

DEVELOPMENT SERVICES

Residential Plan Review

January 28, 2022

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

Permit No: PRRES20220349
Plan Name:
Project Address: 2027 SW HOOK FARM DR, LEES SUMMIT, MO 64082
Parcel Number: 244410
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED AND UNFINISHED BASEMENT - COVERED PATIO

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. Address shows 2027 SW Hook Farm LN. Needs to be Hook Farm Dr.
2. Deck location, with dimensions to property lines must be provided on the plot plan. Building plans show covered patio not covered deck. need to confirm
3. Building plans show standard basement plan. Plot plan shows walkout. Need to match
4. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan. Missing egress well on east side

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) no egress labeled for bedrooms #3, #4, and master
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) Smoke/carbon detector needed outside of bedrooms. Only shows smoke detectors

3. Building plans show standard basement plan, plot plan shows walkout. Both need 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.

Residential Area:			
Residential, Finished basements		870	
Residential, garage		409	
Residential, Living Area (Not Finished Basement)		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	12		