

CODES ADMINISTRATION

Residential Plan Review

May 15, 2018

DAVE RICHARDS HOMEBUILDING INC
PO BOX 1325
BLUE SPRINGS, MO 64013
(816) 365-8034

Permit No: PRRES20181463
Plan Name: 4712 NE POCONO CIR.
Project Address: 4712 NE POCONO CIR, LEES SUMMIT, MO 64064
Parcel Number: 43100035000000000
Location: MONTICELLO 2ND PLAT LOTS 33-67 & TRACTS D-F---LOT 36
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE
UNFINISHED BASEMENT

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: Steve Conrick** **Rejected**

1. ADA Ramp as shown on plat must be shown on plot plan.

Residential Plan Review **Reviewed By: Brandon Kalwei** **Rejected**

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) no c/o detectors within 10' of master bedroom and bedroom #2
2. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5) could not find gypsum board details
3. Foundation wall thickness and height and reinforcement. (IRC Section R404)- Says lower foundation walls for garage but cannot located dimensions

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:	
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Residential, Living Area		1504	
Residential, Un-Finished basements		1504	
Residential, garage		657	
Residential, Living Area 2		1360	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2,864
Sewer Connection Fee	19		