

CODES ADMINISTRATION

Residential Plan Review

February 15, 2018

STEVEN J FROEHLICH CONSTRUCTION
2845 NE MARYWOOD CT
LEES SUMMIT, MO 64086
(816) 564-5149

Permit No: PRRES20180333
Plan Name: 1607 SW BLACKSTONE PL
Project Address: 1607 SW BLACKSTONE PL, LEES SUMMIT, MO 64082
Parcel Number: 69720101000000000
Location: NAPA VALLEY 3RD PLAT---LOT 137
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE
FINISHED AND UNFINISHED BASEMENT
COVERED AND UNCOVERED 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: Troy Thompson	Pending
Residential Plan Review	Reviewed By: Brandon Kalwei	Rejected

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) No smoke detector found within 10' of bedroom #2
2. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)
3. Identify location(s) of vertical supports and purlins. (IRC Section R802.5.1) No purlins required?

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	1776
Residential, Un-Finished basements	316

Residential, Finished basements		1326	
Residential, Decks		216	
Residential, garage		1053	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3,102
Sewer Connection Fee	18		