



MIBAR ENGINEERING LTD
6825 SILVER PONDS HEIGHTS
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March 24, 2021

Picasso Homes
Doug Osinski
739 Overlook Ridge Point
Colorado Springs, CO 80906

Re: Garage portal framing, 449 Oxford Lane, MIBAR Project #19482R1

Dear Sir,

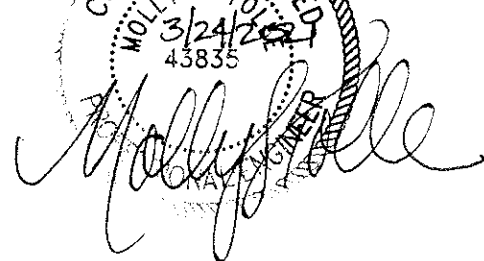
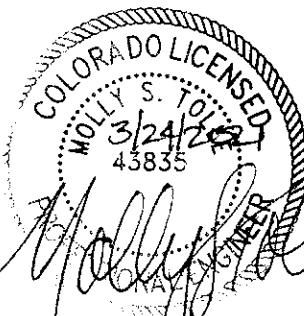
At the above address, we have reviewed the approved portal framing for the garage door openings. It is our understanding as currently framed, there is one HDU or HTT anchor at each panel location. The approved plan shows two embedded straps per panel. In combination with the wall anchor bolts, the single HDU or HTT anchor is adequate.

There is one location where the foundation concrete has broken away from the embedded anchor bolt. It is our understanding the length of this bolt is 18" which is adequate embedment for the strength required. We recommend packing the broken out area with non-shrink grout to surround and protect the exposed anchor.

Please do not hesitate to call us if you have any further questions.



Molly S. Tolle, P.E.



Welding at Oxford House

"Jeremiah Welch" [jwelch.co79@gmail.com]

Sent: 3/18/2021 11:31 AM

To: ""jeff@picassohomescolorado.com"" <jeff@picassohomescolorado.com>

Welded columns to beams where possible with 7018 and cleaned. We have certs and an inspector if you need.

Thank you for your business!!
Jeremiah Welch I Owner

Legendary Welding LLC.

4710 Spacewalk Way I Colorado Springs, CO. 80916

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