

**DEVELOPMENT SERVICES**

**Residential Plan Review**

May 05, 2023

KC CUSTOM HOMES  
406 NW DONOVAN RD  
LEES SUMMIT, MO 64063  
(816) 564-5149

Permit No: PRRES20231984  
Plan Name:  
Project Address: 2062 NW OBRIEN RD, LEES SUMMIT, MO 64081  
Parcel Number: 262436  
Location: WOODSIDE RIDGE 2ND PLAT LOTS 144 THRU 198 INCLUSIVE AND TRACTS I, J AND K --- LOT 145  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE. WALKOUT BASEMENT. FINISHED/UNFINISHED BASEMENT. COVERED DECK.

***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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.***

Development Services Department (816) 969-1200

<b>Plot Plan Review</b>	<b>Reviewed By: Andrea Sessler</b>	<b>Approved</b>
<b>Residential Plan Review</b>	<b>Reviewed By: Andrea Sessler</b>	<b>Rejected</b>

1. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space.

BASEMENT BEDROOM 4 AND 5, BAR AREA, AND THE FAMILY ROOM SAYS "FUTURE FINISH". PLEASE REMOVE WORDING IF BASEMENT IS TO BE FINISHED.

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

BASEMENT BEDROOM 4 AND 5 NEED SD INSIDE AND SD/CO OUTSIDE.

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

4. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403)

5. Footings, column pads, piers and grade beams - reinforcement size and spacing.

6. Foundation wall thickness and height and reinforcement. (IRC Section R404)

Planning Review RES

Reviewed By: Shannon McGuire

Approved

***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, Decks		200	
Residential, Finished basements		1252	
Residential, garage		734	
Residential, Living Area (Not Finished Basement)		1942	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	5	Number of Stories	1
Number of Living Units	1	Total Living Area	3194