

**DEVELOPMENT SERVICES**

**Residential Plan Review**

April 08, 2025

H & R CONSTRUCTION LLC  
1200 S POWELL RD STE A  
INDEPENDENCE, MO 64057  
(816) 229-4853

Permit No: PRRES20251219  
Plan Name:  
Project Address: 521 SE CARTER RD, LEES SUMMIT, MO 64082  
Parcel Number: 70500060500000000  
Location: COBEY CREEK - 1ST PLAT---LOT 17  
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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.***

Development Services Department (816) 969-1200

**Residential Plan Review**

**Reviewed By: Brandon Kalwei**

**Not Received**

1. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.) PUT THE ADDRESS ON EVERY PAGE OF THE PLANS. HOUSE IS FLIPPED COMPARED TO PLOT PLAN. PLEASE CORRECT.
2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) UNFINISHED BASEMENT AND LIVING AREA SQ. FT. NOT FOUND
3. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) SMOKE/CO NEEDED OUTSIDE BEDROOMS #2 AND #3
4. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)
5. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) 3RD CAR GARAGE PIER PAD DETAIL NOT FOUND
6. Footings, column pads, piers and grade beams - reinforcement size and spacing. 3RD CAR GARAGE PIER PAD DETAIL NOT FOUND

7. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10) EXTERIOR BRACED WALL LOCATIONS NOT LABELED

**Plot Plan Review**

**Reviewed By: Brandon Kalwei**

**Rejected**

2. Show all manholes, water valve boxes, fire hydrants, and stormwater structures. MISSING FIRE HYDRANT ON NW CORNER OF LOT

***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, garage		705	
Residential, Living Area (Not Finished Basement)		1676	
Residential, Un-Finished basements		1676	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	1676