

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 030522

This is to certify that Pennesseewasee Llc/Chris H
has permission to Build Wine Bar within wine shop
AT 24 Preble St 037 E007001

provided that the person or persons, firm or corporation accepting 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 written permission procured before this building or part thereof is leased or closed-in.
HEAR 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 5/23/03
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: 03-0522	Issue Date:	CBL: 037 F007001
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Location of Construction: 24 Preble St	Owner Name: Pennesseewasee Llc	Owner Address: 24 Preble St Ste 400e	Phone: 773-5661
Business Name:	Contractor Name: Chris Holt	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3

Past Use: Market Wines shop	Proposed Use: Market Wines shop with wine bar	Permit Fee: \$128.00	Cost of Work: \$15,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: 3B	

Proposed Project Description: Build Wine Bar within wine shop	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: kwd	Date Applied For: 05/15/2003	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 checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/20/03</i>	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 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>Separate permits be required for new garage</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

03-0522

All Purpose Building Permit Application

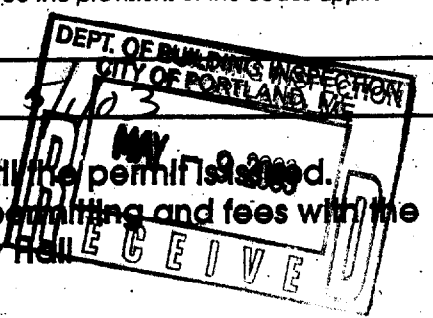
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>24 Preble St, 1st floor</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>037</u> Block# <u>F</u> Lot# <u>009</u>	Owner: <u>Scott Dow</u>	Telephone: <u>773-5661</u>
Lessee/Buyer's Name (if Applicable) <u>Thomas Hansen TPH, Inc dba Market Wines</u>	Applicant name, address & telephone:	Cost Of Work: \$ <u>15,000</u> Fee: \$ <u>128.00</u>
Current use: <u>Wine Shop</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Wire Shop/Wire bar</u>		
Project description: <u>Re model inside of wine shop to include wire bar w/ separate entrance</u>		
Contractor's name, address & telephone: <u>Chris Holt</u>		
Who should we contact when the permit is ready: <u>Tom Hansen</u>		
Mailing address: <u>24 Preble St, Portland 04101</u> <u>Call</u> <u>xx</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>828-0900</u> <u>xx</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u>[Signature]</u>	Date: <u>5/10/03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall.

[Handwritten mark]



24 Preble Street Portland, ME 04101

phone: 207-828-0900 fax: 207-553-2350

May 9, 2003

To whom it may concern:

This document shall serve as a letter of intent for proposed changes at Market Wines, 24 Preble Street, Portland, Maine. All changes will take place within Market Wines existing leased space, and are done so with the permission of the landlord and building owner, Scott Dow. Changes are also done in accordance with the Maine State Liquor Laws.

PURPOSE: To subdivide space currently being used for the retail sale of wines into a wine bar/wine shop, each with a separate public entrance.

Walls for the rear office will be removed. New walls separating wine bar from wine shop will be constructed. Height of new walls will be 8' and non load bearing. (existing ceiling height is 12'). Walls will be 2X4 stud and sheetrock construction (see diagram). Two fixed glass **windows** measuring 33" x 56" will be installed in wall A on either side of column, 3' off floor. All interior **doors** will be standard wood construction and size, except for the 3' handicapped bathroom door. A new exterior door will be installed – steel insulated door w/top and bottom lights, hung in a weatherstripped wooden jamb w/aluminum sill, similar to the exterior door of the existing wine shop. The right handrail on the exterior front landing and steps will be re-configured to accommodate the new entrance.

Two unisex **bathrooms** will be added in wine bar area. Bathroom A will measure 4' X 6' X 7 1/2' with wall mounted sink and standard toilet. Bathroom B will be handicapped accessible, measure 5 1/2 X 6', and contain handicapped accessible toilet, faucet, sink and mirror. Grab bars will be installed in toilet area. Both bathrooms will have linoleum floors and ceiling mounted light fixtures w/vented exhaust fans.

There will be a **food prep area** adjacent to the bathrooms which will include a one-piece shower stall measuring 32" square and 6" high. The shower will contain a tub spout, and will also function as a mop sink. Entrance to shower will located in Bathroom B via flush-mounted door. Prep area will also contain a wall mounted stainless hand sink located next to shower stall, and free standing stainless prep table. Flooring will be linoleum.

Seating area will contain hardwood flooring, 14 barstools, 6 standard chairs, one L-shaped bench, 3 42" high 2x2 tables, and 3 standard height 3x2 pedestal tables. **Bar** will be 2x4 stud and plywood construction, with finished hardwood top and 12" overhang. Dimensions – 13' long w/4' return. 42" high w/hinged top on left side to accommodate

employee entrance and exit. Under bar area will accommodate stainless commercial under-counter hi-temp dishwasher, 2-bay bar sink, and adjacent counter area. Attached to wall behind bar will be a plywood shelving unit w/cabinet doors measuring 12" deep/8' long/42" high.

The new wine bar will serve no liquor – mostly wine and a few types of beer. Food served will be cold, and will be prepared off premises. Smoking will not be allowed.

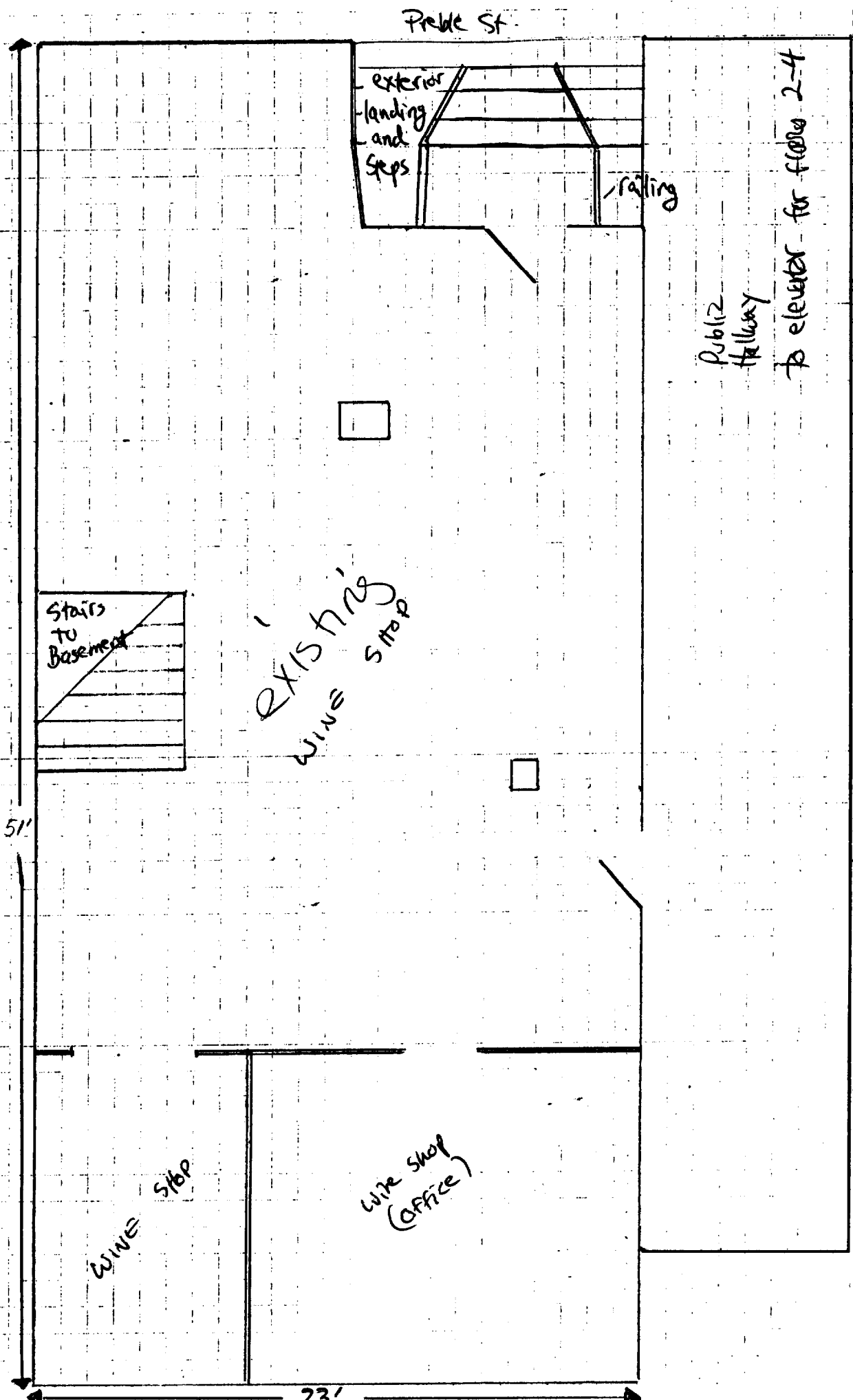
Maximum seating is 22 people.

Hours of operation will be Tuesday through Saturday, 5 p.m. – 10 p.m. (possibly one hour later on weekends)

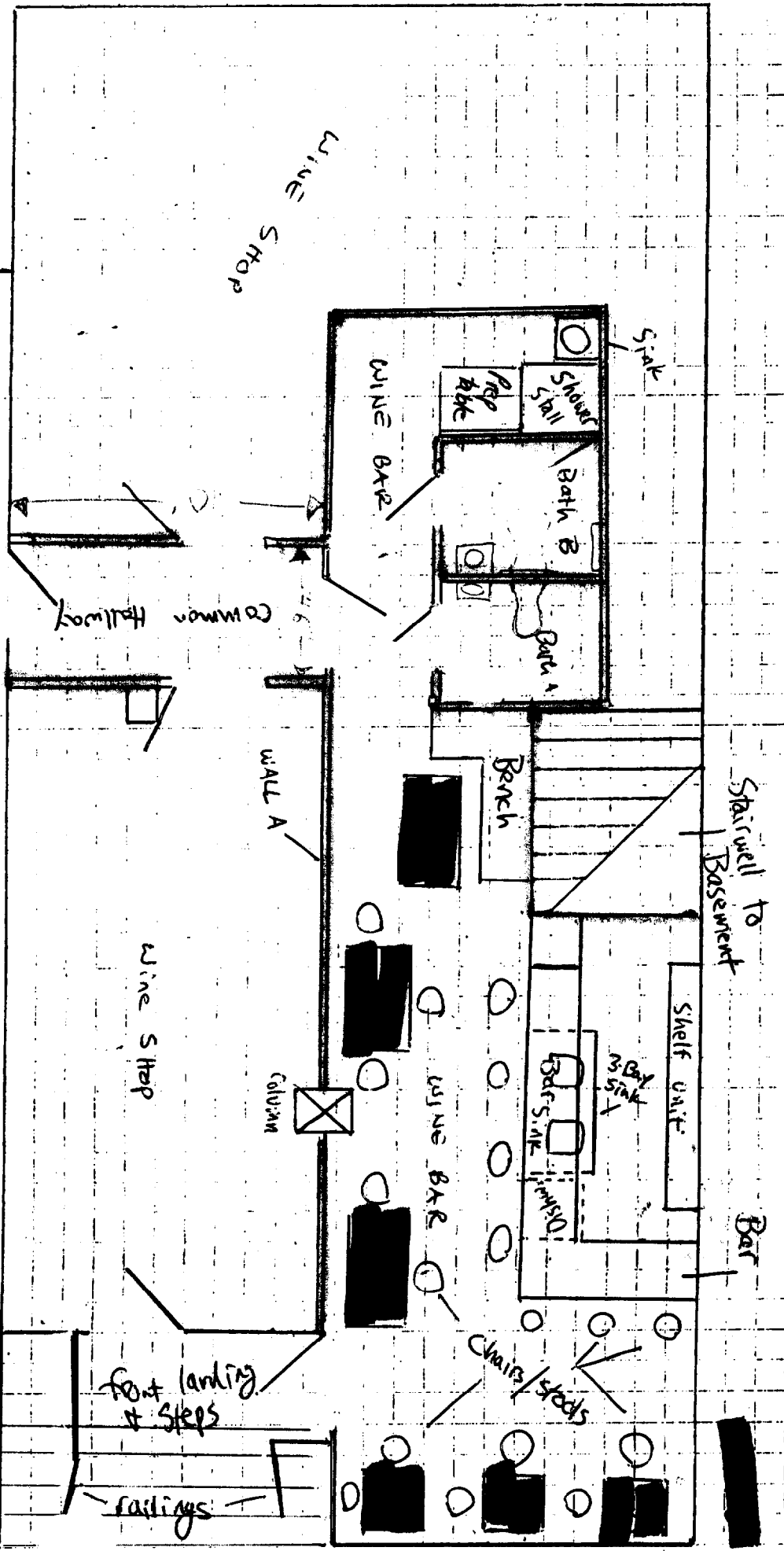
The operation of the wine shop will remain unchanged.

A handwritten signature in black ink, appearing to read 'Thomas R. Hansen'.

Thomas R. Hansen
president TRH, Inc dba Market Wines



MARKET WINES EXISTING LAYOUT

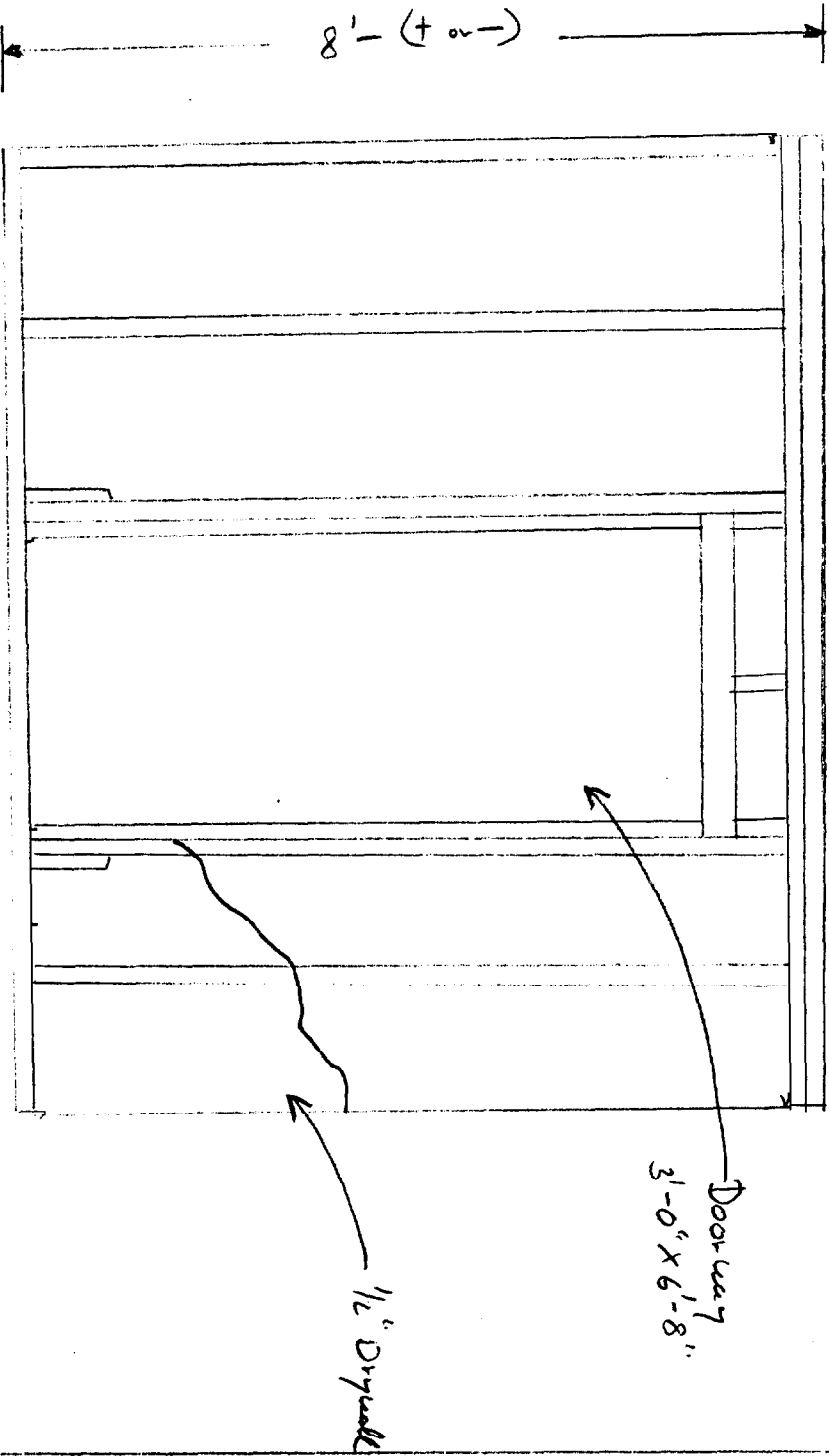


MARKET WINES PROPOSED AT BAR (Highlighted walls are new construction)

Common Hallway

Table X

Typical Interior Nonbearing Walls



Specifications

1. All walls are nonbearing
2. Walls 2X4 construction
3. Wall covering shall be wallboard 1/2" thick.
4. Walls to be anchored to existing wood floor with nails