



LEE'S SUMMIT MISSOURI

CODE MODIFICATION REQUEST (COMMERCIAL)

BUILDING/STRUCTURE NAME: Craft Putt (tenant) at Summit Fair Shopping Center

PREMISE ADDRESS: 840 NW Blue Pkwy, unit M, Lee's Summit MO 64086

PERMIT NUMBER (if applicable): have not applied for building permit

OWNER'S NAME: AJ CHINN (Craft Putt, Tenant) - RED Summit Fair, LLC (Owner)

TO: Director of Development Services

In accordance with the Lee's Summit Building Code, I wish to apply for a modification to one or more provisions of the code as I feel that the spirit and intent of the Lee's Summit Building Code are observed the public health, welfare and safety are assured. The following articulates my request for your review and action. (NOTE: ATTACH ANY ADDITIONAL INFORMATION NECESSARY)

We request a Code Modification Request for the above referenced commercial tenant interior project in an existing building.

1. Separate sex facilities per section 403.2 1018 International Plumbing code.

The 2018 IPC 403.2 requires separate sex toilets. We propose single-occupant all-gender toilet rooms instead. These single occupant rooms ensure privacy with a single water closet, meet accessibility standards, and promote inclusivity. Locking hardware with occupancy indicators will maintain safety and dignity. This design offers an equivalent level of privacy and security as separate sex facilities, while creating a more welcoming environment for all genders, therefore it is proposed to consider this modification acceptable. Please refer to the attached Floor Plan exhibit for the proposed design layout.

SUBMITTED BY:

NAME: Clockwork, Daniel Umscheid / Principal

ADDRESS: 423 Delaware, Suite 102

CITY, STATE, ZIP: KC MO 64105

() OWNER (●) **Tenant Agent**
OWNER'S AGENT

Tel.# 816 548 7094

SIGNATURE: 

Tracy Deister - Codes Administration Manager:

(x) APPROVAL () DENIAL

SIGNATURE: _____ DATE: 6-13-2024

Aimee Nassif - Deputy Director Development Services:

(x) APPROVED () DENIED

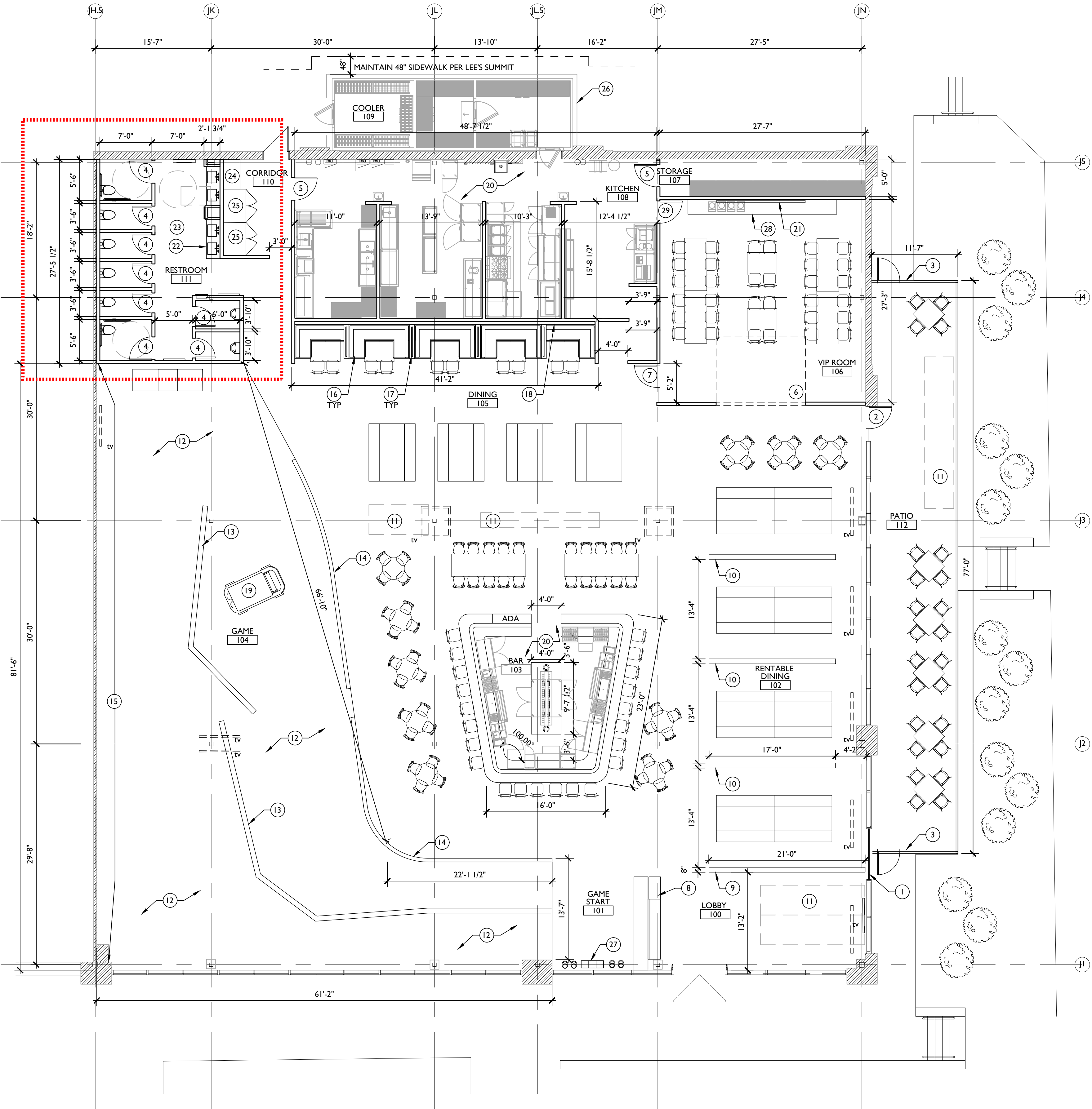
SIGNATURE: _____ DATE: 06/13/24

COMMENTS: Based on the changes made in the 2024 IPC, Section 403.2 Exception 6 and the fact this is the direction
the code is trending.

A COPY MUST BE ATTACHED TO THE APPROVED PLANS ON THE JOB SITE

3/20/2023 N:\CODES ADMIN\Forms 2019

THIS FLOOR PLAN EXHIBIT PROVIDED FOR REFERENCE ONLY IN ASSOCIATION WITH CMR REQUEST



- FLOOR PLAN GENERAL NOTES:
1. ALL DIMENSIONS TO EXISTING ITEMS ARE +/-
 2. DIMENSIONS FOR INTERIOR PARTITIONS ARE TO OUTSIDE FACE OF WALL FINISH.
 3. ALL PARTITIONS TO BE TYPE (P), UNLESS NOTED OTHERWISE.
 4. CONTRACTOR TO COORDINATE ALL MEP REQUIREMENTS.
 5. PROVIDE CONDUIT AND PULL STRING FOR IT/AV/SECURITY WORK. COORDINATE WITH ELECTRICAL & IT/AV/SECURITY.
 6. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING ALL BLOCKING AS REQUIRED FOR CASEWORK, LIGHT FIXTURES, ACCESSORIES, ETC.
 7. CONTRACTOR TO COORDINATE TENANT PROVIDED LCD & MOUNT LOCATIONS. PROVIDE POWER, CABLE AND BLOCKING AS REQUIRED.
 8. ALL STOREFRONT AND DOOR DIMENSIONS ARE TO FRAME EXTENTS. CONTRACTOR TO COORDINATE AND VERIFY ROUGH OPENINGS PRIOR TO ORDERING FRAMES AND DOORS.
 9. CONTRACTOR SHALL COORDINATE ALL CORE DRILL LOCATIONS WITH FURNITURE, ELECTRICAL AND I.T. LAYOUTS. PROVIDE FLUSH POKE THROUGH DEVICE.
 10. ALL CARD READERS, SWITCHES, CONTROLS, ETC TO COMPLY WITH A.B.A.A.S. (ARCHITECTURAL BARRIERS ACT ACCESSIBILITY STANDARD) REQUIREMENTS FOR MOUNTING HEIGHTS.
 11. CONTRACTOR TO ENSURE THAT LOUD OR DISRUPTIVE (SMELLY) WORK SHALL BE DONE AFTER BUSINESS HOURS. COORDINATE WITH LANDLORD AND TENANT.
 12. ALL CUSTOM ITEMS TO BE REVIEWED BY TENANT / ARCHITECT VIA SHOP DRAWINGS PRIOR TO FABRICATION.
 13. PROVIDE POWER & DATA FOR ALL POS LOCATIONS - COORD FINAL LOCATIONS WITH TENANT.
 14. ALL DECORATIVE WOOD ELEMENTS SHALL BE CONSTRUCTED OF MATERIALS WITH A CLASS C FLAME SPREAD INDEX OR BETTER.

- FLOOR PLAN KEY NOTES:
- 1 NEW STOREFRONT WINDOW SYSTEMS SHALL BE THERMALLY BROKEN FRAMES WITH 1" INSULATED GLASS UNITS TO IECC REQ'S. STOREFRONT SYSTEM IS TO MATCH ADJACENT STOREFRONT FINISHES AND MULLION SPACING.
 - 2 NEW STOREFRONT WINDOWS AND DOOR SYSTEMS SHALL BE THERMALLY BROKEN FRAMES WITH 1" INSULATED GLASS UNITS TO IECC REQ'S. NEW DOOR TO BE MIN 36" WIDE BY 72" TALL. STOREFRONT SYSTEM IS TO MATCH ADJACENT STOREFRONT FINISHES AND MULLION SPACING.
 - 3 NEW FENCE SYSTEM. NEW MIN 3'-0" WIDE ACCESS GATE TO BE INTEGRATED INTO FENCE SYSTEM. GATE SHALL HAVE SELF-CLOSING HINGES AND NO LATCHING HARDWARE. AND SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL. FESTOON LIGHTING POLES TO BE PROVIDED REF TO RCP.
 - 4 NEW 3'0" x 7'0" WOOD LOOK LAMINATE DOORS IN METAL FRAME. FRAME TO BE PAINTED TO MATCH ADJACENT WALL PAINT. PRIVACY LEVER LATCH SET WITH OCCUPANCY LOCK. MATTE BLACK FINISH.
 - 5 NEW 3'0" x 7'0" HOLLOW METAL DOOR IN METAL FRAME. DOOR AND FRAME TO BE PAINTED TO MATCH ADJACENT WALL PAINT. KEYED LEVER SET.
 - 6 NEW 10'0" x 12'0" BLACK GARAGE DOOR WITH GLASS. RE RENDERINGS.
 - 7 NEW 3'0" x 10'0" BLACK ALUM STOREFRONT SYSTEM. GLASS DOOR WITH FULL HEIGHT SIDELITE. SEE RENDERINGS.
 - 8 NEW CHECK-IN/RETAIL/LOCKER CASEWORK. GC TO PROVIDE POWER AS REQUIRED. RE RENDERINGS.
 - 9 NEW DECORATIVE CMU BLOCK PARTIAL HEIGHT WALL. GROUT TO BE PAINTED. TUBE STEEL AND LOGO ABOVE. RE RENDERINGS.
 - 10 NEW DECORATIVE CMU BLOCK PARTIAL HEIGHT WALL. GROUT TO BE PAINTED. TUBE STEEL AND PAINTED CHAIN LINK FENCE ABOVE. RE RENDERINGS.
 - 11 TENANT PROVIDED PUTT PUTT GAME. FLOOR MOUNTED IN FIXED POSITION. 42" AISLE MIN PER CODE. TYP ALL GAME LOCATIONS. GC TO PROVIDE POWER AS REQ'D.
 - 12 PUTT PUTT GAME AREA. GAME TO BE MOUNTED DIRECTLY OVER EXISTING FLOORING. CORE DRILL LOCATIONS WILL BE REQUIRED AT EACH HOLE. FINAL HOLE DESIGN TBD. 42" AISLE MIN PER CODE. TYP ALL GAME LOCATIONS. RE RENDERINGS.
 - 13 4'0" H DECORATIVE CMU BLOCK GAME DIVIDER. FINAL DESIGN TBD. RE RENDERINGS.
 - 14 1'6" x 5" WOOD GAME DIVIDER. RE RENDERINGS.
 - 15 PATCH AND REPAIR DRYWALL FOR CONTINUOUS, SMOOTH & PLUMB FINISHED DRYWALL SURFACE IN PREPARATION FOR PAINTED MURAL. BY OTHERS.
 - 16 BANQUETTE SEATING WITH LIGHT SHELF AND TABLES TO BE COORDINATED WITH FOOD AND BEV AND ARCHITECT.
 - 17 CNC LASER CUT POWDER COATED METAL DIVIDERS. DIVIDER TO BE FIXED TO CEILING AND BANQUETTE.
 - 18 TWO TONE ARTIFICIAL PLANT WALL. BASIS OF DESIGN: DESIGNER PLANTS, NATURAL AND PREMIUM BRIGHT ARTIFICIAL BOXWOOD WALL 40X40 COMMERCIAL GRADE UV RESISTANT. RE RENDERINGS.
 - 19 TENANT PROVIDED STATIONARY DECORATIVE GOLF CART.
 - 20 REFER TO FOOD SERVICE DRAWINGS FOR EQUIPMENT LAYOUT AND SPECIFICATIONS. GC TO COORDINATE INSTALL WITH TRIMARK.
 - 21 PERMANENT PROJECTION SCREEN.
 - 22 PROVIDE BLOCKING IN WALL AS REQ. FOR WALL MOUNTED MIRRORS AND WALL MOUNTED VANITYS. GC TO PROVIDE POWER AS REQUIRED.
 - 23 GC PROVIDED/INSTALLED RESTROOM ACCESSORIES. PROVIDE BLOCKING IN WALL ADEQUATE TO SUPPORT SINK ASSEMBLY AND USAGE. BABY CHANGING TABLE AND ADA REQ. GRAB BARS.

- UNDERMOUNT SINK:
BADELOFT- UNDERMOUNT RAMP SINK UB-04-M-GRY
- FAUCET SPECIFICATION:
VIGO NOMA SINGLE HOLE BATHROOM FAUCET IN BLACK
- COUNTER MOUNT SOAP DISPENSER: TBD
- BABY CHANGING TABLE:
KOALA KARE, RECESSED STAINLESS VERTICAL CHANGING STATION; #KBI11-SSRE; STAINLESS; 24" W X 5' D.
- TOILET PAPER DISPENSER:
SURFACE MOUNTED TOILET TISSUE;
BOBRICK, B-2888 OR APPROVED EQ.
- SANITARY NAPKIN DISPOSAL:
SURFACE MOUNTED SANITARY NAPKIN;
BOBRICK, B-254 OR APPROVED EQ.
- PAPER TOWEL DISPENSER:
SEMI-RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE; BOBRICK, B-38032 OR APPROVED EQ.
- VANITY MIRRORS:
\$400 ALLOWANCE PER MIRROR OVER EACH LAV (4 QTY) PRICE DOES NOT INCLUDE MARKUP, TAX OR FREIGHT.
- FULL HEIGHT MIRRORS:
\$600 ALLOWANCE PER MIRROR (2 QTY) PRICE DOES NOT INCLUDE MARKUP, TAX OR FREIGHT.

- 24 EMPLOYEE LOCKERS TO BE LOCKABLE.
- 25 LOCKABLE PLASTIC LAMINATE CASEWORK STORAGE.
- 26 SCREENING TO MATCH EXTERIOR STONE AND STUCCO FINISHES PER LEES SUMMIT BUILDING REQUIREMENTS. FINAL DESIGN APPROVED BY OWNER.
- 27 TENANT PROVIDED WALL MOUNTED SPIN WHEEL AND GC PROVIDED BALL VENDING.
- 28 FLOATING CASEWORK WITH INSTIGATED LIGHTING. RE RENDERINGS.
- 29 NEW 3'0" x 7'0" WOOD LOOK LAMINATE DOORS IN METAL FRAME. FRAME TO BE PAINTED TO MATCH ADJACENT WALL PAINT. KEYED LEVER SET. MATTE BLACK FINISH.

NOT FOR CONSTRUCTION

Craft Putt - Lee's Summit

Summit Fair
840-M NW BLUE PKWY, SUITE M
LEE'S SUMMIT, MO 64086

rev	issue	date
	PRICING SET	06.05.2024

24.02 Craft Putt Lee's Summit

A100

FLOOR PLAN

