

CODES ADMINISTRATION

Residential Plan Review

June 05, 2018

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

Permit No: PRRES20181713
Plan Name: 3348 SW JESSIE LN.
Project Address: 3348 SW JESSIE LN, LEES SUMMIT, MO 64082
Parcel Number: 70430094000000000
Location: VILLAS AT MEADOWS AT SUMMIT RIDGE 14TH PLAT, LOTS 33 & 34---LOT 33
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE
FINISHED AND UNFINISHED 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: Steve Conrick	Pending
Residential Plan Review	Reviewed By: Brandon Kalwei	Rejected

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) Unfinished sq. ft. not found
2. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space. - Lower level bathroom not labeled
3. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) master bedroom and bedroom #2 egress not labeled
4. Provide size, spacing, species, and grade of rafter, ceiling joist materials and ridge and valley members. (IRC Section R802) did not locate species of ceiling joists
5. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) column pad locations not found
6. Footings, column pads, piers and grade beams - reinforcement size and spacing. column pad locations not found

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		1280	
Residential, Un-Finished basements		130	
Residential, Finished basements		1150	
Residential, Decks		140	
Residential, garage		620	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2430
Sewer Connection Fee	12		