

**CODES ADMINISTRATION**

**Residential Plan Review**

June 19, 2018

BRIAN CHANEY CONSTRUCTION, LLC  
PO BOX 646  
GRAIN VALLEY, MO 64029  
(816) 838-0821

Permit No:            PRRES20181846  
Plan Name:           1301 NE GOSHEN DR  
Project Address:    1301 NE GOSHEN DR, LEES SUMMIT, MO 64064  
Parcel Number:     43100038200000000  
Location:           MONTICELLO 2ND PLAT LOTS 33-67 & TRACTS D-F---LOT 66  
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: Steve Conrick**                                  **Pending**

- 1. Drainage swales (where required); show spot elevations within the swale as required to conform to the approved master drainage plan (if applicable), must be provide
- \*\*\*The area along the West side of the house is very flat. Reconfigure it to show atleast 2% from the rear of the house to the property corner.\*\*\*

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

- 1. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance) no egress shown for bedrooms on the main floor
- 2. Identify roof covering material (IRC Section R905)

***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	1876
--	------

Residential, Un-Finished basements		1069	
Residential, Finished basements		863	
Residential, Decks		191	
Residential, garage		696	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	2739
Sewer Connection Fee	13		