

DEVELOPMENT SERVICES

Residential Plan Review

July 20, 2021

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

Permit No: PRRES20213720
Plan Name:
Project Address: 4713 NE JAMESTOWN DR, LEES SUMMIT, MO 64064
Parcel Number: 43130041400000000
Location: MONTICELLO 4TH PLAT LOTS 109-153 & TRACTS K-N --- LOT 143
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. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

No carbon monoxide detectors shown

2. Identify furnace and water heater location(s). (IRC Section G2406)

Please identify furnace location

3. Identify roof covering material (IRC Section R905)

4. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)

5. Specify type of wall bracing method(s) utilized. (IRC Section R602.10)

6. Specify acceptable material and size of exterior sheathing. (IRC Section R703)

Plot Plan Review

Reviewed By: Kim Brennan

Rejected

1. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

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		2993	
Residential, Un-Finished basements		1414	
Residential, garage		749	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2993
Sewer Connection Fee	20		