July 13, 2024

Development Services
220 SE Green
Lee's Summit, MO 64063

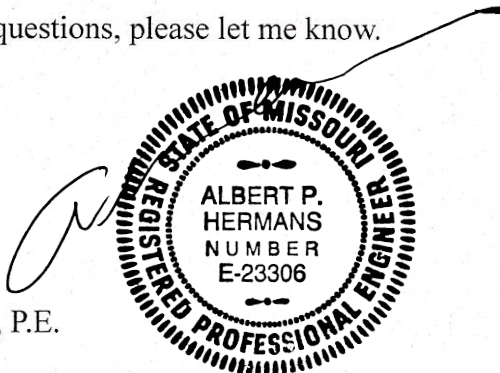> **RE: House Plans – 1408 NE Ernest Way**

To Whom it May Concern:

We are in receipt of plan review comments dated June 21, 2024 for the referenced project and have the following responses.

05. The areas of the floors and garage have been added on sheet 1.
18. The roof truss package will be deferred.
10. The living area is approximately 4000 sq. ft. At 45 BTUH per sq. ft., the required total BTUH is 180,000. Combustion ventilation required is 1 sq. in. per 1000 BTUH or 180 sq. in. 12" x 16" (192 sq. in.) vents are called out on sheet 2.
11. Required R values and other standard notes are included on new sheet N1.
06. The garage has been labeled on sheet 3.
12. The garage door and closer have been added on sheet 3.
22. The structural garage floor design is provided on new sheet F2.
23. The structural garage floor design is provided on new sheet F2.
24. The structural garage floor design is provided on new sheet F2.
25. The structural garage floor design is provided on new sheet F2.
26. The structural garage floor design is provided on new sheet F2.
27. The floor joist package will be deferred.
28. All beams, girders, and columns are shown on the drawings.
29. There are no bearing partitions for joists to be doubled up under.
30. 1/2" gypsum board has been called out for under the floor framing on sheet 2.
31. The floor joist package will be deferred.
35. 1/2" Smartboard siding has been called out on sheet 1.
36. The wall between the garage and Bedroom 2 / Office has been labeled as bearing on sheet 3.
37. The basement rear wall will be 2x6 @ 16" on center as shown on sheet 2. The basement wall heights have been changed to 9'-0" tall.
Misc. The rear deck has been changed to wood framing instead of steel. Framing shall conform to IRC requirements.

If there are any questions, please let me know.

Yours truly,

Albert Hermans, P.E.

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