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**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

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

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.

<b>Internal Plan Review</b>	<b>Reviewed By: Brandon Kalwei</b>	<b>Rejected</b>
<b>Planning Review RES</b>	<b>Reviewed By: Brandon Kalwei</b>	<b>Pending</b>
<b>Waiting for Resubmittal</b>	<b>Reviewed By:</b>	<b>Recieved</b>
<b>Internal Plan Review</b>	<b>Reviewed By: Brandon Kalwei</b>	<b>Rejected</b>
<b>Residential Plan Review</b>	<b>Reviewed By: Brandon Kalwei</b>	<b>Pending</b>

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<b>Plot Plan Review</b>	<b>Reviewed By: Brandon Kalwei</b>	<b>Rejected</b>
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1. The legal description, including plat or phase number and lot number, and street address must be provided on the plot plan. If the driveway is coming off of Killarney then the address is 2203 NW Killarney Ln.

<b>Planning Review RES</b>	<b>Reviewed By:</b>	<b>Pending</b>
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***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, Decks Residential, Finished basements	254 1441
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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		