

29 Atlantic Street Renovation
Project Summary

R6, CLB 16-C-17
Lot Size 3600 Sq. Ft.
Existing Building 2296 Sq. Ft.
Existing Shed 240 Sq. Ft.

Total existing footprint including Shed 1388 Sq. Ft.
Existing Lot coverage 39%

New footprint for expanded covered porch 83 Sq. Ft. For a net change of 63 Sq. Ft.

Total proposed footprint 1451 Sq. Ft.

Proposed lot coverage 40%

Overview

29 Atlantic Street is an existing two unit structure. The proposed plans leave the existing structure largely intact but convert it to a single family. The exterior changes consist of installing new windows in existing locations, relocate four windows on the northwest face, expand the existing stoop and repair or replacement of exterior finishes(siding, roof and trim) while keeping the style largely intact. Interior finishes will mostly be replaced and all systems will be replaced. The two units will be combined into a single family structure. 5/8" type X drywall will be used as needed to provide components of a one hour rated assembly in the event that the single family will be returned to a two family in the future.

Code Summary

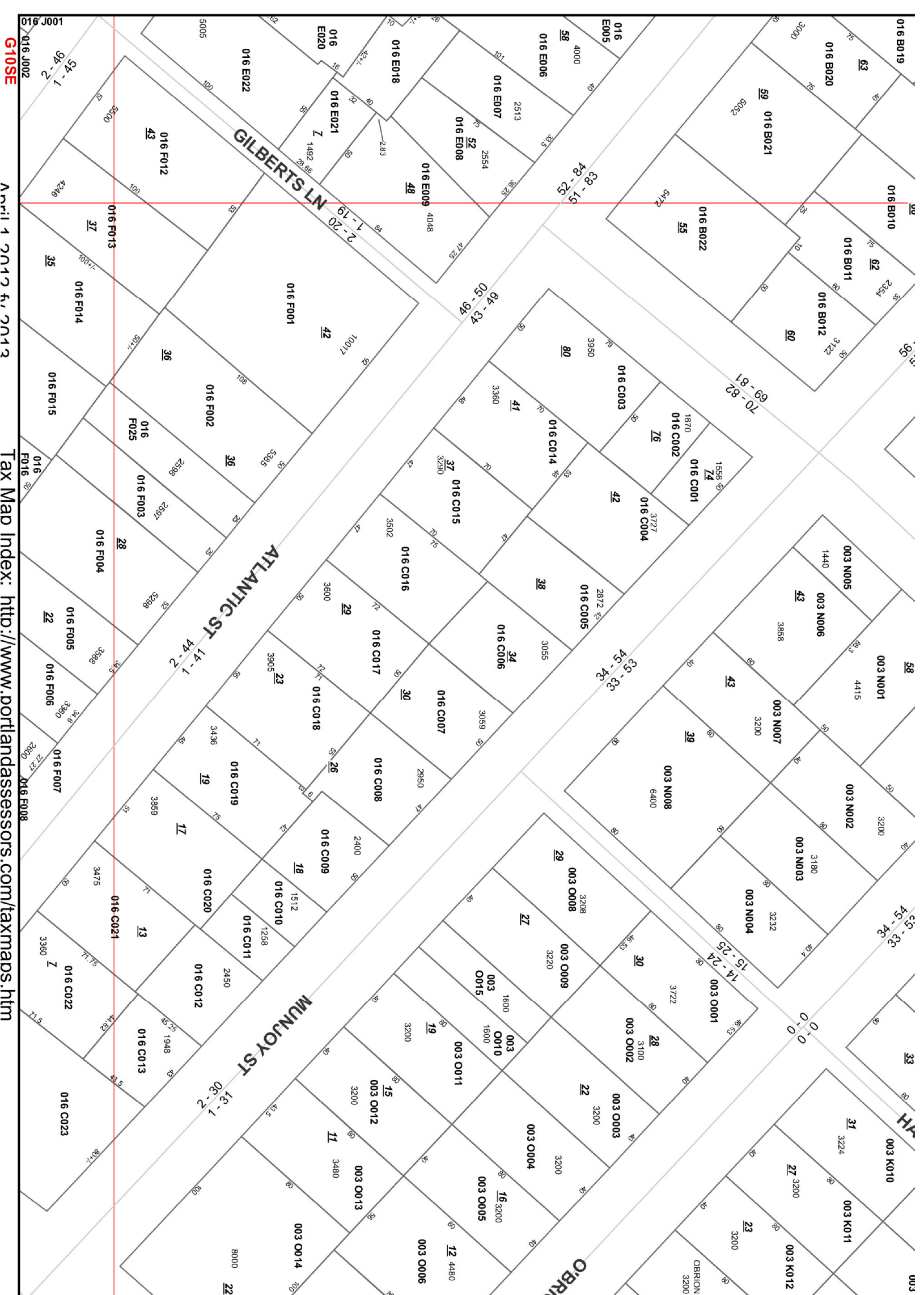
IRC 2012, NFPA 101 2012

~~Sprinkler system installed throughout~~ - Delete sprinkler system
Smoke and CO detectors installed.

New and rebuilt stairs will be built to code.

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Project Revision Summary

Existing roof structure was found to be inadequate. Casco Bay Engineering designed new roof framing. A 28" knee wall was added to the northwest side of the roof creating an additional 46 sq. ft. of living space (measured at the 4' ht.) on the third floor. A roof deck was added with spiral stair access. Two existing sets of very steep stairs are to be very close to code requirements.



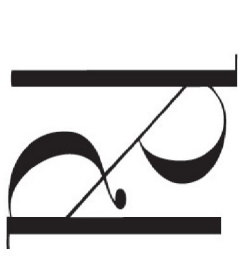
DRAWING INDEX

- 00 COVER
- S-100 SITE PLAN
- E-101 EXISTING FLOOR PLANS
- E-201 EXISTING ELEVATIONS
- A-101 BASEMENT AND FIRST FLOOR PLANS
- A-102 SECOND AND THIRD FLOOR PLANS
- A-201 ELEVATIONS
- A-301 SECTIONS
- A-302 THIRD FLOOR SECTIONS
- A-401 STAIR DETAILS

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PROSPECT



DESIGN

58 CORSE ST. PORTLAND, ME
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T: 207-749-7400

29 ATLANTIC

SUSAN GRISANTI

75 Market Street, Suite 203, Portland, ME

COVER SHEET

PERMIT SET

SHEET TITLE

REVISION

July 1, 2013 Original Submission

ISSUED BY: BG

DATE: April 29, 2014

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