



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

11/07/2018

Inspections
Portland City Hall

11-6-18

The plans to rebuild our deck at 47 Thomas St. have been revised in the following ways:

1. Anchorage of ledger to house is specified as 3" stainless lag screws @ 16" oc. (This assumes a solid rim joist to anchor to, which will not be evident until the structure is opened up.)
2. Decking is specified as 5/4 x 6 mahogany or cedar (depending on cost and availability) which will weather to gray. (As approved by Robert Weiner.) Decking will be picture-framed at edges of the deck.
3. All risers will be 7 3/4", including the step into the front door. (Currently, risers are irregular, due to settling.)
4. The planter will be raised to 16" above level of deck.

Our stoop was designed to sit on while passing out Halloween candy or talking to neighbors. It has worked wonderfully well for the last 40 years, without incident of any kind. Adding guards to the deck would eliminate this ability. Running a guard railing to the edge of the bay window would also be hard to detail in a way that is historically compatible. The stoop is not meant to be faithfully historical, but instead a contemporary addition that makes use of historical patterns and re-uses brackets that were torn off a once nice looking house down the street. Tying it with a railing to the bay window would be historically inaccurate and aesthetically awkward.

I have always thought that the deck meets the requirements of the code: no accessible portion of the deck is within 30" of the grade below it, (R312.1.1). If there is concern that the planter is not enough of a visual barrier to the edge of the deck, we could raise the level of the planter. These drawings show it twice as tall as it was in our first submittal.

I hope this answers the concerns of the city. Our contractor is due to arrive next week. I am happy to discuss, at the number below.

John Whipple

Maine Registered Architect

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136 Pleasant Ave
Portland, ME 04103
207.775.2696 ext 105

www.whipplecallender.com

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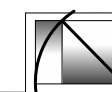
JOB: PORCH MAINTENANCE @ 47 THOMAS ST.
SCALE:

DATE: 9/27/18
DESCRIPTION:



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136 PLEASANT AVE PORTLAND, ME 04104



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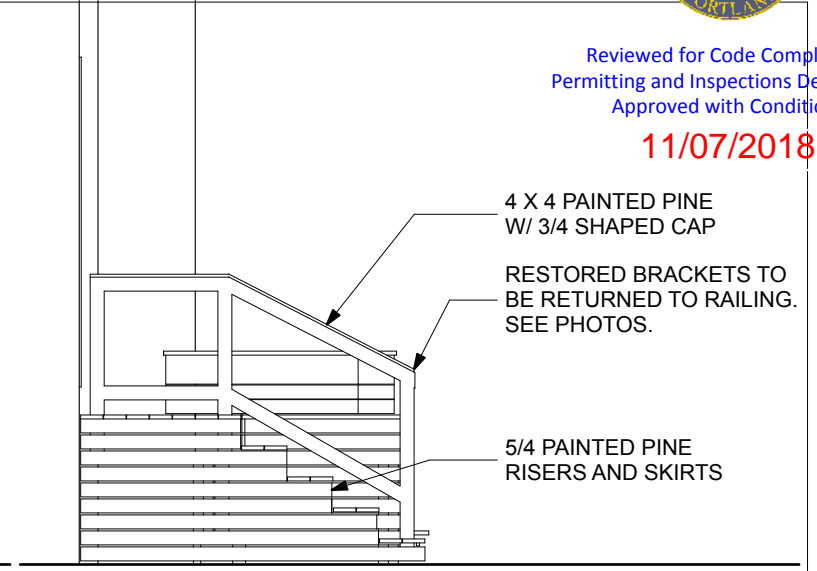
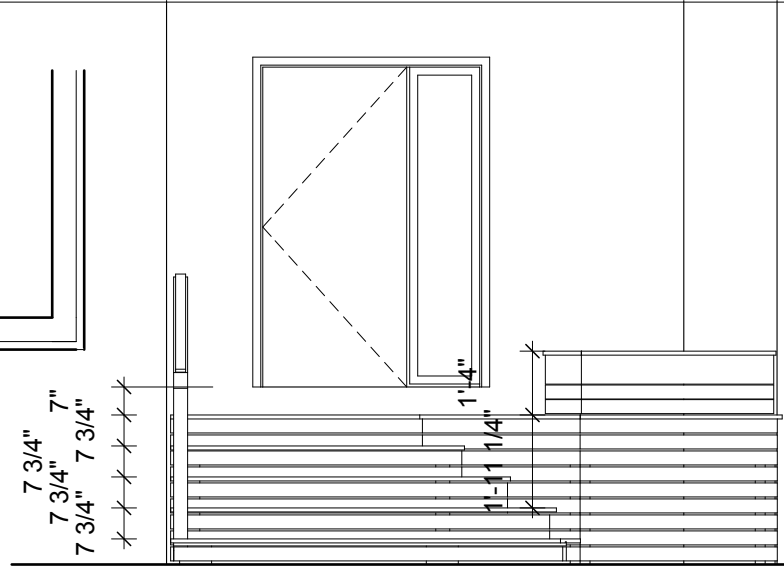
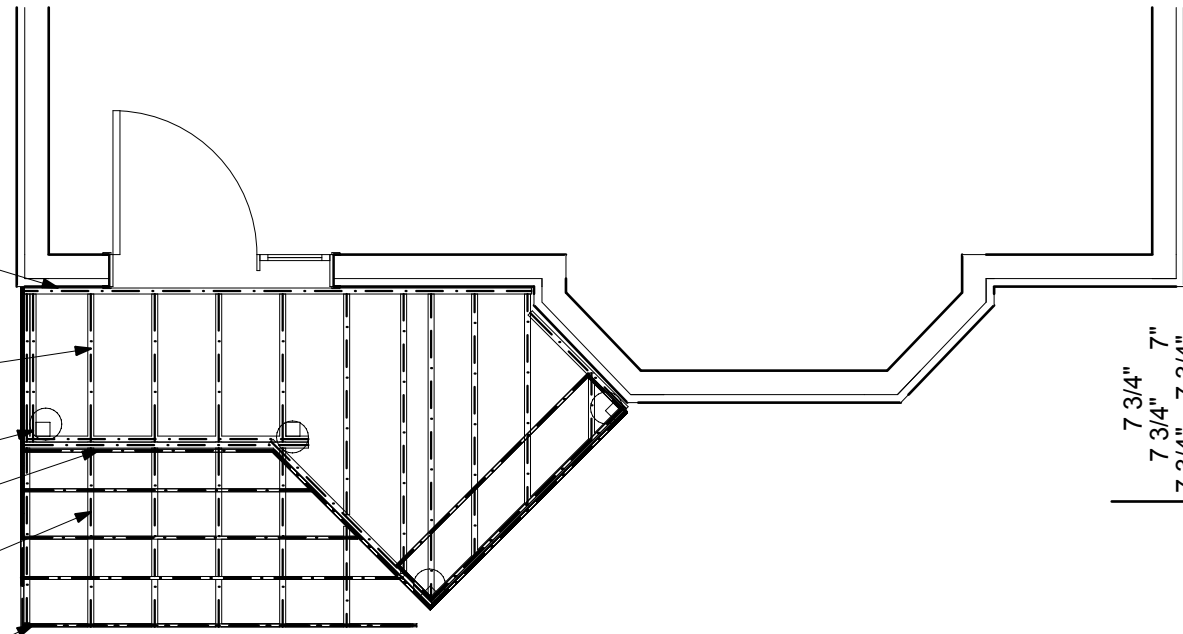
11/07/2018

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JOB: PORCH MAINTENANCE @ 47 THOMAS ST.
SCALE:

DATE: 11/6/18
DESCRIPTION:

- PT 2 X 8 LEDGER W/ FLASHING ABOVE. FASTEN W/ 1/2" x 3" STAINLESS LAG BOLTS @ 16" OC. STAGGERED. PER R507.2
- PT 2 X 8S @ 16"
- EXISTING SONOTUBE FTGS W/ PT 4 X 4 POSTS TO JOISTS
- PT 2 X 10S
- PT 2 X 12 STRINGERS @ 16" OC.
- PAINTED 4 X 4 POSTS W/ BEVELED CORNERS

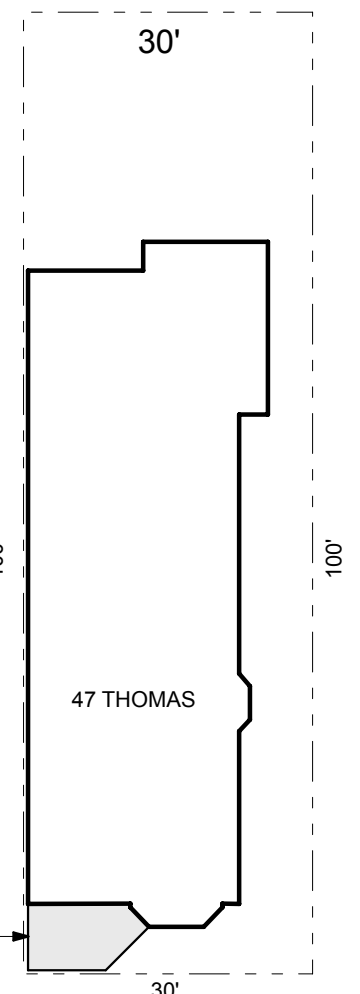
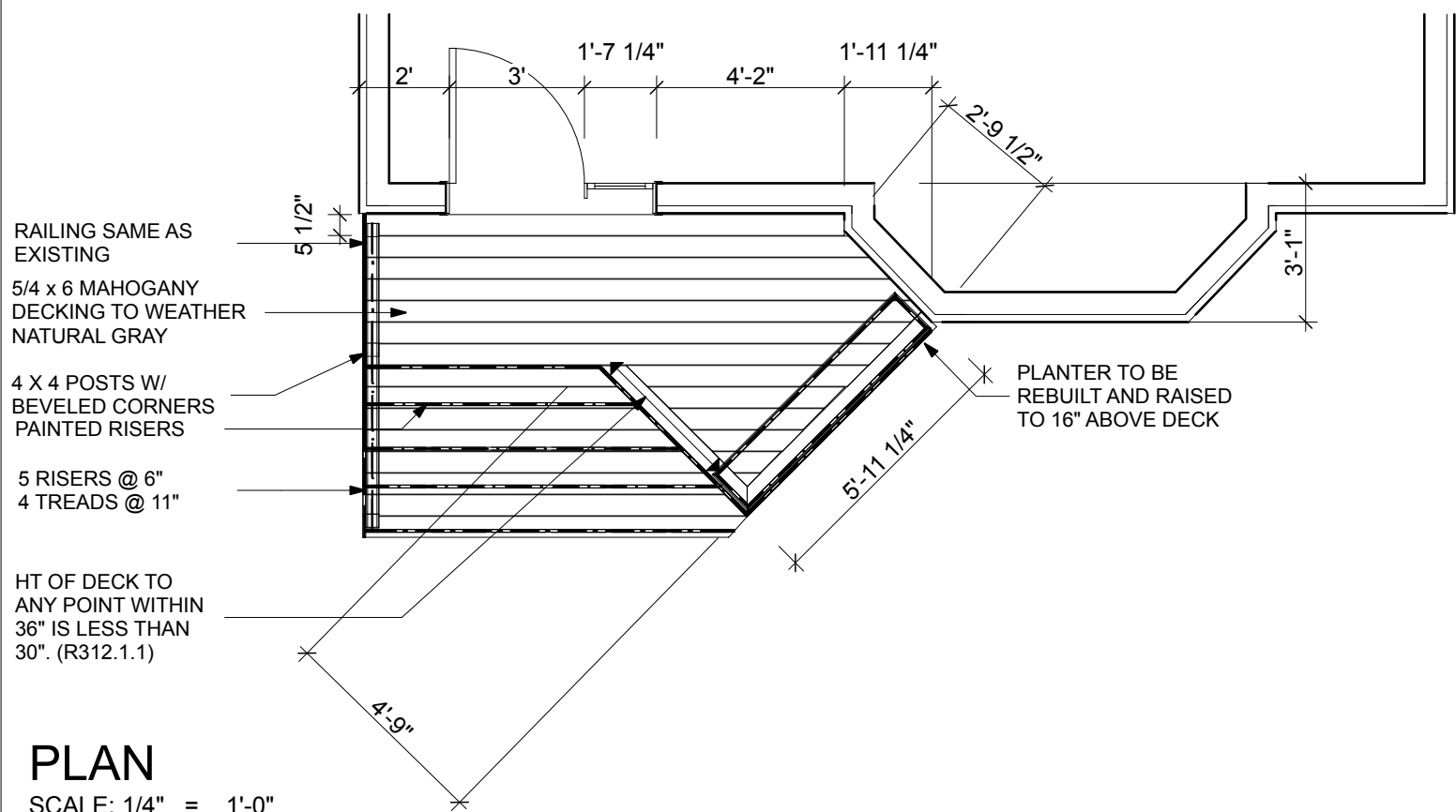


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEVATION
SCALE: 1/4" = 1'-0"

FRAMING

SCALE: 1/4" = 1'-0"

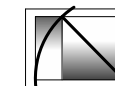


SITE PLAN

SCALE: 1" = 20'

PLAN

SCALE: 1/4" = 1'-0"



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