

## Jeanie Bourke - 35 Pleasant Street, Application ID: 2015-138

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**From:** Lauren Reiter <laurenreiter@yahoo.com>  
**To:** "SHUKRIAW@portlandmaine.gov" <SHUKRIAW@portlandmaine.gov>, "Jeanie Bourk...  
**Date:** 2/14/2016 6:30 PM  
**Subject:** 35 Pleasant Street, Application ID: 2015-138  
**Attachments:** Final JB Brown Easement-Title.pdf; S5 Framing Sections & Details\_8-15-15 copy copy.jpg; S4 Framing Sections & Details\_8-15-15 copy.jpg; S3 Foundation Section & Details\_8-15-15.jpg; S2 Lvl 3 & Roof Fram Plan\_8-15-15.jpg; S1 Foundation Lvl & 2A Fram Plan\_8-15-15.jpg; S0 General Notes & Typ Details-8-15-15.jpg; A100 Cover Sheet\_8-15-15.pdf; A101 Survey & Site Info\_8-15-15.pdf; A102 Existing Plans & Demo\_8-15-15.pdf; A103 Existing Elevations & Demo\_8-15-15.pdf; A104 Proposed Plans\_8-15-15.pdf; A105 Proposed Elevations\_8-15-15.pdf; A106 Building Sections\_8-15-15.pdf; A107 3D Views\_8-15-15.pdf; A108 Wall Sections & Details\_8-15-15.pdf; A109 Wall & Roof Details\_8-15-15.pdf; A110 Stair Details\_8-15-15.pdf; A111 Enlarged Bathrooms & Details\_8-15-15.pdf; A112 Enlarged Kitchen Plan & Details\_8-15-15.pdf; A113 Reflected Ceiling & Electrical Plan\_2-14-16.pdf

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Jeanie and Shukria, please find attached the revised drawings for 35 Pleasant Street, to replace the earlier drawings submitted. (One new architectural drawing has been added to the set, A113.) All drawings (20 total) are formatted to 11" x 17" as required. Also attached is the executed easement with JB Brown, regarding the northern side of the property line. Please note the following:

1. The drawings are similar in scope to the original, with the primary changes being less square footage added on top of the existing roof, and a third level above the parking area. Overall total new square footage is roughly the same as previous submission.
2. As indicated previously in email correspondence, brick facade along the street wall has been eliminated for the new portions of exterior wall, and these facades will instead be dark colored metal siding, similar to the existing bulkhead and rest of the new wall areas, as well as to other projects in the area.
3. The details for the west lot line construction adjacent to #37 Pleasant Street are designed in such a way that there is no impact on #37's property, nor is any access to their property required - since they declined to give us a construction easement. The design along this wall is based on maintaining the soil at the lot line at "the angle of repose" - and stepping the foundation back from the lot line in order to make it constructable. The walls above will be built flat and lifted into place from within our project boundaries.
4. The structural steel drawings have not yet been fully modified to be consistent with the revised layout, but will be revised prior to construction. However, in general scope, they are consistent.

There should be 21 attachments to this email. Please let me know if there are other questions, or other information that you need in order to complete the review. Thanks for your time and patience with the re-submission.

best regards,  
Lauren

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