

**DEVELOPMENT SERVICES**

**Residential Plan Review**

May 09, 2024

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

Permit No: PRRES20240701  
Plan Name:  
Project Address: 213 NW ORCHARD CT, LEES SUMMIT, MO 64063211 NW ORCHARD CT, LEES SUMMIT, MO 64063  
Parcel Number: 6132001060000000306166  
Location: SEQUOIA RESIDENTIAL - TRACT 1  
Type of Work: NEW DUPLEX  
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY  
Description: NEW DUPLEX. UNFINISHED BASEMENT.

***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

<b>Plot Plan Review</b>	<b>Reviewed By: Andrea Sessler</b>	<b>Approved</b>
<b>Residential Plan Review</b>	<b>Reviewed By: Andrea Sessler</b>	<b>Approved</b>

2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304)

PROVIDED UNFINISHED BASEMENT.

3. Identify emergency escape openings from bedrooms and basement(s). (IRC Section R310 as amended per Ordinance)

NEED WINDOWS 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)

6. Identify location(s) of vertical supports and purlins. (IRC Section R802.4.5)

- 7. Specification of rafter ties or ridge beam design. (IRC Section 802.5.2)
- 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)

**Planning Review RES**

**Reviewed By: Shannon McGuire**

**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.***

<b>Residential Area:</b>			
Residential, garage		692	
Residential, Living Area (Not Finished Basement)		2820	
Residential, Un-Finished basements		1200	
Roofing Material		Number of Bathrooms	5
Number of Bedrooms	6	Number of Stories	2
Number of Living Units	2	Total Living Area	3709