

DEVELOPMENT SERVICES

Residential Plan Review

January 21, 2022

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

Permit No: PRRES20220226
Plan Name:
Project Address: 4871 SW RAINTREE PKWY, LEES SUMMIT, MO 64082
Parcel Number: 030305000000004000
Location: S16A SWNW AKA PT TR3
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - SUSPENDED SLAB - ENG. FLOOR SYSTEM (DEF)- ROOF TRUSSES (DEF) - LOT IS IN FLOOD PLAIN - COVERED AND UNCOVERED 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: Brandon Kalwei** **Rejected**

1. The rear yard demision(s) must be provided on the plot plan. needs to go to covered deck for rear yard dimension
2. Deck location, with dimensions to property lines must be provided on the plot plan. label decks as covered or uncovered.
3. 100-year floodplain, where applicable, must be shown on the plot plan. (Foundation elevation certificate required prior to occupancy)

Residential Plan Review **Reviewed By: Brandon Kalwei** **Rejected**

1. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)
2. Identify type of protection used in unfinished areas under floor trusses. (IRC Section R302.13)

Planning Review RES **Reviewed By:** **Pending**

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		458	
Residential, Finished basements		1184	
Residential, garage		1078	
Residential, Living Area (Not Finished Basement)		2522	
Residential, Un-Finished basements		400	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	2	Number of Stories	1
Number of Living Units	1	Total Living Area	3706
Sewer Connection Fee	11		