

#### **DEVELOPMENT SERVICES**

## **Residential Plan Review**

October 21, 2021

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

Permit No: PRRES20215424

Plan Name:

Project Address: 2038 SW HOOK FARM DR, LEES SUMMIT, MO 64082

Parcel Number: 244418

Location: HOOK FARMS FIRST PLAT LOTS 1 THRU 49 INCLUSIVE AND TRACTS A, B, & C --- LOT 17

Type of Work: NEW SINGLE FAMILY

Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY Description: NEW HOUSE. FINISHED BASEMENT.

### **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 rear yard demision(s) must be provided on the plot plan.
- 2. Deck location, with dimensions to property lines must be provided on the plot plan.
- 3. All easements with dimensions must be provided on the plot plan.

PLEASE LABEL NORTHEAST CORNER U/E 11'X9'

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

NOT YET AVAILABLE IN CITY MAPPING SYSTEM.

5. Spot elevations and/or drainage flow arrows shall be provided throughout the lot.

PLEASE PROVIDE MORE SPOT ELEVATIONS IN THE REAR OF THE HOUSE TO SHOW DRAINAGE BREAKING AWAY FROM THE HOUSE.

6. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot.

#### PLEASE PROVIDE MORE CONTOURS

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)

PLEASE ADD EGRESS LABEL TO EACH EMERGENCEY ESCAPE WINDOW

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

PLEASE LOCATE CARBON MONOXIDE DETECTORS.

- 3. Identify location(s) of vertical supports and purlins. (IRC Section R802.4.5)
- 4. Identify interior load bearing walls. (IRC Section R602)

**DESIIGNATE LOAD BEARING WALLS** 

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, Finished basements		459	
Residential, garage		735	
Residential, Living Area Residential, Un-Finished basements		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	14		