

DEVELOPMENT SERVICES

Residential Plan Review

July 21, 2025

A PLACE CALLED HOME CONSTRUCTION CO INC
804 SE WILLOW PL
BLUE SPRINGS, MO 64014
(816) 365-4663

Permit No: PRRES20253054
Plan Name:
Project Address: 4073 NE CHAPEL MANOR DR, LEES SUMMIT, MO 64064
Parcel Number: 43640113700000000
Location: THE TRAILS OF PARK RIDGE 2ND PLAT---LOT 44
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED AND 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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.

Development Services Department (816) 969-1200

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

1. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

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

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) NO EGRESS LABELED IN BASEMENT

2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) NO SMOKE AND SMOKE/CO'S IN BASEMENT

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)

4. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5) NO DOOR DETAIL FOUND

5. Specification of rafter ties or ridge beam design. (IRC Section 802.5.2) NO RIDGE BEAM DETAILS FOUND

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

Planning Review RES

Reviewed By: Hector Soto Jr.

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		200	
Residential, Finished basements		1006	
Residential, garage		819	
Residential, Living Area (Not Finished Basement)		1568	
Residential, Un-Finished basements		405	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2574