

CODES ADMINISTRATION

Residential Plan Review

July 06, 2018

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

Permit No: PRRES20182092
Plan Name: 1611 SW BLACKSTONE PL
Project Address: 1611 SW BLACKSTONE PL, LEES SUMMIT, MO 64082
Parcel Number: 697201009000000000
Location: NAPA VALLEY 3RD PLAT---LOT 138
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	Pending
Residential Plan Review	Reviewed By: Brandon Kalwei	Rejected

1. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403)Not entirely sure for the garage pads and pier pads in basement on where details are located
2. Footings, column pads, piers and grade beams - reinforcement size and spacing. Not entirely sure for the garage pads and pier pads in basement on where details are located
3. 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) cannot find details for 11' ceiling heights.
4. Please provide address of property on constructin drawings.
5. Electrical contractor will need to renew his business license before permit can be issued.

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		1810	
Residential, Un-Finished basements		332	
Residential, Finished basements		1301	
Residential, Decks		252	
Residential, garage		730	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3111
Sewer Connection Fee	17		