

**CODES ADMINISTRATION**

**Residential Plan Review**

October 05, 2018

PFEIFER HOMES INC  
1550 SW MARKET ST STE 210  
LEES SUMMIT, MO 64081  
(816) 524-5245

Permit No: PRRES20183409  
Plan Name: 1320 NE BRANDYWINE RD  
Project Address: 1320 NE BRANDYWINE RD, LEES SUMMIT, MO 64064  
Parcel Number: 43100034000000000  
Location: MONTICELLO 1ST PLAT LOTS 1-32 & TRACTS A-C---LOT 6  
Type of Work: NEW SINGLE FAMILY  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW HOUSE - 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: Steve Conrick **Rejected**

1. A as-graded plot plan per Section 7-160, Code of Ordinances, is required prior to occupancy.

\*\*\*Please put "AS-GRADED PLOT PLAN IS REQUIRED PRIOR TO SODDING" in a bubble\*\*\*

**Residential Plan Review** Reviewed By: Kim Brennan **Rejected**

1. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) no smoke detector shown in bedroom #2

2. Identify braced wall locations and length of braced wall panel(s). (IRC Section R602.10)

***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	1990
Residential, Un-Finished basements	1855
Residential, Decks	168

Residential, garage		602	
Residential, Living Area 2		858	
Roofing Material		Number of Bathrooms	4
Number of Bedrooms	5	Number of Stories	2
Number of Living Units	1	Total Living Area	2848
Sewer Connection Fee	21		