

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

June 04, 2024

Schwerdt Design Group  
2231 SW Wanamaker Rd  
Topeka, KS 66614

Note:  
Schwerdt Design Group is the  
AOR for the Core and Shell  
Building. This permit is for the  
Interior Tenant Buildout scope.

The AOR for this permit is:  
Pappageorge Haymes Partners  
Jeff Renterghem, AIA  
640 N. LaSalle Dr. Suite 400  
Chicago, IL 60654

Permit No: PRCOM20242210  
Project Title: 30HOP STREETS OF WEST PRYOR - TENANT FINISH  
Project Address: 1020 NW PRYOR RD, LEES SUMMIT, MO 64081  
Parcel Number: 301363  
Location / Legal Description:  
Type of Work: NEW TENANT FINISH  
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS  
Description: 30HOP - NEW TENANT FINISH FOR BAR AND RESTAURANT

***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

**Fire Plan Review**

**Reviewed By: Jim Eden**

**Rejected**

3. 2018 IFC 904.11.5- Portable fire extinguishers for commercial cooking equipment. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. Cooking equipment involving vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher.

Confirmed. Class K portable extinguisher provided within a 30-foot travel distance of commercial-type cooking equipment. See revised sheet A002.

Provide a K Class fire extinguisher and signage at the manual pull station for the hood system. The location shown is not at the manual pull station for the hood system. Verified at inspection.

Confirmed. Class K portable extinguisher and signage provided at manual pull station for the hood system. Manual pull station and Class K fire extinguisher relocated to be within required distance of hood and commercial-type cooking equipment. See revised sheets A002 and E102.

4. 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Confirmed, see response below.

Show the location of ABC type fire extinguishers. Provide more than one, in a conspicuous location in a normal path of travel.

Additional ABC type fire extinguisher provided in a conspicuous location in a normal path of travel for a total of (2) two ABC type fire extinguishers. See revised sheet A002.

8. Provide a detail for the covering of the patio.

Patio covering previously issued and permitted with Core and Shell permit submitted by Schwerdt Design Group. Canopy is existing and not within the scope of this interior tenant buildout permit.

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

Excerpt from Core and Shell drawings, '235008 SOWP Lot 13\_S602 FOR REFERENCE ONLY.pdf' showing detail of patio covering is being provided FOR REFERENCE ONLY per your request. This drawing is not being submitted for inclusion in this permit, and any formally issued version(s) of this drawing issued by Schwerdt Design Group supersedes this drawing. Refer to previously issued Core and Shell permit set for additional information.

220 SE Green Street | Lee's Summit, MO 64063 | 816.969.1200 | 816.969.1201 Fax | [cityofLS.net/Development](http://cityofLS.net/Development)

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**DEVELOPMENT SERVICES**

1. 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.

Confirmed, one-time impact fee to be paid by ownership team as required.

Action required: Comment is informational. The fee will be \$29,766.00

6/3/2024 - Acknowledged in letter.

2. The project cost, which is used to establish the permit fee, has not been provided.

Project cost: **\$1,115,305.41**

Action required: Comment is informational.

6/3/2024 - Not addressed.

3. For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7162. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Confirmed. Health department application has been reviewed and approved. See '2024-06-11 30hop SOWP Approved Health Department Application.pdf' for reference.

Action required: Comment is informational.

6/3/2024 - Not addressed.

4. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7162. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Confirmed. Health department application has been reviewed and approved. See '2024-06-11 30hop SOWP Approved Health Department Application.pdf' for reference.

Action required: Comment is informational.

6/3/2024 - Not addressed.

**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.

Confirmed.

Action required: Either a Class A or Class B license is required. Provide the company name of the licensed general contractor and the name, email address & phone number for the on-site contact which is where inspection reports will be sent.

6/3/2024 - Acknowledged in letter.

Confirmed. Licensed general contractor and the name, email address & phone number for the on-site contact has been added to the permit drawings. See revised sheet A001.

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.

Confirmed.

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

6/3/2024 - Acknowledged in letter.

Confirmed. Company names of licensed MEP subcontractors have been added to the permit drawings. See revised sheet A001.

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