

DEVELOPMENT SERVICES

Residential Plan Review

June 10, 2021

NEW MARK HOMES - KC LLC
5207 NW CROOKED ROAD
PARKVILLE, MO 64152
(816) 969-9010

Permit No: PRRES20212912
Plan Name:
Project Address: 1725 SW 27TH ST, LEES SUMMIT, MO 64082
Parcel Number: 69130081400000000
Location: WHISPERING WOODS LOTS 29A, 30A, 31A, 32A AND 33A --- LOT 33A
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - PARTIAL 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

Residential Plan Review

Reviewed By: Kim Brennan

Approved

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

2. 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)

Does not specify uninterrupted height

Plot Plan Review

Reviewed By: Kim Brennan

Approved

1. Deck location, with dimensions to property lines must be provided on the plot plan.

Please show this as a covered deck

2. The adjacent lot's front corner shows an elevation of 970.7 and what you are proposing is an elevation of 963.05. The adjacent lot in the rear also shows an elevation of 965.2 and what you are proposing is an elevation of 957.93. These elevations are not consistent with the accepted MDP. Please explain.

3. Sidewalks with dimensions must be provided on the plot plan.

Please label

4. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

The plot plan states a walkout basement but the MDP calls for a daylight.

5. Please call out high point elevation where drainage flow changes direction.

6. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

Planning Review RES

Reviewed By:

Not Required

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.

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|------------------------------------|----|---------------------|------|
| Residential Area: | | | |
| Residential, Living Area | | 1890 | |
| Residential, Un-Finished basements | | 931 | |
| Residential, Finished basements | | 766 | |
| Residential, Decks | | 212 | |
| Residential, garage | | 605 | |
| | | | |
| Roofing Material | | Number of Bathrooms | 3.5 |
| Number of Bedrooms | 4 | Number of Stories | 1 |
| Number of Living Units | 1 | Total Living Area | 2656 |
| Sewer Connection Fee | 16 | | |