

**DEVELOPMENT SERVICES**

**Residential Plan Review**

April 07, 2020

GALE HOMES II INC  
400 SW LONGVIEW BLVD STE 109  
LEES SUMMIT, MO 64081  
<NO PRIMARY PHONE>

Permit No: PRRES20200744  
Plan Name: 2905 NW AUDUBON LN.  
Project Address: 2905 NW AUDUBON LN, LEES SUMMIT, MO 64081  
Parcel Number: 203626  
Location: WINTERSET VALLEY 12TH PLAT LOTS 1435 THRU 1471 & TRACTS A12 THRU D12 --- LOT 1447  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - UNFINISHED BASEMENT - ENGINEERED FLOOR SYSTEM - COVERED PORCH

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

MISSING EGRESS WELL AND LAG.

**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)

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

NEED COMBO DETECTOR OUTSIDE OF BEDROOM #2

***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

1393

Residential, Un-Finished basements		1265	
Residential, garage		770	
Residential, Living Area 2		1382	
Residential, Decks		206	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2775
Sewer Connection Fee	15		