

BUXTON KUBIK DODD
DESIGN COLLECTIVE

April 11, 2024

PLAN REVIEW RESPONSE LETTER

Lee's Summit, MO – Development Services
220 SE Green Street
Lee's Summit, Missouri 64063
cityofLS.net/development

Project: Arc of the Ozarks Renovation – Lee's Summit
Project No.: TBD

Mr. Frogge,

Listed below and attached for your review are our Plan Review Responses to the Development Services plan review comments we received via email. If you have any additional questions or concerns, please do not hesitate to contact us. Necessary documents have been included on the attached Addendum 02 for the project.

Licensed Contractors

1. Lee's Summit Code of Ordinance, Section 7-130.4 - Business License. (excerpt) No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section. Action required: MEP subcontractors are required to be listed on permit. Provide company names of licensed MEP contractors.

Response: Below is a list of licensed MEP Subcontractors provided by the General Contractor for this project.

- Electrical – BCI Electrical, Inc. PO Box 546 Gardner, KS 66030 913-884-3684
- HVAC – Saladino Mechanical. 2210 Television Place Kansas City, MO 64126 816-833-9900
- Plumbing – Plumbing By Fisher Inc. 9875 Kill Creek Rd. De Soto, Kansas 66018 913-583-1971
- Fire Sprinkler – Keller Fire & Safety 1138 Kansas Ave Kansas City, Kansas 66105 913-371-8494
- Fire Alarm – Federal Protection, Inc. 2500 North Airport Commerce, Springfield, MO 65803 800-299-5400

Building Plan Review

1. Describe physical use of Day Program Room 114 in order to establish occupant load. If 50 or more there will be a conflict in the swing of door 114. Exiting from Corridor 109 requires that doors swing in direction of egress. If occupant load of Room 114 is 50 or more and egress is still directed through this room from corridor either do not route egress out of corridor 109 or reverse swing of 114.

Response: Refer to attached letter from the Arc of the Ozarks describing the use of Day Room 114. The room will be used for small group life skills training (groups around 6 people) that will come and go throughout the day. The area calculation for Day Room 114 (and adjacent spaces for occupant load calculation) is 2,085 sf, which equates to an occupant load of 14 persons (T1004.5, Business Areas), which is less than 50 persons not requiring the exit doors to

swing in the direction of egress from this room. Refer to Code Compliance plan on revised Cover Sheet G0-0, dated 04/11/24 (Addendum 02) for additional information. Door swings do not require changes. Exiting is not required through the Day Room area from the corridor since the occupant load in the Corridor area is less than 49 occupants and there are two routes to other exits from this area. If the Day Room 114 door is used for exiting, the occupant load from the corridor side is still less than 49 occupants not requiring a change in door swing. Exit signs have been updated on the revised E2-0 Lighting Plan, dated 04/11/24 (Addendum 02).

2. 2018 IBC 1606.2 Design dead load. For purposes of design, the actual weights of materials of construction and fixed service equipment shall be used. In the absence of definite information, values used shall be subject to the approval of the building official. Action required: Provide verification that either the weight of new roof top equipment is less than or equal to original equipment or provide engineer's report to verify that existing roof structure will support additional load.

Response: Refer to the revised M1-0 HVAC Plan, dated 04/11/24 (Addendum 02). Weights of new and existing equipment are scheduled and engineering notes are provided addressing the minimal added weight to the structure.

Fire Plan Review

1. The ICC Existing Building Code is not adopted by the City of Lee's Summit.

Response: Refer to the revised G0-0 Cover Sheet, dated 04/11/24 (Addendum 02). Code information changed to 2018 International Building Code.

2. 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 review and approval.

Response: Fire alarm system shop drawings will be provided to the City as a deferred submittal for review and 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.

Response: Fire sprinkler system revision shop drawings/calculations will be provided to the City as a deferred submittal for review and approval.

4. 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). Provide suite designations on the exterior doors.

Response: Refer to the revised G0-0 Cover Sheet, dated 04/11/24 (Addendum 02). Notes regarding required tenant suite signage were added to exterior entry doors to designate suite numbers. Arc of the Ozarks is Unit A, the adjacent tenant is Unit B. Existing signage is already present for the existing adjacent tenant (Unit B). New signage will be

added by the Arc of the Ozarks indicating their business name and Unit A number. See existing photo below.

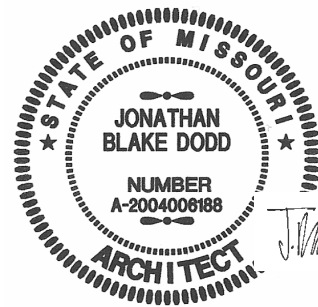


END OF PLAN REVIEW RESPONSES

Again, please don't hesitate to call or email me if you have any questions or want to discuss any of these items. I believe we have addressed all your comments and concerns with the above comments, attachments, and submitted documents. We appreciate your thorough review and approval of our documents.

Respectfully,
BUXTON KUBIK DODD DESIGN COLLECTIVE

Jonathan Dodd, AIA NCARB
Architect/Partner



Digitally signed
by Jonathan Dodd
Date: 2024.04.11
12:59:38-05'00'

THIS SEAL IS FOR ARCHITECTURAL DISCIPLINES ONLY

Attachments:
Addendum 02, including revised Drawing Sheets via email submission.



Supporting individuals with disabilities in directing their own lives as valued members of the community.

April 10, 2024

City of Lee's Summit

To Whom it May Concern,

The Arc of the Ozarks provides a variety of services to support individuals with disabilities. This office will house the administrative team for the K.C. Division. The day program room will function for our SOAR program as the individuals will begin and end their day.

Here is a program description of our Springfield location that will be duplicated in K.C.:

Springfield SOAR (Strengths, Opportunities, Access, Resources)

Individuals with intellectual and physical disabilities can find it difficult to socialize with peers and be connected to their community. SOAR is a community-based program aimed at giving individuals served the life skills and social skills they need to become independent members of their community. SOAR is open Monday through Friday from 8am to 4pm. The majority of the day is spent out in the community volunteering, exercising, participating in educational activities, and exploring Springfield as a whole. Activities and environments are designed to foster the acquisition of skills, building positive social behavior and interpersonal competence, greater independence, and personal choice (as outlined in the State DD Waiver manual). Staff document on each client throughout the day, focusing on their individual goals.

Examples of Community activities:

Volunteering – Focus on learning new skills. Following step by step directions. Cooperating with others for a mutually beneficial outcome. Giving back to the community.

Exercising- Focus on healthy living. Activities include, but are not limited to swimming, bowling, Pilates, dance, etc.

Education- Focus on continuing education and life skills. Classes include, but are not limited to, life skills, art, gardening, budgeting, safety, etc.

Community Involvement- Focus on inclusivity and socialization skills. Sites include, but are not limited to, libraries, parks, coffee shops, mall, Bass Pro, art museums, rec centers, nature centers, pet therapy, miniature golf, etc.

Advanced Outings- Focus on extraordinary experiences that enrich lives. These include, but are not limited to, visiting area caves, museums, Missouri Sports Hall of Fame, baseball games, etc.

Please let us know if you need more information.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael H. Powers". The signature is fluid and cursive, with the first name "Michael" being the most prominent.

Michael H. Powers
President/CEO