

DEVELOPMENT SERVICES

Residential Plan Review

December 03, 2020

GALE HOMES II INC
400 SW LONGVIEW BLVD, Unit 109
LEES SUMMIT, MO 64081
(816) 761-9292

Permit No: PRRES20204561
Plan Name: 211 NW CARSON
Project Address: 211 NW CARSON
Parcel Number:
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - 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: Kim Brennan** **Rejected**

1. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

The master drainage plan calls for a standard basement on this lot; not a walkout/walkup.

2. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

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

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

No egress location shown for Juliana's Suite

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

No smoke detector shown in owner's suite

4. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)

5. The address shows 2925 NW Audubon but should show 211 NW Carson Drive.

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.

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| Residential Area: | | | |
| Residential, Living Area | | 3174 | |
| Residential, Un-Finished basements | | 741 | |
| Residential, Finished basements | | 2333 | |
| Residential, Decks | | 419 | |
| Residential, garage | | 1120 | |
| | | | |
| Roofing Material | | Number of Bathrooms | 6 |
| Number of Bedrooms | 5 | Number of Stories | 1 |
| Number of Living Units | 1 | Total Living Area | 5507 |
| Sewer Connection Fee | 27 | | |