

Residential Plan Review

August 21, 2018

McFARLAND CUSTOM BUILDERS INC
9601 NE BARRY RD STE 130
KANSAS CITY, MO 64158
<NO PRIMARY PHONE>

Permit No: PRRES20182733
Plan Name: 2528 SW RIVER TRAIL RD
Project Address: 2528 SW RIVER TRAIL RD, LEES SUMMIT, MO 64082
Parcel Number: 69220331400000000
Location: EAGLE CREEK 15TH PLAT LOTS 661-707 INCLUSIVE & TRACTS O, P & Q---LOT 692
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. One (1) complete license tax application. Did not fill out the top portion of the application.
2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) No square footage shown for garage, unfinished basement or deck
3. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space. Did not designate space for the right portion of the basenent
4. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)
5. Designate R-value(s) for floors, walls, ceilings, roof/ceilings. (LSCO 7-802)
6. Identify location(s) of vertical supports and purlins. (IRC Section R802.5.1) unable to follow the load path. Roof drawing is too light

7. Identify interior load bearing walls. (IRC Section R602) unable to follow the load path. Roof drawing is too light.

8. 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) does not specify uninterrupted

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		1525	
Residential, Un-Finished basements		300	
Residential, Finished basements		1224	
Residential, Decks		150	
Residential, garage		700	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	3	Number of Stories	2
Number of Living Units	1	Total Living Area	2749
Sewer Connection Fee	12		