

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

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)

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

Planning Review RES **Reviewed By: Hector Soto Jr.** **Rejected**

1. SIDEWALK CONNECTION. The design standards approved by ordinance for the subject development require construction of a sidewalk connecting the front porch to the future sidewalk location along the west side of NW Main St. The plot plan shows no such required sidewalk.

2. COLORS. The design standards approved by ordinance for the subject development require that the front and two sides of the home provide trim around window and door elements to be painted a color that is different than the main body color of the house. The elevations do not appear to label any exterior material colors. Label all proposed exterior material colors for staff to review for design standard compliance.

3. GARAGE ELEVATIONS. The design standards approved by ordinance for the subject development do not allow any street-facing garage doors. The plot plan shows that a side-entry detached garage with the garage doors facing north is proposed, which complies with the design standards. In order to align the garage elevations submitted as part of the building permit submittal with the orientation of the detached garage shown on the plot plan, please re-label the garage elevations as follows: change "Front Elevation" to "South Elevation"; change "Side Elevation (Typical)" to "East/West Elevations (Typical)"; and "Rear Elevation (Alley)" to "North Elevation".

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