

DEVELOPMENT SERVICES

Residential Plan Review

September 13, 2019

MONTICELLO HOMES INC
PO BOX 7005
LEES SUMMIT, MO 64064
(816) 478-4740

Permit No: PRRES20192617
Plan Name: 2013 NE BLUESTONE DR.
Project Address: 2013 NE BLUESTONE DR, LEES SUMMIT, MO 64064
Parcel Number: 42400041600000000
Location: PARK RIDGE 6TH PLAT---LOT 326
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - COVERED DECK - PARTIAL FINISHED 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: Dylan Eppert** **Rejected**

1. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

WEST SIDE OF LOT SHOWS 68.87' BUT THE PLAT SHOWS 83'

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

LOCATION OF EGRESS WELLS CONFLICT WITH BUILDING PLANS PLEASE VERIFY LOCATIONS.

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

PROVIDE ELEVATIONS FOR HIGH POINTS ON LOT.

Residential Plan Review **Reviewed By: Dylan Eppert** **Rejected**

1. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space.

CONSTRUCTION DRAWINGS ARE CONFLICTING WITH COVERED DECK OR COVERED PATIO. PG A2 SHOWS COVERED PATIO 129 SQ FEET BUT PAGE A2 CALLS OUT COVERED DECK PLEASE CLARIFY.

2. CONSTRUCTION DRAWINGS REFERENCE 2012 BUILDING CODE. AS OF APRIL 1ST 2019 WE HAVE ADOPTED THE 2018 BUILDING CODE.

3. Identify type of roof/truss package (if used) complete with layout, component design, fastening details, blocking and sheathing requirements. (IRC Section 802.10)

IS ROOF TRUSS PACKAGE BEING DEFERRED?

4. Identify type of protection used in unfinished areas under floor trusses. (IRC Section R501.3)

5. Identify type of joist package or floor truss package (if used) complete with layouts, fastening details, blocking and bracing requirements and minimum sheathing.

IS I JOIST PACKAGE BEING DEFERRED?

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		2044	
Residential, Un-Finished basements		817	
Residential, Finished basements		1320	
Residential, Decks		129	
Residential, garage		735	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3364
Sewer Connection Fee	15		