

DEVELOPMENT SERVICES

Residential Plan Review

December 31, 2020

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

Permit No: PRRES20204940
Plan Name: 322 NW AMBERSHAM DR.
Project Address: 322 NW AMBERSHAM DR, LEES SUMMIT, MO 64081
Parcel Number: 224844
Location: WOODSIDE RIDGE 1ST PLAT LOTS 1 THRU 143 INCLUSIVE AND TRACTS A,B,C,D,E,F,G, AND H --- LOT 85
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: Dylan Eppert** **Rejected**

1. PLOT PLAN AND HOUSE PLAN HAVE TO MATCH AND THESE SHOW THE GARAGE FLIPPED AS WELL AS THE REAR PORTION OF THE HOUSE. REVISE AND RESUBMIT.

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

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

THE APPLICATION SHOWS 0 SQ FEET FOR THA FINISHED BASEMENT. YOU ARE FINE TO LEAVE THE FINISHED BASEMENT PLAN BUT THE UNFINISHED BASEMENT SQUARE FOOTAGE MUST BE CORRECT AS IT IS NOT 337 AS SHOWN ON THE HOUSE PLAN.

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

MISSING A DETECTOR ON THE MAIN FLOOR.

MISSING SMOKE DETECTORS IN BEDROOM #2, #3, #4 AND THE MASTER BEDROOM.

ALSO MISSING COMBO DETECTORS ON THE SECOND FLOOR.

3. HOUSE ADDRESS MUST BE ON ALL SHEETS OF THE HOUSE PLANS.

Planning Review (RES)

Reviewed By: Shannon McGuire

Rejected

1. Must label the materials before I can approve this application

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, Living Area 2		1794	
Residential, Living Area		1325	
Residential, Un-Finished basements		1124	
Residential, Decks		295	
Residential, garage		942	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	3119
Sewer Connection Fee	20		