

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DIVISION

PERMIT

Permit Number: 050974

PERMIT ISSUED

SEP 20 2005

056 C005001

This is to certify that PORTLAND WEST NEIGHBORHOOD PLANNING COUNCIL/Ahas permission to Change of use to Cafe w/ sm service bAT 56 PINE ST

provided that the person or persons, firm or corporation accepting 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 procured before this building or part thereof is altered or closed-in. HOURS 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. Capt. Greg Cass 8-10

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature]
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

Location of Construction: 56 PINE ST		Owner Name: PORTLAND WEST NEIGHBORH	Owner Address: 181 BRACKETT ST	Permit No.: 05-0974	Issue Date: SEP 20 2005	CBL: 56 C005001	
Business Name:		Contractor Name: Applicant	Contractor Address: Portland	PERMIT ISSUED			
Lessee/Buyer's Name		Phone:	Permit Type: Change of Use - Commercial	CITY OF PORTLAND			
Past Use: Commercial/ Flower Shop		Proposed Use: Cafe/ Change of use to Cafe w/ small service bar	Permit Fee: \$150.00	Cost of Work: \$6,000.00	CEO District: 2		
Proposed Project Description: Change of use to Cafe w/ small service bar			FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied with conditions		INSPECTION: Use Group: A2 Type: 53 9/20/05		
			Signature: Capt. Carr		Signature: [Signature]		
			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: 07/18/2005		Zoning Approval			
1. 2. Building permits do not include plumbing, septic or electrical work. 3. 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		Zoning Appeal		Historic Preservation	
		<input type="checkbox"/> Shoreland <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: 8/9/05		<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved 4-0 <input type="checkbox"/> Denied Date: August 4, 2005		<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 checked="" type="checkbox"/> Denied Date: [Signature]	

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:	Date Applied For:	CBL:
05-0974	07/18/2005	056 C005001

Location of Construction:	Owner Name:	Owner Address:	Phone:
56 PINE ST	PORTLAND WEST NEIGHBORH	181 BRACKETT ST	
Business Name:	Contractor Name:	Contractor Address:	Phone:
	Applicant	Portland	
Lessee/Buyer's Name	Phone:	Permit Type:	
		Change of Use - Commercial	

Cafe/ Change of use to Cafe w/ small service bar

Change of use to Cafe w/ small service bar

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/09/2005**Note:** 7/20/05 this requires ZBA action - on hold for ZBA approvals in M's hold area
8/4/05 ZBA approved this conditional use**Ok to Issue:** ☐

- 1) This use is subject at all times to the requirements listed in the ordinance for an approved conditional use for a restaurant.
- 2) Separate permits shall be required for any new signage.
- 3) 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:** Mike Nugent **Approval Date:** 09/20/2005**Note:****Ok to Issue:** ☒

- 1) Local exhaust must comply w/ 2003 IMC, weight from system must be transmitted to the floor and accounted for and not the roof system.

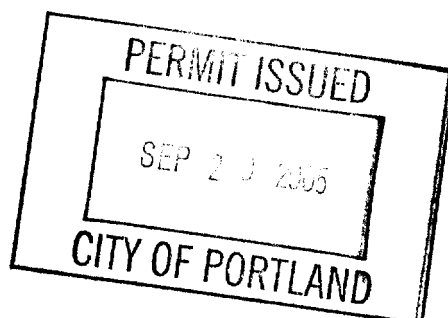
Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 08/10/2005**Note:****Ok to Issue:** ☐

- 1) All building construction to comply with NFPA 101
- 2) Hood system to comply with NFPA 96

Comments:

8/10/2005-mjn: need plans for the local exhaust sytem

8/23/2005-ldobson: brought additional infor for exhaust



All Purpose Building Permit Application

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: 58 Pine ST Portland, ME 04102

Total Square Footage of Proposed Structure

1600

Square Footage of Lot

3245

Tax Assessor's Chart, Block & Lot

Chart#

Block#

Lot#

56

C

5

Owner:

Portland West

Telephone:

Lessee/Buyer's Name (If Applicable)

CAIOLA'S

Applicant name, address & telephone: 767-9827

LISA VACCARO

46 everett AVE

5. Portland, ME 04106

Cost Of Work: \$ 6000⁰⁰

Fee: \$

Current use: Flower shop

If the location is currently vacant, what was prior use: —

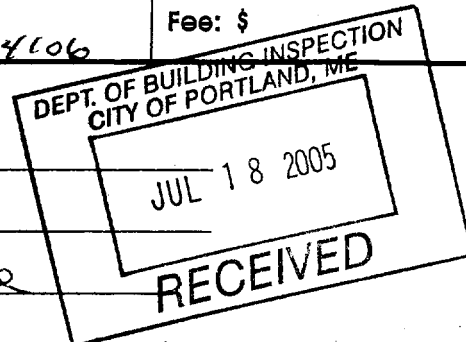
Approximately how long has it been vacant: —

Proposed use:

CAFE

Change of use

Project description:



Contractor's name, address & telephone:

VACCARO Woodworks

46 everett

50. Portland, ME 04106

Who should we contact when the permit is ready:

LISA VACCARO

Mailing address:

We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 767-9827

[Signature]

City of Portland, Maine - Building or Use Permit

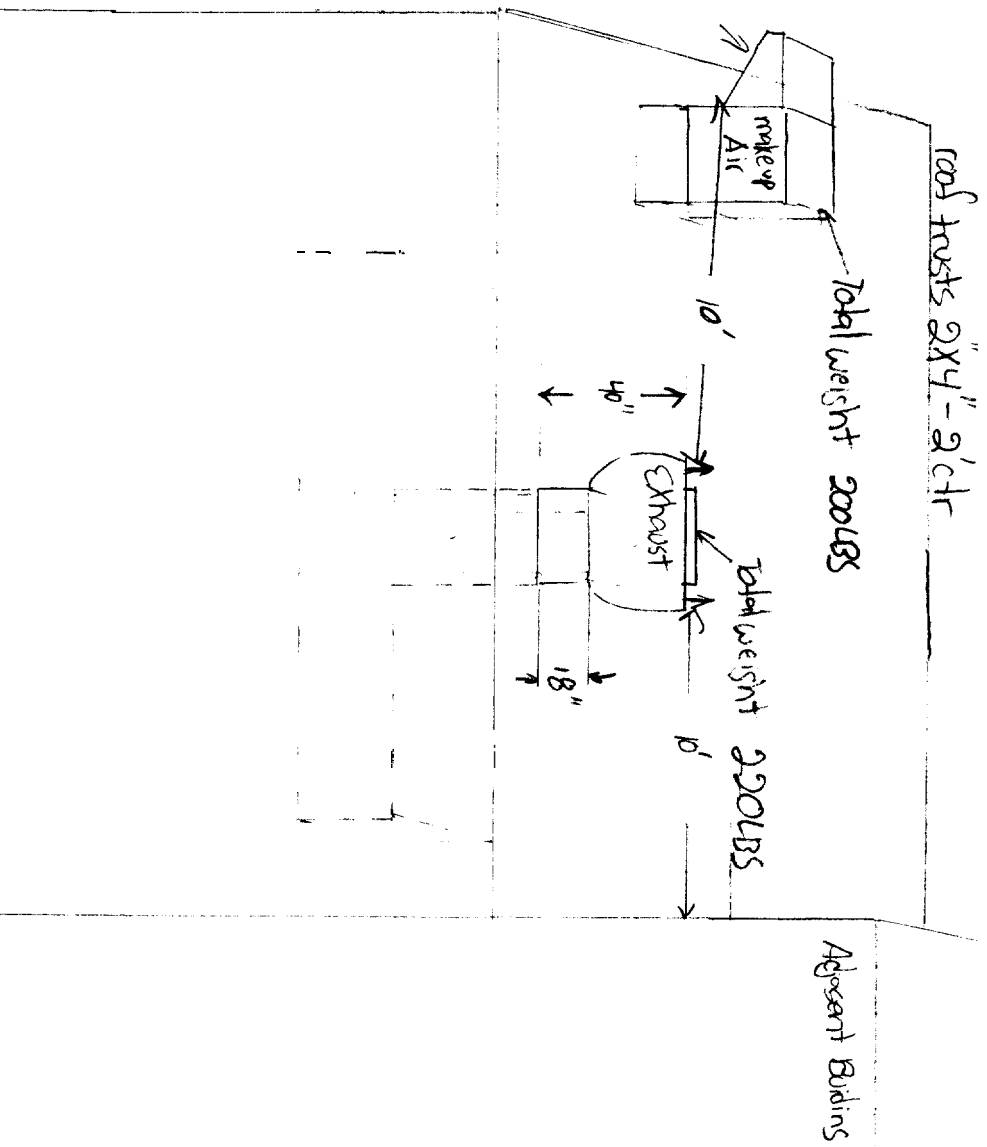
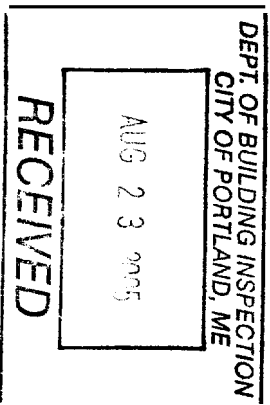
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-0974		Date Applied For: 07/18/2005	CBL: 056 C005001
Location of Construction: 56 PINE ST	Owner Name: PORTLAND WEST NEIGHBORH	Owner Address: 181 BRACKETT ST	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	
Proposed Use: Cafe/ Change of use to Cafe w/ small service bar		Proposed Project Description: Change of use to Cafe w/ small service bar	
Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 08/09/2005 Note: 7/20/05 this requires ZBA action - on hold for ZBA approvals in M's hold area Ok to Issue: <input checked="" type="checkbox"/> 8/4/05 ZBA approved this conditional use 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) Separate permits shall be required for any new signage. 3) This use is subject at all times to the requirements listed in the ordinance for an approved conditional use for a restaurant.			
Dept: Building Status: Pending Reviewer: Mike Nugent Approval Date: Note: Ok to Issue: <input type="checkbox"/> 1) need plans for the local exhaust system			
Dept: Fire Status: Approved with Conditions Reviewer: Cptn Greg Cass Approval Date: 08/10/2005 Note: Ok to Issue: <input checked="" type="checkbox"/> 1) All building construction to comply with NFPA 101 2) Hood system to comply with NFPA 96			

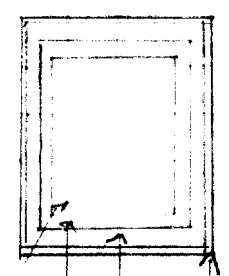
Comments:

8/10/2005-mjn: need plans for the local exhaust sytem

Boorson & Son LLC
749-1878
Dan Boorson



3/8 fire rated chase from hood to roof curb.



1" Air Space

3" firemaster Insulation

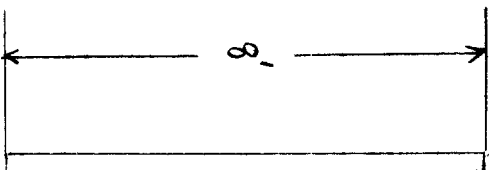
16ga weld ductwork

16ga 24ga sub ductwork



Fire damper fuseloid

2" Thick mineral Insulation with Stainless Steel facing.



9'-11"

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Patric Santerre, Chair
David Dore
Peter Thomson
Kate Knox
Catherine Alexander, Secretary
William Hall

August 04, 2005

Lisa Vaccaro
46 Everett Ave.
So. Portland, ME 04106

RE: 56 Pine Street
CBL: 056 C005
ZONE: B1


Dear Ms. Vaccaro:

As you know, at its August 04, 2005, meeting, **the Board of Appeals voted 4-0 to approve your Conditional Use Appeal.**

Enclosed please find the notification and a copy of the Board's decision and an application for your change of use permit.

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,


Gayle Guertin
Gayle Guertin
Office Assistant

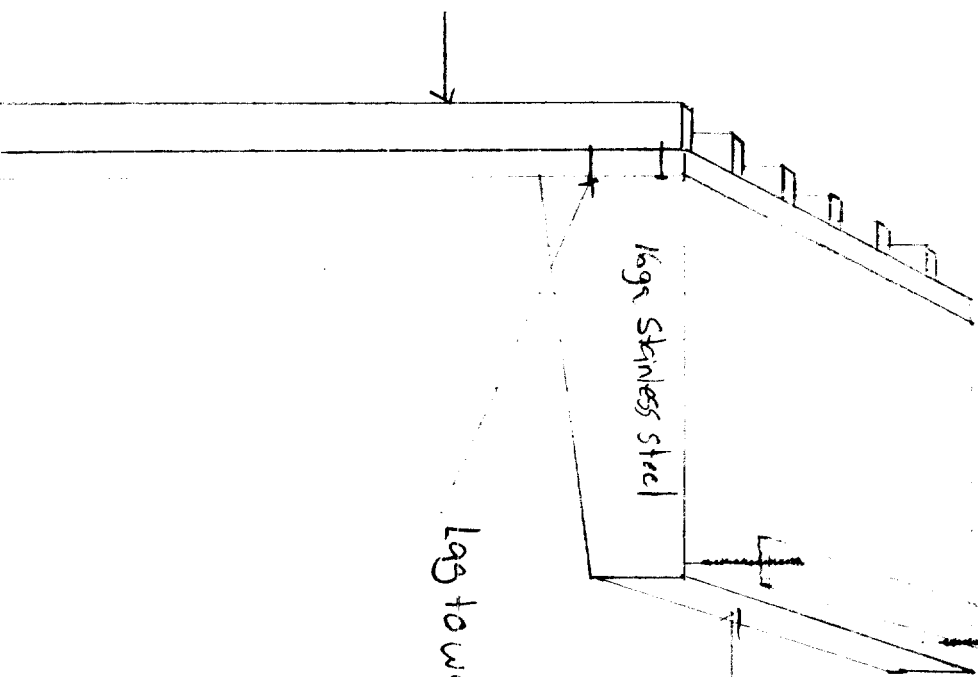
3/8" threaded with 2x8 across rafters
+ two cross six rafters

weight 316 LBS

log stainless steel

log to wall 1/4"

2x6-16" Ctr
wall



7/15/05

Ref cover letter
58 pine street renovation
Caiola's Restaurant
767-9827

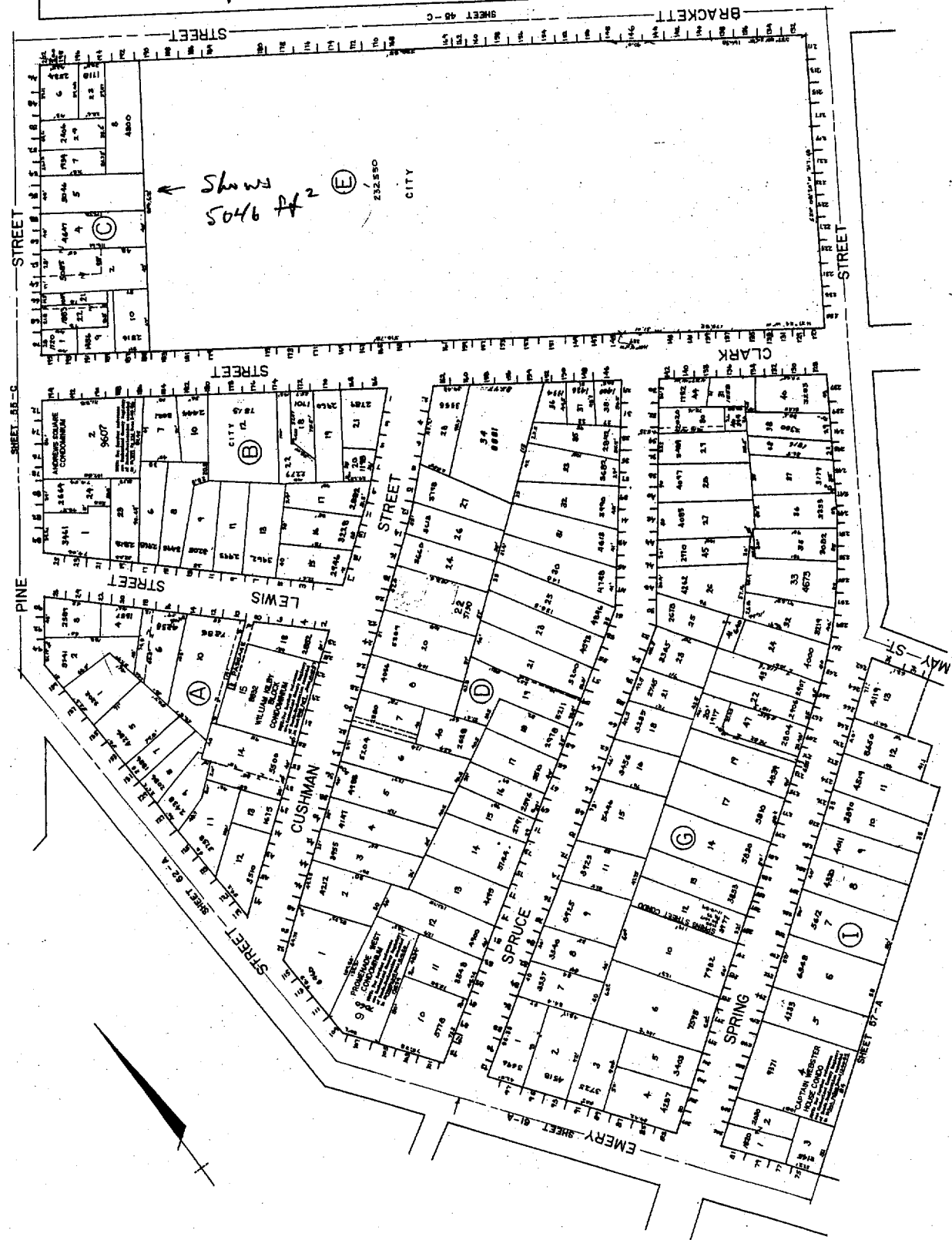
58 pine street **has** operated **as** a restaurant for years. Most recently however, it was used **as** a retail flower shop. Our goal is to return it back to an operating restaurant. In order to achieve this, we will be adding an exhaust hood, fire and ventilation system in the kitchen. (specs for hood will be submitted separately). We also plan to build a small service bar. Most of the building materials will be 2 x 4 kd lumber and hard wood. There will not be any other changes made to the existing layout. If you have any questions, please feel free to contact me.

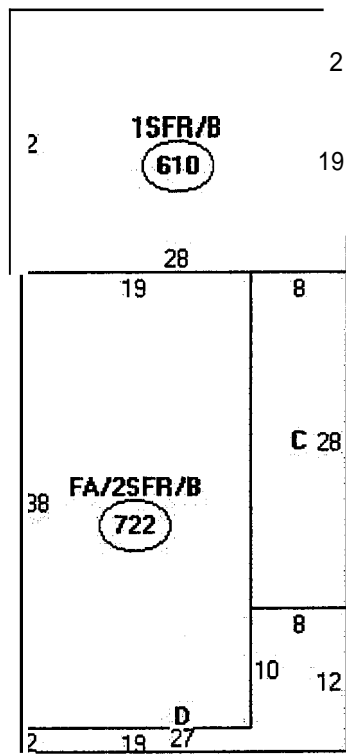
Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa Vaccaro', with a stylized, flowing script.

Lisa Vaccaro

RETRACED 7-19-73





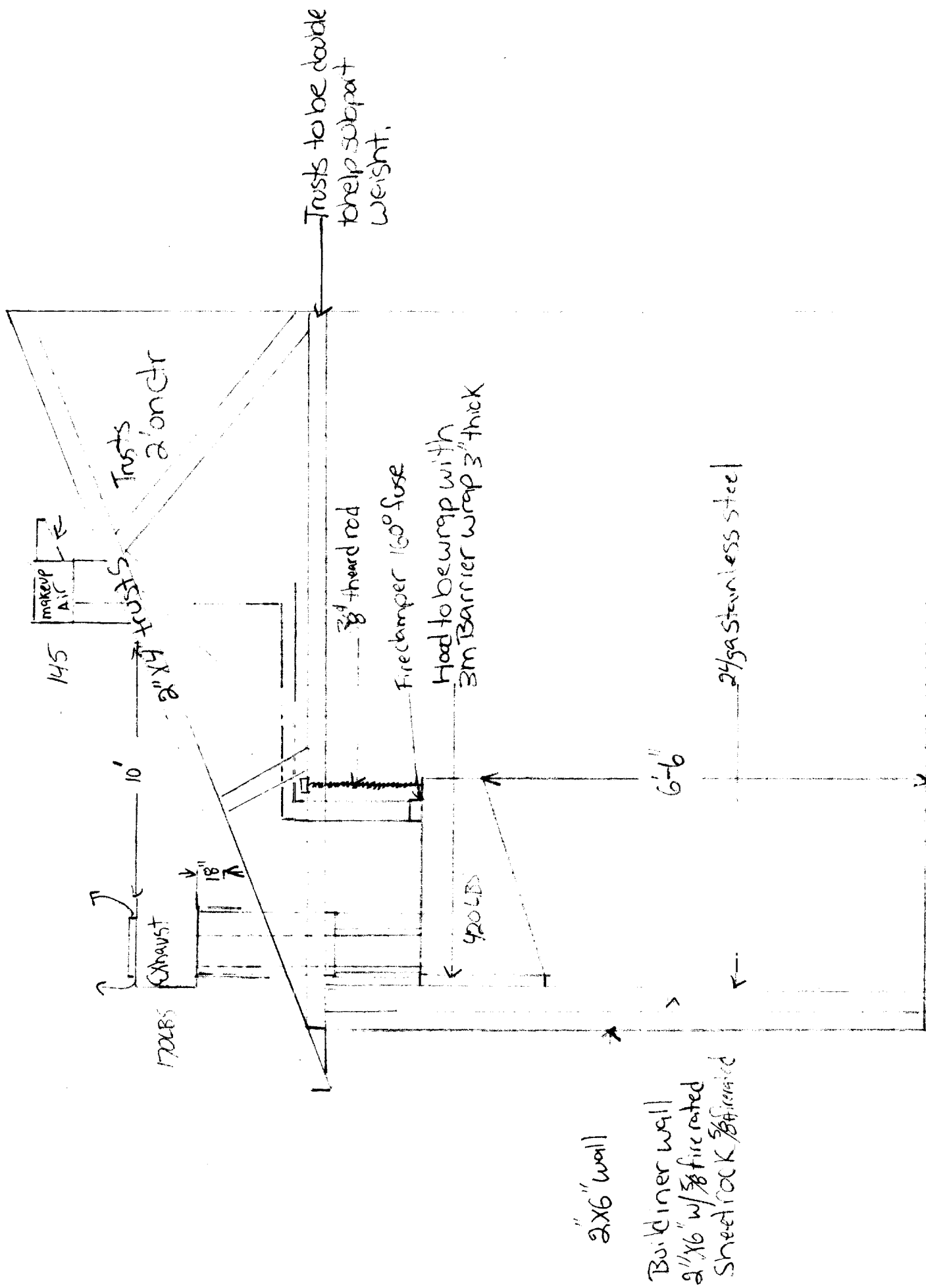
Descriptor/Area

A:FA/2SFR/B
722 sqft

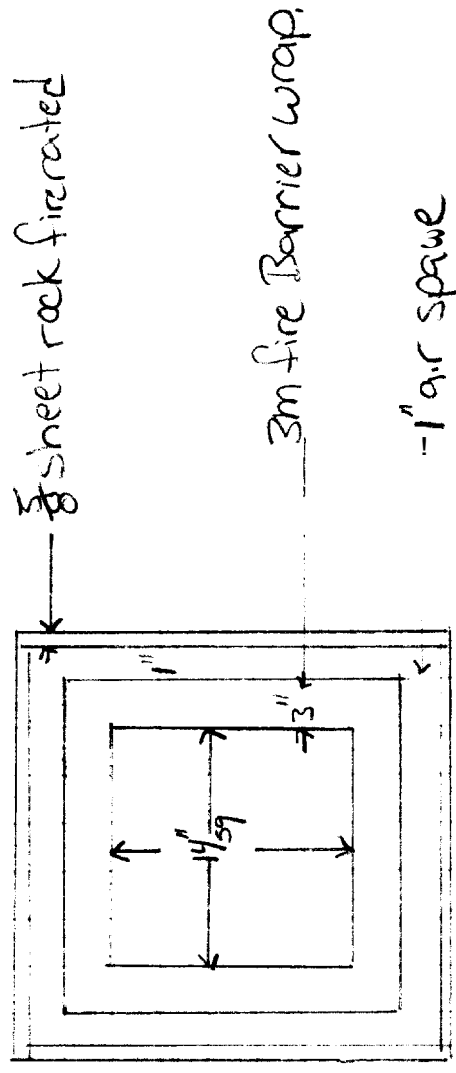
B:1SFR/B
610 sqft

C:WD/1SFR/B
224 sqft

D:1SFR/B
134 sqft



Chase way from top of head up to roof curb for exhaust





Vaccaro Pine St Portland

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

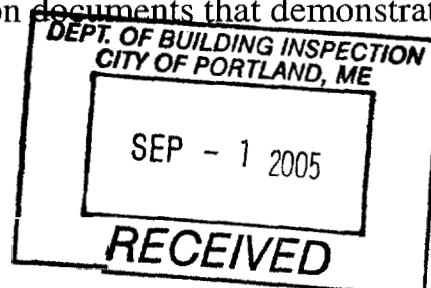
Lee Urban- Director of Planning and Development

Michael J. Nugent- Inspections Division Director

Kitchen Exhaust System Checklist and Code Provisions

Dear Applicant,

The following is a checklist to assist you in filing for a permit for a Kitchen Exhaust system. The applicable Mechanical Code provisions have also been attached. Please complete this and submit job specific construction documents that demonstrate compliance with the attached information.



Type of System:

Type I ☒ Type II ☐

(Type I systems are systems that vent fryers, grills, broilers, ovens or woks. Type II systems are systems that vent steamers and other non grease producing appliances)

Type of Materials:

Is the hood Stainless steel or other type of steel? yes If Other, what Type? 16ga stainless steel

Is the duct work Stainless steel or other type of steel? yes If Other, what type? 16ga Crs

Thickness of the steel for the hood

Thickness of the duct for the hood 16ga

Type of Hood and Duct supports

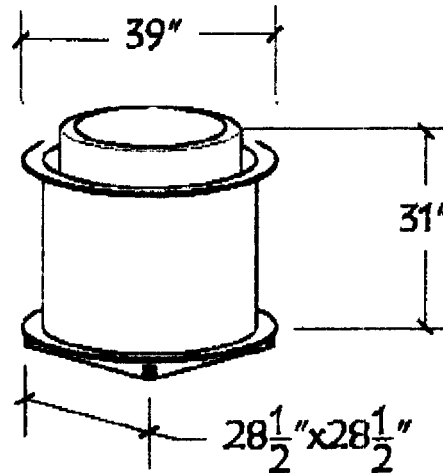
1/4" Lags / 3/8" threaded rod / 2"x2"x8 angle iron

Type of seams and Joints welded

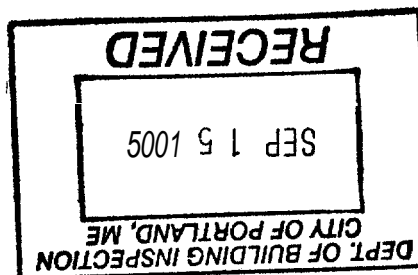
AMERICAN HOOD SYSTEMS, INC.

P.O. BOX 1377
 ELYRIA, OHIO
 44036-1377

Vaccaro
 58 pine st Portland

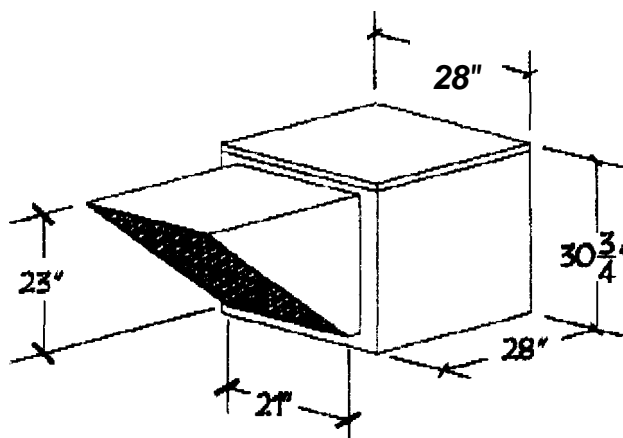
MODEL NO. AH44B**STANDARD FEATURES:**

1. HEAVY GAUGE ALUMINUM
2. 3 YEAR LIMITED WARRANTY ON ALL ELECTRIC MOTORS
3. FACTORY SET DRIVE
4. BELT DRIVE MOTORS ARE ENCLOSED IN WEATHER-TIGHT COMPARTMENTS
- (5. CFM RANGE: 4100-4600)
6. MOTOR HORSEPOWER: $\frac{3}{4}$ - 1
7. RPM: 800-950
8. VOLTS: 115/208/230
9. AMPS: 13.8/7.6/6.9

**(440) 365-4567****1 (800) 854-3267****FAX (440) 365-2100**

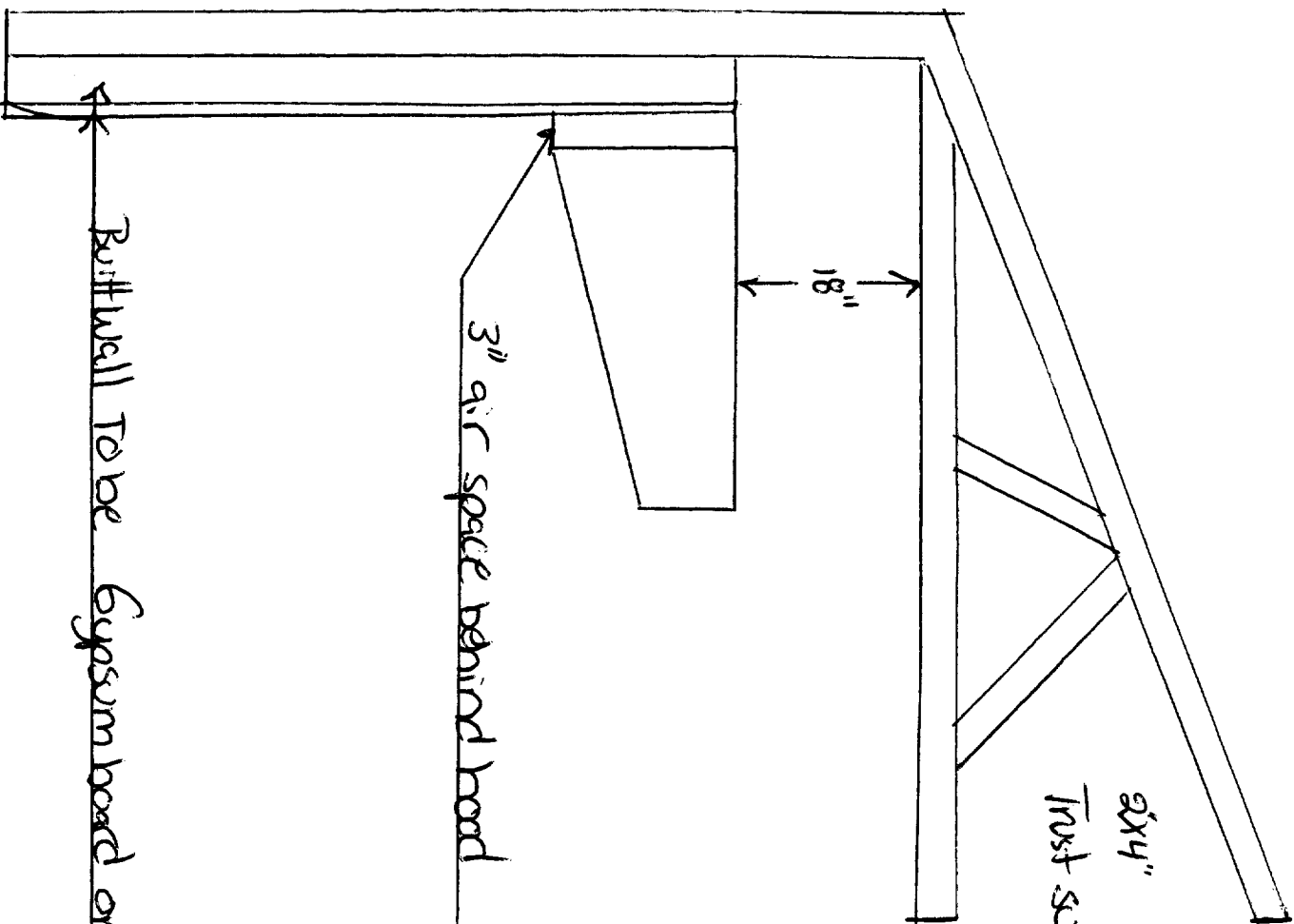
AMERICAN HOOD SYSTEMS, INC.

P.O. BOX 1377
 ELYRIA, OHIO
 44036-1377

MODEL NO. AHSF8**STANDARD FEATURES:**

1. HEAVY GAUGE ALUMINIZED STEEL
2. 3 YEAR LIMITED WARRANTY ON ALL ELECTRIC MOTORS
3. FACTORY SET DRIVE
4. BELT DRIVE MOTORS ARE ENCLOSED IN WEATHER-TIGHT COMPARTMENTS
5. CFM RANGE: (3800-4400)
6. MOTOR HORSEPOWER: 1/2
7. RPM: 1725/1425
8. VOLTS: 115/230
9. AMPS: 7.8/3.9

(440) 365-4567**1 (800) 854-3267****FAX (440) 365-2100**



2x4"
Truss support 42 LBS per sq ft 2' on ctr

3" air space behind hood

Built wall to be Gypsum board on metal studs with stainless steel facing