

O. Architectural Design Narrative

Please find attached the design narrative completed by Ryan Senatore Architecture.

December 01, 2017

Planning Department
City of Portland Maine
389 Congress Street
Portland, Maine 04101

Re: 155 Washington Design Narrative

The proposed building to be located at 155 Washington Avenue on Munjoy Hill is a four story mixed use commercial building. The first floor has a retail suite and covered parking, floors two, three and four are office space.

The massing of the facade on Washington Avenue is broken up by a rhythm of glazing and recessed entries on the ground floor. The fourth floor steps back at the corners of the building to scale the building down on both sides to the adjacent existing structures. The use of facade materials also scale the facade by using contrasting colors and textures.

The Southwest facing elevation of the building has a large amount of glazing to maximize the views toward Back Cove and Mt. Washington as well as to capture passive solar energy.

The exterior materials of the building consist of durable / low maintenance products, these include, Brick Veneer, fibercement clapboard siding, wood veneer cladding panels and an EPDM roof membrane. The siding materials interplay to further break down the scale of the elevations and add visual interest to reinforce the design concept.

155 Washington is designed to incorporate many energy efficiency measures including a building envelope with increased insulation, low flow plumbing fixtures, and high efficiency mechanical and electrical systems.

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Zoning Assessment

The project is designed to meet the B1 zoning ordinance.

Consistency with City of Portland Design Standards

The project will be designed to meet the City of Portland design standards, please see the design narrative above as to how the project meets the B1 Zone design standards in particular

HVAC equipment Specifications

The HVAC equipment for the project will meet applicable state and federal emission requirements, the detailed specifications for the HVAC equipment will be submitted to the City at a future date when those systems are final designed.

Code Review

Please see the attached Code review for the project referencing NFPA 101 2009 and IBC 2009.

Signage

Exterior signage is shown on the building facade above the main entry, and retail entry, as well as a blade sign at the retail entry. A separate signage permit application will be filed with the city at the time of building permit.

Exterior Lighting

The exterior lighting for the project will be down lighting, see the attached cut sheets for the facade lighting as shown on the elevations. The entries will be lit from recessed lighting in the overhangs above them, the rear of the building will be lit with wall pack lights, and the blade sign will be lit with arm sing lights.

We look forward to discussing the vision for 155 Washington Avenue at the upcoming meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Senatore", written in a cursive style.

Ryan Senatore, AIA LEED-AP

Principal

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