



**PROJECT SUMMARY**  
 THIS IS A NEW TENANT FINISH FOR A COMPANY THAT PLANS TO WAREHOUSE CASEKETS FOR DISTRIBUTION. THE CASEKETS ARE CONTAINED IN CARDBOARD PACKAGING AND STORED ON THE FLOOR, NOT ON SHELVING.

**LIFE SAFETY LEGEND**

- OFFICE ROOM / SPACE NAME  
ROOM / SPACE NUMBER
- 110
- OCUPANT LOAD AND WIDTH AT EXIT POINT
- 2A198C FIRE EXTINGUISHER. DISTRIBUTE EXTINGUISHERS PER NFPA 101 SUCH THAT ONE CAN BE REACHED BY A TRAVEL DISTANCE OF NO MORE THAN 75' (IF TABLE 906.3(1)). MOUNT TOP OF EXTINGUISHERS 48" A.F.F. (MAX.) AND WITH STATE FIRE MARSHALL INSPECTION TAG ATTACHED. VERIFY FINAL SIZES AND LOCATIONS WITH THE REGULATORY BODY HAVING AUTHORITY.
- KB KNOX BOX, MOUNT TOP OF BOX AT 60" - 78" ABOVE GRADE, AND VERIFY FINAL LOCATION WITH THE REGULATORY BODY HAVING AUTHORITY

**DEFERRED SUBMITTALS:**

1. AUTOMATIC FIRE ALARM SYSTEM CONSTRUCTION DRAWINGS, IF SYSTEM IS REQUIRED
2. AUTOMATIC FIRE SPRINKLER SYSTEM CONSTRUCTION DRAWINGS, IF SYSTEM IS REQUIRED
3. RACKING DESIGN FOR HIGH-PILED STORAGE, IF REQUIRED

**LIFE SAFETY / FIRE DEPARTMENT GENERAL NOTES**

1. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTOR DURING CONSTRUCTION AND FOR COMPLETED PROJECT. EXTINGUISHERS SHALL ALSO BE COMPATIBLE WITH ANY CHEMICALS PRESENT IN THE SPACE.
2. AN OCCUPANT LOAD SIGN SHALL BE POSTED IN EACH ASSEMBLY ROOM OR SPACE. THE SIGN IS TO BE POSTED CONSPICUOUSLY NEAR THE ENTRANCE. COORDINATE FINAL LOCATION OF SIGN WITH THE FIRE DEPARTMENT FIELD INSPECTOR. THE SIGN IS TO BE PROVIDED AND INSTALLED BY THE OWNER'S REPRESENTATIVE.
3. PROVIDE INTERNALLY ILLUMINATED EXIT SIGNS ABOVE EXITS WITH 3/4" x 6" (MIN.) LETTERS LIGHTED ON CONTRASTING BACKGROUND. PROVIDE TWO (2) SEPARATE POWER SUPPLIES CONFORMING TO ADOPTED CODE. VERIFY FINAL LOCATIONS WITH THE BUILDING INSPECTOR.
4. PROVIDE EMERGENCY EXIT LIGHTING LEVEL PER CODE (ONE FOOT-CANDLE AT FLOOR LEVEL - MINIMUM).
5. FINISHES SHALL NOT EXCEED CLASS A, B, OR C AS INDICATED IN THE BUILDING CODE.
6. UNLESS ALREADY EXISTING, AN APPROVED SET OF NUMERALS, MINIMUM 6" HIGH (4" FOR REAR ENTRANCE) WITH A STROKE WIDTH OF NOT LESS THAN 1/8" INCH, SHALL BE PLACED ON OR NEAR THE ENTRANCE. THE NUMBERING SHALL BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMERALS SHALL CONTRAST WITH THEIR BACKGROUND. VERIFY REQUIREMENTS WITH THE REGULATORY BODY HAVING AUTHORITY.
7. GENERAL CONTRACTOR SHALL SECURE PERMITS AND INSPECTION APPROVALS REQUIRED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY OF THIS BUILDING.
8. STORAGE, DISPENSING, OR USE OF ANY FLAMMABLE AND/OR COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH ADOPTED BUILDING CODE REGULATIONS.
9. IF AN AUTOMATIC FIRE SPRINKLER SYSTEM OR FIRE ALARM SYSTEM IS REQUIRED, THE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE ADOPTED BUILDING CODE. SYSTEM DESIGN DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO INSTALLATION. THIS INCLUDES DETECTION AND SUPPRESSION SYSTEMS FOR KITCHEN HOODS.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY AND COORDINATE DEFERRED SUBMITTALS.
11. CODE-REQUIRED SMOKE DETECTORS IN RETURN AIR DUCTS SHALL HAVE REMOTE INDICATORS IF IN CONCEALED SPACES OR MORE THAN 17' ABOVE THE FINISHED FLOOR. SMOKE DETECTORS MUST BE READILY VISIBLE TO THE FIRE DEPARTMENT PERSONNEL.
12. INSTALL A NO SMOKING SIGN PER LOCAL ORDINANCES CONSPICUOUSLY POSTED AT EVERY ENTRANCE, AS REQUIRED.

**MIN. # OF REQ'D PLUMBING FIXTURES (2902.1)**

WATER CLOSETS			
BUSINESS (1/25 FOR FIRST 50, 1/50 FOR SECOND 50)			
OCCUPANTS:	5	MEN (5.0)	WOMEN (5.0)
REQUIRED:		0.20	0.20
STORAGE (1/100)			
OCCUPANTS:	35	MEN (17.5)	WOMEN (17.5)
REQUIRED:		.175	.175
TOTALS:		0.375	0.375
PROVIDED:		1	1
LAVATORIES			
BUSINESS (1/40 FOR FIRST 80, 1/80 FOR SECOND 80)			
OCCUPANTS:	5	MEN (5.0)	WOMEN (5.0)
REQUIRED:		0.125	0.125
STORAGE (1/100)			
OCCUPANTS:	35	MEN (17.5)	WOMEN (17.5)
REQUIRED:		.175	.175
TOTALS:		0.30	0.30
PROVIDED:		1	1
SERVICE SINK			
REQUIRED / PROVIDED:	1	1	
DRINKING FOUNTAIN			
REQUIRED / PROVIDED:	1	0	
*AS AN ALTERNATIVE, THE TENANT SHALL PROVIDE BOTTLED WATER ON SITE.			

**CODE ANALYSIS**

**APPLICABLE GOVERNING CODES**

2018	INTERNATIONAL BUILDING CODE
2018	INTERNATIONAL PLUMBING CODE
2018	INTERNATIONAL MECHANICAL CODE
2018	INTERNATIONAL FIRE CODE
2017	NATIONAL ELECTRICAL CODE
CURRENT	ICC / ANSI A117.1 - 2009, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

**OCCUPANCY CLASSIFICATION**

NONSEPARATED MIXED USE OCCUPANCY (508.3)	
GROUP S-1	MODERATE HAZARD STORAGE (311.2) - WAREHOUSING
GROUP B	BUSINESS (304) - OFFICE

**TYPE OF CONSTRUCTION**

II-B (602.2)	
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**BUILDING HEIGHT LIMITATIONS**

GROUP S-1 (S) - MOST RESTRICTIVE	ALLOWABLE HEIGHT IN FEET (TABLE 504.3)	75'
	ACTUAL HEIGHT IN FEET	31'
	ALLOWABLE # OF STORIES (TABLE 504.4)	3
	ACTUAL # OF STORIES	1
GROUP B (S)	ALLOWABLE HEIGHT IN FEET (TABLE 504.3)	75'
	ACTUAL HEIGHT IN FEET	31'
	ALLOWABLE # OF STORIES (TABLE 504.4)	4
	ACTUAL # OF STORIES	1

**BUILDING AREA LIMITATIONS**

GROUP B (S1)	ALLOWABLE AREA (TABLE 506.2)	92,000 SF
GROUP S-1 (S1) - MOST RESTRICTIVE	ALLOWABLE AREA (TABLE 506.2)	70,000 SF
	ALLOWABLE AREA INCREASE (EQUATION 5-5)	
	DUE TO FRONTAGE	52,500 SF*
	ADJUSTED ALLOWABLE AREA	122,500 SF*
	*EQUATION 5-5:	
	(1,650 / 1,650 - 0.25) 3030 = .75	
	.75 x 70,000 = 52,500	
	ACTUAL AREA	78,345 SF

**TENANT AREA**

TENANT SPACE AREA:	18,096 SF
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**FIRE RESISTANCE**

**RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)**

ELEMENT	RATING (HRS)
PRIMARY STRUCTURAL FRAME	0
BEARING WALLS	
EXTERIOR	0
INTERIOR	0
NONBEARING WALLS & PARTITIONS - EXTERIOR (TABLE 602)	
FIRE SEPARATION DISTANCE = X (FEET)	
X < 5	2
5 <= X < 10	1
10 <= X < 30	0
X >= 30	0
NONBEARING WALLS & PARTITIONS - INTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0
AUTOMATIC SPRINKLER SYSTEM (903.2.9)	
REQUIRED:	YES
PROVIDED:	YES

**MEANS OF EGRESS**

OCCUPANT LOAD	(TABLE 1004.5)
MAXIMUM FLOOR ALLOWANCE PER OCCUPANT	
SPACE	
WAREHOUSE	17,384 SF / 500 GROSS
OFFICE	712 SF / 150 GROSS
TOTAL	40
EXITS (CHAPTER 10)	
EGRESS WIDTH (1005.3.2)	
MINIMUM REQUIRED (40 OCCUPANTS x 0.2'):	8.0'
PROVIDED (4 DOORS x 34.5' CLR. WIDTH/DOOR):	136.0'
COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1)	
MAXIMUM ALLOWED:	100'
PROVIDED:	<100'
NUMBER OF EXITS (TABLE 1006.2.1)	
MINIMUM REQUIRED:	2
PROVIDED:	4
EXIT ACCESS TRAVEL DISTANCE (1017.2)	
MAXIMUM ALLOWED:	250'
PROVIDED:	<250'

**ACCESSIBILITY NOTES**

1. ACCESS TO THESE FACILITIES SHALL BE PROVIDED AT PRIMARY ENTRANCES, AS REQUIRED BY ADA.
2. WALKS & SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MIN. OF 36" IN WIDTH.
3. SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS SLIP RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.
4. SURFACES WITH A SLOPE OF 6% GRADIENT OR GREATER SHALL BE SLIP RESISTANT.
5. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT.
6. WALKS, SIDEWALKS & PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN THE GRATINGS SHALL BE LIMITED TO 1/2" IN THE DIRECTION OF TRAFFIC FLOW.
7. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL, IT SHALL COMPLY WITH THE PROVISIONS OF A PEDESTRIAN RAMP.
8. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. WHEN CHANGES IN LEVELS GREATER THAN 1/2" ARE NECESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB OR PEDESTRIAN RAMPS.
9. EVERY REQUIRED EXIT DOORWAY SHALL BE SIZED FOR A DOOR NOT LESS THAN 3 FT. WIDE BY NOT LESS THAN 6'-8" HIGH CAPABLE OF OPENING 90° AND MOUNTED SO THAT THE CLEAR WIDTH OF THE EXIT WAY IS 32" MIN.
10. THRESHOLDS MAY BE A MAX. 1/2" ABOVE ADJACENT FINISH FLOOR.
11. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBS.
12. THE BOTTOM 10" OF ALL DOORS, EXCEPT AUTOMATIC AND SLIDING, SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
13. PROVIDE LEVER-TYPE HARDWARE, PANIC BARS, PUSH - PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE THE HARDWARE. (34" TO 48" A.F.F.)
14. PROVIDE 17" (MIN.) OR 18" (MAX.) FROM ADJACENT WALL TO CENTERLINE OF WATER CLOSET.
15. PROVIDE A 30"x48" CLEAR SPACE WITHIN THE TOILET ROOM THAT DOES NOT ENCROACH INTO THE DOOR SWING.
16. GRAB BARS LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF PHYSICALLY DISABLED TOILET COMPARTMENTS SHALL BE SECURELY ATTACHED 33" MIN. AND 36" MAX. FROM THE FINISHED FLOOR TO THE TOP OF THE GRAB BAR AND PARALLEL TO THE FLOOR. THE SPACE BETWEEN WALL-MOUNTED GRAB BARS AND THE WALL SHALL BE 1 1/2". GRAB BARS AT THE SIDE SHALL BE 42" LONG, AND THE BACK END SHALL BE LOCATED 12" FROM THE BACK WALL. GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36" LONG WITH THE END CLOSEST TO THE SIDE WALL MOUNTED 12" FROM THE CENTER OF THE WATER CLOSET. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 1/4" TO 1 1/2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
17. WATER CLOSET HEIGHT SHALL BE 17" (MIN.) OR 19" (MAX.) MEASURED TO THE TOP OF THE TOILET SEAT TO THE FINISHED FLOOR. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NO MORE THAN 44" A.F.F. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. OF FORCE.
18. URINALS SHALL BE 17" (MAX.) ABOVE THE FLOOR AND PROJECT 13 1/2" FROM THE WALL. URINALS SHALL HAVE A CLEAR SPACE OF 30"x48" IN FRONT. FLUSH VALVES SHALL BE AUTOMATIC OR MOUNTED NO MORE THAN 44" A.F.F. IF HAND-OPERATED.
19. IN FRONT OF LAVATORIES, PROVIDE A 30"x48" CLEAR SPACE LOCATED 25" (MAX.) FROM THE LEADING EDGE OF THE LAVATORY TOWARD THE MOUNTING WALL. KNEE CLEARANCE SHALL BE 11" DEEP (MIN.) AT 9" A.F.F. AND 8" DEEP (MIN.) AT 27" A.F.F. BETWEEN 9" AND 27" A.F.F. THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1" IN DEPTH FOR EACH 6" IN HEIGHT.
20. ALL ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" A.F.F.
21. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
22. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONIC CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET IS OPEN FOR AT LEAST 10 SECONDS.
23. LOCATE PAPER TOWEL DISPENSERS, SOAP DISPENSERS, SANITARY NAPKIN DISPENSERS, AND WASTE RECEPTACLES WITH ALL OPERABLE PARTS BETWEEN 15" AND 48" A.F.F.
24. LOCATE TISSUE DISPENSERS ON THE WALL 7" (MIN.) AND 9" (MAX.) FROM THE FRONT EDGE OF THE TOILET SEAT TO THE CENTERLINE OF DISPENSER WITH THE OUTLET BETWEEN 15" AND 48" A.F.F.
25. ACCESSIBLE RESTROOMS SHALL BE PROVIDED WITH SIGNAGE DESIGNED AND LOCATED PER SECTION 703 OF THE ADA DESIGN GUIDELINES.
26. DOORS IN ACCESSIBLE ROUTES SHALL BE DESIGNED TO MEET CLEARANCE REQUIREMENTS PER SECTION 404 OF THE ADA DESIGN GUIDELINES.
27. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE 80" MINIMUM CLEAR HEADROOM.
28. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISH FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES. OBJECTS MOUNTED AT OR BELOW 27" ABOVE FINISH FLOOR MAY PROTRUDE ANY AMOUNT.
29. OBJECTS THAT ARE BETWEEN 27" AND 80" A.F.F. AND MOUNTED ON POSTS MAY EXTEND BEYOND THE POSTS A MAXIMUM OF 12". OBJECTS MOUNTED BETWEEN POSTS, WHERE THE SPACE BETWEEN THE POSTS IS GREATER THAN 12", THE LOWEST EDGE OF THE OBJECT SHALL BE LOCATED 27" MAX. AND 80" MIN. A.F.F.
30. IF CARPET OR CARPET TILE IS USED ON A GROUND OR FLOOR SURFACE IN A COMMON USE AREA, IT SHALL HAVE FIRM BACKING OR NO BACKING. THE MAXIMUM PILE HEIGHT SHALL BE 1/2" EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE EXPOSED EDGE, AND TRIM SHALL COMPLY WITH THE REQUIREMENTS FOR CHANGES IN LEVEL.

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Project Number: 2601  
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PGM

Issue: \_\_\_\_\_ Date: \_\_\_\_\_  
 Permit Set \_\_\_\_\_ 02.10.26  
 Plan Review Revisions \_\_\_\_\_ 02.23.26

Sheet Title:  
 KEY PLAN  
 CODE INFORMATION  
 A-001