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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. 21
Total: 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	Total
Business	0.21	men's 2 women's 2	4
Business	0.21	Lavatory provided men's 2 women's 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:

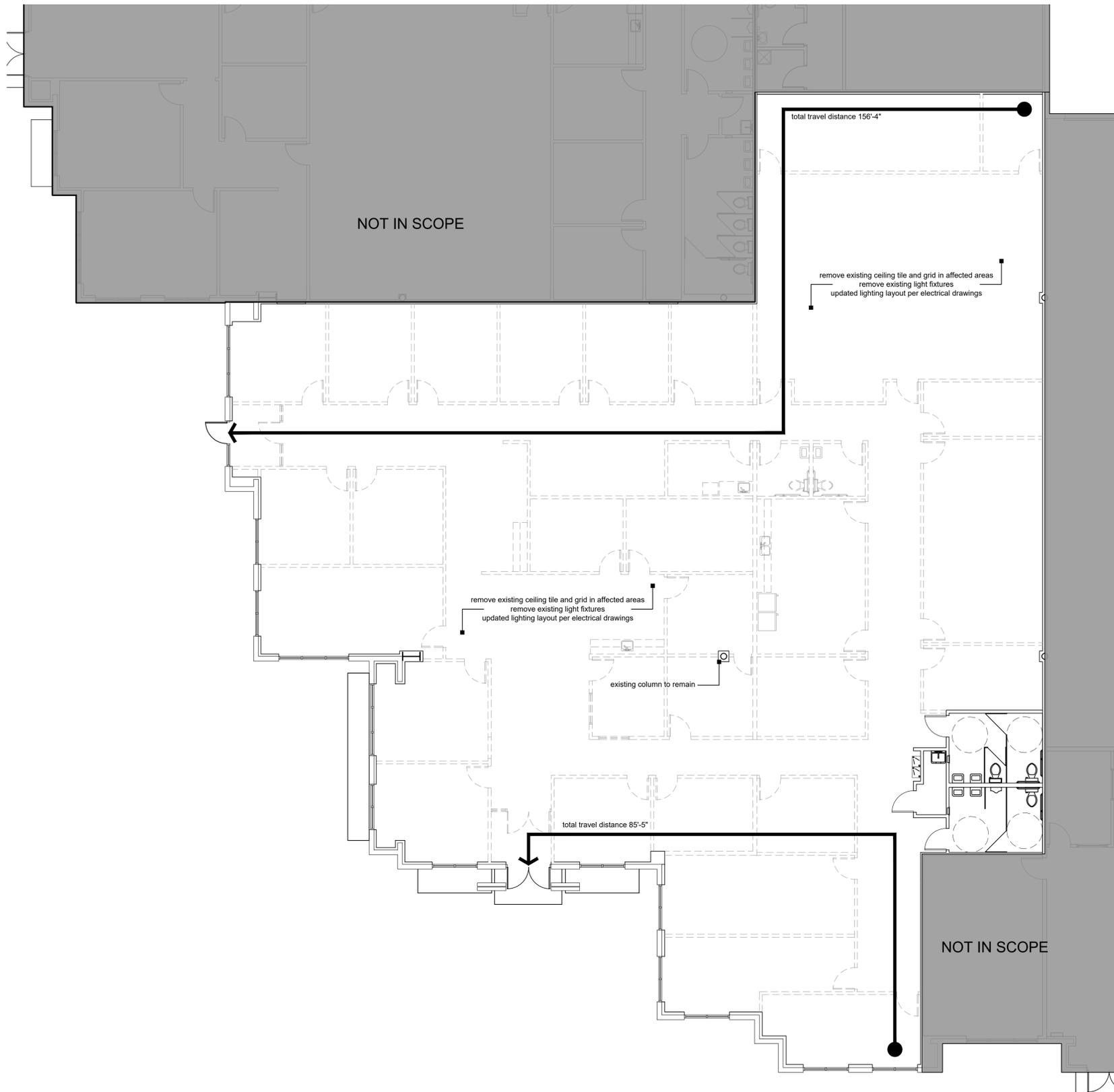
Capital Construction Services
2642 NE Hagan Road
Lee's Summit, Missouri 64064
p: 816.525.0482

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



RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
09/03/2025



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

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

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Service Sink: 1 required

Drinking Fountain: 1 per 100

2 provide (1 high-low)

client:

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Lee's Summit, Missouri 64064

architect:

Powell Mirnis, AIA
Davidson Architecture & Engineering
1401 W. 10th Street
Overland Park, Kansas 66207
P: 913.451.5390

general contractor:

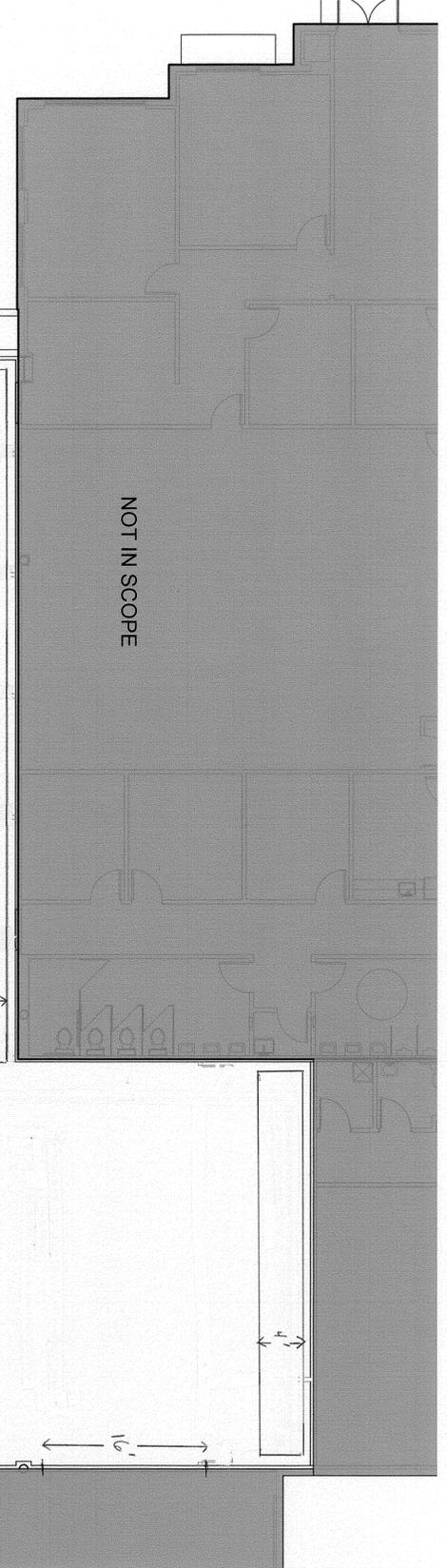
Capita Construction Services
2692 NE Hagan Road
Lee's Summit, Missouri 64064
P: 913.553.9782

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- Existing electrical wiring and receptacles, where newly exposed and unused, shall be removed, stubbed, and capped per MEP.
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- 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.
- General contractor shall provide temporary AV or lighting equipment and lum 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 AV or lighting equipment conform with Landfilling/Owner regarding salvaging or recycling equipment.

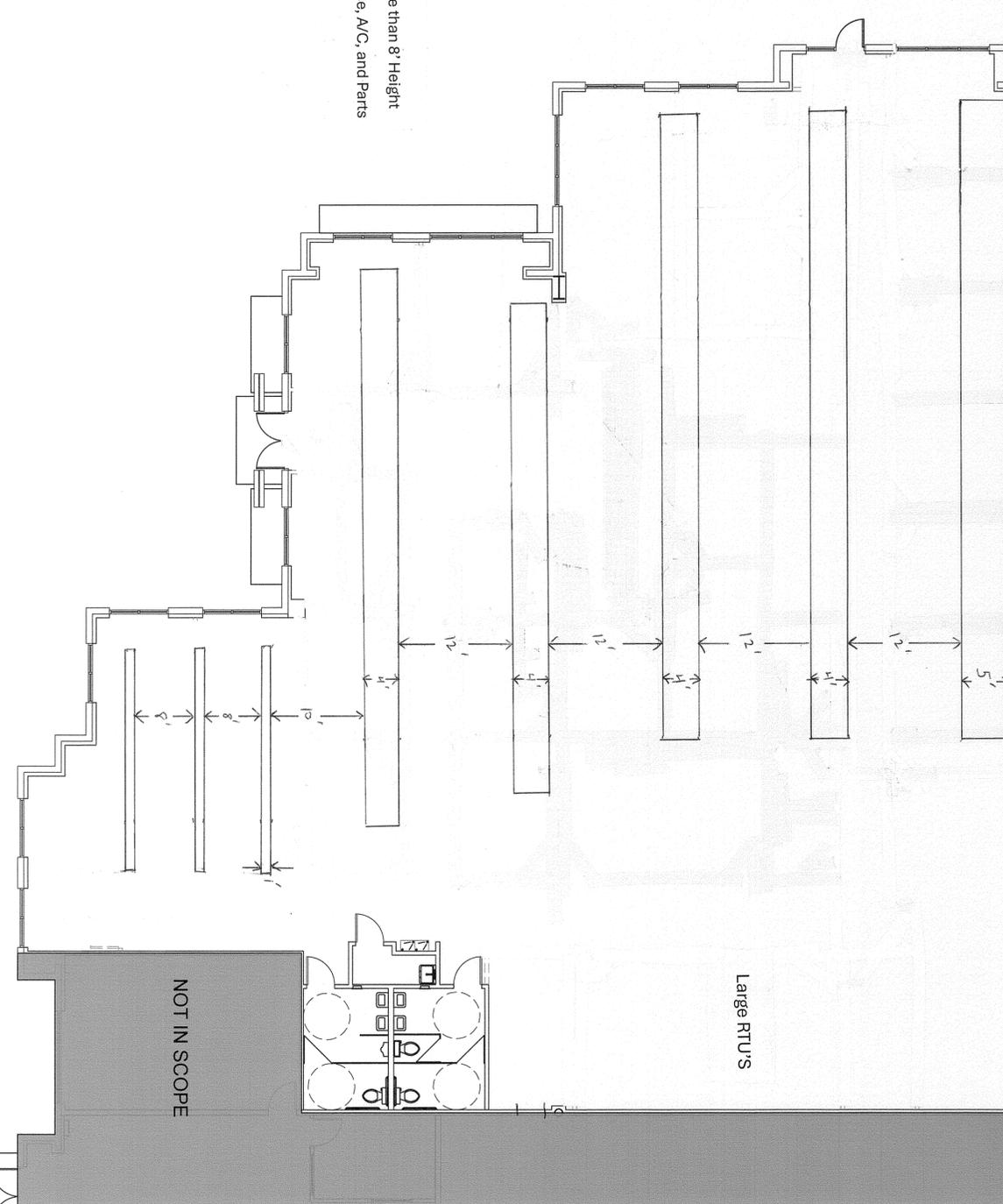
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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
08/03/2025

All storage no more than 8' Height
Storage for Furnace, A/C, and Parts



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



08.08.2025

A storage 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: **A2.1**
drawing type: permit
project number: 25060