

DEVELOPMENT SERVICES

Residential Plan Review

October 20, 2021

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

Permit No: PRRES20215414
Plan Name:
Project Address: 2030 SW HOOK FARM DR, LEES SUMMIT, MO 64082
Parcel Number: 244415
Location: HOOK FARMS FIRST PLAT LOTS 1 THRU 49 INCLUSIVE AND TRACTS A, B, & C --- LOT 19
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED 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: Andrea Sessler** **Rejected**

1. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

STANDARD BASEMENT. PLEASE PROVIDE THE BASEMENT FLOOR ELEVATION.

2. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

NOT YET AVAILABLE ON CITY MAPPING SYSTEM

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

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

WINDOWS FROM MASTER SUITE AND BASEMENT BEDROOM EGRESS NEED "EGRESS" LABEL OR "EMERGENCY ESCAPE" LABELED

2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

CARBON MONOXIDE/SMOKE DETECTORS MUST BE LABELED IN PROXIMITY TO BEDROOMS ON BOTH LEVELS AS WELL.

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)

4. Identify location(s) of vertical supports and purlins. (IRC Section R802.4.5)

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, 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	2372
Sewer Connection Fee	12		