

DEVELOPMENT SERVICES

Residential Plan Review

April 04, 2024

PFEIFER HOMES INC
1550 SW MARKET ST STE 210
LEE'S SUMMIT, MO 64081
(816) 524-5245

Permit No: PRRES20241493
Plan Name:
Project Address: 2120 NW OBRIEN RD, LEES SUMMIT, MO 64081
Parcel Number: 262456
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. WALKOUT BASEMENT. SUSPENDED SLAB.
ENGINEERED FLOOR SYSTEM. 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

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

1. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

The minor plat combining lots 165 and 166 has not been recorded. COLS UDO does not allow for permitting structures on property lines.

2. WALL AS NEEDED WILL NEED DESIGNED PLANS IF OVER 48". WALL TOP AND BOTTOM NEED TO BE CALLED OUT ON EACH WALL.

3. The side yard dimensions must be provided on the plot plan.

4. Deck location, with dimensions to property lines must be provided on the plot plan.

SHOULD BE COVERED DECK.

5. Existing and finish elevations at all property corners must be provided on the plot plan.

MIDDLE CORNER IN REAR MISSING E/F.

6. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

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.

PACKAGE MUST BE STAMPED/SIGNED BY MO DESIGN PROFESSIONAL

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

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.

Residential Area:			
Residential, Decks		441	
Residential, Finished basements		1770	
Residential, garage		871	
Residential, Living Area (Not Finished Basement)		2373	
Residential, Un-Finished basements		1293	
Roofing Material		Number of Bathrooms	5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	4143