

DEVELOPMENT SERVICES

Residential Plan Review

June 06, 2019

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

Permit No: PRRES20191464
Plan Name: 1112 NE GOSHEN CT
Project Address: 1112 NE GOSHEN CT, LEES SUMMIT, MO 64064
Parcel Number: 43130030200000000
Location:
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
Residential Plan Review	Reviewed By: Kim Brennan	Rejected

1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) no square footage shown for the covered deck
2. Specification of rafter ties or ridge beam design. (IRC Section 802.3.1)
3. The address on the plans show 1112 NE Goshen Dr when it should be 1112 NE Goshen Ct,
4. Braced wall table on page 6 references the 2012 code book when it should reference the 1018 code book.

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	1608
Residential, Un-Finished basements	206

Residential, Finished basements		1402	
Residential, Decks		160	
Residential, garage		622	
Roofing Material		Number of Bathrooms	3
Number of Bedrooms	4	Number of Stories	1
Number of Living Units	1	Total Living Area	3010
Sewer Connection Fee	14		