

DEVELOPMENT SERVICES

Residential Plan Review

January 21, 2021

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

Permit No: PRRES20210252
Plan Name: 138 NW AMBERSHAM DR
Project Address: 138 NW AMBERSHAM DR, LEES SUMMIT, MO 64081
Parcel Number: 224796
Location: WOODSIDE RIDGE 1ST PLAT LOTS 1 THRU 143 INCLUSIVE AND TRACTS A,B,C,D,E,F,G, AND H --- LOT 98
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED 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

Residential Plan Review

Reviewed By: Kim Brennan

Rejected

1. No plot plan uploaded
 2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)
- Not shown in office/bedroom 2.

Plot Plan Review

Reviewed By: Kim Brennan

Rejected

1. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.
- Does not reflect the MDP
2. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)
 3. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.
 4. Basement egress location(s) and elevation of the lowest adjacent grade 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.

Residential Area:			
Residential, Living Area		2051	
Residential, Un-Finished basements		365	
Residential, Finished basements		1414	
Residential, Decks		153	
Residential, garage		731	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3465
Sewer Connection Fee	18		