

DEVELOPMENT SERVICES

Residential Plan Review

September 23, 2019

DON JULIAN BUILDERS
15521 W 110TH ST
LENEXA, KS 66219
(913) 894-6300

Permit No: PRRES20192644
Plan Name: 2924 NW AUDUBON LN
Project Address: 2924 NW AUDUBON Lane, LEES SUMMIT, MO 64081
Parcel Number: 203634
Location: WINTERSET VALLEY 12TH PLAT LOTS 1435 THRU 1471 & TRACTS A12 THRU D12 --- LOT 1450
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: Kim Brennan	Pending
Residential Plan Review	Reviewed By: Kim Brennan	Rejected

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)
2. Please provide the address to the property on all pages of the construction drawings
3. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)
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. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5) does not specify self-closing
6. 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		2552	
Residential, Un-Finished basements		1997	
Residential, Finished basements		1313	
Residential, Decks		490	
Residential, garage		720	
Residential, Living Area 2		1822	
Roofing Material		Number of Bathrooms	6.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	5687
Sewer Connection Fee	26		