



October 18, 2022

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

**RE: Field Issues for Lot #95 Reserve at Stoney Creek – 1708 Hightown Dr. Lee's Summit, MO 64082 – Permit # PRRES20216531**

- Address top plate corner lap connection at master bed exterior wall to great room wall, different plate heights  
**Recommended modifications:**
  - Connect the pony wall to lower wall section with coil strap every 48" along wall between great room and bedroom #1. Coil strap must attach to the top plate of the pony wall and extend 12" below top plate of the lower wall section. Install strap on both sides of the wall.
  - At the "T" intersection of the walls, connect the top plates of the walls to the adjacent wall with coil strap, min 12" legs on each wall.
- Have engineer address dining room exterior walls, corners not ties together, headers cut and notched, missing king studs
- CS-PF bracing design at dining room exterior wall per plans  
**Recommended modifications:**
  - Install full height king stud at dining/deck corner. Attach sheathing per IRC to king stud. Sister king stud to adjacent jack stud at corner with 10D nails at 6" oc.
  - Install remaining portion per IRC CS-PF.
  - Install 24" length of CS-16 to connect top plates to adjacent wall.
- Front entry exterior wall top plates not lapped at corners  
**Recommended modifications:**
  - Install coil strap at 10' entry top plate to top plate of pony wall.
  - Install horizontal 2x blocking under top plate of pony wall.
  - Install metal strap on diagonal, similar to let in bracing, from top plate of pony wall and extending to lower section of wall studs. Add horizontal 2x lumber blocking where metal strap crosses between studs.
- Provide full bearing for front covered porch beams at front bedroom and garage  
**Recommended modifications:**
  - Install (4) #2 2x4 at covered porch beam bearing at bed #2 and garage wall.

Sincerely,

