



Douglas Morin &lt;drm@portlandmaine.gov&gt;

---

**BP 2016-1405**

4 messages

---

**Douglas Morin** <drm@portlandmaine.gov>  
To: thomas.seekins@siemens.com

Fri, Jul 15, 2016 at 9:26 AM

Good Morning,

I am reviewing your project and have some questions about the proposed plans;

- \* Does the proposed floor plan for 1st and 2nd floors represent both floors (mirror image)? Please provide details for both floors.
- \* It appears the rear stairs will be removed. How will this be framed in and separated (fire rated)?
- \* What does the plan with the soffit represent? How will this be enclosed?
- \* The proposal includes a rear deck for the first floor, this is not on the submitted plans, please provide details on the plans.

Thank you,  
Doug

--  
Douglas Morin CEO  
City of Portland  
Planning and Urban Development Dept  
Inspection Services Division  
389 Congress Street Rm 315  
Portland, Maine 04101  
Office: [207.874.8705](tel:207.874.8705)  
Support Staff: [207.874.8703](tel:207.874.8703)  
[DRM@portlandmaine.gov](mailto:DRM@portlandmaine.gov)

---

**Seekins, Thomas** <thomas.seekins@siemens.com>  
To: Douglas Morin <drm@portlandmaine.gov>  
Cc: Meghan Seekins <mseekins@whitcogroup.com>

Fri, Jul 15, 2016 at 11:52 AM

Hi Doug,

- Yes, the first and second floor are going to be exactly the same, and same size. However, the second floor does have a third floor attic space that is useable floor space.
- The rear stairs were removed, as they were unstable, narrow, and barely straight. The new stairs to the second floor, will not be internal like the old ones, they are pressure treated stairs to the second floor deck. The deck is almost brand new, and very well done, overkill in some instances. The new stairs and deck have 6x6 posts, and completely enclosed to code.
- The soffit was for the old HVAC plan, as I was going to run duct work for AC. We are no longer doing that, only

going to add a heat pump in the future, but not now. Sorry for the old drawing.

- There is no rear deck, it is just a paver patio in the small existing grass area, outside of the master bedroom on the first floor.

Hope this helps, please call me with any further questions or concerns. I copied my wife, Meg, as she is the Project Manager for this project.

Have a great weekend, Doug.

**SIEMENS** Energy & Environmental Services

Thomas Seekins ME & NH **K-12 Market Manager**

(c) (207) 653-8434 (o) (207) 885-4115 (fax) 866-244-0477

[thomas.seekins@siemens.com](mailto:thomas.seekins@siemens.com)

---

**From:** Douglas Morin [<mailto:drm@portlandmaine.gov>]

**Sent:** Friday, July 15, 2016 9:26 AM

**To:** Seekins, Thomas (RC-US BT FLD Z9 S-BPS)

**Subject:** BP 2016-1405

[Quoted text hidden]

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.

This message and any attachments are solely for the use of intended recipients. The information contained herein may include trade secrets, protected health or personal information, privileged or otherwise confidential information. Unauthorized review, forwarding, printing, copying, distributing, or using such information is strictly prohibited and may be unlawful. If you are not an intended recipient, you are hereby notified that you received this email in error, and that any review, dissemination, distribution or copying of this email and any attachment is strictly prohibited. If you have received this email in error, please contact the sender and delete the message and any attachment from your system. Thank you for your cooperation

---

**Douglas Morin** <[drm@portlandmaine.gov](mailto:drm@portlandmaine.gov)>  
To: "Seekins, Thomas" <[thomas.seekins@siemens.com](mailto:thomas.seekins@siemens.com)>

Fri, Jul 15, 2016 at 12:20 PM

Please submit a plan for the habitable space in the attic as well as the egress for the second floor onto the deck, with the stairs included.

Thanks you,

Doug

[Quoted text hidden]

---

**Seekins, Thomas** <thomas.seekins@siemens.com>  
To: Douglas Morin <drm@portlandmaine.gov>  
Cc: Meghan Seekins <mseekins@whitcogroup.com>

Tue, Jul 19, 2016 at 10:32 AM

Hi Doug,

I'm waiting from my builder, to give me his specs on the stairs that will lead up to the second floor deck. However, the layout of the entire condominium facility, are attached. The third floor space is going to simply be a bonus room, left wide open, as it is currently. Wasn't sure if you had seen these yet or not, but might help.

Thanks,

Tom

---

**From:** Douglas Morin [mailto:[drm@portlandmaine.gov](mailto:drm@portlandmaine.gov)]  
**Sent:** Friday, July 15, 2016 12:21 PM  
**To:** Seekins, Thomas (RC-US BT FLD Z9 S-BPS)  
**Subject:** Re: BP 2016-1405

[Quoted text hidden]

[Quoted text hidden]

---

 **2016-124 Melbourne St Portland\_condo plat.pdf**  
347K