

DEVELOPMENT SERVICES

Residential Plan Review

July 13, 2021

PFEIFER HOMES INC
1550 SW MARKET ST STE 210
LEE'S SUMMIT, MO 64081
(816) 524-5245

Permit No: PRRES20213593
Plan Name:
Project Address: 2143 NW KILLARNEY LN, LEES SUMMIT, MO 64081
Parcel Number: 62240251200000000
Location: WOODSIDE RIDGE 1ST PLAT LOTS 1 THRU 143 INCLUSIVE AND TRACTS A,B,C,D,E,F,G, AND H --- LOT 132
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - 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

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

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

Please show that this is a covered deck

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

3. Please show the elevations of the proposed (possible) retaining wall.

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

The MDP does not show MBOE's on the front of this lot

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

8. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

Please show location of fire hydrant

9. Drainage swales/berms: provide cross-section elevations as required to conform to the accepted "As graded" Master Drainage Plan (MDP), include cross-section detail from MDP.

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

Residential Plan Review

Reviewed By: Kim Brennan

Rejected

1. Provide size, spacing, species, and grade of rafter, ceiling joist materials and ridge and valley members. (IRC Section R802)

Action required: Specify ceiling joists at roof. Floor plan uses designation 'C' but the associated legend only shows an 'E'.

2. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space.

Action required: Label use of room under garage.

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, Decks		224	
Residential, Finished basements		2027	
Residential, garage		888	
Residential, Living Area		3498	
Residential, Un-Finished basements		1499	
Roofing Material		Number of Bathrooms	5
Number of Bedrooms	5	Number of Stories	1
Number of Living Units	1	Total Living Area	5525
Sewer Connection Fee	23		