

**DEVELOPMENT SERVICES**

**Residential Plan Review**

September 03, 2020

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

Permit No: PRRES20202688  
Plan Name: 2341 SW OLD PORT RD.  
Project Address: 2341 SW OLD PORT RD, LEES SUMMIT, MO 64082  
Parcel Number: 222357  
Location: EAGLE CREEK SIXTEENTH PLAT LOTS 708-747 INCLUSIVE AND TRACT R --- LOT 733  
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 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. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

PLEASE HAVE HOUSE PLANS AND PLOT PLAN MATCH AS ONE SHOWS AND EGRESS WELL AND ANOTHER SHOWS A WINDOW OUT THE REAR ELEVATION. PLEASE CLARIFY AND REVISE AS NEEDED.

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

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

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

APPLICATION AND HOUSE PLANS DO NOT MATCH WHEN IT COMES TO BASEMENT AND THE FINISHED AND UNFINISHED SQ FOOTAGES. THE HOUSE PLANS MUST HAVE FINISHED AND UNFINISHED SQ FOOTAGES.

2. COVER PAGE REFERENCES THE 2012 IRC BUILDING CODE AND NEED TO REFLECT THE 2018 IRC BUILDING CODE.

3. PLOT PLAN SHOWS EGRESS WELL AND HOUSE PLANS DO NOT PLEASE CLARIFY AS THE HOUSE PLANS AND PLOT PLAN SHOULD MATCH.

***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, Finished basements		606	
Residential, Decks		144	
Residential, Living Area		1027	
Residential, Un-Finished basements		1	
Residential, garage		625	
Residential, Living Area 2		1261	
Roofing Material		Number of Bathrooms	2.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	2894