

DEVELOPMENT SERVICES

Residential Plan Review

October 02, 2019

JFE CONSTRUCTION INC
1314 SW MARKET ST
LEES SUMMIT, MO 64081
(816) 470-0074

Permit No: PRRES20192831
Plan Name: 2916 NW AUDUBON DR
Project Address: 2916 NW AUDUBON Lane, LEES SUMMIT, MO 64081
Parcel Number: 203632
Location: WINTERSET VALLEY 12TH PLAT LOTS 1435 THRU 1471 & TRACTS A12 THRU D12 --- 1448
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW SINGLE FAMILY
UNFINISHED BASEMENT
COVERED PATIO

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. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

BUILDER IS REQUIRED TO ADD EGRESS TO BASEMENT AND IT MUST BE SHOWN ON THE PLOT PLAN

3. Existing and finish elevations at all property corners must be provided on the plot plan.

Correct back right corner elevation

4. Drainage swales (where required); show spot elevations within the swale as required to conform to the approved master drainage plan (if applicable), must be provide

See mdp

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

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

LABEL ALL EGRESS OPENINGS (BEDROOMS AND BASEMENT)

2. Specify type of wall bracing method(s) utilized. (IRC Section R602.10)

IDENTIFY LOCATION OF BRACED WALLS. THERE IS A LINETYPE SHOWN BUT THEY'RE NOT LOCATED ON THE FLOOR PLANS

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 2		1372	
Residential, Living Area		2310	
Residential, Un-Finished basements		2046	
Residential, garage		747	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	3682
Sewer Connection Fee	21		