

CITY OF PORTLAND, MAINE  
Building & Inspection Services

July 7, 1975

Robert D. Pierce  
192 Brackett St.  
Portland, Me.

cc to: D.M. Hardy, I.C.  
46 Gray Rd.  
Falmouth, Me.

RE: 192 Brackett St.

Enclosed herewith is the decision of the Board of Appeals regarding your petition to construct a one story 56' x 32' addition on the rear of the existing building at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, you must submit structural plans for the addition, and must pay a building permit fee of \$80.00. Please make all checks payable to the City of Portland.

Very truly yours,

A. Allan Soule  
Asst. Dir. of Building Inspections

enclosure

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June 10, 1975

Robert D. Pierce  
192 Brackett St.  
Portland, Maine

C. S. D. M. Hardy, Inc.  
46 Gray Rd.  
Palmouth, Maine

Re: 192 Brackett St.

Dear Mr. Pierce:

A building permit to construct a one story, 56' x 32' addition on the rear of the existing building at the above named location is not issuable under the Zoning Ordinance because the property is located in a S-1, Business Zone where under the provisions of Section 602.8.C.2 the requirement is that the distance between the proposed addition and the side lot line shall not be less than 10' rather than the 3' which you show on your plan.

We understand that you would like to exercise your appeal rights in this matter, accordingly, you or your authorized representative should come to this office, in room 113, City Hall to file the appeal on forms which are available here. A fee of \$5. for a Space and Bulk Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. (Sec. 602.24.C.3.b.1)

Very truly yours,

Malcolm G. Ward  
Plan Examiner

RM:RM

**DUDLEY-WEED DRUG CO., INC.**

46 PINE STREET  
773-3841

~~55~~ FOREST AVENUE Plaza  
774-2679

PORTLAND



MAINE

*"If It's Drugs You Need  
Call Dudley-Weed"*

July 2, 1975

Board of Appeals  
City of Portland

Gentlemen,

Regarding Robert Pierce's application for a zoning variance,  
we have no objection to the proposed addition to his existing  
building.

Further, our vacant property at 54 Pine Street will be made  
available to him for customer parking.

Very truly yours

*Gerald H. Rolfe*  
Gerald H. Rolfe, President

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

All persons interested either for or against this space and bulk variance appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Wednesday, July 2, 1975 at 3:00 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property as required by Ordinance.

Robert D. Pierce, owner of property at 192 Brackett Street, under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit the construction of a one story 56' x 32' addition on the rear of the existing building at the above named location. This permit is not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where under the provisions of Section 602.8.C.2 the requirement is that the distance between the proposed addition and the side lot line shall not be less than 10' rather than the 3' which you show on your plan.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of the Zoning Ordinance have been met.

Thomas J. Murphy  
Secretary

Abutters:

148-190 Brackett St./ City of Portland  
194-202 Brackett St., cor. 46-52 Pine St./ Dudley Weed Drug Co., Inc., 46 Pine  
56 Pine Street/ O.J. Porter Co., 58 Pine St. 04102  
189 Brackett St./ Robert W & Katherine R. Ward, 189 Brackett St.  
191-195 Brackett St., cor. 42-44 Pine St./ Raymond W & Yvonne M. Rivers,  
44 Pine Street

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

SPACE & BULK VARIANCE APPEAL

Findings of Fact

The applicant is Robert D. Pierce and he is interested in the property located at 192 Brackett Street as owner. The owner of the property is same and his address is same as above. The property is located in a B-1 Zone. The present use of the property is furniture repair.

The applicant respectfully petitions the Board of Appeals for a variance from the provision of Section 602.8.C.2 of the Ordinance to permit the construction of a one story 56' x 32' addition on the rear of the existing building at the above named location.

Further Findings of Fact

Would improve the area

Appearances

The names and addresses of those appearing in support of the application are: Robert D. Pierce, owner

and the names and addresses of those appearing in opposition to the application are:

Exhibits

The documentary evidence presented to the Board, including, but not by way of limitation, plans, specification, photographs, etc. consisted of the following: owners drawings of proposed bldg, letter from abutter with his ok and an offer of parking. Bldg. Insp. Dept., photo, site plan, plot plan, Planning Dept. report.

REASONS FOR DECISIONS

The parcel of land in question (~~is~~/is not) exceptional, compared to other lots or parcels subject to the same provision by reasons of its physical characteristics which may be described as follows: located in a B-1 Zone

and also by reason of the following topographical features: \_\_\_\_\_

and they (do/do not) amount to more than a mere inconvenience to the owner.

The aforesaid physical conditions (strike out inapplicable references).

~~(XXXXXX) created by the State of Florida, the enactment of XXXX provisions for which a variance is sought; or~~

~~(XXXXXX) created by natural forces~~

~~(XXXXXX) created by government action~~

The carrying out of the strict letter of the provision from which a variance is sought (would/~~would~~) deprive the applicant of the substantial use or enjoyment of the property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision, because of the following: building is about 80 years old and cannot be economically used for the business without expansion.

The hardship (~~is~~/is not) merely the inability of the applicant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision, as evidenced by: same reasons as above

Property in the same zone or neighborhood (~~will~~/will not) be adversely effected by the granting of the variance and the granting of the variance (~~will~~/will not) create conditions which would be detrimental to the public health or safety, because of the following: Building is only 10' high. Fire department has ok'ed it and ample parking space is available.

SPECIFIC RELIEF GRANTED

After a public hearing held on July 2, 1975, the board of Appeals find that all of the conditions required by the Ordinance (~~Jo/2005X~~) exist with respect to this property and that a space & bulk variance should \_\_\_\_\_ be granted in this case.

It is therefore determined that a variance from the provisions of the Zoning Ordinance should \_\_\_\_\_ be granted in this case.

Thomas J. Murphy

Gail D. Snow

James O'Malley

Earl J. Wahl

\_\_\_\_\_

192 Brackett Street

March 14, 1973

The Sheridan Corporation  
198 Payne Road, Att: Ron Russo  
South Portland

Dear Mr. Russo:

In reply to your inquiry that I have received on this date to construct an addition on the rear of the building at the above named location, I would call to your attention the following Code requirements that probably will present problems.

1. What is the use of this addition?
2. Will any additional parking be provided, if not, this also would need to be appealed.
3. Side yard in proposed addition is apparently right at lot line abutting a residential zone, this would need to be appealed.

Building Code requires depending on the use of the building be so many feet from the lot line, most always 5' unless certain requirements are met, such as, sprinkler system, for example.

In answer to your question this addition probably could be built at this location if first approved by the Appeal Board and the requirements of the Codes are met.

Very truly yours,

A. Allan Soule  
Assistant Director

AAS:im



CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Robert D. Pierce, owner of property at 192 Brackett Street

under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit: the construction of a one story 56' x 32' addition on the rear of the existing building at the above named location. This permit is not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where under the provisions of Section 602.8.C.2 the requirement is that the distance between the proposed addition and the side lot line shall not be less than 10' rather than the 3' which you show on your plan.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 502.24 C(3)(b)(1) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

Robert D. Pierce  
APPELLANT

\$ 5<sup>00</sup>  
Paid  
01/25/75

602.24 C(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

- (a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.
- (b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.
- (c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.
- (d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.
- (e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.



# APPLICATION FOR PERMIT

Class of Building or Type of Structure  
Portland, Maine, Nov. 3, 1971

PERMIT ISSUED

NOV 3 1971

393  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter, repair, demolish, install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 192 Brackett St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address G.A. Pierce Co., Inc., 192 Brackett St. Telephone \_\_\_\_\_  
 Lessee's name and address Donbury, Inc. Telephone \_\_\_\_\_  
 Contractor's name and address DETOBERRY, Inc., Thompson's point Telephone 776-6234  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building Store No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 4600 Fee \$ 15.00

### General Description of New Work

To build a new stoße front and repanel the front room and hallway, as per plan  
Store front will be brick & alum. - inside will be wood paneling

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Contractor

### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 Is connection to be made to public sewer \_\_\_\_\_ If not, what is proposed for sewage? \_\_\_\_\_  
 Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_  
 Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimney \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing Lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Corner posts \_\_\_\_\_ Sills \_\_\_\_\_  
 Size Girder \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_ number commercial cars to be accommodated \_\_\_\_\_  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

### Miscellaneous

Will work require disturbing of any tree on a public street? \_\_\_\_\_  
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED:  
O.K. E.S. 11/8/71

CS 301

INSPECTION COPY

Signature of owner

*Reg. J. White*

NOTES

11-18-71 *Work done on*  
*up to 210' Road*  
*over area 2-2 x 1/2*  
*Headed into down hill*  
*with 211*

11-29-71 *Work done*  
*found 1st point marked*  
*for what was supposed to be*

12-6-71 *Work going*  
*over area of line - 211*

12-27-71 *Work completed*

~~Blank lined area with a large X drawn through it.~~

Permit No.	11/1393
Location	192 Bickell St
Owner	C. A. Pearce Co.
Date of permit	11/8/71
Notif. closing in	
Inspector	SAW
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

~~Blank lined area with a large X drawn through it.~~

**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

Permit No. **56435**  
 Issued **10/11/67**  
 Portland, Maine October 4, 19**67**

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

*(This form must be completely filled out — Minimum Fee, \$1.00)*

Owner's Name and Address **C.A. Pierce Co., Inc, 192 Brackett Street** Tel. ....

Contractor's Name and Address **Randall & Mc Allister, 81 Canal St** Tel. ....

Location **192 Brackett Street** Use of Building **Apartment, 2<sup>nd</sup> Floor**

Number of Families Apartments Stores Number of Stories **2**

Description of Wiring: New Work  Additions Alterations  
 Install Model **MF-65** Iron Fireman Whirlpower oil burner-forced hot water controls

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)

No. Light Outlets Plugs Light Circuits Plug Circuits

FIXTURES: No. Light Switches Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires Size

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) **1** No. Motors **1** Phase **1** H.P. **1/4**

Commercial (Oil) No. Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)

Elec. Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence Oct. **4** 19**67** Ready to cover in **19** Inspection Oct **11** 19**67**

Amount of Fee \$ **2.00**

Signed **Randall & Mc Allister**

DO NOT WRITE BELOW THIS LINE

SERVICE	METER			GROUND		
VISITS: 1	2	3	4	5	6	
7	8	9	10	11	12	

REMARKS:

INSPECTED BY *JW*  
 (COVER)



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 15, 1967

PERMIT ISSUED 01:38 DEC 15 1967 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 192 Brackett St. Use of Building Upholstery Shop No. Stories 1 New Building Existing " Name and address of owner of appliance C A Pierce Company Inc, 192 Brackett St, Installer's name and address Randall & McAllister 84 Commercial St. Telephone

General Description of Work

To install Oil burner (replacement) forced hot water heat.

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? Minimum distance to burnable material, from top of appliance or casing top of furnace From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Iron-fireman-gun type Labelled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner concrete Size of vent pipe 1 1/2" Location of oil storage basement Number and capacity of tanks 275 existing Low water shut off Make No. Will all tanks be more than five feet from any flame? yes How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Height of legs, if any Skirting at bottom of appliance? Distance to combustible material from top of appliance? From front of appliance From sides and back From top of smoke pipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

O.K. 12-15-67 [Signature]

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Randall & McAllister

CS 800

Signature of Installer by [Signature]

INSPECTION COPY

**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

Permit No. 56172  
 Issued September 22, 1967  
 Portland, Maine September 22, 1967

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

*(This form must be completely filled out — Minimum Fee, \$1.00)*

Owner's Name and Address Pierse Co Tel. \_\_\_\_\_  
 Contractor's Name and Address Morris Elec. Tel. 77 43129  
 Location 192 Bracket St. Use of Building Furniture Repair  
 Number of Families \_\_\_\_\_ Apartments \_\_\_\_\_ Stores \_\_\_\_\_ Number of Stories 2 1/2  
 Description of Wiring: New Work \_\_\_\_\_ Additions 2 Alterations ✓

Pipe \_\_\_\_\_ Cable \_\_\_\_\_ Metal Molding \_\_\_\_\_ BX Cable \_\_\_\_\_ Plug Molding (No. of feet) \_\_\_\_\_  
 No. Light Outlets \_\_\_\_\_ Plugs 14 Light Circuits 3 Plug Circuits 4  
 FIXTURES: No. 15 Light Switches 4 Fluor. or Strip Lighting (No. feet) \_\_\_\_\_  
 SERVICE: Pipe \_\_\_\_\_ Cable ✓ Underground \_\_\_\_\_ No. of Wires 3 Size 2 1/2  
 METERS: Relocated \_\_\_\_\_ Added \_\_\_\_\_ Total No. Meters \_\_\_\_\_  
 MOTORS: Number 1 Phase 1 H. P. 3 Amps \_\_\_\_\_ Volts 220 Starter \_\_\_\_\_  
 HEATING UNITS: Domestic (Oil) \_\_\_\_\_ No. Motors \_\_\_\_\_ Phase \_\_\_\_\_ H.P. \_\_\_\_\_  
 Commercial (Oil) \_\_\_\_\_ No. Motors \_\_\_\_\_ Phase \_\_\_\_\_ H.P. \_\_\_\_\_  
 Electric Heat (No. of Rooms) \_\_\_\_\_

APPLIANCES: No. Ranges \_\_\_\_\_ Watts \_\_\_\_\_ Brand Feeds (Size and No.) \_\_\_\_\_  
 Elec. Heaters \_\_\_\_\_ Watts \_\_\_\_\_  
 Miscellaneous \_\_\_\_\_ Watts \_\_\_\_\_ Extra Cabinets or Panels \_\_\_\_\_

Transformers \_\_\_\_\_ Air Conditioners (No. Units) \_\_\_\_\_ Signs (No. Units) \_\_\_\_\_  
 Will commence \_\_\_\_\_ 19 \_\_\_\_\_ Ready to cover in \_\_\_\_\_ 19 \_\_\_\_\_ Inspection \_\_\_\_\_ 19 \_\_\_\_\_  
 Amount of Fee \$ \_\_\_\_\_

Signed Adolph J. Morris

DO NOT WRITE BELOW THIS LINE

SERVICE <u>✓</u>	METER	GROUND <u>✓</u>
VISITS: 1	2	3
4	5	6
7	8	9
10	11	12

REMARKS:

INSPECTED BY Joe H. [Signature]  
 (COVER)

Uac 17

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

February 9, 1965

C. A. Pierce Co., Inc.  
192 Brackett St.

Gentlemen:

With relation to permit applied for to demolish a ~~building~~ portion of building at 192 Brackett Street it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

*Albert J. Sears*

Albert J. Sears  
Director of Building Inspection

AJS/n

Eradication of this building has been completed.

*[Signature]*

OK  
2-10-65  
MJB



B1 BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, Feb. 9, 1965

PERMIT ISSUED
FEB 12 1965
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish ins all the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 192 Brackett St. Within Fire Limits? Dist. No.
Owner's name and address G. A. Pierce Co., Inc., 192 Brackett St. Telephone
Lessee's name and address Telephone
Contractor's name and address Sam Serota, 3 Walton St. Telephone 773-3510
Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use Storage No. families
Material frame No. stories 2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 150. Fee \$ 5.00 plus 2.00

General Description of New Work

attached
To demolish existing 2-story frame storage shed/cn rear of furniture repair building

Don't forget to get the building permit and the demolition permit from the city of Portland, Maine.

Evacuation notice sent 2/9/65

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO contractor

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated, number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

Inspector's signature box

Miscellaneous

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Sam Serota

G. A. Pierce Co., Inc.

By:

Signature of owner

Sam Serota

CS 301

INSPECTION COPY

64/65  
Denied 5/28/64

DATE: May 28, 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF C. A. Pierce Company  
AT 192 Brackett Street  
Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS		VOTE	
		YES	NO
<del>Franklin G. Hinkley</del>	William B. Kirkpatrick	( )	(x)
Ralph L. Young		( )	(x)
Harry M. Shwartz		( )	(x)

Record of Hearing  
Denied.  
No opposition.

217  
CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

VARIANCE APPEAL

May 12, 1964

C. A. Pierce Company, owner of property at 192 Brackett Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: erection of a 6' x 4' attached sign which overhangs the sidewalk approximately 6' x 6". This permit is presently not issuable under the Zoning Ordinance because proposed sign is in violation of Section 16-A-4-a which allows only signs flat against the building in the B-1 Business Zone in which this sign is located.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

J. A. Pierce Company

By Donald R. Pierce  
APPELLANT

DECISION

After public hearing held May 28, 1964, the Board of Appeals finds that all of the above conditions do not exist with respect to this property and that a variance should not be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should not be granted in this case.

Joseph J. Long  
Harry W. Alford  
William B. Hurlbut  
BOARD OF APPEALS

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

May 18, 1964

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, May 28, 1964, at 4:00 p.m. to hear the appeal of C. A. Pierce Company requesting an exception to the Zoning Ordinance to permit erection of a 6' x 4' attached sign which overhangs the sidewalk approximately 6' x 6" at 192 Brackett Street.

This permit is presently not issuable under the Zoning Ordinance because proposed sign is in violation of Section 16-A-4-a which allows only signs flat against the building in the B-1 Business Zone in which this sign is to be located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

All persons interested either for or against this appeal at the above time and place, this notice of required public hearing is hereby given to the owners of property within 500 feet of the property in question.

BOA

Franklin G. Hinckley

Chairman

A.P. 192 Brackett St.

May 5, 1964

C. A. Pierce Company  
192 Brackett Street

cc to: Mr. Robert H. Young, Portland Sign Co.  
181 Brackett Street

Gentlemen:

We are unable to issue a permit to erect a 6'x4' attached sign which overhangs the sidewalk approximately 6'-6", in violation of Section 16-A-4-a which allows only signs flat against the building in the Business-1 Zone in which this sign is located.

We understand that you desire to exercise your appeal rights and therefore we are certifying this case to the Corporation Counsel's office in Room 208, City Hall where you or your authorized representative should go to file your appeal.

We further understand that this sign is to have steady lighting, is to advertise no goods, brand name, and is to replace an existing belt sign on this building.

Very truly yours,

Gerald E. Mayberry  
Deputy Building Inspection Director

GEM:MB

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All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

172 Brackett Street

May 29, 1944

Portland Sign Co.  
172 Brackett Street

cc to: C. A. Pierce Company  
172 Brackett Street

Gentlemen:

Appeal under the Zoning Ordinance involving the erection of a projecting sign at the above named location has been denied. Under these circumstances we are unable to issue a permit for its erection and, if you will return to this office within ten days the receipt for fee paid at time of filing permit application, we will be able to return to you by voucher of the amount paid.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:ca

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED  
TO BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES  
AT \_\_\_\_\_ IN PORTLAND, MAINE

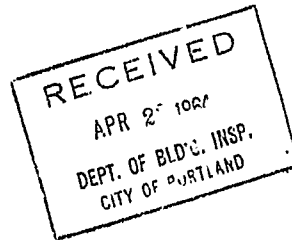
Donald R. + Althea Pierce being the owner of the premises at 192 Brackett St. in Portland, Maine hereby gives consent to the erection of a certain sign owned by C.A. Pierce Co. Inc. projecting over the public sidewalk from said premises as ascribed in application to the Inspector of Buildings of Portland, Maine for a permit to cover erection of said sign;

And in consideration of the issuance of said permit Donald R. + Althea Pierce, owner of said premises, in event said sign shall cease to serve the purpose for which it was erected or shall become dangerous and in event the owner of said sign shall fail to remove said sign or make it permanently safe in case the sign still serves the purpose for which it was erected, hereby agrees for himself or itself, for his heirs, its successors, and his or its assigns, to completely remove said sign within ten days of notice from said Inspector of Buildings that said sign is in such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this consent and agreement this 22nd day of April 1964.

[Signature]  
Witness

Donald R. Pierce  
Owner





930698 930698

Permit # City of Portland BUILDING PERMIT APPLICATION Fee \$55.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: 192 Erse Payson-Naves Phone # \_\_\_\_\_  
100 Middle St. Portland 04101  
Address: 192 Brackett St. Portland 04102

LOCATION OF CONSTRUCTION 192 Brackett St.

Contractor: STARDIS INC. Sub: \_\_\_\_\_

Address: P.O. Box 15234 Port 04101 Phone # 772-5367

Est. Construction Cost: 7,000 Proposed Use: USM Day Care

Past Use: same

# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_

Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_

# Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_

Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_

Explain Conversion: Interior renovations

Using Pickup Truck

Foundation:

1. Type of Soil: \_\_\_\_\_
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
3. Footings Size: \_\_\_\_\_
4. Foundation Size: \_\_\_\_\_
5. Other \_\_\_\_\_

Floor:

1. Sills Size: \_\_\_\_\_ Sills must be anchored.
2. Girder Size: \_\_\_\_\_
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_
4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_
7. Other Material: \_\_\_\_\_

Exterior Walls:

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. No. windows \_\_\_\_\_
3. No. Doors \_\_\_\_\_
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_
6. Corner Posts Size \_\_\_\_\_
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_
10. Masonry Materials \_\_\_\_\_
11. Metal Materials \_\_\_\_\_

Interior Walls:

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
3. Wall Covering Type \_\_\_\_\_
4. Fire Wall if required \_\_\_\_\_
5. Other Materials \_\_\_\_\_

**For Official Use Only**

Date Aug. 3, 1993 Subdivision: \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Name: \_\_\_\_\_  
 Bldg Code \_\_\_\_\_ Lot: AUG 1-0-1993  
 Time Limit \_\_\_\_\_ Ownership: \_\_\_\_\_  
 Estimated Cost: 7,000 Public \_\_\_\_\_

**PERMIT ISSUED**  
**CITY OF PORTLAND**

Zoning:

Street Frontage Provided: \_\_\_\_\_

Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

Review Required:

Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_

Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_

Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_

Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_

Special Exception \_\_\_\_\_

Other (Explain) \_\_\_\_\_

Ceiling:

1. Ceiling Joists Size: \_\_\_\_\_
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_ Not a strict nor landmark
3. Type Ceilings: \_\_\_\_\_ Does not require review
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
5. Ceiling Height: \_\_\_\_\_ Requires Review

Roof:

1. Truss or Rafter Size: \_\_\_\_\_ Spacing: 08 22 Approved
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_ Approved with Conditions
3. Roof Covering Type \_\_\_\_\_

Chimneys:

Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_ Date: \_\_\_\_\_

Heating:

Type of Heat: \_\_\_\_\_

Electrical:

Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:

1. Approved for fixtures \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_
2. No. of Tubs or Showers \_\_\_\_\_
3. No. of Flushes \_\_\_\_\_
4. No. of Lavatories \_\_\_\_\_
5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:

1. Type: \_\_\_\_\_
2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_
3. Must conform to National Electrical Code and State Law.

Permit Received By Latini

Signature of Applicant \_\_\_\_\_ Date 8/3/93

Signature of CEO Jim Ross Date \_\_\_\_\_

Inspection Dates \_\_\_\_\_

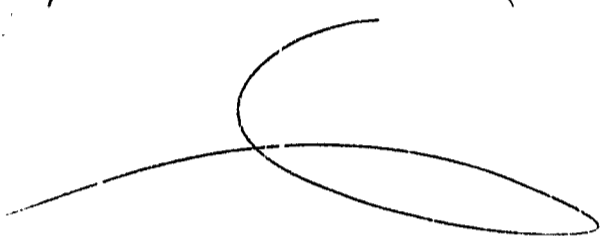
White-Tax Assessor Yellow-GPCOG

White Tag -CEO [3] \_\_\_\_\_ © Copyright GPCOG 1988

PLOT PLAN

8/17/93 Completed OIC

N



**FEES (Breakdown From Front)**

Base Fee \$ 55.00

Subdivision Fee \$ \_\_\_\_\_

Site Plan Review Fee \$ \_\_\_\_\_

Other Fees \$ \_\_\_\_\_

(Explain) \_\_\_\_\_

Late Fee \$ \_\_\_\_\_

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS 2 sets of plans submitted,

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

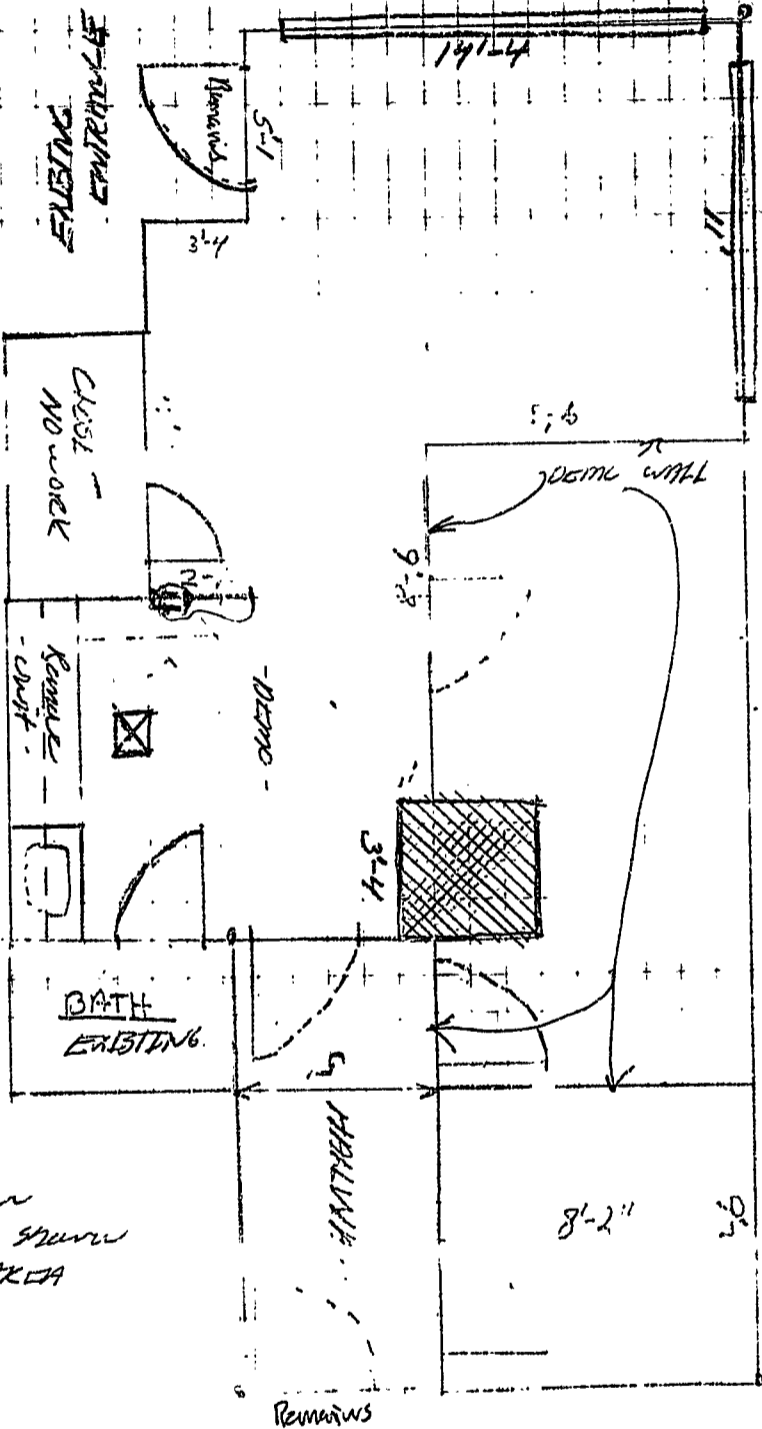
\_\_\_\_\_

Signature of Applicant [Signature]

Date: 8/3/93

-192 - BRACKET STREET-

- FIRST FLOOR -



- PROPOSED RENOVATION
1. REMOVE WALLS AS SHOWN
  2. PROVIDE OPEN AREA

REAR PORCH. ELEV.

REAR PORCH

METAL SUPPLY AT REAR

WINDOW

28-8

NEW

NEW OFFICE AREA

EXISTING OPEN AREA

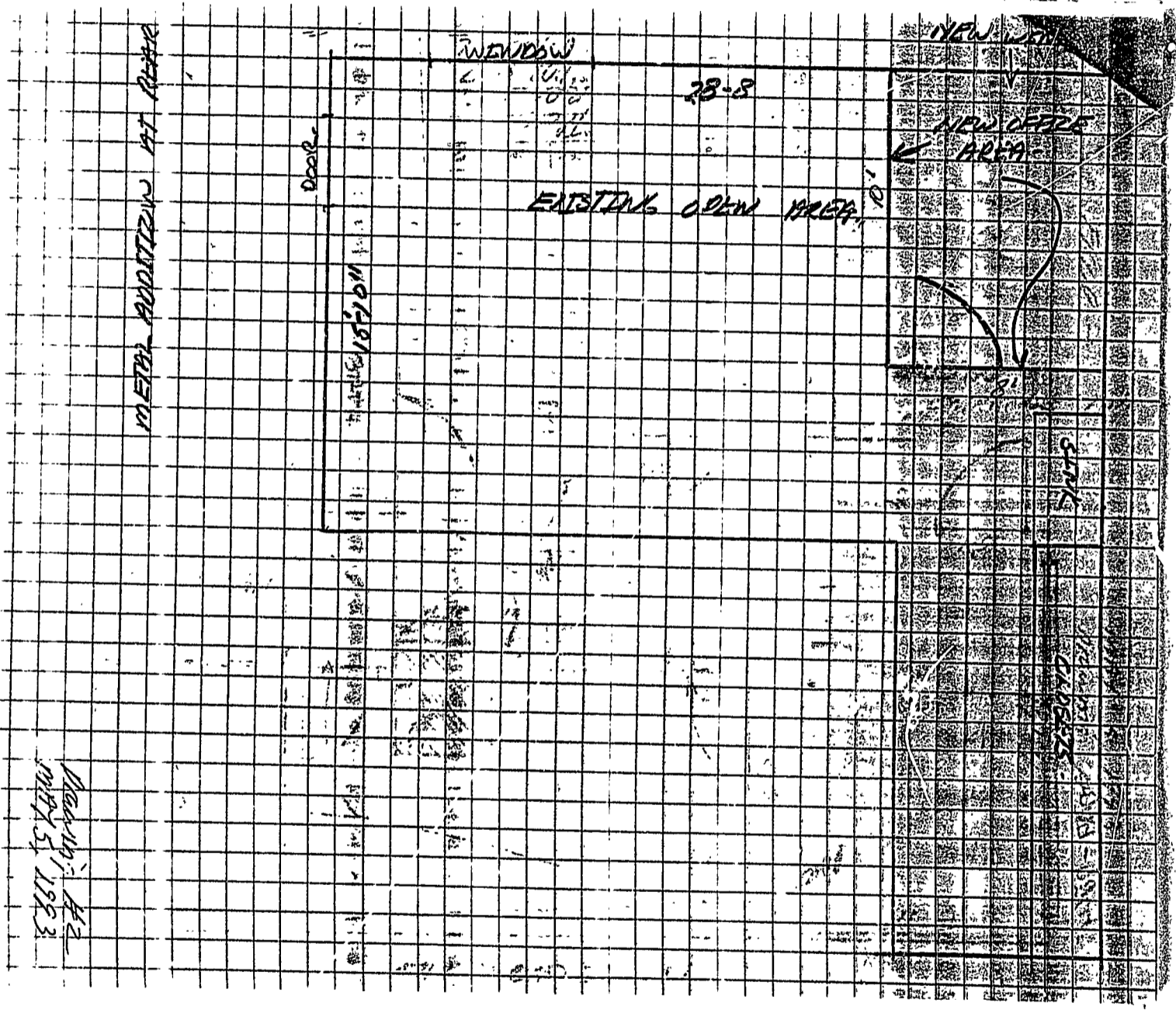
DOOR

SECTION

ENTRANCE

ENTRANCE

Read 10/1/43  
MAY 5, 1993



The following is a general outline of the scope of work to be performed by R.D.S. Inc. The contract price, as submitted, is based on this outline of services. It is our understanding that all work can be completed during the weekday hours. Night work and weekend work can be arranged however additional costs may be required by subcontractors.

**INSURANCE:**

1. Contractor to provide proof of insurance certificates to include workers compensation and general liability.

**UTILITIES/PERMIT /SETUP:**

1. Contractor to provide building permit as required by the city.
2. Contractor is to use existing owner supplied utilities during the construction phase.
3. All equipment and furniture within the work area is to be removed by building owner. Contractor will provide dust protection to adjacent areas during the demolition phase.

**SITE SUPERVISOR:**

1. Contractor to provide site supervision as required.

**DEMOLITION:**

1. Remove existing suspended ceiling system in front area so that wall removal can take place.
2. Remove existing partition walls as shown on attached sketch. Note that existing steel column and masonry chimney are to remain in their present location. It is assumed that walls to be removed are non-load bearing. All structural work including design that may be required as a result of demolition will be handled as a change order.
3. Provide exterior wall demolition to metal building addition to accommodate new window unit.
4. Terminate mechanicals as required before demo commences.

**CLEAN UP:**

1. Provide daily clean up as required.

**EXTERIOR WALL FRAMING:**

1. Frame exterior wall to accommodate new window unit.

- chad wls f hrs*
1. Supply and install on 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

INSULATION:

1. Supply and install wall insulation in newly created private office. Install 4" fiberglass batts around perimeter of office above suspended ceiling.

PLUMBING:

1. A net allowance of \$150.00 has been carried for all required plumbing termination, relocation and installation.

SPRINKLERS:

1. Rework sprinkler system to accommodate new layout.

HVAC:

1. A net allowance of \$300.00 has been carried for rework of existing system to include relocation of fin tube heat if required.

ELECTRICAL:

1. A net allowance of \$450.00 has been allocated for the following electrical work:

- relocate (1) thermostat
- add (4) outlets
- add (1) 2x4 light troffer
- add (1) single pole switch for private office
- prep electrical for walls to be removed.

G.W.B./WALL FRAMING:

1. Supply and install wall framing with sheetrock to create new office as shown including cut out for rear window.

2. A net patching allowance of \$480.00 has been allocated for all drywall repairs as a result of wall demolition.

ACOUSTICAL CEILING:

1. Supply and install new suspended ceiling in entire front area. Grid and tile to match existing conditions.

INTERIOR DOORS:

1. Remove and salvage one door unit to be installed in newly created office. All hardware is to be reused.

INTERIOR WINDOWS:

BASEBOARD:

1. Patch baseboard as required due to wall demolition.

PAINTING:

1. A net allowance of \$500.00 has been allocated for painting of area to include all new walls and trim.

UNDERLAYMENT:

1. Patch underlayment as a result of wall removal.

FLOOR COVERINGS:

1. A net carpet allowance of \$1,085.00 has been allocated to include removal of existing goods, installation of pad as requested and the installation of a 26 oz. product.

PROFESSIONAL CLEANING:

1. Provide final cleanup as needed.



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date 8/6/93 19  
 Receipt and Permit number 3895

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 Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 192 Brackett St0 (Horizon Day Care)

OWNER'S NAME: U-S M ADDRESS: \_\_\_\_\_

	<b>FEE'S</b>
<b>OUTLETS:</b>	
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
<b>FIXTURES: (number of)</b>	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft. _____	
<b>SERVICES:</b>	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
<b>METERS: (number of)</b> _____	
<b>MOTORS: (number of)</b>	
Fractional _____	
1 HP or over _____	
<b>RESIDENTIAL HEATING:</b>	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
<b>COMMERCIAL OR INDUSTRIAL HEATING:</b>	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
<b>APPLIANCES: (number of)</b>	
Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____
<b>TOTAL</b> _____	
<b>MISCELLANEOUS: (number of)</b>	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires <u>XX</u> _____	5.00
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
	<b>INSTALLATION FEE DUE:</b>
<b>FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT</b> _____	<b>DOUBLE FEE DUE:</b>
<b>FOR REMOVAL OF A "STOP ORDER" (304-16.b)</b> _____	
	<b>TOTAL AMOUNT DUE: 15.00</b>

minimum fee

**INSPECTION:**

Will be ready on \_\_\_\_\_, 19\_\_; or Will Call X

CONTRACTOR'S NAME: John Perry Elect

ADDRESS: Danforth St- Ptd

TEL.: 773 -5824

MASTER LICENSE NO.: John Perry #03695 SIGNATURE OF CONTRACTOR: \_\_\_\_\_

LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN



