

DEVELOPMENT SERVICES

Residential Plan Review

February 16, 2021

NEW MARK HOMES - KC LLC
5207 NW CROOKED ROAD
PARKVILLE, MO 64152
(816) 969-9010

Permit No: PRRES20210592
Plan Name: 134 NW AMBERSHAM DR
Project Address: 134 NW AMBERSHAM DR, LEES SUMMIT, MO 64081
Parcel Number: 224790
Location: WOODSIDE RIDGE 1ST PLAT LOTS 1 THRU 143 INCLUSIVE AND TRACTS A,B,C,D,E,F,G, AND H --- LOT 99
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

Plot Plan Review Reviewed By: Kim Brennan Rejected

1. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.
2. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

Please show manhole located in the rear of the lot

Residential Plan Review Reviewed By: Kim Brennan Rejected

1. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)

Does not specify self-closing

2. Provide details for any walls over 10 feet in height. Include stud grade, size, spacing and actual, uninterrupted height. (IRC Section 602.3.1 and Table 602.3(5) & 602.3.1)

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, Finished basements | | 1676 | |
| Residential, Living Area | | 2077 | |
| Residential, Un-Finished basements | | 278 | |
| Residential, Decks | | 202 | |
| Residential, garage | | 653 | |
| | | | |
| Roofing Material | | Number of Bathrooms | 4 |
| Number of Bedrooms | 5 | Number of Stories | 1 |
| Number of Living Units | 1 | Total Living Area | 3753 |
| Sewer Connection Fee | 17 | | |