

DEVELOPMENT SERVICES

Residential Plan Review

June 28, 2021

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

Permit No: PRRES20213306
Plan Name:
Project Address: 4805 NE JAMESTOWN DR, LEES SUMMIT, MO 64064
Parcel Number: 43130065900000000
Location: MONTICELLO 4TH PLAT LOTS 109-153 & TRACTS K-N --- LOT 117
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - UNFINISHED BASEMENT - COVERED PATIO

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

Residential Plan Review

Reviewed By: Kim Brennan

Rejected

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

Square footages for unfinished/finished basement do not match the permit application. Permit application shows 1729 square feet of unfinished basement

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

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

No carbon monoxide detectors shown and no smoke detector shown in the immediate vicinity of the master bedroom

4. Identify roof covering material (IRC Section R905)

5. Specification of rafter ties or ridge beam design. (IRC Section 802.3.1)

Plot Plan Review

Reviewed By: Kim Brennan

Rejected

1. All easements with dimensions must be provided on the plot plan.

The plat shows a 25' building line and U/E along Freehold Drive and not a 30' as shown on the plot plan

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

Please show location of ADA ramp

3. Existing and finish elevations at all property corners must be provided on the plot plan.

Please provide this information for the rear left side of the lot

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

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		1729	
Residential, Un-Finished basements		1729	
Residential, garage		652	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	2	Number of Stories	1
Number of Living Units	1	Total Living Area	1729
Sewer Connection Fee	15		