

DEVELOPMENT SERVICES

Residential Plan Review

February 14, 2024

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

Permit No: PRRES20240569
Plan Name:
Project Address: 2755 SW HEARTLAND RD, LEES SUMMIT, MO 64082
Parcel Number: 273260
Location: THE RETREAT AT HOOK FARMS SECOND PLAT LOTS 175 THRU 215 INCLUSIVE AND TRACTS J, K AND L
--- LOT 187
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. WALK OUT BASEMENT. COVERED DECK.
ENGINEERED FLOOR SYSTEM - DEFERRED.

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: Andrea Sessler** **Rejected**

1. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.
2. Existing and finished elevations at building footprint corners must be provided on the plot plan.

SOUTHERN FRONT BUILDING ELEVATION 948.25 DOESN'T ALLOW FOR FALL AWAY FROM BUILDING

Residential Plan Review **Reviewed By: Andrea Sessler** **Rejected**

1. Identify type of joist package or floor truss package (if used) complete with layouts, fastening details, blocking and bracing requirements and minimum sheathing.

PENDING

2. Identify type of protection used in unfinished areas under floor trusses. (IRC Section R302.13)

Planning Review RES

Reviewed By:

Not Required

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		200	
Residential, Finished basements		1126	
Residential, garage		653	
Residential, Living Area (Not Finished Basement)		1795	
Residential, Un-Finished basements		450	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2921