

DEVELOPMENT SERVICES

Residential Plan Review

January 22, 2025

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

Permit No: PRRES20250106
Plan Name:
Project Address: 1817 NE LASHBROOK CIR, LEES SUMMIT, MO 64086
Parcel Number: 53440255900000000
Location: WOODLAND OAKS LOTS 1-42 & TRACTS A-B---LOT 28
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. WALKOUT 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 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: Andrea Sessler

Approved

2. Concrete thickness.

SUSPENDED STOOP IS NOT CALLED OUT ON THE APPLICATION OR IN THE PERMIT. PLEASE CONFIRM SUSPENDED STOOP AND PROVIDE DETAILS.

3. Concrete minimum compressive strength. (IRC Section 402.2)

SUSPENDED STOOP IS NOT CALLED OUT ON THE APPLICATION OR IN THE PERMIT. PLEASE CONFIRM SUSPENDED STOOP AND PROVIDE DETAILS.

Plot Plan Review

Reviewed By: Andrea Sessler

Rejected

1. Contours, spot elevations and drainage flow arrows shall be provided on the lot.

ARROWS PROVIDED INDICATE DRAINAGE AWAY FROM HOUSE ON THE SOUTH FRONT CORNER BUT THE ELEVATION FROM THE HOUSE TO THE LOT CORNER GOES UP IN ELEVATION.

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		290	
Residential, Finished basements		1433	
Residential, garage		753	
Residential, Living Area (Not Finished Basement)		2399	
Residential, Un-Finished basements		789	
Roofing Material		Number of Bathrooms	5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3832