

DEVELOPMENT SERVICES

Residential Plan Review

April 08, 2024

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

Permit No: PRRES20241617
Plan Name:
Project Address: 1717 SW HIGHTOWN DR, LEES SUMMIT, MO 64082
Parcel Number: 69700140400000000
Location: THE RESERVE AT STONEY CREEK 3RD PLAT LOTS 60-110 & TRACT L-N----LOT 105
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. UNFINISHED BASEMENT. COVERED PATIO. 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	Approved
Residential Plan Review	Reviewed By: Andrea Sessler	Rejected

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

UNFINISHED BASEMENT

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 EACH EGRESS TO IDENTIFY

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

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

DESIGNATE STYLE K PIER FOR PATIO

6. Footings, column pads, piers and grade beams - reinforcement size and spacing.

DESIGNATE STYLE K PIER FOR PATIO

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		708	
Residential, Living Area (Not Finished Basement)		2666	
Residential, Un-Finished basements		1306	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	2666