



February 17, 2025

Lee's Summit – Development Service
220 SE Green Street
Lee's Summit, MO 64063
Permit No. PRCOM20250089 – Reunion at Blackwell Clubhouse

RE: Response to plan review discrepancy report – dated February 07, 2025

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

Fire Plan Review – Reviewed by Craig Hill – 816.969.1200

3. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action Required: Comment is Informal Only

Response: Understood. This is already called out on our **G111** sheet under the Fire Extinguishers section.

Building Plan Review – Reviewed by Joe Frogge – 816.969.1200

1. 2018 IBC 502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Action Required: Comment is Informal

Response: Noted.

2. This review is for clubhouse and maintenance garage only. (some townhome drawings are in the plan set)

Action Required: Comment is informational. Submit application form for garage to get that process started

Response: Noted. I have removed plans, elevations, and wall sections that only pertain to the townhomes.

3. Copies of the engineered truss package were not provided at the time of permit application.

Action Required: Comment is informational. Deferred per request

Response: Understood.



5. 2018 IBC 1103.1 Where required. Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to persons with physical disabilities

Action Required: Work area to be fully accessible. Provide 60" turning space and label cabinetry as maximum 34" tall. 2/4/2025 – Work Area (between leasing and Manager) still not accessible. Revise.

Response: The room's casework has been redesigned to allow for a 60" turning radius. I have also added a label on the cabinetry calling out a 34" maximum height. **RE: A102K.**

10. 2018 IPC 604.8 Water Pressure reducing valve or regulator. Where water pressure within a building exceeds 80 psi static, an approved water-pressure reducing valve conforming to ASSE 1003 or CSA B356 with strainer shall be installed to reduce the pressure in the building water distribution piping to not greater than 80 psi static.

Action required: Provide pressure reducing valve at water entry. (Our Water Department requires PRV installation in all locations regardless of pressure)

Response: A note was added to the enlarged detail **A11 on A132** calling out the requirement for the valve.

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' and last name 'Owens' clearly legible.

Sean Owens

Associate collins | webb ARCHITECTURE