

Jason Bradeen  
Via email

December 21, 2016

**Re: 21 Luther Street, Peaks Island**

Dear Jason,

This letter summarizes recommended beam sizes that can be used for the proposed project at 21 Luther Street, Peaks Island.

No.	Orientation	Location	Max. Span	Size	Footing / Bearing
1	E-W	Divides living room east side and east side of porch	7'-0"	(2) 2x8	East: on basement wall West: on existing beam in basement
2a	N-S	Divides porch east side and area south of entry door	7'-0"	(3) 2x8	North: on basement wall South: on existing beam in basement
2b	N-S	Along east side of living room between kitchen and entry wall (alternate to 2a)	16'-0"	(3) 1.75 x 11.25 LVL	North: on basement wall South: add post below and add new footing in basement 2'-0" square x 10" thick
4a	E-W	Entry wall	10'-6"	(3) 2x12	East: on basement wall West: on basement wall
4b	E-W	Entry wall (alternate to 4a), span to east wall of porch, carrying north end of beam #2b if required	17'-0"	(3) 1.75 x 13.25 LVL	East: on basement wall West: on basement wall

(continued on next page)

Notes:

1. This letter pertains to only to the areas that we viewed on our walkthrough on December 18, 2016, including visible areas of the porch, living room, and basement.
2. This letter does not consider any other aspects of the existing building including code and zoning compliance, architectural dimensions or details, etc.
3. The beams above have been sized to carry existing dead loads and code live and/or snow loads (including snow drift loads).
4. All posts carrying spans 10'-0 or less to be (3) 2x4 or 4x4.
5. All posts carrying spans up to 17'-0" to be (4) 2x4 or 6x6.
6. Where new posts bear on basement wall or beam below, cut hole in floor and run post continuous. Provide level bearing surface for post.
7. Where new posts are on concrete provide Simpson type AB post bases.

Please let me know if you need any more information for the structural design of this project.

Sincerely,



Andrew Jackson, PE