

## **DEVELOPMENT SERVICES**

## **Residential Plan Review**

October 18, 2021

ELEVATE DESIGN & BUILD LLC 1040 SW LUTTRELL STE E1 BLUE SPRINGS, MO 64015 (816) 622-8826

Permit No: PRRES20215423

Plan Name:

Project Address: 2026 SW HOOK FARM DR, LEES SUMMIT, MO 64082

Parcel Number: 244414

Location:

Type of Work: NEW SINGLE FAMILY

Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY

Description: NEW HOUSE - FINISHED AND UNFINISHED BASEMENT - UNCOVERED 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: Brandon Kalwei Rejected

1. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy. due to maintaining grading around the house

Residential Plan Review Reviewed By: Brandon Kalwei Rejected

- 1. One (1) complete permit application. Electrical contractor needs to renew his business license in order to be added to permit
- 2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)
- 3. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) emergency escape needs to be labeled for bedrooms #2,#3, and #4
- 4. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) smoke ano CO detectors needed for bedroom #4, smoke/CO detectors needed outside of bedrooms outside of main floor bedrooms
- 5. Identify location(s) of vertical supports and purlins. (IRC Section R802.4.5)

6. Specification of rafter ties or ridge beam design. (IRC Section 802.5.2)

Planning Review RES Reviewed By: Pending

## 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, Decks		140					
Residential, Finished basements Residential, garage Residential, Living Area Residential, Un-Finished basements		459 735 1421 92					
				Roofing Material		Number of Bathrooms	3
				Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	1880				
Sewer Connection Fee	13						