

## **DEVELOPMENT SERVICES**

## **Residential Plan Review**

February 21, 2024

ORCHARD PARK DEVELOPMENT LLC 8 SW AA HWY KINGSVILLE, MO 64061 (816) 405-6688

Permit No: PRRES20240700

Plan Name:

Project Address: 205-207 NW Orchard Coure, Lee's Summit MO 64063207 NW ORCHARD CT, LEES SUMMIT, MO 64063205 NW

ORCHARD CT, LEES SUMMIT, MO 64063

Parcel Number: 6132001060000000306166
Location: SEQUOIA RESIDENTIAL --- LOT 1

Type of Work: NEW DUPLEX

Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY Description: New 3,709 SF duplex residence.

## **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 legal description, including plat or phase number and lot number, and street address must be provided on the plot plan. NO ADDRESSES

Residential Plan Review Reviewed By: Brandon Kalwei Rejected

- 1. One (1) complete permit application. CLIMATE RESTORATION NOT LICENSED TO DO ELECTRICAL WORK
- 2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) MISSING UNFINISHED BASEMENT
- 3. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)
- 4. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315)
- 5. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5)

- 7. Identify location(s) of vertical supports and purlins. (IRC Section R802.4.5)
- 8. Specification of rafter ties or ridge beam design. (IRC Section 802.5.2)
- 9. Footings, column pads, piers and grade beams dimensions. (IRC Section R403) DISTANCES NEEDED
- 10. Identify interior load bearing walls. (IRC Section R602)
- 11. NO ADDRESSES ON BUILDING PLANS

**Planning Review RES** 

Reviewed By: Hector Soto Jr.

**Approved** 

## 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, garage		857	
Residential, Living Area (Not Finished Basement)		3709	
Residential, Un-Finished basements		1426	
Roofing Material		Number of Bathrooms	5
Number of Bedrooms	6	Number of Stories	2
Number of Living Units	2	Total Living Area	3709