

Midwest Architects  
1120 NW Eagle Ridge Blvd.  
Grain Valley, MO 64029  
(816) 229-8115

Development Services  
City of Lee's Summit, Missouri  
220 SE Green Street  
Lee's Summit, MO 64063

Re: Lakewood Business Center Lot 1 (Lot 46)  
600 NE Maguire Blvd  
Lee's Summit, MO 64064

Permit No.: PRCOM20234376

December 7, 2023  
December 21, 2023  
January 29, 2024

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 green. Responses to the third round of comments are in red.

#### Licensed Contractors:

1. The licensed general contractor is EMERALD RIDGE CONTRACTING, LLC. The onsite contact is Clayton Ward (816) 229-8115, [clayton@safetyministorage.com](mailto:clayton@safetyministorage.com). NORTH OAK SAFETY STORAGE LLC is in the process of obtaining the required licensing. NORTH OAK SAFETY STORAGE LLC is now the licensed general contractor.

#### Building Plan Review:

1. It is acknowledged that the Final Development Plan needs to be approved prior to the building permit being issued.
2. It is acknowledged that a one-time impact fee (\$16,379.00 per city comment) in the form of a license tax must be collected before occupancy can be granted.
3. The owner will employ an approved special inspection agency as required per Section 1705 and will submit a letter of responsibility provided by each applicable inspection agency.
4. It is acknowledged that unique suite addresses must be designated and assigned by the owner. Suite address assignments noted in the comments are acknowledged.
5. Drinking fountain(s) or approved equivalent will be provided when the tenant and building use is known. It is acknowledged that future tenant finish permits will be required for each suite.
6. The PEMB package is a deferred submittal.
7. The walls within 2' of water closets, urinals, and mop sinks will be painted with epoxy-based paint up to 4' A.F.F. minimum. See revised Sheet A002.
8. See page 10, paragraph 7.2, of the attached soils report for the Allowable Bearing Pressure.
9. The building design loads will be provided as a part of the PEMB deferred submittal.

10. After the PEMB drawings are finalized, the structural engineer will review the final building design and confirm the foundation design accordingly. Upon final verification, the 'PRELIMINARY DESIGN' note on the drawings can be removed.
11. See revised Sheet M-104 for added outdoor air calculations.
12. Mechanical equipment is not anticipated to be mounted on the roof. See the revised Mechanical drawings. Ground-mounted equipment will be screened with approved landscaping. **No roof-mounted mechanical equipment is anticipated. Ground-mounted mechanical equipment is expected, and screening will be provided by approved landscaping before the tenant(s) occupy the building.**
13. Mechanical equipment is not anticipated to be mounted on the roof. See the revised Mechanical drawings. A permanent ladder will be provided if roof-mounted mechanical equipment is required in the future.
14. The condensing units have been moved to the ground, and a receptacle has been added nearby. The receptacle in the restrooms is within 25' of the furnace. See the revised Mechanical drawings.
15. See revisions to Sheet E-201.
16. See revisions to Sheet E-201.

Also, see the revised sheet A-200 for two minor color revisions on the west and east elevations due to a change in the metal panel product required by the planning department.

#### **Fire Plan Review:**

1. Shop drawings will be submitted for review and approval as a deferred submittal by the Fire Alarm System contractor.
2. After the building use and tenants are known, addresses will be posted per the requirements of the Fire Department.
3. A Knox Box will be located 6' A.F.F. over the FDC per the requirements of the Fire Department.
4. Additional fire hydrants have been added at the NW and NE corners of the site. See revised Sheet C.500.
5. Shop drawings will be submitted for review and approval as a deferred submittal by the Fire Suppression System contractor.
6. See the Life Safety Legend and the Life Safety / Code Plan on Sheet A-001 for the fire extinguisher type and locations.
7. At the time of tenant improvements, Construction Drawings will be submitted to address applicable items associated with high-piled storage.
8. Tenant Finish plans will be submitted for approval after the building use and tenants are known.

Please call if you have any questions.

Sincerely,  
Midwest Architects  
Michael Moores, RA