



October 14, 2021

Scott Ready
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RE: New Longview Townhomes – Final Development Plans

Issued (2nd Submittal): July 28th, 2021

Comments Received: August 6th, 2021

Mr. Ready:

Thank you for your assistance with facilitating review and comments regarding the second Final Development Plant submittal. The revised plans are attached to this submittal. The following are the City's comments dated August 6th, 2021 from staff review. Olsson's responses are in **RED** text.

Modifications and Additions:

Fire Review (Jim Eden, Assistant Chief)

- Comment 1: All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code. Construction of the buildings shall be to the 2018 International Residential Code and 2018 International Building Code.
 - **Acknowledged; construction of the building shall be in accordance with 2018 International Residential Code.**
- Comment 2: formation.nIFC 507.1 - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Action required- Confirm available fire flow for the buildings based on square footage and construction type per IFC Tables b105.1(1) and IFC Table B105.1(2). Fire flow area calculations shall be to IFC Section B104.

Water Utilities may be able to assist you with the appropriate information.

- **Per follow-up meeting with City staff on August 31st, Olsson has provided City with requested building square footage and past flow test for city to review flow requirements.**
- Comment 3: 503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire

lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

- Fire lane striping plan added to set. Reference sheet L103
- Comment 4: 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.

Action required- One side of the of the street shall be posted No Parking- Fire Lane in front of buildings that do not exceed 30 feet to the eave of a pitched roof.

For buildings with roof eaves and occupied attic spaces, both sides of the street shall be posted No Parking- Fire Lane to provide an aerial access width of 26 feet as required by IFC D105.1 and D105.2.

- Per follow-up meeting with Fire Dept. held on July 13th, building designs have been modified to be no more than three (3) stories in height and have had sprinkler systems added. In addition, site roadways have been widened to provide 33'-6" minimum driveable width to address Fire Dept. access concerns and allow on-street parking both sides of SW Brummel Road and SW Haverford Road.
- Comment 4: Per Joe Frogge in Development Services, the IRC does not apply to buildings over 3 stories, and the IBC and IFC does. Per amended IFC Section 903.2.11.3 Buildings more than two stories in height. An automatic sprinkler system shall be installed throughout buildings greater than two stories in height.

Action required- Provide an automatic sprinkler system in buildings with occupiable spaces above 3 stories.

- NFPA 13D fire sprinkler system to be installed in all buildings over two (2) stories in height.

Planning Review (Jennifer Thompson, Planner)

- Comment 1: In general, many of my comments are more "big picture" at this time and will require additional review once specific plan elements have been updated.
 - Acknowledged.
- Comment 2: The Development Data Table is still confusing and needs additional clarification. It doesn't seem some of the square footages match up with the building types and or the referenced lots. Need additional clarification on footprint square footage vs. overall square footage.
 - Table updated per revised floor plans.
- Comment 3: Parking requirements will need to be further evaluated in lieu of Fire Dept. comments.

- Per follow-up meeting with City staff on August 31st, plan changes to address parking requirements were found to be acceptable by staff.
- Comment 4: Provide further clarification on the rood deck area. It was noted on Sheet 1 of the Architectural plans that this was still and element.
 - Roof deck areas omitted.
- Comment 5: As noted, the elevations are incomplete. Complete elevations are needed for review. This would include all four sides of the buildings.

The submitted elevations do not call out exterior building materials.

- Elevations for all building types provided as requested.
- A trash enclosure detail is needed and the proposed location.
- Residents will have roll out bins.
 - Comment 6: Provide dimension plan for street widths, building setbacks, building footprints, parking spaces, etc.
 - Reference Site Plan sheets L201 – L204 for requested dimensions.
 - Comment 7: There are discrepancies throughout the plan sheets on the road name Curry Rd or Longhorn Rd. I believe Longhorn Rd. is called out on the landscaping sheets specifically.
 - References to Longhorn Rd. have been corrected to read as Curry Rd.

Engineering Review (Sue Pyles, P.E. Senior Staff Engineer)

- Comment 1: Please submit an Engineer's Estimate of Probable Construction Costs.
 - Cost estimate provided.
- Comment 2 Sheet 150:
 - Revise "Tee/Cross" to "Tee" in the Sta. 14+42.22 label in Plan view.
 - Revised as requested.
 - Include the gate valve size in the Sta. 14+25.10 label in Plan view.
 - Revised as requested
 - Label the gate valve at Sta.10+13.00 in Plan view.
 - Revised as requested.
- Comment 3 Sheet C151:
 - Relocate the "See Note" leader that is located at the bottom of the Profile view.
 - Leader has been relocated.
 - Show he gate valve at Sta. 14+39.18 in Profile view.

- Revised as requested.
- Comment 4 Sheet C152:
 - Sta. 10+95.29 label references installation of the gate valve installed with Line 3. Please revise.
 - Revised as requested.
 - Include the gate valve size in the Sta. 11+29.32 label in Plan view.
 - Size added to call out.
 - Sta. 13+15.28 label references installation of the gate valve installed with Line 4. Please revise.
 - Revised as requested.
 - Label the gate valve to be installed west of Sta. 13+15+28 in both Plan and Profile views.
 - Label added

Traffic Review (Michael Park)

- No Comments

Building Codes Review (Joe Frogge)

- No Comments

We thank the staff for their review of our plans. If there are any questions, please contact me at 816-842-8844.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon McBride". The signature is fluid and cursive, with the first name "Brandon" and last name "McBride" clearly distinguishable.

Brandon McBride, PLA
Olsson