

CITY OF PORTLAND, MAINE

Building & Inspection Services

1196-1224 Congress Street  
Ramada Inn

April 12, 1974

C  
O  
P  
Y  
Edwards Construction, Inc.  
Box 68, Att: Mr. Henry Johnson  
Merrimack, N. H. 03054

cc to: Ickes-Braun Glasshouses  
P. O. Box 147,  
Deerfield, Ill. 60015

Re: Ramada Inn, Portland, Maine

Dear Mr. Johnson:

This office is still unable to accept the Barrel Vault Skydome for Ramada Inn at 1196-1224 Congress Street, Portland, Maine because the information provided is still unclear in our minds as to whether or not it meets BOCA requirements.

Therefore, I would suggest that you would submit the information regarding the Barrel Vault Dome directly to BOCA International at 1313 East 60th Street, Chicago, Illinois, 60637, and if, in their opinion it meets BOCA requirements, we will be glad to accept their decision. I would suggest that you address the letter to one William Tangy for speedy results. In fact, if, after he has examined the criteria and you wish to expedite the matter, have Mr. Tangy call us and we will be glad to certify the material, if in his opinion it does meet the requirements of BOCA.

We require a 40 pound live load.

Very truly yours,

Earle S. Smith  
Plan Examiner

ESS:m

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

May 8, 1974

TO WHOM IT MAY CONCERN

The Board of Appeals will hold a public hearing in Room 112, City Hall, Portland, Maine on Thursday May 30, 1974 at 4 00 p.m. to hear the appeal of L.D.I. Corporation requesting an exception to the Zoning Ordinance to permit the erection of a 6' x 6' attached sign with steady lighting, 18' high on the roof of the building at 1196-1224 Congress Street.

This permit is not issuable under the Zoning Ordinance for the following reasons. (1) The proposed sign having an area of 402 sq. feet will bring the total area of signs on the premises to about 687 sq. feet which will be in excess of the 300 sq. feet maximum allowed under Section 602.16.5.a. (2) The sign will be 18' above the roof instead of the 10' maximum allowed by Section 602.16.5.a of the ordinance pertaining to the B-2 Business Zone in which this property is 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 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

W. Earle Eskilson  
Chairman

L.D.I. Corporation  
1 Center Plaza  
Boston, Mass.

RE: 1196-1224 Congress Street

May 21, 1974

cc to: Eli Corp. of America  
363 P St.  
South Boston, Mass.

117

May 30, 1974

5/6/74 15. P.H.

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

VARIANCE APPEAL

L.D.I. Corporation, owner of property at 1196-1224 Congress 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: the erection of a 67' x 6' attached sign with steady lighting, 18' high on the roof of the building at the above named location. This permit is not issuable under the Zoning Ordinance for the following reasons. (1) The proposed sign having an area of 402 sq. feet will bring the total area of signs on the premises to about 687 sq. feet which will be in excess of the 300 sq. feet maximum allowed under Section 602.16.5.1. (2) The sign will be 18' above the roof instead of the 10' maximum allowed by Section 602.16.5.a of the Ordinance pertaining to the B-2 Business Zone in which this property 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.

James H. Lee  
Attorney for APPELLANT

DECISION

After public hearing held May 30, 1974, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a 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, provided, however, that the attached sign be reduced to 10' in height.

William S. Hall  
James H. Lee  
James H. Lee  
Board of Appeals

ROUTING SLIP FROM:  
DEPARTMENT OF BUILDING AND INSPECTION SERVICES

ADDRESS 1196-1224 Congress St

Date 4/12/74

☒ FIRE DEPARTMENT  
☐ PLANNING BOARD

☐ RENEWAL

☐ MAINE WAY

☐ PUBLIC WORKS

☐ HEALTH

☐ OTHERS

/ APPROVED H Miller F.P.B.

DISAPPROVED BY REASON OF:  
(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS:

**PORTLAND FIRE DEPT.**

REC'D. 4/12/74

RETURNED 4/12/74

BY \_\_\_\_\_

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING & INSPECTIONS



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. Two (2)

Portland, Maine, April 11, 1974

PERMIT ISSUED

APR 16 1974

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 1 pertaining to the building or structure comprised in the original application 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 1196-1224 Congress St  
Owner's name and address CER Assoc, Suite 750, Center Plaza, Boston, Mass  
Lessee's name and address  
Contractor's name and address J Edwards Construction PO Box 668, Meriden, NH  
Architect  
Proposed use of building Motor I  
Last use  
Increased cost of work \$3000  
Within Fire Limits?  
Dist. No.  
Telephone  
Telephone  
Telephone  
No. of sheets  
No. families  
No. families  
Additional fee \$9.00

## Description of Proposed Work

to construct/install laundry chute on all six floors per plan submitted.

## Details of New Work

Is any plumbing involved in this work?  
Height average grade to top of plate  
Size, front depth No. stories solid or filled land? earth or rock?  
Material of foundation Thickness, top bottom cellar  
Material of underpinning Height Thickness  
Kind of roof Rise per foot Roof covering of lining  
No. of chimneys Material of chimneys Dressed or full size?  
Framing lumber—Kind Sills Girt or ledger board? Size  
Corner posts Size Columns under girders Max on centers  
Girders Size flat roof span over 8 feet.  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every fl  
Joists and rafters: 1st floor 2nd 3rd roof  
On centers: 1st floor 2nd 3rd roof  
Maximum span: 1st floor 2nd 3rd roof

Approved:

Signature of Owner

Approved:

Inspector of Buildings

FILE COPY





# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. Two (2)

Portland, Maine, April 11, 1974

PERMIT ISSUED

APR 16 1974

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No.                      pertaining to the building or structure comprised in the original application 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 1196-1224 Congress St. Within Fire Limits?                      Dist. No.                       
Owner's name and address CSR Assoc, Suite 790, Center Plaza, Boston, Mass Telephone                       
Lessee's name and address                      Telephone                       
Contractor's name and address 2 Edwards Construction PC Box 668, Merrimac NH Telephone                       
Architect                      Plans filed                      No. of sheets                       
Proposed use of building Motor Inn No. families                       
Last use                      No. families                       
Increased cost of work 3000 Additional fee 9.00

## Description of Proposed Work

to construct/install laundry chute on all six floors per plan submitted.

## Details of New Work

Is any plumbing involved in this work?                      Is any electrical work involved in this work?                       
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                       
Material of underpinning                      Height                      Thickness                       
Kind of roof                      Rise per foot                      Roof covering                      of lining                       
No. of chimneys                      Material of chimneys                      Dressed or full size?                       
Framing lumber—Kind                      Sills                      Girt or ledger board?                      Size                       
Corner posts                      Size                      Columns under girders                      Size                      Max. on centers                       
Girders                      Studs (outside walls and carry partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters:                      floor                      2nd                      3rd                      roof                       
On centers:                      1st floor                      2nd                      3rd                      roof                       
Maximum span:                      1st floor                      2nd                      3rd                      roof                     

Approved:

O.K. 88, 4/16/74

Signature of Owner

Edwards

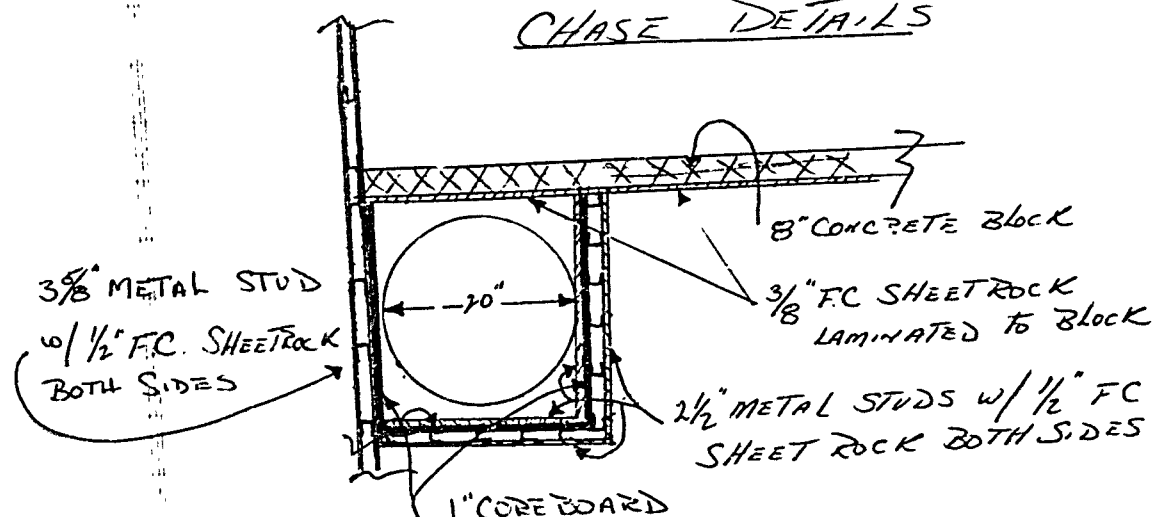
Approved:

[Signature]  
Inspector of Buildings

INSPECTION COPY

RAMADA INN  
1194 CONGRESS ST  
PORTLAND, MAINE

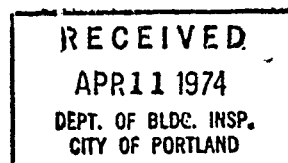
LAUNDRY CHUTE  
CHASE DETAILS



1. CHUTE TO BE 16 GA ALUMINUM 20" DIAMETER
2. CHUTE TO BE VENTED THRU ROOF
3. CHUTE TO HAVE 3/4" IPS FLASHING SPRAY HEAD @ 6TH FL.
4. INTAKES TO BE STAINLESS STEEL U.L. CLASS "B"  
HAND OPERATED & SELF CLOSING

NOTE: FLOOR OPENINGS TO BE SEALED WITH  
VERMICULITE FLOOR FILL

EDWARDS CONST  
PO BOX 68  
MEERIMAC, N.H.



By: JOHN FINZELL  
SUPERINTENDENT  
APR 11, 1974



1196-1224 Congress Street  
Ramada Inn

April 12, 1974

Edwards Construction, Inc.  
Box 68, Attn: Mr. Henry Johnson  
Marblehead, N. H. 03054

cc to: Ickes-Braun Glasshouses  
P. O. Box 147,  
Deerfield, Ill. 60015

Re: Ramada Inn, Portland, Maine

Dear Mr. Johnson:

This office is still unable to accept the Barrel Vault Skydome for Ramada Inn at 1196-1224 Congress Street, Portland, Maine because the information provided is still unclear in our minds as to whether or not it meets BOCA requirements.

Therefore, I would suggest that you would submit the information regarding the Barrel Vault Dome directly to BOCA International at 1313 East 60th Street, Chicago, Illinois, 60637, and if, in their opinion it meets BOCA requirements, we will be glad to accept their decision. I would suggest that you address the letter to one William Tangy for speedy results. In fact, if, after he has examined the criteria and you wish to expedite the matter, have Mr. Tangy call us and we will be glad to certify the material, if in his opinion it does meet the requirements of BOCA.

We require a 40 pound live load.

Very truly yours,

Barlo S. Smith  
Plan Examiner

ESS:m



**EDWARDS CONSTRUCTION, INC.**

Box 68, Merrimack, N.H. 03054  
Tel. (603) 424-5547

April 9, 1974

Letter #2427

City of Portland, Maine  
Building & Inspection Services  
City Hall  
Portland, Maine

Attn: Mr. Cartwright

Ramada Inn  
Portland, Maine

Dear Sir:

As per your conversation with Gene Fortun, I am forwarding a copy of Ickes-Braun Glasshouses' letter, enclosed, which more fully describes the design features of the Barrel Vault Skydome for Ramada Inn (1190-1230 Congress Street, Portland, Maine).

I believe this responds to your inquiry in proper detail. If there should be additional information required, please do not hesitate to contact us.

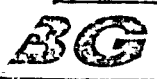
Very truly yours,

EDWARDS CONSTRUCTION, INC.

*Henry Johnson*  
Henry Johnson

HJ:lc

Enc.



## ICKES-BRAUN GLASSHOUSES

DIVISION OF ROPER CORPORATION

P. O. Box 147, Deerfield, Ill. 60015, USA - Phone 312 531 3131 - Telex 254401 - Factory, Aptakisic Road, Aptakisic, Ill., USA

April 1, 1974

Mr. Henry Johnson  
Edwards Construction, Inc.  
P. O. Box 68  
Reeds Ferry, New Hampshire 03078

Re: Ramada Inn  
Portland, Maine  
IBG Project No. 44-3408

Mr. Johnson,

This letter confirms our telephone conversation regarding the load rating and acrylic plastic inquiries on the barrelvault unit manufactured for the above project (Standard BVC 132).

As noted in our 1974 product brochure (Sweets Catalog Reference 7.8 Ib, pages 24 and 25), the Standard Barrelvault we are providing has been designed based upon a vertical live load of twenty(20) pounds per square foot and a dead load of three(3) pounds per square foot. The five(5) inch deep aluminum tubes used on this project are sufficient up to and including a standard unit which is thirty-five (35) feet in width (BVC 135).

ICKES-BRAUN Glasshouses, Inc. hereby certifies the structural stability of the barrelvault for this project based on the above stated loading specifications reflected in our product brochure.

I have confirmed with our supplier, The Rohm & Haas Company, the B. O. C. A. Code Class Rating and Flammability Rating of the acrylic plastic being supplied on this project. The acrylic plastic being supplied for this project is PLEXIGLAS "G". It is classified in the B. O. C. A. Code under Class SB (Slow-Burning). The Flammability (Burning Rate) of this product is listed as one and one tenth (1.1) inches per minute as tested under the A. S. T. M. Test Method D 635-63.

2001.1



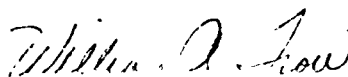
Adhesive  
Made in U.S.A.  
Feldman

Plexiglas "G" material, to which the above data pertains, will be supplied by our company for this project.

I trust this material is sufficient for you to receive final approval on this project.

Please confirm this approval as soon as possible, so that I may remove this project from the hold list and insert it back into the production schedule.

Sincerely,



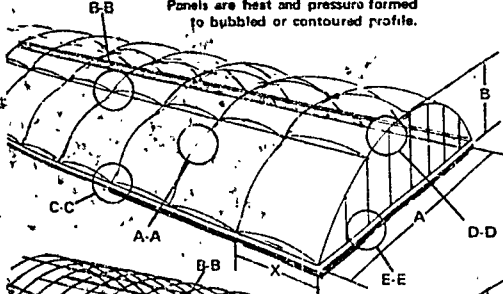
William A. Trow  
Project Engineer  
Architectural Division

cc: Melville Grant-Melville Grant Associates  
C. Krillies, IEG  
IBG Engineering File

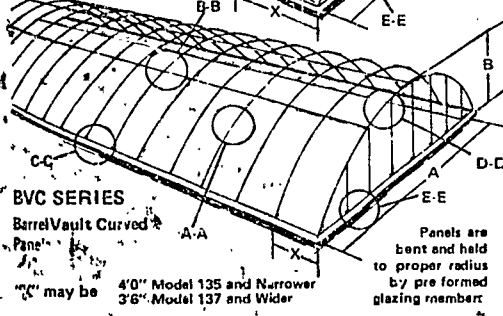


7.8/lb

"X" may be 7'0", 8'0", or 8'6"  
**BVT SERIES**  
 BarrelVault Thermo-formed Panels  
 Panels are heat and pressure formed to bubbled or contoured profile.



**BVC SERIES**  
 BarrelVault Curved Panels  
 Panels are bent and held to proper radius by pre formed glazing member.  
 "X" may be 4'0" Model 135 and Narrower  
 3'6" Model 137 and Wider



# IBG **BARRELVault** FIXED TYPE

The IBG BarrelVault framing system consists of the structural tube, the glazing member, and the exterior clamping bar. The glazing member accommodates the expansion and contraction of the acrylic and incorporates gutters which collect and lead off condensate. Glazing panels are sealed with vulcanized butyl sealant recessed in the exterior clamping bar, which when fastened exerts the exact pressure required to develop the adhesive qualities of the tape.

*Self extending by 5' E.  
 Baring not less than 0.8458  
 " " 2.553*

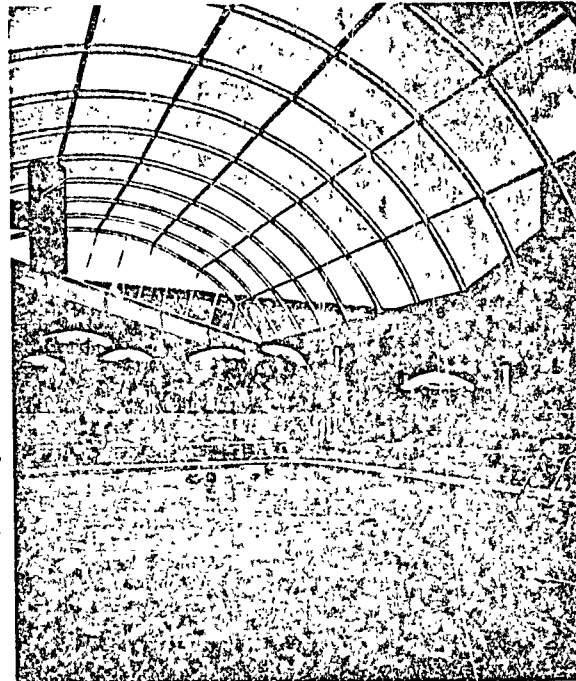
## **STANDARD SIZES**

Model	Dimensions		No. Panels per Arc Length	Horizontal Arch Thrust (lbs.)
	A*	B		
BVT-110	10'0"	2'3"	1	900-1290
BVT-112	12'6"	2'9"	2	1130-1610
BVT-115	15'0"	3'4"	2	1360-1930
BVT-117	17'6"	3'11"	3	1590-2250
BVT-120	20'0"	4'5"	3	1820-2580
BVT-122	22'6"	5'0"	3	2050-2920
BVT-125	25'0"	5'7"	4	2250-3240
BVT-127	27'6"	6'1"	4	2480-3570
BVT-130	30'0"	6'8"	4	2710-3890
BVT-132	32'6"	7'3"	5	2940-4210
BVT-135	35'0"	7'9"	5	3170-4530
BVT-137	37'6"	8'4"	5	3400-4850
BVT-140	40'0"	8'11"	6	3630-5180
BVT-142	42'6"	9'4"	6	3804-5434
BVT-145	45'0"	10'0"	6	4075-5822
BVT-147	47'6"	10'5-5/16"	7	4256-6081
BVT-150	50'0"	11'1-5/16"	7	4528-6469
BVC-110	10'0"	2'3"	1	530
BVC-112	12'6"	2'9"	2	670
BVC-115	15'0"	3'4"	2	790
BVC-117	17'6"	3'11"	2	940
BVC-120	20'0"	4'5"	2	1080
BVC-122	22'6"	5'0"	3	1200
BVC-125	25'0"	5'7"	3	1340
BVC-127	27'6"	6'1"	3	1460
BVC-130	30'0"	6'8"	4	1610
BVC-132	32'6"	7'3"	4	1750
BVC-135	35'0"	7'9"	4	1870
BVC-137	37'6"	8'4"	5	1750
BVC-140	40'0"	8'11"	5	1870
BVC-142	42'6"	9'4"	5	1902
BVC-145	45'0"	10'0"	6	2038
BVC-147	47'6"	10'5-5/16"	6	2128
BVC-150	50'0"	11'1-5/16"	6	2264

\* "A" Dimension refers to out-to-out of 8" wide curb. For correct out-to-out of curb overall length dimension, multiply number of bays by selected bay spacing and add 4-3/4" to the total (2-3/8" at each end). Do not add 4-3/4" to the width dimension. For 10" curb, add 4" to both the length and the width curb dimension, for 12" curb add 5".

\* Table is based on a vertical load of 23 psf (3 psf Dead Load + 20 psf Live Load). Higher live loads may be specified. Thrust is directly proportional to revised Dead Load plus Live Load.

THE SHERATON ISLANDER, Newport, R.I. Warner, Burns, Toan & Lund, Architects BarrelVault 39' X 75' is of clear acrylic thermo-formed to a convex exterior profile. Finish on tubular aluminum members is white gloss enamel.





## SPECIFICATIONS

NOTE: Architect is to fill in Model Number in Paragraph 1.2a (Qualifications)

### PART 1: GENERAL

#### 1.1 SCOPE

a. Work Included: This Contractor shall furnish all labor, materials and equipment necessary for the furnishing and erection of the Barrel Vault Skylight(s) shown on the Architectural Drawings and hereafter described. (On motorized vaults add the following.) In addition to the aluminum and acrylic Vault(s) proper, the following are to be furnished: tracks, rollers, motors, and gear units.

b. Work Not Included: Supporting curbs, wood blocking, grouting, sheet metal flashing, washing or polishing of glazing panels and electrical work. (On motorized vaults add the following.) With regard to the latter, this Contractor to furnish and install the motors and limit switches and to furnish only the electrical control panel with the contractors. Installation of the control panel and all wiring to be by the Electrical Contractor.

#### 1.2 QUALIFICATIONS

a. The skylight(s) shall be IBG Barrel Vault Model \_\_\_\_\_ as manufactured and installed by Ickes Braun Glasshouses, Division of Roper Corporation, P.O. Box 147, Deerfield, Illinois 60015, with the type, size(s), materials and equipment shown on the Architectural Drawings and hereafter described. Substitute manufacturers shall not be considered unless they have been approved in writing not later than ten days prior to bid date. Only those manufacturers will be considered for approval whose product is in strict conformity with this Section of the Specifications and with the Contract Drawing details. Manufacturers requesting approval must submit complete details, specifications, and structural calculations. This information is to be accompanied by a list of no less than three completed Barrel Vault projects of the type specified herein and equal in width to or wider than the Barrel Vault(s) called for in these Contract Documents.

#### 1.3 LOADING REQUIREMENTS

a. The Barrel Vault system shall be designed to support the following:

1. Live load of \_\_\_\_\_ lbs./sq. ft. (Architect to specify)

#### 1.4 GUARANTEE

a. The Barrel Vault system and all appurtenant items supplied under this section shall be guaranteed for a period of one (1) year after acceptance of the building by the Owner against leakage, and all defective design, defective materials, and construction.

### PART 2: PRODUCTS

#### 2.1 MATERIALS

a. All aluminum framing components shall be extruded and shall have minimum mechanical properties equal to or greater than 6063-T6 alloy and temper. Sheet aluminum shall be of the required alloy and temper to make it compatible with the specific finish. All exterior caps shall have a minimum effective thickness of .120". The actual alloy, temper and gauge used, however, shall be contingent upon the physical performance needed to satisfy the requirements of:

1. Loading and deflection.
2. Cross sectional configuration.
3. Finish.

b. Finish (Architect to specify)

c. All fasteners exposed to view shall be stainless steel and shall receive an integral color coating to match the finish on the adjacent aluminum. Fasteners not exposed to view shall be a cadmium plated steel.

d. Clamping bars shall be attached to glazing bars by a series of No. 14 stainless steel tapping screws, since tolerances during extruding do not always allow for positive interaction in the serrations of systems fastened with machine screws.

e. Glazing panels shall be cast acrylic sheets, 1/4" thick. Panels shall be (specify one: clear, gray or bronze tinted, other). Each panel is to be thermoformed to a convex exterior profile with the BVT Model or flat glazed with the BVC or MBVC Models. Panels shall be free of scratches or other blemishes.

f. Glazing tape used to secure the watertight seating of the glazing panels shall be a butyl type sealant. Special care shall be taken to use only such sealants as will incorporate outstanding cohesive, adhesive, and shear failure characteristics.

g. Sealant used in conjunction with aluminum or masonry shall be of an acrylic terpolymer base. Sealant used at acrylic shall be of a two component polysulfide base.

#### 2.2 CONSTRUCTION

a. General: The Barrel Vault(s) shall be of the geometry indicated on the Contract Drawings. This Contractor shall furnish a 10' wide extruded aluminum wall plate forming the junction between the barrel vault supporting curb and the barrel vault structure. Wall plate shall weigh at least 35 lbs. per foot and shall be of the design shown on the drawings.

b. Arched rafter members shall be \_\_\_\_\_ "x \_\_\_\_\_" (consult chart) extruded tubular aluminum members, curved to the required radius. Connections between longitudinal tubular purlins and the tubular arches shall be accomplished by means of concealed connector devices attached through the use of stainless steel roll pins. Non tubular I-beam type construction and construction incorporating exposed clip angles and gusset plates is unacceptable.

c. The tubular rafter sections shall have attached, with a series of 5/32" dia. stainless steel roll pins spaced a maximum of 2'0" o.c., an extruded aluminum glazing bar.

d. The extruded aluminum glazing members and clamping bars when mated during installation shall incorporate the provision for a "positive stop" of engagement between the two. This is required to provide for the optimum compression of the butyl glazing tape while preventing the possible over-torquing and stripping of the clamping bar screws.

e. Aluminum clamping bars shall be attached to the glazing bar members through the use of stainless steel tapping screws spaced a maximum of 9" o.c.

f. Any required welding shall be by the heliarc process with all exposed welds ground smooth.

g. Provide weep holes at the curb for the transfer of condensation to the exterior.

h. (Add for opening type unit MBVC.) The barrel vault control shall be capable of remote installation and operation. The control system shall be assembled in such a manner that the controls may be mounted locally on the roof with a key operated switch located in the enclosed area. Limit switches to be located externally on the roof and be conduit connected (electrical contractor) to the motor control panel. On any one complete pass from open to close or vice versa the two drive motors shall be resynchronized and square the moving vault section to prevent any possible binding or wracking. These sprockets are to be of a torque-limiting type which shall control the motor output force at a safe maximum to prevent any possibility of mechanical or electrical failure. The torque limiting device is to be capable of free running operation to allow proper limit switch setting to be attained prior to tightening of torque limiting devices.

### PART 3: EXECUTION

3.1 Barrel Vault manufacturer to examine all surfaces prior to the start of installation. All deviations from the approved shop drawings are to be brought to the attention of the General Contractor at once.

3.2 To prevent electrolysis aluminum components that come into contact with dissimilar materials shall receive one coat of asphaltic emulsion paint.

3.3 Erection of the Barrel Vault system is to be completely by the manufacturer. Only specialized mechanics having at least two years experience in this type of work shall be employed in the erection of the Barrel Vault(s).



# APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

00254 APR 4 1974

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, April 2, 1974

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications: 1194-1230

LOCATION Congress St. (Ramada Inn) Fire District #1 ☐, #2 ☐  
1. Owner's name and address Telephone  
2. Lessee's name and address Telephone  
3. Contractor's name and address Superior Sprinkler Co, Box 365, Manchester, NH Telephone 669-6052  
4. Architect Specifications Plans Yes No of sheets 2  
Proposed use of building Motel/restaurant No. families  
Last use No. families  
Material No. stories Heat type of roof Roofing  
Other buildings on same lot  
Estimated contractual cost \$ Fee \$ 10.00

FIELD INSPECTOR—Mr. Cartwright GENERAL DESCRIPTION  
This application is for: @ 775-5451 To install a sprinkler system per plan.  
Dwelling Ext. 234  
Garage  
Masonry Bldg.  
Metal Bldg.  
Alterations  
Demolitions  
Change of Use  
Other  
Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☒ 4 ☐  
Other:

## DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes  
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?

## APPROVALS BY:

### DATE

### MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER  
ZONING:  
BUILDING CODE: 3-17-4/4/174  
Fire Dept.: Capt. Herbert P. Miller, C.E.  
Health Dept.:  
Others:

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

Signature of Applicant

Charles Kondrat

Phone #

PORTLAND FIRE DEPT.

Type Name of above

Charles Kondrat

1 ☐ 2 ☐ 3 ☒ 4 ☐

REC'D APR - 3 1974

FIELD INSPECTOR

APR 3 1974

BY C Jensen

Other and Address



050825 TIME

008254

NOTES

Permit No. 14/254  
Location 1194-1232 Canyon St  
Owner KANAKA INC  
Date of permit 11/4/74  
Approved

6-18-74 Completed 866

McKen

11/17/74 10:00 AM  
11/17/74 10:00 AM  
11/17/74 10:00 AM  
11/17/74 10:00 AM

ROUTING SLIP FROM:  
DEPARTMENT OF BUILDING AND INSPECTION SERVICES

ADDRESS 1194-1230 Congress St

Date 4-3-74

FIRE DEPARTMENT ☒

PLANNING BOARD

RENEWAL

MAINE WAY

PUBLIC WORKS

HEALTH

OTHERS

APPROVED Plans for Sprinkler system received by P.F.D. 4/3/74

*H P Miller, Capt.*  
c o j

DISAPPROVED BY REASON OF:  
(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS:

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING & INSPECTIONS

March 13, 1974

Superior Sprinkler Co.  
P.O. Box 365  
Manchester, N. H. 03102

Dear Sirs:

Re: Parada Inn  
Congress Street  
Portland, Maine

We have reviewed your proposed sprinkler installation at the captioned risk and find that pipe sizing and spacing appear adequate.

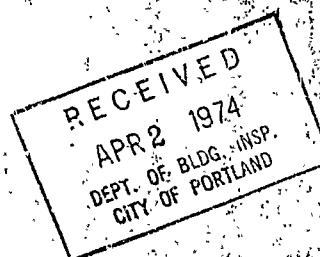
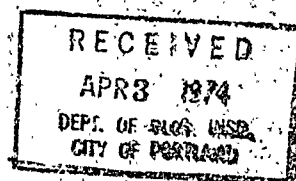
However, we cannot stamp your plans as acceptable as this is only a partial system. (Also, we require complete water supply information on all plans submitted for approval.) Received by I.S.O. DCD

If you have any questions, please feel free to contact this office.

Very truly yours,

D. F. Hale  
State Manager

DCD/vw



C. S. R. ASSOCIATES  
ONE CENTER PLAZA  
SUITE 700  
BOSTON, MA. 02109

(617) 728-1870

March 18, 1974

Earle S. Smith, Plan Examiner  
City of Portland  
Building and Inspection Services  
City Hall  
Portland, Maine

Re: 1196-1224 CONGRESS STREET  
"RAMADA INN"

Dear Mr. Smith:

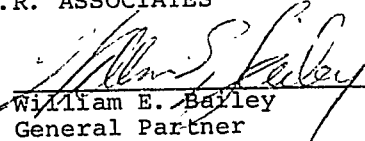
Your letter of March 13, 1974 to Mr.  
Joseph F. Dugas was forwarded to me for  
reply.

While Mr. Dugas is still involved with us  
as a Limited Partner in the ownership of the  
property, he is not involved in the construction  
of the hotel. Edwards Construction, Inc., P.O.  
Box 668, Merrimack, N.H. 03054, is the General  
Contractor. In order to expedite response to  
your letters in the future, I would greatly  
appreciate it if you would correspond directly  
with Edwards Construction, Inc. with a copy to  
me. I, in turn, will see to it that Mr. Dugas  
and the other Limited Partners are kept advised  
of any problem areas. You should be hearing very  
shortly from a representative of Edwards Construction,  
Inc. with respect to the matters you raised in the  
above-referenced letter.

Very truly yours,

C.S.R. ASSOCIATES

BY:

  
William E. Bayley  
General Partner

WEB:caj



# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

00173

ING LOCATION

PORTLAND, MAINE, Mar. 12, 1974

to DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 1196-1224 Congress St.

1 Owner's name and address CSR Assoc, Suite 790, Center Plaza, Boston, Ma Fire District #1 ☐ #2 ☐

2 Lessee's name and address Telephone

3 Contractor's name and address Salmon Falls Sheet Metal, Elliot, Me, 03903 Telephone 439-2620

4 Architect Specifications Plans No. of sheets

Proposed use of building Motor Lodge No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ Fee \$ 100.00

FIELD INSPECTOR Mr Cartwright

## GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling Ext. 234

To install 9 air conditioning units on comm section and ventilation for baths in rented units.

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

Statement of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other:

## DETAILS OF NEW WORK

Is any plumbing involved in this work? No

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 from 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?

APPROVALS BY:

DATE 3-12-74

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street?

ZONING:

BUILDING CODE: O.K. N.B.C.

Will there be in charge of the above work a person competent

Fire Dept.:

to see that the State and City requirements pertaining thereto

Health Dept.:

are observed? yaw

Others:

Signature of Applicant

Donald Lilly

Phone #

Type Name of above

Donald Lilly

1 ☐ 2 ☐ 3 ☒ 4 ☐

Other

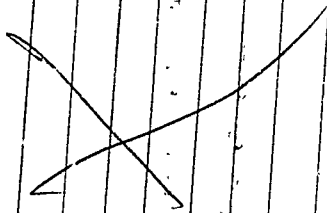
and Address

FIELD INSPECTOR'S COPY

Permit No. 74/173 Nelson  
Location 1196-1224 Canyon St  
Owner C.S.R. Assoc (Removal)  
Date of permit 3/12/74  
Approved 1

NOTES

00100







**EDWARDS CONSTRUCTION, INC.**

Box 68, Merrimack, N.H. 03054  
Tel. (603) 424-5547

April 16, 1974

Letter #2439

City of Portland, Maine  
Building & Inspection Service  
City Hall  
Portland, Maine

Attn: Mr. Earle S. Smith

RE: Ramada Inn  
Portland, Maine

Dear Sir:

Enclosed is a Technical Data Sheet supplied by the Manufacturers of Bruce Plank Flooring, which is specified for use in the commercial area of this project. The material is to be mastic set on concrete slab on grade.

If you require additional information, please contact us.

Very truly yours,

EDWARDS CONSTRUCTION, INC.

*Henry S. Johnson*  
Henry S. Johnson

HSJ:lc

Enc.



RESPONSE  
FROM  
CE DIVISION,  
INDUSTRIES, INC.

December 2, 1971

TO: Bruce Flooring Sales Personnel FROM: J. R. Pfeiffer

RE: Flame Spread, Fuel Contribution and Smoke Density Test Results<sup>1</sup>, According to ASTM E-84 (25' Tunnel Test) for Bruce Lumber Wall Paneling

<u>SPECIES</u>	<u><sup>2</sup>FLAME SPREAD RATE</u>	<u><sup>3</sup>FUEL CONTRIBUTION FACTOR</u>	<u><sup>3</sup>SMOKE DENSITY FACTOR</u>
Prefinished Red Oak	89	80	95
Prefinished Walnut	101	100	105
Prefinished White Oak	77	60	70
Prefinished Pecan	84	65	105
Prefinished Cherry	76	55	45
Prefinished Elm	76	65	90

(Based on these data, we qualify for a Class C rating-under 200 Flame Spread.)

Controls:

Red Oak Flooring	100	100	100
Asbestos-Cement Board (1/2")	0	0	0

<sup>1</sup> Tests were conducted by the Hardwood Plywood Manufacturers Association and all species tested are certified by HFMA to meet the flame spread acceptance criteria as outlined in Procedures for Flamespread Inspection and Certification Program, September 17, 1971. Test duration--10 minutes.

<sup>2</sup> Flame Spread--results are expressed as a ratio with red oak flooring and asbestos-cement. Flame reaches the end of the red oak flooring sample in the tunnel, 19 1/2 feet from the end of the ignition fire, in 5 1/2 minutes  $\pm$  15 seconds; this represents a classification or rate of 100. If the flame takes a longer time to reach the end of the tunnel the flame spread rate number is less.

<sup>3</sup> Fuel Contribution and Smoke Density Factors--are calculated values, using Time-Temperature data, for Fuel Contribution, and Time-Light Absorption data, for Smoke Density, plotted on coordinate paper. The areas under the red oak flooring and asbestos-cement board curves are compared with areas under the curves for the test specimen whereby a numerical classification is established. Red oak flooring has a factor of 100 and asbestos-board a factor of 0, respectively, for both properties.

Interpretation of these numerical values in terms of building construction requirements is based on National Fire Codes, Volume 4, Section 6-2 Interior Finish, Building Construction and Facilities, published by the National Fire Protection Association.

INTERIOR FINISH  
FROM  
E DIVISION,  
INDUSTRIES, INC.

2

Class A Interior Finish	Flame Spread 0-25
Class B Interior Finish	Flame Spread 25-75
Class C Interior Finish	Flame Spread 75-200
Class D Interior Finish	Flame Spread 200-500
Class E Interior Finish	Flame Spread Over 500

JRA:kan



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine,

PERMIT ISSUED

MAY 19 1966

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 86/225 pertaining to the building or structure comprised in the original application 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 1194-1204 Congress St Within Fire Limits? Dist. No. 774-5611  
Owner's name and address Joseph J. Dugas Telephone 772-4144  
Lessee's name and address Telephone  
Contractor's name and address Coyne Signs 84 Cove St Telephone 772-4144  
Architect Plans filed No. of sheets  
Proposed use of building No. families  
Last use No. families  
Increased cost of work none Additional fee none

## Description of Proposed Work

Rounding corners on signs, same size as original application

Signs are in Parking lot of Ramada Inn

## Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? no  
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  
Material of underpinning Height Thickness  
Kind of roof Rise per foot Roof covering  
No. of chimneys Material of chimneys of lining  
Framing lumber—Kind Dressed or full size?  
Corner posts Sills Girt or ledger board? Size  
Girders Size 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

Approved:

Signature of Owner Edward J. Dugas for J. Dugas

Approved:

Inspector Buildings

INSPECTION COPY

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY

From the Desk of

Warren J. Turner

March 7, 1986

The sign requirement for B-2 Zone are determined by the linear frontage of the building, but the BONANZA building is being removed from this lot to accommodate a parking lot for vehicles.

The sign appears to be too large and there is no basis to comply with the F-2 sign requirements. The size is 204 sq. ft.

The basis for this sign is questionable due to its failure to comply with the Zoning sign requirements. The free-standing sign is allowed in the B-2 Zone, but there is no basis for the size.

It is being applied for by Mr. Dugas, the owner of the land, which was leased to Bonanza.

The directional signs are 32 sq.ft. each and they also appear to be excessive in size.

*Warren J. Turner*  
Warren J. Turner  
Zoning Specialist

P.S. There have been a number of accidents out there near the I-295 Overpass, and sight distance should not be hampered by the plurality of signs which might interfere with motorists entering or leaving the parking lot.



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1  
Portland, Maine,

PERMIT ISSUED

MAY 19 1936

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 86/225 pertaining to the building or structure comprised in the original application 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 1194-1204 Congress St

Owner's name and address Joseph Dugus 33

Lessee's name and address

Contractor's name and address Coyne Signs 34 Cove St

Architect

Proposed use of building

Last use

Increased cost of work none

Within Fire Limits?

Dist. No.

Telephone 774-5611

Telephone

Telephone 772-4144

No. of sheets

No. families

No. families

Additional fee none

## Description of Proposed Work

Rounding corners on signs, same size as original application

Signs are in Parking lot of Ramada Inn

## Details of New Work

Is any plumbing involved in this work? no

Height average grade to top of plate

Size, front depth

Material of foundation

Material of underpinning

Kind of roof

No. of chimneys

Framing lumber—Kind

Corner posts

Girders

Studs (outside walls and carrying partitions) 2x4-16" O. C.

Joists and rafters:

On centers:

Maximum span:

Approved:

Is any electrical work involved in this work? no

Height average grade to highest point of roof

solid or filled land?

Thickness, top bottom

Height

Roof covering

Dressed or full size?

Girt or ledger board?

Size

Size

Max. on centers

, roof

, roof

, roof

, roof

Signature of Owner Edward Baumenthal for

J. Dugus

Approved:

Inspector of Buildings

INSPECTION COPY

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY

# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

000225

PERMIT ISSUED

MAR 7 1986

ZONING LOCATION B-2 PORTLAND, MAINE March 7, 1986

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

1. Owner's name and address: Joseph F. Digas, Barnstable Harbor, Ma. Fire District: #1 ☐ #2 ☐
2. Lessee's name and address: Telephone: \_\_\_\_\_
3. Contractor's name and address: Coyne Sign Co., - 84 Coyne St., Telephone: 772-4144

Proposed use of building: parking lot No. of sheets: \_\_\_\_\_  
Last use: \_\_\_\_\_ No families: \_\_\_\_\_  
Material: No. stories: \_\_\_\_\_ Heat: \_\_\_\_\_ Style of roof: \_\_\_\_\_ Roofing: \_\_\_\_\_  
Other buildings on same lot: \_\_\_\_\_  
Estimated contractual cost \$: \_\_\_\_\_

FIELD INSPECTOR Mr. \_\_\_\_\_  
@ 775-5451

Appeal Fees \$ \_\_\_\_\_  
Base Fee 98.40  
Late Fee \_\_\_\_\_  
TOTAL \$ \_\_\_\_\_

To erect 1 free standing pole sign 13'8" x 15'  
as per plans, 1 sheet of plans  
also 1 directional 4 x 8 sign

Stamp of Special Conditions

send permit to # 3 04104 CALL WHEN READY

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

## 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 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 \_\_\_\_\_  
Joists (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 \_\_\_\_\_  
story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

## IF A GARAGE

How accommodated on same lot \_\_\_\_\_ to be accommodated \_\_\_\_\_ number commercial cars to be accommodated \_\_\_\_\_  
Automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

DRAWN BY \_\_\_\_\_ DATE \_\_\_\_\_

INSPECTION PLAN EXAMINER \_\_\_\_\_

DATE \_\_\_\_\_

NG CODE \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## 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? \_\_\_\_\_

Signature of Applicant \_\_\_\_\_ Phone # same

Type Name of above \_\_\_\_\_ Edward Blumenthal for

Coyne Sign Co. \_\_\_\_\_ 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other \_\_\_\_\_  
and Address \_\_\_\_\_

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

TAP-OK



Permit No. 85/225

Location	1991-1992	1993-1994

Owner John D. Lee

Date of permit 8-7-56

Approved 3-11-86

Pauller 7/50

1

CHARGE

## NOTES

3/4. 2nd sign on road. Planning  
Left with 1st. 2nd  
Pickup 1st.