

**DEVELOPMENT SERVICES**

**Residential Plan Review**

October 09, 2020

WOOD BROTHERS CONSTRUCTION INC  
PO BOX 553  
LEES SUMMIT, MO 64063  
(816) 564-5024

Permit No: PRRES20203580  
Plan Name: 3117 SW BLUE RIBBON ST.  
Project Address: 3117 SW BLUE RIBBON ST, LEES SUMMIT, MO 64082  
Parcel Number: 69520040700000000  
Location: SUMMIT VIEW FARMS 3RD PLAT---LOT 54  
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. LABEL COVERED DECK
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. HOUSE PLANS MUST MATCH IT APPEARS THE GARAGE IS FLIPPED.
2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

MISSING IN THE BEDROOMS ON THE MAIN FLOOR

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

MISSING IN ALL THE BEDROOMS.

***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		1739	
Residential, Un-Finished basements		456	
Residential, Finished basements		1483	
Residential, Decks		252	
Residential, garage		772	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3222
Sewer Connection Fee	14		