

DEVELOPMENT SERVICES

Residential Plan Review

March 24, 2020

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

Permit No: PRRES20200754
Plan Name: 2513 SW RIVER TRAIL RD
Project Address: 2513 SW RIVER TRAIL RD, LEES SUMMIT, MO 64082
Parcel Number: 69220352200000000
Location: EAGLE CREEK 15TH PLAT LOTS 661-707 INCLUSIVE & TRACTS O, P & Q---LOT 669
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - UNFINISHED 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: Kim Brennan** **Rejected**

1. Deck location, with dimensions to property lines must be provided on the plot plan.

Please show that this is covered

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

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

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

Please show square footage for covered deck

2. Drawing show that this house has a finished basement but builder has stated otherwise. Please show this as unfinished

3. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)

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		1750	
Residential, Un-Finished basements		1074	
Residential, Decks		216	
Residential, garage		658	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	1750
Sewer Connection Fee	13		