

DEVELOPMENT SERVICES

Residential Plan Review

June 11, 2021

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

Permit No: PRRES20212953
Plan Name:
Project Address: 517 SE CARTER RD, LEES SUMMIT, MO 64082
Parcel Number: 70500060600000000
Location: COBEY CREEK 1ST PLAT --- LOT 18
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: new construction single family

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

Please indicate whether this is a standard or daylight basement

2. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

All the MBOE's were eliminated on this lot on the MDP

3. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot.

Please add contours throughout the lot and label these elevations and not just in selected areas. The drainage in the rear shows it going from one side of the lot to the other side in the rear. Is this an accurate flow?

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

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

Not shown for the covered deck or the unfinished basement

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

Planning Review RES

Reviewed By: Shannon McGuire

Approved

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, Living Area		1812	
Residential, Un-Finished basements		775	
Residential, Decks		180	
Residential, garage		705	
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	13		