

Midwest Architects
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Grain Valley, MO 64029
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Development Services
City of Lee's Summit, Missouri
220 SE Green Street
Lee's Summit, MO 64063

Re: I-470 Business and Technology Center
2701 NE McBaine Drive
Lee's Summit, MO 64064

Permit No.: PRCOM20224906

November 17, 2022

Dear Plans Examiner:

We have received your plan review comments and have itemized our responses to correspond with each comment.

Licensed Contractors:

1. R2 Plumbing has renewed their Lee's Summit business license.

Building Plan Review:

1. It is acknowledged that the Final Development Plan needs to be approved prior to the building permit being issued.
2. The owner will employ approved special inspection agencies as required per Section 1704.2 and will submit letters of responsibility provided by each applicable inspection agency. Required special inspections are listed under item 6 on sheet S0.0 of the submitted drawings.
3. Heights of parapets have been increased to at least the height of the roof-mounted condensing units. See revised sheets A-200 and A-300.
4. On Sheet A-001, a note has been added on the code analysis regarding the increased occupant load factor used.
5. Sanitary sewer is to be 4" inside the building increasing to 6" outside the building. See revised sheet P-101. No fire suppression is required. Site and building plans have been updated to reflect this.

6. Mop sinks have been added in each suite. See sheets A-001, A-100, A-110, A-11, MP-002 and P-101.
7. Ward Development will provide access to the roof via mechanical lift equipment, for inspections and maintenance of mechanical systems, to comply with IMC 306.5 which requires either interior or exterior access to roof-mounted equipment. This section does not require permanent ladders but regulates the design of them if permanent ladders are proposed to provide the required access.

Fire Plan Review:

1. A Fire Alarm System and a Fire Protection System are not required.
2. See response #1 above.
3. See response #1 above.
4. See response #1 above.

Please call if you have any questions.

Sincerely,
Midwest Architects

Michael Moores, RA