



October 26, 2021

Andrea Sessler
Development Technician
Plan Services – Code Administration
City Hall- Development Services
220 SE Green Street
Lee's Summit, MO 64063

Re: Hook Farms Lot 017
Building Location: 2038 SW Hook Farms Dr
House Style: Crestone

Ms. Sessler,

Please find the following responses to plan review comments received for the above listed project.

Plot Plan Review

1. *The rear yard dimension(s) must be provided on the plot plan.*

Rear yard dimensions provided.

2. *Deck location, with dimensions to property lines must be provided on the plot plan.*

Deck location and dimensions provided.

3. *All easements with dimensions must be provided on the plot plan. Please label Northeast corner U/E 11'x9'*

Easement label provided.

4. *Show all manholes, water valve boxes, fire hydrants, and stormwater structures. Not yet available in City Mapping system.*

This line looks to be a note and that there are no actions to take. Plot plan does show Manhole.

5. *Spot elevations and/or drainage flow arrows shall be provided throughout the lot. Please provide more spot elevations in the rear of the house to show drainage breaking away from the house.*

Additional spot elevations and drainage flow arrows have been provided.

Residential Plan Review

1. *Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance). Please add egress label to each emergency escape window.*

Additional information regarding main level and basement bedroom escape openings have been added to sheet A0 and A1.

2. *Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315).*
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Smoke Detector notification has been revised to combination detectors. Legend provided on sheets A3 and A4.

3. *Identify location(s) of vertical supports and purlins. (IRC Section R802.4.5)*

All roof Joists span less than the allowed spans from Table R802.4.1 and so don't need purlins. There is only 1 support, a legend has been provided to identify the notation on Sheet A6.

4. *Identify Interior Load bearing Walls (IRC Section R602)*

Legend for Interior Load Bearing Walls provided on sheet A1.

I hope that these responses will satisfy the questions and concerns. If more information is required, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'N. Baumgarten', with a long horizontal flourish extending to the right.

Nick Baumgarten
Architect