

DEVELOPMENT SERVICES

Residential Plan Review

April 13, 2020

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

Permit No: PRRES20200878
Plan Name: 1717 SW RIVER RUN DR.
Project Address: 1717 SW RIVER RUN DR, LEES SUMMIT, MO 64082
Parcel Number: 208781
Location: WHISPERING WOODS FIRST PLAT --- LOT 19
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - COVERED DECK/UNCOVERED DECK - PARTIAL FINISHED BASEMENT

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. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.
3. Construction drawings show partial covered deck please verify.
4. MDP calls for a Daylight but the construction drawing show a walk out. Please verify and if a walk out we will need and engineers letter to allow the walk out.
5. All easements with dimensions must be provided on the plot plan.

south property line is a 7.5' U/E not S/Y/S please revise.

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

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

Optional Finished basement needs to be confirmed that you are not doing it.

ARE YOU DOING THE WETBAR?

2. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space.

If you are not doing the optional finished basement please label is to unfinished or whatever that space will be used for.

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

PLEASE REFERENCE THE 2018 IRC CODE

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

Couldn't located on construction drawings.

5. Change address to 1717 SW 26th Terr not 1717 SW River Run Dr.

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		1566	
Residential, Un-Finished basements		758	
Residential, Finished basements		808	
Residential, Decks		240	
Residential, garage		704	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2374
Sewer Connection Fee	14		