

**DEVELOPMENT SERVICES**

**Residential Plan Review**

March 12, 2021

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

Permit No: PRRES20211044  
Plan Name: 218 NW AMBERSHAM DR  
Project Address: 218 NW AMBERSHAM DR, LEES SUMMIT, MO 64081  
Parcel Number: 224830  
Location: WOODSIDE RIDGE 1ST PLAT LOTS 1 THRU 143 INCLUSIVE AND TRACTS A,B,C,D,E,F,G, AND H --- LOT 91  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - PARTIAL FINISHED BASEMENT - COVERED PATIO

***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. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot.

Please add contours to the plot plan

2. Sidewalks with dimensions and ADA ramps must be provided on the plot plan.

Please show location of ADA ramp

**Residential Plan Review** **Reviewed By: Kim Brennan** **Rejected**

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

No carbon monoxide detectors shown and no smoke detectors in bedroom #4 or outside bedroom #4

2. Please label all pier pads according to the schedule

3. 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)

Does not sepcify uninterrupted

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***

<b>Residential Area:</b>			
Residential, Living Area		2023	
Residential, Un-Finished basements		1018	
Residential, Finished basements		729	
Residential, garage		633	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	2752
Sewer Connection Fee	16		