

**DEVELOPMENT SERVICES**

**Residential Plan Review**

July 23, 2020

WALKER CUSTOM HOMES, LLC  
PO BOX 3194  
INDEPENDENCE, MO 64034  
(913) 208-2026  
ROBERTSON REMODELING LLC  
500 James Rollo Dr  
Grain Valley, MO 64029  
(816) 506-4090

Permit No: PRRES20201853  
Plan Name: 514 NW MAIN ST.  
Project Address: 514 NW MAIN ST, LEES SUMMIT, MO 64063  
Parcel Number: 220367  
Location: MAIN ORCHARD LOTS 1-6 --- LOT 2  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - FINISHED BASEMENT - COVERED DECK - DETACHED GARAGE

***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: Dylan Eppert** **Rejected**

1. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.
2. Drainage swales (where required); show spot elevations within the swale as required to conform to the approved master drainage plan (if applicable), must be provide
3. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

**Residential Plan Review** **Reviewed By: Dylan Eppert** **Rejected**

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)  
MAIN FLOOR BEDROOM EGRESS MUST BE LABELED.

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

3. NOT SEEING FLOOR JOIST LAYOUT.

**Planning Review (RES)**

**Reviewed By: Jennifer Thompson**

**Approved**

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***

<b>Residential Area:</b>			
Residential, Living Area		1600	
Residential, Un-Finished basements		454	
Residential, Finished basements		1146	
Residential, garage		528	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2746
Sewer Connection Fee	13		