

CODES ADMINISTRATION

Residential Plan Review

June 21, 2018

SBISA HOMES INC
29710 WINDMILL RIDGE LN
LEES SUMMIT, MO 64086
(816) 697-3604

Permit No: PRRES20181886
Plan Name: 4733 NE GATEWAY DR
Project Address: 4733 NE GATEWAY DR, LEES SUMMIT, MO 64064
Parcel Number: 43100036700000000
Location: MONTICELLO 2ND PLAT LOTS 33-67 & TRACTS D-F---LOT 52
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - UNFINISHED BASEMENT - COVERED DECK
ROOFING MATERIAL - FIBERGLASS SHINGLES

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: Steve Conrick** **Rejected**

1. Spot elevations and/or drainage flow arrows shall be provided throughout the lot.

*** Provide contours and spot elevations throughout the lot to give better understanding of proposed finished grading***

2. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

Show location of walkout and provide lowest adjacent grade

3. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

Provide flow line of inlet

Residential Plan Review **Reviewed By: Kim Brennan** **Rejected**

1. Please provide proof that roofing material has been third party tested and is a minimum class C.

2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) No carbon monoxide detectors shown on the second level outside bedrooms 2, 3 and 4.

3. 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) does not specify uninterrupted height

4. Please provide the address to the property on all pages of the drawings.

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		2116	
Residential, Un-Finished basements		2045	
Residential, Decks		294	
Residential, garage		592	
Residential, Living Area 2		988	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	3104
Sewer Connection Fee	20		