

Laurie Leader - 54 Roundabout Lane -Constantine residence _renovations

From: Charles Young <cyoung@rrennerarchitects.com>
To: Laurie Leader <LRL@portlandmaine.gov>
Date: 7/28/2015 10:05 AM
Subject: 54 Roundabout Lane -Constantine residence _renovations
CC: Teresa Telander <ttelander@rrennerarchitects.com>, Rick Romano <rick@pap...>
Attachments: 2014-11.00_L1.1_Site Plan.PC9.pdf; 2014-11.00_A1.1_FirstPlan.PC9.pdf; 2014-11.00_A2.1_Elevation W and Section.PC9.pdf; 2014-11.00_A2.2_Elevations.PC9.pdf

Laurie,

Please find attached the revised drawings in response to your preliminary zoning and building review comments for 54 Roundabout Lane.

We have tried to address all your comments on our drawings and the changes are "clouded" for your reference.

With regard to the comment on sheet A1.1 about the need to provide deck attachment per IRC code R502.2.2.3 we are providing the following response from our structural engineer, Joe Leasure.

"The City of Portland comment on the Constantine Dresser project located at 54 Roundabout Lane, Portland requesting to "Provide attachment detail from deck/new addition to dwelling unit per 2009 IRC figure R502.2.2.3" which requires installation of a "Hold-Down or Similar Tension Device" is not applicable and unnecessary for the porch extension framing system. The floor framing is an extension of existing floor framing that is attached to the exterior wall with an existing connection that we did not expose nor review as it was not affected by the proposed addition. Secondly, and more importantly, the intention of the figure R502.2.2.3 code requirement is to prevent the floor/deck from "pulling away" from the exterior wall structure and/or adversely affecting the ledger connection, which is resolved by other structural systems in this case. The existing and new porch floor system is fastened to two perpendicular exterior walls which brace the porch floor and resists lateral loads in any direction. Lateral loads are resisted in shear and/or compression. Hence, the "Hold-Down or Similar Tension Device" referenced in 2009 IRC figure R502.2.2.3 is unnecessary."

If you have any questions about his response please feel free to get in touch with him for more explanation. his contact information is:

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these are the revised sheets. There were no changes to S1.1 and it is therefore not included here.