

DEVELOPMENT SERVICES

Residential Plan Review

January 06, 2021

PFEIFER HOMES INC 1550 SW MARKET ST STE 210 LEES SUMMIT, MO 64081 (816) 524-5245

Permit No: PRRES20210050

Plan Name: 338 NW AMBERSHAM DR

Project Address: 338 NW AMBERSHAM DR, LEES SUMMIT, MO 64081

Parcel Number: 224850

Location:

Type of Work: NEW SINGLE FAMILY

Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY

Description: NEW HOUSE - PARTIAL FINISHED BASEMENT - COVERED PATIO

DEFERRED ENGINEERED FLOOR JOISTS

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: Kim Brennan Rejected

- 2. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot.
- 3. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

Please provide the MLO's as provided on the MDP

Residential Plan Review Reviewed By: Kim Brennan 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. The plans show that this lot is in Reserve at Woodside Ridge and it should just show Woodside Ridge, 1st Plat.

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		1607					
Residential, Un-Finished basements Residential, Finished basements Residential, garage Residential, Living Area 2		750 446 637 698					
				Roofing Material		Number of Bathrooms	4.5
				Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2751				
Sewer Connection Fee	19						