

**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: PRRES20183816  
Plan Name: 4513 SW NAUTILUS PL.  
Project Address: 4513 SW NAUTILUS PL, LEES SUMMIT, MO 64082  
Parcel Number: 184281  
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 shown on plat\*\*\*

**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 shows unfinished basement, plans show finished basement.

2. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space. plans shows finished space in basement, application shows unfinished basement.

3. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) no footing details found for foundation walls.

4. Footings, column pads, piers and grade beams - reinforcement size and spacing. no footing details found for foundation walls.

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***

<b>Residential Area:</b>			
Residential, Living Area		1749	
Residential, Un-Finished basements		1183	
Residential, Decks		240	
Residential, garage		723	
Residential, Living Area 2		869	
Roofing Material		Number of Bathrooms	2.5
Number of Bedrooms	3	Number of Stories	2
Number of Living Units	1	Total Living Area	2618
Sewer Connection Fee	15		