

DEVELOPMENT SERVICES

Residential Plan Review

October 26, 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: HOOK FARMS FIRST PLAT LOTS 1 THRU 49 INCLUSIVE AND TRACTS A, B, & C --- LOT 15
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

Residential Plan Review

Reviewed By: Brandon Kalwei

Rejected

2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) still not labeled for bedroom #4
3. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) still no CO/smoke detectors labeled outside of bedrooms
5. Specification of rafter ties or ridge beam design. (IRC Section 802.5.2) not seeing detail 1 on page A7

Plot Plan Review

Reviewed By: Brandon Kalwei

Approved

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	120
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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		