

DEVELOPMENT SERVICES

Residential Plan Review

May 21, 2021

Olympus Custom Homes Inc
1611 Ashton Circle
Liberty, MO 64068
(816) 985-8425

Permit No: PRRES20212569
Plan Name: 2353 SW HICKORY LN
Project Address: 2353 SW HICKORY LN, LEES SUMMIT, MO 64082
Parcel Number: 69220051900000000
Location: EAGLE CREEK SIXTEENTH PLAT LOTS 708-747 INC & TRACT R---LOT 745
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - SUSPENDED SLAB - FINISHED AND UNFINISHED 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

Residential Plan Review

Reviewed By: Brandon Kalwei

Rejected

1. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.) *address needs to be on the plans
2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) no egress labeled for bedroom #6
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)
4. 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)

Plot Plan Review

Reviewed By: Brandon Kalwei

Rejected

1. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan. needs have street address
2. The top of foundation elevation must be provided on the plot plan.

3. The garage floor elevation must be provided on the plot plan.

4. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan. MLO's not matching up from MDP to plot plan

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, Living Area		3091	
Residential, Un-Finished basements		1005	
Residential, Finished basements		1348	
Residential, Decks		224	
Residential, garage		652	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	6	Number of Stories	2
Number of Living Units	1	Total Living Area	4439
Sewer Connection Fee	20		