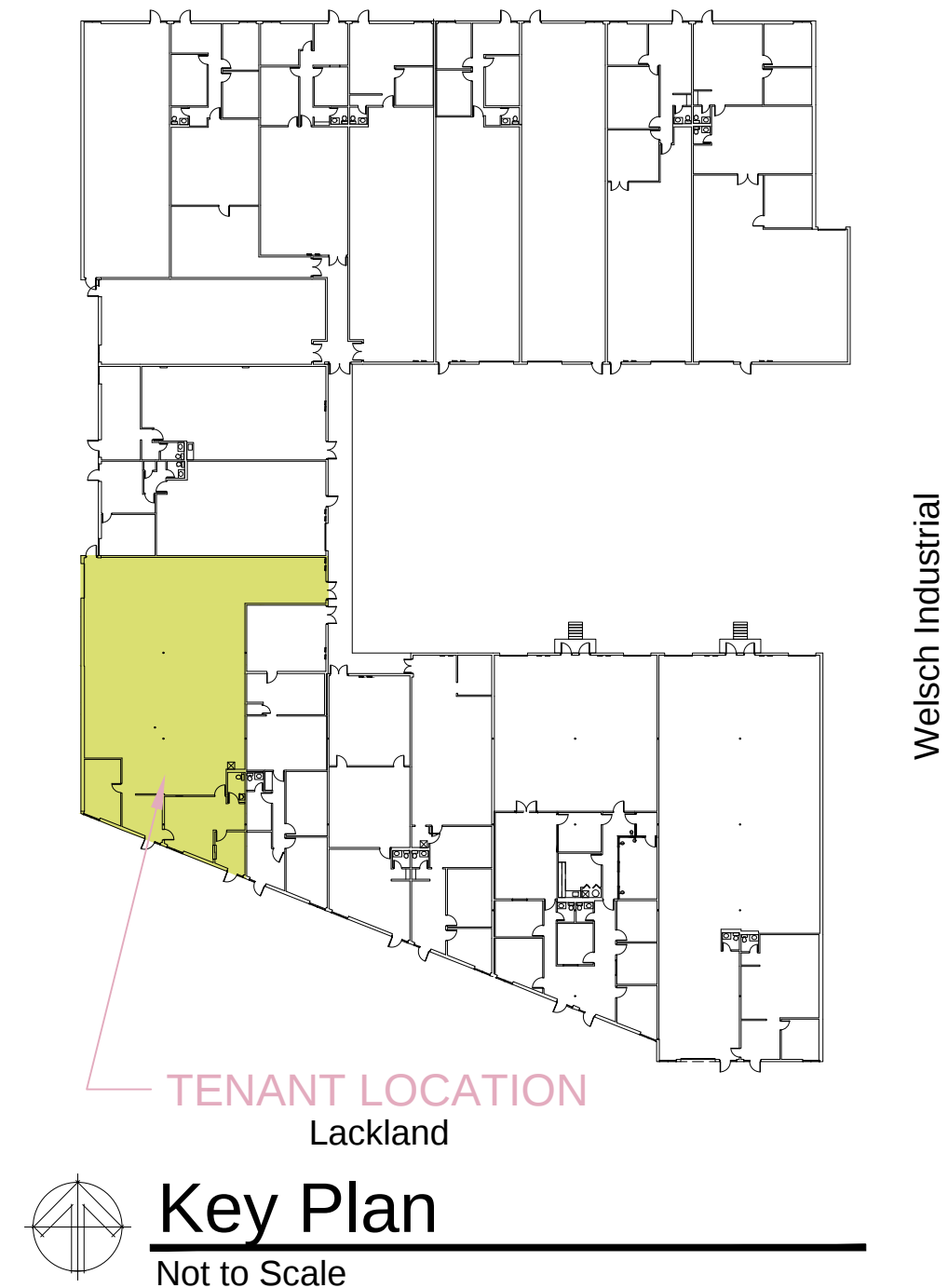
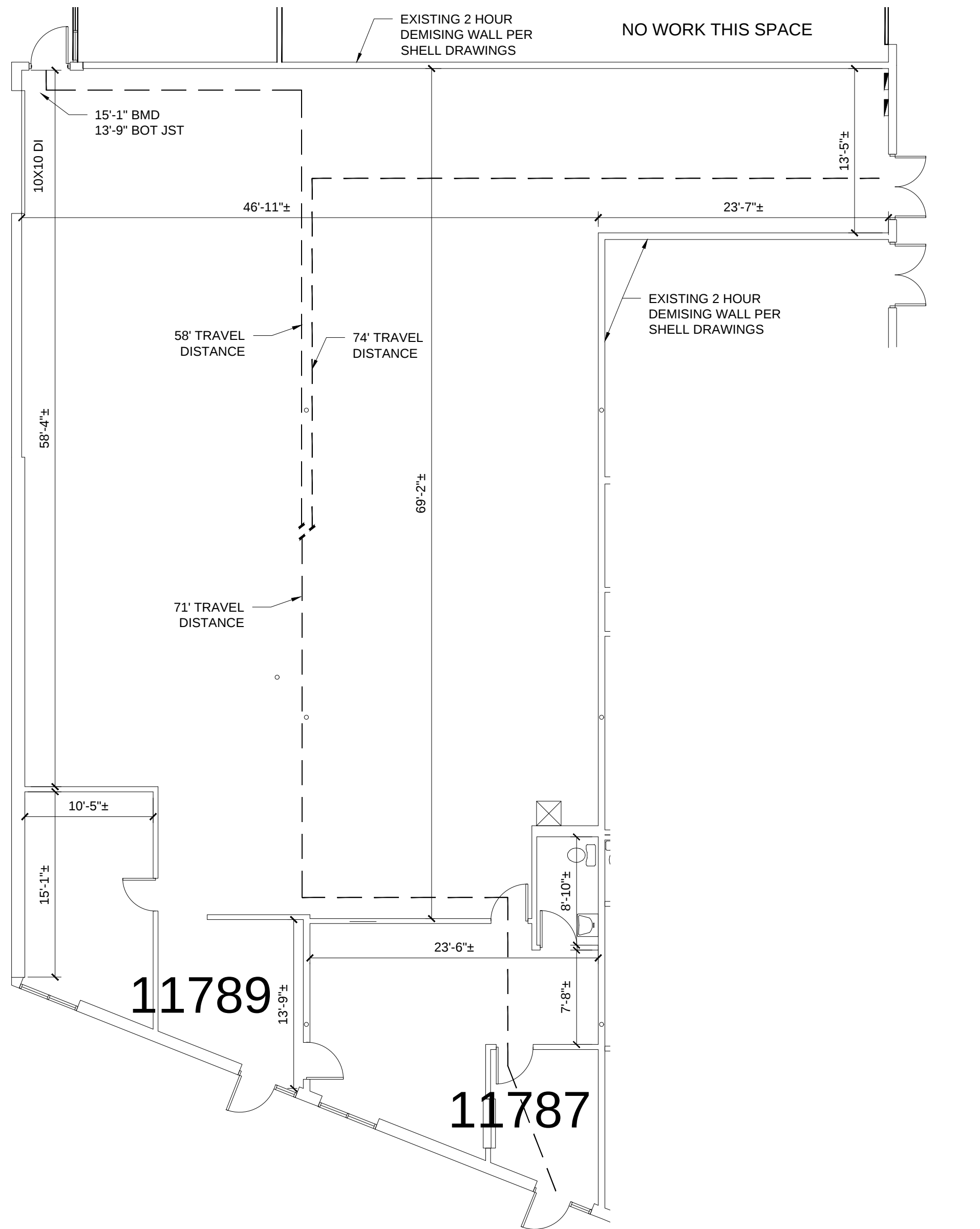




Building Data:	
Existing Tenant Use - Office / Warehouse Space - No Change from Existing Approved Use	
Building Code	Maryland Heights = 2021 IBC, IEBC
	St Louis County = 2015 IBC
Existing Use Groups = B / S1 (no change from existing used in building) FJ Motors Use Group B/S1 (Motor vehicle repair for vehicles under 10,000 pounds and vehicles with less than 16 passengers)	
Construction Type - IIB Observed	
Office Area	= 891 sf
Warehouse Repair Garage Area	= 3493 sf
Total Area	= 4384 sf
Occupancy Load per Code	
Office Area	891 / 150 = 6
Service Area	3493 / 500 = 7
Total	13
Travel Distance per Code	= 200' for space with 2 exits
Travel Distance Actual	= See floor plan
Sprinkler Status - Building is not sprinkled	
Tenant Separation = 2 hour per shell drawings	



- SCOPE OF IMPROVEMENTS:
- Drawings are provided for occupancy only.
 - Tenant is taking the space as-is. Space will be used for auto repair and office space. Auto repair is considered an S1 use per code.
 - No work beyond finishes is being performed.

- Finish notes:
- All finishes shall be coordinated with the tenant and owner.
 - Workmanship shall be the best of its respective kinds for each of the various trades employed. Workmanship and materials that are defective or fail to conform to the requirements of the manufacturer's recommendations shall be removed and replaced with proper materials and workmanship.
 - Prepare wall surface and apply paint in strict accordance with manufacturer's instructions.
 - General contractor shall be responsible for examining and confirming all substrate conditions where new materials are applied. Substrate shall be smooth, free of defects and shall conform to the requirements of the finished material manufacturers recommendations.
 - All finish materials shall meet the flame spread and smoke development ratings as allowed by the current code.
 - Coordinate new flooring selections with tenant and owner.

Ceiling notes:

Existing ACT grid to remain as is.

- Mechanical, electrical and plumbing notes:
- Mechanical, plumbing and electrical items are existing and to remain as-is.

Floor Plan
1/8" = 1'-0"

Occupancy Permit Drawings for:

FJ
Motors

11787 11789 Lackland
Maryland Heights, MO



9-20-26

9-20-26

Existing Plan
EX1

FJ Motors
11787 11789 Lackland
2026.125