

DEVELOPMENT SERVICES

Residential Plan Review

March 20, 2025

ELEVATE DESIGN & BUILD LLC
350 SW LONGVIEW BLVD
LEES SUMMIT, MO 64081
(816) 622-8826
Sara Ladd
350 SW Longview Blvd
Lees Summit, MO 64081
(816) 622-8826

Permit No: PRRES20250888
Plan Name:
Project Address: 2622 SW FIREFLY LN, LEES SUMMIT, MO 64082
Parcel Number: 268471
Location: HOOK FARMS SECOND PLAT LOTS 100 THRU 178 INCLUSIVE AND TRACT I --- LOT 142
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. PARTIALLY 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: Andrea Sessler** **Rejected**

1. Deck location, with dimensions to property lines must be provided on the plot plan.

PARTIALLY COVERED DECK.

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

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

1. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

2. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403)

F3 DETAILS MISSING

3. Specification of rafter ties or ridge beam design. (IRC Section 802.5.2)

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, Decks		152	
Residential, Finished basements		766	
Residential, garage		761	
Residential, Living Area (Not Finished Basement)		1401	
Residential, Un-Finished basements		635	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	2168