

DEVELOPMENT SERVICES

Residential Plan Review

February 17, 2021

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

Permit No: PRRES20210619
Plan Name: 3010 NW THOREAU PL
Project Address: 3010 NW THOREAU PL, LEES SUMMIT, MO 64081
Parcel Number: 225568
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED BASEMENT - COVERED DECK
DEFERRED FLOOR JOISTS

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. Sidewalks with dimensions must be provided on the plot plan.

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

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)
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)
4. Drawings must be sealed and stamped by a licensed professional in the State of Missouri
5. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)

Does not specify 20 minute rated

6. Provide size, spacing, species, and grade of rafter, ceiling joist materials and ridge and valley members. (IRC Section R802)
7. Identify location(s) of vertical supports and purlins. (IRC Section R802.5.1)
8. Specification of rafter ties or ridge beam design. (IRC Section 802.3.1)
9. Identify type of protection used in unfinished areas under floor trusses. (IRC Section R501.3)
10. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)
11. Specify type of wall bracing method(s) utilized. (IRC Section R602.10)
12. 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		1952	
Residential, Un-Finished basements		361	
Residential, Finished basements		1397	
Residential, Decks		235	
Residential, garage		665	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	5	Number of Stories	1
Number of Living Units	1	Total Living Area	3349
Sewer Connection Fee	17		