May 17, 2024

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ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

Project Name: Home2 Suites

Project Address: 251 NE Alura Way, Lee's Summit, MO 64086

Plan Number: PL2024097

This letter is in response to the Commercial Final Development Plan Applicant's Letter architectural comments dated April 24, 2024. The plans have been revised to address the referenced comments. Our responses are below, **IN BOLD**, and follow the order as shown in the review comments.

## Planning Review

4. MECHANICAL SCREENING. Dash in the RTUs on the architectural building elevations (Sheets A-202 and A-203) to verify compliance with the requirement that all RTUs are fully screened from view on all sides by the use of parapet walls of a height at least equal to the units being screened. Take into account the added height from the curbs on which the RTUs will sit.

Per discussions with Hector Soto on Friday May 10, parapets do not necessarily have to match the height of the rooftop mechanical equipment if it can be demonstrated through the use of sight line studies that the roof mounted mechanical equipment is not visible from the public right-of-way, most importantly the equipment is to be screened from view when along Colbern and Douglas.

Per the exhibit on sheet A-204, all roof mounted mechanical equipment on the 4-story roof is screened from view without the need of parapet revision.

The mechanical equipment on the west side of the building on the 1-sotry roof is naturally screened from Colbern and Douglas given the building geometry, however, curb mounted mechanical screening is being proposed to screen that equipment from Alura Way and the adjacent hotel unit windows.

7. TRASH ENCLOSURE. Provide a detail of the proposed trash enclosure. 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.

### See trash enclosure details on sheet AS-102.

Should you have any questions, please do not hesitate to call.

Sincerely yours,

The Village at Discovery Park, Lot 2 Home2 Suites by Hilton FDP Round 1, Architectural Response – May 17, 2024 Page | **2** 



## ROSEMANN & ASSOCIATES, P.C.

816.472.1448. A.J. Dolph

OSemanr & ASSOC

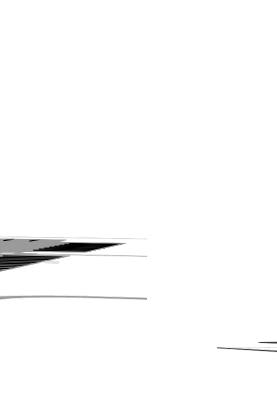
# HOME2 SUITES BY HILTON

SOUTHEAST PERSPECTIVE



DOUGLAS STREET

ALURA WAY



SHEET TITLE

FDP PERSPECTIVES PROJECT NUMBER: 22023

SHEET NUMBER:

A-204

LEE'S SUMMIT

B2 SITE DIAGRAM

1/64" = 1'-0"

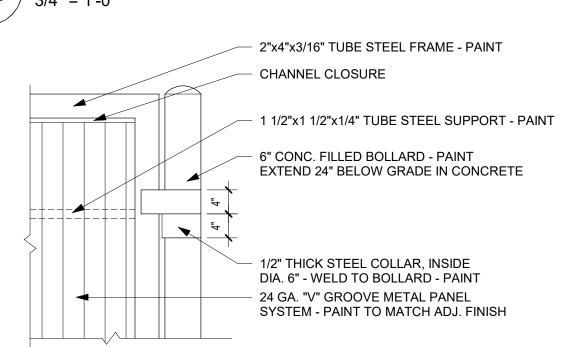
04/17/2024 - CITY SUBMISSION

**REVISIONS:** 

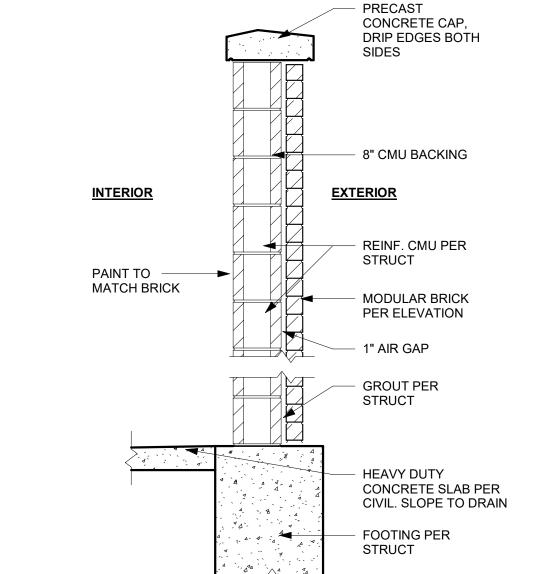
PRINTS ISSUED

2"x4"x3/16" TUBE STEEL FRAME - PAINT 1/2"x4" STEEL HINGE - WELD TO STEEL FRAME - PAINT 6" CONC. FILLED **BOLLARD - PAINT** 24 GAUGE "V" GROOVE METAL PANEL, PAINT TO MATCH ADJ. FINISH

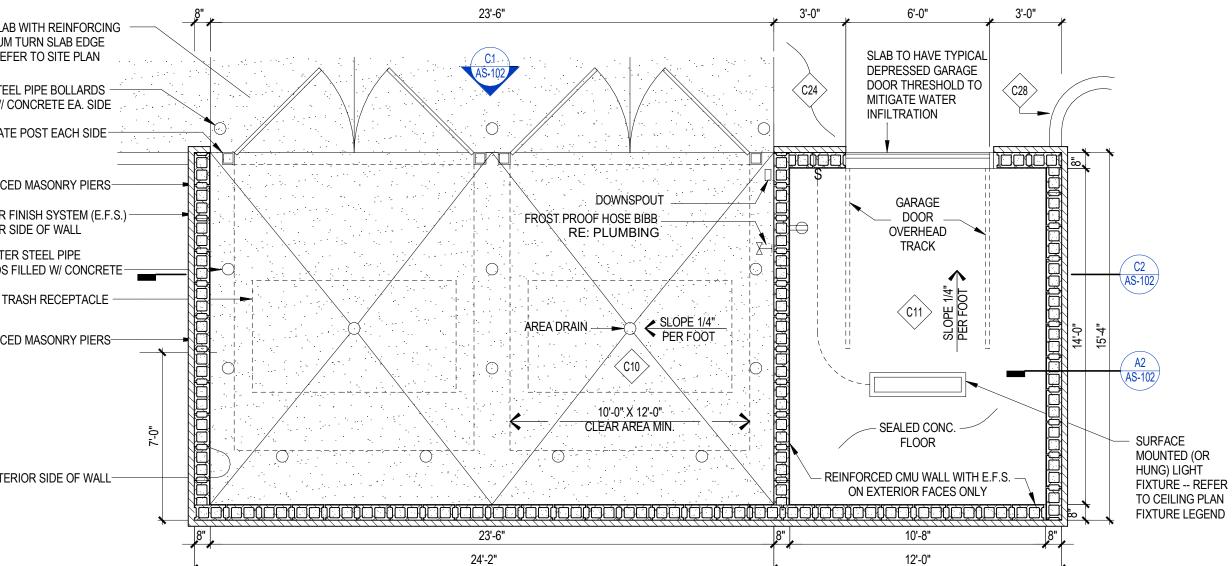
# TRASH GATE CROSS SECTION



# TRASH GATE DETAIL



# A2 SITE - ENCLOSURE - CMU - WALL SECTION



CONC. SLAB WITH REINFORCING 6" MINIMUM TURN SLAB EDGE DOWN -REFER TO SITE PLAN 6" DIA. STEEL PIPE BOLLARDS -FILLED W/ CONCRETE EA. SIDE

STEEL GATE POST EACH SIDE-REINFORCED MASONRY PIERS-EXTERIOR FINISH SYSTEM (E.F.S.) EXTERIOR SIDE OF WALL

6" DIAMETER STEEL PIPE BOLLARDS FILLED W/ CONCRETE-AREA OF TRASH RECEPTACLE (O.F.O.I.) REINFORCED MASONRY PIERS-PAINT INTERIOR SIDE OF WALL-

RE: CIVIL & STRUCT DWG

8" ROUND STL PIPE BOLLARD,

GROUTED SOLID; PAINTED

- PAVING; RE CIVIL

CONC. FTG. PER CIVIL

SITE - BOLLARD - STEEL

2"x4"x3/16" TUBE

CHANNEL CLOSER

- 1 1/2"x1 1/2"x1/4" TUBE

- CHANNEL CLOSER

TRASH GATE SECTION

STEEL SUPPORT; PAINT

24 GA. "V" GROOVE METAL PANEL SYSTEM; PAINT TO MATCH ADJ. FINISH

PROVIDE WHEEL ON LARGER GATE

STEEL FRAME;

PAINT

FOR ADDITIONAL DETAIL

TRELLIS TUBE STEEL

PRE CAST CONCRETE

- STRUCTURAL BRICK

REINFORCING AND

SOLID FILLED GROUT

CONCRETE SLAB ON

TRELLIS AND HALF

HEIGHT BRICK WALL

VERIFY DRAINAGE

3. DUMPSTER ENCLOSURE

INSPECTOR

REQUIREMENTS WITH HEALTH

2. PROVIDE CEILING MOUNTED LIGHT AND DUPLEX OUTLET IN STORAGE

EXTERIOR FINISH TO MATCH FINISH OF MAIN HOTEL / TOWER 4. ADDITIONAL SPACE MAY BE

> NEEDED FOR RECYCLING. DESIGNER TO COORDINATE REQUIREMENTS WITH LOCAL

5. INTERIOR WALLS AND CEILINGS

PAINTED FINISH AT MINIMUM

GRADE

FOOTING

WITH VERTICAL

IN CORES

COLUMN BEYOND

STORAGE & TRASH ENLOSURE PLAN

(BEYOND) TRELLIS - SLAT CONNECTIONS

TYPICAL SPACING

4x4 CONTINUOUS STEEL ANGLE

WELDED TAB WITH THROUGH BOLT

- 2x4 HORIZONTAL THERMALLY

MODIFIED WOOD OR ACELYTATED

(BEYOND)

WOOD SLAT

- TUBE STEEL BEAM

TUBE STEEL COLUMN

MODIFIED WOOD OR

WELDED TAB WITH THROUGH BOLT - WASHER

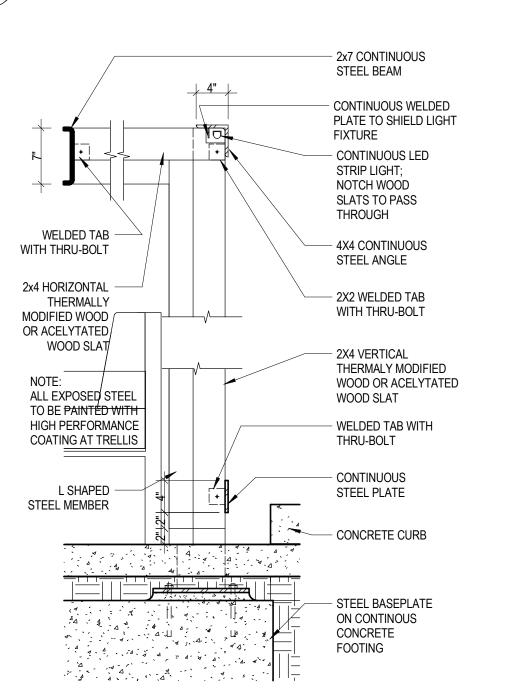
ON OPPOSITE SIDE

- CONTINUOUS

STEEL PLATE

2x4 VERTICAL THERMALLY

ACELYTATED WOOD SLAT



TRELLIS - DETAIL

BRICK MASONRY WALL SECTION

CAVITY BETWEEN **BRICKS FILLED WITH** 

GROUT -

TIE VERTICAL

REINFORCING IN

GROUT FOOTING

HORIZONTAL BRICK

TIE SUPPORT

CONCRETE STEM

METAL COPING TO MATCH ADJACENT-TREATED WOOD BLOCKING AT WATER TIGHT STANDING SEAM CONTINUOUS REGLET AT ROOF WALL COLOR OVER TREATED WOOD 1X TOP OF 8" 'U' BLOCK AS METAL ROOF ON 30 LB FELT FOR COUNTER FLASHING BLOCKING AT TOP OF 8" 'U' BLOCK AS REQUIRED PAPER OVER EXT. GRADE PLYWOOD ON METAL 'C' STUDS -8" CMU 'U' BLOCK GALV. GUTTER AND DOWNSPOUT -SLOPE ONE BLOCK COURSE ALL INTERIOR CMU SURFACES PAINTED • - 8" CMU 'U' BLOCK EXTERIOR FINISH SYSTEM (E.F.S.) 6" DIAMETER STEEL PIPE, CONC. 4" REINFORCED CONCRETE SLAB FILLED BOLLARDS - PAINTED - 8" REINFORCED CMU W/ -- SLOPE 1/4" PER FOOT TO TRUSS TYPE REINFORCING GARAGE DOOR -- REFER TO PLAN FROST PROOF HOSE BIBB CONCRETE SLAB W/ REINFORCING --- SLOPE 1/4" PER FOOT TO AREA GRADE, MAINTAIN POSITIVE DRAIN -- REFER TO PLAN TURN SLAB EDGE DOWN - TURN SLAB EDGE DOWN - 1/2" EXPANSION JT. W/ SEALANT

STORAGE & TRASH ENLOSURE SECTION

METAL COPING TO STEEL GATE POST EACH SIDE MATCH ADJACENT WALL COLOR DIAGONAL BRACING EA. SIDE BR-1 MASONRY FINISH TO MATCH BUILDING WESTERN RED CEDAR OR EQUAL-LOCKABLE HASP-6'x7' MANUALLY OPERATED OVERHEAD GARAGE DOOR EXTERIOR STORAGE SPACE WITH 90 DEGREE BEND

STORAGE & TRASH ENLOSURE ELEVATION

36'-2"

DAVID EUGEN

SHEET TITLE ARCHITECTURAL SITE AMENITIES

PROJECT NUMBER: 22023

 $\Box$ 

**HOME2** 

SHEET NUMBER: