



May 15, 2024

Lee's Summit Development Services
220 SE Green Street
Lee's Summit, MO 64063
Permit No. PRRES20241588

**RE: Response to plan review discrepancy report dated May 13, 2024
Reserve at Blackwell – Building F2**

To whom it may concern,
Attached you will find our responses to your review comments.

Development Service Department - Reviewed by Andrea Sessler 816.969.1230

1. *Comment* – Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304).

Action Required: Are dimensions and square footages on Plan Set F1? They need to be on each set of plans.

Response: The dimensions are provided on Plan Set F1. I realize we need to put the dimensions on this plan set as well. Dimensions have been added. Square footage calculations are provided on G111. I've update the data on that sheet to include garage area and covered porch area, too.

2. *Comment* – Detail required separation between garage and living area including door, door closer, and gypsum board. (IRC R302.5)

Action Required: Self closing closer needs to be called out on door between garage and living.

Response: Notes have been added to the floor plan on A101F2 identifying the requirement for a self-closing closer on the door between the garage and living space. A general note has also been added to the Door Schedule Remarks table on A501 (note 7).

3. *Comment* – Identify emergency escape openings from bedrooms and basement(s). (IRC Section R301 as amended per Ordinance).

Action Required: B is designated as egress on page A501 but elevation A201F2 doesn't designate any of the bedroom windows as B.

Response: Window K is used in the bedrooms of house F2. Window K is an egress-compatible opening. A notes has been added to A501 under window K identifying it as an egress window.

4. *Comment* – Identify furnace and water heater location(s). (IRC Section G2406).

Response: The mechanical room has been identified with a room tag on the plan (A101F2). I have added symbols and notes calling out the specific location of the furnace and water heater. You can also see the Electrical Plans for more info on location info on those units (E201F).



5. *Comment* – Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined spaces(s). (IRC Chapter 17 and Section G2407).

Response: There are no gas-burning furnaces in any of the homes at Blackwell. The only gas-burning furnace is in the Clubhouse (part of the Reunion project). All HVAC systems will be electrical. No combustion air calcs should be necessary on the Reserve project.

6. *Comment* – Identify interior load bearing walls. (IRC Section R602).

Action Required: Please identify if any.

Response: All load bearing walls are identified on plan using the framing legend in the top right-hand corner of sheet S103. They are also identified on plan using the note H under 'Sheet Notes' and note 9 and 14 under 'FDN Plan Notes:' located on the right side of sheet S103.

7. Footing, column pads, piers, and grade beams – dimensions. (IRC Section R403).

Action Required: Please call out location, size, and spacing.

Response: All footings are called out using note 3 and 16 under 'FDN Plan Notes:' located on the right side of sheet S103. And identified on plan using the framing legend in the top right-hand corner of sheet S103. All building dimensions are shown on sheet A101F2.

8. *Comment* – Footings, column pads, piers, and grade beams -reinforcement size and spacing.

Action Required: Please call out location, size, and spacing.

Response: All footing reinforcement is called out using note 3 and 16 under 'FDN Plan Notes:' located on the right side of sheet S103 and details located on sheet S012. And identified on plan using the framing legend in the top right-hand corner of sheet S103.

End of comments.

If you have any questions, please let me know.

Best Regards,

A handwritten signature in black ink that reads 'Sean Owens'. The signature is written in a cursive, flowing style.

Sean Owens

Associate collins | webb ARCHITECTURE