

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING INSPECTION

PERMIT

Permit Number: 071368

This is to certify that BERGH THOMAS R./Travis Grube
 has permission to attached 2,156 sq foot 2 story barn to be used for storage, workshop, office and garage. The barn is attached via a
Florida covered deck that connects to the main house
 AT 70 LUTHER ST, Peaks Island City of Portland Permit Number 087 Z006001

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 of Oregon 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 started 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. BEC
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name

[Signature]
 12/5/07
 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 ISSUED

Permit No: 07-1368	Issue Date: DEC 5 2007	CBL: 087 2006001
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Location of Construction: 70 LUTHER ST, Peaks Island	Owner Name: BERGH THOMAS R	Owner Address: 70 LUTHER ST	Phone:
Business Name:	Contractor Name: Travis Berube	Contractor Address: 67 Bootby Ave So Portland	Phone: 2079396572
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: IR-2

Past Use: Single Family Home	Proposed Use: Single Family Home with attached 2,156 sq foot 2 story barn to be used for storage, workshop, personal office and garage. The barn is attached via a 6' wide covered deck that goes from the	Permit Fee: \$1,820.00	Cost of Work: \$89,500.00	CEO District: 2
Proposed Project Description: attached 2,156 sq foot 2 story barn to be used for storage, workshop, office and garage. The barn is attached via a 6' wide covered deck that goes from the barn to the shed.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group: R-3 Type: SB <i>IRC 2003</i>
		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: lmd	Date Applied For: 11/01/2007	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 <i>N/A</i> <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"/> <i>OC w/cond. had</i> Date: <i>11/5/07</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 <i>ARM</i> Date: _____
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PERMIT ISSUED
DEC 5 2007

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	

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.

 Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- 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.

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

X O'Neill
Signature of Applicant/Designee

12/5/07
Date

[Signature]
Signature of Inspections Official

12/5/07
Date

CBL: 087-2-006 Building Permit #: 07-1368

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1368	Date Applied For: 11/01/2007	CBL: 087 Z006001
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Location of Construction: 70 LUTHER ST, Peaks Island	Owner Name: BERGH THOMAS R	Owner Address: 70 LUTHER ST	Phone:
Business Name:	Contractor Name: Travis Berube	Contractor Address: 67 Bootby Ave So Portland	Phone: (207) 939-6572
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

Proposed Use: Single Family Home with attached 2,156 sq foot 2 story barn to be used for storage, workshop, personal office and garage. The barn is attached via a 6' wide covered deck that goes from the barn to the existing shed.	Proposed Project Description: attached 2,156 sq foot 2 story barn to be used for storage, workshop, office and garage. The barn is attached via a 6' wide covered deck that goes from the barn to the shed.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/15/2007

Note: It is understood in talking with June O'Neil that the office in the barn is for Tom and her personal use only. **Ok to Issue:**
It is not the office for Maine Island Kayaking and no business is being run out of the barn.

- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 2) This permit is being issued with the condition that the temporary storage tent is removed.
- 3) This permit is being issued with the condition that the 20' x 19' addition (Phase II) is applied for and construction is commenced within six months of the date that this permit is issued. The 20' x 19' addition must be attached to the existing 20' x 22' shed.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) 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 with Conditions **Reviewer:** Tammy Munson **Approval Date:** 12/05/2007

Note: **Ok to Issue:**

- 1) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 2) As discussed, the foundation system of the connecting walkway must be completed with the foundation for the garage.
- 3) As discussed, the framing system of the connecting walkway must be completed with the framing for the garage.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 6) Fastener schedule per the IRC 2003

Comments:

11/6/2007-lmd: Contractor submitted revised version of plans to include a 210 sq ft deck thus attaching the barn to the house. Revision was submitted prior to any review of the previous plans.

11/14/2007-amachado: Met with Stephen Mohr yesterday. Went over proposed plan and the fact that the planned construction is in two phases. Stephen Mohr submitted a revised site plan later in the day.

11/30/2007-tmm: requested mote info - called Travis and faxed review sheets. /tmm

Location of Construction: 70 LUTHER ST, Peaks Island	Owner Name: BERGH THOMAS R	Owner Address: 70 LUTHER ST	Phone:
Business Name:	Contractor Name: Travis Berube	Contractor Address: 67 Bootby Ave So Portland	Phone (207) 939-6572
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

11/9/2007-amachado: Left message for Tom Bergh. What is the office for in the barn? What is preconstruction grade? The big doors open towards Elizabeth Street. Is there access to Elizabeth Street? A 3.5' deck about 60' long does not make this an attached structure. It doesn't pass the straight faced test. Forgot to ask the dimensions of the shed and what the temporary storage structure was.

11/15/2007-amachado: Met with Tanya Seredan , Travis Berube and June O'Neil. They had revised plans that meet the criteria to define the barn as an attached structure.

FAX



To: *Travis*

Fax Number: *706-2373*

From: *Tammy Munson*

Fax Number: *874-8716*

Date: *11/30/07*

Regarding: *70 Luther*

Total Number Of Pages Including Cover: *4*

Phone Number For Follow-Up: *874-8706*

Comments:

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207)874-8693
Fax: (207) 874-8716
<http://www.portlandmaine.gov/>

07-1368

70 Lather

Fax # 766-2373

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
STRUCTURAL				
Footing Dimensions/Depth (Table R403.1 & R403.1(1), Section R403.1 & R403.1.4.1)	4' frost or drilled to ledge			
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	N/A			
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A			
Anchor Bolts/Straps, spacing (Section R403.1.6)	Not shown	1/2" - 60" OC - OK		
Lally Column Type (Section R407)	3 - 2x12's - 1 floor only - 8'-10" Max span			
Girder & Header Spans (Table R 502.5(2))	OK			
Built-Up Wood Center Girder Dimension/Type	2x6 PT			
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's - 13' span + 11' span - OK			
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's - 11' span - OK			
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Not shown	2x12's - OK		

Collar ties?

07-1368

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x12's - 13' span - Max Shows 1/4 cathedral - span OK w/ 2x12's	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4" floor - Wall + roof?	1/2" wall / 5/8" Roof - OK
Fastener Schedule (Table R602.3(1) & (2))	OK - ILC	
Private Garage (Section R309) Living Space? <i>yes</i> (Above or beside)		
Fire separation (Section R309.2)	- not shown - OK	5/8" walls & ceiling
Opening Protection (Section R309.1)	special fire door	
Emergency Escape and Rescue Openings (Section R310)	N/A	
Roof Covering (Chapter 9)	Asphalt	
Safety Glazing (Section R308)	N/A	
Attic Access (Section R807)	not shown - N/A	OK
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	not shown	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-value - walls? - R-19 ceiling? - R-38	

07-1368

① Type of Heating System	Not shown	
Means of Egress (Sec R311 & R312) Basement N/A Number of Stairways 1 Interior 1 Exterior 0 Treads and Risers (Section R311.5.3) 10 1/2" Tread Width (Section R311.5.1) 3'-6" Headroom (Section R311.5.2) 7'-4"		
② Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	need handrail on stairs - OK	
③ Smoke Detectors (Section R313) Location and type/Interconnected	not shown - OK	
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	N/A	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		
④ Deck Construction (Section R502.2.1)	Need better details on deck covered walk way	

⑤ Need specs on LVL Beams + need 2nd lam beam near
stair to hang floor joists from (shows - 2 - 2x12's @ 26' span)

From: "June" <june@maineiskayak.com>
To: <tmm@portlandmaine.gov>
Date: 12/4/2007 10:59:25 AM
Subject: 70 Luther St Peaks 120307

Tammy,

My wife, June visited w you this morning. The following new, additional, updated info is as set forth by our builder, Travis Berube and his crew.

Walk Way/deck Triple 2x6 beam (deck) spanning 6' carrying 6' joists

span

4x4 roof beam spanning 6' w 3' rafter

Second Floor Framing Triple 14" LVL next to stairwell spanning 26' Header list - (refer to page A-104).

Listed top to bottom

Windows

Triple 2x6 w 1/2" ply
 Triple 2x10 w 1/2" ply
 Triple 2x10 w 1/2" ply
 Triple 11 7/8 LVL
 Triple 2x6 w 1/2" ply
 Triple 2x6 w 1/2" ply

Doors

Listed (left to right)
 Triple 2x8 w 1/2" ply
 Triple 2x6 w 1/2" ply
 Triple 2x6 w 1/2" ply
 Double 2x4 s 1/2" ply
 Double 2x6 w 1/2" ply
 Double 2x4 w 1/2" ply
 Triple 14' LVL

Heating System Forced hot water system, installed by Paul Erico of Erico Plumbing and Heating. I am faxing a copy of the summary of his work shortly after mailing this email. Boiler will be in separate compartment separate from garage.

My cell is 232-6733

Thanking you in advance for your attention to this.

Tom Bergh
 70 Luther St
 Peaks Island, ME 04108
 207-766-2419

939-6572

From: "June" <june@maineiskayak.com>
To: <tmm@portlandmaine.gov>
Date: 11/30/2007 2:40:40 PM
Subject: RE: update on 70 Luther

Hi Tammy,

Here are the answers to your questions regarding the plans for 70 Luther St.

Foundation - 1/2" j-bolts set in frost wall w/max spacing of 60"

Collar ties/Ceiling joists - 2X12 16" OC

Sheathing - 1/2" OSB on walls
5/8" CDX on roof

Garage - Fire taped 5/8" Gypsum board on ceiling and adjoining wall(s)

Attic Access - No attic

→ Header - Triple 14" LVL beam over garage door
Triple 2X6-2X10 build-ups w/ 1/2 inch ply spacers on doors
and windows

Insulation - R-19 fiberglass faced in walls
R-38 fiberglass unfaced in ceiling
R-30 in floors

→ Heating - To be determined

Smoke detectors - To be hardwired in each bedroom, hallway, etc. as called
for in electrical codes

→ Walkway/deck - 48" concrete piers @ 72" o.c.
6x6 p.t. beams over posts to hang 2x6 p.t. joists
with hangers
4x4 posts, beams @ 72" o.c. to carry 2x6 rafters
16" o.c.
3/4 tongue + groove sheathing
Asphalt shingle roofing
(Refer to November 15th version of plan)

→ LVL Beam for second floor - Triple 14" LVL build-up to span 26'

Handrail - 2 1/4" wide handrail, 36" off front edge of stair tread, return
rail into wall

This email will be followed by a fax regarding modified 2nd floor framing
plan initialed and dated.

Thank you for your attention to this revision. We certainly hope to have our
inspection on Monday.

Thank You,

June Bergh/Travis Berube

70 Luther St
Peaks Island, ME 04108
207 766 2419
207 831 6039

Tom + JNE Bergh

70 LUTHER ST

PEAKS ISLAND, ME

04108

207-766-2419

NOV 30 2007

Fax To: Tammy MUNSON

11/30/07

Fax #: 207-874-8716

RE: 70 LUTHER ST

Tammy,

Please find attached one (1) page exhibit to email sent by my wife June this PM regarding our home remodel.

Note the beam spec that Mohr + Derendin had forgotten to replace

Tom Bergh

237-6733 cell

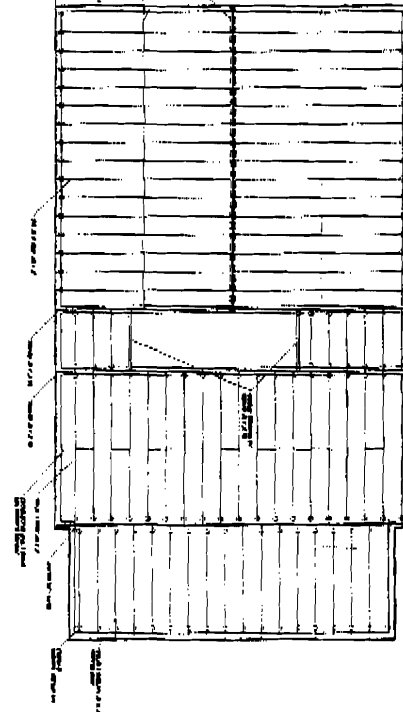
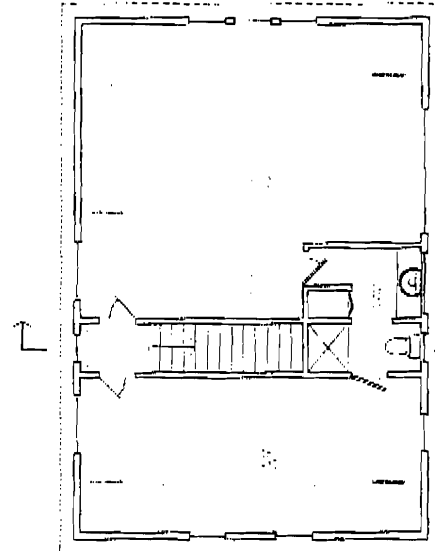
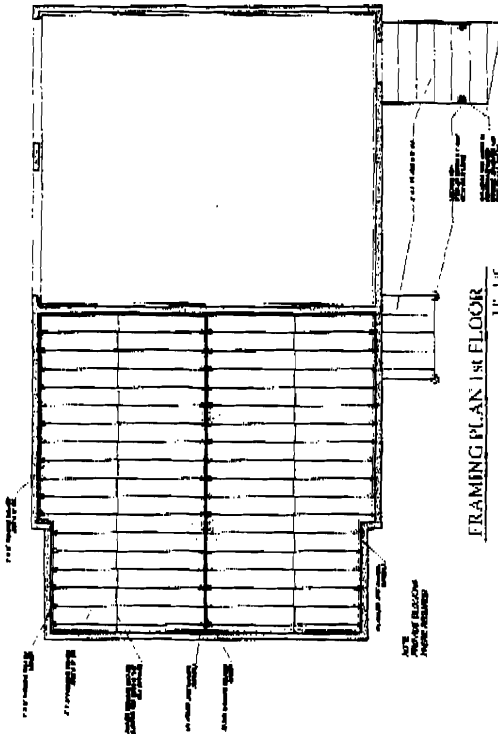
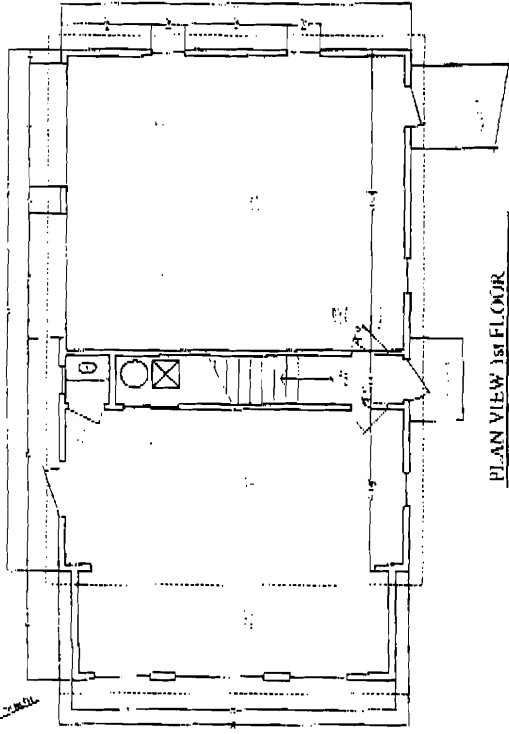
BERGH-ONEIL RESIDENCE
PEAKS ISLAND, MAINE

BARN
PLANS

NO. 1	11/20/07
NO. 2	11/20/07
NO. 3	11/20/07
NO. 4	11/20/07
NO. 5	11/20/07
NO. 6	11/20/07
NO. 7	11/20/07
NO. 8	11/20/07
NO. 9	11/20/07
NO. 10	11/20/07

A-102 P.02

SUBMITTED FOR
BUILDING PERMIT
6 NOV 07
15 NOV 07



(3) 14" LVL
Build-up to
span 26'
Dombay 11/20/07

NOV 30

FAX



To: *Travis*
 Fax Number: *766-2373*
 From: *Tommy Munson*
 Fax Number: *874-8716*
 Date: *11/30/07*
 Regarding: *70 Luther*
 Total Number Of Pages Including Cover: *4*
 Phone Number For Follow-Up: *874-8706*

Comments:

To: *Tommy Munson*

From: *Tom Bergh*
70 LUTHER ST

Attached is 1 pg from PAUL ERICO PLUMBING-HEATING

Tom Bergh

City Of Portland, Maine
 Inspections Division Services
 389 Congress St Room 315 Portland Me 04101-3509
 Phone: (207) 874-8703 or (207)874-8693
 Fax: (207) 874-8716
<http://www.portlandmaine.gov/>

PLUMBING HEATING
ELECTRICAL
58 ELIZABETH ST.
PEAKS ISLAND, MAINE 04108
207-766-2482

6535396 - CELL

WORK PERFORMED AT:

TO	TOM BERTH

ELIZABETH ST.	
PEAKS ISLAND	
OWNER: TOM BERTH	

DATE	YOUR WORK ORDER NO.	OUR BID NO.
12-4-07		

DESCRIPTION OF WORK PERFORMED
I INTEND TO INSTALL A FORCED AIR WATER HEATING SYSTEM WITH A TIGHT BOILER DIRECT VENT AND INDIRECT FUELED DOMESTIC HOT WATER TANK LOCATED IN A ROOM IS IS O- LATED FROM THE GARAGE AREA. GARAGE WILL BE HEATED WITH RADIANT PIPE IN CONCRETE FLOOR. 275 GALLON VERTICAL OIL TANK WILL BE SUPPLYING FUEL TO BOILER
I AM A MASTER OIL BURNER TECHNICIAN WITH 34 YEARS EXPERIENCE AND A CURRENT COPY OF NFPA 31 IN MY TRUCK LICENSE # 3738
IF YOU HAVE ANY QUESTIONS, PLEASE CALL ANYTIME AT 6535396.
KIND REGARDS P. BERTH

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of _____

Dollars (\$ _____).

This is a Partial Full invoice due and payable by: _____

Month Day Year

in accordance with our Agreement Proposal No. _____ Dated _____

Month Day Year

NC3822

CONTRACTORS INVOICE



General Building Permit Application

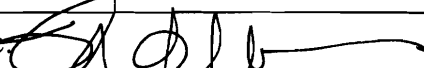
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>70 LUTHER STREET PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure/Area <u>2,156 SF (1,168 SF ON 1ST FLOOR)</u>		Square Footage of Lot <u>26,240 SF</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>MAP 87 2 LOTS 6,7,8</u> <u>33,3A,35</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>THOMAS BERGH</u> Address <u>70 LUTHER ST.</u> City, State & Zip <u>PEAKS ISLAND, ME</u>	Telephone: <u>207 766 2419</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>SAME</u> Address City, State & Zip	Cost Of Work: \$ <u>\$87,500</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? Proposed Specific use: <u>NEW STORAGE / WORKSHOP / GARAGE w/ OFFICE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>attached.</u>		
Contractor's name: <u>TRAVIS BERLUPIS</u> Address: <u>67 BOOTHBY AVE</u> City, State & Zip <u>S. PORTLAND, MAINE 04106</u> Telephone: <u>939-6572</u> Who should we contact when the permit is ready: <u>TOM BERGH</u> Telephone: <u>766-2419</u> Mailing address: <u>70 LUTHER ST. PEAKS ISLAND, ME</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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:  Date: 10/31/07

This is not a permit; you may not commence ANY work until the permit is issued.



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

SEE SURVEY

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

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

SEE SURVEY PLAN

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: $30.00 + 865.00 = 895.00$ for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.

LOST # 87,500

Applicant: Tom Bergh

Date: 11/15/07

Address: 70 Luther St

C-B-L: 87-2-006

permit # 07-1368 (Phase I)

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new addition to existing building (built approx 1890)

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work -

Sevage Disposal -

Lot Street Frontage -

Front Yard - 25' min. - N/A

Rear Yard - 25' min - 26.5' scaled

Side Yard - 20' min. - right 20' scaled to covered deck.
- left 117' scaled.

Projections -

Width of Lot -

Height - 35' max - 21.25' scaled but barn is attached by covered 6' wide deck -
- being built basically on existing ledge.

Lot Area - 50,000 Φ - actual 26,240

Lot Coverage Impervious Surface - 20% = 5248 Φ

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains -

existing house	- 1098	
" shed	- 446	
proposed covered deck	- 214	
" barn	- 1150	
entry deck on barn	- 24	
	<hr/>	
	2962	phase I
addition	380	phase II
deck	350	
	<hr/>	
	734	total both phases
		3696 Φ
		OK.

MEMORANDUM

Date: November 12, 2007

To: Ms. Ann Machado, Zoning Specialist
City of PortlandFrom: Stephen B. Mohr, Mohr & Seredin 

Re: 70 Luther Street Barn

Cc: Ms. Marge Schmuckal
Tom Bergh and June O'Neil

NOV 13 2007

Dear Ann,

Thank you for taking the time on Friday to talk about the zoning issues related to the barn proposed for 70 Luther Street on Peaks Island. This memo summarizes the key points for the project that we believe need to be made clear for you (and/or Marge) to make a decision regarding the proposed barn plan's conformance with the zoning ordinance.

1. The construction of this barn is the first step in a two-phase construction project at 70 Luther Street. The schedule is to construct the barn this winter in order to move Tom's office out of the house and move the workshop functions that are currently in the workshop/shed adjacent to the home into the new barn structure in the early spring. Construction of the addition to the home will commence early next spring, most likely in March, 2008. The addition is being designed at this time, and the footprint shown on the site plan at 24 feet by 26 feet. — changed on most recent plan subm. Had 11/15/07.

new site plan
submitted
11/15/07 that
changes this.

Our site plan that was submitted shows the barn location as well as the future house addition as currently designed. We have revised the plan slightly based on Tom and June's plans for the addition, and replotted the site plans to the correct 1"=20' scale. The proposed 42 inch wide by 25 foot long deck ends at the barn with a 6' by 8' entry deck. This entry is repeated at the house addition. The design for the house addition will include additional work on the deck to make this supporting structure appear to be an ell connecting the house to the barn. In this way the barn will be attached to the house to create one structure on this lot.

2. Tom and June own Maine Island Kayak (MIK), which is a business that has been on Peaks Island for over two decades. Tom and June have maintained an office in the home to support MIK activities since they started MIK in 1986. As a part of this construction project that home office will be relocated to the second floor of the new barn structure. This is simply an office space for Tom and June's use and is not a

Spoke w/ June
11/15/07. Office
is for personal use
is not considered office for
Maine Island Kayak business.

Separate location on Peaks Island has business w/ an office.
18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

home occupation; there will not be employees using at the new barn, nor will there be MIK events operated at the barn.

This has
changed w/
new plan
submital
11/15/07.

3. Our plan depicts the connecting deck at a modest size because when the house addition is built a portion of the connecting deck will have to be rebuilt. As currently shown the connecting deck is 42 inches wide and 24.5 feet long; when the house addition is constructed it will be 60 or 72 inches wide and have the two entry decks added. As designed this is a deck with footings and permanent supporting structure to create a suitable base for the deck to be covered in the future. We believe that the deck is a structure, and therefore will attach the main house to the barn when the full project construction is complete in late 2008.
4. We have spoken with Tom and June about the zoning issues related to the use of this barn. They understand very clearly that this cannot ever be a separate dwelling unit, and their intent is to use it for the specific uses set forth in the application. These uses include garage space, storage space, a workshop and an office area with supporting bathroom and work sink/flush.

I hope that we can meet on Tuesday morning to discuss these issues in detail. Thanks again for your help with this review.

Document2

MEMORANDUM

Date: November 13, 2007

To: Ms. Ann Machado, Zoning Specialist

From: Stephen B. Mohr

Re: 70 Luther Street Zoning

Cc: Ms. Marge Schmuckal
Tom Bergh and June O'Neil

NOV 13

Dear Ann,

I appreciate you taking the time this morning to fit me into your schedule for a meeting about the 70 Luther Street project for Tom Bergh and June O'Neil. As we discussed, I have adjusted the site plan to show the 6-foot wide connecting deck and entry landing decks at the barn and house addition. I have also adjusted the site plan to reflect the current architectural plans for the addition, which is sized at 19 feet by 20 feet. I have added several notes on the site plan and resubmit that plan in triplicate along with an 11"x 17" copy of the revised site plan.

Based on our discussion, I have labeled on the site plan the proposed construction for the time periods that we discussed this morning. The barn construction will begin in November and be completed by March or April of 2008. The contractor will move directly from the barn project to the house addition and connector construction. It is anticipated that the entire project will be completed by September of 2008. With this submission I include the current architectural plans for the house addition. These are submitted for your records and for evidence that the entire project is moving forward, not just the barn construction.

Barn &
connector
construction
on this permit
Phase I.

I have not altered the Building Permit application based on our discussion this morning about this project having two phases. I had spoken with Tom and June who have agreed that if necessary, for the City's needs, the Building Permit for the barn can be issued with the specific requirement that no Certificate of Occupancy be issued for the barn until the Building Permit has been issued for the house addition, or the foundation/construction is underway. As we discussed, this is viewed by Tom and June as one project and is moving forward in that manner. The need to construct the barn at this time is due to the requirement that some of the existing uses in the house and shed be moved to the proposed barn, and that the barn plans are completed while the house plans are not.

Tom Bergh has written a letter in support of the information I have provided you, and I attach it for your records. Thank you again for your help with this zoning matter.

June and Tom Bergh & Family
70 Luther St, Peaks Island, ME 04108
207.766.2419

To Whom It Concerns,

November 13, 2007

Please know that my wife, June and I are engaged in a staged remodel of our home and property known as 70 Luther St, Peaks Island.

I have owned this home since 1980 and it is in need of a significant remodel. Our plan is to:

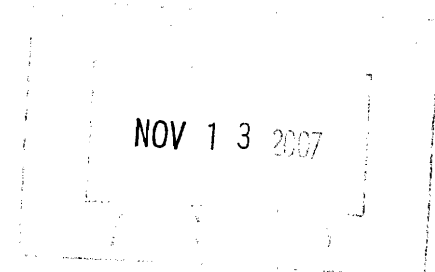
- a. build a barn/storage on Elizabeth St side of our lot, then
- b. expand the existing home on Luther northward toward the new barn/storage unit, connecting with the existing garage and the above barn
- c. refresh windows, roof, siding in existing home..

We have hired Mohr and Sereidin to help with our overall siting, design and vision, and Gerald Weinand, gwdesign@roadrunner.com as the project architect. We have attached 2 recent versions of the primary home remodel by Gerald. Travis Berube and crew will be the contractor. Financing is complete. We hope to break ground on the primary house remodel at the completion of the barn/storage attachment in Feb/March 2008.

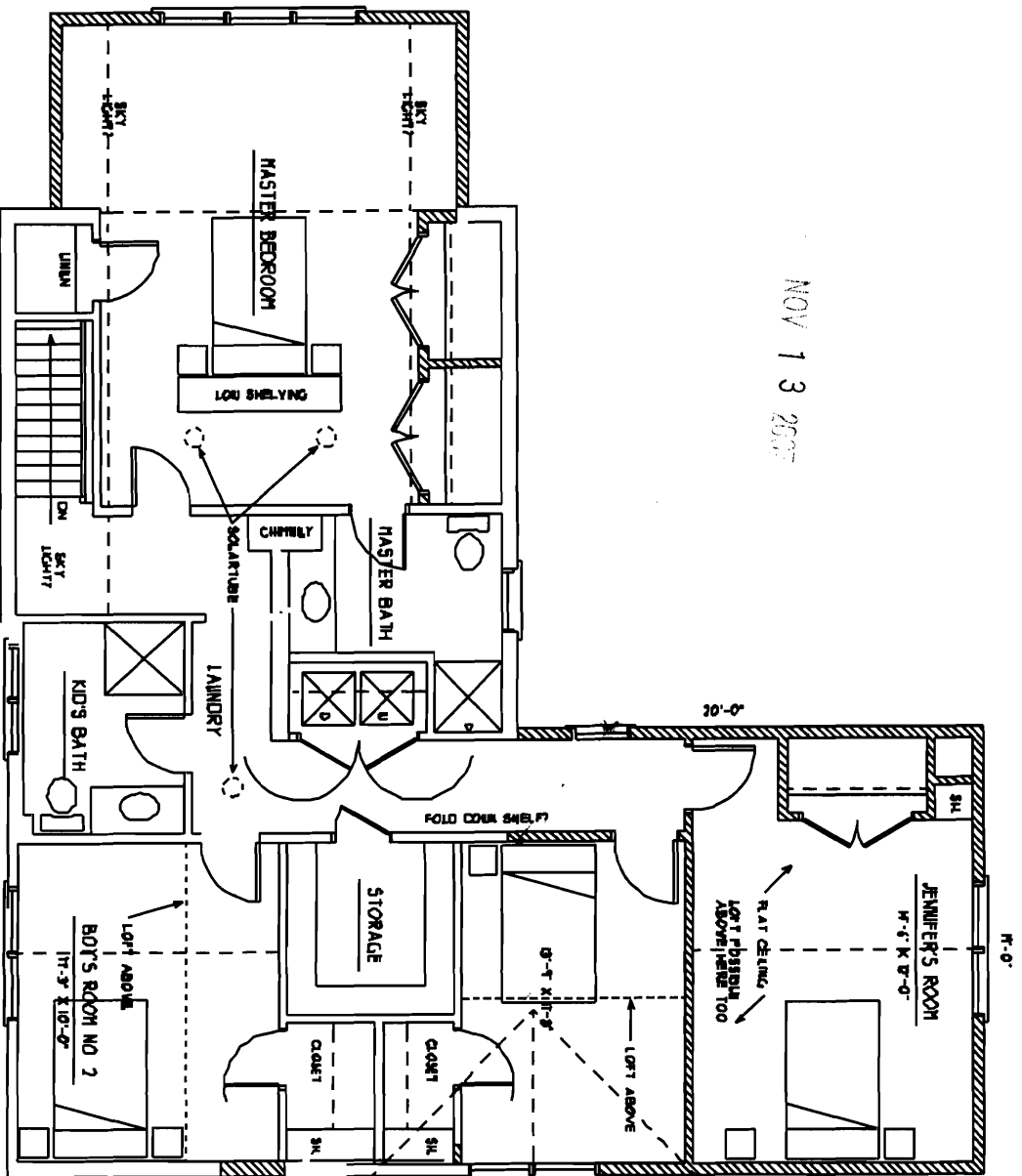
If you have any questions, please do not hesitate to respond.

Respectfully,

Tom Bergh



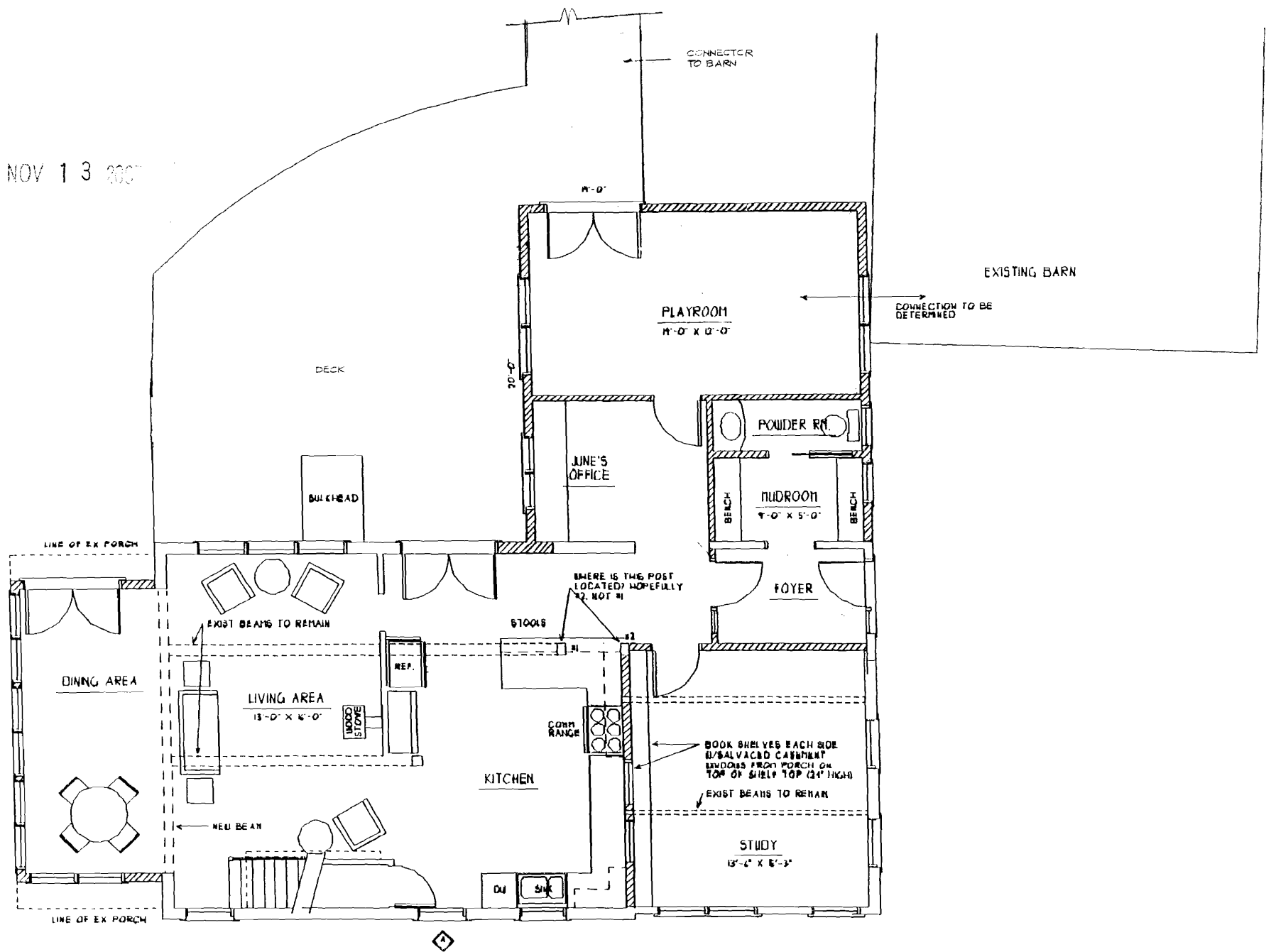
NOV 13 2007



O'NEILL/BERGH - 2ND FLOOR PLAN
1/8" = 1'-0"

11 NOVEMBER 01

NOV 13 2001



O'NEILL/BERGH - 1ST FLOOR PLAN - TOM'S SCHEME

1/8" = 1'-0"

1 NOVEMBER 01

PLAN REFERENCES:

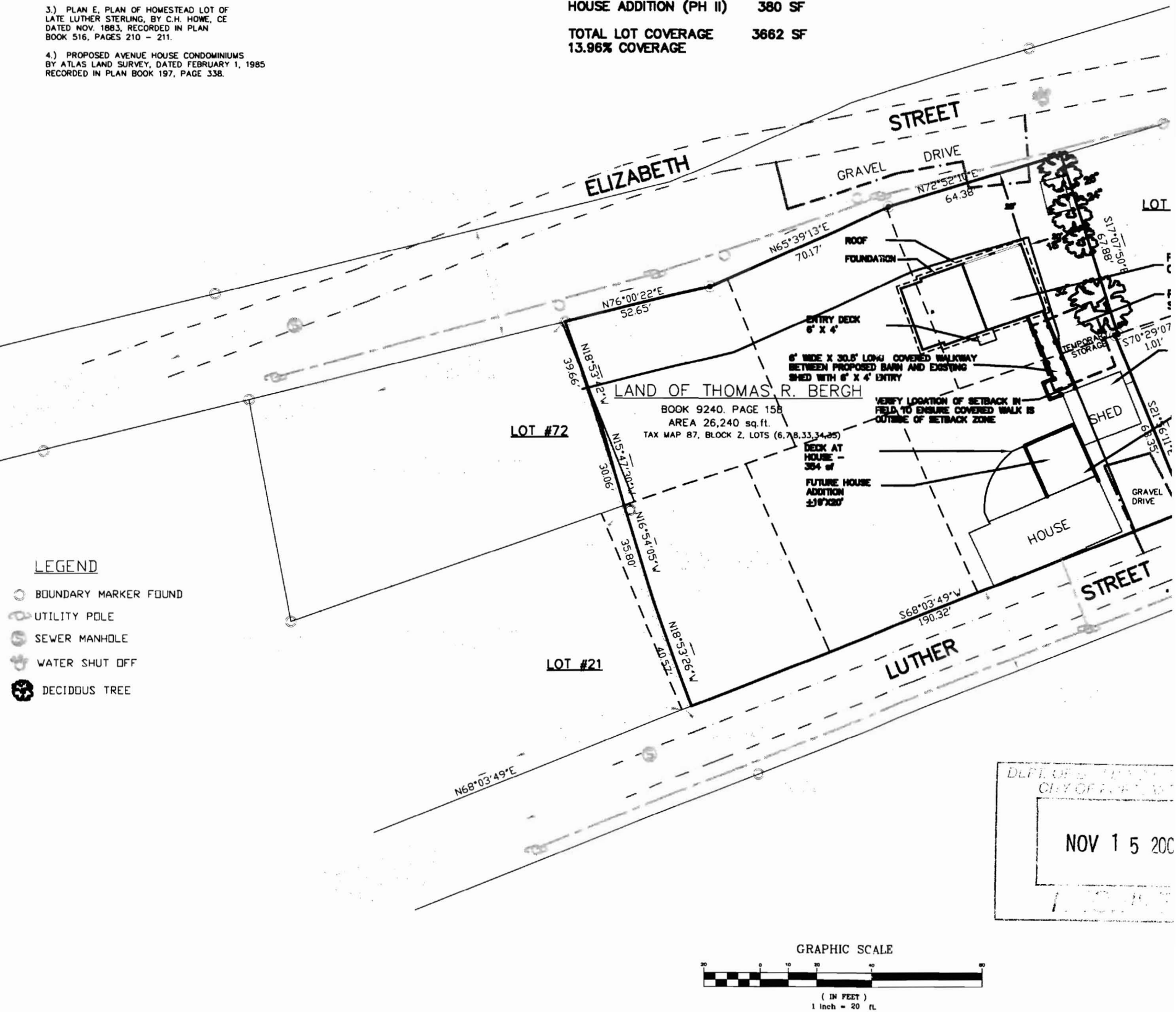
- 1.) SITE PLAN & BOUNDARY SURVEY PLAN
RECORD OWNERS ANGELA FAETH AND STEPHEN BUSHEY
BY BH2M, DATED OCTOBER, 2005 RECORDED IN
PLAN BOOK 205, PAGE 722.
- 2.) CITY OF PORTLAND ENGINEERS OFFICE,
RIGHT OF WAY PLANS OF LUTHER STREET,
ELIZABETH STREET, JOHN STREET AND
ISLAND AVENUE.
- 3.) PLAN E, PLAN OF HOMESTEAD LOT OF
LATE LUTHER STERLING, BY C.H. HOWE, CE
DATED NOV. 1883, RECORDED IN PLAN
BOOK 516, PAGES 210 - 211.
- 4.) PROPOSED AVENUE HOUSE CONDOMINIUMS
BY ATLAS LAND SURVEY, DATED FEBRUARY 1, 1985
RECORDED IN PLAN BOOK 197, PAGE 338.

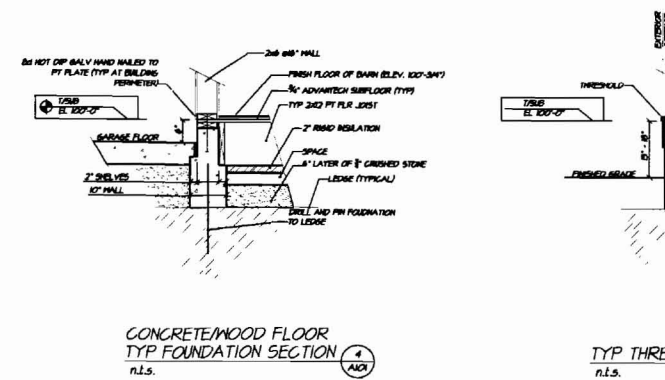
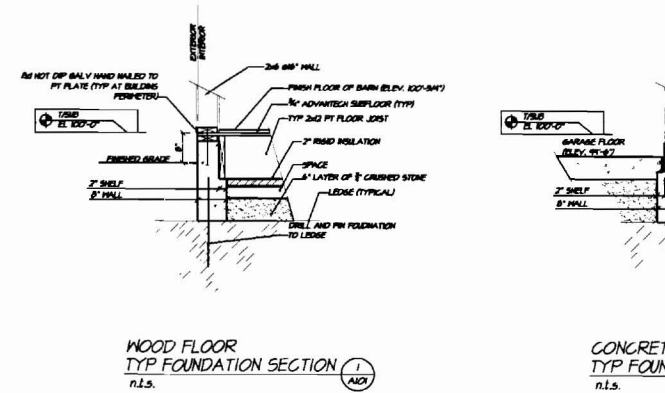
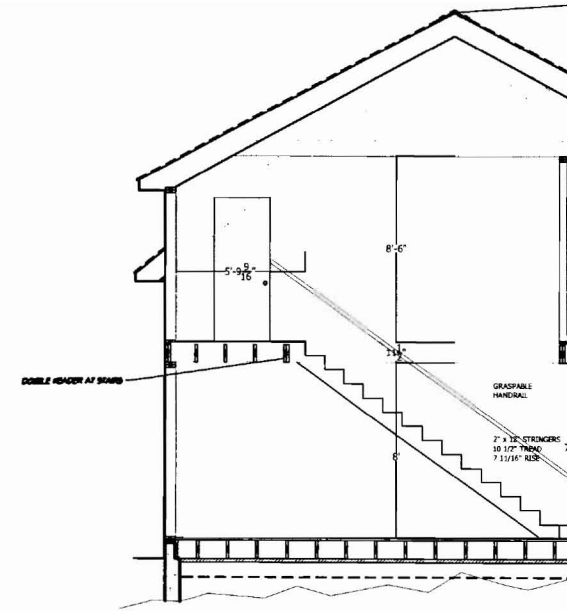
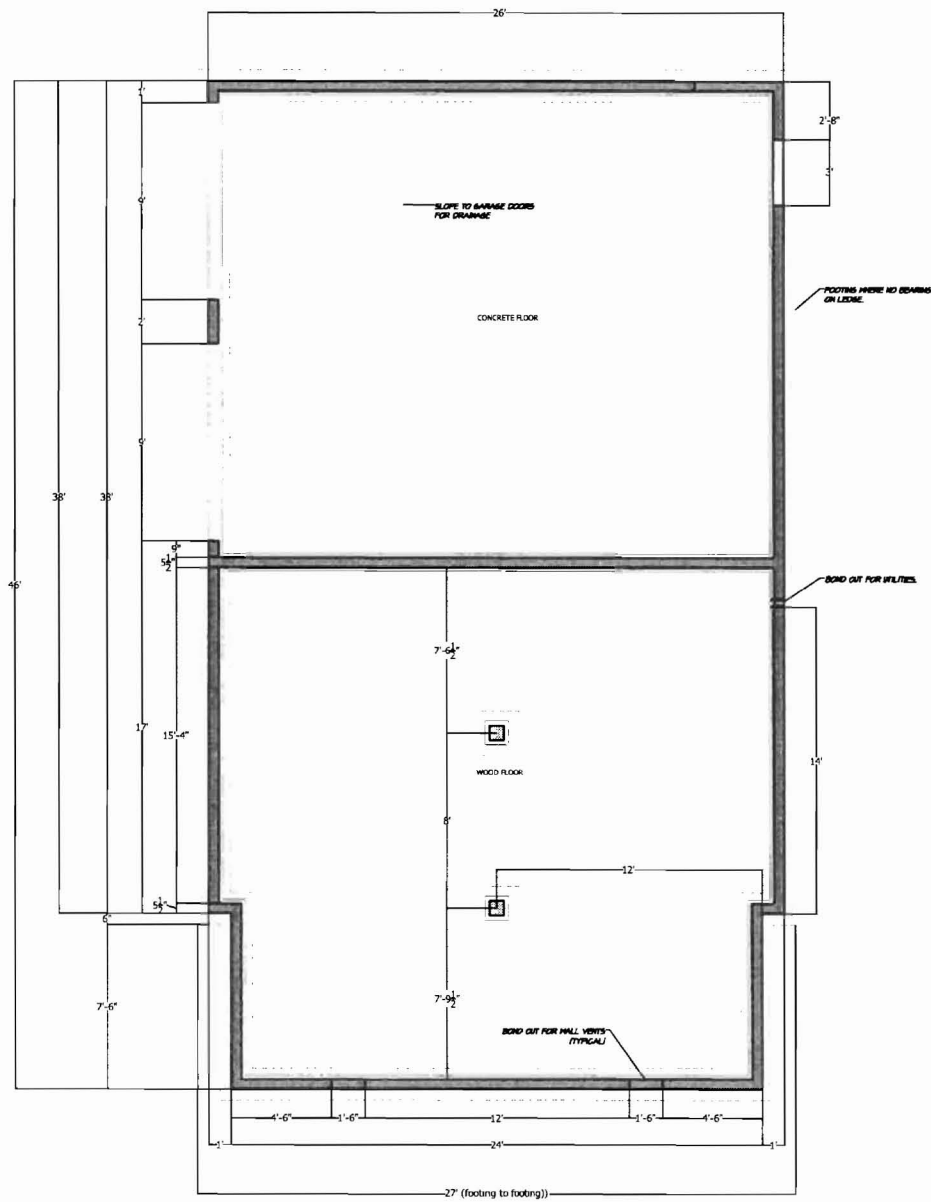
SURVEY NOTE:

ROAD FRONTAGE OF LOT LABELLED
"M STERLING" WAS FOUND ON PLAN
ENTITLED "PROPOSED AVENUE HOUSE
CONDOMINIUMS" DATED 2/1/1985
BY ATLAS LAND SURVEY, RECORDED
PLAN BOOK 197, PAGE 338.

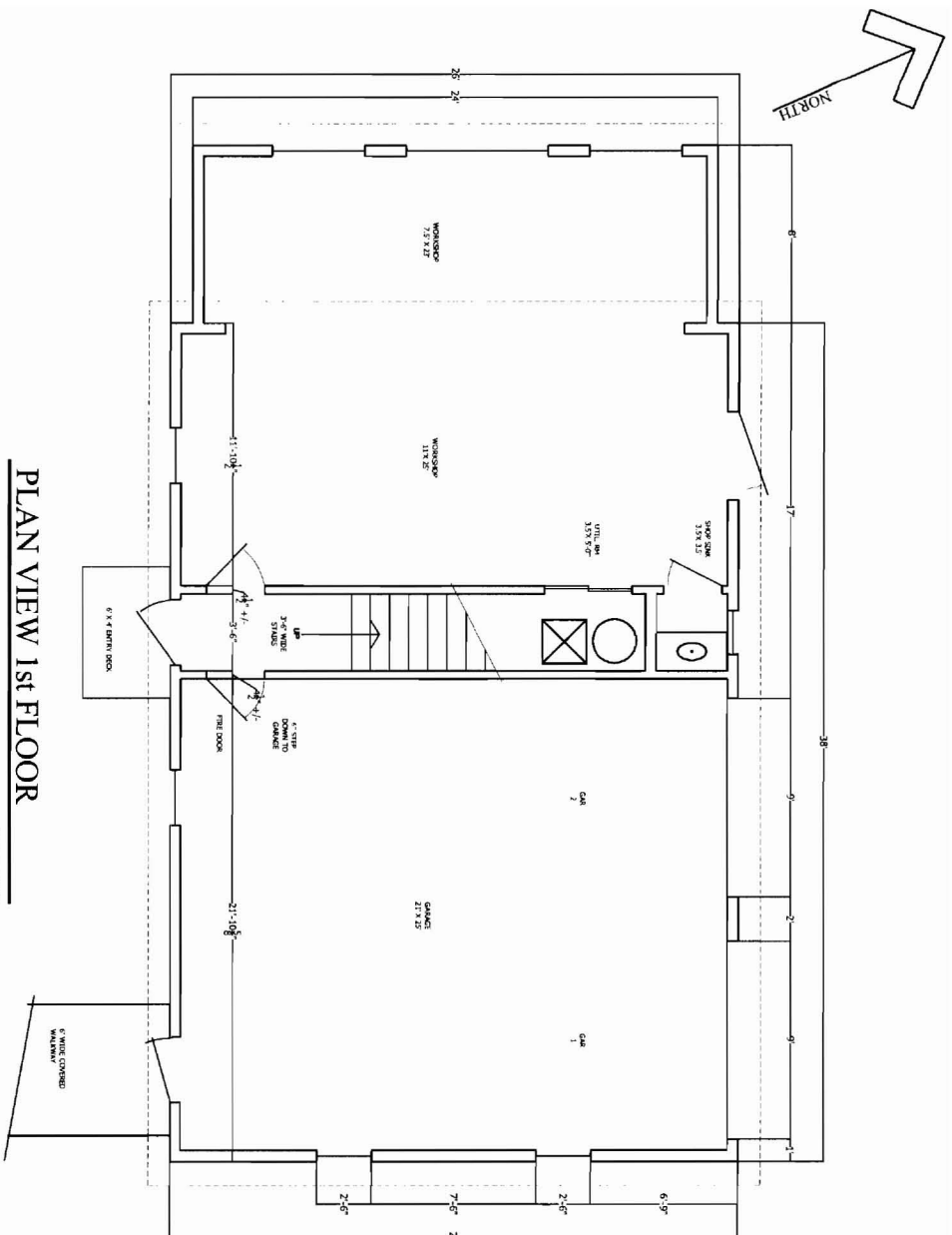
LOT COVERAGE CALCULATION

EXISTING HOUSE	1098 SF
EXISTING SHED	446 SF
PROPOSED BARN (PH I)	1180 SF
COVERED WALK/DECK (PH I)	204 SF
DECK (PH II)	354 SF
HOUSE ADDITION (PH II)	380 SF
TOTAL LOT COVERAGE	3662 SF
13.96% COVERAGE	



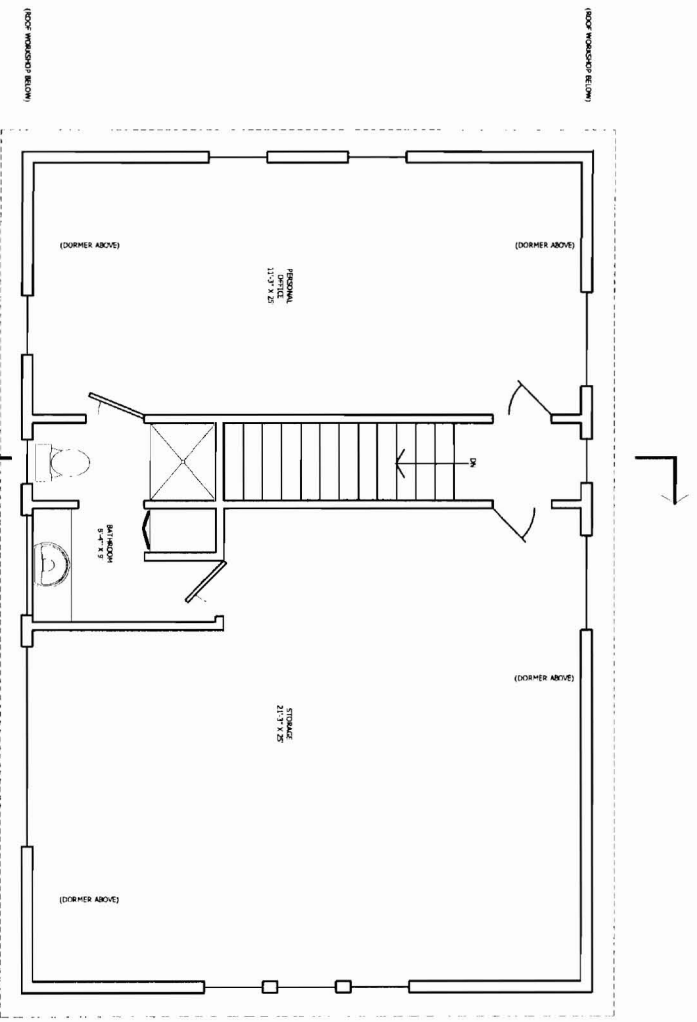


DETAILS



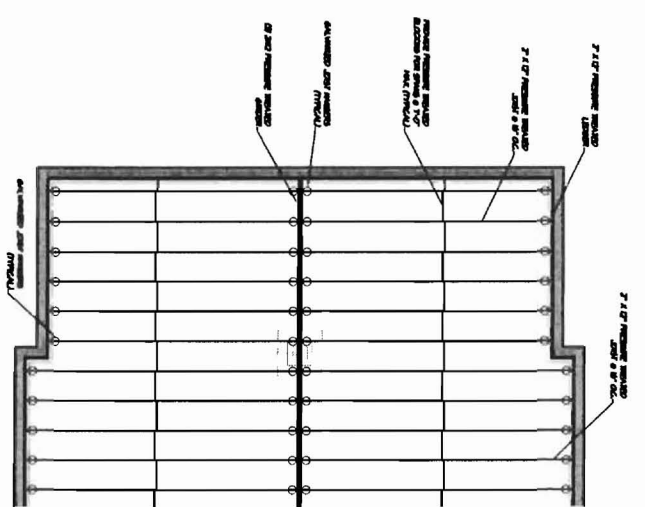
PLAN VIEW 1st FLOOR

1/4" = 1'-0"



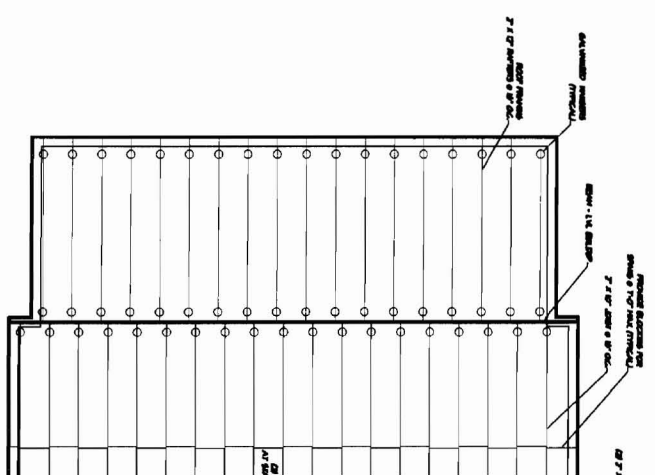
PLAN VIEW 2nd FLOOR

1/4" = 1'-0"

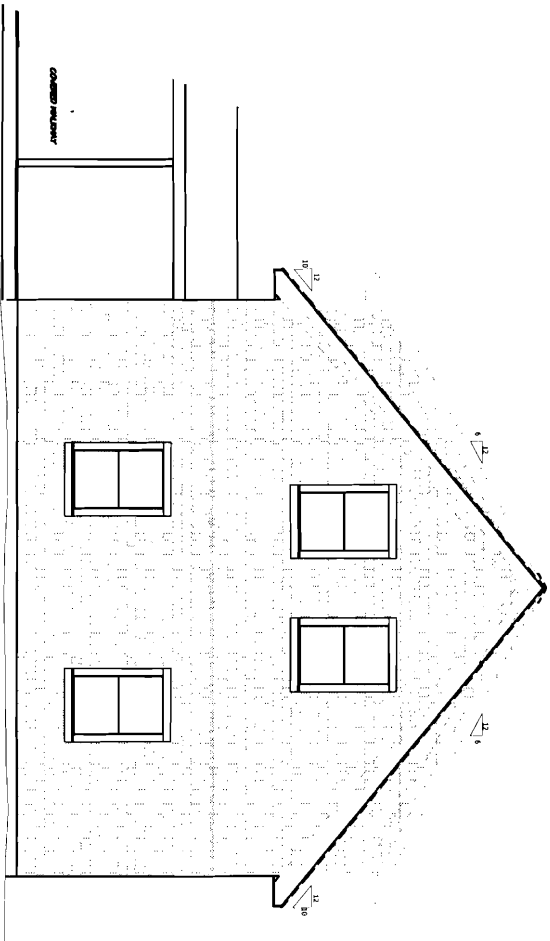


NOTE:
PROVIDE BLOCKING
WHERE REQUIRED.

FRAMING 1



FR

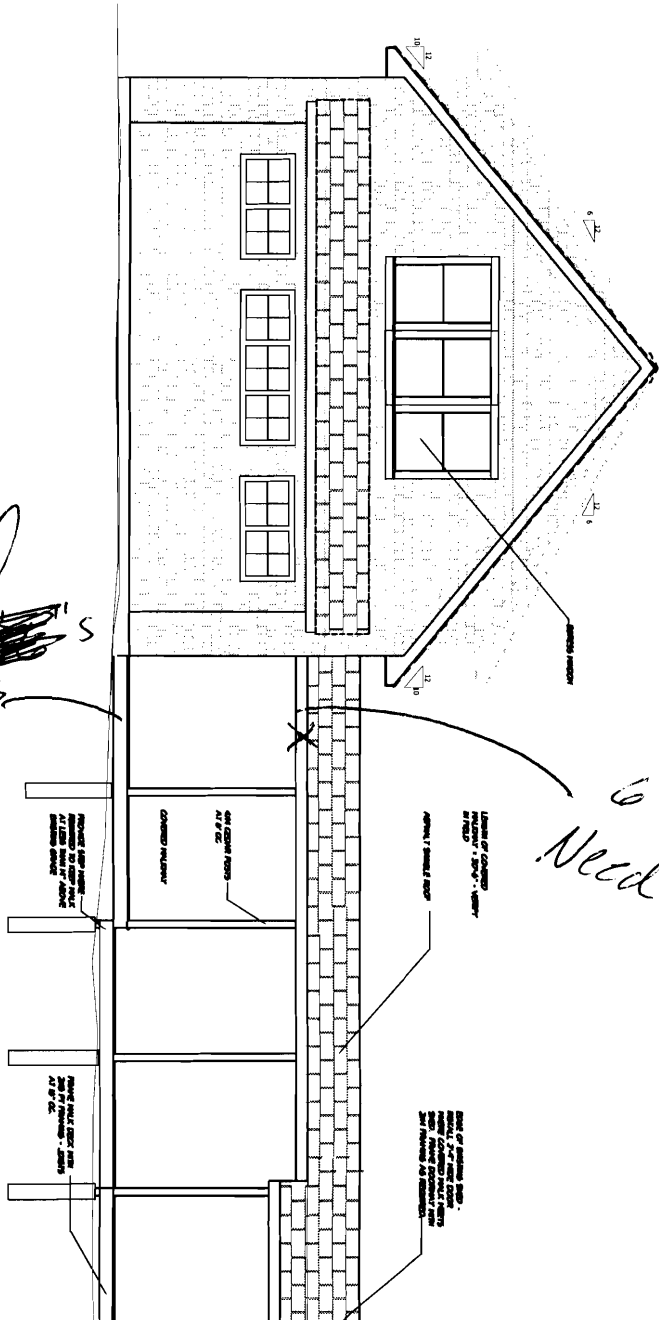


WEST ELEVATION

1/4" = 1'-0"

EAST ELEVATION

1/4" = 1'-0"



Need
~~2-2x8's~~
2-2x8's

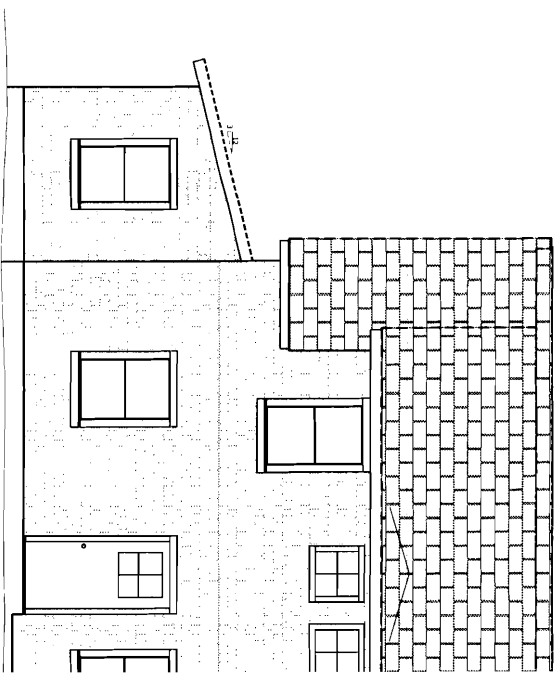
6' Span
Need 2-2x8's

REMOVE EXISTING
FRONT PORCH
AND REBUILD
WITH NEW
CONCRETE
AND BRICK

NEW
FRONT
PORCH
WITH
CONCRETE
AND
BRICK

REMOVE EXISTING
FRONT PORCH
AND REBUILD
WITH NEW
CONCRETE
AND BRICK

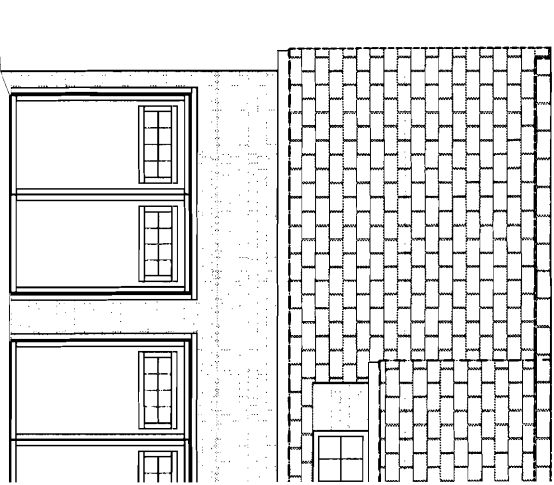
REMOVE EXISTING
FRONT PORCH
AND REBUILD
WITH NEW
CONCRETE
AND BRICK



SOUTH ELI

1/4" = 1'-0"

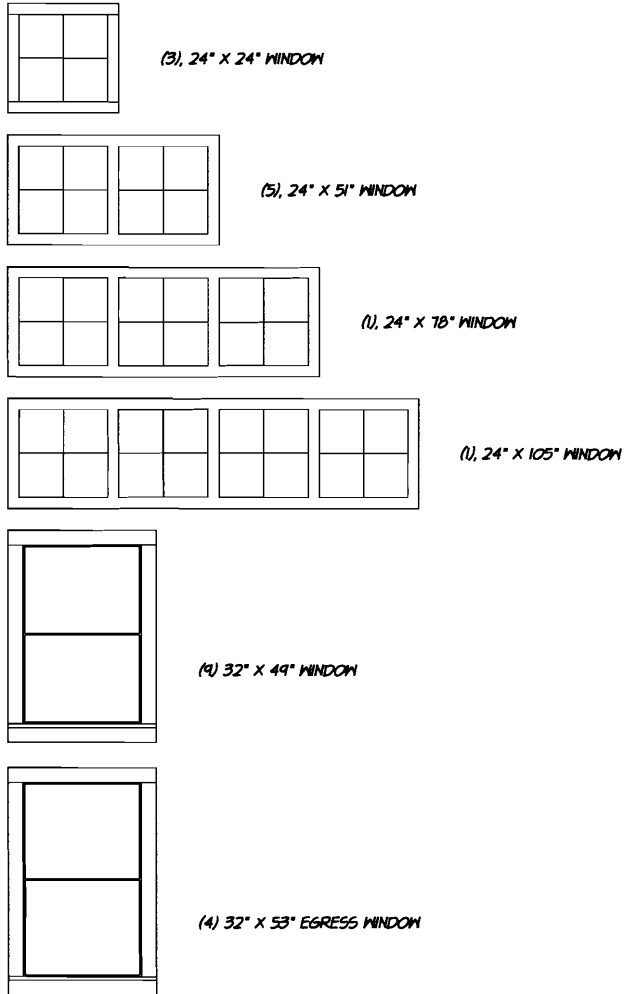
NORTH ELI



1/4" = 1'-0"

WINDOW SCHEDULE

1/2" = 1'-0"



DOOR SCHEDULE

1/2" = 1'-0"

