

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

PERMIT ISSUED

Permit Number: 080227
APR - 3 2008

CITY OF PORTLAND

This is to certify that COTTON STREET DEVELOPMENT LLC / Ty Parr Utopia Designhas permission to Interior AlterationsAT 505 FORE ST

038 C016001

provided that the person or persons who obtain or accept 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 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 moved or removed. Closed-in 4
OUR NOTICE REQUIRED

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

OTHER REQUIRED APPROVALS

Fire Dept. Greg Cress

Health Dept. _____

Appeal Board _____

Other _____

Department Name

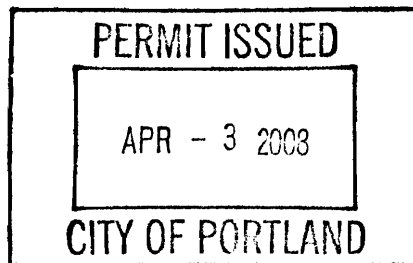
Jeannie Bonke 4/3/08
Director - Building & Inspection Services

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 No: 08-0227		Issue Date:		CBL: 038 C016001	
Location of Construction: 505 FORE ST		Owner Name: COTTON STREET DEVELOPME		Owner Address: PO BOX 6799	
Business Name:		Contractor Name: Ty Parr Utopia Designs, Inc.		Phone: 207-228-3286	
Lessee/Buyer's Name		Phone:		Contractor Address: 173 Neal Street Portland	
				Phone 2074090547	
		Permit Type: Alterations - Commercial		Zone: B-3	
Past Use: Commercial Restaurant - Portland Pie Company		Proposed Use: Commercial lounge/nightclub - Interior Alterations <i>expansion of the Wine Bar Vn</i>		Permit Fee: \$520.00	
				Cost of Work: \$50,000.00	
				CEO District: 1	
Proposed Project Description: Interior Alterations		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>		INSPECTION: Use Group: <i>A2</i> Type: <i>3B</i> <i>IBC-2003</i>	
		Signature: <i>Gregory Chase</i>		Signature: <i>JMB 4/3/08</i>	
		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: lmd		Date Applied For: 03/12/2008		Zoning Approval	
<ol style="list-style-type: none">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		Zoning Appeal	
		<input type="checkbox"/> Shoreland		<input type="checkbox"/> Variance	
		<input type="checkbox"/> Wetland		<input type="checkbox"/> Miscellaneous	
		<input type="checkbox"/> Flood Zone		<input type="checkbox"/> Conditional Use	
		<input type="checkbox"/> Subdivision		<input type="checkbox"/> Interpretation	
		<input type="checkbox"/> Site Plan		<input type="checkbox"/> Approved	
		Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>		<input type="checkbox"/> Denied	
		Date: <i>3/14/08 JMB</i>		Date: _____	
				Historic Preservation <i>yes - landmark</i> <input 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: _____ <i>Any exterior work requires a separate review!</i> <i>approved thru Historic Preservation</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

PHONE

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

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.

X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

X Final inspection required at completion of work.

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.

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

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

TY PARR
Signature of Applicant/Designee

4/3/08
Date

[Signature]
Signature of Inspections Official

4/3/08
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0227	Date Applied For: 03/12/2008	CBL: 038 C016001
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Location of Construction: 505 FORE ST	Owner Name: COTTON STREET DEVELOPME	Owner Address: PO BOX 6799	Phone: 207-228-3286
Business Name:	Contractor Name: Ty Parr Utopia Designs, Inc.	Contractor Address: 173 Neal Street Portland	Phone (207) 409-0547
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - lounge/nightclub (the winebar Una is expanding into this space) - Interior Alterations	Proposed Project Description: Interior Alterations
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/14/2008**Note:****Ok to Issue:** ☒

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 04/03/2008**Note:****Ok to Issue:** ☒

- 1) Approval of license is subject to health inspections per the Food Code.
- 2) 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.
- 3) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 03/19/2008**Note:****Ok to Issue:** ☒

- 1) Application requires State Fire Marshal approval.
- 2) Emergency lights and exit signs are required
- 3) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 5) All construction shall comply with NFPA 101

Comments:

4/2/2008-jmb: Left voicemail w/Ty Parr for more details on plans... He called back and will submit framing detail for joist spacing for the platforms and span lengths for load, revision on the platform at bottom of DJ stair due to lack of 3'x3' landing. I confirmed the handrails and guardrails for the stairs to code, that the hood for portland pie was removed.

4/3/2008-jmb: Received revision and floor framing detail, ok to issue

3/14/2008-amachado: Emailed Alex Murphy in the city clerk's office. Want to make sure that Una can get the necessary licenses to expand into this space.

Location of Construction: 505 FORE ST	Owner Name: COTTON STREET DEVELOPME		Owner Address: PO BOX 6799	Phone: 207-228-3286
Business Name:	Contractor Name: Ty Parr Utopia Designs, Inc.		Contractor Address: 173 Neal Street Portland	Phone (207) 409-0547
Lessee/Buyer's Name	Phone:		Permit Type: Alterations - Commercial	
3/14/2008-amachado: Received email from Alex that they have already gotten their approval from the city council.				



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>505 FORE ST PORTLAND ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>1580 sq ft</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>38</u> Block# <u>C</u> Lot# <u>16</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>JOHN C REED</u> Address <u>107 EMERY ST</u> City, State & Zip <u>PORTLAND ME 04102</u>	Telephone: <u>207 228 3286</u>
Lessee/DBA (If Applicable) <u>CAREW & CO LLC</u> <u>DBA - UNA</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: <u>\$ 50,000</u> C of O Fee: \$ Total Fee: \$
Current legal use (i.e. single family) If vacant, what was the previous use? <u>PORTLAND PIE CO. RESTAURANT/BAR</u> Proposed Specific use: <u>NIGHTCLUB/ LOUNGE (EXPANSION OF UNA)</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>EXPANSION OF UNA WINE BAR / CLUB FABRICATION</u>		
Contractor's name: <u>TY PARR UTOPIA DESIGNS INC</u> Address: <u>173 NEAL ST.</u> City, State & Zip <u>PORTLAND, ME 04102</u> Telephone: <u>207 409 0547</u> Who should we contact when the permit is ready: <u>TY PARR</u> Telephone: <u>207 409 0547</u> Mailing address: <u>173 NEAL ST. PORTLAND, ME 04102</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, 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: 3/12/08

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

From: Alexandra MURPHY
To: Ann Machado
Date: 3/14/2008 3:51:07 PM
Subject: Re: 505 Fore Street - expansion of the wine bar Una

Yes, they've gone before City Council and were approved.

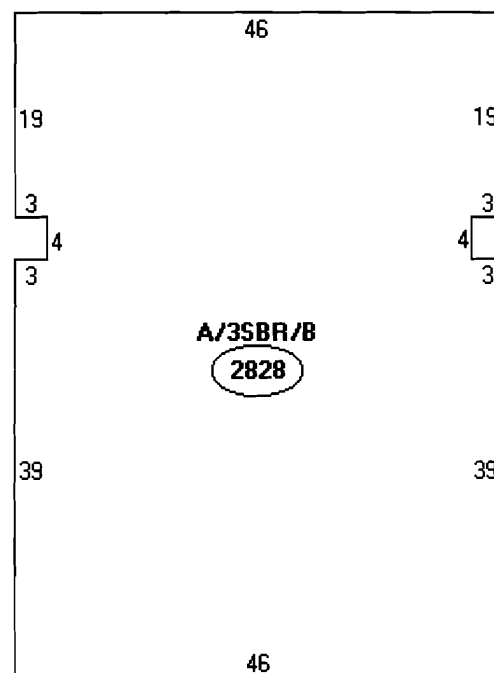
Alexandra J. P. Murphy
Business License Administrator
City Clerk Department
PO Box 17796
389 Congress Street
Portland, ME 04112-7796
(207) 874-8557 phone
(207) 874-8612 fax

>>> Ann Machado 03/14 12:15 PM >>>
Alex -

We have just received a permit for the expansion of the winebar Una into the old Portland Pie Co. space. Before we issue the permit, we want to make sure that Una is all set with their licenses for this space and are able to expand into the old Portland Pie Co. space at 505 Fore Street.

Thanks,

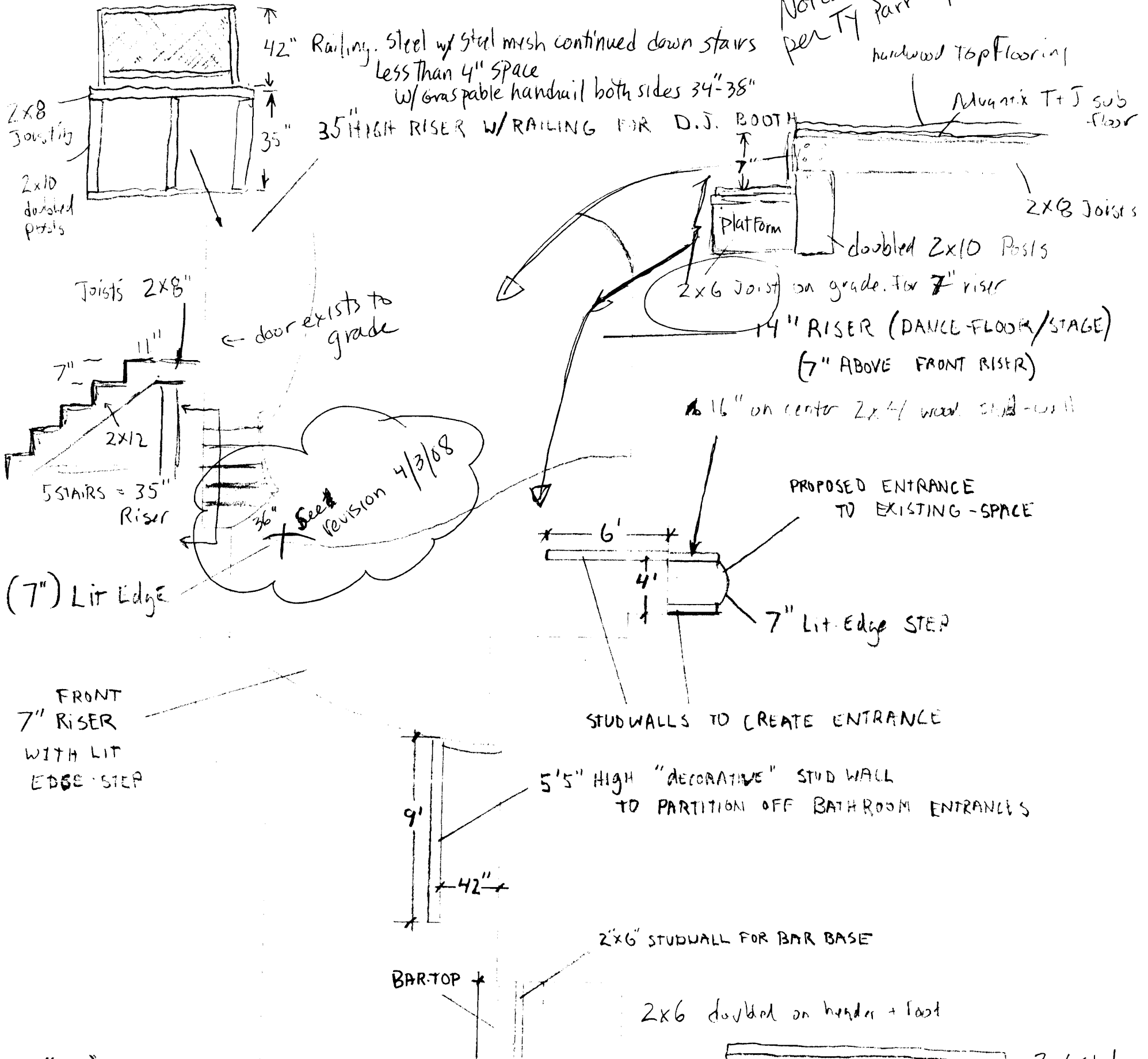
Ann Machado



Descriptor/Area
A: A/3SBR/B
2828 sqft

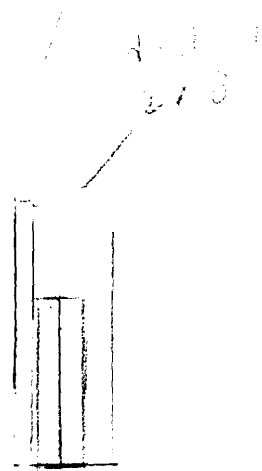
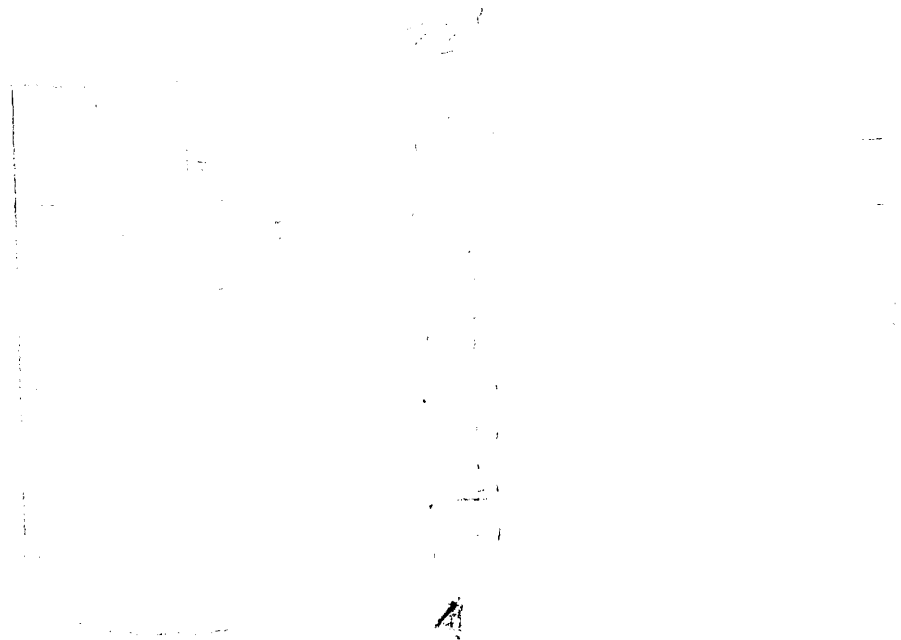
PROPOSED CONSTRUCTION MODIFICATIONS FOR UNA EXPANSION 505 FORE STREET

Notes
per TY Parr 4/2/08

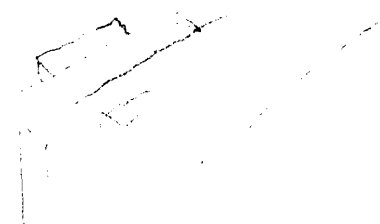


14" Platform Framing
Detail

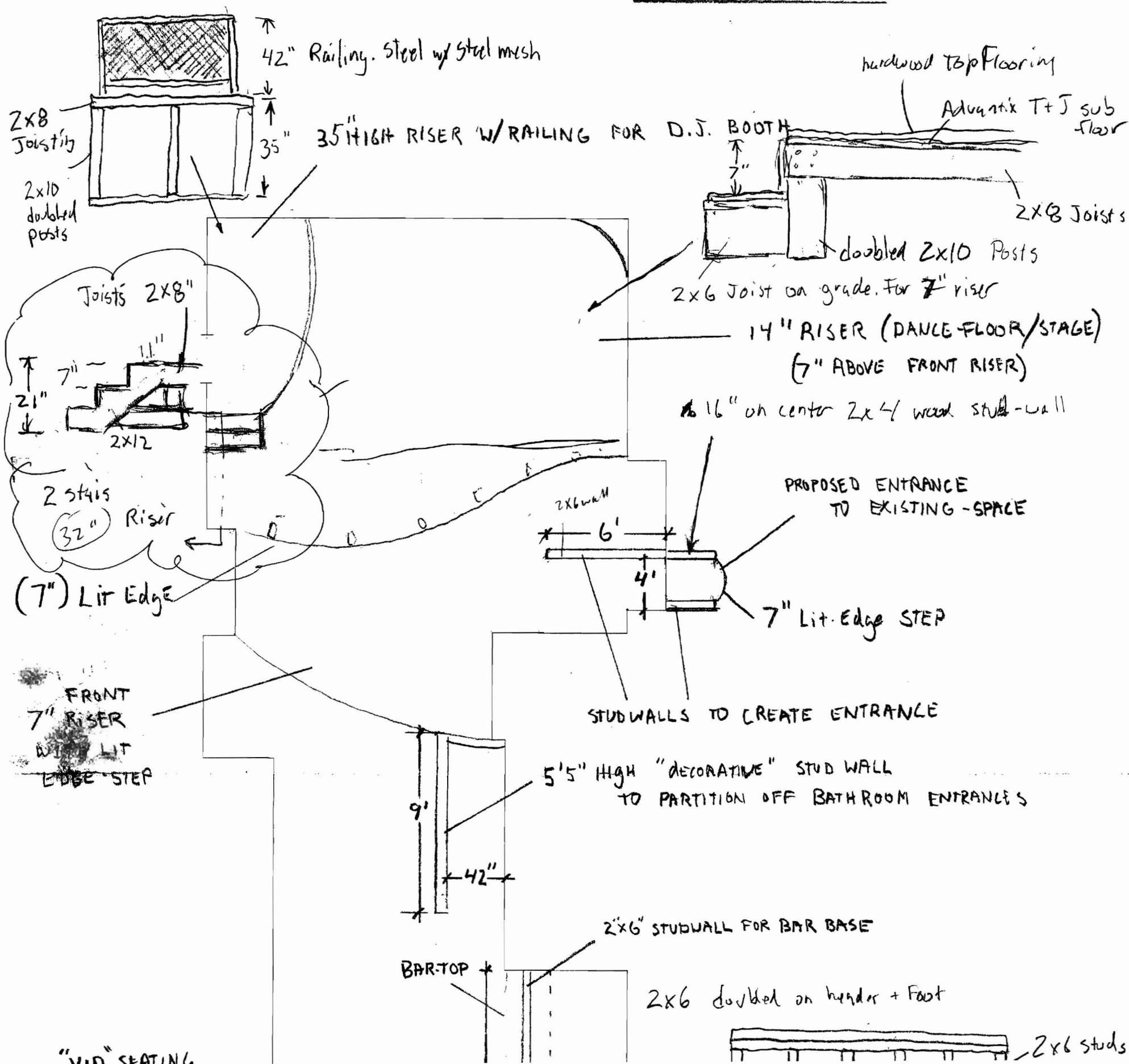
2x8



Ground
2x3

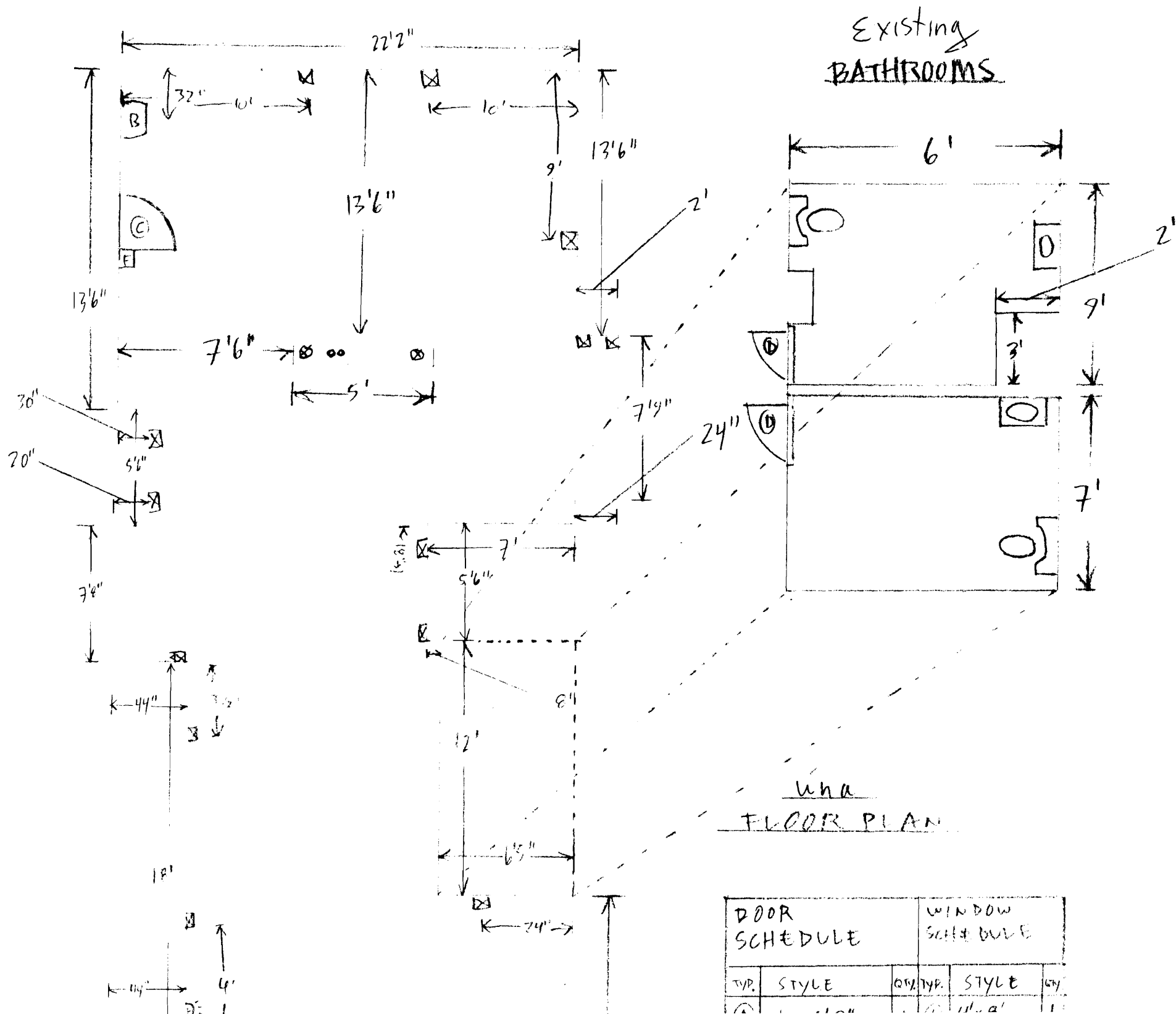


PROPOSED CONSTRUCTION MODIFICATIONS FOR
UNA EXPANSION 505 FORE STREET

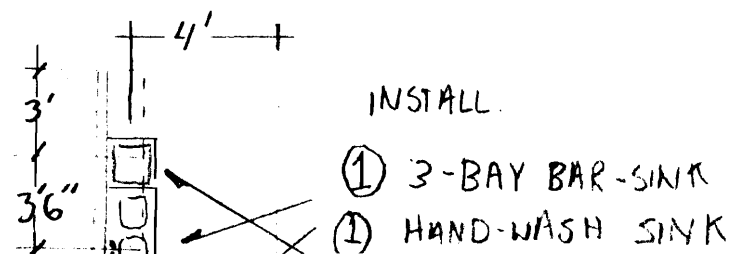


EXISTING SPACE AT

505 FORE STREET



UNA EXPANSION 505 FORE STREET



PROPOSED ELECTRICAL ADDITIONS
FOR UNA EXPANSION 505 FORE ST

