

### **3. Project Description**

J.B. Brown & Sons is proposing a mixed-use development at the corner of Maple Street and Commercial Street. The site is shown on the site plan which is attached to this application. The proposal includes a 131 room hotel, 7,000 sf of restaurant use, and 14 residences. The proposed development is located on the west side of Commercial Street on the site of an existing gravel surface parking lot (#311-331 Commercial Street). The site is bordered by Commercial Street to the east, Maple Street to the south, a commercial building and parking lot to the north and a parking lot to the west. The project site is identified on City of Portland tax maps as Map 40, Block E, Lot 3. The site is surrounded by a mix of business, commercial, and residential uses including; hotels, parking lots, restaurants, office space, apartments, condominiums and other commercial uses.

The following summarizes the proposed building floor space:

- The Restaurant will occupy:  
7,460 sq.ft. on the first floor.
- The 131 room Hotel will occupy  
10,920 sq.ft. on the first floor  
18,365 sq.ft. on the second floor  
18,365 sq.ft. on the third floor  
18,365 sq.ft. on the fourth floor  
18,365 sq.ft. on the fifth
- 14 Residential Units  
944 sq.ft. on the first floor  
18,396 on the sixth floor
- Total gross building area = 111,180 sq.ft.

### Average Building Grade Calculation

Building Terminals	655.75
Weighted Average Grades	13.5

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