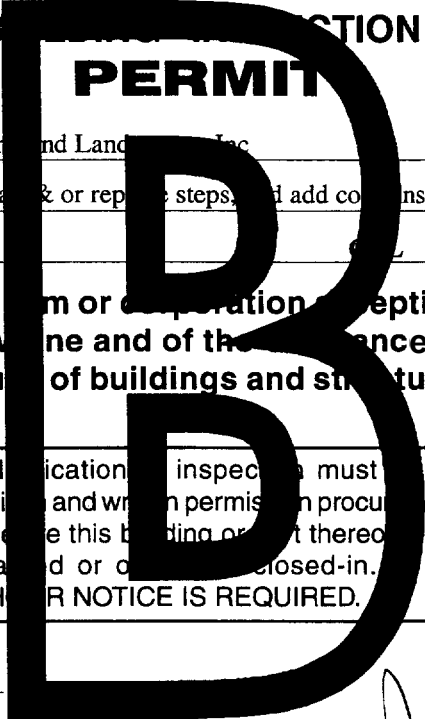


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE  
**CITY OF PORTLAND**

BUILDING DEPARTMENT

**PERMIT**



**PERMIT ISSUED**

**MAY 9 2005**

Permit Number: 050528

**CITY OF PORTLAND**

Please Read Application And Notes, If Any, Attached

This is to certify that Lindvall James W &/New England Land Inc  
 has permission to Front porch renovations, repairs & or replace steps, and add columns  
 AT 74 Concord St Portland, OR 97202 PL 130 B003001

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.

Notification of inspection must be given and written permission procured before this building or part thereof is laid or closed-in.  
**HEAR NOTICE IS REQUIRED.**

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

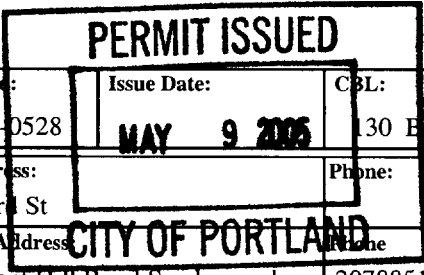
**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_  
 Department Name \_\_\_\_\_

*Jeanie Bouke* 5/9/05  
 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: 05-0528	Issue Date: <b>MAY 9 2005</b>	CBL: 130 E003001
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<b>Location of Construction:</b> 74 Concord St	<b>Owner Name:</b> Lindvall James W &	<b>Owner Address:</b> 74 Concord St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> New England Landscapes, Inc	<b>Contractor Address:</b> 109 Pleasant Hill Road Scarborough	<b>Phone:</b> 2078851210
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	<b>Zone:</b> R5

<b>Past Use:</b> Single Family Home	<b>Proposed Use:</b> Single Family Home, Front porch renovations, repair & or replace steps, and add columns	<b>Permit Fee:</b> \$75.00	<b>Cost of Work:</b> \$6,000.00	<b>CEO District:</b> 4
<b>Proposed Project Description:</b> Front porch renovations, repair & or replace steps, and add columns		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group <b>R3</b> Type	

Signature \_\_\_\_\_  
 Signature **JMB 5/9/05**

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 05/06/2005	<b>Zoning Approval</b>	
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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..	<b>Special Zone or Reviews</b> <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: <b>JMB 5/9/05</b>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: <b>JMB</b>
	<i>in exact footprint                      NO ENCROACHMENT                      on ROW</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

**City of Portland, Maine - Building; or Use Permit**

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

<b>Permit No:</b> 05-0528	<b>Date Applied For:</b> 05/06/2005	<b>CBL:</b> 130 B003001
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<b>Location of Construction:</b> 74 Concord St	<b>Owner Name:</b> Lindvall James W &	<b>Owner Address:</b> 74 Concord St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> New England Landscapes, Inc	<b>Contractor Address:</b> 109 Pleasant Hill Road Scarborough	<b>Phone</b> (207) 885-1210
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Home, Front porch renovations, repair & or replace steps, and add columns	<b>Proposed Project Description:</b> Front porch renovations, repair & or replace steps, and add columns
-----------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 05/09/2005

**Note:** **Ok to Issue:**

- 1) Stairs not to exceed the existing footprint, not to encroach on the City ROW

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 05/09/2005

**Note:** **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.



# Residential 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: 74 CONCORD ST.

Total Square Footage of Proposed Structure \_\_\_\_\_ Square Footage of Lot \_\_\_\_\_

Tax Assessor's Chart, Block & Lot  
Chart# 30 Block# B Lot# 3

Owner: JIM LINDVALL  
CAROL MITCHELL

Telephone:  
(207)-761-4649

Lessee/Buyer's Name (If Applicable) \_\_\_\_\_

Applicant name, address & telephone:  
NEW ENGLAND LANDSCAPES, INC  
109 PLEASANT HILL ROAD  
SCARBOROUGH, ME. 04074  
(207)-885-1210

Cost Of Work: \$ 6,000.00  
Fee: \$ 75.00

Current Specific use: ~~ACCESS TO FRONT DOOR~~ Single Family

Proposed Specific use: SAME AS ABOVE

Project description: EXISTING BRICK STEPS & LANDING ARE DETERIORATING, ALONG W/ SILL & WOOD BENEATH IT. LANDING TO BE RE-DONE W/ STONE VENEER & BLUESTONE WHILE REPLACING THE STEP SYSTEM W/ GRANITE STEPS ON CENTER OF DOOR. ADDITIONAL COLUMN TO BE ADDED TO EACH SIDE FOR A TOTAL OF (4) COLUMNS. GABLE & TRIM TO BE RE-DONE AS WELL. - (NOT RE-DOING STRUCTURE OF GABLE... JUST ADDING DETAIL)

Contractor's name, address & telephone: NEW ENGLAND LANDSCAPES, INC.

Who should we contact when the permit is ready ROB MITCHELL

Mailing address: 109 PLEASANT HILL ROAD  
SCARBOROUGH, ME. 04074

Phone: 885-1210

**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.

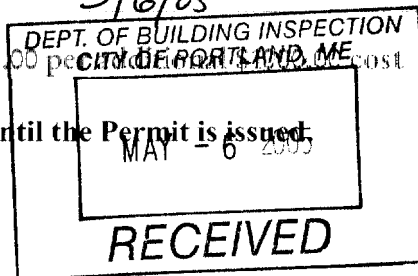
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 [Signature]

Date: 5/6/05

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

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



**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.

- NA **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.  \_\_\_\_\_ inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if y \_\_\_\_\_ requires a Certificate of Occupancy. All projects DO require a final inspecti

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**

<u>[Signature]</u>	<u>5/9/05</u>
Signature of Applicant/Designee	Date
<u>[Signature]</u>	<u>5/9/05</u>
Signature of Inspections Official	Date

CBL: 130-B-3 Building Permit#: 05-0528 R



DSCN4745.JPG 2005/01/28 15:44:20



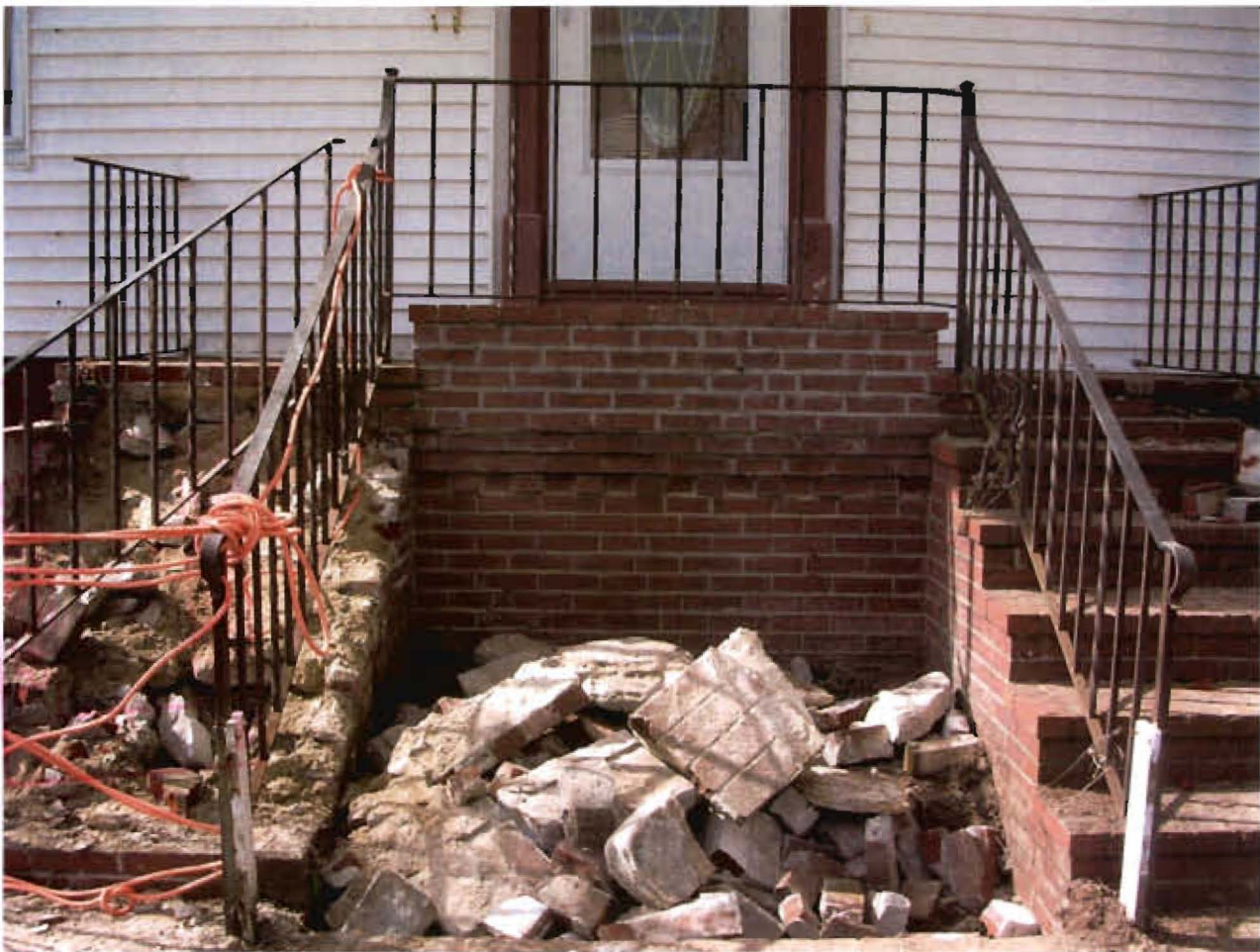
DSCN4746.JPG 2005/01/28 15:44:31



DSCN4747.JPG 2005/01/28 15:44:42



DSCN4748.JPG 2005/01/28 15:45:51



DSCN5063.JPG 2005/05/04 09:24:41



DSCN5069.JPG 2005/05/04 09:41:03

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	130 8003001
Location	7th CONCORD ST
Land Use	SINGLE FAMILY
Owner Address	LINDVALL JAMES W & CAROL L MITCHELL 7th CONCORD ST PORTLAND ME 04103
Book/Page	7182/320
Legal	130-B-3 CONCORD ST 70-78 NORWOOD ST 50-58 11306 SF

**Current Valuation Information**

Land	Building	Total
\$34,550	\$127,570	\$162,120

**New Estimated Valuation Information**

Land	Building	Total	Phase-In Value
\$93,500	\$232,100	\$325,600	\$243,860

**Property Information**

Year Built	Style	Story Height	sq. Ft.	Total Acres		
1920	Old Style	2	2410	0.26		
Bedrooms	Pull Baths	Half Baths	Total Rooms	Attic	Basement	
4	2		0	None	Full	

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
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**Sales Information**

Date	Type	Price	Book/Page
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**Picture and Sketch**

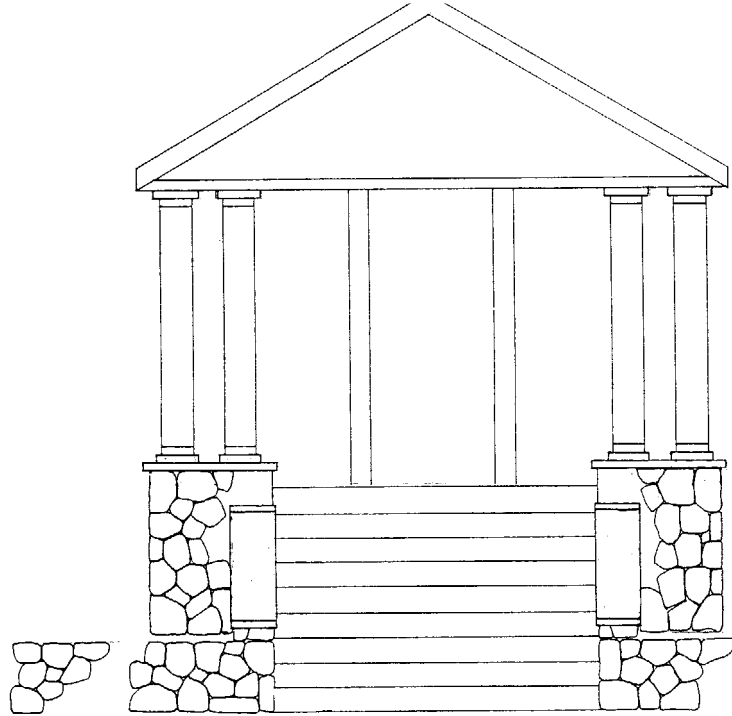
Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

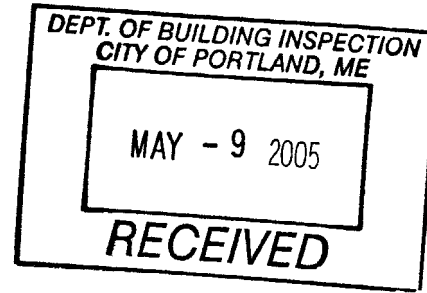
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

[Click here to view comparable sales or below to view by:](#)





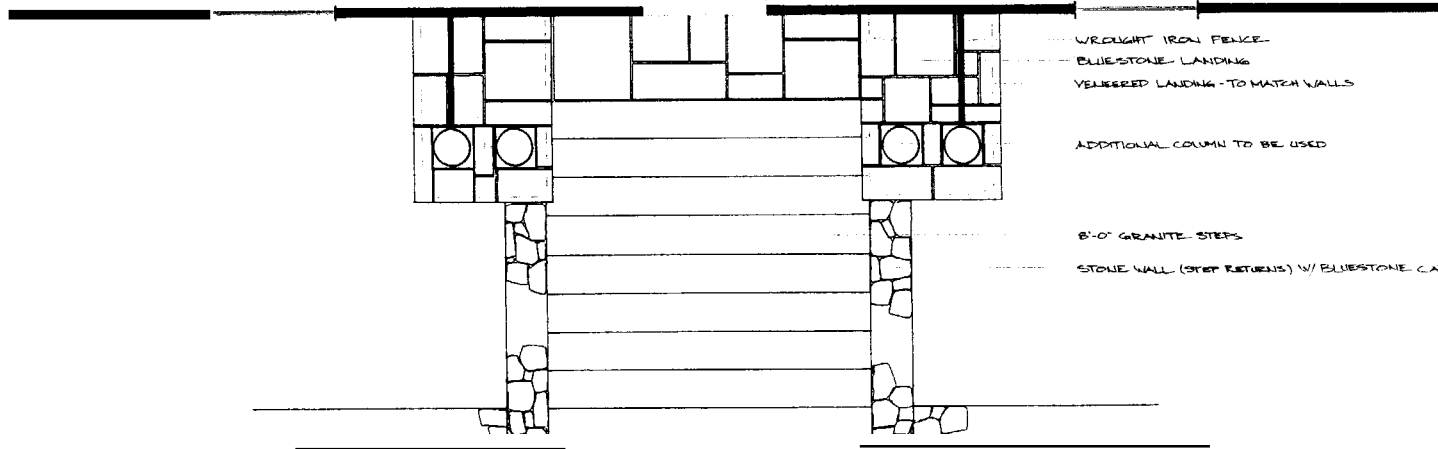
FRONT ELEVATION  
SCALE: 1/2"=1'-0"



REVISIONS	BY

NEW ENGLAND LANDSCAPES, INC.  
**LINDVALL RESIDENCE**  
 74 CONCORD ST.  
 PORTLAND, MAINE

DRAWN	PEM
CHECKED	PEM
DATE	2/14/05
SCALE	1/2"=1'-0"
JOB NO.	
SHEET	1
OF SHEETS	



PLAN VIEW - CONCORD ST. ENTRANCE  
SCALE: 1/2"=1'-0"

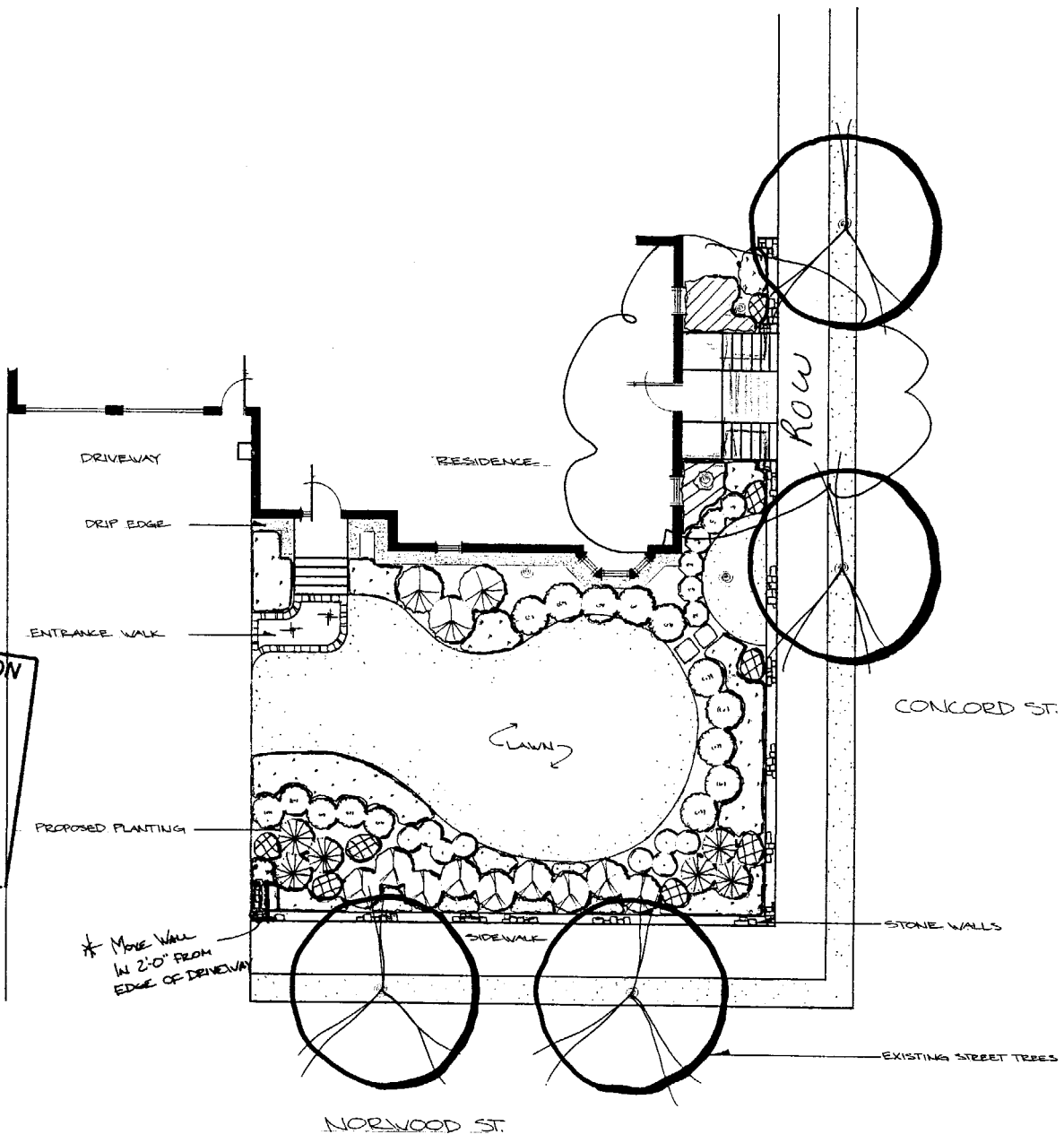
- WROUGHT IRON FENCE
- BLUESTONE LANDING
- VENEERED LANDING - TO MATCH WALLS
- ADDITIONAL COLUMN TO BE USED
- 8'-0" GRANITE STEPS
- STONE WALL (DEPT RETURNS) W/ BLUESTONE CAP

REVISIONS	BY

NEW ENGLAND LANDSCAPES, INC.  
**LINDVALL RESIDENCE**  
 74 CONCORD ST.  
 PORTLAND, ME, 04103

DRAWN REM
CHECKED
DATE 12/8/04
SCALE 1/8" = 1'-0"
JOB NO.
SHEET 1.
OF 1 SHEETS

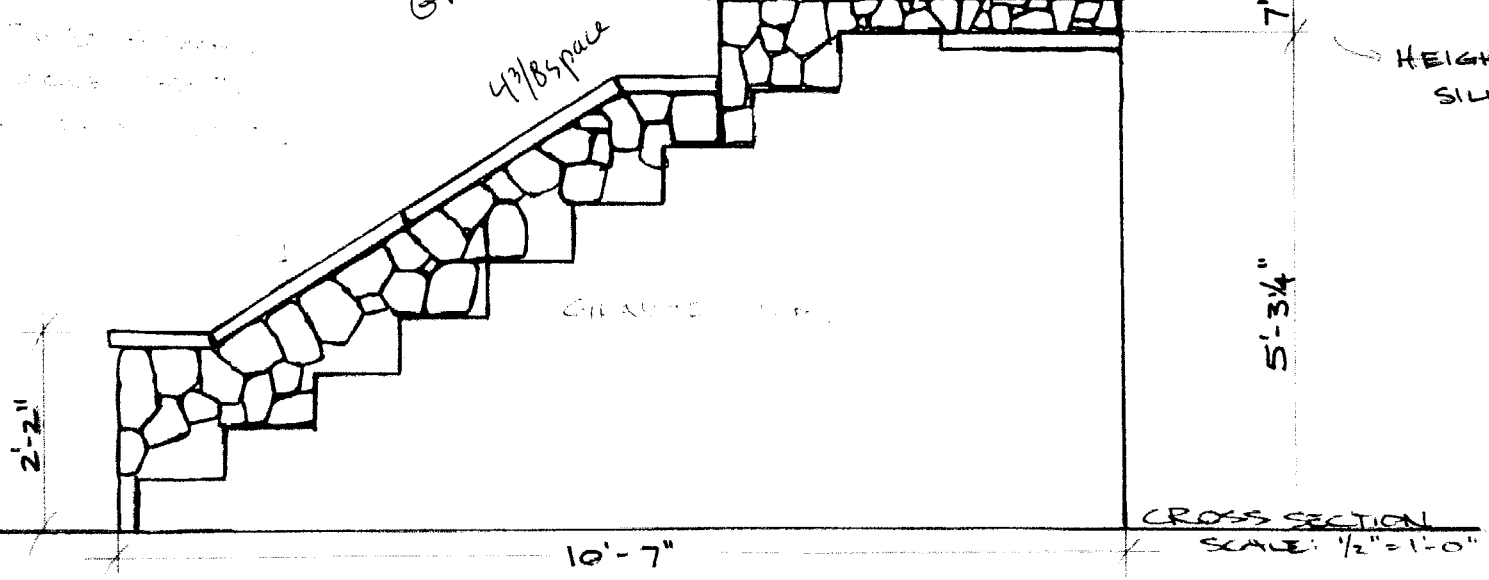
DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 MAY - 9 2005  
 RECEIVED



RECEIVED  
 MAY - 6  
 DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME

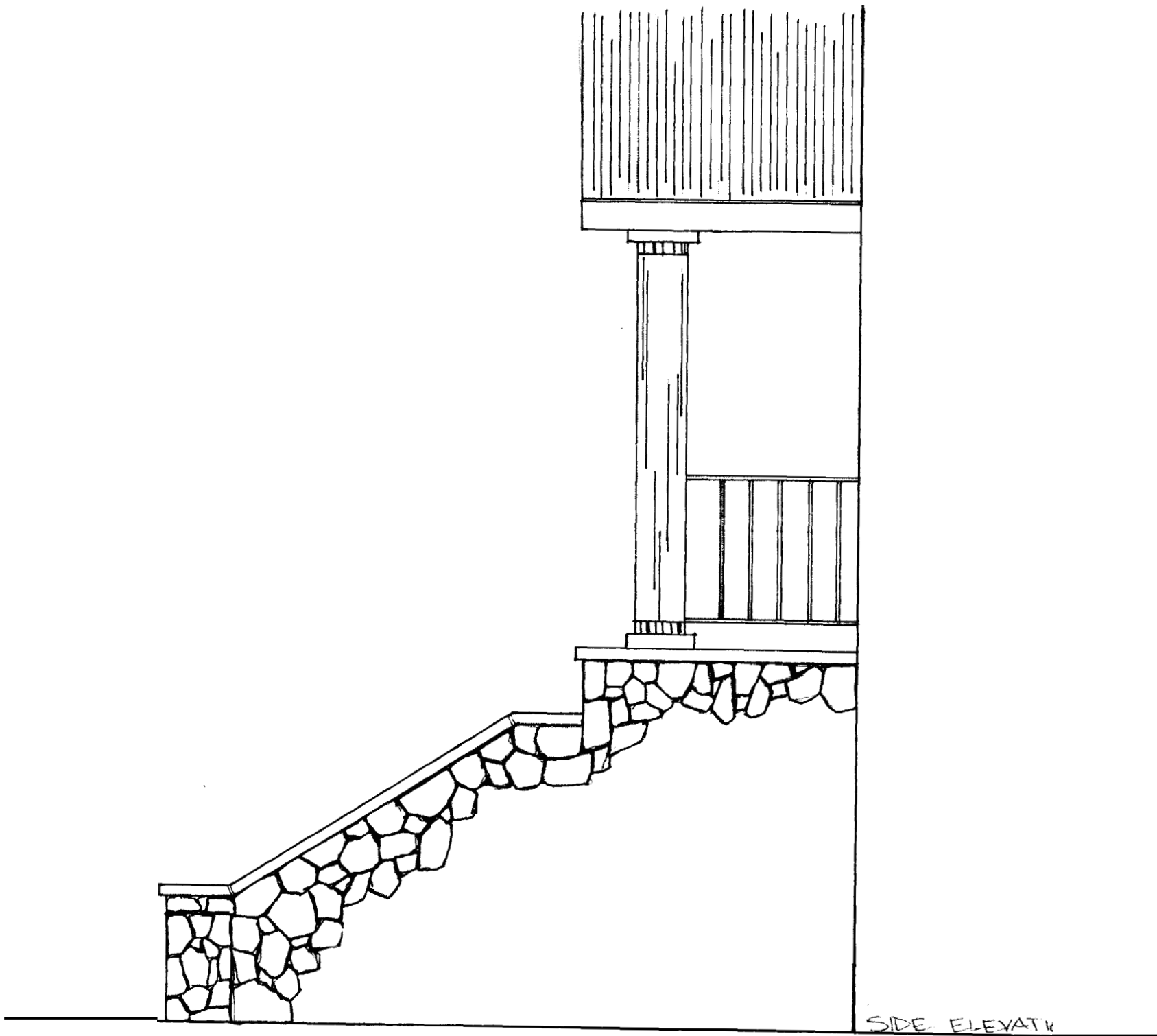
per Rob M.  
 Rise is  $7\frac{3}{4}$ "  
 Run is 11"  
 If  $> 10$ " No nosing required

Guardrail  
 Min 34" stairs  
 36" Landing  
 Graspable handrail



HEIGHT OF  
 SILL -  $63\frac{1}{4}$ "

REM



SIDE ELEVATION  
SCALE: 1/2" = 1'-0"



# CITY OF PORTLAND, MAINE

Department of Building Inspections

5.26 2005

Received from New England landscapers

Location of Work 74 Concord

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ 75

Building (IL)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other  \_\_\_\_\_

*tx okay ✓*

CBL: 130P3

Check #: 10757

Total Collected \$ 75.00

## THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

*Donna*  
WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy