

March 1, 2024

Mr. Joe Frogge
Plans Examiner
Development Services Department
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063
(816)-969-1200
joe.frogge@cityofls.net

KANSAS CITY, MO
4600 Madison Avenue Suite 350
Kansas City, Missouri 64112

OMAHA, NE
622 North 109th Plaza
Omaha, Nebraska 68154

888.756.1958
www.slaggie.com

Re: 1st Response to Plan Review Comments for Scissors & Scotch
Permit No. PRCOM20240645
Scissors & Scotch
904 NW Pryor Rd., Unit B
Lee's Summit, MO 64081
Parcel No. 258006

Dear Joe,

On February 15, 2024, Slaggie Architects, Inc. (SAI) submitted drawings for Scissors & Scotch, Lee's Summit, a new men's hair salon and bar tenant improvement at 904 NW Pryor Rd., Lee's Summit, MO. This letter is in response to your Plan Review Conditions, dated 02/28/2024, received by SAI on Wednesday, February 28, 2024. The responses to each of your review comments are indicated in **red** per the following and a copy of your review comments are attached:

A. Licensed Contractors – **Rejected**, Joe Frogge

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 & phone number for the on-site contact which is where inspection reports will be sent.

Response: Duly noted. The General Contractor is Goebel and Co., LLC dba Goebel-Mitts. The on-site contact is Kevin Goebel at (913)-484-9467 and kevin@goebelmitts.com.

2. 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.

Response: Duly noted. MEP Subcontractors will provide proof of license after they are selected by tenant and selected General Contractor.

B. Building Plan Review –**Rejected**, Joe Frogge

1. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Action required: This suite has been assigned the address 904 NW Pryor Rd, Unit:B. Please update your records and inform your client.

Response: The address has been updated on all sheets in the title block and the client has been informed.

2. A one-time impact fee in the form of a license tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process.

Action required: Comment is for informational purposes. The fee will be \$2,070.75

Response: The impact fee of \$2,070.75 will be paid by the client prior to occupancy.

3. 2018 IBC 2902.2 Separate Facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. (see code for exceptions)

Action required ?

Response: Restroom 105 has been revised as Women's restroom, and Restroom 104 has been revised as Men's restroom, as referenced in 2018 IBC 2902.2.

4. For the Health Department review, contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational. (approval of their review received)

Response: Health Department review has been approved per the attached correspondence sent from Deborah Sees on 02/16/2024.

5. 2018 IBC 1209.3.2 Urinal partitions. Each urinal utilized by the public or employees shall occupy a separate area with walls or partitions to provide privacy. The walls or partitions shall begin at a height not more than 12 inches from and extend not less than 60 inches above the finished floor surface. The walls or partitions shall extend from the wall surface at each side of the urinal not less than 18 inches or to a point not less than 6 inches beyond the outermost front lip of the urinal measures from the finished back wall surface, whichever is greater.

Exceptions:

1. Urinal partitions shall not be required in a single-occupant or family or assisted-use toilet room with a lockable door.
2. Toilet rooms located in child day care facilities containing two or more urinals shall be permitted to have one urinal without partitions.

Action required: Provide partition at urinal or provide privacy lock on door.

Response: A privacy lock has been added to each restroom door. The Door Hardware Schedule has added the privacy locks on revised Sheet A-801.

B. Fire Plan Review –**Rejected**, Jim Eden

1. 2018 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building, each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

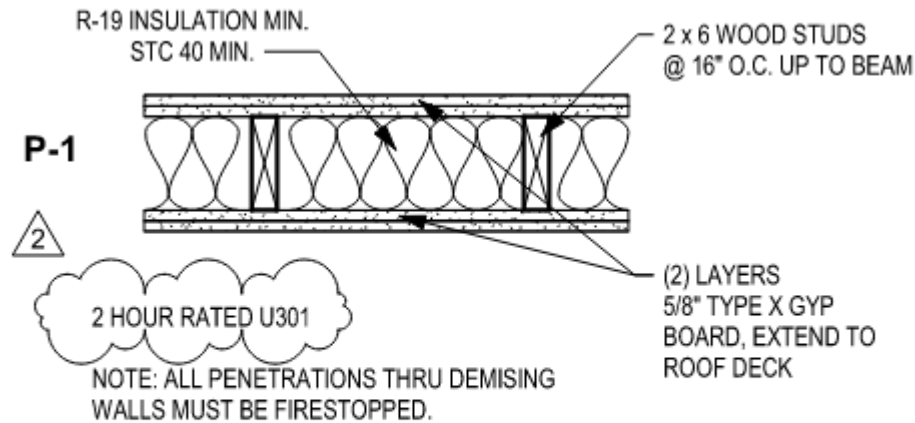
Provide a suite number on the front and rear door. Verified at inspection.

Response: The address/suite is already labeled on the front of the building above the front exit door as shown in the image below. The address/suitenumber is also listed on the rear exit door as shown below.



2. Confirm the rating on the wall separating the tenant spaces. Fire area separation required for A2 occupancies.

Response: The existing separation wall is listed as 2 hour fire rated wall, listed as U301 as shown below, as proposed by the shell building architect.



D1 PARTITION TYPES

SCALE: 1" = 1'-0"

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

This concludes our response to your review. We look forward to obtaining the permit for **Permit No. PRCOM20240645**.

Sincerely,

Phil Dougherty, RA, NCARB, NOMA, LEED®APBD+C
Associate Vice President

SLAGGIE ARCHITECTS INC
4600 Madison Avenue, Suite 350
Kansas City, MO 64112
ARCHITECTURE | PLANNING | INTERIORS | GRAPHICS
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DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

February 28, 2024

SLAGGIE ARCHITECTS INC
4600 MADISON AVE STE 350
KANSAS CITY, MO 64112

Permit No: PRCOM20240645
Project Title: SCISSORS AND SCOTCH
Project Address: 904 NW PRYOR RD, Unit:B, LEES SUMMIT, MO 64081
Parcel Number: 258006
Location / Legal
Description:
Type of Work: NEW TENANT FINISH
Occupancy Group: BUSINESS
Description: SCISSORS AND SCOTCH - MENS HAIR GROOMING SALON WITH ALCOHOL

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

Rejected

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Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

Building Plan Review

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DEVELOPMENT SERVICES

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Action required

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Reviewed By: Jim Eden

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Provide a suite number on the front and rear door. Verified at inspection.

DEVELOPMENT SERVICES

2. Confirm the rating on the wall separating the tenant spaces. Fire area separation required for the A2 occupancies.

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

Jackson County Environmental Health Division
34900 E Old US 40 Hwy
P.O. Box 160
Grain Valley, MO 64029
(816) 847-7073 Fax (816) 881-1650

PLAN REVIEW FOR NEW FOOD SERVICE ESTABLISHMENT

Establishment Name: Scissors & Scotch West Pryor

Address: 900 NW Pryor Rd #9B

Lee's Summit, MO 64081

A plan review for the above named establishment has been completed. The plans are hereby:

Approved _____ X _____ Not Approved_____

Comments:

Deb Sees

Health Officer-**Deb Sees**

02/16/2024

Date