



- ### LIFE SAFETY / FIRE DEPARTMENT GENERAL NOTES
- 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.
 - 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.
 - PROVIDE INTERNALLY ILLUMINATED EXIT SIGNS ABOVE EXITS WITH 3/4" x 8" MIN. LETTERS LIGHTED ON CONTRASTING BACKGROUND. PROVIDE TWO (2) SEPARATE POWER SUPPLIES CONFORMING TO ADOPTED CODE. VERIFY FINAL LOCATIONS WITH THE BUILDING INSPECTOR.
 - PROVIDE EMERGENCY EXIT LIGHTING LEVEL PER CODE (ONE FOOT-CANDLE AT FLOOR LEVEL - MINIMUM).
 - FINISHES SHALL NOT EXCEED CLASS A, B, OR C AS INDICATED IN THE BUILDING CODE.
 - UNLESS ALREADY EXISTING, AN APPROVED SET OF NUMERALS, MINIMUM 8" HIGH (4" FOR REAR ENTRANCE) WITH A STROKE WIDTH OF NOT LESS THAN 1/8", 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.
 - GENERAL CONTRACTOR SHALL SECURE PERMITS AND INSPECTION APPROVALS REQUIRED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY OF THIS BUILDING.
 - 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.
 - 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.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY AND COORDINATE DEFERRED SUBMITTALS.
 - CODE-REQUIRED SMOKE DETECTORS IN RETURN AIR DUCTS SHALL HAVE REMOTE INDICATORS IF IN CONCEALED SPACES OR MORE THAN 10' ABOVE THE FINISHED FLOOR. SMOKE DETECTORS MUST BE READILY VISIBLE TO THE FIRE DEPARTMENT PERSONNEL.
 - INSTALL A "NO SMOKING" SIGN PER LOCAL ORDINANCES CONSPICUOUSLY POSTED AT EVERY ENTRANCE, AS REQUIRED.

LIFE SAFETY LEGEND

OFFICE	ROOM / SPACE NAME	ROOM / SPACE NUMBER	ROOM / SPACE AREA	ROOM / SPACE OCCUPANT LOAD
110			174 SF	2

MIN. # OF REQ'D PLUMBING FIXTURES (2902.1)	
WATER CLOSETS	REQUIRED
STORAGE (1 PER 100)	MEN 0.61 WOMEN 0.61
BUSINESS (1 PER 25)	0.28 0.28
TOTAL	0.89 0.89

LAVATORIES	
STORAGE (1 PER 100)	MEN 0.61 WOMEN 0.61
BUSINESS (1 PER 40)	0.18 0.18
TOTAL	0.79 0.79

SERVICE / UTILITY SINK	
STORAGE	REQUIRED 1 PROVIDED 1
BUSINESS	0 0

FIRE RESISTANCE

RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)

ELEMENT	RATING (HRS)
BEARING WALLS	
EXTERIOR	0
INTERIOR	0
NONBEARING WALLS & PARTITIONS - EXTERIOR (TABLE 705.5)	
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

MEANS OF EGRESS

OCCUPANT LOAD (TABLE 1004.5)

SPACE	AREA / LOAD FACTOR	OCCUPANTS
STORAGE AREAS	60,638 SF / 500 GROSS	122
BUSINESS	2,019 SF / 150 GROSS	14
TOTAL OCCUPANTS		136

EGRESS WIDTH (1005.3.2)

MINIMUM REQUIRED (136 OCCUPANTS x 0.2'): 27.2'

PROVIDED (4 DOORS x 34.5' CLR. WIDTH/DOOR): 138.0'

NUMBER OF EXITS (TABLE 1006.3.2)

MINIMUM REQUIRED: 2

PROVIDED: 4

EXIT SEPARATION DISTANCE (1007.1.1)

MINIMUM REQ'D: 1/3 THE DIAGONAL OF AREA SERVED

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2.2)

MAXIMUM ALLOWED: 400'

PROVIDED: <400'

PROJECT SUMMARY

THIS IS A NEW TENANT FINISH PROJECT FOR A WAREHOUSING TENANT.

CODE ANALYSIS

APPLICABLE GOVERNING CODES

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

OCCUPANCY CLASSIFICATION

OCCUPANCY GROUPS:

GROUP S-1: MODERATE HAZARD STORAGE (311.2)

GROUP B: BUSINESS (304)

NONSEPARATED MIXED USE (508.3)

NO SEPARATION REQUIRED BETWEEN S-1 AND B (TABLE 508.4)

TYPE OF CONSTRUCTION

V-B (602.5)

THE SHELL WAS DESIGNED AS AN UNLIMITED AREA BUILDING (SPRINKLERED, ONE-STORY) (507.4)

PUBLIC WAY OR YARD WIDTH REQ'D: >= 60' ON ALL SIDES

BUILDING HEIGHT LIMITATIONS

GROUPS S-1, B - FULLY SPRINKLERED (504.1.1, 507.4)

ALLOWABLE HEIGHT IN FEET (TABLE 504.3)

ACTUAL HEIGHT IN FEET: 60'

44'

ALLOWABLE # OF STORIES (TABLE 507.4)

ACTUAL # OF STORIES: 1

BUILDING AREA LIMITATIONS

GROUPS F-1, B - FULLY SPRINKLERED

ALLOWABLE AREA (507.4)

UL SF: 249,050 SF

ACTUAL AREA: 249,050 SF

TENANT USE AREAS

STORAGE GROUP S-1 AREA	60,638 SF
BUSINESS GROUP B AREA (OFFICE)	2,019 SF
TENANT FINISH SUITE AREA	62,657 SF

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Revisions to technical submissions which are not made or approved by the licensee are prohibited.

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Project Number: 2404

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Issue: Permit Submittal Date: 05.29.24

Plan Review Revisions: 06.11.24

Sheet Title:

B1 BUILDING KEY PLAN
SCALE: = N.T.S.
PROJECT NORTH

G1 CODE / FULL SUITE PLAN
SCALE: 1/16" = 1'-0"
PROJECT NORTH

A-002