

DEVELOPMENT SERVICES
Residential Plan Review

March 11, 2019

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

Permit No: PRRES20190516
 Plan Name: 4072 NE CHAPEL MANOR DR
 Project Address: 4072 NE CHAPEL MANOR DR, LEES SUMMIT, MO 64064
 Parcel Number: 43640086300000000
 Location: THE TRAILS OF PARK RIDGE 2ND PLAT---LOT 43
 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: Steve Conrick	Pending
Residential Plan Review	Reviewed By: Kim Brennan	Rejected

- Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space. no designation for the finished basement.
- Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) no egress shown in the master bedroom and bedroom #2.
- Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) no smoke detectors or carbon monoxide detectors shown on the main level or in the master bedroom and bedroom #2.

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	2023
Residential, Un-Finished basements	915

Residential, Finished basements		1108	
Residential, Decks		264	
Residential, garage		768	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	3131
Sewer Connection Fee	14		