

DEVELOPMENT SERVICES

Residential Plan Review

June 05, 2024

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

Permit No: PRRES20242853
Plan Name:
Project Address: 1901 SW HIGHTOWN DR, LEES SUMMIT, MO 64082
Parcel Number: 69700990400000000
Location: THE RESERVE AT STONEY CREEK 3RD PLAT LOTS 60-110 & TRACT L-N----LOT 110
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - ROOF TRUSSES - FINISHED AND 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. Existing and finish elevations at all property corners must be provided on the plot plan. Missing on east side

Residential Plan Review **Reviewed By: Brandon Kalwei** **Rejected**

1. One (1) complete permit application. No unfinished basement sq. footage on application. Caruthers electric is inactive with their license.
2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) no egress labeled for bedroom #3
3. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) no smoke or smoke/co detectors for bedroom #3
4. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

5. Identify type of roof/truss package (if used) complete with layout, component design, fastening details, blocking and sheathing requirements. (IRC Section 802.10) Truss layout does not have an address and does not match the proposed building layout (no 3rd car garage) no truss package provided.

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, Finished basements		769	
Residential, garage		676	
Residential, Living Area (Not Finished Basement)		1420	
Residential, Un-Finished basements		596	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	2189