

May 4, 2022

City of Lee's Summit – Development Services

Schwerdt Design Group Inc
2231 SW Wanamaker Rd
Topeka, KS 66614

RE: Streets of West Pryor Lot 9B

Permit No: PRCOM20221526
Project Title: Streets of West Pryor Lot 9B - Shell
Project Address: 904 NW Pryor Rd, Lees Summit, MO 64081
Parcel Number: 258401
Location / Legal: Streets of West Pryor Lots 9A Thru 9C --- 9C
Description:
Type of Work: New Shell Building
Occupancy Group: Unclassified

Schwerdt Design Group Inc. has reviewed the report compiled by Lees Summit Development Services dated May 02, 2022. We have provided the responses below.

Licensed Contractors



Comment 1: Lee's Summit Code of Ordinances, 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 & Phone number for the on-site contact which is where inspection reports will be sent.

2231 SW Wanamaker Rd.

Suite 303

Response #1: *This developer and Construction project Manager Drew Larkins at Monarch Acquisitions LLC, has bid the project and will be taking care of the contractor coordination. Drew Larkins can be contacted at P.O Box 24302 Overland Park KS 66283 / Cell 314-607-0783 / Office 913-662-2630 / drewlarkins@monarchprojectllc.com .*

Topeka, Kansas

66614-4275

Comment 2: Lee's Summit Code of Ordinances, 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.

785.273.7540

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

FAX 785.273-7579

Response #1: *Contact the Construction project Manager Drew Larkins at Monarch Acquisitions LLC, for the list and contact information for the general*

www.sdgarch.com

contractor and his sub-contractors. Drew Larkins can be contacted at P.O Box 24302 Overland Park KS 66283 / Cell 314-607-0783 / Office 913-662-2630 / drewlarkins@monarchprojectllc.com .

Building Plan Review

Comment 1: The project cost, which is used to establish the permit fee, has not been provided.
Action Required: Comment is for informational purposes.

Response #1: Contact Drew Larkins for the contractor awarded the bid and their construction costs. Drew Larkins can be contacted at P.O Box 24302 Overland Park KS 66283 / Cell 314-607-0783 / Office 913-662-2630 / drewlarkins@monarchprojectllc.com .

Comment 2: 2018 IBC 706.1 General. Fire walls shall be constructed in accordance with Sections 706.2 through 706.11 The extent and location of such fire walls shall provide a complete separation. Where a fire wall also separates occupancies that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply.
Action Required: Fire partition detail must include nail/ screw patterns and have penetration guidance. Also is P1 vs D1 a typo? Assuming so.

Response #2: The partition between the two tenants has been revised to call out a 2 hour rated U301 wall. The UL description including nail/ screw requirements is provided as a new sheet G-002. The demising wall is designated as P-1 in the plan on sheet A-101.(reference ASI #2)

Comment 3: Copies of the engineered truss package were not provided at the time of permit application.
Action Required: provide roof truss package or request deferral.

Response #3: The roof truss package is provided through the roof subcontractor and will be provided as a differed submittal as soon as it is available.

Comment 4: Remove reference to Manhattan, Kansas on Sheet S-001.
Action Required: revise note.

Response #4: The reference has been revised to read Lees Summit, ref ASI #2.

Comment 5: Coordinate architectural and structural plans. Is partition wall built with 6" or 8" studs?

Action Required: revise note.

Response #5: The partition wall reference on the structural plans has been revised to read 6" wood partition. Ref ASI #2.

Comment 6: Coordinate with final Development plans. Are there 3 water services or 2? If only 2, the PDF will have to be revised.

Action Required: revise note.

Response #6: There are 3 water services. Two tenant water services and one for irrigation. FDP note revised in civil work.

Fire Plan Review

Comment 1: 2018 IFC 903.2.1.2 – Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists: 1 The fire area exceeds 5,000 square feet (465 m2); 2. The fire area has an occupant load of 100 or more; or 3. The fire area is located on a floor other than the level of exit discharge.

Action Required: For information only – A fire sprinkler system may be required depending on the occupant load of the south space.

Response #1: An automatic sprinkler is not required because the entire building is less than 5,000 square feet. The occupant load does not exceed 100 people and the exit discharge is at ground level.

Comment 2: 2018 IFC 906.2 – General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Action Required: Provide a minimum of one 2A:10B:C fire extinguisher in each space. Verified at inspection.

Response #2: portable fire extinguishers will be provided as required once the space is enclosed and secure from theft.

Comment 3: Provide a detail and rating for the fire area separation wall.

Action Required: Provide documentation.

Response #2: Sheet A-101 has been revised to show a 2 hour U301 partition rating. A U301 detail and assembly description is provided as an additional sheet G-002. Ref A-101 for partition.

Please contact the design team if you have any questions.

Sincerely,
SCHWERDT DESIGN GROUP INC.
PKMR ENGINEERS
CERTUS STRUCTURAL ENGINEERS

Michael Hampton, AIA
Bryan Leinwetter, PE
Aaron Scott, PE