

03.22.2019

James R. Kersten
Hollis + Miller Architects
1828 Walnut St. STE 922
Kansas City, MO 64108

RE: Permit #: PRCOM20190589
Our Lady of the Presentation Addition and Renovation
Lee's Summit, MO

We received your letter dated 03.22.19 and our replies are in bold below your comments. Please let us know if there are any issues that are not resolved in an acceptable manner.

PLAN REVIEW NOTES/COMMENTS:

Licensed Contractors

1 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.

Response: A list of Licensed Contractors will be provided after bidding has ended.

Building Plan Review

1 The building permit for this project cannot be issued until the Codes Administration Department has received the approved Final Development Plan from the Planning and Development Department.

Response: Noted

2 2012 IBC 1009.3.1 - Construction. Where required, enclosures for exit access stairway shall be constructed in accordance with this section. Exit access stairway enclosures shall be constructed as fire barriers in accordance with Section 707 or horizontal assemblies in accordance with Section 711, or both.

Response: 2012 IBC 1009.3 Exception 4 states: In other than Group B and M occupancies, exit access stairway openings are not required to be enclosed provided that the building is equipped throughout with an automatic sprinkler system in accordance



with Section 903.3.1.1, the floor opening does not connect more than four stories, the area of the floor opening between stores does not exceed twice the horizontal projected area of the exit access stairway, and the opening is protected by a draft curtain and closely spaced sprinklers in accordance with NFPA 13. ***(1) the building is equipped with an automatic sprinkler system that meets/will meet section 903.3.1.1. (2) the stairs connect three stories (3) the floor opening does not exceed twice the horizontal projected area of the exit access stairway (4) openings are protected by doors and a gypsum wall (wall type 15B) built to deck to provide a draft curtain. The mechanical duct servicing the stairwell is equipped with a smoke damper (Re: J1/M101, J9/M101). (5) The sprinklers will be designed as closely spaced in accordance with NFPA 13.***

Fire Plan Review

1 2012 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. .A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

Response: Noted

2 2012 IFC 408.11.2 - Tenant identification. Each occupied tenant space provided with a secondary exit to the exterior or exit corridor shall be provided with tenant identification by business name and/or address. Letters and numbers shall be posted on the corridor side of the door, be plainly legible and shall contrast with their background.

Response: Noted

3 2012 IFC 506.1.1-Locks. An approved lock shall be installed on gates or similar barriers when required by the fire code official.

Response: Noted

4 2012 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or



modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

Response: Noted

5 2012 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

Response: Noted

6 2018 IFC 906.2- General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Response: Noted

7 Fire resistance rating ACTION REQUIRED: Exit access stairways shall be rated to a minimum of a one-hour fire rating.

Response: 2012 IBC 1009.3 Exception 4 states: In other than Group B and M occupancies, exit access stairway openings are not required to be enclosed provided that the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the floor opening does not connect more than four stories, the area of the floor opening between stores does not exceed twice the horizontal projected area of the exit access stairway, and the opening is protected by a draft curtain and closely spaced sprinklers in accordance with NFPA 13. *(1) the building is equipped with an automatic sprinkler system that meets/will meet section 903.3.1.1. (2) the stairs connect three stories (3) the floor opening does not exceed twice the horizontal projected area of the exit access stairway (4) openings are protected by doors and a gypsum wall (wall type 15B) built to deck to provide a draft curtain. The mechanical duct servicing the stairwell is equipped with a smoke damper (Re: J1/M101, J9/M101). (5) The sprinklers will be designed as closely spaced in accordance with NFPA 13.*

8 Access controlled egress

Response: Noted



11 2012 IFC (B) 1022.9 Stairway identification signs. A sign shall be provided at each floor landing in an interior exit stairway and ramp connecting more than three stories designating the floor level, the terminus of the top and bottom of the interior exit stairway and ramp and the identification of the stair or ramp. The signage shall also state the story of, and the direction to, the exit discharge and the availability of roof access from the interior exit stairway and ramp for the fire department. The sign shall be located 5 feet (1524mm) above the floor landing in a position that is readily visible when the doors are in the open and closed positions. In addition to the stairway identification sign, a floor-level sign in raised characters and Braille complying with the ICC A1 17.1 shall be located at each floor-level landing adjacent to the door leading from the interior exit stairway and ramp into the corridor to identify the floor level.

1022.9.1 Signage requirements. Stairway identification signs shall comply with all the following requirements:

1. The signs shall be a minimum size of 18 inches (457 mm) by 12 inches (305 mm).
2. The letters designating the identification of the interior exit stairway and ramp shall be a minimum of 1 1/2 inches (38 mm) in height.
3. The number designating the floor level shall be a minimum of 5 inches (127 mm) in height and located in the center of the sign.
4. All other lettering and numbers shall be a minimum of 1 inch (25 mm) in height.
5. Characters and their background shall have a nonglare finish. Characters shall contrast with their background, with either light characters on a dark background or dark characters on a light background.
6. When signs required by Section 1022.9 are installed in the interior exit stairways and ramps of buildings subject to Section 1024, the signs shall be made of the same materials as required by Section 1024.4.

Response: Noted.

12 2012 IFC 907.3.1 Duct smoke detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the International Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

Response: Duct mounted smoke detectors are called out on E301 on A9, J1, J9 – Re: Keynote “1” – “DUCT MOUNTED SMOKE DETECTOR IN ROOF TOP UNIT RETURN AIR DUCT. CONNECT TO EXISTING FIRE ALARM SYSTEM. SMOKE DETECTOR SHALL BE CONNECTED TO RTU SAFETY CIRCUIT TO SHUT DOWN FAN UPON ACTIVATION OF FIRE ALARM.”



13 2012 IFC 1008.1.10 Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is a panic hardware or fire exit hardware.

Response: Exit door A103b is specified to have panic hardware per DOOR HARDWARE 087100 – 9. Door Schedule (A681) is updated and attached to correspond. Door X101a is existing and has panic hardware is in place. Door Schedule (A681) is updated to note this.

15 2012 IFC 1006.1 Illumination required. The means of egress shall be illuminated at all times the building space served by the means of egress is occupied.

***Response: A9/E101 notes existing exterior illumination at X101a (see note "9")
A9/E101 notes relocated exterior illumination at A103b (see note "8")***

Should you have any questions or concerns regarding this action please feel free to contact our office.

HOLLIS + MILLER ARCHITECTS



James Kersten

/Volumes/KC-MRKT/MKT_Services/Corporate/Stationery/2016 Office Templates/City Codes Comments Response Letter/KC City Codes Comments Response Letter.docx



ROOM FINISH SCHEDULE

ROOM NO	Name	Finish	Base	WALLS				Ceiling Finish	Finish Notes
				North	East	South	West		
A100	EXIST CLASS	EXIST/C2	EXIST/RB1	P1	P1	P1	P1	EXIST/ACT1	REFER TO A601 & A121 FOR EXTENTS OF ADDITION
A103	STAIR	C3	RB1	P1	P1	P1	P1	OPEN	
A200	VESTIBULE	FT1	RB1	P1	P1	P1	P1	ACT1	
A201	CORRIDOR	FT1	RB1	P1	P1	P1	P1	ACT1	
A202	ELEC.	FT1	RB1	P1	P1	P1	P1	OPEN	
A203	STAIR	FT1	RB1	P1	P1	P1	P1	OPEN	
A204	CLASSROOM	C1	RB1	P1	P1	P1	P1	ACT1	
A205	CLASSROOM	C1	RB1	P1	P1	P1	P1	ACT1	
A206	CLASSROOM	C1	RB1	P1	P1	P1	P1	ACT1	
A207	TEAM LAB	C1	RB1	P1	P1	P1	P1	ACT1	
A208	CLASSROOM	C1	RB1	P1	P1	P1	P1	ACT1	
A209	STORAGE	C1	RB1	P1	P1	P1	P1	ACT1	
A300	VESTIBULE	FT1	RB1	P1	P1	P1	P1	ACT1	
A301	CORRIDOR	FT1	RB1	P1	P1	P1	P1	ACT1	
A302	ELEC.	FT1	RB1	P1	P1	P1	P1	OPEN	
A303	STAIR	FT1	RB1	P1	P1	P1	P1	OPEN	
A304	CLASSROOM	C1	RB1	P1	P1	P1	P1	ACT1	
A305	CLASSROOM	C1	RB1	P1	P1	P1	P1	ACT1	
A306	CLASSROOM	C1	RB1	P1	P1	P1	P1	ACT1	
A306	STORAGE	C1	RB1	P1	P1	P1	P1	ACT1	
A307	TEAM LAB	C1	RB1	P1	P1	P1	P1	ACT1	
A308	CLASSROOM	C1	RB1	P1	P1	P1	P1	ACT1	

ROOM SCHEDULE REMARKS

1. PROVIDE LEVEL 5 FINISH FOR GYPSUM BOARD SURFACE WHERE WGX IS DESIGNATED. RE: FINISH FLOOR PLANS AND INTERIOR ELEVATIONS FOR TRANSITION CLARIFICATION.

MATERIAL FINISH LEGEND

ID	KEYNOTE	MATERIAL	MANUFACTURER	STYLE/MODEL NO	COLOR/FINISH	REMARKS
ACT1	09 51 13.A01	Acoustical Ceiling Tile	Armstrong Ceilings	1729 Fine Fissured	White, 24"x48"	
C1	09 68 16.A01	Carpet	Philadelphia Commerical	54593 Multiplicity	00400 Overflow	Broadloom Carpet to match existing school carpet, Note #1
C2	09 68 13.A01	Carpet Tile	Match Existing	Owner Provided	Owner Provided	Match existing carpet install pattern, Note #1
C3	09 68 13.A01	Carpet Tile	J+J Flooring Group	7069, Incognito Walk-Off Modular	1837 Operative	Intall - Ashlar pattern, Note #1
FT1	09 67 23.A01	Vinyl Tile	Flexco	Natural Elements Stone, 18"x18"	632 Dusk	Note #2
P1	09 91 23	Paint	Sherwin Williams	SW 7558	Midici Ivory	
P2	09 90 00	Paint	Sherwin Williams	SW 7048	Urbane Bronze	
PL1	12 32 00.A01	Plastic Laminate	Formica	8849-58	Natural Teak	
PL2	12 32 00.A03	Plastic Laminate	Wilsonart	4880-38	Carbon Mesh	match red oak doors
RB1	09 65 13.A01	Rubber Base	Roppe	Pinnacle, 4" Cove	193 Black Brown	Provide RB3 at FT1/Carpet transitions
RB2	09 65 13.A02	Rubber Stair Nosing	Roppe	#1, Commercial Stair Nosing	193 Black Brown	Stair Nosing
RB3	09 65 13.A06	Rubber Reducer	Roppe	Transition #159	193 Black Brown	FT1/Carpet Transitions
SS1	12 32 00.A04	Solid Surface	LG Hausys	T017	Andromeda	
WP1	09 77 23.A01	Fabric Wrapped Panels	Guilford of Maine	2120 Tempest	023 Starlight	

FINISH LEGEND NOTES:

1. OWNER REQUESTED THE FOLLOWING BIDDER TO BE ADDED TO THE LIST: COMPLETE FLOOR COVERING, LEE'S SUMMIT, MO, 816-246-4221
2. OWNER REQUESTED THE FOLLOWING BIDDER TO BE ADDED TO THE LIST: WC TINGLE FLOORING, LEE'S SUMMIT, MO, CONTACT: TYLER BARR 1-800-821-3226

GENERAL FINISH NOTES

- REFER TO FINISH FLOOR PLANS, REFLECTED CEILING PLANS, ELEVATIONS, AND DETAILS FOR EXTENT OF MULTIPLE FINISHES.
- DO NOT PAINT NATURAL OR MANUFACTURED STONE, BRICK, GLAZED BLOCK OR ANY OTHER PREFINISHED MATERIALS.
- DO NOT PAINT ALUMINUM OR OTHER NON-FERROUS METALS THAT ARE PREFINISHED.
- MATCH VERTICAL FINISH OF ALL INTERIOR GYPSUM BOARD SOFFITS TO HORIZONTAL FINISH AS NOTED ON RCP OR ROOM FINISH SCHEDULE, UNO.
- PAINT ALL EXPOSED CEILINGS DESIGNATED AS 'OTS' AS INDICATED ON ROOM FINISH SCHEDULE. PAINTING INCLUDES, BUT IS NOT LIMITED TO: EXPOSED STRUCTURE, JOISTS, METAL DECKING, EXISTING TECTUM PANELS, DUCTWORK AND MECHANICAL EQUIPMENT.
- PAINT ALL EXPOSED STEEL, UNO.
- PAINT ALL INTERIOR HOLLOW METAL DOORS AND FRAMES COLOR P1, UNO.
- PAINT OR FINISH THE FOLLOWING ITEMS TO MATCH ADJACENT PAINT OR FINISH:
 - ELECTRICAL PANELS IN FINISHED ROOMS
 - GRILLES, LOUVERS ETC. PRIMED OR SPECIFIED TO BE PAINTED
 - UNFINISHED SPEAKER OUTLET GRILLES
 - VISIBLE PORTIONS OF DUCTWORK AND MECH EQUIPMENT BEHIND VENTS, GRILLES AND DIFFUSERS

SHEET KEYNOTE LEGEND

03 30 00.A13	WATERSTOPS
03 30 00.A14	VAPOR RETARDERS
04 20 00.A12	FACE BRICK
04 20 00.A45	CAVITY WALL INSULATION
05 40 00.A01	COLD-FORMED METAL FRAMING
05 40 00.A07	MISCELLANEOUS FRAMING/FURRING
06 16 00.A02	FIRE-RETARDANT TREATED PLYWOOD
06 16 00.A04	GLASS-MAT GYPSUM WALL SHEATHING
07 21 00.A17	POLYISOCYANURATE INSULATION
07 21 00.A17	MINERAL WOOL
07 24 19.A01	DRAINABLE EXTERIOR INSULATION AND FINISH SYSTEM
07 25 00.A02	SELF-ADHERING WEATHER BARRIERS
07 27 29.A01	VAPOR RETARDING AIR BARRIER COATING
07 27 29.A02	VAPOR PERMEABLE AIR BARRIER COATING
07 42 13.A09	RAINSCREEN FURRING SYSTEM
07 62 00.A35	PRE-FINISHED MISC METAL FLASHING
07 92 00.A01	SEALANT
08 11 13.A03	HOLLOW METAL FRAME
08 41 13.A03	ALUMINUM DOOR
08 71 00.A01	THRESHOLDS
09 21 16.A01	NON-STRUCTURAL FRAMING
09 29 00.A02	GYPSUM BOARD - TYPE X
09 29 00.A06	MOLD AND MOISTURE RESISTANT GYPSUM BOARD
32 13 73.A01	EXPANSION/ISOLATION JOINT WISEALANT

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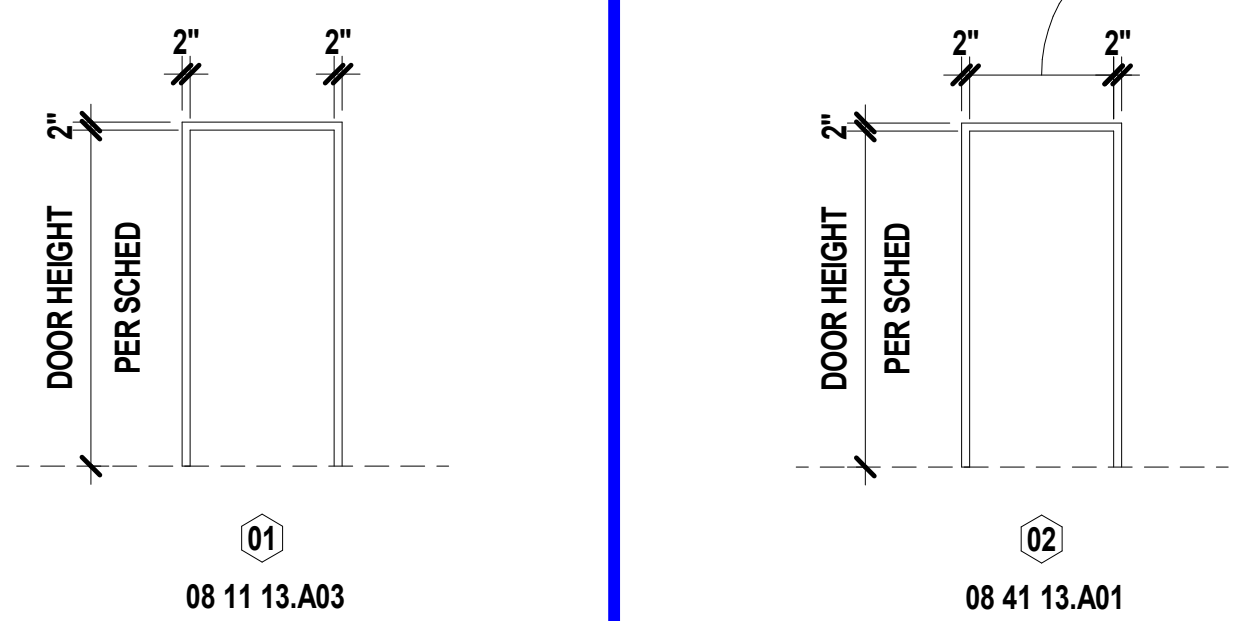
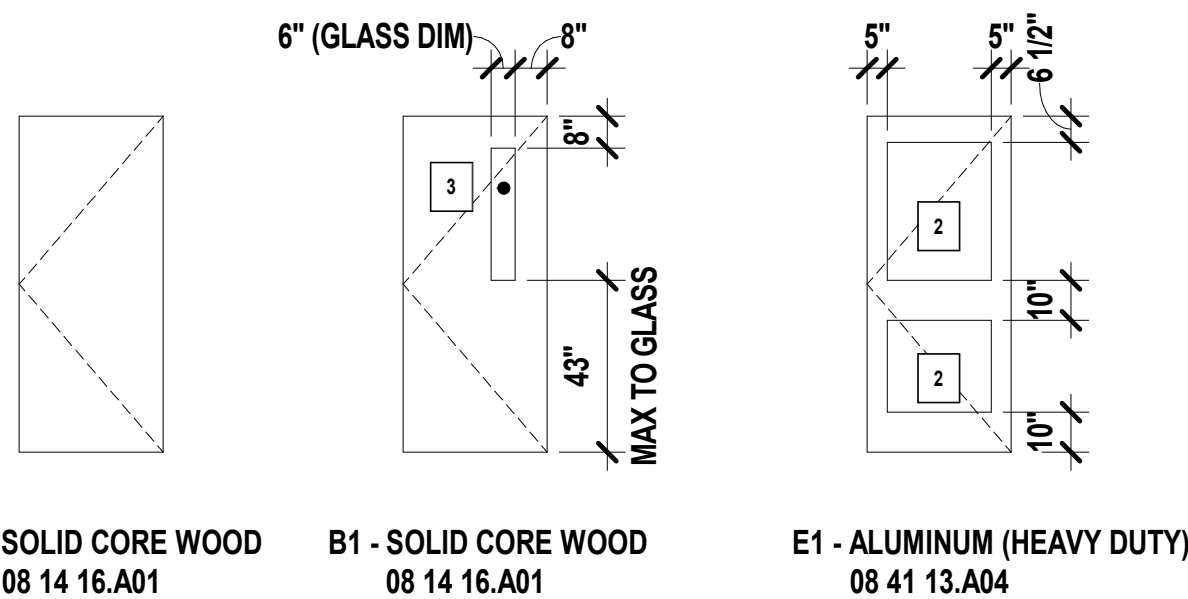
Holls + Miller Architects
Missouri State Certificate of Authority
Architecture # 00000101
Structure # 200001033

HG Consult Inc.
Civil Engineer
10512 North Euclid Ave.
Kansas City, MO 64155
816.524.7275 phone

Olsson
MEP Engineer
1301 Burlington St., STE 100
North Kansas City, MO 64116
816.361.1177 phone

DOOR SCHEDULE

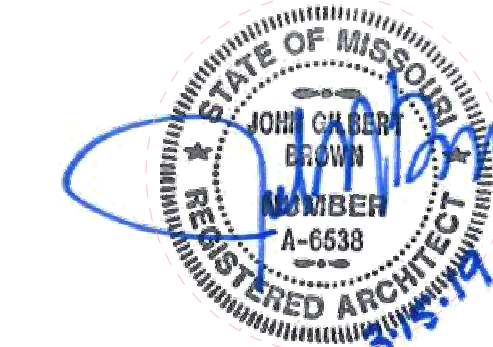
Number	DOOR Size	Frame			All DETAILS on A681 UNO				Fire Rating	Remarks
		Type	Type	Material	Head	Strike	Hinge	Thresh		
A103b	PR 3'-0" x 7'-2" x 1'-3/4"	E1	01	ALUM					A9	--
A202a	PR 3'-0" x 7'-0" x 1'-3/4"	A1	01	HM	A12	--	A14	--	--	CARD READER, PANIC HARDWARE REQUIRED
A203a	PR 3'-0" x 7'-0" x 1'-3/4"	B1	01	HM	A12	--	A14	--	--	HOLD OPEN
A204a	3'-0" x 7'-0" x 1'-3/4"	B1	01	HM	A12	--	A14	--	--	
A205a	3'-0" x 7'-0" x 1'-3/4"	B1	01	HM	A12	--	A14	--	--	
A206a	3'-0" x 7'-0" x 1'-3/4"	B1	01	HM	A12	--	A14	--	--	
A207a	3'-0" x 7'-0" x 1'-3/4"	B1	01	HM	A12	--	A14	--	--	
A208a	3'-0" x 7'-0" x 1'-3/4"	B1	01	HM	A12	--	A14	--	--	
A208b	3'-0" x 7'-0" x 1'-3/4"	A1	01	HM	A12	--	A14	--	--	
A300a	PR 3'-0" x 7'-0" x 1'-3/4"	B1	01	HM	A12	--	A14	--	--	HOLD OPEN
A302a	PR 3'-0" x 7'-0" x 1'-3/4"	A1	01	HM	A12	--	A14	--	--	
A303a	PR 3'-0" x 7'-0" x 1'-3/4"	B1	01	HM	A12	--	A14	--	--	HOLD OPEN
A304a	3'-0" x 7'-0" x 1'-3/4"	B1	01	HM	A12	--	A14	--	--	
A305a	3'-0" x 7'-0" x 1'-3/4"	B1	01	HM	A12	--	A14	--	--	
A306a	3'-0" x 7'-0" x 1'-3/4"	B1	01	HM	A12	--	A14	--	--	
A307a	3'-0" x 7'-0" x 1'-3/4"	B1	01	HM	A12	--	A14	--	--	
A308a	3'-0" x 7'-0" x 1'-3/4"	B1	01	HM	A12	--	A14	--	--	
A308b	3'-0" x 7'-0" x 1'-3/4"	A1	01	HM	A12	--	A14	--	--	
X101a	PR 3'-0" x 7'-0" x 1'-3/4"	EXIST	EXIS	ALUM	--	--	--	--	--	ADD CARD READER, PANIC HARDWARE IS INSTALLED
X103a	PR 3'-0" x 7'-0" x 1'-3/4" EXIST	EXIST	EXIS	ALUM	--	--	--	--	--	ADD HOLD OPEN



D9		Scale 1/4" = 1'-0"	Door Types		D13		Scale 1/4" = 1'-0"	Hollow Metal Frame Types		D15		Scale 1/4" = 1'-0"	Aluminum Frame Types	
A9		Scale 3" = 1'-0"	Threshold @ Exterior Door		A12		Scale 3" = 1'-0"	HM Head @ Metal Stud		A14		Scale 3" = 1'-0"	HM Jamb @ Metal Stud	

GLASS LEGEND

- LOW-E INSULATED GLASS - 08 80 00.A19
- LOW-E FULLY-TEMPERED INSULATED GLASS - 08 80 00.A20
- CLEAR FULLY-TEMPERED MONO. FLOAT GLASS - 08 80 00.A02
- EXISTING



JOB NO: 18124
DRAWN BY: NR
CHECKED BY: SB
DATE: 03.15.2019

A681