Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/28/18

245 Spring Street

Construction Description

UNIT A

Front Porch

Please see the attached sketch labeled *Front Porch*

- A) Porch roof to be constructed with 2"x10" wood, spruce stringers, attached to existing wall, structure, by metal joist hangers. Adding a 1.5-degree pitch, with asphalt rolled roofing. Hipped roof with ¾ "plywood under lament with a 6" overhang facia & soffit. Ice & water shield beneath asphalt roofing.
- B) Roof is going to be supported by 4'x4' cedar posts with 1"x6" boxing posts-in with Pine, painted.
- C) Railings, top and bottom, will be cedar, the balusters will also be cedar 2" square, painted. Balusters will be 36" in height, with the balusters a maximum of 4" apart.
- D) Stringers will be pressure treated lumber landing on the existing porch landing but ensuring that the stairs meet the existing codes for risers and steps. Stairs to be a standard 7"X11" in step size, hard pine for the steps and 5/4 kick plate, pine for the risers, painted. The flooring for the porch will be 5/4x6 cedar decking, painted.
- E) Newell posts will be pressure treated, 4"x4" with 1"x6" pine encasing, painted. If needed, we will be installing a galvanized steel post holder, set into concrete
- F) Lattice to be 1"x8" pine trim, encasing lattice work, painted. Lattice work to 1"x3" pine strapping built by contractor
- G) The porch is approximately 7'X5'in size. The porch will be supported by 2 Newell posts, as outlined in Section E of this document, and one of the face plates which will be anchored into the sill of the building. The anchoring will be by Lag screws, galvanized, minimum of 3/8" thickness. The other 3 face plates will be supported by the Newell posts and the anchored face plate and each shall be connected with metal strong tites, nailed together with joist hanger nails. A series of 2"x8" stringers will be set upon the face plates, 16" on center, that are made from pressure treated wood and anchored with the metal strong tites. The decking will be Cedar, traveling in the opposite way of the stringers below, that are screwed down with galvanized screws. The Cedar decking will be 5/4" X 6" in size, abutting each piece, which will be stained.
- Detail trim of the surround of the porch is to be pine, painted
- All porch work will be completed with exterior galvanized screws and/or nails

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/28/18

New Dormer

Please see the attached sketch labeled *New Dormer*

- New dormer will look to mimic the existing dormer
- A) Roof rafters will be 2"x8", 16" on center with ¾ inch plywood, ice & water shield with asphalt roofing.
- B) Sidewall constructed with 2"x6" studs, 16" on center, ½" of plywood and covered with wood clapboards on the outside, to match the front of the building and existing dormer, which we will be removing its vinyl siding
- C) Existing roof with asphalt roofing
- D) Window will be same size as the existing dormer window, 34"X56 ½" (wood) egress casement window. **Attached Trimline Document is a cut of the w indow .** Window will be sitting 41 inches off of floor. The Trimline Casement window will have an Egress Left Hinge, as shown on the cut
- E) Header to be triple 2"X8" wood beams
- Painted pine trim on the outside to match the existing dormer
- Sheetrock with ½" drywall on inside, painted. Interior walls will be insulated with 6" fiberglass on walls, R-19. Ceiling will be sheet rocked with R-49 insulation

---

UNIT B

Egress Bedroom Windows

Unit B

- Windows to be egress, casement windows with egress hardware.
- Size of the windows are 31"x52". **The attached Paradigm Document is a cut of the w indow.** The window will contain a Single Arm Operator with egress hinge
- Windows will have tempered glass due to the window height that will be 12" & 14" from the bedroom floor

Formatted: Font color: Dark Red

Formatted: Font: Not Bold

Interior Wall Opening

Unit B

- Wall opening between existing kitchen and living room will be 7' long. Opening will contain a wood header with 2 – 2"x10" headers, with wood Jack studs on each side

---

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/28/18

UNIT C

Front Window Header

Unit C

Install header for each window that will be 4 cedar boards 2"x8" for a 5' wide window for each of the front windows

Basement Windows

Unit C

4 basement windows will be wood windows. The bedroom window will sit approx. 3' off of the floor of Unit C floor. (At this time the exact height is tough to measure with the existing basement finished walls & it's full of stuff of the property owner). The bedroom window will be a tempered glass, casement window which will include the mulleins to have the window look similar to the Trimline windows being installed in Unit A, located above, and the rest of the windows being installed in the basement. The bedroom casement window is to be 33"x36", sample #1 on the **attached Trimline Document is a cut of the casement window**. The Trimline Casement window will have an Egress Left Hinge, as shown on the cut. The other 3 basement windows will be Trimline in the size of 33"X33", again looking to match the windows being installed in Unit A, located above. Headers for all 4 windows to be the house sill. House sill is 8"X8", wood sill.

UNITS A,B & C

Interior Wall Gypsum Board For Ceiling (Unit C) & Demising Wall (Between Unit A & B)

Unit C: Installing 5/8" fire rated sheetrock (gypsum wall board), over the existing sheet rock, in the ceiling of unit

Unit A & B: Installing 5/8" fire rated sheetrock (gypsum wall board), on both sides of existing sheet rocked interior walls that separates units A & B.