

**DEVELOPMENT SERVICES**

**Residential Plan Review**

April 05, 2022

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

Permit No: PRRES20221120  
Plan Name:  
Project Address: 1037 SW ARMIE ST, LEES SUMMIT, MO 64081  
Parcel Number: 62430990800000000  
Location: PERGOLA PARK 4TH PLAT---LOT 85  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - UNFINISHED BASEMENT - COVERED PATIO

***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

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

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

No shown for master bedroom

2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)

Not shown on the main level

3. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)

**Plot Plan Review**                      **Reviewed By: Kim Brennan**                      **Approved**

1. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan.

The address should be 1037 SW Armie Street

2. Deck location, with dimensions to property lines must be provided on the plot plan.

***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, Finished basements		91	
Residential, garage		700	
Residential, Living Area (Not Finished Basement)		2530	
Residential, Un-Finished basements		1091	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	3	Number of Stories	2
Number of Living Units	1	Total Living Area	2530
Sewer Connection Fee	19		