

**DEVELOPMENT SERVICES**

**Residential Plan Review**

July 01, 2021

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

Permit No: PRRES20213384  
Plan Name:  
Project Address: 301 NW AMBERSHAM DR, LEES SUMMIT, MO 64081  
Parcel Number: 62240240300000000  
Location:  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - FINISHED 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>Residential Plan Review</b>	<b>Reviewed By: Kim Brennan</b>	<b>Rejected</b>
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1. Specification of rafter ties or ridge beam design. (IRC Section 802.3.1)

<b>Plot Plan Review</b>	<b>Reviewed By: Kim Brennan</b>	<b>Rejected</b>
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1. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

The MDP calls for a daylight basement and not a walkout. Will need stamped engineered report stating that a walkout is feasible for this lot.

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

No drainage flow arrows are provided in the front of this lot

3. Plot plan layout does not match the foundation plan. The house appears to be flipped.

4. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

5. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

Please show fire hydrant location in the front of this lot.

6. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

Planning Review RES

Reviewed By: Shannon McGuire

Approved

***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		1720	
Residential, Un-Finished basements		507	
Residential, Finished basements		1092	
Residential, Decks		192	
Residential, garage		692	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2812
Sewer Connection Fee	14		