

DEVELOPMENT SERVICES

Residential Plan Review

December 10, 2019

KEVIN HIGDON CONSTRUCTION, LLC
P O BOX 847
LEES SUMMIT, MO 64063
(816) 524-9797

Permit No: PRRES20193316
Plan Name: 1626 SW BLACKSTONE PL.
Project Address: 1626 SW BLACKSTONE PL, LEES SUMMIT, MO 64082
Parcel Number: 69720071500000000
Location: NAPA VALLEY 3RD PLAT---LOT 123
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - COVERED DECK - PARTIAL FINISHED BASEMENT

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: Dylan Eppert** **Rejected**

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

NO SIDEWALK SHOWN ON PLAT PLEASE CLARIFY.

2. Drainage swales (where required); show spot elevations within the swale as required to conform to the approved master drainage plan (if applicable), must be provide

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

4. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

Construction Drawings must be the same layout as the plot plan. They appear flipped. please correct this.

5. Add 100 year flood elevation detail.

6. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

MDP SHOWS STANDARD BASEMENT AND YOUR PURPOSING A DAYLIGHT. PLEASE ADD

Residential Plan Review**Reviewed By: Dylan Eppert****Rejected**

1. Designate R-value(s) for floors, walls, ceilings, roof/ceilings. (LSCO 7-802)

INSULATION DETAIL REFERS TO 2012 IRC AND SHOULD REFERENCE 2018.

2. ALL NOTES SHOULD REFERENCE 2018 IRC BUILDING CODE NOT 2012.

Planning Review (RES)**Reviewed By: Victoria Nelson****Rejected**

1. Please label all exterior materials

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		1558	
Residential, Un-Finished basements		312	
Residential, Finished basements		1188	
Residential, Decks		186	
Residential, garage		680	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2746
Sewer Connection Fee	13		