

# W. L. CONSTRUCTION INC.

BUILDER / RENOVATOR

PO Box 11392  
Portland, Maine 04104

Phone: 1-207-767-4584  
Fax: 1-207-767-4584  
WWW.WLCONSTRUCTIONINC.COM  
Email: W LCONSTRUCTION@AOL.COM  
EPA Firm Certification # NAT-100404-1  
Wayne Lewis JR. President  
Cell Phone 207-838-4923

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## SUBMITTED TO:

Portland Building/ Inspections Dept.

*WE HEREBY SUBMIT SPECIFICATIONS FOR: 16 Wayside Street, Portland, Maine*

Hello

16 Wayside (182A-A003001) was just bought by my Client Robin Alfiero last week.

### Kitchen Area

- Replace existing Cabinets in same size / placement with new counter tops as shown on Original micro Fish that is on file at your office.
- There is a half wall bar area between kitchen and Dining room. None Load bearing that we would like to remove as shown on PDF Files.

### Living room/ Dining room Area

- There is a five foot opening right now with just a bedroom floor load. No roof load. With an 87" inch opening using two 7" 1/4 LVL beam with Simpson Hangers for floor joist over this area. As shown on plans submitted.

### Living room hall / bedroom closet wall area

- Fill in both ends of hall wall. To make a bigger closet in Existing bedroom on first floor. Leave existing coat closet and linen closets that are already there. As shown on plans.

### Hall going to bathroom and back rooms

- Add new door opening just after linen closet for new M bedroom Bath/ bedroom. Non Load bearing area.
- Remove existing door going into front Bedroom with new header over this area. But leave door going onto back room of existing hall.

### Back bedroom going in off hall towards back of House into second Existing living room space.

- Put new 2x6 wall up across room just after existing window to make new bathroom area. Non Load bearing
- There will be a double Sink Vanity against new wall. Toilet will be on existing center wall facing window in this room with s half wall for privacy.
- Tile Shower area will be in existing Closet area in this room. Will be removing existing plumbing wall for existing shower area. In existing bathroom to be extended to new 2x6 plumbing wall that new double vanity are on.

### New half bathroom off new plumbing wall in Existing house frame before addition area towards rear of house.

- Will build new wall 6 feet out under beam that supports second floor and roof load by 40 inches wide wall to wall. With door at end of wall as shown on plans.
- Only to have toilet and sink.

### Existing Bathroom

- Wall facing kitchen in bathroom replace with half wall roughly 42 inches worth from door opening into bathroom. Remove bathroom wall door opening to closet (proposed new master bathroom wall.) Non load bearing over existing door.
- Remove sink toilet and tub in this area. To make new hallway into back living room area.
- Will remove existing back wall where window is now and closet area into back living room. With New 7 1/4 double LVL Beam to span opening from kitchen to new half bathroom wall. Opening just under 11 feet.

### Back covered porch door opening into back living room.

- Raise floor 6 inches with new framing to match existing floor level in Kitchen and Back living room area to match.
- Remove door opening going into living room with new beam to support 3 roof joists over this area tied into new LVL beam with Simpson Hanger.
- Remove two windows by back entrance door and build small coat closet here.

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## Back Living room Area

- Remove existing double windows milled together with a new 15 light patio door with a fix unit and operational door. On wall facing Garage area. Old Opening 92 inches wide by 57 ½ tall. In fill opening for new door opening Header same height as old window.
- Back window in this room is wall to wall 138 inches and 57 ½ tall. Will replace with 4 awing windows mulled together to form a barn transom looking window. 10' wide by 2 feet tall. Infill under window with 2x4 framing and plywood. Repair siding on exterior with vinyl siding.

## Rear deck

- Back of house had deck that is 13 feet by 20 Feet length of back enclosed porch that was not permitted from what I can find on micro fish at your office. Would like to build new Deck off back Living room 8' by 13 'by new patio door. Framing to be used 2x8x8 pressure treated lumber with new Four foot deep sauna tubes and 5/4 pt decking. Deck platform under 30 inches (Believe no rail needed at this height with new codes) Will put on if needed, with set of stairs going off towards garage area.