

DEVELOPMENT SERVICES

Residential Plan Review

March 18, 2021

CLAYTON PROPERTIES GROUP, INC
120 SE 30TH ST
LEES SUMMIT, MO 64082
(816) 246-6700

Permit No: PRRES20211220
Plan Name: 2125 NW ASHURST DR.
Project Address: 2125 NW ASHURST DR, LEES SUMMIT, MO 64081
Parcel Number: 224872
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - ROOF TRUSSES - FINISHED AND UNFINISHED BASEMENT - COVERED DECK

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: Brandon Kalwei** **Rejected**

1. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

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

1. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.) Address needs to be on project plans
2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) sq. footages from application to construction drawings are wrong.
3. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space. Plans show unfinished basement while application shows finished and finished basement.
4. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) detectors needed for bedroom #3 in basement
5. Identify roof covering material (IRC Section R905) application shows non cement/tile roof while plans show tile roof

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		1504	
Residential, Un-Finished basements		579	
Residential, Finished basements		769	
Residential, Decks		180	
Residential, garage		579	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	2273
Sewer Connection Fee	14		