

DEVELOPMENT SERVICES

Residential Plan Review

March 06, 2024

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

Permit No: PRRES20240962
Plan Name:
Project Address: 1925 SW MERRYMAN DR, LEES SUMMIT, MO 64082
Parcel Number: 69700110800000000
Location: THE MANOR AT STONEY CREEK 4TH PLAT - LOTS 109-136---LOT 133
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED BASEMENT. ROOF TRUSSES - DEFERRED. UNCOVERED 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: Andrea Sessler** **Rejected**

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

EGRESS WELL ON SOUTH SIDE MISSING.

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

LABEL ALL EGRESS WINDOWS.

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

MISSING SD INSIDE BEDROOM 3 AND COMBO CS OUTSIDE BEDROOM 3

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

5. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

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

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

DEFERRED

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

9. Identify interior load bearing walls. (IRC Section R602)

NO LOAD BEARING WALLS WERE CALLED OUT - PLEASE CONFIRM.

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		144	
Residential, Finished basements		769	
Residential, garage		469	
Residential, Living Area (Not Finished Basement)		1420	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	2189