

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

June 26, 2020

CASCO CORP
10877 WATSON RD
ST LOUIS, MO 63127

Permit No: PRCOM20201668
Project Title: STARBUCKS SHELL - 55 SW M 150 HWY FORMER BANK OF AMERICA
Project Address: 155 SW M 150 HWY, LEES SUMMIT, MO 64082
Parcel Number: 70820030200000000
Location / Legal: RAINTREE 150 CENTER----LOT 1
Description:
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: UNCLASSIFIED
Description: ALTERATION OF EXISTING BUILDING TO PROVIDE 2 EMPTY SHELLS FOR FUTURE COFFEE SHOP
AND MEDICAL OFFICES

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

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)

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.

Action required: Comment is for informational purposes.

2. 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.

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Action required: Comment is for informational purposes.

3. Inadequate information to complete review.

Provide light pole base detail for relocated light poles.

4. Water meter appears to be oversized.

Action required: Provide calculations to justify use of 2" water meter. If intended for irrigation, provide irrigation system design including location and method of backflow protection.

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. 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.

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