

**DEVELOPMENT SERVICES**

**Residential Plan Review**

June 03, 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** **Rejected**

1. Sidewalks with dimensions must be provided on the plot plan.

\*Missing ADA ramp

**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.***

<b>Residential Area:</b>			
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		