

DEVELOPMENT SERVICES

Residential Plan Review

November 11, 2020

ROESER HOMES LLC
P O BOX 24165
OVERLAND PARK, KS 66283
(913) 220-7477

Permit No: PRRES20204198
Plan Name: 125 NW MACKENZIE DR.
Project Address: 125 NW MACKENZIE DR, LEES SUMMIT, MO 64081
Parcel Number: 203648
Location: WINTERSET VALLEY 12TH PLAT LOTS 1435 THRU 1471 & TRACTS A12 THRU D12 --- LOT 1464
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - ROOF TRUSS DEFERRED - UNFINISHED 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

Plot Plan Review **Reviewed By: Dylan Eppert** **Rejected**

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

PLAT SHOWS 5' SIDEWALK NOT 4' PLEASE REVISE.

2. Drainage swales (where required); show spot elevations within the swale as required to conform to the approved master drainage plan (if applicable), must be provide

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

Residential Plan Review **Reviewed By: Dylan Eppert** **Rejected**

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

PLEASE LABEL THE FOLLOWING SQUARE FOOTAGES:

1. UNFINISHED BASEMENT
2. GARAGE
3. COVERED DECK

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

DEFERRED I HAVE RECEIVED THE TRUSS LAYOUT BUT STILL NEED THE TRUSS PACKAGE WITH THE SPEC SHEETS THAT ARE STAMED BY A DESIGN PROFESSIONAL.

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		1967	
Residential, Un-Finished basements		1967	
Residential, Decks		215	
Residential, garage		654	
Residential, Living Area 2		1088	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	3043
Sewer Connection Fee	21		