

**DEVELOPMENT SERVICES**

**Residential Plan Review**

November 22, 2021

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

Permit No: PRRES20215979  
Plan Name:  
Project Address: 110 NW AMBERSHAM DR, LEES SUMMIT, MO 64081  
Parcel Number: 62240231000000000  
Location: WOODSIDE RIDGE 1ST PLAT LOTS 1-143 & TRACTS A-H---LOT 104  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE. COVERED DECK. WALK OUT BASEMENT. FINISHED/UNFINISHED BASEMENT. SUSPENDED SLAB.

***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: Andrea Sessler** **Rejected**

1. Existing and finished elevations at building footprint corners must be provided on the plot plan.

FRONT SOUTH CORNER NEEDS E AND F MEASUREMENTS.

2. Existing and finish elevations at all property corners must be provided on the plot plan.

FRONT SOUTH PROPERTY CORNER NEEDS F ELEVATION.

3. Spot elevations and/or drainage flow arrows shall be provided throughout the lot.

SPOT ELEVATION WITH HIGH POINT AT THE FRONT OF THE LOT WHERE WATER CHANGES DIRECTIONS

**Residential Plan Review** **Reviewed By: Andrea Sessler** **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.)

NEED DRAWINGS WITH ADDRESS ON THEM

2. Designate use of each room or space including but not limited to; basement storage, garages, and attic areas intended for storage space.

PLEASE LABEL UNFNISHED SPACE/STORAGE SPACES

3. Identify type of protection used in unfinished areas under floor trusses. (IRC Section R302.13)

7. Foundation wall thickness and height and reinforcement. (IRC Section R404)

HEIGHT OF WALL, SPACING OF REINFORCEMENT AND FOOTING SIZE LABELED ON DRAWING

**Planning Review RES**

**Reviewed By: Victoria Nelson**

**Rejected**

1. Please label all exterior materials. You just show stucco and asphalt on the front of the house.

***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		360	
Residential, Finished basements		1384	
Residential, garage		782	
Residential, Living Area (Not Finished Basement)		1795	
Residential, Un-Finished basements		227	
Roofing Material		Number of Bathrooms	3.5
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3179 sq ft
Sewer Connection Fee	17		