

From: Liv Chase <livchase@yahoo.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 8/14/2014 9:53 AM
Subject: Re: 180 Washington Ave - Permit #2014-01749
Attachments: 180washingtondeed.pdf

Hi Ann,

I apologize for the incompetence of my architect. I notified him yesterday when I saw all of these errors. This is very unprofessional and a great deal of work for you. The plans that the architect submitted originally (without the stamp) are the correct drawings. In regards to the site plan, the building is not drawn correctly on the lot. The width of the building is 24' and it is located on the right side line (so no set back on the right) and this leaves a set back of 5'+ on the left. Therefore the overhang shown is within the property line. Please see attached deed (item #2). In response to item #3, yes we are doing 2 condominiums, so applying for 2 occupancies now is what we intended. My architect is John Charette. He can be reached at john@charette-design.com or by phone at 831-7757. All the other comments in regards to the building design, plans, elevations, and sections should be corrected by John. I have forward him your e-mail. Again, I am sorry for the confusion this has caused. Please let me know if you have any questions for me.

Regards,
Liv Chase

On Thursday, August 14, 2014 9:10 AM, Ann Machado <AMACHADO@portlandmaine.gov> wrote:

Liv -

I have completed my initial zoning review and at this time I can't sign off. I need the following:

1. The second page of the fast track application was not filled in. It needs to be resubmitted with a category checked and with a signature and date.
2. A copy of the deed needs to be submitted.
3. Is the use going to be two residential units or two residential condominiums? If the certificate of occupancy is issued for two residential units, you will need to apply for a condo conversion permit to convert the units to residential condominiums in the future. If you pay for two certificates of occupancy now, then two certificates of occupancy will be issued, one for each residential condominium.
4. There appear to be discrepancies between the floor plans and elevation plans.
 - the footprint of the building is 69' x 24'
 - the foundation plan and the Ground level plan match these dimensions and what the West elevation shows - the south elevation does not include the deck off the rear of the ground floor
 - the first floor footprint (A1.2) is 19'8" x 63' with the 6' deck off the back - the West elevation shows the rear as being the full 24' wide - the East elevation shows the front where the garage are as 24' wide - also what are the 5' x 14' extensions off both sides of the building? The building is 24' wide and with 5' extensions coming off both sides the footprint would be 34' wide and the lot is only 29.92' wide - the floor plan also shows a door on the left side which is not on the north elevation.
 - the second floor footprint is also around 19.7' wide by 63' long - the north and west elevations show a small deck on the right rear corner which is not shown on the floor plan - the north and west elevation also show the building as being 24' wide for the front three quarters of the building, but this is not shown on the floor plan.
 - the third floor plan matches the elevations.
 - the framing plans match the elevations and not the floor plan dimensions.
 - It is unclear on the East and South elevations if the building is indented on the 2nd & third floors or if it is just different facade material
5. The application states that there are three bedrooms in the second unit but the second floor plan only

shows two.

6. The North elevation gives the average grade (based on the average of the four corners) as 45 to the top of the roof. You need to give the elevations at the four corners to show how you came up with the average grade. Also if there is a roof top deck, the height of the building needs to be measured from average grade to the top of the decking on the deck.

7. The site plan does not reflect all parts of the footprint.

-The elevations show a 4' overhang over the left side entrance - the building on that side scales at about .66' off the property line - the overhang would encroach over the property line.

- Also the concrete barrier block retainer shown on the South and west elevations appear to be 6' wide - which would also encroach on the neighbor's property.

- the footprint of the rear deck on the ground floor level is not shown

* I would wait to hear from Phil DiPierro in Planning before any changes are made to the site plan because he may ask for modifications also.

Please send any corrected pdfs directly to me.

Let me know if you have any questions.

Thank you.

Ann Machado

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