

DEVELOPMENT SERVICES

Residential Plan Review

June 17, 2021

Kevin Hardee Homes LLC
705 SW Admiral Byrd Court
Lees Summit, MO 64082
(816) 718-7300

Permit No: PRRES20213111
Plan Name:
Project Address: 1801 SW SAGE CANYON RD, LEES SUMMIT, MO 64082
Parcel Number: 69720052500000000
Location: NAPA VALLEY 4TH PLAT LOTS 147 - 165 --- LOT 165
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - COVERED DECK - UNFINISHED 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

Residential Plan Review

Reviewed By: Brandon Kalwei

Rejected

1. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.) ***need to address on every page of plan. Page 1 shows 2012 IRC, needs to be 2018 IRC requirements.
2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)
3. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space. garage needs to be labeled and unfinished basement
4. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)
5. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) no smoke/CO unit outside bedrooms 2&3
6. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)
7. Size, height, spacing of studs. (IRC Section R602)

Plot Plan Review

Reviewed By: Brandon Kalwei

Approved

Planning Review RES

Reviewed By:

Pending

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		1898	
Residential, Un-Finished basements		1736	
Residential, Decks		230	
Residential, garage		773	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	1898
Sewer Connection Fee	12		