

DEVELOPMENT SERVICES

Residential Plan Review

October 25, 2023

KEVIN HIGDON CONSTRUCTION, LLC
P O BOX 847
LEES SUMMIT, MO 64063
(816) 524-9797

Permit No: PRRES20235554
Plan Name:
Project Address: 816 NE ALGONQUIN ST, LEES SUMMIT, MO 64064 818 NE ALGONQUIN ST, LEES SUMMIT, MO 64064 814 NE ALGONQUIN ST, LEES SUMMIT, MO 64064
Parcel Number: 43540140300000000
Location: THE TOWNHOMES OF CHAPEL RIDGE 2ND PLAT LOTS 9-19 & TRACTS A-D---LOT 17
Type of Work: NEW 3 OR 4 FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW THREE PLEX - ROOF TRUSSES (DEF) - COVERED DECK - UNFINISHED AND FINISHED BASEMENT - UNIT B ALL UNFINISHED BASEMENT

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 rear yard demision(s) must be provided on the plot plan. only on unit C, put distances on all units
2. Deck location, with dimensions to property lines must be provided on the plot plan. label as covered deck
3. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.) plans show daylight basement, plot plan shows walkout. Please correct.
4. 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. One (1) complete permit application. Tile roof and roof truss options need to be selected on the application.
2. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5) no door closer info 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		495	
Residential, Finished basements		1720	
Residential, garage		1416	
Residential, Living Area (Not Finished Basement)		4449	
Residential, Un-Finished basements		2150	
Roofing Material		Number of Bathrooms	8
Number of Bedrooms	8	Number of Stories	1
Number of Living Units	3	Total Living Area	6169