

CODES ADMINISTRATION

Residential Plan Review

October 15, 2018

SAB CONSTRUCTION INC
PO BOX 942
LEES SUMMIT, MO 64063
(816) 524-3855

Permit No: PRRES20183548
Plan Name: 2428 SW RIVER TRAIL RD
Project Address: 2428 SW RIVER TRAIL RD, LEES SUMMIT, MO 64082
Parcel Number: 69220332200000000
Location: EAGLE CREEK 15TH PLAT LOTS 661-707 INCLUSIVE & TRACTS O, P & Q---LOT 700
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: Steve Conrick	Pending
Residential Plan Review	Reviewed By: Kim Brennan	Rejected

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) no square footage shown for finished and unfinished basement
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) none shown in bedrooms or immediate vicinity outside of bedrooms.
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) does not specify uninterrupted height

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	1116
Residential, Un-Finished basements	216
Residential, Finished basements	800

Residential, Decks		192	
Residential, garage		760	
Residential, Living Area 2		1550	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	3466
Sewer Connection Fee	20		