

DEVELOPMENT SERVICES

Residential Plan Review

April 26, 2021

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

Permit No: PRRES20212004
Plan Name: 513 SE CARTER RD
Project Address: 513 SE CARTER RD, LEES SUMMIT, MO 64082
Parcel Number: 230795
Location: COBEY CREEK 1ST PLAT --- LOT 19
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - UNFINISHED BASEMENT - COVERED PATIO

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: Kim Brennan** **Rejected**

1. Deck location, with dimensions to property lines must be provided on the plot plan.

Please show the covered patio

2. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

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

Residential Plan Review **Reviewed By: Kim Brennan** **Rejected**

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

Please provide square footage for covered patio

2. Provide details for any walls over 10 feet in height. Include stud grade, size, spacing and actual, uninterrupted height. (IRC Section 602.3.1 and Table 602.3(5) & 602.3.1)

Does not specify uninterrupted height

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, Living Area		2386	
Residential, Un-Finished basements		1009	
Residential, garage		660	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2386
Sewer Connection Fee	19		