



Ann Machado <amachado@portlandmaine.gov>

RE: 2nd Floor Area - 7 Diamond Pass, Peaks Island

2 messages

Silas Canavan <silas@walsh-eng.com>
To: Ann Machado <amachado@portlandmaine.gov>

Mon, Jan 30, 2017 at 11:43 AM

Hi Ann,

Please see the email below and the attachment.

Thanks,

Silas Canavan, PE, CFM**Walsh Engineering Associates, Inc.**

One Karen Drive, Suite 2A

Westbrook, ME 04092

P [207.553.9898](tel:207.553.9898)E Silas@walsh-eng.comwww.walsh-eng.com

From: Silas Canavan [mailto:silas@walsh-eng.com]
Sent: Monday, January 23, 2017 8:30 AM
To: 'Ann Machado' <amachado@portlandmaine.gov>; 'Stacey, Christina' <cstacey@portlandmaine.gov>
Cc: 'Russell Tyson' <russ@whittenarchitects.com>
Subject: RE: 2nd Floor Area - 7 Diamond Pass, Peaks Island

Hi Ann,

Following up on my email below, can you please provide your thoughts?

Thanks,

Silas

Silas Canavan, PE, CFM

Walsh Engineering Associates, Inc.

One Karen Drive, Suite 2A

Westbrook, ME 04092

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From: Silas Canavan [<mailto:silas@walsh-eng.com>]

Sent: Friday, January 06, 2017 3:29 PM

To: 'Ann Machado' <amachado@portlandmaine.gov>; 'Stacey, Christina' <cstacey@portlandmaine.gov>

Cc: 'Russell Tyson' <russ@whittenarchitects.com>

Subject: 2nd Floor Area - 7 Diamond Pass, Peaks Island

Hi Ann,

At our last meeting you said we needed to provide measurements, sections, etc. of the existing 2nd floor area to determine the total allowable 2nd floor area within the footprint of the existing building in the proposed condition. Russ and I analyzed the existing first floor footprint and the total proposed second floor area within the existing footprint area as shown below.

- Existing 1st floor footprint = 1,286 square feet
- Proposed 2nd floor area within existing building footprint = 860 square feet
- Proposed 2nd floor area within existing building footprint as percentage of existing 1st floor footprint = $(860 \text{ sf} / 1,286 \text{ sf}) \times 100 = 67\%$

A quick sketch is attached showing the two areas overlaid. The blue area is the existing footprint and the red area is the proposed 2nd floor area within the existing footprint. Since the proposed 2nd floor area within the existing building footprint will only be 67% of existing first floor footprint, then the 80% 2nd floor expansion standard is inherently met. Since this is the case, I don't believe it will be necessary to make a trip out to the Island to measure up the existing second floor area, but can you please confirm?

Thanks,

Silas

Silas Canavan, PE, CFM

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 **2nd Floor Area Diagram_to Ann.pdf**
26K

Ann Machado <amachado@portlandmaine.gov>
To: Silas Canavan <silas@walsh-eng.com>

Mon, Jan 30, 2017 at 11:58 AM

Thanks Silas for sending the email again.

I have one question about the proposed second floor area footprint. Does this figure include the total floor area on the part of the second floor that will be built over the existing nonconforming footprint?

If that is the case, looking at the diagram and the numbers provided in the email, section 14-436(b) would be met. The numbers provided should be part of the information submitted with the application.

Ann

Ann Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
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