

**CODES ADMINISTRATION**

**Residential Plan Review**

May 31, 2018

ASPEN HOME BUILDERS LLC  
6618 ROYAL ST #B  
PLEASANT VALLEY, MO 64068  
(816) 507-0123

Permit No: PRRES20181650  
Plan Name: 2525 SW RIVER TRAIL RD.  
Project Address: 2525 SW RIVER TRAIL RD, LEES SUMMIT, MO 64082  
Parcel Number: 170672  
Location:  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE

***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

<b>Plot Plan Review</b>	<b>Reviewed By: Troy Thompson</b>	<b>Pending</b>
<b>Residential Plan Review</b>	<b>Reviewed By: Brandon Kalwei</b>	<b>Rejected</b>

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)- Unfinished basement sq. ft. not found
2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)
3. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5) self closing device for door not found in details
4. Need applicant signature on the application

***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, Living Area	1027
Residential, Un-Finished basements	1027

Residential, garage		630	
Residential, Living Area 2		1261	
Roofing Material		Number of Bathrooms	2.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2,288
Sewer Connection Fee	15		