

April 23, 2020

Development Services
Lee's Summit, MORe: Permit No: PRCOM20200763
STREETS OF WEST PRYOR – LOT 3 SHELL
2050 NW LOWENSTEIN DR
LEES SUMMIT, MO 64081

Schwerdt Design Group Inc. has reviewed the plan review comments compiled by the City of Lee's Summit, Missouri, dated April 6, 2020. We have provided the responses below.

Response Note: The owners decided to change the size of the building due to a change in tenants. We have submitted a full set of construction documents with this response. The building changes include, but are not limited to, increased area by approximately 1,100 SF, revised elevations, all updated code information. An updated FDP response will also be submitted by SM Engineering.

Clarifications to this submittal will be identified by documentation in red.

Licensed Contractors**REJECTED****Joe Frogge**

1. Lee's Summit Code of Ordinance, Section 7-130.10 - Business License. It shall be unlawful for any person to engage in the construction contracting business without first obtaining a business license as required under the applicable provisions of Chapter 28 of the Lee's Summit Code of Ordinances.

Action required: Either a Class A or Class B license is required. Provide the name of the licensed general contractor.

Monarch Acquisitions Response: The owner has not selected a contractor at this time and acknowledge the requirement.

2. 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.

Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

Monarch Acquisitions Response: The owner has not selected a contractor at this time and acknowledge the requirement.

Building Plan Review**REJECTED****Joe Frogge**

1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.



Action required: Comment is for informational purposes.

SDG Response: Acknowledged.

2. The project cost, which is used to establish the permit fee, has not been provided.

Action required: Comment is for informational purposes

Monarch Acquisitions Response: Acknowledged

3. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide truss package or request deferral.

Certus Response: Roof truss package to be a deferred submittal.

4. 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf

SDG Response: Soils report is attached.

5. Inadequate information to complete review.

Action required: Provide light pole base details.

PKMR Response: A light pole base detail has been added to Sheet ME-102.

6. Drawings at end of specifications submittal not included in review.

Action required: Comment is for informational purposes.

SDG Response: Acknowledged.

Fire Plan Review

APPROVED WITH CONDITIONS

Michael Weissenbach

1. 2018 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building, each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).
(Verified At Inspection)
Address all exterior doors.

SDG Response: Acknowledged.

Attachments: Soils Report and Full Construction Document Set

Please contact the design team if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Hampton", with a stylized flourish at the end.

SCHWERDT DESIGN GROUP INC.

Michael Hampton, AIA