

May 11, 2016

Amy Scanlon, Registered Architect
City of Madison Planning Division
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Madison, WI 53703

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Dear Ms. Scanlon:

Below is an additional explanation of the porch project for 710 Orton Court, Madison in preparation for the March 16th Commission meeting. Your file number is 42423 and I submitted my original application on March 25, 2016.

Decking:

Jack front porch on right hand corner columns to straighten settled section. Install concrete post pads and 4"x4" supports as necessary. Add green treated structural support in several locations to prevent further settlings. Install 2 beams and 4 columns to straighten existing deck. Demo existing spruce decking materials and re-frame deck sub-structure to code, using 2"x8" green treated lumber. Install mechanical fasteners as necessary. Demolish existing knee walls and front stairs of front porch. Construct new stairs and stair railings with Trex decking to match style of existing porch. Railings to be constructed of Trex railing material. Install new Trex porch boards using concealed biscuit fasteners, caulk all edges and seams.

Roof and Ceiling:

Cut open existing wooden soffit and jack roof supports to straighten existing roof. Install mechanical fasteners and new lumber as necessary to prevent settling. Open up roof and ceiling at beam and install pre-engineered 18' double microlam to carry roof load. Straighten as much as possible. Install solid panel soffit over ceiling to encapsulate ceiling lead (2" reveal aluminum soffit style). Alternatively, depending on cost, install wooden soffit for ceiling instead of aluminum.

Lead paint:

After encapsulating all surfaces, wrap all columns, caps and beams (including main arch across front of porch) in custom bent coil stock. Encapsulate and apply enamel to smaller arches and decorative moldings which cannot be wrapped. Caulk all aluminum joints.

Sincerely,

Andy Rubsam