

**DEVELOPMENT SERVICES**

**Residential Plan Review**

November 13, 2019

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

Permit No: PRRES20193315  
Plan Name: 222 sSW TILLER CT  
Project Address:  
Parcel Number:  
Location:  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW SINGLE FAMILY  
PARTIALLY FINISHED BASEMENT  
COVERED DECK  
ROOF AND FLOOR PACKAGES DEFERRED  
FLOOD PLAIN FOUNDATION ELEVATION CERTIFICATE REQUIRED AFTER FOUNDATION IS POURED

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

The dimensions are provided and meet the setback, but the s/y/s reads 6.96' rather than 7.5

2. 100-year floodplain, where applicable, must be shown on the plot plan. (Foundation elevation certificate required prior to occupancy)

3. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

All rear corners must be verified

**Residential Plan Review** **Reviewed By: Steve Conrick** **Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

2. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

Where is this shown?

3. 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)

Where is this shown?

***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		1984	
Residential, Un-Finished basements		450	
Residential, Finished basements		1627	
Residential, Decks		373	
Residential, garage		637	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3611
Sewer Connection Fee	16		