

# CITY OF LEE'S SUMMIT

## CODES ADMINISTRATION DEPARTMENT

220 SE Green Street  
Lee's Summit, MO 64063  
(816) 969-1200  
Fax (816) 969-1201

### PLANS REVIEW CONDITIONS

Permit No:	PRCOM20100137	Date:	January 06, 2011
Project Title:	La Fuente	Applicant:	
Project Address:	1255 NE DOUGLAS ST		
Location:	MAPLE TREE PLAZA 2ND	SCHARHAG ARCHITECTS	
PLAT---LOT 2		310 ARMOUR RD #218A	
Type of Work:	New Commercial	NORTH KANSAS CITY, MO	64116
Occupancy Group:	Assembly for food and drink incl. bars, restaurants, banquet halls		
Description:	Restaurant		

***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.***

Codes Administration (816) 969-1200

Fire Department (816) 969-1300

#### **Building Plan Review**

**Reviewed By: Michael Weisenborn**

**Rejected**

1. Codes Administration - For the Health Department permit approval contact Chris Saxton with the Jackson County Public Works Department, Environmental Services Division at 816-881-4455. Plan approval is required by the City of Lee's Summit prior to issuance of any type of permit.

Action Required - Provide documentation of approval.

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2. Codes Administration - For the Health Department inspection contact Chris Saxton with the Jackson County Public Works Department, Environmental Services Division at 816-881-4455. Occupancy approval is required by the City of Lee's Summit prior to issuance of any type of occupancy.

Action required - This comment is for information purposes.

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3. Copies of the engineered truss package were not provided at the time of permit application.

Action required - Provide two (2) copies of the engineered truss package which have been sealed and signed by an engineer licensed in the State of Missouri. This information is not required for permit approval or issuance but shall be provided prior to inspection.,

6. Information on the hoods to be installed has not been provided.

Action required - Provide specifications and installation details for the hoods, ducts, exhaust and make-up air systems. This shall include the information clearances to combustibles, how the equipment will be supported and air calculations.

Specifications on the hoods and make-up air systems will be a deferred submittal.

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7. 2006 IMC 403.2 - Outdoor air required. The minimum ventilation of outdoor air shall be determined in accordance with Section 403.3. Exception: Where the registered design professional demonstrates that an engineered ventilation system design will prevent the maximum concentration of contaminants from exceeding the obtainable by the rate of outdoor air ventilation determined in accordance with Section 403.3, the minimum required rate of outdoor air shall be reduced in accordance with such engineered system design.

Action required - Provide calculations.

Information for unit F-3 has not been provided. Provide additional information.,

8. 2006 IMC 507.2.2 - Type II hoods. Type II hoods shall be installed where cooking or dishwashing appliances produce heat, steam, or products of combustion and do not produce grease or smoke, such as steamers, kettles, pasta cookers and dishwashing machines.

Action required - Show how this requirement will be met.

The hood location is now shown on the floor plans. Specifications will be a deferred submittal.,

9. A plumbing riser diagram has not been provided.

Action required - Provide a riser diagram for the waste, vent and water systems.

A riser diagram has been provided but not all the pipe sizes are indicated. Make needed corrections.

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18. 2006 IPC 802.1.1 - Food handling. Equipment and fixtures utilized for the storage, preparation and handling of food shall discharge through an indirect waste pipe by means of an air gap.

Action required - Show how this requirement will be met.

I am unable to locate this note.,

26. Egress from the patio area shall not be through the building.

Action required - Provide an exterior means of egress from the patio area. If a latching device is provided on the gate, hardware shall meet the standard requirements.,

27. Planning and Development - Commercial businesses located along existing public streets shall be subject to the following design standards: a. buildings shall be designed with four (4) sided architecture, the same level of finish on all sides (no "back"); b. rooftop or ground-level mechanical equipment shall be totally screened from view by using either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units acceptable to the Director; c. Wherever possible, parking areas and pedestrian walks shall connect internally to parking areas and pedestrian walks of existing adjoining businesses. Provisions shall be made for future connections to adjoining property not yet developed or redeveloped.

Action required - Provide details for screening of the rooftop equipment.,

28. 2003 IMC 507.9 - Clearance for Type I hood. A Type I hood shall be installed with a clearance to combustibles of not less than 18 inches (457 mm).

Exception: Clearance shall not be required from gypsum wallboard attached to noncombustible structures provided that a smooth, cleanable, nonabsorbent and noncombustible material is installed between the hood and the gypsum wallboard over an area extending not less than 18 inches (457 mm) in all directions from the hood.

Action required - A type one hood can not be located within of combustible framing. Make needed corrections.,

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 Codes Administration Department shall not be construed as a structural review of the project.