



65 Newbury Street, Portland, ME 04101-4218 • Voice 207.761.9000 • www.portcityarch.com

40 O'BRION ST Architectural Narrative

Project Summary:

The project is located at 40 O'Brion St Portland Maine in the R-6 Zone. The existing lot is empty and a new 3-Unit building will be constructed. The 1st floor will consist of a private/tenant only covered parking garage. The 2nd, 3rd and 4th floor will each have one (1) large 2-bedroom condominium unit. The building will have a fire rated stair tower and elevator from the Garage to the 4th Floor. The building will also have a sprinkler system installed.

Materials:

The main exterior Materials will consist of Nichiha composite siding, Azek trim and Fiber Cement Board. See renderings and elevations for preliminary color selections

City of Portland Zoning Codes: (See bold type for project specific information)

The project will meet all city of Portland zoning codes (listed below) as well NFPA and IBC.

Minimum lot size: 2,000 sf **Actual 3188 SF**

Minimum lot area/dwelling unit: 725 sf **3 units proposed**

Minimum front yard setback (principal structure): 5 ft **See submitted civil plan**

Minimum rear yard setback (principal structure) : 10 ft **See submitted civil plan**

Minimum side yard setback (principal structure): 5 ft **See submitted civil plan**

Structure Step backs: Portions of a structure above 35ft shall be no closer than 10ft from the side property line and no closer than 15 ft from the rear property line when such property line abuts a residential zone. Does not apply to side yards on side street.

See Elevations and plans, This requirement does not apply to Circulation elements (Stairs, Elevators, Lobbies) As confirmed by Anne Machado of Zoning Dept

Maximum lot coverage: **60% 1912 SF allowed Proposed 1586 SF**

Maximum height: (Principal and attached accessory structure)45ft **Proposed 39'-10"**
(accessory structure)- 18ft

Landscape open space: 20% not include parking areas or other impervious surfaces

ADA/Pedestrian Access

Current proposed plan and design will meet all ADA requirements as per HUD Fair Housing and Maine Human Rights Act. The main entrance located on the East elevation will be fully ADA accessible with access to the elevator. Exterior bike parking for visitors will be incorporated into the landscape.

City of Portland R-6 Design Standards

Principle A Overall Context

Scale and Form: The proposed project meets the current City of Portland R-6 height Limit of 45' from average grade. Existing buildings in the surrounding area are mostly between 3-4 stories, the proposed project is a total of 4 stories including the garage level.



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Composition of Principal Facades: Existing buildings in the Area consist of a mixture of typical Portland Regional Architecture, a modern Contemporary building (Modern design, Large open window/door fenestrations with modern cladding materials) directly next door on O’Brion Street. The proposed building incorporates regional design with a contemporary design standard, Punched window openings as well as large/modern windows to take advantage of Munjoy Hill sunlight and views.

Relationship to street: The proposed project respects the rhythm, spacing and orientation of existing buildings in the neighborhood.

Principle B Massing

Massing: The buildings massing of the proposed building meets the massing of existing buildings in the area (Rectilinear shapes)

Roof Forms: Roof Forms within a 2-block radius include Gables Pitched roofs as well as flat roofs.

Main Roofs and Subsidiary Roofs: The proposed building has a clear roof form.

Roof Pitch: Not Applicable

Façade Articulation: Balconies, Recessed entries, Covered Porches and Covered Entries are incorporated in the proposed design.

Garages: The garage entrance is located on the O’Brion St, O’Brion st is considered the front façade.

Principle C Orientation to the Street

Entrances: Main Entrance is clearly articulated to the front façade of the building on O’Brion St. Landscape features as well as building features clearly indicate the main entrance.

Visual Privacy: Visual privacy is met on main living spaces with the building being raised a story above public pedestrian paths.

Transition Spaces: Landscape features create transitions from Public to private.

Principle D Proportion and Scale

Windows: Windows are rectangular and vertically proportioned.

Fenestration: Doors, Windows and other openings are scaled appropriately per the buildings massing and exceed 12% of the total façade area.



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Porches: Not applicable, no porches proposed on front façade.

Principle E Balance

The proposed design meets standards E-1 through E-3. See Elevations and Renderings

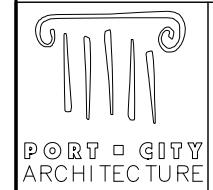
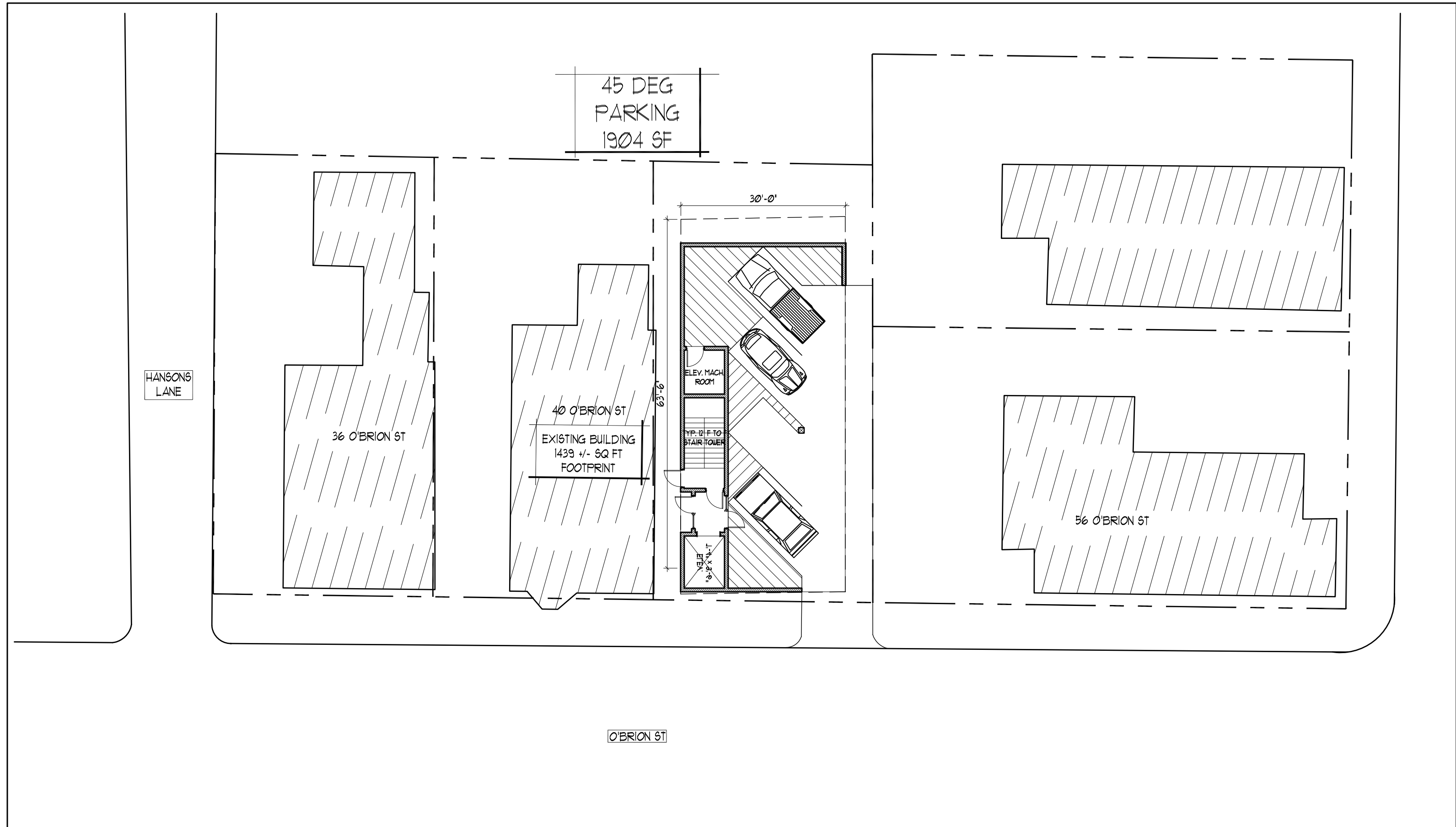
Principle F Articulation

The proposed design meets standards F-1 through F-8. See Elevations and Renderings

Principle G Materials

Materials: The proposed materials mainly consist of Nichiha Composite Cladding, Fiber Cement Board and AZEK Trim. Existing buildings in the area materials consist of wood cladding, vinyl siding, Cedar shakes, Hardie Board and Brick.

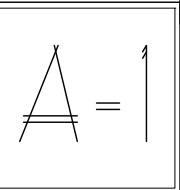
The proposed design meets standards G-2 through G-5.

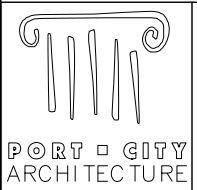
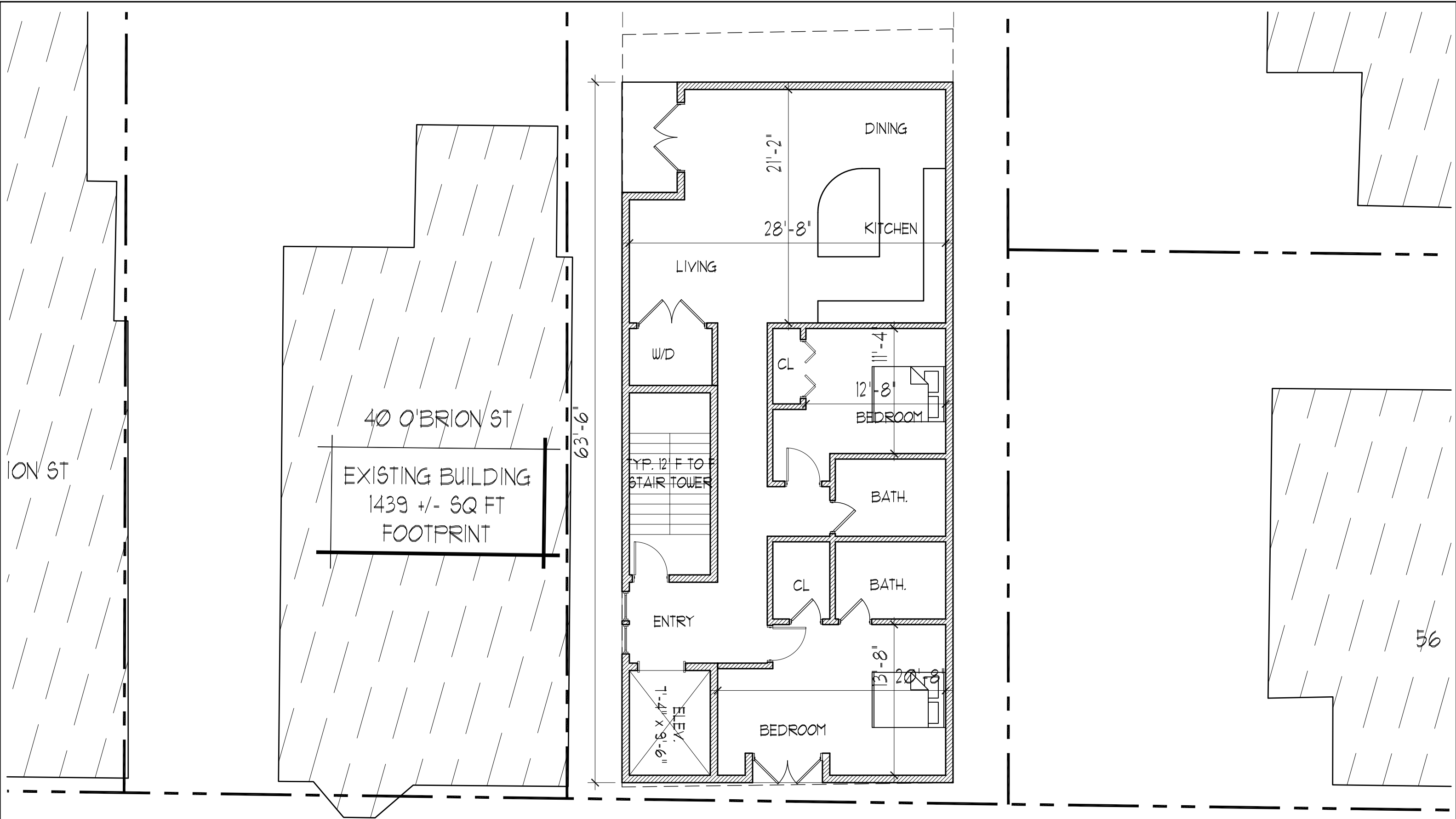


RESIDENTIAL PARKING STUDY
40 O'BRION STREET

PRELIMINARY 1ST FLOOR/GARAGE PLAN

Ref Dwg:	Scale: 1/16" = 1'-0"	Issued : 3.23.16
Revised :		



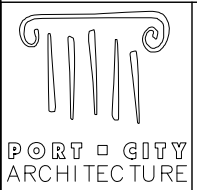
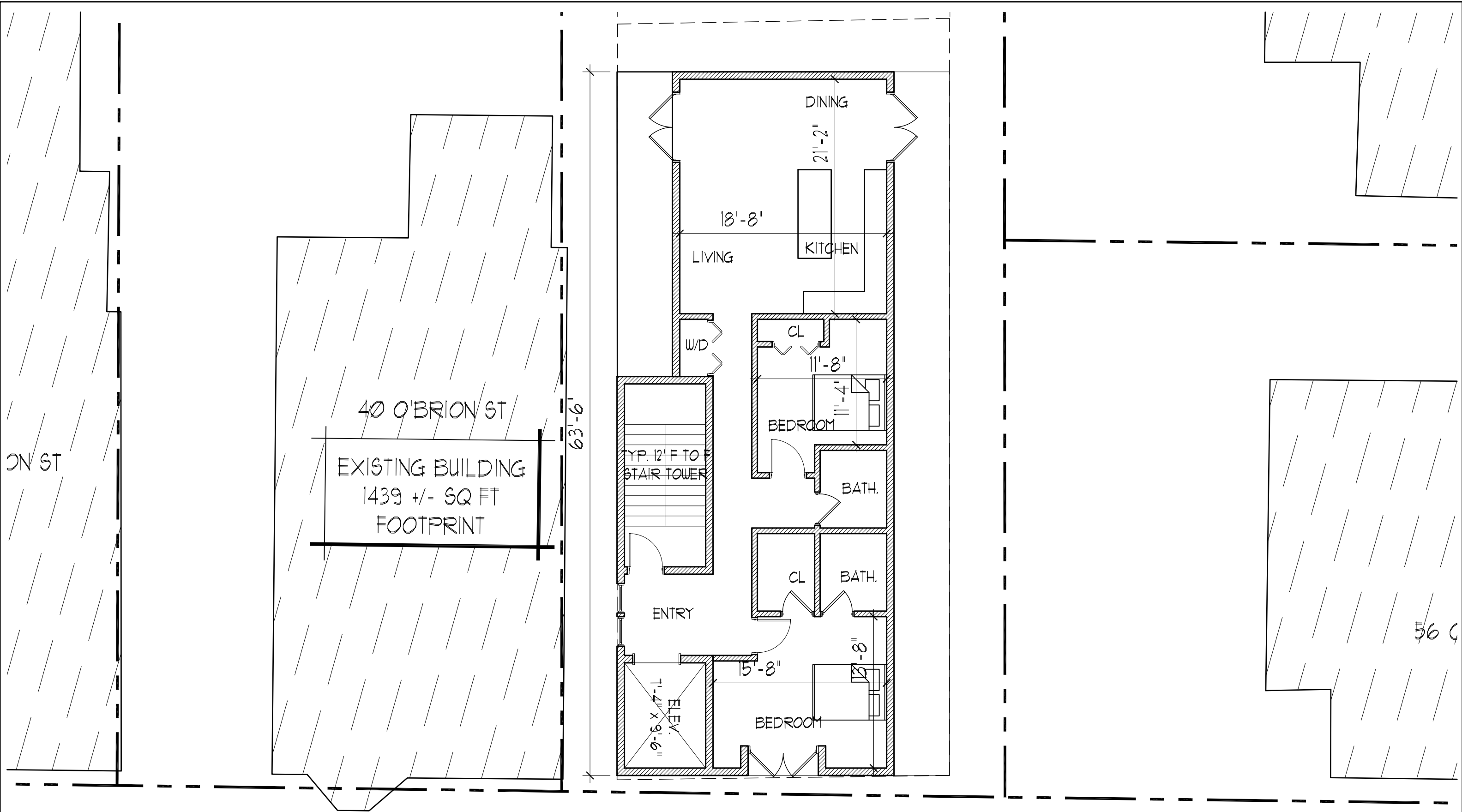


RESIDENTIAL PARKING STUDY
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PRELIMINARY 2ND & 3RD FLOOR PLAN

Ref Dwg:	Scale: 1/8" = 1'-0"	Issued : 3.23.16
Revised :		

A = 2



RESIDENTIAL PARKING STUDY
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PRELIMINARY 4TH FLOOR PLAN		
Ref Dwg:	Scale: 1/8" = 1'-0"	Issued : 3.23.16
		Revised :

A = 3

