

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

November 24, 2020

HENTZEN CONSTRUCTION SERVICES INC  
3711 N HILLSIDE  
WICHITA, KS 67219

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 TENANT FINISH  
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

**Licensed Contractors**

**Reviewed By: Joe Frogge**

**Approved**

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Approved with Conditions**

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.

7/13/20 - acknowledged in letter

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.

7/13/20 - acknowledged in letter

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.

7/13/20 - acknowledged in letter which refers to shell permit with incorrect reference number, correct number is

PRCOM20200763.  
Deferred to sign permit process.

**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.

- \_\_\_\_\_ Approved to issue per the listed conditions.
- \_\_\_\_\_ Do not issue per the listed conditions.
- \_\_\_\_\_ Approved to construct foundation only per the listed conditions.
- \_\_\_\_\_ Requires Final Development Plan approval prior to issuing this building permit.

The applicant agrees to incorporate the aforementioned requirements into the project to conform to applicable City Codes and Ordinances.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Applicant Name

\_\_\_\_\_  
CompanyName

***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.***