
DEVELOPMENT SERVICES

Residential Plan Review

August 06, 2024

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

Permit No: PRRES20244003
Plan Name:
Project Address: 225 NW ORCHARD CT, LEES SUMMIT, MO 64063 223 NW ORCHARD CT, LEES SUMMIT, MO 64063
Parcel Number: 306166
Location:
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. Deck location, with dimensions to property lines must be provided on the plot plan. Show covered patio on plot plan. Was missed on original plot plan review as well. Those plot plans need updated.

Residential Plan Review Reviewed By: Brandon Kalwei Rejected

- 1. Climate Restoration is only a mechanical contractor, not licensed for electrical work in the City of Lee's Summit.
- 2. Provide square footage of living area, garage area, unfinished basement area, etc (IRC Section R304) Sq. footages do not match from applicaiton to plans for garage area, finished basement area, no unfinished basement area found on plans. Please fix
- 3. Identify furnace and water heater location(s). (IRC Section G2406) Not labeled
- 4. Provide combustion air calculations and specify transfer air grilles for fuel burning appliances located in confined space(s). (IRC Chapter 17 and Section G2407) No detail found

5. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403) Missing piers for covered patio to support roof covering. Missed on two plans that are already issued. Both of those plans need updated.

6. Footings, column pads, piers and grade beams - reinforcement size and spacing. Missing piers for covered patio to support roof covering. Missed on two plans that are already issued. Both of those plans need updated.

Planning Review RES

Reviewed By:

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		1200	
Residential, garage		692	
Residential, Living Area (Not Finished Basement)		2820	
Residential, Un-Finished basements		145	
Roofing Material		Number of Bathrooms	8
Number of Bedrooms	8	Number of Stories	2
Number of Living Units	2	Total Living Area	3825