

Residential Plan Review

August 08, 2018

NICK ZVACEK CONSTRUCTION LLC
1009 INDUSTRIAL DR
PLEASANT HILL, MO 64080
(816) 213-7204

Permit No: PRRES20182521
Plan Name: 4708 NE POCONO CIR.
Project Address: 4708 NE POCONO CIR, LEES SUMMIT, MO 64064
Parcel Number: 43100034900000000
Location: MONTICELLO 2ND PLAT LOTS 33-67 & TRACTS D-F---LOT 35
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE
COVERED DECK
FINISHED AND 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. Front building line and dimension to front of building must be provided on the plot plan.

The front building/utility easement line shows 35 ft. but measures 30 ft. Please correct according to plat

2. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

Please put "AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING" in a bubble

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

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) garage sq. ft. not found.

2. 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) Great room and foyer wall height details 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		1547	
Residential, Un-Finished basements		1007	
Residential, Finished basements		540	
Residential, Decks		208	
Residential, garage		736	
Residential, Living Area 2		667	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	2754
Sewer Connection Fee	18		