

DEVELOPMENT SERVICES

Residential Plan Review

April 26, 2022

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

Permit No: PRRES20221673

Plan Name:

Project Address: 2609 SW HOOK FARM LN, LEES SUMMIT, MO 64082

Parcel Number: 244401

Location: HOOK FARMS FIRST PLAT LOTS 1 THRU 49 INCLUSIVE AND TRACTS A, B, & C --- LOT 8

Type of Work: NEW SINGLE FAMILY

Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY

Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. COVERED 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. Existing and finish elevations at all property corners must be provided on the plot plan.

NW LOT CORNER NEEDS F ELEVATION

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

PLEASE ADD MORE ARROWS

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)

MASTER BEDROOM AND BEDROOM 4 NEED EGRESS LABEL.

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

DETECTORS OUTSIDE BEDROOMS MUST ALSO BE CARBON MONOXIDE DETECTORS.

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		152	
Residential, Finished basements		870	
Residential, garage		409	
Residential, Living Area (Not Finished Basement) Residential, Un-Finished basements		1256 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		