

**DEVELOPMENT SERVICES**

**Residential Plan Review**

June 09, 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: 69720052700000000  
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

**Residential Plan Review**

**Reviewed By: Kim Brennan**

**Approved**

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**

**Approved**

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.

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

<b>Residential Area:</b>			
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		