

Permit No: 961227

Location of Construction: 484 Stevens Ave
 Owner: Vacciano, Jamie
 Phone: 772-3961

PERMIT ISSUED
 DEC 17 1996
 CITY OF PORTLAND

Owner Address: SAA Ptld, ME 04103
 Leasee/Buyer's Name: Pat's Meat Market
 Phone: 772-3961
 Business Name:
 Contractor Name: Owner
 Address:
 Proposed Use:
 Cafe

Zone: B-1
 CBL: 135-E-011
 Zoning Approval: *Not Done*
 Approved by Council: *6-17-96*

Past Use:
 Vacant Space (2nd floor)
 Proposed Project Description:
 Change Of Use from Vacant Space to Cafe
 Interior Renovations
 Permit Taken By: Mary Gresik
 Date Applied For: 03 December 1996

- Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major minor final

PERMIT FEE: \$ 75.00
 INSPECTION: Use Group: Type:
 Signature: *AMW*
 PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)
 Action: Approved Denied

- Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

15310/1-Ax1e 70.00
 1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
 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.

- Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

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 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 provisions of the code(s) applicable to such permit

Action:
 Approved
 Approved with Conditions
 Denied
 Date: 12/3/96

Jaimie Vacciano
 SIGNATURE OF APPLICANT
 Jamie Vacciano
 ADDRESS: 24 NEW ST
 DATE: 03 December 1996
 PHONE: 761-4765

CEO DISTRICT
 4
 A. POWERS

JAMIE VACCIANO
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE
 PHONE:
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS

4/9/97 Spoke to owner/contractor about the need for State Fire Marshall's Approval. They need to apply for permits. Grease trap discussed. Raul height discussed, amongst other small issues. OK for plumbing so far - 2 bathrooms plumbed. Will be resubmitting new floor plan w/ minor changes.

5-14-97 Conversation w/ Plumbing Contractor: Dave McWilliams re: grease trap and required sinks & water traps. Owner will be putting a sprinkler system in during the week of July 4th. Will call for inspection.

8-29-97 Owner/Contractor working on interior finishes. Sprinkler System installed, heads to be added, will submit test to Lt MacDougall. Shooting for a Nov. opening. Plumbing to be completed yet.

12-10-97 P.M. C of I Inspection OK to occupy per my inspector. Needed to plug one hole in hood and add fire extinguisher.

12-10-97 OK'd w/ Lt. MacDougall and Mike Collins, dec. Inspector.

Inspection Record

Type	Date
Foundation:	
Framing:	
Plumbing: Rough-in	4/9/97
Final:	
Other:	



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

135-E-011

LOCATION 484 Stevens Avenue

Issued to Jamie Vacciano/Pat's Meat Market

Date of Issue 21 NOV 97

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No.961227, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES
Second Floor

APPROVED OCCUPANCY
Cafe

Limiting Conditions:

This certificate supersedes certificate issued

Approved: 21 NOV 97 *[Signature]*
(Date) Inspector

[Signature]
Inspector of Buildings

[Handwritten initials]

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

LAND USE - ZONING REPORT

ADDRESS: 484 Stevens Ave DATE: 12/16/96

REASON FOR PERMIT: change of use to cafe on 2nd floor

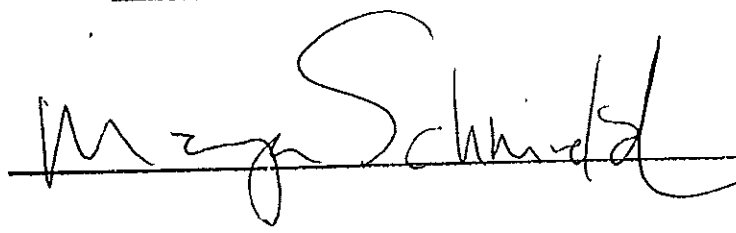
BUILDING OWNER: Jamie Vacciano C-B-L: 135-E-11

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition _____

 Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

BUILDING PERMIT REPORT

DATE: 12/17/98 ADDRESS: 484 Stevens Dr

REASON FOR PERMIT: renovation

BUILDING OWNER: Jamie Vaccaro

CONTRACTOR: -

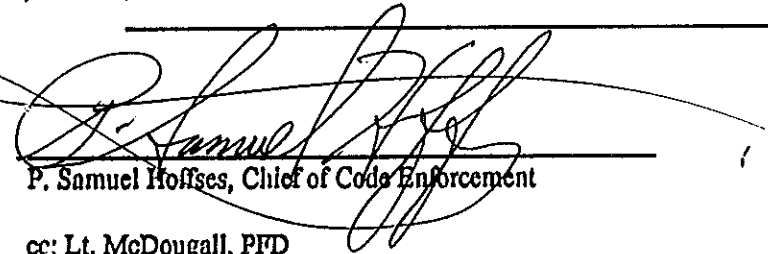
PERMIT APPLICANT: Jamie Vaccaro APPROVAL: *8*11*14*17

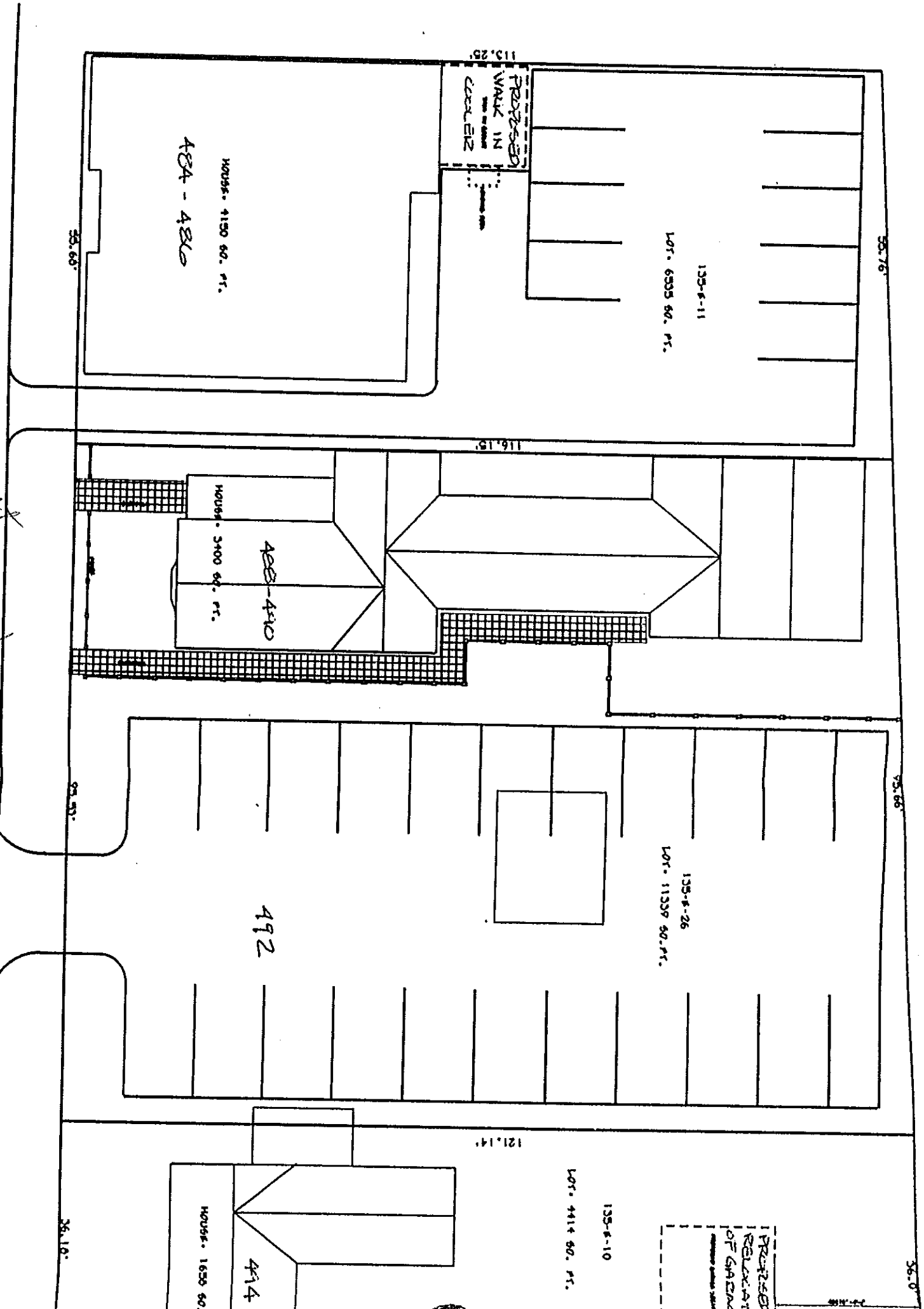
DENIED: *15*22*23*24

CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
5. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
6. Headroom in habitable space is a minimum of 7'6".
7. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. Every sleeping room below the fourth story in buildings of use Groups S and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
10. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
12. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
14. In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.

- 15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 16. The Sprinkler System shall maintained to NFPA #13 Standard.
- * 17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023, & 1024, Of the City's building code. (The BOCA National Building Code/1996)
- * 18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 19. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 20. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- * 22. Commercial cooking equipment shall be installed in accordance w/NFPA 96
- * 23. This project requires State Fire Marshall approval
- * 24. ALL Food Service equipment shall be installed and meet STATE & LOCAL requirements - This includes plbg - grease trap etc..


 P. Samuel Hoffses, Chief of Code Enforcement
 cc: Lt. McDougall, PFD



Contract
 signed 6-17-96
 5158888 AVF.
 in ground

REVIEWED FOR
BARRIER FREE
COMPLIANCE

STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
AUGUSTA
CONSTRUCTION PERMIT



Permit No 8618

PERMISSION IS HEREBY GIVEN TO:

Jaime Vacchiano
484 Stevens Ave.
Portland, ME 04103

Location of project:

484 Stevens Ave.
Portland, ME

PROJECT TITLE:

Pat's Meat Mart

OCCUPANCY CLASSIFICATION:

Assembly Class "C"

To construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

This permit will expire at midnight on December 2, 1997.

This permit is issued under the provisions of Title 25, Chapter 317, Section 2448

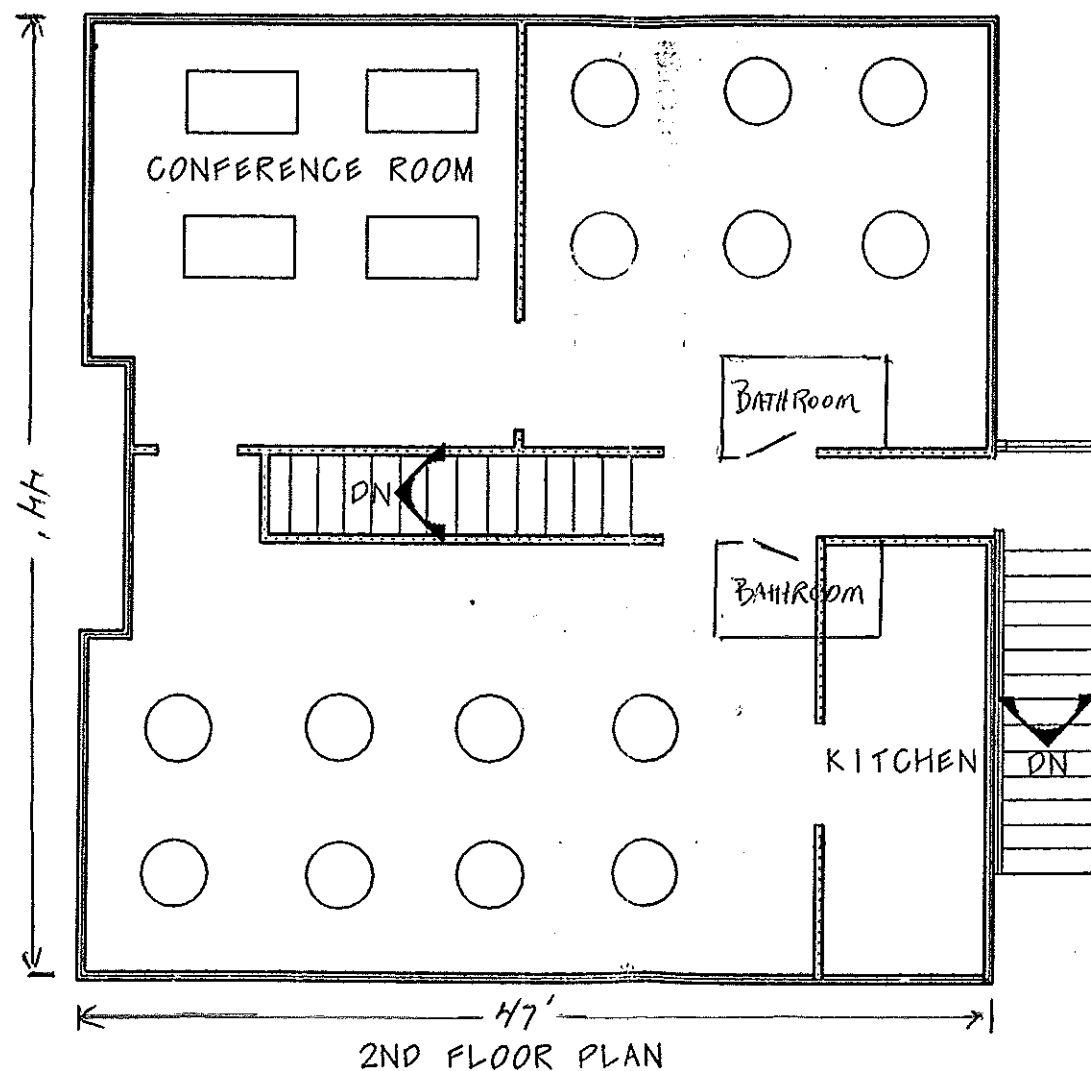
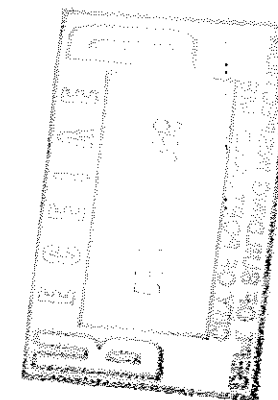
Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Dated the 3rd day of June A.D. 19 97

FEE \$ 50.00

SPRINKLED

Commissioner - Public Safety



PAT'S MEAT MART
Proposed Plan