

DEVELOPMENT SERVICES

Residential Plan Review

May 13, 2024

<NO CONTACT NAME AVAILABLE>
<NO CONTACT INFORMATION AVAILABLE>

Permit No: PRRES20241588
Plan Name: RESERVE AT BLACKWELL - F2
Project Address: 2840 SE BLUE PKWY, LEES SUMMIT, MO 64063
Parcel Number: 60520010101000000
Location: RESERVE AT BLACKWELL
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: RESERVE AT BLACKWELL - F2, PRELIMINARY REVIEW OF SINGLE FAMILY HOME PLANS

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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.

Development Services Department (816) 969-1200

Residential Plan Review

Reviewed By:

Rejected

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

ARE DIMENSIONS AND SQUARE FOOTAGES ON PLAN SET F1? THEY NEED TO BE ON EACH SET OF PLANS

2. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)

SELF CLOSING CLOSER NEEDS TO BE CALLED OUT ON DOOR BETWEEN GARAGE AND LIVING.

3. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

B IS DESIGNATED AS EGRESS ON PAGE A501 BUT ELEVATION A201F2 DOESN'T DESIGNATE ANY OF THE BEDROOM WINDOWS AS B.

4. Identify furnace and water heater location(s). (IRC Section G2406)

5. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

6. Identify interior load bearing walls. (IRC Section R602)

PLEASE IDENTIFY IF ANY

7. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403)

PLEASE CALL OUT LOCATION, SIZE, AND SPACING

8. Footings, column pads, piers and grade beams - reinforcement size and spacing.

PLEASE CALL OUT LOCATION, SIZE, AND SPACING

Plot Plan Review Reviewed By: Pending

Planning Review RES Reviewed By: Pending

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:			
Roofing Material		Number of Bathrooms	
Number of Bedrooms		Number of Stories	
Number of Living Units		Total Living Area	