

**CODES ADMINISTRATION**

**Residential Plan Review**

May 09, 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: Steve Conrick** **Rejected**

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

\*\*\*Please put in a bubble "AS GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING."

2. Spot elevations and/or drainage flow arrows shall be provided throughout the lot.

\*\*\*SE corner of the building to the SW property corner is less than 2% slope. Please provide additional spot elevations or contours to show 2% or more.\*\*\*

**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.***

<b>Residential Area:</b>			
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		