



February 5, 2026

Roger Webb
Collins and Webb
307 SW Market Street
Lee's Summit, MO 64063

Reference: Blackwell Reserve, Lee's Summit, MO

Roger,

Item 1 – Alternative floor framing Lot 59 – We have reviewed the as-built condition, and the 2x10 framing is sufficient for the span and floor loading shown in the documentation provided by the contractor.

Item 2 – Stair Stringer notches – We have reviewed the as-built condition, and the stair stringers need to be replaced. The stringers might have been able to be reinforced except for the overcuts at the tread and notch at the wall. We recommend replacing the stringer and cutting the top plate of the wall in lieu of notching the stair stringer.

Item 3 – PFH framing details - We have reviewed the PFH detail (2/S011) for the project comparing our drawings and the IRC. Based on our review, a single bottom plate is sufficient, and no further action is required.

Please let us know if you have any additional questions. Thanks!

Sincerely,

John Funk, PE
Principal



02/05/26

STAND Structural Engineering, Inc.

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