



September 24, 2021

Mr. Joe Frogge
Building Plan Review
Lee's Summit Missouri Development Services
220 SE Green Street
Lee's Summit, MO 64063

Re: Vanguard Villas
Permit #: PRCOM20214607
Parcel#: 237160
TR,i Project #: 20-078

Dear Mr. Frogge,

This letter is in response to the plan review comments issued to Rich Obertino with TR,i Architects via email on September 15, 2021. Below you will find an outline of all your comments and our corresponding responses:

Licensed Contractors

1. *Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.*
Response: Information forthcoming from contractor when elected.
2. *Action required: Either a Class A or Class B license is required. Provide the name of the licensed general contractor and an email address for the on-site contact.*
Response: Information forthcoming when contractor is elected.

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2. *Action required: we need a cost breakdown for each building.*
Response: Information forthcoming when contractor is elected.
3. *Action required: Update code analysis code references including type of construction.*
Response: Buildings designed to IRC. Coversheet and code analysis has been updated to read International Residential Code. Reference to construction type 5A removed.
4. *Action required: Provide floor and roof truss packages or request deferral.*
Response: Acknowledged as a deferred submittal for both.
5. *Action required: Provide nail/screw patterns at fire rated assemblies. (inspectors do not have access to UL books in field.*
Response: UL assemblies are provided in the project manual in Appendix 1.
6. *Action required: Bedroom windows must meet all emergency egress requirements. To be field verified.*

- Response:** Bedroom windows have been updated to meet these requirements. The windows provide 24" high by 20" wide opening minimum and are over 5.7 square feet opening. Elevations and schedule on A050 updated for new sizes. Details 10& 11/A050 added for new condition with raised window header at roof trusses. Structural header details 7&8 on S341 were added for the raised window condition.
7. *Action required: Specify self-closing device at doors between dwelling units and garages. Applies to man-door and door leading to under stair storage.*
Response: Door hardware spec has been updated to include this. hardware group 6 had it added and door hardware group 8 was created for door U5 to include this.
8. *Action required: Specify 1/2" gyp board at walls, under-stair, ceiling, etc. under stairs where access is provided.*
Response: Detail 16/A500, 12/A500 and 7/A500 have been updated to note this.
9. *Action required: Provide verification that garage doors are designed and will be installed for minimum 90mph wind design zone.*
Response: Remark 3 on door schedule on A040 was added to ensure the door meets this requirement. The door called out currently does (I have email confirmation from the company) but if there is a substitution this note will let the contractor know it is required for the door to be approved during submittals.
10. *Action required: Structural design criteria conflicts with report. Clarify.*
Response: Slab on grade definition changed on sheet S001.
11. *Action required: Specify draftstopping at floor and roof assemblies.*
Response: The project is designed based on the 302.12 requirement. I note on the draftstopping on the building sections around the halfway point to divide the floor cavity into two spaces to ensure it is under the 1000sqft requirement. The note reads "1/2" GYP. BD. DRAFTSTOPPING INSTALLED PARALLEL TO TRUSS" and is located on building sections 3& 11/A301, 1, 2& 10/A302 and 3/A303.
12. *HVAC condensing units shown on ground and roof.*
Action required: Clarify. Also, if on roof, electric outlets are required within 25' of each unit per 2018 IRC R3901.12.
Response: Condensing units are roof-mounted per detail on MP101. Electrical plan updated to match.
13. *2018 IRC R2903.3.1 Maximum pressure.*
Action required: Provide pressure reducing valve at each service.
Response: Detail 1-MP101 updated to show PRV
14. *2018 IRC 2903.5 Water Hammer.*
Action required: Provide water hammer device(s) at all appropriate locations. Remove references to air chambers as they are no longer allowed.
Response: Wording in note revised.

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Mr. Frogge, I trust this information meets your needs. Please feel free to contact me with any additional questions or comments.

Respectfully,
Project Manager

A handwritten signature in blue ink that reads "Michaela Silva". The signature is written in a cursive, flowing style.

Michaela Silva