



April 28, 2021

Summit Homes
120 SE 30th St.
Lee's Summit, MO 64082

RE: Field Issue of holes in floor joists for Lot # 32 Hawthorne Ridge – 1504 Sugar Creek Dr. Lee's Summit, MO 64082 – Permit # PRRES20203754

This letter addresses the holes in floor joists for Lot #32 Hawthorne Ridge.

- It is structurally acceptable to install another Douglas Fir Larch #2 2x10 floor joist next to over notched floor joist for plumbing to compensate for over notching. Floor joist is notched approximately 4" wide x 3" tall at top of floor joist underneath master bathroom.
- Floor joists span approximately 13' with standard Dead=10 psf and Live = 40 psf loads.
- It is structurally acceptable to install another Douglas Fir Larch #2 2x10 floor joist next to over notched floor joist for plumbing to compensate for over notching. Floor joist is notched approximately 5" wide x 7" tall at top of floor joist underneath powder room at foyer.
- It is structurally acceptable to have (2) ½" diameter PEX lines within 2" of each other under home office/ foyer wall.
- Pex line holes are centered in middle third of floor joist with 2" of joist at top and bottom.
- Floor joists span approximately 12' with standard Dead=10 psf and Live = 40 psf loads.
- It is structurally acceptable to have installed an approximately 2' length and additional 1' length of CS-16 Simpson strap with (20) 0.148 x 2-1/2 nails per manufacturer's specs to compensate for the over bored hole of 4" diameter above the front office closet.
- 4" hole is centered in middle third of floor joist with 2" of joist at top and bottom.
- Floor joists span approximately 12' with standard Dead=10 psf and Live = 40 psf loads.

Sincerely,

Bradley Huxol, PE

