

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

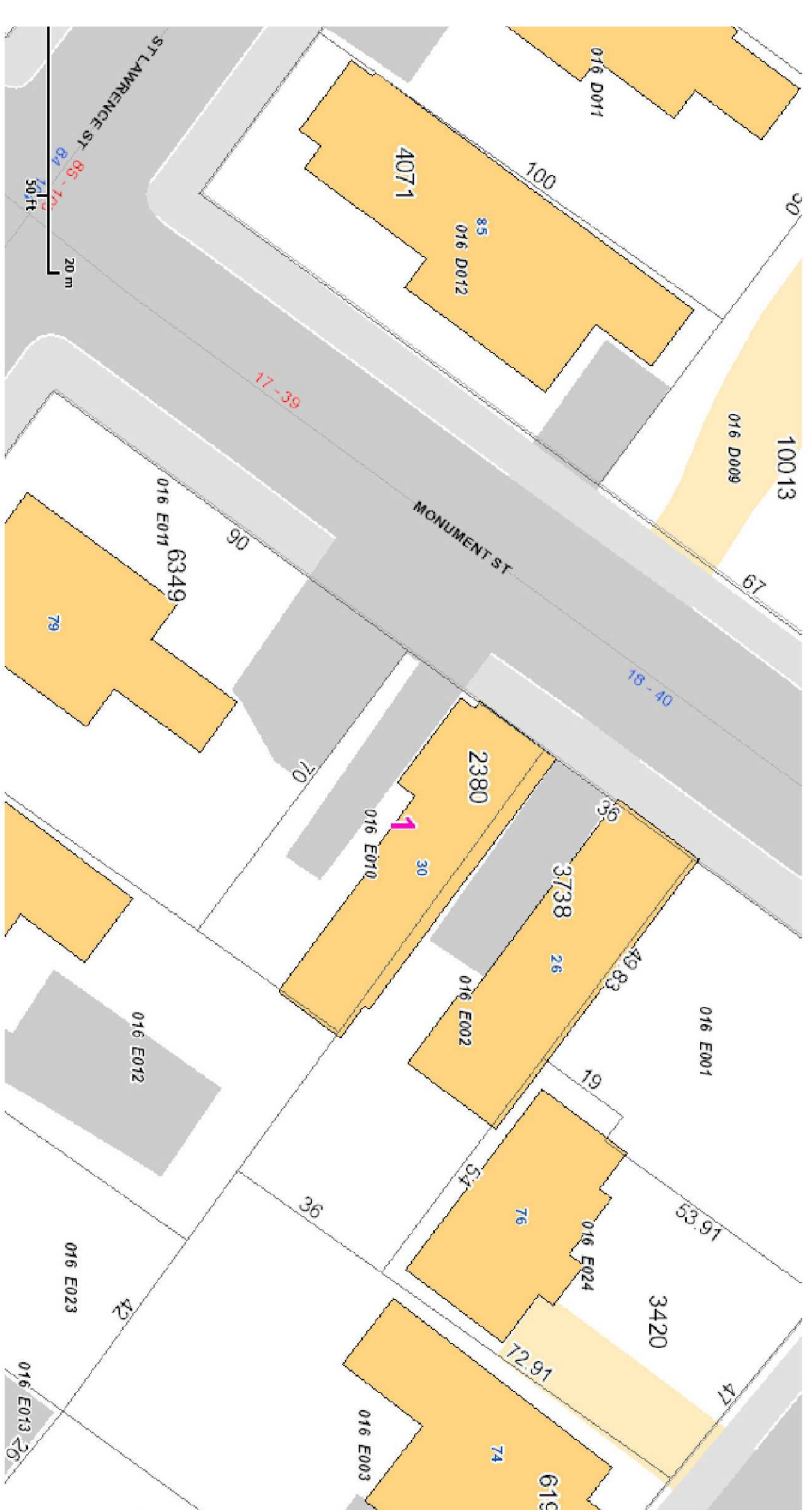
The existing structure is substantially deteriorated and will be entirely replaced. The new footprint will be smaller than the existing footprint and will be less non-conforming. A rear yard will be created by the reduction in footprint. The existing structure is two stories and will be replaced with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

Code Summary

IRC 2009, NFPA 101 2009

Sprinkler system installed per NFPA 13D.

Smoke and CO detectors installed. Smoke alarms shall be installed in all sleeping rooms, outside of each sleeping area, and on each level of dwelling unit including basement. An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.



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PROSPECT



DESIGN

58 FORE ST., PORTLAND, ME  
www.prospectdesign.me

T. 207-749-7400

MONUMENT STREET  
30 MONUMENT ST  
PORTLAND, ME

COVER SHEET

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CONSTRUCTION SET

REVISION	SHEET TITLE
	COVER SHEET

DATE: 11/12/2015  
DRAWN BY: EB