

DEVELOPMENT SERVICES

Residential Plan Review

January 04, 2024

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

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

1. Specification of rafter ties or ridge beam design. (IRC Section 802.5.2) Need more details on the rafter ties other than just spacing. Need to reference the above code section or give specific rafter tie specs.

Plot Plan Review **Reviewed By: Brandon Kalwei** **Not Received**

- Existing and finish elevations at all property corners must be provided on the plot plan. MISSING AT N AND NW CORNER
- 100-year floodplain, where applicable, must be shown on the plot plan. (Foundation elevation certificate required prior to occupancy)
- A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

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, 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