



March 27, 2024

Development Services Department  
220 SE Green Street  
Lee's Summit, MO 64063  
Permit No. PRCOM20231975

RE: **Response to plan review report dated August 11, 2023**  
**TM Fieldhouse – Commercial Building Permit Application**

To whom it may concern,  
Attached you will find our responses to your review comments.

**Fire Plan Review:**

1. 2018 IFC 907.1.1- Construction documents. Construction documents for fire alarm systems shall be submitted for review and approval prior to system installation. Construction documents shall include, but not be limited to, all of the following: 1. A floor plan which indicates the use of all rooms. 2. Locations of alarm-initiating and notification appliances. 3. Alarm control and trouble signaling equipment. 4. Annunciation. 5. Power connection. 6. Battery calculations. 7. Conductor type and sizes. 8. Voltage drop calculations. 9. Manufacturers, model numbers and listing information for equipment, devices, and materials. 10. Details of ceiling height and construction. 11. The interface of fire safety control functions.

Provide shop drawings for emergency voice/alarm communications system in accordance with Section 907.5.2.2. review and approval. Upload drawings to the City Portal at [devservices.cityofls.net](http://devservices.cityofls.net).

**Response:**

**-Sub-contractor deferred for approval.**

2. 2018 IFC 609.2- Where required. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

7/3/2023 Provide plans for hood suppression system and system devices.

**Response:**

**-Sub-contractor deferred for approval.**

3. 2018 IFC 901.2- Construction documents. The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.

Provide shop drawings for review and approval. Upload drawings to the City Portal at [devservices.cityofls.net](http://devservices.cityofls.net).

**Response:**

**-Sub-contractor deferred for approval.**



4. 2018 IFC 508.5.1 -Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

Action required- Provide a hydrant to meet this requirement and get approval of the Final Development Plan.

**Response:**

- Civil has addressed this in their FDP resubmittal to the city by adding a fire hydrant at the southwest corner of the building.

**Building Plan Review**

1. A one-time impact fee in the form of a license tax must be collected before occupancy can be granted.

Action required: Comment is for informational purposes. License tax fee due anticipated to be \$268,116.75.

6/27/2023 - Acknowledged in letter.

**Response:**

- 6/27/23: Acknowledged in letter

2. The building permit for this project cannot be issued until the Development Services Department has received, approved, and processed the Final Development Plan.

Action Required: Comment is informational.

6/27/2023 - Acknowledged in letter.

7/3/2023 - PDP now required also.

8/4/2023 - Acknowledged in letter.

**Response:**

- 8/4/23: Acknowledged in letter

3. For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 847-7070. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational.

6/27/23 - acknowledged in letter.

**Response:**

-6/27/23 - acknowledged in letter.



4. 2018 IBC 502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

Action Required: Comment is informational. An address for this building has not yet been assigned. We will inform you when the decision has been made

6/27/2023 – Acknowledged in letter.

**Response:**

**-Address assigned: 1550 SE Hamblen Road. See updated cover sheet & Vicinity Map/G001.**

5. Copies of the engineered truss package were not provided at the time of permit application.

Action required: Provide pre-engineered metal building, and bleacher design packages or request deferral.

6/27/2023 – Deferred per request.

**Response:**

**-6/27/23 – Deferred per request.**

6. ICC A117.1 Section 303 Changes in Level 303.1 General. Changes in level in floor surfaces shall comply with Section 303.

Action required: Comment is informational. Any vendor/client provided flooring to be compliant. To be field verified.

6/27/23 – acknowledged in letter

**Response:**

**- 6/27/23 – Acknowledged in letter**

7. Unified Development Ordinance Article 8, Section 8.180.E Roof mounted equipment – All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

Action required: Make needed corrections to drawings that provide details as to how mechanical equipment will be screened from all 4 sides per referenced UDO section.

7/3/23 – to be addressed at PDP/FDP

**Response:**

**- 7/3/2023 – Addressed at PDF/FDP**



**Commercial Final Development Plan (03/08/24)**

2. Show the location, height, intensity and type of outside light fixtures for buildings and parking lots.

**Response:**

- Refer to photometric plan included and sheets E103 (electrical site plan), for exterior light fixture locations. Refer to light fixture schedule (sheet E403) and light fixture spec sheets for type of light fixtures, fixture intensity and fixture mounting heights. Sheets E301 & E302 show the building mounted exterior light fixture locations.

3. Provide a photometric diagram indicating the foot candle levels throughout the site and at the property lines.

**Response:**

- Refer to photometric plan included: "TM Fieldhouse Exterior Lighting".

4. Provide the manufacturer's specification sheet for proposed exterior lighting to include both parking lot pole mounted and wall mounted fixtures. The specification sheets shall indicate the exact fixture to be used.

**Response:**

- Refer to marked up spec sheets included: "Type (G3) – Indessa Wall Sconce", "Type D1 – Gotham evo6sq", "Type SP1 (SL1) – Lithonia Pole Mounted Fixture", "Type SP2 (SL2) – Lithonia Pole Mounted Fixture", "Type SW1 (G1) – Lithonia LED Wall Pack", "Type SW2 (G2) – Lithonia LED Wall Pack".

6. Show a dashed line indicating the roof line and rooftop mechanical equipment.

**Response:**

- Per correspondence with Shannon McGuire on 1/4/2024, a general note on A201 stating RTUs shall be fully enclosed will suffice. Re. Exterior Elevations General Note #5/A201 for note.

7. A new flag pole is labeled but no information was provided. Flag pole are limited 25' in height.

**Response:**

- Noted. See the addition to the flagpole note on A10/A101 stating that the flag pole shall be no taller than 25'-0".

**In addition to the 8/11/2023, see below for a narrative of owner directed changes:**

07 5423.D.1.B/G500: clarification regarding TPO thickness.

**S100**

- Revise PEMB column layout at grids A-11, C-11, C-12, C-13, C-15, C-16, D-11, D-15, and E-11
- Revise foundation location at E-11.
- Revise pilaster size at C-16.

**S101**

1. Add netting post at grids C-11

**A10/A102:**

- Updated note clarifying electrical panel layout and fence. Re. MEP sheets for further clarification.



A10/A104:

- Rerouted exhaust duct through roof. Graphic and note added showing location of exhaust duct and hood. Re. MEP sheets for further clarification.
- Roof access ladder hatch location adjusted to accommodate adjacent exhaust duct.
- Updated roof crickets per single slope roof and updated note regarding type of roof.

E12/A501: Clarifying note regarding OHD2.

A10/A606:

- Updated graphics showing volleyball nets.
- Updated graphics and clarifying notes regarding baseball nets.

Updated Eyebrow canopy @ Doors 103A, 117E, 117F, 132B. See list below for updated sheets/views:

- C5/A201: updated graphics showing change.
- A10/A201: updated graphics showing change.
- Keynote 18/A201: updated note detailing change.
- G8/A606: updated graphic showing change.
- A10/A606: updated graphic showing change.

Updated Door Type 117E and 117F – Now HM. See list below for updated sheets/views:

- A201: updated graphics
- Door schedule/A501: updated type.

Updated 117G Door Type. See list below for affected sheets:

- A10/A201: updated graphics
- Door Schedule/A501: updated door type – OHD3.
- Door Schedule Remarks/A501: clarifying note regarding updated door type OHD3.
- E12/A501: updated elevation showing 117G door type OHD3.

Updated kitchen layout. See list below for updated sheets/views:

- A12/G003: Updated graphics and occupant load per new layout. See supplementary kitchen consultant drawings: "TM FIELDHOUSE FOODSERVICE ADDENDUM SET 02-15-24 3".
- A10/A102: Clarification regarding location of concessions canopy regarding grid line 12.
- D7/A201: enlarged plan. See supplementary kitchen consultant drawings for further clarification.
- Kitchen Equipment Remarks/A201: clarification regarding notes for equipment.
- Door Schedule/A501: Updated door numbering, names, and size per new layout. Re. supplementary kitchen consultant drawings for layout.
- Door Schedule Remarks/A501: Clarifying notes corresponding to doors updated per new layout. Re. supplementary kitchen consultant drawings for layout.
- Door hardware Specs have been updated per new kitchen layout, Re. G501.
- C8/A501: updated concessions canopy to coordinate with new layout. Re. supplementary kitchen consultant drawings for layout.
- G8/A606: updated RCP per new layout. Re. supplementary kitchen consultant drawings for layout.
- A9/A901: updated graphic and FRP extents per new layout. Re. supplementary kitchen consultant drawings for layout.
- Room Finish Schedule/A901: updated finishes for affected rooms from new layout. Re. supplementary kitchen consultant drawings for layout.
- Room Finish Schedule Remarks/A901: Added note clarifying finishes in affected rooms from new layout. Re. supplementary kitchen consultant drawings for layout.

Note regarding updated kitchen layout: Per correspondence with Deb Sees on 11/20/23, the new layout has been reviewed and approved by Jackson County Health department.



Removal of SF2 wall and doors separating Vestibule 101 and Concourse 102. See list below for updated sheets/views:

- A12/G003: Updated graphics and occupant load per new layout.
- A10/A101: Removal of wall and doors on overall 1<sup>st</sup> floor plan,
- A10/A102: Removal of wall and doors on enlarged floor plan.
- A10/A102: Remodeled check-in desk with ADA accessible area.
- H12/A501: Removal of SF2 Elevation
- Door Schedule: Removal of SF2A & SF2B door from schedule.
- G8/A606: Updated lighting layout and added soffit per removal of SF2.
- A9/A901: Updated finish floor plan graphics per removal of SF2.

Addition of Open Face Scuppers. See list below for updated sheets/views:

- A10/A104: Updated roof plan with note referring to open faced roof scuppers.
- A10/A201: Updated South elevation to show open faced roof scuppers.
- Keynote 19/A201: Added keynote addressing open faced roof scuppers.

Notch in East Parapet Wall and Removal of Roof Access Ladder (Per correspondence w/ Joe Frogge on 12/7/2023, a notch in the parapet @ 16'-0" is sufficient and no fixed ladder is required at the lower building.) See list below for updated sheets/views:

- A10/A101: removed graphic showing ladder.
- A10/A102: removed graphic showing ladder.
- A10/A104: removed graphic showing ladder. Added dimensions clarifying the location and width of notch in parapet wall.
- A10/A201: Removed graphic showing ladder.
- C5/A201: Removed graphic showing ladder. Added notch in parapet wall at 16'-0".
- Keynote 16A/A201: updated keynote regarding the notch in the parapet wall.

E103

- Added a light pole base detail to the sheet.

E202

- Removed vending machine and water cooler power from concourse area.

E203

- Shifted location of exhaust fan EF-1
- Revised power layout in new serving line and concession area per latest concession layout.
- Shifted electrical distribution equipment per contractor markup.
- Revised power at vestibule/entry area per new layout.

E302

- Revised lighting at vestibule/entry area per new layout.

E303

- Revised lighting at vestibule/entry area and concession area per new layout.

E401

- Revised transformer and panel size for concession area power per updated layout.

E402

- Revised panel schedule for concession area panel 'KA'.

E403

- Revised lighting control schedule per updated concession area lighting.

M201

- Revised diffuser names and airflow for clarity. Added keynote #4.



M202

- Revised gym diffuser names and airflow for clarity. Added keynote #6.
- Revised location of roof exhaust hood for restroom exhaust fan.
- Revised ducting and diffusers for concourse area and entrance.
- Removed split systems for removed vestibule.

M203

- Revised kitchen duct layout for updated RCP.
- Added air curtain for pass-through window.
- Added KEF-2 and type II exhaust hood for dishwasher.
- Revised EF-1 and exhaust duct locations.

M301

- Added KEF-2 to KITCHEN EXHAUST FAN SCHEDULE.
- Added AIR CURTAIN SCHEDULE.
- Revised size of EUH-1
- Revised GRILLE, REGISTER, AND DIFFUSER SCHEDULE for plan updates.
- Revised power exhaust note on ROOFTOP AIR CONDITIONING UNIT SCHEDULE.
- Removed detail for wall mounted exhaust fan.

P102

- Added KITCHEN EQUIPMENT SCHEDULE.

P201

- Revised gas piping to pizza oven. And associated gas keynote.

P301

- Revised waste and vent piping in detail #2 per new kitchen layout.
- Revised waste and vent piping in detail #3 per revised mop sink location.

P302

- Revised water piping in detail #2 per new kitchen layout.
- Revised water piping in detail #3 & detail #1 per revised mop sink location.

P401

- Revised waste and vent riser per plan changes.

P402

- Revised water riser per plan changes.

All the comments have been addressed. A revised set of plans has been submitted along with this response letter and supporting documents.

End of comments.

If you have any questions, please let me know.

Best Regards,

A handwritten signature in black ink that reads 'Addie Forton'.

**Addie Forton**

Interiors

collins | webb ARCHITECTURE