Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/22/16

33 Atlantic Street Garage Rehab

(Please note I am the homeowner and not in the construction business. If there are terms or descriptions that are slightly off, I apologize).

The proposed plan would convert our current two-story garage into a home-office with half-bathroom on the first floor and small, efficiency apartment on the second floor. Both spaces would be essentially, one open room, with the exception of the bathrooms which would be enclosed, and the second floor entryway which would be an enclosed, internal staircase.

Walls would be 6" in depth providing R20 insulation with blown-in cellulose. The roof has already been insulated during a recent replacement with rigid foam and will additionally have 3-6" of cellulose as well. Windows would be vinyl clad double hung with a U-factor of .27. Most windows will expand upon or utilize existing openings of doors or windows.

Heating and cooling will be by way of Fujistu electric heat pumps on both floors.

First floor will also include a small unheated storage room at front to house tools and snowblower.

The lot is roughly 73' x 47'. (see attached survey).

Driveway measures 47' x 18' w/ ample parking for four cars. (see driveway drawing)

Interior would be treated with Fireguard E-84 Intumescent paint.

No exterior changes would be added on to current building, besides windows and siding and new doors.

Entry door for both floors would be 32" fiberglass.

Small storage area would have 2 x 24"barn doors.

Both bathrooms would have wood pocket doors.

Bathrooms would both have Panasonic exhaust fans with venting stack above second floor bath.

Waste and water would run along left side of driveway with connection to current house service or street.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 03/22/16