



DEVELOPMENT SERVICES

Residential Plan Review

January 10, 2025

JFE Homes LLC
1314 SW Market St,
Lees Summit, MO 64081
(816) 918-3287

Permit No: PRRES20250096
Plan Name:
Project Address: 2821 SW HEARTLAND RD, LEES SUMMIT, MO 64082
Parcel Number: 273254
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. WALKOUT BASEMENT. ENGINEERED FLOOR SYSTEM
- DEFERRED. 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. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

RIGHT REAR MBOE 950.92 PER MDP.

2. Sidewalks with dimensions must be provided on the plot plan.

PER PLAT, RAMP APPEARS TO BE AT THE OPPOSITE SIDE OF THE LOT FRONTAGE.

3. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

EGRESS IS ON THE OPPOSITE SIDE OF THE HOUSE DUE TO THE FOOTPRINT OF THE HOUSE BEING REVERSED FROM WHAT THE PLANS ARE.

Residential Plan Review Reviewed By: Andrea Sessler Rejected

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

UNFINISHED BASEMENT SQAURE FOOTAGE NEEDS ADJUSTED DOWN IF USING THE OPTIONAL BASEMENT FINISH IS BEING DONE.

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

DEFERRED

3. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space.

G101 SHOWS UNFINISHED BASEMENT BUT G101.1 SHOWS PARTIAL FINISHED PLAN.
OFFICE ON MAIN LEVEL NEEDS TO BE LABELED BEDROOM.

4. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

BED 4 MISSING EGRESS LABEL

5. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.)

6. Designate R-value(s) for floors, walls, ceilings, roof/ceilings. (LSCO 7-802)

7. 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		319	
Residential, Finished basements		1285	
Residential, garage		660	
Residential, Living Area (Not Finished Basement)		1913	
Residential, Un-Finished basements		1800	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3198