

45 Whitney Ave Portland ME

Owner - Rosemont Properties, 89 Forbes Lane Windham ME 04062

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### Summary

-Removal, Disposal and reconstruction of 2 story deck and roof structure on the front of the building. The new deck/roof will have the same dimensions as the existing structure.

-New structure to be built upon 4' precast concrete frost piers with 2'x2' footings.

-Deck to be built with 5.5"x5.5" versa columns continuing as one piece from the frost post to the roof header

-The roof structure will be built upon a 3 ply 11<sup>7</sup>/<sub>8</sub> x 1<sup>3</sup>/<sub>4</sub> LVL spanning the full 27' across the tops of the vertical posts(as shown in drawing)

-Roof structure to be framed with 2x8 KD rafters with 5/8 Zip plywood and a rubber roof

-1st and 2nd Floor decks to be built with the same framing detail. A 2x8PT ledger, 2x8 PT joists 16" OC and connected to a 2-2x12 pt beam spanning 9' between each post

-Joists to be covered with 5/4 Cedar decking

-Railings to be 42" in height with no more than 4" spacing between balusters

- 2nd floor deck to be access from interior stairs only, 1st floor deck will be accessible from the ground via precast concrete stairs

- The (4) windows and (2) doors on the deck side of the building will be replaced, new vinyl siding to be installed

- New windows to meet egress

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