



September 17, 2024

Lee's Summit – Development Service
220 SE Green Street
Lee's Summit, MO 64063
Permit No. PRRES20241588 – Reserve at Blackwell – F2

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

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

Residential Plan Review – Andrea Sessler - 816.969.1200

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance).

B is designated as egress on page A501 but elevation A201F2 doesn't designate any of the bedroom windows as B. **All bedrooms appear to have the windows designated a N or other. No B or N egress style is designated in the bedrooms.

Response: The windows marked as type 'N' on the plans are mis-labeled. All 'N' windows should be marked as type 'K'. Type 'K' is an egress window as called out on A501. The plans have been updated accordingly.

2. Provide combustion air calculations and specify transfer grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407).

Your response is that they are not fuel burning. Can you put a note regarding electrical design.

Response: On A131, where the range is called out, the note has been updated to state: **"Electric Range"**

3. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.)

The addresses added don't appear to be in full. Each Lee's Summit Address will have a direction (NE, SE, ETC.).

The other thing I have in discussion with my planners is weather or not these plans will need to go through planning review at any point due to the zoning or if this is an exception.

Response: Architect received incomplete information from the Civil engineer previously. The complete addresses have been listed on the cover sheet and A100 Architectural Site Plan.



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 fluid and cursive, with the first name 'Sean' on the top line and the last name 'Owens' on the bottom line.

Sean Owens

Associate collins | webb ARCHITECTURE