

Middle St.

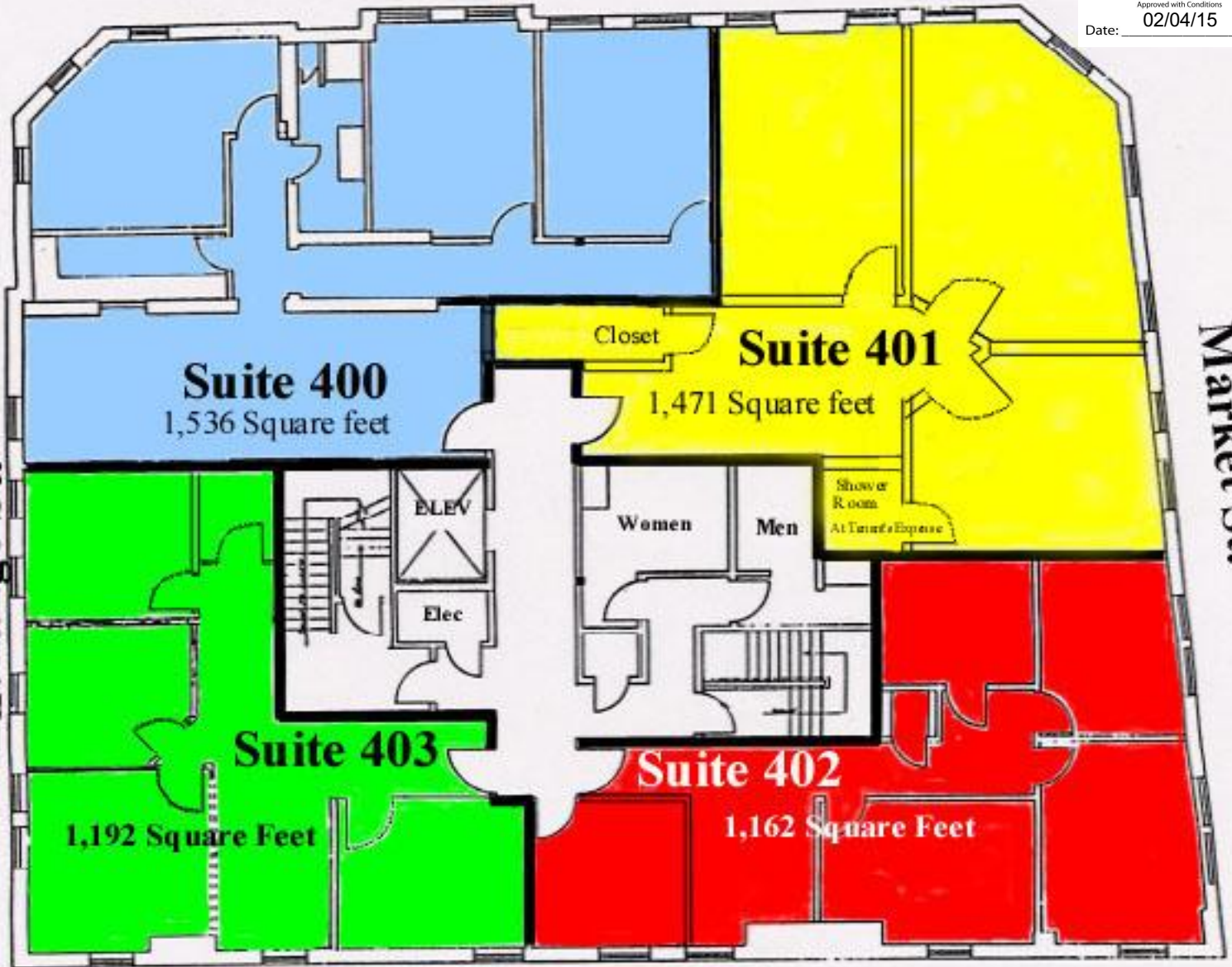


Reviewed for Code Compliance  
Inspection Division  
Approved with Conditions  
02/04/15

Date: \_\_\_\_\_

Exchange St.

Market St.



57 Exchange St.



Interior Doors



PINE DOORS



- 9/16" Thick Solid Wood Raised Panel
- "Traditional" Hip-Raised
- Engineered Core Stiles & Rails with Pine Veneer
- Ovolo Sticking



Pine WP-1051  
1 1/8" Thick  
1'-10" & under 3-Panel



Pine WP-1053  
1 1/8" Thick  
1'-10" & under 2-Panel



Pine WP-1073  
1 1/8" Thick



Pine WP-1088  
1 1/8" Thick  
1'-6" & under 4-Panel



- 1/2" Flat Panel
- Shaker Sticking

Pine WP-1044  
1 1/8" Thick  
1'-6" is 2-Panel



Carton Packed - Complete with Hardware

CAFE DOORS - PINE



WP-508



WP-509

Size of Pair	Nominal Thickness	Jamb Opening Width
2'-5 1/8" x 3'-7 1/2"	1 1/32"	2'-6"
2'-7 1/8"	1 1/32"	2'-8"
2'-11 1/8"	1 1/32"	3'-0"

Hardware consists of "Swing and Stay" Brass Finish Hinges and Screws



OAK DOOR

3/4" Thick  
Double Hip-Raised Panel



Oak OA-66  
1 1/8" Thick  
1'-8" & under 3-Panel



Interior Doors



DOOR DESIGNS

Door Size	PANEL DOORS					
	WP-1051	WP-1053	WP-1073	WP-1088	WP-1044	OA-66
2'-0" x 6'-0"	✓	-	-	-	-	-
2'-4"	✓	-	-	-	-	-
2'-6"	✓	✓	-	-	-	-
2'-4" x 6'-4"	✓	-	-	-	-	-
2'-6"	✓	-	-	-	-	-
1'-0" x 6'-6"	✓	✓	-	-	-	-
1'-2"	✓	✓	-	-	-	-
1'-3"	✓	✓	-	-	-	-
1'-4"	✓	-	-	-	-	-
1'-6"	✓	✓	-	-	-	-
1'-8"	✓	✓	-	-	-	-
1'-10"	✓	✓	-	-	-	-
2'-0"	✓	✓	-	-	-	-
2'-2"	✓	-	-	-	-	-
2'-4"	✓	✓	-	-	-	-
2'-6"	✓	✓	-	-	-	-
2'-8"	✓	✓	-	-	-	-
3'-0"	✓	✓	-	-	-	-
1'-0" x 6'-8"	✓	✓	✓	-	-	✓
1'-2"	✓	✓	-	-	-	✓
1'-3"	✓	✓	✓	-	-	✓
1'-4"	✓	✓	-	-	-	✓
1'-6"	✓	✓	✓	✓	✓	✓
1'-8"	✓	✓	-	-	-	✓
1'-10"	✓	✓	-	-	-	-
2'-0"	✓	✓	✓	✓	✓	✓
2'-2"	✓	✓	✓	✓	✓	✓
2'-4"	✓	✓	✓	✓	✓	✓
2'-6"	✓	✓	✓	✓	✓	✓
2'-8"	✓	✓	✓	✓	✓	✓
2'-10"	✓	✓	✓	✓	✓	-
3'-0"	✓	✓	✓	✓	✓	✓
1'-0" x 7'-0"	✓	-	-	-	-	-
1'-3"	✓	-	-	-	-	-
1'-6"	✓	-	-	-	-	-
2'-0"	✓	-	-	-	-	-
2'-4"	✓	-	-	-	-	-
2'-6"	✓	-	-	-	-	-
2'-8"	✓	-	-	-	-	-
3'-0"	✓	-	-	-	-	-



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# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov*

Jeff Levine, AICP, Director  
Director of Planning and Urban Development

Tammy Munson  
Director, Inspections Division

### Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland  
Inspections Division  
389 Congress Street, Room 315  
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. **After all approvals have been met and completed, I will then be issued my permit via e-mail.** No work shall be started until I have received my permit.

Applicant Signature:  Date: 12-19-2014

I have provided digital copies and sent them on: \_\_\_\_\_ Date: 12-22-2014

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means ie; a thumb drive or CD to the office.

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936



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# 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.

<b>Address/Location of Construction:</b> 57 Exchange St. , Suite 400 & 401		
<b>Total Square Footage of Proposed Structure:</b>		
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart#      Block#      Lot#	<b>Applicant Name:</b> Roger Beesley <b>Address</b> 59 Sanford Dr. <b>City, State &amp; Zip</b> Gorham, ME 04038	<b>Telephone:</b> 207-856-1838 <b>Email:</b> Roger@dirigomgmt.com
<b>Lessee/Owner Name :</b> 57 ES, LLC (if different than applicant) <b>Address:</b> C/O DIRIGO Management Company <b>City, State &amp; Zip:</b> One City Center, Portland, ME 04101 <b>Telephone &amp; E-mail:</b> 207-871-1080	<b>Contractor Name:</b> (if different from Applicant) <b>Address:</b>  <b>City, State &amp; Zip:</b>  <b>Telephone &amp; E-mail:</b>	<b>Cost Of Work:</b> \$ 10,000.00 <b>C of O Fee:</b> \$ _____ <b>Historic Rev \$</b> _____ <b>Total Fees :</b> \$ _____
<b>Current use (i.e. single family)</b> Office _____ <b>If vacant, what was the previous use?</b> _____ <b>Proposed Specific use:</b> Office _____ <b>Is property part of a subdivision?</b> ____ <b>If yes, please name</b> _____ <b>Project description:</b> Remove non load bearing wall in Conference Room, cut in three new doors, install new glass ent		
<b>Who should we contact when the permit is ready:</b> Roger Beesley		
<b>Address:</b> DMCP		
<b>City, State &amp; Zip:</b> Gorham, ME 04038		
<b>E-mail Address:</b> Roger@dirigomgmt.com		
<b>Telephone:</b> 207-329-2354		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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:**  **Date:** 12-22-2014

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

## Scope of Work Gold Frontiers

Date: \_\_\_\_\_

### Carpentry:

- ▶ Replace doors of Reception closet with new slide by doors with 6 panel design.
- ▶ Shorten long wall of closet.
- ▶ Install new metal frame with all glass foyer door with one glass sidelight at newly created foyer.
- ▶ Provide and install a quantity of 22 4' X 8' White Boards. White boards will be standard white boards with metal frame edges. Install in rooms as directed by Tenant.
- ▶ Install new door to match existing doors in hallway that will connect hallway outside of Conference room with the Developer's areas. (Door to have lockset – See Locks section).
- ▶ Install new door to match existing between new kitchen and Conference room. (Door to have lockset – See Locks section).
- ▶ Drywall panel between Developers area and Server room to be re-enforced with another layer of drywall.
- ▶ Install new metal door and frame to server room. (Door to have lockset – See Locks section).
- ▶ Install metal louvered vent in drywall between Server room and Developers area.
- ▶ Replace existing doors to Operations, Communications, Sales, and Conference rooms with 15 glass lite panel style doors. Exact style to be determined, but will be paintable wood in construction.
- ▶ Install 6 feet of new oak lower and upper kitchen cabinets with a post form countertop. Color or countertop to be selected by Tenant.
- ▶ Remove existing wall between office and existing conference room to create large conference room. Leave ceiling header so no ceiling work will be needed.
- ▶ Remove old IT board in Reception closet and install new closet rod and shelf
- ▶ Remove shelving in short wall at entrance to Sales room.

### Sprinklers:

- ▶ No work is needed.

### HVAC:

- ▶ No work is anticipated.

### Ceilings:

- ▶ Replace all ceiling tiles with new reveal edge tiles in all rooms of suite 401. (Reception & closet, Foyer, Operations, Communications, Sales, Sales Bathroom, Conference, and Hallway). Ceiling tile selection shall be approved Owner prior to purchase.
- ▶ All tiles of left side suite 400 to remain.

### Locks:

- ▶ Install lockset on new kitchen to Conference room door.
- ▶ Install lockset on conference room door to Developer's hallway.
- ▶ Install new lockset on new hallway door outside of the Conference room.



▶ Install new lockset on steel door to Server room.

Windows:

▶ No work anticipated.

### 57 Exchange Street

#### Proposed Floor Plan Below





# Commercial Interior & Change of Use Permit Application Checklist



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All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

## One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2009
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required.
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

## For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)



## Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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.

Permit Fee: \$25.00 for the first \$1000.00 construction cost, \$11.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**



# 57 Exchange Street

## Proposed Floor Plan Below



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57 Exchange Street loaded

Middle Street and the Park



0ft

24ft

48ft



Laurie Leader - RE: BP#2014-02948 57 Exchange Street - Plan review comments

From: Al Knight <albert@dirigomgmt.com>  
To: "LRL@portlandmaine.gov" <LRL@portlandmaine.gov>  
Date: 2/4/2015 10:45 AM  
Subject: RE: BP#2014-02948 57 Exchange Street - Plan review comments  
CC: Roger Beesley <Roger@dirigomgmt.com>, Peter Skapinsky <Peter@dirigomgmt.com>

Laurie:

I am sending this on behalf of Roger Beesley.

The glass entry door and glass panels are in fact all safety glass. (I do not have a cut sheet of it.) Maybe Roger can get that for you if you really need it. It will state on the glass that they are safety panels.

The interior 15 lite panel pine doors are also safety glass. Please see the cut sheet below.

I hope this will meet your needs to process the permit. Let me know if you need anything else!

Thanks,

Al Knight on behalf of Roger Beesley

**Interior Doors**

**PINE DOORS – Ovolo Sticking**

7/8" Flat Panel  
Pine B-22 1 1/2" Thick

3/4" Thick Double Hip-Raised Panels  
Pine B-66 1 1/2" Thick  
1'-10" & under 3-Panel  
Pine B-44 1 1/2" Thick  
1'-10" & under 2-Panel

Tempered Safety Glass Single Pane  
Pine B-1510 1 1/2" Thick  
Pine B-1515 1 1/2" Thick

Primed Louver Doors – Page 468.

Plantation Louver Doors 2 1/2" Wide Louver Slats  
Open Louver Pine B-730-PL 1 1/2" Thick

Heavy 3/8" Thick Slats

Louver Doors 1 1/4" Louver Slats  
Open Louver/Panel Pine WP-730 1 1/2" Thick  
Open Louver/Panel Pine B-732-PL 1 1/2" Thick  
Open Louver/Panel Pine WP-732 1 1/2" Thick

3/8" Thick Slats

**SPECIFY HANGING OF LOUVER DOORS**  
Louver Doors will be hung as Closet Doors with slats down on hinge side unless specified otherwise

ROOM DOOR HINGE SIDE  
CLOSET DOOR HINGE SIDE

Single Hip-Raised Panel

Door Size	B-82	B-44	B-108	B-1510	B-1515	B-730-PL	B-732-PL	WP-730	WP-732
2'-0" x 6'-0"	-	-	-	-	-	-	-	-	-
2'-6"	-	-	-	-	-	-	-	-	-
1'-0" x 6'-8"	✓	✓	✓	✓	✓	✓	✓	✓	✓
1'-2"	✓	✓	✓	✓	✓	✓	✓	✓	✓
1'-3"	✓	✓	✓	✓	✓	✓	✓	✓	✓
1'-4"	✓	✓	✓	✓	✓	✓	✓	✓	✓
1'-6"	✓	✓	✓	✓	✓	✓	✓	✓	✓
1'-8"	✓	✓	✓	✓	✓	✓	✓	✓	✓
1'-10"	✓	✓	✓	✓	✓	✓	✓	✓	✓
2'-0"	✓	✓	✓	✓	✓	✓	✓	✓	✓
2'-2"	✓	✓	✓	✓	✓	✓	✓	✓	✓
2'-4"	✓	✓	✓	✓	✓	✓	✓	✓	✓
2'-6"	✓	✓	✓	✓	✓	✓	✓	✓	✓
2'-8"	✓	✓	✓	✓	✓	✓	✓	✓	✓
2'-10"	✓	✓	✓	✓	✓	✓	✓	✓	✓
3'-0"	✓	✓	✓	✓	✓	✓	✓	✓	✓

\*Also available 6'-6" height.

**Interior Doors**

**FRENCH – SINGLE GLAZED Ovolo Sticking**

LENEUX DOORS

Pine WP-3901 1 1/2" Thick  
Pine WP-1510 1 1/2" Thick  
Pine WP-1515 1 1/2" Thick

Beveled  
Pine WP-1510-B 1 1/2" Thick  
Pine WP-1515-B 1 1/2" Thick

Compression Glazed Detail

Beveled side of glass will be positioned on the hinge side (set-up units only) unless specified otherwise.

Divided light doors feature shrink-wrapped glass.

Obscure Ceramic Frit Tempered Glass

Pine WP-3901-F 1 1/2" Thick  
Pine WP-1510-F 1 1/2" Thick  
Pine WP-1515-F 1 1/2" Thick

Simpson Door Company  
OA-1310 1 1/2" Thick  
OA-1315 1 1/2" Thick

Door Size	WP-3901	WP-3901-F	WP-1510	WP-1510-F	WP-1515	WP-1515-F	WP-1510-B	WP-1515-B	OA-1310	OA-1315
2'-0" x 6'-6"	-	-	✓	-	-	-	-	-	-	-
2'-4"	-	-	-	✓	-	-	-	-	-	-
2'-6"	-	-	-	✓	-	-	-	-	-	-
2'-8"	-	-	-	✓	-	-	-	-	-	-
2'-0" x 6'-8"	✓	-	✓	✓	✓	✓	✓	✓	✓	✓
2'-4"	✓	-	✓	✓	✓	✓	✓	✓	✓	✓
2'-6"	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2'-8"	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3'-0"	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2'-0" x 7'-0"	-	-	✓	-	-	-	-	-	-	-
2'-4"	-	-	✓	-	-	-	-	-	-	-
2'-6"	-	-	✓	-	-	-	-	-	-	-
2'-8"	-	-	✓	-	-	-	-	-	-	-
3'-0"	-	-	✓	-	-	-	-	-	-	-

From: Roger Beesley  
Sent: Wednesday, February 04, 2015 10:25 AM  
To: Al Knight  
Subject: FW: BP#2014-02948 57 Exchange Street - Plan review comments

Take a look I think they want you to put in the line item safety glass? Really not sure what they are asking

Roger Beesley  
General Manager  
DMC Painting, Remodeling & Flooring  
Office 207-856-1838  
Cell 207-329-2354

Reviewed for Code Compliance  
Inspections Division  
Approved with ConditionsDate: 02/04/15

E-mail [Roger@Dirigomgmt.com](mailto:Roger@Dirigomgmt.com)

**From:** Laurie Leader [<mailto:LRL@portlandmaine.gov>]  
**Sent:** Tuesday, February 03, 2015 10:17 AM  
**To:** Roger Beesley  
**Subject:** BP#2014-02948 57 Exchange Street - Plan review comments

Roger,

I have completed the review of the above project for building code and have the following comments as noted on the attached files.

Please send all revisions to this (my) email and please note that the pdf file name shall be exactly as the original, refer to the name of the attached files. Our Eplan program will automatically assign a version to the revised plans.

Let me know if you have any questions,

Thanks,

Laurie

Laurie Leader  
Plan Review/Code Enforcement  
City of Portland, Maine  
Inspections Division  
389 Congress Street  
Portland, ME 04101

P: 207-874-8714  
F: 207-874-8716

E: [lrl@portlandmaine.gov](mailto:lrl@portlandmaine.gov)

To view building permit status go to <http://www.portlandmaine.gov/792/Permit-Status>

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

Al Knight  
DIRIGO Management Company  
One City Center  
Portland, ME 04101  
V 207-871-1080  
F 207-871-7189  
[www.dirigomgmt.com](http://www.dirigomgmt.com)  
[Find Us On Facebook](#)