



March 4, 2022

Summit Homes  
120 SE 30<sup>th</sup> St.  
Lee's Summit, MO 64082

**RE: Revision to exterior stud wall for Lot#11 Osage – 3711, 3713, 3715, 3717 SW Maryville Place, Lee's Summit, MO 64082 - PERMIT # PRRES20215064**

This letter addresses the exterior stud wall at dining room/great room.

- Wall is 12'-9" tall including a 2x4 bottom and (4)2x4 top plates.
- Studs are approximately 12'-1.5" Douglas Fir Larch #2 2X4 @ 16" oc.

**Great Room/Dining interior party wall at all units:**

- Great room/Dining room wall loading
  - 2' tributary width of roof loads
  - 20 psf Dead Load
  - 25 psf Live Roof Load
  - 20 psf Snow Load

**Recommended modifications:**

- Great Room / Dining Room interior party room wall shall be 12'-9" tall Douglas Fir Larch #2 2x4 stud wall at 16" oc.
- Attach (4) top plates together with Simpson SDWC15600 screw (.15" x 6") per manufacturer's spec's at 32" oc on each side of party wall.
- Install 2x4 solid blocking at 4.5' and 7.33' heights in each stud bay on each side of party wall.
- Install GB braced wall panels per plan on each side of party wall.

**Great Room Exterior wall at end units:**

- Great room/Dining room wall loading
  - 2' tributary width of roof loads
  - 20 psf Dead Load
  - 25 psf Live Roof Load
  - 20 psf Snow Load

**Recommended modifications:**

- Great Room exterior wall at end units shall be 12'-9" tall Douglas Fir Larch #2 2x4 @ 16" oc.
- Attach (4) top plates together with Simpson SDWC15600 screw (.15" x 6") per manufacturer's spec's at 16" oc.
- Install 2x4 solid blocking at 4.5' and 7.33' heights in each stud bay.
- Install WSP braced wall panels per plan.

**Great Room/Dining Exterior wall at all units:**

- Great room/Dining room wall loading
- 25' tributary width of roof load
- 20 psf Dead Load
- 25 psf Live Roof Load
- 20 psf Snow Load
- Wind load is applied at 24 psf as a uniform distributed load for wall full height.

**Recommended modifications:**

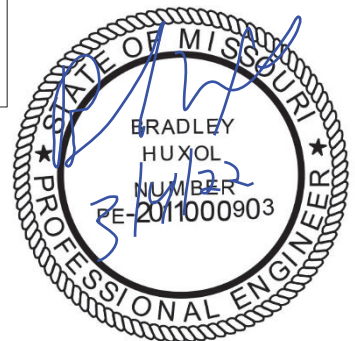
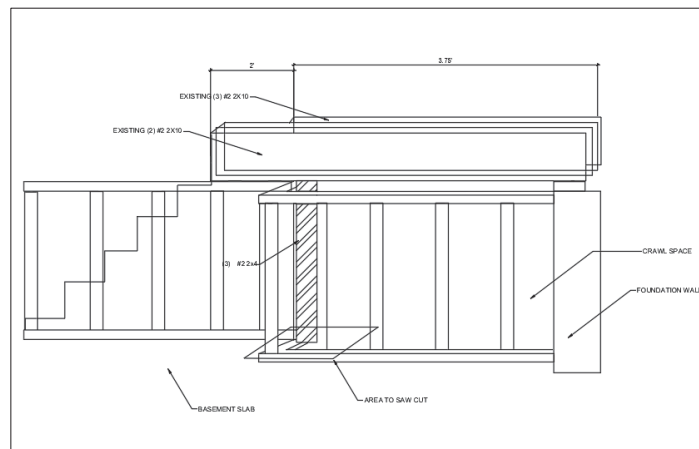
- Sister Douglas Fir Larch #2 2x4 @16" oc to existing 2x4 studs.
- Attach sistered stud to existing with fasteners at 12" oc.
- Braced wall panels shall be revised as shown on A4 revision.
- Single CS-PF panel shall be installed on interior with (2) #2 2x12 header extending into corner of CS-PF panel.
- Attach CS-PF panel to bottom plate with fasteners at 3" oc.
- Attach bottom plate to floor joists below with structural screws at 16" oc.

**Lower level basement/ Foyer framing:**

- (3) #2 2x10 flush spans approximately 3.75' over crawl space.
- (2) #2 2x10 flush spans approximately 2' over stair cripple wall.

**Recommended modifications:**

- Install (3) #2 2x4 Douglas Fir Larch stud pack at corner of stairs as shown in image below.
- Saw-cut a 16"x16"x 1" area into basement slab centered under stud pack to provide a footing isolated from the slab.



Sincerely,

Bradley Huxol, PE