

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 041075
SEP 18 2004
CITY OF PORTLAND

This is to certify that Fall Gregory A & /Bragdon Builders LLC
has permission to replace 2 retaining walls and add a new
AT 72 Auburn St Call 375 A030001

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Classification of inspection must be given and when permission procedure before this building or part thereof is used or otherwise exposed-in-4
YOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 9/10/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1075	Issue Date:	CBL: 375 A030001
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Location of Construction: 72 Auburn St	Owner Name: Fall Gregory A &	Owner Address: 652 Main St	Phone: 854-8491
Business Name:	Contractor Name: Bragdon Builders LLC	Contractor Address: 56 Pennell Street Westbrook	Phone: 2073297873
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-1

Past Use: commercial use	Proposed Use: commercial use with replaced retaining walls and new steps	Permit Fee: \$48.00	Cost of Work: \$3,000.00	CEO District: 5
Proposed Project Description: replace 2 retaining walls and add a new set of steps		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: U Type: RETAINING 9/8/04	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: jodinea	Date Applied For: 07/30/2004	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>8/23/04</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

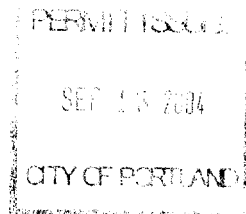
Permit No: 04-1075	Date Applied For: 07/30/2004	CBL: 375 A030001
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Location of Construction: 72 Auburn St	Owner Name: Fall Gregory A	Owner Address: 130 Huston Rd	Phone: () 854-8491
Business Name:	Contractor Name: Bragdon Builders LLC	Contractor Address: 56 Pennell Street Westbrook	Phone: (207) 329-7873
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: commercial use with replaced retaining walls and new steps	Proposed Project Description: replace 2 retaining walls and add a new set of steps
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 08/23/2004	Note:	Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 09/10/2004	Note: 1) 42 " Guards w/ openings less than 4" must be installed on the open side on the stairs, owner notified	Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 08/30/2004	Note:	Ok to Issue: <input checked="" type="checkbox"/>

Comments:
08/31/2004-mjn: Need more info.....Called Applicant, guardsStair treads show a nosing.....
Received new plans.....



City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

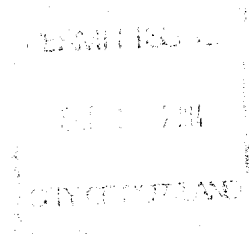
Permit No: 04-1075	Date Applied For: 07/30/2004	CBL: 375 A030001
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Location of Construction: 72 Auburn St	Owner Name: Fall Gregory A	Owner Address: 130 Huston Rd	Phone: () 854-8491
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: commercial use with replaced retaining walls and new steps	Proposed Project Description: replace 2 retaining walls and add a new set of steps
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 08/23/2004	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Dept: Building	Status: Pending	Reviewer: Mike Nugent	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				
Dept: Fire	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 08/30/2004	Ok to Issue: <input checked="" type="checkbox"/>
Note:				

Comments:
08/31/2004-mjn: Need more info.....Called Applicant, guardsStair treads show a nosing.....





72 Auburn Street
Portland, Me



Commercial Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>72 Auburn St. PORTLAND</u>		
Total Square Footage of Proposed Structure <u>N/A</u>		Square Footage of Lot <u>11,000 sq ft.</u>
Tax Assessor's Chart, Block & Lot Chart# <u>375 A</u> Block# <u>Q30</u> Lot# <u>001</u>	Owner: <u>GREGORY FALL</u>	Telephone: <u>854-8491</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>AS ABOVE</u>	Cost Of Work: \$ <u>3,000</u> Fee: \$ <u>48.00</u>
Current Specific use: <u>Commercial</u>		
Proposed Specific use: <u>SAME</u>		
Project description: <u>Would like to replace 2 Retaining Walls And Add A new set of steps -</u>		
Contractor's name, address & telephone: <u>DAVID BRADON, Westbrook, Me</u>		
Who should we contact when the permit is ready: <u>GREG FALL -</u>		
Mailing address: <u>652 MAIN ST. GORHAM, Me 04038</u> Phone: <u>854-8491</u>		

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

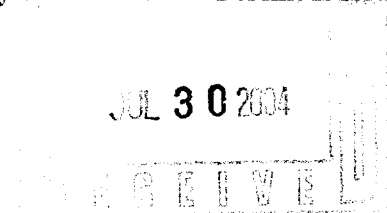
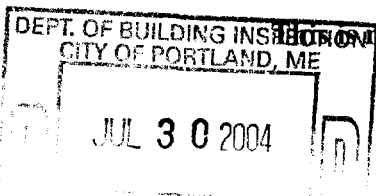
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>7/30/04</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

Without a Permit; you may not commence any work until the Permit is issued.





Commercial Building Permit Application Checklist

All of the following information is required and must be submitted in order to help insure an expeditious permitting process.

A Complete Set of construction drawings must include:

Note: Construction documents for construction in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage ~~and damp proofing (if applicable)~~
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

** Material list Enclosed*
** Plot Plan*

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the new or existing structure(s), a plot plan is required and must include: *N/A -*

- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines drawn to scale. Structures include decks, porches; a bow windows cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown.
- Boundary survey to scale showing North arrow; zoning district and setbacks.
- First floor sill elevation (based on mean sea level datum)
- Location and dimensions of parking areas and driveways
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours
- Silt fence locations

Surveyor's monuments must be in place and the lot staked for a setback inspection.

Please submit all of the information outlined in this Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

6/23/04

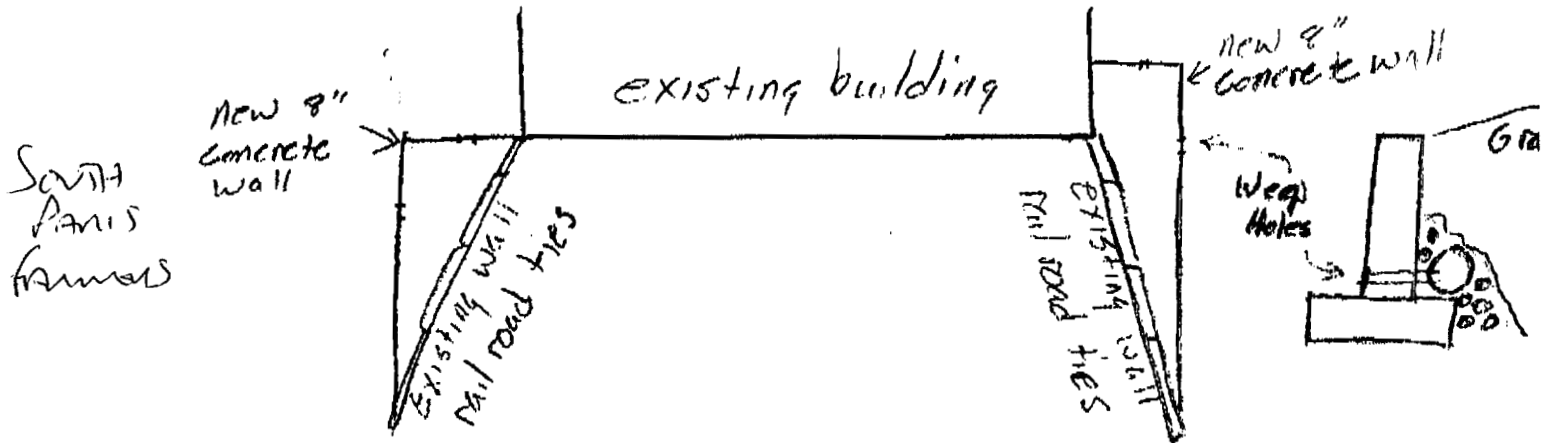
Bragdon Builders LLC
56 Pennell Street
Westbrook, Maine 04092
207-329-7873

Property address: 72 Auburn Street
Portland, Maine

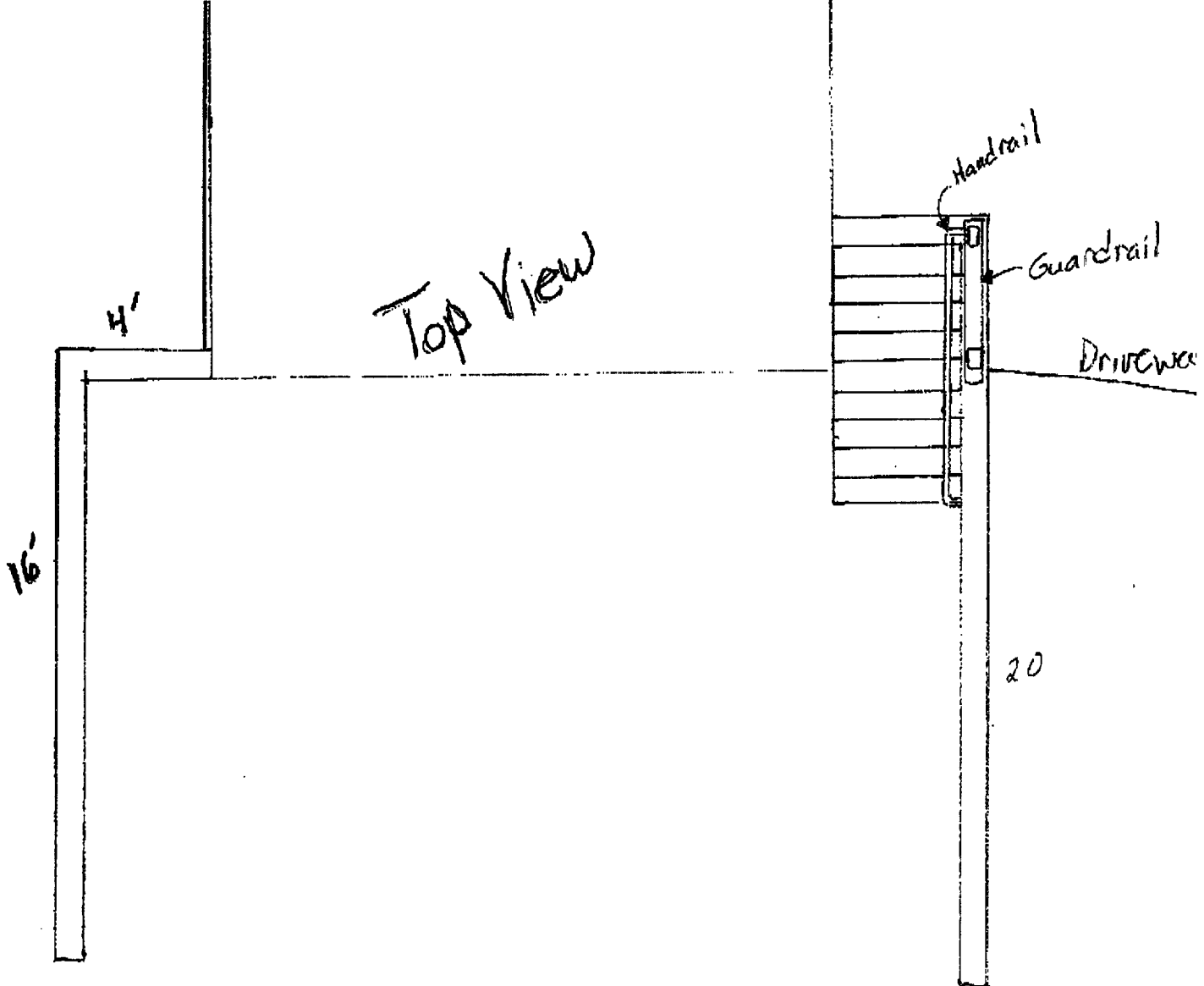
Materials list:

- 8 yds concrete
- 200' #4 rebar
- 6 yds 3/4" stone
- 60' perforated drainpipe

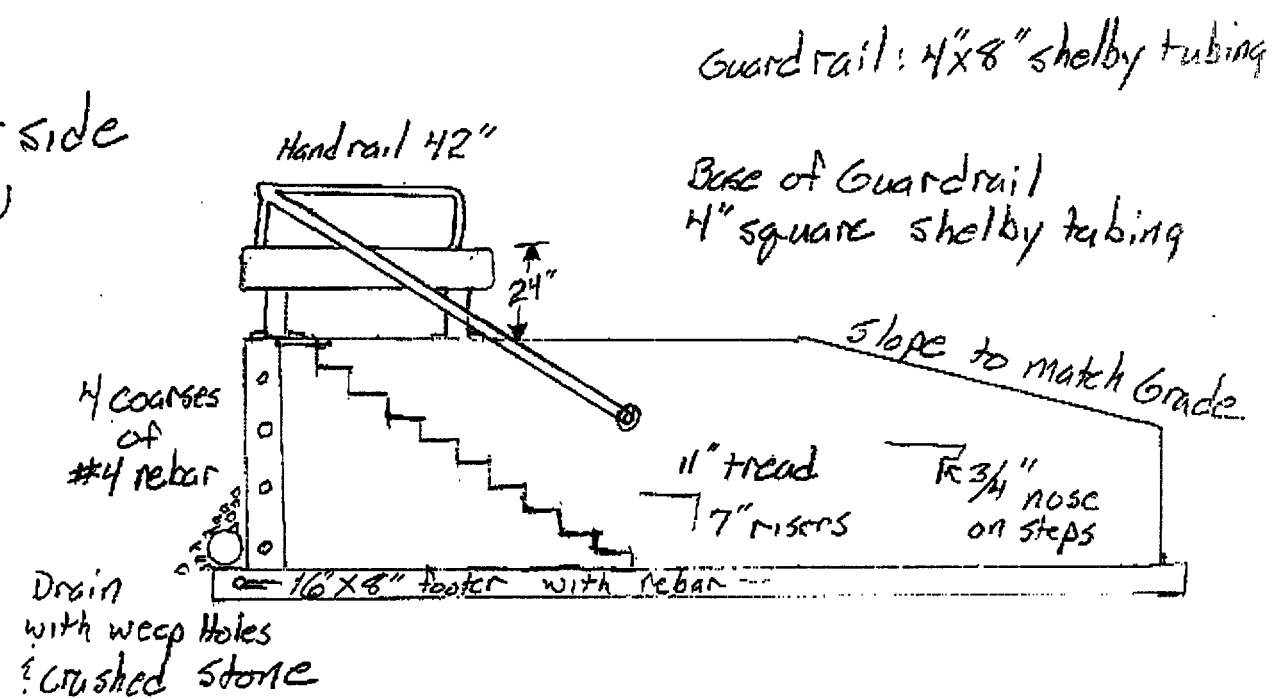
Total costs including materials and labor \$3000.00



Bragdon Builders LLC
Terry Bragdon Member Auburn St.



Right side View



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 375 A030001
Location 72 AUBURN ST
Land Use RETAIL & PERSONAL SERVICE

Owner Address FALL GREGORY A & JOHN E WILKINSON JTS
 652 MAIN ST
 GORHAM ME 04038

Book/Page 20680/211
Legal 375-A-30-31
 AUBURN ST 68-74
 11000 SF

Valuation Information

Land	Building	Total
\$97,650	\$140,910	\$238,560

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1952	1	6476	1

Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name
0.253	6476	MIXED RES/COMM	CENTURY 21

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	2038	UNFINISHED RES BSMT
1	01/01	2038	CONVERTED OFFICE
2	01/01	1200	WAREHOUSE
2	02/02	1200	SUPPORT AREA

Height	Walls	Heating	A/C
8		NONE	
9	FRAME	NONE	NONE
10	FRAME		
10	FRAME		

Building Other Features

Line	Structure Type	Identical Units
1	OVERHEAD DOOR - WD/MT	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1952	ASPHALT PARKING	1500	1

Sales Information

<u>Date</u>	<u>Type</u>	<u>Price</u>	<u>Book/Page</u>
12/17/2003	LAND + BLDING	\$324,480	20680-211
11/16/1999	LAND + BLDING	\$239,000	15172-153

Picture and Sketch

Picture

Sketch

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-413	Issue Date: DEC 10 2001	CBL: 375 A030001
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Location of Construction: 72 Auburn St	Owner Name: Century 21 First Choice realty	Owner Address: 1087 Fores... CITY OF PORTLAND	Phone: 741-2727
Business Name:	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-1

Past Use: Printing Company	Proposed Use: Real Estate Sales Office	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 2
Proposed Project Description: Change of Use		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: SB BOCA 1999 Signature: <i>T. Thomson</i>	
		Signature: <i>MM</i>	Signature: <i>T. Thomson</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature:	Date:	

Permit Taken By: gad	Date Applied For: 11/14/2001	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK 11/20/01</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
	<i>Separate permits required for this new sign</i>		

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

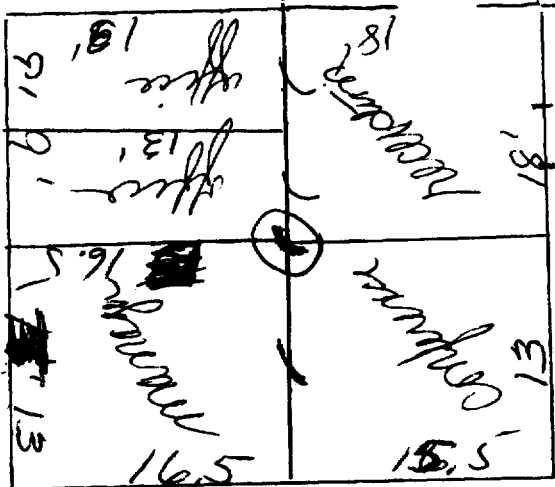
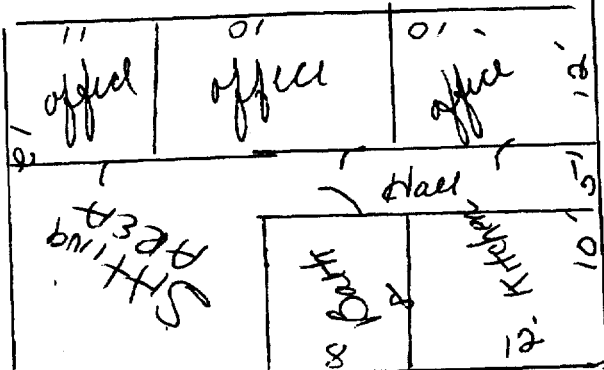
 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

30'

Barn

40'



entrance
20'

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED		Permit No: 02-0032	Issue Date: JAN 23 2002	CBL: 375 A030001
Location of Construction: 72 Auburn St		Owner Name: O'hearn Philip	Owner Address: 1087 Forest Ave	Phone: 207-797-9400
Business Name: n/a		Contractor Name: Bailey Sign Company Inc.	Contractor Address: 9 Thomas Drive Westbrook	Phone: 2077742843
Lessee/Buyer's Name n/a		Phone: n/a	Permit Type: Signs - Permanent	Zone: B-1

Past Use: Commercial	Proposed Use: Commercial / Real Estate Company; Replacements for existing pylon 5' x 6' cabinet sign.	Permit Fee:	Cost of Work: \$0.00	CEO District: 2
Proposed Project Description: Erect 5' x 6' Sign		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A Type: BOCA 99 Signature: [Signature]	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: gg	Date Applied For: 01/10/2002	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 01/10/02	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

CERTIFICATION

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 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- ~~Final/Certificate of Occupancy~~: Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per inspection at this point.~~

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of Applicant/Designee

9/13/04
Date

[Signature]
Signature of Inspections Official

9/13/04
Date

CBL: 375 A C30

Building Permit #: 04-1075