

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080276

This is to certify that BERGH THOMAS R /Traveler

has permission to Adding playroom to attach house to garage. Changing existing garage to bedroom, rebuild porch, interior renovat

AT 70 LUTHER ST PEAKS ISLAND

PERMIT ISSUED	
MAY 2 2008	087 Z006001
CITY OF PORTLAND	

provided that the person or persons who accept 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 when permission is procured before this building or part thereof is started or service is closed-in. 4 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

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: 08-0276	Issue Date:	CBL: 087 Z006001
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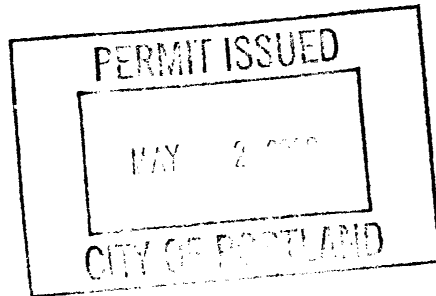
Location of Construction: 70 LUTHER ST PEAKS ISLAND	Owner Name: BERGH THOMAS R	Owner Address: 70 LUTHER ST	Phone:
Business Name:	Contractor Name: Travis Berube	Contractor Address: 67 Bootby Ave So Portland	Phone: 2079396572
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - Adding playroom to attach house to garage. Changing existing garage to bedroom, rebuild porch, interior renovations	Permit Fee: \$820.00	Cost of Work: \$80,000.00	CEO District: 1
Proposed Project Description: Adding playroom to attach house to garage. Changing existing garage to bedroom, rebuild porch, interior renovations		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: 12 3 Type: SB	
		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: Idobson	Date Applied For: 03/26/2008	Zoning Approval		
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- 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 <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"/> Date: <i>4/7/08 ABM</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>ABM</i> 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: 08-0276	Date Applied For: 03/26/2008	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: Additions - Dwellings	

Proposed Use: Single Family Home - Adding playroom to attach house to garage. Changing existing garage to bedroom, rebuild porch, interior renovations	Proposed Project Description: Adding playroom to attach house to garage. Changing existing garage to bedroom, rebuild porch, interior renovations
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 04/07/2008

Note: **Ok to Issue:**

- 1) This permit is being issued with the understanding that the work on the existing garage will take place within the existing footprint and the shell of the building will remain the same.
- 2) Your side porch is presently legally nonconforming as to the front setback. If you rebuild it in a smaller footprint then you will lose part of the footprint that is legally nonconforming now. The rebuilt porch must be the same height and have the same roofline as the existing porch.
- 3) 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.
- 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:** 05/02/2008

Note: **Ok to Issue:**

- 1) The flat roof areas are NOT approved as roof decks.
- 2) Fastener schedule per the IRC 2003
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) 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.

Comments:

4/2/2008-amachado: Spoke to Tavis Berube, He will have the architect call me about the plot plan and the dormers. Travis confirmed that the shell of the garage will remain the same. The roof line is not changing and the volume is remaining the same.

4/2/2008-amachado: Spoke to Gerald W., the architect. He will submit a plot plan that reflects what is there and what is being added. He will send photos of the existing garage. The front dormer is being extended three feet. The new shed dormer on the rear is about 8'.

4/4/2008-amachado: Received revised plot plan from Gerald Weinand. According to Gerald, the extension of the shed dormer in the front is adding a minimal amount of space since the kneewall now is at 3'11", and the dormer in the rear is just adding head room over the stairs.

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: Additions - Dwellings	

4/7/2008-amachado: This permit satisfies the condition from permit #07-1368 to connect the house to the garage within 6 months of the permit being issued.



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 St Peaks</u>		
Total Square Footage of Proposed Structure/Area <u>24 x 20 480</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>87 2 6</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Jane Bergh</u> Address <u>70 Luther St</u> City, State & Zip <u>Peaks Island</u>	Telephone: <u>766 2419</u> <u>831 6039</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost of Work: \$ <u>89,000</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: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Adding playroom to attach house to garage. Changing existing garage to bedroom. Rebuild porch to same specs. Interior renovations.</u>		
Contractor's name: <u>Travis Berube</u> Address: <u>67 Boothney Ave</u> City, State & Zip: <u>S. Portland 04106</u> Telephone: <u>939 6572</u>		
Who should we contact when the permit is ready: <u>Jane / Travis</u> Telephone: <u>831 6039 / 939 6572</u>		
Mailing address: <u>70 Luther St, Peaks Island ME 04108</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: [Signature] Date: 3/26/08

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

Applicant: June Bersh

Date: 4/1/98

Address: 70 Luther St, Peaks Island

C-B-L: 87-Z-002

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new addition to existing building.

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - adding playroom to attach house to existing garage. - change garage to master bedroom

Sevage Disposal -

Lot Street Frontage -

Front Yard - 25' req. or average of yards on either side - average yard 425' - 23.5 scaled. OK

Rear Yard - 25' req. - N/A. 100ft or less accessory structure

Side Yard - 20' req. - 20's called on right. OK - 10' rear - 15' side.

Projections -

Width of Lot -

Height - 35' max. - single story = 10.5' scaled. OK

Lot Area - ~~28,655~~ 26,940ft² (20,000 req)

Lot Coverage/Impervious Surface - 20%

5248
~~5722~~

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

existing house	6075	(27x225)
new porch	313.5	(14.25x22)
addition	4192	(22.25x20)
addition garage	60	(5x12)
barn	440	(22x20) 922ft ²
covered deck	450	(37x20) (12x24)
benching	186	(6x31)
shed	100	(8x12.5)

OK

3602

From: Ann Machado
To: Gerald Weinand
Date: 4/2/2008 1:02:18 PM
Subject: Re: Bergh 70 Luther Street Peaks

Gerald -

Since the front of the existing house is nonconforming, the existing house is nonconforming to the setback so section 14-436(b) applies for the dormer on the rear too.

I need to call you about the calculations on the extension to the front dormer.

Thanks for sending the pictures of the garage. It is just what I needed.

Ann

>>> "Gerald Weinand" <gaweinand@roadrunner.com> 4/2/2008 10:03:14 AM >>>

Ann:

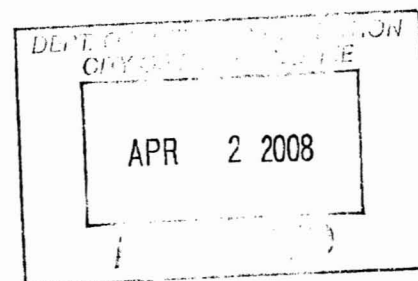
Regarding the knee walls, the one in the Bath where the dormer is to be extended is 3'-11" high. The new area under the dormer is 48 inches wide, and so the increased floor area is one-half of a square foot.

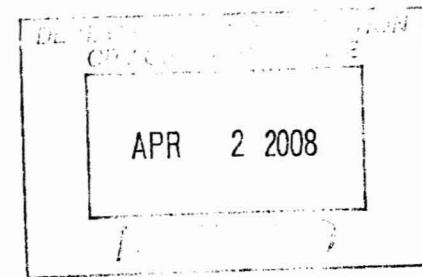
Since the setback line has been moved forward, is not the the rear dormer conforming? Please let me know if it is not, and I'll calculate that floor area too.

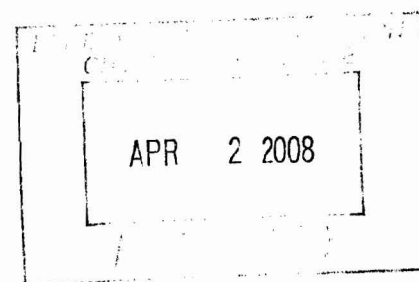
I will indicate the increase on the Proposed Site Plan.

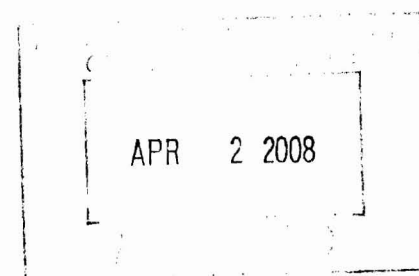
Cheers

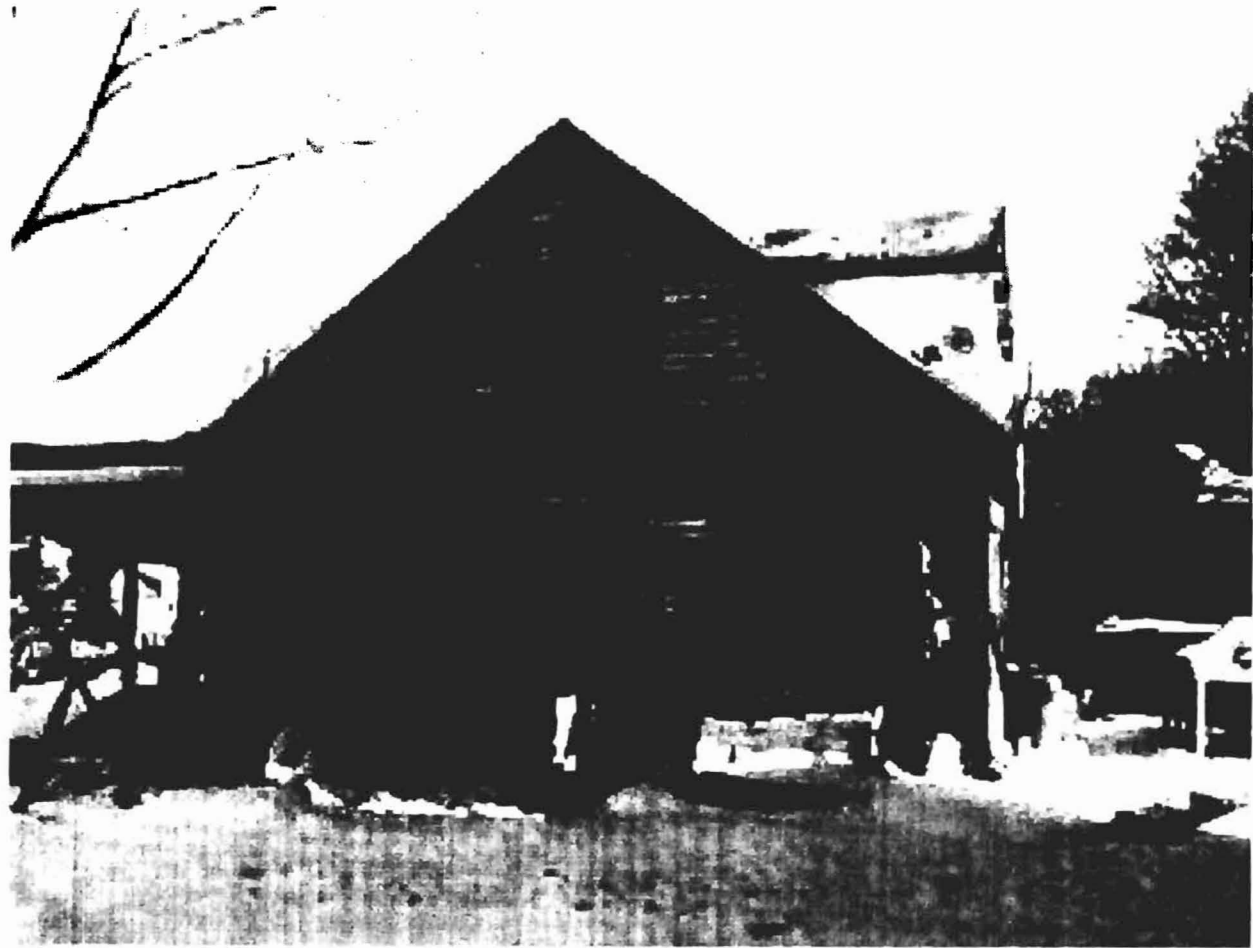
Gerald











APR 2 2008

ELIZABETH STREET FOUND 40' WIDE
BY CITY OF PORTLAND ENGINEERS
OFFICE RECORDS

ELIZABETH

GRAVEL

N7

IRON PIPE FOUND

SET

IRON ROD FOUND

UTILITY LINE

N75°39'13"E

10.17'

25.5'

40'

N76°00'22"E

SET

52.65'

REBAR FOUND
PLS#2180
(HELD)

25' SETBACK LINE

LOT #68

EXIST. SHED IN NEW LOCATION

682.2 (PLAN)
662.8' (MEAS.) FROM
ISLAND AVENUE
(ORIGINAL LOT LINE)

LOT #70

LAND OF THOMAS R. BER

BOOK 9240, PAGE 158

AREA 26,240 sq.ft.

TAX MAP 87, BLOCK Z, LOTS (6,7,8,33,34,35)

LOT #72

IGELA FAETH & STEPHEN BUSHEY

BOOK 6435, PAGE 46

NEW 1 STORY WOOD
FRAME ADDITION

REBAR FOUND
PLS#2180
(NOT HELD)

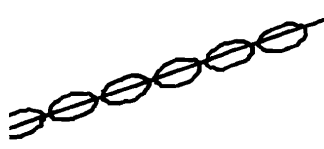
EXIST. PORCH TO BE
REBUILT IN SMALLER
FOOTPRINT

8.7' BETWEEN WALL
AND ORIGINAL LOT

NOTE:
STONE WALL APPEARS TO BE
POSSESSION LINE NO BOUNDARY
AGREEMENT HAS BEEN FOUND
AT THIS TIME

STONE WALL HELD
AS PROPERTY LINE

EXISTING STRUCTURE SET
FROM RIGHT OF WAY LINE
TAX MAP 87, BLOCK Z, L



ORIGINAL LOT LINE

LOT #23

4.25' SETBACK LINE

S78°03'4"

190.32'

JULIE WOODMAN ALEX & MEL ALLEX

BOOK 19982, PAGE 227

LOT #21

ORIGINAL LOT LINE
888.9' FROM
ISLAND AVENUE 687.8 (PLAN)

3.4' BETWEEN WALL
AND ORIGINAL LOT

UTILITY LINE

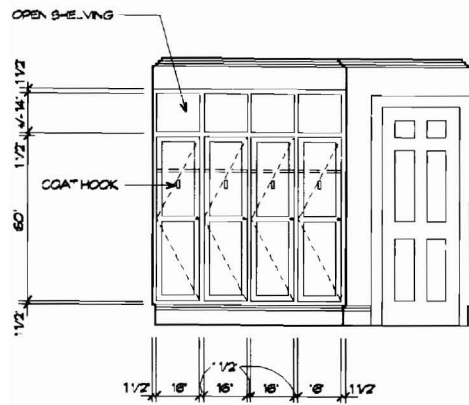
LUTHER

HOUSE

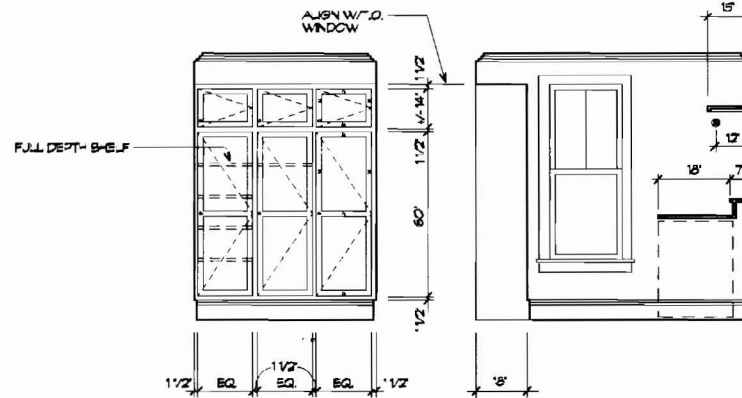
NECK

19°E

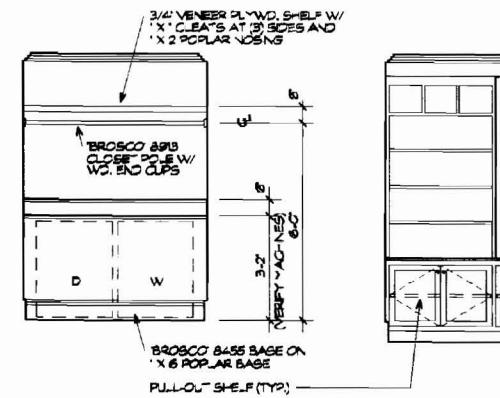
(S)



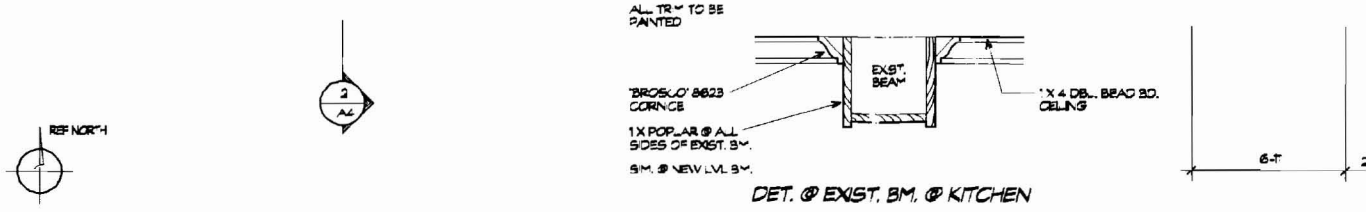
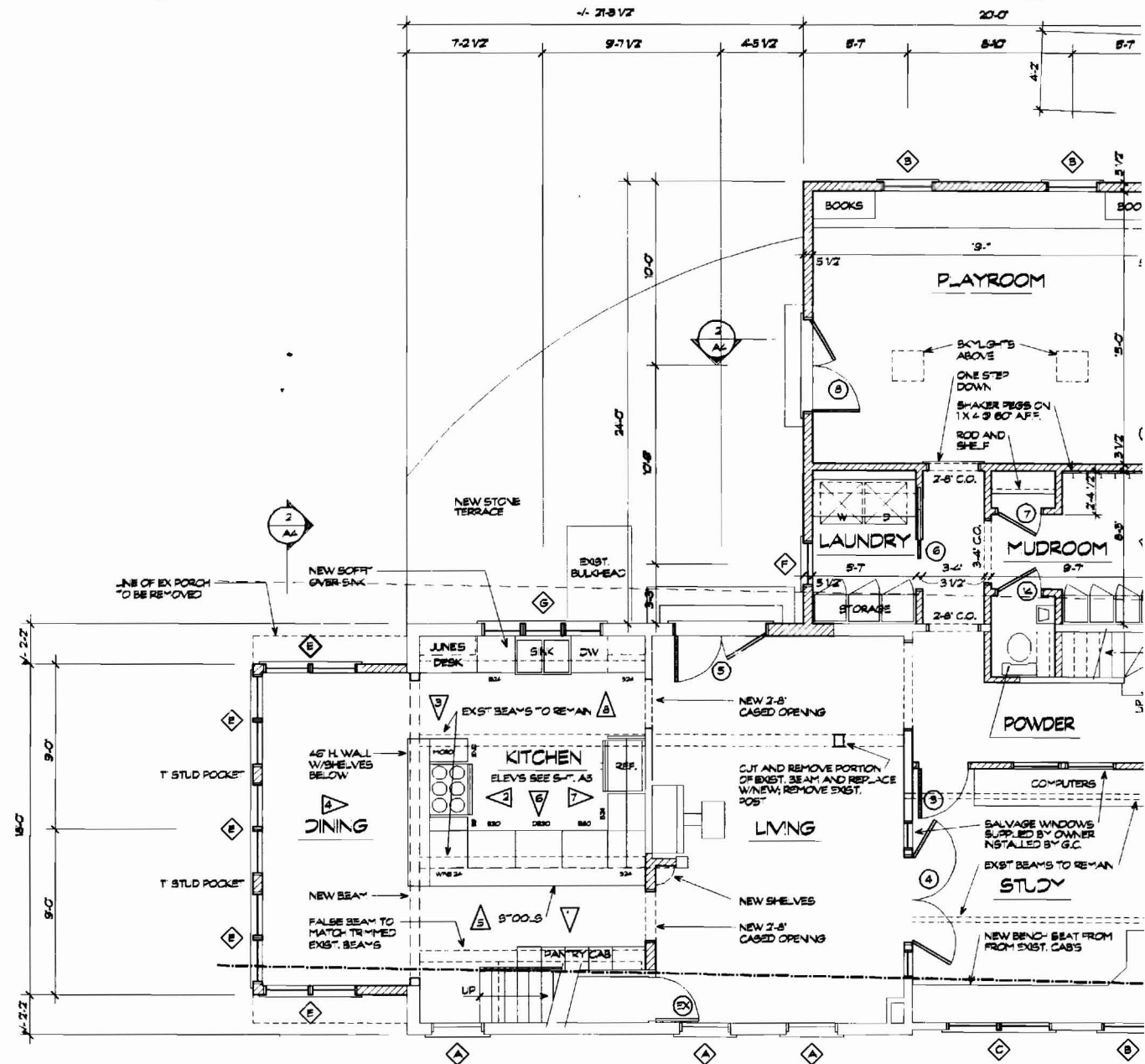
3 INTERIOR ELEVATIONS @ MUDROOM
3/8" = 1'-0"



2 INTERIOR ELEVATIONS @ LAUNDRY
3/8" = 1'-0"



1 INTER
3/8" = 1'-0"



4 FIRST FLOOR PLAN
1/4" = 1'-0"

ALL TRIM TO BE PAINTED

BROSLO 8623 CORNICE
1 X POPLAR @ ALL SIDES OF EXIST. BM.
9 M. @ NEW LV. BM.

DET. @ EXIST. BM. @ KITCHEN

WINDOW SCHEDULE - INTEGRITY WOOD ULTREX			
MARK	MODEL NO.	R.O.	REMARKS
A	FIELD VERIFY	FIELD VERIFY	NEW REPLACEMENT UNIT @ EXST. WINDOW
B	"JH3464	2-10 1/2 X 5-4 1/4"	
C	"JH3464 2W	5-8" X 5-4 1/4"	
D	"JH3056	2-6 1/2 X 4-8 1/4"	
E	"JH3072 2W	5-0" X 6-0 1/4"	
F	"JH3064	2-6 1/2 X 5-4 1/4"	
G	"JH2640 3W	6-5 1/2 X 3-4 1/4"	
H	AWN2523 2W	4-1" X 1-5 5/8"	
J	CA3969	2-8" X 4-1 5/8"	EGRESS UNIT
K			

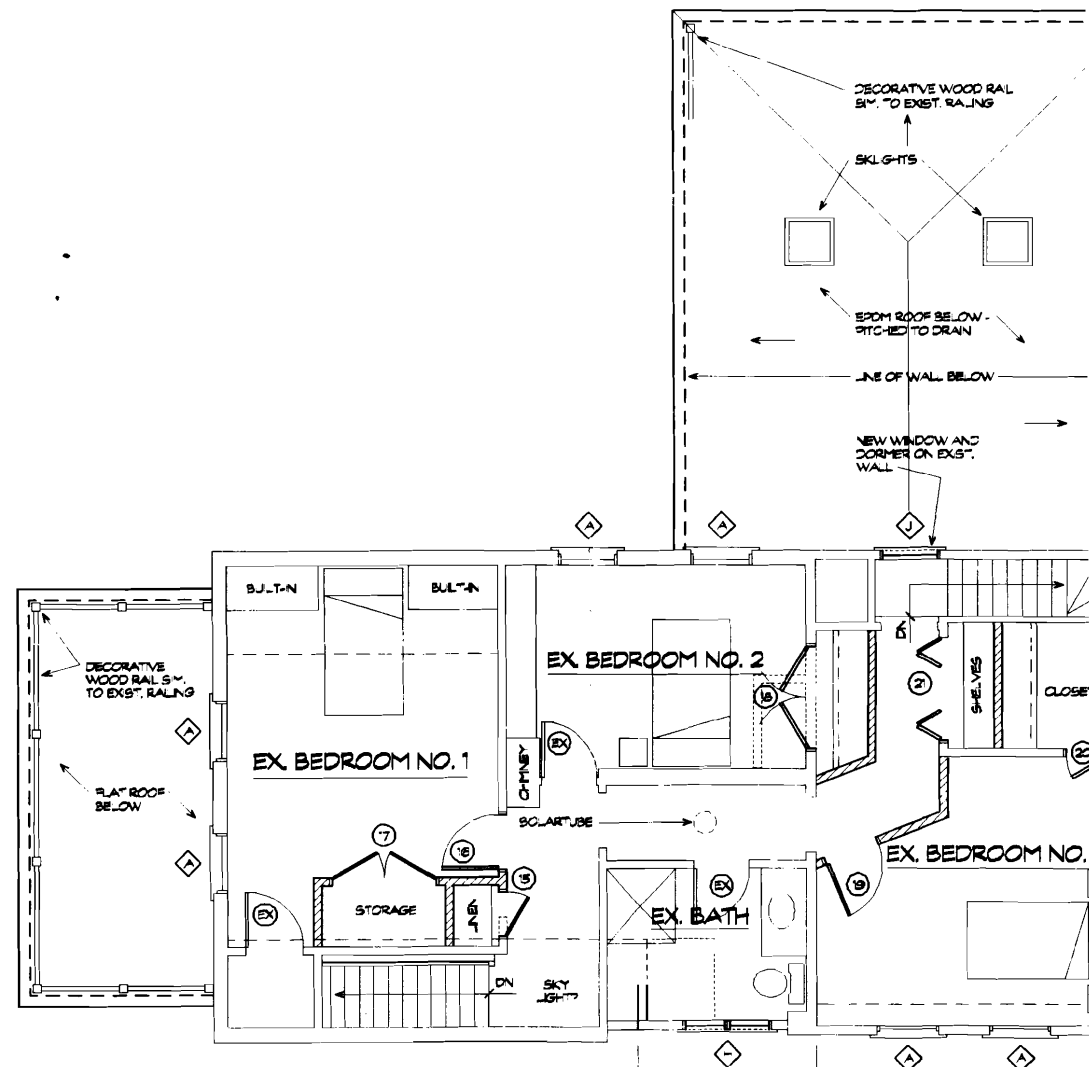
NOTES

1. SET HEADS OF NEW WINDOWS TO MATCH EXISTING WINDOWS AT HOUSE.
2. ALL WINDOWS TO BE INTEGRITY WOOD ULTREX (WHITE) WITH FULL HEIGHT SCREENS. FACTORY PRIMED AND WHITE HARDWARE. JAMB APPLIED EXTENSIONS ARE AVAILABLE.
3. WINDOW TRIM TO MATCH EXISTING AT HOUSE.

DOOR SCHEDULE						
NO.	ROOM NAME	SIZE	TYPE	MATL.	HWRE	REMARKS
EX	EXST. LOCATION	EXST. SIZE				
1	ARLOCK	3-0" X 6-8" X 1 3/4"	A	WOOD AND GLASS	LOCK	
2	MUDROOM	3-0" X 6-8" X 1 3/8"	E	WOOD AND GLASS	PASSAGE	"JELD-WEN" 513/8" OVGLO 5"CKNG FR
3	STUDY	2-8" 6-8" X 1 3/8"	E	WOOD AND GLASS	PASSAGE	"JELD-WEN" 501 FR
4	STUDY	(2) 2-4" X 6-8" X 1 3/8"	F	WOOD AND GLASS	FIXED KNOBS	"JELD-WEN" 501 FR W/MAGNET HOLDS @ HEADS
5	LVNG ROOM	5-0" X 6-10 1/2 R.O.	F	WOOD	POCKET PRIVACY	"INTEGRITY" #D2666 XJR W/JAMB HINGED SCREENS - WOOD ULTREX
6	LAUNDRY	2-8" X 6-8" X 1 3/8"	B	WOOD	POCKET	"JELD-WEN" 513/8" OVGLO 5"CKNG FR
7	MUDROOM	2-4" X 6-8" X 1 3/8"	B	WOOD	PASSAGE	"JELD-WEN" 513/8" OVGLO 5"CKNG FR
8	PLAYROOM	5-0" X 6-10 1/2 R.O.	F	WOOD AND GLASS	PER MANUF.	"INTEGRITY" #D2666 XJR W/JAMB HINGED SCREENS - WOOD ULTREX
9	PLAYROOM	2-7 5/8" X 6-0 1/2 R.O.	E	WOOD AND GLASS	FIXED	"INTEGRITY" #D2666 C WOOD ULTREX
10	MASTER BEDROOM	2-8" X 6-8" X 1 3/8"	B	WOOD	PASSAGE	"JELD-WEN" 513/8" OVGLO 5"CKNG FR
11	MASTER BATH	2-8" X 6-8" X 1 3/8"	B	WOOD	POCKET PRIVACY	"JELD-WEN" 513/8" OVGLO 5"CKNG FR
12	CLOSET	2-8" X 6-8" X 1 3/8"	B	WOOD	POCKET	"JELD-WEN" 513/8" OVGLO 5"CKNG FR
13	MASTER BEDROOM	2-7 5/8" X 6-0 1/2 R.O.	E	WOOD AND GLASS	PER MANUF.	"INTEGRITY" #D2666 XJR W/JAMB HINGED SCREENS - WOOD ULTREX
14	POWDER	2-4" X 6-8" X 1 3/8"	B	WOOD	PRIVACY	"JELD-WEN" 513/8" OVGLO 5"CKNG FR
15	LINEN	2-0" X 6-8" X 1 3/8"	B	WOOD	PASSAGE	"JELD-WEN" 513/8" OVGLO 5"CKNG FR
16	NATTY	EXISTING DOOR IN NEW LOCATION	NA			
17	NATTY	(2) 2-4" X 6-8" X 1 3/8"	C	WOOD	FIXED KNOBS	"JELD-WEN" 513/8" OVGLO 5"CKNG FR W/MAGNET HOLDS @ HEADS
18	JENFER	(2) 2-8" X 6-8" X 1 3/8"	C	WOOD	FIXED KNOBS	"JELD-WEN" 513/8" OVGLO 5"CKNG FR W/MAGNET HOLDS @ HEADS
19	JONATHAN	2-8" X 6-8" X 1 3/8"	B	WOOD	PASSAGE	"JELD-WEN" 513/8" OVGLO 5"CKNG FR
20	JONATHAN	2-0" X 6-8" X 1 3/8"	B	WOOD	PASSAGE	"JELD-WEN" 513/8" OVGLO 5"CKNG FR
21	STORAGE	(2 PARS) 2-7 X 6-8 X 1 3/8 B.F.O.L.D	D	WOOD	FIXED KNOBS	"JELD-WEN" 513/8" OVGLO 5"CKNG FR

NOTES

1. DOOR HARDWARE TO BE DETERMINED. TRIM TO MATCH EXISTING AT HOUSE.



1 SECOND FLOOR PLAN

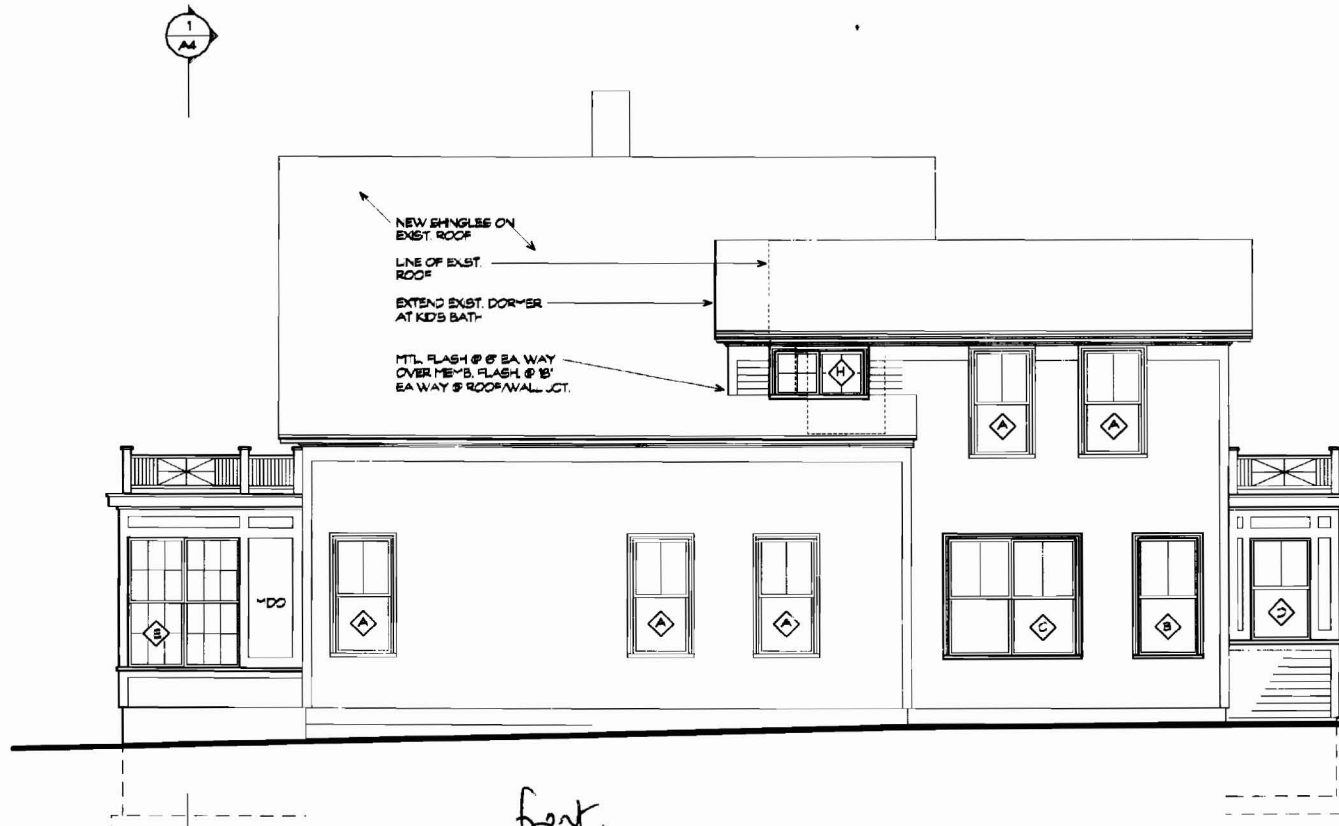
1/4" = 1'-0"

EXTEND EXST. SHED CORNER TO 8'-0" W. OUTSIDE DIM.



2 NORTH ELEVATION
1/4" = 1'-0"

1 WEST ELEVATION
1/4" = 1'-0"

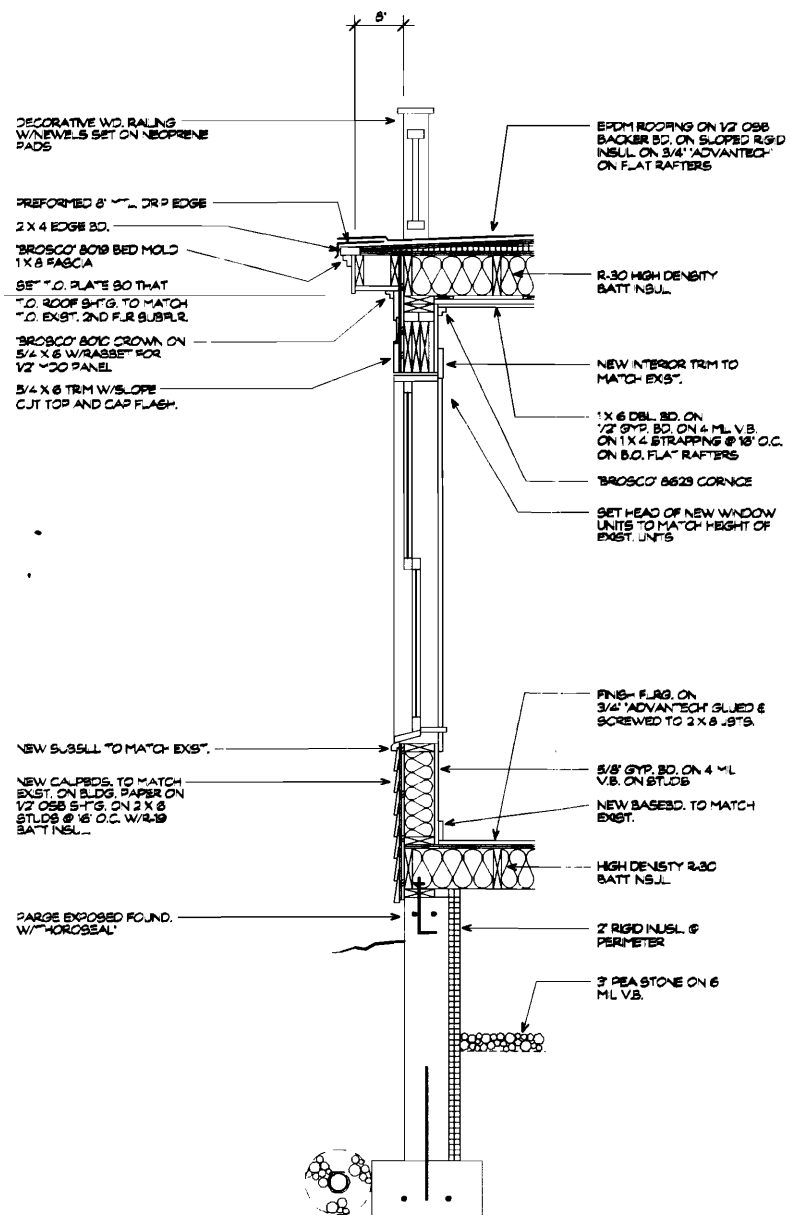


4 SOUTH ELEVATION
1/4" = 1'-0"

3 EAST ELEVATION
1/4" = 1'-0"

MT. FLASH @ 6" EA.
WAY OVER MEMB. FLASH.
@ 6" EA. WAY

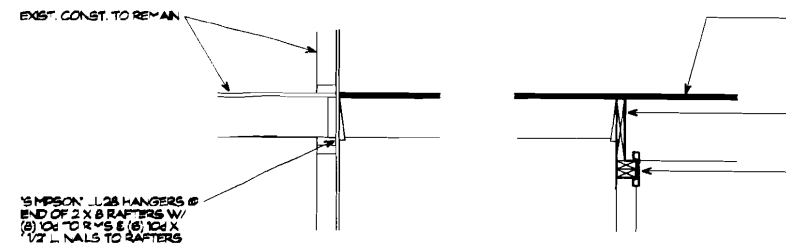
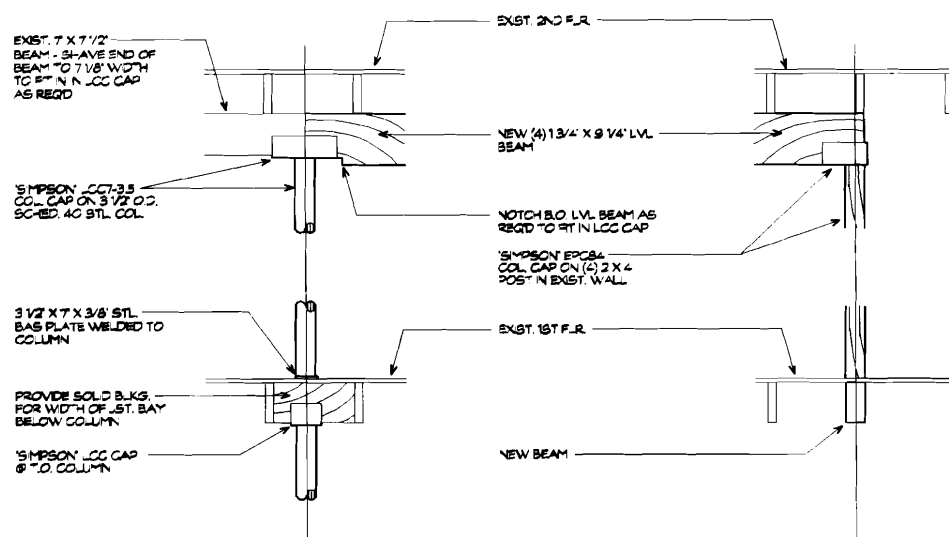
NEW DECORATIVE RAIL
TO "MATCH EXST."



1 BUILDING
1/4" = 1'-0"

3 TYP. WALL SECTION
3/4" = 1'-0"

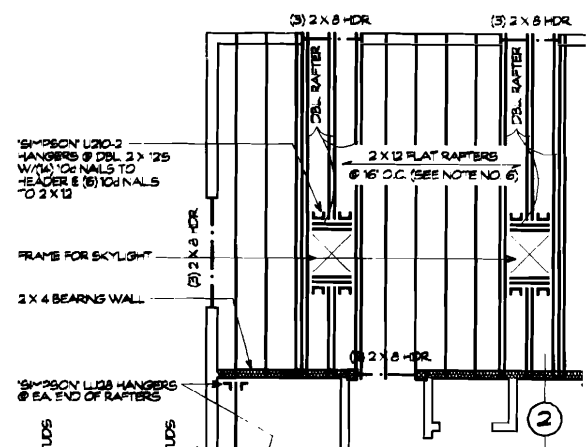
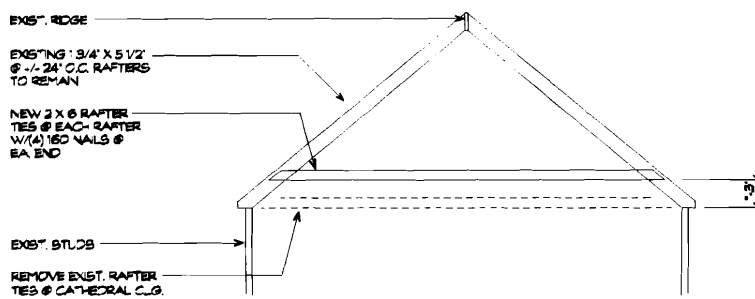
2 BUILDING
1/4" = 1'-0"



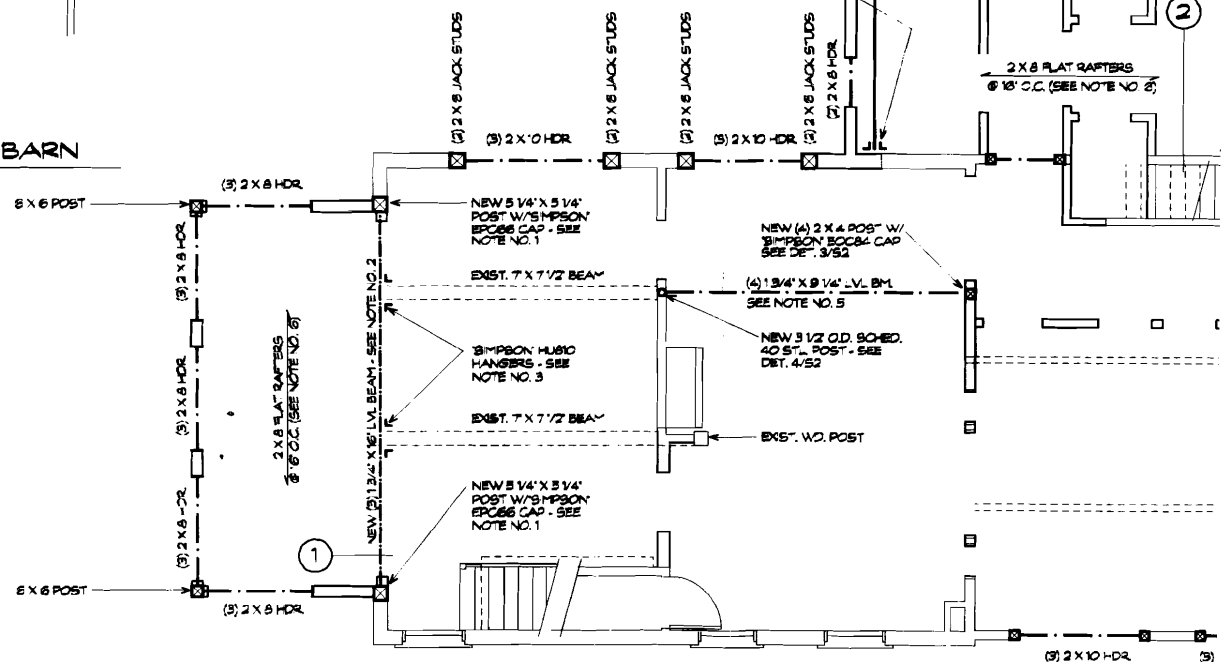
2 DET. @ NEW ROOFING FRAMING
3/4" = 1'-0"

4 DET. @ NEW STEEL COLUMN
3/4" = 1'-0"

3 DET. @ NEW WOOD POST
3/4" = 1'-0"



5 DET. @ NEW RAFTER TIES @ EXISTING BARN
1/4" = 1'-0"



6 SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"