

HERMAN A. SCHARHAG CO., ARCHITECTS
5836 CENTRAL STREET, KC, MO 64113
816-914-5165

7/9/25

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

Re: Re-submittal
Summit Orchards
410 NW Chipman Road
PRCOM20252261

Dear Joe:

Attached is an electronic copy of the revised plans. My response comment numbers below correspond to your review comment numbers.

BUILDING PLAN REVIEW

1. Original FDP is approved by Hector Soto per email.
2. - 7. See attached response from the engineer
8. A heater has been added in the owner's room. Restrooms will get heat from the RTU in each space due to undercut doors. Further HVAC will be shown on tenant finish plans.
9. A detail has been added for the water heater support and drain.
10. Understood
11. The plumbing plan has been changed. A site utility plan that matches the plumbing plan has been added to the set.

LICENSED CONTRACTORS

1. Understood
2. Understood

FIRE PLAN REVIEW

1. Exterior exit light heads have been shown on the revised plans.

Sincerely,

Jeff Schroeder

Jeff Schroeder, RA, President
Herman A. Scharhag Co., Architects

July 7, 2025


FROM: Nick Pedersen, PE
(913) 221-6973
nick@nickpe.com



SUBJECT: REVISION 1 Plan review response for: *Schroeder, Jeff, Permit #PRCOM20252261 – Summit Orchards*

To Whom it May Concern:

The plan review for: Schroeder, Jeff, Permit #PRCOM20252261 – Summit Orchards was the subject of a report dated 06/17/2025. In that report, the reviewer noted multiple required revisions. Each required revision related to the electrical and lighting scopes are noted below in list format. The corresponding revision narrative is also noted below.

The Electrical Drawing Set “Revision 1”, dated 07/02/2025, includes corrections as noted in the list below. The corrected items are identified with revision clouds and the following revision  nbol:

Corrections Narrative:

Action required: Provide emergency lighting at exterior landings serving exit doors.

Sheet E201 – A column was added to the LIGHTING SCHEDULE, noting REQUIRED ACCESSORIES. Luminaire C was identified to be model ENT-SA1A-740-U-T4FT-BZ-EBP/BPC, which includes a battery backup for emergency lighting.

Sheet E201 – The title of the LIGHTING SCHEDULE was changed from “INTERIOR LIGHTING SCHEDULE” to “LIGHTING SCHEDULE”.

Action required: Provide (*in reference to “2017 NEC 230.72 Grouping of disconnects”*)

Sheet E101 – The meter stack was replaced with individual utility meter cans for each service entrance. The service entrance panel at each utility service entrance is now adjacent to the meter. Each service entrance panel is to be installed with a main circuit breaker. NEC 230.72(A) is no longer applicable.

Sheet E500 – The one-line diagram was corrected to show individual meter cans instead of a single meter stack.

Action required: Provide GEC to all possible sources including rod and concrete encased electrode.

Sheet E500 – Key Note 4 “BOND ALL STRUCTURAL STEEL, METAL IN-GROUND SUPPORT STRUCTURES, AND OTHER GROUNDING ELECTRODES PRESENT IN THE BUILDING ACCORDING TO NEC 250.50”.

Action required: Provide receptacles near roof top equipment.

Sheet E101 – A weatherproof, GFCI receptacle is now located on each rooftop section. The two HVAC units on Suite A are less than 25' from the planned receptacle, so only one receptacle is installed on the roof of Suite A.

Action required: Coordinate electrical and NG designs. (*in reference to “NG meters and electrical service equipment likely in conflict”*)

No change to drawing set. Electrical service entrances are all shown on plan North. Mechanical plan drawings show NG and water services entering the building on plan East.

Additional Corrections:

Sheet E101 – Unit Heater UH-1 was added.

Sheet E500 – All panel schedules were edited to accommodate the corrections noted above.

Thank you,

A handwritten signature in dark ink, reading "Nick Pedersen". The signature is fluid and cursive, with the first name "Nick" and last name "Pedersen" clearly distinguishable.

Nick Pedersen, PE

Missouri Engineer: PE-2013019095