

March 10, 2017

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

Re: 155 Sheridan Design Narrative

The proposed building to be located at 155 Sheridan Street on Munjoy Hill comprises a 19 unit urban condominium development. The project, consists of 1 building designed to be nestled into the steep hillside that exists presently at the property. The building has an elevation on Sheridan Street of four levels.

The massing of the facade on Sheridan Street is broken up by a rhythm of projecting porch bays. These porches break down the scale of the facade through the use of shadow lines, color changes and texture. The porches are designed to read as a finer more open texture than the adjacent bays and main body of the building, through the use of columns, brackets and open railing systems. The window fenestration not on the bays is based on a traditional vernacular double hung window unit used in pairs to help further define the facade rhythm and scale the facades.

The Southwest facing elevation of the building has a large amount 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 durable / low maintenance products, these include fibercement clapboard siding with a cedar shingle texture and exposed fastener fibercement panels, a colored parge coating at the above grade foundation walls, and an EPDM roof membrane. The two siding materials (clapboard and panel) interplay to further break down the scale of the elevations and add visual interest to reinforce the design concept. These two siding materials are of a similar base color but differing brightness and saturation.

155 Sheridan is designed to incorporate many energy efficiency measures including a building envelope with increased

207-747-5159

senatorearchitecture.com

ryan@senatorearchitecture.com



insulation, low flow plumbing fixtures, and high efficiency mechanical systems.

Zoning Assessment

The project is designed to meet the R-6 zoning ordinance as well as the height overlay recently imposed on the property.

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 R-6 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 adjacent to the main entry to the building, 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 sheet for the front facade lighting as shown on the street elevation. Each exterior deck will also have a cut off down light, see the attached cut sheet.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Senatore". The signature is fluid and cursive, with the first name "Ryan" and last name "Senatore" clearly distinguishable.

Ryan Senatore, AIA LEED-AP

Principal

207-747-5159

senatorearchitecture.com

ryan@senatorearchitecture.com