

**DEVELOPMENT SERVICES**

**Residential Plan Review**

April 25, 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**

- 1. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) \*\*\*\* DOES NOT MATCH FROM APPLICATION TO BUILDING PLANS.
- 7. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) DISTANCES NEEDED FOR PIER PADS \*\*\*\*
- 9. Two (2) copies of construction drawings. (Plans to be signed and sealed by an architect or engineer registered in the State of Missouri.) \*\*\*\*NO ADDRESS ON BUILDING PLANS.
- 10. TWO SHEETS OF PAGE A201. SHEETS A201, A301, E101, S-1 SHOWS AN ADDRESS IN LAKE WINNEBAGO. PLEASE TAKE OUT.
- 11. PLANS REFER TO 2012 CODE CYCLE ON SHEET S100. WE ARE UNDER THE 2018 CODE CYCLE
- 12. Detail any required dwelling unit separation if applicable. (IRC Section R302) DETAIL NOT FOUND

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

1. Wrong plot plan in the set of plans.

***The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.***

<b>Residential Area:</b>			
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