



DEVELOPMENT SERVICES

Building Permit - Commercial Project Title: HAWTHORNE RIDGE CLUBHOUSE AND POOL Work Desc: NEW COMMERCIAL	Permit No: PRCOM20192576 Date Issued: October 30, 2019
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Project Address: 1534 SW ARBOR CREEK DR, LEES SUMMIT, MO 64082 Legal Description: HAWTHORN RIDGE 1ST PLAT, LOTS 1 THRU 100, INCLUSIVE AND TRACTS A, B, C, D & E---TRACT C Parcel No: 69620020200000000 County: JACKSON	Permit Holder: JWM CONTRACTING LLC 704 NE PLUMBROOK PL LEES SUMMIT, MO 64064
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Activities Included for this Project: zNew Commercial, License Tax, License Tax Credit, Above Ceiling Permit, Electrical Permit Commercial, Electrical Service Permit Commercial, Foundation Permit Commercial, Gas Service Permit Commercial, In-Wall Inspection Permit, Mechanical Permit Commercial, Plumbing Permit Commercial, Pool Permit Commercial, Irrigation Permit,
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Construction Type: Type VB (Unprotected)	Occupancy: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS Valuation: \$640,000.00	Zoning District: PMIX
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Residential Area:	
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Commercial Area	1467 sq. ft.
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Issued By: <u>KB</u>	Date: Oct 30, 2019
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THIS PERMIT IS ISSUED IN RELIANCE UPON INFORMATION SUBMITTED BY THE APPLICANT. THE BUILDING OFFICIAL MAY SUSPEND OR REVOKE WHENEVER THE PERMIT IS ISSUED IN ERROR, OR ON THE BASIS OF INCORRECT INFORMATION SUPPLIED, OR IN VIOLATION OF ANY ADOPTED CODE, CITY ORDINANCE OR REGULATIONS. NOTICE: THE DISPOSAL OF DEMOLITION WASTE IS REGULATED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER CHAPTER 260 RSMO. SUCH WASTE, IN TYPES AND QUANTITIES ESTABLISHED BY THE DEPARTMENT, SHALL BE TAKEN TO A DEMOLITION LANDFILL OR A SANITARY LANDFILL FOR DISPOSAL.

CONDITIONS

One or more divisions have conditions that have not been addressed during the review period. The outstanding conditions provided below shall be met as indicated during the construction period.

Fire Plan Review

- 1 2018 IFC 1004.3- Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room

or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

(Verified At Inspection)

Post occupant load signs in clubhouse and outside in the pool area. 45 in Clubhouse. 211 in pool area

2 2018 IFC 407.2- Material Safety Data Sheets. Material Safety Data Sheets (MSDS) for all hazardous materials shall be readily available on the premises.

(Verified At Inspection)

3 2018 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).

(Verified At Inspection)

4 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

(Verified At Inspection)

Provide 1 2A10BC extinguisher in clubhouse and 1 2A10BC extinguisher in the pool area.

Building Plan Review

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.

9/26/19 - acknowledged in letter

3 For the Health Department inspection contact Amanda Burch with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7198. 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.

9/26/19 - acknowledged in letter

5 Copies of the engineered roof truss package and shade structure were not provided at the time of permit application.

Action required: Provide roof truss and shade structure plans or request deferral.

9/26/19 - deferred

Licensed Contractors

Signature of

Applicant: _____

Date: __OCTOBER 30, 2019_____

Print name: _____

Company Name: __JWM CONTRACTING_____

