

CODES ADMINISTRATION

Residential Plan Review

April 18, 2017

DOUGLAS LANDSCAPE & DESIGN LLC
604 NE APPLEWOOD ST
LEES SUMMIT, MO 64063
(816) 714-6583

Permit No: PRRES20171187
Plan Name: HINKLE RESIDENCE
Project Address: 3400 SW LOIS LN, LEES SUMMIT, MO 64082
Parcel Number: 70430082100000000
Location: VILLAS AT MEADOWS AT SUMMIT RIDGE 6TH PLAT --- LOT 16
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW SINGLE FAMILY
COVERED DECK

Revisions Required

The following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and provide two (2) copies of any revised sheets and/or additional information.

Planning and Codes Administration (816) 969-1200

Plot Plan Review	Reviewed By: Nick Lightner	Pending
Residential Plan Review	Reviewed By: Jonathon Hilton	Rejected

1. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)
2. Identify type of protection used in unfinished areas under floor trusses. (IRC Section R501.3)
3. Specify type of wall bracing method(s) utilized. (IRC Section R602.10)
4. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)
5. Specify acceptable material and size of exterior sheathing. (IRC Section R703)

The review conducted by the City of Lee's Summit Codes Administration Department shall not be construed as a structural review of the project.

Residential Area:			
Residential, Living Area		1720	
Residential, Un-Finished basements		1352	
Residential, Decks		250	
Residential, garage		443	
Roofing Material		Number of Bathrooms	2.5
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	1720
Sewer Connection Fee	15		