

**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

44 - 44 Berry Ave, Portland, Maine

Address of Proposed Site

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

153A A007001

Applicant or Agent Daytime Telephone, Fax

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.

13475.16 sq. Ft.

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>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**  Denied  
 See Attached

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  
Application I. D. Number

Ramonas Joseph  
Applicant

03/14/2003  
Application Date

75 Lawn Ave , Portland, ME 04103  
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44 Berry ~~Street~~ Ave  
Project Name/Description

Giobbi, Archie  
Consultant/Agent

44 - 44 Berry Ave, Portland, Maine  
Address of Proposed Site

Applicant Ph: (207) 838-8838      Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

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

*5,6, FD -> show Unit's*  
*MARGE needs Deck + front stairs*  
*PHAS 3-31*  
*Approve 4-1*

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

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

*Barry Ales?*

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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

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

**DRC Approval Status:**

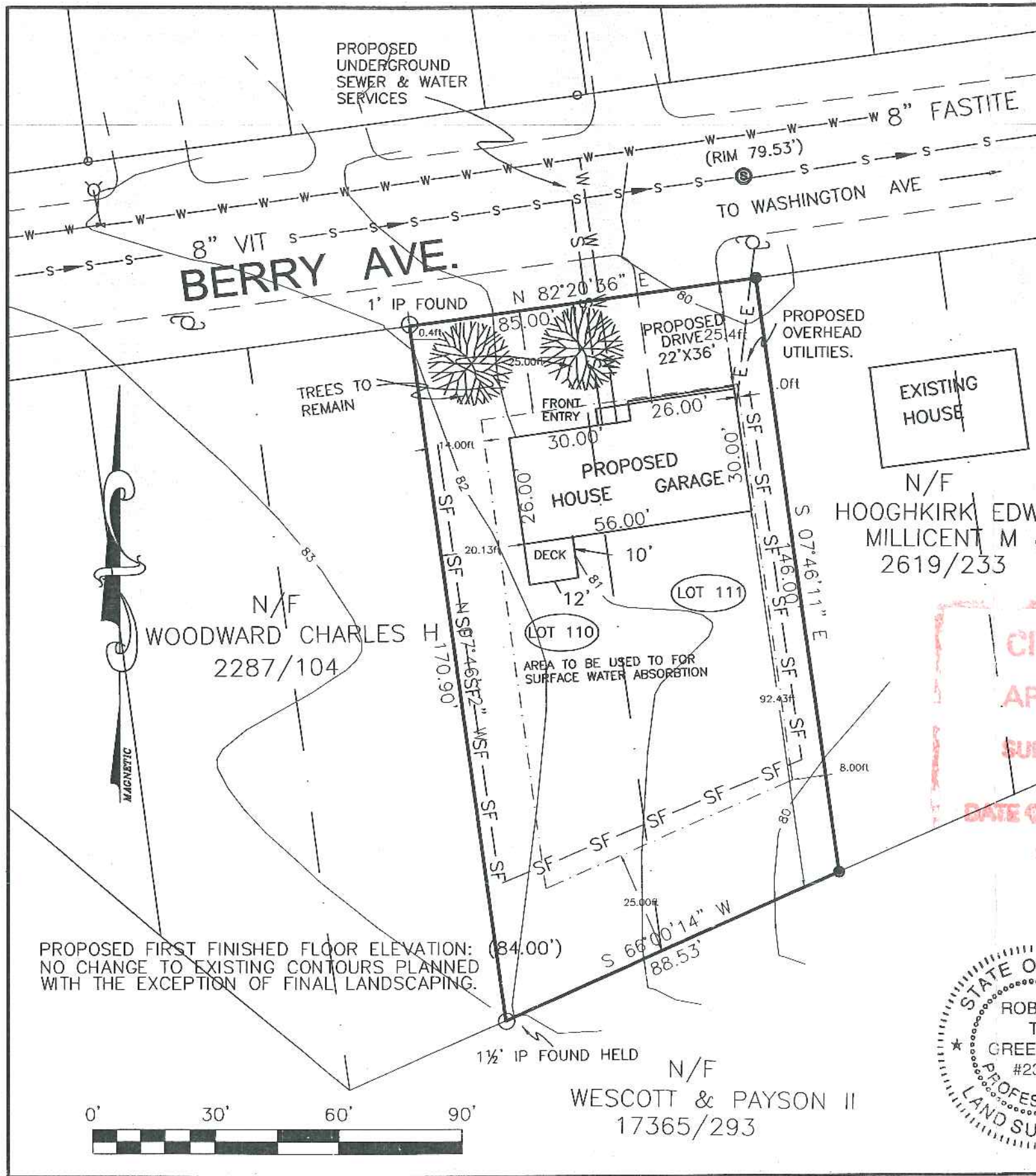
Approved  Approved w/Conditions See Attached  Denied  
Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

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

- |   |                            |  |                             |
|---|----------------------------|--|-----------------------------|
| <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 _____                              |                             |





**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

AREA TO BE USED TO FOR SURFACE WATER ABSORPTION

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



**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



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

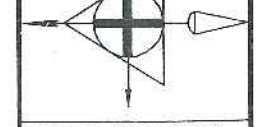
REVISION 1: (03.27.03) ADDED UTILITY CONNECTIONS

MINOR SITE PLAN  
 AT 44 BERRY AVE PORTLAND, MAINE

FOR:  
 ARCHIE GIOBBI

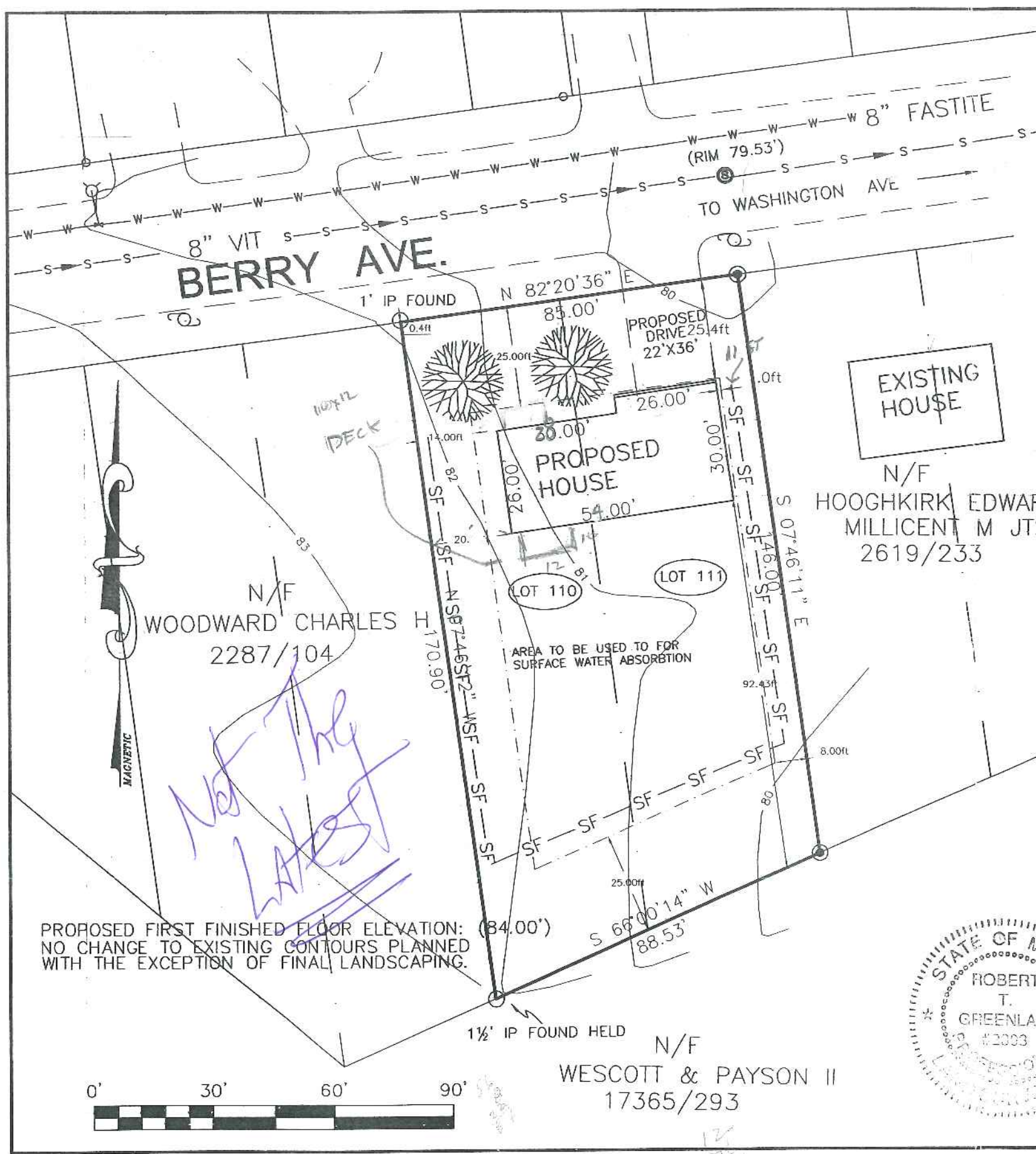
DRAWN BY: DMD	CHECKED BY: GAS
SCALE: 1" = 30'	DATE: 02/06/2003
JOB NUMBER: 200311	SHEET: 1 OF 1

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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 MINIMUM REAR YARD 25 FEET
7. BENCHMARK BASED ON MONUMENT @ CORNER BERRY & WASHINGTON AVE ELEVATION (76.50')

**LEGEND**

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- Capped 5/8" Rebar Set With Registration Number 2303.
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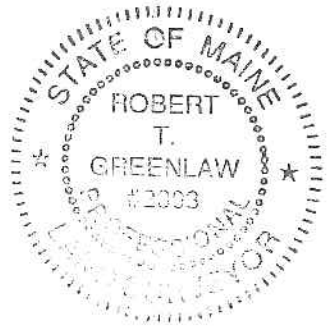
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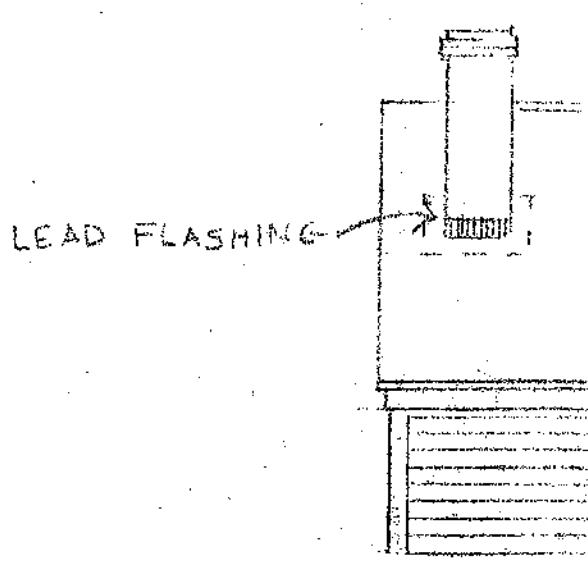
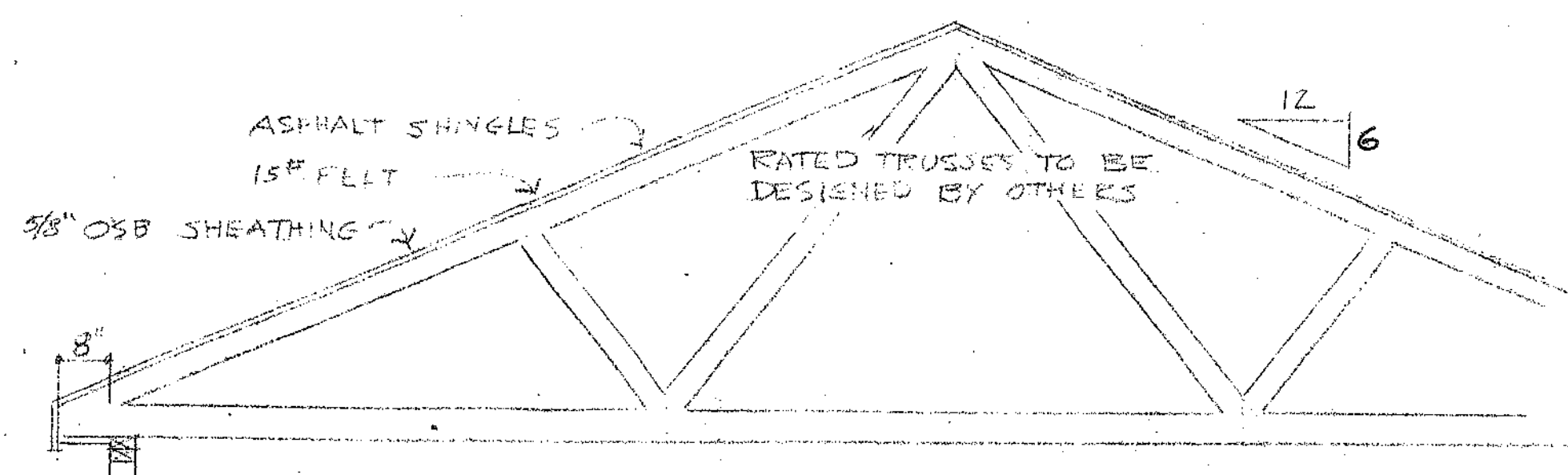


MINOR SITE PLAN  
 AT 44 BERRY AVE PORTLAND, MAINE  
 FOR: ARCHIE GIOBBI

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

PREPARED BY:  
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 65 NEWBURY STREET  
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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

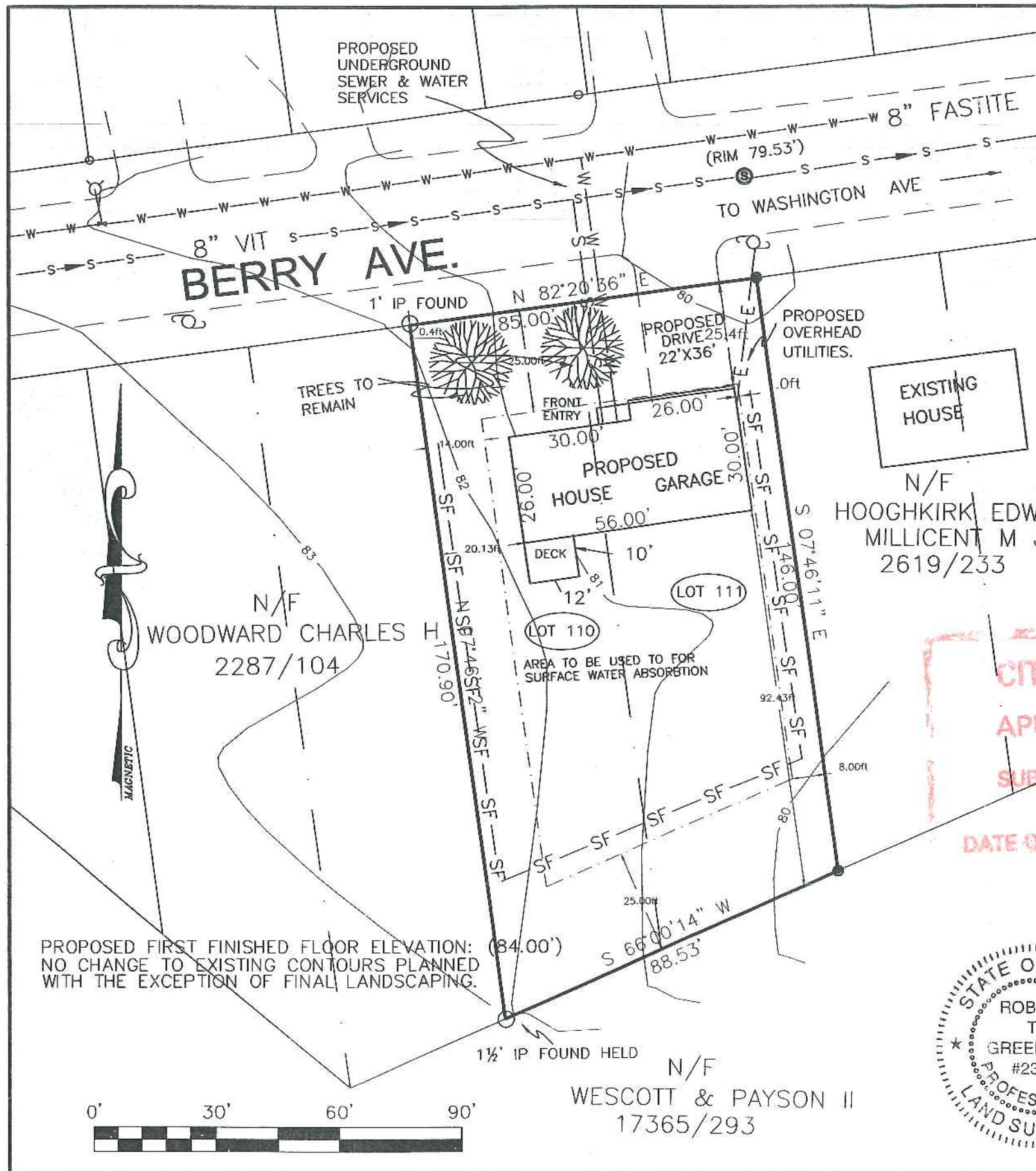
DROP TOP OF FROSTWALL DOWN BELOW FLOOR AT DOORS

8" FROSTWALL

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

66" MIN





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

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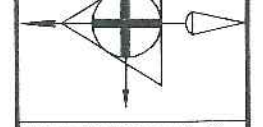
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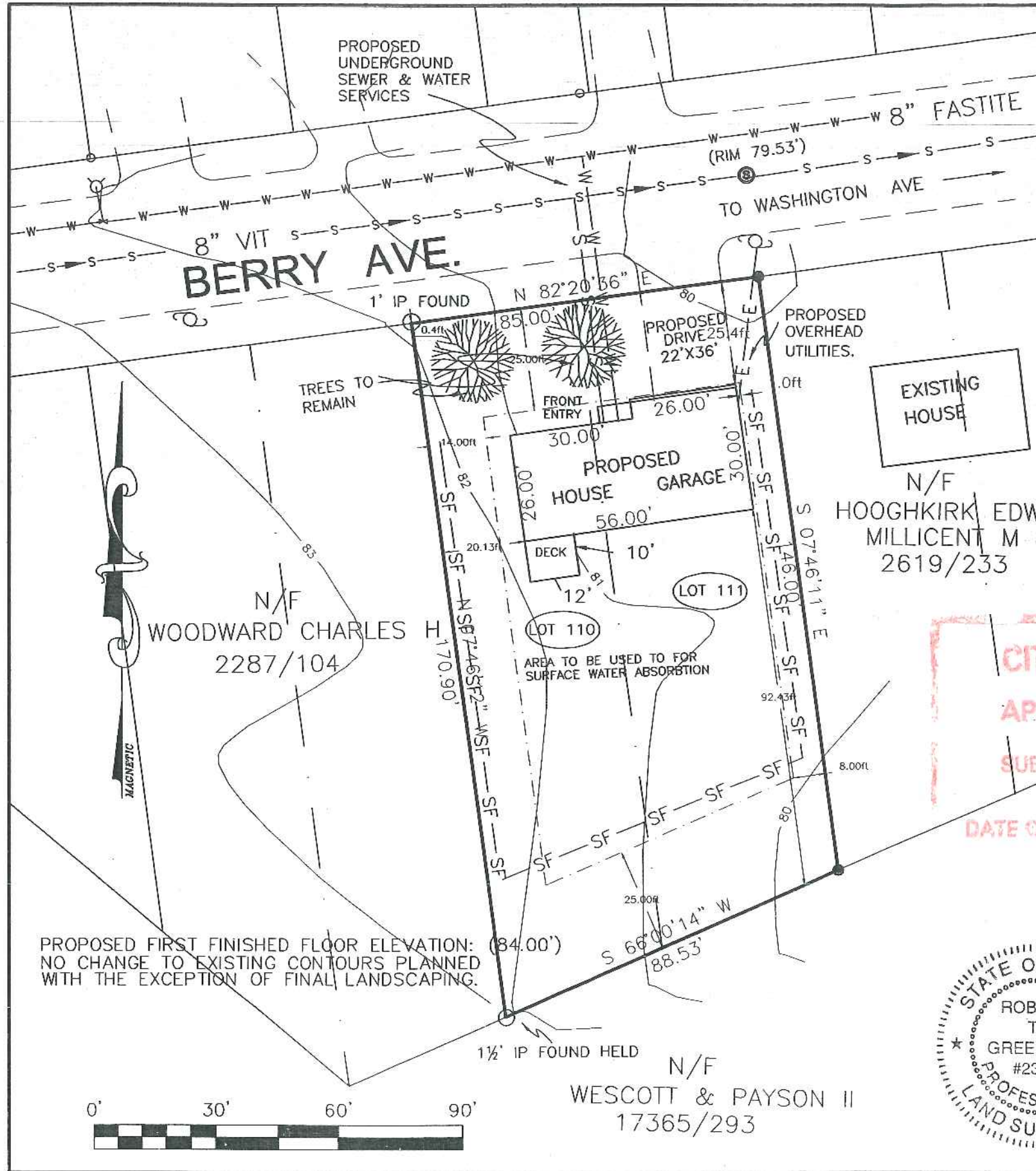
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DRAWER: 2003 NO:11





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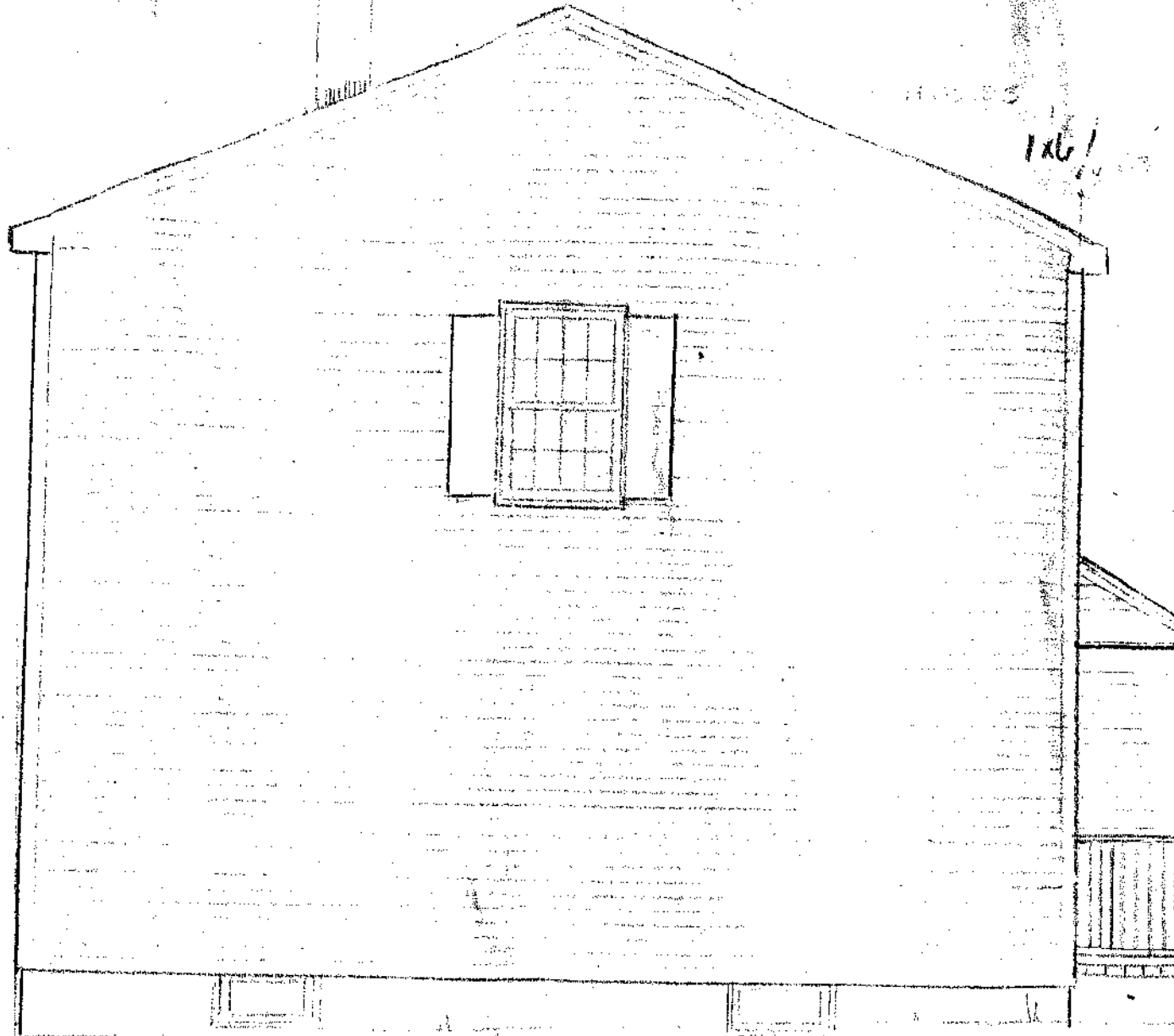
FOR:  
ARCHIE GIOBBI

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

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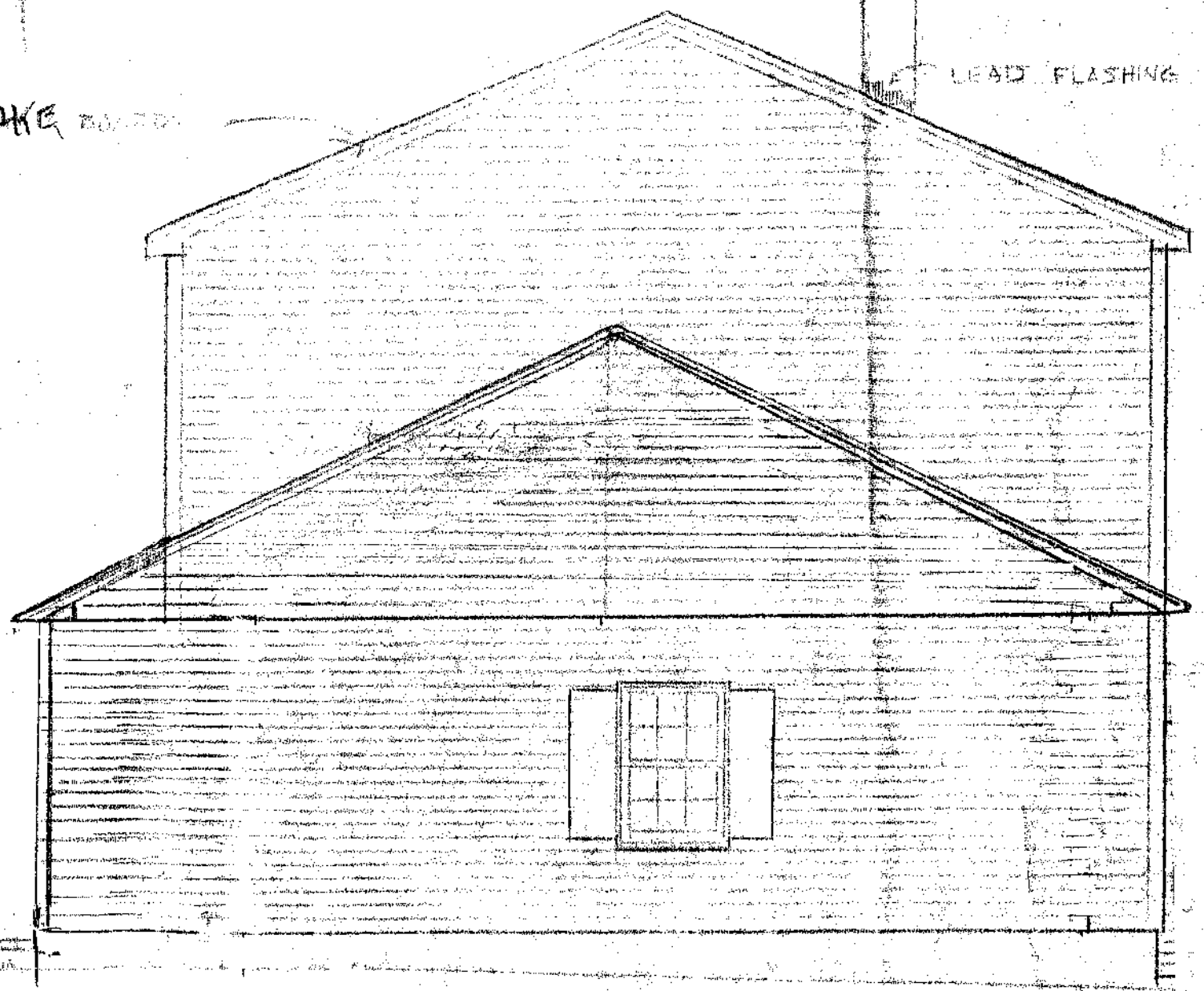
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LEFT END ELEVATION  
SCALE 1/4" = 1'-0"

1x6!  
RAKE BOARD



LEAD FLASHING

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





ASPHALT SHINGLE

VINYL SIDING

7'-0"

7'-10 1/8"

FRONT STEPS

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

REVERSE PLAN →

1X6





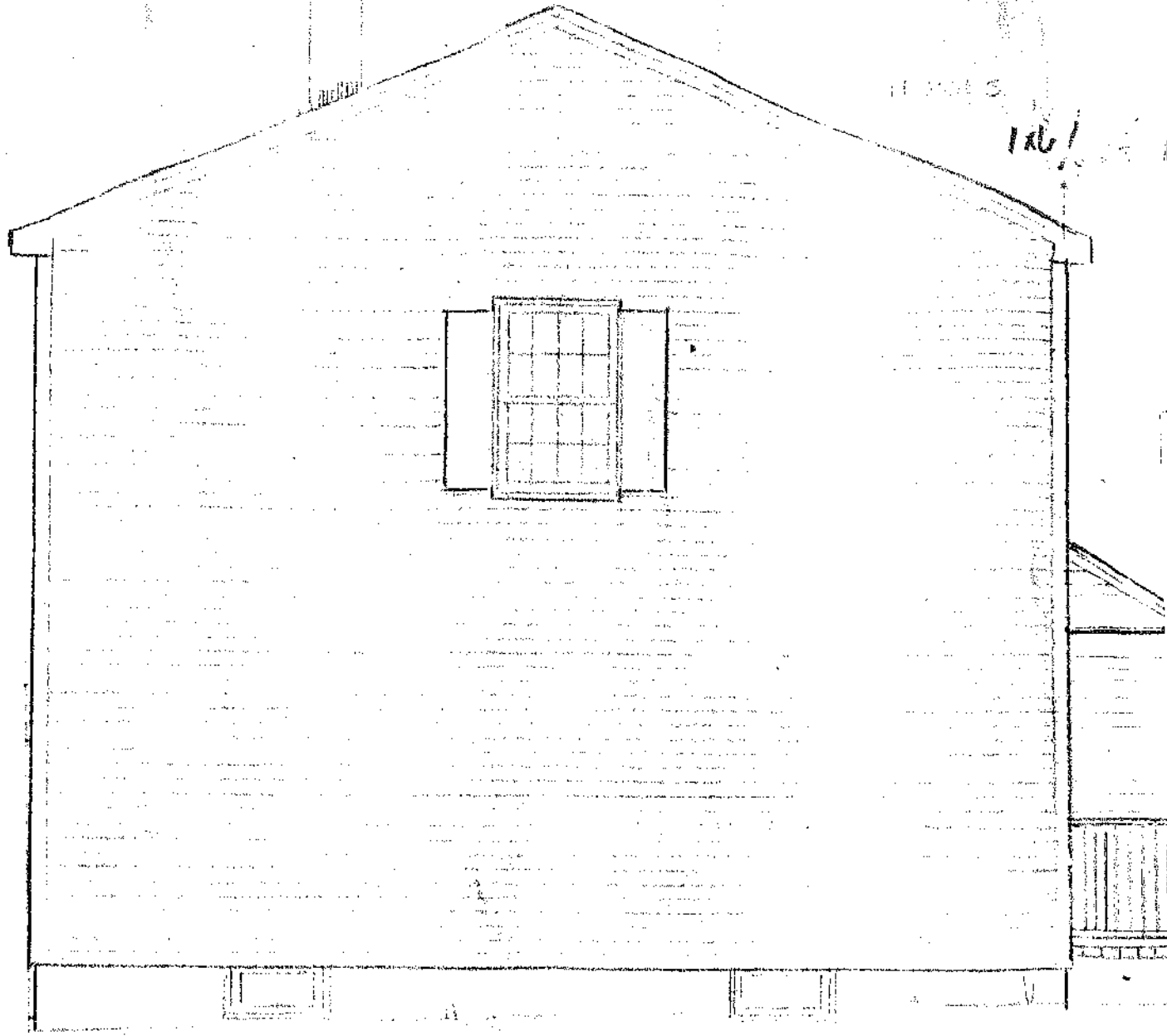
186-

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

Reverse Plan  
44 BERRY AVE

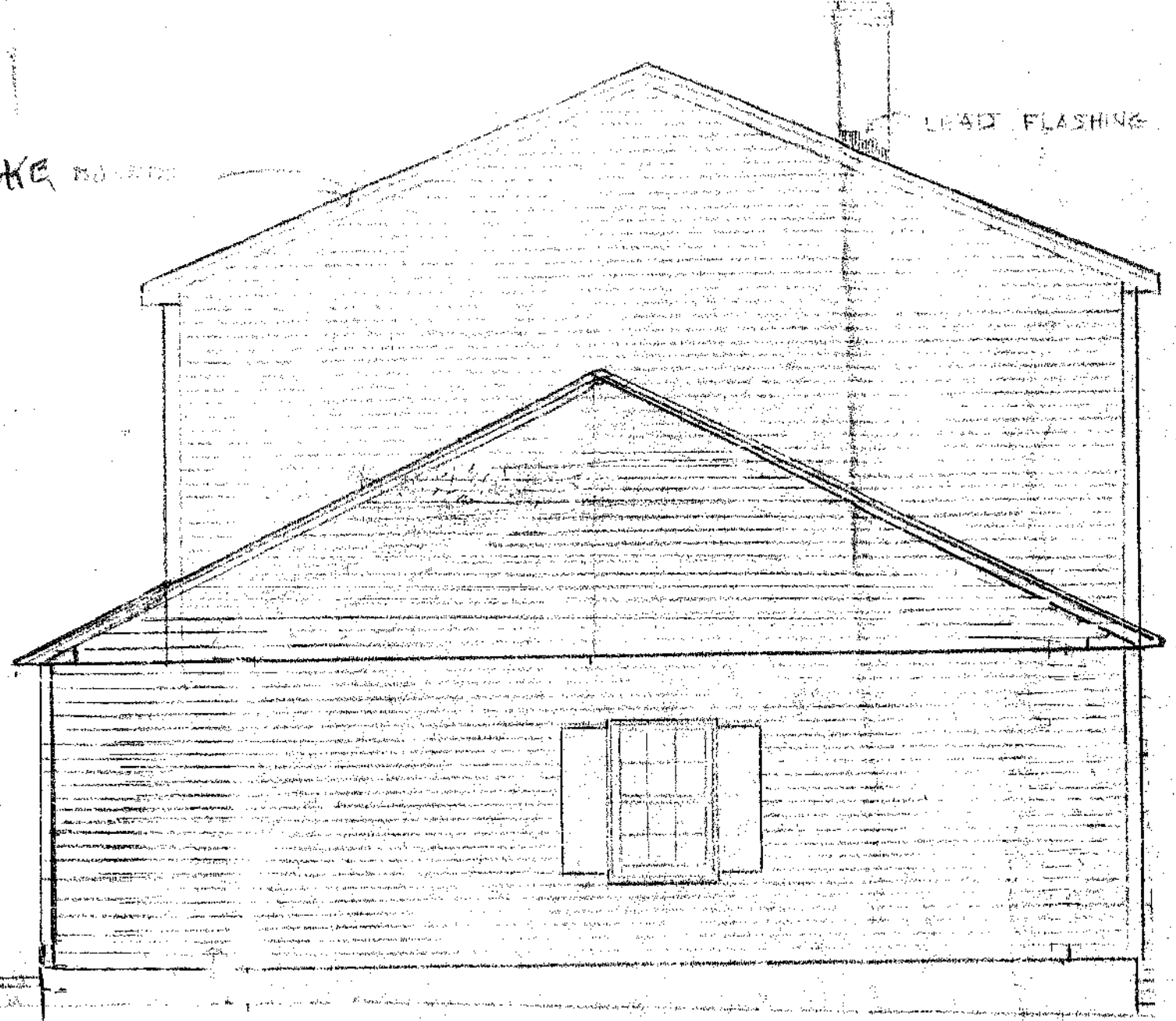
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
MAR 26 2003  
RECEIVED





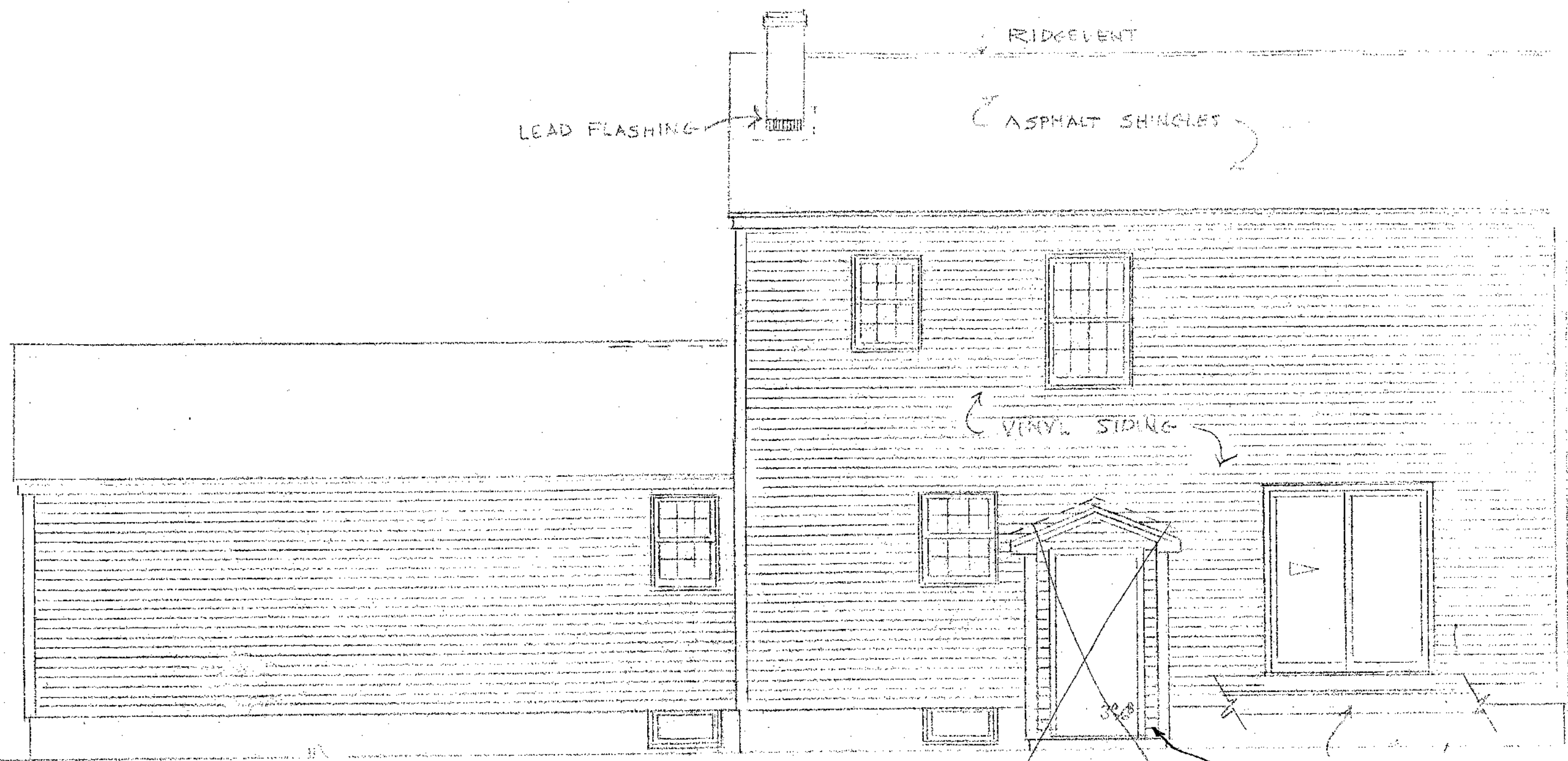
LEFT END ELEVATION  
SCALE 1/4" = 1'-0"

11/10/15  
11/10/15  
RAKE



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

LEAD FLASHING

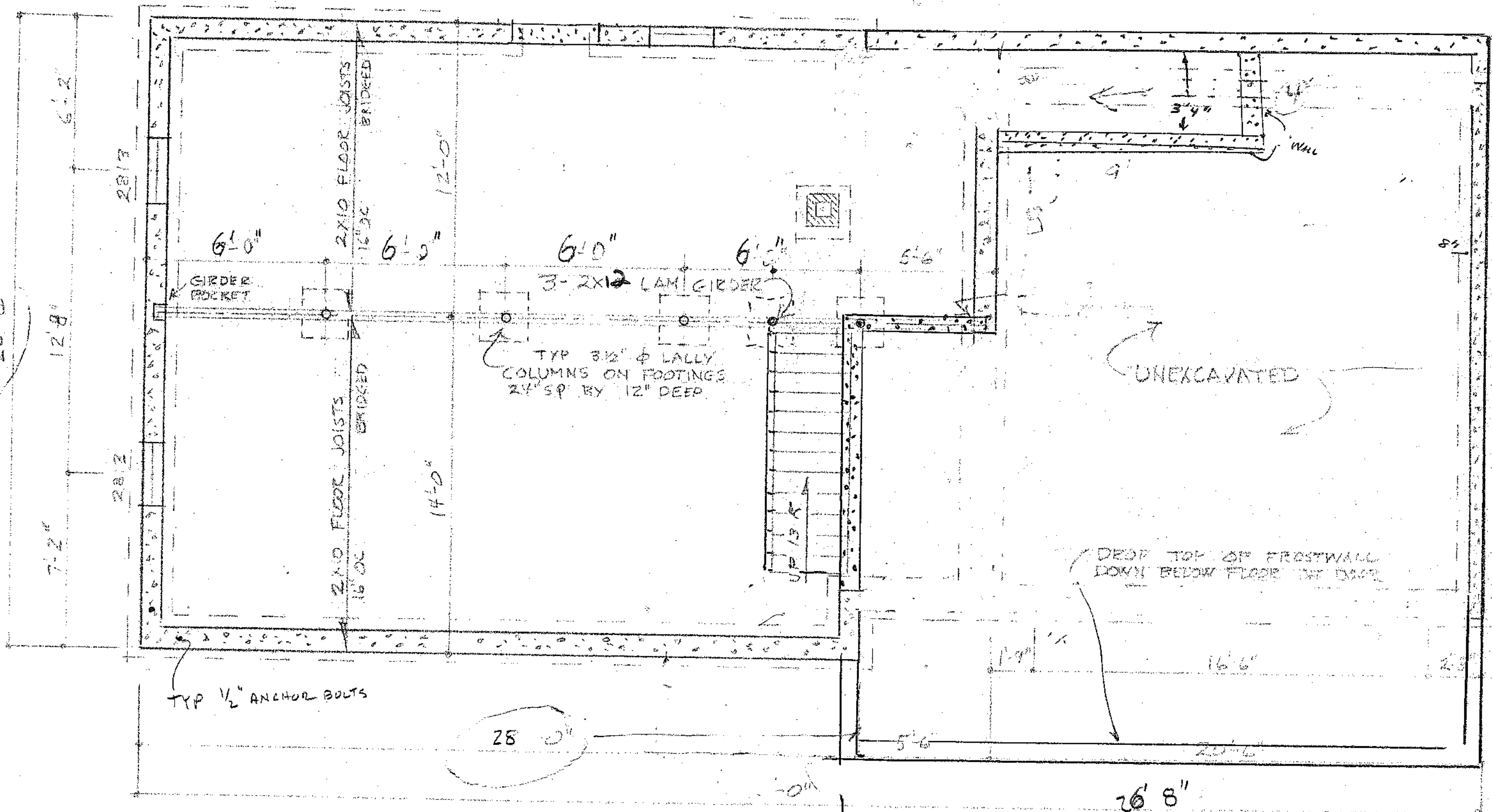


REAR ELEVATION  
SCALE 1/4" = 1'-0"

DELETE  
DOG HOUSE

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





FOUNDATION PLAN

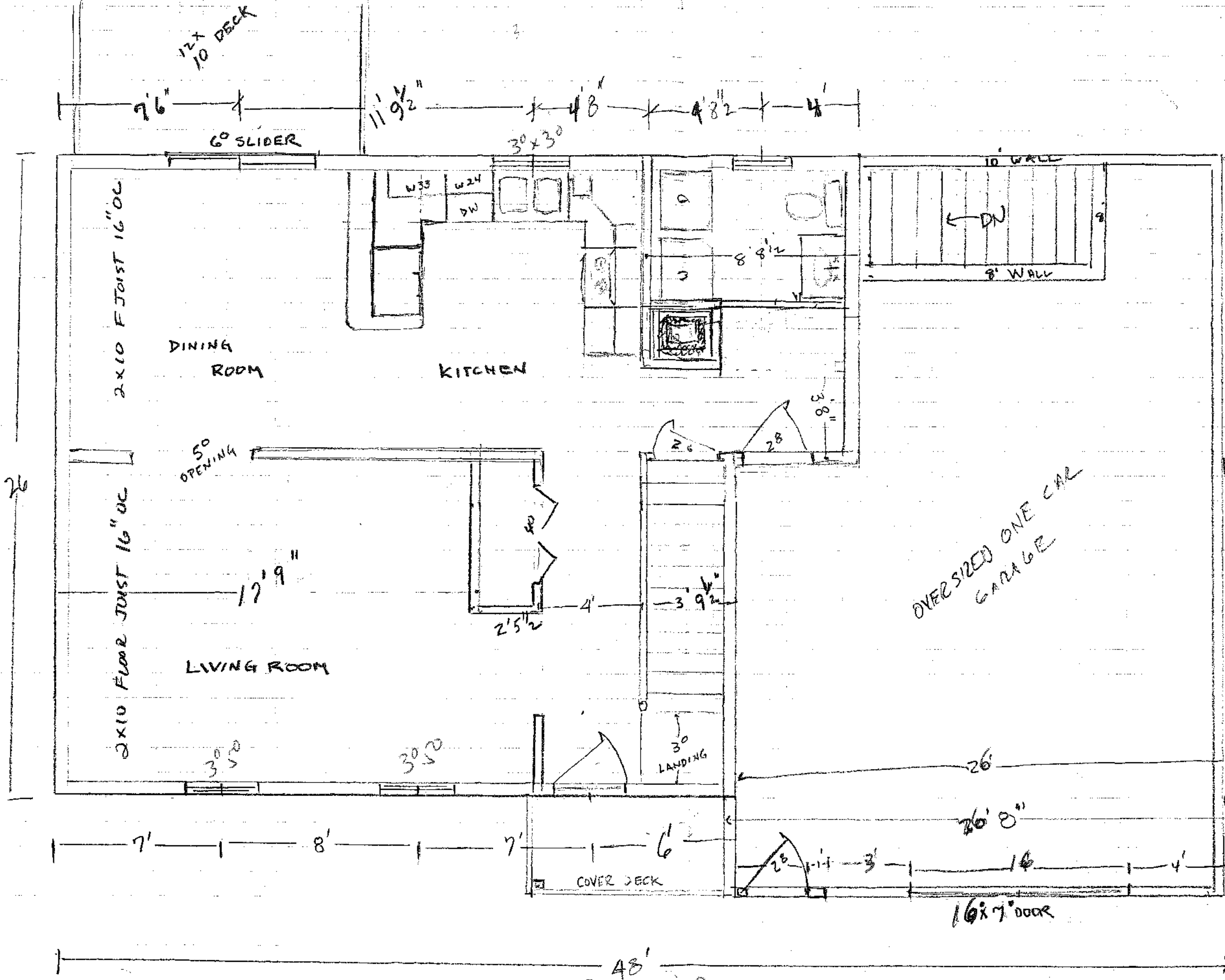
SCALE: 1/4" = 1'-0"

REVERSE PLAN

SCALE:  
DATE:

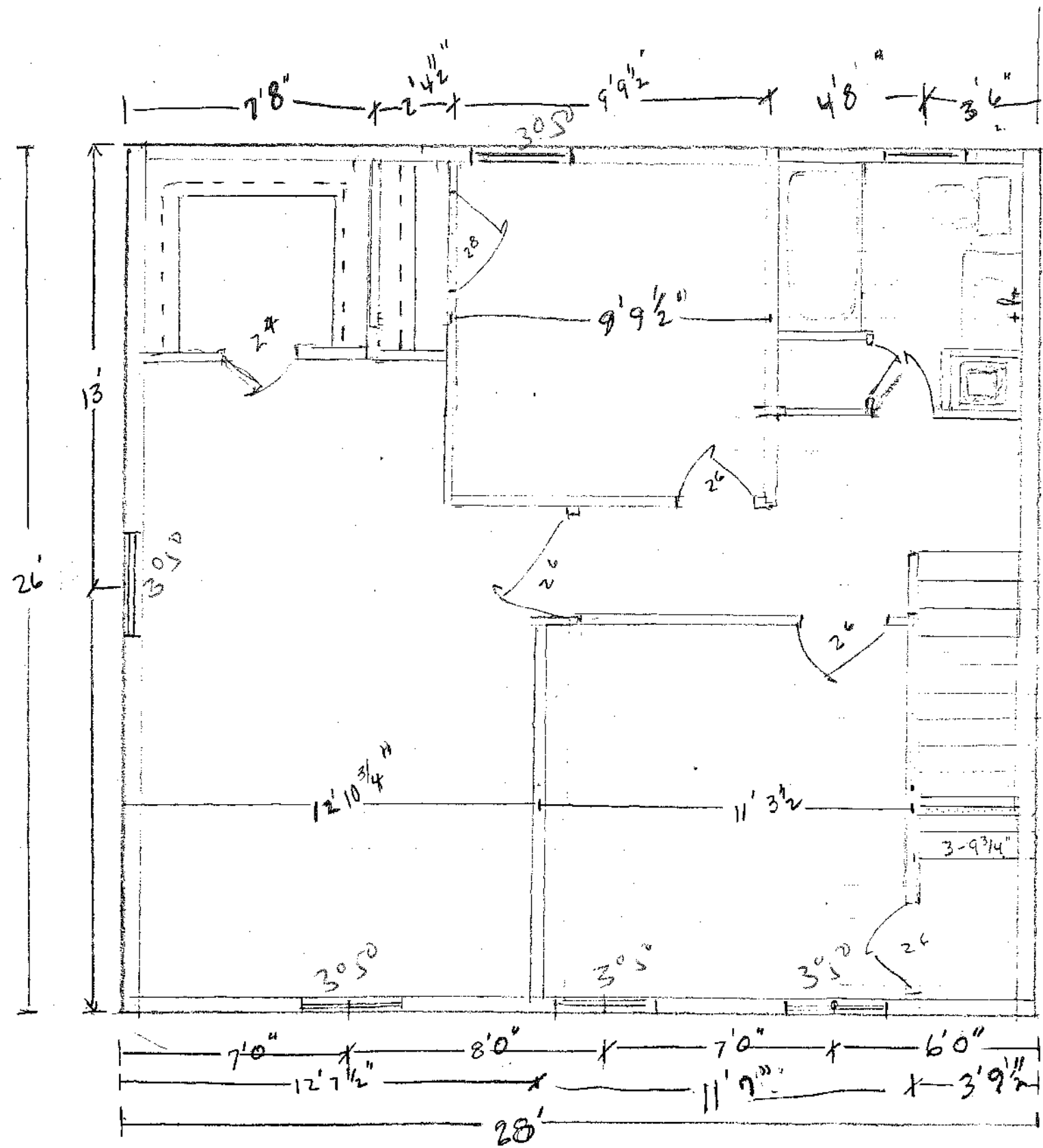
DRAWN BY:  
REVISED:





48'  
REVERSE PLAN

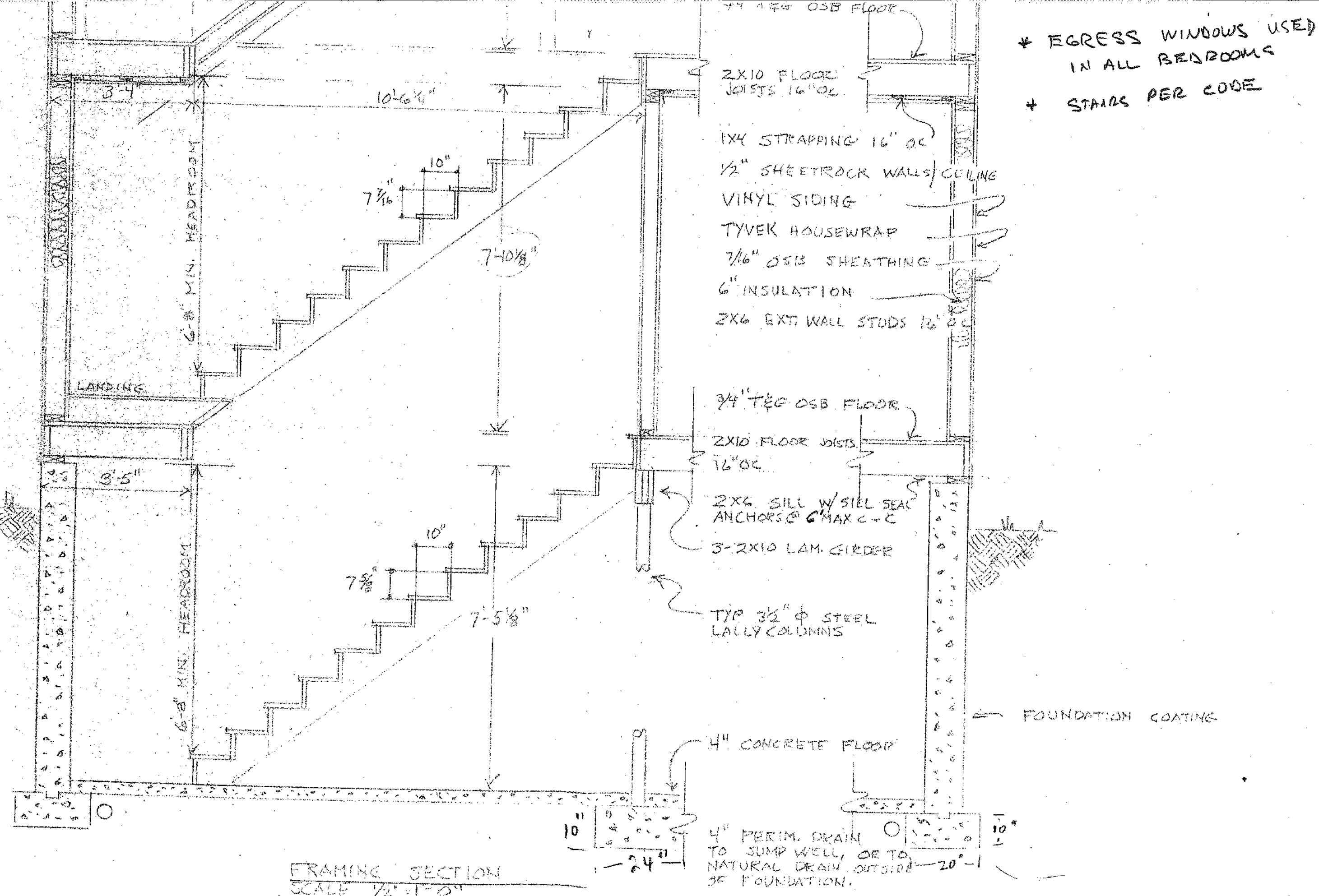




- \* EGRESS WINDOWS IN ALL BEDROOMS
- \* SAFETY GLASS SECOND FLOOR BATH

SECOND FLOOR  
REVERSE PLAN

PK 5  
20  
20



\* EGRESS WINDOWS USED  
IN ALL BEDROOMS  
+ STAIRS PER CODE

7/8" 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/SILL SEAL ANCHORS @ 6" MAX C-C  
3-2X10 LAM. GIRDER

TYP 3/2" Ø STEEL LALLY COLUMNS

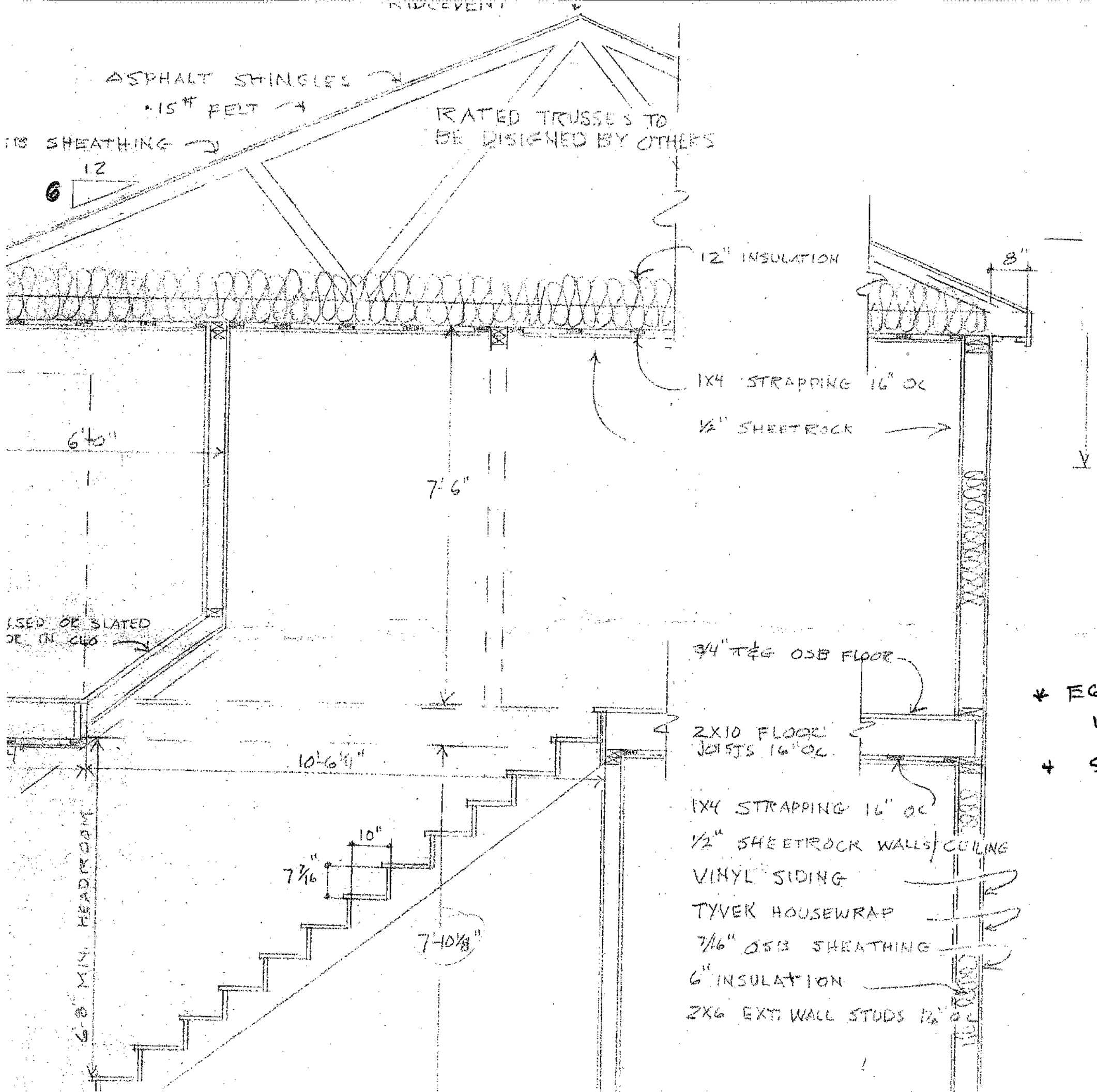
4" CONCRETE FLOOR

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

FOUNDATION COATING

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





ASPHALT SHINGLES

15# FELT

RATED TRUSSES TO BE DESIGNED BY OTHERS

1/2\" SHEATHING

12\" INSULATION

1X4 STRAPPING 16\" OC

1/2\" SHEETROCK

3/4\" 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

\* EGRESS WINDOWS USED IN ALL BEDROOMS

\* STAIRS PER CODE

12

6

6'6"

7'6"

8"

USED OR SLATED OR IN CLO

10'6 1/2"

7 1/6"

10"

7'10 1/8"

6'-8" MIN. HEADROOM

26'-0"

6'-0"

12'-8"