

Lee's Summit, Missouri

PROJECT NO.: 20-078 ISSUE DATE: 5.12.2022 REVISION 1

GENERAL NOTES

- 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.
- GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY EXISTING FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY
- 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. 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.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE SUBCONTRACTOR WORK WITH THESE PROJECT DOCUMENTS.
- DIMENSIONS TO THE EXTERIOR OF THE BUILDING ARE TO THE EXTERIOR OF FOUNDATION/MASONRY UNLESS NOTED OTHERWISE
- DO NOT SCALE DRAWINGS. THE WORD 'ALIGN' AS USED IN THESE DOCUMENTS SHALL SUPERSEDE DIMENSIONAL INFORMATION.

AFF

ACT

BLK

CLR

CONC

CMU

CONT

CFCI

DR

DWG

EOS

ELEC

ELEV

EQ

EQUIP

EXIST

EJ

GYP

ALUM

- 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.
- ALL HVAC EQUIPMENT AND DUCTWORK SHALL COMPLY WITH THE CURRENT APPLICABLE MECHANICAL CODE AND INSTALLED PER SMACNA RECOMMENDATIONS

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.

HARDWOOD

HIGH DENSITY

INSULATION

LAVATORY

MASONRY

METAL

MASONRY OPENING

MEDIUM DENSITY

FIBERBOARD

MECHANICAL

HEIGHT

HOUR

JOINT

PARTICLE BOARD

REFERENCE CIVIL DRAWINGS FOR SITE WORK, INCLUDING THE BUILDING LOCATION ON THE SITE.

ABBREVIATIONS

HDWD

HDPB

HR

INSU

LAV

MO

MSRY

MDF

MECH

MTL

NIC

OFCI

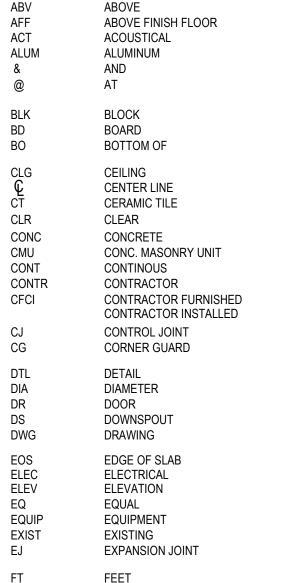
ΡT

RE:

RD

RM

RO



FEET FINISH GRADE FINISH FLOOR FIRE RETARDANT FLOOR

GENERAL CONTR.

GYPSUM

NOT IN CONTRACT NTS NOT TO SCALE WNER FURNISHE CONTRACTOR INSTALLEE OWNER FURNISHED OFOI OWNER INSTALLED ON CENTER OPNG OPENING PTD PAINTED PLAM PLYWD PLYWOOD RAD RADIUS REFERENCE REINF REINFORCING RCP REQ'D REQUIRED

PLASTIC LAMINATE PRESSURE TREATED

REFLECTED CEILING PLAN ROOF DRAIN ROOM ROUGH OPENING

SHT SIM SPEC SQ STD STL STRUCT SUSP TFI THK TO T&G TYP UNF UNO VERT VEST WEIGHT WITH W/O WITH OUT

WD

SCHED

SECT

SCHEDULE SECTION SHEET SIMILAR SOLID CORE SPECIFICATION SQUARE SQUARE FOOT STAINLESS STEEL STANDARD STEEL STRUCTURAL SUSPENDED TELEPHONE THICK TOP OF **TONGUE & GROOVE** TYPICAL UNFINISHED UNLESS NOTED OTHERWISE VERTICAL VESTIBULE WATERPROOF

WOOD

<u>Client</u> CLIENT NAME TEGETHOFF DEVELOPMENT P.O. BOX 6331 Phone: 765.639.6300 Contact: LINDSEY KING

> Structural Engineer **BOB D CAMPBELL & COMPANY** 4338 BELLEVIEW AVENUE KANSAS CITY, MISSOURI 64111 Phone: 816. 531.4144 Contact: CLARK BASIGNER (DIRECT:816.778.7151)

Mech. / Elec. / Plumb. Eng. LATIMER SOMMERS & ASSOCIATES 3639 SW SUMMERFIELD DR STE A TOPEKA, KANSAS 66614 Phone: 785.233.3232 Contact: RICH BEARDMORE

5 A10	BUILDING SECTION	COL	COL. GRID
		ROOM [101]	ROOM

WALL SECTION

DETAIL

BLOCKING

CONCRETE

BRICK

BATT INSULATION

RIGID INSULATION

CONCRETE BLOCK

5 🔪 A10 📝

P3 _____

PARTITION TYPE

SYMBOLS

(T)

TEMPERED GLASS

EXISTING CONSTR. TO REMAIN

EXISTING CONSTR. REMOVED

NEW CONSTRUCTION



PROJECT DIRECTORY

<u>Architect</u> TR, i ARCHITECTS 1790 BRENTWOOD BLVD ST. LOUIS, MISSOURI 63144 PHONE: 314.395.9750

<u>Civil Engineer</u>

SM ENGINEERING

Phone: 785.341.9747

SM ENGINEERING

Contact: SAM MALINOWSKY

General Contractor GENERAL CONTRACTOR ADDRESS ADDRESS Phone: XXX.XXX.XXXX Contact: CONTACT NAME

PROJECT SUMMARY

*FOR COMPLETE CODE ANALYSIS SEE LIFE SAFETY PLAN SHEET AXXX - AXXX PROJECT NAME: Vanguard Villas

PROJECT ADDRESS:

PROJECT DESCRIPTION:

BUILDING CODES:

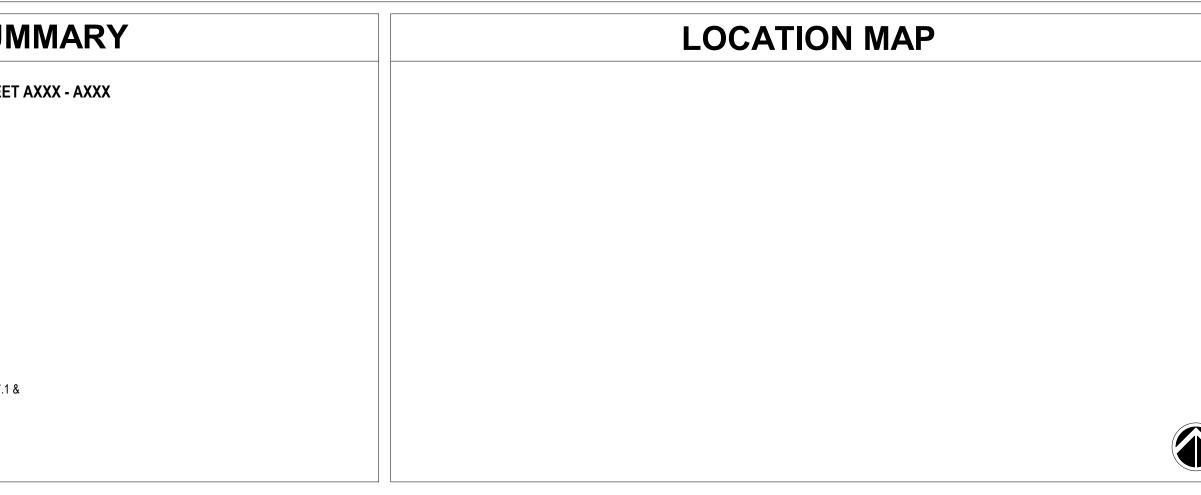
Lee's Summit, Missouri

SINGLE FAMILY TOWNHOMES

2018 International Residential Code 2017 National Electric Code 2018 International Mechanical Code 2018 International Plumbing Code 2018 International Fire Code

2018 International Energy Conservation Code ACCESSIBILITY 2010 ADA Guidelines & 2009 ICC/ANSI A117.1 & FAIR HOUSING ACT

OCCUPANCY TYPE / USE GROUP: R-2



CONSTRUCTION As Noted on Plans Review C σ \mathbf{O} σ > ARCHITECTS TR.i Architects 9812 Manchester Road T: 314-395-9750 St. Louis, Missouri 63119 F: 314-395-9751 C Copyright 2018 www.triarchitects.com DATE: 9.2.2021 **REVISIONS** # 100% BID/PERMIT 9.2.2021 PACKAGE 9.24.2021 PERMIT COMMENTS ADDENDUM 1 11.12.2021 **REVISION 1** 5.12.2022 MKSS DWG BY 20-078 TR, i PROJECT NO. SHEET NO.

COVER SHEET

	SED SHEET SUED SHEET/NO REVISION			
= ISSUE	ED AS 8.5x11			
		321		
		100% BID/PERMIT PACKAGE 9.2.2021 PERMIT COMMENTS 9.24.2021		
		100% BID/PERMIT PACKAGE 9 PERMIT COMMENTS 9.24.2021		
		9.24 CKA	021	
		PA TS (12.2	
			11.1	
		MM ER	ž	
			D	
		SWI1	DEN	
	ARCHITECTURAL	PER 100	ADDENDUM 1 11.12.2021	i
A000	COVER SHEET	• •	0	
A001	SHEET INDEX	• 0	0	
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		•	
4301	GROUP 14 EXTENSIVE ELEVATIONS	•		
4302	GROUP 2 BUILDING SECTIONS			
4302 4303	GROUP 2 BUILDING SECTIONS	•		-
4303 4304	GROUP 3 BUILDING SECTIONS GROUPS 4-7 BUILDING SECTIONS	• •	•	+
4304 4305	GROUPS 8-11 BUILDING SECTIONS			-
4305 4306	GROUPS 12-14 BUILDING SECTIONS		•	-
4300 4310	WALL SECTIONS			
4310 4311	WALL SECTIONS	•		
4311 4312	WALL SECTIONS	•		
		• •		
A350	WALL SECTION DETAILS	•		
A351	WALL SECTION & ROOF DETAILS	•		-
A360	BALCONY DETAILS	•		
A365		•		-
A370		•		
A400		• •		
A401		•		-
4402		•		
	UNIT DETAILS		1	1
420				
	UNIT DETAILS STAIR DETAILS	•		

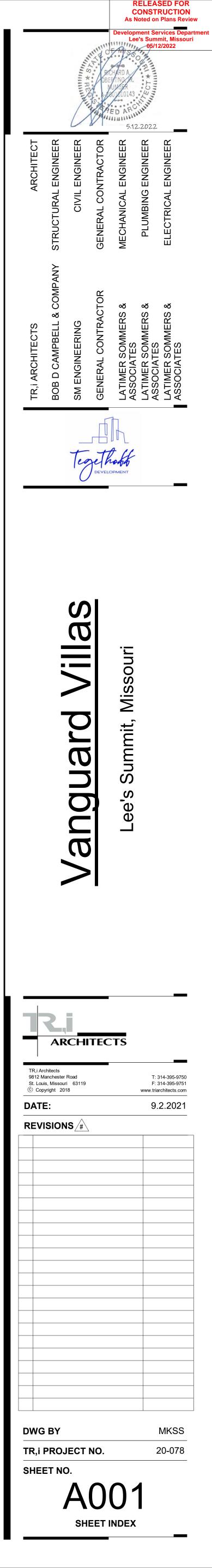
DRAWING INDEX

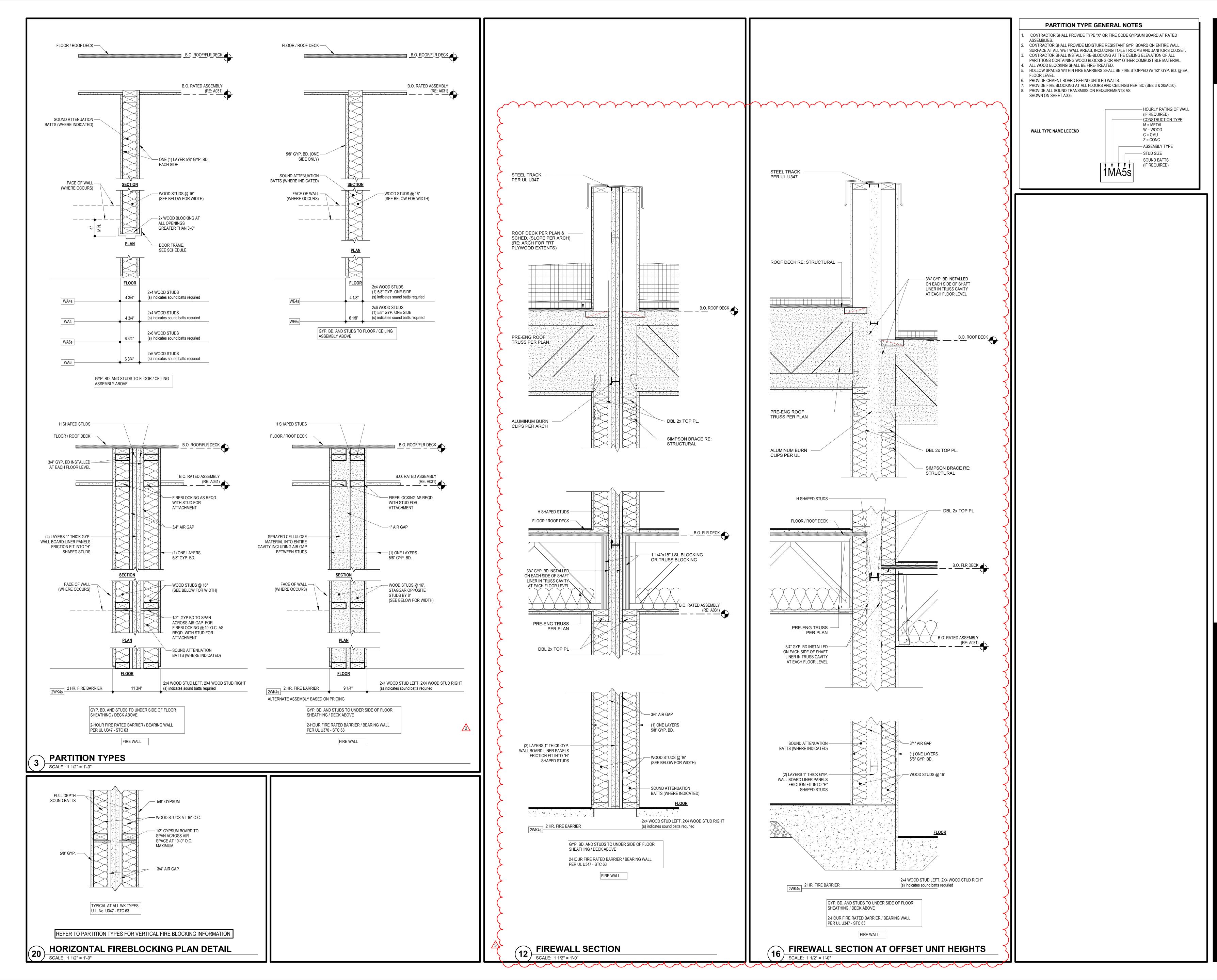
	STRUCTURAL	100% BID/PERMIT PACKAGE 9.2.2021	PERMIT COMMENTS 9.24.2021	ADDENDUM 1 11.12.2021	REVISION 1 - 5.12.2022
S001	GENERAL NOTES	•	•		
S002	TYPICAL WOOD GRAVITY SCHEDULES & DETAILS	•			
S003	TYPICAL WOOD LATERAL SCHEDULES & DETAILS	•			
S004	TYPICAL WOOD DETAILS	•			
S005	TYPICAL WOOD DETAILS	•			
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		•		•	
S330	WOOD FLOOR FRAMING SECTIONS	•			
S331	WOOD FLOOR FRAMING SECTIONS	•		•	
S340	WOOD ROOF FRAMING SECTIONS	•			
S341	WOOD ROOF FRAMING SECTIONS	•	•		

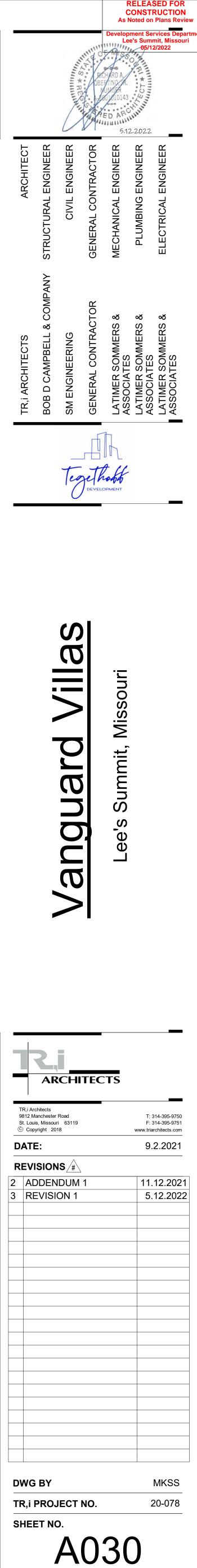
ME001	MECHANICAL SITE PLAN - MECHANICAL	 100% BID/PERMIT PACKAGE 9.2.2021 	PERMIT COMMENTS 9.24.2021	ADDENDUM 1 11.12.2021	REVISION 1 - 5.12.2022
ME002	SITE PLAN - MECHANICAL			•	
M101	TYPICAL UNIT PLAN - MECHANICAL	•	•		
			•		
MP101	MECHANICAL DETAILS		•		

E101	ELECTRICAL TYPICAL UNIT PLAN - ELECTRICAL	• 100% BID/PERMIT PA	PERMIT COMMENTS (ADDENDUM 1 11.12.2021	• REVISION 1 - 5.12.2022
		PACKAGE 9.2.2021	9.24.2021	021	5

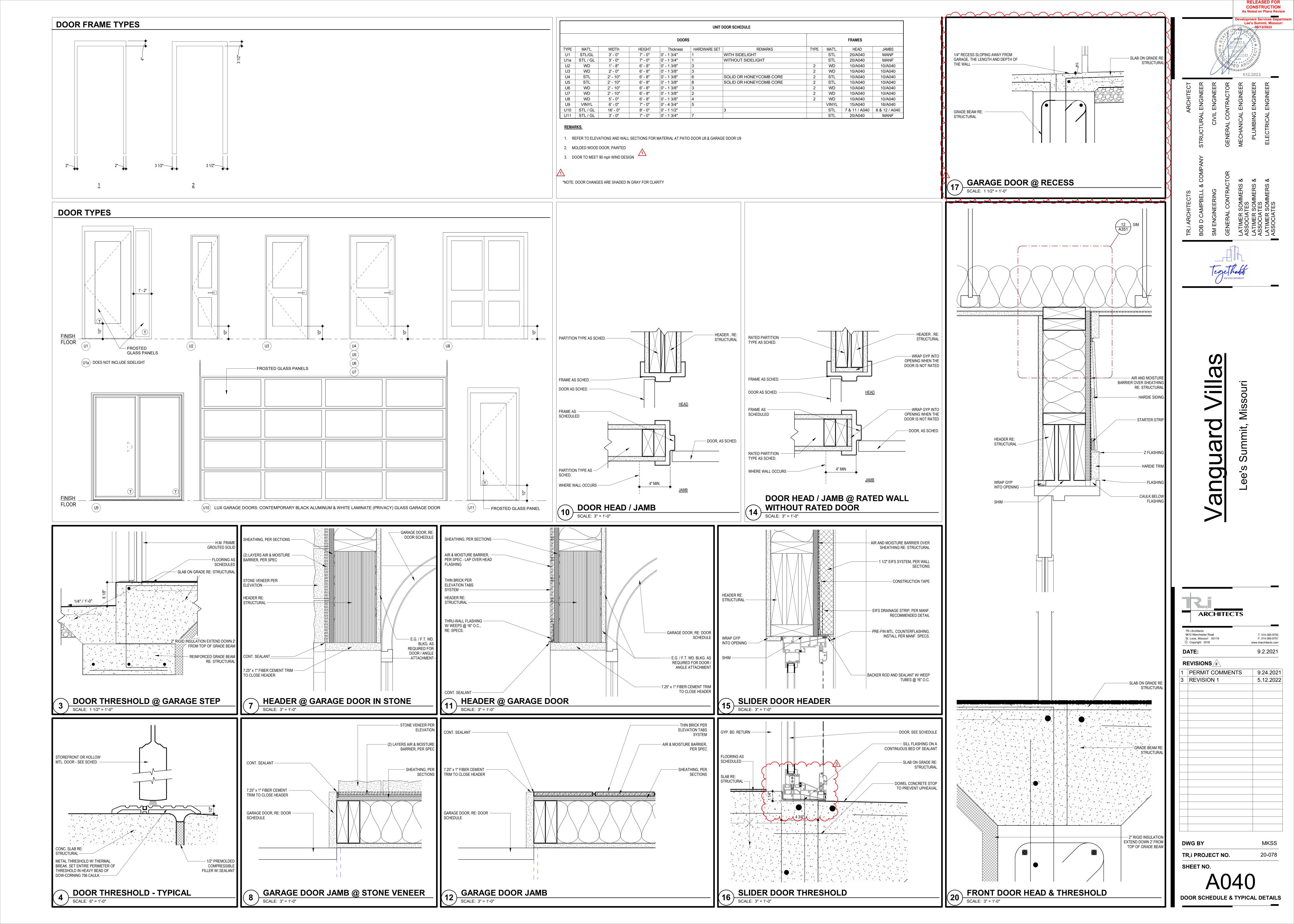
	PLUMBING	100% BID/PERMIT PACKAGE 9.2.2021	PERMIT COMMENTS 9.24.2021	ADDENDUM 1 11.12.2021	REVISION 1 - 5.12.2022
P101	TYPICAL UNIT PLAN - PLUMBING	•	•		•

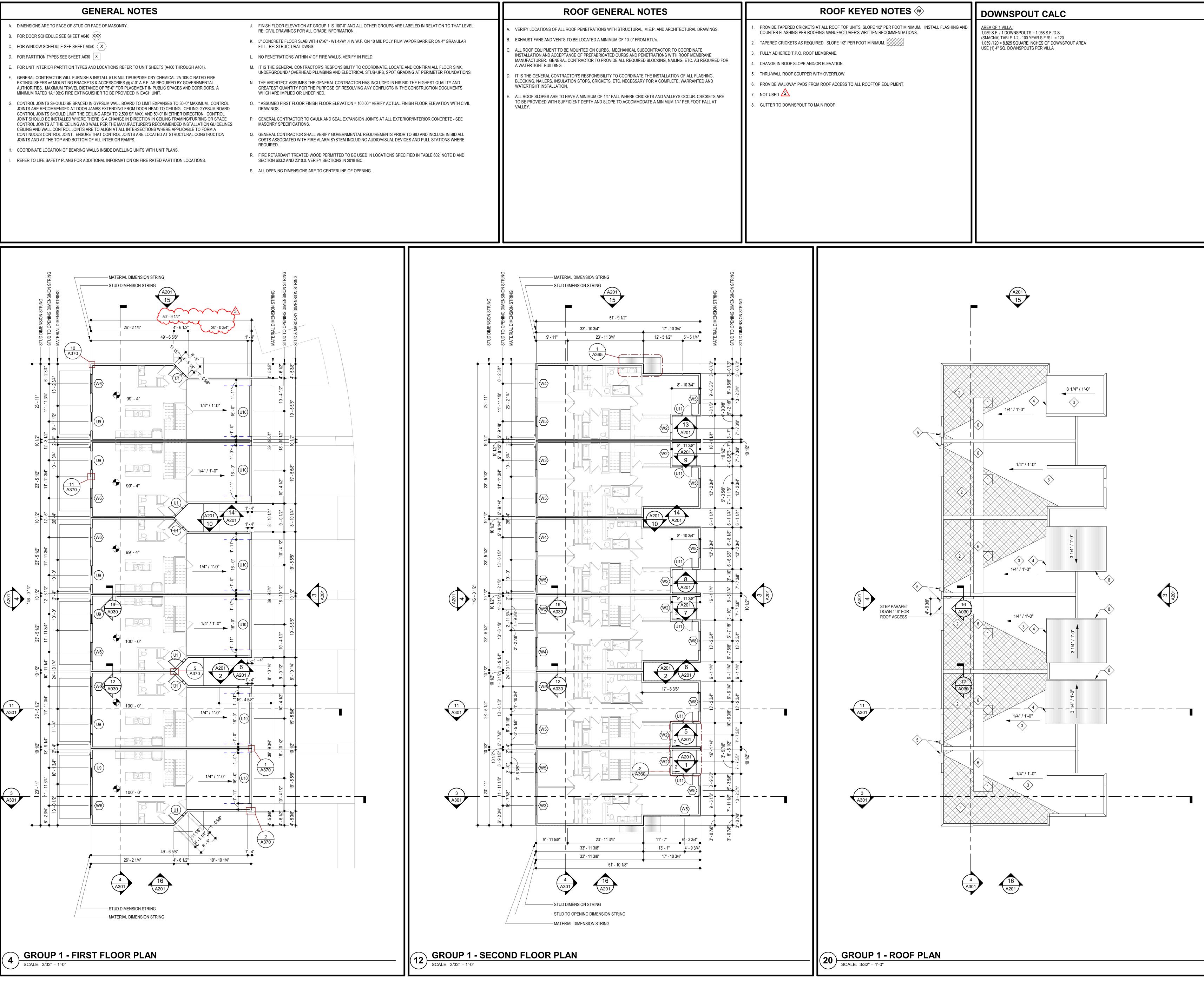


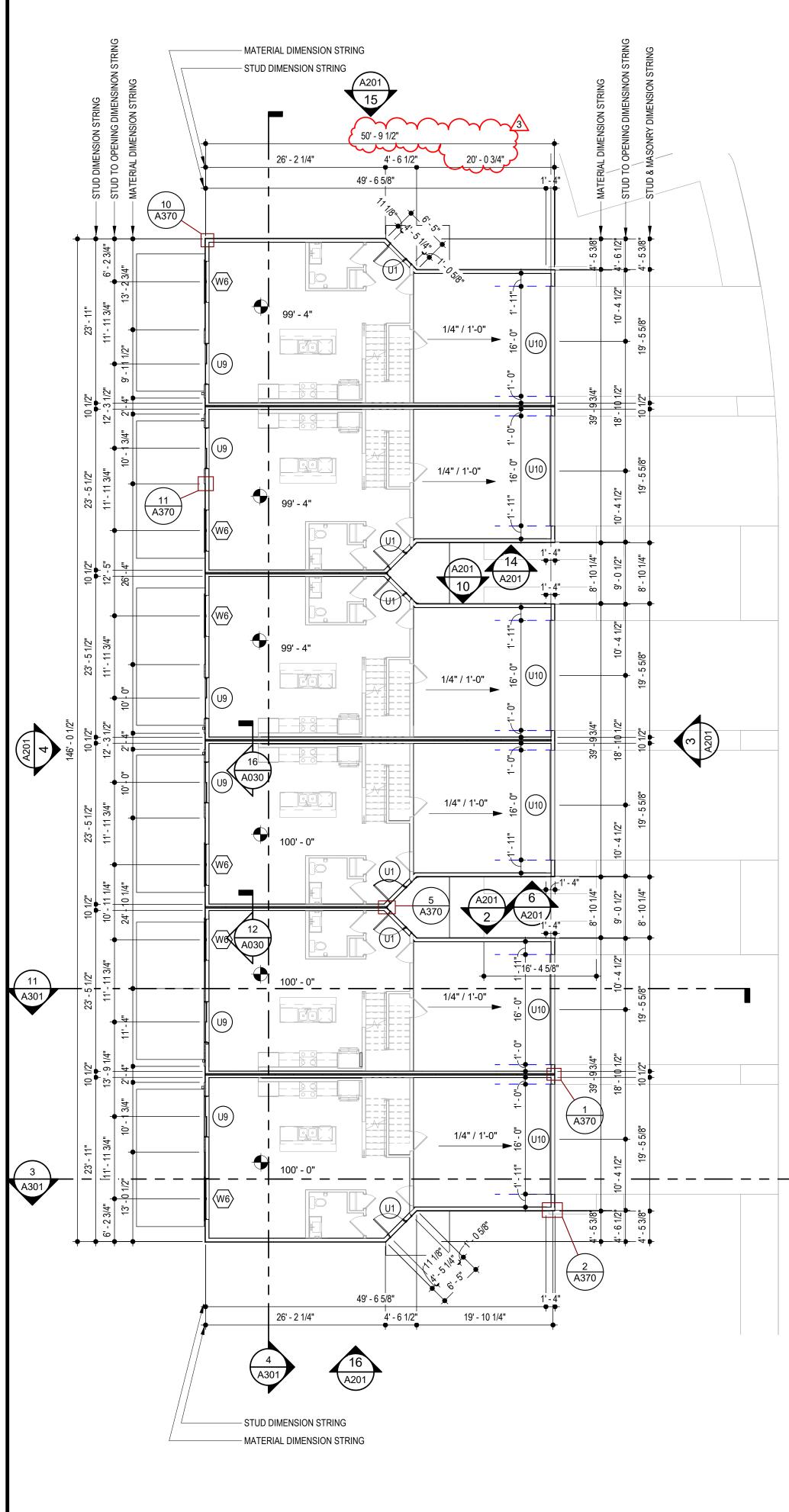


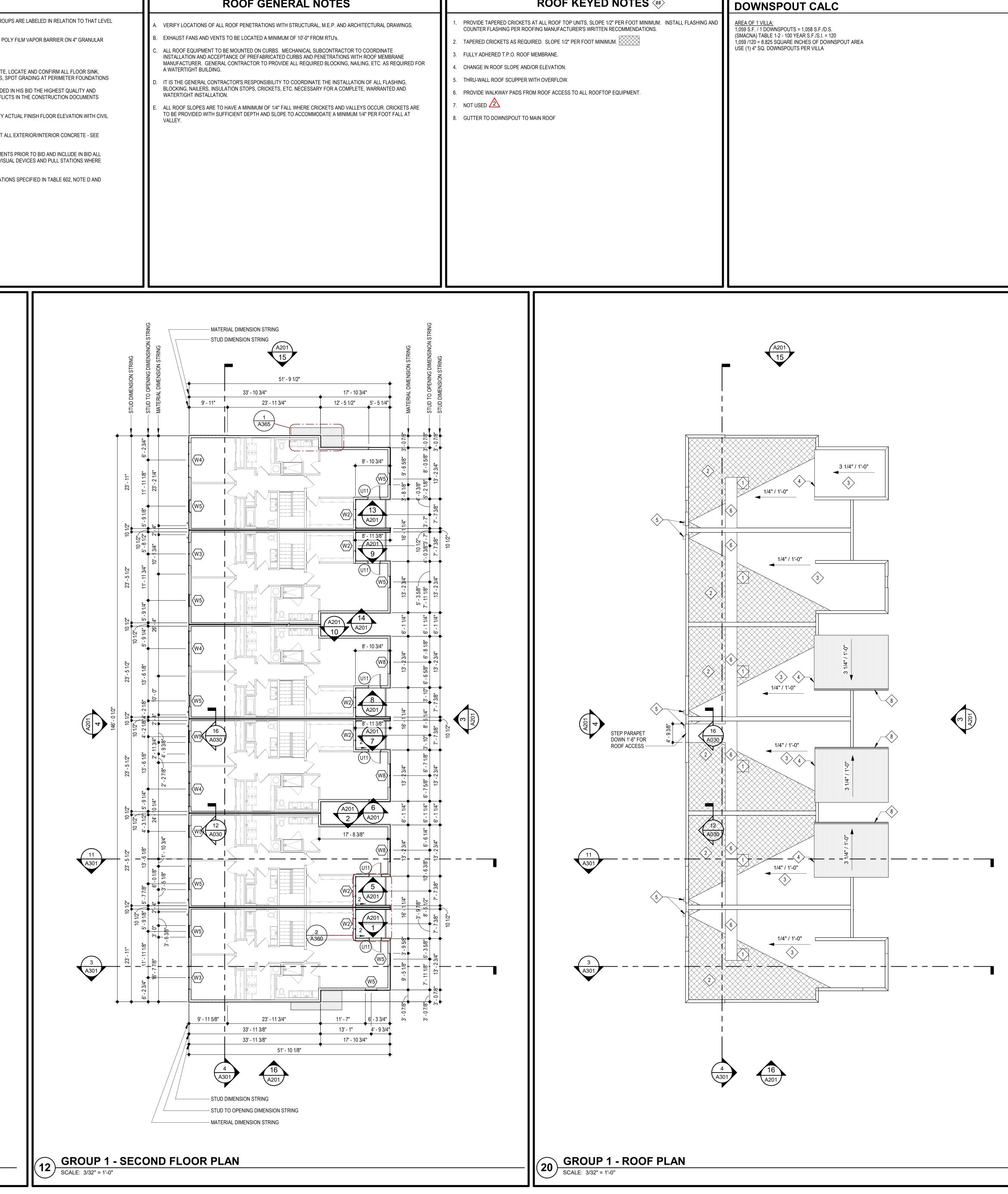


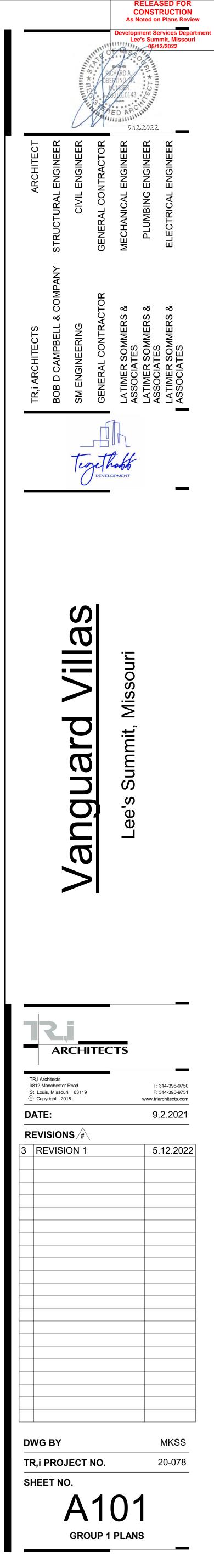
PARTITION TYPES

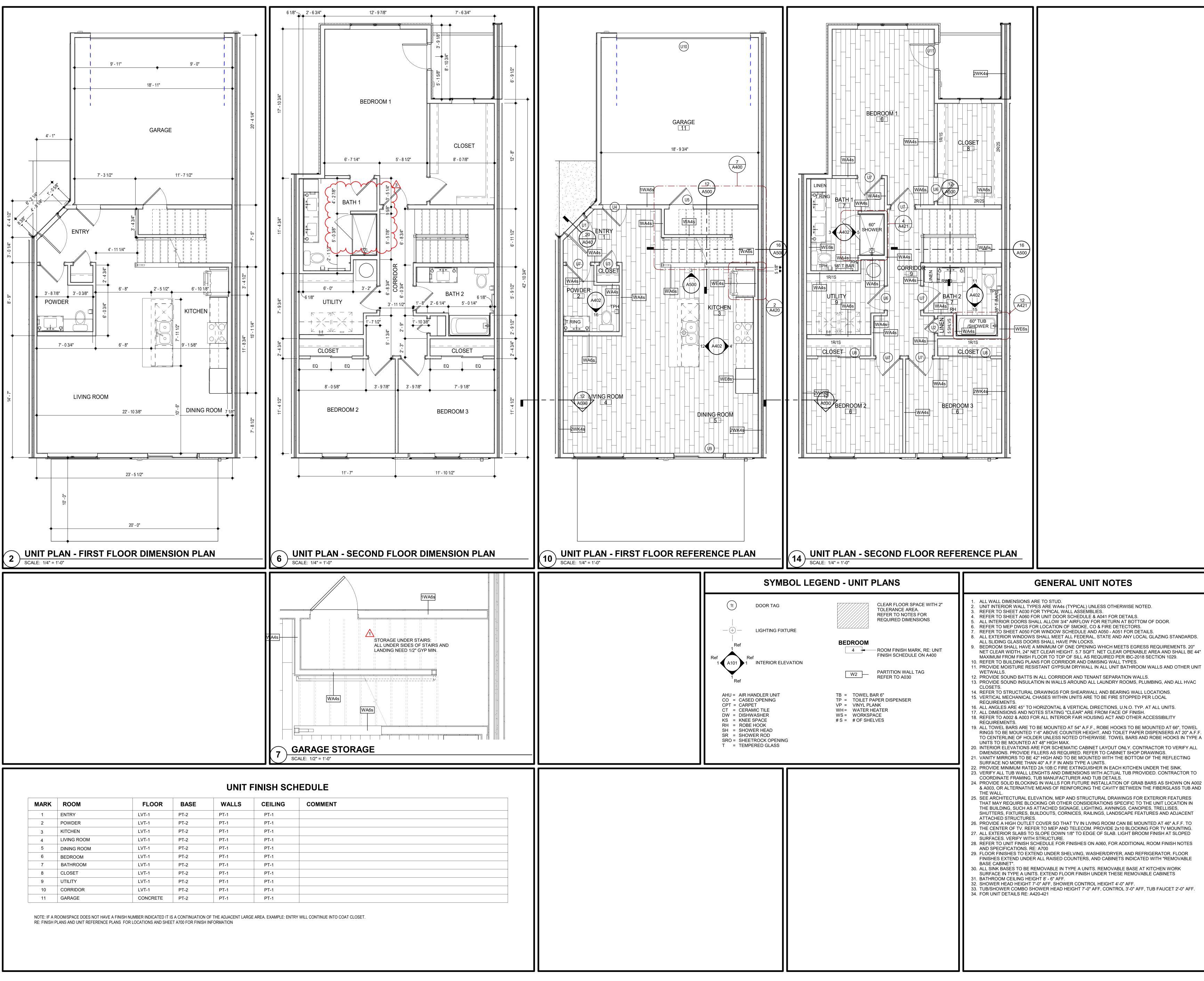


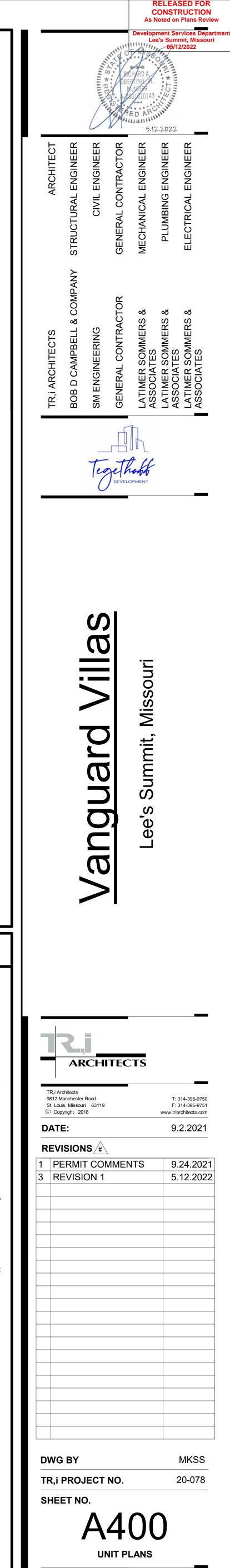


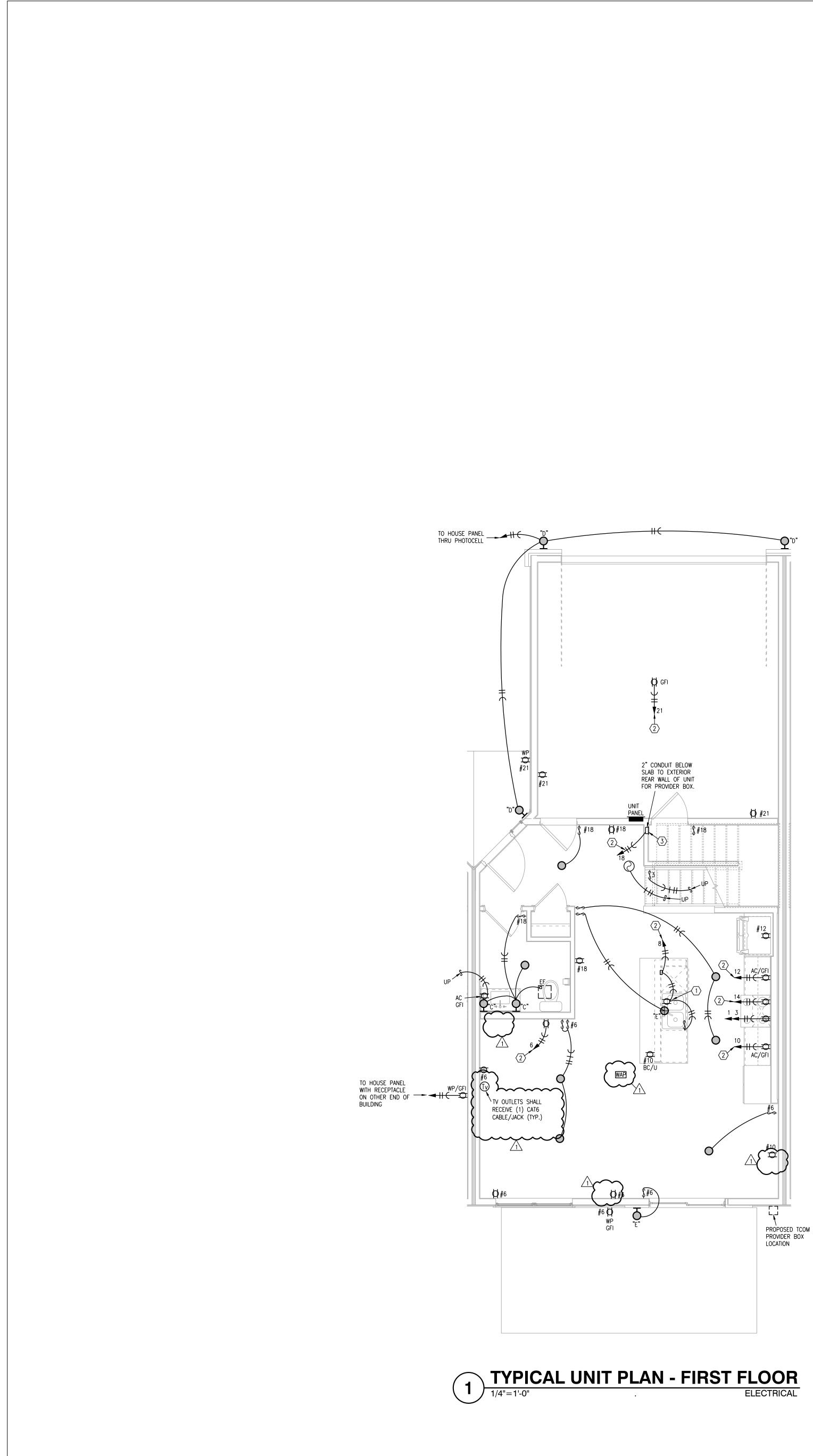




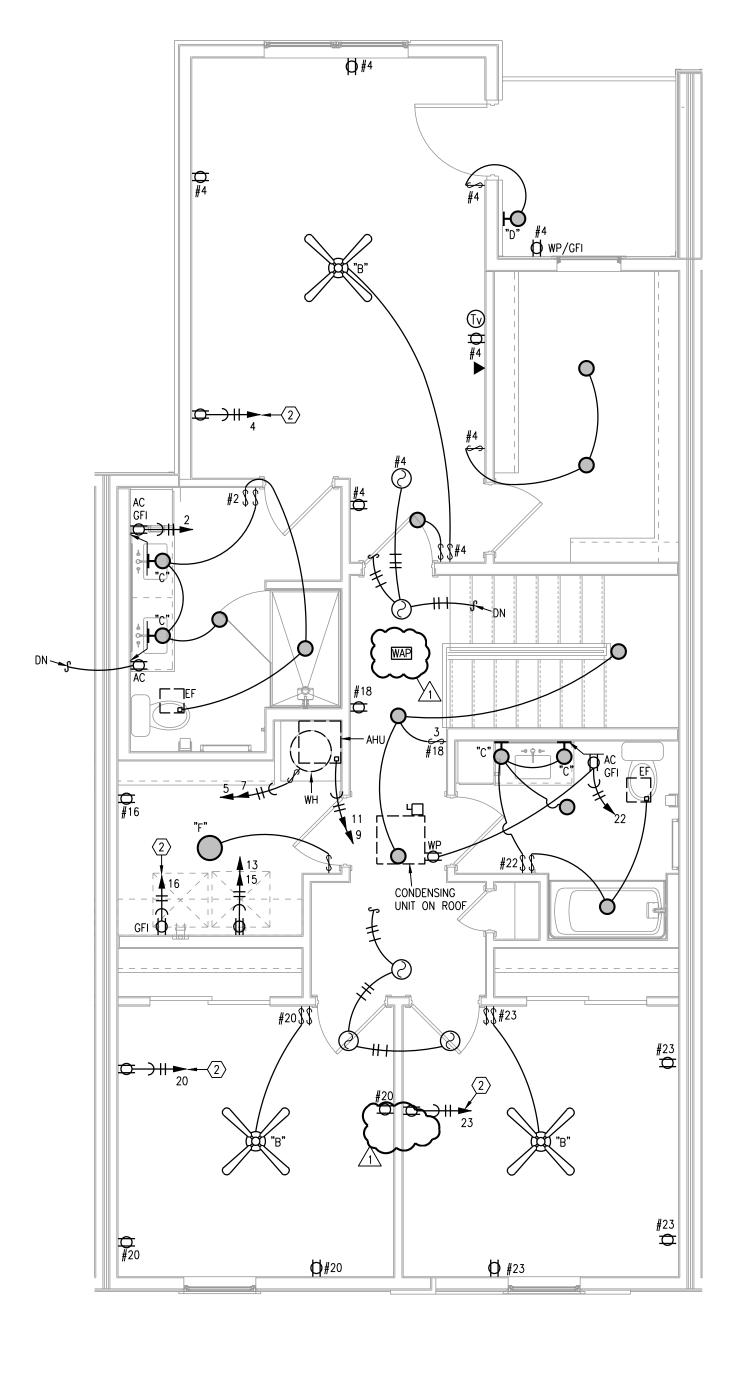












LABEL	MANUFACTURER	DESCRIPTION/MODEL	FINISH			
А	NORA LIGHTING	NELOCAC-8R30W ELO SURFACE MOUNT	WHITE TRIM			
В	FANIMATION	FPD8534BL KUTE 52" LK8534 KUTE LIGHT KIT	BLACK			
С	MATTEO	S03910MB	MATTE BLACK			
D	ACCESS	20399LEDMG-BL	TEXTURED BLACK			
E	ET-2	E20366-92BK HALF MOON	BLACK			
F	NORA LIGHTING	NELOCAC-11R30W ELO SURFACE MOUNT	WHITE TRIM			

LIGHTING FIXTURE SCHEDULE

NOTES:

CEILING F	AN SM	/ITCHES	PROV	IDED	WITH	FAN.	CONTROL
LIGHT AND		SEPARA	ATELY.	INTE	NDED	FOR	SINGLE
GANG BOX	••						

- 2. CENTER ISLAND PENDANT LIGHTS OVER BASE BACK WALL AND CENTERED EQUALLY LEFT TO RIGHT OVER SINK. THESE ARE SEPARATELY SWITCHED.
- 5. GENERALLY CENTER LIGHT ON WINDOWS, DOOR, HALLWAYS, SINKS, OVER TUBS, ETC. VERIFY ALL LOCATIONS IN EACH UNIT DIMENSIONALLY WITH ARCHITECT, INTERIOR DESIGNER AND OWNER. MOUNT SWITCHES CLOSE TO DOORS OR WALL CORNERS.
- THERMOSTATS HAVE LOW VOLTAGE WIRE BACK TO AHU. CONDENSING UNITS HAVE LOW VOLTAGE WIRE BACK TO AHU.
- \bigcirc = 120V. SMOKE/CO ALARM WITH BATTERY BACK-UP AND AUXILIARY CONTACT SO ALL SOUND TOGETHER.
- ALL ARC–FAULT CIRCUIT BREAKERS SHALL BE COMPATIBLE WITH CEILING FANS, LED FIXTURES AND OTHER ELECTRONIC DEVICES.
- 8. FIXTURES ARE TYPE "A" UNLESS NOTED OTHERWISE.
- FIRE ALARM HORN/STROBE CIRCUITS SHALL BE SIZED TO ACCEPT BEDROOM HORN/STROBES IN FUTURE INCLUDING WIRING AND PANÉL CAPACITY.
- 10. ALL RANGES SERVED BY (3) #8 AND (1) # 10 AND 50A. RECEPTACLE.
- 11. ALL WATER HEATERS SERVED BY (3) #10.
- 12. ALL WASHERS AND REFRIGERATORS HAVE RECEPTACLES AT 48". MW RECEPTACLES AT 66" (VERIFY).
- 13. SEE HVAC SCHEDULE AND SHOP DRAWINGS FOR AHU AND OUTDOOR UNIT CIRCUITS.
- 14. ALL DRYERS SERVED BY (4) #10 AND 30A. RECEPTACLE.
- 15. BELOW COUNTER RECEPTACLES AND PLATES SHALL MATCH THE BASE CABINETS WHERE THEY ARE MOUNTED (BROWN, WHITE, ETC.) VERIFY WITH ARCHITECT.

LEGEND:

	SWITCHED GFI RECEPTACLE FOR GARBAGE CONTINUE CIRCUIT TO DISHWASHER.	DISPOSER
$\left \left(2\right)\right $	> PROVIDE ARC-FAULT CIRCUIT BREAKER IN	PANEL.

3) TELE/TV DEMARK FLUSH BOX. PROVIDE WITH DUPLEX OUTLET. PROVIDE 1" CONDUIT FROM BOX TO ABOVE CEILING AND OUT TO CEILING IN THE HALLWAY. SEE DETAILS.



