

DEVELOPMENT SERVICES

Residential Plan Review

May 04, 2022

STEWART BUILDERS LLC
504 SOUTHSORE DR
LK WINNEBAGO, MO 64034
(816) 510-7850

Permit No: PRRES20221806
Plan Name:
Project Address: 3208 SW SADDLEBRED TER, LEES SUMMIT, MO 64082
Parcel Number: 254023
Location: SUMMIT VIEW FARMS 4TH PLAT --- LOT 119
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. WALKOUT BASEMENT. FINISHED/UNFINISHED BASEMENT. COVERED DECK.
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. Existing and finish elevations at all property corners must be provided on the plot plan.

NORTH REAR PROPERTY CORNER IS INCORRECT. SHOULD BE 1004.

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.)

PLEASE PUT THE FULL ADDRESS ON EVERY PAGE OF THE PLANS.

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

SQUARE FOOTAGE OF GARAGE ON MAIN LEVEL

3. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space.

BASEMENT DOES NOT HAVE ANY FINISHED SPACE LABELED. ALL ROOMS SAY FUTURE. PLEASE UPDATE PLANS TO REFLECT FINISHED BASEMENT.

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

BASEMENT BEDROOM (#4) NEEDS EGRESS WINDOW LABELED.

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

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		206	
Residential, Finished basements		962	
Residential, garage		740	
Residential, Living Area (Not Finished Basement)		1896	
Residential, Un-Finished basements		726	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2858
Sewer Connection Fee	14		