

DEVELOPMENT SERVICES

Residential Plan Review

January 08, 2021

JFE CONSTRUCTION INC
1314 SW MARKET ST
LEES SUMMIT, MO 64081
(816) 470-0074

Permit No: PRRES20210056
Plan Name: 3049 NW THOREAU LN.
Project Address: 3049 NW THOREAU LN, LEES SUMMIT, MO 64081
Parcel Number: 225571
Location: WINTERSET VALLEY 13TH PLAT LOTS 1472 THRU 1487 --- LOT 1481
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - ENGINEERED FLOOR SYSTEM DEFERRED - COVERED DECK - 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. HOUSE PLANS AND PLOT PLAN MUST HAVE THE SAME FOOTPRINT. IT APPEARS THE HOUSE IS FLIPPED. PLEASE REVISE AND RESUBMIT.

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

NEED ENGINEERS LETTER AS THE MDP CALLS FOR THIS LOT TO BE A DAYLIGHT BUT IS BEING PUSHED TO A WALKOUT.

3. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

I AM SHOWING THE MBOE TO BE 931.08 PER THE MDP ARE YOU CHANGING THE MBOE?

4. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

STORM FIELD INLET MUST HAVE A TOP ELEVATION ALONG WITH A ELEVATION OF THE THROAT.

Residential Plan Review

Reviewed By: Dylan Eppert

Rejected

1. Identify type of joist package or floor truss package (if used) complete with layouts, fastening details, blocking and bracing requirements and minimum sheathing.
2. HOUSE PLANS AND PLOT PLAN MUST HAVE THE SAME FOOTPRINT. IT APPEARS THE HOUSE IS FLIPPED. PLEASE REVISE AND RESUBMIT.

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		1929	
Residential, Un-Finished basements		734	
Residential, Decks		216	
Residential, garage		723	
Residential, Finished basements		1070	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2999
Sewer Connection Fee	13		