

DEVELOPMENT SERVICES

Residential Plan Review

September 19, 2019

JAMES ENGLE CUSTOM HOMES LLC
PO BOX 3300
OLATHE, KS 66063
(866) 782-2220

Permit No: PRRES20192662
Plan Name: 2909 NW AUDUBON LN
Project Address: 2909 NW AUDUBON Lane, LEES SUMMIT, MO 64081
Parcel Number: 203627
Location: WINTERSET VALLEY 12TH PLAT LOTS 1435 THRU 1471 & TRACTS A12 THRU D12 --- LOT 1446
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - UNFINISHED BASEMENT

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: Kim Brennan** **Rejected**

1. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan.

Please add street number to the plot plan

2. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

3. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

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

1. Please provide the address to the property on all pages of the drawings

2. Electrical contractor does not have a valid business license with the City of Lee's Summit

3. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

4. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

5. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5) does not specify self closing

6. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)

7. 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 height

8. The city is unable to release any building plans for Winterset Valleylyl 12th Plat as we have not received substantial completion for this project.

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		1933	
Residential, Un-Finished basements		1731	
Residential, Finished basements		83	
Residential, garage		617	
Residential, Living Area 2		1331	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	3347
Sewer Connection Fee	24		