

DEVELOPMENT SERVICES

Residential Plan Review

January 12, 2021

JFE CONSTRUCTION INC
1314 SW MARKET ST
LEES SUMMIT, MO 64081
(816) 470-0074

Permit No: PRRES20210076
Plan Name: 2046 NW O'BRIEN RD.
Project Address: 2046 NW OBRIEN RD, LEES SUMMIT, MO 64081
Parcel Number: 224854
Location: WOODSIDE RIDGE 1ST PLAT LOTS 1 THRU 143 INCLUSIVE AND TRACTS A,B,C,D,E,F,G, AND H --- LOT 71
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - ENGINEERED FLOOR SYSTEM DEFERRED - COERED DECK - FINISHED 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 provide two (2) copies of any revised sheets and/or additional information.

Development Services Department (816) 969-1200

Planning Review (RES)	Reviewed By: Shannon McGuire	Approved
Plot Plan Review	Reviewed By: Dylan Eppert	Approved
Residential Plan Review	Reviewed By: Dylan Eppert	Rejected

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

office/bedroom needs to have egress window labeled.

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

please provide combustion air calculations or a note that the furnace is directly vented out.

3. Identify type of joist package or floor truss package (if used) complete with layouts, fastening details, blocking and bracing requirements and minimum sheathing.

DEFERRED

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, Living Area 2		1275	
Residential, Living Area		2187	
Residential, Un-Finished basements		1295	
Residential, Decks		244	
Residential, garage		896	
Roofing Material		Number of Bathrooms	5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	4,079
Sewer Connection Fee	21		