

**DEVELOPMENT SERVICES**

**PLAN REVIEW CONDITIONS**

February 10, 2025

CORNERSTONE ARCHITECT LLC  
8117 ROBERTS RD  
KANSAS CITY, MO 64152

Permit No: PRCOM20245945  
Project Title: DRAGON J  
Project Address: 204 NW OLDHAM PKWY, LEES SUMMIT, MO 64081  
Parcel Number: 62140031600000000  
Location / Legal: OLDHAM PARKWAY SHOPPING CENTER, LOTS 3 & 4 --- LOT 3  
Description:  
Type of Work: CHANGE OF TENANT  
Occupancy Group: ASSEMBLY FOR FOOD AND DRINK INC BARS, RESTAURANTS, BANQUET HALLS  
Description: DRAGON J - CHANGE OF TENANT FOR NEW 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: Craig Hill**

**Approved**

**Building Plan Review**

**Reviewed By: Joe Frogge**

**Rejected**

1. 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.

Action required: Comment is informational.

2/10/2025 - Not addressed. **owner have hand delivered the approval letter from Deb Sees in person to the city back in 2024**

2. 2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official.

Action required: Provide engineer's report to verify that existing roof structure will support additional load imposed by new equipment.

2/10/2025 - Not addressed. **see structure letter and sealed drawing**

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3. 2017 NEC Article 210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means. **See E 200**

Action required: Provide receptacle(s) on roof within 25' of new equipment or provide verification of existing.

**2/10/2025 - Not addressed. Receptacle provided for one RTU but exhaust fans and condensing unit are not covered.**

Licensed Contractors

Reviewed By: Joe Frogge

Approved

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