

**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

44 - 44 Berry Ave, Portland, Maine

Address of Proposed Site

153A A007001

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 Other (specify) _____

1560 sq.ft.

Proposed Building square Feet or # of Units

13475.16 sq. Ft.

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

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

DRC Approval Status:

Reviewer Jay Reynolds

- 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 04/01/2003
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 |
| <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 | _____ | <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 | |

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

2003-0051

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44 - 44 Berry Ave, Portland, Maine

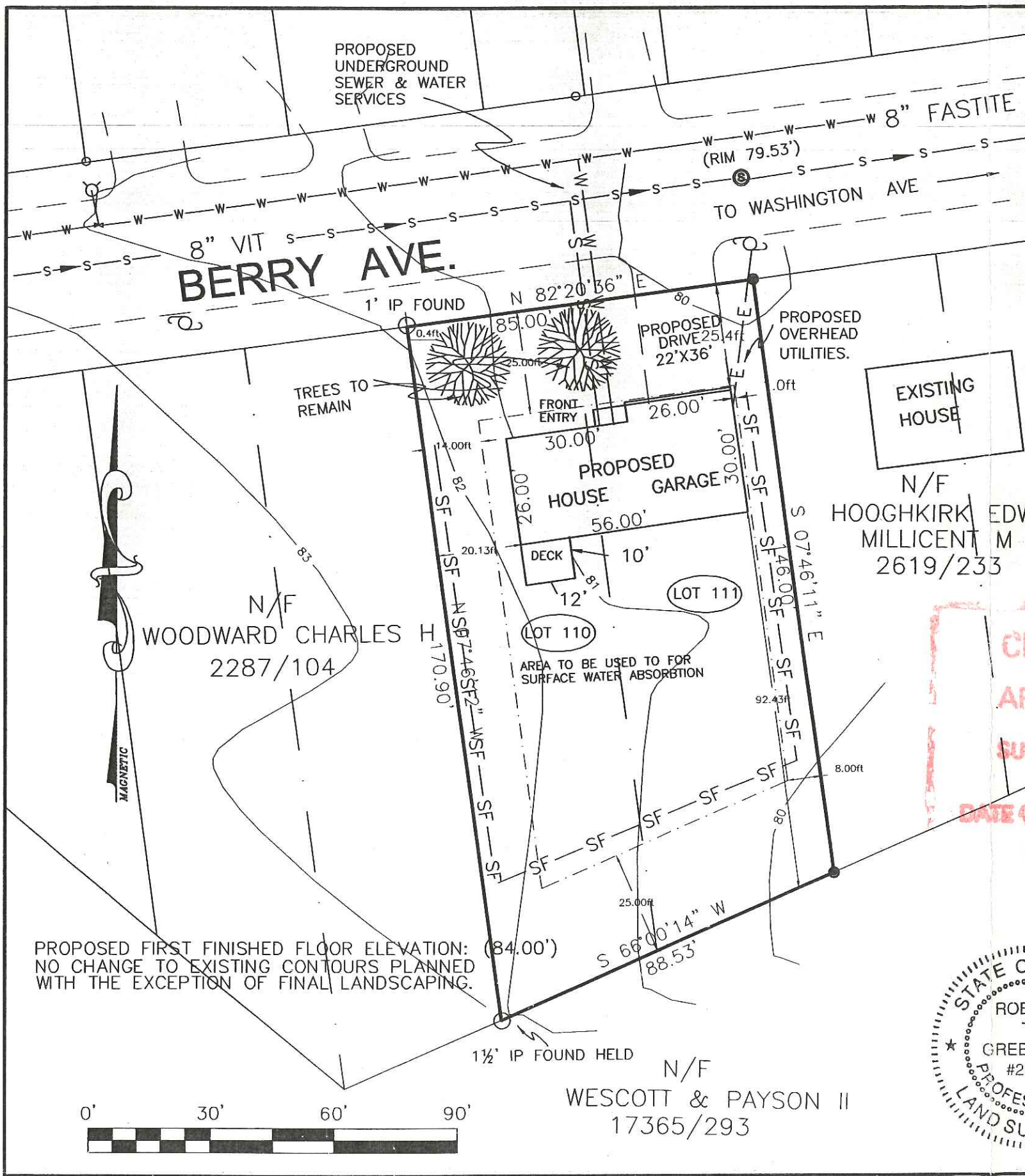
Address of Proposed Site

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.



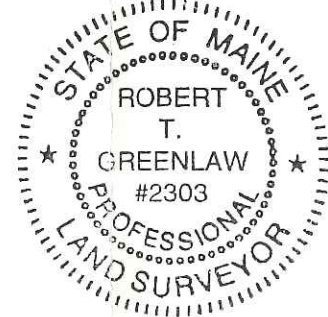
GENERAL NOTES:

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 FRONTYARD 25 FEET
 MINIMUM SIDE YARD 14 FEET - TWO STORY
 MINIMUM REAR YARD 25 FEET
7. 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
- 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

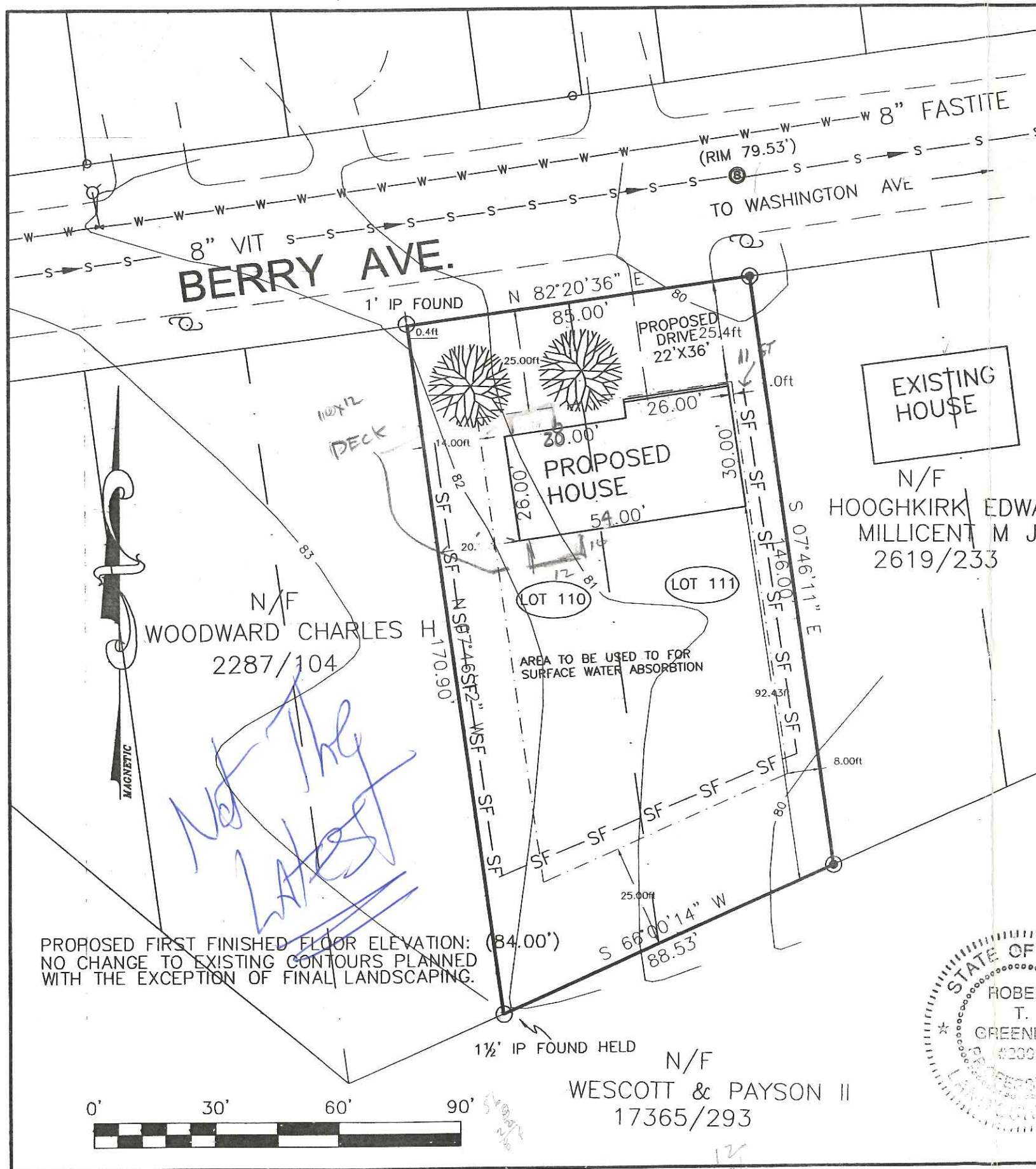
FOR: ARCHIE GIOBBI

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



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EXISTING HOUSE
 N/F
 HOOGHKIRK EDWARD
 MILLICENT M JTS
 2619/233

N/F
 WOODWARD CHARLES H
 2287/104

PROPOSED FIRST FINISHED FLOOR ELEVATION: (84.00')
 NO CHANGE TO EXISTING CONTOURS PLANNED WITH THE EXCEPTION OF FINAL LANDSCAPING.

- LEGEND**
- Hydrant
 - Capped 5/8" Rebar Set With Registration Number 2303.
 - Iron Pipe or Solid Pin Found
 - ⊕ Sanitary Manhole
 - Abutter Line
 - Property Line
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 - B.G. Below Grade
 - u — Overhead Utility
 - ⊕ Utility Pole
 - Edge of traveled way
 - SF SILT FENCE

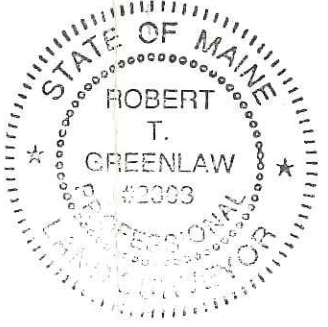
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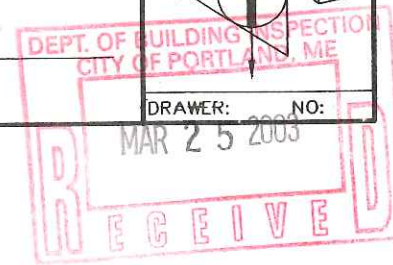
DATE: 02/19/2003



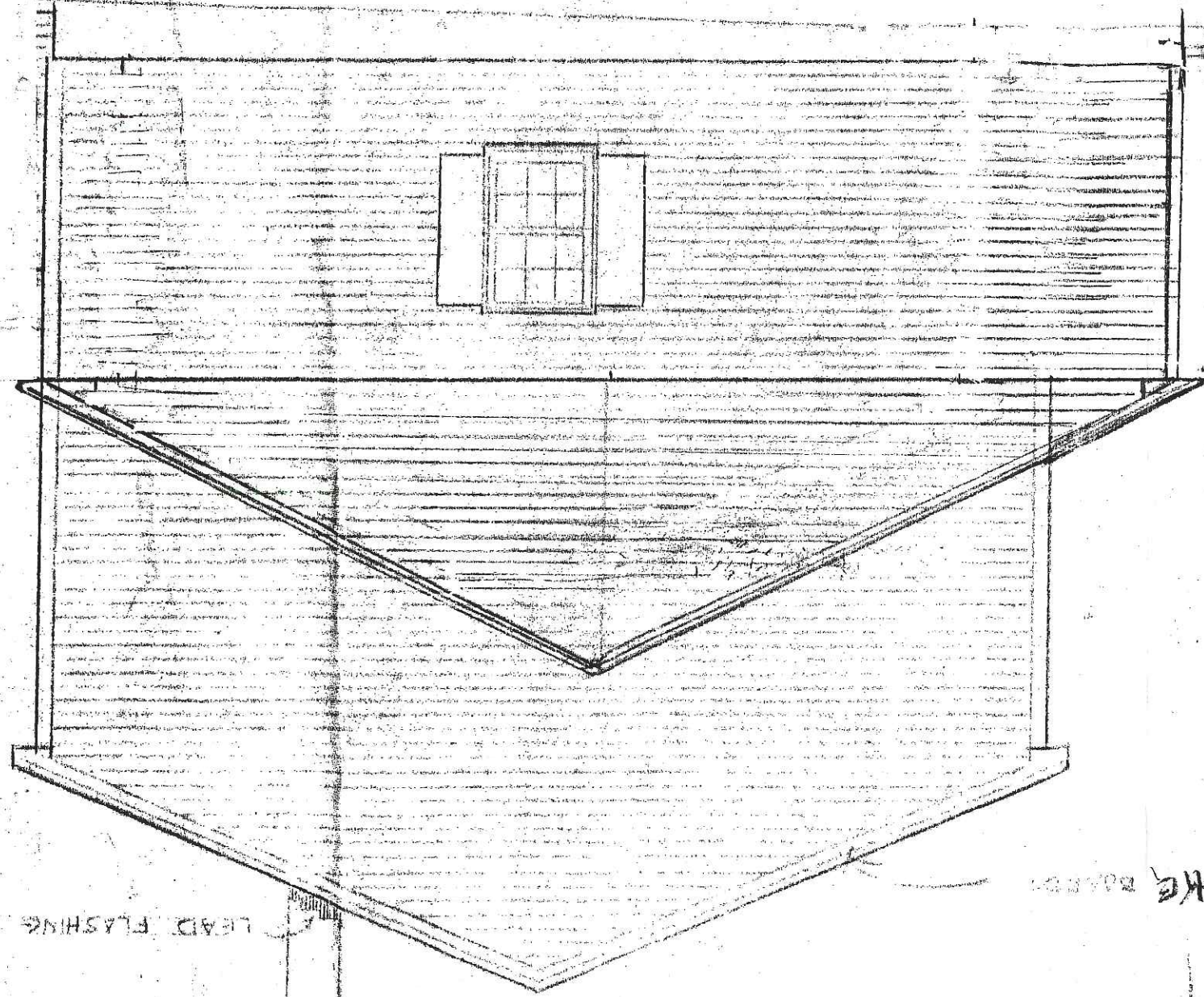
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 FOR: ARCHIE GIOBBI

DRAWN BY: DMD
 CHECKED BY: GAS
 SCALE: 1" = 30'
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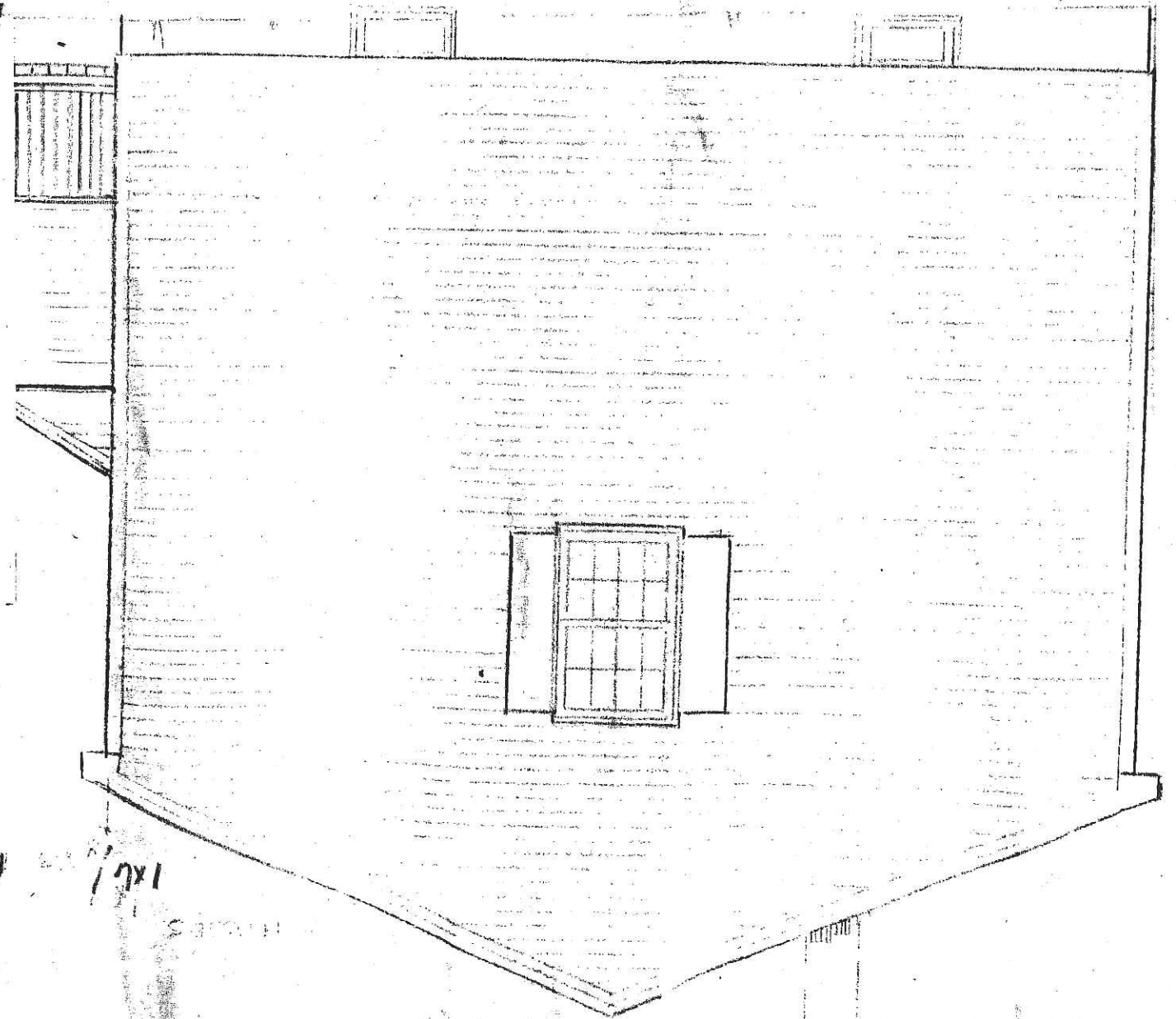


RIGHT END ELEVATION
SCALE 1/4" = 1'-0"



LEAD FLASHING

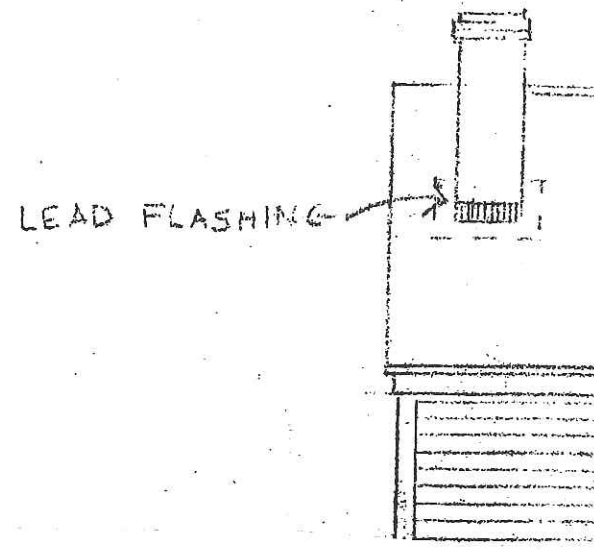
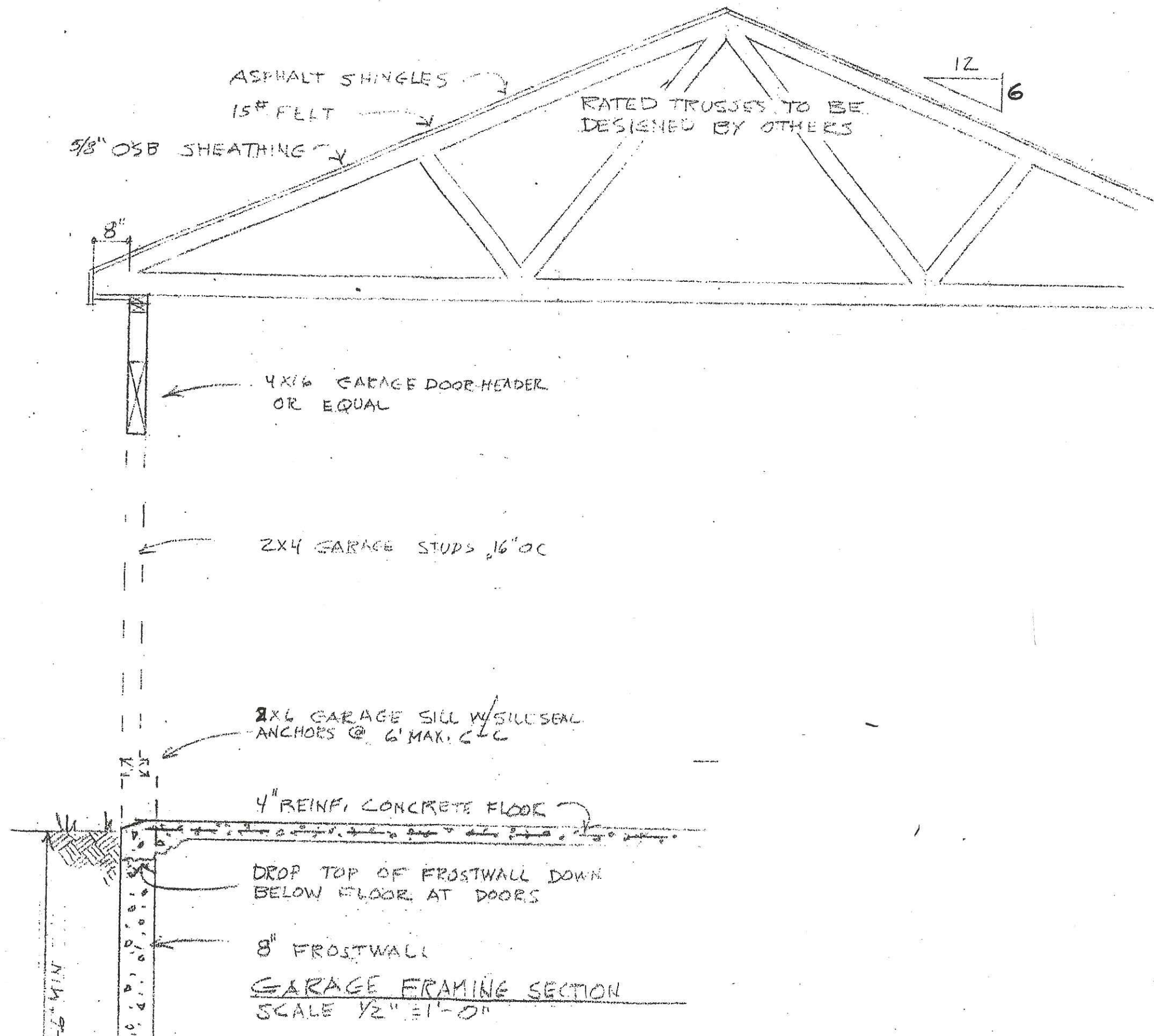
LEFT END ELEVATION
SCALE 1/4" = 1'-0"



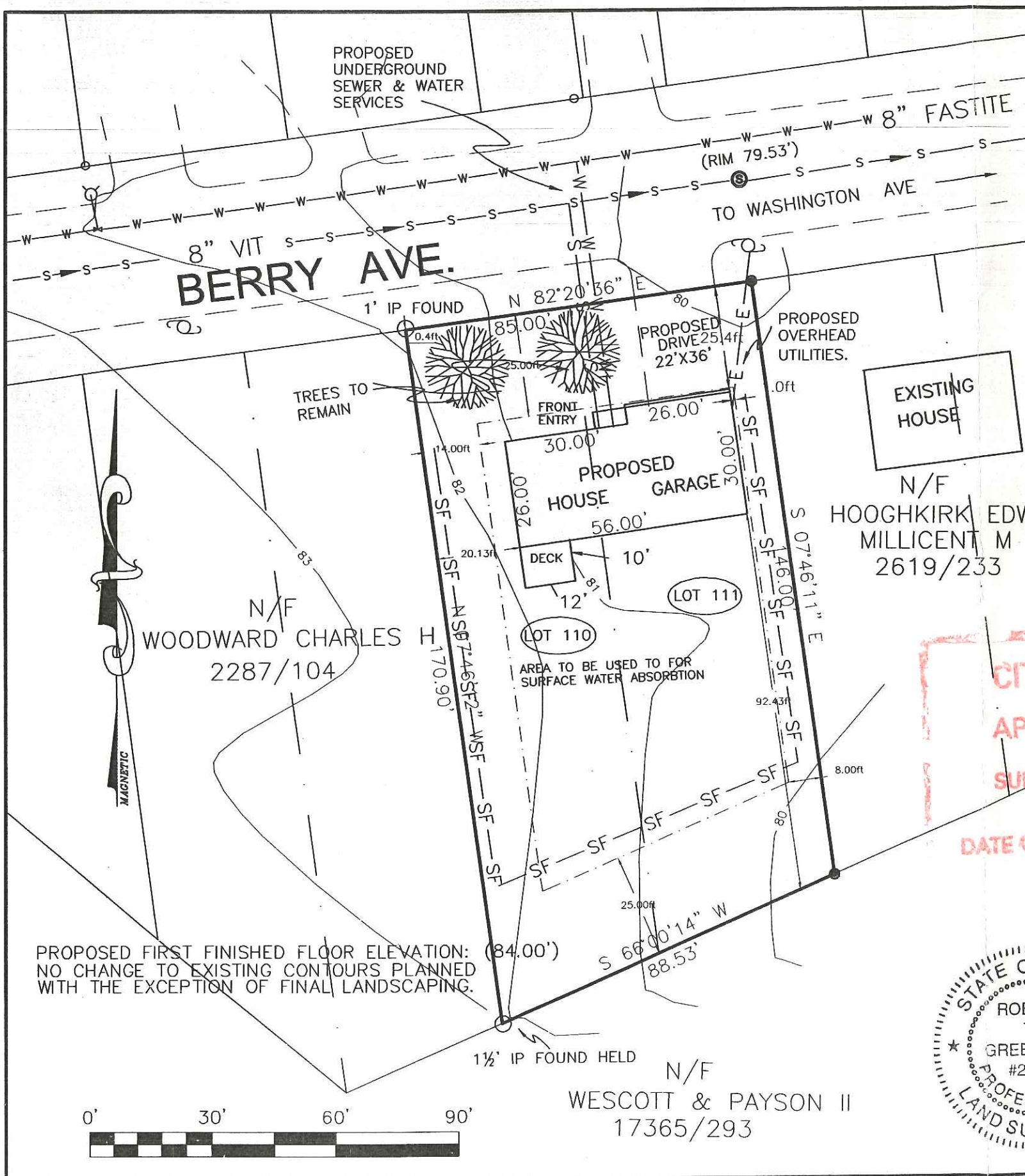
RAKE BOARD

1x4

SHIMS



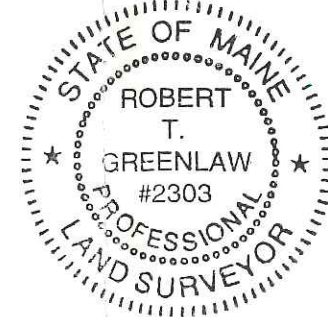
GARAGE FRAMING SECTION
SCALE 1/2" = 1'-0"



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 PRESIDENT BACK BAY BOUNDARY, INC.

DATE: 03/27/2003

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

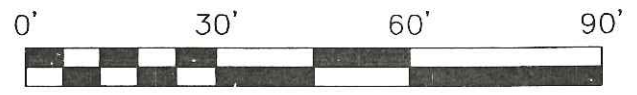
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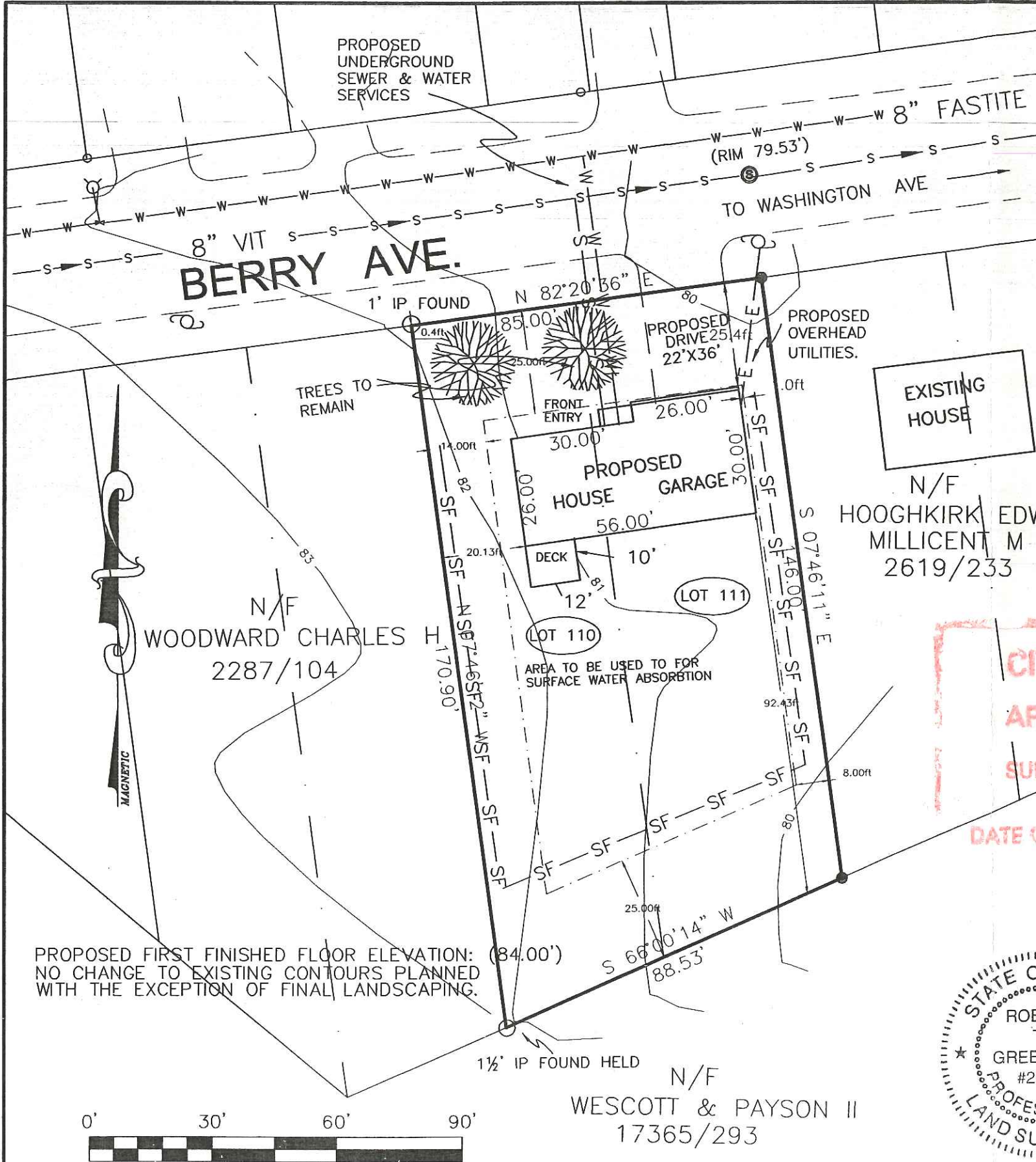
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 AT 44 BERRY AVE PORTLAND, MAINE
 FOR: ARCHIE GIOBBI

DRAWN BY: DMD
 CHECKED BY: GAS
 SCALE: 1" = 30'
 DATE: 02/08/2003
 JOB NUMBER: 200311
 SHEET: 1 OF 1

PREPARED BY:
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 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010
 DRAWER: 2003 NO: 11

PROPOSED FIRST FINISHED FLOOR ELEVATION: (84.00')
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CITY OF PORTLAND
APPROVED SITE PLAN
SUBJECT TO DEPARTMENTAL
CONDITIONS
DATE OF APPROV 4-1-03

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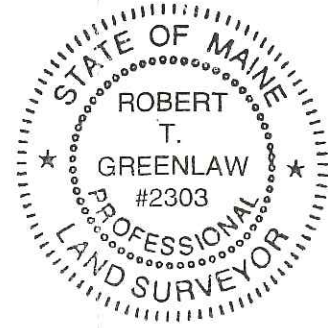
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DRAWER: 2003 NO: 11

R.I.D. 100 V. 11

ASPHALT SHINGLES

1X6

7'-6"

7'-10 1/8"

VINYL SIDING

PRECAST STEPS

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

REVERSE PLAN

26



F.L.L. V.I. 07

2/10/03

186-

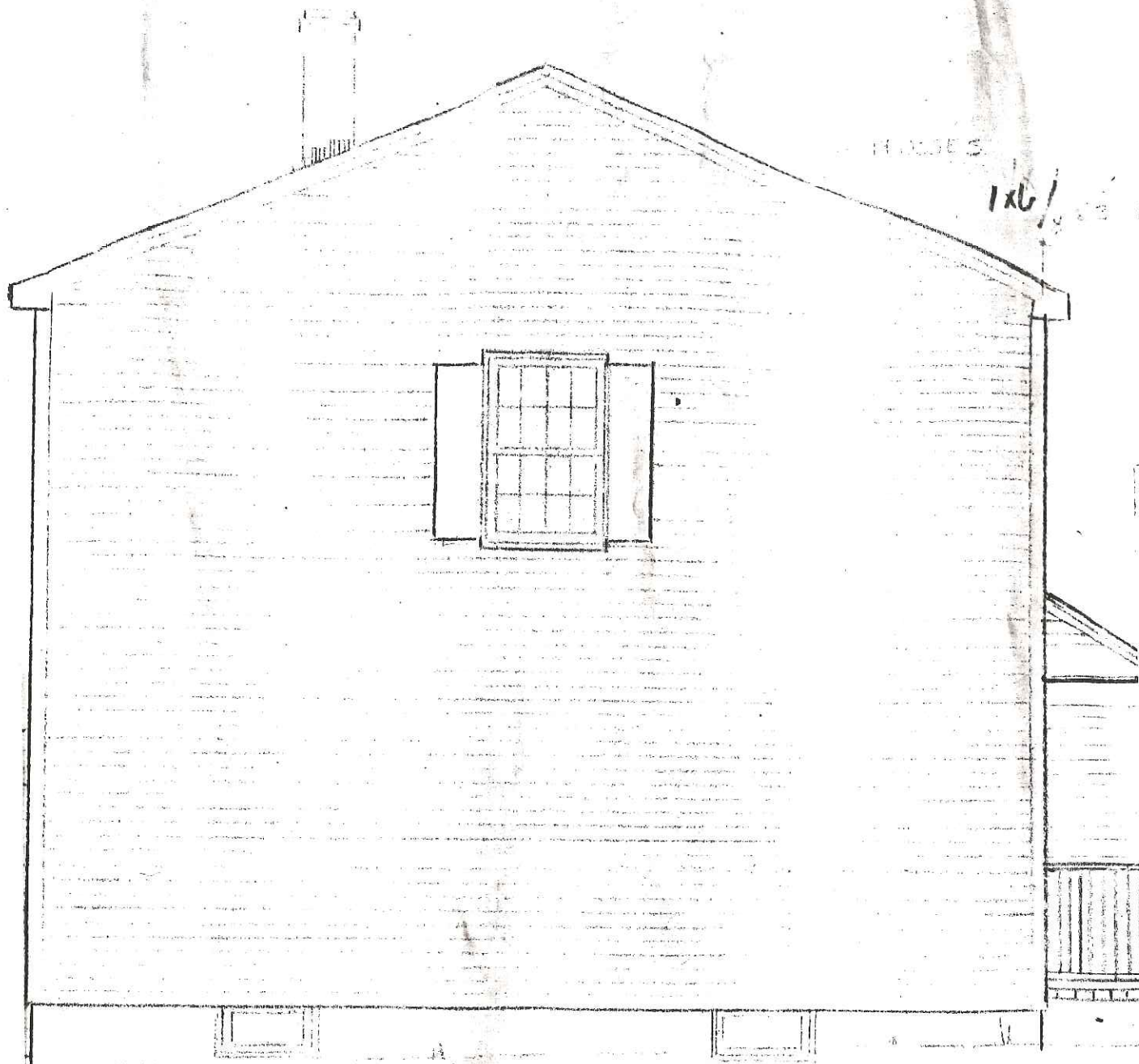


VINYL SIDING

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

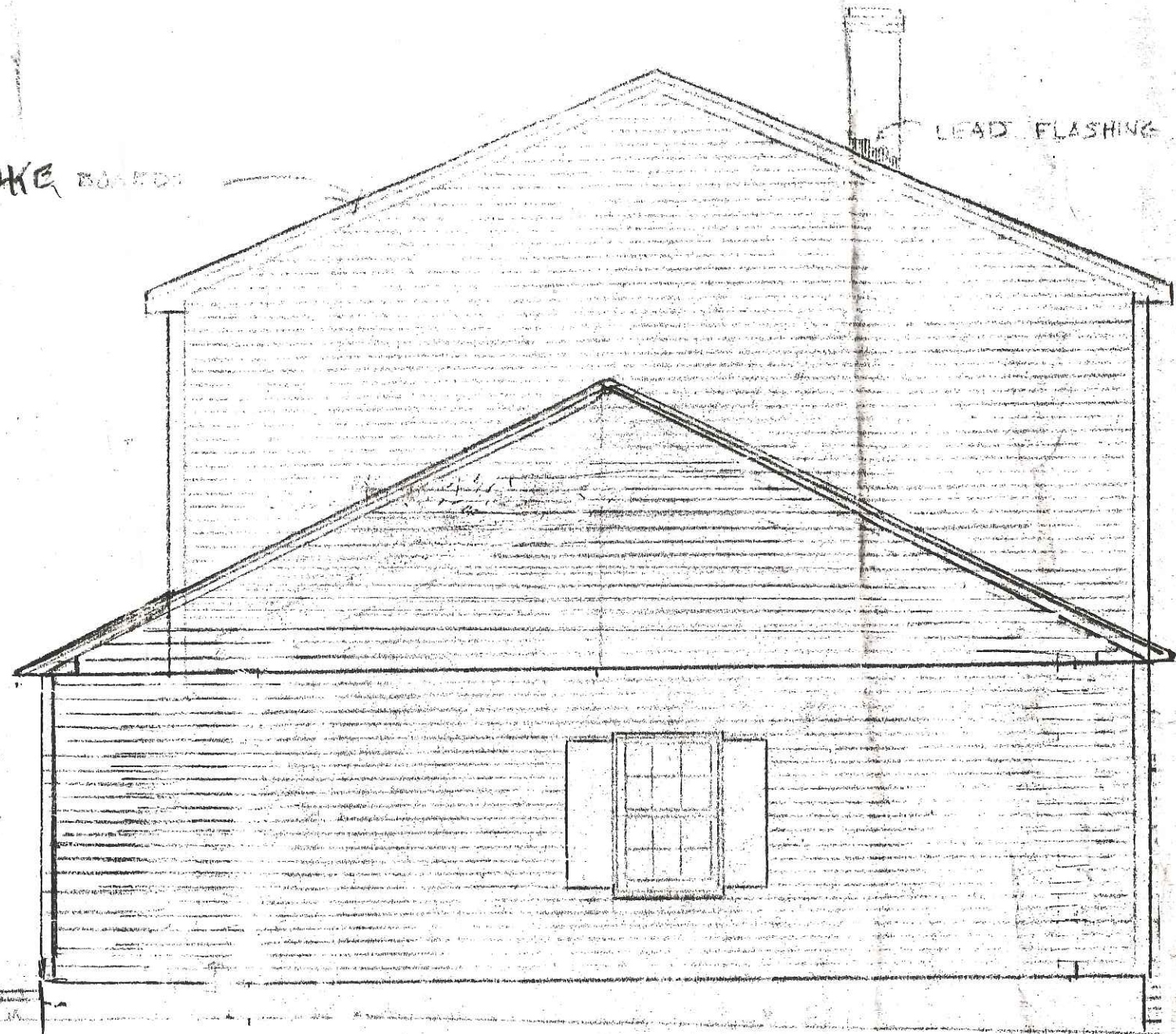
Reverse Plan
44 BERRY AVE

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



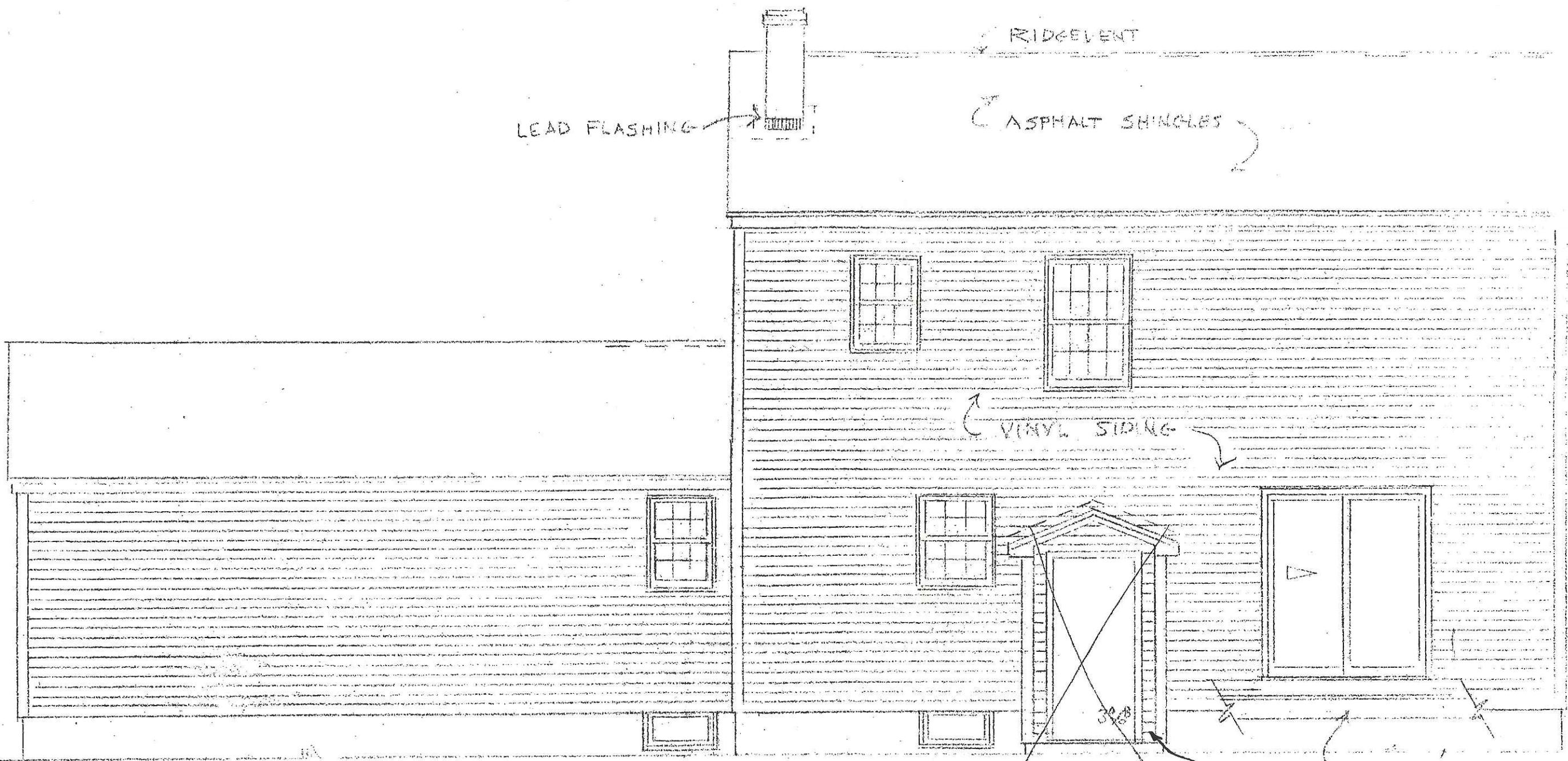
LEFT END ELEVATION
SCALE 1/4" = 1'-0"

HINGES
1x6 / 2 RAKE BOARDS



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

LEAD FLASHING

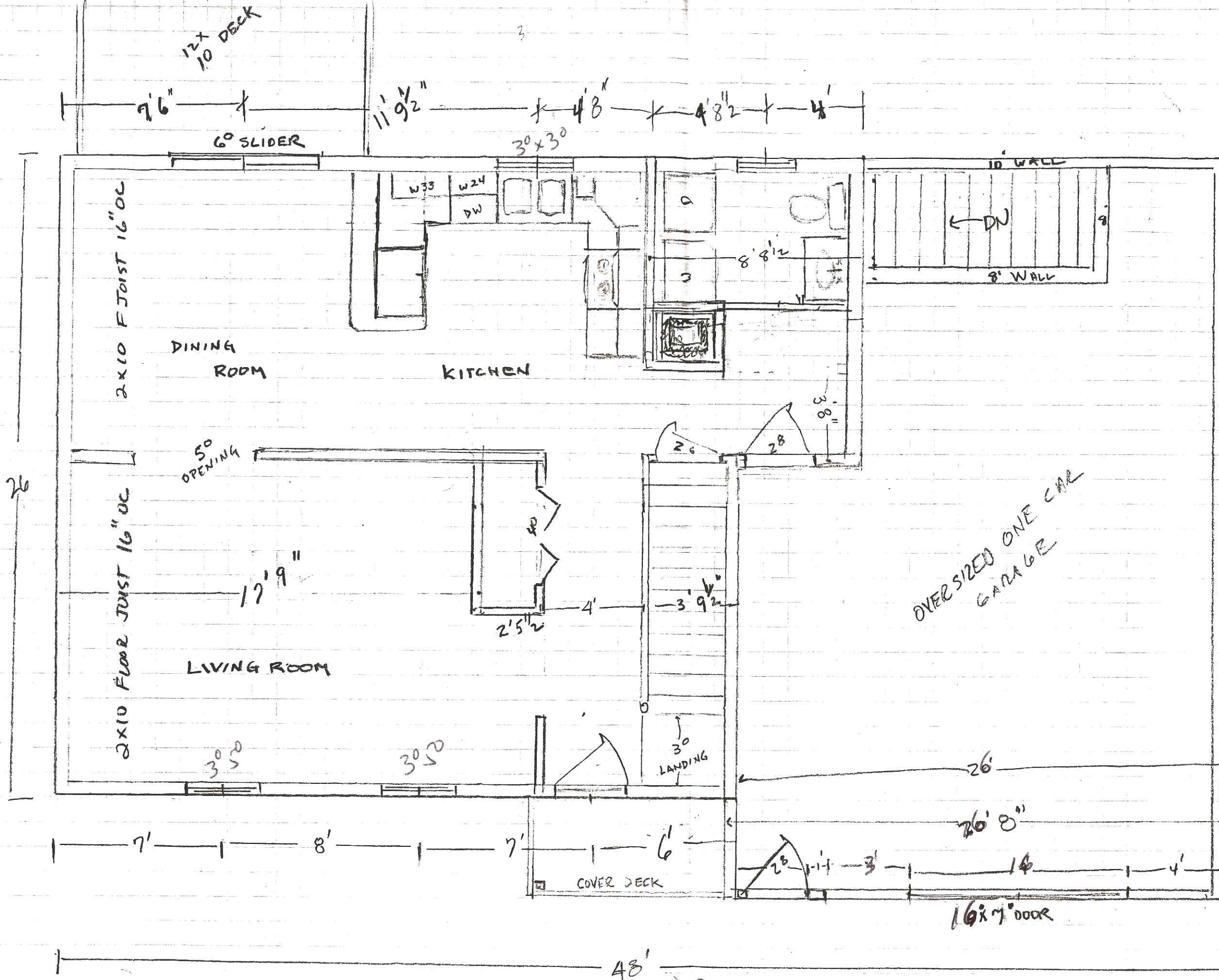


REAR ELEVATION
SCALE 1/4" = 1'-0"

DELETE
DOG HOUSE

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





48'
 REVERSE PLAN