

**CODES ADMINISTRATION**

**Residential Plan Review**

November 17, 2017

MCGRAW HOMES INC  
902 SE WILLOW PL  
BLUE SPRINGS, MO 64014  
(816) 224-4760

Permit No: PRRES20173776  
Plan Name: 1713 NE PARKWOOD DR  
Project Address: 1713 NE PARKWOOD DR, LEES SUMMIT, MO 64064  
Parcel Number: 43640085200000000  
Location: THE TRAILS OF PARK RIDGE 2ND PLAT---LOT 32  
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

<b>Plot Plan Review</b>	<b>Reviewed By: Troy Thompson</b>	<b>Pending</b>
<b>Residential Plan Review</b>	<b>Reviewed By: Kim Brennan</b>	<b>Rejected</b>

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) no square footage shown for unfinished basement or deck
2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)
3. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) no carbon monoxide detectors shown on the main level
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. Identify roof covering material (IRC Section R905)
6. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)
7. 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		1743	
Residential, Un-Finished basements		540	
Residential, Finished basements		1060	
Residential, Decks		166	
Residential, garage		752	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2803
Sewer Connection Fee	14		