

DEVELOPMENT SERVICES

Residential Plan Review

October 30, 2019

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

Permit No: PRRES20193135
Plan Name: 2920 NW AUDUBON LN.
Project Address: 2920 NW AUDUBON Lane, LEES SUMMIT, MO 64081
Parcel Number: 203633
Location: WINTERSET VALLEY 12TH PLAT LOTS 1435 THRU 1471 & TRACTS A12 THRU D12 --- lot 1449
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - PARTIAL FINISHED BASEMENT - COVERED LANAI

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

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|--------------------------------|----------------------------------|-----------------|
| Plot Plan Review | Reviewed By: Dylan Eppert | Approved |
| Residential Plan Review | Reviewed By: Dylan Eppert | Rejected |

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

DID NOT PROVIDE UNFINISHED BASEMENT SQUARE FOOTAGE ON DRAWINGS.

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

NEED CLARIFICATION ON HOME OFFICE. THERE IS A SMOKE DETECTOR BUT EGRESS IS NOT LABELED.

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

COMBO DETECTOR IS LOCATED TO FAR FROM BEDROOM #2 and #3

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)

NEED COMBUSTION AIR CALCULATIONS OR NOTE SHOWING THE APPLIANCE IS DIRECT VENTED.

5. Designate R-value(s) for floors, walls, ceilings, roof/ceilings. (LSCO 7-802)

6. SHEET A-104 INDICATES SUSPENDED SLAB HOWEVER APPLICATION DID NOT INDICATE SUSPENDED SLAB. PLEASE CLARIFY.

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.

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| Residential Area: | | | |
| Residential, Finished basements | | 1360 | |
| Residential, Decks | | 203 | |
| Residential, Living Area 2 | | 1208 | |
| Residential, Living Area | | 2186 | |
| Residential, Un-Finished basements | | 826 | |
| Residential, garage | | 635 | |
| | | | |
| Roofing Material | | Number of Bathrooms | 5.5 |
| Number of Bedrooms | 5 | Number of Stories | 2 |
| Number of Living Units | 1 | Total Living Area | 4754 |
| Sewer Connection Fee | 23 | | |