

DEVELOPMENT SERVICES

Residential Plan Review

November 07, 2024

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

Permit No: PRRES20245813
Plan Name:
Project Address: 1937 SW HIGHTOWN DR, LEES SUMMIT, MO 64082
Parcel Number: 69700991300000000
Location: THE RESERVE AT STONEY CREEK 4TH PLAT - LOTS 111-127 & TRACT O---LOT 119
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. 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** **Rejected**

1. Deck location, with dimensions to property lines must be provided on the plot plan.

COVERED DECK

2. All easements with dimensions must be provided on the plot plan.

7.5' REAR U/E NOT LABELED.

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

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

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

DEFERRED. TRUSS PACKAGE MISSING.

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

BASEMENT NEEDS EGRESS LOCATION LABELED.

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, garage		708	
Residential, Living Area (Not Finished Basement)		2665	
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	2665