

DEVELOPMENT SERVICES

Residential Plan Review

July 29, 2021

BELLAH HOMES LLC
P O BOX 346
LEES SUMMIT, MO 64063
(816) 697-2870

Permit No: PRRES20213848
Plan Name:
Project Address: 3212 SW MARY ST, LEES SUMMIT, MO 64081
Parcel Number: 62430990700000000
Location: PERGOLA PARK 4TH PLAT---LOT 84
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW RESIDENTIAL HOUSE. UNFINISHED BASEMENT. UNCOVERED PATIO.

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: Andrea Sessler** **Rejected**

1. Address on the building drawings needs to match the correct address 3212 SW MARY ST.
2. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)
Self closing hinges on door to garage per 302.5.1
3. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space.

Powder room on main level and full bath upstairs

Plot Plan Review **Reviewed By: Andrea Sessler** **Rejected**

2. Building layout on plot plan does not match foundation layout.
3. Please clarify the L=58.99' and R=474.00' on the sidewalk/Mary St. side of property.

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

12' U/E at the front of the house is missing.

5. The elevation at top of curb at end of driveway and at lot corners adjacent to street must be provided on the plot plan.

Missing elevation top of curb ent of driveway.

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

Elevations in back corner of the house is less than a 2% slope from house.

Planning Review RES

Reviewed By: Victoria Nelson

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, Living Area		2019	
Residential, Un-Finished basements		1083	
Residential, garage		668	
Roofing Material		Number of Bathrooms	2.5
Number of Bedrooms	3	Number of Stories	2
Number of Living Units	1	Total Living Area	2019
Sewer Connection Fee	15		