

It is the responsibility of the contractor to provide and maintain adequate access to all parts of the site at all times. The contractor shall be responsible for the removal of all debris, large rocks, and other excess material from the site before proceeding with any work. The contractor shall be responsible for the removal of all debris, large rocks, and other excess material from the site before proceeding with any work. The contractor shall be responsible for the removal of all debris, large rocks, and other excess material from the site before proceeding with any work.

Mixing and Placing:

- (1) Mixing: Mix each batch a minimum of one minute after all materials are included.
- (2) Placing:
 - (a) Thoroughly wet forms, sub-grade, and adjacent concrete surfaces before pouring against them.
 - (b) Carefully spade, slice, and agitate to fill forms without leaving large voids.
- c. Finishing:
 - (1) Exposed vertical surfaces: Rub with stone and water.
 - (2) Rest Room Storage and Sales Office Floors: Wood float finish suitable for installation of tile with thin-setting bed mortar.
 - (3) All other floors, islands, and curbs: Wood float followed by steel trowel.
 - (4) Driveways, approaches, top of step and walks: Metal float followed by steel trowel. Brush with hair broom to provide non-skid surface.
 - (5) Score and edge with standard finishing tools.
- d. Curing: Keep exposed surfaces wet for three days, minimum. Use burlap, building paper, sand, or approved curing compound to retain moisture.
- e. Special requirement for placing and finishing:
 - (1) Do not top floors.
 - (2) Do not use cement as a dryer during finishing.
- f. Placing Reinforcing:
 - (1) Lap bars 27 diameters, or a minimum of 18 inches.
 - (2) Lap mesh a minimum of one grid section on both sides and ends, and wire together.

3. Masonry:

a. Materials:

- (1) Concrete Block: Grade U-I, heavyweight aggregate units, conforming to ASTM C-33 and C-90.
(NOTE: Grade U-I, lightweight aggregate units, conforming to ASTM C-331 and C-90 may be used if approved by Owner.)
- (2) Brick: (IF installed) Standard face brick ASTM C-216, grade SW, Type FBX, 2 2/3" x 4" x 8", color and texture as approved by Owner.
- (3) Mortar: 1 part mason cement (ASTM C-91), 3 parts sand. Cement - Oklahoma Mason Cement, Oklahoma Cement Company, Pryor, Oklahoma, or Brixment, Louisville Cement Company, Louisville, Kentucky.
- (4) Wall Reinforcing:
 - (a) Block: Standard "Dur-O-Wal", Cedar Rapids Block Company, Cedar Rapids, Iowa; "Blok-Mesh", Carter-Waters Corp., Kansas City, Missouri; or "Wall-Loc", Adrian Peerless Inc., Adrian, Michigan.
 - (b) Brick: "Econo-Lok", AA Wire Products, Chicago 27, Illinois, every second block course.

b. Laying and Joints:

- (1) Lay dry block units only.
- (2) Wet brick having suction rate of over 20 grams per minute.
- (3) Retempered mortar not acceptable.
- (4) Cut with masonry saws.
- (5) Walls true and plumb - stack bond concrete block only unless shown otherwise.
- (6) Reinforcing: Every second bed joint - "tee" and "corner" reinforcement at all intersections.
- (7) Bonding intersecting walls:
 - (a) Bearing walls - masonry bond every other course. Bond pilasters at alternate courses.
 - (b) Interior non-bearing walls - no masonry bond to bearing walls; "tee" or "corner" reinforcing only.
- (8) Joints: Completely full, 3/8" average, 1/2" maximum. Rod running bond with 3/4" round tool; stack bond with 5/8" round tool - vertical joints first. Tool brick joints.

Cleaning: Excess mortar and repoint defective joints. Use stiff brushes and clean water. Wash parts and wash cleaned areas with water. Specifications: ASTM Specification A-36. Panel Doors: #1 Ponderosa Pine for stiles and cross rails. Hollow Core Flush Doors: (a) Exterior quality; paint grade hardwood. (b) Grade 1 Face Veneer Delux Birch. (3) Paneling: (a) U.S. Plywood (Weldwood) Gold Label Random V-grooved factory finished premium hardwood paneling, U.S. Plywood Corporation. (b) Finish: Delux Birch. (c) Size: 1/4" x 4'-0" x 10'-0". (d) Provide matching prefinished mouldings. (e) Installation: Per manufacturer's recommendations. (f) Finish exposed edges with matching wood tape, USP. (4) Aluminum Overhead Doors: (a) Material: 1. Extruded aluminum sections, 6063T6 alloy, anodized finish. 2. Aluminum bottom panels, .062" thickness, anodized finish. (b) Hardware: 1. Industrial type. 2. High lift track with angle iron reinforcing for horizontal run. Hang track from ceiling with angle iron brackets. 3. Double torsion springs. 4. Spring stops. 5. Cremona type lock with inside locking device. (No outside cylinder.) (c) Size and Paneling: 1. Size and panel arrangement as shown. 2. Verify actual door openings on site. 3. Maintain clearances shown. (d) Weatherstripping: Approved type vinyl astragal across bottom. (e) Installation: 1. Per manufacturer's recommendations. 2. Set wood stop around exterior of opening after door is installed to insure weathertight installation. (f) Acceptable Manufacturer and Drawing Number: 1. Overhead Door Company #22-22596 Hartford City, Indiana

6. Laminated Structural Members:
- a. General: Glued laminated structural members by manufacturer approved and licensed by the American Institute of Timber Construction as producing products in conformance with the proposed Commercial Standard for Structural Glued Laminated Timber.
 - b. Shop Drawings: The fabricator must submit complete shop drawings for approval prior to fabrication. The fabricator shall design and detail all timber to timber connections for design loads and reactions shown on drawings.
 - c. Lumber: Lumber for laminating must meet the structural requirements and laminating specifications of the species used, and of such stress grade to provide glued laminated members with allowable stress values of 2400 psi in bending, 2400 psi in tension, 1900 psi compression parallel to grain for dry conditions of use.
 - d. Adhesives: Adhesives must meet the requirements of the proposed Commercial Standard for Structural Glued Laminated Timber and be for wet use (waterproof).
 - e. Finish: Finish glued laminated members to AITC Architectural Appearance Grade. Apply a coat of end sealer to the ends of all members as soon as practicable after end trimming. Seal other surface of all members with clear sealer, factory applied.
 - f. Protection: Load wrap members if shipped in open cars or trucks.
 - g. Hardware: The fabricator must include all necessary hardware and metal shapes required for assembly and erection of glued laminated members except that which is embedded in masonry or welded to structural steel. Metal shapes to have one coat of shop applied paint containing rust inhibitor.
 - h. Quality Marks and Certificates: Principal members marked with an AITC Quality Mark indicating conformance with the proposed Commercial Standard for Structural Glued Laminated Timber.

Aluminum Plate Glass Setting and Windows:

a. Aluminum sash with sections as shown in the following table:

Manufacturer	Sash	Sill	Divider	Stiffener Bar	Anchors
Kawneer Company Niles, Michigan	10-150	11-504	24-411	24-535	24-486
Natcor Nashville, Tennessee	435	2		110RE	764-A
Pittco Pittsburgh Plate Glass Company	71A	2025	M w/2513	C Cover	PA 26
Rebco Los Angeles, California	X10	S2	D2		BA 1

- (1) Provide weep holes in sash setting for moisture drainage.
- (2) External mounted type corner settings with stiffener bar as shown.
- (3) Conceal exterior sash setting screws, where used.

16. Glass and Glazing:

- a. Libbey-Owens-Ford or Pittsburgh Plate Glass Company.
 - (1) Overhead door and interior partition door - D.S.B.
 - (2) Display windows, gable glazing, transom and office door - 1/4" plate glass.
 - (3) Interior partition glass panel - Mirrorpane, one-way glass.
 - (4) Mirrors - 1/4" electrolytic copper backed mirror with edges ground and polished, complete with concealed clips for mounting.
- b. Clean with domestic ammonia upon completion.

17. Luminous Ceiling: Electralume ceiling and grid system, J. A. Wilson Lighting,

- P. O. Box 5037, 2001 Peninsula Drive, Erie, Pennsylvania.
- a. Ceiling: 2'-0" x 4'-0" White Demicel, 40° shielding.
- b. Suspension system #4, main "T-Trax" and cross "T-Trax".
- c. Installation per manufacturer's recommendations and subject to Owner's approval.

18. Tile:

- a. Ceramic Tile:
 - (1) Porcelain Ceramic Mosaic Floor Tile and Glazed Ceramic Wall Tile, standard grade for all rest rooms. (See drawing for manufacturer's schedule.)
 - (2) Install with "Tile-Mate" thin setting bed mortar, The UPCO Company, 4805 Lexington Avenue, Cleveland 3, Ohio; per manufacturer's recommendations.
 - (3) Flush point all floor joints with black Hydroment grout, The UPCO Company, Cleveland, Ohio, and all wall joints with white dry tile grout.
 - (4) Clean without use of acid.
- b. Quarry Tile:
 - (1) Types:
 - (a) Window Stool Tile:
 - 1. #170 Russet, Standard Grade Bullnose, 1/2" x 6" x 6", Mosaic Tile Co.
 - 2. Install with Portland Cement Mortar.
 - (b) Floor Tile and Square Top Cove Base:
 - 1. #170 Russet, Standard Grade, 1/2" x 6" x 6" (Floor) and 1/2" x 4" x 6" (Cove), Mosaic Tile Company.
 - 2. Install with "Tile-Mate" thin setting bed mortar, The UPCO Company, per manufacturer's recommendations.
 - (2) Grout: Flush point with dry cured tile grout, colored very dark using "Lampblack".
 - (3) 1/4" flush joints.
- c. Contractor shall furnish proof of tile grade to Owner's Representative.

psium Company, Chicago, Illinois. Tapered edge type. The scope of painting specifications with long direction of sheet. Thermal wool batts, U. S. Gypsum Company. Manufacturer's recommendations. Composition Shingles, Bird and Son, Inc., Chicago, Illinois. Manufacturer's recommendations. Gutter's recommendations. Gutter, ductwork, gutters and downspouts, accessories. Manufacturer's recommendations. Bonding for complete and weather-tight installation. Bonding process). (Full Gray, Macklamburg,

- Stanley, Glynn-Johnson and Corbin catalogs.
door hardware furnished by door manufacturer.
- 1 1/2 Pair
Pair
1 1/2 Pair
- Stanley
or
Schlage
or
Corbin
Manufacturer.
- Stanley
or
Schlage
or
Corbin
Manufacturer.
- 241-A-4" x 4"
D-405-NOTO-26D
830-4302-K-26D
G5-WB-11-26D
- 179-P-4 1/2" x 4 1/2"
D-66-PD-NOTO-26D
830-488-26D
- 179-P-4 1/2" x 4 1/2"
D-66-PD-NOTO-26D
830-488-26D
- Accessories:
- a. Robe hook (Single).
 - b. Crane (Starlite) #8-7410 or Hallmack #681.
 - c. Toilet Paper Holder (Recessed).
 - d. Crane (Starlite) #8-7414 or Hallmack #676.
 - e. Towel Cabinets - (1 for each rest room - 1 for work area lavatory) - Chrome plated, similar to "NIBROC", Model #7A.
Source of Supply: Tulsa Paper Company
124 East Brady
Tulsa 1, Oklahoma
 - f. Soap Dispensers: (Similar to) -
(1) Liquid Dispensers: (1 for each rest room)
(a) Lavatory Mount: Pax, Model #4.
(2) Powdered Dispenser: (1 for work area)
(a) Wall Mount: Pax, Model #FP-1H.
Source of Supply: G. H. Packwood Manufacturing Company
1545 Tower Grove Avenue
St. Louis 10, Missouri
 - g. Secure accessories to masonry with expansion anchors or toggle bolts.
21. Steel Prefabricated Trash Enclosure: (If shown on Plot Plan)
- a. Size and location as shown on drawings.
(1) Baffle Wall - if shown on Plot Plan.
 - b. Above grade mounting on concrete slab.
 - c. Free Standing. Do not mount to building.
 - d. Gauge:
(1) Panel: 20 gauge minimum.
(2) Frame and Post: 14 gauge minimum.
 - e. Trash Enclosure shall receive one shop coat of zinc chromate primer.
 - f. Finish Color:
(1) Exterior Walls, Top, and ends: Off White.
(2) Interior Walls: Dado Gray.
 - g. Contractor shall submit three shop drawings to Owner's Representative for approval.
22. Installation of Equipment:
- a. Tanks:
(1) After delivery of tanks on site and until installation is complete, all tank openings must have proper protection to prevent entry of dirt or debris. Interior of tanks must be clean.
(2) Fill tanks with clean fresh water before backfilling.
(3) Upon completion of job, remove all water from tanks.
 - b. Air Compressor: Secure to floor with expansion shields or anchor bolts.
 - c. Hoists:
(1) Install per manufacturer's recommendations.
(2) Provide sand backfill.
(3) Fill hoist with Magnus light grade oil and test lift to satisfaction of Owner's Representative.
 - d. Plastic Signs: Before installation, thoroughly clean interior and exterior faces with clean water.
 - e. All other equipment installed as shown, and in accordance with the manufacturer's recommendations.
 - f. Installation of all equipment must meet Owner's approval.
23. Guarantee:
- a. General Contractor shall make good any defects in workmanship and material developing within one year from date of Owner's acceptance.
 - b. Repair and replacement at Contractor's expense.

SPECIFICATIONS:

General: Specifications shall be considered as a general outline and the drawings are to be considered diagrammatic, not necessarily showing in detail or scale all the minor materials and specialities needed.

2. Excavation and Backfilling:

- a. Do all that is necessary to complete work satisfactorily.
- b. See "Excavations" and "Backfilling" in Section VI.

3. Roughing In:

- a. Provide adjustable pipe hangers and sleeves or set lines in footings, walls, or floors where required.
- b. All piping exposed in building except in toilets, office and underground.

4. Existing Services:

Plug or cap all unused gas, water, sanitary sewer, and storm sewer service lines at mains.

5. Sewer Piping and Vents:

- a. Complete system to city sewer or other approved disposal.
- b. Sanitary and storm drains within buildings to be Phillips Products Company, Driscopipe Series 1600-PVC pipe and fittings or service weight cast iron pipe and fittings. Use oakum and lead joints for cast iron pipe and fittings and for connecting plastic pipe to cast iron fittings. Galvanized pipe with cast iron drainage fittings may be used for internal roof drain downspouts where installed.
- c. VCT with plastic insert quick coupling joints or Driscopipe Series 1000-PVC-24X to be used from 3' outside the building to the city sewer or approved disposal.
- d. Uniform horizontal slope - 1" in 8 feet, minimum.
- e. Below frost line where sewer leaves building.
- f. Provide cleanouts as shown or where required. Set brass CO plugs in graphite.
- g. 1 1/2" lead or galvanized pipe for single lavatory drains.
- h. "D" or "XL" weight lead pipe per Federal Specification WW-P-325.
- i. Vent stacks of cast iron, galvanized steel or wrought iron with cast iron fittings or Driscopipe 1600-PVC. Offset to clear structural members as required.
- j. Extend vents 6" above roof. Flash with 4# sheet lead extended 10" under roofing and turned down 1" inside vent. (Allow for pipe expansion)
- k. Provide grease trap by Josam or Boosey Mfg. Companies if code requires.

6. Supply Lines:

	Type "K"	Sch. 40 - ASTM-A-53
a. <u>Service</u>	<u>Copper</u>	<u>& ASTM-A-106</u>
Domestic Water	All	
Air	Underground	Overhead(Galv.w/150# Galv. Fittings)
Lift Oil	All	or (Galv. w/150# Galv. Fittings)
Waste Oil	All	or (Galv. w/150# Galv. Fittings)
Fuel Oil	All	or (Black)
Gasoline and Diesel		(Galv. w/300# Black Fittings Stamped 30CS)

Natural Gas

- (1) Install PESCO couplings or EPCO unions at junction of copper and steel pipes.
- (2) Substitutes for domestic water piping (outside building only) as follows:
 - (a) Driscopipe 5100, Ultra-line, pressure rated polyethylene pipe, SDR 11.5 100 psi, with insert fittings and clamps.
 - (b) Driscopipe 4200 PVC 2110, Type II, Grade 1, SDR-21, 200 psi, with solvent weld fittings.
 - (c) Information, catalogs and prices on Driscopipe are available from Phillips Products Company, Bartlesville, Oklahoma.

be under slabs to be soft temper and without...
 (50% overlap) or Polyken 940 plastic tape...
 Joints: Water, Air, Lift Oil, Waste Oil...
 FITTINGS soldered with 95% tin - 5% antimony...
 Poly: (unless otherwise shown) - Provide 1 1/2" line from main...
 main pressure (40 psi or less) - Provide 1" line from main...
 flush valve pressure (over 40 psi) and...
 from main, supply line from closets are installed provide 1 1/2" used...
 installed) - Provide 1 1/2" line from main...
 to meter; branch lines as shown or required. 1 1/2" compound; - Provide complete system from main...
 and gas - Teflon tape or John Crane Plastic Lead Seal #2...
 and lines - Do not use white Crane Plastic Lead Seal #2...
 floor covered with 3/8" Armstrong "Armaflex" Lead Seal #2...
 and longitudinal joints to be sealed with "Armaflex" Lead Seal #2...
 On above grade, install oil seal except...
 (only oil seal except...)

SPECIFICATIONS:

Acceptance Requirements, Tests and Guarantee:

- Provide a complete and working electrical system. Comply with all applicable codes and regulations. Furnish all fixtures and material unless specified "furnished by Owner".
 - b. Prior to acceptance, perform an insulation resistance test, in the presence of Owner's Representative. Each circuit, including connected equipment, except lighting fixtures, shall measure at least 1,000,000 ohms insulation resistance between the circuit wire and conduit system. (500 volt D.C. Megohmmeter)
 - c. All material shall be Underwriters Laboratory (U.L.) approved. Contractor guarantees his workmanship and the electrical material he has furnished and shall make good, at his expense, any defects or omissions appearing within one year from date of acceptance. Operation of connected equipment must meet with the approval of Owner's Representative.
2. **Lighting Fixtures:** (Complete with lamps)
- a. Fixtures as indicated on the Plot Plan, factory finished in Phillips Off White or anodized aluminum, complete with 1500 ma. T12/CW lamps and 15° rigid 2 1/2" pole adapters:
 - (1) Fluorescent Yard Lights (Single Fixture) - 6', lamp, end mount: Comcco 2304-651; O.P. Corp. 6-SA-4SHO; Petelco 8-T12-04SHO; Reverse 9946AVS; Whiteway 6-CB-4SHO; Guardian 52446-15-SHO; ElSCO SUT-C-24-4-72-A15-2 1/2-1500 m/a; Beacon 6-CR-4SHO; Jet 206-4-15E.
 - (2) "Y" Lights - Fluorescent Island Luminaires (Double Fixture) - 8', 4 lamp: Comcco 2304-862; O.P. Corp. 8-TSA-4SHO; Petelco T-TRI-84SHO; Whiteway 8-TCB-4SHO; Reverse 9948-AVT; Guardian 52448-D-15-SHO; ElSCO 2-SUT-C-24-4-96-B15-2 1/2-1500 m/a; Beacon 8-TCR-4SHO; Jet 2-208-4-15E.
 - b. Canopy lights, face lights and over stall doors, 1 lamp, tandem, 1500 ma. clear plastic enclosed fluorescent with T12/CW lamps (length as shown): O.P. Corp. SVA-1-SHO; ElSCO DSO-C-1; Whiteway SLE-1-SHO; Comcco 971; Jet SE-1-15; Petelco FL-1SHO; Guardian 100-15-P; Beacon BC-1SHO; American WPS-15.
 - c. Service Stall Lights, 2-F96T12/CW/HO lamps, 8 foot, 800 ma., bare fluorescent strip lights with gasketed sockets: ElSCO VO-2-96; Whiteway 8-SLV-2HO; O.P. Corp. 8-SAR-2HO; Jet 8-VSH-2-8; Petelco 8-FLO-2HO; Comcco 4702-8.
 - d. Office and Sales Room:
 - (1) Exposed, wall mounted fluorescents, 4 foot, 2-F40WW lamps, R.S.: Lightolier 10261; Prescolite 3275.
 - (2) Concealed, valance fluorescents 4 foot, 2-F40WW lamps, R.S.: Prescolite 3248H; Columbia FF 40-M4; Day-Brite 48240-4.
 - e. Rest Rooms: Fluorescent strip lights above luminous ceiling grid - same as 2., d., (2) above.
 - f. Storage Room: Same as 2., d., (2) above.
 - g. Rear Door (100 Watt): Prescolite WB2 with WG-6; McPhilben 43-44V1; Stonco P-8301-SAG.
 - h. Provide outlet box for future reel light.
3. **Switches:** Flush Tumbler -
- a. Bryant 4801-I, Arrow 1891-I or GE 5431-2 for lighting (except 3-way).
 - b. Bryant 4803-I, Arrow 1893-I or GE 5433-2 for 3-way control.
 - c. Bryant 2969, Arrow 4030 or Hubbell 2023 for rest room fan (door switch, if shown).
 - d. Bryant 4641 or Hubbell 1161 for sign disconnect (pylon mounted).
 - e. Service Area Switch Covers: Crouse-Hinds DS 185 for FS boxes.

PAINTING SPECIFICATIONS:General:

1. Paint all exterior and interior building surfaces and operating and yard equipment as specified.
2. Paint exterior only of housing of Electrical Equipment such as air compressor switch, disconnect switch and motor starters unless otherwise specified. DO NOT PAINT ANY NAME PLATES OR WIRING DIAGRAMS.
3. Paint Products: E. I du Pont de Nemours and Company or Pittsburgh Plate Glass Company. All materials furnished by Contractor.
4. Thoroughly stir paints to uniform consistency before applying. DO NOT STIR SKINS INTO PAINT.
5. Spray painting is prohibited except on island dispenser cases.
6. Roller coating is permitted on appropriate surfaces. Apply paint with combination of cross strokes. DO NOT use for applying block (filler) primer on concrete block or rough face masonry surfaces.
7. Where schedule does not serve as a guide, Contractor must request instructions.
8. Apply block (filler) primer as received in package. Apply a heavy film, filling all voids and imperfections in masonry construction, leaving a full wet film on the surface. Do not brush cut. Leave brush marks in the film.

CAUTION: The coverage rate of the block (filler) primer on rough block walls may be less than 60 square feet per gallon. For best results, apply finish coat within one week, but not until application of block (filler) primer has been approved by Owner's Representative.

B. Surface Preparation:

1. Surface must be dry. Do not paint during threatening, rainy, or freezing weather.
2. Remove oil and grease spots with T-3819 thinner before painting.
3. Give knots and sap streaks in wood surfaces coat of aluminum.
4. Let masonry work age at least ten days before painting. Wire brush all surfaces.
5. Wire brush to remove rust and scale from metal surfaces. Spot prime bare spots on pumps, hoists, floodlight, and sign poles with galvanized primer.
6. Finish wallboard surfaces (joint and nailheads) using respective manufacturer's approved system. Finish exposed edges with approved trim. Repair any defects prior to painting.

C. Thinners:

1. Thinning shall be with T-3819 (Summer) or pure gum turpentine (Winter).
 - a. The normal maximum quantities of thinners to be used, except for Block (Filler) Primer, are as follows:
 - (1) Prime Coat - Maximum thinner one pint per gallon.
 - (2) Second Coat - Maximum thinner one-half pint per gallon.
 - (3) Final Coat - Apply as received in container.
 - b. Block (Filler) Primer:
 - (1) DO NOT THIN.

D. Application Schedule: (Emulsion Base System)1. Finish color and surface determines system (see Color Scheme).

a. <u>Exterior Surfaces</u>	<u>Primer Coat</u>	<u>Second</u>	<u>Finish</u>
Masonry	Off White Emulsion		Off White Emulsion
Masonry	2 coats - Off White Emulsion	Red Emulsion	Red Emulsion
Masonry	Block(Filler)Primer White(1)		Dado Gray (5)
Concrete	Curb White		Curb White
Galv. Iron	Off White Emulsion (6)		Off White Emulsion
Galv. Iron	Off White Emulsion (6)	Red Emulsion	Red Emulsion
Alum. Letters			Charcoal
Steel	Galv. Primer (2)	Off White (5)	Off White (5)
Wood	Primer Sealer (3)	Off White (5)	Off White (5)
Wood	Primer Sealer (3)	Red Emulsion	Red Emulsion
Gypsum Wallboard	Sealer Coater		Off White Emulsion

b. <u>Interior Surfaces</u>			
Masonry	Block(Filler)Primer White(1)		Off White S.G.
Masonry	Block(Filler)Primer White(1)		Wall Gray
Masonry	Block(Filler)Primer White(1)		Dado Gray
Masonry	Block(Filler)Primer White(1)		Wall Yellow
Wood	Primer Sealer (3)	White UC	Wall Gray
Wood	Primer Sealer (3)	White UC (4)	Wall Yellow
Wood	Primer Sealer (3)	White UC	Off White S.G.
Wood & Masonite	Primer Sealer (3)	White UC (4)	Dado Gray
Masonite	Primer Sealer (3)	White UC	Wall Gray
Gypsum Wallboard	Sealer Coater		Off White S.G.
Metal	Galv. Primer (2)	Off White S.G.	Off White S.G.
Metal	Galv. Primer (2)		Wall Gray
Metal	Galv. Primer (2)		Dado Gray
Metal	Galv. Primer (2)		Wall Yellow
Metal		Red	Red

Birch Finish See G. Finish of Birch Doors, Shelving, Paneling and Trim.

2. For Safety Color Code application, see Color Scheme.
3. Use spray materials on computer pump housing.

FOOTNOTES:

- (1) Do not thin Block (Filler) Primer White.
- (2) First coat for exterior and interior metal surfaces; for unprimed surfaces and bare spots on previously primed surfaces; use Phillips Galvanized Metal Primer-Gray as received in package. Mix in accordance with label directions, stir vehicle before adding top compartment pigment.
- (3) First coat for wood surfaces; apply primer sealer as received in package.
- (4) Tint White Undercoater with oil colors to approach finish color.
- (5) Oil base paint.
- (6) Remove any oil or grease film with a detergent wash. On exterior galvanized iron, use Off White Emulsion as the primer coat.

EMULSION PAINT NOTES:

- (a) Do not use emulsion paint on stations located in sooty atmosphere.
- (b) Emulsion paints shall not be applied when temperature is below 40°F nor at such time that it will be exposed to freezing temperatures before it dries.
- (c) Do not use emulsion paint on equipment.

D. Application Schedule: (Oil Base System)

1. Finish color and surface determines system (see Color Scheme).

a. <u>Exterior Surfaces</u>		<u>Primer Coat</u>	<u>Second</u>	<u>Finish</u>
Masonry	Block(Filler)Primer White(1)			Off White
Masonry	Block(Filler)Primer White(1)		Red	Red
Masonry	Block(Filler)Primer White(1)			Dado Gray
Concrete	Curb White			Curb White
Galv. Iron	Galv. Primer (2)		Off White	Off White
Galv. Iron	Galv. Primer (2) & 1 coat of Off White		Red	Red
Alum. Letters				Charcoal
Steel	Galv. Primer (2)		Off White	Off White
Wood	Primer Sealer (3)		Off White	Off White
Wood	Primer Sealer (3)		Red	Red
Gypsum Wallboard	Sealer Coater			Off White Emulsion
b. <u>Interior Surfaces</u>				
Masonry	Block(Filler)Primer White(1)			Off White S.G.
Masonry	Block(Filler)Primer White(1)			Wall Gray
Masonry	Block(Filler)Primer White(1)			Dado Gray
Masonry	Block(Filler)Primer White(1)			Wall Yellow
Wood	Primer Sealer (3)	White UC		Wall Gray
Wood	Primer Sealer (3)	White UC (4)		Wall Yellow
Wood	Primer Sealer (3)	White UC		Off White S.G.
Wood & Masonite	Primer Sealer (3)	White UC (4)		Dado Gray
Masonite	Primer Sealer (3)	White UC		Wall Gray
Gypsum Wallboard	Sealer Coater			Off White S.G.
Metal	Galv. Primer (2)	Off White S.G.		Off White S.G.
Metal	Galv. Primer (2)			Wall Gray
Metal	Galv. Primer (2)			Dado Gray
Metal	Galv. Primer (2)			Wall Yellow
Metal		Red		Red
Birch Finish	See G. <u>Finish of Birch Doors, Shelving, Paneling, and Trim.</u>			

2. For Safety Color Code application, see Color Scheme.

3. Use spray materials on computer pump housing only.

FOOTNOTES:

- (1) Do not thin Block (Filler) Primer White.
- (2) First coat for exterior and interior metal surfaces; for unprimed surfaces and bare spots on previously primed surfaces; use Phillips Galvanized Metal Primer-Gray as received in package. Mix in accordance with label directions, stir vehicle before adding top compartment pigment.
- (3) First coat for wood surfaces; apply primer sealer as received in package.
- (4) Tint white undercoater with oil colors to approach finish color.

E. Color Scheme:

1. Finish color and surface determines paint system (see Application Schedule).

a. Building Exterior:

See Drawings.

b. Building Interior:

(1) Sales Room

Ceiling and Mould
 Walls (Do not paint brick if installed)
 Aluminum Entrance Door & Transom, Frame & Trim
 Sliding Door
 Column
 Pegboard
 Birch Doors, Trim and Shelving
 Brackets & Standards
 Valance above shelves
 Quarry Tile Floors

Finish Color

Off White S.G.
 Wall Gray
 DO NOT PAINT
 Wall Gray
 Off White S.G.
 Wall Gray
 See G.
 FC NOT PAINT
 See G.
 DO NOT PAINT

(2) Rest Rooms

Walls, Tile
 Walls, above Tile
 Ceiling and Mould
 Door, Panel, and Trim
 Floors, Tile
 Fixtures

DO NOT PAINT
 Off White S.G.
 Off White S.G.
 See G.
 DO NOT PAINT
 DO NOT PAINT

(3) Grease, Wash and Work Area

Walls (40" Dado)
 Walls (above Dado)
 (a) Back Wall
 (b) Other Wall Areas
 Ceiling, Moulds & Beam
 Frames, Trim & Track (Outside of track only)
 Aluminum Door
 Mud Sump Cover
 Exposed Piping & Conduits
 Furnace, Jacket, Hangers and Ducts
 Furnace Flue (Furnace to Ceiling)
 Ducts, extension over stalls (if installed)
 Floors
 Tire Rack, edges and tops of shelves
 Underside of shelves, brackets & standards
 Work Bench (New and Dado Gray)
 Work Bench (Used or not Dado Gray)
 Tool Board
 Compressor (New and Dado Gray)
 Compressor (Used or not Dado Gray)
 Hoist
 Pumps on lubsters
 Waste Oil Sump

Dado Gray

Wall Yellow
 Wall Gray
 Off White S.G.
 Dado Gray
 DO NOT PAINT
 Dado Gray
 Same as Background
 Wall Gray
 DO NOT PAINT
 Wall Gray
 DO NOT PAINT
 Dado Gray
 Same as Background
 DO NOT PAINT
 Dado Gray
 Dado Gray
 DO NOT PAINT
 Dado Gray
 Red
 Red
 Dado Gray

(4) Storage Room

Ceiling and Mould
 Walls & underside of shelves, brackets & standards
 Edges and tops of shelves
 Door, Panel & Trim (Birch)
 Door & Trim (Paint Grade)
 Floor

Off White S.G.
 Wall Gray
 Dado Gray
 See G.
 Dado Gray
 DO NOT PAINT

White #
 Off White Charcoal
 Red Charcoal
 Yellow Charcoal
 Green Charcoal
 Off White Charcoal
 Orange Charcoal
 Yellow Charcoal
 White

F. Purchase of Materials: (du Pont)

- a. All paint materials shall be secured by the Contractor from the authorized Supplier's warehouse. The use of other material will not be permitted.
- b. The cost of these materials, which are to be included in the contract price, will be deducted from contract payments in accordance with the attached paint material price list. Quantities charged to the Contractor will be those recorded on Supplier's invoices to the Company. Discounts will not be allowed. Copies of the invoices will be furnished the Contractor prior to final contract payment.
- c. Price list delivered on job.

Description	Name Used In Specification	Price Per Gallon		
		5's	1's	1/4's
Phillips Black Enamel	Black	\$3.30	\$3.50	\$4.00
Phillips Charcoal (Brush)	Charcoal	-	4.05	4.55
Phillips Charcoal (Spray)	Charcoal	-	3.85	4.35
Enamel Precaution Blue	Blue	-	5.35	5.85
Paste Wood Filler (Natural)	Filler	-	3.45	3.95
Phillips Wall Gray	Wall Gray	4.35	4.55	5.05
Phillips Dado Gray	Dado Gray	3.95	4.15	4.65
Phillips Green	Green	4.50	4.70	5.20
Phillips Orange	Orange	5.90	6.10	6.60
Galvanized Metal Primer (Gray)	Galv. Primer	6.50	7.10	7.70
Block (Filler) Primer (White-oil base)	Block(Filler) Primer White	3.25	3.45	-
Sealer Coater (White)	Sealer Coater	3.30	3.50	4.00
Phillips Primer Sealer (White)	Primer Sealer	3.70	3.90	4.40
Phillips Red (Brush)	Red	-	6.20	6.70
Phillips Red (Spray)	Red	-	5.95	6.45
Phillips Red Semi-Gloss Emulsion Paint	Red Emulsion	-	7.50	8.00
No. 727 Fruitwood Satin Sheen Oil Stain	Stain	-	3.55	4.05
T-3819	Thinner	1.15	1.35	1.85
RK-5904 Clear Varnish Gloss	Varnish (Gloss)	-	4.55	5.05
Dulux Satin Sheen Varnish (Flat)	Varnish (Flat)	-	4.55	5.50
Phillips Exterior Off White (Brush)	Off White	4.55	4.75	5.25
Phillips Exterior Off White (Spray)	Off White	-	4.15	4.65
Phillips Off White Flat Emulsion Paint	Off White Emulsion	4.60	4.80	-
Phillips Curb White	Curb White	-	3.45	3.95
Phillips White Undercoater #1066	White UC	3.30	3.50	4.00
Phillips Mildew Resistant Off White Gloss	Off White Gloss	5.10	5.30	5.80
Phillips Semi-Gloss Off White Enamel	Off White S.G.	5.85	6.05	6.55
Phillips Wall Yellow Semi-Gloss	Wall Yellow	4.40	4.60	5.10
Phillips Yellow (Brush) Exterior	Brush Yellow	-	5.25	5.75
Phillips Yellow (Spray) Exterior	Yellow	-	5.35	5.85

Price List for All Stations
 Price Quoted as of 1-2-67
 2-14-67

F. Purchase of Materials: (Pittsburgh)

- a. All paint materials shall be secured by the Contractor from the authorized Supplier's warehouse. The use of other material will not be permitted.
- b. The cost of these materials, which are to be included in the contract price, will be deducted from contract payments in accordance with the attached paint material price list. Quantities charged to the Contractor will be those recorded on Supplier's invoices to the Company. Discounts will not be allowed. Copies of the invoices will be furnished the Contractor prior to final contract payment.
- c. Price list delivered on job.

<u>Description</u>	<u>Name Used in Specification</u>	<u>Price Per Gallon</u>		
		<u>5's</u>	<u>1's</u>	<u>1/4's</u>
Phillips Black Enamel	Black	\$ -	\$ 2.52	\$3.20
Phillips Charcoal (Brush)	Charcoal	-	3.41	4.12
Phillips Charcoal (Spray)	Charcoal	-	3.86	4.56
Enamel Precaution Blue	Blue	-	-	4.68
Paste Wood Filler (Natural)	Filler	-	2.60	3.40
Phillips Wall Gray	Wall Gray	3.28	3.38	4.12
Phillips Dado Gray	Dado Gray	3.59	3.69	4.40
Phillips Green	Green	-	4.50	-
Phillips Orange	Orange	-	4.61	5.32
Galvanized Metal Primer (Gray)	Galv. Primer	4.36	4.45	5.36
Block (Filler)Primer(White-Oil Base)	Elock (Filler)	-	-	-
Sealer Coater (White)	Primer White	2.73	2.83	-
Phillips Primer Sealer (White)	Sealer Coater	2.44	2.54	-
Phillips Red (Brush)	Primer Sealer	2.68	2.78	-
Phillips Red (Spray)	Red	-	5.88	6.64
Phillips Red Semi-Gloss Emulsion Paint	Red	-	5.39	6.08
Fruitwood Oil Stain	Red Emulsion	-	5.88	-
T-3819	Stain	-	3.54	4.28
RS-1664 Clear Varnish (Gloss)	Thinner	0.77	0.87	-
#1836 Satin Sheen Varnish (Flat)	Varnish (Gloss)	-	2.81	3.56
Phillips Exterior Off White (Brush)	Varnish (Flat)	-	2.81	3.56
Phillips Exterior Off White (Spray)	Off White	4.24	4.34	5.04
Phillips Off White Flat Emulsion Paint	Off White	-	4.40	-
Phillips Curb White	Off White Emulsion	-	5.40	-
Phillips White Undercoater UC-10891	Curb White	2.69	2.79	5.12
Phillips Semi-Gloss Off White Enamel	White UC	2.72	2.82	-
Phillips Wall Yellow Semi-Gloss	Off White S.G.	-	4.66	-
Phillips Yellow (Brush) Exterior	Wall Yellow	3.79	3.89	4.48
Phillips Yellow (Spray) Exterior	Brush Yellow	-	4.61	5.32
	Yellow	-	5.58	5.76

Price List for All Stations
 Price Quoted as of 1-2-67
 2-14--67

G. Finish of Birch Doors, Shelving, Paneling, and Trim:

Stain surfaces in such a manner that the light and dark wood will be of uniform color and approximately same as pre-finished panels.

1. Do not commence finishing until all other construction in spaces occupied by material to be finished, has been completed. Prevent entrance of dust and dirt during application and drying of finishing materials.
2. Sample:
Prepare sample of material at least 1 square foot in area similar to the material used on the job and finish it in accordance with these specifications. Sample must be approved by Owner's Representative, prior to commencing finishing of the job.
3. Surface Preparation:
Sand all surfaces to a smooth even finish free of bumps, depressions, scratches or other irregularities, final sanding with No. 240 Grit or finer. Remove sanding dust from grain with a dusting brush or equivalent. Countersink all nails, screws, etc. Do not fill nail holes before finishing.
4. Finishing Kit: "Weldwood", U. S. Plywood Corp.
 - (a) Putty Sticks:
 - (1) #1, Face.
 - (2) #15, Grooves.
 - (b) Satinlac Lightener, plus 2 coats Satinlac finish.
 - (c) Installation per manufacturer's printed recommendations.

AP 184 Auburn Street

August 6, 1969

Mr. Richard B. Bowley,
184 Auburn Street

cc: Phillips "66"
449 Forest Avenue

Dear Mr. Bowley:

Permit to demolish existing service station and to construct a 28' x 60' service station as per plans is being issued herewith subject to the following Building Code requirements:

1. Please bear in mind that separate permits are required from the actual installers of the heating system, detached pole signs if any, prefabricated chimney, all underground gas and storage tanks.
2. We assume that all parts of the exterior foundation walls will extend at least 4' below grade.
3. Bear in mind that Section 1202.7.5.4 requires that when walls are veneered with brick, terra cotta, stone or concrete trim stone, the veneering shall be tied into the backing either by a header for every three hundred square inches of wall surface, or by metal ties not less in thickness than wire of #6 gauge, spaced not farther apart than one foot vertically and two feet horizontally. Headers should project at least three and three-quarters inches into the backing.
4. Mechanical ventilation of the toilet rooms must be approved by the Plumbing Inspector.
5. An "approved" grease and oil separator is required in line from floor drain to public sewer. See Section 204-1-1.
6. The projection of concrete floor of the building continuously as an apron beyond the foundation walls of the building so as to be subject to frost action is questioned.
8. Statement of design blank (copy enclosed) signed by a qualified person is needed for fixing to the plans.
9. Please notify this office as to the name of the general contractor as soon as the contract is let.

Very truly yours,

Charles J. Smith

Mr. Richard B. Bowley -----2

August 6, 1969

PS: The Public Works Department has approved your site plan provided your asphalt approaches are 35' in width instead of the 40' shown.



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, July 2, 1969

PERMIT ISSUED

732
AUG. 7 1969

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 19 1/2 Auburn Street Within Fire Limits? Dist. No.
Owner's name and address Richard H. B. Bowley, 18 1/2 Auburn St. Telephone
Lessee's name and address Phillips 66 - 449 Forest Ave. Telephone
Contractor's name and address not lev. Telephone
Architect Specifications Plans yes No. of sheets
Proposed use of building Service Station No. families
Last use " No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 24,000 Fee \$ 48.00
fee pd. 8-5-69

General Description of New Work

service station
To demolish existing 26'x42' and to construct 28'x60' service station as per plans

This application is preliminary to get settled the question of zoning appeal.
In the event the appeal is sustained the applicant will give estimated cost and pay fee.

Appeal sustained 7/31/69 (over)

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 owner Phillips 66 - 449 Forest Ave

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? yes If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent? yes
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:

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?

CS 301

INSPECTION COPY

Signature of owner

Richard B. Bowley



APPLICATION FOR PERMIT

PERMIT ISSUED

JAN 6 1970 6

CITY of PORTLAND

Class of Building or Type of Structure Second Class
Portland, Maine, January 5, 1970

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

(Renewal)

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 194 Auburn St. Within Fire Limits? Dist. No.
Owner's name and address RICHARD B. BOWLEY, 184 Auburn St. Telephone
Lessee's name and address Phillips Petroleum Company, 449 Forest Ave. Telephone
Contractor's name and address not let Telephone
Architect Specifications Plans yes No. of sheets
Proposed use of building Service Station No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 24,000 Fee \$ 48.00

General Description of New Work

To demolish existing service station 26' x 42'
To construct 28' x 60' service station as per plans.

Appeal sustained 7/31/69

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 Phillips Petroleum Company

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:

R.L.B.

Miscellaneous

Will work require disturbing of any tree on a public street? no
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

Phillips Petroleum Company

INSPECTION COPY

Signature of owner by:

[Signature]

NOTES

2/25/70 - Phil has
been doing here to drop
permit alive. E.S.

3/4/70 - Mr. Justice
Called and Special
General Const. Co.
Lawston was contractor
A letter sent out also
date letter 2/16/70
E.S.S.

3/31/70 - Went over
letter with contractor's
superintendent. Told him
if in doubt about requirements
to call this office
E.S.S.

4/13/70 - Went over
letter with contractor
super. Told him to
call when ready to
pay for it. E.S.S.

4/17/70 - FTY rings
E.S.S.

4/24/70 - Logging
blocks. E.S.S.

4/28/70 - Shakes laid
to grade - Reminded
contractor of signs etc. to
be used on back of
massary vessels. E.S.S.

5/27/70 - Station up
wiped over, partitioned
off etc. progressing
blowby. E.S.S.

8/17/70 - Nearly finished
E.S.S.

Permit No. 7016
Location 194 Williams St.
Owner Mr. Wm. Peterkin
Date of permit 10/6/70
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued 12/6/70
Staking Out Notice
Form Check Notice

10/6/70 - Cert.
to be issued
E.S.S.

Sign - O.K.
Vampalun - O.K.
Tanks - O.K.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

#15-Pol
9/12/69
Granted Cond. 10/2/69
69/102

VARIANCE APPEAL

Richard B. Bowley, owner of property at 184-198 Auburn 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 an 8'x8' detached pole sign, double faced, with the top 20' above the ground. This permit is presently not issuable under the Zoning Ordinance because this sign would constitute an increase in the existing non-conforming use pertaining to the R-3 Residential 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.

Richard B. Bowley
APPELLANT

DECISION

After public hearing held October 2, 1969, 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 that said sign shall be at least 5 feet from the street line.

Richard L. Young
Henry W. Stewart
W. K. [Signature]
Board of Appeals

DATE: October 2, 1969

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Richard B. Bowley
AT 184-198 Auburn Street, Portland, Maine

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS
William B. Kirkpatrick
~~FRANKLIN XXXXXXXXXXXX~~
Ralph L. Young
Harry M. Shwartz

	YES	VOTE	NO
William B. Kirkpatrick	(X)		()
Ralph L. Young	(X)		()
Harry M. Shwartz	(X)		()

Record of Hearing

Granted, provided that said sign shall be at least 5 feet from the street line.

284-198 Auburn Street

Sept. 9, 1969

cc to: Phillips Petroleum Co., 449 Forest Avenue
cc to: Deering Realty Co., 1041 Washington Avenue
cc to: Corporation Counsel

Richard E. Bowley
184 Auburn Street

Dear Mr. Bowley:

Permit to erect an 8'x8' detached pole sign, double faced, with the top 20' above the ground at the above named location is not issuable under the Zoning Ordinance because this sign would constitute an increase in the existing non-conforming use pertaining to the R-3 Residential Zone in which this property is located.

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 \$15.00 shall be paid this office for a variance appeal at the time the appeal is filed.

Very truly yours,

A. Allan Soule

Assistant Director, Building Inspection Department

AAS:ms

September 29, 1949

Mr. Richard B. Bowley
184 Auburn Street
Dear Mr. Bowley:

cc: Deering Realty Co.
1041 Washington Ave.

October 2, 1949

CITY OF PORTLAND, MAINE
Department of Building Inspection

254-15th Auburn Street

July 8, 1969

cc to: Corporation Counsel

Richard B. Bowley
184 Auburn Street

Dear Mr. Bowley:

Permit to demolish existing 26' x 24' service station and to construct a new 28' x 60' service station at the above named location in the R-3 Residential Zone for which this property is located is not feasible under the Zoning Ordinance for the following reasons:

1. The setback from the street for the canopy is only 13' instead of the 7' required by Section 602.4B.4 of the Zoning Ordinance.

2. The setback from the rear property line of this station is only 8'6" instead of the 25' required by Section 602.4B.1 of the Zoning Ordinance.

3. The present use of the building is non-conforming in the R-3 Residential Zone in which this property is located and the demolition of the existing service station and construction of the new service station would increase the cubical contents of the building now used as a lawful non-conforming use which is forbidden by Section 602.17b of the Zoning Ordinance.

We understand that you would like to exercise your appeal rights in this matter, as provided under Section 602.24c of the Zoning Ordinance. 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 \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

R. Lovell Brown
Director, Building Inspection Department

COPY



City of Portland

OFFICE HOURS
10 TO 12 M.
4 TO 5 P.M.

OFFICE OF INSPECTOR OF BUILDINGS

4-22-14 191

To the Inspector of Buildings of the City of Portland:

The undersigned respectfully makes application for a permit to erect enlarge a building on
..... **Auburn** street, at number **96** to be
One & 1/2 stories high. **Twenty-eight** feet long, **Twenty-two**
feet wide; also an addition to be stories high,
feet long, feet wide, and to be used as a **Dwelling**

CELLAR WALL—To be constructed of **Concrete** to be **12** inches wide on bottom and
batter to **10** inches on top.

UNDERPINNING—To be **Blocks** Height of underpinning from top of cellar wall to bottom of
sill ft. inches to be **8** inches in thickness.

EXTERIOR WALLS—To be constructed of **Wood** If of Brick, Stone, etc. Total Height of wall
..... ft. inches. Thickness of 1st. **2d** **3d** **4th**
5th **6th** story walls. If of reinforced concrete state mix and reinforcing system
to be used.

If wood construction, sills to be **4x8** Girders **6-6** Floor Timbers **2-7**
Posts **4-6** Girts **4-4** Studs **2-4** to be spaced **16** on C

This building will be used for the purposes of **Dwelling** (If for apartments,
tenements, or other family uses state number of families accommodated and number on each floor.
If for manufacturing or mercantile purposes state character of business and amount of estimated
weight to be carried by the floor.)

Number of families on floor **One**

Total number of families **One**

Manufacturing (state character)

Estimated load on floors per sq. ft.

Mercantile business (state character and load per sq. ft.)

If building is used for tenement house or family use and more than one family, the following pro-
visions of the Building Laws regarding dividing partitions shall be adhered to (Quote Law re. this).

FIRESTOPS—All bearing and center partitions will have firestops cut in tight on top of each partition cap
and between each set of floor timbers. Where ledger boards are used there shall be firestops cut in
tight against bottom of ledger boards, of same size as wall studs. Also wherever the Inspector of
Buildings may consider necessary.

STAIRWAYS—No. in building location to be enclosed
with walls to be lathed with lathing.

ROOF—To be constructed of **Wood** Rafters to be **2-6** inches to be spaced **24**
..... inches on centers. Roof to be covered with **Shingles**

Gutters to be made of Cornices to be made of

Bay windows to be made of to be covered with

Dormer windows to be made of to be covered

Chimneys, Smoke flues to be lined with **Flue Lining** and provided with a 10-inch outside collar and
an inside collar to go to the inside of the flue.

Estimated Cos. of Building **\$1800**

INSPECTION—The Inspector of Buildings is to be notified when building is ready for lathing and at
least 24 hours before the lathing is begun.

The Building is **Owner by the day** Address

The Architect is Address

The Owner is **Seth F. Sweetsir** Address **1590 Washington Ave.**

No Deviation will be made from the above application without written permission from the Inspector of
Buildings.

The above petition was granted the day of 191

(Applicant to sign here *Seth F. Sweetsir*)



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Sept. 2, 1981, 19
 Receipt and Permit number A73099

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: Auburn St. - 204
 OWNER'S NAME: George Larracey, Jr. ADDRESS: 204 Auburn St.

OUTLETS:	FEES
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of)	
Incandescent _____ Flourescent _____ (not strip) TOTAL _____	
Strip Flourescent _____ ft. _____	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____	Water heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground <u>1</u> _____	5.00
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 _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____	INSTALLATION FEE DUE: 5.00
FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____	DOUBLE FEE DUE: _____
	TOTAL AMOUNT DUE: 5.00

INSPECTION:

Will be ready on now, 1981; or Will Call _____
 CONTRACTOR'S NAME: McMahon
 ADDRESS: _____
 TEL.: _____
 MASTER LICENSE NO.: _____ SIGNATURE OF CONTRACTOR: George Larracey, Jr.
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

September 2, 1981

Mr. George Larracey, Jr.
204 Auburn Street
Portland, Maine 04103

Re: 204 Auburn Street

Dear Mr. Larracey:

Your application for a building permit to install a 24' above ground pool is hereby approved subject to the (2) two enclosed regulations from this department.

Sincerely,

P. S. Hoffses
Chief of Inspection Services

PSH/jmr



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION _____ PORTLAND, MAINE, Sept. 2, 1981.

SEP 3 1981

914 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:

LOCATION 204 Auburn St. Fire District #1 [], #2 []
1. Owner's name and address ... George Larracey, Jr. ... same ... Telephone 797-9176.
2. Lessee's name and address ... Telephone ...
3. Contractor's name and address Bob Oliver ... Gorham ... Telephone ...
4. Architect ... Specifications ... Plans ... No. of sheets ...
Proposed use of building ... above ground pool ... No. families ...
Last use ... No. families ...
Material ... No. stories ... Heat ... Style of roof ... Roofing ...
Other buildings on same lot ...
Estimated contractual cost \$... 1200. ... Fee \$... 20. ...

FIELD INSPECTOR—Mr. ... GENERAL DESCRIPTION

This application is for: @ 775-5451 To install 24' round above ground pool as per plan
Dwelling ... Ext. 234
Garage ...
Masonry Bldg. ...
Metal Bldg. ...
Alterations ... Stamp of Special Conditions
Demolitions ...
Change of Use ...
Other ...

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 [x] 2 [] 3 [] 4 []
Other:

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 ... Column 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 ... Will work require disturbing of any tree on a public street? ...
ZONING: ...
BUILDING CODE: ... 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
Fire Dept.: ...
Health Dept.: ...
Others:

Signature of Applicant [Signature] Phone # 772-9176
Type Name of above ... Mrs. George Larracey ... 1 [] 2 [] 3 [] 4 []
Other ...
and Address

OFFICE FILE COPY

4

200-206 Auburn Street

June 2, 1977

Mr. George Larracey, Jr.
204 Auburn Street
Portland ME 04103

cc: Bailey Signs, Inc.
Attn Bruce Bailey
553 Commercial St.
Portland ME 04101

Dear Mr. Larracey

Following is the decision of the Board of Appeals regarding your petition to erect a detached sign, 18 in. by 4 ft., at the above named location.

Please note the appeal was granted subject to locating this sign not more than seven and one-half feet from the existing building.

Very truly yours

A. Allan Soule
Assistant Director

PERMIT TO INSTALL PLUMBING

11202

PERMIT NUMBER

Date Issued: 3-6-62
 PORTLAND PLUMBING INSPECTOR
 By: J. P. Welch

Address: 204 Auburn Street
 Installation For: Gordon Lamson
 Owner of Bldg: Gordon Lamson
 Owner's Address: 204 Auburn Street
 Plumber: W. W. Johnson & Son Date: 3-6-62

APPROVED FIRST INSPECTION	NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
Date: 3-6-62			SINKS		
By: J. P. Welch			LAVATORIES		
APPROVED FINAL INSPECTION			TOILETS		
Date: Mar. 15-1962			BATH TUBS		
By: JOSEPH B. WELCH			DWERS		
TYPE OF BUILDING			RAINS		
<input type="checkbox"/> COMMERCIAL			HOT WATER TANKS		
<input type="checkbox"/> RESIDENTIAL			TANKLESS WATER HEATERS		
<input type="checkbox"/> SINGLE	1		GARBAGE GRINDERS		
<input type="checkbox"/> MULTI FAMILY			SEPTIC TANKS		
<input type="checkbox"/> NEW CONSTRUCTION			HOUSE SEWERS		
<input type="checkbox"/> REMODELING			ROOF LEADERS (Conn. to house drain)		
			Lead Bend	1	\$ 2.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL \$ 2.00



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

JUN 3 1977

ZONING LOCATION PORTLAND, MAINE, Mar. 22, 1977

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:

LOCATION: Auburn St. Fire District #1, #2
1. Owner's name and address: George's Barber Shop, Telephone 727-2176
2. Lessee's name and address: Telephone
3. Contractor's name and address: Bailey's Sign Inc., 553 Commercial St, Telephone 774-2843
4. Architect: Specifications Plans No. of sheets
Proposed use of building: barber shop No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 10.80

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION
This application is for: @ 775-5451 To erect 18" xx 4' pole sign-
Dwelling Ext. 234 illuminated, plastic - non flashing
Garage replacing existing sign
Masonry Bldg.
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use Appeal sustained conditionally 6/1/77
Other

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? 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?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: Will there be in charge of the above work a person competent
BUILDING CODES to see that the State and City requirements pertaining thereto
Fire Dept.: are observed? yes.
Health Dept.:
Others:

Signature of Applicant: Bruce Bailey Phone #
Type Name of above: Bruce Bailey 1 2 3 4
Other and Address

FIELD INSPECTOR'S COPY

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant Bailey Signs, Inc.

B. Property Location 200-206 Auburn Street

C. Applicant's Interest in Property: |

() Owner
() Tenant
() Other _____

D. Property Owner George Larracey, Jr.

E. Owner's Address 200-206 Auburn Street

F. Zone (Circle One):

R-1 R-2 R-3 R-5 R-6

R-P B-1 B-2 B-3 A-B

I-P I-1 I-2 I-2b I-3 I-3b

RPZ

G. Site Plan Approval Required _____

H. Present Use of Property Dwelling, with home occupation.

I. Section(s) to Which Variance Related 602.16A.1.a

J. Reasons Why Permit Cannot be Issued The 6 sq.ft. sign exceeds maximum of 2 sq.ft. allowance for home occupation in an R-3 Residence Zone.

K. Requested Variance Would Permit Construction of Sign Above Premises as Stated

L. Notice Sent to 6 Adjacent Property Owners

Appearances

A. Those Advocating Variance

Mrs. George L. ...

B. Those Opposing Variance

NONE

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

PHOTO, OVERLAY, SKETCH OF PROPOSED SIGN.

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for space and bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e).

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience [Section 602.24C 3.b.(1) (a)]

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

B. If yes, the unique physical conditions: (Check One) [Sec. 602.24C 3.b.(1) (b)]

existed at the time of the enactment of the provision from which a variance is sought; or

were caused by natural forces; or

were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions [Sec. 602.24C 3.b.(1) (c)]

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. [Sec. 602.24C 3.b.(1) (d)]

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety [Sec. 602.24C 3. b.(1) (e)]

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

V. Specific Relief Granted

After a public hearing held on JUNE 1, 1977, the Board of Appeals finds that: (Check One)

Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E. above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If Any) _____

CONDITIONS: SIGN MUST BE WITHIN 7/4 FT FROM EXISTING BUDG.