

DEVELOPMENT SERVICES

Residential Plan Review

April 14, 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 PATIO

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

Reviewed By: Kim Brennan

Rejected

2. 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

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

Not shown for the unfinished basement or covered deck

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

Please show egress locations

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

Please identify furnace location

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

7. Identify roof covering material (IRC Section R905)

Plot Plan Review

Reviewed By: Kim Brennan

Rejected

1. Deck location, with dimensions to property lines must be provided on the plot plan.

Please show this as a covered patio

2. All easements with dimensions must be provided on the plot plan.

Rear shows a 7.5' side yard but I think it is supposed to be a 7.5' U/E

3. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

4. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

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		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		