

DEVELOPMENT SERVICES

Residential Plan Review

December 31, 2020

STEVEN J FROEHLICH CONSTRUCTION
209 SW LEWIS CT
LEES SUMMIT, MO 64081
(816) 564-5149

Permit No: PRRES20204939
Plan Name: 2115 NW KILLARNEY LN.
Project Address: 2115 NW KILLARNEY LN, LEES SUMMIT, MO 64081
Parcel Number: 224817
Location: WOODSIDE RIDGE 1ST PLAT LOTS 1 THRU 143 INCLUSIVE AND TRACTS A,B,C,D,E,F,G, AND H --- LOT 126
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED BASEMENT - 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. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

WEST SIDE PROPERTY LINE DISTANCE SHOULD BE 69.09' NOT 69.1'

2. PLEASE VERIFY THE GARAGE LOCATION AS THE HOUSE PLANS AND PLOT PLAN DO NOT MATCH.

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

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

MISSING SMOKE DETECTOR IS BREDROOM #3 AND # 4 AS WELL AS THE COMBO DETECTOR BETWEEN BEDROOM #3 AND #4.

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

MISSIN IN BEDROOM #2

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

PLEASE PROVIDE AIR CALCULATIONS OR IF APPLIANCE IS DIRECTLY VENTED OUT MAKE NOTE OF THAT ON THE PLAN.

4. REMOVE "SF-7008 (LOT 11 LAKE WINNEBAKO) FROM PLAN.

5. 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)

6. HOUSE PLAN AND PLOT PAN MUST MATCH. IT APPEARS THE HOUSE IS FLIIPED. PLEASE REVISED AND RESUBMIT.

7. House Address must be on all sheets of the construction drawings.

Planning Review (RES)

Reviewed By: Shannon McGuire

Rejected

1. The plans submitted are for a property in Lake Winnebago.

They will need to update the address on the plans.

2. Must label the materials before I can approve this application

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		1347	
Residential, Decks		260	
Residential, Living Area		1818	
Residential, Un-Finished basements		368	
Residential, garage		908	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3165
Sewer Connection Fee	16		