

DEVELOPMENT SERVICES

Residential Plan Review

September 24, 2024

JW Thomas LLC
14704 S Hutt rd
Lone Jack, MO 64070
(816) 588-3193

Permit No: PRRES20244922
Plan Name:
Project Address: 3205 SW SADDLEBRED TER, LEES SUMMIT, MO 64082
Parcel Number: 69520110200000000
Location: SUMMIT VIEW FARMS 4TH PLAT---LOT 112
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED AND UNFINISHED BASEMENT - COVERED DECK - OWNER BUILDER

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: Brandon Kalwei Rejected

1. Existing and finished elevations at building footprint corners must be provided on the plot plan. NW corner of the house has LAG. Please show P for proposed elevation
2. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot. SE corner of lot does not show drainage flow arrows. Please provide them to drain around the house.
3. Spot elevations and/or drainage flow arrows shall be provided throughout the lot. SE corner of lot does not show drainage flow arrows. Please provide them to drain around the house.

Residential Plan Review Reviewed By: Brandon Kalwei Rejected

1. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)
2. Designate R-value(s) for floors, walls, ceilings, roof/ceilings. (LSCO 7-802)
3. Identify roof covering material (IRC Section R905)

4. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) **no footing detail found
5. Footings, column pads, piers and grade beams - reinforcement size and spacing. **no footing detail found
6. Foundation wall thickness and height and reinforcement. (IRC Section R404)
7. Size, height, spacing of studs. (IRC Section R602.3.1)
8. Specify acceptable material and size of exterior sheathing. (IRC Section R703)

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		192	
Residential, Finished basements		688	
Residential, garage		680	
Residential, Living Area (Not Finished Basement)		2651	
Residential, Un-Finished basements		629	
Roofing Material		Number of Bathrooms	3 full, 2 half baths
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	3339