

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

**Please Read
Application And
Notes, If Any,
Attached**

BUILDING INSPECTION

Permit Number: 061390

PERMIT

PERMIT ISSUED
OCT - 4 2006

This is to certify that Reed Craig C & /David Whelan Painting Plus
has permission to Change of Use - to retail (Hot Tea Stand) prior renovations
AT 195 Congress St 013 M02201B

provided that the person or persons who perform or supervise this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is closed or services closed-in. 4
YOUR NOTICE IS REQUIRED

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Jay Kelley P.F.D. 10/3/06
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

Alvin ...
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

PERMIT ISSUED

Permit No: 06-1390	Issue Date: OCT 4 2006	COL: 013 M02201B
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Location of Construction: 195 Congress St	Owner Name: Reed Craig C &	Owner Address: 27 Summer St	Phone:
Business Name:	Contractor Name: David Whitten Painting Plus	Contractor Address: P O Box 6261-Portland	Phone: 2074159576
Lessee/Buyer's Name:	Phone:	Permit Type: Change of Use - Commercial	Zone: R2/B1

Past Use: Multi-Use - alternative medicine <i>legal use -</i>	Proposed Use: Multi-Use - Change of Use to retail (Herbal Tea Shop) w/ interior renovations <i>1 commercial code - first floor 3 residential codes</i>	Permit Fee: \$145.00	Cost of Work: \$5,000.00	CEO District: 1
Proposed Project Description: Change of Use - to retail (Herbal Tea Shop) w/ interior renovations <i>first floor front</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2/B Type: 3B <i>FBC 2003</i>	
		Signature: <i>[Signature]</i> P.F.D. 10/3/06	Signature: <i>[Signature]</i> 10/24/06	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		Signature:	Date:	

Permit Taken By: dmartin	Date Applied For: 09/20/2006	Zoning Approval		
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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"/> <i>Oru land use</i> Date: 9/28/06 ABH	Zoning Appeal <input type="checkbox"/> variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABH</i> Date:
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1390	Date Applied For: 09/20/2006	CBL: 013 M02201B
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Location of Construction: 195 Congress St	Owner Name: Reed Craig C &	Owner Address: 27 Summer St	Phone:
Business Name:	Contractor Name: David Whitten Painting Plus	Contractor Address: P O Box 6261 Portland	Phone: (207) 415-9576
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Multi-Use -Change of Use to retail (Herbal Tea Shop) w/ interior renovations	Proposed Project Description: Change of Use - to retail (Herbal Tea Shop) w/ interior renovations
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 09/28/2006**Note:** Square footage of space is 682 s.f., so parking is not required for change of use because retail under 2,000 s.f. **Ok to Issue:**

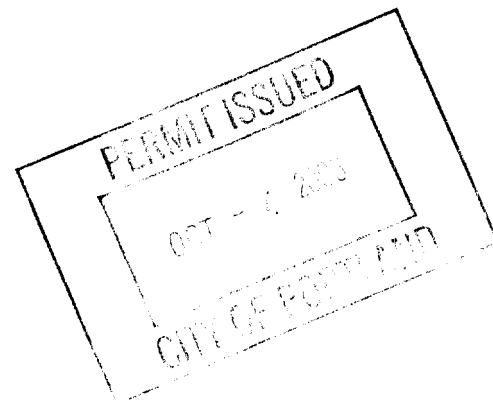
- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.
- 3) This property shall remain as four condominiums; one commercial and three residential. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Michael A. Collins **Approval Date:** 10/04/2006**Note:** **Ok to Issue:**

- 1) This project was approved in conjunction with Section 302.3 and 302.3.1. Of the 2003 IBC, Non Separated Mixed Use
- 2) Maintain a 2 hour fire separation between commercial and residential occupancies.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 10/03/2006**Note:** **Ok to Issue:**

- 1) Just a change of use permit



PERMIT ISSUED

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

Permit No: 021345	Issue Date: JAN 10 2003	CBL: 013 M022001
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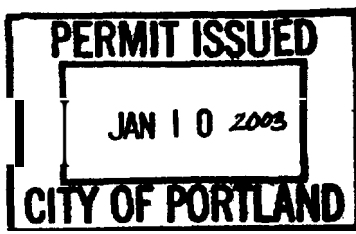
Location of Construction: 195 Congress St	Owner Name: Whaley Richard A &	Owner Address: 195 Congress St	Phone: 465-2056
Business Name: n/a	Contractor Name: Whaley, Josh	Contractor Address: 145 Congress St. Portland	Phone: 2078387815
Lessee/Buyer's Name: n/a	Phone: d a	Permit Type: Change of Use - Condo Conversion	Zone: B-1

Past Use: Residential (#3 units) and Business	Proposed Use: Condominium conversion from 3 units and 1 business to 4 condominiums.	Permit Fee: \$823.00	Cost of Work: \$100,000.00	CEO District: I
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Proposed Project Description: Condominium Conversion	Legal Use thru assessors & prior 1957 Directory: 1 business space & 3 Dwelling units to remain in the structure	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2/B Type: SB BOCA 1999
		Signature: [Signature]	Signature: [Signature]
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature:	Date:

Permit Taken By: gg	Date Applied For: 12/05/2002	Zoning Approval	
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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..	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"/> Denied Date: 12/23/02	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: [Signature]	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: [Signature]
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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 law 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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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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.

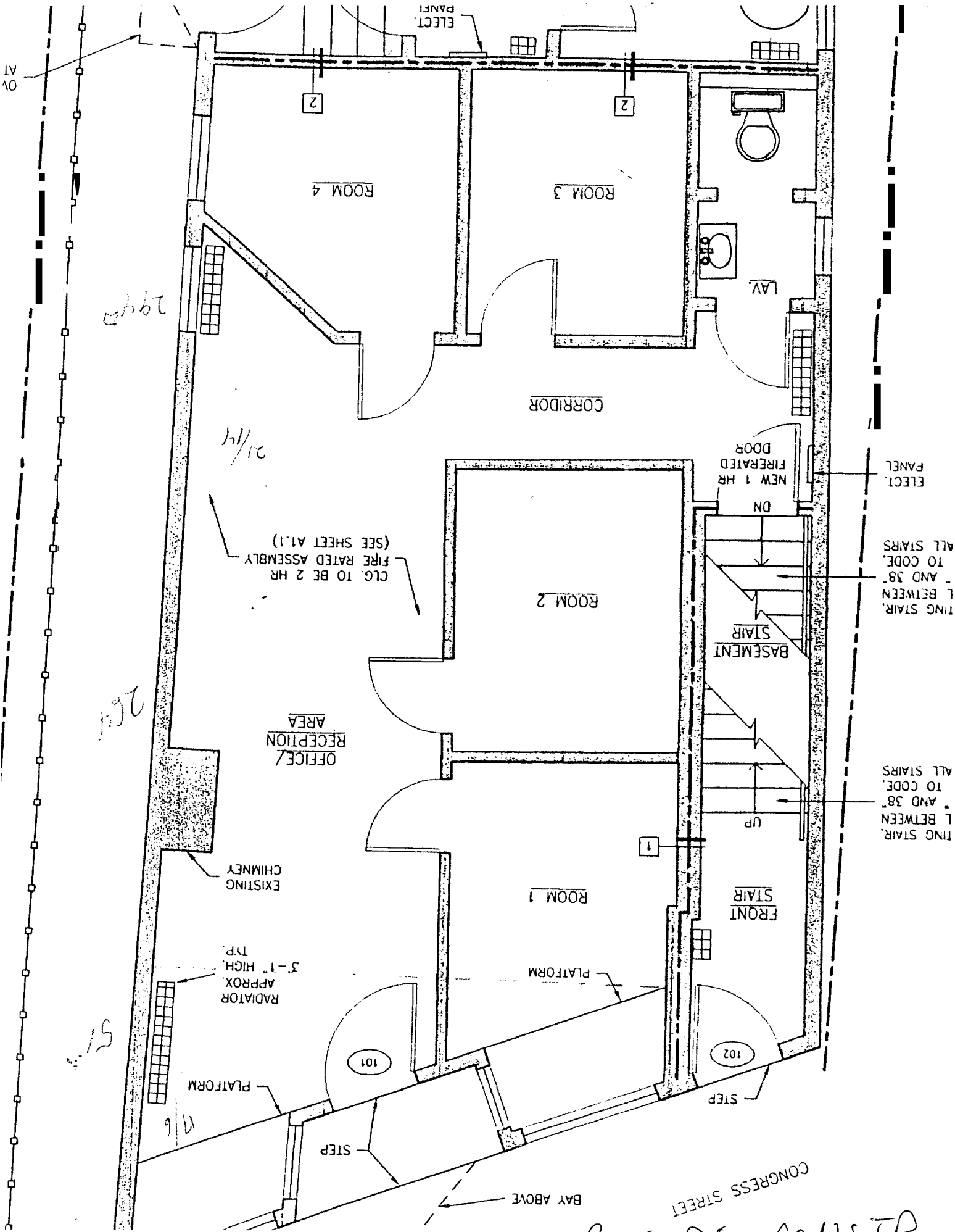
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 01B 013 M022 002			Owner: [Handwritten Name]	Telephone: [Handwritten Number]
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone:		cost Of Work \$ [Handwritten Amount]
				Fee: \$ 70.00 + 75.00
				C of O Fee: \$ 75.00
Current Specific use: [Handwritten]			Total 145.00	
If vacant, what was the previous use?				
Proposed Specific use: Change of use			Herbal Tea Shop	
Project description:			Home Grown Herb Tea	
Contractor's name, address & telephone:				
Who should we contact when the permit is ready: [Handwritten Name]				
Mailing address: [Handwritten]				
Phone: [Handwritten] 577-xxxxxx				
[Handwritten Note: 11 units to open on Oct 15th]				

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Signature of applicant: [Handwritten Signature]	Date: [Handwritten Date]
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This is not a permit; you may not commence ANY work until the permit is issued.



BEFORE CONSTR.

A1

2044

21/14

204

12/6

CLG TO BE 2 HR
FIRE RATED ASSEMBLY
(SEE SHEET A1.1)

OFFICE/
RECEPTION
AREA

EXISTING
CHIMNEY

RADIATOR
APPROX
3'-1" HIGH,
TYP.

PLATFORM

STEP

BAY ABOVE

CONGRESS STREET

ROOM 4

ROOM 3

CORRIDOR

ROOM 2

ROOM 1

PLATFORM

LAV

BASEMENT
STAIR

FRONT
STAIR

STEP

102

101

NEW 1 HR
FIRE RATED
DOOR

DN

UP

ELECT.
PANEL

ALL STAIRS
TO CODE,
AND 38'
L BETWEEN
STAIRS

ALL STAIRS
TO CODE,
AND 38'
L BETWEEN
STAIRS

AT

294

21/14

254

515

ELECT. PANEL

ROOM 3

LAV

CORRIDOR

NEW 1 HR FIREFRATED DOOR

DN

Double Down sink

BASEMENT STAIR

FRONT STAIR

CLG. TO BE 2 HR FIRE RATED ASSEMBLY (SEE SHEET A1.1)

EXISTING CHIMNEY

RADIATOR APPROX 3'-1" HIGH TYP.

PLATFORM

PLATFORM

STEP

STEP

101

102

BAY ABOVE

CONGRESS STREET

ELECT. PANEL

ING STAIR. L BETWEEN AND 38 TO CODE. ALL STAIRS

ING STAIR. L BETWEEN AND 38 TO CODE. ALL STAIRS

AFTER CONSTR.

U

83'-4"

UNIT AREAS	
UNIT	SQUARE FOOTAGE
UNIT 1B BUSINESS	682 SF
UNIT 1R RESIDENTIAL	645 SF
UNIT 2	1474 SF
UNIT 3	1578 SF

GENERAL NOTES

1. BARBA + WHEELLOCK ARCHITECTURE, PRESERVATION+ DESIGN, CERTIFIES THAT THESE DRAWINGS ARE SUBSTANTIALLY CORRECT REPRESENTATIONS OF THE CONFIGURATION AND DIMENSIONS OF THE BUILDINGS AS ERECTED. BARBA ARCHITECTURE AND PRESERVATION, P.A., DID NOT PARTICIPATE IN CONSTRUCTION PROCESSES IN CONNECTION WITH THE STRUCTURES AND, THEREFORE, CAN MAKE NO REPRESENTATIONS OR CERTIFICATIONS RELATING TO CONSTRUCTION.

2. INTERIOR AREAS ARE MEASURED FROM FACE OF STUD.

3. THIS PLAN IS INTENDED TO DEPICT THE PERIMETER BOUNDARIES OF THE UNITS AND IS ACCURATE FOR THAT PURPOSE. HOWEVER, ANY INTERNAL PARTITIONS WITHIN A UNIT SHOWN ON THIS PLAN MAY

195 CONGRESS STREET CONDOMINIUM

Title:

**FLOC
PLAN**

OWNER:
195 CONGRESS

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Asst for elec insp. final modd.

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY foundation
- Framing/Rough Plumbing Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection the inspections al

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES, If any LESS OF THE NOTICE OR CIRCUMSTANCES, st

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

X Paul J. [Signature]
Signature of Applicant/Designee

10/5/06
Date
10/5/06
Date

CBL: 13 -2 Building Permit #: 01 11290

then fire food serv.