

**DEVELOPMENT SERVICES**

**Residential Plan Review**

November 06, 2019

SHANE VERITASI  
6 SW 3RD ST  
LEE'S SUMMIT, MO 64063  
(816) 838-0100

Permit No: PRRES20193251  
Plan Name: 206 SW LAKEVIEW BLVD  
Project Address: 206 SW LAKEVIEW BLVD, LEES SUMMIT, MO 64063  
Parcel Number: 61340261600000000  
Location: SEC-06 TWP-47 RNG-31---ALL TH PT SW 1/4 SE 1/4 DAF: BEG SW COR SW 1/4 SE 1/4 TH N 89 DEG 31 MIN 11 S 89 DEG 31 MIN 11 SEC E 70.78° TH S 00 DEG 07 MIN 31 SEC W 17.20° TH N 89 DEG 31 11 SEC E 58.30° TH S W 17.60° TH S 89 DEG 31 MIN 11 SEC W 70.78° TRU POB  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW SINGLE FAMILY  
OWNER BUILDER

***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. Plot plan must drawn, signed, and sealed by a licensed surveyor or engineer.
2. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan.
3. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.
4. The right-of-way with dimensions must be provided on the plot plan.
5. All easements with dimensions must be provided on the plot plan.
6. Existing and finished elevations at building footprint corners must be provided on the plot plan.

7. Existing and finish elevations at all property corners must be provided on the plot plan.
8. Elevation at top of curb at end of driveway and at lot corners to street.
9. The top of foundation elevation must be provided on the plot plan.
10. The garage floor elevation must be provided on the plot plan.
11. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)
12. Drainage swales (where required); show spot elevations within the swale as required to conform to the approved master drainage plan (if applicable), must be provide
13. Spot elevations and/or drainage flow arrows shall be provided throughout the lot.
14. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

#### **Residential Plan Review**

**Reviewed By: Steve Conrick**

**Rejected**

1. Two (2) plot plans

Please submit (2) plot plans sealed by an engineer or surveyor

2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

Label each egress in bedrooms/offices

3. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

Locate and label smoke, carbon monoxide, and combo detectors

4. Identify furnace and water heater location(s). (IRC Section G2406)

5. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

6. Designate R-value(s) for floors, walls, ceilings, roof/ceilings. (LSCO 7-802)

7. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)

Provide details for door to garage

8. Identify roof covering material (IRC Section R905)

What material will be used to seal the roof?

9. Provide size, spacing, species, and grade of rafter, ceiling joist materials and ridge and valley members. (IRC Section R802)

Provide specs/information on the roof. Is it a suspended slab?

10. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403)

11. Footings, column pads, piers and grade beams - reinforcement size and spacing.

12. Concrete wall thickness and height and reinforcement. (IRC Section R404)

13. Beam and column locations, sizes and material.

14. Location of vertical supports for beams. (point loads)

15. Concrete reinforcement size and spacing.

16. Concrete thickness.

17. Concrete minimum compressive strength. (IRC Section 402.2)

18. Size, height, spacing of studs. (IRC Section R602)

Are there any framed walls or is everything concrete. If there are, provide the above information.

19. Identify interior load bearing walls. (IRC Section R602)

Provide additional information for walls/cieling to support Crow's Nest.

20. What is the plan for the electrical/plumbing in concrete walls? Will walls be framed in where electrical/plumbing is located or will another method be used? Please clarify.

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***

<b>Residential Area:</b>			
Residential, Living Area		2843	
Residential, garage		905	
Residential, Living Area 2		457	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	3300
Sewer Connection Fee	16		