

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

COTTON STREET HOLDINGS LLC

Located at

59 WASHINGTON AVE (63 Washington Ave)

PERMIT ID: 2015-02840

ISSUE DATE: 01/12/2016

CBL: 013 I04301A

has permission to **Change of Use - Add a drinking establishment (22 seats) to the current retail business. Install a bar with plumbing and construct partial height dividing wall with door and around the kitchen**

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 clsoed-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 procured prior to occupancy.

/s/ Craig Messinger

/s/ Laurie Leader

Fire Official

Building Official

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

Approved Property Use - Zoning

Retail and lounge/bar

Building Inspections

Use Group: M & B **Type:** 3B

Mercantile - Wine Sales - 19 Occupants

Business - Wine Bar - 27 Occupants

NFPA 13 Sprinkler System

Suite 1C First Floor

MUBEC/IBC 2009

Fire Department

PERMIT ID: 2015-02840

Located at: 59 WASHINGTON AVE (63

CBL: 013 I04301A

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

**Check the Status or Schedule an Inspection On-Line at
<http://www.portlandmaine.gov/planning/permitstatus.asp>**

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.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing

Electrical Close-in

Certificate of Occupancy/Final

Final - Electric

Final - Fire

Plumbing Under Slab

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.

City of Portland, Maine - Building or Use Permit 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		Permit No: 2015-02840	Date Applied For: 11/20/2015	CBL: 013 I04301A
Proposed Use: Retail & Bar/Lounge ("Maine & Loire") and ("Drifter's Wife" Wine Bar)		Proposed Project Description: Change of Use - Add a drinking establishment (22 seats) to the current retail business. Install a bar with plumbing and construct partial height dividing wall with door and around the kitchen		
Dept: Zoning	Status: Approved w/Conditions	Reviewer: Christina Stacey	Approval Date: 12/17/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note: B-4 zone Drinking establishment allowed use in this zone. Lounge floor area 816 sf = 5 parking spaces required, landlord stated he would provide in adjacent parking lot.				
Conditions:				
1) This property shall remain a retail use and drinking establishment/lounge. Any change of use or addition of new uses shall require a separate permit application for review and approval.				
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 Inspecti	Status: Approved w/Conditions	Reviewer: Laurie Leader	Approval Date: 01/12/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.				
2) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Dept. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.				
3) Approval of City license is subject to health inspections per the Food Code.				
4) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.				
Dept: Engineering DPS	Status: Approved w/Conditions	Reviewer: Rachel Smith	Approval Date: 12/21/2015	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) Grease control equipment must be maintained and record of maintenance kept for a minimum of three years.				
2) Applicant will install grease control equipment with a minimum capability of 25 gallons per minute or greater. Equipment will capture any grease laden waste from any fixtures that generate fats, oils, and grease.				
Dept: Fire	Status: Approved w/Conditions	Reviewer: Craig Messinger	Approval Date: 01/07/2016	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Conditions:				
1) 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.				
2) Shall meet NFPA 101, Chapter 37, Existing Mercantile Occupancies.				
3) Shall meet the requirements of 2009 NFPA 1 Fire Code.				
4) All construction shall comply with City Code Chapter 10.				