

DEVELOPMENT SERVICES

Residential Plan Review

December 08, 2023

McFarland Dalton Builders LLC
9601 Ne Barry RD Suite 130
Kansas City, MO 64158
(816) 215-1660

Permit No: PRRES20236204
Plan Name:
Project Address: 2361 SW RIVER TRAIL RD, LEES SUMMIT, MO 64082
Parcel Number: 69220041200000000
Location: EAGLE CREEK SIXTEENTH PLAT LOTS 708-747 INC & TRACT R---LOT 714
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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.

Development Services Department (816) 969-1200

Residential Plan Review

Reviewed By: Brandon Kalwei

Not Received

1. PLANS SHOW SUSPENDED SLAB. APPLICATION SHOWS NO SUSPENDED SLAB. **Revised on S100**
2. CANNOT FIND PLUMBER IN OUR SYSTEM
3. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)
PLANS AND APPLICATION DO NOT SHOW UNFINISHED BASEMENT SQ. FOOTAGE **Revised on A101**
4. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) SMOKE/CO COMBO
DETECTORS NEEDED OUTSIDE OF BEDROOM. NO DETECTORS IN BASEMENT **Revised on S100**
5. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s).
(IRC Chapter 17 and Section G2407) **Shown on S100 near furnace**

Plot Plan Review

Reviewed By: Brandon Kalwei

Rejected

2. Sidewalks with dimensions must be provided on the plot plan. Plot plan shows 4' sidewalk, plat shows 5' sidewalk. Please change

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

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		180	
Residential, Finished basements		1233	
Residential, Living Area (Not Finished Basement)		1531	
Residential, Un-Finished basements		1	
Residential, garage		739	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1.5
Number of Living Units	2	Total Living Area	2763