

DEVELOPMENT SERVICES

Residential Plan Review

July 28, 2022

NEW MARK HOMES - KC LLC
5207 NW CROOKED ROAD
PARKVILLE, MO 64152
(816) 969-9010

Permit No: PRRES20223574
Plan Name:
Project Address: 2754 SW 12TH ST, LEES SUMMIT, MO 64081
Parcel Number: 260085
Location: HIGHLAND MEADOWS FIFTH PLAT LOTS 134 THRU 159 AND TRACTS G, H, & I --- LOT 153
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - 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. Deck location, with dimensions to property lines must be provided on the plot plan. Label as covered deck
2. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

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

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) no smoke/co detectors labeled upstairs
2. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5) No self closing hinge/door details found

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		216	
Residential, Finished basements		25	
Residential, garage		621	
Residential, Living Area (Not Finished Basement)		2932	
Residential, Un-Finished basements		1784	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1.5
Number of Living Units	1	Total Living Area	2957