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31 FORE ST R-6 Design Standards

Zoning Analysis:

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 4100 SF**

Minimum lot area/dwelling unit: 725 sf **5 Units Possible, 4 units proposed**

Minimum front yard setback (principal structure): 5 ft

Neighboring property is directly on front Property line, Average from City of Portland req and neighbor is 2'-6", As confirmed by Anne Machado of Zoning Dept, See attached Zone Analysis plan

Minimum rear yard setback (principal structure) : 10 ft **See attached Zone Analysis plan**

Minimum side yard setback (principal structure): 5 ft **See attached Zone Analysis plan**

Side yard on side street: 0 **See attached Zone Analysis 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% 2460 SF allowed Proposed 2457 SF**

Maximum height: (Principal and attached accessory structure)45ft **Proposed 43'-6", with average grade 42'-0"**
(accessory structure)- 18ft

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

Maximum garage opening: (front facades) not to exceed the greater of 9ft or 40% of the front façade & ever exceed on a front façade 20ft. **No Garage opening on Front Side (Fore ST)**

ADA/Pedestrian Access

Current proposed plan and design will meet all ADA requirements as per HUD Fair Housing and Maine Human Rights Act. 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.

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 behind on Waterville Street and across Waterville Street the Munjoy South Apartments (Small punched openings spaced sparingly on facades



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with little to no Architectural Merit) development site with little relation to local design standards. The proposed building incorporates regional design with a contemporary design standard, Punched window openings as well as large/modern windows to take advantage of Casco Bay views that are similar to two buildings directly neighboring the proposed site.

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 Waterville St side of the property, Fore Street is considered the front façade. Not Applicable

Principle C Orientation to the Street

Entrances: Main Entrance is clearly articulated to the front façade of the building on Fore 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

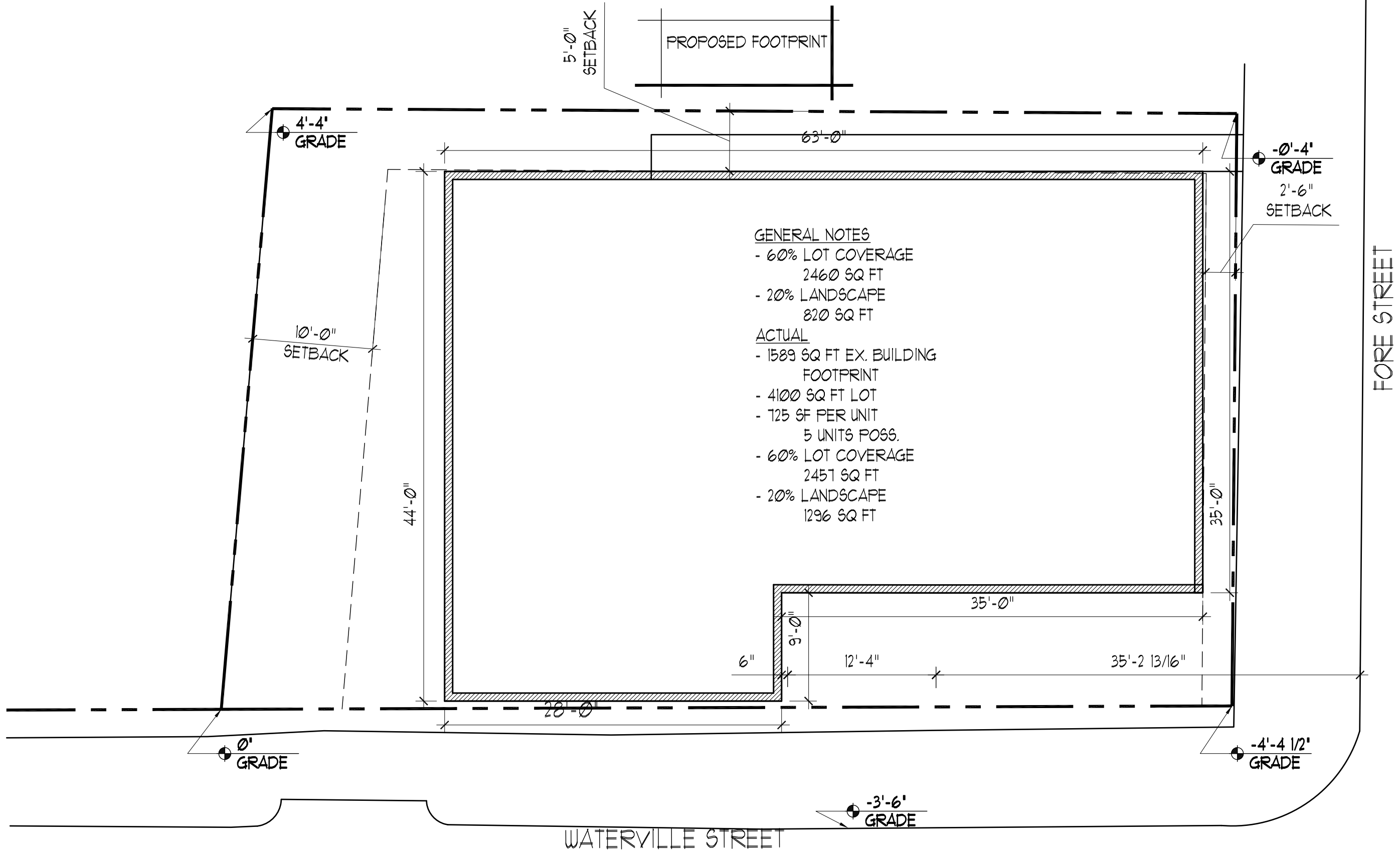
Principle F Articulation

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

Principle G Materials

Materials: The proposed materials mainly consist of Dipped Cedar Shakes and Hardie Board or 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.



GENERAL NOTES

- 60% LOT COVERAGE
2460 SQ FT
- 20% LANDSCAPE
820 SQ FT

ACTUAL

- 1589 SQ FT EX. BUILDING FOOTPRINT
- 4100 SQ FT LOT
- 725 SF PER UNIT
5 UNITS POSS.
- 60% LOT COVERAGE
2457 SQ FT
- 20% LANDSCAPE
1296 SQ FT



RESIDENTIAL MULTI-UNIT STUDY
31 FORE STREET

SETBACK ANALYSIS & PROPOSED FOOTPRINT		
Ref Dwg:	Scale: 1/16" = 1'-0"	Issued :
		Revised :

