



LEE'S SUMMIT MISSOURI

CODE MODIFICATION REQUEST (COMMERCIAL)

BUILDING/STRUCTURE NAME: Heritage Asset Management

PREMISE ADDRESS: 100 NE Douglas Street

PERMIT NUMBER (if applicable): PRCOM20252929

OWNER'S NAME: David Thompson

TO: Director of Development Services

In accordance with the Lee's Summit Building Code, I wish to apply for a modification to one or more provisions of the code as I feel that the spirit and intent of the Lee's Summit Building Code are observed the public health, welfare and safety are assured. The following articulates my request for your review and action. (NOTE: ATTACH ANY ADDITIONAL INFORMATION NECESSARY)

Proposed Modification:

With the occupancy classification being Business, the total occupant load comes out to 11. As a single-user restroom with minimal foot traffic, we request an encroachment allowance of approximately 5 inches into the 60" side clearance zone by a floating ADA sink vanity unit, under these conditions:

- Countertop mounted at/below 34" AFF and that follow the knee and toe clearances per the 2009 ICC A117.1, Chapter 3, Section 306.
- There is no cabinetry or storage below, creating open knee space.
- No obstruction to grab bars.

Proposed Design safeguards:

- ADA sink vanity unit mounted for wheelchair approach maintaining 30"x48" clear floor space.
- Counter and sink placement ensure grab bar positioning remains code compliant.
- Detailed floor plan and elevation drawings illustrate both existing layout and proposed measure.

Conclusion:

We respectfully request the City of Lee's Summit approve this modification as a safe and accessible solution in an existing, constrained space. It aligns with the intent of the ICC A117.1 and ADA Standards, while allowing a functional restroom layout in this limited footprint.

SUBMITTED BY:

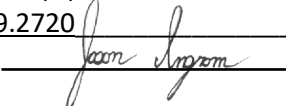
NAME: Jason Ingram

() OWNER (x) OWNER'S AGENT

ADDRESS: 307B SW Market Street

Tel.# 816.249.2720

CITY, STATE, ZIP: Lee's Summit, MO 64063

SIGNATURE: 

TRACY DEISTER – MANAGER OF CODES ADMINISTRATION: (x) APPROVAL () DENIAL

SIGNATURE: _____ DATE: 8-11-2025

AIMEE NASSIF – DEPUTY DIRECTOR OF DEVELOPMENT SERVICES: (X) APPROVED () DENIED

SIGNATURE: _____ DATE: 8-15-2025

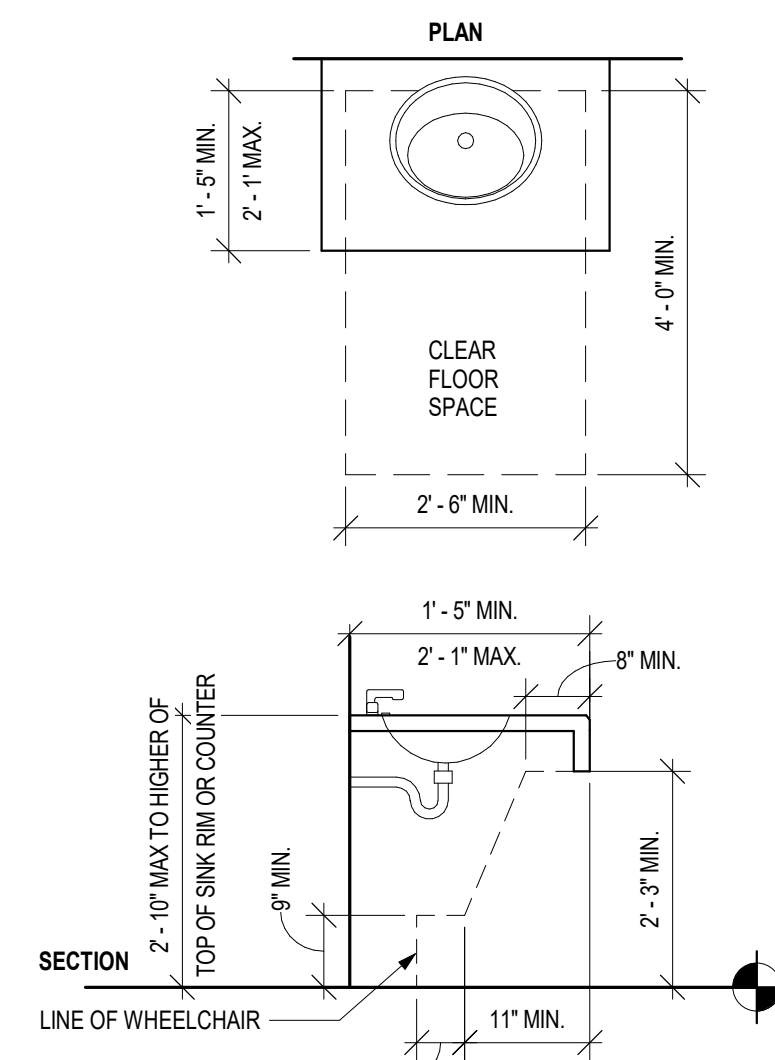
COMMENTS: Based on the fact this is an existing single-family home being converted into an office and the fact the
load bearing walls and existing kitchen layout that will remain. A five (5) inch encroachment will be allowed as
described above.

A COPY MUST BE ATTACHED TO THE APPROVED PLANS ON THE JOB SITE

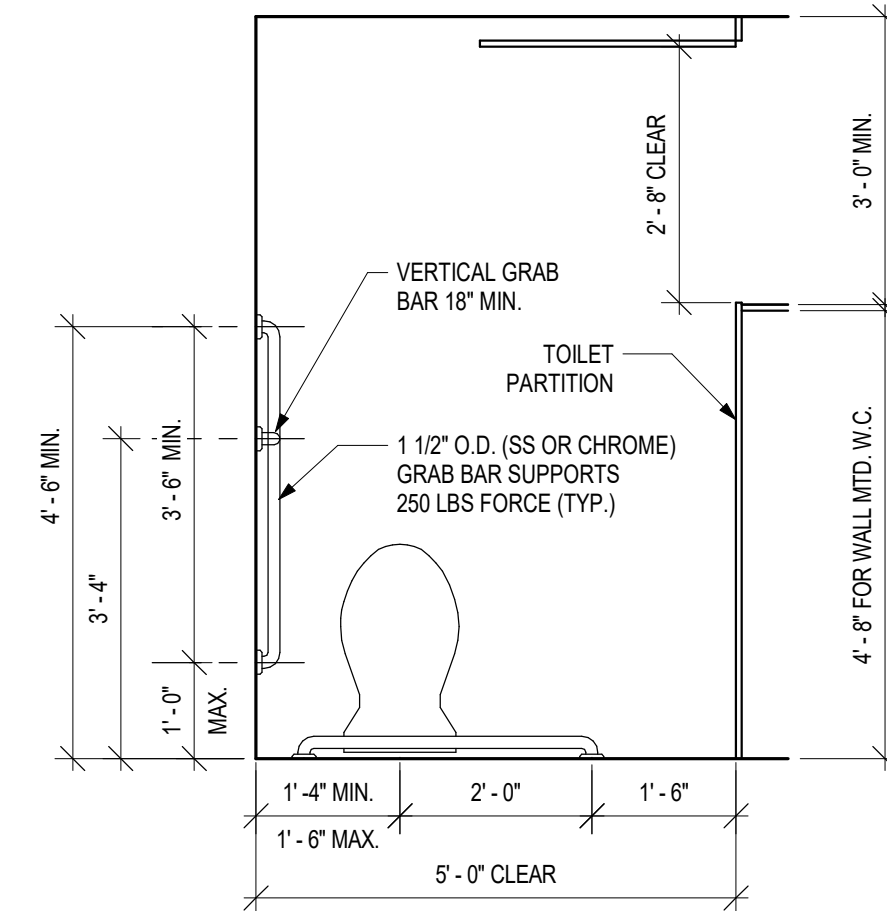
9/18/2023 N:\CODES ADMIN\Forms 2019

A11 TYP. MOUNTING HEIGHTS
1/4" = 1'-0"

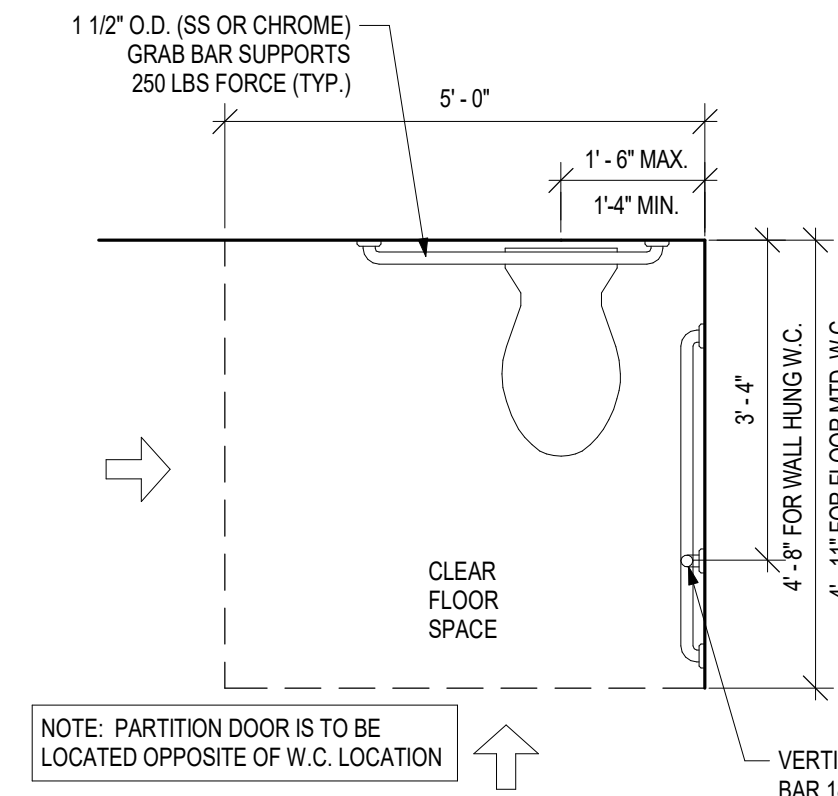
F12 SINK IN COUNTER CLEARANCES
1/2" = 1'-0"



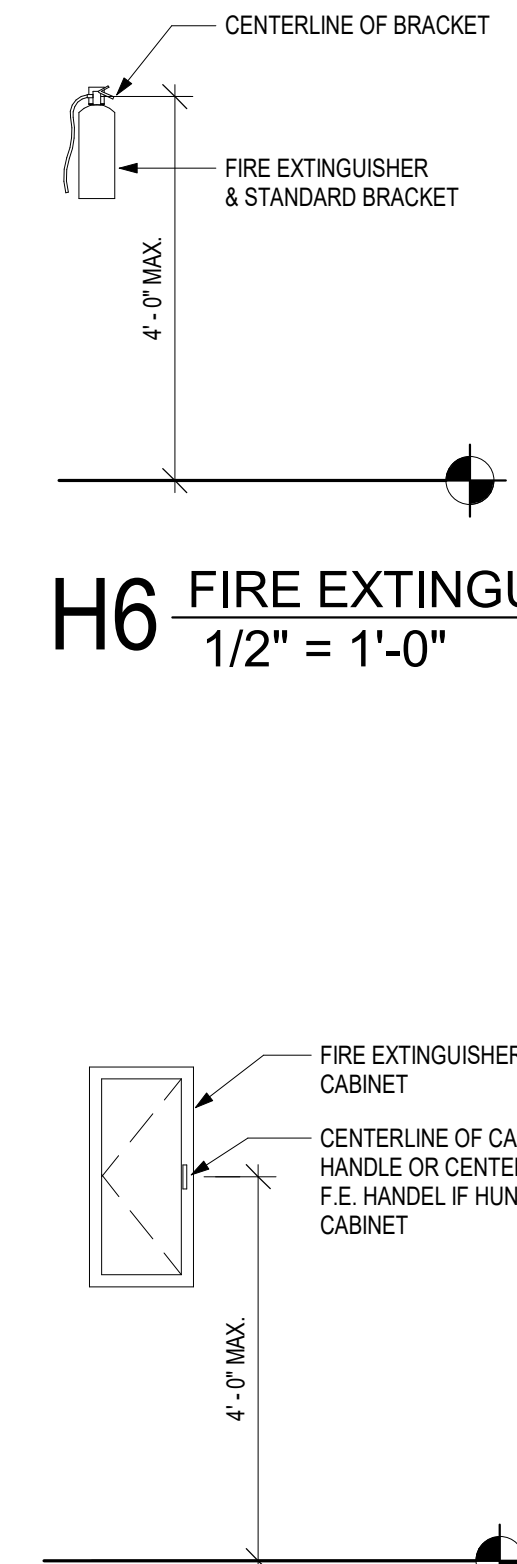
F10 ACCESSIBLE TOILET STALL
1/2" = 1'-0"



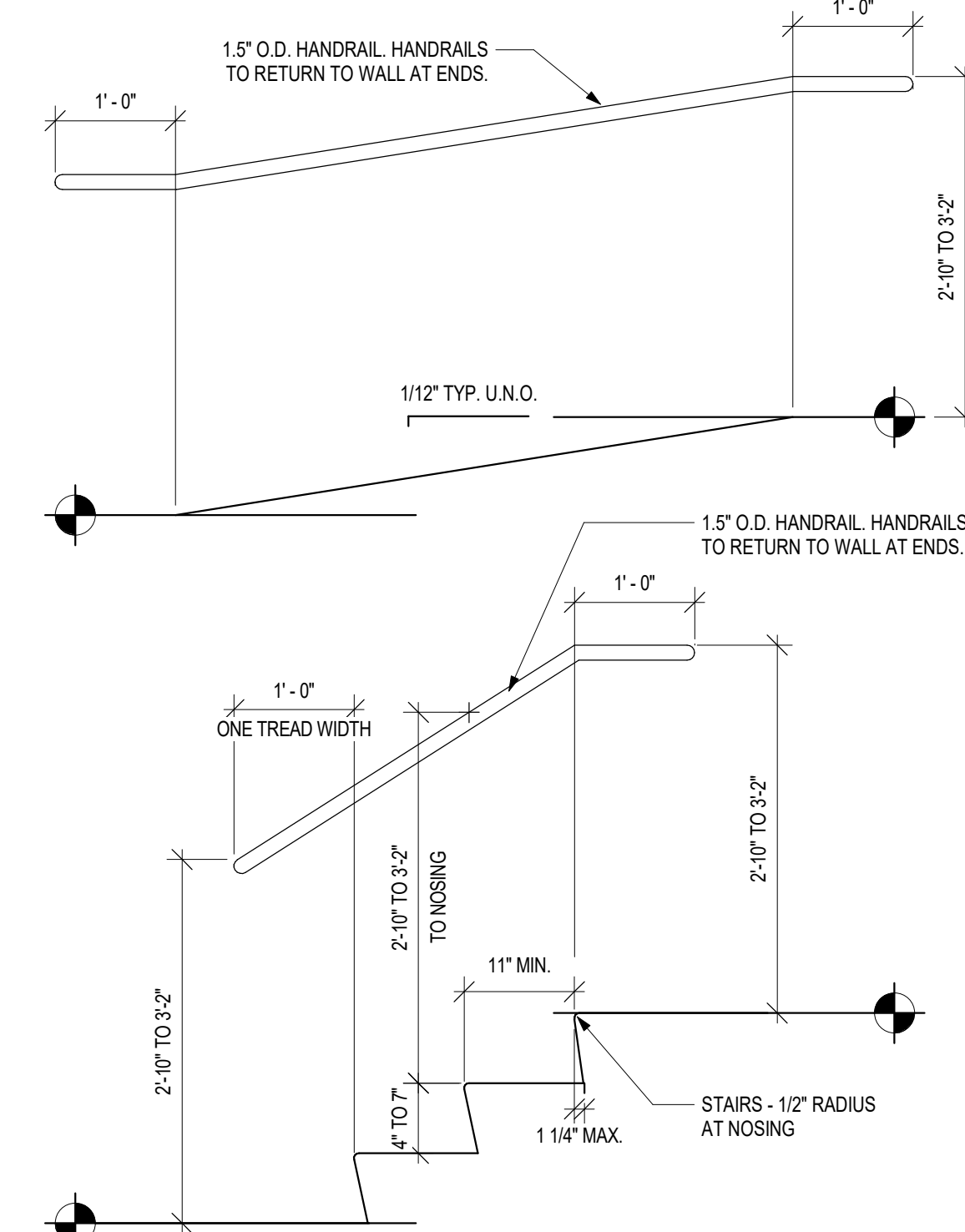
F8 ACCESSIBLE CLEAR FLOOR SPACE
1/2" = 1'-0"



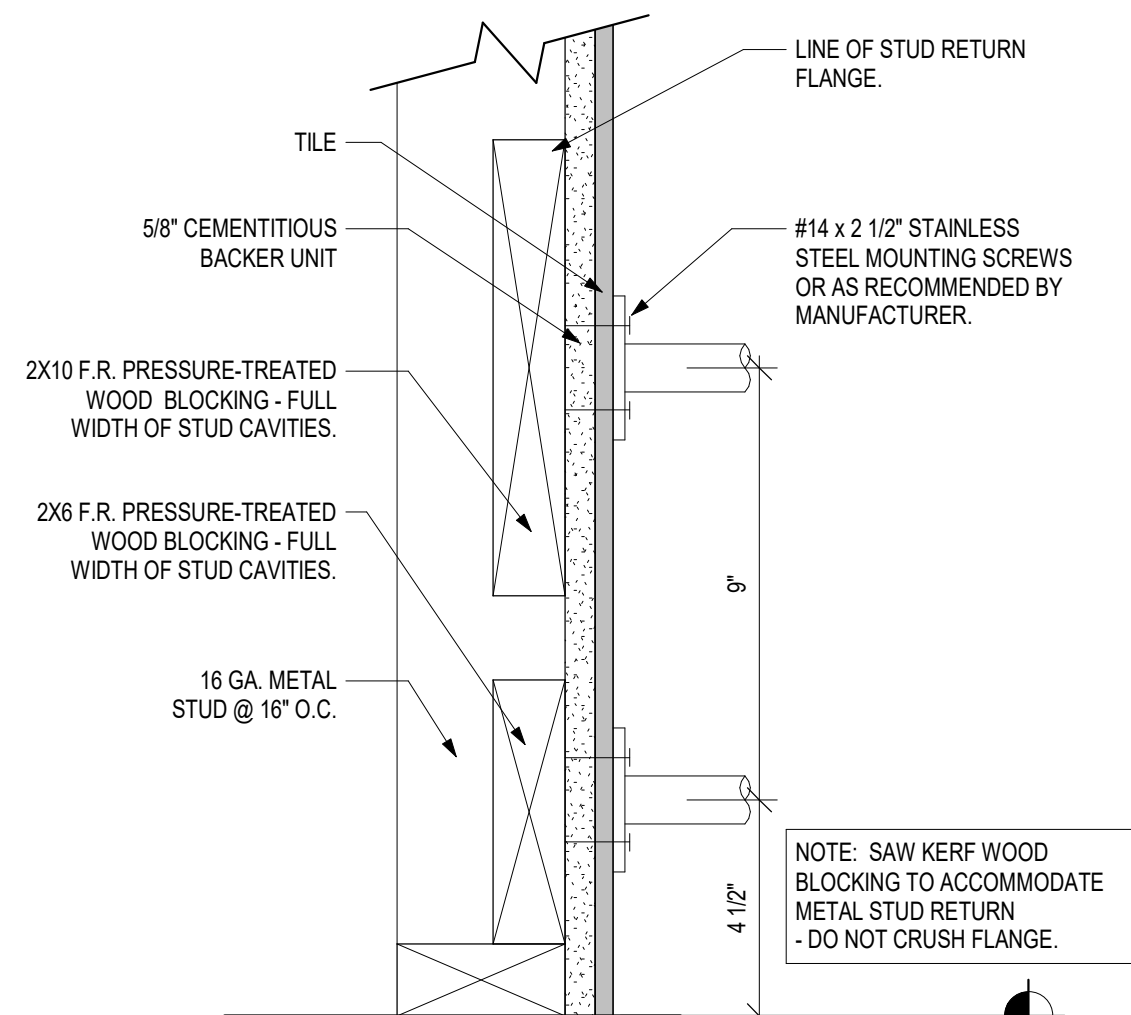
F6 FE CABINET
1/2" = 1'-0"



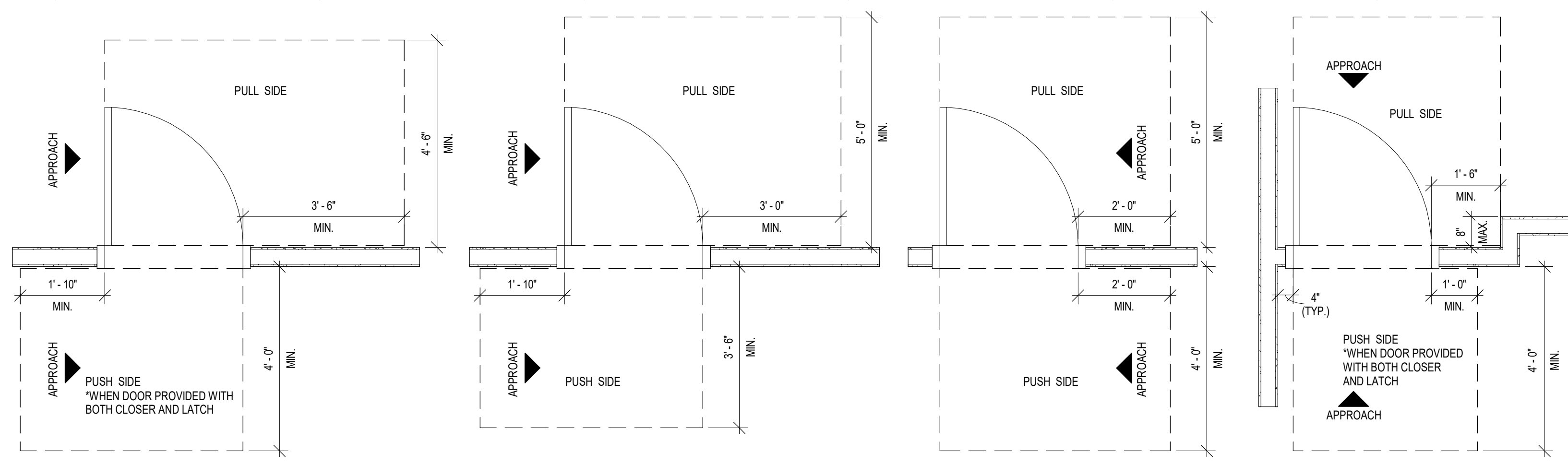
F5 HANDRAIL @ STAIRS AND RAMP
3/4" = 1'-0"



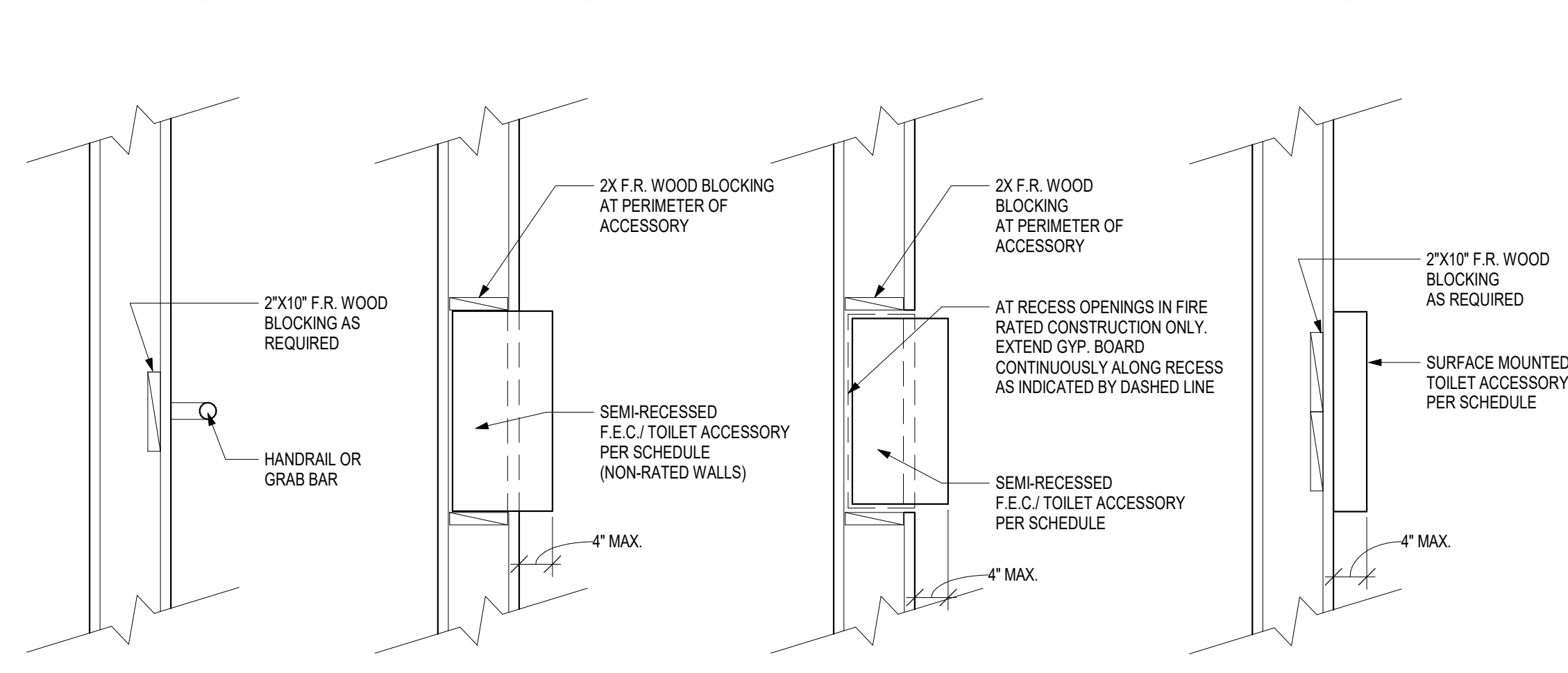
F2 BLOCKING SECTION
3" = 1'-0"



J6 TYP. DOOR APPROACH CLEARANCES
1/2" = 1'-0"



J11 TYP. BLOCKING DETAILS
3/4" = 1'-0"



GENERAL NOTES:
ACCESSIBILITY GUIDELINES

- NOTE: ALL DIMENSIONS ARE MEASURED FROM FLOOR, UNLESS NOTED OR SHOWN OTHERWISE.
- ADA UNOBSTRUCTED REACH RANGES: ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- DOOR HARDWARE (TO CENTER OF HARDWARE): STANDARD MOUNTING HEIGHTS: PUSH PLATES = 42". PULL HANDLES = 42". KNOBS/LEVERS = 40". PANIC EXIT = 42". CENTERLINE OF BAR KNOBPLATES: WIDTH = DOOR WIDTH MINUS 2". CENTER HEIGHT = 10" FROM B.O. DOOR THRESHOLDS: STANDARD = 10" MAX. AT EXT. SLIDING DOORS = 34" MAX. ADA HARDWARE = 34" MIN. TO 48" MAX.
- COUNTERTOPS (TO SINK RIM COUNTERTOP): ADA = 28" MIN. TO 34" MAX.
- WATER CLOSETS (TO TOP OF SEAT): STANDARD = 14" TO 15". ADA (TO TOP OF SEAT) = 17" TO 19". ADA FLUSH CONTROLS = 44" MAX.
- LAVATORIES (TO SINK RIM COUNTERTOP): STANDARD = 38" MAX. ADA = 34" MAX. (20" MIN. CLEAR KNEE SPACE).
- MIRRORS (TO B.O. REFLECTIVE SURFACE): STANDARD = VARIES. ADA = 48" MAX.
- GRAB BARS - ADA (TO TOP OF BAR): WATER CLOSETS = 33" MIN. TO 38" MAX. SHOWERS = 33" MIN. TO 38" MAX. (FROM B.O. SHOWER). BATH TUBS: TOP BAR = 33" MIN. TO 38" MAX. BOT. BAR = 9" ABOVE T.O. TUB.
- TOILET PAPER DISPENSERS (TO C.L. OF OUTLET): STANDARD = 24" ADA = 18" MIN. TO 24" MAX.
- WALL MOUNTED SOAP DISPENSERS (TO C.L. OF PUSH BUTTON): STANDARD = 48" ADA = VARIES. RE. OBSTRUCTED AND UNOBSTRUCTED REACH RANGES. ADA SIDE REACH = 48" MAX. ABOVE SINK IN COUNTER.
- PAPER TOWEL DISPENSER/WASTE RECEPTACLE (TO TOWEL SLOT): STANDARD = 48" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- WARM AIR HAND DRYER (TO PUSH SWITCH): STANDARD = 44" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SANITARY NAPKIN DISPENSER (TO C.L. OF SLOT): STANDARD = 48" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SANITARY NAPKIN DISPOSAL (TO TOP OF UNIT): STANDARD = 28" MAX. ADA = 18" MIN. TO 24" MAX. (TO OPNG.)
- SHELVES: ADA = 48" MAX.
- COAT HOOKS: STANDARD = 68" ADA = 48" MAX.
- THERMOSTATS & CONTROL DEVICES (TO TOP): ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX.
- LIGHT SWITCHES & CARD READERS (TO C.L.): LOCATE 6" FROM DOOR JAMB. ADA = 48" MAX.
- CONVENIENCE RECEPTACLES - ELECTRICAL/TELEPHONE/ DATA (TO C.L.): STANDARD = 18" ADA = 15" MIN.
- EXIT LIGHTS - WALL MOUNTED: 2" MIN. BELOW CEILING. 2" MIN. ABOVE DOOR FRAME. EQUAL SPACE FROM CEILING TO TOP OF FRAME.
- FIRE EXTINGUISHERS (TO TOP U.N.O.): GROSS WT. 40 LBS. OR LESS = 60" MAX. GROSS WT. MORE THAN 40 LBS. = 42" MAX. ADA = 40" MAX. (B.O. CABINET).
- FIRE ALARM PULL STATIONS (TO LEVER): STANDARD = 48" MAX. ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX.
- SMOKE AND/OR HEAT DETECTORS: STANDARD = CEILING HEIGHT.
- HORN/ SPEAKER/ VISUAL SIGNALS: STANDARD = 80" AFF. OR 6" BELOW CEILING - WHICHEVER IS LOWER.
- ROOM SIGNAGE (TO C.L.): STANDARD = 60" HIGH AFF. & WITHIN 18" OF LATCH SIDE OF DOOR.

MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS

MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS											
NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT											
FINISH FLOOR	FIRE EXTINGUISHER CABINET	MANUAL FIRE PULL	FIRE STROBE/LIGHT/AUDIBLE ALARM	WALL MOUNTED EXIT SIGN	WALL MOUNTED HANDRAIL	WALL CLOCK	FABRIC COVERED TACK BOARD	MARKER BOARD	MOP & BROOM HOLDER	ROBE HOOK	ELAPSED TIME CLOCK
COMMENTS	SEMI RECESSED	SURFACE MOUNTED	SURFACE MOUNTED	WALL MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED

TOILET ACCESSORY TYPICAL MOUNTING HEIGHTS

TOILET ACCESSORY TYPICAL MOUNTING HEIGHTS											
NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT											
FINISH FLOOR	PAPER TOWEL DISPENSER	POWER HAND DRYER	PAPER TOWEL DISPENSER & TRASH RECEPTACLE	TOILET TISSUE DISPENSER	SANITARY NAPKIN DISPOSAL	SANITARY NAPKIN DISPENSER	FRAMED VANITY MIRROR	DIAPER CHANGING STATION	SOAP DISPENSER	FOLDING SHOWER SEAT	TOILET PARTITION
COMMENTS	SURFACE MOUNTED	SURFACE MOUNTED	SEMI RECESSED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	COUNTERTOP MOUNTED	SURFACE MOUNTED	WALL MOUNTED

MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS

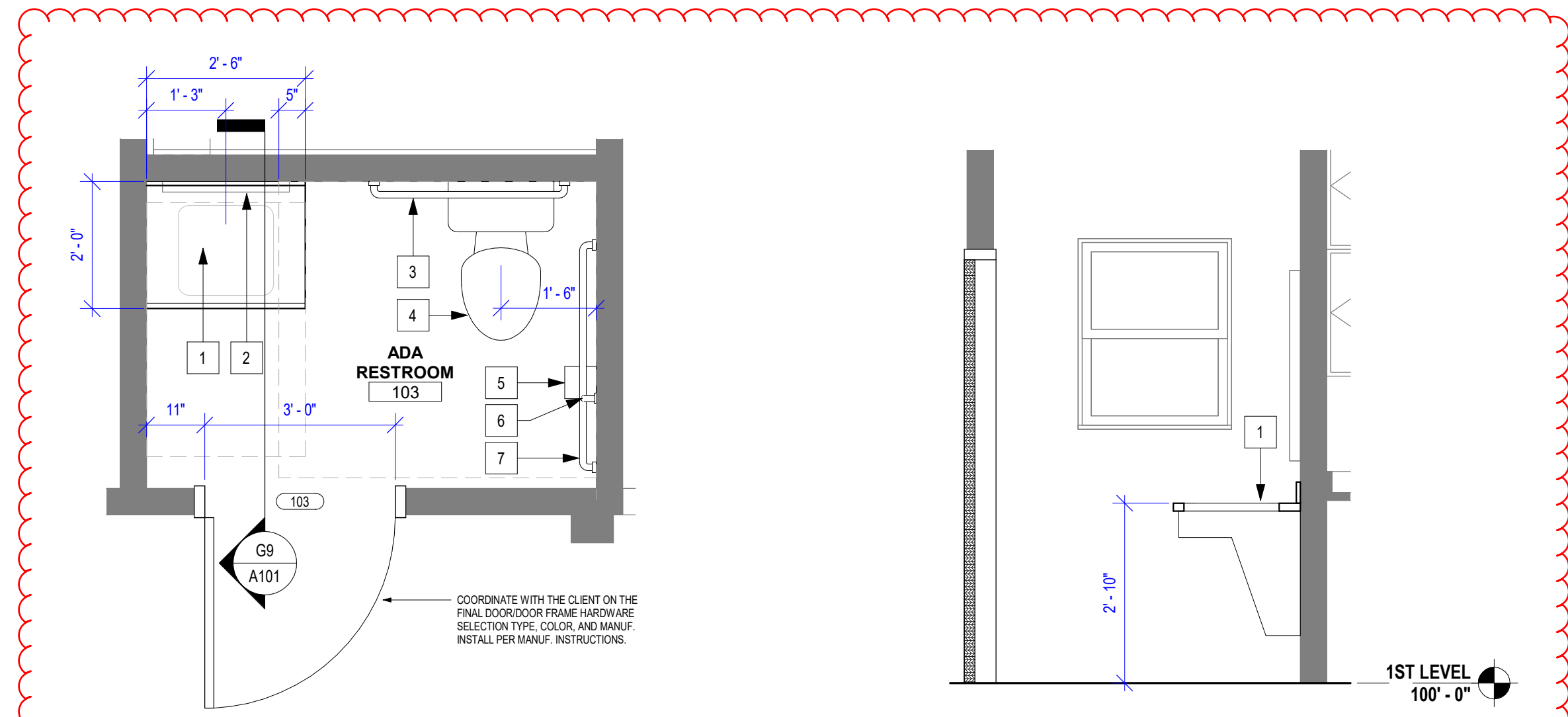
MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS											
NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT											
FINISH FLOOR	CLOSET HANGAR ROD & SHELF	WALL PHONE	TELEPHONE HOUSING	CUP DISPENSER	WALL SWITCH	TELEPHONE OUTLET	RECEPTACLE/ TELEPHONE/ DATA	RECEPTACLE/ TELEPHONE/ DATA	SPECIALTY EQUIP (IE. THERMOSTAT, CARD READER, INTERCOM)	ELEVATOR CALL BUTTON	ELEVATOR VISIBLE SIGNAL INDICATOR
COMMENTS	WALL MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED

PLUMBING FIXTURE TYPICAL MOUNTING HEIGHTS

PLUMBING FIXTURE TYPICAL MOUNTING HEIGHTS											
NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT											
FINISH FLOOR	SHOWER MIXING VALVE	SHOWER HEAD	HAND HELD SHOWER	LAVATORY	LAVATORY	CHILDREN'S DRINKING FOUNTAIN	SINGLE DRINKING FOUNTAIN	DOUBLE DRINKING FOUNTAIN	TOILET	URNAL	
COMMENTS	WALL MOUNTED	WALL MOUNTED	WALL MOUNTED	WALL MOUNTED	COUNTER MOUNTED	WALL MOUNTED	WALL MOUNTED	WALL MOUNTED	WALL/FLOOR MOUNTED	WALL MOUNTED	

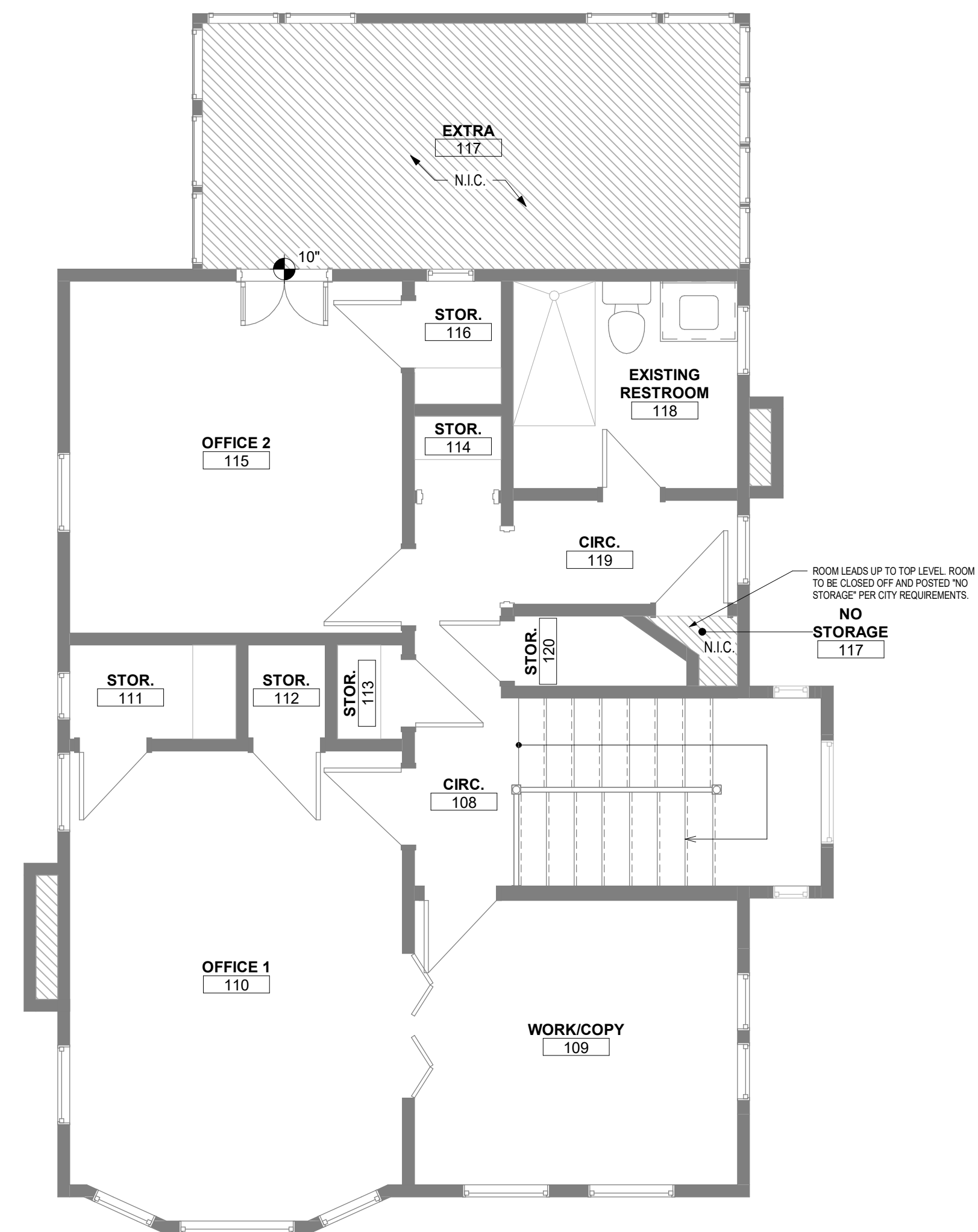
GRAB BAR TYPICAL MOUNTING HEIGHTS & TOILET ACCESSORY PLANS

GRAB BAR TYPICAL MOUNTING HEIGHTS & TOILET ACCESSORY PLANS						
NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT						
FINISH FLOOR	ADA TOILET GRAB BAR	SHOWER STALL GRAB BAR	ROLL-IN SHOWER STALL GRAB BAR	TYPICAL ADA SINK ENCLOSURE ACCESSORIES AT ACCESSIBLE TOILET	TYPICAL ADA SINK ENCLOSURE PANEL CLEARANCE	TYPICAL TOILET PAPER DISPENSER PER ICC A117.1
COMMENTS	SURFACE MOUNTED	SURFACE MOUNTED	SURFACE MOUNTED	NOTE: SANITARY NAPKIN DISPOSAL AT WOMEN'S & UNSEX ONLY		SURFACE MOUNTED BELOW GRAB BAR

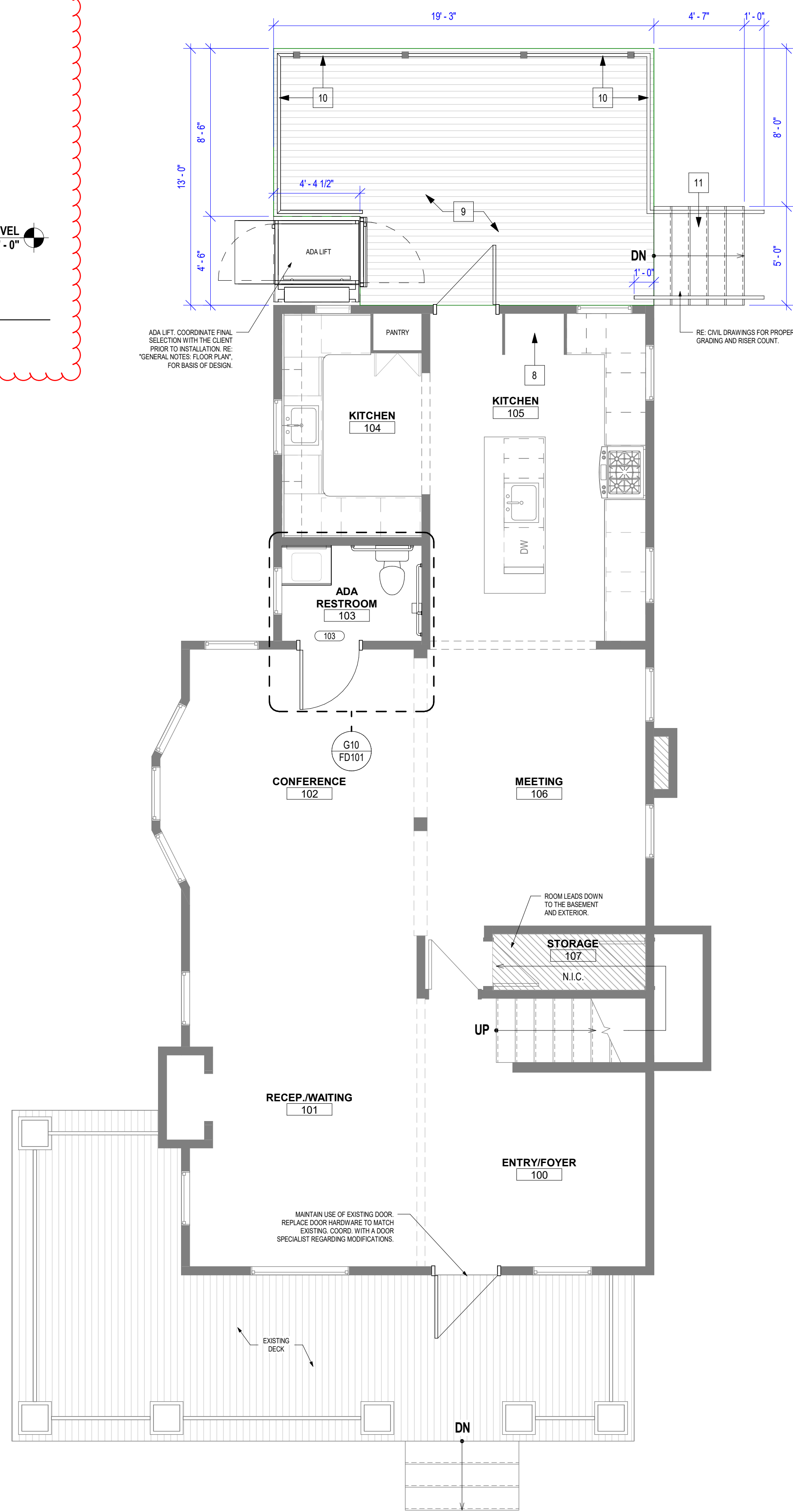
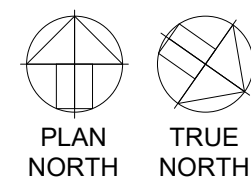


G12 ENLARGED PLAN - ADA RESTROOM
1/2" = 1'-0"

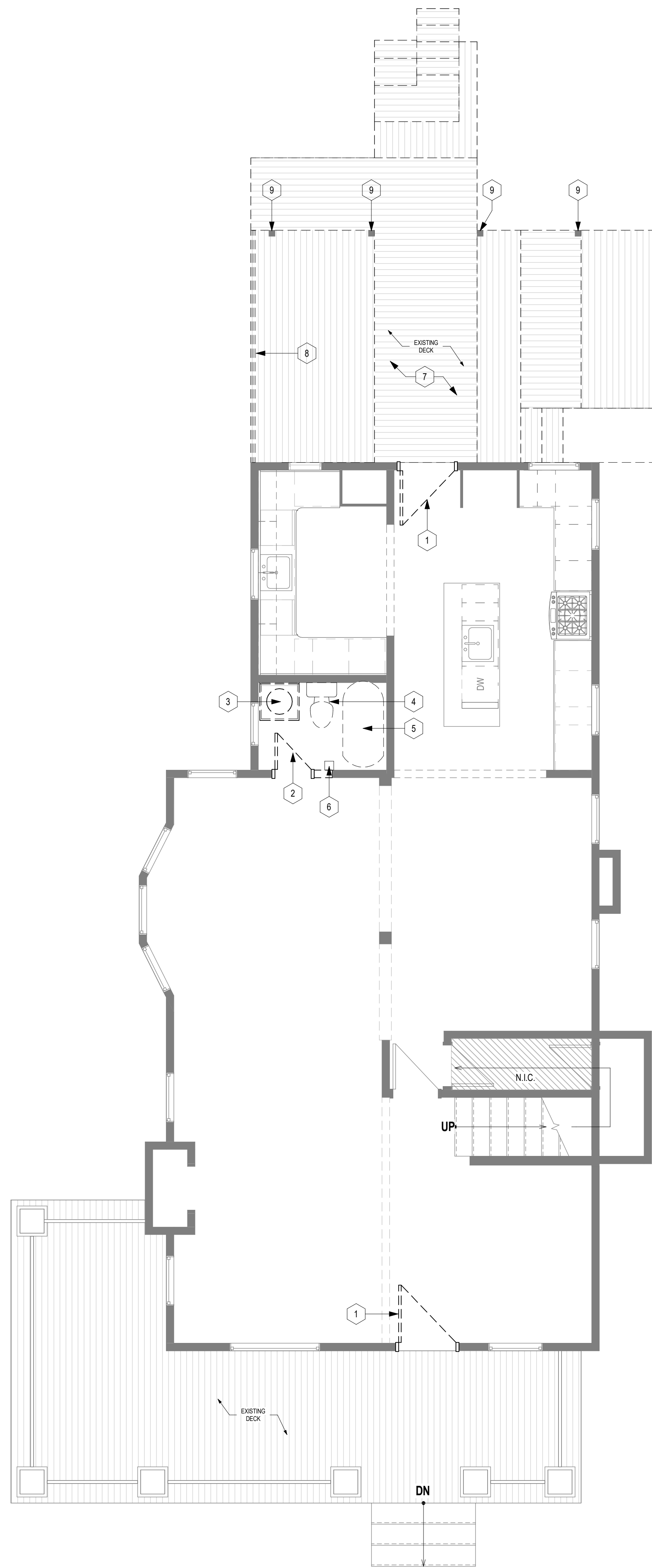
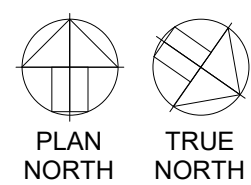
G9 SECTION - ADA SINK
1/2" = 1'-0"



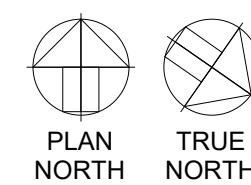
B12 2ND LEVEL
1/4" = 1'-0"



B8 1ST LEVEL
1/4" = 1'-0"



B4 DEMO - 1ST LEVEL
1/4" = 1'-0"



GENERAL NOTES: DEMOLITION PLANS

- RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
- CONTRACTOR TO VISIT PROJECT SITE AND BUILDING PRIOR TO BID.
- BUILDING AND SITE TO REMAIN SECURE DURING DEMOLITION AND CONSTRUCTION.
- PROTECT ALL ITEMS TO REMAIN (WALLS, PLUMBING FIXTURES, PIPING, HVAC UNITS, COLUMNS, ETC.).
- CONTRACTOR TO PROTECT EXISTING FINISHES ADJACENT TO DEMOLITION WORK.
- CONTRACTOR TO PATCH AND REPAIR ALL WORK, ESPECIALLY WORK ADJACENT TO EXISTING AREAS, AS REQUIRED.
- CONTRACTOR TO REPAIR ANY AREAS DAMAGED DURING DEMOLITION.
- CONTRACTOR TO REPAIR ANY PUNCTURES OR TEARS TO THE VAPOR BARRIER AT THE EXTERIOR WALLS.
- CONTRACTOR TO COORDINATE DEMOLITION OPENINGS WITH NEW PLANS AND ELEVATIONS.
- REMOVE EXISTING GYP BOARD OR PLASTER AS NECESSARY TO PROVIDE NEW BLOCKING IN EXISTING WALLS FOR NEW CASEWORK AND EQUIPMENT.
- PROTECT EXISTING CONDITIONS AND MAINTAIN WEATHER TIGHTNESS FOR ALL OCCUPIED UNOCCUPIED SPACES, BOTH VERTICALLY AND HORIZONTALLY FOR THE ENTIRE DURATION THAT THE BUILDING IS EXPOSED TO THE ELEMENTS. PATCH/REPAIR/REPLACE AS REQUIRED.

KEYED NOTES: DEMO FLOOR PLAN

- REUSE EXISTING DOOR. RECONFIGURE DOOR HARDWARE AND FRAME FOR NEW SWING DIRECTION. RE: DETAIL B8 FOR CLARIFICATION.
- REMOVE EXISTING DOOR, HARDWARE, AND TRIM. PREPARE OPENING FOR NEW DOOR, HARDWARE, AND TRIM.
- REMOVE EXISTING SINK AND CASEWORK. CLIENT TO SELECT AND INSTALL NEW ADA COMPLIANT SINK UNIT.
- RELOCATE EXISTING TOILET FIXTURE. SEE DETAIL B8 AND G12 FOR CLARIFICATION.
- REMOVE EXISTING BATH TUB. PATCH, REPAIR, AND INSTALL NICHE IN WALL. COORD. WITH MEP ON PLUMBING FIXTURE CONNECTION.
- RELOCATE EXISTING TOILET PAPER DISPENSER.
- REMOVE EXISTING DECK AND STAIR MATERIALS/STRUCTURE. PREPARE SITE FOR NEW DECK CONSTRUCTION.
- REMOVE PORTION OF EXISTING DECK RAILINGS.
- EXISTING COLUMN TO REMAIN.

GENERAL NOTES: FLOOR PLANS

- SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
- ARCHITECTURAL ELEVATION 100'-0".
- DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF STUD (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCW), COLUMN GRID LINES, AND FACE OF GYP BOARD/WALL (FGW) FOR EXISTING BUILDINGS ONLY, UNLESS NOTED OR SHOWN OTHERWISE.
- ALL DIMENSIONS ON ENLARGED RESTROOM PLANS ARE TO FACE OF GYP OR FACE OF FINISH, UNLESS OTHERWISE NOTED OR INDICATED. ADDITIONAL NOTED DIMENSIONS WILL HAVE ABBREVIATIONS INCLUDING: FACE OF STUD (F.O.S.), FACE OF MASONRY (F.O.M.), FACE OF CONCRETE WALLS (F.O.C.), AND COLUMN GRID LINES FOR ADDITIONAL CLARIFICATION.
- RESTROOM ACCESSORIES ARE DIMENSIONED FROM FACE OF GYP OR FACE OF FINISH, NOT FACE OF STUD.
- NOTE: WALL THICKNESSES ARE ACTUAL DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
- DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO HINGE SIDE OF THE DOOR, ALWAYS ALLOWING A MINIMUM OF 18" FROM THE FULL SIDE (STRIKE SIDE) OF THE DOOR TO THE INTERSECTING WALL, OR OTHER PROTRUDING OBJECTS.
- COORDINATE WITH THE CLIENT ON THE FINAL DOOR/DOOR FRAME/HARDWARE SELECTION TYPE, COLOR, AND MANUF. INSTALL PER MANUF. RECOMMENDATIONS.
- MAINTAIN AND PROTECT EXISTING EXPANSION JOINTS. DURING CONSTRUCTION, PATCH/REPAIR/REPLACE TO MATCH EXISTING RATINGS AS REQUIRED ON THE SHELL PORTION OF PROJECT.
- ALL WOOD PRODUCTS TO BE FIRE-RETARDANT, INCLUDING BLOCKING AND PLYWOOD.
- ALL EXISTING RESTROOMS TO BE PAINTED WITH AN EPOXY PAINT. COORDINATE WITH THE CLIENT ON FINAL PAINT COLOR, TYPE, AND SPECS.
- CLIENT TO SELECT FINAL PLUMBING FIXTURES, APPLIANCES, AND SPECS.
- ALL EGRESS DOORS TO HAVE AN INTERIOR SIGN, TYP.
- EXIT PATHS TO HAVE EXIT SIGNS AS REQUIRED BY CODE. TYP.
- RE: MEP DRAWINGS FOR NEW AND REUSED EQUIPMENT, POWER, AND PLUMBING LINES.
- ADA LIFT BASIS OF DESIGN:
 - AMERIGLIDE - 11400 VERTICAL PLATFORM LIFT.
 - CONFIRM FINAL SELECTION WITH THE CLIENT PRIOR TO INSTALLATION. INSTALL PER MANUF. RECOMMENDATIONS.

KEYED NOTES: FLOOR PLAN

- OWNER SELECTED OR CUSTOM ADA SINK VANITY. RE: SHEET G002, DETAIL F12 FOR KNEE AND TOE CLEARANCE REQUIREMENTS. INSTALL TO MEET ADA REQUIREMENTS.
- RELOCATE EXISTING MIRROR OVER NEW SINK UNIT. INSTALL TO MEET ADA REQUIREMENTS.
- INSTALL NEW 30" REAR WALL GRAB BAR. INSTALL PER ADA REQUIREMENTS.
- RELOCATE EXISTING TOILET. COORD. WITH MEP ON PLUMBING FIXTURE CONNECTIONS.
- RELOCATE EXISTING TOILET PAPER DISPENSER.
- INSTALL NEW 18" VERTICAL GRAB BAR. INSTALL PER ADA REQUIREMENTS.
- INSTALL NEW 42" SIDE WALL GRAB BAR. INSTALL PER ADA REQUIREMENTS.
- REFRIGERATOR LOCATION. CLIENT TO PROVIDE.
- NEW DECK. RE: STRUCTURAL DRAWINGS FOR DETAIL. COORD. WITH THE CLIENT ON FINAL DECK MANUF. MATERIAL TYPE.
- NEW DECK RAILINGS. COORD. WITH THE CLIENT ON FINAL RAILING MANUF. MATERIAL TYPE. RAILINGS TO MEET ALL FALL PROTECTION REQUIREMENTS.
- NEW STAIR AND HANDRAILS. COORD. WITH THE CLIENT ON FINAL HANDRAIL MANUF. MATERIAL TYPE. HANDRAILS TO MEET ADA REQUIREMENTS. RE: STRUCTURAL DRAWINGS FOR STAIR DETAIL.
- NEW DECK POSTS. TYP. RE: STRUCTURAL DRAWINGS FOR DETAIL.



HERITAGE ASSET MANAGEMENT

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LEE'S SUMMIT, MO 64063

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REVISION DATES:



PROFESSIONAL SEAL

A101

ISSUE DATE: 24 JUNE 2025
COLLINS WEBB #: 24114

DEMO PLAN, FLOOR PLAN, AND
ENLARGED PLAN

PERMIT DOCUMENTS