

DEVELOPMENT SERVICES

Residential Plan Review

December 10, 2021

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

Permit No: PRRES20216279
Plan Name:
Project Address: 113 NW AMBERSHAM DR, LEES SUMMIT, MO 64081
Parcel Number: 62240252200000000
Location: WOODSIDE RIDGE 1ST PLAT LOTS 1-143 & TRS A-H---LOT 110
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE. WALKOUT BASEMENT. FINISHED/UNFINISHED BASEMENT. ENGINEERED FLOOR SYSTEM
- DEFERRED. 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

Plot Plan Review **Reviewed By: Andrea Sessler** **Rejected**

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

FRONT RIGHT CORNER OF LOT IS NOT AT 2% GRADE.

Residential Plan Review **Reviewed By: Andrea Sessler** **Rejected**

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)
BEDROOM 2 NEEDS SD DETECTOR AND SD/CM DETECTOR OUTSIDE OF THE ROOM.

2. Identify type of joist package or floor truss package (if used) complete with layouts, fastening details, blocking and bracing requirements and minimum sheathing.

3. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)

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.

Residential Area:			
Residential, Decks		230	
Residential, Finished basements		1244	
Residential, garage		705	
Residential, Living Area (Not Finished Basement)		2009	
Residential, Un-Finished basements		620	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3253
Sewer Connection Fee	17		