

DEVELOPMENT SERVICES

Residential Plan Review

February 18, 2021

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

Permit No: PRRES20210648
Plan Name: 3114 SW BLUE RIBBON ST.
Project Address: 3114 SW BLUE RIBBON ST, LEES SUMMIT, MO 64082
Parcel Number: 69520061100000000
Location: SUMMIT VIEW FARMS 3RD PLAT---LOT 63
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED AND 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: Brandon Kalwei** **Rejected**

1. The rear yard demision(s) must be provided on the plot plan.
2. Existing and finished elevations at building footprint corners must be provided on the plot plan. NW corner of house

Residential Plan Review **Reviewed By: Brandon Kalwei** **Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) Unfinished basement sq. ft. do not match between plans and application
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)detectors needed in finished basement

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, Finished basements	925
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Residential, Decks		192	
Residential, Living Area		1390	
Residential, Un-Finished basements		465	
Residential, garage		710	
Residential, Living Area 2		1717	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	6	Number of Stories	2
Number of Living Units	1	Total Living Area	4032
Sewer Connection Fee	20		