

**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: PRRES20202689  
Plan Name: 2345 SW HICKORY LN.  
Project Address: 2345 SW HICKORY LN, LEES SUMMIT, MO 64082  
Parcel Number: 222346  
Location: EAGLE CREEK SIXTEENTH PLAT LOTS 708-747 INCLUSIVE AND TRACT R --- LOT 743  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - COVERED DECK - UNFINISHED BASEMENT

***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. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

MDP SHOWS STANDARD BASEMENT. I NEED AN ENGINEER REPORT SHOWING THIS WOULD BE ACCEPTABLE.

2. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

HOUSE PLANS SHOW EGRESS WELL PLEASE CONFIRM LOCATION WITH BUILDER AND HAVE IT WITH LAG.

3. 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. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

ADD ANOTHER COMBO DETECTOR UPSTAIRS AS CODE STATES THAT A COMBO DETECTOR SHOULD BE DIRECTLY OUTSIDE A MAX OF 10' AWAY.

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

EGRESS WINDOW IN BEDROOM 4 IS NOT LABELED.

***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, Decks		139	
Residential, Living Area		1056	
Residential, Un-Finished basements		1056	
Residential, garage		670	
Residential, Living Area 2		1365	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2421
Sewer Connection Fee	19		