

**Christina Stacey - Re: Change of use - permit #2015-02840**

---

**From:** "Maine & Loire" <maineandloire@gmail.com>  
**To:** Christina Stacey < cstacey@portlandmaine.gov >  
**Date:** 12/14/2015 2:31 PM  
**Subject:** Re: Change of use - permit #2015-02840  
**Attachments:** Drifters Wife:Maine & Loire - FIRE Safety.pdf; Drifters Wife:Maine & Loire - Floor Plan.pdf; Maine and Loire Change of Use 12-15.pdf

---

Chris,

Thank you.

**Entire floorplan:** Attached

**Fire safety floor plan:** Attached

**Letter from our landlord for change of use:** Attached

**Off-street parking:** The lot at 75 Washington Ave is designated for businesses in the Nissen Building. There is free parking in the lot on the weekends and after 5pm (when the bar is open). There are more than the required 5/6 spots (based on the bars square footage).

**Bar Support:** The under bar will be constructed of dry-wall with metal studs and a decorative wood overlay.

The details of the framing are: 2x6" Framed at 16" on center with double top plate. Affixed with epoxy and Tapcons. 1/2" AC plywood for sheer and Clad in hard wood (aesthetic)

Let us know if you need any other information for our application.

Best,  
 Orenda and Peter

On Mon, Dec 14, 2015 at 8:21 AM, Christina Stacey <[cstacey@portlandmaine.gov](mailto:cstacey@portlandmaine.gov)> wrote:

I think it's generally OK to show to fire stuff on the floor plan, as long as everything is clearly marked and understandable. The landlord's permission can just be a note.

Thanks,  
 Chris

>>> "Maine & Loire" <[maineandloire@gmail.com](mailto:maineandloire@gmail.com)> 12/11/2015 4:28 PM >>>  
 Chris,

Thanks so much. We will start compiling all this information and get it to you ASAP.

Can we include the fire safety items (location of egresses, exit signs, fire extinguishers) on the scaled floor plan (#1) or does it need to be separate?

Can the landlord's permission just need to be a written notice stating his agreement? Or is there a official form for him to submit?

Thanks,  
Orenda and Peter

On Fri, Dec 11, 2015 at 3:57 PM, Christina Stacey <[cstacey@portlandmaine.gov](mailto:cstacey@portlandmaine.gov)> wrote:

Hi Peter and Orenda,

There are a few things needed before we can finish reviewing your permit application:

1. A scaled floor plan for your entire unit showing where the bar, tables, and service area will be located and what areas will remain retail, with square footage for each area.
2. Information on the how the drywalled bar support will be constructed (type of lumber, spacing of frame members).
3. Relevant info from the fire safety checklist on page 2 of the [application instructions](#) - locations of egresses, exit signs, fire extinguishers, travel distance to egresses, etc.
4. Permission from landlord to change use and make interior modifications
5. Information on number of off-street parking spaces available/designated for your unit - zoning requires that you provide 1 parking space for every 150 square feet of public floor area of the bar/lounge.

Also please note that a separate plumbing permit will be needed for installation of the sinks; this typically gets pulled by the plumber doing the installation.

The required documents can be e-mailed to me directly. Please let me know if you have questions.

Yours,

Chris

Christina Stacey

Zoning Specialist - Inspections Division

City of Portland

389 Congress St.

Portland, ME 04101

[\(207\) 874-8695](tel:2078748695)

[cstacey@portlandmaine.gov](mailto:cstacey@portlandmaine.gov)

--

Cheers,

Orenda & Peter

*Owners*

Maine & Loire (Wine Shop)

63 Washington Ave.

Portland, ME 04101

[207.805.1336](tel:2078051336)

[www.maineandloire.com](http://www.maineandloire.com)

Drifters Wife (Wine Bar)  
63 Washington Ave.  
Portland, ME 04101  
[www.drifterswife.com](http://www.drifterswife.com)

--

Cheers,  
Orenda & Peter  
*Owners*

Maine & Loire (Wine Shop)  
63 Washington Ave.  
Portland, ME 04101  
207.805.1336  
[www.maineandloire.com](http://www.maineandloire.com)

Drifters Wife (Wine Bar)  
63 Washington Ave.  
Portland, ME 04101  
[www.drifterswife.com](http://www.drifterswife.com)