

DEVELOPMENT SERVICES

Residential Plan Review

December 26, 2019

NEW MARK HOMES - KC LLC 5207 NW CROOKED ROAD PARKVILLE, MO 64152 (816) 969-9010

Permit No: PRRES20193669 Plan Name: 1716 SW 27 ST.

Project Address: 1716 SW 27TH ST, LEES SUMMIT, MO 64082

Parcel Number: 208769

Location: WHISPERING WOODS FIRST PLAT --- LOT 25

Type of Work: NEW SINGLE FAMILY

Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY

Description: NEW HOUSE - UNFINISHED BASEMENT - SUSPENDED STOOP - 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 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. The plot plan must be submitted on either (1) $81/2" \times 11"$, (2) $81/2" \times 14"$, or (3) $11" \times 17"$ paper. All information on the plot plan must be drawn to scale. Scale must be 1" = 10', 20', or 30'; smaller scales that are multiples of the preceding scales may be used if necessary to represent large sites. All information on the plot plan must be clearly legible.)

PLOT PLAN WAS NOT PRINTED OUT TO SCALE.

- 2. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.
- 3. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

SHOW ELEVATIONS FOR FIELD INLET THROAT AND TOP.

4. Spot elevations and/or drainage flow arrows shall be provided throughout the lot.

CANNOT COMPLETE UNTIL SCALE HAS BEEN FIXED.

Residential Plan Review Reviewed By: Dylan Eppert Rejected

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

NEED SQUARE FOOTAGE FOR UNFINISHED AND FINISHED BASEMENT TO BE ABLE TO CALCULATE A FEE. THESE ALSO NEED TO BE ON THE CONSTRUCTION DRAWINGS. IF THE BASEMENT IS NOT FINISHED THE SQUARE FOOTAGE FOR THAT WILL NOT NEED TO BE ON THE DRAWINGS.

- 2. CONSTRUCTION DRAWINGS REFERENCE 2012 AND 2018 IRC. PLEASE REMOVE ALL REFERENCES OF THE 2012 BUILDING CODE.
- 3. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

DOES "SD" MEAN JUST SMOKE OR DOES IT MEAN SMOKE AND CARBON BEING A COMBO. EVERYTHING ON THE CONSTRUCTION DRAWINGS SHOW AS "SD" AND NO REFERENCE TO CARBON DETECTORS PLEASE CLARIFY.

4. ELECTRICAL CONTRACTOR DOESN'T HAVE A VALID BUSINESS LICENSE.

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:			
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	2783