

**DEVELOPMENT SERVICES**

**Residential Plan Review**

March 29, 2021

CAPITAL CONSTRUCTION SERVICES LLC  
2642 NE HAGAN RD  
LEES SUMMIT, MO 64064  
(816) 875-0018

Permit No: PRRES20211416  
Plan Name: 1909 NE CATALINA AVE  
Project Address: 1909 NE CATALINA AVE, LEES SUMMIT, MO 64064  
Parcel Number: 42400080800000000  
Location: PARK RIDGE 6TH PLAT---LOT 306  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - 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: Kim Brennan** **Rejected**

1. Deck location, with dimensions to property lines must be provided on the plot plan.

Deck must be a minimum of 30' from the rear property line

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

Please show location of fire hydrant

3. Are the building elevations in the rear correct? Not showing a 2% slope away from the house in the rear.

**Residential Plan Review** **Reviewed By: Kim Brennan** **Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

Please provide square footage for the garage, covered deck and unfinished basement

*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		2860	
Residential, Un-Finished basements		1815	
Residential, Decks		220	
Residential, garage		660	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2860
Sewer Connection Fee	18		