



June 13, 2025

RE: Alura – Village at Discovery Park
NE Douglas Street
Lee's Summit, MO 64063

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

To Whom it May Concern:

This letter has been written in response to the plan review completed by the City of Lee's Summit for the project stated above. Below please find plan review comment(s) with replies in ***bold italics*** to each item. Please let us know if you require additional copies or further clarification.

Fire Plan Review

Approved with Conditions

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.

Action Required: Knox box needed at or near the FDC of all buildings. Confirm on final
Response: Duly noted.

2018 IFC 506.1.2 Key boxes for non-standardized fire service elevator keys. Key boxes provided for non-standardized fire service elevator keys shall comply with Section 506.1 and 506.2 or as approved by the fire code official.

Action Required: Elevator Knox Box is required in all buildings near the elevator that will include keys to operate the elevator and an emergency elevator door key. Confirm on final
Response: Duly noted.

Building Plan Review

This review covers all permitted structures on site. Individual permits for each structure will be created after plans are approved.

FAA approval required.

Action required: Provide verification of FAA 7460 approval.

5/30/2025 - Pending

Response: These are still pending at this time and will be provided as soon as available. Would it be possible if all other times are approved to approve with this as a condition?

For the Health Department review of public pools contact Casey Elledge with the Jackson County Public Works

Department, Environmental Services Division, at (816) 223-9769. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is informational.

5/30/2025 - Deferred to pool permit.

Response: Duly noted.

For the Health Department inspection of public pools contact Casey Elledge with the Jackson County Public Works Department, Environmental Health Division at (816) 223-9769. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational.

5/30/2025 - Deferred to pool permit.

Response: Duly noted.

The project cost, which is used to establish the permit fee, has not been provided.

Action required: Provide cost estimates for each apartment, garage, pool, and pool house.

5/30/2025 - Clarification: We need individual costs for each structure. Apartments, garages, pool house, pool, etc.

Spreadsheet attached to email for your convenience.

Response: Please see enclosed cost per structure information provided by Owner/GC.

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

Action required: Comment is informational. Truss packages deferred.

5/30/2025 - Deferred per request.

Response: Duly noted.

Unified Development Ordinance Article 8, Section 8.180.F

Ground mounted equipment – Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

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.

5/30/2025 - Deferred to FDP. To be field verified.

Response: Duly noted.

2018 IBC 718.4 Draftstopping in attics. Draftstopping shall be installed to subdivide attic spaces where required by Section 708.4.2. In other than Group R, draftstopping shall be installed to subdivide combustible attic spaces and combustible concealed roof spaces such that any

horizontal area does not exceed 3,000 square feet (279 m²). Ventilation of concealed roof spaces shall be maintained in accordance with Section 1202.2.1. Exception: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Action required: Provide draftstopping in attic of Garage 9, Type D. (and adjust attic access accordingly)

6/3/2025 – Garage plans not found in submittal.

Response: Draftstopping has been added to the attic of Garage 9 as part of Addendum 2.

For the Health Department review contact Deb Sees with the Jackson County Public Works Department, Environmental Services Division, at (816) 797-7162. Health Department approval is required prior to receiving any type of building permit from the City of Lee's Summit.

Action required: Comment is informational and concerns function of counter top area in Pool House.

5/30/2025 – Not addressed.

Response: Please see enclosed email from Ms. Sees. Review is not required, per Ms. Sees.

For the Health Department inspection contact Deb Sees with the Jackson County Public Works Department, Environmental Health Division at (816) 797-7162. Health Department approval is required prior to receiving any type of Occupancy from the City of Lee's Summit.

Action required: Comment is informational and concerns function of counter top area in Pool House.

5/30/2025 – Not addressed.

Response: Please see enclosed email from Ms. Sees. Review is not required, per Ms. Sees.

2018 IPC 403.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 403.1, based on the actual use of the building or space. Uses not shown in Table 403.1 shall be considered individually by the code official. The number of occupants shall be determined by the International Building Code.

Action required: Provide mop sink and drinking fountain (or approved alternate) in Pool House.

5/30/2025 - Not addressed.

Response: As part of Addendum 2, a mop sink and water fountain have been added to the Pool House.

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 in restrooms and at mop sink. If paint is used it must be epoxy based.

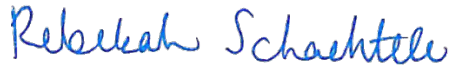
5/30/2025 – Restrooms now compliant, but mop sink not found.

Response: As part of Addendum 2, a mop sink has been added with FRP panels, on wall behind and noted as 4' tall and within 2' of the sink.

If you have any questions, please give me a call.

Sincerely,

Wallace Architects, LLC



Rebekah Schachtele
Project Manager

CC: Brian Maenner

Enclosure(s): Alura Permits valuation table, provided by Owner/GC, undated (1 page)
Health Department review email, by Ms. Deborah Sees, dated June 06, 2025 (1 page)
Addendum 2, dated June 13, 2025