



CIVIL ENGINEERING CONSULTANTS

1805 WATERS ROAD

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September 19, 2024

Attn: Tom Elder
Dreams & Designs Buildings
P.O. Box 7014
Lee's Summit, MO 64064

RE: R.E.O. Project 22-004-15
1616 SW 27th St., Lot 45 WW, Lee's Summit
Permit #: PRRES20221553

Dear Mr. Elder,

We are providing herewith response to City comments from 6-04-24. At the rear great room wall, the window framing was modified in field for a large center window with smaller windows each side. The header is a continuous double 1.75"x9.5" LVL spanning all three windows. The header is adequate to support the applied gravity loads. For the minimal hinge joint load at the interior face, provide 18gauge steel straps from the top plate to 18" below the header at the jack studs at each side of the center window. No other modifications are required.

At the Master Bedroom rear bump-out, a combined member comprised of a single 1.75"x11.25" LVL with 2x12 is installed in lieu of a double (2) 1.75"x9.5" LVL. The modified header is adequate to support the applied rafter loads. No modifications are required.

The field modifications with steel strap addition as described above are adequate to support applied loads. If there are question regarding this analysis, please contact our Offices.

Very Truly Yours,

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

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

