

DEVELOPMENT SERVICES

Residential Plan Review

March 16, 2021

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

Permit No: PRRES20211173
Plan Name: 302 NW AMBERSHAM DR
Project Address: 302 NW AMBERSHAM DR, LEES SUMMIT, MO 64081
Parcel Number: 224831
Location: WOODSIDE RIDGE 1ST PLAT LOTS 1 THRU 143 INCLUSIVE AND TRACTS A,B,C,D,E,F,G, AND H --- LOT 90
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - 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. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.
2. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.
3. Contours, spot elevations and drainage flow arrows (as required) shall be provided on the lot.

Please add Contours

4. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

No MLOE's are shown on the MDP.

5. I am not getting a 2% slope in the rear. Please explain.

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

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 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 specify uninterrupted height

Planning Review (RES)

Reviewed By: Shannon McGuire

Pending

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		2061	
Residential, Un-Finished basements		513	
Residential, Finished basements		1307	
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	3368
Sewer Connection Fee	16		