

**DEVELOPMENT SERVICES**

**Residential Plan Review**

October 18, 2022

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

Permit No: PRRES20225142  
Plan Name:  
Project Address: 374 NW PATCH CT, LEES SUMMIT, MO 64081  
Parcel Number: 262446  
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 SYSTEM (DEF) -  
SUSPENDED SLAB

***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

<b>Plot Plan Review</b>	<b>Reviewed By: Brandon Kalwei</b>	<b>Approved</b>
<b>Residential Plan Review</b>	<b>Reviewed By: Brandon Kalwei</b>	<b>Rejected</b>

1. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)
2. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)  
Details needed for downstairs garage door
3. Beam and column locations, sizes and material. Need to alter permit application for having a suspended slab

<b>Planning Review RES</b>	<b>Reviewed By:</b>	<b>Pending</b>
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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.***

<b>Residential Area:</b>	
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Residential, Decks		256	
Residential, Finished basements		1526	
Residential, garage		734	
Residential, Living Area (Not Finished Basement)		2403	
Residential, Un-Finished basements		1568	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3929