

CODES ADMINISTRATION

Residential Plan Review

May 25, 2017

D AND D BUILDING INC
PO BOX 7014
LEES SUMMIT, MO 64064
(816) 491-2125

Permit No: PRRES20171691
Plan Name: ROTH
Project Address: 4717 NE GATEWAY DR, LEES SUMMIT, MO 64064
Parcel Number: 43100037100000000
Location: MONTICELLO 2ND PLAT LOTS 33-67 & TRACTS D-F---LOT 56
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW SINGLE FAMILY
FINISHED 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.

Planning and Codes Administration (816) 969-1200

Plot Plan Review	Reviewed By: Nick Lightner	Rejected
Residential Plan Review	Reviewed By: Jonathon Hilton	Rejected

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)
 2. Designate R-value(s) for floors, walls, ceilings, roof/ceilings. (LSCO 7-802)
 3. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)
- *** Indicate self closing device on garage door and note fire rated time.
4. Footings, column pads, piers and grade beams - reinforcement size and spacing.
 5. Size, height, spacing of studs. (IRC Section R602)

The review conducted by the City of Lee's Summit Codes Administration Department shall not be construed as a structural review of the project.

Residential Area:			
Residential, Living Area		2158	
Residential, Un-Finished basements		512	
Residential, Finished basements		1480	
Residential, Decks		216	
Residential, garage		1557	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3638
Sewer Connection Fee	19		