

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 20, 2013

**SUBJECT: Belle Tire Site Plan for City Council Approval
(590 West Ellsworth)
File No. SP13-023**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Belle Tire Site Plan, subject to the recording of a shared parking easement and the recording of a sanitary sewer easement before issuance of building permits.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because the contemplated development would comply with all applicable local, state and federal laws and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and the development would not cause a public or private nuisance and would not have a detrimental effect on public health, safety or welfare.

LOCATION

The site is located on the north side of West Ellsworth Road, east of South State Street (South Area, Malletts Creek Watershed).

DESCRIPTION OF PETITION

The petitioner proposes constructing a one-story, 9,735-square foot auto service facility on this one-acre site. The existing curb cut off West Ellsworth leading to this site is proposed to be closed, and ingress/egress for this site will be through a shared curb cut located on the parcel to the west.

The new auto service facility includes the minimum total of 49 parking spaces, with 10 of these spaces located in the service bays. Two parking spaces located at the southwest corner of the parking lot belong to the adjacent neighbor (Tim Horton's). The petitioner will use and maintain these two spaces via a recorded easement.

New public sidewalk is proposed along the frontage of this site, completing the gap between the parcels to the east and west. A pedestrian connection is proposed from the building entrance to the public sidewalk. A bicycle hoop will be provided at the building entrance.

The storm water management system is located underground at the western portion of the site and meets 100-year storm water detention requirements. No natural features are impacted on the site.

A notification postcard (attached) was mailed when the site plan was submitted. At the time this staff report was written, no concerns were received regarding this proposed development.

The estimated cost of construction for this project is \$1,100,000.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Vacant/Future Restaurant & Retail	C3 (Fringe Commercial District)
EAST	Research/Offices	RE
SOUTH	Service Station/Vacant	TWP (Township)
WEST	Restaurant	C3 (Fringe Commercial)

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	C3 (Fringe Commercial District)	C3	C3
Gross Lot Area	36,677 sq ft	36,677 sq ft	6,000 sq ft MIN
Maximum Usable Floor Area in Percentage of Lot Area	Vacant	9,735 sq ft (26.5%)	73,354 sq ft MAX (200% MAX)
Setback – Front	Vacant	10 feet – W. Ellsworth	10 ft MIN 25 ft MAX
Setback – Side(s)	Vacant	118 ft – west 5 ft - east	0 ft MIN
Setback – Rear	Vacant	32 ft	0 ft MIN
Height	N/A	29 ft	55 ft MAX
Parking – Automobile	N/A	49 spaces	49 spaces MIN
Parking – Bicycle	N/A	Class C – 2 spaces	Class C – 1 space MIN

HISTORY

This site was annexed in 1973. The site was zoned PUD in 1977 to allow a restaurant building and an adjacent two-story, 10,000-square foot office or business service building on the same parcel. The restaurant building was built in 1978, and the office building was never constructed. This site was then rezoned to C3 in 2008 to allow uses other than a restaurant for the existing building. In 2012, this site was divided into two parcels. A Tim Horton's restaurant was

approved and constructed on the western parcel, and the restaurant building on the eastern parcel was demolished.

PLANNING BACKGROUND

The South State Street Corridor Plan recommends commercial uses for this site.

The Master Plan: Land Use Element supports continued commercial uses for this site. The Plan recommends that retail centers be designed with pedestrian access as a primary goal. It also helps encourage mass transit and reduce the demand for parking. Surface parking should be placed at the rear of the building and should not be a dominant element along public streets.

The Non-Motorized Plan recommends bicycle lanes and sidewalks on both sides of the street for South State Street and Ellsworth.

The Transportation Plan Short-term Recommendations propose intersection improvements at State and Ellsworth intersection, which currently are under construction, in addition to a traffic corridor study on Ellsworth from State Street to Platt Road. The Mid-term Recommendations propose a traffic corridor study along South State Street between Eisenhower and Ellsworth Blvd. The Long-term Recommendations propose intersection improvements north and south of I-94.

STAFF COMMENTS

Systems Planning – The sanitary sewer main on the Subaru parcel to the east is not in an easement dedicated to the city of Ann Arbor. A city-standard easement for the entire run of sanitary sewer main on the Subaru parcel will need to be dedicated to the city prior to issuance of any permits. This easement shall run up to and along the easterly property line of the Subaru parcel.

A revised City of Ann Arbor Geodetic Reference System Coordinate Worksheet (AAGRS) shall be submitted for review and approval.

Malletts Creek Coordinating Committee – This site is ideal for infiltration as sandy soils exist in the area. Perforated chambers have been added to allow for infiltration.

Urban Forestry - Based on the street frontage of 139.74 feet the Street Tree Escrow requirement for this site is \$181.66 and must be paid before issuance of building permits.

Planning – Planning staff supports the proposed retail proposal as it is compatible with the zoning and surrounding uses. This site meets many of the stated goals of the Master Plan: Land Use Element by closing an existing curb cut and using the shared drive with the western neighbor. This proposal also uses the minimum amount of parking spaces and encourages pedestrian access with a connection from the front entrance to the public sidewalk. The petitioner is also open to connecting this site to the vacant lot to the north and is coordinating with the neighboring property owner to make this connection.

The petitioner indicates there is an agreement to share the 2 parking spaces located at the southwest corner of the parking lot, and a shared parking easement is in the process of being signed.

Belle Tire Site Plan
Page 4

Prepared by Christopher Cheng
Reviewed by Wendy Rampson
mg/8/13/13

Attachments: Citizen Notification Postcard
Zoning/Parcel Maps
Aerial Photo
Site Plan
Landscape Plan
Elevations

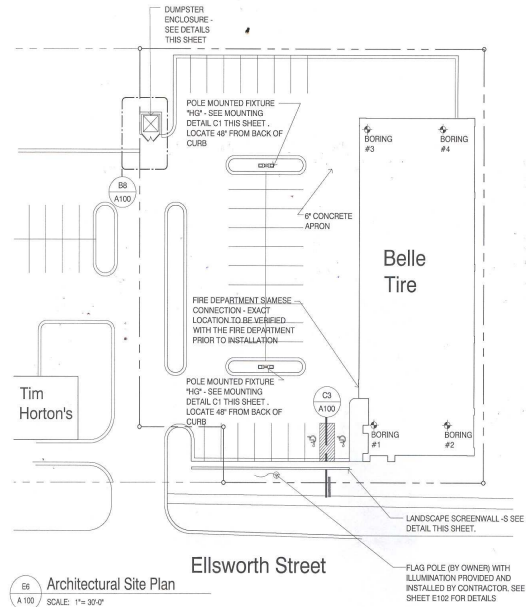
c: Petitioner: Christopher Enright Architects P.C.
390 Park St., Suite 222
Birmingham, MI 48009

Owner: Belle Tire
1000 Enterprise
Allen Park, MI 48101

Systems Planning
File No. SP13-023

CHRISTOPHER ENRIGHT ARCHITECTS

A PROFESSIONAL CORPORATION



Petition for Site Plan Review

Dear Recipient,

In accordance with the City Ann Arbor's Citizen Participation Ordinance (CPO), you are hereby given notice that a petition for Site Plan Review from Belle Tire has been submitted to the City of Ann Arbor's Planning Department. The proposed redevelopment project will involve the clearing of the existing parking lot east of the existing Tim Horton's restaurant located at 3965 South State Street, Ann Arbor, MI for the construction of a new Belle Tire Store and parking lot.

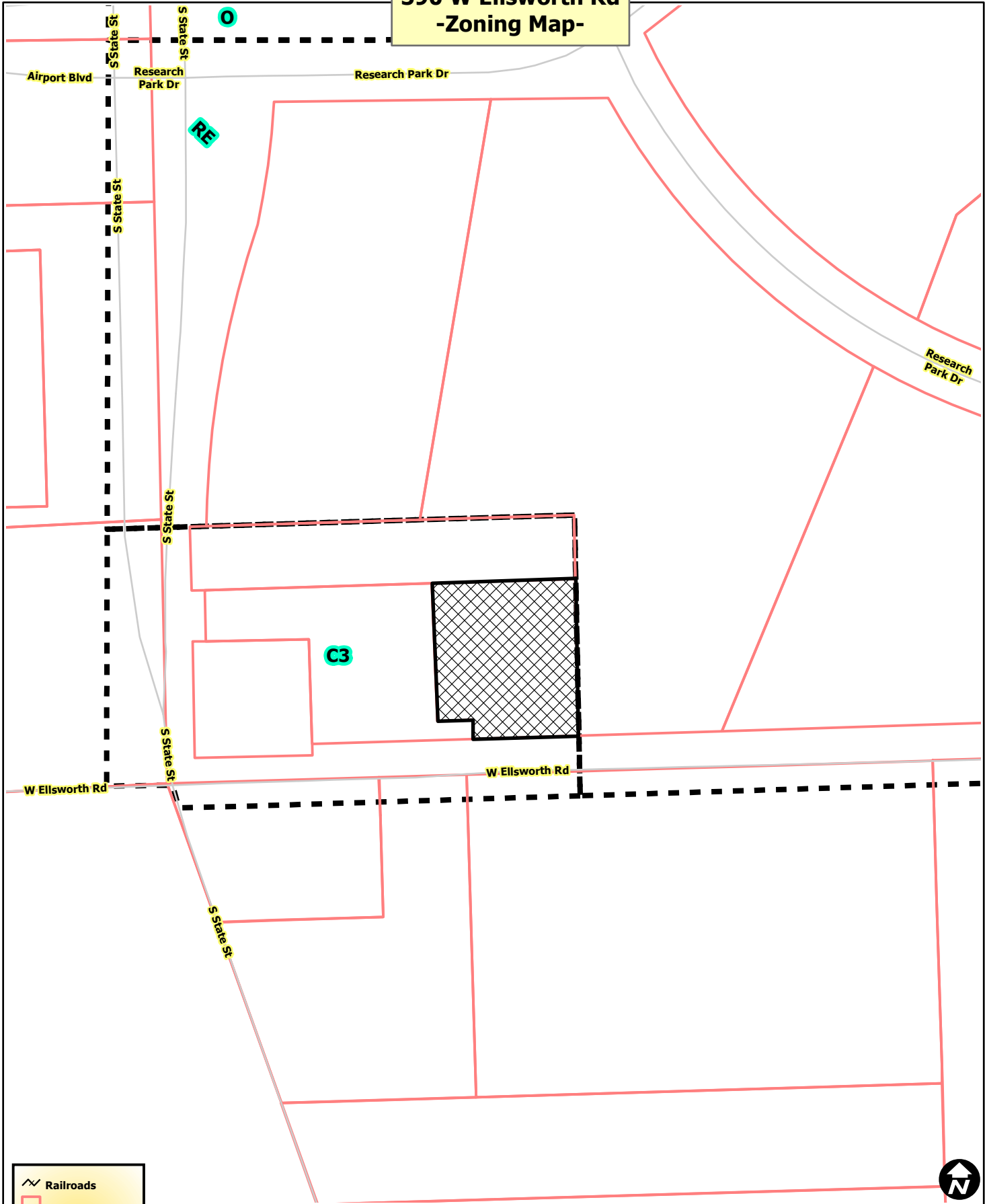
The purpose of this notice and the City of Ann Arbor's Citizen Participation Ordinance is to promote effective citizen participation in the project development process, to mitigate potential impacts and to facilitate ongoing communication between the petitioner and citizenry. Written information about citizen participation is being mailed to all property owners, addresses and registered neighborhood groups within 500 feet of the proposed petition site, as well as the Planning and Development Services Unit.

If you should have any questions or concerns regarding the proposal, please contact the following individuals:

Christopher Cheng, AICP
City Planner, City of Ann Arbor
301 Huron Street
Ann Arbor, MI 48107
ccheng@a2gov.org

Christopher Enright, NCARB
Project Architect
390 Park Street, Suite 222
Birmingham, MI 48009
cenright@enrightarchitects.com

590 W Ellsworth Rd -Zoning Map-

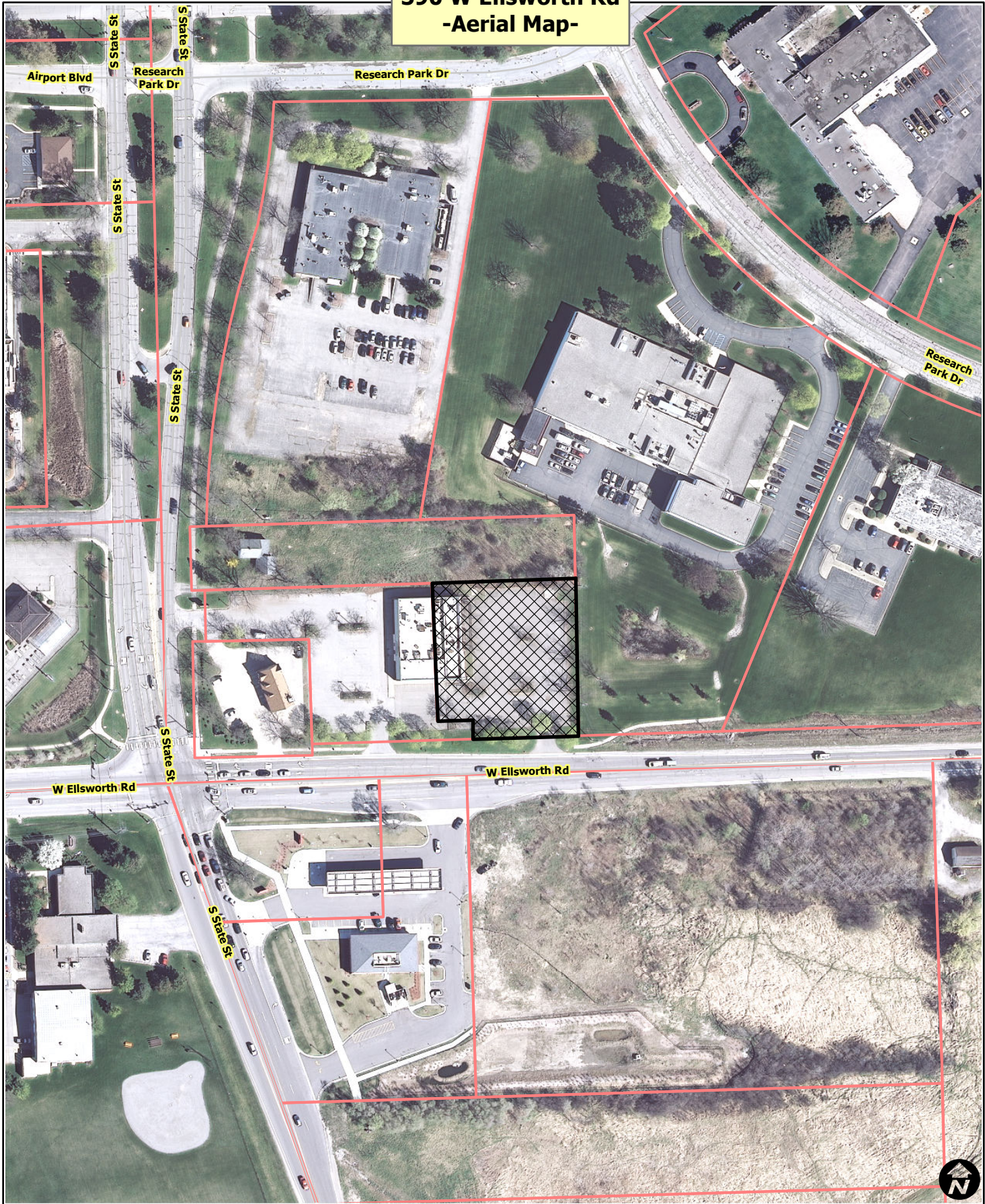




Railroads
 Parcel Property
Zoning
 Township Island
 Zoning



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 Map Created: 6/26/2013

590 W Ellsworth Rd -Aerial Map-



-  Railroads
-  Parcel Property



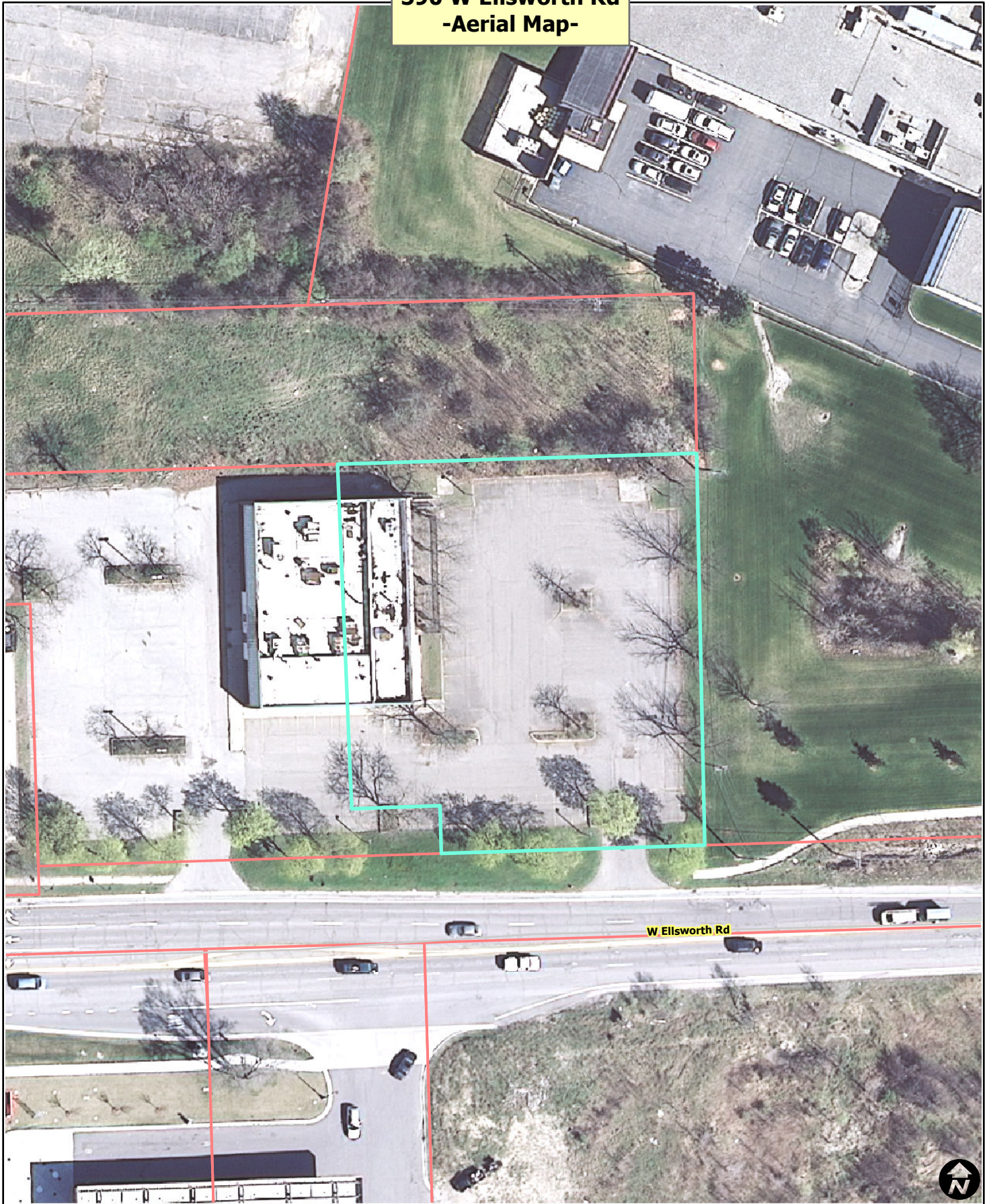
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Map Created: 6/26/2013



**590 W Ellsworth Rd
-Aerial Map-**



- Railroads
- Parcel Property



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Map Created: 6/26/2013



SOIL EROSION & SEDIMENTATION CONTROL SEQUENCE:

1. SOIL EROSION AND SEDIMENTATION CONTROL PRE GRADING MEETING: 9/01/2013
2. INSTALL TEMPORARY SECS DEVICES: 9/02/2013
Install fabric filter fence & install "Silt Sack" on existing structures. Install 20' x 50' x 6" thick crushed rock driveway with woven geotextile liner.
3. BEGIN CLEARING OPERATIONS & EARTH CHANGE: 9/10/2013
4. TEMPORARY STABILIZATION OF EARTH CHANGE: 9/15/2013
5. BEGIN CONSTRUCTION OF STORM SEWER & STORM WATER DETENTION: 9/20/2013
(Detention facilities must be installed prior to the issuance of building permits.)
6. BEGIN BUILDING CONSTRUCTION: 10/01/2013
7. BEGIN PARKING LOT CONSTRUCTION 4/01/2014
8. FINAL SITE GRADING: 6/01/2014
9. PERMANENTLY STABILIZE DISTURBED AREAS WITH SEED & MULCH / HYDRO SEED: 6/05/2014
(Minimum requirements for seeding, fertilizer and mulch base ground ratio)
Topsoil = 3 inches in depth
Grass seed = 215 LBS per Acre
Fertilizer = 150 LBS per Acre
Straw Mulch = 3 inches in depth, 1.5 to 2 tons per acre (all mulching must have tie down)

SOIL EROSION & SEDIMENTATION CONTROL NOTES:

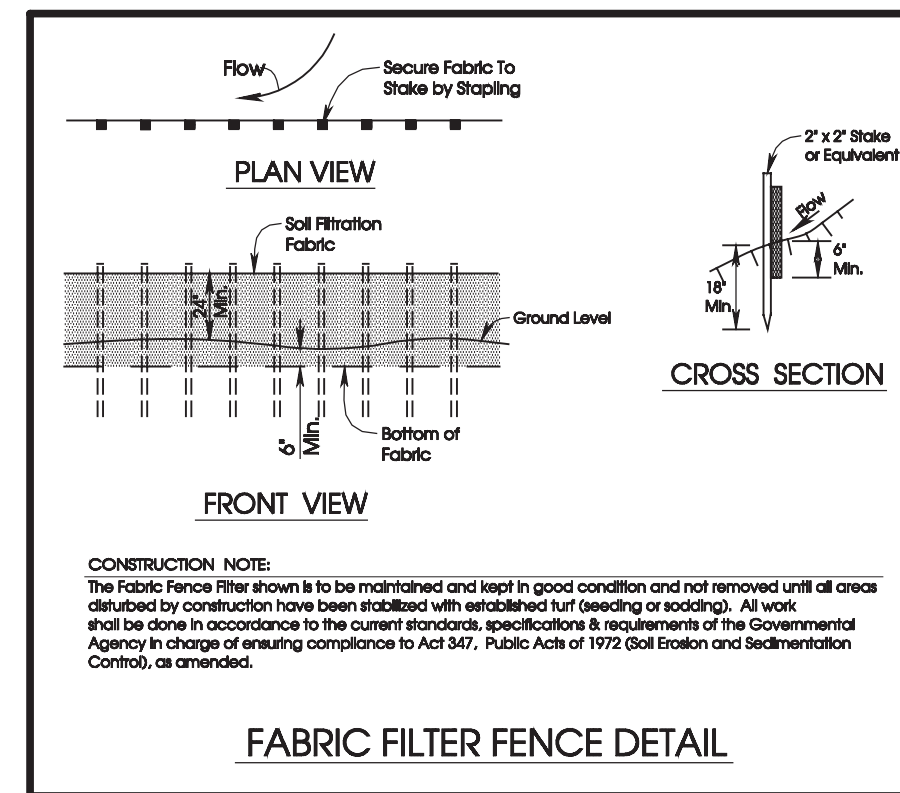
1. All soil erosion and sedimentation control work shall conform to the standards and specifications of the City of Ann Arbor and Washtenaw Co. under part 91 of Act 451 of 1964, as amended.
2. Daily inspections shall be made by contractor while working to determine the effectiveness of soil erosion and sedimentation control measures. Any necessary repairs shall be performed without delay, all soil erosion control provisions shall be properly maintained during construction.
3. The proposed earth change area = 0.86 Acres
4. All disturbed earth must be permanently stabilized within 5 days of the completion of final grading with vegetation or hard surface.
5. Accumulated sediment must be removed from the entire proposed storm sewer system.
6. Contractor shall be responsible for all SECS maintenance including all of the following (as a minimum):
7. Soil tracked, spilled, dumped or deposited onto public streets, highways, sidewalks or other public thoroughfares must be removed promptly. Street sweeping shall be performed daily along with weekly street sweeping (as a minimum).
8. A temporary crushed rock tracking pad must be installed at the construction entrance and exit. This tracking pad must be maintained with fresh stone periodically. Construction must be limited to designated entrance and exit.
9. Daily Dust control.
10. Inspect SECS devices on a weekly basis or within 24 hours of every rain event.
11. The contractor shall preserve off site natural vegetation as much as possible.

EXISTING SOIL TYPES

- Subject site is comprised of Wasipi Sandy Loam (WaA), Filled Land (FL) & Sebawa Loam (Sb).
- WaA: Wasipi Sandy Loam consists of very deep, somewhat poorly drained soils formed in loamy and sandy glacioluvial deposits underlain by sand and gravel.
- Sb: Sebawa Loam consists of very deep, poorly drained or very poorly drained soils formed in loamy outwash and the underlying gravelly and sandy outwash on outwash plains, valley trains, and stream terraces on terrace landscapes. They are moderately deep to the gravelly and sandy outwash.
- EXCAVATION & FILL ESTIMATES**
Excavation: Approximately 100 Cu. Yds.
Fill: Approximately 1200 Cu. Yds.

STABILIZATION STANDARDS:

- Rule 1709. 1) A person shall design, construct and complete in such a manner which shall limit the exposed area of any disturbed land for the shortest possible period of time as determined by the County enforcing agency.
- Rule 1709. 5) A person shall complete permanent soil erosion control measures for all slopes, channels, ditches or any disturbed land within five (5) calendar days after final grading or the final earth change has been completed. If it is not possible to permanently stabilize a disturbed area after an earth change activity ceases, then a person shall maintain temporary soil erosion and sedimentation control measures until permanent control measures are in place and the area is stabilized.
4. Detention facilities must be installed prior to the issuance of building permits. This shall be reflected in the sequence of construction



S.E.S.C. QUANTITIES:

600 L.F. of Fabric Filter Fence

(1) ~ 20' x 50' x 6" thick crushed rock construction drive with woven geotextile liner.

(5) ~ Silt Sack

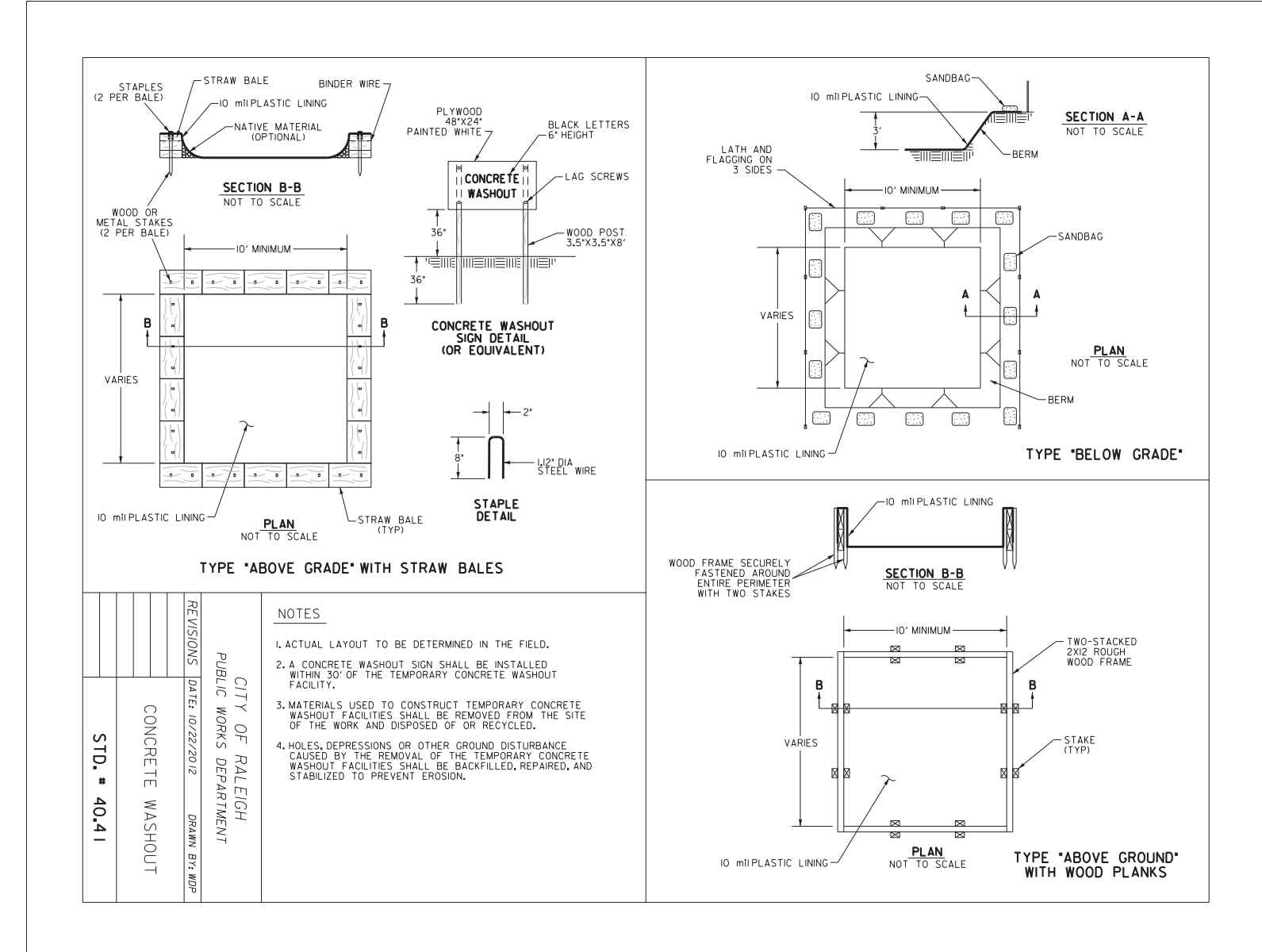
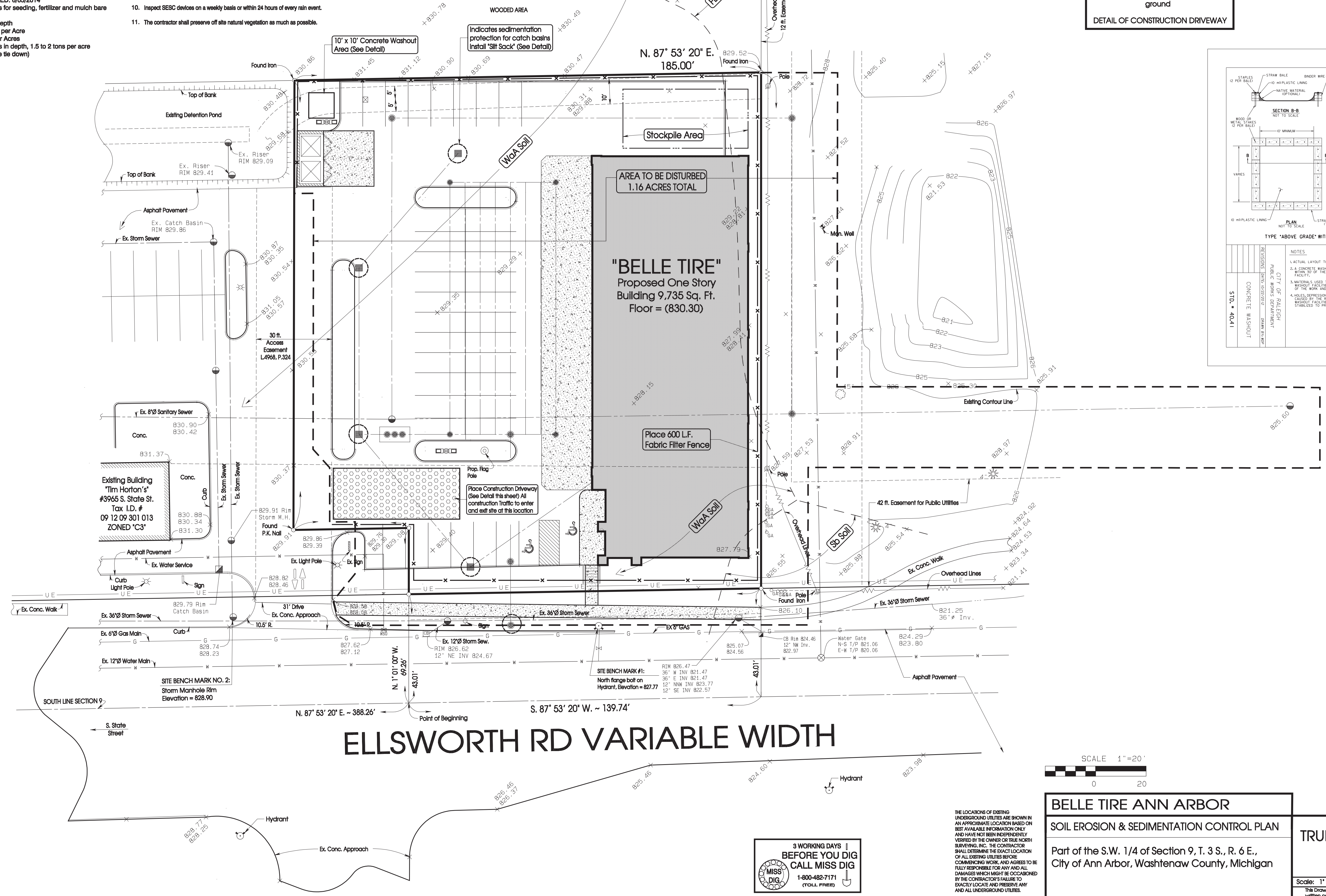
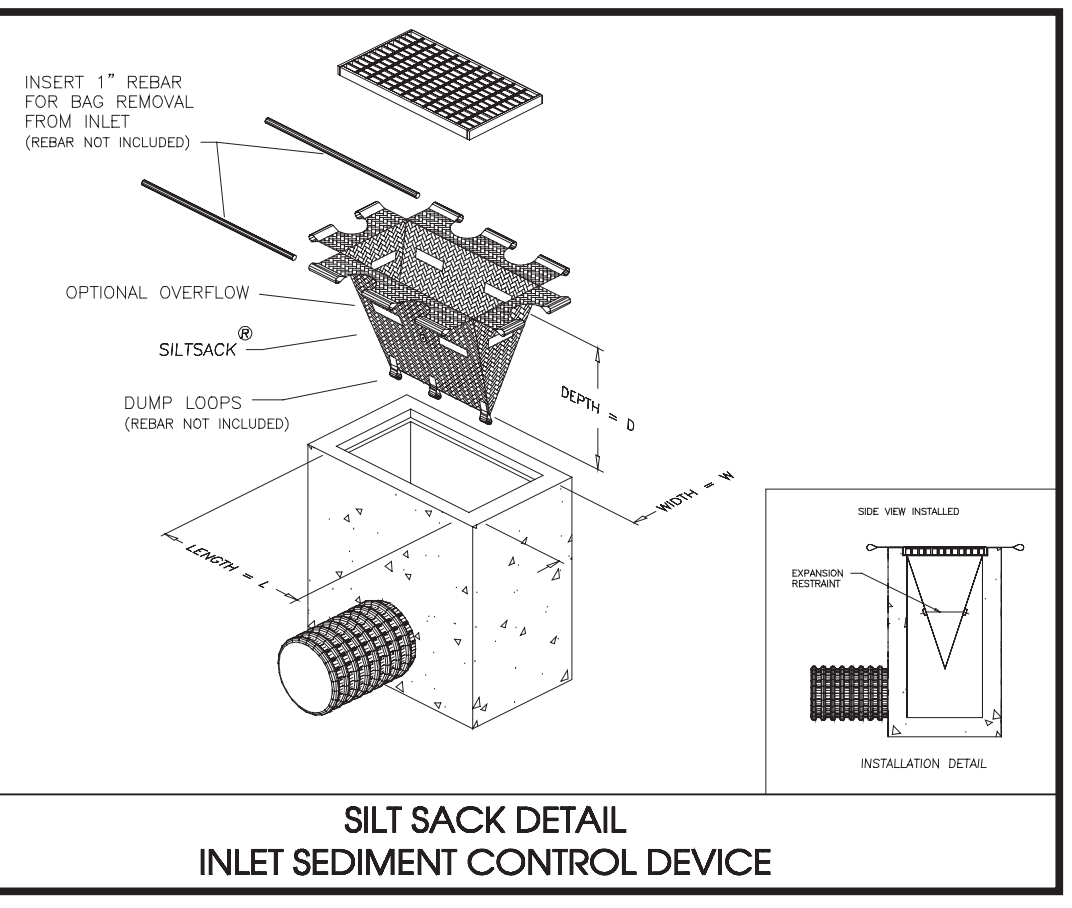
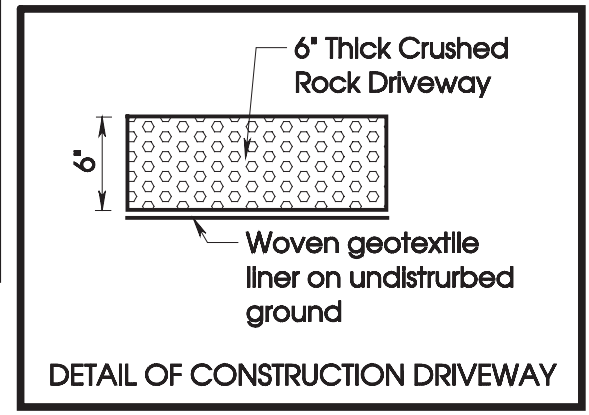
ESTIMATE:

\$4 per ft. = 600 x 4 = \$2400

\$500 ea = \$500

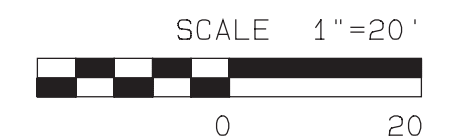
\$100 ea. = 100 x 5 = \$500

TOTAL = \$3400



3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION BASED ON BEST AVAILABLE INFORMATION ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR TRUE NORTH SURVEYING, INC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

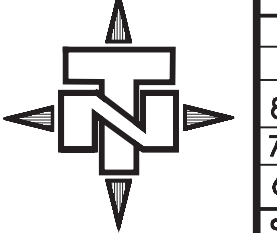


BELLE TIRE ANN ARBOR
SOIL EROSION & SEDIMENTATION CONTROL PLAN
Part of the S.W. 1/4 of Section 9, T. 3 S., R. 6 E., City of Ann Arbor, Washtenaw County, Michigan

TRUE NORTH SURVEYING, INC.
22021 Commerce Drive, Suite C1, Woodhaven, MI, 48183
Phone: (734) 676-7799, Fax: (734) 676-4990
Web: TNSurveying.com

PRELIMINARY PLAN

Robert James Abar, P.E. # 27101 Michael D. Johnson, P.S. # 52457



REVISIONS:

8/05/2013	
7/19/2013	
6/19/2013	
SHEET 7 OF 10	
Job # : 2013 - 028	

Scale: 1" = 20 Feet Date: 6/05/2013
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LANDSCAPE CALCULATIONS:

1. REQUIRED:
One deciduous shade or evergreen tree must be installed in the landscape buffer area for every 30 feet or fraction thereof of public right-of-way street frontage of the vehicular use area.

140 ft. of Road Frontage = 140 / 30 = 5 Trees Required

PROVIDED:
Proposal as shown provides 9 Trees in R.O.W. greenbelt

2. REQUIRED:
Gasoline or service stations shall employ berms or 30 inch high opaque walls between the vehicular use area and the public right-of-way unless the landscape buffer strip provided is 15 feet in width or greater. If the landscape buffer strip provided is 15 feet in width, then a landscape berm, hedge and/or dense planting combination at least 30 inches in total height is acceptable. If a wall is used, it shall be set back at least 4 feet from the property line with 1 30-inch high shrub provided for every 4 linear feet, planted on the street side of the wall.

PROVIDED:
Proposal as shown provides 82 ft. of 30" high masonry wall (See Architectural plans for detail) Also 82 ft. / 4 = 23 shrubs provided.

3. REQUIRED:
Proposed Parking area is 20,000 sq. ft.
Required ratio of 1:250 landscaping area islands, each interior landscape island shall have at least 165 square feet, a minimum dimension of 8 feet in any direction, and shall include at least 1 deciduous shade tree at a rate of 1 deciduous shade tree for each 250 square feet or fraction thereof of required interior landscape island.

20,000 / 250 = 1,000 sq. ft. landscape island required.
1,000 / 250 = 4 trees required

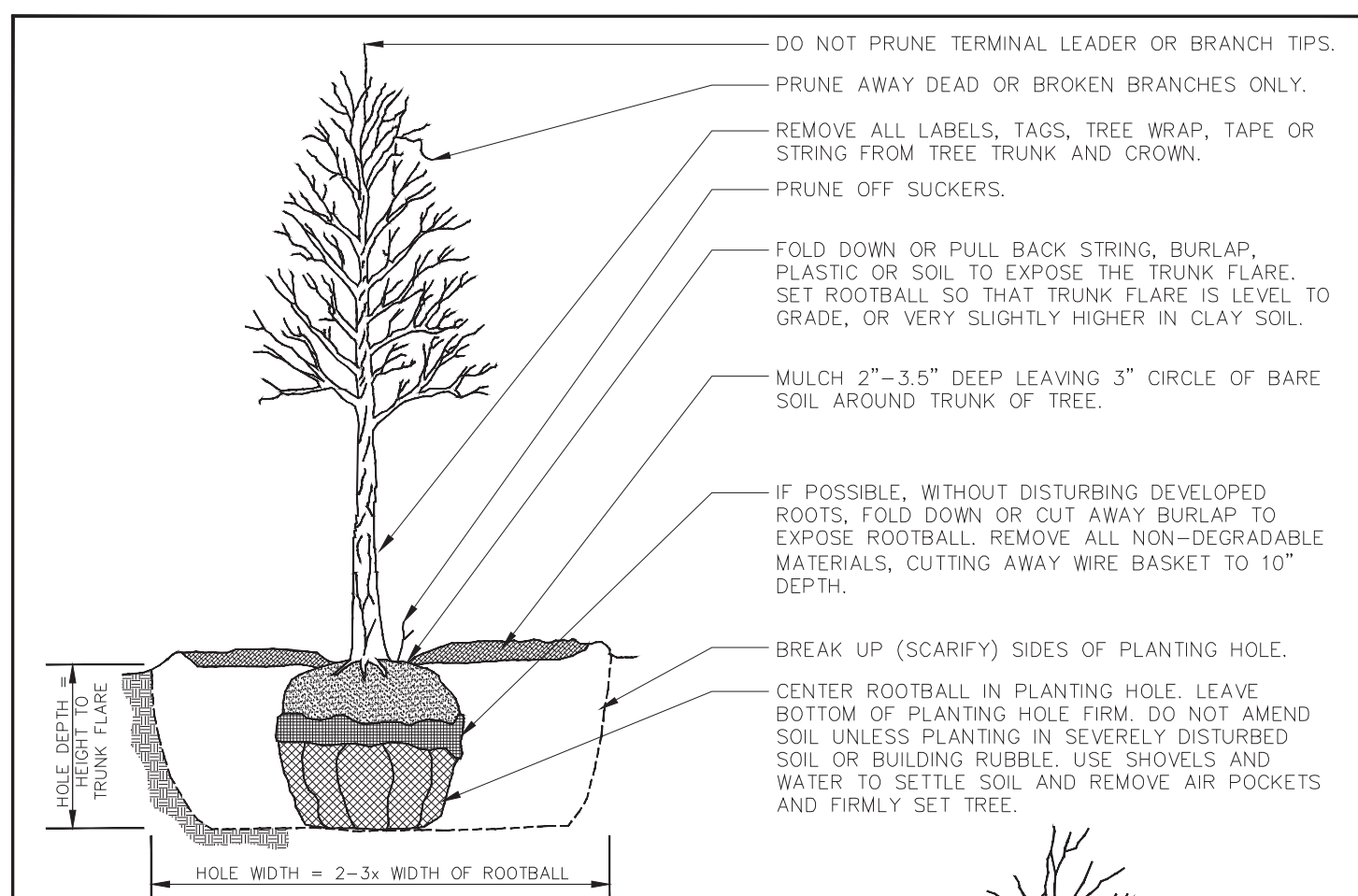
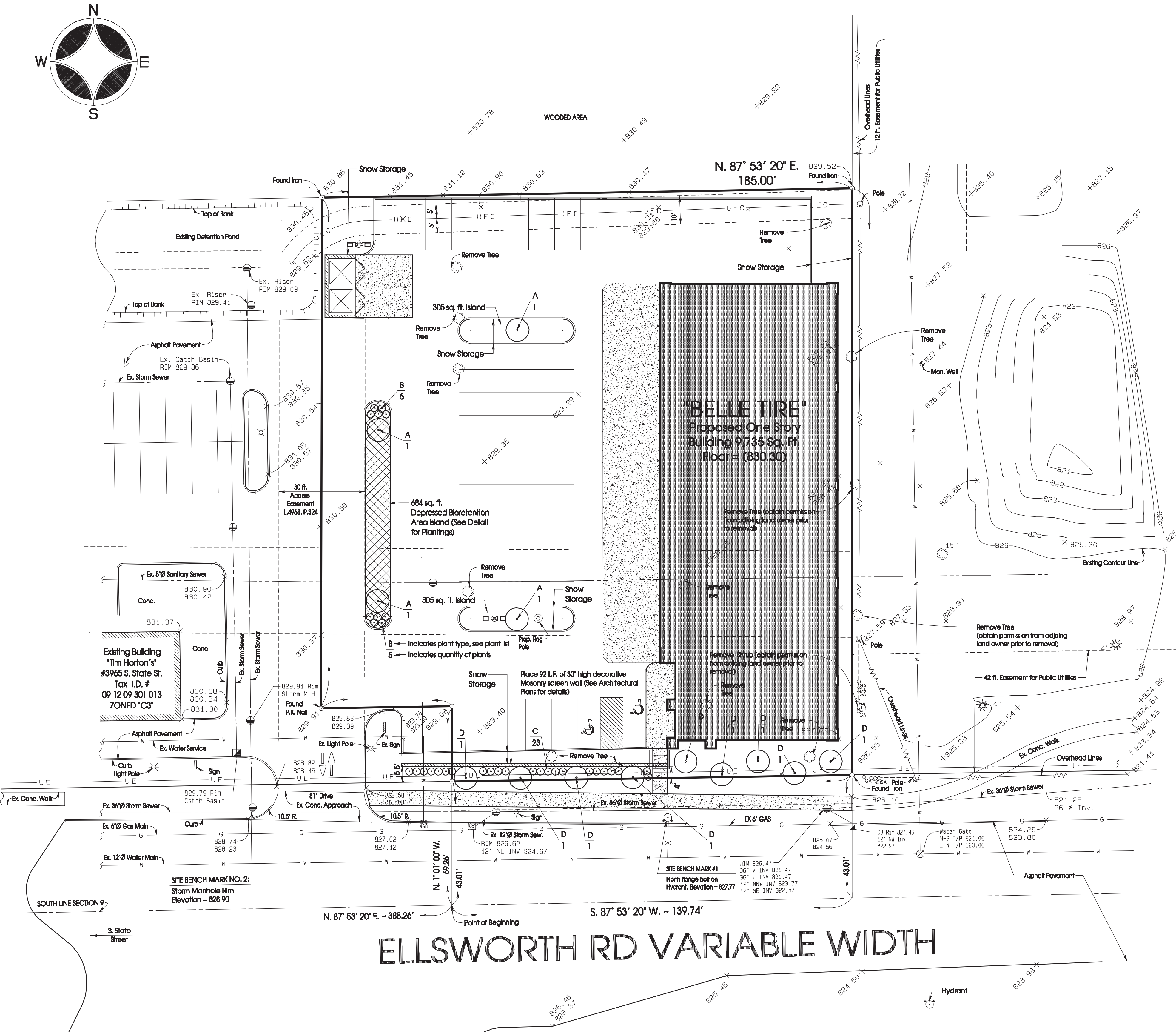
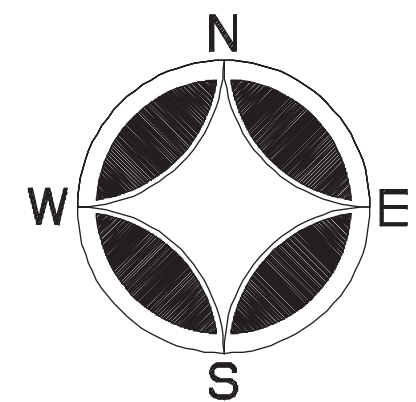
PROVIDED:
Proposal as shown provides 1,294 sq. ft. of landscape islands.
Proposal as shown provides 4 trees

GENERAL LANDSCAPE NOTES:

- The contractor shall verify all rights of way, easements, property lines and limits of work, etc. prior to commencing work.
- The contractor shall be responsible for contacting and coordinating with all pertinent utility companies 72 hours in advance of any construction. The contractor shall take sole responsibility for any cost incurred due to damage of said utilities.
- All planting beds and landscape islands shall have 4" minimum depth of shredded hardwood bark over black, water permeable landscape fabric or alternate deduct for no mulch in planting beds, provide labor only to install owner supplied mulch.
- All multi-stemmed trees shall be heavily branched and have symmetrical crowns. One sided trees or those with thin or open crowns shall not be accepted.
- All single trunk shade trees to have straight and symmetrical crowns with a central leader. Trees with forked or irregular trunks shall not be accepted.
- All evergreen trees shall be fully to the ground, symmetrical in shape and not sheared in the last five (5) growing seasons.
- It is mandatory that positive drainage be provided away from the building, specifically in the lawn areas around the building.
- The contractor shall not proceed with construction as designed when it is obvious that obstructions and/or grade differences exist. Such conditions shall be immediately brought to the attention of the owner's representative and/or landscape architect. The contractor shall assume full responsibility for all necessary revisions due to such conditions.
- Any discrepancies between dimensional layout and actual field conditions shall be reported to the owner's representative and landscape architect. Failure to make such discrepancies known will result in contractor's responsibility.
- The contractor shall be responsible for any coordination with subcontractors as required to accomplish construction installation operations.
- Landscape contractor to install underground irrigation system for all plant materials as part of contract and provide as-built drawing. All landscape areas and islands to be irrigated.
- All lawn areas to be Hydro seeded or sodded, unless otherwise noted.
- The contractor shall be responsible for any existing materials that are damaged during construction.
- The proposed vegetation shall be maintained in a healthy, neat and orderly appearance; free of refuse and debris and meet current standards. Per Chapter 62, Section 6-607(12) all diseased, damaged or dead material shall be replaced in accordance with Chapter 62 of Ann Arbor City Code by the end of the following planting season, as a continuing obligation for the duration of the site plan.
- The contractor shall coordinate lawn repair in conjunction with demolition work by others.
- All trees to be installed 10 feet minimum away from utility structures.
- All landscaping shall be installed and maintained in accordance with City of Ann Arbor Standards.
- A 3 foot high evergreen hedge shall be utilized to screen any ground mounted transformers or HVAC equipment. The location of such screening and equipment shall be detailed at the time of final site plan approval.
- All sodded areas to have minimum 2" clean topsoil.
- Grub areas between property line and curbs and provide and install new topsoil and sod in these areas.
- Repair & replace in kind, any existing landscaping, sod or vegetation in the adjacent right of way areas disturbed during construction.
- Snow shall not be pushed on to the interior landscape islands unless designed for snow storage.
- The City of Ann Arbor has adopted an ordinance limiting phosphorus in fertilizer. To assist in compliance with the State mandated TMDL for phosphorus within the Middle Huron River basin, applications of fertilizer beyond the initial topsoil and seeding shall be a fertilizer with no phosphorus.
- In the event Soil compaction is found in planting areas, the contractor shall remedy soil conditions prior to planting by removing an area of soil 2 ft. on each side of the proposed planting to a depth of 18" deep & replacing the compacted soil with new clean topsoil. Compacted soil which is deemed adequate to be used as fill, shall be used on site, spoils deemed in adequate shall be removed from site.

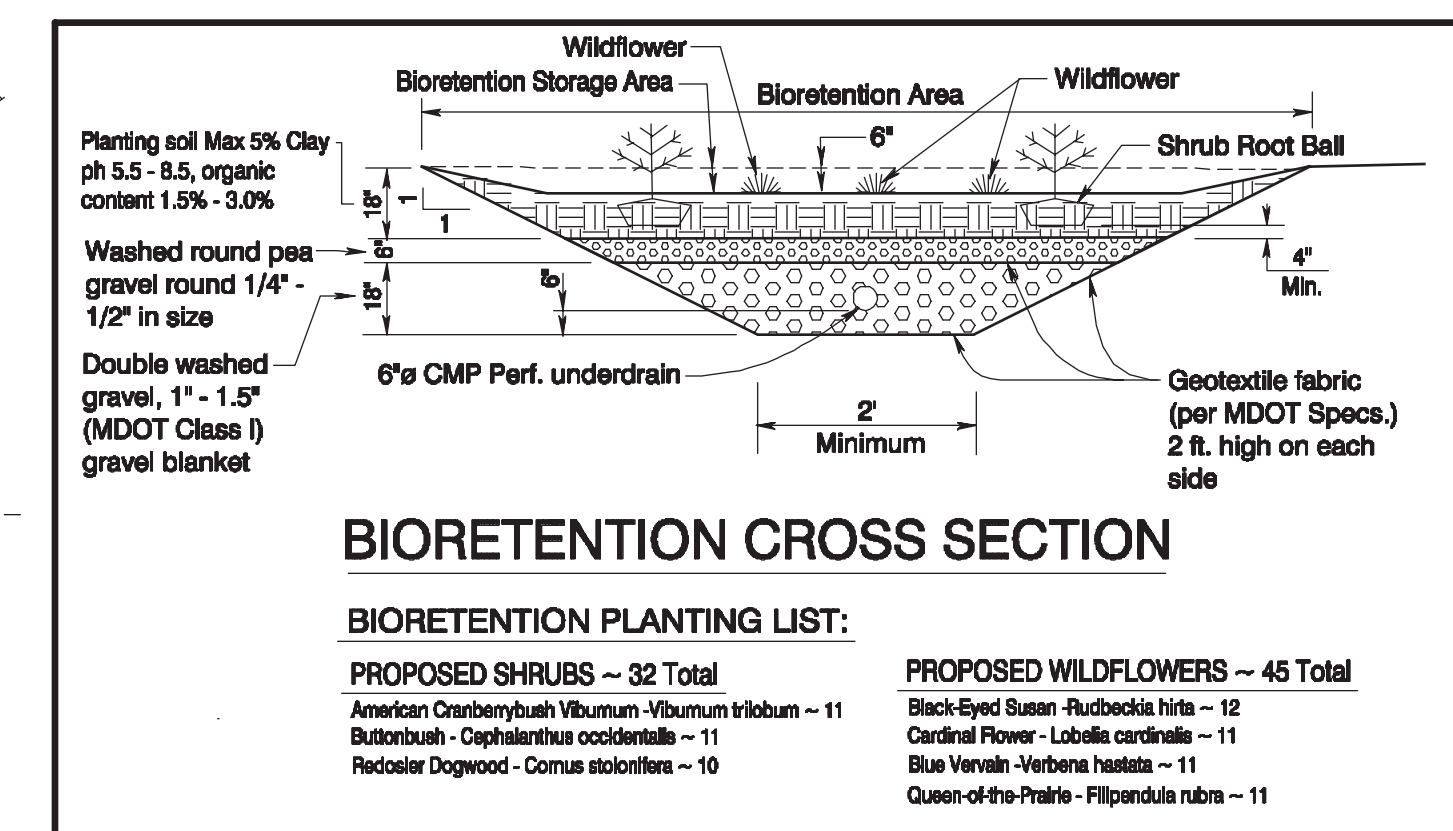


KEY	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE
A	4	Honey Locust	Gleditsia tricanthos var. Inermis	Min. 2" Caliper / 10' High
B	10	Norman Spiraea	S. x bumalda 'Norman'	5 gal.
C	23	Daylily	Hemerocallis	2 gal.
D	9	White Spruce	Picea glauca	Min. 8 ft. High

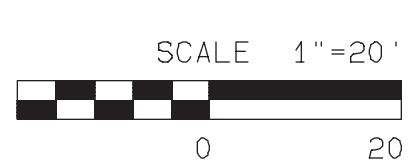


- DO NOT STAKE UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, 3" OR GREATER DIAMETER TREE TRUNK OR LARGE CROWN. IF STAKING IS NEEDED DUE TO THESE CONDITIONS:
- STAKE WITH 2 x 2 HARDWOOD STAKES, OR APPROVED EQUAL, DRIVEN 6"-8" OUTSIDE OF ROOTBALL.
 - LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING.
 - STAKE TREES JUST BELOW FIRST BRANCH WITH 2"-3" WIDE BELT-LIKE, NYLON OR PLASTIC STRIPS (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE HORIZONTALLY. DO NOT USE ROPE OR WIRE THROUGH A HOSE.)
 - REMOVE ALL STAKING MATERIALS AFTER 1 YEAR.

REVISIONS	REV. NO.	DRBY	CHK BY	DATE
PUBLIC SERVICES DEPARTMENT CITY OF ANN ARBOR				
TREE PLANTING DETAIL				
DR. BY	ARG	CHK BY	CSS	DRAWING NO.
SCALE	NONE	DATE	7-23-10	SD-L-3
INCH				SHEET NO. OF



ELLSWORTH RD VARIABLE WIDTH



PRELIMINARY PLAN

BELLE TIRE ANN ARBOR
LANDSCAPING PLAN

Part of the S.W. 1/4 of Section 9, T. 3 S., R. 6 E.,
City of Ann Arbor, Washtenaw County, Michigan

Robert James Abar, P.E. # 27101
Michael D. Johnson, P.S. # 52457

Surveying-Engineering-Consultation
TRUE NORTH SURVEYING, INC.
2201 Commerce Drive, Suite C1, Woodhaven, MI 48183
Phone: (734) 676-7799, Fax: (734) 676-4990
Web: TNSurveying.com

Scale: 1" = 20 Feet Date: 6/05/2013
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REVISIONS:
8/05/2013
7/19/2013
6/19/2013
SHEET 6 OF 10
Job # : 2013 - 028



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Sheet

Belle Tire
Ann Arbor, MI

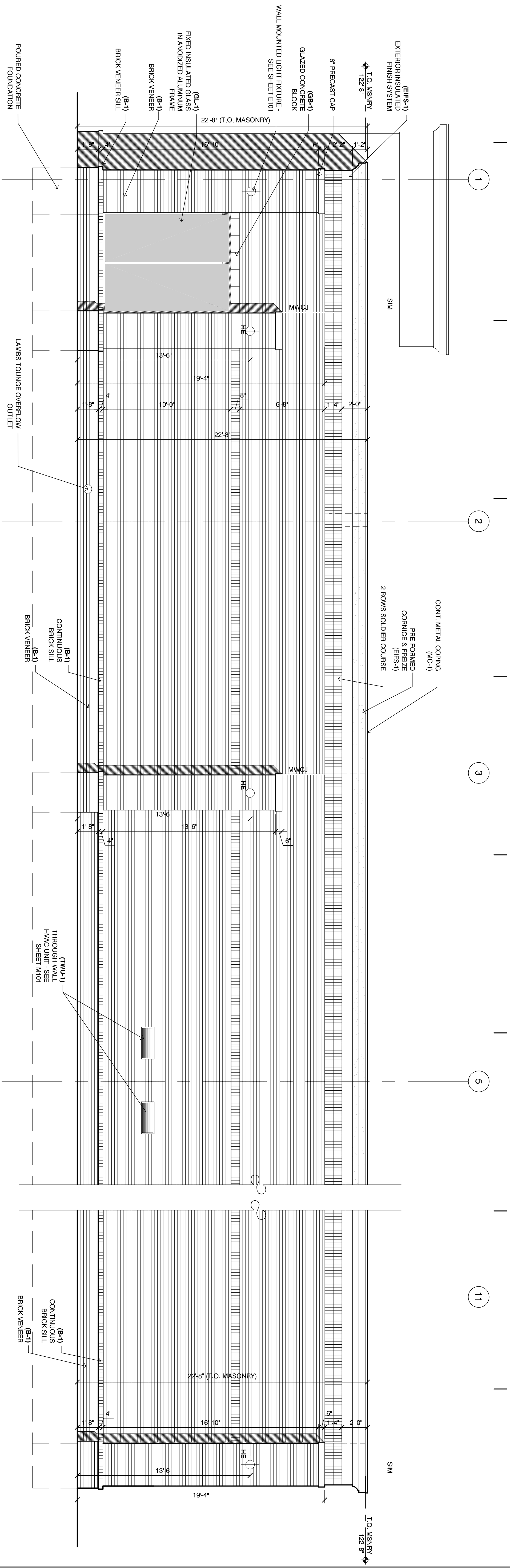
590 West Elsworth
Ann Arbor, MI

Building Elevations

Site Plan Review: June 24, 2013
REVISION SHEET - JULY 19, 2013

12-410

A 202



MATERIALS:

MARK	MATERIAL	DESCRIPTION
EIFS-1	EIFS	STO-STOQUIT 1.0 MOONLIT SAND 1081-144
B-1	FACE BRICK	HEARTLAND WOODBURY™ WITH STANDARD COLOR MORTAR BY GLEN-CERY BRICK
GB-1	GLAZED BLOCK	TRENNWYH ASTRA GLAZE SW + SERIES - COLOR = FIRESTONE RED GLAZING: 1" INSUL. - PPG SOLARBAND 60 SOLAR CONTROL, LOW 'E' CLEAR LOW PERCENTIVE INSULATING GLASS - SERIES 200 BY TUBELIGHT CORP. - PROVIDE TEMPERED GLASS AS REQUIRED
GL	GLAZING SYSTEM	DUROLAST 2 PIECE SNAP-ON METAL FASQA - KYNAR FINISH - COLOR TO MATCH EIFS PRECAST CONCRETE STONE - BLUE SUBMIT SAMPLE FOR ARCHITECTS APPROVAL #2333 CABE COD. GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7566 GRAY GREY/AMBER RED - PRATT & LAMBERT PAINT TO MATCH EIFS
MC-1	COPING	PRECAST CONCRETE STONE - BLUE SUBMIT SAMPLE FOR ARCHITECTS APPROVAL #2333 CABE COD. GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7566 GRAY GREY/AMBER RED - PRATT & LAMBERT PAINT TO MATCH EIFS
PS-1	COPING	PRECAST CONCRETE STONE - BLUE SUBMIT SAMPLE FOR ARCHITECTS APPROVAL #2333 CABE COD. GREY - INDUSTRIAL ENAMEL PRATT & LAMBERT / #7566 GRAY GREY/AMBER RED - PRATT & LAMBERT PAINT TO MATCH EIFS
P-1	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-2	PAINT	BLACK SEMI-GLOSS - ALL MANUFACTURERS HC-75 MARVILLE BROWN
P-3	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-4	PAINT	BLACK SEMI-GLOSS - ALL MANUFACTURERS HC-75 MARVILLE BROWN
P-7	PAINT	GENERAL WHITE - INDUSTRIAL ENAMEL PRATT & LAMBERT
P-8	PAINT	BLACK SEMI-GLOSS - ALL MANUFACTURERS HC-75 MARVILLE BROWN

