

DEVELOPMENT SERVICES

Residential Plan Review

May 30, 2019

FIRST CHOICE CUSTOM HOMES LLC
PO BOX 860072
SHAWNEE, KS 66286
(913) 449-8935

Permit No: PRRES20191391
Plan Name: 1837 SW BLACKSTONE CT
Project Address: 1837 SW BLACKSTONE CT, LEES SUMMIT, MO 64082
Parcel Number: 69720041200000000
Location: NAPA VALLEY 2ND PLAT---LOT 105
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: Steve Conrick	Pending
Residential Plan Review	Reviewed By: Kim Brennan	Rejected

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)
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)
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) does not specify uninterrupted
4. The address on the plans is incorrect. It should be Blackstone Court versus Blackstone Place
5. The mechanical contractor does not have a valid business license. They will need to get a business license with the city before we can issue this permit

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		1559	
Residential, Un-Finished basements		345	
Residential, Finished basements		1194	
Residential, Decks		175	
Residential, garage		629	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2753
Sewer Connection Fee	13		