

DEVELOPMENT SERVICES

Residential Plan Review

June 22, 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

Approved

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

Approved

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:

Approved

1. Please label the specific type of siding and roofing material to be used, i.e. lap siding, Smart siding, asphalt shingles etc.

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, 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		