

DEVELOPMENT SERVICES

Residential Plan Review

April 30, 2019

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

Permit No: PRRES20191098
Plan Name: 4060 NE TIMBERLAKE CT
Project Address: 4060 NE TIMBERLAKE CT, LEES SUMMIT, MO 64064
Parcel Number: 43640113100000000
Location: THE TRAILS OF PARK RIDGE 2ND PLAT---LOT 50
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED 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: Kim Brennan	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. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)
This note references the 2012 code book and it should reference the 2018 code book.

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	2926
Sewer Connection Fee	13		