

RELEASED FOR  
CONSTRUCTION  
As Noted on Plans Review  
Development Services Department  
Lee's Summit, Missouri  
02/27/2023

CODE INFORMATION

APPLICABLE CODES:  
2018 INTERNATIONAL BUILDING CODE EDITION  
2018 INTERNATIONAL MECHANICAL CODE EDITION  
2018 INTERNATIONAL PLUMBING CODE EDITION  
2018 NATIONAL ELECTRICAL CODE  
2018 INTERNATIONAL FUEL, GAS CODE EDITION  
2018 INTERNATIONAL FIRE CODE EDITION  
2009 ICC/ANSI.1 ACCESSIBILITY AND USABILITY CODE

PROJECT DESCRIPTION:  
THE EXISTING BUILDING FORMER HAS (5) SEPARATE BUSINESSES. CURRENTLY THE BUILDING WILL BE USED AS A SINGLE BUSINESS FOR HOME CARE SERVICES AND WILL HOUSE MENTAL HEALTH DAY PROGRAMS AS LICENSED BY THE STATE OF MISSOURI. THE BUILDING IS A ONE STORY WOOD FRAME STRUCTURE WITH A WALK-OUT LOWER LEVEL AND A PARTIAL BELOW GRADE UNUSED BASEMENT. THE PROJECT WILL CONSIST OF SEVERAL INTERIOR NON-LOAD BEARING INTERIOR WALL PARTITIONS FOR OFFICES, REMOVAL OF DOORS AND ENCLOSING OPENINGS, CHANGING DOOR SWINGS, INSTALLATION OF NEW ADA TOILET FACILITIES AND THE INSTALLATIONS OF A NEW EXTERIOR ADA RAMP WITH RAILING.

OCCUPANCY CLASSIFICATION:  
GROUP 'B' BUSINESS

CONSTRUCTION TYPE:  
TYPE VB

BUILDING AREA:  
FIRST FLOOR: 1,948 G.S.F.  
LOWER LEVEL: 429 G.S.F.  
BASEMENT: 1,245 G.S.F.  
TOTAL: 3,622 G.S.F.

OCCUPANCY LOAD:  
ACTIVITY AREA: 396 S.F./100 S.F. = 4  
OFFICES: 996 S.F./150 S.F. = 7  
STORAGE/MECH.: 892 S.F./300 S.F. = 3  
TOTAL: 14

FIRE RESISTIVE REQUIREMENTS:  
PRIMARY FRAME: 0 HRS.  
NON-BEARING WALLS: 0 HRS.  
BEARING WALLS (INT./EXT.): 0 HRS.  
FLOOR CONSTRUCTION: 0 HRS.  
ROOF/CEILING: 0 HRS.  
CORRIDORS: 0 HRS.

EXIT REQUIREMENTS:  
EXITS PER STORY: 2 EXITS

PARKING STALLS PROVIDED:  
STANDARD STALLS: 8  
ADA STALLS: 2

PLUMBING FIXTURE REQUIREMENTS:  
WATER CLOSETS:  
MEN: 1 PER 25 16/25 = 1  
WOMEN: 1 PER 25 16/25 = 1  
LAVATORIES:  
MEN: 1 PER 40 16/40 = 1  
WOMEN: 1 PER 40 16/40 = 1  
DRINKING FOUNTAINS: 1 PER 100 = 1  
SERVICE SINK: 1

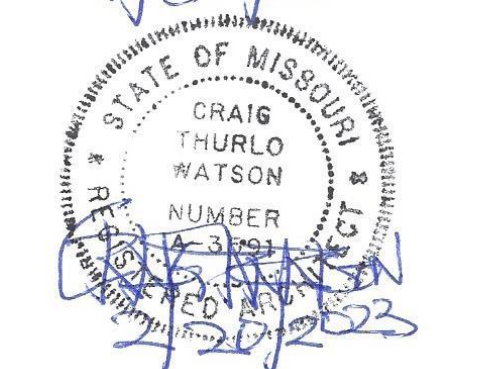
CRAIG T. WATSON, AIA  
A LIMITED LIABILITY CORPORATION

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Project 20803

COURAGEOUS HOME CARE, LLC  
OFFICE with DAY PROGRAM FACILITY  
TENANT FINISH MODIFICATIONS  
300 SW Noel Street  
Lee's Summit, Missouri 64063

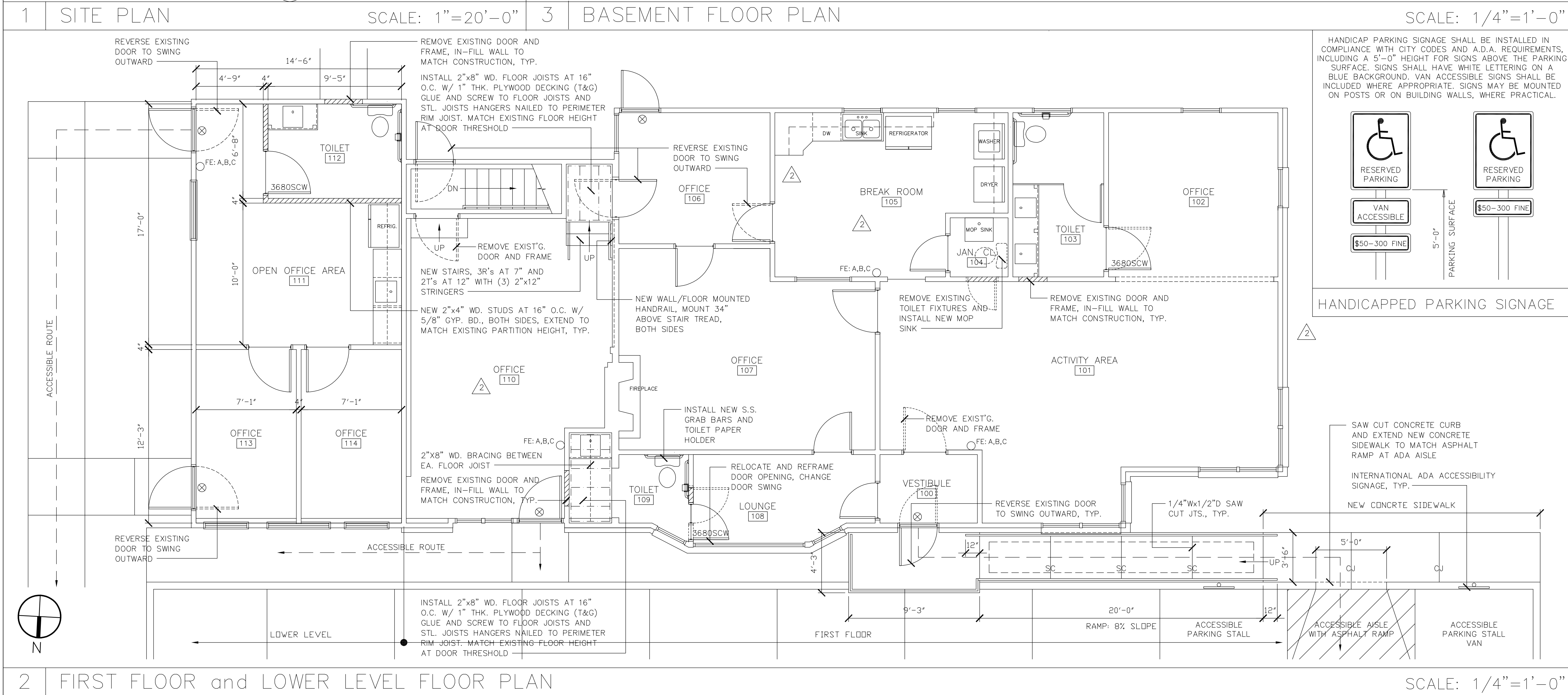
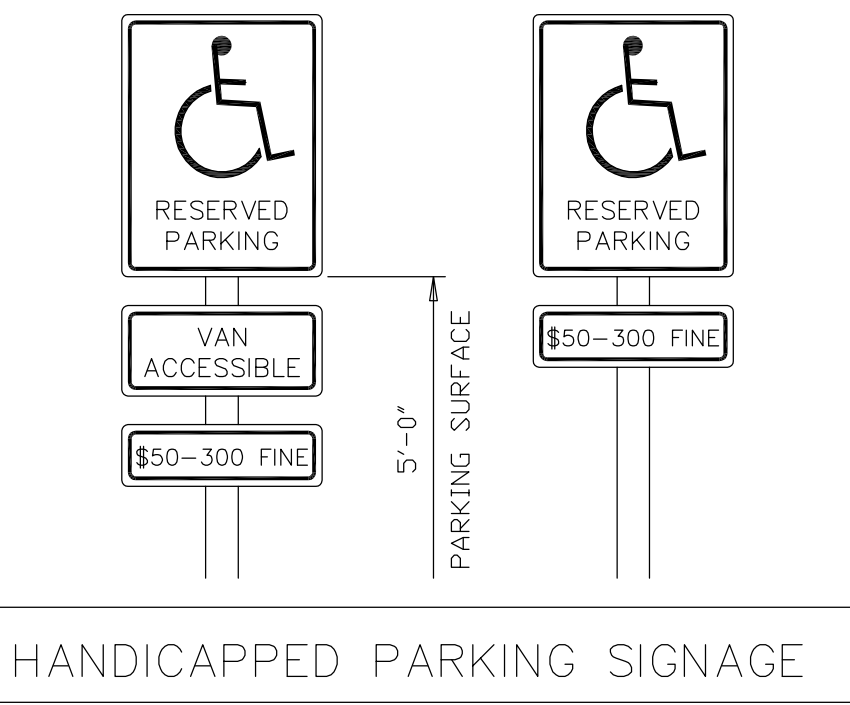


DRAWN BY:	CTW
CHECKED BY:	CTW
APPROVED BY:	CTW
ISSUE	DATE
Construction Doc.	6/10/22
Revision No. 1 Per	
City Review	7/27/22
Revision No. 2 Per	
City Review	8/29/22
Revision No. 3 Per	
City Review	2/20/23

GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND MATERIALS PRIOR TO THE PROCUREMENT, FABRICATION AND/OR PLACING ORDERS FOR ALL MATERIALS USED FOR THE TENANT FINISH MODIFICATIONS.
- PROVIDE ILLUMINATED EXIT SIGNAGE WITH BATTERY BACKUP AT ALL EXIT DOORS.
- INSTALL 75 CFM EXHAUST FANS IN ALL TOILET ROOMS.
- INSTALL PANIC EXIT DEVICES ON ALL EXIT DOORS.
- PROVIDE 1-1/2" DIA. SOLID WOOD WALL MOUNTED HANDRAIL. ANCHOR TO WOOD BLOCKED AT INTERIOR STAIRS. HANDRAIL SHALL BE MOUNTED 34" ABOVE STAIR RISERS. HANDRAIL SHALL TERMINATE BACK TO WALL AT END OF STAIRS.
- USE 4,000 PSI CONCRETE FOR FOOTINGS, FDTN. STOOPS AND RAMP.
- LUMBER SPECIES SHALL BE DOUGLAS FIR, #2 GRADE. GRADE MARKS SHALL COMPLY W/ DOC PS 20.

HANDICAP PARKING SIGNAGE SHALL BE INSTALLED IN COMPLIANCE WITH CITY CODES AND A.D.A. REQUIREMENTS, INCLUDING A 5'-0" HEIGHT FOR SIGNS ABOVE THE PARKING SURFACE. SIGNS SHALL HAVE WHITE LETTERING ON A BLUE BACKGROUND. VAN ACCESSIBLE SIGNS SHALL BE INCLUDED WHERE APPROPRIATE. SIGNS MAY BE MOUNTED ON POSTS OR ON BUILDING WALLS, WHERE PRACTICAL.



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Code Data, Site,  
First Floor,  
Lower Level &  
Basement Plans

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