

Residential Plan Review

November 22, 2017

D AND D BUILDING INC
PO BOX 7014
LEES SUMMIT, MO 64064
(816) 491-2125

Permit No: PRRES20173808
Plan Name: 4716 NE POCONO CR
Project Address: 4716 NE POCONO CIR, LEES SUMMIT, MO 64064
Parcel Number: 43100035100000000
Location: MONTICELLO 2ND PLAT LOTS 33-67 & TRACTS D-F---LOT 37
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED BASEMENT - COVERED DECK

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: Troy Thompson** **Rejected**

1. The rear yard demision(s) must be provided on the plot plan.
-The corner of the covered patio is outside of the rear 30' build line.
2. Existing and finish elevations at all property corners must be provided on the plot plan.
-Can you please double check the elvation at the north rear corner of the property
3. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

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

1. Identify roof covering material (IRC Section R905)
2. Footings, column pads, piers and grade beams - reinforcement size and spacing. no reinforcement size and spacing for column pads in the garage.
3. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)

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. Identify interior load bearing walls. (IRC Section R602) unable to follow the load path

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		1919	
Residential, Un-Finished basements		392	
Residential, Finished basements		1380	
Residential, Decks		280	
Residential, garage		771	
Residential, Living Area 2		1398	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	4697
Sewer Connection Fee	20		