Kathryn + Rick Ackerman (owners)
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Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 03/02/16

Description of proposed work on 114 Emery Street Barn/Carriage House

The two-story, pre-1924 barn/carriage house measures 19'6" x 20'6" and sits in the back left hand corner of the 114 Emery Street lot. The conversion will add a second story bath and bedroom and a first story kitchen and living area within the barn and will not change the footprint of the structure. No major alterations are planned that will be visible from the street, beyond updating of old windows and extension of the walk to the entrance at the right side of the structure. The estimated square footage of the unit will be 799 sf (approx. 399.5 sf each on two floors).

For the conversion, we will install a wet sprinkler system with an indoor booster pump/storage tank (with a 10-minute water supply) and a combination of exposed steel piping and concealed CPVC engineered thermoplastic piping and residential quick-response sprinklers. Additionally, we will install smoke/fire alarms and a carbon dioxide detector as required/recommended in the city code. We also plan to establish a no-smoking policy for the unit.