

DEVELOPMENT SERVICES

Residential Plan Review

December 27, 2021

McFARLAND CUSTOM BUILDERS
P O BOX 25285
KANSAS CITY, MO 64119
(816) 215-1660

Permit No: PRRES20216099
Plan Name:
Project Address: 4728 NE JAMESTOWN DR, LEES SUMMIT, MO 64064
Parcel Number: 43130052300000000
Location: MONTICELLO 4TH PLAT LOTS 109-153 & TRACTS K-N---LOT 138
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

Plot Plan Review	Reviewed By: Brandon Kalwei	Approved
Residential Plan Review	Reviewed By: Brandon Kalwei	Rejected

1. One (1) complete permit application. Please put company name as applicant not personal name.
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) Smoke/CO detector needs to be outside of bedrooms [Noted on plan with an SD symbol](#)
3. Beam and column locations, sizes and material. Application does not show a suspended slab will be installed. Plans show suspended garage, please verify or change application. [Garage slab will not be suspended. Refer to revised drawings.](#)
4. Location of vertical supports for beams. (point loads) Application does not show a suspended slab will be installed. Plans show suspended garage, please verify or change application. [Garage slab will not be suspended. Refer to revised drawings.](#)
5. Concrete reinforcement size and spacing. Application does not show a suspended slab will be installed. Plans show suspended garage, please verify or change application. [Garage slab will not be suspended. Refer to revised drawings.](#)
6. Concrete thickness. Application does not show a suspended slab will be installed. Plans show suspended garage, please verify or change application. [Garage slab will not be suspended. Refer to revised drawings.](#)

7. Concrete minimum compressive strength. (IRC Section 402.2) Application does not show a suspended slab will be installed. Plans show suspended garage, please verify or change application.

Garage slab will not be suspended. Refer to revised drawings.

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.

Residential Area:			
Residential, Decks		126	
Residential, garage		643	
Residential, Living Area (Not Finished Basement)		2710	
Residential, Un-Finished basements		1092	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	4445 SF
Sewer Connection Fee	14		