



Jean Fraser &lt;jf@portlandmaine.gov&gt;

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**Re: 31 Fore Street - Average Grade**

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**Jeanie Bourke** <jmb@portlandmaine.gov>

Mon, Mar 7, 2016 at 3:05 PM

To: William Savage &lt;wsavage@acorn-engineering.com&gt;

Cc: Olivia Dawson &lt;odawson@acorn-engineering.com&gt;, "robertleblanc1@me.com" &lt;robertleblanc1@me.com&gt;, "jason@portcityarch.com" &lt;jason@portcityarch.com&gt;, Jean Fraser &lt;JF@portlandmaine.gov&gt;

Hi Will,

Thank you for submitting the updated grade changes for review. Based on the new calculations that modify the grading around the building, either to the established property line or 6' perimeter distance, it appears the first level will not be considered a story above grade plane. As I understand, the building will be 3 stories above this level and could then be designed to comply with all of the requirements of a single exit building for an R-2 residential apartment occupancy.

Please be sure to submit this information along with the elevation drawings with the building permit application for review.

Let me know if I can be of further assistance.

Best,  
Jeanie

Jeanie Bourke  
Code Enforcement Officer/Plan Reviewer

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On Mon, Mar 7, 2016 at 10:53 AM, William Savage <[wsavage@acorn-engineering.com](mailto:wsavage@acorn-engineering.com)> wrote:

Hi Jeanie,

For the prior submissions the design team's average grade determination was used at the exterior of the building, we have now updated the calculations using the more conservative method as outlined below. When applied the average exceeded 6ft. As such we have revised the Grading Plans to once again establish the grade plane to within the maximum height of 6 ft. This was accomplished by some minor grade change (3") to the rain garden, rear property line corner and the addition of a 30" landscape wall at the uphill corner on Waterville. Overall the grade changes help blend the site into the existing grades. Please refer to the updated plan with calculations.

I will send along the revised plans to Jean.