



Jeanie Bourke <jmb@portlandmaine.gov>

600-604 Congress St

1 message

John Leasure <jmleasure@maine.rr.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>
Cc: jleasure@ll-eng.com

Tue, Sep 5, 2017 at 2:27 PM

Hello Jeanie,

Sorry for the delayed response, but I was waiting to gather "all" info before sending.

Attached are the (REV 2) Arch dwgs revised (A3,A8,A9,A11,A19-with exact same file names) to remove note re:step at door 102.4 on A3, incorporate exterior brick reveal at existing windows (removed), and answers to your 3 questions in July 27 email.

Also attached statement of Special Inspections and Schedule from L&L engineering Inc.

Call with questions. Thank you!

Best regards,

John Leasure

John H. Leasure - Architect Inc.

[207.272.3267](tel:207.272.3267)

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[From Joe Leasure L&L Engineering Inc.](#)

Attached please find my responses to Jeanie Bourke's questions in **red** below. Please review and confirm satisfactory and we will follow up with a Statement of Special Inspection as discussed in the responses once you are satisfied with our responses.

From: Jeanie Bourke <jmb@portlandmaine.gov>
Date: July 27, 2017 at 3:39:01 PM EDT
To: apartmentmart1952@gmail.com
Cc: mainenautical@icloud.com, John H Leasure <jleasure@maine.rr.com>
Subject: 600 Congress St., BP# 2017-00812 plan review comments

Good Afternoon,

I have completed the review of this project for building code and have the following comments as noted on the attached file(s).

In addition, can you please provide the following information:

1. Any new or updated structural plans since the date of this application as noted on the project description Section 2.

The structural drawings for the proposed rear entry enclosure and rear elevated exterior decks have been submitted. We are in the process of finalizing the structural drawings for the roof reinforcement/re-support required to enable the roof to support current code stipulated loads in accordance with the building code for existing buildings resulting from the additional insulation that is proposed. In addition, we are in the process of reviewing the existing floor structure within the main building to confirm that the existing floor structure has been constructed in general compliance with the previous contract documents prepared for the building structure by Structural Integrity and L & L Structural Engineering Services. We anticipate that additional structural design and structural drawing preparation will be required to document additional remediation that will be required to address discovered deficiencies as well as structural reinforcements/re-supports that have not been properly constructed in accordance with the previous contract documents.

2. If the structural assessment of the original work is deemed satisfactory, please provide a letter to this effect, or the necessary plan modifications.

See response to item #1 above. Additional supplemental structural drawings and/or sketches shall be submitted for the floors of the main building during construction to address discovered deficiencies as well as structural reinforcements/re-supports that have not been properly constructed in accordance with the previous contract documents.

3. A statement of additional special inspections for the proposed additions and alterations for this permit.

See attached statement of special inspections for the structural portions of the rear entry enclosure, the rear elevated exterior decks, and the existing roof reinforcement/re-support.

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

Please let me know if you would like to discuss anything or have any questions

Best,

Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

Team Leader

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

Best,
Joe

Joseph H. Leasure, P. E.

L & L Structural Engineering Services, Inc.

6 Q Street

South Portland, Maine 04106

Office: (207) 767-4830

Cell: (207) 329-0445

Fax: (207) 7995432

jleasure@ll-eng.com

14 attachments



602 Congress (1).jpg
917K

602 Congress (2).jpg
770K



602 Congress (3).jpg
715K



602 Congress (4).jpg
880K



602 Congress (5).jpg
228K



602 Congress (6).jpg
1076K

602 Congress (7).jpg
1070K



602 Congress (8).jpg
1009K




602 Congress (9).jpg
847K

 **A19-Enlarged First Floor Plan.pdf**
496K

 **A3-First Floor Plan.pdf**
666K

 **A8-Exterior Elevation B.pdf**
3026K

 **A9-Exterior Elevations.pdf**
2044K

 **A11-Building Section 2.pdf**
688K