

DEVELOPMENT SERVICES

Residential Plan Review

March 26, 2020

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

Permit No: PRRES20200759
Plan Name: 2417 SW RIVER TRAIL RD.
Project Address: 2417 SW RIVER TRAIL RD, LEES SUMMIT, MO 64082
Parcel Number: 69220351700000000
Location: EAGLE CREEK 15TH PLAT LOTS 661-707 INCLUSIVE & TRACTS O, P & Q---LOT 664
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: Dylan Eppert** **Rejected**

1. Construction drawings show an optional covered deck please clarify with builder if it will be covered or not for the plot plan.

Residential Plan Review **Reviewed By: Dylan Eppert** **Rejected**

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

SQUARE FOOTAGE FOR COVERED DECK IS NOT ON CONSTRUCTION DRAWINGS.

2. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space.

ALL OPTIONAL ITEMS MUST BE REMOVED FROM CONSTRUCTION DRAWINGS. THE ELEVATION SHOWS OPTION COVERED DECK PLEASE CLARIFY IS IT GOING TO BE CONSTRUCTED OR NOT? SHEET 5 SHOWS OPTION WHIRLPOOL, Do I need to charge for a trap or not?

3. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

NEEDS TO HAVE A COMBO DETECTOR ADDED TO BE CLOSER IN THE HALLWAY BEDROOM #4

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 2		1221	
Residential, Living Area		1094	
Residential, Un-Finished basements		740	
Residential, Decks		120	
Residential, garage		667	
Roofing Material		Number of Bathrooms	2.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2315
Sewer Connection Fee	19		