

January 13, 2021

Via: Email

City of Lee's Summit
Attention: Joe Frogge – Plans Examiner
Development Services
200 SE Green Street
Lee's Summit, MO 64063

Re: Starbucks and Adjacent Tenant Space
155 SW M 150 HWY, Lee's Summit, MO 64802
Application Number: PRCOM20201668

Dear Joe,

The general contractor has indicated the Building Inspections Department had previously indicated they would not require the newly constructed demising wall between Starbucks and the vacant tenant space to be finished out on the vacant side as a 2-hour rated wall as indicated on the approved set of shell plans. The original design had provided for a 2-hour rated separation based on the Assembly occupancy (Starbucks) and Business occupancy (future medical office), which currently remains vacant.

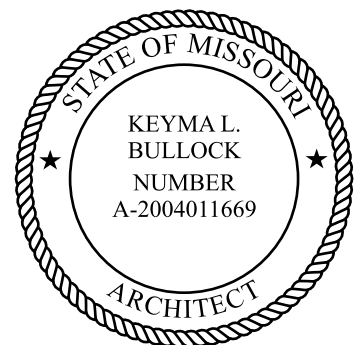
As the Architect of Record, the wall does not require the fire rated assembly until at which time the vacant space is occupied. We take no exception to the vacant tenant space side of the wall being left with exposed metal studs. When the vacant space is permitted for use by a future tenant, the unfinished side is to be completed as required to meet the tenant separation rating as required by code between the Assembly occupancy (Starbucks) and the use group of the future tenant.

Please provide a copy of this letter to the Inspections Department for their records.

Warm Regards,



Keyma L. Bullock – Architect
State of Missouri License #A-2004011669
314.821.1100 x233 or Direct Dial 618.444.7843



cc: Brent Johnson, Bran Meford – Midland General Contractors, Inc.
Steve Dahms – CASCO, BJV - CASCO