

DEVELOPMENT SERVICES

Residential Plan Review

November 29, 2021

ASPEN HOME BUILDERS LLC
6618 ROYAL ST #B
PLEASANT VALLEY, MO 64068
(816) 507-0123

Permit No: PRRES20215796
Plan Name:
Project Address: 2026 SW FARM FIELD LN, LEES SUMMIT, MO 64082
Parcel Number: 244405
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOME - FINISHED 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. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

The drawings show a walk out basement but the plot plan shows a standard basement. Please clarify

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

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

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

Not shown in bedroom 4 or 2

2. Identify roof covering material (IRC Section R905)

3. The drawings show a walk out basement but the plot plan shows a standard basement. Please clarify

4. Mechanical contractor does not have a valid business license

Planning Review RES

Reviewed By:

Not Required

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 (Not Finished Basement)		2421	
Residential, Un-Finished basements		1056	
Residential, garage		670	
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		