
City Comment Response #1

Project: Lot 10, I-470 Business & Technology Center

Owner: Marion Ridge Safety Storage LLC

Powell CWM Project Number: 2021-21-1902

Date: 12-13-2021

The responses below are in regards to the **Plan Review Discrepancy Report** received on 10/19/2021. Necessary drawings have been updated and all revisions are clouded as **Delta "1"** **CITY COMMENTS**.

Fire Review

Plan Reviewer: Jim Eden

Item Review: Civil

Email address: Jim.Eden@cityofls.net

Phone number: 816-969-1303

Review Status: Complete

Completed Date: 11-11-21

Comment:

2. IFC 903.3.7 - Fire department connections. The location of fire department connections shall be approved by the fire code official. Connections shall be a 4 inch Storz type fitting and located within 100 feet of a fire hydrant, or as approved by the code official.

Action required- Show the location of the FDC.

Correction Action: **FDC type and location indicated on Sheets A-110 and A-301. Connection is within 100' of an existing fire hydrant, re: C-401.**

Planning Review

Plan Reviewer: Hector Soto Jr

Item Review: Civil

Email address: Hector.Soto@cityofls.net

Phone number: 816-969-1238

Review Status: Complete

Completed Date: 11-9-21

Comment:

1.

Correction:

PROPERTY LINE DIMENSIONS. Label the platted property line dimensions along NE McBaine Dr in place of the chord length between the two property corners.

Correction Action: **Completed**

2.

Correction:

Easements.

- Label the existing 15' U/E along the NE McBaine Dr Street frontage.
- Label the existing 20' U/E along the NE Independence Ave street frontage.

Correction Action: **Completed**

3.

Correction:

RIGHT-OF-WAY. Correct the labeled ROW widths for both NE McBaine Dr and NE Independence Ave as 60' wide.

Correction Action: **Completed**

4.

Correction:

DRIVEWAY AND AISLE WIDTHS. The two driveway entrances, the internal drives along the east side of the building and internal drive leading to the parking spaces at the southeast building corner are shown as 25' wide from back of curb to back of curb. Said driveways and internal driveway aisles shall be widened to 28' from back of curb to back of curb in order to meet UDO requirements.

Correction Action: **All parking lot paving changed to concrete. This would give a total width of 27' of concrete paving for the aisles which will meet requirements as discussed with Hector on 11-2-21.**

5.

Correction:

PARKING LOT SCREENING. The parking lot shall be screened from view along NE McBaine Dr and NE Independence Ave in accordance with UDO Section 8.820.

Correction Action: **Planting density, types, and distribution modified to meet requirements. Re: Revised Sheet L-100.**

6.

Correction:

MECHANICAL EQUIPMENT. Show the location of all ground-mounted and roof-mounted equipment on the site plan and/or building elevations (by dashing in their location on the elevations) as appropriate for said type of equipment. All ground-mounted equipment shall be fully screened from view using masonry walls or evergreen landscaping at least equal to the height of the equipment at the time of planting. All roof-mounted equipment shall be fully screened from view using parapet walls at least equal to the height of the equipment (please take into account the added height of the curbs onto which the RTUs are placed when determining the parapet wall heights).

Correction Action: **No roof-mounted equipment. Ground-mounted mechanical equipment locations indicated on 1/A-100 MAIN LEVEL FLOOR PLAN and A-301 EXTERIOR ELEVATIONS. Ground-mounted mechanical equipment shall be screened by landscaping, indicated on L-100.**

7.

Correction:

FOUR-SIDED ARCHITECTURE. All sides of a building are required to include similar architectural details, materials and colors. The proposed left side and rear building elevations do not incorporate any projects, contrasting colors or other elements used on the other two building elevations. Horizontal and vertical elements shall be extended on the left side and rear elevations in accordance with UDO Section 8.180.A and B.

Correction Action: **East elevation enhanced to match architecture of West and North elevations. South/Rear elevation enhanced to a) include parapet (per item 8 below), b) use projections, and c) provide variation using colors from existing palette and downspouts to add shadow/texture. Fire access door zone is now highlighted in orange finish to improve identification by fire department.**

8.

Correction:

FLAT ROOF. UDO Section 8.180.C.2. requires flat-roofed buildings to incorporate detailed parapets or exaggerated cornice lines to provide architectural relief. No parapet or cornice is provided along the rear building elevation.

Correction Action: **South/Rear Elevations now makes use of an enhance parapet to a) screen roof and b) provide visual weight/termination to the top of the building.**

9.

Correction:

TRASH ENCLOSURE.

- Provide a trash enclosure detail. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel

framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

- Each trash enclosure shall be protected through the installation of four-inch bollards along the rear wall of the trash enclosure.

Correction Action: **Compliant trash enclosure details provided on Sheet A-100. Bollards specified at all (4) corners.**

Engineering Review

Plan Reviewer: Sue Pyles, P.E.

Item Review: Civil

Email address: Sue.Pyles@cityofils.net

Phone number: 816-969-1245

Review Status: Complete

Completed Date: 11-9-21

Comment:

2.

Correction:

- Submit an engineer's estimate of probable construction costs.
- Submit the SWPPP.
- Include City standard details within the plan set.

Correction Action: **Completed**

3.

Correction:

- Please revise "Development Plan" to "Final Development Plan" in the project title.
- Please direct questions to the engineer, not the architect, in construction note 7.
- Please revise the legal description, that plat name is incorrect.

Correction Action: **Completed**

4.

Correction:

Sheet C-201

- Please either clearly show and label the proposed retaining wall or remove it from the legend.
- ADA-accessible sidewalk ramps are located at the entrances. Please revise.
- All ADA-accessible ramps must have a specific design detail which must include, at minimum, the design details specified in Section 5304.8 of the design and construction manual. Elevation call-outs, although required, are not sufficient. Other design details specified in this section are required, including slope call-outs which comply with the criteria listed in Table LS-5, and section views specified in 5304.8. Please note the maximum design sloped allowed by the City are 1.5% and 7.5%.

- Please clarify curb types and locations, several designations are shown. Include standard details for each type.
- The sidewalk is shown narrowing around 2 existing curb inlets. As this creates differential settlement within the sidewalk, please revise the alignment to eliminate this trip hazard.

Correction Action: **Completed. There is no retaining wall so it has been removed from the legend. All curb noted as CG-1. Sidewalk relocated and ADA ramp details added to meet specified requirements.**

5.

Correction:

Sheet C-301: Please revise overlapping text and graphics at the flume.

Correction Action: **Completed**

6.

Correction:

Sheet C-401:

- Please include material size, thickness, gradation information for the flume rip-rap.
- Please delete the "KC-1" reference from the proposed fire hydrant label and include a 6" Gate Valve.
- Label structure B1.
- Update the stationing in the structure EX1 & B2 labels.
- Include installation of a restrained valve and show the material type and size for the proposed fire line.

Correction Action: **Completed. Rip-rap specs are called out on utility plan.**

7.

Correction:

Sheet C-411:

- Relocate overlapping text at EX1 in Line A & B Profile views.
- Include design HGLs in all profiles.
- Include the following note on any profile sheet applicable: "Compacted fill shall be placed to a minimum 18" above the top of the pipe prior to installation. "Show and label the limits of the compacted fill placement in the Profile view. Use hatching for clarity.

Correction Action: **Completed**

8.

Correction:

Sheet L-100: Clearly show all public easements. Note that only ornamental tree varieties of trees are allowed in public easements. Please review and revise if needed.

Correction Action: **Completed**

Building Codes Review

Plan Reviewer: Joe Frogge

Item Review: Civil

Email address: Sue.Pyles@cityofils.net

Phone number: 816-969-1245

Review Status: Complete

Completed Date: 11-9-21

Comment:

1.

Correction:

Update utility plan to show either 1" or 2" tap for water meter. 1-1/2" not available.

Correction Action: **Completed. 2" tap shown.**

The responses below are in regards to the **Plan Review Revisions Required** received on 10/19/2021. Necessary drawings have been updated and all revisions are clouded as **Delta "1" CITY COMMENTS**.

Licensed Contractors

Reviewed By: Joe Frogge

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. (R-2 Plumbing not licensed)

Correction Action: **R-2 Plumbing is licensed. This was also clarified on an adjacent project at 2736 NE McBain.**

Building Plan Review

Reviewed By: Joe Frogge

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 for informational purposes.

2. This structure has been assigned one address. All suites/apartments shall be assigned an address by the owner which can be numeric, alphabetic or a combination of both. If the building has multiple stories the suite/apartment number shall start with a number representing the floor on which the unit is located.

Correction Action: **Address numbers assigned per correspondence on 2021-10-07 from Joe Frogge: "...The southwest unit will be 2601 NE McBaine Dr. The suites will progress in increments of 2 and ending with the northeast unit 2617 NE McBaine Dr..."**

3. 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.

Correction Action: **Special Inspection Engagement Letter included in this submittal.**

4. 2018 IBC 1803.1 General. Geotechnical investigations shall be conducted in accordance with Section 1803.2 and reported in accordance with Section 1803.6. Where required by the building official or where geotechnical investigations involve in-situ testing, laboratory testing or engineering calculations, such investigations shall be conducted by a registered design professional.

Action required: Provide soils report to justify design assumption of soil bearing capacity greater than 2,000psf.

Correction Action: **Soils report (attached) confirms bearing pressure required by Structural design. Due to fill depth at portions of the building perimeter, owner shall procure on-site inspection of fill operations during construction.**

5. 2018 IBC 1705.1 General. Special inspections and tests of elements and nonstructural components of buildings and structures shall meet the applicable requirements of this section.

Action required: Expand list of required special inspections to include structural steel.

Correction Action: **Attached permit application revised to include special inspection of Steel Frame.**

6. 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 (condensing units) will be screened from all 4 sides per referenced UDO section.

Correction Action: **Per L-100 LANDSCAPE PLAN, plantings shall be used to screen ground-mounted equipment.**

7. Copies of the engineered steel building package were not provided at the time of permit application.

Action required: Provide complete steel building package or request deferral.

Correction Action: **Deferred submittal is requested for Metal Building design package per attached permit application.**

Fire Plan Review

Reviewed By: Michael Weissenbach

1. 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.

(Action Required)

Provide PE stamped electronic shop drawings for the fire alarm system to mike.weissenbach@cityofls.net

Correction Action: **Attached permit application indicates Deferred submittals requested for both Fire Suppression System and Fire Alarm System.**

2. 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).

(Verified At Inspection)

Address all exterior doors.

Correction Action: **Address number size, color, and locations indicated on Sheets A301 ELEVATIONS and A-401 PERSPECTIVES.**

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.

(Action Required)

Order a Knoxbox from knoxbox.com. Placement to be made by the FDC.

Correction Action: **General Knox Box location indicated on sheets A-110 and A-301.**

4. 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.

(Action Required)

Provide PE stamped electronic shop drawings for the fire sprinkler system to mike.weissenbach@cityofls.net

Note: Class 1 Standpipes will be required at the rear exit doors in the warehouse spaces and the loading dock.

Correction Action: **Attached permit application indicates Deferred submittals requested for both Fire Suppression System and Fire Alarm System.**

5. 2018 IFC 901.5- Installation acceptance testing. Fire detection and alarm systems, fire-extinguishing systems, fire hydrant systems, fire standpipe systems, fire pump systems, private fire service mains and all other fire protection systems and appurtenances thereto shall be subject to acceptance tests as contained in the installation standards and as approved by the fire code official. The fire code official shall be notified before any required acceptance testing. The fire code official shall be notified 48 hours before any required acceptance test.

(Informational Purposes)

Call (816)969-1300 to schedule testing.

6. 2018 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

(Action Required)

Provide 1 2A10BC Fire Extinguisher in the office spaces and 1 2A10BC Fire Extinguisher in the warehouse spaces.

Correction Action: **Required fire extinguishers indicated on SHEET A-001 LIFE SAFETY AND CODE SHEET.**

7. (Action Required)

Show placement of FDC on building. FDC needs to be within 100 feet of a hydrant.

(Suggestion)

For ease of access to the fire sprinkler system, recommendation to add an exterior door to the fire sprinkler room.

Correction Action: **FDC type and location indicated on Sheets A-110 and A-301. Connection is within 100' of an existing fire hydrant, re: C-401. Sprinkler room door relocated to exterior wall of building.**

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Williams', with a stylized flourish at the end.

Toby L. Williams, PE, PMP, LEED ND
816-642-2445 twilliams@powellcwm.com