

**DEVELOPMENT SERVICES**

**Residential Plan Review**

November 17, 2022

Drippe Homes PC  
919 E Jesuit Lane  
Saint Marys, KS 66536  
(785) 321-1126

Permit No: PRRES20225745  
Plan Name:  
Project Address: 3219 SW ENOCH ST, LEES SUMMIT, MO 64082  
Parcel Number: 69-520-12-05-00-0-00-00069520120500000000  
Location: SUMMIT VIEW FARMS 4TH PLAT---LOT 104  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE. WALKOUT BASEMENT. FINISHED/UNFINISHED BASEMENT. ROOF TRUSSES - DEFERRED.  
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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.***

Development Services Department (816) 969-1200

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

1. PLOT PLAN CALLS FOR WALL AS NEEDED IN THE FRONT. IT WILL REQUIRE PLANS IF IT IS OVER 48".
2. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan.

ADDRESS SHOULD BE 3219 SW ENOCH ST.

3. Sidewalks with dimensions must be provided on the plot plan.

THE SIDEWALK ALONG THE W SIDE OF MONARCH THAT RUNS ADJACENT TO THE REAR OF THE PROPERTY IS A 5' WALK ACCORDING TO THE PLAT FOR SUMMIT VIEW FARMS 3RD PLAT.

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

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

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. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

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		181	
Residential, Finished basements		1510	
Residential, garage		803	
Residential, Living Area (Not Finished Basement)		1843	
Residential, Un-Finished basements		156	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	5	Number of Stories	1
Number of Living Units	1	Total Living Area	3533