

DEVELOPMENT SERVICES

Residential Plan Review

February 11, 2022

KOEHLER BUILDING CO INC
12912 STATE LINE RD
LEAWOOD, KS 66209
(913) 491-6565

Permit No: PRRES20220486
Plan Name:
Project Address: 3000 NW AUDUBON LN, LEES SUMMIT, MO 64081
Parcel Number: 62340370700000000
Location: WINTERSET VALLEY LOTS 1450A, 1451A & TRACT E12---LOT 1451A
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. WALKOUT BASEMENT. FINISHED/UNFINISHED BASEMENT. COVERED DECK. BUILDING ON FILL. SUSPENDED SLAB. ENGINEERED FLOOR SYSTEM - 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: Andrea Sessler** **Rejected**

1. The side yard dimensions must be provided on the plot plan.

WEST SIDE YARD DIMENSION MISSING.

2. Deck location, with dimensions to property lines must be provided on the plot plan.

UNCOVERED PORTION OF THE DECK DOES NOT MEET SETBACKS. UNDER PLANNER REVIEW.

3. RETAINING WALL UNDER ENGINEER REVIEW.

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

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

DEFERRED

2. Identify type of protection used in unfinished areas under floor trusses. (IRC Section R302.13)

Planning Review RES

Reviewed By:

Not Required

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		418	
Residential, Finished basements		2025	
Residential, garage		850	
Residential, Living Area (Not Finished Basement)		4101	
Residential, Un-Finished basements		648	
Roofing Material		Number of Bathrooms	5.5
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	6126
Sewer Connection Fee	25		