

**DEVELOPMENT SERVICES**

**Residential Plan Review**

August 15, 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 64063223 NW ORCHARD CT, LEES SUMMIT, MO 64063  
Parcel Number: 306166  
Location: SEQUOIA RESIDENTIAL --- TRACT 1  
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

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

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 \*\*\*\*\* GARAGE AND FINISHED BASEMENT SQ. FOOTAGE STILL DOES NOT MATCH, UNFINISHED BASEMENT SQ. FOOTAGE STILL NOT 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. \*\*\*\*\* PIER WAS ONLY CALLED OUT ON ONE SIDE, CALL OUT BOTH SIDES

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. \*\*\*\*\* PIER WAS ONLY CALLED OUT ON ONE SIDE, CALL OUT BOTH SIDES

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

**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.***

<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