



DEVELOPMENT SERVICES

Building Permit - Residential Project Title: Work Desc: NEW SINGLE FAMILY	Permit No: PRRES20193251 Date Issued: January 17, 2020
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Project Address: 206 SW LAKEVIEW BLVD, LEES SUMMIT, MO 64063 Legal Description: 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 Parcel No: 61340261600000000 County: JACKSON	Permit Holder: SHANE VERITASI 6 SW 3RD ST LEE'S SUMMIT, MO 64063
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Activities Included for this Project: zNew Single Family, Right of Way, License Tax, License Tax Credit,
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Construction Type: Type VB (Unprotected)	Occupancy: RESIDENTIAL, ONE- AND TWO-FAMILY Valuation: \$448,218.65	Zoning District: RP-2
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Residential Area: Residential, Living Area Residential, garage Residential, Living Area 2	2843 905 457
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Commercial Area	3300 sq. ft.
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Issued By: _____	Date: Jan 17, 2020
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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.

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.

Residential Plan Review

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/ceiling 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.

Residential Plan Review

Plot Plan Review

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.

Signature of Applicant: _____	Date: _____
Print name: _____	Company Name: _____