

DEVELOPMENT SERVICES

Residential Plan Review

April 11, 2023

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

Permit No: PRRES20231491
Plan Name:
Project Address: 1524 NE PARK SPRINGS TER, LEES SUMMIT, MO 64064
Parcel Number: 284214
Location: PARK RIDGE 8TH PLAT LOTS 362-391 --- LOT 391
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. WALKOUT BASEMENT. FINISHED/UNFINISHED 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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.

Development Services Department (816) 969-1200

Plot Plan Review **Reviewed By: Andrea Sessler** **Approved**

1. WALL AS NEEDED IN FRONT WILL NEED A PERMIT IF OVER 48".

Residential Plan Review **Reviewed By: Andrea Sessler** **Rejected**

1. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.)

NEED SIGNED AND STAMPED PLANS

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

LABEL BEDROOM 2 EGRESS WINDOW

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

BEDROOM 3 AND 4 NEED SMOKE DETECTORS INSIDE BEDROOMS (MARKED IN ONE DRAWING BUT NOT THE OTHER).
BEDROOMS 1, 2, 3, AND 4 NEED COMBINATION SD/CM DETECTORS IMMEDIATELY OUTSIDE.

4. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

5. Designate R-value(s) for floors, walls, ceilings, roof/ceilings. (LSCO 7-802)

PLEASE LABEL INSULATION FOR FLOORS AND WALLS

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

PLEASE LABEL DOOR AND DOOR CLOSER.

7. Identify roof covering material (IRC Section R905)

8. Specification of rafter ties or ridge beam design. (IRC Section 802.5.2)

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

JOIST GRADE MATERIAL SPECIFICATION

10. Identify location, size, and material of all beams, girders and vertical supports.

BEAM MATERIAL SPECIFICATIONS

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

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

Planning Review RES

Reviewed By: Hector Soto Jr.

Pending

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

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| Residential Area: | | | |
| Residential, Decks | | 252 | |
| Residential, Finished basements | | 1466 | |
| Residential, garage | | 768 | |
| Residential, Living Area (Not Finished Basement) | | 2023 | |
| Residential, Un-Finished basements | | 553 | |
| | | | |
| Roofing Material | | Number of Bathrooms | 3 |
| Number of Bedrooms | 4 | Number of Stories | 1 |
| Number of Living Units | 1 | Total Living Area | 3489 |
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