



CIVIL ENGINEERING CONSULTANTS

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Attn: Tom Elder
Dreams and Design Buildings
P.O. Box 7014
Lee's Summit, MO 64064

RE: R.E.O. Project 21-002-54
MD2 Designs Plan #: DD-7130
Lee's Summit Permit: 2021-5799
1509 SW 27th St., Lee's Summit, MO 64082
Seat cut lvl hip members above ceiling framing

Dear Mr. Elder,

We are providing herewith comment regarding several inspection items identified at the above referenced residential construction. The first item references sheathing fastening at the rear wall of the breakfast and master bedroom. The plan specifies detail A/4, continuously sheathed portal framing at each room. With the framing length of the wall, method CS-WSP (continuously sheathed wood structural panel) may be used in lieu of the specified CS-PF. Fastening for method CS-WSP shall be 8d nails at six (6) inches on center at the perimeter of the panels with 12 inches on center at the interior of panels. No framing modifications are required for this alternate bracing method.

The second item references the seat cut hip members at the upset tray ceiling members above the master bedroom and dining room areas. The ceiling members are sized to appropriately support the seat cut for the hip member. The reduced section of hip member that extends to the exterior walls is adequate to support the applied loads. No modifications to the framing are required for this item.

If there are any questions regarding these statements, please contact our Offices.

Very Truly Yours,

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

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

