

CODES ADMINISTRATION

Residential Plan Review

May 08, 2018

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

Permit No: PRRES20181393
Plan Name: 1829 SW BLACKSTONE PL.
Project Address: 1829 SW BLACKSTONE PL, LEES SUMMIT, MO 64082
Parcel Number: 69720041400000000
Location: NAPA VALLEY 2ND PLAT---LOT 107
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 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	Pending

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) - no carbon/ smoke for 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)

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	1775
Residential, Un-Finished basements	316
Residential, Finished basements	1301
Residential, Decks	215

Residential, garage		667	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3,077
Sewer Connection Fee	17		