

DEVELOPMENT SERVICES

Residential Plan Review

January 26, 2023

GALE HOMES II INC
400 SW LONGVIEW BLVD, Unit 109
LEES SUMMIT, MO 64081
(816) 761-9292

Permit No: PRRES20230111
Plan Name:
Project Address: 197 SW WINTER RD, LEES SUMMIT, MO 64081
Parcel Number: 258804
Location: THE RIDGE AT WINTERSET SUMMIT LOTS 1600-1605 AND TRACT A --- LOT 1602
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. PARTIAL SUSPENDED GARAGE SLAB. FINISHED/UNFINISHED BASEMENT. WALK OUT BASEMENT. COVERED DECK. ENGINEERED FLOOR SYSTEM - DEFERRED. BUILDING ON FILL. 400 AMP ELECTRIC. ELEVATOR.

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: Andrea Sessler** **Rejected**

1. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan.

2. All easements with dimensions must be provided on the plot plan.

FRONT YARD HAS 10' U/E NOT 15'.

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

WALKOUT FROM HOUSE NEEDS DOOR LAG.

4. DESIGNED HOLLOW CORE SUSPENDED SLAB PLANS NEED TO BE UPLOADED.

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

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

SD AND SD/CM FOR BASEMENT "FUTURE GUEST ROOM". SD/CM OUTSIDE GUEST ROOM ON MAIN LEVEL.

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

3. Identify type of joist package or floor truss package (if used) complete with layouts, fastening details, blocking and bracing requirements and minimum sheathing.

DEFERRED.

4. PLEASE PROVIDE HOLLOW CORE SUSPENDED SLAB DESIGN PLANS. THANK YOU.

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, Decks		404	
Residential, Finished basements		2196	
Residential, garage		946	
Residential, Living Area (Not Finished Basement)		3121	
Residential, Un-Finished basements		925	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	5317