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project description:

A demolition plan of an existing office space in a multi-tenant building to add storage capacity.

code review:

The enclosed documents are reviewed utilizing the currently adopted code for this jurisdiction.
References to the international existing building code and current equivalents have been noted as applicable.

Governing Municipality:	Lee's Summit, Missouri
Governing Code:	2018 International Building Code 2018 International Fire Code 2018 International Mechanical Code 2018 International Plumbing Code 2018 International Fuel Gas Code 2017 NEC (w/ Part 8 Rules) ICC/ANSI A117.1-2009
Zoning:	CS - Planned Commercial Services
Stories:	one
Building Height:	35'-0"
Building Square Footage:	70,129 s.f.
Tenant Square Footage:	10,486 s.f.
Construction Type:	IIB
Fire Suppression:	yes
Occupancy Group:	S-2
Allowable Area:	Unlimited Based on 507.4
Occupant Load: Warehouse 1/500 s.f. Total:	 21 21 occ.
Exit Width Required:	4.2" (21 x 0.2")
Exit Width Provided:	3 doors @ 34" clear (1 single door / 1 double door) = 102"
Exit Distance for B Occupancy:	less than 400' (as allowed in sec. 1017.2)

Plumbing Count Calculations:

	WC required	WC provided men's	WC provided women's	Total
Business	0.21	2	2	4

	Lavatory required	Lavatory provided men's	Lavatory provided women's	Total
Business	0.21	2	2	4

Service Sink	1 required	1 provided
Drinking Fountain	1 per 100	2 provide (1 high-low)

client:

Goodman Distribution, Inc.
2716 NE Independence Avenue
Lee's Summit, Missouri 64064

architect:

Powell Minnis, AIA
Davidson Architecture & Engineering
4301 Indian Creek Parkway
Overland Park, Kansas 66207
p: 913.451.9390

general contractor:

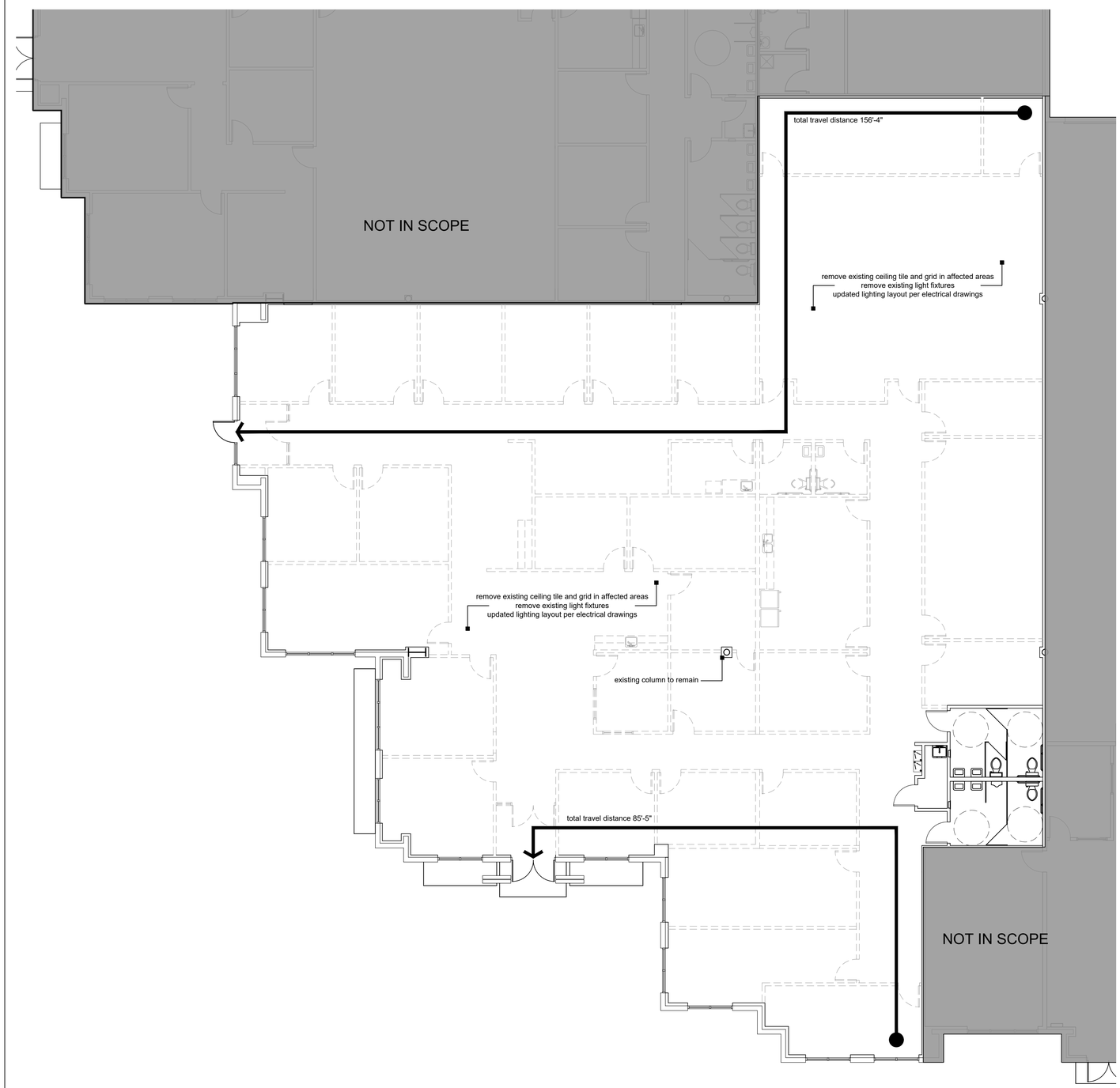
Capital Construction Services
2642 NE Hagan Road
Lee's Summit, Missouri 64064
p: 816.525.0482

demolition general notes:

- These plans are for a specific project as designed by Davidson Architecture and Engineering. They are not to be used in any way, whole or in part for any other project or purpose.
- Davidson Architecture and Engineering specifically disclaims any existing building conditions or dimension; new or existing mechanical, electrical, or plumbing systems.
- Shaded areas/walls are not to be affected by demolition work. Dashed lines and areas annotated to be removed per demolition notes.
- General contractor and all sub-contractors shall familiarize themselves with the project construction documents and the project site and notify the Architect and building Owner of any discrepancies with each.
- General contractor and all related sub-contractors shall be familiar with and understand all local codes, laws, and agencies that govern the work to be performed.
- General contractor shall verify the locations of all utilities prior to any demolition or construction and verify disconnection with all utility companies as required.
- General contractor to be responsible for appropriate forms of waste removal and disposal.
- Existing mechanical, electrical, and plumbing not affected by this project shall remain in working order and shall remain unaffected.
- Existing light fixtures shall be removed in affected areas.
- Existing plumbing and associated fixtures, where newly exposed and unused, shall be removed, stubbed, and capped as required.
- Existing low voltage wiring and associated fixtures, where newly exposed and unused, shall be removed, stubbed, and capped as required.
- Existing electrical wiring and receptacles, where newly exposed and unused, shall be removed, stubbed, and capped as required.
- Existing mechanical system and ductwork, where newly exposed and unused, shall be removed, stubbed, and capped per MEP.
- All doors and frames in demolished walls shall be removed in affected areas.
- It is the intent of the demolition to remove all existing construction which conflicts with the new work.
- General contractor shall coordinate the removal/rework of electrical/plumbing/mechanical affecting adjacent tenant and provide temporary services as necessary.
- General contractor shall be responsible for patching any materials disturbed due to construction/renovation to match existing conditions.
- General contractor to remove all wall mounted accessories (toilet accessories, mirrors, bulletin boards, etc.) in areas scheduled for demolition and turn over to owner.
- Contractor to salvage all light fixtures, door hardware, and A/V equipment and turn over to owner.
- Electrical contractor shall provide temporary wiring as required to maintain continued operation of adjacent clients during demolition and construction.
- Prior to disposing of any existing A/V or lighting equipment, confirm with Landlord/building Owner regarding salvaging or relocating equipment.

demolition legend:

- demo wall
- demo door and frame
- demo glazing and frame
- existing to remain wall
- existing to remain door and frame
- existing to remain glazing and frame



1 Floor Plan
scale: 1/8" = 1'-0"
north

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STATE OF MISSOURI
POWELL EMERSON MINNIS
NUMBER A-9866
REGISTERED ARCHITECT

08.08.2025

a demo plan for
Goodman Add. Warehouse @ LBP
2716 NE Independence Avenue
Lee's Summit, Missouri 64064

date
08.08.2025
drawn by
DAE
checked by
DAE
revisions

sheet number
A2.0
drawing type
permit
project number
25060