

REED & CO. ARCHITECTURE

30 PLEASANT STREET, PORTLAND, MAINE 04101
207 871-5678 / FAX 207 871 5055
www.reedarchitecture.com

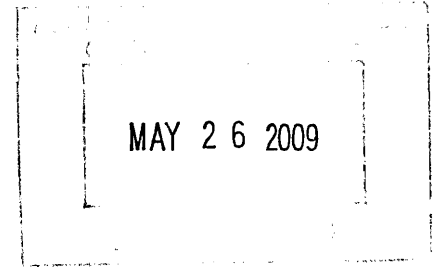
TRANSMITTAL

Date: 5/26/09

To: Code Enforcement
City of Portland

From: Reed / Roberts

Re: Project: 44-46 Cumberland Avenue
Application: 2009-0026
CBL: 013 L008001



Transmitted herewith:		
Copies	Date	Description
1	5-26-09	General Building Permit Application

For approval For your use As requested For review and comment

Remarks:

This application has been reviewed by the Planning Staff, attention Shukria Wiar. A re-submittal of additional information and minor revisions to the design is also being made to the Planning Staff on this date.

Copies to:
file





Planning & Urban Development Department
Penney St. Room 1276A - Downtown

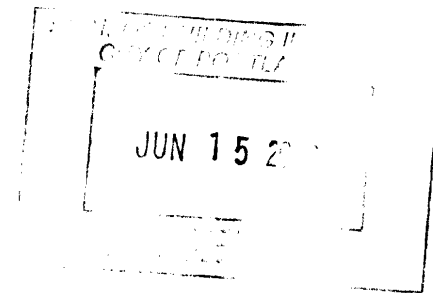
Planning Division
Alexander J. Cooper, Jr., Director

June 12, 2009

Dick Reed, Architect
30 Pleasant Street
Portland, ME 04101

RE: 44-46 Cumberland Avenue

CBI# 0131008001
Application ID: 2009-0026



Dear Mr. Reed,

On June 11, 2009, the Portland Planning Authority approved a minor site plan for redevelopment of the existing structures on the property to two detached residential units at 44-46 Cumberland and shown on the approved plan prepared by your Reed Architecture and with a revision date of 05.22.2009 with the following conditions:

1. An additional street tree shall be proposed on the property, making a total of four new trees.
2. The existing driveway on the south side of the parcel shall be closed; the final site plan shall depict this change.
3. The existing overhead electrical shall be underground; the final site plan shall depict this change.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

3. Final set of approved plans and final as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
5. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Shukria Wiar at 756-8083 or shukriaw@portlandmaine.org.

Sincerely,



Alexander Jaegerman
Planning Division Director

Attachments:

1. Performance Guarantee Packet

Electronic Distribution

Per: St. Louis Fitch, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director

Barbara Barbydt, Development Review Services Manager
Shukra Wair, Planner
Philip DiPietro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Lanny Mason, Inspections Division Director
Cavey O'Leary, Inspections Division
Lisa Fannon, Inspections Division
Lanae Dobson, Inspections Division
Michael Bobinsky, Public Services Director
Kathleen Farley, Public Services
Bill Clark, Public Services
David Margolis-Pines, Deputy City Engineer
Todd Merkle, Public Services
Greg Young, Public Services
John Low, Public Services
Jane Ward, Public Services
Keith Lantreau, Fire
Jeff Leung, City Arborist
Tom Erbe, Wilbur Smith Consulting Engineer
Dan Cosette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy - Project File



Comment 3
Submitted

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy

2009-0026
Application I. D. Number

Reed Richard K & Gunnel Larsdotter &
Applicant

3/9/2009
Application Date

30 Pleasant Ave , Portland , ME 04101
Applicant's Mailing Address

44-46 Cumberland Avenue
Project Name/Description

Consultant/Agent

44 - 46 Cumberland Ave, Portland, Maine
Address of Proposed Site

Agent Ph: Agent Fax:
Applicant or Agent Daytime Telephone, Fax

013 L008001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify)

Proposed Building square Feet or # of Units 5509 Acreage of Site 0 Proposed Total Disturbed Area of the Site 0 Zoning R6

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____ Design Review
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Housing Replacement
- After the Fact - Minor PAD Review 14-403 Streets Review Other _____

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 3/9/2009

Zoning Approval Status:

- Reviewer _____
- Approved Approved w/Conditions See Attached Denied
- Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
- Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

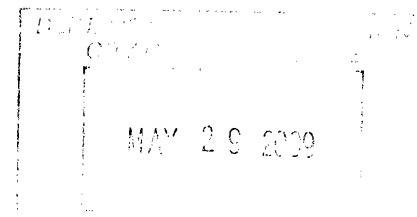
- Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____
- Inspection Fee Paid _____ date _____ amount _____ \$100 16 000
- Building Permit Issue _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date _____
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
- Defect Guarantee Released _____ date _____ signature _____

REED & CO. ARCHITECTURE

30 PLEASANT STREET, PORTLAND, MAINE 04101
207 871-5678 / FAX 207 871-5055

February 16, 2009

Ms. Marge Schmuckal
Zoning Administrator
Department of Urban Development
City of Portland
389 Congress Street
Portland, ME 04101



Dear Ms. Schmuckal:

I am requesting a permit to include a home occupation as part of the conversion of a one story five bay storage garage at 46 Cumberland Avenue to a new single family residence. I intend to practice architecture, which is an acceptable home occupation listed under item (3) of Section 14-410 of the Portland Zoning Ordinance. The following is an explanation of how my home occupation meets the criteria listed under item (1) of that Section:

1. My home occupation will occupy 400 square feet of the total 2,200 of the floor area of the residence. This represents a ratio of 18%, which is less than the 25% allowed. (I have not included the 400 square feet of garage space in this calculation. I included, the ratio would be 15%.)
2. No goods will be displayed or be visible from the outside of the residence.
3. Storage of material necessary to perform my home occupation is minimal and included in the 400 square feet of floor space mentioned above.
4. There will be no external signage related to my home occupation, other than a name on the mailbox, approximately 3" x 8".
5. No exterior alterations to the residence are necessary as applies to the home occupation.
6. I occasionally meet clients at my office, once or twice a month. This usually is with one person, but occasionally three maximum. There is adequate off-street parking for these occasional meetings.
7. No objectionable effects will result from my home occupation.
8. I have had one part time employee for the last 11 years and will not increase that status.
9. No traffic will be generated by my home occupation in greater volume than would normally be expected in a residential neighborhood.
10. No motor vehicle exceeding a gross weight of 6,000 pounds will be stored on the property in connection with the home occupation.

As part of a complete application for a building permit, I have included floor plans indicating the area of home occupation. Please let me know if you have any questions or require any additional information.

Regards,

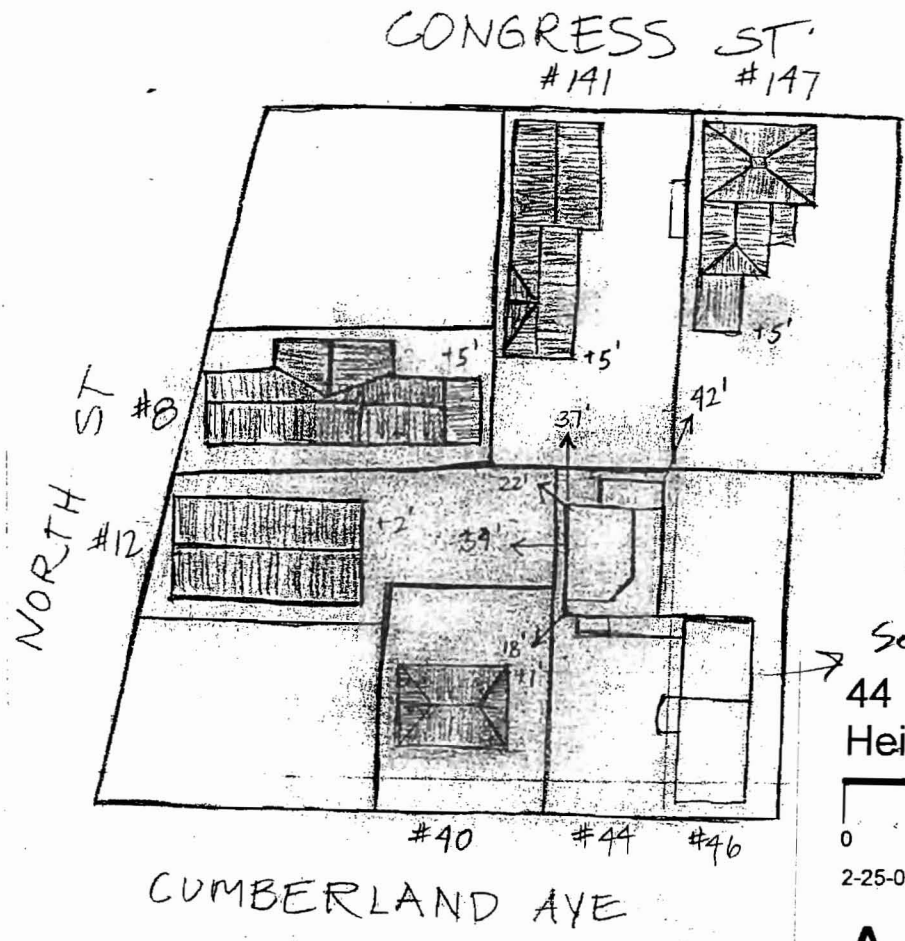
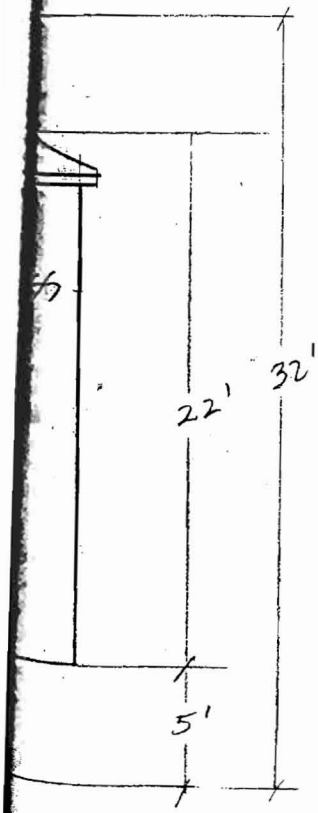
Richard Reed
Architect

SEC. 14-139 (2) C-2

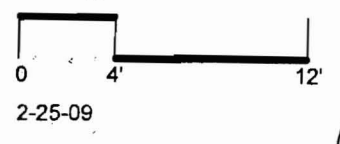
ABUTTING BUILDING SETBACK BETWEEN BUILDINGS

#40 CUMBERLAND AVE	$\frac{14' + 32'}{5} = 9.2'$ REQ'D	18' ACTUAL
#12 NORTH ST	$\frac{26' + 32'}{5} = 11.6'$ REQ'D	54' ACTUAL
#8 NORTH ST	$\frac{26' + 32'}{5} = 11.6'$ REQ'D	22' ACTUAL
#141 CONGRESS ST	$\frac{20' + 32'}{5} = 10.4'$ REQ'D	37' ACTUAL
#147 CONGRESS ST	$\frac{22' + 32'}{5} = 10.8'$ REQ'D	42' ACTUAL

OK



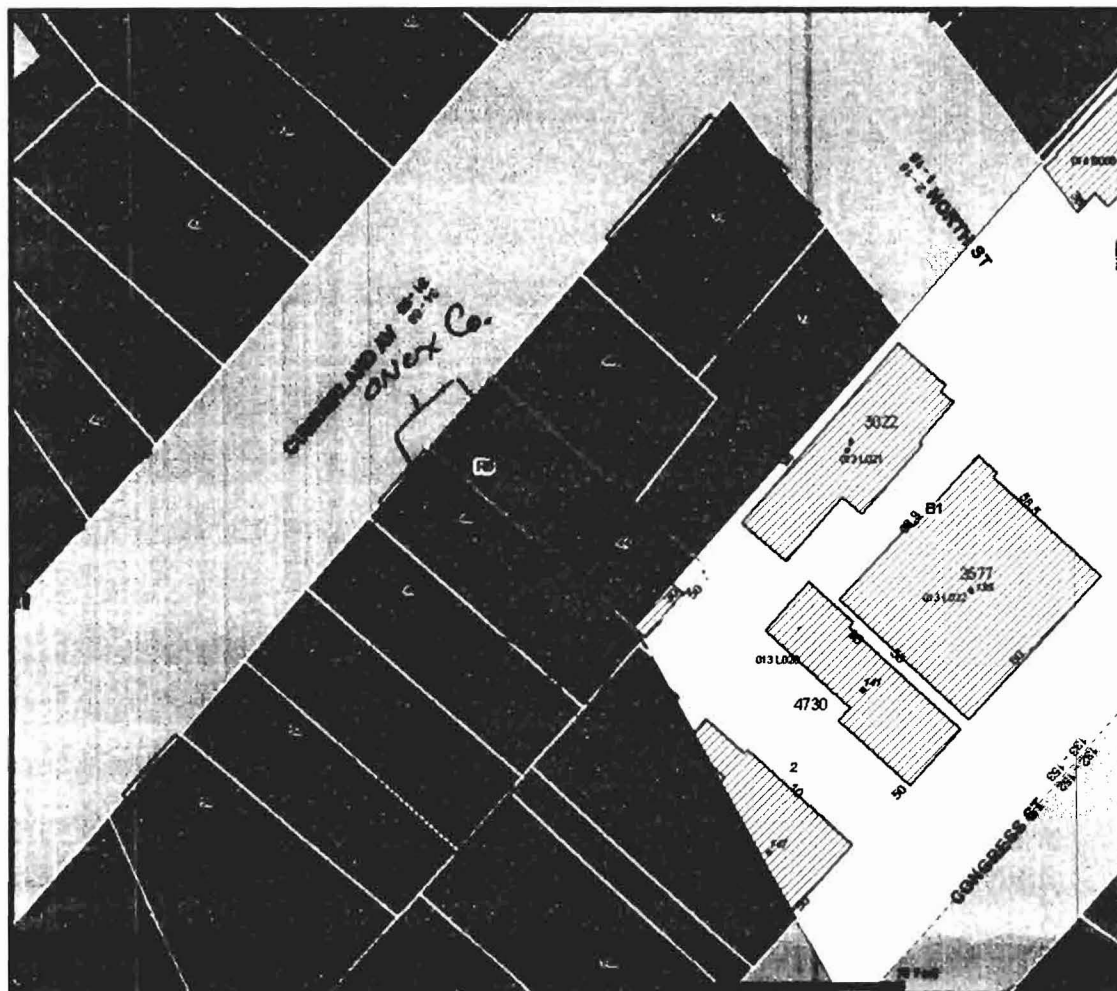
10'2" Actual
 setback 9'7"
 req. (see other sheet)



44
 Height Calculations
 A-2.3

OK

West 2nd St



City of Portland
GIS



DISCLAIMER: This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007
City of Portland
389 Congress St.
Portland, Maine
04101

Handwritten notes on the right margin, including '10-10-07' and other illegible scribbles.

Handwritten numbers:
300A -
2169
2769
55384

Large handwritten notes and scribbles covering the bottom half of the page, including 'Proposed' and 'Excavation'.



13-L-23 2/1/02 2nd floor
 13-L-8 - 2/1/02 1st floor
 ONEX Center
 5558

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 013 L008001
 Location 46 CUMBERLAND AVE
 Land Use GARAGES, SHEDS, AUX, ETC.
 Owner Address REED RICHARD K & GUNNEL LARSDOTTER & CHRISTOPHER J ROBERTS
 & MERRIAM T ROBERTS JTS
 30 PLEASANT AVE
 PORTLAND ME 04101

Book/Page 26389/131
 Legal 13-L-8
 CUMBERLAND AVE 46
 2769 SF

Current Assessed Valuation

Land	Building	Total
\$45,500	\$8,700	\$54,200

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres
		2		0.064
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic
				Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1950	20X50	C	P

Sales Information

Date	Type	Price	Book/Page
10/10/2008	LAND + BLDING	\$190,000	26389-131

Picture and Sketch

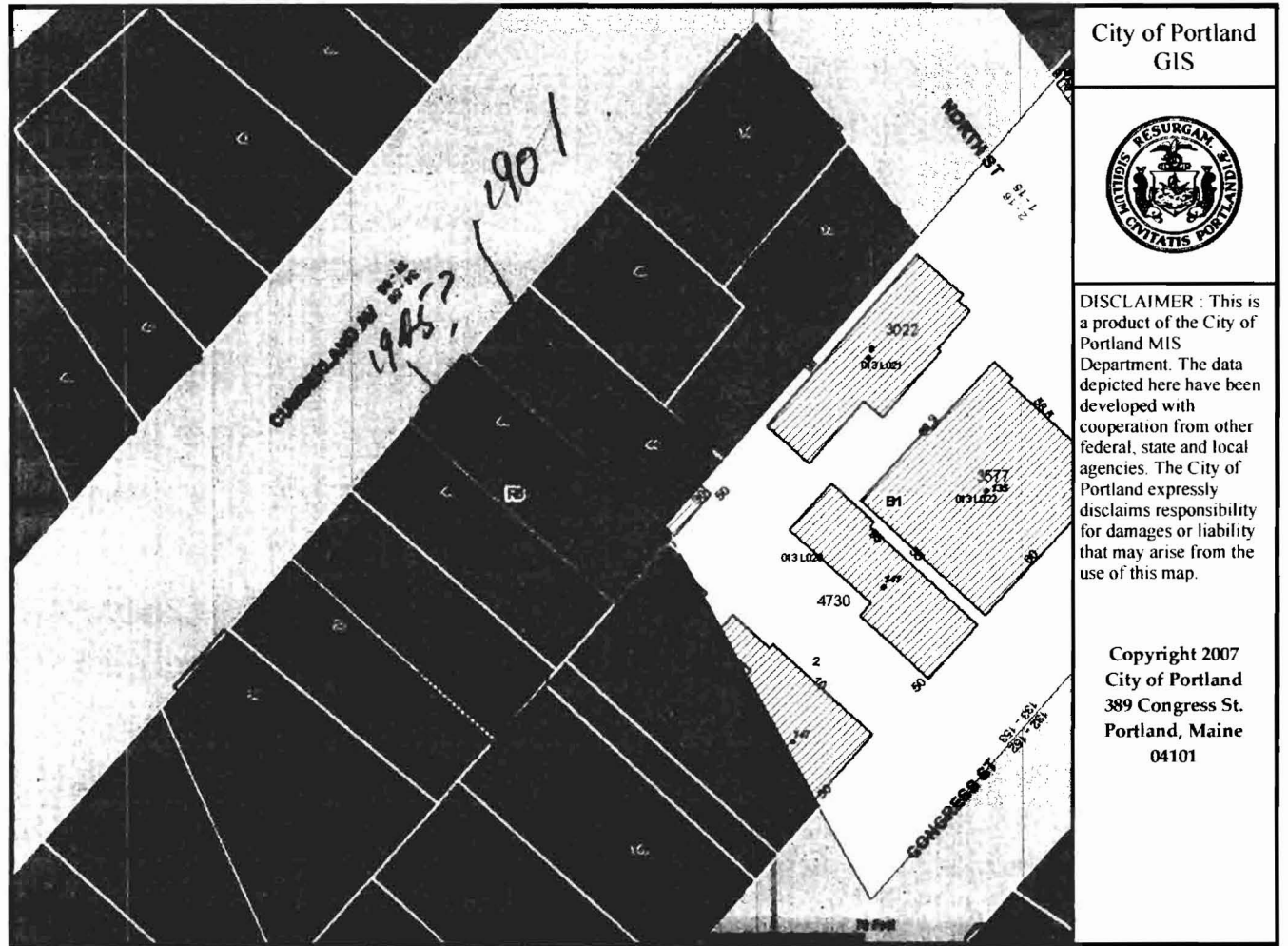
Picture Sketch Tax Map

[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.

New Search!

Handwritten notes:
 2/17/09
 Chris
 Small lot
 R-6
 Two separate
 single family
 46's, 46 Cumberland Ave

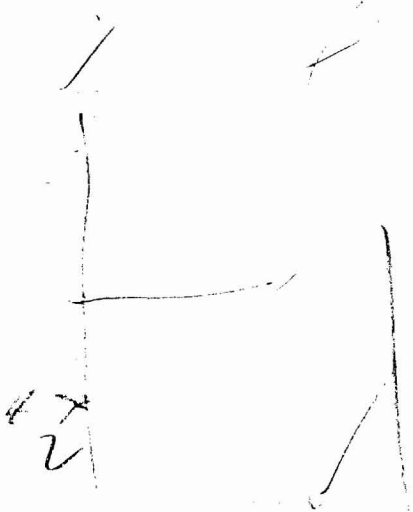


13-L-8

46



13-6-8 # 46



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 013 L023001
Location 44 CUMBERLAND AVE
Land Use GARAGES, SHEDS, AUX, ETC.

Owner Address REED RICHARD K & GUNNEL LARSDOTTER & CHRISTOPHER J ROBERTS
& MERRIAM T ROBERTS JTS
30 PLEASANT AVE
PORTLAND ME 04101

Book/Page 26389/131
Legal 13-L-23
CUMBERLAND AVE 44
2769 SF

*Easement to
Bldg Shed*

*Leaf Addition
front addition
#44
Adding 3rd floor
R-6*

Current Assessed Valuation

Land	Building	Total
\$45,500	\$5,100	\$50,600

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
				0.064						

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
FLAT BARN	1	1945	28X30	D	P

Sales Information

Date	Type	Price	Book/Page
10/10/2008	LAND + BLDING	\$190,000	26389-131

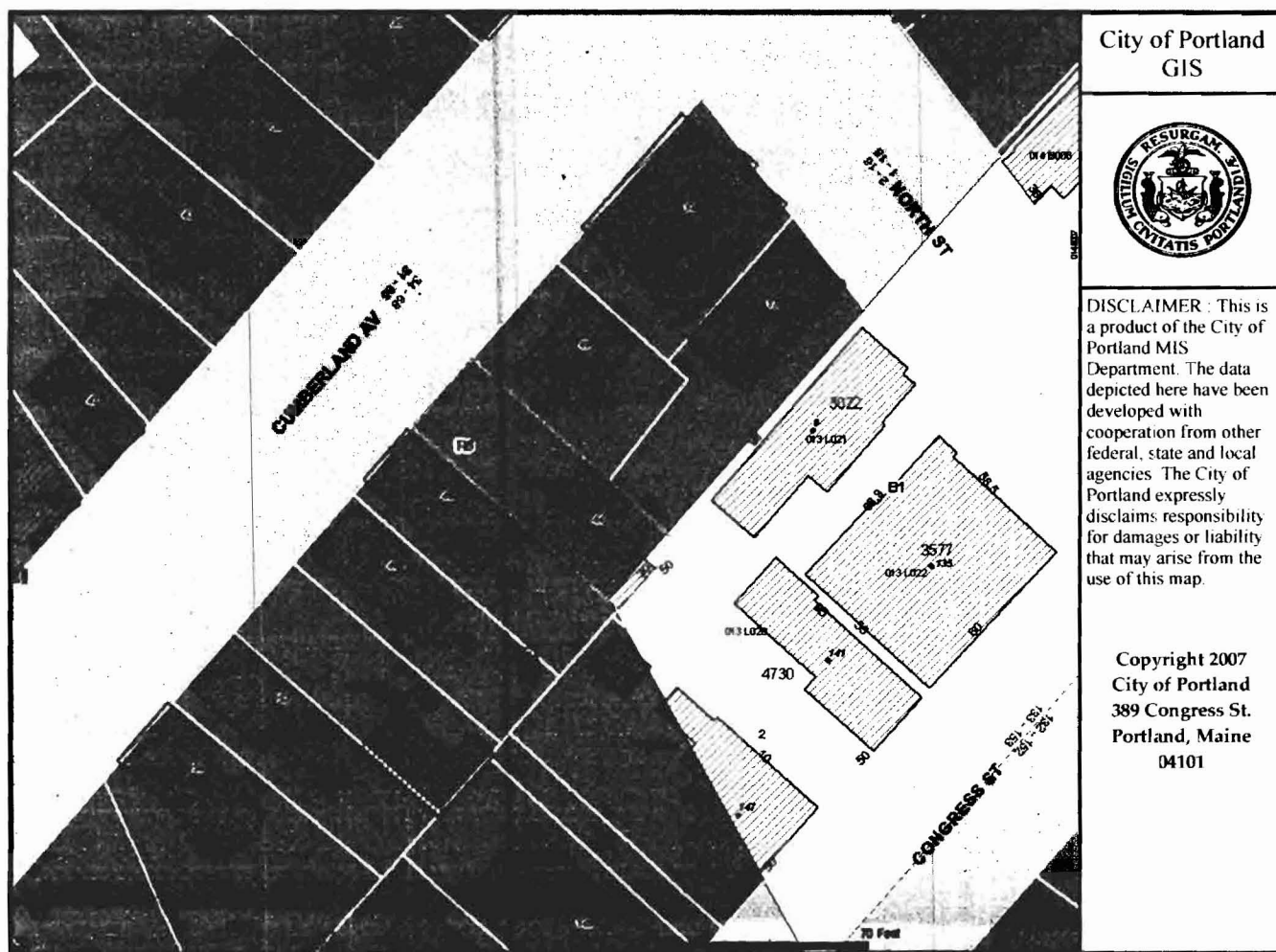
Picture and Sketch

Picture Sketch Tax Map

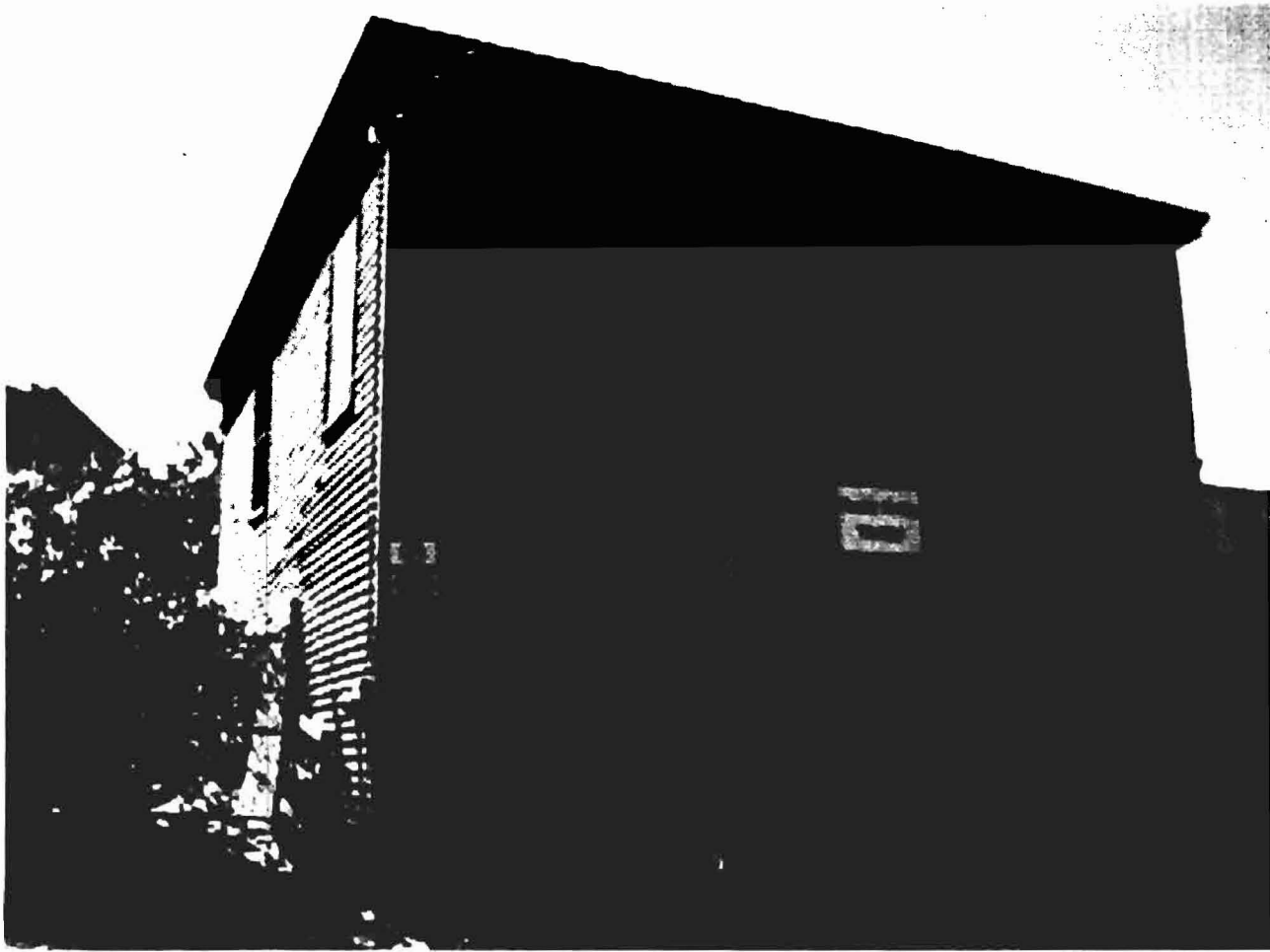
[Click here to view Tax Roll Information.](#)

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

New Search!



13-L-23



13-L-23
AA

44-46 Cumberland Ave

From: Barbara Barhydt
To: Schmuckal, Marge; West -Chuhta, Danielle
Date: 2/19/2009 10:03:45 AM
Subject: Re: 44-46 Cumberland Ave

I have just set up a meeting for 1 p.m. on Friday the 27th in our office.

Thanks.

Barbara

>>> Danielle West -Chuhta Thursday, February 19, 2009 8:37 AM >>>
Friday is better for me (in the afternoon).

Thanks,

Danielle

>>> Barbara Barhydt 2/18/2009 4:23:17 PM >>>

I would like to suggest some times to Dick Reed to meet on his project. I am looking at either Thursday or Friday morning, Feb. 26 or 27th. What works for you?

Thanks.

Barbara

2/27/09

Danielle - Marge -

BARBARA - Dick Reed &

Chris Robert

fencing & gate - Along the front concerning the R-6 infill design standards

presented an 11" x 17" - packet - more info

They will apply for the site plan - minor site plan review

Richard Reed and Gunnel Larsdotter
Christopher Roberts and Merriam Roberts

March 9, 2009

Department of Planning and Urban Development
Planning Division and Planning Board
Portland City Hall
Portland Me

To whom it may concern:

We have purchased the properties at 44 and 46 Cumberland Ave and attached please find our completed application for Development Review.

It is our understanding that these 2 properties have been under the same ownership at least since 1925, and used primarily for commercial storage since. We intend to reuse both structures, preserving the footprint areas with minimal changes, while changing the use to 2 family residential.

Despite the fact that both structures are in need of improvement and stabilization it is our believe that they are worthwhile structures, and are worthy of preservation.

We appreciate the help that we have received at the Planning, Zoning, and Code Enforcement departments so far, if any more information is needed to complete this process please feel free to contact us .

Sincerely Yours



Christopher Roberts
379 Island Ave
Peaks Island Me
766 5819

MAR 18 2009

Richard Reed
30 Pleasant St
Portland Me
871 5678

**WARRANTY DEED
Maine Statutory Short Form**

MAINE REAL ESTATE TAX PAID

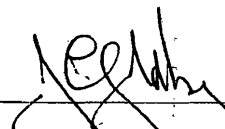
KNOW ALL PERSONS BY THESE PRESENTS, that **ONEX CO.**, a Maine Corporation, with an office in Portland, County of Cumberland, and State of Maine ("Grantor"), for consideration paid, grants to **RICHARD K. REED** and **GUNNEL LARSDOTTER**, both of Peaks Island, County of Cumberland and State of Maine, as joint tenants, an undivided one-half (1/2) interest and grants to **CHRISTOPHER J. ROBERTS AND MERRIAM T. ROBERTS**, both of Peaks Island, County of Cumberland and State of Maine, as joint tenants, an undivided one-half (1/2) interest, with Warranty Covenants, the land, together with any buildings thereon, in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the northwesterly corner of land formerly owned by Frank C. Dolley, on the southeasterly side line of said Cumberland Avenue at a point about one hundred sixteen (116) feet southwesterly from the intersection of said southeasterly side line of Cumberland Avenue and the westerly side line of North Street; thence southwesterly of said Cumberland Avenue sixty (60) feet; thence southeasterly at right angles with Cumberland Avenue ninety-two and three tenths (92.3) feet, more or less to land formerly of Freeman or Hamilton; thence northeasterly by said Freeman or Hamilton land sixty (60) feet, more or less, to said Dolley land; thence northwesterly by said Dolley land to Cumberland Avenue and the point of beginning.

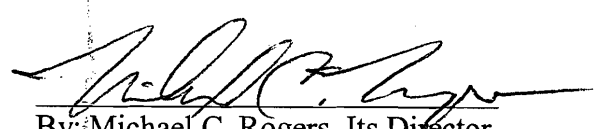
Meaning and intending to convey part of the same premises conveyed to ONEX CO. by deed recorded in the Cumberland County Registry of Deeds in Book 9235, Page 305.

Witness my hand this 10th day of October, 2008.

Signed and Delivered in the presence of:

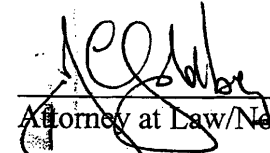


State of Maine
Cumberland, ss.

ONEX Co.

By: Michael C. Rogers, Its Director
Duly Authorized

Personally appeared this 10th day of October 2008, the above named Michael C. Rogers, Director, ONEX Co., and acknowledged the foregoing instrument to be his free act and deed individually, and in said capacity the free act and deed of ONEX Co., before me.

Received
Recorded Register of Deeds
Oct 10, 2008 10:39:23A
Cumberland County
Pamela E. Lovles



Attorney at Law/Notary Public
JONATHAN L. GOLDBERG
ATTORNEY AT LAW



Development Review Application
Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

Address of Proposed Development: **44-46 CUMBERLAND AVE**

Zone: **R-6 (INFILL)**

Project Name: **44-46 CUMBERLAND AVE**

Existing Building Size: 2017 sq. ft.	Proposed Building Size: 2057 sq. ft.
Existing Acreage of Site: 5509 sq. ft.	Proposed Acreage of Site: 5509 sq. ft.

Proposed Total Disturbed Area of the Site: **40** sq. ft. *

* If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) or Chapter 500, Stormwater Management Permit with the Maine Department of Environmental Protection (DEP).

Tax Assessor's Chart, Block & Lot: Chart # 13 Block # L Lot # 8 & 23	Property Owners Name / ROBERTS ET AL Mailing address: 30 PLEASANT ST, PORTLAND ME 04101	Telephone #: 871-5678 Cell Phone #: 272-2075 E-mail: dreed@reedarchitecture.com
--	---	--

Consultant/Agent Name, Mailing Address, Telephone #, Fax # and Cell Phone #:	Applicant's Name / D. REED Mailing Address: 30 PLEASANT ST. PORTLAND ME 04101	Telephone #: 871-5678 Cell Phone #: 272-2075 E-mail: dreed@reedarchitecture.com
--	---	--

Fee for Service Deposit (all applications) _____ (\$200.00)

Proposed Development (check all that apply)

New Building Building Addition Change of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking lot

Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable

Site Location of Development (\$3,000.00)
(except for residential projects which shall be \$200.00 per lot _____)

Traffic Movement (\$1,000.00) Storm water Quality (\$250.00)

Section 14-403 Review (\$400.00 + \$25.00 per lot)

Other _____

~ Please see next page ~

Major Development (more than 10,000 sq. ft.)

- Under 50,000 sq. ft. (\$500.00)
- 50,000 - 100,000 sq. ft. (\$1,000.00)
- Parking Lots over 100 spaces (\$1,000.00)
- 100,000 - 200,000 sq. ft. (\$2,000.00)
- 200,000 - 300,000 sq. ft. (\$3,000.00)
- Over 300,000 sq. ft. (\$5,000.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review

- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

Billing Address: (name, address and contact information)

RICHARD REED
 REED ARCHITECTURE
 30 PLEASANT ST.
 PORTLAND ME 04101

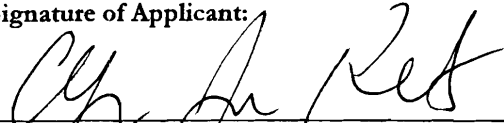
Submittals shall include seven (7) folded packets containing the following materials:

- A. Copy of the application.
- B. Cover letter stating the nature of the project.
- C. Written Submittal (Sec. 14-525 2. (c), including evidence of right, title and interest.
- D. A standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
- E. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
- E. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
- F. In addition to the seven (7) sets of documents listed above, one (1) set of the site plans reduced to 11 x 17 must be submitted.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

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 Planning Authority and Code Enforcement'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.

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

Signature of Applicant: 	Date: 03-09-09
---	-------------------



Site Plan Checklist Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

Project Name, Address of Project

Application Number

The form is to be completed by the Applicant or Designated Representative:

Check Submitted	Site Plan Item	Required Information	Section 14-525 (b,c)
_____	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
_____	(2)	Name and address of applicant and name of proposed development	a
_____	(3)	Scale and north points	b
_____	(4)	Boundaries of the site	c
_____	(5)	Total land area of site	d
_____	(6)	Topography - existing and proposed (2 feet intervals or less)	e
_____	(7)	Plans based on the boundary survey including:	2
_____	(8)	Existing soil conditions	a
_____	(9)	Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
_____	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
_____	(11)	Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 9 of packet)	d
_____	(12)	Location of on-site waste receptacles	e
_____	(13)	Public utilities	e
_____	(14)	Water and sewer mains	e
_____	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
_____	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
_____	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
_____	(18)	Parking areas	g
_____	(19)	Loading facilities	g
_____	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
_____	(21)	Curb and sidewalks	g
_____	(22)	Landscape plan showing:	h
_____	(23)	Location of existing vegetation and proposed vegetation	h
_____	(24)	Type of vegetation	h
_____	(25)	Quantity of plantings	h
_____	(26)	Size of proposed landscaping	h
_____	(27)	Existing areas to be preserved	h
_____	(28)	Preservation measures to be employed	h
_____	(29)	Details of planting and preservation specifications	h
_____	(30)	Location and dimensions of all fencing and screening	i
_____	(31)	Location and intensity of outdoor lighting system	j
_____	(32)	Location of fire hydrants, existing and proposed (refer to Fire Department checklist)	k
_____	(33)	Written statements to include:	c
_____	(34)	Description of proposed uses to be located on site	cl
_____	(35)	Quantity and type of residential, if any	cl
_____	(36)	Total land area of the site	c2
_____	(37)	Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
_____	(38)	General summary of existing and proposed easements or other burdens	c3
_____	(39)	Type, quantity and method of handling solid waste disposal	c4
_____	(40)	Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets	c5
_____	(41)	Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	c6

- _____ (42) An estimate of the time period required for completion of the development 7
- _____ (43) A list of all state and federal regulatory approvals to which the development may be subject to. Include the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction. 8 h8
- _____ (47) Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.
- _____ (48) Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.
- _____ (49) A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.
- _____ (50) A jpeg or pdf of the proposed site plan, if available.
- _____ (51) Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities
- erosion and sedimentation controls to be used during construction
- a parking and/or traffic study
- emissions
- a wind impact analysis
- an environmental impact study
- a sun shadow study
- a study of particulates and any other noxious
- a noise study

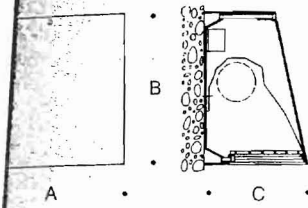
Other comments:

PROJECT IS LARGELY REUSE OF EXISTING
 STRUCTURES, SO MANY ITEMS ON CHECKLIST
 DO NOT APPLY

44-46 Cumberland Ave

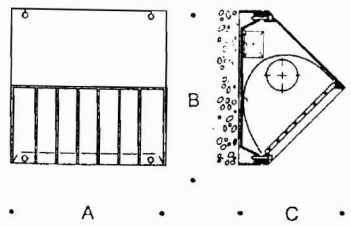
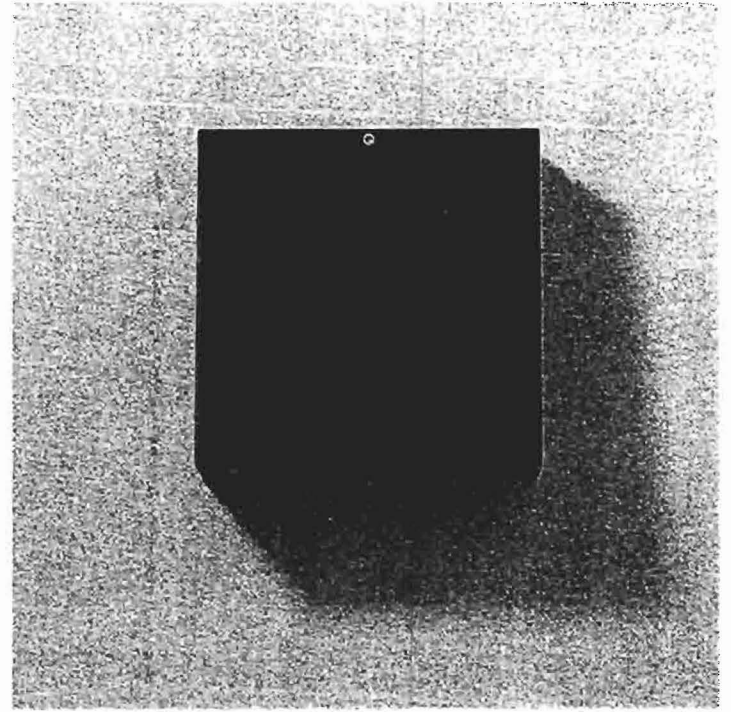
Development Review Application Checklist

1. Standard Boundary Survey	See attached Survey
2. Name and address	"
3. Scale and North points	"
4. Boundaries	"
5. Total land area	"
6. Topography	"
7. Plans based on survey	See attached plans
8. Existing Soil Conditions	Undisturbed existing conditions
9. Location of water courses etc.	NA
10. Location, ground floor etc.	See attached plans
11. Approx Location of abutting etc	See attached plans
12. Location of on Site Waste Receptacles	NA
13. Public utilities	Existing Electrical Service
14. Water and Sewer mains	Existing Water and Sewer (to be upgraded)
15. Culverts, Drains, etc.	Existing at Street
16. Easements, rights of way	None
17. Pedestrian and vehicular access	See attached plan L1
18. Parking	"
19. Loading Facilities	NA
20. Design of Ingress,, etc	Existing
21. Curbs and Sidewalks	Existing
22. Landscape plan	See attached plan L1
23. Vegetation	"
24. "	"
25. "	"
26. "	"
27. "	"
28. "	"
29. "	"
30. Fencing and Screening	Existing
31. Outdoor Lighting	Fixtures at Building entrances (see attached)
32. Location of Fire hydrants	Existing
33. Written statements	
34. Proposed Use	2 family
35. Quantity of residential	2 family
36. Total land Area	5509
37. Total Floor Area	Existing plus 40 sq ft entry
38. Easements and burdens	None
39. Solid waste disposal	Existing City Services
40. Off Site Public Facilities	NA
41. Surface drainage	Existing
42. Time period for completion	2 years
43. State and Federal Regulations	NA
44. None	
45. None	
46. None	
47. Financial and technical capabilities	NA
48. Right title and interest	see attached Warranty Deed
49. Unusual fisheries	NA
50. Jpeg or pdf	Available post approval
51. "	"



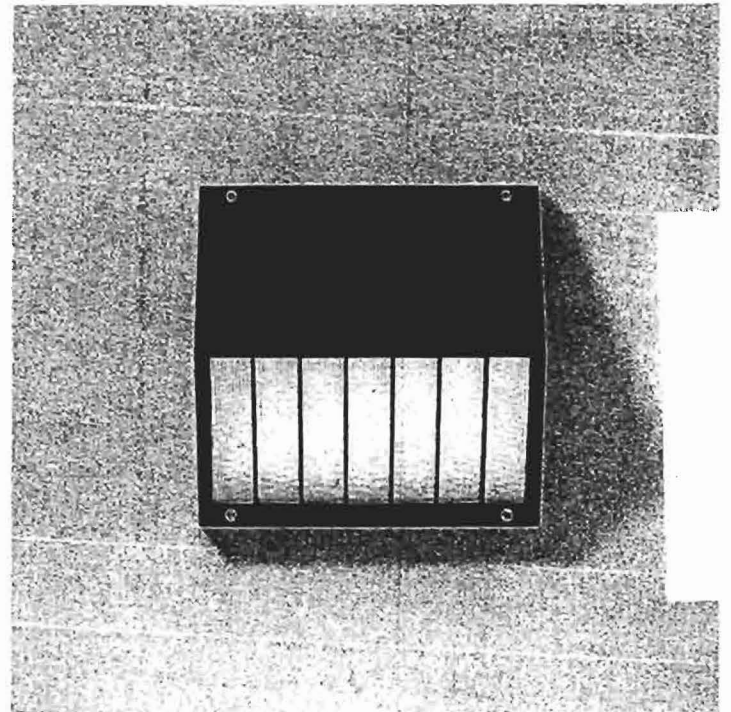
Wall mounted luminaires provide an efficient wash of light from a completely concealed light source. Anodized aluminum reflector. Stippled tempered glass with step baffle trim. Electronic ballast: 42W. Downlighting only. U.L. listed, suitable for wet locations. IP 55. Color: Standard BEGA finishes.

		Lamp	Lumen	A	B	C
2480	Wall	1 100W A-19	1710	9	9	6 1/4
2482S	Wall	1 35W E-17 HPS	2250	9	9	6 1/4
2483P	Wall	1 42W CF triple-4p	3200	12 5/8	12 5/8	8 5/8
2483S	Wall	1 50W E-17 HPS	4000	12 5/8	12 5/8	8 5/8
2483MH	Wall	1 70W ED-17 MH	5800	12 5/8	12 5/8	8 5/8



Wall mounted luminaires for direct or indirect illumination. Anodized aluminum reflector. Stippled tempered glass behind die cast aluminum louvers. Electronic ballast: 13W and 42W. Any wall mounting orientation. U.L. listed, suitable for wet locations. IP 55. Color: Standard BEGA finishes.

		Lamp	Lumen	A	B	C
2477	Wall	1 100W A-19	1710	9	9	6 5/16
2447P	Wall	2 13W CF quad-4p	1800	9	9	6 5/16
2478S	Wall	1 35W E-17 HPS	2250	9	9	6 5/16
2457P	Wall	1 42W CF triple-4p	3200	12 5/8	12 5/8	8 3/4
2479S	Wall	1 70W E-17 HPS	6300	12 5/8	12 5/8	8 3/4
2479MH	Wall	1 100W ED-17 MH	8800	12 5/8	12 5/8	8 3/4



Luminaires with shielded light sources

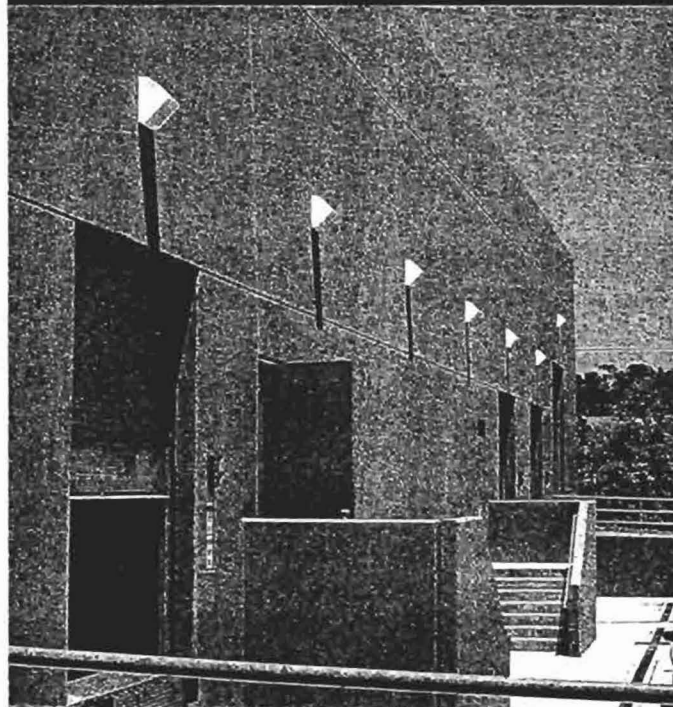
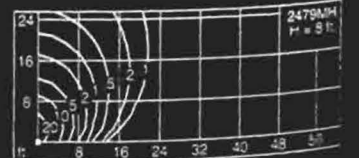
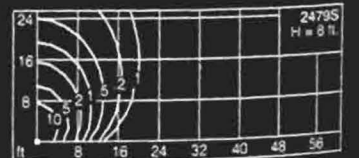
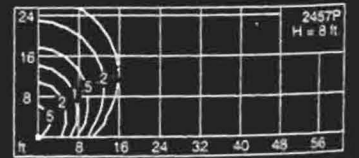
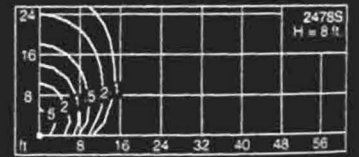
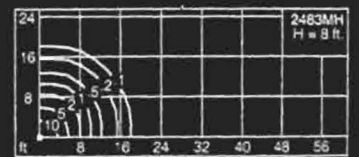
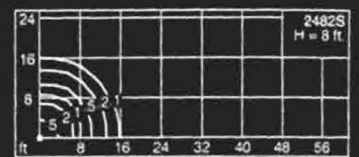
Shielded luminaires for wall washing, indirect or direct lighting for interior or exterior applications. Fully shielded luminaires (2483MH) meet full cutoff requirement when installed in vertical orientation.

Material: One piece die cast aluminum supplied with universal mounting bracket for direct attachment to 3 1/2" or 4" octagonal wiring box.
Finish: One piece die cast aluminum cover frame, secured by captive nut head, stainless steel, screws threaded into stainless steel inserts. Specular, anodized aluminum internal reflector. Stippled tempered glass. Fully gasketed for weather tight operation using gasketed silicone rubber O-ring.

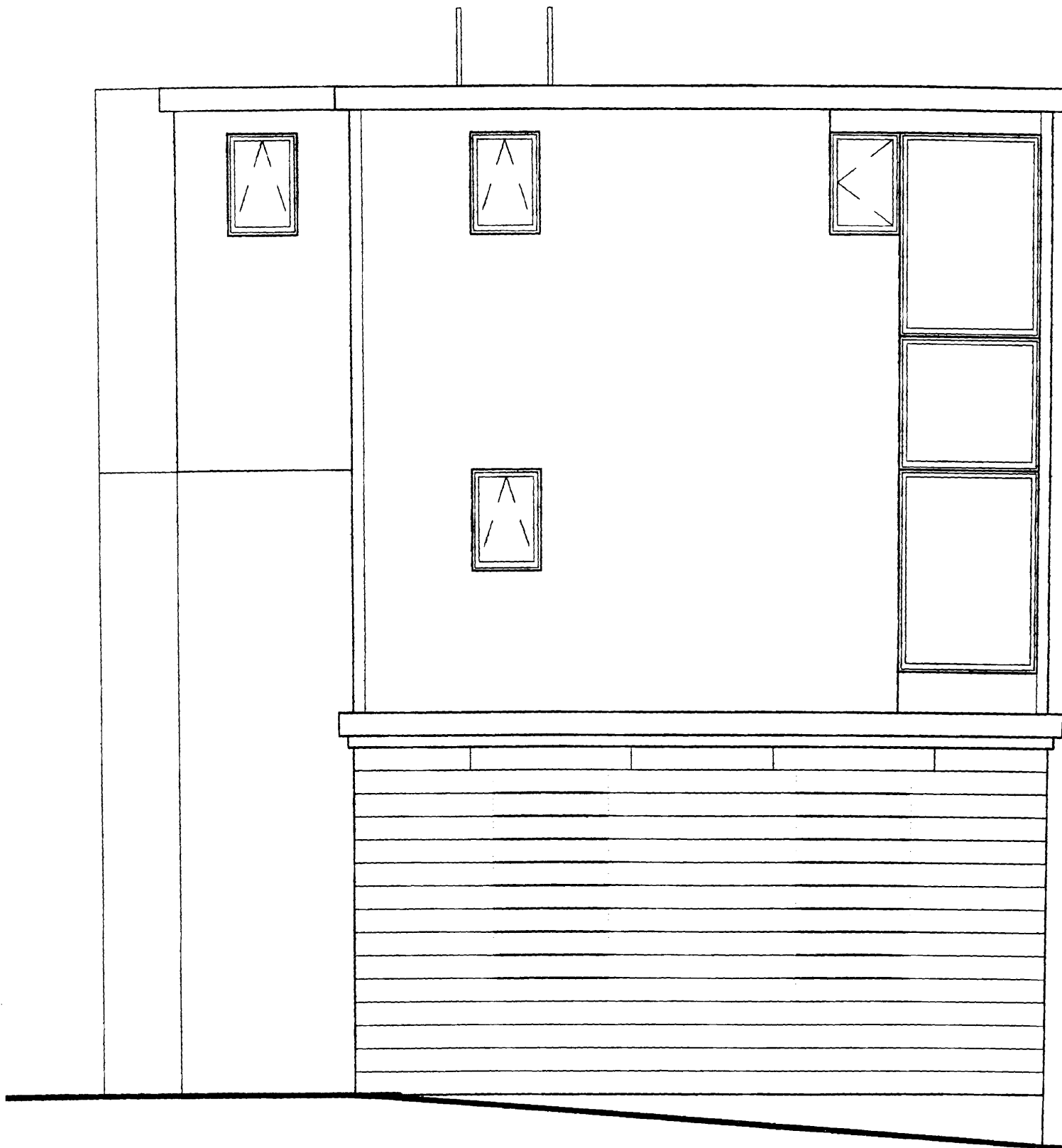
Options: Lampholders: Incandescent and H.I.D. are medium base. Mounting plate with nickel plated screw shell supplied with 200°C high temperature leads. Incandescent rated 600V, H.I.D. rated 4KV. Incandescent are type G24q1 (13W), GX24q-4 (4 pin, 42W), rated 75W, 120V. Ballasts: Compact fluorescent are electronic universal voltage 120V or 277V. HID are magnetic, available in 120V or 277V - specify.

Colors: These luminaires are available in five standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV); Eurocoat™ (URO). To specify, add appropriate suffix to catalog number. For complete description of BEGA finishing process, refer to technical information section at end of catalog. Custom colors supplied on special order.

UL listed, suitable for wet locations. Protection class: IP 55.

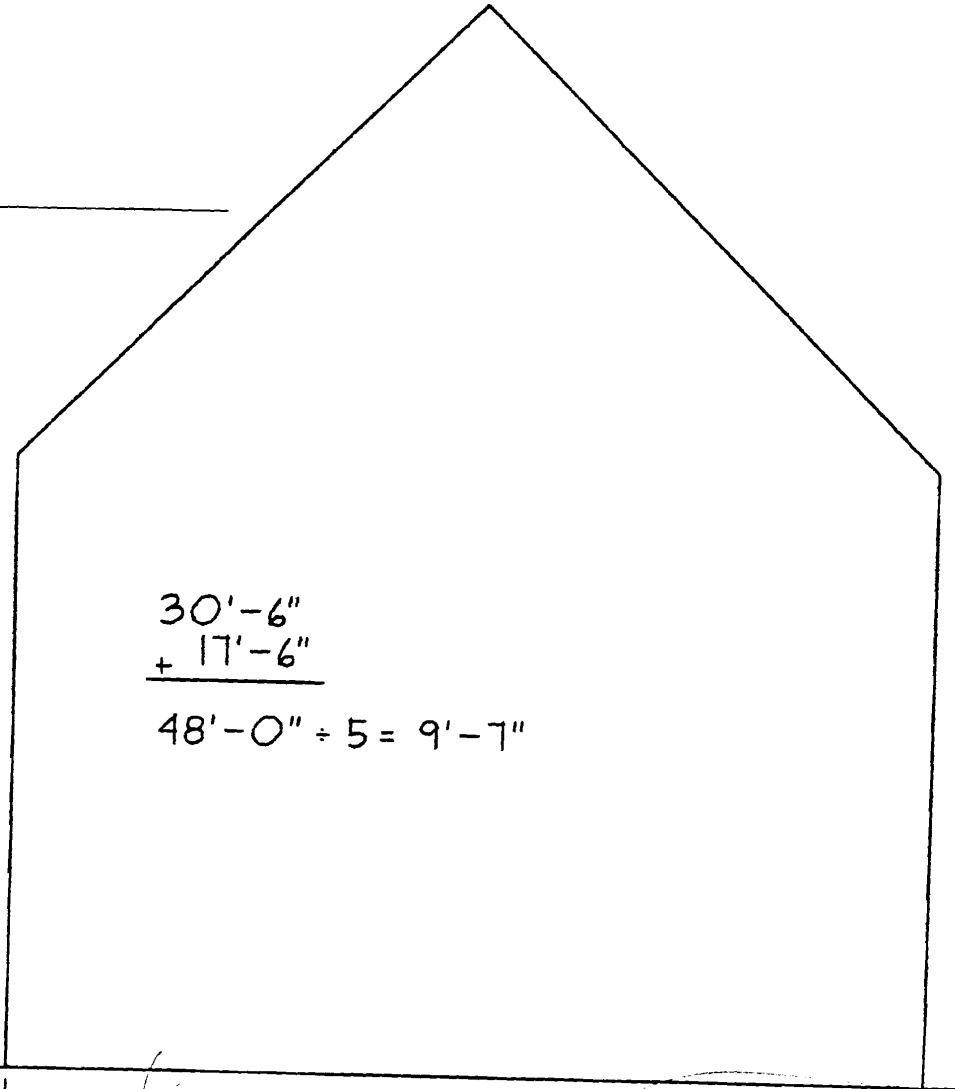


BEGA



30'-6"

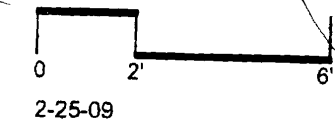
17'-6"



$$\begin{array}{r}
 30'-6'' \\
 + 17'-6'' \\
 \hline
 48'-0'' \div 5 = 9'-7''
 \end{array}$$

*front
along
street*

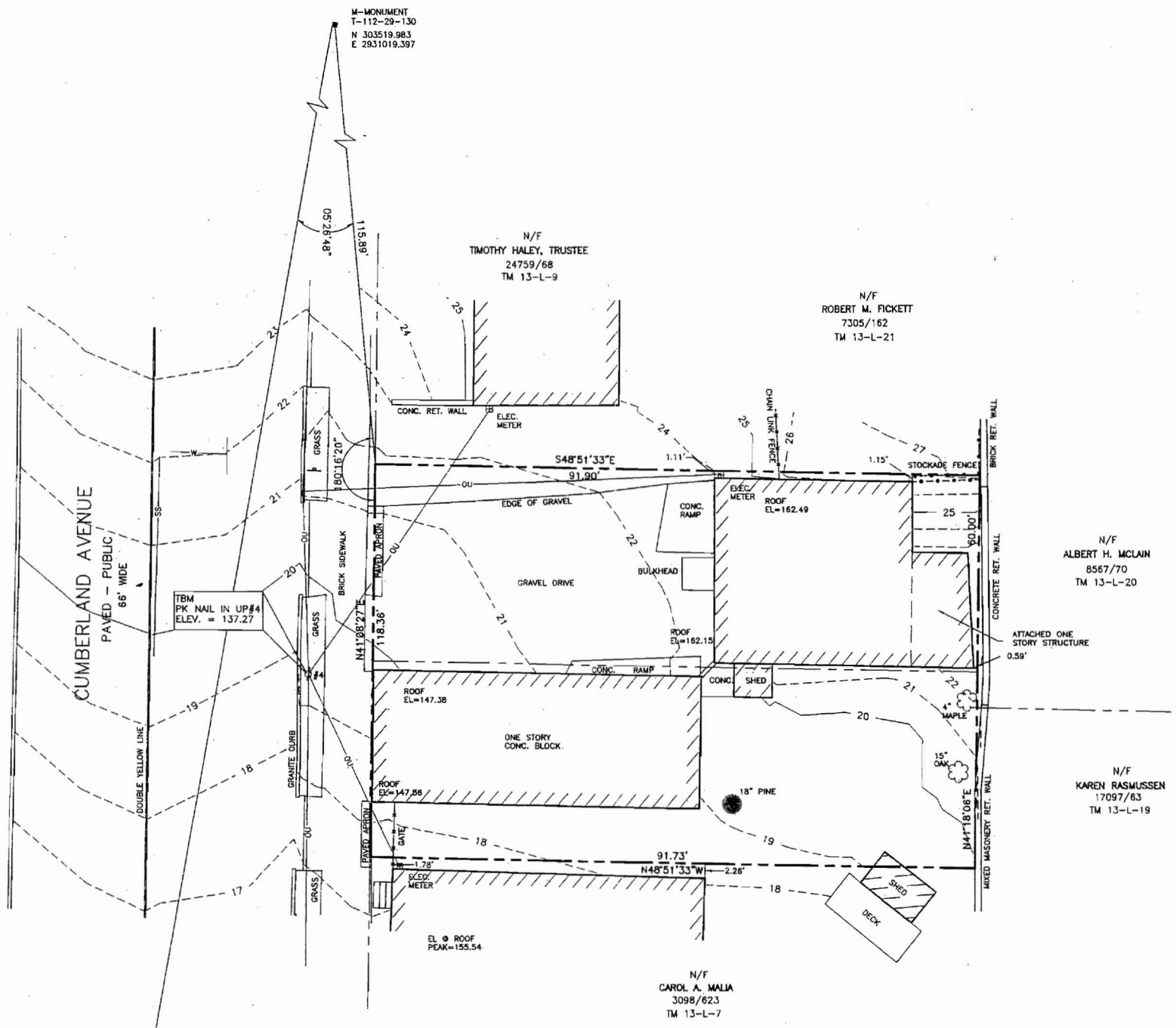
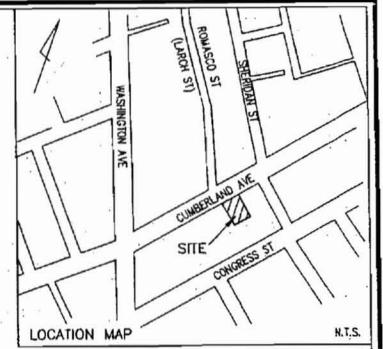
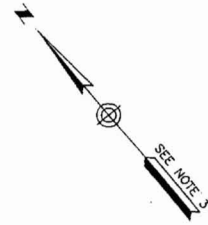
10'-2" ACTUAL
9'-7" REQUIRED



46
Height Calculations

A-2.2

See #44 for the other setbacks



PLAN REFERENCES

1. SURVEYED FOR JOHN F HAMILTON APRIL 1908 BY EC JORDAN AND CO.
2. SURVEY FOR DR DOLLEY AND JUDGE ROBINSON DATED SEPT 15, 1896
3. PLAN AND DIVISION OF PROPERTY BELONGING TO THE ESTATE OF THE LATE LEMUEL DYER RECORDED IN PLAN BOOK 4 PAGE 9 1/2

NOTES

1. OWNER OF RECORD: RICHARD K. REED
GUNNEL LARSDOTTER
CHRISTOPHER J. ROBERTS
MERRIAM T. ROBERTS
BOOK 26389 PAGE 131
2. PARCEL IS SHOWN AS LOTS 8 AND 23, BLOCK L, ON THE CITY OF PORTLANDS ASSESSORS MAP 13.
3. BEARINGS ARE BASED ON CITY CONTROL POINTS AS SHOWN.
4. BENCH MARK IS TOP OF MONUMENT AT CONGRESS AND NORTH STREETS ELEVATION=146.59 CITY DATUM.
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

- LEGEND:**
- UTILITY POLE
 - SIGN
 - FENCE
 - CURB
 - OVERHEAD UTILITIES
 - SANITARY SEWER
 - 1' CONTOUR
 - STOCKADE FENCE



M-MONUMENT
T-112-28-126
N 303250.809
E 2930695.982

CERTIFICATION:
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

12-4-08
DATE

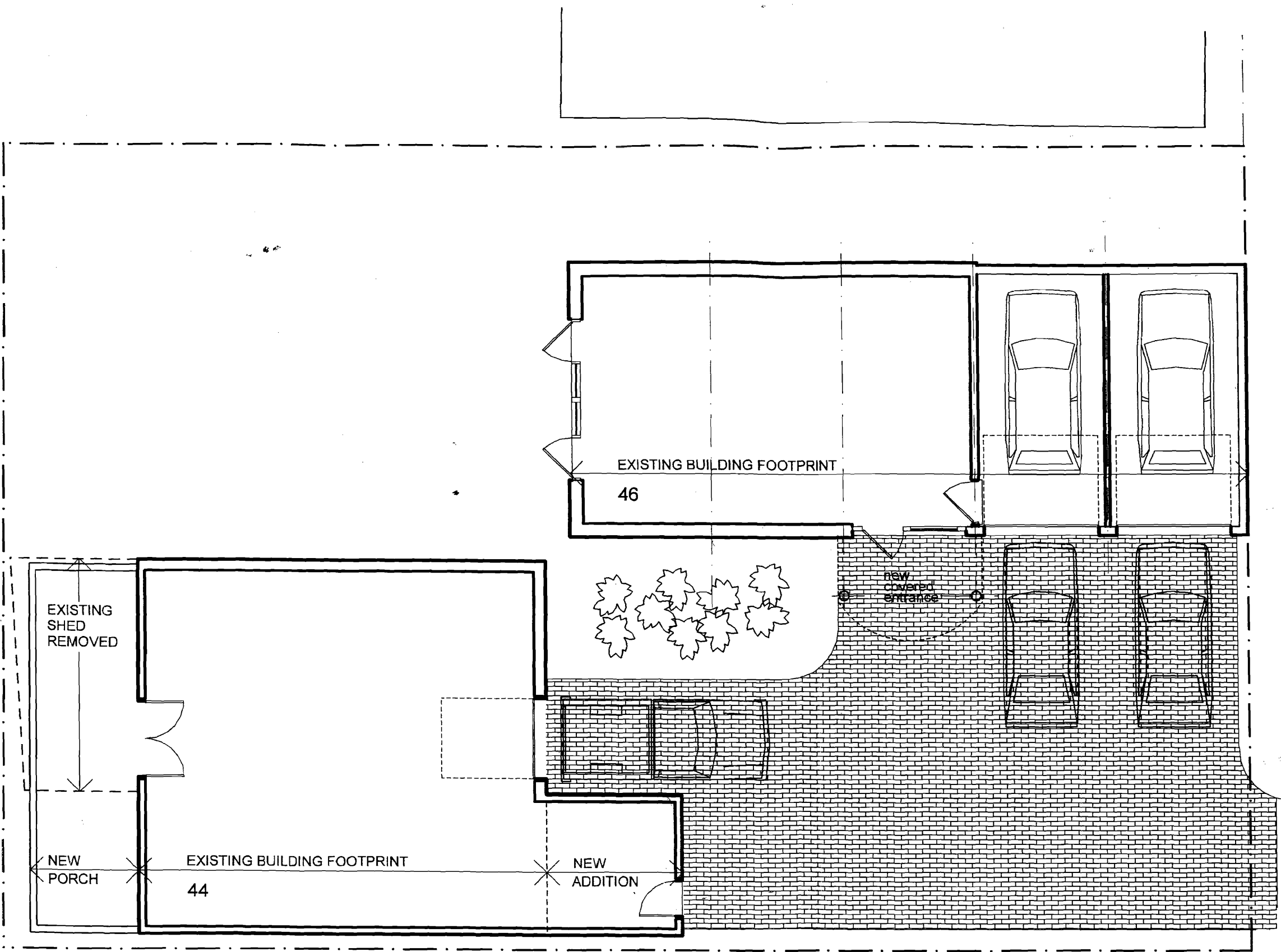


REV.1 | 12-04-08 | TIE TO CITY CONTROL

BOUNDARY AND TOPOGRAPHIC SURVEY
ON
CUMBERLAND AVE., PORTLAND, MAINE
MADE FOR
CHRIS ROBERTS' & RICHARD REED
379 ISLAND AVE. PEAK'S ISLAND PORTLAND, MAINE

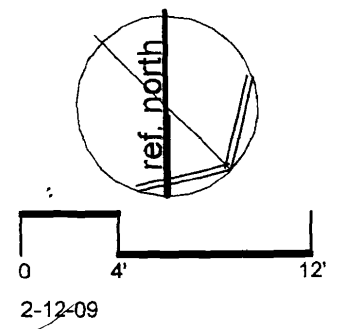
OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207)774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	WCS	Date	NOV. 13, 2008	Job No.	2008-183 P
Trace By	RWC	Scale	1" = 10'	Drawn No.	1
Check By	WCS				
Book No.	1081				

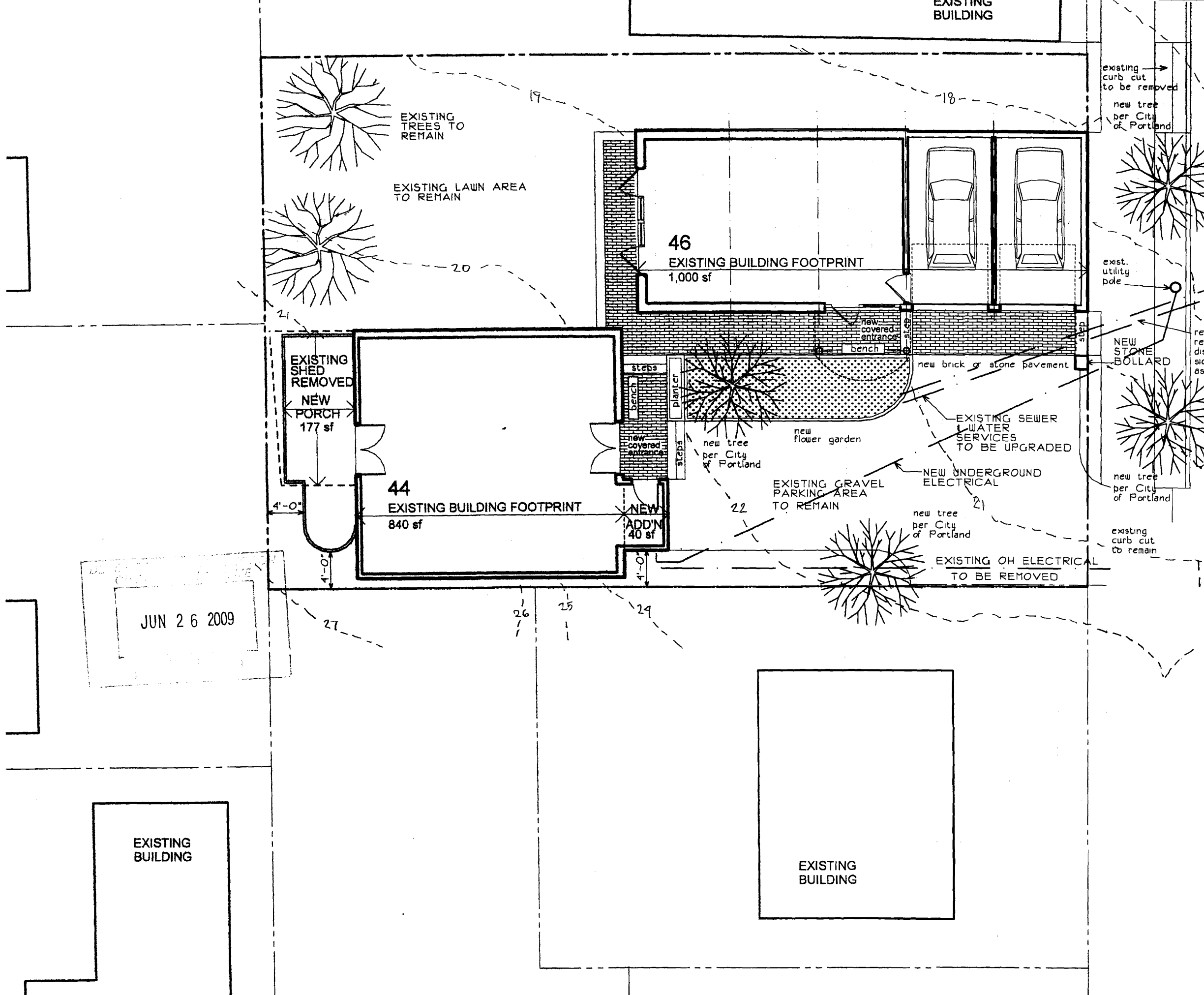


CUMBERLAND AVE.

44-46 Cumberland Ave., Portland, Maine
SITE PLAN



44 - 46
Site Plan
S-1

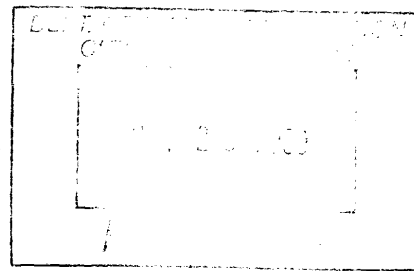


ZONING SUMMARY

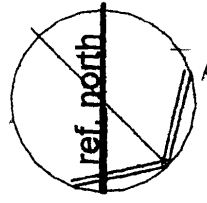
- PROPERTY IS LOCATED IN AN R-6 (INFILL) ZONE
- PROPERTY IS 5,509 SQ. FT.

REGULATIONS	Required	Provided
Min Lot Area	None	5,509 sf
Max Lot Area	10,000 sf	5,509 sf
Front Yard	No more than 10'	Less than 10'
Rear Yard*	4' & Existing	4' & Existing
Side Yard*	4' & Existing	4' & Existing
Min Height	2 stories	3 Stories
Max Height*	Sum of heights 5	Conforms (See calculations on plans)
Open Space	Decks or 10% lot area	Decks & 63% lot area
Min Lot Width	None	60'
Min Area per Dwelling	725 sf	2,754 sf

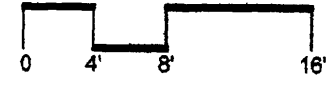
JUN 26 2009



CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: _____

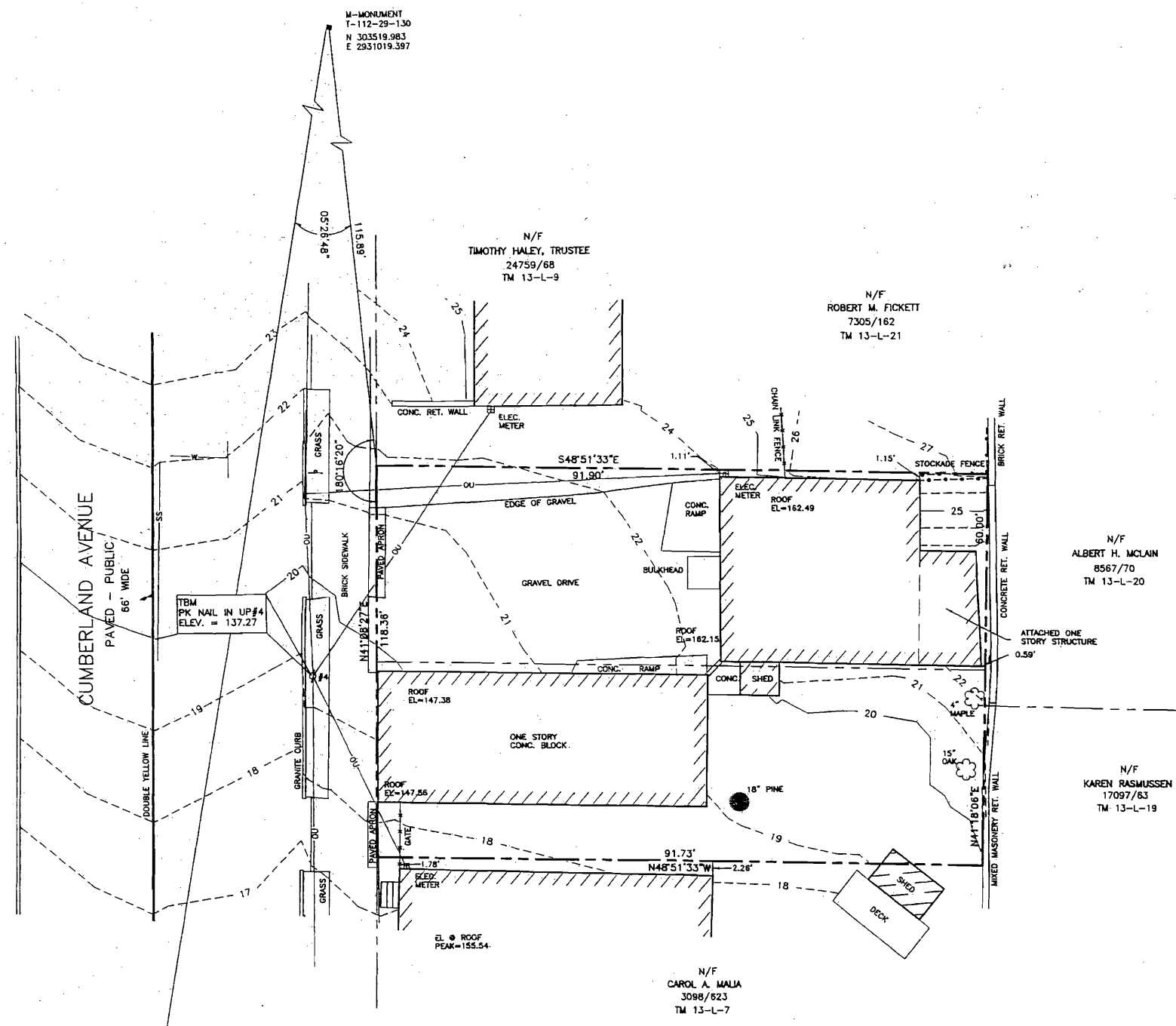
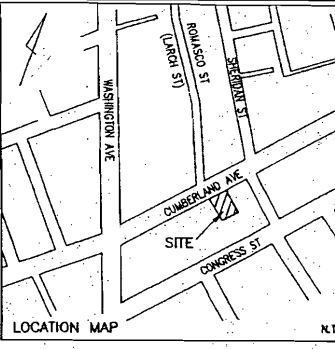
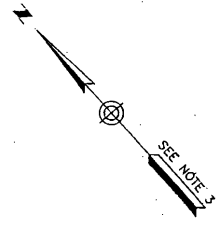


APPROVED JUN 11 2009



3-9-09
 REVISED 5-22-09
 REVISED 8-23-09

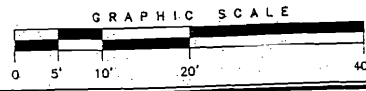
44 - 46
 Site Plan
 L-1



- PLAN REFERENCES**
1. SURVEYED FOR JOHN F. HAMILTON APRIL 1908 BY EC. JORDAN AND CO.
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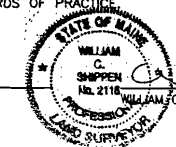
- NOTES**
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M-MONUMENT
T-112-28-126
N 303250.809
E 2930695.992

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DATE 12-4-08

**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval

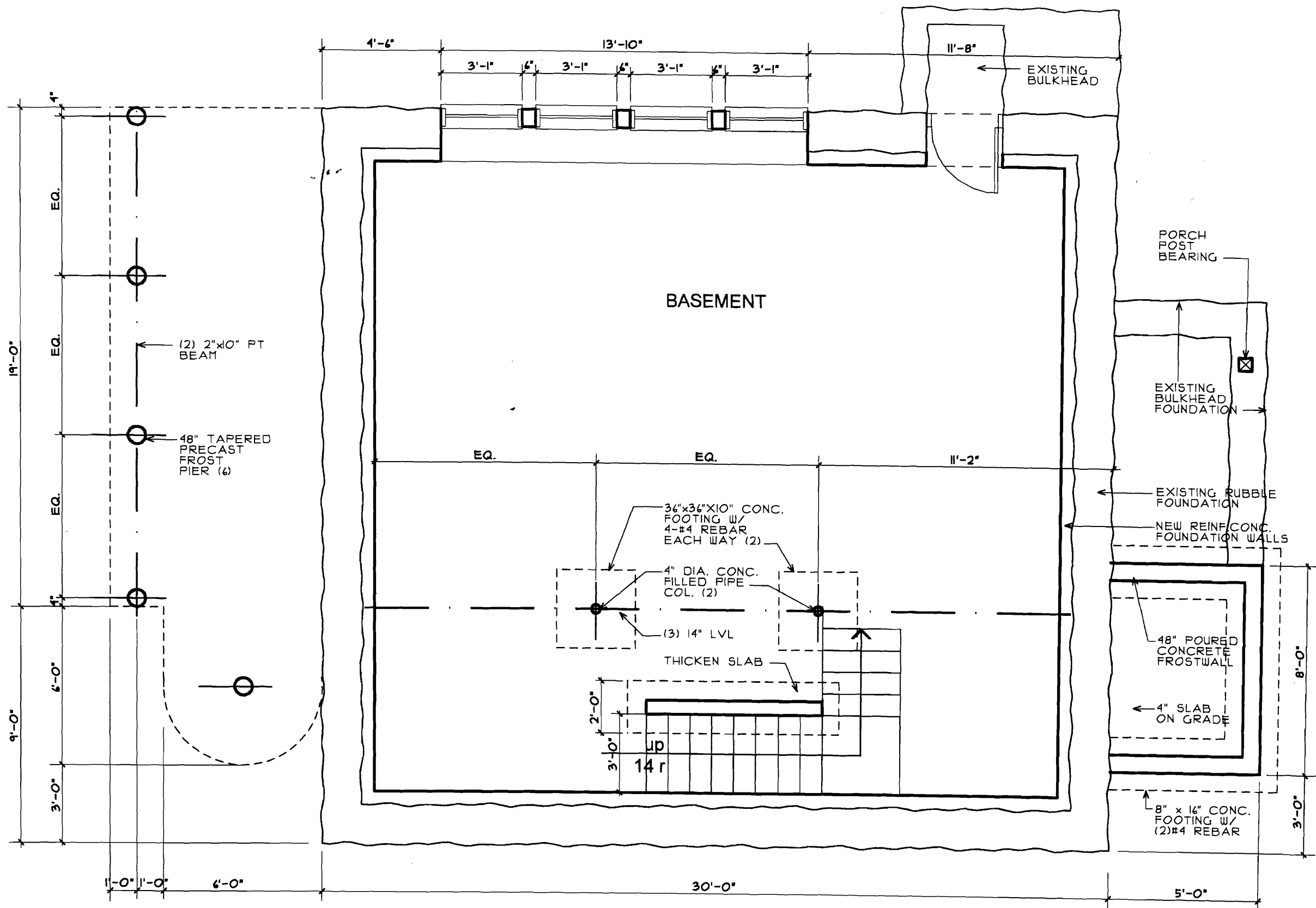
APPROVED JUN 11 2009

REV. 112-04-08 TIE TO CITY CONTROL

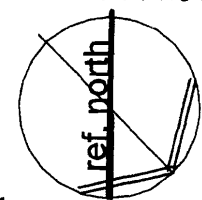
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OWEN HASKELL, INC.
390 U.S. ROUTE ONE PALMOUTH ME 04106 (207) 774-0100
PROFESSIONAL LAND SURVEYORS

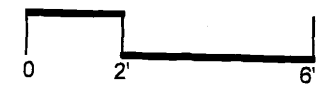
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Trace By	RWC	Scale	1" = 10'	Drwg. No.	1
Check By	WCS	Book No.	1061		



CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: APPROVED JUN 11 2009



44
 Basement Plan



2-25-09
 REVISED 5-26-09

A-1.0

