



## DEVELOPMENT SERVICES

<b>Building Permit - Residential</b> <b>Project Title:</b> <b>Work Desc:</b> NEW SINGLE FAMILY	<b>Permit No:</b> PRRES20192061 <b>Date Issued:</b> August 07, 2019
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<b>Project Address:</b> 4717 NE SARATOGA CT, LEES SUMMIT, MO 64064  <b>Legal Description:</b> MONTICELLO 3RD PLAT LOTS 68-108 & TRACT G-J---LOT 98  <b>Parcel No:</b> 431300639000000000  <b>County:</b> JACKSON	<b>Permit Holder:</b> D AND D BUILDING INC PO BOX 7014 LEES SUMMIT, MO 64064
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<b>Activities Included for this Project:</b> zNew Single Family, Right of Way, License Tax, License Tax Credit, Deck - Covered Residential, Driveway Permit,
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<b>Construction Type:</b> Type VB (Unprotected)	<b>Occupancy:</b> RESIDENTIAL, ONE- AND TWO-FAMILY <b>Valuation:</b> \$263,656.36	<b>Zoning District:</b> R-1
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<b>Residential Area:</b> Residential, Living Area Residential, Un-Finished basements Residential, Finished basements Residential, garage	1506 300 1005 730
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<b>Commercial Area</b>	2511 sq. ft.
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Issued By: _____ jdf _____	Date: Aug 07, 2019
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THIS PERMIT IS ISSUED IN RELIANCE UPON INFORMATION SUBMITTED BY THE APPLICANT. THE BUILDING OFFICIAL MAY SUSPEND OR REVOKE WHENEVER THE PERMIT IS ISSUED IN ERROR, OR ON THE BASIS OF INCORRECT INFORMATION SUPPLIED, OR IN VIOLATION OF ANY ADOPTED CODE, CITY ORDINANCE OR REGULATIONS.  NOTICE: THE DISPOSAL OF DEMOLITION WASTE IS REGULATED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER CHAPTER 260 RSMO. SUCH WASTE, IN TYPES AND QUANTITIES ESTABLISHED BY THE DEPARTMENT, SHALL BE TAKEN TO A DEMOLITION LANDFILL OR A SANITARY LANDFILL FOR DISPOSAL.
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## CONDITIONS

One or more divisions have conditions that have not been addressed during the review period. The outstanding conditions provided below shall be met as indicated during the construction period.

Plot Plan Review
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- 1 The legal description, including plat or phase number and lot number, and street address must be provided on the

plot plan.

\*Street name in front of lot is incorrect

2 Check attached adjacent plot plan. There will be a 4' difference in basement elevations whereas the MDP shows the lots falling straight back toward the swale. This could cause issues on lot 98. Adjust as necessary.

3 Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

Show storm structure in swale in rear yard

4 Drainage swales (where required); show spot elevations within the swale as required to conform to the approved master drainage plan (if applicable), must be provided

\*Call out swale in rear yard with swale data and section from As-graded MDP.

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

\*add "AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING." in a bubble.

6 Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

\*Show all egress wells on plot plan and walk out elevation/egress well elevations may need to be adjusted based off of adjacent plot plan.

7 Spot elevations and/or drainage flow arrows shall be provided throughout the lot.

\*Add contours or provide spot elevations along north and south lines.

Residential Plan Review
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1 Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) COVERED PATIO SQUARE FOOTAGE MUST BE DOCUMENTED ON THE CONSTRUCTION DRAWINGS.

2 Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) CARBON MONOXIDE DETECTOR MUST BE DOCUMENTED IN THE BASMENT AREA BETWEEN BEDROOM #3 AND BEDROOM #4

3 Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5) DOOR MUST BE SELF-CLOSING AND IS NOT DOCUMENTED AS SUCH ON SHEET 7.

Signature of Applicant: _____	Date: <u>8/7/19</u>
Print name: _____	Company Name: <u>D&amp;D Building</u>