



Written Statement for 104 North Street, Portland, ME 04101

1. Description of Proposed Use: Single-Family Residential building with full basement.
2. Total Land Area of Site: 5,715 SF square feet
3. Total Floor Area: First floor habitable footprint is 820 sf. Second Floor = 1,264, Third Floor = 866. Total Occupied SF = 2,950 SF, with 820 sf of basement.
4. Proposed Easements:
 - a. None
5. Solid Waste: It is expected that occupants will use the “blue bags” available for purchase to city residents for solid waste disposal.
6. Utility Connections: City water & sewer, electric and natural gas connections will be required.
7. Storm Water Narrative: to be submitted as required upon review of submitted site plan.
8. Construction Plan: All construction will be done in a single phase taking 9-12 months to be completed in the summer of 2013.
9. N/A
10. Financial Capacity: Owners will be financing from savings pending sale of existing house. No mortgage lender will be needed.
11. Evidence of Title: Please see accompanying Deed.
12. N/A
13. CAD files included in submission.

The project at 104 North St is a single-family home designed with the traditional massing, scale, form and details found on many projects in the east end. The dimensions of the lot fall within the R-6 Small Lot requirements. All zoning rules have been met, and we will not be asking for any exceptions.

The owners and development team of 104 North St. are: Peter and Deborah Murray – owners. Kaplan Thompson Architects – Architect. Residence will be owner occupied.