

DEVELOPMENT SERVICES

Residential Plan Review

February 09, 2022

SIGNATURE BUILDERS KC LLC
1516 SW HOOK RD
LEES SUMMIT, MO 64082
(816) 215-0891

Permit No: PRRES20220465
Plan Name:
Project Address: 2330 SE RANSON RD, LEES SUMMIT, MO 64082
Parcel Number: 246366
Location: OLD WINDBURN ACRES LOT 1 --- LOT 1
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED BASEMENT - COVERED DECK
APPLICANT PAID SIDEWALK DEPOSIT IN LIEU OF INSTALLING THE REQUIRED SIDEWALK - LETTER FROM
RYAN ELAM ATTACHED

PRIVATE SANITARY DISPOSAL SYSTEM

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. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan.

The name of the plat should be Windburn Acres instead of Winburn acres.

2. Existing and finish elevations at all property corners must be provided on the plot plan.

3. The elevation at top of curb at end of driveway and at lot corners adjacent to street must be provided on the plot plan.

4. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot.

Please provide spot elevations where the drainage peaks and goes different directions in the front of the lot

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

1. Property address must be on all pages of the construction drawings.

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

Does not specify self-closing

3. Provide size, spacing, species, and grade of rafter, ceiling joist materials and ridge and valley members. (IRC Section R802)

4. 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)

5. The drawings for the detached garage must be shown on the engineered stamped construction drawings.

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, Decks		391	
Residential, Finished basements		1944	
Residential, garage		673	
Residential, Living Area (Not Finished Basement)		3082	
Residential, Un-Finished basements		701	
Roofing Material		Number of Bathrooms	5
Number of Bedrooms	6	Number of Stories	2
Number of Living Units	1	Total Living Area	5026