

**Ann Machado - RE: 118 Congress Street - Permit #2014-00464**

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**From:** Virginie Stanley <virginie@archetypepa.com>  
**To:** <AMACHADO@portlandmaine.gov>  
**Date:** 3/21/2014 2:32 PM  
**Subject:** RE: 118 Congress Street - Permit #2014-00464  
**CC:** Ed Theriault <etheriault@e-tla.com>, David Lloyd <lloyd@archetypepa.com>  
**Attachments:** C1\_0,NOT FOR CONSTRUCITON.pdf

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Ann,

I have attached the condominium plan that shows the dimensions of the overhangs.

The average grade of our building is taken by the four corner average grade. NW corner 147.45' + NE corner 147.15' + SE corner 147.25' + SW corner 145.00' = 588.5' / 4 = 146.71' (146'-8 1/2") average grade  
 The allowable building height, measured to the top of the roof truss is 146'-8 1/2" + 50' = 196'-8 1/2". Our building is designed not exceeding this dimension. The sections of the roof that appear higher than other sections as described in your previous email are only parapet walls. The main roof is all at one level.

Please let us know if you need any other drawings or information.

Thank you,  
 Ginny

**Virginie Stanley, Architect**  
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----- Forwarded message -----

**From:** Ann Machado <[AMACHADO@portlandmaine.gov](mailto:AMACHADO@portlandmaine.gov)>  
**Date:** Tue, Mar 18, 2014 at 9:13 AM  
**Subject:** 118 Congress Street - Permit #2014-00464  
**To:** [sue@archetypepa.com](mailto:sue@archetypepa.com), [etheriault@e-tla.com](mailto:etheriault@e-tla.com)

Ed -

I have completed my initial zoning review of the building permit. At this point I can't sign off because I need more information.

1. The building permit cannot be issued until a demolition permit is applied for and issued for the existing building.
2. The site plan (C1.2) does not show the overhangs.
3. The maximum building height is 50 feet. I need clarification on the average grade because it appears to slope down from the front of the lot to the rear. Also there appear to be sections of the roof that are higher than other sections.

Thank you.

Ann Machado

Ann Machado  
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