

**DEVELOPMENT SERVICES**

**Residential Plan Review**

July 01, 2021

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

Permit No: PRRES20213385  
Plan Name:  
Project Address: 121 NW AMBERSHAM DR, LEES SUMMIT, MO 64081  
Parcel Number: 62240252000000000  
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

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

1. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)

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

1. Plot Plan layout does not match the foundation plan. The house appears to be flipped on the plot plan.

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

Please show drainage flow arrows in the front of this lot.

**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>	
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Residential, Living Area		2134	
Residential, Un-Finished basements		421	
Residential, Finished basements		1454	
Residential, Decks		232	
Residential, garage		734	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3588
Sewer Connection Fee	18		