
DEVELOPMENT SERVICES**Residential Plan Review**

May 10, 2021

KC CUSTOM HOMES
209 SW LEWIS CT
LEES SUMMIT, MO 64081
(816) 564-5149

Permit No: PRRES20212347
Plan Name: 146 NW AMBERSHAM DR.
Project Address: 146 NW AMBERSHAM DR, LEES SUMMIT, MO 64081
Parcel Number: 224809
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - ENG. FLOOR SYSTEM - 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

Verify Submittal (RES)	Reviewed By: Development Center	Incomplete
Waiting to Verify Submittal	Reviewed By: Development Center	Complete
Verify Contacts	Reviewed By: Brandon Kalwei	Complete
Verify Workitems and Add Sub Permits	Reviewed By: Brandon Kalwei	Complete
Verify Development Agreements	Reviewed By: Michael Weisenborn	Pending
Plot Plan Review	Reviewed By: Brandon Kalwei	Rejected
Residential Plan Review	Reviewed By: Brandon Kalwei	Rejected

1. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.) no address on plans

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. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) not seeing any details for foundation plan
4. Footings, column pads, piers and grade beams - reinforcement size and spacing. not seeing any details for foundation plan
5. Foundation wall thickness and height and reinforcement. (IRC Section R404) not seeing any details for foundation plan
6. Identify type of protection used in unfinished areas under floor trusses. (IRC Section R501.3)
7. Identify type of joist package or floor truss package (if used) complete with layouts, fastening details, blocking and bracing requirements and minimum sheathing.

Internal Plan Review

Reviewed By: Brandon Kalwei

Rejected

Planning Review RES

Reviewed By: Brandon Kalwei

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, Decks		254	
Residential, Finished basements		1441	
Residential, garage		943	
Residential, Living Area		1948	
Residential, Un-Finished basements		314	
Roofing Material		Number of Bathrooms	3 full and 2, 1/2
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	3389
Sewer Connection Fee	19		