

DEVELOPMENT SERVICES

Residential Plan Review

April 22, 2020

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

Permit No: PRRES20200946
Plan Name: 1631 SW BLACKSTONE DR.
Project Address: 1631 SW BLACKSTONE PL, LEES SUMMIT, MO 64082
Parcel Number: 69720100400000000
Location: NAPA VALLEY 3RD PLAT---LOT 143
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: Dylan Eppert** **Approved**

1. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

EAST BOUNDARY IS NOT 125.01'

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

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

The note needs to reference IRC2018 not 2012.

2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

Must reference 2018 IRC not 2012.

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)

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

1. Please label all exterior materials

Planning Review (RES)

Reviewed By: Victoria Nelson

Rejected

1. Please label all exterior materials. There appears to be two different front elevations submitted, please pick the elevation that will be used at 1631 SW Blackstone Place Lot 143. Or, please explain why you have two different front elevations submitted and label the exterior materials.

Planning Review (RES)

Reviewed By:

Pending

1. Please label all exterior materials. There appears to be two different front elevations submitted, please pick the elevation that will be used at 1631 SW Blackstone Place Lot 143. Or, please explain why you have two different front elevations submitted and label the 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		257	
Residential, Finished basements		1180	
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	2738
Sewer Connection Fee	12		