

DEVELOPMENT SERVICES

Residential Plan Review

December 29, 2022

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

Permit No: PRRES20226253
Plan Name:
Project Address: 3223 SW ENOCH ST, LEES SUMMIT, MO 64082
Parcel Number: 69520120600000000
Location: SUMMIT VIEW FARMS 4TH PLAT---LOT 105
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED AND UNFINISHED BASMENT - 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: Brandon Kalwei

Rejected

1. Deck location, with dimensions to property lines must be provided on the plot plan. PLANS SHOW COVERED DECK, PLOT PLAN SHOWS UNCOVERED DECK. ALSO SHOWS 25.55' TO REAR PROPERTY LINE, COVERED DECK NEEDS TO BE A MINIMUM OF 30' TO REAR PROPERTY LINE.

2. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan. MISSING ON SOUTH SIDE

Residential Plan Review

Reviewed By: Brandon Kalwei

Rejected

1. One (1) complete permit application / NEED TO ADD UNFINISHED BASEMENT SQ. FT. TO APPLICATION

2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) ADD SQ. FT. FOR UNFINISHED BASEMENT AND GARAGE

4. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) SMOKE/CO NEEDED OUTSIDE OF EVERY BEDROOM

5. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)
6. Provide size, spacing, species, and grade of rafter, ceiling joist materials and ridge and valley members. (IRC Section R802) PLEASE VERIFY HOW ROOF WILL BE CONSTRUCTED, APPLICATION SHOWS NO ROOF TRUSSES, PLANS SHOW ROOF TRUSSES WILL BE USED, WILL NEED TO ALTER APP IF USING TRUSSES
7. Identify location(s) of vertical supports and purlins. (IRC Section R802.4.5) PLEASE VERIFY HOW ROOF WILL BE CONSTRUCTED, APPLICATION SHOWS NO ROOF TRUSSES, PLANS SHOW ROOF TRUSSES WILL BE USED, WILL NEED TO ALTER APP IF USING TRUSSES
8. Specification of rafter ties or ridge beam design. (IRC Section 802.5.2) PLEASE VERIFY HOW ROOF WILL BE CONSTRUCTED, APPLICATION SHOWS NO ROOF TRUSSES, PLANS SHOW ROOF TRUSSES WILL BE USED, WILL NEED TO ALTER APP IF USING TRUSSES
9. Identify type of roof/truss package (if used) complete with layout, component design, fastening details, blocking and sheathing requirements. (IRC Section 802.10) PLEASE VERIFY HOW ROOF WILL BE CONSTRUCTED, APPLICATION SHOWS NO ROOF TRUSSES, PLANS SHOW ROOF TRUSSES WILL BE USED, WILL NEED TO ALTER APP IF USING TRUSSES
10. Provide size, spacing, species and grade of dimensional floor joists.
11. Identify type of protection used in unfinished areas under floor trusses. (IRC Section R302.13) APPLICATION SHOWS NO ENG. FLOOR SYSTEM, PLANS SHOW TJI. PLEASE SPECIFY AND CHANGE PLANS OR APP. PROTECTION NEEDED IN UNFINISHED BASEMENT AREA.
12. Identify type of joist package or floor truss package (if used) complete with layouts, fastening details, blocking and bracing requirements and minimum sheathing. APPLICATION SHOWS NO ENG. FLOOR SYSTEM, PLANS SHOW TJI. PLEASE SPECIFY AND CHANGE PLANS OR APP.
13. PLANS SHOW COVERED DECK, PLOT PLAN SHOWS UNCOVERED DECK. ALSO SHOWS 25.55' TO REAR PROPERTY LINE, COVERED DECK NEEDS TO ME A MINIMUM OF 30' TO REAR PROPERTY LINE.

Planning Review RES

Reviewed By:

Pending

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		318	
Residential, Finished basements		1455	
Residential, garage		825	
Residential, Living Area (Not Finished Basement)		1901	
Residential, Un-Finished basements		446	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3356