



April 5, 2023

Lee's Summit Plan Review
220 SE Green Street
Lee's Summit, Missouri 64063
816-969-1200

3512 SW Market St
Lee's Summit, Missouri 64064

RE: CITY COMMENTS FOR PRCOM20231142

Everstead Engineering & Design, LLC has updated the above-mentioned property construction documents per city comments as follows:

Building Plan Review

City Comment #1 "A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed."

Engineer's Response – Code analysis has been updated ON 0-CV with correct construction type and entire suite included in calculations.

City Comment #2 "2018 IBC 1010.1.2 Door swing. Egress doors shall be of the pivoted or side-hinged swinging type. Exceptions: (See code for exceptions.)
2018 IBC 1010.1.2.1 Direction of swing. Pivot or side-hinged swinging doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy."

Engineer's Response – Door swing has been corrected, G201 updated.

City Comment #3 "This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located."

Engineer's Response – Address has been corrected.

City Comment #4 "2018 IBC Exit Signs 1013.1 Where Required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit of the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. (see code section for exceptions)."

Engineer's Response – Existing illuminated exit sign shown in reflected ceiling plan on G202, previously submitted. Emergency wall lighting added to plan, see G202.

City Comment #5 "A one-time impact fee in the form of a license tax must be collected before occupancy can be granted."

Engineer's Response – Noted.

Fire Plan Review

City Comment #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)."

Engineer's Response – Noted.

City 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."

Engineer's Response – General placement of fire extinguisher noted on G201.

City Comment #3 "2018 IFC 1010.1.2.1 Direction of swing. Doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy."

Engineer's Response – Front door swing has been corrected.

City Comment #4 "Provide Exit lighting over the cased opening from the new to the existing space."

Engineer's Response – Emergency wall light has been added over the cased opening, shown on G202.

City Comment #5 "Provide a Code Analysis for the project including the existing space."

Engineer's Response – Existing space has been included in the code analysis.

City Comment #6 "What is the width of the new cased opening and what is the exiting capacity of the existing space? The exit on the front of the existing space is not shown."

Engineer's Response – New cased opening is shown as 48 inches wide, G201. No action taken.

City Comment #6 "2018 IFC 901.6- Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Not required fire protection systems and equipment shall be inspected, tested and maintained or removed."

Engineer's Response – Noted.

Please feel free to contact me directly at 816.297.0622 with any further questions on this matter.

Sincerely,

Chris Davis, PE



Everstead Terms and Conditions**1. SCOPE**

The Client warrants that he or she has made all necessary arrangements with the owner of the property for the Engineer to enter, review the property, and offer findings and opinions about the property. All opinions and conclusions by the Engineer, whether written or oral, and any plans, specifications, reports, or other documents and services provided by the Engineer are for the sole use and benefit of the Client. Nothing within the scope of this review shall create a contractual relationship with or cause of action in favor of any third party against either the Engineer or the Client.

NO EXPRESSED WARRANTY IS GIVEN CONCERNING THE BUILDING(S) AND EQUIPMENT FOR THEIR FUTURE USEFULNESS. Client or agent authorization of the scope of work contained in the bid and signing of this document constitutes acceptance of this agreement, the fees charged and authorizes Residential Engineering Services, LLC dba Everstead ("Everstead") and its representatives to disclose information, within the reports, to sellers, agents, lenders, and insurers intimate to this transaction for the purposes of clarification or facilitation of repairs. Areas/Items not in the report or stated not observed/not applicable were not inspected, inaccessible, or otherwise totally disclaimed.

3. REPORT

It is important to understand that predicting future changes in the condition of the building or its components is impossible. The report is intended to provide an overview of existing conditions only and should not be used as an indicator or predictor of future performance. No expressed or implied warranty or guarantee of any kind of any future performance, condition or suitability is given.

The written report constitutes the sole representations by the Engineer and any discussions that may have occurred during or after the review shall be considered informal in nature and shall be superseded by this report. The review is not an exhaustive technical or comprehensive engineering evaluation and, unless otherwise mentioned in the report, includes no detailed engineering design work, calculations, or soil tests. An exhaustive technical or comprehensive engineering evaluation which may include design, calculations, elevation readings, invasive testing, subsurface exploration, laboratory testing and analysis of soils, and evaluation of contractor bids and proposals to perform corrective work, can be provided but would be done under a separate scope of services and fee agreement.

4. LIEN

Company retains all right to file an engineer lien pursuant to relevant statutes, including, without limitation, those liens provided for under Chapter 429 RS/MO.

5. INDEMNITY

This report is intended for the exclusive use of the client only and is not intended to benefit any third parties, including the current owner (seller) of the home, unless the seller is our client. By signing these terms, the client agrees to hold Everstead and its representative harmless, and indemnified and defended, from and against ANY AND ALL claims, loss, liability or expense, including legal fees, arising out of the services provided by this review and subsequent report. No review will be made nor will warranties or guarantees, either expressed or implied, be given for (a) a services provided by Company. Warranties can be obtained from various sources. Everstead recommends you consult with your realtor or legal counsel regarding the availability and purchase of any warranties.

6. ARBITRATION CLAUSE

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, arising out of, from or related to, this contract or arising out from or related to the services provided shall be submitted to final and BINDING arbitration under the Rules and Procedures of the AAA. The decision of the Arbitrator appointed there under shall be final and binding and judgment on the award may be entered in any Court of Competent jurisdiction.

To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Engineer's/Engineering Company's and its officers', agents' or employees LIMITATION OF LIABILITY for errors or omissions in the services provided is limited and fixed to a refund of the fee paid for the services provided. This limitation of liability is specifically negotiated and by signing this agreement Client is entitled to a \$100 credit against the cost of the services rendered.

Any arbitration, legal action, or proceeding of any kind, including those sounding in tort or contract, against the engineer/engineering company's and its officers', agents' or employees must be brought within one (1) year from the date the services were rendered will be deemed waived and forever barred. Any costs for attorneys, legal fees, and/or court costs to defend the engineer/engineering company, its officers, agents or employees will be the responsibility of the Client. Any costs of arbitration are the responsibility of the client until such time as determined by the arbitrator that the engineer should be responsible. Time is expressly of the essence herein.

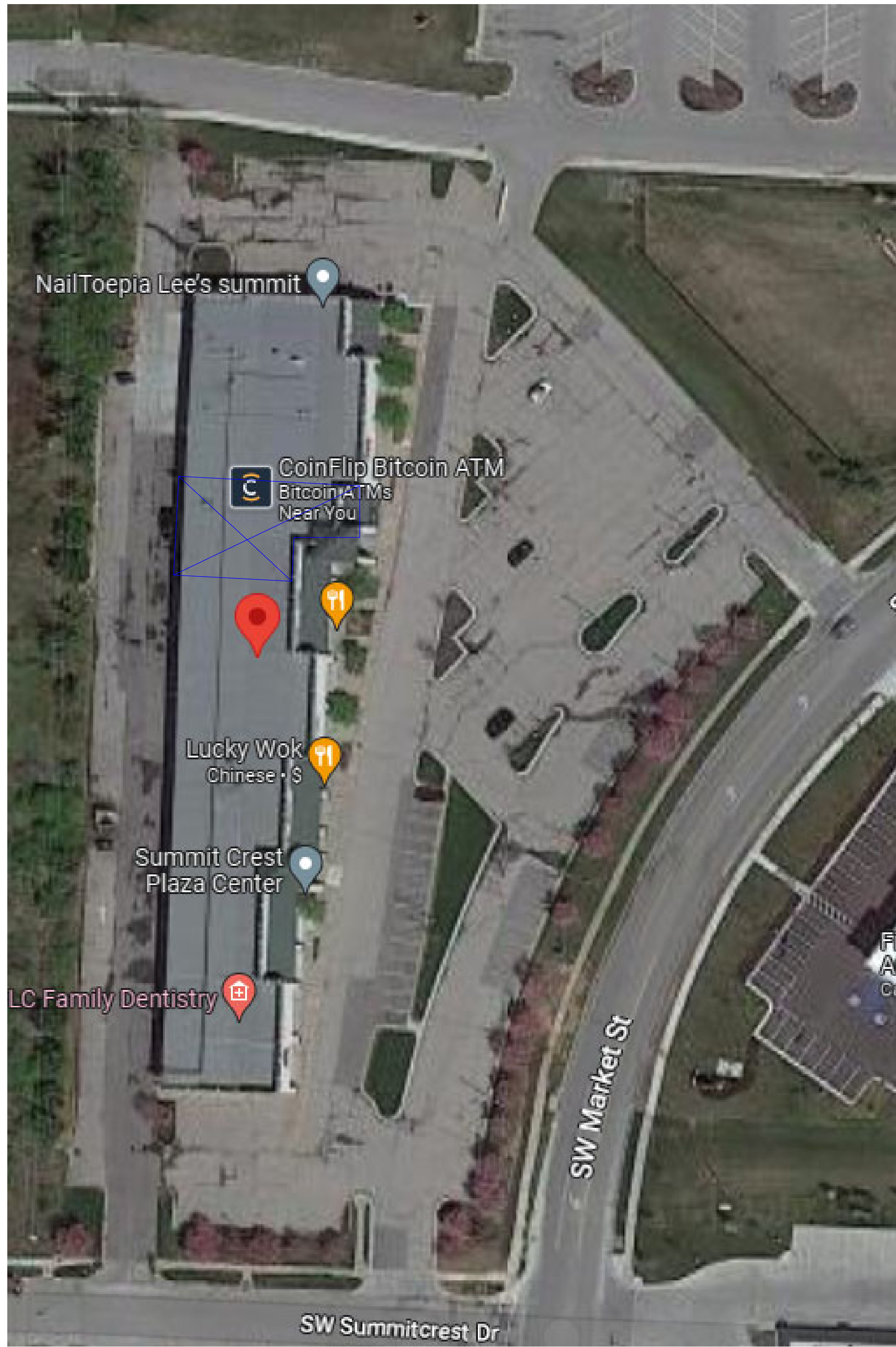
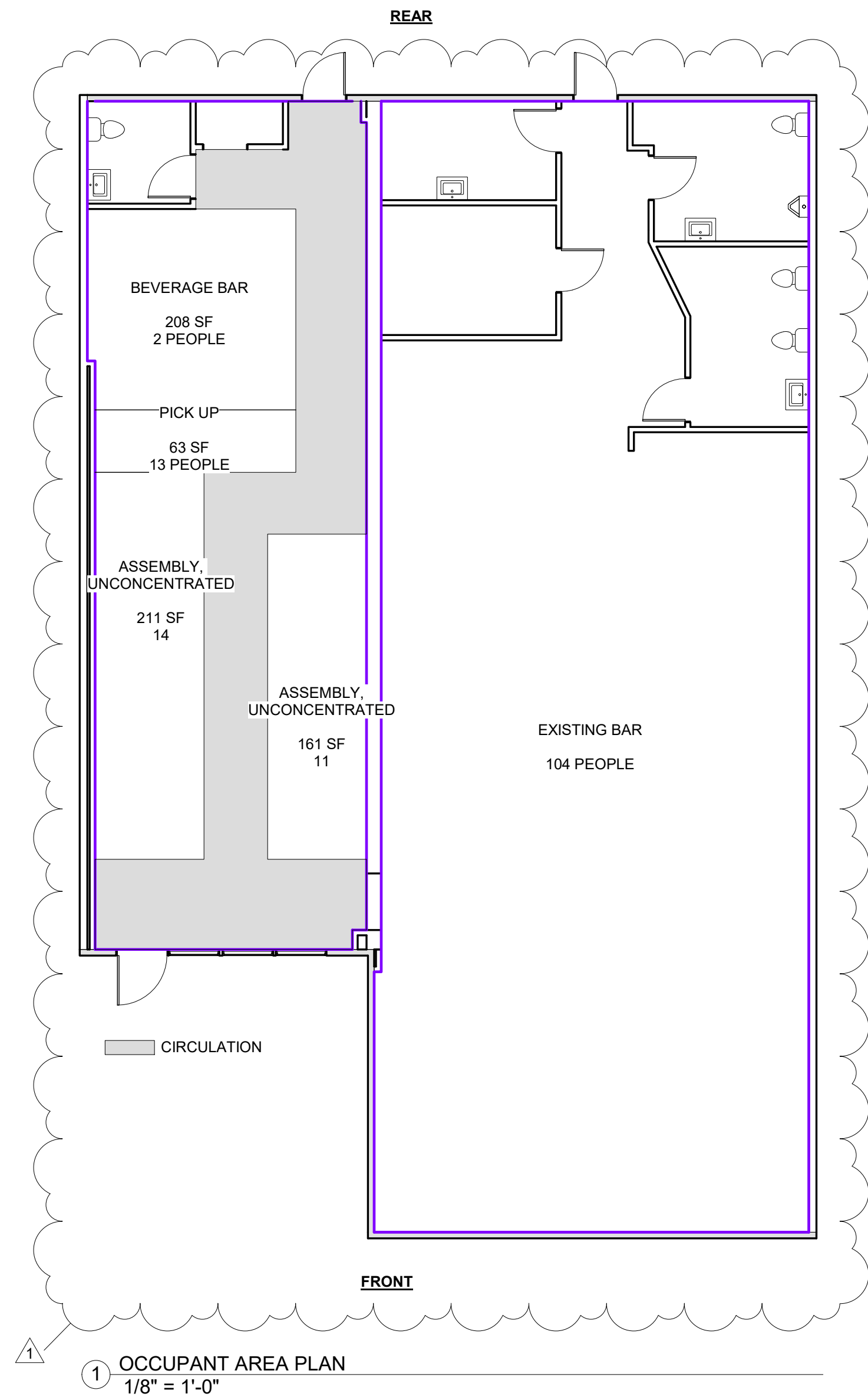
7. DEFAULT

It is understood and agreed to by the client, that in the event legal action or the filing of liens and/or other means of collections is necessary by Everstead, the cost for outside services (legal fees and/or collections services) are the responsibility of the client or recipient of this report and the time involved by Everstead staff will also be charged to the client. Everstead time, if applicable, will be charged at the rate of \$150 per hour for professional staff and \$50 per hour for office staff. Non-payment of invoices within 30 days without written approval otherwise by Everstead staff will be cause for immediate collections action by Everstead. Interest on unpaid invoices will be charged at the rate of 2% compounded monthly. Charges which may be assessed may include but not limited to the following: clerical time, travel time, court fees, attorney fees, collection agency fees, file review time or any other time necessary for Everstead personnel to collect money owed for services rendered to the client. It is illegal to pass a check with insufficient funds. In the event a check is returned due to insufficient funds, Everstead will contact the client by telephone, and provide the client verbal notice that no more than 48 hours will be allowed to make payment to Everstead. Payment will include any of the above mentioned fees, but will be no less than \$50. In the event payment by cash or cashier's check is not received by Everstead, the client understands that Everstead will prosecute to the fullest extent allowed by law.

Acceptance of the written report shall constitute acceptance of the above terms and conditions.

GENERAL DESCRIPTION	
PROJECT LOCATION: 3516 SW MARKET ST LEE'S SUMMIT, MISSOURI 64064	
ENGINEERING AND DESIGN FIRM EVERSTEAD 3741 NE TROON DRIVE, STE 200 LEE'S SUMMIT, MISSOURI 64064	
APPLICABLE CODES* 2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL FIRE CODE 2017 INTERNATIONAL ELECTRICAL CODE ICC/ANSI A117.1-2009, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	
CODE INFORMATION	
BUILDING/PROJECT USE	ASSEMBLY
CONSTRUCTION TYPE	TYPE V B
OCCUPANCY CLASSIFICATION	ASSEMBLY GROUP A-2
BASE ALLOWABLE AREA A-2	24,000 SQ FT - S1
EXISTING BUILDING AREA	2,429 SQ FT
NEW BUILDING AREA	1,160 SQ FT
CEILING HEIGHT NOTES: (IBC 1207)	
1. ALL MEANS OF EGRESS TO HAVE A MINIMUM CEILING HEIGHT OF 7'-6" AFF.. NOR SHALL HAVE ANY PROJECTION FROM THE CEILING BE LESS THAN 6'-8" A.F.F. 2. OCCUPIED SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" A.F.F. 3. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0" A.F.F.	
GENERAL EXIT REQUIREMENTS	
EXIT TRAVEL DISTANCE	200 FEET
DEAD END CORRIDOR	20 FEET
COMMON PATH OF TRAVEL	20 OR 75 IF OCC. < 50
MIN. CORRIDOR WIDTH	44" OR 36" IF OCC. <50
OCCUPANT LOAD	
EXISTING TOTAL OCCUPANTS:	104 OCCUPANTS
ASSEMBLY W/O FIXED SEATS UNCONCENTRATED	25 OCC 372 SQFT / 15 SF / OCC
BEVERAGE BAR	2 OCC 208 SQFT / 300 SF / OCC
PICK UP	13 OCC 63 SQFT / 300 SF / OCC
NEW TOTAL OCCUPANTS:	40 OCCUPANTS
OVERALL TOTAL OCCUPANTS:	144 OCCUPANTS
PLUMBING FIXTURE REQUIREMENTS	
PLUMBING FIXTURES REQUIRED	
1 PER 40 FOR WATER CLOSETS; 1 PER 75 FOR LAVATORIES	
WATER CLOSETS = 4 REQUIRED WATER CLOSETS = 4 PROVIDED - 2 ADA COMPLIANT	
LAVATORIES = 2 REQUIRED LAVATORIES = 2 PROVIDED	
UNISEX RESTROOM = 1 PROVIDED	

TABLE OF CONTENTS	
SHEET NUMBER	SHEET NAME
0-CV	COVER
G201	FLOOR PLANS
G202	ELECTRICAL AND REFLECTED CEILING PLAN
G900	DETAILS



2 SITE PLAN
12" = 1'-0"



EVERSTEAD
3741 NE TROON DRIVE, SUITE 200
LEE'S SUMMIT, MO 64064
EVERSTEAD.COM (816)399-4901

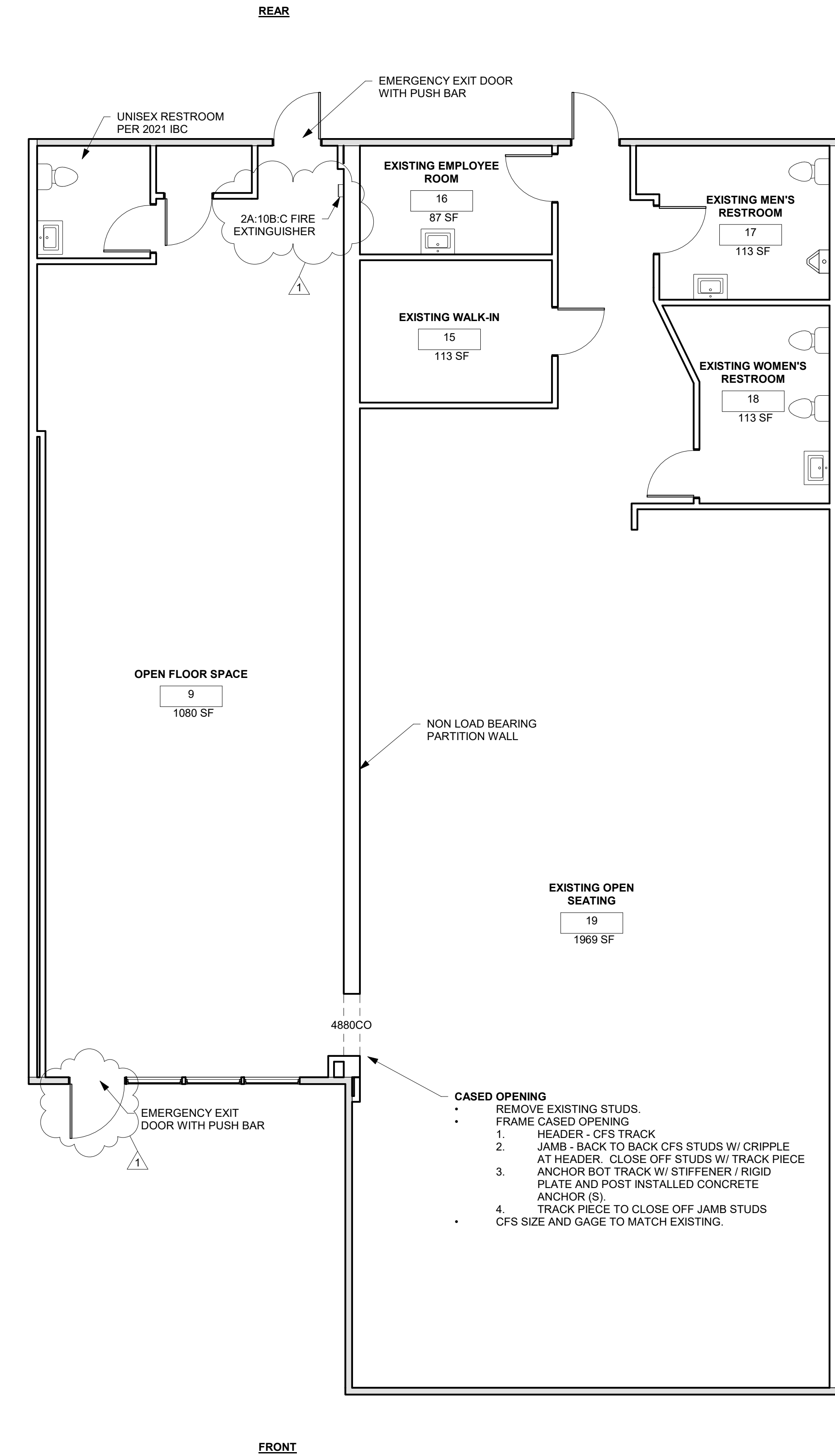
GENE INSOGNIA
TENANT FINISH
3512 SW MARKET ST
LEES SUMMIT, MO 64082

REVISIONS
1 - 04/05/2023

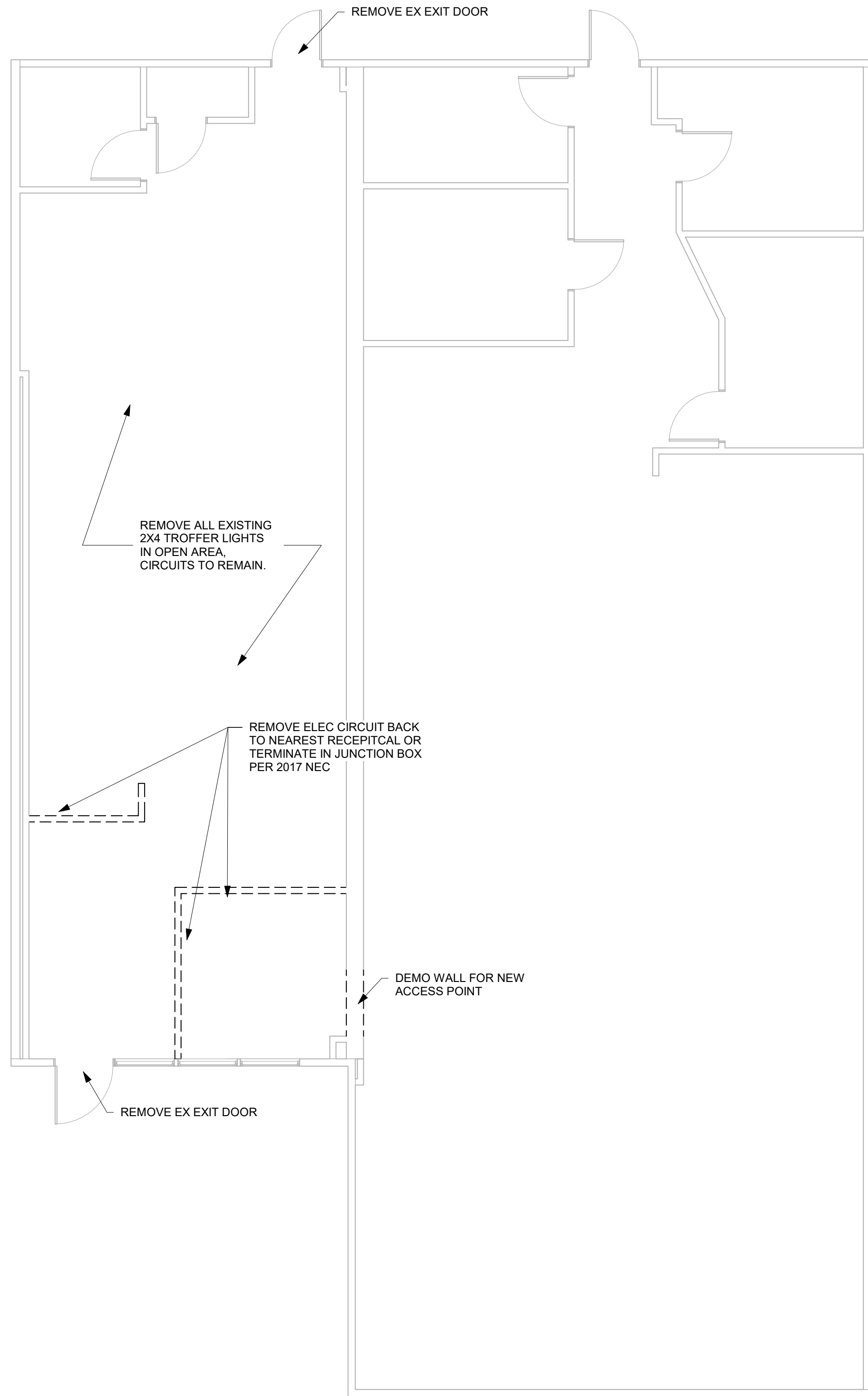
COVER

0-CV

DATE 4/5/2023 12:19:41 PM
SCALE As indicated



① PLAN VIEW - MAIN LEVEL
3/16" = 1'-0"



② DEMO MAIN LEVEL
3/16" = 1'-0"

DEMOLITION NOTES

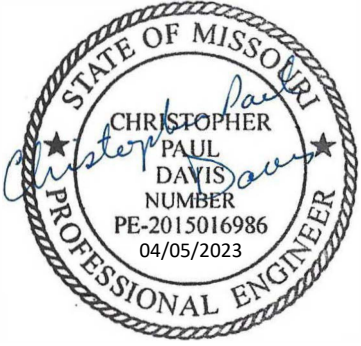
1. COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS ON THE DEMOLITION OF MEP FIXTURES AND ROUTES.
2. DEMOLITION OF WALLS INCLUDES ALL ITEMS ATTACHED TO THE WALL, UNLESS NOTED TO BE SALVAGED.
3. ALL EXTERIOR SURFACES TO BE DEMOLISHED AND REPLACED SHALL MAINTAIN APPROPRIATE WEATHER PROTECTION AND TO VERIFY THAT ALL MEMBERS COMPOSING STRUCTURAL INTEGRITY ARE SUITABLE FOR THE NEW DESIGN.
4. PROTECT ALL EXISTING MATERIALS AND SURFACES THAT ARE TO REMAIN DURING THE DEMOLITION.
5. EXISTING DOORS AND DOOR FRAMES MAY BE RE-LOCATED AND RE-USED BASED ON THE DISCRETION OF THE CLIENT.

CONSTRUCTION NOTES

1. ALL INTERIOR WALL DIMENSIONS ARE MEASURED TO THE INSIDE FACE OF STUD U.N.O.
2. ALL EXTERIOR WALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF STUD U.N.O.
3. ALL EXISTING WALLS ARE MEASURED TO THE PRESUMED FINISHED FACE OF WALL.
4. ALL STRUCTURAL BEAMS ARE MEASURED TO THE CENTER OF THE MEMBER.
5. NEW DOORS AND WINDOWS ARE TAGGED IN INCHES.
6. EXISTING DOORS AND WINDOWS ARE NOT TAGGED.
7. ALL CRITICAL DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR.

WALL LEGEND - ADDITION

- [- - -] DEMO WALL
- [] EXISTING EXTERIOR WALL
- [] EXISTING INTERIOR PARTITION



EVERSTEAD
3741 NE TROON DRIVE, SUITE 200
LEE'S SUMMIT, MO 64064
EVERSTEAD.COM (816)399-4901

GENE INSOGNIA
TENANT FINISH
3512 SW MARKET ST
LEES SUMMIT, MO 64082

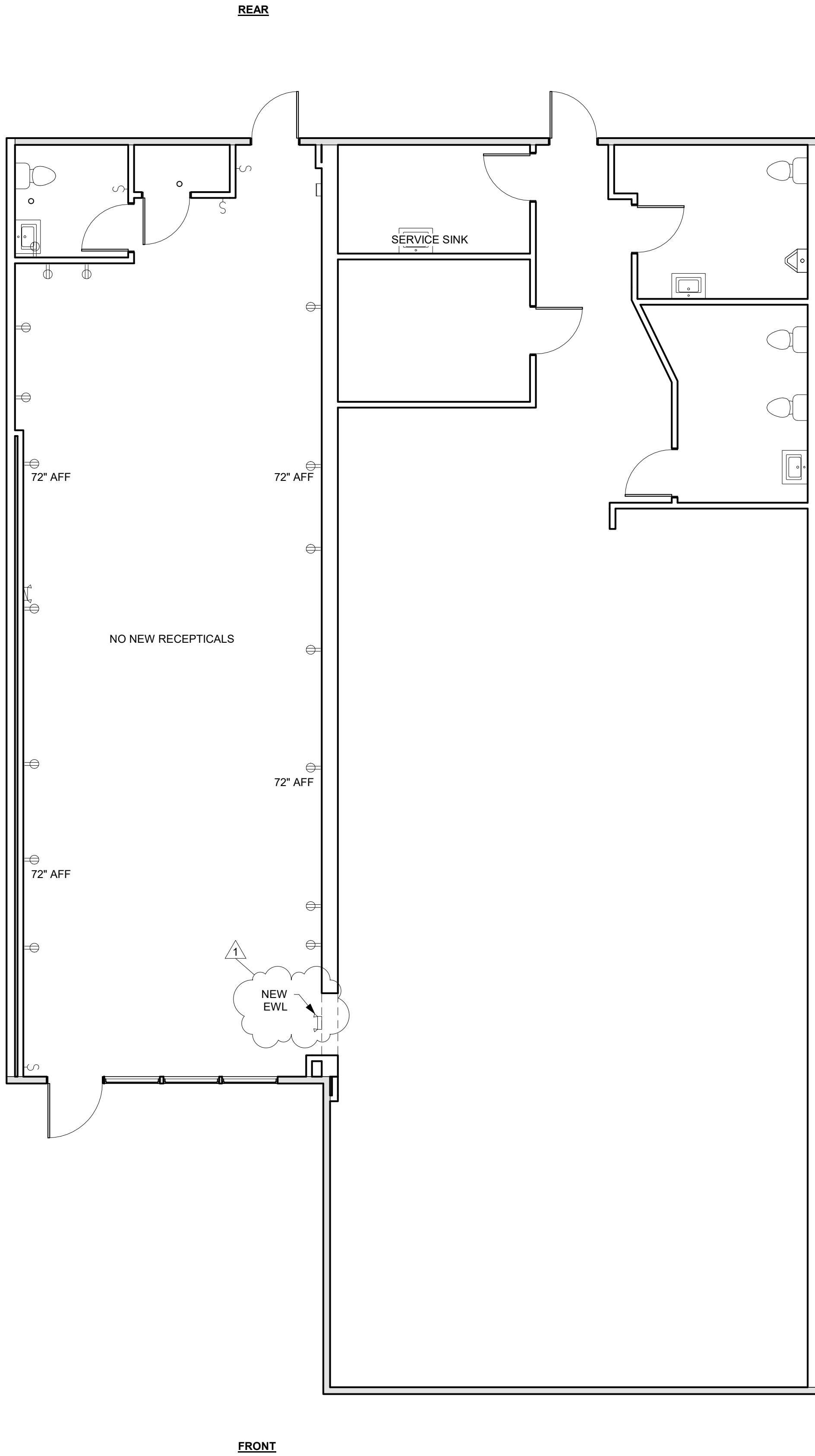
REVISIONS

1 - 04/05/2023

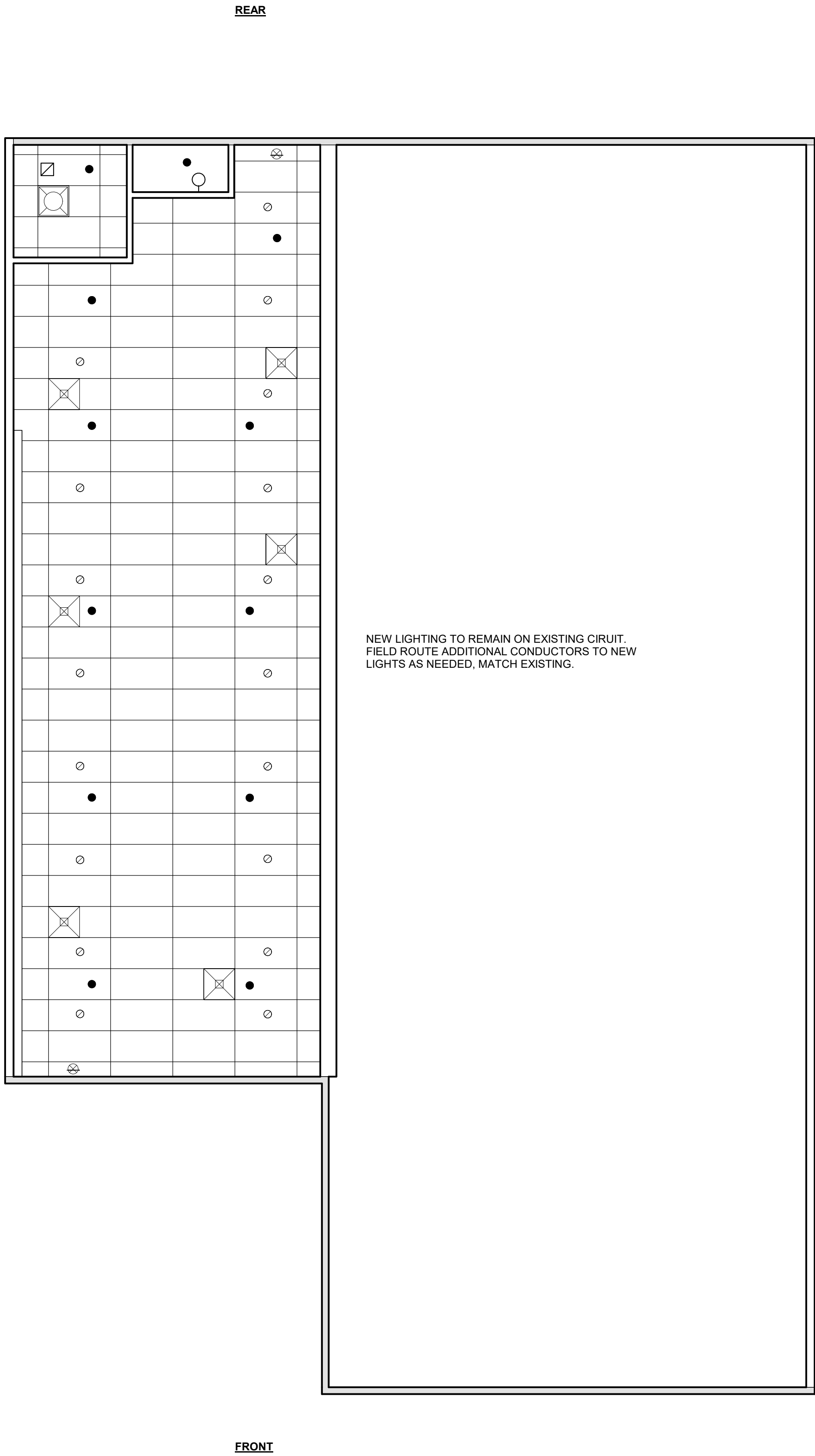
FLOOR PLANS

G201

DATE 4/5/2023 12:19:44 PM
SCALE As indicated



1 PLUMBING AND ELECTRICAL PLAN
3/16" = 1'-0"

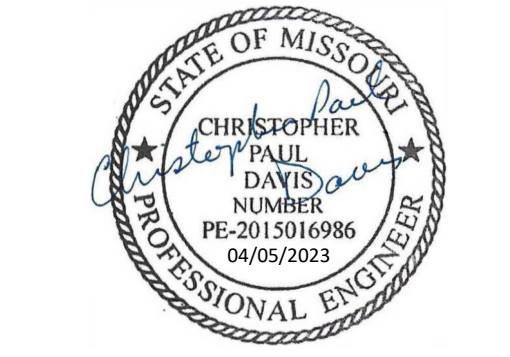


2 REFLECTED CEILING PLAN
3/16" = 1'-0"

- REFLECTED CEILING PLAN NOTES**
- PATCH AND REPAIR CEILING GRID AS NECESSARY.
 - PATCH AND REPAIR CEILING TILE S NECESSARY.
 - CEILING GRID TO BE INSTALLED IN CONTINUOUS PATTERN.
 - RECESSED LIGHTING BASED OFF OF 12 WATT, 600 LUMEN, 6" CAN.
 - FINAL LIGHTING PLAN TO BE PROVIDED BY CONTRACTOR IN COMPLIANCE WITH 2018 IBC.

REFLECTED CEILING LEDGEND			
	EXISTING EXHUAST FAN		EXISTING SPRINKLER HEAD
	EXISTING SUPPLY VENT		EXISTING 2X2 TROFFER LIGHTING
	EXISTING EXIT SIGN		EXISTING WALL MOUNT LIGHT
	EXISTING EMERGENCY WALL LIGHT		NEW RECESSED LIGHTING
	NEW EMERGENCY WALL LIGHT		

ELECTRICAL + PLUMBING LEDGEND			
	EXISTING DUPLEX RECEPTCALE		EXISTING FLOOR DRAIN
	EXISTING 1 WAY LIGHT SWITCH		EXISTING MOP SINK



EVERSTEAD
3741 NE TROON DRIVE, SUITE 200
LEE'S SUMMIT, MO 64064
EVERSTEAD.COM (816)399-4901

GENE INSOGNIA
TENANT FINISH
3512 SW MARKET ST
LEES SUMMIT, MO 64082

REVISIONS	
1 -	04/05/2023

ELECTRICAL AND
REFLECTED
CEILING PLAN

G202

DATE	4/5/2023 12:19:45 PM
SCALE	As indicated

GENERAL NOTES

- THE GENERAL SCOPE OF WORK INCLUDES THE INTERIOR REMODEL OF THE MAIN LEVEL OF AN EXISTING OFFICE BUILDING. REMODEL WORK IS ANTICIPATED TO INCLUDE, BUT NOT LIMITED TO:
 - DEMOLITION OF EXISTING NONLOAD-BEARING WALLS, DOORS, INTERIOR FINISHES, MECHANICAL (SUPPLY/RETURN DUCTS AND VENTS), AND ELECTRICAL (LIGHTING, RECEPTACLES, CONDUCTORS, ETC.).
 - CONSTRUCTION OF INTERIOR PARTITION WALLS.
 - CONSTRUCTION OF NEW RESTROOM FACILITIES.
 - INSTALLATION OF NEW INTERIOR FINISHES AND FURNISHINGS.
 - INSTALLATION OF NEW ELECTRICAL COMPONENTS AS INDICATED ON THE PLANS.
 - INSTALLATION OF NEW MECHANICAL PER MECHANICAL DRAWINGS BY OTHERS.
- ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE 2018 INTERNATIONAL BUILDING CODE, AS ADOPTED BY THE CITY OF LEE'S SUMMIT, MISSOURI, ORDINANCE #8536.
- NO STRUCTURAL COMPONENTS OF THE EXISTING BUILDING ARE ANTICIPATED TO BE REMOVED AND/OR MODIFIED AS A PORTION OF THIS REMODEL PROJECT. CONTRACTOR SHALL NOT REMOVE, CHANGE, OR MODIFY ANY LOAD BEARING MEMBER (WALL, BEAM, JOIST, COLUMN, ETC.) WITHOUT CONSULTING THE OWNER AND WRITTEN PLAN FROM THE ENGINEER.

FIRE & LIFE SAFETY

- CONTRACTOR SHALL ENSURE THAT ALL EXISTING EMERGENCY WALL LIGHTING IS OPERATIONAL. ANY NON-OPERATIONAL EMERGENCY LIGHT FIXTURES MUST BE REPLACED WITH AN EQUAL OR BETTER FIXTURE.
- ANY EXISTING EMERGENCY WALL LIGHTING MOUNTED TO AN EXISTING WALL, SCHEDULED FOR DEMOLITION, MUST BE REMOVED, AND RELOCATED TO A POINT THAT PROVIDES THE SAME OR BETTER ILLUMINATION OF THE EGRESS PATH.
- CONTRACTOR TO PROVIDE A-B-C DRY CHEMICAL PORTABLE FIRE EXTINGUISHERS, AS REQUIRED BY CODE.

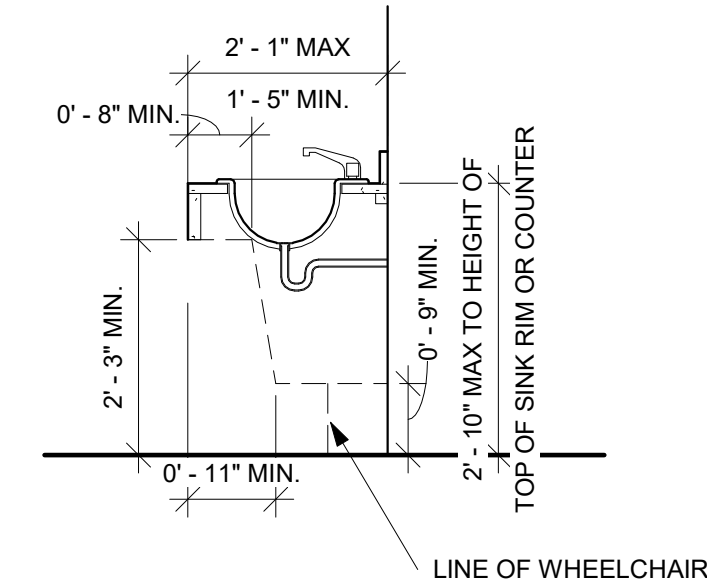
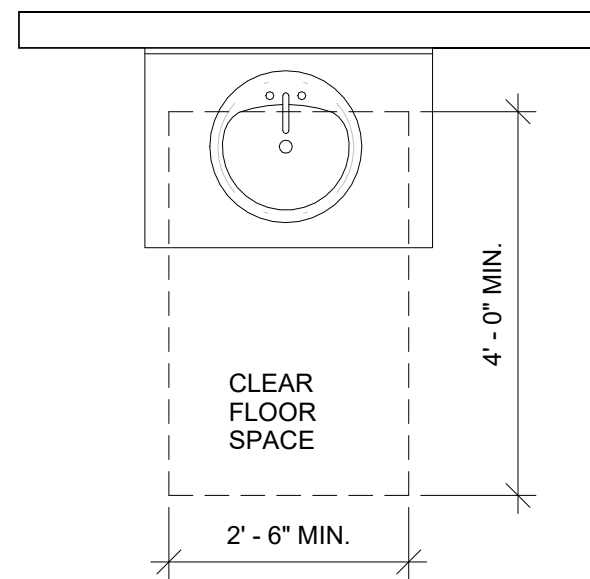
PLUMBING

- ALL NEW PLUMBING MUST BE INSTALLED TO MEET THE 2018 INTERNATIONAL PLUMBING CODE.
- PROVIDE A 2" VENT FOR SANITARY SEWER DRAINAGE. TRANSITION VENT TO 4" AT ROOF PENETRATION.
- INSTALL A CLEAN OUT AT THE BEGINNING OF EACH DRAINAGE RUN.
- PROVIDE THE FOLLOWING MINIMUM DRAIN SIZES FOR EACH FIXTURE. INCREASE THE SIZE OF DRAINPIPE AT EACH CONNECTION, AS REQUIRED TO MEET THE 2018 IPC.

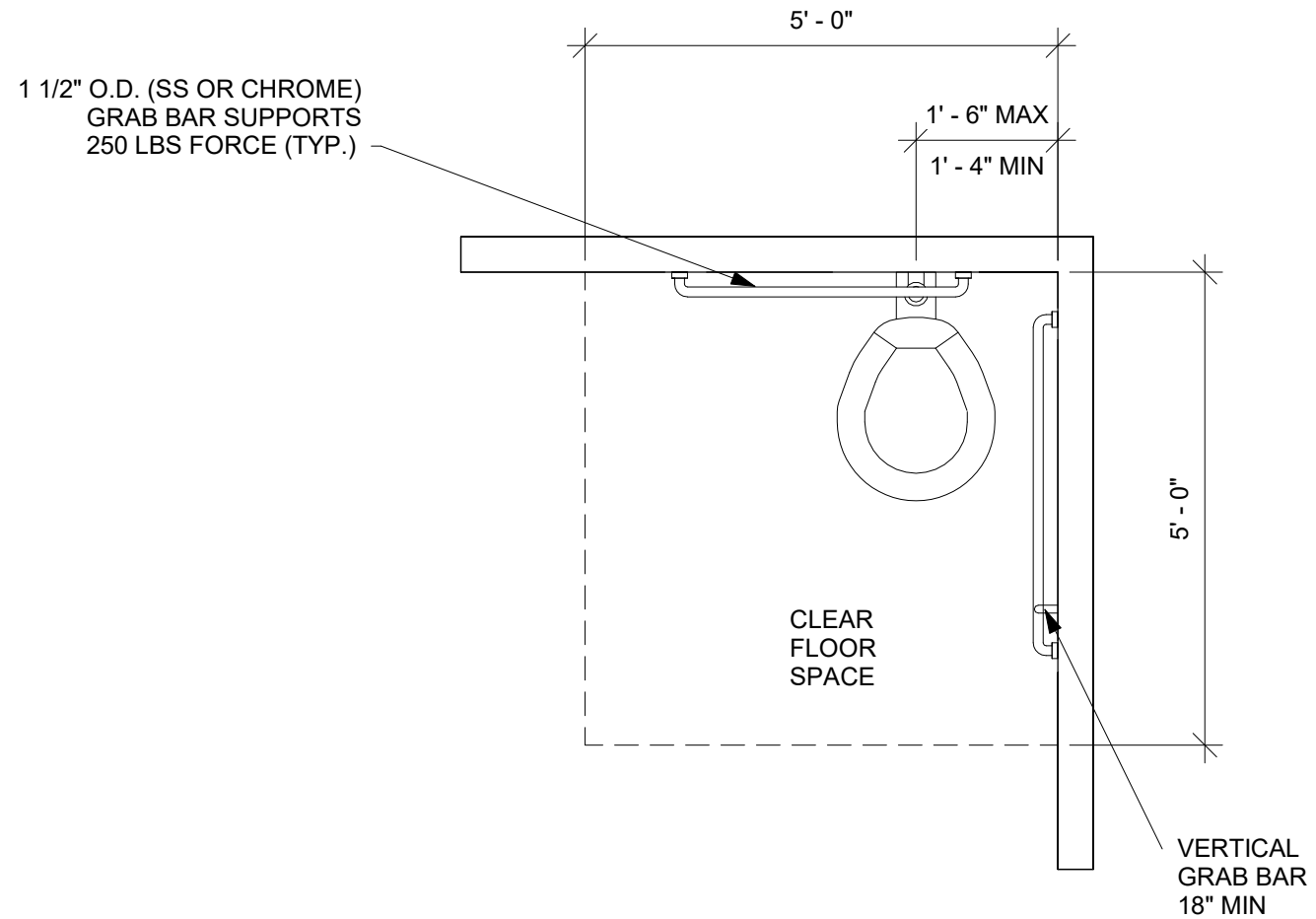
Plumbing Fixture	Drain (inch) ¹
Lavatory	1.25
Sink	1.5
Dishwasher ²	1.5
Water Closet	4
Urinal	2
Floor Drain	2
Shower	2

1. Trap to match drain diameter unless integrated in fixture

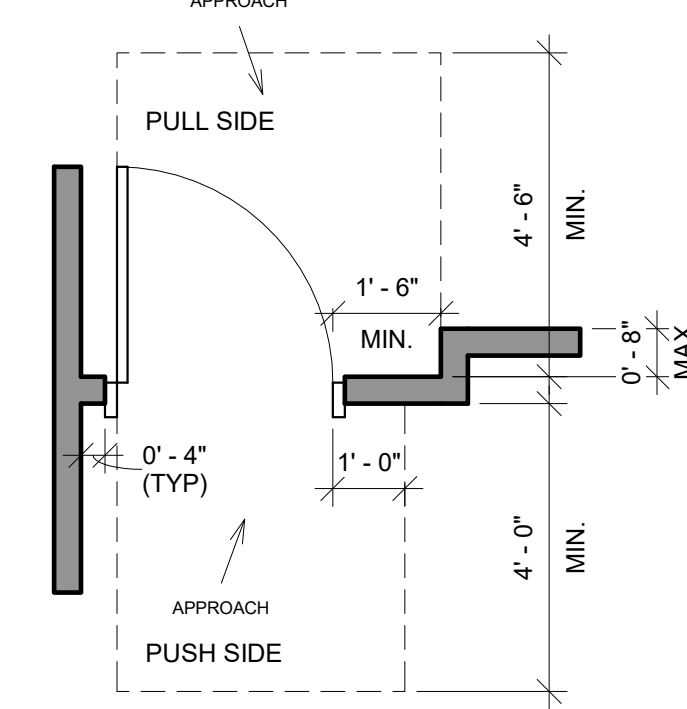
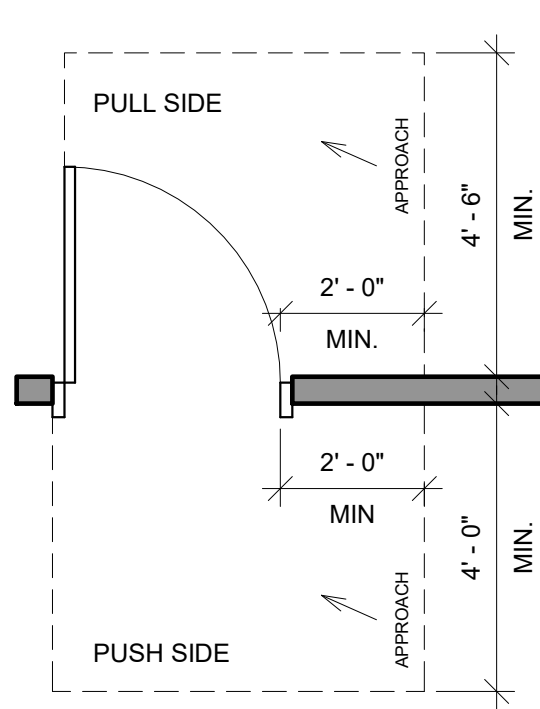
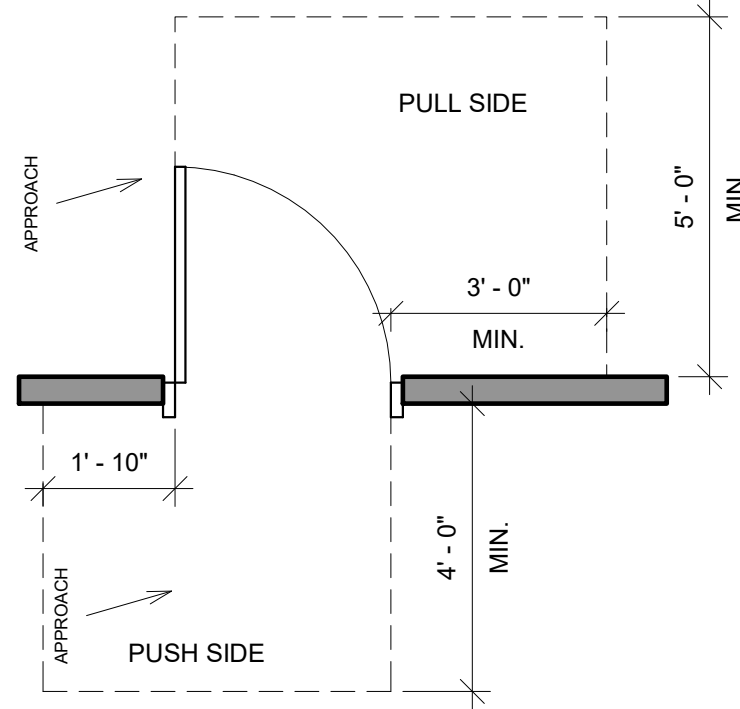
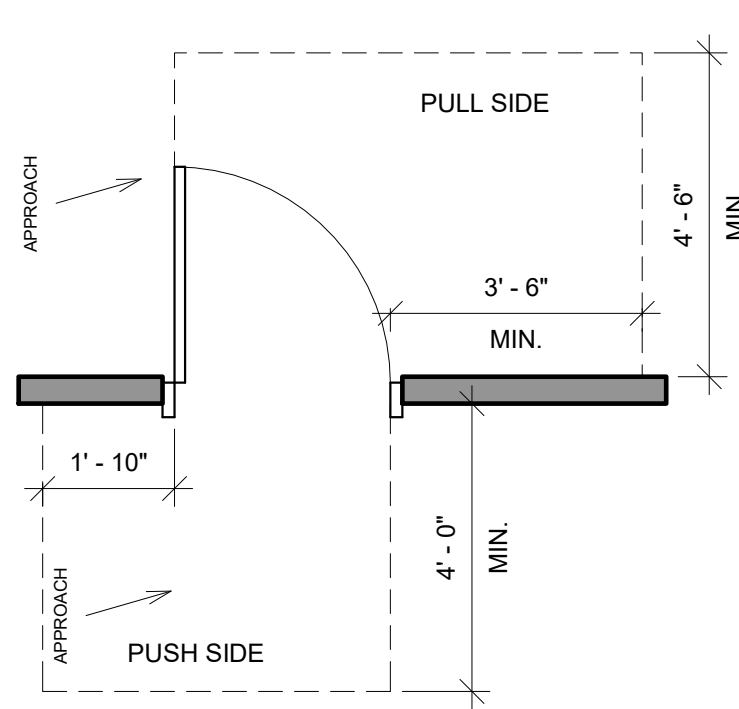
2. Dishwasher discharge can be integrated into sink drain upstream of trap.



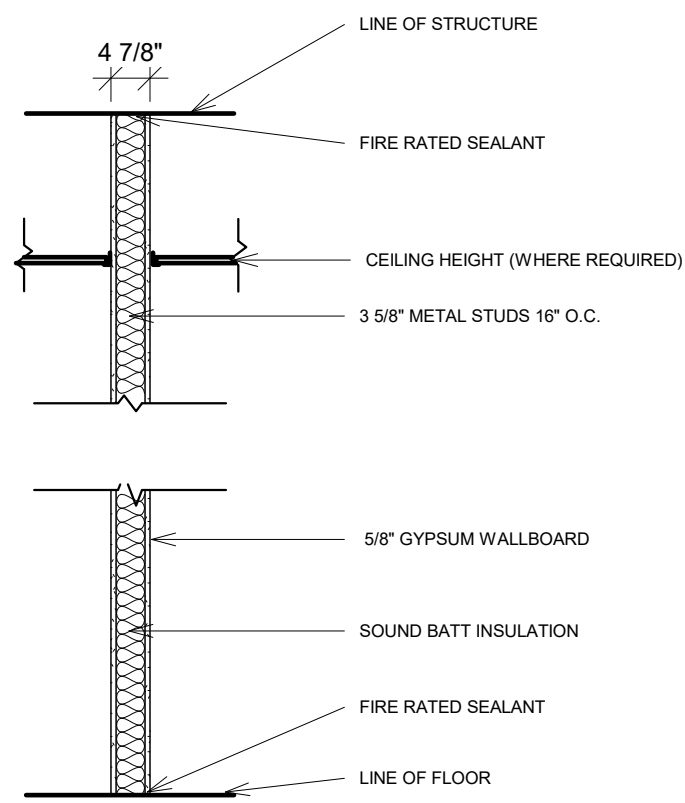
3 SINK IN COUNTER CLEARANCE
1/2" = 1'-0"



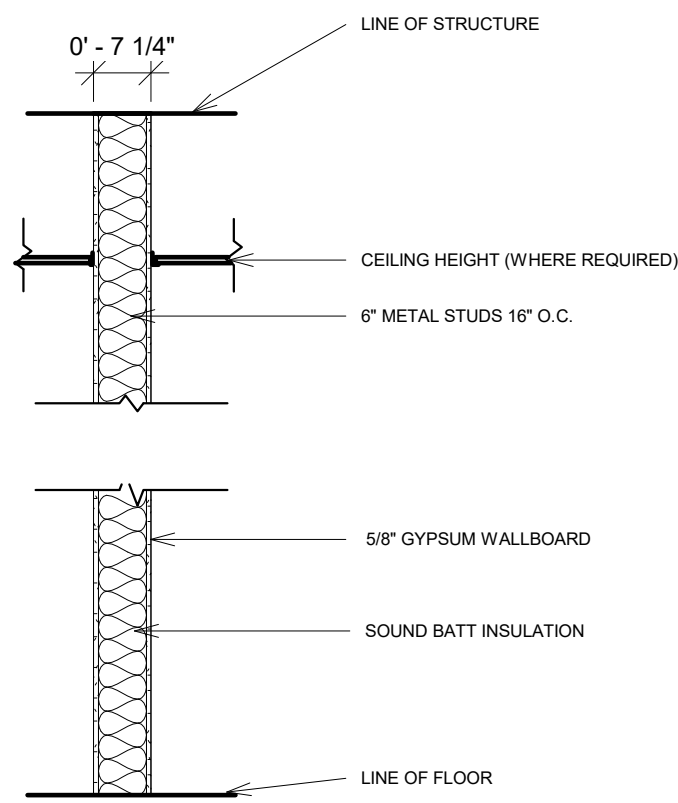
4 ACCESSIBLE CLEAR FLOOR SPACE
1/2" = 1'-0"



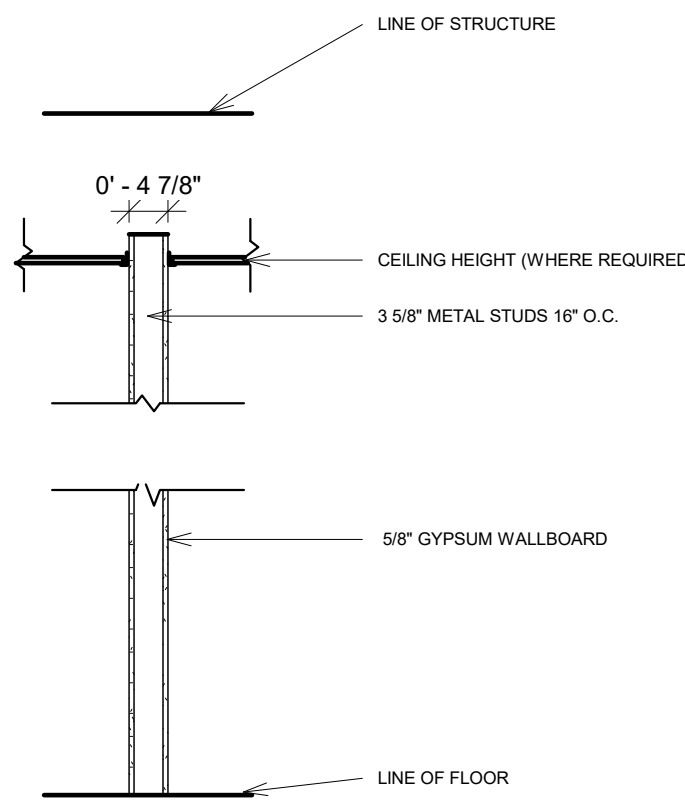
2 TYP. DOOR APPROACH
3/8" = 1'-0"



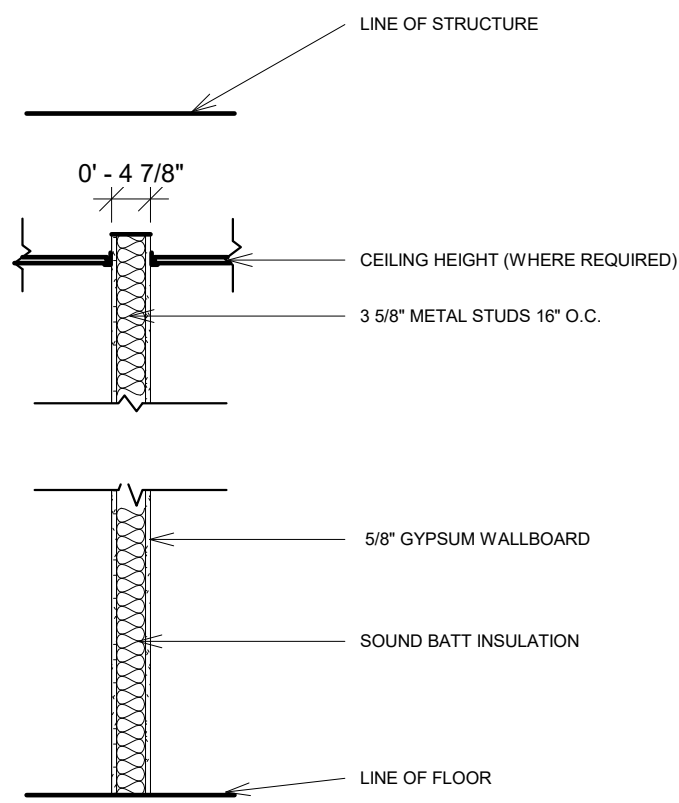
WALL TYPE
1 HOUR FIRE BARRIER



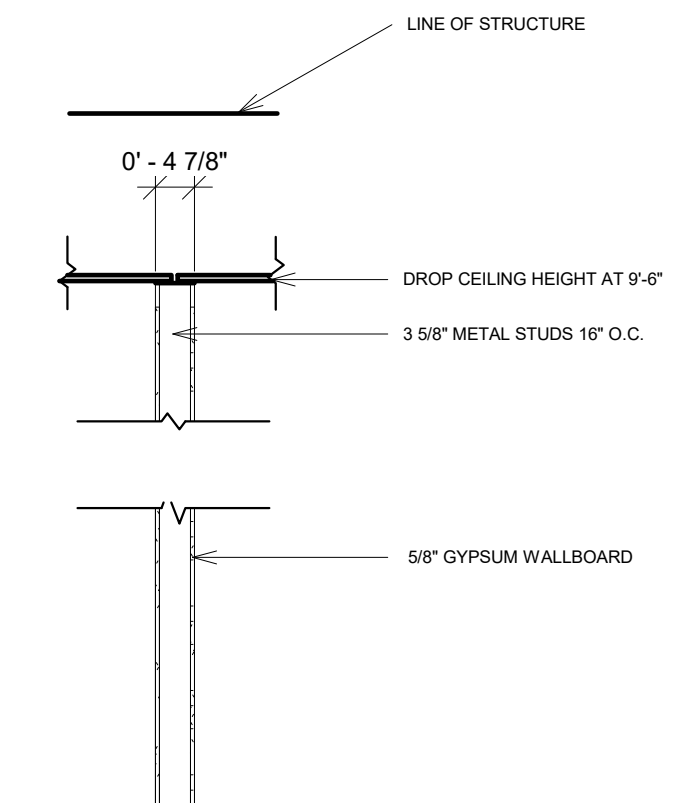
WALL TYPE
INTERIOR WALL PARTITION



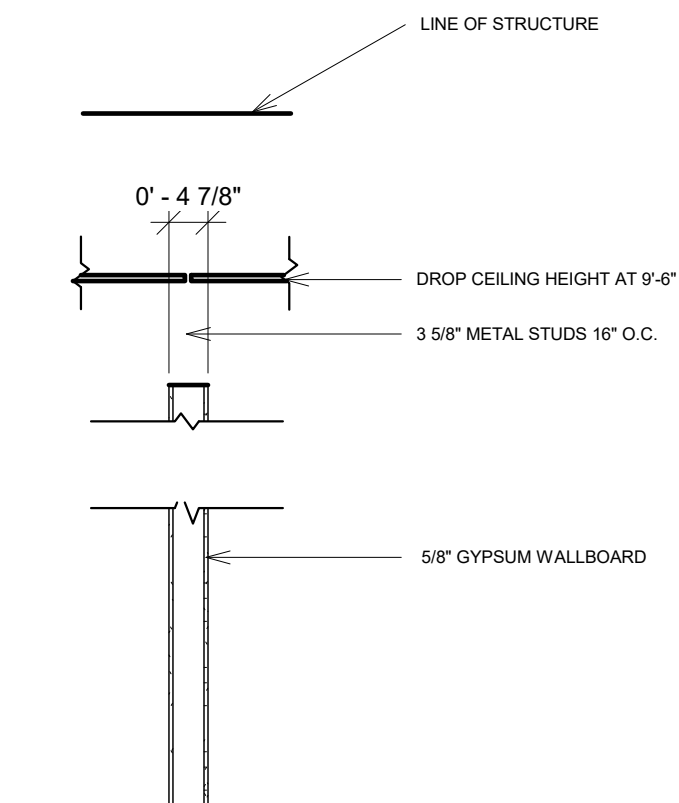
WALL TYPE
INTERIOR WALL PARTITION



WALL TYPE
INTERIOR WALL PARTITION



WALL TYPE
INTERIOR WALL PARTITION



WALL TYPE
INTERIOR WALL PARTITION

1 WALL TYPE
1/2" = 1'-0"