

DEVELOPMENT SERVICES

Residential Plan Review

May 16, 2024

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

Permit No: PRRES20242432
Plan Name:
Project Address: 2502 SW TRACKER LN, LEES SUMMIT, MO 64082
Parcel Number: 268457
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED AND 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 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: Brandon Kalwei Rejected

1. All easements with dimensions must be provided on the plot plan. 15' U/E not labeled

Residential Plan Review Reviewed By: Brandon Kalwei Rejected

1. One (1) complete permit application. Provide the covered deck and unfinished basement sq. footage on the application.
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)
3. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)
4. Provide size, spacing, species, and grade of rafter, ceiling joist materials and ridge and valley members. (IRC Section R802) sheet a103 shows 2x6 rafters, a104 shows 2x8 rafters. Please clarify
5. Identify location(s) of vertical supports and purlins. (IRC Section R802.4.5)
6. Specification of rafter ties or ridge beam design. (IRC Section 802.5.2)

7. Identify interior load bearing walls. (IRC Section R602)

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		1623	
Residential, garage		604	
Residential, Living Area (Not Finished Basement)		1271	
Residential, Un-Finished basements		227	
Residential, Decks		180	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2894