

**DEVELOPMENT SERVICES**

**Residential Plan Review**

March 19, 2021

LARRY HARKRADER CONSTRUCTION  
1001 NW CHIPMAN RD, Unit 113  
LEES SUMMIT, MO 64081  
(816) 607-7191

Permit No: PRRES20211211  
Plan Name: 626 & 628 NW WILLOW DR  
Project Address: 626 & 628 NW WILLOW DR  
Parcel Number: 62120019000000000  
Location: REPLAT JOHN KNOX RETIREMENT VILALGE 3RD PLAT LOTS 1, 2 & 3---LOT 2  
Type of Work: NEW DUPLEX  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW DUPLEX IN JKV - NO BASEMENT - COVERED DECK  
DEFERRED FLOOR JOISTS

***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. Front building line and dimension to front of building must be provided on the plot plan.
2. Deck location, with dimensions to property lines must be provided on the plot plan.
3. The right-of-way with dimensions must be provided on the plot plan.
4. Existing and finished elevations at building footprint corners must be provided on the plot plan.
5. Existing and finish elevations at all property corners must be provided on the plot plan.
6. The elevation at top of curb at end of driveway and at lot corners adjacent to street must be provided on the plot plan.
7. Spot elevations and drainage flow arrows shall be provided throughout the lot.
8. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

**Residential Plan Review** **Reviewed By: Kim Brennan** **Rejected**

1. One (1) complete license tax application
2. All subs and on-site contact information needs to be completed
3. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

These need to reflect both sides of the structure.

4. Drawings need to show both sides of the duplex, not just one side. The drawings only show both sides on the elevations.
5. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)
6. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)
7. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)

Does not specify self-closing

8. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)

***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, Living Area		2400	
Residential, Decks		260	
Residential, garage		880	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	2	Total Living Area	2400
Sewer Connection Fee	18		