

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

December 28, 2022 (Revised)

January 18, 2023 (Revised)

Dear Plans Examiner:

We have received your plan review comments and have itemized our responses to correspond with each comment. **Responses to the second round of comments are in bold lettering. Added notes issued January 18, are in bold and underlined.**

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.
 - a. **Please see revised sheets G-100, A-100, A-111, and A-411 for added roof access information and details. (Revised 12.28.22)**

Electrical Revisions:

8. **Sheet E-101**
 - a. **Electrical panels and low voltage transformers moved from bathroom/warehouse wall to rear warehouse wall.**
 - b. **Emergency lighting removed from demising walls.**
 - c. **Warehouse/Office exit sign replaced with exit/emergency combo fixture.**
 - d. **Exterior downlight added below each entry door canopy in the front of the warehouse.**
 - e. **Motion sensor lighting controls removed and replaced with standard switches.**
 - f. **Exterior GFCI receptacles removed by front and rear entrances.**
 - g. **Receptacles in warehouses revised down to one general receptacle and one panel area receptacle.**
9. **Sheet E-301**
 - a. **Entry canopy fixture type D added to Electrical Lighting Schedule.**
10. **Sheet E-302**
 - a. **Warehouse receptacle circuit loading revised on 208/120V Panelboard schedules for Panelboard A, B, C, D, E,F (Typ.).**

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.

Sincerely,
Midwest Architects

Michael Moores, RA