

DEVELOPMENT SERVICES

Residential Plan Review

January 15, 2020

SPELLERBERG ENTERPRISES LLC
613 NE VIEWPARK DR
LEES SUMMIT, MO 64086
(816) 550-5535

Permit No: PRRES20200096
Plan Name: 2313 SW CHASE CIR.
Project Address: 2313 SW CHASE CIR, LEES SUMMIT, MO 64082
Parcel Number: 211160
Location: SUMMIT VIEW FARMS 3RD PLAT --- LOT 73
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - PARTIAL 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 provide two (2) copies of any revised sheets and/or additional information.

Development Services Department (816) 969-1200

Plot Plan Review **Reviewed By: Dylan Eppert** **Rejected**

1. All easements with dimensions must be provided on the plot plan.

DIMENSION IS NOT PROVIDED FOR THE U/E IN THE FRONT YARD.

Residential Plan Review **Reviewed By: Dylan Eppert** **Rejected**

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

MISSING EGRESS WINDOW IN MASTER BEDROOM.

2. Provide details for any walls over 10 feet in height. Include stud grade, size, spacing and actual, uninterrupted height. (IRC Section 602.3.1 and Table 602.3(5) & 602.3.1)

COULD NOT LOCATE ON CONSTRUCTION DRAWINGS.

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, Living Area		1627	
Residential, Un-Finished basements		230	
Residential, Finished basements		1302	
Residential, Decks		170	
Residential, garage		726	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2929
Sewer Connection Fee	14		