

**DEVELOPMENT SERVICES**

**Residential Plan Review**

September 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. 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.

**\*\*ALL BEDROOMS APPEAR TO HAVE THE WINDOWS DESIGNATED AS N OR OTHER. NO B OR N EGRESS STYLE IS DESIGNATED IN THE BEDROOMS.**

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)

YOUR RESPONSE IS THAT THEY ARE NOT FUEL BURNING. CAN YOU PUT A NOTE REGARDING ELECTRICAL DESIGN.

3. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.)

THE ADDRESSES ADDED DON'T APPEAR TO BE IN FULL. EACH LEE'S SUMMIT ADDRESS WILL HAVE A DIRECTION (NE, SE, ETC.).

THE OTHER THING I HAVE IN DISCUSSION WITH MY PLANNERS IS WHETHER OR NOT THESE PLANS WILL NEED TO GO THROUGH PLANNING REVIEW AT ANY POINT DUE TO THE ZONING OR IF THIS IS AN EXCEPTION.

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	