

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

March 30, 2022

The Hive Design Collaborative
1617 Walnut St
kansas city, MO 64108

Permit No: PRCOM20221017
Project Title: SOUTHSIDE RETAIL - FACADE
Project Address: 814 SW BLUE PKWY, LEES SUMMIT, MO 64063
Parcel Number: 61420023800000000
Location / Legal: SEC 7 TWP 47 RNG 31 PT OF N 1/2 NW 1/4 DAF: BEG ON W LI NICHOLS ST AT A PT 250' S OF S
Description: LI 3RD ST TH TH S 10' TH E 405' MOL TO POB
Type of Work: ALTERATION COMMERCIAL
Occupancy Group:
Description: FACADE REMODEL INCLUDING SOME ROOF WORK

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 7-130.10 - 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: Provide an email address for the on-site contact which is where inspection reports will be sent.

Planning Review

Reviewed By: Hector Soto

Rejected

1. LIGHTING.

- The proposed wall sconces shall comply with the accent lighting standards under the City's Unified Development Ordinance (UDO) Section 8.270.
- Are any wall pack light fixtures proposed for the building? None appear to be called out on the elevations. If any wall packs are to be used, they shall comply with the standards under UDO Section 8.260.

2. SIGNAGE. Exterior Elevation Key Note #8 on Sheet A200 indicates that signage will be coordinated with current tenants, but that the intent is to salvage and re-use the signage. The existing center employs some lawful non-conforming raceway signs that do not comply with current sign standards. UDO Section 10.140.C states that lawful non-conforming signs may

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not be moved or replaced, except to bring the sign into complete conformance with the current sign code under UDO Article 9.

During the pre-application meeting held on June 29, 2021, it was indicated by Mr. Cole that the center's signage program would be updated to reflect the center's new contemporary design improvements. Signage for the center will need to be brought into compliance with current standards, which does not include raceways.

Building Plan Review

Reviewed By: Joe Frogge

Approved

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. 3311.2 Maintenance. Required means of egress and required accessible means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.

Exception: Approved temporary means of egress and accessible means of egress systems and facilities.

Action required; Egress with egress protection shall be provided during construction. Verified at inspection.

2. 505.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Action required- Temporary address identification shall be provided during construction and replaced with permanent identification. Verified at inspection.

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