



DEVELOPMENT SERVICES

Building Permit - Residential Project Title: Work Desc: NEW SINGLE FAMILY	Permit No: PRRES20192595 Date Issued: September 24, 2019
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Project Address: 4545 NE PARK RIDGE AVE, LEES SUMMIT, MO 64064 Legal Description: PARK RIDGE 6TH PLAT---LOT 291 Parcel No: 43610210800000000 County: JACKSON	Permit Holder: MCGRAW HOMES INC 902 SE WILLOW PL BLUE SPRINGS, MO 64014
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Activities Included for this Project: zNew Single Family, Right of Way, License Tax, License Tax Credit, Driveway Permit,

Construction Type: Type VB (Unprotected)	Occupancy: RESIDENTIAL, ONE- AND TWO-FAMILY Valuation: \$332,634.50	Zoning District: R-1
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Residential Area: Residential, Finished basements Residential, Living Area Residential, Un-Finished basements Residential, garage	963 1954 991 733
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Commercial Area	2917 sq. ft.
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Issued By: _____ KB _____	Date: Sep 24, 2019
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<p>THIS PERMIT IS ISSUED IN RELIANCE UPON INFORMATION SUBMITTED BY THE APPLICANT. THE BUILDING OFFICIAL MAY SUSPEND OR REVOKE WHENEVER THE PERMIT IS ISSUED IN ERROR, OR ON THE BASIS OF INCORRECT INFORMATION SUPPLIED, OR IN VIOLATION OF ANY ADOPTED CODE, CITY ORDINANCE OR REGULATIONS.</p> <p>NOTICE: THE DISPOSAL OF DEMOLITION WASTE IS REGULATED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER CHAPTER 260 RSMO. SUCH WASTE, IN TYPES AND QUANTITIES ESTABLISHED BY THE DEPARTMENT, SHALL BE TAKEN TO A DEMOLITION LANDFILL OR A SANITARY LANDFILL FOR DISPOSAL.</p>
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CONDITIONS

One or more divisions have conditions that have not been addressed during the review period. The outstanding conditions provided below shall be met as indicated during the construction period.

Plot Plan Review

- 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

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

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 ON SHEET 6

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

BASEMENT BEDROOM NEEDS SMOKE AND COMBO DETECTOR LABELED

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

Signature of Applicant: _____	Date: ____SEPTEMBER 24, 2019_____
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Print name: _____

Company Name: MCRAW HOMES