

**DEVELOPMENT SERVICES**

**Residential Plan Review**

October 02, 2019

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

Permit No: PRRES20192825  
Plan Name: 1916 NE CATALINA AVE  
Project Address: 1916 NE CATALINA AVE, LEES SUMMIT, MO 64064  
Parcel Number: 42400051600000000  
Location: PARK RIDGE 6TH PLAT---LOT 314  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW SINGLE FAMILY  
PARTIALLY FINISHED BASEMENT  
COVERED DECK/PATIO

***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. Drainage swales (where required); show spot elevations within the swale as required to conform to the approved master drainage plan (if applicable), must be provide
2. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

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

1. The elevations need to match the plot plan. The house is flipped and shown as a standard basement in the elevations and a walkout on the plot plan.
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)

Where is the self closing door shown?

4. 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)

5. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)

6. Specify type of wall bracing method(s) utilized. (IRC Section R602.10)

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***

<b>Residential Area:</b>			
Residential, Living Area		2002	
Residential, Un-Finished basements		225	
Residential, Finished basements		1200	
Residential, Decks		252	
Residential, garage		848	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3202
Sewer Connection Fee	16		