

**DEVELOPMENT SERVICES**

**Residential Plan Review**

January 12, 2021

CLAYTON PROPERTIES GROUP, INC  
120 SE 30TH ST  
LEES SUMMIT, MO 64082  
(816) 246-6700

Permit No: PRRES20210156  
Plan Name: 2042 NW O'BRIEN RD  
Project Address: 2042 NW OBRIEN RD, LEES SUMMIT, MO 64081  
Parcel Number: 224853  
Location:  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - FINISHED BASEMENT - COVERED DECK  
TILE ROOF

***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

**Plot Plan Review** **Reviewed By: Kim Brennan** **Rejected**

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

2. Existing and finish elevations at all property corners must be provided on the plot plan.

**Residential Plan Review** **Reviewed By: Kim Brennan** **Rejected**

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

This information is missing in the guest suite

2. Identify roof covering material (IRC Section R905)

The application states a tile roof, however, the drawings show a composition roof. Please verify which one is correct.

3. Address must be listed on all pages of the drawings.

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***

<b>Residential Area:</b>			
Residential, Living Area		2335	
Residential, Un-Finished basements		489	
Residential, Finished basements		1569	
Residential, Decks		171	
Residential, garage		658	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	5	Number of Stories	1
Number of Living Units	1	Total Living Area	3804
Sewer Connection Fee	19		