

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JAIME D VACCHIANO

Located At 484 STEVENS AVE

Job ID: 2012-05-4088-ALTCOMM

CBL: 135- E-011-001

has permission to Add a 16'x18' freestanding deck to an existing 2nd story rooftop deck for restaurant – Pat's Cafe provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

 7/9/12

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-05-4088-ALTCOMM	Date Applied: 5/25/2012	CBL: 135- E-011-001	
Location of Construction: 484 STEVENS AVE	Owner Name: JAIME D VACCHIANO	Owner Address: 484 STEVENS AVE PORTLAND, ME 04101	Phone: 207-772-3961
Business Name:	Contractor Name: Greg Gilman	Contractor Address: PO Box 4767, Portland, ME 04112	Phone: 207-653-9519
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-1
Past Use: Retail 1 st floor & restaurant 2 nd floor	Proposed Use: Same – retail & restaurant – build 16' x 16', 2 nd story deck off of existing 2 nd floor rear deck	Cost of Work: 3000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: M/A-2 Type: SB IBL-2009 Signature: <i>[Signature]</i>
Proposed Project Description: Adding to a deck on restaurant		Pedestrian Activities District (P.A.D.) <i>2/9/12</i>	
Permit Taken By: Brad		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan <i>-Admin. Review</i> <i>2012-516.</i></p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK 6/6/12</i> <i>ABM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABM</i></p>
	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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Framing inspection if needed prior to covering

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-05-4088-ALTCOMM

Located At: 484 STEVENS AVE

CBL: 135- E-011-001

Conditions of Approval:

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. <http://www.portlandmaine.gov/citycode/chapter010.pdf>
4. Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
5. All outstanding code violations shall be corrected prior to final inspection.

Building

1. Application approval based upon information provided by the applicant or design professional, including revisions received dated 7/9/12. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.



General Building Permit Application

Entire 5/25/12
(B)

If you or the 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.

2012-05-4088 - Altconn

Location/Address of Construction: 484 Stevens Ave Portland ME		
Total Square Footage of Proposed Structure/Area 256	Square Footage of Lot 11,333	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 135 E011	Applicant *must be owner, Lessee or Buyer* Name Jaime Vacciano Address 484 Stevens Ave City, State & Zip Portland ME 04103	Telephone: 207-772-3961
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 3000 C of O Fee: \$ Total Fee: \$ 50.00
Current legal use (i.e. single family) stone/cafe Number of Residential Units If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? If yes, please name Project description: 16x16 Deck		
Contractor's name: Grey Gilman Address: 30 BOX 476 City, State & Zip: Portland ME 04112 Telephone: Who should we contact when the permit is ready: Grey Gilman Telephone: 653-9519 Mailing address: 30 BOX 476 Portland ME 04112		

RECEIVED
MAY 25 2012
Dept. of Building Inspections
City of Portland Maine

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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 Code Official'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.

Signature: Date: 5/25/12

This is not a permit; you may not commence ANY work until the permit is issued



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 24516
Tender Amount: 50.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 5/25/2012
Receipt Number: 44337

Receipt Details:

Referance ID:	6665	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-05-4088-ALTCOMM - Adding to a deck on restaurant			
Additional Comments: 484 Stevens Ave			

Thank You for your Payment!

BUILDING A DECK???

INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.
2. Type of foundation system
 - a. Diameter of concrete filled tube or pre cast concrete pier size 9" pier x 4'
 - b. depth below grade (minimum 4'-0" below grade)
 - c. anchorage of column to footing post brackets 4'
 - d. spacing and location of tubes/piers 8'
3. Framing Members
 - a. Columns – wood size and location (members supporting framing of floor system) 8x8 pt
 - b. Ledger size attached to building resting on exist deck
 - c. Fastener size and spacing attaching ledger none
 - d. Girder Size and spans carrying floor system 8x8 14' pt
 - e. Joist size, span, and spacing 2x12/16oc 14 pt
 - f. Joist hangers or ledger none
4. Guardrails & Handrail Details
 - a. Guardrail height 42
 - b. Baluster spacing 4" oc
 - c. Handrail height 36 ?
5. Stair Details
 - a. Tread depth (measured nosing to nosing) 10'
 - b. Riser height 7.5
 - c. Nosing on tread 3/4"
 - d. Width of stairs 3'6 1/2"

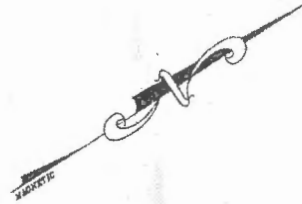
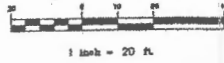
CERTIFICATION

I certify that, in my professional opinion, this survey conforms to the Maine Board of Registration for Land Surveyors Standards for Standard Boundary Survey Condition B.

Wayne T. Wood
Wayne T. Wood, RLS 1328

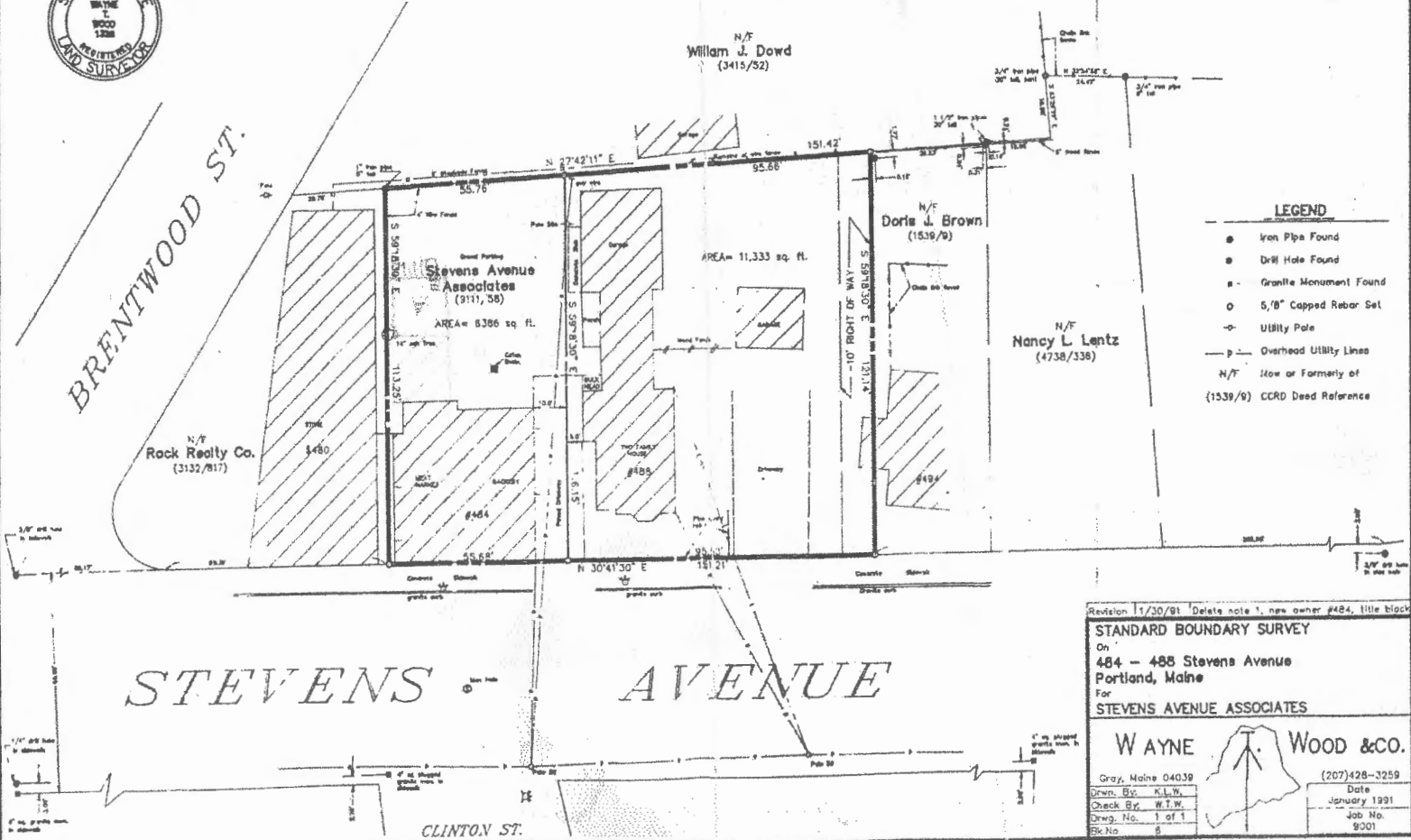


GRAPHIC SCALE



NOTES

- All bearings are referenced to Magnetic North as observed in January 1990 and calculated from angles of an actual on the ground survey.
- All street lines were established from existing monumentation and City of Portland records.
- This property does not fall within any flood zone as shown on the applicable FIRM maps and no apparent zoning violations were found.
- The porch on House #484 is within the 10' right of way as described in deed 1808/154.



LEGEND

- Iron Pipe Found
- Drill Hole Found
- Granite Monument Found
- 5/8" Capped Rebar Set
- Utility Pole
- Overhead Utility Lines
- N/F Lot or Farmery of (1539/9) CCDR Deed Reference

STEVENS AVENUE

BRENTWOOD ST.

CLINTON ST.

Revision 1/30/91 Delete note 1, new owner #484, little block

STANDARD BOUNDARY SURVEY
On
484 - 488 Stevens Avenue
Portland, Maine
For
STEVENS AVENUE ASSOCIATES

WAYNE WOOD & CO.

Gray, Maine 04039 (207)428-3259
Drawn By: K.L.W. Date: January 1991
Checked By: W.T.W. Job No: 9001
Drawg. No. 1 of 1
Sk. No. 8

484 Stevens Ave.



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 135 E026001
Land Use Type TWO FAMILY
Property Location 490 STEVENS AVE
Owner Information VACCHIANO JAIME D
 490 STEVENS AVE
 PORTLAND ME 04103
Book and Page 11174/66
Legal Description 135-E-26
 STEVENS AVE 488-492
 11339 SF
Acres 0.26

Current Assessed Valuation:

TAX ACCT NO. 20042 **OWNER OF RECORD AS OF APRIL 2011**
 VACCHIANO JAIME D
LAND VALUE \$93,500.00 490 STEVENS AVE
BUILDING VALUE \$183,300.00 PORTLAND ME 04103
NET TAXABLE - REAL ESTATE \$276,800.00
TAX AMOUNT \$5,059.90

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



Best viewed at 800x600, with Internet Explorer

Building Information:

Building 1
Year Built 1900
Style/Structure Type OLD STYLE
Stories 1.5
Units 2
Bedrooms 3
Full Baths 2
Half Baths 1
Total Rooms 9
Attic NONE
Basement FULL
Square Feet 2383

[View Sketch](#) [View Map](#) [View Picture](#)



next door to right

Outbuildings/Yard Improvements:

Building 1
Year Built 1920
Structure FLAT BARN
Size 30X24
Units 1
Grade C
Condition F

Building 1
Year Built 1930
Structure GARAGE-WD/CB
Size 18X20
Units 1
Grade D
Condition P

Sales Information:

Sale Date	Type	Price	Book/Page
12/1/1993	LAND + BUILDING	\$99,000.00	11174/66

[New Search](#)



B5 R 011

Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division 2012-516

PROJECT NAME: CAFE back deck (Dad's meat mk)

PROJECT ADDRESS: 484 STEVENS AVE. CHART/BLOCK/LOT: 135-E-11

APPLICATION FEE: (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

* ATTACHED

17x18 - 288 sq ft
16x18 = 288 sq ft

COPY

received in
Planning
5/29/12

CONTACT INFORMATION:

OWNER/APPLICANT

Name: JAIME VACCHIANO
Address: 488 STEVENS AVE

Work #: 772-3961

Cell #: 749-6524

Fax #: _____

Home #: _____

E-mail: JVACCHIA@MAINE.RR.COM

CONSULTANT/AGENT

Name: _____

Address: _____

Work #: _____

Cell #: _____

Fax #: _____

Home #: _____

E-mail: _____

Criteria for an Administrative Authorization:

(see section 14-523(4) on pg .2 of this appl.)

- a) Is the proposal within existing structures? _____
- b) Are there any new buildings, additions, or demolitions? _____
- c) Is the footprint increase less than 500 sq. ft.? _____
- d) Are there any new curb cuts, driveways or parking areas? _____
- e) Are the curbs and sidewalks in sound condition? N/A
- f) Do the curbs and sidewalks comply with ADA? N/A
- g) Is there any additional parking? _____
- h) Is there an increase in traffic? _____
- i) Are there any known stormwater problems? _____
- j) Does sufficient property screening exist? _____
- k) Are there adequate utilities? _____
- l) Are there any zoning violations? _____
- m) Is an emergency generator located to minimize noise? _____
- n) Are there any noise, vibration, glare, fumes or other impacts? _____

Applicant's Assessment Planning Division

Y(yes), N(no), N/A

Y(yes), N(no), N/A

<u>N</u>	_____
<u>Y</u>	_____
<u>Y</u>	_____
<u>N</u>	_____
<u>N/A</u>	_____
<u>N/A</u>	_____
<u>N</u>	_____
<u>N</u>	_____
<u>N</u>	_____
<u>Y</u>	_____
<u>Y</u>	_____
<u>N</u>	_____
<u>N</u>	_____
<u>N</u>	_____

Signature of Applicant: <u>Jaime Vacchiano</u>	Date: <u>4/20/12</u>
--	----------------------

Administrative Authorization Decision

Name: Pat's Meat Market
Address: 484 Stevens Avenue
Project Description: Exterior Deck

Criteria for an Administrative Authorizations:
(See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
Y(yes), N(no), N/A

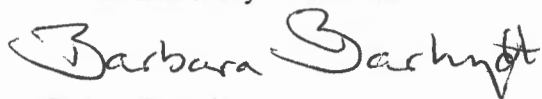
Planning Division
Use Only

a) Is the proposal within existing structures?	No	no
b) Are there any new buildings, additions, or demolitions?	Yes	yes
c) Is the footprint increase less than 500 sq. ft.?	Yes	There is an existing deck & the proposed addition increase the deck by 288 sq ft.
d) Are there any new curb cuts, driveways or parking areas?	No	no
e) Are the curbs and sidewalks in sound condition?	n/a	yes
f) Do the curbs and sidewalks comply with ADA?	n/a	yes
g) Is there any additional parking?	No	no
h) Is there an increase in traffic?	No	no
i) Are there any known stormwater problems?	No	no
j) Does sufficient property screening exist?	Yes	Yes, there are trees in the yard to provide screening
k) Are there adequate utilities?	Yes	yes
l) Are there any zoning violations?	No	no
m) Is an emergency generator located to minimize noise?	No	n/a
n) Are there any noise, vibration, glare, fumes or other impacts?	No	Must meet B-1 noise standards

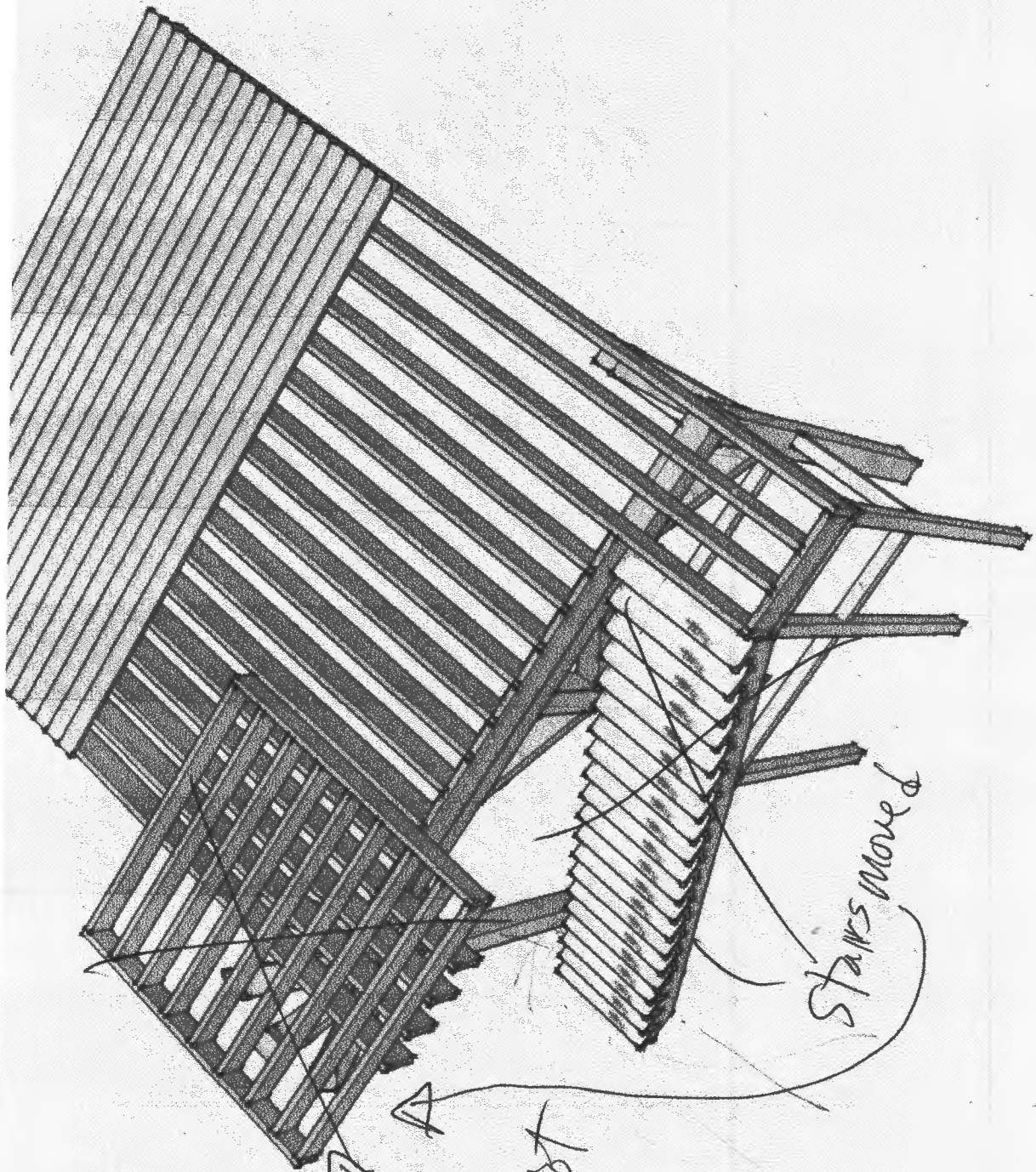
Phil DiPierro visited the site on June 1, 2012 and the pictures are uploaded to the file.

The Administrative Authorization for 484 Stevens Avenue was approved by Barbara Barhydt, Development Review Services Manager on June 4, 2012 with the following condition(s) of approval listed below:

1. The site plan shows the existing tree to be retained, so the site plan is approved with the requirement to preserve the existing trees as buffers.
2. Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.



Barbara Barhydt
Development Review Services Manager
Date of Approval: June 4, 2012

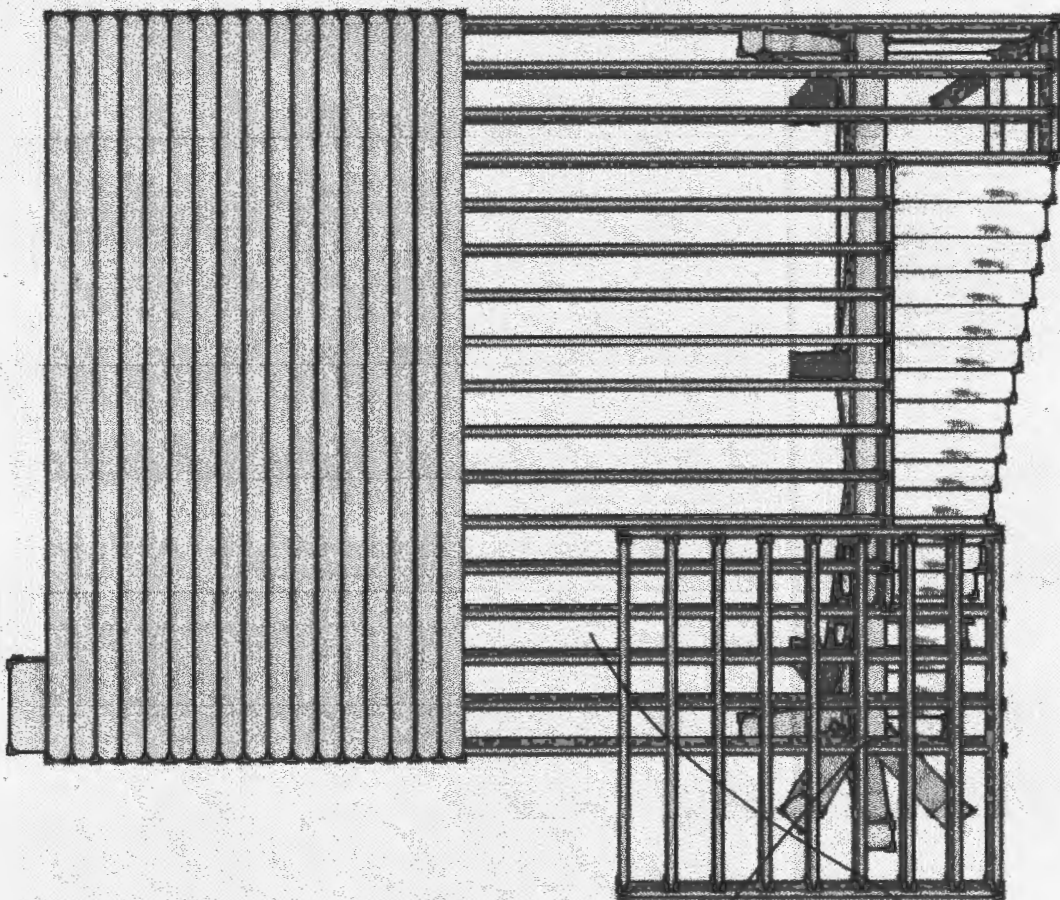


Stairs moved

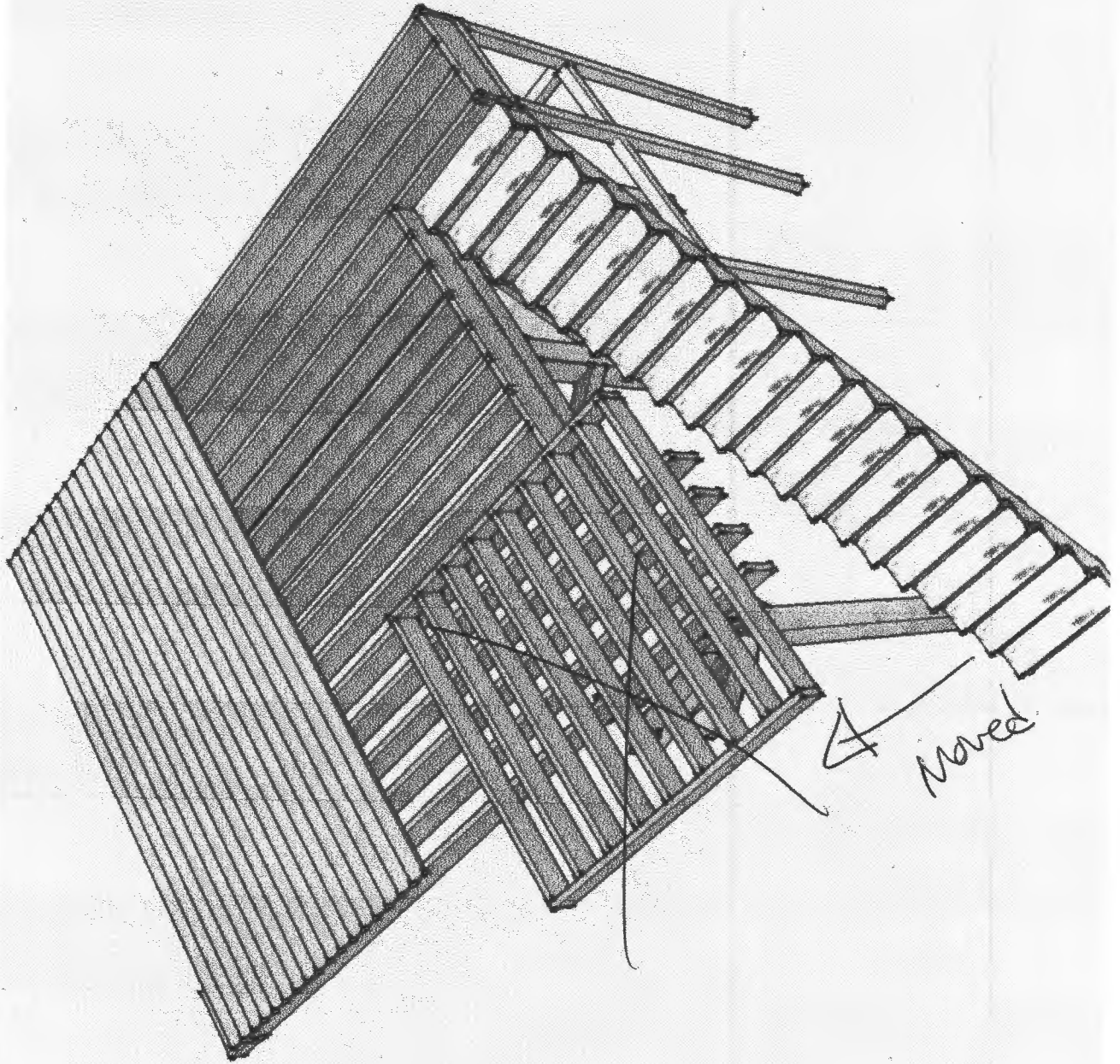
Not

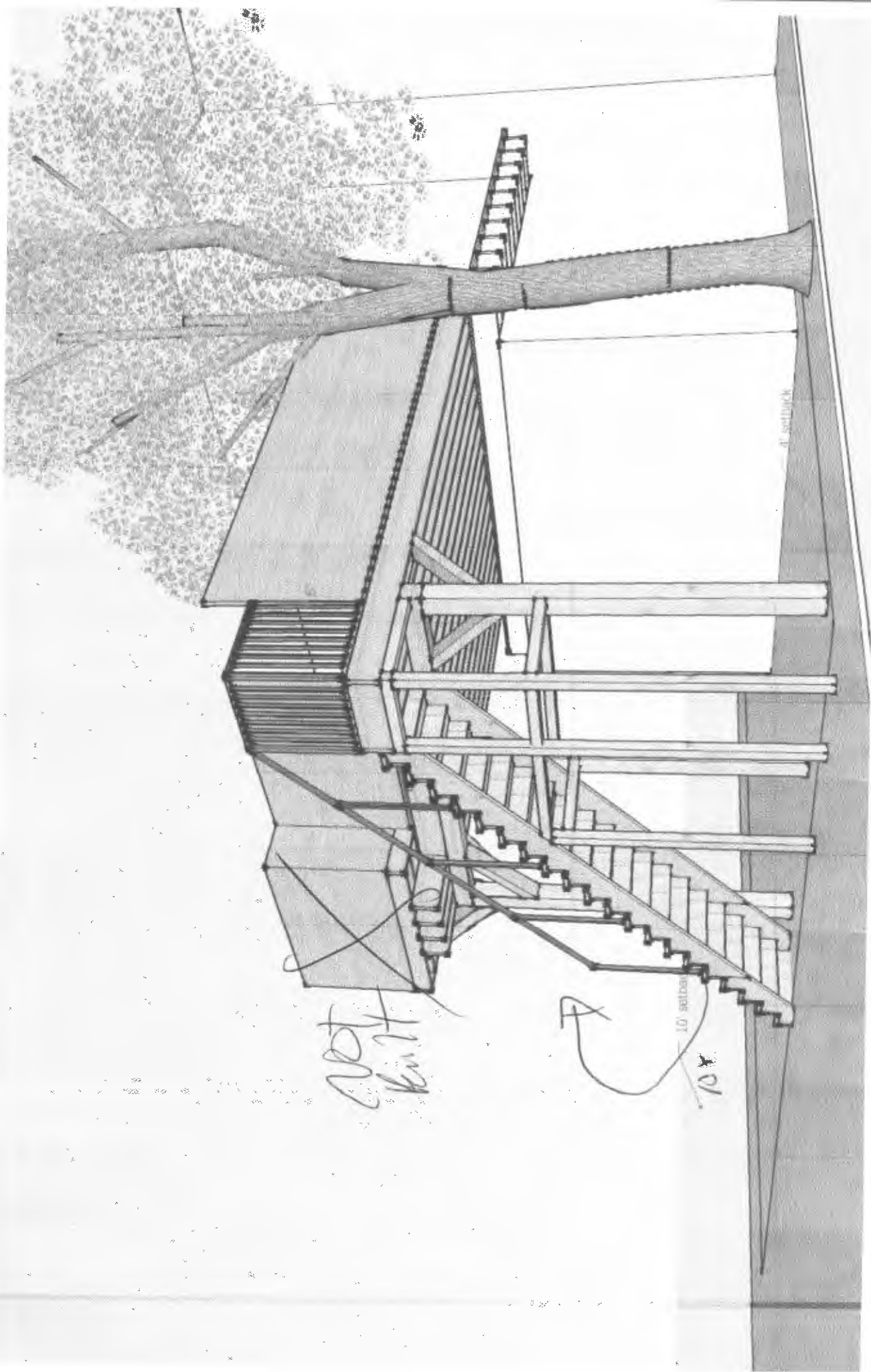
being
built





Not
Built

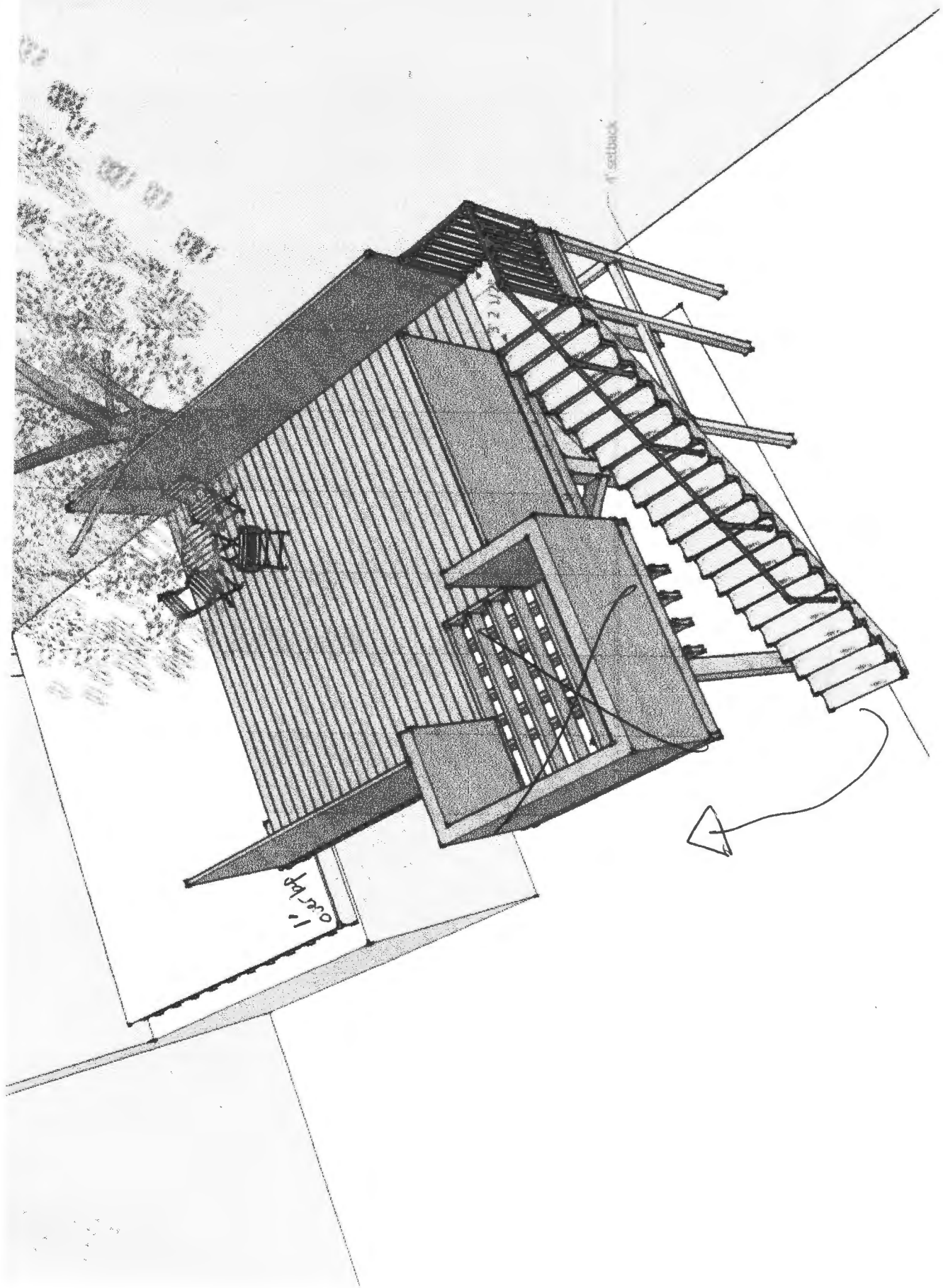




alt
kurt

10 setba
10x

d. setba

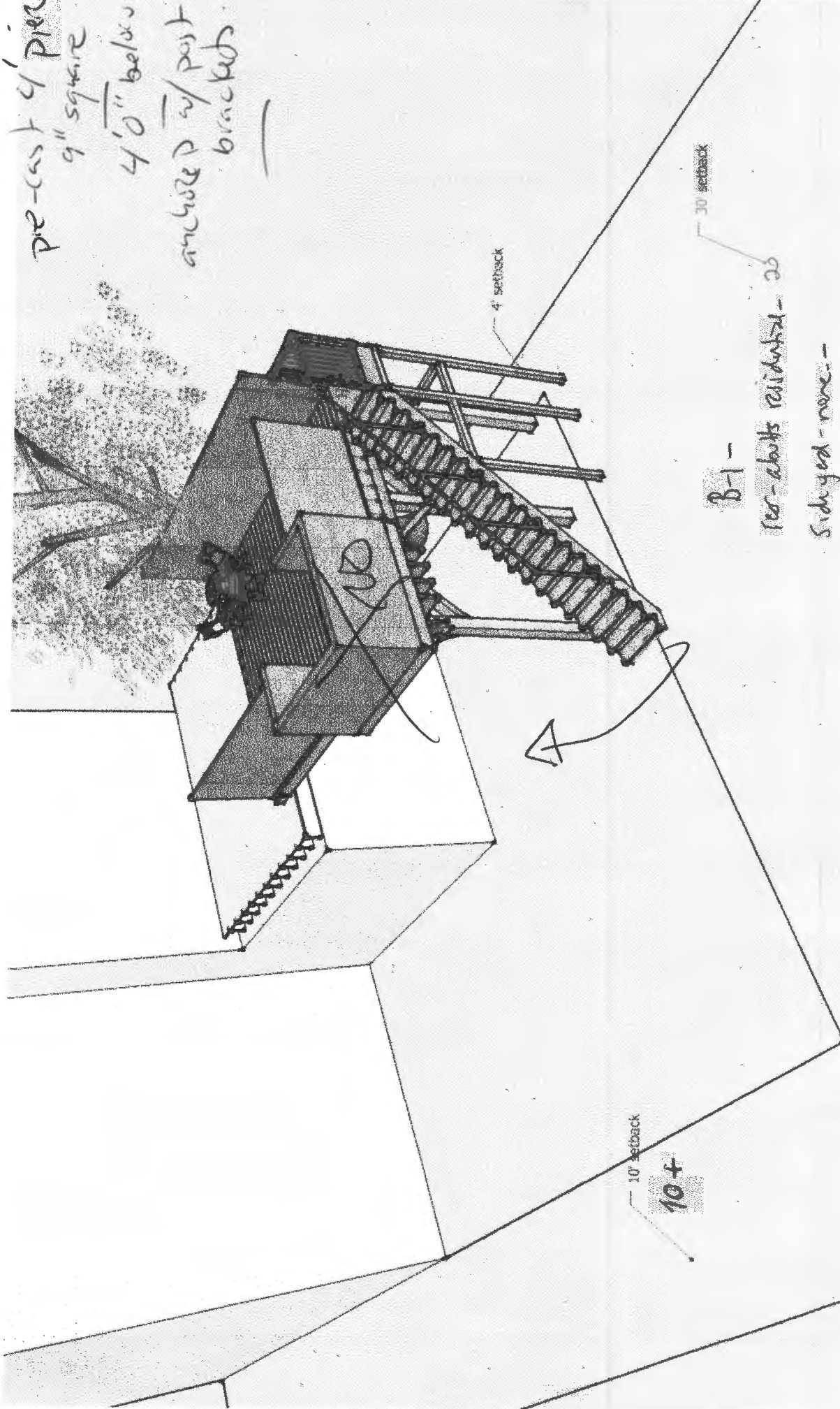


setback

04-200



pre-cast 4' pier
9" square
4'0" below
anchored w/ post
brackets



30' setback

4' setback

10' setback

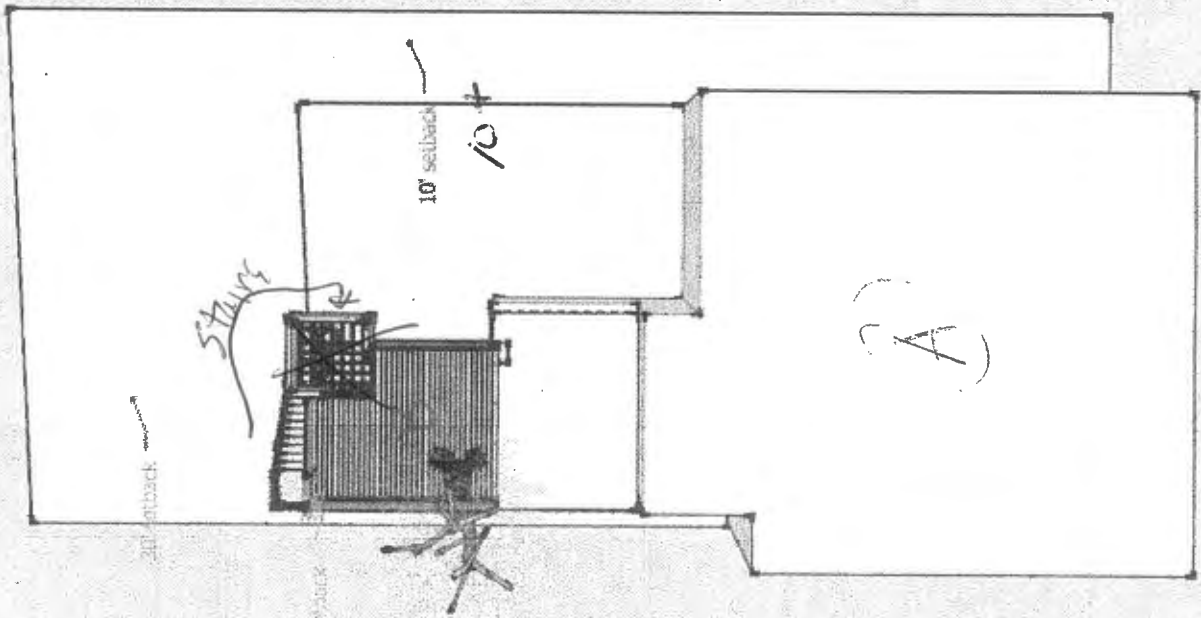
10+

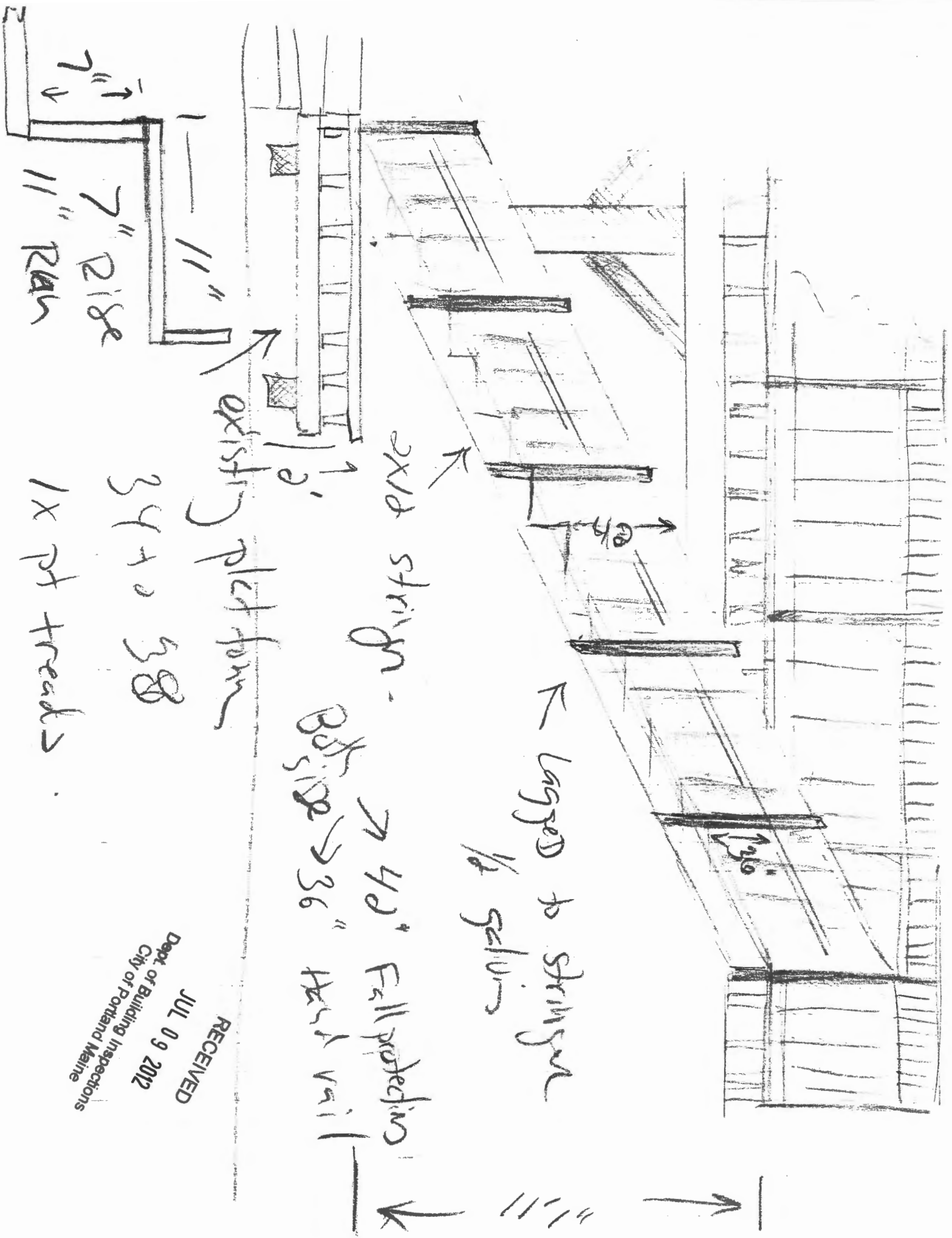
B-1 -

See charts residential - 20

Sidewalk - none -

90% impervious





7" Rise
11" Rain

existing platform

34 + 0 38

1x pt tracks

exist stringer

Boysie → 36" Arch rail

→ 42" Fall protection

← lagged to stringer
1/2 gables

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City of Portland Maine

Wall Section

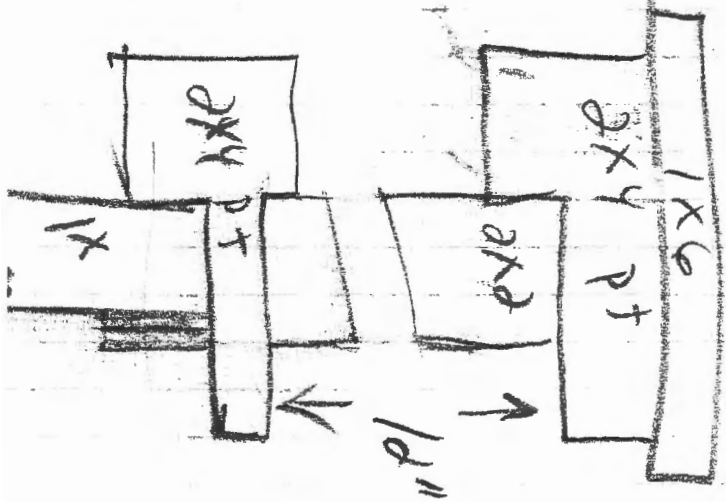
Top View

4x4

cap

1x8 rough

1 3/4 x 1 3/4 pt

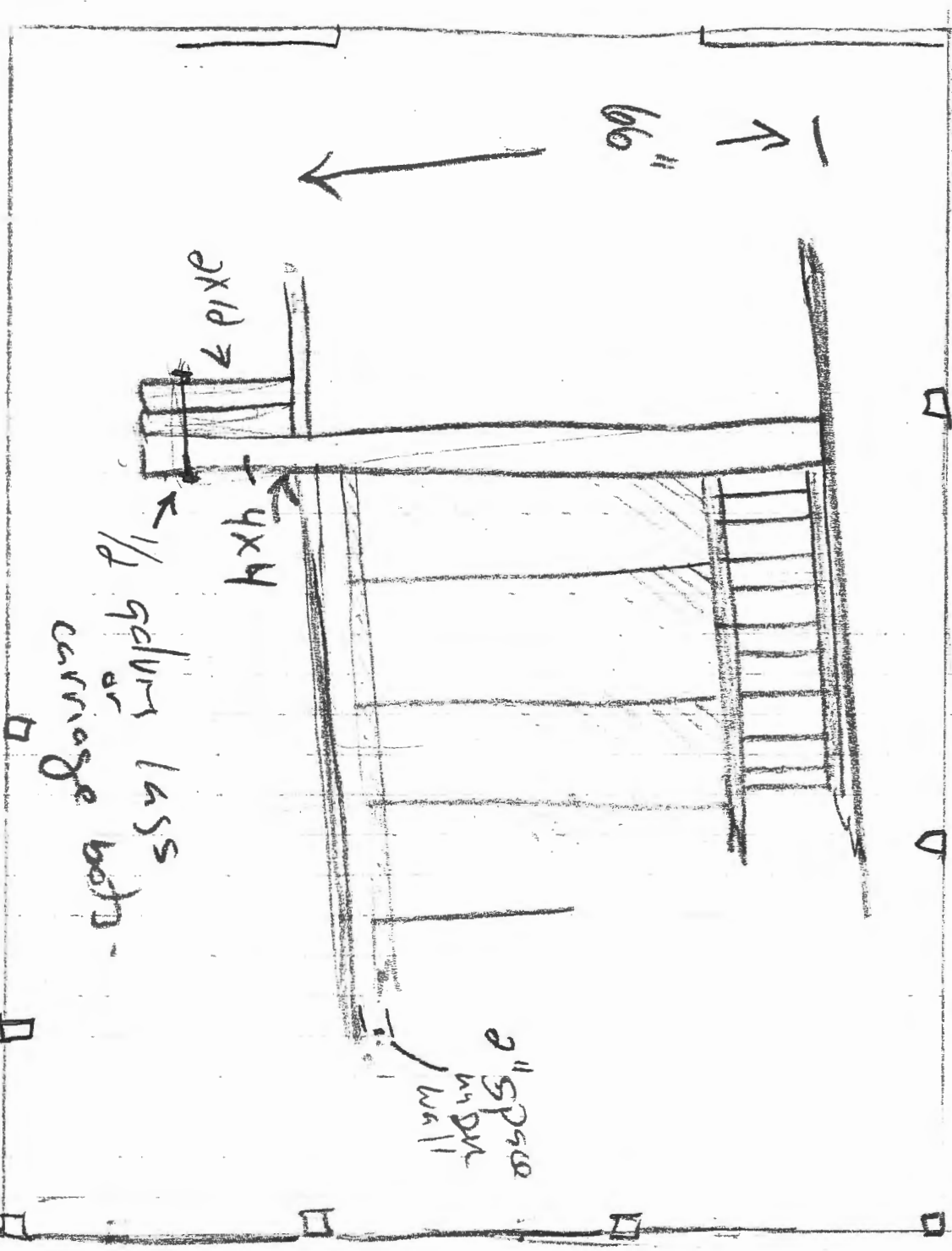


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 City of Portland Maine

← 18' → wall sections
→ around deck ←

64"

16'



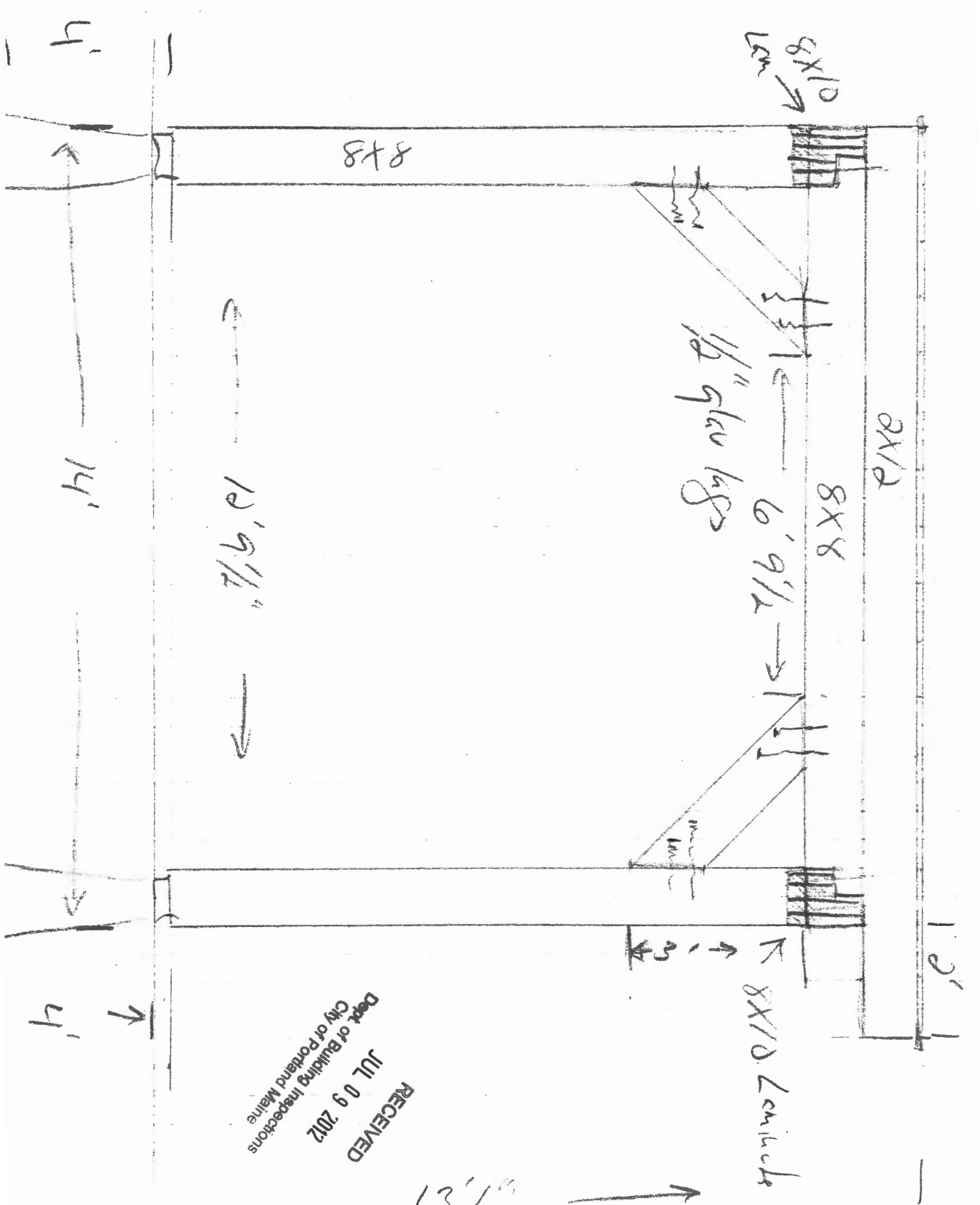
wall section

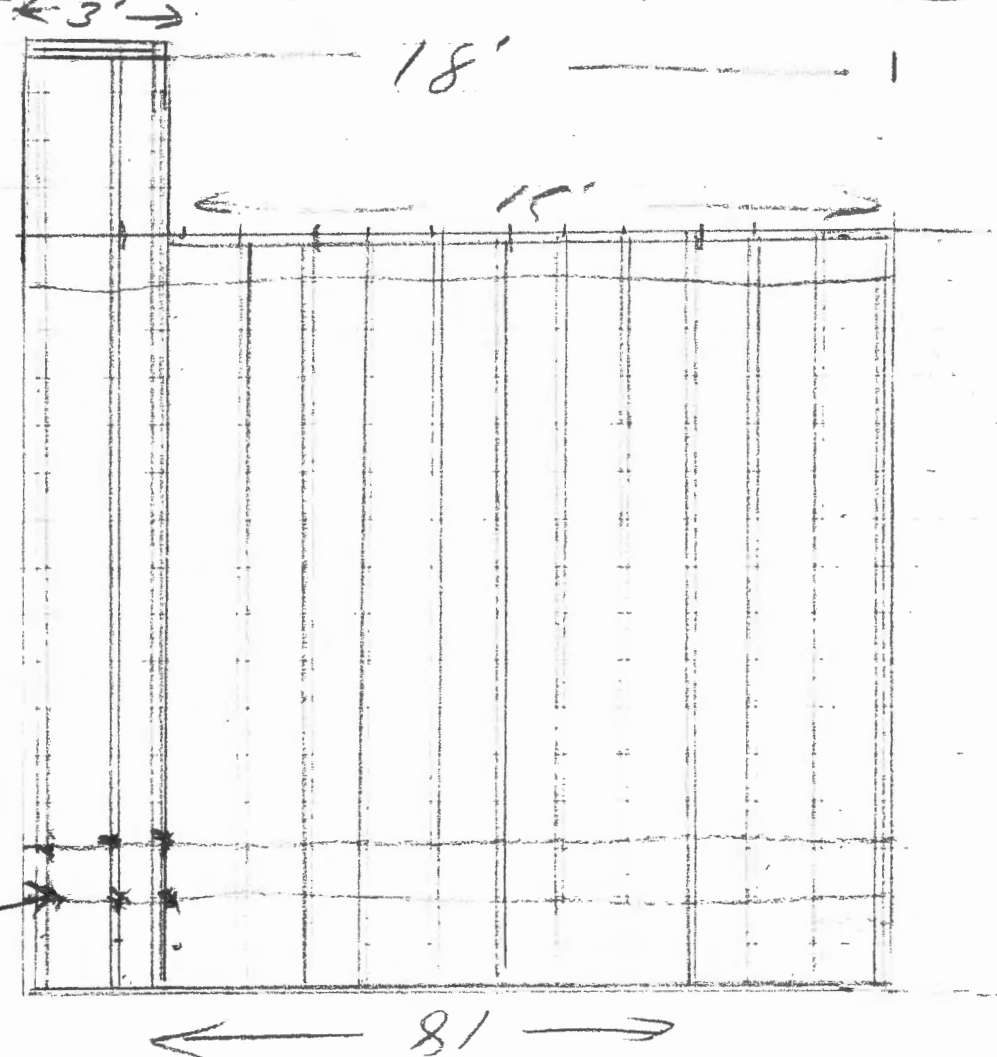
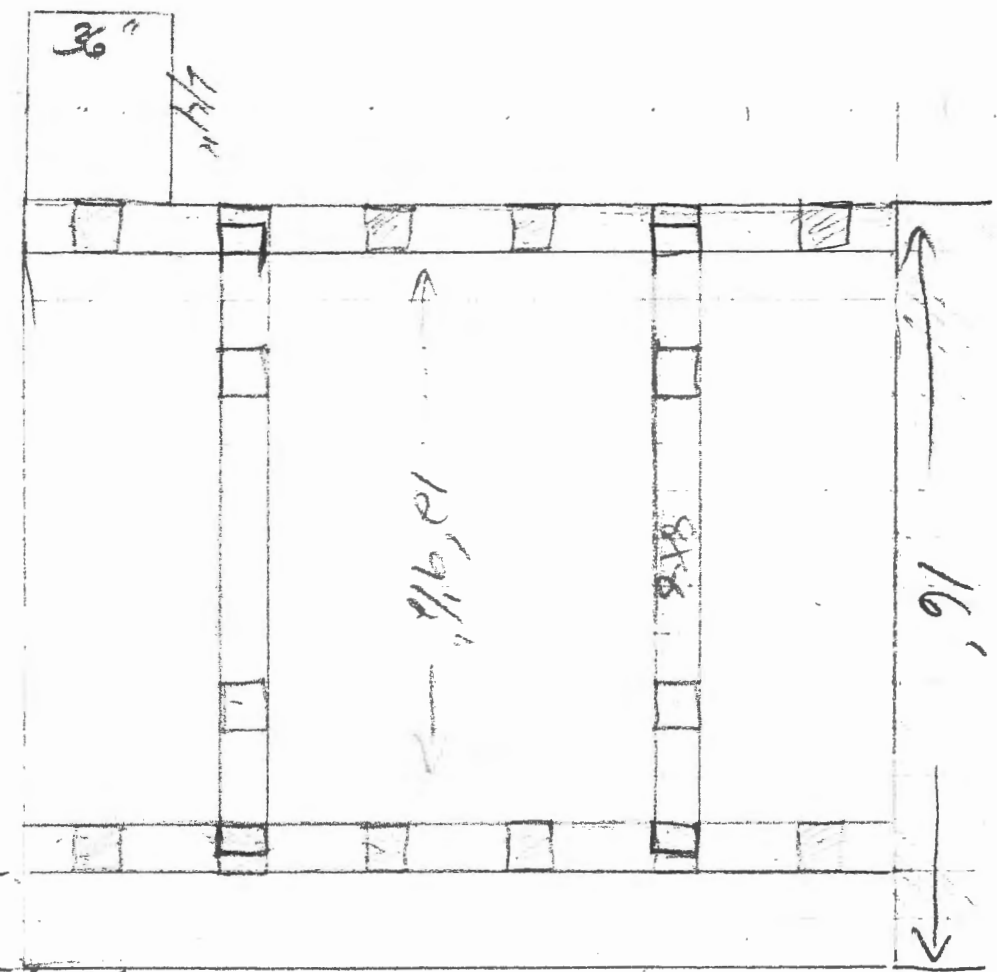
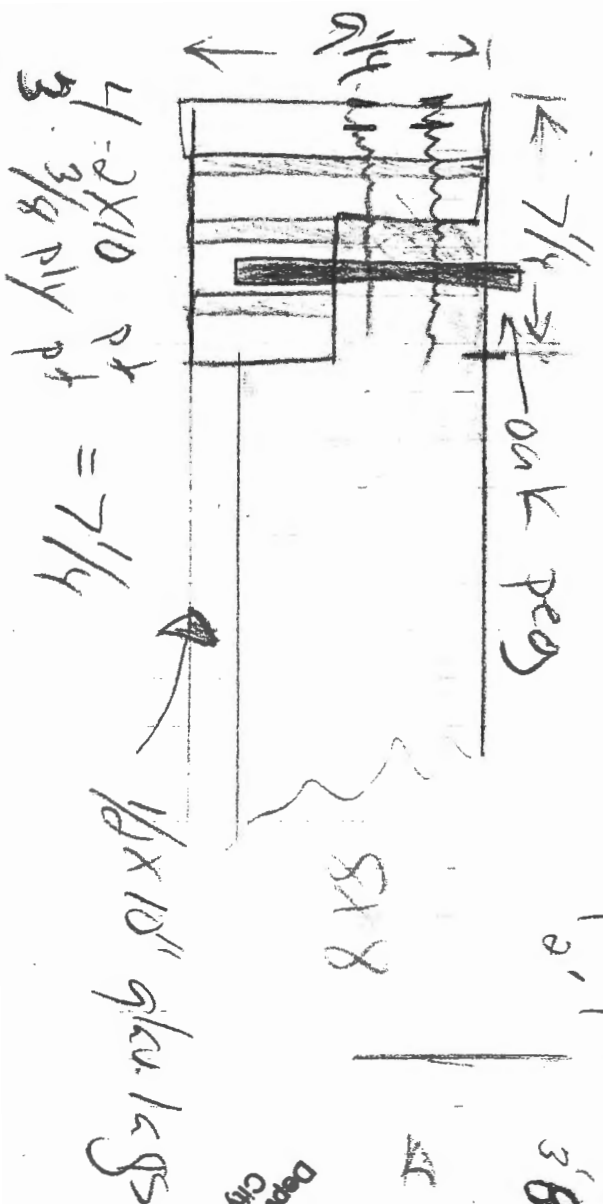
64 L x 66 H x 3 1/2 D

2" space
under
wall

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 JUL 09 2012
 Dept. of Building Inspections
 City of Portland Maine

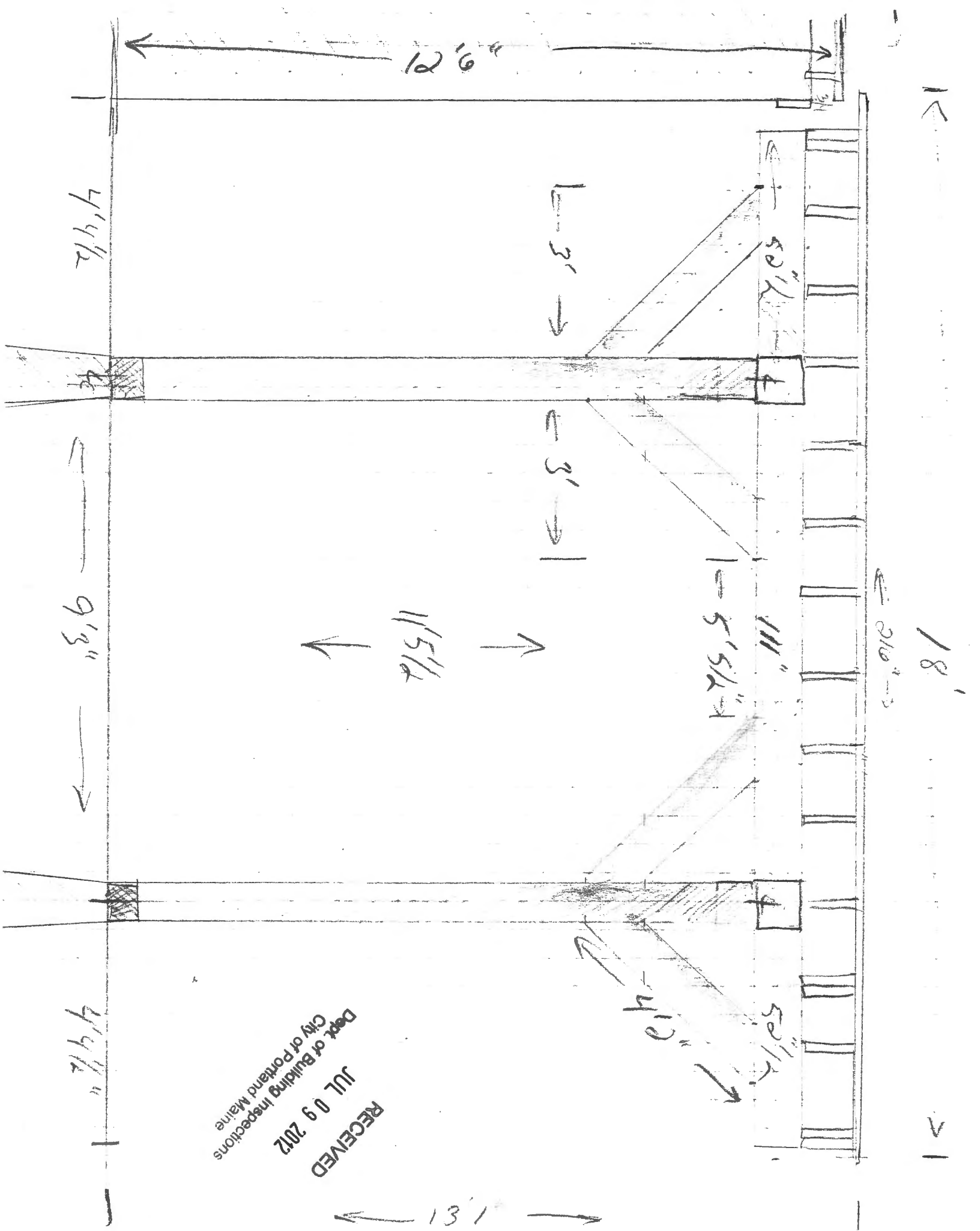
2'8"





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 JUL 09 2012
 Dept of Building Inspections
 City of Portland Maine

2x12 joists pt



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 Dept. of Building Inspections
 City of Portland Maine

4-4'x9" Form piers

4-8x8x12 posts.
2-8x8x14 cross lintels
2-8x10x18 laminated main lintel
2-8x8x42" angle braces

1/2 gal. Lags.
oak pegs

1- Timber brackets foot of posts

2-2x12x16 pt
5-2x12x20 pt

288" 1x6 decking pt.

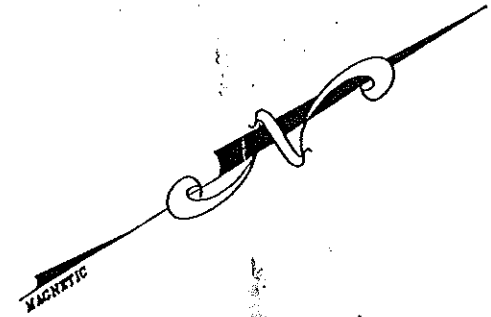
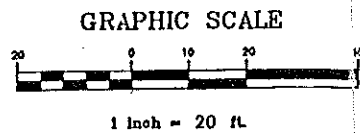
Hurricane straps.

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JUL 09 2012
Dept. of Building Inspections
City of Portland, Maine

CERTIFICATION

I certify that, in my professional opinion, this survey conforms to the Maine Board of Registration for Land Surveyors Standards for Standard Boundary Survey Condition II.

Wayne T. Wood
Wayne T. Wood, RLS 1328



NOTES

1. All bearings are referenced to Magnetic North as observed in January 1990 and calculated from angles of an actual on the ground survey.
2. All street lines were established from existing monumentation and City of Portland records.
3. This property does not fall within any flood zone as shown on the applicable FIRM maps and no apparent zoning violations were found.
4. The porch on House #494 is within the 10' right of way as described in deed 1808/154.

B-1
 rear abuts residential - 20'
 30' storm
 sidewalk - no setbacks
 90' impervious - area has
 been used for parking but
 20' spurs on property
 not shown

N/F
 William J. Dowd
 (3415/52)

N/F
 Doris J. Brown
 (1539/9)

N/F
 Nancy L. Lentz
 (4738/336)

N/F
 Rock Realty Co.
 (3132/817)

Stevens Avenue
 Associates
 (9111, '58)
 AREA = 6386 sq. ft.

AREA = 11,333 sq. ft.

BRENTWOOD ST.

STEVENS AVENUE

STEVENS AVENUE

CLINTON ST.

LEGEND

- Iron Pipe Found
- Drill Hole Found
- Granite Monument Found
- 5/8" Capped Rebar Set
- Utility Pole
- p- Overhead Utility Lines
- N/F How or Formerly of (1539/9) CCRD Deed Reference

Revision 1/30/91 Delete note 1, new owner #484, title block

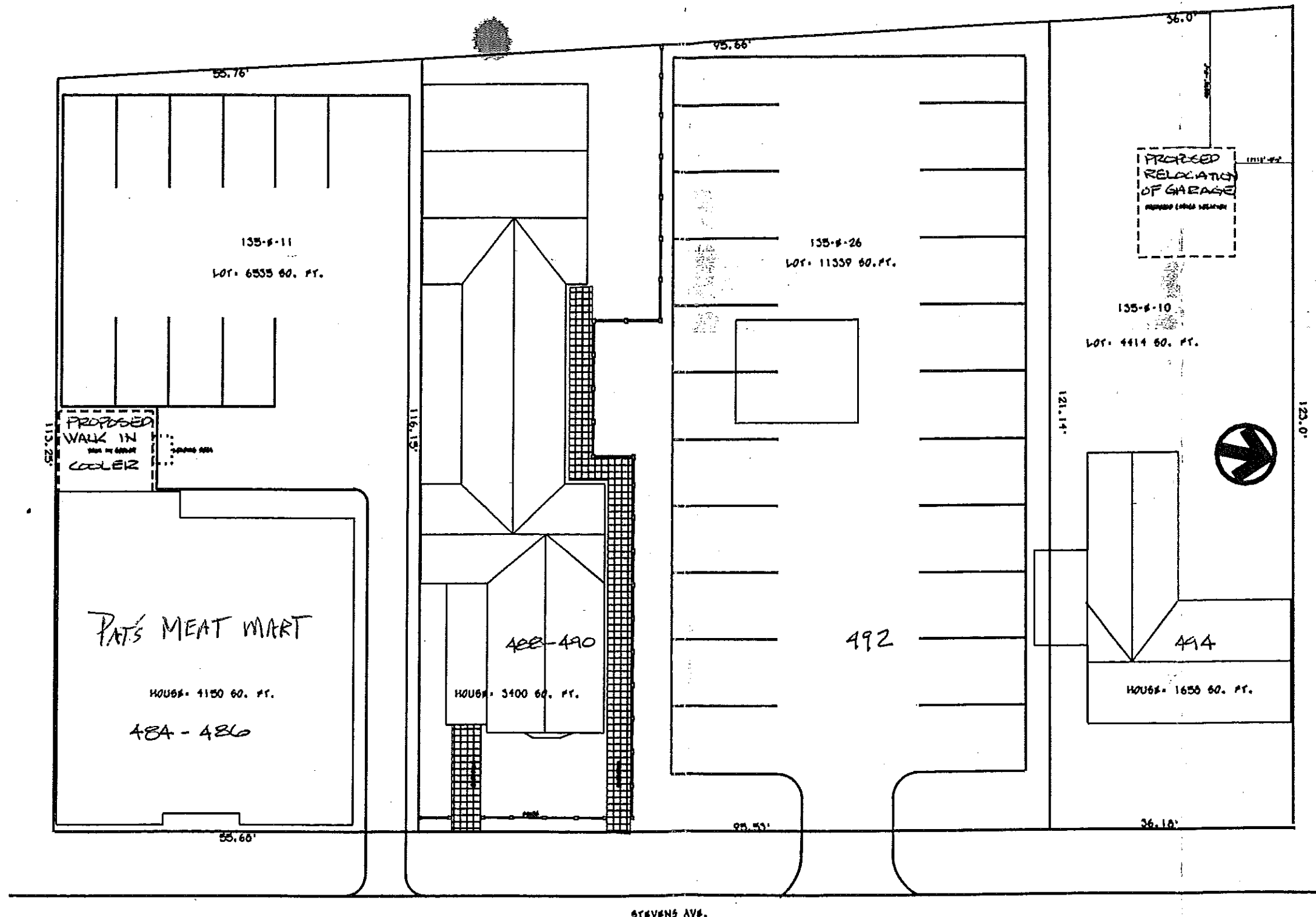
STANDARD BOUNDARY SURVEY
 On
 484 - 488 Stevens Avenue
 Portland, Maine
 For
 STEVENS AVENUE ASSOCIATES

WAYNE WOOD & CO.
 Gray, Maine 04039
 (207)428-3259

Drwn. By: K.L.W.
 Check By: W.T.W.
 Drwg. No. 1 of 1
 Bk.No. 6

Date
 January 1991
 Job No.
 9001

RECEIVED
 JUN 05 2012
 Dept. of Building Inspections
 City of Portland Maine



* Jaime Vaccino owns
both lots (135-E-11 & 135-E-26)