



INTELLIGENT
DESIGN
ENGINEERING

1945 J N Pease Place #204
Charlotte, NC 28262
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www.IDEcharlotte.com

Via Email:

October 24, 2016

At your request, a visit was made to the referenced address on October 20, 2016 to determine the structural requirements for removing two walls. *All directions are given with respect to someone facing the front of the house from the street.*

The rear wall of the living room and the wall running from front to back at the left of the dining room are to be removed. The left dining room wall is non-load bearing and can be removed or altered as desired. The rear wall of the living room, however, is load bearing. See the photo below.



The removal of this wall requires the installation of a new dropped (3)-1 $\frac{3}{4}$ "x9 $\frac{1}{4}$ " LVL spanning approximately 9'-0". The left side of the beam must be supported with (3)-2x4 studs set in the left living room wall and should bear over the existing continuous concrete footing between units. The right bearing end of the beam, which is also the left bearing end of the existing beam over the dining room should be supported with a new 5 $\frac{1}{4}$ "x5 $\frac{1}{4}$ " PSL column. The column should be placed directly under the existing beam and the new beam should be supported on the side of the column with a new Simpson HUCQ612-SDS concealed flange hanger. The new column should be attached at the bottom with a Simpson ABW66z post base. The contractor must verify at least 6 square feet of continuous concrete footing under the new post or add a new 30"x30"x10" concrete spot footing directly below the post bearing over 2,000psf bearing soil. Refer to the wall removal plan attached to this report for clarification and relevant information.

The rear porch is self-supporting and does not require any structural reinforcement to make it into heated space. Build 2x4 at 16" on center partition walls under the existing support beams and finish off with drywall, windows, and doors as desired.

The inspection covers only those systems and components expressly and specifically identified in this report. Any area of view concealed or inaccessible is excluded from this inspection. The inspection does not include any destructive testing or dismantling. It is agreed that the Inspection Report does not constitute a warranty of adequacy, performance or condition of any structure, item or system. The inspection and the Inspection Report are prepared for the sole, confidential and exclusive use of the Client. Should you have any questions regarding this report, please feel free to call.

Sincerely,

Patric King, E.I.T.

Reviewed by:

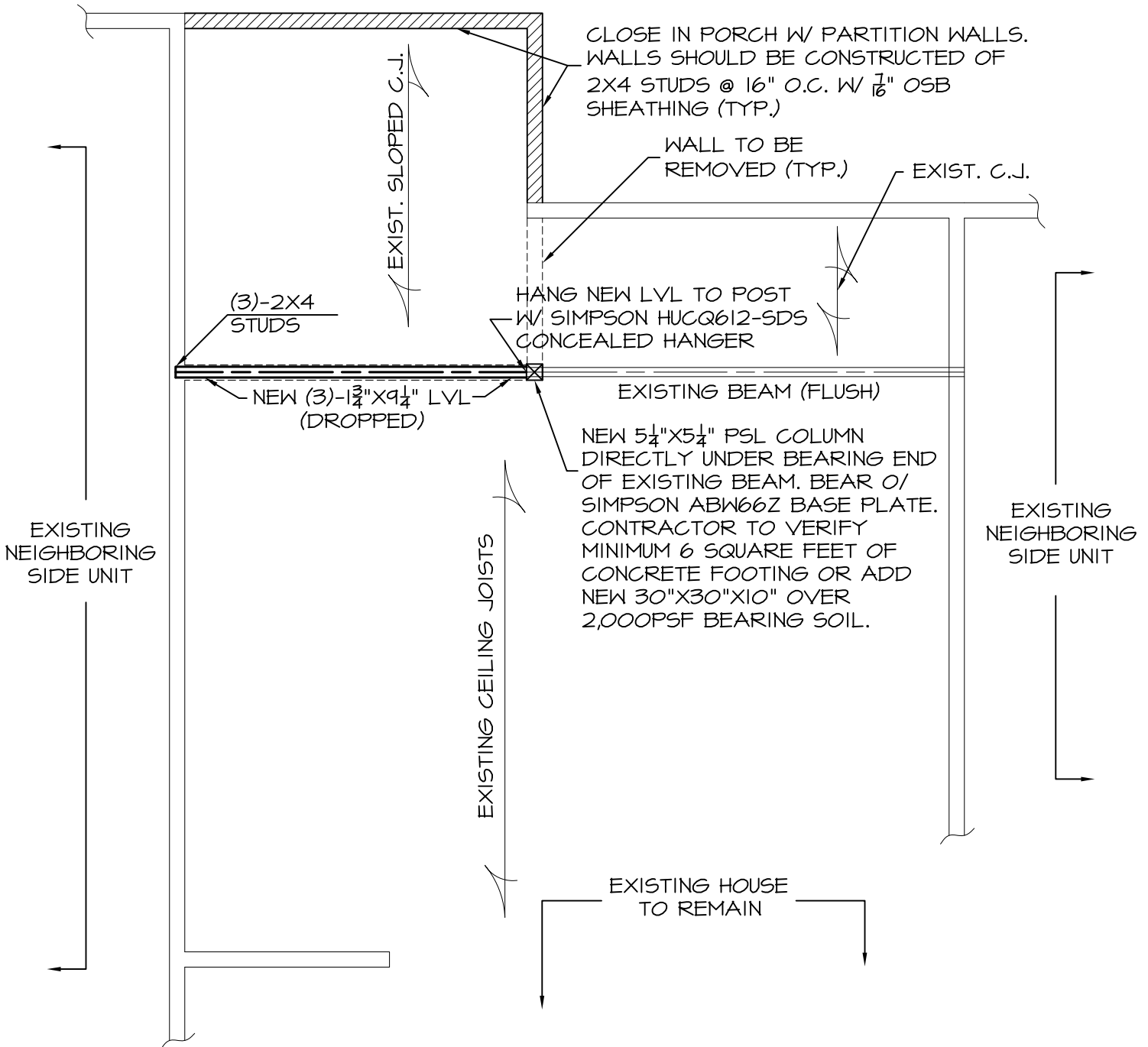
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ENCL: Wall Removal Plan



October 24, 2016

REAR



1
3

WALL REMOVAL PLAN

SCALE: 1/4" = 1'-0"