

**DEVELOPMENT SERVICES**

**Residential Plan Review**

January 07, 2022

MONTICELLO HOMES INC  
PO BOX 7005  
LEES SUMMIT, MO 64064  
(816) 478-4740

Permit No: PRRES20220056  
Plan Name:  
Project Address: 2032 NE BLUESTONE DR, LEES SUMMIT, MO 64064  
Parcel Number: 42400051000000000  
Location: PARK RIDGE 6TH PLAT---LOT 320  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE. WALK OUT BASEMENT. FINISHED/UNFINISHED BASEMENT. COVERED DECK. ROOF TRUSSES - DEFERRED. ENGINEERED FLOOR SYSTEM - DEFERRED.

***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: Andrea Sessler** **Rejected**

1. The rear yard demision(s) must be provided on the plot plan.

NORTH REAR CORNER OF THE HOUSE IS AT 29.02' NOT MEETING 30 REAR YARD SETBACK.

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

DECK MUST BE LABELED AS COVERED DECK.

3. WALL AS NEEDED IN FRONT AND/OR REAR YARD NEEDS ENGINEERED PLANS IF OVER 48"

4. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

PLEASE LABEL EGRESS WELL AND LAG.

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

**Residential Plan Review** **Reviewed By: Andrea Sessler** **Rejected**

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

BEDROOM 4 NEEDS EGRESS WINDOW LABEL

2. Identify type of roof/truss package (if used) complete with layout, component design, fastening details, blocking and sheathing requirements. (IRC Section 802.10)

3. Identify type of joist package or floor truss package (if used) complete with layouts, fastening details, blocking and bracing requirements and minimum sheathing.

4. DRAWING LOOKS AS IF PORCH IS A SUSPENDED SLAB. PLEASE UPDATE APPLICATION AND

Planning Review RES

Reviewed By:

Not Required

***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		347	
Residential, Finished basements		1391	
Residential, garage		709	
Residential, Living Area (Not Finished Basement)		2006	
Residential, Un-Finished basements		697	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3397
Sewer Connection Fee	17		