



**MULHERN+KULP**  
RESIDENTIAL STRUCTURAL ENGINEERING

300 Brookside Avenue, Building 4, Ambler, PA 19002 ▶ p 215-646-8001 ▶ [mulhernkulp.com](http://mulhernkulp.com)

June 17, 2025

Thomas Crews

**DRB GROUP**

1101 Slater Rd, Ste 300  
Durham, NC 27703

## CAMPBELL'S RIDGE COMMUNITY - LOT 25

Middleton Model — Elevation 10

### Crawl Space Piers

M+K Project #: 126-24045 (40/05)

*Reference*

*Structural Drawings dated 02/08/2025, prepared by Mulhern + Kulp*

Mr. Crews:

Pursuant to your request, we have prepared this letter to address the 1<sup>st</sup> floor framing of the above referenced lot. It was reported to us, by you, that the CMU piers were constructed for 2x12 beams instead of 2x10 beams; therefore, they were approximately 1 ½" too short. It was also reported to us, by you, that to make up this difference, an extra 2x sill plate was added to the top of the pier. Therefore, each CMU pier has (2) 2x P.T sill plates on top of it to support the dropped 2x10 girders. It is our understanding that these plates do not have the Simpson MAB23 mudsill anchors installed as shown in detail 8/SD1.0.

We have analyzed this as-built condition and it is our professional opinion that the additional 2x sill plate is structurally adequate to support the code required loads. At each CMU pier, the dropped girder shall be fastened to the (2)2x sill plates with (4) ¼" diameter x 4 ½" long Simpson SDS toe screws, and the (2)2x sill plates shall be fastened to the top of the CMU pier with (3) ¼" diameter Tapcon screws with 1" minimum embedment into the CMU pier. See the attached redlined detail for more information.

Please call with any further questions.

Respectfully,

**MULHERPLATE ANDSTRUCTURAL ENGINEERING, INC.**

NC License #: C-3825

Joseph T. Ricker, P.E.

*Project Manager*



Signature + Seal 06/17/2025