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**DEVELOPMENT SERVICES**

**Residential Plan Review**

November 18, 2024

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

Permit No: PRRES20246012  
Plan Name:  
Project Address: 2809 SW HEARTHSTONE PL, LEES SUMMIT, MO 64082  
Parcel Number: 69200090500000000  
Location: THE RETREAT AT HOOK FARMS (LOTS 50-99 INC & TR D-H)---LOT 82  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - FINISHED AND UNFINISHED BASEMENT - COVERED PATIO - SUSPENDED SLAB - ENG  
FLOOR SYSTEM

***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. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan. MISSING AT SE CORNER FOR EGRESS
2. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.
3. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot. NEED MORE DRAINAGE FLOW ARROWS GOING AROUND THE HOUSE IN THE BACK YARD

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

1. One (1) complete permit application. Please add the square footages to the application.
2. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space. LABEL FINISHED AREA IN BASEMENT

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. Identify roof covering material (IRC Section R905)
5. 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.***

<b>Residential Area:</b>			
Residential, Finished basements		1895	
Residential, garage		768	
Residential, Living Area (Not Finished Basement)		2570	
Residential, Un-Finished basements		893	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	5	Number of Stories	1
Number of Living Units	1	Total Living Area	4465