

DEVELOPMENT SERVICES

Residential Plan Review

October 02, 2019

PFEIFER HOMES INC
1550 SW MARKET ST STE 210
LEES SUMMIT, MO 64081
(816) 524-5245

Permit No: PRRES20192842
Plan Name: 116 NW MACKENZIE DR.
Project Address:
Parcel Number:
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - COVERED DECK PARTIAL - FINISHED BASEMENT

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: Dylan Eppert** **Rejected**

1. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

EGRESS FOR BEDROOM #4 NEED CLARIFICATION. SHOWS EGRESS WELL ON CONSTRUCTION DRAWINGS.

2. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

3. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

4. Drainage swales (where required); show spot elevations within the swale as required to conform to the approved master drainage plan (if applicable), must be provide

5. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

Residential Plan Review **Reviewed By: Dylan Eppert** **Rejected**

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

PLEASE PROVIDE UNFINISHED BASEMENT AREA SQUARE FOOTAGE ON CONSTRUCTION DRAWINGS.

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

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, Living Area		1940	
Residential, Un-Finished basements		402	
Residential, Finished basements		1538	
Residential, Decks		260	
Residential, garage		648	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	5	Number of Stories	1
Number of Living Units	1	Total Living Area	3478
Sewer Connection Fee	17		