

**DEVELOPMENT SERVICES**

**Residential Plan Review**

July 18, 2022

TRUMARK HOMES, LLC  
508 NW MANOR DR  
BLUE SPRINGS, MO 64014  
(816) 564-5613

Permit No: PRRES20223255  
Plan Name:  
Project Address: 2781 SW 12TH ST, LEES SUMMIT, MO 64081  
Parcel Number: 260415  
Location: HIGHLAND MEADOWS FIFTH PLAT LOTS 134 THRU 159 AND TRACTS G, H, & I --- LOT 143  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE. FINISHED BASEMENT. PARTIAL 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: Andrea Sessler** **Rejected**

1. The plot plan must be submitted on either (1) 8 1/2" x 11", (2) 8 1/2" x 14", or (3) 11" x 17" paper. All information on the plot plan must be drawn to scale. Scale must be 1" = 10', 20', or 30'; smaller scales that are multiples of the preceding scales may be used if necessary to represent large sites. All information on the plot plan must be clearly legible.)

2. Front building line and dimension to front of building must be provided on the plot plan.

DIMENSION TO FRONT OF BUILDING IS MISSING.

3. WINDOW WELL OFF EAST SIDE OF BASEMENT IS NOT ON THE DRAWINGS. PLEASE VERIFY.

**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 type of protection used in unfinished areas under floor trusses. (IRC Section R302.13)

LABEL STORAGE ROOM FLOOR TRUSS DETAIL

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***

<b>Residential Area:</b>			
Residential, Decks		140	
Residential, Finished basements		1070	
Residential, garage		620	
Residential, Living Area (Not Finished Basement)		1311	
Residential, Un-Finished basements		97	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2381