

**DEVELOPMENT SERVICES**

**Residential Plan Review**

October 19, 2021

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

Permit No: PRRES20215420  
Plan Name:  
Project Address: 2046 SW HOOK FARM DR, LEES SUMMIT, MO 64082  
Parcel Number: 244421  
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. Sidewalks with dimensions must be provided on the plot plan. ADA ramp needs to be labeled
2. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy. as graded needed due to grading in back yard

**Residential Plan Review** **Reviewed By: Brandon Kalwei** **Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)
2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)
3. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)
4. Provide size, spacing, species, and grade of rafter, ceiling joist materials and ridge and valley members. (IRC Section R802)
5. Specification of rafter ties or ridge beam design. (IRC Section 802.5.2)
6. building plans show garage on east side, plot plan shows garage on west side. Plans and plot plan needs to match

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.***

<b>Residential Area:</b>			
Residential, Decks		120	
Residential, Finished basements		771	
Residential, garage		756	
Residential, Living Area		1616	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2388
Sewer Connection Fee	12		