

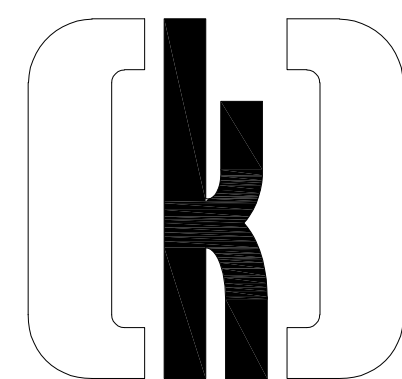
# CONTINENTAL TITLE TENANT DEVELOPMENT

## Construction Documents

Issued for Permit/Construction

July 13, 2021

1159 NE Rice Road  
Lee's Summit, Missouri 64086



5682-21

## Index Of Drawings

### ARCHITECTURAL

- |      |  |
|------|--|
| G100 | ARCHITECTURAL SPECIFICATIONS   |
| G101 | SYMBOLS LEGEND, CODE SUMMARY, WALL TYPE, DOOR INFORMATION, AND DETAILS |
| 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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KANSAS CITY, KS 66109  
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PRIMARY CONTACT FOR ALL QUESTIONS



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	DIVISION 1																			
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.																			
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.																			
P	3. Contractor shall provide all insurance and certificates of insurance as required by the Owner before commencing work.																			
	4. Contractor shall prior to commencement of the work, field verify all existing project conditions, including dimensions and utility locations.																			
N	5. Contractor shall verify and be responsible for all work and materials-including those furnished by sub-contractors.																			
	6. Written dimensions take precedence over scaled sizes. Do not scale drawings. Notify the Owner of any discrepancies prior to continuing the work.																			
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.																			
	8. Contractor shall carefully study, coordinate, and compare the contract documents and shall at once report to the Owner any error, inconsistency or omission.																			
L	9. Documents provided by Warman Architecture & Design, Inc consist of "Architectural" sheets as noted on cover.																			
	10. Contractor is responsible for paying all fees and obtaining all permits required for construction and occupancy.																			
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.																			
	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.																			
J	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.																			
	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.																			
H	15. It is the intent of these documents and all subsequent construction to comply with The Americans with Disabilities Act.																			
	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.																			
G	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.																			
	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.																			
F	19. Contractors shall take all necessary precautions to ensure the safety of the occupants and worker at all times.																			
	20. Interior wall and ceiling finishes shall not exceed flame spread classifications of applicable codes.																			
E	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.																			
	22. Contractor to verify fire extinguisher requirements and locations with Fire Marshal and Owner.																			
D	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.																			
	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.																			
C	DIVISION 6																			
	ARCHITECTURAL WOODWORK																			
B	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.																			
	2. Any item not given a specific quality grade shall be Custom.																			
A	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.																			
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ARCHITECTURAL WOODWORK CONT.

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.

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.

6. Plastic laminate surfaced casework (except countertops) shall be vertical grade over 3/4" (MDF). Reference finish schedule for color.

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.

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.

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.

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.

11. Coordinate all millwork with Tenant equipment and appliances prior to final build-out.  
DIVISION 7

JOINT SEALERS

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.

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.

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.

DIVISION 8

DOORS/ FRAMES

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.

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

FINISH HARDWARE

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."

2. Submit complete finish hardware schedule, per DHI format, to Owner for review and approval.

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.

4. Follow the door hardware institute's recommendations for locations of Architectural hardware unless specifically indicated or required to comply with governing regulations.

5. Follow NFPA 101 for means of egress door requirements

6. Follow NFPA 80 for fire-rated door assemblies that are required to be listed or labeled.

DIVISION 9

CARPET

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.

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.

CARPET CONT.

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.

5. Use trowelable leveling and patching compounds, according to manufacturer's written instructions, to fill cracks, holes and depressions in substrates.

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.

7. Installation Method: Glue down "Full Spread": install tile with releasable adhesive.

8. Provide aluminum transition strips at all floor covering changes.

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

RESILIENT FLOORING AND ACCESSORIES

1. Submittals: Product Data and Samples

2. Provide Luxury Vinyl Tile and/or Vinyl Composite Tile per Finish Legend and Plans. Install per manufacturer's instructions.

3. Adhesives: Water-resistant type recommended by manufacturer to suit resilient products and substrate conditions indicated.

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.

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.

6. Provide appropriate aluminum transition strips at all floor covering changes.

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.

8. Installation of Wall Base: adhesively install resilient wall base and accessories using maximum lengths possible.

9. Provide Extra Materials: Deliver to Owner 1 box of each type and color of floor tile installed.

10. Provide Extra Materials: Deliver to Owner at least 20 linear feet of each type of color of resilient wall base to be installed.

FIBER REINFORCED POLYMER PANELS

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.

2. Installation per manufacturer's instructions.

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.

Resins: Base Resin is to be a Thixotropic Thermoset Polyester Resin. Formulation will include hydrated fillers to meet the Class I fire-rating.

4. Finish: . Surface texture/Exposed side: Smooth

5. Sealing and Caulking shall conform to requirements of Caulking and Sealing Section 07900

ACOUSTICAL PANEL CEILINGS

1. Surface-Burning Characteristics of Panels: ASTM E 1264, Class A materials, tested per ASTM E 84

GYPSUM BOARD ASSEMBLIES

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.

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.

a. Corners - Outside USG Durabead, or Gold Bond Standard Corner, Inside: taped.

b. Edges at ceilings, mullions, building expansion joints, and juncture with other materials, and other surfaces USG 200 series Casing.

3. All other materials, not specifically described, but required for a complete and proper installation or gypsum drywall, shall be provided.

4. Provide sound attenuation blankets, Type 1 (without membrane facing) where indicated.

5. Frame door openings to comply with GA-600.

6. Provide expansion joints at 30' max intervals with locations approved by the Architect. Expansion joints shall be details per USG standards.

PAINTING/STAINING

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.

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.

3. Seal tops and bottoms of all wood doors.

4. Tint undercoats to match finish coats.

5. Paints, stains and varnishes shall not be applied at temperatures below 45 degrees F. or humidity above 75%.

6. Damaged areas, dents, cracks, holes and/or other irregularities shall be repaired and repainted to match finish in their entirety, including adjoining surfaces.

7. Allow paints to dry 24 hours, enamels and varnishes 48 hours between coats unless otherwise specified by manufacturer.

8. Sand between coats with 180-220 alum. oxide or equiv. garnet paper and dust prior to applying succeeding coats.

9. Apply paste wood filler (P&L Paste Filler Natural, mixed 2:1 with stain) to open grained woods as directed by manufacturer.

10. Fill nail holes to matching finish.

11. Paint products indicated in the finish schedule are based on Sherwin Williams as a quality standard. Refer to finish material list for actual products.

PAINTED WOOD - one coat each: Interior Trim Primer, Latex Enamel Eggshell Undercoating, Latex Enamel Eggshell.

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.

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

FERROUS METAL- Primer Alkyd based: Kem Kromik Universal Metal Primer  
Finish Coat: Promar 200 Alkyd Semi-Gloss

DIVISION 10 - SPECIALTIES

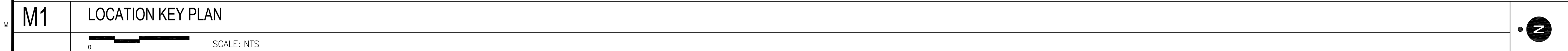
FIRE EXTINGUISHER AND CABINETS:

1. Portable fire extinguisher to be multi-purpose dry-chemical type, UL-Rated.  
2. Cabinets, trim, and door style to match building standard.  
3. Semi-recessed.

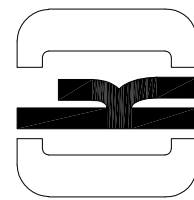
EXIT SIGNAGE:

1. Signage to be applicable to current building code  
2. Color to match current building









KATHLEEN ANN WARMAN - ARCHITECT  
MO # A-5819

CONTENANTAL TITLE TENANT DEVELOPMENT	DEMOLITION PLAN, ARCHITECTURAL PLAN, REFLECTED CEILING PLAN AND NOTES
1159 NE RICE ROAD LEES SUMMIT, MISSOURI 64086	

DESIGNER:  
KCD-KANSAS CITY DESIGN  
GROUP, LLC  
4006 N 126TH STREET  
KANSAS CITY, KS 66109  
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[illegible]

DATE:	JULY 13, 202
DESIGNED BY:	MS
DRAWN BY:	MS
APPROVED BY:	KW

SHEET NUMBER

# A100

JOB NUMBER

JOB NUMBER  
**5682-21**

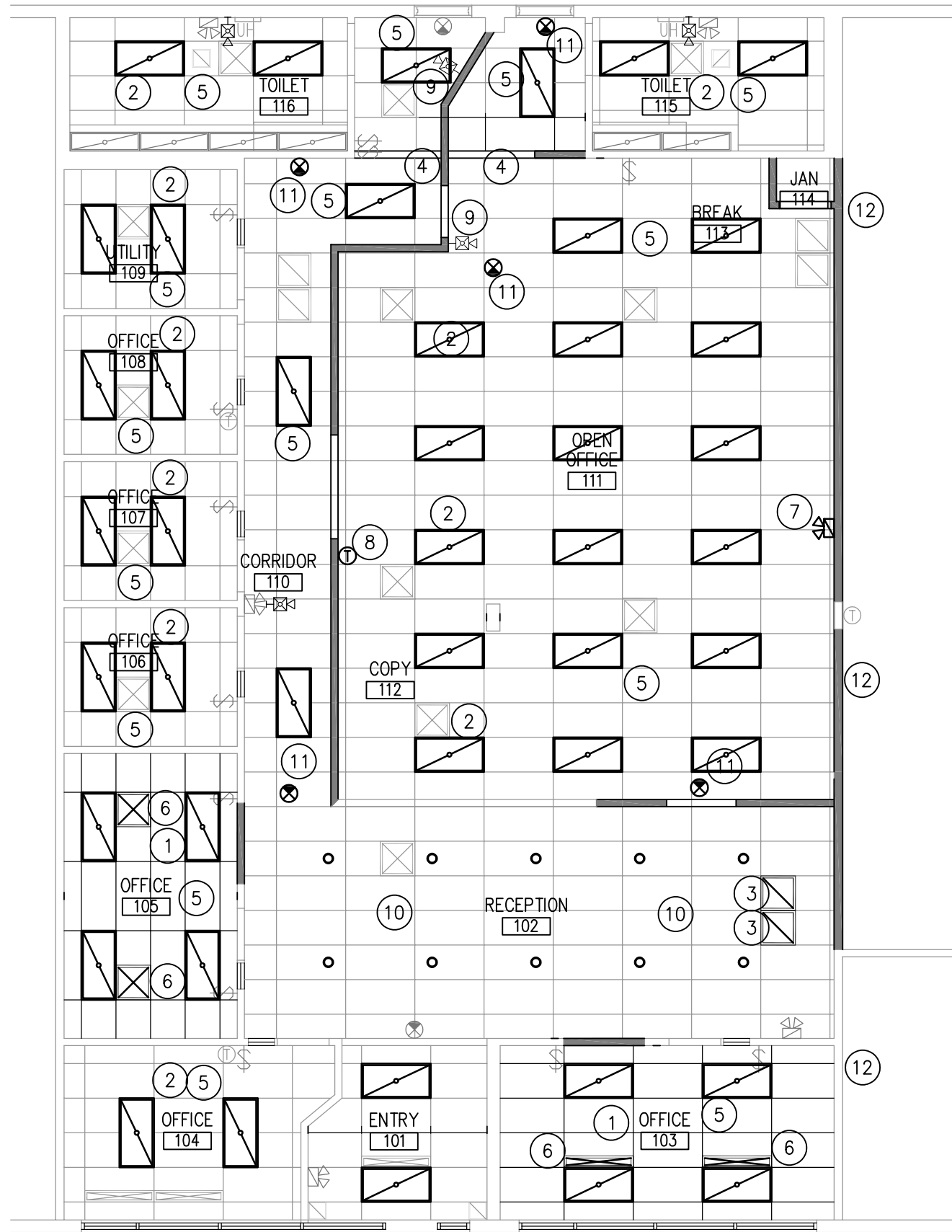
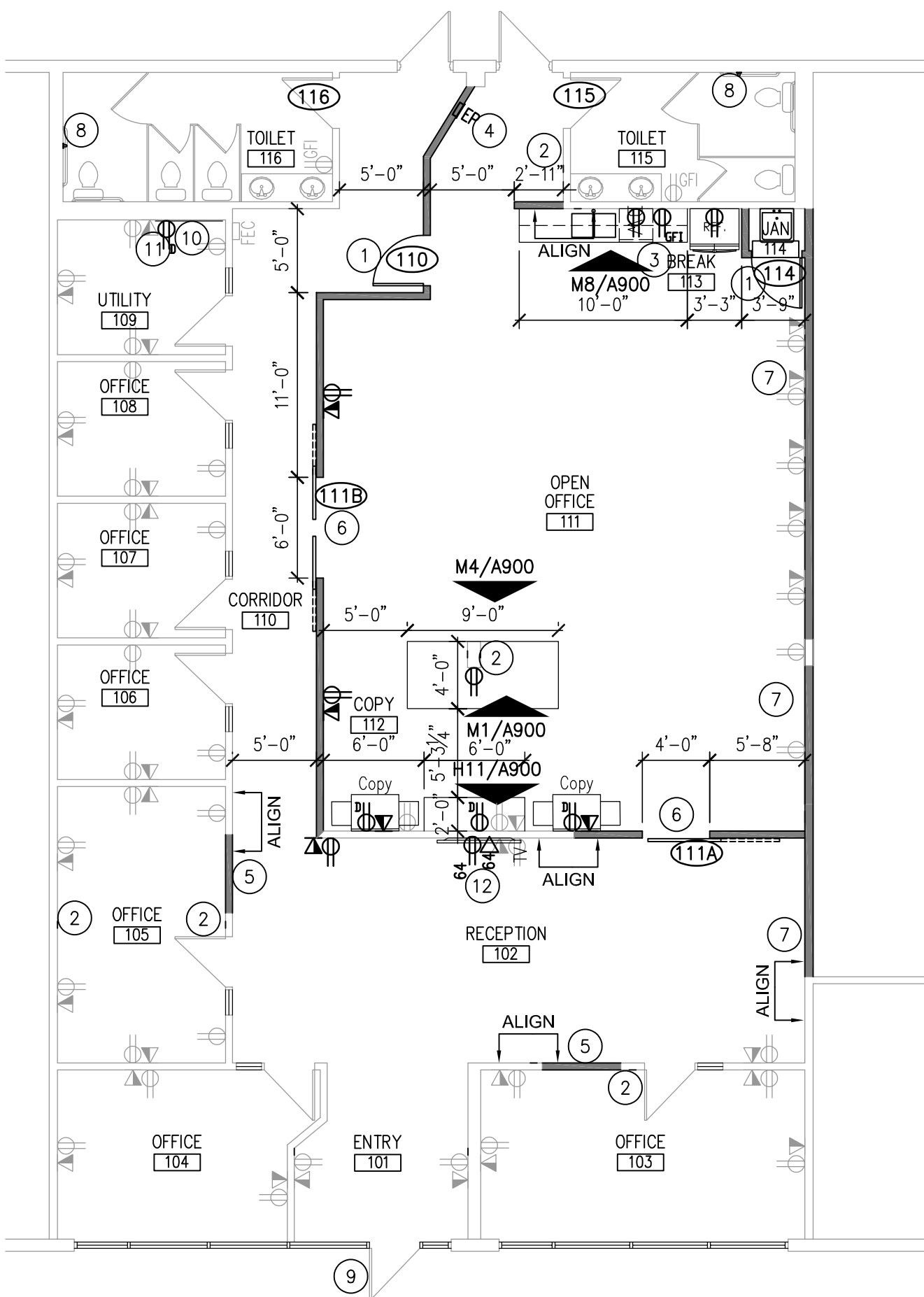
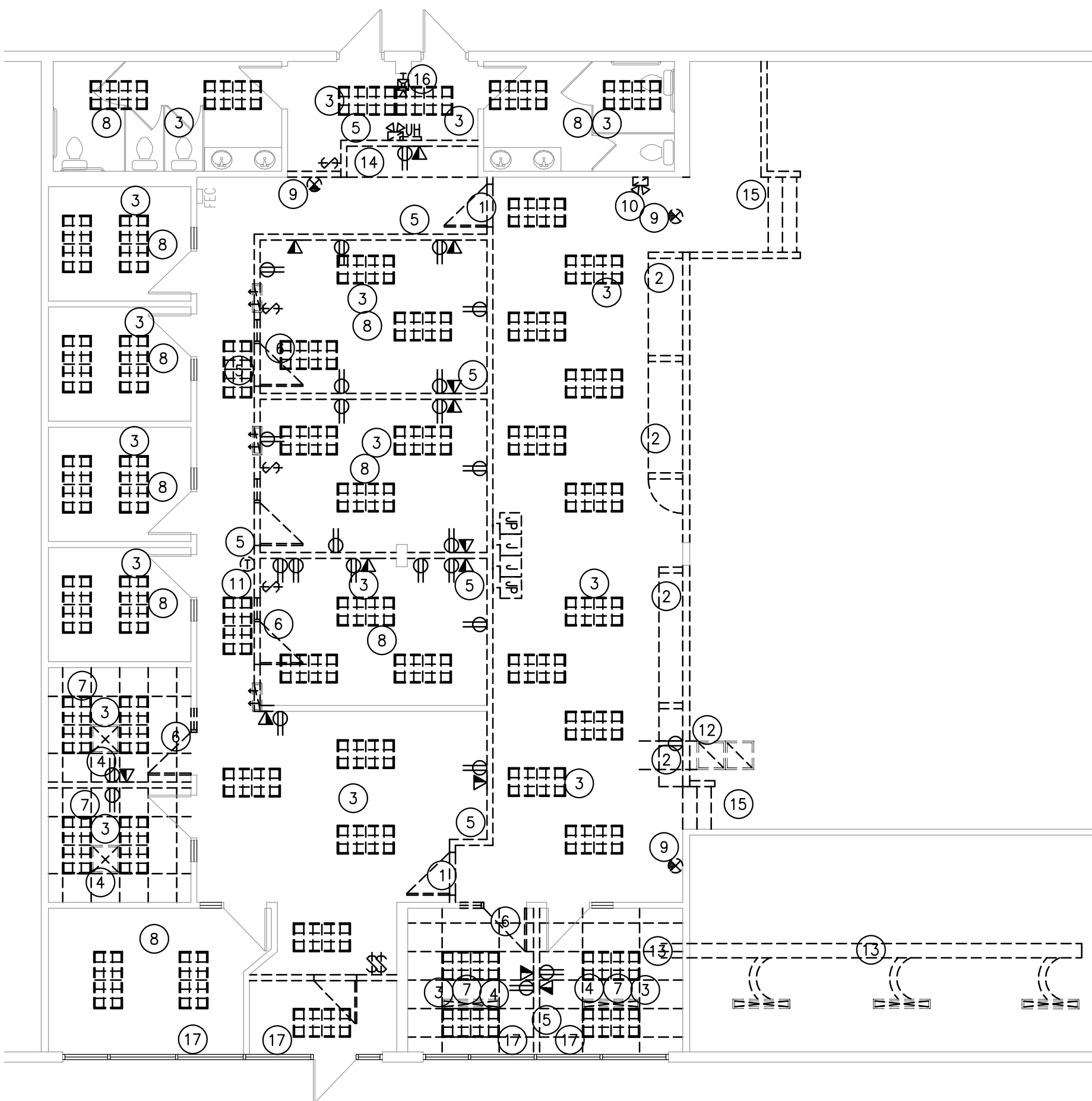
13. COORDINATE ALL DEMOLITION WITH NEW ARCHITECTURAL PLAN.

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.

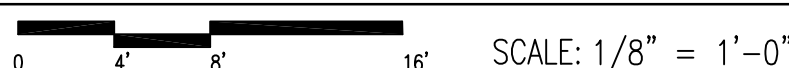
3. THE GENERAL CONTRACTOR AND INDIVIDUAL SUBCONTRACTORS ARE RESPONSIBLE FOR THE APPROVAL, AND PERFORMANCE OF THE M.E.P. SYSTEMS AND DEVICES INCLUDING LIFE SAFETY. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES OF THE LOCAL JURISDICTION.

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



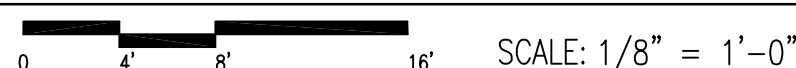
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DEMOLITION PLAN &amp; NOTES



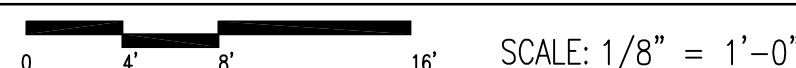
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ARCHITECTURE PLAN &amp; NOTES



A14

REFLECTED CEILING PLAN &amp; NOTES

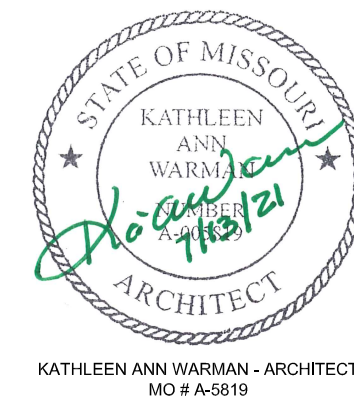
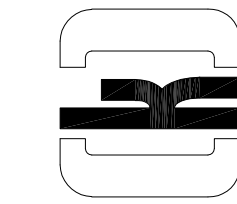
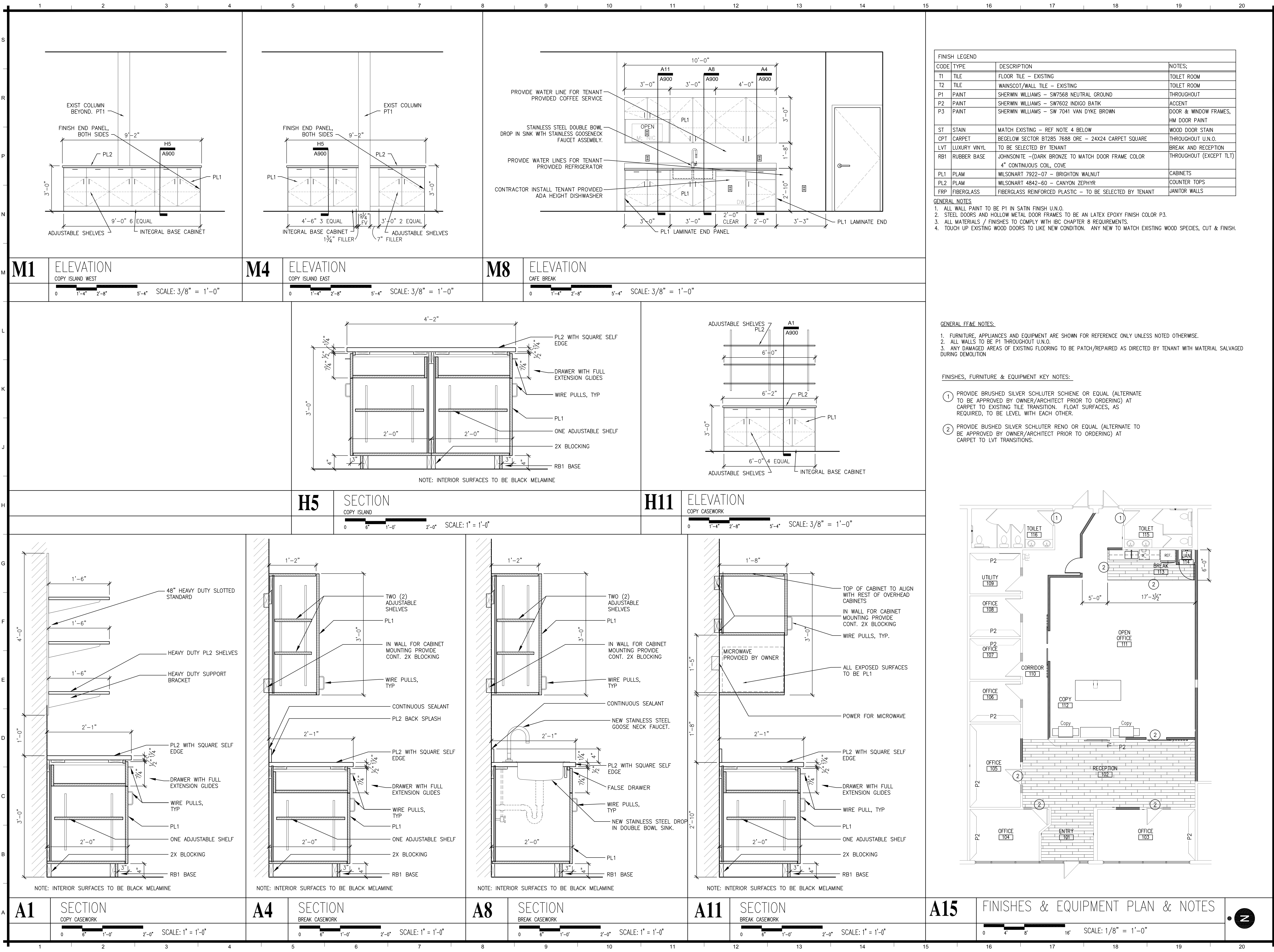


# A100

JOB NUMBER

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REVISIONS		SOURCE
#	BY	DATE

DATE: JULY 13, 2021  
DESIGNED BY: MSL  
DRAWN BY: MSL  
APPROVED BY: KW