

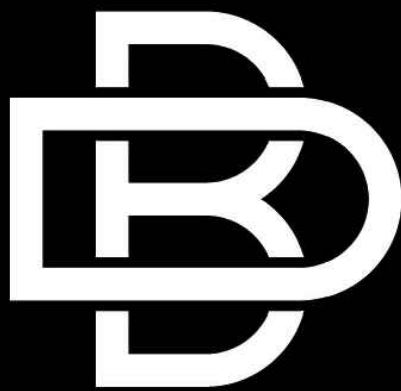
INTERIOR OFFICE RENOVATION FOR:



SUPPORTING INDIVIDUALS WITH  
DISABILITIES FOR OVER 40 YEARS

500 NE COLBERN ROAD  
LEE'S SUMMIT, MISSOURI 64086

RELEASED FOR  
CONSTRUCTION  
As Noted on Plans Review  
Development Services Department  
Lee's Summit, Missouri  
08/07/2024



BUXTON KUBIK DODD  
DESIGN COLLECTIVE

3100 S. NATIONAL AVENUE, SUITE 300  
SPRINGFIELD, MO 65807  
PHONE: 417.890.5543 FAX: 417.890.5583  
MISSOURI CERTIFICATE OF AUTHORITY NO. A-2006007284

PROJECT:  
INTERIOR OFFICE REMODEL FOR:



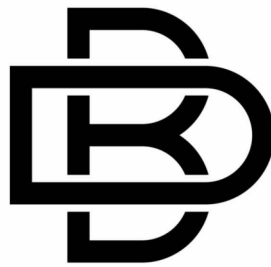
SUPPORTING INDIVIDUALS WITH  
DISABILITIES FOR OVER 40 YEARS  
LOCATION:  
500 NE COLBERN ROAD  
LEE'S SUMMIT, MISSOURI 64086

MODIFICATIONS:

1. ADDENDUM 02 - 04/11/24  
2. ADDENDUM 03 - 08/06/24  
3. ADDENDUM 04 - 08/07/24

CONSULTANTS:

ARCHITECT OF RECORD  
MECHANICAL / ELECTRICAL / PLUMBING ENGINEER:



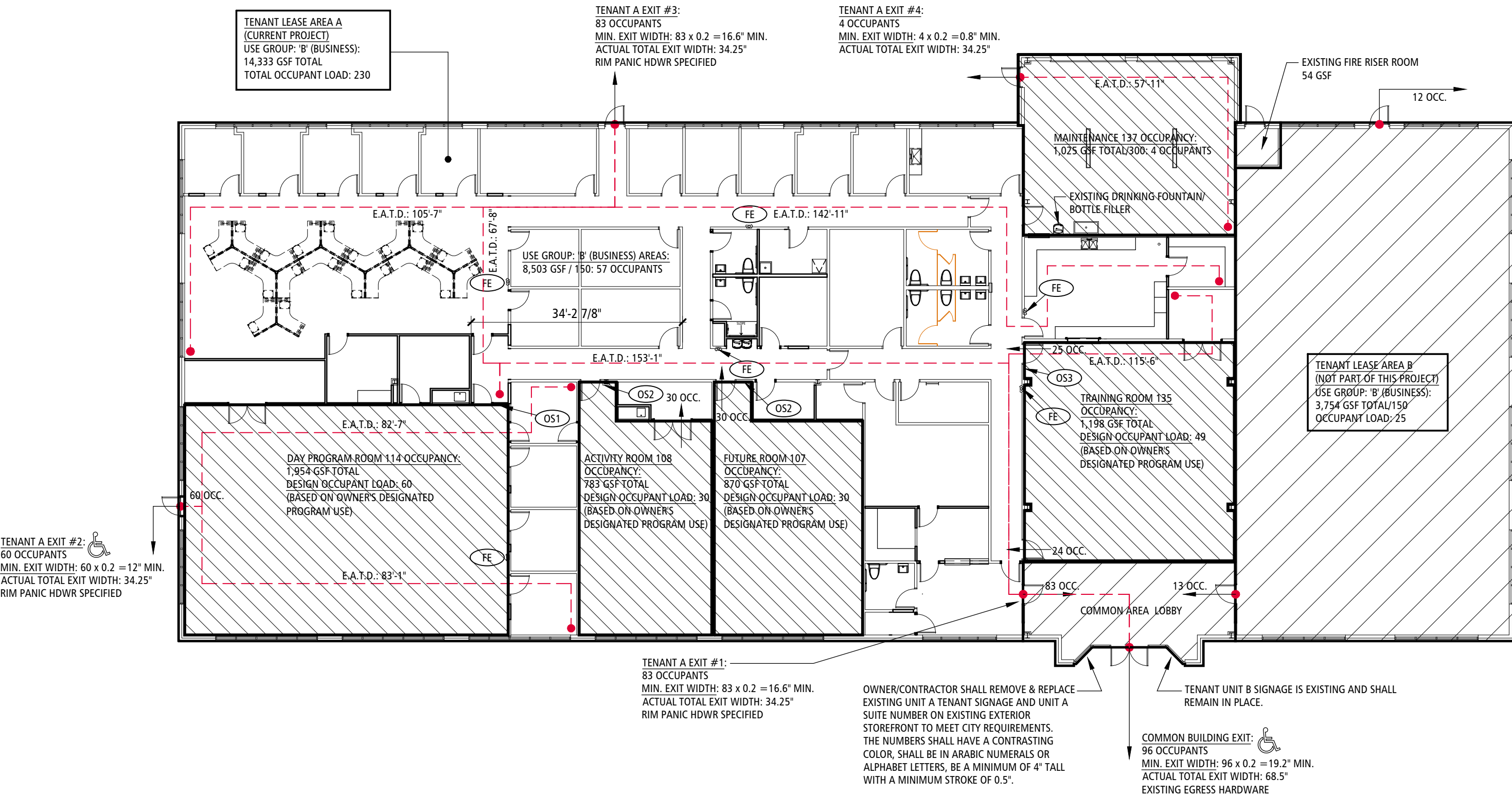
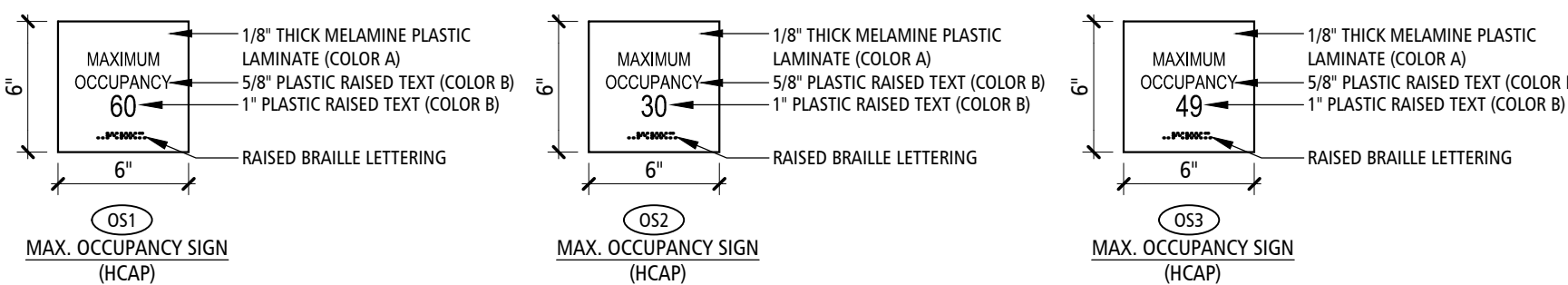
BUXTON KUBIK DODD  
DESIGN COLLECTIVE  
3100 S NATIONAL AVE, SUITE 300, SPRINGFIELD, MISSOURI 65807  
417.890.5543 P 417.890.5583 F  
MISSOURI STATE CERTIFICATE OF AUTHORITY #2006007284

PROJECT REQUIREMENTS

- THE GENERAL CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS & AVAILABLE INFORMATION PRIOR TO BEGINNING WORK.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. THE MORE STRINGENT TO GOVERN. DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND RESOLUTION OBTAINED BEFORE PROCEEDING.
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DATA SHALL BE OBTAINED FROM WRITTEN INFORMATION ONLY. VERIFY ALL DIMENSIONS BEFORE PROCEEDING. ANY DIMENSIONAL DEVIATION FROM THAT SHOWN ON THE DRAWINGS, WHICH MAY AFFECT INTENT OF DESIGN OR PROPER INCORPORATION OF ELEMENTS, SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND RESOLUTION OBTAINED BEFORE PROCEEDING.
- ADDITIONAL WORK BEYOND THE WORK OF THIS CONTRACT SHALL NOT BE AUTHORIZED EXCEPT AS DIRECTED BY ARCHITECT AND WITH APPROVAL OF THE OWNER.
- ALL DIMENSIONS INDICATED IN CONTRACT DOCUMENTS ARE FROM FACE OF STUD TO FACE OF STUD. FACE OF EXISTING STRUCTURE OR FINISH FACE OF CONCRETE OR BLOCK, OR TO STRUCTURAL LINE, EXCEPT AS NOTED OTHERWISE. DIMENSIONS OF EXISTING STRUCTURE, ETC. ARE +/- AND SHOULD BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT IS NOTIFIED OF ANY DISCREPANCIES.
- PROVIDE SOLID BLOCKING AS REQUIRED TO INSTALL EQUIPMENT, MILLWORK, ETC.
- GENERAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECTRICAL & PLUMBING WORK. AND PROVIDE ALL NECESSARY CONSTRUCTION TO FACILITATE SAID WORK INCLUDING, BUT NOT LIMITED TO ROUGH OPENINGS, EQUIPMENT SUPPORTS, BACKING AND COORDINATION OF FINISH WORK, WHETHER OR NOT SPECIFICALLY INDICATED ON CONTRACT DOCUMENTS.
- SHOULD A DISCREPANCY IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS OCCUR, THE CONTRACTOR SHOULD IMMEDIATELY NOTIFY ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH WORK.
- CONTRACTOR SHALL PROPERLY SHORE UP EXISTING STRUCTURE (IF ANY) WHERE REQUIRED DURING CONSTRUCTION. ANY EXISTING WALLS SHOWN TO BE REMOVED THAT ARE, DURING CONSTRUCTION, FOUND TO BE LOAD BEARING OR PERTINENT TO THE STRUCTURAL STABILITY OF THE STRUCTURE, CONTRACTOR SHALL CONTACT ARCHITECT FOR ACTION TO BE TAKEN. ALL TEMPORARY STRUCTURAL SUPPORTS SHALL BE IN PLACE PRIOR TO REMOVAL OF EXISTING STRUCTURAL MEMBERS.
- CONTRACTOR SHALL PROPERLY PROTECT EXISTING BUILDING, SITE ELEMENTS, LANDSCAPING, SIGNS, WALKS, CURBS, ETC. ON PROJECT SITE.
- NO ASBESTOS PRODUCTS ARE PERMITTED ON THIS PROJECT AND CERTIFICATION OF SAME MAY BE REQUIRED UPON REQUEST. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REQUEST FROM THE OWNER AN ASBESTOS SURVEY AND ABATEMENT CERTIFICATES.

BUILDING EGRESS / OCCUPANCY PLAN

OCCUPANCY SIGNAGE NOTE:  
PROVIDE TACTILE OCCUPANCY SIGNAGE AS SHOWN ON OCCUPANCY PLAN BELOW COMPLIANT W/ IRC 2003 1011.3 AND ANSI 117.1-2003, CHAPTER 7, SECTION 703. COORDINATE FINAL SIGN LOCATION W/ OWNER PRIOR TO INSTALLATION. MNTG. HEIGHT A.F.F. TO BE 48" MIN./60" MAX. PLASTIC COLORS SELECTED BY OWNER FROM FULL LINE OF COLORS; SIGN DESIGNS SHOWN ARE BASED ON STANDARD MANUFACTURER'S ADA COMPLIANT SIGN AND MAY VARY SOMEWHAT.



BUILDING CODE DATA

PROJECT OVERVIEW:

THIS PROJECT CONSISTS OF A PARTIAL INTERIOR OFFICE LEASE AREA RENOVATION WITHIN AN EXISTING SINGLE STORY, MULTI-TENANT OFFICE BUILDING. THE USE GROUP FOR THE BUILDING HAS NOT BEEN CHANGED NOR HAVE ANY OF THE EXISTING EXIT DISCHARGE OPENINGS.

APPLICABLE CODES:

THE WORK SHALL CONFORM TO THE FOLLOWING CODES ADOPTED BY THE CITY OF LEE'S SUMMIT, MO.  
  
2018 INTERNATIONAL BUILDING CODE (IBC)  
2018 INTERNATIONAL PLUMBING CODE (IPC)  
2018 INTERNATIONAL MECHANICAL CODE (IMC)  
2018 INTERNATIONAL FIRE GAS CODE (IFGC)  
2018 INTERNATIONAL FIRE CODE (IFC)  
2017 NATIONAL ELECTRICAL CODE (NEC)  
ICC/ANSI A117.1-2009

BUILDING INFORMATION:

COMMON AREAS: 546 SF  
TENANT SUITE/UNIT A (ARC OF THE OZARKS): 14,333 SF  
TENANT SUITE/UNIT B (NOT IN CONTRACT): 3,754 SF  
EXISTING BUILDING TOTAL: 18,633 GROSS SF (UNCHANGED)

ZONING:

CP-2 (PLANNED COMMUNITY COMMERCIAL DISTRICT)

USE GROUP:

UNCHANGED, 'B' BUSINESS USE

CONSTRUCTION TYPE:

UNCHANGED, 2B

OCCUPANT LOAD:

UNCHANGED, TENANT/LEASE SUITE/UNIT A: 14,333 GROSS SQ. FT. 230/OCCUPANTS TOTAL (SEE CODE COMPLIANCE PLAN)

HEIGHT & AREA (TABLES 504.3, 504.4 & 506.2):

INTERIOR RENOVATION WORK ONLY. NO CHANGES TO EXISTING HEIGHT AND AREA OF BUILDING.

FIRE SEPARATIONS:

TS08.6: NO SEPARATIONS REQUIRED; EXISTING BUILDING, NO CHANGE IN USE GROUP - ALL TENANT AREAS ARE 'B' (BUSINESS) USE GROUP.

FIRE SPRINKLER SYSTEM:

EXISTING - TO BE MODIFIED PER CODE (903) FOR NEW DESIGN INDICATED UNDER A SEPARATE DESIGN-BUILD CONTRACT WITH OWNER/CONTRACTOR. REFER TO PERFORMANCE SPECIFICATIONS.

REQUIRED EXITS:

UNCHANGED, REQUIRED 2 EXITS (T1006.3.2: OCC = 1-500) FOUR (4) TENANT/LEASE AREA 'A' EXITS ARE EXISTING

MEANS OF EGRESS:

UNCHANGED, 300' MAXIMUM EXIT ACCESS TRAVEL DISTANCE W/ SPRINKLER SYSTEM - 'B' BUSINESS USE (T1017.2) COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 100' (T1006.2.1). NO TRAVEL DISTANCES EXCEEDED - SEE BUILDING EGRESS PLAN.

ACCESSIBILITY:

EXISTING ACCESSIBLE ENTRANCES PROVIDED WILL REMAIN.

PARKING:

UNCHANGED - NO CHANGES TO EXISTING PERMITTED PARKING.

FIRE RESISTANCE RATINGS (TABLE 601):

FIRE RESISTANT RATINGS OF STRUCTURAL ELEMENTS (BASED ON CONST. TYPE 2B)

TYPE:	REQUIRED:				PROVIDED:				TOTAL PROV.
	M	F	U	S	M	F	U	S	
STRUCTURAL FRAME	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR
BEARING WALLS (EXTERIOR)	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR
BEARING WALLS (INTERIOR)	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR
NON-BEARING WALLS (EXTERIOR)	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR	0 HOUR

PLUMBING FIXTURES (MIN. NUMBER REQUIRED - IBC 2018): TABLE 2902.1

MIN. FIXTURES BASED ON TOTAL OCC. LOAD OF 230 OCCUPANTS (TENANT/LEASE AREA 'A' ONLY)

TYPE:	REQUIRED:				PROVIDED:				TOTAL PROV.
	M	F	U	S	M	F	U	S	
WATER CLOSETS	6	-	-	-	6	7	-	-	7
URINALS	-	-	-	-	-	-	-	-	-
LAVATORIES	4	-	-	-	4	7	-	-	7
DRINKING FOUNTAINS	3	-	-	-	3	2 (NEW/1 EXIST)	-	-	3
SERVICE SINK	1	-	-	-	1	2 (1 NEW/1 EXIST)	-	-	2

SHEET INDEX

GENERAL	COVER SHEET
G0-0	GENERAL INFORMATION & DETAILS
G1-0	DEMOLITION PLAN
D1-0	
ARCHITECTURAL	FLOOR PLAN
A1-0	REFLECTED CEILING PLAN
A2-0	DOORS & WINDOWS
A3-0	INTERIOR ELEVATIONS
A4-1	INTERIOR ELEVATIONS
A4-2	INTERIOR ELEVATIONS & DETAILS
A4-3	FINISH FLOOR PLAN
A5-0	FINISH SCHEDULES & NOTES
A5-1	MECHANICAL REPLACEMENT ROOF PLAN
A6-0	
MEP	PLUMBING PLAN
P1-0	HVAC PLAN
M1-0	ELECTRICAL PLAN
E1-0	
E2-0	

DEFERRED SUBMITTALS

THE FOLLOWING DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT (FOR SUBMISSION TO THE CITY OF LEE'S SUMMIT, MO) BY THEIR RESPECTIVE DESIGNERS/ENGINEERS AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MISSOURI:

- ALL REQUIRED FIRE SPRINKLER SYSTEM SHOP DRAWINGS AND CALCULATIONS.
- FIRE ALARM SYSTEM SHOP DRAWINGS.

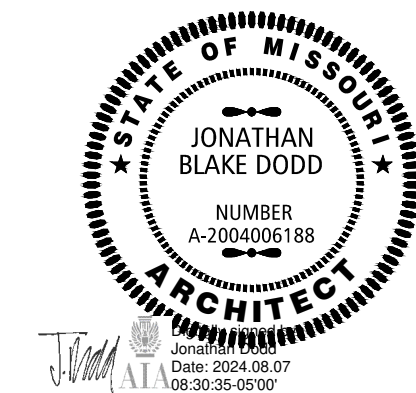
SPECIAL INSPECTIONS

GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR THE HIRING OF A THIRD PARTY TESTING FIRM FOR SPECIAL INSPECTIONS IN ACCORDANCE WITH ALL CITY OF LEE'S SUMMIT, MO BUILDING DEPARTMENT REQUIREMENTS APPLICABLE TO THIS PROJECT.

PROJECT LOCATION



CONSTRUCTION DOCUMENTS



THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY  
Project No: BKD-2879 Drawn: JD Date: 03.25.2024 CAD File No: A0LS G0-0

G0-0

COVER SHEET