

CODES ADMINISTRATION

Residential Plan Review

September 20, 2017

DAVE RICHARDS HOMEBUILDING INC
PO BOX 1325
BLUE SPRINGS, MO 64013
(816) 365-8034

Permit No: PRRES20173141
Plan Name: 1308 NE GOSHEN DR
Project Address: 1308 NE GOSHEN DR, LEES SUMMIT, MO 64064
Parcel Number: 43100035900000000
Location: MONTICELLO 2ND PLAT LOTS 33-67 & TRACTS D-F---LOT 45
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - COVERED DECK - FINISHED BASEMENT

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

Rejected

1. The plot plan must be submitted on either (1) 8 1/2" x 11", (2) 8 1/2" x 14", or (3) 11" x 17" paper. All information on the plot plan must be drawn to scale. Scale must be 1" = 10', 20', or 30'; smaller scales that are multiples of the preceding scales may be used if necessary to represent large sites. All information on the plot plan must be clearly legible.)

*Plot plan is not to scale. I will double check drainage later when a plot plan comes in that is to scale.

2. Property boundary distances and bearings, as shown on the recorded plat, must be provided on the plot plan.

*Can you please double check the rear lot property boundary. Plat shows them not combined.

3. The rear yard demision(s) must be provided on the plot plan.

*Rear yard doesnt meet setback due to the covered deck. Can you please double check.

4. The Basement floor elevation and basement type (e.g. full/standard, daylight, walk-out, etc.)

*Plot plan shows a walkout basement, but the MDP is calling out a daylight basement. Can you please double check and correct if needed.

5. Minimum Building Opening Elevation (MBOE) and location on structure must be provided on the plot plan.

*Can you please add the MBOE to the plot plan.

Residential Plan Review

Reviewed By: Kim Brennan

Approved

1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) in the master bedroom and bedroom #2

2. Identify roof covering material (IRC Section R905)

3. Provide details for any walls over 10 feet in height. Include stud grade, size, spacing and actual, uninterrupted height. (IRC Section 602.3.1 and Table 602.3(5) & 602.3.1)

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		1875	
Residential, Un-Finished basements		589	
Residential, Finished basements		1286	
Residential, Decks		222	
Residential, garage		641	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3161
Sewer Connection Fee	12		