

**From:** Jim Eden <Jim.Eden@cityofls.net>  
**Sent:** Thursday, July 21, 2022 3:12 PM  
**To:** Caty Gaboian  
**Subject:** RE: Oakview Lot 2 Panera-city response letter

Caty,  
90 is the agreed upon occupant load for the proposed shell building and will not require a fire sprinkler system, unless there are changes to the tenant finish.

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**From:** Caty Gaboian  
**Sent:** Thursday, July 21, 2022 14:55  
**To:** Jim Eden  
**Cc:** 'Ron Cowger' ; 'Robert De La Fuente' ; 'Susun Sablan' ; 'Steven Krekus'  
**Subject:** FW: Oakview Lot 2 Panera-city response letter

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Jim,  
Just confirming per our conversation this building has **90 occupants** and **will not** require a sprinkler system to be installed.  
Ron our civil engineer will be following up with you on the plan response to the Fire Hydrant locations on site.  
Thanks for working with us on this.  
We will be submitting the Tenant plans shortly.  
Thanks,

**Caty Gaboian, Associate AIA**  
Program Director



345 Riverview, Suite 200  
Wichita, KS 67203  
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C: 316-214-8675  
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**From:** Caty Gaboian  
**Sent:** Tuesday, July 19, 2022 4:15 PM  
**To:** 'Jim Eden' <[Jim.Eden@cityofls.net](mailto:Jim.Eden@cityofls.net)>  
**Cc:** 'Joe Frogge' <[Joe.Frogge@cityofls.net](mailto:Joe.Frogge@cityofls.net)>  
**Subject:** RE: Oakview Lot 2 Panera-city response letter

Jim,

I think I have a cleaner version here for your review. I went with the conservative 18" for bench seating.

Kitchen = 9 persons

Standing = 12 persons

Bench = 20 persons

This totals = 41 persons

If we use area the unconcentrated seating 474 s.f. / 15 = 32 persons (total occupancy = 41 + 32 = 73)

If we count the chairs = 49 seats. **(Total occupancy = 41 + 49 = 90)**

Previously we were at 99 because we counted the bench seating twice, once under fixed and once under unconcentrated. Our error.

**Caty Gaboian, Associate AIA**  
Program Director



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**From:** Jim Eden <[Jim.Eden@cityofls.net](mailto:Jim.Eden@cityofls.net)>  
**Sent:** Tuesday, July 19, 2022 10:40 AM  
**To:** Caty Gaboian <[cgaboian@lk-architecture.com](mailto:cgaboian@lk-architecture.com)>  
**Cc:** Joe Frogge <[Joe.Frogge@cityofls.net](mailto:Joe.Frogge@cityofls.net)>  
**Subject:** RE: Oakview Lot 2 Panera-city response letter

Caty,

The only fixed seating that can be calculated is the bench seating at one person per 24". The opposite side of the table(s) and remaining area shall be calculated at 15 square feet per person.

---

**From:** Caty Gaboian <[cgaboian@lk-architecture.com](mailto:cgaboian@lk-architecture.com)>  
**Sent:** Monday, July 18, 2022 12:53  
**To:** Jim Eden <[Jim.Eden@cityofls.net](mailto:Jim.Eden@cityofls.net)>  
**Subject:** RE: Oakview Lot 2 Panera-city response letter

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yep

**Caty Gaboian, Associate AIA**  
Program Director



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**From:** Jim Eden <[Jim.Eden@cityofls.net](mailto:Jim.Eden@cityofls.net)>  
**Sent:** Monday, July 18, 2022 12:30 PM  
**To:** Katy Gaboian <[cgaboian@lk-architecture.com](mailto:cgaboian@lk-architecture.com)>  
**Subject:** RE: Oakview Lot 2 Panera-city response letter

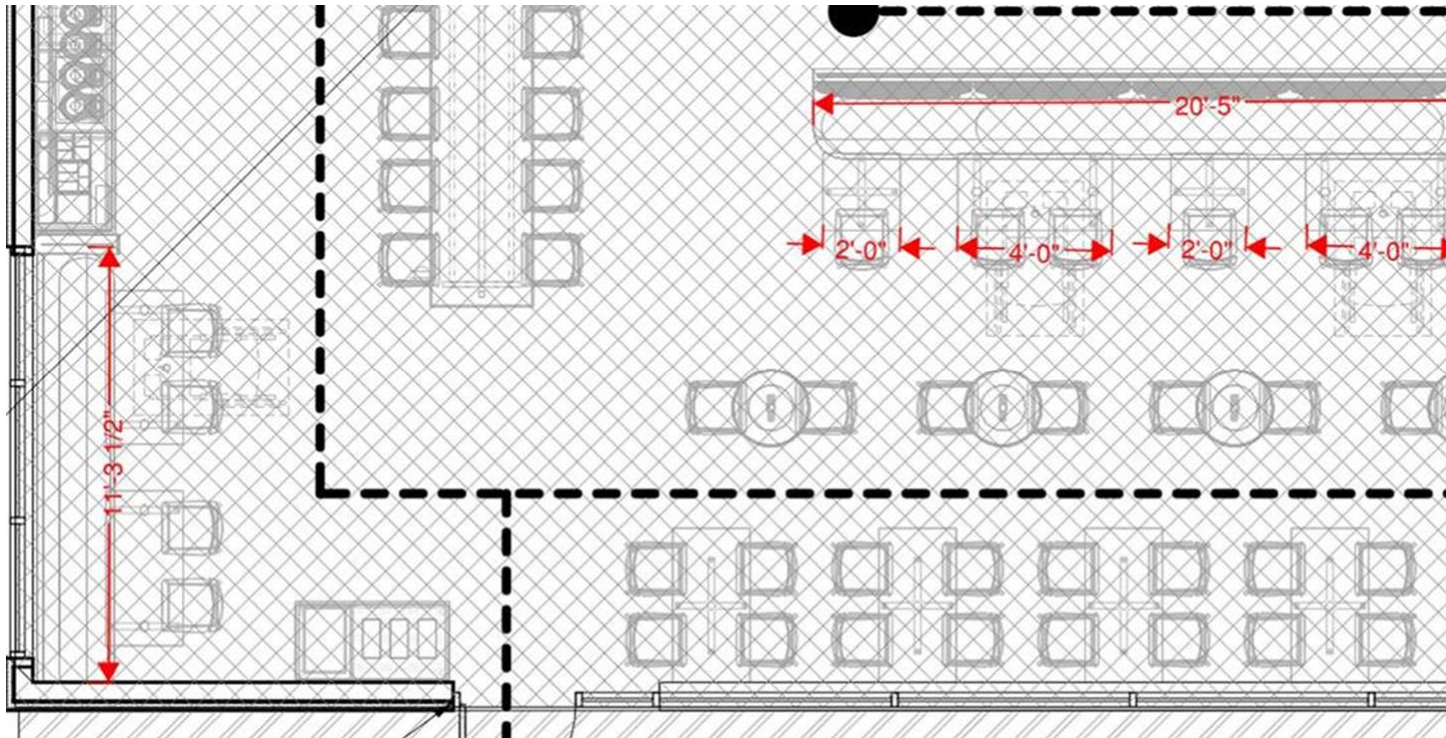
Are the tables and benches the fixed furniture?

---

**From:** Katy Gaboian <[cgaboian@lk-architecture.com](mailto:cgaboian@lk-architecture.com)>  
**Sent:** Monday, July 18, 2022 12:23  
**To:** Jim Eden <[Jim.Eden@cityofls.net](mailto:Jim.Eden@cityofls.net)>  
**Subject:** RE: Oakview Lot 2 Panera-city response letter

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I will draft up a more detailed sheet for you to review.  
The 2018 IBC requires 24" be used for bench seating.  
It's up to interpretation if you use the entire bench or just the bench located at the table.  
It's cheaper to build in all one unit then a much of smaller benches.  
What is your take?



**Caty Gaboian, Associate AIA**  
Program Director



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**From:** Jim Eden <[Jim.Eden@cityofls.net](mailto:Jim.Eden@cityofls.net)>  
**Sent:** Monday, July 18, 2022 11:39 AM  
**To:** Caty Gaboian <[cgabeian@lk-architecture.com](mailto:cgabeian@lk-architecture.com)>  
**Subject:** RE: Oakview Lot 2 Panera-city response letter

Caty,  
Send a detail for the seating. Are you calculating bench seating at 18" or 24".

---

**From:** Caty Gaboian <[cgabeian@lk-architecture.com](mailto:cgabeian@lk-architecture.com)>  
**Sent:** Monday, July 18, 2022 09:14  
**To:** Jim Eden <[Jim.Eden@cityofls.net](mailto:Jim.Eden@cityofls.net)>  
**Cc:** Joe Frogge <[Joe.Frogge@cityofls.net](mailto:Joe.Frogge@cityofls.net)>; Ben Hicks <[Benjamin.Hicks@cityofls.net](mailto:Benjamin.Hicks@cityofls.net)>; Mike Weisenborn <[Mike.Weisenborn@cityofls.net](mailto:Mike.Weisenborn@cityofls.net)>  
**Subject:** RE: Oakview Lot 2 Panera-city response letter

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Jim,  
Here is a bit more information on how this tenant will use the interior space of this building. Some of the dining will have fixed seating and some will be left unattached to the floor or walls.

If we calculated the front area as not fixed the number of persons is lower (13) than the seat count (28 seats).  
That is why the seat count was used since this is the larger number of the two.

The area used for dining in this layout is very small, as well as we have 3 exits out of this space which has made our travel distance extremely short for this use.  
Please review the attached and let me know your thoughts.

Thanks,

**Caty Gaboian, Associate AIA**  
Program Director



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**From:** Jim Eden <[Jim.Eden@cityofls.net](mailto:Jim.Eden@cityofls.net)>  
**Sent:** Monday, July 18, 2022 7:56 AM  
**To:** Caty Gaboian <[cgaboian@lk-architecture.com](mailto:cgaboian@lk-architecture.com)>  
**Cc:** Joe Frogge <[Joe.Frogge@cityofls.net](mailto:Joe.Frogge@cityofls.net)>; Ben Hicks <[Benjamin.Hicks@cityofls.net](mailto:Benjamin.Hicks@cityofls.net)>; Mike Weisenborn <[Mike.Weisenborn@cityofls.net](mailto:Mike.Weisenborn@cityofls.net)>  
**Subject:** RE: Oakview Lot 2 Panera-city response letter

Caty,

Unless you are using ALL fixed seating, your math is accurate. You have an occupant load greater than 100 (102).

OCCUPANT LOAD COUNT TABLE PER 2018 IBC TABLE 1004.1.2				
	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	AREA (SQFT)	OCCUPANTS
DINING AREA	UNCONCENTRATED	15	1370	91
KITCHEN	KITCHEN: COMMERCIAL	200	2123	11

Based on occupant load calculations the building shall be provided with an automatic fire sprinkler system (IFC 903.2.2.2 ).

Respectfully,

**Jim Eden** | Assistant Fire Chief - Prevention  
Lee's Summit Fire Department  
207 SE Douglas Street | Lee's Summit, MO 64063  
816.969.1303 | [lsfire.net](http://lsfire.net) | [Jim.Eden@cityofls.net](mailto:Jim.Eden@cityofls.net)  
816.969.7407 After Hours

---

**From:** Caty Gaboian <[cgaboian@lk-architecture.com](mailto:cgaboian@lk-architecture.com)>  
**Sent:** Friday, July 15, 2022 16:31  
**To:** Jim Eden <[Jim.Eden@cityofls.net](mailto:Jim.Eden@cityofls.net)>  
**Subject:** FW: Oakview Lot 2 Panera-city response letter  
**Importance:** High

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Jim,

It looks like we have some errors in our math on the G131 sheet. Here is the breakdown for occupant load.

This project will not exceed 100 persons to require a fire sprinkler system.

There are 60 interior seats.

There are 16 exterior seats.

There are 11 employees.

That totals = 87 person.

That will also allow 13 people in queuing which would be 65 s.f. which is plenty.

Let me know if this will still require a sprinkler system.

Thanks,

**Caty Gaboian, Associate AIA**  
Program Director



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**From:** Ron Cowger <[rcowger@agcengineers.com](mailto:rcowger@agcengineers.com)>  
**Sent:** Friday, July 15, 2022 3:02 PM  
**To:** Katy Gaboian <[cgaboian@lk-architecture.com](mailto:cgaboian@lk-architecture.com)>  
**Cc:** Adam Alsup <[aalsup@agcengineers.com](mailto:aalsup@agcengineers.com)>  
**Subject:** Oakview Lot 2 Panera  
**Importance:** High

Please give your responses to the blue highlighted City comments

- I understood that Flynn Group required the 2" water meter
- I didn't think we had to Sprinkler the building, let me know

**Ronald L. Cowger, PE**  
**AGC Engineers, Inc.**  
405 South Leonard Street, Suite D  
Liberty, Missouri 64068  
816-781-4200  
[rcowger@agcengineers.com](mailto:rcowger@agcengineers.com)

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