

DEVELOPMENT SERVICES

Residential Plan Review

February 24, 2021

JFE CONSTRUCTION INC
1314 SW MARKET ST
LEES SUMMIT, MO 64081
(816) 470-0074

Permit No: PRRES20210753
Plan Name: 213 NW AMBERSHAM DR
Project Address: 213 NW AMBERSHAM DR, LEES SUMMIT, MO 64081
Parcel Number: 224820
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - ENGINEERED FLOOR - FINISHED AND 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	Approved
Residential Plan Review	Reviewed By: Brandon Kalwei	Rejected

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) top floor bedrooms need egress labeled
2. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)
3. Provide size, spacing, species, and grade of rafter, ceiling joist materials and ridge and valley members. (IRC Section R802) no roofing framing details
4. Identify location(s) of vertical supports and purlins. (IRC Section R802.5.1) no roofing framing details
5. Specification of rafter ties or ridge beam design. (IRC Section 802.3.1) no roofing framing details

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		1809	
Residential, Un-Finished basements		284	
Residential, Finished basements		1135	
Residential, Decks		156	
Residential, garage		657	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2944
Sewer Connection Fee	14		