

DEVELOPMENT SERVICES

Residential Plan Review

April 10, 2020

ROBERTSON REMODELING LLC
500 James Rollo Dr
Grain Valley, MO 64029
(816) 506-4090

Permit No: PRRES20200874
Plan Name: 1805 SW RIVER RUN DR
Project Address: 1805 SW RIVER RUN DR, LEES SUMMIT, MO 64082
Parcel Number: 208775
Location: WHISPERING WOODS FIRST PLAT --- LOT 22
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW SINGLE FAMILY
PARTIALLY FINISHED 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: Steve Conrick	Approved
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)

Foundation plan shows a walk out. The plot plan shows a standard basement. Please clarify on plans and show location of egress WELLS (if applicable) on foundation plan and plot plan.

2. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

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

4. Plans say Lot __, Lake Winnebago 2....

The plat is Whispering Woods and 1805 SW River Run Dr. This needs to be shown on all pages

5. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)
6. Specify type of wall bracing method(s) utilized. (IRC Section R602.10)
7. Specify acceptable material and size of exterior sheathing. (IRC Section R703)

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		1789	
Residential, Un-Finished basements		460	
Residential, Finished basements		1225	
Residential, Decks		228	
Residential, garage		698	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3014
Sewer Connection Fee	14		