



CIVIL ENGINEERING CONSULTANTS

1805 WATERS ROAD

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Attention: Kevin Stallings
Dreams and Design Homes
P.O. Box 7014
Lee's Summit, MO 64064

RE: R.E.O. Project 19-003-39
1816 SW River Run Drive
Permit #PPRES-20200117
Lumber in lieu of steel columns / framing modification

Dear Mr. Stallings,

We are providing herewith statement regarding the residential construction at the above referenced project. Specifically, the use of stacked wood studs supporting beam construction within wall framing in lieu of standard schedule 40 steel columns in four locations. The columns are located throughout the basement where located in wall framing. Typical columns are five studs blocked solid below the beam with one column not located in wall framing as 5 ~ 2x6 members. All basement column locations with stud support are adequate as-built to support the applied loads.

Additionally framing at a cased opening between the Great Room and Dining area was omitted in field. The framing consisted of a wall and LVL header extending from the corner of a wall by the stairs to a wall by the kitchen. There are bearing members within five feet of this wall to the front and rear of the structure. Continuous ceiling joists adequately span this area. Roof braces remain to the front and rear bearing members per the roof framing plan. This wall framing may be omitted with no additional modification to the structure.

The as-built stacked stud supports for the above described columns are acceptable for the applied loads. If there are any questions regarding this analysis, please contact our Offices.

Very Truly Yours,
R.E.O. ENGINEERING, P.C.

By: , President
Aaron D. Obermiller, P.E.

