

DEVELOPMENT SERVICES

Residential Plan Review

June 11, 2021

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

Permit No: PRRES20213013
Plan Name:
Project Address: 2613 SW RIVER TRAIL RD, LEES SUMMIT, MO 64082
Parcel Number: 69220341200000000
Location: EAGLE CREEK 15TH PLAT LOTS 661-707 INCLUSIVE & TRACTS O, P & Q---LOT 679
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - UNFINISHED BASEMENT - COVERED PATIO

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

Residential Plan Review

Reviewed By: Kim Brennan

Rejected

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

Not shown for the unfinished basement

2. Designate R-value(s) for floors, walls, ceilings, roof/ceilings. (LSCO 7-802)

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 in height.

Plot Plan Review

Reviewed By: Kim Brennan

Rejected

1. Plot plan must drawn, signed, and sealed by a licensed surveyor or engineer.

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

Please show this as a covered patio

3. Existing and finish elevations at all property corners must be provided on the plot plan.

Not shown for the rear south corner

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

Planning Review RES

Reviewed By:

Not Required

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		1947	
Residential, Un-Finished basements		858	
Residential, garage		684	
Roofing Material		Number of Bathrooms	2.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	1947
Sewer Connection Fee	15		