

DEVELOPMENT SERVICES

Residential Plan Review

October 17, 2019

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Permit No: PRRES20193042
Plan Name: 2917 NW AUDUBON LN
Project Address: 2917 NW AUDUBON Lane, LEES SUMMIT, MO 64081
Parcel Number: 203629
Location: WINTERSET VALLEY 12TH PLAT LOTS 1435 THRU 1471 & TRACTS A12 THRU D12 --- LOT 1444
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. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

Specify basement type

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

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

1. The Address must be provided on all pages of the drawings

2. Roeser Homes does not have a valid business license with the City of Lee's Summit. Must obtain one before we can issue the permit.

3. Only one copy of the truss drawings were provided with the application and two is required. Please submit one more copy.

4. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) Please provide square footage for the whole unfinished basement
5. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)
6. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)
7. The building plans reference the 2012 code book and it should reference the 2018 IRC
8. Identify roof covering material (IRC Section R905)
9. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)
10. Provide details for any walls over 10 feet in height. Include stud grade, size, spacing and actual, uninterrupted height. (IRC Section 602.3.1 and Table 602.3(5) & 602.3.1) Does not specify uninterrupted height.

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		1987	
Residential, Un-Finished basements		1987	
Residential, Decks		216	
Residential, garage		720	
Residential, Living Area 2		1088	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	4	Total Living Area	3075
Sewer Connection Fee	22		