LEE'S SUMMIT
MISSOURI

DEVELOPMENT SERVICES

Residential Plan Review

November 07, 2018

LANDROCK SIGNATURE HOMES LLC
21401 E 34TH ST S
INDEPENDENCE, MO 64057
(816) 863-5588

Permit No:	PRRES20183800
Plan Name:	4509 SW NAUTILUS PL
Project Address:	4509 SW NAUTILUS PL, LEES SUMMIT, MO 64082
Parcel Number:	184283
Location:	
Type of Work:	NEW SINGLE FAMILY
Occupancy Group:	RESIDENTIAL, ONE- AND TWO-FAMILY
Description:	NEW HOUSE - 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: Steve Conrick**	**Rejected**

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

Missing sidewalk that is shown on plat

Residential Plan Review	**Reviewed By: Kim Brennan**	**Rejected**

1. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)

2. Provide details for any walls over 10 feet in height. Include stud grade, size, spacing and actual, uninterrupted height. (IRC Section 602.3.1 and Table 602.3(5) & 602.3.1) does not specify uninterrupted height

3. Landrock Signature Homes or the mechanical contractor, Even Temp, does not have a valid business license. Will need to obtain valid business license before we can issue the permit

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	1426		
Residential, Un-Finished basements	1420		
Residential, Decks	196		
Residential, garage	635		
Residential, Living Area 2	1536		
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2962
Sewer Connection Fee	19		