

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0271	Issue Date: 03/01/2006	CBL: 087 Z001001
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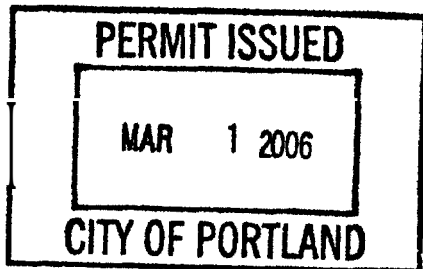
92 Luther St	Edgard Membreno & Jessica Burton	350 Apple Grove Lane	805-687-0718
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:		Zone: DR-2

Past Use: Single Family	Proposed Use: Single Family w/repair of rot due to roof water damage & general maintenance	Permit Fee: \$147.00	Cost of Work: \$14,000.00	CEO District: 2
Proposed Project Description: Repair rot due to roof water damage and general maintenance		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type SB	
		Signature	Signature: JMB 3/1/06	
		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: jmb	Date Applied For: 03/01/2006
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Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<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: JMB 3/1/06	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<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: JMB



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

T h o m p s o n J o h n s o n
W o o d w o r k s

March 2, 2006

**Inspections Office
City Of Portland
389 Congress Street
Portland, Maine 04101**

Re: Permit Fee for 92 Luther, Peaks Island

Hi Jeanie,

It was nice to see you on Wednesday. As always, thank you for your help. Please find enclosed a check for \$147.00 for the permit of our work on 92 Luther Street.

Enjoy your day, Rachel


**Rachel Conly
Architectural Designer**

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0271	Date Applied For: 03/01/2006	CBL: 087 Z001001
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Location of Construction: 92 Luther St	Owner Name: Edgard Membreno & Jessica Burton	Owner Address: 350 Apple Grove Lane	Phone: 805-687-0718
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island	Phone: (207) 766-5219
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Single Family w/repair of rot due to roof water damage & general maintenance	Repair rot due to roof water damage and general maintenance
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Dept: Zoning	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 03/01/2006
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Building	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 03/01/2006
Note:			Ok to Issue: <input type="checkbox"/>

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.

- | | | |
|-------------------------------------|---------------------------------------|--|
| <u>7</u> | Footing/Building Location Inspection; | Prior to pouring concrete |
| <u>7</u> | Re-Bar Schedule Inspection: | Prior to pouring concrete |
| <u>7</u> | Foundation Inspection: | Prior to placing ANY backfill |
| <input checked="" type="checkbox"/> | Framing/Rough Plumbing/Electrical: | Prior to any insulating or drywalling |
| <u>NA</u> | 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**

<u>S. Paul Dely</u>	<u>3.1.06</u>
Signature of Applicant/Designee	Date
<u>Samuel Boudreau</u>	<u>3/1/06</u>
Signature of Inspections Official	Date
CBL: <u>87-2-1</u>	Building Permit #: <u>06-0271</u>

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 060271
 MAR 1 2006

CITY OF PORTLAND

This is to certify that Edgard Membreno & Jessica

has permission to Repair rot due to roof water

AT 92 Luther St

provided that the person or persons shall comply with all of the provisions of the Statutes of the City of Portland regulating the construction, maintenance and repair 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.

If inspection must be made on premises, the person or persons shall be notified in writing at least 48 hours in advance of the date of inspection. NO OTHER APPROVALS 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 _____

Deanne Bouke 3/1/06
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

FOR ROT REPAIR AND MAINTENANCE

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>92 LUTHER STREET</u>		
Total Square Footage of Proposed Structure <u>NO CHANGES (1853)</u>		Square Footage of Lot <u>20943</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>EDGARD MEMBREND</u> <u>JESSICA BURTON</u>	Telephone: <u>865-687-0718</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>RACHEL CONLY</u> <u>THOMPSON JOHNSON WOODWORKS</u> <u>115 ISLAND AVE PEAKS ISLAND</u>	Cost Of Work: \$ <u>1,000</u> Fee: \$ <u>147.00</u>
Current use: <u>RESIDENTIAL SF</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: <u>Repair Rot areas as needed damage by water</u>		
Contractor's name, address & telephone: <u>RACHEL CONLY</u> <u>THOMPSON JOHNSON WOODWORKS, 115 ISLAND AVE.,</u> <u>PEAKS ISLAND, MAINE 04108</u>		
Who should we contact when the permit is ready: <u>RACHEL CONLY</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>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 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: 2-20-06

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 4th floor of City Hall

**WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form**

Know all Persons by these Presents,

That we, Sarah M. Levy and David A. Bigelow, of Portland, State of Maine, for consideration paid, grant to:

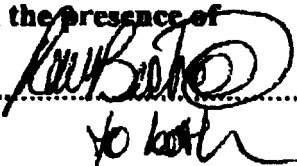
Edgard A. Membreno and Jessica C. Burton
of Santa Barbara, and State of California, whose mailing address is:

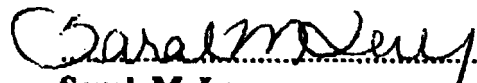
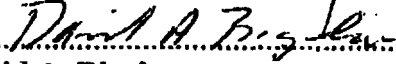
350 Apple Grove Lane, Santa Barbara, California 93105, with warranty covenants, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the Town of Portland, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness our hands and seals this 22nd day of December, 2005.

Signed, Sealed and Delivered
in the presence of

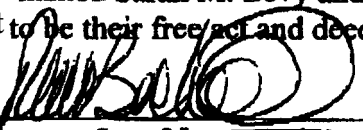

.....
.....


.....
Sarah M. Levy

.....
David A. Bigelow

State of **Maine**, County of Cumberland ss.

December 22, 2005

Then personally appeared before me the above named Sarah M. Levy and David A. Bigelow and acknowledged the foregoing instrument to be their free and deed.


.....
Attorney at Law/Notary Public
Printed Name: Richard L. Boucard

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 087 2001001
Location 92 LUTHER ST
Land Use SINGLE FAMILY

Thompson Johnson Woodworks
 115 Island Avenue
 Peaks Island, ME 04108

Owner Address LEVY S ~~XXXXXXXXXXXX~~ DAVID A BIGELOW JTS
 92 LUTHER ST
 PEAKS ISLAND NE 04108

NEW OWNERS :
 EDGARD MEMBRINO &
 JESSICA BURTON
 350 APPLE GROVE LANE
 SANTA BARBARA, CA.
 93105

Book/Page 15575/041
Legal 87-Z-1-2-39-40
 LUTHER ST JOHN ST
 ELIZABETH ST
 PEAKS ISLAND 20943 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$115,740	\$96,170	\$211,910

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$198,300	\$130,700	\$329,000

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1900	Style Old Style	Story Height 1.5	sq. Ft. 1853	Total Acres 0.481
Bedrooms 3	Full Baths 2	Half Baths	Total Rooms 6	Attic None
				Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1900	Size 18X20	Grade D	Condition F
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Sales Information

Date	Type	Price	Book/Page
07/05/2000	LAND + BLDING		15575-041
12/01/1996	LAND + BLDING	\$78,000	12879-177

Picture and Sketch

Picture Sketch Tax Map

[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.

Thompson Johnson Woodworks
115 Island Avenue
Peaks Island, ME 04108

WALL AREA TO BE
REPAIRED
(SEE PG. TWO)



ROOF AREAS TO BE REPLACED
(SEE PLAN PG. FIVE)

BURTON - MEMBRENO ROT REPAIR: PAGE ONE 2.20.06

WEST ELEVATION



EXISTING
40" W X 45" H

TO BE REPLACED :

- NEW HEADER
(2) 2x6

- NEW JACKS
(1) 2x4

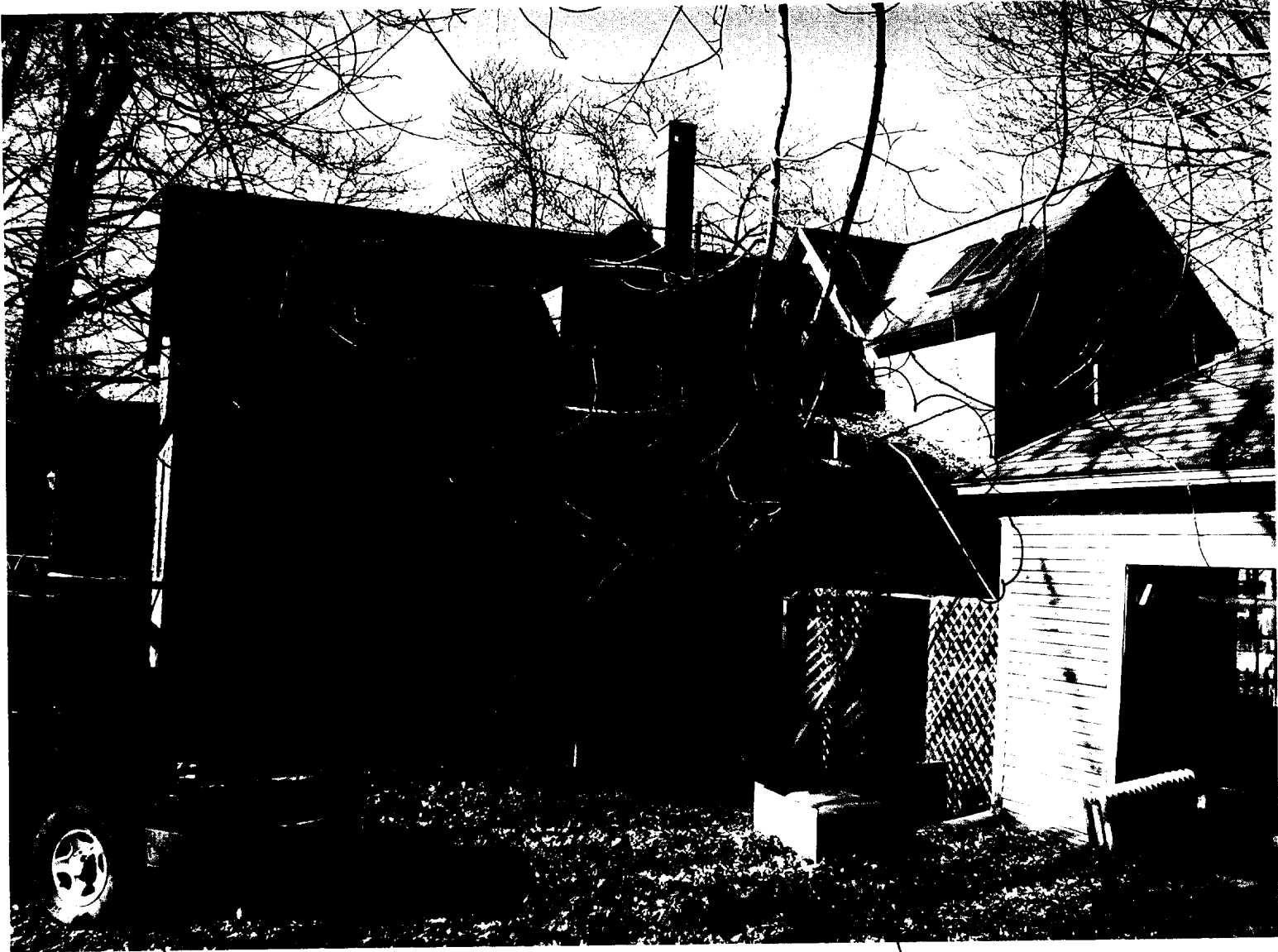
(DEPENDING ON EXTENT
OF WATER DAMAGE)

Thompson Johnson Woodworks
115 Island Avenue
Peaks Island, ME 04108

WHERE NECESSARY REPAIR WALL
ROT DAMAGE W/ 2x4
STUDS AND 1/2" CDX SHEATHING

BURTON - MEMBRENO ROT REPAIR : PAGE TWO 2-20-04

DETAIL WEST ELEVATION



↙
ROOF AREA TO BE REPLACED.
(SEE PLAN PG. FIVE)

↘
WALL AREA TO
BE REPAIRED
(SEE PG. FOUR)

BURTON - MEMBRANO ROT REPAIR: PAGE THREE 2.20.06

EAST ELEVATION

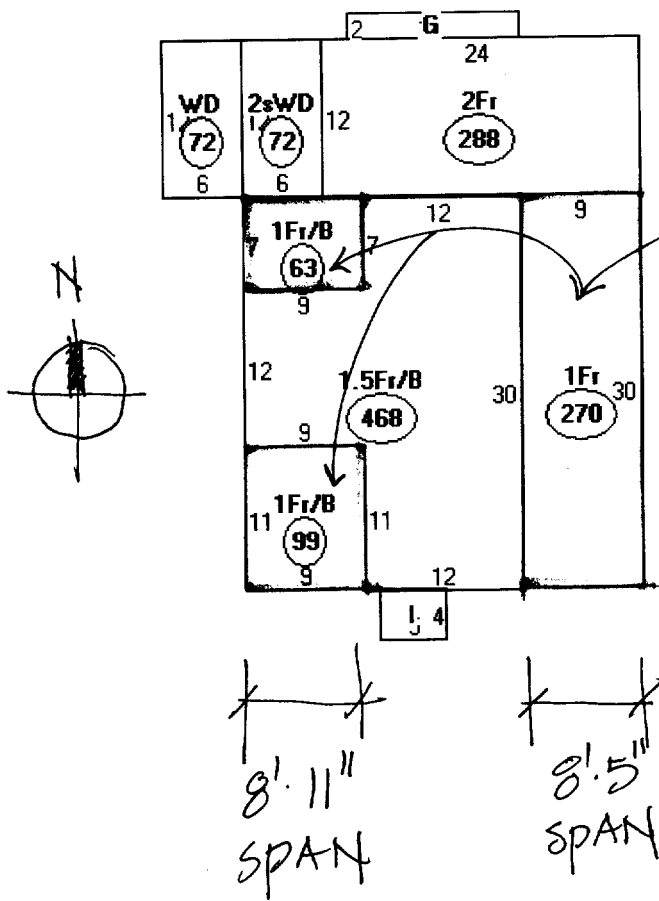
Thompson Johnson Woodworks
115 Island Avenue
Peaks Island, ME 04108



WHERE NECESSARY REPAIR WALL ROT
DAMAGE W/ 2X4 STUDS AND
1/2" CDX SHEATHING.

BURTON - MEMBRENO ROT REPAIR: PAGE FOUR 2.20.06

DETAIL EAST ELEVATION



Descriptor/Area	Area
A: 1.5Fr/B	468 sqft
B: 1Fr/B	99 sqft
C: 1Fr/B	
D: 2sWD	72 sqft
E: WD	72 sqft
F: 2Fr	288 sqft
G: 1Fr	26 sqft
H: 1Fr	270 sqft
I: EP	20 sqft

Thompson Johnson Woodworks
 115 Island Avenue
 Peaks Island ME 04108

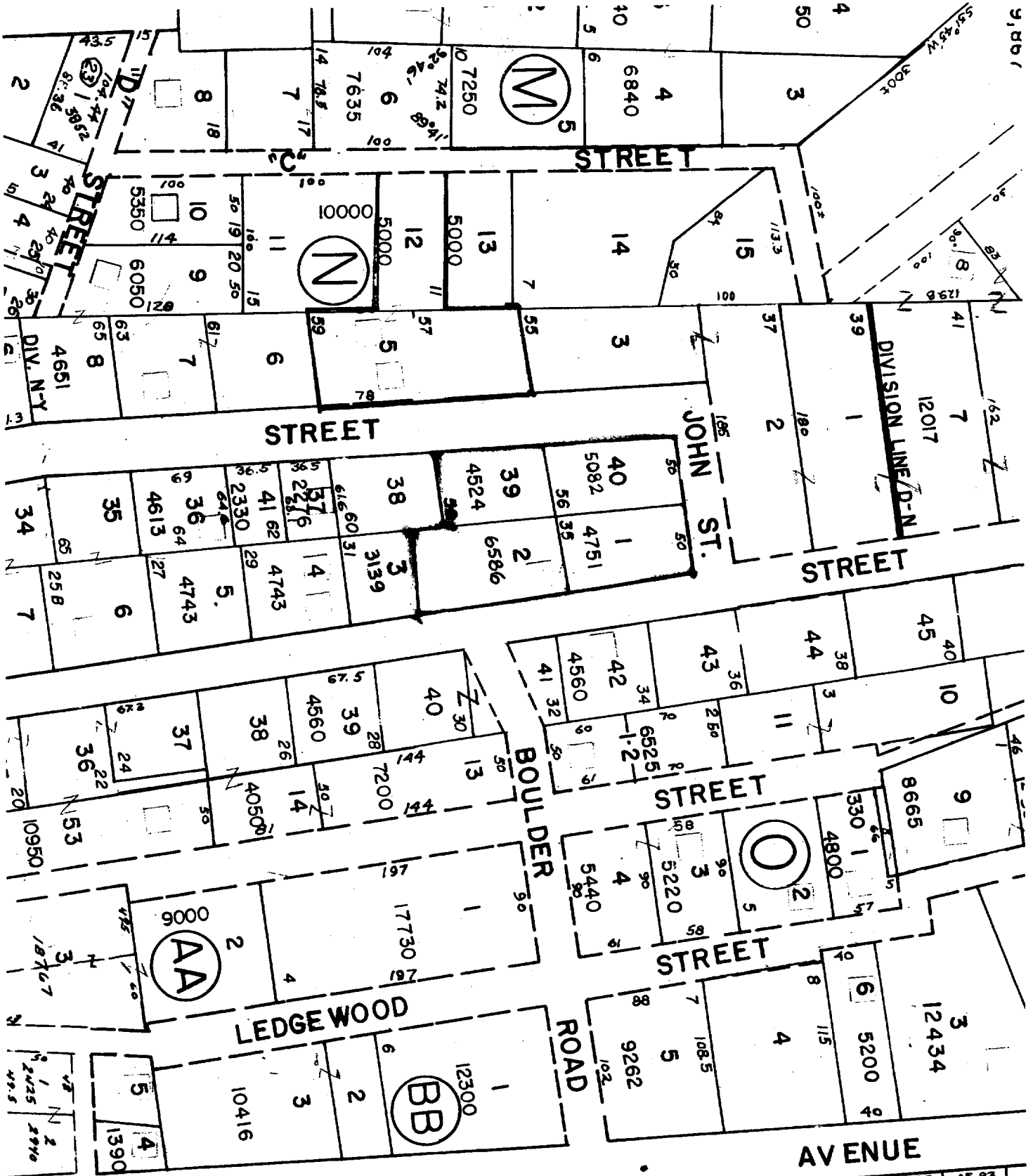
EXISTING 2x4

ROOF AREAS TO
 BE REPLACED:

- 2x6 @ 16" O.C.
- 5/8" CDX SHEATHING
- ASPHALT SHINGLES.

BURTON - MEMBRANE ROT REPAIR: PAGE FIVE 2.20.06

AREAS OF REPAIR IN PLAN



BURTON - MEMBRENO POT REPAIR: PAGE SIX 2-20-06

LOT PLAN