

DEVELOPMENT SERVICES

Residential Plan Review

March 02, 2021

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

Permit No: PRRES20210875
Plan Name: 3057 NW THOREAU LN
Project Address: 3057 NW THOREAU LN, LEES SUMMIT, MO 64081
Parcel Number: 225564
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED AND UNFINISHED BASEMENT - COVERED DECK - ROOF TRUSSES AND ENG.
FLOOR SYSTEM (BOTH DEFERRED)

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: Brandon Kalwei** **Rejected**

1. The right-of-way with dimensions must be provided on the plot plan.
2. A design professional needs to submit a letter stating that the walkout/walkup is acceptable for this daylight lot.

Residential Plan Review **Reviewed By: Brandon Kalwei** **Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) application and plans show sq. ft. for second floor, but there is no second floor details in plans. need to verify/ change if it is just 1st floor and finished basement
2. Identify roof covering material (IRC Section R905)
3. Identify type of protection used in unfinished areas under floor trusses. (IRC Section R501.3)

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:			
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	4248