

**DEVELOPMENT SERVICES**

**Residential Plan Review**

October 01, 2021

GALE HOMES II INC  
400 SW LONGVIEW BLVD, Unit 109  
LEES SUMMIT, MO 64081  
(816) 761-9292

Permit No: PRRES20215059  
Plan Name:  
Project Address: 3041 NW THOREAU LN, LEES SUMMIT, MO 64081  
Parcel Number: 62330993600000000  
Location: WINTERSET VALLEY 13TH PLAT LOTS 1472-1487---LOT 1479  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE. FINISHED BASEMENT. COVERED DECK. ENGINEERED FLOOR JOIST. ELEVATOR.

***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: Andrea Sessler**

**Rejected**

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

OWNER'S SWUITE NEEDS SMOKE DETECTOR

2. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

3. Identify type of joist package or floor truss package (if used) complete with layouts, fastening details, blocking and bracing requirements and minimum sheathing.

**Plot Plan Review**

**Reviewed By: Andrea Sessler**

**Rejected**

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

THE CITY RECORDED MDP DOES NOT MATCH THE MBOES ON THE PLOT PLAN

2. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

Planning Review RES

Reviewed By:

Not Required

***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		2215	
Residential, Un-Finished basements		1242	
Residential, Finished basements		973	
Residential, Decks		244	
Residential, garage		709	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	3188
Sewer Connection Fee	15		