



August 8, 2011

Philip DiPierro
Planning and Urban Development Dept.
389 Congress St.
Portland, ME 04104

Resubmission for Building Permit

King Residence
Jonathan Culley – Contractor of Redfern Properties LLC.
2011-07-1749-sf
24 Torrey Street CBL: 156 – C- 004-001

Hello Philip,

Thank you for your review comments to our permit application. Attached you should find our resubmission drawings. Below I have responded to your bulleted items with comments on how each item was addressed.

My initial question back to the city of Portland would be regarding the street address. As the house has its access from Bay Street and the utility connections are from Bay St, it would seem logical to give it a Bay St. Address, would it not?

Survey Requirements:

- A revised Survey is submitted that is to scale
- A vicinity map has been included on the survey
- A revision block has been included
- Property Markers and proposed building locations are being set at this time by Robert T. Greenlaw, Surveyor.
- Vertical Datum note has been included
- The survey now shows the tie to nearest street line and monument
- Street status is now included

Site Plan Requirements:

- The reconfigured roof line has been reviewed by the zoning department and the house has been determined to be a 2 story structure. Therefore the resubmitted drawings show the setbacks that reflect a 2 story building.
- Drive is shown on the plans and the resubmitted site plan shows additional dimensions.
- Ground floor elevation is labeled on the site plan
- This was on the original plan and remains on the resubmission. The Label "+FEE 47.08'" indicates First Floor Elevation of 47.08'
- Existing and finish contours are shown (existing are dashed) They continue to be shown on the resubmission.



- A silt fence linetype has been added showing the bounds of the erosion control silt fence. It will be along the downhill property boundaries.
- The home will have a perimeter dripstrip and a perimeter drain tile that will connect to the storm sewer in Bay St. There is also one downspout located at the northern re-entrant corner of the house and garage wing. This will be tied to the perimeter footing drain.
- Area of disturbance is noted on the siteplan
- Soil type is noted on the site plan.
- Perimeter footing drain is now shown

Zoning Requirements:

- Small entrance roofs are shown.
- Driveway dimensions are on the site plan.

Building Plans:

- The entrance canopies may be more than 24" according to 14-425 of the zoning code and are now shown as a dotted line on the site plan and labled. They also show up on the Site Survey.
- The Drawings now clearly show no structured decks, only patio pavers and landscape elements.
- Per our conversations with the Zoning department and the previously submitted sketches. This house is seeking a permit as a 2 story house.

If you have any further questions, please don't hesitate to call me at 847-3788.

Sincerely,

A handwritten signature in black ink that reads "Christopher Briley". The signature is fluid and cursive.

Christopher Briley, AIA, LEED AP BD+C