

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

August 30, 2022

FINKLE & WILLIAMS ARCHITECTURE
7007 COLLEGE BLVD STE 415
OVERLAND PARK, KS 66211

Permit No: PRCOM20192646
Project Title: PARAGON STAR - BUILDING 2 SHELL
Project Address: 3201 NW PARAGON PKWY, LEES SUMMIT, MO 64081
Parcel Number: 251630
Location / Legal Description:
Type of Work: NEW SHELL BUILDING
Occupancy Group: MIXED OCCUPANCY
Description: NEW 2 STORY SHELL FOR MIXED USE - A2, M, & B
**7/28/22 - per Hector, FDP required.

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

Fire Plan Review

Reviewed By: Jim Eden

Approved with Conditions

1. 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. .A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

Action required- Provide shop drawings for review and approval.

2. 2018 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

Action required- Provide shop drawings for review and approval.

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3. 2018 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

Action required- Call (816) 969-1300 to schedule testing. All life safety systems shall be tested and operable before calling for an occupancy inspection.

Building Plan Review

Reviewed By: Joe Frogge

Approved with Conditions

1. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.

11/6/19 - Acknowledged in letter.

2. Prior to the installation or construction of any elevator equipment, an elevator equipment permit shall be obtained from the Missouri Department of Public Safety or its authorized representative.

Action required: Comment is for informational purposes.

11/6/19 - Acknowledged in letter.

3. Prior to the operation of any new elevator equipment or the issuance of the operating certificate, such elevator equipment shall be inspected by a licensed inspector. Testing must be performed in accordance with these rules and regulations. The testing must be witnessed by a licensed inspector. Contact the Lee's Summit Codes Administration.

Action required: Comment is for informational purposes.

11/6/19 - Acknowledged in letter.

4. Elevator Safety Act and Rules 701.361 - Each privately owned or operated installation and each installation owned or operated by the state of Missouri or any political subdivision of the state shall have a certificate of inspection and meet the safety code promulgated pursuant to sections 701.350 to 701.380.

Action required: Comment is for informational purposes.

11/6/19 - Acknowledged in letter.

5. 2012 IBC 501.2 – Premises identification. New and existing buildings shall have approved numbers or letters. Each character shall not be less than 3 inches high with a minimum stroke width of 0.5 inch. They should be installed on a contrasting background and be plainly legible and visible from the street or road fronting the property. When required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers and letters shall be Arabic numbers or alphabetical letters. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address numbers shall be maintained. In multi-tenant commercial buildings where tenants have multiple entrances located on different sides of the building, each door shall be addressed. Address characters shall be capable of being illuminated by an internal or external lighting source.

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Action required: Comment is for informational purposes. An address for this building has not yet been assigned.

11/6/19 - Acknowledged in letter.

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.

11/6/19 - Acknowledged in letter.

Planning

Reviewed By: Hector Soto

Rejected

BUILDING ELEVATIONS.

- There is a significant difference between the previously approved elevations for the mixed-use building and the proposed revised elevations. The general form of the building is mostly unchanged, but there is a significant reduction in the amount of upper-story glass and some changes to building articulation.

Provide a narrative explaining the how the proposed building elevation revisions are consistent with the previously approved FDP elevations and how they are consistent with the design standards established through the Paragon Star Village Design Guidelines adopted by ordinance as the governing design document for the development.

- In order to check for compliance that the 12' glass height is the primary condition at the pedestrian level, quantify both the overall 1st floor facade square footage facing NW Paragon Parkway and the square footage of 1st floor glass facing NW Paragon Parkway to demonstrate that it constitutes at least 50.1% of the ground level facade's square footage.

- The governing Paragon Star Village Design Guidelines require a minimum average of 75% glass for all levels above the pedestrian level. The proposed revised elevations appear to fall well under the minimum required 75% average. In order to check for compliance that the 75% average glass usage is met for all upper stories, quantify the total upper story facade square footage on all building sides and the square footage of glass composing each of the upper story facades to demonstrate that it constitutes at least an average of 75% glass.

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