



234 E. Colorado Blvd., Suite 850, Pasadena, CA 91101
O. 310.437.8204

September 12, 2025

Re: Commercial Tenant Improvement
Sephora: Westlake Shopping Center
1233 North Lake Drive #106
Saratoga Springs, UT 84045

Permit No: PRCOM20252966

Project Title: SEPHORA Project Address: 860 NW BLUE PKWY, Unit:T, LEES SUMMIT, MO 64086

Parcel Number: 51700033700000000

Location / Legal: SUMMIT FAIR, LOTS 31 & 32-PT LOT 32 DAF: BEG NW COR SE 1/4 SEC-36 TWP-48 RNG-32 TH S

Description: 2 DEG 28 MIN 52 SEC E & RAD 139') 74.01' TH S 00 DEG 57 MIN 28 SEC W 65.80' TH S 89 DEG 10 MIN 24 SEC E 231.21' TH S TH SELY ALG LF CURV (RAD 111') 67.86' TO POINT OF REVERSE CURV SELY & SLY ALG RI CURV (RAD 139') 85. W 44.01' TH S 79 DEG 07 MIN 37 SEC E 49.50' TH S 10 DEG 52 MIN 23 SEC W 54.98' TH S 2 DEG 59 MIN 20

Type of Work: CHANGE OF TENANT

Occupancy Group: MERCANTILE

Description: SEPHORA - CHANGE OF TENANT FOR SEPHORA RETAIL STORE

Response Letter

This letter addresses City Comments for the above-mentioned TI project. Updates to the plans are clouded on the drawings with a Delta 1 dated 08/15/2025 Issue for Bid and Delta 2 dated 09/12/2025 Building Comments. Please also refer to plumbing and electrical response letters.

GENERAL COMMENTS

1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Provide the name, email address & phone number for the on-site contact.

Response: Acknowledged, the general contractor information is located 9/G-001. All their information will be listed on permit and registered with the city.



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2. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt) No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

Response: Acknowledged, once MEP subcontractors are selected all their information will be listed on the permit and registered with the city.

1. Please This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: The address for this suite is 860 NW Blue Pkwy, Unit: T. Update your records and inform your client.

Response: Acknowledged, address updated to show Unit: T throughout the set.

2. 2018 IBC 1008.3 Emergency power for illumination. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. 1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:
 1. Aisles.
 2. Corridors.
 3. Exit access stairways and ramps.1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency electrical system shall automatically illuminate all of the following areas:
 1. Interior exit access stairways and ramps.
 2. Interior and exterior exit stairways and ramps.
 3. Exit passageways.
 4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1.
 5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.1008.3.3 Rooms and Spaces. In the event of power supply failure an emergency electrical system shall automatically illuminate all of the following areas:

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1. Electrical equipment rooms.
2. Fire command centers.
3. Fire pump rooms.
4. Generator rooms.
5. Public restrooms with an area greater than 300 square feet.

Action required: Provide emergency lighting in 101 Sales Area.

[Response: Acknowledged, emergency lighting is shown on G-003, A-111, and E-200.](#)

3. 2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide engineer's report to verify that existing roof structure will support additional load imposed by new hvac equipment.

[Response: Please refer to structural response and attached structural calculations.](#)

4. 2018 IPC 301.3 Connections to drainage system. Plumbing fixtures, drains, appurtenances and appliances used to receive or discharge liquid wastes or sewage shall be directly connected to the sanitary drainage system of the building or premises, in accordance with the requirements of this code. This section shall not be construed to prevent indirect waste systems required by Chapter 8. (see code for exception)

Action required: Sink drain pump not allowed. Sink must be directly connected to sanitary.

[Response: Please refer to plumbing response.](#)

5. 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following:
 1. A floor plan which indicates the use of all rooms.
 2. Locations of alarm-initiating and notification appliances.
 3. Alarm control and trouble signaling equipment.
 4. Annunciation.
 5. Power connection.
 6. Battery calculations.
 7. Conductor type and sizes.



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8. Voltage drop calculations.
9. Manufacturers, model numbers and listing information for equipment, devices and materials.
10. Details of ceiling height and construction.
11. The interface of fire safety control functions.

Action Required: Provide deferred submittal for fire alarm system.

Response: Acknowledged, a section has been added to the cover page 21/G-001 stating this is a deferred submittal.

6. 2018 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation. Action Required: Provide deferred submittal for fire protection system.

Action Required: Provide emergency exterior illumination at the front exit.

Response: Please refer to electrical response.

ADDITIONAL REVISIONS

G-002

1. Addition/**Revision**/Omission: Vendor for floor tile was changed.

A-101

1. Addition/**Revision**/Omission: **Detail 18/A-101: ¾" gap has been reduced to ½", wall linears throughout sales have been slightly shifted.**

A-102

1. Addition/**Revision**/Omission: **Detail 18/A-102: ¾" gap has been reduced to ½", power at wall linears throughout sales have been slightly shifted.**

A-121

1. Addition/**Revision**/Omission: **Detail 18/A-121: ¾" gap has been reduced to ½", power at wall linears throughout sales have been slightly shifted.**

A-131

1. Addition/**Revision**/Omission: **Detail 18/A-131: ¾" gap has been reduced to ½", wall linears throughout sales have been slightly shifted.**
2. Addition/**Revision**/Omission: **Detail 18/A-131 Fixture modification.**



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A-201

1. Addition/**Revision**/Omission: **Detail 12, 14, 15/A-201: $\frac{3}{4}$ " gap has been reduced to $\frac{1}{2}$ ", wall linears throughout sales have been slightly shifted. Elevations have been updated.**
2. Addition/**Revision**/Omission: **Detail 14/A-201 Fixture modification.**

A-506

3. Addition/**Revision**/Omission: **Detail 12/A-506: $\frac{3}{4}$ " gap has been reduced to $\frac{1}{2}$ ", wall linears throughout sales have been slightly shifted.**

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