

**DEVELOPMENT SERVICES**

**Residential Plan Review**

June 21, 2021

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

Permit No: PRRES20212920  
Plan Name:  
Project Address: 518 NW MAIN ST, LEES SUMMIT, MO 64063  
Parcel Number: 61310032900000000  
Location: LOTS 1-6 MAIN ORCHARD --- LOT 1  
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**

**Approved**

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

Not shown for the finished or unfinished basement

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

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. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)

Does not specify self-closing

5. Identify roof covering material (IRC Section R905)

6. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)

7. Walker Custom Homes does not have a valid contractor's license with the city

**Plot Plan Review**

**Reviewed By: Kim Brennan**

**Approved**

1. All easements with dimensions must be provided on the plot plan.

Please show easements in the front and rear of this lot

2. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

**Planning Review RES**

**Reviewed By: Victoria Nelson**

**Approved**

1. Please label all the exterior materials.

***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		1903	
Residential, Un-Finished basements		644	
Residential, Finished basements		730	
Residential, Decks		168	
Residential, garage		526	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2633
Sewer Connection Fee	16		