

**DEVELOPMENT SERVICES**

**Residential Plan Review**

April 13, 2021

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

Permit No: PRRES20211755  
Plan Name: 4541 NE SENECA TR  
Project Address: 4541 NE SENECA TER, LEES SUMMIT, MO 64064  
Parcel Number: 42400080600000000  
Location: PARK RIDGE 6TH PLAT---LOT 304  
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

**Residential Plan review Rejected:**

plot plan is missing

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

Not designated for the finished basement

Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

Not shown for the unfinished basement or covered deck

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

Please show egress locations

Identify furnace and water heater location(s). (IRC Section G2406)

Please identify furnace location

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

Identify roof covering material (IRC Section R905)

***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		2017	
Residential, Un-Finished basements		632	
Residential, Finished basements		1014	
Residential, Decks		192	
Residential, garage		733	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3031
Sewer Connection Fee	13		