

**DEVELOPMENT SERVICES**

**Residential Plan Review**

March 24, 2022

WOOD BROTHERS CONSTRUCTION INC  
PO BOX 553  
LEES SUMMIT, MO 64063  
(816) 564-5024

Permit No: PRRES20221108  
Plan Name:  
Project Address: 3104 SW SUMMIT VIEW TRL, LEES SUMMIT, MO 64082  
Parcel Number: 253623  
Location:  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - FINISHED AND UNFINISHED BASEMENT - SUSPENDED SLAB - 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: Brandon Kalwei**

**Rejected**

1. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space. Basement areas not labeled correctly
2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) sq. footages to not match from application to building plans.
3. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) no egress labeled for bedrooms #2, #4, #5
4. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

**Plot Plan Review**

**Reviewed By: Brandon Kalwei**

**Rejected**

1. Deck location, with dimensions to property lines must be provided on the plot plan. Label "deck" as patio

**Planning Review RES**

**Reviewed By:**

**Pending**

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***

<b>Residential Area:</b>			
Residential, Decks		293	
Residential, Finished basements		1491	
Residential, garage		780	
Residential, Living Area (Not Finished Basement)		3417	
Residential, Un-Finished basements		558	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	3417
Sewer Connection Fee	23		