

DEVELOPMENT SERVICES

Residential Plan Review

June 28, 2022

TRUMARK HOMES, LLC
508 NW MANOR DR
BLUE SPRINGS, MO 64014
(816) 564-5613

Permit No: PRRES20222951
Plan Name:
Project Address: 2125 NW OBRIEN RD, LEES SUMMIT, MO 64081
Parcel Number: 262454
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - COVERED AND UNCOVERED DECK - FINISHED AND UNFINISHED BASEMENT -
SUSPENDED SLAB GARAGE

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** **Rejected**

1. Deck location, with dimensions to property lines must be provided on the plot plan. Needs to be labeled as covered and uncovered deck according to plans
2. Label parts of the house, Garage, house, etc.
3. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan. Finish elevation not labeled on one of the egress wells

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

1. Beam and column locations, sizes and material.
2. Location of vertical supports for beams. (point loads)
3. Concrete reinforcement size and spacing.
4. Concrete thickness.

5. Concrete minimum compressive strength. (IRC Section 402.2)

6. No details for suspended garage or stoop. Need details and then change application

Planning Review RES

Reviewed By:

Pending

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		239	
Residential, Finished basements		1804	
Residential, garage		893	
Residential, Living Area (Not Finished Basement)		2279	
Residential, Un-Finished basements		1058	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	5	Number of Stories	1
Number of Living Units	1	Total Living Area	4083
Sewer Connection Fee	20		