

DEVELOPMENT SERVICES

Residential Plan Review

April 15, 2022

GALE HOMES II INC
400 SW LONGVIEW BLVD, Unit 109
LEES SUMMIT, MO 64081
(816) 761-9292

Permit No: PRRES20221450
Plan Name:
Project Address: 185 SW WINTER RD, LEES SUMMIT, MO 64081
Parcel Number: 258803
Location: THE RIDGE AT WINTERSET SUMMIT LOTS 1600-1605 AND TRACT A --- LOT 1605
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. WALKOUT BASEMENT. SUSPENDED SLAB (WITH WALKOUT UNDER SUSPENDED GARAGE). ENGINEERED FLOOR SYSTEM - DEFERRED. ROOF TRUSSES - DEFERRED. FINISHED/UNFINISHED BASEMENT. COVERED/UNCOVERED DECK. RETAINING WALL PLANS DEFERRED UNTIL READY TO INSTALL. POOL INSTALLATION BY ANOTHER CONTRACTOR AT A LATER DATE.

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 driveway location must be shown on the plot plan. Access to arterials and limited access collectors is prohibited.

PW REVIEW OF DRIVEWAY ROW

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

3. RETAINING WALL PLANS MUST BE SUBMITTED AND APPROVED WHEN READY TO BUILD.

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

1. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.)

ADD ADDRESS AND CORRECT LOT NUMBER TO THE INFORMATION BLOCKSON EACH PAGE.

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

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

DEFERRED

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

DEFERRED

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

MASTER BEDROOM NEEDS EGRESS LABELED.

6. RETAINING WALL PLANS DEFERRED.

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		570	
Residential, Finished basements		2533	
Residential, garage		1268	
Residential, Living Area (Not Finished Basement)		4428	
Residential, Un-Finished basements		255	
Roofing Material		Number of Bathrooms	6.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	6961
Sewer Connection Fee	29		