

DEVELOPMENT SERVICES

Residential Plan Review

February 12, 2020

D AND D BUILDING INC
PO BOX 7014
LEES SUMMIT, MO 64064
(816) 491-2125

Permit No: PRRES20200316
Plan Name: 1704 SW 27TH ST.
Project Address: 1704 SW 27TH ST, LEES SUMMIT, MO 64082
Parcel Number: 208766
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - 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. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.
2. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)
3. Front building line and dimension to front of building must be provided on the plot plan.

THE B/L IS THERE IT IS NOT LABELED AS SUCH ALSO IN THE REAR YARD YOU HAVE A 30' U/E LABELED AND I DO NOT SEE THAT ON THE PLAT. FINALLY THE WEST AND EAST SIDE YARDS HAVE A 7.5' B/L AND I AM NOT SEEING THAT ON THE PLAT. I KNOW WITH THIS BEING ZONED R-1 THERE IS A 7.5' SIDE YARD SETBACK BUT YOU HAVE PLENTY OF ROOM AS YOU HAVE THE DEMINSIONS LABELED ALREADY.

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

PLEASE SHOW SPOT ELEVATION IN REAR YARD SWALE AT THE MIDPOINT AS WELL AS TOP AND BOTTOM ELEVATION OF THE SWALE.

5. PLEASE REFERENCE THE MBOE'S FROM THE MDP. SOME OF THE PROPERTY CORNER ELEVATIONS ARE NOT MATCHING UP FROM THE MDP.

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

ONCE I RECEIVE THE REVISED PLOT PLAN I WILL ENSURE PROPER DRAINAGE AND SLOPE IS MET.

Residential Plan Review

Reviewed By: Dylan Eppert

Rejected

1. Please reference the 2018 building code.
2. Please label all pages with the address on the construction drawings.
3. Provide details for any walls over 10 feet in height. Include stud grade, size, spacing and actual, uninterrupted height. (IRC Section 602.3.1 and Table 602.3(5) & 602.3.1)

COULD NOT LOCATE NOTE.

4. House Layout/elevations must match the plot plan layout.

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		1005	
Residential, Living Area		1506	
Residential, Un-Finished basements		300	
Residential, garage		665	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2511
Sewer Connection Fee	15		