

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

August 29, 2023

W. Lee Rhoad AIA Architect
13025 Woodrige St, Platte City, MO 64079

Permit No: PRCOM20234051
Project Title: SMITTY'S OASIS
Project Address: 801 NE LAKEWOOD BLVD, LEES SUMMIT, MO 64064
Parcel Number: 43240020102100000
Location / Legal Description: THE VILLAGES OF LAKEWOOD FAIRWAY HOMES VILLAGE SECTION ONE PT OF TR M DAF: BEG AT NE COR SO TR M TH NW ALG N LI SD TR 284.61' TO TRU POB TH S 27.62' TH SLY ALG CURV TO RI 71.06' TH SW 15.13' TH SLY ALG CURV TO LF 87.89' TH S 68' TH W 214'
Type of Work: ALTERATION COMMERCIAL
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS
Description: CONSTRUCTION OF ELEVATED OUTDOOR DINING AREA

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 upload the revised documents and /or additional information to the application through the online portal. 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

Approved

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 informational.

2. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Provide detailed code analysis that includes use of accessibility exception to avoid elevator. 2018 IBC 1104.4?

3. Inadequate information to complete review.

Provide the following:

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- Complete design of guards and handrails
- Specify anchoring method where columns meet piers.

Fire Plan Review

Reviewed By: Jim Eden

Rejected

1. Provide a Code Analysis for the project.

2. 2018 IFC 1008.1 Illumination required. The means of egress, shall be illuminated at all times the building space served by the means of egress is occupied.

Including emergency illumination of the stairs.

Provide a lighting plan.

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