



CIVIL ENGINEERING CONSULTANTS

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September 18, 2025

Attn: Sean Siebert
Site 360 KC
205 NW Orchard St.
Lee's Summit, MO

RE: R.E.O. Project 25-088-06
Lot #2, 211 & 213 NW Orchard St.
Permit #: 20253204
As-built construction - comment response

Dear Mr. Siebert,

We are providing herewith comment response and required modifications for the existing partial residential construction at the above referenced address.

Comment misc: Support at bearing closet wall above garage. The master bedroom closet wall supports bracing from roof purlins. At this wall location, a double (2) ~ 1.75"x9.25" LVL shall be installed in the floor framing above the garage. This adequately supports all applied roof bracing.

Comment misc: The holes in floor/ceiling joists closer than two inches in several areas throughout the construction (primarily adjacent to plumbing runs, do not reduce the capacity of the joists to support the applied loads.

Comment misc: Lateral support of ceiling joists above bearing closet wall. At the referenced wall with lapped ceiling joists and purlin brace locations, provide blocking between ceiling joists in the attic space for any necessary lateral bracing.


Comment misc: The ceiling joists in the attic are adequate as-framed with the addition of LVLs in the first response making the master closet a load bearing wall. With this, the 2x10 ceiling joists may be omitted.

Comment misc: Joist cut short in powder room. This member may be considered as a non-structural member. The subfloor above adequately spans between adjacent continuous joists.

Other items will be addressed in field by the builder. If there are any questions regarding these statements, please contact our Offices.

Very Truly Yours,

R.E.O. ENGINEERING, P.C.

By:  President
Aaron D. Obermiller, P.E.

