

DEVELOPMENT SERVICES

Residential Plan Review

November 18, 2019

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

Permit No: PRRES20193377
Plan Name: 1932 NE CATALINA AVE
Project Address: 1932 NE CATALINA AVE, LEES SUMMIT, MO 64064
Parcel Number: 42400051200000000
Location: PARK RIDGE 6TH PLAT---LOT 318
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: Kim Brennan** **Rejected**

1. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

Bearing on the the front of the lot facing Catalina Ave is incorrect. Please see plat

2. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

Plot plan shows daylight and the MDP shows a full basement. Please change accordingly

Residential Plan Review **Reviewed By: Kim Brennan** **Rejected**

1. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

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		2036	
Residential, Un-Finished basements		535	
Residential, Finished basements		1318	
Residential, Decks		192	
Residential, garage		808	
Roofing Material		Number of Bathrooms	2.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3354
Sewer Connection Fee	13		