

RESIDENTIAL CONVERSION

35 BADGERS ISLAND WEST
KITTERY, MAINE 03904

SITE CONTEXT:



32 BADGERS ISLAND WEST



28 BADGERS ISLAND WEST



35 BADGERS ISLAND WEST - PROJECT SITE



31 BADGERS ISLAND WEST



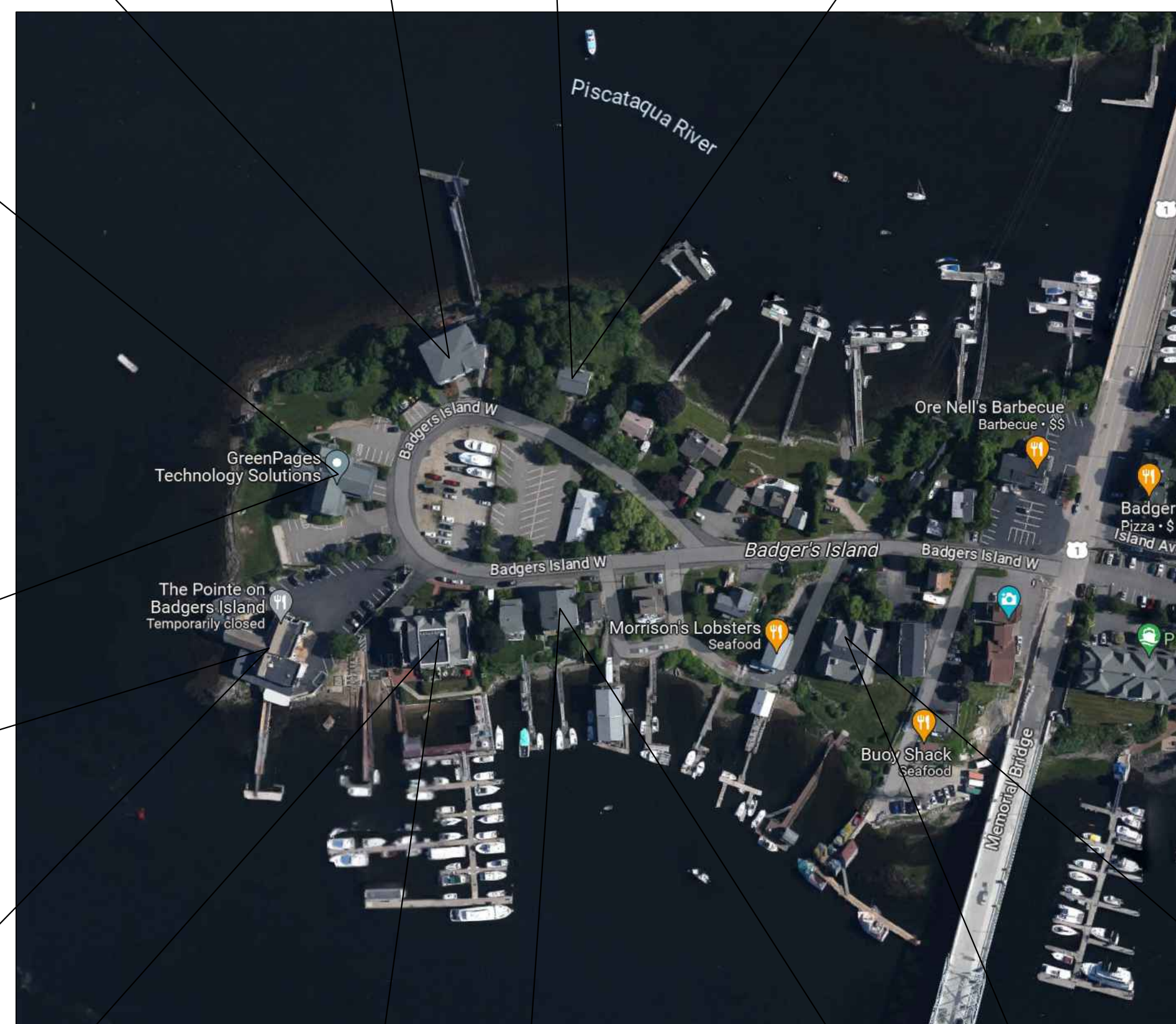
27 BADGERS ISLAND WEST



23 BADGERS ISLAND WEST



9 BADGERS ISLAND WEST



PROJECT DESCRIPTION:

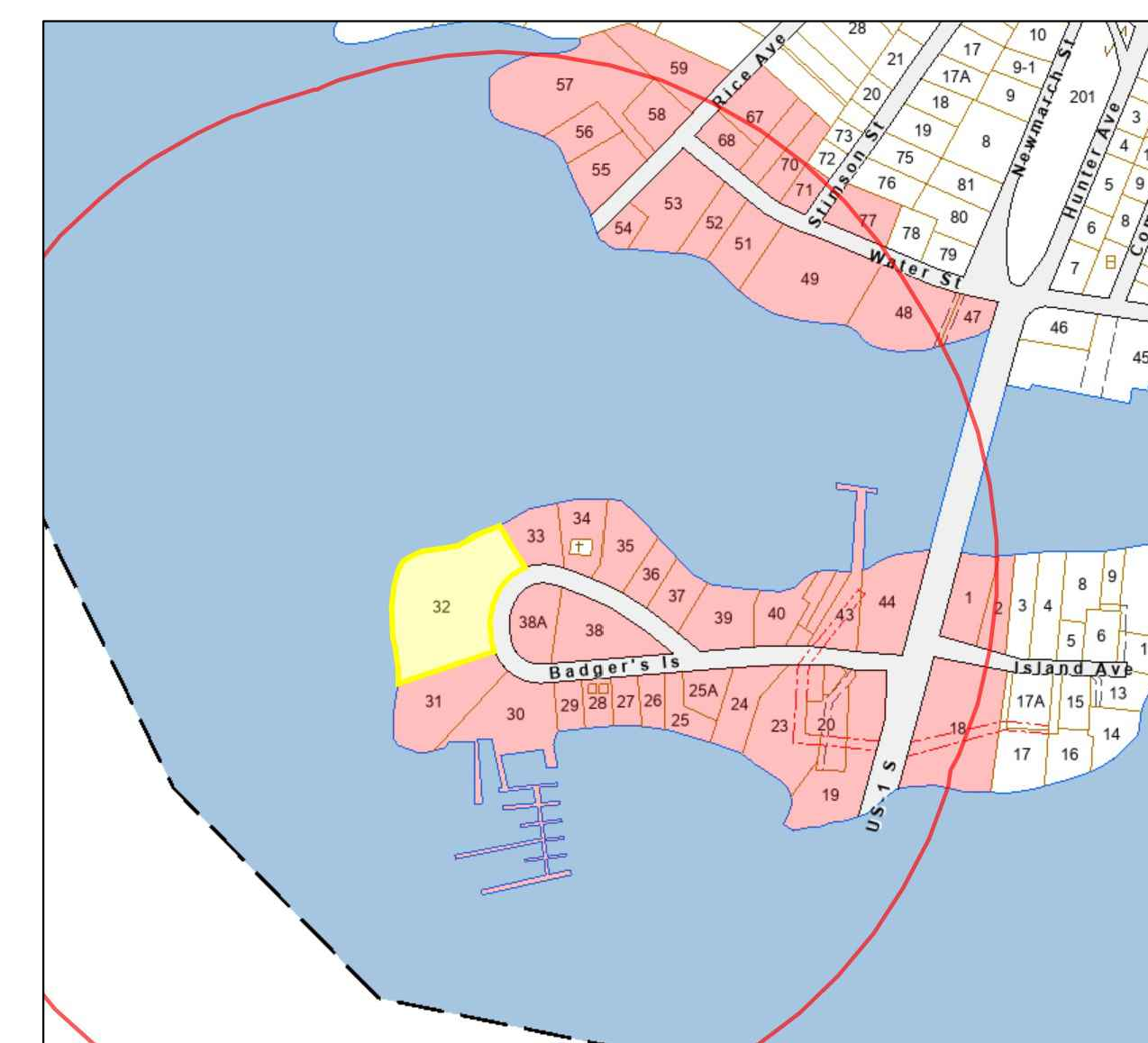
RENOVATION AND ADDITIONS TO A FORMER OFFICE BUILDING TO CONVERT THE SITE INTO NEW CONDOMINIUM UNITS. WORK WILL INCLUDE:

- CREATION OF TWO SEPARATE ENCLOSED PARKING AREAS FOR THE BUILDING RESIDENTS.
- RENOVATION OF THE EXISTING BUILDING, INCLUDING ROOF MODIFICATIONS, TO CONSTRUCT SIX CONDOMINIUM UNITS WITHIN THIS AREA.
- CONSTRUCTION OF BUILDING ADDITIONS TO THE NORTH AND SOUTH OF THE EXISTING STRUCTURE FOR FOUR CONDOMINIUM UNITS (TWO IN EACH ADDITION).
- DEVELOPMENT OF AN ENTRY BETWEEN THE SOUTH ADDITION AND EXISTING BUILDING FOR A NEW ELEVATOR AND STAIR TO SERVE THAT ADDITION.

DRAWING INDEX:

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- 2 HISTORICAL PRECEDENT IMAGES
- 3 BASEMENT LEVEL PLAN
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- 5 SECOND FLOOR PLAN
- 6 THIRD FLOOR PLAN
- 7 ROOF PLAN
- 8 CONCEPT PRECEDENT IMAGES
- 9 MASSING STUDY
- 10 MASSING STUDY

SITE ABUTTERS WITHIN 1000' OF SITE

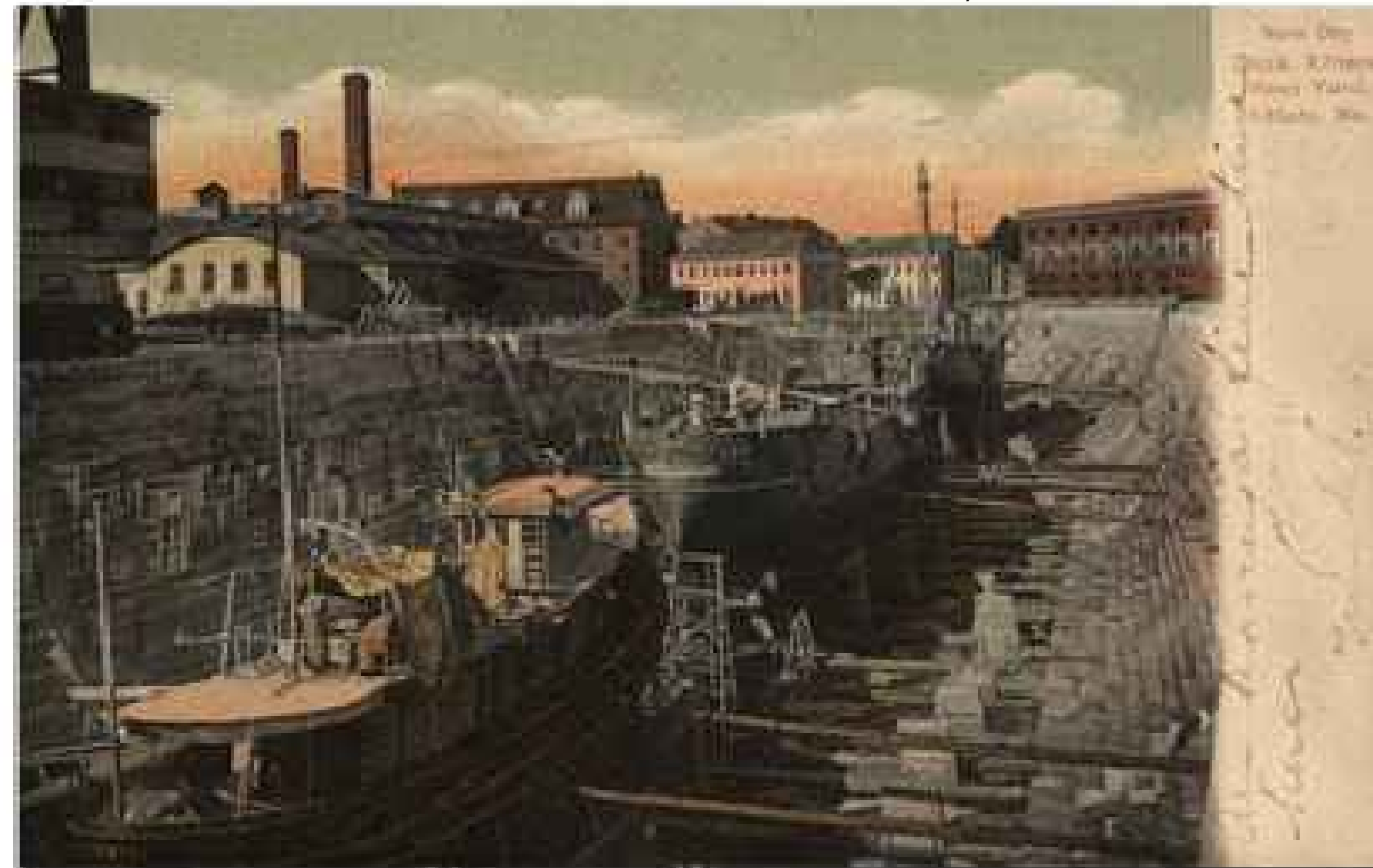


MAP OF BADGERS ISLAND



MAP SHOWS THE FERNALD AND PETTIGREW SHIPYARD (1850) - CURRENT SITE OCCUPIES A PORTION OF THIS AREA.

PORTSMOUTH NAVAL SHIPYARD (BADGERS ISLAND BUILT SHIPS FOR THE NAVY BETWEEN 1776-1799)



USS RANGER

NAVAL YARD - EARLY 1900s.



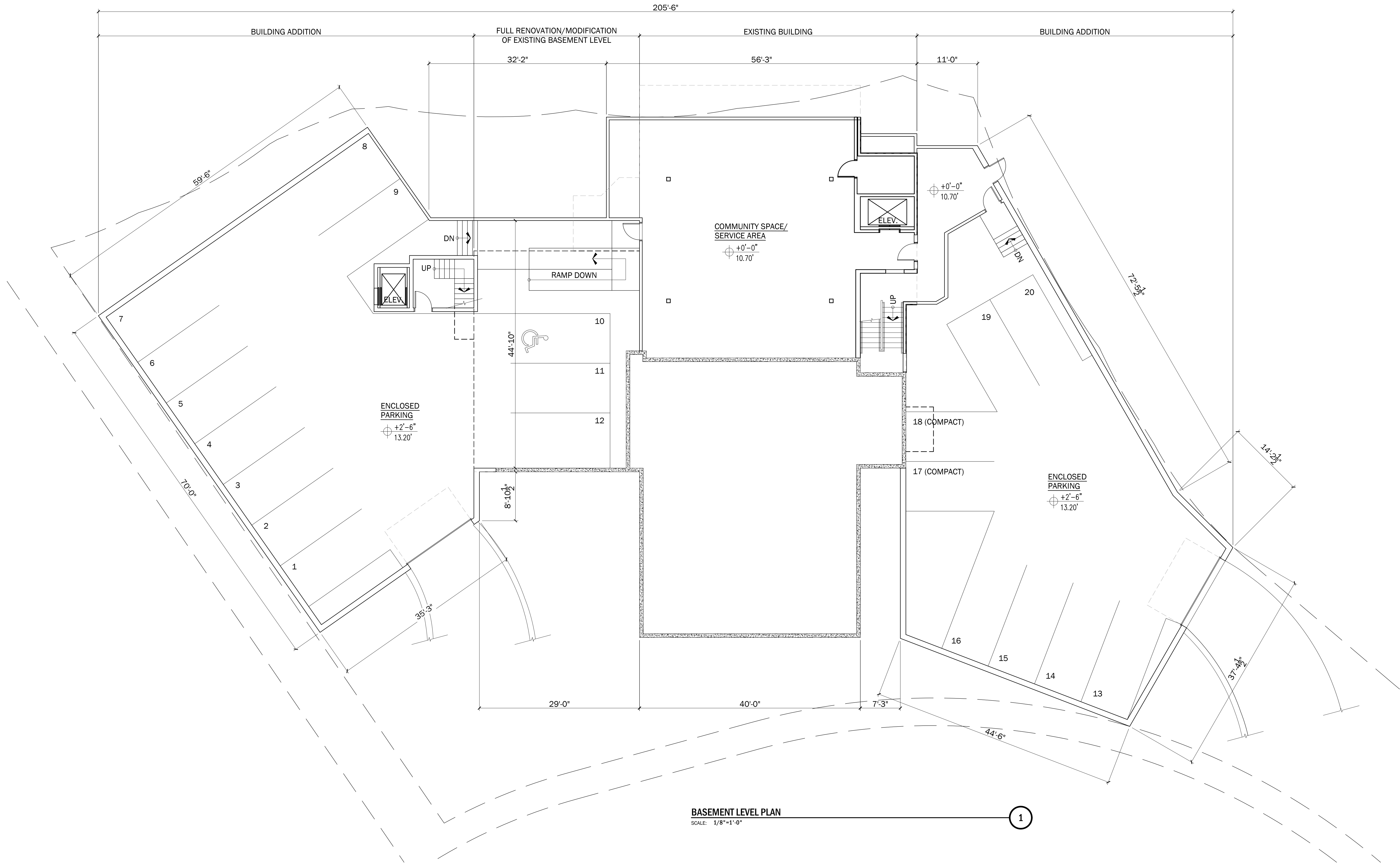
NAVAL YARD - 1814



USS RANGER IN 1778 - BUILT BY JAMES HACKETT ON BADGERS ISLAND IN 1777

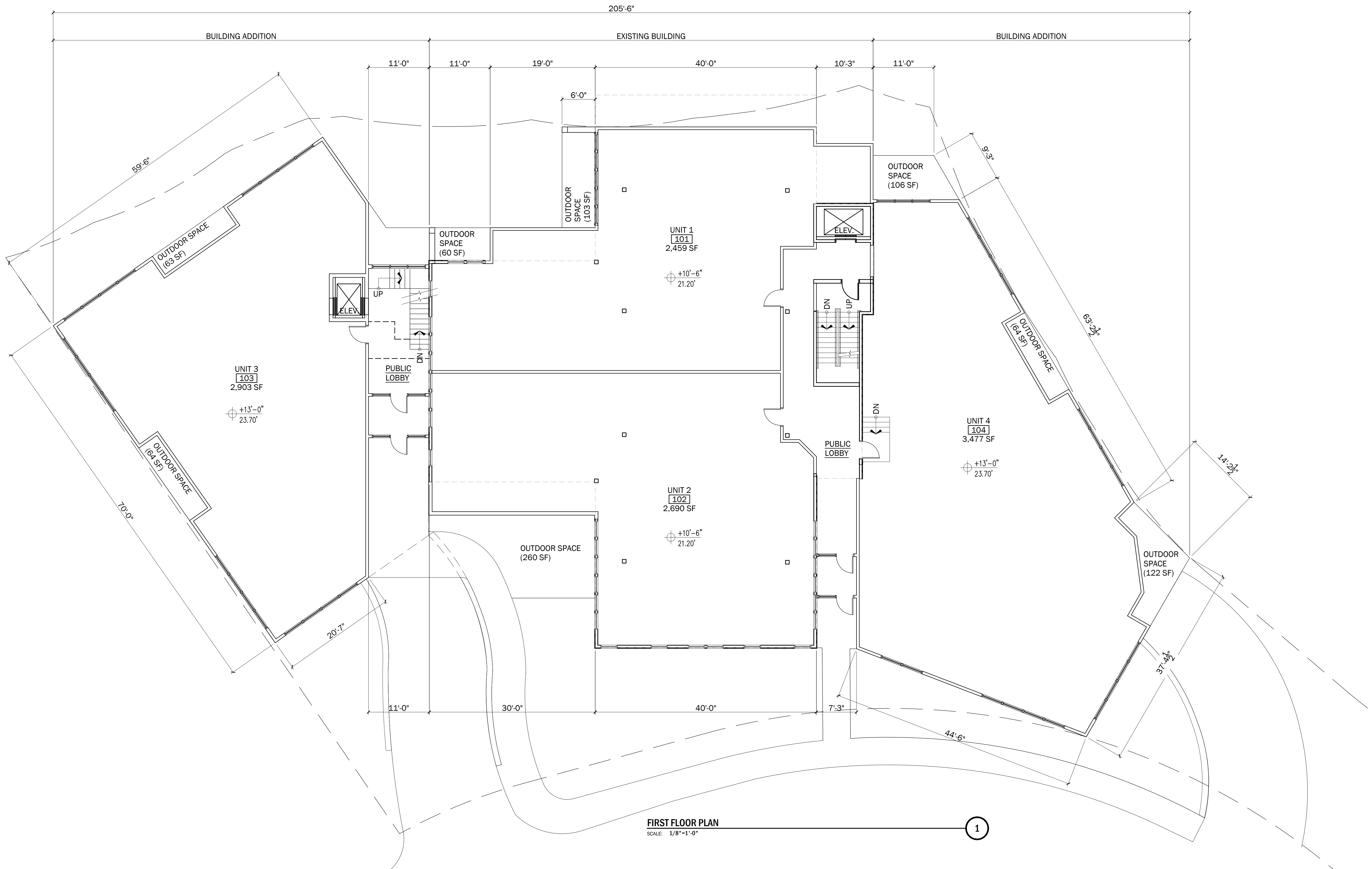


DRAWING OF THE USS RANGER

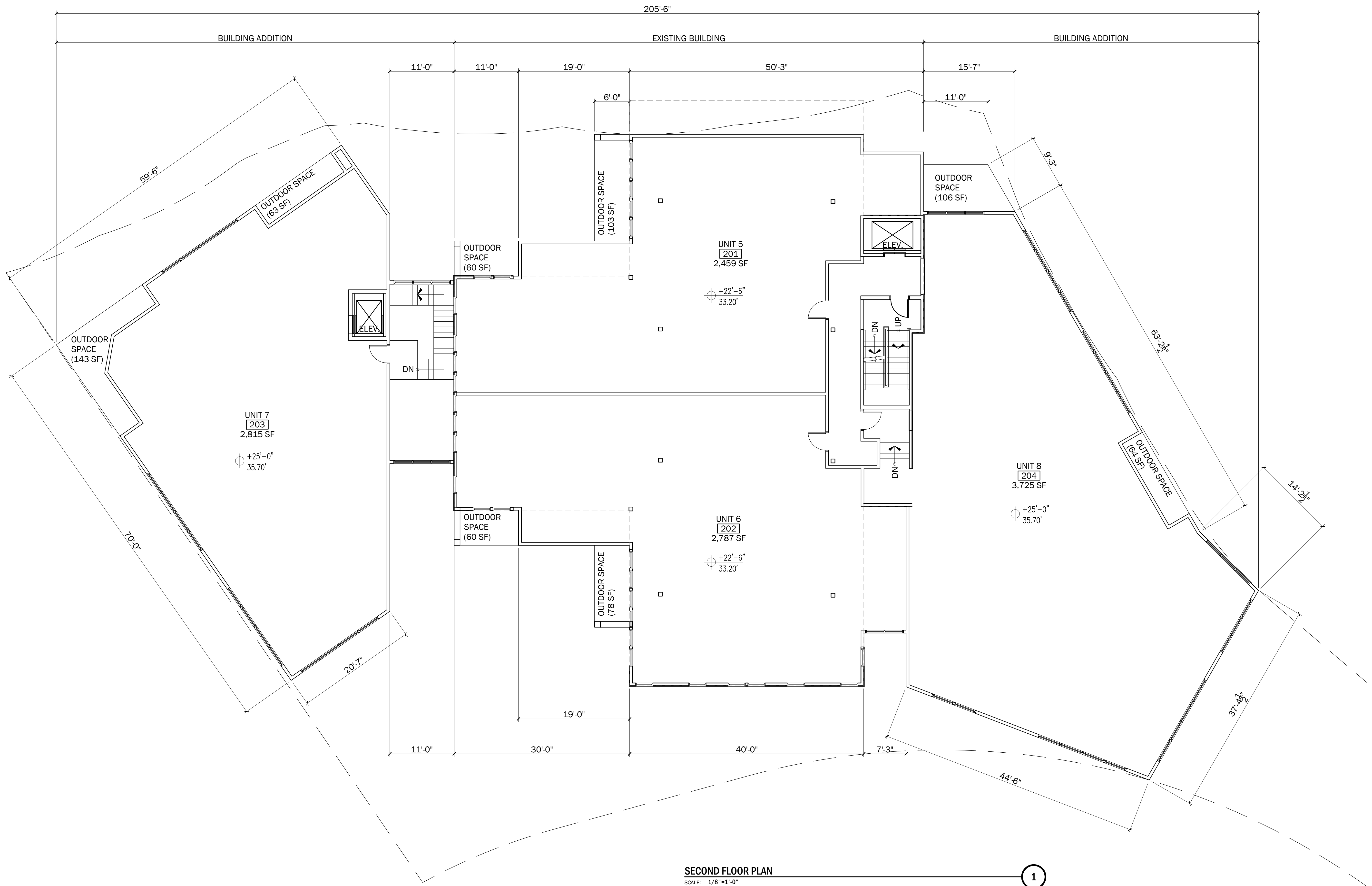


BASEMENT LEVEL PLAN
SCALE: 1/8"=1'-0"

1

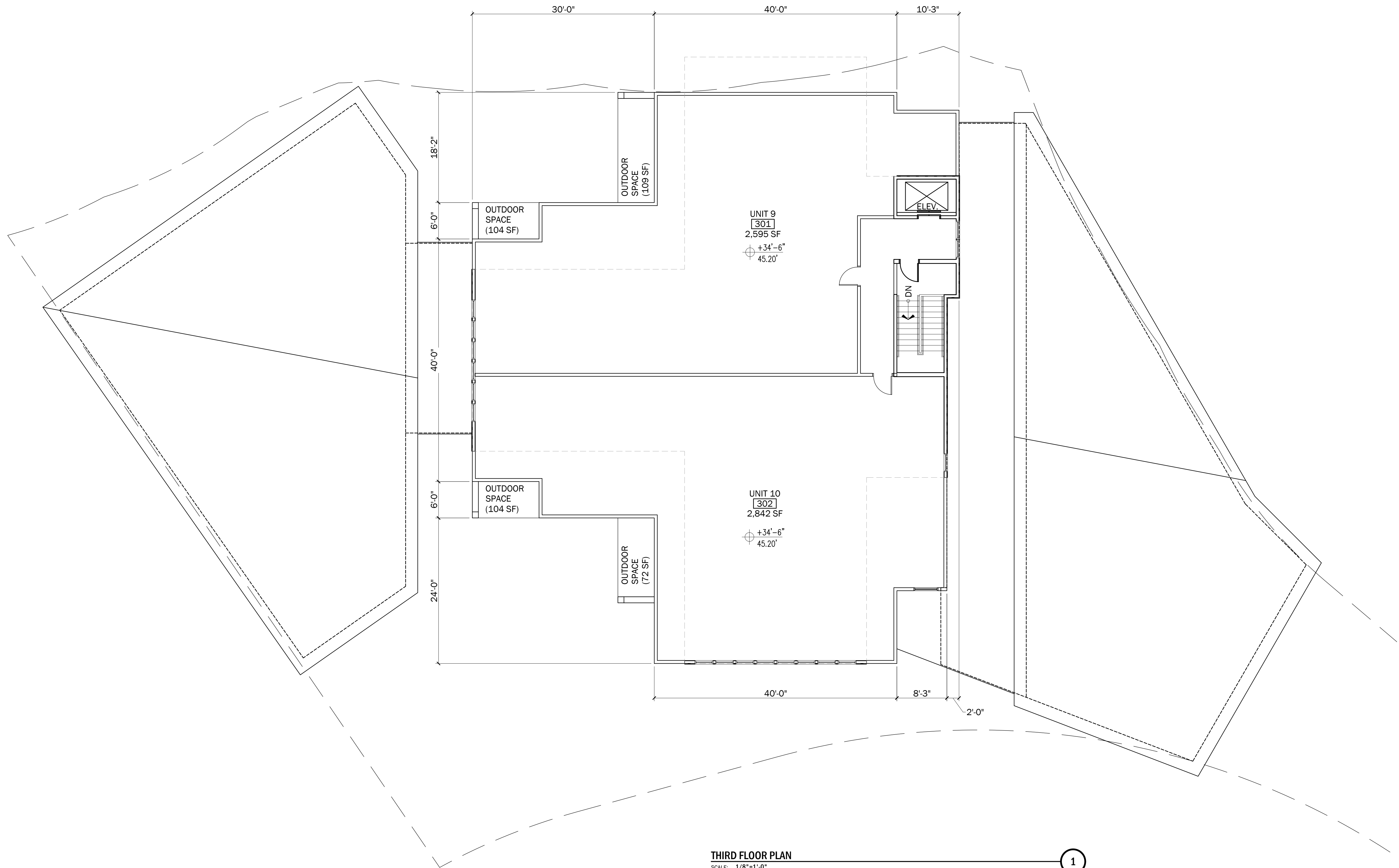


FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



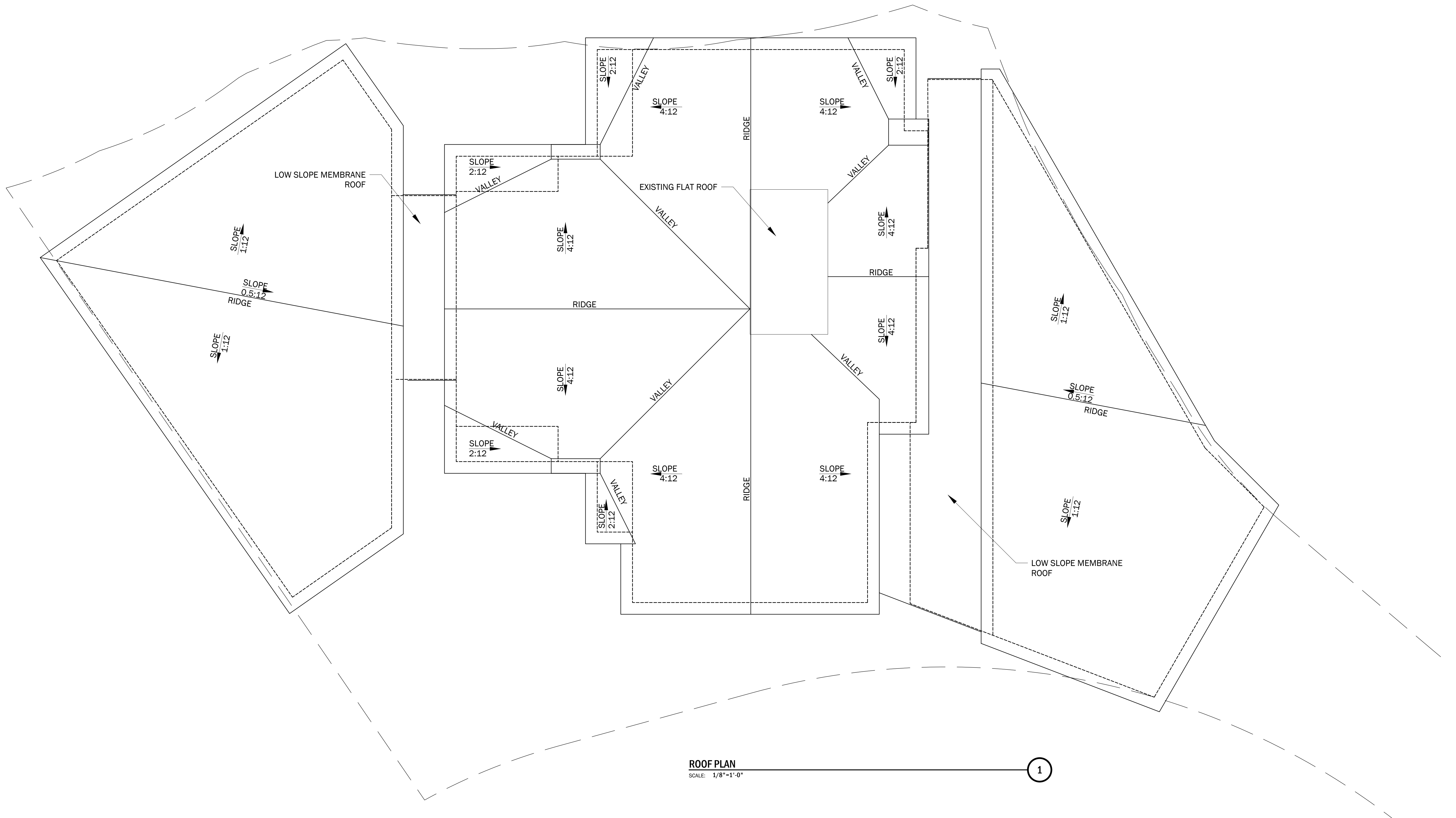
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

1



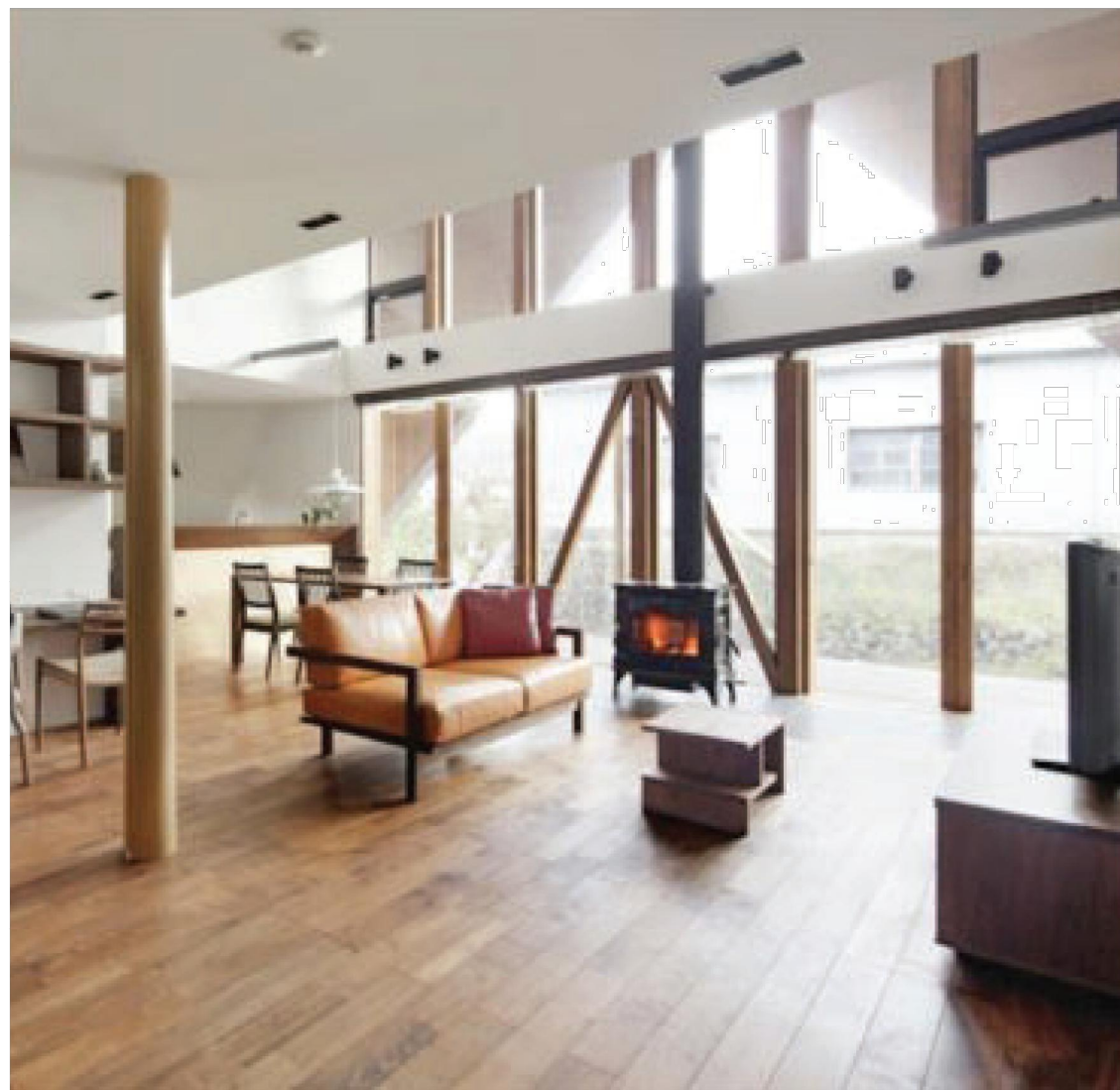
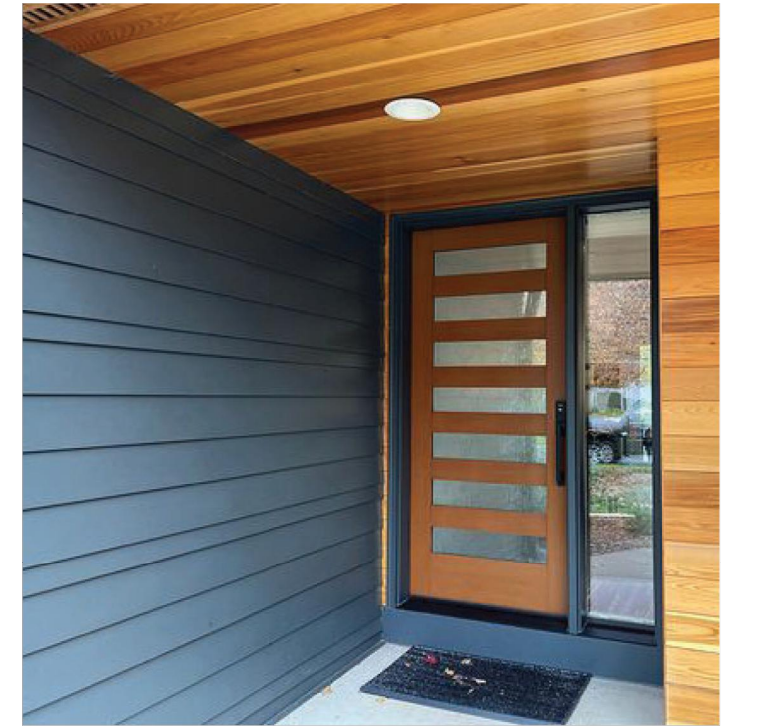
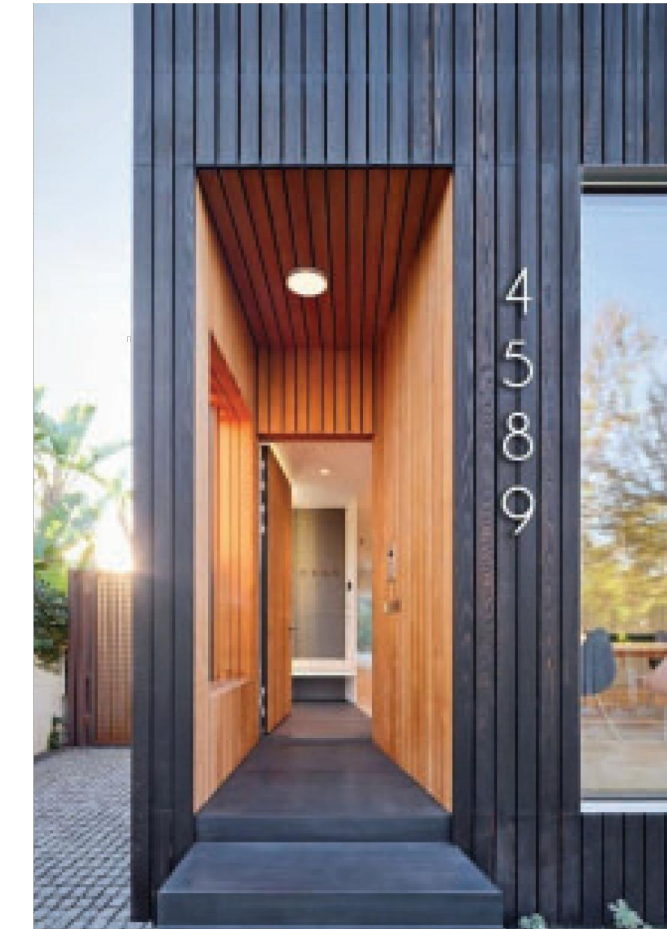
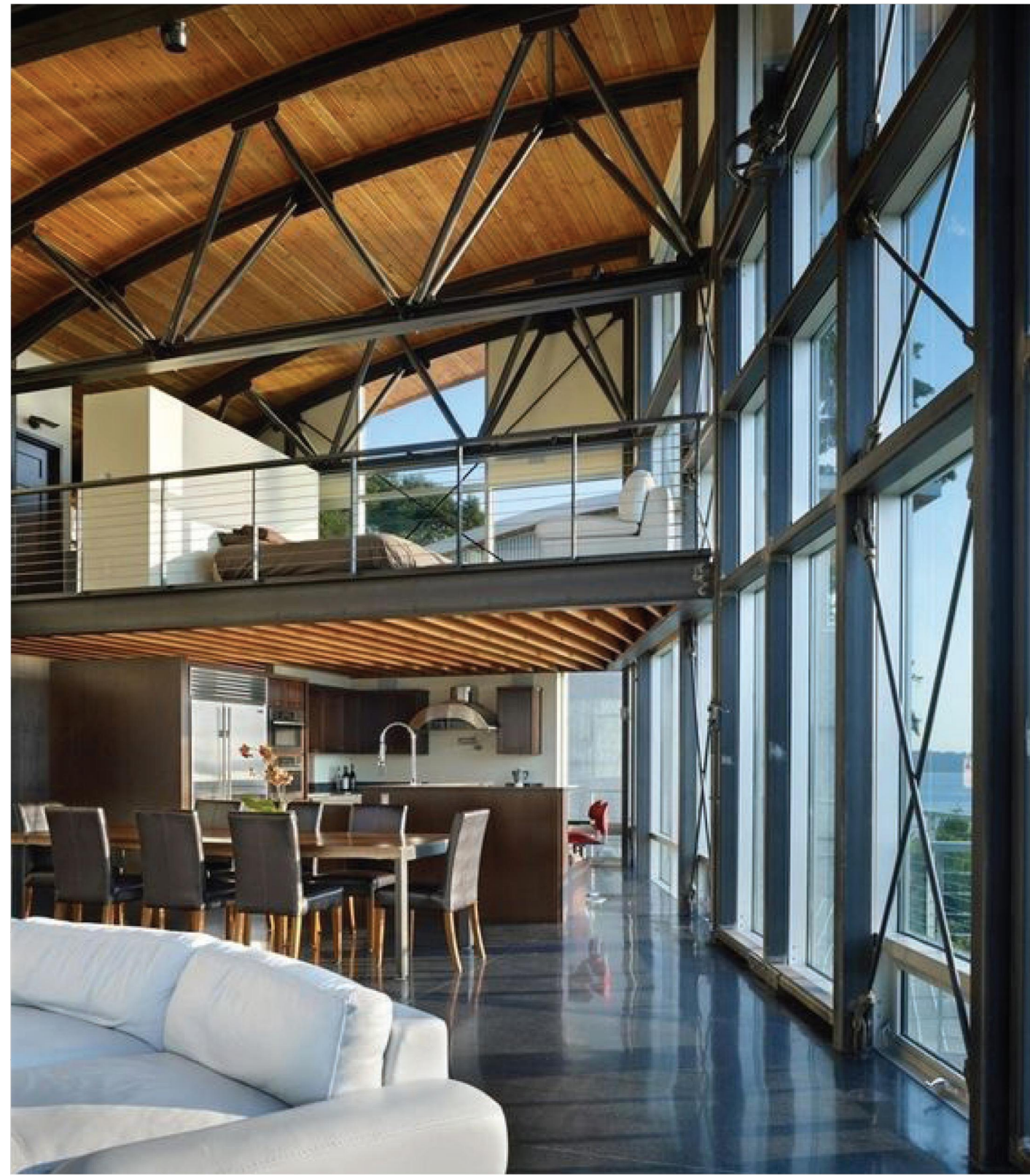
THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

1



ROOF PLAN
SCALE: 1/8"=1'-0"

1





EAST EXTERIOR ELEVATION
SCALE: N.T.S.

1



AERIAL LOOKING SOUTHWEST
SCALE: N.T.S.

2



BADGERS ISLAND WEST - NORTH APPROACH
SCALE: N.T.S.

3



BADGERS ISLAND WEST - SOUTH APPROACH
SCALE: N.T.S.

4

EXISTING ROOF PEAK - 49.7' (ELEV = 64.2')
 NEW ROOF MID-POINT - 45.6' (ELEV = 60.1')
 EXISTING ROOF MID-POINT - 44.1' (ELEV = 58.6')
 NORTH ADDITION ROOF MID-POINT - 37.5' (ELEV = 52.0')
 AVERAGE SITE GRADE - 00.0' (ELEV = 14.5')
 SOUTH ADDITION ROOF MID-POINT - 36.4' (ELEV = 50.9')



WEST EXTERIOR ELEVATION
 SCALE: N.T.S.

1



AERIAL LOOKING NORTHEAST
 SCALE: N.T.S.

2



RIVER VIEW LOOKING SOUTH EAST
 SCALE: N.T.S.

3



RIVER VIEW LOOKING NORTH EAST
 SCALE: N.T.S.

4