

Attention: Mr. Joe Frogge, Plans Examiner
Project Address: 2751 NE Douglas Street
Lee's Summit, MO 64064
Permit Number: PRCOM20251547
Client: Midwest Avionics
Date: May 2, 2025



In accordance with Section 7.3 of AIA Document A201-1997 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, this document shall serve as an Addendum for the above referenced project and requires both the signature of the Architect and Owner prior to commencement of the change in the Work described herein.

Plan Review Comments:

Licensed Contractors Reviewed By: Joe Frogge Rejected

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. (All State Electric and Essary Plumbing must obtain Lee's Summit business licenses)

Response: Understood. The MEP contractors will obtain business licenses prior to permit issue.

Building Plan Review Reviewed By: Joe Frogge Rejected

1. 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.

Response: Understood.

2. 2018 IBC 1704.2 Special inspections. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1705. These inspections are in addition to the inspections identified in Lee's Summit Code of Ordinances Chapter 7. (see code section for exceptions)

Action required: Provide statement of special inspections / letter of responsibility from company contracted to perform special inspections.

Response: See attached letter of responsibility for special inspections.

3. A one-time impact fee in the form of an excise tax must be collected before occupancy can be granted. Please be advised that additional application, review, and inspection fees do apply and additional information pertaining to this will be provided during that stage of your approval process.

Action required: Comment is informational. The fee will be \$2,508.00

Response: Understood.

4. 2018 IBC 1209.2 Finish Materials. Walls, Floors and partitions in toilet and bathrooms shall comply with Sections 209.2.1 through 1209.2.4.

2018 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical base that extends upward onto the walls not less than 4 inches.

2018 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (See code section for possible exceptions.)

Action required: Specify compliant wall finish materials at mop sink, urinal, and water closets.

Response: The finish at the mop sink, urinal, and water closets shall be epoxy paint. Paint shall be SW waterborne pre-cat epoxy, or approved equal.

5. Protection of Potable Water System

2018 IPC 305.4 Freezing. Water, soil, and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 6" below the frost line (42" below grade) and not less than 12 inches below grade.

Action required: Provide protection from freezing at restrooms' water piping or verification that current design is sufficient. (fyi - any type heating equipment in rooms can trigger requirements for exterior doors and 2hr rating of walls - see IBC 412.3.4)

Response: Refer to attached response from MEP Engineer.

6. 2018 IPC 708.1 Cleanouts Required. Cleanouts shall be provided for drainage piping in accordance with Sections 708.1.1 through 708.1.11.

2018 IPC 708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet of the developed length of piping upstream of the junction. For the requirements of this section, the removal of a water closet shall not be required to provide cleanout access.

Action required: Provide cleanouts near where sanitary leaves building.

Response: Refer to attached response from MEP Engineer.

7. 2017 NEC Article 250.66 Size of Alternating-Current Grounding Electrode Conductor. The size of the grounding electrode conductor at the service, at each building or structure where supplied by a feeder(s) or branch circuit(s), or at a separately derived system of a grounded or ungrounded ac system shall not be less than given in Table 250.66, except as permitted in 250.66(A) through (C).

Action required: Specify size of all grounding electrode conductors.

Response: Refer to attached response from MEP Engineer.

Fire Plan Review Reviewed By: Craig Hill Approved with Conditions

3. 2018 IFC 506.1- Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

Response: Understood. GC will provide and comply with this requirement.



LEE'S SUMMIT
MISSOURI

CODE MODIFICATION REQUEST
(COMMERCIAL)

BUILDING/STRUCTURE NAME: Midwest Avionics

PREMISE ADDRESS: 2751 NE Douglas Street, Lee's Summit, MO 64064

PERMIT NUMBER (if applicable): PRCOM20251547

OWNER'S NAME: LS Management Services, LLC. Levi Self and Jeremy Davis

TO: Director of Development Services

In accordance with the Lee's Summit Building Code, I wish to apply for a modification to one or more provisions of the code as I feel that the spirit and intent of the Lee's Summit Building Code are observed the public health, welfare and safety are assured. The following articulates my request for your review and action. (NOTE: ATTACH ANY ADDITIONAL INFORMATION NECESSARY)

Request the use of the 2024 IBC in regards to gendered restrooms.

SUBMITTED BY:


NAME: Nathan Rapp, Architect

ADDRESS: PO Box 1982, 112 S. Main Street

CITY, STATE, ZIP: Nixa, MO 65714

() OWNER (x) OWNER'S AGENT

Tel.# 417-724-8553

SIGNATURE: 

TRACY DEISTER – MANAGER OF CODES ADMINISTRATION: () APPROVAL () DENIAL

SIGNATURE: _____ DATE: _____

AIMEE NASSIF – DEPUTY DIRECTOR OF DEVELOPMENT SERVICES: () APPROVED () DENIED

SIGNATURE: _____ DATE: _____

COMMENTS: _____

A COPY MUST BE ATTACHED TO THE APPROVED PLANS ON THE JOB SITE

9/18/2023 N:\CODES ADMIN\Forms 2019





1701 State Avenue
Kansas City, KS 66102

t 913-371-0000
f 913-371-6710

AOGeotech.com

May 7, 2025

Joe Frogge
Lee's Summit Codes Administration
220 SE Green Street
Lee's Summit, Missouri 64063

MIDWEST AVIONICS HANGAR - SI ENGAGEMENT LETTER

Lee's Summit Airport
NE Douglas Road
Lee's Summit, MO
(AOG 250368)

Dear Joe:

We were retained by Koehn Building Systems, Inc., the owner/representative of the above-referenced project, to perform the following IBC 2018 Special Inspections, as well as other construction observation and monitoring services:

Verification of Soils
Placement and Testing of Concrete
Bolts Installed in Concrete
High-Strength Bolting
Steel Frame Inspection

Engineered Grading and Filling
Inspection of Concrete Reinforcement
Post-Installed Anchors
Structural Welding

Reports for the special inspection services listed above will be our standard report forms, which conform to applicable ASTM requirements. These reports will be prepared for every site visit. Our findings, including any discrepancies, will be clearly identified. At the time our services are complete, a final report will be submitted.

If you have any questions, or need additional information, please do not hesitate to call us at (913) 371-0000.

Sincerely,
ALPHA-OMEGA GEOTECH, INC.

Steven Usnick, P.E.
Field and Laboratory Services Engineer



MEMORANDUM

DATE: May 2, 2025
FROM: BAE Group
TO: Lee's Summit Development Services
RE: Midwest Avionics Hangar



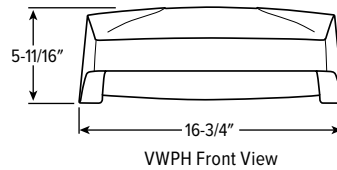
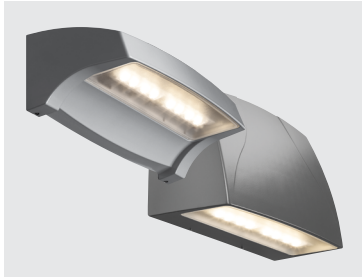
This is a summary of the changes included in Addendum #1.

Building Plan Review

5. Current design is sufficient to prevent freezing in the restrooms water piping. Piping will be routed on the inside of insulation and the owner stated that the open hangar area will always be kept above freezing temps.
6. Cleanout added to sanitary line at building exit. (P110)
7. Grounding electrode conductor sizes added to riser diagram. (E600)

Miscellaneous

- Exterior photometrics added. Wall pack fixture updated to a full cutoff model.



CATALOG #: _____

TYPE: _____

PROJECT: _____



FEATURES

- Designed to illuminate sidewalks, entryways, perimeters or facades
- Intended for use in both uplight and downlight applications
- Optional tamper-resistant screws for vandal-prone areas
- Blends seamlessly with a variety of architectural styles
- Purposefully modeled to allow runoff of dirt and water for an always-clean appearance
- Precision optics provide multiple distribution options
- Wireless in-fixture control solutions available
- Made Right Here® in the USA

SPECIFICATIONS

- HOUSING** – Die-cast aluminum enclosure.
- THERMAL MANAGEMENT** – Integral die-cast aluminum heatsink and LED assembly provide passive thermal management. Rated -30°C to 40°C ambient operating temperature (-20°C to 40°C with EM/10WC; 0°C to 35°C VWPV, 0°C to 37°C VWPH with EM/10CEC; 0°C to 39°C with EM/4W).
- OPTICAL SYSTEM** – Precision, injection-molded, refractive acrylic lensing produces standard IES distributions.
- LED ASSEMBLY** – ANSI 3000K, 4000K, or 5000K CCT, minimum 70 CRI.
- LED DRIVER** – 0-10V dimming.
- ELECTRICAL** – 120-277, 347, and 480 VAC input range; 50-60Hz; power factor >.90; THD <20% at full load. 10kA/10kV surge protection standard. Quick-disconnect wiring provided. L70 >60,000 hours per IES TM-21.
- FINISH** – Super durable polyester powder coat bonded to phosphate-free, multi-stage pretreated metal, meets and exceeds AAMA 2604 specifications for outdoor durability.
- MOUNTING** – Surface mounts directly over a 4" maximum outlet box. Must be anchored to adequate structure that can safely support fixture weight (VWPH = 15 lbs, VWPV = 23 lbs).
- LISTINGS** –
 - cCSAus certified as luminaire suitable for wet locations.
 - FCC Class A compliant.
 - IDA Dark-Sky approved (downlight applications only).
 - RoHS compliant.
 - IP65 rated.
 - Title 24 compliant with OCCWS FSP-311-L option.
 - Complies with the Buy American Act and other federal regulations. Request certification at new.com/baa.
- WARRANTY** – 5-year limited warranty, see new.com/warranty.

ORDERING EXAMPLE: VWPH - L30/740 - T3 - DBZ - SDGL - OPTIONS - CONTROL/DIM - UNV

ORDERING INFO

SERIES	LUMENS ^[1]	CRI	CCT	DISTRIBUTION ^[2]
VWPH Horizontal	L30 3,000lm	7 70	30 3000K	T2 Type II
VWPV Vertical	L60 6,000lm	8 80	40 4000K	T3 Type III
	L85 8,500lm ^[3]		50 5000K	TFT Type forward throw

FINISH OPTIONS ^[4]

BLK	Black (RAL #9004)
DBZ	Dark bronze
DBR	Medium bronze
GRAY	Standard gray
GRN	Green (RAL #6005)
SLV	Satin aluminum (RAL #9006)
WHT	White (RAL #9003)

SHIELDING

CGL	Clear tempered glass lens
SDGL	Micro-prismatic tempered glass lens

OPTIONS ^[5]

EM/4W	4-watt integral emergency battery ^[6]
EM/10WC	10-watt emergency, low temperature battery ^[7]
EM/10CEC	10-watt emergency CEC qualified battery ^[8]
SF	Single fuse ^[9]
DF	Double fuse ^[10]
PC	Factory-installed button-style photocell ^[11]
HSGX	Empty housing extension used to match units with EM batteries, control sensors, or conduit entry options
TP	Tamper-resistant Torx head screws ^[12]

CONDUIT ENTRY ^[13]

CR	Right side conduit entry
CL	Left side conduit entry
CD	Dual conduit entry
CTOP	Top conduit entry ^[14]

CONTROL

See page 4 for **ADDITIONAL CONTROL OPTIONS**.

– None

AVI-IFAC-OA Avi-on wireless fixture control with outdoor antenna ^[15]

DRIVER

DIM Driver with external dimming wires prewired for 0-10V low voltage applications

VOLTAGE

120	120V
208	208V
240	240V
277	277V
UNV	120-277V
347	347V ^[16]
480	480V ^[17]

ACCESSORIES

TPTX-25 TOOL Tamper-resistant tool for Torx head screws. ^[18]

NOTES

- Lumen output based on 70 CRI/4000K CCT. Actual performance may vary +/-5%, see page 2 for **FIXTURE PERFORMANCE DATA**.
- See page 2 for **DISTRIBUTION DETAILS**.
- Not available with EM batteries when specified with VWPV.
- See page 2 for **FINISH OPTIONS**.
- See page 2 for **FIXTURE DETAILS**.
- 120-277V only. VWPV includes housing extension, increases fixture depth.
- VWPH and 120-277V only. Includes housing extension, increases fixture depth.
- 120-277V only.
- 120V, 277V, or 347V only; must specify voltage.
- 208V, 240V, or 480V only; must specify voltage.
- 120V, 208V, or 277V only; must specify voltage. Right side when viewed from behind fixture.

- Silver finish only. Safety screws providing added support to the lens are not tamper-resistant (lens is sealed to the fixture via adhesion). Requires a tamper-resistant tool, see Accessories.
- Housing extension included, increases fixture depth. Left and right sides when viewed from behind fixture. Provided with 1/2" NPT tapered pipe thread and plug, increases fixture height. Conduit fitting supplied by others. See page 2 for **FIXTURE DETAILS**.
- VWPH only.
- See page 3 for **AVI-ON BLUETOOTH WIRELESS CONTROL DETAILS**.
- Includes stepdown transformer. Not available with Avi-on Controls.
- Includes stepdown transformer. Not available with Avi-on Controls.
- Ordered separately. Please specify quantity required per project.



FIXTURE PERFORMANCE DATA

	DISTRIBUTION	FLUX (lm)	WATTAGE	EFFICACY (lm/W)	BUG RATING
L30	T2	3489	27	129.2	B2-U0-G1
	T3	3468		128.4	B1-U0-G1
	TFT	3325		123.1	B1-U0-G1
L60	T2	6414	49	130.9	B2-U0-G1
	T3	6470		132.0	B1-U0-G1
	TFT	6391		130.4	B2-U0-G1
L85	T2	8931	72	124.0	B2-U0-G1
	T3	8953		124.3	B2-U0-G2
	TFT	8665		120.3	B3-U0-G1

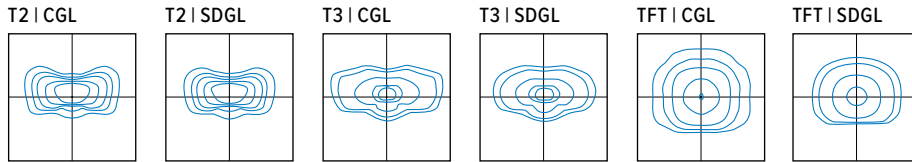
MULTIPLIER TABLES

	COLOR TEMPERATURE	
	CCT	CONVERSION FACTOR
70 CRI	3000K	0.95
	4000K	1.00
	5000K	1.03
80 CRI	3000K	0.86
	4000K	0.91
	5000K	0.94

SHIELDING	CONVERSION FACTOR
CGL	1.00
SDGL	0.98

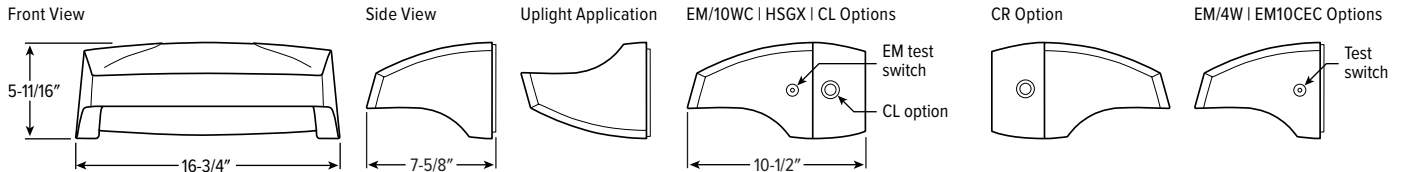
- Photometrics tested in accordance with IESNA LM-79. Results based on 70 CRI/4000K CCT, wattage average for 120V through 277 input, and 25°C ambient temperature. Actual performance may vary +/-5%.
- To calculate lumen output in emergency mode, multiply the battery wattage by the efficacy.
- Use multiplier tables to calculate additional options.

DISTRIBUTION DETAILS

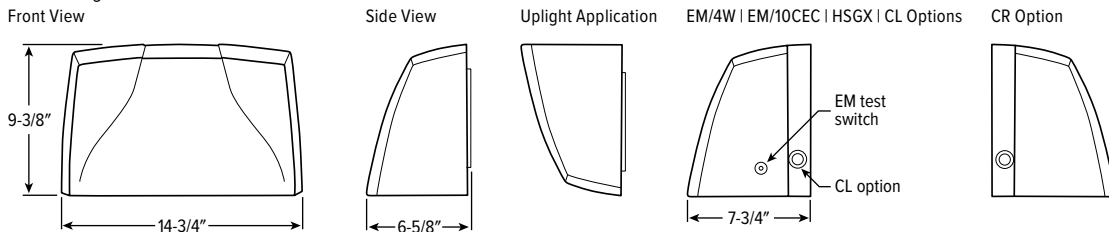


FIXTURE DETAILS

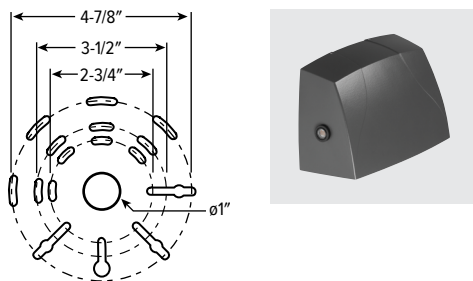
VWPH Weight: 15 lbs. Max weight with EM/10WC or HSGX: 27 lbs.



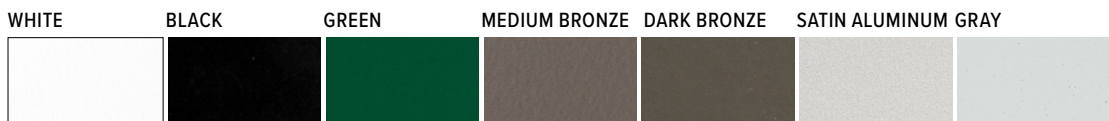
VWPV Weight: 23 lbs



MOUNTING BOLT PATTERN PC OPTION



FINISH OPTIONS



For custom color, please specify RAL code or a manufacturer code with description. All custom colors other than RAL require two sample swatches, minimum 1" square.

AVI-ON BLUETOOTH WIRELESS CONTROL DETAILS

FEATURES

Simple

- Gateway-free distributed control
- Factory pre-commissioning
- Contractor friendly installation
- Occupancy/vacancy/daylight sensing

Scalable

- Virtually unlimited network size
- Spans small areas to large garages
- Flexible control strategies

Secure

- Optional cloud connectivity
- UL IoT platinum security rating
- DLC 5.0 compliant

COMMISSIONING & INSTALLATION TOOLS

Avi-on mobile apps provide intuitive, quick installation and commissioning. Pro tools are available to qualified installers. Live commissioning training and on-site or remote support by Avi-on must be ordered separately through Avi-on.



Commissioning
Mobile App



Zone Scanner
Web App



Commissioning
Pro App

ACCESSORIES

NETWORK	
AVI-RAB-LTE	Remote access bridge
AVI-KIT-NTM	Network time manager with battery backup

For load controllers and additional accessory info, see hew.com/avi-on

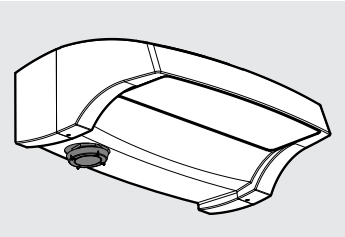
SYSTEM COMPONENTS



The Bluetooth® word mark and logos are registered trademarks owned by Bluetooth SIG, Inc. and any use of such marks by Avi-on is under license. Other trademarks and trade names are those of their respective owners.

SEE NEXT PAGE FOR ADDITIONAL CONTROL OPTIONS

SENSOR PLACEMENT DETAILS



ADDITIONAL CONTROL OPTIONS

VWPH only, includes housing extension (increases fixture depth).

OCCWS-FSP-311-L_-120/277 Wattstopper PIR motion and daylight sensor, 120/277. Must specify lens: L2, L3, or L7. Factory installed.

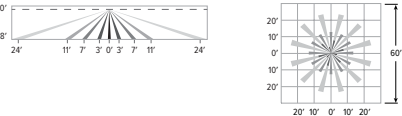
OCCWS-FSP-211-L_-120/277 Wattstopper PIR motion and daylight sensor, 120/277. Must specify lens: L2, L3, or L7. Factory installed.

FSIR-100 Remote controller for 211 sensor. Please specify quantity required per project. Ordered and shipped separately.

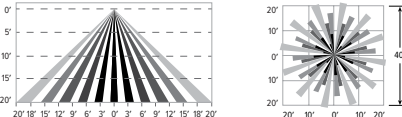
SPECIFICATIONS	
TYPE	PIR Motion + Daylight
MOUNTING HEIGHT	8' – 40'
DETECTION ANGLE	360°
TEMPERATURE RANGE	-40° to 75°C
COMMISSIONING	311 Sensor: App (iOS or Android) 211 Sensor: FSIR-100 Remote

SENSOR COVERAGE PATTERNS

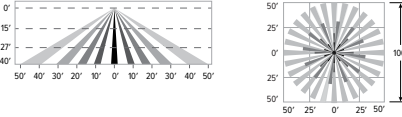
L2 8' height: ø48' coverage



L3 20' height: ø40' coverage



L7 40' height: ø100' coverage



SENSOR DETAIL



Dimensions
L2/L3: ø2-3/8" | L7: ø3-1/4"