

DEVELOPMENT SERVICES

Residential Plan Review

September 12, 2019

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

Permit No: PRRES20192595
Plan Name: 4545 NE PARK RIDGE AVE.
Project Address: 4545 NE PARK RIDGE AVE, LEES SUMMIT, MO 64064
Parcel Number: 43610210800000000
Location: PARK RIDGE 6TH PLAT---LOT 291
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - PARTIAL 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: Dylan Eppert** **Pending**

1. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.
2. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

MISSING FH AND VALVE

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

PLOT PLAN SHOWS 2 EGRESS WELLS AND THE CONSTRUCTION DRAWINGS SHOW 3 AS WELL AS LAG NOT FOUND PLEASE VERIFY.

Residential Plan Review **Reviewed By: Dylan Eppert** **Rejected**

1. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space.

SHEET 4 - LABEL UNEXCAVATED AREA

SHEET 5 - NEED GARAGE, REC ROOM, BEDROOM (WITH SMOKE AND CO DETECTOR), UNFINISHED AREA

2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

BEDROOM 3 NEEDS EGRESS LABEL

UNFINISHED BASMENT PLAN SHOWS NO EGRESS WELL AND FINISHED BASEMENT PLAN SHOWS EGRESS WELL NEED CLARIFICATION.

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

BASEMENT BEDROOM NEEDS SMOKE AND COMBO DETECTOR LEBELED

4. Specification of rafter ties or ridge beam design. (IRC Section 802.3.1)

5. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403)

CALL OUT COLUMN PADS IN GARAGE AND DIMENSIONALLY LOCATE ON PLANS

6. Provide size, spacing, species and grade of dimensional floor joists.

IDENTIFY SPECIES OF FLOOR JOISTS

7. Provide size, spacing, species, and grade of rafter, ceiling joist materials and ridge and valley members. (IRC Section R802)

IDENTIFY SPECIES OF RAFTERS

8. 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)

9. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

PROVIDE SQFT FOR COVERED PATIO

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, Finished basements		963	
Residential, Living Area		1954	
Residential, Un-Finished basements		991	
Residential, garage		733	
Roofing Material		Number of Bathrooms	
Number of Bedrooms		Number of Stories	1
Number of Living Units	1	Total Living Area	2917
Sewer Connection Fee	14		