



ARCHITECTS

434 Cumberland Ave.
Portland ME 04101-2325
(207)-774-4441

13703
070583

LETTER OF TRANSMITTAL

DATE: 4-15-05	JOB NO.
ATTENTION: Mike Nugent	
RE: Renovations to 799 Forest Ave.	

TO: City of Portland
890 Congress St.
Portland, ME 04101

WE ARE SENDING YOU Attached Under separate cover via _____
the following items:

- Shop drawings
- Prints
- Plans
- Samples
- Specifications
- Copy of letter
- Change order
- _____

COPIES	DATE	NO.	DESCRIPTION
1			Sketch S1 & S2 & Notes

THESE ARE TRANSMITTED as checked below:

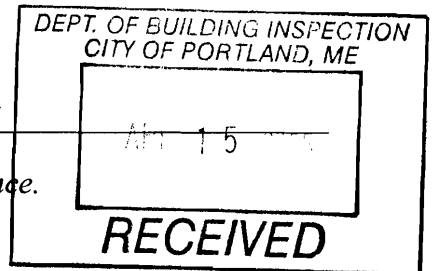
- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE _____
- Approved as submitted
- Approved as noted
- Returned for corrections
- Resubmit _____ copies for approval
- Submit _____ copies for distribution
- Return _____ corrected prints
- PRINTS RETURNED AFTER LOAN TO US

REMARKS:

TO BE INCORPORATED INTO THE RENOVATIONS TO 799 FOREST AVENUE

COPY TO: File
Owner

SIGNED: Guy Labrecque



If enclosures are not as noted, kindly notify us at once.

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
Six Q Street
South Portland, ME 04106

Fax Transmittal

TEL 207 767-4830

To: GUY LeBROUQUE

From: JOE LEASURE

Fax: 774-4016

Pages: 3

Phone:

Date: 4/13/05

Re: 799 FOREST AVE, PORTLAND

CC:

Urgent For Review Please Comment Please Reply Please Recycle

• If you do not receive all pages, please call our business phone for transmission verification.

GUY, PLEASE NOTE (AND INFORM CLIENT) THAT WITH THE NEW COLUMNS INDICATED THE BEAM (IF: 4 1/2" SQUARE TIMBER AS ASSUMED) ON THE LOW ROOF IS OVERSTRESS.

1) BEAM ABOVE SERVING COUNTER / BATHROOM:

- ALLOWABLE SNOW LIVE LOAD \approx 5 PSF (APPROX 3" SNOW)
- 5 1/4 x 11 7/8 LVL REQ. OR ADD'L COLUMNS @ 4'-8" O.C.

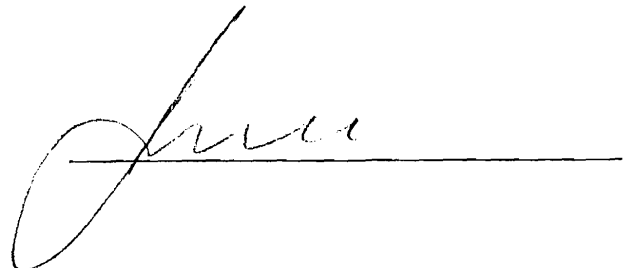
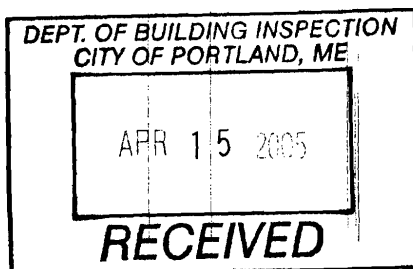
2) BEAM ABOVE DINING AREA:

- ALLOWABLE SNOW LIVE LOAD \approx 12 PSF (APPROX 6" SNOW)
- 6 x 8 BEAM REQ. OR ADD'L COLUMNS @ 5'-0" O.C.

THE EXISTING SYSTEM IS "GRANDFATHERED" BUT COULD BE UNSAFE IF ROOF EXPERIENCES SNOW LOADS BEYOND ALLOWABLE.

CALL W/ ANY QUESTIONS, I'LL RETURN 4/25/05 FROM VACATION.

JOE



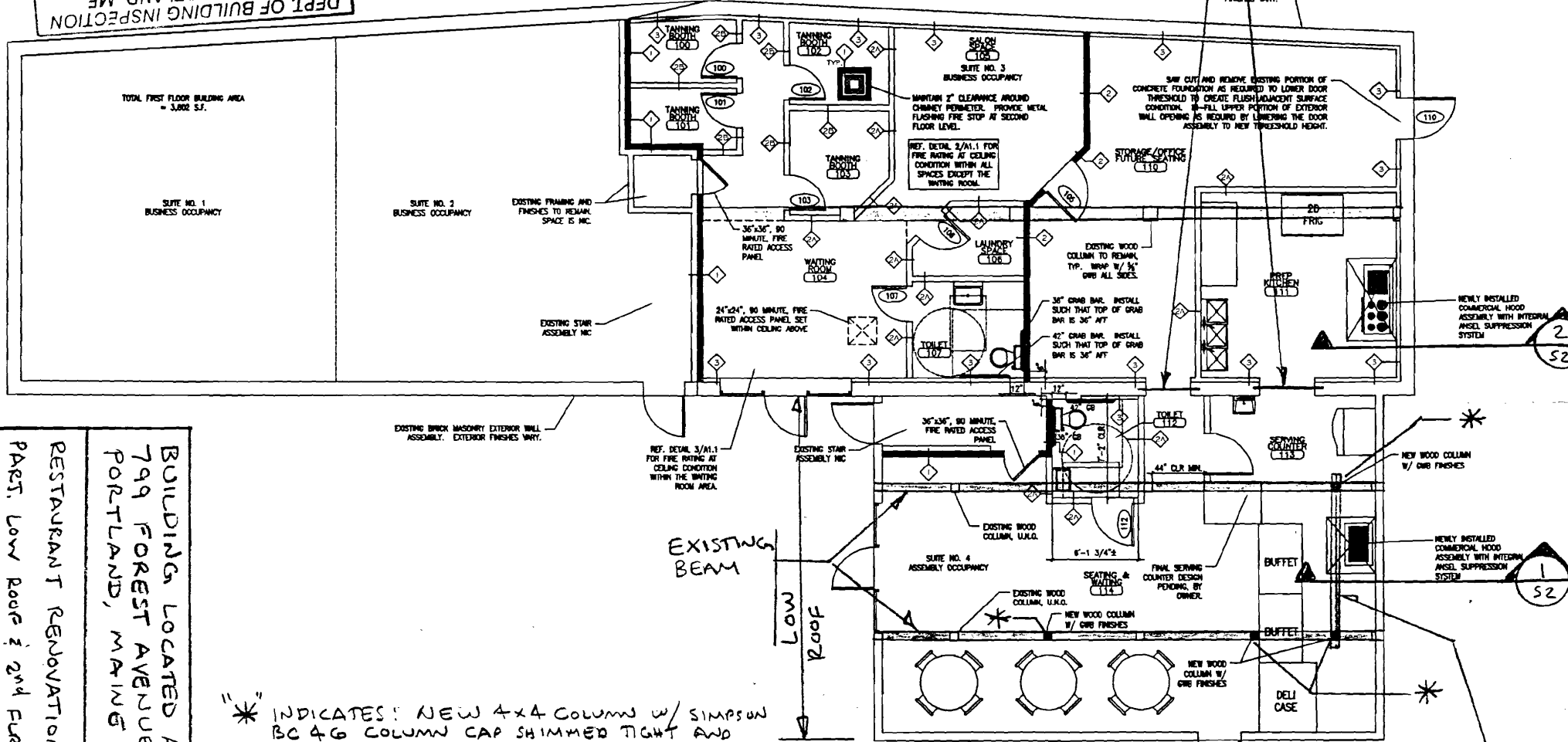
RECEIVED
 APR 15 2005
 DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME

EXISTING 4x4 LINTEL,
 PROVIDE ADJ'L ANGLE
 LINTEL L 3 1/2 x 3 1/2 x 3/8
 (SEE SECT 3/S2)

EXISTING 6x6 P.T
 LINTEL, PROVIDE ADJ'L
 2x8 P.T. JAMB TIGHT
 BENEATH BOTH ENDS
 OF 6x6 LINTEL, PLUS
 PROVIDE ADJ'L 2x6 ON
 FACE OF EXISTING 6x6
 SUPPORTED ON 2x8 JAMB
 (SEE SECT 4/S2)

SUITE NO. 3
 APARTMENT UNIT ON SECOND
 FLOOR ABOVE
 RESIDENTIAL OCCUPANCY

SUITE NO. 8
 APARTMENT UNIT ON SECOND
 FLOOR ABOVE
 RESIDENTIAL OCCUPANCY



* INDICATES: NEW 4x4 COLUMN W/ SIMPSON
 BC 46 COLUMN CAP SHIMMED TIGHT AND
 SIMPSON ABU44 COLUMN BASE ANCHORED TO
 NEW 12" 8" SQUARE X 10" THICK CONCRETE
 FOOTING ON UNDISTURBED NATIVE SOIL (TYP).

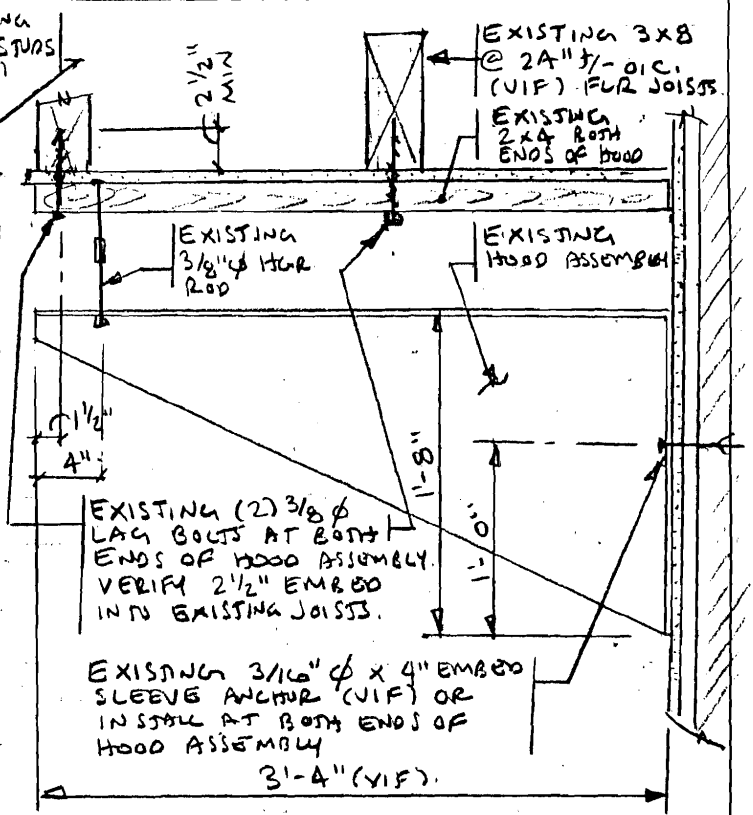
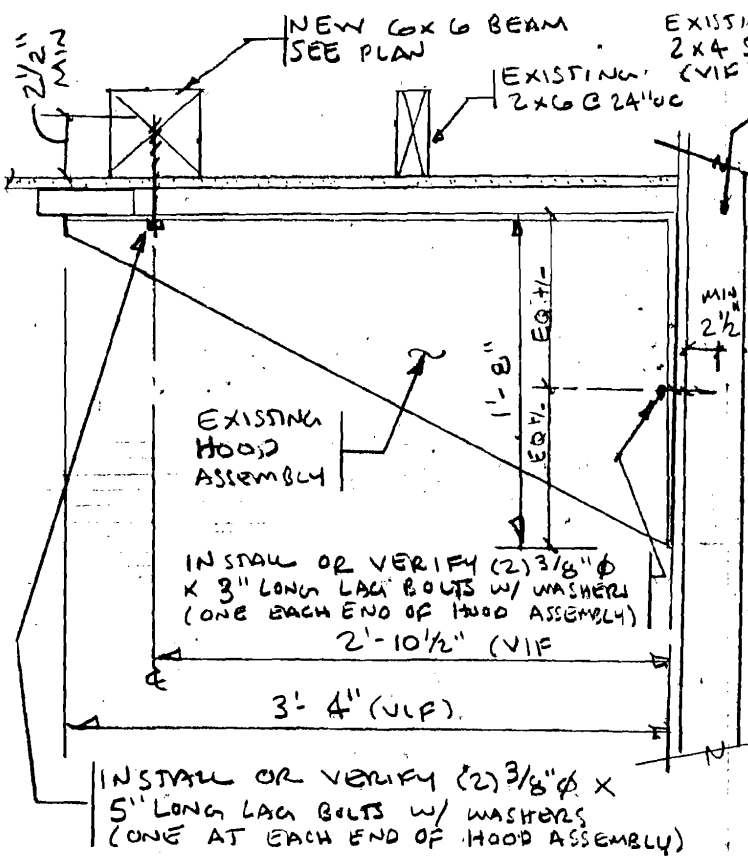
NEW 6x6 BEAM (BET. EXIST. BMS)
 FLUSH FRAMED W/ EXISTING JOISTS,
 SUPPORT ON TOP OF EXISTING BEAMS OR
 SUPPORT W/ SIMPSON HUGG HGR (BOTH
 ENDS TYP)

PARTIAL LOW ROOF & SECOND FLOOR FRAMING PLAN

3/32" = 1'-0"

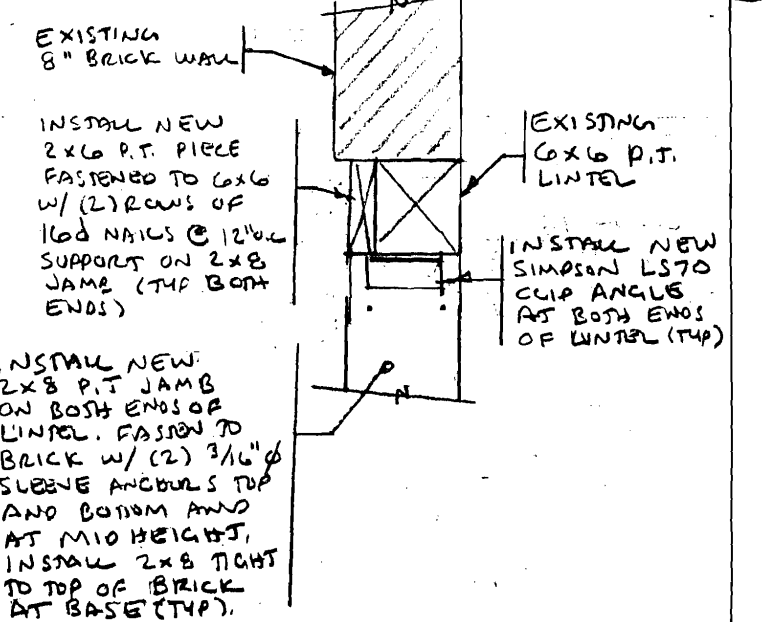
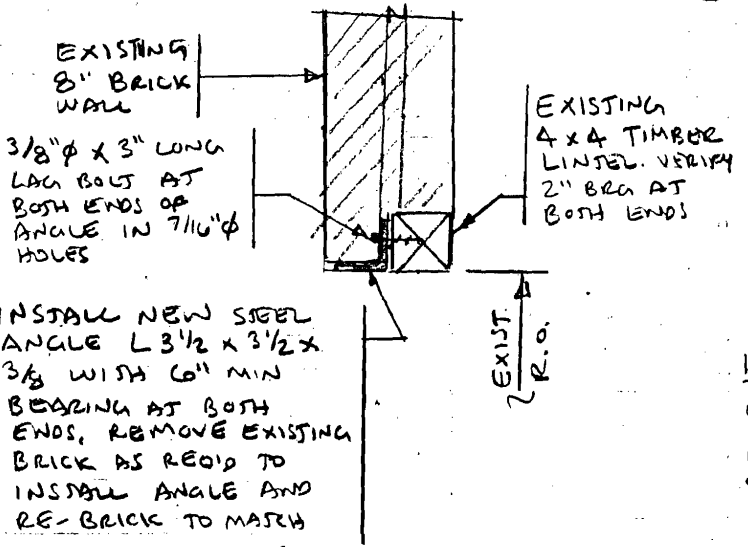
BUILDING LOCATED AT
 799 FOREST AVENUE
 PORTLAND, MAINE
 RESTAURANT RENOVATION
 PART. LOW ROOF & 2ND FUR FRMG PLAN

S I
 4/13/05



HOOD ASSEMBLY SUPPORT (AT BUFFET) 1
1"=1'-0"

HOOD ASSEMBLY SUPPORT (AT PREP KIT) 2
1"=1'-0"



LINTEL ABOVE OPENING TO BACK ROOM 3
1"=1'-0"

LINTEL ABOVE OPENING TO PREP KITCHEN 4
1"=1'-0"

designed by:	JHL
drawn by:	JHL
checked by:	MFL
scale:	NOTED
date:	4/13/05

BUILDING LOCATED AT:
799 FOREST AVENUE
PORTLAND, MAINE

RESTAURANT RENOVATION
SECTIONS & DETAILS

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
SIX Q STREET
SOUTH PORTLAND, MAINE 04106

PHONE: (207) 767-4830
FAX: (207) 799-5432
EMAIL: LLENGO@AOL.COM

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