

DEVELOPMENT SERVICES

Residential Plan Review

June 03, 2019

IQ CONSTRUCTION
P O BOX 6423
LEES SUMMIT, MO 64064
(816) 582-8100

Permit No: PRRES20191389
Plan Name: 2605 SW RIVER TRAIL RD
Project Address: 2605 SW RIVER TRAIL RD, LEES SUMMIT, MO 64082
Parcel Number: 692203410000000000
Location: EAGLE CREEK 15TH PLAT LOTS 661-707 INCLUSIVE & TRACTS O, P & Q---LOT 677
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - PARTIAL 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** **Rejected**

1. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

*what is the basement type?

2. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

*As-graded plot plan

Residential Plan Review **Reviewed By: Kim Brennan** **Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) square footage on the application and the drawings do not match. Please clarify which one is correct. Also no square footage shown for the covered deck on the drawings.

2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) no smoke detector shown in the lower level bedroom

3. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)
4. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)
5. Specify type of wall bracing method(s) utilized. (IRC Section R602.10)
6. Specify acceptable material and size of exterior sheathing. (IRC Section R703)
7. 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.

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, Finished basements		351	
Residential, Decks		147	
Residential, Living Area		1805	
Residential, Un-Finished basements		183	
Residential, garage		695	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2156
Sewer Connection Fee	14		