

## **Residential Plan Review**

December 13, 2017

PARK HOMES LLC  
644 NE LAKE POINTE DR  
LEES SUMMIT, MO 64064  
(816) 564-2333

Permit No: PRRES20173806  
Plan Name: 1304 NE GROSHEN DR.  
Project Address: 1304 NE GROSHEN DR, LEES SUMMIT, MO 64064  
Parcel Number: 43100035800000000  
Location: MONTICELLO 2ND PLAT LOTS 33-67 & TRS D-F---LOT 44  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE  
FINISHED AND UNFINISHED BASMENT  
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**

**Approved**

1. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.
2. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.  
  
-Can you please double check the elevations, there are 2 different elevation shots around 825.
3. Spot elevations and/or drainage flow arrows shall be provided throughout the lot.  
  
-Can you please provide more information (elevations/contours) the NW rear corner of the structure has a negative slope to the door egress. Needs to show the water shed at least 2% away from the structure.
4. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.  
  
-Can you please show in a bubble "AS GRADED PLOT REQUIRED PRIOR TO SODDING"

#### **Residential Plan Review**

**Reviewed By: Brandon Kalwei**

**Pending**

1. Beam and column locations, sizes and material.

2. Location of vertical supports for beams. (point loads)
3. Concrete reinforcement size and spacing.
4. Concrete thickness.
5. Concrete minimum compressive strength. (IRC Section 402.2)
6. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)

***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           |    | 1813                |      |
| Residential, Un-Finished basements |    | 387                 |      |
| Residential, Finished basements    |    | 1149                |      |
| Residential, Decks                 |    | 228                 |      |
| Residential, garage                |    | 660                 |      |
|                                    |    |                     |      |
| Roofing Material                   |    | Number of Bathrooms | 3    |
| Number of Bedrooms                 | 4  | Number of Stories   | 1    |
| Number of Living Units             | 1  | Total Living Area   | 2962 |
| Sewer Connection Fee               | 14 |                     |      |