

DEVELOPMENT SERVICES

Residential Plan Review

December 16, 2019

ROBERT A WASHAM CONSTRUCTION INC
2058 NW SOUTH OUTER RD
BLUE SPRINGS, MO 64015
(816) 224-5583

Permit No: PRRES20193622
Plan Name: 1824 SW RIVER RUN DR
Project Address: 1824 SW RIVER RUN DR, LEES SUMMIT, MO 64082
Parcel Number: 208765
Location: WHISPERING WOODS FIRST PLAT --- LOT 11
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED 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 provide two (2) copies of any revised sheets and/or additional information.

Development Services Department (816) 969-1200

Plot Plan Review

Reviewed By: Kim Brennan

Rejected

1. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

The MDP calls for a daylight basement and not a walk-out.

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

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

Plot Plan shows 963.5 and the MDP shows 965.20.

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

Please label all infrastructure including stormwater

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

1. Identify roof covering material (IRC Section R905)
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)
3. Plans show a walk-out basement however a walk-out is not approved for this lot. It will need to be changed to a daylight basement.
4. Plans show optional bathroom. Please indicate if this will be finished or unfinished.
5. Plans show a suspended slab but application does not. Please specify.

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		1725	
Residential, Un-Finished basements		589	
Residential, Finished basements		893	
Residential, Decks		214	
Residential, garage		1	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2618
Sewer Connection Fee	16		