



06 MARCH 2020

Joe Frogge
Plans Examiner
Codes Administration
220 SE Green Street
Lee's Summit, MO 64063

RE: Martin City Pizza & Tap PATIO ADDITION
354 SW Blue PKWY
Project Number: PRCOM2020572

Mr. Joe Frogge,

We have received your comments as well as comments from other departments for the plan review for the Martin City Pizza & Tap Patio Addition. Below are the original comments followed by our written responses. Our responses should reflect accordingly on the plan set.

Respectfully,

Mark Murdick
Sullivan Palmer Architects

LICENSED CONTRACTORS

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.

The general contractor is **CAMM Construction**.

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. (Burnaugh is not licensed)

We will have this updated this as soon as the GC chooses a licensed sub-contractor.

BUILDING PLAN REVIEW

Insufficient information to complete review.

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

See updated plan showing new outdoor rated receptacles w/ circuit. Homerun to existing panel



CITY PLANNING REVIEW

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.

We have changed all concrete curbing to the approved LS UDO standard

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.

Please see updated plan

The landscape ribbon along the north side of the patio should be continued to the east side of the patio.

Please see updated plan

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.

Please see updated plan. We took the consideration of this planning comment.

FIRE CODE REVIEW

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.

Please see note on occupant load

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.

This will be a differed submittal

D103.6 IFC 2018

Action Required: Post no parking signage on the East side (curb) from the patio to the FDC.

We have added this note to the east side of the proposed patio

Action Required: Provide plan showing the gas shutoff for the fire pit.

We have added the gas shut-off to the fire pit