

DEVELOPMENT SERVICES

Residential Plan Review

March 24, 2022

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

Permit No: PRRES20221053
Plan Name:
Project Address: 3209 SW SADDLEBRED TER, LEES SUMMIT, MO 64082
Parcel Number: 254017
Location: SUMMIT VIEW FARMS 4TH PLAT - LOT 113
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/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: Andrea Sessler** **Rejected**

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

EGRESS WINDOW IS ON THE WRONG SIDE OF THE HOUSE.

2. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

REAR PROPERTY LINE IS MISSING BOTH DISTANCE AND BEARING.

Residential Plan Review **Reviewed By: Andrea Sessler** **Rejected**

1. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

2. Identify interior load bearing walls. (IRC Section R602)

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, Finished basements		805	
Residential, garage		660	
Residential, Living Area (Not Finished Basement)		2710	
Residential, Un-Finished basements		368	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	6	Number of Stories	2
Number of Living Units	1	Total Living Area	3515
Sewer Connection Fee	20		