

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

April 06, 2020

SCHWERDT DESIGN GROUP INC
2231 SW WAHAMAKER RD.
TOPEKA, KS 66614

Permit No: PRCOM20200763
Project Title: STREETS OF WEST PRYOR - LOT 3 SHELL
Project Address: 2050 NW LOWENSTEIN DR, LEES SUMMIT, MO 64081
Parcel Number: 51800042200000000
Location / Legal: STREETS OF WEST PRYOR LOTS 1-14 & TRACTS A-D---LOT 3
Description:
Type of Work: NEW SHELL BUILDING
Occupancy Group: MIXED OCCUPANCY
Description: NEW SHELL FOR FUTURE RESTAURANTS AND BUSINESS SPACE

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

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

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Action required: Comment is for informational purposes.

2. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is for informational purposes.

3. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide truss package or request deferral.

4. 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: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf.

5. Inadequate information to complete review.

Action required: Provide light pole base details.

6. Drawings at end of specifications submittal not included in review.

Action required: Comment is for informational purposes.

Fire Plan Review

Reviewed By: Michael Weissenbach

Approved with Conditions

1. 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)

Address all exterior doors.

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