

DEVELOPMENT SERVICES

Residential Plan Review

January 16, 2025

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

Permit No: PRRES20250160

Plan Name:

Project Address: 2623 SW FIREFLY LANE

Parcel Number:

Location:

Type of Work: NEW SINGLE FAMILY

Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY

Description: NEW HOUSE - FINSIHED 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 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. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.) SHOWS BASEMENT WALKOUT DOOR, NOT REPRESENTED ON BUILIDING PLANS.
- 2. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan. EGRESS ON NORTH SIDE IS NOT ON THE BUILDING PLANS. PLEASE CORRECT ON PLOT PLAN OR BUILDING PLANS.

Residential Plan Review Reviewed By: Brandon Kalwei Rejected

- 1. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.) EACH SHEET NEEDS THE PROJECT ADDRESS
- 2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) NO SMOKE/CO OUTSIDE 1ST LEVEL BEDROOMS
- 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. PLOT PLAN SHOWS WALKOUT FROM BASEMENT / NOT REPRESENTED ON PLANS.
- 5. 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		1238	
Residential, garage Residential, Living Area (Not Finished Basement)		599 1401	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2639