

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: PRRES20215425
Plan Name:
Project Address: 2031 SW WHEATFIELD CT, LEES SUMMIT, MO 64082
Parcel Number: 244767
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. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan. Need to add Ct. to address
2. The rear yard demision(s) must be provided on the plot plan.

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

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)
3. 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.

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|------------------------------------|----|---------------------|------|
| Residential Area: | | | |
| Residential, Decks | | 138 | |
| Residential, Finished basements | | 870 | |
| Residential, garage | | 609 | |
| Residential, Living Area | | 1256 | |
| Residential, Un-Finished basements | | 288 | |
| | | | |
| Roofing Material | | Number of Bathrooms | 3 |
| Number of Bedrooms | 4 | Number of Stories | 1 |
| Number of Living Units | 1 | Total Living Area | 2126 |
| Sewer Connection Fee | 13 | | |