# vanguard
*villas*

# Lee's Summit, Missouri

**PROJECT NO.: 20-078**

**ISSUE DATE: 11.12.2021 ADDENDUM 1**

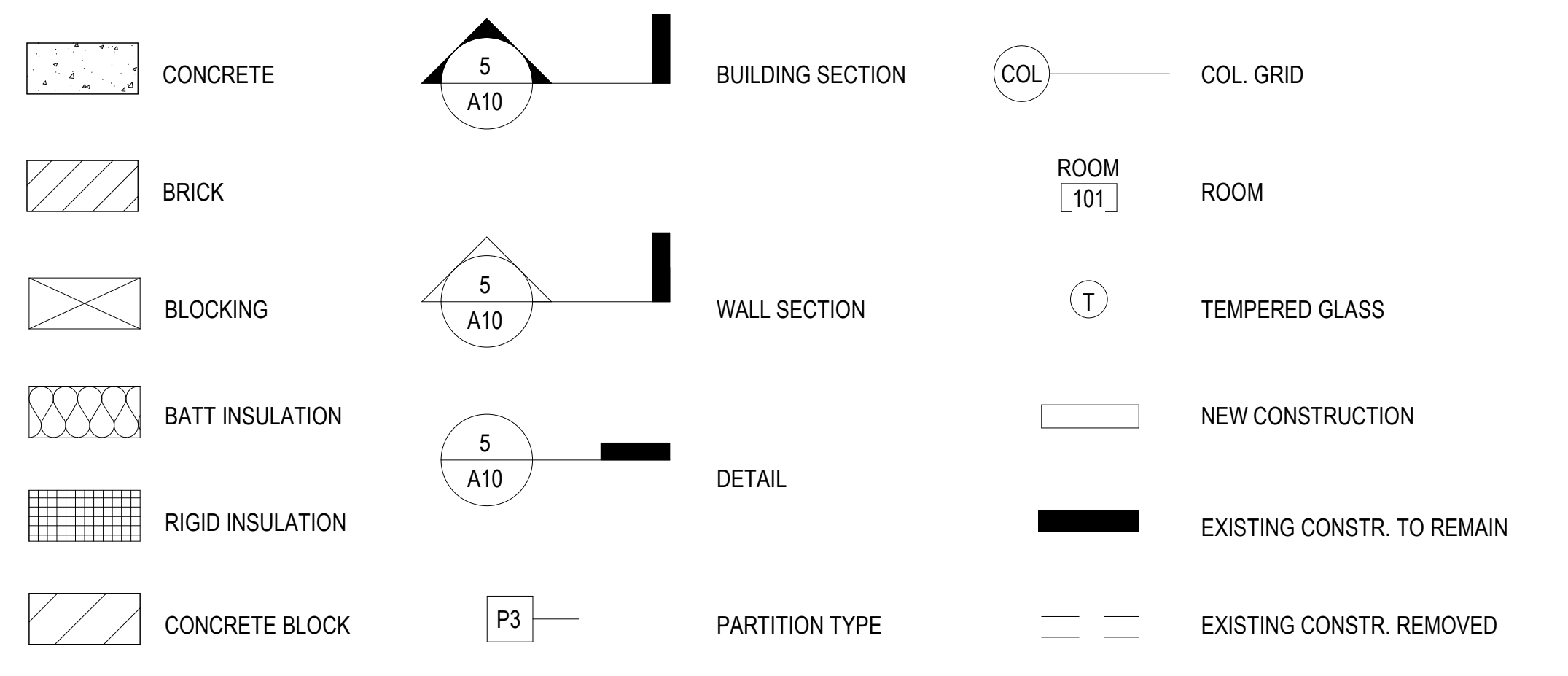
## GENERAL NOTES

1. AIA DOCUMENT A-201 , GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, CURRENT EDITION, AND SPECIAL CONDITIONS AS NOTED IN THE PROJECT MANUAL, SHALL GOVERN THE WORK.
2. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY EXISTING FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
3. GENERAL CONTRACTOR SHALL CROSS-REFERENCE THE VARIOUS DISCIPLINES' PLANS HEREIN AND REVIEWED SHOP DRAWINGS PRIOR TO STARTING CONSTRUCTION PHASE OF CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
4. ONLY CONTRACT DOCUMENTS APPROVED FOR CONSTRUCTION AND REVIEWED SHOP DRAWINGS SHALL BE USED FOR CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF SAID DOCUMENTS AND UPDATES TO THE FIELD FOR CONSTRUCTION.
5. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE SUBCONTRACTOR WORK WITH THESE PROJECT DOCUMENTS.
6. DIMENSIONS TO THE EXTERIOR OF THE BUILDING ARE TO THE EXTERIOR OF FOUNDATION/MASONRY UNLESS NOTED OTHERWISE.
7. DO NOT SCALE DRAWINGS.
8. THE WORD 'ALIGN' AS USED IN THESE DOCUMENTS SHALL SUPERSEDE DIMENSIONAL INFORMATION.
9. NO PRODUCTS CONTAINING ASBESTOS SHALL BE INSTALLED IN OR USED DURING THE CONSTRUCTION OF THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CERTIFY TO THE OWNER THAT THIS REQUIREMENT HAS BEEN COMPLIED WITH.
10. ALL HVAC EQUIPMENT AND DUCTWORK SHALL COMPLY WITH THE CURRENT APPLICABLE MECHANICAL CODE AND INSTALLED PER SMACNA RECOMMENDATIONS.
11. CODE COMPLIANCE - THE WORK SHALL BE GOVERNED BY ALL CURRENT APPLICABLE LOCAL, CITY, STATE AND NATIONAL CODES AND LAWS. THESE AUTHORITIES INCLUDE, BUT ARE NOT LIMITED TO THE INTERNATIONAL BUILDING CODE, NATIONAL ELECTRIC CODE, NATIONAL FIRE PROTECTION ASSOCIATION OR ANY OTHER AUTHORITY OR BODY HAVING JURISDICTION OVER WORK. THE SITE, PARKING LOT, AND BUILDING SHALL COMPLY WITH THE ADA (AMERICANS WITH DISABILITIES ACT) REGULATIONS. NOTIFY ARCHITECT OF ANY REQUIRED CHANGES TO COMPLY WITH ADA.
12. REFERENCE CIVIL DRAWINGS FOR SITE WORK, INCLUDING THE BUILDING LOCATION ON THE SITE.

## ABBREVIATIONS

| | |
|---|---|
| ABV | ABOVE |
| AFF | ABOVE FINISH FLOOR |
| ACT | ACOUSTICAL |
| ALUM | ALUMINUM |
| & | AND |
| @ | AT |
| BLK | BLOCK |
| BD | BOARD |
| BO | BOTTOM OF |
| CLG | CEILING |
| ℄ | CENTER LINE |
| CT | CERAMIC TILE |
| CLR | CLEAR |
| CONC | CONCRETE |
| CMU | CONC. MASONRY UNIT |
| CONT | CONTINOUS |
| CONTR | CONTRACTOR |
| CFCI | CONTRACTOR FURNISHED CONTRACTOR INSTALLED |
| CJ | CONTROL JOINT |
| CG | CORNER GUARD |
| DTL | DETAIL |
| DIA | DIAMETER |
| DR | DOOR |
| DS | DOWNSPOUT |
| DWG | DRAWING |
| EOS | EDGE OF SLAB |
| ELEC | ELECTRICAL |
| ELEV | ELEVATION |
| EQ | EQUAL |
| EQUIP | EQUIPMENT |
| EXIST | EXISTING |
| EJ | EXPANSION JOINT |
| FT | FEET |
| FG | FINISH GRADE |
| FF | FINISH FLOOR |
| FR | FIRE RETARDANT |
| FL | FLOOR |
| GC | GENERAL CONTR. |
| GYP | GYPSUM |
| HDWD | HARDWOOD |
| HDPB | HIGH DENSITY PARTICLE BOARD |
| HT | HEIGHT |
| HR | HOUR |
| INSUL | INSULATION |
| JT | JOINT |
| LAV | LAVATORY |
| MO | MASONRY OPENING |
| MSRY | MASONRY |
| MDF | MEDIUM DENSITY FIBERBOARD |
| MECH | MECHANICAL |
| MTL | METAL |
| NIC | NOT IN CONTRACT |
| NTS | NOT TO SCALE |
| OFCI | OWNER FURNISHED CONTRACTOR INSTALLED |
| OFOI | OWNER FURNISHED OWNER INSTALLED |
| OC | ON CENTER |
| OPNG | OPENING |
| PTD | PAINTED |
| PLAM | PLASTIC LAMINATE |
| PLYWD | PLYWOOD |
| PT | PRESSURE TREATED |
| RAD | RADIUS |
| RE: | REFERENCE |
| REINF | REINFORCING |
| RCP | REFLECTED CEILING PLAN |
| REQ'D | REQUIRED |
| RD | ROOF DRAIN |
| RM | ROOM |
| RO | ROUGH OPENING |
| SCHED | SCHEDULE |
| SECT | SECTION |
| SHT | SHEET |
| SIM | SIMILAR |
| SC | SOLID CORE |
| SPEC | SPECIFICATION |
| SQ | SQUARE |
| SF | SQUARE FOOT |
| SS | STAINLESS STEEL |
| STD | STANDARD |
| STL | STEEL |
| STRUCT | STRUCTURAL |
| SUSP | SUSPENDED |
| TEL | TELEPHONE |
| THK | THICK |
| TO | TOP OF |
| T&G | TONGUE & GROOVE |
| TYP | TYPICAL |
| UNF | UNFINISHED |
| UNO | UNLESS NOTED OTHERWISE |
| VERT | VERTICAL |
| VEST | VESTIBULE |
| WP | WATERPROOF |
| WT | WEIGHT |
| W/ | WITH |
| W/O | WITH OUT |
| WD | WOOD |

## SYMBOLS



## PROJECT DIRECTORY

**Client**
**CLIENT NAME**
TEGETHOFF DEVELOPMENT
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**General Contractor**
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Contact: RICH BEARDMORE

## PROJECT SUMMARY

***FOR COMPLETE CODE ANALYSIS SEE LIFE SAFETY PLAN SHEET AXXX - AXXX**

| | |
|---|---|
| **PROJECT NAME:** | Vanguard Villas |
| **PROJECT ADDRESS:** | Lee's Summit, Missouri |
| **PROJECT DESCRIPTION:** | SINGLE FAMILY TOWNHOMES |
| **BUILDING CODES:** | 2018 International Residential Code △1<br>2017 National Electric Code<br>2018 International Mechanical Code<br>2018 International Plumbing Code<br>2018 International Fire Code<br>2018 International Energy Conservation Code<br>ACCESSIBILITY<br>2010 ADA Guidelines & 2009 ICC/ANSI A117.1 & FAIR HOUSING ACT |
| **OCCUPANCY TYPE / USE GROUP:** | R-2 |

## LOCATION MAP

11.12.2021

| | |
|---|---|
| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| PLUMBING ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| ELECTRICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |

Tegethoff
DEVELOPMENT

# Vanguard Villas
Lee's Summit, Missouri

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www.triarchitects.com

**DATE:** 9.2.2021

**REVISIONS** △#

| | | |
|---|---|---|
| | 100% BID/PERMIT PACKAGE | 9.2.2021 |
| 1 | PERMIT COMMENTS | 9.24.2021 |
| 2 | ADDENDUM 1 | 11.12.2021 |

**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

**SHEET NO.**

# A000

**COVER SHEET**

# DRAWING INDEX

● = REVISED SHEET
○ = REISSUED SHEET/NO REVISION
X = ISSUED AS 8.5x11

| | **ARCHITECTURAL** | 100% BID/PERMIT PACKAGE 9.2.2021 | PERMIT COMMENTS 9.24.2021 | ADDENDUM 1 11.12.2021 |
|---|---|---|---|---|
| A000 | COVER SHEET | ● | ○ | ○ |
| A001 | SHEET INDEX | ● | ● | ● |
| A002 | ACCESSIBILITY REQUIREMENTS -TYPE B UNITS | ● | | |
| A003 | SOUND TRANSMISSION ASSEMBLIES | ● | | |
| A010 | LIFE SAFETY PLANS | ● | | |
| A011 | LIFE SAFETY PLANS | | | ● |
| A012 | LIFE SAFETY PLANS | | | ● |
| A013 | LIFE SAFETY PLANS | | | ● |
| A030 | PARTITION TYPES | ● | | ● |
| A031 | FLOORING ASSEMBLIES | ● | | ● |
| A040 | DOOR SCHEDULE & TYPICAL DETAILS | ● | ● | |
| A050 | WINDOW & STOREFRONT SCHEDULE & TYPICAL DETAILS | ● | ● | |
| A100 | OVERALL FLOOR PLAN | ● | | ● |
| A101 | GROUP 1 PLANS | ● | | |
| A102 | GROUP 2 PLANS | ● | | |
| A103 | GROUP 3 PLANS | ● | | |
| A104 | GROUP 4 PLANS | | | ● |
| A105 | GROUP 5 PLANS | | | ● |
| A106 | GROUP 6 PLANS | | | ● |
| A107 | GROUP 7 PLANS | | | ● |
| A108 | GROUP 8 PLANS | | | ● |
| A109A | GROUP 9 PLANS | | | ● |
| A109B | GROUP 9 PLANS | | | ● |
| A110A | GROUP 10 PLANS | | | ● |
| A110B | GROUP 10 PLANS | | | ● |
| A111 | GROUP 11 PLANS | | | ● |
| A112 | GROUP 12 PLANS | | | ● |
| A113 | GROUP 13 PLANS | | | ● |
| A114 | GROUP 14 PLANS | | | ● |
| A201 | GROUP 1 EXTERIOR ELEVATIONS | ● | ● | ● |
| A202 | GROUP 2 EXTERIOR ELEVATIONS | ● | ● | ● |
| A203 | GROUP 3 EXTERIOR ELEVATIONS | ● | ● | ● |
| A204 | GROUP 4 EXTERIOR ELEVATIONS | | | ● |
| A205 | GROUP 5 EXTERIOR ELEVATIONS | | | ● |
| A206 | GROUP 6 EXTERIOR ELEVATIONS | | | ● |
| A207 | GROUP 7 EXTERIOR ELEVATIONS | | | ● |
| A208 | GROUP 8 EXTERIOR ELEVATIONS | | | ● |
| A209 | GROUP 9 OVERALL EXTERIOR ELEVATIONS | | | ● |
| A209B | GROUP 9 ENLARGED ELEVATIONS | | | ● |
| A210 | GROUP 10 OVERALL EXTERIOR ELEVATIONS | | | ● |
| A210B | GROUP 10 ENLARGED ELEVATIONS | | | ● |
| A211 | GROUP 11 EXTERIOR ELEVATIONS | | | ● |
| A212 | GROUP 12 EXTERIOR ELEVATIONS | | | ● |
| A213 | GROUP 13 EXTERIOR ELEVATIONS | | | ● |
| A214 | GROUP 14 EXTERIOR ELEVATIONS | | | ● |
| A301 | GROUP 1 BUILDING SECTIONS | ● | | |
| A302 | GROUP 2 BUILDING SECTIONS | ● | | |
| A303 | GROUP 3 BUILDING SECTIONS | ● | | |
| A304 | GROUPS 4-7 BUILDING SECTIONS | | | ● |
| A305 | GROUPS 8-11 BUILDING SECTIONS | | | ● |
| A306 | GROUPS 12-14 BUILDING SECTIONS | | | ● |
| A310 | WALL SECTIONS | ● | | |
| A311 | WALL SECTIONS | ● | | |
| A312 | WALL SECTIONS | ● | ● | |
| A350 | WALL SECTION DETAILS | ● | | |
| A351 | WALL SECTION & ROOF DETAILS | ● | | |
| A360 | BALCONY DETAILS | ● | | |
| A365 | CANOPY DETAILS | ● | | |
| A370 | PLAN DETAILS | ● | | |
| A400 | UNIT PLANS | ● | ● | |
| A401 | UNIT PLANS | ● | | |
| A402 | UNIT ELEVATIONS | ● | | |
| A420 | UNIT DETAILS | ● | | |
| A421 | UNIT DETAILS | ● | | |
| A500 | STAIR DETAILS | ● | ● | |
| A700 | FINISH SCHEDULE | ● | | |

| | **STRUCTURAL** | 100% BID/PERMIT PACKAGE 9.2.2021 | PERMIT COMMENTS 9.24.2021 | ADDENDUM 1 11.12.2021 |
|---|---|---|---|---|
| S001 | GENERAL NOTES | ● | ● | |
| S002 | TYPICAL WOOD GRAVITY SCHEDULES & DETAILS | ● | | |
| S003 | TYPICAL WOOD LATERAL SCHEDULES & DETAILS | ● | | |
| S004 | TYPICAL WOOD DETAILS | ● | | |
| S005 | TYPICAL WOOD DETAILS | ● | | |
| S101 | GROUP 1 PLANS | ● | ● | ● |
| S102 | GROUP 2 PLANS | ● | ● | ● |
| S103 | GROUP 3 PLANS | ● | ● | ● |
| S104 | GROUP 4 PLANS | | | ● |
| S105 | GROUP 5 PLANS | | | ● |
| S106 | GROUP 6 PLANS | | | ● |
| S107 | GROUP 7 PLANS | | | ● |
| S108 | GROUP 8 PLANS | | | ● |
| S109A | GROUP 9 PLANS | | | ● |
| S109B | GROUP 9 PLANS | | | ● |
| S110A | GROUP 10 PLANS | | | ● |
| S110B | GROUP 10 PLANS | | | ● |
| S111 | GROUP 11 PLANS | | | ● |
| S112 | GROUP 12 PLANS | | | ● |
| S113 | GROUP 13 PLANS | | | ● |
| S114 | GROUP 14 PLANS | | | ● |
| S200 | FOUNDATION SECTIONS | ● | | |
| S201 | FOUNDATION SECTIONS | ● | | ● |
| S330 | WOOD FLOOR FRAMING SECTIONS | ● | | |
| S331 | WOOD FLOOR FRAMING SECTIONS | ● | | ● |
| S340 | WOOD ROOF FRAMING SECTIONS | ● | | |
| S341 | WOOD ROOF FRAMING SECTIONS | ● | ● | |

| | **MECHANICAL** | 100% BID/PERMIT PACKAGE 9.2.2021 | PERMIT COMMENTS 9.24.2021 | ADDENDUM 1 11.12.2021 |
|---|---|---|---|---|
| ME001 | SITE PLAN - MECHANICAL | ● | | |
| ME002 | SITE PLAN - MECHANICAL | | | ● |
| M101 | TYPICAL UNIT PLAN - MECHANICAL | ● | ● | |
| MP101 | MECHANICAL DETAILS | ● | ● | |
| MP102 | MECHANICAL SCHEDULES | ● | | |

| | **ELECTRICAL** | 100% BID/PERMIT PACKAGE 9.2.2021 | PERMIT COMMENTS 9.24.2021 | ADDENDUM 1 11.12.2021 |
|---|---|---|---|---|
| E101 | TYPICAL UNIT PLAN - ELECTRICAL | ● | ● | |
| E201 | ELECTRICAL DETAILS AND SCHEDULES | ● | ● | |

| | **PLUMBING** | 100% BID/PERMIT PACKAGE 9.2.2021 | PERMIT COMMENTS 9.24.2021 | ADDENDUM 1 11.12.2021 |
|---|---|---|---|---|
| P101 | TYPICAL UNIT PLAN - PLUMBING | ● | ● | |

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NUMBER A-2001010143
11.12.2021

| | |
|---|---|
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| CIVIL ENGINEER | SM ENGINEERING |
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**REVISIONS** #

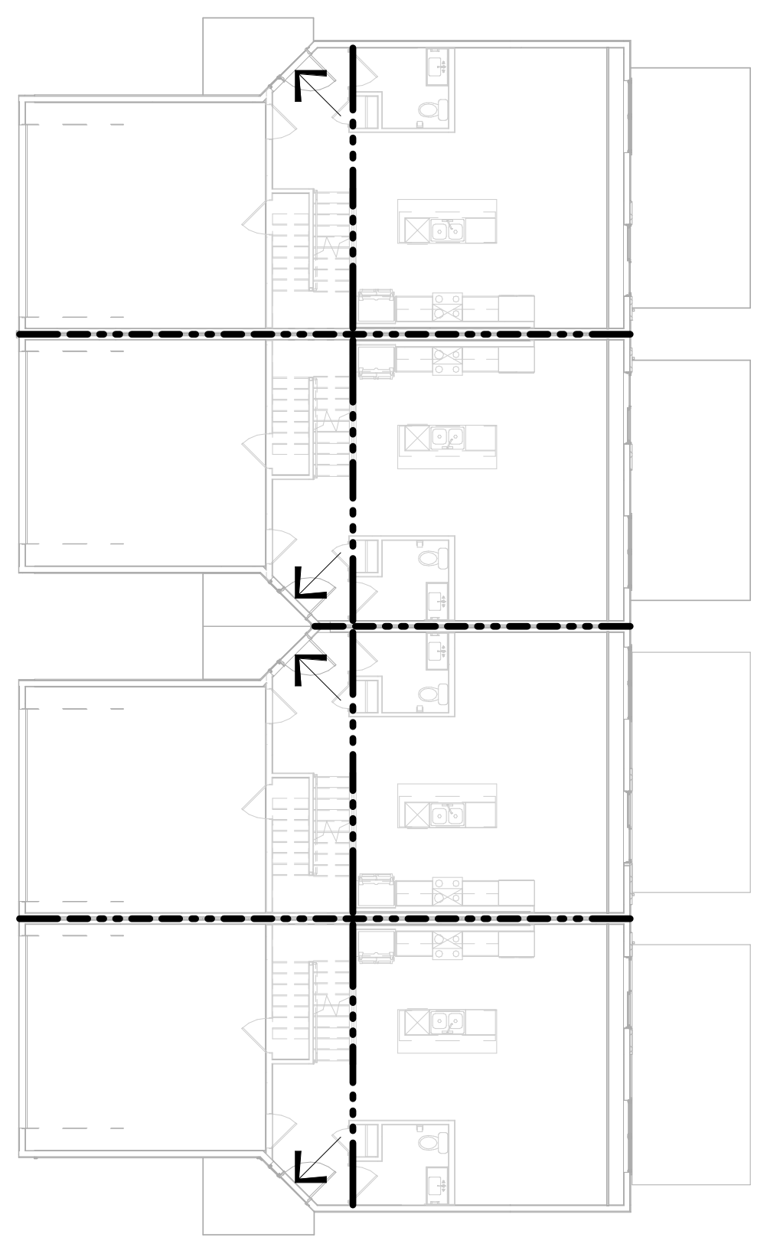
**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

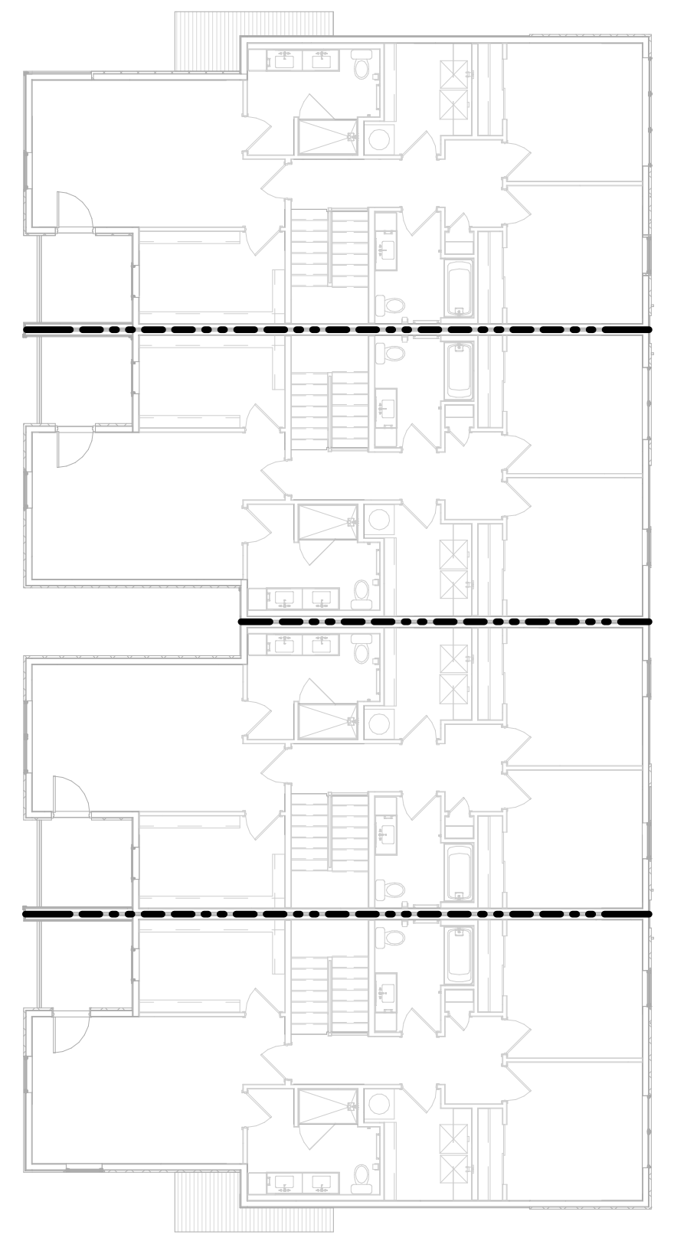
**SHEET NO.**

A001

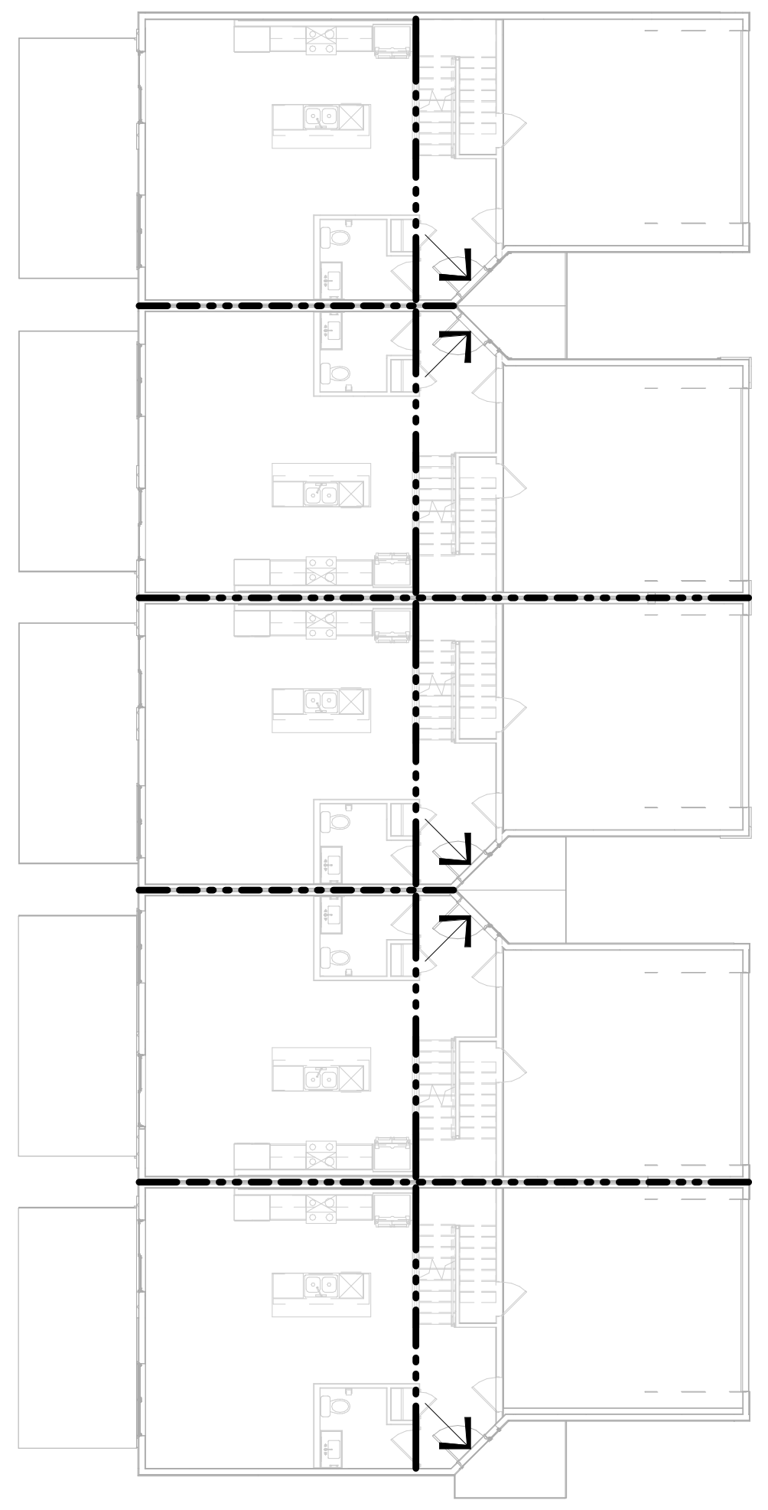
**SHEET INDEX**



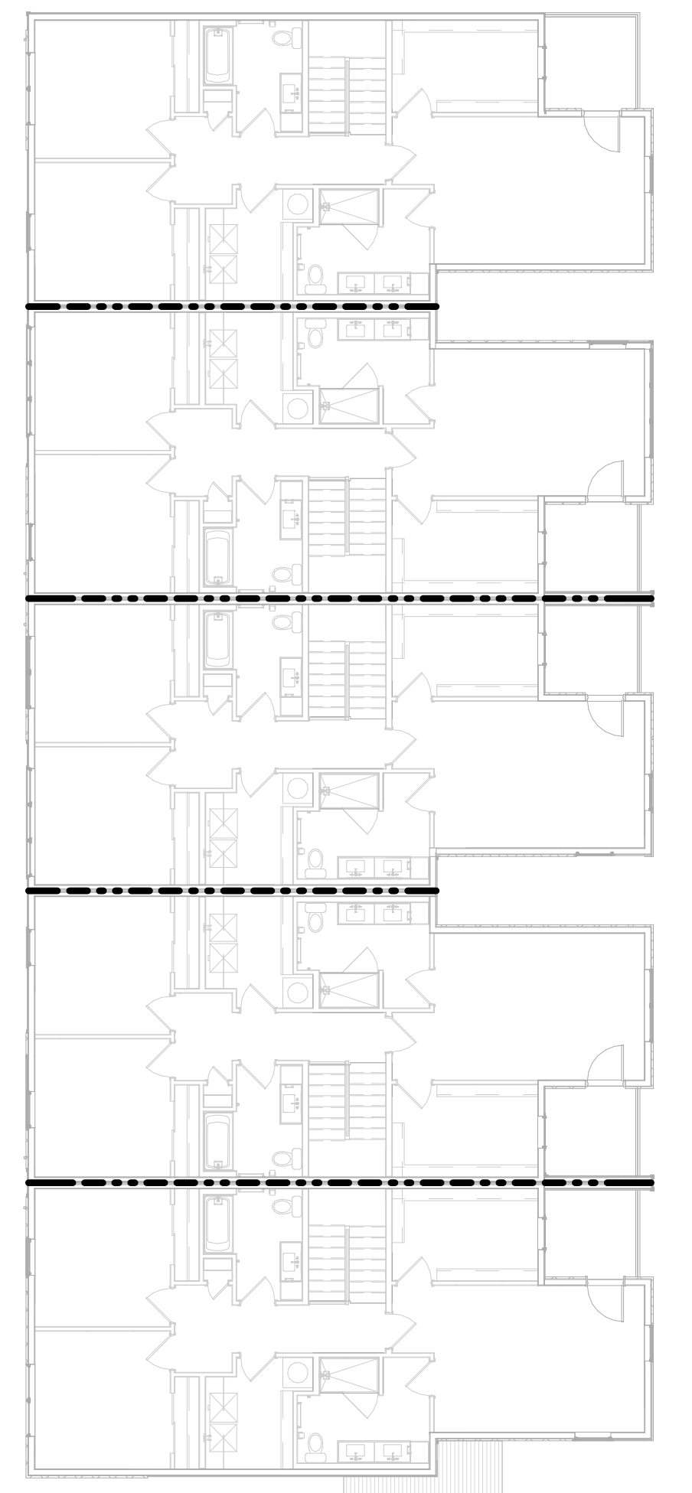
① **GROUP 4 - FIRST FLOOR PLAN LIFE SAFETY PLAN**
SCALE: 1/16" = 1'-0"



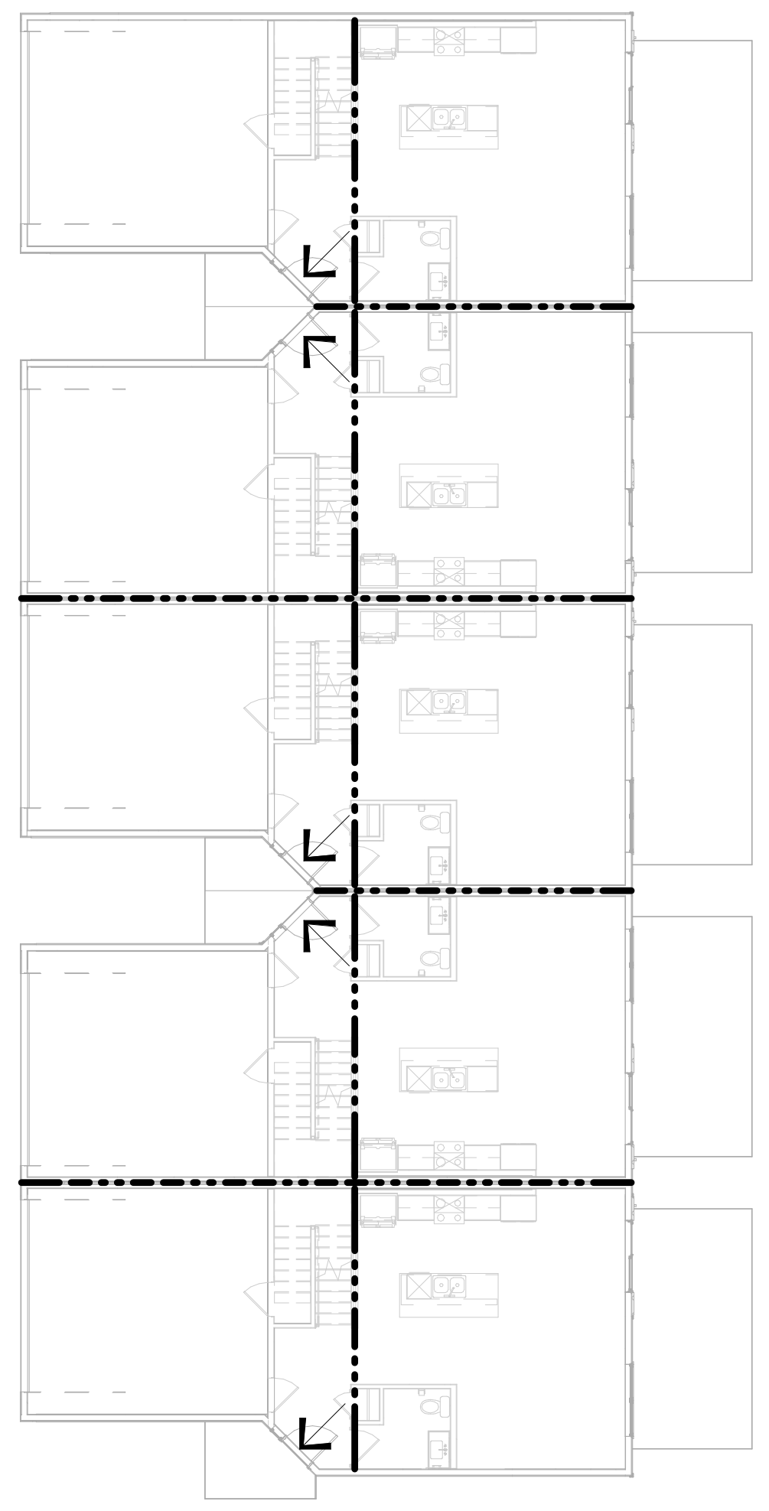
⑤ **GROUP 4 - SECOND FLOOR PLAN LIFE SAFETY PLAN**
SCALE: 1/16" = 1'-0"



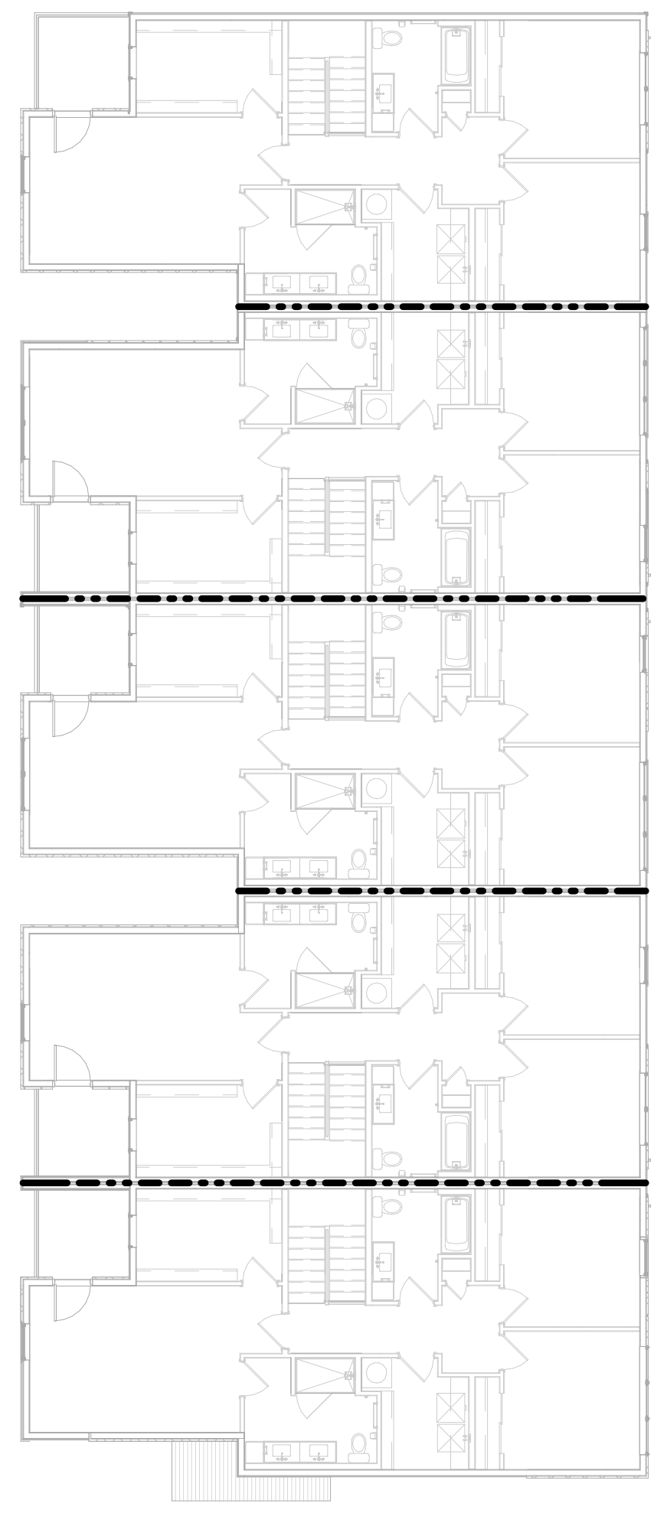
⑨ **GROUP 5 - FIRST FLOOR PLAN LIFE SAFETY PLAN**
SCALE: 1/16" = 1'-0"



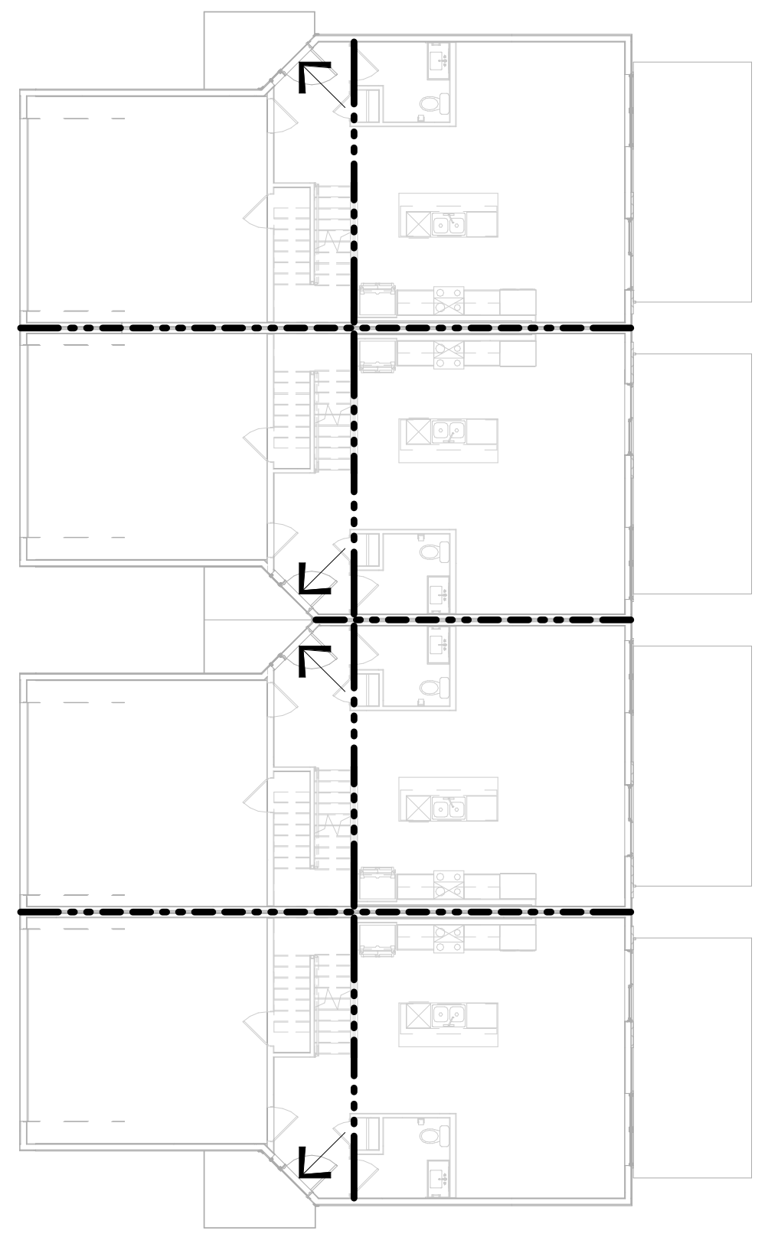
⑬ **GROUP 5 - SECOND FLOOR PLAN LIFE SAFETY PLAN**
SCALE: 1/16" = 1'-0"



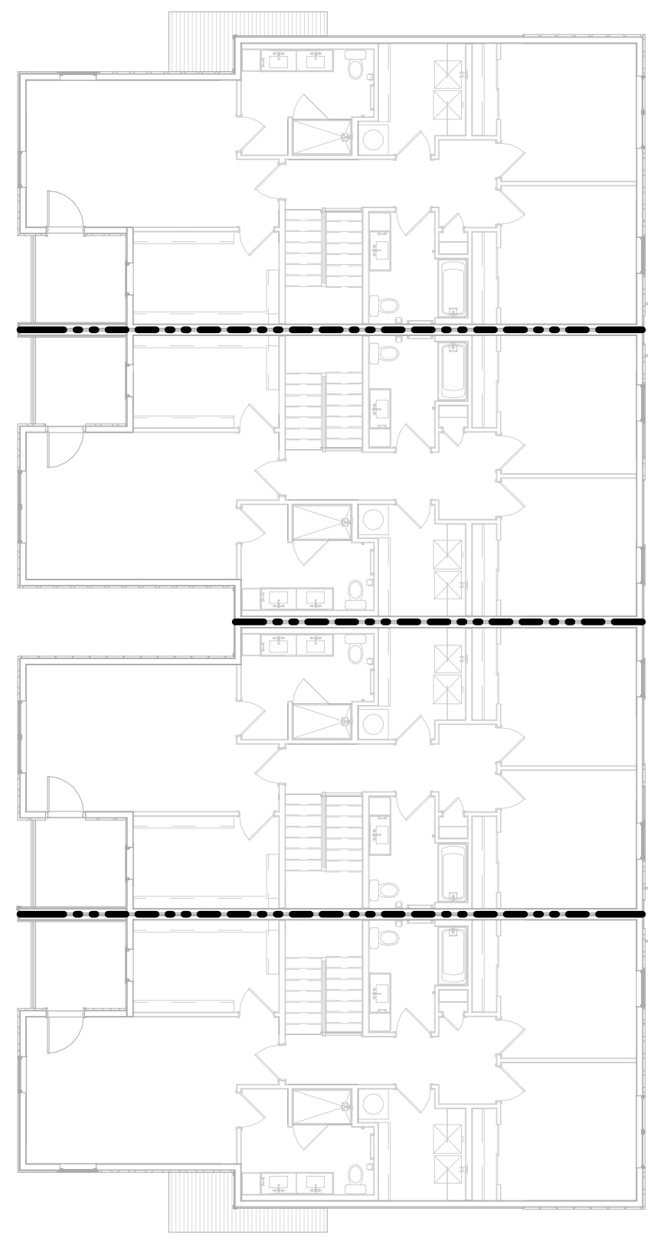
③ **GROUP 6 - FIRST FLOOR PLAN LIFE SAFETY PLAN**
SCALE: 1/16" = 1'-0"



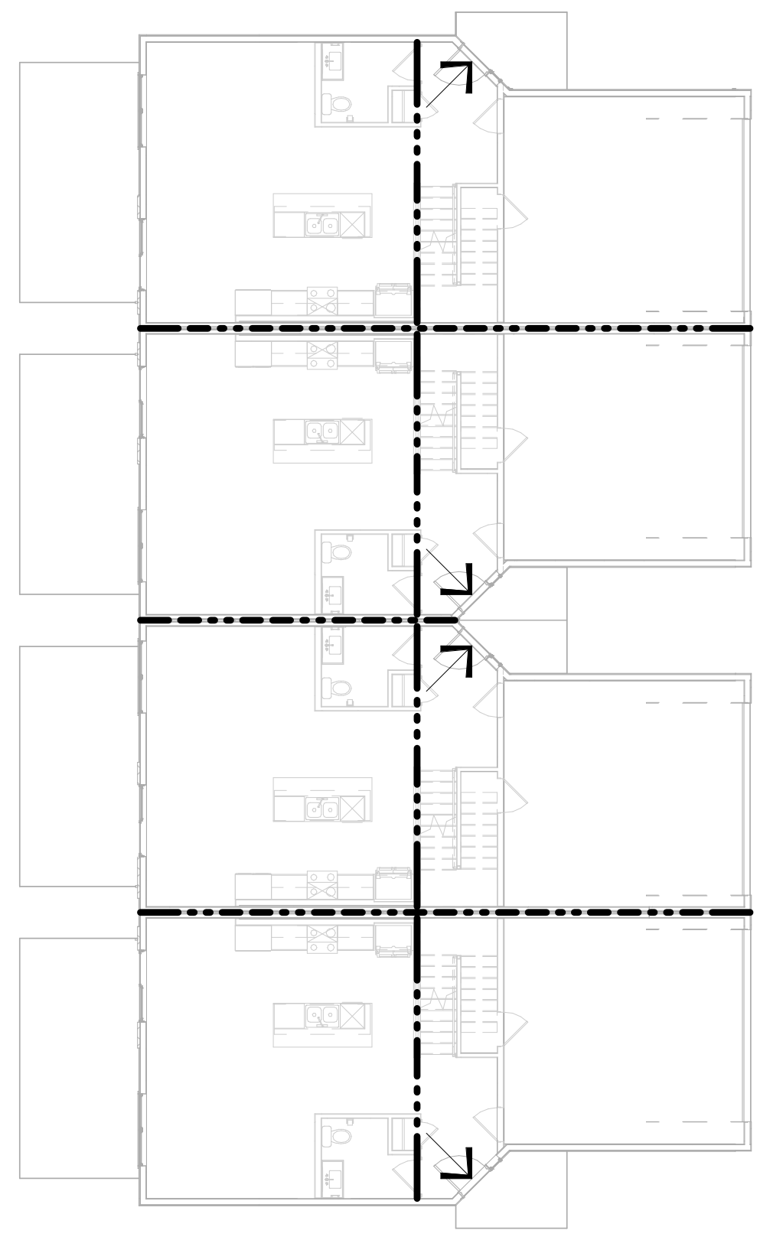
⑦ **GROUP 6 - SECOND FLOOR PLAN LIFE SAFETY PLAN**
SCALE: 1/16" = 1'-0"



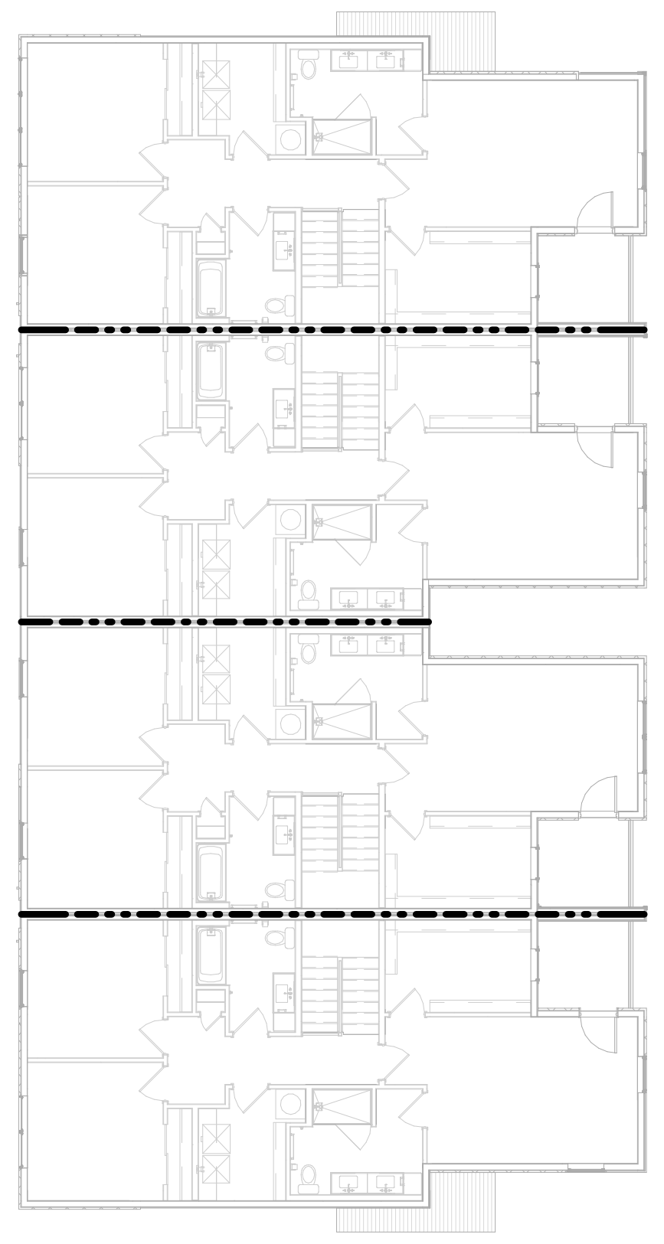
⑪ **GROUP 7 - FIRST FLOOR PLAN LIFE SAFETY PLAN**
SCALE: 1/16" = 1'-0"



⑮ **GROUP 7 - SECOND FLOOR PLAN LIFE SAFETY PLAN**
SCALE: 1/16" = 1'-0"



⑰ **GROUP 8 - FIRST FLOOR PLAN LIFE SAFETY PLAN**
SCALE: 1/16" = 1'-0"



⑲ **GROUP 8 - SECOND FLOOR PLAN LIFE SAFETY PLAN**
SCALE: 1/16" = 1'-0"

## BUILDING CODES ADOPTED

△1

| | |
|---|---|
| Building Code | 2018 International Residential Code (IRC) |
| Mechanical Code | 2018 International Mechanical Code (IMC) |
| Plumbing Code | 2018 International Plumbing Code (IPC) |
| Fuel Gas Code | 2018 International Fuel Gas Code |
| Electrical Code | 2017 National Electrical Code |
| Energy Code | 2018 International Energy Conservation Code (IECC) |

## BUILDING CONSTRUCTION

△1

| | |
|---|---|
| Use Group | R3 |
| Fire Protection | Non–Sprinklered |
| Accessibility | 2010 ADA Guidelines & 2009 ICC/ANSI A117.1 |
| Housing Act | Fair Housing Act |

**ALLOWABLE HEIGHT**

R301.2.2.7
Wood framed buildings are limited to three stories above grade plane.

R301.3
Wood framed story height not to exceed 11'-7"

**WALL CONSTRUCTION**

R302.2.2
Townhouses to be separated with a common wall constructed without plumbing or mechanical vents/ducts in the wall. The wall shall be rated for fire exposure from both sides and extend to the exterior wall and underside of roof sheathing. When a fire sprinkler system is not provided the common wall is to be 2 hour rated. assembly to be continuous from slab to underside of roof sheathing.

R302.2.4
Parapets to be constructed as an extension of exterior walls and common walls. Parapets are to extend not less than 30" when walls are at the same elevation as the roof surface. When the roof surfaces are at different heights the parapet is to extend no less than 30" above the lower roof.

R302.2.5
Parapets shall have the same fire rating as the supporting walls. On the side adjacent to the roof the parapet shall have noncombustible faces for the uppermost 18"

R302.6
Garage to be separated as required by Table R302.6. From the residence the separation is to be not less than 1/2" gyp or equivalent on garage side of wall. From habitable rooms above the garage the separation is to be not less than 5/8" Type X gypsum board or equivalent.

R302.5
Opening between garage and residence shall be a solid wood door not less than 1 3/8" thick, or 20 minute rated door equipped with a self closing/ automatic closing device.

R302.7
Under stair enclosed space accessed by a door shall have walls, under stair surface and soffits protected on the enclosed side with 1/2" gyp bd.

**FLOOR CONSTRUCTION**

R302.12.1
Draftstopping shall be provided so the area of a concealed floor space does not exceed 1000 square feet when the floor is constructed of truss type members.

R302.13
Floor assembly not required to be rated must provide a 1/2" gyp bd membrane, 5/8" structural panel membrane OR equivalent on underside of floor framing member.

## SYMBOL LEGEND

| | | | |
|---|---|---|---|
| • • • • • • • • | PATH OF EGRESS | ━━ • • • ━━ | 1-HR INTERIOR BEARING WALL |
| ━ ━ ━ ━ | PROPERTY LINE | ━ ━ ━ ━ ━ | 1-HR RATED EXTERIOR WALL |
| | | ━ • ━ • ━ | 2-HR FIRE BARRIER |
| | | ━ • • • ━ • • • ━ | DRAFTSTOPPING LOCATION IN FLOOR ASSEMBLY |

OCCUPANCY
AREA

| A | 800 SF |
|---|---|
| 20 | 40 |

FLOOR AREA PER OCCUPANT
NUMBER OF OCCUPANTS

## LIFE SAFETY GENERAL NOTES

1. ALL EXTERIOR LOAD BEARING WALLS (WOOD CONSTRUCTION) TO BE 1-HOUR FIRE RATED PER UL U356 UNLESS OTHERWISE NOTED.
2. ALL LOAD BEARING WALLS INSIDE UNITS TO BE 1-HOUR FIRE RATED PER UL U305. REFER TO UNIT PLANS FOR LOCATIONS.

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| | |
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| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| PLUMBING ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| ELECTRICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |

Tegethoff
DEVELOPMENT

# Vanguard Villas

Lee's Summit, Missouri

TR,i ARCHITECTS

TR,i Architects
9812 Manchester Road
St. Louis, Missouri 63119
T: 314-395-9750
F: 314-395-9751
www.triarchitects.com

**DATE:** 9.2.2021

**REVISIONS** △#

| | | |
|---|---|---|
| 2 | ADDENDUM 1 | 11.12.2021 |

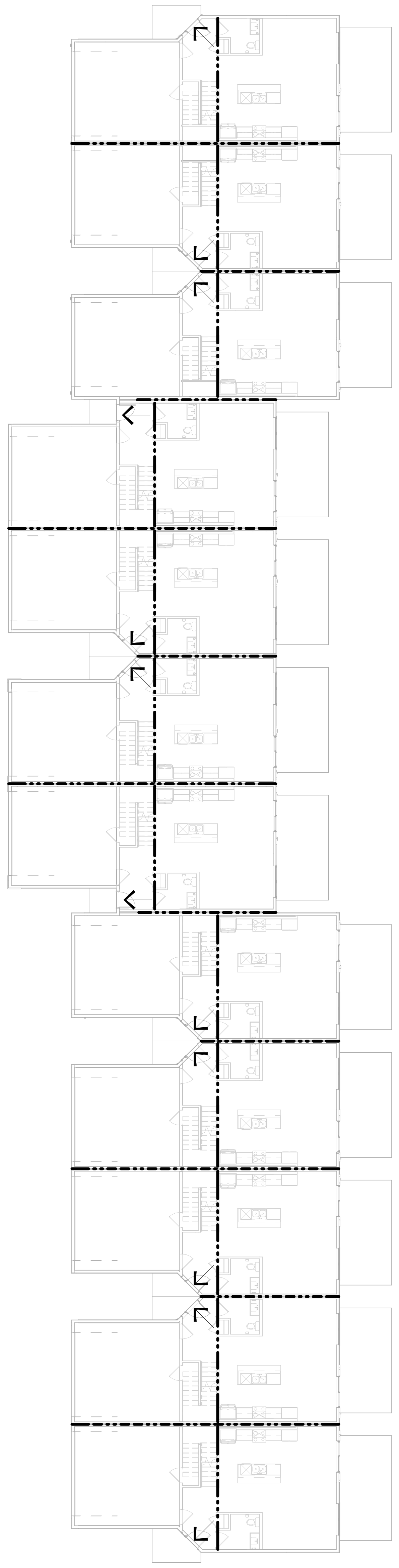
**DWG BY** KRW

**TR,i PROJECT NO.** 20-078

**SHEET NO.** △2

A011

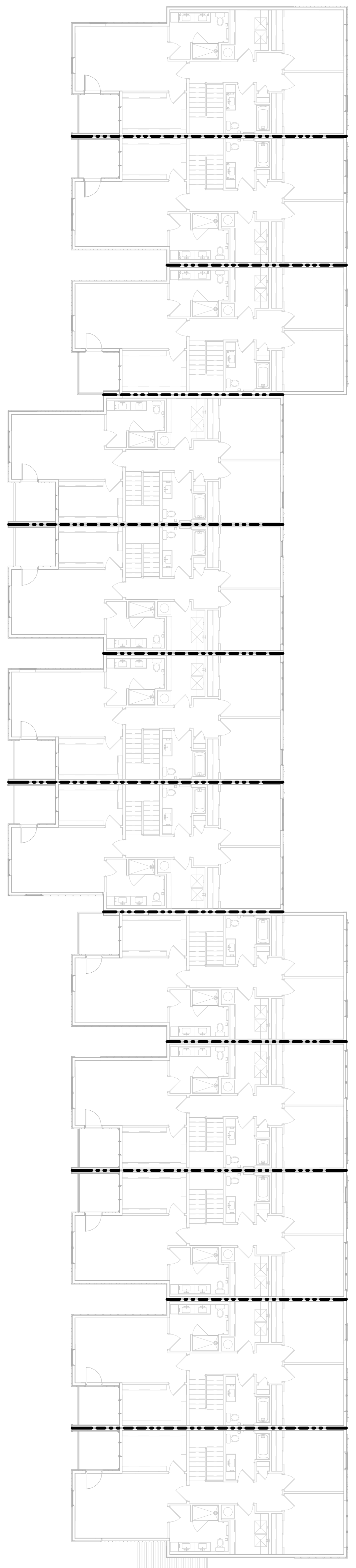
LIFE SAFETY PLANS



### GROUP 9 - FIRST FLOOR PLAN LIFE SAFETY PLAN

3

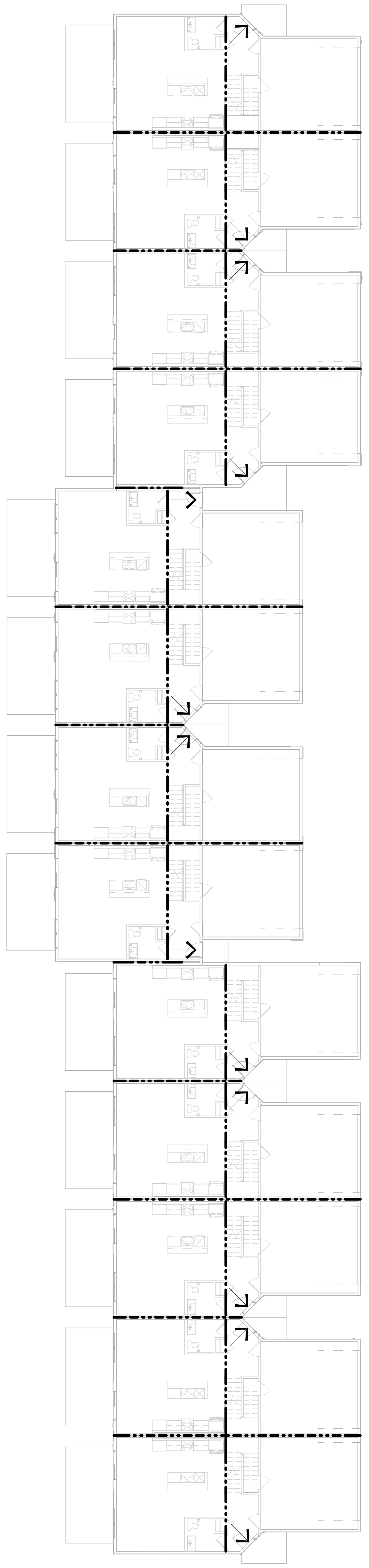
SCALE: 1/16" = 1'-0"



### GROUP 9 - SECOND FLOOR PLAN LIFE SAFETY PLAN

7

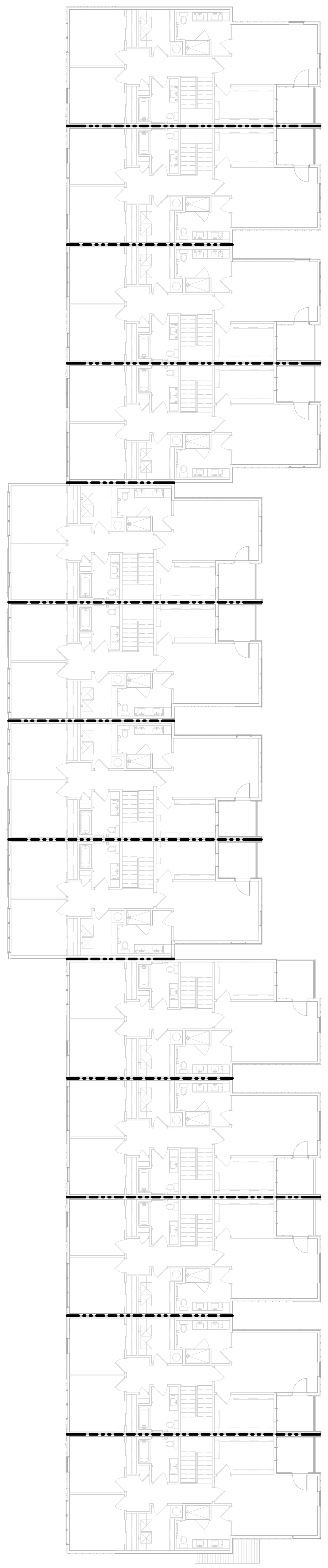
SCALE: 1/16" = 1'-0"



### GROUP 10 - FIRST FLOOR PLAN LIFE SAFETY PLAN

11

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



### GROUP 10 - SECOND FLOOR PLAN LIFE SAFETY PLAN

15

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

## BUILDING CODES ADOPTED

| | |
|---|---|
| Building Code | 2018 International Residential Code (IRC) |
| Mechanical Code | 2018 International Mechanical Code (IMC) |
| Plumbing Code | 2018 International Plumbing Code (IPC) |
| Fuel Gas Code | 2018 International Fuel Gas Code |
| Electrical Code | 2017 National Electrical Code |
| Energy Code | 2018 International Energy Conservation Code (IECC) |

## BUILDING CONSTRUCTION

| | |
|---|---|
| Use Group | R3 |
| Fire Protection | Non–Sprinklered |
| Accessibility | 2010 ADA Guidelines & 2009 ICC/ANSI A117.1 |
| Housing Act | Fair Housing Act |

**ALLOWABLE HEIGHT**

R301.2.2.7
Wood framed buildings are limited to three stories above grade plane.

R301.3
Wood framed story height not to exceed 11'-7"

**WALL CONSTRUCTION**

R302.2.2
Townhouses to be separated with a common wall constructed without plumbing or mechanical vents/ducts in the wall. The wall shall be rated for fire exposure from both sides and extend to the exterior wall and underside of roof sheathing. When a fire sprinkler system is not provided the common wall is to be 2 hour rated. assembly to be continuous from slab to underside of roof sheathing.

R302.2.4
Parapets to be constructed as an extension of exterior walls and common walls. Parapets are to extend not less than 30" when walls are at the same elevation as the roof surface. When the roof surfaces are at different heights the parapet is to extend no less than 30" above the lower roof.

R302.2.5
Parapets shall have the same fire rating as the supporting walls. On the side adjacent to the roof the parapet shall have noncombustible faces for the uppermost 18"

R302.6
Garage to be separated as required by Table R302.6. From the residence the separation is to be not less than 1/2" gyp or equivalent on garage side of wall. From habitable rooms above the garage the separation is to be not less than 5/8" Type X gypsum board or equivalent.

R302.5
Opening between garage and residence shall be a solid wood door not less than 1 3/8" thick, or 20 minute rated door equipped with a self closing/ automatic closing device.

R302.7
Under stair enclosed space accessed by a door shall have walls, under stair surface and soffits protected on the enclosed side with 1/2" gyp bd.

**FLOOR CONSTRUCTION**

R302.12.1
Draftstopping shall be provided so the area of a concealed floor space does not exceed 1000 square feet when the floor is constructed of truss type members.

R302.13
Floor assembly not required to be rated must provide a 1/2" gyp bd membrane, 5/8" structural panel membrane OR equivalent on underside of floor framing member.

## SYMBOL LEGEND

| | | | |
|---|---|---|---|
| ·············· | PATH OF EGRESS | ━━ ····· ━━ | 1-HR INTERIOR BEARING WALL |
| — — — — | PROPERTY LINE | ━ ━ ━ ━ ━ | 1-HR RATED EXTERIOR WALL |
| | | ━ · · ━ · · ━ | 2-HR FIRE BARRIER |
| | | ━ · · · ━ · · · ━ | DRAFTSTOPPING LOCATION IN FLOOR ASSEMBLY |

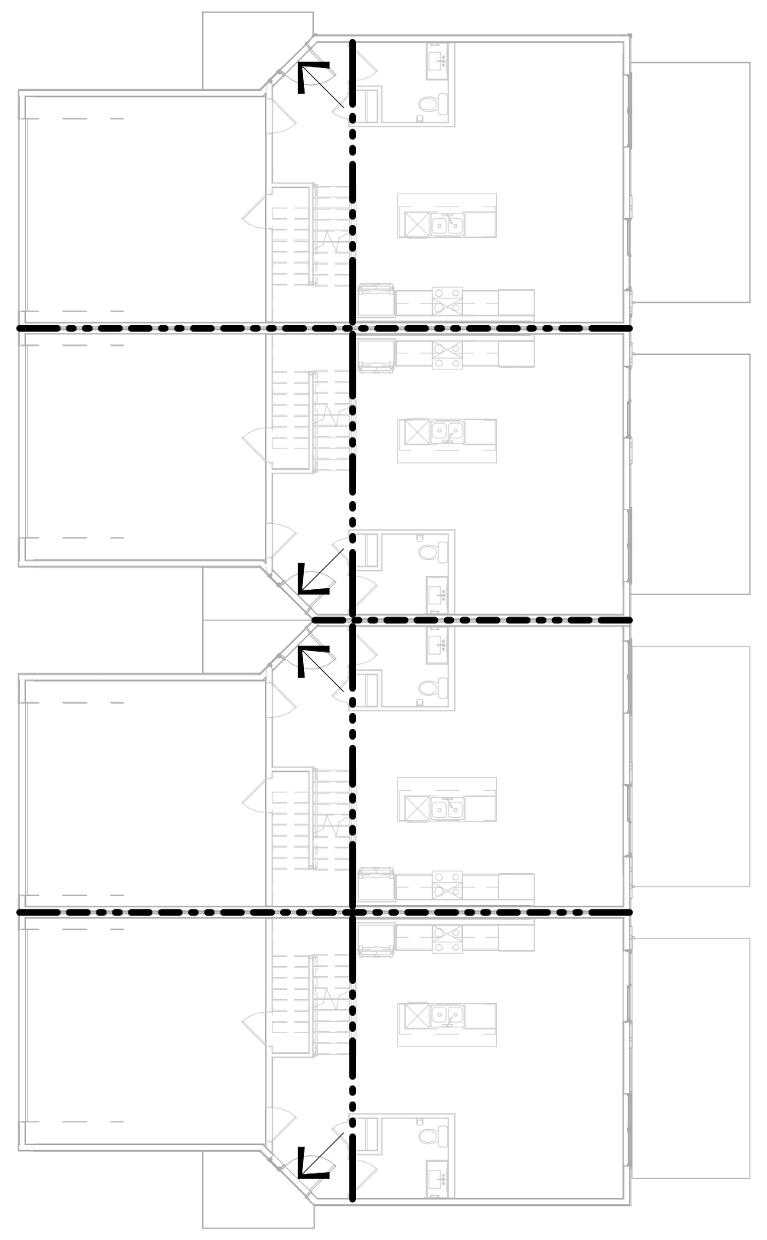
OCCUPANCY
AREA

| | |
|---|---|
| A | 800 SF |
| 20 | 40 |

FLOOR AREA PER OCCUPANT
NUMBER OF OCCUPANTS

## LIFE SAFETY GENERAL NOTES

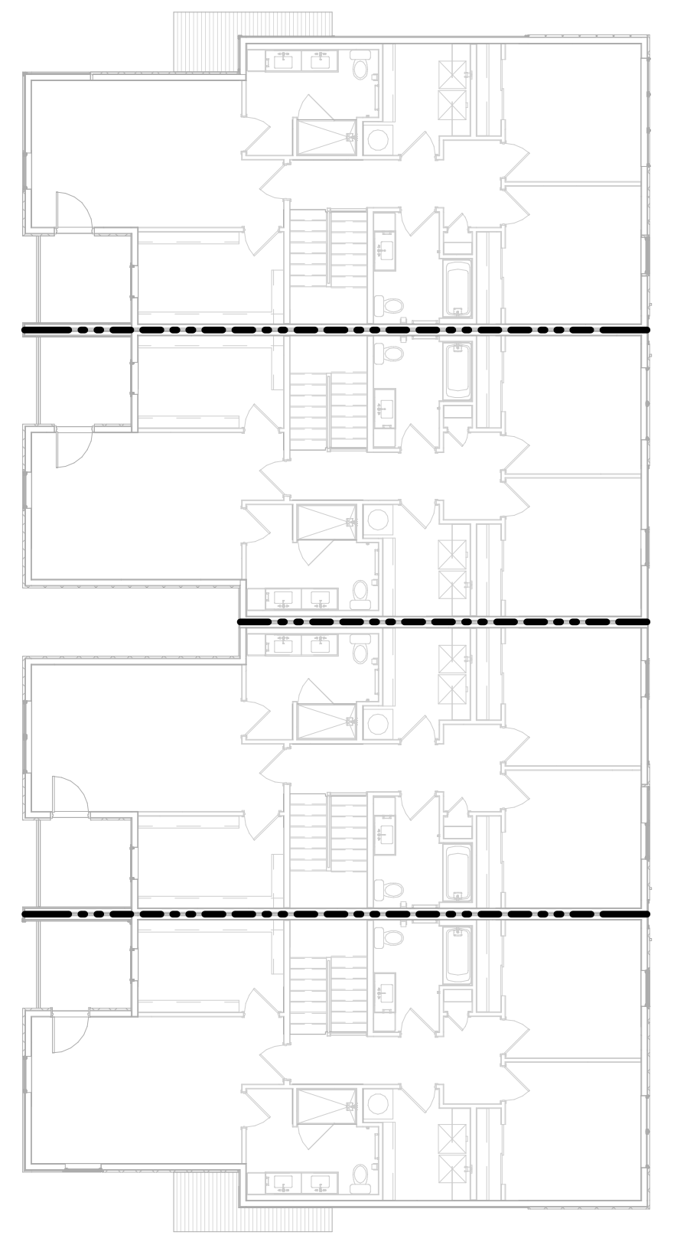
1. ALL EXTERIOR LOAD BEARING WALLS (WOOD CONSTRUCTION) TO BE 1-HOUR FIRE RATED PER UL U356 UNLESS OTHERWISE NOTED.
2. ALL LOAD BEARING WALLS INSIDE UNITS TO BE 1-HOUR FIRE RATED PER UL U305. REFER TO UNIT PLANS FOR LOCATIONS.



### GROUP 11 - FIRST FLOOR PLAN LIFE SAFETY PLAN

17

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



### GROUP 11 - SECOND FLOOR PLAN LIFE SAFETY PLAN

19

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

RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
11.12.2021

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Tegethoff DEVELOPMENT

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**DATE:** 9.2.2021

**REVISIONS** #

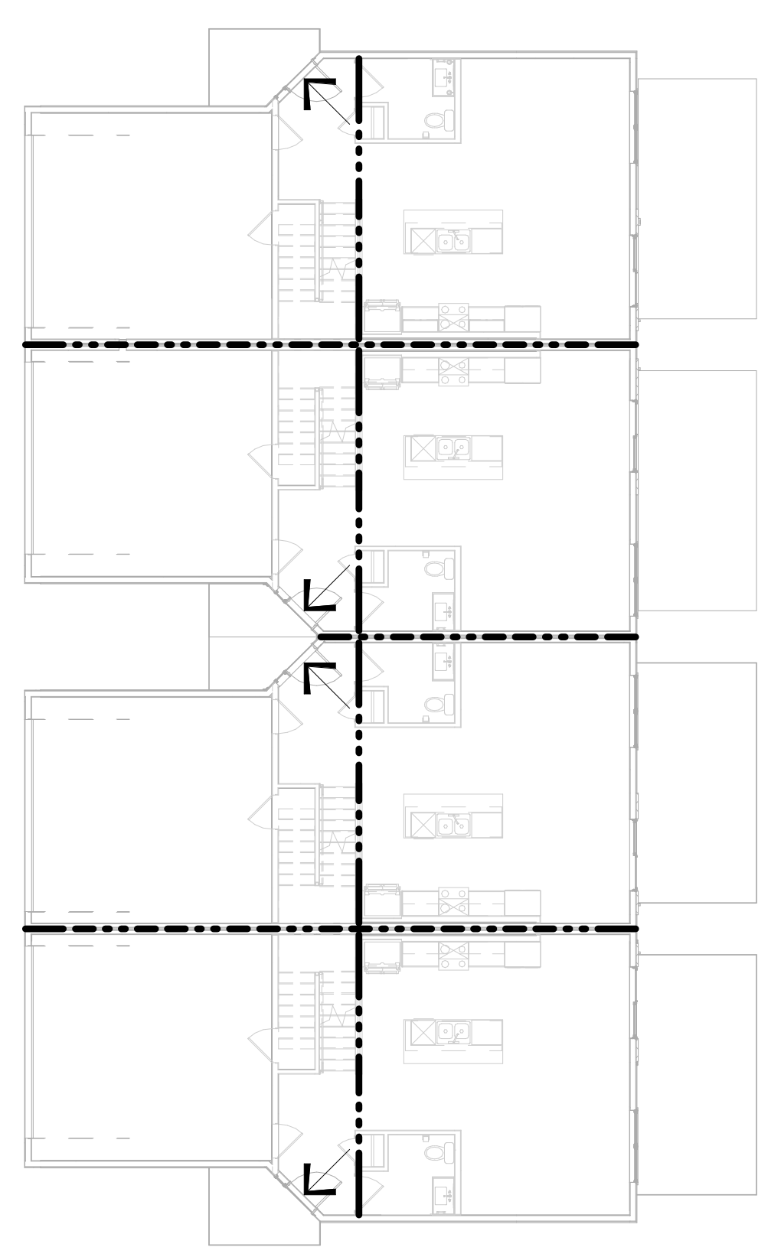
| | | |
|---|---|---|
| 2 | ADDENDUM 1 | 11.12.2021 |

**DWG BY** Author

**TR,i PROJECT NO.** 20-078

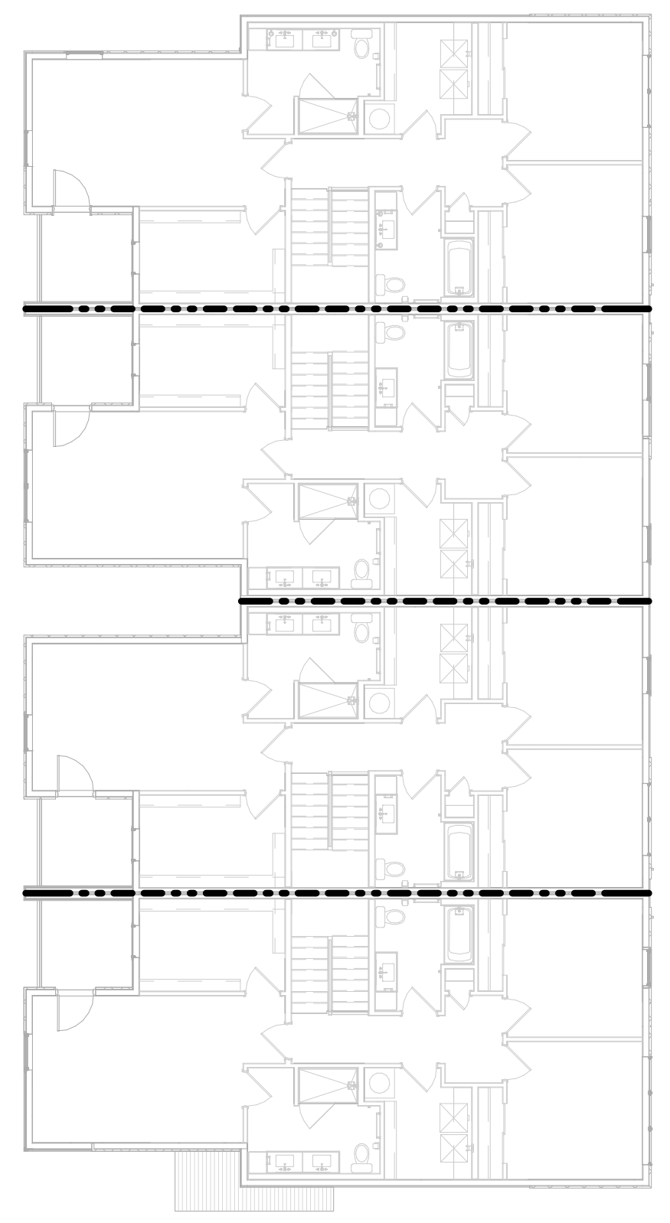
**SHEET NO.** A012

LIFE SAFETY PLANS



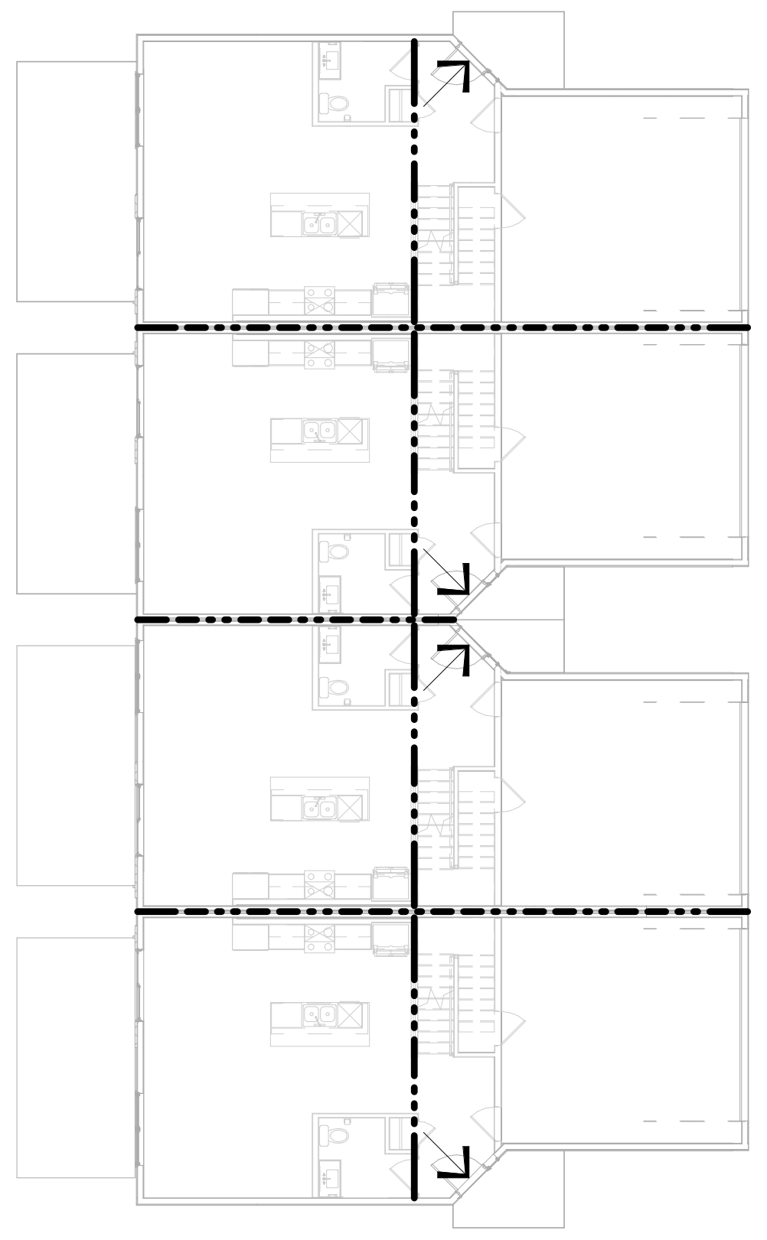
### GROUP 12 - FIRST FLOOR PLAN LIFE SAFETY PLAN

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



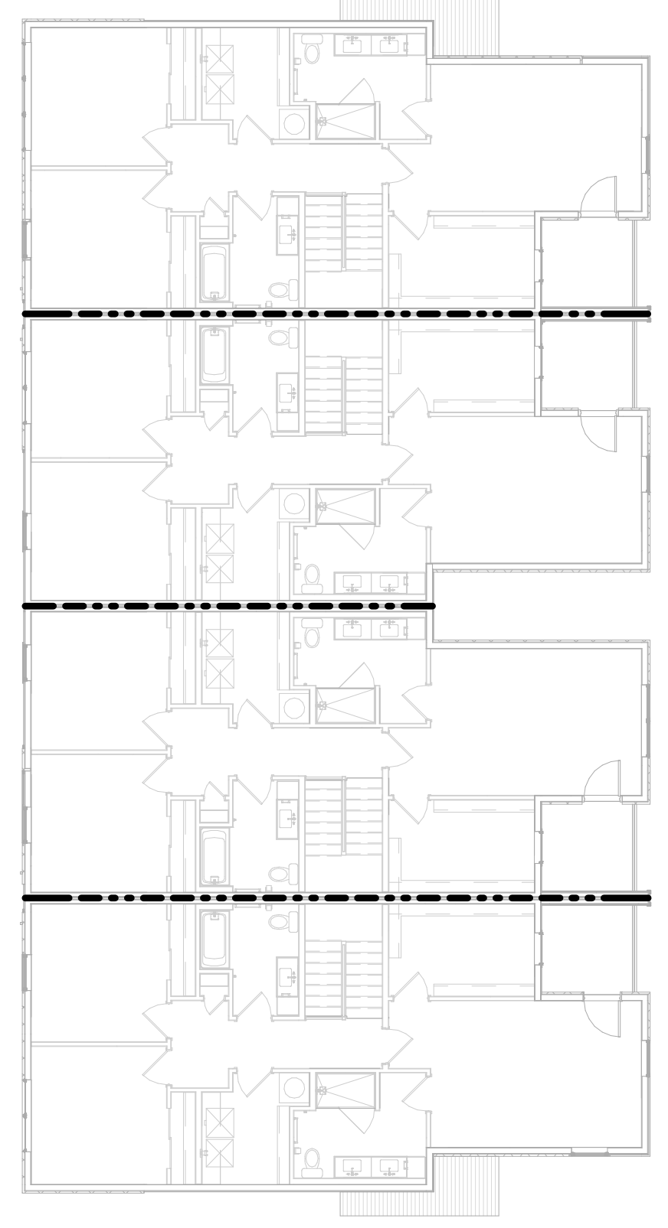
### GROUP 12 - SECOND FLOOR PLAN LIFE SAFETY PLAN

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



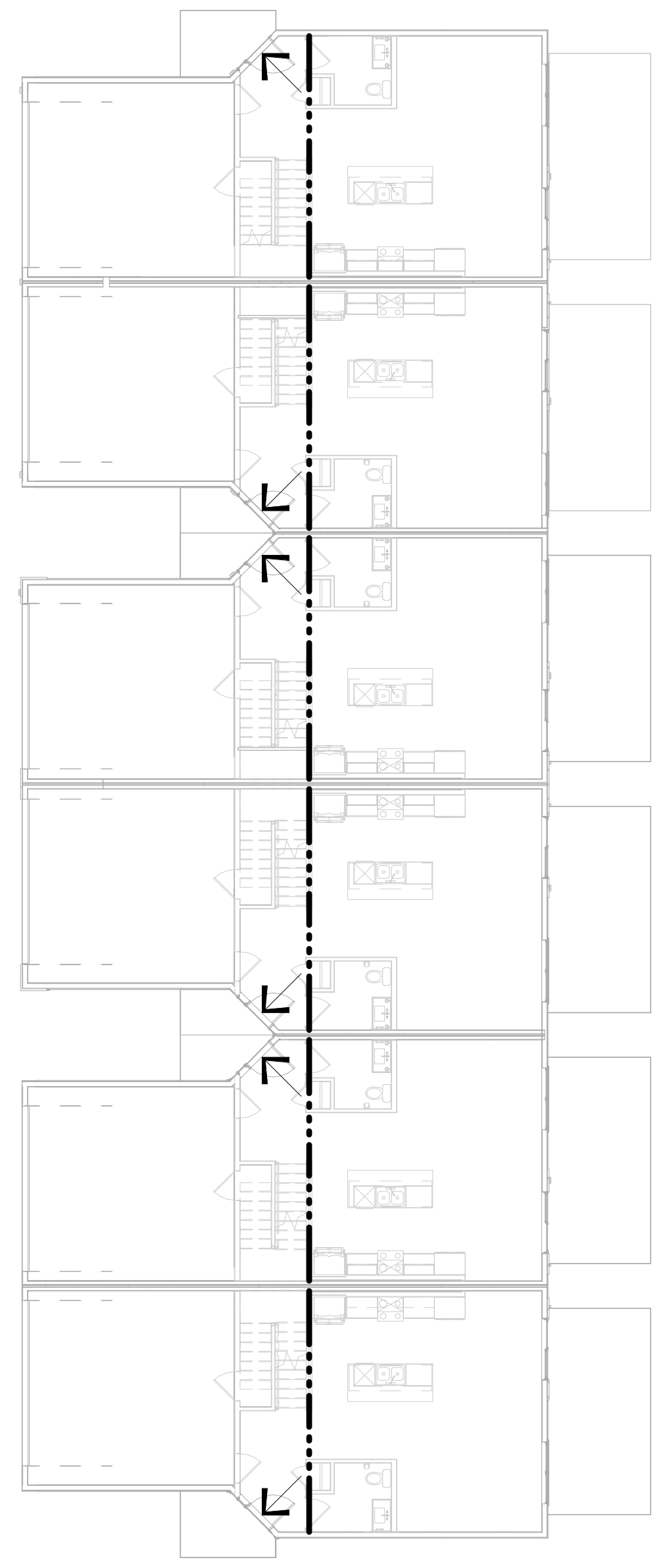
### GROUP 13 - FIRST FLOOR PLAN LIFE SAFETY PLAN

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



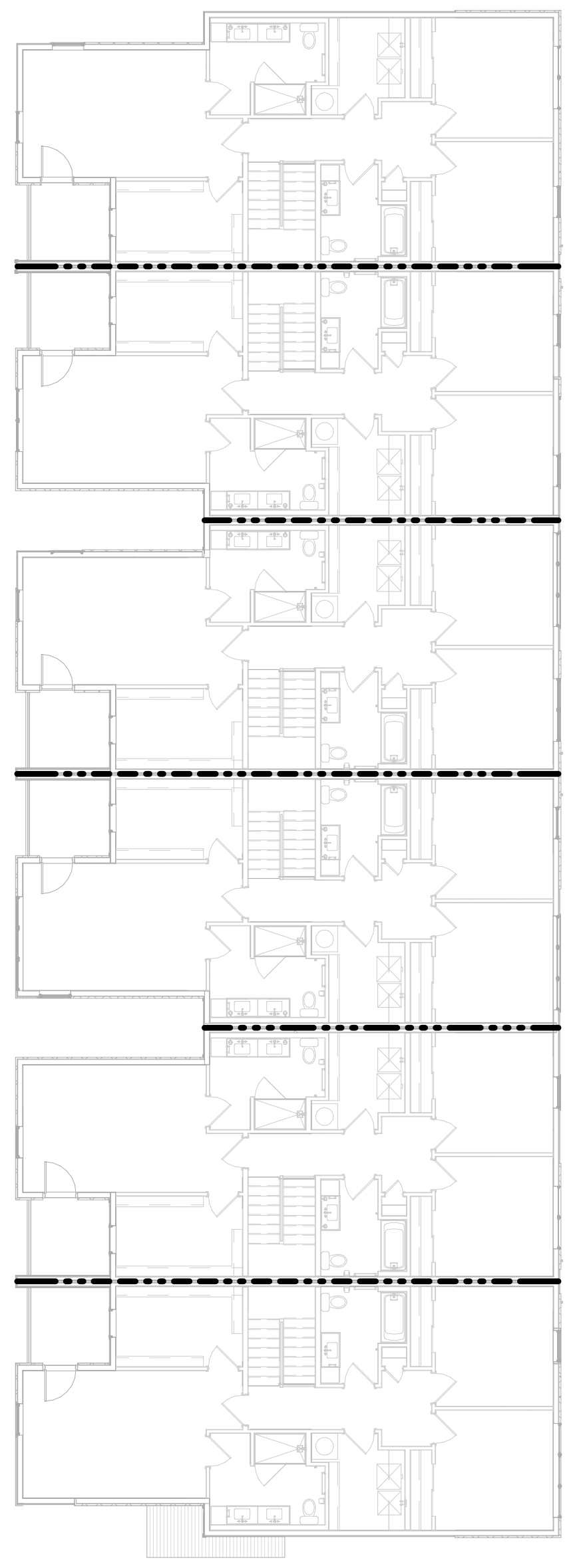
### GROUP 13 - SECOND FLOOR PLAN LIFE SAFETY PLAN

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



### GROUP 14 - FIRST FLOOR PLAN LIFE SAFETY PLAN

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



### GROUP 14 - SECOND FLOOR PLAN LIFE SAFETY PLAN

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

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1

| | |
|---|---|
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1

| | |
|---|---|
| Use Group | R3 |
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## SYMBOL LEGEND

| | | | |
|---|---|---|---|
| •••••••••••••• | PATH OF EGRESS | ━•••••━ | 1-HR INTERIOR BEARING WALL |
| — — — — | PROPERTY LINE | ‒ ‒ ‒ ‒ ‒ | 1-HR RATED EXTERIOR WALL |
| | | ━•━━•━━ | 2-HR FIRE BARRIER |
| | | ━•••━•••━ | DRAFTSTOPPING LOCATION IN FLOOR ASSEMBLY |

OCCUPANCY — AREA

| | |
|---|---|
| A | 800 SF |
| 20 | 40 |

FLOOR AREA PER OCCUPANT — NUMBER OF OCCUPANTS

## LIFE SAFETY GENERAL NOTES

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2. ALL LOAD BEARING WALLS INSIDE UNITS TO BE 1-HOUR FIRE RATED PER UL U305. REFER TO UNIT PLANS FOR LOCATIONS.

RICHARD A. OBERTINO, JR.
A-2001010143
11.12.2021

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**DATE:** 9.2.2021

**REVISIONS** #

| | | |
|---|---|---|
| 2 | ADDENDUM 1 | 11.12.2021 |

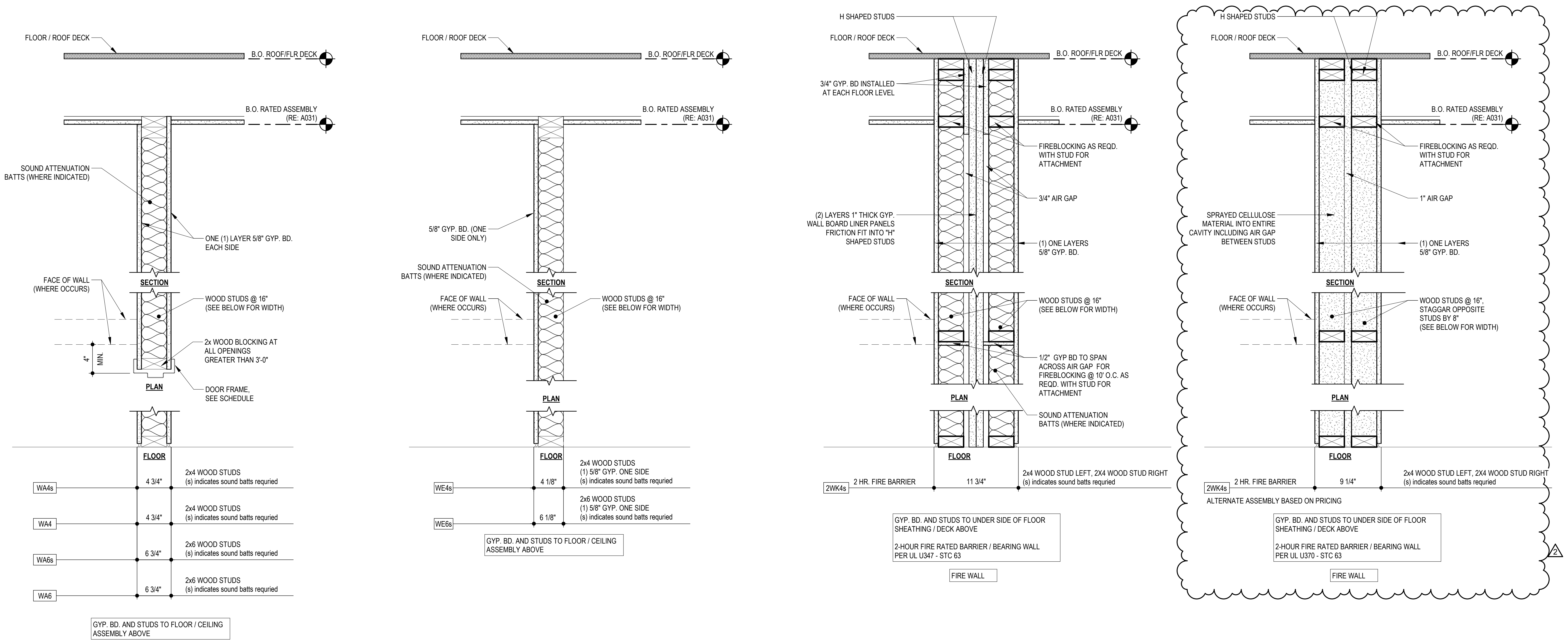
**DWG BY** KRW

**TR,i PROJECT NO.** 20-078

**SHEET NO.** 2

# A013

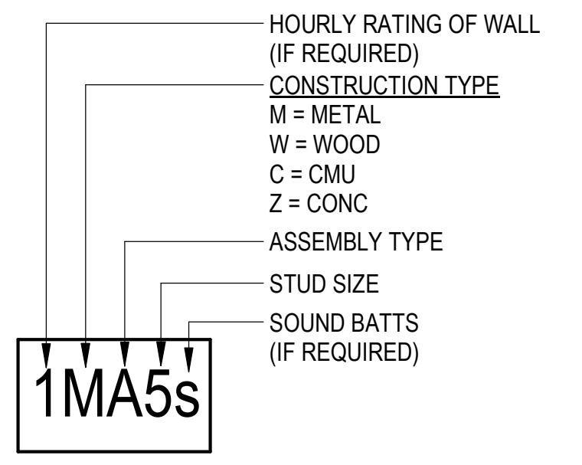
**LIFE SAFETY PLANS**



## PARTITION TYPE GENERAL NOTES

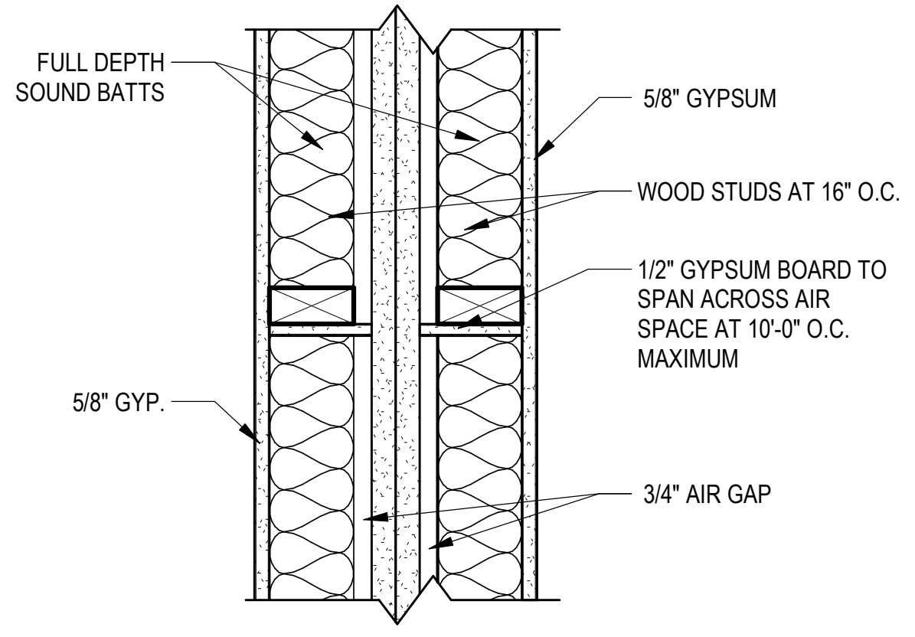
1. CONTRACTOR SHALL PROVIDE TYPE "X" OR FIRE CODE GYPSUM BOARD AT RATED ASSEMBLIES.
2. CONTRACTOR SHALL PROVIDE MOISTURE RESISTANT GYP. BOARD ON ENTIRE WALL SURFACE AT ALL WET WALL AREAS, INCLUDING TOILET ROOMS AND JANITOR'S CLOSET.
3. CONTRACTOR SHALL INSTALL FIRE-BLOCKING AT THE CEILING ELEVATION OF ALL PARTITIONS CONTAINING WOOD BLOCKING OR ANY OTHER COMBUSTIBLE MATERIAL.
4. ALL WOOD BLOCKING SHALL BE FIRE-TREATED.
5. HOLLOW SPACES WITHIN FIRE BARRIERS SHALL BE FIRE STOPPED W/ 1/2" GYP. BD. @ EA. FLOOR LEVEL.
6. PROVIDE CEMENT BOARD BEHIND UNTILED WALLS.
7. PROVIDE FIRE BLOCKING AT ALL FLOORS AND CEILINGS PER IBC (SEE 3 & 20/A030).
8. PROVIDE ALL SOUND TRANSMISSION REQUIREMENTS AS SHOWN ON SHEET A005.

**WALL TYPE NAME LEGEND**



## 3 PARTITION TYPES

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



TYPICAL AT ALL WK TYPES:
U.L. No. U347 - STC 63

REFER TO PARTITION TYPES FOR VERTICAL FIRE BLOCKING INFORMATION

## 20 HORIZONTAL FIREBLOCKING PLAN DETAIL

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

RICHARD A. OBERTINO, JR.
NUMBER
A-2001010143
11.12.2021

| | |
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**DATE:** 9.2.2021

**REVISIONS** #

| | | |
|---|---|---|
| 2 | ADDENDUM 1 | 11.12.2021 |

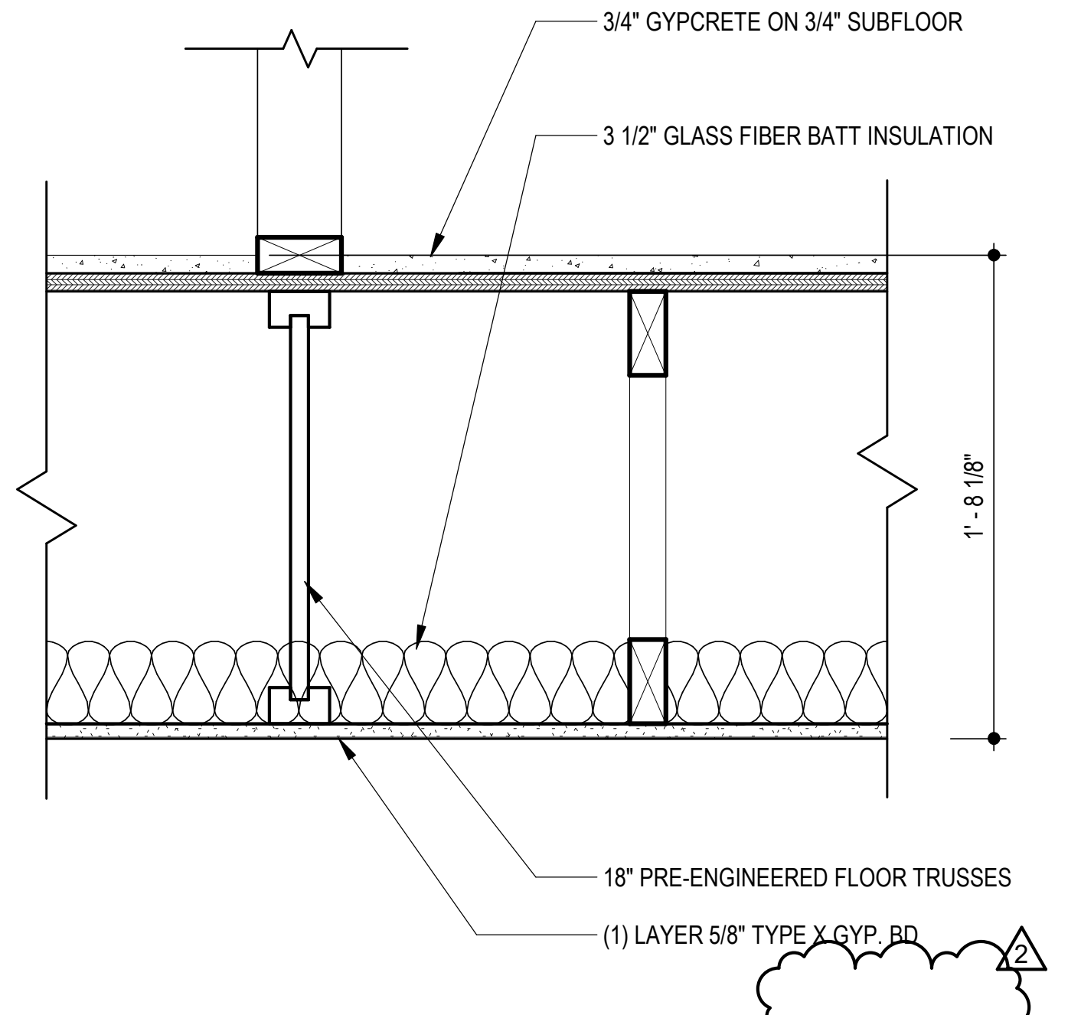
**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

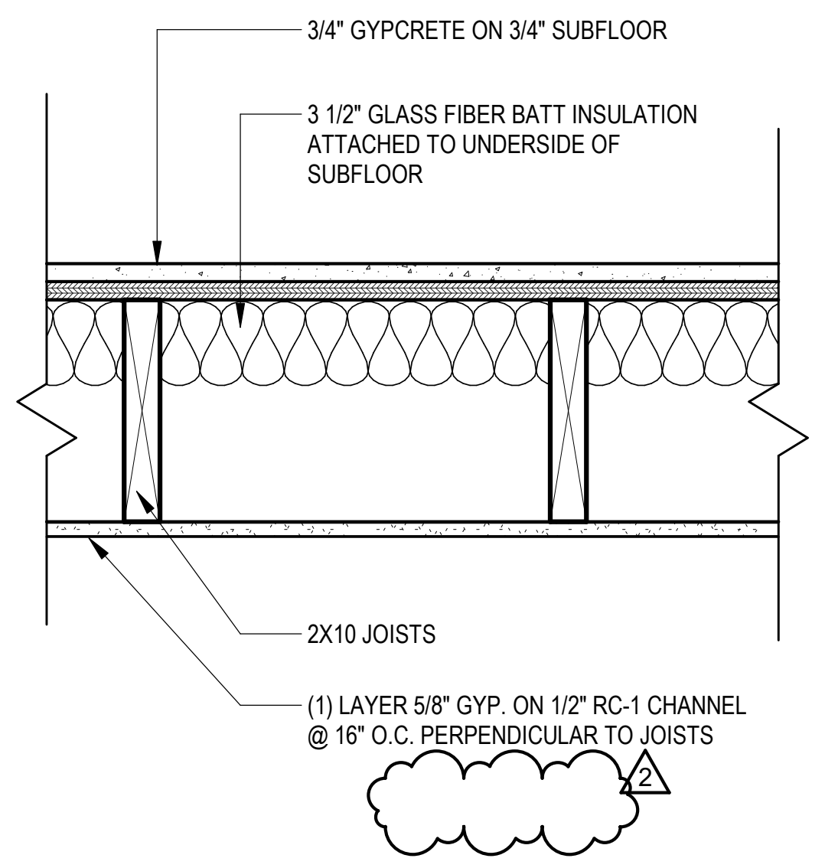
**SHEET NO.**

A030

**PARTITION TYPES**


3/4" GYPCRETE ON 3/4" SUBFLOOR
3 1/2" GLASS FIBER BATT INSULATION
1'- 8 1/8"
18" PRE-ENGINEERED FLOOR TRUSSES
(1) LAYER 5/8" TYPE X GYP. BD
2

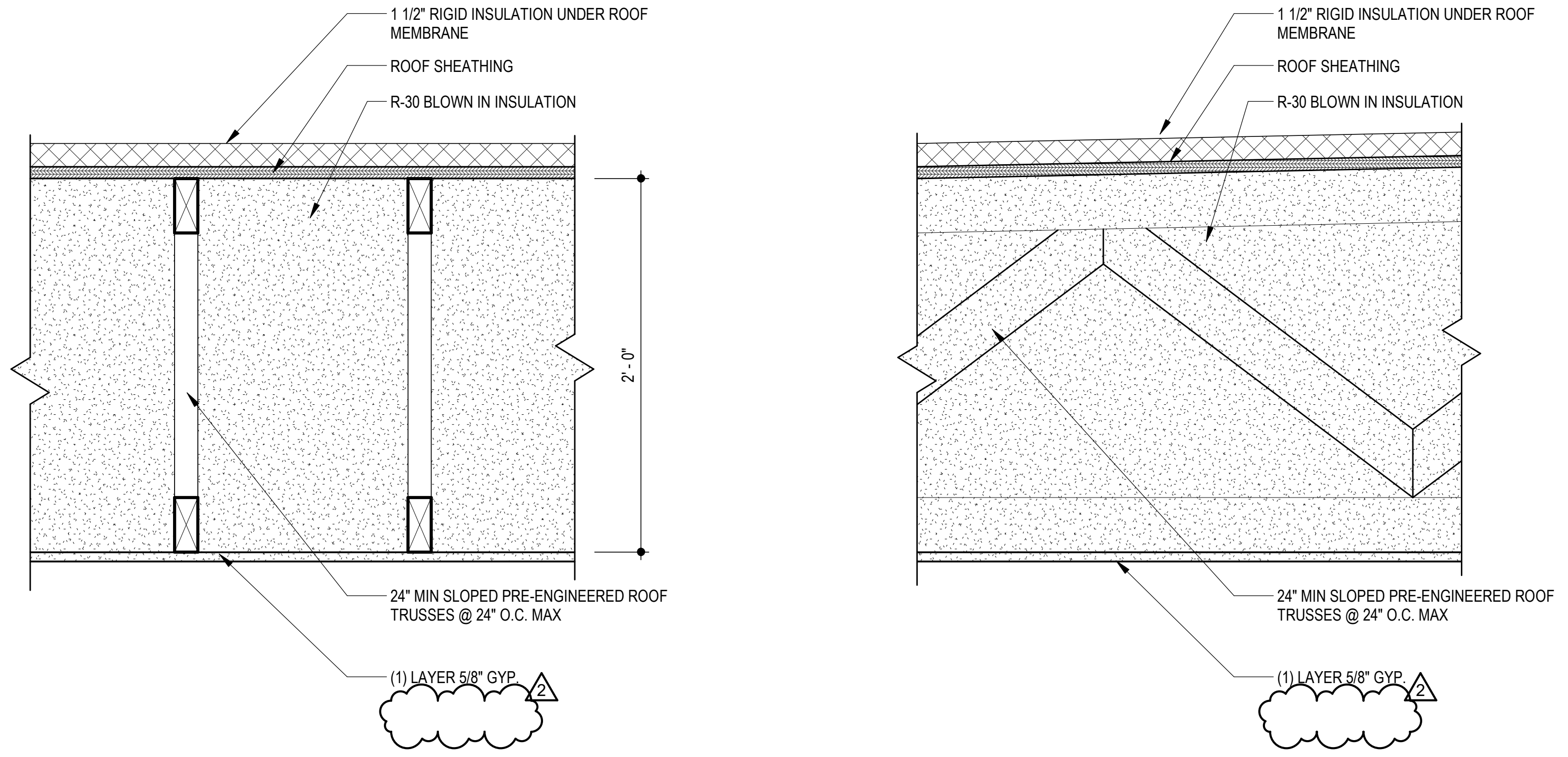
18" FLOOR TRUSSES


3/4" GYPCRETE ON 3/4" SUBFLOOR
3 1/2" GLASS FIBER BATT INSULATION ATTACHED TO UNDERSIDE OF SUBFLOOR
11 3/8"
2X10 JOISTS
(1) LAYER 5/8" GYP. ON 1/2" RC-1 CHANNEL @ 16" O.C. PERPENDICULAR TO JOISTS
2

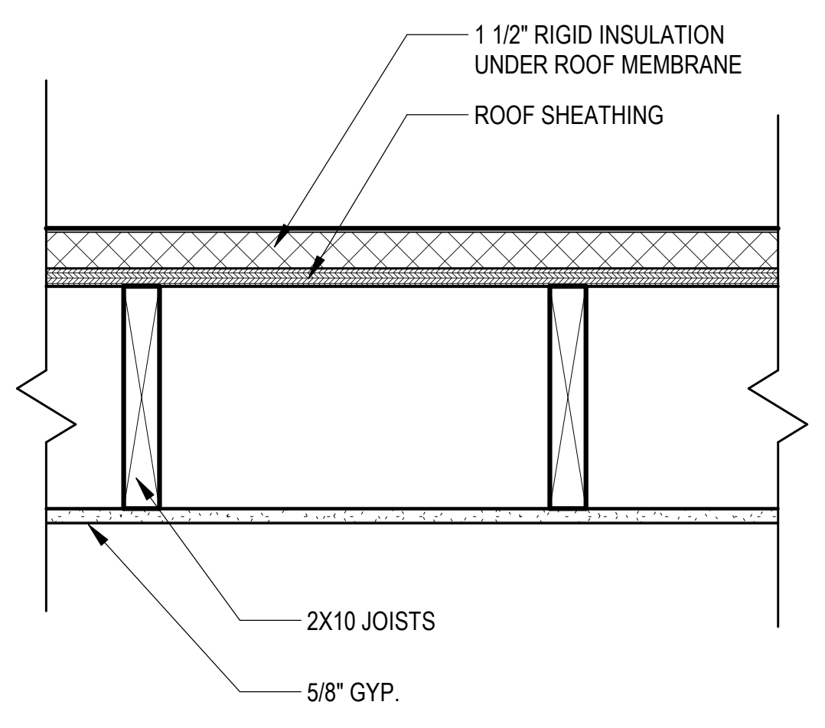
2x10 JOIST STAIR LANDING

## 1 FLOOR CEILING ASSEMBLY

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


1 1/2" RIGID INSULATION UNDER ROOF MEMBRANE
ROOF SHEATHING
R-30 BLOWN IN INSULATION
2'- 0"
24" MIN SLOPED PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. MAX
(1) LAYER 5/8" GYP.
2
1 1/2" RIGID INSULATION UNDER ROOF MEMBRANE
ROOF SHEATHING
R-30 BLOWN IN INSULATION
24" MIN SLOPED PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. MAX
(1) LAYER 5/8" GYP.
2

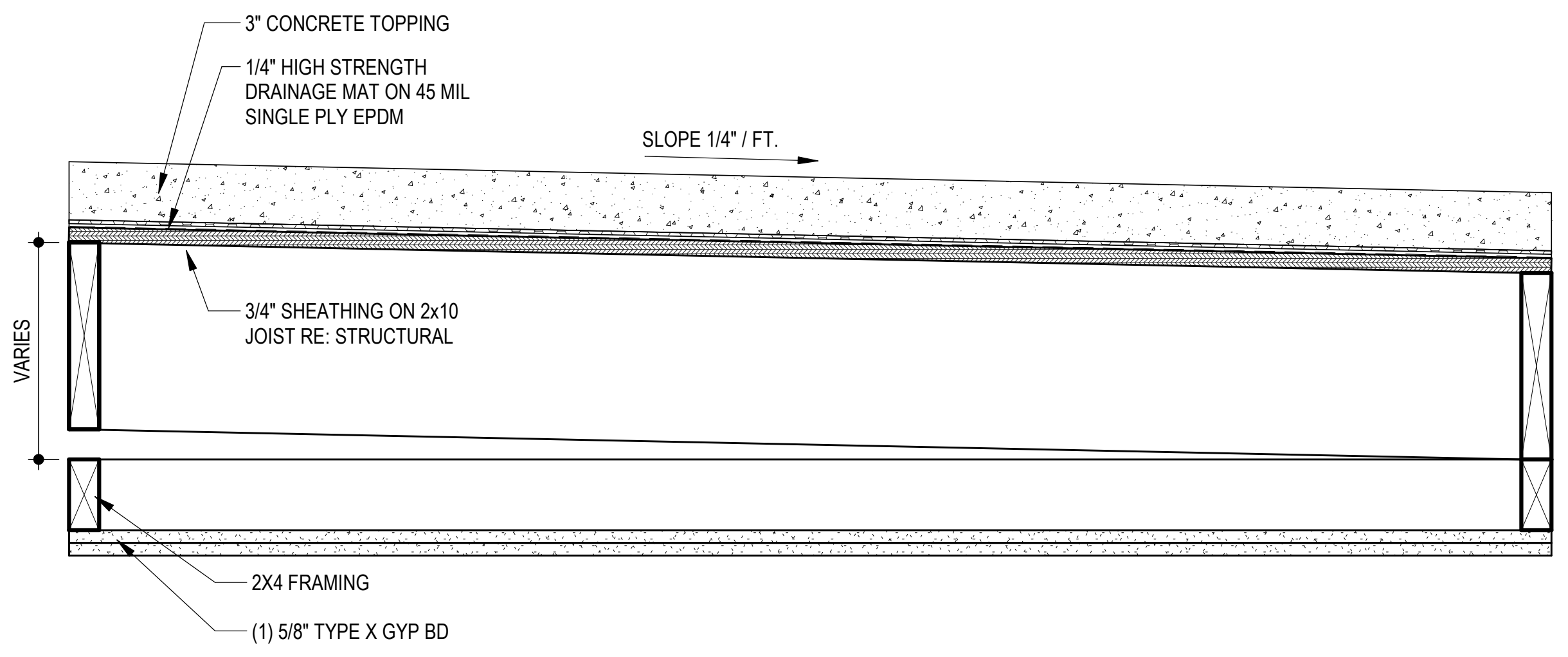
PRE-ENGINEERED ROOF TRUSSES



2x10 JOIST ROOF

## 9 ROOF ASSEMBLY

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


3" CONCRETE TOPPING
1/4" HIGH STRENGTH DRAINAGE MAT ON 45 MIL SINGLE PLY EPDM
SLOPE 1/4" / FT.
VARIES
3/4" SHEATHING ON 2x10 JOIST RE: STRUCTURAL
2X4 FRAMING
(1) 5/8" TYPE X GYP BD

## 2 WOOD BALCONY ASSEMBLY

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

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**DATE:** 9.2.2021

**REVISIONS** #

| | | |
|---|---|---|
| 1 | PERMIT COMMENTS | 9.24.2021 |
| 2 | ADDENDUM 1 | 11.12.2021 |
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**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

**SHEET NO.**

A031

**FLOORING ASSEMBLIES**

## GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A401).

F. GENERAL CONTRACTOR WILL FURNISH & INSTALL 5 LB MULTIPURPOSE DRY CHEMICAL 2A:10B:C RATED FIRE EXTINGUISHERS w/ MOUNTING BRACKETS & ACCESSORIES @ 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT IN PUBLIC SPACES AND CORRIDORS. A MINIMUM RATED 1A:10B:C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT.

G. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30-'0" MAXIMUM. CONTROL JOINTS ARE RECOMMENDED AT DOOR JAMBS EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50'-0" IN EITHER DIRECTION. CONTROL JOINT SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING/FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.

H. COORDINATE LOCATION OF BEARING WALLS INSIDE DWELLING UNITS WITH UNIT PLANS.

I. REFER TO LIFE SAFETY PLANS FOR ADDITIONAL INFORMATION ON FIRE RATED PARTITION LOCATIONS.

J. FINISH FLOOR ELEVATION AT GROUP 1 IS 100'-0" AND ALL OTHER GROUPS ARE LABELED IN RELATION TO THAT LEVEL RE: CIVIL DRAWINGS FOR ALL GRADE INFORMATION.

K. 5" CONCRETE FLOOR SLAB WITH 6"x6" - W1.4xW1.4 W.W.F. ON 10 MIL POLY FILM VAPOR BARRIER ON 4" GRANULAR FILL. RE: STRUCTURAL DWGS.

L. NO PENETRATIONS WITHIN 4' OF FIRE WALLS. VERIFY IN FIELD.

M. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

N. THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR HAS INCLUDED IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.

O. * ASSUMED FIRST FLOOR FINISH FLOOR ELEVATION = 100.00'* VERIFY ACTUAL FINISH FLOOR ELEVATION WITH CIVIL DRAWINGS.

P. GENERAL CONTRACTOR TO CAULK AND SEAL EXPANSION JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE - SEE MASONRY SPECIFICATIONS.

Q. GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS PRIOR TO BID AND INCLUDE IN BID ALL COSTS ASSOCIATED WITH FIRE ALARM SYSTEM INCLUDING AUDIO/VISUAL DEVICES AND PULL STATIONS WHERE REQUIRED.

R. FIRE RETARDANT TREATED WOOD PERMITTED TO BE USED IN LOCATIONS SPECIFIED IN TABLE 602, NOTE D AND SECTION 603.2 AND 2310.0. VERIFY SECTIONS IN 2018 IBC.

S. ALL OPENING DIMENSIONS ARE TO CENTERLINE OF OPENING.

## ROOF GENERAL NOTES

A. VERIFY LOCATIONS OF ALL ROOF PENETRATIONS WITH STRUCTURAL, M.E.P. AND ARCHITECTURAL DRAWINGS.

B. EXHAUST FANS AND VENTS TO BE LOCATED A MINIMUM OF 10'-0" FROM RTU's.

C. ALL ROOF EQUIPMENT TO BE MOUNTED ON CURBS. MECHANICAL SUBCONTRACTOR TO COORDINATE INSTALLATION AND ACCEPTANCE OF PREFABRICATED CURBS AND PENETRATIONS WITH ROOF MEMBRANE MANUFACTURER. GENERAL CONTRACTOR TO PROVIDE ALL REQUIRED BLOCKING, NAILING, ETC. AS REQUIRED FOR A WATERTIGHT BUILDING.

D. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE INSTALLATION OF ALL FLASHING, BLOCKING, NAILERS, INSULATION STOPS, CRICKETS, ETC. NECESSARY FOR A COMPLETE, WARRANTED AND WATERTIGHT INSTALLATION.

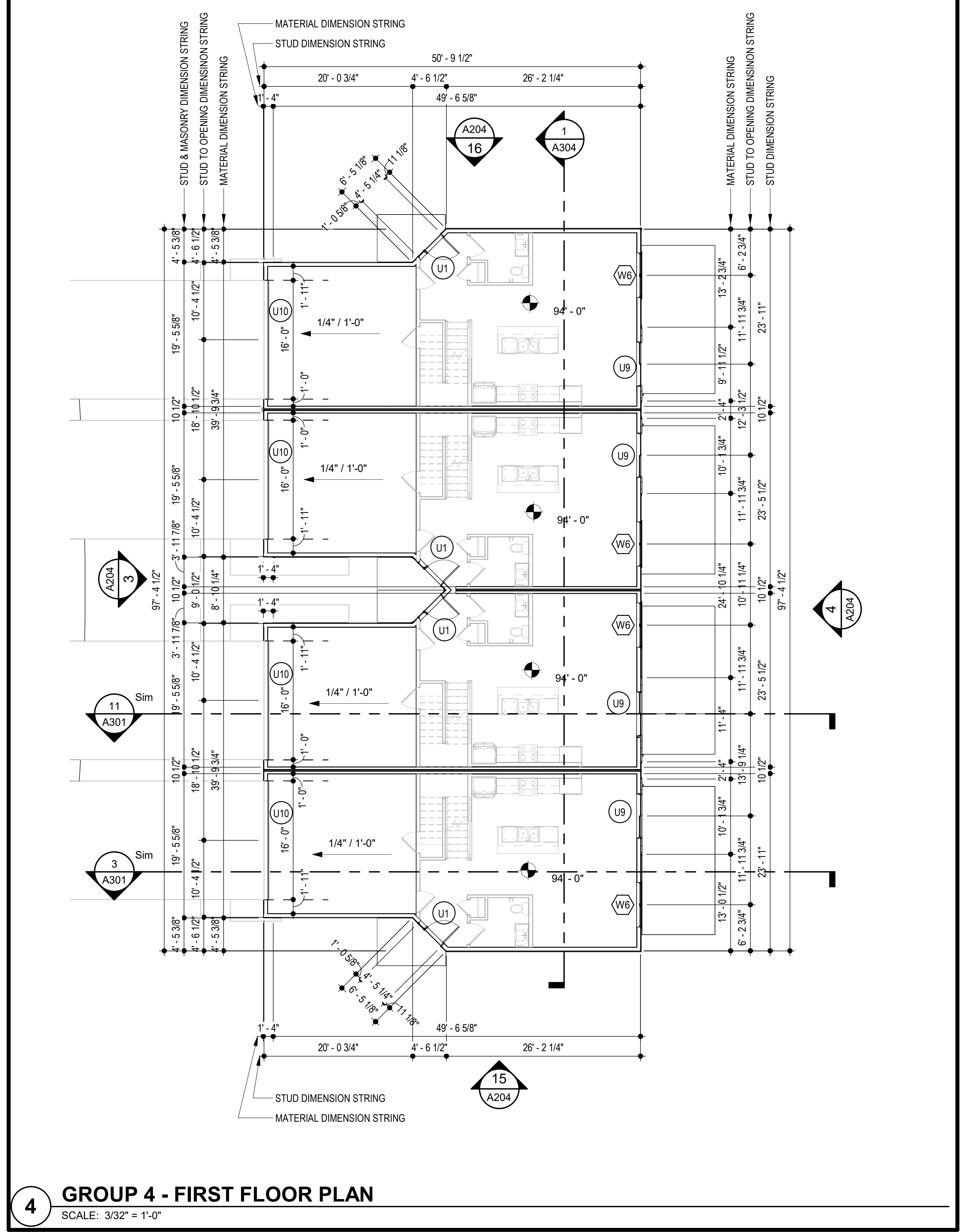
E. ALL ROOF SLOPES ARE TO HAVE A MINIMUM OF 1/4" FALL WHERE CRICKETS AND VALLEYS OCCUR. CRICKETS ARE TO BE PROVIDED WITH SUFFICIENT DEPTH AND SLOPE TO ACCOMMODATE A MINIMUM 1/4" PER FOOT FALL AT VALLEY.

## ROOF KEYED NOTES ##

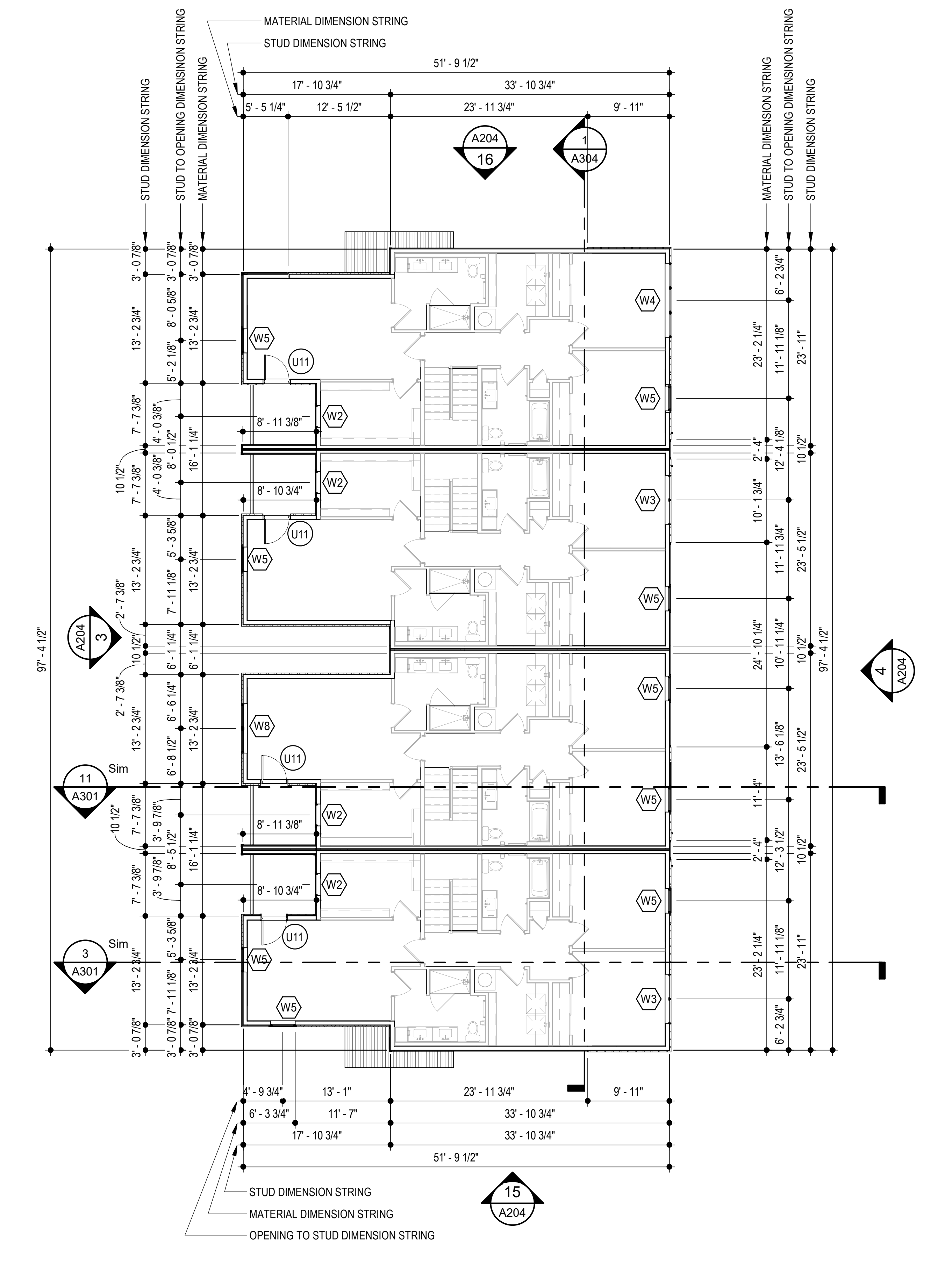
1. PROVIDE TAPERED CRICKETS AT ALL ROOF TOP UNITS, SLOPE 1/2" PER FOOT MINIMUM. INSTALL FLASHING AND COUNTER FLASHING PER ROOFING MANUFACTURER'S WRITTEN RECOMMENDATIONS.
2. TAPERED CRICKETS AS REQUIRED. SLOPE 1/2" PER FOOT MINIMUM. ▨
3. FULLY ADHERED T.P.O. ROOF MEMBRANE.
4. CHANGE IN ROOF SLOPE AND/OR ELEVATION.
5. THRU-WALL ROOF SCUPPER WITH OVERFLOW.
6. PROVIDE WALKWAY PADS FROM ROOF ACCESS TO ALL ROOFTOP EQUIPMENT.
7. ROOF SHEATHING TO BE CONSTRUCTED OF FIRE RETARDANT TREATED WOOD 4'-0" EACH SIDE OF FIRE WALL, NO PENETRATIONS ALLOWED IN THIS AREA
8. GUTTER TO DOWNSPOUT TO MAIN ROOF

## DOWNSPOUT CALC

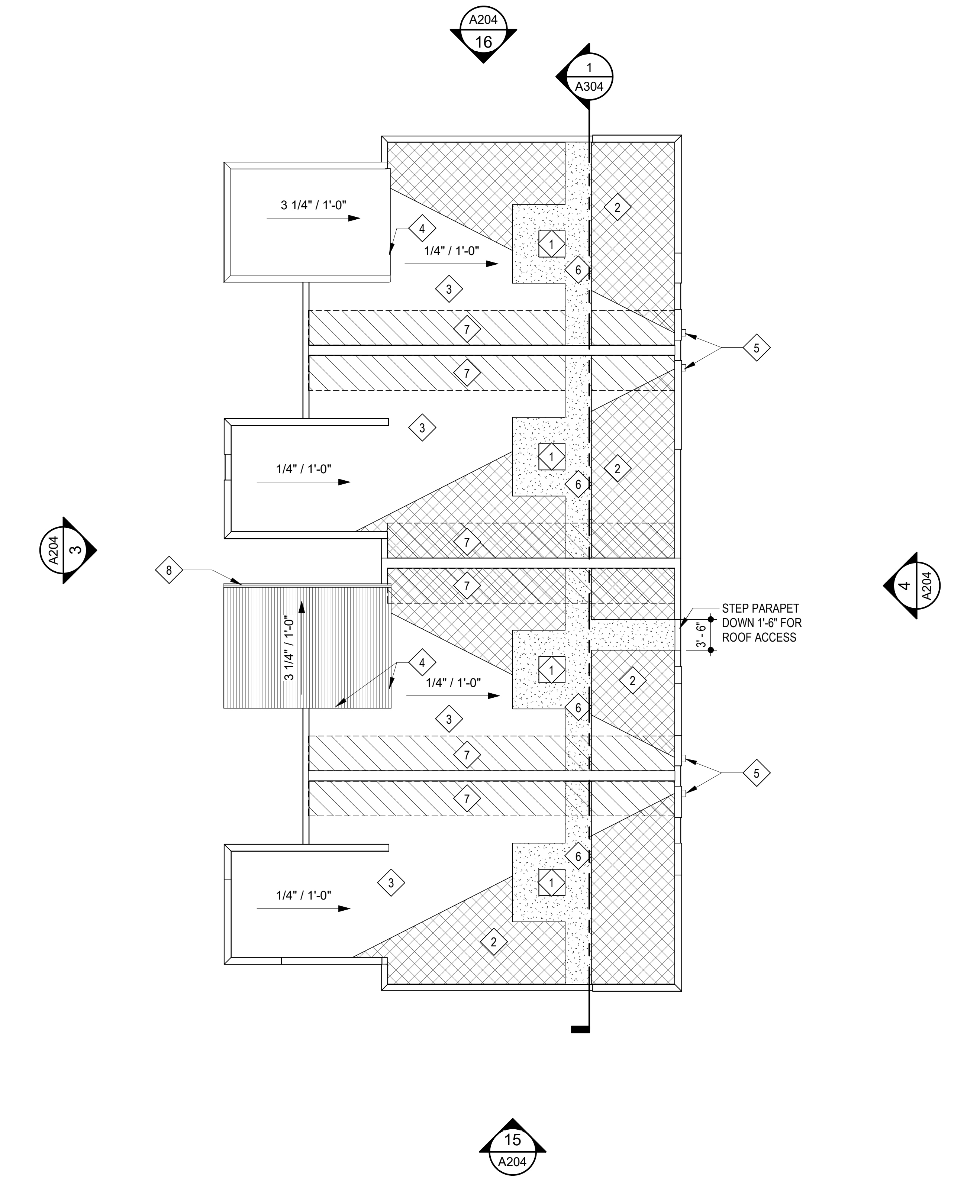
AREA OF 1 VILLA:
1,059 S.F. / 1 DOWNSPOUTS = 1,058 S.F./D.S.
(SMACNA) TABLE 1-2 - 100 YEAR S.F./S.I. = 120
1,059 /120 = 8.825 SQUARE INCHES OF DOWNSPOUT AREA
USE (1) 4" SQ. DOWNSPOUTS PER VILLA



4 GROUP 4 - FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



12 GROUP 4 - SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



20 GROUP 4 - ROOF PLAN
SCALE: 3/32" = 1'-0"

11.12.2021

| | |
|---|---|
| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| PLUMBING ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| ELECTRICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |

Tegethoff DEVELOPMENT

# Vanguard Villas

Lee's Summit, Missouri

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F: 314-395-9751
www.triarchitects.com

**DATE:** 9.2.2021

**REVISIONS** #

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| 2 | ADDENDUM 1 | 11.12.2021 |
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**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

**SHEET NO.**
A104 2
GROUP 4 PLANS

## GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A401).

F. GENERAL CONTRACTOR WILL FURNISH & INSTALL 5 LB MULTIPURPOSE DRY CHEMICAL 2A:10B:C RATED FIRE EXTINGUISHERS w/ MOUNTING BRACKETS & ACCESSORIES @ 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT IN PUBLIC SPACES AND CORRIDORS. A MINIMUM RATED 1A:10B:C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT.

G. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30-'0" MAXIMUM. CONTROL JOINTS ARE RECOMMENDED AT DOOR JAMBS EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50'-0" IN EITHER DIRECTION. CONTROL JOINT SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING/FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.

H. COORDINATE LOCATION OF BEARING WALLS INSIDE DWELLING UNITS WITH UNIT PLANS.

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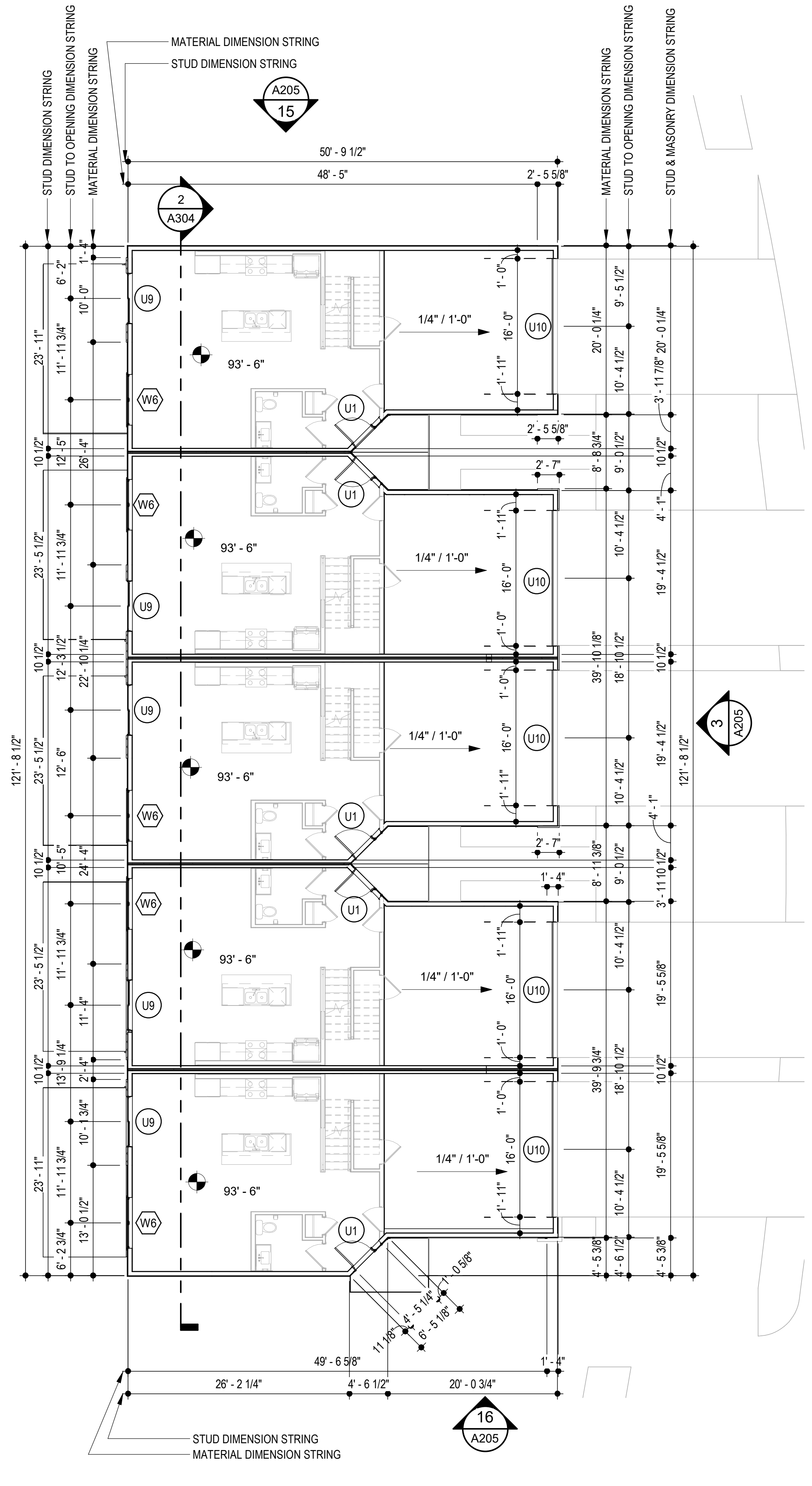
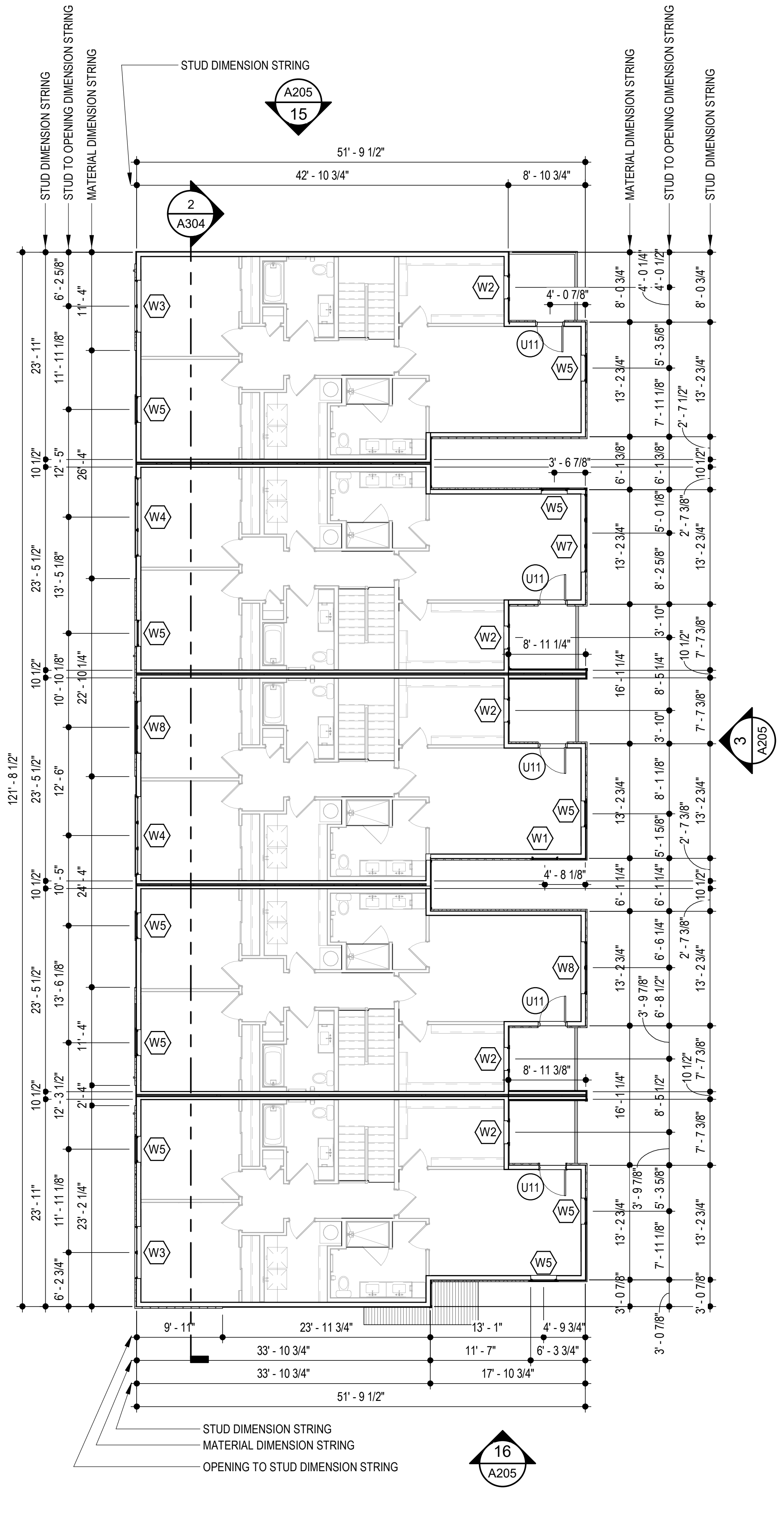
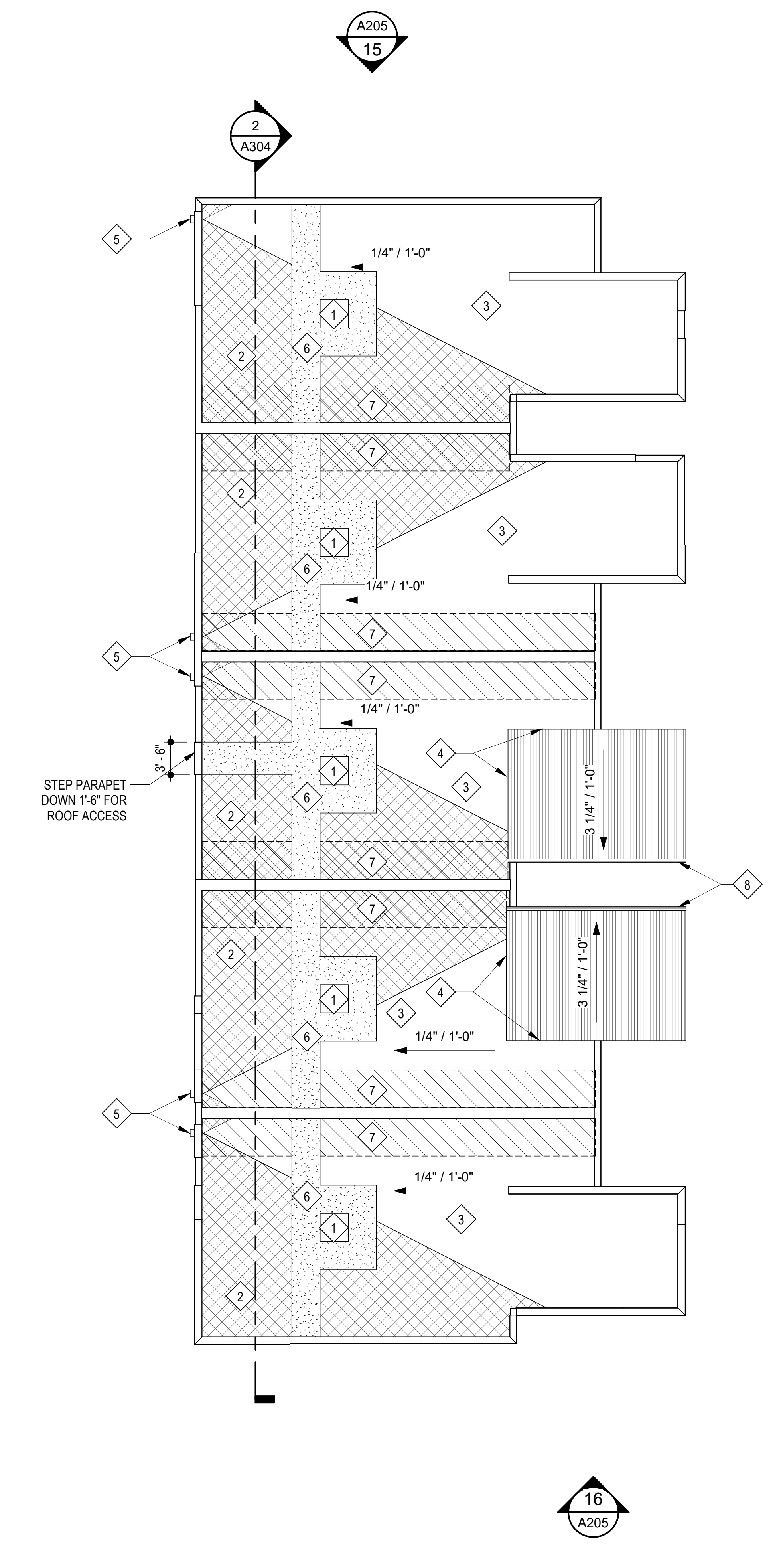


4 **GROUP 5 - FIRST FLOOR PLAN**
SCALE: 3/32" = 1'-0"



12 **GROUP 5 - SECOND FLOOR PLAN**
SCALE: 3/32" = 1'-0"



20 **GROUP 5 - ROOF PLAN**
SCALE: 3/32" = 1'-0"

RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
11.12.2021

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|---|---|
| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
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Tegethoff DEVELOPMENT

# Vanguard Villas

Lee's Summit, Missouri

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TR,i Architects
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T: 314-395-9750
F: 314-395-9751
www.triarchitects.com

**DATE:** 9.2.2021

**REVISIONS** #

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|---|---|---|
| 2 | ADDENDUM 1 | 11.12.2021 |

**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

**SHEET NO.**

A105 2

GROUP 5 PLANS

## GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

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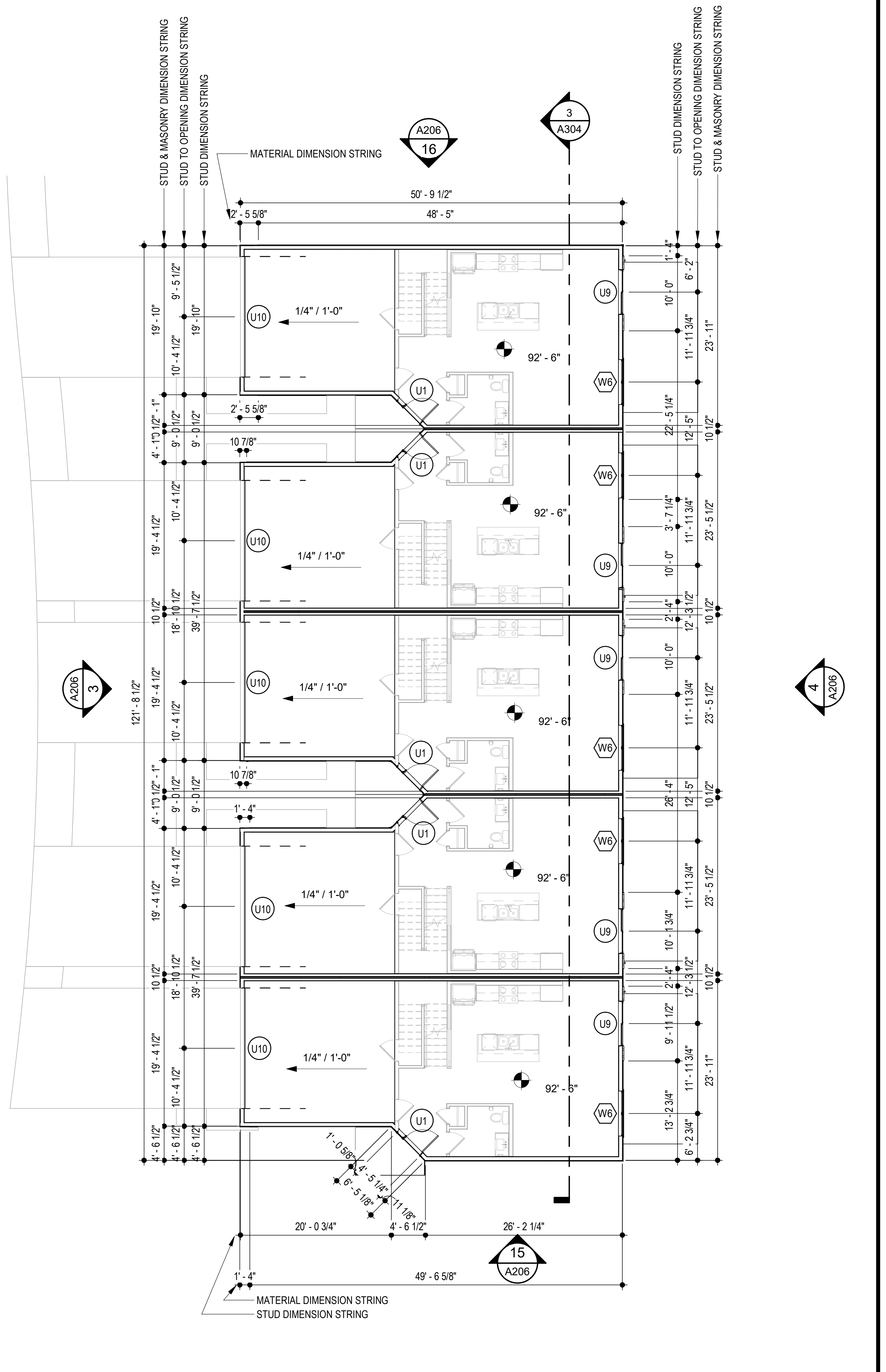
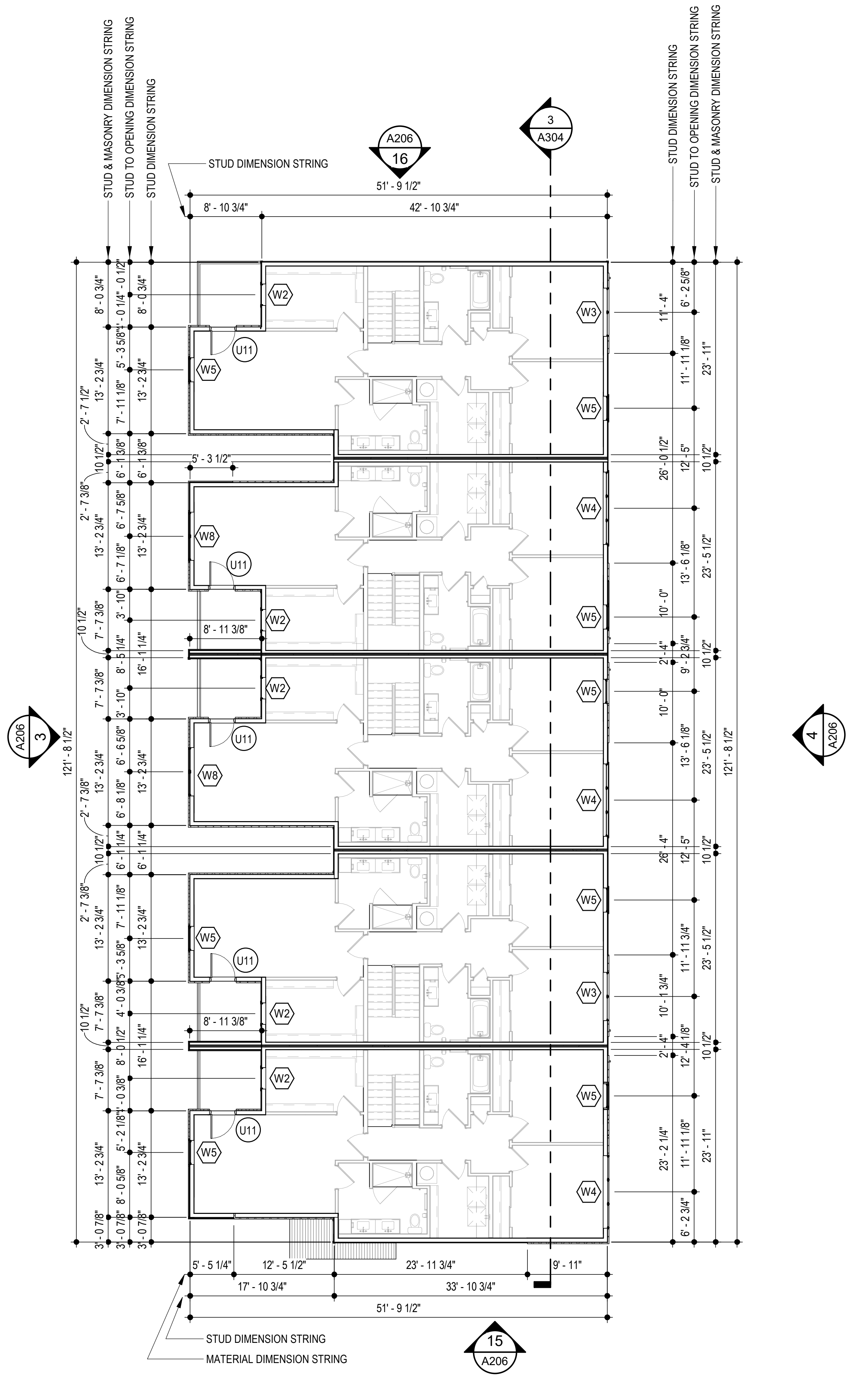
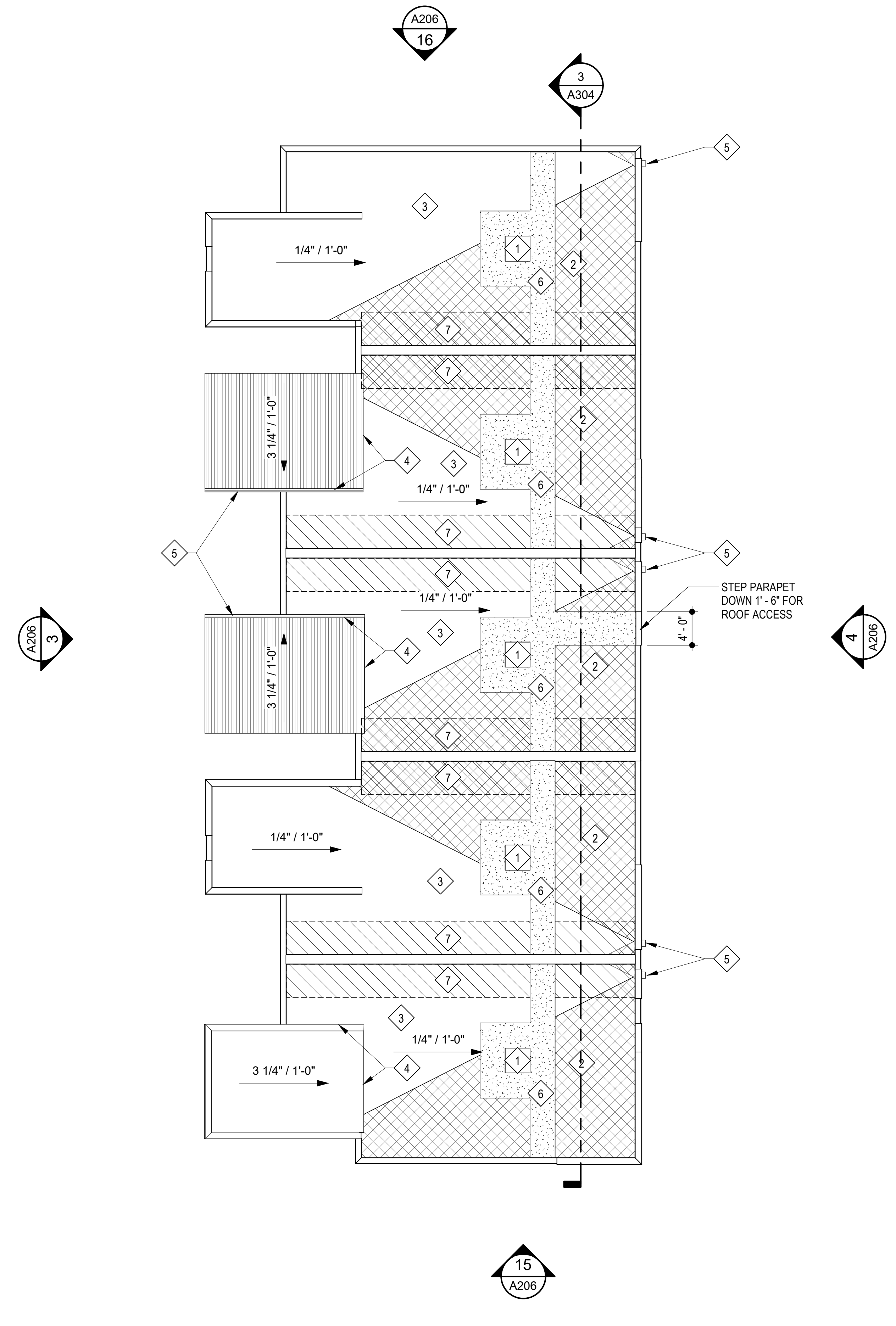


4 **GROUP 6 - FIRST FLOOR PLAN**
SCALE: 3/32" = 1'-0"



12 **GROUP 6 - SECOND FLOOR PLAN**
SCALE: 3/32" = 1'-0"



20 **GROUP 6 - ROOF PLAN**
SCALE: 3/32" = 1'-0"

STATE OF MISSOURI
RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
REGISTERED ARCHITECT
11.12.2021

| | |
|---|---|
| TR,i ARCHITECTS | ARCHITECT |
| BOB D CAMPBELL & COMPANY | STRUCTURAL ENGINEER |
| SM ENGINEERING | CIVIL ENGINEER |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| LATIMER SOMMERS & ASSOCIATES | MECHANICAL ENGINEER |
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Tegethoff DEVELOPMENT

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**DATE:** 9.2.2021

**REVISIONS** #

| | | |
|---|---|---|
| 2 | ADDENDUM 1 | 11.12.2021 |

**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

**SHEET NO.** 2

A106

**GROUP 6 PLANS**

## GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

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P. GENERAL CONTRACTOR TO CAULK AND SEAL EXPANSION JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE - SEE MASONRY SPECIFICATIONS.

Q. GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS PRIOR TO BID AND INCLUDE IN BID ALL COSTS ASSOCIATED WITH FIRE ALARM SYSTEM INCLUDING AUDIO/VISUAL DEVICES AND PULL STATIONS WHERE REQUIRED.

R. FIRE RETARDANT TREATED WOOD PERMITTED TO BE USED IN LOCATIONS SPECIFIED IN TABLE 602, NOTE D AND SECTION 603.2 AND 2310.0. VERIFY SECTIONS IN 2018 IBC.

S. ALL OPENING DIMENSIONS ARE TO CENTERLINE OF OPENING.

## ROOF GENERAL NOTES

A. VERIFY LOCATIONS OF ALL ROOF PENETRATIONS WITH STRUCTURAL, M.E.P. AND ARCHITECTURAL DRAWINGS.

B. EXHAUST FANS AND VENTS TO BE LOCATED A MINIMUM OF 10'-0" FROM RTU's.

C. ALL ROOF EQUIPMENT TO BE MOUNTED ON CURBS. MECHANICAL SUBCONTRACTOR TO COORDINATE INSTALLATION AND ACCEPTANCE OF PREFABRICATED CURBS AND PENETRATIONS WITH ROOF MEMBRANE MANUFACTURER. GENERAL CONTRACTOR TO PROVIDE ALL REQUIRED BLOCKING, NAILING, ETC. AS REQUIRED FOR A WATERTIGHT BUILDING.

D. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE INSTALLATION OF ALL FLASHING, BLOCKING, NAILERS, INSULATION STOPS, CRICKETS, ETC. NECESSARY FOR A COMPLETE, WARRANTED AND WATERTIGHT INSTALLATION.

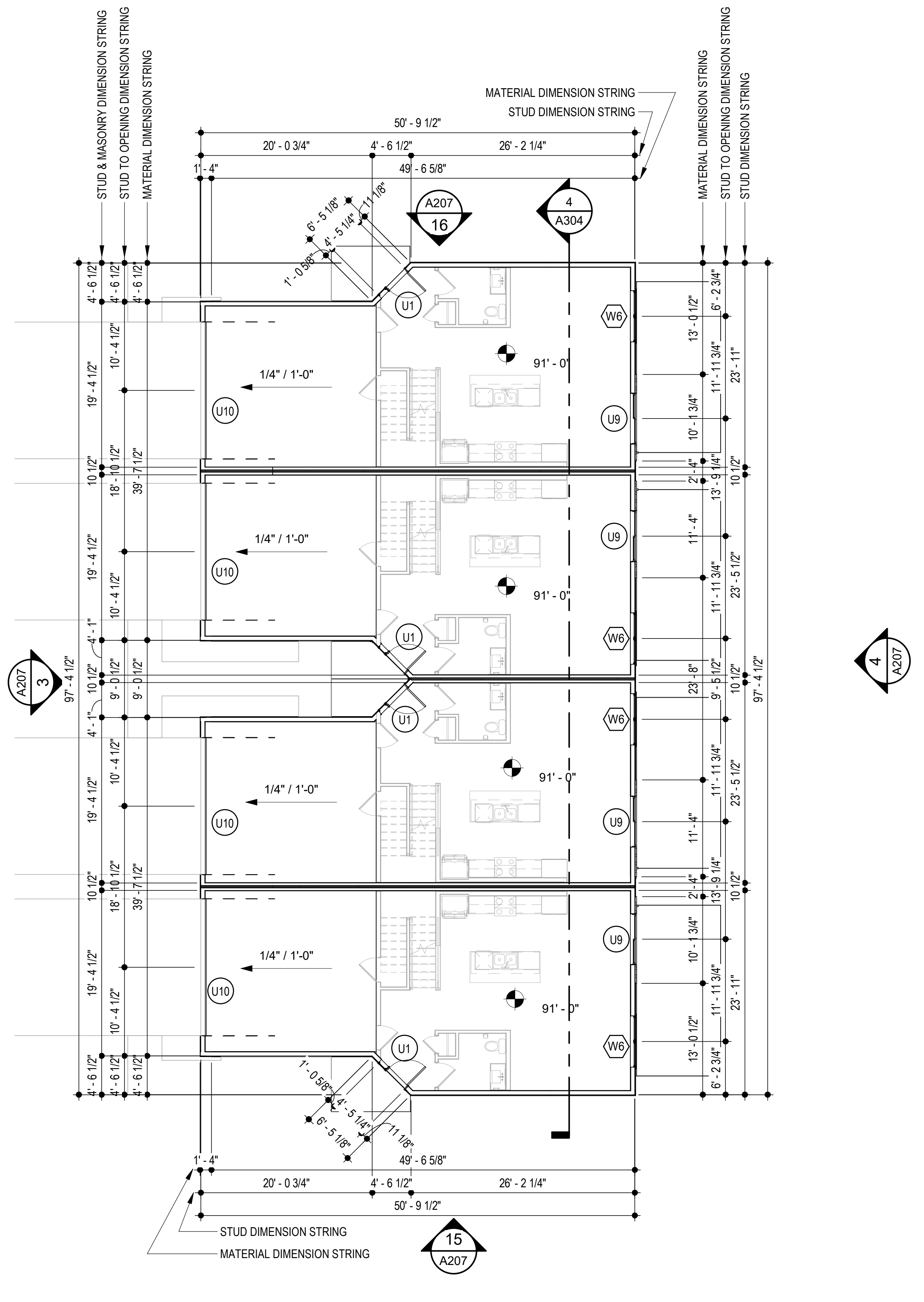
E. ALL ROOF SLOPES ARE TO HAVE A MINIMUM OF 1/4" FALL WHERE CRICKETS AND VALLEYS OCCUR. CRICKETS ARE TO BE PROVIDED WITH SUFFICIENT DEPTH AND SLOPE TO ACCOMMODATE A MINIMUM 1/4" PER FOOT FALL AT VALLEY.

## ROOF KEYED NOTES ##

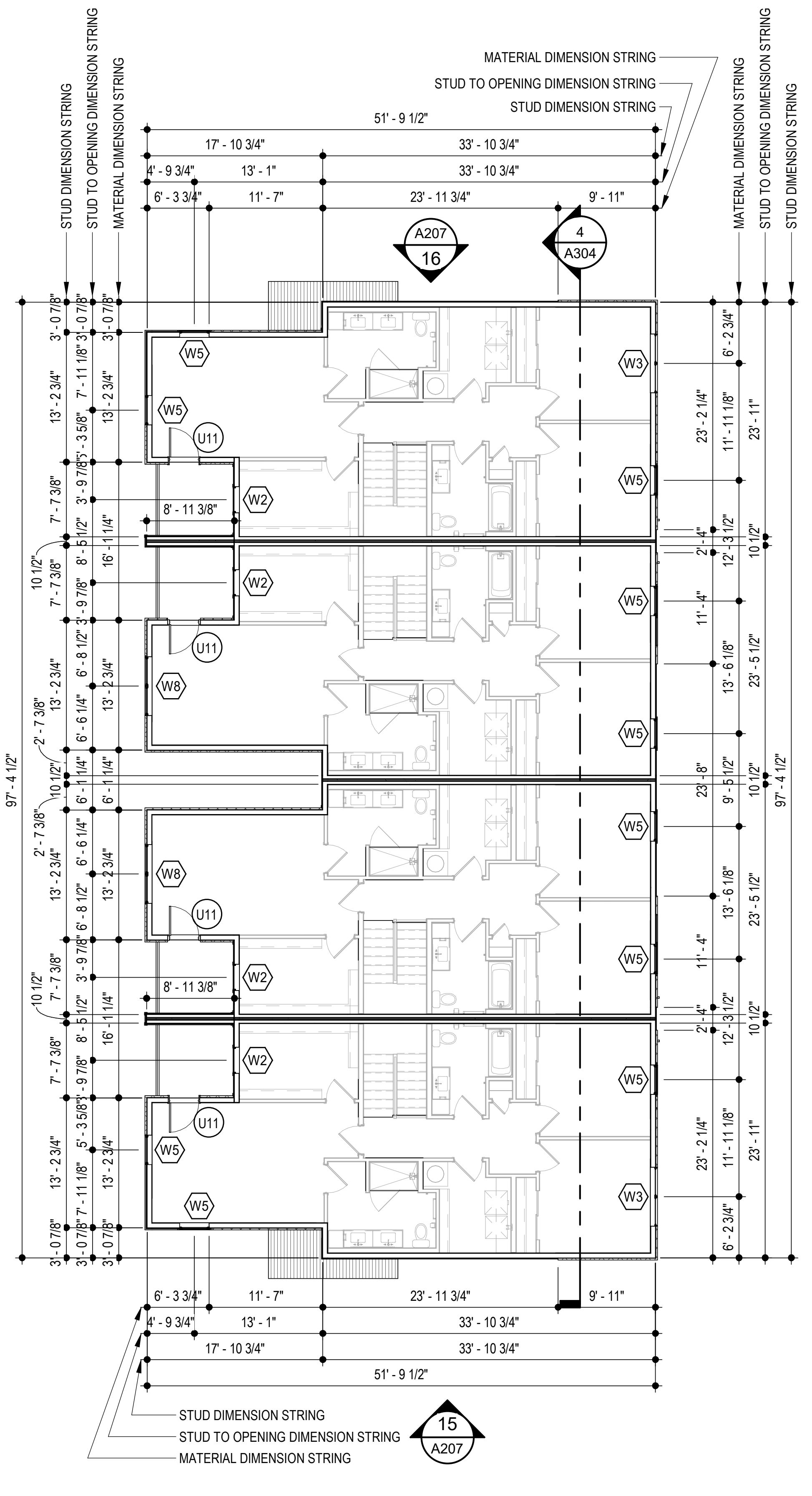
1. PROVIDE TAPERED CRICKETS AT ALL ROOF TOP UNITS, SLOPE 1/2" PER FOOT MINIMUM. INSTALL FLASHING AND COUNTER FLASHING PER ROOFING MANUFACTURER'S WRITTEN RECOMMENDATIONS.
2. TAPERED CRICKETS AS REQUIRED. SLOPE 1/2" PER FOOT MINIMUM. ▨
3. FULLY ADHERED T.P.O. ROOF MEMBRANE.
4. CHANGE IN ROOF SLOPE AND/OR ELEVATION.
5. THRU-WALL ROOF SCUPPER WITH OVERFLOW.
6. PROVIDE WALKWAY PADS FROM ROOF ACCESS TO ALL ROOFTOP EQUIPMENT.
7. ROOF SHEATHING TO BE CONSTRUCTED OF FIRE RETARDANT TREATED WOOD 4'-0" EACH SIDE OF FIRE WALL, NO PENETRATIONS ALLOWED IN THIS AREA
8. GUTTER TO DOWNSPOUT TO MAIN ROOF

## DOWNSPOUT CALC

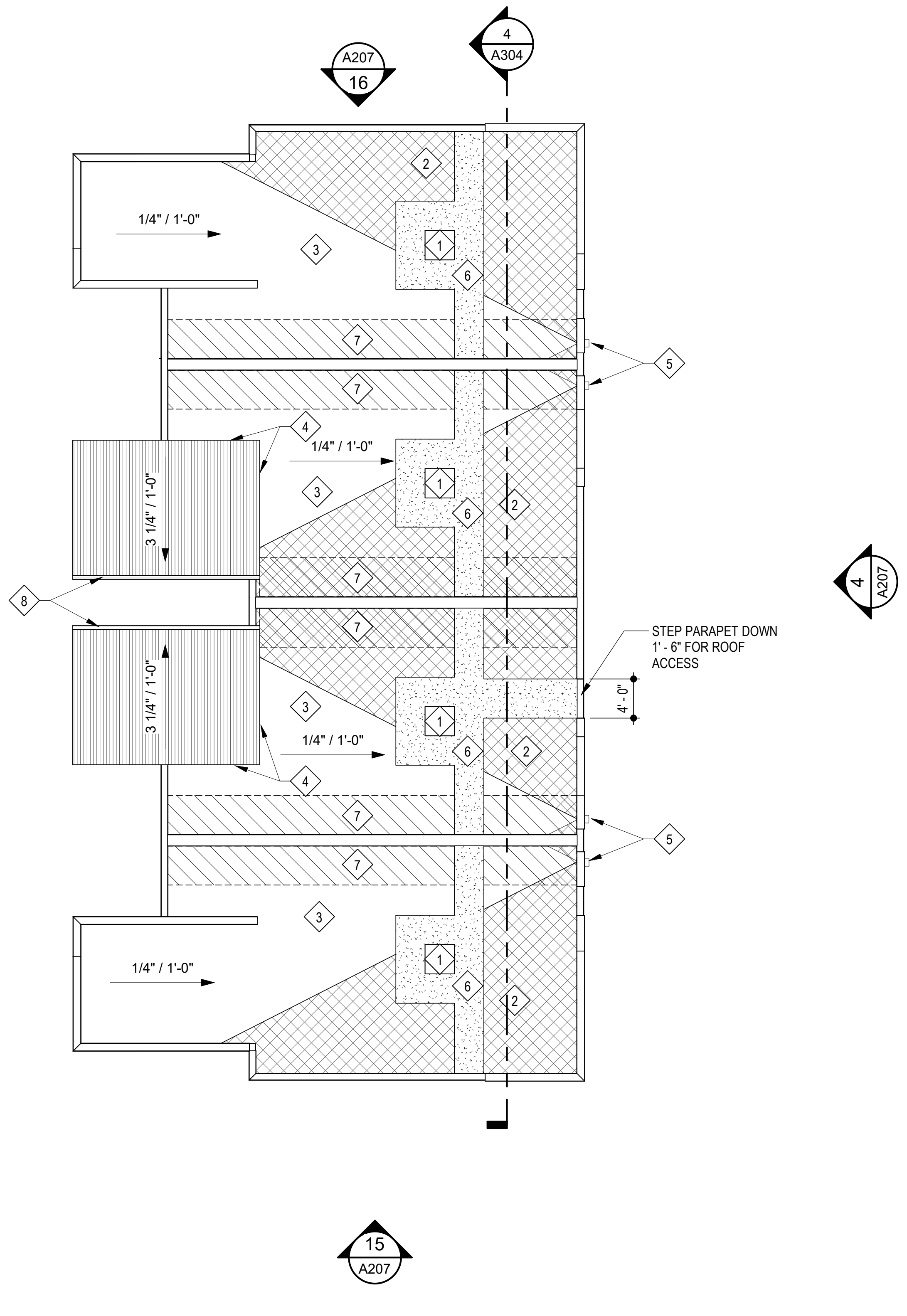
AREA OF 1 VILLA:
1,059 S.F. / 1 DOWNSPOUTS = 1,058 S.F./D.S.
(SMACNA) TABLE 1-2 - 100 YEAR S.F./S.I. = 120
1,059 /120 = 8.825 SQUARE INCHES OF DOWNSPOUT AREA
USE (1) 4" SQ. DOWNSPOUTS PER VILLA



4 **GROUP 7 - FIRST FLOOR PLAN**
SCALE: 3/32" = 1'-0"



12 **GROUP 7 - SECOND FLOOR PLAN**
SCALE: 3/32" = 1'-0"



20 **GROUP 7 - ROOF PLAN**
SCALE: 3/32" = 1'-0"

11.12.2021

| | |
|---|---|
| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| PLUMBING ENGINEER | LATIMER SOMMERS & ASSOCIATES |
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Tegethoff DEVELOPMENT

# Vanguard Villas

Lee's Summit, Missouri

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www.triarchitects.com

**DATE:** 9.2.2021

**REVISIONS** #

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|---|---|---|
| 2 | ADDENDUM 1 | 11.12.2021 |

**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

**SHEET NO.**

A107 2

**GROUP 7 PLANS**

## GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A401).

F. GENERAL CONTRACTOR WILL FURNISH & INSTALL 5 LB MULTIPURPOSE DRY CHEMICAL 2A:10B:C RATED FIRE EXTINGUISHERS w/ MOUNTING BRACKETS & ACCESSORIES @ 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT IN PUBLIC SPACES AND CORRIDORS. A MINIMUM RATED 1A:10B:C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT.

G. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30-'0" MAXIMUM. CONTROL JOINTS ARE RECOMMENDED AT DOOR JAMBS EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50'-0" IN EITHER DIRECTION. CONTROL JOINT SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING/FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.

H. COORDINATE LOCATION OF BEARING WALLS INSIDE DWELLING UNITS WITH UNIT PLANS.

I. REFER TO LIFE SAFETY PLANS FOR ADDITIONAL INFORMATION ON FIRE RATED PARTITION LOCATIONS.

J. FINISH FLOOR ELEVATION AT GROUP 1 IS 100'-0" AND ALL OTHER GROUPS ARE LABELED IN RELATION TO THAT LEVEL RE: CIVIL DRAWINGS FOR ALL GRADE INFORMATION.

K. 5" CONCRETE FLOOR SLAB WITH 6"x6" - W1.4xW1.4 W.W.F. ON 10 MIL POLY FILM VAPOR BARRIER ON 4" GRANULAR FILL. RE: STRUCTURAL DWGS.

L. NO PENETRATIONS WITHIN 4' OF FIRE WALLS. VERIFY IN FIELD.

M. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

N. THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR HAS INCLUDED IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.

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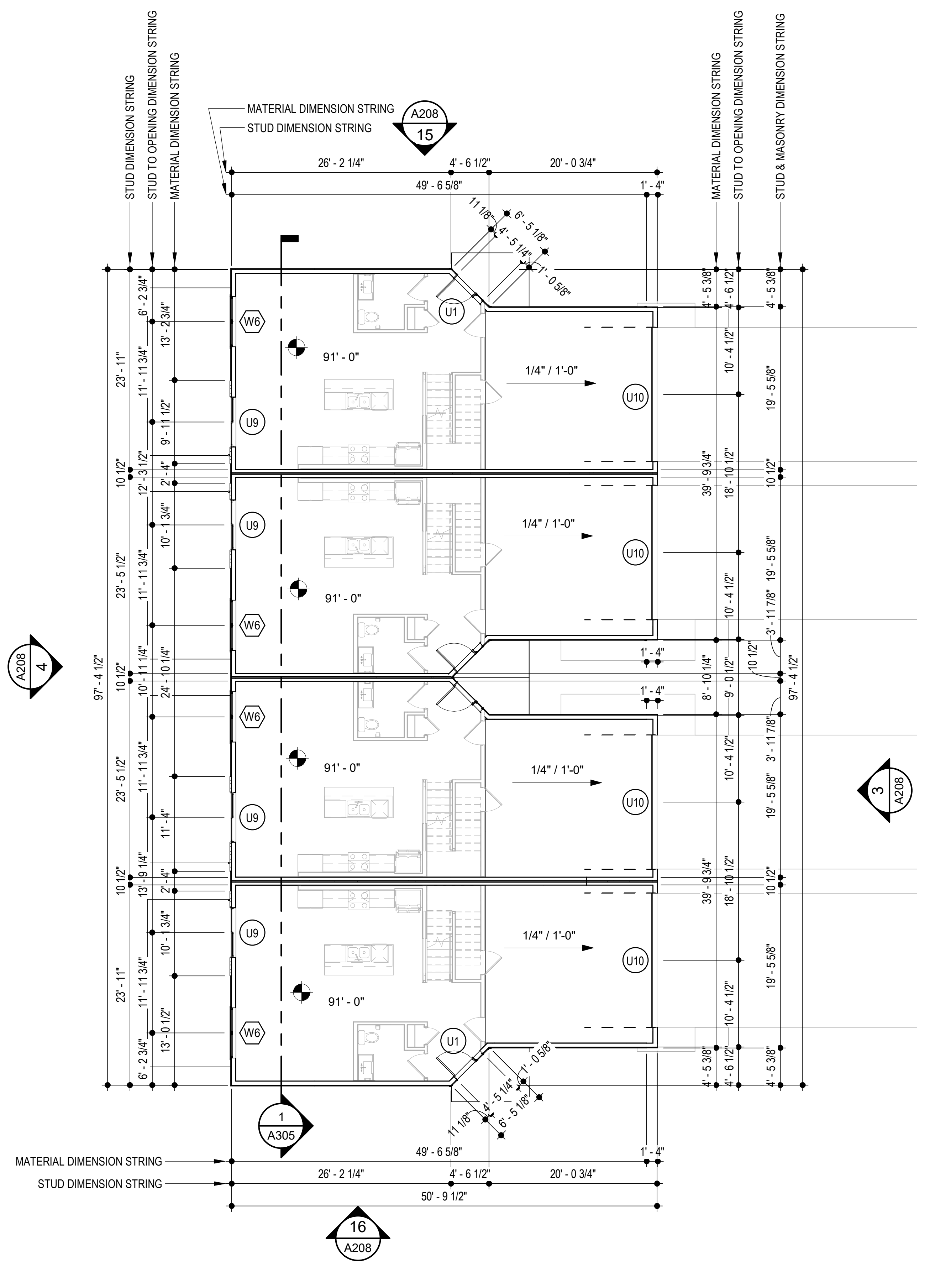
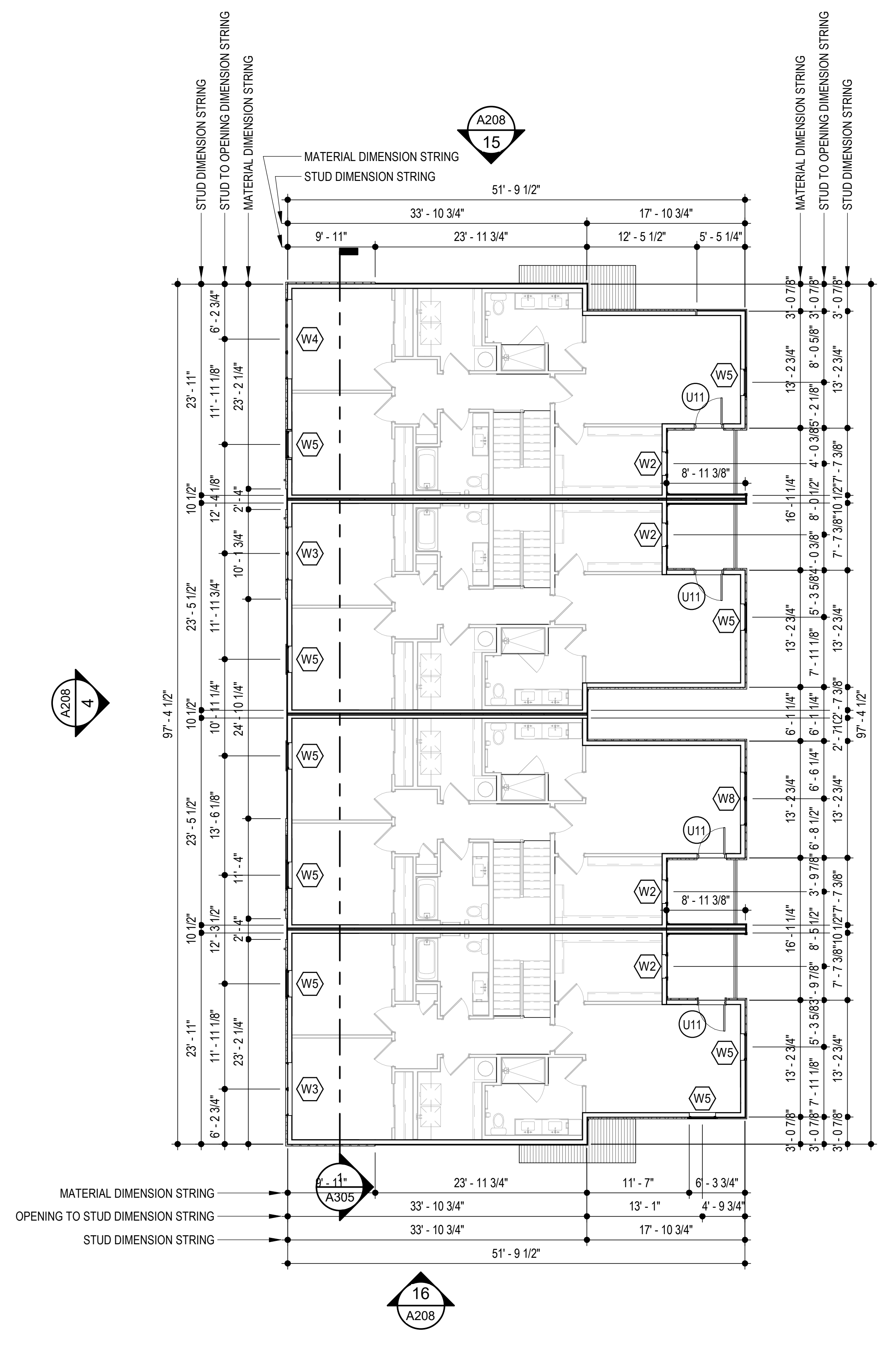
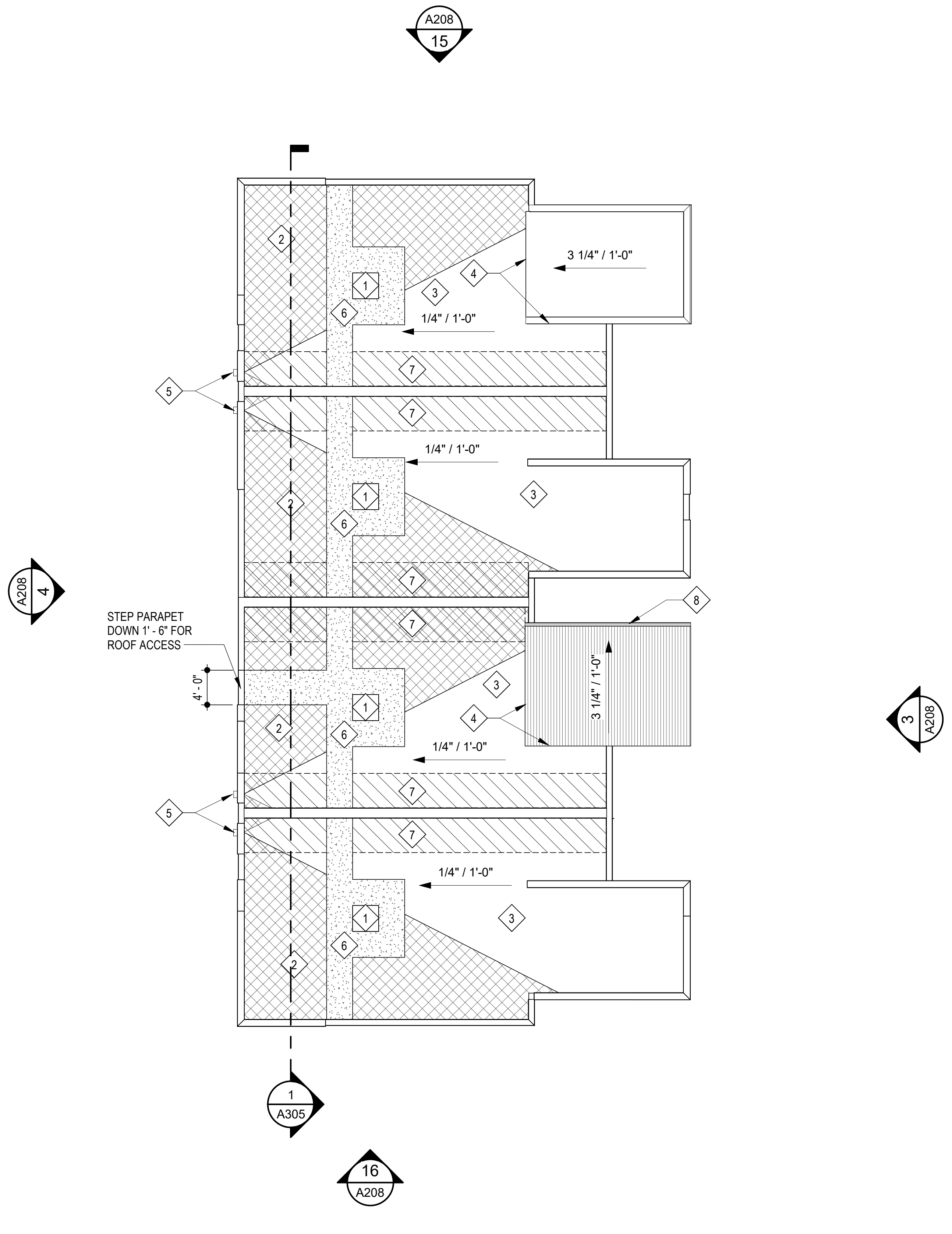


④ **GROUP 8 - FIRST FLOOR PLAN**
SCALE: 3/32" = 1'-0"



⑫ **GROUP 8 - SECOND FLOOR PLAN**
SCALE: 3/32" = 1'-0"



⑳ **GROUP 8 - ROOF PLAN**
SCALE: 3/32" = 1'-0"

11.12.2021

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|---|---|
| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
| CIVIL ENGINEER | SM ENGINEERING |
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Tegethoff DEVELOPMENT

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**DATE:** 9.2.2021

**REVISIONS** #

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| 2 | ADDENDUM 1 | 11.12.2021 |
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**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

**SHEET NO.**
A108 2
**GROUP 8 PLANS**

## GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

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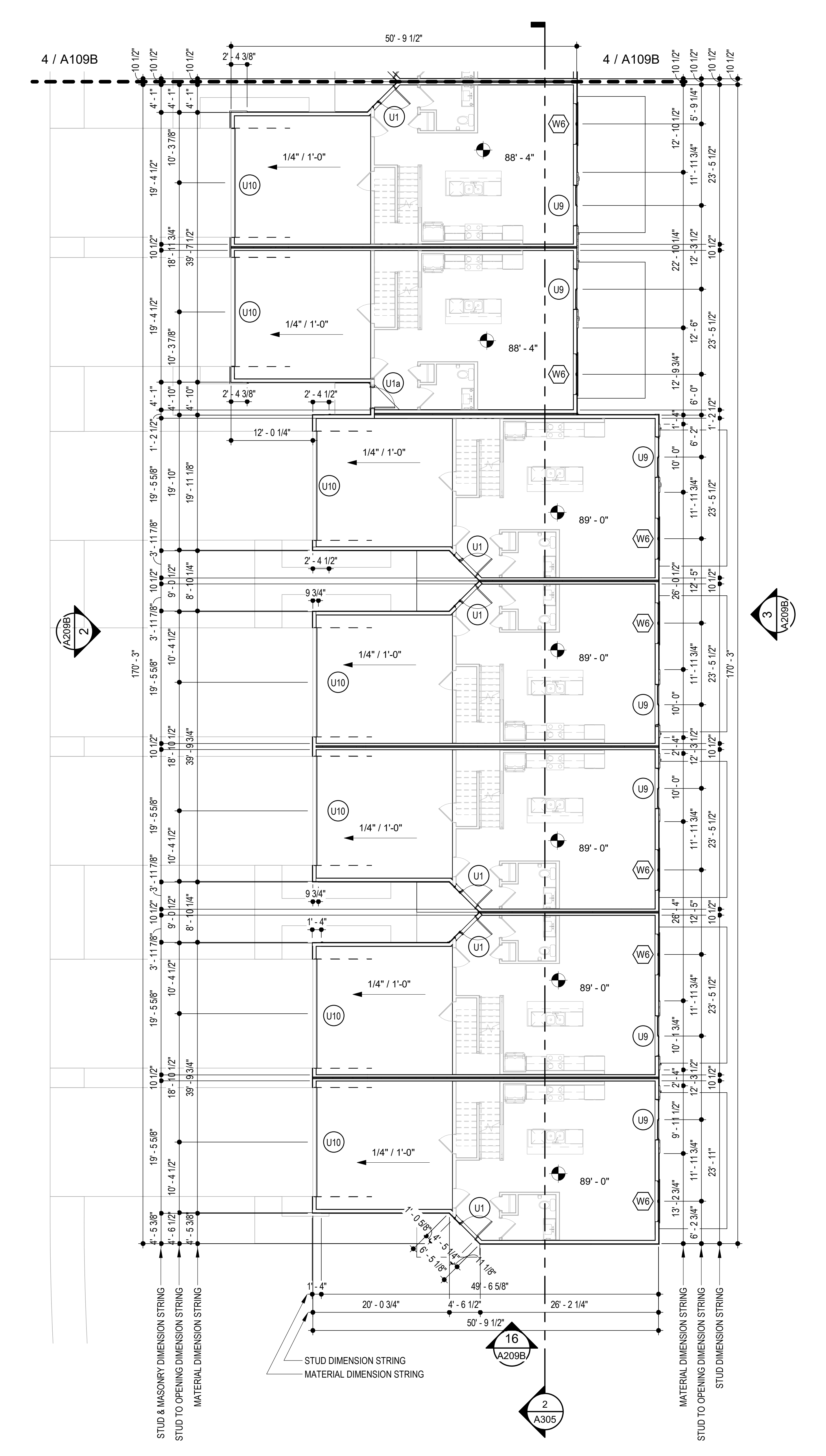
4 / A109B
50' - 9 1/2"
U1
U1a
U9
U10
W6
1/4" / 1'-0"
88' - 4"
89' - 0"
170' - 3"
2 A208B
3 A208B
16 A209B
2 A305
STUD & MASONRY DIMENSION STRING
STUD TO OPENING DIMENSION STRING
MATERIAL DIMENSION STRING
STUD DIMENSION STRING
MATERIAL DIMENSION STRING
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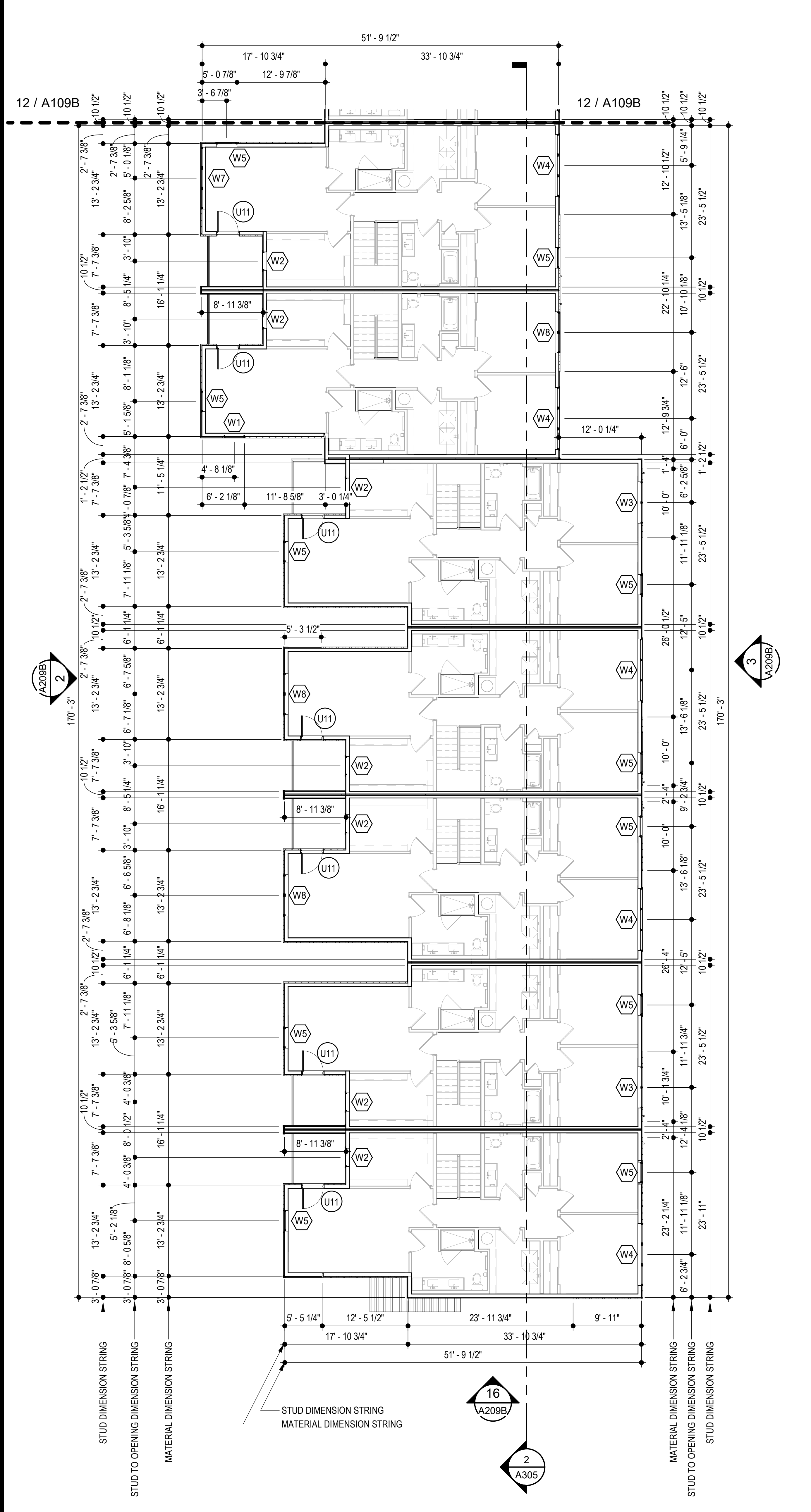
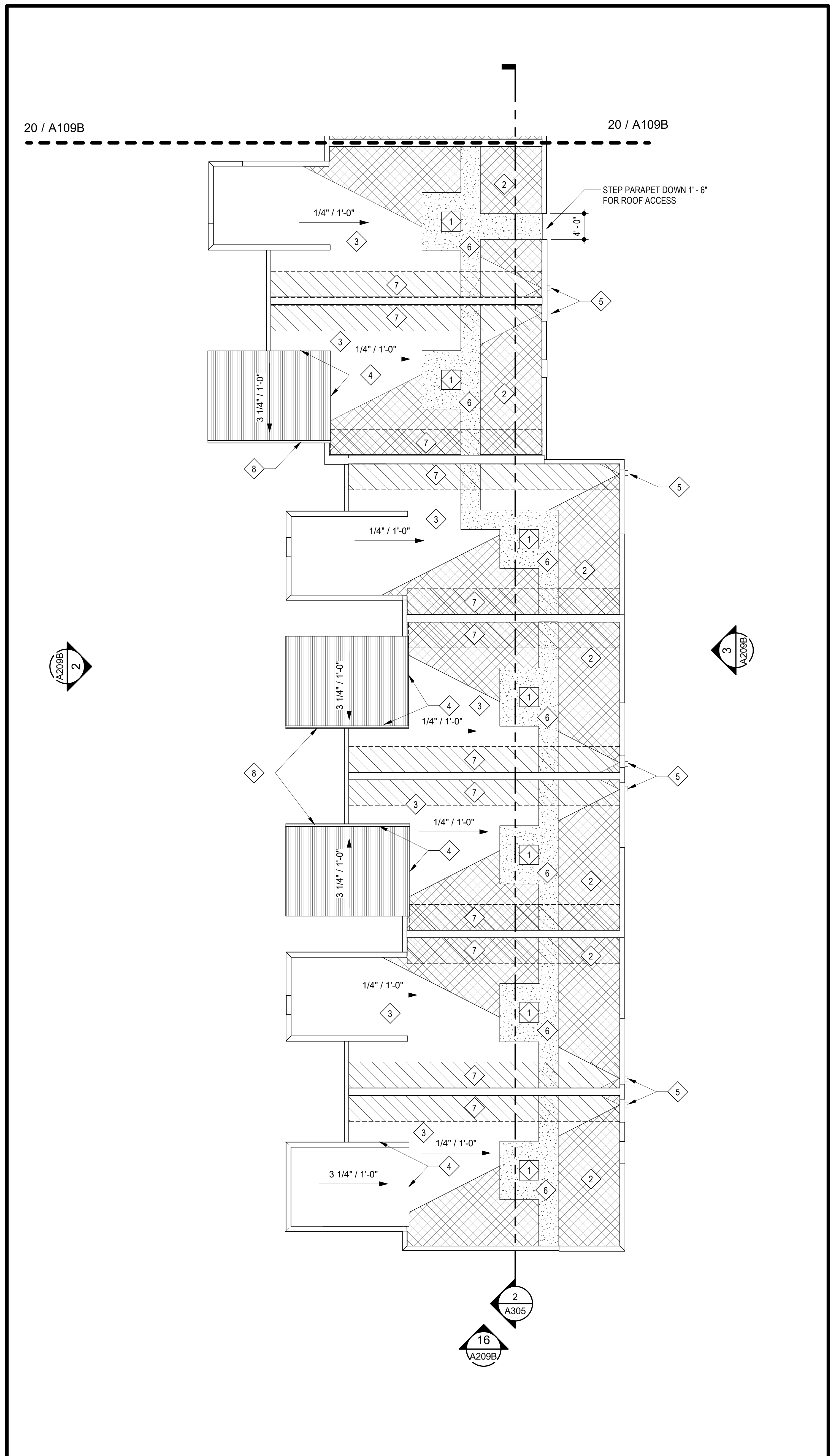
④ GROUP 9A - FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



⑫ GROUP 9A - SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



⑳ GROUP 9A - ROOF PLAN
SCALE: 3/32" = 1'-0"

11.12.2021

| | |
|---|---|
| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
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| 2 | ADDENDUM 1 | 11.12.2021 |

**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

**SHEET NO.**

A109A 2

GROUP 9 PLANS

## GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

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R. FIRE RETARDANT TREATED WOOD PERMITTED TO BE USED IN LOCATIONS SPECIFIED IN TABLE 602, NOTE D AND SECTION 603.2 AND 2310.0. VERIFY SECTIONS IN 2018 IBC.

S. ALL OPENING DIMENSIONS ARE TO CENTERLINE OF OPENING.

## ROOF GENERAL NOTES

A. VERIFY LOCATIONS OF ALL ROOF PENETRATIONS WITH STRUCTURAL, M.E.P. AND ARCHITECTURAL DRAWINGS.

B. EXHAUST FANS AND VENTS TO BE LOCATED A MINIMUM OF 10'-0" FROM RTU's.

C. ALL ROOF EQUIPMENT TO BE MOUNTED ON CURBS. MECHANICAL SUBCONTRACTOR TO COORDINATE INSTALLATION AND ACCEPTANCE OF PREFABRICATED CURBS AND PENETRATIONS WITH ROOF MEMBRANE MANUFACTURER. GENERAL CONTRACTOR TO PROVIDE ALL REQUIRED BLOCKING, NAILING, ETC. AS REQUIRED FOR A WATERTIGHT BUILDING.

D. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE INSTALLATION OF ALL FLASHING, BLOCKING, NAILERS, INSULATION STOPS, CRICKETS, ETC. NECESSARY FOR A COMPLETE, WARRANTED AND WATERTIGHT INSTALLATION.

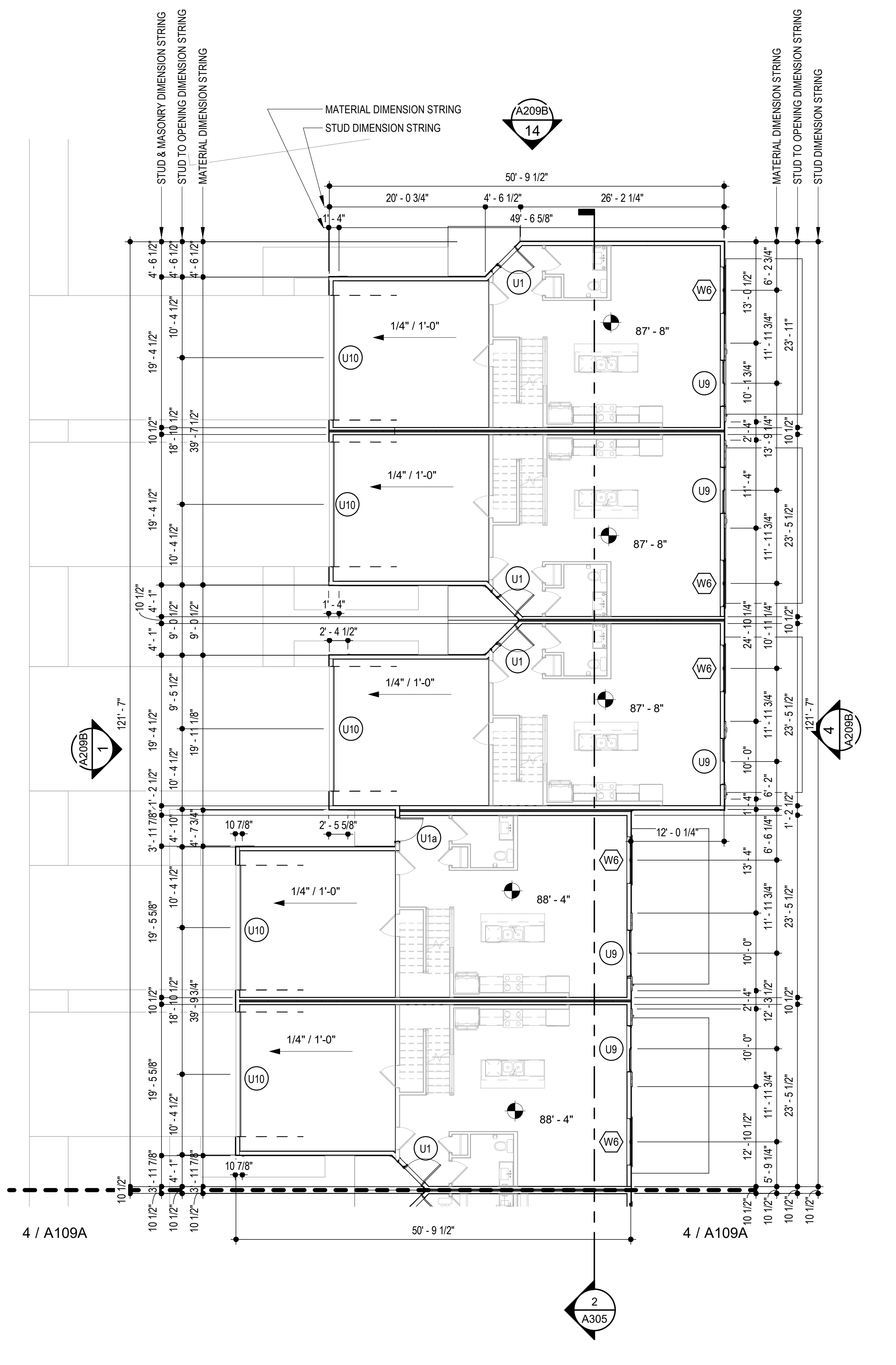
E. ALL ROOF SLOPES ARE TO HAVE A MINIMUM OF 1/4" FALL WHERE CRICKETS AND VALLEYS OCCUR. CRICKETS ARE TO BE PROVIDED WITH SUFFICIENT DEPTH AND SLOPE TO ACCOMMODATE A MINIMUM 1/4" PER FOOT FALL AT VALLEY.

## ROOF KEYED NOTES ##

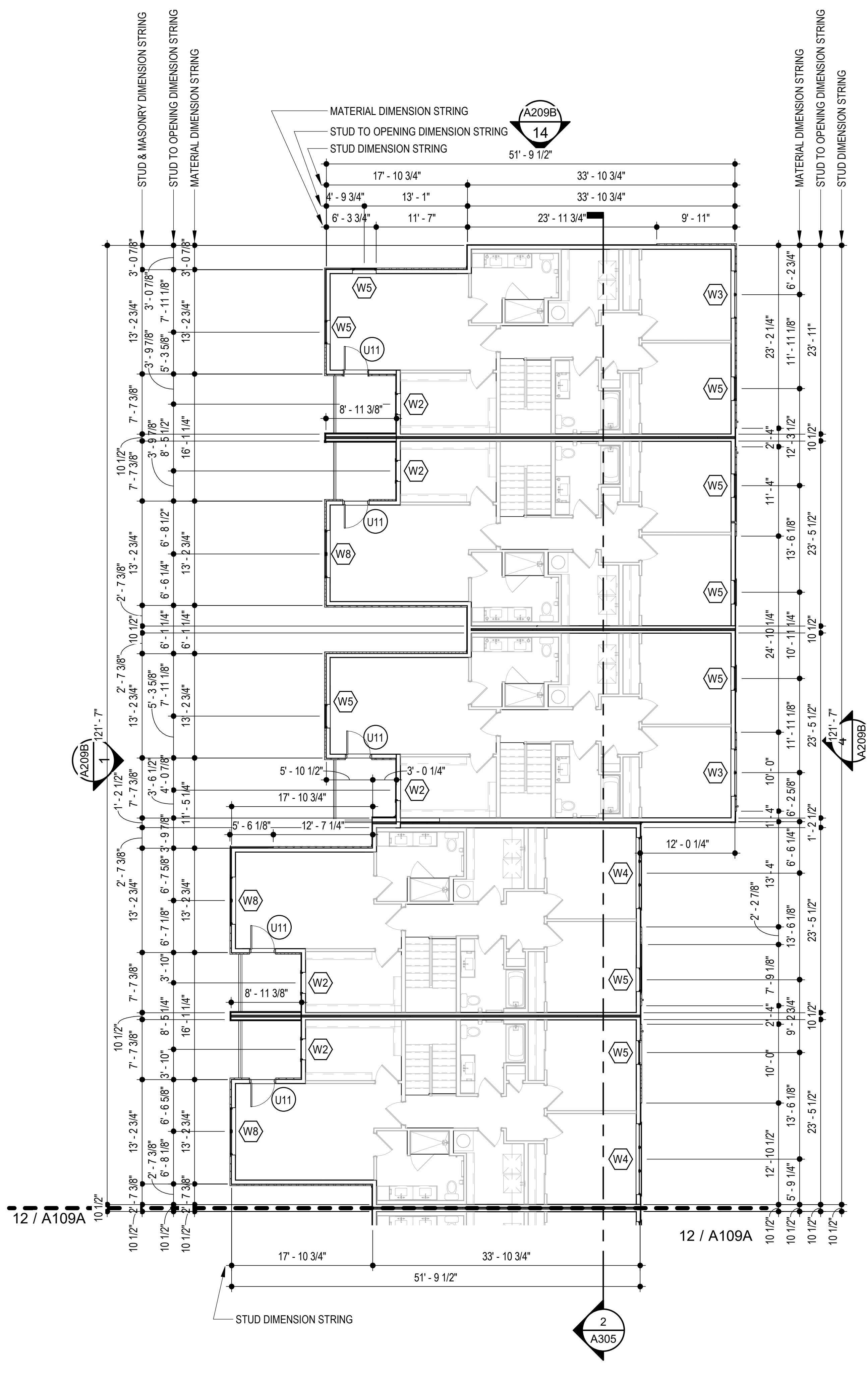
1. PROVIDE TAPERED CRICKETS AT ALL ROOF TOP UNITS, SLOPE 1/2" PER FOOT MINIMUM. INSTALL FLASHING AND COUNTER FLASHING PER ROOFING MANUFACTURER'S WRITTEN RECOMMENDATIONS.
2. TAPERED CRICKETS AS REQUIRED. SLOPE 1/2" PER FOOT MINIMUM. ▨
3. FULLY ADHERED T.P.O. ROOF MEMBRANE.
4. CHANGE IN ROOF SLOPE AND/OR ELEVATION.
5. THRU-WALL ROOF SCUPPER WITH OVERFLOW.
6. PROVIDE WALKWAY PADS FROM ROOF ACCESS TO ALL ROOFTOP EQUIPMENT.
7. ROOF SHEATHING TO BE CONSTRUCTED OF FIRE RETARDANT TREATED WOOD 4'-0" EACH SIDE OF FIRE WALL, NO PENETRATIONS ALLOWED IN THIS AREA
8. GUTTER TO DOWNSPOUT TO MAIN ROOF

## DOWNSPOUT CALC

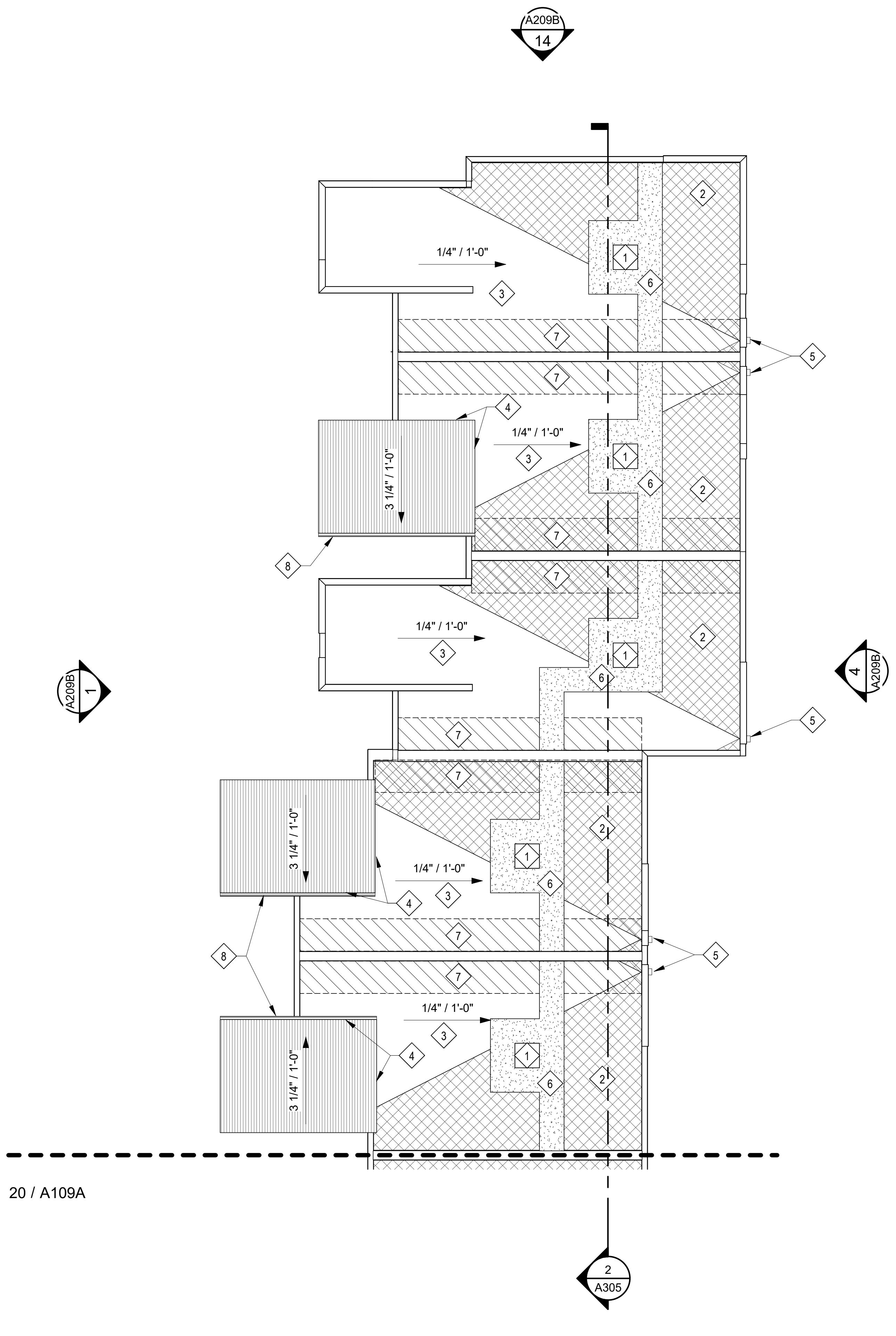
AREA OF 1 VILLA:
1,059 S.F. / 1 DOWNSPOUTS = 1,058 S.F./D.S.
(SMACNA) TABLE 1-2 - 100 YEAR S.F./S.I. = 120
1,059 /120 = 8.825 SQUARE INCHES OF DOWNSPOUT AREA
USE (1) 4" SQ. DOWNSPOUTS PER VILLA



4 **GROUP 9B - FIRST FLOOR PLAN**
SCALE: 3/32" = 1'-0"



12 **GROUP 9B - SECOND FLOOR PLAN**
SCALE: 3/32" = 1'-0"



20 **GROUP 9B - ROOF PLAN**
SCALE: 3/32" = 1'-0"

11.12.2021

| | |
|---|---|
| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| PLUMBING ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| ELECTRICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |

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F: 314-395-9751
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**DATE:** 9.2.2021

**REVISIONS** #

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| 2 | ADDENDUM 1 | 11.12.2021 |
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**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

**SHEET NO.**

A109B 2

**GROUP 9 PLANS**

## GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A401).

F. GENERAL CONTRACTOR WILL FURNISH & INSTALL 5 LB MULTIPURPOSE DRY CHEMICAL 2A:10B:C RATED FIRE EXTINGUISHERS w/ MOUNTING BRACKETS & ACCESSORIES @ 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT IN PUBLIC SPACES AND CORRIDORS. A MINIMUM RATED 1A:10B:C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT.

G. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30-'0" MAXIMUM. CONTROL JOINTS ARE RECOMMENDED AT DOOR JAMBS EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50'-0" IN EITHER DIRECTION. CONTROL JOINT SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING/FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.

H. COORDINATE LOCATION OF BEARING WALLS INSIDE DWELLING UNITS WITH UNIT PLANS.

I. REFER TO LIFE SAFETY PLANS FOR ADDITIONAL INFORMATION ON FIRE RATED PARTITION LOCATIONS.

J. FINISH FLOOR ELEVATION AT GROUP 1 IS 100'-0" AND ALL OTHER GROUPS ARE LABELED IN RELATION TO THAT LEVEL RE: CIVIL DRAWINGS FOR ALL GRADE INFORMATION.

K. 5" CONCRETE FLOOR SLAB WITH 6"x6" - W1.4xW1.4 W.W.F. ON 10 MIL POLY FILM VAPOR BARRIER ON 4" GRANULAR FILL. RE: STRUCTURAL DWGS.

L. NO PENETRATIONS WITHIN 4' OF FIRE WALLS. VERIFY IN FIELD.

M. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

N. THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR HAS INCLUDED IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.

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P. GENERAL CONTRACTOR TO CAULK AND SEAL EXPANSION JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE - SEE MASONRY SPECIFICATIONS.

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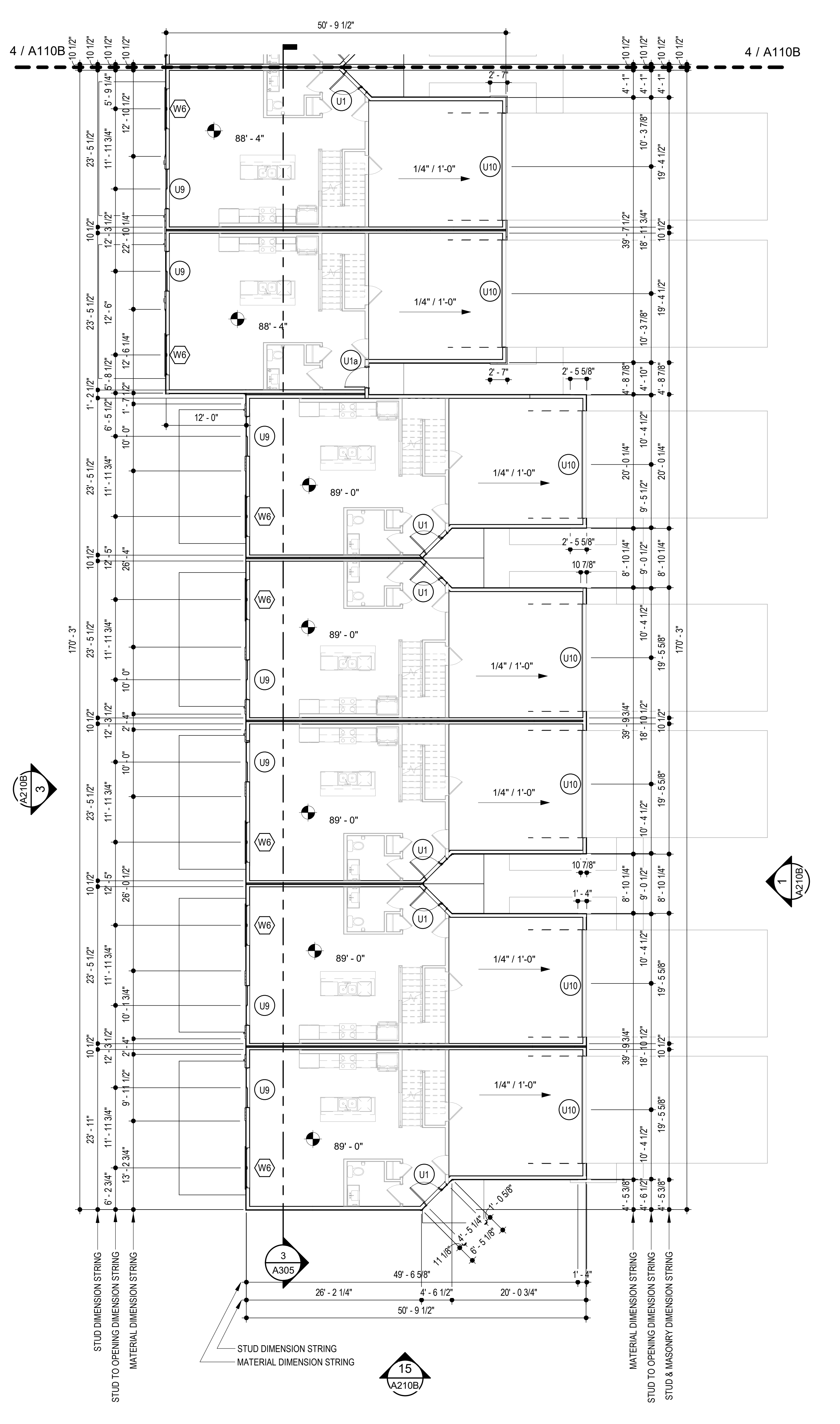
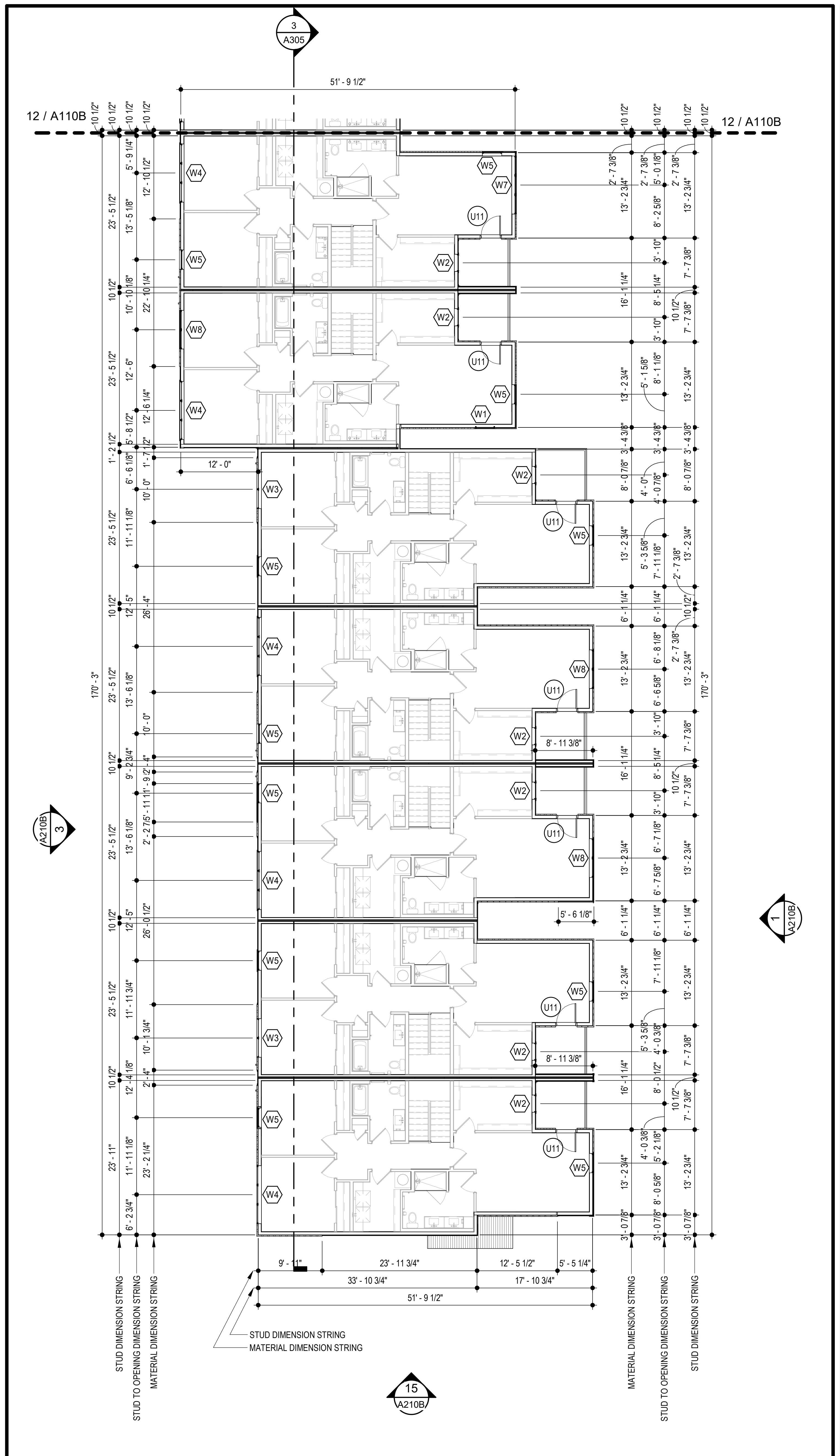
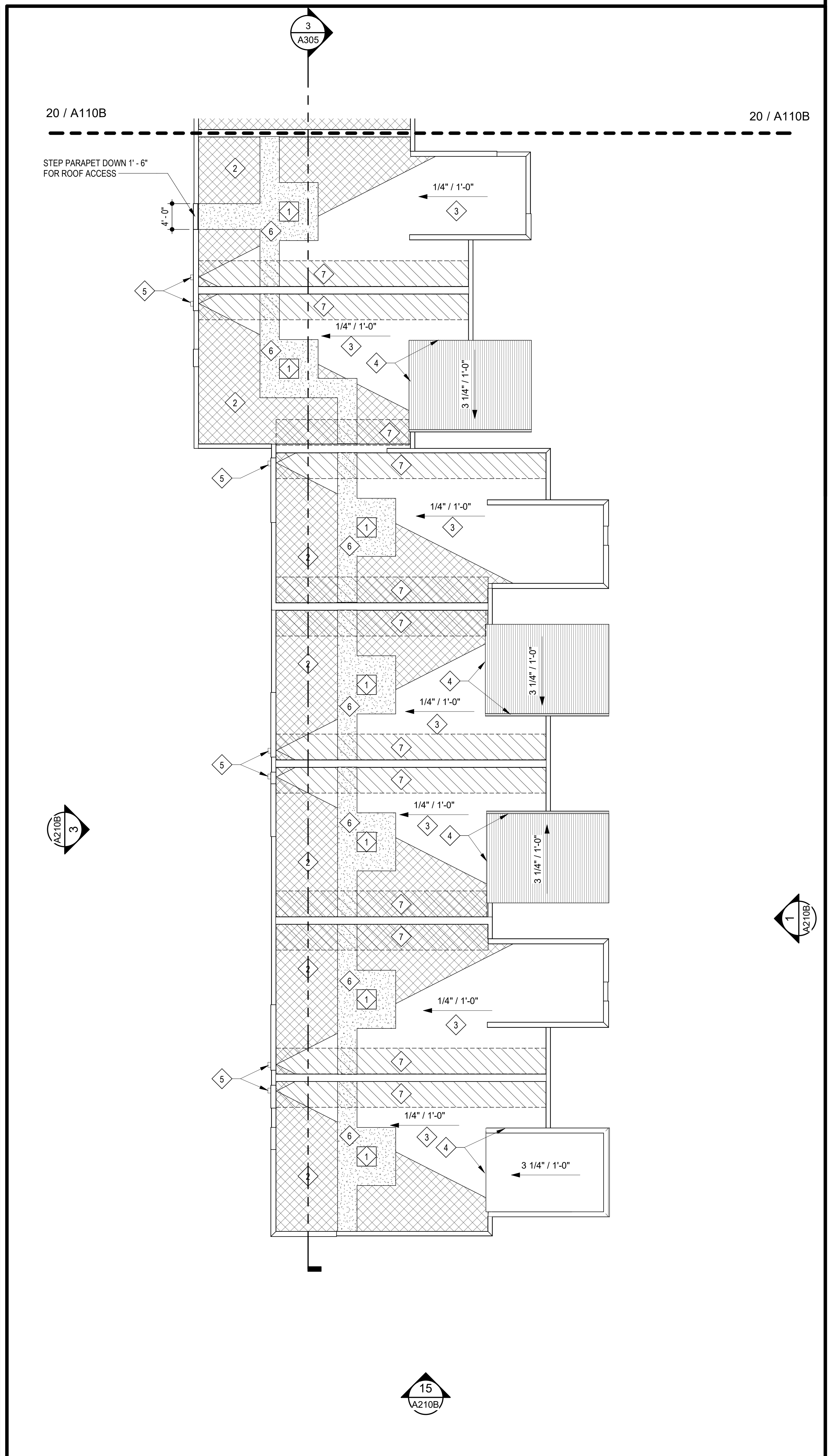


4 **GROUP 10A - FIRST FLOOR PLAN**
SCALE: 3/32" = 1'-0"



12 **GROUP 10A - SECOND FLOOR PLAN**
SCALE: 3/32" = 1'-0"



20 **GROUP 10A - ROOF PLAN**
SCALE: 3/32" = 1'-0"

RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
11.12.2021

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|---|---|
| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| PLUMBING ENGINEER | LATIMER SOMMERS & ASSOCIATES |
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**DATE:** 9.2.2021

**REVISIONS** #

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|---|---|---|
| 2 | ADDENDUM 1 | 11.12.2021 |

**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

**SHEET NO.** A110A 2

**GROUP 10 PLANS**

## GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

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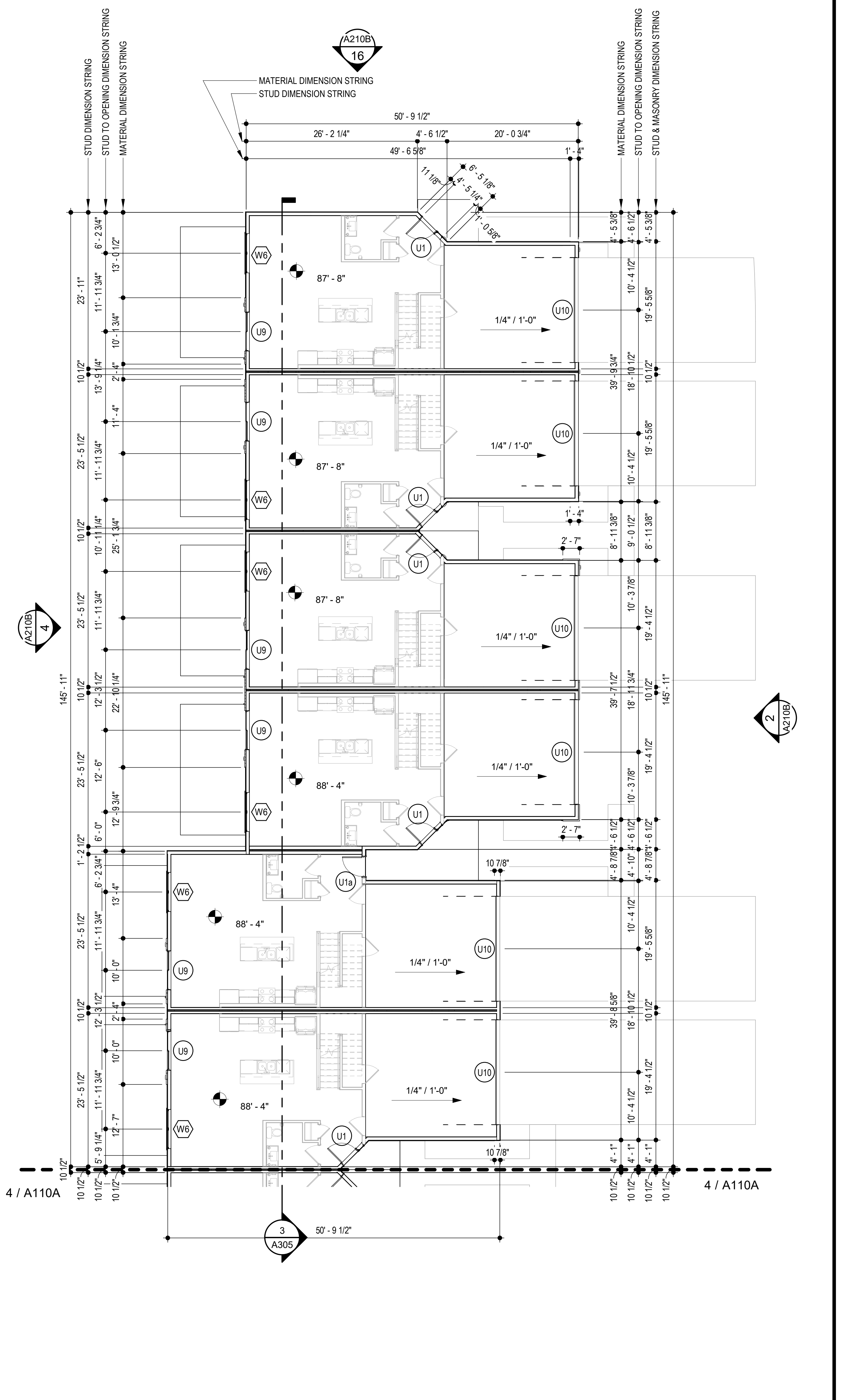
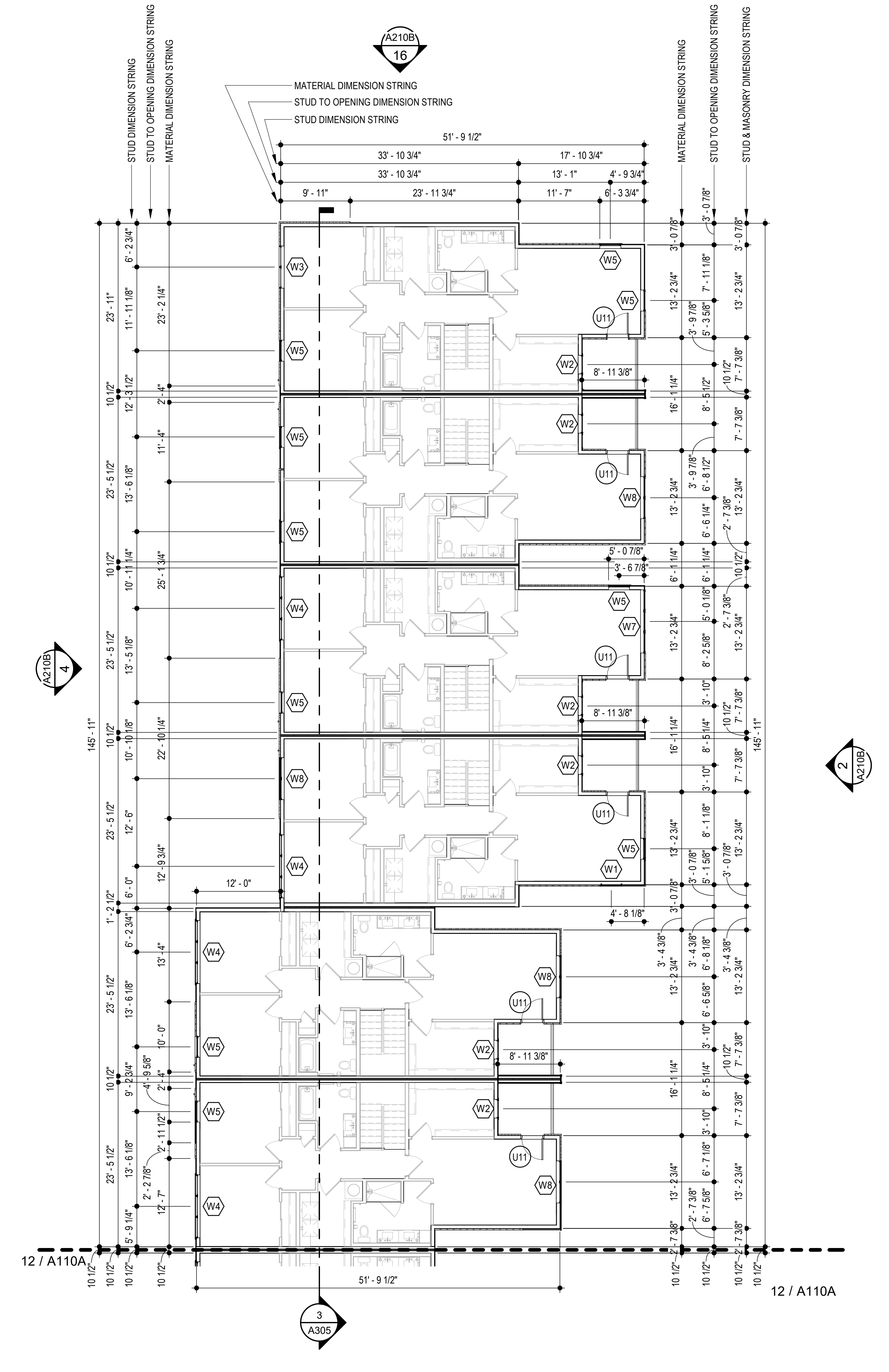
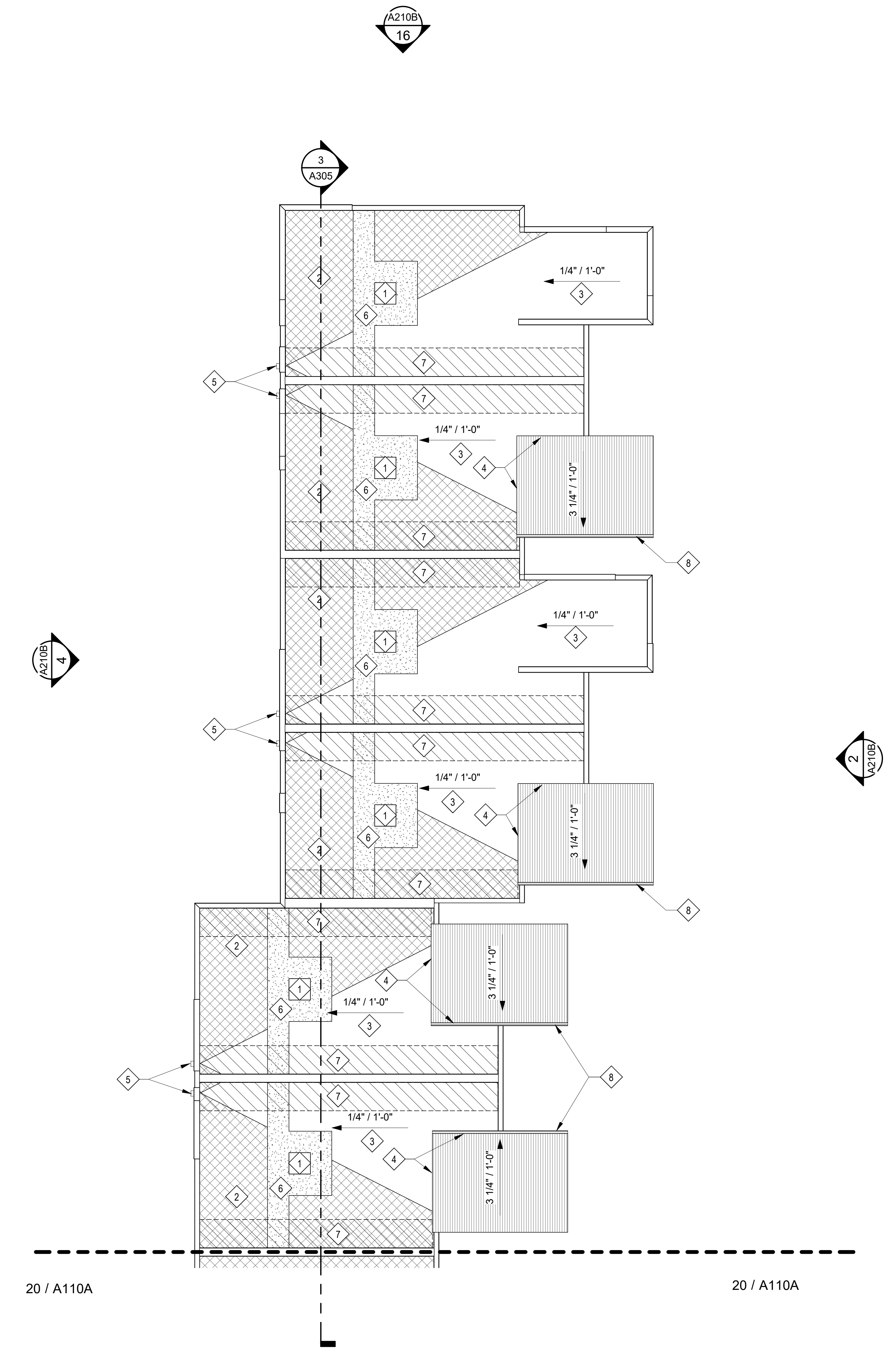


4 **GROUP 10B- FIRST FLOOR PLAN**
SCALE: 3/32" = 1'-0"



12 **GROUP 10B - SECOND FLOOR PLAN**
SCALE: 3/32" = 1'-0"



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SCALE: 3/32" = 1'-0"

RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
11.12.2021

| | |
|---|---|
| TR,i ARCHITECTS | ARCHITECT |
| BOB D CAMPBELL & COMPANY | STRUCTURAL ENGINEER |
| SM ENGINEERING | CIVIL ENGINEER |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| LATIMER SOMMERS & ASSOCIATES | MECHANICAL ENGINEER |
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Tegethoff DEVELOPMENT

# Vanguard Villas

Lee's Summit, Missouri

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F: 314-395-9751
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**DATE:** 9.2.2021

**REVISIONS** #

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| 2 | ADDENDUM 1 | 11.12.2021 |

**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

**SHEET NO.**
A110B 2
GROUP 10 PLANS

## GENERAL NOTES

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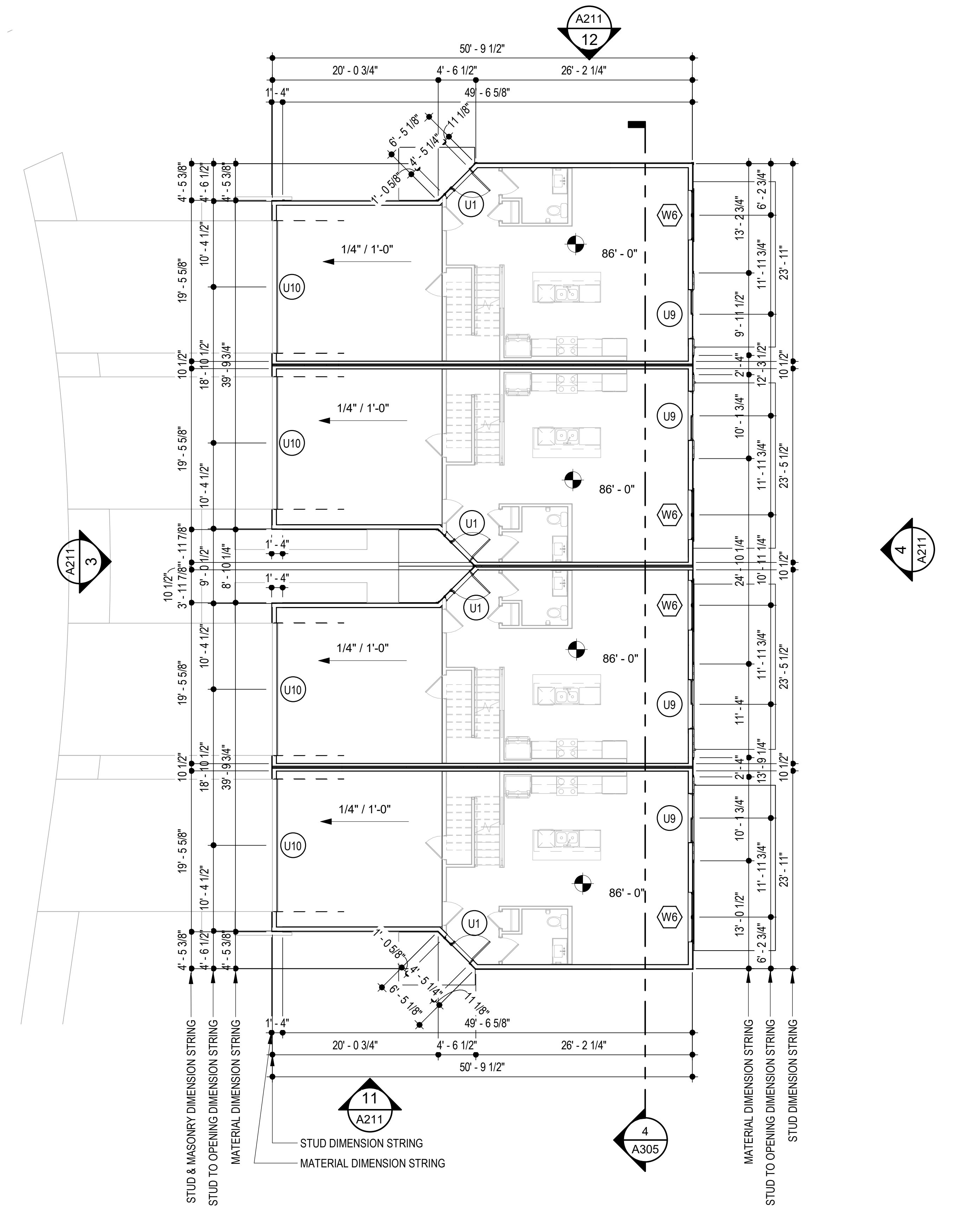
E. ALL ROOF SLOPES ARE TO HAVE A MINIMUM OF 1/4" FALL WHERE CRICKETS AND VALLEYS OCCUR. CRICKETS ARE TO BE PROVIDED WITH SUFFICIENT DEPTH AND SLOPE TO ACCOMMODATE A MINIMUM 1/4" PER FOOT FALL AT VALLEY.

## ROOF KEYED NOTES ##

1. PROVIDE TAPERED CRICKETS AT ALL ROOF TOP UNITS, SLOPE 1/2" PER FOOT MINIMUM. INSTALL FLASHING AND COUNTER FLASHING PER ROOFING MANUFACTURER'S WRITTEN RECOMMENDATIONS.
2. TAPERED CRICKETS AS REQUIRED. SLOPE 1/2" PER FOOT MINIMUM. ▨
3. FULLY ADHERED T.P.O. ROOF MEMBRANE.
4. CHANGE IN ROOF SLOPE AND/OR ELEVATION.
5. THRU-WALL ROOF SCUPPER WITH OVERFLOW.
6. PROVIDE WALKWAY PADS FROM ROOF ACCESS TO ALL ROOFTOP EQUIPMENT.
7. ROOF SHEATHING TO BE CONSTRUCTED OF FIRE RETARDANT TREATED WOOD 4'-0" EACH SIDE OF FIRE WALL, NO PENETRATIONS ALLOWED IN THIS AREA
8. GUTTER TO DOWNSPOUT TO MAIN ROOF

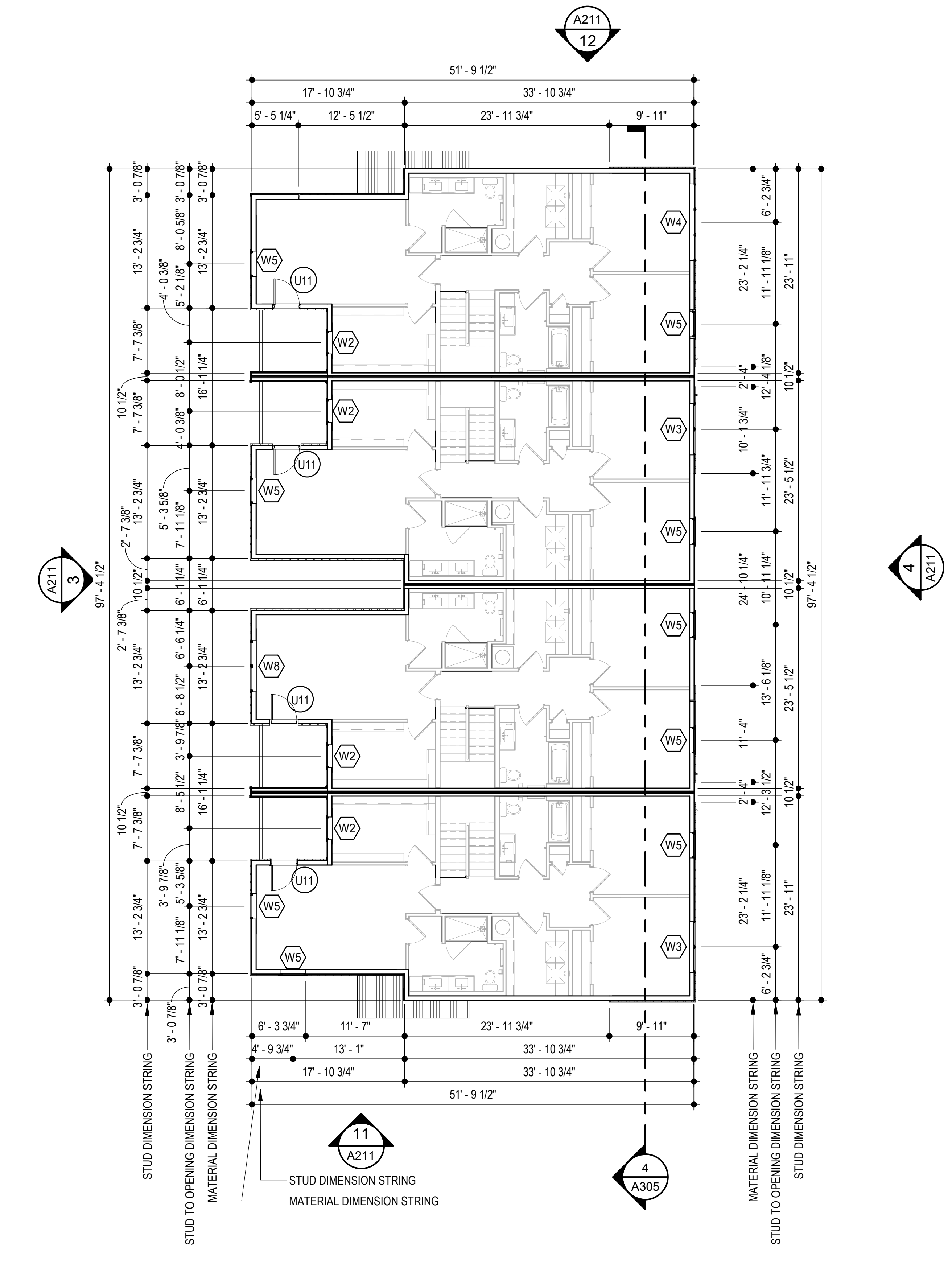
## DOWNSPOUT CALC

AREA OF 1 VILLA:
1,059 S.F. / 1 DOWNSPOUTS = 1,058 S.F./D.S.
(SMACNA) TABLE 1-2 - 100 YEAR S.F./S.I. = 120
1,059 /120 = 8.825 SQUARE INCHES OF DOWNSPOUT AREA
USE (1) 4" SQ. DOWNSPOUTS PER VILLA


A211
12
50' - 9 1/2"
20' - 0 3/4"
4' - 6 1/2"
26' - 2 1/4"
49' - 6 5/8"
1/4" / 1'-0"
86' - 0"
U1
U9
U10
W6
A211
3
4
A211
11
A211
4
A305
STUD & MASONRY DIMENSION STRING
STUD TO OPENING DIMENSION STRING
MATERIAL DIMENSION STRING
STUD DIMENSION STRING
STUD TO OPENING DIMENSION STRING
MATERIAL DIMENSION STRING

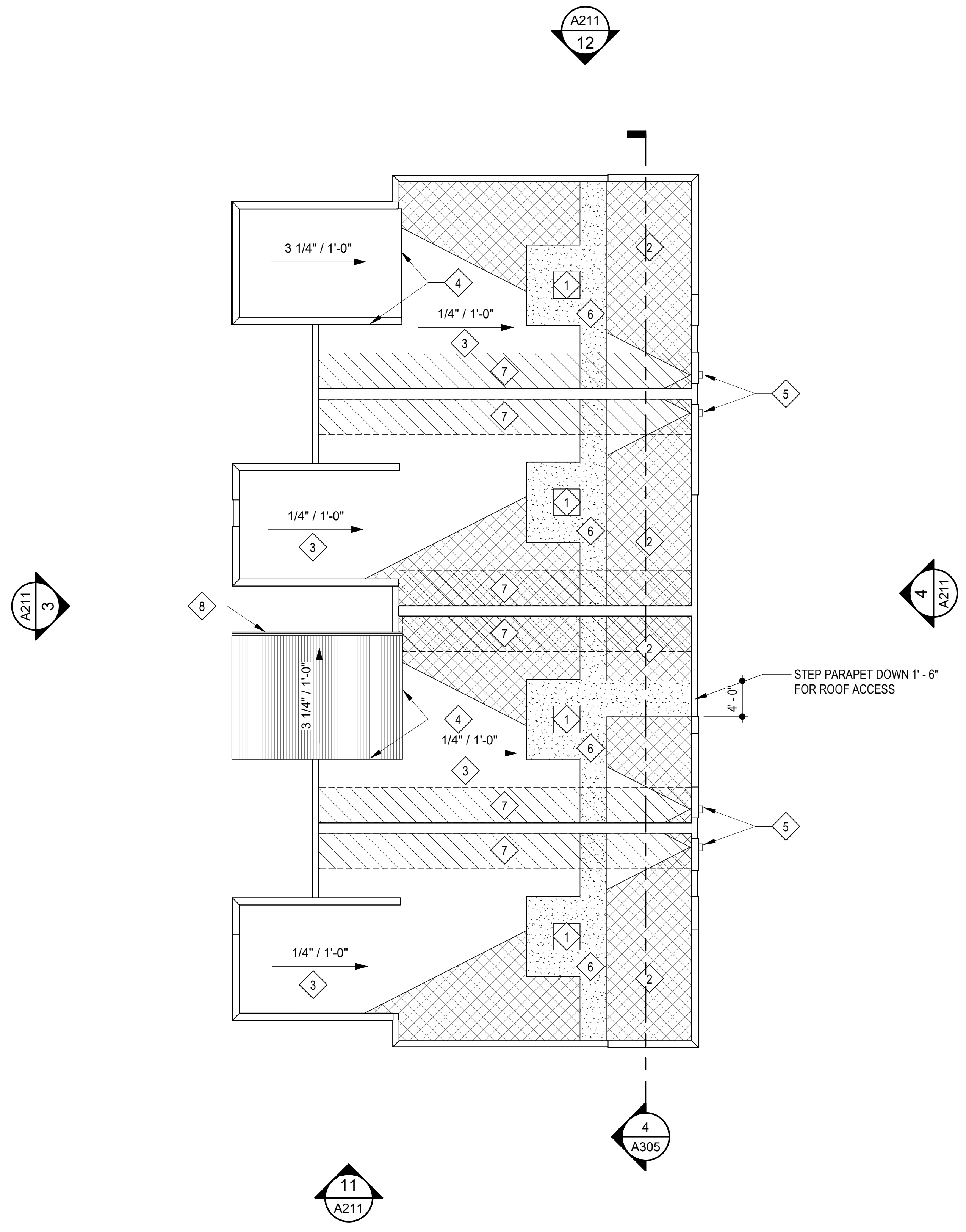
4 **GROUP 11 - FIRST FLOOR PLAN**

SCALE: 3/32" = 1'-0"



12 **GROUP 11 - SECOND FLOOR PLAN**

SCALE: 3/32" = 1'-0"



16 **GROUP 11 - ROOF PLAN**

SCALE: 3/32" = 1'-0"

11.12.2021

ARCHITECT TR,i ARCHITECTS
STRUCTURAL ENGINEER BOB D CAMPBELL & COMPANY
CIVIL ENGINEER SM ENGINEERING
GENERAL CONTRACTOR GENERAL CONTRACTOR
MECHANICAL ENGINEER LATIMER SOMMERS & ASSOCIATES
PLUMBING ENGINEER LATIMER SOMMERS & ASSOCIATES
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**DATE:** 9.2.2021

**REVISIONS** #

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|---|---|---|
| 2 | ADDENDUM 1 | 11.12.2021 |

**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

**SHEET NO.**

A111 2

GROUP 11 PLANS

## GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

D. FOR PARTITION TYPES SEE SHEET A030 X

E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A401).

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G. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30-'0" MAXIMUM. CONTROL JOINTS ARE RECOMMENDED AT DOOR JAMBS EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50'-0" IN EITHER DIRECTION. CONTROL JOINT SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING/FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.

H. COORDINATE LOCATION OF BEARING WALLS INSIDE DWELLING UNITS WITH UNIT PLANS.

I. REFER TO LIFE SAFETY PLANS FOR ADDITIONAL INFORMATION ON FIRE RATED PARTITION LOCATIONS.

J. FINISH FLOOR ELEVATION AT GROUP 1 IS 100'-0" AND ALL OTHER GROUPS ARE LABELED IN RELATION TO THAT LEVEL RE: CIVIL DRAWINGS FOR ALL GRADE INFORMATION.

K. 5" CONCRETE FLOOR SLAB WITH 6"x6" - W1.4xW1.4 W.W.F. ON 10 MIL POLY FILM VAPOR BARRIER ON 4" GRANULAR FILL. RE: STRUCTURAL DWGS.

L. NO PENETRATIONS WITHIN 4' OF FIRE WALLS. VERIFY IN FIELD.

M. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS

N. THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR HAS INCLUDED IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDEFINED.

O. * ASSUMED FIRST FLOOR FINISH FLOOR ELEVATION = 100.00'* VERIFY ACTUAL FINISH FLOOR ELEVATION WITH CIVIL DRAWINGS.

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R. FIRE RETARDANT TREATED WOOD PERMITTED TO BE USED IN LOCATIONS SPECIFIED IN TABLE 602, NOTE D AND SECTION 603.2 AND 2310.0. VERIFY SECTIONS IN 2018 IBC.

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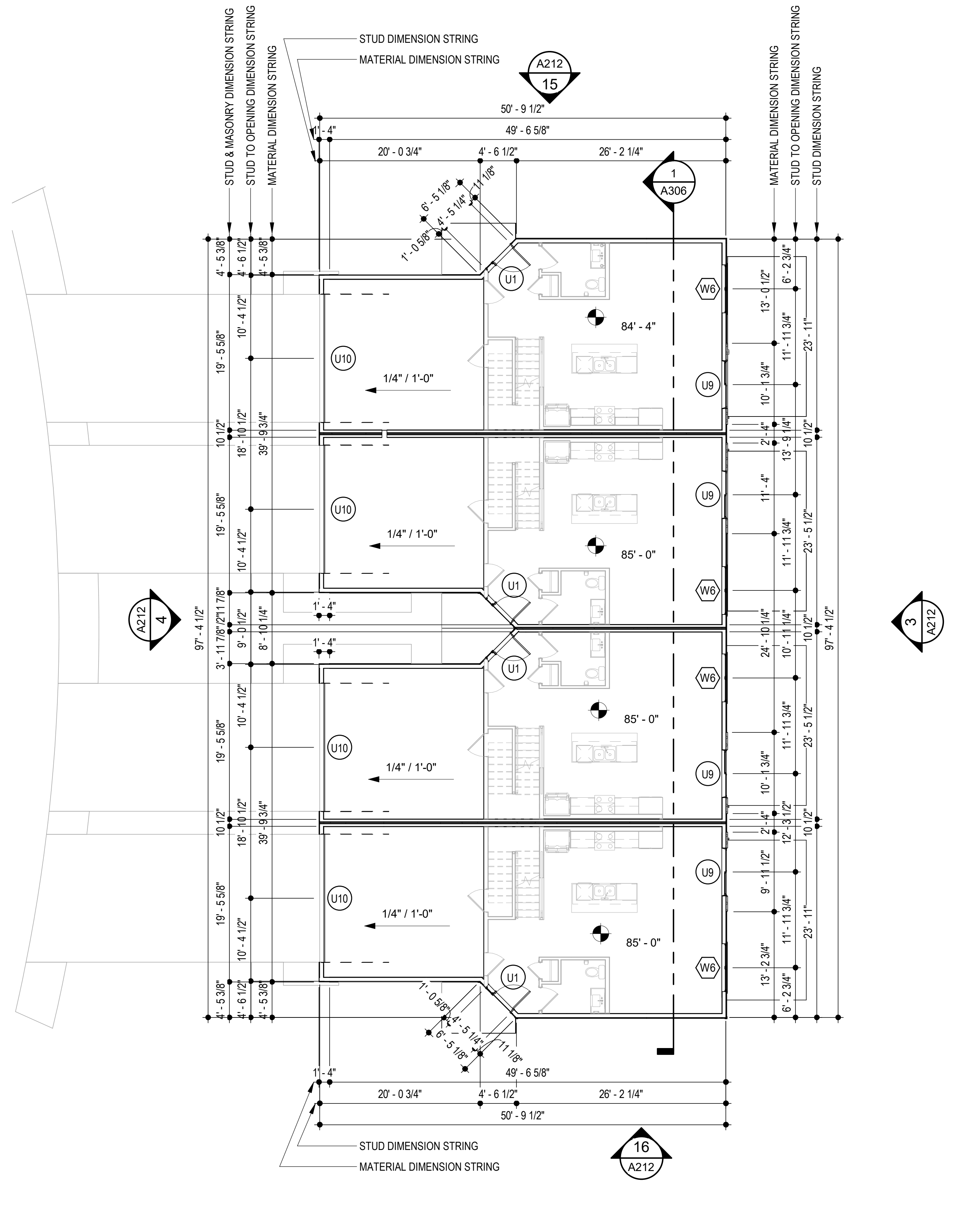
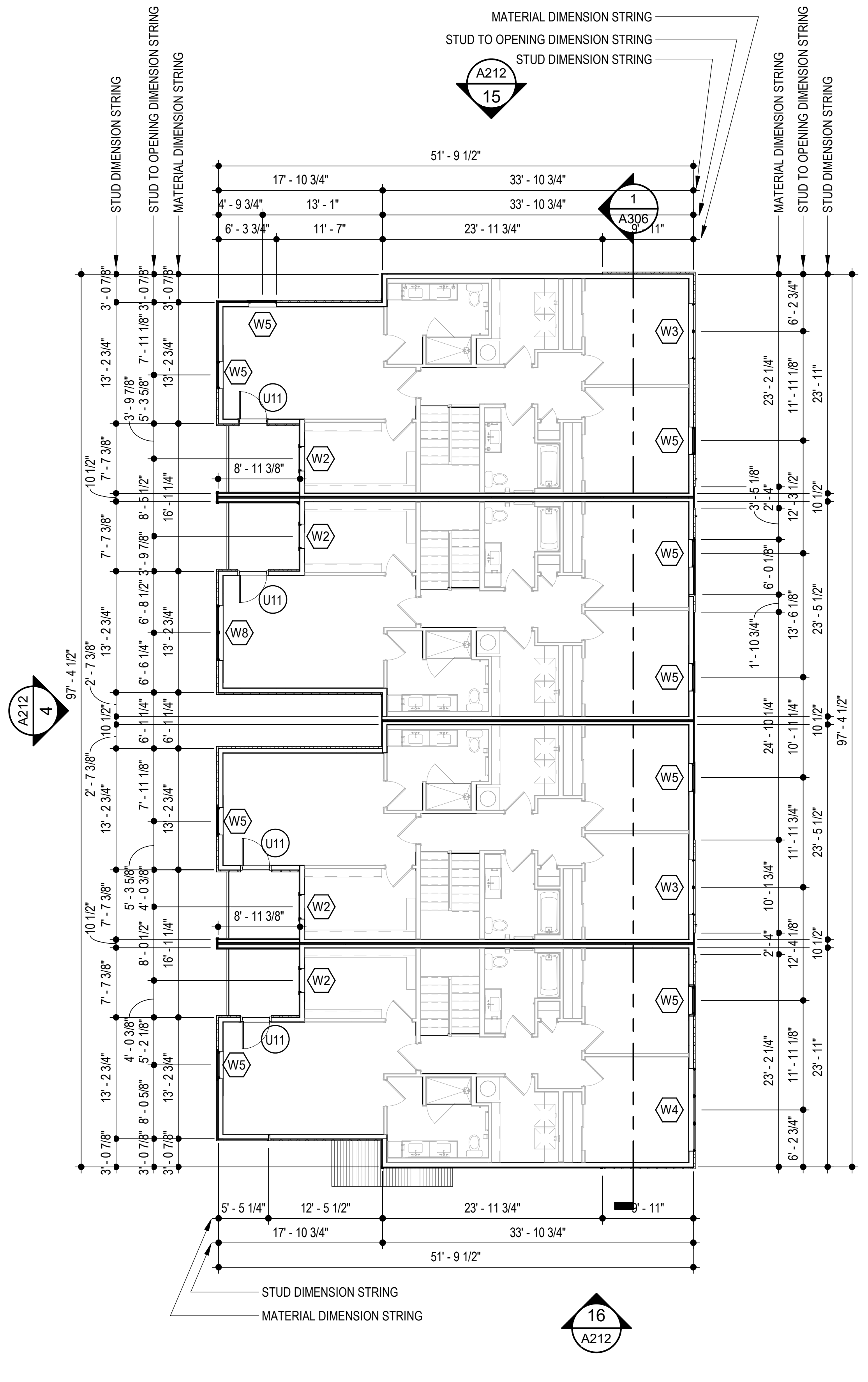
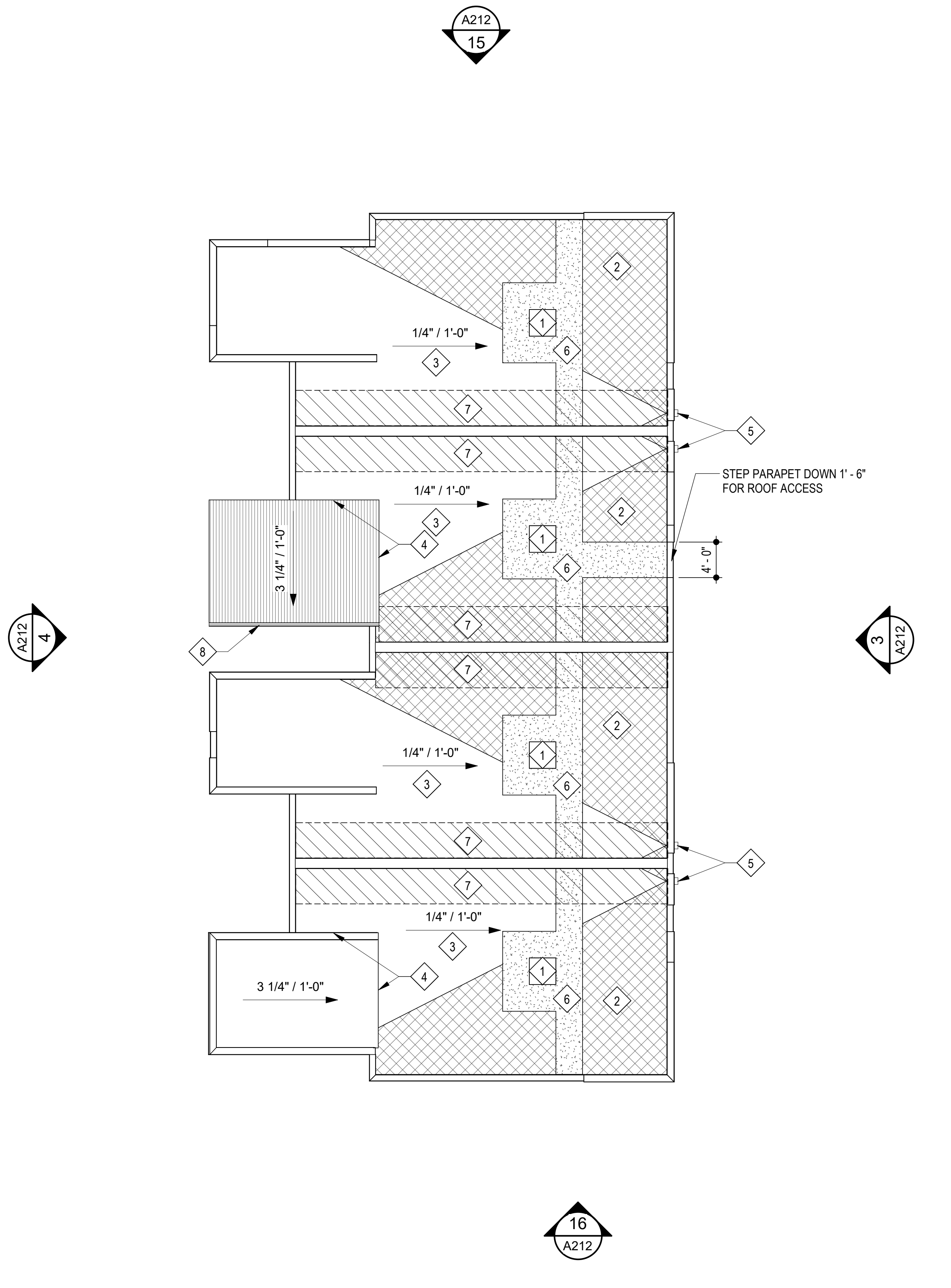


4 **GROUP 12 - FIRST FLOOR PLAN**
SCALE: 3/32" = 1'-0"



12 **GROUP 12 - SECOND FLOOR PLAN**
SCALE: 3/32" = 1'-0"



16 **GROUP 12 - ROOF PLAN**
SCALE: 3/32" = 1'-0"

11.12.2021

ARCHITECT TR,i ARCHITECTS
STRUCTURAL ENGINEER BOB D CAMPBELL & COMPANY
CIVIL ENGINEER SM ENGINEERING
GENERAL CONTRACTOR GENERAL CONTRACTOR
MECHANICAL ENGINEER LATIMER SOMMERS & ASSOCIATES
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Tegethoff
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# Vanguard Villas

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**DATE:** 9.2.2021

**REVISIONS** #

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|---|---|---|
| 2 | ADDENDUM 1 | 11.12.2021 |

**DWG BY** MKSS
**TR,i PROJECT NO.** 20-078
**SHEET NO.** 2
A112
**GROUP 12 PLANS**

## GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

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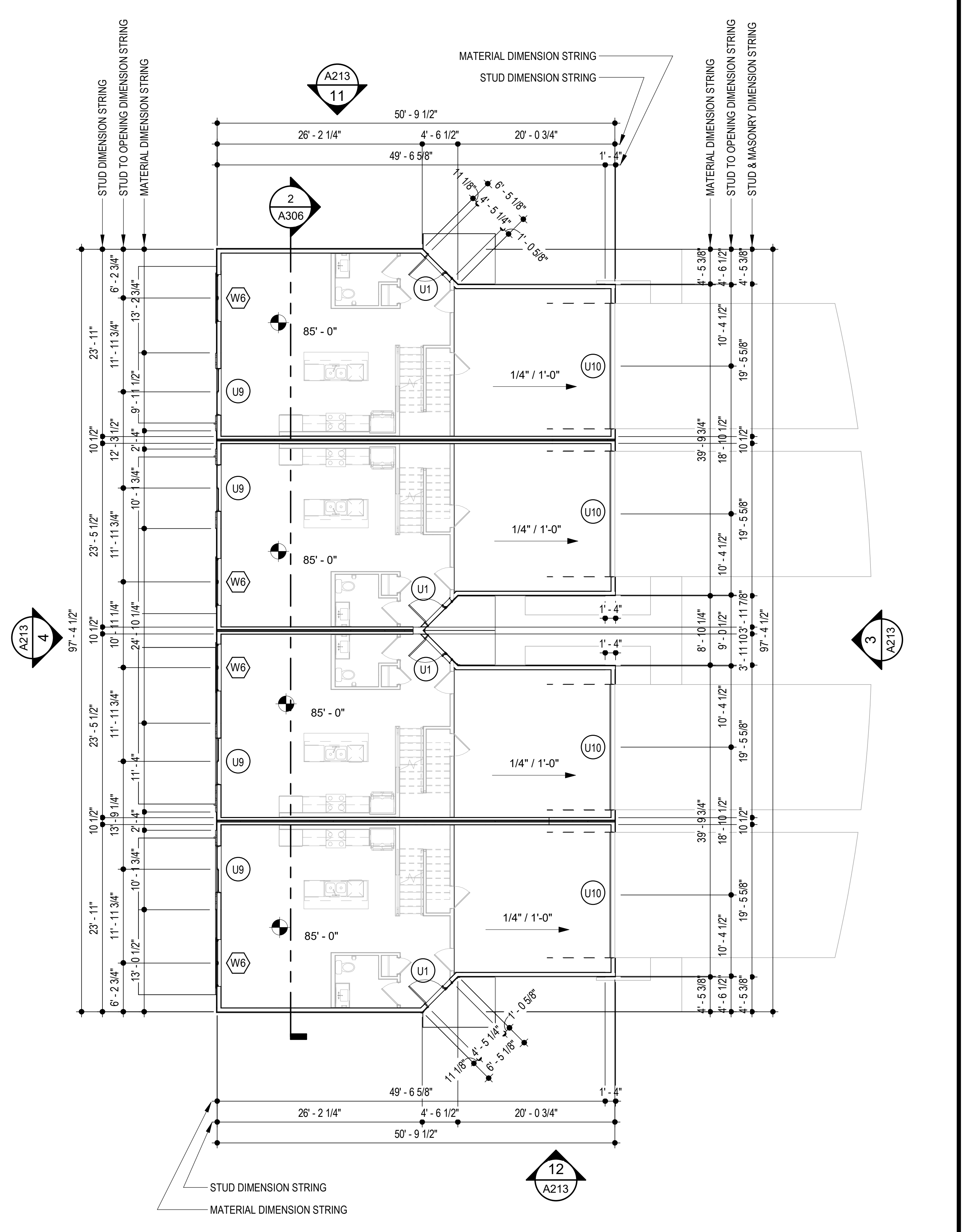
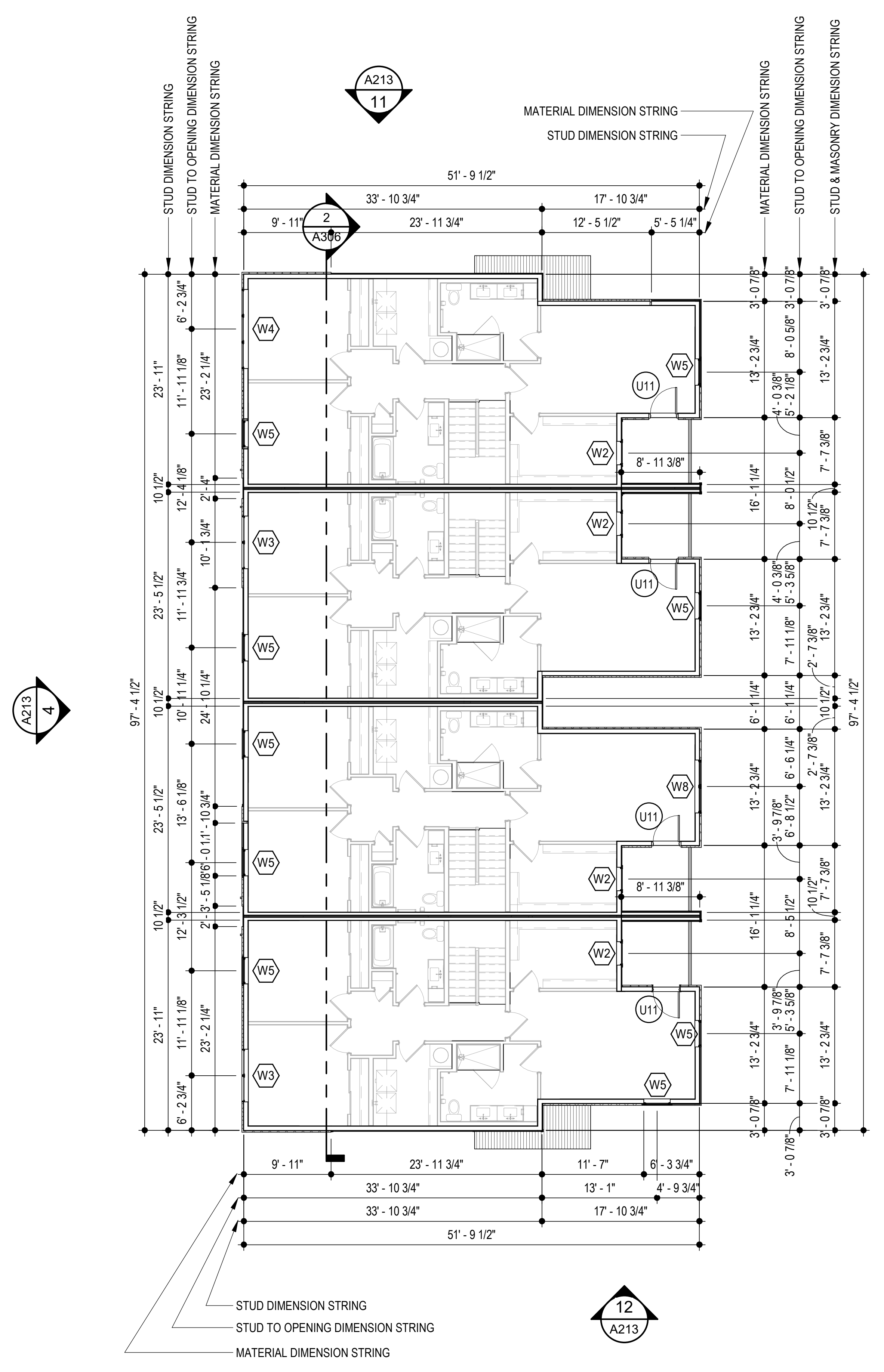


### 4 GROUP 13 - FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



### 12 GROUP 13 - SECOND FLOOR PLAN

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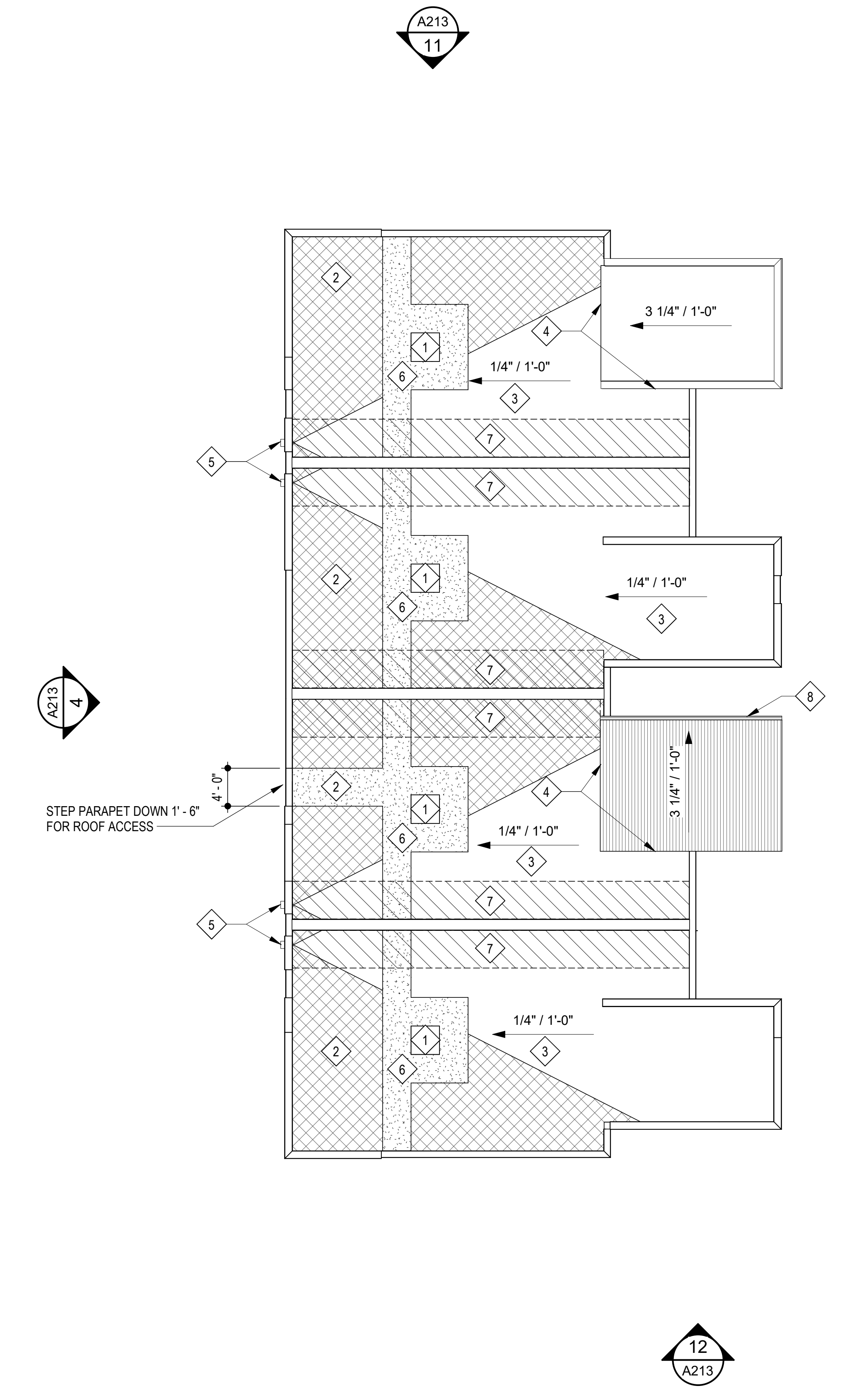

### 16 GROUP 13 - ROOF PLAN

SCALE: 3/32" = 1'-0"

RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
11.12.2021

ARCHITECT TR,i ARCHITECTS
STRUCTURAL ENGINEER BOB D CAMPBELL & COMPANY
CIVIL ENGINEER SM ENGINEERING
GENERAL CONTRACTOR GENERAL CONTRACTOR
MECHANICAL ENGINEER LATIMER SOMMERS & ASSOCIATES
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**REVISIONS** #

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| 2 | ADDENDUM 1 | 11.12.2021 |
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**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

**SHEET NO.** 2

A113

GROUP 13 PLANS

## GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.

B. FOR DOOR SCHEDULE SEE SHEET A040 XXX

C. FOR WINDOW SCHEDULE SEE SHEET A050 X

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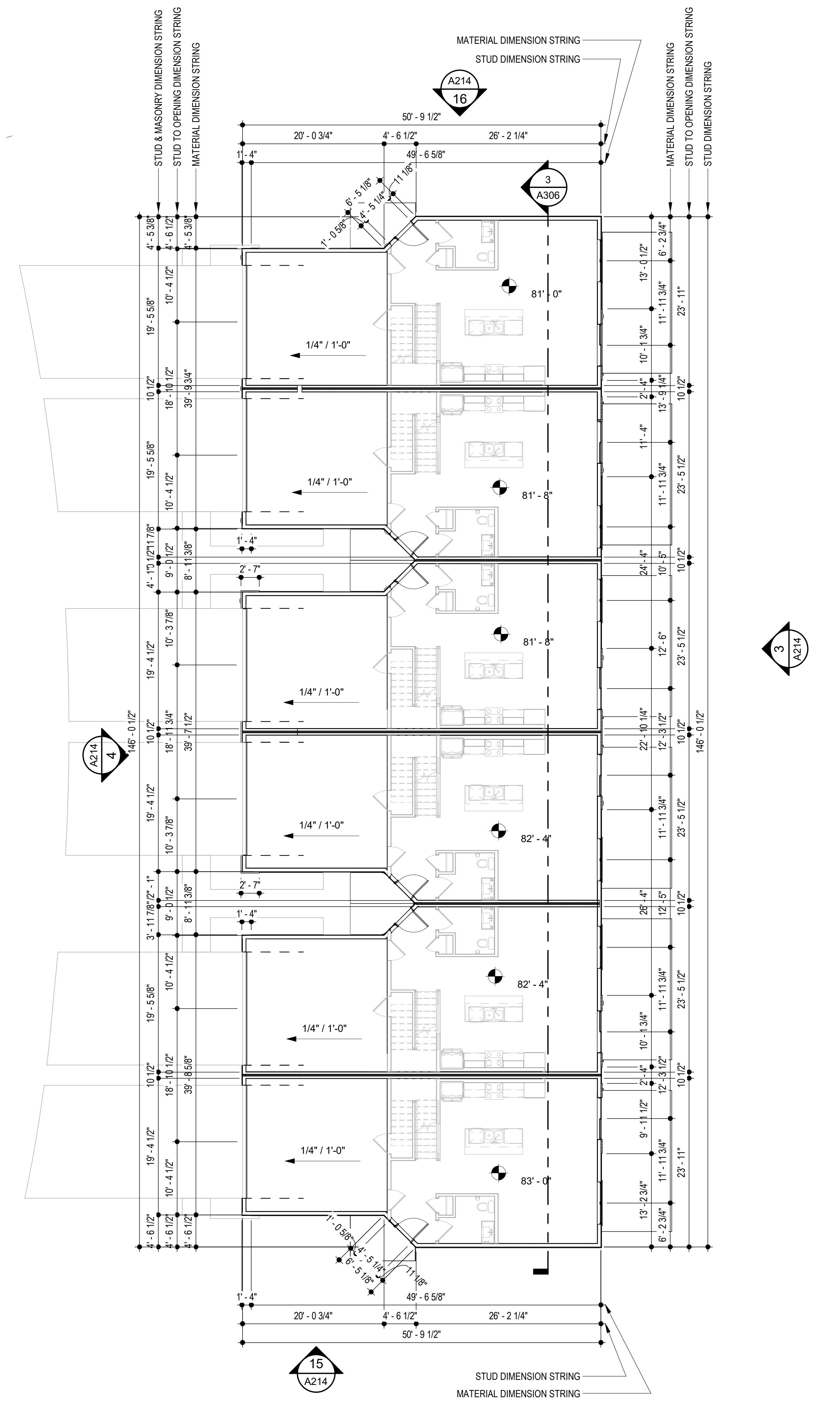
E. ALL ROOF SLOPES ARE TO HAVE A MINIMUM OF 1/4" FALL WHERE CRICKETS AND VALLEYS OCCUR. CRICKETS ARE TO BE PROVIDED WITH SUFFICIENT DEPTH AND SLOPE TO ACCOMMODATE A MINIMUM 1/4" PER FOOT FALL AT VALLEY.

## ROOF KEYED NOTES ##

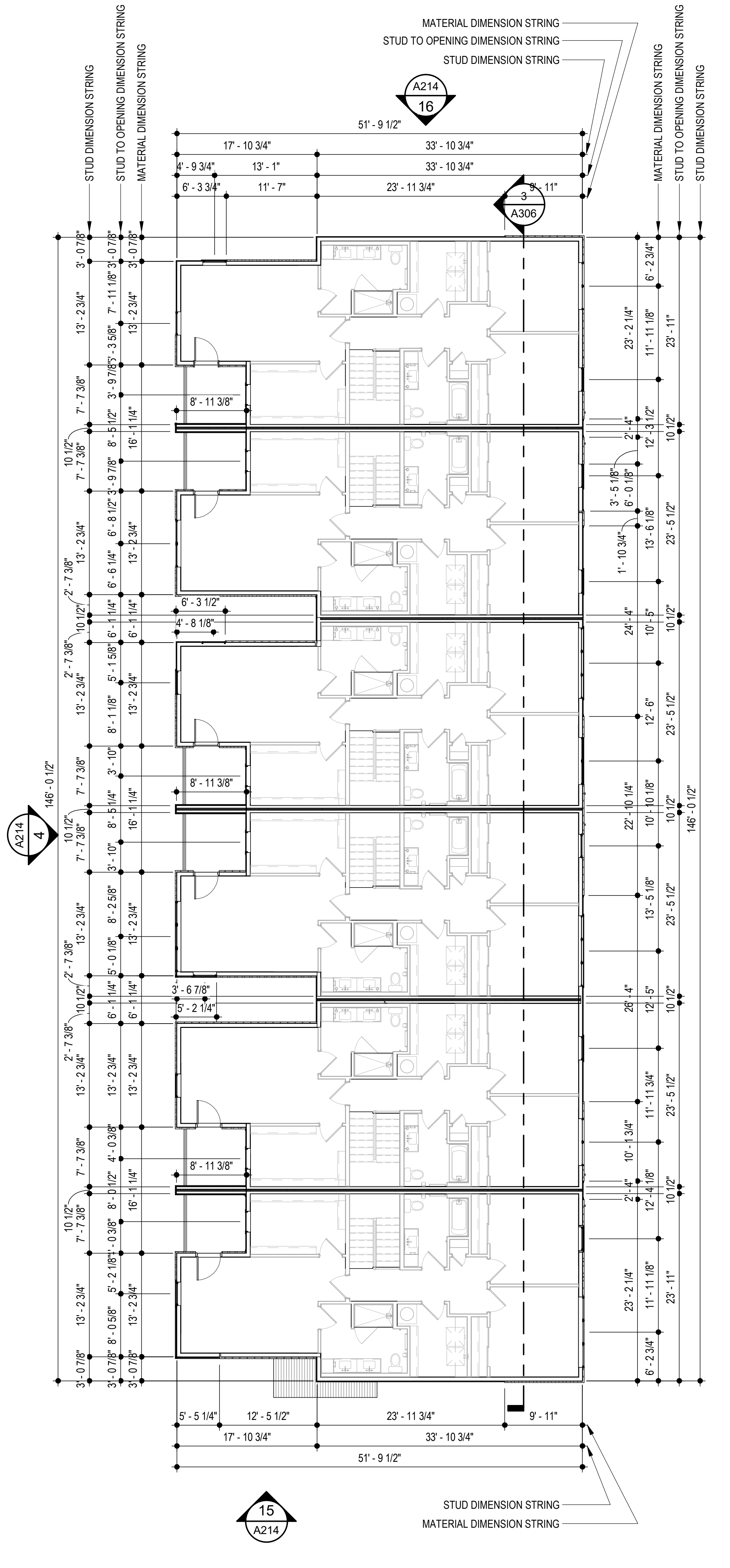
1. PROVIDE TAPERED CRICKETS AT ALL ROOF TOP UNITS, SLOPE 1/2" PER FOOT MINIMUM. INSTALL FLASHING AND COUNTER FLASHING PER ROOFING MANUFACTURER'S WRITTEN RECOMMENDATIONS.
2. TAPERED CRICKETS AS REQUIRED. SLOPE 1/2" PER FOOT MINIMUM. ▨
3. FULLY ADHERED T.P.O. ROOF MEMBRANE.
4. CHANGE IN ROOF SLOPE AND/OR ELEVATION.
5. THRU-WALL ROOF SCUPPER WITH OVERFLOW.
6. PROVIDE WALKWAY PADS FROM ROOF ACCESS TO ALL ROOFTOP EQUIPMENT.
7. ROOF SHEATHING TO BE CONSTRUCTED OF FIRE RETARDANT TREATED WOOD 4'-0" EACH SIDE OF FIRE WALL, NO PENETRATIONS ALLOWED IN THIS AREA
8. GUTTER TO DOWNSPOUT TO MAIN ROOF

## DOWNSPOUT CALC

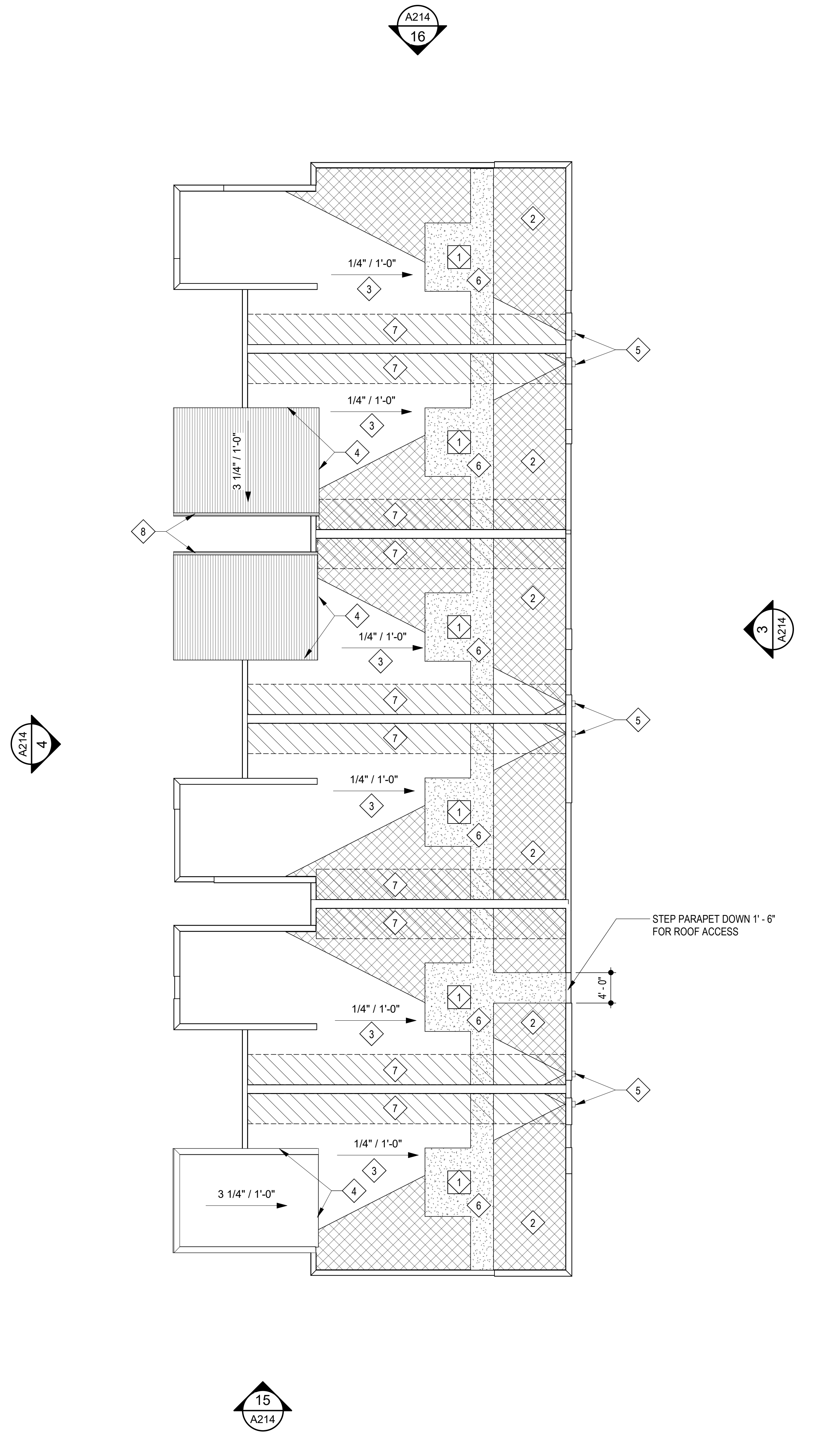
AREA OF 1 VILLA:
1,059 S.F. / 1 DOWNSPOUTS = 1,058 S.F./D.S.
(SMACNA) TABLE 1-2 - 100 YEAR S.F./S.I. = 120
1,059 /120 = 8.825 SQUARE INCHES OF DOWNSPOUT AREA
USE (1) 4" SQ. DOWNSPOUTS PER VILLA



## 4 GROUP 14 - FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



## 12 GROUP 14 - SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



## 16 GROUP 14 - ROOF PLAN
SCALE: 3/32" = 1'-0"

11.12.2021

| | |
|---|---|
| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| PLUMBING ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| ELECTRICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |

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**DATE:** 9.2.2021

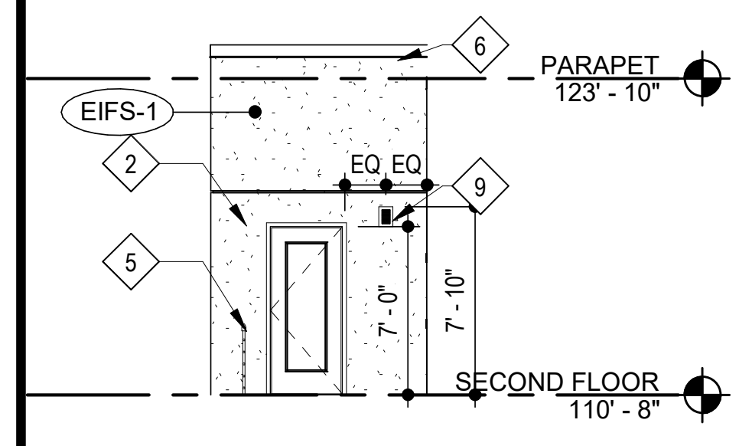
**REVISIONS** #

| | | |
|---|---|---|
| 2 | ADDENDUM 1 | 11.12.2021 |

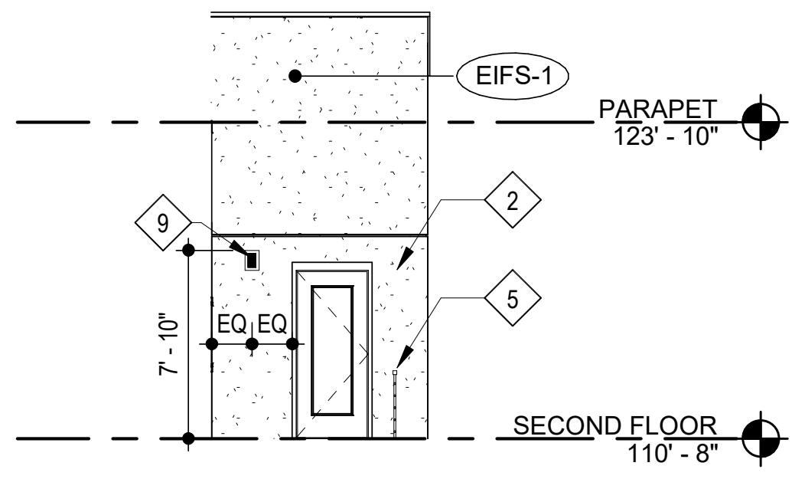
**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

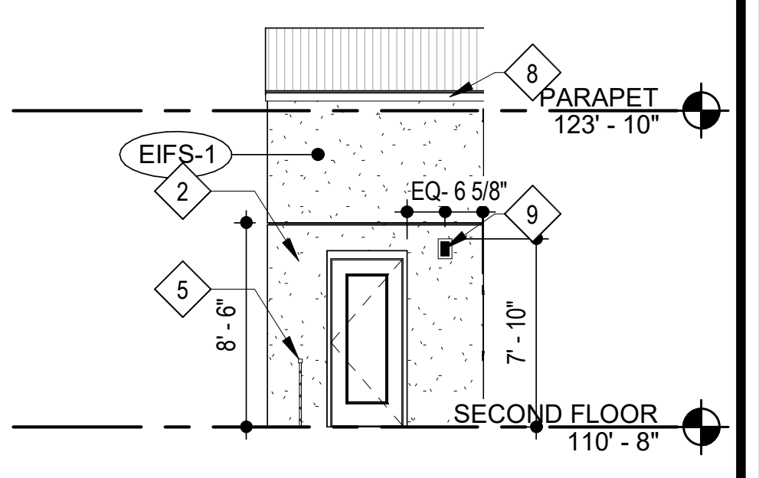
**SHEET NO.** A114 2
GROUP 14 PLANS



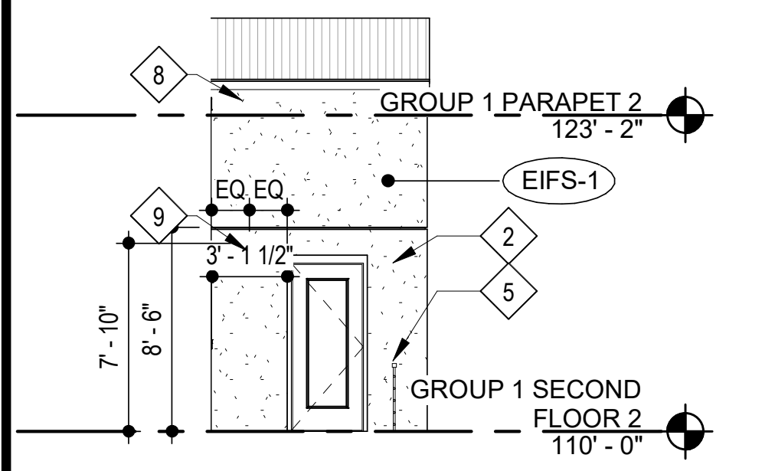
## 1 BALCONY ELEVATION
SCALE: 1/8" = 1'-0"



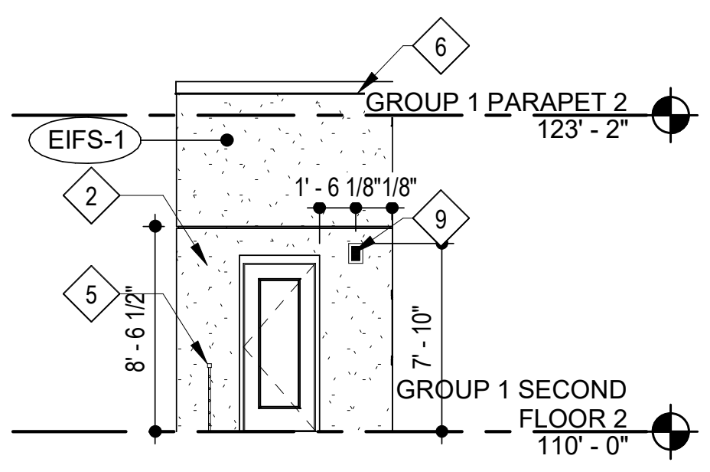
## 5 BALCONY ELEVATION 2
SCALE: 1/8" = 1'-0"



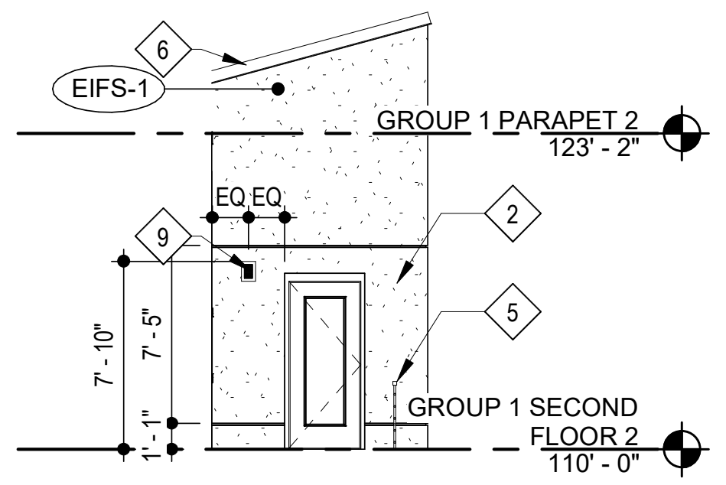
## 7 BALCONY ELEVATION
SCALE: 1/8" = 1'-0"



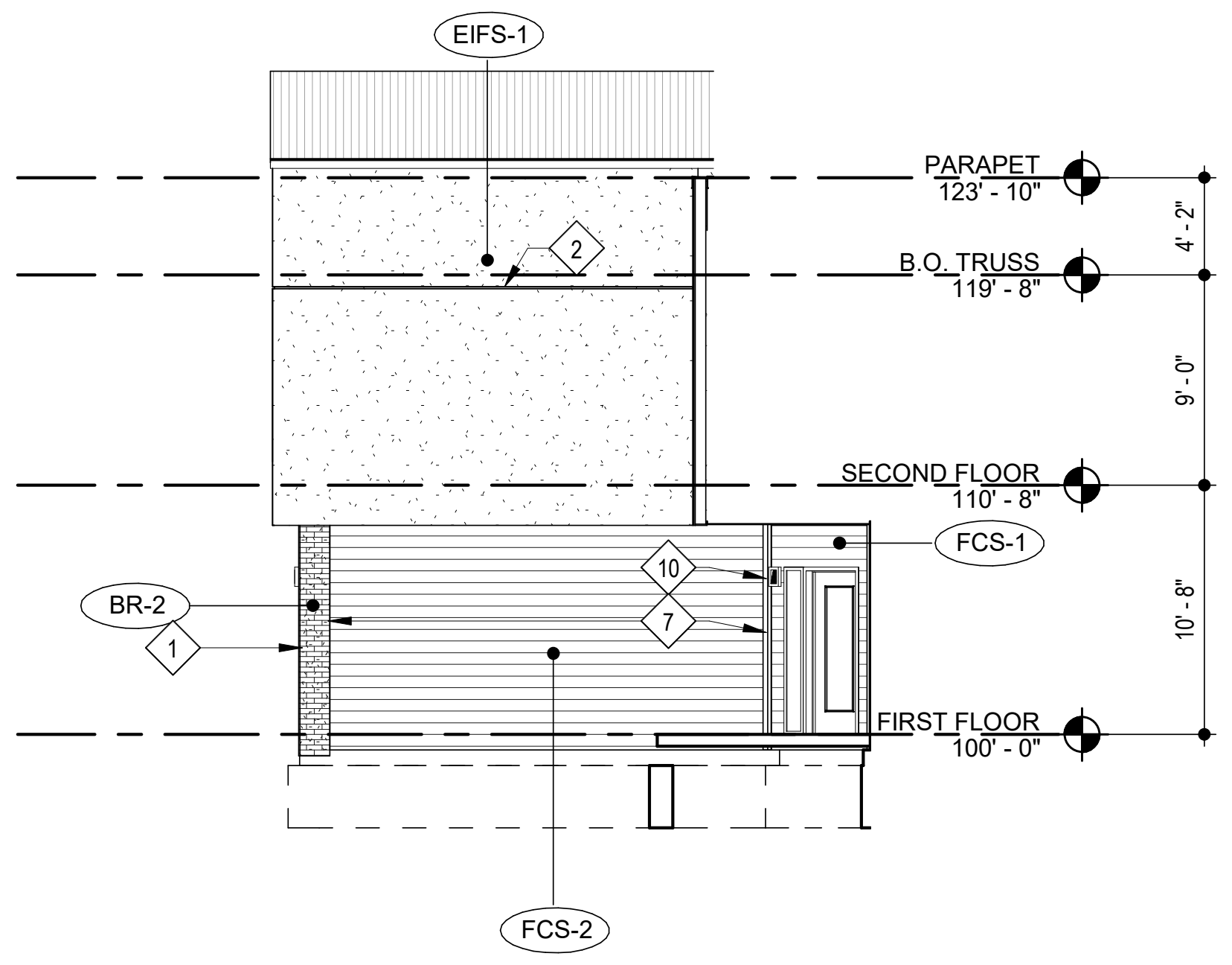
## 8 BALCONY ELEVATION
SCALE: 1/8" = 1'-0"



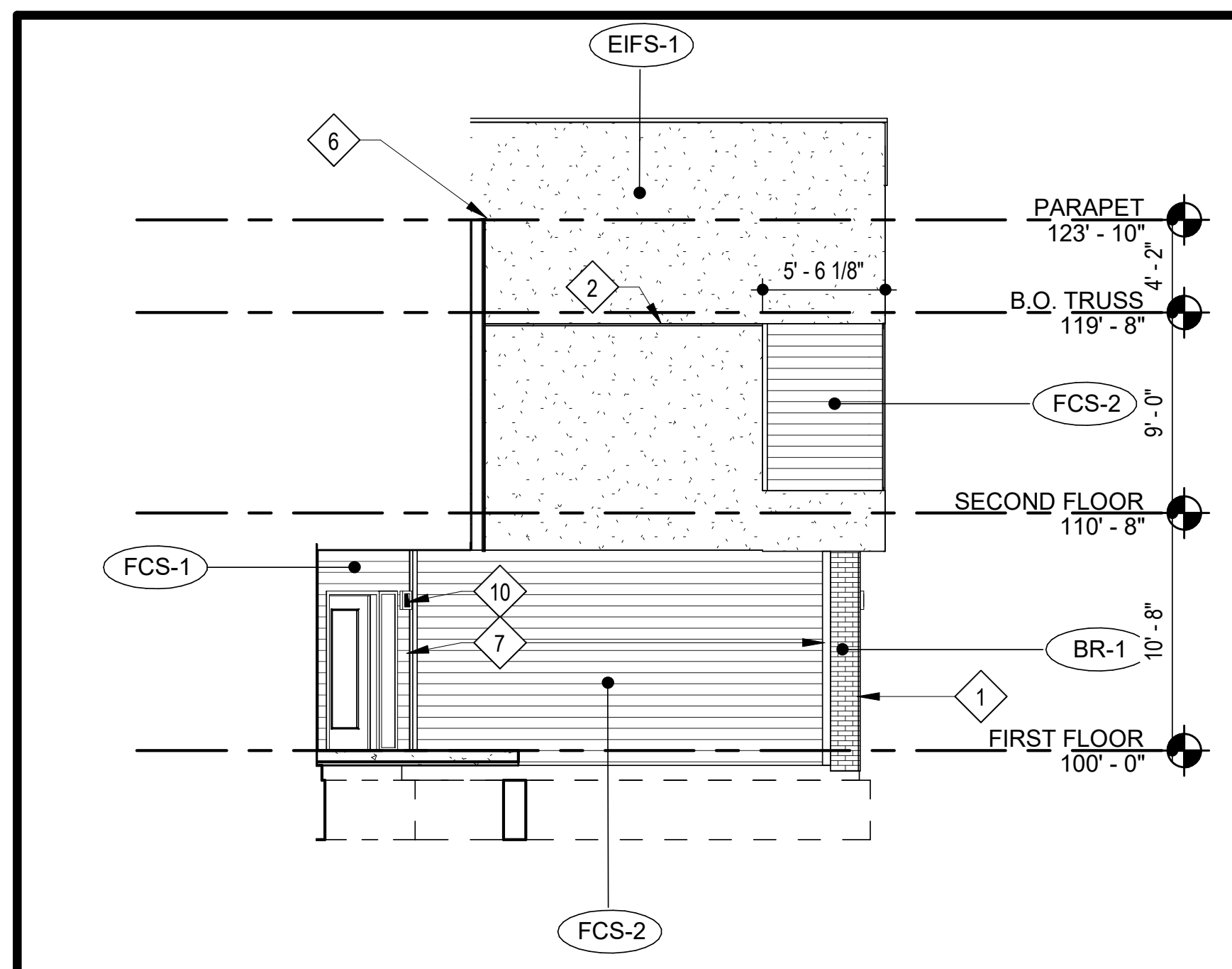
## 9 BALCONY ELEVATION
SCALE: 1/8" = 1'-0"



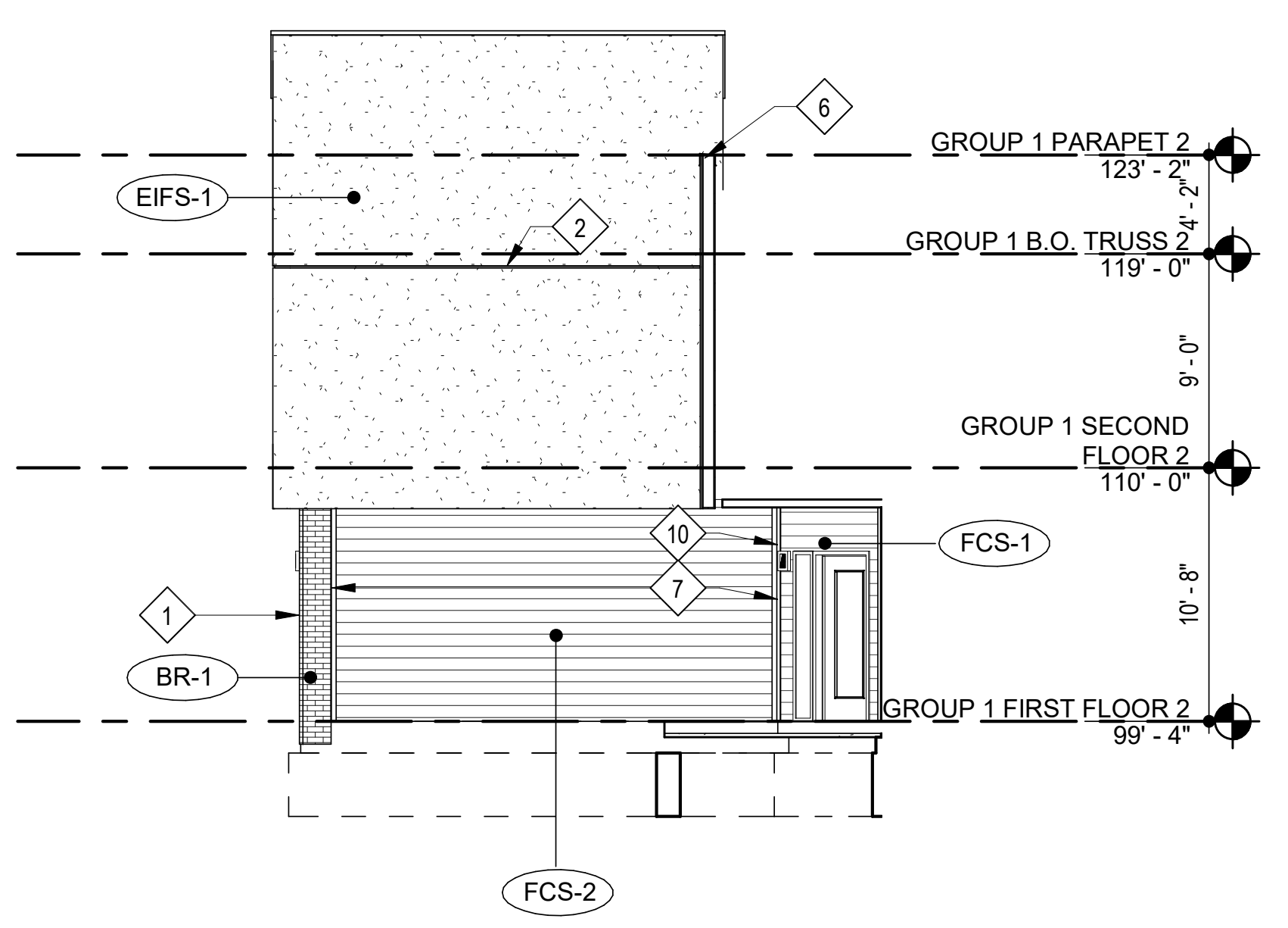
## 13 BALCONY ELEVATION 6
SCALE: 1/8" = 1'-0"



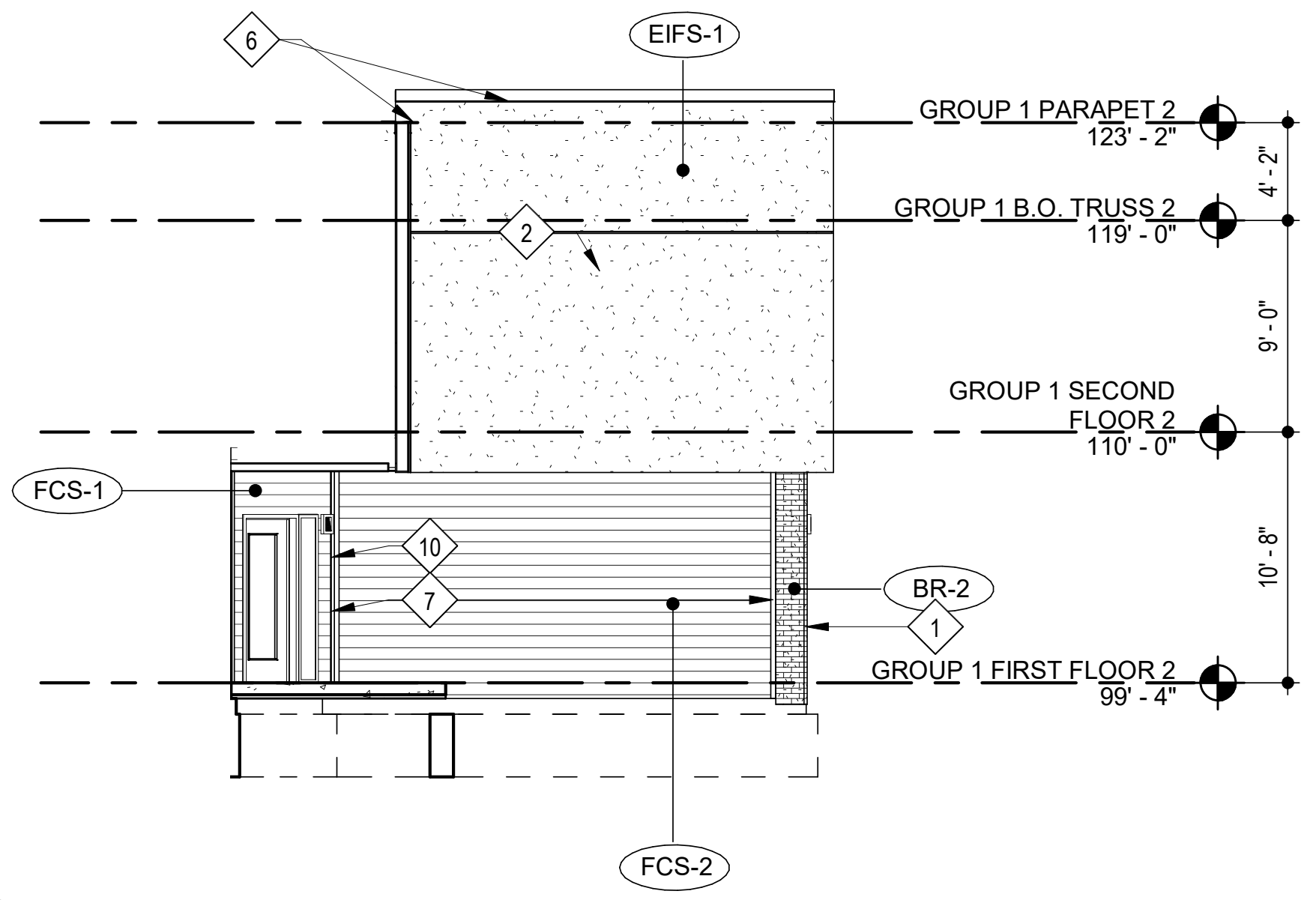
## 2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



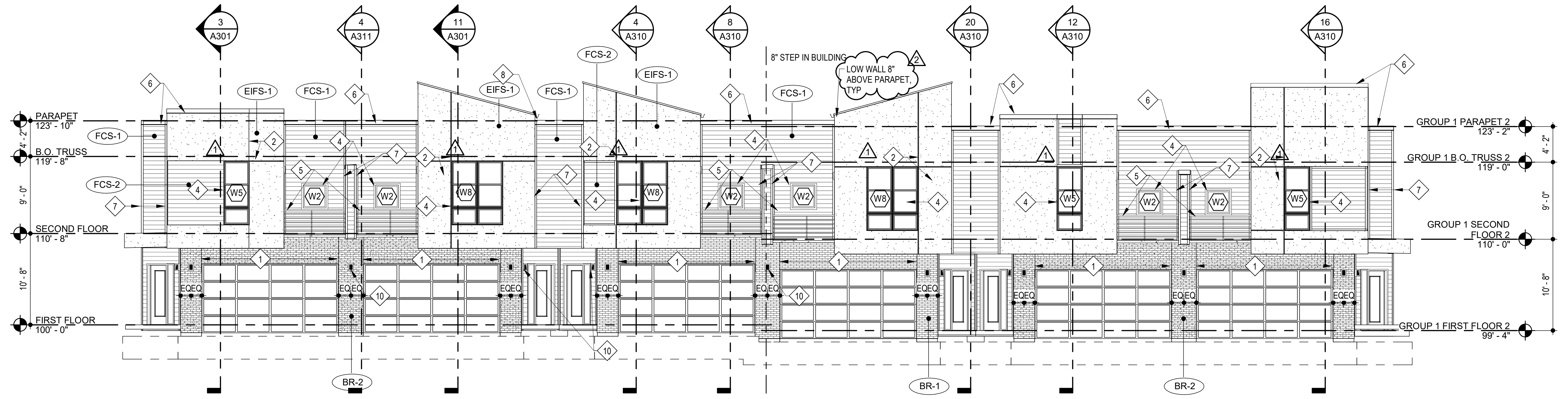
## 6 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



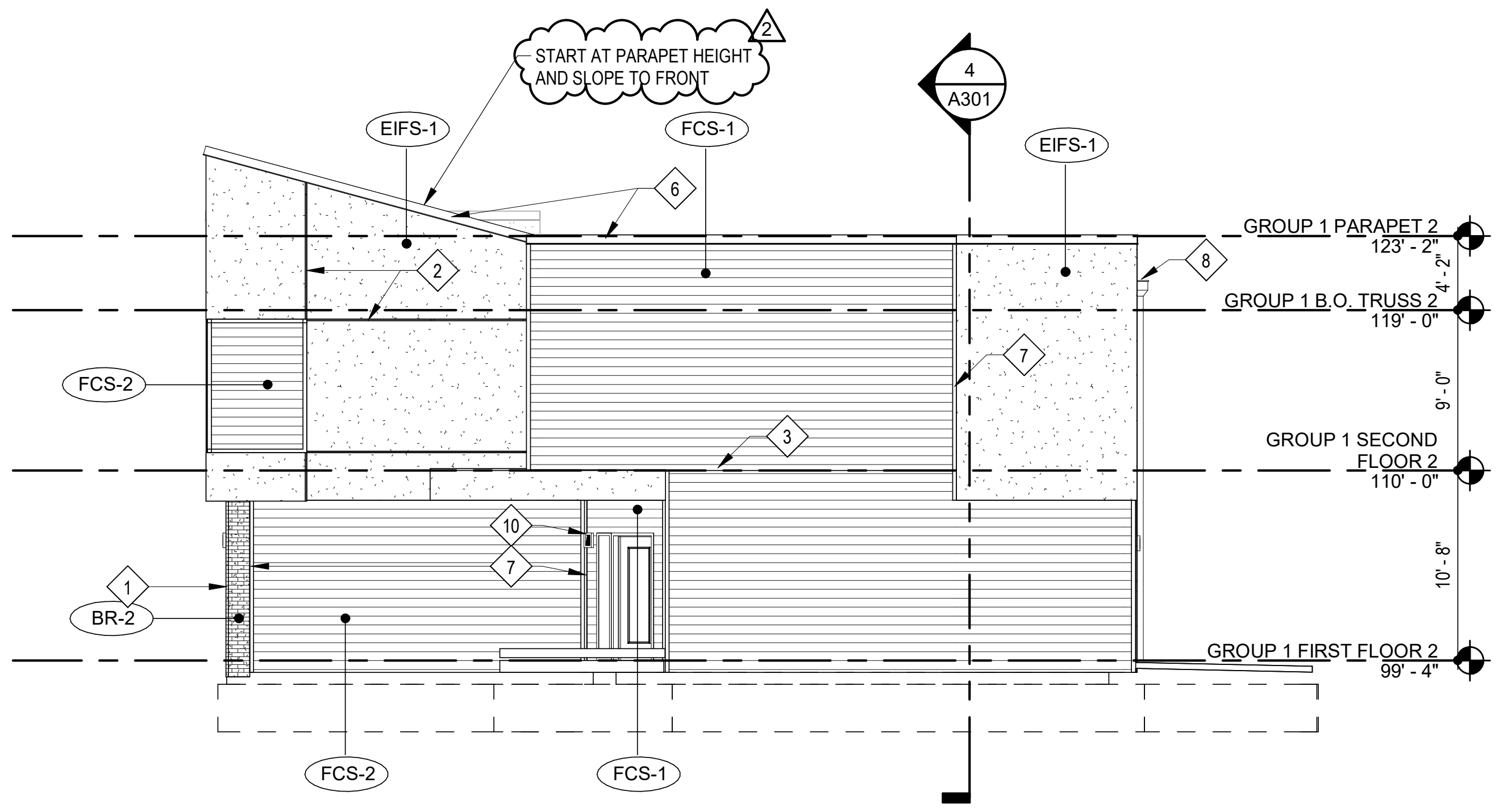
## 10 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



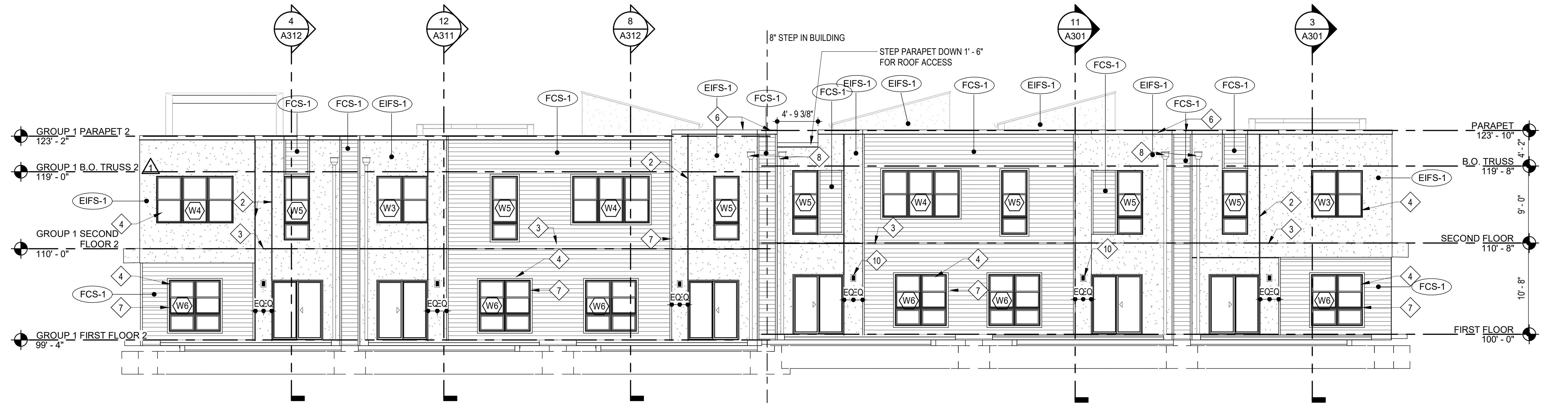
## 14 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



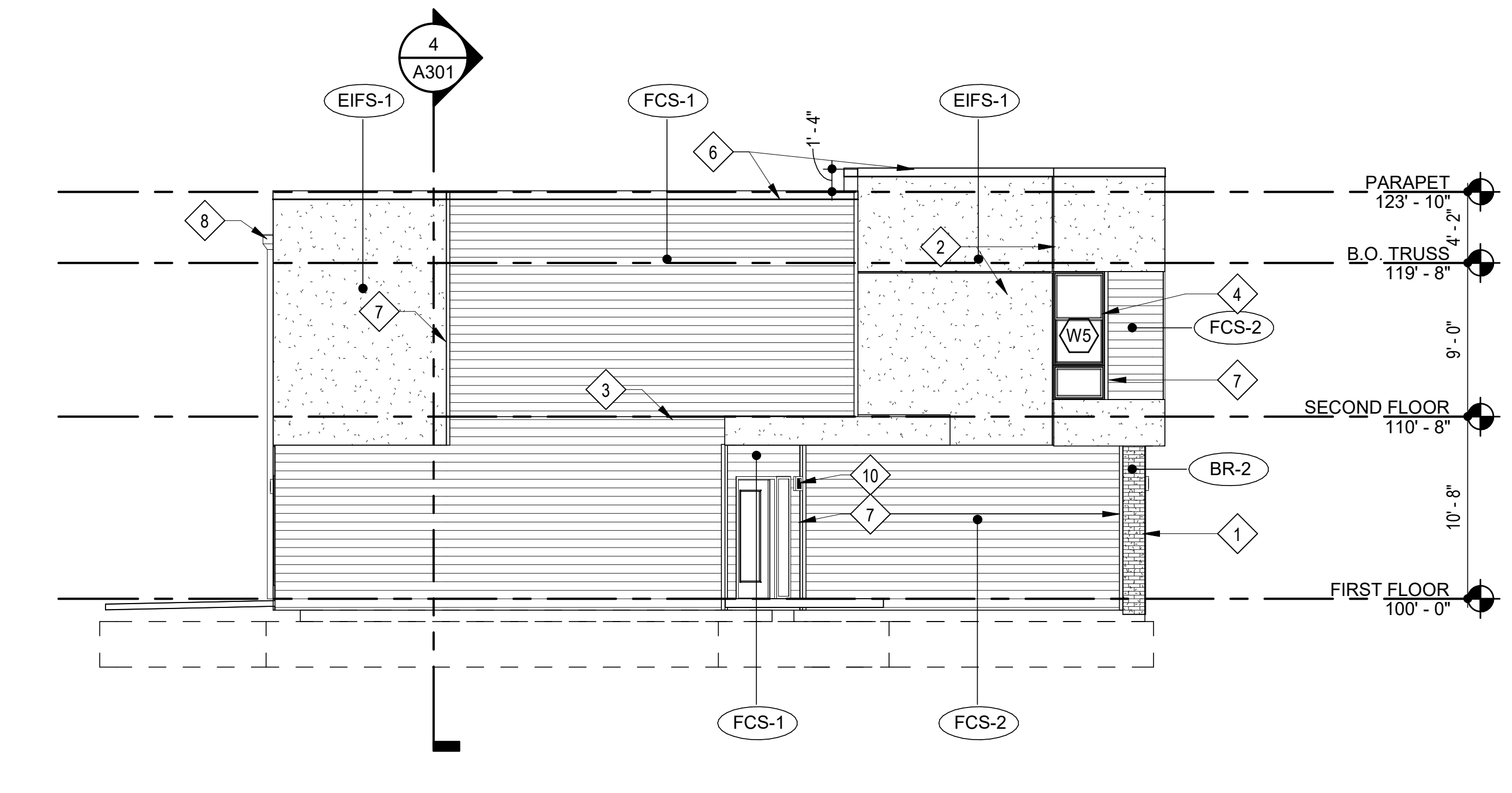
## 3 GROUP 1 SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



## 15 GROUP 1 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



## 4 GROUP 1 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



## 16 GROUP 1 SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

## EXTERIOR MATERIAL LEGEND

| | | | |
|---|---|---|---|
| ▨ | EIFS-1 | EIFS | MFR: DRYVIT, COLOR: MOONLIGHT, TEXTURE: SAND PEBBLE |
| ▤ | FCS-1 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: AGED PEWTER |
| ▤ | FCS-2 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: IRON GRAY |
| ▦ | BR-1 | THIN BRICK | MFR: ENDICOTT, COLOR: LIGHT SANDSTONE, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | BR-2 | THIN BRICK | MFR: ENDICOTT, COLOR: DARK IRONSPOT, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | ST-1 | CAST STONE | MFR: ELDORADO STONE, SERIES: LEDGECUT33, COLOR: BIRCH |
| | SF | STOREFRONT | COLOR: BLACK |

## KEYED NOTES ◇#

1. MASONRY VENEER CONTROL JOINT
2. EIFS REVEAL.
3. EIFS / FIBER CEMENT SIDING EXPANSION JOINT AT EACH FLOOR LEVEL, COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS.
4. VINYL WINDOW SYSTEM (BLACK).
5. PREFINISHED GUARDRAIL (BLACK).
6. PRE-FINISHED SHEET METAL COPING. COLOR TO MATCH ADJACENT MATERIAL (EIFS OR FIBER CEMENT SIDING).
7. 3 1/2" WIDE HARDIE TRIM, TO MATCH ADJACENT FIBER CEMENT SIDING.
8. PREFINISHED GUTTER, SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-1
9. UNIT PATIO LIGHT RE: UNIT LIGHTING SCHEDULE ON UNIT SHEETS
10. EXTERIOR SCONCE RE: LIGHTING SCHEDULE

RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
11.12.2021

| | |
|---|---|
| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
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**DATE:** 9.2.2021

**REVISIONS** △#

| | | |
|---|---|---|
| 1 | PERMIT COMMENTS | 9.24.2021 |
| 2 | ADDENDUM 1 | 11.12.2021 |

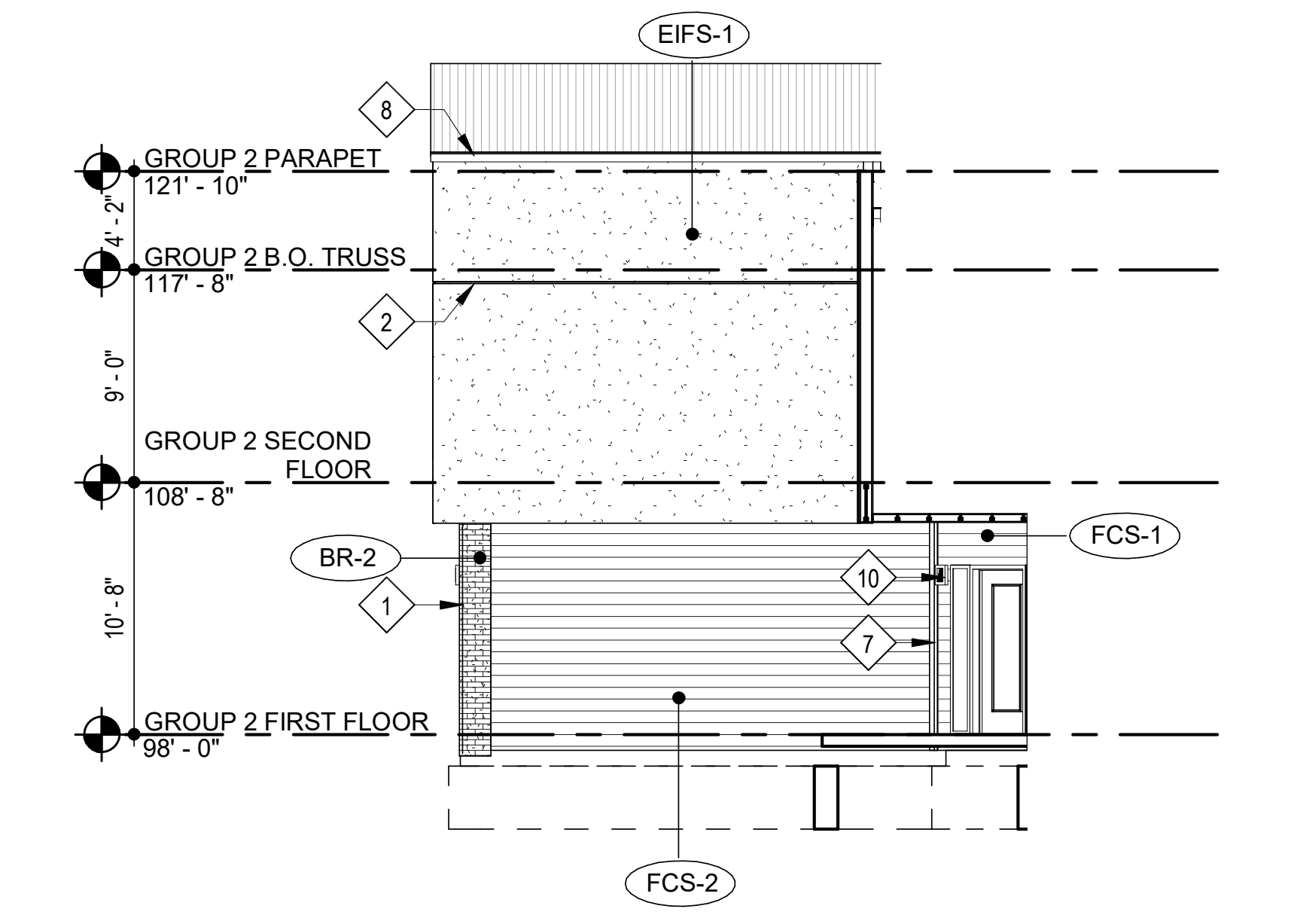
**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

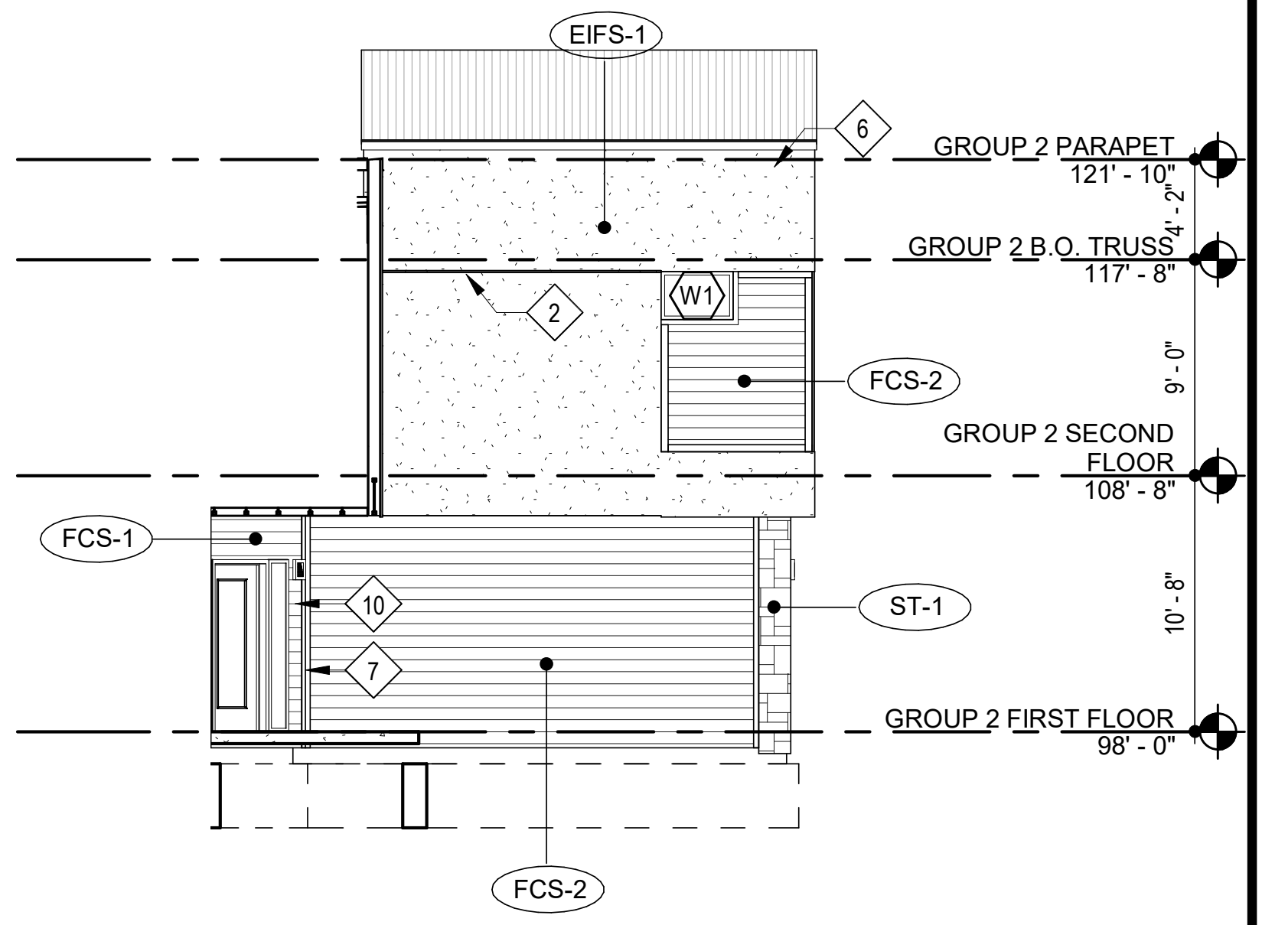
**SHEET NO.**

A201

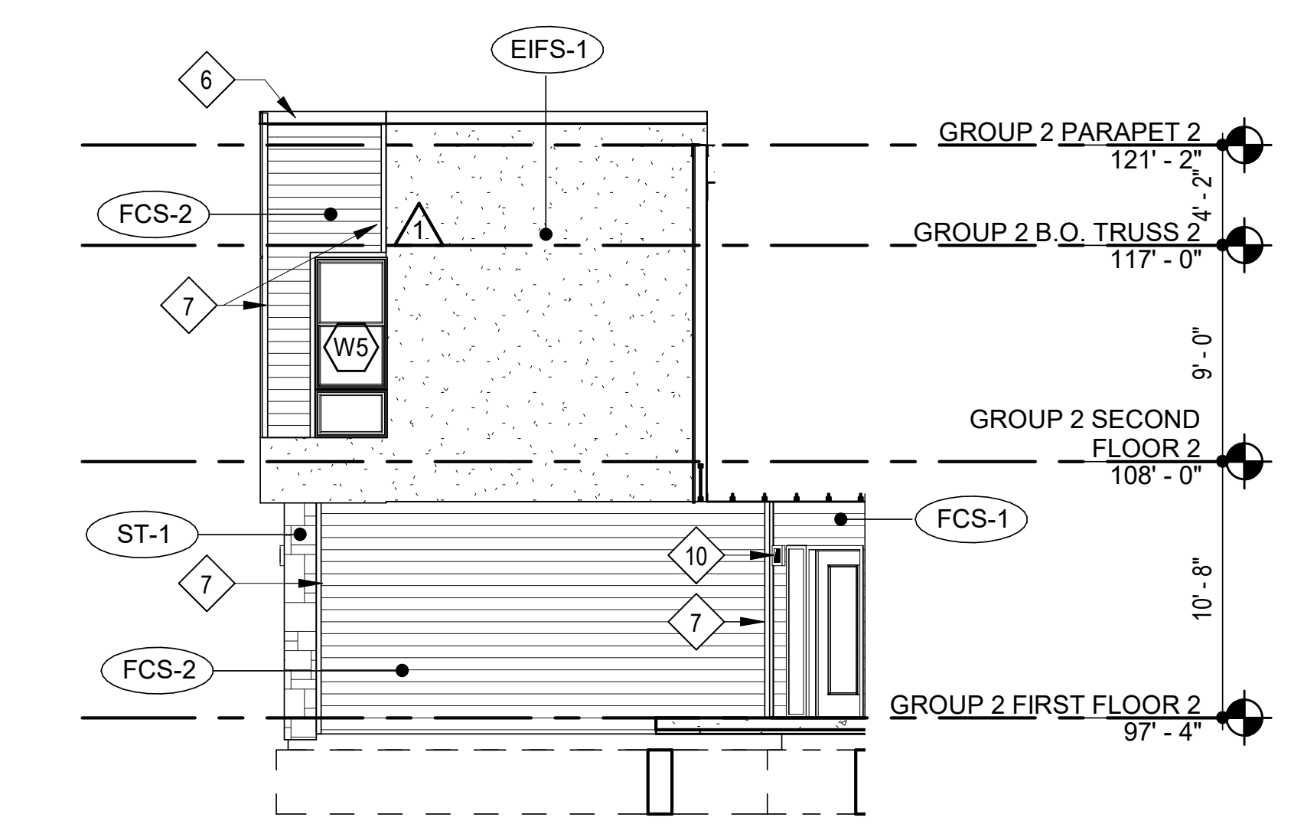
**GROUP 1 EXTERIOR ELEVATIONS**


EIFS-1
GROUP 2 PARAPET 121' - 10"
GROUP 2 B.O. TRUSS 117' - 8"
GROUP 2 SECOND FLOOR 108' - 8"
GROUP 2 FIRST FLOOR 98' - 0"
4' - 2"
9' - 0"
10' - 8"
BR-2
FCS-1
FCS-2
8
2
1
10
7

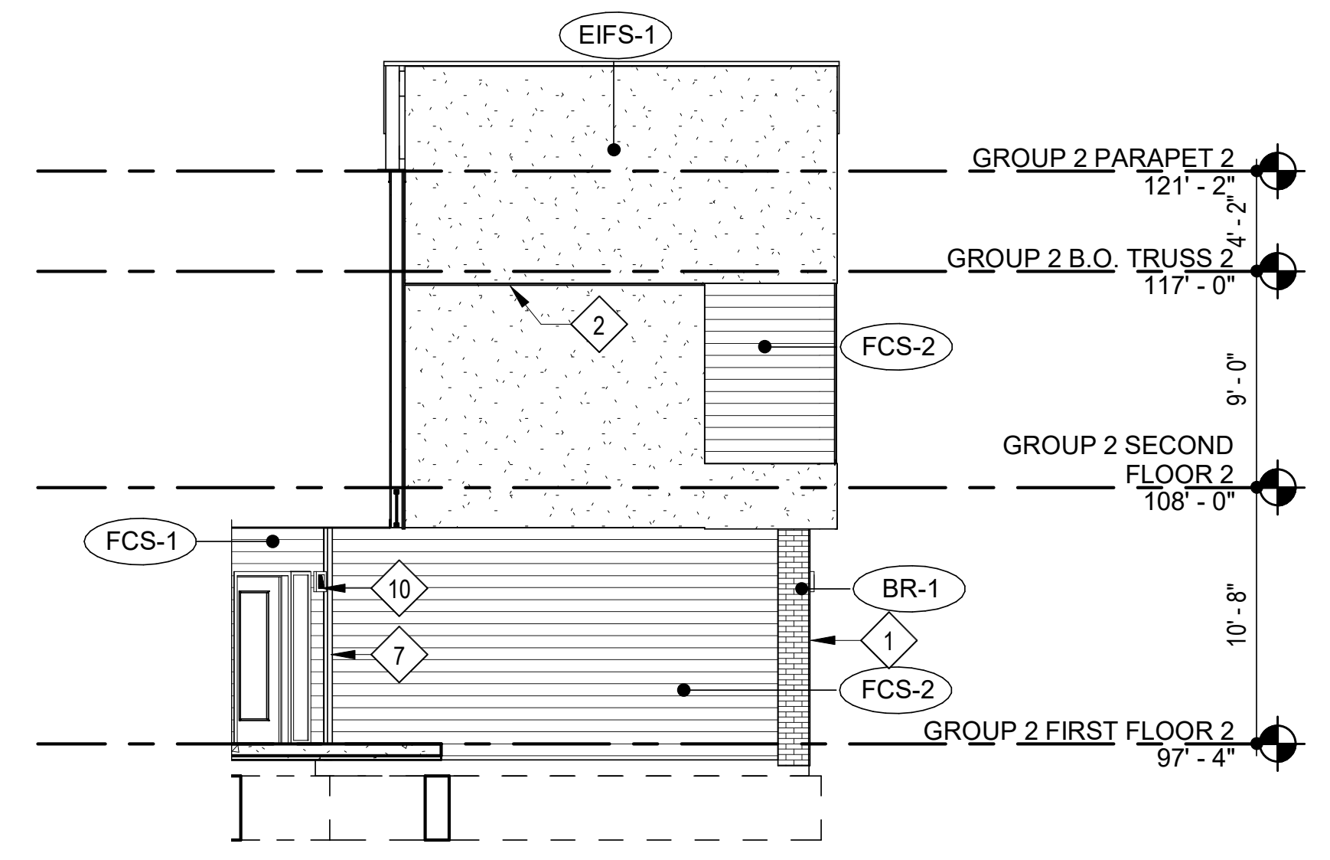
**1 SIDE ELEVATION**
SCALE: 1/8" = 1'-0"


EIFS-1
GROUP 2 PARAPET 121' - 10"
GROUP 2 B.O. TRUSS 117' - 8"
GROUP 2 SECOND FLOOR 108' - 8"
GROUP 2 FIRST FLOOR 98' - 0"
W1
FCS-2
FCS-1
ST-1
FCS-2
6
2
10
7

**5 SIDE ELEVATION**
SCALE: 1/8" = 1'-0"


EIFS-1
GROUP 2 PARAPET 2 121' - 2"
GROUP 2 B.O. TRUSS 2 117' - 0"
GROUP 2 SECOND FLOOR 2 108' - 0"
GROUP 2 FIRST FLOOR 2 97' - 4"
FCS-2
W5
ST-1
FCS-1
FCS-2
6
7
10

**9 SIDE ELEVATION**
SCALE: 1/8" = 1'-0"


EIFS-1
GROUP 2 PARAPET 2 121' - 2"
GROUP 2 B.O. TRUSS 2 117' - 0"
GROUP 2 SECOND FLOOR 2 108' - 0"
GROUP 2 FIRST FLOOR 2 97' - 4"
FCS-2
FCS-1
BR-1
FCS-2
2
10
7
1

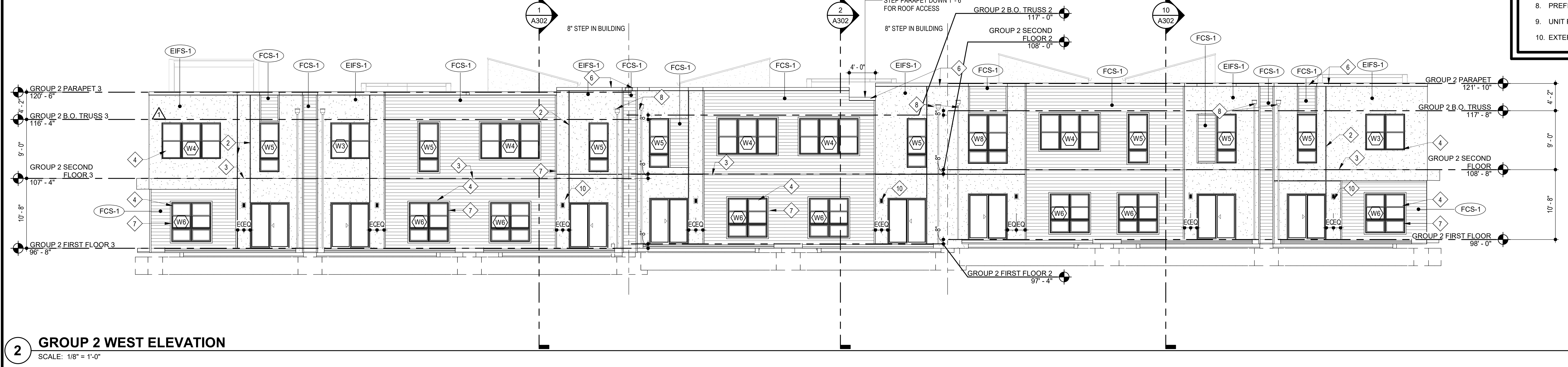
**13 SIDE ELEVATION**
SCALE: 1/8" = 1'-0"

# EXTERIOR MATERIAL LEGEND

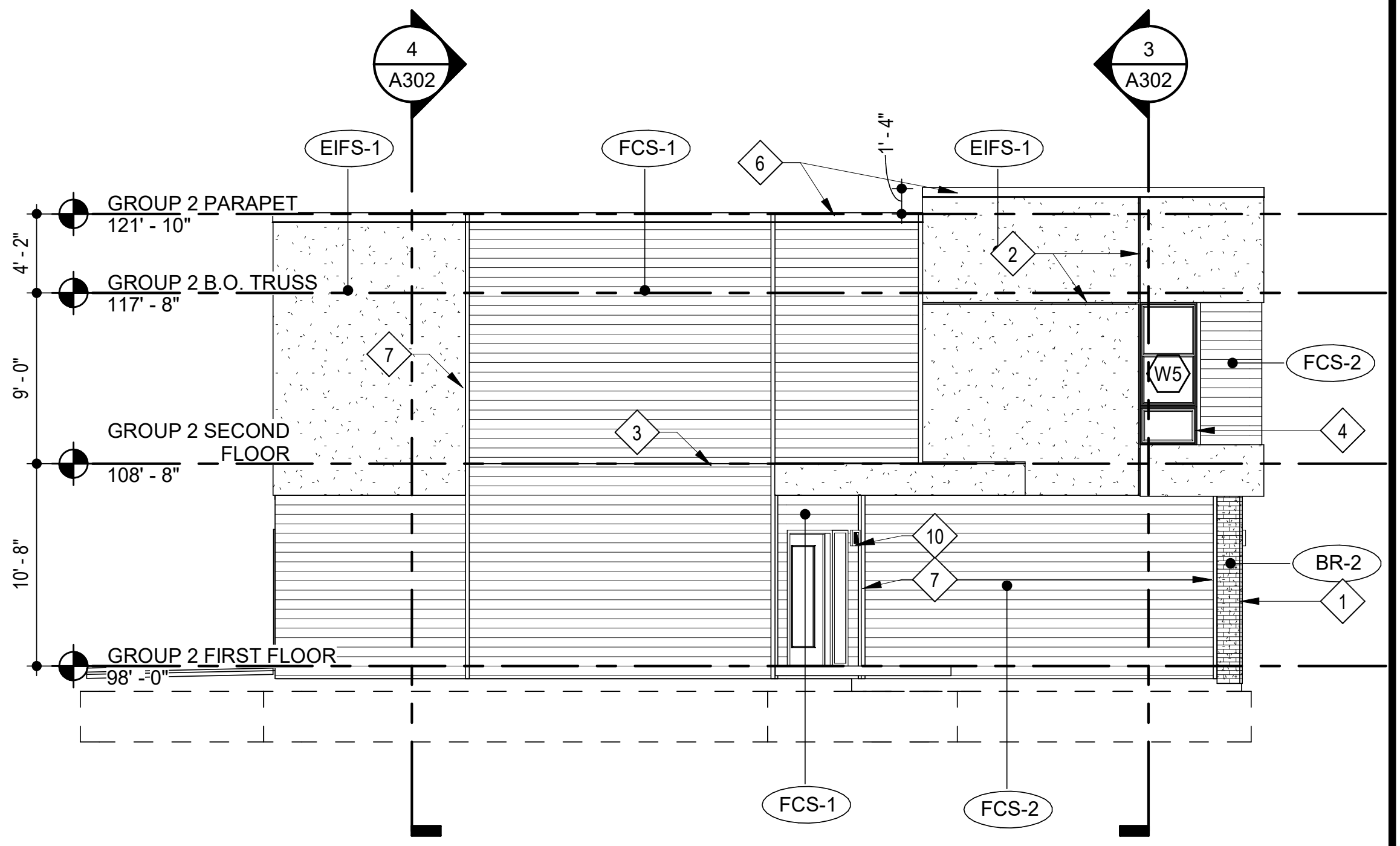
|  |  |  |  |
|---|---|---|---|
| ▨ | EIFS-1 | EIFS | MFR: DRYVIT, COLOR: MOONLIGHT, TEXTURE: SAND PEBBLE |
| ▤ | FCS-1 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: AGED PEWTER |
| ▤ | FCS-2 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: IRON GRAY |
| ▦ | BR-1 | THIN BRICK | MFR: ENDICOTT, COLOR: LIGHT SANDSTONE, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | BR-2 | THIN BRICK | MFR: ENDICOTT, COLOR: DARK IRONSPOT, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | ST-1 | CAST STONE | MFR: ELDORADO STONE, SERIES: LEDGECUT33, COLOR: BIRCH |
|  | SF | STOREFRONT | COLOR: BLACK |

# KEYED NOTES ◇#

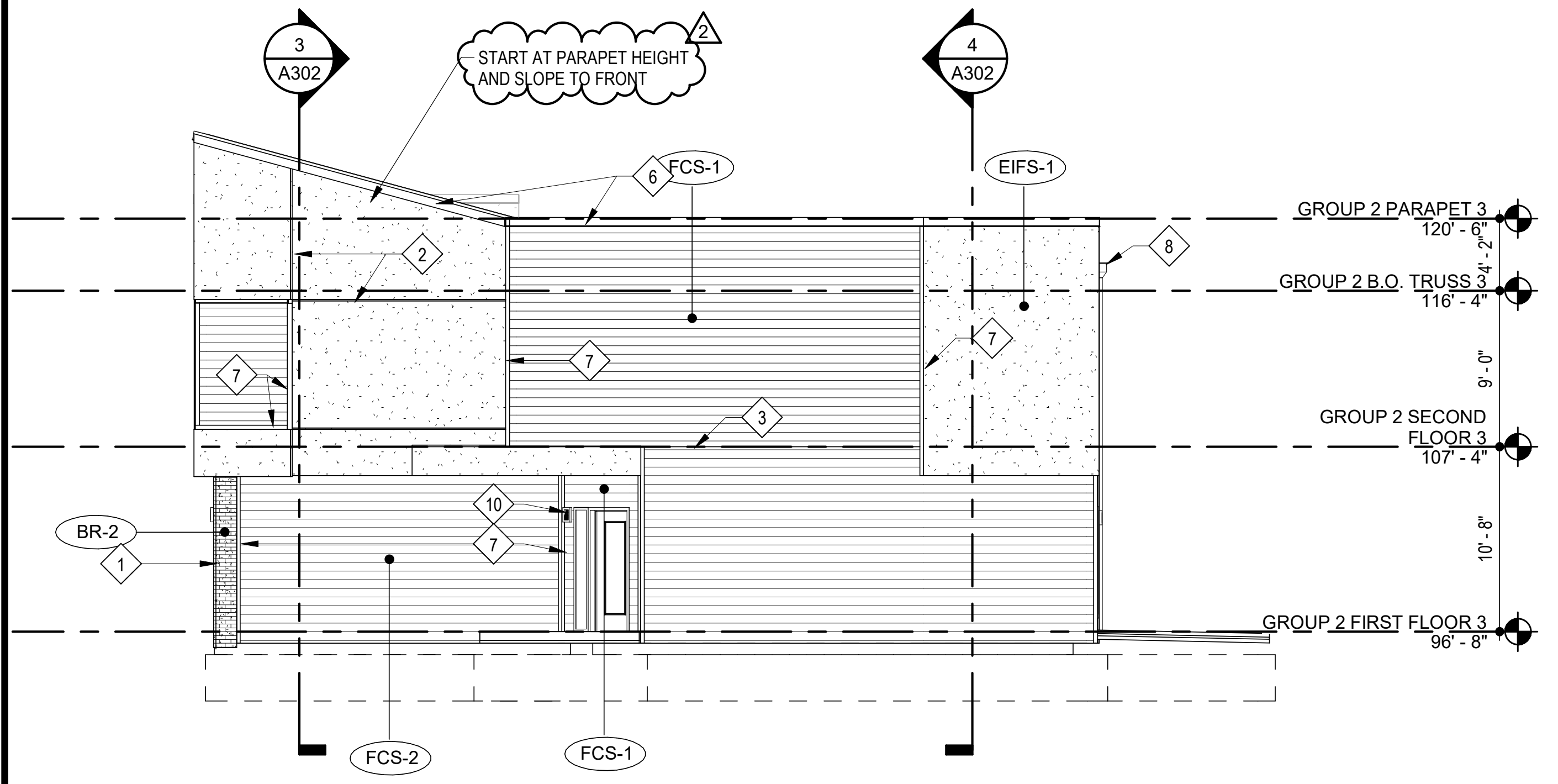
1. MASONRY VENEER CONTROL JOINT
2. EIFS REVEAL.
3. EIFS / FIBER CEMENT SIDING EXPANSION JOINT AT EACH FLOOR LEVEL, COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS.
4. VINYL WINDOW SYSTEM (BLACK).
5. PREFINISHED GUARDRAIL (BLACK).
6. PRE-FINISHED SHEET METAL COPING. COLOR TO MATCH ADJACENT MATERIAL (EIFS OR FIBER CEMENT SIDING).
7. 3 1/2" WIDE HARDIE TRIM, TO MATCH ADJACENT FIBER CEMENT SIDING.
8. PREFINISHED GUTTER, SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-1
9. UNIT PATIO LIGHT RE: UNIT LIGHTING SCHEDULE ON UNIT SHEETS
10. EXTERIOR SCONCE RE: LIGHTING SCHEDULE


1 A302
2 A302
10 A302
8" STEP IN BUILDING
STEP PARAPET DOWN 1' - 6" FOR ROOF ACCESS
GROUP 2 B.O. TRUSS 2 117' - 0"
GROUP 2 SECOND FLOOR 2 108' - 0"
8" STEP IN BUILDING
GROUP 2 PARAPET 3 120' - 6"
GROUP 2 B.O. TRUSS 3 116' - 4"
GROUP 2 SECOND FLOOR 3 107' - 4"
GROUP 2 FIRST FLOOR 3 96' - 8"
GROUP 2 PARAPET 121' - 10"
GROUP 2 B.O. TRUSS 117' - 8"
GROUP 2 SECOND FLOOR 108' - 8"
GROUP 2 FIRST FLOOR 98' - 0"
GROUP 2 FIRST FLOOR 2 97' - 4"
4' - 0"
4' - 2"
9' - 0"
10' - 8"
EIFS-1
FCS-1
FCS-2
W3
W4
W5
W6
W8
EQ EQ

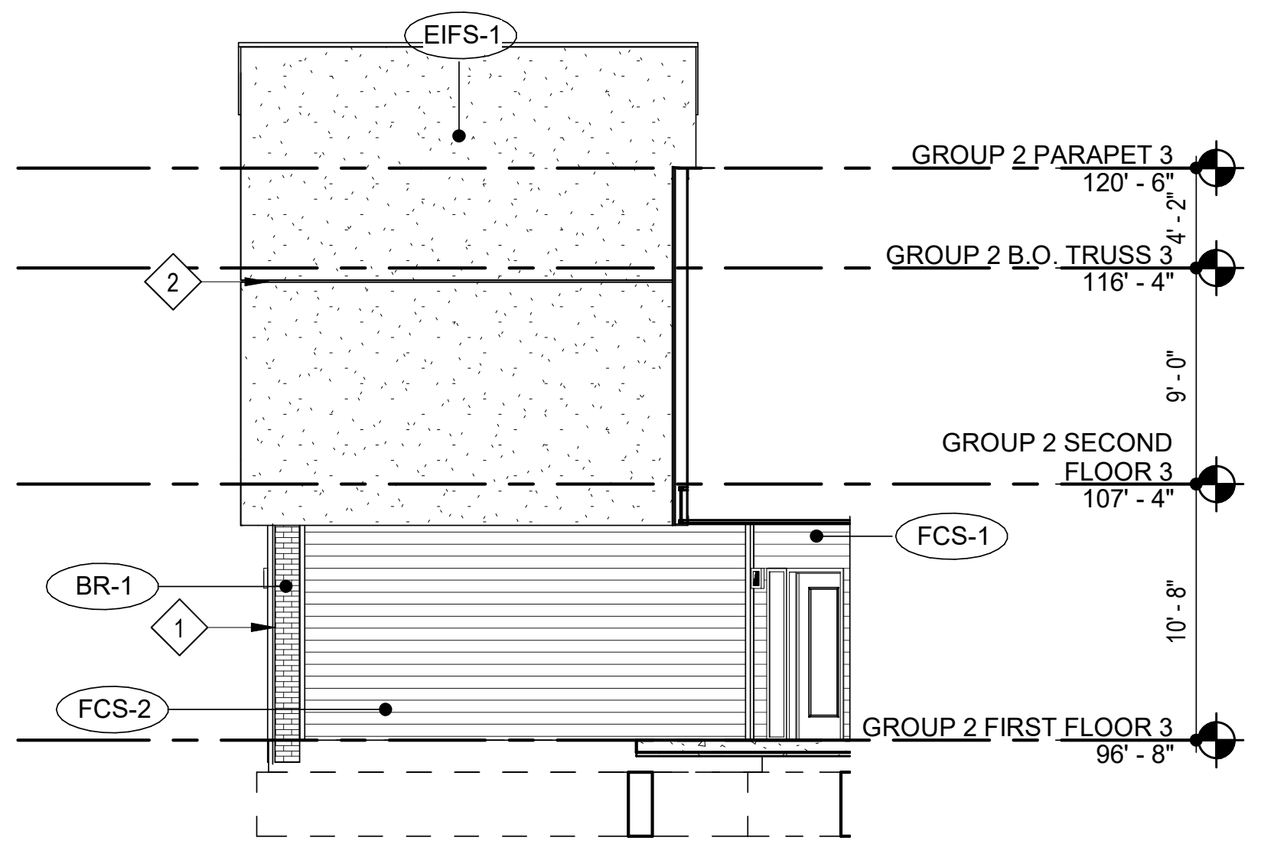
**2 GROUP 2 WEST ELEVATION**
SCALE: 1/8" = 1'-0"


4 A302
3 A302
EIFS-1
FCS-1
EIFS-1
GROUP 2 PARAPET 121' - 10"
GROUP 2 B.O. TRUSS 117' - 8"
GROUP 2 SECOND FLOOR 108' - 8"
GROUP 2 FIRST FLOOR 98' - 0"
1' - 4"
4' - 2"
9' - 0"
10' - 8"
W5
FCS-2
BR-2
FCS-1
FCS-2

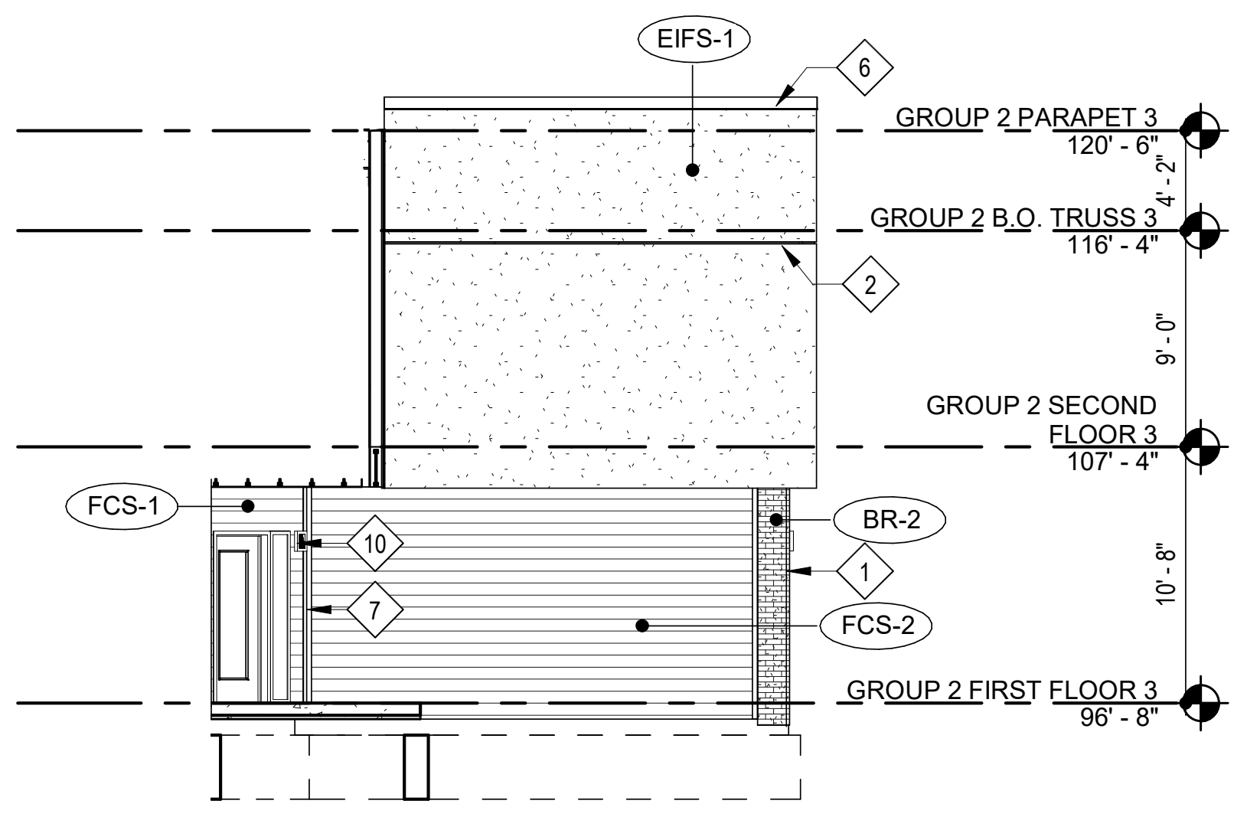
**3 GROUP 2 SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"


3 A302
4 A302
START AT PARAPET HEIGHT AND SLOPE TO FRONT
FCS-1
EIFS-1
GROUP 2 PARAPET 3 120' - 6"
GROUP 2 B.O. TRUSS 3 116' - 4"
GROUP 2 SECOND FLOOR 3 107' - 4"
GROUP 2 FIRST FLOOR 3 96' - 8"
BR-2
FCS-2
FCS-1

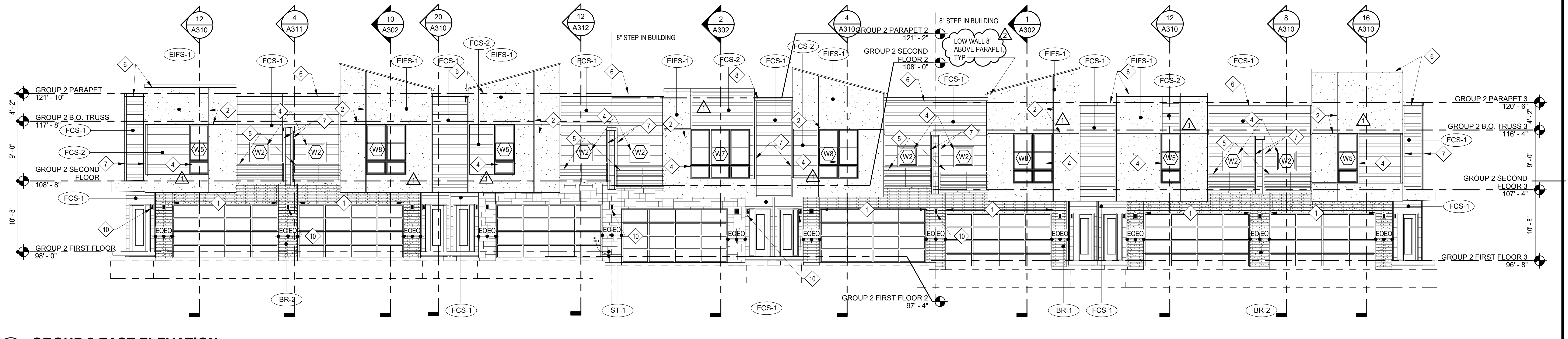
**11 GROUP 2 NORTH ELEVATION**
SCALE: 1/8" = 1'-0"


EIFS-1
GROUP 2 PARAPET 3 120' - 6"
GROUP 2 B.O. TRUSS 3 116' - 4"
GROUP 2 SECOND FLOOR 3 107' - 4"
GROUP 2 FIRST FLOOR 3 96' - 8"
FCS-1
BR-1
FCS-2

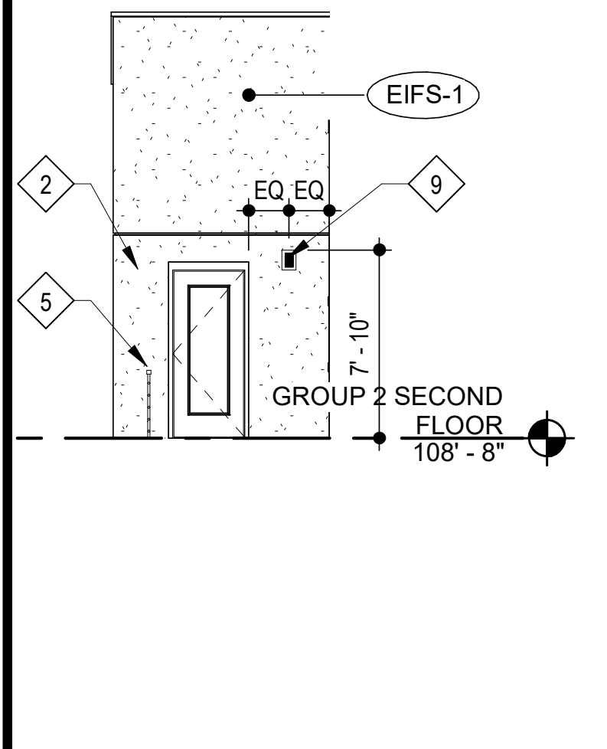
**15 SIDE ELEVATION**
SCALE: 1/8" = 1'-0"


EIFS-1
GROUP 2 PARAPET 3 120' - 6"
GROUP 2 B.O. TRUSS 3 116' - 4"
GROUP 2 SECOND FLOOR 3 107' - 4"
GROUP 2 FIRST FLOOR 3 96' - 8"
FCS-1
BR-2
FCS-2

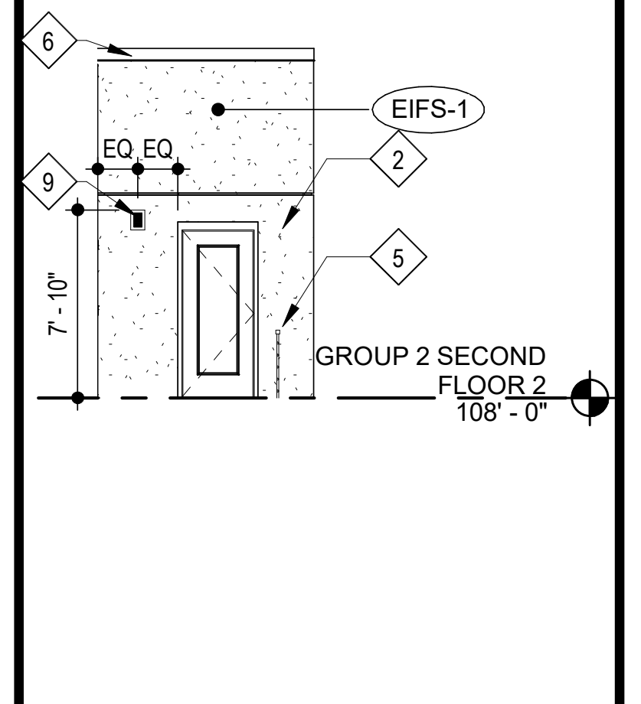
**19 SIDE ELEVATION**
SCALE: 1/8" = 1'-0"


12 A310
4 A311
10 A302
20 A310
12 A312
2 A302
4 A310
1 A302
12 A310
8 A310
16 A310
8" STEP IN BUILDING
8" STEP IN BUILDING
LOW WALL 8" ABOVE PARAPET TYP.
GROUP 2 PARAPET 121' - 10"
GROUP 2 B.O. TRUSS 117' - 8"
GROUP 2 SECOND FLOOR 108' - 8"
GROUP 2 FIRST FLOOR 98' - 0"
GROUP 2 PARAPET 2 121' - 2"
GROUP 2 SECOND FLOOR 2 108' - 0"
GROUP 2 FIRST FLOOR 2 97' - 4"
GROUP 2 PARAPET 3 120' - 6"
GROUP 2 B.O. TRUSS 3 116' - 4"
GROUP 2 SECOND FLOOR 3 107' - 4"
GROUP 2 FIRST FLOOR 3 96' - 8"
EIFS-1
FCS-1
FCS-2
BR-1
BR-2
ST-1
W2
W5
W6
W7
W8
EQ EQ

**4 GROUP 2 EAST ELEVATION**
SCALE: 1/8" = 1'-0"



**20 BALCONY ELEVATION**
SCALE: 1/8" = 1'-0"



**21 BALCONY ELEVATION**
SCALE: 1/8" = 1'-0"

STATE OF MISSOURI
RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
REGISTERED ARCHITECT
11.12.2021

| | |
|---|---|
| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| PLUMBING ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| ELECTRICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |

Tegethoff DEVELOPMENT

# Vanguard Villas

Lee's Summit, Missouri

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F: 314-395-9751
www.triarchitects.com

**DATE:** 9.2.2021

**REVISIONS** △#

| | | |
|---|---|---|
| 1 | PERMIT COMMENTS | 9.24.2021 |
| 2 | ADDENDUM 1 | 11.12.2021 |
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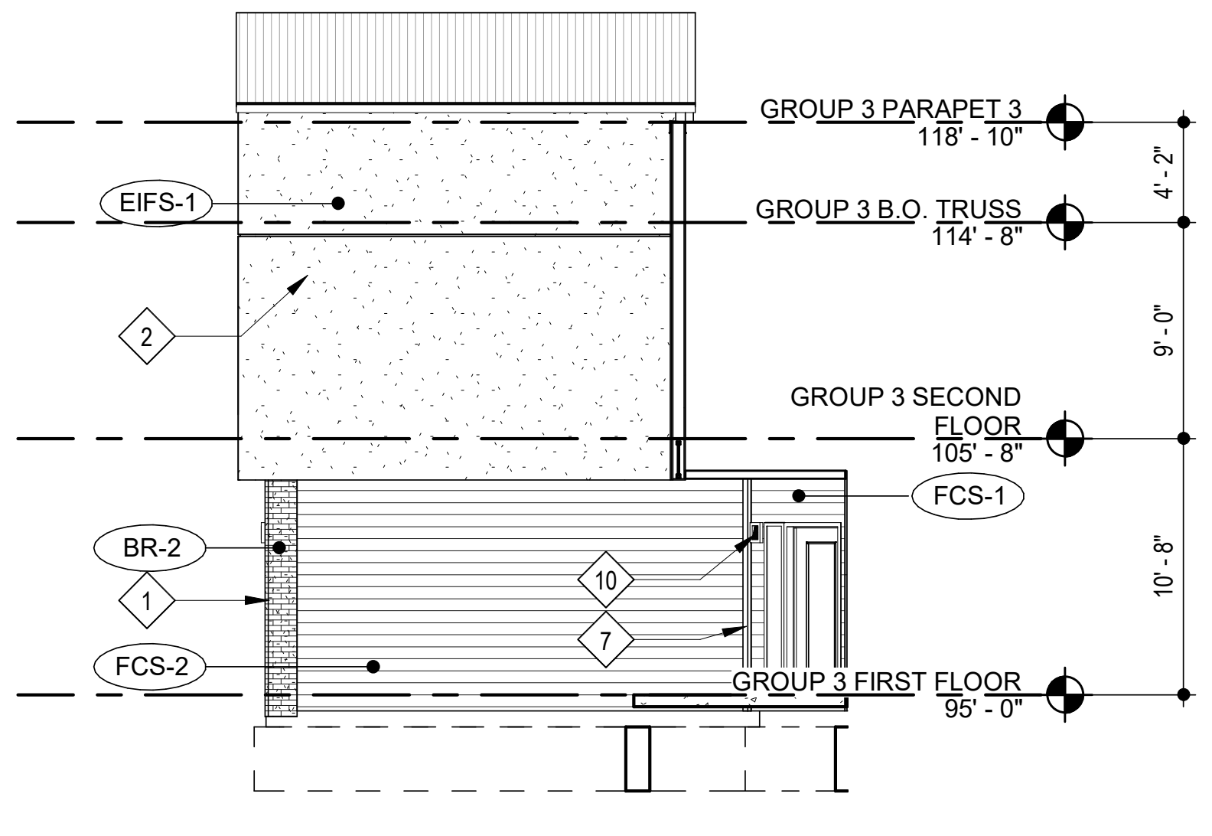
**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

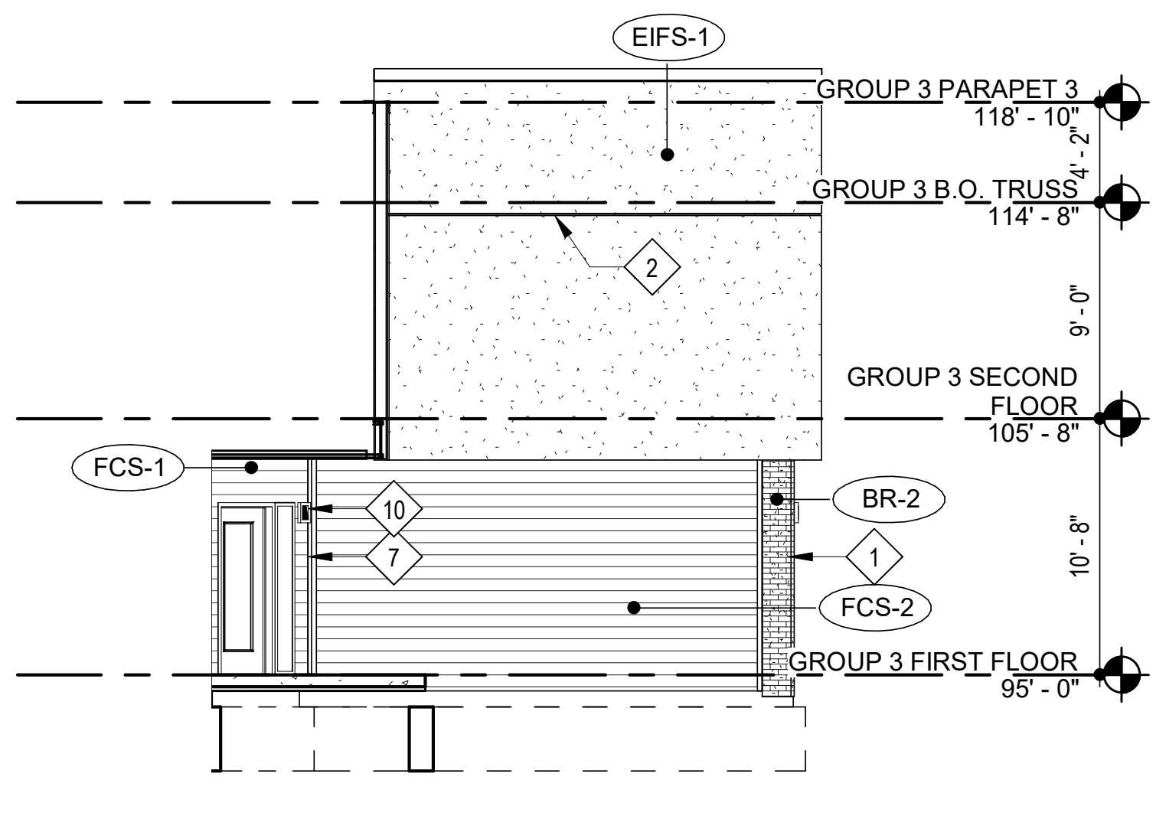
**SHEET NO.**

A202

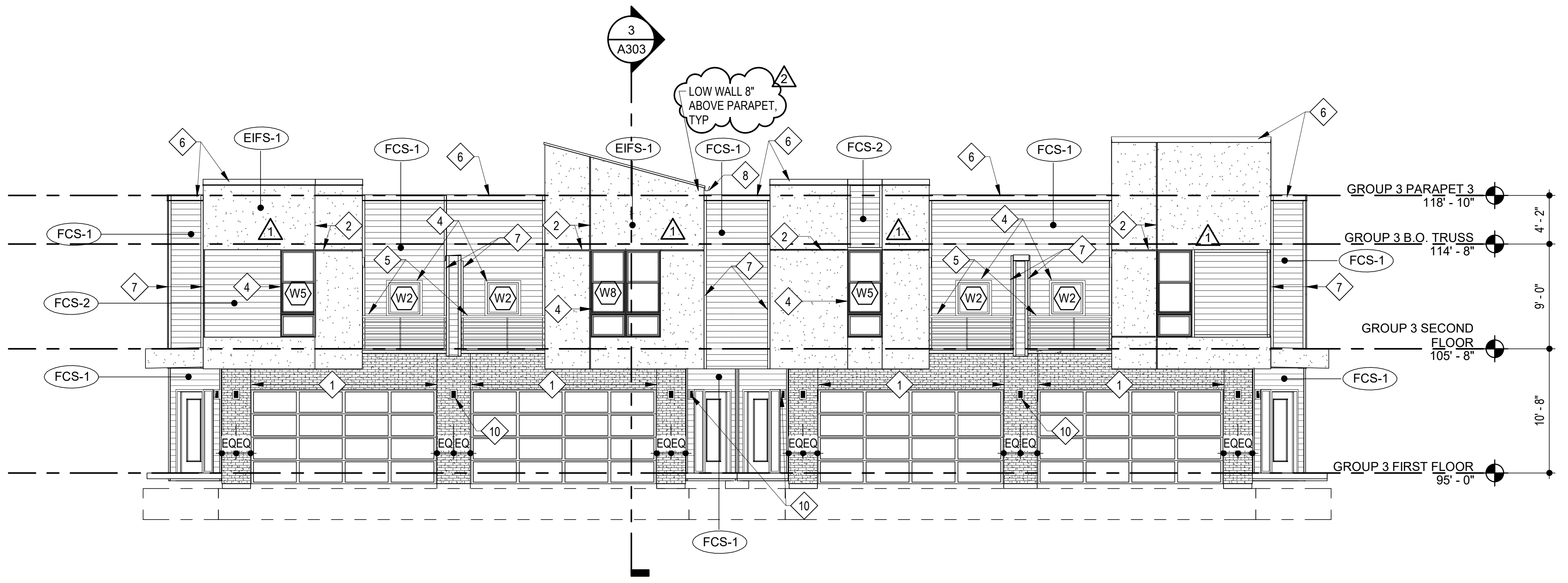
**GROUP 2 EXTERIOR ELEVATIONS**



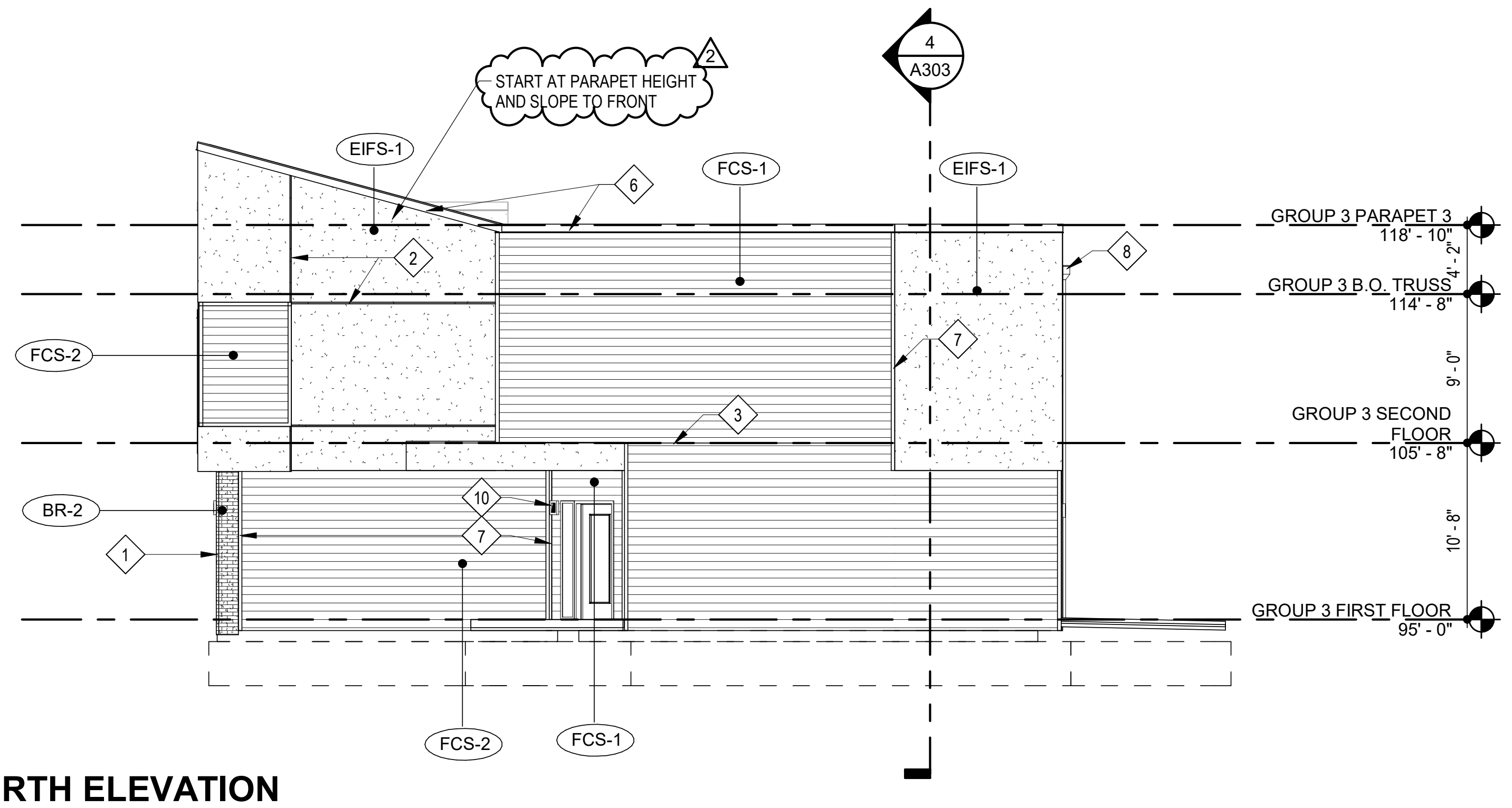
2 **SIDE ELEVATION**
SCALE: 1/8" = 1'-0"



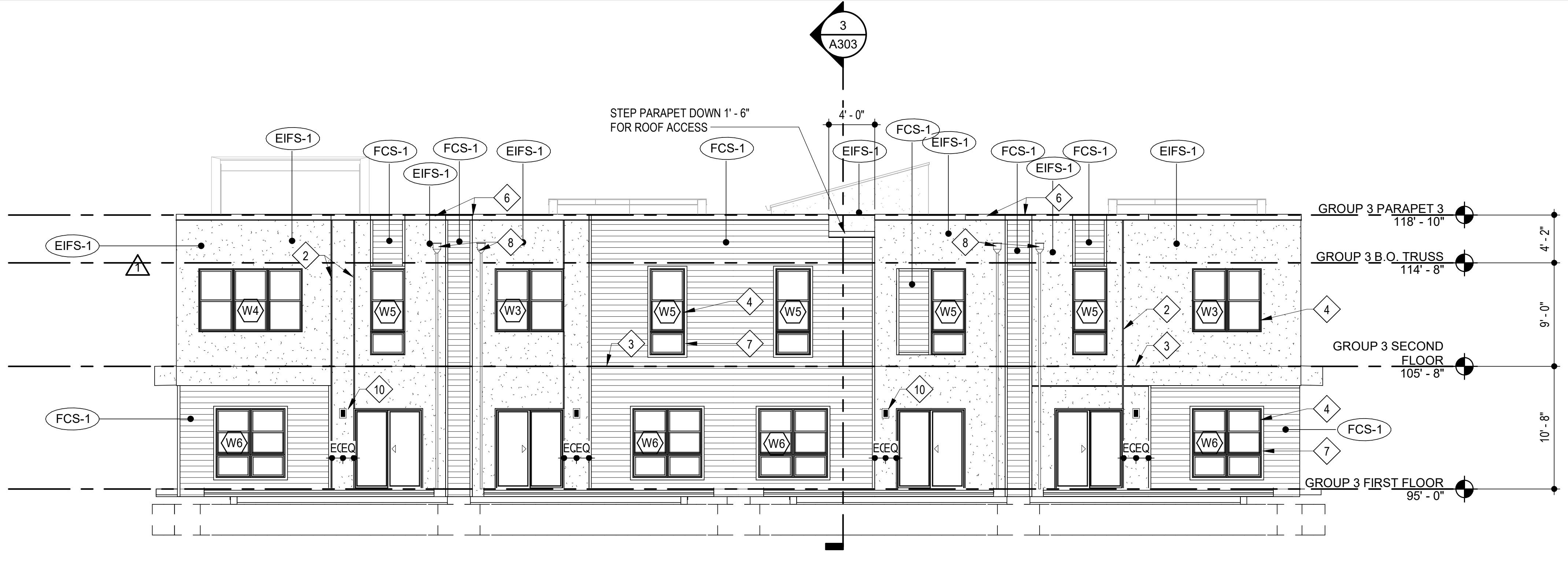
6 **SIDE ELEVATION**
SCALE: 1/8" = 1'-0"



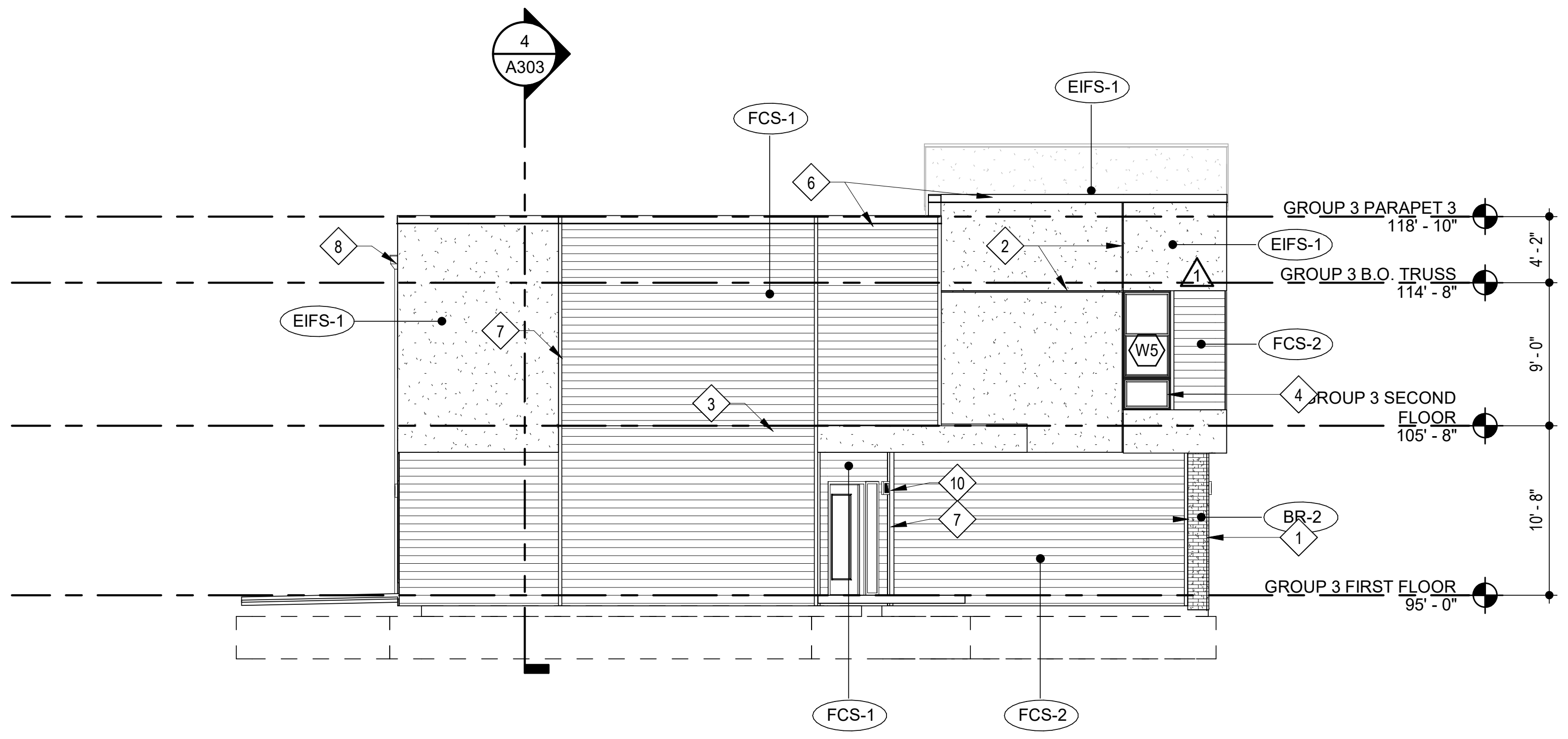
3 **GROUP 3 EAST ELEVATION**
SCALE: 1/8" = 1'-0"



15 **GROUP 3 NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



4 **GROUP 3 WEST ELEVATION**
SCALE: 1/8" = 1'-0"



16 **GROUP 3 SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

## EXTERIOR MATERIAL LEGEND

| | | | |
|---|---|---|---|
| ▨ | EIFS-1 | EIFS | MFR: DRYVIT, COLOR: MOONLIGHT, TEXTURE: SAND PEBBLE |
| ☰ | FCS-1 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: AGED PEWTER |
| ☰ | FCS-2 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: IRON GRAY |
| ▦ | BR-1 | THIN BRICK | MFR: ENDICOTT, COLOR: LIGHT SANDSTONE, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | BR-2 | THIN BRICK | MFR: ENDICOTT, COLOR: DARK IRONSPOT, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | ST-1 | CAST STONE | MFR: ELDORADO STONE, SERIES: LEDGECUT33, COLOR: BIRCH |
| | SF | STOREFRONT | COLOR: BLACK |

## KEYED NOTES ◇#

1. MASONRY VENEER CONTROL JOINT
2. EIFS REVEAL.
3. EIFS / FIBER CEMENT SIDING EXPANSION JOINT AT EACH FLOOR LEVEL, COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS.
4. VINYL WINDOW SYSTEM (BLACK).
5. PREFINISHED GUARDRAIL (BLACK).
6. PRE-FINISHED SHEET METAL COPING. COLOR TO MATCH ADJACENT MATERIAL (EIFS OR FIBER CEMENT SIDING).
7. 3 1/2" WIDE HARDIE TRIM, TO MATCH ADJACENT FIBER CEMENT SIDING.
8. PREFINISHED GUTTER, SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-1
9. UNIT PATIO LIGHT RE: UNIT LIGHTING SCHEDULE ON UNIT SHEETS
10. EXTERIOR SCONCE RE: LIGHTING SCHEDULE

RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
11.12.2021

| | |
|---|---|
| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| PLUMBING ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| ELECTRICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |

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F: 314-395-9751
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**DATE:** 9.2.2021

**REVISIONS** △#

| | | |
|---|---|---|
| 1 | PERMIT COMMENTS | 9.24.2021 |
| 2 | ADDENDUM 1 | 11.12.2021 |

**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

**SHEET NO.**

A203

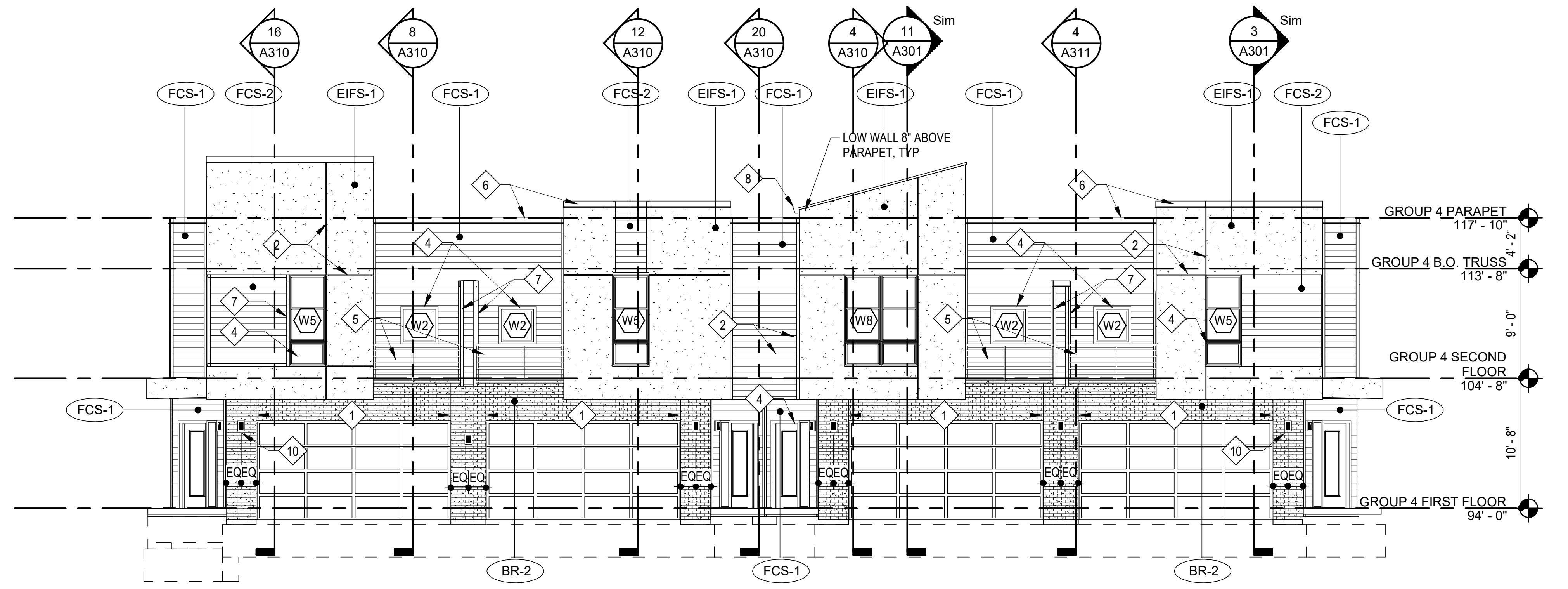
**GROUP 3 EXTERIOR ELEVATIONS**

# EXTERIOR MATERIAL LEGEND

| | | | |
|---|---|---|---|
| ░ | EIFS-1 | EIFS | MFR: DRYVIT, COLOR: MOONLIGHT, TEXTURE: SAND PEBBLE |
| ☰ | FCS-1 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: AGED PEWTER |
| ☰ | FCS-2 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: IRON GRAY |
| ▦ | BR-1 | THIN BRICK | MFR: ENDICOTT, COLOR: LIGHT SANDSTONE, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | BR-2 | THIN BRICK | MFR: ENDICOTT, COLOR: DARK IRONSPOT, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | ST-1 | CAST STONE | MFR: ELDORADO STONE, SERIES: LEDGECUT33, COLOR: BIRCH |
| | SF | STOREFRONT | COLOR: BLACK |

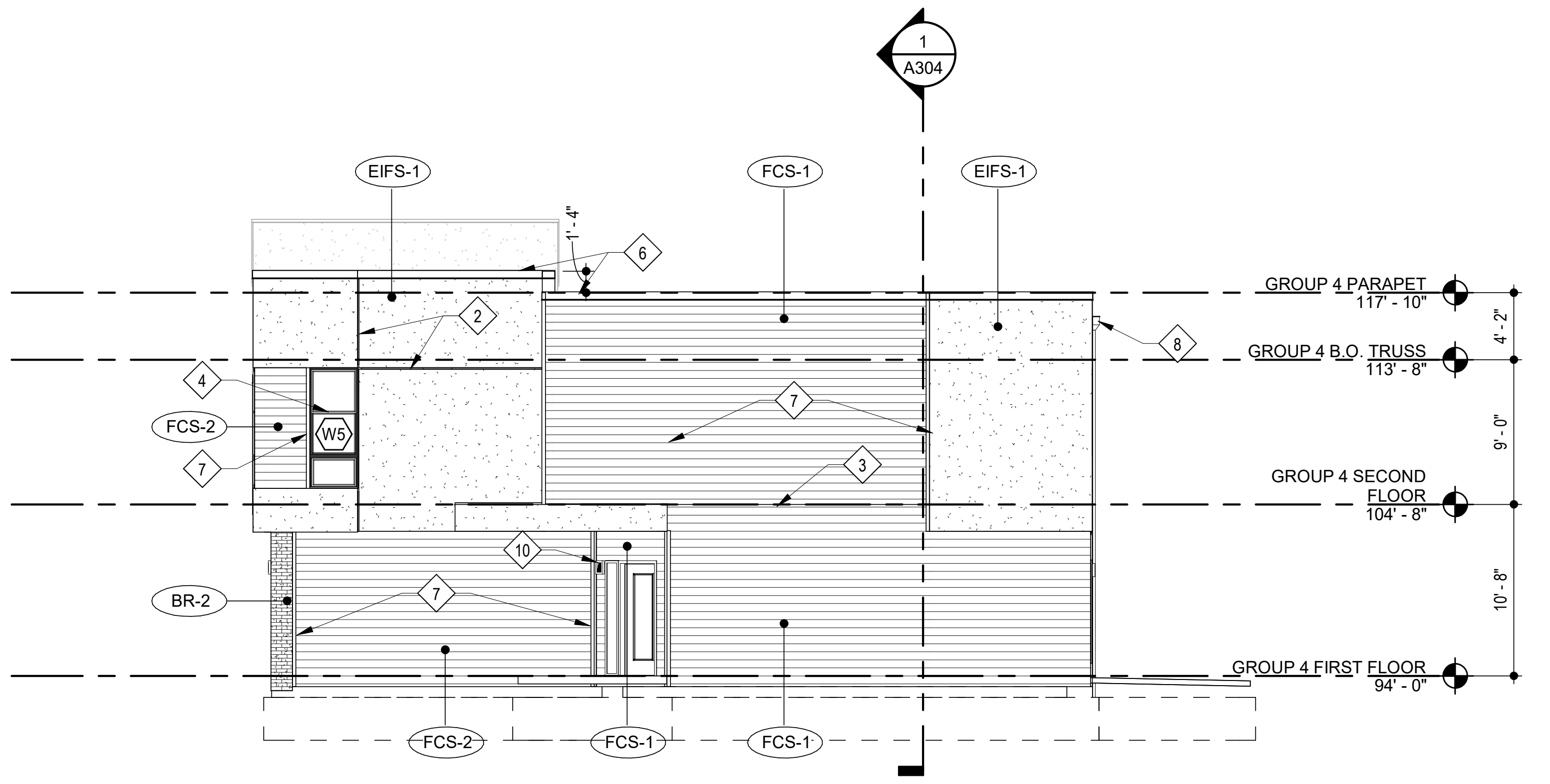
# KEYED NOTES ◇#

1. MASONRY VENEER CONTROL JOINT
2. EIFS REVEAL.
3. EIFS / FIBER CEMENT SIDING EXPANSION JOINT AT EACH FLOOR LEVEL, COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS.
4. VINYL WINDOW SYSTEM (BLACK).
5. PREFINISHED GUARDRAIL (BLACK).
6. PRE-FINISHED SHEET METAL COPING. COLOR TO MATCH ADJACENT MATERIAL (EIFS OR FIBER CEMENT SIDING).
7. 3 1/2" WIDE HARDIE TRIM, TO MATCH ADJACENT FIBER CEMENT SIDING.
8. PREFINISHED GUTTER, SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-1
9. UNIT PATIO LIGHT RE: UNIT LIGHTING SCHEDULE ON UNIT SHEETS
10. EXTERIOR SCONCE RE: LIGHTING SCHEDULE


16 A310
8 A310
12 A310
20 A310
4 A310
11 A301 Sim
4 A311
3 A301 Sim
FCS-1
FCS-2
EIFS-1
LOW WALL 8" ABOVE PARAPET, TYP
GROUP 4 PARAPET 117' - 10"
GROUP 4 B.O. TRUSS 113' - 8"
GROUP 4 SECOND FLOOR 104' - 8"
GROUP 4 FIRST FLOOR 94' - 0"
4' - 2"
9' - 0"
10' - 8"
W5
W2
W8
EQ EQ
BR-2

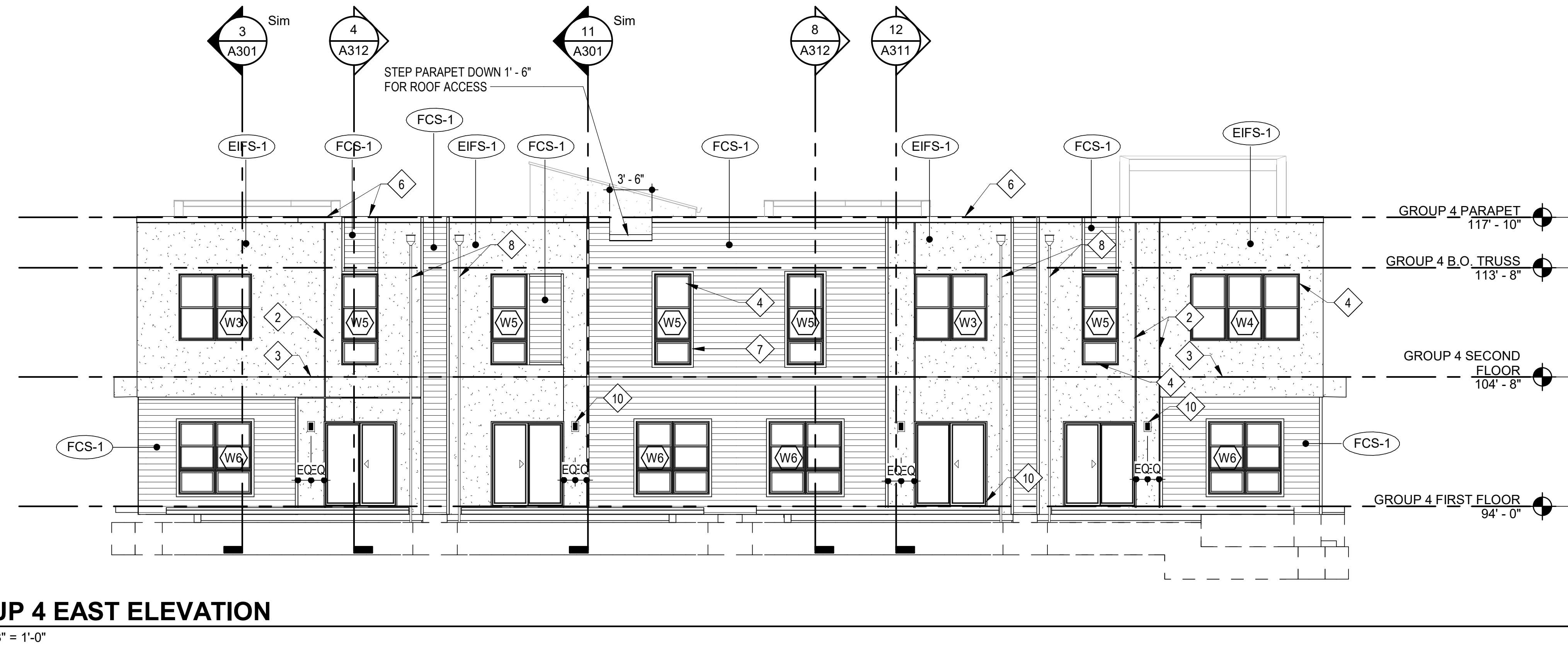
**3 GROUP 4 WEST ELEVATION**

SCALE: 1/8" = 1'-0"


1 A304
EIFS-1
FCS-1
FCS-2
BR-2
W5
GROUP 4 PARAPET 117' - 10"
GROUP 4 B.O. TRUSS 113' - 8"
GROUP 4 SECOND FLOOR 104' - 8"
GROUP 4 FIRST FLOOR 94' - 0"
4' - 2"
9' - 0"
10' - 8"

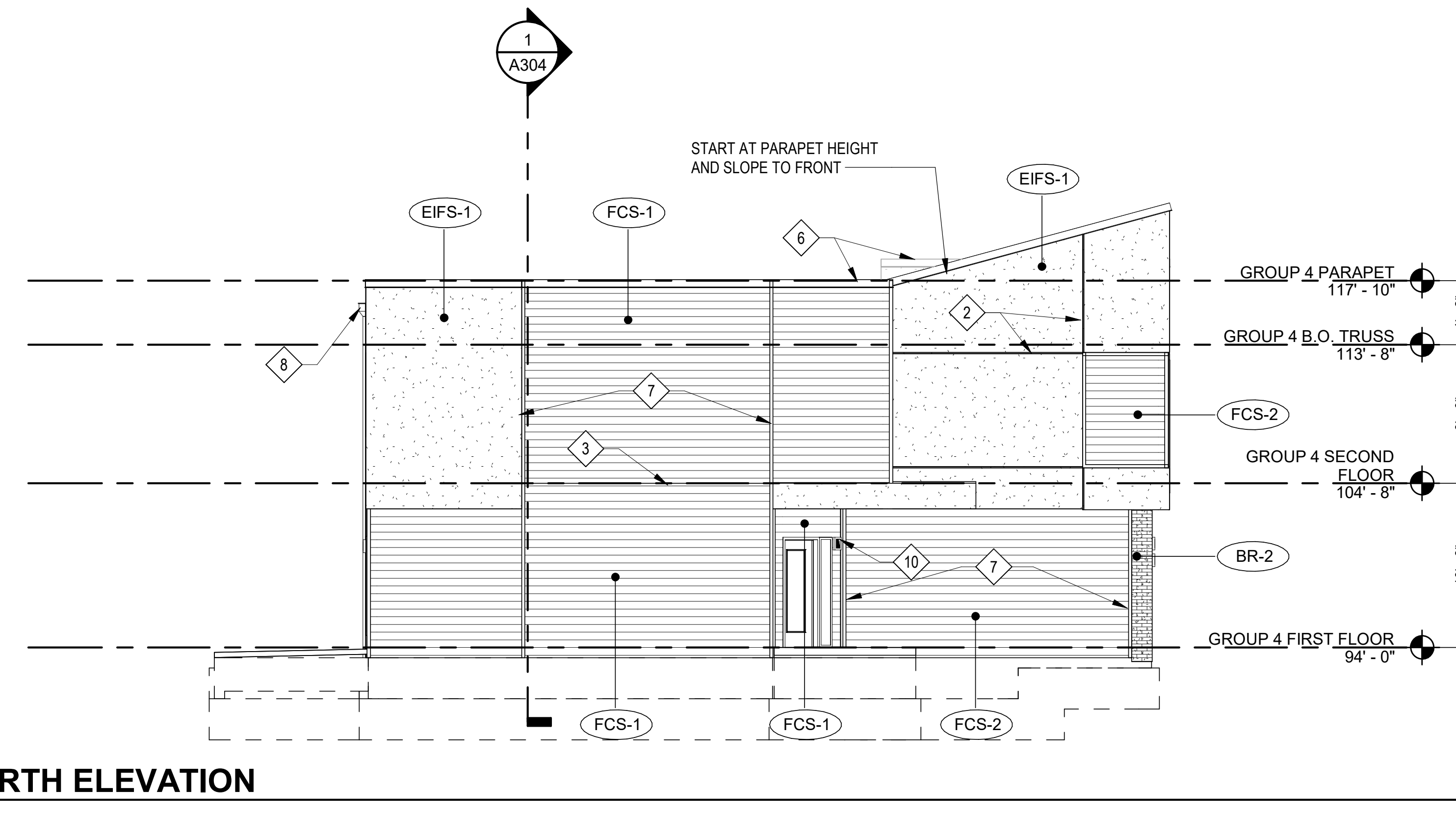
**15 GROUP 4 SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"


3 A301 Sim
4 A312
11 A301 Sim
8 A312
12 A311
STEP PARAPET DOWN 1' - 6" FOR ROOF ACCESS
3' - 6"
EIFS-1
FCS-1
W3
W5
W4
W6
EQ EQ
GROUP 4 PARAPET 117' - 10"
GROUP 4 B.O. TRUSS 113' - 8"
GROUP 4 SECOND FLOOR 104' - 8"
GROUP 4 FIRST FLOOR 94' - 0"
4' - 2"
9' - 0"
10' - 8"

**4 GROUP 4 EAST ELEVATION**

SCALE: 1/8" = 1'-0"


1 A304
START AT PARAPET HEIGHT AND SLOPE TO FRONT
EIFS-1
FCS-1
FCS-2
BR-2
GROUP 4 PARAPET 117' - 10"
GROUP 4 B.O. TRUSS 113' - 8"
GROUP 4 SECOND FLOOR 104' - 8"
GROUP 4 FIRST FLOOR 94' - 0"
4' - 2"
9' - 0"
10' - 8"

**16 GROUP 4 NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
11.12.2021

| | |
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| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| PLUMBING ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| ELECTRICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |

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**DATE:** 9.2.2021

**REVISIONS** △#

| | | |
|---|---|---|
| 2 | ADDENDUM 1 | 11.12.2021 |

**DWG BY** Author

**TR,i PROJECT NO.** 20-078

**SHEET NO.**

A204 △2

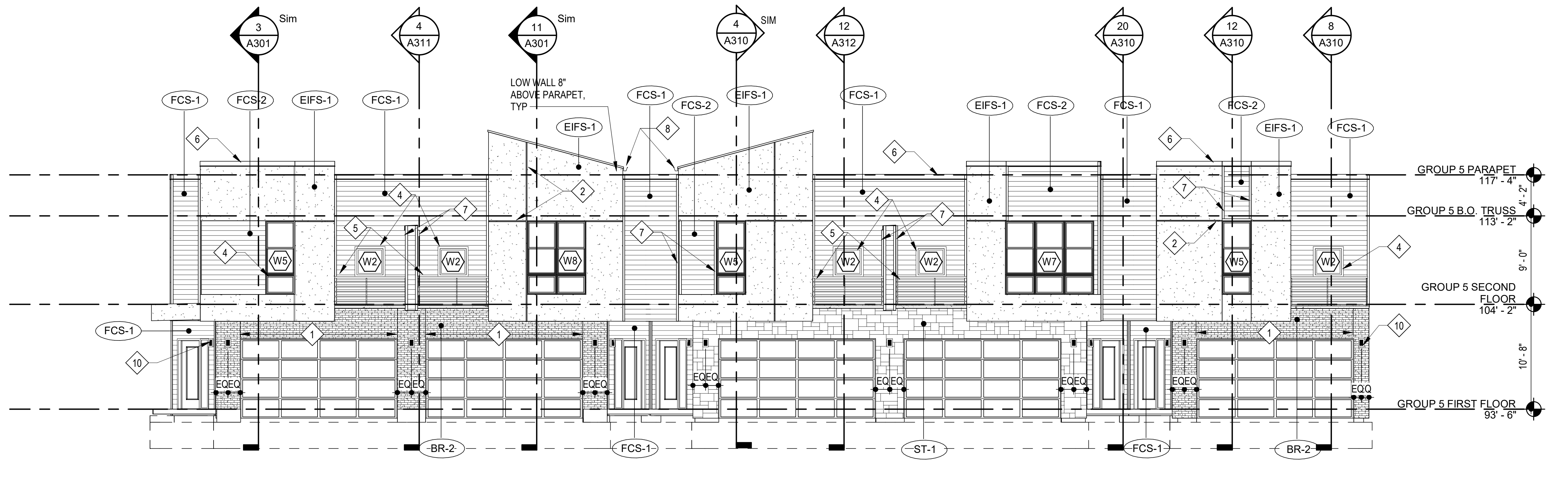
**GROUP 4 EXTERIOR ELEVATIONS**

## EXTERIOR MATERIAL LEGEND

| | | | |
|---|---|---|---|
| ▨ | EIFS-1 | EIFS | MFR: DRYVIT, COLOR: MOONLIGHT, TEXTURE: SAND PEBBLE |
| ▤ | FCS-1 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: AGED PEWTER |
| ▤ | FCS-2 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: IRON GRAY |
| ▦ | BR-1 | THIN BRICK | MFR: ENDICOTT, COLOR: LIGHT SANDSTONE, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | BR-2 | THIN BRICK | MFR: ENDICOTT, COLOR: DARK IRONSPOT, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | ST-1 | CAST STONE | MFR: ELDORADO STONE, SERIES: LEDGECUT33, COLOR: BIRCH |
| | SF | STOREFRONT | COLOR: BLACK |

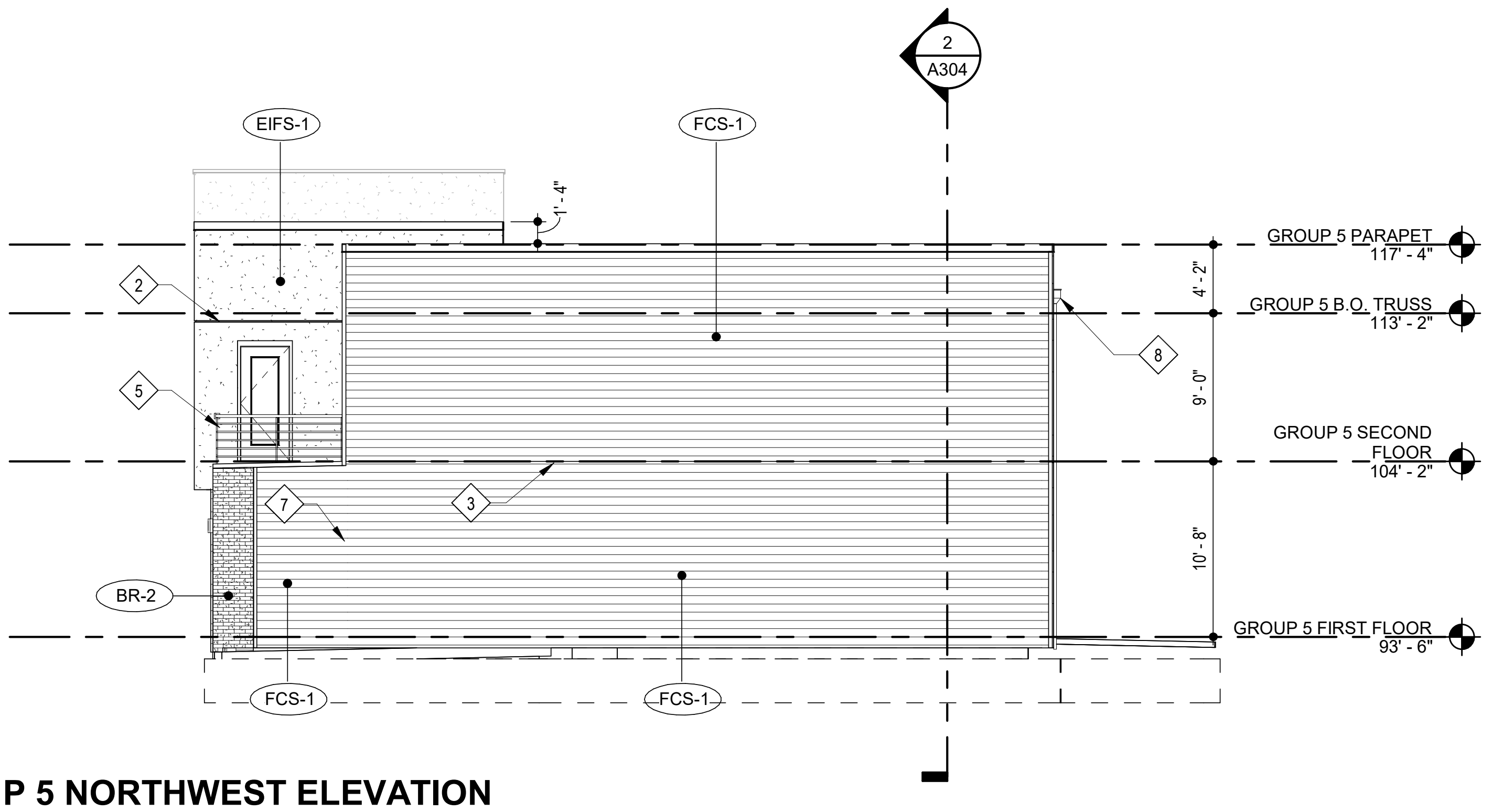
## KEYED NOTES ◇#

1. MASONRY VENEER CONTROL JOINT
2. EIFS REVEAL.
3. EIFS / FIBER CEMENT SIDING EXPANSION JOINT AT EACH FLOOR LEVEL, COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS.
4. VINYL WINDOW SYSTEM (BLACK).
5. PREFINISHED GUARDRAIL (BLACK).
6. PRE-FINISHED SHEET METAL COPING. COLOR TO MATCH ADJACENT MATERIAL (EIFS OR FIBER CEMENT SIDING).
7. 3 1/2" WIDE HARDIE TRIM, TO MATCH ADJACENT FIBER CEMENT SIDING.
8. PREFINISHED GUTTER, SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-1
9. UNIT PATIO LIGHT RE: UNIT LIGHTING SCHEDULE ON UNIT SHEETS
10. EXTERIOR SCONCE RE: LIGHTING SCHEDULE


3 A301 Sim
4 A311
11 A301 Sim
4 A310 SIM
12 A312
20 A310
12 A310
8 A310
LOW WALL 8" ABOVE PARAPET, TYP
FCS-1
FCS-2
EIFS-1
ST-1
BR-2
W2
W5
W7
W8
EQ EQ
1
2
4
5
6
7
8
10
GROUP 5 PARAPET 117' - 4"
GROUP 5 B.O. TRUSS 113' - 2"
GROUP 5 SECOND FLOOR 104' - 2"
GROUP 5 FIRST FLOOR 93' - 6"
4' - 2"
9' - 0"
10' - 8"

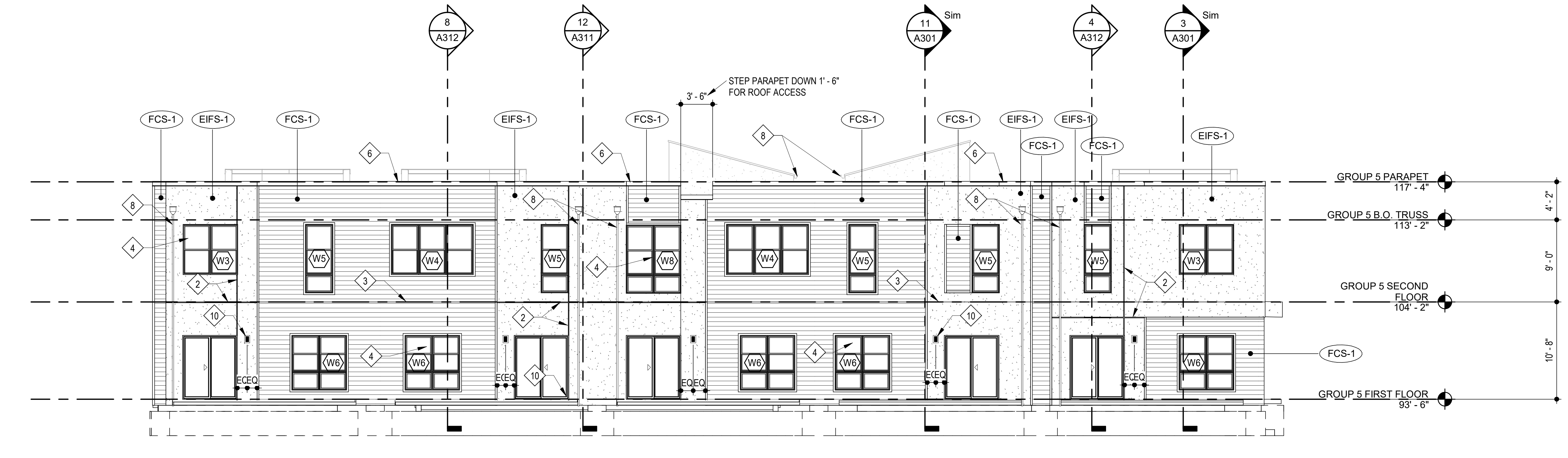
3 **GROUP 5 NORTHEAST ELEVATION**

SCALE: 1/8" = 1'-0"


2 A304
EIFS-1
FCS-1
BR-2
1' - 4"
2
3
5
7
8
GROUP 5 PARAPET 117' - 4"
GROUP 5 B.O. TRUSS 113' - 2"
GROUP 5 SECOND FLOOR 104' - 2"
GROUP 5 FIRST FLOOR 93' - 6"
4' - 2"
9' - 0"
10' - 8"

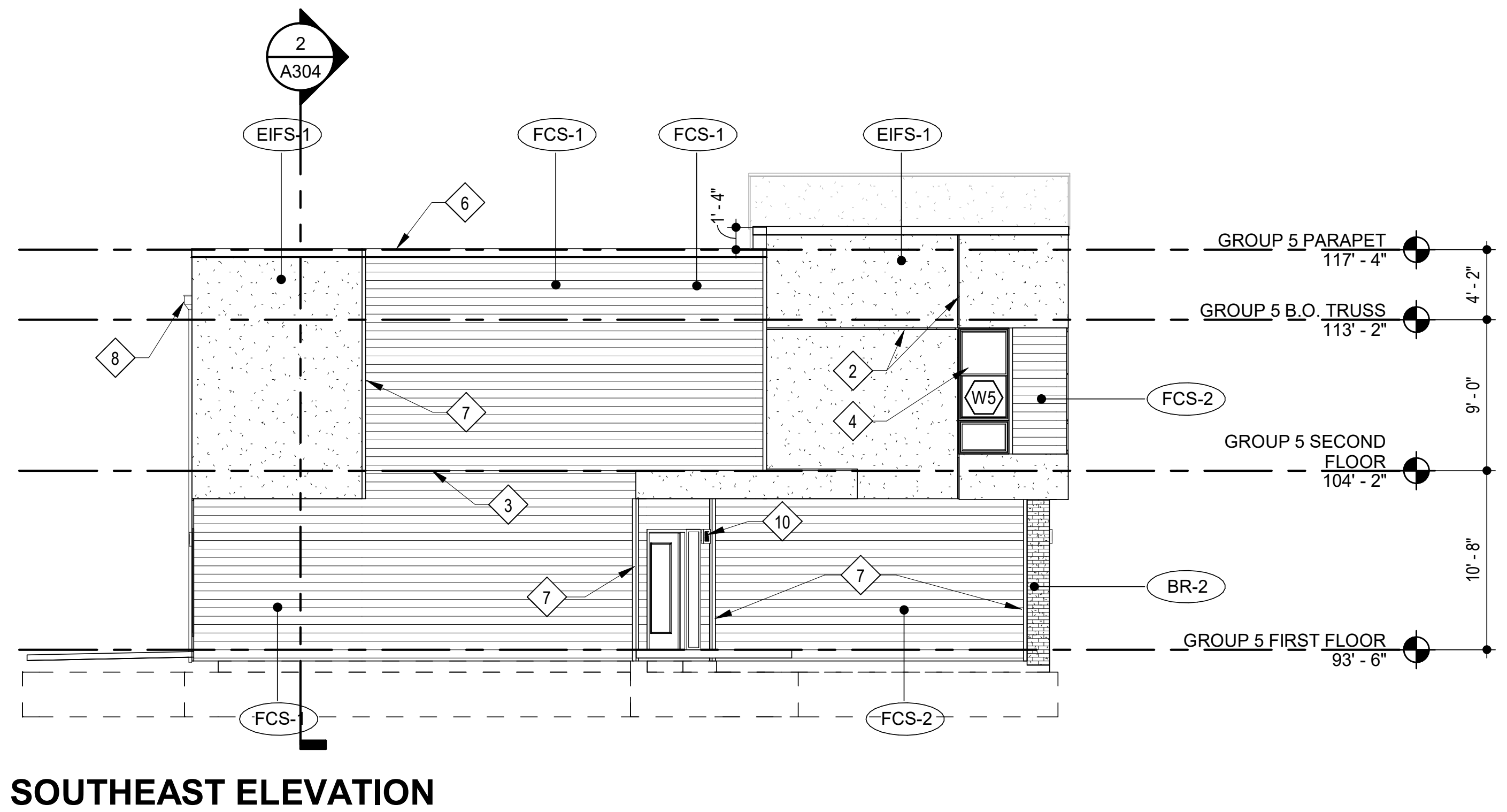
15 **GROUP 5 NORTHWEST ELEVATION**

SCALE: 1/8" = 1'-0"


8 A312
12 A311
11 A301 Sim
4 A312
3 A301 Sim
STEP PARAPET DOWN 1' - 6" FOR ROOF ACCESS
3' - 6"
FCS-1
EIFS-1
W3
W4
W5
W6
W8
EQ EQ
2
3
4
6
8
10
GROUP 5 PARAPET 117' - 4"
GROUP 5 B.O. TRUSS 113' - 2"
GROUP 5 SECOND FLOOR 104' - 2"
GROUP 5 FIRST FLOOR 93' - 6"
4' - 2"
9' - 0"
10' - 8"

4 **GROUP 5 SOUTHWEST ELEVATION**

SCALE: 1/8" = 1'-0"


2 A304
EIFS-1
FCS-1
FCS-2
BR-2
W5
1' - 4"
2
3
4
6
7
8
10
GROUP 5 PARAPET 117' - 4"
GROUP 5 B.O. TRUSS 113' - 2"
GROUP 5 SECOND FLOOR 104' - 2"
GROUP 5 FIRST FLOOR 93' - 6"
4' - 2"
9' - 0"
10' - 8"

16 **GROUP 5 SOUTHEAST ELEVATION**

SCALE: 1/8" = 1'-0"

RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
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|---|---|
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| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| PLUMBING ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| ELECTRICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |

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**DATE:** 9.2.2021

**REVISIONS** △#

| | | |
|---|---|---|
| 2 | ADDENDUM 1 | 11.12.2021 |

**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

**SHEET NO.**

A205 △2

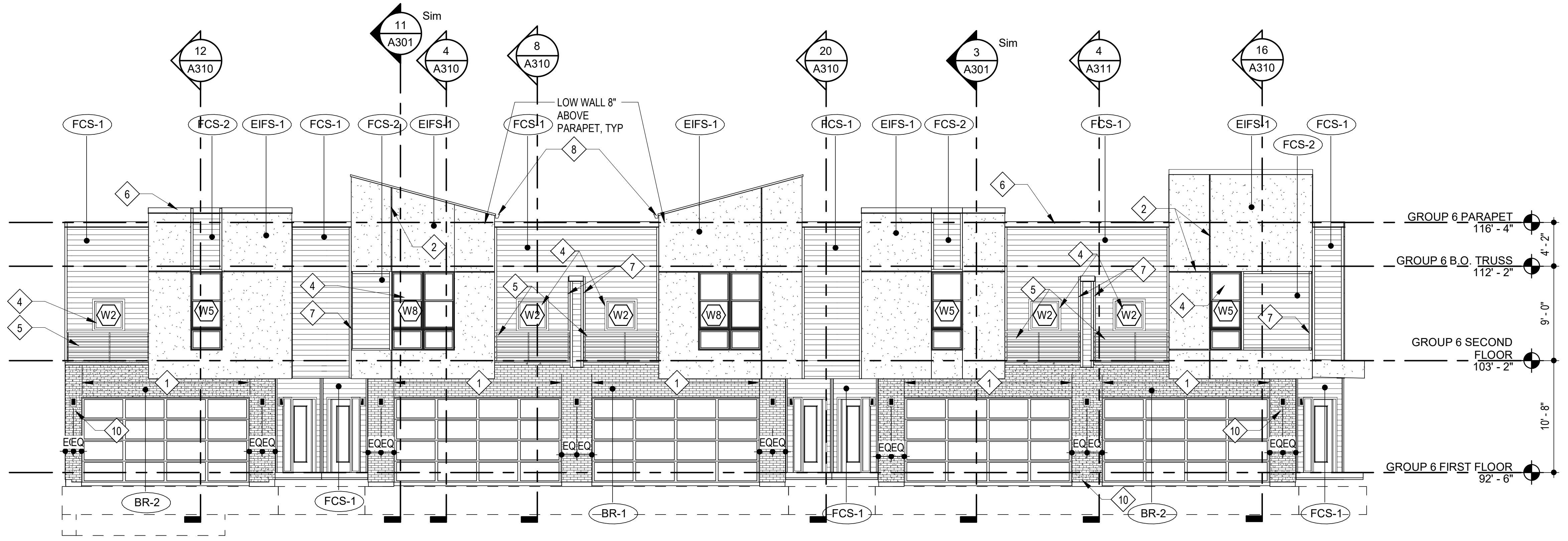
**GROUP 5 EXTERIOR ELEVATIONS**

## EXTERIOR MATERIAL LEGEND

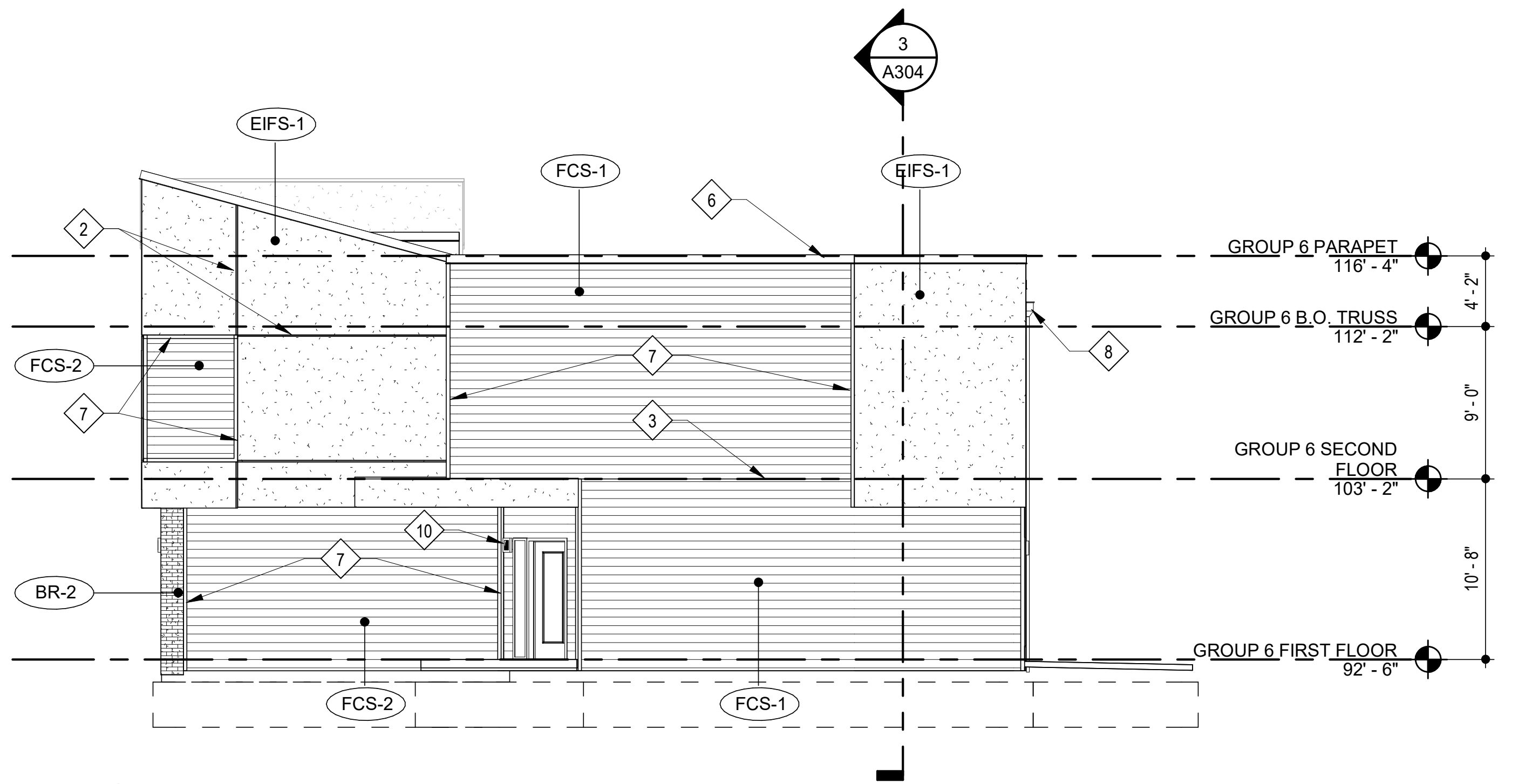
|  |  |  |  |
|---|---|---|---|
| ▨ | EIFS-1 | EIFS | MFR: DRYVIT, COLOR: MOONLIGHT, TEXTURE: SAND PEBBLE |
| ☰ | FCS-1 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: AGED PEWTER |
| ☰ | FCS-2 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: IRON GRAY |
| ▦ | BR-1 | THIN BRICK | MFR: ENDICOTT, COLOR: LIGHT SANDSTONE, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | BR-2 | THIN BRICK | MFR: ENDICOTT, COLOR: DARK IRONSPOT, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | ST-1 | CAST STONE | MFR: ELDORADO STONE, SERIES: LEDGECUT33, COLOR: BIRCH |
|  | SF | STOREFRONT | COLOR: BLACK |

## KEYED NOTES ◇#

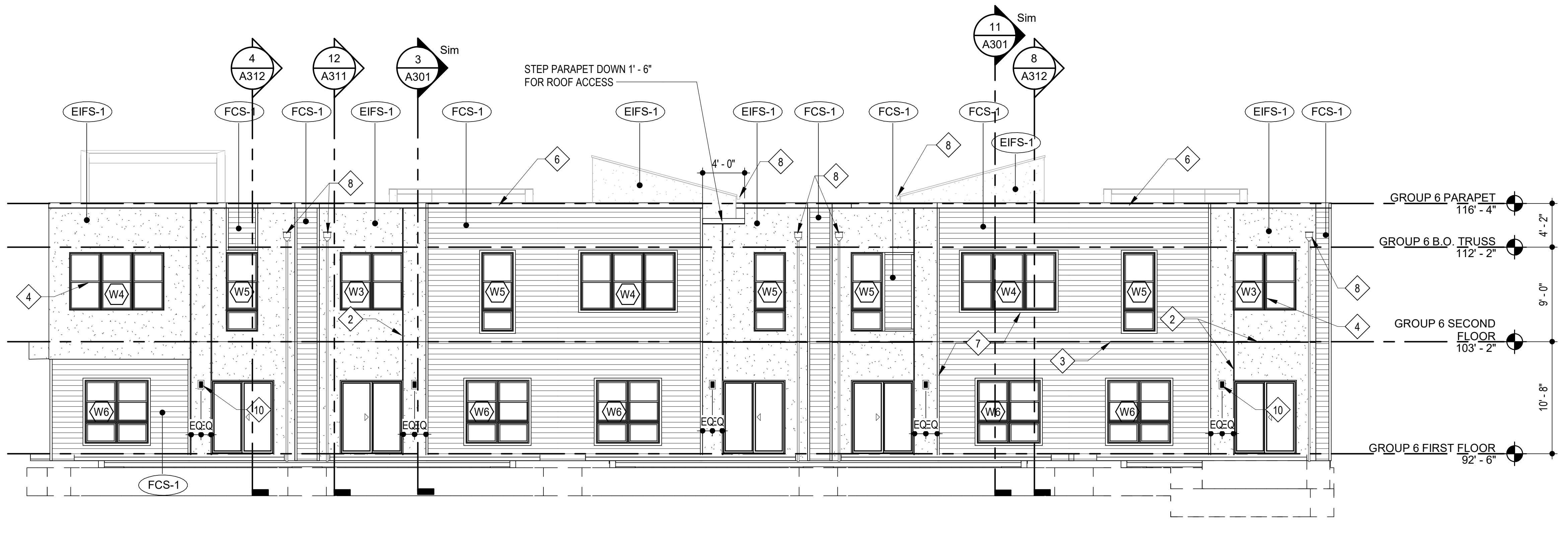
1. MASONRY VENEER CONTROL JOINT
2. EIFS REVEAL.
3. EIFS / FIBER CEMENT SIDING EXPANSION JOINT AT EACH FLOOR LEVEL, COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS.
4. VINYL WINDOW SYSTEM (BLACK).
5. PREFINISHED GUARDRAIL (BLACK).
6. PRE-FINISHED SHEET METAL COPING. COLOR TO MATCH ADJACENT MATERIAL (EIFS OR FIBER CEMENT SIDING).
7. 3 1/2" WIDE HARDIE TRIM, TO MATCH ADJACENT FIBER CEMENT SIDING.
8. PREFINISHED GUTTER, SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-1
9. UNIT PATIO LIGHT RE: UNIT LIGHTING SCHEDULE ON UNIT SHEETS
10. EXTERIOR SCONCE RE: LIGHTING SCHEDULE



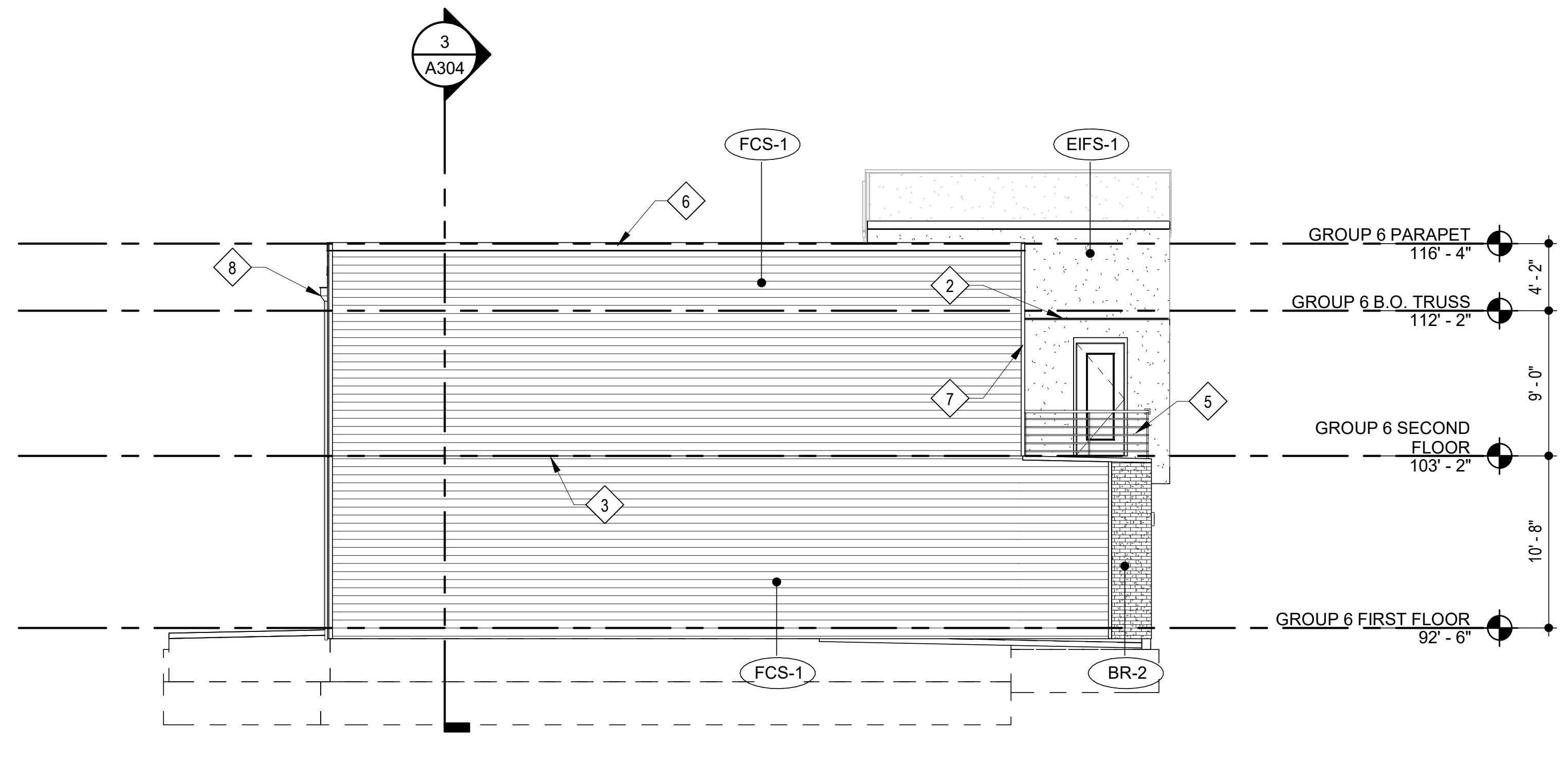
3 **GROUP 6 SOUTHWEST ELEVATION**
SCALE: 1/8" = 1'-0"


3 A304
EIFS-1
FCS-1
EIFS-1
FCS-2
BR-2
FCS-2
FCS-1
GROUP 6 PARAPET 116' - 4"
GROUP 6 B.O. TRUSS 112' - 2"
GROUP 6 SECOND FLOOR 103' - 2"
GROUP 6 FIRST FLOOR 92' - 6"
4' - 2"
9' - 0"
10' - 8"

15 **GROUP 6 SOUTHEAST ELEVATION**
SCALE: 1/8" = 1'-0"



4 **GROUP 6 NORTHEAST ELEVATION**
SCALE: 1/8" = 1'-0"


3 A304
FCS-1
EIFS-1
GROUP 6 PARAPET 116' - 4"
GROUP 6 B.O. TRUSS 112' - 2"
GROUP 6 SECOND FLOOR 103' - 2"
GROUP 6 FIRST FLOOR 92' - 6"
4' - 2"
9' - 0"
10' - 8"
FCS-1
BR-2

16 **GROUP 6 NORTHWEST ELEVATION**
SCALE: 1/8" = 1'-0"

RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
11.12.2021

| | |
|---|---|
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| CIVIL ENGINEER | SM ENGINEERING |
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**REVISIONS** △#

| | | |
|---|---|---|
| 2 | ADDENDUM 1 | 11.12.2021 |

**DWG BY** Author

**TR,i PROJECT NO.** 20-078

**SHEET NO.** A206 △2

**GROUP 6 EXTERIOR ELEVATIONS**

# EXTERIOR MATERIAL LEGEND

| | | | |
|---|---|---|---|
| ▨ | EIFS-1 | EIFS | MFR: DRYVIT, COLOR: MOONLIGHT, TEXTURE: SAND PEBBLE |
| ▤ | FCS-1 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: AGED PEWTER |
| ▤ | FCS-2 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: IRON GRAY |
| ▦ | BR-1 | THIN BRICK | MFR: ENDICOTT, COLOR: LIGHT SANDSTONE, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | BR-2 | THIN BRICK | MFR: ENDICOTT, COLOR: DARK IRONSPOT, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | ST-1 | CAST STONE | MFR: ELDORADO STONE, SERIES: LEDGECUT33, COLOR: BIRCH |
| | SF | STOREFRONT | COLOR: BLACK |

# KEYED NOTES ◇#

1. MASONRY VENEER CONTROL JOINT
2. EIFS REVEAL.
3. EIFS / FIBER CEMENT SIDING EXPANSION JOINT AT EACH FLOOR LEVEL, COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS.
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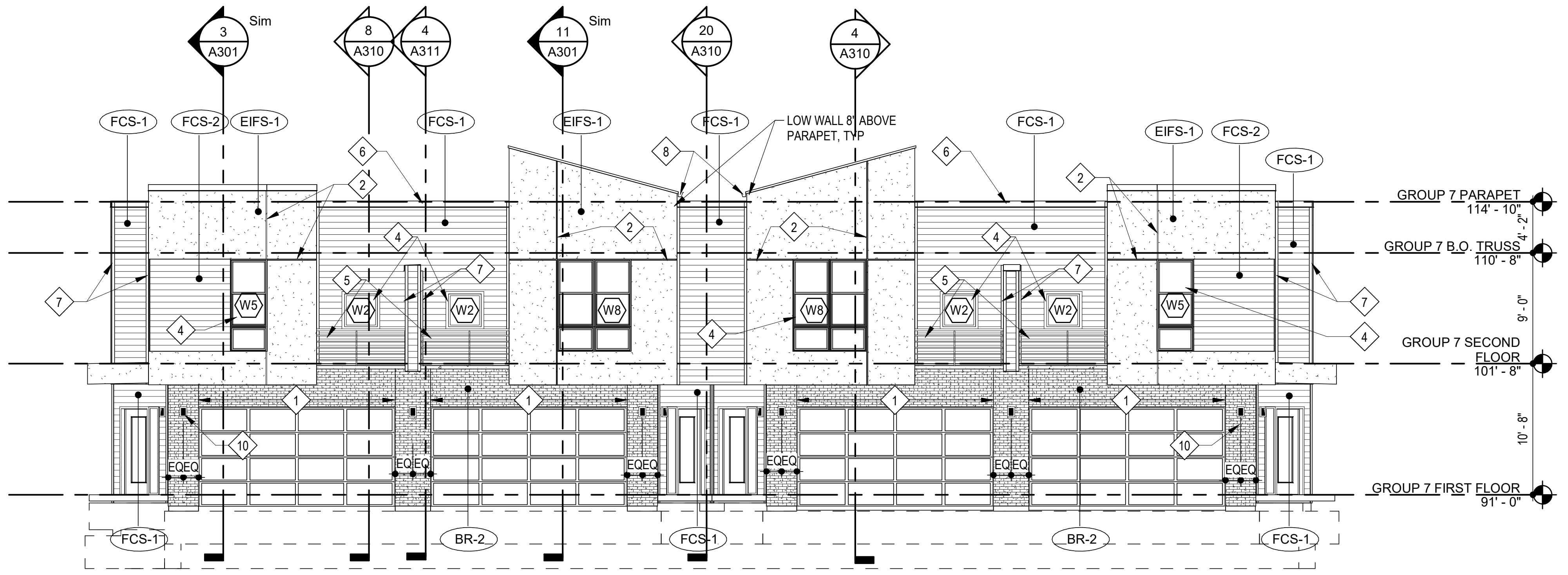
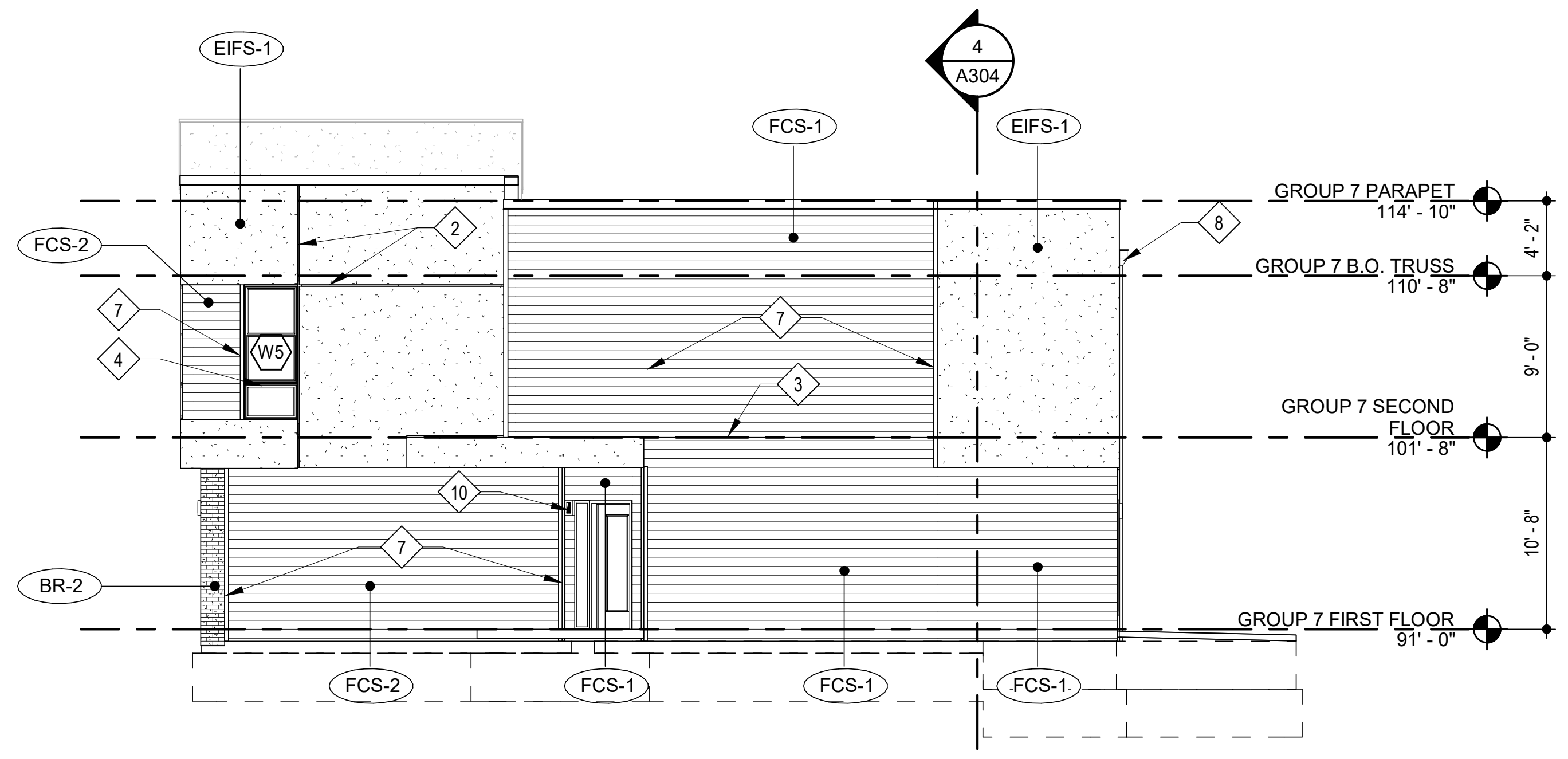
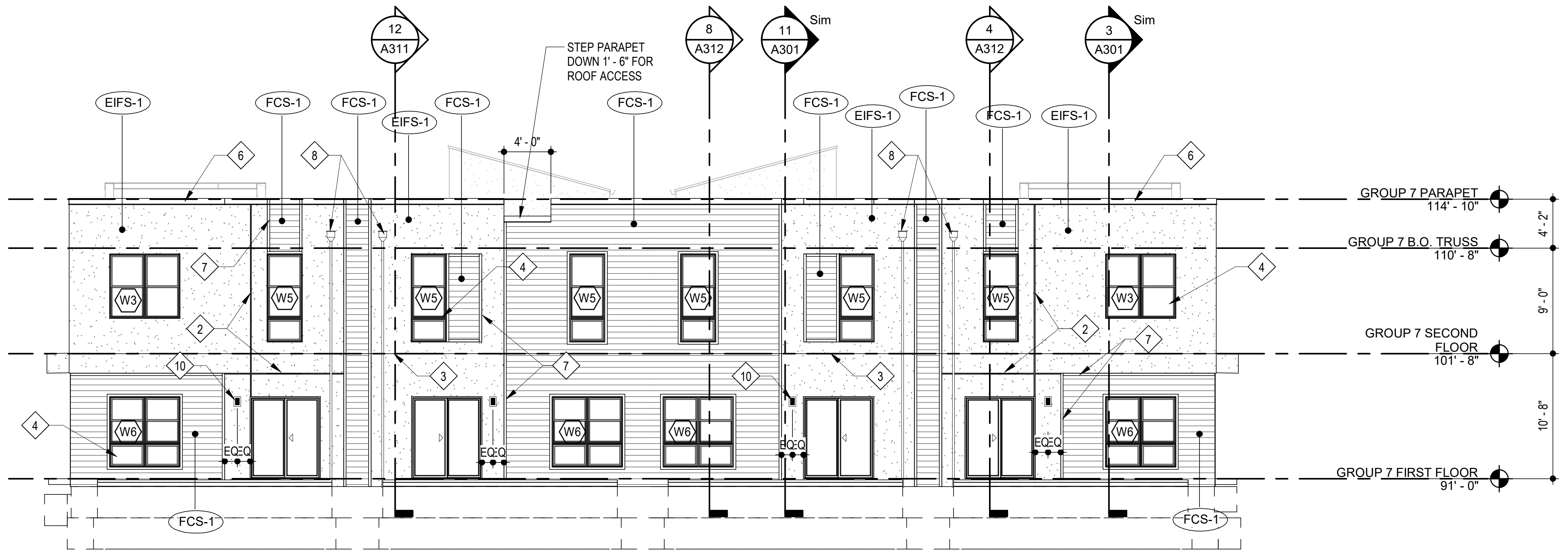
7. 3 1/2" WIDE HARDIE TRIM, TO MATCH ADJACENT FIBER CEMENT SIDING.
8. PREFINISHED GUTTER, SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-1
9. UNIT PATIO LIGHT RE: UNIT LIGHTING SCHEDULE ON UNIT SHEETS
10. EXTERIOR SCONCE RE: LIGHTING SCHEDULE


3 A301 Sim
8 A310
4 A311
11 A301 Sim
20 A310
4 A310
FCS-1
FCS-2
EIFS-1
LOW WALL 8" ABOVE PARAPET, TYP
FCS-2
W5
W2
W8
BR-2
EQ EQ
GROUP 7 PARAPET 114' - 10"
GROUP 7 B.O. TRUSS 110' - 8"
GROUP 7 SECOND FLOOR 101' - 8"
GROUP 7 FIRST FLOOR 91' - 0"
4' - 2"
9' - 0"
10' - 8"

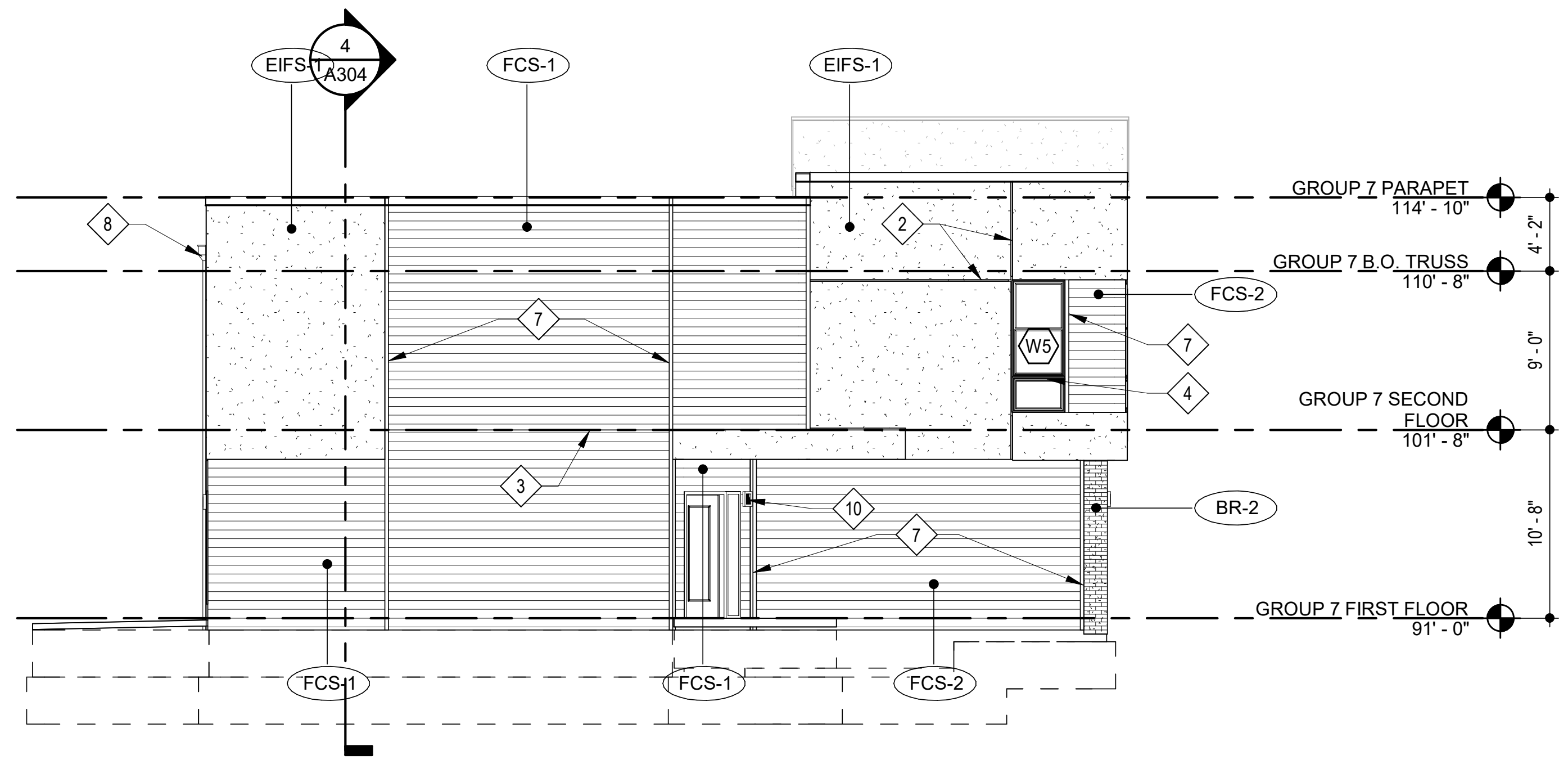
3 **GROUP 7 WEST ELEVATION**
SCALE: 1/8" = 1'-0"


EIFS-1
4 A304
FCS-1
FCS-2
W5
BR-2
GROUP 7 PARAPET 114' - 10"
GROUP 7 B.O. TRUSS 110' - 8"
GROUP 7 SECOND FLOOR 101' - 8"
GROUP 7 FIRST FLOOR 91' - 0"
4' - 2"
9' - 0"
10' - 8"

15 **GROUP 7 SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"


12 A311
STEP PARAPET DOWN 1' - 6" FOR ROOF ACCESS
8 A312
11 A301 Sim
4 A312
3 A301 Sim
EIFS-1
FCS-1
4' - 0"
W3
W5
W6
EQ EQ
GROUP 7 PARAPET 114' - 10"
GROUP 7 B.O. TRUSS 110' - 8"
GROUP 7 SECOND FLOOR 101' - 8"
GROUP 7 FIRST FLOOR 91' - 0"
4' - 2"
9' - 0"
10' - 8"

4 **GROUP 7 EAST ELEVATION**
SCALE: 1/8" = 1'-0"


EIFS-1
4 A304
FCS-1
FCS-2
W5
BR-2
GROUP 7 PARAPET 114' - 10"
GROUP 7 B.O. TRUSS 110' - 8"
GROUP 7 SECOND FLOOR 101' - 8"
GROUP 7 FIRST FLOOR 91' - 0"
4' - 2"
9' - 0"
10' - 8"

16 **GROUP 7 NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

11.12.2021

| | |
|---|---|
| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| PLUMBING ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| ELECTRICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |

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# Vanguard Villas

Lee's Summit, Missouri

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ARCHITECTS

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T: 314-395-9750
F: 314-395-9751
www.triarchitects.com

**DATE:** 9.2.2021

**REVISIONS** △#

| | | |
|---|---|---|
| 2 | ADDENDUM 1 | 11.12.2021 |

**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

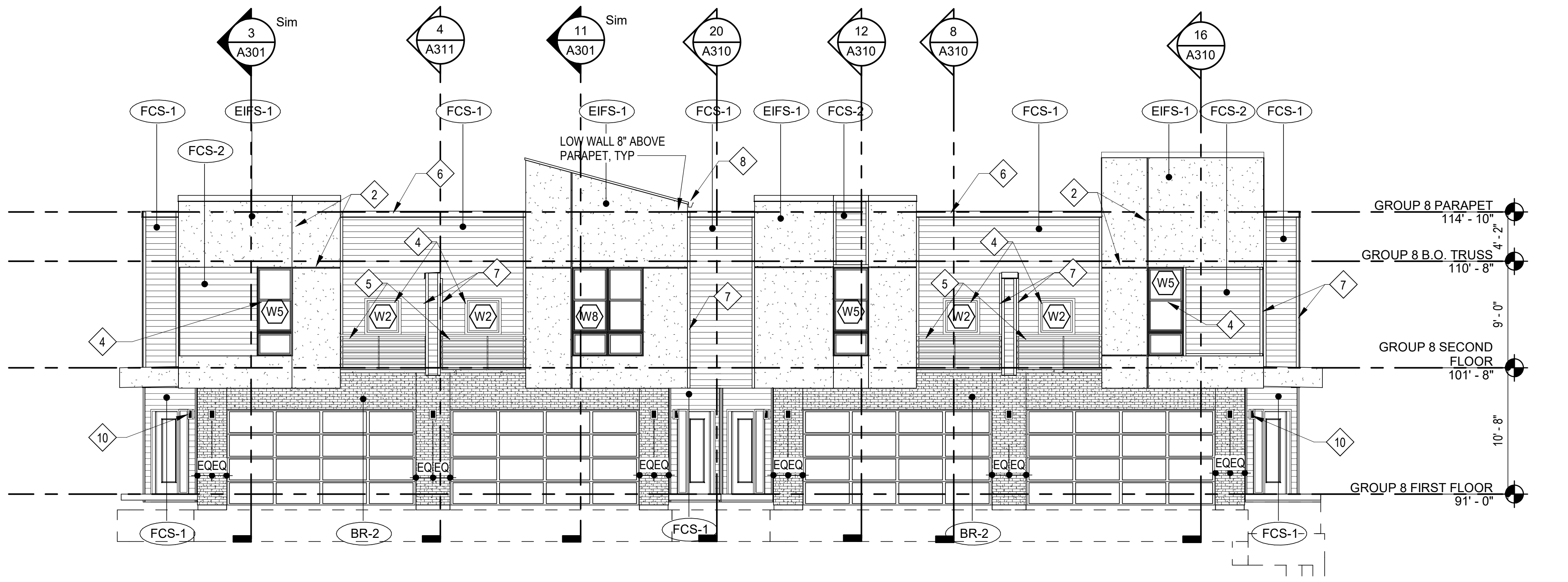
**SHEET NO.**
A207 △2
**GROUP 7 EXTERIOR ELEVATIONS**

## EXTERIOR MATERIAL LEGEND

| | | | |
|---|---|---|---|
| ▨ | EIFS-1 | EIFS | MFR: DRYVIT, COLOR: MOONLIGHT, TEXTURE: SAND PEBBLE |
| ▤ | FCS-1 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: AGED PEWTER |
| ▤ | FCS-2 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: IRON GRAY |
| ▦ | BR-1 | THIN BRICK | MFR: ENDICOTT, COLOR: LIGHT SANDSTONE, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | BR-2 | THIN BRICK | MFR: ENDICOTT, COLOR: DARK IRONSPOT, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | ST-1 | CAST STONE | MFR: ELDORADO STONE, SERIES: LEDGECUT33, COLOR: BIRCH |
| | SF | STOREFRONT | COLOR: BLACK |

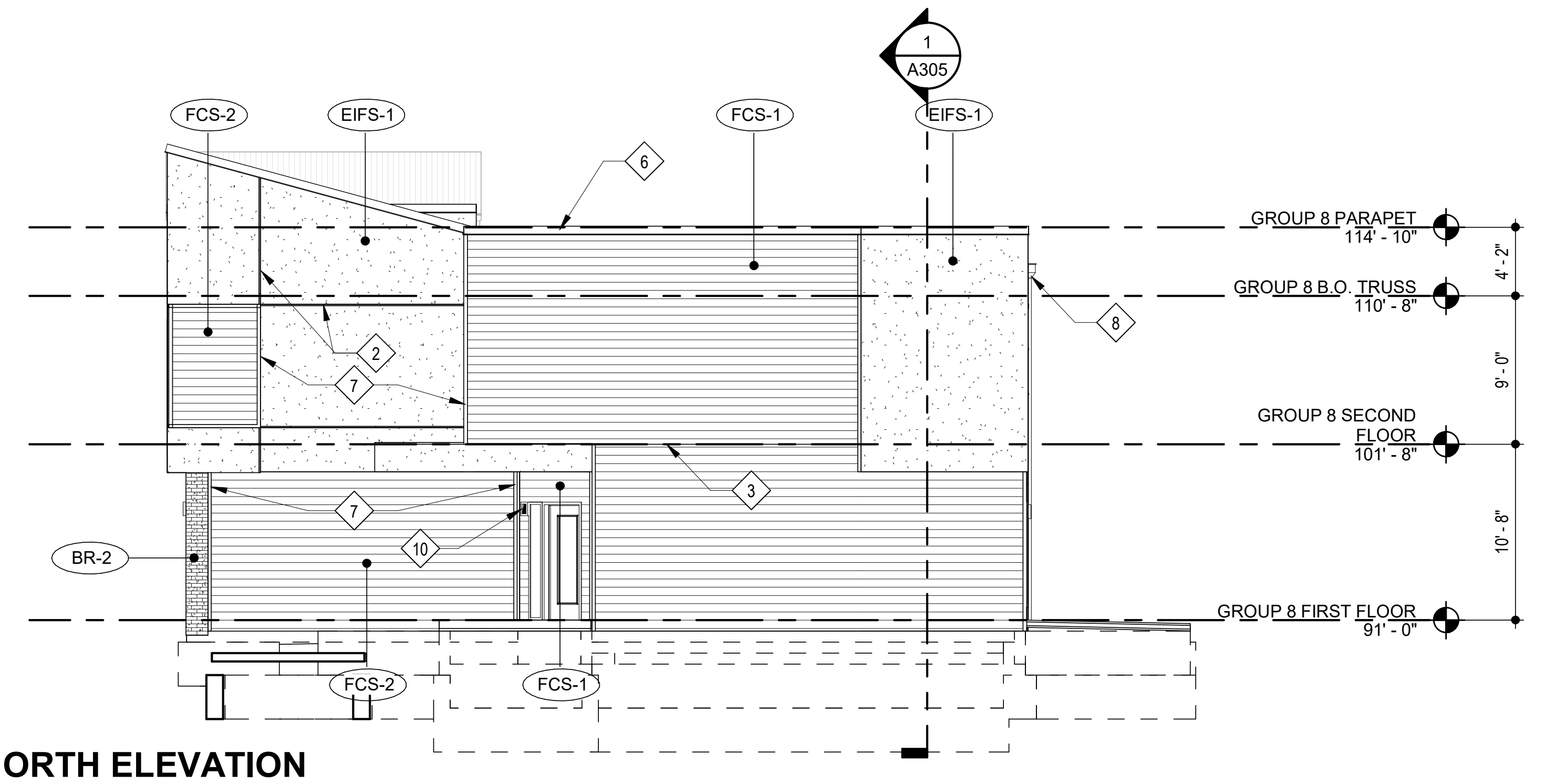
## KEYED NOTES ◇#

1. MASONRY VENEER CONTROL JOINT
2. EIFS REVEAL.
3. EIFS / FIBER CEMENT SIDING EXPANSION JOINT AT EACH FLOOR LEVEL, COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS.
4. VINYL WINDOW SYSTEM (BLACK).
5. PREFINISHED GUARDRAIL (BLACK).
6. PRE-FINISHED SHEET METAL COPING. COLOR TO MATCH ADJACENT MATERIAL (EIFS OR FIBER CEMENT SIDING).
7. 3 1/2" WIDE HARDIE TRIM, TO MATCH ADJACENT FIBER CEMENT SIDING.
8. PREFINISHED GUTTER, SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-1
9. UNIT PATIO LIGHT RE: UNIT LIGHTING SCHEDULE ON UNIT SHEETS
10. EXTERIOR SCONCE RE: LIGHTING SCHEDULE


3 A301 Sim
4 A311
11 A301 Sim
20 A310
12 A310
8 A310
16 A310
FCS-1
EIFS-1
FCS-2
EIFS-2
LOW WALL 8" ABOVE PARAPET, TYP
W5
W2
W8
EQ EQ
BR-2
GROUP 8 PARAPET 114' - 10"
GROUP 8 B.O. TRUSS 110' - 8"
GROUP 8 SECOND FLOOR 101' - 8"
GROUP 8 FIRST FLOOR 91' - 0"
4' - 2"
9' - 0"
10' - 8"
2
4
5
6
7
8
10

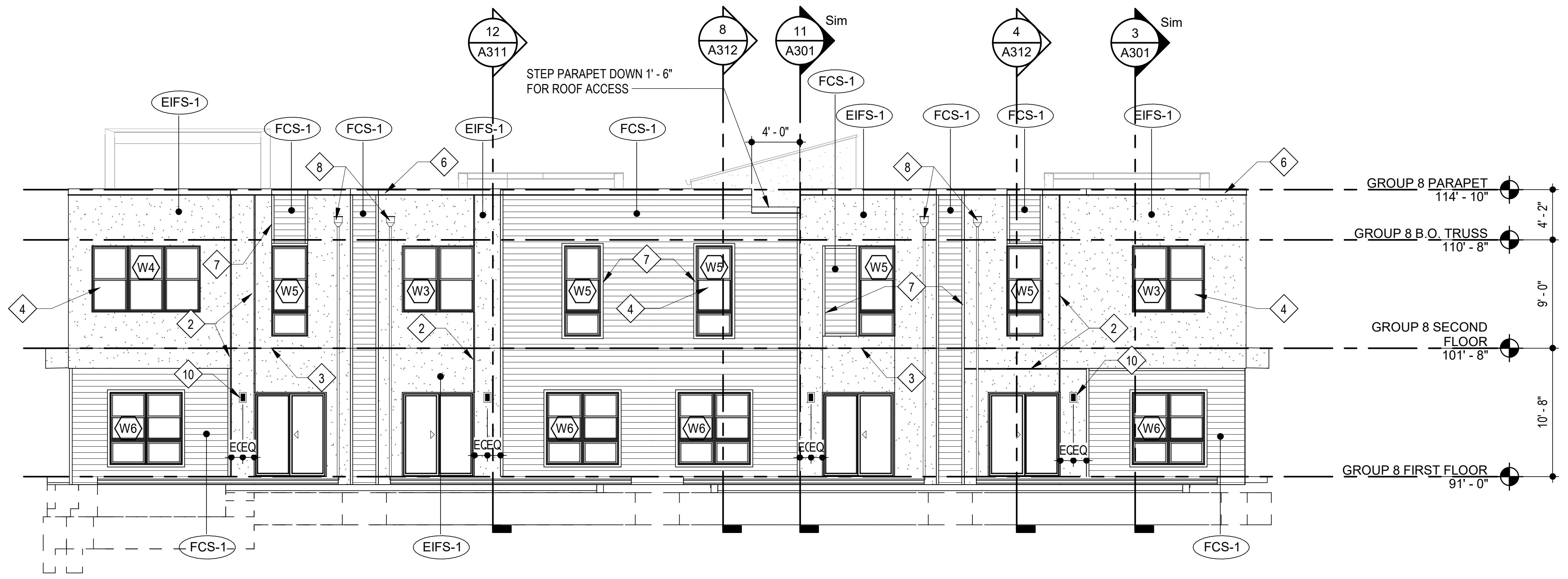
### 3 GROUP 8 EAST ELEVATION

SCALE: 1/8" = 1'-0"


1 A305
FCS-2
EIFS-1
FCS-1
BR-2
GROUP 8 PARAPET 114' - 10"
GROUP 8 B.O. TRUSS 110' - 8"
GROUP 8 SECOND FLOOR 101' - 8"
GROUP 8 FIRST FLOOR 91' - 0"
4' - 2"
9' - 0"
10' - 8"
2
3
6
7
8
10

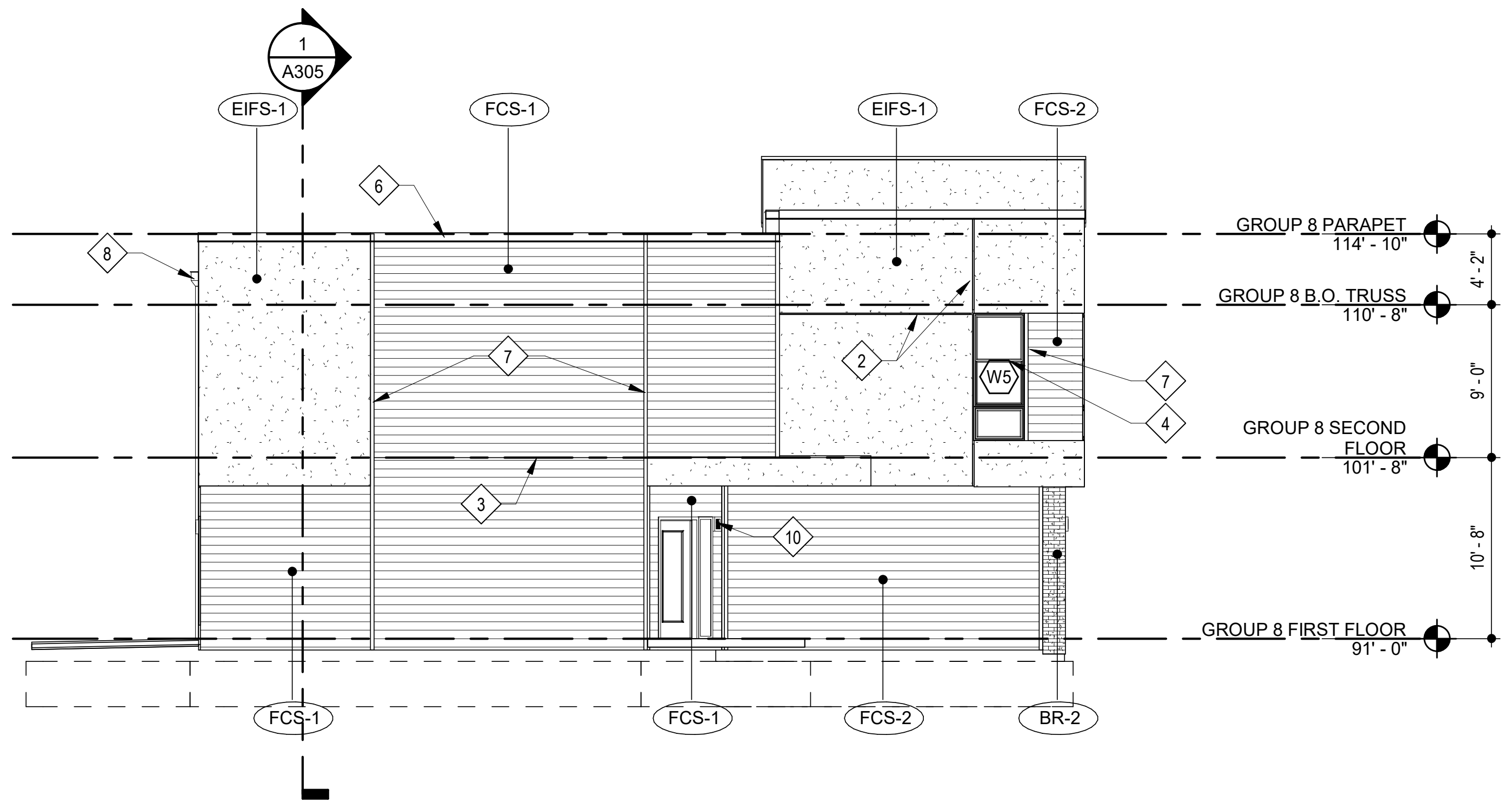
### 15 GROUP 8 NORTH ELEVATION

SCALE: 1/8" = 1'-0"


12 A311
8 A312
11 A301 Sim
4 A312
3 A301 Sim
STEP PARAPET DOWN 1' - 6" FOR ROOF ACCESS
4' - 0"
EIFS-1
FCS-1
W4
W5
W3
W6
EQ EQ
GROUP 8 PARAPET 114' - 10"
GROUP 8 B.O. TRUSS 110' - 8"
GROUP 8 SECOND FLOOR 101' - 8"
GROUP 8 FIRST FLOOR 91' - 0"
4' - 2"
9' - 0"
10' - 8"
2
3
4
6
7
8
10

### 4 GROUP 8 WEST ELEVATION

SCALE: 1/8" = 1'-0"


1 A305
EIFS-1
FCS-1
FCS-2
BR-2
W5
GROUP 8 PARAPET 114' - 10"
GROUP 8 B.O. TRUSS 110' - 8"
GROUP 8 SECOND FLOOR 101' - 8"
GROUP 8 FIRST FLOOR 91' - 0"
4' - 2"
9' - 0"
10' - 8"
2
3
4
6
7
8
10

### 16 GROUP 8 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
11.12.2021

| | |
|---|---|
| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
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| PLUMBING ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| ELECTRICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |

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**REVISIONS** △#

| | | |
|---|---|---|
| 2 | ADDENDUM 1 | 11.12.2021 |

**DWG BY** Author

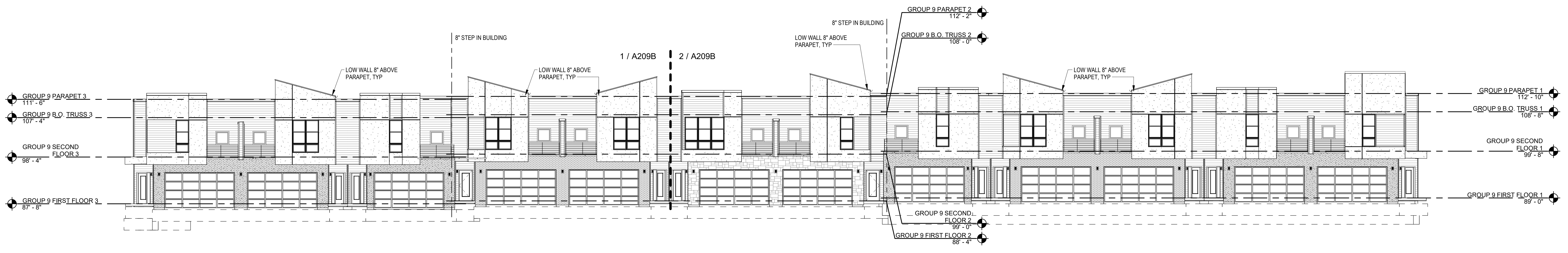
**TR,i PROJECT NO.** 20-078

**SHEET NO.** A208 △2

**GROUP 8 EXTERIOR ELEVATIONS**

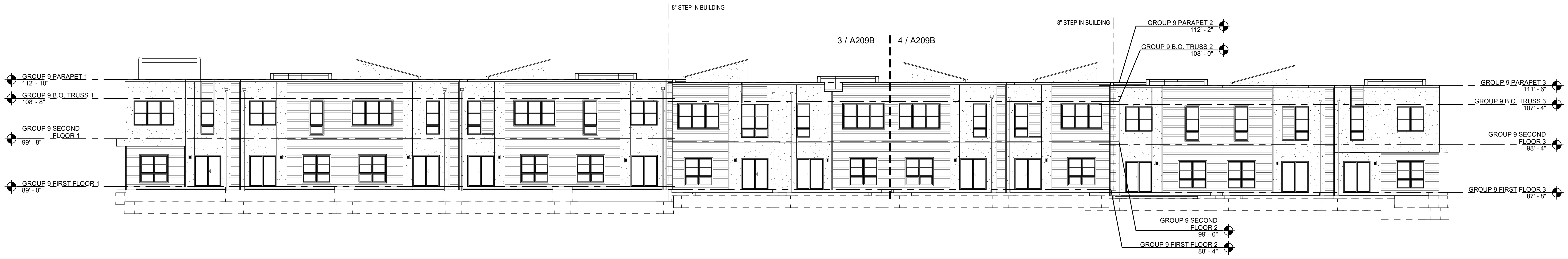
## EXTERIOR MATERIAL LEGEND

| | | |
|---|---|---|
| EIFS-1 | EIFS | MFR: DRYVIT, COLOR: MOONLIGHT, TEXTURE: SAND PEBBLE |
| FCS-1 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: AGED PEWTER |
| FCS-2 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: IRON GRAY |
| BR-1 | THIN BRICK | MFR: ENDICOTT, COLOR: LIGHT SANDSTONE, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| BR-2 | THIN BRICK | MFR: ENDICOTT, COLOR: DARK IRONSPOT, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ST-1 | CAST STONE | MFR: ELDORADO STONE, SERIES: LEDGECUT33, COLOR: BIRCH |
| SF | STOREFRONT | COLOR: BLACK |



3 **GROUP 9 WEST ELEVATION**

SCALE: 3/32" = 1'-0"



4 **GROUP 9 EAST ELEVATION**

SCALE: 3/32" = 1'-0"

RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
11.12.2021

| | |
|---|---|
| ARCHITECT | TR,i ARCHITECTS |
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| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| PLUMBING ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| ELECTRICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |

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| 2 | ADDENDUM 1 | 11.12.2021 |
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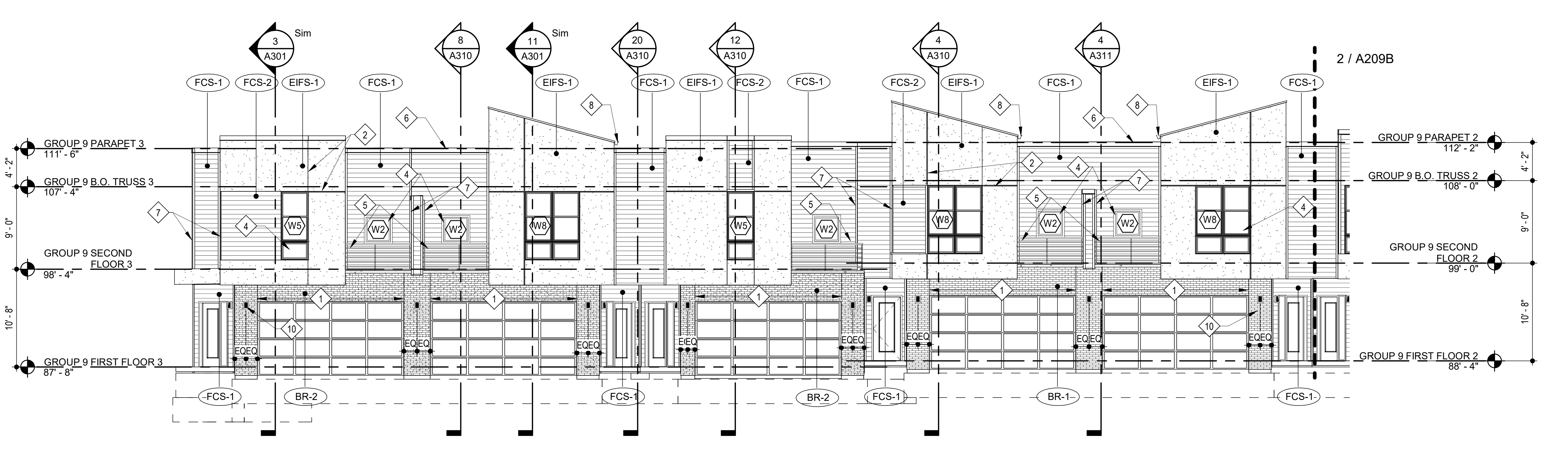
**TR,i PROJECT NO.** 20-078

**SHEET NO.**

# A209

2

**GROUP 9 OVERALL EXTERIOR ELEVATIONS**


3 A301 Sim
8 A310
11 A301 Sim
20 A310
12 A310
4 A310
4 A311
2 / A209B
FCS-1
FCS-2
EIFS-1
GROUP 9 PARAPET 3 111' - 6"
GROUP 9 B.O. TRUSS 3 107' - 4"
GROUP 9 SECOND FLOOR 3 98' - 4"
GROUP 9 FIRST FLOOR 3 87' - 8"
GROUP 9 PARAPET 2 112' - 2"
GROUP 9 B.O. TRUSS 2 108' - 0"
GROUP 9 SECOND FLOOR 2 99' - 0"
GROUP 9 FIRST FLOOR 2 88' - 4"
4' - 2"
9' - 0"
10' - 8"
W2
W5
W8
EQEQ
BR-2
BR-1

## 1 GROUP 9 WEST ELEVATION - B

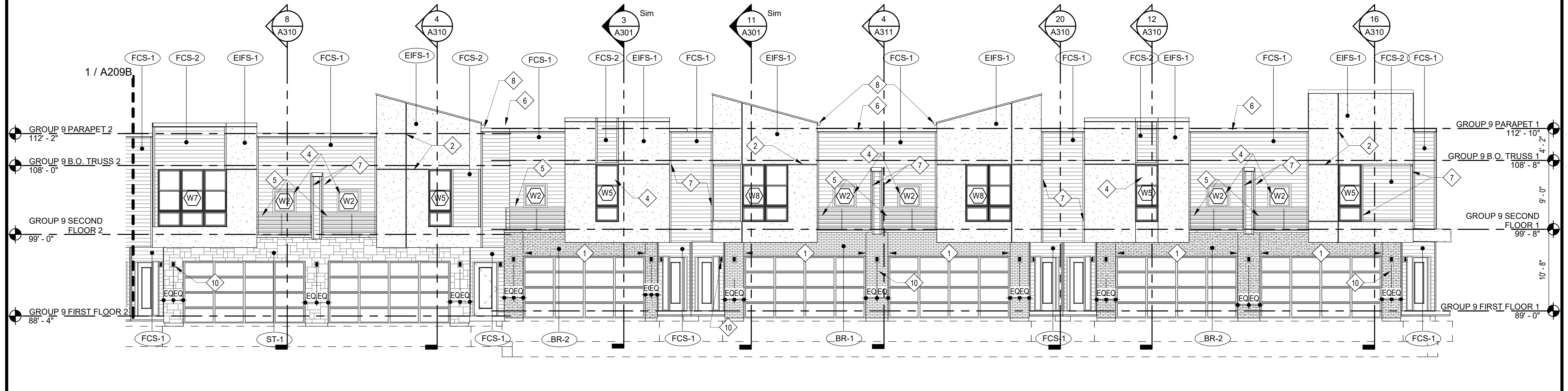
SCALE: 1/8" = 1'-0"

## KEYED NOTES

1. MASONRY VENEER CONTROL JOINT
2. EIFS REVEAL.
3. EIFS / FIBER CEMENT SIDING EXPANSION JOINT AT EACH FLOOR LEVEL, COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS.
4. VINYL WINDOW SYSTEM (BLACK).
5. PREFINISHED GUARDRAIL (BLACK).
6. PRE-FINISHED SHEET METAL COPING. COLOR TO MATCH ADJACENT MATERIAL (EIFS OR FIBER CEMENT SIDING).
7. 3 1/2" WIDE HARDIE TRIM, TO MATCH ADJACENT FIBER CEMENT SIDING.
8. PREFINISHED GUTTER, SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-1
9. UNIT PATIO LIGHT RE: UNIT LIGHTING SCHEDULE ON UNIT SHEETS
10. EXTERIOR SCONCE RE: LIGHTING SCHEDULE

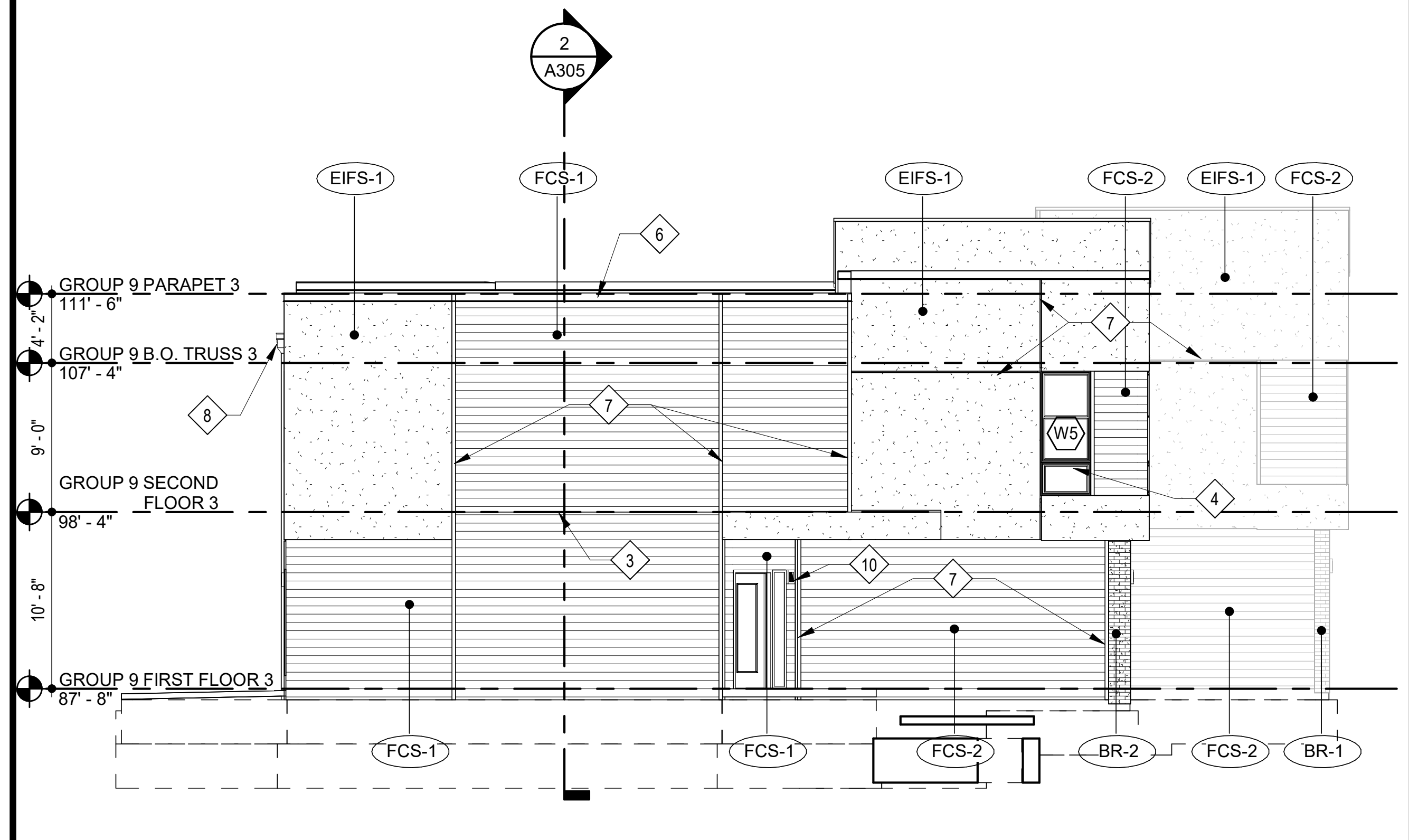
## EXTERIOR MATERIAL LEGEND

| | | | |
|---|---|---|---|
| ⁙ | EIFS-1 | EIFS | MFR: DRYVIT, COLOR: MOONLIGHT, TEXTURE: SAND PEBBLE |
| ☰ | FCS-1 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: AGED PEWTER |
| ☰ | FCS-2 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: IRON GRAY |
| ▦ | BR-1 | THIN BRICK | MFR: ENDICOTT, COLOR: LIGHT SANDSTONE, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | BR-2 | THIN BRICK | MFR: ENDICOTT, COLOR: DARK IRONSPOT, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | ST-1 | CAST STONE | MFR: ELDORADO STONE, SERIES: LEDGECUT33, COLOR: BIRCH |
| | SF | STOREFRONT | COLOR: BLACK |


8 A310
4 A310
3 A301 Sim
11 A301 Sim
4 A311
20 A310
12 A310
16 A310
1 / A209B
FCS-1
FCS-2
EIFS-1
GROUP 9 PARAPET 2 112' - 2"
GROUP 9 B.O. TRUSS 2 108' - 0"
GROUP 9 SECOND FLOOR 2 99' - 0"
GROUP 9 FIRST FLOOR 2 88' - 4"
GROUP 9 PARAPET 1 112' - 10"
GROUP 9 B.O. TRUSS 1 108' - 8"
GROUP 9 SECOND FLOOR 1 99' - 8"
GROUP 9 FIRST FLOOR 1 89' - 0"
4' - 2"
9' - 0"
10' - 8"
W7
W2
W5
W8
EQEQ
ST-1
BR-2
BR-1

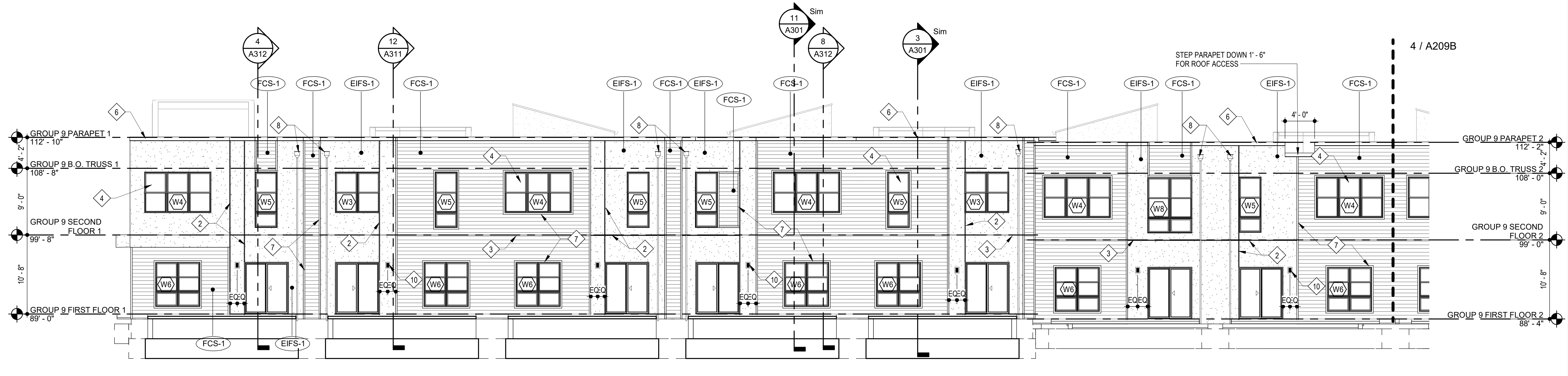
## 2 GROUP 9 WEST ELEVATION - A

SCALE: 1/8" = 1'-0"


2 A305
EIFS-1
FCS-1
FCS-2
GROUP 9 PARAPET 3 111' - 6"
GROUP 9 B.O. TRUSS 3 107' - 4"
GROUP 9 SECOND FLOOR 3 98' - 4"
GROUP 9 FIRST FLOOR 3 87' - 8"
4' - 2"
9' - 0"
10' - 8"
W5
BR-2
BR-1

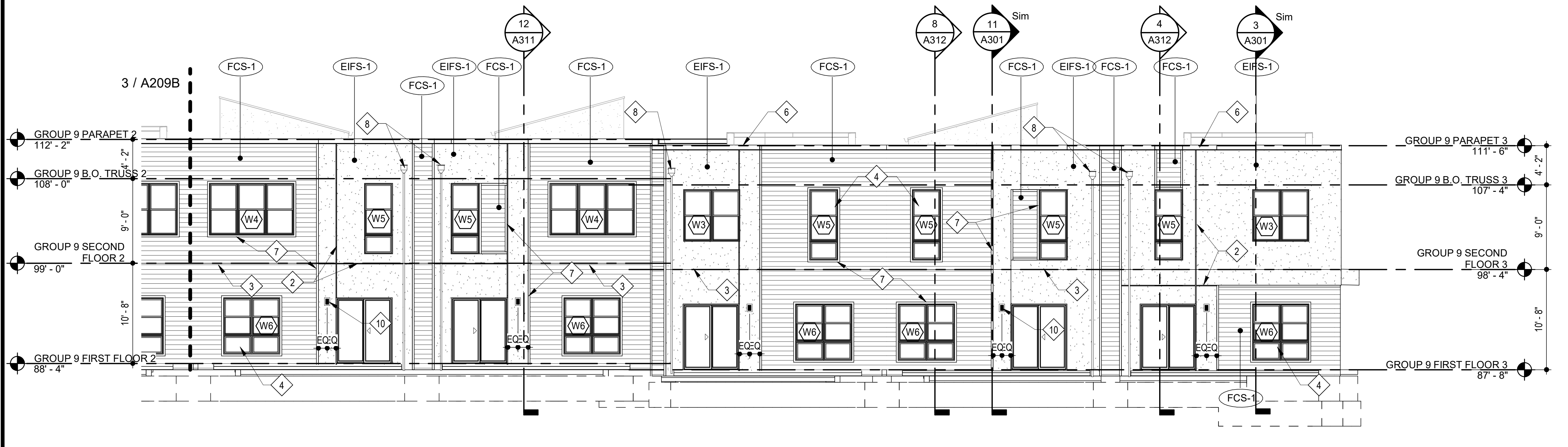
## 14 GROUP 9 NORTH ELEVATION - ENLARGED

SCALE: 1/8" = 1'-0"


4 A312
12 A311
11 A301 Sim
8 A312
3 A301 Sim
4 / A209B
STEP PARAPET DOWN 1' - 6" FOR ROOF ACCESS
4' - 0"
FCS-1
EIFS-1
GROUP 9 PARAPET 1 112' - 10"
GROUP 9 B.O. TRUSS 1 108' - 8"
GROUP 9 SECOND FLOOR 1 99' - 8"
GROUP 9 FIRST FLOOR 1 89' - 0"
GROUP 9 PARAPET 2 112' - 2"
GROUP 9 B.O. TRUSS 2 108' - 0"
GROUP 9 SECOND FLOOR 2 99' - 0"
GROUP 9 FIRST FLOOR 2 88' - 4"
4' - 2"
9' - 0"
10' - 8"
W3
W4
W5
W6
W8
EQEQ

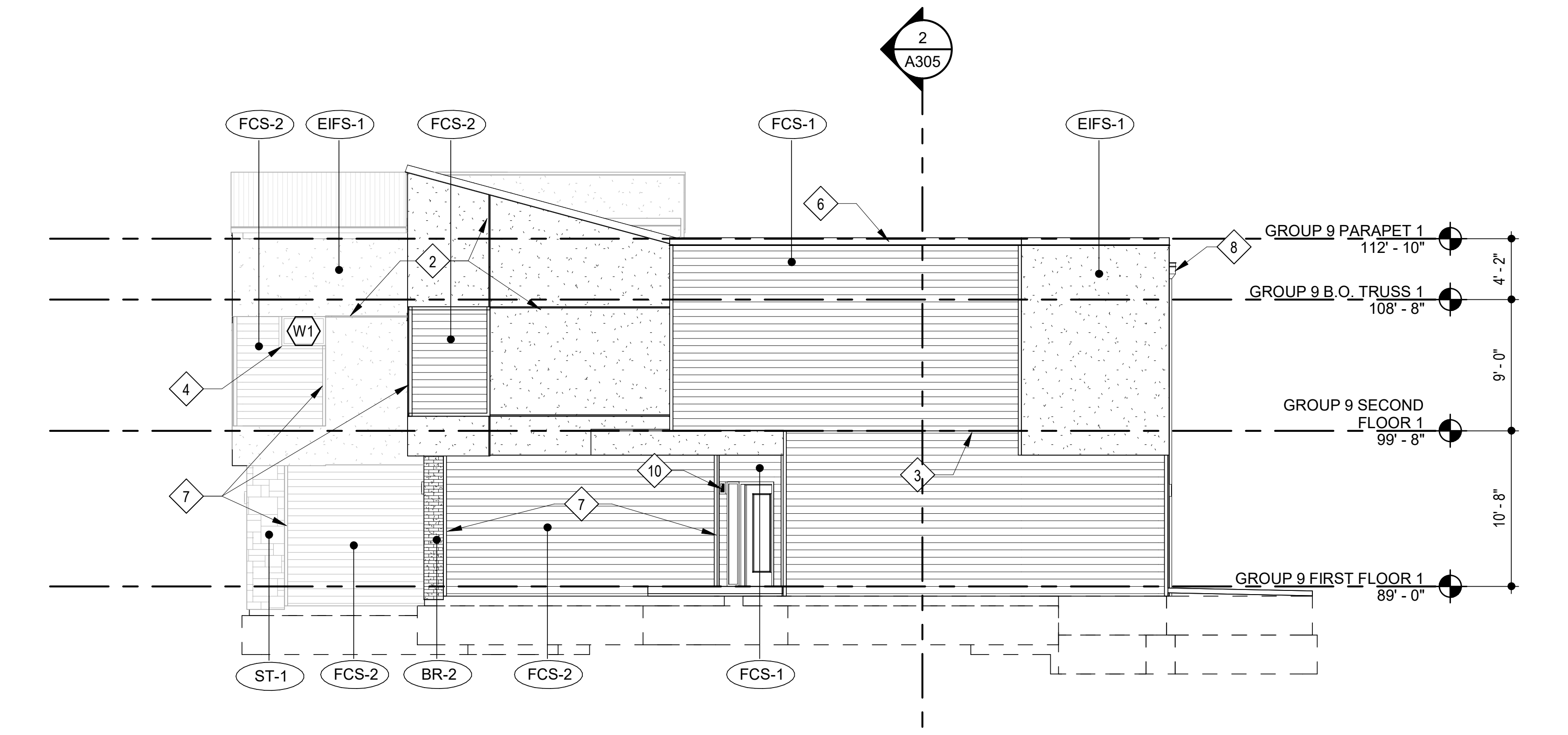
## 3 GROUP 9 EAST ELEVATION - A

SCALE: 1/8" = 1'-0"


12 A311
8 A312
11 A301 Sim
4 A312
3 A301 Sim
3 / A209B
FCS-1
EIFS-1
GROUP 9 PARAPET 2 112' - 2"
GROUP 9 B.O. TRUSS 2 108' - 0"
GROUP 9 SECOND FLOOR 2 99' - 0"
GROUP 9 FIRST FLOOR 2 88' - 4"
GROUP 9 PARAPET 3 111' - 6"
GROUP 9 B.O. TRUSS 3 107' - 4"
GROUP 9 SECOND FLOOR 3 98' - 4"
GROUP 9 FIRST FLOOR 3 87' - 8"
4' - 2"
9' - 0"
10' - 8"
W3
W4
W5
W6
EQEQ

## 4 GROUP 9 EAST ELEVATION - B

SCALE: 1/8" = 1'-0"


2 A305
FCS-2
EIFS-1
FCS-1
GROUP 9 PARAPET 1 112' - 10"
GROUP 9 B.O. TRUSS 1 108' - 8"
GROUP 9 SECOND FLOOR 1 99' - 8"
GROUP 9 FIRST FLOOR 1 89' - 0"
4' - 2"
9' - 0"
10' - 8"
W1
ST-1
BR-2

## 16 GROUP 9 SOUTH ELEVATION - ENLARGED

SCALE: 1/8" = 1'-0"

RICHARD A. OBERTINO, JR. NUMBER A-2001010143

11.12.2021

| | |
|---|---|
| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| PLUMBING ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| ELECTRICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |

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**REVISIONS** #

| | | |
|---|---|---|
| 2 | ADDENDUM 1 | 11.12.2021 |

**DWG BY** MKSS

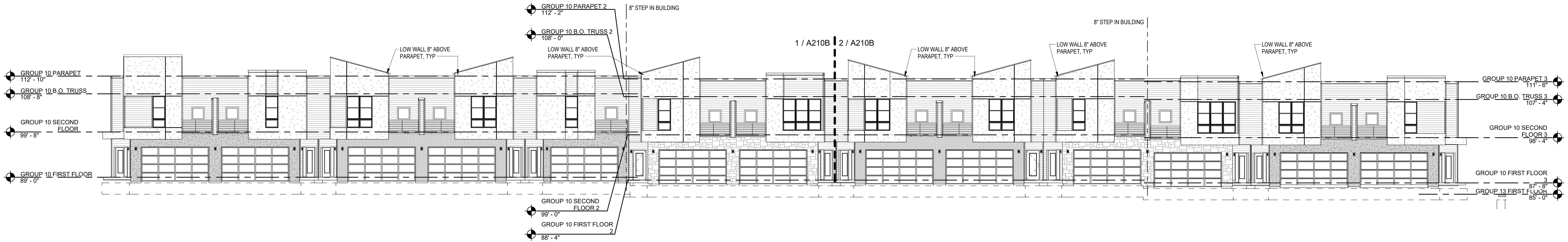
**TR,i PROJECT NO.** 20-078

**SHEET NO.** A209B 2

**GROUP 9 ENLARGED ELEVATIONS**

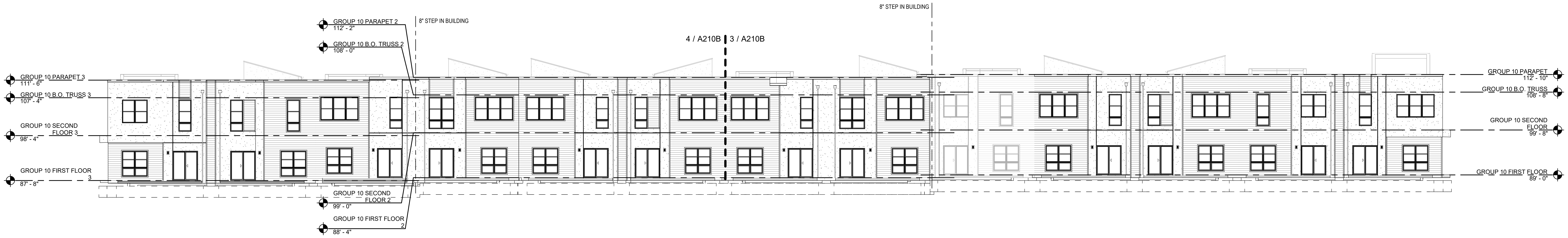
## EXTERIOR MATERIAL LEGEND

| | | | |
|---|---|---|---|
| ▨ | EIFS-1 | EIFS | MFR: DRYVIT, COLOR: MOONLIGHT, TEXTURE: SAND PEBBLE |
| ▤ | FCS-1 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: AGED PEWTER |
| ▤ | FCS-2 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: IRON GRAY |
| ▦ | BR-1 | THIN BRICK | MFR: ENDICOTT, COLOR: LIGHT SANDSTONE, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | BR-2 | THIN BRICK | MFR: ENDICOTT, COLOR: DARK IRONSPOT, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | ST-1 | CAST STONE | MFR: ELDORADO STONE, SERIES: LEDGECUT33, COLOR: BIRCH |
| | SF | STOREFRONT | COLOR: BLACK |



**3 GROUP 10 EAST ELEVATION**

SCALE: 3/32" = 1'-0"



**4 GROUP 10 WEST ELEVATION**

SCALE: 3/32" = 1'-0"

RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
11.12.2021

| | |
|---|---|
| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| PLUMBING ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| ELECTRICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |

Tegethoff
DEVELOPMENT

# Vanguard Villas

Lee's Summit, Missouri

TR,i ARCHITECTS

TR,i Architects
9812 Manchester Road
St. Louis, Missouri 63119
T: 314-395-9750
F: 314-395-9751
www.triarchitects.com

**DATE:** 9.2.2021

**REVISIONS** #

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|---|---|---|
| 2 | ADDENDUM 1 | 11.12.2021 |
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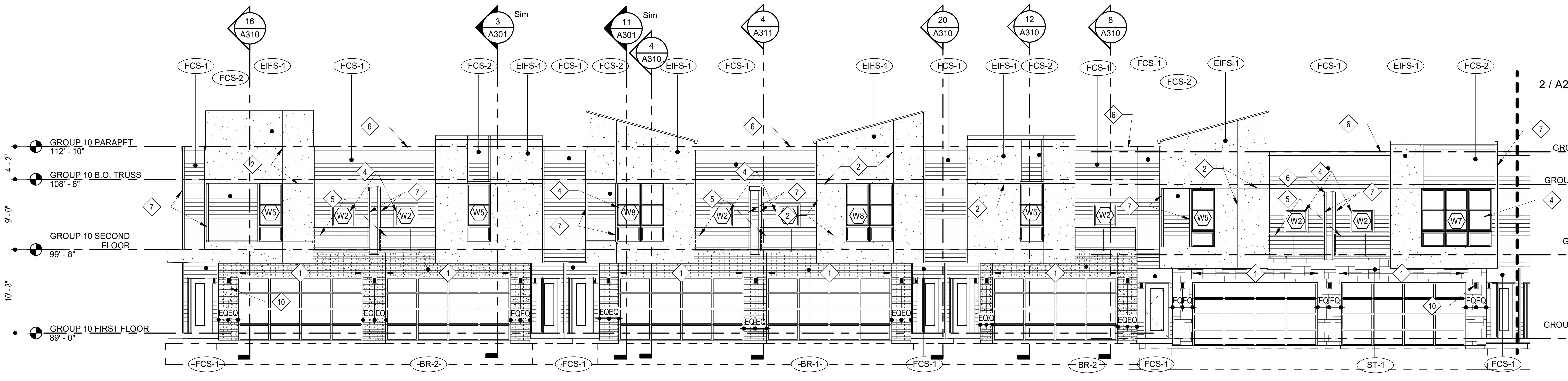
**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

**SHEET NO.**

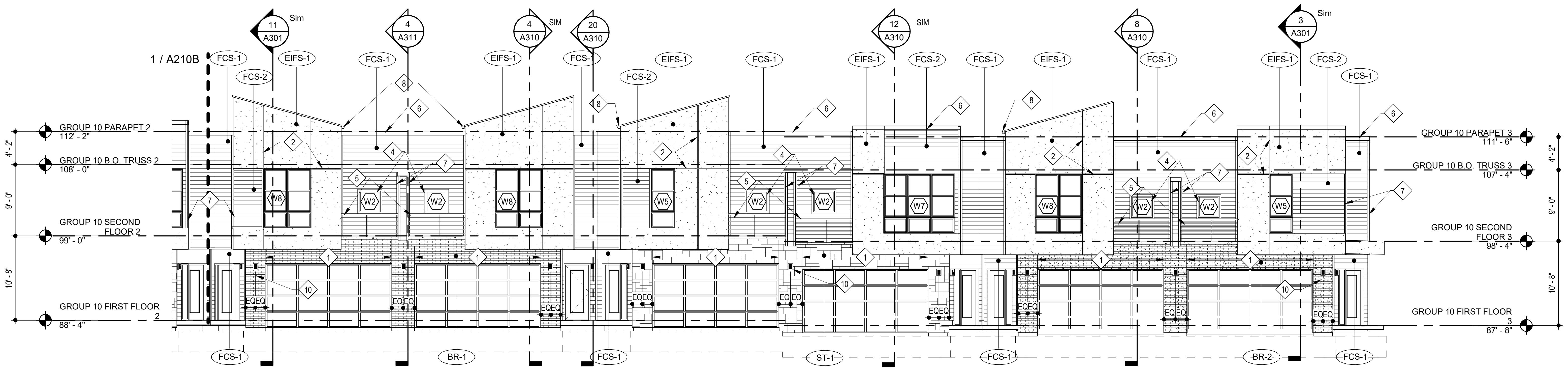
# A210 2

**GROUP 10 OVERALL EXTERIOR ELEVATIONS**



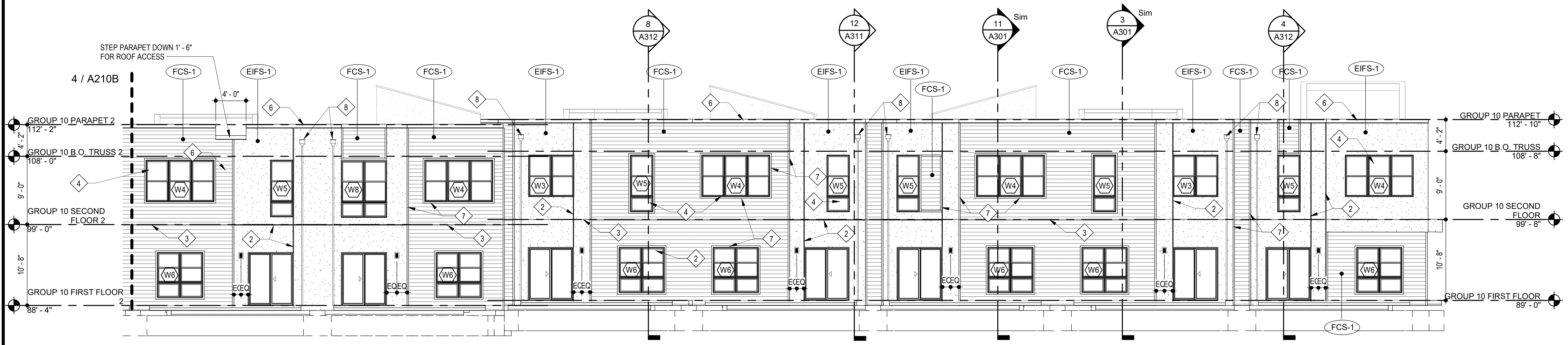
**1** GROUP 10 EAST ELEVATION - A

SCALE: 1/8" = 1'-0"



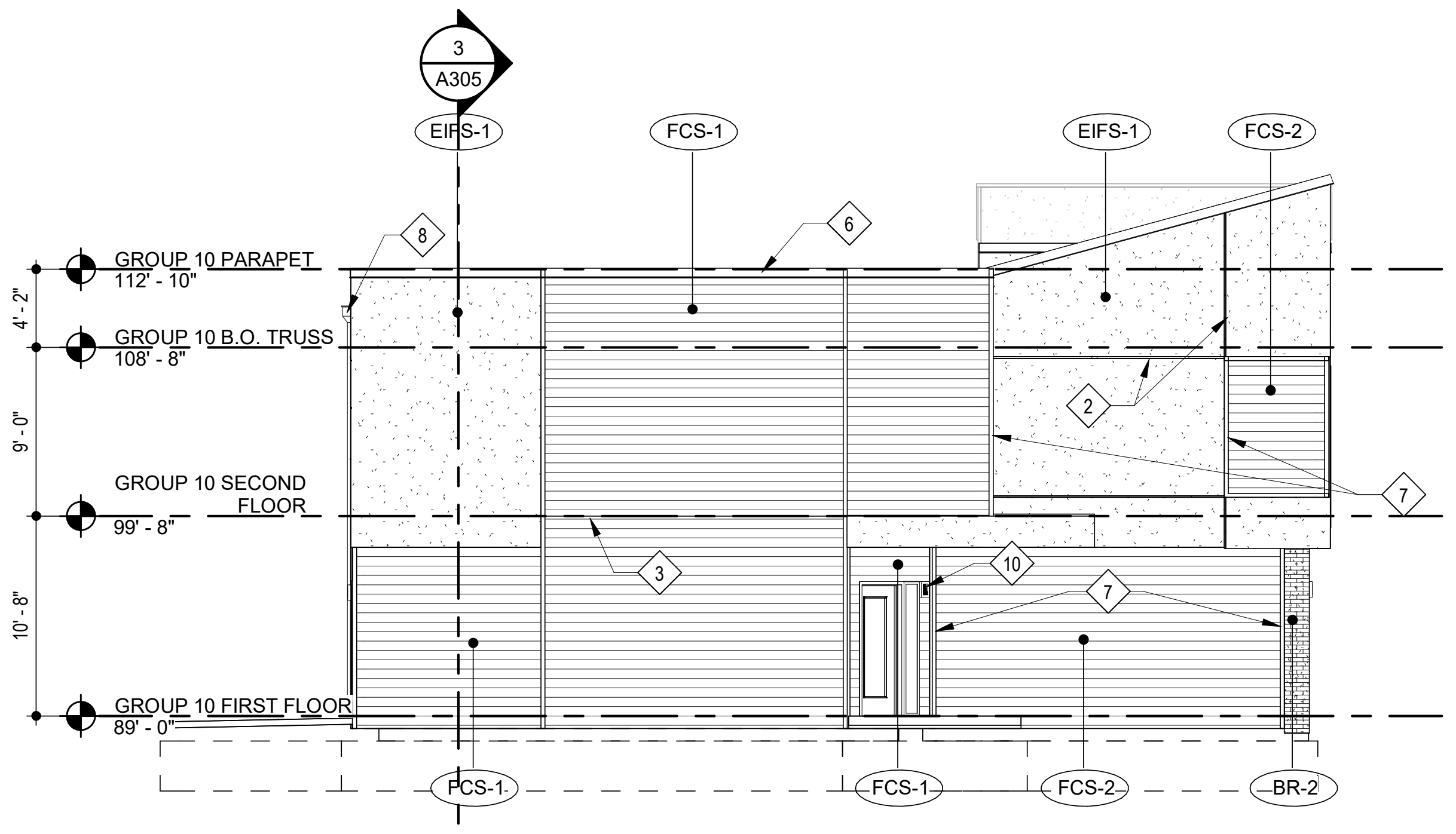
**2** GROUP 10 EAST ELEVATION - B

SCALE: 1/8" = 1'-0"



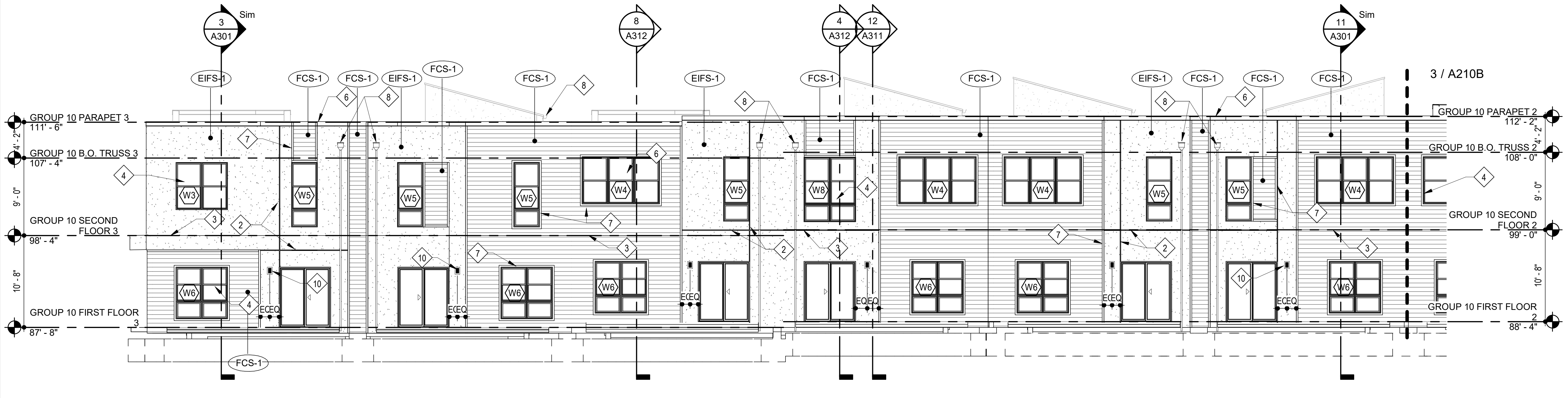
**3** GROUP 10 WEST ELEVATION - A

SCALE: 1/8" = 1'-0"



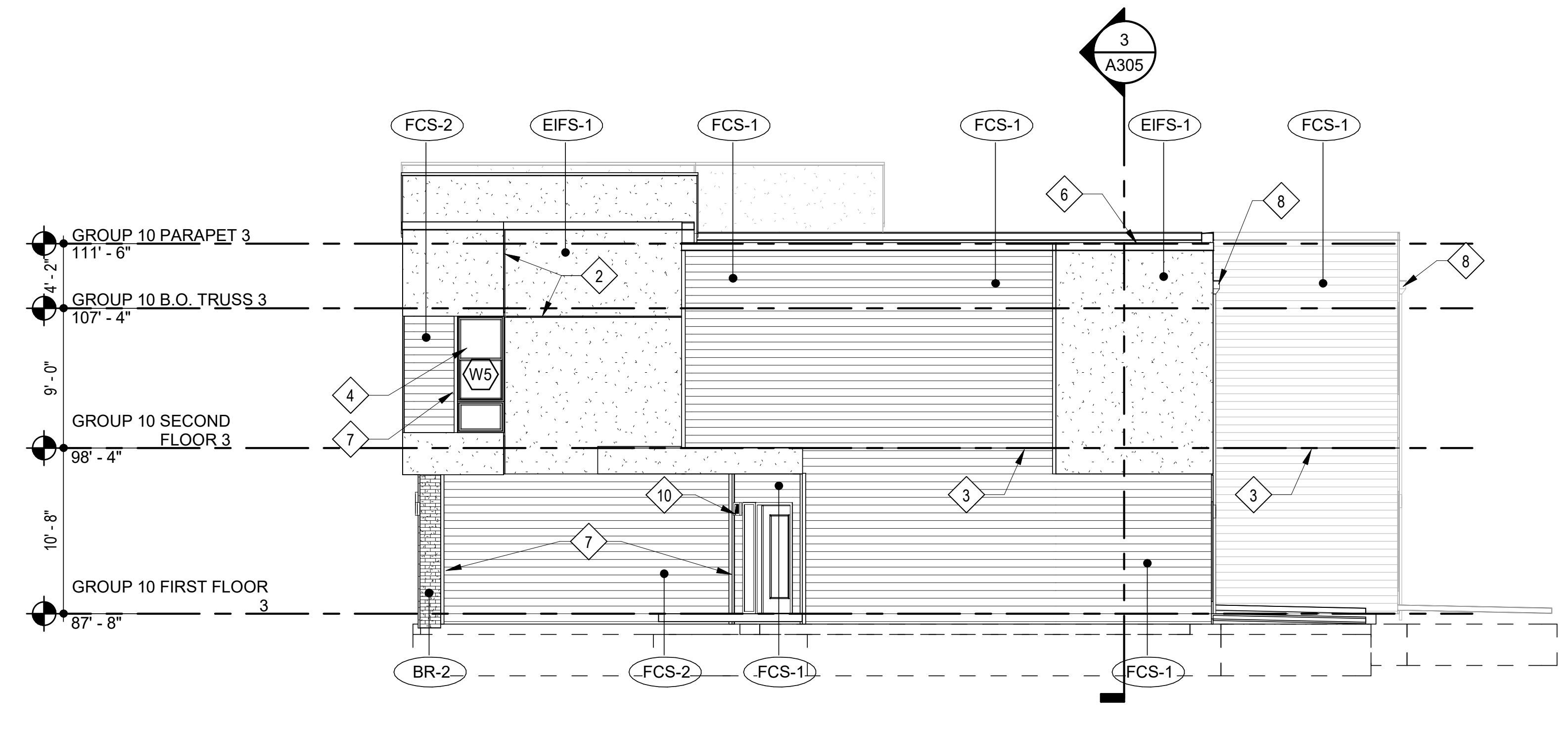
**15** GROUP 10 SOUTH ELEVATION - ENLARGED

SCALE: 1/8" = 1'-0"



**4** GROUP 10 WEST ELEVATION - B

SCALE: 1/8" = 1'-0"



**16** GROUP 10 NORTH ELEVATION - ENLARGED

SCALE: 1/8" = 1'-0"

## EXTERIOR MATERIAL LEGEND

| | | |
|---|---|---|
| EIFS-1 | EIFS | MFR: DRYVIT, COLOR: MOONLIGHT, TEXTURE: SAND PEBBLE |
| FCS-1 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: AGED PEWTER |
| FCS-2 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: IRON GRAY |
| BR-1 | THIN BRICK | MFR: ENDICOTT, COLOR: LIGHT SANDSTONE, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| BR-2 | THIN BRICK | MFR: ENDICOTT, COLOR: DARK IRONSPOT, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ST-1 | CAST STONE | MFR: ELDORADO STONE, SERIES: LEDGECUT33, COLOR: BIRCH |
| SF | STOREFRONT | COLOR: BLACK |

## KEYED NOTES #

1. MASONRY VENEER CONTROL JOINT
2. EIFS REVEAL.
3. EIFS / FIBER CEMENT SIDING EXPANSION JOINT AT EACH FLOOR LEVEL, COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS.
4. VINYL WINDOW SYSTEM (BLACK).
5. PREFINISHED GUARDRAIL (BLACK).
6. PRE-FINISHED SHEET METAL COPING. COLOR TO MATCH ADJACENT MATERIAL (EIFS OR FIBER CEMENT SIDING).
7. 3 1/2" WIDE HARDIE TRIM, TO MATCH ADJACENT FIBER CEMENT SIDING.
8. PREFINISHED GUTTER, SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-1
9. UNIT PATIO LIGHT RE: UNIT LIGHTING SCHEDULE ON UNIT SHEETS
10. EXTERIOR SCONCE RE: LIGHTING SCHEDULE

RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
11.12.2021

| | |
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| ELECTRICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |

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**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

**SHEET NO.**

A210B 2

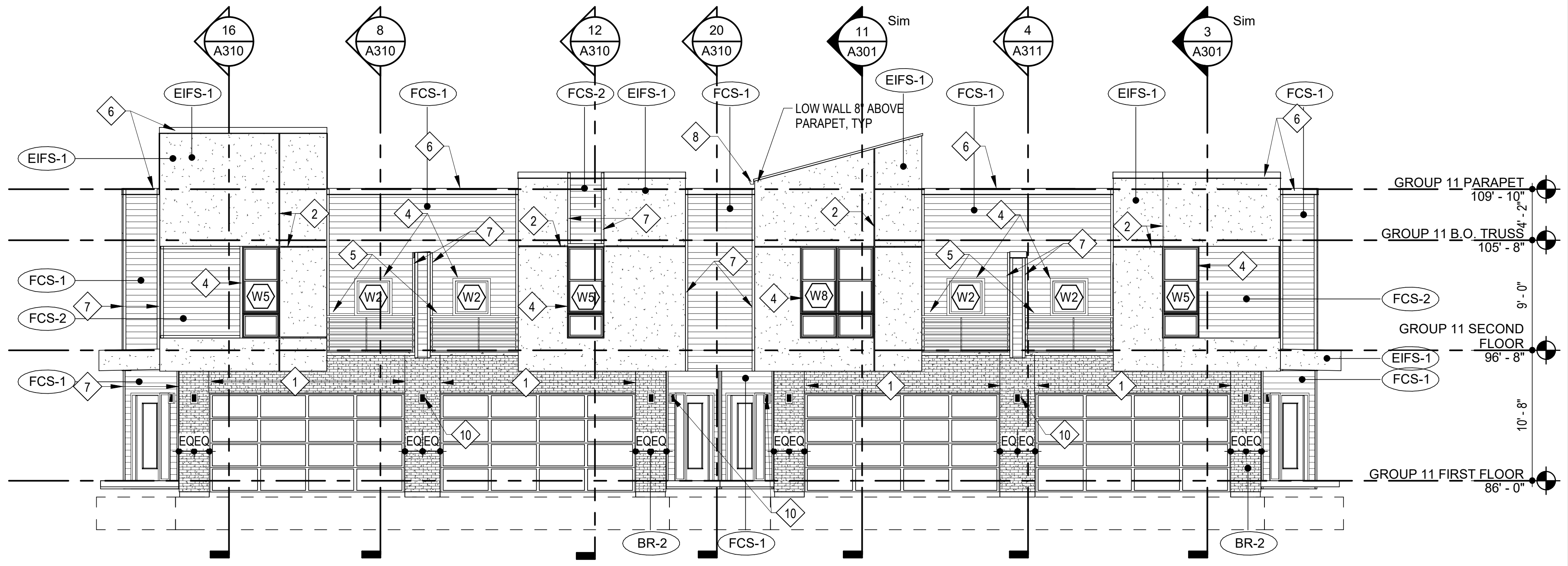
**GROUP 10 ENLARGED ELEVATIONS**

# EXTERIOR MATERIAL LEGEND

| | | | |
|---|---|---|---|
| ▨ | EIFS-1 | EIFS | MFR: DRYVIT, COLOR: MOONLIGHT, TEXTURE: SAND PEBBLE |
| ☰ | FCS-1 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: AGED PEWTER |
| ☰ | FCS-2 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: IRON GRAY |
| ▦ | BR-1 | THIN BRICK | MFR: ENDICOTT, COLOR: LIGHT SANDSTONE, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | BR-2 | THIN BRICK | MFR: ENDICOTT, COLOR: DARK IRONSPOT, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | ST-1 | CAST STONE | MFR: ELDORADO STONE, SERIES: LEDGECUT33, COLOR: BIRCH |
| | SF | STOREFRONT | COLOR: BLACK |

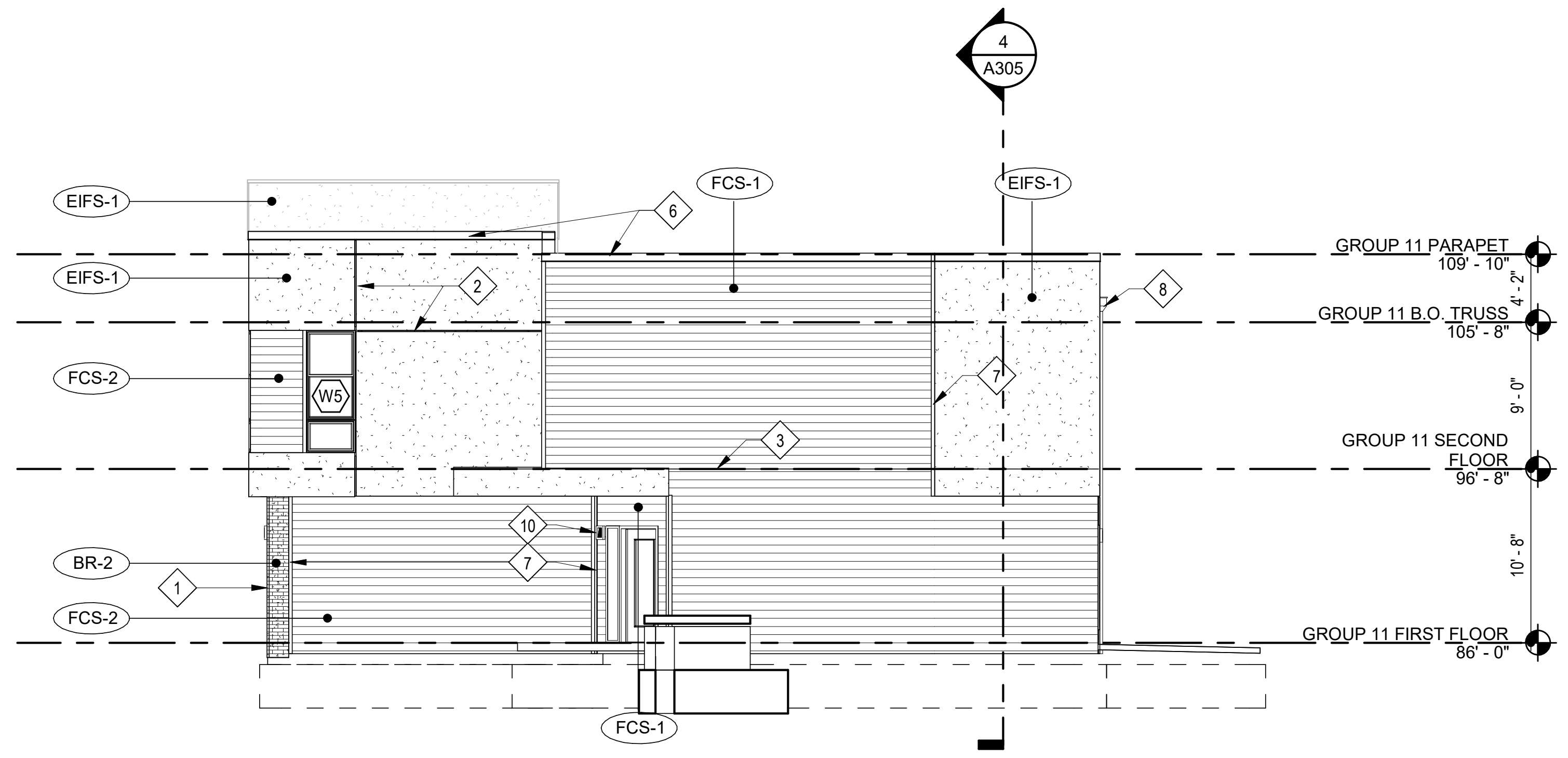
# KEYED NOTES #

1. MASONRY VENEER CONTROL JOINT
2. EIFS REVEAL.
3. EIFS / FIBER CEMENT SIDING EXPANSION JOINT AT EACH FLOOR LEVEL, COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS.
4. VINYL WINDOW SYSTEM (BLACK).
5. PREFINISHED GUARDRAIL (BLACK).
6. PRE-FINISHED SHEET METAL COPING. COLOR TO MATCH ADJACENT MATERIAL (EIFS OR FIBER CEMENT SIDING).
7. 3 1/2" WIDE HARDIE TRIM, TO MATCH ADJACENT FIBER CEMENT SIDING.
8. PREFINISHED GUTTER, SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-1
9. UNIT PATIO LIGHT RE: UNIT LIGHTING SCHEDULE ON UNIT SHEETS
10. EXTERIOR SCONCE RE: LIGHTING SCHEDULE


16 A310
8 A310
12 A310
20 A310
11 A301 Sim
4 A311
3 A301 Sim
EIFS-1
FCS-1
FCS-2
BR-2
W5
W2
W8
EQEQ
LOW WALL 8" ABOVE PARAPET, TYP
1
2
4
5
6
7
8
10
GROUP 11 PARAPET 109' - 10"
GROUP 11 B.O. TRUSS 105' - 8"
GROUP 11 SECOND FLOOR 96' - 8"
GROUP 11 FIRST FLOOR 86' - 0"
4' - 2"
9' - 0"
10' - 8"

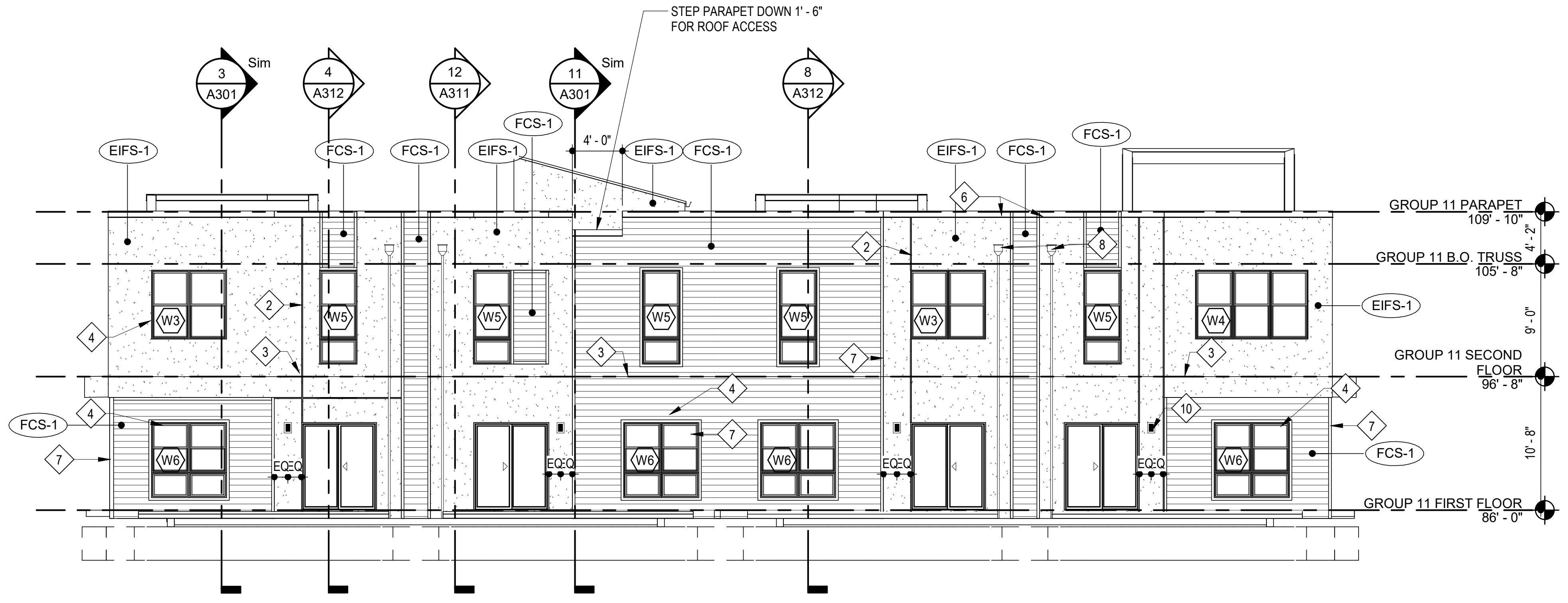
## 3 GROUP 11 WEST ELEVATION

SCALE: 1/8" = 1'-0"


4 A305
EIFS-1
FCS-1
FCS-2
BR-2
W5
1
2
3
6
7
8
10
GROUP 11 PARAPET 109' - 10"
GROUP 11 B.O. TRUSS 105' - 8"
GROUP 11 SECOND FLOOR 96' - 8"
GROUP 11 FIRST FLOOR 86' - 0"
4' - 2"
9' - 0"
10' - 8"

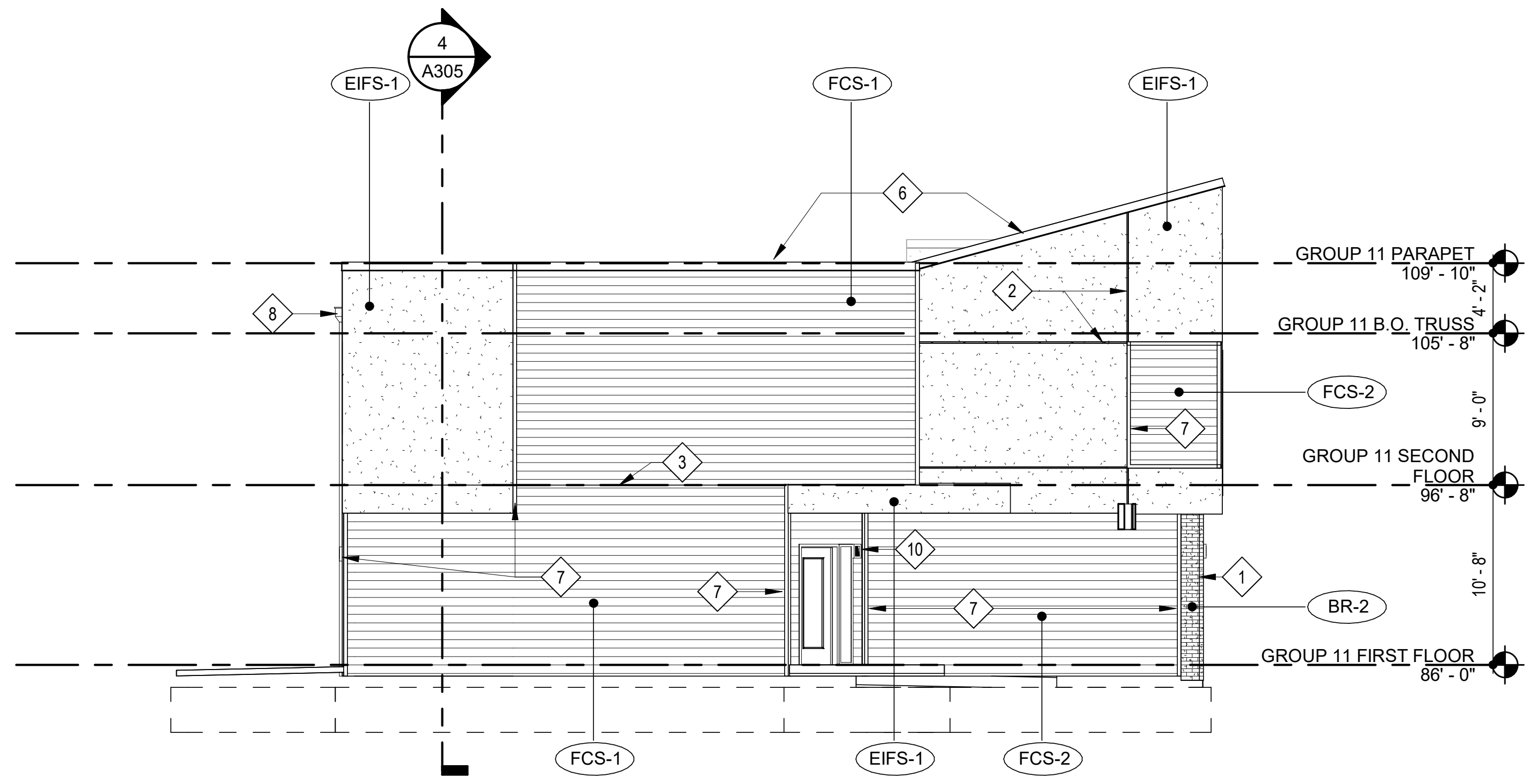
## 11 GROUP 11 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"


STEP PARAPET DOWN 1' - 6" FOR ROOF ACCESS
3 A301 Sim
4 A312
12 A311
11 A301 Sim
8 A312
4' - 0"
EIFS-1
FCS-1
W3
W4
W5
W6
W8
EQEQ
2
3
4
6
7
8
10
GROUP 11 PARAPET 109' - 10"
GROUP 11 B.O. TRUSS 105' - 8"
GROUP 11 SECOND FLOOR 96' - 8"
GROUP 11 FIRST FLOOR 86' - 0"
4' - 2"
9' - 0"
10' - 8"

## 4 GROUP 11 EAST ELEVATION

SCALE: 1/8" = 1'-0"


4 A305
EIFS-1
FCS-1
FCS-2
BR-2
1
2
3
6
7
8
10
GROUP 11 PARAPET 109' - 10"
GROUP 11 B.O. TRUSS 105' - 8"
GROUP 11 SECOND FLOOR 96' - 8"
GROUP 11 FIRST FLOOR 86' - 0"
4' - 2"
9' - 0"
10' - 8"

## 12 GROUP 11 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
11.12.2021

| | |
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| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
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**DATE:** 9.2.2021

**REVISIONS** #

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|---|---|---|
| 2 | ADDENDUM 1 | 11.12.2021 |

**DWG BY** MKSS

**TR,i PROJECT NO.** 20-078

**SHEET NO.** A211 2

**GROUP 11 EXTERIOR ELEVATIONS**

# EXTERIOR MATERIAL LEGEND

| | | | |
|---|---|---|---|
| ⁙ | EIFS-1 | EIFS | MFR: DRYVIT, COLOR: MOONLIGHT, TEXTURE: SAND PEBBLE |
| ☰ | FCS-1 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: AGED PEWTER |
| ☰ | FCS-2 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: IRON GRAY |
| ▦ | BR-1 | THIN BRICK | MFR: ENDICOTT, COLOR: LIGHT SANDSTONE, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | BR-2 | THIN BRICK | MFR: ENDICOTT, COLOR: DARK IRONSPOT, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | ST-1 | CAST STONE | MFR: ELDORADO STONE, SERIES: LEDGECUT33, COLOR: BIRCH |
| | SF | STOREFRONT | COLOR: BLACK |

# KEYED NOTES ◇#

1. MASONRY VENEER CONTROL JOINT
2. EIFS REVEAL.
3. EIFS / FIBER CEMENT SIDING EXPANSION JOINT AT EACH FLOOR LEVEL, COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS.
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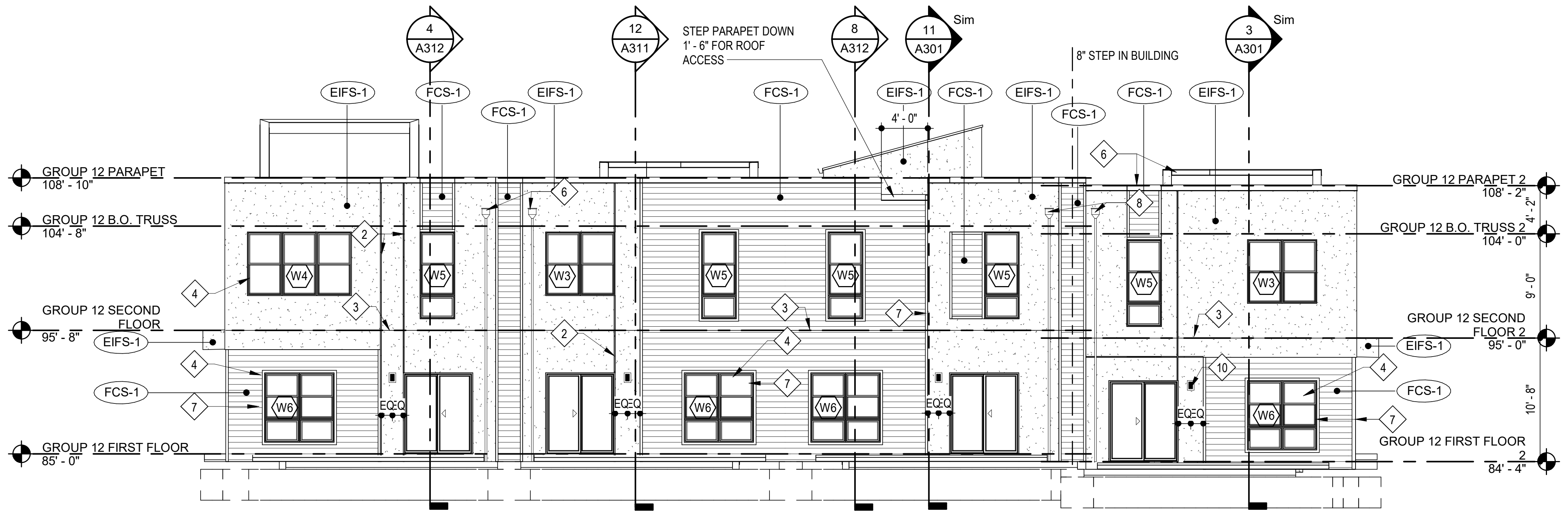
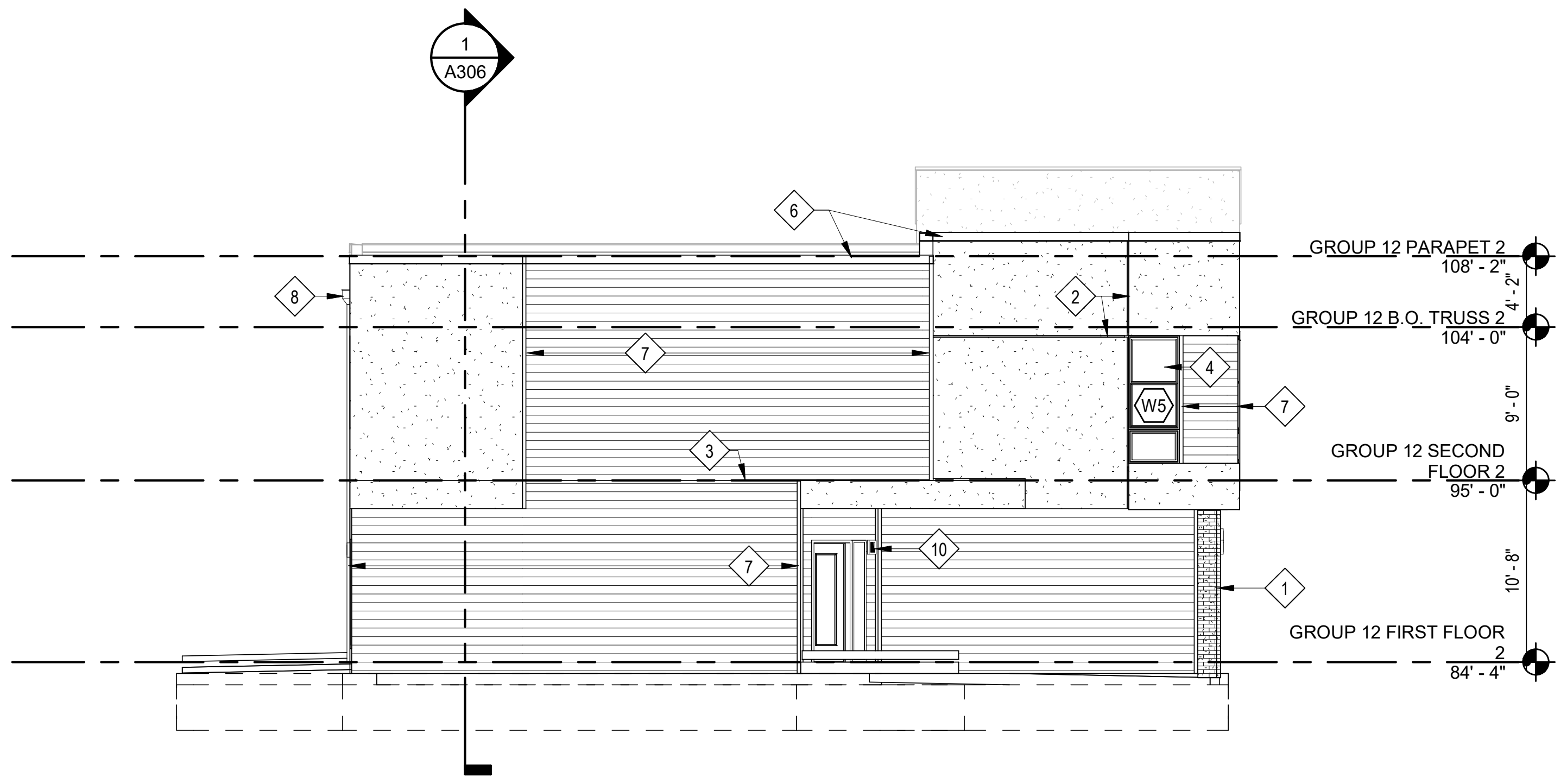
9. UNIT PATIO LIGHT RE: UNIT LIGHTING SCHEDULE ON UNIT SHEETS
10. EXTERIOR SCONCE RE: LIGHTING SCHEDULE


4 A312
12 A311
STEP PARAPET DOWN 1' - 6" FOR ROOF ACCESS
8 A312
11 A301 Sim
8" STEP IN BUILDING
3 A301 Sim
EIFS-1
FCS-1
4' - 0"
GROUP 12 PARAPET 108' - 10"
GROUP 12 B.O. TRUSS 104' - 8"
GROUP 12 SECOND FLOOR 95' - 8"
GROUP 12 FIRST FLOOR 85' - 0"
GROUP 12 PARAPET 2 108' - 2"
GROUP 12 B.O. TRUSS 2 104' - 0"
GROUP 12 SECOND FLOOR 2 95' - 0"
GROUP 12 FIRST FLOOR 2 84' - 4"
4' - 2"
9' - 0"
10' - 8"
W3
W4
W5
W6
EQ EQ

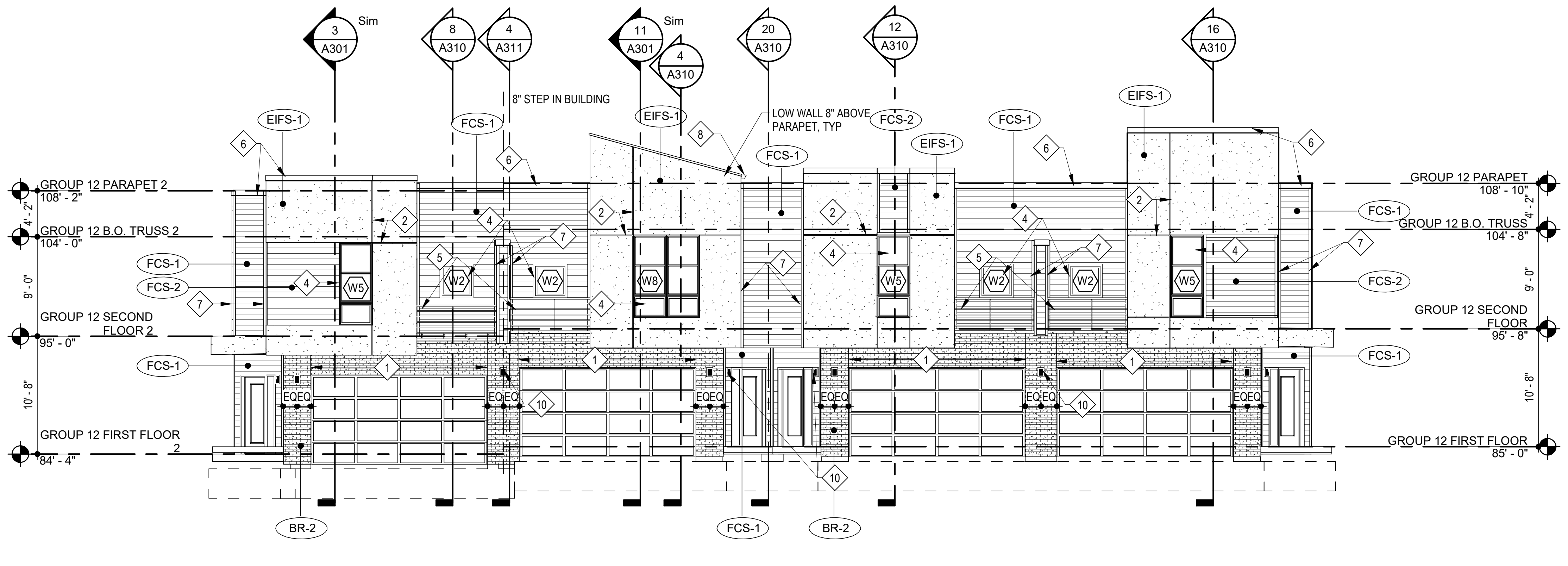
## 3 GROUP 12 NORTHEAST ELEVATION

SCALE: 1/8" = 1'-0"


1 A306
GROUP 12 PARAPET 2 108' - 2"
GROUP 12 B.O. TRUSS 2 104' - 0"
GROUP 12 SECOND FLOOR 2 95' - 0"
GROUP 12 FIRST FLOOR 2 84' - 4"
4' - 2"
9' - 0"
10' - 8"
W5

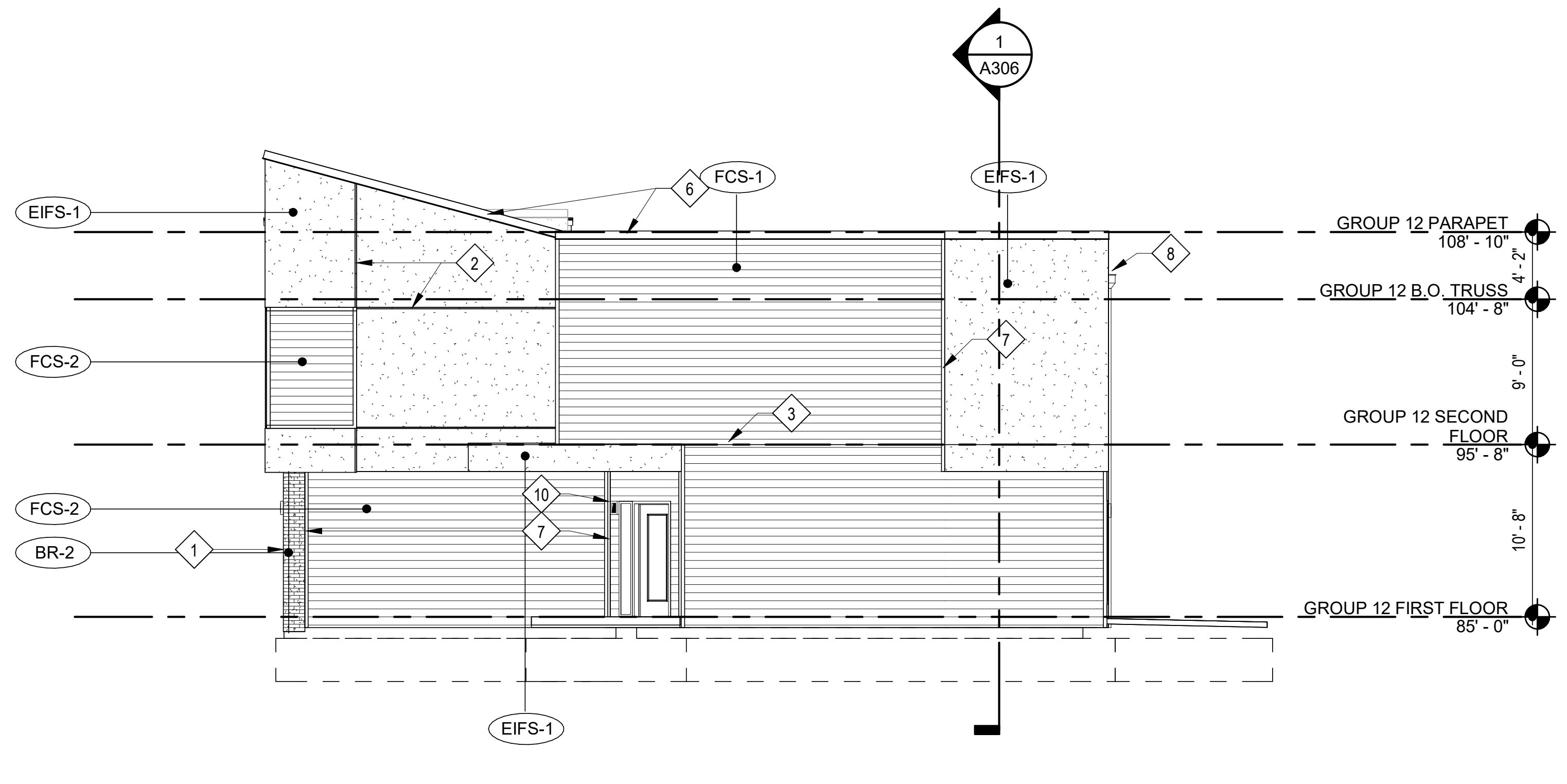
## 15 GROUP 12 NORTHWEST ELEVATION

SCALE: 1/8" = 1'-0"


3 A301 Sim
8 A310
4 A311
11 A301 Sim
4 A310
20 A310
12 A310
16 A310
8" STEP IN BUILDING
LOW WALL 8" ABOVE PARAPET, TYP
EIFS-1
FCS-1
FCS-2
BR-2
GROUP 12 PARAPET 2 108' - 2"
GROUP 12 B.O. TRUSS 2 104' - 0"
GROUP 12 SECOND FLOOR 2 95' - 0"
GROUP 12 FIRST FLOOR 2 84' - 4"
GROUP 12 PARAPET 108' - 10"
GROUP 12 B.O. TRUSS 104' - 8"
GROUP 12 SECOND FLOOR 95' - 8"
GROUP 12 FIRST FLOOR 85' - 0"
4' - 2"
9' - 0"
10' - 8"
W2
W5
W8
EQ EQ

## 4 GROUP 12 SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0"


1 A306
EIFS-1
FCS-1
FCS-2
BR-2
GROUP 12 PARAPET 108' - 10"
GROUP 12 B.O. TRUSS 104' - 8"
GROUP 12 SECOND FLOOR 95' - 8"
GROUP 12 FIRST FLOOR 85' - 0"
4' - 2"
9' - 0"
10' - 8"

## 16 GROUP 12 SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-0"

STATE OF MISSOURI
RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
REGISTERED ARCHITECT
11.12.2021

| | |
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| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
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**DWG BY** Author

**TR,i PROJECT NO.** 20-078

**SHEET NO.** △2

# A212

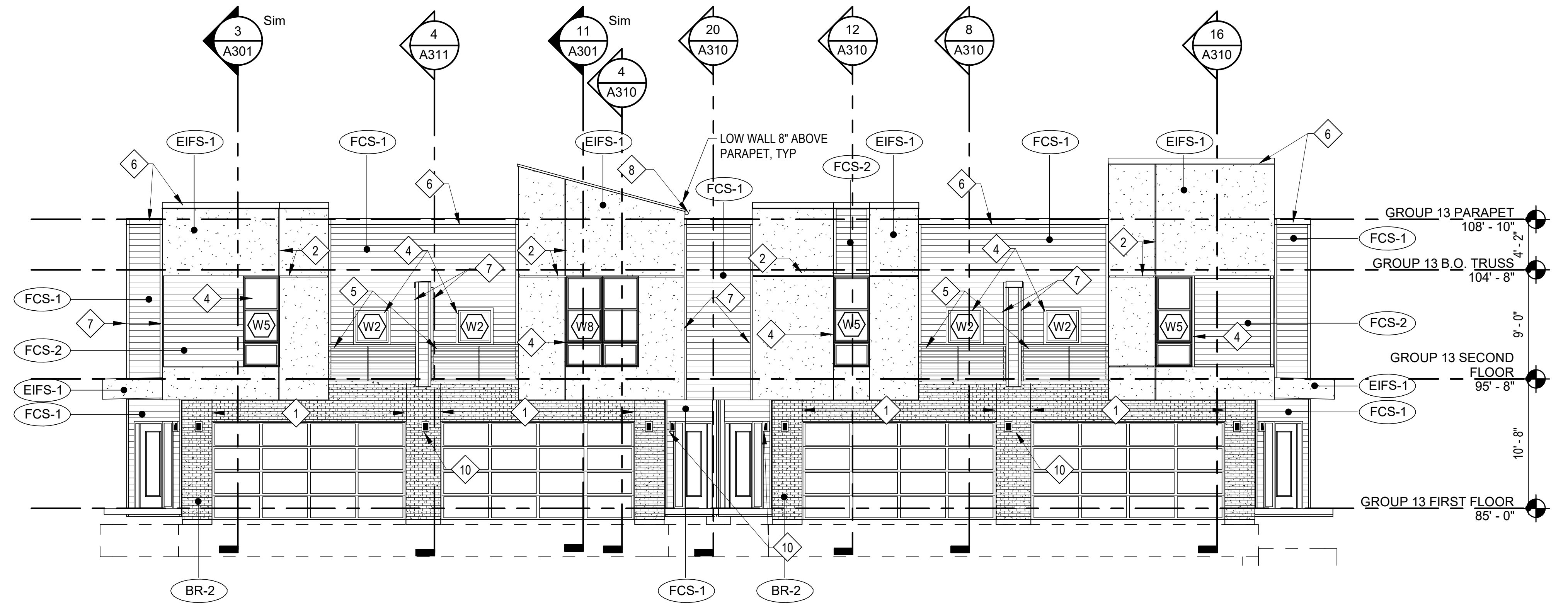
**GROUP 12 EXTERIOR ELEVATIONS**

## EXTERIOR MATERIAL LEGEND

| | | |
|---|---|---|
| EIFS-1 | EIFS | MFR: DRYVIT, COLOR: MOONLIGHT, TEXTURE: SAND PEBBLE |
| FCS-1 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: AGED PEWTER |
| FCS-2 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: IRON GRAY |
| BR-1 | THIN BRICK | MFR: ENDICOTT, COLOR: LIGHT SANDSTONE, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| BR-2 | THIN BRICK | MFR: ENDICOTT, COLOR: DARK IRONSPOT, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ST-1 | CAST STONE | MFR: ELDORADO STONE, SERIES: LEDGECUT33, COLOR: BIRCH |
| SF | STOREFRONT | COLOR: BLACK |

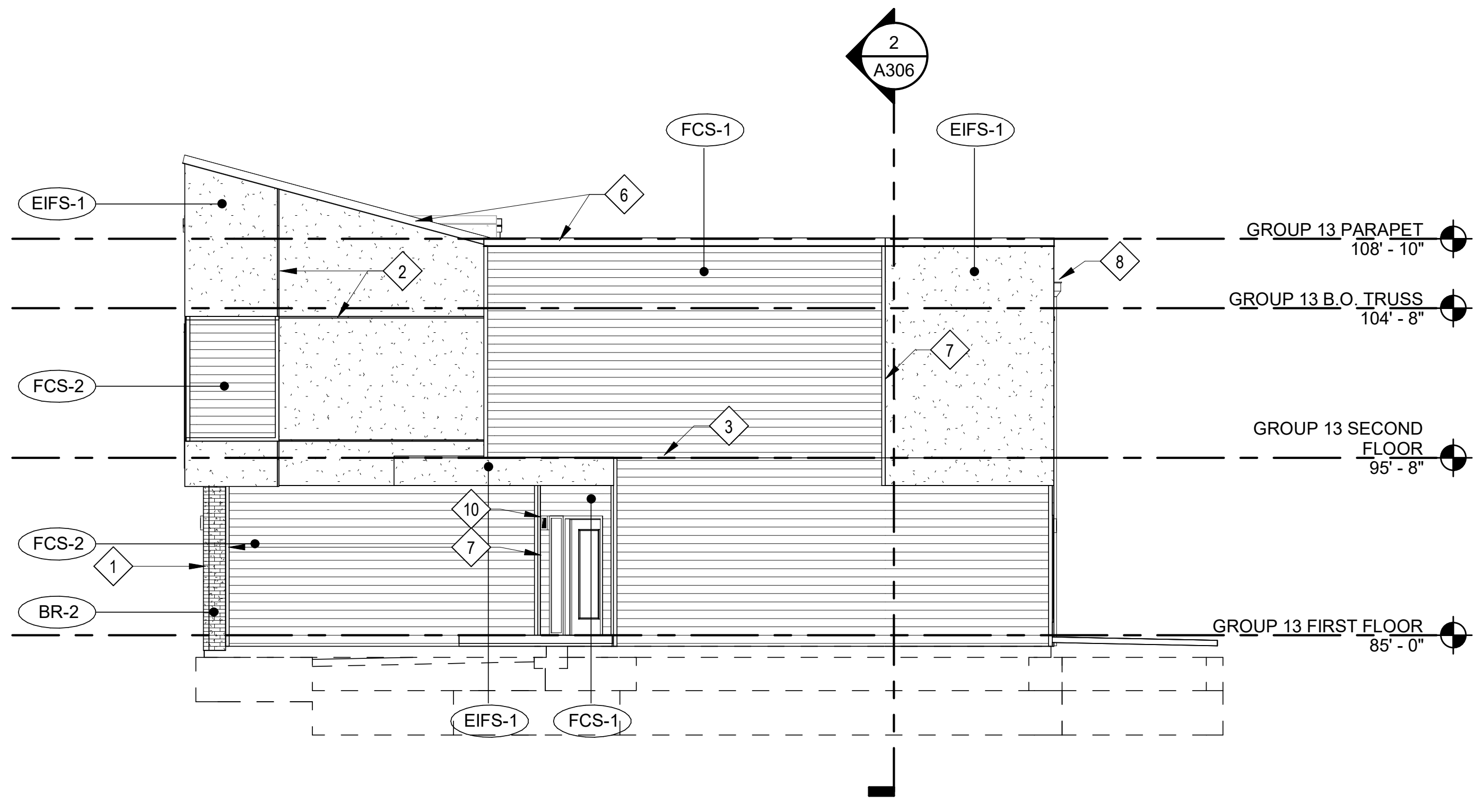
## KEYED NOTES #

1. MASONRY VENEER CONTROL JOINT
2. EIFS REVEAL.
3. EIFS / FIBER CEMENT SIDING EXPANSION JOINT AT EACH FLOOR LEVEL, COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS.
4. VINYL WINDOW SYSTEM (BLACK).
5. PREFINISHED GUARDRAIL (BLACK).
6. PRE-FINISHED SHEET METAL COPING.  COLOR TO MATCH ADJACENT MATERIAL (EIFS OR FIBER CEMENT SIDING).
7. 3 1/2" WIDE HARDIE TRIM, TO MATCH ADJACENT FIBER CEMENT SIDING.
8. PREFINISHED GUTTER, SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-1
9. UNIT PATIO LIGHT RE: UNIT LIGHTING SCHEDULE ON UNIT SHEETS
10. EXTERIOR SCONCE RE: LIGHTING SCHEDULE


3 A301 Sim
4 A311
11 A301 Sim
4 A310
20 A310
12 A310
8 A310
16 A310
EIFS-1
FCS-1
FCS-2
EIFS-1
FCS-1
BR-2
LOW WALL 8" ABOVE PARAPET, TYP
W5
W2
W8
GROUP 13 PARAPET 108' - 10"
GROUP 13 B.O. TRUSS 104' - 8"
GROUP 13 SECOND FLOOR 95' - 8"
GROUP 13 FIRST FLOOR 85' - 0"
4' - 2"
9' - 0"
10' - 8"

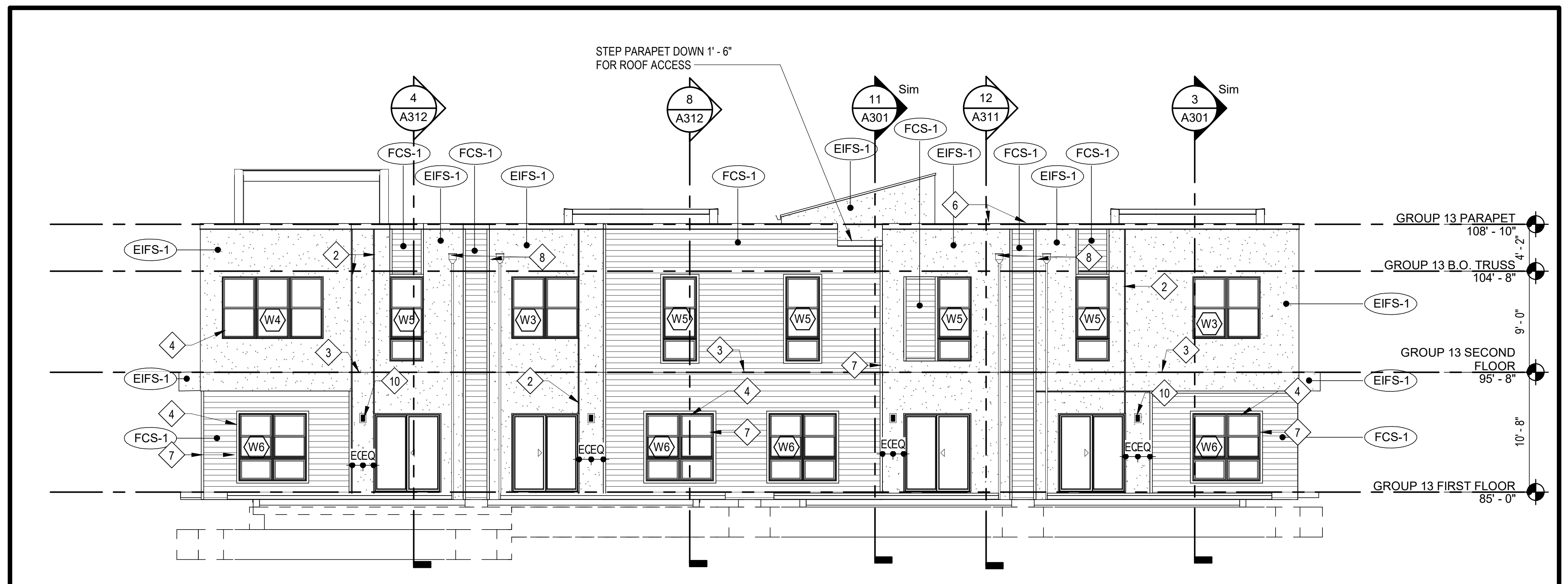
### 3 GROUP 13 NORTH ELEVATION

SCALE: 1/8" = 1'-0"


2 A306
EIFS-1
FCS-1
FCS-2
BR-2
GROUP 13 PARAPET 108' - 10"
GROUP 13 B.O. TRUSS 104' - 8"
GROUP 13 SECOND FLOOR 95' - 8"
GROUP 13 FIRST FLOOR 85' - 0"

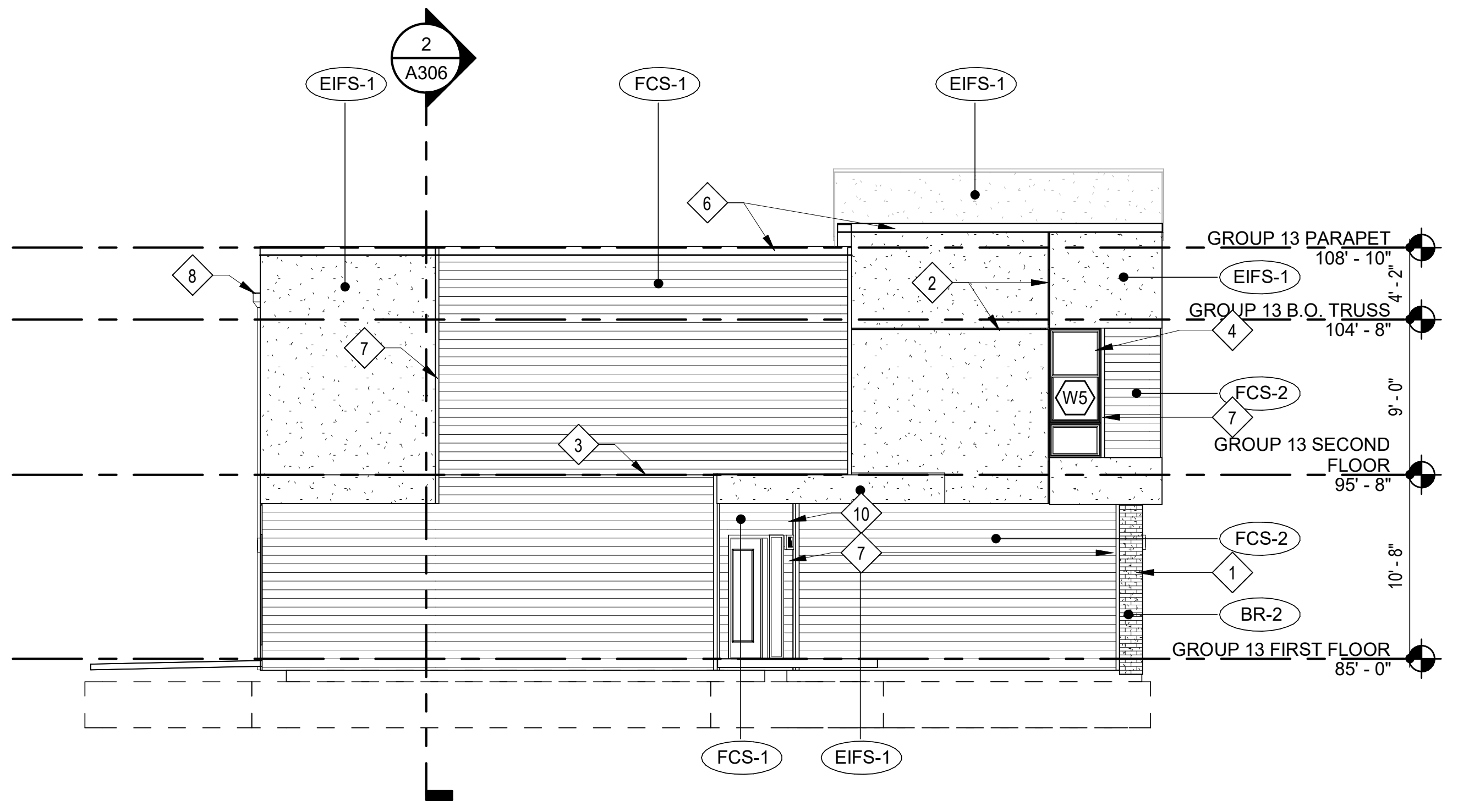
### 11 GROUP 13 WEST ELEVATION

SCALE: 1/8" = 1'-0"


STEP PARAPET DOWN 1' - 6" FOR ROOF ACCESS
4 A312
8 A312
11 A301 Sim
12 A311
3 A301 Sim
EIFS-1
FCS-1
W4
W5
W3
W6
EQ
EQ
GROUP 13 PARAPET 108' - 10"
GROUP 13 B.O. TRUSS 104' - 8"
GROUP 13 SECOND FLOOR 95' - 8"
GROUP 13 FIRST FLOOR 85' - 0"
4' - 2"
9' - 0"
10' - 8"

### 4 GROUP 13 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"


2 A306
EIFS-1
FCS-1
FCS-2
BR-2
W5
GROUP 13 PARAPET 108' - 10"
GROUP 13 B.O. TRUSS 104' - 8"
GROUP 13 SECOND FLOOR 95' - 8"
GROUP 13 FIRST FLOOR 85' - 0"

### 12 GROUP 13 EAST ELEVATION

SCALE: 1/8" = 1'-0"

RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
11.12.2021

| | |
|---|---|
| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| PLUMBING ENGINEER | LATIMER SOMMERS & ASSOCIATES |
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| 2 | ADDENDUM 1 | 11.12.2021 |

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**TR,i PROJECT NO.** 20-078

**SHEET NO.**

A213 2

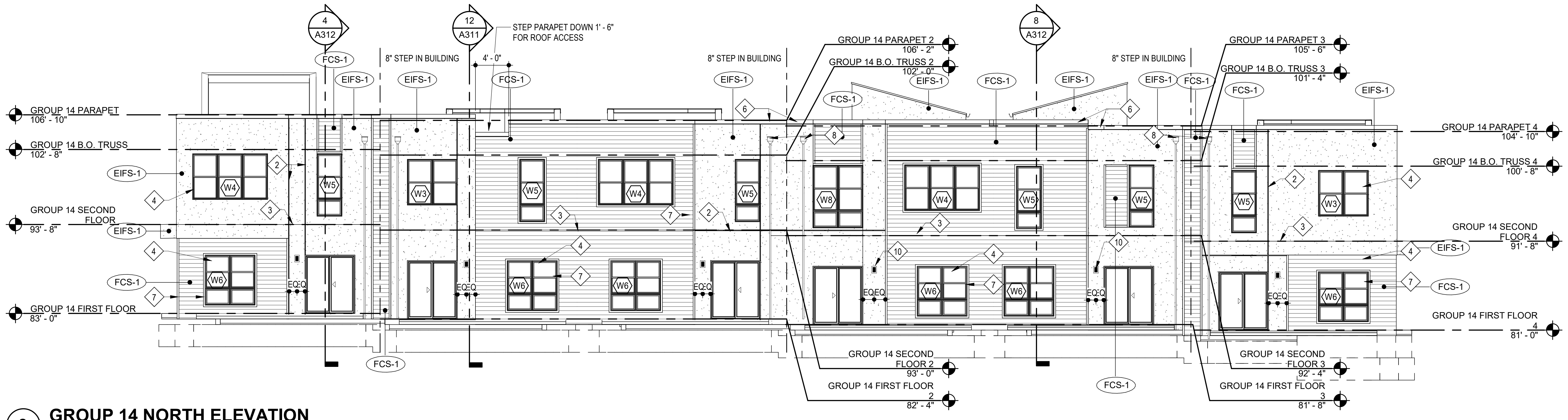
**GROUP 13 EXTERIOR ELEVATIONS**

## EXTERIOR MATERIAL LEGEND

| | | | |
|---|---|---|---|
| ⁘ | EIFS-1 | EIFS | MFR: DRYVIT, COLOR: MOONLIGHT, TEXTURE: SAND PEBBLE |
| ☰ | FCS-1 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: AGED PEWTER |
| ☰ | FCS-2 | FIBER CEMENT SIDING | MFR: JAMES HARDIE, SIZE: 5" COLOR: IRON GRAY |
| ▦ | BR-1 | THIN BRICK | MFR: ENDICOTT, COLOR: LIGHT SANDSTONE, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | BR-2 | THIN BRICK | MFR: ENDICOTT, COLOR: DARK IRONSPOT, SIZE: MODULAR THIN BRICK TEXTURE: SMOOTH |
| ▦ | ST-1 | CAST STONE | MFR: ELDORADO STONE, SERIES: LEDGECUT33, COLOR: BIRCH |
| | SF | STOREFRONT | COLOR: BLACK |

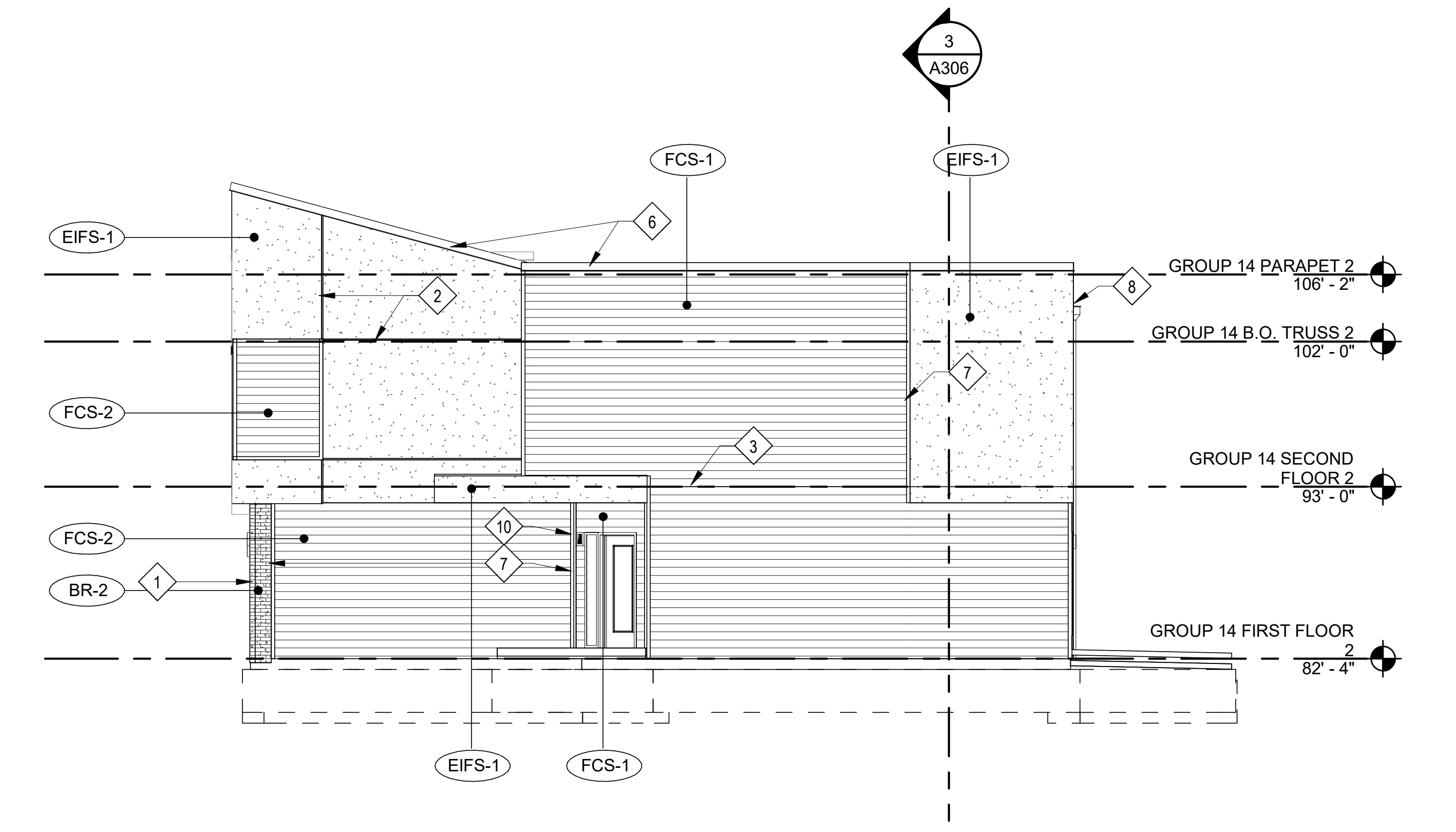
## KEYED NOTES ◇#

1. MASONRY VENEER CONTROL JOINT
2. EIFS REVEAL.
3. EIFS / FIBER CEMENT SIDING EXPANSION JOINT AT EACH FLOOR LEVEL, COORDINATE WITH MANUF. DETAILS AND REQUIREMENTS.
4. VINYL WINDOW SYSTEM (BLACK).
5. PREFINISHED GUARDRAIL (BLACK).
6. PRE-FINISHED SHEET METAL COPING. COLOR TO MATCH ADJACENT MATERIAL (EIFS OR FIBER CEMENT SIDING).
7. 3 1/2" WIDE HARDIE TRIM, TO MATCH ADJACENT FIBER CEMENT SIDING.
8. PREFINISHED GUTTER, SCUPPER AND/OR DOWNSPOUT COLOR TO MATCH EIFS-1
9. UNIT PATIO LIGHT RE: UNIT LIGHTING SCHEDULE ON UNIT SHEETS
10. EXTERIOR SCONCE RE: LIGHTING SCHEDULE


4 A312
12 A311
STEP PARAPET DOWN 1' - 6" FOR ROOF ACCESS
8" STEP IN BUILDING
4' - 0"
8 A312
GROUP 14 PARAPET 106' - 10"
GROUP 14 B.O. TRUSS 102' - 8"
GROUP 14 SECOND FLOOR 93' - 8"
GROUP 14 FIRST FLOOR 83' - 0"
GROUP 14 PARAPET 2 106' - 2"
GROUP 14 B.O. TRUSS 2 102' - 0"
GROUP 14 SECOND FLOOR 2 93' - 0"
GROUP 14 FIRST FLOOR 2 82' - 4"
GROUP 14 PARAPET 3 105' - 6"
GROUP 14 B.O. TRUSS 3 101' - 4"
GROUP 14 SECOND FLOOR 3 92' - 4"
GROUP 14 FIRST FLOOR 3 81' - 8"
GROUP 14 PARAPET 4 104' - 10"
GROUP 14 B.O. TRUSS 4 100' - 8"
GROUP 14 SECOND FLOOR 4 91' - 8"
GROUP 14 FIRST FLOOR 4 81' - 0"
EIFS-1
FCS-1
W3
W4
W5
W6
W8
EQ EQ

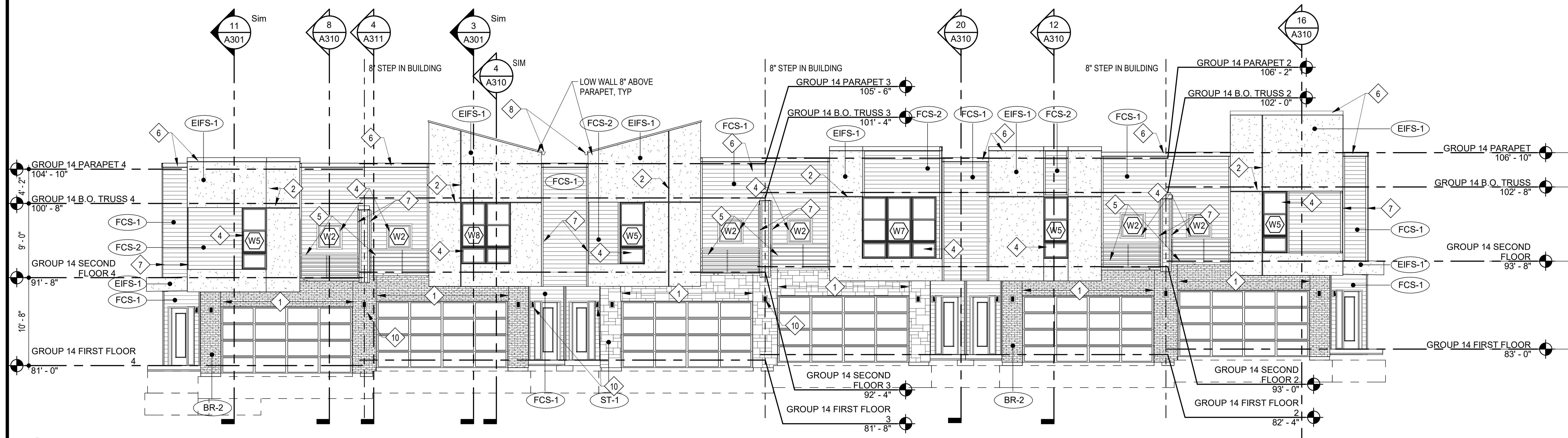
### 3 GROUP 14 NORTH ELEVATION

SCALE: 1/8" = 1'-0"


3 A306
EIFS-1
FCS-1
FCS-2
BR-2
GROUP 14 PARAPET 2 106' - 2"
GROUP 14 B.O. TRUSS 2 102' - 0"
GROUP 14 SECOND FLOOR 2 93' - 0"
GROUP 14 FIRST FLOOR 2 82' - 4"

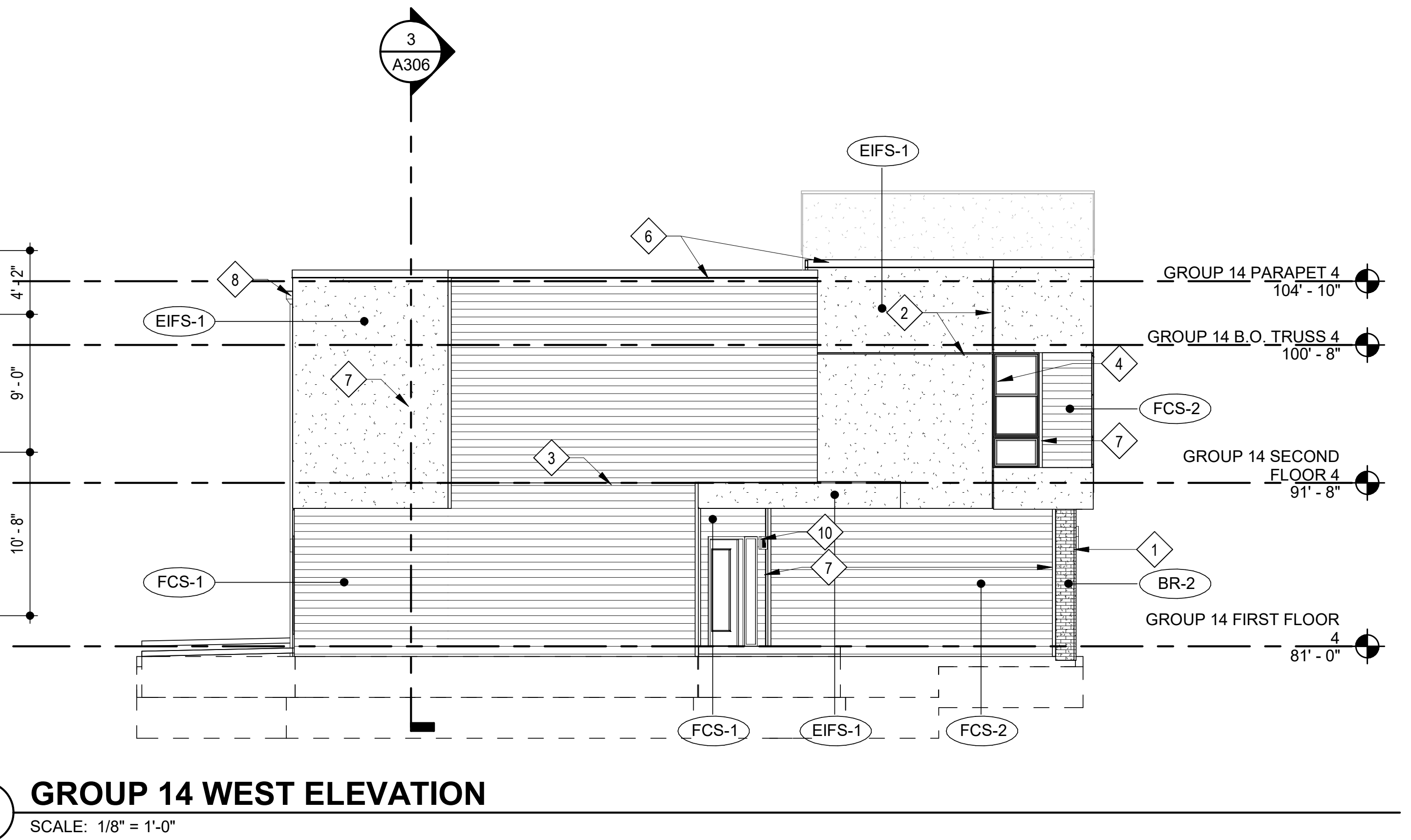
### 15 GROUP 14 EAST ELEVATION

SCALE: 1/8" = 1'-0"


11 A301 Sim
8 A310
4 A311
3 A301 Sim
4 A310 SIM
20 A310
12 A310
16 A310
8" STEP IN BUILDING
LOW WALL 8" ABOVE PARAPET, TYP
4' - 2"
9' - 0"
10' - 8"
GROUP 14 PARAPET 4 104' - 10"
GROUP 14 B.O. TRUSS 4 100' - 8"
GROUP 14 SECOND FLOOR 4 91' - 8"
GROUP 14 FIRST FLOOR 4 81' - 0"
GROUP 14 PARAPET 3 105' - 6"
GROUP 14 B.O. TRUSS 3 101' - 4"
GROUP 14 SECOND FLOOR 3 92' - 4"
GROUP 14 FIRST FLOOR 3 81' - 8"
GROUP 14 PARAPET 2 106' - 2"
GROUP 14 B.O. TRUSS 2 102' - 0"
GROUP 14 SECOND FLOOR 2 93' - 0"
GROUP 14 FIRST FLOOR 2 82' - 4"
GROUP 14 PARAPET 106' - 10"
GROUP 14 B.O. TRUSS 102' - 8"
GROUP 14 SECOND FLOOR 93' - 8"
GROUP 14 FIRST FLOOR 83' - 0"
EIFS-1
FCS-1
FCS-2
BR-2
ST-1
W2
W5
W7
W8

### 4 GROUP 14 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"


3 A306
4' - 2"
9' - 0"
10' - 8"
EIFS-1
FCS-1
FCS-2
BR-2
GROUP 14 PARAPET 4 104' - 10"
GROUP 14 B.O. TRUSS 4 100' - 8"
GROUP 14 SECOND FLOOR 4 91' - 8"
GROUP 14 FIRST FLOOR 4 81' - 0"

### 16 GROUP 14 WEST ELEVATION

SCALE: 1/8" = 1'-0"

11.12.2021

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CIVIL ENGINEER SM ENGINEERING
GENERAL CONTRACTOR GENERAL CONTRACTOR
MECHANICAL ENGINEER LATIMER SOMMERS & ASSOCIATES
PLUMBING ENGINEER LATIMER SOMMERS & ASSOCIATES
ELECTRICAL ENGINEER LATIMER SOMMERS & ASSOCIATES

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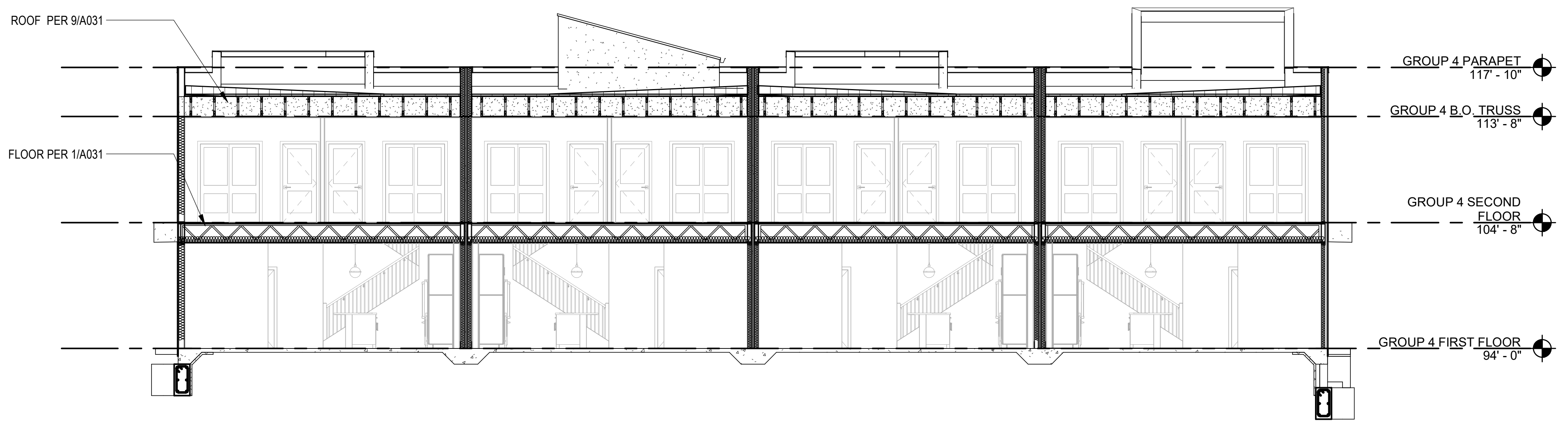
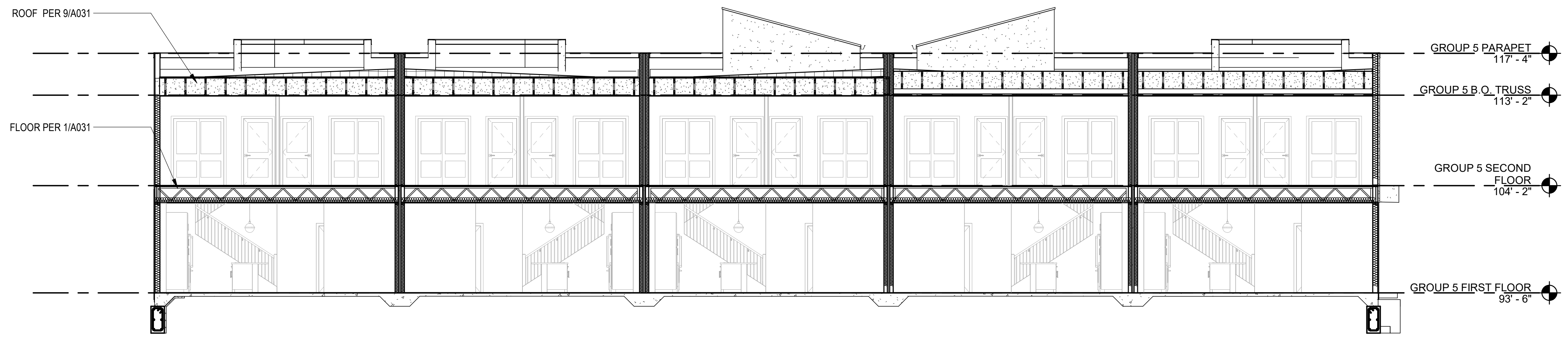
A214 △2

GROUP 14 EXTERIOR ELEVATIONS



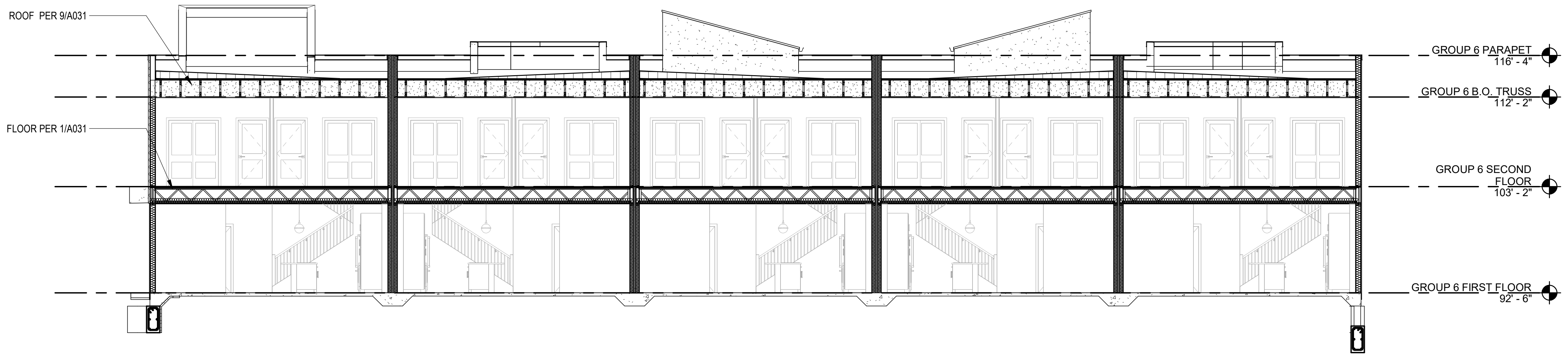
1 **GROUP 4 BUILDING SECTION**

SCALE: 1/8" = 1'-0"



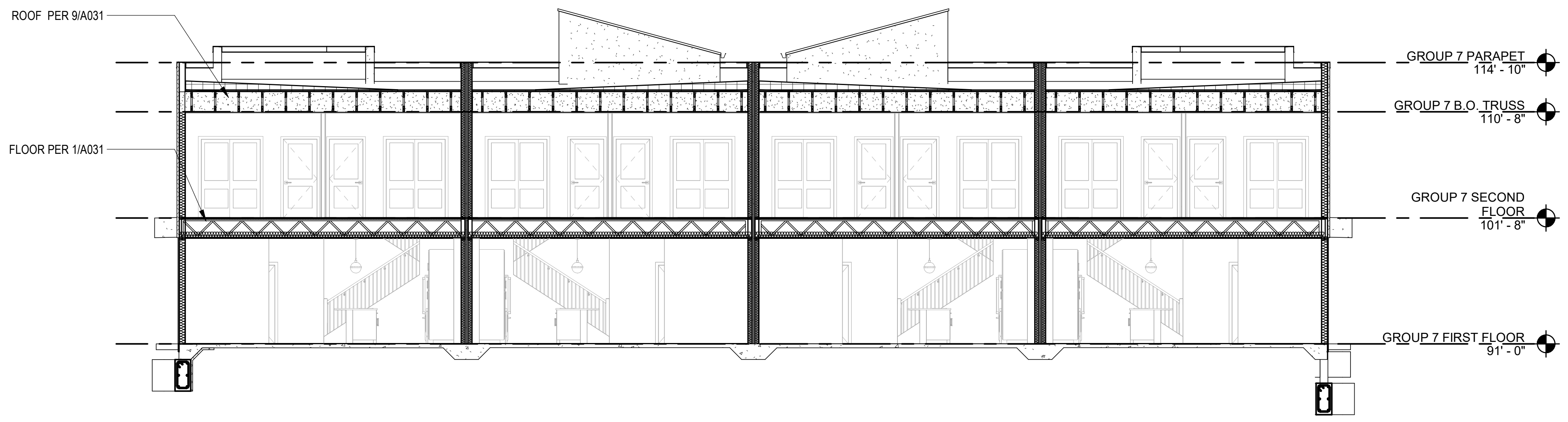
2 **GROUP 5 BUILDING SECTION**

SCALE: 1/8" = 1'-0"



3 **GROUP 6 BUILDING SECTION**

SCALE: 1/8" = 1'-0"



4 **GROUP 7 BUILDING SECTION**

SCALE: 1/8" = 1'-0"

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| | |
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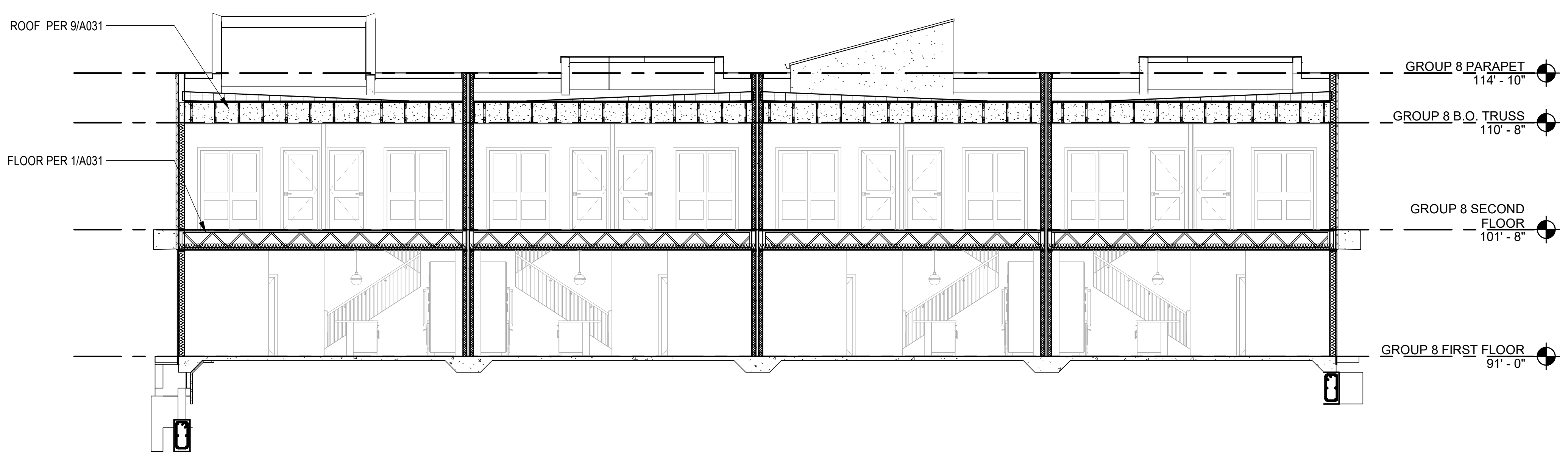
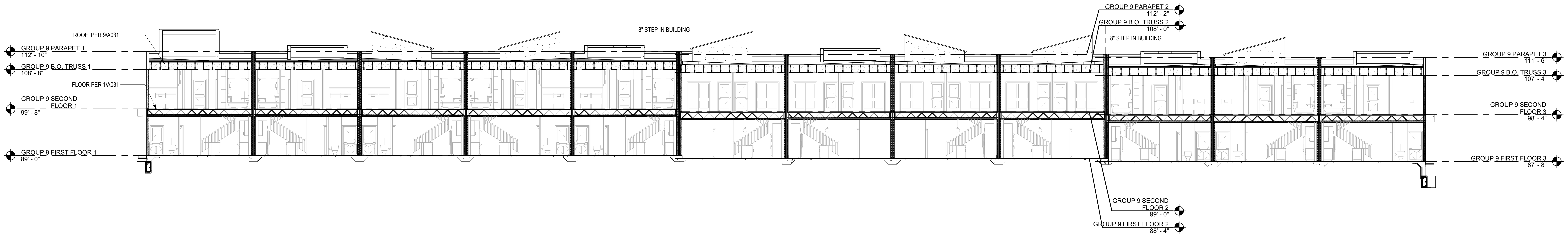
**SHEET NO.** A304 2

**GROUPS 4-7 BUILDING SECTIONS**



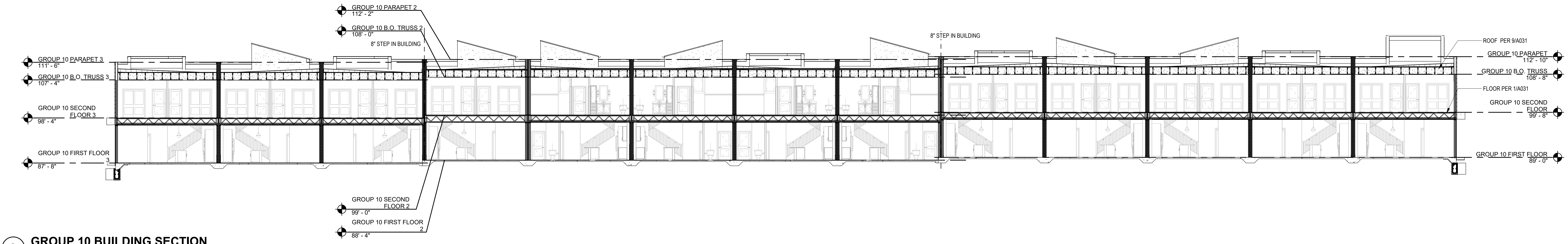
1 **GROUP 8 BUILDING SECTION**

SCALE: 1/8" = 1'-0"



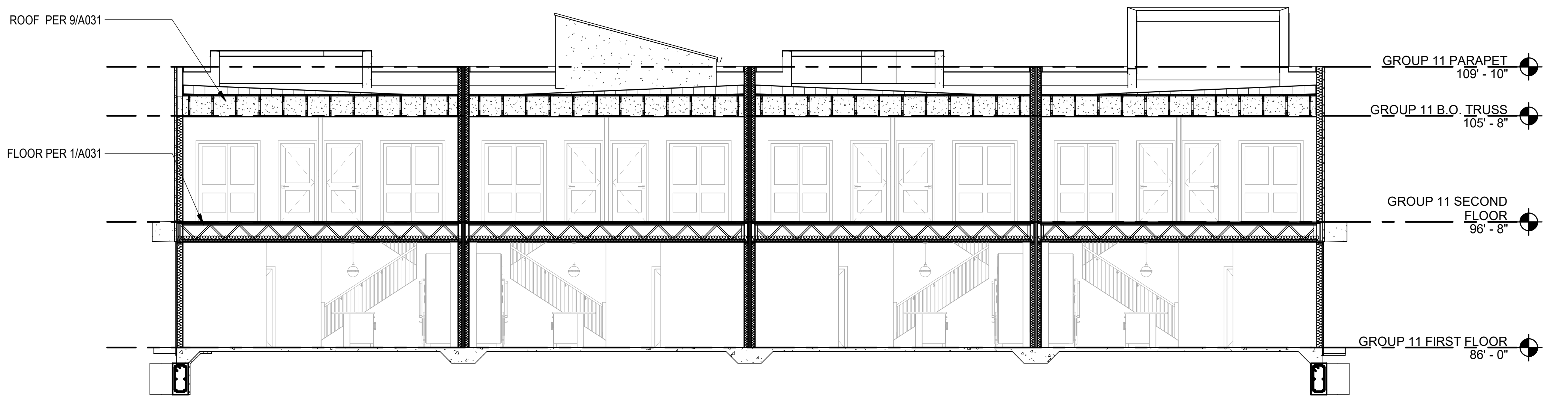
2 **GROUP 9 BUILDING SECTION**

SCALE: 3/32" = 1'-0"



3 **GROUP 10 BUILDING SECTION**

SCALE: 3/32" = 1'-0"



4 **GROUP 11 BUILDING SECTION**

SCALE: 1/8" = 1'-0"

RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
11.12.2021

| | |
|---|---|
| ARCHITECT | TR,i ARCHITECTS |
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| ELECTRICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |

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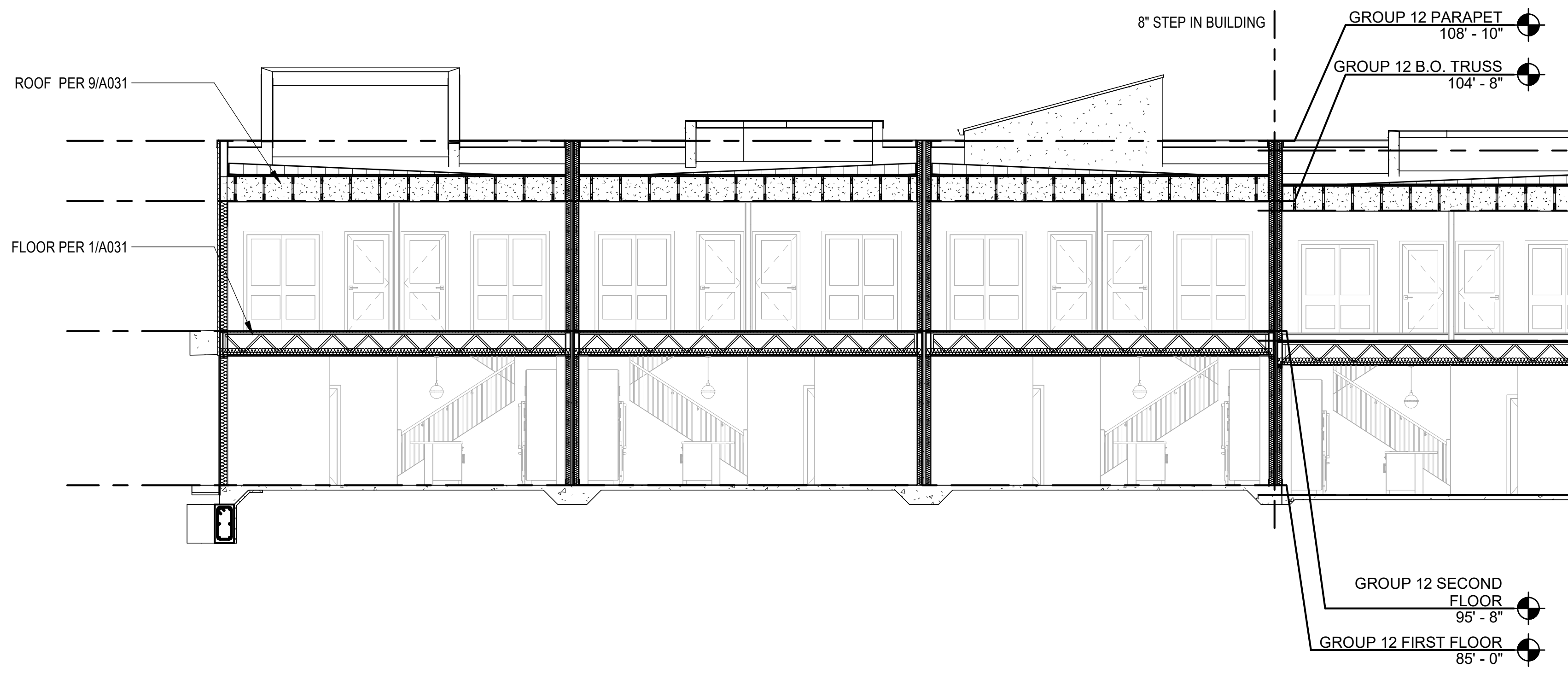
**DWG BY** Author

**TR,i PROJECT NO.** 20-078

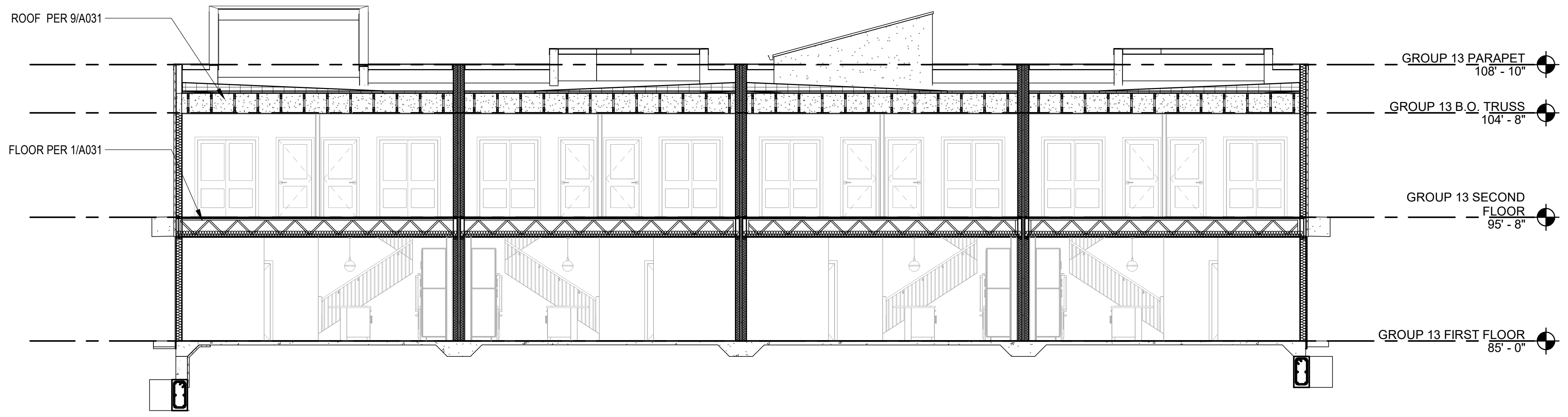
**SHEET NO.** A305 2

**GROUPS 8-11 BUILDING SECTIONS**



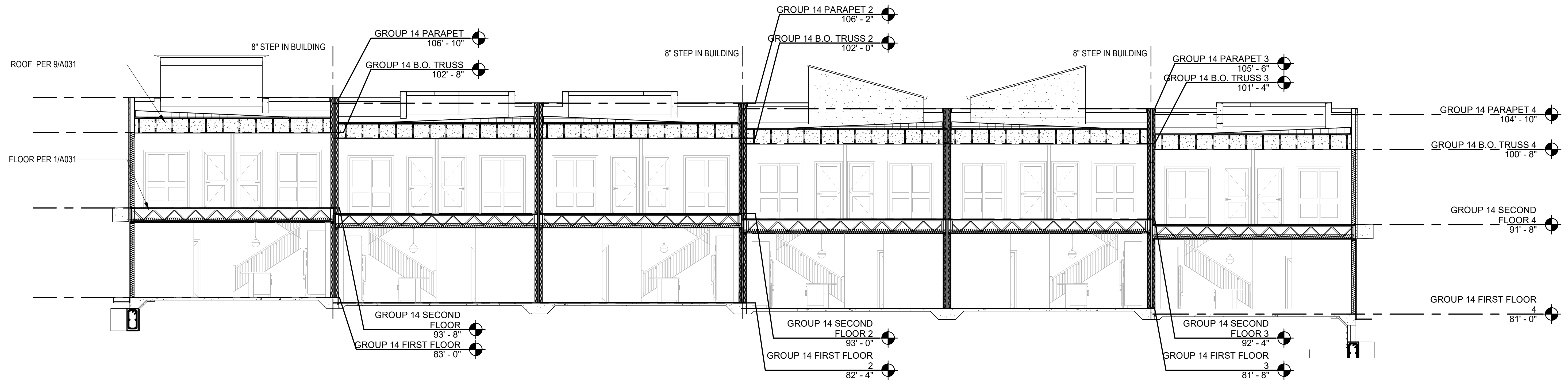
## 1 GROUP 12 BUILDING SECTION

SCALE: 1/8" = 1'-0"



## 2 GROUP 13 BUILDING SECTION

SCALE: 1/8" = 1'-0"



## 3 GROUP 14 BUILDING SECTION

SCALE: 1/8" = 1'-0"

RICHARD A. OBERTINO, JR.
NUMBER A-2001010143
11.12.2021

| | |
|---|---|
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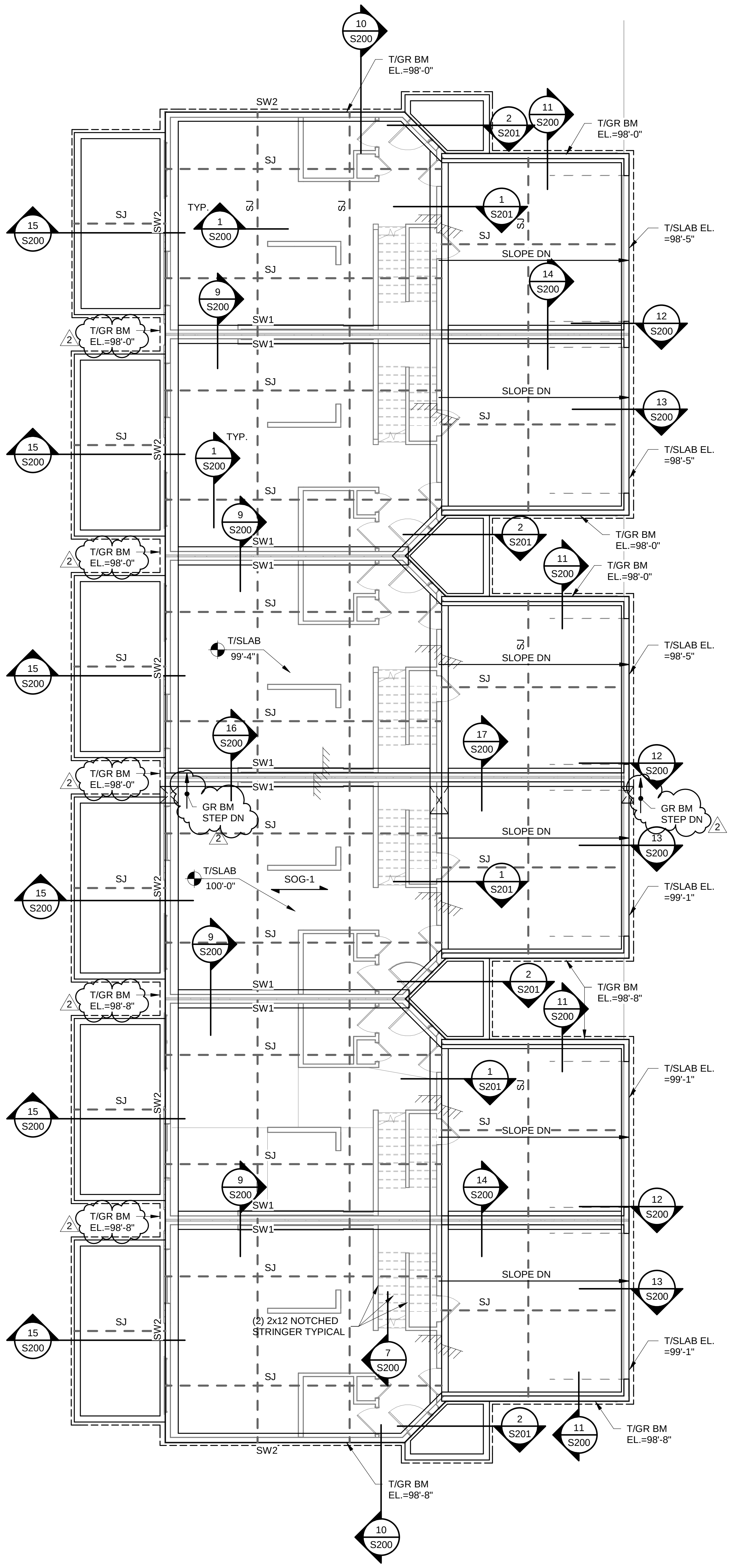
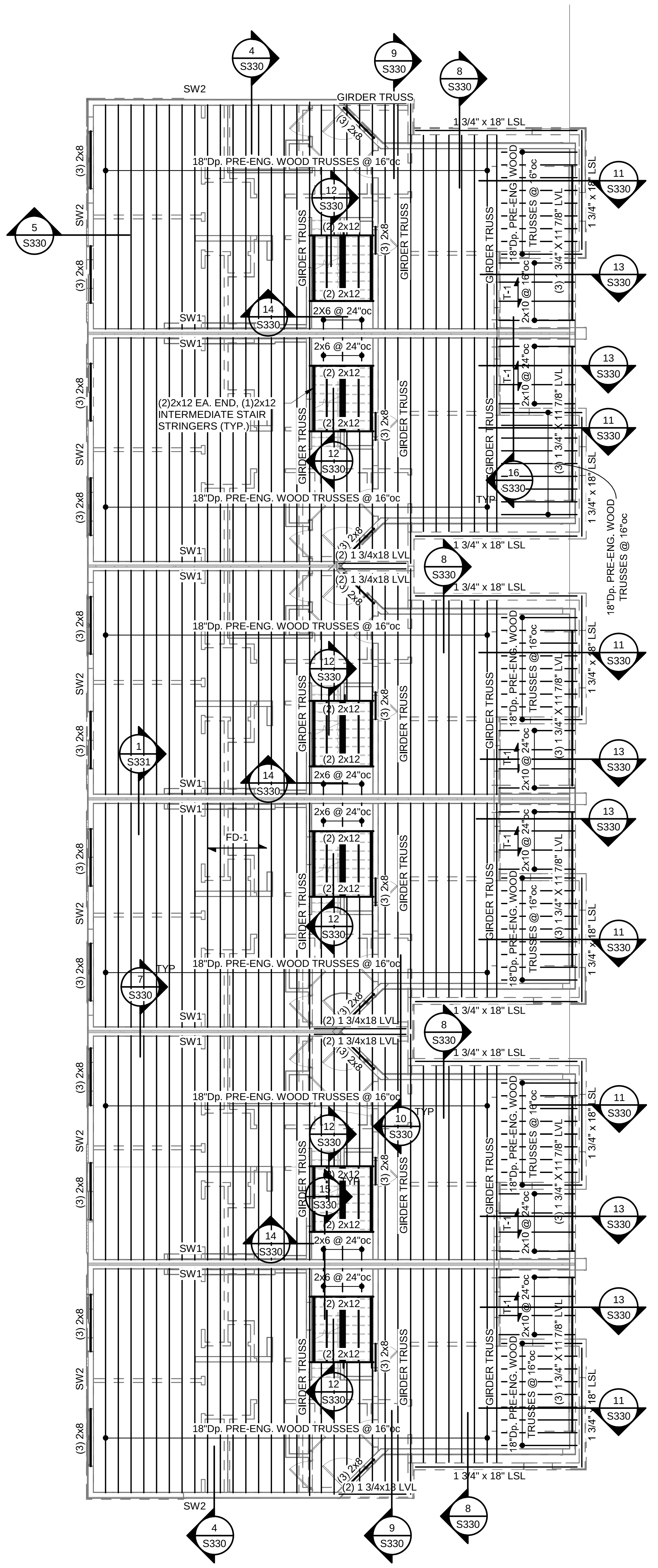
A306

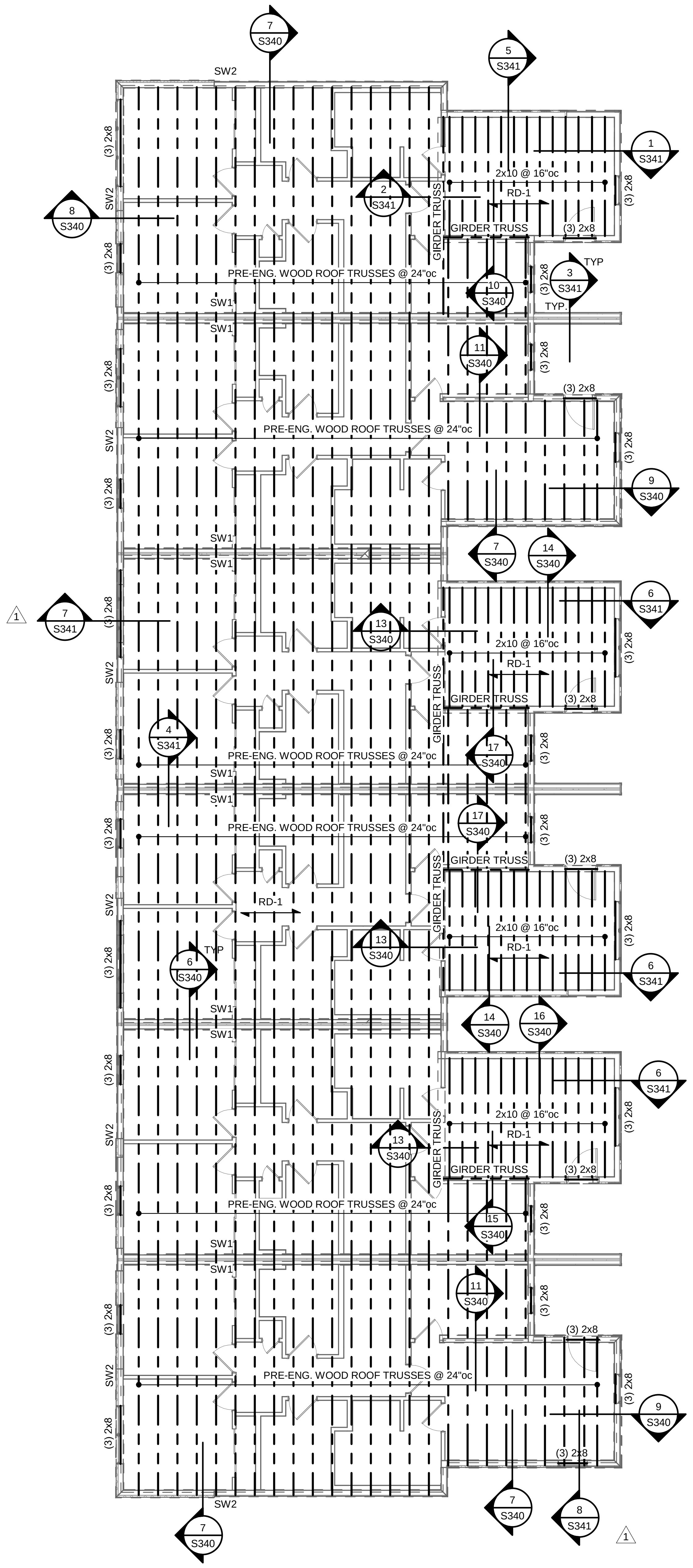
GROUPS 12-14 BUILDING SECTIONS



## 1 GROUP 1 - FOUNDATION PLAN
1/8" = 1'-0"


GIRDER TRUSS
18"Dp. PRE-ENG. WOOD TRUSSES @ 16"oc
1 3/4" x 18" LSL
(3) 2x8
2X6 @ 24"oc
(2) 2x12
(2)2x12 EA. END, (1)2x12 INTERMEDIATE STAIR STRINGERS (TYP.)
(2) 1 3/4x18 LVL
18"Dp. PRE-ENG. WOOD TRUSSES @ 16"oc
FO-1
SW1
SW2
TYP

## 2 GROUP 1 - SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"



## 3 GROUP 1 - ROOF FRAMING PLAN
1/8" = 1'-0"

CLARK ANDREW BASINGER
NUMBER PE-2010026832
11-12-21

| | |
|---|---|
| TR,i ARCHITECTS | ARCHITECT |
| BOB D CAMPBELL & COMPANY | STRUCTURAL ENGINEER |
| SM ENGINEERING | CIVIL ENGINEER |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| LATIMER SOMMERS & ASSOCIATES | MECHANICAL ENGINEER |
| LATIMER SOMMERS & ASSOCIATES | PLUMBING ENGINEER |
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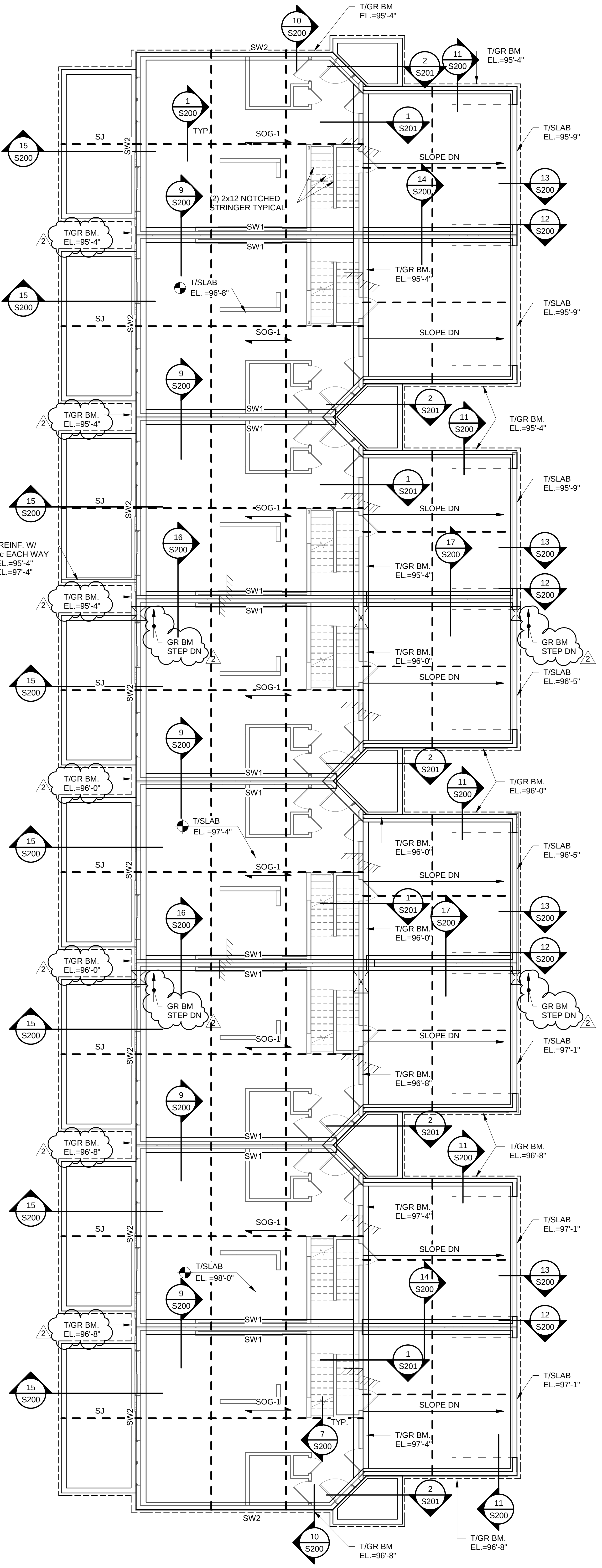
**TR,i PROJECT NO.** 20-078

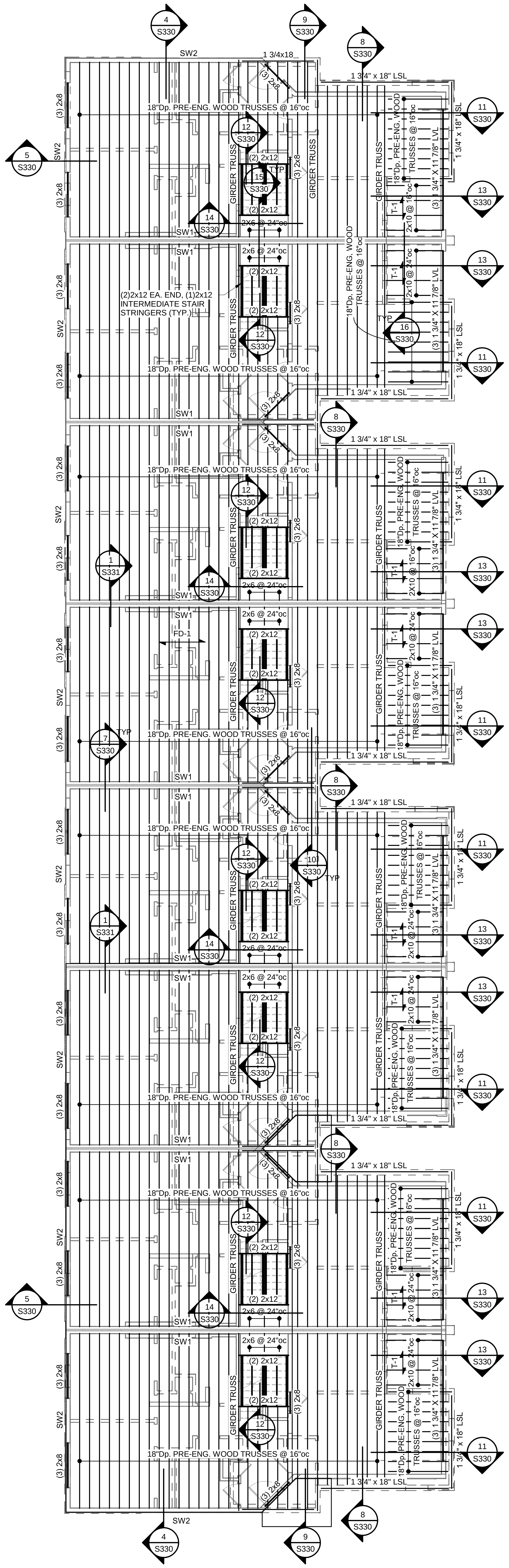
**SHEET NO.**

S101

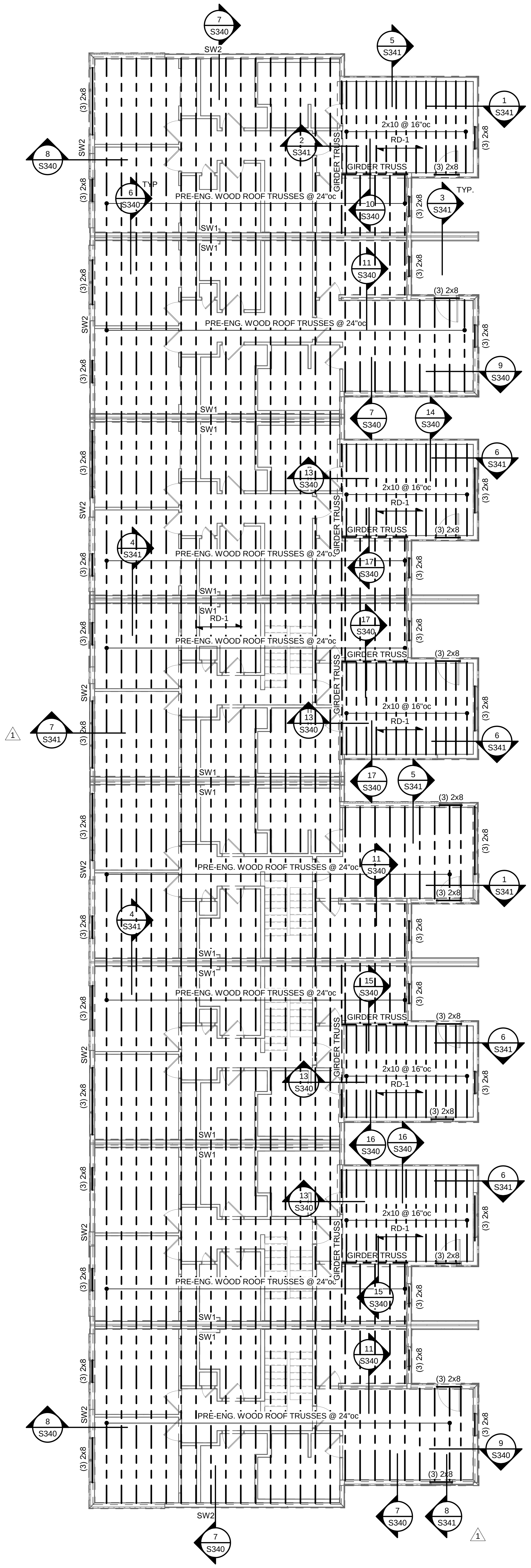
GROUP 1 PLANS


T/GR BM
EL.=95'-4"
SOG-1
SLOPE DN
T/SLAB
EL.=95'-9"
(2) 2x12 NOTCHED STRINGER TYPICAL
SW1
SW2
SJ
TYP.
GR BM STEP DN
6" WALL REINF. W/ #4 @16"oc EACH WAY B/WALL EL.=95'-4" T/WALL EL.=97'-4"
S200
S201

## 1 GROUP 2 - FOUNDATION PLAN
1/8" = 1'-0"



## 2 GROUP 2 - SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"



## 3 GROUP 2 - ROOF FRAMING PLAN
1/8" = 1'-0"

CLARK ANDREW BASINGER
NUMBER PE-2010026832
11-12-21

| | |
|---|---|
| TR,i ARCHITECTS | ARCHITECT |
| BOB D CAMPBELL & COMPANY | STRUCTURAL ENGINEER |
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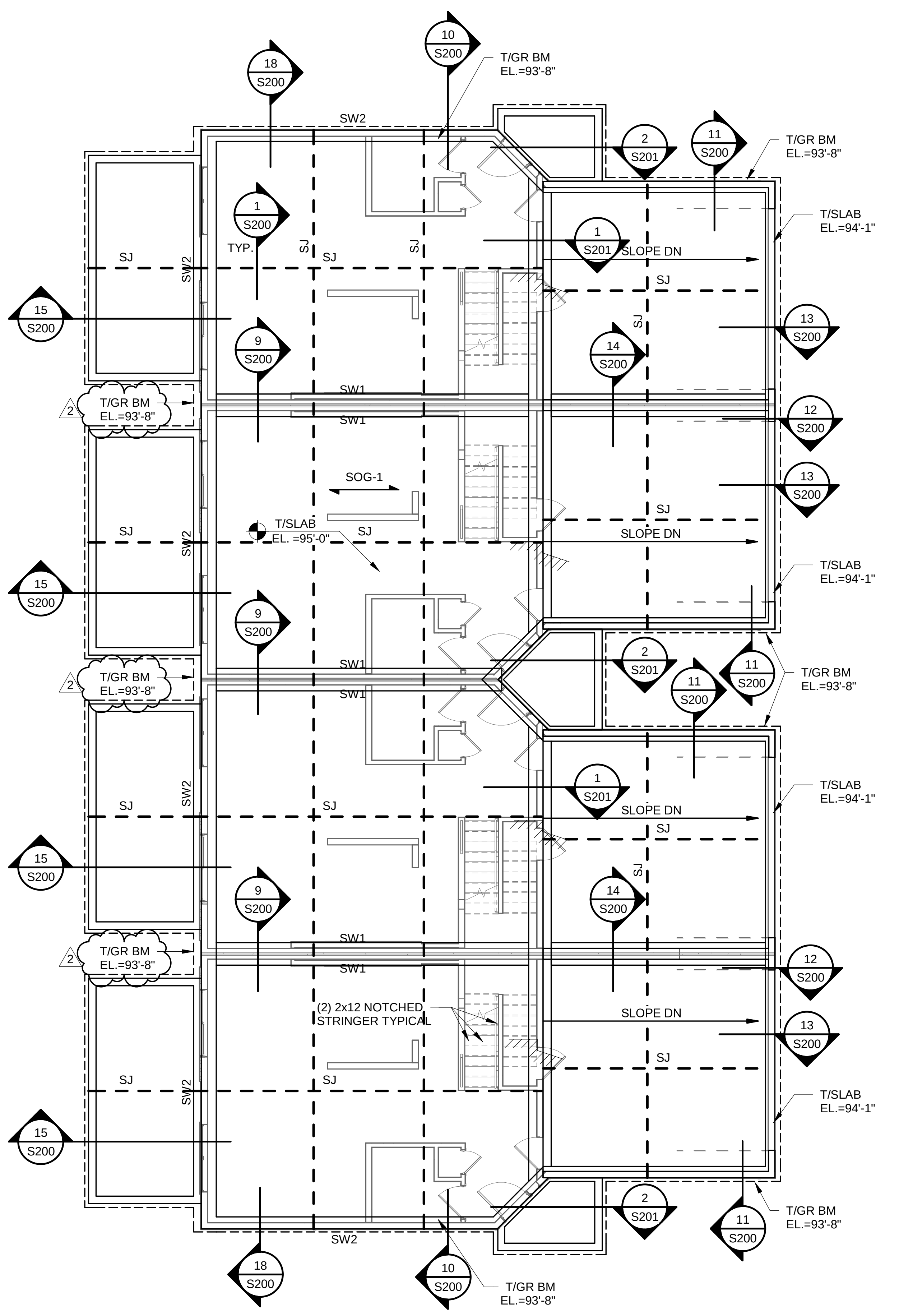
**SHEET NO.**

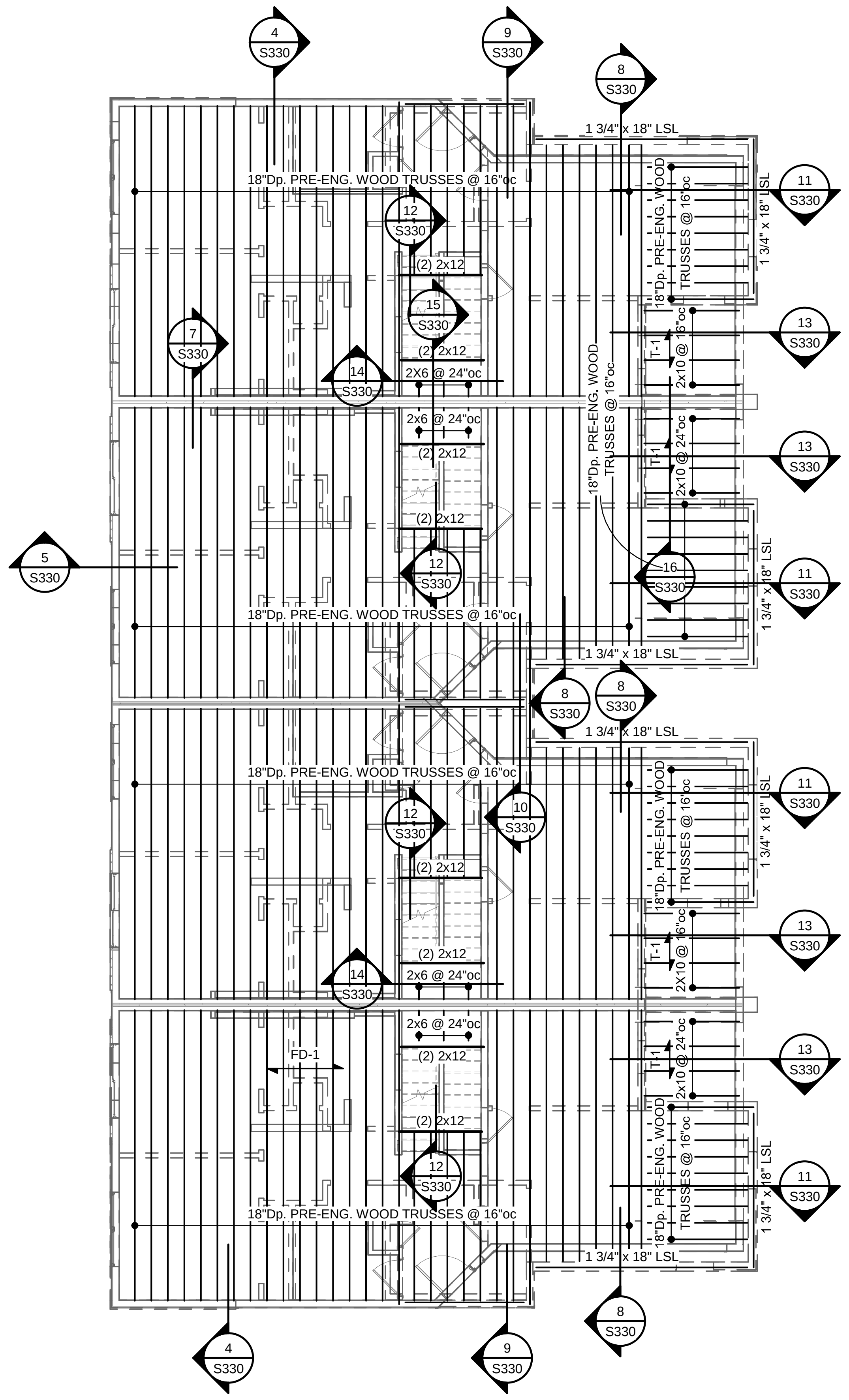
S102

**GROUP 2 PLANS**



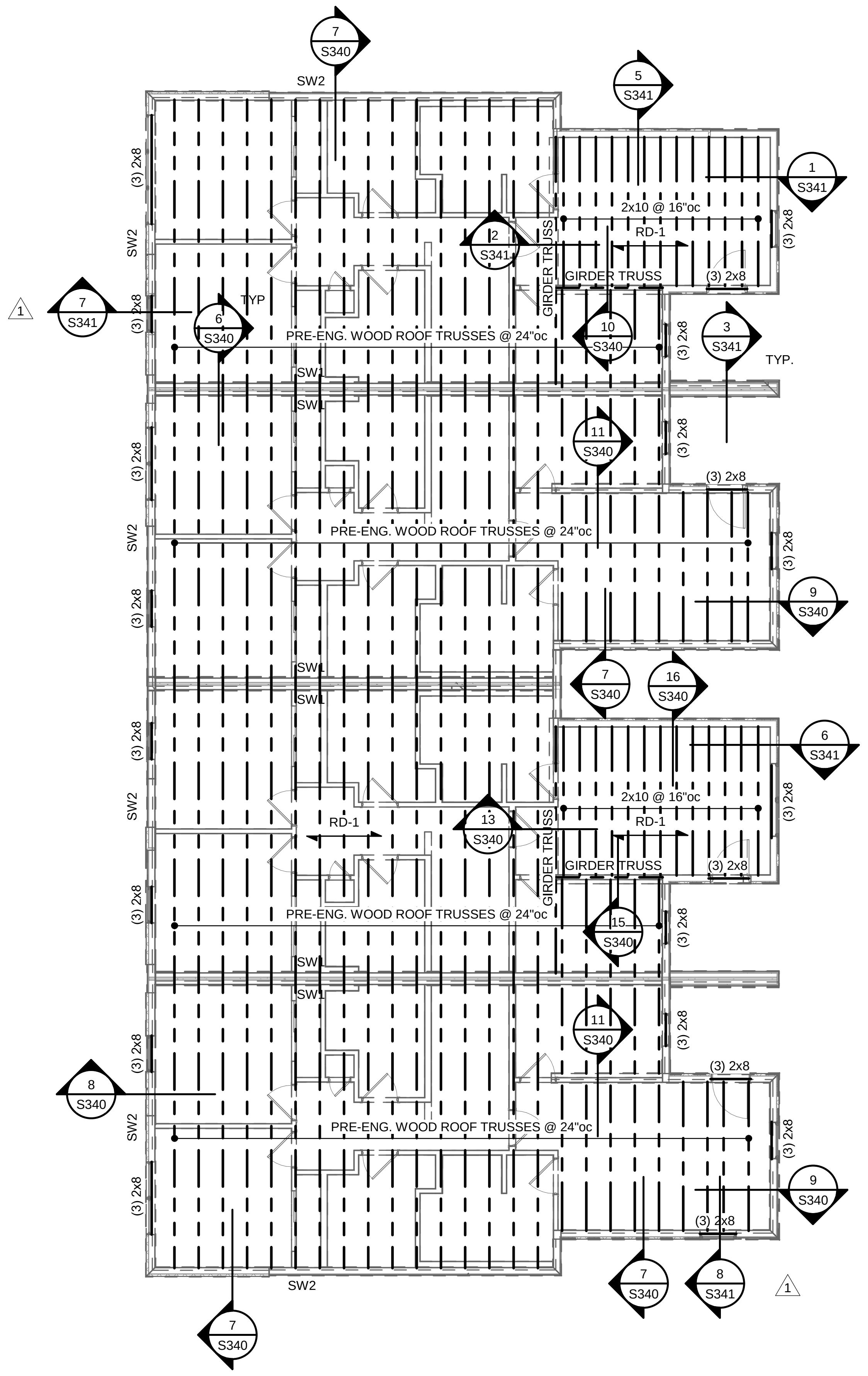
## 1 GROUP 3 - FOUNDATION PLAN

1/8" = 1'-0"



## 2 GROUP 3 - SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"



## 3 GROUP 3 - ROOF FRAMING PLAN

1/8" = 1'-0"

CLARK ANDREW BASINGER
NUMBER PE-2010026832
11-12-21

| | |
|---|---|
| TR,i ARCHITECTS | ARCHITECT |
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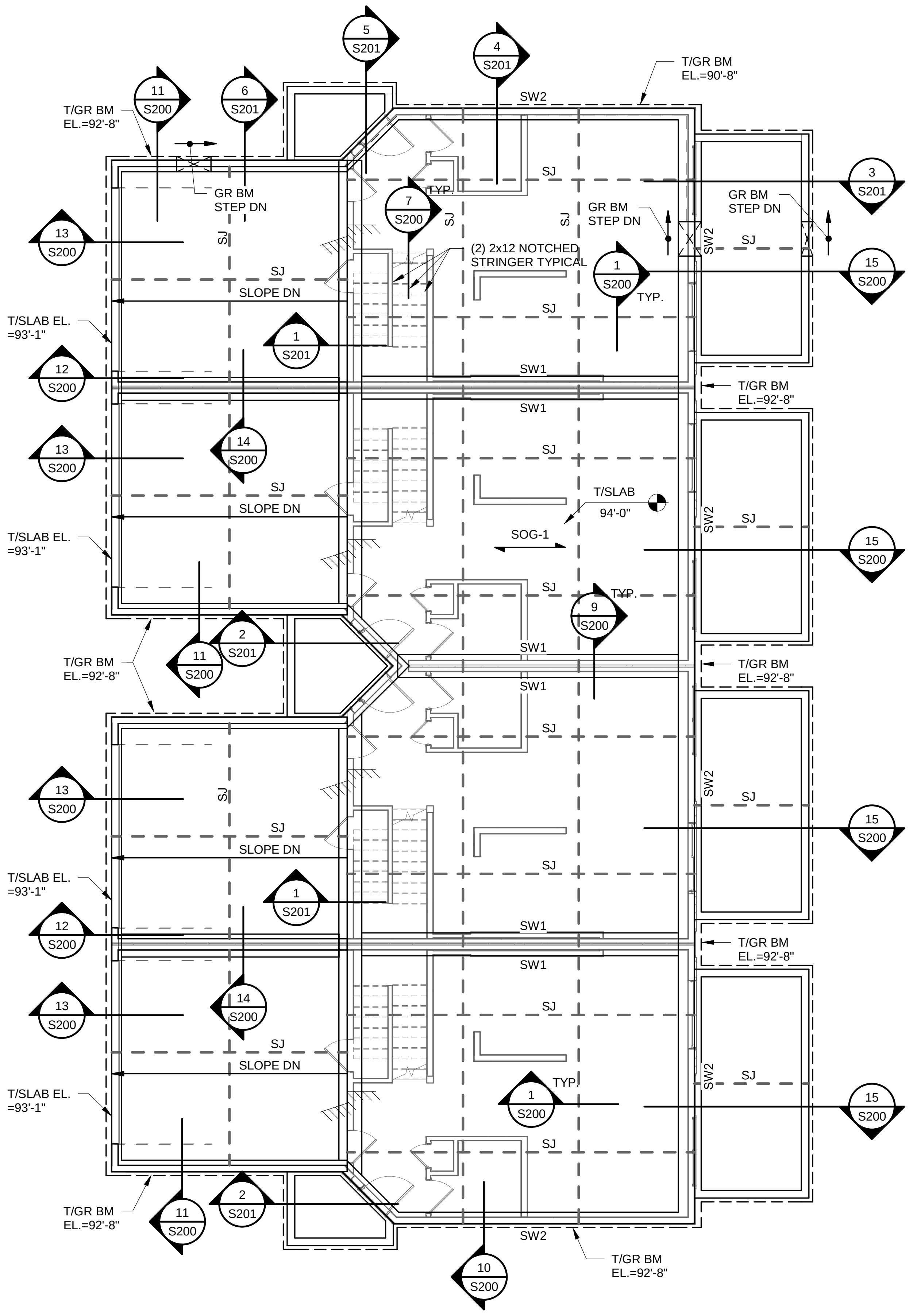
**SHEET NO.**

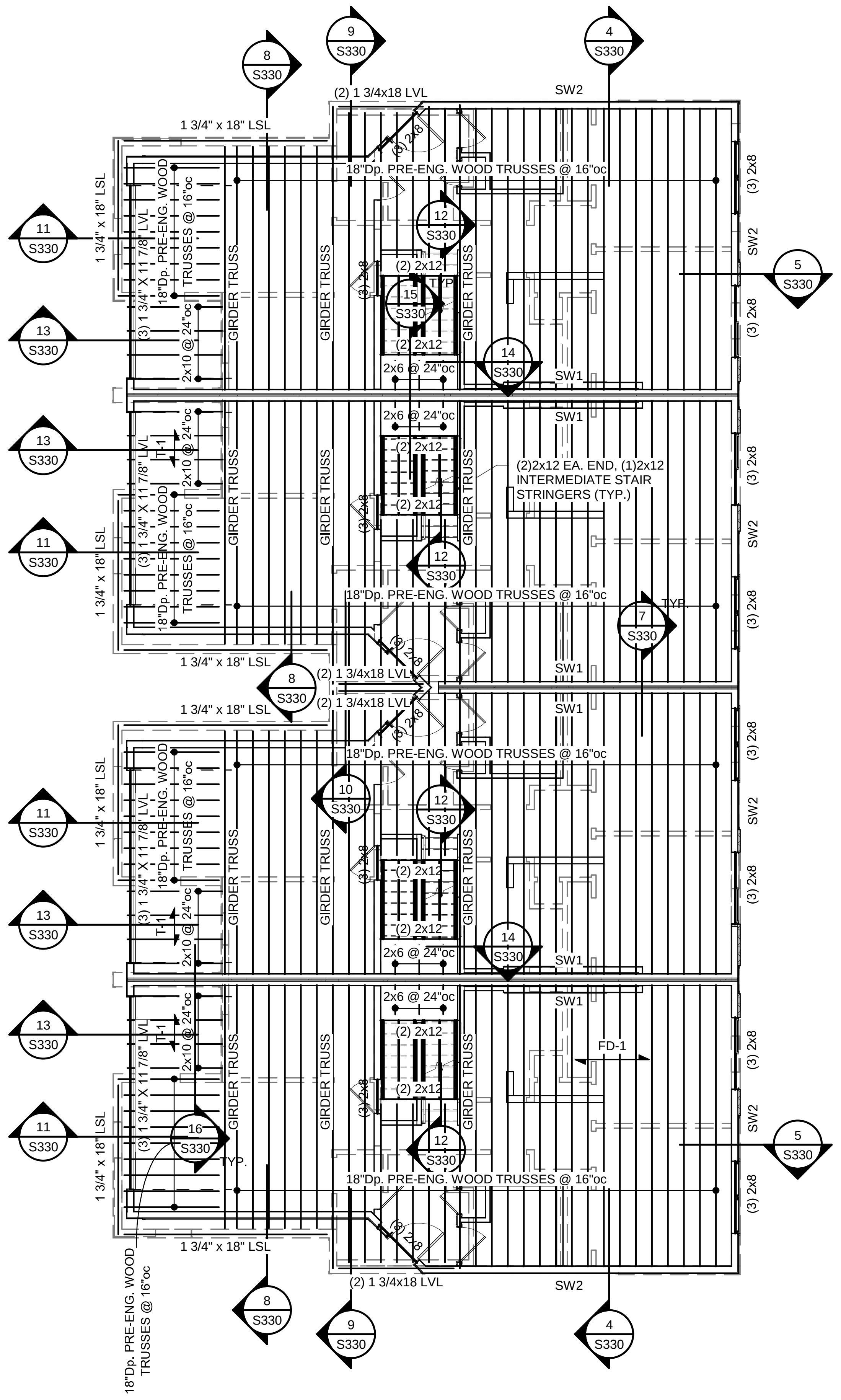
S103

**GROUP 3 PLANS**



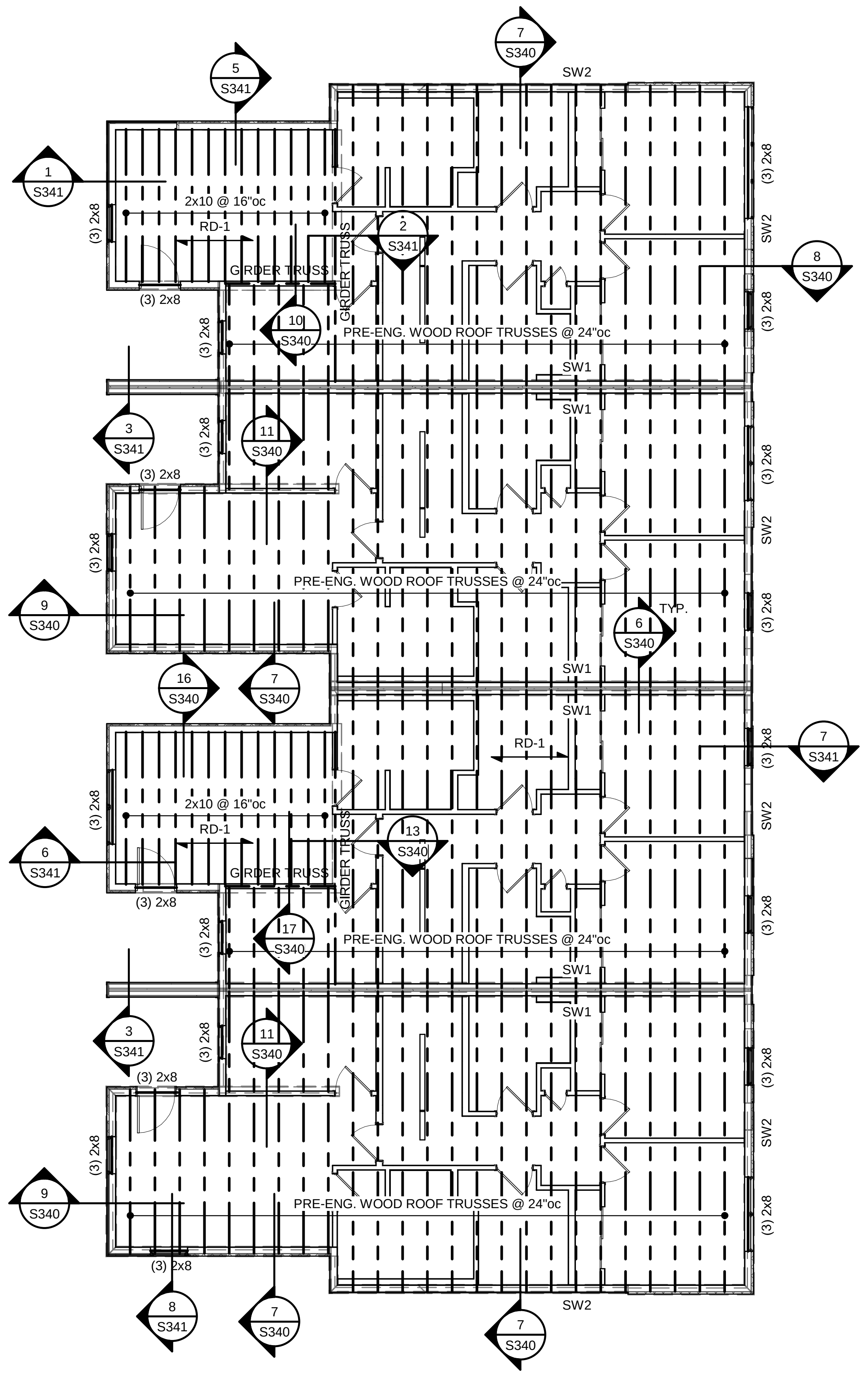
## 1 GROUP 4 - FOUNDATION PLAN

1/8" = 1'-0"



## 2 GROUP 4 - SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"



## 3 GROUP 4 - ROOF FRAMING PLAN

1/8" = 1'-0"

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NUMBER
PE-2010026832
11-12-21

| | |
|---|---|
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| SM ENGINEERING | CIVIL ENGINEER |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| LATIMER SOMMERS & ASSOCIATES | MECHANICAL ENGINEER |
| LATIMER SOMMERS & ASSOCIATES | PLUMBING ENGINEER |
| LATIMER SOMMERS & ASSOCIATES | ELECTRICAL ENGINEER |

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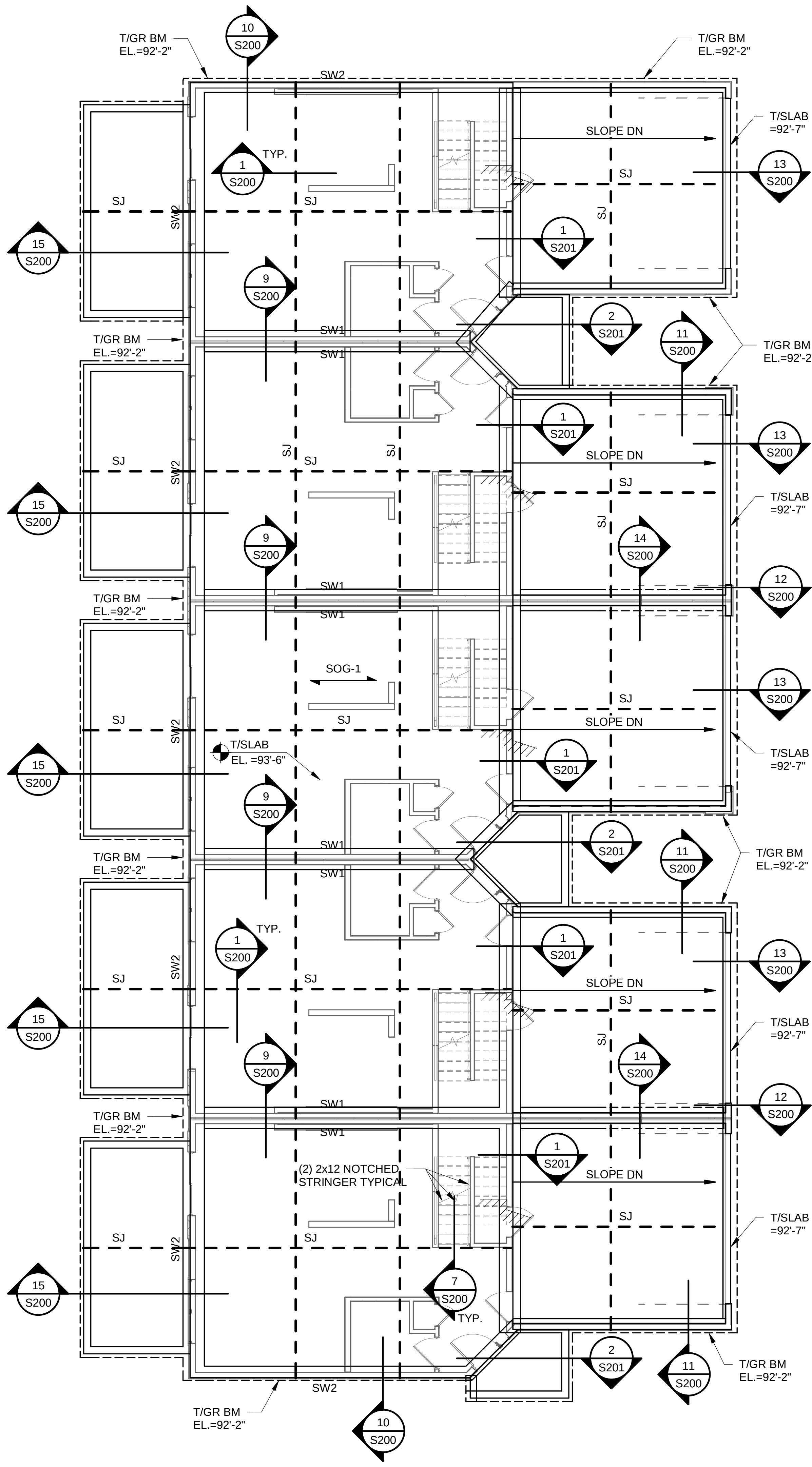
**SHEET NO.**

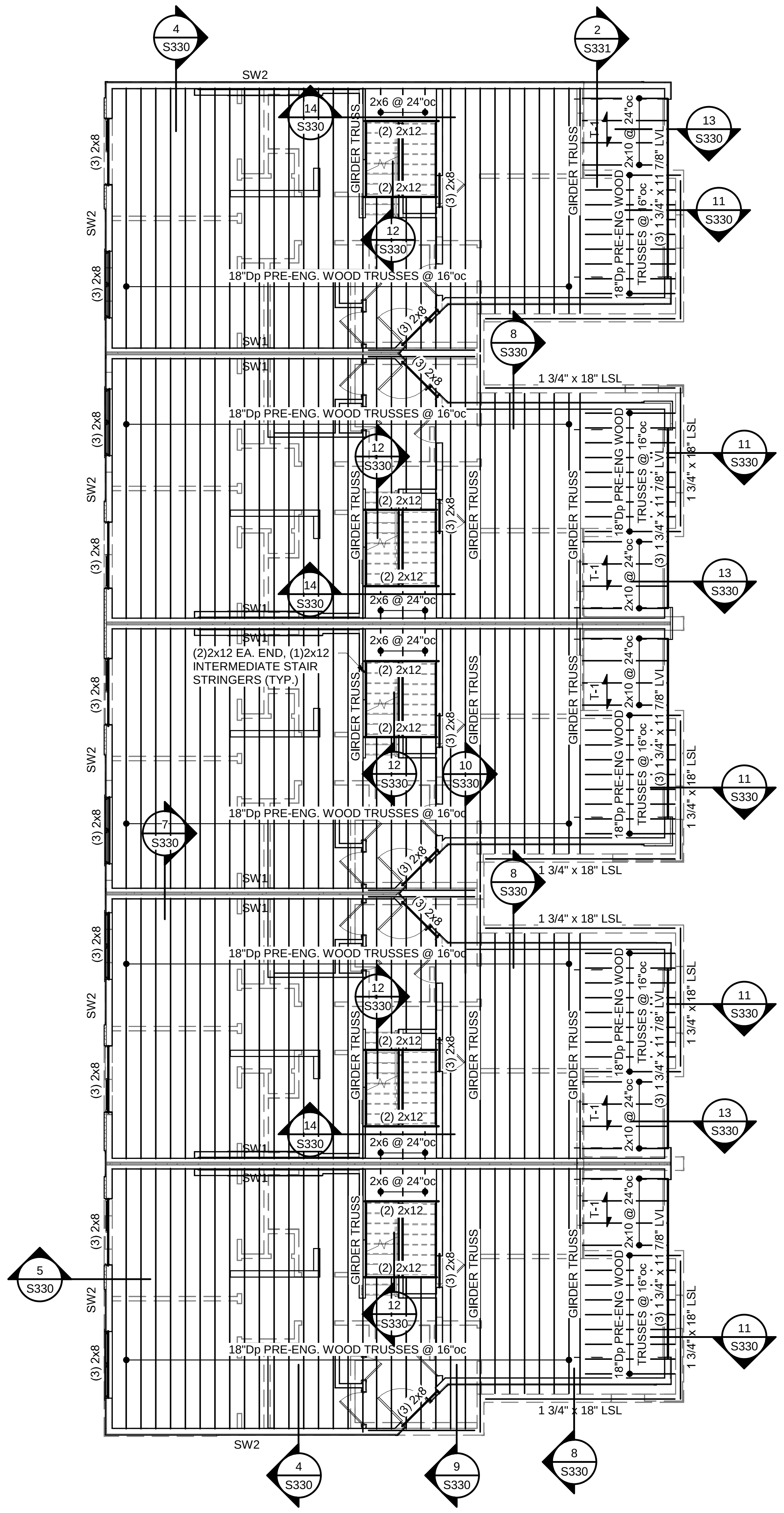
2 S104

GROUP 4 PLANS



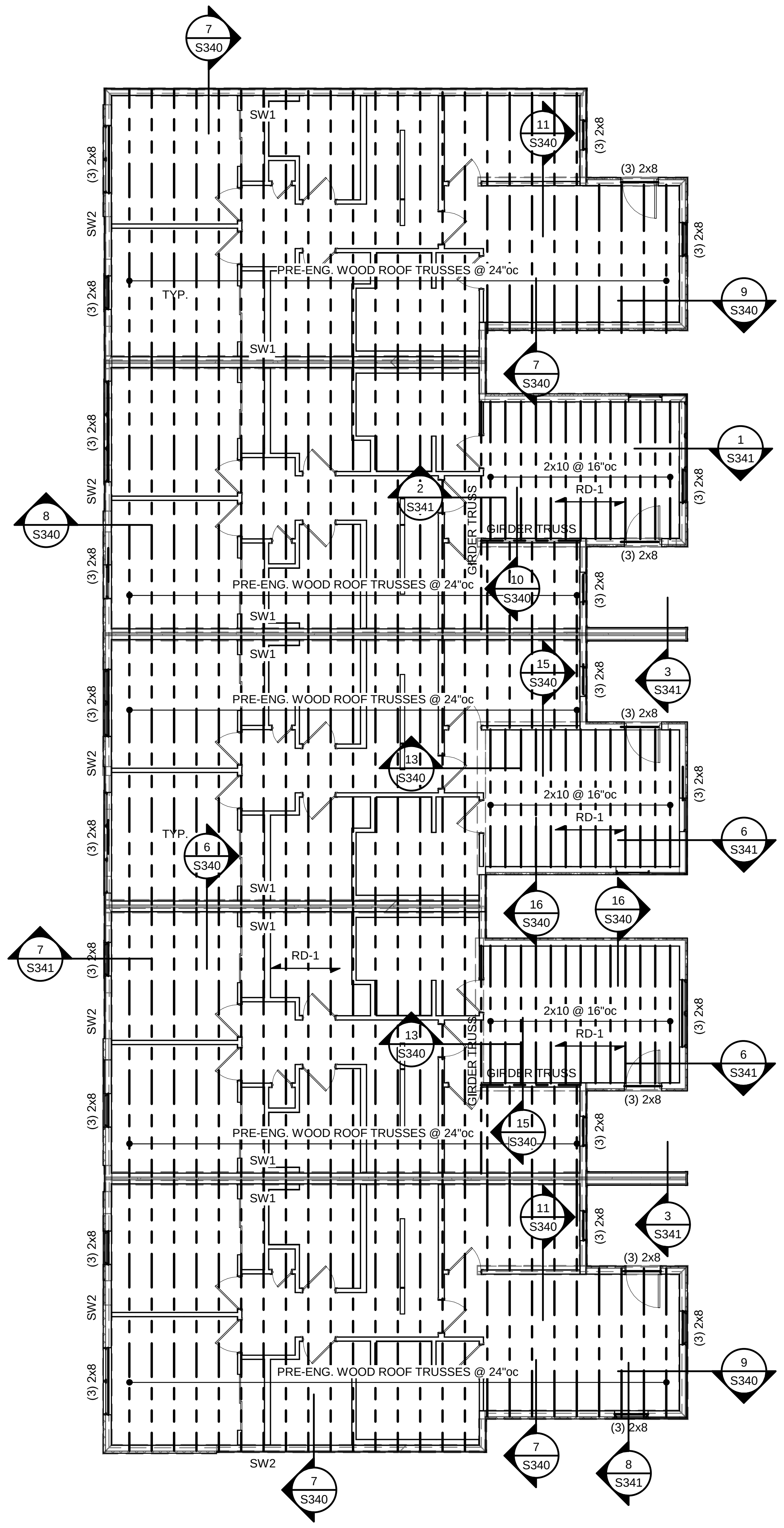
**1 GROUP 5 - FOUNDATION PLAN**

1/8" = 1'-0"



**2 GROUP 5 - SECOND FLOOR FRAMING PLAN**

1/8" = 1'-0"



**3 GROUP 5 - ROOF FRAMING PLAN**

1/8" = 1'-0"

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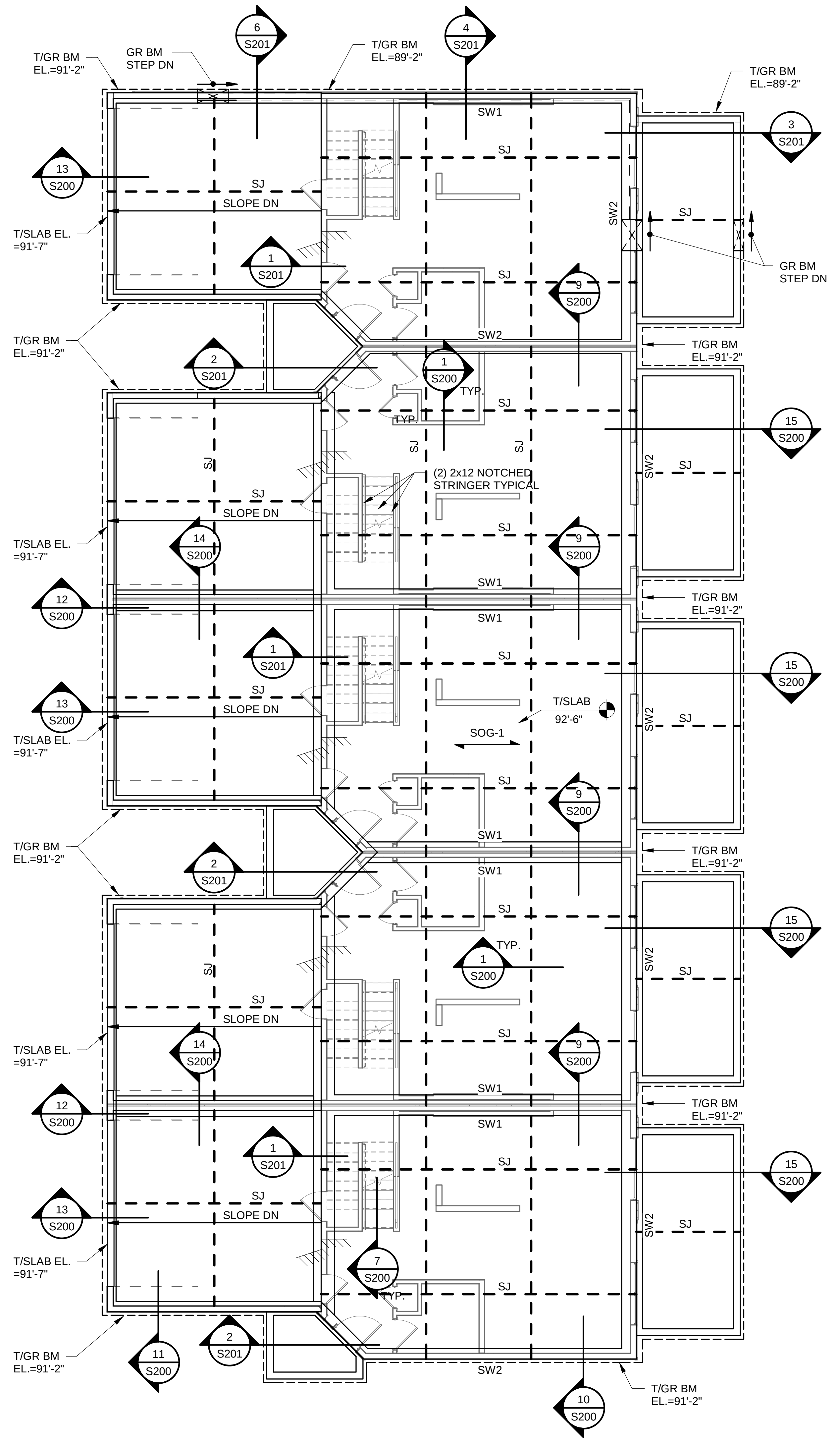
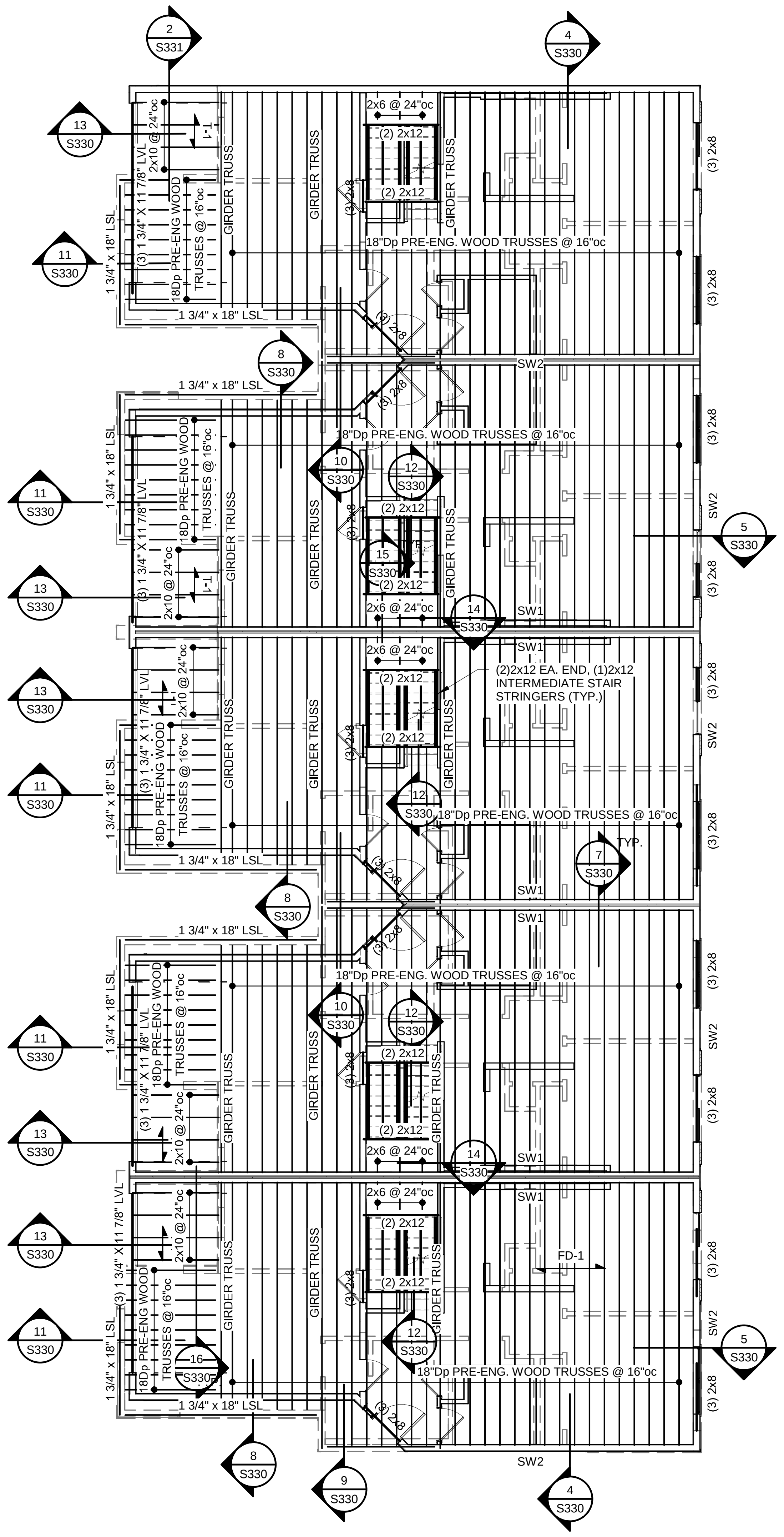
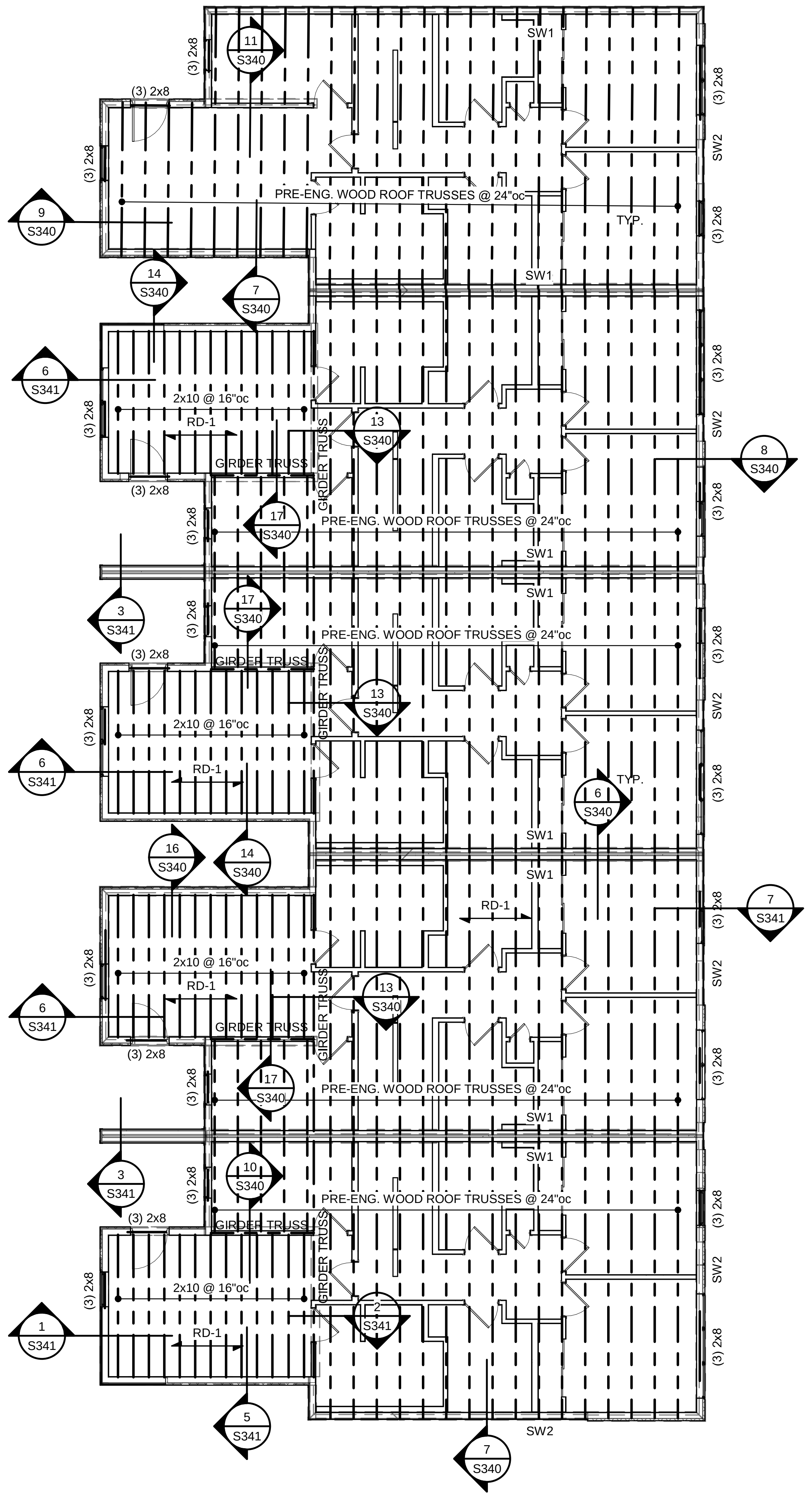
GROUP 5 PLANS



# 1 GROUP 6 - FOUNDATION PLAN
1/8" = 1'-0"



# 2 GROUP 6 - SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"



# 3 GROUP 6 - ROOF FRAMING PLAN
1/8" = 1'-0"

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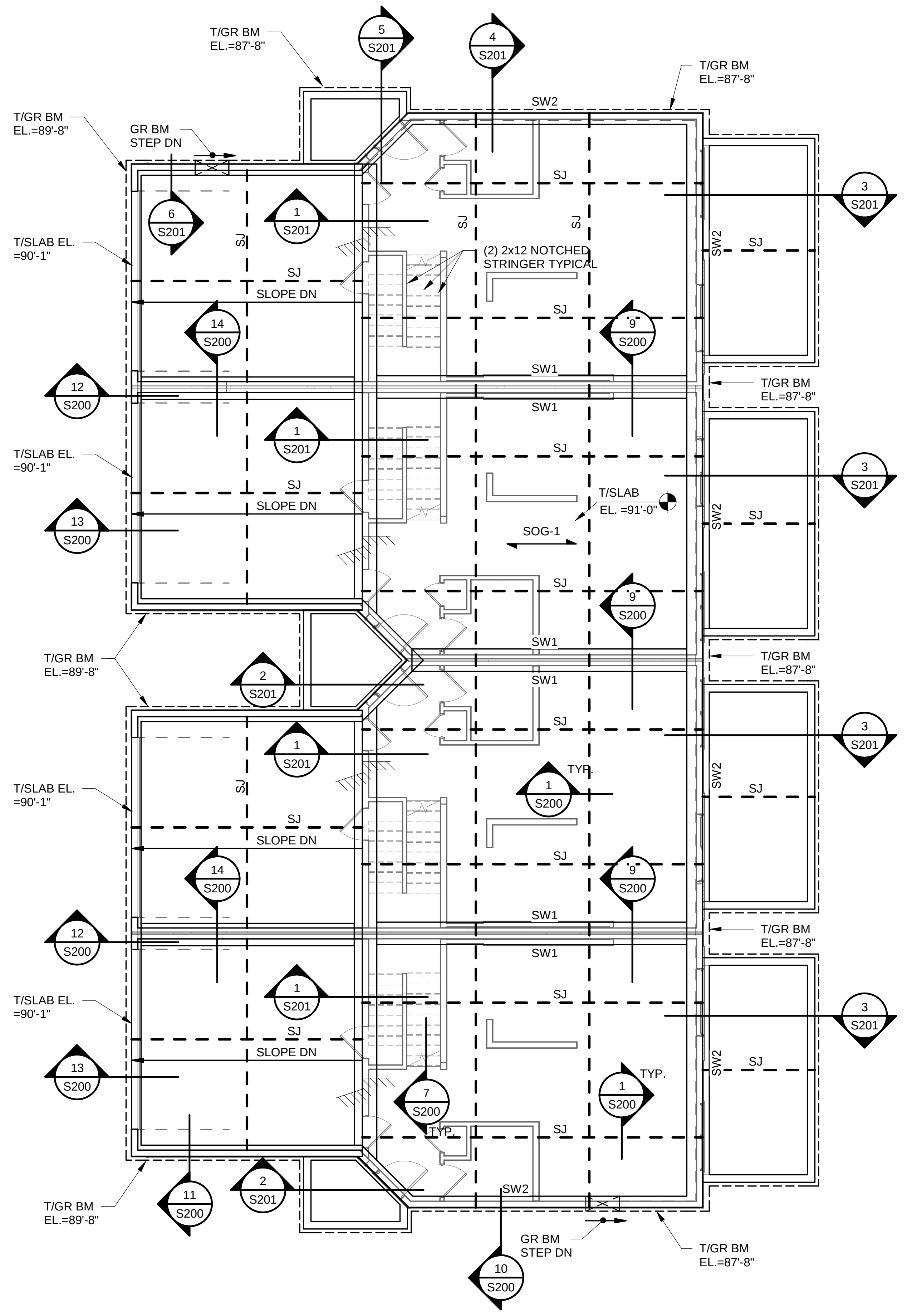
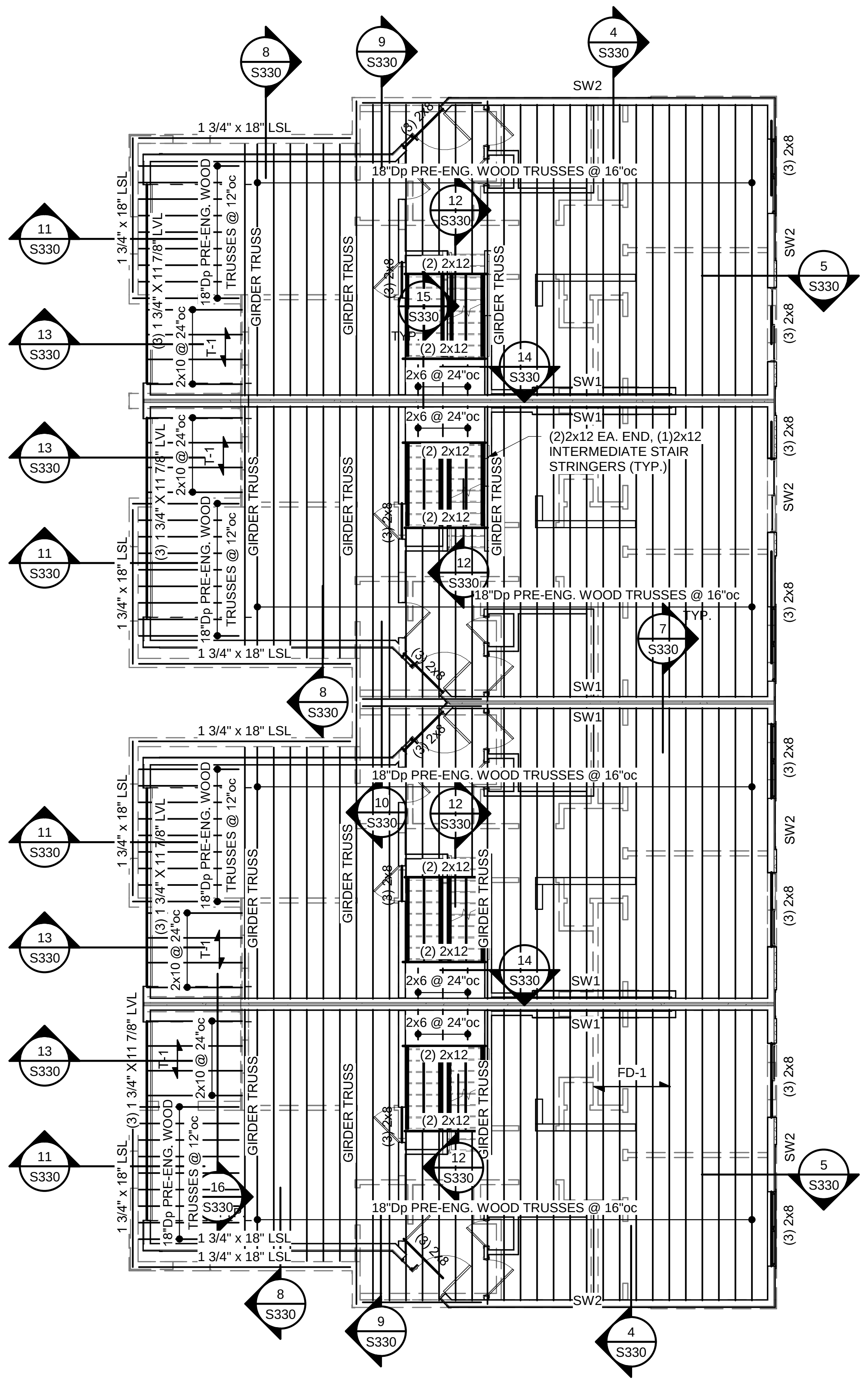
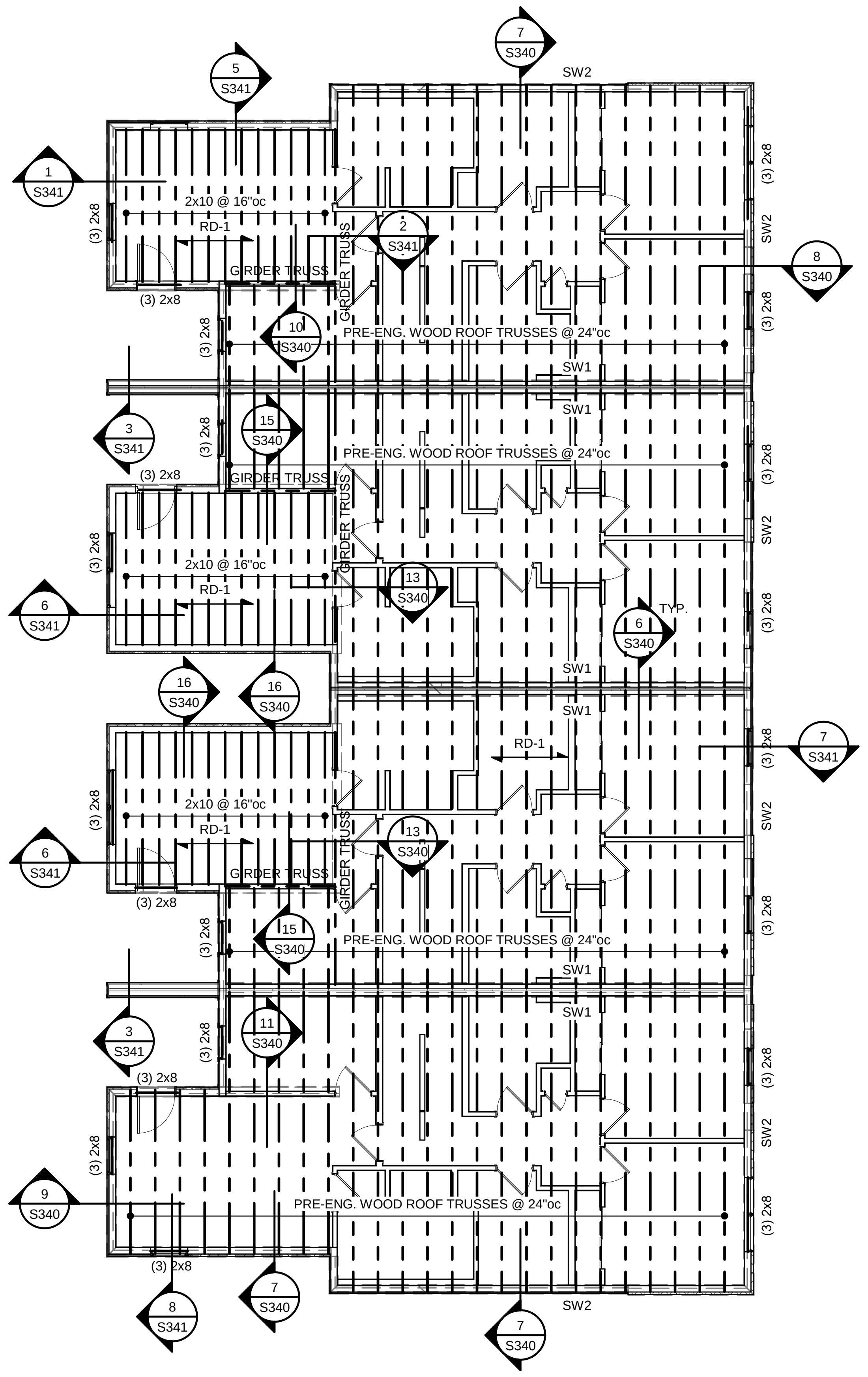
S106
**GROUP 6 PLANS**



**1 GROUP 7 - FOUNDATION PLAN**
1/8" = 1'-0"


1 3/4" x 18" LSL
18"Dp PRE-ENG. WOOD TRUSSES @ 16"oc
18"Dp PRE-ENG. WOOD TRUSSES @ 12"oc
(3) 1 3/4" X 11 7/8" LVL
2x10 @ 24"oc
2x6 @ 24"oc
(2) 2x12
GIRDER TRUSS
(2)2x12 EA. END, (1)2x12 INTERMEDIATE STAIR STRINGERS (TYP.)
FD-1
(3) 2x8
SW1
SW2
TYP.

**2 GROUP 7 - SECOND FLOOR FRAMING PLAN**
1/8" = 1'-0"



**3 GROUP 7 - ROOF FRAMING PLAN**
1/8" = 1'-0"

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| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
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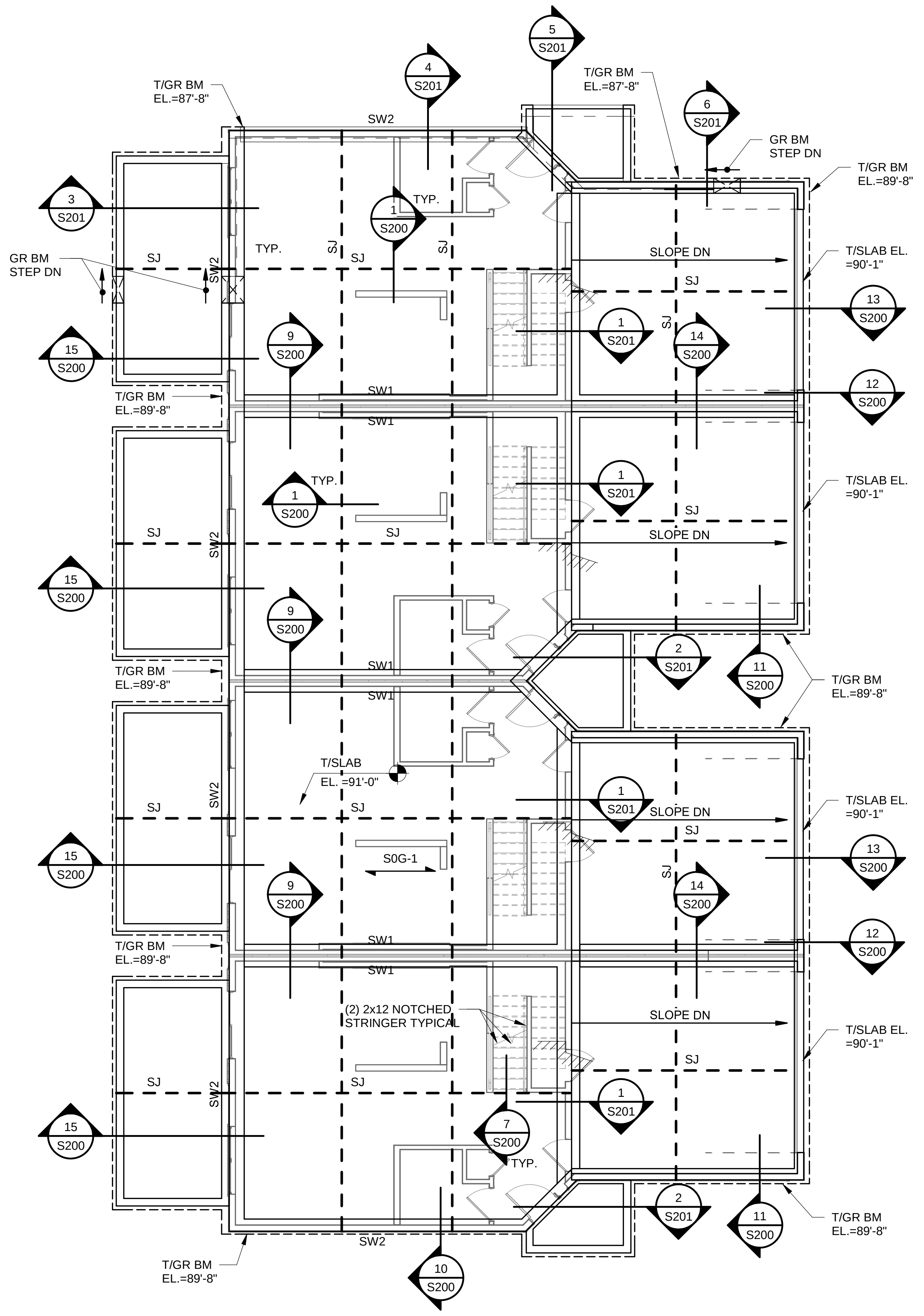
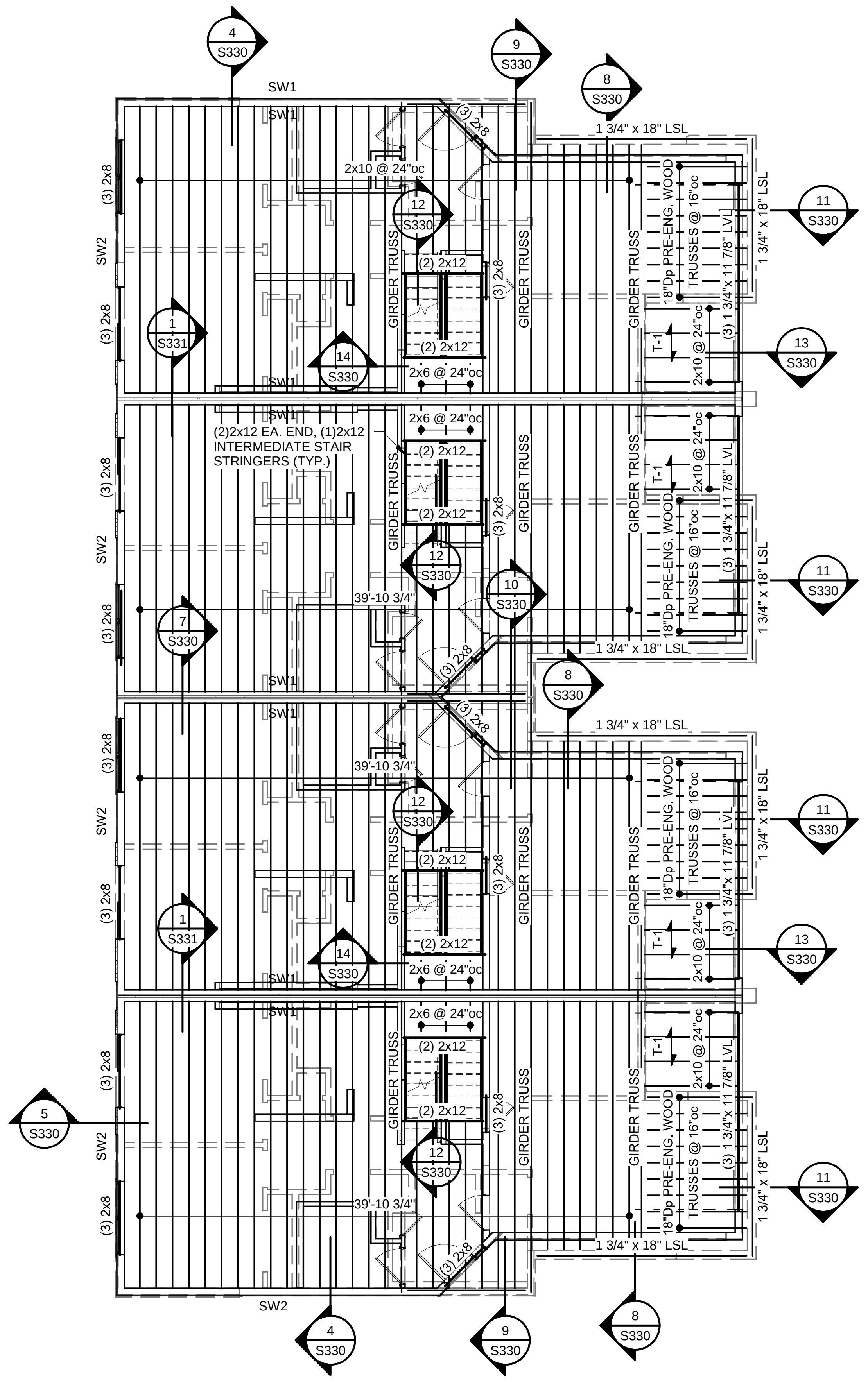
**SHEET NO.**
2
S107
**GROUP 7 PLANS**



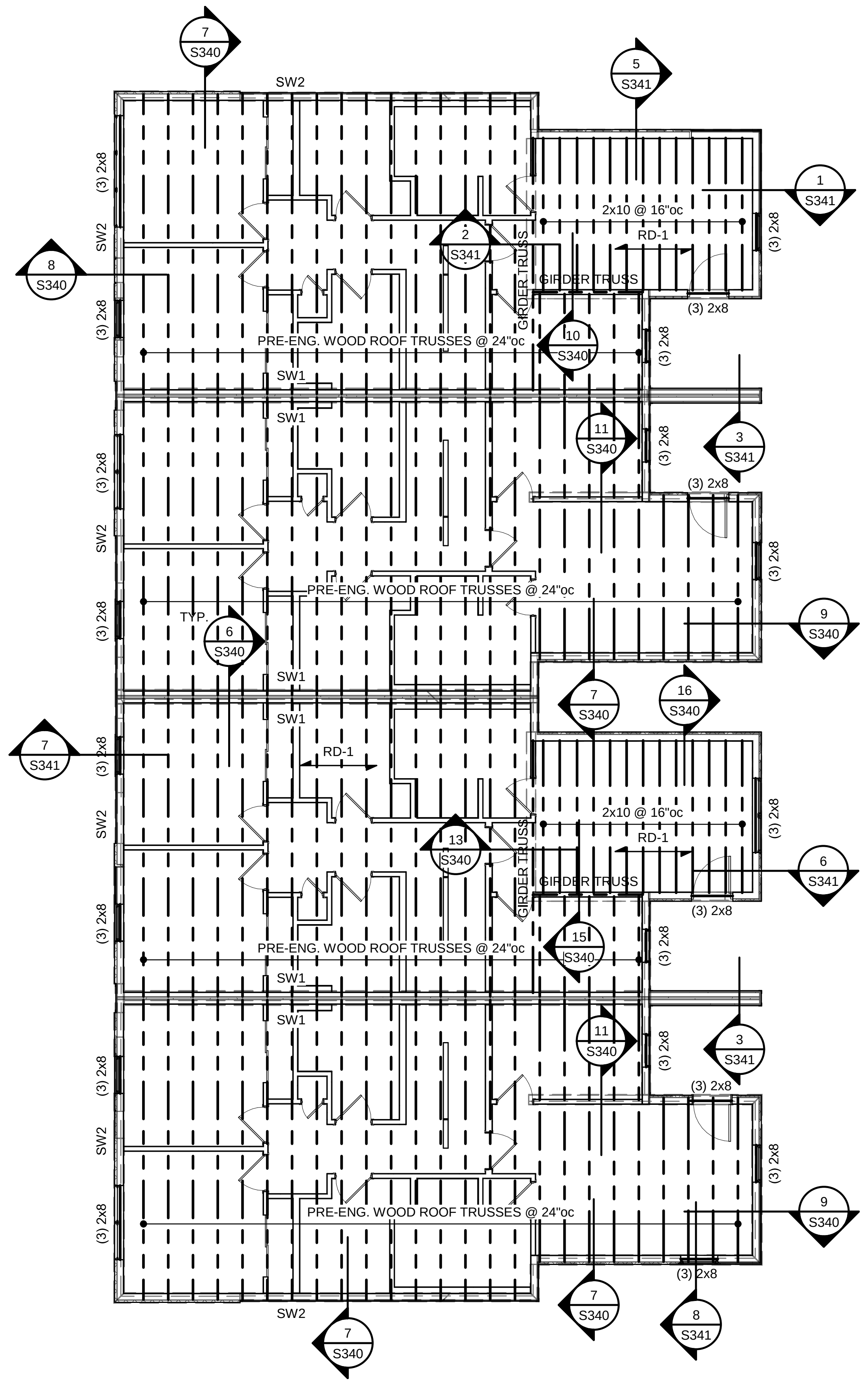
# 1 GROUP 8 - FOUNDATION PLAN

1/8" = 1'-0"



# 2 GROUP 8 - SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"



# 3 GROUP 8 - ROOF FRAMING PLAN

1/8" = 1'-0"

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| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
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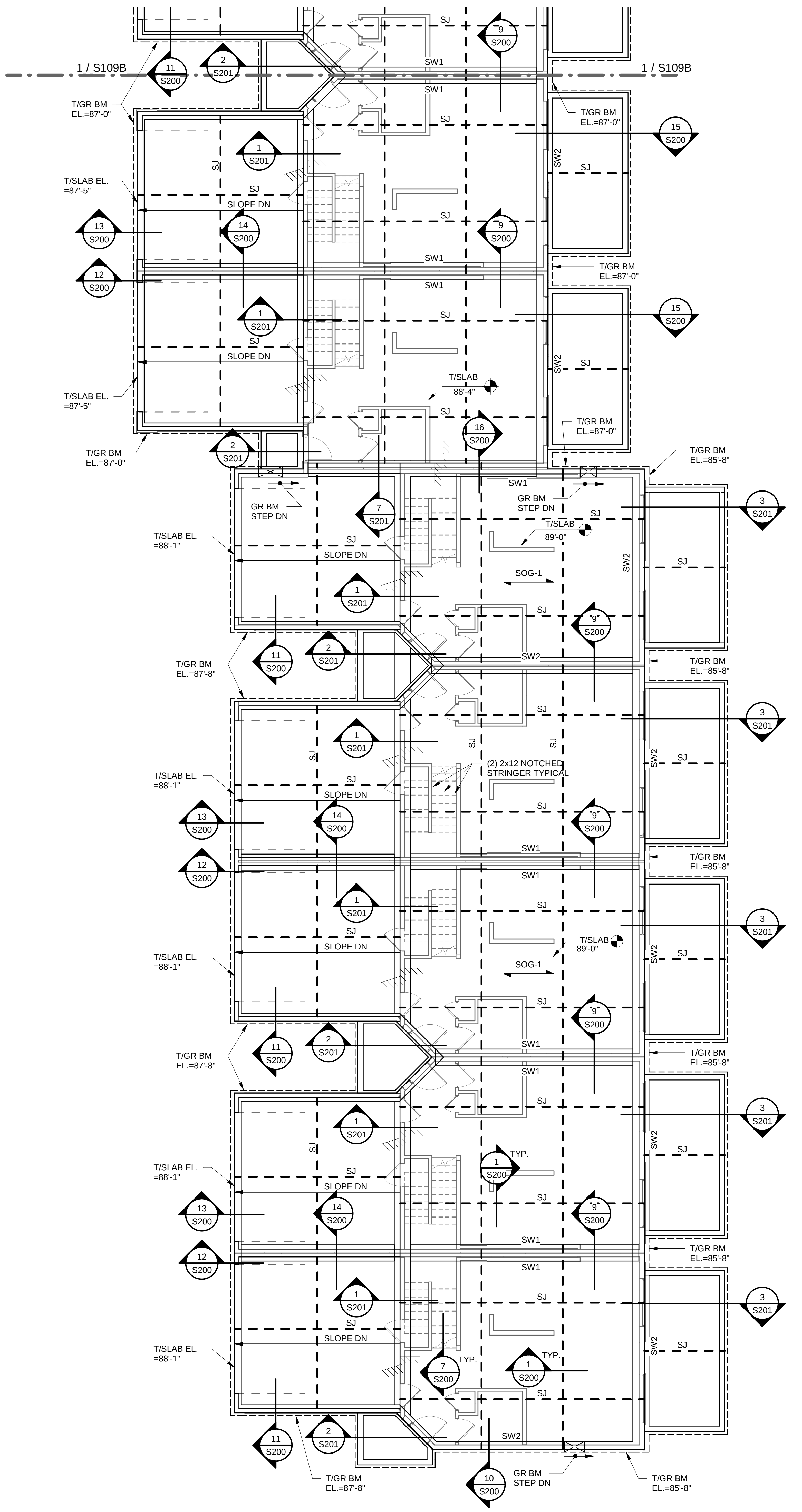
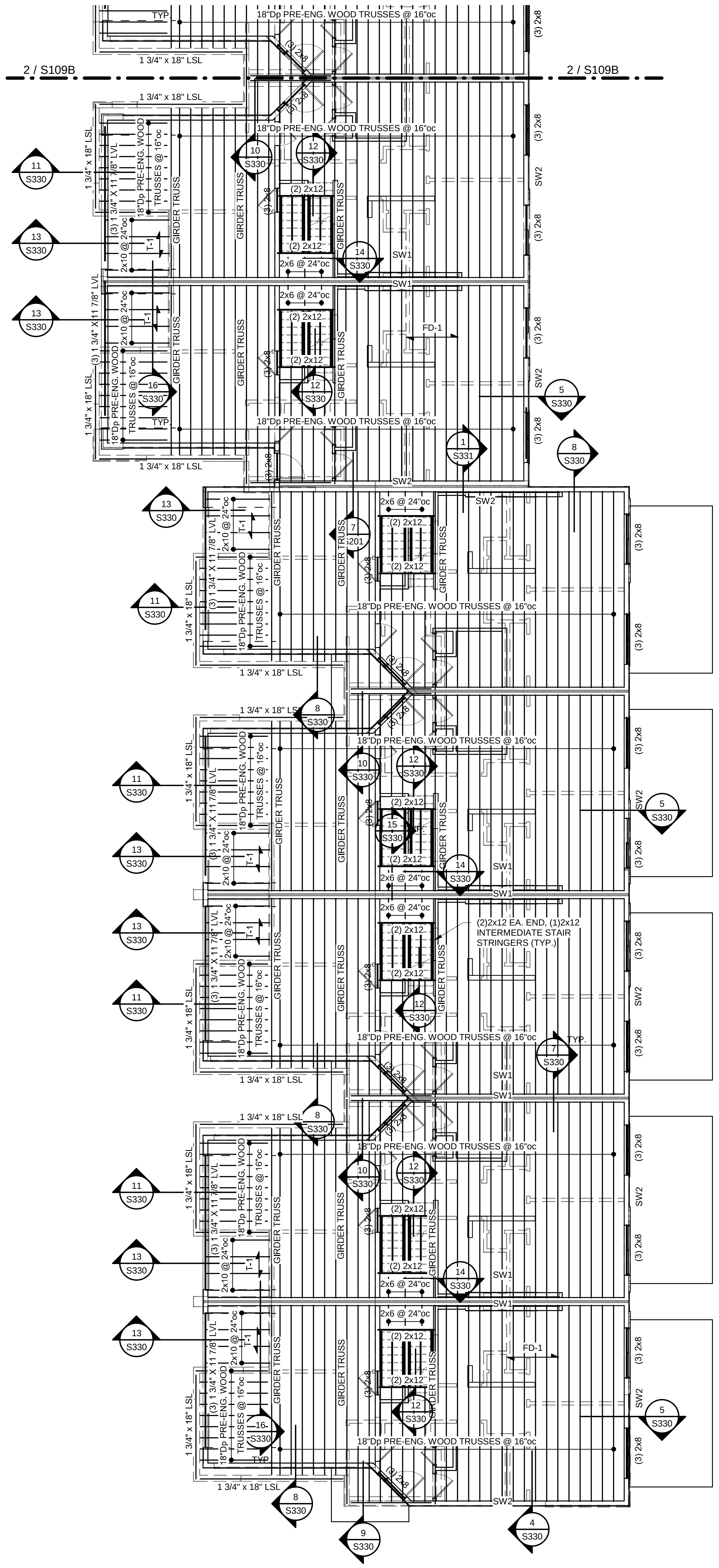
**SHEET NO.** 2 S108

GROUP 8 PLANS



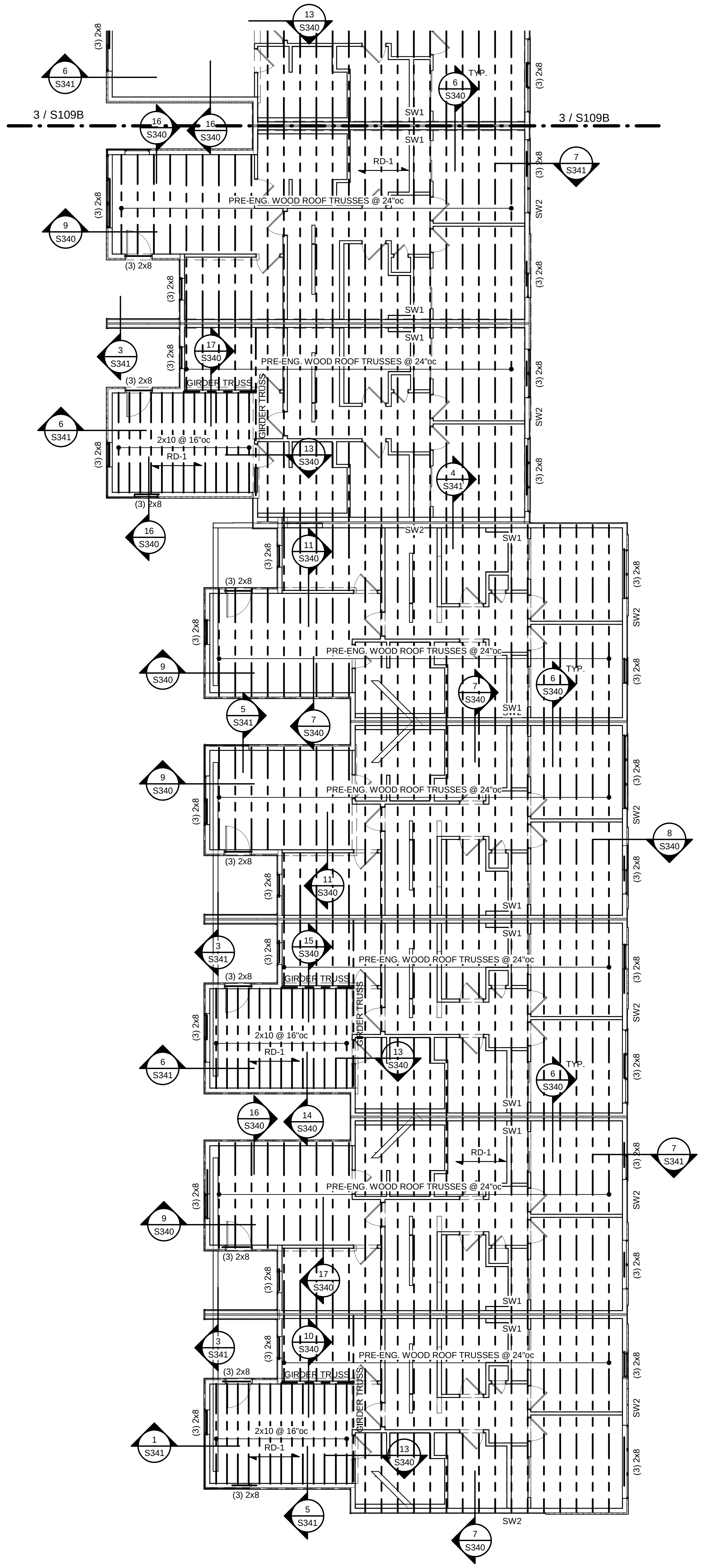
## 1 GROUP 9 - FOUNDATION PLAN

1/8" = 1'-0"



## 2 GROUP 9 - SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"



## 3 GROUP 9 - ROOF FRAMING PLAN

1/8" = 1'-0"

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| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
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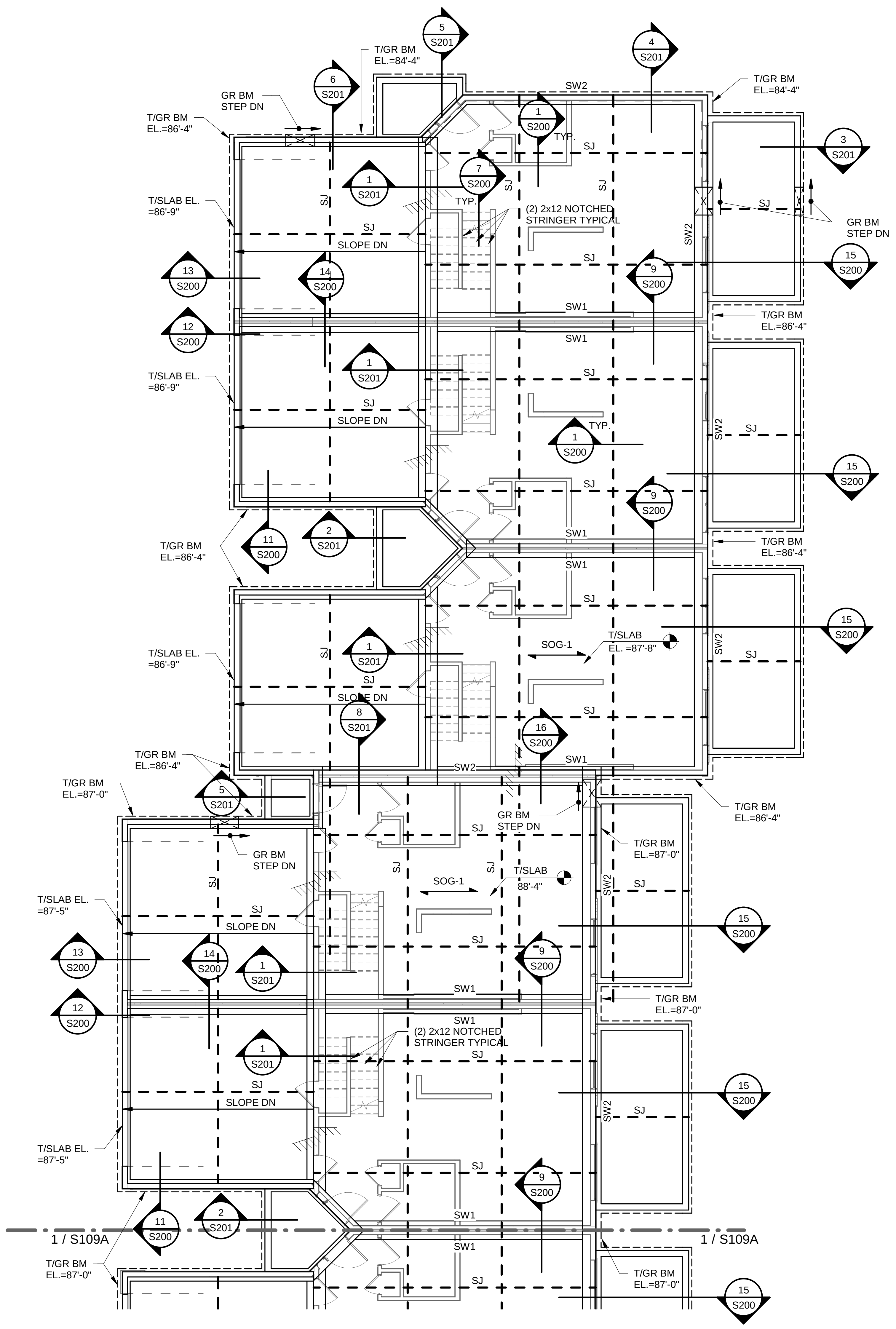
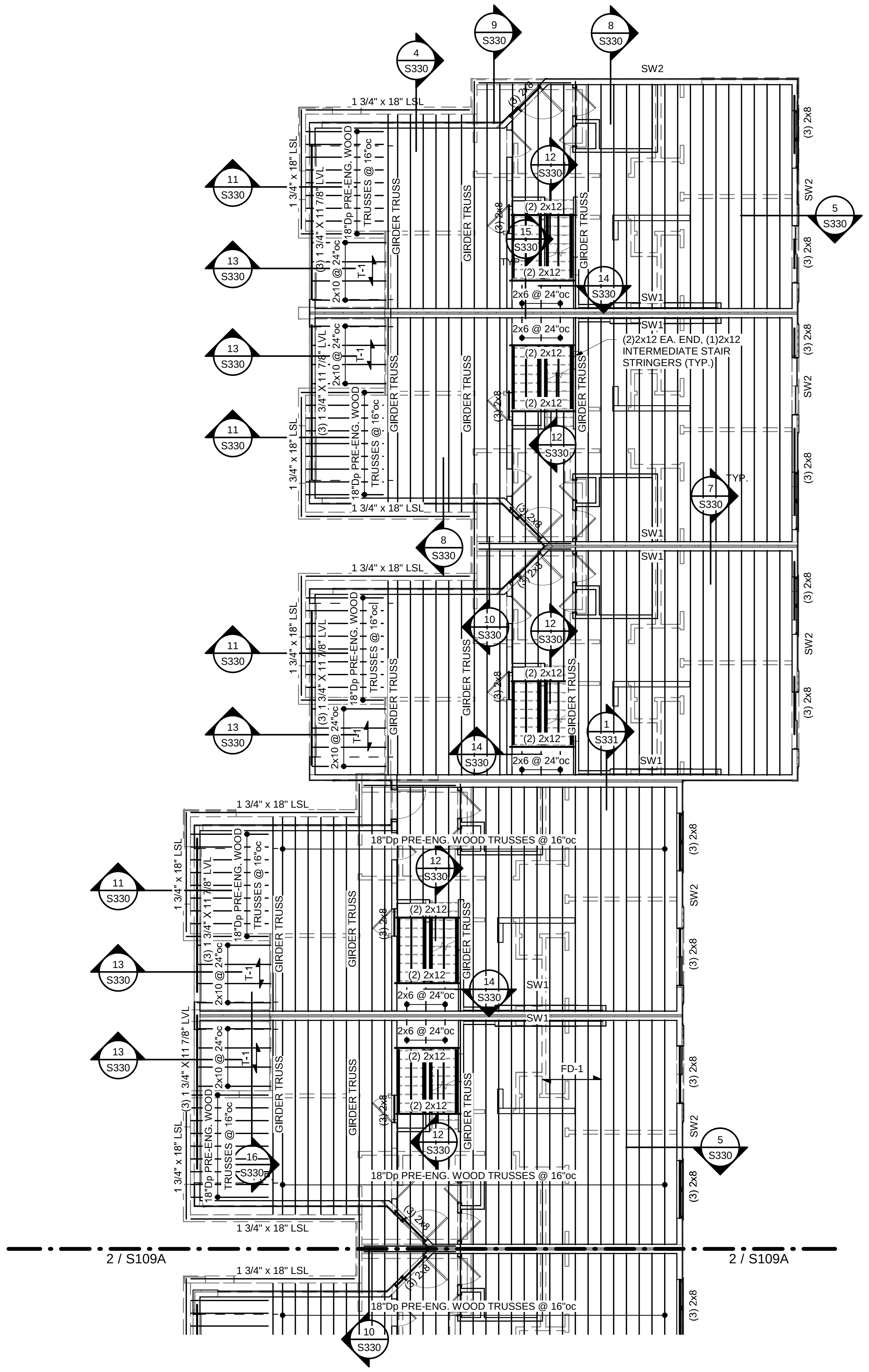
**SHEET NO.** 2 S109A

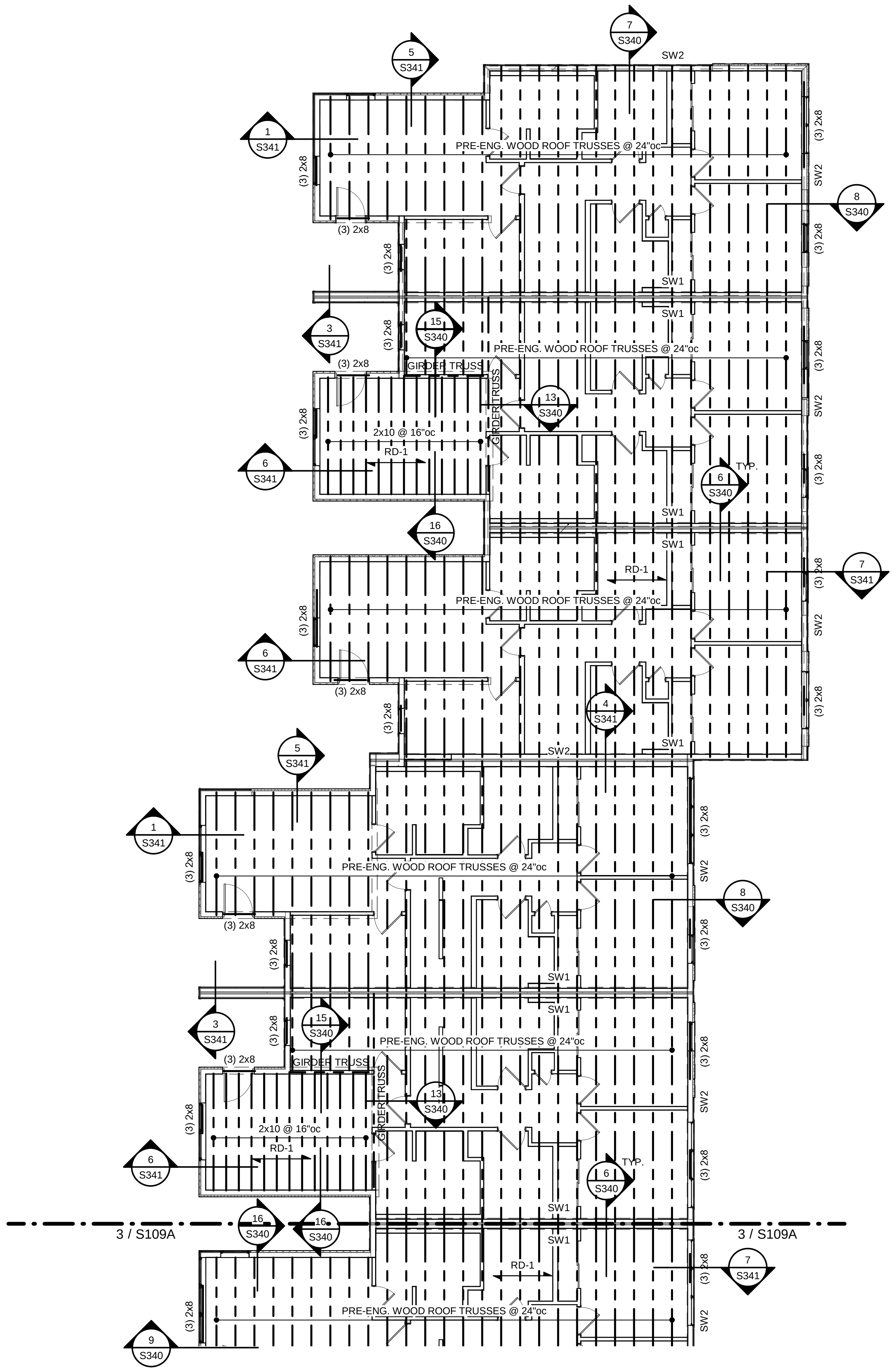
**GROUP 9 PLANS**



# 1 GROUP 9 - FOUNDATION PLAN
1/8" = 1'-0"



# 2 GROUP 9 - SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"



# 3 GROUP 9 - ROOF FRAMING PLAN
1/8" = 1'-0"

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NUMBER PE-2010026832
11-12-21

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| SM ENGINEERING | CIVIL ENGINEER |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| LATIMER SOMMERS & ASSOCIATES | MECHANICAL ENGINEER |
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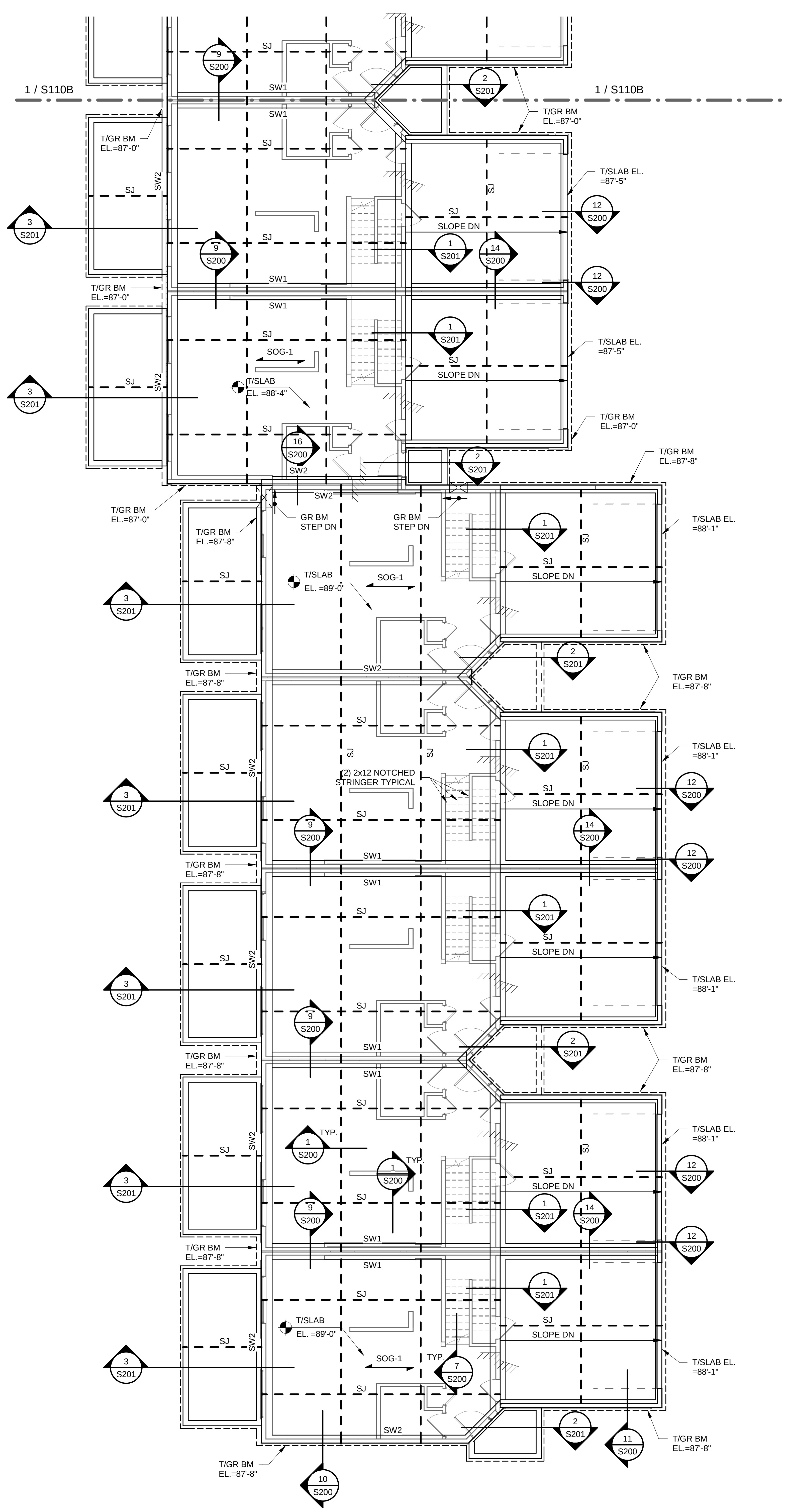
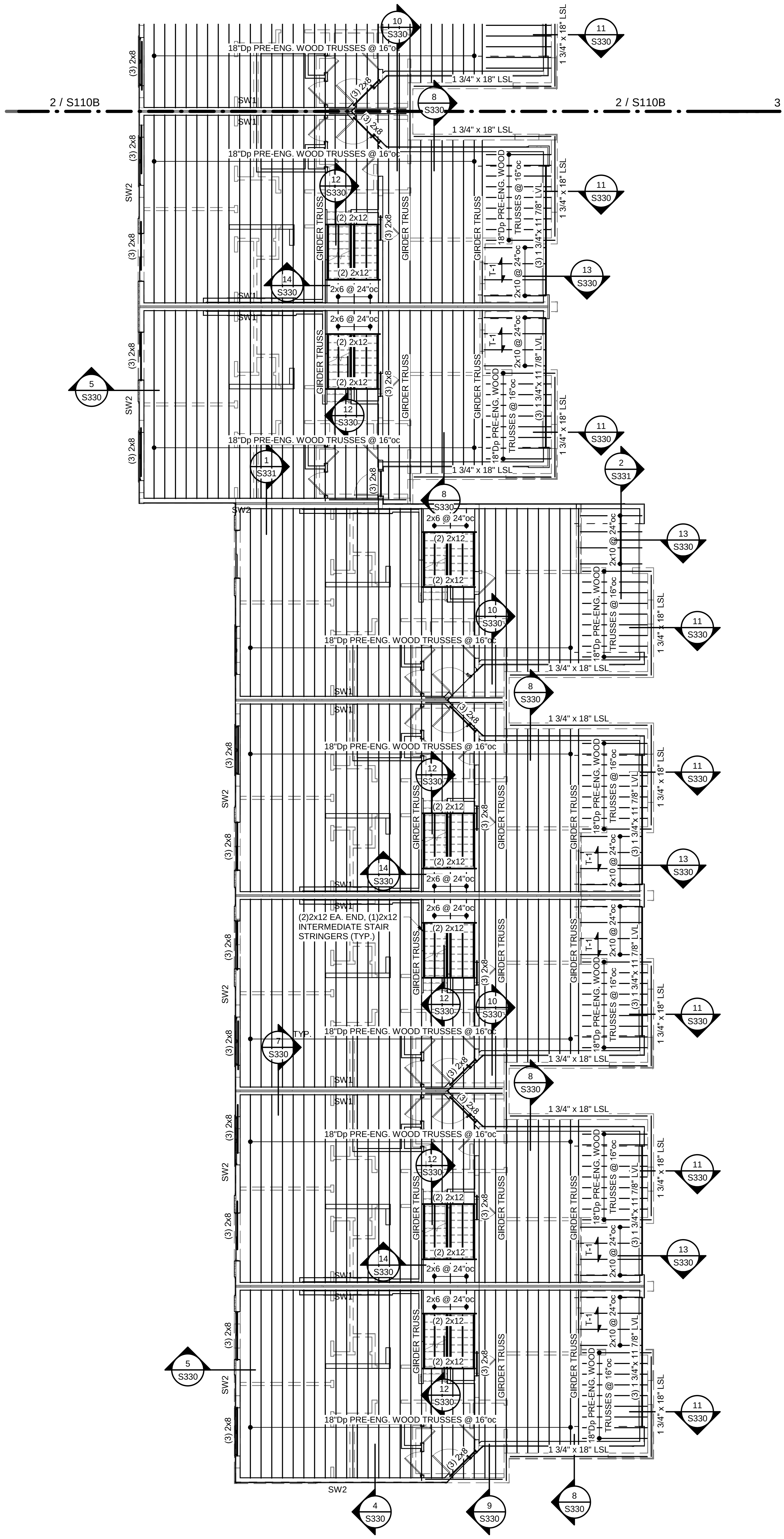
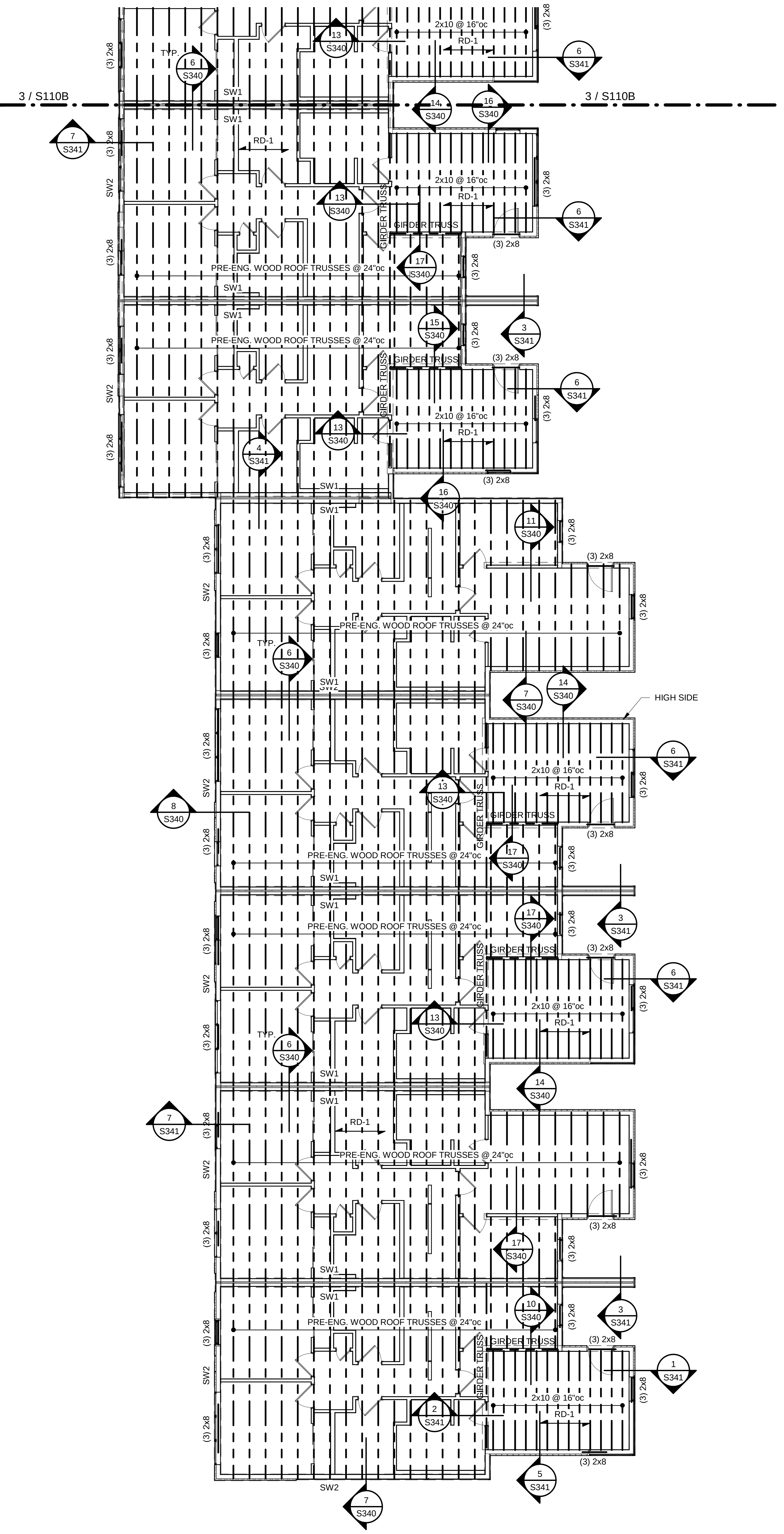
**SHEET NO.**
2
S109B
**GROUP 9 PLANS**



1 **GROUP 10 - FOUNDATION PLAN**
1/8" = 1'-0"



2 **GROUP 10 - SECOND FLOOR FRAMING PLAN**
1/8" = 1'-0"



3 **GROUP 10 - ROOF FRAMING PLAN**
1/8" = 1'-0"

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| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
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| ELECTRICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |

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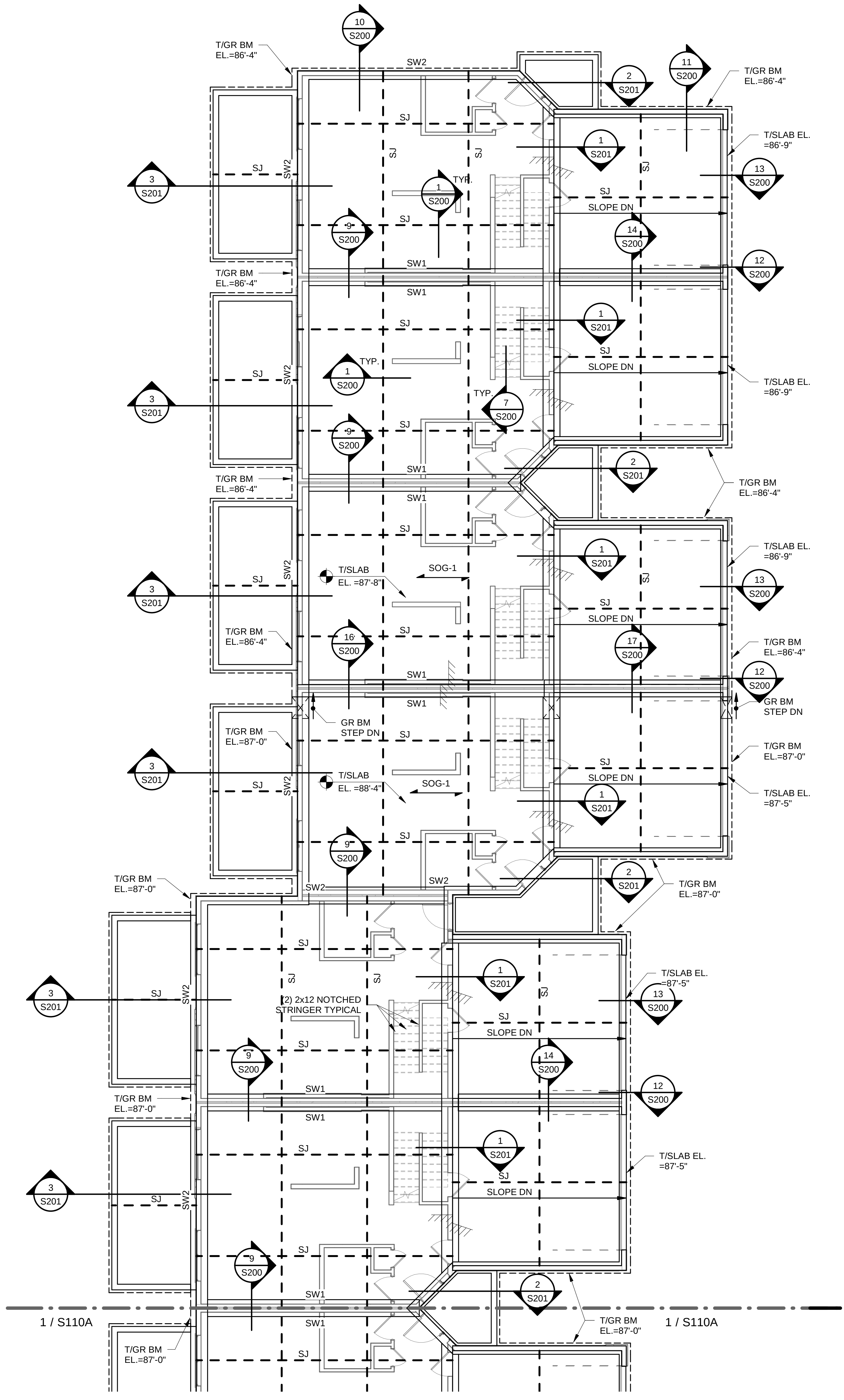
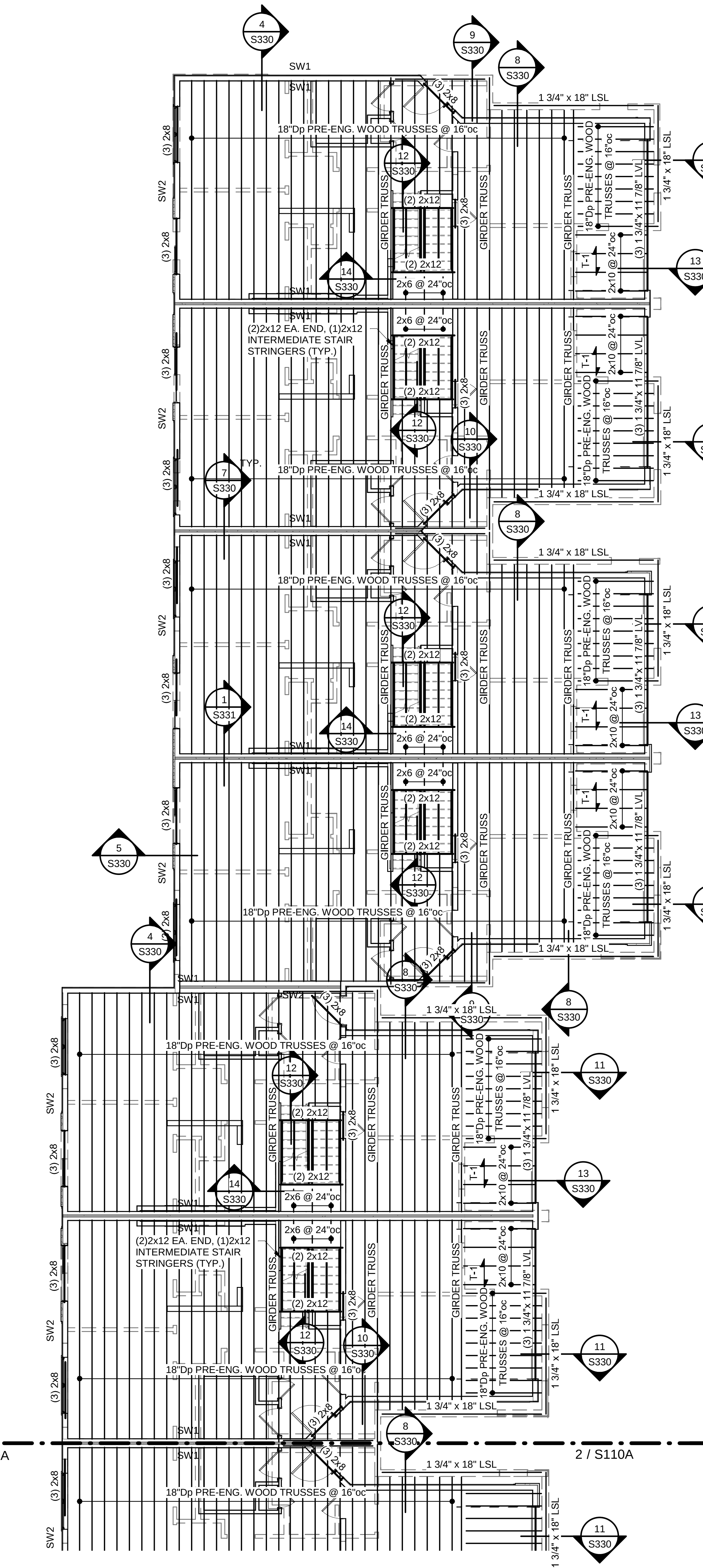
**SHEET NO.**
2
S110A
**GROUP 10 PLANS**



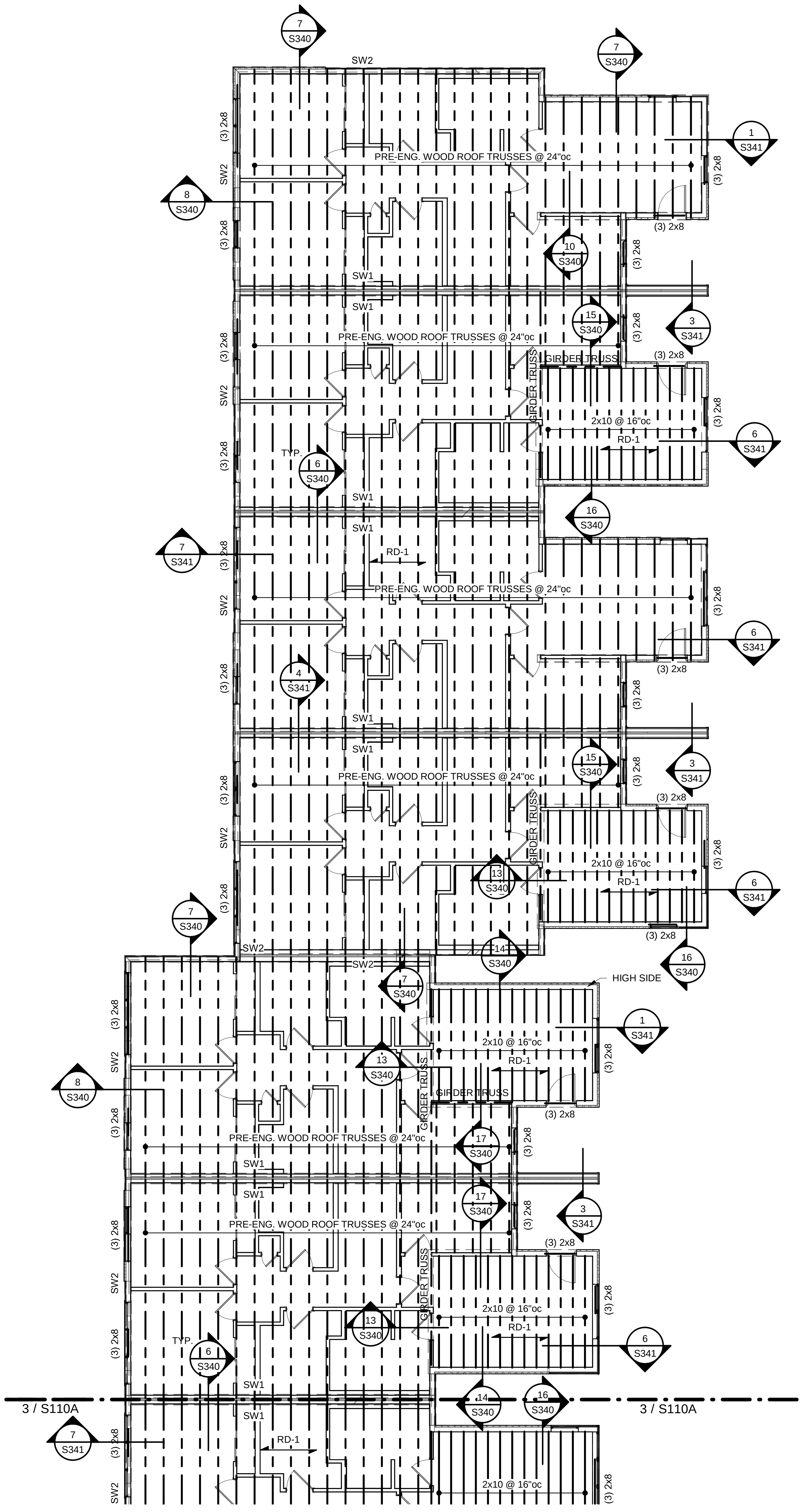
## 1 GROUP 10 - FOUNDATION PLAN

1/8" = 1'-0"



## 2 GROUP 10 - SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"



## 3 GROUP 10 - ROOF FRAMING PLAN

1/8" = 1'-0"

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11-12-21

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|---|---|
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| SM ENGINEERING | CIVIL ENGINEER |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| LATIMER SOMMERS & ASSOCIATES | MECHANICAL ENGINEER |
| LATIMER SOMMERS & ASSOCIATES | PLUMBING ENGINEER |
| LATIMER SOMMERS & ASSOCIATES | ELECTRICAL ENGINEER |

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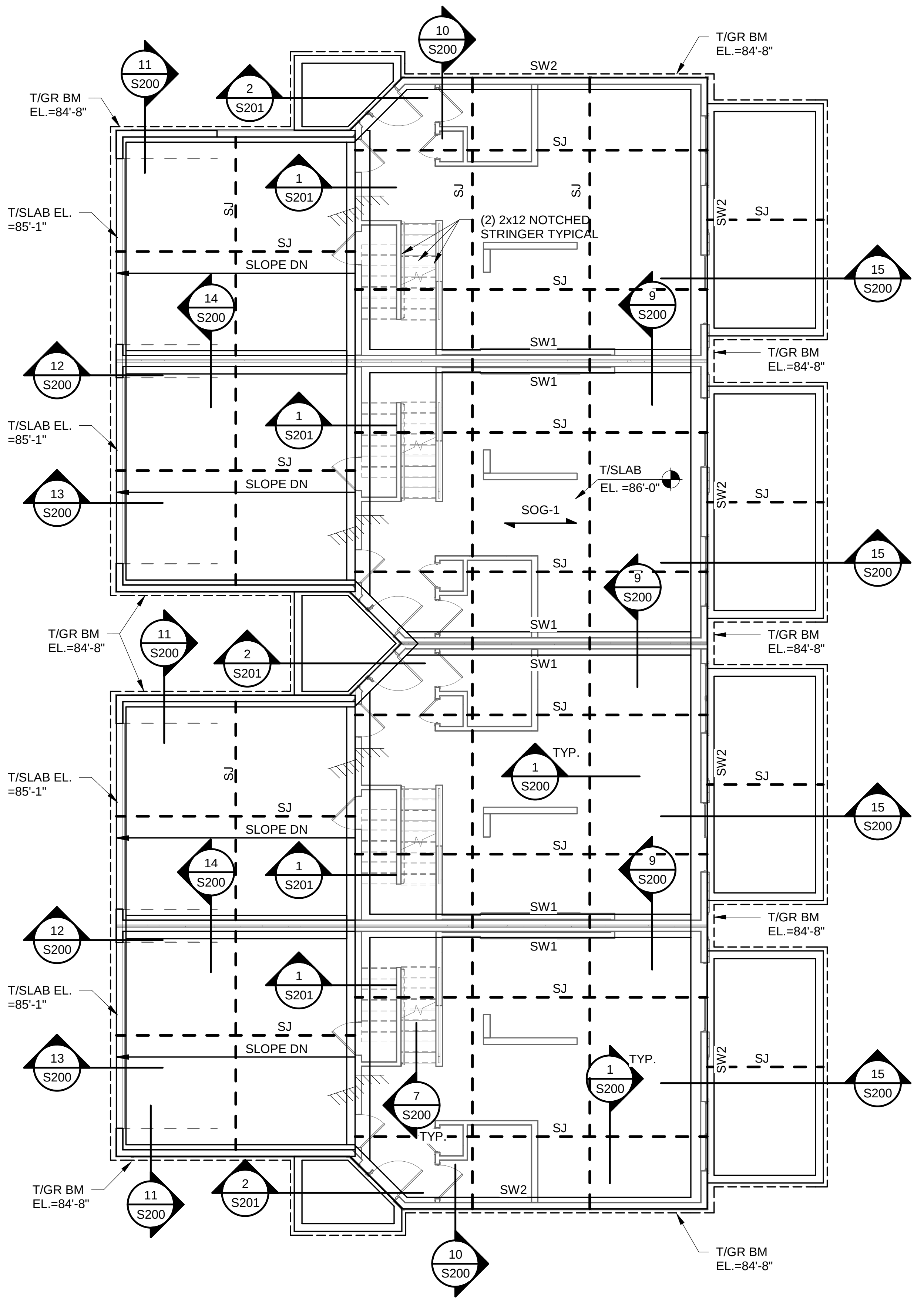
**SHEET NO.**

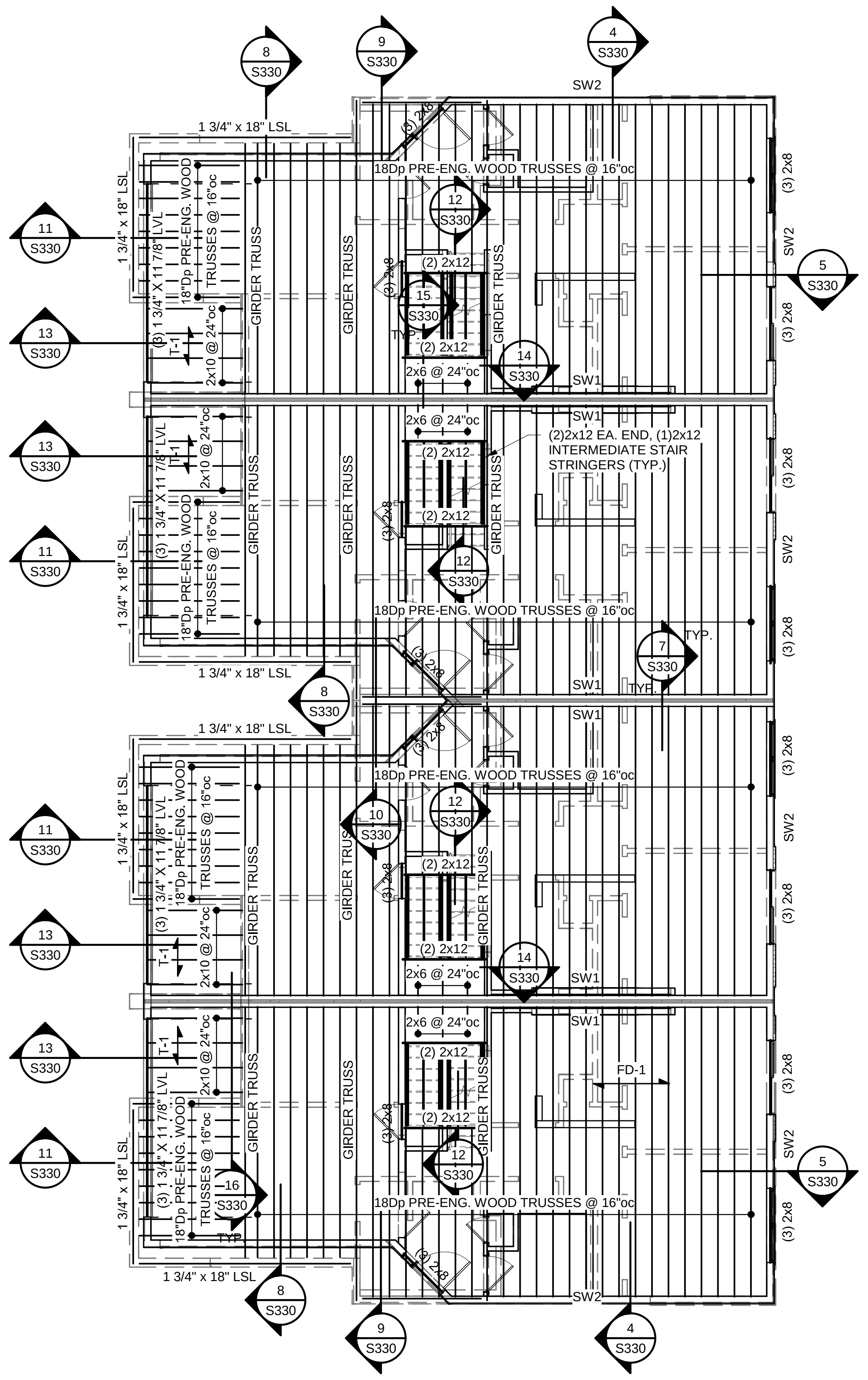
2

S110B

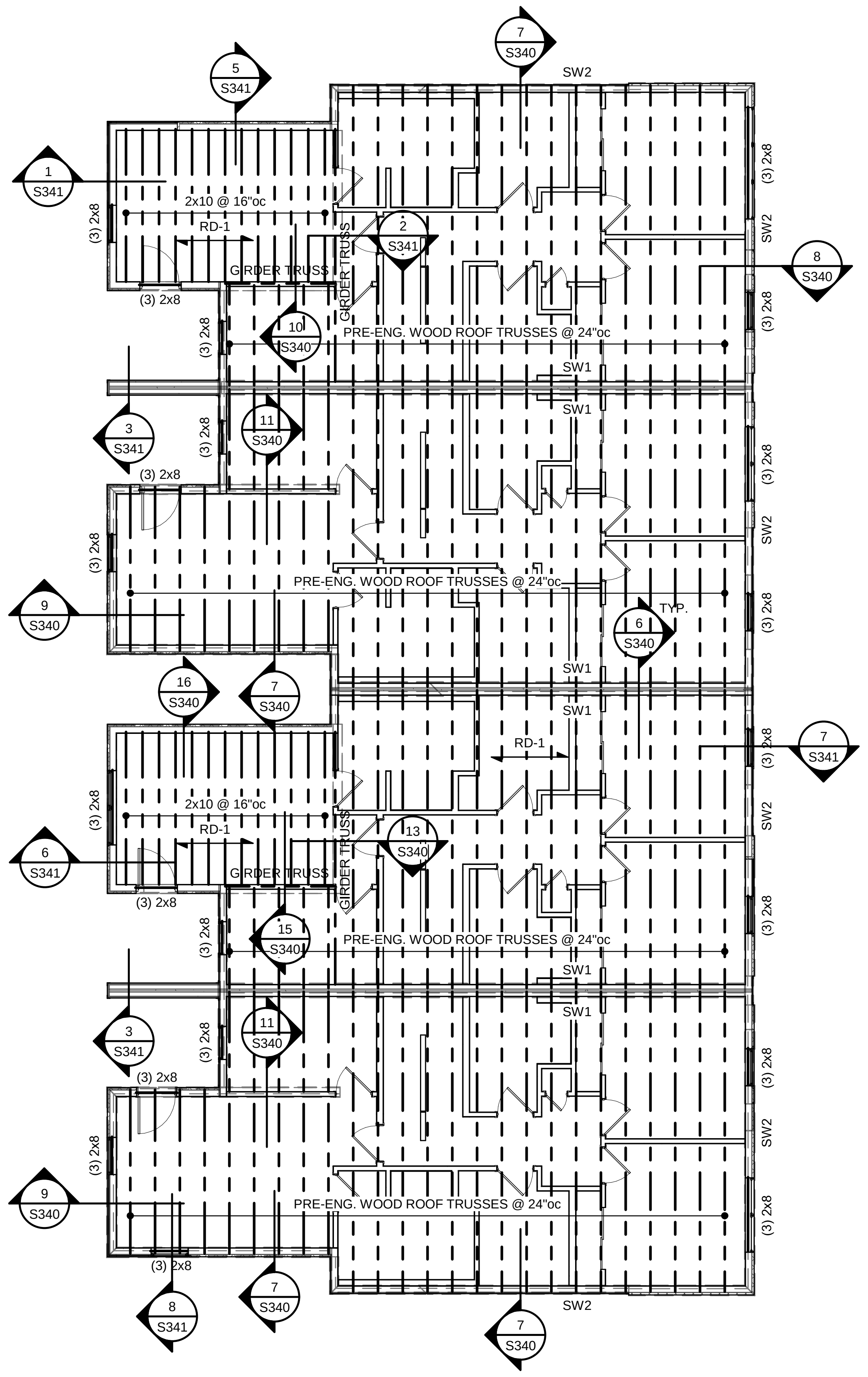
**GROUP 10 PLANS**



## 1 GROUP 11 - FOUNDATION PLAN
1/8" = 1'-0"



## 2 GROUP 11 - SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"



## 3 GROUP 11 - ROOF FRAMING PLAN
1/8" = 1'-0"

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| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
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| LATIMER SOMMERS & ASSOCIATES | PLUMBING ENGINEER |
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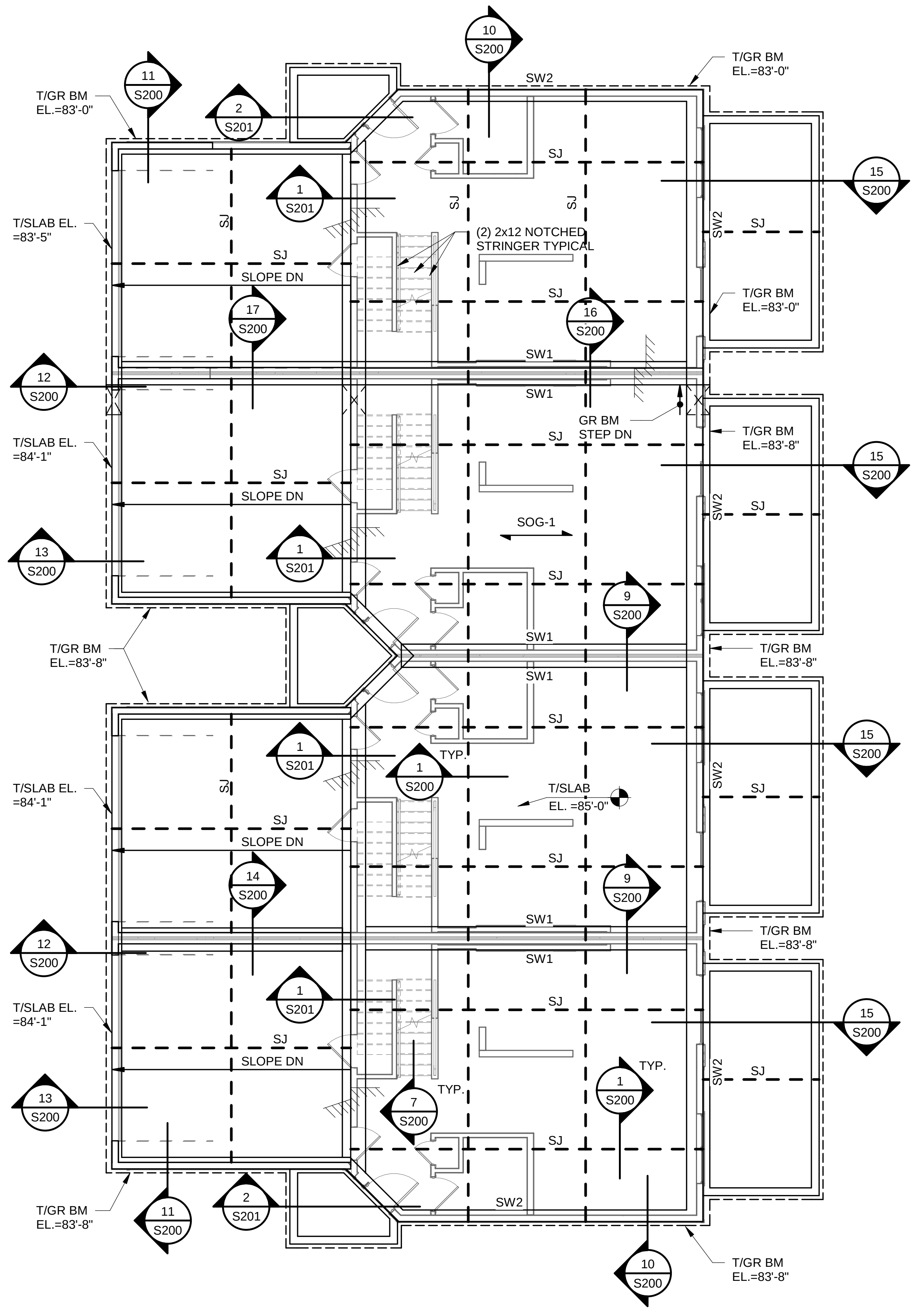
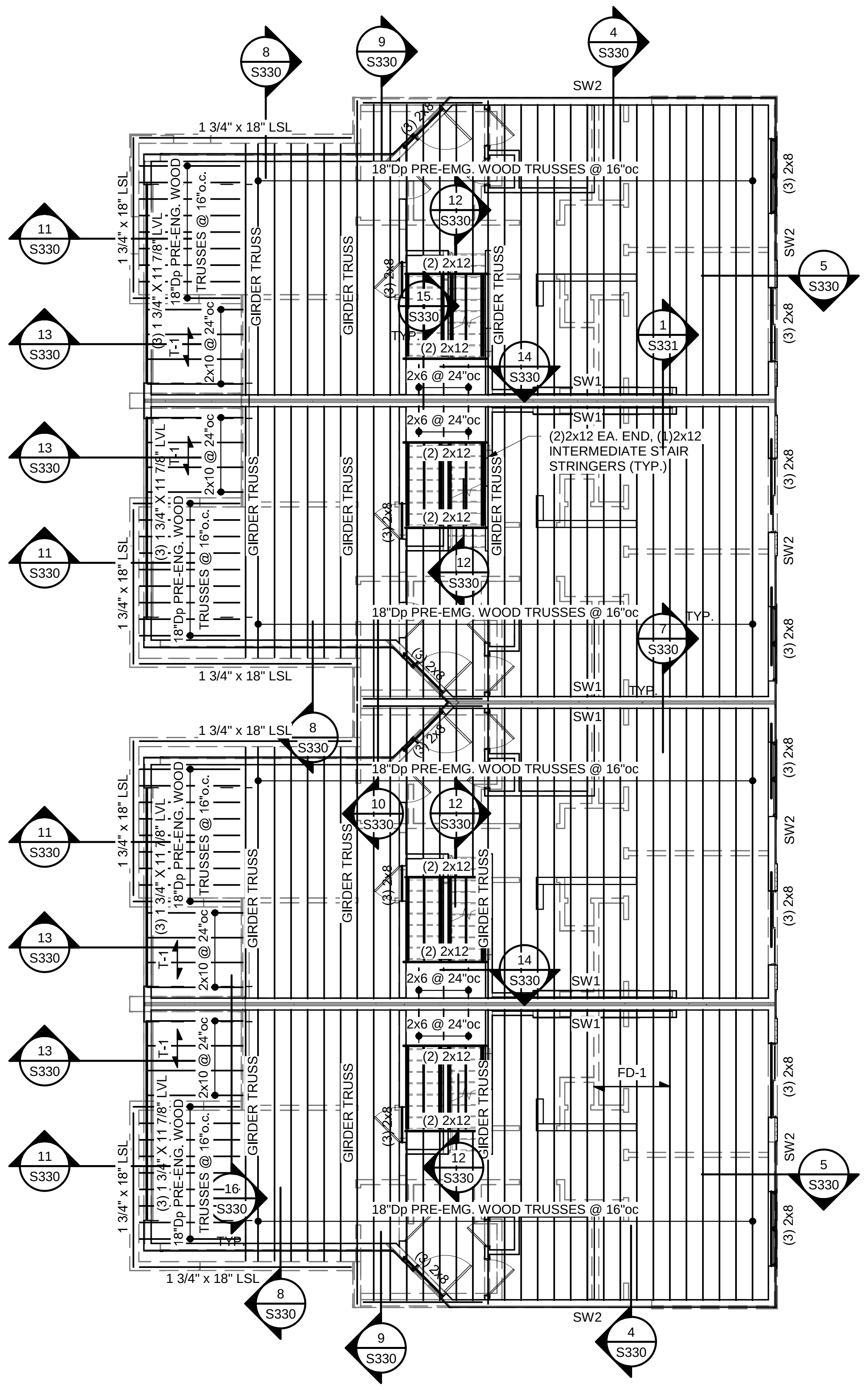
**SHEET NO.**

2 S111

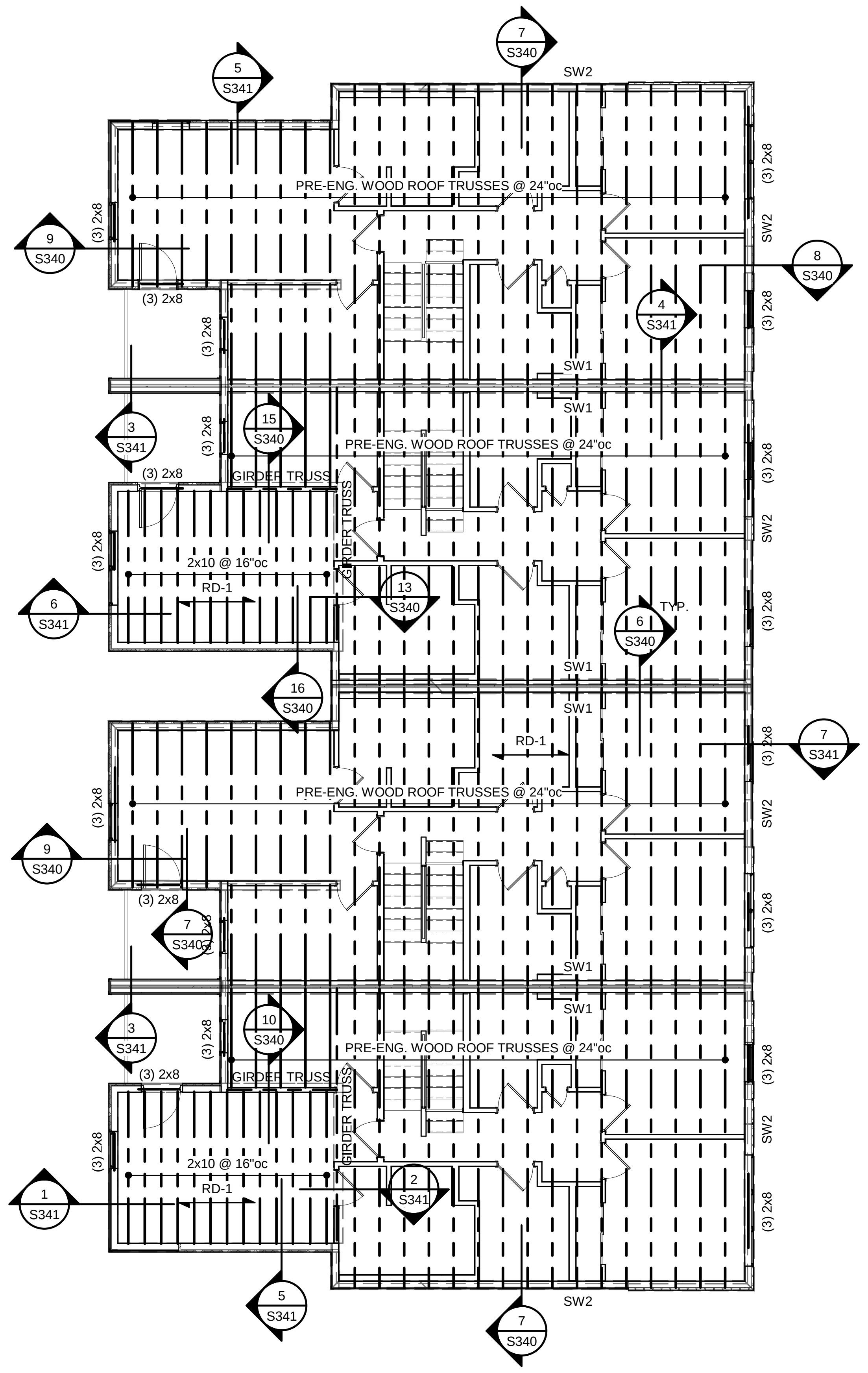
**GROUP 11 PLANS**



## 1 GROUP 12 - FOUNDATION PLAN
1/8" = 1'-0"



## 2 GROUP 12 - SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"



## 3 GROUP 12 - ROOF FRAMING PLAN
1/8" = 1'-0"

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| | |
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| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| PLUMBING ENGINEER | LATIMER SOMMERS & ASSOCIATES |
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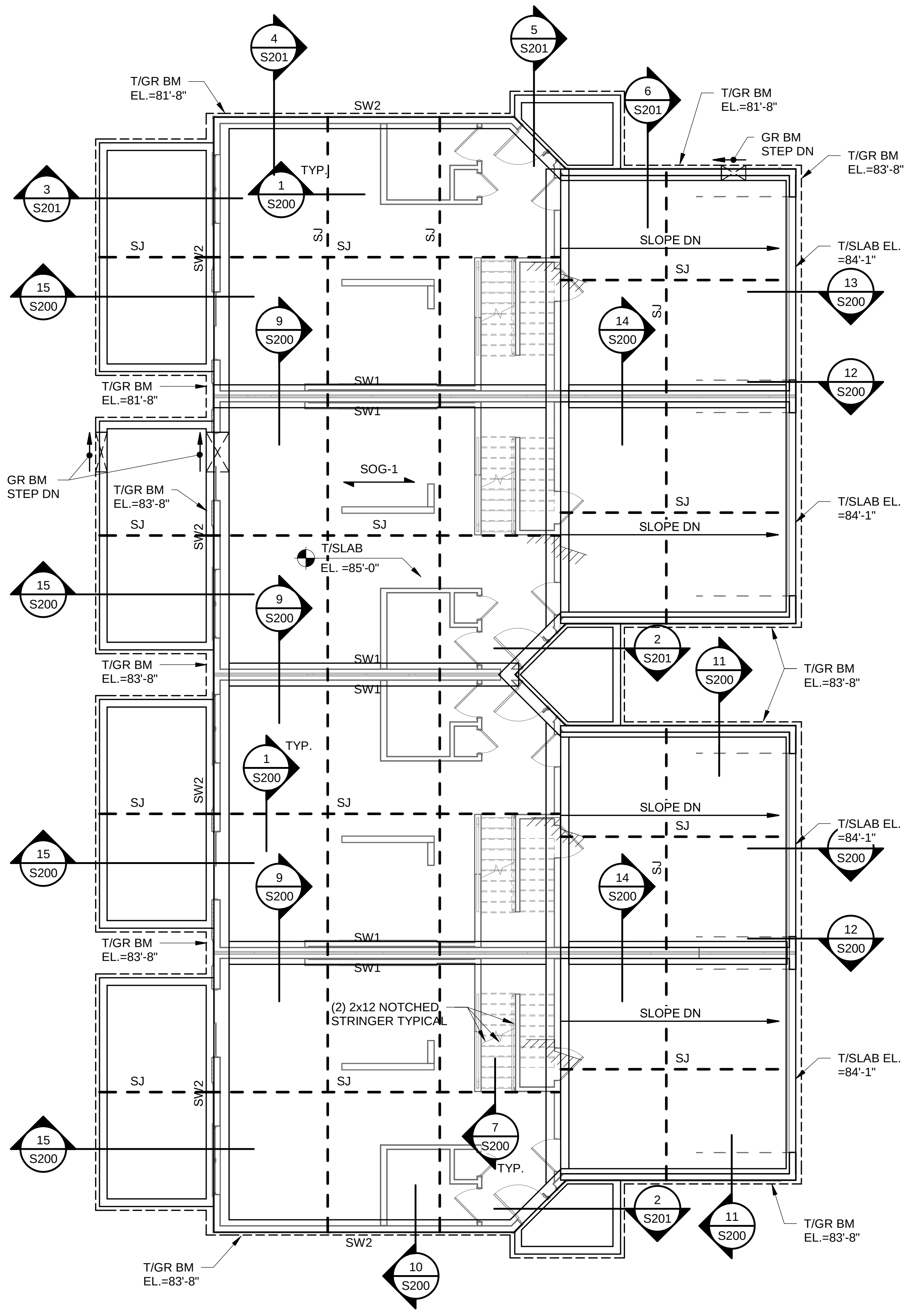
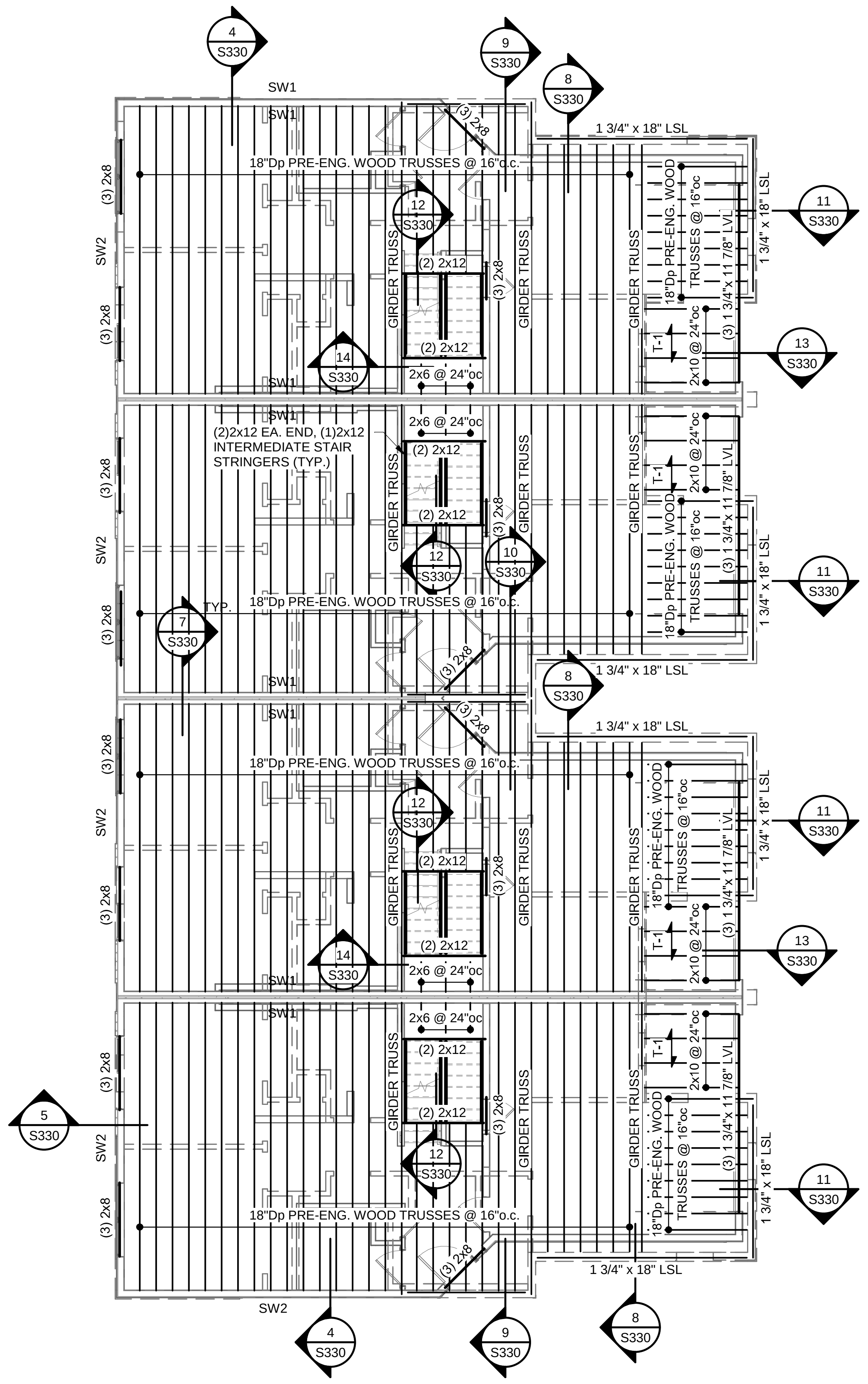
2 S112
GROUP 12 PLANS



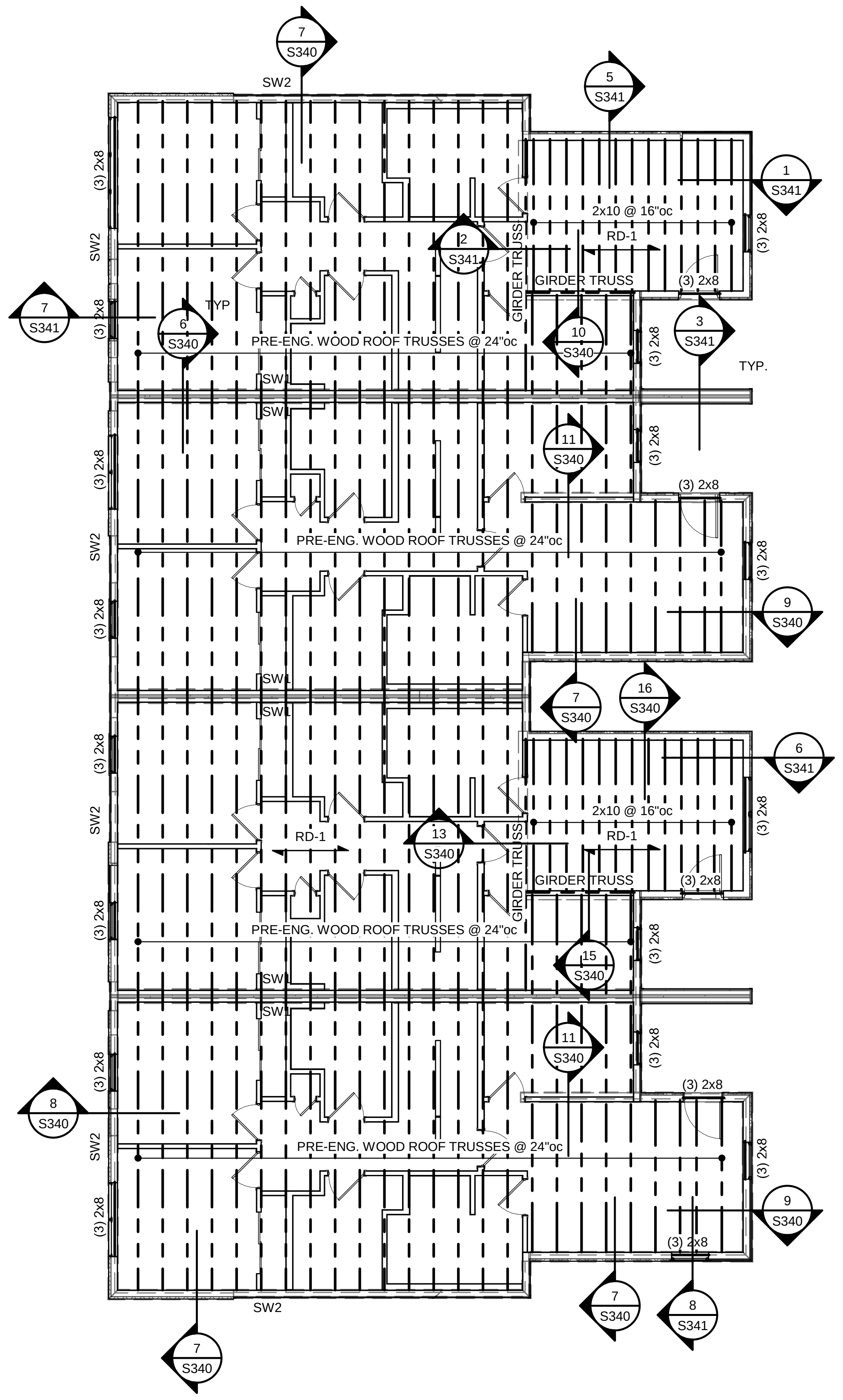
# 1 GROUP 13 - FOUNDATION PLAN

1/8" = 1'-0"



# 2 GROUP 13 - SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"



# 3 GROUP 13 - ROOF FRAMING PLAN

1/8" = 1'-0"

CLARK ANDREW BASINGER
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11-12-21

| | |
|---|---|
| TR,i ARCHITECTS | ARCHITECT |
| BOB D CAMPBELL & COMPANY | STRUCTURAL ENGINEER |
| SM ENGINEERING | CIVIL ENGINEER |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| LATIMER SOMMERS & ASSOCIATES | MECHANICAL ENGINEER |
| LATIMER SOMMERS & ASSOCIATES | PLUMBING ENGINEER |
| LATIMER SOMMERS & ASSOCIATES | ELECTRICAL ENGINEER |

Tegethoff DEVELOPMENT

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**DATE:** 9.2.21

**REVISIONS** #

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**DWG BY** Author

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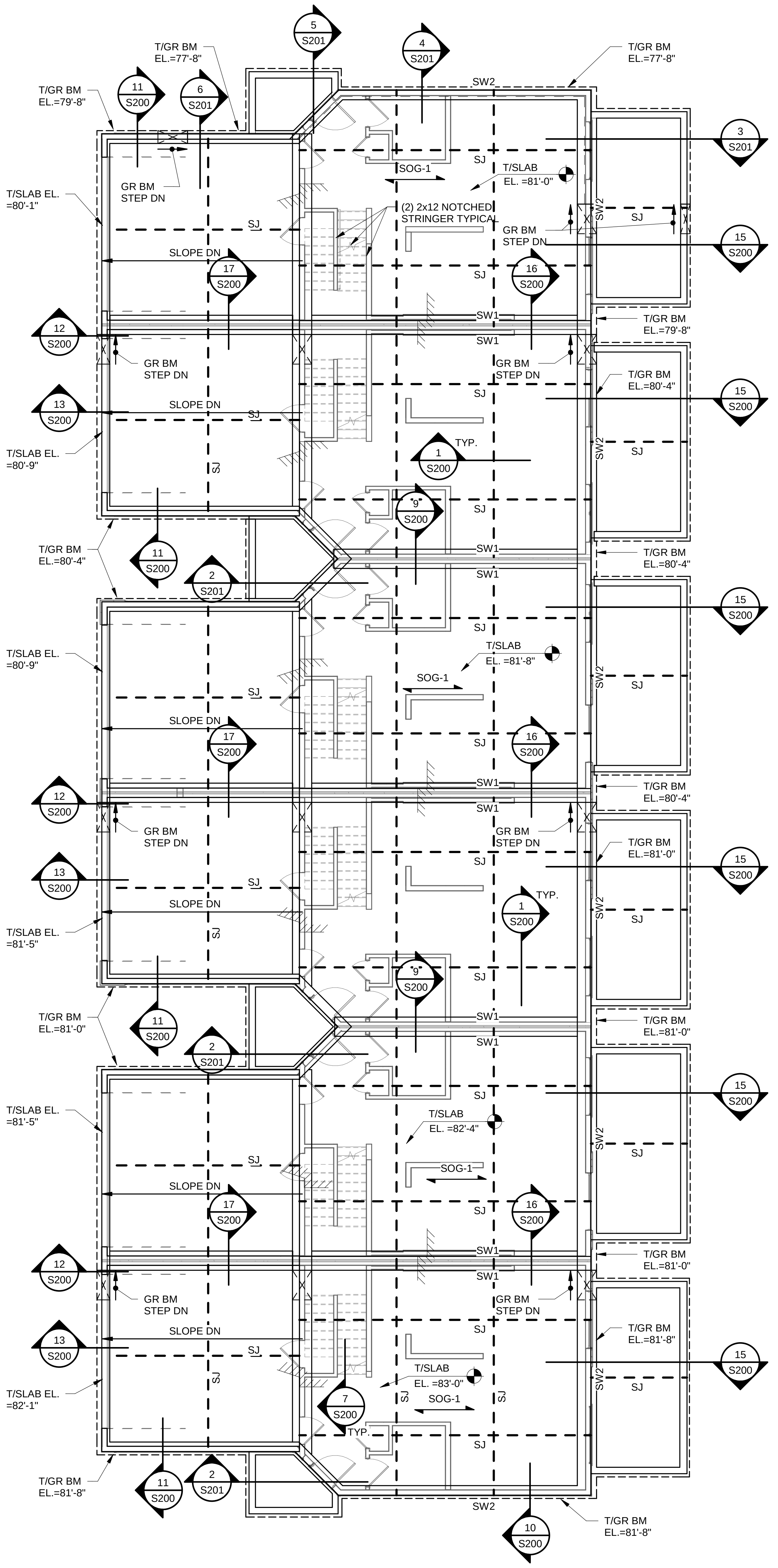
**SHEET NO.**

2

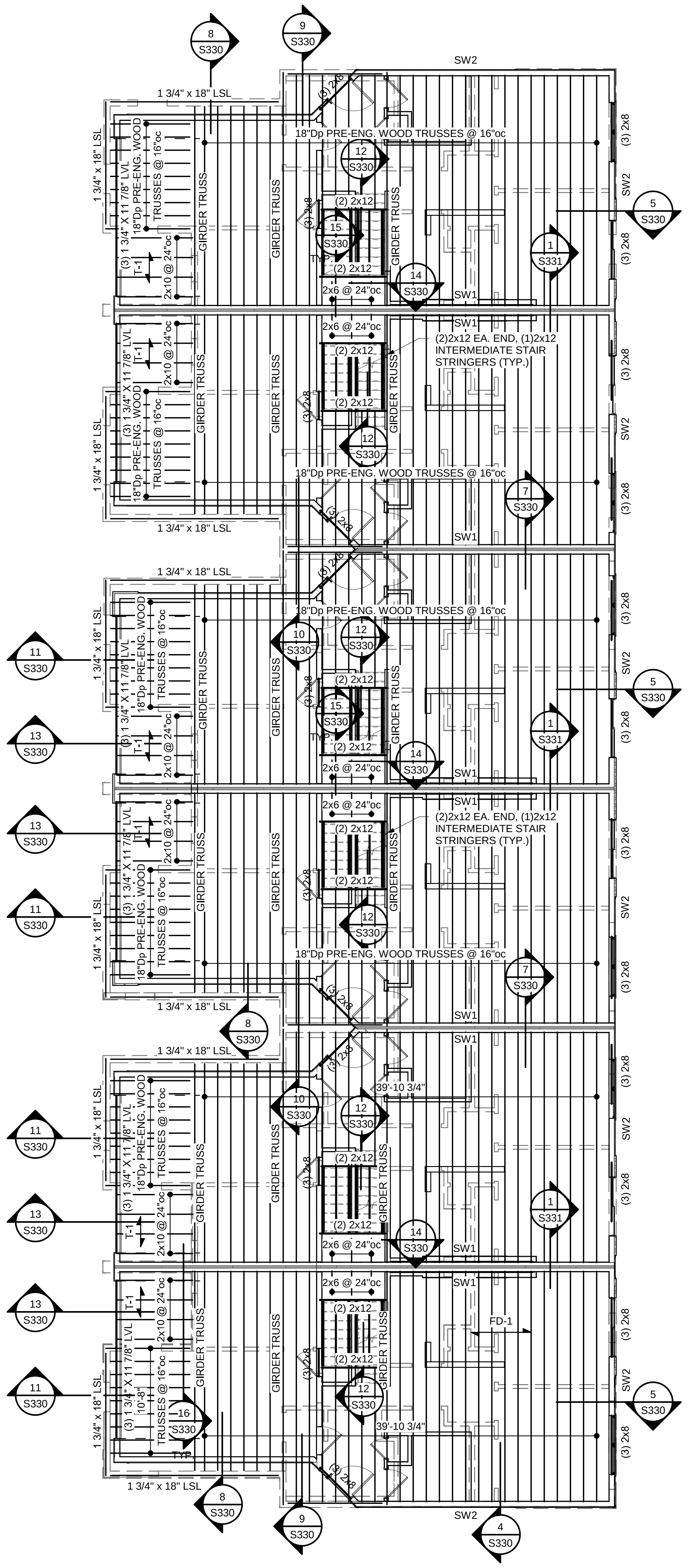
S113

**GROUP 13 PLANS**



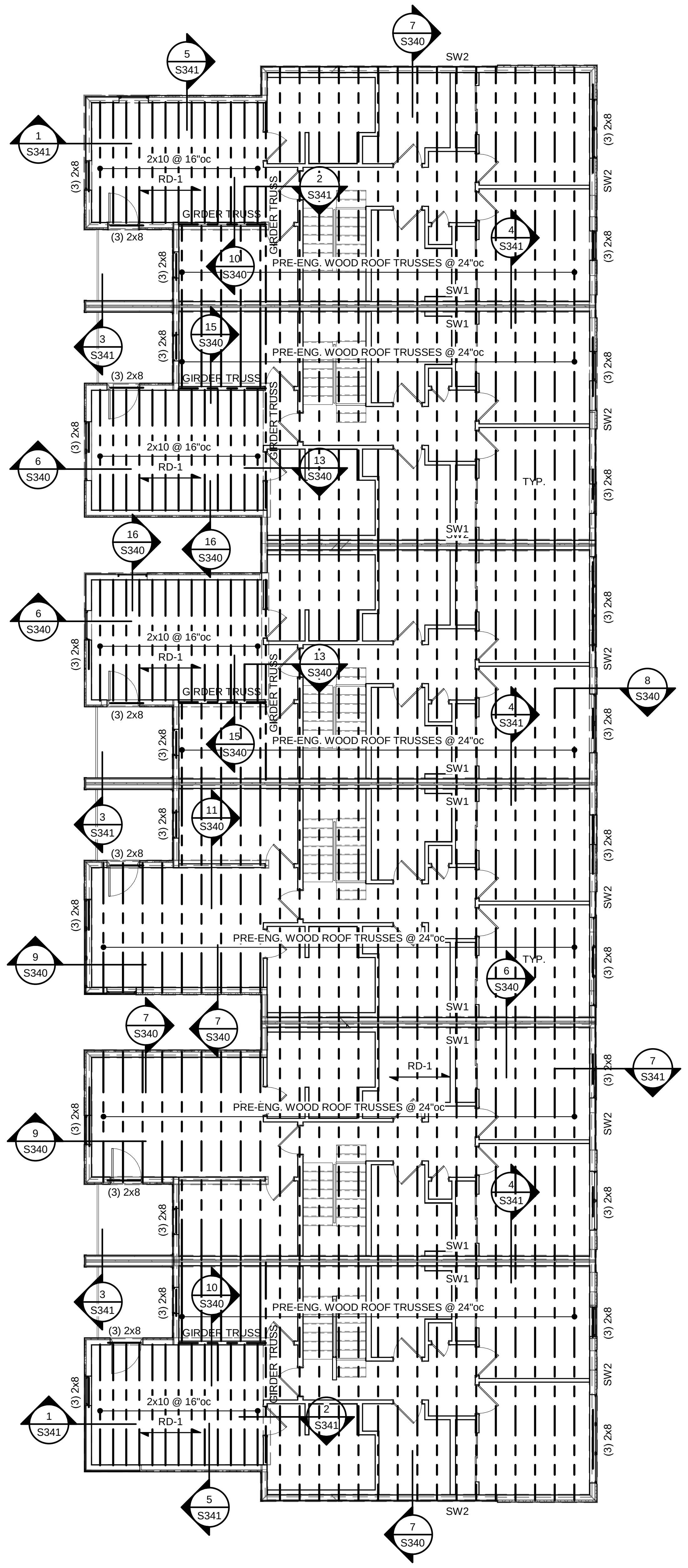
## 1 GROUP 14 - FOUNDATION PLAN

1/8" = 1'-0"



## 2 GROUP 14 - SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"



## 3 GROUP 14 - ROOF FRAMING PLAN

1/8" = 1'-0"

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PROFESSIONAL ENGINEER
11-12-21

| | |
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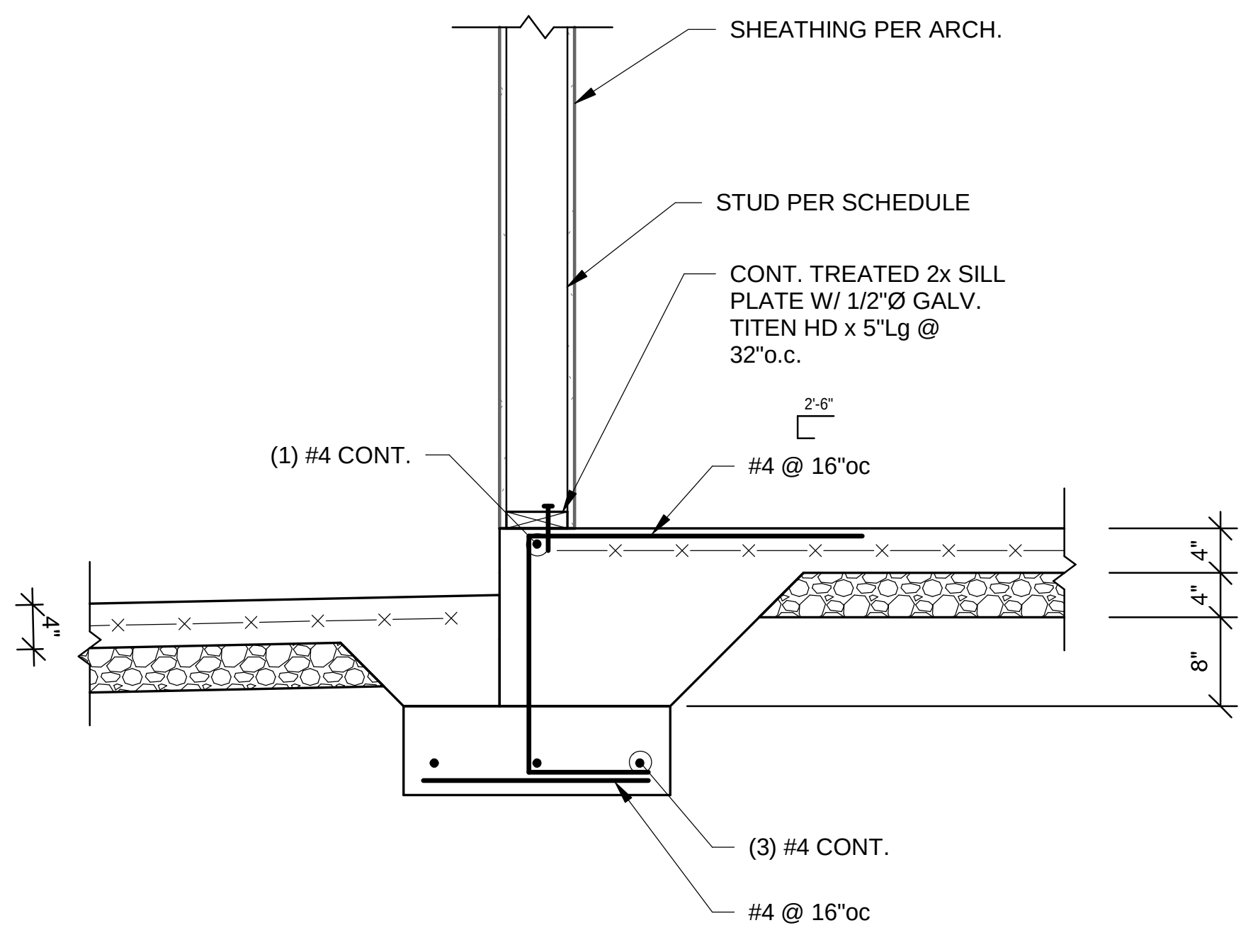
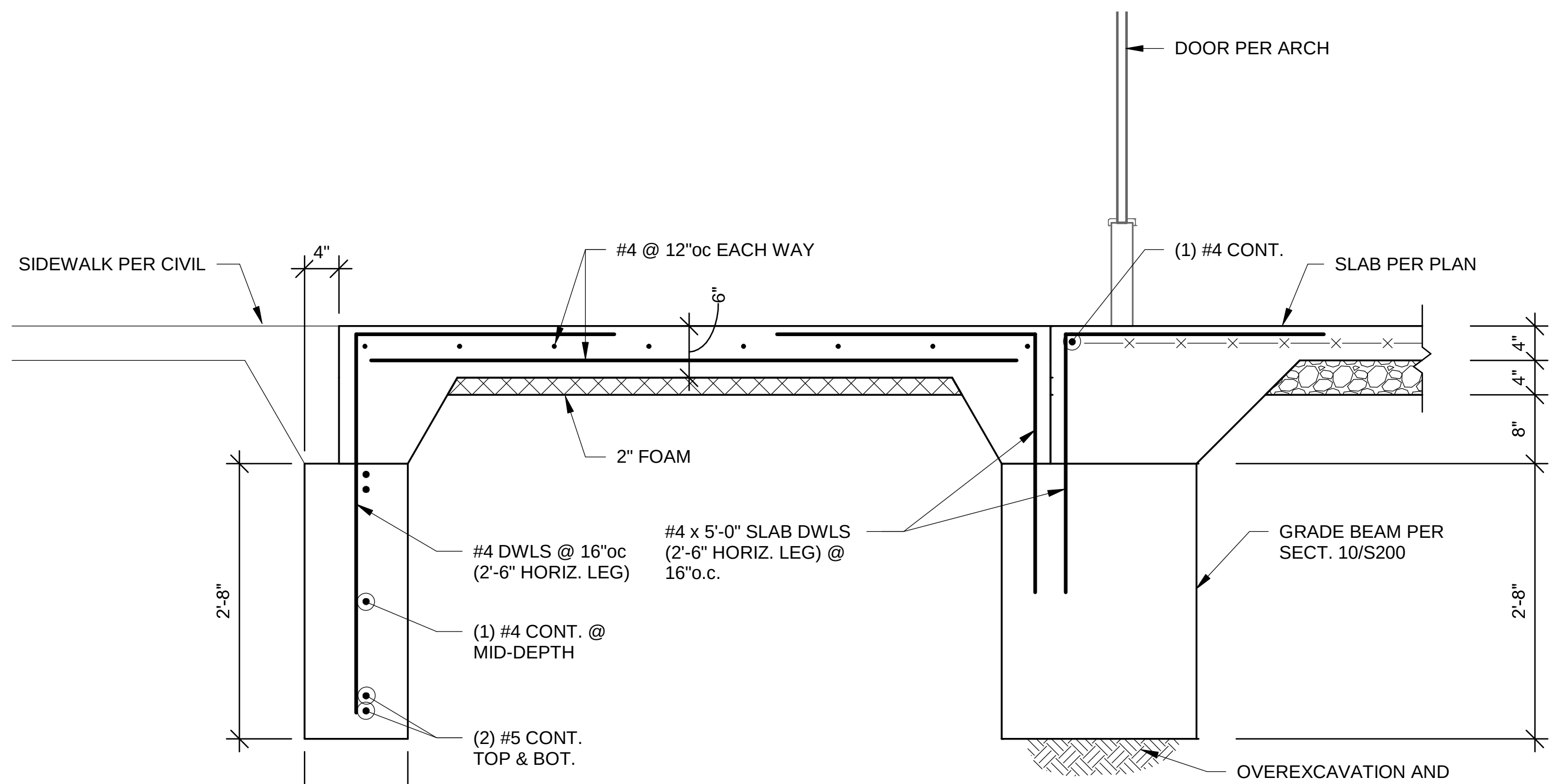
**SHEET NO.**

2 S114

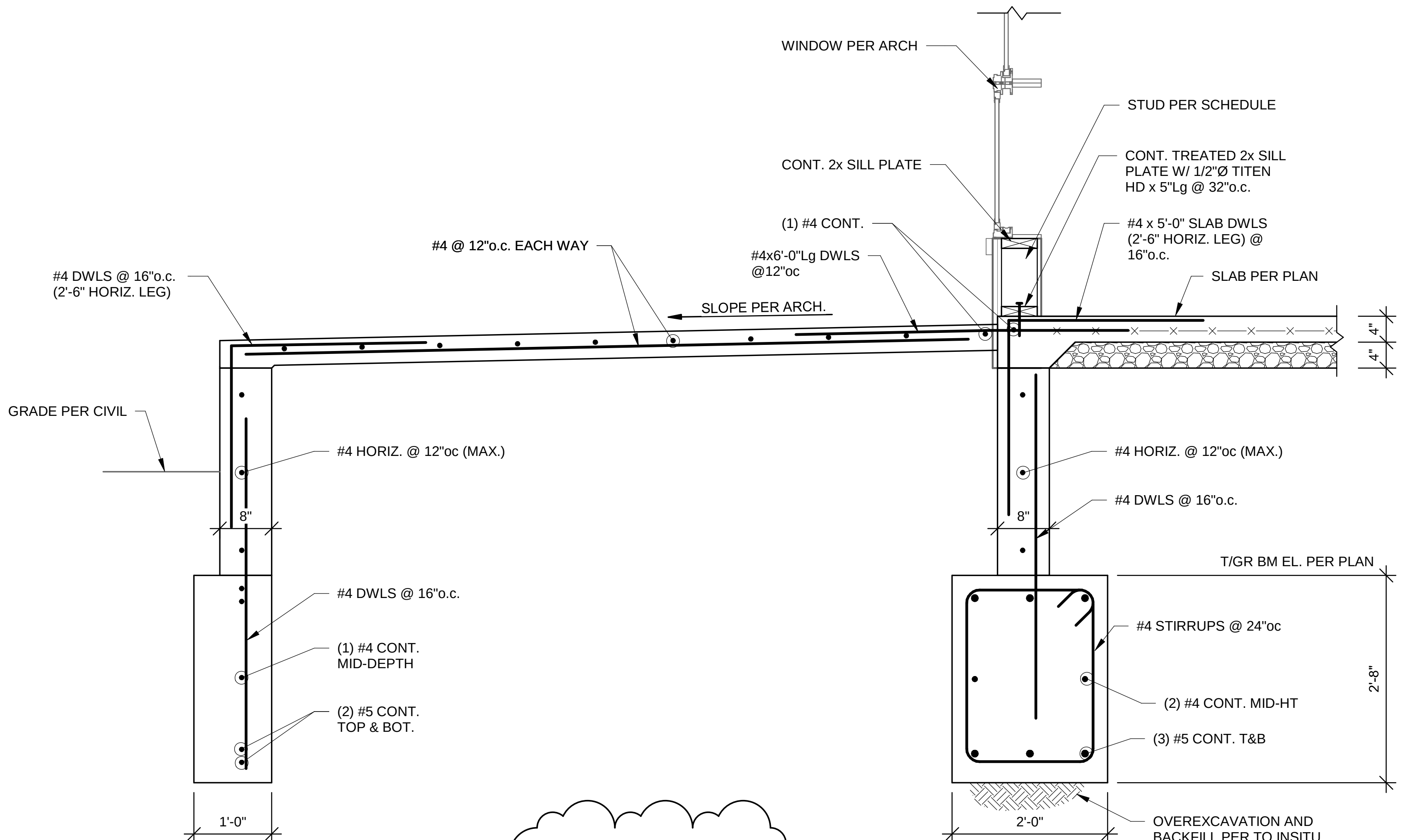
GROUP 14 PLANS



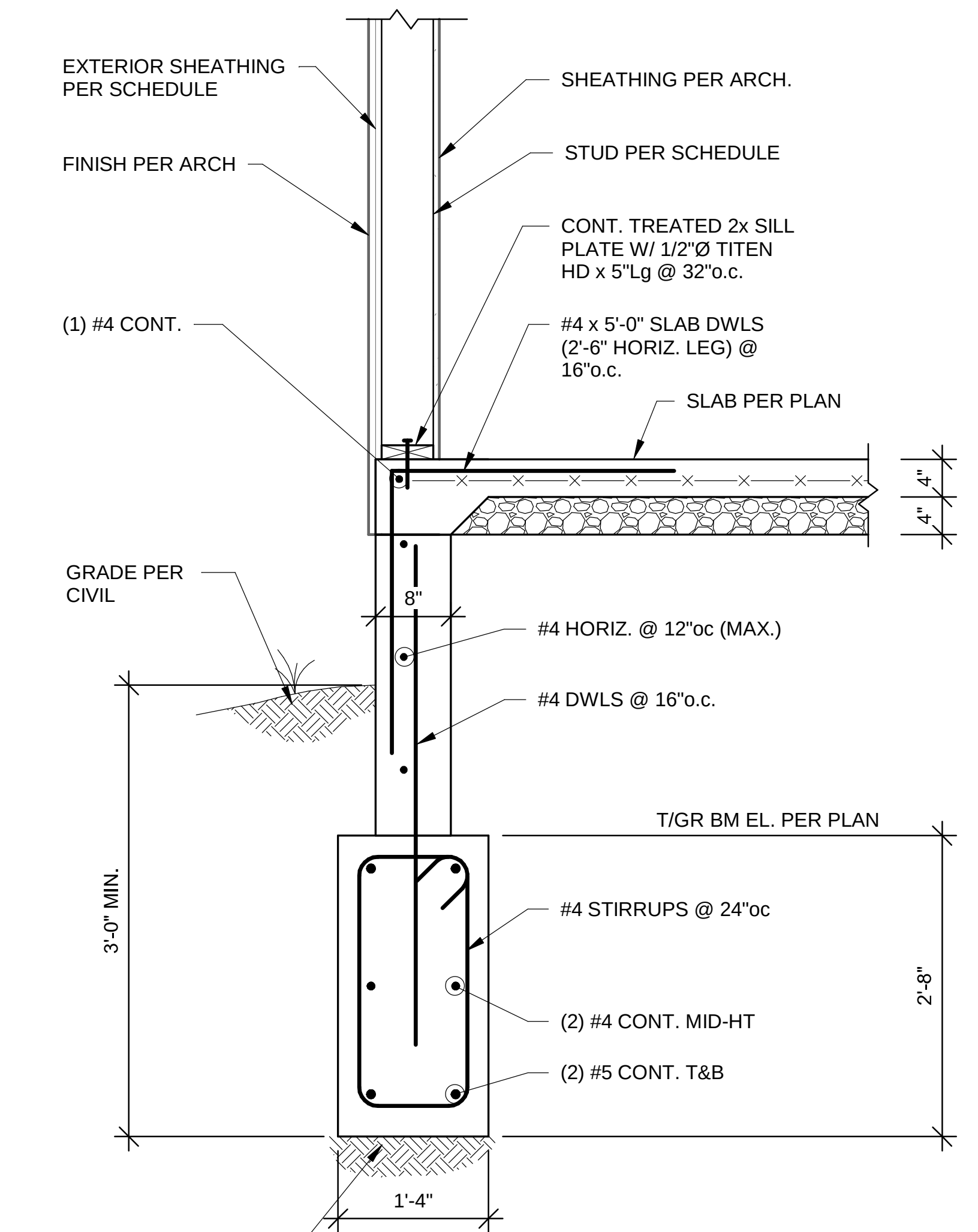
**1 SECTION**
3/4" = 1'-0"


DOOR PER ARCH
SIDEWALK PER CIVIL
4"
#4 @ 12"oc EACH WAY
6"
(1) #4 CONT.
SLAB PER PLAN
4"
4"
8"
2" FOAM
#4 DWLS @ 16"oc (2'-6" HORIZ. LEG)
#4 x 5'-0" SLAB DWLS (2'-6" HORIZ. LEG) @ 16"o.c.
GRADE BEAM PER SECT. 10/S200
2'-8"
2'-8"
(1) #4 CONT. @ MID-DEPTH
(2) #5 CONT. TOP & BOT.
1'-0"
OVEREXCAVATION AND BACKFILL PER TO INSITU CLAY OR ENGINEERED CLAY FILL PER DETAIL 8/S200

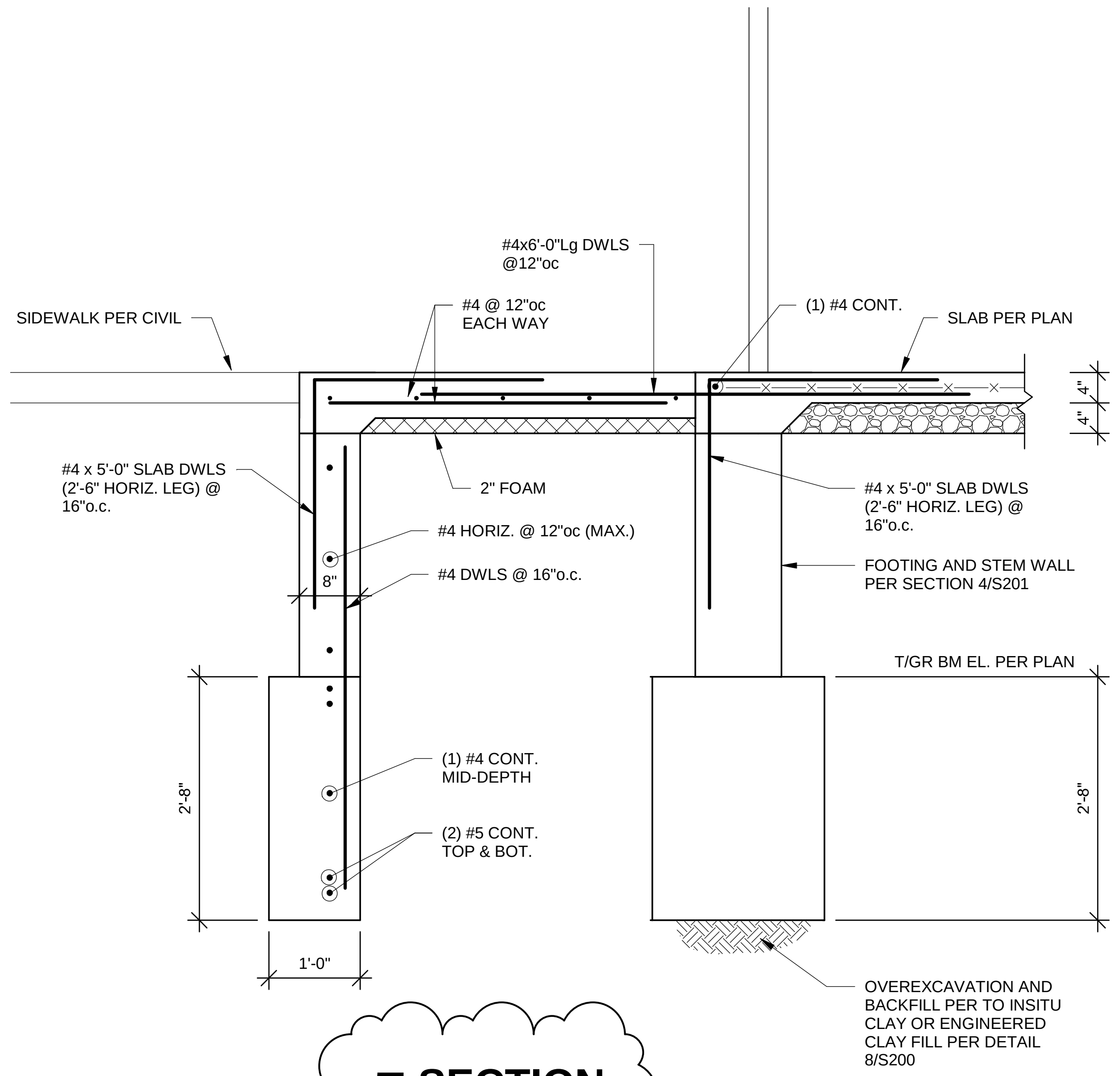
**2 SECTION**
3/4" = 1'-0"



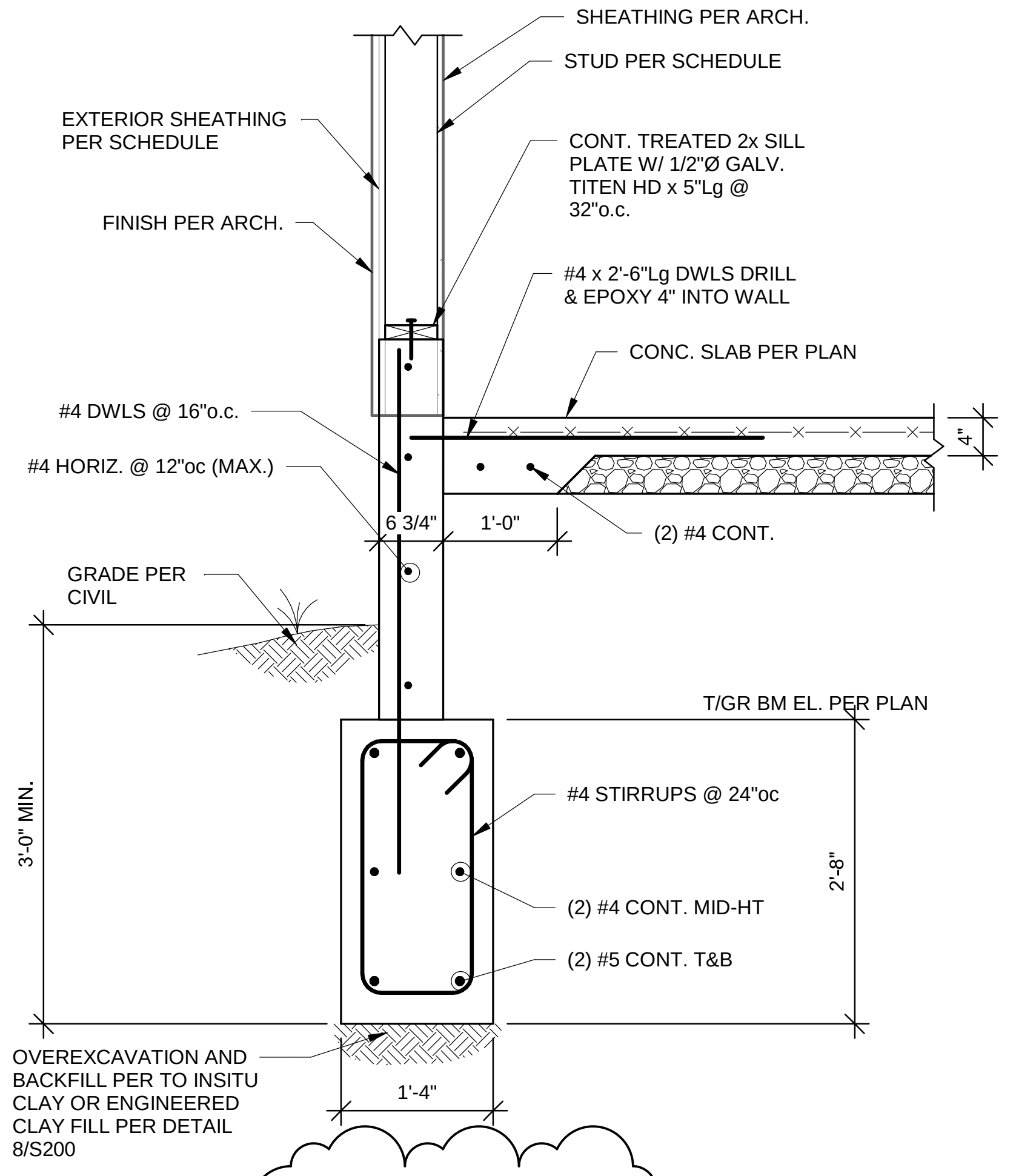
2 **3 SECTION**
3/4" = 1'-0"



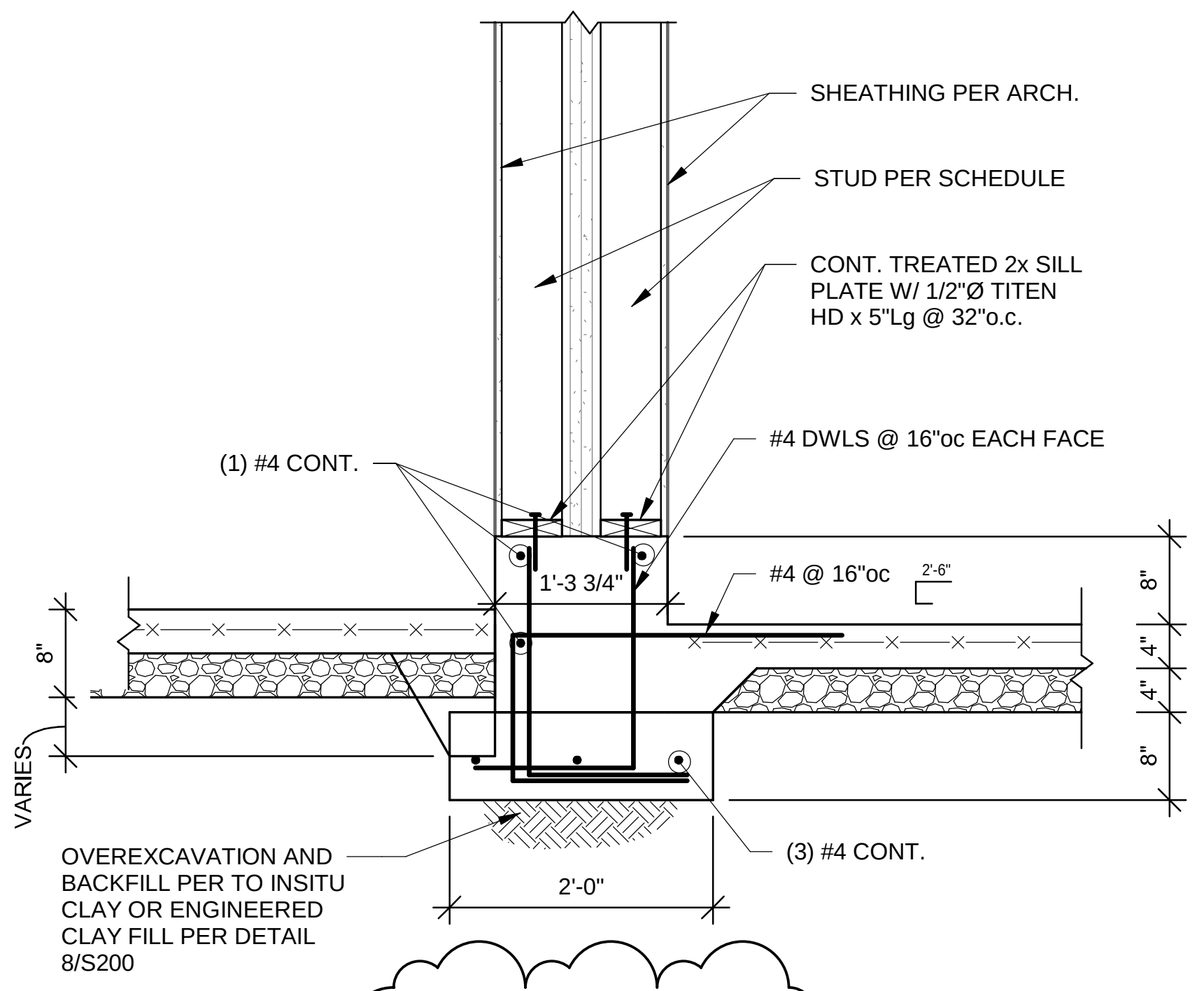
2 **4 SECTION**
3/4" = 1'-0"


#4x6'-0"Lg DWLS @12"oc
#4 @ 12"oc EACH WAY
(1) #4 CONT.
SIDEWALK PER CIVIL
SLAB PER PLAN
4"
4"
#4 x 5'-0" SLAB DWLS (2'-6" HORIZ. LEG) @ 16"o.c.
2" FOAM
#4 x 5'-0" SLAB DWLS (2'-6" HORIZ. LEG) @ 16"o.c.
#4 HORIZ. @ 12"oc (MAX.)
8"
#4 DWLS @ 16"o.c.
FOOTING AND STEM WALL PER SECTION 4/S201
T/GR BM EL. PER PLAN
2'-8"
(1) #4 CONT. MID-DEPTH
2'-8"
(2) #5 CONT. TOP & BOT.
1'-0"
OVEREXCAVATION AND BACKFILL PER TO INSITU CLAY OR ENGINEERED CLAY FILL PER DETAIL 8/S200

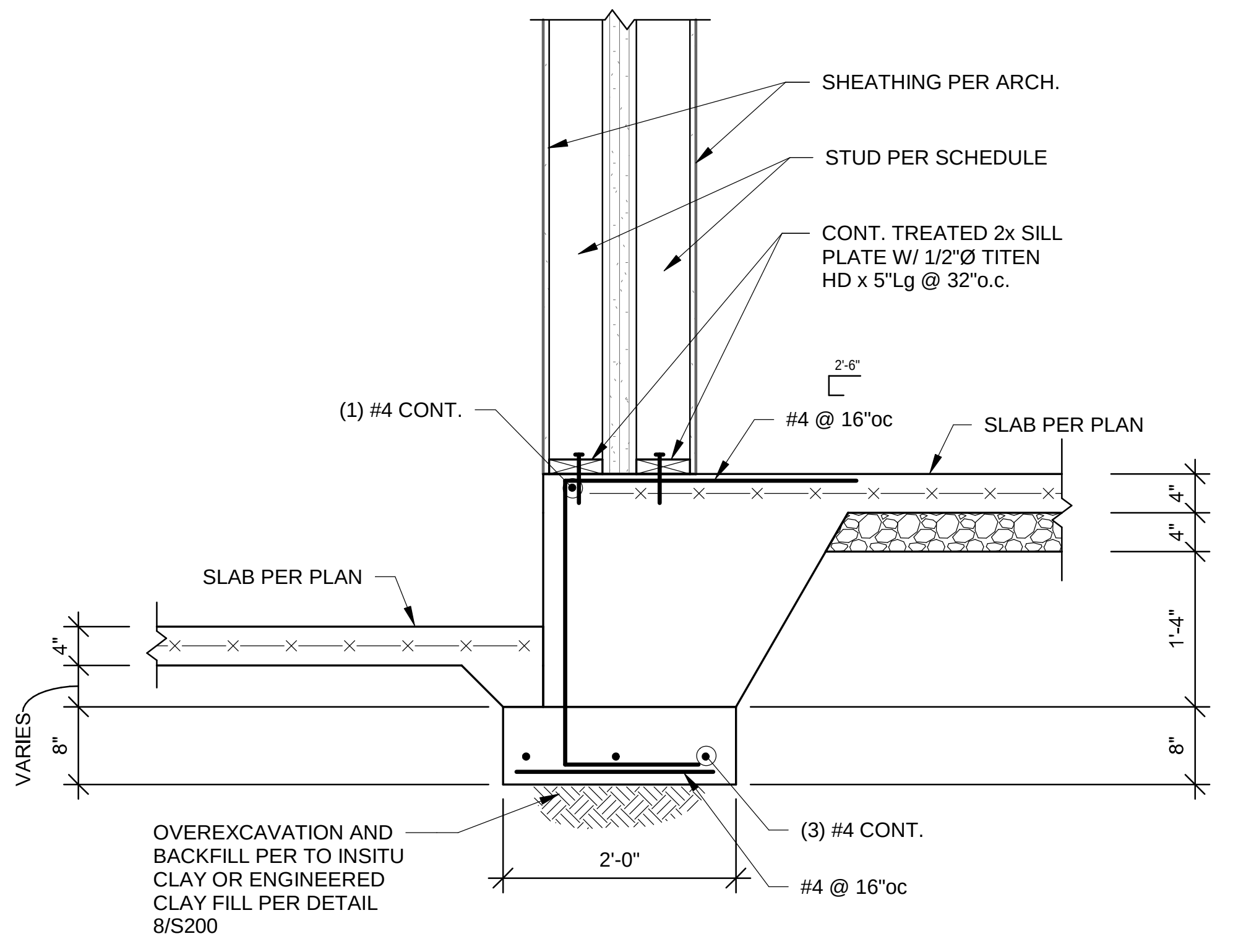
2 **5 SECTION**
3/4" = 1'-0"



2 **6 SECTION**
3/4" = 1'-0"


SHEATHING PER ARCH.
STUD PER SCHEDULE
CONT. TREATED 2x SILL PLATE W/ 1/2"Ø TITEN HD x 5"Lg @ 32"o.c.
(1) #4 CONT.
#4 DWLS @ 16"oc EACH FACE
1'-3 3/4"
#4 @ 16"oc
2'-6"
8"
8"
4"
4"
8"
VARIES
OVEREXCAVATION AND BACKFILL PER TO INSITU CLAY OR ENGINEERED CLAY FILL PER DETAIL 8/S200
(3) #4 CONT.
2'-0"

2 **7 SECTION**
3/4" = 1'-0"


SHEATHING PER ARCH.
STUD PER SCHEDULE
CONT. TREATED 2x SILL PLATE W/ 1/2"Ø TITEN HD x 5"Lg @ 32"o.c.
2'-6"
(1) #4 CONT.
#4 @ 16"oc
SLAB PER PLAN
4"
4"
SLAB PER PLAN
4"
1'-4"
VARIES
8"
8"
OVEREXCAVATION AND BACKFILL PER TO INSITU CLAY OR ENGINEERED CLAY FILL PER DETAIL 8/S200
(3) #4 CONT.
2'-0"
#4 @ 16"oc

2 **8 SECTION**
3/4" = 1'-0"

CLARK ANDREW BASINGER
PE-2010026832
11-12-21

| | |
|---|---|
| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | BOB D CAMPBELL & COMPANY |
| CIVIL ENGINEER | SM ENGINEERING |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| PLUMBING ENGINEER | LATIMER SOMMERS & ASSOCIATES |
| ELECTRICAL ENGINEER | LATIMER SOMMERS & ASSOCIATES |

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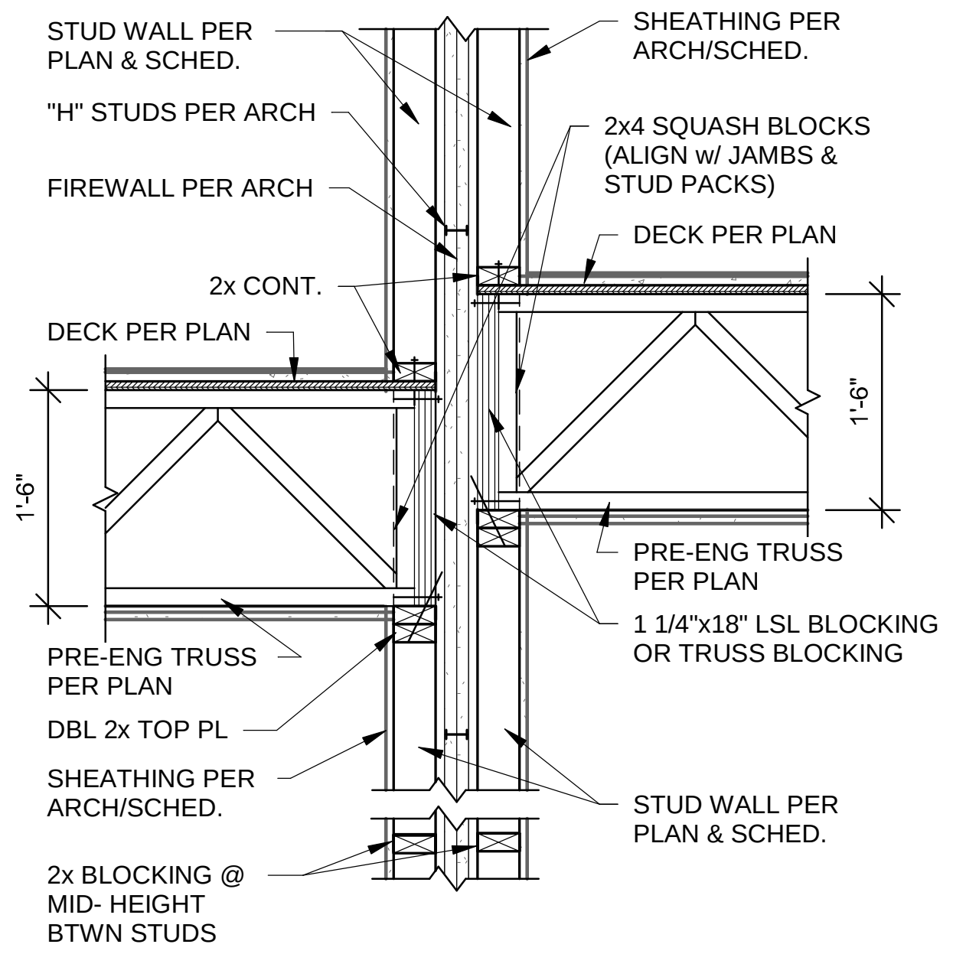
**TR,i PROJECT NO.** 20-078

**SHEET NO.**

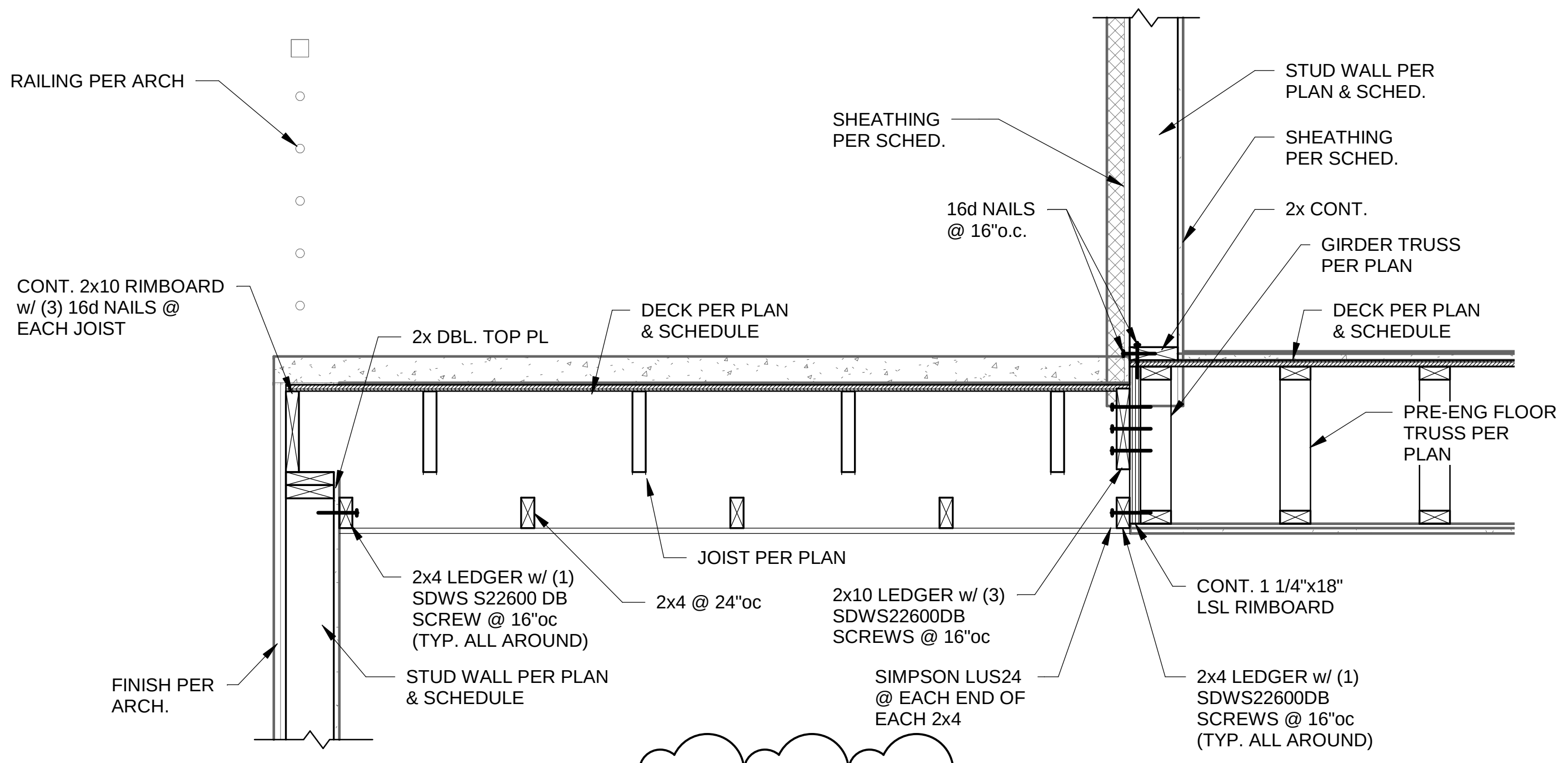
S201

**FOUNDATION SECTIONS**


STUD WALL PER PLAN & SCHED.
"H" STUDS PER ARCH
FIREWALL PER ARCH
2x CONT.
DECK PER PLAN
1'-6"
PRE-ENG TRUSS PER PLAN
DBL 2x TOP PL
SHEATHING PER ARCH/SCHED.
2x BLOCKING @ MID- HEIGHT BTWN STUDS
SHEATHING PER ARCH/SCHED.
2x4 SQUASH BLOCKS (ALIGN w/ JAMBS & STUD PACKS)
DECK PER PLAN
1'-6"
PRE-ENG TRUSS PER PLAN
1 1/4"x18" LSL BLOCKING OR TRUSS BLOCKING
STUD WALL PER PLAN & SCHED.

## 1 SECTION

3/4" = 1'-0"


RAILING PER ARCH
CONT. 2x10 RIMBOARD w/ (3) 16d NAILS @ EACH JOIST
2x DBL. TOP PL
DECK PER PLAN & SCHEDULE
SHEATHING PER SCHED.
16d NAILS @ 16"o.c.
STUD WALL PER PLAN & SCHED.
SHEATHING PER SCHED.
2x CONT.
GIRDER TRUSS PER PLAN
DECK PER PLAN & SCHEDULE
PRE-ENG FLOOR TRUSS PER PLAN
JOIST PER PLAN
2x4 LEDGER w/ (1) SDWS S22600 DB SCREW @ 16"oc (TYP. ALL AROUND)
2x4 @ 24"oc
2x10 LEDGER w/ (3) SDWS22600DB SCREWS @ 16"oc
CONT. 1 1/4"x18" LSL RIMBOARD
FINISH PER ARCH.
STUD WALL PER PLAN & SCHEDULE
SIMPSON LUS24 @ EACH END OF EACH 2x4
2x4 LEDGER w/ (1) SDWS22600DB SCREWS @ 16"oc (TYP. ALL AROUND)

## 2 SECTION

2

3/4" = 1'-0"

STATE OF MISSOURI
CLARK ANDREW BASINGER
NUMBER PE-2010026832
PROFESSIONAL ENGINEER
11-12-21

| | |
|---|---|
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| BOB D CAMPBELL & COMPANY | STRUCTURAL ENGINEER |
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| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
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| 2 | ADDENDUM 1 | 11.12.2021 |

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**TR,i PROJECT NO.** 20-078

**SHEET NO.**

S331

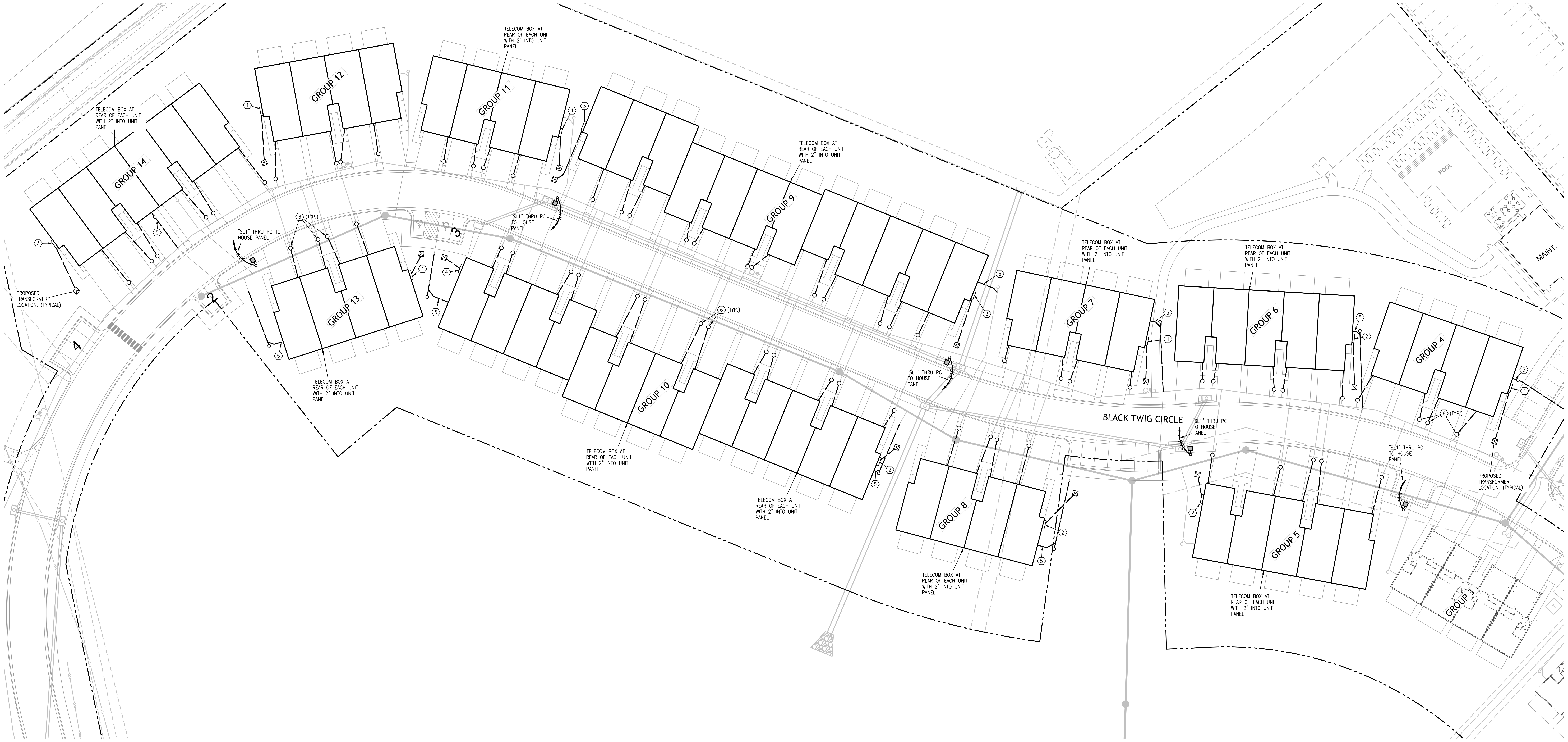
**WOOD FLOOR FRAMING SECTIONS**

NOTES:

1. VERIFY UTILITIES WITH CIVIL DRAWING AND PROVIDERS.
2. SEE 1-ME1.02 FOR GARAGE DETAIL.
3. ELECTRICAL SERVICE PRIMARY AND TRANSFORMER LOCATIONS ARE PROPOSED. OBTAIN KCPL DESIGN PRIOR TO CONSTRUCTION OR ORDERING EQUIPMENT.
4. FOR GAS SERVICES TO AMENITIES, PROVIDE STEEL RISER, SHUT-OFF AND KEY OPERATED VALVE. VERIFY WITH LANDSCAPE ARCHITECT.
5. CARPORTS ROUTE TO GARAGE PANELS.
6. ALL SITE LIGHTING IS (3) #10 IN 3/4" PVC CONDUIT AND ROUTES THRU PHOTOCELL.
7. ☒ = PROPOSED TRANSFORMER LOCATION.

LEGEND:

| | |
|---|---|
| 1 | 4-UNIT ELECTRICAL SERVICE |
| 2 | 5-UNIT ELECTRICAL SERVICE |
| 3 | 6-UNIT ELECTRICAL SERVICE |
| 4 | 8-UNIT ELECTRICAL SERVICE |
| 5 | 4" SANITARY CONNECTION |
| 6 | 1" CW SERVICE FROM 3/4" METER |



## 1 SITE PLAN
1"=30'-0" MECH.

NORTH

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Topeka, Kansas 66614-3974
Telephone: (785) 233-3232
FAX: (785) 233-0647
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LSA PROJECT NO. 2104028

STATE OF MISSOURI
RICHARD R. BEARDMORE
PROFESSIONAL ENGINEER
11.12.2021

| | |
|---|---|
| ARCHITECT | TR,i ARCHITECTS |
| STRUCTURAL ENGINEER | STRUCTURAL |
| CIVIL ENGINEER | CIVIL |
| GENERAL CONTRACTOR | GENERAL CONTRACTOR |
| MECHANICAL ENGINEER | ENGINEER |
| PLUMBING ENGINEER | PLUMBING |
| ELECTRICAL ENGINEER | ELECTRICAL |

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**DWG BY** CAD/RRB

**TR,i PROJECT NO.** 20-078

**SHEET NO.**
ME002
2 NEW SHEET
SITE PLAN - MECHANICAL