

CODES ADMINISTRATION

Residential Plan Review

March 20, 2018

KEVIN HIGDON CONSTRUCTION, LLC
P O BOX 847
LEES SUMMIT, MO 64063
(816) 524-9797

Permit No: PRRES20180728
Plan Name: 1845 SW BLACKSTONE CT
Project Address: 1845 SW BLACKSTONE CT, LEES SUMMIT, MO 64082
Parcel Number: 69720041000000000
Location: NAPA VALLEY 2ND PLAT---LOT 103
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: Troy Thompson	Pending
Residential Plan Review	Reviewed By: Kim Brennan	Pending

1. One (1) complete license tax application
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) in bedroom #6
3. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)
4. Identify roof covering material (IRC Section R905)
5. Provide details for any walls over 10 feet in height. Include stud grade, size, spacing and actual, uninterrupted height. (IRC Section 602.3.1 and Table 602.3(5) & 602.3.1) does not specify uninterrupted height

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:	
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Residential, Living Area		2185	
Residential, Un-Finished basements		554	
Residential, Finished basements		1482	
Residential, Decks		220	
Residential, garage		755	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	6	Number of Stories	1
Number of Living Units	1	Total Living Area	3667
Sewer Connection Fee	23		