

**DEVELOPMENT SERVICES**

**Residential Plan Review**

March 19, 2024

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

Permit No: PRRES20241195  
Plan Name:  
Project Address: 4359 NE HIDEAWAY DR, LEES SUMMIT, MO 64064  
Parcel Number: 284206  
Location:  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - FINISHED AND UNFINISHED 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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.***

Development Services Department (816) 969-1200

**Plot Plan Review** Reviewed By: Brandon Kalwei Rejected

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

**Residential Plan Review** Reviewed By: Brandon Kalwei 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)

2. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) DECK PIER DETAIL NOT FOUND, SHOWS 12" DEEP PIER

3. Footings, column pads, piers and grade beams - reinforcement size and spacing. DECK PIER DETAIL NOT FOUND, SHOWS 12" DEEP PIER

**Planning Review RES** Reviewed By: Hector Soto Jr. Pending

*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, Decks		221	
Residential, Finished basements		1394	
Residential, garage		695	
Residential, Un-Finished basements		455	
Residential, Living Area (Not Finished Basement)		2025	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3,419"