

DEVELOPMENT SERVICES

Residential Plan Review

May 15, 2024

ELEVATE DESIGN & BUILD LLC
350 SW LONGVIEW BLVD
LEES SUMMIT, MO 64081
(816) 622-8826

Permit No: PRRES20242339
Plan Name:
Project Address: 2614 SW BARLEY FIELD DR, LEES SUMMIT, MO 64082
Parcel Number: 268508
Location: HOOK FARMS SECOND PLAT LOTS 100 THRU 178 INCLUSIVE AND TRACT I --- LOT 171
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. PARTIALLY 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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.

Development Services Department (816) 969-1200

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

1. The plot plan must be submitted on either (1) 8 1/2" x 11", (2) 8 1/2" x 14", or (3) 11" x 17" paper. All information on the plot plan must be drawn to scale. Scale must be 1" = 10', 20', or 30'; smaller scales that are multiples of the preceding scales may be used if necessary to represent large sites. All information on the plot plan must be clearly legible.)

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

MISSING BASEMENT TYPE

3. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

PER MDP LOT 171 REAR LEFT MBOE: 962.66 AND REAR RIGHT: 964.22

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)

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

MISSING CM OUTSIDE BASEMENT 3 AND 4. CM MISLABLED OUTSIDE BEDROOM 2.

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		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