

Residential Plan Review

July 19, 2018

MAR INVESTMENTS INC
PO BOX 847
LEES SUMMIT, MO 64063
<NO PRIMARY PHONE>

Permit No: PRRES20182264
Plan Name: 1833 SW BLACKSTONE PL.
Project Address: 1833 SW BLACKSTONE PL, LEES SUMMIT, MO 64082
Parcel Number: 69720041300000000
Location: NAPA VALLEY 2ND PLAT---LOT 106
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE

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. Existing and finish elevations at all property corners must be provided on the plot plan.

The NE property corner finish elevation is more than 1ft different than what shows on the MDP and would create a low spot from the high point to the top of curb

2. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

There is a storm line that daylights into riprap in the rear yard.

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

***Please put in bubble "AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING"

Residential Plan Review **Reviewed By: Brandon Kalwei** **Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) Finished basement sq. ft. not found

2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) emergency escape openings are not properly labeled

3. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) no smoke/co not found outside of bedrooms

4. 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)

5. You will need to obtain a business license with the city of Lee's Summit before issuing a permit, your electrician will also need a business license

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		2010	
Residential, Un-Finished basements		1168	
Residential, Finished basements		842	
Residential, Decks		247	
Residential, garage		650	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2842
Sewer Connection Fee	14		