

DEVELOPMENT SERVICES

Residential Plan Review

February 11, 2020

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

Permit No: PRRES20200309
Plan Name: 156 NW CARSON DR
Project Address: 156 NW CARSON DR, LEES SUMMIT, MO 64081
Parcel Number: 203640
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: Kim Brennan** **Rejected**

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

Please show this information for the egress window in the rear of the basement

2. Drainage swales (where required); show spot elevations within the swale as required to conform to the approved master drainage plan (if applicable).

Residential Plan Review **Reviewed By: Kim Brennan** **Rejected**

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

Please identify that the label "h" in bedrooms 3 and 4 are to be egress windows.

2. Identify type of protection used in unfinished areas under floor trusses. (IRC Section R501.3)

3. Identify type of joist package or floor truss package (if used) complete with layouts, fastening details, blocking and bracing requirements and minimum sheathing.

These drawing must be stamped by a licensed professional.

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		1846	
Residential, Un-Finished basements		1458	
Residential, Decks		364	
Residential, garage		705	
Residential, Living Area 2		918	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2764
Sewer Connection Fee	20		