

TO: Jacob Dalton
PROJECT #: 22-1659-A
PAGE: 1 of 3
DATE: November 19, 2024
LOCATION: Dalton Residence Yellow Brick Road, Pittsboro
PLAN REF: Dalton Residence by Diane Rives Design
Project# 22-1659

THE FOLLOWING CHANGE(S) OR PROPOSED CHANGE(S) LISTED BELOW ARE DEVIATIONS OR CLARIFICATIONS FOR THE ABOVE REFERENCED PLANS:

A. Shed Roof Modification: The original plans specify a shed roof at the front of the house. Per information provided by the builder the shed roof was not installed. The (3) 2 x 10 that was there to support the shed roof was omitted.

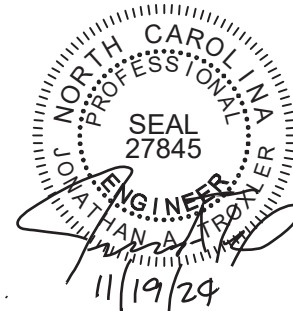
Response: Please note that omitting the (3) 2 x 10 described above is acceptable.

B. Safe Room Ceiling: The original plans specify the ceiling in the safe room to be constructed with 2 x 8 ceiling joists running left to right. Per information provided by the builder the ceiling was constructed with 2 x 6 ceiling joists running forward to back. The ceiling joists at the (2) 1.75 x 16" LVL are attached to a ledger.

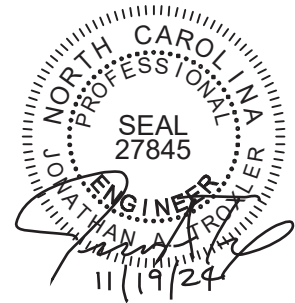
Response: Please note the ceiling construction described above is acceptable.

C. Chimney Box-Out and HVAC Return: The original plans specify that the chimney box-out in the Family Room should be constructed using (2) 2 x 8s. Per information provided by the builder, an additional box-out was created for an HVAC return. The chimney box-out was built using the extended (3) 1.75 x 14" LVL in the family room, a (3) 2 x 8 attached to the extended LVL, and a (1) 2 x 8 attached to the (3) 2 x 8. The HVAC return box-out was constructed with a (3) 2 x 8 connected to a (1) 2 x 8 on both sides. The (1) 2 x 8 connected to the (3) 2 x 8 is connected to another (1) 2 x 8.

Response: Please note the box outs described above are acceptable.

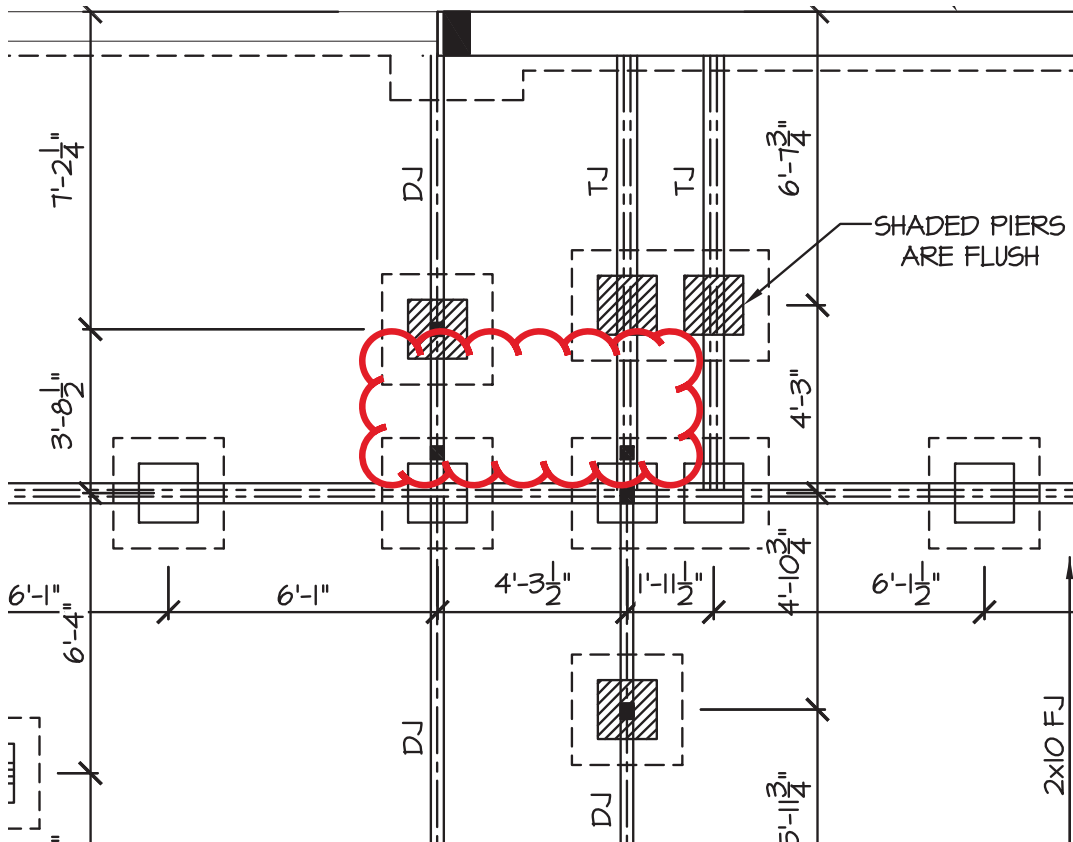


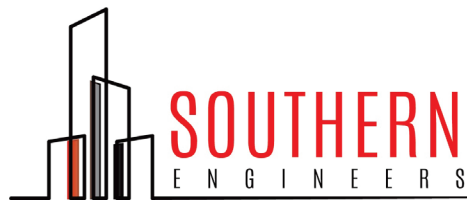
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D. LVL Shift and LVL Omission: Per information provided by the builder the (3) 1.75 x 14" LVL in the Family Room was shifted to be about 8' from the slider door. The (3) 1.75 x 14" LVL was run long over the stairs. This extension made the (2) 1.75 x 9.25" LVL originally designed to go over the stairs obsolete. The shifted (3) 1.75 x 14" LVL that was shifted is supported by (4) 2 x 4 stud columns that hit over the triple joist and double joist in the crawl space as indicated in the image below.

Response: Please note that the LVL shift, extension and the omission of the LVL over the stairs as described above is acceptable provided that the double joist and triple joist in the crawl space have a (1) 1.75 x 9.25 LVL attached with (3) 10d nails every 6" to each side of the double and triple joists.

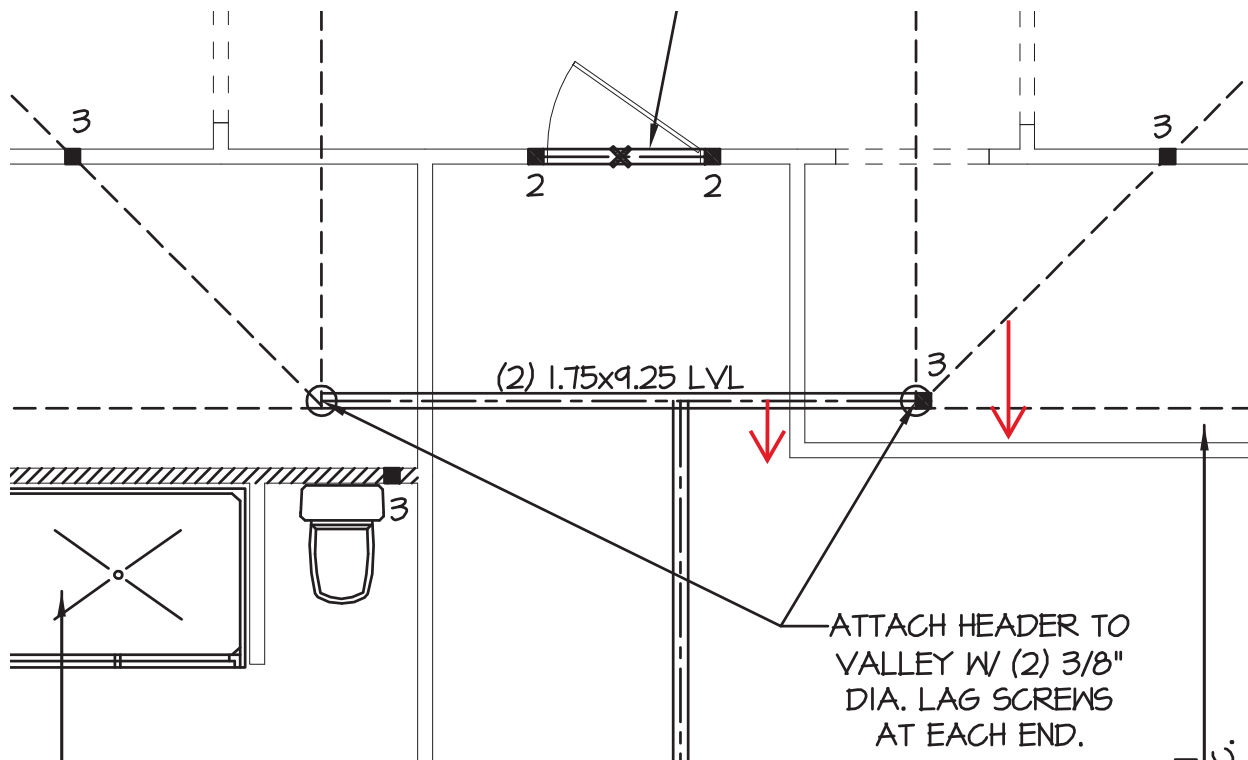




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E. LVL Header and Valley shift: The original plans specify the (2) 1.75 x 9.25 to attach to the valleys with (2) 3/8" diameter lag screws and be supported with a (3) 2 x 4 stud column. Per information gathered on a site observation on 11/14/24 the (2) 1.75 x 9.25" LVL was shifted forward to match the shift from the (2) 1.75 x 9.25" LVL valley above. The shift now has the valley supported by (3) 2 x 4 stud column in the wall on the right and a (3) 2 x 4 stud column in the bathroom wall on the left. The (3) 2 x 4 stud columns on each side are supported by the (2) 1.75 x 16" LVLs below. Please refer to the image below to visualize the shift from the (2) 1.75 x 9.25" LVL header and valley.

Response: Please note the LVL header and LVL Valley shift described above is acceptable.



In closing, I trust this letter fulfills your requirements at this time. Should you have any further questions, please do not hesitate to call.

Sincerely,

Jonathan Troxler, P.E.
Southern Engineers, P.A.

