

DEVELOPMENT SERVICES

Residential Plan Review

April 19, 2022

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

Permit No: PRRES20221553
Plan Name:
Project Address: 1616 SW 27TH ST, LEES SUMMIT, MO 64082
Parcel Number: 246783
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED AND UNFINISHED 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: Brandon Kalwei Rejected

1. Existing and finish elevations at all property corners must be provided on the plot plan. Wrong finish elevation at NW corner
2. Spot elevations and/or drainage flow arrows shall be provided throughout the lot. No drainage flow arrows provided
3. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.
4. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot. No drainage flow arrows provided

Residential Plan Review Reviewed By: Brandon Kalwei Rejected

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) No egress labeled for 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. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) No foundation page found or details, building plans also show johnson county, KS details.

4. Footings, column pads, piers and grade beams - reinforcement size and spacing. No foundation page found or details, building plans also show johnson county, KS details.

5. Foundation wall thickness and height and reinforcement. (IRC Section R404) No foundation page found or details, building plans also show johnson county, KS details.

6. Beam and column locations, sizes and material. Suspended stoop shown on building plans, need details.

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.

Residential Area:			
Residential, Decks		168	
Residential, Finished basements		1283	
Residential, garage		822	
Residential, Living Area (Not Finished Basement)		1869	
Residential, Un-Finished basements		389	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3152
Sewer Connection Fee	17		