

**DEVELOPMENT SERVICES**

**Residential Plan Review**

September 03, 2021

KEVIN HIGDON CONSTRUCTION, LLC  
P O BOX 847  
LEES SUMMIT, MO 64063  
(816) 524-9797

Permit No: PRRES20214616  
Plan Name:  
Project Address: 1825 SW SAGE CANYON RD, LEES SUMMIT, MO 64082  
Parcel Number: 69720053100000000  
Location: NAPA VALLEY - 4TH PLAT - LOTS 147-165---LOT 159  
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

**Residential Plan Review**

**Reviewed By: Kim Brennan**

**Rejected**

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

Not shown for bedroom #3

2. Specification of rafter ties or ridge beam design. (IRC Section 802.5.2)

3. Provide size, spacing, species and grade of dimensional floor joists.

Not shown for unfinished basement

4. Identify type of protection used in unfinished areas under floor trusses. (IRC Section R302.13)

**Plot Plan Review**

**Reviewed By: Kim Brennan**

**Rejected**

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

Please show this as a covered patio

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

MDP does not show a MBOE on the right

3. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

**Planning Review RES**

**Reviewed By: Jennifer Thompson**

**Approved**

***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, Decks		144	
Residential, Living Area		2491	
Residential, Un-Finished basements		835	
Residential, garage		724	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2491
Sewer Connection Fee	18		