

DEVELOPMENT SERVICES

Residential Plan Review

October 14, 2020

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

Permit No: PRRES20203671
Plan Name: 3133 SW BLUE RIBBON ST.
Project Address: 3133 SW BLUE RIBBON ST, LEES SUMMIT, MO 64082
Parcel Number: 69520041100000000
Location: SUMMIT VIEW FARMS 3RD PLAT---LOT 58
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - UNFINISHED 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. Plot plan must drawn, signed, and sealed by a licensed surveyor or engineer.
2. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan.

missing address

3. The right-of-way with dimensions must be provided on the plot plan.

SW KLINE IS A 60' ROW NOT 50'

4. PLEASE CONFIRM IF THIS WILL BE A NORMAL WALK OUT OR WILL THIS BE A WALKOUT WALK UP?

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)

label egress for bedroom on main floor

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

missing detectors for bedroom on main floor.

3. PLEASE CLARIFY IF THIS WILL BE A WALKOUT OR WALKOUT WALK UP. THEN REVISE PLANS TO MATCH THE PLOT PLAN.

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, Decks		168	
Residential, Living Area 2		1391	
Residential, Living Area		1284	
Residential, Un-Finished basements		1284	
Residential, garage		660	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	2675
Sewer Connection Fee	20		