

DEVELOPMENT SERVICES

Residential Plan Review

April 13, 2023

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

Permit No: PRRES20231517
Plan Name:
Project Address: 500 NW MAIN ST, LEES SUMMIT, MO 64063
Parcel Number: 61310032400000000
Location: LOTS 1-6 MAIN ORCHARD --- LOT 6
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. FINISHED/UNFINISHED BASEMENT. COVERED DECK. ROOF TRUSSES.

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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.

Development Services Department (816) 969-1200

Plot Plan Review **Reviewed By: Andrea Sessler** **Rejected**

1. Sidewalks with dimensions must be provided on the plot plan.

SIDEWALK ALONG ORCHARD NOT REQUIRED. SIDEWALK ON MAIN LOOKS LIKE IT CANNOT BE INSTALLED DUE TO EXISTING INFRASTRUCTURE (BOXES ON SOUTH END AND 2 POWERLINE POLES). PAYMENT IN LIEU OF THE SIDEWALK WILL NEED TO BE MADE INSTEAD.

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

INLINE WATER VALVE WILL FALL UNDER SOUTHEAST CORNER OF HOUSE.

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

REAR MISSING 10' U/E

Residential Plan Review **Reviewed By: Andrea Sessler** **Rejected**

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

FIRST FLOOR LIVING AREA AND UNFINISHED BASEMENT

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

OWNER'S BEDROOM NEEDS SD INSIDE ROOM AND COMBO SD/CM OUTSIDE

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. Identify type of roof/truss package (if used) complete with layout, component design, fastening details, blocking and sheathing requirements. (IRC Section 802.10)

NOT DEFERRED - PLEASE UPLOAD TO THE PERMIT. THANK YOU.

5. PAGE 1 OF 5 SECTION 01400 REFERENCES 2012 IRC. CORRECT TO 2018.

6. Identify joists under bearing partitions. (IRC Section R502.4)

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

8. Identify interior load bearing walls. (IRC Section R602)

Planning Review RES

Reviewed By: Hector Soto Jr.

Pending

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		198	
Residential, Finished basements		1146	
Residential, garage		528	
Residential, Living Area (Not Finished Basement)		1600	
Residential, Un-Finished basements		454	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2746