

**DEVELOPMENT SERVICES**

**Residential Plan Review**

June 04, 2021

SPELLERBERG ENTERPRISES LLC  
613 NE VIEWPARK DR  
LEES SUMMIT, MO 64086  
(816) 550-5535

Permit No: PRRES20212838  
Plan Name: 528 SE DAVID RD.  
Project Address: 528 SE DAVID RD, LEES SUMMIT, MO 64082  
Parcel Number: 70500061700000000  
Location: COBEY CREEK 1ST PLAT --- LOT 7  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - FINISHED AND UNFINISHED BASEMENT - COVERED PATIO - 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

**Residential Plan Review**

**Reviewed By: Brandon Kalwei**

**Rejected**

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) no egress labeled for master bedroom
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) no smoke/CO on 2nd level
3. 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: Brandon Kalwei**

**Rejected**

1. Existing and finish elevations at all property corners must be provided on the plot plan. missing at NW corner
2. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)
3. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

***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, Finished basements		1706	
Residential, Living Area		2710	
Residential, Un-Finished basements		137	
Residential, garage		670	
Roofing Material		Number of Bathrooms	6
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	4416
Sewer Connection Fee	23		