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**DEVELOPMENT SERVICES**
**Residential Plan Review**

August 08, 2024

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

Permit No: PRRES20244004  
Plan Name:  
Project Address: 231 NW ORCHARD CT, LEES SUMMIT, MO 64063229 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/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: Andrea Sessler Rejected

1. Deck location, with dimensions to property lines must be provided on the plot plan.

**Residential Plan Review** Reviewed By: Andrea Sessler Rejected

1. One (1) complete permit application

CLIMATE RESTORATION IS NO A LICENSED ELECTRICAL CONTRACTOR.

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

SQUARE FOOTAGES ON APPLICATION DO NOT MATCH GARAGE, FINISHED BASEMENT, AND NO UNFINISHED BASEMENT AREA FOUND ON PLANS.

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 CALCULATIONS OR DETAIL FOUND

5. Footings, column pads, piers and grade beams - dimensions. (IRC Section R403)

MISSING PIER DETAIL FOR COVERED PATIO.

6. Footings, column pads, piers and grade beams - reinforcement size and spacing.

MISSING PIER DETAIL FOR COVERED PATIO.

**Planning Review RES**

**Reviewed By: Claire Byers**

**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.***

<b>Residential Area:</b>			
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