

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

Location of Construction: 64 Pine Street , 04101		Owner: Milagro, Inc.		Phone: 871-9060		Permit No: 000466	
Owner Address: 64 Pine Street, 04101		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Raymond Keith		Address: 1 Bowdoin St		Phone: 871-9348		Permit Issued: MAY 12	
Past Use: Retail/ Store		Proposed Use: SAME		COST OF WORK: \$ 7150.00		PERMIT FEE: \$ 72.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>M</i> Type: <i>5B</i> <i>BOCA 99</i> Signature: <i>Huffer</i>	
Proposed Project Description: Foundation for walk-in cooler				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zone: <i>B-1</i> CBL: 056-C-002 Zoning Approval: <i>S</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>5/12/00</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>major</i> <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> <i>received site plan</i> Zoning Appeal <i>exempt</i> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <i>5/2/00</i> <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Permit Taken By: GD		Date Applied For: NC 5-08-2000					

1. This permit application does not 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..

Call P/u
870-7015 pager

**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 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 provisions of the code(s) applicable to such permit

5/8/2000

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT 3
PERMIT ISSUED
WITH REQUIREMENTS

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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.**

Location/Address of Construction (include Portion of Building): <i>64 Pine St. Part.</i>		
Total Square Footage of Proposed Structure: <i>325 sq'</i>	Square Footage of Lot: <i>4380</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>056</i> Block# <i>C</i> Lot# <i>002</i>	Owner: <i>Milagro Inc.</i>	Telephone#: <i>871-9060</i>
Owner's Address: <i>64 Pine St.</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$ 7,150</i> Fee: <i>\$ 72.⁰⁰</i>
Proposed Project Description: (Please be as specific as possible) <i>excavate for 6" fiber mesh concrete slabs over 2" insulation for walkin cooler foundation -</i> <i>pv. 870-7015</i>		
Contractor's Name, Address & Telephone <i>Raymond Keith 1 Bowdoin St. Part.</i>		Rec'd By <i>871-9348</i>
Current Use: <i>Retail / Store</i>	Proposed Use: <i>Same</i>	<i>RD</i>

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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 of applicant: <i>Raymond Keith</i>	Date: <i>5/8/00</i>
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

Call Plu
870-7015
paper
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 8 2000



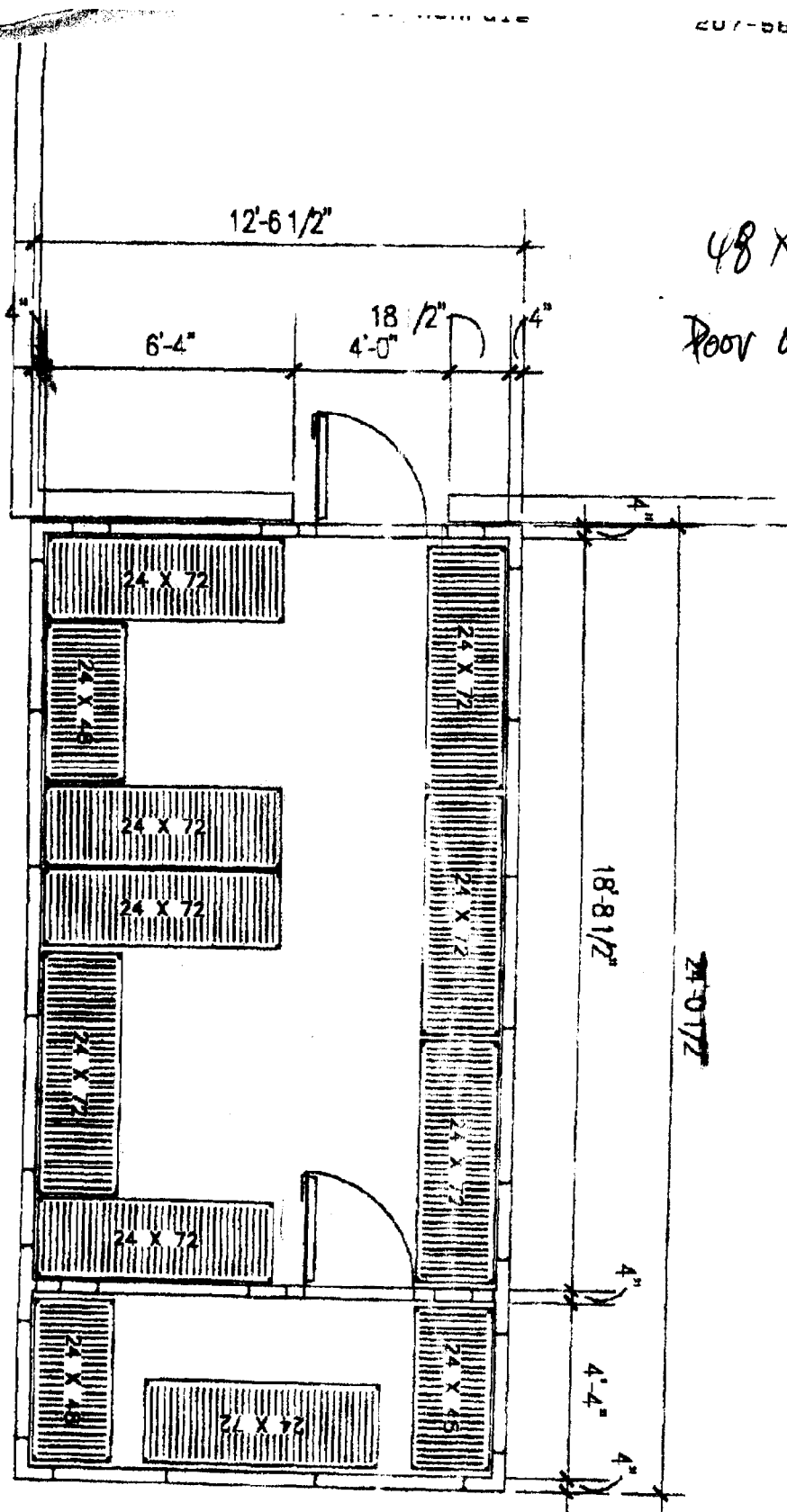
TO: Ray
FROM: Cheryl Lewis
Date: 5/12
of Pages: Three

Dear Ray,

Here is a copy of our tax bill. If this doesn't work let me know. I think the deed is at home somewhere. Don't they have this stuff on record? There are two tax bills here. Norine and I own both corporations. Milagro owns the real estate and Cafe Project Two wns the business. It's red tape stuff.

Thanks,
-Cheryl Lewis

Norine Kotts ▲ Cheryl Lewis
Aurora Provisions 64 Pine St., Portland, ME 04102 207-871-9060 FAX 871-9061



48 x 82" Current
 Floor opening

1" over / 18"
 @ each dimension

25' x 13' slab
 thickness of floor 4" inside
 & recessed 3 3/4" below

Bally

Proven dependable.

The Industry Standard for Quality.

Walk-In Coolers/Freezers

A recognized leader in the refrigeration industry, Bally provides walk-in coolers and freezers uniquely designed to save you time and money when you build...and to keep operating costs down for years to come.

Bally's insulated, pre-engineered panels are constructed of the finest quality materials and are virtually maintenance free. Simplicity of design assures ease of assembly — or disassembly — for future expansion or relocation. And a quality product is only part of what Bally offers.

Our experienced customer service organization is backed by the full support of the Bally engineering and design team — a large in-house staff using computer-aided technology to respond quickly to your every need. Your investment in a Bally structure is also protected by a ten-year warranty on the insulated panels. It all adds up to your assurance that Bally is proven dependable... and your project will be up and running — on time and within budget.



Pre-Engineered Panels

Competitor*

Inferior ceiling design weakened and damaged the panel. It had to be fixed on-site which destroyed the structural integrity of the panel.



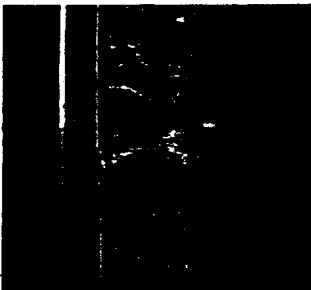
Bally

Urethane Insulation

in all panels consists of urethane foamed-in-place (not frothed) for peak insulating efficiency. The foam — **using an environmentally acceptable formula that exceeds Montreal Protocol requirements for reduction of chlorofluorocarbons** — enters the mold in a liquid state, and rises uniformly, filling all voids. Lightweight panels are available in 4", 5" and 6". (Beware of competitors offering polystyrene or laminated components.)

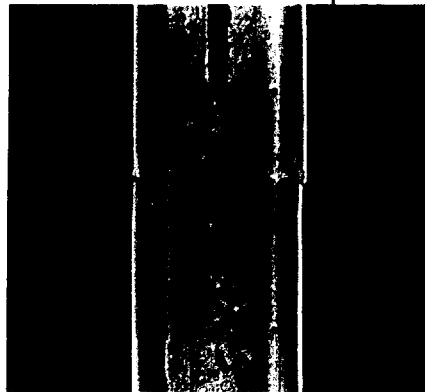
Speed-Lok® Joining Mechanism

forms a tight, secure panel joint, holding warm air out, cold air in. Promotes easy assembly or disassembly for expansion or relocation. Speed-



Competitor*

Tongue and groove do not seal properly, and do not form a compression joint. This allows warm air to seep into the cooler/freezer which reduces insulation effectiveness.



Bally

Lok joins all panels — wall to wall, ceiling to wall and wall to floor — for a complete vapor barrier system. A minimum of three Speed-Loks is used along each vertical joint.

Tongues and Grooves

on all panel edges are molded to extremely close tolerances for a tight fit between panels. Prevents condensation from forming on the foam and minimizes heat transfer.

Right Angle Corners

ensure that the walk-in is aligned at installation, guaranteeing a perfectly square box and a tighter fit.

Heavy-Gauge Steel Connector Straps

connect the locks to form continuous steel bands through panels. Eliminates any possible separation between panels. Allows for easy disassembly and reassembly for expanding or moving the walk-in.

Outside Metal Skins

are available in a variety of finished metals and custom colors.

Gasketing

made of soft compression plastic guarantees a tighter panel joint.

Wash Primer

yields tenacious adhesion between metal skin and urethane foam.



* Competitor photos were taken during an actual field installation.

Ceiling Panels
variety of single- and multi-
span widths and lengths

Entrance Doors
metal frames make them the
strongest in the industry

Doors

Variety of Types and Sizes

meet every user's requirement.

Durable Metal Frame

for strength and longevity, prevents warping, twisting, racking.

Foamed-In-Place Urethane Insulation

ensures a tighter, leak-proof seal.

Heater Wires

are standard around all door openings to prevent condensation.

Inside Safety Release Mechanism

prevents anyone from being locked inside.

Satin Finish Aluminum Hinges

are cam-action, spring-loaded type for self-closing, mounted to frame for added strength.

Magnetic Gaskets

surround the door to guarantee a tighter seal.

Partitions and Ramps

Sturdy, Standard Construction

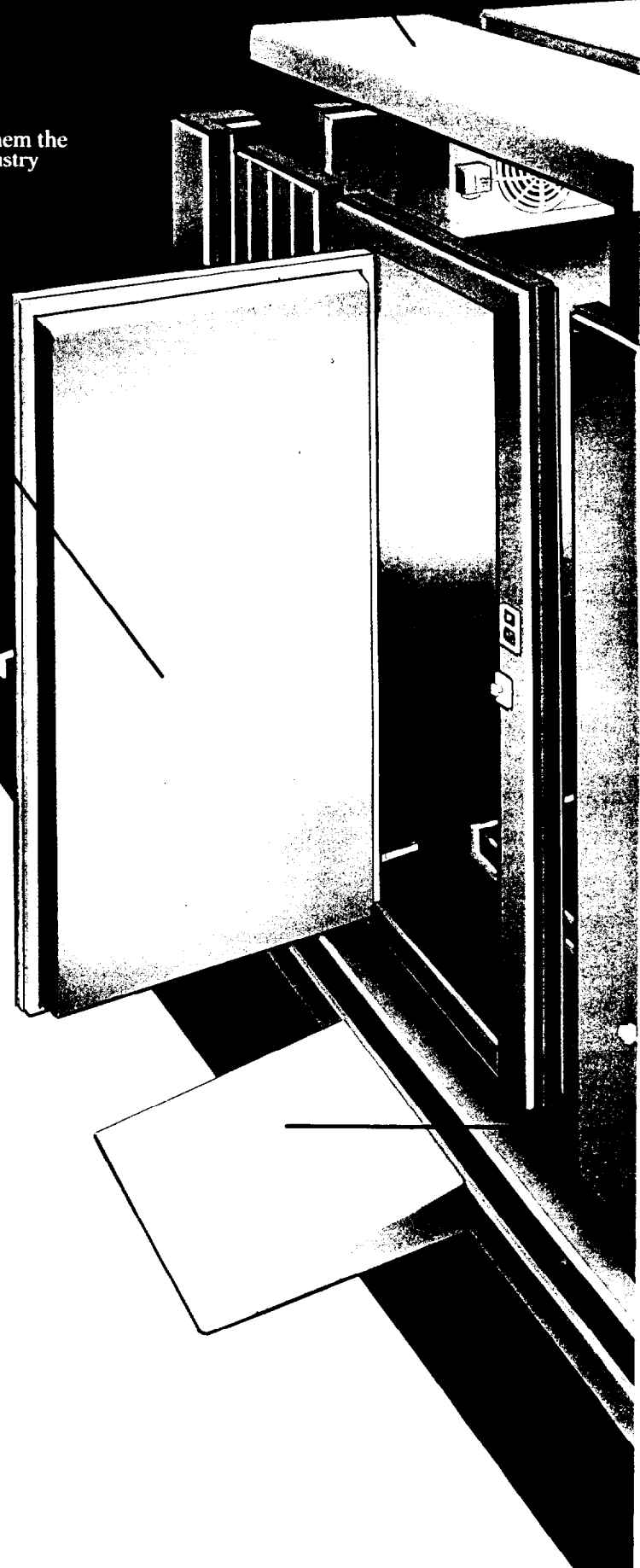
is of the same rugged make as wall panels.

Variety of Styles

are available with or without doors.

Versatile Ramps

are designed for interior or exterior entrance doors.



Partitions
to provide cooler and freezer
space in a single unit

Refrigeration Systems
economical, trouble-free
design



Reach-In Doors
in single- or double-door
panels for added
convenience

4", 5" or 6" Wall Panels
with foamed-in-place
urethane insulation for
increased efficiency

Ramps
interior and exterior types
available

Floor Panels
engineered for a custom-fit
with all wall panels

Ceiling Panels

One-Piece Ceilings

are available for outdoor use.

Clear-Span Design

allows for more usable space. Column-free construction saves time and money.

Variety of Widths and Lengths

are available to suit every requirement. Reinforced types now available up to 17'4" without internal steel support.



Competitor*

The large void at corner of the foam is due either to the foaming process or mechanical damage. The only way to repair was to load up with caulk. It is a less clean and less effective installation.



Bally

Floor Panels

Variety of Widths and Lengths

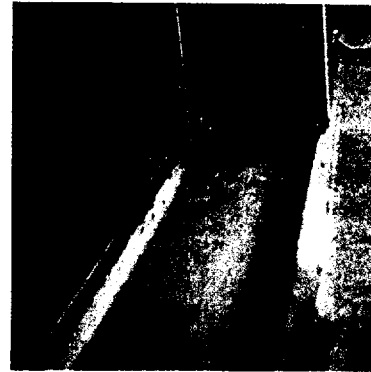
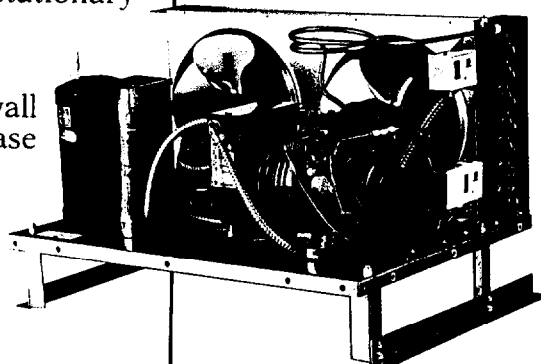
suit varying applications.

Durable Construction

withstands uniformly distributed stationary floor loads up to 600 psf.

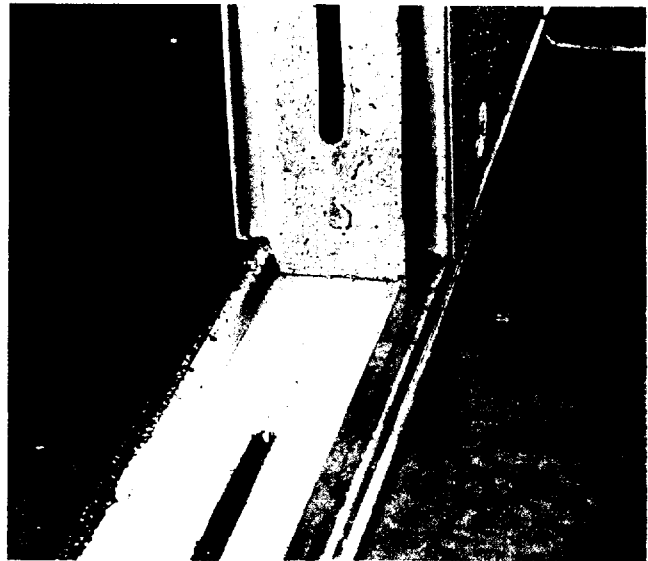
Customized Fit

of 4" floor panels with 4" or 5" wall panels will maximize efficiency and ease of installation.



Competitor*

This shows a failure of tongue and groove to mate, creating a void which permits the passage of warm air through the space. It is likely to cause condensation on outside of box. (Beware of panel systems without full tongues and grooves on all panel edges.)



Bally

Refrigeration Systems

Many Types Available

including self-contained, preassembled remote varieties with semihermetic or hermetically sealed compressors.

Simple, Efficient Design

results in ease of installation, minimal repairs and reliable operation with low energy consumption.

Factory-Assembled

systems result in precise quality control.

Leak-Tested and Test-Run

before delivery to ensure maximum performance.

Optional Accessories

The Bally walk-in is designed for the utmost in versatility and dependability. The following accessories are also available for increased storage capacity, added accessibility and maximum protection.

Partitions • Sectional Roofs for Outdoor Walk-Ins • Pressure Relief Ports • Modular Shelving • Temperature Alarms • 4" Floor Screeds • Wall Protectors • Meat Rails • Door Ramps • Floor Racks • Floor and Ceiling Edge Caps

BEST Delivery System

Indoors or out, large or small, freezer or cooler... when you want it your way, and you want it now... Bally delivers BEST. We ship any of 10,000 walk-in varieties, in your choice of sizes, shapes, finishes and equipment, in just 10 working days after you place your order.

10-Year Warranty

Bally stands behind the quality of our products. Our panel construction is warranted for ten years. Extended plans covering the complete refrigeration system are also available.

CFC Compliance

Bally continues to be committed to maintaining our safe environment. We endorse the new international agreement mandating a reduction in the use of CFCs, and we will continue to provide our customers with the highest quality, state-of-the-art, and environmentally safe insulation panel and refrigeration systems.



Bally panels carry these important listings.

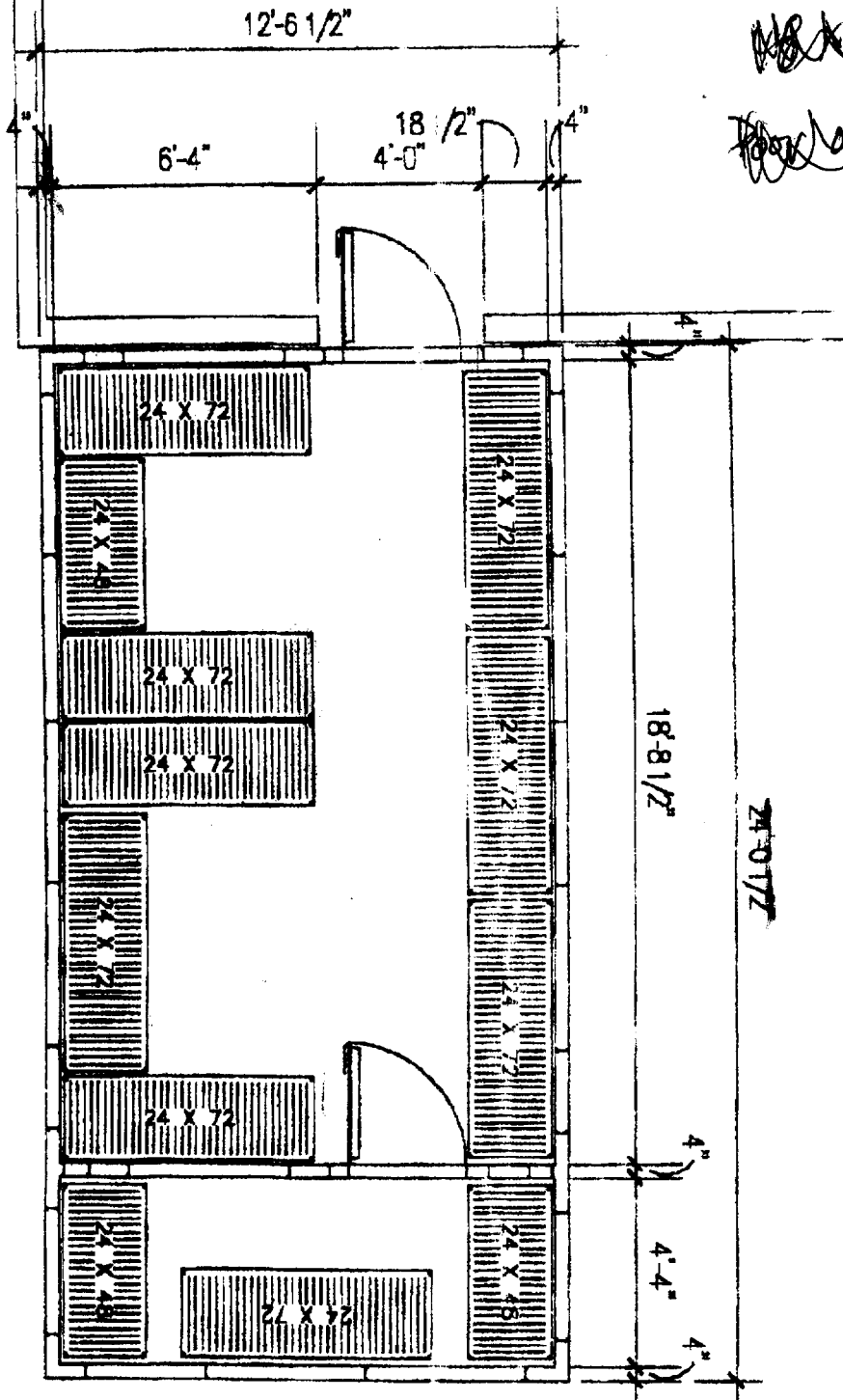
For more information call us at
1-800-24-BALLY or 215-845-2311
FAX: 215-845-6110

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Proven dependable.

Bally
WALK-IN COOLERS/FREEZERS

Bally Engineered Structures, Inc.
Walk-In Coolers/Freezers Division
20 N. Front St., P.O. Box 98
Bally, PA 19503-0098
1475 Linda Way
Sparks, NV 89431-6126



Handwritten notes:
 18' 1/2" over
 floor joists

Handwritten note:
 1" over / 18"
 @ each dimension

Handwritten notes:
 25' x 13' slab
 thickness of floor 4" inside
 @ recessed 3 3/4" below

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Varova Provisions

4/30/00

Applicant
64 Pine St. Port.

Application Date

Applicant's Mailing Address
Long Hill 871-9348

Project Name/Description
64 Pine St. Portland

Consultant/Agent/Phone Number

Address of Proposed Site

Description of Proposed Development: Addition of 13' x 24' walk-in cooler to the rear of 1 story concrete building @ 64 Pine St.

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA
- e) No Additional Parking / No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening ?
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
	<i>reviewed under city zoning approval</i>
	✓
	✓
	✓
	✓
	✓
	N/A
	✓

Planning Office Use Only:

Exemption Granted Partial Exemption _____ Exemption Denied _____

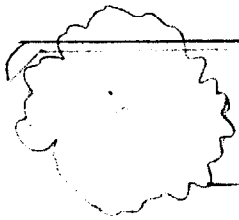
Planner's Signature *[Signature]* Date 5/2/00

White - Planning Office Pink - Inspections Yellow - Applicant

PINE STREET

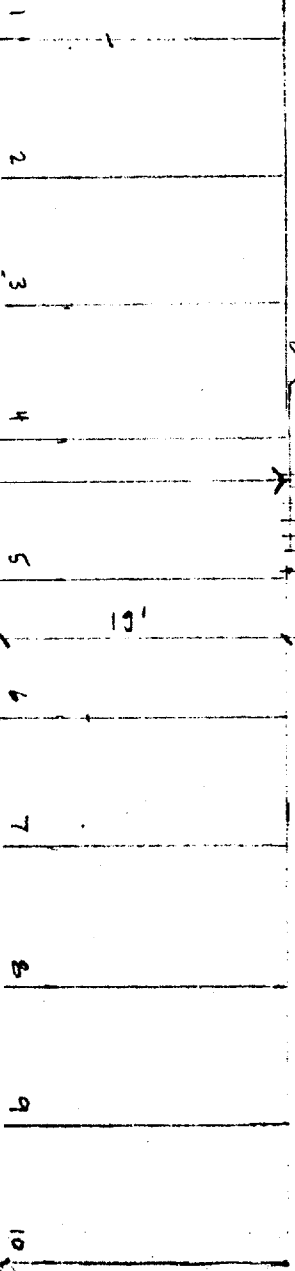
SMALL TREE

DELETE CURB CUT?



PROP
PROP
REARVIEW

13'



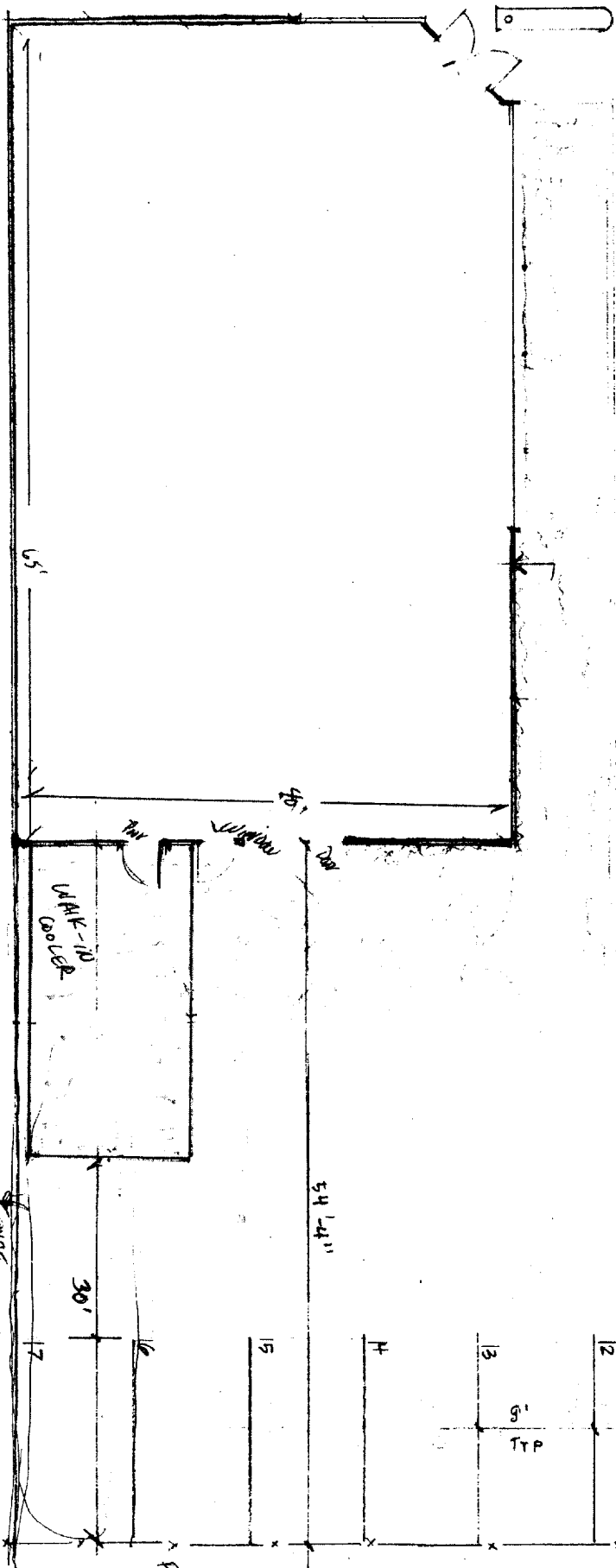
WEST SIDE CURB

WEST SIDE GARDEN

DRIVEWAY

54'-6"

27'-6"



FENCE

FENCE

64 PINE STREET

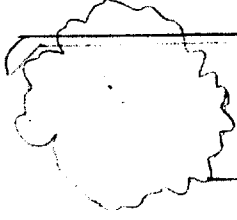
SITE PLAN

SCALE: 1/8" = 1'-0" DATE: 9-1-75

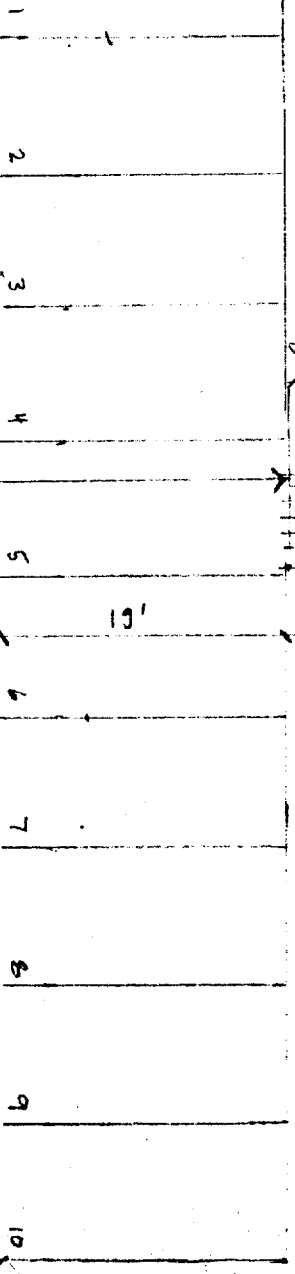
PINE STREET

DE-EMERGENCY CURB CUT

50' x 7' x 11' x 11'



13'



WEST SIDE CURB

WEST SIDE GARDEN

DRIVEWAY

54'-6"

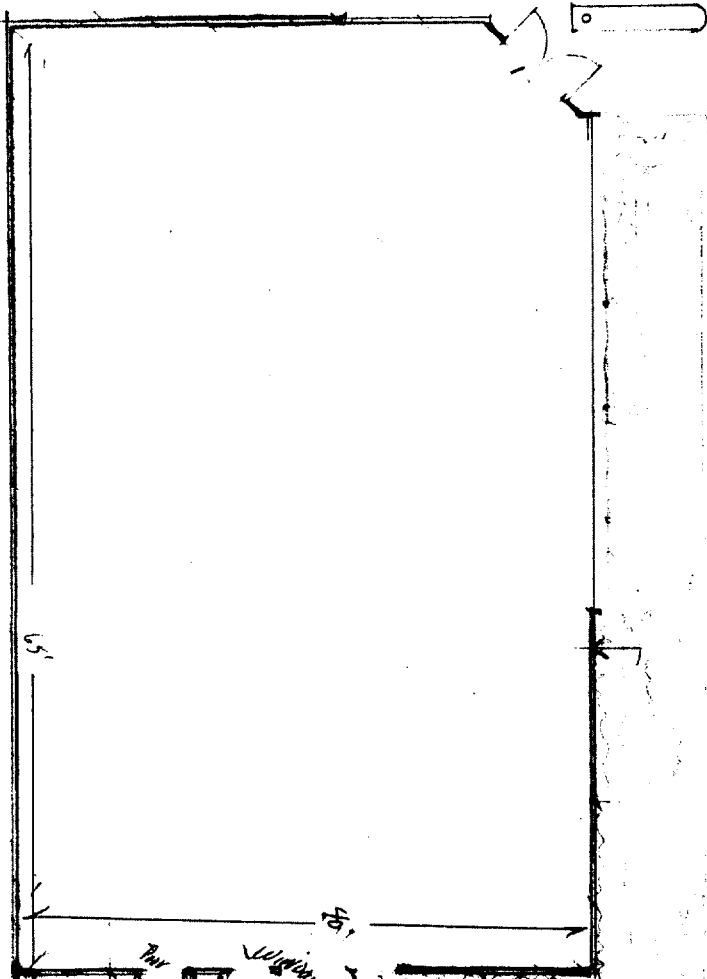
7'-L2

10'

64 PINE STREET

SITE PLAN

Laundry MAT



5'

40'

WATER COOLER

Red SA
Site plan extension

54'-4"

30'

54'-6"

12

15

11

13

6'

12

11

B-1 Zone
20' req - 30' show
ded req - 21' show
FEAR
OK
5/10/00

SCALE: 1/8" = 1'-0" DATE: 9-1-75