

**DEVELOPMENT SERVICES**

**Residential Plan Review**

May 13, 2021

DAVE RICHARDS HOMEBUILDING INC  
605 SW US HIGHWAY 40 #414  
BLUE SPRINGS, MO 64014  
(816) 365-8034

Permit No: PRRES20212467  
Plan Name: 4821 NE JAMESTOWN DR.  
Project Address: 4821 NE JAMESTOWN DR, LEES SUMMIT, MO 64064  
Parcel Number: 43130066300000000  
Location:  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - 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 provide two (2) copies of any revised sheets and/or additional information.***

Development Services Department (816) 969-1200

<b>Verify Submittal (RES)</b>	<b>Reviewed By: Development Center</b>	<b>Complete</b>
<b>Verify Contacts</b>	<b>Reviewed By: Brandon Kalwei</b>	<b>Complete</b>
<b>Verify Workitems and Add Sub Permits</b>	<b>Reviewed By: Brandon Kalwei</b>	<b>Complete</b>
<b>Verify Development Agreements</b>	<b>Reviewed By: Michael Weisenborn</b>	<b>Pending</b>
<b>Residential Plan Review</b>	<b>Reviewed By: Brandon Kalwei</b>	<b>Rejected</b>

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) unfinished basement area sq. ft. not found. Combo unit needed outside of all bedrooms
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) Combo unit needed outside of all bedrooms
3. Identify roof covering material (IRC Section R905)
4. plans are daylight, plot plan and MDP are standard basement

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

1. Sidewalks with dimensions must be provided on the plot plan. MDP shows 5' sidewalk, plot plan shows 4' side walk
2. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

**Internal Plan Review****Reviewed By: Brandon Kalwei****Rejected****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, Living Area		1821	
Residential, Un-Finished basements		1821	
Residential, Decks		173	
Residential, garage		686	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	1821
Sewer Connection Fee	13		