

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that ANDERSON STREET REALTY LLC –
TANDOM COFFEE ROASTERS LLC

Located At 122 ANDERSON ST

Job ID: 2012-04-3853-CH OF USE

CBL: 010- H-005-001

has permission to Change the Use from Office to Wholesale coffee roaster with retail/café, including interior renovations 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 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

 6/5/12

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 122 ANDERSON ST

CBL: 010- H-005-001

Issued to: ANDERSON STREET REALTY LLC-
TANDOM COFFEE ROASTERS LLC

Date Issued: 8/21/2012

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. 2012-04-3853-CH OF USE, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

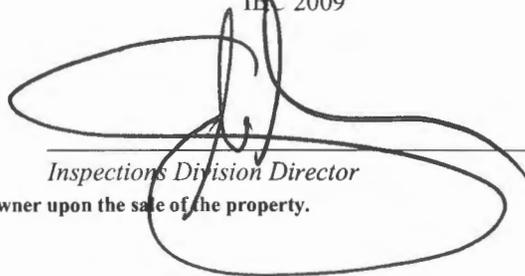
USE GROUP F-2/M
COFFEE ROASTER WITH RETAIL/CAFE
TYPE 5-B
IBC 2009

Approved:

8-21-2012

(Date)


Inspector


Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-04-3853-CH OF USE	Date Applied: 4/25/2012	CBL: 010- H-005-001	
Location of Construction: 122 ANDERSON ST	Owner Name: ANDERSON STREET REALTY LLC	Owner Address: 322 FORE STREET 3 RD FLOOR PORTLAND, ME 04101	Phone:
Business Name: Tandem Coffee Roasters, LLC	Contractor Name: Will Pratt	Contractor Address: 7 Merrill St. Portland, ME 04101	Phone: 415-828-1024
Lessee/Buyer's Name: Will Pratt	Phone: 415-828-1024	Permit Type: CHANGE OF USE	Zone: I-Lb
Past Use: Has been vacant – was office for the recycling yard	Proposed Use: To establish the use for a coffee roasting facility for wholesale and online sales with limited retail sales as accessory	Cost of Work: 25000.000000	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>F2/M</i> Type: <i>SB</i> <i>DBL-2009</i> Signature: <i>[Signature]</i>
Proposed Project Description: COU from Office to Wholesale	Pedestrian Activities District (P.A.D.) <i>6/5/12</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</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK with conditions</i> <i>9/4/26/12</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>[Signature]</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

5-31-12 Dwm Bob 252-0439 Plumbing OK

6-11-12 Dwm M/BKL close-in OK

8-17-12 Dwm/BKL Capt Pirone Kathleen 899-0235 Final fail

Bids "S" may not allowed on handsink, elect fail, Fire OK

8-21-12 Dwm/BKL Will Kathleen Final OK

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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy/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

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

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3853-CH OF USE

Located At: 122 ANDERSON ST

CBL: 010- H-005-001

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. This property shall remain a principal use as a low impact coffee roast with a very minor accessory retail component. Any change of use shall require a separate permit application for review and approval.
4. This I-Lb zone has maximum noise allowances. The City of Portland strictly enforces the level of sound generated on the property. Any verified noise violations shall require the owner to take mitigating measures to bring the property and the noise it generates into compliance.
5. The I-Lb zone has specific standards for odors. Any complaints received will be investigated for compliance with the Ordinances.
6. The accessory retail component must be monitored. If the retail becomes too large in volume, a new location for just the retail may be required.

Fire

1. All construction shall comply with City Code Chapter 10.
2. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
3. Fire extinguishers are required. Installation per NFPA 10.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
8. Non-combustible construction of this structure requires all construction to be Non-combustible.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.

Building

1. Application approval based upon information provided by applicant. 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 to install a trap door at the floor to the access to the water heater.
 1. Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.
 2. New cafe, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes.
 3. Approval of City license is subject to health inspections per the Food Code.
 4. 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.
 5. Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.
 6. Wiring installations for this project or occupancy shall comply with the 2011 National Electric Code. Existing conditions for new occupancies will be required to be upgraded to prescribed standards.



General Building Permit Application

Entered 4/25/12 (B)

DA 2012-04-3853-COU

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.

Location/Address of Construction: 122 ANDERSON ST. BUILDING 2			F-26		
Total Square Footage of Proposed Structure/Area 1,000+/- SF			Square Footage of Lot 104,000 SF		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 010 H 005		Applicant * <u>must</u> be owner, Lessee or Buyer* Name WILL & KATHLEEN PRATT Address 8 MERRILL ST. City, State & Zip PORTLAND, ME 04101		Telephone: 415.828.1024 415.608.8506	
Lessee/DBA (If Applicable) TANDEM COFFEE ROASTERS, LLC		Owner (if different from Applicant) Name ANDERSON STREET REALTY, LLC Address 322 FORE ST. 3RD FL City, State & Zip PORTLAND, ME 04101		Cost Of Work: \$ 25,000 C of O Fee: \$ 75.00 Total Fee: \$ 345.00	
Current legal use (i.e. single family) _____ If vacant, what was the previous use? OFFICE Proposed Specific use: COFFEE ROASTING FACILITY FOR WHOLESALE & ONLINE SALES W/ LIGHT ACCESSORY RETAIL USE Is property part of a subdivision? NO If yes, please name _____ Project description: Change of use ADDING 2 SMALL 2x4 PARTITIONS, PLUMBING & ELECTRICAL, SHEET ROCKING, FINISH WORK, BUILDING A SMALL COFFEE BAR					
Contractor's name: WILL PRATT					
Address: 8 MERRILL ST.					
City, State & Zip PORTLAND, ME 04101				Telephone: 415.828.1024	
Who should we contact when the permit is ready: WILL PRATT				Telephone: 415.828.1024	
Mailing address: 8 MERRILL ST. PORTLAND, ME 04101					

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

APR 25 2012
Dept. of Building Inspections
City of Portland, Maine

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 on downloading 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: **R Pratt** Date: **4/25/12**

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



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules **N/A**
- Complete electrical and plumbing layout. **WILL BE SUPPLIED AT TIME OF THEIR APPLICATION**
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review **N/A**
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant. **YES**

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

PLUMBING & ELECTRICAL WILL BE APPLIED FOR BY BOB MILES & SONS - FREEPORT

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including: **NO ADDITIONS**

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

TANDEM COFFEE ROASTERS, LLC

122 Anderson St. Portland, ME 04101 | (415) 828-1024 | will@tandemcoffee.com

April 25, 2012

Dear Marge Schmuckal,

We appreciate you taking the time to look over our 'Change of Use' Permit Application for 122 Anderson St. Building 2. We are seeking a change of use from ILB to ILB with retail accessory use. The building has been vacant for 5 years after serving for many years as the office to the town junkyard. We were drawn to the Bayside neighborhood by the other like-minded businesses that already exist and are being built. Our initial intent was to solely use the space as a coffee roasting facility for wholesale and online sales; however, after meeting our future neighbors who both live and work in the neighborhood, we have found that people would love to have a location to come and get cups of coffee. With that in mind, we would like to build a small coffee bar where we could brew coffee for customers and to also sell bags of our beans. We would have very little, if any, seating and a small amount of countertops for people to stand and enjoy their coffee. Our menu will be simple, serving only espresso drinks and individually prepared drip coffee. There would also be a viewing bar for customers to see the roasting process and for educational use. The space we envision being open to the public is approximately 238 sq. feet, which is about one-quarter of our total square footage. The rest of the space would be used for manufacturing, and would be inaccessible to members of the public except for special events. In order to build out the space in this way, we will need to add two partitions – one to separate retail from manufacturing and the second for a janitorial closet.

We believe, and hope you do too, that our accessory retail use would contribute to community building in the Bayside neighborhood, which would support the goals of Portland's Comprehensive Plan.

Sincerely,

Handwritten signatures of Will and Kathleen Pratt. The signature on the left is 'Will' and the signature on the right is 'KPratt'.

Will and Kathleen Pratt (Tandem Coffee Roasters, LLC)



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , Check Number: 102

Tender Amount: 345.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 4/25/2012

Receipt Number: 43239

Receipt Details:

Reference ID:	6263	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	270.00	Charge Amount:	270.00
Job ID: Job ID: 2012-04-3853-CH OF USE - COU from Office to Wholesale			
Additional Comments: 122 Anderson			

Reference ID:	6264	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-04-3853-CH OF USE - COU from Office to Wholesale			

To see all the details that are visible on the screen, use the "Print" link next to the map.

Google

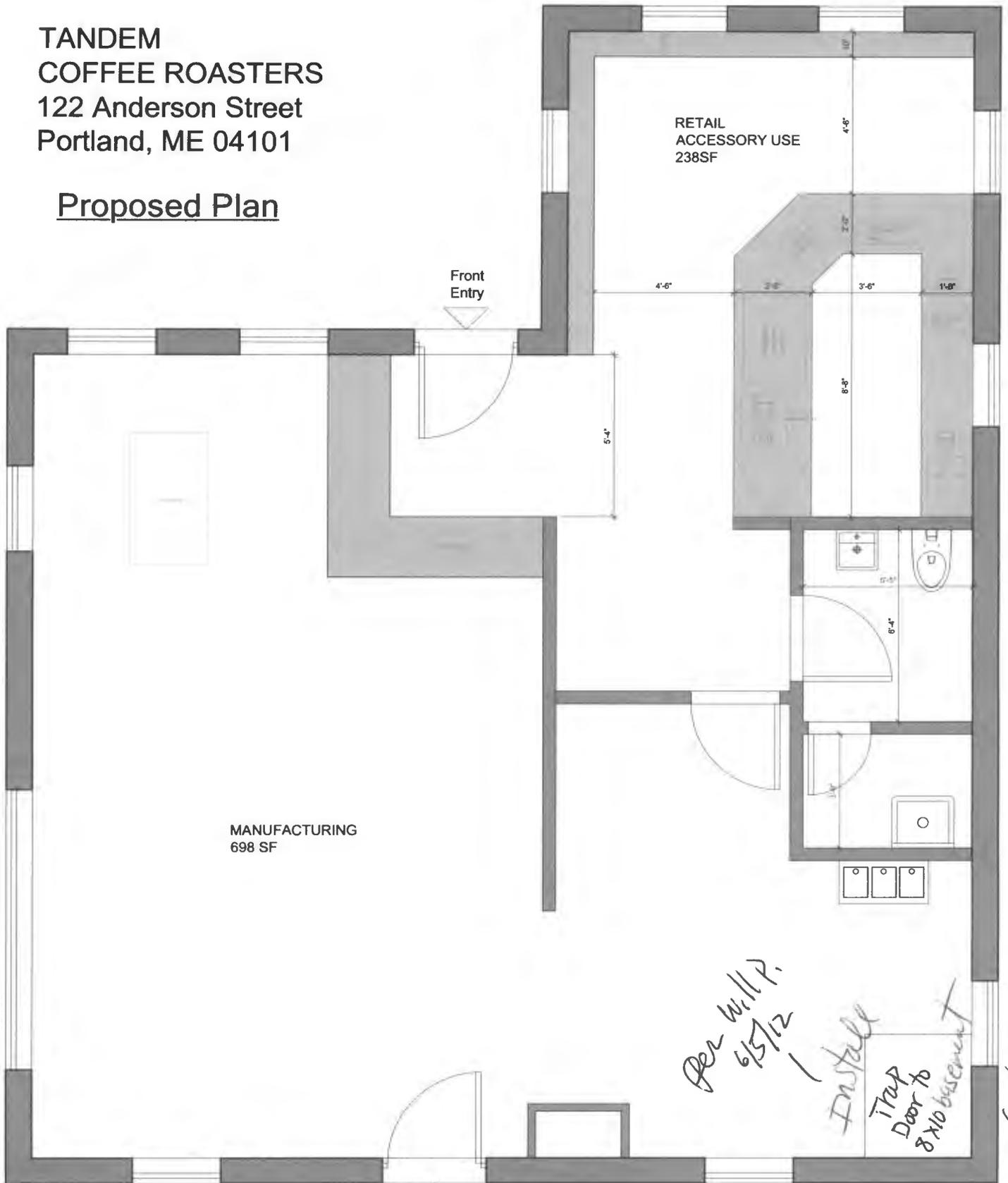
122 ANDERSON ST.
PORTLAND, ME 04101



Images ©2012 Maine GeoLibrary, U.S. Geological Survey, Map data ©2012 Google

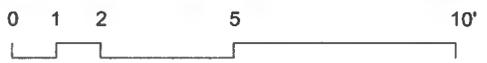
TANDEM
COFFEE ROASTERS
122 Anderson Street
Portland, ME 04101

Proposed Plan



SCALE: 1/4"=1'-0"
ON LETTER SIZE 8.5X11"

Back Entry



4/13/12

Kathleen Will Pratt

Coffa Fox & Co

with Nelle
ILB

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

City Home Departments City Council

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

CBL 010 H005001
Land Use Type WAREHOUSE & STORAGE
Property Location 122 ANDERSON ST
Owner Information ANDERSON STREET REALTY LLC
 322 FORE ST THIRD FLOOR
 PORTLAND ME 04101
Book and Page 24689/111
Legal Description 10-H-5 12-N-1
 ANDERSON ST 122-130
Acres 107404 SF
 2.466

Current Assessed Valuation:

TAX ACCT NO.	870	OWNER OF RECORD AS OF APRIL 2011
		ANDERSON STREET REALTY LLC
LAND VALUE	\$242,800.00	299 FOREST AVE
BUILDING VALUE	\$113,290.00	PORTLAND ME 04101
NET TAXABLE - REAL ESTATE	\$356,090.00	
TAX AMOUNT	\$6,509.34	

browse city services a-z

browse facts and links a-z



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

Building Information:

Building 1
Year Built 1930
Style/Structure Type WAREHOUSE
Units 1
Building Num/Name 1 - BUNKER BREWERY
Square Feet 1083

[View Sketch](#)

[View Map](#)

[View Picture](#)



Building 2
Year Built 1935
Style/Structure Type OFFICE BUILDING - LOW-RISE
Units 1
Building Num/Name 2 - METAL SALVAGE YARD
Square Feet 1133

[View Sketch](#)

[View Map](#)

[View Picture](#)



Exterior/Interior Information:

Building 1
Levels 01/01
Size 1083
Use WAREHOUSE
Height 18
Walls BRICK/STONE
Heating NONE
A/C NONE

Building 2
Levels 01/01
Size 1133
Use MULTI-USE OFFICE
Height 10
Walls BRICK/STONE
Heating HW/STEAM
A/C UNIT

