

DEVELOPMENT SERVICES

Residential Plan Review

January 23, 2024

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

Permit No: PRRES20240229
Plan Name:
Project Address: 2116 NW OBRIEN RD, LEES SUMMIT, MO 64081
Parcel Number: 262457
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)

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

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

1. INCOMPLETE PLOT PLAN, NO REVIEW PERFORMED

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. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)
3. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)
FIRE RATED DOOR DETAILS NEEDED FOR SECOND DOOR GOING INTO COFFEE BAR AREA

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		287	
Residential, Finished basements		1684	
Residential, garage		1092	
Residential, Living Area (Not Finished Basement)		2306	
Residential, Un-Finished basements		370	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	5	Number of Stories	1
Number of Living Units	1	Total Living Area	3990