

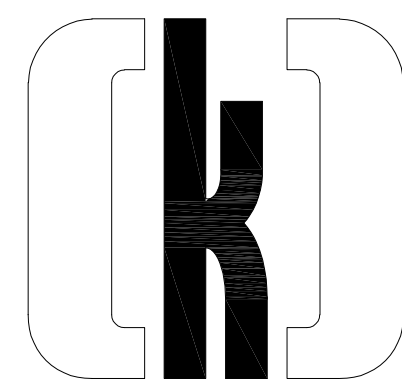
CONTINENTAL TITLE TENANT DEVELOPMENT

Construction Documents

Issued for Permit/Construction

July 13, 2021

1159 NE Rice Road
Lee's Summit, Missouri 64086



5682-21

Index Of Drawings

ARCHITECTURAL

- | | |
|------|--|
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| A100 | DEMOLITION PLAN, ARCHITECTURAL PLAN, REFLECTED CEILING PLAN AND NOTES. |
| A900 | FINISH & EQUIPMENT PLAN, NOTES, CASEWORK ELEVATIONS AND DETAILS. |

Architect

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Architectural Designer

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4006 N 126TH STREET
KANSAS CITY, KS 66109
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PRIMARY CONTACT FOR ALL QUESTIONS

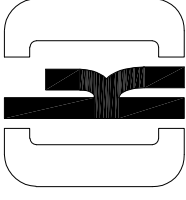
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	DIVISION 1					ARCHITECTURAL WOODWORK CONT.					CARPET CONT.					GYPSUM BOARD ASSEMBLIES				
S	GENERAL REQUIREMENTS																			
	1. Owner Representative reserves the right to consider and substitute materials due to untimely availability and/or faulty materials upon consultation with the Architect. Substituted material will be equal in aspects relating to flame spread, combustibility, quality and appearance and will not affect intent of Building Code for which permit was issued. The Tenant agrees to accept substitution(s) when requested by Owner and approved by Architect.					4. Wall cabinets shall have 1/2" thick plywood back, 3/4" thick top, bottom, doors and ends. Base cabinets shall have 1/4" thick plywood back, 3/4" thick bottom, doors and ends. Doors and drawers to have square laminate edges, No PVC.					4. Install carpet as indicated in Finish Legend and Plans. Prepare subfloor per manufacturer's instructions. Provide & install adhesive and carpet per manufacturer's instructions. Comply with the installations standards set forth by the Carpet & Rug Institute (CRI) 104. Extend carpet into toe spaces, door reveals, closets, open-bottomed obstructions, alcoves, and similar openings.					1. Comply with ASTM C645 Provide 3-5/8", 20 ga., steel studs 16" o.c. with 2" deep leg deflection track top runner and bottom. Runners anchored and/or bracing to substrate. Isolate from building structure vertical and horizontal. Frame both sides of building expansion joints; do not bridge. Frame openings per manufacturer's recommendation. Provide supplementary framing for support of other work where indicated and/or required. Construct to withstand 5 psf horizontal load applied from any direction.				
R	2. Contractor shall guarantee all materials and workmanship executed under this contract for a period of one (1) year after date of written acceptance by Owner, unless otherwise specifically provided in contract. Contractor shall replace with new materials, including installation thereof, all items giving indication of defective material or faulty workmanship during this period. Replacement and repair, as well as repair of any damage to adjacent areas or surfaces, shall be at no cost and with least inconvenience to Owner.					5. Countertops shall have general purpose grade plastic laminate surface over 3/4" "Medex" water-resistant (MDF) medium density fiber board, (minimum) unless noted otherwise. Reference finish schedule for color.					5. Use trowelable leveling and patching compounds, according to manufacturer's written instructions, to fill cracks, holes and depressions in substrates.					2. Provide Type "X" gypsum board, 5/8" thick unless shown otherwise. All walls to be painted or receive wallcovering shall have 'Level 4' finish. Tape and float all joints, install cornerbeads, compound fill, feather and sand smooth ready for paint, 'Level 3' where exposed 'Level 2' where concealed. 'Level 5' with 3 separate coats of compound at all joints, angles, and surfaces at all curved surfaces and other surfaces required by MPI and wallcovering manufacturer. Provide smooth surface free of tool marks, ridges and visual defects. All fastening per USG or Gold Bond specifications. Provide water-resistant gypsum board in all "wet" areas.				
P	3. Contractor shall provide all insurance and certificates of insurance as required by the Owner before commencing work.					6. Plastic laminate surfaced casework (except countertops) shall be vertical grade over 3/4" (MDF). Reference finish schedule for color.					6. Remove coatings, including curing compounds and other substances that are incompatible with adhesives and that contain soap, wax, oil or silicone, without using solvents. Use mechanical methods recommended in writing by carpet tile manufacturer.					a. Corners - Outside USG Durabead, or Gold Bond Standard Corner, Inside: taped.				
	4. Contractor shall prior to commencement of the work, field verify all existing project conditions, including dimensions and utility locations.					7. Maximum span for open counters shall be 3'-6" with 3/4" x 1-1/2" edge. Provide intermediate supports as shown for open counters in excess of 3'-6". Provide 27" high, 19" deep, and 30" wide knee clearance at ADA locations.					7. Installation Method: Glue down "Full Spread": install tile with releasable adhesive.									
N	5. Contractor shall verify and be responsible for all work and materials-including those furnished by sub-contractors.					8. Countertops shall have 4" high backsplash U.N.O. Self edge all tops and splashes except where noted. Mechanically fasten back and end splashes where adjoining sinks.					8. Provide aluminum transition strips at all floor covering changes.									
	6. Written dimensions take precedence over scaled sizes. Do not scale drawings. Notify the Owner of any discrepancies prior to continuing the work.					9. Hardware: Except as noted shall be: Hinges - Stanley 1503-9X soft-closing Drawer glides - Full extension Shelf standards/supports - KV 255/256 for cabinets, KV 187 super duty for projected supports, Stainless Steel Pulls - 4" brushed stainless wire pull handles for all drawers and pulls Counter supports - Centerline floating hidden in wall support brackets.					9. Furnish extra materials described below, before installation begins, that match products installed and that are packaged with protective covering for storage and identified with labels describing contents and project name. a. Carpet: Full-size units equal to 5% of amount installed for each type indicated, but not less than 10 sq yds					3. All other materials, not specifically described, but required for a complete and proper installation or gypsum drywall, shall be provided.				
M	7. These documents were created referencing existing visual conditions as basis of planning. Contractor shall bring any variances and/or discrepancies to attention of the Owner prior to commencing construction.					10. Provide continuous fire retardant treated wood blocking within stud space behind all wall-hung cabinets, white boards, toilet accessories, and at door frames with closers. Provide 3/4" F.R.T. plywood in-wall blocking as indicated in drawings.					RESILIENT FLOORING AND ACCESSORIES					4. Provide sound attenuation blankets, Type 1 (without membrane facing) where indicated.				
	8. Contractor shall carefully study, coordinate, and compare the contract documents and shall at once report to the Owner any error, inconsistency or omission.					11. Coordinate all millwork with Tenant equipment and appliances prior to final build-out.					1. Submittals: Product Data and Samples					5. Frame door openings to comply with GA-600.				
L	9. Documents provided by Warman Architecture & Design, Inc consist of "Architectural" sheets as noted on cover.					DIVISION 7					2. Provide Luxury Vinyl Tile and/or Vinyl Composite Tile per Finish Legend and Plans. Install per manufacturer's instructions.					6. Provide expansion joints at 30' max intervals with locations approved by the Architect. Expansion joints shall be details per USG standards.				
	10. Contractor is responsible for paying all fees and obtaining all permits required for construction and occupancy.					JOINT SEALERS					3. Adhesives: Water-resistant type recommended by manufacturer to suit resilient products and substrate conditions indicated.					PAINTING/STAINING				
K	11. All work shall be in accordance with applicable codes, regulations and ordinances of the State of Missouri and the City of Lee's Summit.					1. Caulk all interior joints and openings at door frames, walls, partitions, etc., with paint grade Butyl Rubber sealant, and closed cell backer rod. Provide silicone at wet areas. Submit manufacturer's product data and color chart for review and color selection.					4. Installation of Flooring: Prepare concrete substrates according to ASTM F 710. Verify that substrates are dry and free of curing compounds, sealers and hardeners.					1. Except where prefinished or where noted to be painted, stain and varnish all exposed wood and plywood, except for existing ceiling/floor/columns. Repair, sand, clean and repaint any previously painted surface.				
	12. Definitions: For purposes of this agreement, "provide" includes furnishing and installing complete and ready for the intended use; "furnishing" includes supply and deliver to project site, ready for unloading, unpacking, assembly, installation, and similar operation, not installing; "installing" includes unloading, temporarily storing, unpacking, assembly, installation, and similar operations, not furnishing.					2. All penetrations through fire resistive wall and/or floor-ceiling construction shall be caulked with a fire resistive caulking as manufactured by 3M, Type 25, or equal, unless noted otherwise.					5. Provide 4" rubber base (coil stock) throughout: Cove at all areas. Re: Finish Legend for manufacturers, Finish Plans for location. Install in accordance with manufacturer's instructions.					2. All unexposed wood such as cabinet interiors, closet and storage shelves, etc., except where prefinished, shall have sanding sealer. Sand shelves before and after application and apply finish coat.				
J						3. Install caulking in strict accordance with the manufacturer's recommendations. Take care to produce beads of proper width and depth. Tool as recommended by the manufacturer, and immediately remove all surplus caulking. All caulking shall be fully adhered to both surfaces. Mask all finished surfaces.					6. Provide appropriate aluminum transition strips at all floor covering changes.					3. Seal tops and bottoms of all wood doors.				
	13. A pre-bid meeting for all contractors will be scheduled with the Contractor, Building Owner, Mechanical, Electrical, and Plumbing Design Builders and data/power consultants at the job site to discuss project requirements and provide the opportunity to review existing field conditions.					DIVISION 8					7. Patch areas in dry wall where damaged to allow for smooth application of wall base without voids creating waves and indentions in the finish surface.					5. Paints, stains and varnishes shall not be applied at temperatures below 45 degrees F. or humidity above 75%.				
H	14. Construction means, methods, sequencing, and safety are the sole responsibility of the Contractor. Neither the Owner or Architect shall be liable for these actions.					DOORS/ FRAMES					8. Installation of Wall Base: adhesively install resilient wall base and accessories using maximum lengths possible.					6. Damaged areas, dents, cracks, holes and/or other irregularities shall be repaired and repainted to match finish in their entirety, including adjoining surfaces.				
	15. It is the intent of these documents and all subsequent construction to comply with The Americans with Disabilities Act.					1. Provide flush wood solid core doors in 22 ga. hollow metal standard-profile welded hollow metal frames. Faces: Species and AWI Grades per door schedule. Construction PC5 or PC7. Comply with FGMA glazing manual for all tempered glazing in doors. Align and fit in frames with uniform clearance and bevel. Undercut 1/2" from substrate at carpet and hard surfaces. Prep doors for necessary hardware- No through-bolting of hardware allowed. Provide appropriate blocking in doors.					9. Provide Extra Materials: Deliver to Owner 1 box of each type and color of floor tile installed.					7. Allow paints to dry 24 hours, enamels and varnishes 48 hours between coats unless otherwise specified by manufacturer.				
G	16. Contractor to provide for the removal of trash, rubbish, surplus and sweeping of construction and demolition on a daily basis. Coordinate with the Owner.					2. Install all doors in strict accordance with all applicable codes and regulations, the original design, and the referenced standards, hanging square, plumb and straight and firmly anchored for use intended					10. Provide Extra Materials: Deliver to Owner at least 20 linear feet of each type of color of resilient wall base to be installed.					8. Sand between coats with 180-220 alum. oxide or equiv. garnet paper and dust prior to applying succeeding coats.				
	17. Contractor is to locate and identify all penetrations, new or existing, through fire-rated assemblies and provide fire and smoke stopping/sealant where work occurs.					FINISH HARDWARE					FIBER REINFORCED POLYMER PANELS					9. Apply paste wood filler (P&L Paste Filler Natural, mixed 2:1 with stain) to open grained woods as directed by manufacturer.				
F	18. Contractor to provide FRT backing for support of all wall, ceiling and partition mounted items such as brackets, light fixtures, shelving and equipment. Coordinate with design build portions of the work. All wood blocking/backer to be noncombustible per IBC 2018 602.2.					1. Furnish all finish hardware described and all other finish hardware not described by a single manufacturer, as required for complete operation of build out meeting all applicable building codes. All hardware shall be in compliance with ADAAG requirements- "Accessibility guidelines for buildings and facilities."					1. All materials shall be protected during fabrication, shipment, site storage and erection to prevent damage to the finished work from other trades. Store materials inside a Well-ventilated area, away from uncured concrete and masonry, and protected from weather moisture, soiling, abrasion, and extreme temperatures.					PAINTED WOOD - one coat each: Interior Trim Primer, Latex Enamel Eggshell Undercoating, Latex Enamel Eggshell.				
E	19. Contractors shall take all necessary precautions to ensure the safety of the occupants and worker at all times.					2. Submit complete finish hardware schedule, per DHI format, to Owner for review and approval.					2. Installation per manufacturer's instructions.					STAINED & VARNISHED (HDPB) PARTICLE BOARD, WOOD FIBERBOARD AND PLYWOOD - one coat each stain (with filler as above), sanding sealer, Clear Finish Varnish Satin Base 30% sheen.				
	20. Interior wall and ceiling finishes shall not exceed flame spread classifications of applicable codes.					3. Install all finish hardware in strict accordance with the manufacturer's recommendations, eliminating all hinge-bound conditions and making all items smoothly operating and firmly anchored into position.					3. All material shall be Class I Fire-Rated with a flame spread of 25 or less when tested in accordance with ASTM/ E84. The use of Antimony Oxide is not permitted. Test documentation is required to be submitted.					GYPSUM BOARD WALLS - Acrylic Latex Finish, 2 finish coats over 1 coat primer. Primer: PrepRite 200 Interior Latex Primer Finish and Second Coats: Promar 400 Interior Latex Eggshell				
D	21. Accurate As-built drawings shall be generated by the Contractor during construction and submitted to the Owner upon completion of final punchlist and prior to request for final payment.					4. Follow the door hardware institute's recommendations for locations of Architectural hardware unless specifically indicated or required to comply with governing regulations.					Resins: Base Resin is to be a Thixotropic Thermoset Polyester Resin. Formulation will include hydrated fillers to meet the Class I fire-rating.					FERROUS METAL- Primer Alkyd based: Kem Kromik Universal Metal Primer Finish Coat: Promar 200 Alkyd Semi-Gloss				
	22. Contractor to verify fire extinguisher requirements and locations with Fire Marshal and Owner.					5. Follow NFPA 101 for means of egress door requirements					4. Finish: . Surface texture/Exposed side: Smooth					DIVISION 10 - SPECIALTIES				
C	23. To the best of our knowledge, the building is already compliant with the Americans with Disabilities Act (ADA) with respect to the path of travel to the altered area.					6. Follow NFPA 80 for fire-rated door assemblies that are required to be listed or labeled.					5. Sealing and Caulking shall conform to requirements of Caulking and Sealing Section 07900					FIRE EXTINGUISHER AND CABINETS:				
	24. Mechanical, plumbing and electrical work indicated on architectural drawings are for design intent only. MEP Design/Build Contractor to design modifications to mechanical, plumbing and electrical systems. Variances between documents and discrepancies shall be brought to the attention of the Owner and Architect prior to commencing work.					DIVISION 9					ACOUSTICAL PANEL CEILINGS					1. Portable fire extinguisher to be multi-purpose dry-chemical type, UL-Rated.				
B	DIVISION 6					CARPET					1. Surface-Burning Characteristics of Panels: ASTM E 1264, Class A materials, tested per ASTM E 84					3. Semi-recessed.				
	ARCHITECTURAL WOODWORK					1. Provide and install carpet specified. Provide adhesive and install carpet per manufacturer's instructions and CRI 104 standard for installations of commercial carpet.					2. Submittals a. Product Data: For each type of product indicated. Include manufacturer's written data on physical characteristics, durability and fade resistance. Include installation methods. b. Show carpet type, color, dye lot, type of installation and pattern of installation c. Provide maintenance manual for each product specified.					EXIT SIGNAGE:				
A	1. Reference to Premium, Custom or Economy in this specification shall be as defined in the Seventh edition of Architectural Woodwork Institute (AWI) "Quality Standards". Construction shall be Custom.					3. Special Carpet Warranty: Written warranty, signed by carpet tile manufacturer agreeing to replace carpet that does not comply with requirements or that fails within specified warranty period.					1. Signage to be applicable to current building code					2. Color to match current building standard.				
	2. Any item not given a specific quality grade shall be Custom.										3. Ceiling or wall mount									
	3. Interiors of cabinets shall have poplar, pine or fir solid wood with medium density fiberboard (MDF) or plywood carcass: Interior to be Melamine. Color to match laminate.																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20

WARMAN ARCHITECTURE+DESIGN

1735 SWIFT AVENUE

NORTH KANSAS CITY, MISSOURI 64116

V. 816.474.2233 F. 816.474.1051





KATHLEEN ANN WARMAN - ARCHITECT

MO # A-5819

CONTENTIAL TITLE

TENANT DEVELOPMENT

1159 NE RICE ROAD

LEE'S SUMMIT, MISSOURI 64086

ARCHITECTURAL SPECIFICATIONS

DESIGNER:

KCD-KANSAS CITY DESIGN GROUP, LLC

4006 N 126TH STREET

KANSAS CITY, KS 66109

T: 616.682.0329

REVISIONS

#	BY	DATE	SOURCE

DATE:

JULY 13, 2021

DESIGNED BY:

MSL

DRAWN BY:

MSL

APPROVED BY:

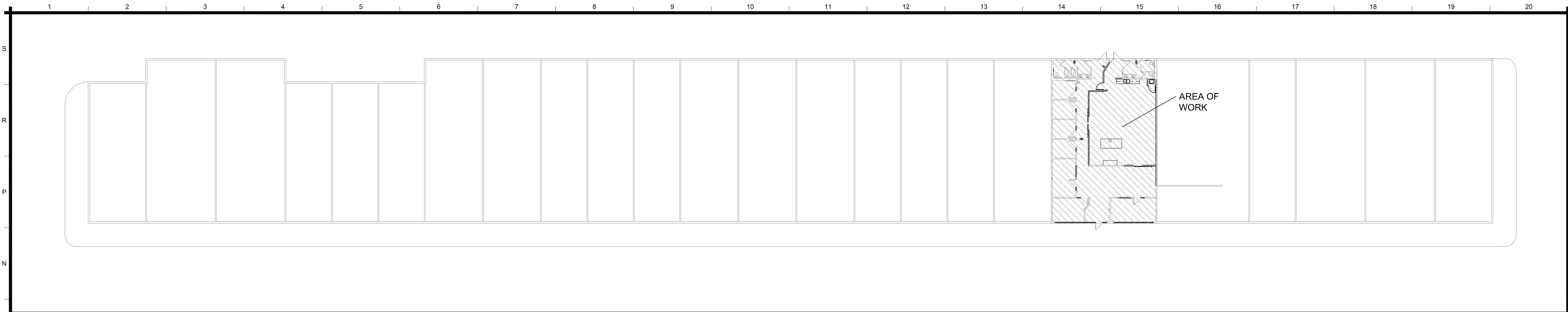
KW

SHEET NUMBER

G100

JOB NUMBER

5682-21



M1

LOCATION KEY PLAN

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

SCALE: NTS

N

----- WALL OR ITEM TO BE REMOVED

===== EXISTING PARTITIONS TO REMAIN

===== NEW FULL HEIGHT PARTITIONS - RE: A5/G101

EXISTING DOOR TO REMAIN

NEW DOOR RE: DOOR/HARDWARE SCHEDULE A9/G101

NEW LUXURY VINYL TILE (LVT) FLOORING - RE: FINISH LEGEND

DOOR NUMBER, RE: SCHEDULE A9/G101

ALL ELEC/DATA DEVICES, INCLUDING EXISTING, TO BE WHITE

STANDARD DUPLEX OUTLET (LOCATED 18" A.F.F. U.N.O.)

STANDARD DUPLEX OUTLET (LOCATED 18" A.F.F. U.N.O.)
D = DEDICATED, GFI - GROUND FAULT INTERRUPTED

STANDARD QUADRAPLEX

STANDARD DUPLEX OUTLET OR DATA BOX (8" ABOVE COUNTER)

PHONE/DATA OUTLET - CONDUIT & J-BOX BY ELECTRICIAN. (DATA CABLING BY OTHERS)

2"x4" SECOND LOOK ACOUSTICAL CEILING, EXISTING TO REMAIN. RECONFIGURE AS REQUIRED. ANY NEW TO MATCH.

COMBINATION SPEAKER/VISUAL FIRE ALARM STROBE. CEILING OR WALL MOUNTED DEVICE SHALL COMPLY WITH NFPA 72 & NFPA 101. WALL MTD TO BE LOCATE 80" A.F.F. TO THE BOTTOM. # REFERS TO MINIMUM CANDELA RATING. EXISTING TO REMAIN IN AREAS OF NO WORK AS THEY WERE SIZED FOR THIS AREA. VERIFY OPERATION OF ALL EXISTING.

EXISTING FIRE EXTINGUISHER CABINET WITH EXTINGUISHER

ALL OF THE FOLLOWING SHOWN FOR DESIGN INTENT &/OR LOCATION ONLY

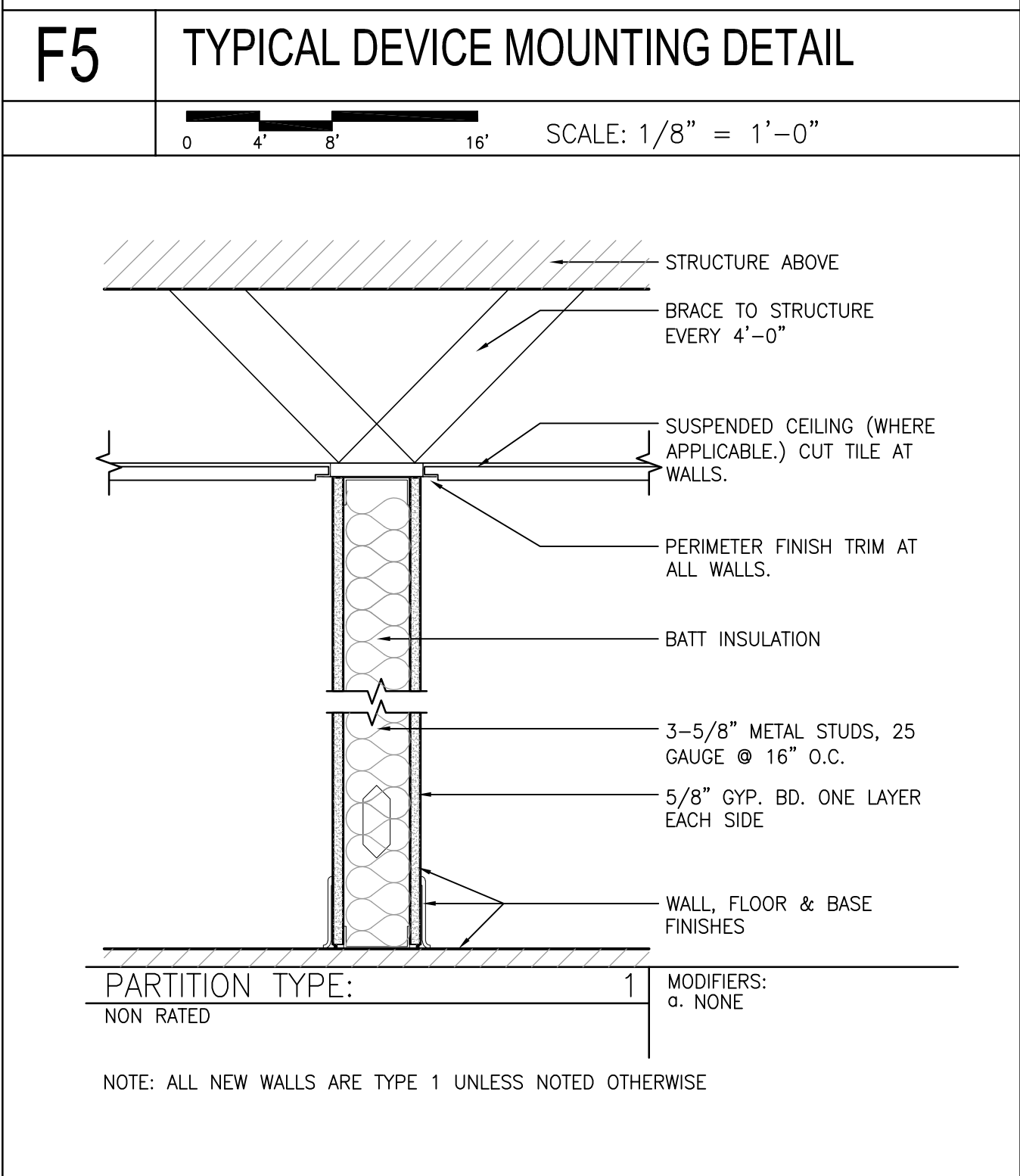
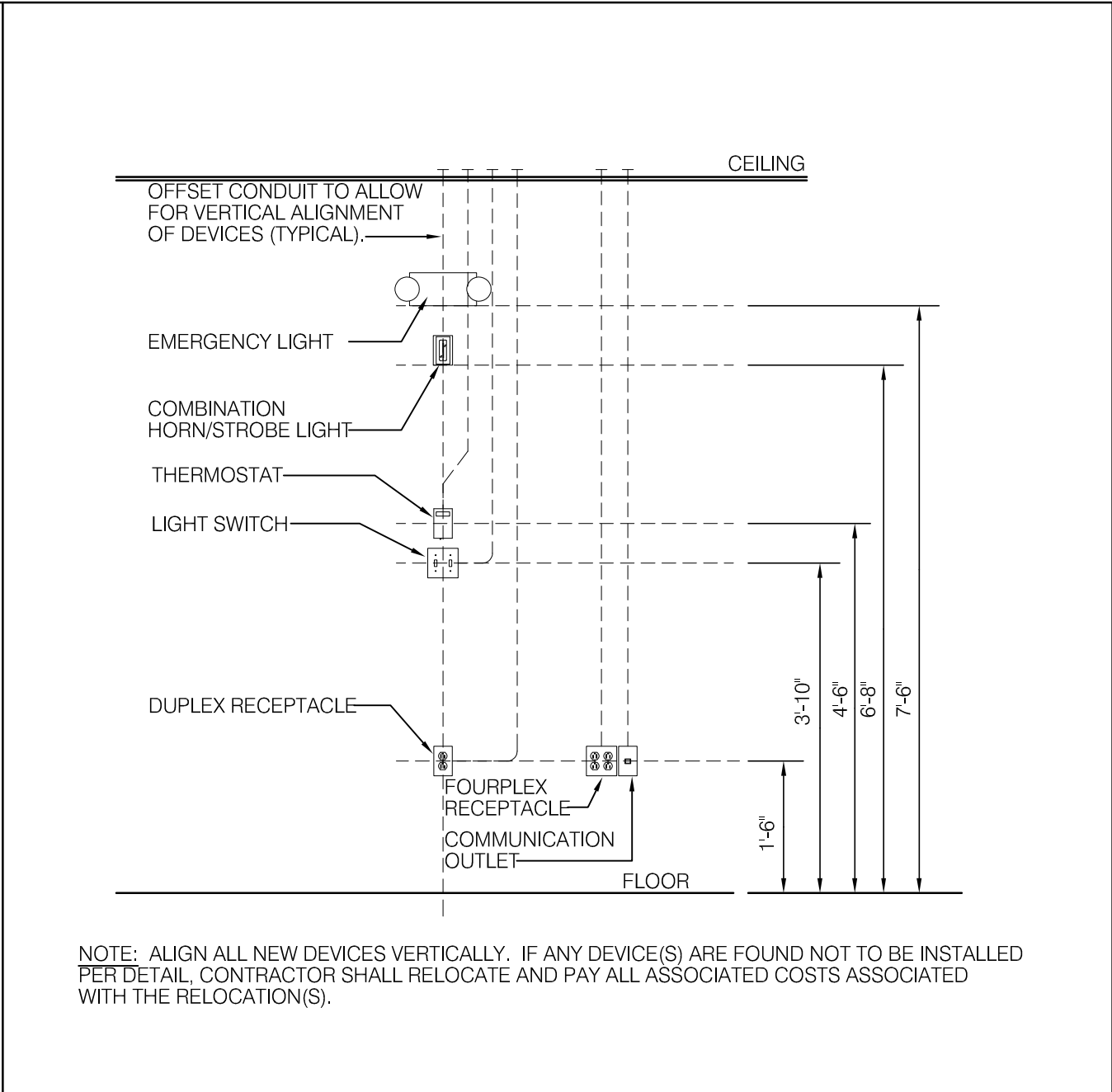
EXISTING, RELOCATED OR NEW TO MATCH. 2x4 PARABOLIC FLUORESCENT LIGHT FIXTURE

EXISTING, RELOCATED OR NEW TO MATCH EMERGENCY EGRESS LIGHTING WITH BATTERY BACK UP OR TIED INTO BUILDING EM SYSTEM

EXISTING, RELOCATED OR NEW TO MATCH HVAC AIR RETURN

EXISTING, RELOCATED OR NEW TO MATCH HVAC AIR SUPPLY

EXISTING OR RELOCATED EXIT SIGN W/BATTERY BACK UP - ANY NEW TO MATCH EXISTING



DOOR SCHEDULE						
NO.	ROOM NAME	T	DOOR		FRAME	NOTES
			SIZE	HARDWARE		
			WIDTH X HEIGHT		T SIDELIGHT	
110	CORRIDOR	A-WD	3'-0" X 7'-0"	SET 1	EX-HM	1
111A	OPEN OFFICE	A-WD	4'-2" X 7'-0"	SET 3	CASED	
111B	OPEN OFFICE	A-WD	PR 3'-2" X 7'-0"	SET 3	CASED	
114	JANITOR	A-WD	3'-0" X 7'-0"	SET 1	EX-HM	1
115	TOILET	EX A-WD	EX 3'-0" X 7'-0"	SET 2	EX-HM	1
116	TOILET	EX A-WD	EX 3'-0" X 7'-0"	SET 2	EX-HM	1

KEY: T = Type, WD = Solid Core Wood, EX = Existing, HM = Hollow Metal, GL = Glass, CASED = Drywall Cased Opening

GENERAL NOTES:

1. SALVAGE/RE-USE EXISTING DOORS AND HARDWARE IN GOOD CONDITION. ALL NEW WOOD TO MATCH EXISTING SPECIES AND VENEER PATTERN OF EXISTING. ALL DOORS REUSED TO BE TOUCHED UP TO LIKE NEW CONDITION. ALL NEW DOORS TO BE STAINED TO MATCH EXISTING.

2. ALL DOORS SHALL HAVE ADA ACCEPTABLE LEVER OPERATED HARDWARE IN COMPLIANCE WITH IBC 1008.1.9. REUSE ALL EXISTING APPLICABLE HARDWARE BEFORE ORDERING NEW. ALL REUSED HARDWARE TO BE SAME MANUFACTURER, STYLE AND FINISH. ANY NEW HARDWARE TO MATCH EXISTING HARDWARE IN SUITE BY MANUFACTURERS, MODEL NUMBERS, AND FINISH.

3. KEY CYLINDERS TO MASTER KEY.

4. ALL DOORS TO COMPLY WITH ADA 404.2.8 404.2.8 AND 404.2.9.
- DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
- DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
- THE FORCE FOR PUSHING OR PULLING OPEN A DOOR, OTHER THAN FIRE DOORS, SHALL BE 5 LBS MAX FOR INTERIOR HINGED, SLIDING OR FOLDING DOORS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.

HARDWARE SCHEDULE		
HARDWARE SET 1	HARDWARE SET 2	HARDWARE SET 3
RE-USE EXISTING PASSAGE SET 3 BUTTS	EXISTING PUSH PULL HDWR 3 BUTTS	BARN DOOR HARDWARE AMICI SINGLE ROLLER TOP MOUNT HARDWARE IN STAINLESS STEEL
1 STOP	EX 1 STOP	36" LADDER PULLS
DOOR SILENCERS	EX DOOR SILENCERS	
	ADD PRIVACY INDICATOR LOCK	

DOOR TYPES

FRAME TYPES

RE: SCHED. A SOLID CORE WOOD DOOR STAINED ST

RE: SCHEDULE 1 HOLLOW METAL FRAME

RE: PLAN 2 GYP OPENING

SUMMARY OF WORK: INTERIOR REMODEL OF EXISTING OFFICE SPACE FOR NEW OCCUPANT/TENANT

OCCUPANCY TYPE: B (OFFICE) - NO CHANGE

CONSTRUCTION TYPE: 2 B-FULLY SPRINKLED.

NEW CONSTRUCTION SHALL BE NON-LOAD BEARING, NON-COMBUSTIBLE.

NUMBER OF STORIES: (1) ONE

TOTAL TENANT AREA = 3,200 SF
OFFICE = 1:100 (3,200/100 = 32 OCCUPANTS)
TOTAL OCCUPANTS = 32

1 EXITS REQUIRED = 3 EXITS PROVIDED

APPLICABLE BUILDING CODES:

CITY OF LEE'S SUMMIT, MO
BUILDING CODE - IBC 2018
PLUMBING CODE - IPC 2018
MECHANICAL CODE - IMC 2018
ELECTRICAL CODE - NEC 2017
FIRE/LIFE SAFETY CODE - IFC 2018

PLANS TO COMPLY WITH ICC/ANSI A117.1 2009 ACCESSIBILITY CODE AND 2010 ADA GUIDELINES

EXIT EXIT

FE

EXIT

H15

KEY CODE PLAN AND SUMMARY

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

N

VCT OR LVT FLOORING

RUBBER TRANSITION REDUCER STRIP, COLOR TO MATCH CARPET

CARPET TILE

CARPET

SILVER SCHLUTER-SCHIENE

EXISTING TILE

HYDROLIC CEMENT W/BOND COAT

SUBSTRATE

GRADUAL SLOPED TRANSITION

1/4" 12"

A1

SYMBOLS LEGEND

0 1 2 3 4

SCALE: NTS

A5

WALL TYPES

0 4' 8' 1'-4'

SCALE: 1 1/2" = 1'-0"

A9

DOOR & HARDWARE SCHEDULE

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14

SCALE: NTS

A15

DETAILS

FLOORING TRANSITIONS

0 2' 4' 8'

SCALE: 3" = 1'-0"

WARMAN ARCHITECTURE+DESIGN
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KATHLEEN ANN WARMAN - ARCHITECT
MO # A-5819

CONTENANT TITLE
TENANT DEVELOPMENT
1159 NE RICE ROAD
LEE'S SUMMIT, MISSOURI 64086

SYMBOLS LEGEND, CODE SUMMARY, WALL TYPE, DOOR INFORMATION, AND DETAILS

DESIGNER:
KCD-KANSAS CITY DESIGN GROUP, LLC
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REVISIONS

BY DATE SOURCE

DATE: JULY 13, 2021

DESIGNED BY: MSL

DRAWN BY: MSL

APPROVED BY: KW

SHEET NUMBER

G101

JOB NUMBER

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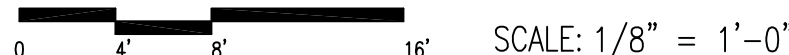
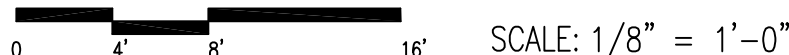
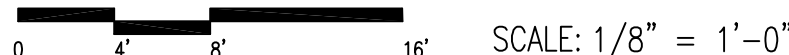
13. COORDINATE ALL DEMOLITION WITH NEW ARCHITECTURAL PLAN.

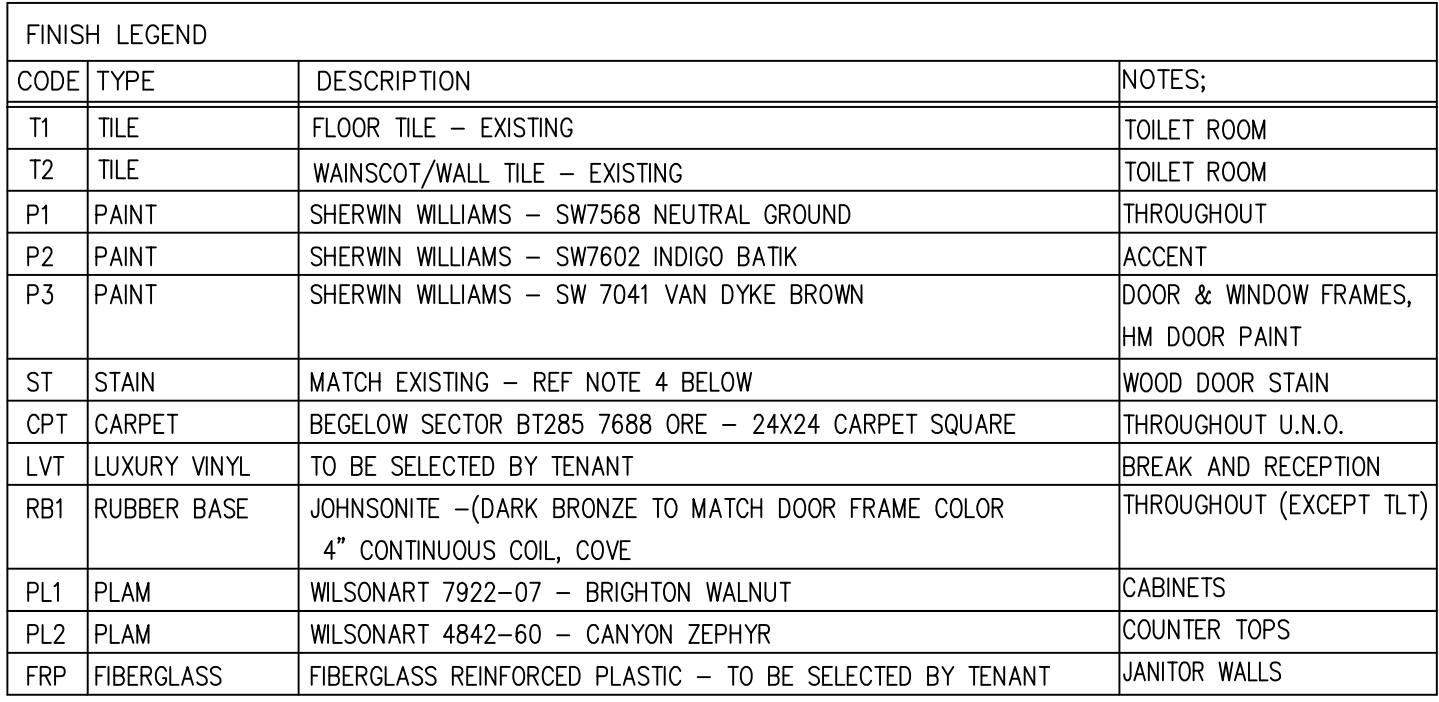
10. ATTIC STOCK: GENERAL CONTRACTOR TO PROVIDE TO TENANT ALL LEFT OVER FINISH MATERIALS. GENERAL CONTRACTOR IS ALSO REQUIRED TO PROVIDE THE FOLLOWING IF USED ON THE PROJECT:
*ONE PARTIAL BOX OF EACH TYPE OF ALL FLOORING, LVT, CERAMIC, GLASS OR STONE TILE USED. *ONE GALLON OF EACH PAINT USED.

12 PROVIDE NEW POWER AND DATA J-BOX FOR TENANT PROVIDED TELEVISION. VERIFY EXACT LOCATION AND MOUNTING HEIGHT REQUIREMENTS WITH TENANT.

3. THE GENERAL CONTRACTOR AND INDIVIDUAL SUBCONTRACTORS ARE RESPONSIBLE FOR THE APPROVAL, AND PERFORMANCE OF THE M.E.P. SYSTEMS AND DEVICES INCLUDING LIFE SAFETY. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES OF THE LOCAL JURISDICTION.

12 ABOVE CEILING, EXTEND DRYWALL TO STRUCTURE ABOVE ON TENANT SIDE ONLY (FRAMING IS EXISTING).





GENERAL FF&E NOTES:

1. FURNITURE, APPLIANCES AND EQUIPMENT ARE SHOWN FOR REFERENCE ONLY UNLESS NOTED OTHERWISE.
2. ALL WALLS TO BE PI THROUGHOUT U.O.
3. ANY DAMAGED AREAS OF EXISTING FLOORING TO BE PATCH/REPAIRED AS DIRECTED BY TENANT WITH MATERIAL SALVAGE DURING DEMOLITION

FINISHES, FURNITURE & EQUIPMENT KEY NOTES:

① PROVIDE BRUSHED SILVER SCHLUTER SCHIENE OR EQUAL (ALTERNATE TO BE APPROVED BY OWNER/ARCHITECT PRIOR TO ORDERING) AT CARPET TO EXISTING TILE TRANSITION. FLOAT SURFACES, AS REQUIRED, TO BE LEVEL WITH EACH OTHER.

② PROVIDE BUSHED SILVER SCHLUTER RENO OR EQUAL (ALTERNATE TO BE APPROVED BY OWNER/ARCHITECT PRIOR TO ORDERING) AT CARPET TO LVT TRANSITIONS.

