

**CODES ADMINISTRATION**

**Residential Plan Review**

September 12, 2017

WOOD BROTHERS CONSTRUCTION INC  
PO BOX 553  
LEES SUMMIT, MO 64063-  
(816) 564-3795

Permit No: PRRES20173060  
Plan Name: 1705 NE PARKWOOD DR  
Project Address: 1705 NE PARKWOOD DR, LEES SUMMIT, MO 64064  
Parcel Number: 43640085400000000  
Location: THE TRAILS OF PARK RIDGE 2ND PLAT---LOT 34  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - COVERED DECK - 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

<b>Plot Plan Review</b>	<b>Reviewed By: Nick Lightner</b>	<b>Pending</b>
<b>Residential Plan Review</b>	<b>Reviewed By: Kim Brennan</b>	<b>Rejected</b>

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) in the master bedroom and bedroom #2
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)
3. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)
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)

***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	1829
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Residential, Un-Finished basements		500	
Residential, Finished basements		1345	
Residential, Decks		257	
Residential, garage		646	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3174
Sewer Connection Fee	16		