

Architecture  
Interior Design  
Graphic Design  
Facility Planning

# Building TB-21-633

Responses to building permit review comments  
Addendum #2-3

Date: 8-24-2021

Contact: Chris Gillam, Architect  
Address: JGR Architects, 1722 Main St. Kansas City, MO

## Item #

15. The door #132 as shown on comments per building review, is a fire sprinkler closet, not an egress door. A ramp with adjusted slope is now shown on C3.01 with adequate length for ADA and railings with landings per code, if necessary.

16. A handrail is shown on each side of the stair between street and sidewalk.

17. Glazing U-factor to be provided with deferred submittal.

20. Per email. Original soils report is in the system.

21. The soils report has two values shown, 3,500 psf, and 3,000 psf for allowable soils bearing pressure. The more stringent of the two was provided in the Structural notes. A full reasoning and response from the structural engineer is provided here...

- Noting both bearing pressures could lead to confusion in the field. The geotech report gives two conditions that can be designed for – footings placed on less than 3ft of fill (3,500psf), and footings placed on more than 3ft of fill (3,000psf). With the second bearing the worst case for allowable bearing pressure. We designed our footings to this lower allowable bearing pressure so that both conditions are covered, and that is what is noted in the drawings. If the footings are bearing on less than 3ft of fill in areas and they achieve 3,500psf allowable bearing, that's fine, but all that's required is 3,000psf. There's no real discrepancy between the report and the drawings since we are within in the recommendations of the report. I'd prefer we keep just the bearing pressure value that we designed the footings for in the drawings.

Sheets included: C.301

Jeff Gillam

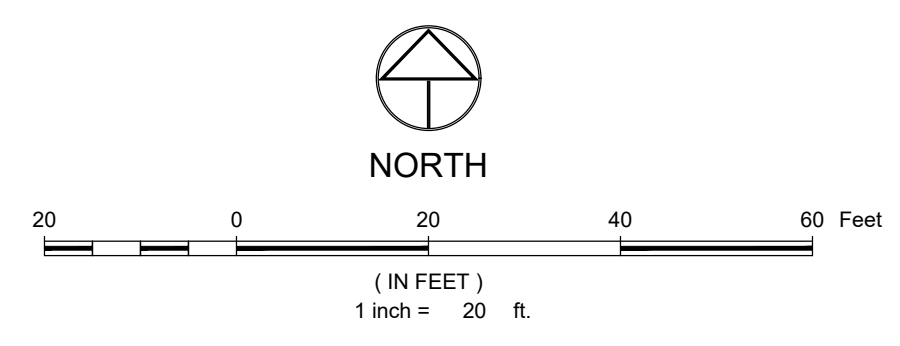
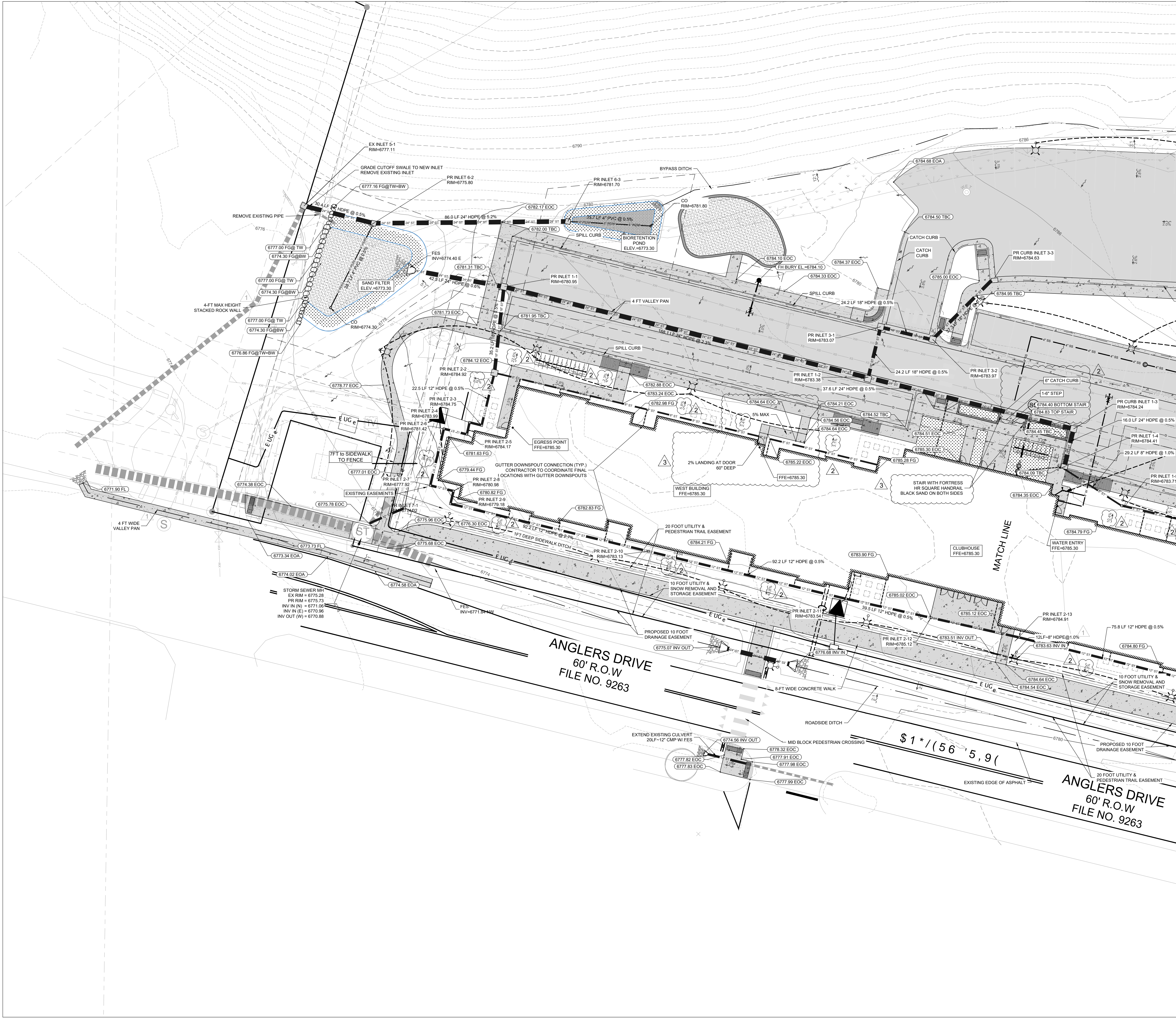
Charles Renz

Maggie Gillam

Chris Gillam



730 N. Ninth (67401)  
P.O. Box 2928  
Salina, KS 67402-2928  
(785) 827-0386  
Fax (785) 827-0392



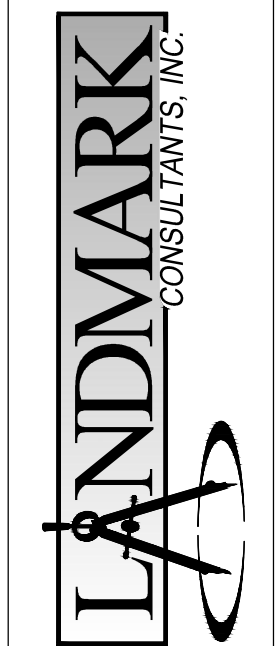
**LEGEND:**

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED GUTTER DOWNSPOUT CONNECTION
- PROPOSED STORM INLET (CURB & AREA)
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING RIGHT OF WAY
- FLOOD HAZARD LIMITS
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE
- PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE
- EXISTING CHANNELIZED FLOW DIRECTION

**NOTES:**

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL PROJECT DATA IS ON VERTICAL DATUM, NAVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

CIVIL ENGINEERS | SURVEYORS  
 141 9th Street - P.O. Box 774843  
 Steamboat Springs, Colorado 80477  
 (970) 874-9494  
 www.LANDMARK-CON.COM



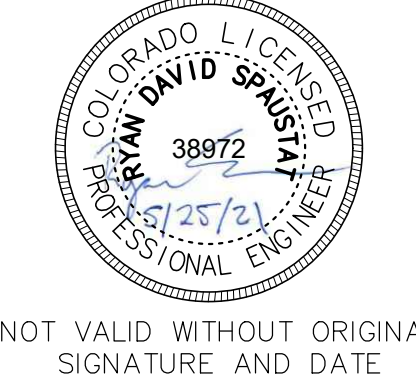
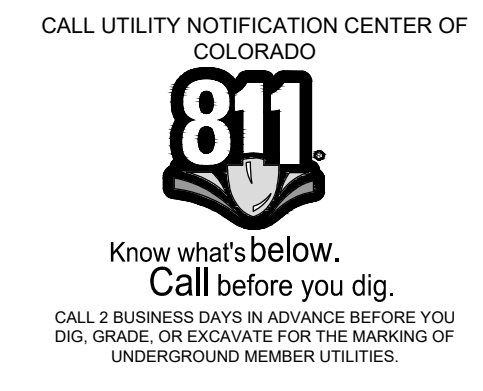
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NO.	DATE	BY	DESCRIPTION
1	7/6/2021	MCE	Address RT Comments from 02/22/21
2	8/2/2021	RS	Building Permit Comments
3	8/23/2021	MCE	Address Contribution Drawing Comments from 8/11/21

PROJECT:	2516-002
DATE:	5/12/21
CONTACT:	Ryan Spaulst
EMAIL:	ryan@landmark-co.com

**ANGLERS FOUR HUNDRED  
 DETAILED GRADING  
 & DRAINAGE PLAN (WEST)**

SHEET  
**C.301**  
 OF 28 SHEETS



NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE