

DISPLAY THIS CARD ON PRINCIPAL FRONT OF BUILDING  
**CITY OF PORTLAND**

**PERMIT ISSUED**  
**JUN 20 2005**  
Permit Number: 050809  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**PERMIT**

This is to certify that Lucatoro Deborah/Thompson Johnson Woodworkers  
has permission to Interior alterations after water damage & cosmetic work  
AT 231 Island Ave City of Portland 087 Y028001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

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

**OTHER REQUIRED APPROVALS**

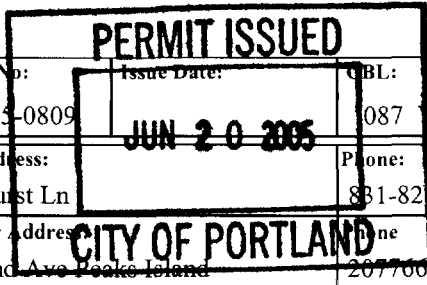
Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*James Burke* 6/20/05  
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: 05-0809 Issue Date: JUN 20 2005 CBL: 087 7028001



Location of Construction: 231 Island Ave	Owner Name: Lucatoro Deborah	Owner Address: 11 Sunburst Ln	Phone: 831-8252
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peake Island	Phone: 2077665219
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2

Past Use: Single Family	Proposed Use: Single Family w/interior alterations after water damage	Permit Fee: \$39.00	Cost of Work: \$2,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type SB	

Proposed Project Description:  
Interior alterations after water damage & cosmetic work

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

Signature: *JMB 6/20/05*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Permit Taken By: jmb	Date Applied For: 06/20/2005	<b>Zoning Approval</b>
-------------------------	---------------------------------	------------------------

<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: <i>JMB 6/20/05</i>	<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: <i>JMB 6/20/05</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> 05-0809	<b>Date Applied For:</b> 0612012005	<b>CBL:</b> 087 Y028001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 231 Island Ave	<b>Owner Name:</b> Lucatorto Deborah	<b>Owner Address:</b> 11 Sunburst Ln	<b>Phone:</b> ( ) 831-8262
<b>Business Name:</b>	<b>Contractor Name:</b> Thompson & Johnson Woodworkers	<b>Contractor Address:</b> 115 Island Ave Peaks Island	<b>Phone:</b> (207) 766-5219
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family w/interior alterations after water damage	<b>Proposed Project Description:</b> Interior alterations after water damage & cosmetic work
---	---

Dept: Zoning      Status: Approved      Reviewer: Jeanine Bourke      Approval Date: 06/20/2005

Note:      Ok to Issue:

1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building      Status: Approved      Reviewer: Jeanine Bourke      Approval Date: 0612012005

Note:      Ok to Issue:

Dept: Fire      Status:      Reviewer:      Approval Date:

Note:      Ok to Issue:

# All Purpose 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>231 ISLAND AVENUE, PEAKS ISLAND, ME</u>		
Total Square Footage of Proposed Structure <u>N/A</u>	Square Footage of Lot <u>28,749 SF</u>	
Y	Lot# <u>MARCO AND DEBBIE LUCATORTO</u>	Telephone: <u>(973) 831-8262</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>207-766-5919</u> <u>THOMPSON JOHNSON WOODWORKS</u> <u>115 ISLAND AVE</u> <u>PEAKS ISLAND, ME</u>	Cost Of Work: \$ <u>2,000</u> Fee: \$ <u>39.00</u>
Current use: <u>SINGLE FAMILY RESIDENCE</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>NO CHANGE</u>		
Project description: <u>LIMITED FOUNDATION REPAIR &amp; REPOINTING, REPLACE EXIST. GIRDER &amp; POSTS IN BASEMENT</u>		
Contractor's name, address & telephone: <u>THOMPSON JOHNSON WOODWORKS</u>		
Who should we contact when the permit is ready: <u>RACHEL CONI</u>		
Mailing address: <u>115 ISLAND</u> <u>PEAKS ISLAND, ME 04108</u>		
We will contact you by phone when the permit is ready, You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207-766-5919</u>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*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 a/areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

Signature of applicant: *Rachel Coni* | Date: 6-20-05

**This is NOT a permit, you may not commence ANY work until the permit is issued.  
If you are in a Historic District you may be subject to additional permitting and fees with the  
Planning Department on the 4<sup>th</sup> floor of City Hall**

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

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	087 Y028001
<b>Location</b>	231 ISLAND AVE
<b>Land Use</b>	SINGLE FAMILY
 <b>Owner Address</b>	 LUCATORTO DEBORAH 11 SUNBURST LN WAYNE NJ 07470
 <b>Book/Page</b>	 87-Y-28-30-31
<b>Legal</b>	ISLAND AVE PEAKS ISLAND 28749 SF

Current Valuation Information

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$34,130	\$56,070	\$90,200

New Estimated Valuation Information

<b>Land</b>	<b>Building</b>	<b>Total</b>	<b>Phase-In Value</b>
\$210,800	\$117,400	\$328,200	\$209,200

Property Information

<b>Year Built</b> 1867	<b>Style</b> Old Style	<b>Story Height</b> 1.5	<b>Sq. Ft.</b> 1264	<b>Total Acres</b> 0.66		
<b>Bedrooms</b> 2	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 7	<b>Attic</b> None	<b>Basement</b> Part	

Outbuildings

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
GARAGE-WD/CB	1	1930	12X18	C	A
SHED-FRAME	1	1900	10X10	D	P

Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
-------------	-------------	--------------	------------------

Picture and Sketch

Picture	Sketch	Tax Map
---------	--------	---------

**Thampsan Johnson Woodworks**  
115 Island Avenue  
Peaks island, ME 04108

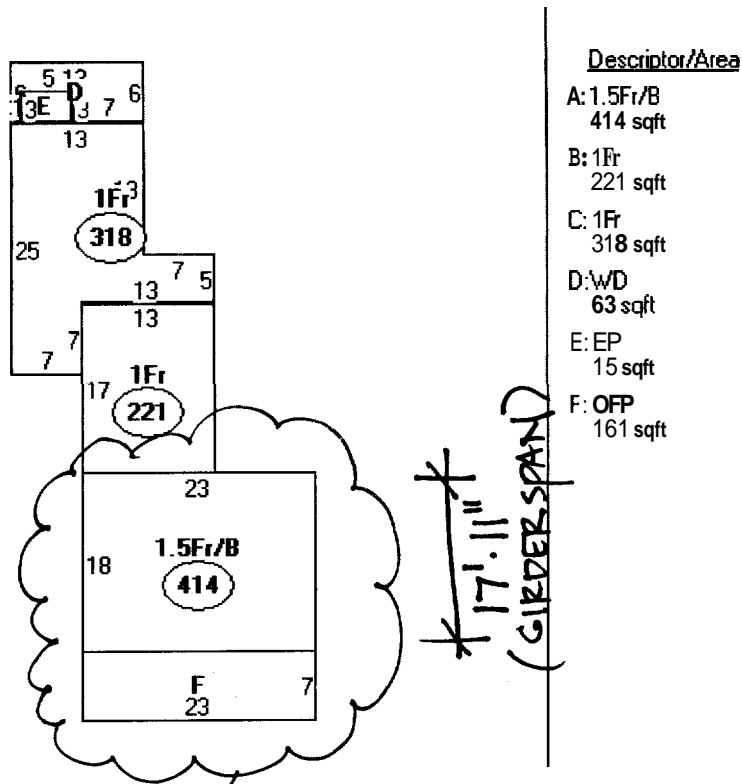
[Click here to view Tax Roll Information.](#)

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:](#)

Map  
Street  
Neighborhood





Descriptor/Area

- A: 1.5Fr/B  
414 sqft
- B: 1Fr  
221 sqft
- C: 1Fr  
318 sqft
- D: WD  
63 sqft
- E: EP  
15 sqft
- F: OFF  
161 sqft

AREA OF WORK TO BE DONE.

Thompson Johnson Woodworks  
115 Island Avenue  
Peaks Island, ME 04108



LUCA TORO RESIDENCE: NORTH ELEVATION (PHOTO ONE)

Thompson Johnson Woodworks  
115 Island Avenue  
Peaks Island, ME 04108





AREA OF WORK

LUCATORTO RESIDENCE: EAST ELEVATION (PHOTO TWO)

Thompson Johnson Woodworks  
115 Island Avenue  
Peaks Island, ME 04108



LUCATORTO RESIDENCE: WEST ELEVATION (PHOTO THREE).

Thompson Johnson Woodworks  
115 Island Avenue  
Peaks Island, ME 04108



REPLACE  
CENTER  
BEARING  
GIRDER  
(6x6)  
W/  
W/

(1) 2x8;  
ADD (2)  
NEW 6x6  
POSTS ON  
EXIST.  
FOOTINGS.

replace

REPAIR AND REPOINT CRUMBLING SILL & INFILL

LUCATORTO RESIDENCE: NORTH GIRDER BEARING (PHOTO FOUR)

Thompson Johnson Woodworks  
115 Island Avenue  
Peaks Island, ME 04108

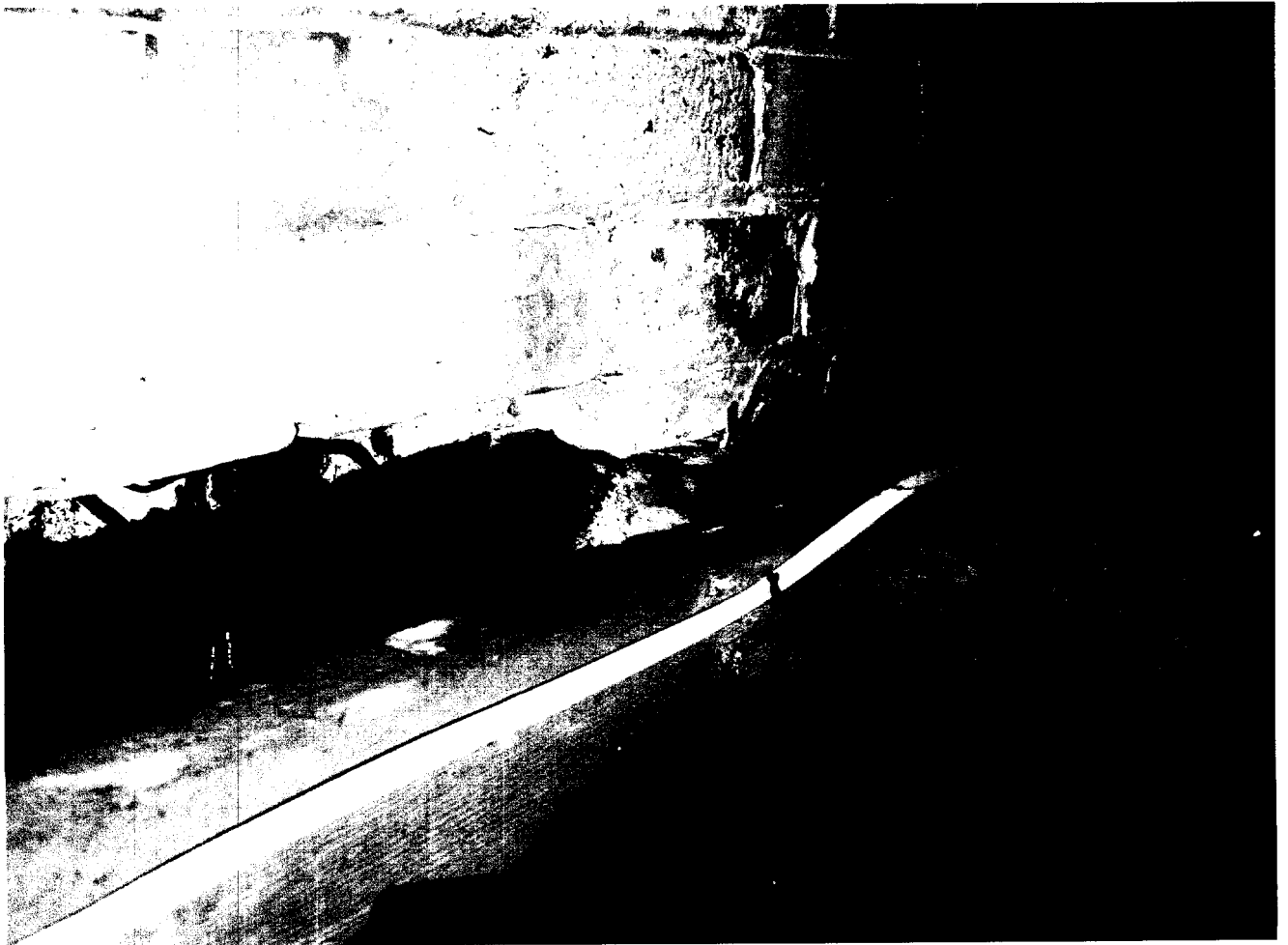


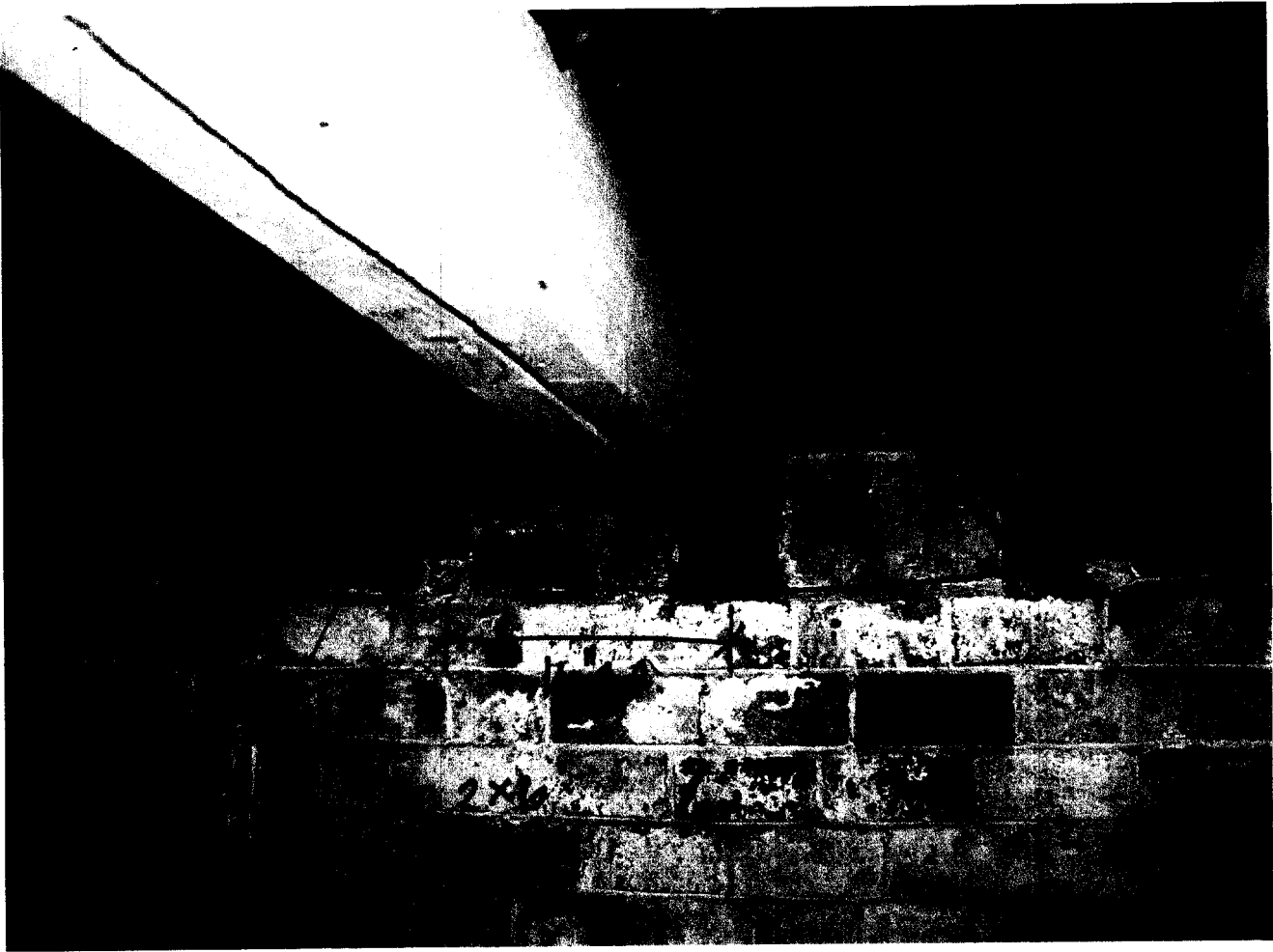
LUCATORTO RESIDENCE: EXISTING 6X6 GIRDER (PHOTO FIVE)

Thompson Johnson Woodworks  
115 Island Avenue  
Peaks Island, ME 04108

Thompson Johnson Woodworks  
115 Island Avenue  
Peaks Island, ME 04108

LUCARTO RESIDENCE: SOUTH GIPPER-BEARING (PHOTO SIX)





LUCATORTO RESIDENCE: EXISTING FLOOR JOISTS (PHOTO SEVEN)

Thompson Johnson Woodworks  
115 Island Avenue  
Peaks Island, ME 04108



↳ TYPICAL STONE FOUNDATION  
W/ BRICK KNEE WALL.

LUCATORTO RESIDENCE: EXISTING FOUNDATION (PHOTO EIGHT)

# 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.

**VA CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

James Banko  
Signature of Applicant/Designee

Date

6/20/05

James Banko  
Signature of Inspections Official

Date

CBL:

87-4-28

Building Permit #:

05-0809