



Date: November 10, 2021

Ms. McGuire, Mr. Frogge and Mr. Weissenbach:
Lee's Summit Development Services
220 SE Green Street
Lee's Summit, MO 64063

Re: Response to Plan Review comments

Project name: Crash Champions
Project address: 451 SE Oldham Parkway
Permit number: PL2021414

Dear Shannon, Joe, and Michael:

Below are our formal responses to the MEP plan review comments received on October 26, 2021:

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Planning Review

1. Please show the location of all oil and/or gas wells within the subject property. If none are present, please add a note stating such and cite the source of your information. **Response: No oil / gas wells present. Note added to Sheet C1.**
2. Will there be any wall mounted lights? If so, please provide the manufacturer's specification sheets for proposed wall mounted fixtures. **Response: Yes, please see attached light fixture cut sheet.**
3. All rooftop mechanical equipment shall be screened by a parapet wall to the height of the proposed RTUs. The north and east elevations show the RTU will be taller than the parapet wall. Please increase the height of the wall to meet the UDO's minimum standards. **Response: Roof structure is lowered 8", top of RTU is now same height as the building parapet.**
4. In the Building & Lot Data table please provide the number of required/proposed parking spaces and impervious coverage. **Response: Added the required number of stalls to Sheet C1 per UDO requirements for an automobile repair shop (3 stalls per bay – 11 total bays = 33 stalls required). There are a total of 41 available parking stalls onsite. This includes 2 new ADA stalls to meet code. This does not include the 14 parking stalls just east of the shared drive.**

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5. The minimum standard for deciduous trees is 3". Please update the landscaping plans to reflect this UDO standard. **Response: Revised accordingly.**

6. Informational only- All signs must comply with the sign requirements as outlined in the sign section of the ordinance. **Response: Building signs and any pole signs modification will be submitted as a separate sign permit submittal.**

Fire Review

1. IFC 503.2.3 - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities.

Action required- The fire department access to the south building shall be capable of supporting a 75,000-pound fire apparatus. Confirm construction type. **Response: Acknowledged. Plan meets requirements. Pavement east of building, south of building, and between buildings will be a combination of asphalt and concrete which will support a 75,000 pound fire apparatus.**

Engineering Review

1. Submit an Engineer's Estimate of Probable Construction Costs. **Response: see included**

2. Sheet C1:

- Please add a note stating: "The contractor shall contact the City's Development Services Engineering Inspection to schedule a pre-construction meeting with a Field Engineering Inspector prior to any land disturbance work at (816) 969-1200." **Response: added**

- Show location of all oil/gas wells, or indicate none are present, and cite the source. **Response: added**

Sheet C1.1: Please include the type of 6" curb and 2' curb & gutter and make sure standard details are of the same type. **Response: Revised Keynote A to read "Type B Concrete Curb & Gutter" to be consistent with detail. Revised Keynote E to read "6" monolithic concrete curb" to match detail added to Sheet C5.**

3. Sheet C3:

- Connection to public water main is by cut-in tee. Please revise. **Response: Revised Keynote W4 to call out cut-in tee.**

- A restrained valve is required on the fire line where it connects to the public main. Please add. **Response: Added Keynote W9 calling out restrained valve at the connection to the main.**

- Notes indicate the BFPD is interior to the building, but the drawing seems to indicate a vault. Please clarify. If in a vault, please locate it outside of the public easement as required by Design and Construction Manual Section 6901.H.3. **Response: Revised Keynote W5. Backflow is located outside in vault. Added Keynote W10 for backflow prevention device referencing the City's backflow detail. Moved outside of easement.**

Private fire hydrants shall be installed after the building's BFPD when located inside the building.

Response: With backflow outside in vault, the fire hydrant is after the BFPD.

- Is the W7 keynote near the sand/oil separator actually indicating a private FH assembly? Please clarify. **Response: Removed sediment trap detail and replaced with area inlet protection detail.**

4. Sheet C4.1: Please remove the sediment trap detail and add the inlet protection detail. **Response:**

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Removed sediment trap detail and replaced with area inlet protection detail.

5. Sheet C5:

- Please revise "AB-3" to KDOT AB-3" in General Paving Note 3. **Response: Revised**
- Please add a 6" curb detail. **Response: Added the 6" monolithic concrete curb detail.**

6. Sheet C5.2:

- Please replace the vault detail with the City's standard detail or remove if not required. **Response: Replaced with city standard detail.**

Please revise the Trench Bedding notes to match the City's requirements. **Response: Per City Specifications, trench bedding installation is per APWA 2100. Notes updated to match APWA 2100 requirements.**

Traffic Review: No Comments

Licensed Contractors:

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 and an email address for the on-site contact. **Response: Acknowledged.**

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. **Response: Acknowledged.**

Building Plan Review:

1. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.
Response: Acknowledged.
2. 2018 IMC 306.5 Equipment and appliances on roofs or elevated structures. Where equipment requiring access or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal. Such access shall not require the use of

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portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall. Permanent ladders installed to provide the required access shall comply with the following minimum design criteria: 1. The side railing shall extend above the parapet or roof edge not less than 30" **Response: See revised roof plan on sheet A2.2 showing handrail extender on roof hatch.**

- 2018 IPC 502.1 General. Water heaters shall be installed in accordance with the manufacturer's installation instructions. Oil-fired water heaters shall conform to the requirements of this code and the International Mechanical Code. Electric water heaters shall conform to the requirements of this code and provisions of NFPA 70. Gas-fired water heaters shall conform to the requirements of the International Fuel Gas Code. **Response: Refer to sheet P1.1. Expansion tank ET1 is shown adjacent to water heater in janitor closet. Expansion tank ET1 is scheduled on sheet P2.0.**

Fire Plan Review:

1. 2018 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 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: Acknowledged. PE stamped electronic shop drawings for the fire alarm system to mike.weissenbach@cityofls.net**
2. 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). **Response: Acknowledged. To be verified at inspection.**
3. 2018 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. **Response: Acknowledged. Order a Knox Box from knoxbox.com. Placement to be made by the FDC.**
4. 2018 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

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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: Acknowledged. PE stamped electronic shop drawings for the fire sprinkler system to mike.weissenbach@cityofls.net**

5. 2018 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: Acknowledged. Call (816)969-1300 to schedule testing.**

6. 2018 IFC 1008.1 Illumination required. The means of the egress shall be illuminated at all times the building space served by the means of egress is occupied. **Response: Refer to revised sheet E2. Type 'H' light fixture in Estimating Bay have been revised to type 'HE' for emergency/egress.**

Sincerely,

Chris R Bell
Director of Architecture
Rose Design Group
chrisb@buildwithrose.com
913-782-0777

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