

**DEVELOPMENT SERVICES**

**Residential Plan Review**

December 17, 2019

ROBERT A WASHAM CONSTRUCTION INC  
2058 NW SOUTH OUTER RD  
BLUE SPRINGS, MO 64015  
(816) 224-5583

Permit No: PRRES20193630  
Plan Name: 1812 SW RIVER RUN DR.  
Project Address: 1812 SW RIVER RUN DR, LEES SUMMIT, MO 64082  
Parcel Number: 208773  
Location:  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - 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: Dylan Eppert** **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.

PLEASE PROVIDE ELEVATIONS FOR FIELD INLET

**Residential Plan Review** **Reviewed By: Dylan Eppert** **Rejected**

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

MISSING FOR MASTER BEDROOM AND BASEMENT.

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

MISSING IN ALL ROOMS AND THE BASEMENT

3. Identify roof covering material (IRC Section R905)

COULD NOT LOCATED ON PLANS

4. WHICH MASTER BATHROOM LAYOUT WILL THE BUILDER BE USING?

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

<b>Residential Area:</b>			
Residential, Living Area		1882	
Residential, Un-Finished basements		1607	
Residential, Decks		211	
Residential, garage		711	
Residential, Living Area 2		756	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2638
Sewer Connection Fee	18		