

CODES ADMINISTRATION

Residential Plan Review

October 16, 2017

SBISA HOMES INC
29710 E WINDMILL RIDGE LN
LEES SUMMIT, MO 64086
<NO PRIMARY PHONE>

Permit No: PRRES20173427
Plan Name: 1349 NE BRANDYWINE RD
Project Address: 1349 NE BRANDYWINE RD, LEES SUMMIT, MO 64064
Parcel Number: 43100032900000000
Location: MONTICELLO 1ST PLAT LOTS 1-32 & TRACTS A-C---LOT 16
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

Plot Plan Review	Reviewed By: Nick Lightner	Pending
Residential Plan Review	Reviewed By: Kim Brennan	Rejected

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) no carbon monoxide detector shown outside of flex room
2. Designate R-value(s) for floors, walls, ceilings, roof/ceilings. (LSCO 7-802)
3. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)
4. Provide size, spacing, species, and grade of rafter, ceiling joist materials and ridge and valley members. (IRC Section R802)
5. Identify location(s) of vertical supports and purlins. (IRC Section R802.5.1) unable to follow the load path
6. Specification of rafter ties or ridge beam design. (IRC Section 802.3.1)
7. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) dimensionally locate column pads and the reinforcement size and spacing of column pads and all piers.
8. Footings, column pads, piers and grade beams - reinforcement size and spacing.

9. Identify location, size, and material of all beams, girders and vertical supports. unable to follow the load path

10. Identify joists under bearing partitions. (IRC Section R502.4)

11. Identify type of protection used in unfinished areas under floor trusses. (IRC Section R501.3)

12. Identify interior load bearing walls. (IRC Section R602)

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		1840	
Residential, Un-Finished basements		470	
Residential, Finished basements		1308	
Residential, Decks		216	
Residential, garage		650	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3148
Sewer Connection Fee	15		