

DEVELOPMENT SERVICES

Residential Plan Review

June 15, 2021

D AND D BUILDING INC
PO BOX 7014
LEES SUMMIT, MO 64064
(816) 491-2125

Permit No: PRRES20213070
Plan Name:
Project Address: 4817 NE JAMESTOWN DR, LEES SUMMIT, MO 64064
Parcel Number: 43130066200000000
Location:
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

Rejected

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

Not shown in the master or bedroom #2

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)

3. Please dimensionally locate pier pads in garage

4. Footings, column pads, piers and grade beams - reinforcement size and spacing.

5. 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

Rejected

1. All easements with dimensions must be provided on the plot plan.

Missing 20' U/E in the front of the lot

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

3. Drainage swales (where required); show spot elevations within the swale as required to conform to the approved master drainage plan (if applicable), must be provide

The lot to the east shows a swale all along the side property line that runs parallel to this lot

4. Spot elevations / drainage flow arrows shall be provided throughout the lot.

5. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

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.

Residential Area:			
Residential, Finished basements		1283	
Residential, Decks		822	
Residential, Living Area		1869	
Residential, Un-Finished basements		1154	
Residential, garage		822	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3152
Sewer Connection Fee	20		