

CODES ADMINISTRATION

Residential Plan Review

October 05, 2017

MONTICELLO HOMES INC
PO BOX 7005
LEES SUMMIT, MO 64064
(816) 478-4740

Permit No: PRRES20173335
Plan Name: 1709 NE PARKWOOD DR
Project Address: 1709 NE PARKWOOD DR, LEES SUMMIT, MO 64064
Parcel Number: 43640085300000000
Location: THE TRAILS OF PARK RIDGE 2ND PLAT---LOT 33
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - 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: Nick Lightner	Pending
Residential Plan Review	Reviewed By: Kim Brennan	Pending

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) in bedroom #3.
2. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)
3. 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.

Residential Area:	
Residential, Living Area	1745
Residential, Un-Finished basements	584
Residential, Finished basements	1300

Residential, Decks		220	
Residential, garage		633	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3046
Sewer Connection Fee	16		