

MICHAEL MOORES, RA  
(816) 516-4861

Development Services  
CITY OF LEE'S SUMMIT, MISSOURI  
220 SE Green Street  
Lee's Summit, MO 64063

Re: 2FOLD  
600 NE Maguire Blvd  
Lee's Summit, MO 64064  
Permit No.: PRCOM20255584

January 09, 2026

Dear Plans Examiner:

We have received your plan review comments and have itemized our responses to correspond with each comment.

**Building Plan Review:**

1. Project cost – resolved.
2. The one-time impact fee with additional application is acknowledged.
3. Design occupant load – resolved.
4. See the revised numbers in the Building Area Limitations block of the Code Analysis on sheet A-001.
5. Panic and fire exit hardware – resolved.
6. Exterior ground-mounted mechanical units will be screened from view with white vinyl fencing to a height not less than the height of the mechanical unit being screened. See revised notes on sheets A-100 and A-101.
7. Please see the attached letter from the structural engineer addressing the inquiry of the need for column pads and grade beams.
8. Please see sheet M100 for the added note regarding duct detectors.
9. Design changes:
  - a. The shower in room 102.2 was enlarged. See plan revision on sheet A-101.
  - b. E002 - Revised single line and panel schedules to reflect existing conditions
  - c. E003 - Sheet added
  - d. E004 - Sheet added
  - e. E100 - Revised to reflect existing conditions
  - f. E200 - Removed new warehouse and practice area lighting. Existing to remain
  - g. E201 - Added emergency lighting to restrooms
  - h. E202 - Sheet removed from set

**Fire Plan Review:**

1. Shop drawings will be submitted for review and approval as a deferred submittal by the Fire Alarm System contractor.
2. Shop drawings will be submitted for review and approval as a deferred submittal by the Fire Suppression System contractor.

3. The occupant load factor for the practice area, as originally submitted, has been approved by Joe Frogge. The resulting occupant load for that space is less than 50. Panic hardware is not required for the exit doors in the practice area.

Please call if you have any questions.

Sincerely,

MICHAEL MOORES, RA

January 8, 2026

Mr. Michael Moores  
Ward Development  
1120 NW Eagle Ridge Blvd  
Grain Valley, MO 64029

**RE: 2-Fold Tenant Improvement – 600 NE Maguire Blvd, Lee’s Summit, MO  
Response to Correction 7 Noted on Plan Review**

Mr. Moores,

I serve as structural engineer of record on the 2-Fold Tenant Improvement Project, both for the building, and the tenant improvement scope. Correction 7 noted in the building plan review states the following:

“Action required: Provide letter from structural engineer that verifies that existing slab is sufficient to support new walls and floor.”

The new stud walls and columns are bearing on the slab on grade. The provisions within the publication “Designing Floor Slabs on Grade” by Boyd Ringo and Robert Anderson, were used to determine the capacity of the slab on grade to resist these loads. Note that detail 4/S2 shows a very large baseplate with a stiffener plate to spread the load over a longer distance. This was done to eliminate the need for an isolated footing. This was the only case where standard details would not work to bear directly on the slab.

About the method used: The methods in Ringo’s publication are now considered a conservative approach as more recent studies suggest that slabs on grade have much higher capacities than previously estimated. For more information on this, please refer to the works of Shentu, Jiang, & Hsu for a newer elasto-plastic design method. We have conservatively used Ringo’s Method.

In conclusion, I can verify that the existing 6” slab is sufficient to support the new walls and floor. It was carefully considered in the structural design.

Sincerely,



Jeremy Stech, P.E.  
Engineering Manager  
Needham DBS

