30 Monument Street Single Family Residence
Project Summary

R6, CLB 16-E-10
Lot Size 2380 Sq.Ft.
Existing Footprint 1214 Sq.Ft.
Proposed Footprint 1093 Sq.Ft.

Existing Lot coverage 51%
Proposed lot coverage 46%

Overview
The existing structure is substantially deteriorated and will be entirely replaced. The new footprint will be smaller than the existing footprint and will be less non-conforming. A rear yard will be created by the reduction in footprint. The existing structure is two stories and will be replaced with a three story building with a two level roof top deck.

Code Summary
IRC 2012, NFPA 101 2012
Sprinkler system installed throughout.
Smoke and CO detectors installed.

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PROSPECT DESIGN
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MONUMENT STREET
30 MONUMENT ST
PORTLAND, ME

REGISTERED ARCHITECT
JOSEPH P. HEMES
NO. 1442
STATE OF MAINE

PERMIT SET

SHEET TITLE
COVER SHEET

REVISION

DRAWN BY: BB

DATE:
October 21, 2014

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