

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING DEPARTMENT PERMIT

Permit Number: 030272

This is to certify that McVicar Kenneth E/Woodward Thompson (Ken Thompson)  
has permission to Renovations to Entrance and Lobby  
AT 5 Moulton St City 032 S005001

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 work in progress must be reported before this building or part thereof is occupied or closed-in. **48 HOUR NOTICE IS REQUIRED.**

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

OTHER REQUIREMENTS: **PERMIT ISSUED**

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_ **APR 30 2003** \_\_\_\_\_  
Other \_\_\_\_\_

*[Signature]*  
Director - Building & Inspection Services

Department of **CITY OF PORTLAND**

**PENALTY FOR REMOVING THIS CARD**

**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: 03-0272	Issue Date: <b>APR 30 2003</b>	CBL: 032 S005001
-----------------------	-----------------------------------	---------------------

Location of Construction: 5 Moulton St	Owner Name: McVicar Kenneth E	Owner Address: Po Box 250	Phone:
Business Name:	Contractor Name: Woodward Thompson/Tom Thomps	Contractor Address: 50 Danforth Street Portland	Phone: 2077749298
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: <b>B3</b>

Past Use: Office Building	Proposed Use: Office Building	Permit Fee: \$338.00	Cost of Work: \$45,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>B</b> Type: <b>NA</b>	

Proposed Project Description: Renovations to Entrance and Lobby	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: gad	Date Applied For: 03/28/2003	<b>Zoning Approval</b>	
-------------------------	---------------------------------	------------------------	--

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..	<b>Special Zone or Reviews</b> <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"/>	<b>Zoning Appeal</b> <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	<b>Historic Preservation</b> <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>[Signature]</i>	Date:	Approved based on revised design to D.A. 4/4/03 DA 4/22/03

**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 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 initialzing 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.

**Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- 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

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

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

[Signature]  
Signature of applicant/designee

4/30/03  
Date

[Signature]  
Signature of Inspections Official

4/30/03  
Date

CBL: 032-S-005 Building Permit #: 030272

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 03-0272	<b>Date Applied For:</b> 03/28/2003	<b>CBL:</b> 032 S005001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 5 Moulton St	<b>Owner Name:</b> McVicar Kenneth E	<b>Owner Address:</b> Po Box 250	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Woodward Thompson/Tom Thomps	<b>Contractor Address:</b> 50 Danforth Street Portland	<b>Phone</b> (207) 774-9298
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Office Building	<b>Proposed Project Description:</b> Renovations to Entrance and Lobby
---	---

**Dept:** Historical      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 04/22/2003

**Note:**      **Ok to Issue:**

1) Approval based on revised design.

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 04/04/2003

**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 04/29/2003

**Note:**      **Ok to Issue:**

1) Door shall not swing over public sidewalk.

03-0272

# 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.

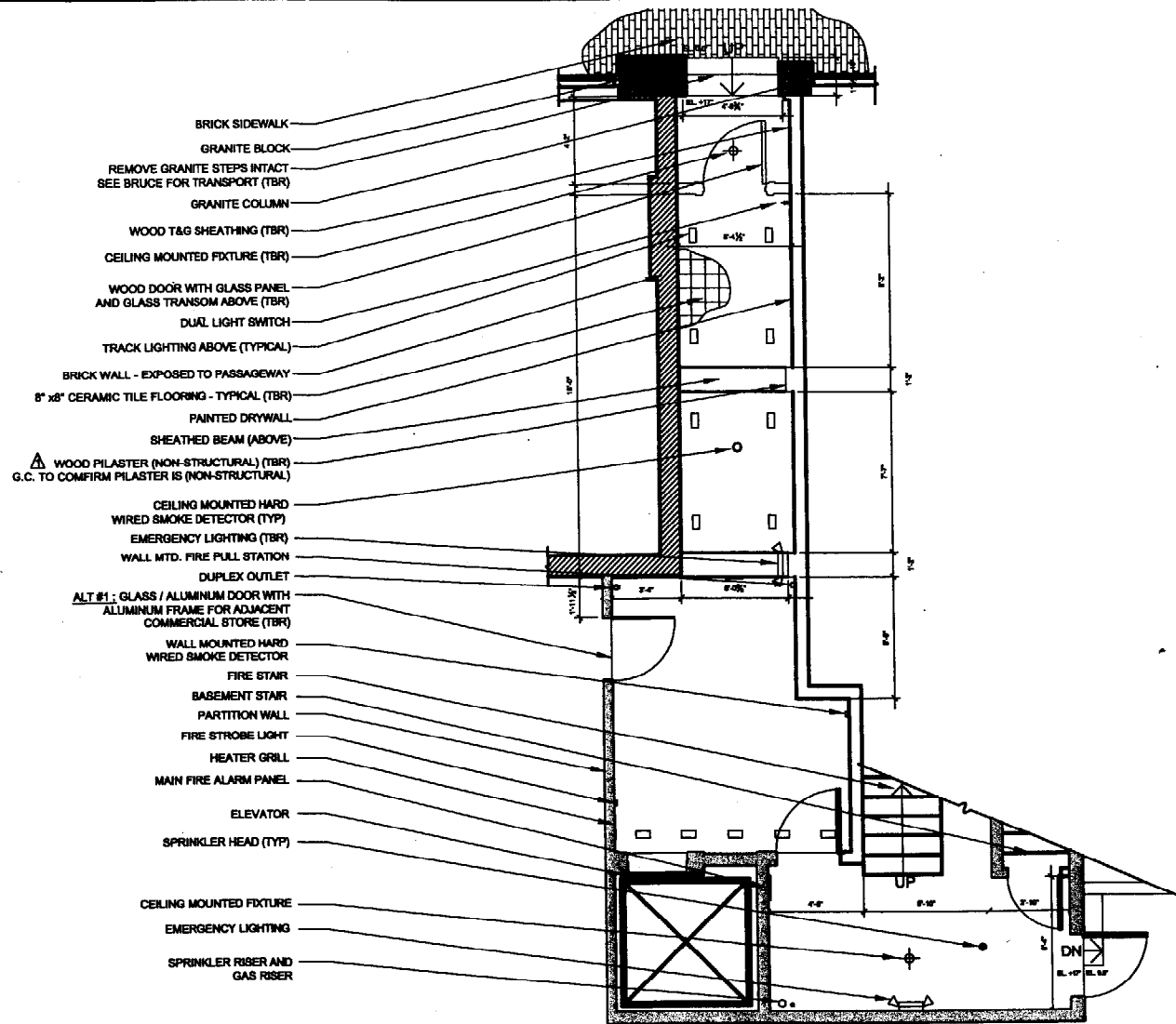
Location/Address of Construction: 5 Moulton Street		
Total Square Footage of Proposed Structure 358 sq. ft.	Square Footage of Lot N/A	
Tax Assessor's Chart, Block & Lot Chart# 032 Block# S Lot# 005	Owner: The Moulton Street Trust Ken McVica	Telephone:
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Woodward Thomsen Co. P.O. Box 10359 Portland, ME 04104 774-9298	Cost Of Work: \$ 45,000.00 Fee: \$ <del>308.00</del> 338.00 → Ken McVica
Current use: Office Building		
If the location is currently vacant, what was prior use: N/A		
Approximately how long has it been vacant: N/A		
Proposed use: Same as Above		
Project description: Renovation to entrance and lobby of 5 Moulton St., as depicted on Plan sheets A1-1, A1-2, A1-3, and A2-1, attached.		
Contractor's name, address & telephone: Woodward Thomsen Co., Inc. P.O. Box 10359, Portland, ME 04104 774-9298		
Who should we contact when the permit is ready: Thomas Thomsen		
Mailing address: P.O. Box 10359 Portland, ME 04104		
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: 774-9298		

**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.**

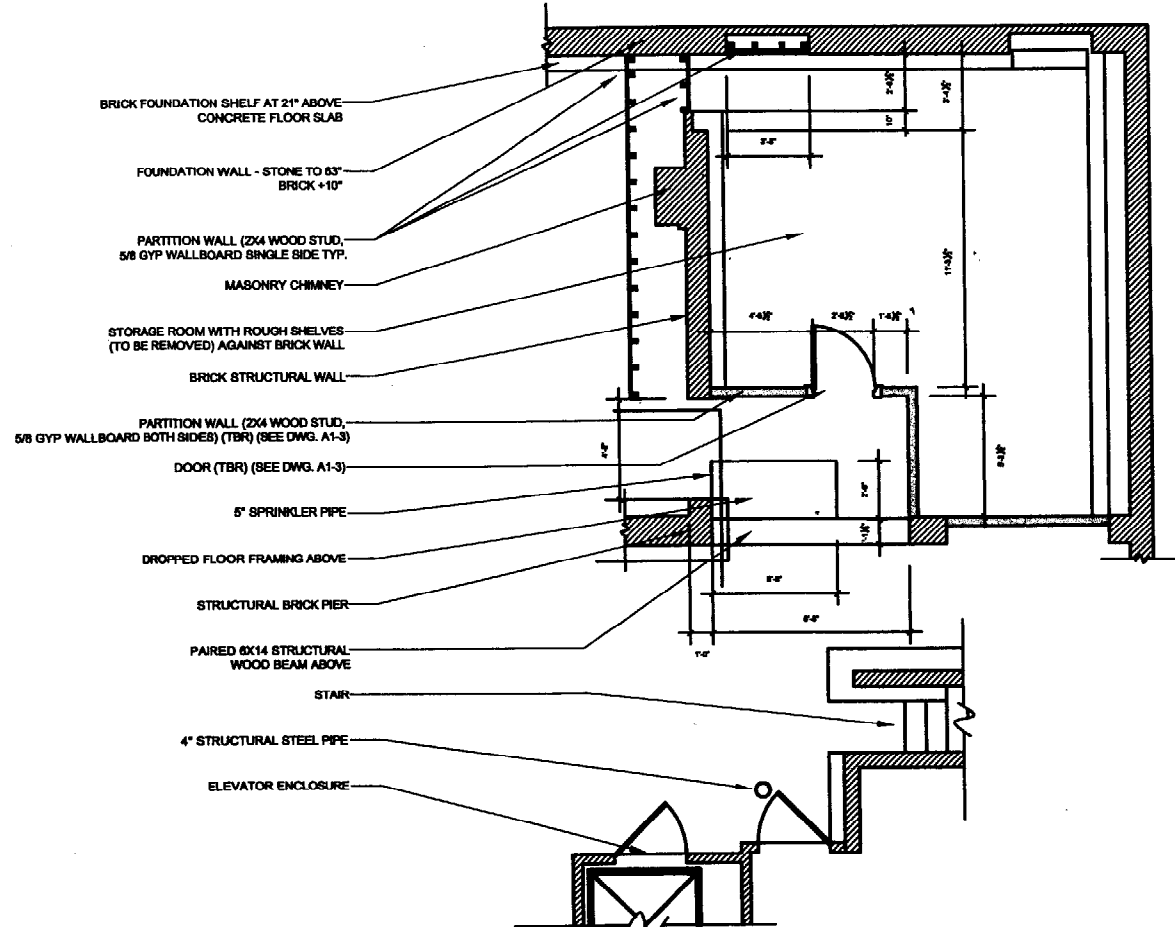
*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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>Howard W Thomsen</u>	Date: <u>March 27, 2003</u>
---	-----------------------------

**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 4<sup>th</sup> floor of City Hall**



1 FIRST FLOOR - EXISTING / DEMO PLAN  
A1-1 1/4" = 1'-0" (TBR) TO BE REMOVED

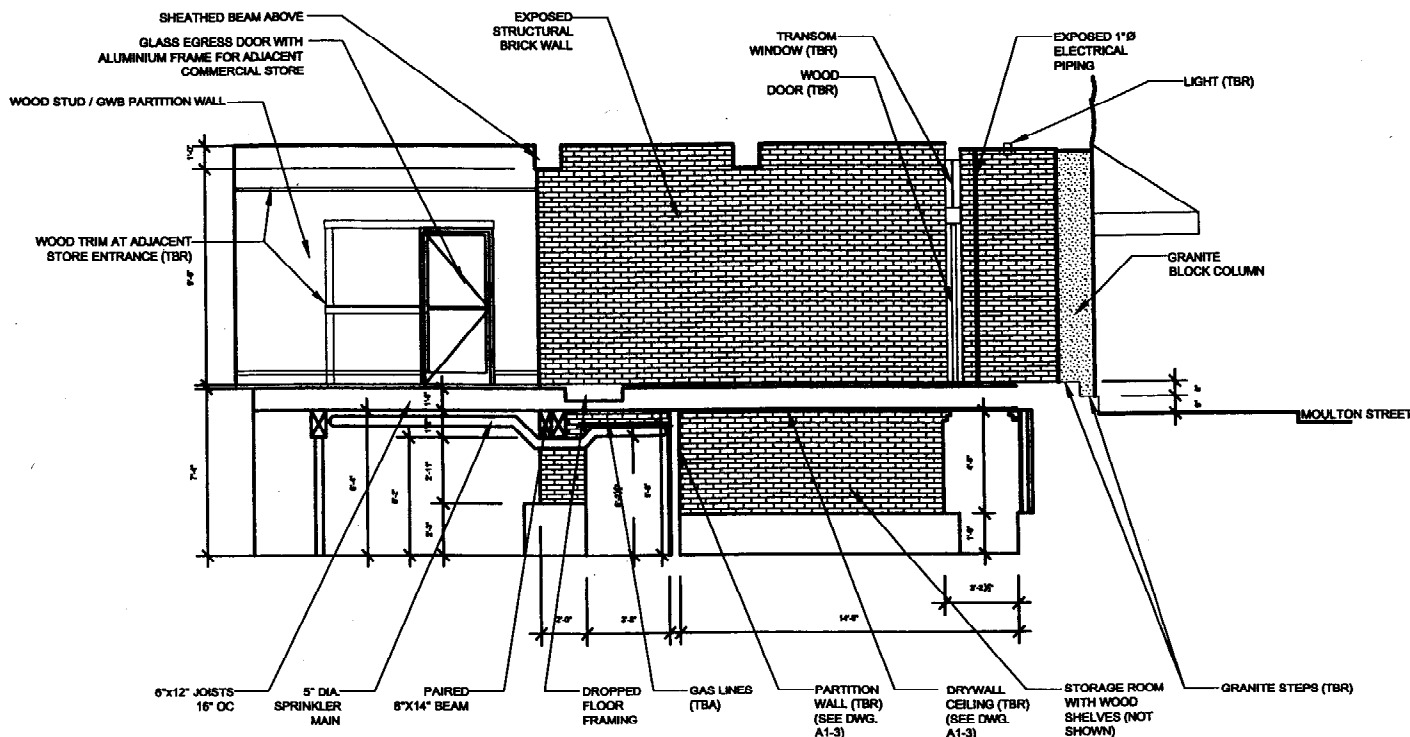


2 CELLAR - EXISTING / DEMO  
A1-1 1/4" = 1'-0"



GENERAL NOTES

- 1) CONTRACTOR SHALL PROVIDE MATERIALS AND LABOR TO COMPLETE ALL ASPECTS OF DESIGN IMPLIED HEREIN.
- 2) ALL QUESTIONS REGARDING DESIGN ISSUES SHALL BE ADDRESSED VIA E-MAIL TO KRH@TFHARCHITECTS.COM.
- 3) NO ELECTRICAL WORK SHALL BE CONSIDERED PART OF THE GENERAL CONTRACTORS RESPONSIBILITY. HOWEVER, THE GENERAL CONTRACTORS EXPECTED TO COORDINATE THE ELECTRICAL COMPONENTS WHICH WILL BE PROVIDED AND INSTALLED BY OWNER'S ELECTRICIAN.
- 4) THE GENERAL CONTRACTOR WORKING WITH THE OWNER WILL BE RESPONSIBLE FOR ESTABLISHING PREMISES WILL BE OCCUPIED WITHIN BUILDING DURING CONSTRUCTION. TEMPORARY MEANS OF EGRESS VIA BACK HALL AND/OR ADJACENT TENANT SPACE TO COMMERCIAL STREET.
- 5) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY CONSTRUCTION AND SAFETY PARTITIONS.
- 6) ALL MATERIALS REMOVED FROM SAID PREMISES SHALL BE DISPOSED OF IN A LEGAL AND RESPONSIBLE MANNER.
- 7) ALTERNATIVES TO DESIGN INCLUDE:  
 ALT 1 - REMOVAL OF ALUMINUM / GLASS STOREFRONT INTO ADJACENT COMMERCIAL STREET TENANT SPACE AND INSTALLATION OF 3'-0"x7'-0" 3/4 HR RATED SOLID BIRCH DOOR WITH PANIC HARDWARE IN RATED HOLLOW METAL FRAME AND CONSTRUCTION OF 1 HR RATED WALL IN-FILL (1 LAYER OF 5/8" GWS TYPE 'X' EITHER SIDE, METAL OR WOOD STUDS)  
 ALT 2 - ELEVATOR CAB UPGRADE (SEE DETAIL). CAB FLOOR TO BE OF SLATE TO MATCH LOBBY  
 ALT 3 - INSTALL STRUCTURAL STEEL FRAMING IN LIEU OF PRESSURE TREATED WOOD FRAMING TO SUPPORT CONCRETE SLAB AT RAMP AND LOWER ENTRYWAY. FINAL DESIGN SHALL BE RESPONSIBILITY OF GENERAL CONTRACTOR.
- 8) WHERE NECESSARY PROVIDE MASONRY RESTORATION IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY DURING AND AFTER MODIFICATIONS.
- 9) GENERAL CONTRACTOR SHALL PROVIDE SAMPLES AND IF APPLICABLE MANUFACTURER'S LITERATURE FOR THE FOLLOWING ITEMS:  
 - 12"x12" SLATE FLOOR TILE  
 - 12"x12" GRAY GRANITE FLOOR TILE  
 - FIR TRIM (1/4 BAWN)  
 - FIR WAINSCOT  
 - FIR PLYWOOD (1/4 BAWN)
- 10) EXTERIOR TILE TO BE GRAY GRANITE TO MATCH EXISTING STEPS \$15/SF MATERIAL ALLOWANCE AND GROUT SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION USING THE MANUFACTURE'S RANGE OF STANDARD COLORS.
- 11) INTERIOR TILE TO BE SLATE \$10/SF MATERIAL ALLOWANCE AND GROUT SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION USING THE MANUFACTURE'S RANGE OF STANDARD COLORS.
- 12) ALL SURFACES TO BE PAINTED SHALL RECEIVE ONE PRIMER COAT FOLLOWED BY TWO FINISH COATS.
- 13) ALL 'FIR' WOOD SHALL RECEIVE TWO COATS OF SATIN POLYURETHANE OR AGREED UPON EQUIVALENT.
- 14) ALL MILLWORK TO BE AWI PREMIUM GRADE. SHOP DRAWINGS WILL BE REQUIRED FOR ALL MILLWORK ITEMS.
- 15) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL MATERIALS NECESSARY FOR PROPOSED RENOVATIONS AND INCLUDING ALL FLOOR AND WALL SURFACE PREP WORK.
- 16) GENERAL CONTRACTOR TO WORK WITH TFH ARCHITECTS TO DETERMINE EXACT CONSTRUCTIONS DETAILS IF NOT SHOWN HEREIN.



3 EXISTING / DEMO SECTION  
A1-1 1/4" = 1'-0" (TBR) TO BE RELOCATED (TBA) LOCATION TO BE ADJUSTED TO ALLOW FOR PROPOSED MODIFICATIONS

© 2002 TFH ARCHITECTS

5 MOULTON STREET  
KEN MCVICAR  
PORTLAND, MAINE



TFH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 776 6141  
ARCHITECTURE PLANNING

CONSULTANTS:

REVISIONS:  
A JANUARY 22, 2002

DATE: September 30, 2002

PROJECT No. 0216

DRAWN BY: CMM/KH

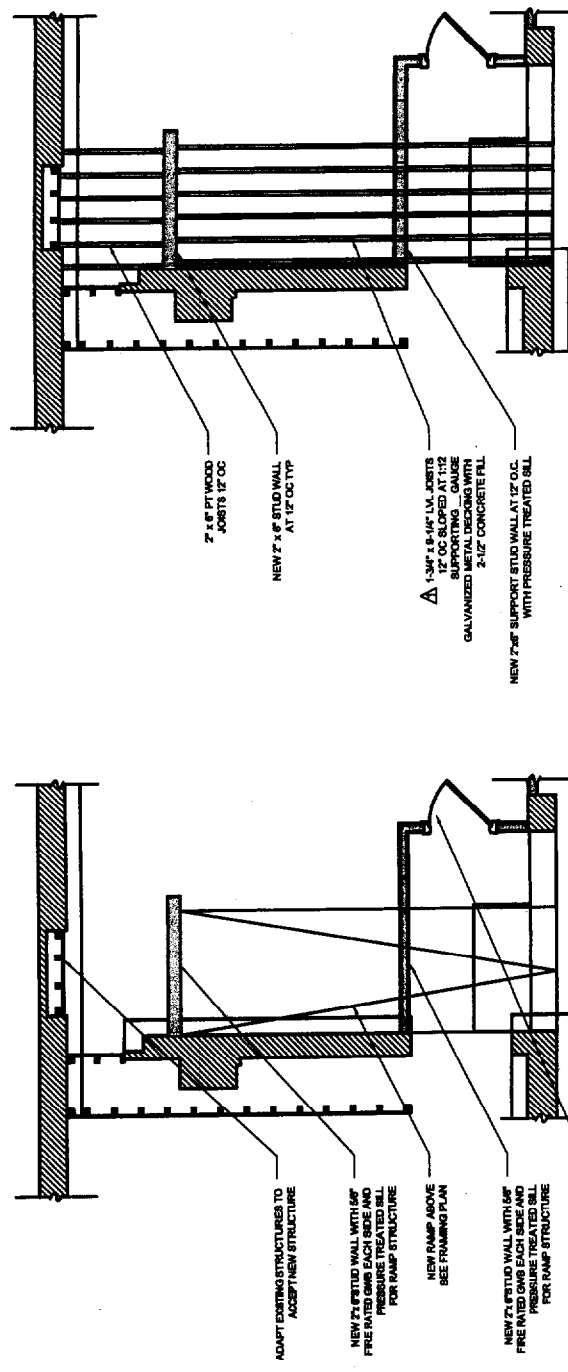
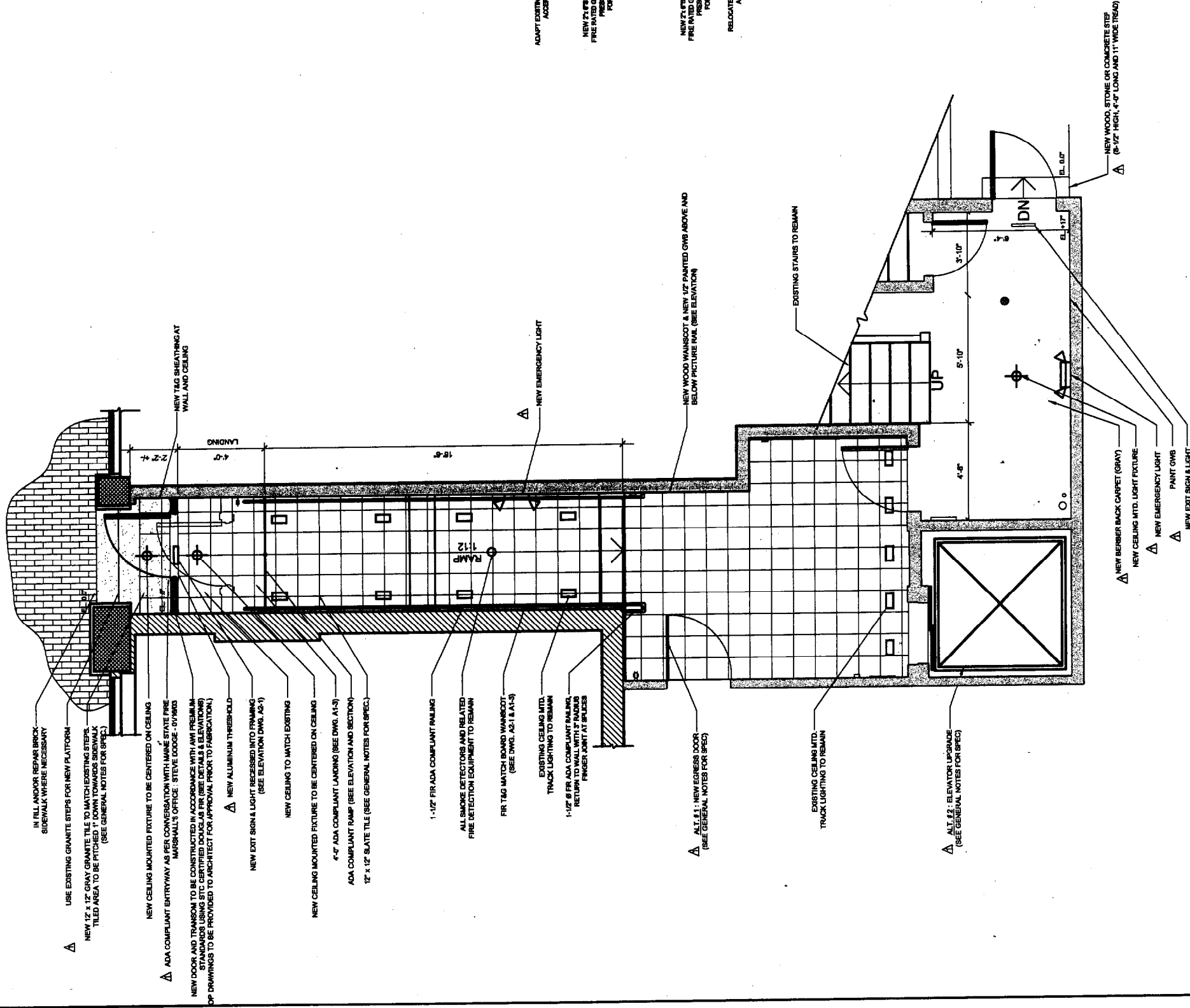
CHECKED BY: TST

SCALE: 1/4"=1'-0"

SHEET TITLE:

Existing / Demo  
Plans and Section

A1-1

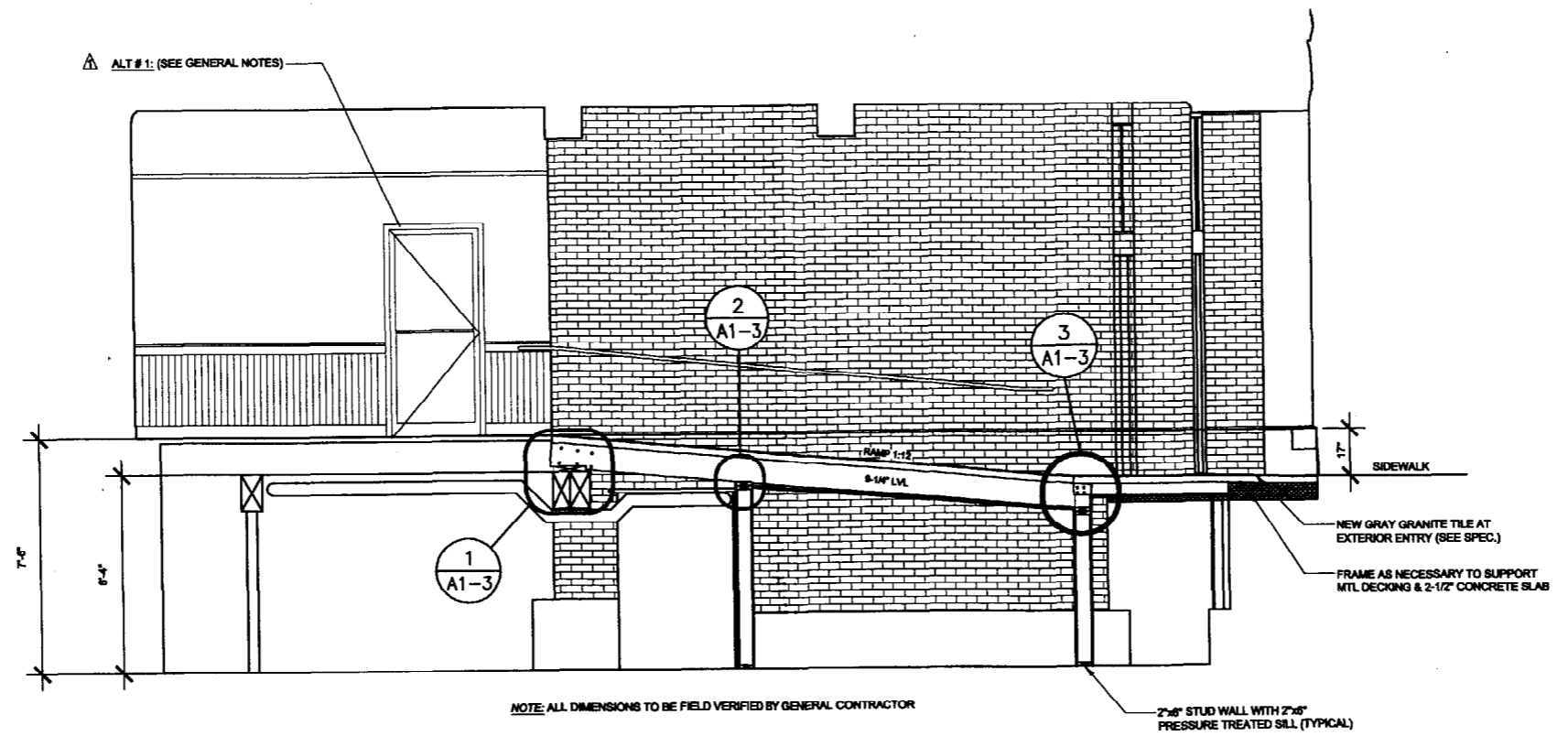


PROPOSED FRAMING PLAN  
1/4" = 1'-0"

PROPOSED BASEMENT FLOOR PLAN  
1/4" = 1'-0"

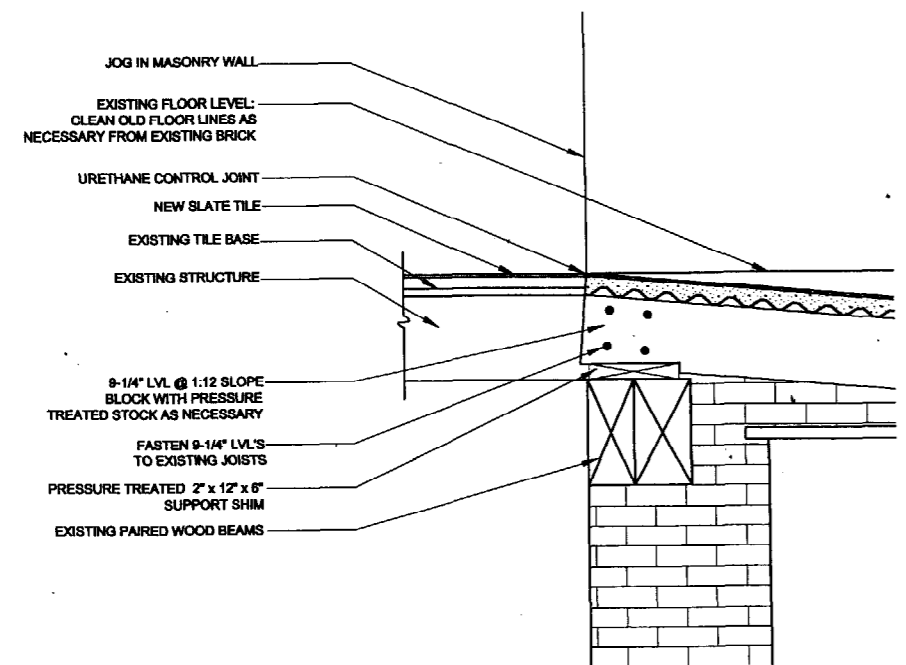
PROPOSED FIRST FLOOR PLAN



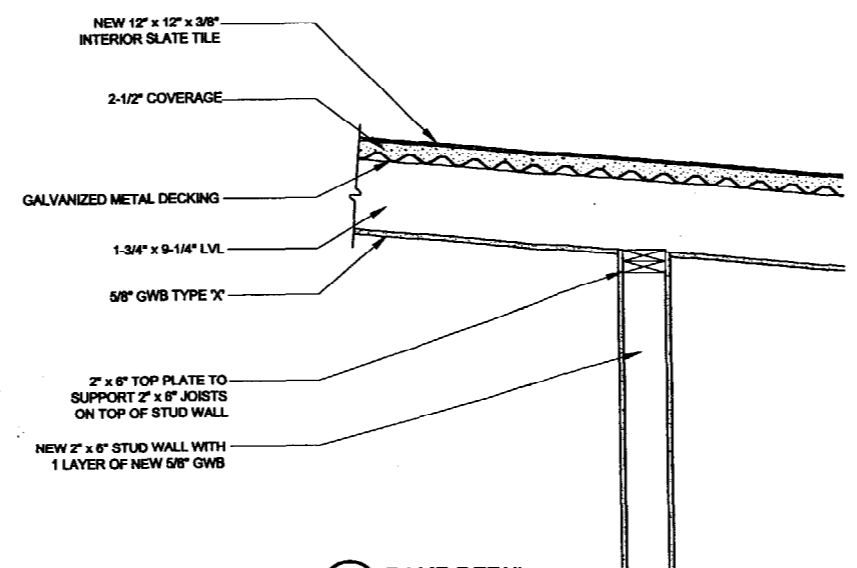


**PROPOSED SECTION**  
3/8" = 1'-0"

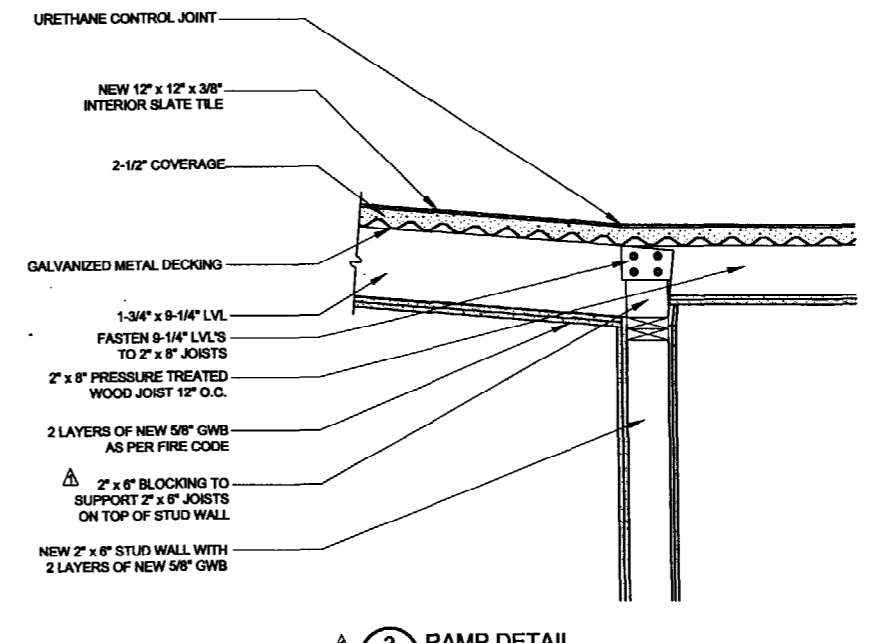
NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED BY GENERAL CONTRACTOR



**1 RAMP DETAIL**  
A1-2 1" = 1'-0"



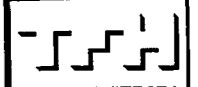
**2 RAMP DETAIL**  
A1-2 1" = 1'-0"



**3 RAMP DETAIL**  
A1-2 1" = 1'-0"

© 2002 TFH ARCHITECTS

**5 MOULTON STREET**  
KEN MCVICAR  
PORTLAND, ME



TFH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 6141  
ARCHITECTURE PLANNING

CONSULTANTS:

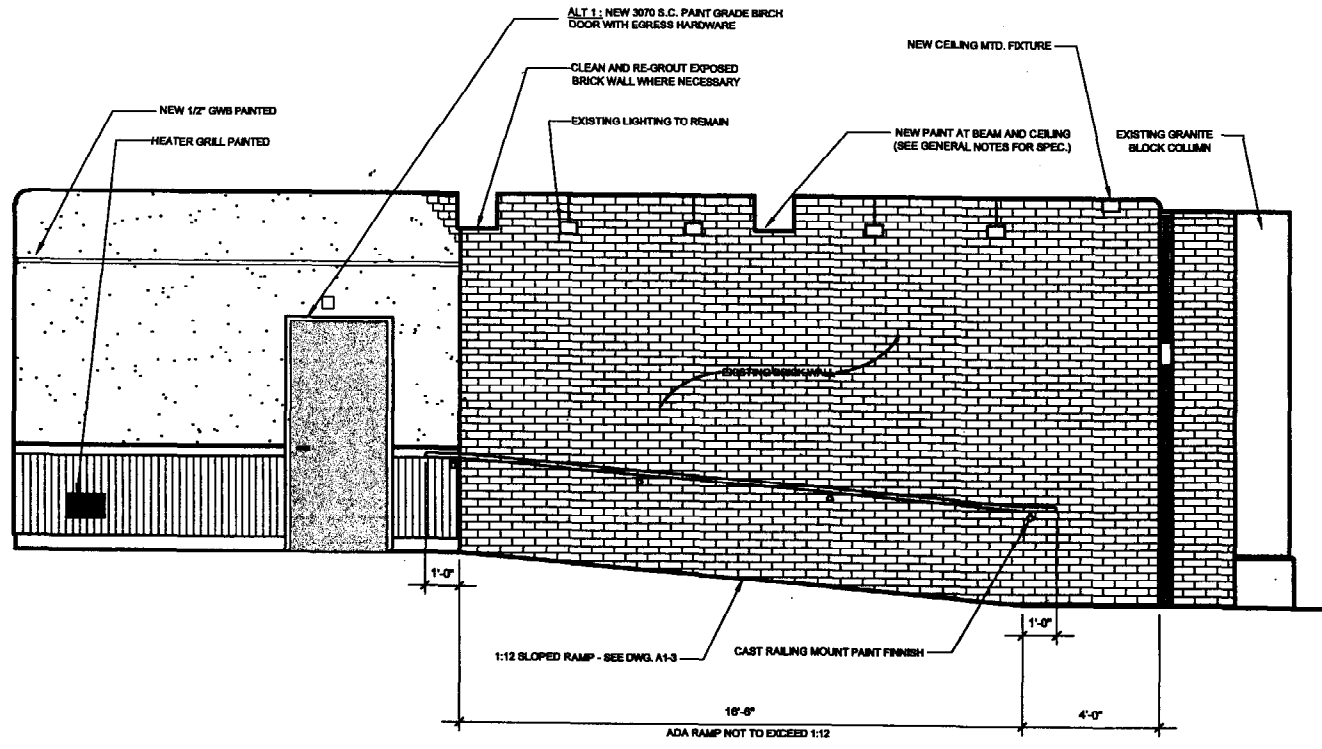
REVISIONS:  
▲ JANUARY 22, 2002

DATE: September 30, 2002  
PROJECT No. 0216  
DRAWN BY: CMM / KKH  
CHECKED BY: TBT  
SCALE: As Marked

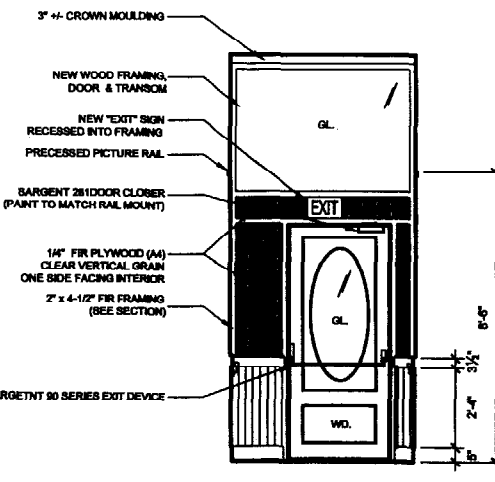
SHEET TITLE:  
Proposed Section and Details

**A1-3**

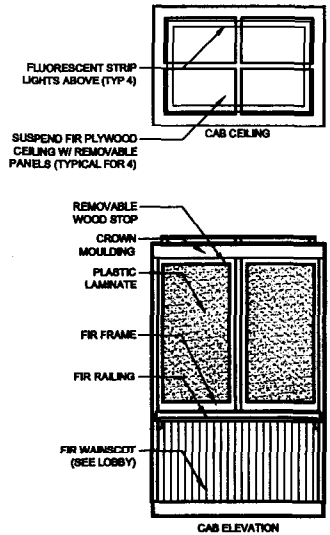




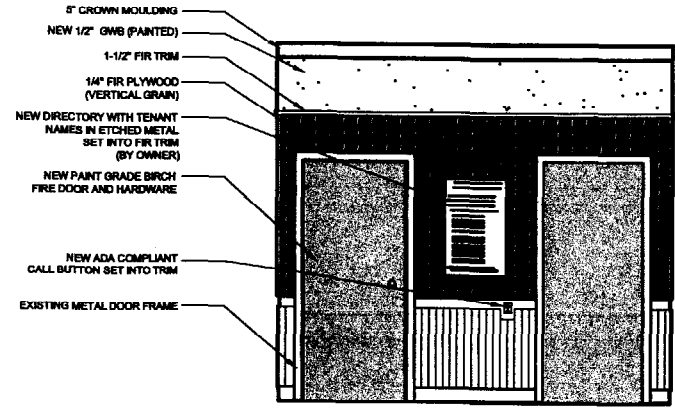
4 SOUTH ELEVATION  
A2-1 3/8" = 1'-0"



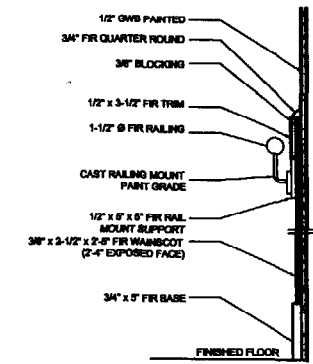
2 WEST ELEVATION  
A2-1 3/8" = 1'-0"



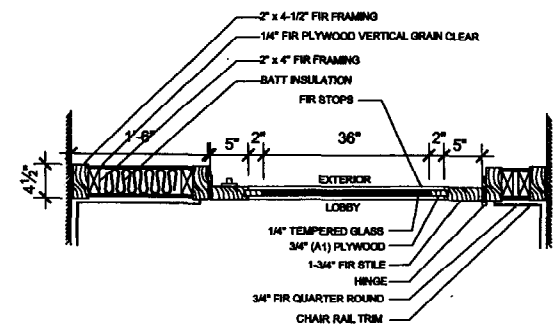
A 3 ALT. 2 - ELEV. CAB  
A2-1 3/8" = 1'-0" TYPICAL FOR 3 SIDES



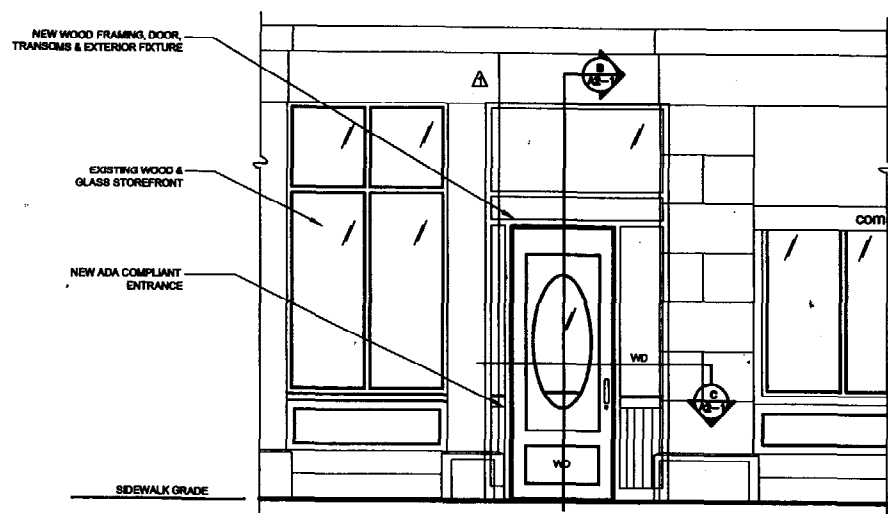
4 EAST ELEVATION  
A2-1 3/8" = 1'-0"



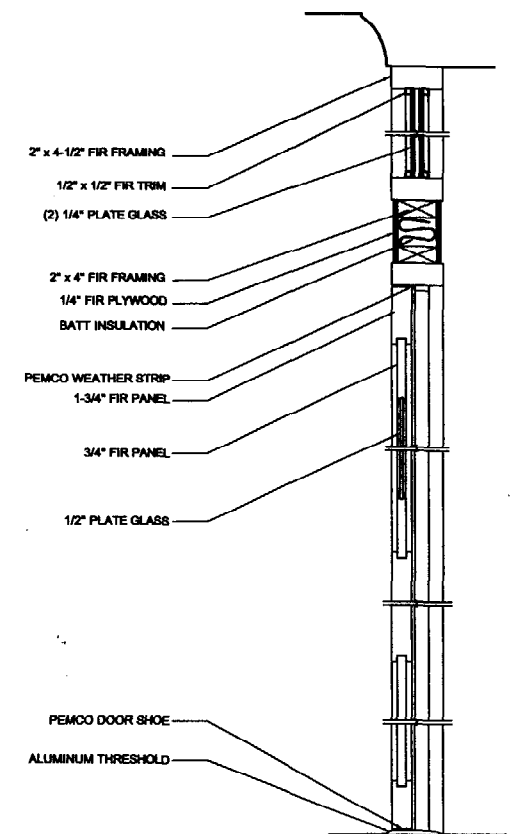
A WAINSCOT SECTION  
A2-1 1-1/2" = 1'-0"



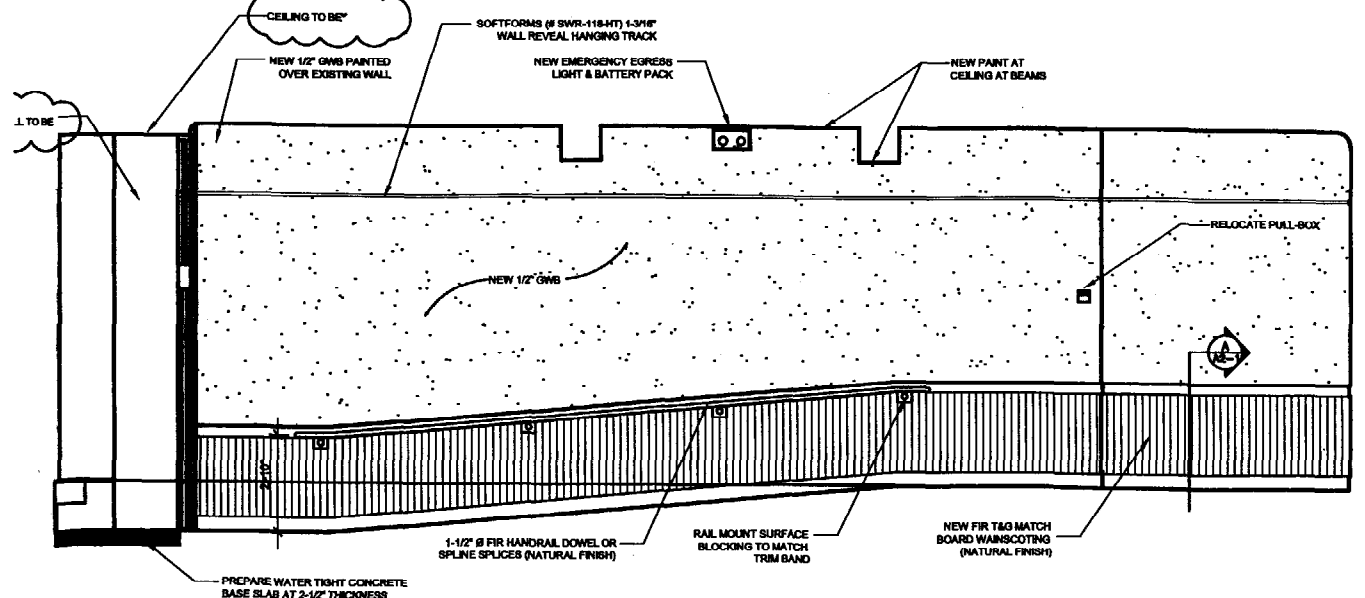
C ENTRY SECTION  
A2-1 1" = 1'-0"



5 NEW ENTRANCE ELEVATION  
A2-1 3/8" = 1'-0"



B ENTRY SECTION  
A2-1 1-1/2" = 1'-0"



6 NORTH ELEVATION  
A2-1 3/8" = 1'-0"

© 2002 TFH ARCHITECTS

5 MOULTON STREET  
KEN MCVICAR  
PORTLAND, MAINE

TFH ARCHITECTS  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 8141  
ARCHITECTURE PLANNING

CONSULTANTS:

REVISIONS:  
A JANUARY 22, 2002

DATE: 01/08/03  
PROJECT No.: 0216  
DRAWN BY: KH  
CHECKED BY: TST  
SCALE: 3/8" = 1'-0"

SHEET TITLE:

Elevations

A2-1