

# gouldevans

February 5, 2021

Mr. Joe Frogge  
Plans Examiner  
City of Lee's Summit  
220 SE Green Street  
Lee's Summit, MO 64063

Permit No: PRCOM20204993  
Project Title: SUMMIT THEATRE GROUP  
Project Address: 180 NW OLDHAM PKWY, LEES SUMMIT, MO 64081  
Parcel Number: 62140031600000000  
Location / Legal : Summit Shopping Center Lot 1

Joe:

Please see the attached revised drawings in response to your review comments. Note, I have provided a narrative summary here, but have made these changes to the drawings and documents as well.

## Licensed Contractors

1. The Licensed Contractor for the project is to be:

Flip KC LLC  
1404 SW Sapperton Rd  
Lee Summit, MO 64083  
816-916-1340  
[Jhaas1988@icloud.com](mailto:Jhaas1988@icloud.com)

2. The plumbing Contract is:

J&S Plumbing Pros LLC  
116 E Westglen Dr.  
Raymore, MO 64083  
John Marshall

## Plan Review

1. Occupancy Load: We have corrected the occupancy load on the drawings to be 47.
2. Application Form: We proposed editing the application form to remove performances. After analysis of the existing systems, the existing building does not have capacity for assembly uses.

3. Emergency Lighting: We have confirmed and indicated on the drawings the location of the existing exterior emergency lighting.
4. Restroom Accessibility: The restrooms are being revised to be fully accessible. Grab bars, room size, door and fixture clearances are all being designed to be compliant. To be field verified once construction is complete.
5. Finish Materials: The restroom areas will be constructed with tile floors and walls as the finish material.
6. MEP Design: Note, drawings have been revised to clarify that, with minimal exceptions, the MEP systems are not being changed from the existing conditions as follows:
  - a. The existing diffuser locations have been verified and identified on drawings.
  - b. The return air system is confirmed as being ducted to the central roof top unit, no plenum system.
  - c. The exhaust fans in the existing restrooms have been confirmed as tying into the existing exterior exhaust.
  - d. The existing restrooms were non ADA compliant. They have been updated to compliance. There will be no increase in fixture counts from the existing condition.
  - e. Existing lighting will remain in its place.
  - f. The plumbing in wall to be PVC for drain/waste lines, PEX for domestic water line
  - g.

## Fire Plan Review

1. The Occupancy Load calculation has been modified to be 47.
2. Address Numbers: Address numbers will be provided.
3. Smoke Detectors: After reviewing with our mechanical / electrical engineer and Section 907.2.2, for Group B occupancies with an occupancy load below 100, Fire alarm / smoke detection is not required.
4. Exterior Illumination: We have confirmed and noted on the drawings the location of existing exterior emergency lighting. Note: This is the same lighting shared by other tenants within the Summit Shopping Center.

Thanks again for your help thus far. Please let me know if you have any questions or additional comments.

Thanks

Sean Zaudke, AIA LEED AP

Associate Principal