

Project Description: A change of use for an existing, 2-story building which previously contained a manufacturing facility. The new mixed-use shall include a motor vehicle repair facility, which occupies 22,618, an office area, which occupies 4,053 SF, a mercantile space, which occupies 1,176 SF, and 8,189 SF of unfinished / unoccupied space to be used in a future phase. As part of Phase 1 there will also be a 2-story space that is unfinished/unoccupied, which occupies 4,935 SF.

The total building area is 36,036 SF.

Building Address: 201 N Missouri Avenue
Sedalia, MO 65301

BUILDING CODE ANALYSIS

Applicable Codes (Amended)

- International Building Code, 2015 Edition
- International Fire Code, 2014 Edition
- National Electrical Code, 2014 Edition
- International Mechanical Code, 2015 Edition
- International Plumbing Code, 2015 Edition
- International Fuel Gas Code, 2015 Edition

Use Groups

- Construction Type: **V-B**
- Occupancy Group: **Mixed-Occupancy**
B - Business (Main Level)
M - Mercantile (Main Level)
S-1 - Motor Vehicle Repair Garage (Main Level)
Future Space (Phase 2) - Unfinished / Unoccupied

Allowable Area: **31,500 SF PER STORY**
 MOST RESTRICTIVE ALLOWABLE AREA FACTOR IS A-2(FUTURE, PHASE II) AT 18,000 SF PER STORY USING THE IBC 506.3 FRONTAGE INCREASE EQUATION S-5: $I_f = [F/P - 0.25]W/30$
 $I_f = [790/790 - 0.25] * 30/30 = 0.75$
 $18,000 SF * [18000 SF * 0.75] = 31,500 SF$

Actual Area: MAIN LEVEL: 30,547 SF
 UPPER LEVEL: 5,489 SF
TOTAL: 36,036 SF

Allowable Stories: **2**
 Actual Stories: **2**
 Allowable Height: **60 FT**
 Actual Height: **28 FT**

OCCUPANCY CALCULATION:

MERCANTILE: 1,176 SF / 60 SF/PERSON = 20 PEOPLE
 MOTOR VEHICLE REPAIR: 22,618 SF / 200 SF/PERSON = 114 PEOPLE
 BUSINESS: 4,053 SF / 100 SF/PERSON = 41 PEOPLE
 UNFINISHED/UNOCCUPIED: 8,189 SF / 300 SF/PERSON = 28 PEOPLE
TOTAL: 203 PEOPLE

PLUMBING COUNT:

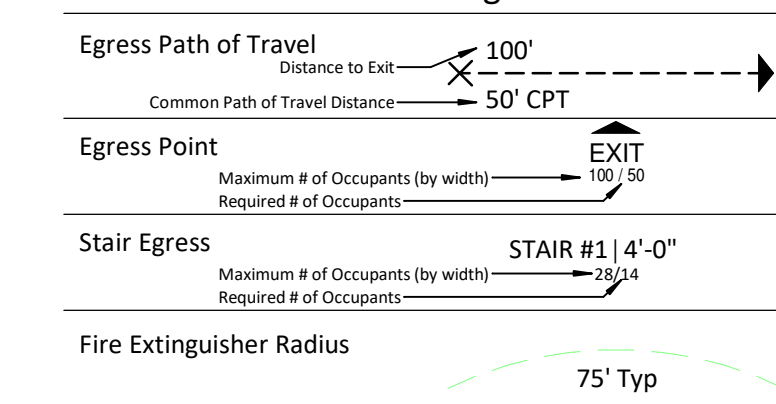
PLUMBING FIXTURES ARE BEING SHARED BY ALL TENANTS ON THE MAIN FLOOR.

CLASSIFICATION	WATER CLOSETS	MALE LAVATORIES	FEMALE LAVATORIES	DRINKING FOUNTAINS
BUSINESS B	1 per 50 for first 50 1 per 50 for remainder	1 per 40 for first 80 1 per 80 for remainder	1 per 40 for first 80 1 per 80 for remainder	1 per 100
21 MEN 23 WOMEN	REQUIRED: 0.84 WOMEN'S 0.84 MEN'S	REQUIRED: 0.55 MEN'S	REQUIRED: 0.55 WOMEN'S	REQUIRED: 0.44
S-1: SERVICE SHOP	WATER CLOSETS 1 per 500	MALE LAVATORIES 1 per 750	FEMALE LAVATORIES 1 per 750	DRINKING FOUNTAINS 1 per 1000
57 MEN 57 WOMEN	REQUIRED: 0.114 WOMEN'S 0.114 MEN'S	REQUIRED: 0.076 MEN'S	REQUIRED: 0.076 WOMEN'S	REQUIRED: 0.114
M: MERCANTILE	WATER CLOSETS 1 per 500	MALE LAVATORIES 1 per 750	FEMALE LAVATORIES 1 per 750	DRINKING FOUNTAINS 1 per 1000
10 MEN 10 WOMEN	REQUIRED: 0.02 WOMEN'S 0.02 MEN'S	REQUIRED: 0.013 MEN'S	REQUIRED: 0.013 WOMEN'S	REQUIRED: 0.02
TOTAL REQUIRED	0.974 WOMEN'S 0.974 MEN'S	0.640 MEN'S	0.640 WOMEN'S	0.574
TOTAL PROVIDED	1 WOMEN'S 3 MEN'S	2 MEN'S	1 WOMEN'S	1

GENERAL NOTES (CODE PLAN)

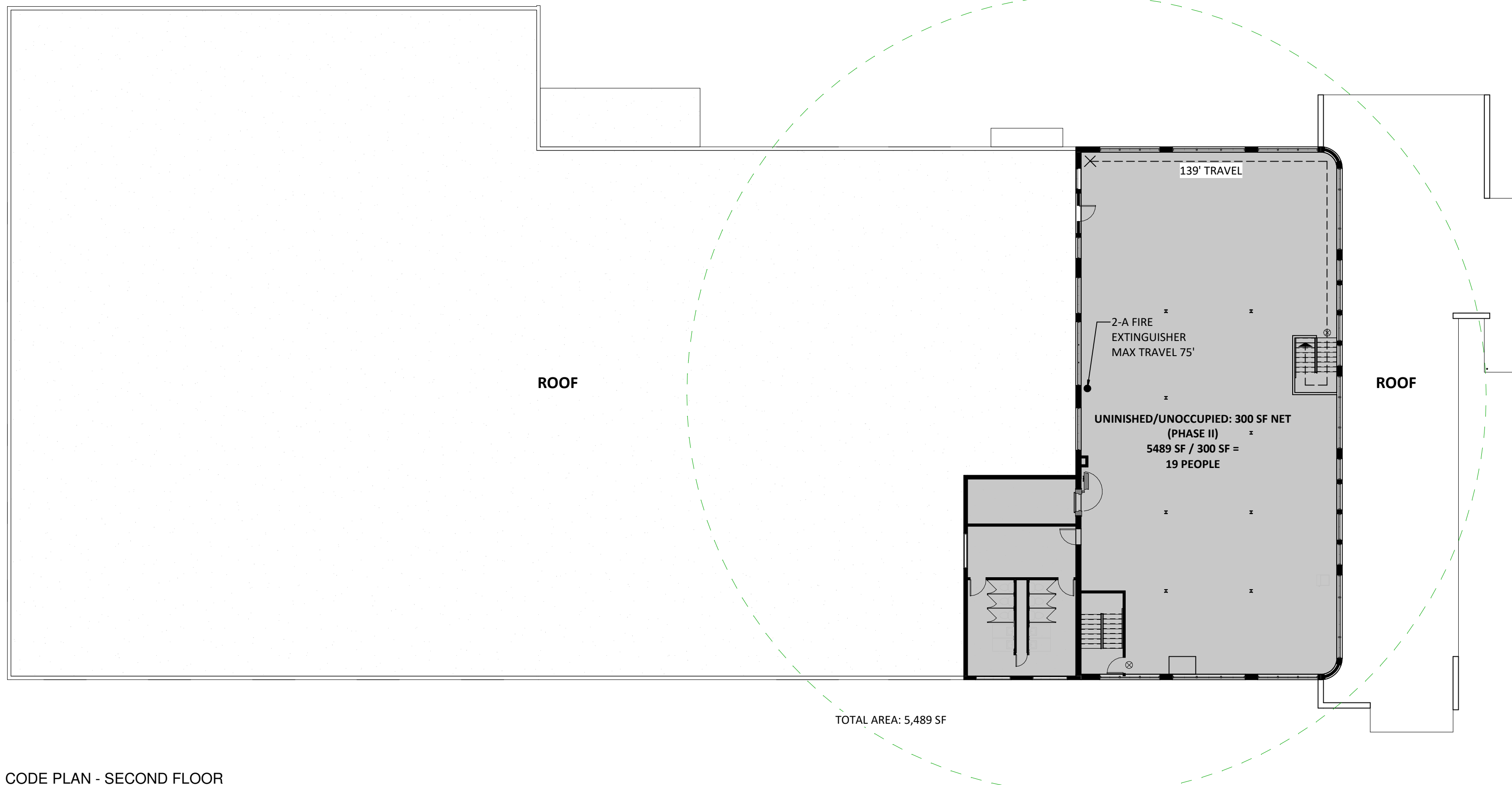
- ALL WORK, MATERIALS, AND METHODS SHALL BE IN CONFORMANCE WITH THE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT LOCATION.
- CONTRACTOR SHALL PROVIDE AND IS SOLELY RESPONSIBLE AND LIABLE FOR PUBLIC AND EMPLOYEE PROTECTION AS NECESSARY AND AS REQUIRED BY THE CODES, INCLUDING EXTERIOR PEDESTRIAN AND TRAFFIC BARRIERS. ALL WORK SHALL CONFORM TO ORDINANCES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT LOCATION.
- THE SIZE, TYPE, QUANTITY, AND LOCATION OF ALL TEMPORARY FIRE EXTINGUISHERS SHALL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
- COORDINATE LOCATION OF KNOX BOX WITH THE AUTHORITY HAVING JURISDICTION IN THE FIELD.

Code Plan Legend:

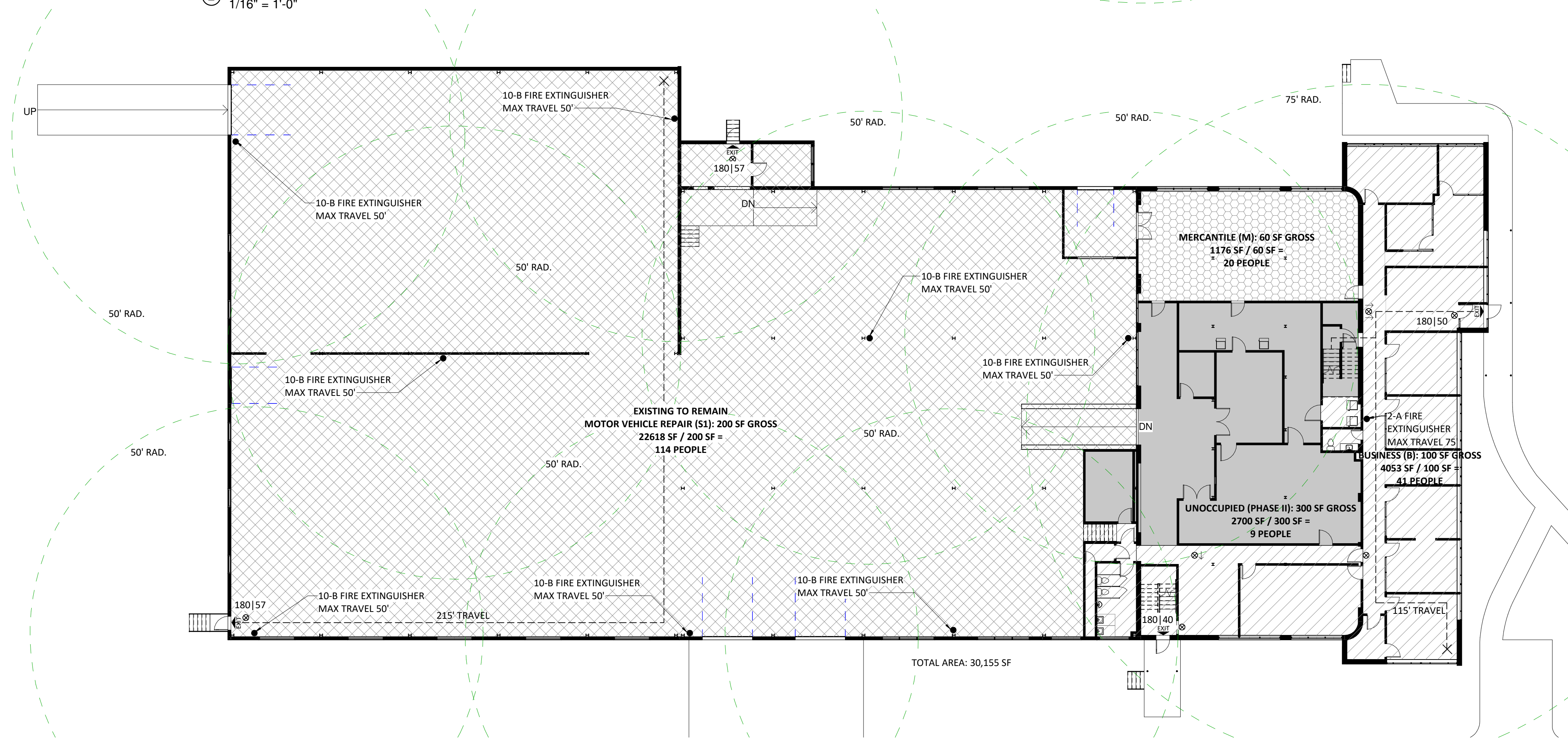


PARKING AVAILABILITY - PHASE I
TOTAL REQUIRED: 35 SPACES
 MERCANTILE: 6 SPACES
 MOTOR VEHICLE REPAIR: 8 SPACES
 BUSINESS: 21 SPACES
TOTAL AVAILABLE : 35 SPACES

39 PARKING DIAGRAM - PHASE I
1" = 50'-0"



2 CODE PLAN - SECOND FLOOR
1/16" = 1'-0"



1 CODE PLAN - FIRST FLOOR
1/16" = 1'-0"



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201 N MISSOURI AVE

201 N Missouri Ave.
Sedalia, MO 65201



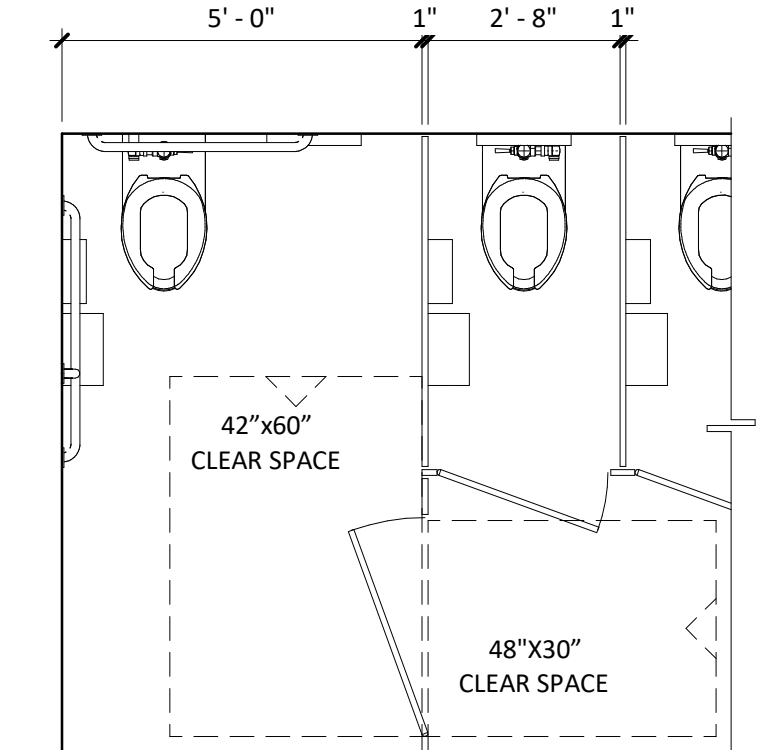
REVISIONS

Number	DESCRIPTION	DATE

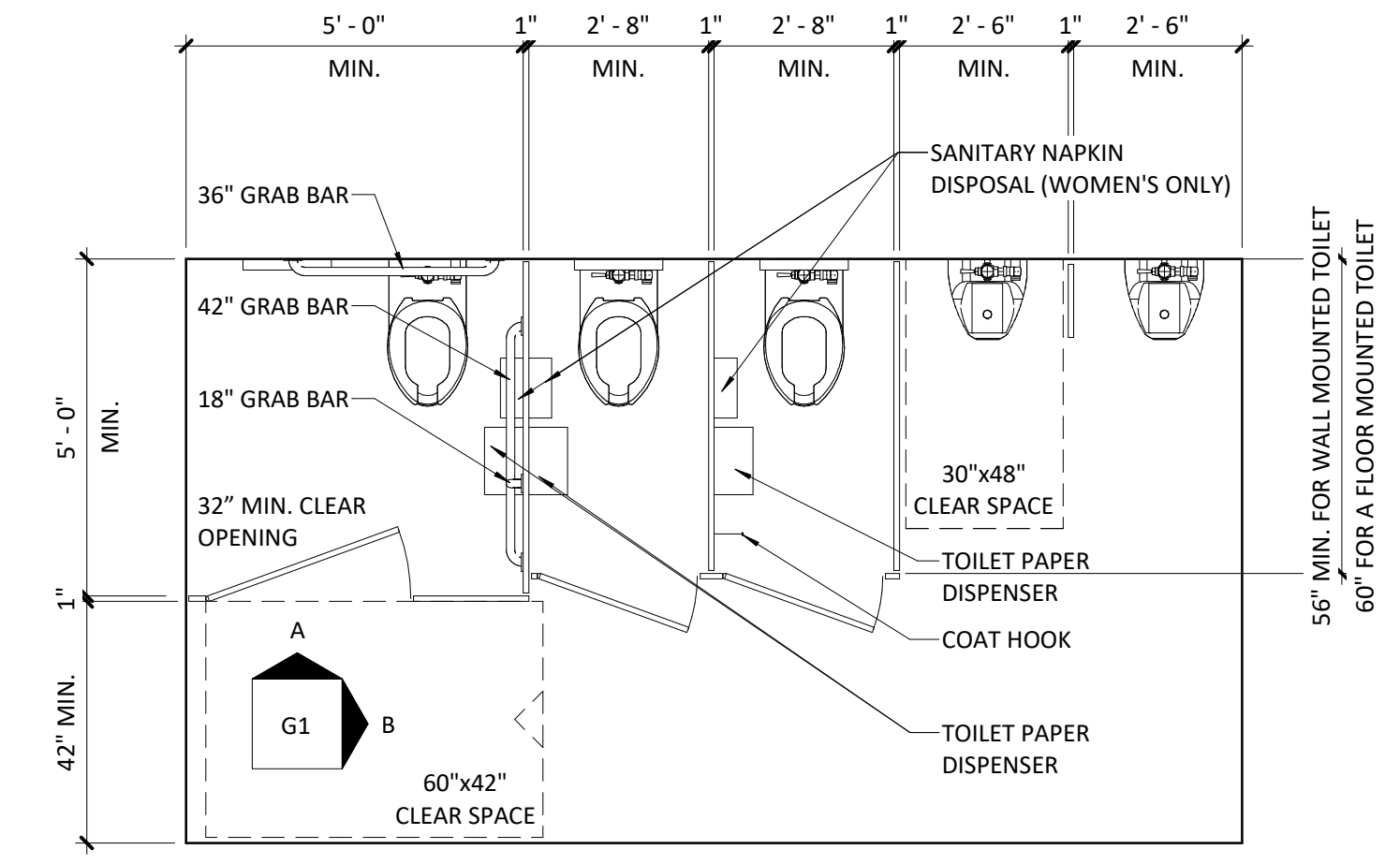
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C1

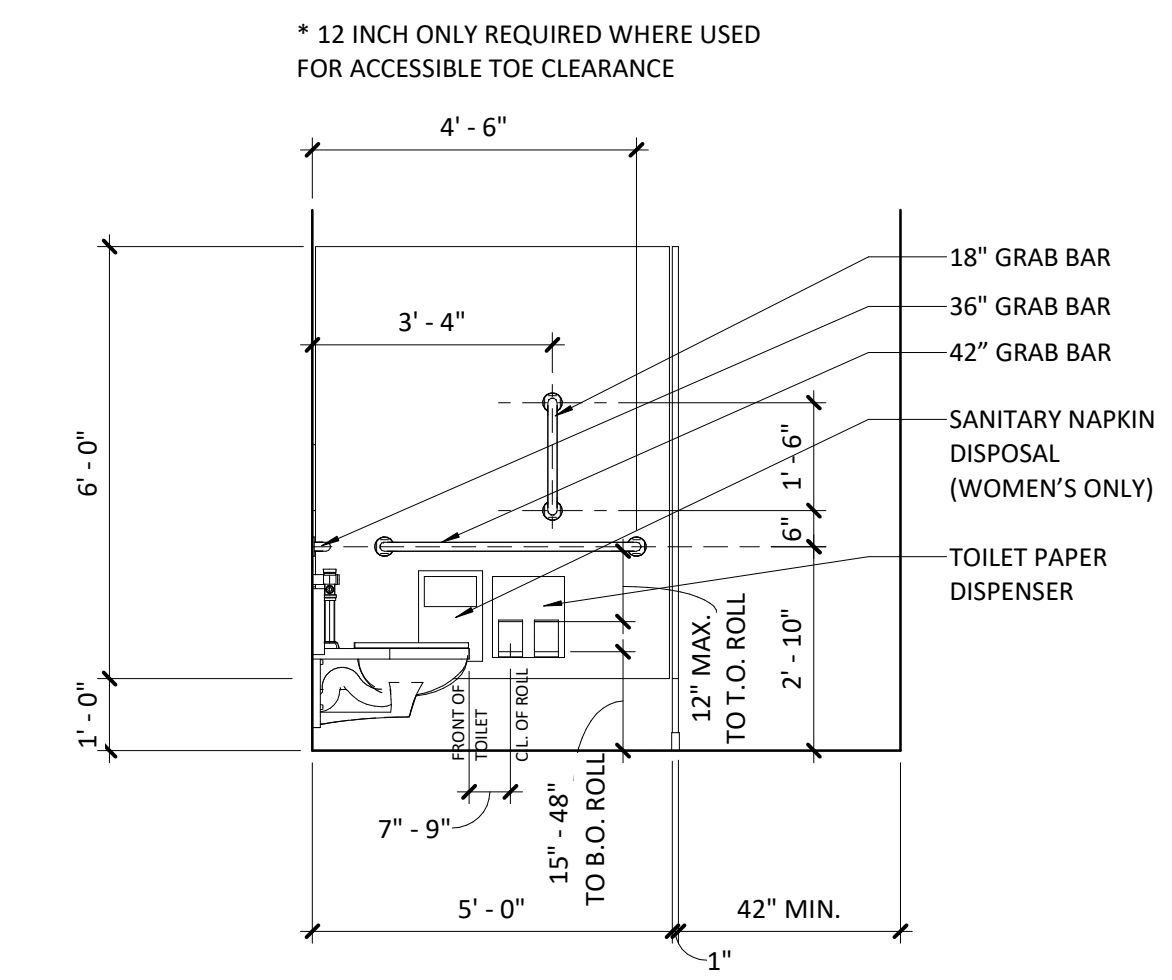
REVIEW DRAWING



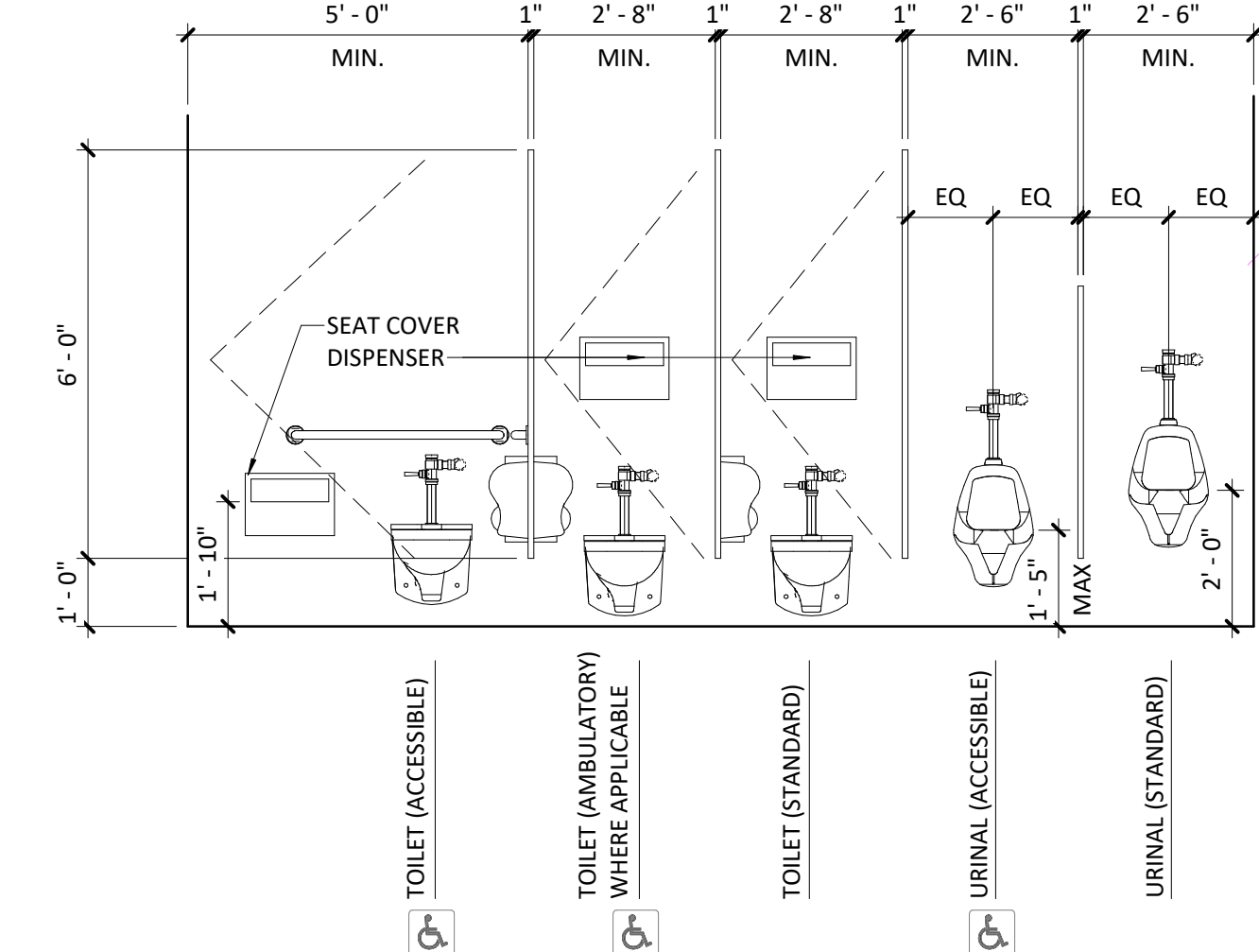
ALTERNATE ACCESSIBLE STALL



FLOOR PLAN - TOILET FIXTURE STANDARD



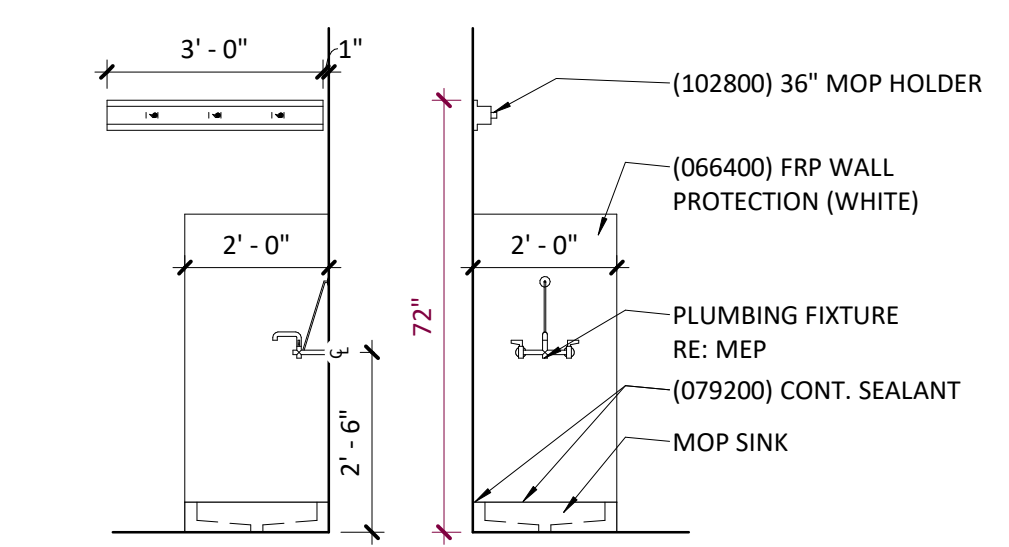
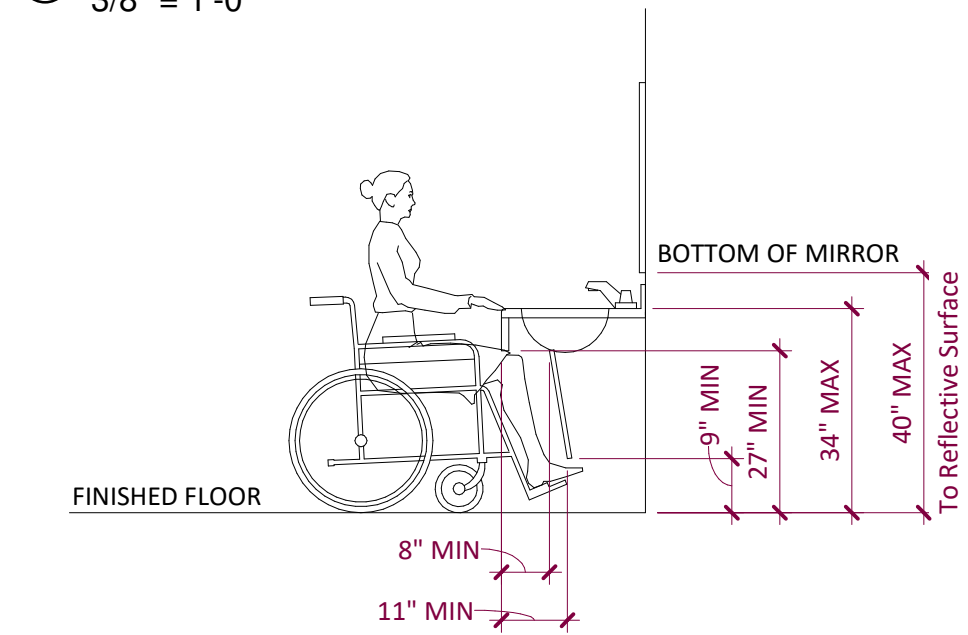
INTERIOR ELEVATION 'B' - ADA STALL



INTERIOR ELEVATION 'A' - TOILET FIXTURE STANDARD

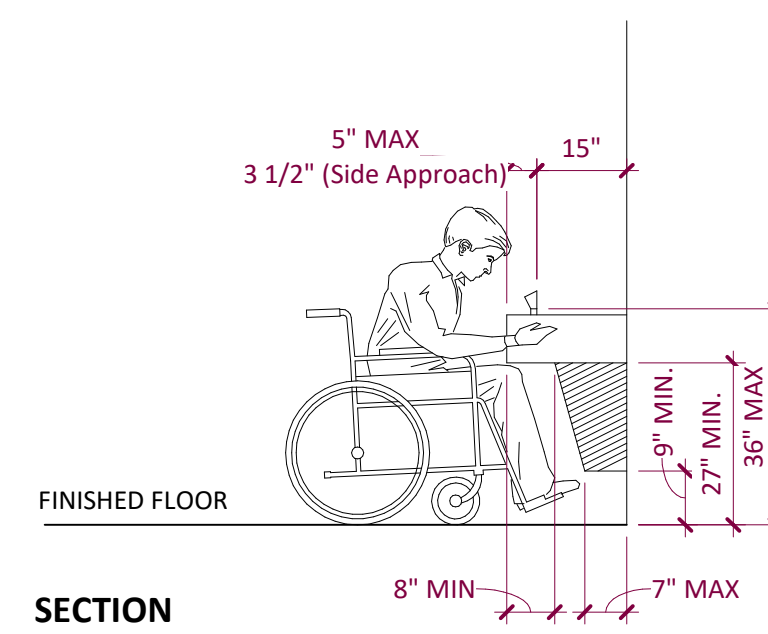
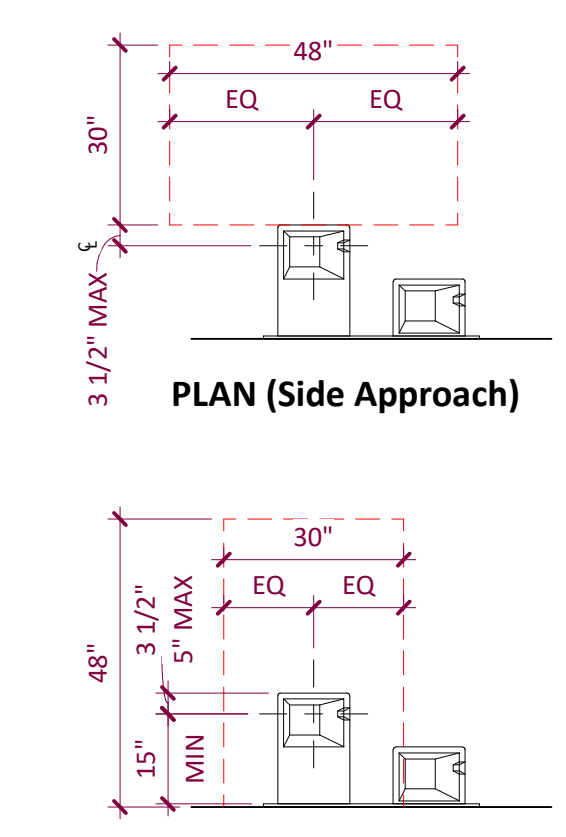
* 12 INCH ONLY REQUIRED WHERE USED FOR ACCESSIBLE TOE CLEARANCE

5 Restroom ADA Standards
3/8" = 1'-0"

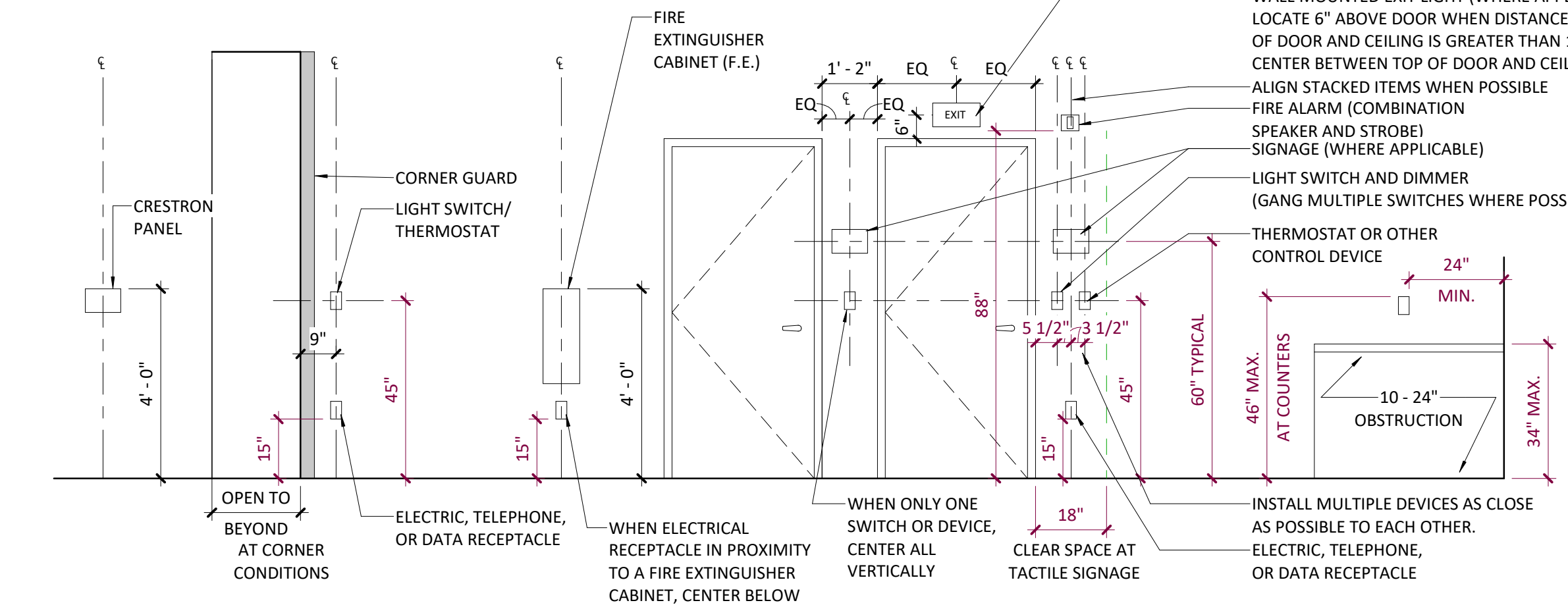


4 Lavatory Guidelines
3/8" = 1'-0"

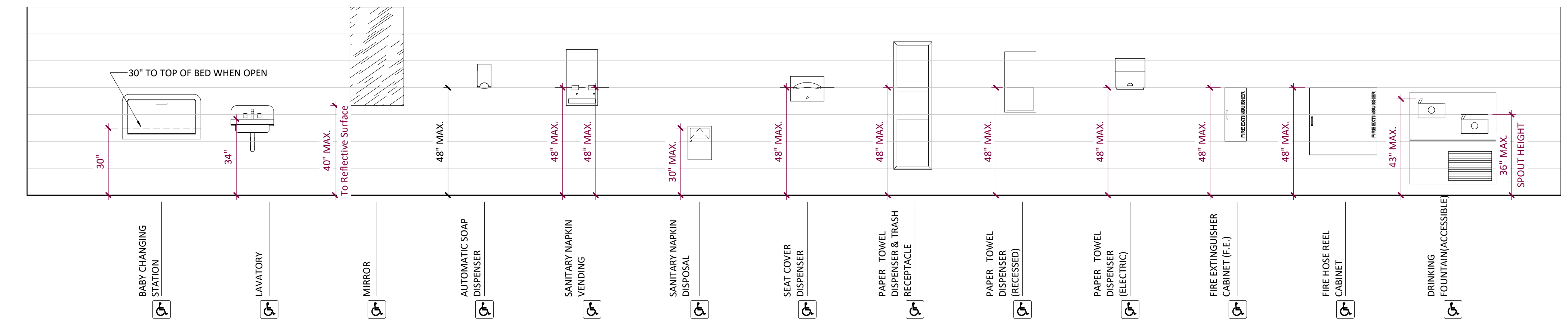
3 Typical Janitor Closet
3/8" = 1'-0"



2 Drinking Fountain Guidelines
3/8" = 1'-0"



1 Miscellaneous Heights
3/8" = 1'-0"



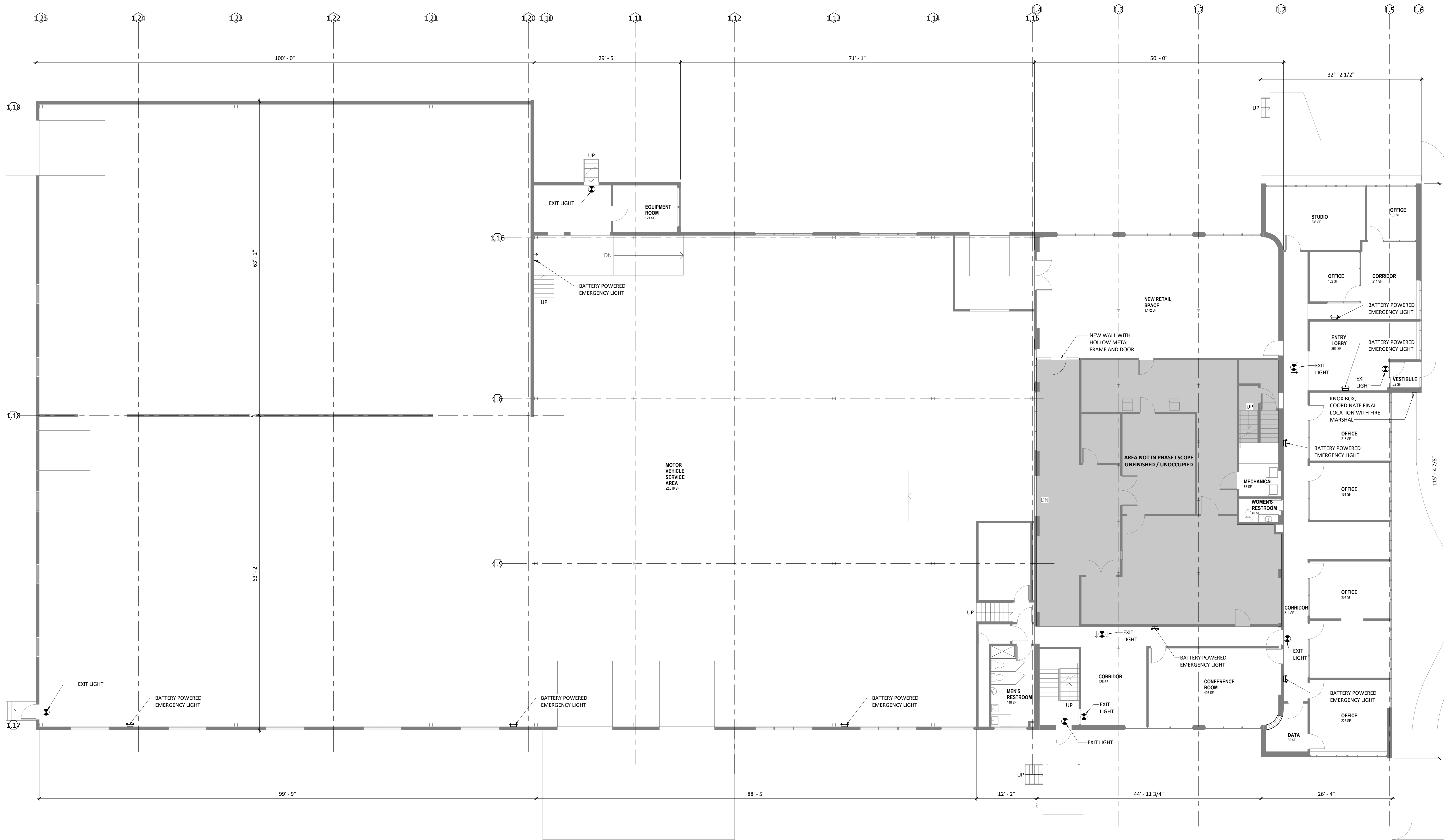
Fixture Height Guidelines
3/8" = 1'-0"



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