

DEVELOPMENT SERVICES

Residential Plan Review

December 29, 2020

STEVEN J FROEHLICH CONSTRUCTION
209 SW LEWIS CT
LEES SUMMIT, MO 64081
(816) 564-5149

Permit No: PRRES20204938
Plan Name: 341 NW AMBERSHAM DR.
Project Address: 341 NW AMBERSHAM DR, LEES SUMMIT, MO 64081
Parcel Number: 224845
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - UNFINISHED BASEMENT - COVERED 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.
2. Deck location, with dimensions to property lines must be provided on the plot plan.
3. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

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

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) need to put unfinished basement sq. footage on the plans.
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)
3. Identify location(s) of vertical supports and purlins. (IRC Section R802.5.1)
4. Foundation wall thickness and height and reinforcement. (IRC Section R404)
5. Identify interior load bearing walls. (IRC Section R602)

6. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)

7. Specify type of wall bracing method(s) utilized. (IRC Section R602.10)

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.

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| Residential Area: | | | |
| Residential, Living Area | | 2350 | |
| Residential, Un-Finished basements | | 2182 | |
| Residential, Decks | | 290 | |
| Residential, garage | | 760 | |
| Residential, Living Area 2 | | 1074 | |
| | | | |
| Roofing Material | | Number of Bathrooms | 4 |
| Number of Bedrooms | 4 | Number of Stories | 2 |
| Number of Living Units | 1 | Total Living Area | 3424 |
| Sewer Connection Fee | 23 | | |