

PROPERTY SOLUTIONS LLC

PAUL KENNEDY

74 BEST STREET

PORTLAND, MAINE 04103

207.632.6098



Inspections Division
Date: 09/24/13

September 6, 2013

Building Inspections Division
City of Portland, Maine
389 Congress Street Room 315
Portland, Maine 04101
207.874.8693

**RE: Building Permit Application for Deck Alterations - *Fast Track Project*
206 Coyle Street, Unit #2 Portland**

To Whom it may Concern:

The attached Building Permit Application is for alterations to an existing first floor Deck, Stairs, Pergola and Bench system on a residential condominium (Unit 1 of 2) located at 210 Coyle Street in Portland.

The project, in summary, is the reconfiguration of an existing deck to create a multi-tiered deck system including a ground level deck tier approximately 13' x 6 ½', new stairs up to the existing deck structure, a sitting tier and a planting/greenery tier. Construction is also to include a new dividing wall between the condo units, integral to the deck, and a pergola with integral bench seating. A new set of stairs is also to be constructed within an existing deck /porch walkway on the driveway side of the house.

The detailed scope of work and construction detail is attached on the following pages. Please see also the attached Plot Plan and Construction/Design Plans.

Should you have any questions or concerns regarding this application, please do not hesitate to contact me at the above telephone number.

Thank you.

Sincerely,

Paul Kennedy
Owner / Carpenter
Property Solutions LLC
207.632.6098

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206 UNIT #2 COYLE STREET - SCOPE AND CONSTRUCTION DETAIL

Demolition; Demolition is as outlined in the plans provided, includes removal and disposal of selected areas of deck framing, all decking and rail materials, and removal and salvage of selected areas of existing fencing.

Construction: Construction is to be completed as outlined in plans provided

- o All framing materials are to be pressure treated framing lumber
- o All decking material is to be 5/4" x 6" white cedar decking

Porch Stair Construction: Includes construction of a stair system leading to and under the existing covered porch along the driveway side, as outlined in The Plans provided. These stairs are to be built between two existing walls (see plans);

- o 2x12 stringers (4) set at 16" on center, with 2x12 stringer head and foot boards.

The outside 2 stringers will be fastened and bearing on the existing walls on either side of the new stairwell (see plans)

- o 2x6 structural risers will be used to help distribute the load of the center 2 stringers to the 2 bearing outside stringers.
- o 36" wide Treads will be 5/4" composite material to match existing
- o Close risers will be closed with Azek type composite material
- o A continuous handrail will be installed on one side of the stairs, returned at top and bottom into the existing walls

• Deck Construction: Includes adding to the existing deck framing and finishing new deck system as outlined in The Plans provided.

- *Existing Deck framing includes (all pressure treated):*
 - o 2x8 joists set 16" on center (perpendicular to the house)
 - o bearing on a triple 2x8 girder beam (parallel to the house),
 - o bearing on 6x6 posts
 - o bearing on 6" wide 48" deep concrete sonnet tubes (5 total)
 - o Existing 2x8 deck ledger fastening will be reinforced with 1/2"x8" lag bolts to rim and installation of 2 Simpson DTT2 Lateral Load connectors
- *New Deck framing includes*
 - o 2x8 joists, set 16" on center, with double 2x8 bearing rims for the ground level deck area and upper level sitting/greenery area
 - o Maximum joist span = 8'
 - o New deck framing will be set on new 6" x 48" concrete sonnet tubes set at minimum of 48" below grade, with above grade posts as needed
Concrete sonnet tube spans will not exceed 6'6"
 - o Framing will be fastened to concrete piers with post base connectors.
- *Deck Stairs are to be stacked box framed using:*
 - o 2x6 pressure treated framing set at 16" on center
Deck stair run is to be 14" and rise is to be 6 1/2"
- *Deck Sitting / Greenery area is to be framed with:*
 - 2x8 pressure treated framing set 16" on center
 - 4x4 mortised support posts for tiers
- All Decking will be 5/4" cedar
- Stair and sitting area risers will be closed with azek type composite material

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206 UNIT #2 COYLE STREET SCOPE AND CONSTRUCTION DETAIL cont.

- Dividing Wall Construction: A new unit dividing wall is to be constructed as outlined in The Plans provided, and will be 6'6" tall from upper level deck surface
 - Framing is to include 3 pressure treated 4x4 posts set approximately 8" on center, with 2x4 PT studs between posts and for base plate (single) and top plates (double)
 - Wall is to be sheathed with ½" PT plywood on the customer side.
 - Wall finishes include pine clapboards (to match existing) on customer side with white composite trim. The neighbor side is to be finished with salvaged fencing.
- Pergola and Bench Construction: Pergola is to be constructed as outlined in The Plans
 - *Pergola Framing* includes: (2) 6"x6" white cedar posts
(11) 2"x10" white cedar rafters 16" on center
(2) 2"x10" white cedar girder beams.
(1) 2"x10" Ledger (Rafters to be through nailed from rear prior to setting ledger to wall)
 - *Bench Framing* includes: 2x6 PT box frame lagged into cedar posts and set on central cedar post for center span support
2x6 box framing span shall not exceed 6 ½'
2x6 box will be inner framed with 2x6 joists @ 16" OC
Backrest will be 2x8 dimensional cedar set in frame
Backrest span will not exceed 4'3"
5/4" white cedar decking seating surface and backrest
Bench is to be skirted with white composite trim.