

DEVELOPMENT SERVICES

Residential Plan Review

April 25, 2023

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

Permit No: PRRES20231766
Plan Name:
Project Address: 2751 SW 11TH TER, LEES SUMMIT, MO 64081
Parcel Number: 260091
Location: HIGHLAND MEADOWS SIXTH PLAT LOTS 160 THRU 210 AND TRACT J --- LOT 162
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 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.) building plans show walkout basement, plot plan shows daylight. Needs to match
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 c/o detectors outside of bedrooms labeled
2. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5) no self closing door detail 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		616	
Residential, Living Area (Not Finished Basement)		2901	
Residential, Un-Finished basements		1762	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1.5
Number of Living Units	1	Total Living Area	2926