

PLAN REVIEW CONDITIONS

April 12, 2018

RAU CONSTRUCTION COMPANY
9101 W 110TH ST STE 150
OVERLAND PARK, KS 66210

Permit No: PRCOM20180598
Project Title: LONGVIEW MANSION RENOVATION
Project Address: 1200 SW LONGVIEW PARK DR, LEES SUMMIT, MO 64081
Parcel Number: 63600041000000000
Location: NEW LONGVIEW MANSION LOTS 1 & 2---ALL TH PT LOT 1 DAF: BEG AT SE COR SD LOT 1 TH N
ALG E LI SD LOT 1 896' MOL TH NW 170' MOL TH S 34 DEG 05 MIN 56 SEC W 246.92' TH S O
DEG 35 MIN 45 SEC W 246.69' TH N 86 DEG 45 MIN 08 SEC W 288.48' TO PT O W LI SD LOT 1
TH S 17 DEG 13 MIN 45 SEC W 209.97' TH S 86 DEG 45 MIN 08 SEC E 343.94' TH SLY 308' MOL
TO S LI SD LOT 1 TH E ALG SD S LI LOT 1, 271' MOL TO SE COR & POB
Type of Work: ALTERATION COMMERCIAL
Occupancy Group:
Description: INTERIOR ALTERATIONS
**invite planner to final to verify screening of roof and ground mounted equipment

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 contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Fire Plan Review

Reviewed By: Joe Dir

Approved with Conditions

1. 2012 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

ACTION REQUIRED:(verified at inspection)

If not existing the numeric address needs to be posted and readable from the roadway either on a monument or on the Mansion.

2. Exit/Emergency lights

ACTION REQUIRED:(verified at inspection)

All exit signage will need to illuminate on AC and DC current. All emergency lighting will need to illuminate on DC power.

3. fire extinguishers

ACTION REQUIRED:(verified at inspection)

All fire extinguishers need to be properly mounted and current with service inspections and maintenance. A current service tag shall be posted on a fire extinguishers.

Building Plan Review**Reviewed By: Joe Frogge****Approved with Conditions**

1. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.

2. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is for informational purposes.

11. Unified Development Ordinance Article 7, Section 7.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO section.

4/10/18 - acknowledged. to be field verified

12. Unified Development Ordinance Article 7, Section 7.180.E

Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened per referenced UDO section.

4/10/18 - acknowledged. to be field verified

Licensed Contractors**Reviewed By: Joe Frogge****Approved**

- ☒ Approved to issue per the listed conditions.
☐ Do not issue per the listed conditions.
☐ Approved to construct foundation only per the listed conditions.
☐ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

Signature of Applicant

Date

Print Applicant Name

CompanyName

The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.