

## Ann Machado - FW: 106 Sherman Street\_zoning calcs

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**From:** "Nancy Barba" <nbarba@barbawheelock.com>  
**To:** <AMACHADO@portlandmaine.gov>  
**Date:** 4/12/2013 2:48 PM  
**Subject:** FW: 106 Sherman Street\_zoning calcs  
**CC:** <mes@portlandmaine.gov>, "Lori Eschholz" <lorieschholz@hotmail.com>, "Cy..."

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Hi Ann,

Glad you may be able to look at the Building Permit Application for 106 Sherman Street while Marge Schmuckal is away.

Below are the calculations I sent to Marge last week that we ran for newly habitable space, though, actually, you may be right, that the only new habitable space is the dormer for the bathroom, or approximately 8.5 x 7 feet, or 60 sf and the roof deck (if that is counted). Attached is a plan showing the areas used in the take-off.

Look forward to being available to address any questions you may have when the project comes in your queue for review. The most expedient way to reach me is at my cell phone: 1-207-233-2722.

Nancy

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**From:** Nancy Barba  
**Sent:** Thursday, April 04, 2013 10:04 AM  
**To:** 'mes@portlandmaine.gov'  
**Cc:** Cynthia Wheelock  
**Subject:** 106 Sherman Street\_zoning calcs

Marge,

We just ran the rough calculations on the newly habitable space. Taking inside of wall dimensions we get:

Bedroom, Bath only  
 Not including walk in closets (as they actually are not walk in), and not including Finish Storage, nor the stairs to the second floor, as those already are existing.

Overall third floor/Attic Floor area: 348 sf.  
 Roof deck: 219 sf  
 Total new: 567

First floor plan: 1,125 sf  
 X 50%  
 562 sf

Maybe we could shave off some roof deck area to get the 5 sf down to the 50% max??

Nancy

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