

DEVELOPMENT SERVICES

Residential Plan Review

May 04, 2021

KEVIN HIGDON CONSTRUCTION, LLC
P O BOX 847
LEES SUMMIT, MO 64063
(816) 524-9797

Permit No: PRRES20212185
Plan Name: 1809 SW SAGE CANYON RD
Project Address: 1809 SW SAGE CANYON RD, LEES SUMMIT, MO 64082
Parcel Number: 231160
Location: NAPA VALLEY 4TH PLAT LOTS 147 - 165 --- LOT 163
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - UNFINISHED BASEMENT - COVERED PATIO

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

| | | |
|---|--|-----------------|
| Verify Submittal (RES) | Reviewed By: Development Center | Complete |
| Verify Contacts | Reviewed By: Kim Brennan | Complete |
| Verify Workitems and Add Sub Permits | Reviewed By: Kim Brennan | Complete |
| Verify Development Agreements | Reviewed By: Michael Weisenborn | Pending |
| 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)

No carbon monoxide detectors shown

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

4. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)

5. Identify roof covering material (IRC Section R905)
6. Specification of rafter ties or ridge beam design. (IRC Section 802.3.1)
7. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)
8. Specify type of wall bracing method(s) utilized. (IRC Section R602.10)
9. Specify acceptable material and size of exterior sheathing. (IRC Section R703)
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 in height

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

1. Plot plan must drawn, signed, and sealed by a licensed surveyor or engineer.
2. Deck location, with dimensions to property lines must be provided on the plot plan.

Please show this as a covered patio

3. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.
4. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.
5. I am still waiting on the MDP to be approved by the City before I can issue this permit.

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

Planning Review RES **Reviewed By: Victoria Nelson** **Approved**

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 | | 2573 | |
| Residential, Un-Finished basements | | 1669 | |
| Residential, garage | | 800 | |
| | | | |
| Roofing Material | | Number of Bathrooms | 2.5 |
| Number of Bedrooms | 4 | Number of Stories | 2 |
| Number of Living Units | 1 | Total Living Area | 2573 |
| Sewer Connection Fee | 16 | | |