

ST-E-35



WILLIAM NEMMERS ASSOCIATES ARCHITECTS
424 FORE ST. PORTLAND, ME 04101 774-3683

September 15, 1998

Mr. Sam Hoffses, Building Inspector
City of Portland
Congress St.
Portland, Maine 04101

Re: 688 CONGRESS STREET

Dear Sam:

I was called in by the contractor of the above permitted project to review a situation uncovered during the demolition for the approved construction on this project.

When the existing storefront construction was removed some rotted and water damaged floor joists under the display window were revealed. The glass had been removed from this half of the facade years ago and apparently was never properly flashed.

I have drawn a plan of the damaged area with the replacement members noted. The members to be replaces are the support under the display window area and are only a 5-1/2 foot span. The existing carrying beam is in good condition and need not be replaced.

There is a small possibility that the same condition will be uncovered on the other half of this storefront when that side is opened up. The conditions are different, however, unlike the now-exposed problem, the flashing and glazing remained intact so there is no obvious leakage.

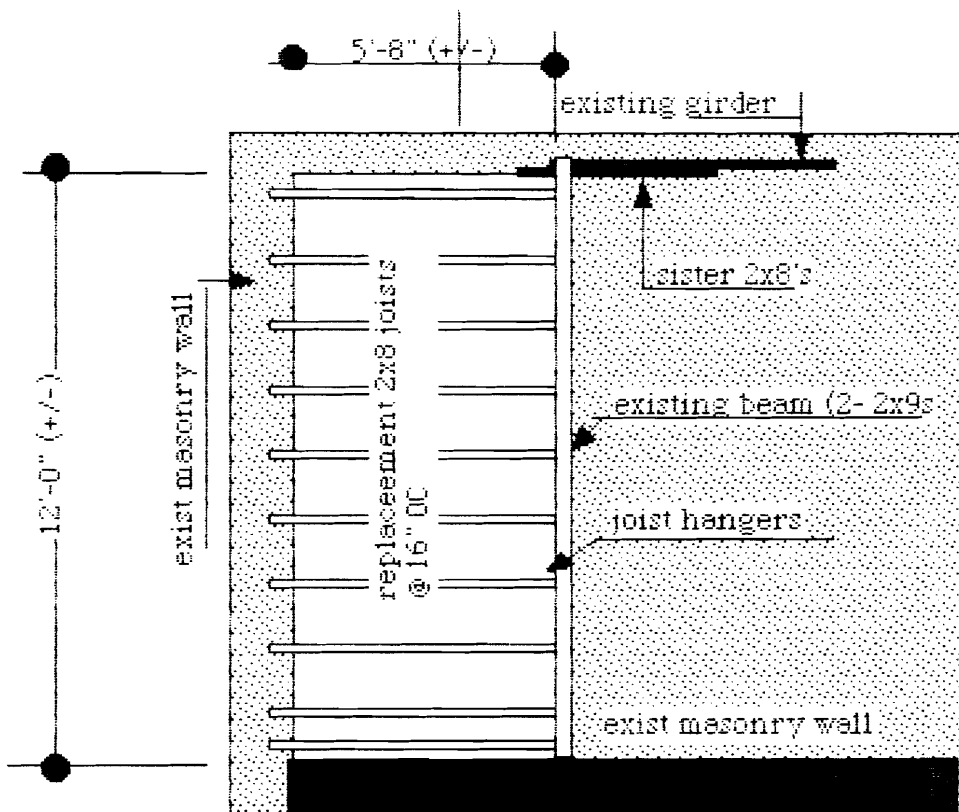
The Owner is applying for an amendment to his building permit to cover this corrective work.

Sincerely,

William Nemmers

APPROVED
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FRAMING PLAN @ DISPLAY WINDOW 688 CONGRESS STREET

1/4" = 1'-0"

SEPT. 15, 1998

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