

Existing 3 story Residence

1 square = 1 foot

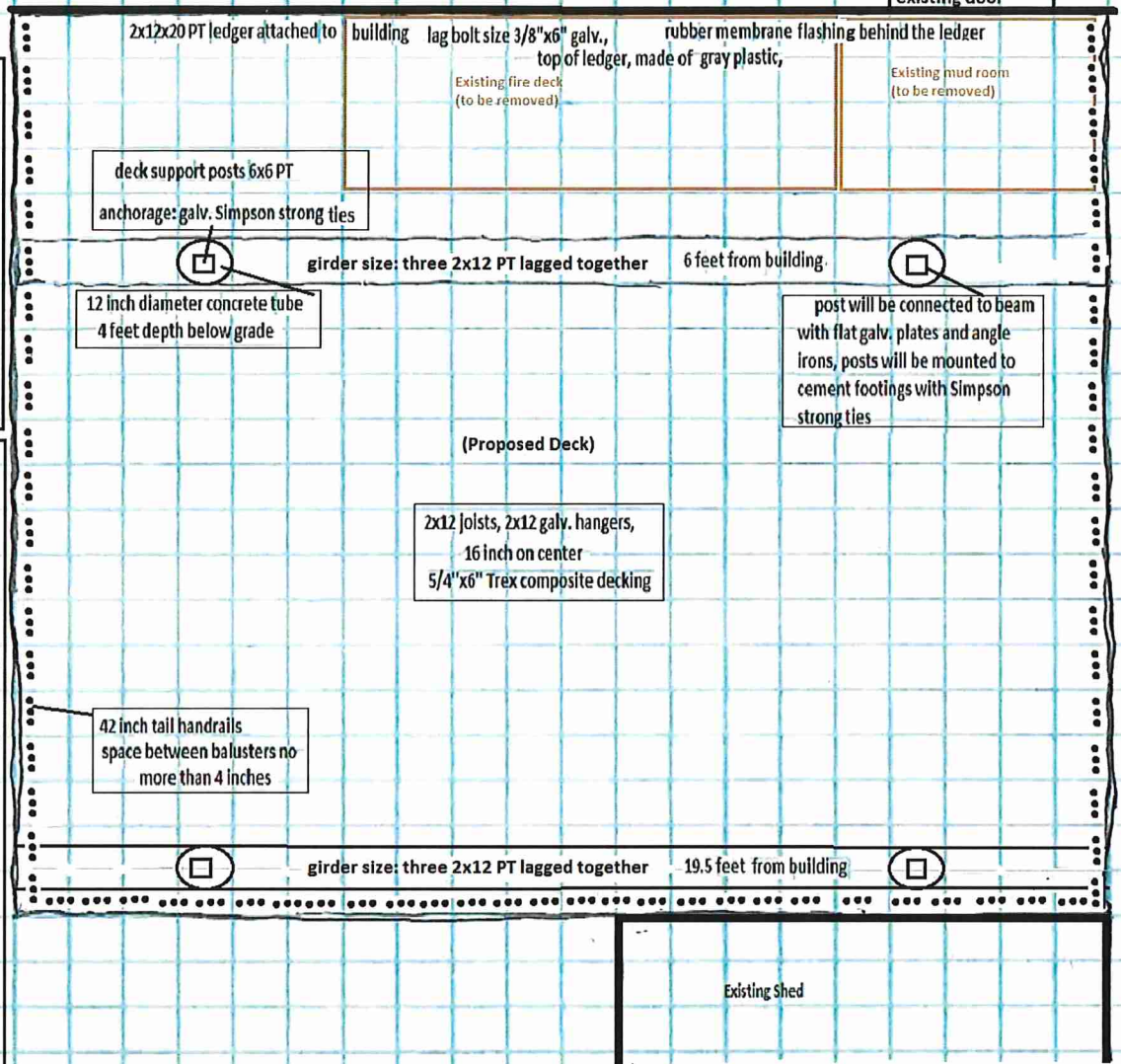
existing door

1. Foundation
 - a. 12 inch diameter concrete tube
 - b. 4 feet depth below grade
 - c. 13 feet spacing of tubes
2. Posts
 - a. deck support posts 6x6 PT
 - b. anchorage: galv. Simpson strong ties

3. Framing
 - a. 2x12x20 PT ledger attached to building
 - b. lag bolt size 3/8"x6" galv., spaced two feet
 - c. no lateral attachment to building
 - d. flashin: top of ledger, made of gray plastic, also rubber membrane behind the ledger
 - e. girder size: three 2x12 PT lagged together
 - f. 2x12 joists, 2x12 galv. hangers, 16 inch on center
 - g. 5/4"x6" Trex composite decking
 - h. post will be connected to beam with flat galv. plates and angle irons, posts will be mounted to cement footings with Simpson strong ties

4. Guardrails/handrails
 - a. 42 inch tall handrails
 - b. space between balusters no more than 4 inches
5. Stairs

there will be no stairs or landings



The plan is to remove the mudroom and fire deck which is attached to the building 12 feet above the ground and replace it with a 20' x 20' deck at the same height. The existing mudroom and fire deck are accessed by a door off the pantry of the 2nd floor apartment and the proposed deck will use the same.

The deck will be 60 feet from the northern property line, 25 feet from the western property line, 25 feet from the eastern property line and 20 feet from the southern property line.

The square footage of the lot is 7,340 square feet. The lot coverage with the proposed deck will be 2,170 square feet.

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Chart, Block, Lot #: 122, E007, 001