

DEVELOPMENT SERVICES

Residential Plan Review

May 18, 2021

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

Permit No: PRRES20212468
Plan Name:
Project Address: 4729 NE FREEHOLD DR, LEES SUMMIT, MO 64064
Parcel Number: 43130065600000000
Location: MONTICELLO 4TH PLAT LOTS 109-153 & TRACTS K-N --- LOT 115
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED BASEMENT - COVERED DECK
ON HOLD UNTIL SUBSTANTIAL COMPLETION IS DONE

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

Verify Submittal (RES)	Reviewed By: Development Center	Complete
Verify Contacts	Reviewed By: Kim Brennan	Complete
Verify Workitems and Add Sub Permits	Reviewed By: Kim Brennan	Complete
Verify Development Agreements	Reviewed By: Michael Weisenborn	Complete
Residential Plan Review	Reviewed By: Kim Brennan	Rejected

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

Not shown for unfinished basement

2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

No smoke detectors shown outside of master bedroom and bedroom in the basement. Also no carbon monoxide detectors shown.

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

Plot Plan Review	Reviewed By: Kim Brennan	Approved
Internal Plan Review	Reviewed By: Kim Brennan	Rejected
Planning Review RES	Reviewed By:	Not Required
Residential Plan Review	Reviewed By: Kim Brennan	Not Required
Plot Plan Review	Reviewed By: Kim Brennan	Not Required
Internal Plan Review	Reviewed By: Kim Brennan	Not Required
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, Living Area		1784	
Residential, Un-Finished basements		662	
Residential, Finished basements		1122	
Residential, Decks		144	
Residential, garage		712	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2906
Sewer Connection Fee	13		