

DEVELOPMENT SERVICES

Residential Plan Review

September 24, 2019

SIGNATURE BUILDERS KC LLC
1516 SW HOOK RD
LEES SUMMIT, MO 64082
(816) 215-0891

Permit No: PRRES20192732
Plan Name: 2921 NW THOREAU DR
Project Address: 2921 NW THOREAU Drive, LEES SUMMIT, MO 64081
Parcel Number: 203623
Location: WINTERSET VALLEY 12TH PLAT LOTS 1435 THRU 1471 & TRACTS A12 THRU D12 --- LOT 1439
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW SINGLE FAMILY
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** **Rejected**

1. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.
2. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

CALL OUT FIELD INLET WITH TOP AND WEIR ELEVATION

3. Drainage swales (where required); show spot elevations within the swale as required to conform to the approved master drainage plan (if applicable), must be provided
4. Existing and finish elevations at all property corners must be provided on the plot plan.

VERIFY LOT CORNER ELEVATIONS ARE CORRECT. THEY ARE SHOWN DIFFERENT THAT WHAT IS ON THE MOST RECENT AS-GRADED MDP

Residential Plan Review **Reviewed By: Steve Conrick** **Rejected**

1. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space.

CLEAN UP LINEWORK IN BASEMENT AND 1ST AND 2ND FLOORS TO CLARIFY ROOM DESIGNINATION. (I.E. KITCHEN AND UPSTAIRS BATHROOM ARE OVERLAPING ON SHEET A105)

2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

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

ADD COMBO DETECTOR NEAR ADDIE'S ROOM ON SHEET A106

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 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)

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, Decks		202	
Residential, Living Area 2		1250	
Residential, Living Area		1150	
Residential, Un-Finished basements		1150	
Residential, garage		667	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2400
Sewer Connection Fee	17		