



March 6, 2024

Lee's Summit Development Services  
(816) 969-1200  
220 SE Green Street  
Lee's Summit, MO 64062

New Single Family  
4412 SW Grindstone Cir  
Lees Summit, MO 64082

**RE: CITY COMMENTS FOR PERMIT # PRRES20240901**

Everstead Engineering & Design, LLC has updated the above-mentioned property construction documents per city comments as follows:

**Residential Plan Review**

**City Comment # 1** "Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.) PLEASE PUT FULL ADDRESS IN ADDRESS BLOCK ON EACH PAGE."

**Engineer's Response** – Address has been added to title block on every page.

**City Comment #2** "Identify type of roof/truss package (if used) complete with layout, component design, fastening details, blocking and sheathing requirements. (IRC Section 802.10) DEFERRED"

**Engineer's Response** – Roof identified as truss roof. Truss specifications outside Everstead's scope.

**City Comment #3** "Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) LABEL EGRESS WINDOWS."

**Engineer's Response** – Egress windows have been labeled. See G200, LOWER LEVEL PLAN and G202, UPPER LEVEL PLAN.

**City Comment #4** "Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) MISSING SMOKE DETECTOR IN BASEMENT."

**Engineer's Response** – Smoke detector added to lower level. See G203, LIGHTING/OUTLET LOCATIONS.

**City Comment #5** "Designate R-value(s) for floors, walls, ceilings, roof/ceilings. (LSCO 7-802)"

**Engineer's Response** – Insulation table has been added. See G200, G201, and G202.

**City Comment #6** "PLANS CALL FOR SUSPENDED GARAGE SLAB BUT APPLICATION DOES NOT. PLEASE CLARIFY."

**Engineer's Response** – Suspended slab label removed. See S100.

**City Comment #7** "Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) DISTANCES NEEDED FOR PIER PADS IN GARAGE AND BASEMENT"

**Engineer's Response** – See S100, FOUNDATION PLAN for previously submitted pier pad dimensions that have been relocated for better visual.

**City Comment #8** "Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space. LABEL UNFINISHED BASEMENT."

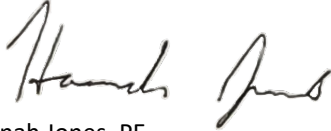
**Engineer's Response** – Lower level plans have been labeled as unfinished. See G200, LOWER LEVEL PLAN.

**City Comment #9** "Identify furnace and water heater location(s). (IRC Section G2406) LABEL FURNACE."

**Engineer's Response** – Furnace label added. See G200, LOWER LEVEL PLAN.

Please feel free to contact us with any further questions on this matter.

Sincerely,



Hannah Jones, PE

