

**DEVELOPMENT SERVICES**

**Residential Plan Review**

December 28, 2020

TRUMARK HOMES, LLC  
508 NW MANOR DR  
BLUE SPRINGS, MO 64014  
(816) 564-5613

Permit No: PRRES20204860  
Plan Name: 325 NW AMBERSHAM DR.  
Project Address: 325 NW AMBERSHAM DR, LEES SUMMIT, MO 64081  
Parcel Number: 224837  
Location: WOODSIDE RIDGE 1ST PLAT LOTS 1 THRU 143 INCLUSIVE AND TRACTS A,B,C,D,E,F,G, AND H --- LOT 78  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - COVERED DECK - FINISHED BASEMENT

***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. All information on the plot plan must be drawn to scale. Scale must be 1" = 10', 20', or 30'; smaller scales that are multiples of the preceding scales may be used if necessary to represent large sites. All information on the plot plan must be clearly legible.)

THE PLOT PLAN IS NOT COMING OUT AS A 1"=20'

2. Spot elevations and/or drainage flow arrows shall be provided throughout the lot.

CANNOT REVIEW UNTIL PLOT PLAN IS DRAWN TO SCALE.

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

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

UNFINISHED SQUARE FOOTAGE NOT MENTIONED ON PLANS.

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

IS THIS HOUSE GOING TO HAVE A SUSPENED SLAB OR WILL THE AREA BE UNEXCAVATED UNDER THE FRONT PORCH AREA?

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

EGRESS WINDOW NOT LABELED IN BEDROOM #2

**Planning Review (RES)**

**Reviewed By: Victoria Nelson**

**Rejected**

1. Please label the side and rear elevations

***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		2261	
Residential, Un-Finished basements		339	
Residential, Finished basements		1739	
Residential, Decks		164	
Residential, garage		893	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	5	Number of Stories	1
Number of Living Units	1	Total Living Area	4000
Sewer Connection Fee	21		