

CODES ADMINISTRATION

Residential Plan Review

November 17, 2017

LAND ROCK SIGNATURE HOMES LLC
21401 E 34TH ST S
INDEPENDENCE, MO 64057
(816) 863-5588

Permit No: PRRES20172649
Plan Name: POTTER
Project Address: 4801 SW RAINTREE PKWY, LEES SUMMIT, MO 64082
Parcel Number: 030305000000004003
Location: PT W2 NW AKA TRACT 5D

Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - COVERED DECK/UNCOVERED 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.

Development Services Department (816) 969-1200

Plot Plan Review **Reviewed By: Nick Lightner** **Rejected**

1. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

*Can you please provide all city infrastructure to the plot plan.

Residential Plan Review **Reviewed By: Kim Brennan** **Rejected**

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) Outside the master bedroom, bedroom #2 and #4
2. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407) for upstairs furnace
3. Identify type of protection used in unfinished areas under floor trusses. (IRC Section R501.3)
4. Identify type of joist package or floor truss package (if used) complete with layouts, fastening details, blocking and bracing requirements and minimum sheathing.
5. Location of vertical supports for beams. (point loads)

6. Since using 400 amp, please provide riser diagram with wire grounding sizes and methods.

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

Residential Area:			
Residential, Living Area		2360	
Residential, Un-Finished basements		1631	
Residential, Decks		650	
Residential, garage		1631	
Residential, Living Area 2		1374	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	3734
Sewer Connection Fee	21		