

Date: 10/31/2024

To: Donnie Bentley
Dan Ryan Builders
3000 RDU Center Drive
Morrisville, NC 27560
dbentley@drbgroup.com
919-328-0457

Re: LVL Issue
Location: Lot 31 Honeycutt Hills (362 Adams Point Ct Angier, NC)
JDS Project No.: RDU2410850
Date of Inspection: 10/31/2024

A representative of JDS Consulting arrived on site to observe the issues reported to us by the client, which are presented, along with our recommendations, in this report.

Observations

The client requested an evaluation of alternate framing at the left garage wall. The plans call for the (3) ply 1-3/4"x18" LVL beam directly to the rear of the garage front door to bear on (6) ply 2x4 column. There is not sufficient clearance at the location, instead the builder has hangered the beam to a (2) ply 18" LVL with a Simpson HGUS5.50/14, the carrying beam spans approximately 5'-8" and is supported by a (6) 2x4 column at the front side and a (5) 2x4 column at the rear.

Recommendations

Based on our observations and review, the (2) 18" LVL is adequate to support the loads from the (3) ply girder, however the hanger at the location is not adequate. Install (2) Simpson GA1 angles above the existing hanger on each side.

If you have any questions or if I can be of further assistance to you on this project, please contact me at 980-240-5681.

Respectfully Submitted,
Elisha Harris



Reviewing Engineer:
Maxwell C. Danskin, PE

A large, stylized handwritten signature in black ink, appearing to be "A" or a similar character, located in the bottom right corner of the page.