



October 22, 2015

Department of Planning and Development
City of Lee's Summit
220 SE Green, Lee's Summit, MO 64063

To Whom It May Concern:

This packet represents the requested documents with regard to installation of a temporary sales trailer in order to pre-sell the Kessler Ridge Subdivision. As per ordinance, the trailer is intended to use for pre-sale only and will be removed when the first certificate of occupancy is received for the model home. The following documents are included in this packet:

- Technical specifications with regard to the trailer including floorplan and dimensions
- A suggested pier blocking and tie-down plan with wet seal from structural engineer
- Photos of the execution of the tie-down plan
- A proposed worksheet detailing the construction of an ADA compliant wheel chair ramp
- Overhead maps of the area

Please let me know if you need any additional information. As per conversations with your ordinance officers, the trailer itself does not require a permit. Our intent is to inform you of the presence of the trailer and its compliance with your regulations along with a permit to run temporary power to the unit.

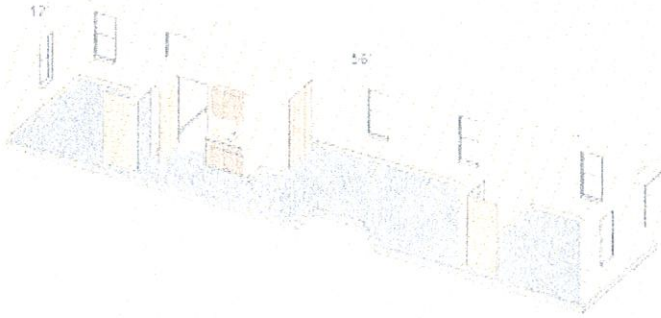
Best-

Dan Walsh
Vice-President, Inspired Homes
913.522.2025
dwalsh@inspired-homes.com

RELEASED FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
CODES ADMINISTRATION
LEE'S SUMMIT, MISSOURI
BY 1575
DATE 10/22/15



12'X56' DESIGNER OFFICE

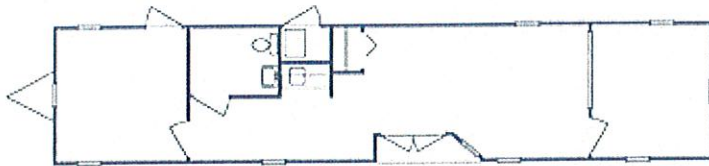


12'x56' Designer Office 3D View

Stay comfortable and productive, it's your upscale office in the field.

Two comfortably-sized private offices divided by a wide-open community area make this 672-square-foot 12'x56' Designer Office well-suited for a wide range of professional applications.

[Instant Quote](#)



12'x56' Designer Office Floor Plan

PRODUCT DETAILS

- Specs & Features
- 360° View
- Additional Services

Whether you need a professional space for your remote sales team, or additional offices for your expanding business, our Designer Offices deliver the appearance you want, at a price you can afford.

Your Designer Office is easily tailored to fit your needs. Wood, vinyl and metal exteriors, skirting and other custom exterior and interior features are all available upon request. Just ask your ModSpace sales representative.

Specifications

- 12'x56' building size
- 12'x60' overall size with towing hitch
- (2) 12'x12' private office
- (1) 12'x32' main office or display area
- 672 square feet of interior floor space
- Electric, plumbing, heat and air conditioning
- 50 lbs. per square foot allowable floor load

Features

- Insulated walls, ceilings and floors
- Wall-to-wall commercial grade carpeting
- 120V electrical outlets
- Electric water heater
- Vertical sliding windows
- Vinyl-covered gypsum wallboard
- Central heating & air conditioning
- Plenum wall for HVAC noise reduction
- Coffee bar with steel sink, counter and storage cabinet underneath
- Storage closets with wood doors
- Designer-style siding with matching trim and mansard-style roof
- Recessed front entry porch
- Front door: single or double lockable French doors
- (1) 36"x80" exterior door at private entrance
- (1) French-style interior door
- (2) 36"x80" interior doors
- 4' recessed diffused fluorescent lighting
- 8' ceiling height
- Adjustable heat/air diffusers in ceiling
- EPDM rubber roofing

All features noted are ModSpace standards. Contact your local ModSpace representative for details on units available in your area.

12' x 32' Main Office

Switch to: 12' x 12' Office A OR 12' x 12' Private Office B

Click for a full screen [360° Panoramic View](#)

Additional Services

We can take care of everything you need to have a fully-functional office at your job or office site, so you can be up and running day one with your new space.

- [Steps, Decks and Ramps](#) - OSHA, CAL OSHA and general code options
- [Furniture](#) - From just the basics to professional office
- [Insurance](#) - Optional Commercial General Liability and Damage Waiver options
- [Communications Services](#) - Pre-wiring for voice and data
- [Plug and Play Utilities](#) - Utility hookups, HVAC, bottled water delivery and more.

2012 INTERNATIONAL BUILDING CODE

1. FOUNDATION REVIEW AND INSPECTION IS TO BE PERFORMED

- ### FOUNDATION LEGEND

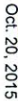
INDICATES MINUTE MAX O

INDICATES MINUTE MAN O
EQUAL FRAME TIE-DOWN
LOCATION AND DIRECTION

INDICATES PIER DETAIL

FLOOR LIVE LOAD

FLOOR DEAD LOAD	= 10 PSF
GROUND SNOW LOAD	= 20 PSF
ROOF DEAD LOAD	= 10 PSF
EXTERIOR WALL DEAD LOAD	= 42 PLF



NOTE: THIS FOUNDATION DESIGN IS BASED ON THE WIND SPEED AND GROUND SNOW LOAD FOR THE LOCATION LISTED BELOW:

SITE LOCATION:
MARINER REAL ESTATE MANAGEMENT, LLC
5W LONGVIEW BLVD. AND SW KESSLER DR.
LEES SUMMIT, MISSOURI 64002

SERIAL NUMBER:
TXL0KAKENO 03B348

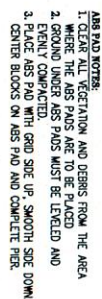
TITLE: FOUNDATION PLAN
MODEL: 1260 O/A OFFICE

DRAWN BY:	MLR
REV:	

9101 N.E. BIRMINGHAM ROAD, KANSAS CITY, MO 4161

DATE:	10/19/15
SCALE:	3/16"=1'

JOB NO:	2015-123
DRAWING NO:	1



PIER DETAIL A
N.T.S.



Inspired Homes

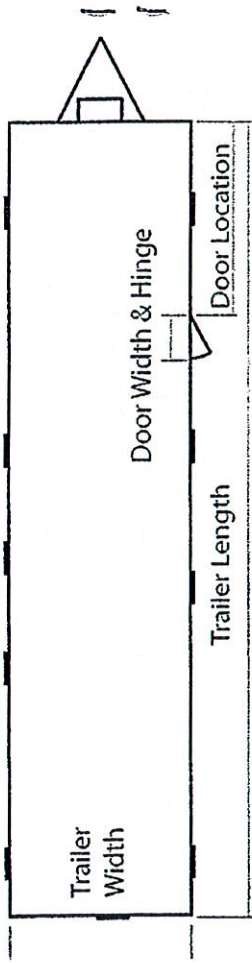
O: 816.548.3300

F: 816.548.3301

E: info@inspired-homes.com



Ramp Measurement Guide

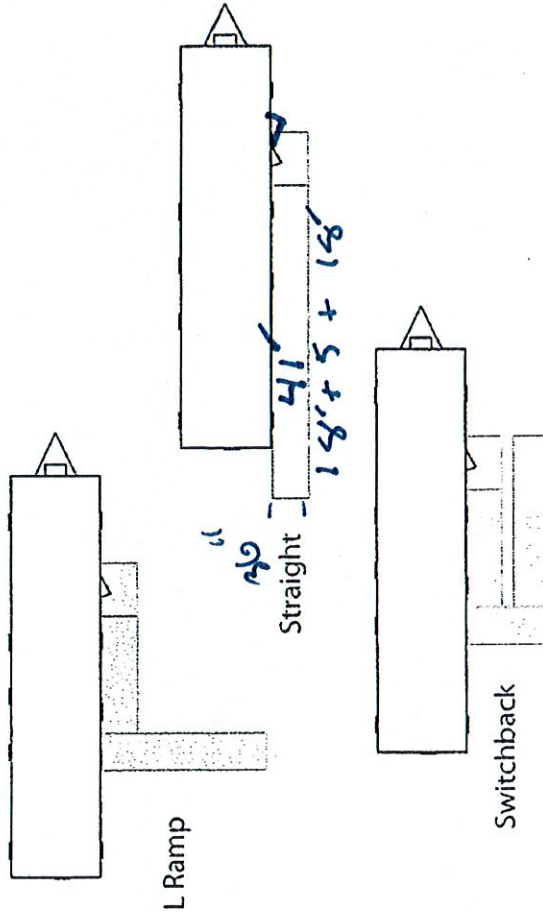


Trailer Dimensions: 56 feet 0 inches

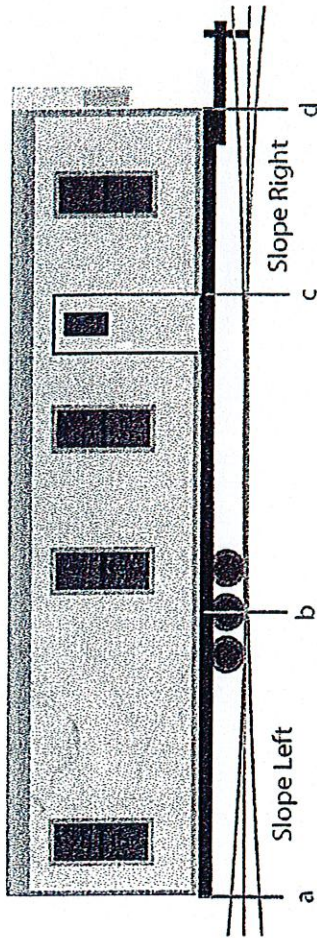
Door Location: 72 feet 0 inches

Door Width: 72 inches

Door Hinge: Right Double Left



Ramp Configuration: L Ramp Straight Switchback



Slope Left: Up Flat Down

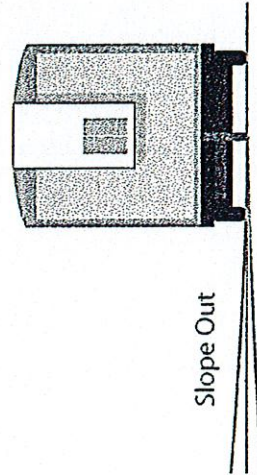
Slope Right: Up Flat Down

Height a: 36 inches

Height b: 36 inches

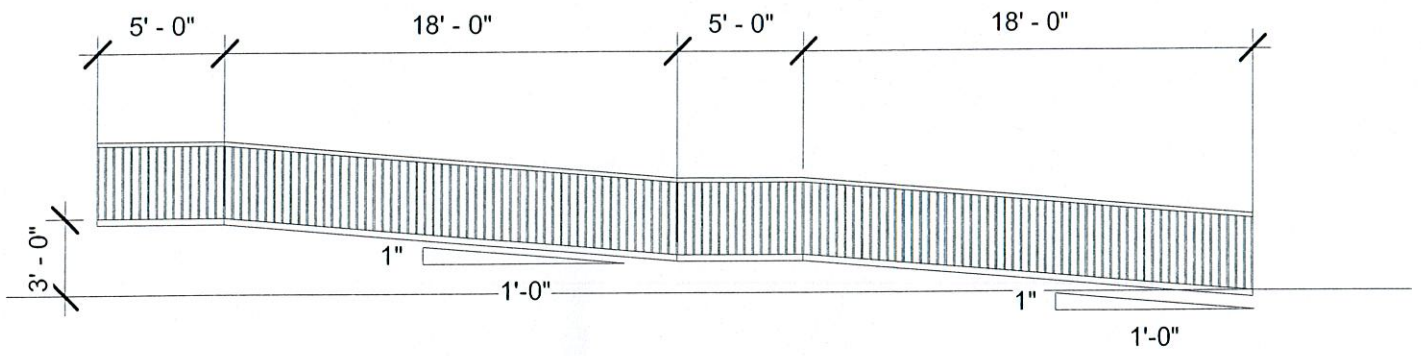
Height c: 36 inches

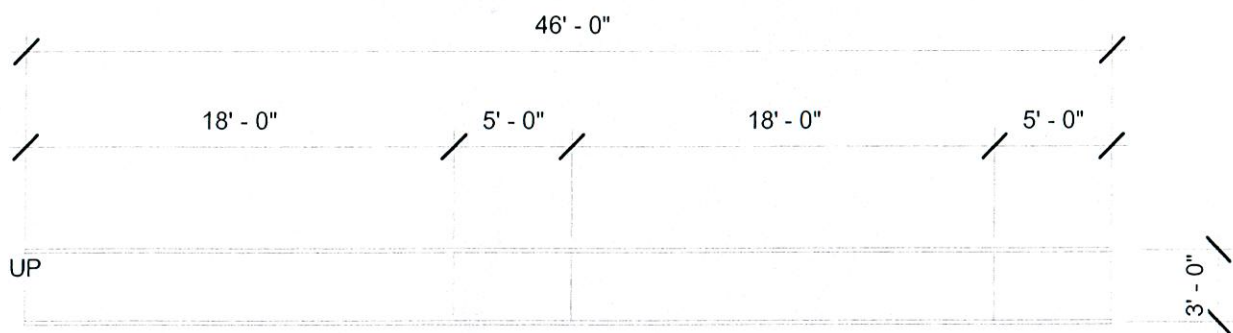
Height d: 36 inches



Slope Out: Up / Flat / Down

Obstructions: Trees / Posts / Lighting/ Other: _____







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