

CODES ADMINISTRATION

Residential Plan Review

September 05, 2018

DAVE RICHARDS HOMEBUILDING INC
PO BOX 1325
BLUE SPRINGS, MO 64013
(816) 365-8034

Permit No: PRRES20182954
Plan Name: 4716 NE GATEWAY DR.
Project Address: 4716 NE GATEWAY DR, LEES SUMMIT, MO 64064
Parcel Number: 43100036300000000
Location: MONTICELLO 2ND PLAT LOTS 33-67 & TRACTS D-F---LOT 49
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: Steve Conrick Pending

Residential Plan Review Reviewed By: Brandon Kalwei Pending

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)
3. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)

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	1721
Residential, Un-Finished basements	1721
Residential, Decks	120
Residential, garage	663

Roofing Material		Number of Bathrooms	2
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	1721
Sewer Connection Fee	12		