

DEVELOPMENT SERVICES

Residential Plan Review

September 20, 2019

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

Permit No: PRRES20192595
Plan Name: 4545 NE PARK RIDGE AVE.
Project Address: 4545 NE PARK RIDGE AVE, LEES SUMMIT, MO 64064
Parcel Number: 43610210800000000
Location: PARK RIDGE 6TH PLAT---LOT 291
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - PARTIAL 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

Plot Plan Review **Reviewed By: Dylan Eppert** **Approved**

Residential Plan Review **Reviewed By: Dylan Eppert** **Rejected**

1. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space.

SHEET 5 - NEED GARAGE, REC ROOM, BEDROOM (WITH SMOKE AND CO DETECTOR), UNFINISHED AREA LABELED

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

BEDROOM 3 NEEDS EGRESS LABEL ON SHEET 6

EGRESS WELL ON BASEMENT PLANS SHOULD ONLY SHOW 2 NOT THREE WELLS PER CONVERSATION WITH CHAD.

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, Finished basements		963	
Residential, Living Area		1954	
Residential, Un-Finished basements		991	
Residential, garage		733	
Roofing Material		Number of Bathrooms	
Number of Bedrooms		Number of Stories	1
Number of Living Units	1	Total Living Area	2917
Sewer Connection Fee	14		