

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

2003-0051

Application I. D. Number

03/14/2003

Application Date

44 Berry Street Ave
Project Name/Description

Ramonas Joseph

Applicant

75 Lawn Ave, Portland, ME 04103

Applicant's Mailing Address

Giobbi, Archie

Consultant/Agent

Applicant Ph: (207) 838-8838 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

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

1560 sq.ft. 13475.16 sq. Ft.
Proposed Building square Feet or # of Units Acreage of Site

Zoning

Check Review Required:

Site Plan (major/minor)

Subdivision # of lots _____

PAD Review

14-403 Streets Review

Flood Hazard

Shoreland

Historic Preservation

DEP Local Certification

Zoning Conditional Use (ZBA/PB)

Zoning Variance

Other _____

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 03/14/2003

Reviewer Jay Reynolds

DRC Approval Status:

Approved

Approved w/Conditions See Attached

Denied

Approval Date 04/01/2003

Approval Expiration 04/01/2004

Extension to _____ Additional Sheets Attached

Condition Compliance

Jay Reynolds signature

04/01/2003 date

Performance Guarantee

Required*

Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____ date	_____ amount	_____ expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

**CITY OF PORTLAND, MAINE
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PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2003-0051

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75 Lawn Ave , Portland, ME 04103

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Giobbi, Archie

Consultant/Agent

Applicant Ph: (207) 838-8838 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

44 - 44 Berry Ave, Portland, Maine

Address of Proposed Site

153A A007001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now #44 BERRY AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. 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.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 9 NO CHANGES IN GRADING IS PROPOSED. ANY CHANGES IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.

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

3-14

S.W. FD -> Show Unit's
MARJOR needs Deck + front stairs

Ramonas Joseph
Applicant
75 Lawn Ave , Portland, ME 04103
Applicant's Mailing Address
Globbi, Archie
Consultant/Agent
Applicant Ph: (207) 838-8838 **Agent Fax:**

Barry Aes?

2003-0051
Application I. D. Number
3/14/2003
Application Date
44 Berry Street Ave.
Project Name/Description

44 - 44 Berry Ave, Portland, Maine
Address of Proposed Site
153A A007001
Assessor's Reference: Chart-Block-Lot

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 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1560 sq.ft. **13475.16 sq. Ft.**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots _____
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other _____

Fees Paid: Site Pla **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **3/14/2003**

DRC Approval Status:

Approved **Approved w/Conditions** Denied
See Attached

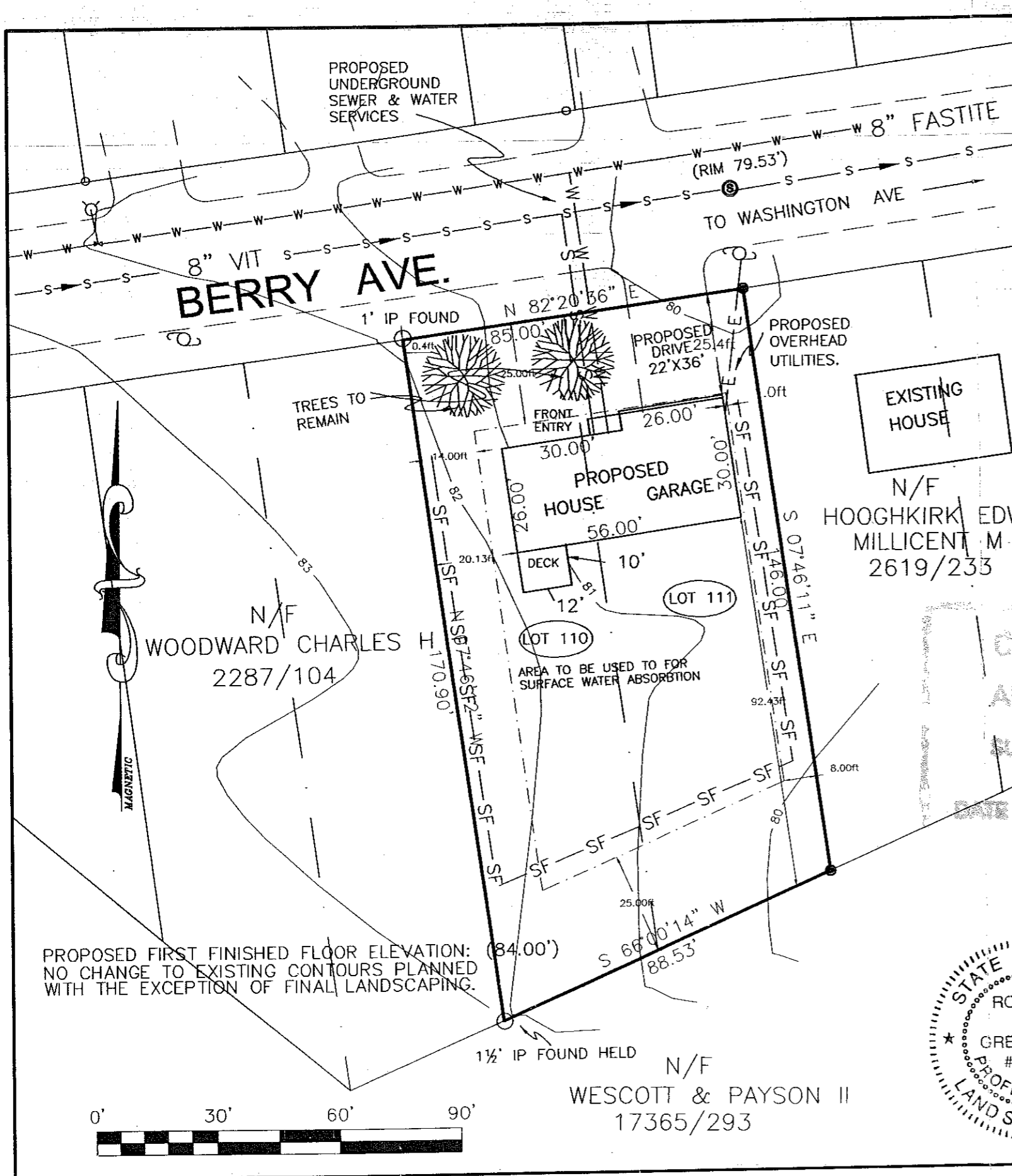
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
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	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: JOSEPH ROMONAS AS DESCRIBED IN BOOK 18591 PAGE 181 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
2. BEARINGS ARE BASED UPON A MAGNETIC OBERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF SUBJECT PARCEL: 13475.16 SQ.FT. 0.31 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a.) WASHINGTON PARK PORTLAND, ME. 1905 BY J. A. JONES, C.E. BOOK 10 PAGE 123 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
 - b.) CITY OF PORTLAND, ME. STREET LINE SHEETS
 - c.) PORTLAND TAX MAP 153A BLOCK A LOT 7&8
5. ELEVATIONS BASED ON: NGVD 1929 CITY OF PORTLAND, ME. DATUM
6. ZONING:

THE SUBJECT PARCEL IS CURRENTLY LOCATED IN ZONE- R-3
 MINIMUM FRONT YARD 25 FEET
 MINIMUM SIDE YARD 14 FEET - TWO STORY
 MINIMUM REAR YARD 25 FEET

N/F
 HOOGHKIRK EDWARD
 MILLICENT M JTS
 2619/233

N/F
 WOODWARD CHARLES H
 2287/104

N/F
 WESCOTT & PAYSON II
 17365/293

CITY OF PORTLAND
 APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL 4-1-03

- LEGEND**
- ⊕ Hydrant
 - Capped 5/8" Rebar Set With Registration Number 2303.
 - Iron Pipe or Solid Pin Found
 - ⊙ Sanitary Manhole
 - Abutter Line
 - Property Line
 - Street Line
 - (50.00') Distance from reference plan or deed.
 - N/F Now Or Formerly
 - A.G. Above Grade
 - B.G. Below Grade
 - u — Overhead Utility
 - ⊕ Utility Pole
 - Edge of traveled way
 - SF SILT FENCE

SURVEYORS STATEMENT:

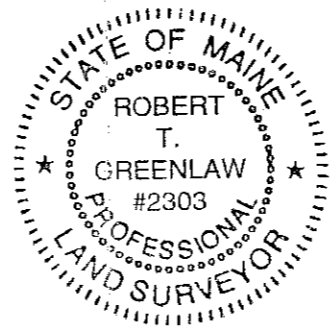
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

Robert T. Greenlaw

ROBERT T. GREENLAW P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.

DATE: 03/27/2003

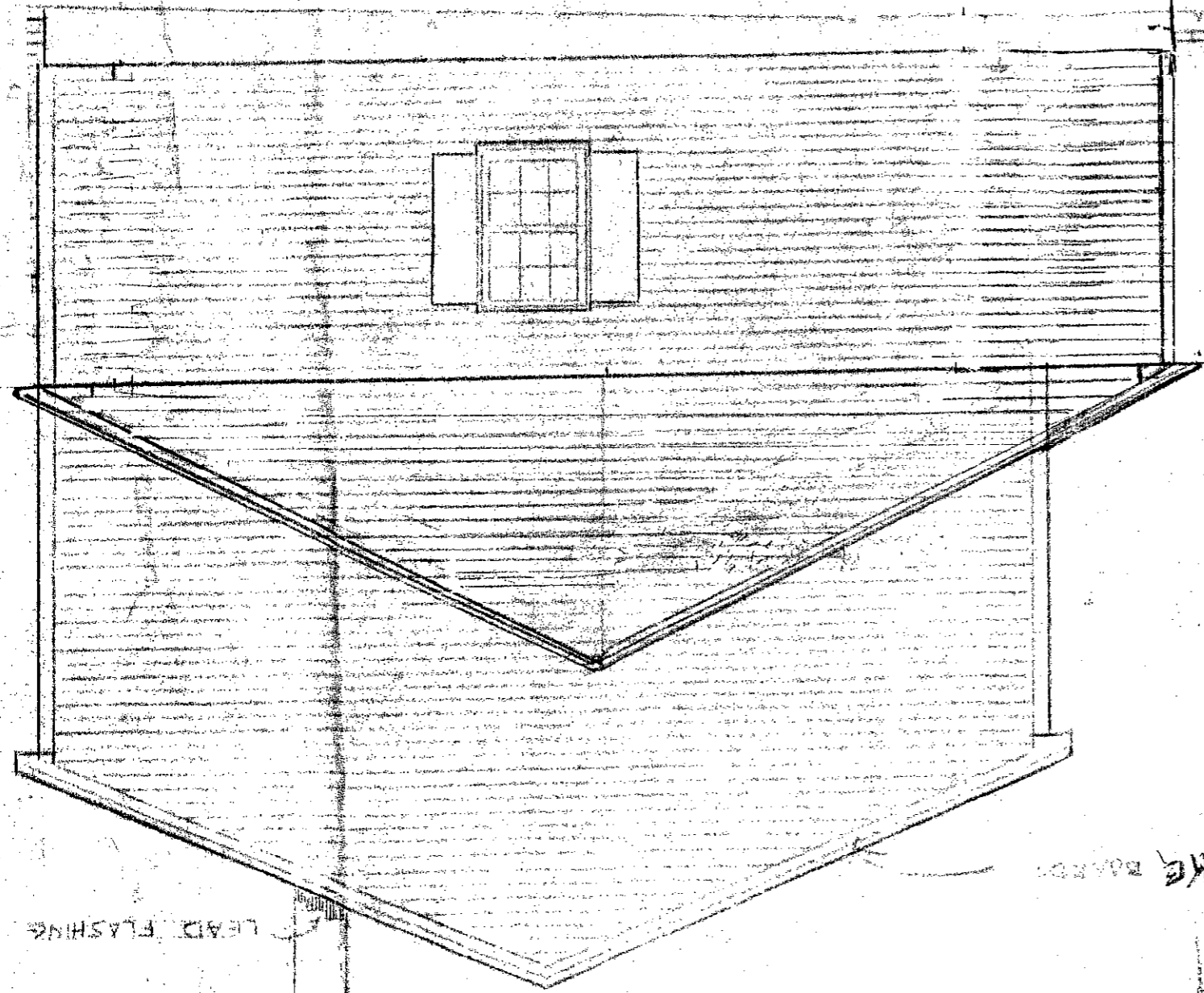


REVISION 1: (03.27.03) ADDED UTILITY CONNECTIONS
 MINOR SITE PLAN
 AT 44 BERRY AVE PORTLAND, MAINE
 FOR: ARCHIE GIOBBI

DRAWN BY: DMD
 CHECKED BY: GAS
 SCALE: 1" = 30'
 DATE: 02/06/2003
 JOB NUMBER: 200311
 SHEET: 1 OF 1

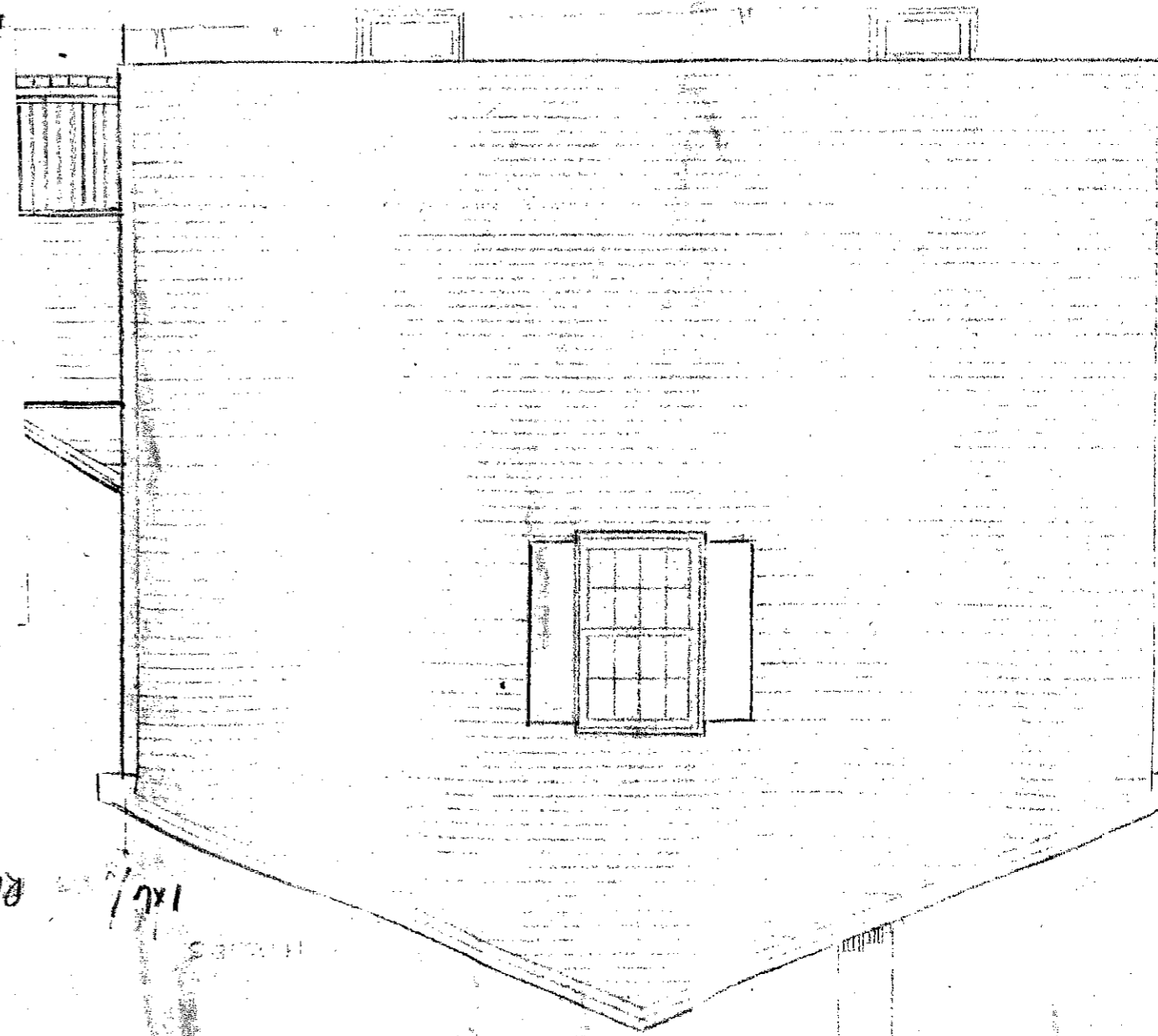
PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010
 DRAWER: 2003 NO: 11

RIGHT END ELEVATION
SCALE 1/4" = 1'-0"



LEAD FLASHING

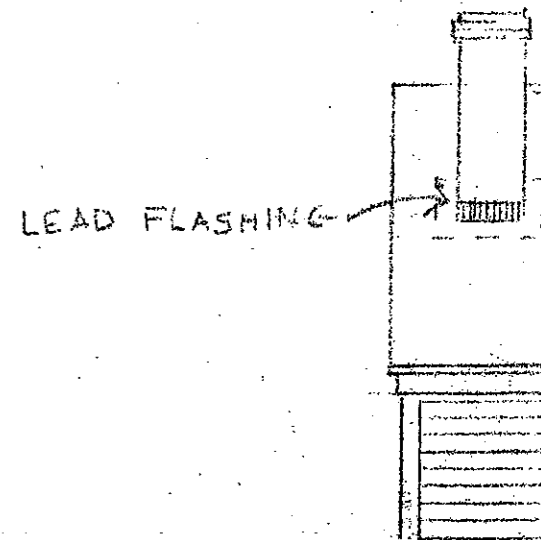
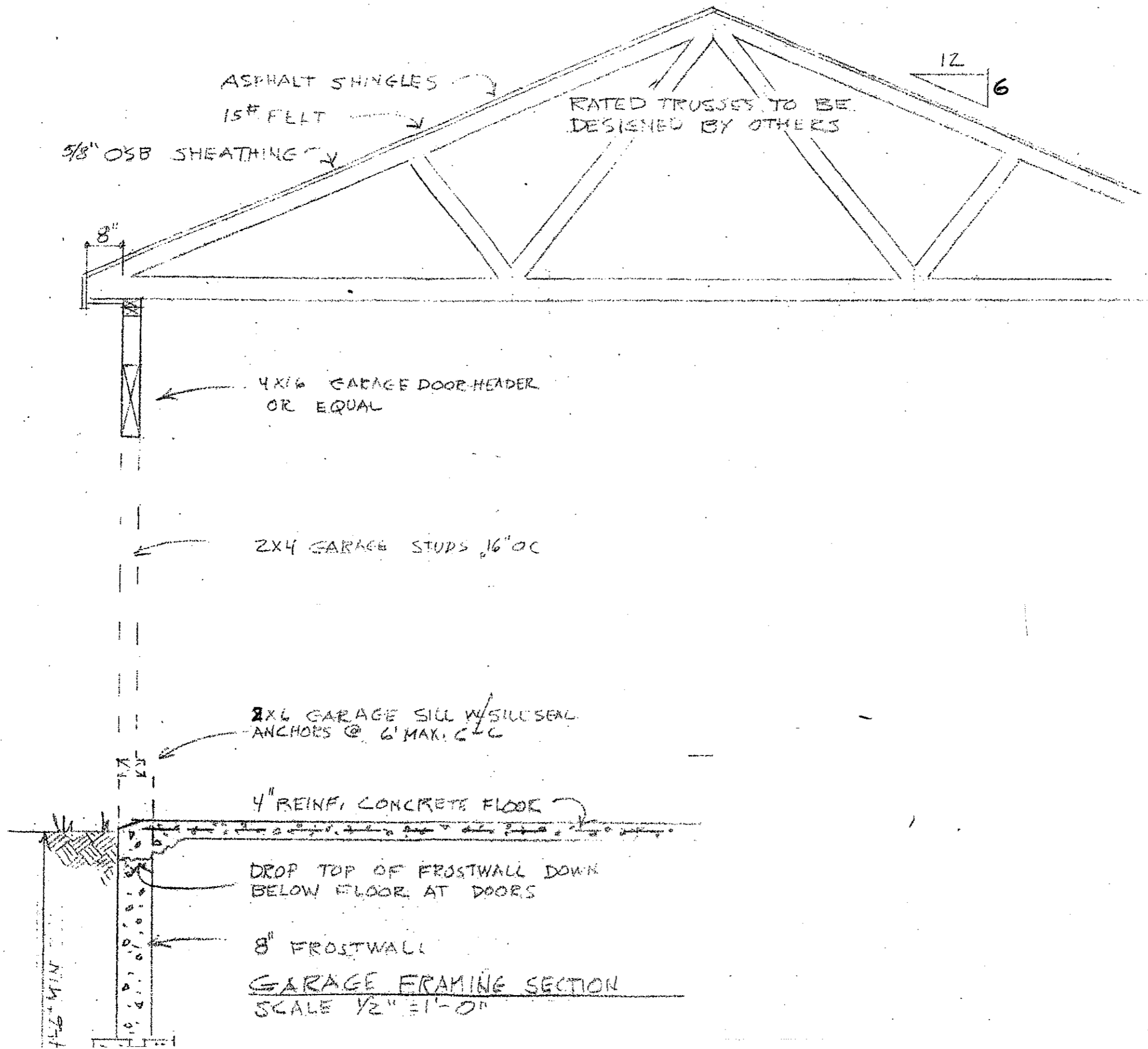
LEFT END ELEVATION
SCALE 1/4" = 1'-0"



RAKE BOARD

1x4

1x4



ASPHALT SHINGLES

15# FELT

5/8" OSB SHEATHING

RATED TRUSSES TO BE DESIGNED BY OTHERS

12
6

LEAD FLASHING

4X16 GARAGE DOOR HEADER OR EQUAL

2X4 GARAGE STUDS 16" OC

2X6 GARAGE SILL W/ SILL SEAL ANCHORS @ 6' MAX. C/C

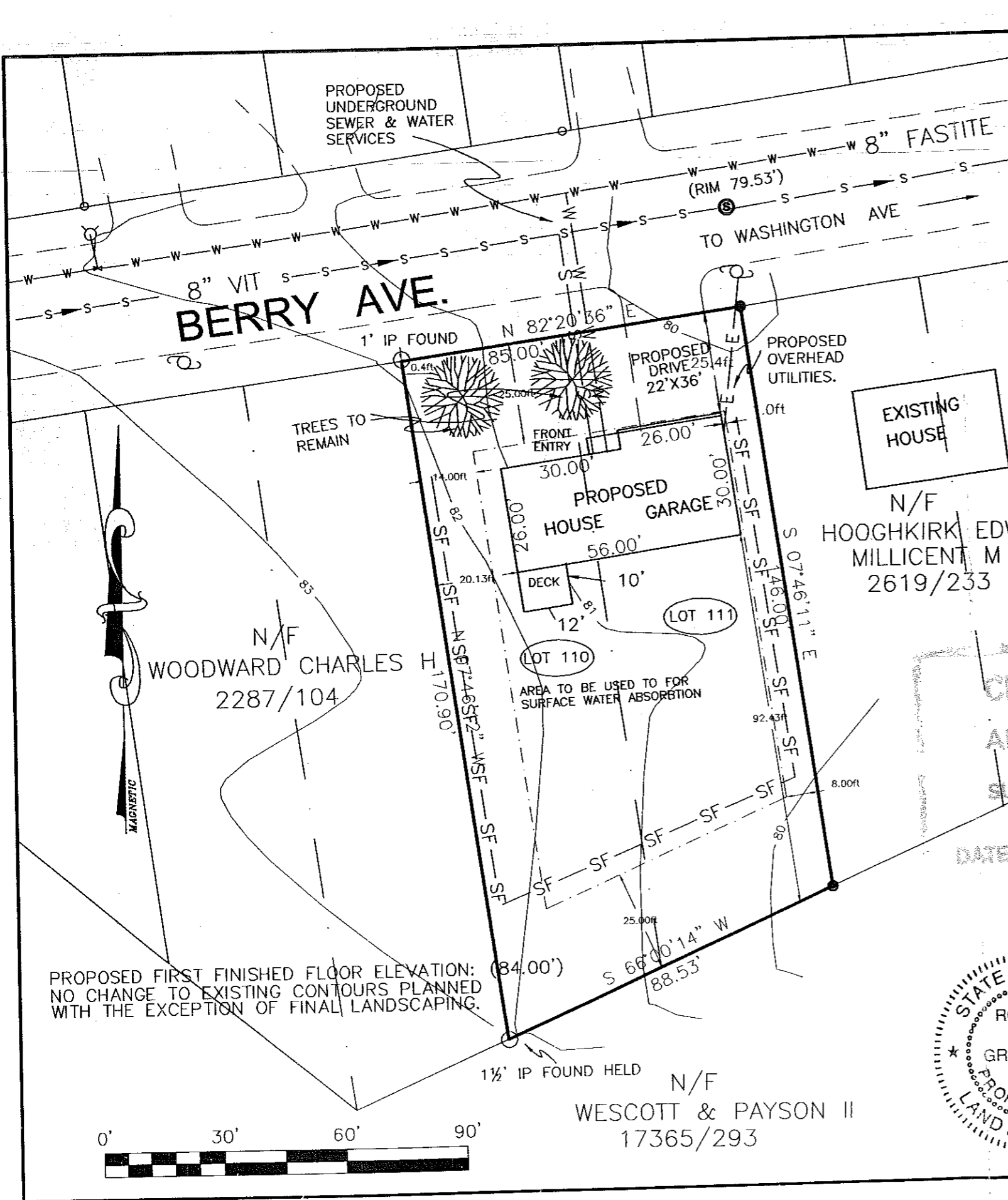
4" REINF. CONCRETE FLOOR

DROP TOP OF FROSTWALL DOWN BELOW FLOOR AT DOORS

8" FROSTWALL

GARAGE FRAMING SECTION
SCALE 1/2" = 1'-0"

1'-6" MIN.



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6. ZONING: THE SUBJECT PARCEL IS CURRENTLY LOCATED IN ZONE- R-3
 MINIMUM FRONT YARD 25 FEET
 MINIMUM SIDE YARD 14 FEET - TWO STORY
 MINIMUM REAR YARD 25 FEET

BENCHMARK BASED ON MONUMENT @ CORNER BERRY & WASHINGTON AVE ELEVATION (76.50')

- LEGEND**
- Hydrant
 - Capped 5/8" Rebar Set With Registration Number 2303.
 - Iron Pipe or Solid Pin Found
 - ⊙ Sanitary Manhole
 - Abutter Line
 - Property Line
 - Street Line
 - (50.00') Distance from reference plan or deed.
 - N/F Now Or Formerly
 - A.G. Above Grade
 - B.G. Below Grade
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 - Utility Pole
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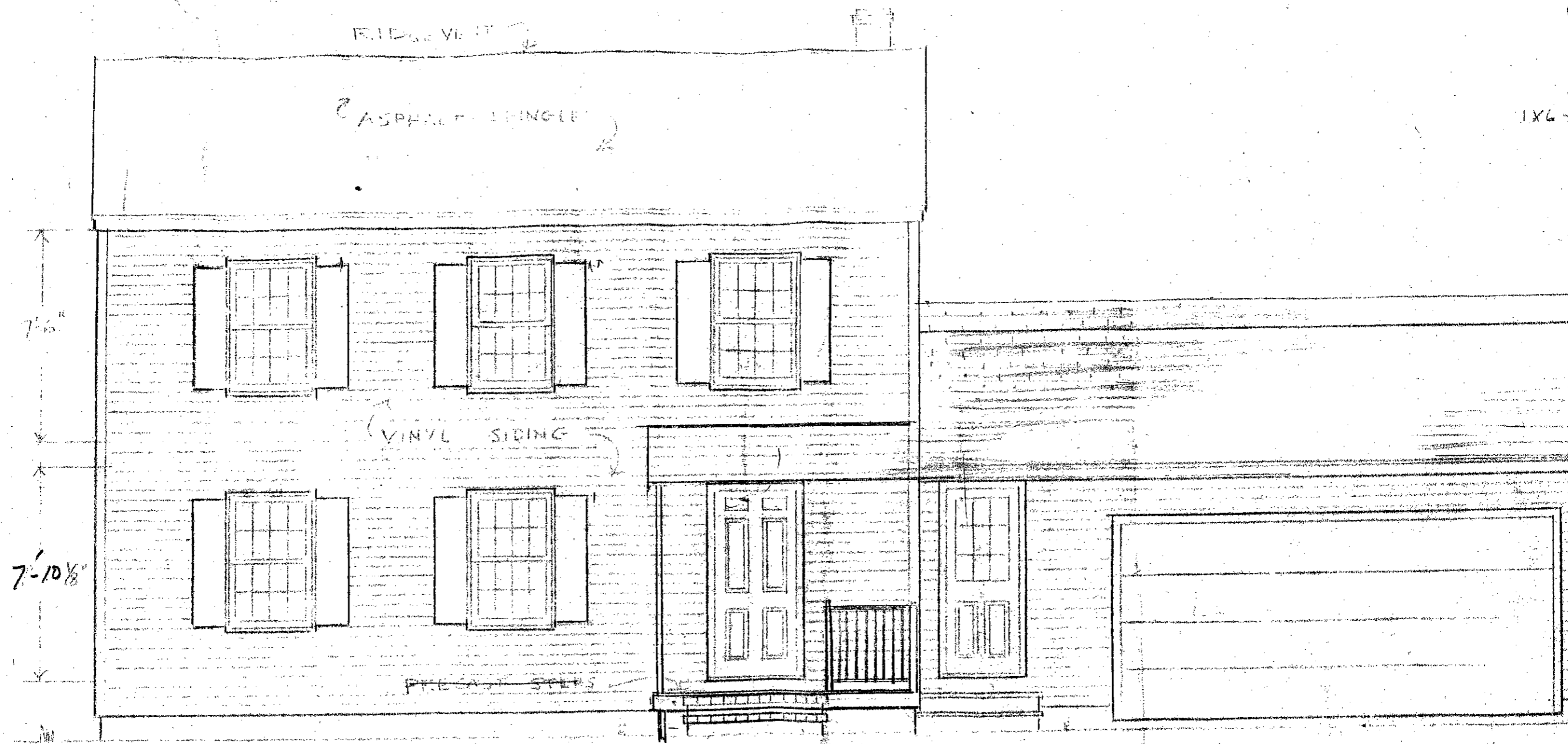
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CHECKED BY: GAS
SCALE: 1" = 30'
DATE: 02/06/2003
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PREPARED BY:
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65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2010

DRAWER: 2003 NO: 11



RIDGE VENT

ASPHALT SHINGLE

VINYL SIDING

7'-6 1/2"

7'-10 1/8"

FRONT PORCH

FRONT ELEVATION
SCALE 1/4"=1'-0"

REVERSE PLAN

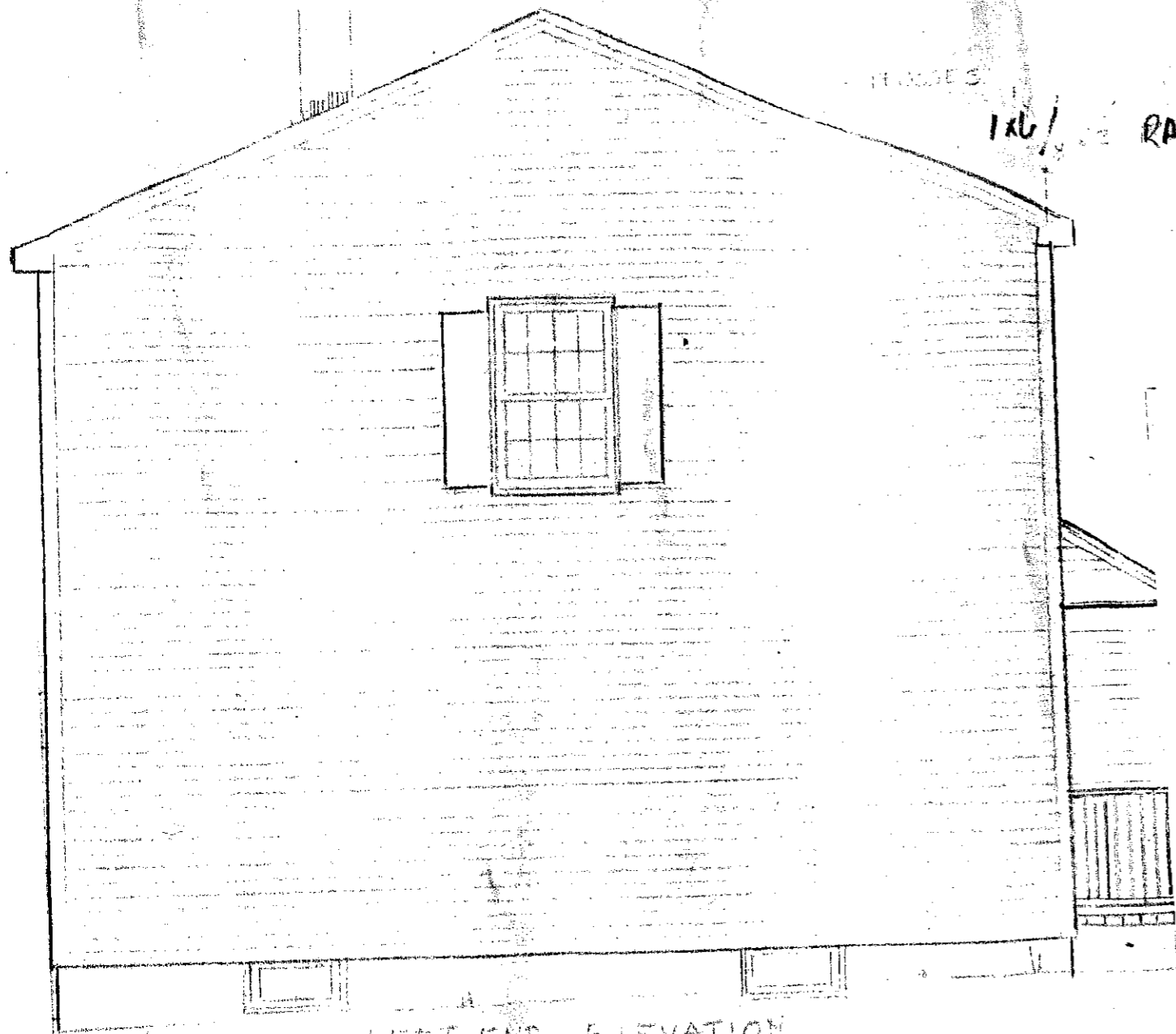
26



FRONT ELEVATION
SCALE 1/8" = 1'-0"

Reverse Plan
44 BERRY AVE

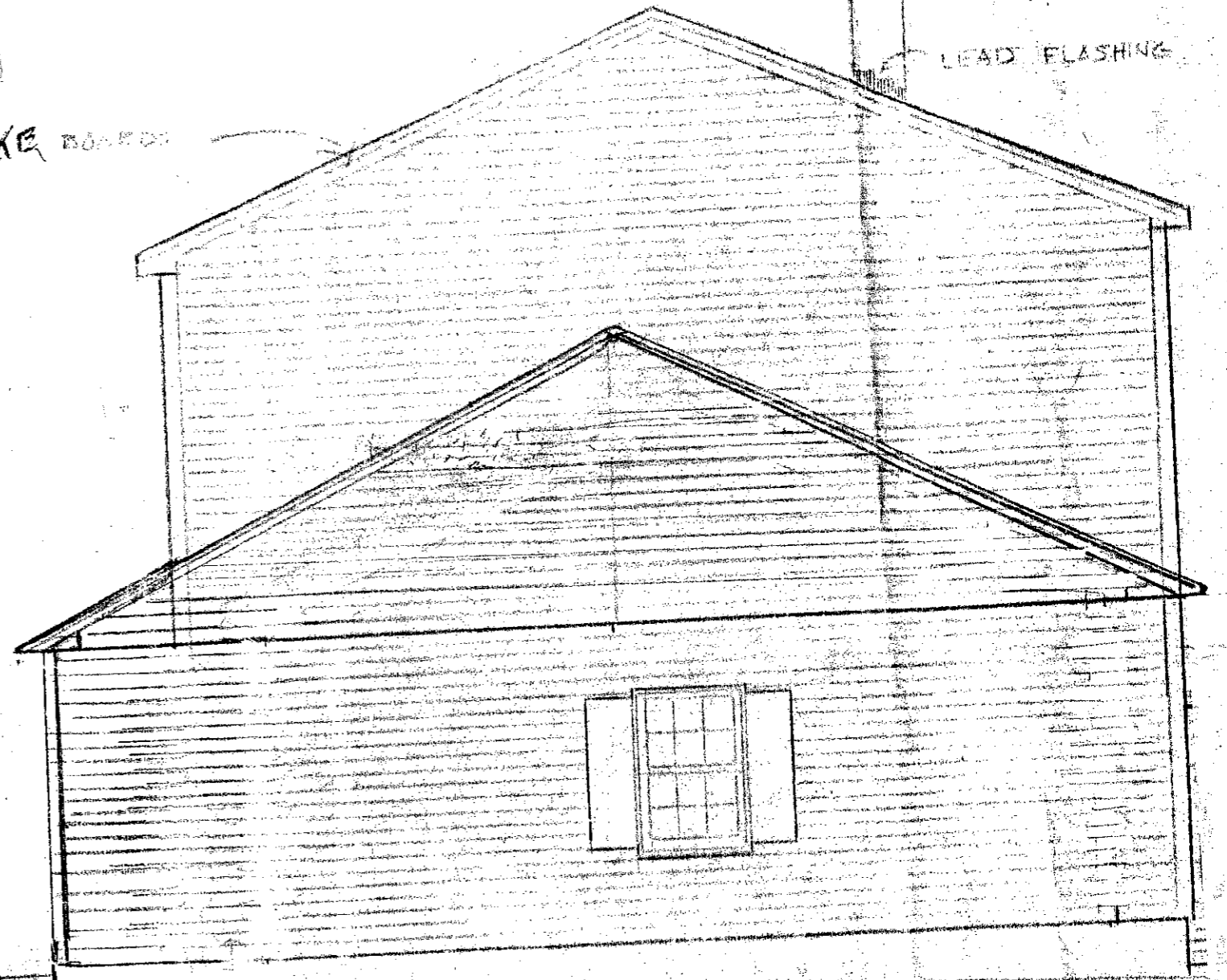
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR 26 2003
RECEIVED



LEFT END ELEVATION
SCALE 1/8" = 1'-0"

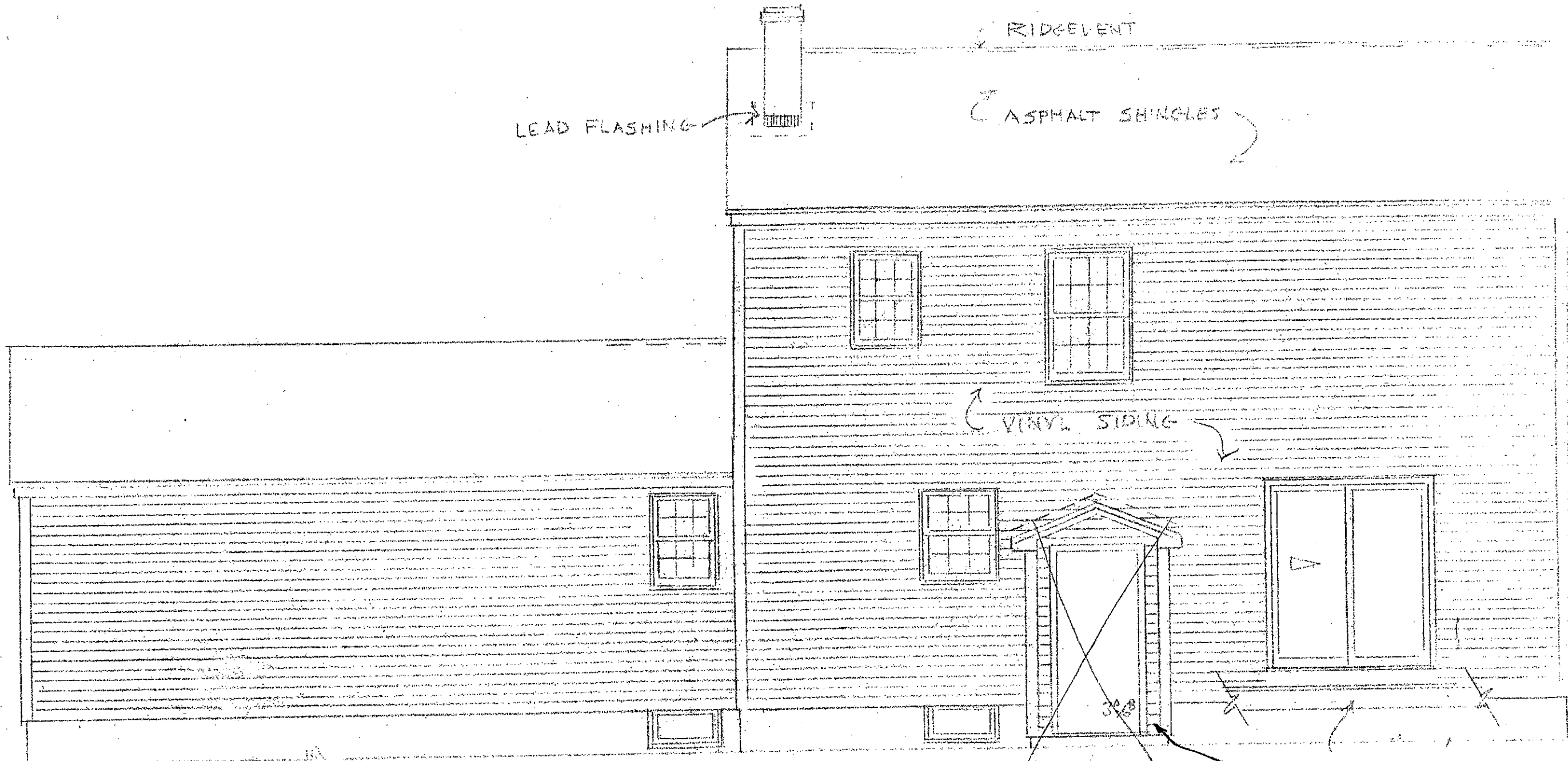
FRAMES

1x6 / 1/2" RAKE BOARDS



LEAD FLASHING

RIGHT END ELEVATION
SCALE 1/8" = 1'-0"

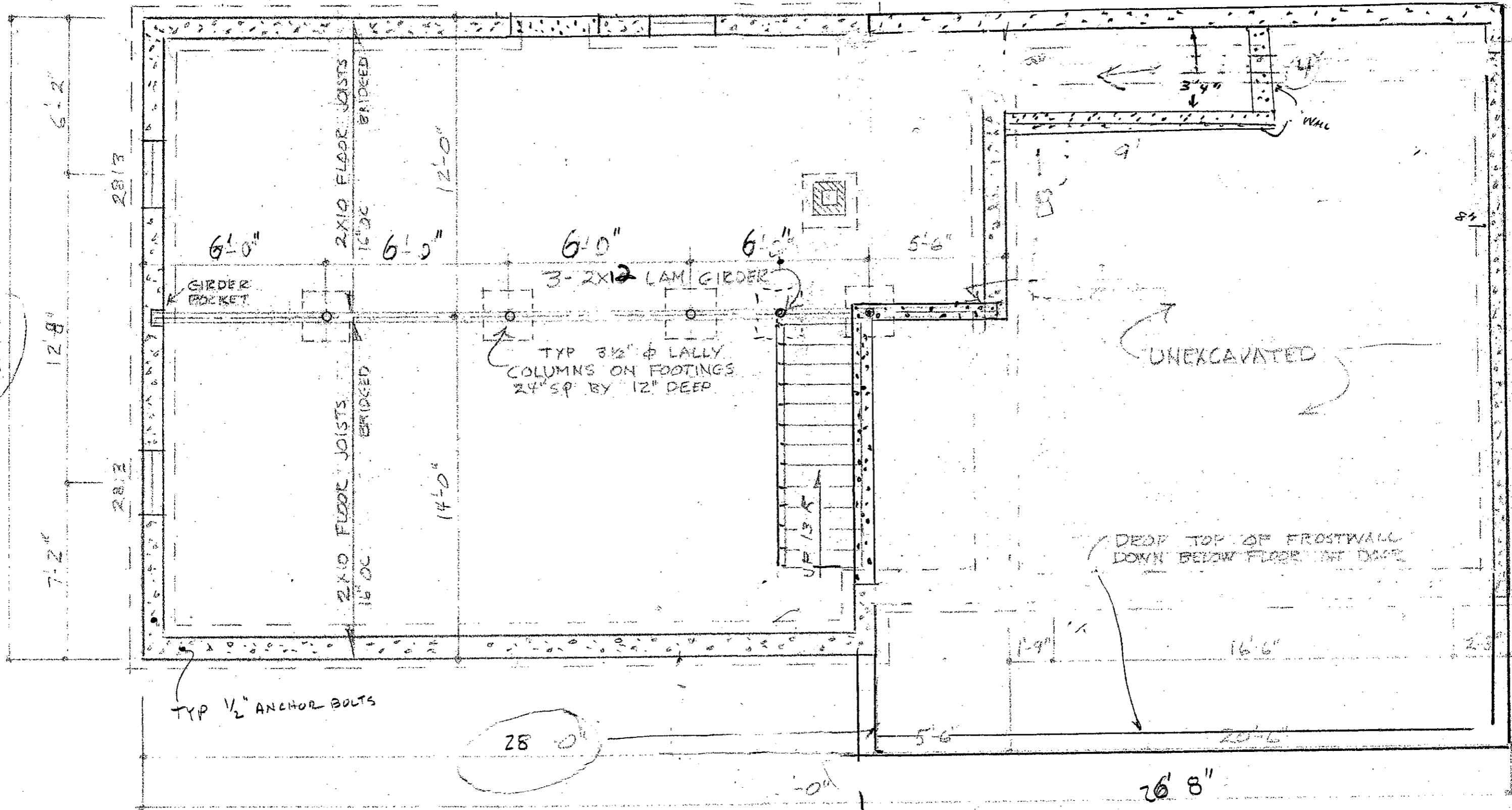


REAR ELEVATION
SCALE 1/4" = 1'-0"

DELETE
DOG HOUSE

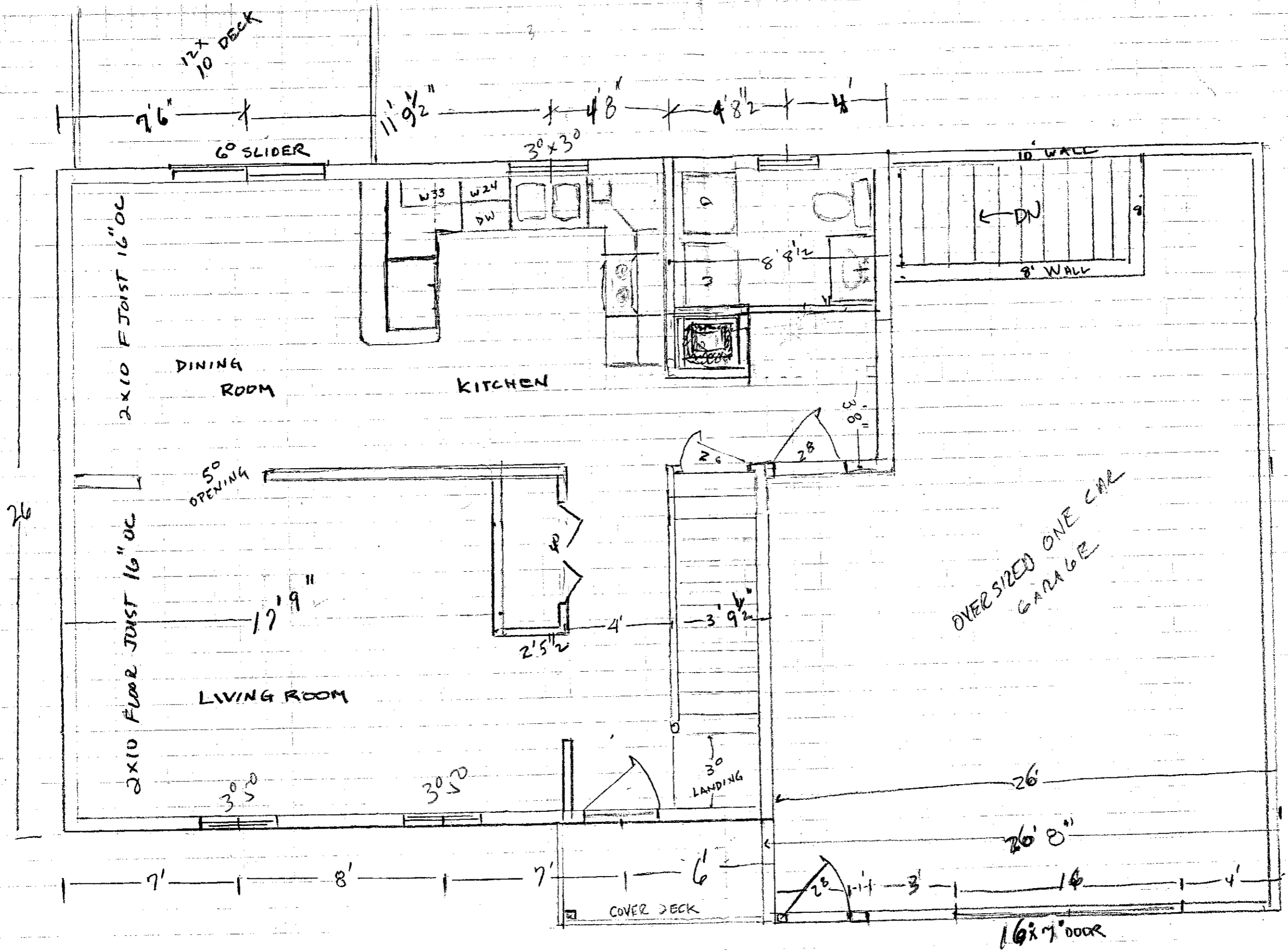
DROP TOP OF CLEAR ENTRANCE
FOUNDATION DOWN TO APPROX.
4" ABOVE FINISH LOAM GRADE



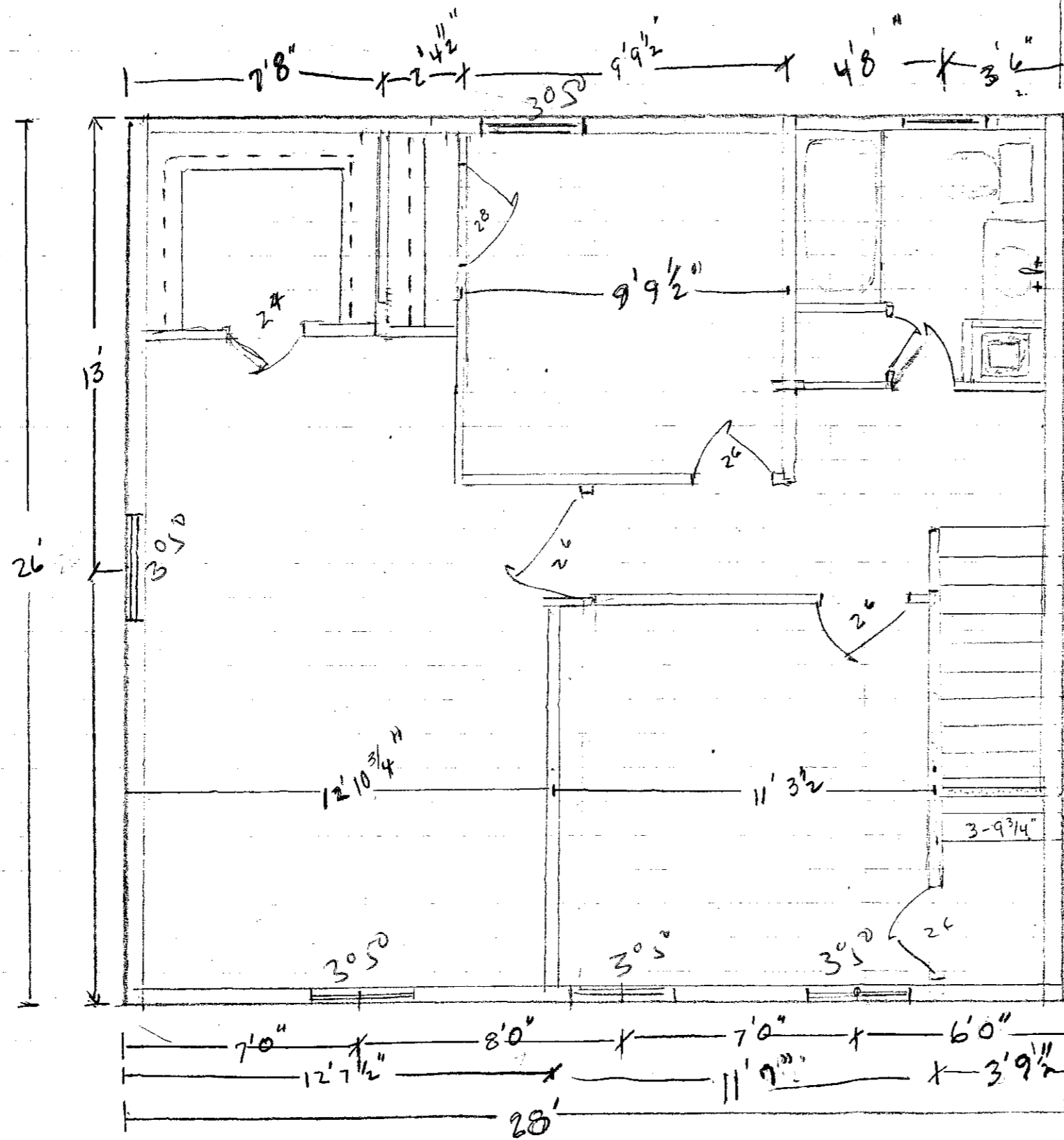


FOUNDATION PLAN
 SCALE 1/4" = 1'-0"
 REVERSE PLAN

SCALE:	DRAWN BY:
DATE:	REVISED:



48'
REVERSE PLAN



- * EGRESS WINDOWS IN ALL BEDROOMS
- * SAFETY GLASS SECOND FLOOR BATH

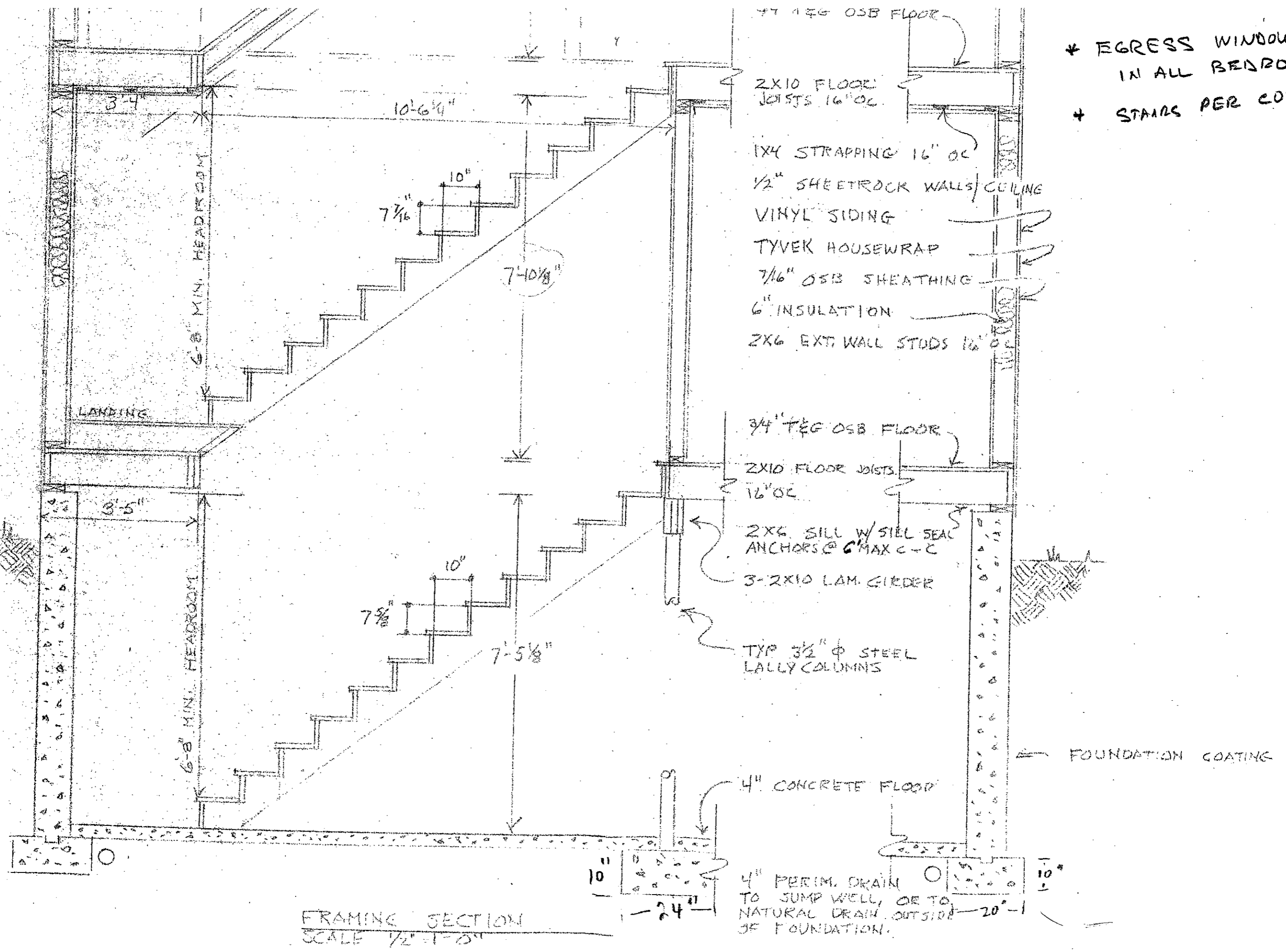
SECOND FLOOR
REVERSE PLAN

PKS 107

20
20



* EGRESS WINDOWS USED IN ALL BEDROOMS
 * STAIRS PER CODE



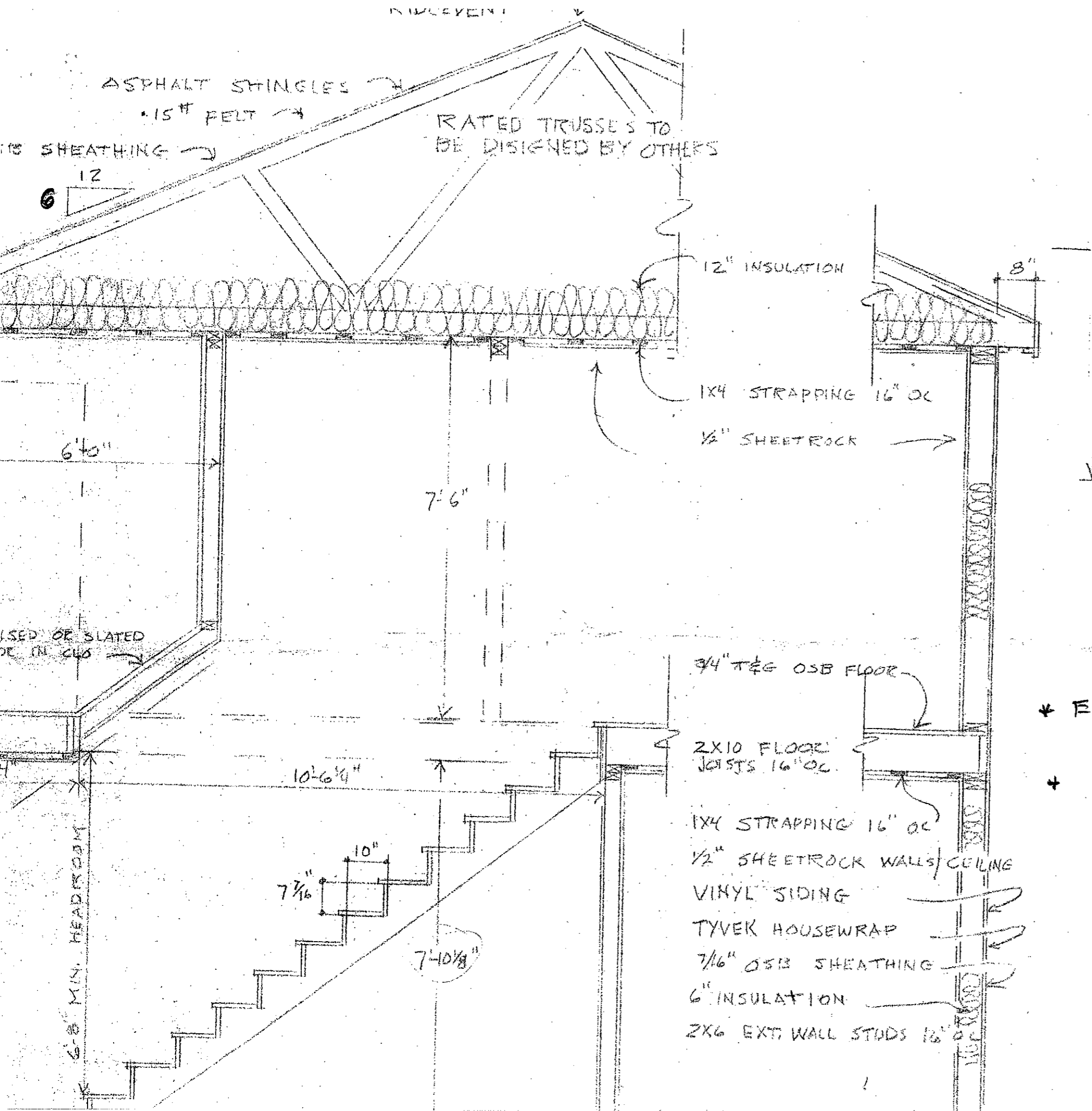
1/4" T&G OSB FLOOR
 2X10 FLOOR JOISTS 16" OC
 1X4 STRAPPING 16" OC
 1/2" SHEETROCK WALLS/CEILING
 VINYL SIDING
 TYVEK HOUSEWRAP
 7/16" OSB SHEATHING
 6" INSULATION
 2X6 EXT WALL STUDS 16" OC

3/4" T&G OSB FLOOR
 2X10 FLOOR JOISTS 16" OC
 2X6 SILL W/ STEEL SEAL ANCHORS @ 6" MAX C-C
 3-2X10 LAM. GIRDER
 TYP 3/2" φ STEEL LALLY COLUMNS

4" CONCRETE FLOOR
 4" PERIM. DRAIN TO SUMP WELL, OR TO NATURAL DRAIN OUTSIDE OF FOUNDATION.

FOUNDATION COATING

3'-4"
 10'-6 1/4"
 7 1/16"
 10"
 7'-10 1/8"
 6'-8" MIN. HEADROOM
 LANDING
 3'-5"
 6'-8" MIN. HEADROOM
 7 3/8"
 10"
 7'-5 1/8"



- * EGRESS WINDOWS USED IN ALL BEDROOMS
- * STAIRS PER CODE

26-0