

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

October 08, 2021

DAVIDSON ARCHITECTURE & ENGINEERING
4301 INDIAN CREEK PKWY
OVERLAND PARK, KS 66207

10.29.2021
DAE responses in red below
Powell Minnis, DAE

Permit No: PRCOM20215090
Project Title: CHAPEL RIDGE TOWNHOMES PHASE 5 - BUILDING #1
Project Address: 3701 NE AKIN DR, LEES SUMMIT, MO 64064
Parcel Number: 43810040800000000
Location / Legal: CHAPEL RIDGE BUSINESS PARK LOTS 15B & 15C---LOT 15C
Description:
Type of Work: NEW MULTI-FAMILY
Occupancy Group: RESIDENTIAL, MULTI-FAMILY
Description: NEW 3PLEX

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 7-130.4 - 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.

See revised application with MEP company names.

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.

Comment acknowledged.

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

Action required: Comment is for informational purposes. (needs to be broken down per structure)

Comment acknowledged. General Contractor shall provide separately.

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3. Provide combustion air designs for all furnaces and water heaters.
Refer to plumbing plans P1.0 thru P1.2 plan note #4 for installation of 2" CPVC for combustion air connections to furnaces and water heaters.
4. IRC Table 302.6. Gyp between garages and units to be minimum 5/8" type X. (shown correctly in Garage General Notes, but incorrect in wall schedule P2)
P2 wall schedule has been revised See revised sheets A2.4 and A2.5.
5. Truss package deferred. Package must be received and approved prior to inspections.
Comment acknowledged. General contractor shall provide separately.
6. Provide receptacle within 25' of all condensing units.
There is already a receptacle within 25' of all condensing units. Refer to sheet E1.0.
7. This report represents all 16 townhome structures.
Comment acknowledged.

Fire Plan Review

Reviewed By: Michael Weissenbach

Not Required

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