

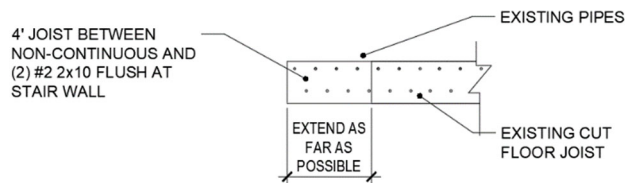
February 9, 2022

Summit Homes
120 SE 30th St.
Lee's Summit, MO 64082

RE: Field Issue of non-continuous floor joist, spliced top plate connection, and over notched girder truss stud pack at Lot # 159 Hawthorne Ridge – 3104 SW Arboridge Dr. Lee's Summit, Mo 64082 – Permit # PRRES20212709

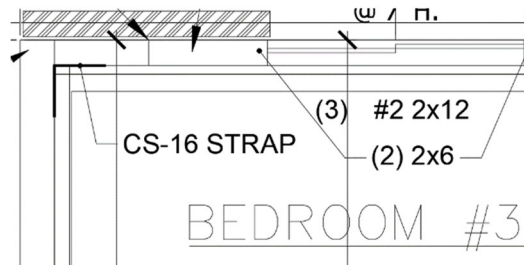
Non-continuous floor joist in Unfinished Mechanical area.

- Floor joists are Douglas Fir Larch #2 2x10 @ 16" oc and span approximately 15'-7" and have standard dead=15 psf and live = 40 psf
- Floor joist has been spliced to allow access for plumbing lines, creating a non-continuous floor joist.
- The spacing between continuous floor joists is approximately 18" OC omitting spliced floor joist.
- **Install a 4' length 2x10 with 4 fasteners per linear ft in "W" pattern with 2-1/2" structural screws or 16D nails to existing non-continuous joist as shown in image below:**



Top plate connection at NW (plan) corner of Bedroom # 3.

- **Install (2) 24" length of Simpson CS-16 with (20) .0131" x 2-1/2" nails per manufacturer's specs at corner of 2x6 wall at the at the NW corner of Bedroom #3 as shown in image below.**
- **Install (1) strap on upper and lower top plate.**



Top plate connection at N (plan) wall of the Garage.

- **Install (2) 24" length of Simpson CS-16 with (20) .0131" x 2-1/2" nails per manufacturer's specs at spliced top plate at the at the N garage wall.**
- **Center straps over splice.**
- **Install (1) strap on upper and lower top plate.**

Stud pack for girder truss bearing at NW (plan) corner of garage.

- Stud pack consists of (4) studs, 9' tall with the outside (2) studs notched for electrical wiring.
- Notches are approximately 1.5" tall x 1" wide in maximum size.
- Notches are located at 18" and 22" from bottom plate. Studs are approximately 9' tall.
- Nail studs in stud pack together with 16d nails at 12" oc on both sides of stud pack.
- Girder truss has approximately 1.5 kips maximum reaction.
- **Install rotated stud adjacent to stud pack on both sides.**

Sincerely,



Bradley Huxol, PE

