

**DEVELOPMENT SERVICES**

**Residential Plan Review**

December 19, 2023

JOE MEDLIN  
3620 NW PRIMROSE LN  
LEES SUMMIT, MO 64064  
(816) 704-0427

Permit No: PRRES20236587  
Plan Name:  
Project Address: 1404 NE ERNEST WAY, LEES SUMMIT, MO 64086  
Parcel Number: 52720280700000000  
Location: FRITCHIE BLUFF---LOT 16  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - OWNER BUILDER - FINISHED AND UNFINISHED BASEMENT - COVERED DECK -  
SUSPENDED SLAB

***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. Incomplete plot plan. No review performed. Please upload finished plot plan.

**Residential Plan Review** **Reviewed By: Brandon Kalwei** **Rejected**

2. Need a company name for the mechanical contractor, both electrical and plumbing contractors are not licensed in the City of Lee's Summit.

3. One (1) complete permit application. Plans show covered deck, application does not. Need to have the application revised and resubmitted.

4. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.) Plans do not have construction address on them.

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

6. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)
7. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)
9. Identify roof covering material (IRC Section R905) gives metal and comp roof option. Needs to be decided and put on plans, you can alter the plans if you decide to go another route.
10. Specification of rafter ties or ridge beam design. (IRC Section 802.5.2)
11. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) not seeing details for covered deck piers and pier pad AA in garage
12. Footings, column pads, piers and grade beams - reinforcement size and spacing. not seeing details for covered deck piers and pier pad AA in garage
13. Identify interior load bearing walls. (IRC Section R602)

**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.***

<b>Residential Area:</b>			
Residential, Finished basements		1068	
Residential, garage		836	
Residential, Un-Finished basements		836	
Residential, Living Area (Not Finished Basement)		1216	
Residential, Decks		348	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	3	Number of Stories	2
Number of Living Units	1	Total Living Area	1216