



a building addition for

Lee's Summit Subaru

2101 NE Independence Ave.

Lee's Summit, Missouri 64064

client:

McBob, LLC
3200 NW South Outer Rd.
Blue Springs, Missouri 64015

architect:

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civil engineer:

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structural engineer:

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Needham DBS
15950 College Boulevard
Lenexa, Kansas 66219
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design/build mechanical:

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341 S. Poplar Street
Gardner, Kansas 66030
p: 913.856.6747

design/build plumbing:

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Taylor Mechanical, Inc.
P.O. Box 2064
Lee's Summit, Missouri 64063
816.743.9900

design/build electrical:

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Kasa Electric, LLC
1206 NW Valley Ridge Drive
Grain Valley, MO 64029
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general contractor

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code review:

governing municipality:	Lee's Summit, Missouri
governing code:	2018 IBC, 2018 IMC, 2018 IPC, 2018 IFGC, 2018 IFC, 2017 NEC, ADA.ANSI 117.1
zoning:	CP-2
Lot 1 (no work):	63,595 sq. ft.
Lot 2:	130,530 sq. ft. (±2.99 acres)
existing building area:	18,298 sq. ft.
building addition area:	7,198 sq. ft.
total building area:	25,496 sq. ft.
floor area ratio:	19.5%
business description:	automobile dealership
construction type:	IIB
occupancy type:	B (Business, S-1 (Auto Shop)
stories:	1 story with parts mezzanine
building height:	31'-0" (Icon Tower)
fire suppression:	yes
tabular area:	17,500 sq. ft. (S-1)
sprinkler increase:	300% = 52,500 sq. ft.
total allowable area:	70,000 sq. ft.
total building area:	25,496 sq. ft.
occupant load:	B 10,360 sq. ft. / 100 = 104 occ. S-1 15,136 sq. ft. / 300 = 50 occ. Total 154 occupants



plumbing fixtures required:	
B	4 water closets 3 lavatories 2 drinking fountains 1 mop sink
S-1	1 water closet 1 lavatory 1 drinking fountain 1 mop sink
req'd plumbing fixtures:	5 water closets, 1 w.c. can be substituted for a urinal 4 lavatories 3 drinking fountains 1 mop sink
exist. plumbing fixtures:	men 2 water closets men 2 urinals (can be 50% of req'd w.c.) men 2 lavatories women 2 water closets women 2 lavatories 4 drinking fountains 1 mop sink

Existing plumbing fixtures accommodate the total building occupancy.

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project description:

Building additions to an existing car dealership.

const. schedule

construction: summer 2019
occupancy: fall 2019

schedule indications are estimated and shall be the responsibility of the contractor.