



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 019  
Building Location: 2030 SW Hook Farms Dr  
House Style: Woodcrest

Ms. Sessler,

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

**Plot Plan Review**

1. *The basement floor elevation and basement type (e.g. full/standard, daylight, walkout, etc.) Standard basement, please provide the basement floor elevation.*

**Basement elevation provided.**

2. *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.**

**Residential Plan Review**

1. *Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance). Windows from Master Suite and basement bedroom egress need "egress" label or "emergency escape" labeled.*

**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). Carbon Monoxide/Smoke Detectors must be labeled in proximity to bedrooms on both levels as well.*

**Smoke Detector notification has been revised to combination detectors. Legend provided on sheets A3 and A4.**

3. *Provide details for any walls over 10 feet in height. Include stud grade, size spacing and actual, uninterrupted height. (IRC Section 602.3.1 and Table 602.3(5) & 602.3.1)*

**The only wall with an uninterrupted height of more than 10 feet is the west exterior wall. The requested wall design information has been added to Sheet A1.**

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

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**Perlin support locations are noted on sheet A6.C roof Plan. I legend has been provided to identify the notation.**

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