

DEVELOPMENT SERVICES

Residential Plan Review

September 15, 2025

Site360 LLC
1813 SW Fountain Drive
Lee's Summit, MO 64081
(816) 365-3848

Permit No: PRRES20253883
Plan Name:
Project Address: 235 NW ORCHARD CT, LEES SUMMIT, MO 64063 / 237 NW ORCHARD CT, LEES SUMMIT, MO 64063
Parcel Number:
Location: SEQUOIA RESIDENTIAL --- TRACT 1
Type of Work: NEW DUPLEX
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW DUPLEX - FINISHED AND UNFINISHED BASEMENT - COVERED PATIO

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 upload the revised documents and/or additional information to the application through the online portal. Please contact the Development Services Department with any questions you may have.

Development Services Department (816) 969-1200

Plot Plan Review **Reviewed By: Brandon Kalwei** **Rejected**

1. The right-of-way with dimensions must be provided on the plot plan.

Residential Plan Review **Reviewed By: Brandon Kalwei** **Rejected**

1. One (1) complete permit application. SQ. FOOTAGES FROM APPLICATION TO BUILDING PLANS DO NOT MATCH.
2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) SQ. FOOTAGES FROM APPLICATION TO BUILDING PLANS DO NOT MATCH. **CLARIFIED NEXT TO TABLE, CLOUDED**
3. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407) **HIGH EFFICIENCY DIRECT VENT APPLIANCES NOTED**
4. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5) **COULD NOT LOCATE GYPSUM BOARD DETAILS** **ADDED, CLOUDED**
5. Identify location(s) of vertical supports and purlins. (IRC Section R802.4.5) **NO VERTICAL SUPPORTS FOUND PLEASE VERIFY**

6. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) COLUMNS PADS LABELED AS F1 DETAIL NOT FOUND
ADDED TO PLAN VIEW

7. Footings, column pads, piers and grade beams - reinforcement size and COLUMNS PADS LABELED AS F1 DETAIL NOT FOUND
ADDED TO PLAN VIEW

Planning Review RES

Reviewed By: Hector Soto Jr.

Pending

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, Finished basements		1410	
Residential, garage		932	
Residential, Living Area (Not Finished Basement)		3430	
Residential, Un-Finished basements		472	
Roofing Material		Number of Bathrooms	6
Number of Bedrooms	8	Number of Stories	2
Number of Living Units	2	Total Living Area	3650