

DEVELOPMENT SERVICES

Residential Plan Review

June 11, 2024

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

Permit No: PRRES20242933
Plan Name:
Project Address: 2218 NW KILLARNEY LN, LEES SUMMIT, MO 64081
Parcel Number: 262473
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - ENG FLOOR SYSTEM - FINISHED AND 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

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

1. Spot elevations and/or drainage flow arrows shall be provided throughout the lot. MISSING HIGHPOINTS ON BOTH SIDES OF HOUSE
2. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan. DOES NOT MATCH MDP. FRONT LEFT AND RIGHT ELEVATIONS ALSO MISSING.
3. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan. MISSING ON LEFT SIDE OF HOUSE
4. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot. . MISSING HIGHPOINTS ON BOTH SIDES OF HOUSE
5. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

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

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) Water heater info needed. Electric or gas? Combustion info needed for gas.
2. Identify type of protection used in unfinished areas under floor trusses. (IRC Section R302.13)

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		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	3	Number of Stories	1
Number of Living Units	1	Total Living Area	2921