

BUILDING CODE ANALYSIS

APPLICABLE CODES
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2017 NATIONAL ELECTRICAL CODE
2009 ICC/ANSI A117.1

SUMMARY OF WORK
INTERIOR TENANT FINISH. ELECTRICAL PANEL, HVAC UNIT, AND TOILET ARE EXISTING TO REMAIN. CEILING, AND LIGHTS AND DIFFUSERS TO REMAIN.

OCCUPANCY CLASSIFICATION
B (PROFESSIONAL SERVICE)

TYPE OF CONSTRUCTION
II-B, NON - SPRINKLED

FLOOR AREA
TOTAL AREA: 1,920 SQ.FT.

OCCUPANT LOAD
1,920 / 150 = 13

EXITS REQUIRED
TWO

EXITS PROVIDED
TWO EXISTING (DOORS CAN SWING IN PER IBC SECTION 1010.1.2.1)

TOILET FACILITIES REQUIRED
ONE UNISEX TOILET
DRINKING FOUNTAIN

TOILET FACILITIES PROVIDED
ONE UNISEX TOILET (EXISTING)
BOTTLED WATER STATION

EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (THUMBTURN IS ACCEPTABLE)

PREMISES SHALL BE IDENTIFIED ON ALL EXTERIOR DOORS, WITH NUMBERS AND/OR LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 6" HIGH WITH A MINIMUM STROKE WIDTH OF 1.0" INCHES. THEY SHOULD BE INSTALLED ON A CONTRASTING BACKGROUND. STREET FACING DOORS SHALL HAVE ADDRESSES THAT ARE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. ADDRESS NUMBERS AND/OR LETTERS SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS.

Door Schedule					
Number	Family	Type	hardware type	Door type	Frame Type
01	Single-Flush	3 x 6'.8" Office	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges	WD	WD
02	Single-Flush	3 x 6'.8" Office	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges	WD	WD
03	Single-Flush	3 x 6'.8" Office	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges	WD	WD
04	Single-Flush	3 x 6'.8" Office	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges	WD	WD
05	Single-Flush	3 x 6'.8" Office	Lockset w/ lever handles, strike plate, 1 1/2 pair hinges	WD	WD

HM = 16 GA. HOLLOW METAL, PAINTED
WD = SOLID CORE RED OAK, STAINED
AL = ANODIZED ALUMINUM
IRP = IMPACT RESISTANT PLASTIC

HARDWARE SHALL BE MEDIUM DUTY COMMERCIAL GRADE. DOOR HARDWARE SHALL CONSIST OF BUTTS, LATCHSET OR LOCKSET, SILENCERS, SMOKE GASKETING FOR RATED DOORS, CLOSERS WHERE NOTED, PANIC DEVICES WHERE NOTED. EXTERIOR DOORS SHALL ALSO HAVE THRESHOLD, WEATHERSTRIPPING, SWEEP AND KEYED LOCK. CONTRACTOR SHALL COORDINATE ALL LATCH/LOCK FUNCTIONS AND KEYING OF LOCKS WITH OWNER. MAX. THRESHOLD = 1/2". ALL HARDWARE TO BE LEVER TYPE OR PUSH/PULL. ALL DOORS IN EGRESS PATHWAYS SHALL BE FREE TURNING FOR EXITING. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. FURTHER, ALL EGRESS DOORS FROM ROOMS AND EXTERIOR EGRESS DOORS, FOR GROUP A AND GROUP E OCCUPANCIES SHALL NOT HAVE A LOCK OR LATCH OTHER THAN PANIC HARDWARE. ALL DOOR THRESHOLDS SHALL BE A MAX. OF 1/2" ABOVE FLOOR LEVEL AND BOTH SIDES SHALL BE BEVELED AT A SLOPE OF 1:2. SCHLAGE OR EQUAL STANDARD DUTY HARDWARE (SATIN CHROME) WITH LEVERS.

GLASS IN DOORS AND SIDELIGHTS SHALL BE SAFETY GLASS PER IBC SEC. 2406.1

DOOR #5 SHALL BE RELOCATED DOOR

RELEASE FOR CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
09/16/2020

Room Schedule					
Number	Name	Base Finish	Wall Finish	Floor Finish	Ceiling Finish
1	Toilet	6" rubber cove	Epoxy Paint	VCT	Existing
2	Work Room	4" rubber cove	Painted gyp. b'd	VCT	Existing
3	Hallway	4" rubber cove	Painted gyp. b'd	Carpet	Existing
4	Break Room	4" rubber cove	Painted gyp. b'd	VCT	Existing
5	Treatment Room	4" rubber cove	Painted gyp. b'd	Carpet	Existing
6	Treatment Room	4" rubber cove	Painted gyp. b'd	Carpet	Existing
7	Treatment Room	4" rubber cove	Painted gyp. b'd	Carpet	Existing
8	Treatment Room	4" rubber cove	Painted gyp. b'd	Carpet	Existing
9	Entry	4" rubber cove	Painted gyp. b'd	Carpet	Existing

REPLACE EXISTING CEILING TILES THAT ARE STAINED

Wall Schedule		
Type Mark	Type	Type Comments
01	Existing Interior	To remain
02	Existing Demising Wall	To remain
03	Interior Partition-Metal Stud	3 1/2" metal studs @ 16" o.c. w/ 3 1/2" batt insulation and (1) layer 5/8" gyp. board each side. To ceiling

FIELD VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION

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TENANT FINISH FOR
MIRACLE EAR
202 Oldham Prwy, Lees Summit, MO

J. Jeffrey Schroeder Mo. License A-4228
Herman Scharhag Co., Arch. Cert. of Authority A-22



1	City Comments	09/15
No.	Description	Date
Revision Schedule		

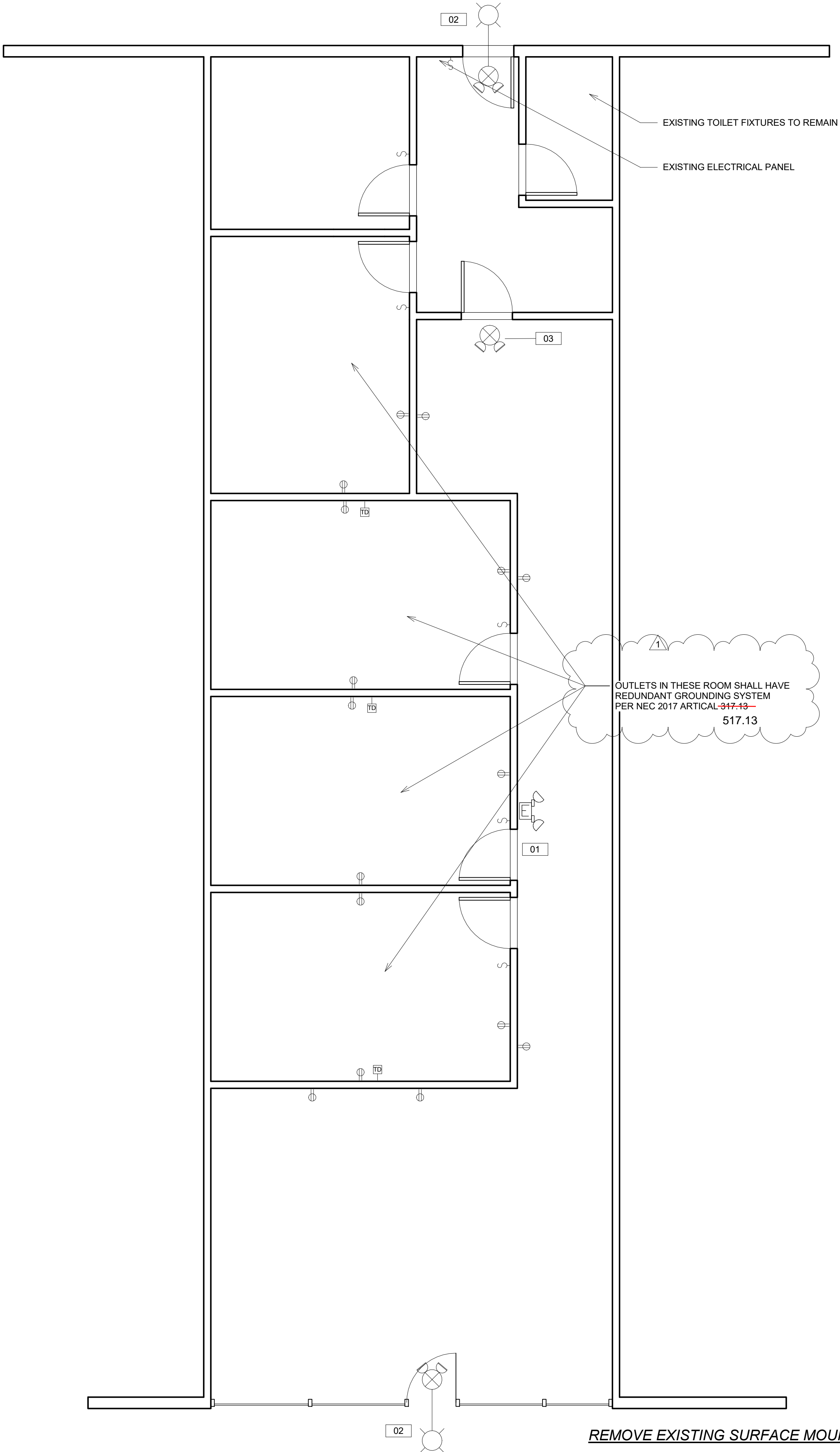
Floor Plan

Project number 2284
Date 9.10.2020

A101

Scale As indicated

9/15/2020 10:51:12 AM



RELEASE FOR
CONSTRUCTION
AS NOTED ON PLANS REVIEW
DEVELOPMENT SERVICES
LEE'S SUMMIT, MISSOURI
09/16/2020

Electrical Fixture Schedule		
Type	Description	Count
Single Outlet	110 V. duplex outlet	16
Single Switch	Switch (42" aff)	6
Tel/Data Jack	Telephone/ Data Jack-18" aff w/ 3/4" c. to above c/g elev. w/ pull wire	3

Lighting Fixture Schedule			
Type Mark	Type	Type Comments	Count
01	Emergency Light	Two sealed beam & watt lamps, battery backup with 90 minute minimum operation on battery, battery charger, battery test button and light. 120 volt. Wall mounted	1
02	Exit Light-Exterior	Combo exit and emergency light w/ remote exterior head. All with 90 min. battery backup. With remote head	2
03	Exit Light	Single face; flourescent, red letters, battery backup with 90 minute minimum operation on battery. Battery charger, battery test button and light, 120 volt.	1

ELECTRICAL NOTES:

ALL ELECTRICAL LIGHT AND POWER WIRE SHALL NOT BE SMALLER THAN #12 AWG. ALL LIGHTING AND POWER WIRING #10 AWG AND SMALLER SHALL BE SOLID. ALL CONDUCTORS SHALL BE COPPER ONLY. NO ALUMINUM IS ALLOWED

ALL CONDUITS SHALL BE SIZED IN ACCORDANCE WITH THE LATEST NEC TABLES. MINIMUM CONDUIT SIZES SHALL BE 3/4". ALL CONDUIT IN AND UNDER FLOOR SLAB SHALL BE SCHEDULE 40 PVC

ALL POWER WIRING IN ALL AREAS SHALL BE IN EMT CONDUIT, BOTH IN WALLS AND THROUGH EXPOSED JOISTS. MC CABLE AND ARMORED CABLE ARE ALSO ALLOWABLE IN AREAS WHERE CONDUITS ARE NOT EXPOSED

ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT, FOR WORK DESIGNATED AS HIS RESPONSIBILITY, ALL WIRE, WIRE WAY, CONDUIT, CONNECTORS, OUTLETS, ETC. NECESSARY TO ACHIEVE A COMPLETE ELECTRICAL INSTALLATION. WHERE AN ELECTRICAL DEVICE IS REQUIRED BY CODE BUT NOT SHOWN, IT SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR AS THOUGH FULLY SHOWN AND SPECIFIED. ALL LABOR, TOOLS, MATERIALS, EQUIPMENT SHALL BE PROVIDED AS NECESSARY TO PROVIDE AND INSTALL A COMPLETE SYSTEM. ALL WORK SHALL BE PER CURRENT CODE. COORDINATE ALL WORK WITH OTHER TRADES

ELECTRICAL CONTRACTOR SHALL CIRCUIT FIXTURES AND SHALL PROVIDE AND INSTALL CIRCUIT DIRECTORY WITH TYPED CIRCUIT DESIGNATION CARD UNDER PLASTIC COVER ON THE INSIDE OF EACH PANEL DOOR. ELECTRICAL CONTRACTOR SHALL ALSO FURNISH AND INSTALL NAMEPLATES ON ALL DISCONNECT SWITCHES AND PANEL BOARDS

ALL CONDUIT, JUNCTION BOXES, ETC. ABOVE CEILINGS SHALL BE SUPPORTED FROM STRUCTURE

ELECTRICAL CONTRACTOR SHALL PROVIDE ALL POWER WIRING, ALL CONTROL WIRING AND ALL STARTERS, DISCONNECTS AND THERMAL OVERLOAD SWITCHES NOT SUPPLIED WITH THE EQUIPMENT

ALL PLUMBING IS EXISTING AND SHALL REMAIN

ALL HVAC IS EXISTING - RELOCATE DIFFUSERS AS NECESSARY TO ACCOMODATE NEW WALLS

ALL LIGHTS ARE EXISTING-RELOCATE AS NECESSARY. RELAMP TO LED TYPE FIXTURES.

FIELD VERIFY ALL OUTLET LOCATIONS W/ TENANT

1 MEP Plan
1/4" = 1'-0"

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TENANT FINISH FOR

MIRACLE EAR

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1	City Comments	09 15
No.	Description	Date
Revision Schedule		

MEP Plan

Project number 2284
Date 9.10.2020

MEP101

Scale As indicated

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