



CIVIL ENGINEERING CONSULTANTS

1805 WATERS ROAD

HARRISONVILLE

MISSOURI

64701

816-380-5150

FACSIMILE: 816-884-3250

EMAIL: MAIL@REOENGINEERING.COM

April 26, 2022

Attn: Brian Higginbotham
Kevin Higdon Construction
P.O. Box 847
Lee's Summit, MO 64063

RE: R.E.O. Project 21-002-50
MD2 Designs #: KH-6103
Permit #: PRRES20213892
1825 SW Sage Canyon, Lee's Summit, MO 64082

Dear Mr. Higginbotham,

We are providing herewith statement regarding field modifications to, and inspection comments for, the residential construction at the above referenced address. In the miscellaneous section, rafters on blocking above the top plate, without continuous exterior sheathing to the rafter seat, provide straps at 48 inches on center where rafters are constructed on blocking greater than three net top plates (including areas where ceiling joists are constructed as an energy heel). Straps shall be 1-1/4"x22 gauge and extend from the top of the rafter to 8 inches below the base of the top plate aligned with a stud in the wall construction. Seven (7) ~ 8d fasteners shall be connected to the stud with an additional seven (7) ~ 8d distributed between the rafter, blocking plates, and top plates. The blocked-up rafters at the master bedroom tied with lookouts extending from the box-up ceiling to the top plate with the above described straps will be adequately tied. Other rafters without parallel ceiling joists shall be tied to the top of the blocking above the nearest adjacent interior wall top plate.

Several areas throughout the framing plan indicate a continuously sheathed portal frame, specifically at the front entry main floor and second floor, along with the rear face of the living room. The areas adjacent to the front entry are to be considered continuously sheathed wood structural panel, no portal framing required. The sheathing at both sides of the entry is adequately fastened with fasteners at six inches on center at the panel edges and twelve inches on center at the interior of the panels. The framing length at the rear face of the living room is adequate to be considered as continuously sheathed wood structural panel.

The portal frame with hold-downs at the single car garage door was field omitted. The adjacent double car garage door contributes eight feet to the braced wall length with 5.5 feet the required minimum length. The single car overhead door portal frame shall be omitted with no additional modifications required.

There are no additional modifications required to the above described comment items. If there are any questions regarding these determinations, please contact our Offices.

Very Truly Yours,

R.E.O. ENGINEERING, P.C.

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

