

**DEVELOPMENT SERVICES**

**Residential Plan Review**

June 18, 2021

WALKER CUSTOM HOMES, LLC  
PO BOX 3194  
INDEPENDENCE, MO 64034  
(913) 208-2026

Permit No: PRRES20213148  
Plan Name:  
Project Address: 508 NW MAIN ST, LEES SUMMIT, MO 64063  
Parcel Number: 61310032600000000  
Location: LOTS 1-6 MAIN ORCHARD --- LOT 4  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - PARTIAL FINISHED 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 provide two (2) copies of any revised sheets and/or additional information.***

Development Services Department (816) 969-1200

**Residential Plan Review**

**Reviewed By: Kim Brennan**

**Rejected**

1. Wrong address on the plans

2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

Not shown for the unfinished basement

3. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

Not shown for the master, bedroom 2 & 3.

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

Not shown in finished basement and no carbon monoxide detectors shown

5. Identify furnace and water heater location(s). (IRC Section G2406)

Furnace not designated

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

7. Identify roof covering material (IRC Section R905)

**Plot Plan Review** **Reviewed By: Kim Brennan** **Rejected**

1. Front building line and dimension to front of building must be provided on the plot plan.
2. The side yard dimensions must be provided on the plot plan.
3. The rear yard demision(s) must be provided on the plot plan.
4. The right-of-way with dimensions must be provided on the plot plan.
5. All easements with dimensions must be provided on the plot plan.
6. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

**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.***

<b>Residential Area:</b>			
Residential, Living Area		1626	
Residential, Un-Finished basements		495	
Residential, Finished basements		656	
Residential, Decks		112	
Residential, garage		491	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	2282
Sewer Connection Fee	15		