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2-24-22

STEWART BUILDERS

RE: PRRES20211291 2316 SW CHASE CIR LEE'S SUMMIT, MO.

Our firm has been asked to address rough framing inspection items for the home being built at the location listed above. At the time of inspection the home was in a rough framed state. Please find below the inspection item and our firms response.

-Address cut off hold down straps at PFH. Tension straps on inside must extend to top plate/Detail to be PFH detail per plans not PFG see page 3 and 4 of plans by

The framer has installed the garage portal in compliance with the PFG option on S-2.0. The current framing, bolting and narrow wall width will allow the portal to transfer load as intended. Our firm recommends approval of this item as framed.

-Address braced walls not nailed to top plates throughout

The exterior sheathing did not extend to the top plate of the wall. The framer has installed 2x10 blocks at the top of the wall and fastened the sheathing along the top to the blocking. The blocking is an acceptable repair to allow transfer of the lateral loads for braced wall compliance. Our firm recommends approval of this item as framed.

-Joists bored less than 2" from bottom at master shower

The joist in question above the shower has a full depth sister board attached. The sister board attachment will allow the joist to transfer load as intended. Our firm recommends approval of this item as framed.

-Have engineer address cut corner studs both sides for covered patio Our firm has reviewed the corner framing at the header support for the covered patio. The current framing will provide adequate support for transfer of the loads as intended. Our firm recommends approval of this item as framed.

-Double LVL over master tub over tapered

The double LVL beam has been clipped to allow framing clearance. The LVL has a 3.5" stand at the bearing line. The beam has an end reaction of 1500#. The shear stress at the end of the beam, for the given cross section, is 183.7psi, the allowable for the LVL is 285psi. Our firm recommends approval of this item as framed.



11656 W. 75th Street

Shawnee, KS 66214

Continued.....



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RE: PRRES20211291 2316 SW CHASE CIR LEE'S SUMMIT, MO.

-Address multiple plies of LVL beam at breakfast are not bearing on anything

There is a set of LVL's at the great room front to back and a set side to side at the breakfast room that intersect at the inside corner at the back of the great room. The framer has laced the ends of the two beam sets. To ensure the proper transfer of the LVL loads to the stud column a LS90 will be installed at the inside corner of the beam intersection.

With the addition of the LS90 our firm recommends approval of this item.

-Provide engineer report or 75% bearing at all roof members on bearing walls

-Address notched valley rafter and bearing

There are several locations were the hip and valley seat cuts have been over cut to allow clearance. After review of the roof loads our firm has identified the locations (see below marked in red) in need of additional reinforcing to ensure proper transfer of roof loads. The locations marked will be reinforced with a layer of 7/16 OSB attached as shown in the detail below.





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PAGE THREE

RE: PRRES20211291 2316 SW CHASE CIR LEE'S SUMMIT, MO.

-Address notched (2) 2x10s bed 3 window

The framer has reduced the ends of the 2x10 beam at the bedroom three window for clearance of root framing. The remaining cross section is equivalent to a double 2x8 header. The 240#/ft load at this location requires a moment of inertia = 7.29. The moment of inertia provided by the member in place = 95.2.

Our firm recommends approval of this item as framed.

-LVL over bath in bed 3/4 is over tapered

The double LVL beam has been clipped to allow framing clearance. The LVL has a 7.5" stand at the bearing line. The beam has an end reaction of 1600#. The shear stress at the end of the beam, for the given cross section, is 277psi, the allowable for the LVL is 285psi. Our firm recommends approval of this item as framed.

-(2) 2x10 over stairs over tapered

The double 2x10 beam has been clipped to allow framing clearance. The beam has a 4" stand at the bearing line. The beam has an end reaction of 840#. The shear stress at the end of the beam, for the given cross section is 105psi, the allowable for the beam is 180psi. Our firm recommends approval of this item as framed.

This report has been prepared for the exclusive use of our client for specific application to the project discussed and has been prepared in accordance with generally accepted engineering practices. No warranties, either express or implied, are intended or made.

We appreciate the opportunity to be of service to you on this project. If you have any questions regarding this report, please contact us.



STRUCTURAL REVIEW HD ENGINEERING & DESIGN HD: 41133 DATE: 2/24/2022



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