September 28, 2016

RE: Bild Responses to Planning Staff Comments, 30 Merrill Street

Dear Nell,

Below is a list of the drawings that have uploaded to the e-plan review site, accompanied by notes representing the planning staff comments they address. The notes regarding civil responses can be found under separate cover.

Also please note the following additional waiver request:
We request a waiver of the driveway separation distance requirement. We proposed to upgrade and improve, but not significantly relocate the existing curb cut, which is located to one side of the property.

A1.1, A1.2, A1.3 - Floor Plans
Design Review Comments
- Massing revisions: Recess at front of building for basement, 1st, 2nd, & 3rd floors.
- Massing revisions: Recess of 4th floor on front and sides of building, creating a centered massing for the 4th floor.

A2.1, A2.2 - Elevations
Zoning Comments
- Average grade shown with height from average grade
Design Review Comments
- Massing revisions: Recess at front of building for basement, 1st, 2nd, & 3rd floors.
- Massing revisions: Recess of 4th floor on front and sides of building, creating a centered massing for the 4th floor.
- Articulation Revisions: Accentuated cornice
- Materials Revisions: Wide exposure clapboard siding in place of standing seam siding.

A2.3. A2.4. A2.5 - Renderings
Design Review Comments
- Massing revisions: Recess at front of building for basement, 1st, 2nd, & 3rd floors.
- Massing revisions: Recess of 4th floor on front and sides of building, creating a centered massing for the 4th floor.
- Articulation Revisions: Accentuated cornice
- Materials Revisions: Wide exposure clapboard siding in place of standing seam siding.

A3.2 - DETAILS
- Fence Detail provided

000 – PLAT
- Provided as requested

000 – PARKINGLOTLIGHTING
- Southwest building light moved as requested

Thank you to you and all the other departments for your collaboration on this site plan approval application.

Sincerely,

Evan Carroll, AIA, LEED AP BC+D

Attachments:

16055 CIVIL RESPONSE.pdf

000 - PARKINGLOTLIGHTING.pdf
000 - PLAT.pdf
A1.1-BSMNT-FIRST.pdf
A1.2-SECOND-THIRD.pdf
A1.3-FOURTH-ROOF.pdf
A2.1-ELEVATIONS.pdf
A2.2-ELEVATIONS.pdf
A2.3-RENDERINGS.pdf
A2.4-RENDERINGS.pdf
A2.5-RENDERINGS.pdf
A3.2-DETAILS.pdf
C1-SIEPLAN.pdf
C2- GRADINGUTILITY.pdf
C3-ESCD.pdf
C4-DETAILS.pdf

bildarchitecture.com • evan@bildarchitecture.com • (207)408-0168
PO Box 8235, Portland, ME 04104 • 30 Danforth Street, Suite 213, Portland, ME 04101