

15/17 SHERMAN STREET – PORTLAND

PRESENTATION OF THE PROJECT

Atelier 3 LLC bought 15/17 Sherman st. In Portland in December 2016. It is presently a 3 unit building and it is not occupied. The building had suffered a fire in June 2016, under a previous owner, which destroyed the upper side deck, part of the facade wall next to it and most of the roof. We intend to do a total renovation, and for this would like to do it in two phases :

1/ PHASE 1 :

The first phase, object of this permit, is the most urgent. We would like to :

1/1 : work on the roof :

- demolish the existing roof, or what is left of it, and to replace it with a new roof as soon as possible, because it is leaking and may eventually damage the structure below beyond repair. The new roof will be similar in shape and height to the pre-existing roof. The only modifications will be:
- create a new small dormer above the stairway leading to the upper unit, in order to increase the headroom above the end part of the stairs from an existing 4'-2 3/4" (you have to duck !) to a more comfortable 7'-2" . (see sections B-B' « as is » and « project »)
- install Veluxes, in order to bring more natural light and sun in the upper unit.

1/2: work on the facade :

Since a scaffolding will have to be installed, for safety reasons, on all 4 sides of the building during the re-construction of the roof, we would like to take advantage of it and at the same time re-do the facades. The existing vinyl siding will be removed, the old windows will be replaced by new efficient double glazing low emissivity windows, and the old wood clapboards, which are still there, will be repaired if necessary, cleaned, and re-painted in a nice elegant tone. Decks will be added at the back of the building for the 3 units.

1/3 : do the interior demolition :

While work will be done outside in this first phase, we would like also to get ready for phase 2 and demolish the interior walls, wood floors, ceiling plasterboards, etc.... and have the frame visible on all sides, which needs to be cleaned. The fire and the subsequent water that has been sprayed all over the building have left both an acrid odor and traces of mold that need to be removed before we can start working for good.

2/ PHASE 2 :

The second phase, which will be the object of a second permit, will concentrate on the interior re-arrangement of the units. It will take some time to prepare it and not everything is yet decided at this point, so it will be submitted later.

Meanwhile the most urgent is to be able to start working on the roof in order to have the building protected again from the elements as soon as possible.