

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

### BUILDING INSPECTION

## PERMIT

Permit Number: 071439

PERMIT ISSUED

DEC 5 2007

This is to certify that JACKRABBIT LIMITED LIABILITY COMPANY/Zachau struhas permission to renovations to Lobby & interior renovationsAT 144 FORE ST

019 A008001

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.

ification of inspection must be given and when permission procured before this building or part thereof is closed or service closed-in. 4 HOUR NOTICE REQUIRED.

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

## OTHER REQUIRED APPROVALS

Fire Dept. Craig Cass

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*[Signature]* 12/4/07  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

# 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 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.

☒ **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.

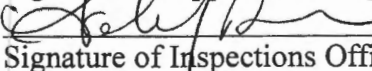
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

☒ 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 of Applicant/Designee

Date 12-5-07

  
Signature of Inspections Official

Date

CBL: 19 A 8

Building Permit #: 071439

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

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

|                       |             |                     |
|-----------------------|-------------|---------------------|
| Permit No:<br>07-1439 | Issue Date: | CBL:<br>019 A008001 |
|-----------------------|-------------|---------------------|

|  |   |  |                      |
|--|---|--|----------------------|
| Location of Construction:<br>144 FORE ST | Owner Name:<br>JACKRABBIT LIMITED LIABILITY   | Owner Address:<br>44 OAK ST                              | Phone:               |
| Business Name:                           | Contractor Name:<br>Zachau Construction, Inc. | Contractor Address:<br>PO Box 1185 US Route One Freeport | Phone:<br>2078659925 |
| Lessee/Buyer's Name                      | Phone:  | Permit Type:<br>Alterations - Commercial                 | Zone:<br>B-6         |

|  |   |   |                              |                    |
|--|---|---|------------------------------|--------------------|
| Past Use:<br>Commercial - Office<br><i>Smart Office</i>                      | Proposed Use:<br>Commercial - Office - renovations<br>to Lobby & interior renovations | Permit Fee:<br>\$510.00   | Cost of Work:<br>\$48,800.00 | CEO District:<br>1 |
| Proposed Project Description:<br>renovations to Lobby & interior renovations |   | FIRE DEPT: <input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><i>See Conditions</i>   |                              |                    |
|  |   | INSPECTION:<br>Use Group: <i>B</i> Type: <i>3B</i><br><i>IBC 2003</i><br>Signature: <i>Greg G...</i> Signature: <i>[Signature]</i>  |                              |                    |
|  |   | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied<br>Signature: Date: |                              |                    |

|   |                                 |   |   |  |
|---|---------------------------------|---|---|--|
| Permit Taken By:<br>Idobson   | Date Applied For:<br>11/21/2007 | <b>Zoning Approval</b>  |   |  |
| <ol style="list-style-type: none"><li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li><li>Building permits do not include plumbing, septic or electrical work.</li><li>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.</li></ol> <div data-bbox="121 1186 560 1480"><p>PERMIT ISSUED</p><p>DEC - 5</p><p>CITY OF PORTLAND</p></div> |                                 | Special Zone or Reviews   | Zoning Appeal   | Historic Preservation  |
|   |                                 | <input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br><i>ok 11/29/07</i><br>Date: | <input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: | <input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: |

**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

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

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

|                   |                          |             |
|-------------------|--------------------------|-------------|
| <b>Permit No:</b> | <b>Date Applied For:</b> | <b>CBL:</b> |
| 07-1439           | 11/21/2007               | 019 A008001 |

|   |  |   |                                |
|---|--|---|--------------------------------|
| <b>Location of Construction:</b><br>144 FORE ST | <b>Owner Name:</b><br>JACKRABBIT LIMITED LIABILITY   | <b>Owner Address:</b><br>44 OAK ST                              | <b>Phone:</b>                  |
| <b>Business Name:</b>                           | <b>Contractor Name:</b><br>Zachau Construction, Inc. | <b>Contractor Address:</b><br>PO Box 1185 US Route One Freeport | <b>Phone</b><br>(207) 865-9925 |
| <b>Lessee/Buyer's Name</b>                      | <b>Phone:</b>  | <b>Permit Type:</b><br>Alterations - Commercial                 |                                |

|  |   |
|--|---|
| <b>Proposed Use:</b><br>Commercial - Office - renovations to SMRT Lobby & interior renovations | <b>Proposed Project Description:</b><br>renovations to Lobby & interior renovations |
|--|---|

|  |   |                                  |   |
|--|---|----------------------------------|---|
| <b>Dept:</b> Zoning<br><b>Note:</b>  | <b>Status:</b> Approved                 | <b>Reviewer:</b> Marge Schmuckal | <b>Approval Date:</b> 11/29/2007<br><b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| <b>Dept:</b> Building<br><b>Note:</b>  | <b>Status:</b> Approved with Conditions | <b>Reviewer:</b> Tammy Munson    | <b>Approval Date:</b> 12/04/2007<br><b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| 1) Separate permits are required for any electrical, plumbing, or HVAC systems.<br>Separate plans may need to be submitted for approval as a part of this process. |   |                                  |   |
| <b>Dept:</b> Fire<br><b>Note:</b>  | <b>Status:</b> Approved with Conditions | <b>Reviewer:</b> Capt Greg Cass  | <b>Approval Date:</b> 11/29/2007<br><b>Ok to Issue:</b> <input checked="" type="checkbox"/> |
| 1) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance.<br>Compliance letters are required.                     |   |                                  |   |
| 2) All construction shall comply with NFPA 101   |   |                                  |   |



# 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: <b>144 FORE STREET</b>  |  |  |
| Total Square Footage of Proposed Structure/Area<br><b>RENOVATION AREA = 2520 S.F.</b>   |  | Square Footage of Lot<br><b>N/A</b>  |
| Tax Assessor's Chart, Block & Lot<br>Chart#      Block#      Lot#<br><b>19      A      8</b>  | Applicant * <u>must</u> be owner, Lessee or Buyer*<br>Name <b>SMRT ARCHITECTS</b><br>Address <b>144 FORE STREET</b><br>City, State & Zip <b>PORTLAND, ME 04101</b> | Telephone:<br><b>772-3844</b>  |
| Lessee/DBA (If Applicable)  | Owner (if different from Applicant)<br>Name<br>Address<br>City, State & Zip  | Cost Of Work: \$ <b>48,800-</b><br>C of O Fee: \$ _____<br>Total Fee: \$ _____ |
| Current legal use (i.e. single family) <b>COMMERCIAL OFFICE LOBBY</b><br>If vacant, what was the previous use? _____<br>Proposed Specific use: <b>COMMERCIAL OFFICE LOBBY</b><br>Is property part of a subdivision? <b>No</b> If yes, please name _____<br>Project description:<br><b>RENOVATION OF LOBBY TO INCLUDE INSTALLATION OF A POCKET DOOR, NEW FLOORING, REPLACEMENT OF CEILING TILES, PAINTING &amp; SOME NEW LIGHTING.</b> |  |  |
| Contractor's name: <b>ZACHARY CONSTRUCTION, INC.</b><br>Address: <b>P.O. Box 1, 1185 US Rte 1</b><br>City, State & Zip: <b>FREEMPORT, ME 04032</b> Telephone: <b>865-9925</b><br>Who should we contact when the permit is ready: <b>BRUCE HILFRANK</b> Telephone: <b>865-9925</b><br>Mailing address: <b>P.O. Box 1, FREEMPORT, ME 04032</b>  |  |  |

**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](http://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: Janet A. Hansen

Date: 11-16-07

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

# 24097

11-21-2007

RE: 144 Fore Street Lobby Renovation – Fire Department Requirements

|                      |  |
|----------------------|--|
| Applicant            | Paul Stevens AIA, 144 Fore Street, P.O. Box 618, Portland, ME 04101  |
| Project Architect    | Paul Stevens AIA   |
| Existing Structure   | Business Occupancy, IBC – 2b Construction, NFPA – II(000) Construction   |
| Existing Sq. Footage | 2 story, 9,600 square feet per floor   |
| Area Affected        | 2,600 square feet of first floor   |
| Fire Supression      | EXISTING Sprinkler system to remain unchanged<br>EXISTING Fire Extinguishers to remain unchanged                             |
| Life Safety          | All means of egress – UNCHANGED – 1hr rating<br>Travel Distance – UNCHANGED<br>Emergency Lighting and Exit Signs – UNCHANGED |

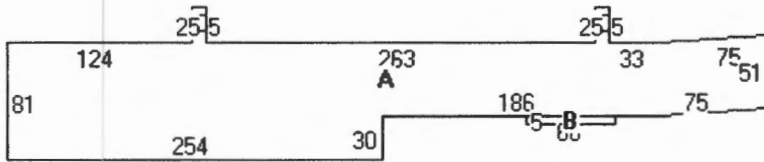
SMRT Inc  
144 Fore Street  
P. O. Box 618  
Portland, Maine  
04102  
207.772.3846



Descriptor/Area

A: 1SCB  
33850 sqft

B: WD  
360 sqft





# BUILDING PERMIT INSPECTION PROCEDURES

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

[Signature]  
Signature of Applicant/Designee

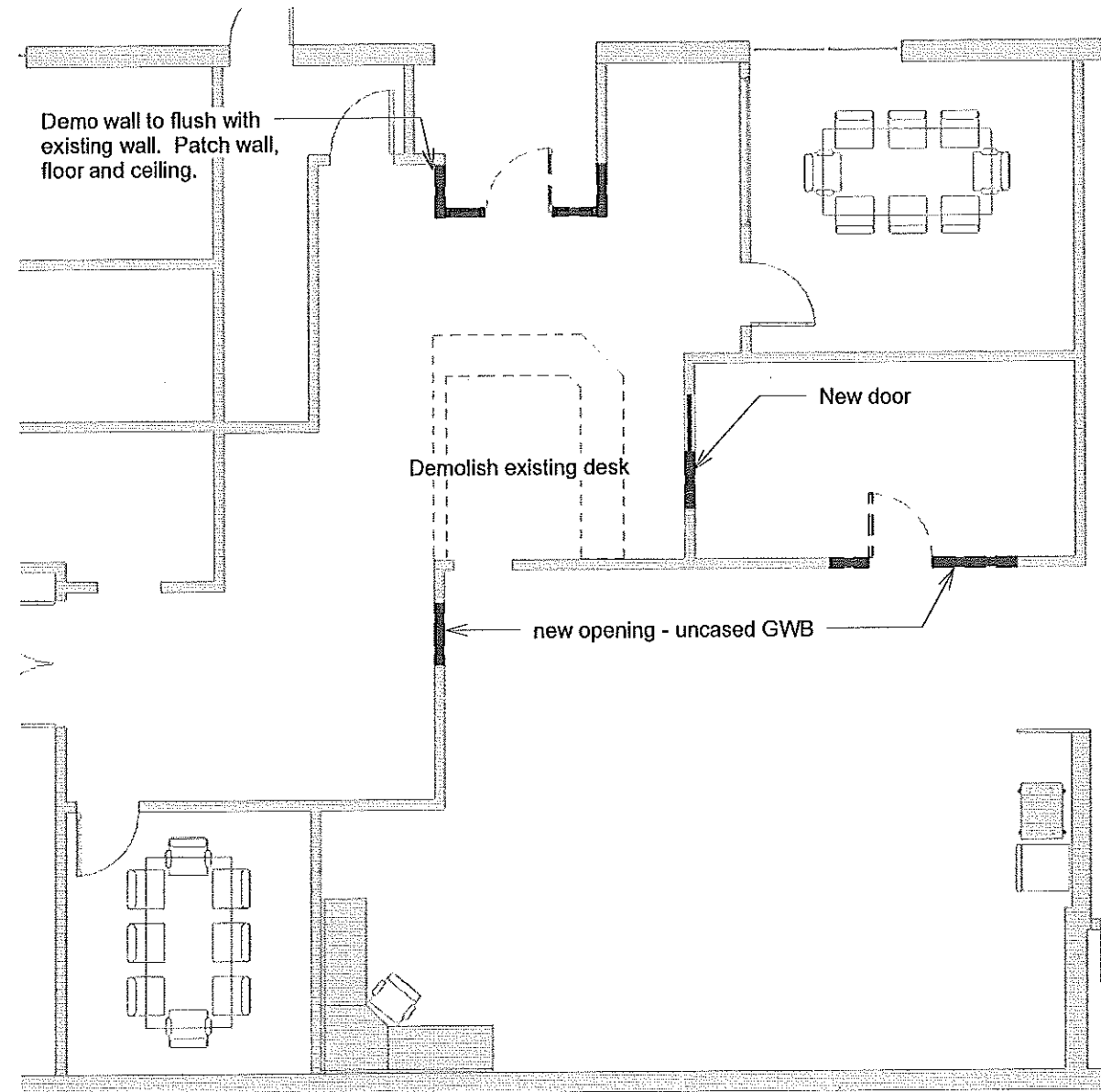
8-19-05  
Date

[Signature]  
Signature of Inspections Official

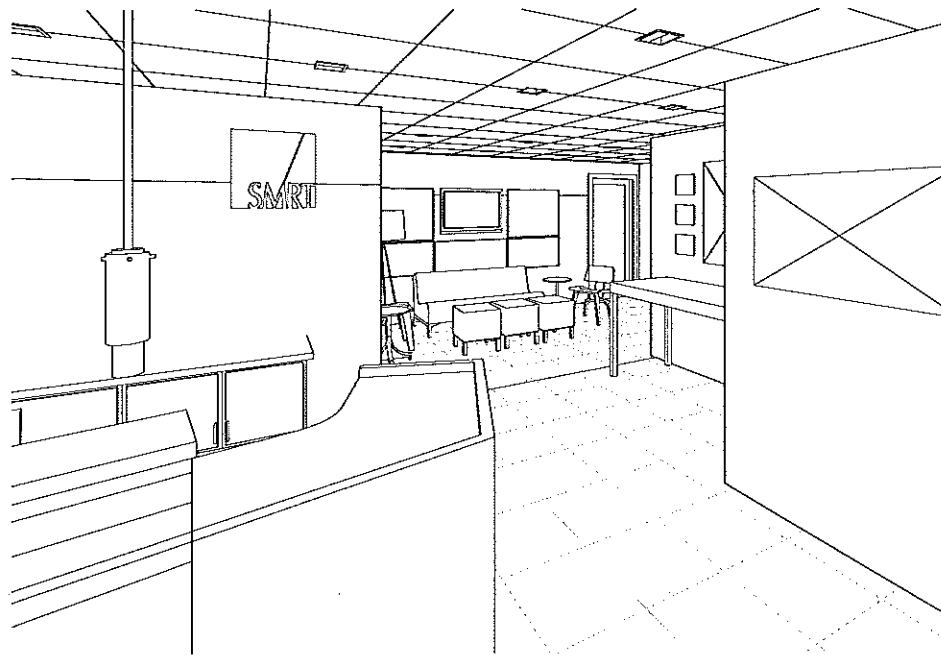
8-19-05  
Date

CBL: 019 A 008

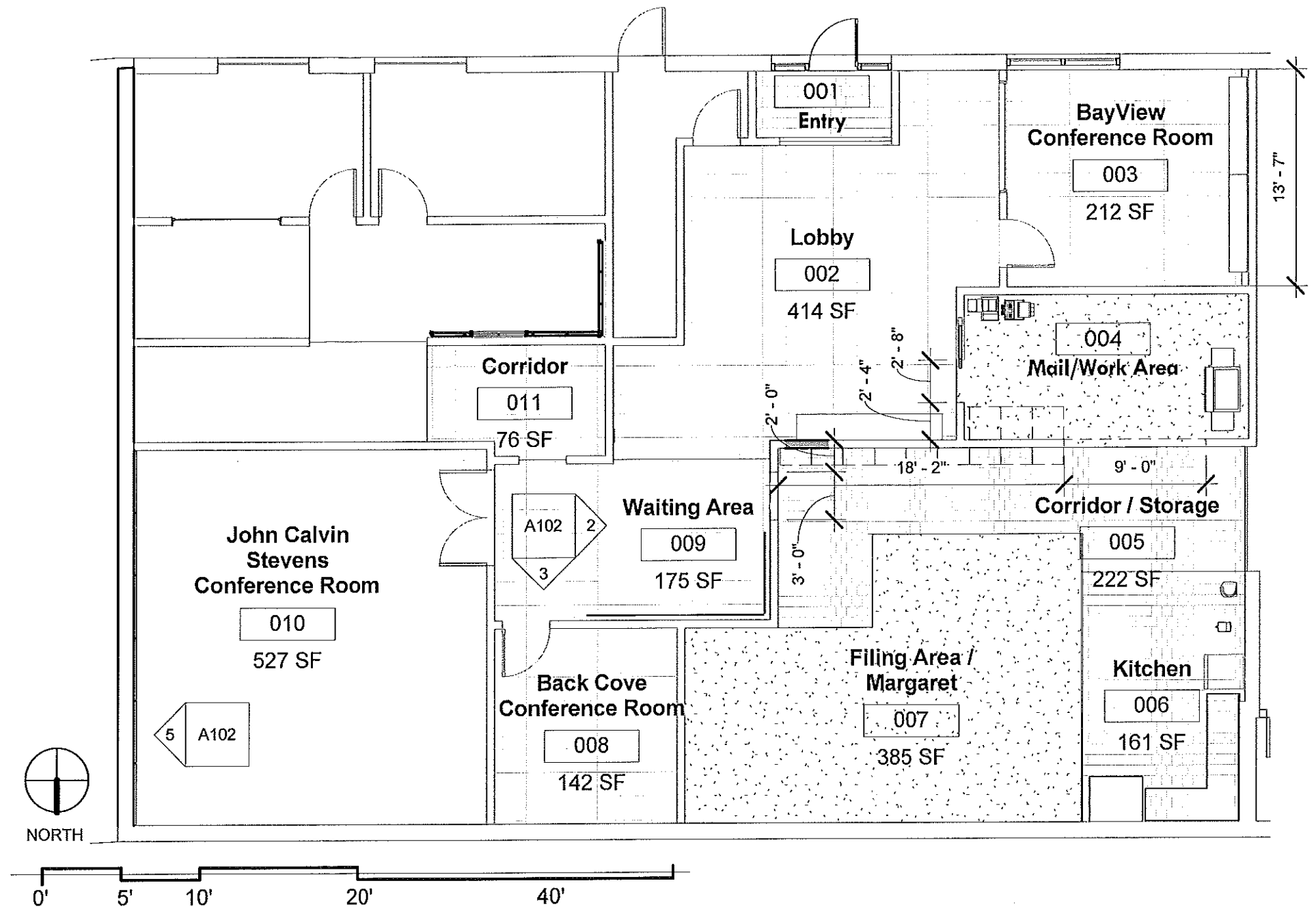
Building Permit #: 051115



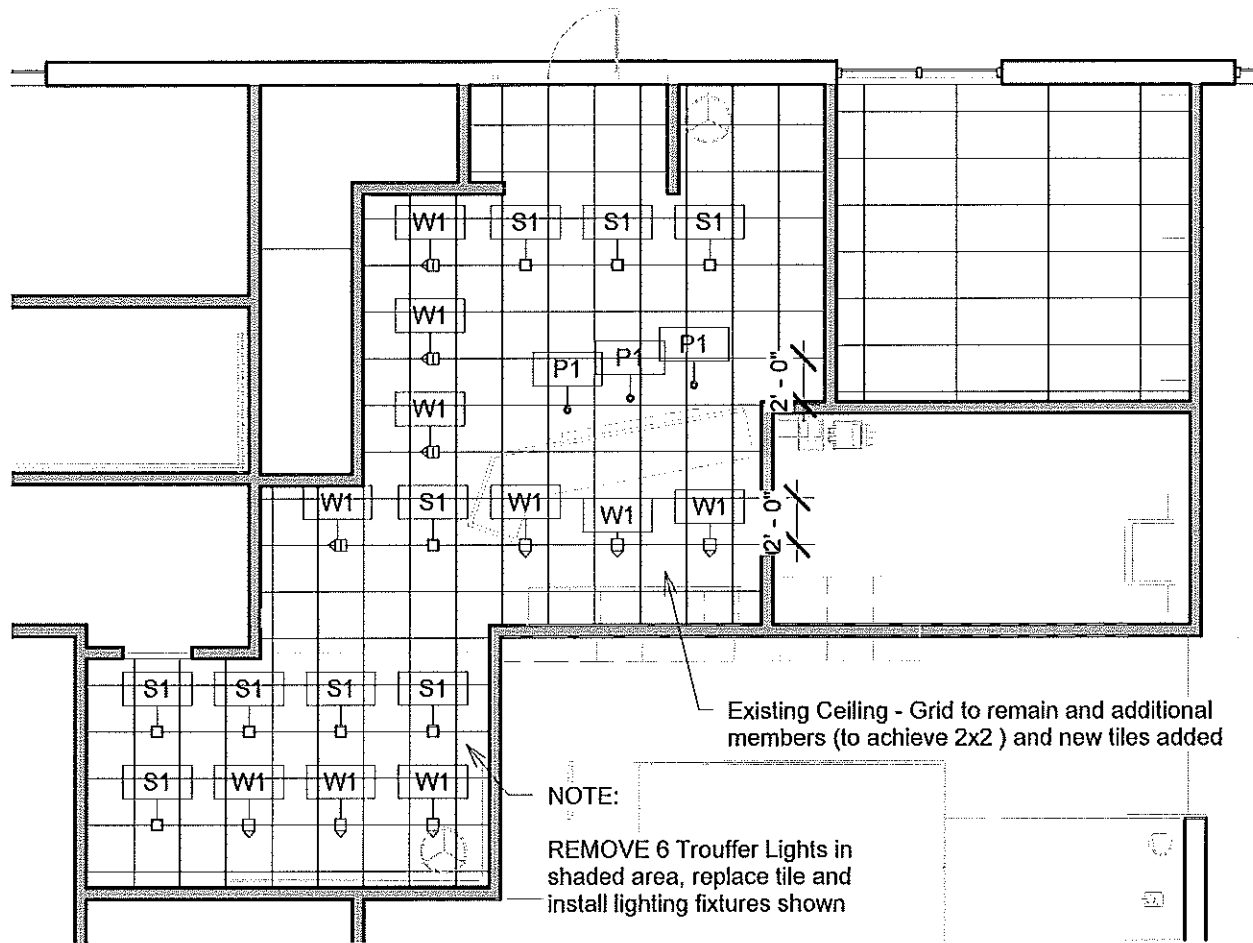
① Demo Plan  
1/8" = 1'-0"



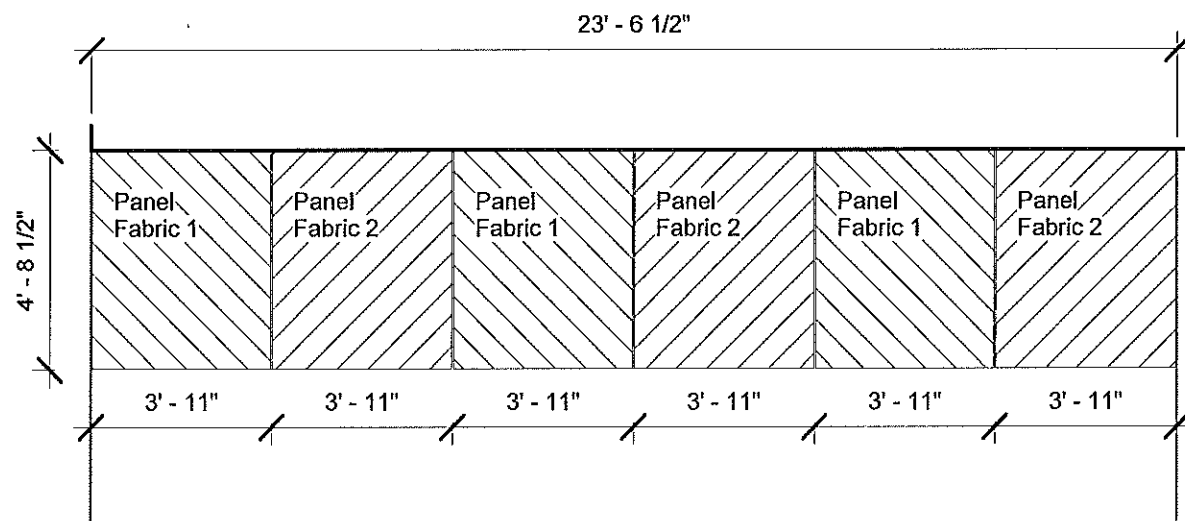
② Entry View



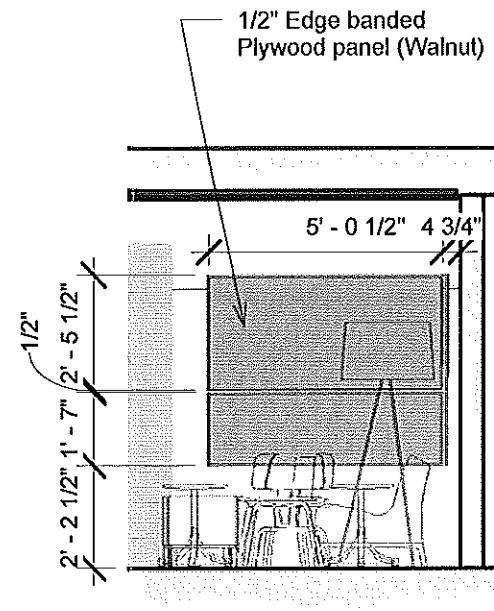
① Entry Lobby Plan  
1/8" = 1'-0"



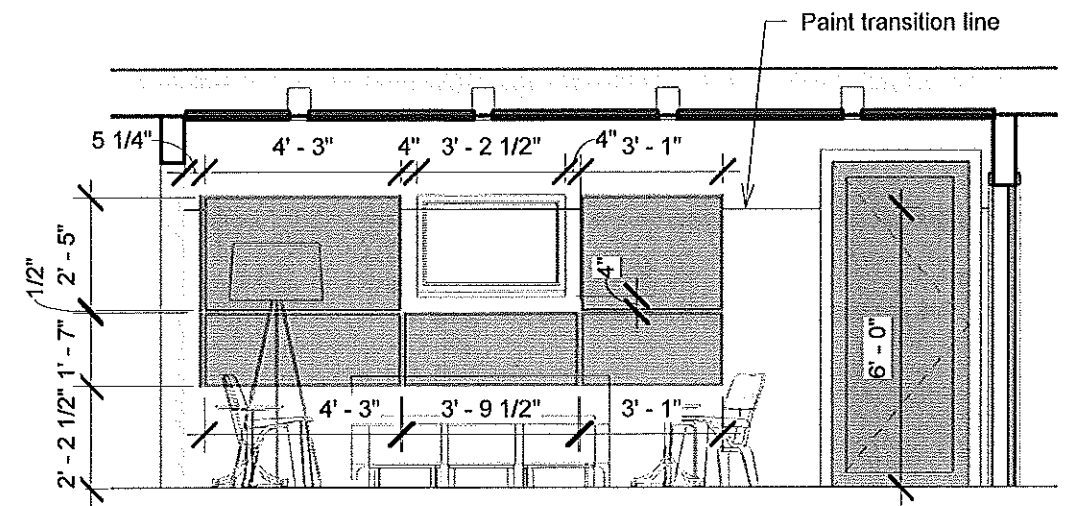
① Lobby - RCP  
1/8" = 1'-0"



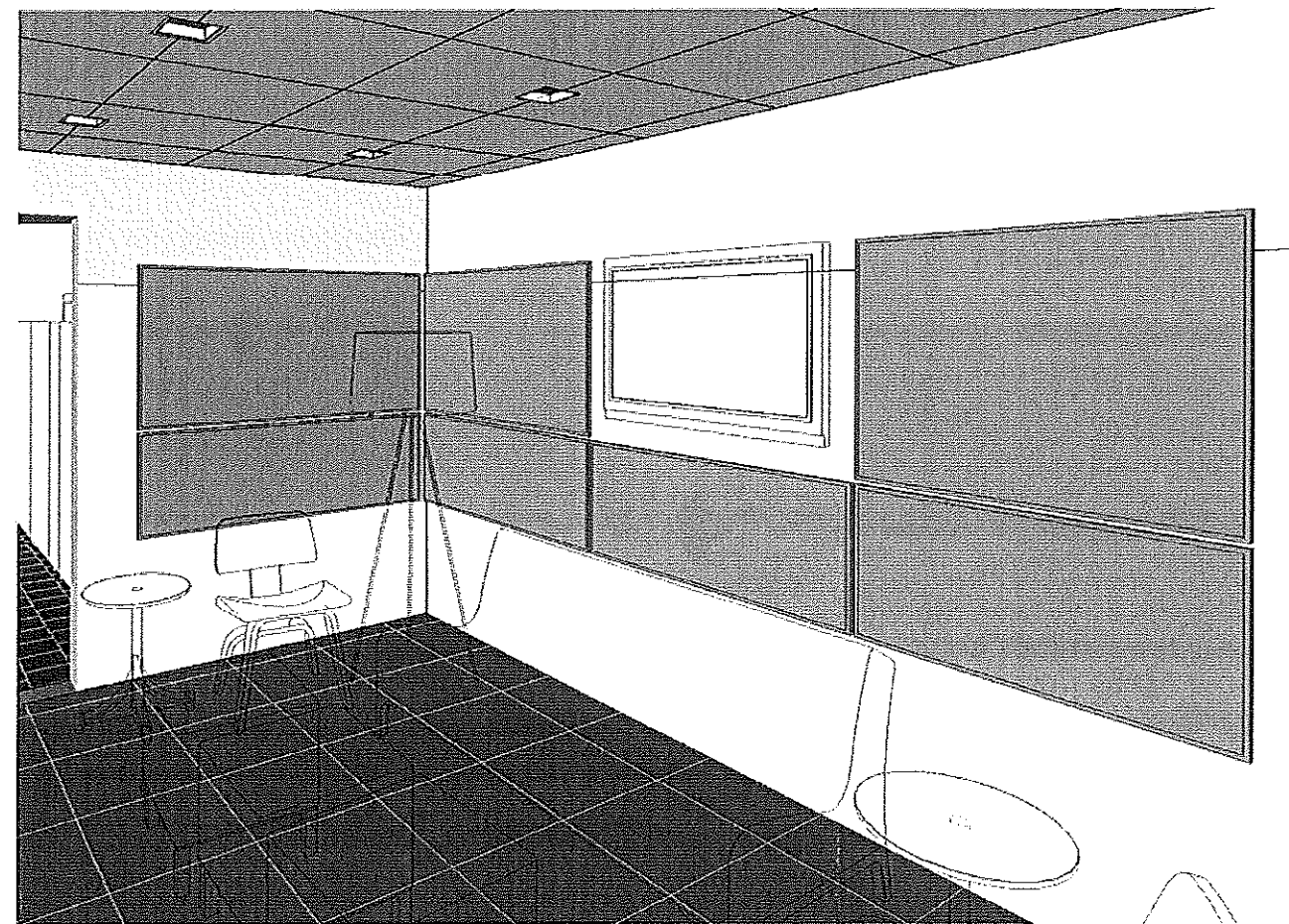
⑤ JCS - Wall Panels  
1/4" = 1'-0"



② Acoustic Panel  
1/4" = 1'-0"



③ Acoustic Panel Wall Elevation  
1/4" = 1'-0"



④ Wood Panels

| Finish Schedule |                                     |        |               |                |                                 |            |                               |            |                     |                    |            |             |           |            |            |             |           |            |                            |
|-----------------|-------------------------------------|--------|---------------|----------------|---------------------------------|------------|-------------------------------|------------|---------------------|--------------------|------------|-------------|-----------|------------|------------|-------------|-----------|------------|----------------------------|
| Number          | Name                                | Area   | Ceiling       | Ceiling Finish | Floor Finish                    | Floor MFG  | Floor Color                   | Base MFG   | Base Type           | Base Finish        | South Wall | South Color | West Wall | West Color | North Wall | North Color | East Wall | East Color | Comments                   |
| 001             | Entry                               | 39 SF  | Armstrong VCT | Ultima Vector  | Cor-Terra                       | Capri-Cork | 23 INDIGO CT1008              | Johnsonite | Tightlock Wall Base | 69 Sterling Silver | PT         | 1           | PT        | 1          | PT         | 1           | PT        | 1          |                            |
| 002             | Lobby                               | 414 SF | Armstrong VCT | Ultima Vector  | 1st Avenue                      | Interface  | 8138 Gabardine                | Johnsonite | Tightlock Wall Base | 69 Sterling Silver | PT         | 1           | PT        | 1          | PT         | 1           | PT        | 3          | COLOR 2 Accent Band at top |
| 003             | BayView Conference Room             | 212 SF | EX            | -              | 3rd Avenue                      | Interface  | 8174 Wooster                  | Johnsonite | Tightlock Wall Base | 69 Sterling Silver | PT         | 5           | PT        | 5          | PT         | 5           | PT        | 5          |                            |
| 004             | Mail/Work Area                      | 164 SF | EX            | -              | Impulse 2435                    | J&J        | 7412 Speak Your Mind          | Johnsonite | Tightlock Wall Base | 69 Sterling Silver | PT         | 7           | PT        | 7          | PT         | 7           | PT        | 7          |                            |
| 005             | Corridor / Storage                  | 222 SF | EX            | -              | Cor-Terra                       | Capri-Cork | 23 INDIGO CT1008              | Johnsonite | Tightlock Wall Base | 69 Sterling Silver | PT         | 4           | n/a       | -          | n/a        | -           | PT        | 4          |                            |
| 006             | Kitchen                             | 161 SF | EX            | -              | Cor-Terra                       | Capri-Cork | 23 INDIGO CT1008              | Johnsonite | Tightlock Wall Base | 69 Sterling Silver | -          | -           | -         | -          | -          | -           | -         | -          |                            |
| 007             | Filing Area / Margaret              | 385 SF | EX            | -              | Impulse 2435                    | J&J        | 7412 Speak Your Mind          | Johnsonite | Tightlock Wall Base | 69 Sterling Silver | -          | -           | -         | -          | -          | -           | -         | -          |                            |
| 008             | Back Cove Conference Room           | 142 SF | EX            | -              | 2nd Avenue                      | Interface  | 8162 Wooster                  | Johnsonite | Tightlock Wall Base | 69 Sterling Silver | PT         | 6           | PT        | 6          | PT         | 6           | PT        | 6          |                            |
| 009             | Waiting Area                        | 175 SF | Armstrong VCT | Ultima Vector  | 75% 1st Avenue / 25% 2nd Avenue | Interface  | 8138 Gabardine / 8162 Wooster | Johnsonite | Tightlock Wall Base | 69 Sterling Silver | n/a        | -           | PT        | 1          | PT         | 1           | PT        | 3          | Mix of 2 patterns          |
| 010             | John Calvin Stevens Conference Room | 527 SF | EX            | -              | Floored 9143                    | Invision   | 914 Shocked                   | EX         | -                   | -                  | PT         | 8           | PT        | 8          | PT         | 8           | PT/Panel  | 8/Fabric   | Fabric panels              |
| 011             | Corridor                            | 76 SF  | EX            | -              | 1st Avenue                      | Interface  | 8138 Gabardine                | EX         | -                   | -                  | EX         | -           | EX        | -          | EX         | -           | EX        | -          |                            |



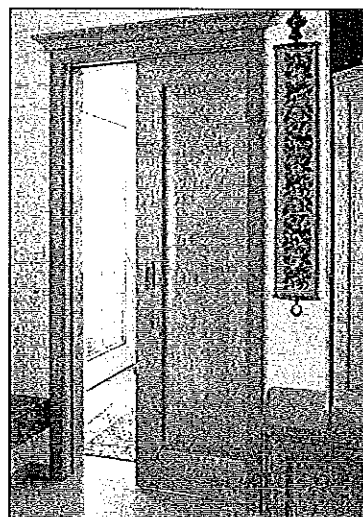
# HÄFELE

Call 1-800-423-3531 anywhere in the US and Canada - [www.hafeleonline.com](http://www.hafeleonline.com)™

## Pocket Door Framing Kit Futura

for HAWA Junior 40/Z and 80/Z Sliding Hardware Systems

ADA compliant:  
Sliding hardware requires less than  
the 5 lbf. (22.2 N) mandated  
opening and closing force per ADA.



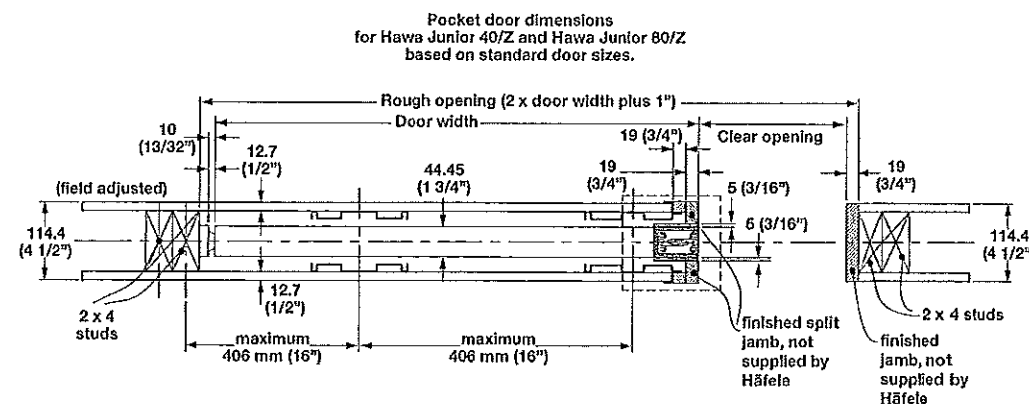
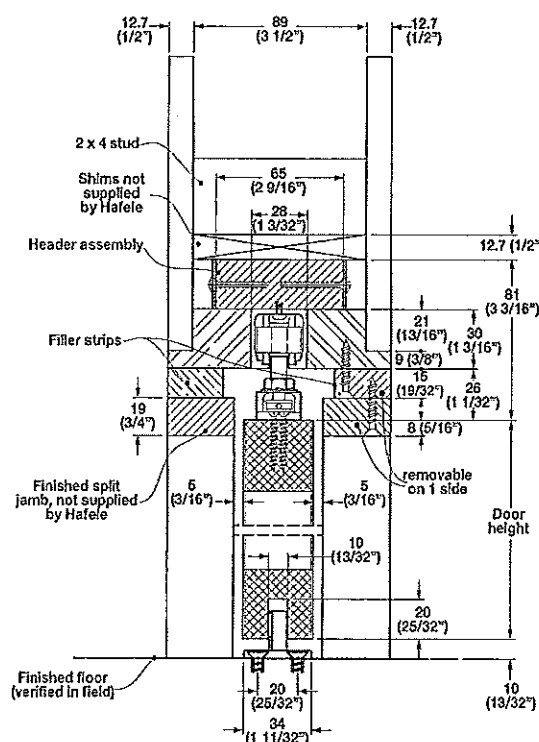
### Characteristics:

- Designed to fit into standard 2x4 wood or steel constructed interior walls.
- Provides an efficient way to save space in tight room designs.
- Specially engineered, cold-formed, and zinc-plated steel studs prevent bowing of the pocket walls.
- Front steel studs have a special pocket to receive 1/2" thick sheetrock.
- Simple and straightforward installation.
- Wood header is produced out of plywood in order to prevent warping.
- Exposed part of wood header is laminated to match the color of the sliding track.
- Suitable for sliding doors installed into dining rooms, doors into kitchens, bathrooms, closets or master bedrooms.

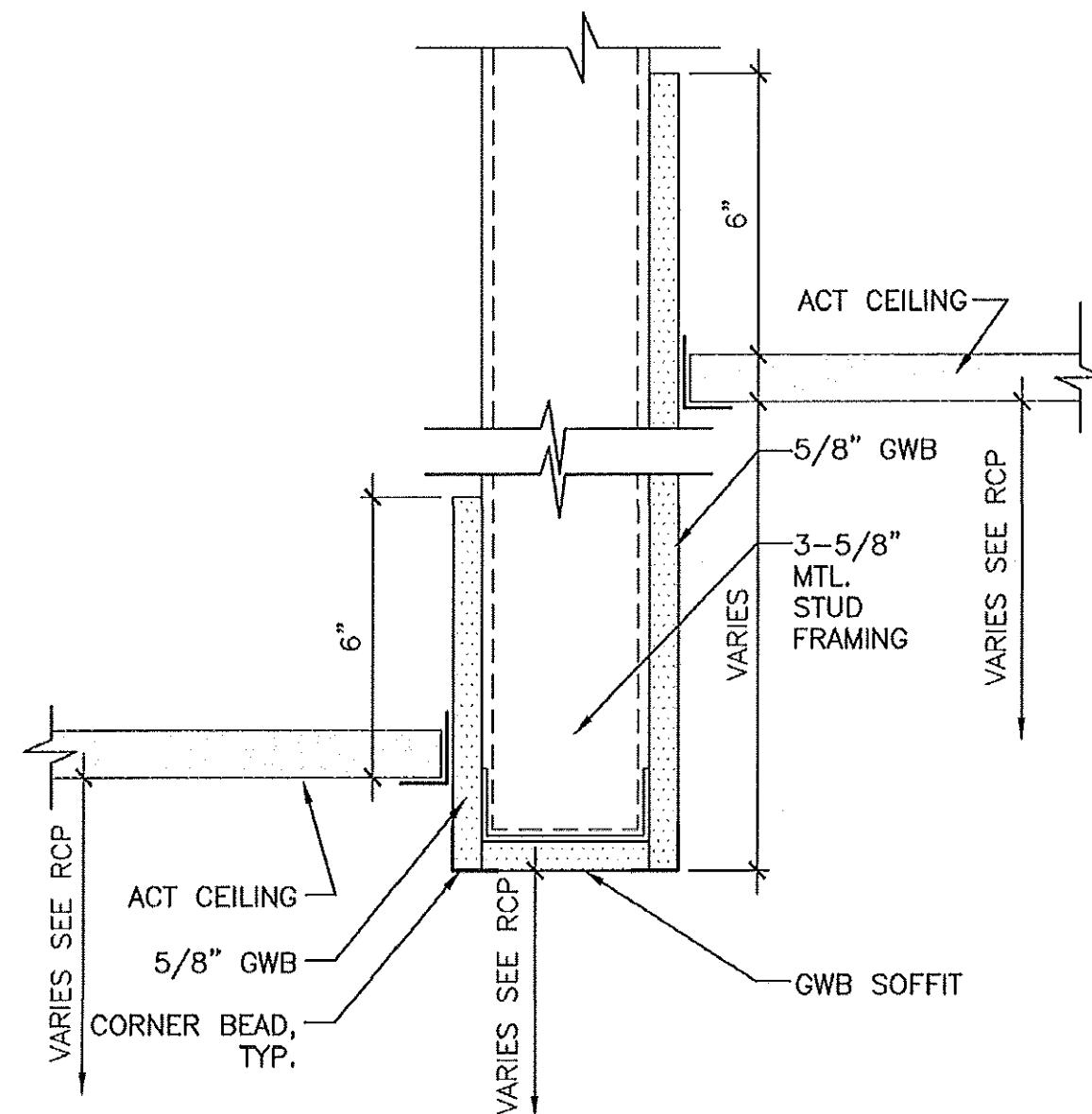
### Technical Data:

- Suitable for door weights of up to either 40 kg (88 lbs.) or 80 kg (176 lbs.)
- Door width: 610 mm - 1219 mm (24" - 48")
- Door height: 2032 mm - 2438 mm (80" - 96")
- Door thickness: up to 44 mm (1 3/4")

### HAWA Junior 40/Z



DOOR HEADER DETAIL @ POCKET DOOR



HEADER DETAIL @ OPENING BETWEEN RM004 and RM005

11/20/2007 12:44:28 PM

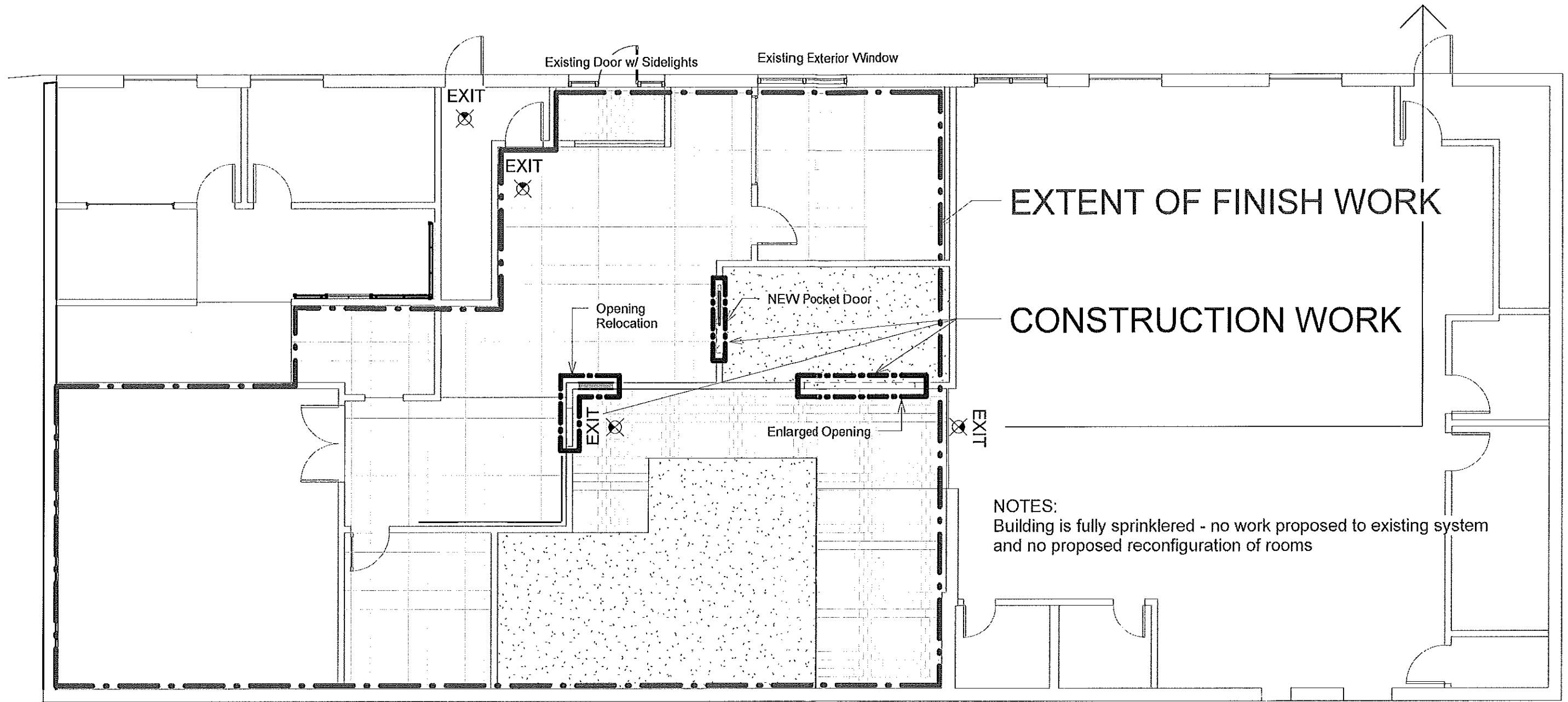


SMRT Architects & Engineers  
OFFICE RENOVATIONS  
DETAILS

Project number 06163  
Date 26 November 2007

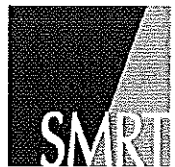
Scale

A104



① Level 1  
1/8" = 1'-0"

11/20/2007 12:44:31 PM



SMRT Architects & Engineers  
OFFICE RENOVATIONS  
EXISTING CONDITIONS

Project number 06163  
Date 26 November 2007

**E100**

Scale 1/8" = 1'-0"