

CODES ADMINISTRATION

Residential Plan Review

May 30, 2018

ASPEN HOME BUILDERS LLC
6618 ROYAL ST #B
PLEASANT VALLEY, MO 64068
(816) 507-0123

Permit No: PRRES20181645
Plan Name: 2509 SW RIVER TRAIL RD.
Project Address: 2509 SW RIVER TRAIL RD, LEES SUMMIT, MO 64082
Parcel Number: 170680
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE
UNIFNISHED 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: Troy Thompson	Pending
Residential Plan Review	Reviewed By: Brandon Kalwei	Pending

1. One (1) complete permit application - Need signature on the back of application
2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)
unifnished basement sq. ft. not found
3. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)
4. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)
self closing door detail not found.

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:	
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Residential, Living Area		1027	
Residential, Un-Finished basements		1027	
Residential, garage		630	
Residential, Living Area 2		1261	
Roofing Material		Number of Bathrooms	2.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2288
Sewer Connection Fee	15		