

Andrew M Jackson, PE  
21 Luther St., Peaks Island, ME 04108  
Cell: 207-200-6106

November 5, 2012

*Rev. November 8, 2012*

Rachel Conly

c/o Rachel Conly Architectural Design

**Re: Gulliver House, Peaks Island**

Dear Rachel:

This letter outlines the structural design and specifications for the project noted above.

*Scope of work*

The work includes removal and replacement of an existing floor beam with a longer beam to create a larger living space. This work includes: shoring the existing joists, removing the existing beam, selective demolition of the wall and floor to install new posts and headers, reinforcement of the existing foundation piers, and installation of new beams prior to architectural finish work. See attached diagrams and details describing new work. At this time we have not analyzed or designed reinforcement for any other aspects of the existing structure.

*Notes*

1. Design complies with the 2009 International Code Committee family of codes including by reference: ASCE 7-10; 13th edition; Nation Design Specification for Wood Construction, 2012 edition.
2. Structure has been designed to include loads in accordance with ASCE 7.
  - a. Dead load: Actual and presumed weights of existing construction.
  - b. Live load: first floor, 40 psf; second floor, 30 psf.
  - c. Ground snow load:  $p_g = 50$  psf; Importance factor,  $I_s = 1.0$ ; Exposure factor,  $C_e = 0.9$ ; Thermal Factor,  $C_t = 1.0$ .
3. Bolts shall meet ASTM A325. All bolts shall be snug tight. All bolted connections shall use standard washers and hex nuts.
4. Wood framing indicated in the drawing by nominal sizes (2x4, 2x6, etc) shall be kiln dried spruce-pine-fir, #2 or better. Wood framing with widths larger than 5" shall be eastern hemlock, #1 or better (unless noted otherwise). Wood framing that is in contact with concrete or within 6" of finished grade shall be treated southern yellow pine.

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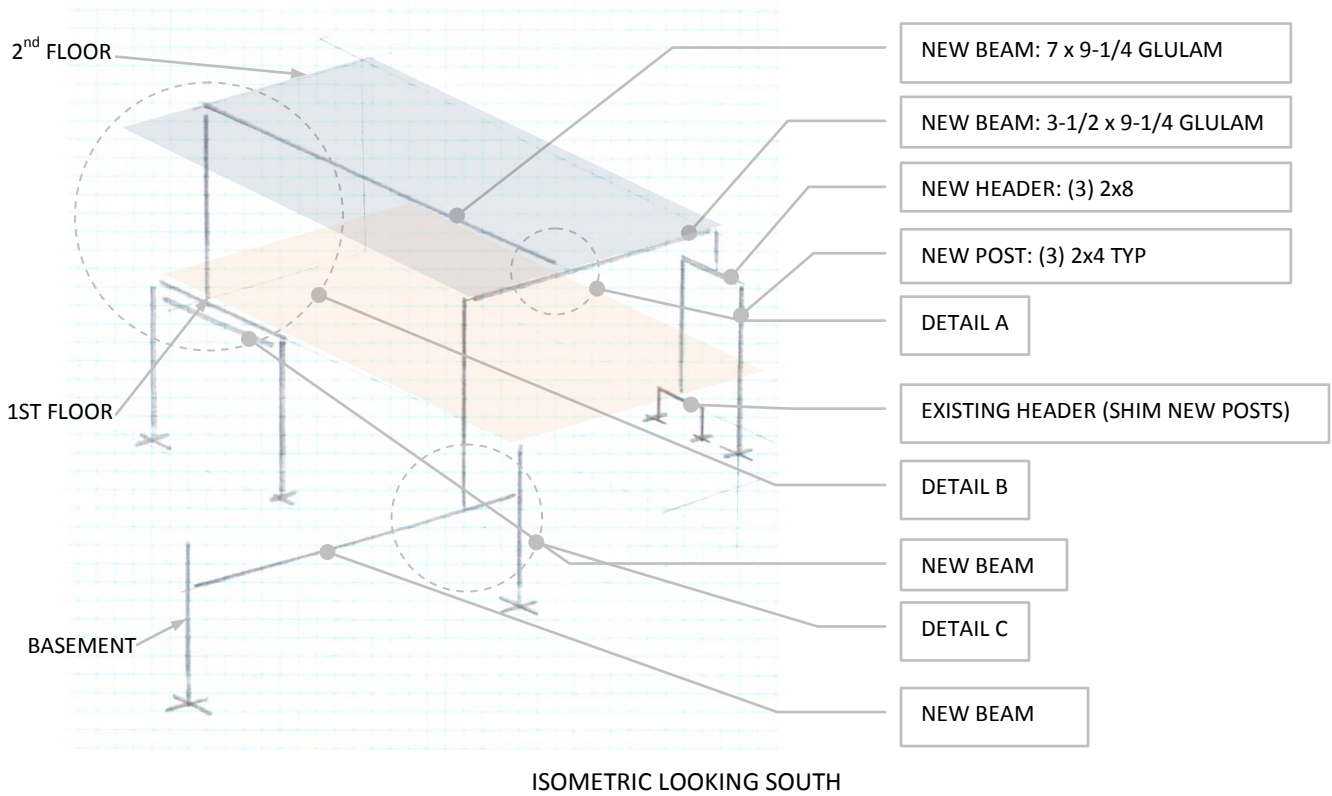
5. All nails shall be common type nails. All fasteners and metal hangers used in combination with pressure treated wood shall be treated specifically for use with treated materials.
6. Connections and fasteners noted in the details shall be considered typical at all similar connections unless noted otherwise.
7. Connectors noted by part number are by Simpson Strong-tie or approved equal.
8. Wood framing noted as GLULAM shall be engineered glue-laminated lumber by Boise Cascade or approved equal.
9. Contractor is responsible for shoring, temporary stability, and means & methods of construction.
10. Contractor to inspect existing conditions and notify design team of any discrepancies between the drawings and existing conditions.

Best Regards,  
Andy Jackson

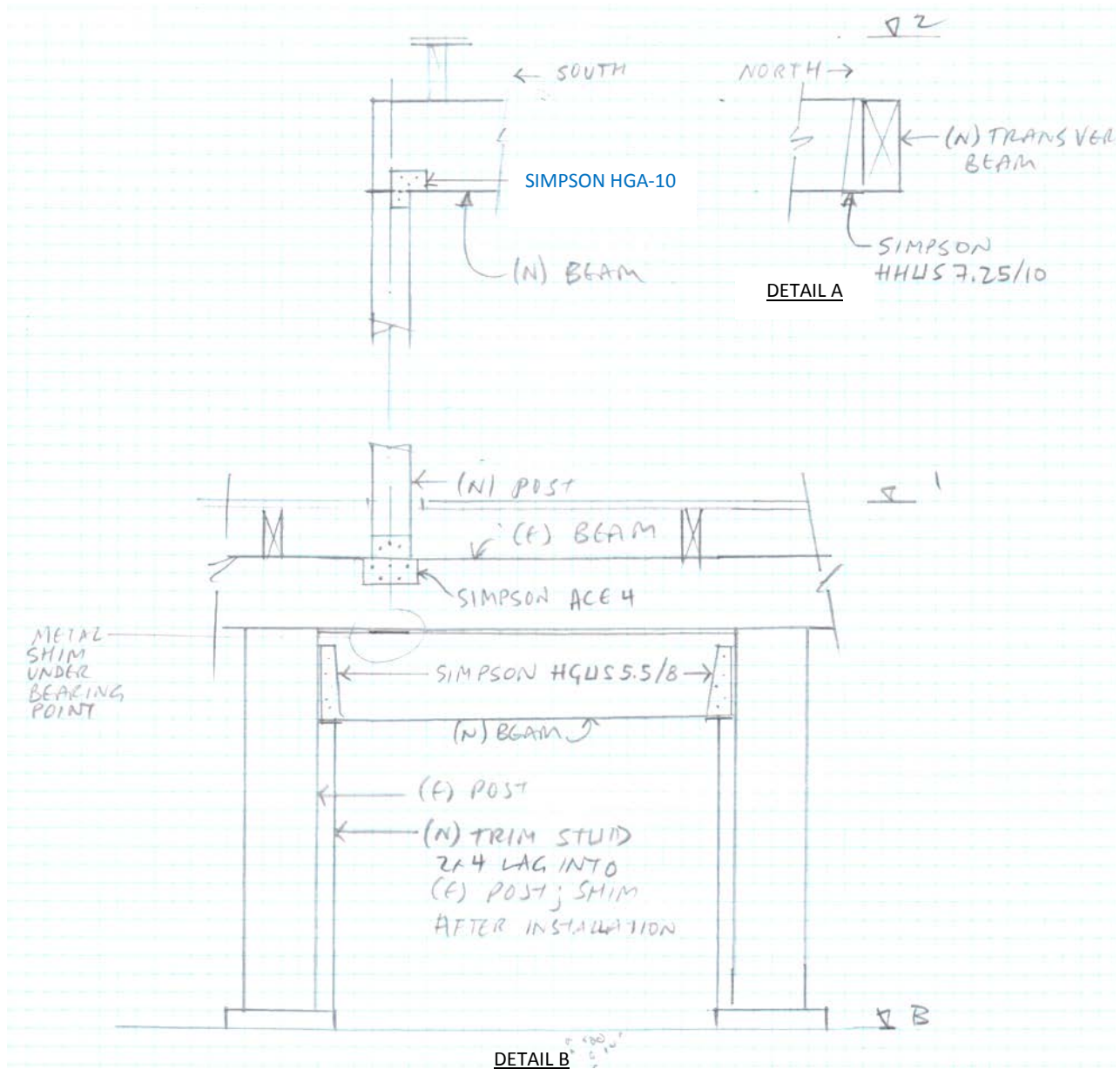


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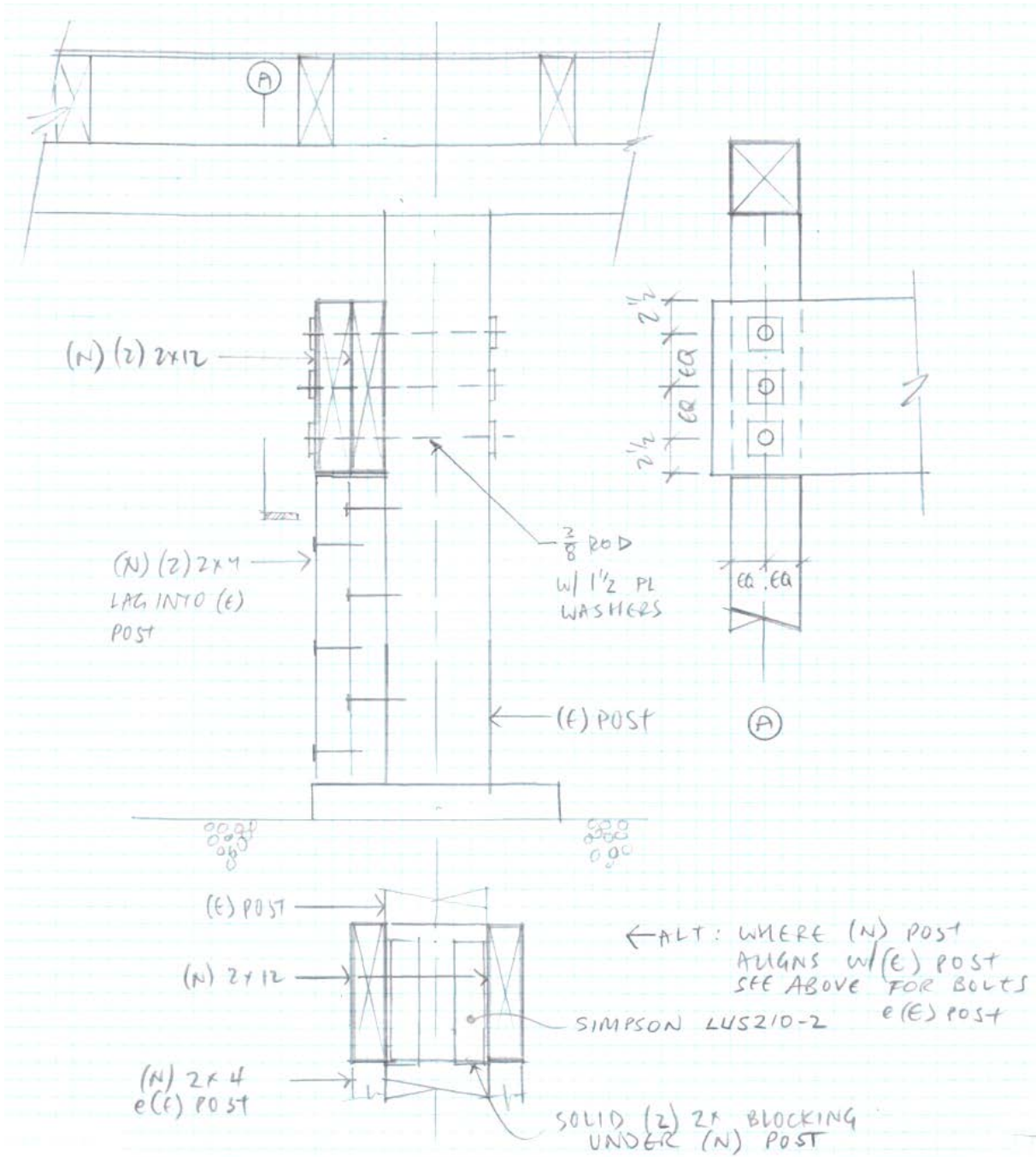
*Description of new work*



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DETAIL C