

DEVELOPMENT SERVICES

Residential Plan Review

April 23, 2021

TRUMARK HOMES, LLC
508 NW MANOR DR
BLUE SPRINGS, MO 64014
(816) 564-5613

Permit No: PRRES20211980
Plan Name: 512 SE DAVID RD.
Project Address: 512 SE DAVID RD, LEES SUMMIT, MO 64082
Parcel Number: 230783
Location:
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - 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

Plot Plan Review **Reviewed By: Brandon Kalwei** **Rejected**

1. Deck location, with dimensions to property lines must be provided on the plot plan. plot plan shows covered patio, needs to be covered deck
2. All easements with dimensions must be provided on the plot plan. no 7.5' easement shown on MDP on west side
3. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.
4. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

Residential Plan Review **Reviewed By: Brandon Kalwei** **Rejected**

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) cannot locate unfinished basement sq. ft.
2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) egress windows need to be labeled in basement

3. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) smoke/CO detector needs to be labeled outside of bedrooms
4. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407)
5. house plans and plot plan layout need to match, currently flipped

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, Living Area		1483	
Residential, Un-Finished basements		272	
Residential, Finished basements		1211	
Residential, Decks		125	
Residential, garage		731	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	2694
Sewer Connection Fee	17		