

CODES ADMINISTRATION

Residential Plan Review

September 05, 2018

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

Permit No: PRRES20182959
Plan Name: 1309 NE GOSHEN DR.
Project Address: 1309 NE GOSHEN DR, LEES SUMMIT, MO 64064
Parcel Number: 43100038000000000
Location: MONTICELLO 2ND PLAT LOTS 33-67 & TRACTS D-F---LOT 64
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE
COVERED DECK
UNFINISHED 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: Steve Conrick	Pending
Residential Plan Review	Reviewed By: Brandon Kalwei	Pending

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) SQ. FT. is not the same between the application and the plans for the main level, garage, and unfinished basement
2. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) no smoke detectors outside of bedroom #3
3. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5) gypsum board details not found

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:	
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Residential, Living Area		1721	
Residential, Un-Finished basements		1721	
Residential, Decks		120	
Residential, garage		663	
Roofing Material		Number of Bathrooms	2
Number of Bedrooms	3	Number of Stories	1
Number of Living Units	1	Total Living Area	1721
Sewer Connection Fee	12		