



**SHAW HOFSTRA +
ASSOCIATES**

1800 Central Street, Suite 203
Kansas City, Missouri 64108
816-421-0505

November 11, 2025

Permit No: PRCOM20254503
Project Title: FIVE FOUR
Project Address: 301 SW OLDHAM PKWY, LEES SUMMIT, MO 64081
Parcel
Number: 341223 Location / Legal Description:
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET
HALLS
Description: FIVE FOUR - NEW RESTAURANT WITH SITE PLAN INCLUDING PICKLE
BALL COURTS, BAG TOSS AREA, AND PARKING

Attached is the following:

1. Response letter to comments
2. Ninety Five 340 shade fabric cut sheet for ASTM standards showing Class "A".
3. Approval letter from Jackson County Health Department
4. Revised Structural Calculations
5. Complete building set which includes revisions due to responses to City Comment Letter and Revisions to previously reviewed drawings as noted in Response letter to comments.

Thank you

Lois Walkenhorst, AIA
Shaw Hofstra + Associates
816-421-0505

PLAN REVIEW CONDITIONS & RESPONSES

November 7, 2025

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Revisions Required

One or more departments have not approved the permit and 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 appropriate department regarding clarification of comments.

See responses to comments in red below.

Development Services Department (816) 969-1200
969-1300

Fire Department (816)

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

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: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and the name, email address & phone number for the on-site contact. **Acknowledged, will provide general contractor with license when selected.**

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. **Acknowledged, will provide MEP subcontractors with license when selected.**

Building Plan Review

Reviewed By: Joe Frogge

Rejected

3. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action required: Comment is informational. **Acknowledged.**

1. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7162. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is informational. **Response: Jackson County Health Department review has been approved on 11-4-2025.**

2. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7162. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational. **Response: Jackson County Health Department review has been approved on 11-4-2025.**

3. A one-time impact fee in the form of an excise tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process.

Action required: Comment is informational. The fee will be \$41,274.75 **Acknowledged**

4. 2018 IBC 1505.1 General. Roof assemblies shall be divided into the classes defined in this section. Class A, B and C roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D2898. The minimum roof coverings installed on buildings shall comply with Table 1505.1 based on the type of construction of the building. Exception: Skylights and sloped glazing that comply with Chapter 24 or Section 2610.

Action required: Provide verification that sail shades are minimum Class C per Table 1501.1. Footnotes a, b, & c have been omitted per Code of Ordinances Sec. 7-224.

Response: Attached **Sheet A009**, Sail Shades & Bocce Ball, has revised information on the sail shades. Shades are Commercial Ninety Five 340 with ASTM Standards, ASTM E84, 19B, Class A. Attached is Specification information from Commercial Ninety Five 340 with information showing Class A

5. 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Coordinate structural designs with structural calculations provided by Bob D. Campbell & Co which specifies 1,500 psf soils. Sheet A011 and sheet S1 reference design load of 2,000.

Response: Attached is revised copy of the **structural calculations**, changing the allowable soil bearing value on page 2 to clarify that it is 2,000 psf and not 1,500 psf.

6. 2018 IMC 506.3.13.3 Termination location. Exhaust outlets shall be located not less than 10 feet horizontally from parts of the same or contiguous buildings, adjacent buildings and adjacent property lines and shall be located not less than 10 feet above the adjoining grade level. Exhaust outlets shall be located not less than 10 feet horizontally from or not less than 3 feet above air intake openings into any buildings. (see code for exception)

Action required: Relocate grease hood exhaust fan such that it is 10' away from parapet.

Response: **Sheet A107**, note has been added to show the exception per 506.13.2 of exhaust fan from parapet. **Sheet M201**, note has been added to show compliance with the exception per 506.3.13.3 via revised installation instructions.

7. 2018 IBC 703.2 Fire-resistance ratings. The fire-resistance rating of building elements, components or assemblies shall be determined in accordance with the test procedures set forth in ASTM E 119 or UL 263 or in accordance with Section 703.3. The fire-resistance rating of penetrations and fire-resistant joint systems shall be determined in accordance Sections 714 and 715, respectively.

2018 IBC 703.7 Marking and identification. Where there is an accessible concealed floor, floor-ceiling or attic space, fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in the concealed space. Such identification shall:

1. Be located within 15 feet of the end of each wall and at intervals not exceeding 30 feet measured horizontally along the wall or partition.
2. Include lettering not less than 3 inches in height with a minimum 3/8 inch stroke in a contrasting color incorporating the suggested wording, "FIRE AND/OR SMOKE BARRIER – PROTECT ALL OPENINGS," or other wording.

Action required: Provide nail/screw patterns for rated walls and horizontal assembly.

Response: **Sheet A413**, UL Assemblies, Drywall Screw Patterns have been added to sheet (C2/A413).

Fire Plan Review**Reviewed By: Craig Hill****Approved**

1. 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. 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: Shown on Cover 1 – General Project Notes #3 “A separate permit is required for the sprinkler systems, the alarm system and the suppression system.”

2. 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.

Response: Shown on Cover 1 – General Project Notes #3 “A separate permit is required for the sprinkler systems, the alarm system and the suppression system.”

REVISIONS TO DRAWINGS FROM PREVIOUSLY SUBMITTED DRAWINGS

Added new roof top unit for Covered Patio 201.

Drawing Revisions:

Sheet A110 – Covered Patio Roof Plans: Roof Framing /RFC Plan and Roof Plan – Provide location of new Roof Top Unit

Sheet A210 – Patio Sections: D1/A210 – Provide location of new roof top unit with screen.

Sheet A211 – Patio Sections: B1/A211 – Provide location of new roof top unit with screen.

Sheet S3 – Revised changes to the roof framing to accommodate the new roof top unit above the Covered Patio

Sheet S7 – Added Section 7/S7 to sheet S7 to illustrate the connection of the glulam beams at the covered patio roof to the tube steel columns.

Sheet M103 – Partial Mechanical Plan: Added ductwork and diffusers/grilles for air distribution in covered patio for new roof top unit.

Sheet M201 – Mechanical Roof Plan - Added roof top unit RTU-7 to covered patio roof.

Sheet M301 – Mechanical Details and Schedules – Added RTU-7 to roof top unit scheduled. Added SR-2 to diffuser schedule.

Sheet P201 – Partial Water and Gas Plan – Removed as piping through roof for fire pit.

Sheet P202 – Partial Water and Gas Plan – Revised gas pipe down through roof location for fire pit.

Sheet P301 – Plumbing Roof Plan – Revised gas pipe for connection to new roof top unit.

Sheet P501 – Plumbing Details and Schedules – Revised Gas Load Calculation for new roof top unit.

Sheet E205 – Roof Power Plan: Add RTU-7 to plan.

Sheet E302 – Electrical Schedules: Add RTU-7 to schedule. Add one additional convenience receptacle.

Added conduit for backflow preventer vault.

Sheet E401 – Electrical Site Plan: Add conduit to plan. Add keynote 12.

END OF COMMENTS AND ADDITIONAL REVISIONS

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AS Standards

Commercial 95 340

Maximum force	warp 670 N/50mm
Elongation at max. force	warp 117%
Maximum force	weft 2400 N/50mm
Elongation at max. force	weft 83%
Breaking force	warp 990 N
Breaking force	weft 2000 N
Tear strength	warp 184 N
Tear strength	weft 347 N
Bursting pressure	3500 kPa
Bursting force	1937 N

Fabric Properties

Nominal Fabric Mass

340 gsm ± 20

Roll Specification

Width

3m (folded)

Length

40m

Flammability Info

Flammability Index - 12

Ignitability Index - 10

Spread of Flame Index - 7

Heat Evolved Index - 5

Smoke Developed Index - 4

Flammability Index - 1

Ignitability Index - 13

Spread of Flame Index - 8

Heat Evolved Index - 3

Smoke Developed Index - 6

9 ft. 10 in. (folded)

131 ft. 3 in.

9 ft. 10 in. (folded)

131 ft. 3 in.

340 gsm ± 20

340 gsm ± 20

ASTM E84 19B Class A

CSFM Title 19 1237.1

NFPA 701 Test

Methods 1&2

ASTM E84 19B Class A



*The results listed in this brochure are typical averages from independent testing and quality assurance testing and are not to be taken as a minimum specification nor as forming any contract between GALE Pacific and another party. Due to continuous product improvement, refer to the GALE Pacific Commercial Fabrics website for latest technical performance information.

1: Please note, check with your local waste handler to confirm recyclability

2: Please note, Oeko-Tex & GreenGuard applicable to non FR products only

*Please note, due to limitations of the printing process, colors pictured may not represent the true color

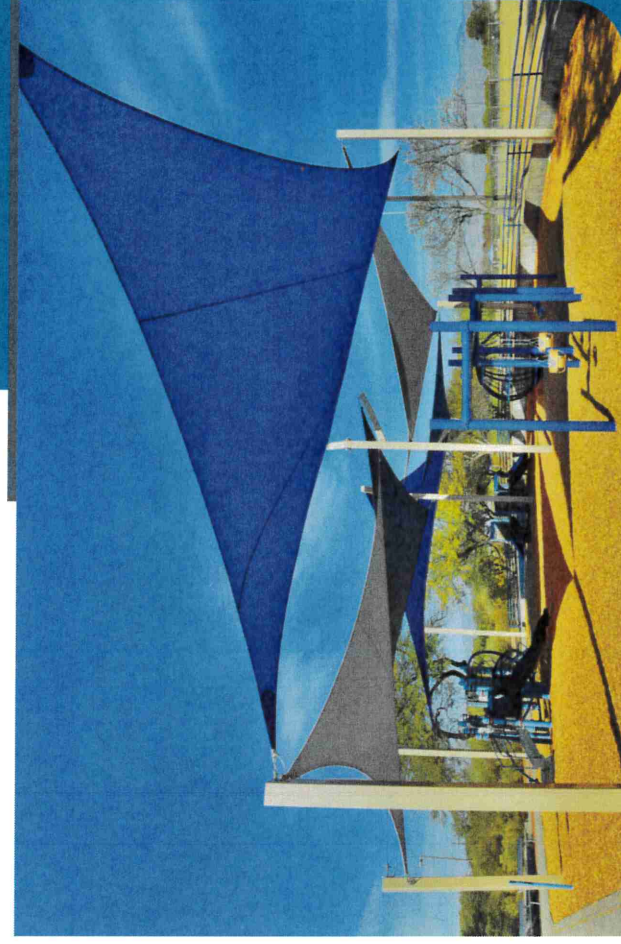
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PLAN REVIEW FOR NEW FOOD SERVICE ESTABLISHMENT

Approved X Not Approved

Deb Sees

Health Officer-**Deb Sees**

11/04/2025

Date