

DEVELOPMENT SERVICES

Residential Plan Review

March 22, 2022

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

Permit No: PRRES20221050
Plan Name:
Project Address: 3112 SW SUMMIT VIEW TRL, LEES SUMMIT, MO 64082
Parcel Number: 253621
Location:
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. Front building line and dimension to front of building must be provided on the plot plan.
2. Deck location, with dimensions to property lines must be provided on the plot plan. label covered patio as covered deck
3. Sidewalks with dimensions must be provided on the plot plan. label ADA ramp

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

1. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space. basement labeled as optional, no walls around HVAC, etc. Need to show as finished basement and show unfinished area as well.
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) need a smoke/CO detector outside of basement bedroom if finished
3. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407) need details if basement is finished

4. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) not seeing pier details for deck

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, Decks		168	
Residential, Finished basements		641	
Residential, garage		660	
Residential, Living Area (Not Finished Basement)		2386	
Residential, Un-Finished basements		368	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	3027
Sewer Connection Fee	19		