

CODES ADMINISTRATION

Residential Plan Review

August 29, 2017

MCGRAW HOMES INC
902 SE WILLOW PL
BLUE SPRINGS, MO 64014
(816) 985-6909

Permit No: PRRES20172899
Plan Name: 4705 NE GATEWAY DR
Project Address: 4705 NE GATEWAY DR, LEES SUMMIT, MO 64064
Parcel Number: 43100037400000000
Location: MONTICELLO 2ND PLAT LOTS 33-67 & TRACTS D-F---LOT 59
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - COVERED DECK - FINISHED BASEMENT

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: Nick Lightner	Pending
Residential Plan Review	Reviewed By: Kim Brennan	Pending

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) in the master bedroom and bedroom #2
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) no carbon monoxide detectors found in the immediate vicinity of each sleeping room
3. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)
4. Provide size, spacing, species, and grade of rafter, ceiling joist materials and ridge and valley members. (IRC Section R802)
5. Specification of rafter ties or ridge beam design. (IRC Section 802.3.1)
6. Footings, column pads, piers and grade beams - reinforcement size and spacing.
7. Location of vertical supports for beams. (point loads)
8. Concrete minimum compressive strength. (IRC Section 402.2)

9. Identify interior load bearing walls. (IRC Section R602)

10. Provide details for any walls over 10 feet in height. Include stud grade, size, spacing and actual, uninterrupted height. (IRC Section 602.3.1 and Table 602.3(5) & 602.3.1)

11. Electrical contractor does not have a business license

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		2066	
Residential, Un-Finished basements		549	
Residential, Finished basements		1035	
Residential, Decks		140	
Residential, garage		904	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3101
Sewer Connection Fee	15		