



Edin Coralic,
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RE: Dutch Bros Coffee/ Building Plan Review

500 NW CHIPMAN RD, LEES SUMMIT, MO 64086

Responses to Building Plan Review Comments dated 11/01/2021

Mr. Frogge,

Thank you for all your assistance in this project. We truly appreciate the quick turnaround on the reviews and the communication on this project. Below you will find each of your original comments shown in gray text followed by our responses in italicized blue text.

FIRE PLAN REVIEW

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)

Response: Provided. Please refer to sheet SP1.2 for typical building address numbers. The same was shown on our building elevations (South Elevation) on page A6.0. Both sheets are attached in this submittal for reference. Please note that sheet SP1.2 only shows a sample of what the numbers will look like and that the actual address number will be 500 NW Chipman Rd.

Building Plan Review

1. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.
Response: Understood. We have already applied and received approval from Deb Sees and the Jackson County Public Works Department on our Food Establishment Plan Review application (FTG:0001782).
2. Copies of the engineered truss package were not provided at the time of permit application.
Response: We are hereby requesting deferral on providing the engineered roof truss package. As soon as our GC is under contract, shop drawings will be sent to the AOR and EOR for review and once approved by us, a copy will be submitted to the City for review and approval.



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3. 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 on-site testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Response: We have uploaded a copy of the Geotechnical Report prepared for this project.

6. 2018 IPC 604.8 Water Pressure reducing valve or regulator. Where water pressure within a building exceeds 80 psi static, an approved water-pressure reducing valve conforming to ASSE 1003 or CSA B356 with strainer shall be installed to reduce the pressure in the building water distribution piping to not greater than 80 psi static.

Action required: Comment is for informational purposes. Water Department requires installation of PRV at all new water services.

10/28/21 - Notes still have "if" statement. PRV must be installed as our Water Department requires them for all new buildings. (the assumption being that pressures in our system are subject to change).

Response: Please see revised Plumbing Sheet P3.0 that addresses this comment

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

Response: Understood.

Mr. Frogge,

I hope that you will find the attached revisions/ responses satisfactory. If you require anything else please don't hesitate to contact me.

Sincerely,

Edin Coralic

A handwritten signature in blue ink, appearing to read 'Edin Coralic'.

Coralic Architecture— Architect of Record



11/3/2021