

CIVIL & STRUCTURAL ENGINEERING
www.casobayengineering.com

424 Fore St., Portland, ME 04101 Phone 207.842.2800 Fax 207.842.2828

April 29, 2015

Patrick Landers
Landmarx Construction
273 Presumpscot Street
Portland, ME 04103

Re: 75 Bayview Drive
Portland, Maine

Project Number: 14-067A

Patrick:

This letter is to confirm that Casco Bay Engineering designed (3) beams for the residence at the address referenced above. The beams were designed in accordance with the 2009 edition of the International Building Code (IBC). The sizes are as follows:

Beam Supporting New 2nd Floor Room Over Garage

This beam is approximately 23'-6" long and located at approximately 13'-2" from the exterior wall facing the street. This beam is sized as a **W10x30** and should be supported on each end by (4) 2x4 or (4) 2x6 columns. The columns shall have continuous bearing to the foundation wall or spread footing. If existing spread footing is smaller than 2'-0" square, provide new footing as shown on attached Sheet SK2.

Beam Supporting Existing 1st Floor Bedrooms Over Garage

This beam is approximately 16'-0" long and located at the existing bearing wall (to be removed), approximately 13'-0" from the East exterior wall of the garage. This beam is sized as a **Boise Cascade 3100psi 7x9½ LVL** and should be supported on one end by a new garage door header beam (see size below) and on the other end by a (3) 2x4 column supported on the existing foundation wall. See attached connection details on sheet SK1.

Beam Over New Garage Door

This beam is approximately 19'-6" long and located over the new garage door. This beam is sized as a **W14x26** and should be supported on each end by a **5½x5¼ LVL** column. See attached connection details on sheet SK1.

Please note that our recommendations are based on visual observations while on site. Should unforeseen conditions arise, the contractor shall notify Casco Bay Engineering, as our recommendations may change accordingly.

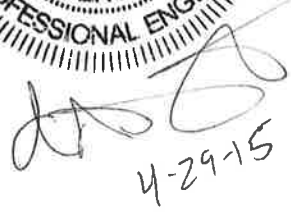
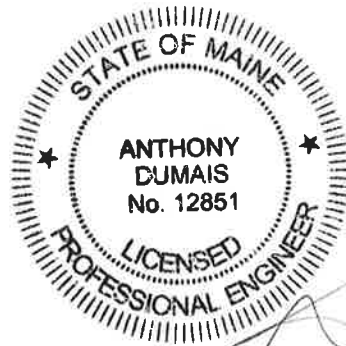
Casco Bay Engineering did not analyze any other portion of the building not mentioned above.

Please contact us if you have any additional questions or concerns.

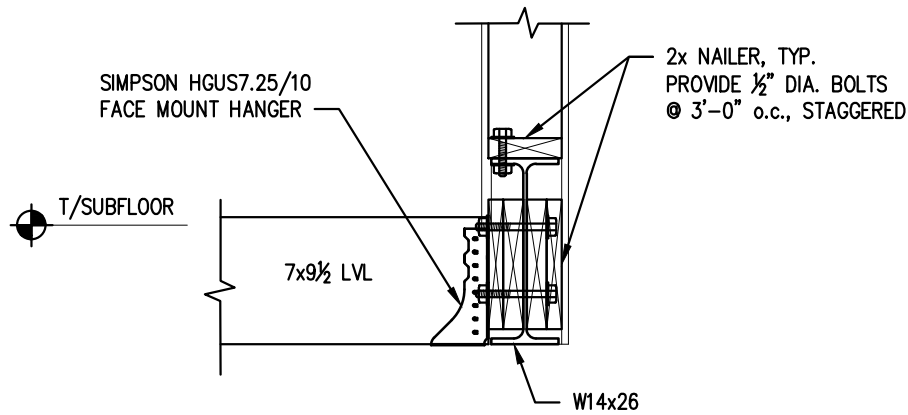
Sincerely,



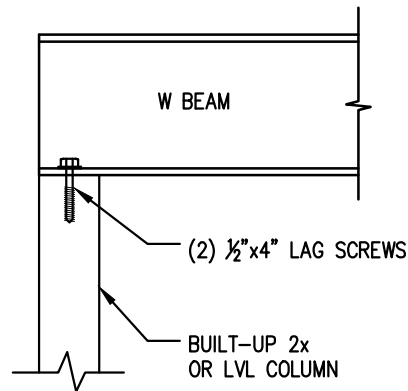
Tony Dumais, P.E.
Casco Bay Engineering



Handwritten signature and the date "4-29-15" written below it.



1ST FLOOR BEAM TO GARAGE HEADER CONNECTION



TYP. BEAM TO WOOD COLUMN CONNECTION

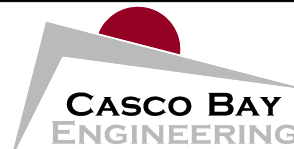
SHEET TITLE:

75 BAYVIEW DRIVE
PORTLAND

MAINE

SHEET TITLE:

CONNECTION DETAILS



424 Fore Street, Portland, ME 04101
Tel. 207.842.2800 Fax 207.842.2828

SCALE: 1"=1'-0"

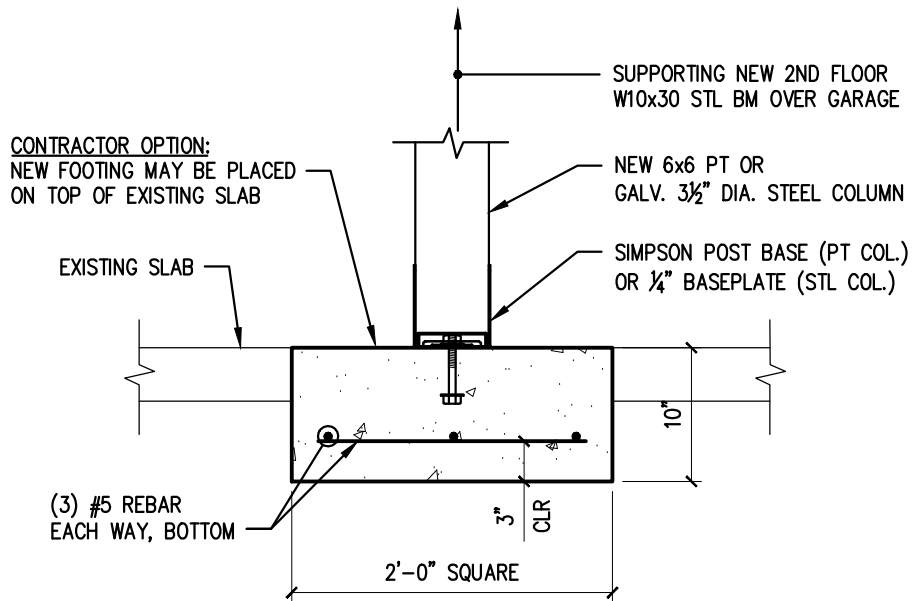
DESIGNED: TD

DRAWN: TD

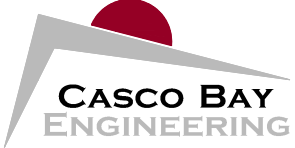
DATE: 4-29-15

PROJECT NUMBER: 14-067A

SK1



NEW SPREAD FOOTING UNDER NEW 2ND FLR BEAM OVER GARAGE

SHEET TITLE: 75 BAYVIEW DRIVE PORTLAND MAINE	 424 Fore Street, Portland, ME 04101 Tel. 207.842.2800 Fax 207.842.2828	SCALE: 1"=1'-0"
SHEET TITLE: CONNECTION DETAILS		DESIGNED: TD DRAWN: TD DATE: 4-29-15 PROJECT NUMBER: 14-067A
		<h1>SK2</h1>