

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that MARY E YOUNG

Located At 25 EVERGREEN DR

Job ID: 2011-05-1145-CH OF USE

CBL: 329 - - B - 010 - 001 - - - -

has permission to Change of use, Unit #21 warehouse to warehouse/coffee roasting, minor electrical work 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

*[Signature]* 6/14/11  
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: 2011-05-1145-CH OF USE	Date Applied: 5/18/2011	CBL: 329 - - B - 010 - 001 - - - -	
Location of Construction: 25 EVERGREEN DRIVE	Owner Name: MARY E YOUNG	Owner Address: ROBERT E YOUNG & CRAIG YOUNG T ONE CANAL PLAZA STE 500 PORTLAND, ME - MAINE 04101	Phone:
Business Name: Seacoast Coffee Company	Contractor Name: K & A Industries - Jim Peterson	Contractor Address: PO Box 165, Salisbury, NH 03268	Phone: 380-4799
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: I-M
Past Use: Warehousing	Proposed Use: Change of use from warehousing to Coffee Roasting and Warehouse with interior renovations <i>Unit # 21</i>	Cost of Work: \$2000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: Type: <i>3B F-1/S-1</i>
		Signature: <i>CAPT. D. Gauthier</i>	Signature: <i>JMB</i>
Proposed Project Description: 21 Evergreen Drive - change of use		Pedestrian Activities District (P.A.D.) <i>6/14/11</i>	
Permit Taken By: <i>Lannie Gyle</i>		<b>Zoning Approval</b>	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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 informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
	<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
	<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>5/24/11</i>	Date: <i>5/24/11</i>	Date: <i>[Signature]</i>	

**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	PHON



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-05-1145-CH OF USE

Located At: 25 EVERGREEN

CBL: 329 - - B - 010 - 001 - - - -

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for any new signage.
3. This property shall remain coffee roasting and warehousing with the issuance of this permit and subsequent issuance of a Certificate of Occupancy. Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. Fire extinguishers are required. Installation per NFPA 10.
4. 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.

### **Building**

1. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
2. This permit is approved based on discussion with the leasee for clarification of details as noted on the 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.
4. The mezzanine space is approved for storage only, no occupancy allowed.
5. This approves a change of use only, no construction approved except for electrical installations on a separate permit.

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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.**

### 1. Certificate of Occupancy 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.





# General Building Permit Application

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: <u>21 Evergreen Drive, Portland</u>		
Total Square Footage of Proposed Structure/Area <u>n/a</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>329</u> Block# <u>B</u> Lot# <u>10</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Seacoast Coffee Company</u> Address <u>21 Evergreen Dr</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-380-4599</u>
Lessee/DBA (If Applicable) <u>MAY 18 2011</u> <b>Dept. of Building Inspections City of Portland Maine</b>	Owner (if different from Applicant) Name <u>Robert Young</u> Address <u>60 Bowles Property Mgmt One Canal Plaza, 5th Fl</u> City, State & Zip <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>2,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Industrial Moderate</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Coffee roasting &amp; warehouse</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Change in use from warehouse only to warehouse and coffee roasting.</u>		
Contractor's name: <u>K &amp; A Industries</u> Address: <u>PO Box 165</u> City, State & Zip <u>Salisbury, NH 03268</u> Telephone: <u>(603) 491-1285</u> Who should we contact when the permit is ready: <u>Jim Peterman</u> Telephone: <u>380-4799</u> Mailing address: <u>4 Mills Rd, PMB 137, Newcastle, ME 04553</u>		

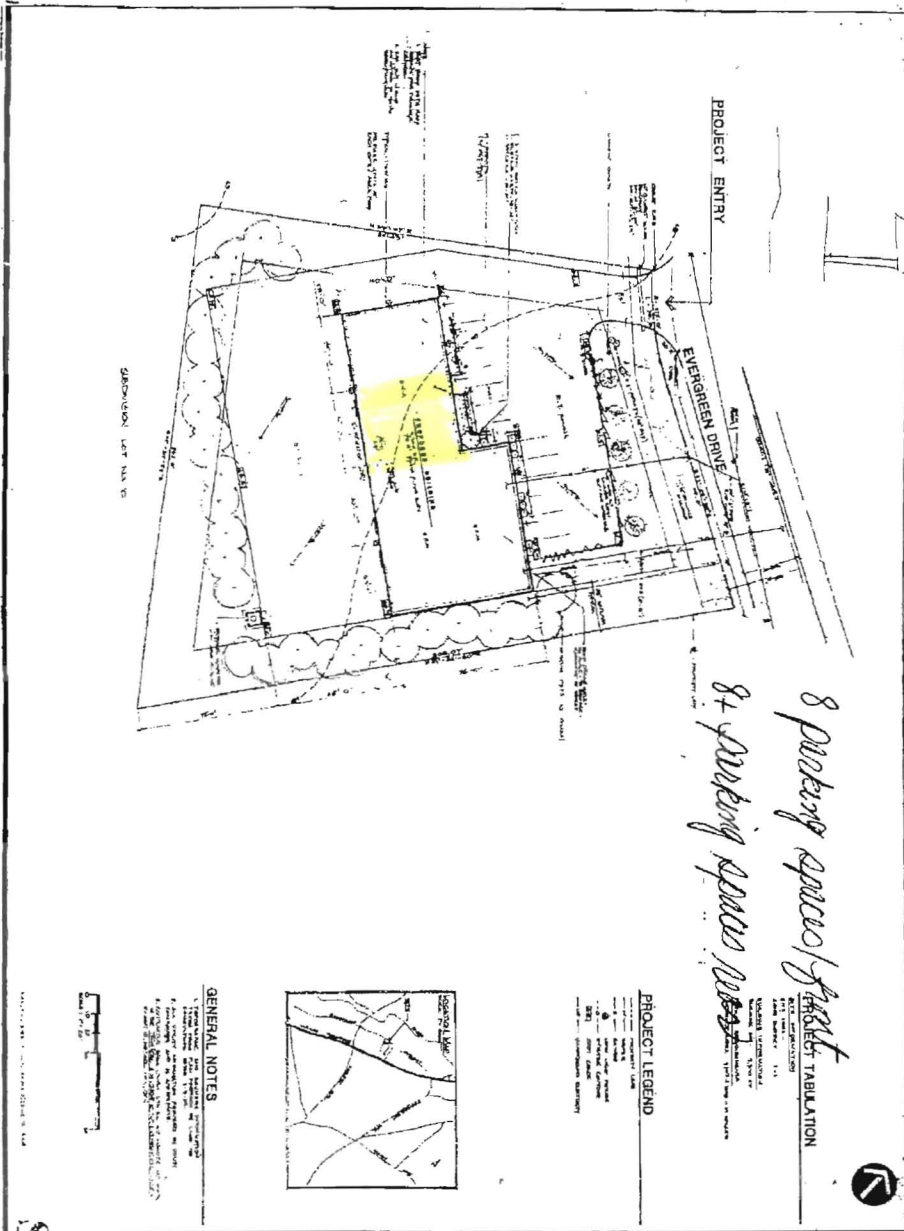
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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](http://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: [Signature] Date: 4/28/11

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



8 parking spaces front  
 8+ parking spaces rear

**PROJECT TABULATION**

NO.	DESCRIPTION	AREA	REMARKS
1	EXISTING BUILDING	1,100	
2	NEW BUILDING	1,100	
3	PARKING	1,100	
4	DRIVEWAY	1,100	
5	LANDSCAPE	1,100	

**PROJECT LEGEND**

- 1. EXISTING BUILDING
- 2. NEW BUILDING
- 3. PARKING
- 4. DRIVEWAY
- 5. LANDSCAPE



**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
4. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
5. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.

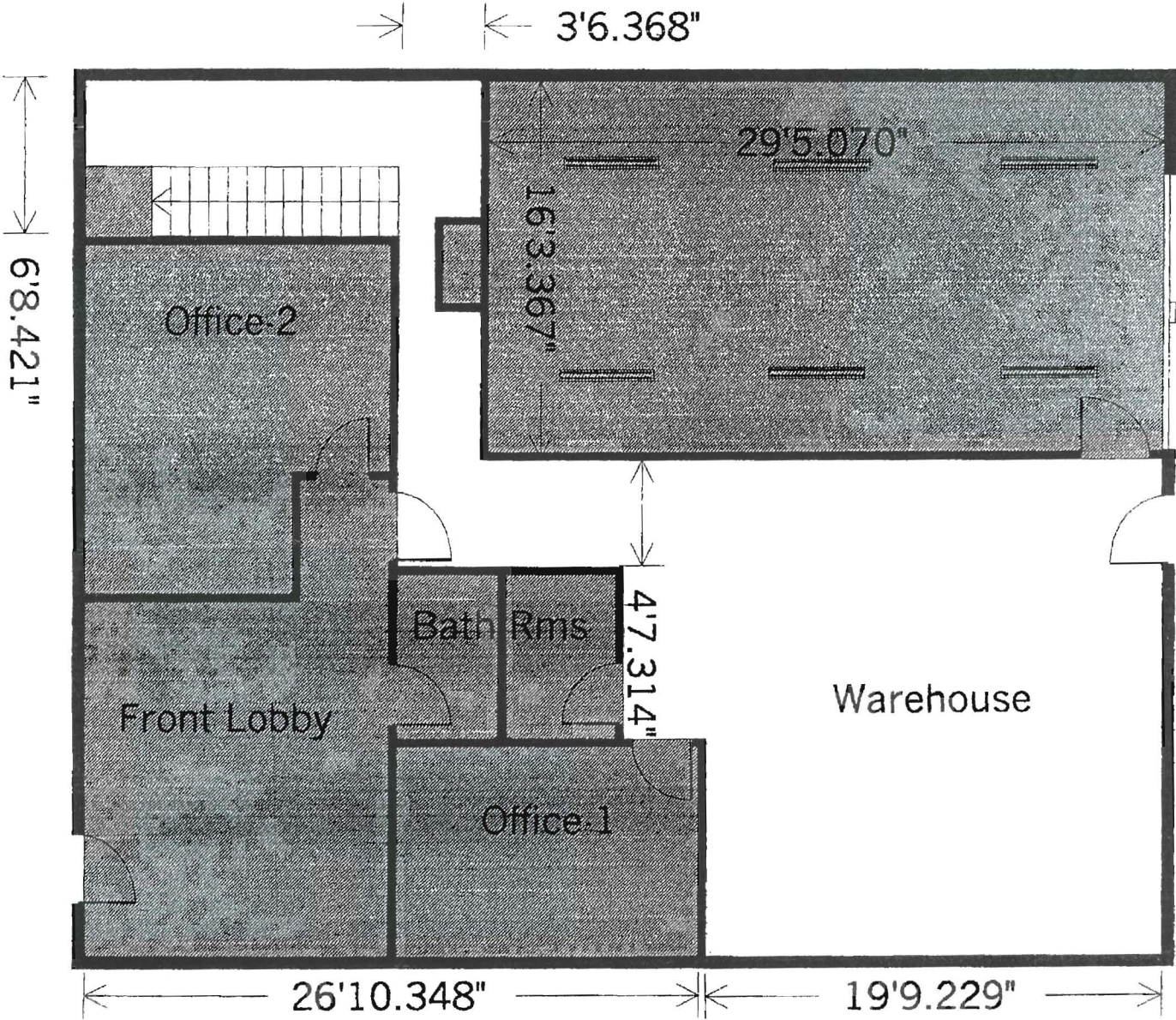


NEW FACILITY WORK  
**ROBERT YOUNG**  
 ARCHITECT



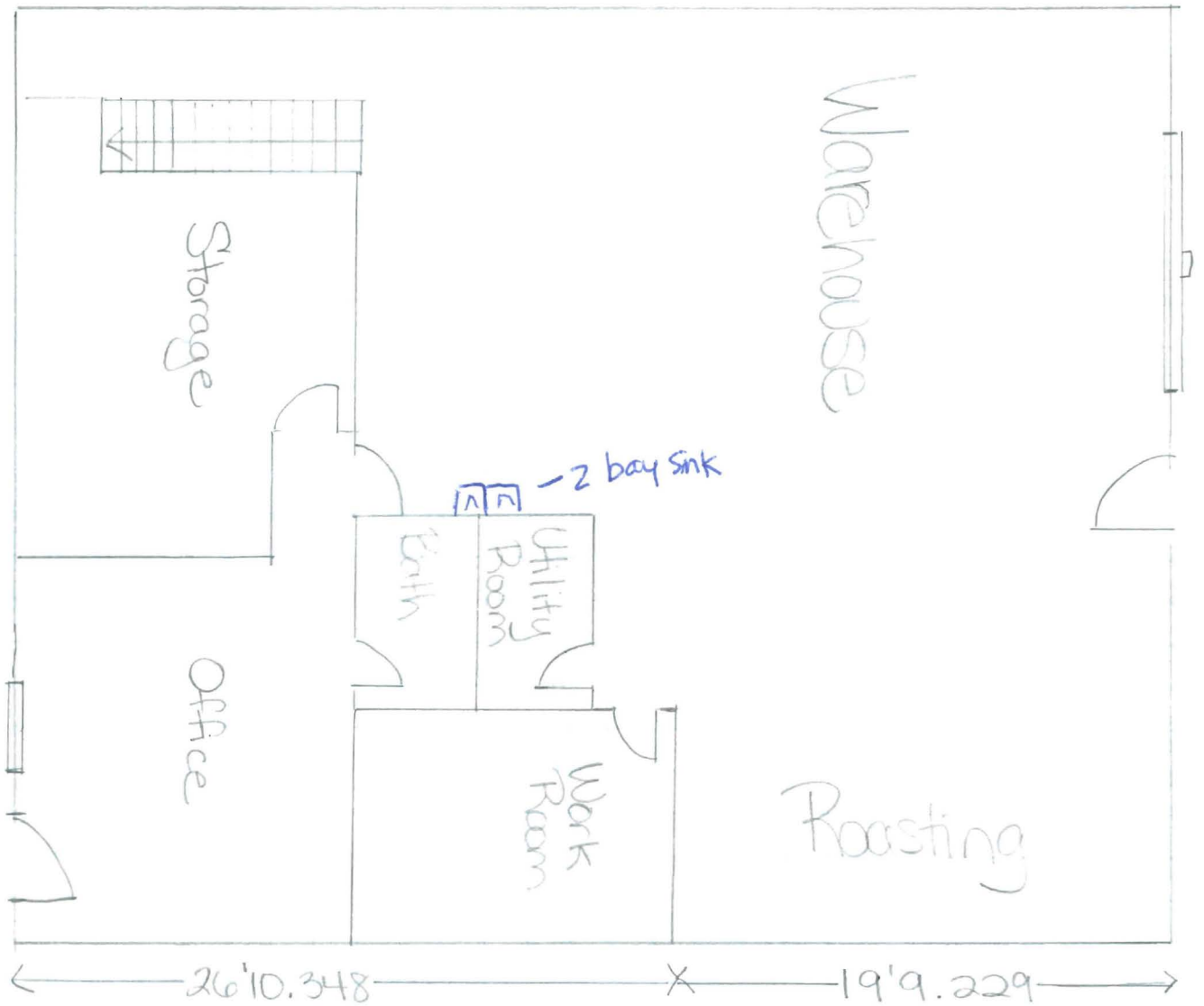


21 Evergreen Dr. Portland



Before

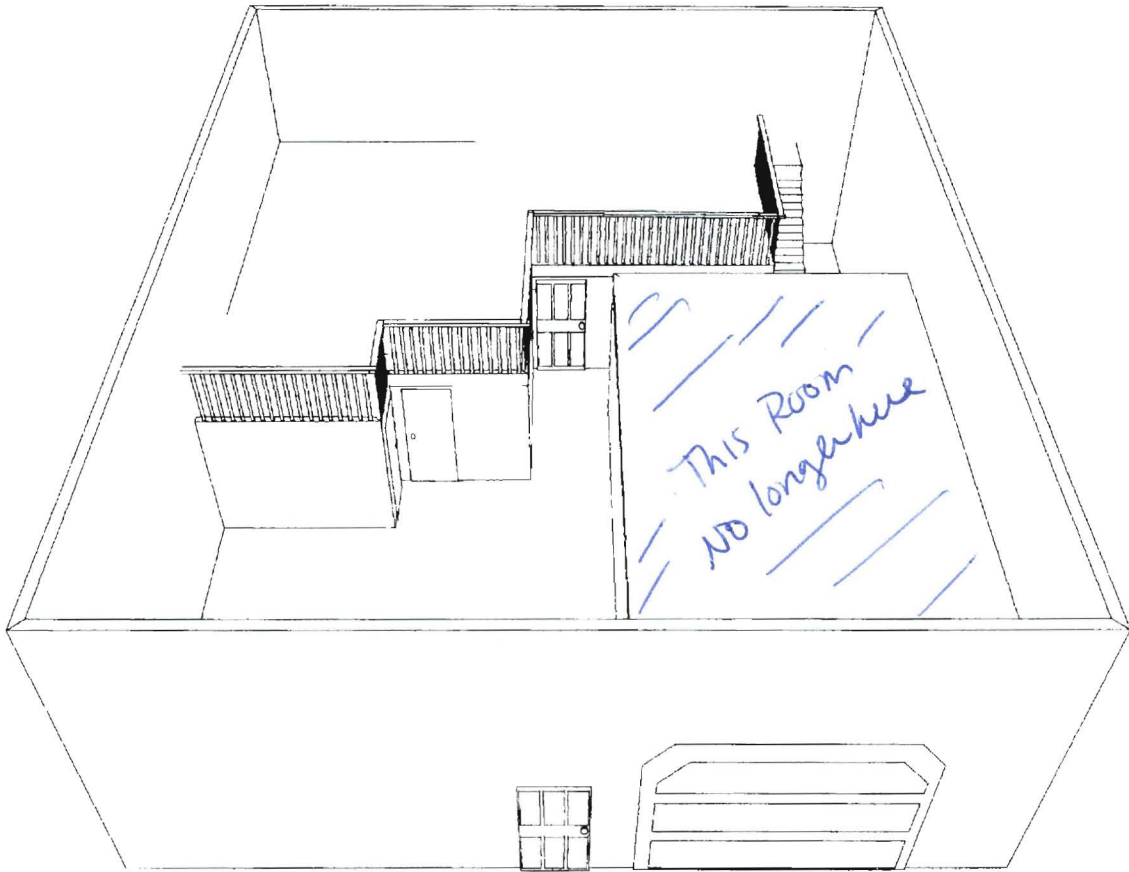
21  
Evergreen  
Drive



$$47' \times ? \quad 47' = 2209 \text{ sq ft}$$

Proposed







April 28, 2011

Ann Machato  
Building Inspections Division  
389 Congress St  
Portland, ME 04101

Re: Change of Use Application

Dear Ann:

Enclosed are the following for 21 Evergreen Drive, Portland.

- 1) Commercial Interior Change of Use Application
- 2) Floor plan
- 3) Lot plan
- 4) Applicable pages of lease

As we discussed over the phone, we did not know we needed to apply for a Change in Use permit. We rented this space strictly as a warehouse facility in April 2007. We installed a coffee roaster in April 2008 using an opening in the roof of the building that had been covered over for the exhaust stack.

We have not made any changes to the interior floor plan or exterior of the building. We have added a stainless steel sink and installed the roaster in one section of the warehouse. We also added exit signs with emergency lights over each egress.

We were inspected by the Portland Fire Department (copy enclosed) and needed to service our fire extinguishers. This was completed and re-inspected on February 7, 2011.

We are currently working to install a packaging machine that will require running an electrical line. Our electrician is applying for a permit.

Please accept our sincere apologies for our oversight. We will make every effort to inquire about compliance issues if we plan any future projects. If you have any questions or need additional information, please get in touch with me at 380-4799 or Jim Peterman at 380-4599.

Sincerely,

A handwritten signature in black ink, appearing to read "Cathy Peterman", is written over a circular stamp.

Cathy Peterman  
Office Manager

PMB #137, 4 Mills Rd  
Newcastle, ME 04553  
(877) 221-0012

seacoast@tidewater.net www.seacoastcoffee.com

**RECEIVED**

MAY - 2 2011

**Dept. of Building Inspections  
City of Portland Maine**

SECOND AMENDMENT AND RENEWAL OF LEASE

WHEREAS, Robert E. Young, Sr., ("Landlord") and Seacoast Coffee Company, ("Tenant") entered into a certain Lease dated April 24, 2007 and a First Amendment and Renewal of Lease dated December 10, 2009 for space located at 21 Evergreen Drive, Portland, Maine consisting of a space deemed to contain approximately 2,000 +/- square feet (the "Lease").

WHEREAS, the parties wish to enter into a Second Amendment and Renewal of said Lease pursuant to the terms set forth herein;

NOWHEREFORE, in consideration of ONE DOLLAR and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee amend and renew the Lease and agree as follows:

1. Article 2 of the Lease Agreement shall be amended by extending the term for one (1) year commencing on May 1, 2011 and terminating at midnight on April 30, 2012.

2. Effective May 1, 2010, Base Rent in Article 3(a) of the Lease Agreement shall be amended as follows:

RENT. The Base Rent will be paid in the following monthly installments on the first day of each month without setoff or deduction:

May 1, 2011 – April 30, 2012: The monthly Base Rent shall be Nine Hundred Dollars and Zero Cents Triple Net (\$900.00 NNN) payable in advance in equal monthly.

3. Landlord's Work. Landlord shall at its sole cost and expense remove the pavement hump from under the bay door.

4. Except as specifically amended herein, the parties reaffirm said Lease as amended and all terms and conditions of said Lease shall remain in full force and effect. No covenant or condition of said Lease shall be deemed waived by any action or non-action in the past.

Executed this 25 day of April, 2011.

WITNESSETH:

LANDLORD: Robert E. Young, Sr.  
By: Boulos Property Management  
Its: Agent

[Signature]  
Witness

[Signature]  
By: Michelle Donovan  
Its: Property Manager

[Signature]  
Witness:

TENANT:  
Seacoast Coffee Company  
[Signature]  
By:  
Its:



**ROBERT E. YOUNG, SR.****STANDARD FORM TRIPLE NET LEASE**

LEASE made this 24 day of April 2007 by ROBERT E. YOUNG, SR. ("Landlord") with a mailing address of Robert E. Young, Sr. c/o CBRE/Boulos Property Management, 1 Canal Plaza, Portland, ME 04101 and Seacoast Coffee Company ("Tenant"), a Maine corporation, with a mailing address of PMB#137, 4 mills Road, Newcastle, ME 04553.

1. PREMISES LEASED. Landlord does hereby lease to Tenant and Tenant does hereby lease from Landlord, approximately 2,000  $\pm$  s.f. of office/warehouse space ("Leased Premises"), located at 21 Evergreen Dr. (the "Complex"), Cumberland County, Portland, Maine, 04103 together with the right to the nonexclusive use in common with others of all such parking areas, driveways, corridors, sidewalks, loading facilities and other common areas and facilities as may be designated by Landlord. Landlord further agree to work with Tenant and agree to allow Tenant to expand and relocate to other property solely owned by Landlord without cause of default or penalty under the existing lease for the duration of Tenant's term.
2. TERM. The term of this Lease shall commence on May 1, 2007 and shall terminate on April 30, 2010.
3. RENT.

- (a) Tenant covenants and agrees to pay Base Rent and, in addition to Base Rent, Tenant shall also pay its proportionate share of the property's operating expenses, or Triple Net Expenses, on an annual basis during the term, on the first of each and every month, in equal monthly installments, without set-off or deduction, as follows:

Initial Term Base Rent:

- Year 1: \$11,000.00 per year triple net (\$916.67/mo - \$5.50/sf)
- Year 2: \$11,500.00 per year triple net (\$958.33/mo - \$5.75/sf)
- Year 3: \$12,000.00 per year triple net (\$1,000.00/mo - \$6.00/sf)

"Triple Net Expenses" is defined as Tenant's pro rata share of real estate taxes, common area maintenance expenses, insurance and utilities, described in more detail below.

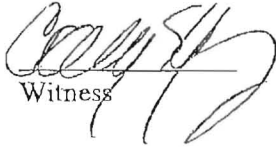
Estimated "Triple Net expenses" for 2007 are: \$4,400.00 per year (\$366.67/month / \$2.20/sf).

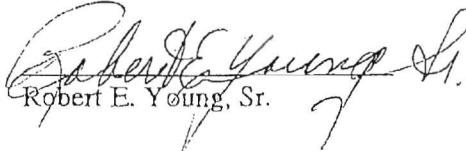
Tenant Initial Term Base Rent and estimated Triple Net expenses, in its first year of the lease, shall equal \$15,400.00 per year plus utilities (\$1,283.33/month; \$7.70/sf).

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the date first above written.

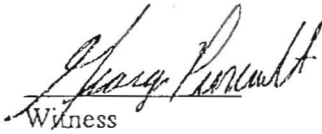
WITNESSETH:

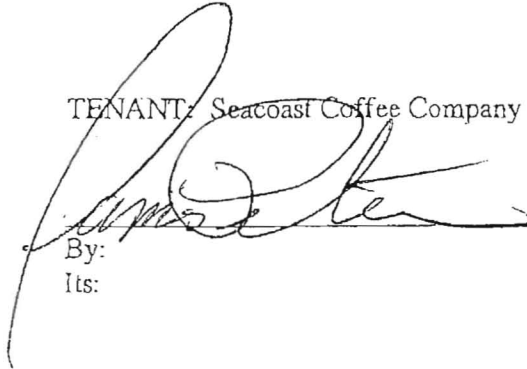
LANDLORD: Robert E. Young, Sr.

  
Witness

  
Robert E. Young, Sr.

TENANT: Seacoast Coffee Company

  
Witness

  
By:  
Its:



**CITY OF PORTLAND**

January 6, 2011

SEACOAST COFFEE

**Re: 0021 EVERGREEN DR**

Dear Owner/Manager/Occupant,

The Portland Fire Department recently conducted an inspection of your property located at 0021 EVERGREEN DR to ensure compliance with state and local fire safety regulations. See attached violation notice. While conducting this inspection, we identified life safety code violations as more particularly described in the attached violation notice. See attached.

You have until February 7, 2011 or thirty-two (32) days from the date of this notice to correct the violations outlined in the attached notice. If the corrections cannot be accomplished by this date, please contact the Fire Prevention Office at (207) 874-8096 upon receipt of this notice to discuss the matter and the process to submit a Plan of Action for addressing these safety issues.

Please note that one (1) follow-up inspection will be done to ensure that your property is brought into compliance. Should any additional inspections be required you will be charged \$75.00 for each re-inspection. See Portland City Code, Chapter 10, Fire Prevention and Protection, § 10-25.2 available on-line [www.portlandmaine.gov](http://www.portlandmaine.gov).

If all of the violations cited above have not been corrected by the above referenced compliance date, or the date contained within a Plan of Action approved by the Portland Fire Department, this matter will be referred to the City of Portland Corporation Counsel for legal action and possible civil penalties as provided for in Portland City Code, Chapter 10, Fire Prevention and Protection, § 10-25 and in Title 30-A M.R.S.A.

This is an appealable decision pursuant to Portland City Code, Chapter 10, Fire Prevention and Protection, § 10-23. As such, you have ten (10) days from the date of this notice to appeal to the Board of Appeals. See Portland City Code, Ch. 10 § 10-23.

Thank you in advance for your prompt attention to this matter. Please contact us at [fireinspector@portlandmaine.gov](mailto:fireinspector@portlandmaine.gov) or (207) 756-8096 with any questions.

Sincerely,

The Portland Fire Department

Encs.



**CITY OF PORTLAND**  
**Fire Department**  
 380 Congress Street  
 Portland, Maine 04101

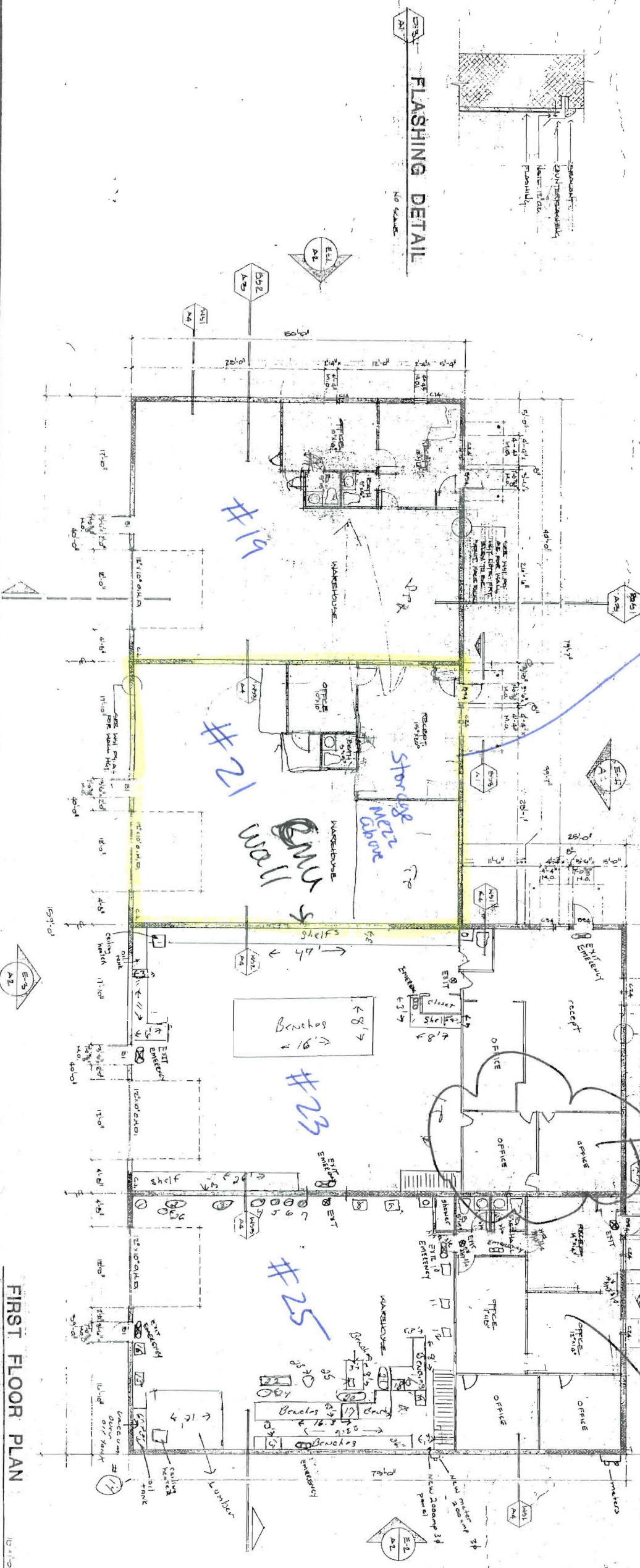
**Fire Inspection Violations**

<b>Business</b> SEACOAST COFFEE	<b>Location</b> 0021 EVERGREEN DR	<b>Number</b> 52715-0-0	<b>Inspection Type</b> FP Routine Inspection
<b>Owner/Manager</b> BARKER CHARLAINE T TRUSTEE	<b>CBL</b> 092 F048001	<b>Inspector</b> BRUCE D CYR Shift: 004 Unit: E9	

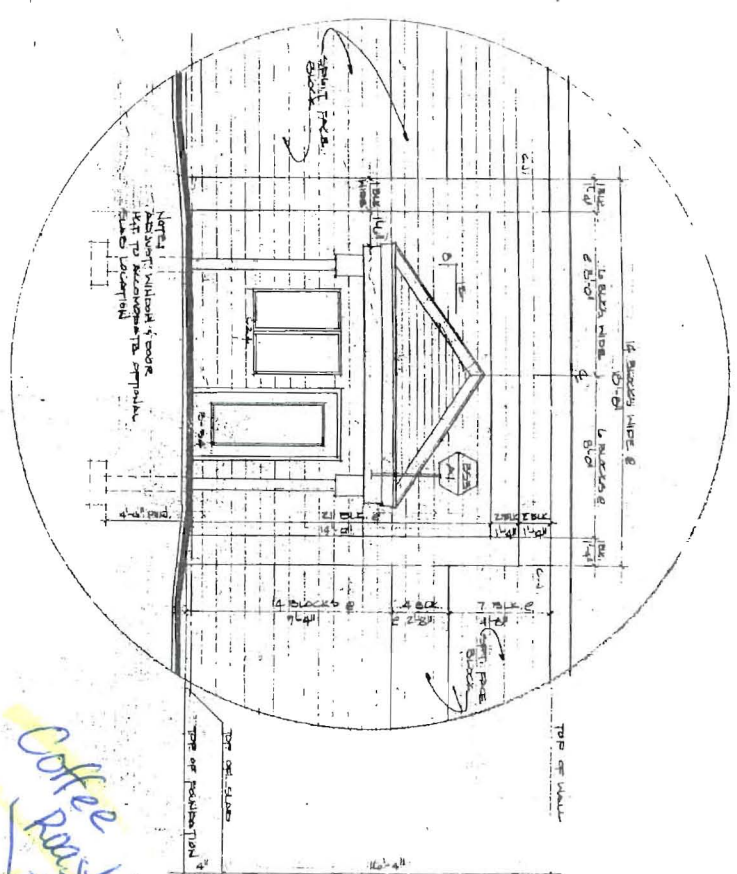
	<b>Type</b>	<b>Location</b>	<b>Notification Date</b>	<b>Target Compliance</b>	<b>Actual Compliance</b>
1	FIRE EXTINGUISHERS NEED ANNUAL SERV		1/6/11	2/7/11	



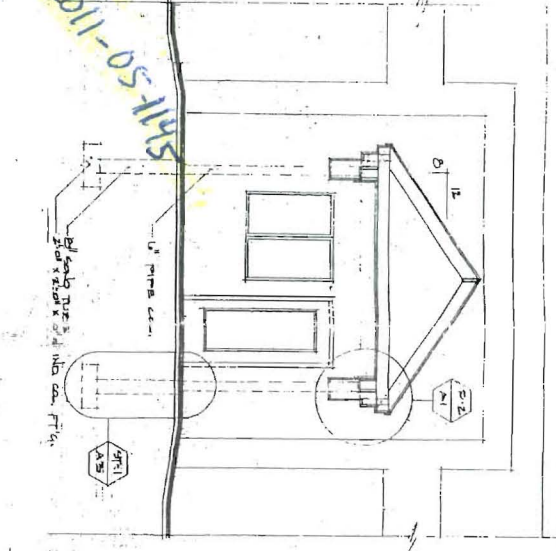
FIRST FLOOR PLAN



ENTRY ELEVATION DETAIL

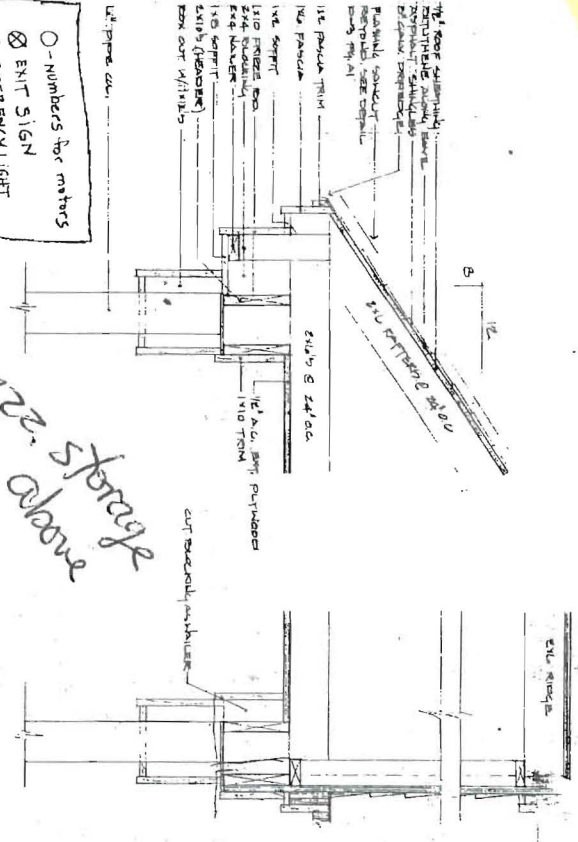


ENTRY BLD'G SECTION



O-Numbers for markers  
 ⊗ EXIT SIGN  
 ⊙ EMERGENCY LIGHT  
 ⊕ EXIT/EMERGENCY

EAVE DETAILS



Plan From  
 Permit # 08-06697

Coffee Roasters  
 # 2011-05-1405

Drawing this sheet			
Floor plan			
Commission	Drawn	Checked	Date
08/20/11			08/20/11

NEW FACILITY FOR:  
**ROBERT YOUNG**  
 EVERETT DRIVE  
 PORTLAND, ME

