

DEVELOPMENT SERVICES

Residential Plan Review

March 27, 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

Residential Plan Review Reviewed By: Brandon Kalwei Rejected

- 2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) MISSING UNFINISHED BASEMENT. *** STILL NOT FOUND
- 3. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)*** WINDOWS STILL NOT LABELED
- 4. Designate locations of smoke detectors and carbon monoxide detectors. (IRC Section R314 and R315) *** NO CO DETECTORS FOUND
- 5. Detail required separation between garage and living area including door, door closer and gypsum board. (IRC R302.5) *** STILL NOT FOUND
- 6. Identify location(s) of vertical supports and purlins. (IRC Section R802.4.5) *** STILL NOT FOUND NO ROOF FRAMING PLAN FOUND

7. Specification of rafter ties or ridge beam design. (IRC Section 802.5.2) *** STILL NOT FOUND**** NO ROOF FRAMING PLAN FOUND

8. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) DISTANCES NEEDED FOR PIER PADS

9. Identify interior load bearing walls. (IRC Section R602)

Plot Plan Review

Reviewed By: Brandon Kalwei

Not Received

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