

DEVELOPMENT SERVICES

Residential Plan Review

October 21, 2019

LANDROCK SIGNATURE HOMES LLC
4335 MCGEE ST
KC, MO 64111-
(816) 863-5588

Permit No: PRRES20193076
Plan Name: 4525 SW NAUTILUS PL.
Project Address: 4525 SW NAUTILUS PL, LEES SUMMIT, MO 64082
Parcel Number: 184275
Location: CREEKSIDE AT RAINTREE LOTS 1 THRU 31 AND TRACTS A THRU F --- LOT 11
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - COVERED DECK- PARTIAL FINISHED BASEMENT - ENGINEERED FLOOR 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: Dylan Eppert** **Rejected**

1. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

MISSING WATER VALVE

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

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

NEEDS LABELED IN STUDY

2. Designate locations of smoke detectors and carbon monoxide detectors for study/bedroom# 2. (IRC Section R314 and R315)

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

Deferred

4. 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)

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		1947	
Residential, Un-Finished basements		913	
Residential, Finished basements		1167	
Residential, Decks		240	
Residential, garage		689	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3114
Sewer Connection Fee	17		