March 7, 2025

Bellah Homes
Attn: Paul Miller
1272 SW Arborcrest Circle
Lee's Summit, MO

Re: 1101 SE Corinthian Dr (Lot 129, Pergola Park)

Vista Structural Engineering, LLC, was asked to address two items called out by the city inspector during the framing inspection for the house being built at 1101 SE Corinthian Drive. The items and our responses are as follows:

- **The garage header over the big door does not extend to corner as noted on plans. Engineer to address.**
  - *The intention of the header extending to the corner is that a rigidity is created at the top of the portal frame, which assists in resisting lateral wind forces. Because the header is unable to be replaced, we recommend installing ¾" sheathing on the interior face of the wall, with the specific panel installation location and nailing pattern as shown in Picture 1 on the following page. Please note that if the inside of the header is not flush with the inside of the wall, the header will need to be furred out with plywood to match the inside surface of the wall studs. The ¾" plywood sheet shall be min. 4' x 8' in size, and shall be cut so that a minimum of 2'-0" extends below the top of the garage door opening and a minimum of 2'-0" above the garage door opening, extending to the inside corner of the wall. This specific panel shall be fastened with 10d nails, as shown in the aforementioned picture. The rest of this wall of the garage may be sheathed with ¾" plywood fastened with 10d nails @ 3" o.c. at panel edges and @ 12" o.c. in the field.*
- **Master bedroom/kitchen wall point loads: The steel beam in the basement under master bedroom was set in the wrong place. It is supposed to be under the stud pack circled in Picture 2. It was actually installed approx 6" toward the back of the house, so not under the stud pack. Picture 3 redlines where the beam is actually installed. Picture 4 redlines is where it's supposed to be.**
  - *A new steel beam as called out on the plans shall be installed in the intended location, next to the steel beam installed in the incorrect location.*

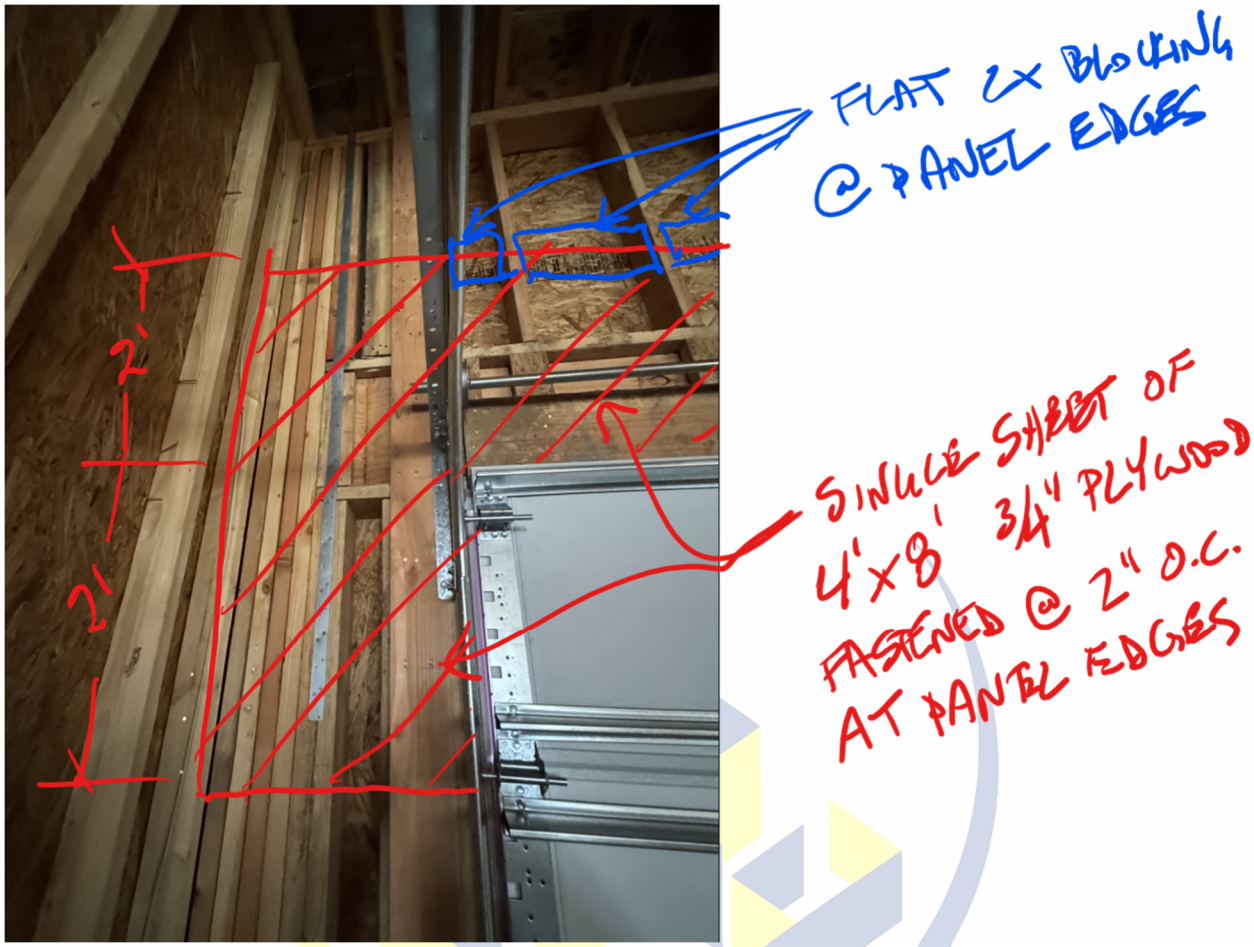
Our firm appreciates the opportunity to serve you. If you have any questions or if you need anything further, please feel free to contact us.

Sincerely,

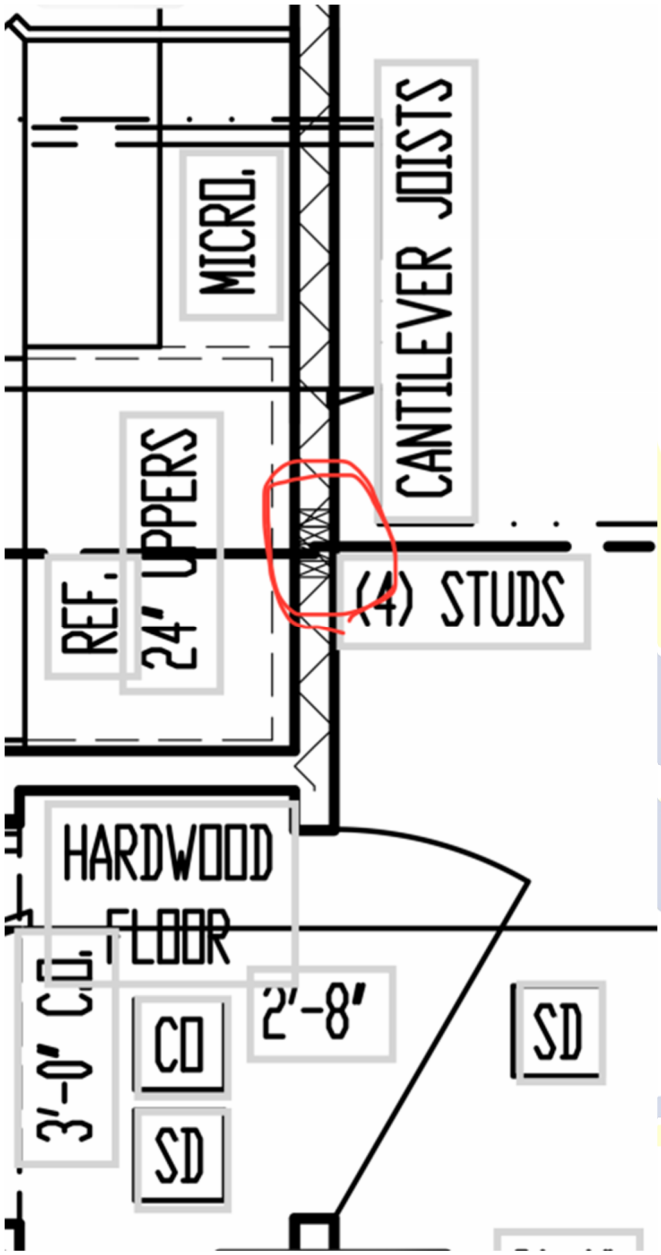
Vista Structural Engineering, LLC

Dennis Heier, P.E.

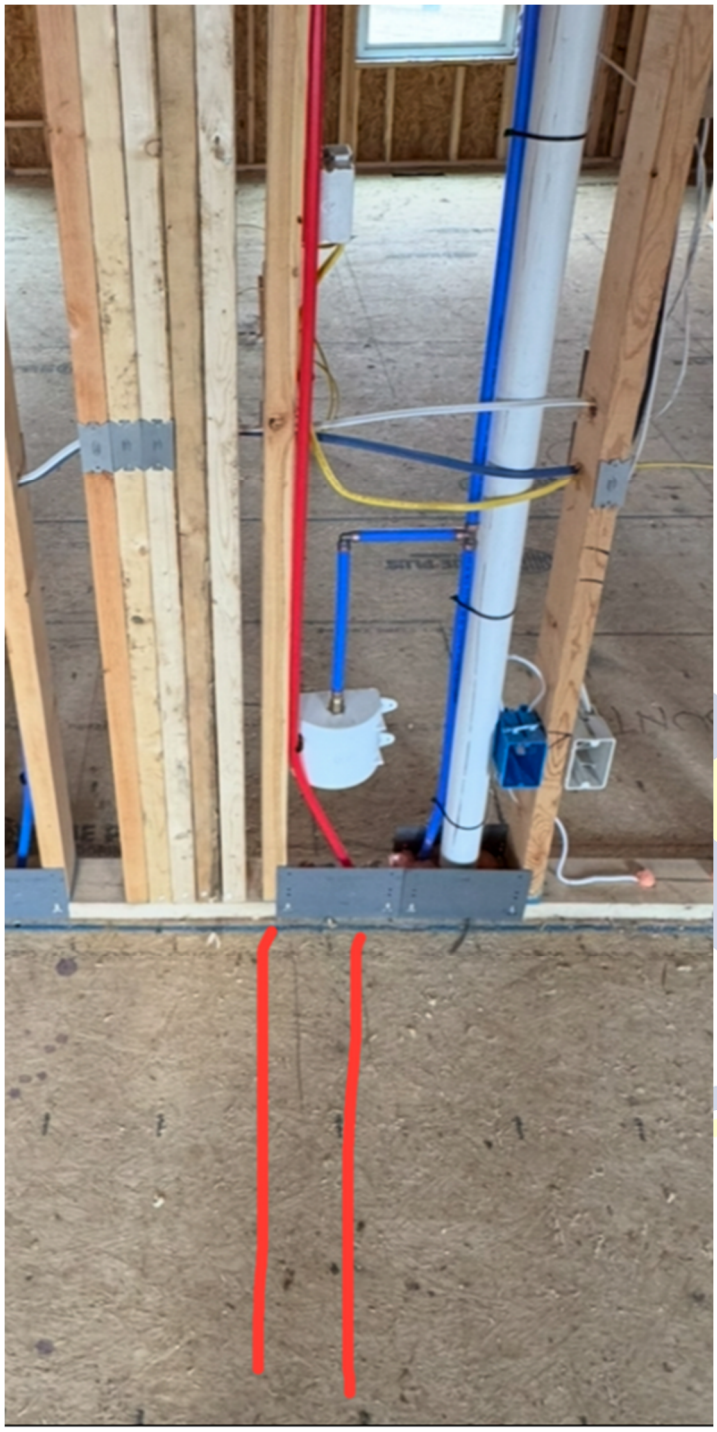
STATE OF MISSOURI
DENNIS HEIER
NUMBER
PE-2010001772
PROFESSIONAL ENGINEER
03/07/2025



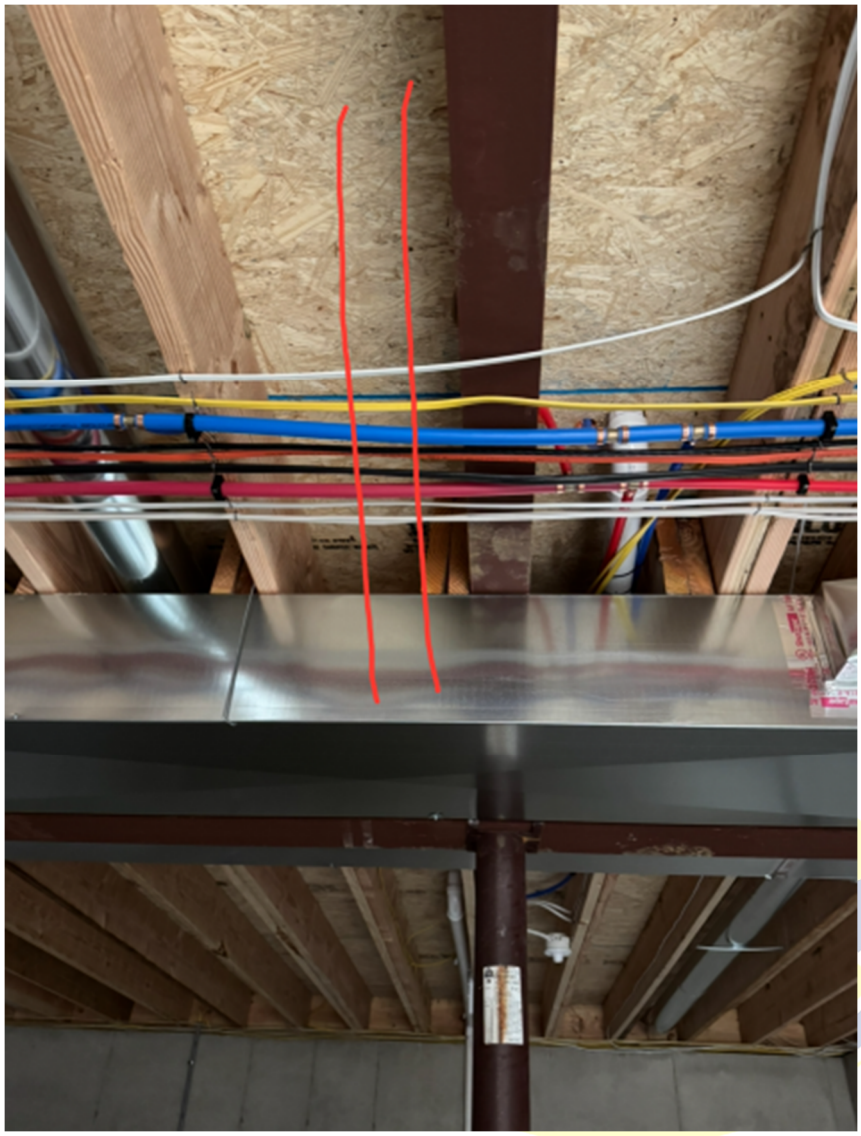
Picture 1 – Repair of garage wall where header was not installed to corner



Picture 2 – Stud Pack above where steel beam should have been installed.



Picture 3 – Location where steel beam is currently installed (incorrect location)



Picture 4 – Location where steel beam should have been installed (where new steel beam will be installed)