

DEVELOPMENT SERVICES

Residential Plan Review

October 24, 2022

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

Permit No: PRRES20224900
Plan Name:
Project Address: 2506 SW TRACKER LN, LEES SUMMIT, MO 64082
Parcel Number: 268456
Location: HOOK FARMS SECOND PLAT LOTS 100 THRU 178 INCLUSIVE AND TRACT I --- LOT 127
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. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

Not shown in the master bedroom

2. Lot description should be Hook Farms, 2nd Plat and not Homestead at Hook Farms

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

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

1. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

2. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

3. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

fire hydrant location not shown

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		160	
Residential, Finished basements		984	
Residential, garage		704	
Residential, Living Area (Not Finished Basement)		1625	
Residential, Un-Finished basements		643	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2612