

DEVELOPMENT SERVICES

Residential Plan Review

September 09, 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

Approved

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

Approved

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.

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, 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		