

**From:** "David White" <dmwarch@comcast.net>  
**To:** "Helen Donaldson" <HCD@portlandmaine.gov>  
**CC:** "Will Conway" <wconway@sebagotechnics.com>  
**Date:** 10/8/2013 10:02 PM  
**Subject:** RE: comments from zoning regarding height

Nell,

We measure the top of the roof to the top of the plywood on the roof trusses, so we are probably on the safe side. The roof slopes to drains, so the measurement would be to the highest location. The parapet that surrounds the roof are is to shield the roof ventilators, the plumbing stacks and the condenser units for each dwelling unit. Also on the roof is the make up air unit which serves the corridors. The elevator hoistway will extend above the roof deck, probably to or slightly above the roof deck. This is allowed by the zoning ordinance. Having the parapet does effectively shield these items from street level as well as any floor height 6' lower than the roof level unless you happen to be on the top floor of the townhouses beyond as they are higher than the roof level. This parapet works the same way as the parapet on the adjoining Bay House project.

David

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From: Helen Donaldson [mailto:HCD@portlandmaine.gov]  
Sent: Tuesday, October 08, 2013 6:37 PM  
To: dmwarch@comcast.net  
Cc: Will Conway  
Subject: comments from zoning regarding height

David and Will,

Marge's comments on the elevation calculations are as follows:

More plans have been submitted showing the average grade and the roof elevation. I would want a little more clarity as to what is being considered as the "roof elevation". The definitions required the height of a building to be measure to the top of the roof beam. Is that where the 87.25 measurement is taken? Also what is above that area? The plans show a higher elevation going around the building. I did not see any plans that explain that level. Is it for sheilding mechanical equipment? The dBA's can be assessed at the time of a building permit for the HVAC systems.

To follow up the 45' maximum height is being exactly met based upon the information received, if the upper roof shown on the plans is for mechanical systems.

Marge Schmuckal  
Zoning Administrator

Can you provide me with a response for Marge? I'm still hoping we can get rid of this condition!

Thanks,

Nell

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Nell Donaldson

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>>> "David White" <dmwarch@comcast.net> 10/7/2013 2:00 PM >>>

Helen,

I was already to send earlier, but Gordon had me make a change to the upper left corner of the building. Since we no longer have the dumpster in this area we squared off the building which creates a better corner unit.

I did include another canopy for Newbury Street which has more prominence given the area in which I have to work. I still want to keep the materials the same. I did not change the one on Hancock Street as I do not want to over emphasize that entrance.

I think I incorporated all the other items we discussed. I did show a grille at the "under balcony areas". These will serve as a placeholder for the final selection.

Let me know if there is anything else you need.

David M. White

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