

DEVELOPMENT SERVICES

Residential Plan Review

April 19, 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**

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

UNFINISHED WORKSHOP AREA IN BASEMENT SQUARE FOOTAGE

10. Identify type of joist package or floor truss package (if used) complete with layouts, fastening details, blocking and bracing requirements and minimum sheathing.

PLAN SAYS SEPARATE JOIST LAYOUT. PLEASE LET ME KNOW IF IT WILL BE DEFERRED. THANK YOU.

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

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

UNDER REVIEW INTERNALLY

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

INLINE WATER VALVE WILL FALL UNDER SOUTHEAST CORNER OF HOUSE - FRONT YARD?

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.

Pending

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