

TENANT IMPROVEMENT PLANS

400 SW Longview Blvd, #190
Lee's Summit, MO 64081

EXISTING CODE ANALYSIS FROM ORIGINAL PERMIT SET DATED JUNE 20, 2005

Code Data Typical

BUILDING CODE:

2003 INTERNATIONAL BUILDING CODE

MECHANICAL CODE:

2003 INTERNATIONAL MECHANICAL CODE

PLUMBING CODE:

2003 INTERNATIONAL PLUMBING CODE

ELECTRICAL CODE:

1999 NATIONAL ELECTRICAL CODE

FIRE CODE:

2000 INTERNATIONAL FIRE CODE

FUEL/GAS CODE:

2000 INTERNATIONAL FUEL/GAS CODE

AMENDMENTS:

CHAPTER 7-LEES SUMMIT CODE OF ORDINANCES

Code Data Building 22

OCCUPANCY TYPE:

M - Mercantile (1st Floor Retail)
A2 - Assembly (Restaurant, non-sit-down establishment)
B - Business (2nd Floor Office)

CONSTRUCTION TYPE:

Type V-B
2 Stories/ 60 feet Allowed
21,000 Sq. Ft. Allowed Per Floor

SQUARE FOOTAGE:

First Floor Gross: 17,023 S.F. total (15,989 retail, 1034 restaurant, non-sit-down establishment)
First Floor Net: 15,689 S.F. total (14,689 retail, 1000 restaurant, non-sit-down establishment)

Second Floor Gross: 17,640 S.F. total (office)
Second Floor Net: 14,862 S.F. total (office)

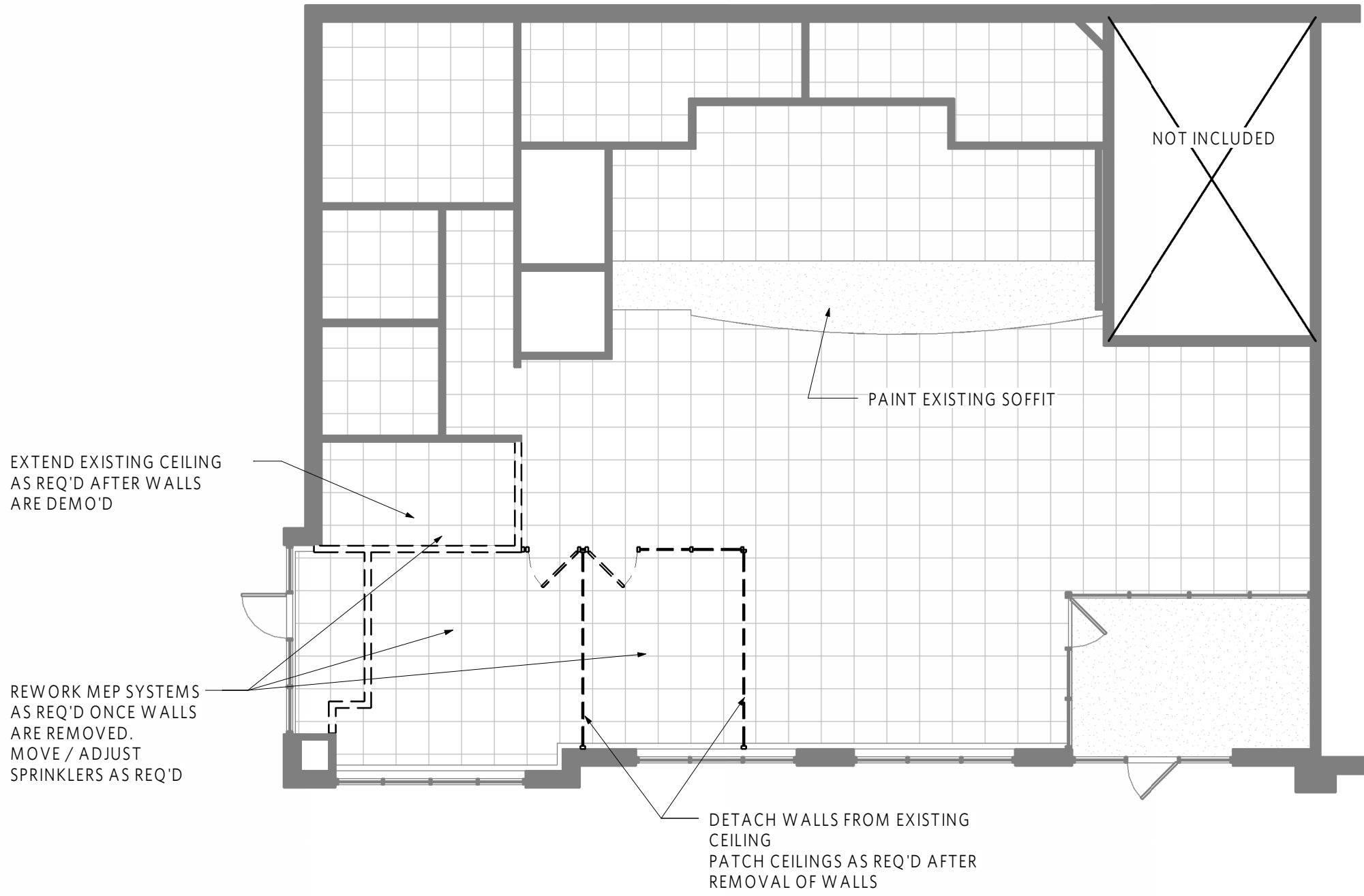
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

First Floor Retail: 15,989gross/30 = 533
First Floor Restaurant: 1,000net/15 = 67
Second Floor Office: 17,640gross/100 = 177

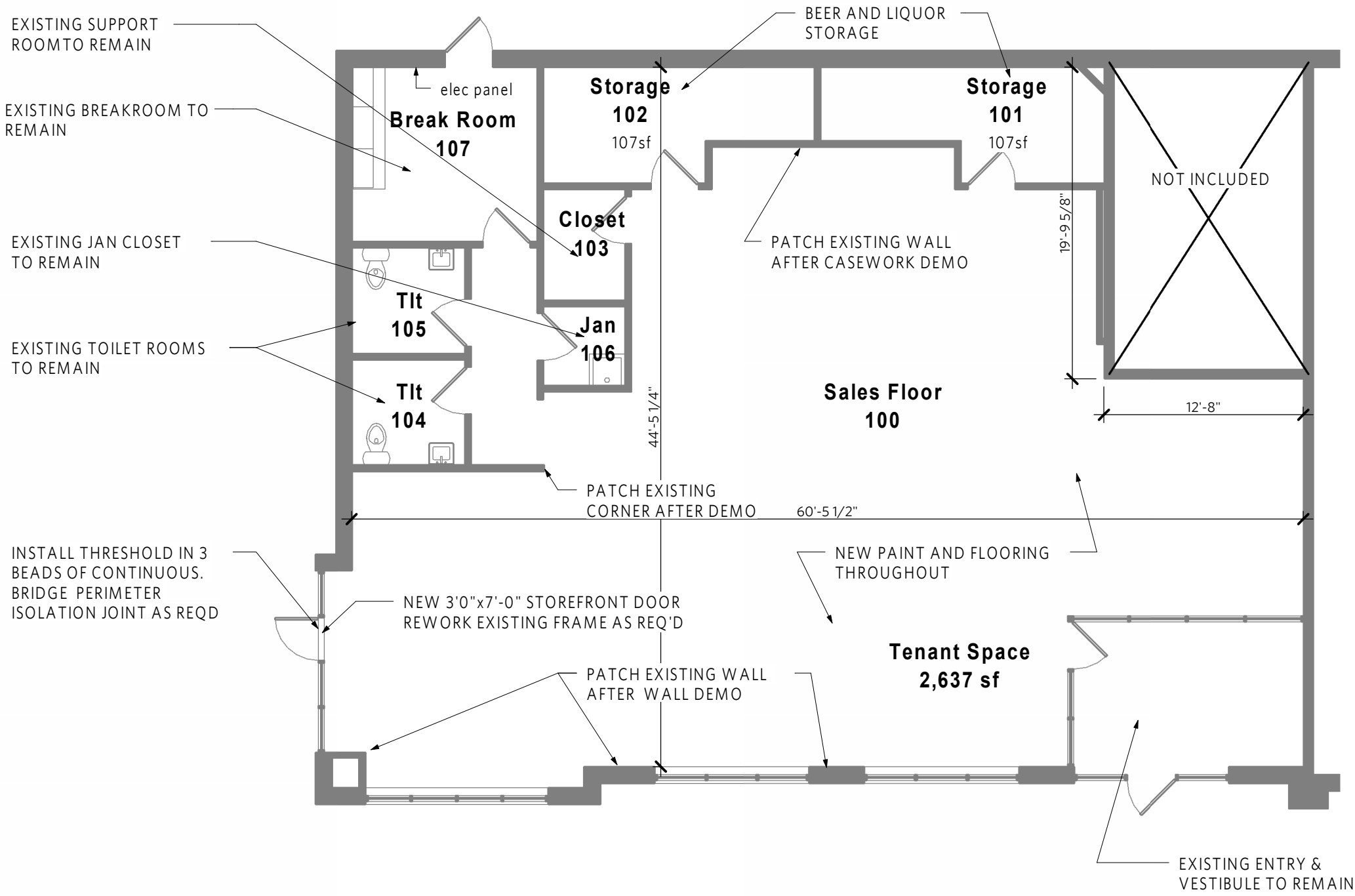
SPRINKLERS:

YES

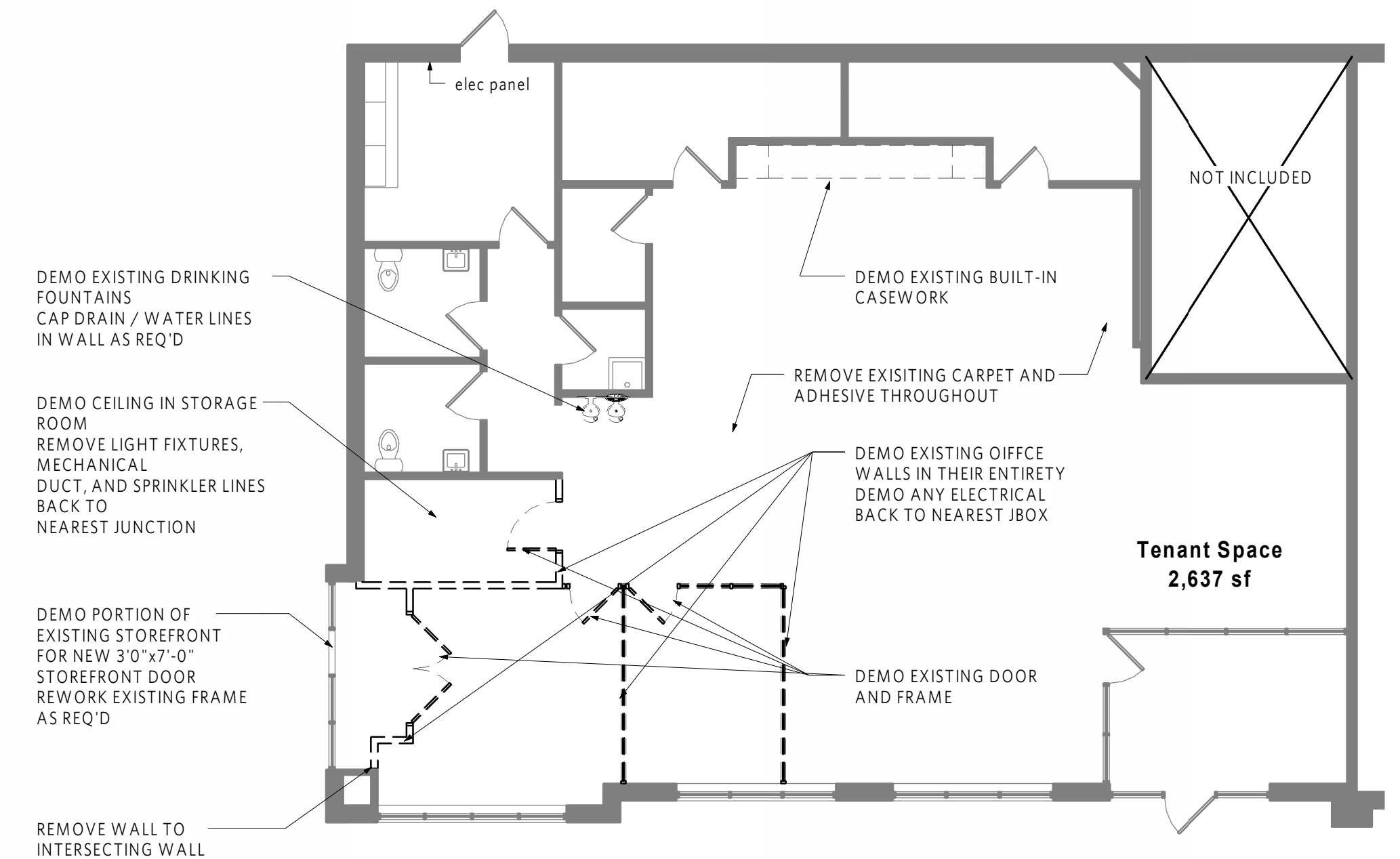
EXISTING PHOTOS - FOR REFERENCE ONLY



3 | RCP - New Work
1/8" = 1'-0"



2 | Floor Plan - TI
1/8" = 1'-0"



1 | Demolition Plan - TI
1/8" = 1'-0"

PROJECT INFORMATION

PROJECT DESCRIPTION:
CHANGE OF USE FROM B TO M OCCUPANCY (ALLOWED PER BUILDING CODE ANALYSIS FROM ORIGINAL BUILDING PERMIT SET)

LIGHT REMODEL OF AN EXISTING 2,637 SF TENANT SPACE TO REMOVE TWO OFFICES, ADD A SECONDARY ENTRY, AND REPLACE CARPET AND PAINT.

APPLICABLE CODES
2018- INTERNATIONAL BUILDING CODE
2018- INTERNATIONAL MECHANICAL CODE
2018- INTERNATIONAL PLUMBING CODE
2018- INTERNATIONAL FIRE CODE
2017- NATIONAL ELECTRICAL CODE
ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
M - MERCANTILE (LIQUOR STORE)

CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES
N/A (EXISTING UNMODIFIED TENANT SPACE)

CHAPTER 9 FIRE PROTECTION SYSTEMS
FULLY SPRINKLERED

CHAPTER 29 PLUMBING SYSTEMS
EXISTING MEN / WOMEN RESTROOMS TO REMAIN
EXISTING JANITOR'S CLOSET TO REMAIN

LOCAL JURISDICTION CITY OF LEE'S SUMMIT

