

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

March 05, 2020

SULLIVAN PALMER ARCHITECTS
8849 LONG
LENEXA, KS 66215

Permit No: PRCOM20200572
Project Title: MARTIN CITY PIZZA & TAPS - EXTERIOR SEATING
Project Address: 354 SW BLUE PKWY, LEES SUMMIT, MO 64063
Parcel Number: 61410197200000000
Location / Legal Description: SEC-07 TWP-47 RNG-31---TH PT S 1/2 NE 1/4 DAF: BEG 46.59' E OF SW COR LOT 2 STEVENSON
ADD TH S 102' TH SLY PARA WI W ROW LI SD ST 325' TO PT ON NLY ROW LI HWY 50 TH WLY
ALG NELY ROW LI SD HWY 200' MOL ST TH NELY & NLY ALG CURV TO LF 300' MOL TO SW COR
LOT 117 BAYLES ADD TH E 280' TO W ROW LI MISSION
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: COVERED PATIO FOR RESTAURANT SEATING

**drawing is in plan review file

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 provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

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 name of the licensed general contractor.

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.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

DEVELOPMENT SERVICES

1. Insufficient informatino to complete review.

Action required: Provide NG and electrical designs or detailed scopes of work.

2. The following comments are from our Planning Department.

- a. The proposed curb type does not meet the requirements of UDO. All vehicle parking lot areas and access drives in all zoning districts shall have a boundary constructed of straight-back Portland cement concrete curbing (CG-1) or an integral Portland cement concrete sidewalk and curb with a vertical face. Please update the plans to show the correct curb type.
- b. Curbing should continue the full perimeter of the patio. Please update the plans to show curb along the west side of the patio adjacent to the ADA stall.
- c. The landscape ribbon along the north side of the patio should be continued to the east side of the patio.
- d. Staff has some concerns with the close proximity of the ADA stall to the west edge of the patio. A suggestion to alleviate this concern would be to create a 1'-2' buffer between the parking stall and patio edge. This may be accomplished by reducing the ADA parking stalls to their minimum widths of 8' and striping off the buffer area.

Fire Plan Review

Reviewed By: Michael Weissenbach

Rejected

- 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 sign(40) in patio area.
- 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)
Any modifications to the fire sprinkler system, provide three sets of PE stamped shop drawings.
- 3. D103.6 IFC 2018
(Action Required)
Post no parking signage on the East side (curb) from the patio to the FDC.
- 4. (Action Required)
Provide plan showing the gas shutoff for the fire pit.

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