

DEVELOPMENT SERVICES

Residential Plan Review

December 05, 2018

WOOD BROTHERS CONSTRUCTION INC
PO BOX 553
LEES SUMMIT, MO 64063-
(816) 564-3795

Permit No: PRRES20184041
Plan Name: 4067 NE TIMBERLAKE CT.
Project Address: 4067 NE TIMBERLAKE CT, LEES SUMMIT, MO 64064
Parcel Number: 43640112500000000
Location: THE TRAILS OF PARK RIDGE 2ND PLAT---LOT 56
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE
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: Steve Conrick	Pending
Residential Plan Review	Reviewed By: Brandon Kalwei	Rejected

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) plans show finished and unfinished basement, application only shows unfinished basement. Needs to be corrected to match application
2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) not labeled
3. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) not labeled
4. Identify roof covering material (IRC Section R905)
5. Identify location, size, and material of all beams, girders and vertical supports. could not follow load path down to basement from the right side of the entry way.
6. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)

7. Specify type of wall bracing method(s) utilized. (IRC Section R602.10)

8. Plans show suspended slab w/ details, application does not show. Need to clarify

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		1829	
Residential, Un-Finished basements		1843	
Residential, Decks		257	
Residential, garage		646	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	2	Number of Stories	1
Number of Living Units	1	Total Living Area	1829
Sewer Connection Fee	15		