

DEVELOPMENT SERVICES

Residential Plan Review

January 20, 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

Residential Plan Review

Reviewed By: Andrea Sessler

Approved

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

Plot Plan Review

Reviewed By: Andrea Sessler

Approved

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.

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.

Residential Area:			
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		