



PLAN REVIEW CONDITIONS

July 10, 2020

NORR Architects
325 North LaSalle Street - Suite 500
Chicago, IL 60654

Permit No: PRCOM20201707
Project Title: STARBUCKS #62012
Project Address: 2050 NW LOWENSTEIN DR, Unit:A, LEES SUMMIT, MO 64081
Parcel Number: 51800042200000000
Location: STREETS OF WEST PRYOR LOTS 1-14 & TRACTS A-D---LOT 3
Type of Work: NEW COMMERCIAL
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: TENANT FINISH FOR COFFEE SHOP WITH DRIVE-THRU AND PATIO SEATING

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 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 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 in the structure at 73. Post occupant load sign for the patio at 26.

2. 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 exit doors.

Building Plan Review

Reviewed By: Joe Frogge

Pending

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.

2. This tenant finish permit is associated with an incomplete shell permit.

Action required: Comment is for informational purposes. Occupancy will not be granted for the tenant prior to completion of shell permit.

3. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. 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.

4. Structure over 6' tall require frost protected foundation.

Action required: Provide foundation design for monument sign or request deferral. Approved design required prior to inspections.

The approval of plans and specifications does not permit the violation of any section of the Building Codes or other City Ordinances or State Law.

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