

DEVELOPMENT SERVICES

Residential Plan Review

November 01, 2019

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

Permit No: PRRES20193198
Plan Name: 204 NW CARSON DR
Project Address: 204 NW CARSON Drive, LEES SUMMIT, MO 64081
Parcel Number: 203637
Location: WINTERSET VALLEY 12TH PLAT LOTS 1435 THRU 1471 & TRACTS A12 THRU D12 --- LOT 1454
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW SINGLE FAMILY
PARTIALLY FINISHED 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** **Rejected**

1. Existing and finish elevations at all property corners must be provided on the plot plan.

Check the NW lot corner elevation in relation to the contours proposed. the 910 extends past the lot line but the property corner still shows 909.49. Please clarify

Residential Plan Review **Reviewed By: Steve Conrick** **Rejected**

1. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)

Where is this called out?

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		2273	
Residential, Un-Finished basements		932	
Residential, Finished basements		1341	
Residential, Decks		198	
Residential, garage		794	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3614
Sewer Connection Fee	20		