

GRANT HAYS ASSOCIATES

ARCHITECTURE ✚ INTERIOR DESIGN

MEMO

DATE: October 19, 2015

TO: City of Portland Building Inspections

FROM: Mike Hays

RE: Alterations/Additions & Change of Use
162 Eastern Promenade
3 Two & Three Bedroom Apartments

CC: file

Dear Building Inspections,

Attached is the Building Permit Application, along with architectural, life safety, and structural drawings depicting the Alterations and Additions to 162 Eastern Promenade, Portland, Maine. The existing 2-Unit building will be converted to a 3-Unit building.

Please contact Crandall Toothaker at 207-252-6264 or crandalltoothaker@gmail.com regarding payment of the application fees.

Additional Information:

1. The project applications include an Administration Authorization request.
2. The project applications include a Change of Use request from 2-Family to 3-Family Use.
3. The project is not located in the Historic District, but borders the Eastern Promenade District.
4. The project is privately financed and under the total amount of units requiring ADA unit(s).
5. A residential elevator from the garage provides ADA access to the second floor ADA accessible Unit.
6. Pictures of the existing exterior elevations of the building are included in the package.
7. Lot coverage, including building additions, porches & decks is less than the allowed maximum of 60%.
8. Lot area required for 3 Units is 2,175 sf.
9. Setback requirements are Front (5'); Rear (10'); Sides (10') except 5'/15' reduction allowed. Side yard street setback (0').
10. Maximum allowed height of structure is 45'. Proposed building mean height is 35'.

Thank You,
Michael F. Hays, Architect
ME Lic #ARC1724