

DEVELOPMENT SERVICES

Residential Plan Review

October 11, 2021

ROBERT A WASHAM CONSTRUCTION INC
2058 NW SOUTH OUTER RD
BLUE SPRINGS, MO 64015
(816) 224-5583

Permit No: PRRES20214994
Plan Name:
Project Address: 1701 SW 27TH ST, LEES SUMMIT, MO 64082
Parcel Number: 246775
Location: WHISPERING WOODS SECOND PLAT --- LOT 35
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - PARTIAL FINISHED BASEMENT - COVERED DECK
SUSPENDED STOOP

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

I do not show MBOE's on the MDP

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

1. Permit application shows no suspended slab, however, the drawings show a suspended stoop. Please clarify.

2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

Not shown on the basement plan

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

4. Pier pads show detail 3 but then refers to sheet 3/G2, which does not provide size, reinforcement etc.

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, Decks		245	
Residential, Finished basements		1150	
Residential, garage		705	
Residential, Living Area		2227	
Residential, Un-Finished basements		829	
Roofing Material		Number of Bathrooms	5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	4377
Sewer Connection Fee	20		