

**DEVELOPMENT SERVICES**

**Residential Plan Review**

June 21, 2024

BUDDEMEYER CONSTRUCTION  
616 SW BENJAMIN PL  
LEES SUMMIT, MO 64081  
(816) 419-3526

Permit No: PRRES20243136  
Plan Name:  
Project Address: 1408 NE ERNEST WAY, LEES SUMMIT, MO 64086  
Parcel Number: 52720280600000000  
Location: FRITCHIE BLUFF---LOT 15  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. WALKOUT BASEMENT. SUSPENDED SLAB. ROOF TRUSSES - DEFERRED. UNCOVERED DECK WITH METAL FRAMING.

***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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.***

Development Services Department (816) 969-1200

**Plot Plan Review** **Reviewed By: Andrea Sessler** **Rejected**

1. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

STORM MANHOLE AND JUNCTION BOX MISSING FROM EAST SIDE

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

EAST SIDE REAR TREE LINE PROPERTY CORNER MISSING.

3. 100-year floodplain, where applicable, must be shown on the plot plan. (Foundation elevation certificate required prior to occupancy)

PENDING ENGINEER REVIEW

4. WALL AS NEEDED WILL NEED DESIGNED OVER 48".

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

PLEASE LIST AREA SQUARE FOOTAGES ON THE PLANS.

2. Identify type of roof/truss package (if used) complete with layout, component design, fastening details, blocking and sheathing requirements. (IRC Section 802.10)

DEFERRED

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

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

5. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space.

PLEASE LABEL GARAGE.

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

PLEASE LABEL DOOR AND DOOR CLOSER DETAIL.

7. Beam and column locations, sizes and material.

SUSPENDED SLAB DESIGN NEEDS TO BE SUBMITTED.

8. Location of vertical supports for beams. (point loads)

SUSPENDED SLAB DESIGN NEEDS TO BE SUBMITTED.

9. Concrete reinforcement size and spacing.

SUSPENDED SLAB DESIGN NEEDS TO BE SUBMITTED.

10. Concrete thickness.

SUSPENDED SLAB DESIGN NEEDS TO BE SUBMITTED.

11. Concrete minimum compressive strength. (IRC Section 402.2)

SUSPENDED SLAB DESIGN NEEDS TO BE SUBMITTED.

12. Provide size, spacing, species and grade of dimensional floor joists.

13. Identify location, size, and material of all beams, girders and vertical supports.

14. Identify joists under bearing partitions. (IRC Section R502.4)

15. Identify type of protection used in unfinished areas under floor trusses. (IRC Section R302.13)

PLEASE LIST PROTECTION TYPE IF USING ENGINEERED JOIST SYSTEM.

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

PLEASE CLARIFY IF ENGINEERED JOISTS WILL BE USED. IF SO, PLEASE CORRECT APPLICATION AND IF THEY WILL BE DEFERRED OR NOT.

18. Specify acceptable material and size of exterior sheathing. (IRC Section R703)

19. 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)

20. Identify interior load bearing walls. (IRC Section R602)

21. STEEL DECK DESIGN WILL NEED TO BE SUBMITTED IN ADDITION SHOWING CONSTRUCTION DETAILS.

**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, Decks		1078	
Residential, Finished basements		1550	
Residential, garage		528	
Residential, Un-Finished basements		410	
Residential, Living Area (Not Finished Basement)		1850	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3400