

DEVELOPMENT SERVICES

Residential Plan Review

November 30, 2021

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

Permit No: PRRES20215797
Plan Name:
Project Address: 2031 SW FARM FIELD LN, LEES SUMMIT, MO 64082
Parcel Number: 244397
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOME - COVERED PATIO - FINISHED BASEMENT

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. Deck location, with dimensions to property lines must be provided on the plot plan. needs to be labeled as covered deck

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

1. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.) building plans have wrong address

2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) cannot locate unfinished and finished basement sq. ft. and does not show unfinished basement on application

3. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space. basement shows future basement finish, are you finishing it?

4. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) egress needs to be labeled in bedroom if basement is finished

5. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) smoke/CO detector needs to be outside of bedroom

6. Identify location(s) of vertical supports and purlins. (IRC Section R802.4.5)

7. Building plans show walkout basement, plot plan shows daylight, MDP shows standard. everything needs to match

Planning Review RES

Reviewed By:

Pending

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		617	
Residential, garage		625	
Residential, Living Area (Not Finished Basement)		2288	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	2905
Sewer Connection Fee	17		