

project number
 1806

sheet number
A 1