

**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: PRRES20193664  
Plan Name: 1713 SW 27 ST.  
Project Address: 1713 SW 27TH ST, LEES SUMMIT, MO 64082  
Parcel Number: 208761  
Location: WHISPERING WOODS FIRST PLAT  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - COVERED DECK - PARTIAL FINISHED BASEMENT - 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: Dylan Eppert** **Rejected**

1. The plot plan must be submitted on either (1) 8 1/2" x 11", (2) 8 1/2" x 14", or (3) 11" x 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.)

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

ONCE I RECEIVE PLOT PLAN THAT IS TO SCALE I CAN CALCULATE SLOPES.

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

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

FINISHED AND UNFINISHED BASEMENT SQ FOOTAGES MUST BE ON THE CONSTRUCTION DRAWINGS.

2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

BEDROOM #2 EGRESS NOT LABELED

3. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

THERE IS NOT A COMBO DETECTOR INBETWEEN BETWEEN #3 AND BEDDROOM #4.

ALSO "SD" IN THIS CONTEXT WOULD MEAN SMOKE DETECTOR, MEANING CARBON DETECTORS WOULD BE MISSING OR NOT LABELED IN THIS REVIEW.

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

COMBUSTION AIR CALCULATIONS MUST BE PROVIDED OR A NOTE SHOWING THIS APPLICATION IS DIRECTLY VENTED TO THE OUTSIDE.

5. ELECTRICAL CONTRACOR MUST OBTAIN BUSINESS LICENSE PRIOR TO PERMIT ISSUANCE.

***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		1265	
Residential, Decks		600	
Residential, Living Area		1705	
Residential, Un-Finished basements		440	
Residential, garage		900	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2970
Sewer Connection Fee	14		