

CODES ADMINISTRATION

Residential Plan Review

March 27, 2018

CAPITAL CONSTRUCTION SERVICES LLC
2642 NE HAGAN RD
LEES SUMMIT, MO 64064
(816) 875-0018

Permit No: PRRES20180820
Plan Name: 4071 NE TIMBERLAKE CIR.
Project Address: 4071 NE TIMBERLAKE CT, LEES SUMMIT, MO 64064
Parcel Number: 43640112600000000
Location: THE TRAILS OF PARK RIDGE 2ND PLAT---LOT 55
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE
FINISHED AND UNFINISHED BASEMENT
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.

Development Services Department (816) 969-1200

Plot Plan Review	Reviewed By: Troy Thompson	Pending
Residential Plan Review	Reviewed By: Brandon Kalwei	Rejected

1. Please provide property address on construction drawings
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)
3. Identify location, size, and material of all beams, girders and vertical supports. could not follow load path down from 1st floor down to basement (by stairs down to basement, flex bedroom down to basement)
4. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)
5. Provide details for any walls over 10 feet in height. Include stud grade, size, spacing and actual, uninterrupted height. (IRC Section 602.3.1 and Table 602.3(5) & 602.3.1)

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		1836	
Residential, Un-Finished basements		646	
Residential, Finished basements		1090	
Residential, Decks		220	
Residential, garage		740	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2,926
Sewer Connection Fee	13		