

DEVELOPMENT SERVICES

Residential Plan Review

June 23, 2022

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

Permit No: PRRES20222876
Plan Name:
Project Address: 2121 NW OBRIEN RD, LEES SUMMIT, MO 64081
Parcel Number: 262452
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED AND UNFINISHED BASEMENT - COVERED DECK - ENG. FLOOR SYTEM (DEF)

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

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)
3. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)

Planning Review RES	Reviewed By:	Pending
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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	230
Residential, Finished basements	1244
Residential, garage	772

Residential, Living Area (Not Finished Basement)		1994	
Residential, Un-Finished basements		735	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3238
Sewer Connection Fee	16		