

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP 00644
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND MAINE Aug. 6, 1982

PERMIT ISSUED

AUG 9 1982

CITY of PORTLAND

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

LOCATION .. 205 Brighton Avenue .. Fire District #1 [] #2 []
1. Owner's name and address Mutual Leasing Co., 863 Crescent, Brockton, Mass. Telephone 617-583-5777
2. Lessee's name and address .. Telephone ..
3. Contractor's name and address .. Besteel Fabrication, 2 Recoid Road .. Telephone 803-538-2351
Waterborn, South Carolina ..
Proposed use of building .. No. of sheets ..
Last use .. No. families ..
Material .. No. stories .. Heat .. Style of roof .. Roofing ..
Other buildings on same lot ..
Estimated contractual cost \$ 10,000 ..

FIELD INSPECTOR--Mr. @ 775-5451
Appeal Fees \$
Base Fee 60.00
Late Fee
TOTAL \$ 60.00

Replace gas station canopy as per plan

MAIL PERMIT TO #1

Stamp of Special Conditions

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank 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 bay 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
BUILDING INSPECTION- PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS

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

Signature of Applicant Phone #
Type Name of above Sweeney Patrick for Mutual Leasing [] [] [] []
Other
and Address

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 205 Brighton Avenue

Issued to Commercial Properties Inc.

Date of Issue August 8, 1973

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 73/300, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

entire

Service Station (automatic) with
an attendant's building

Limiting Conditions:

This certificate supersedes
certificate issued

Approved: [Signature]
8/8/73 (Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

)))DUPLICATE COPY)))

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION

Issued to **Commercial Properties, Inc.**

Date of Issue **August 8, 1973**

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **73/300**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

**Service Station (automatic)
with an attendant's building**

Entire

Limiting Conditions:

Yup

This certificate supersedes
certificate issued

Approved: **8/8/73 (H. Irving)**

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

205 Brighton Avenue

August 9, 1973

Autotronic Systems, Inc.
333 West Hampden Avenue
Englewood, Colorado, 80110

cc to: Commercial Properties, Inc.
10 Congress Square

Gentlemen:

The inspector from this department has been given final inspection to the above self-service gas station and is preparing to issue a certificate of occupancy which is required by law to be issued before the building is used. It has come to my attention however, that three outstanding items should be qualified before the certificate is issued and use put to the building.

The final inspection indicated that there were a number of automobile parts discarded on the adjoining lot in the wooded area. These are obviously parts that were associated with the use by the station that you took over and demolished and should be removed by you.

I am not satisfied that the area lighting will not shine upon the residents in the area, therefore, I am requesting that a metal shield piece be extended down below the surface of all of the face of the standing lights, such that, the direct rays of the light will not shine upon the dwellings in the area.

On the Brighton Avenue side there is no curb to restrain the water run-off from the service station and at present it would run onto the sidewalk and then to the street. A curb should be installed here such that the water is restrained on your property and made to follow in a path to the catch basins. No water is allowed to flow over the streets or ramps controlled by the City. When these items have been corrected please advise me so that we may issue you the certificate of occupancy required at an early date.

Very truly yours,

R. Lovell Brown
Dir. Building & Inspection Services

RLB:m

205 Brighton Avenue

March 29, 1973

Autotronic Systems, Inc.
533 West Hampden Avenue
Englewood, Colorado, 80110

cc to: Commercial Properties, Inc.
10 Congress Square

Gentlemen:

Building permit to demolish existing service station and to construct new attendant's building with canopy at the above named location is being issued subject to the Public Works Departments approval on your curb cuts. It is my understanding that the openings are not being questioned but, how the curbing is constructed is an issue.

Very truly yours,

A. Allan Soule
Assistant Director

MAS:m

8/9/73: R.G.B.

CAN PARTS DUMPED ON ADJOINING LOT IN WOODS FROM OLD
USE SERVICE STATION -

8 SHRODS ARE FEW PLASTIC.

LIGHTING IS NOT SHIELDED - WILL SHINE
ON R. SIDEWALKS.

FRONT - BRIGHTON AV - WATER WILL RUN DOWN SIDEWALK,
MUST BE CORRECTED.

Autotronic Systems, Inc.

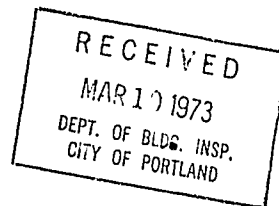
333 WEST HAMPDEN AVENUE / SUITE 204, FIRST NATIONAL BANK OF ENGLEWOOD BLDG. / ENGLEWOOD, COLORADO 80110 / (303) 789-4431

March 16, 1973

Building Department
City of Portland
389 Congress Street
Portland, Maine 04111

Attn: Mr. Allan Soul

Re: 205 Brighton Avenue, Portland, ME



Gentlemen:

Enclosed are two revised sets of drawings for the Autotronic Systems, Inc. gasoline station at 205 Brighton Avenue, Portland, Maine. These drawings replace the original drawings submitted to you because the design which was originally used was not approved by the City Fire Marshall and it was required that we substitute our Model Number 117 for the previously designed Model Number 118. You will note that the changes consist of a relocation of the attendant's booth on the rear island to accommodate a storage building being attached to the attendant's booth in lieu of being constructed separately at the rear of the property. This also includes providing nine dispensers in lieu of the original twelve.

Also enclosed are two sets of design calculations and drawings for the canopy to be provided by Madison Industries of Georgia affixed with a stamp of Robert E. Hansen, Professional Engineer, State of Maine, who is responsible for the design of the canopy. This canopy, as you will note, is designed for a snow load of 50 lbs/sq. ft.

Since the storage building is now attached to the attendant's booth and is under the canopy, we feel that the 40 lb./sq. ft. live load that this building is capable of withstanding should be adequate for this location. We enclose herewith also two sets of calculations for the booth and storage building from Southwestern Porcelain, Inc. Also enclosed is certification for the C-1 Series sign indicating that it was designed for a wind load of 30 lbs./sq. ft. incorporating an allowable 33% over stress in the column. This column can withstand a 25 lb./sq. ft. wind load without any over stress.

We have included a fence across the rear of the property abutting the residential area and provided shrubbery in a planting area adjacent thereto.

The area lights are constructed to shine down and not out away from the area and the canopy lights are recessed behind the fascia treatment on the canopy so these should not provide any problems to the adjacent areas.

Building Department
City of Portland
Re: 205 Brighton Avenue, Portland, ME
March 16, 1973
Page 2.

Included in the drawings are design and specifications for the Safeguard Fire Extinguisher System as required by the Fire Marshall.

We feel that these modifications and the above explanations should satisfy the requirements in response to your letter of February 21, 1973 and would appreciate your prompt attention in issuance of a building permit.

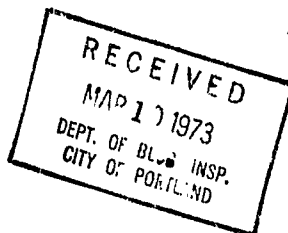
Yours truly,

AUTOTRONIC SYSTEMS, INC.

Robert Medsker
Robert Medsker

RM:mp

Encls.



3/16/73

ADDRESS 205 Brighton Av.

ROUTING SLIP

FROM

DEPARTMENT OF BUILDING AND INSPECTION SERVICES

FIRE DEPARTMENT

PLANNING BOARD

RENEWAL

MAINE WAY

OTHERS Public Works

APPROVED

Provided Items in Special Comments are corrected.

DISAPPROVED BY REASON OF

J.R. Kennedy

3/22/73

(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS SURFACE DRAINAGE SHALL NOT

BE ALLOWED TO DISCHARGE ONTO SIDEWALKS
AND ACROSS CURB CUTS INTO STREET AREAS

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING AND INSPECTION SERVICES



APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine,

BI BUSINESS
Feb. 20, 1973

NOV 1973
000308
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter re; or demolish or 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 ... 205 Brighton Ave.

Owner's name and address Commercial Properties, Inc., 10 Congress Square . Telephone

Lessee's name and address Autotronic Systems, Inc., 333 West Hampden Ave. Telephone

Contractor's name and address Not let Englewood, Colorado 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 \$ 8,300.

Fee \$ 27.00

General Description of New Work

To demolish existing service station and
To construct 6'8" x 7'8" office (attendant's) building and
to construct 35' x 48' canopy as per plans

Approved City Council
March 1973 - Order 169

Sent to Fire Dept 3/5/73
Permit from Fire Dept 3/16/73

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

Details of New Work

Is any plumbing involved in this work? yes

Is connection to be made to public sewer? No

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 _____

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? _____

APPROVED:
Gene C. O'Neil 3-15-73
O.N. - 3/30/73 - Order 169

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

INSPECTION COPY

Signature of owner

Commercial Properties, Inc.
Autotronic Systems Inc.
Jay Farnsworth
Dist. Mgr.

105 Westwood Drive
Westbury, N.Y.



BI BUSINESS APPLICATION FOR PERMIT

Class of Building or Type of Structure Portland, Maine, Feb. 20, 1973

PERMIT ISSUED MAR 30 1973 00300 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 structures 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 205 Brighton Ave. Within Fire Limits? Dist. No. Owner's name and address Commercial Properties, Inc., 10 Congress Square Telephone Lessee's name and address Autotronic Systems, Inc., 333 West Hampden Ave. Telephone Contractor's name and address Not let Englewood, Colorado 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 \$ 8,300. Fee \$ 27.00

General Description of New Work

To demolish existing service station and To construct 6'8" x 7'8" office (attendant's) building and to construct 35' x 48' canopy as per plans

Approved City Council March 14th - Order 169

Sent to Fire Dept. 3/5/73 Rec'd from Fire Dept. 3/16/73

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

Details of New Work

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

If a Garage

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

APPROVED: Eric C. O'Reilly 3-15-73 O.K. - 3/30/73 - Allen W. B. [Signature]

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

INSPECTION COPY

Signature of owner

105 Westwood Drive Westbury, N.Y. 11791

Commercial Properties, Inc. Autotronic Systems Inc. Jay Farnsworth Dist. Mgr.

NOTES

May 1-73
P.H. station
demolished -
area graded

May 21-73 Trucks on
location holes
dig
May 22/73
Trucks
installed

6-11-73
Work progressing

8/8/73
Completed & fenced etc.
C.O. to issue copy of C.O. -
C.O. OIC. RUS 9/14/73

Duplicate of CO mailed
to Suite 911, First National
Bank of Englewood Building,
Englewood, Colorado, 80110
attn: Mr. W.D. Krcak, on 24
Sep 73 by Runcel, per telecon
with Mr. Bill Greenwood of
Portsmouth, N.H. (603-431-6535.)
B

Permit No. 73 / 360

Location 265 Brighton Ave

Owner Commercial Products

Date of permit 3/30/73

Notif. closing-in

Inspn. closing-in

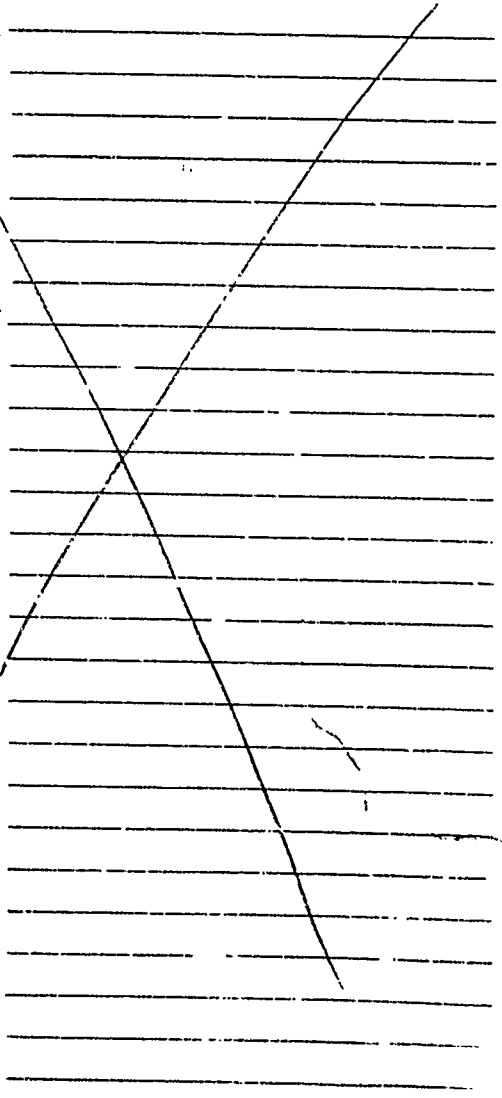
Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice



CITY OF PORTLAND, MAINE
Department of Building Inspection

205 Brighton Avenue

August 9, 1973

cc to: C: 2121 Properties, Inc.
10 Congress Square

C
O
P
Y
Autotronic Systems, Inc.
333 West Hampden Avenue
Englewood, Colorado, 80110

Gentlemen:

The inspector from this department has given final inspection to the above self-service gas station and is preparing to issue a certificate of occupancy which is required by law to be issued before the building is used. It has come to my attention however, that three outstanding items should be qualified before the certificate is issued and use put to the building.

The final inspection indicated that there were a number of automobile parts discarded on the adjoining lot in the wooded area. These are obviously parts that were associated with the use by the station that you took over and demolished and should be removed by you.

I am not satisfied that the area lighting will not shine upon the residents in the area, therefore, I am requesting that a metal shield piece be extended down below the surface of all of the face of the standing lights, such that, the direct rays of the light will not shine upon the dwellings in the area.

On the Brighton Avenue side there is no curb to restrain the water run-off from the service station and at present it would run onto the sidewalk and then to the street. A curb should be installed here such that the water is restrained on your property and made to follow in a path to the catch basins. No water is allowed to flow over the streets or ramps controlled by the City. When these items have been corrected please advise me so that we may issue you the certificate of occupancy required at an early date.

Very truly yours,

R. Lovell Brown
Dir. Building & Inspection Services

RLB:m

PS Form 3811, Jan. 1979

205 BRIGHTON AVE.
RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

1. SENDER: Complete items 1, 2, and 3. Add your address in the "RETURN TO" space on reverse.

The following service is requested (check one.)

Show to whom and date delivered..... c

Show to whom, date and address of delivery..... c

RESTRICTED DELIVERY
Show to whom and date delivered..... Se

RESTRICTED DELIVERY
Show to whom, date, and address of delivery. S L

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:
Mutual Oil Co. Inc. - S. Shaer
863 Crescent St.
Brockton, Mass. 02403

3. ARTICLE DESCRIPTION:
REGISTERED NO. CERTIFIED NO. INSURED NO.
P28
8658846

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE Addressee Authorized agent

4. DATE OF DELIVERY

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE

CLERK'S INITIALS
LA FLEUR

Autotronic Systems, Inc.

333 WEST HAMPDEN AVENUE / SUITE 201, FIRST NATIONAL BANK OF ENGLEWOOD BLDG. / ENGLEWOOD, COLORADO 80110 / (303) 789-4431

March 27, 1973

Mr. Allan Soul, Building Inspector
Building Department
City of Portland
389 Congress Street
Portland, ME 04111

Re: 205 Brighton Avenue, Portland, ME

Dear Mr. Soul:

As per your discussions this date with Mr. Jay Farnsworth of this office pertaining to our proposed site at 205 Brighton Avenue, Portland, Maine, we hereby acknowledge that we will install a collection system for the surface water drainage by adding on-site catch basins with a sand trap and attachment to the 18" storm drain in Brighton Avenue. This will eliminate any storm water from running off our property onto the streets.

With this information, we understand that you can proceed immediately to issue building permits for this site.

Yours truly,


Robert Medsker

RM:mp

February 2, 1982

Mutual Oil Co., Inc.
c/o Steven E. Shaer, Vice Pres.
863 Crescent St.
Brockton, Mass. 02403

Re: 205 Brighton Ave., Portland, Maine

Dear Sir:

On February 1, 1982, the canopy at your service station located at 205 Brighton Ave., collapsed causing several of the pumps to be broken from their supports and creating other mechanical damage.

Under Section 120.3 (Unsafe Structures) of the City of Portland Building Code (1981 BOCA Basic Building Code, 8th Edition), I find your structure to be of unsafe condition.

Before this station can be re-opened, the following must be done.

1. All damaged sections of the station must be removed.
2. A complete check of all mechanicals must be completed by Masters of their trade, and a signed statement, stating the safe working condition of the mechanical.
3. To replace any of the canopy, or to install a complete new canopy, a professional engineer, registered in the State of Maine, must submit a statement of design of the new or any used part must be supplied to this office before any work can begin.

If you have any questions on these matters, please call this office.

Sincerely,

P.S. Hoffses
Chief of Inspection Services

PSH:k

P28 8658846

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
Mutual Oil Co. Inc.
STREET AND NO.
863 Cresent St.
P.O., STATE AND ZIP CODE
Brockton, Mass. 02403

POSTAGE		\$
CERTIFIED FEE		
SPECIAL DELIVERY		¢
RESTRICTED DELIVERY		¢
OPTIONAL SERVICES	SHOW TO WHOM AND DATE DELIVERED	¢
	SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY	¢
	SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
	SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES		\$

POSTMARK OR DATE

PS Form 3800, Apr. 1976

CONSULT POSTMASTER FOR FEES

RETURN RECEIPT SERVICE



PREFAB SERVICE STATIONS
 PORCELAIN ENAMEL
 METAL BUILDINGS
 METAL CANOPIES

MADISON INDUSTRIES INC.
 OF GEORGIA

1035 S. ACCESS RD S. W. 30207
 P. O. BOX 131 CONYERS, GA.
 AREA CODE 404 483-4401

February 22, 1973

Autotronic's System, Inc.
 333 West Hampden Avenue
 Suite 901
 Englewood, Colo. 80110

Attention: Mr. Bob Medsker

Re: 35'x48' canopy
 205 Brighton Avenue
 Portland, Maine

Gentlemen:

This is to verify that the 35'x48', 3-column, mansard type canopy that we have contracted to build for you at 205 Brighton Avenue, Portland, Maine will be designed and constructed to meet or exceed the 45 P.S.F. snow load required by the local building code.

Very truly yours,

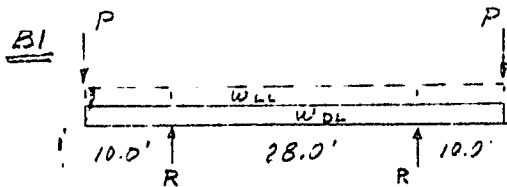
D. G. David
 D. G. David

cc: Val Bell
 DGD/bc

RECEIVED
 MAR 19 1973
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

3-6-73
Over phone conversation
David is pushing this thru
Engg. and will mail to us
soon as possible

ENGINEER	MADISON, INC. Box 131, 1037 S. Access Rd., S.W., Conyers, Ga. 30207 Phone 483-4401	JOB No. G3-AT-02
		SHT 3 of 8
FORM 501	FOR AUTOTRONICS SYSTEM, INC.	DATE 23 FEBRUARY '73
	DESCRIPTION 35' x 48' F.S. CANOPY (3 COL)	DES. BY D.G.D. CHKD. BY



$$\begin{aligned} -M &= 78(10) + (457)\frac{10^2}{2} \\ &= 780 + 22850 \\ -M &= 23630 \text{ ft}\cdot\text{lb} \end{aligned}$$

$$R_{DL} = 78 + (24)65 = 1640 \text{ lb}$$

$$R_{DL+LL} = 78 + (24)457 = 11050 \text{ lb}$$

$$+f_b = \frac{40.76(12)}{34.2} = 14.30 \text{ KSI}$$

$$P(\text{FACIA}) = (3 + \frac{9.67}{2})10 = 78 \text{ lb}$$

$$W_{DL} = (7.84)7 + 10 = 65 \text{ lb/ft}$$

$$W_{LL} = (7.84)50 = 392 \text{ lb/ft}$$

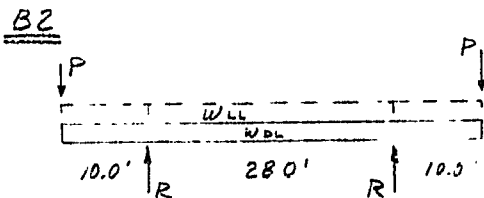
$$\begin{aligned} +M &= \frac{457}{8}(28)^2 - 780 - \frac{65}{457}(22850) \\ &= 44790 - 780 - 3250 \end{aligned}$$

$$+M = 40760 \text{ ft}\cdot\text{lb}$$

$L_u = 14'$ w/ TOP FLANGE STAYS @ MID-SPAN

$$F_b = \frac{1000}{14 \times 4.60} = 15.53 > 14.3$$

USE W 12 x 27



$$R_{DL} = 97 + 24(68) = 1730 \text{ lb}$$

$$\begin{aligned} -M &= 97(10) + (552)\frac{10^2}{2} \\ &= 970 + 27600 \\ &= 28570 \text{ ft}\cdot\text{lb} \end{aligned}$$

$$+f_b = \frac{49.73(12)}{39.5} = 15.11 \text{ KSI}$$

$$F_b = \frac{1000}{14(3.98)} = 17.95 > 15.11$$

$$P = 9.67(10) = 97 \text{ lb}$$

$$W_{DL} = 9.67(7) = 68 \text{ lb/ft}$$

$$W_{LL} = 9.67(50) = 484 \text{ lb/ft}$$

$$R_{DL+LL} = 97 + 24(552) = 13350 \text{ lb}$$

$$\begin{aligned} (+) M &= \frac{552}{8}(28)^2 - 970 - \frac{68}{552}(27600) \\ &= 54100 - 970 - 3400 \end{aligned}$$

$$(+M) = 49730 \text{ ft}\cdot\text{lb}$$

$$W/L_u = 14'$$

USE W 12 x 31 Robert E. Hansen



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine,

February 20, 1973

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: 205 Brighton Ave. Within Fire Limits? _____ Dist. No. _____

Owner's name and address: Commercial Properties, Inc., 10 Congress Square Telephone: _____

Lessee's name and address: Autotronic Systems, Inc., 333 West Hampden Ave., Greenwood, Colorado 80110 Telephone: _____

Contractor's name and address: _____ Telephone: _____

Architect: _____ Specifications: _____ Plans: yes No. of sheets: _____

Proposed use of building: Storage No. families: _____

Last use: _____ No. families: _____

Material: _____ No. stories: _____ Heat: _____ Style of roof: _____ Roofing: _____

Other buildings on same lot: Service Station

Estimated cost \$: 500. Fee \$: 3.00

General Description of New Work

To construct 6'8" x 10' storage building as per plans

3/5/73

Back to file cabinet

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

Details of New Work

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

Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____

Has septic tank notice been sent? _____ Form notice sent? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing Lumber—Kind _____ Dressed or full size _____ Corner posts _____ Sills _____

Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging _____ and flat roof span over 8 feet.

Joists and rafters: 1st floor _____, 2nd _____, roof _____

On centers: 1st floor _____, 2nd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

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

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

Commercial Properties Inc.
Autotronic Systems Inc.

APPROVED:

CS 301

FILE COPY

Signature of owner By:

Jay C. [Signature]



APPLICATION FOR PERMIT

B1 BUS (Rev. 1-15-77)

Class of Building or Type of Structure

Portland, Maine, February 20, 1973

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 **205 Brighton Ave.**

Owner's name and address **Commercial Properties, Inc., 10 Congress Square** Within Fire Limits? _____ Dist. No. _____ Telephone _____

Lessee's name and address **Autotronic Systems, Inc., 333 West Hampden Ave.** Telephone _____

Contractor's name and address **Englewood, Colorado 80110** Telephone _____

Architect _____ Specifications _____ Plans **yes** No. of sheets _____

Proposed use of building **Storage** No. families _____

Last use _____ Heat _____ Style of roof _____ Roofing _____

Material _____ No. stories _____

Other buildings on same lot _____

Estimated cost \$ **500.** Fee \$ **3.00**

General Description of New Work

To construct 6'8" x 10' storage building as per plans

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

Details of New Work

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

Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____

Has septic tank notice been sent? _____ Form notice sent? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____ earth or rock? _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Kind of roof _____ Rise per foot _____ Roof covering _____ Kind of heat _____ fuel _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Corner posts _____ Sills _____

Framing Lumber—Kind _____ Dressed or full size? _____

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? **yes**

Commercial Properties, Inc.
Autotronic Systems Inc.

APPLICANT'S COPY

By: _____
Signature of owner



BI BUSINESS 2 10

APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine,

February 20, 1973

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 205 Brighton Ave.

Owner's name and address Commercial Properties, Inc., 10 Congress Square Within Fire Limits? _____ Dist. No. _____

Lessee's name and address Autoteoric Systems, Inc., 333 West Hampden Ave. Telephone _____

Contractor's name and address Englewood, Colorado 80110 Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building Storage No. families _____

Last use _____ Heat _____ Style of roof _____ Roofing _____

Material _____ No. stories _____ Service Station _____ Fee \$ 3.00

Other buildings on same lot _____

Estimated cost \$ 500.

General Description of New Work

To construct 6'6" x 10' storage building as per plans

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

Details of New Work

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

Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____

Has septic tank notice been sent? _____ Form notice sent? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Kind of roof _____ Rise per foot _____ Roof covering _____ Kind of heat _____ fuel _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Sills _____

Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Max. on centers _____

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 _____ height? _____

If one story building with masonry walls, thickness of walls? _____

207 Brighton Avenue

May 14, 1973

Mr. Edward K. Groves
59 Sherwood Drive
Hocksett, N. H., 03106

Dear Mr. Groves:

In reply to your letter of May 14th as we I assume the station you are talking about is located at the above location, 207 Brighton Avenue, just across the tracks. We have had a permit to demolish, which has been issued. We have checked plans here for a new service station. The company that has brought in plans, and from this point on we do not know whether they own the land or not, or if they will go ahead with this project is the Autotronic Systems, Inc. 333 West Hampden Ave., Englewood, Colorado, 80110.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m

NOTE: DRAWING BOARD

EXXON COMPANY, U.S.A.

C/O EDWARD K. GROVES

59 SHERWOOD DRIVE • HOOKSETT, NEW HAMPSHIRE 03106 • PHONE 603-622-8738

MESSAGE

TO Building Dept
Portland, Me

SUBJECT Fuel of former Texaco Station
at Brighton Ave. (just west of St John St.)
DATE 5-11-73

Please advise what company is building what appears
to be a gasoline station here, and if not a gasoline
station could you please advise what is being planned.

Thank you
BY Ed Groves

RECEIVED
DEPT. OF
CITY OF PORTLAND

REPLY

DATE

SIGNED

Form NR112B, The Drawing Board, Inc., Box 405, Dallas, Texas

INSTRUCTIONS TO SENDER:
1. KEEP YELLOW COPY. 2. SEND WHITE AND PINK COPIES WITH CARBON IN CONTACT.

INSTRUCTIONS TO RECEIVER:
1. WRITE REPLY. 2. WITH STUB, KEEP PINK COPY, RETURN WHITE COPY TO SENDER.

CITY OF PORTLAND, MAINE
Department of Building Inspection

207 Brighton Avenue

May 14, 1973

C
Mr. Edward K. Groves
59 Sherwood Drive
Hooksett, N. H., 03106

Dear Mr. Groves:

O
In reply to your letter of May 11th to us I assume the station you are talking about is located at the above location, 207 Brighton Avenue, just across the tracks. We have had a permit to demolish, which has been issued. We have checked plans here for a new service station. The company that has brought in plans, and from this point on we do not know whether they own the land or not, or if they will go ahead with this project is the Autotronic Systems, Inc. 333 West Hampden Ave., Englewood, Colorado, 80110.

P
Very truly yours,

A. Allan Soule
Assistant Director

Y
AAS:m

CITY OF PORTLAND, MAINE
Department of Building Inspection

203 Brighton Avenue

March 29, 1973

C Autotronic Systems, Inc.
333 West Hampden Avenue
Englewood, Colorado, 80110

cc to: Commercial Properties, Inc.
10 Congress Square

Gentlemen:

O
P
Building permit to demolish existing service station and
to construct new attendant's building with canopy at the
above named location is being issued subject to the Public
Works Department's approval on your curb cuts. It is my
understanding that the openings are not being questioned
but, how the curbing is constructed is an issue.

Very truly yours,

A. Allan Soule
Assistant Director

Y AAS:m

205 Brighton Avenue

March 28, 1973

Commercial Properties, Inc.
10 Congress Square

cc to: Autotronic Systems, Inc.
333 West Hampden Ave.
Englewood, Colorado, 80110

Gentlemen:

Building permit to erect a detached pole sign 6'3"x9'
as per plans submitted with the application is being issued
subject to the following Building Code requirement that,
if the faces on this sign is of plastic they must be the
type approved as plexiglass.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:in



BI BUSINESS 2074

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine,

Feb. 20, 1973

RECEIVED
MAY 20 1973
0029
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter or 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 205 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Commercial Properties, Inc., 10 Congress Square Telephone _____
 Lessee's name and address Autotronic Systems, Inc., 333 West Hampden Ave. Telephone _____
 Contractor's name and address Not let Englewood, Colorado 80110 Telephone _____
 Architect _____ Specifications _____ Plans _____ 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 \$ _____ Fee \$ 16.30

General Description of New Work

To erect a detached pole sign 6'8" x 9' as per plan

This application is preliminary to get settled the question of zoning appeal
In the event the appeal is sustained the applicant will give complete information

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Building 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:

AK-313473 - Allen W. Little

Miscellaneous

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

Commercial Properties, Inc.
Autotronic Systems, Inc.

INSPECTION COPY

Signature of owner BY:

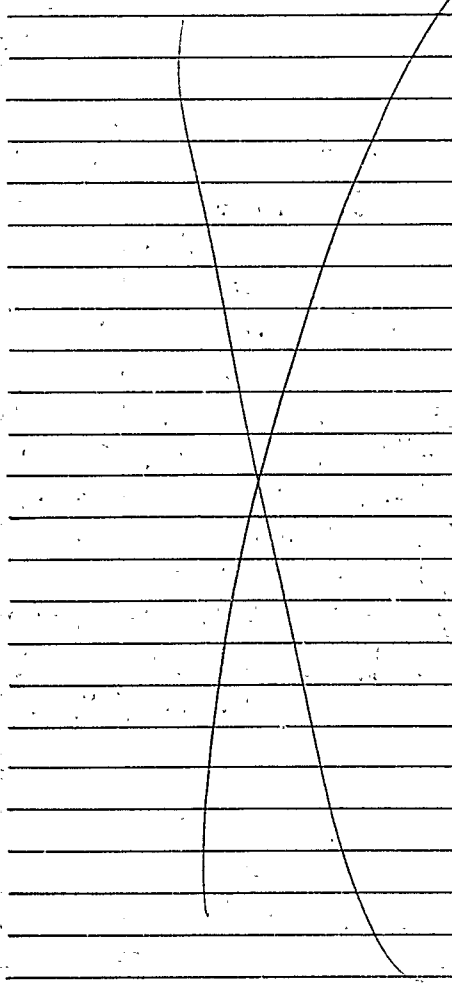
J. J. Starnsworth

NOTES

3/6/73 - This sign replaces
an existing sign 64" - the
sign 58.5" - Allen

5/22/73
Ch.
[Signature]

8/6/73
Installed.



Permit No. 73/ 299

Location 205 Beethoven Ave

Owner Commercial Properties

Date of permit 3/30/73

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **304**

205 Brighton Ave.
 Installation For: **Service Station**
 Owner of Bldg.: **Gasoline sales station**
 Owner's Address: **Greenwood, New Hampshire**
 Plumber: **P. Reuben & Co.** Date: **5-30-73**
352 Brackett St.

Date Issued **5-30-73**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

App. Final Insp.
 Date **MAY 31 1973**
 By **ERNOLD R. GOODWIN**

App. Final Insp.
 Date **JUL 12 1973**
 By **ERNOLD R. GOODWIN**
 CITY PLUMBING INSPECTOR
 Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

NEW	REPL.		NO.	FEE
		SINKS		2.00
	1	LAVATORIES		2.00
	1	TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
			TOTAL	4.00

Building and Inspection Services Dept.; Plumbing Inspection

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No.

Issued

Portland, Maine, 19.....

To the City Electrician, Portland, Maine:

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

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

Owner's Name and Address AutoTRONICS Tel.
 Contractor's Name and Address REGAN ELECTRIC CO. INC. Tel. 603-436-9015
 Location 205 BRIGHTON AVE Use of Building Filling STATION
 Number of Families Apartments Stores Number of Stories
 Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits
 FIXTURES: No. Fluor. or Strip Lighting (No. feet)
 SERVICE: Pipe Cable Underground No. of Wires 3 Size 200 AMP
 METERS: Relocated Added Total No. Meters
 MOTORS: Number 3 Phase 1 H. P. Amps Volts 220 Starter
 HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms) 1
 APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels
 Transformers Air Conditioners (No. Units) Signs (No. Units) 1
 Will commence 19..... Ready to cover in 19 Inspection 19.....
 Amount of Fee \$ 18.25

Signed Michael J. Regan
 License # 2796

DO NOT WRITE BELOW THIS LINE

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

INSPECTED BY F W Herbert
 (OVER)

LOCATION *Brig. Station Au. 205*
 INSPECTION DATE *7/23/73*
 WORK COMPLETED *7/23/73*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEE S FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	

SERVICES

Single Phase	2.00
Three Phase	4.00

MOTORS

Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00

HEATING UNITS

Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
---------------------------------------------------------------------------------------------------------------------------------------	------

MISCELLANEOUS

Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00

ADDITIONS

5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	



BI BUSINESS

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, February 20, 1973

PERMIT TO BE ISSUED

City of Portland

90301

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish or remove in accordance with the Laws of the State of Maine, the Building Code and Zoning specifications, if any, submitted herewith and the following specifications:

Building and equipment with or without plans and specifications

Location 205 Brighton Avenue, Owner's name and address Commercial Properties, Inc., 10 Congress Square, Lessee's name and address Autotronic Systems, Inc., 221 West Hampden Ave., Contractor's name and address Nat. Let Englewood, Colorado 80110, Architect, Proposed use of building, Last use, Material, No. stories, Heat, Other buildings on same lot, Estimated cost \$, Fee \$ 15.00

General Description of New Work

To install 3-10,000 gal. gasoline tanks and 12 pumps. Tanks to be buried at least 3' below grade; coated with mastic; bear Und.Lab.

sent to Fire Dept. 2/1/73, Rec'd from Fire Dept. 2/1/73

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 Installer

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, Or. 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, Eric C. P. R. 2-15-73, A. K. 3/24/73 - Allen

Miscellaneous

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

Commercial Properties, Inc., Autotronic Systems, Inc.

CS 301

INSPECTION COPY

Signature of owner

Jay C. Starnsworth, Dist. Mgr, 105 Westwood Drive, Westbury, N.Y. 11590

NOTES

4-4-73 - Nothing yet. *He*

May 2/73 Started. *He*

May 21/73 Tanks on location. *He*

May 22/73 Tanks installed. *He*

May 23/73 Concrete foundations for gas tanks being completed.

6-25-73 Tanks installed & pumps.

Permit No. 73/301

Location 205 Brighton Ave

Owner *Robertson Systems*

Date of permit 3/30/73

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. _____

Final Inspn. _____

Cert. of Occupancy issued _____

Sinking Out Notice _____

Form Check Notice _____

to
are

Re: 205 Brighton Avenue

March 26, 1973

Autotronic Systems, Inc.
333 West Hampden Ave.
Englewood, Colorado 80110

Att: Mr. Jay Farnsworth-District Manager

Dear Sir:

The Public Works Department has informed us that they cannot approve your plan at the present time as surface drainage is shown discharging on the sidewalk (Brighton Ave.) across curb cuts into the gutter. They have informed me that they would be willing to approve these if they had a statement from you telling how you would correct the situation or provide a new set of plans.

I personally feel that a statement would be sufficient.

Very truly yours,

A. Allan Soule
Assistant Director

AAS/c

File

2-21-73

205 Brighton Avenue

OWNERS: Commercial Properties, Inc.
10 Congress Square

Questions that we have raised at a preliminary look-see at their proposed layout at this location -

1. Storage house - metal building - we will need a certificate of design with computations showing that this bldg. will stand up under snow loads.
O.K.
2. A certificate of design is required for all the steel in the canopy that the plans show.
O.K.
3. Permits are required for all new tanks.
Limit is 30,000 gals. for all tanks on premises.
O.K.
4. We want a new fence across the rear where this property abuts a residential use - shrubbery is to be maintained as shown on the plans or increased.
O.K.
5. Lights lighting these premises, and especially up underneath this canopy shall be well shaded so that it cannot be seen outside of this area.
O.K.
6. Self-service question - if self-service then we will need the approval of the fire chief, which could spell trouble -
O.K.
7. A certificate of design and computations is required for the new proposed sign.
O.K.
8. This canopy and the tool shed are designed like bath tubs, which will hold huge amounts of snow in this part of the country. Figures on these plans show that the canopy is designed to hold a 30 lb. snow load, whereas in this part of the country canopy roofs must be designed to hold at least a 45 lb. snow load or better.
O.K.

Allan

O.K. Need approval of Safety Com.
O.K. Permit for new tanks

3/5/73

3/16/73

ADDRESS 205 Brighton Ave
SERVICE STATION

ROUTING SLIP

FROM

DEPARTMENT OF BUILDING AND INSPECTION SERVICES

FIRE DEPARTMENT

PLANNING BOARD

RENEWAL

MAINE WAY

OTHERS

APPROVED

DISAPPROVED BY REASON OF

(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING AND INSPECTION SERVICES

File



B1 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, April 9 1971

PERMIT ISSUED

APR 9 1971

CITY of Portland, ME

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 205 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Texaco Inc. 102 Mechanic St. So. Portland Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address W.E. Hall & Son Inc. Box 107 Gray Maine Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building _____ No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To install (1)-5000 gallon gasoline storage tank, outside underground(new installation)

Tanks bears Und.Label.
Tank will be buried 3' underground and covered with asphaltum.
Vent pipe-2"
Piping from tank to tank-1 1/2"

Sent to Fire Dept. 4/9/71
Rec'd from Fire Dept. 4/9/71

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 contractors

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? _____

PROVED:
[Signature] 4-9-71

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

W.E Hall & Son Inc.

SECTION COPY

Signature of owner by: [Signature]

TO: Donald Megathlin, Planning Director DATE: 5-31-73

FROM: R. Lovell Brown, Director Building & Inspection Services

SUBJECT: In ref. to 205 Exighton Avenue

In response to your memo dated May 29, 1973 pertaining to a self-service gasoline station at the above address, I will endeavor by this memo to ~~endeavor by this memo~~ to enlighten you on the reason for a permit issuance through this department, for the above address and use.

In Section 602.8.A.12b of the Zoning Ordinance which went into effect on April 8, 1972 it is my belief that it refers to new uses.

The following is some of the history of the gasoline station at that address which I feel you should know before a conclusion is made and which we have to go through each time we look at a use based on an application for permit.

The City Council, then acting as the Board of Appeals, on August 1, 1938 gave permission to build a service station at the above named location.

On Dec. 3, 1946 an appeal was granted to allow an addition; on Oct. 10, 1958, the Board of Appeals allowed an increase in the size of the underground tanks for gasoline storage and on April 14, 1960 an appeal was denied to sell cars at this location.

As the history above shows the Board of Appeals granted the right to have a service station at this location and any increase has also gone before the Board of Appeals.

We feel that under Section 602.17B of the Zoning Ordinance, that a lawful non-conforming building (which the Corporation Counsel) calls this building) may be maintained and repaired, but no additions, etc. shall be allowed.

The structure we are now allowing is a decrease from the original size of the building on the property, therefore, under our interpretation it is allowable. Section 602.22A states: That the enforcement of the Zoning Ordinance is the duty of the Building Inspector. It is therefore our interpretation that this use which was granted by the Board of Appeals is allowable, if, they are decreasing the size of the building.

Section 602.8.A.12b of the Zoning Ordinance went into effect April 8, 1972 and is referring to new uses.

I do not believe that any existing service station now located in the B1 or B2 Business Zone, if they desire to make an alteration, to the Building such as adding on a new bay, sign, or major alteration in the looks of the building, would need to go to the Planning Board, but just the Board of Appeals. This office, however, is more than willing, when a change takes place, to send plans to the Planning Board.

Donald Megathlin, Planning Director

Page 2

May 31, 1973

It has been the practice as far back as I can recall and finding our files that all previous building inspection Directors have ruled that the intent of the Zoning Ordinance allows any building to be demolished and rebuilt within a reasonable time (reasonable time has never been determined) as long as the building was built on the same site and same location or smaller in size and at a greater distance from the lot lines than previous.

It is therefore included that the station that was there having been demolished and being replaced by a much smaller situation dispensing gasoline is allowed under the Zoning Ordinance and therefore, no special considerations had to be taken into account. As a point of information the curb cuts that were there remain and the plans were submitted to the Public Works just to see that they were satisfactory as to their condition. The sign that is replacing the previous sign is in the same location and is basically the same sign for height, size, etc. The attendant's station is only 6'8" x 7'8", the canopy above the pumps and station is only 35x48.

Inasmuch as the use was the same, the size of the replacement canopy is smaller than the existing building was the site is not changed, the curb cuts are not changed, the sign is not changed and it is not an increase in non-conformity. I rule that this did not need to go before the Planning Board for site plan and review, and therefore the plan was not submitted to you as a new use.

I hope this will clarify the point of your memo and if you wish to have your delegate come down and look at the plans that we have in our file we would be delighted to show them to you.

R. Lovell Brown, Director

WJ ORR
STAFF
LWFO
205 BRIGHTON AVENUE

5-30-73

THE City Council then acting as the Board of Appeals on Aug. 1, 1938 gave them permission to build a service station at the above named location.

On Dec. 3, 1946, appeal was granted to allow an addition; on Oct. 10, 1958, Board of Appeals allowed increase in the size of underground tanks for gasoline storage and on April 14, 1960 appeal was denied to sell cars at this location.

The above is the history on this station so we have granted through the Board of Appeals the right to have a service station at this location and any increase has also gone before the Board of Appeals. We feel that under Section 602.17B of the Zoning Ordinance that a lawful non-conforming building (which the Corporation Counsel calls this building) may be maintained and repaired, but no additions, etc. shall be allowed. The structure we are now allowing is a decrease from the original size of the building on the property, therefore, under our interpretation it is allowable. Section 602.22A states; that the enforcement of the Zoning Ordinance is the duty of the Building Inspector. It is therefore our interpretation that this use which was granted by the Board of Appeals is allowable if, they are decreasing the size of the building.

Section 602.8.A.12b of the Zoning Ordinance, which went into effect April 8, 1972 is referring to NEW uses. (That's my interpretation)

I do not believe that any existing service station now located in the B-1 or B-2 Business Zone, if they desire to make an alteration, to the building, such as adding on a new bay, new sign, or major alteration in the looks of the building, would need to go to the Planning Board, but just the Board of Appeals. However, we are more than willing, when a change takes place, to send these plans to the Planning Board. For example, if they were to make a small enclosure to the service station to put tires in, then they have to go before the Planning Board, would they have to give them a site plan? showing lighting, landscaping, signs, parking areas, etc.

In some way I would say that the enforcement of the Zoning Ordinance is up to the Director of the Building Inspection Department, and its up to him to make interpretations and to make the rulings as he sees fit. It also has been the practice as far back as I can remember, for all Building Inspectors to rule that; any building could be demolished and re-built within a reasonable time (reasonable time has never been determined) as long as the building was built on the same side and same location or smaller size and a greater distance from lot line.

Cellan

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Donald Magathlin, Planning Director
FROM: R. Lovell Brown, Director Building & Inspection Services
SUBJECT: In ref. to 205 Brighton Avenue

DATE: 5-31-73

In response to your memo dated May 29, 1973 pertaining to a self-service gasoline station at the above address, I will endeavor by this memo to ~~endeavor by this memo~~ to enlighten you on the reason for a permit issuance through this department, for the above address and use.

In Section 602.8.A.12b of the Zoning Ordinance which went into effect on April 8, 1972 it is my belief that it refers to new uses.

The following is some of the history of the gasoline station at that address which I feel you should know before a conclusion is made and which we have to go through each time we look at a use based on an application for permit.

The City Council, then acting as the Board of Appeals, on August 1, 1938 gave permission to build a service station at the above named location.

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As the history above shows the Board of Appeals granted the right to have a service station at this location and any increase has also gone before the Board of Appeals.

We feel that under Section 602.17B of the Zoning Ordinance, that a lawful non-conforming building (which the Corporation Counsel) calls this building) may be maintained and repaired, but no additions, etc. shall be allowed.

The structure we are now allowing is a decrease from the original size of the building on the property, therefore, under our interpretation it is allowable. Section 602.22A states: that the enforcement of the Zoning Ordinance is the duty of the Building Inspector. It is therefore our interpretation that this use which was granted by the Board of Appeals is allowable, if, they are decreasing the size of the building.

Section 602.8.A.12b of the Zoning Ordinance went into effect April 8, 1972 and is referring to new uses.

I do not believe that any existing service station now located in the B1 or B2 Business Zone, if they desire to make an alteration, to the building such as adding on a new bay, sign, or major alteration in the looks of the building, would need to go to the Planning Board, but just the Board of Appeals. This office, however, is more than willing, when a change takes place, to send plans to the Planning Board.

Donald Magathlin, Planning Director

Page 2

May 31, 1973

It has been the practice as far back as I can recall and finding our files that all previous building inspection Directors have ruled that the intent of the Zoning Ordinance allows any building to be demolished and rebuilt within a reasonable time (reasonable time has never been determined) as long as the building was built on the same site and same location or smaller in size and at a greater distance from the lot lines than previous.

It is therefore included that the station that was there having been demolished and being replaced by a much smaller situation dispensing gasoline is allowed under the Zoning Ordinance and therefore, no special considerations had to be taken into account. As a point of information the curb cuts that were there remain and the plans were submitted to the Public Works just to see that they were satisfactory as to their condition. The sign that is replacing the previous sign is in the same location and is basically the same sign for height, size, etc. The attendants station is only 6'8" x 7'8", the canopy above the pumps and station is only 35x48.

Inasmuch as the use was the same, the size of the replacement canopy is smaller than the existing building was the site is not changed, the curb cuts are not changed, the sign is not changed and it is not an increase in non-conformity. I rule that this did not need to go before the Planning Board for site plan and review, and therefore the plan was not submitted to you as a new use.

I hope this will clarify the point of your memo and if you wish to have your delegate come down and look at the plans that we have in our file we would be delighted to show them to you.

R. Lovell Brown, Director

Cplt. 64/15 - 199-207 Brighton Ave.

April 1, 1968

Commercial Properties, Inc.
10 Congress Square

cc to: Elmer Spofford, 205 Brighton Avenue
cc to: City Manager's Office, Attn: John S. Dexter
cc to: Corporation Counsel
cc to: Portland Jaycees, c. . . Box 1923

Gentlemen:

Complaints received concerning the operation of the service station at the above named location makes it necessary to again inform you as to Zoning Ordinance restriction applying to this property. Use of the unpaved area at the rear of the building for the parking of motor vehicles is unlawful because at the time of the zoning appeal in 1960 its use for this was authorized only if a black topped surface was provided. The right to use any part of the entire premises for the display and sale of used cars was also denied.

During an inspection on March 29, 1968 it was noted that unlicensed cars are being parked on this unpaved area. Dead storage of motor vehicles is unlawful in the B-1 Business Zone in which the property is located.

Now that this matter has been brought to your attention it is hoped that we may have your cooperation in this matter. It is necessary that you proceed at once and surely before May 22, 1968 to have this violation corrected. Failure to do so will make it necessary for me to report the violation to the Corporation Counsel for action.

Very truly yours,

A. Allan Soule
Acting Deputy Director Building & Inspection
Services

AAS :m

205 Brighton Ave.

Registered Mail
Return Receipt

December 29, 1971

Commercial Properties, Inc.
10 Congress Street

cc: Mr. Lurnham, Texaco Station
205 Brighton Ave.
cc: Corp. Counsel

Gentlemen:

We regret that once again we must reiterate to you our letter of July 21, 1971 regarding the Texaco Service Station at 199-207 Brighton Avenue. We are enclosing a copy of this letter.

We hope this will clear up recent repeated violations that have come to our attention regarding the use of this property by the new manager.

It is our hope that this will correct the violations that exist and bring to the new manager's attention any doubts and confusion regarding the legal use of this property.

Now that this matter has been brought to your attention it is hoped we may have your cooperation that any further action by this department will not be necessary.

Very truly yours,

HI/s

Hugh Irwin
Inspector

Cplt. 68/15 - 199-207 Brighton Ave.

April 1, 1968

Commercial Properties, Inc.
10 Congress Square

cc to: Elmer Spofford, 205 Brighton Avenue
cc to: City Manager's Office, Attn: John S. Dexter
cc to: Corporation Counsel
cc to: Portland Jaycees, P. O. Box 1923

Gentlemen:

Complaints received concerning the operation of the service station at the above named location makes it necessary to again inform you as to Zoning Ordinance restriction applying to this property. Use of the unpaved area at the rear of the building for the parking of motor vehicles is unlawful because at the time of the zoning appeal in 1960 its use for this was authorized only if a black topped surface was provided. The right to use any part of the entire premises for the display and sale of used cars was also denied.

During an inspection on March 29, 1968 it was noted that unlicensed cars are being parked on this unpaved area. Dead storage of motor vehicles is unlawful in the E-1 Business Zone in which the property is located.

Now that this matter has been brought to your attention it is hoped that we may have your cooperation in this matter. It is necessary that you proceed at once and surely before May 22, 1968 to have this violation corrected. Failure to do so will make it necessary for me to report the violation to the Corporation Counsel for action.

Very truly yours,

A. Allan Soule
Acting Deputy Director Building & Inspection
Services

AAS :m

8/12/71.

I talked with a Texaco field manager at the station today, he said the station is to be completely rebuilt etc.

Mr Smith talked over the problems of the station etc.

I told them it was up to Texaco to ask or appeal for changes in the station - for sale of a limited number of cars etc. I mentioned that after the station has been upgraded etc if the same problems exist we will follow through with the action mentioned in our letter of July 27-71-

Hugh:

Re: 199-207 Brighton Ave.

July 21, 1971

Commercial Properties, Inc.
10 Congress Square
Portland, Maine 04101

cc: City Manager's Office
Corporation Council
Bruce Smith

Gentlemen:

Complaints received concerning the operation of the Service Station at the above named location makes it necessary to again inform you as to the Zoning Ordinance restriction applying to this property.

Use of the unpaved area at the rear of the building for the parking of motor vehicles is unlawful because, at the time of the zoning appeal in 1960, its use for this was authorized only if a black top surface was provided. The right to use any part of the entire premises for the display and sale of used cars was also denied. It has been noted that unlicensed cars are being parked on this unpaved area. Dead storage of motor vehicles is unlawful in the B-1 Business Zone in which the property is located.

Now that this matter has been brought to your attention, it is hoped that we may have your cooperation. It is necessary that you correct these violations by August 15, 1971.

Because of the past record of this station that has continuously violated its use as agreed in the appeal, it is now necessary to inform all concerned that this department will automatically turn the matter over to Corporation Council for court action if any further violations are noted on this property in discord with the Board of Appeals agreement. No further notice will be given to the parties involved.

Very truly yours,

High Irving
Inspector

HI/c

