

DEVELOPMENT SERVICES

Residential Plan Review

May 11, 2021

H & R CONSTRUCTION LLC
1200 S POWELL RD STE A
INDEPENDENCE, MO 64057
(816) 229-4853

Permit No: PRRES20212323
Plan Name:
Project Address: 532 SE CARTER RD, LEES SUMMIT, MO 64082
Parcel Number: 230802
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description:

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

Verify Submittal (RES)	Reviewed By: Development Center	Incomplete
Waiting to Verify Submittal	Reviewed By: Development Center	Complete
Verify Contacts	Reviewed By: Brandon Kalwei	Complete
Verify Workitems and Add Sub Permits	Reviewed By: Brandon Kalwei	Complete
Verify Development Agreements	Reviewed By: Michael Weisenborn	Pending
Plot Plan Review	Reviewed By: Brandon Kalwei	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.) North arrow pointed south

2. All easements with dimensions must be provided on the plot plan. no utilities easement on east side of lot

Residential Plan Review**Reviewed By: Brandon Kalwei****Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) no unfinished basement sq. ft.
2. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space. no rooms labled in basement, shows unfinished basement plan
3. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)
smoke/CO combo units needed outside of bedrooms
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)

Internal Plan Review**Reviewed By: Brandon Kalwei****Rejected****Planning Review RES****Reviewed By:****Pending**

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		1045	
Residential, garage		705	
Residential, Living Area		1812	
Residential, Un-Finished basements		737	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	5	Number of Stories	1
Number of Living Units	1	Total Living Area	2857
Sewer Connection Fee	12		