

DEVELOPMENT SERVICES

Residential Plan Review

October 29, 2024

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

Permit No: PRRES20245640
Plan Name:
Project Address: 4420 SW GRINDSTONE CIR, LEES SUMMIT, MO 64082
Parcel Number: 69700125200000000
Location: THE MANOR AT STONEY CREEK 4TH PLAT - LOTS 109-136---LOT 115
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. UNCOVERED DECK. 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. One (1) complete permit application

UNFINISHED SPACE SHOULD BE LISTED 629 SF. APPLICATION DOES NOT INDICATE WALKOUT BASEMENT AND PLANS ARE FOR A WALKOUT.

2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

AREAS TABLE ON G000 SEEM TO MAKE THE BASEMENT FINISH OPTIONAL, BUT THE PLANS REFLECT A PARTIALLY FINISHED AREA. PLEASE CORRECT TABLE TO MATCH PLANS.

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

EGRESS LABEL MISSING FROM BASEMENT BEDROOM 4

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)

DEFERRED. MISSING TRUSS PACKAGE.

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

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		878	
Residential, garage		686	
Residential, Living Area (Not Finished Basement)		1571	
Residential, Un-Finished basements		629	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	1976