

**CODES ADMINISTRATION**

**Residential Plan Review**

January 19, 2018

SCOTT PRIER HOMES LLC  
404 SE HACKAMORE DR  
LEES SUMMIT, MO 64082  
(816) 509-8302

Permit No: PRRES20180140  
Plan Name: 1304 NE BRANDYWINE DR.  
Project Address: 1304 NE BRANDYWINE RD, LEES SUMMIT, MO 64064  
Parcel Number: 43100034400000000  
Location: MONTICELLO 1ST PLAT LOTS 1-32 & TRACTS A-C---LOT 2  
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

<b>Plot Plan Review</b>	<b>Reviewed By: Troy Thompson</b>	<b>Pending</b>
<b>Residential Plan Review</b>	<b>Reviewed By: Brandon Kalwei</b>	<b>Rejected</b>

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) garage and unfinished basement do not have sq. ft.
2. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) if the bedroom/study room is going to be a bedroom it needs to have an egress window labled
3. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)if the bedroom/study room is going to be a bedroom it needs to have smoke detector inside room and smoke/carbon outside of room.
4. Identify location(s) of vertical supports and purlins. (IRC Section R802.5.1) did not see any purlins labled. do you not need them?
5. Specification of rafter ties or ridge beam design. (IRC Section 802.3.1) did not see on plans
6. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) no grade beams?

7. Footings, column pads, piers and grade beams - reinforcement size and spacing. no grade beams?
8. Identify location, size, and material of all beams, girders and vertical supports. load path does not transfer down from the roof to the master bathroom opening.
9. Specify acceptable material and size of exterior sheathing. (IRC SEction R703) did not see on plans

***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, Living Area		1263	
Residential, Un-Finished basements		1367	
Residential, Finished basements		36	
Residential, Decks		224	
Residential, garage		670	
Residential, Living Area 2		1367	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	2,630
Sewer Connection Fee	20		