



Date: 04/13/2023

Drake Development
iTAP – Lee's Summit, MO

Landlord Comment Response Narrative

Mechanical

Comment #1:

M301 Energy Recovery Ventilator Schedule shows (1) Greenheck ERV unit to be supplied and installed by tenant. Coordinate roof penetrations, location and positioning with structural to avoid any critical structural members and adapt roof framing as required. Confirm final location with Landlord prior to install.

Response:

Noted.

Comment #2:

Future Kitchen Exhaust Hood shown in the South-west corner not listed in the mechanical schedules. Provide information to Landlord once available for review and approval.

Response:

This equipment has been removed from plans; to be completed at later date.

Comment #3:

The tenant ductwork shown will be permitted to penetrate structural brick walls contingent on structural engineer of record's written approval. Coordinate penetrations with structural. Provide steel lintels as required per structural for any penetrations.

Response:

Noted. Structural shall account for ductwork penetrations.

Comment #4:

Provide support details for all roof top mounted equipment to ensure support does not violate the roof warranty.

Response:

Roof curb detail added to Sheet M301.

Comment #5:

Duct routing for the makeup air duct and grease exhaust duct to the kitchen exhaust hood need to be coordinated with onsite roof penetration locations. Current plan set does not accurately reflect onsite conditions.

Response:

This equipment has been removed from plans; to be completed at later date.

Comment #6:

Confirm all duct penetrations through brick walls are coordinated with structural. Multiple shown on mechanical sheets do not appear on structural sheets

Response:

Noted. Structural shall account for ductwork penetrations.

Electrical

Comment #1:

Confirm if condenser & evaporator units within storage room #T107 are being placed inside the old bank safe or on top. Recommend inside.

Response:

Refer to revised plan. Current design intent is for condensing unit to be wall mounted in the mechanical room.

Comment #2:

Confirm new panels K2 & K3 are tenant supplied, tenant installed.

Response:

Panels 'K2' and 'K3' are indicated to be new panels provided in the tenant improvement scope.

Comment #3:

Provide roof penetration detail for any power penetrations. All penetrations are to be performed by the landlord's roofing contractor.

Response:

Conduit for roof mounted equipment will come up inside the curb for the roof mounted unit. A detail is not required.

Comment #4:

Landlord acknowledges that tenant intends to surface mount conduit for electrical devices and approves this method of install.

Response:

Noted.

Plumbing

Comment #1:

Ensure all vent and piping penetrations are performed by the landlord's roofing contractor.

Response:

Noted.

Comment #2:

Please confirm where the vent piping plans to be routed through the second floor to the roof. Final location to be approved by LL before penetrating the second floor system. Location must not conflict with office space above.

Response:

Plan revised to move vent up to be routed through mechanical room above. Contractor to coordinate with all existing conditions to prevent as much disruption to other tenants as possible.

Comment #3:

Confirm that vent piping for the grease interceptor is being installed. None shown currently.

Response:

Grease interceptor is part of shell plans and existing for the TI.