

DEVELOPMENT SERVICES

Residential Plan Review

January 23, 2019

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

Permit No: PRRES20190113
Plan Name: 2005 NE BLUESTONE DR.
Project Address: 2005 NE BLUESTONE DR, LEES SUMMIT, MO 64064
Parcel Number: 42400041800000000
Location: PARK RIDGE 6TH PLAT---LOT 328
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE
COVERED DECK
UNIFINISHED 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: Steve Conrick** **Rejected**

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

Egress wells are not shown in zoomed viewport

2. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

The MDP calls for a daylight on lot 328. The plot plan calls out a daylight, but shows a walk out with LAG. Please clarify and submit a letter from Matt S. if there is a change in basement type

Residential Plan Review **Reviewed By: Brandon Kalwei** **Rejected**

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

2. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5) no door or door closer details found

3. Identify location, size, and material of all beams, girders and vertical supports. could not lcoated load bearing walls, could not follow load path

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

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		2476	
Residential, Un-Finished basements		2476	
Residential, Decks		224	
Residential, garage		808	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	2476
Sewer Connection Fee	13		