

- 184-198 AUBURN STREET -



R3 RESIDENCE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED 97
OCT 3 1969
CITY OF PORTLAND

Class of Building or Type of Structure Sign
Portland, Maine, September 2, 1969

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 194 Auburn Street Within Fire Limits? Dist. No.
Owner's name and address Phillip's Petroleum Co., 449 Forest Ave. Telephone
Lessee's name and address Telephone
Contractor's name and address not let Telephone
Architect Specifications Plans yes No. of sheets 2
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 \$ 2.00

General Description of New Work

To erect 1-double faced electric sign 8'x8' detached pole sign.
Steady lighting - 20' in height

appeal Sustained conditionally 10/2/69

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

1041 Washington Ave.

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 concrete at least 4" below grade 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:

OK R.L.R. - 10/3/69

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
Phillip's Petroleum

CS 301

INSPECTION COPY

Signature of owner

By: [Signature]

PH

194 Auburn Street

July 26, 1977

C. N. Brown Co.
110 Main St.
P.O. Box 200
South Paris, Maine 04281

Gentlemen:

I would call your attention that your service station at the above named location has a number of signs that have been erected but no permits have been applied for.

All signs, temporary or otherwise, are not to be erected in the City of Portland without first obtaining a permit from this department. It is therefore, necessary that all signs be removed that we do not have permits for no later than August 16, 1977.

The only sign that I know of that is covered by a permit is the permanent single pole sign in large blue letters, which says, "GULF".

If you have any questions on the above, please contact me here at this office at City Hall.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:k



CITY OF PORTLAND, MAINE
 DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location:
 184-198 Auburn St.

INSPECTION COPY

COMPLAINT NO. 72/52

Date Received May 31, 1972

Location 184-198 Auburn Street

Use of Building Service Station

Owner's name and address Reproco Inc., c/o E Clayton D. Carrthers
340 Main St., Madison, N. J. 07940

Telephone _____

Tenant's name and address _____

Telephone _____

Complainant's name and address _____

Telephone _____

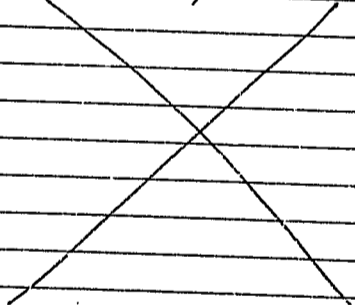
Description: ~~Contax~~ Conducting towing and wrecking business from this property.
 Several wrecked cars on property

NOTES:

6/12/72 Earle has written a letter
to try to remove cars etc;

Letter 8-15-72 Earle = another letter Reg. Mail

6-29-73 appears to be ER at
this time;



7770
all

reg. mail

Cplt. 184-198 Auburn Street

August 15, 1972

Phillips Petroleum Company
c/o C. H. Brown Company
South Paris, Maine

cc to: Reproco, Inc.
c/o Clayton Carrthers,
349 Main St. Madison, E.J.
cc to: Phillips 66, 184 Auburn Street
cc to: Lucille Brochu, City Manager's
Office
cc to: Corporation Counsel

Gentlemen:

It has again come to the attention of this department that the owner or lessee at the above address is conducting a towing and wrecking business from this property and is also storing wrecked cars thereon and is in direct conflict with the Zoning Ordinance.

You are reminded again that this service station is a non-conforming use and any other business conducted is prohibited and must be discontinued at once.

Mr. Jones of the C. H. Brown Company in South Paris assured me by phone on this date the business would be discontinued at once.

If this operation has not ceased and the cars towed away by Monday, August 21, 1972 it will be necessary for this office to certify the case to the Corporation Counsel for whatever action he may deem necessary to enforce the Zoning Ordinance.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:ra

Cplt. 184-198 Auburn Street

Feb. 23, 1973

Phillips Petroleum Company
Sales Department, Madison Division
1 Vaughan Street,
Farmingdale, Maine, 04347 Attn: Mr. David C. Rounds

Dear Mr. Rounds:

If you will check your file pertaining to the Phillips 66 station at the above address you will probably find that there are a number of letters on previous dates that were forwarded to your company in reference to the usual problem of the storage of wrecked and unregistered vehicles.

The operator of this station evidently has not been aware of or is mindful of the fact that this station is operating on a non-conforming use in the storage of wrecked vehicles and unregistered cars in quantity, was one of the things that is not allowed.

Quite frankly, the time consumed in checking these things out and writing letters to your company asking for compliance is becoming excessive and unless you can control this situation I shall in the future without warning take all cases to court. I am in hopes by this letter that you will sincerely make a constant effort to keep your stations cleared of these problems and unless this one can be rectified within ten days from this letter, I then shall be forced to take legal proceedings.

Very truly yours,

R. Lovell Brown
Director

RLB:m

2/23/73

Bob.

This lot is one
awful mess. He just
will not keep it
cleaned-up. This is
an A.A. Station and
all wrecked cars here.

These auto agencies should
not give a license to
these service stations
located in residential
zones.

reg. mail

Cplt. 184-198 Auburn Street

August 15, 1972

Phillips Petroleum Company
c/o C. M. Brown Company, Attn: Mr. Jones
South Paris, Maine

cc to: Reproco, Inc.
c/o Clayton Carrthers,
340 Main St. Madison, N.H.
cc to: Phillips 66, 184 Auburn Street
cc to: Lucille Brochu, City Manager's
Office
cc to: Corporation Counsel

Gentlemen:

It has again come to the attention of this department that the owner or lessee at the above address is conducting a towing and wrecking business from this property and is also storing wrecked cars thereon and is in direct conflict with the Zoning Ordinance.

You are reminded again that this service station is a non-conforming use and any other business conducted is prohibitive and must be discontinued at once.

Mr. Jones of the C. M. Brown Company in South Paris assured me by phone on this date the business would be discontinued at once.

If this operation has not ceased and the cars towed away by Monday, August 21, 1972. It will be necessary for this office to certify the case to the Corporation Counsel for whatever action he may deem necessary to enforce the Zoning Ordinance.

Very truly yours,

Harle B. Smith
Plan Examiner

BSS:m

Cplt. 184-198 Auburn Street

June 12, 1972

Phillips Petroleum Company
449 Forest Avenue

cc to: Reproco, Inc.
c/o Clayton D. Carrthers
340 Main St. Madison, N. J.
cc to: Phillips 66, 184 Auburn Street
cc to: Lucille Brochu, City Manager's Office

Gentlemen:

It has come to the attention of this department that the owner or lessee at the above service station is conducting a towing and wrecking business from this property and is storing wrecked cars on the property.

Please be advised that this service station is a non-conforming use and any other business conducted as a side line is prohibited and must be discontinued at once.

If the towing business use of the lot for the storage of wrecked vehicles is not discontinued at once it will be necessary to certify this to the Corporation Counsel for whatever action he may deem necessary to enforce the Ordinance.

Very truly yours,

Barle S. Smith
Plan Examiner

ESS:m

*Mr. Pounds. Com in
July 6.
R.L.D.
will take care of*

CITY OF PORTLAND, MAINE

Department of Building Inspection

Cplt. 184-198 Auburn Street

Feb. 23, 1973

C Phillips Petroleum Company
Sales Department, Madison Division
1 Vaughan Street,
Farmingdale, Maine, 04347 Att: Mr. David C. Rounds

Dear Mr. Rounds:

O If you will check your file pertaining to the Phillips 66
Station at the above address you will probably find that
there are a number of letters on previous dates that were
forwarded to your company in reference to the usual problem
of the storage of wrecked and unregistered vehicles.

P The operator of this station evidently has not been aware
of or is mindful of the fact that this station is operating
on a non-conforming use in the storage of wrecked vehicles
and unregistered cars in quantity was one of the things that
is not allowed.

Y Quite frankly, the time consumed in checking these things out
and writing letters to your company asking for compliance is
becoming excessive and unless you can control this situation I
shall in the future without warning take all cases to court.
I am in hopes by this letter that you will sincerely make a
constant effort to keep your stations cleared of these problems
and unless this one can be rectified within ten days from this
letter, I then shall be forced to take legal proceedings.

Very truly yours,

R. Lovell Brown
Director

RLB:m

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 53860
 Issued 4/9/70
 Portland, Maine April 9, 1970

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 Philip G. Staples Tel. 78-30297
 Contractor's Name and Address Edward Electric Tel. 78-30297
 Location 448 Cumberland Use of Building Service 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 36 Plugs 10 Light Circuits . . . Plug Circuits 40 covered
 FIXTURES: No. . . . Fluor. or Strip Lighting (No. feet) . . .
 SERVICE: Pipe Cable . . . Underground No. of Wires 3 Size 3-0
 METERS: Relocated . . . Added . . . Total No. Meters . . .
 MOTORS: Number 3 Phase 1 H. P. . . . Amps 200 Volts 220 Starter . . .
 HEATING UNITS: Domestic (Oil) No. Motors . . . Phase . . . H.P. . . .
 Commercial (Oil) . . . No. Motors . . . Phase . . . H.P. . . .
 Electric Heat (No. of Rooms) . . .

APPLIANCE : No. Ranges . . . Watts . . . Brand Feeds (Size and No.) . . .
 Elec. Heaters . . . Watts . . .
 Miscellaneous . . . Watts . . . Extra Cabinets or Panels (1) 8-1/2 unit.
 Transformers . . . Air Conditioners (No. Units) . . . Signs (No. Units) . . .
 Will commence . . . 19 . . . Ready to cover in . . . 19 . . . Inspection . . . 19 . . .
 Amount of Fee \$.. 14.00

Signed T. Shinnard

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. [Signature]
 (OVER)

PERMIT TO INSTALL PLUMBING MAY 13 1970 8/10/70
 PERMIT NUMBER 1335

Date Issued 5/1/70
 Portland Plumbing Inspector
 By ERNOLD R. GOODWIN

App. First Insp.
 Date MAY 19 1970
 By

App. Final Insp.
 Date 8/21/70
 By WALTER H. WALLACE
 DEPUTY PLUMBING INSPECTOR

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

Address 194 Auburn St.		PERMIT NUMBER 1335	
Installation For		Date: 5/2/70	
Owner of Bldg: Phillips 56		MAY 28 1970	
Owner's Address: 107 Auburn St.		Date: 5/2/70	
Plumber: Phillip Courie		Date: 5/2/70	
NEW	REPL	10 Pearl St.	UN 13/NO
		SINKS	
x		LAVATORIES	
x		TOILETS	3 6.00
		BATH TUBS	2 4.00
		SHOWERS	
x		DRAINS FLOOR SURFACE	
x		HOT WATER TANKS	5 3.00
		TANKLESS WATER HEATERS	1 .60
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
x		HOUSE SEWERS	
		ROOF LEADERS	1 2.00
		AUTOMATIC WASHERS	
		DISHWASHERS	
x		OTHER	
x		Water cooler	1 .60
x		Urinal	1 .60
TOTAL			14 16.80

Building and Inspection Services Dept.: Plumbing Inspection



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, April 9 1970

PERMIT NO. 336
APR 19 1970
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 194 Auburn St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Phillips 66, 449 Forest Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Simard Electrical Service, 725 Sabattus St. Telephone _____
 Architect _____ Specifications Lewiston Maine Plans no. _____ No. of sheets _____
 Proposed use of building Service Station No. families _____
 Last use _____ No. families _____
 Material 2nd. cl. No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 125.00 Fee \$ 3.00

General Description of New Work

To erect prefab chimney.

Type of heat and fuel fuel-f. w. w. air-oil
 Make Vitroliner-10"
 Supported on frame of building.
 Cleanout fitting to be used.

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? _____

APPROVED:
O.K. E.E.S. 4/10/70

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

Simard Electrical Service
[Signature]

INSPECTION COPY Signature of owner by: _____



APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine, July 16, 1970

PERMIT ISSUED
803
JUL 15 1970
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 184-198 Auburn Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Phillipps Petroleum Co., 449 Forest Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Girard Construction, Lewiston, Maine Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 6.00
Estimated cost \$ _____

General Description of New Work

To remove existing 550 ^{gallons} heating oil tanks (two tanks each 550 gal.)

Sent to Fire Dept. 7-16-70
Rec'd from Fire Dept. 7-16-70

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

Details of New Work

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

If a Garage

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

APPROVED:
Eric C. O'Neil 7-16-70

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

Phillipps Petroleum Co.

CS 501

INSPECTION COPY

Signature of owner

By Harold A. Jones

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

March, 1970

Location: #194 Auburn St.

Before tanks and piping are covered from view, installer is required to notify the **Fire Dept. Headquarters** of readiness for inspection and to refrain from covering up until approved by the **Fire Dept. Headquarters**

(1) - 3000 gasoline tanks
(2) - 500 waste oil tanks
These tanks of _____ gallons capacity are required to be of steel or wrought iron no less in thickness than # _____ gauge; and before installation # _____ - 5000 gal are required to be protected against corrosion, even though galvanized, by _____ 12 gauge two coats of tar, asphaltum, or other suitable rust-resisting paint, and (500 gal.) special protection wherein corrosive soil such as cinders or the like.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the efficiency of the pipe connections.

Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks.

If tank will be so located as to be subjected to the action of tide water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.



R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, March 17, 1970

PERMIT ISSUED
MAR 19 1970
254
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 24 Auburn Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Phillips 66, 449 Forest Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Simard Electrical, 725 Sabattus St., Lewiston Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 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 \$ 2.00

General Description of New Work

To remove 1-5000 gal and 1-3000 and 1-2000 gal. gasoline tanks
 To install 4-5000 gal. and gasoline tanks and 2-500 waste and fuel oil tanks
 Tanks to be buried at least 3' below grade; coated with asphaltum; bears Und. Lab.

3/17/70
 Rec'd from Fire Dept. 3/19/70

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 Simard Electric**

Details of New Work

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

If a Garage

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

APPROVED:

David C. O'Neil 3-18-70
RUB. 3/19/70

Miscellaneous

Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Phillips 66
 Simard Electrical

CS 301

INSPECTION COPY

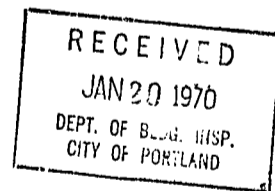
Signature of owner: _____

Simard

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

Ordered, that, as provided in Section 602.18 B of the Zoning Ordinance, access to a residence at 184 Auburn Street be and hereby is approved in accordance with plan of property prepared for Phillips Petroleum Company, dated September 1, 1967.



VERRILL DANA PHILBRICK WHITEHOUSE & PUTNAM

ATTORNEYS AT LAW

57 EXCHANGE STREET
PORTLAND, MAINE 04111

DONALD WARD PHILBRICK
ROBINSON VERRILL
BROOKS WHITEHOUSE
EDWARD FOX DANA
DONALD LOCKEY PHILBRICK
ROGER ASHURST PUTNAM
ROBERT B. WILLIAMSON, JR.
JOHN ALBERT MITCHELL
LOUIS ALFRED WOOD
LOYALL FARRAGUT SEWALL
JOHN WINTHROP PHILBRICK
JOHN LAWRENCE SULLIVAN
PETER BRIDGMAN WEBSTER
HOWARD HINKLEY DANA, JR.
CHARLES R. OESTREICHER

HARRY MIGHELS VERRILL
1868-1964
JOHN FESSENDEN DANA
1877-1966
LEON VALENTINE WALKER
1882-1966

AREA CODE 207
774-4573

January 13, 1970

A. Allan Soule, Assistant Director
Building & Inspection Services
Portland City Hall
Congress Street
Portland, Maine

Dear Mr. Soule:

Re: Bowley - Phillips Petroleum Company
184 Auburn Street, Portland, Maine

Pursuant to our recent understanding, I am forwarding you the following:

1. The proposed deed from Mr. Bowley to Reproco, Inc., a Delaware corporation, which corporation is the landholding company for Phillips Petroleum Company. You will note that there has been added a five foot strip of land on the westerly side of the premises to allow for the 25 foot setback from the Bowley property line. In addition, we have stated that the 15 foot right of way reserved as access to the Bowley property shall not be eliminated until such time as the proposed 50 foot street is qualified as an access way under the then existing laws of the City of Portland.

2. Recently redrawn plan of the Bowley property showing the parcel to be conveyed to Phillips Petroleum Company, including the five foot strip of land on the West side.

I understand the above is all that you will need to speak to the Corporation Counsel's office about including in the agenda for the City Council meeting for January 19, 1970 the request of Mr. and Mrs. Bowley that the 15 foot right of way be approved as a means of access by the municipal officers pursuant to Section 602.18B of the City Zoning Ordinance and any other applicable ordinance.

I think it should be borne in mind that the Bowley property will no doubt be served by the proposed 50 foot street at some

A. Allan Soule, Assistant Director
January 13, 1970
Page 2

future time and that this 15 foot right of way is by its nature
a temporary one.

Please let me know if you need additional information.

Sincerely yours,

Louis Wood

LAW/pm

Enclosures

cc: Mr. Richard Bowley
Mr. D. G. Hopkins-with plan and deed
Mr. Harold Jones
Mr. Joseph Montefusco

Know all Men by these Presents,

That RICHARD B. BOWLEY and RUTH J. BOWLEY, both of Portland,
County of Cumberland and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable
considerations,

paid by REPROCO, INC., a Delaware corporation with an office
in the First National Bank Building, Bartlesville, Oklahoma,

the receipt whereof we do hereby acknowledge, do hereby
give, grant, bargain, sell and convey, unto the said Reproco, Inc., its
successors

heirs and assigns forever,

a certain lot or parcel of land, with the buildings thereon,
situated on the westerly side of Auburn Street, in the City of
Portland, County of Cumberland and State of Maine, bounded and
described as follows:

Beginning at an iron on the westerly side line of Auburn Street
at the southeasterly corner of land conveyed by Alexander A.
McIntyre, et al, to Joseph M. F. Etheze, et al, by deed dated
October 13, 1945, and recorded in Cumberland County Registry of
Deeds in Book 1796, Page 156; thence South 6° 04' West by the
westerly side line of Auburn Street, two hundred nine and four
tenths (209.4) feet to an iron at the northeasterly corner of land
designated by the said McIntyre as a proposed street; thence South
80° 03' West by said proposed street, eighty-eight and forty-
three hundredths (88.43) feet to an iron; thence North 6° 04'
East by land of Richard B. Bowley, et al, two hundred nine and
eight tenths (209.8) feet to an iron in the southerly side line
of said Etheze land; thence North 80° 18' East by said Etheze
land, eighty-eight and thirty-two hundredths (88.32) feet to the
point of beginning.

The above described courses are magnetic as of the year 1962.

Being a portion of the premises conveyed by Community Oil Company,
Inc. to Richard B. and Ruth J. Bowley by deed dated March 14, 1946
and recorded in said Registry of Deeds, Book 1807, Page 216.

This conveyance is made subject, however, to the rights and
privileges conveyed by Richard B. Bowley to Central Maine Power
Company and New England Telephone & Telegraph Company by deed
dated August 19, 1955 and recorded in said Registry of Deeds,
Book 2276, Page 295.

Excepting and reserving, however, to the said Bowleys, their heirs
and assigns, a right of way for passing and repassing and for the
maintenance of utility services, fifteen (15) feet in width, and
being seven and one-half (7½) feet on either side of the following
described center line: Beginning on the westerly side line of
Auburn Street at a point forty-eight and two tenths (48.2) feet
northerly from the southeasterly corner of the premises above des-
cribed; thence North 33° 56' West, eighty-five (85) feet to land
of Richard B. Bowley, et al. Provided, however, that if and at such
time as said proposed street above referred to shall have been con-
structed in such a manner as to allow reasonable access to the said
premises of Richard B. Bowley, et al, then the right of way herein
reserved shall be terminated; provided further, said right of way

as herein reserved shall not terminate, even though said proposed street has been constructed to provide reasonable access as aforesaid, unless said proposed street shall first qualify as a sufficient street access to the remaining land of Grantors as defined and prescribed by the then applicable zoning and other applicable ordinances of the City of Portland.

There is also conveyed hereby the following strip of land five (5) feet in width adjacent to the westerly boundary line of the above described premises in said City of Portland bounded and described as follows: Beginning at the iron situated at the northwesterly corner of the above described premises at land formerly of said Etheze, now of James G. Lamson, et al; thence South $80^{\circ} 18'$ West by said land formerly of Etheze five and two tenths (5.2) feet to a stake; thence South $6^{\circ} 04'$ West by land of said Richard B. Bowley, et al, one hundred twenty-eight and twenty-nine hundredths (128.29) feet to a stake; thence South $83^{\circ} 56'$ East again by said Bowley land five (5) feet to the iron at the southwest corner of the above described premises; thence by the westerly boundary line of the above described premises North $6^{\circ} 04'$ East two hundred nine and eight tenths (209.8) feet to the iron at the point of beginning; provided, that Grantee, by acceptance of this deed, agrees for itself and its successors and assigns, that it and they shall not cut, remove, damage or destroy the pine trees now growing on said five foot strip of land, except that Grantee, its successors and assigns, may prune and otherwise trim branches and parts of said pine trees to improve the appearance thereof and to prevent such branches or parts of said pine trees from encroaching upon the first above described parcel of land as herein conveyed; said obligation of Grantee, its successors and assigns shall be a covenant to run with and bind said five foot strip of land, provided that only the then owner of said five foot strip of land shall have the obligation for fulfillment of said covenant or the breach thereof.

with all the privileges and appurtenances thereof to the said
Reproco, Inc., its successors

and assigns, to its and their use and behoof forever.
we successors

And do COVENANT with the said Grantee, its/ and assigns, that we are lawfully seized in fee of the premises
that they are free of all encumbrances: except as aforesaid;

that we have good right to sell and convey the same to the said
Grantee to hold as aforesaid; and that we and our heirs shall
and will WARRANT and DEFEND the same to the said Grantee, its/
heirs and assigns forever, against the lawful claims and demands
of all persons, except as aforesaid.

In Witness Whereof, we, the said Richard B. Bowley and
Ruth J. Bowley, husband and wife,
and

Witness

at the said

Joining in this deed as Grantors and relinquishing and conveying
our right by descent and all other rights in the above described
premises, have hereunto set our hands and seals this
day of January in the year of our Lord one thousand nine
hundred and seventy.

Signed, Sealed and Delivered
in presence of

State of Maine,
Cumberland

} ss.

January 19 70

Richard B. Bowley

Personally appeared the above named

instrument to be his free act and deed, and acknowledged the above
Before me

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION



R. LOVELL BROWN
DIRECTOR
A. ALLAN SOULE
ASSISTANT DIRECTOR

194 Auburn Street

Sept. 30, 1970

Simard Electrical Service
725 Sabattus Street
Lewiston, Maine

cc to: Phillips 66, 449 Forest Avenue

Gentlemen:

In making a final inspection of the building at 194 Auburn Street reveals the absence of "remote control" for safety switches for the two oil fired suspended heating units.

Please provide these switches by Oct. 12, 1970 so that we may issue the certificate of occupancy, required to be in the owners hands before the station is occupied.

Very truly yours,

Earle S. Smith

Earle S. Smith
Plan Examiner II

ESS:m

Gentlemen:

*2 Oil Burner Switches
have been install near the office door
and right hand overhead door*

T. Simard

194 Auburn Street

Sept. 30, 1970

Sinard Electrical Service
725 Sabattus Street
Lewiston, Maine

CS to: Phillips 66, 449 Forest Avenue

Gentlemen:

In making a final inspection of the building at 194 Auburn Street reveals the absence of "remote control" for safety switches for the two oil fired suspended heating units.

Please provide these switches by Oct. 12, 1970 so that we may issue the certificate of occupancy, required to be in the owners hands before the station is occupied.

Very truly yours,

Earle S. Smith
Plant Engineer RE

ESS:ms



REG. NO. AND CITY WITHIN

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 9 1970

PERMIT ISSUED

APR 10 1970

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 194 Auburn St. Use of Building Service Station No. Stories 1 New Building
Name and address of owner of appliance Phillips 66, 449 Forest Ave.
Installer's name and address Sismard Electrical Service, 725 Sabattus St., Lewiston Maine

General Description of Work

To install (2) oil-fired suspended heating units, forced warm air heat.

IF HEATER, OR POWER BOILER

Location of appliance suspended from ceiling Any burnable material in floor surface or beneath? none
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 18"
From top of smoke pipe 18" From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 10x10 (prefab chimney) Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Jackson Church-gun type Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top
Type of floor beneath burner concrete Size of vent pipe 1 1/2"
Location of oil storage outside underground Number and capacity of tanks 550 gal.
Low water shut off Make permit on tank issued 3-19-70
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Heating unit at least 8' above floor.

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

APPROVED:

4/10/70. OK. E.L.H.

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

Sismard Electrical Service

Signature of Installer by: [Signature]

CS 300

INSPECTION COPY

77

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION #194 Auburn St.

Issued to Phillips 66
449 Forest Ave.

Date of Issue October 6 1970

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. ~~7911~~ 7911, 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

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Carl Smith

Inspector of Buildings

Robert Brian

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.

184-198 Auburn Street

Sept. 9, 1969

cc to: Phillips Petroleum Co., 449 Forest Avenue
cc to: Deering Realty Co., 1044 Washington Avenue
cc to: Corporation Counsel

Richard B. Bowley
184 Auburn Street

Dear Mr. Bowley:

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

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid this office for a variance appeal at the time the appeal is filed.

Very truly yours,

A. Allan Soule

Assistant Director, Building Inspection Department

AAS:m

CHECK LIST FOR SIGNS

Date - 7/3/69
Checked by - BWA

Location - 194 Auburn St.

- Zone Location - R-3
- Fire Zone - No
- Sign & Review Committee - over 8' in least dimension - No
- Area of sign - 64"
- Area of existing signs -
- Material - plastic
- Design -
- Facing adjoining Residence Zone -
- Flashing or Steady light -
- If on state road check with State -

Attached Sign -

Height above level of roof -

Detached or pole sign -

- Height - 20'
- Required yards (single pole OK - 2 poles a structure) 40' setback
- Corner clearance -
- Footing -
- Certificate of Design -

Projecting Sign -

- Clearance 10' -
- Bonded -
- Height -
- Written Consent -
- Projection over sidewalk (18" from curb) -



PHILLIPS PETROLEUM COMPANY

PORTLAND, MAINE 04101
449 FOREST AVENUE, SUITE #3, TELEPHONE 772-7404

SALES DEPARTMENT

January 23, 1970

Mr. Earl Smith
Building Department
City Hall
Portland, Maine

Dear Mr. Smith:

To confirm our conversation of today, the R. L. Cusak, Inc. of Scarborough, Maine did some excavation work at 184 Auburn Street, Portland, Maine to start construction of the new facility. Again, thank you for your cooperation.

Sincerely yours,

H. D. Jones

H. D. Jones
Assistant District Manager
Portland District

HDJ:lm

ASPHALT PAVING:

- A. General Requirements: These specifications cover placing of hot laid-hot mixed asphaltic concrete as shown. A two inch wearing surface of asphaltic concrete mixture shall be composed of mineral aggregate, uniformly coated with asphaltic cement, upon a 4" asphaltic concrete base or 6" crushed rock base. Any "fatty" spots, depressions, unevenness, irregular spots or other failures occurring within twelve months after acceptance shall be repaired at Contractor's expense.
- B. Materials:
1. Aggregate: Base material and mineral aggregate shall conform to appropriate state highway specifications for highway work in area.
 2. Asphaltic Materials:
 - a. Asphalt cement shall be of penetration specified by state highway department for job mix formula concerned, and shall meet A.A.S.H.O. Specification M-20.
 - b. Prime coat shall be an MC-30 or MC-70 cutback asphalt and shall meet A.A.S.H.O. Specification M-82.
 - c. Tack coat shall be an RC-70 cutback asphalt meeting A.A.S.H.O. Specification M-81 or SS-1H asphalt emulsion meeting ASTM Specification D977.
- C. Weather and Temperature: Minimum air temperature, in shade, at which asphaltic concrete may be laid shall be 40°F if rising or 50°F if falling. Subgrade must be dry and free from frost.
- D. Equipment: Spreading and rolling equipment shall produce density and surface specified. Pneumatic or vibratory rollers shall supplement flat rollers whenever practical. It is preferred that pneumatic rollers be used on base course and the flat roller used for the surface course.
- E. Construction:
1. Subgrade: Fine grade and compact to 90% standard Proctor density. (See NOTE 1)
 2. Base Course:
 - a. When asphaltic concrete base is used it shall be 4" minimum compacted thickness placed in one lift. Mixture shall be delivered on job at a minimum workable temperature which will produce density upon final compaction of 95 percent of the theoretical density as determined in accordance with ASTM D-1188-56. Mixture shall not be heated in excess of 325°F at mix plant. Asphaltic mixture shall be laid at a temperature of from 225°F to 325°F upon an approved dry base. An approved paver shall be used, where practical, to spread asphaltic mixture to lines and grades shown on the Plot Plan.
 - b. Should surface of base course get dirty, it shall be cleaned and a tack coat of RC-70 cutback asphalt or dilute SS-1H emulsified asphalt applied before surface course is put down.
 - c. When crushed rock or naturally angular rock aggregate base is used, it shall be 6" minimum compacted thickness placed in two equal layers. Each layer shall be choked and compacted to a 95% standard Proctor density.
 - d. Along all edges, limits of compaction of sub-base and base course shall be 1'0" minimum beyond limits of surface course except where adjacent to buildings or permanent curb line.
 3. Prime Coat for Aggregate Base Course: Thoroughly prepared surface shall be given a uniform prime coat of MC-30 or MC-70 cutback asphalt with an approved sprayer. Application rate shall be between .15 and .5 gallon per square yard, depending on absorption. The surface should be covered but there should not be any primer remaining free standing.
 - a. Primer shall be tack free before application of surface course. Normally 12 hours time is required for curing.
 4. Surface Course: The asphaltic concrete surface course shall be 2" minimum compacted thickness placed in one lift. An approved paver shall be used, where practical, to spread the mixture to lines and grade shown on the Plot Plan. The temperature requirements shall be the same as for the asphaltic base course given in Item E. 2. a.

Asphaltic Paving Specifications

9-29-67

1 5 1967

PHILLIPS PETROLEUM COMPANY
Engineering Department

SPECIFICATIONS FOR CONSTRUCTION OF
SERVICE STATION #~~2~~
184 ~~71~~ ~~ASHLEY~~ ~~BEACON~~ ~~STREET~~ ~~PORTLAND,~~ ~~MAINE~~ AUBURN STREET
PORTLAND, MAINE

RECEIVED
JUL 02 1969
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Bartlesville, Oklahoma
Date:

SPECIFICATIONS FOR CONSTRUCTION OF
SERVICE STATION FACILITIES

I N D E X

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V-207 Stations
8-18-67

66-V-207 - 2 Stall - L.H.
w/40# Live Load

F-22-7
21 Sets
4 Extra Specs

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MISCELLANEOUS EQUIPMENT FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR:

- to Hoists: See drawings for installation.
 Drive-on and frame contact type(s) complete.
 Hoist(s) equipped with automatic combination safety leg and non-rotator, control valve, muffler, lifting brackets, wheel spotters, and oil fill line as required.
2. Signs and Light Standards:
 - a. Pedestal sign with reflectors and anchor bolts. (If installed)
 - b. Standard for sign or floodlights complete with anchor bolts, semaphore arm, and 48" sign. (See Plot Plan)
 - c. Pylon shield, rotator or adapter as required.
 3. Air Compressor: Complete with manual starter.
 4. Fire Extinguishers: With brackets.
 5. Floor Safe.
 6. Rest Room Signs: With brackets.
 7. Island Equipment:
 - a. Air and light standards (for island without canopy) complete with anchor bolts.
 - b. Air Hoses: One length of 1/4" air hose, complete with Milton Quick Coupler per stand.
 8. Underground Storage Tanks:
 - a. Gasoline, fuel oil (when shown) and waste oil storage tanks complete with fill cap, filler bue, manhole, gauge stick and chart.
 - b. Contractor shall reset present tanks if so indicated.
 9. Gasoline Pumps and Dispensers:
 - a. Pumps on Island: (See Plot Plan for pumps required.)
 - (1) Pumps complete with hose and nozzle.
 - (2) Angle check valve at storage tanks.
 - (3) Flexible connections and dresser couplings.
 - b. Submerged Pumping:
 - (1) Pumps complete; manhole, valves, and flexible connections.
 - (2) Island dispenser complete with hose and nozzle, valve, and dresser coupling.
 - c. Kerosene Dispenser (when shown): Complete with hose, nozzle, and check valve.
 10. Shelving Brackets and Standards (except Sales Room), Work Bench(es), and Tire Rack(s) (except for 1 1/2" x 1 1/2" x 1/8" angle).
 11. Electric Drinking Fountain.
 12. Miscellaneous Electrical Material as listed in Paragraph 7 of Electrical Specifications.

V-207 Stations
 Fee Stations
 8-18-67

III.

SCOPE AND INTENT OF SPECIFICATIONS:

1. General: Listing herein of article, material, operation or method, requires that Contractor performs each operation prescribed, according to conditions stated, providing all labor, equipment, services, and incidentals necessary thereto for construction of Service Station Facilities.
2. Documents: The Contract, these Specifications, and the Drawings scheduled are mutually complementary.

IV.

GENERAL CONDITIONS:

1. Permits, Ordinances, Inspections and Certificates:
 - a. Comply with applicable laws, codes, regulations and requirements of authorities having jurisdiction.
 - b. Verify conformity of drawings and specifications with requirements (of a., above) and notify Owner of discrepancies, errors, or omissions before proceeding. Cost of changes required by authorities having jurisdiction are borne by Contractor.
 - c. Arrange and pay for all certificates, permits, and inspections required and deliver documents and receipts to Owner.
2. Workmanship:
 - a. Unless specifically described, conform to standards generally accepted as good trade practices.
 - b. Proper operation of all furnished or installed apparatus is required for acceptance.
3. Materials and Equipment:
 - a. New (unless specified otherwise), undamaged and of good quality.
 - b. Protect from damage. Do not use plumbing fixtures for storage, supports, or platforms.
 - c. Materials or equipment equal to those specified may be substituted if approved by Owner.
 - d. Handle and install in accordance with manufacturer's and supplier's recommendations, unless specified otherwise.
4. Surveys and Layouts:
 - a. Make surveys and layouts necessary except those required to define boundaries of premises.
 - b. Set all batter boards and grade stakes.
 - c. Final grades must meet Owner's approval.
5. Standards: Where reference is made to standards and trade specifications, the latest edition applies.
6. Definitions:
 - a. "Overhang" - roof extension over walks.
 - b. "Canopy" - roof extension over pump islands.

V.

SITE:

1. Handling of Site and Improvements:
 - a. Receive site in its present condition, unless noted otherwise elsewhere.
 - b. Dispose of construction debris and present improvements as directed by Owner.
 - c. Render premises ready for Owner's occupancy and operations.
2. Present Operation on Site by Owner (when applicable):
 - a. Regulate activities so that interference with Owner's normal business operations will be held to a minimum during construction period.
 - b. Provide temporary services and shelter to house desk and compressor.
 - c. Temporary setup must meet Owner's approval.

V-207 Stations
8-16-67