

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 484 Stevens Ave		Owner: Jaime D Vacchiano		Phone: 772-3961		Permit No: 960964	
Owner Address: 484 Stevens Ave- Ptld ME		Leasee/Buyer's Name: 04103		Phone:		BusinessName:	
Contractor Name: owner		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: OCT - 1 1996 CITY OF PORTLAND </div>	
Past Use: retail bldg		Proposed Use: retail bldg w walk-in cooler		COST OF WORK: \$ 10,000 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		PERMIT FEE: \$ 70 INSPECTION: Use Group: <u>4</u> Type: Signature: <i>[Signature]</i>	
Proposed Project Description: construct walk-in cooler		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: <i>[Signature]</i> Date:		Zone: <u>B/R5</u> CBL: <u>135-E-11</u> Zoning Approval: <i>[Signature]</i> 9/27/96 Special Zone or Reviews: <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"/>	
Permit Taken By: L Chase		Date Applied For: 9/20/96					

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..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 9/24/96

[Signature]

CEO DISTRICT *[Signature]*
[Signature]

PERMIT ISSUED WITH REQUIREMENTS

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

Jaime D. Vacchiano 484 STEVENS AVE. 9/20/96

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

City of Portland, Maine – Building or Use Permit Application, 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

960964

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				PERMIT FEE: \$ 70	
Proposed Project Description: construct walk-on cooler		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 4 Type:	
		Signature: [Signature]		Signature: [Signature]	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
Permit Taken By: L Chase		Date Applied For: 9/20/96			

PERMIT ISSUED
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OCT - 1 1996
CITY OF PORTLAND

Zone: CBL:
 135-E-11
Zoning Approval:
 Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
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 Approved
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SIGNATURE OF APPLICANT: _____ ADDRESS: _____ DATE: 9/24/96 _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

CEO DISTRICT #6
 M. Leary

COMMENTS

10-9-96 No work yet

10-26 No work yet

10-30-96 Contractor has excavated and already installed footings, they have reduced the size of the cooler, fnd., footing to accommodate the tree and it's roots so as not to kill it.

Rebar has been drilled into existing foundation wall @ both points of contact and was not grouted. There will be a floor drain tied into existing interior waste (to be 3"6).

11-22-96 Plumbing Inspection. Have installed a 2'0" long trench/ trough drain, 1 1/2" drain pipe. This is only to be used to mop floors, so sizing is sufficient. Framing Insp OK - Roof Sheathed and shingled.

12-10-97 OK to close permit out.

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

Applicant: Jamie D. Vaccaro Date: 9/27/96

Address: 484 Stevens

C-B-L: 135-E-11

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing thru the section where the cooler is

Zone Location - B-1 Zone & R-5 checked original maps during 87/88 change & it clearly shows the B-1 zone goes into this lot

Interior or corner lot -

Proposed Use/Work - walk-in cooler

Sewage Disposal - city

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard - revised section in B-1 side yard for Bldg & Accessory Structure (Sec. Approved 7-1-96) None required - None shown

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

LOCATION 484 STEVENS AVE. 01103

8/27/96

TRIME VACATION
D B A
OWNER
PAT'S MEAT MART

THE PROPOSED STRUCTURE IS TO BE A WALK-IN COOLER
A REPLACEMENT TO THE NOW INTERIOR 50 YEAR OLD MODEL
WITH THE COOLER IN THE REAR OF THE BUILDING & WILL BE
ABLE TO RECEIVE SHIPMENTS AND ALLEVATE ON STREET
DELIVERIES. COST OF CONSTRUCTION IS EST. \$15,000.
I HAVE ALL BUILDING MATERIALS EXCEPT INSULATION & CLAPBOARDS

3) THE COOLER WILL BE 15' X 18.7' - 280.5 SQ. FT.
WITH AN ADDITIONAL 4' LOADING DOCK ON TWO SIDES

4) NO SOLID WASTE - A DRAIN WILL BE NEEDED FOR CLEANING

5) THERE ARE NO EASEMENTS OR BURDENS AT THIS LOCATION

6) THIS WILL BE CONNECTED TO THE BUILDING EXISTING UNDER
SECURE.

7) THERE IS A CATCH BASIN IN THE PARKING LOT ALREADY

8) UPON RECEIVING A BUILDING PERMIT, I HAVE 4 WEEKS
TO COMPLETION.

9) DOES NOT APPLY

9) HAVING THE MATERIALS I KNOW HOW - THE COST WILL BE
MINIMUM 4-5 THOUSAND

10) I AM THE OWNER OF THE PROPERTY.

11) THERE IS ONE LINE OF TREE THAT MUST COME DOWN
OTHER THAN THAT IT WILL HIDE A LITTLE MORE OF THE BLOCK
BUILDING ASIDE OF ME!

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: JAIME VACCHIANO
ADDRESS: 484 STEVENS AVE, PORTLAND
SITE ADDRESS/LOCATION: 484 STEVENS AVE
DATE: 9/18/96

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

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 _____, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. The Development Review Coordinator (874-8300 ext. 8722) 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. Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. A sewer permit is required for your project. Please contact Carol Poliskey at 874-8300, ext. 8828. 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.

7. _____ A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. _____ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. _____ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
10. _____ The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
11. _____ A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
12. ✓ _____ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. ✓ _____ CONTRACTOR SHALL GRADE THE AREA AROUND THE ADDITION AWAY FROM THE STRUCTURE

cc: Katherine Staples, P.E., City Engineer



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

I. D. Number _____

Applicant Vacchiano, Jaime
484 Stevens Ave
 Applicant's Mailing Address _____
 Consultant/Agent Jaime Vacchiano
Jaime - 772-3961
 Applicant or Agent Daytime Telephone, Fax _____

30 August 1996
 Application Date
Pat's Meat Market
 Project Name/Description
484 Stevens Ave
 Address of Proposed Site
135-E-011
 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 ___ Other (specify) Walk-in Cooler
280 Sq Ft - Cooler 6,535 Sq Ft B-1 R-S
 Proposed Building Square Feet or # of Units 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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |
- Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Marge Schumaker

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 9/27/96 Approval Expiration _____ date Extension to _____ date 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 | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: 484 Stevens Ave



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

I. D. Number

Vacchiano, Jaime

30 August 1996

Applicant 484 Stevens Ave

Application Date Pat's Meat Market

Applicant's Mailing Address _____

Project Name/Description

Consultant/Agent Jaime Vacchiano - 772-3961

484 Stevens Ave
 Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax _____

135-E-011
 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 Other (specify) Walk-in Cooler

280 Sq Ft - Cooler 6,535 Sq Ft
 Proposed Building Square Feet or # of Units 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 |
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| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer H. Hays M.D.

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 9/4/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

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Address: 484 Stevens Ave



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

I. D. Number _____

Applicant Vacchiano, Jaime

Applicant's Mailing Address 484 Stevens Ave

Consultant/Agent _____

Applicant or Agent Daytime Telephone, Fax Jaime - 772-3961

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential Office Retail Manufacturing Warehouse/Distribution Other (specify) Walk-in Cooler

Proposed Building Square Feet or # of Units 280 Sq Ft - Cooler

Acreage of Site 6,333 Sq Ft

Zoning _____

Application Date 30 August 1996

Project Name/Description Pat's Meat Market

Address of Proposed Site 484 Stevens Ave

Assessor's Reference: Chart-Block-Lot 135-E-011

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 |
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| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer D. Andrus

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 9/13/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

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- | | | | |
|---|----------------------|-------------------------|-----------------------|
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Address: 484 Stevens Ave



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

I. D. Number _____

Vacchiano, Jaime

30 August 1996

Applicant 484 Stevens Ave

Application Date Pat's Meat Market

Applicant's Mailing Address _____

Project Name/Description 484 Stevens Ave

Consultant/Agent Jaime Vacchiano

Address of Proposed Site 135-E-011

Applicant or Agent Daytime Telephone, Fax Jaime - 772-3961

Assessor's Reference: Chart-Block-Lot

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Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Jim Washburn

- Approved Approved w/Conditions listed below Denied

- SEE ATTACHED CONDITIONS
- _____
- _____
- _____

Approval Date _____ Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

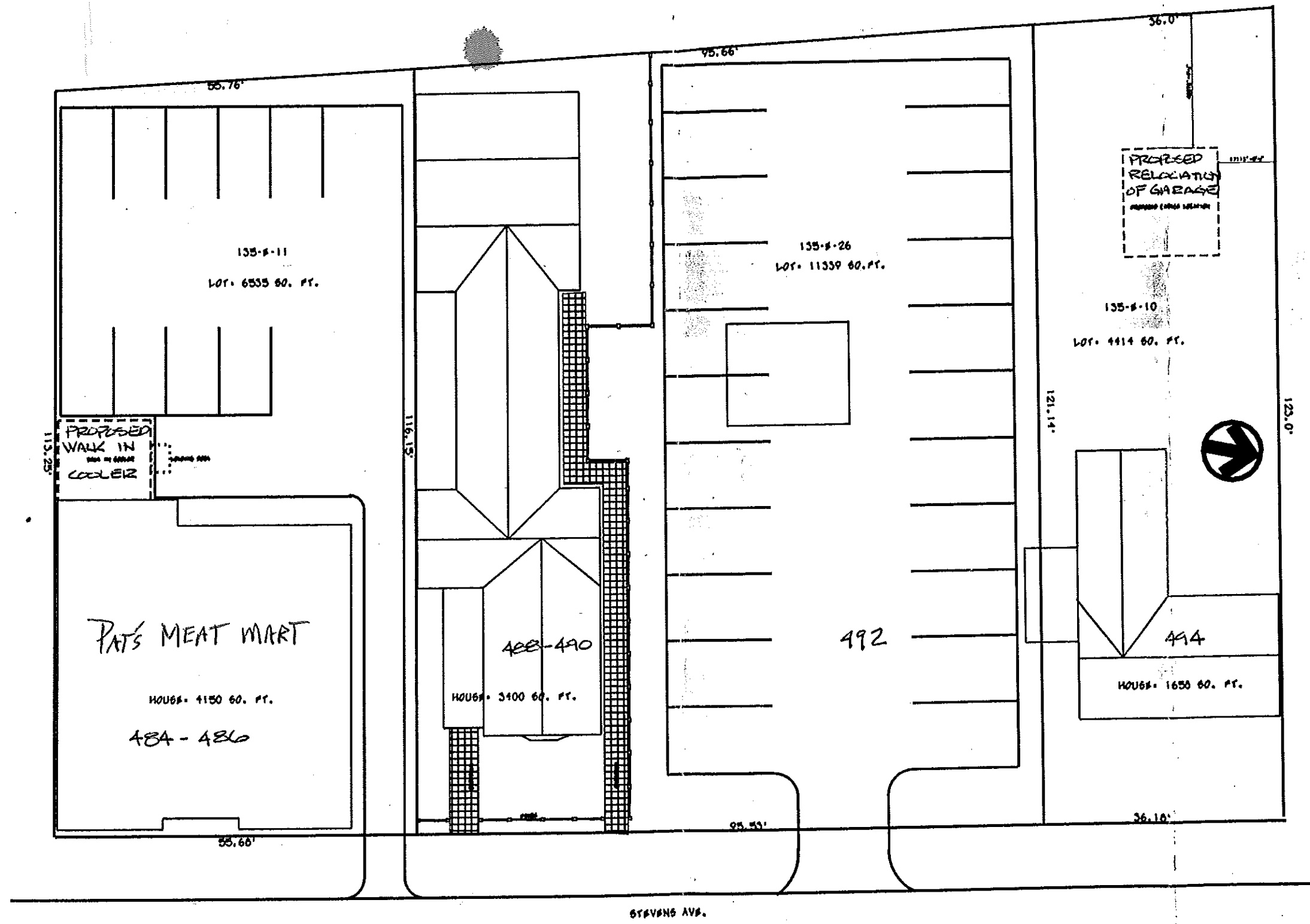
Condition Compliance _____ signature _____ date

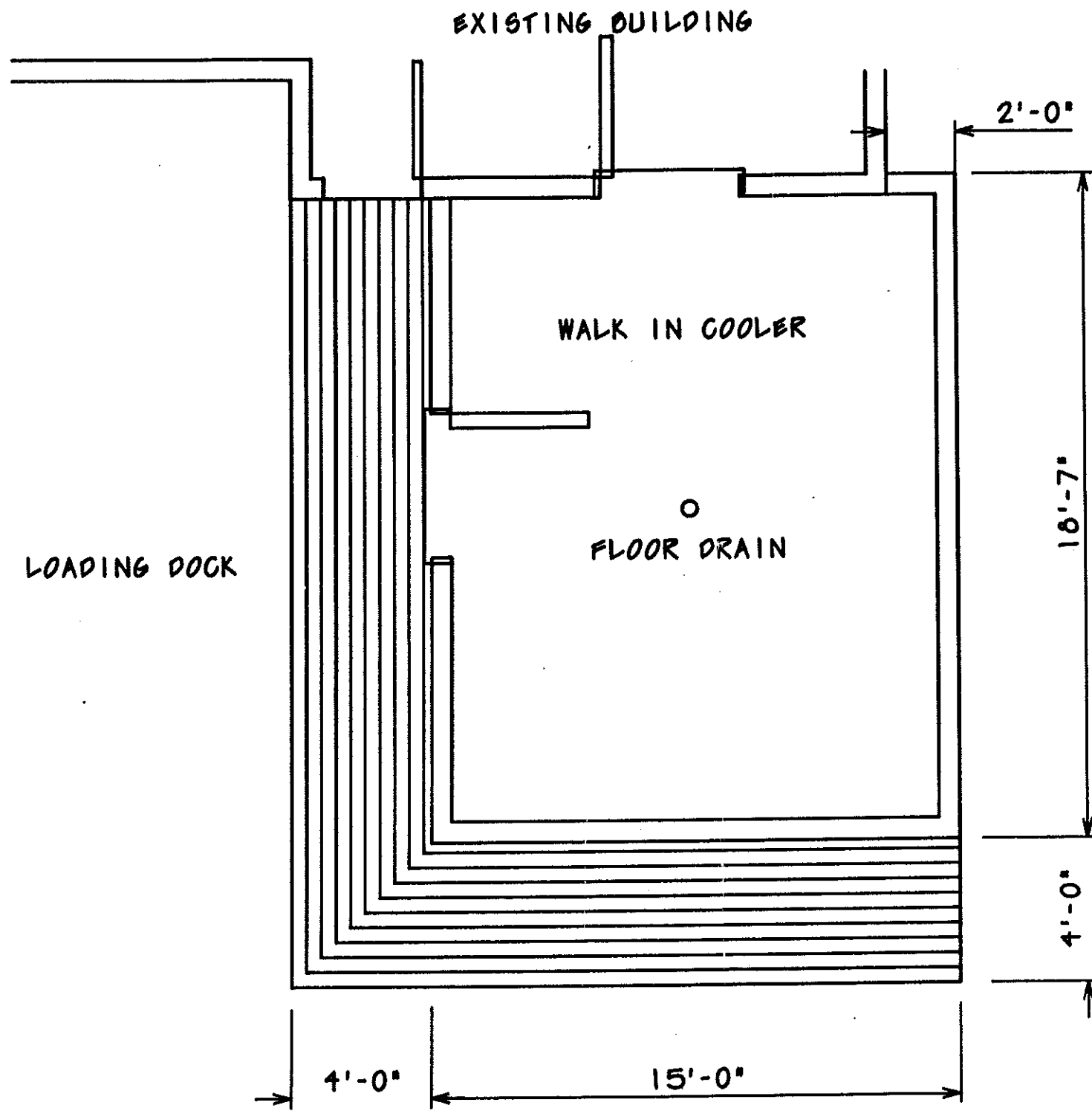
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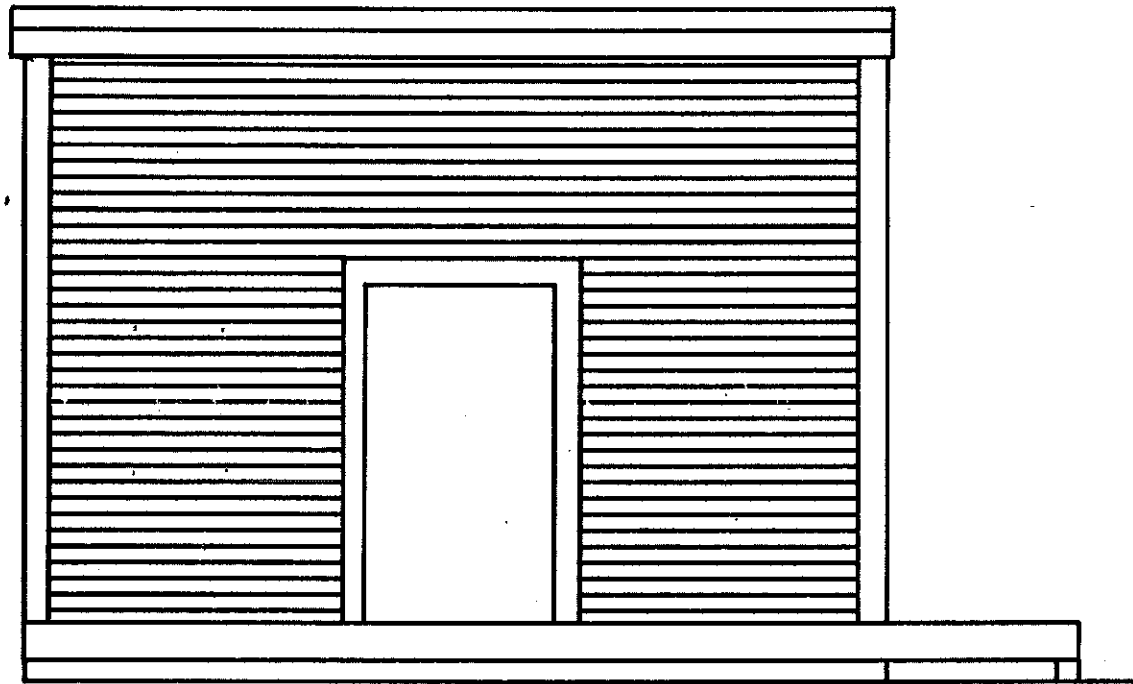
Address: 484 Stevens Ave



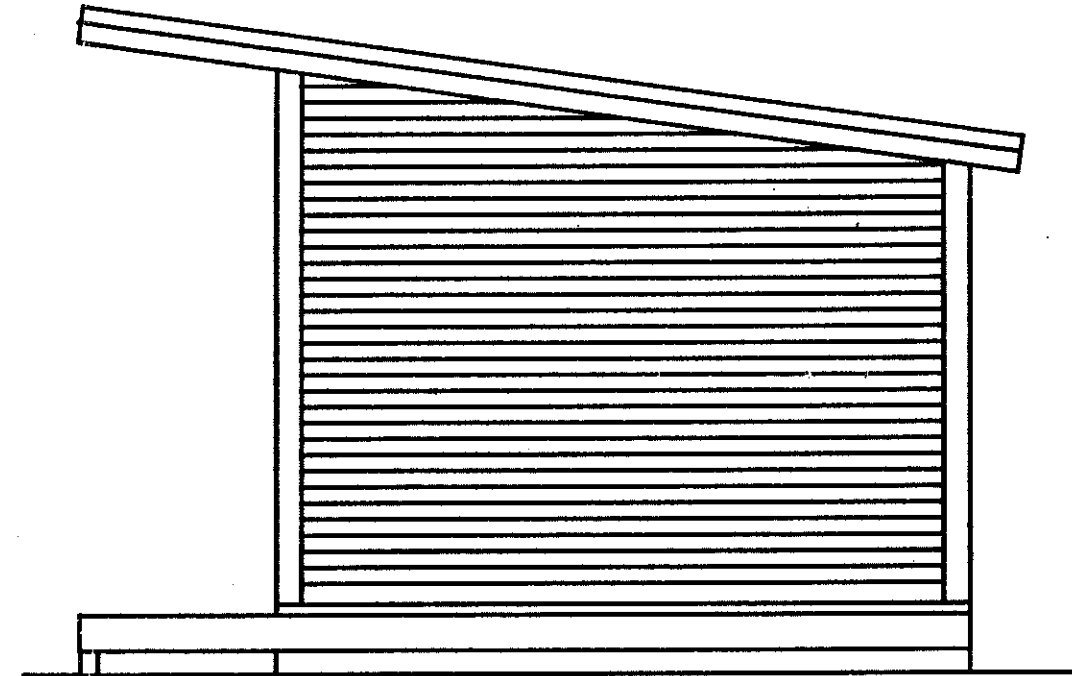


FLOOR PLAN

$1/4" = 1'-0"$

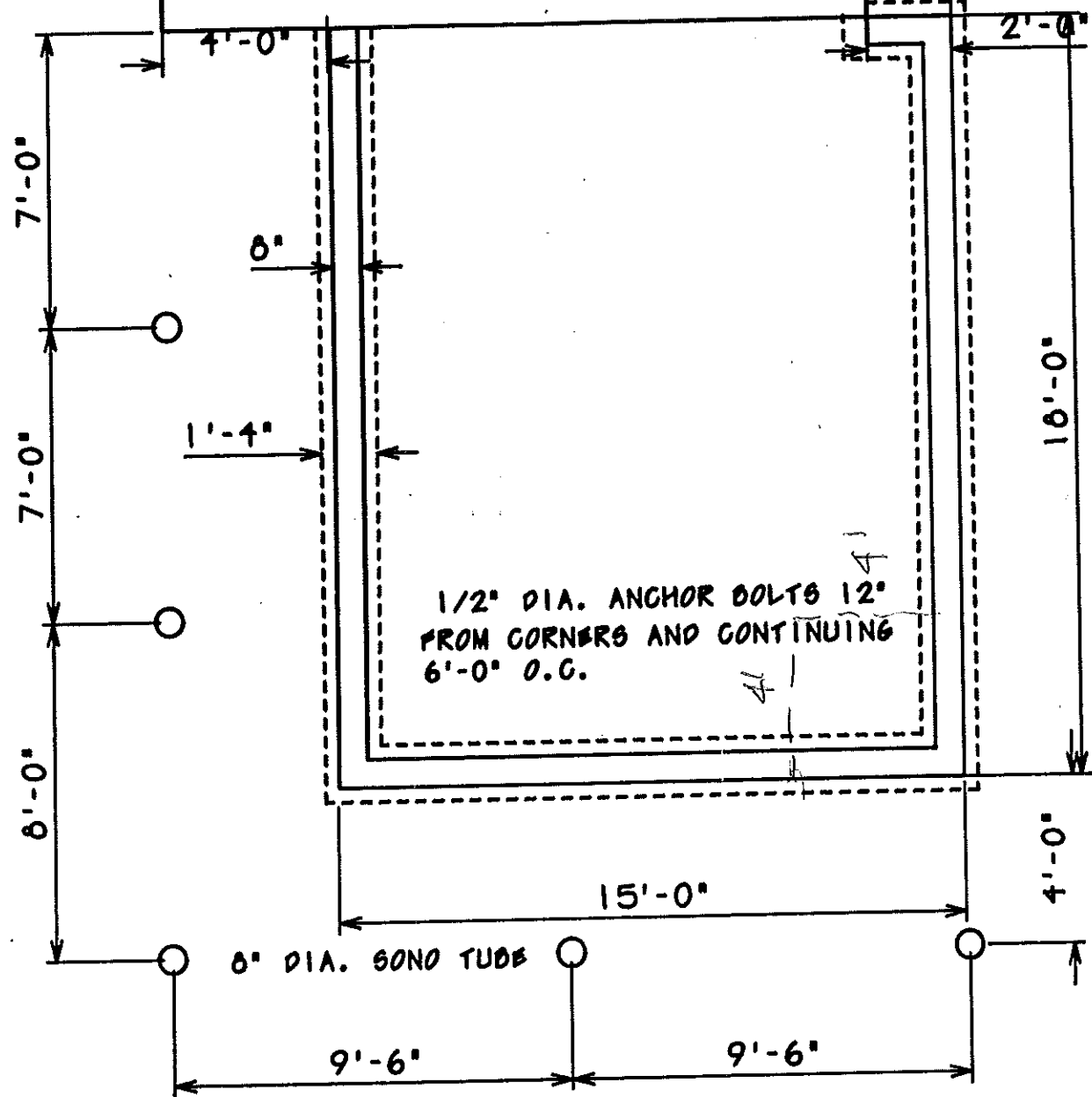


FRONT ELEVATION



RIGHT ELEVATION

1/4" = 1'-0"



10/30/96

FOUNDATION PLAN

1/4" = 1'-0"

