

DEVELOPMENT SERVICES

Residential Plan Review

March 05, 2024

Avital Homes, LLC
7500 W 151st Street, #23100
Overland Park, KS 66283
(816) 914-7128

Permit No: PRRES20240901
Plan Name:
Project Address: 4412 SW GRINDSTONE CIR, LEES SUMMIT, MO 64082
Parcel Number: 69700125400000000
Location: THE MANOR AT STONEY CREEK 4TH PLAT - LOTS 109-136---LOT 117
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. UNFINISHED BASEMENT. ROOF TRUSSES - DEFERRED.

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. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

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

1. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.)

PLEASE PUT FULL ADDRESS IN ADDRESS BLOCK ON EACH PAGE.

2. Identify type of roof/truss package (if used) complete with layout, component design, fastening details, blocking and sheathing requirements. (IRC Section 802.10)

DEFERRED.

3. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

LABEL EGRESS WINDOWS

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

MISSING BASEMENT SMOKE DETECTOR

5. Designate R-value(s) for floors, walls, ceilings, roof/ceilings. (LSCO 7-802)

6. PLANS CALL FOR SUSPENDED GARAGE SLAB BUT APPLICATION DOES NOT. PLEASE CLARIFY.

7. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403)

DISTANCES NEEDED FOR PIER PADS IN GARAGE AND BASEMENT

8. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space.

LABEL UNFINISHED BASEMENT.

9. Identify furnace and water heater location(s). (IRC Section G2406)

LABLE FURANCE.

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, garage		472	
Residential, Living Area (Not Finished Basement)		2292	
Residential, Un-Finished basements		1003	
Roofing Material		Number of Bathrooms	2.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2292