

DEVELOPMENT SERVICES

Residential Plan Review

July 30, 2021

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

Permit No: PRRES20213784
Plan Name:
Project Address: 2617 SW RIVER TRAIL RD, LEES SUMMIT, MO 64082
Parcel Number: 69220341300000000
Location: EAGLE CREEK 15TH PLAT LOTS 661-707 INCLUSIVE & TRACTS O, P & Q---LOT 680
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: SINGLE FAMILY 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

Residential Plan Review **Reviewed By: Andrea Sessler** **Approved**

1. Identify type of joist package or floor truss package (if used) complete with layouts, fastening details, blocking and bracing requirements and minimum sheathing.
2. Specify acceptable material and size of exterior sheathing. (IRC Section R703)

Plot Plan Review **Reviewed By: Andrea Sessler** **Approved**

1. Plot plan must drawn, signed, and sealed by a licensed surveyor or engineer.
2. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.
3. Rear property does not appear to have 2% slope away from back of house.

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		1433	
Residential, Un-Finished basements		183	
Residential, Finished basements		743	
Residential, garage		695	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1.5
Number of Living Units	1	Total Living Area	2176
Sewer Connection Fee	14		