

Lee's Summit, Missouri

PROJECT NO.: 20-078

ISSUE DATE: 7.20.2022 REVISION 2

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

ABBREVIATIONS

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

SYMBOLS

	CONCRETE		BUILDING SECTION		COL GRID
	BRICK		WALL SECTION		ROOM
	BLOCKING		TEMPERED GLASS		NEW CONSTRUCTION
	BATT INSULATION		DETAIL		EXISTING CONSTR. TO REMAIN
	RIGID INSULATION		PARTITION TYPE		EXISTING CONSTR. REMOVED
	CONCRETE BLOCK				

PROJECT DIRECTORY

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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 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

LOCATION MAP



7.20.2022

ARCHITECT: TRi ARCHITECTS
 STRUCTURAL ENGINEER: BOB D CAMPBELL & COMPANY
 CIVIL ENGINEER: SM ENGINEERING
 GENERAL CONTRACTOR: BOB D CAMPBELL & COMPANY
 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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DATE:	9.2.2021
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REVISIONS	DATE
100% BID/PERMIT PACKAGE	9.2.2021
1 PERMIT COMMENTS	9.24.2021
4 REVISION 2	7.20.2022

DWG BY	MKSS
TRi PROJECT NO.	20-078
SHEET NO.	A000

A000
COVER SHEET

DRAWING INDEX

• = REVISED SHEET
 ◦ = REISSUED SHEET/NO REVISION
 X = ISSUED AS 8.5x11

	100% BID/PERMIT PACKAGE 9.2.2021	PERMIT COMMENTS 9.24.2021	ADDENDUM 1 - 11.12.2021	REVISION 1 - 5.12.2022	REVISION 2 - 7.20.2022
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A003	SOUND TRANSMISSION ASSEMBLIES				
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A011	LIFE SAFETY PLANS				
A012	LIFE SAFETY PLANS				
A013	LIFE SAFETY PLANS				
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A205	GROUP 5 EXTERIOR ELEVATIONS				
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A207	GROUP 7 EXTERIOR ELEVATIONS				
A208	GROUP 8 EXTERIOR ELEVATIONS				
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STRUCTURAL					
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MECHANICAL					
ME001	SITE PLAN - MECHANICAL				
ME002	SITE PLAN - MECHANICAL				
M101	TYPICAL UNIT PLAN - MECHANICAL				
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ELECTRICAL					
E101	TYPICAL UNIT PLAN - ELECTRICAL				
E201	ELECTRICAL DETAILS AND SCHEDULES				

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PLUMBING					
P101	TYPICAL UNIT PLAN - PLUMBING				



7.20.2022

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DATE: 9.2.2021

REVISIONS

DWG BY MKSS

TRi PROJECT NO. 20-078

SHEET NO.

A001

SHEET INDEX

GENERAL NOTES

- A. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY.
- B. FOR DOOR SCHEDULE SEE SHEET A400 XXX
- C. FOR WINDOW SCHEDULE SEE SHEET A400 XXX
- D. FOR PARTITION TYPES SEE SHEET A400 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 EXPANSION 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 DWELING UNITS.
- H. COORDINATE LOCATION OF BEARING WALLS INSIDE DWELING 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" W/1.4x1.4 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'-0.00" 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 AUDIOVISUAL 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 RTUs.
- 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

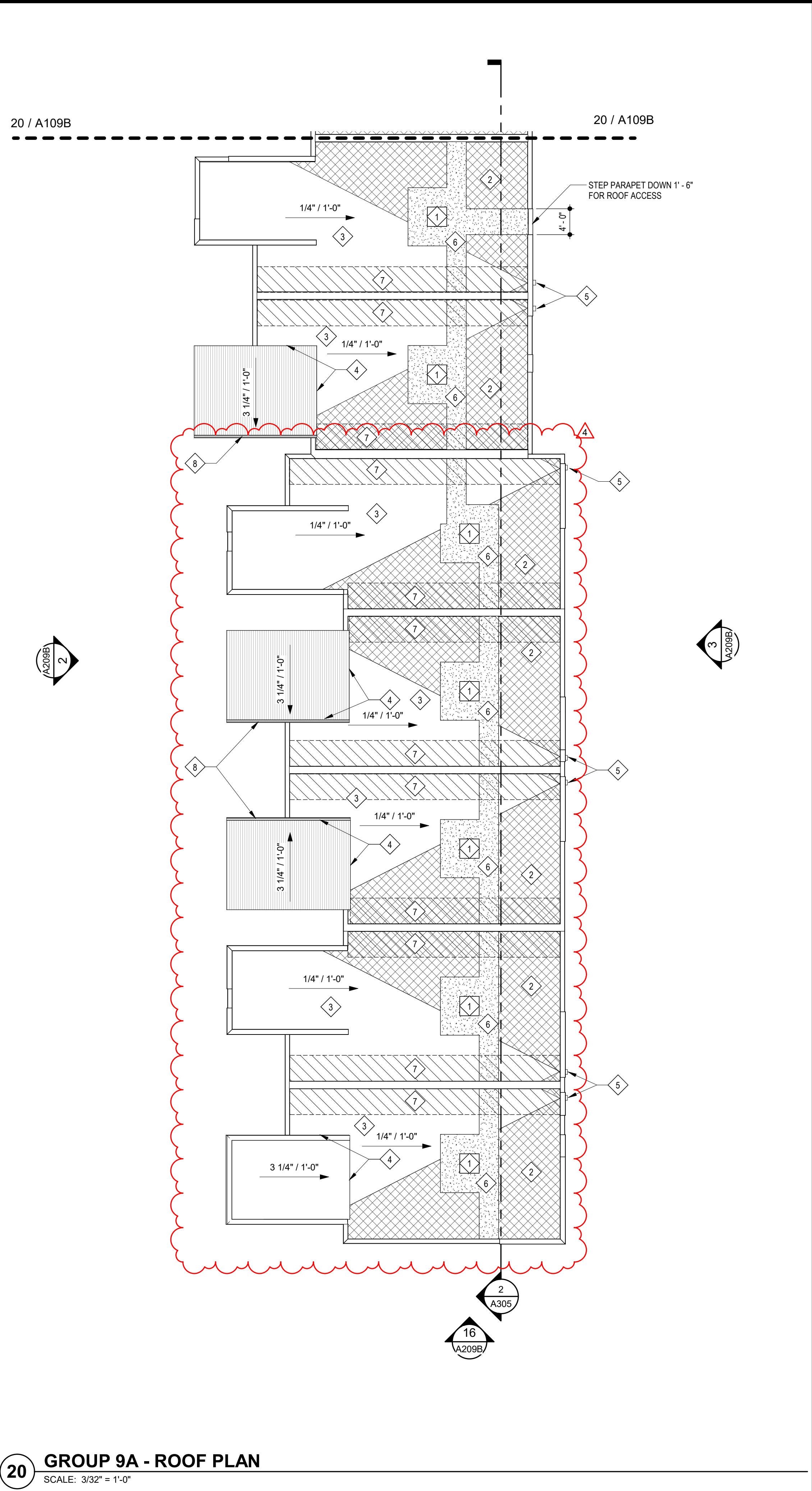
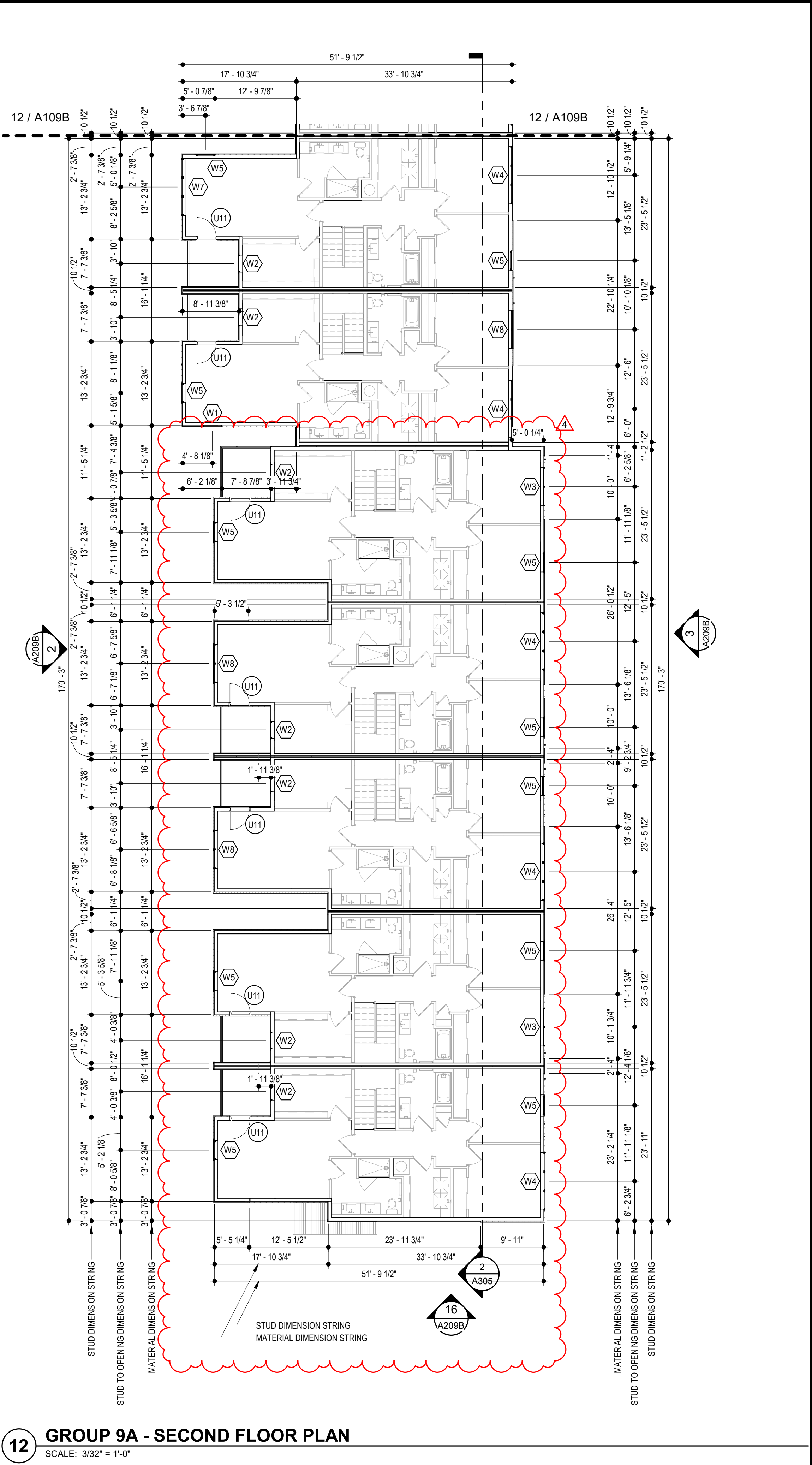
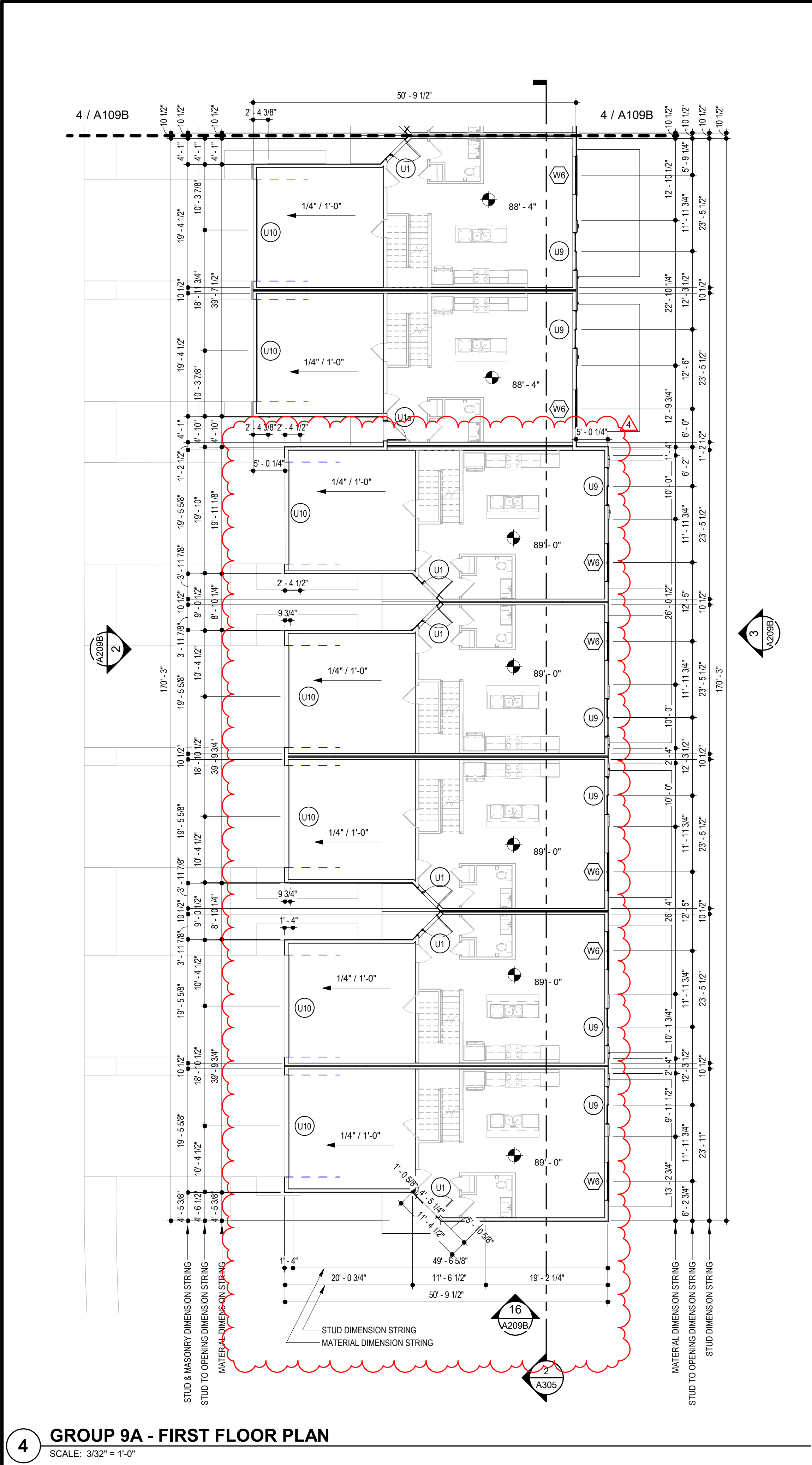
- 1. PROVIDE TAPERED CRICKETS AT ALL ROOF TOP UNITS. SLOPE 1/2" PER FOOT MINIMUM. INSTALL FLASHING AND COUNTER FLASHING PER ROOFING MANUFACTURER'S WRITTEN RECOMMENDATIONS.
- 2. TAPERED CRICKETS AS REQUIRED. SLOPE 1/2" PER FOOT MINIMUM.
- 3. FULLY ADHERED T.P.O. ROOF MEMBRANE.
- 4. CHANGE IN ROOF SLOPE AND/OR ELEVATION.
- 5. THRU-WALL ROOF SCUPPER WITH OVERFLOW.
- 6. PROVIDE WALKWAY PADS FROM ROOF ACCESS TO ALL ROOFTOP EQUIPMENT.
- 7. NOT USED.
- 8. GUTTER TO DOWNSPOUT TO MAIN ROOF.

DOWNSPOUT CALC

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

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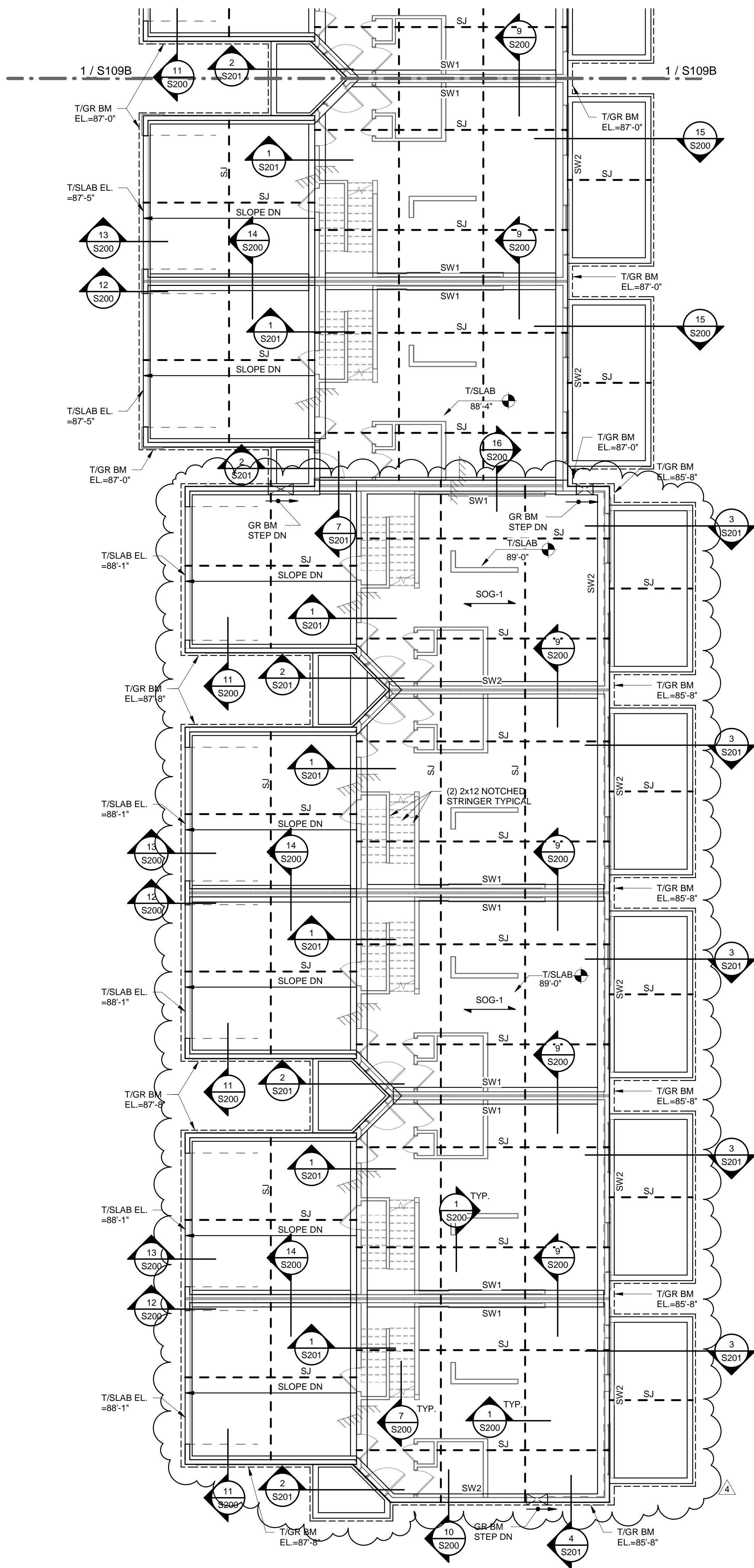
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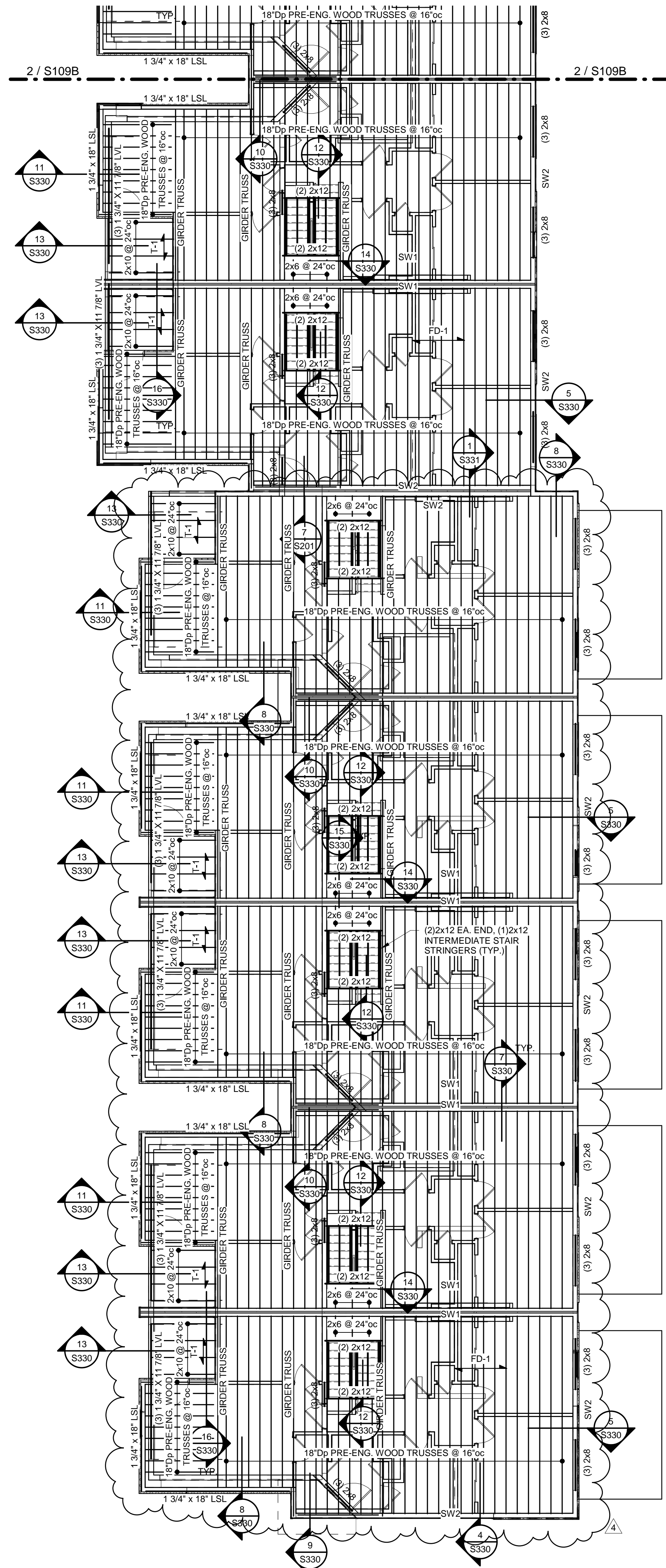
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REVISIONS		
2	ADDENDUM 1	11.12.2021
4	REVISION 2	7.20.2022

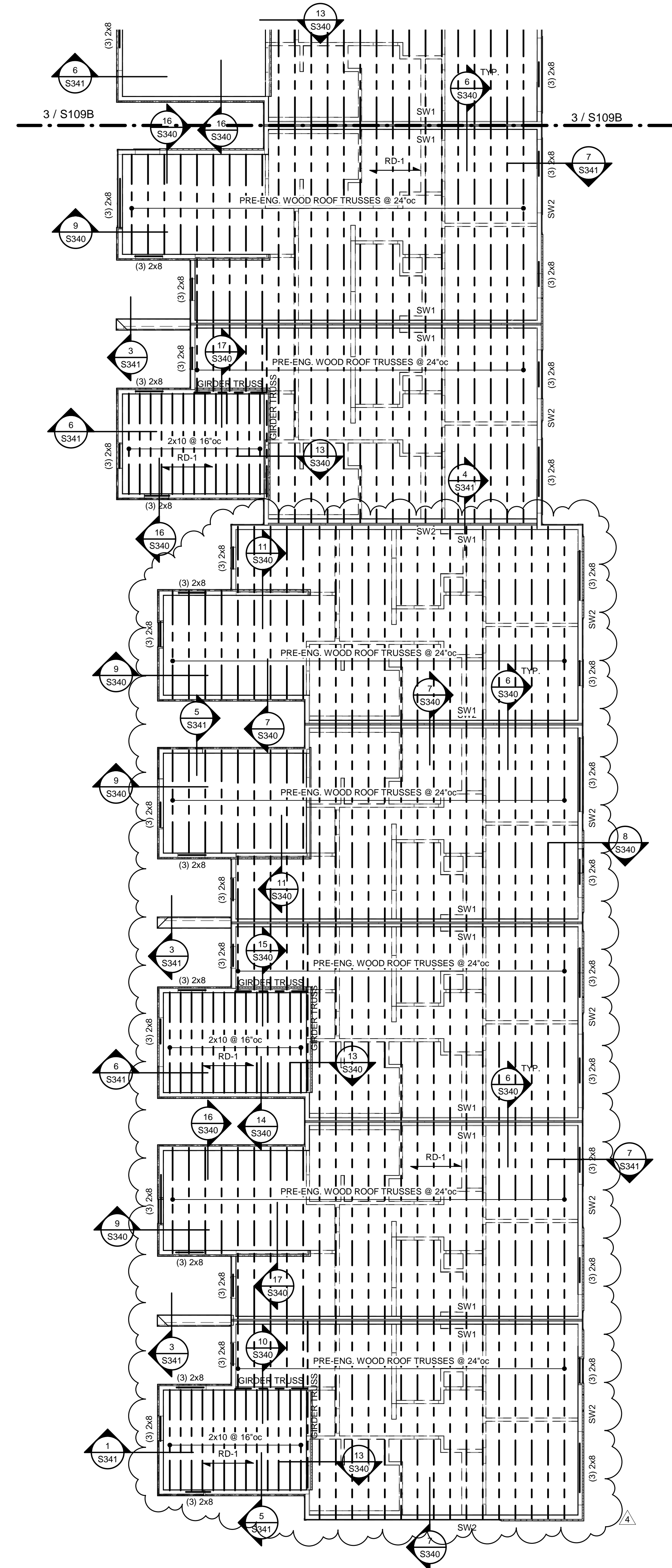
DWG BY: MKSS
 TRJ PROJECT NO.: 20-078
 SHEET NO.: **A109A**
 GROUP 9 PLANS



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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2	ADDENDUM 1	11.12.2021
4	Revision 2	7.20.2022

DWG BY Author

TR,I PROJECT NO. 20-078

SHEET NO.

S109A
GROUP 9 PLANS



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Vanguard Villas

Lee's Summit, Missouri

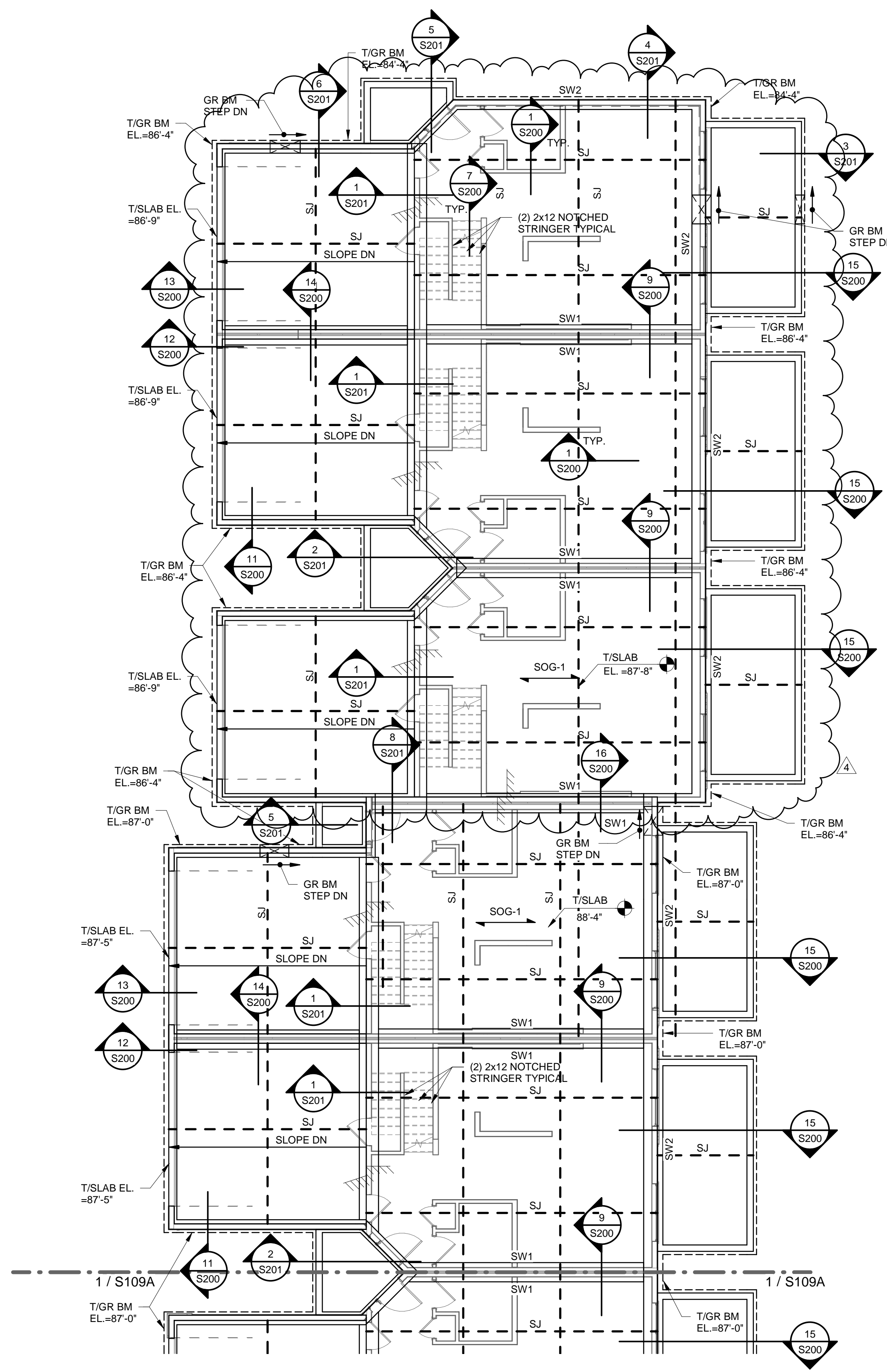


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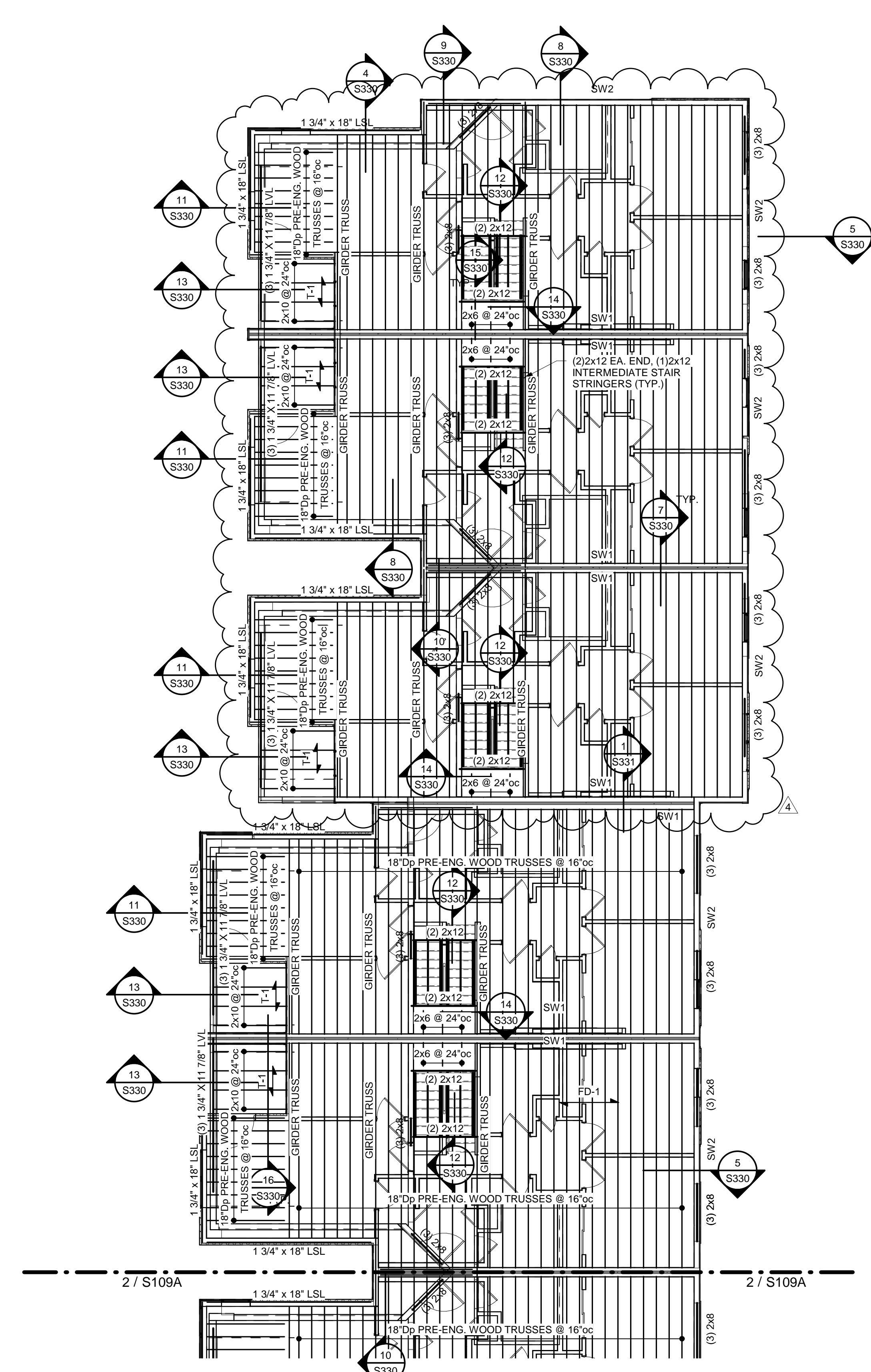
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REVISIONS

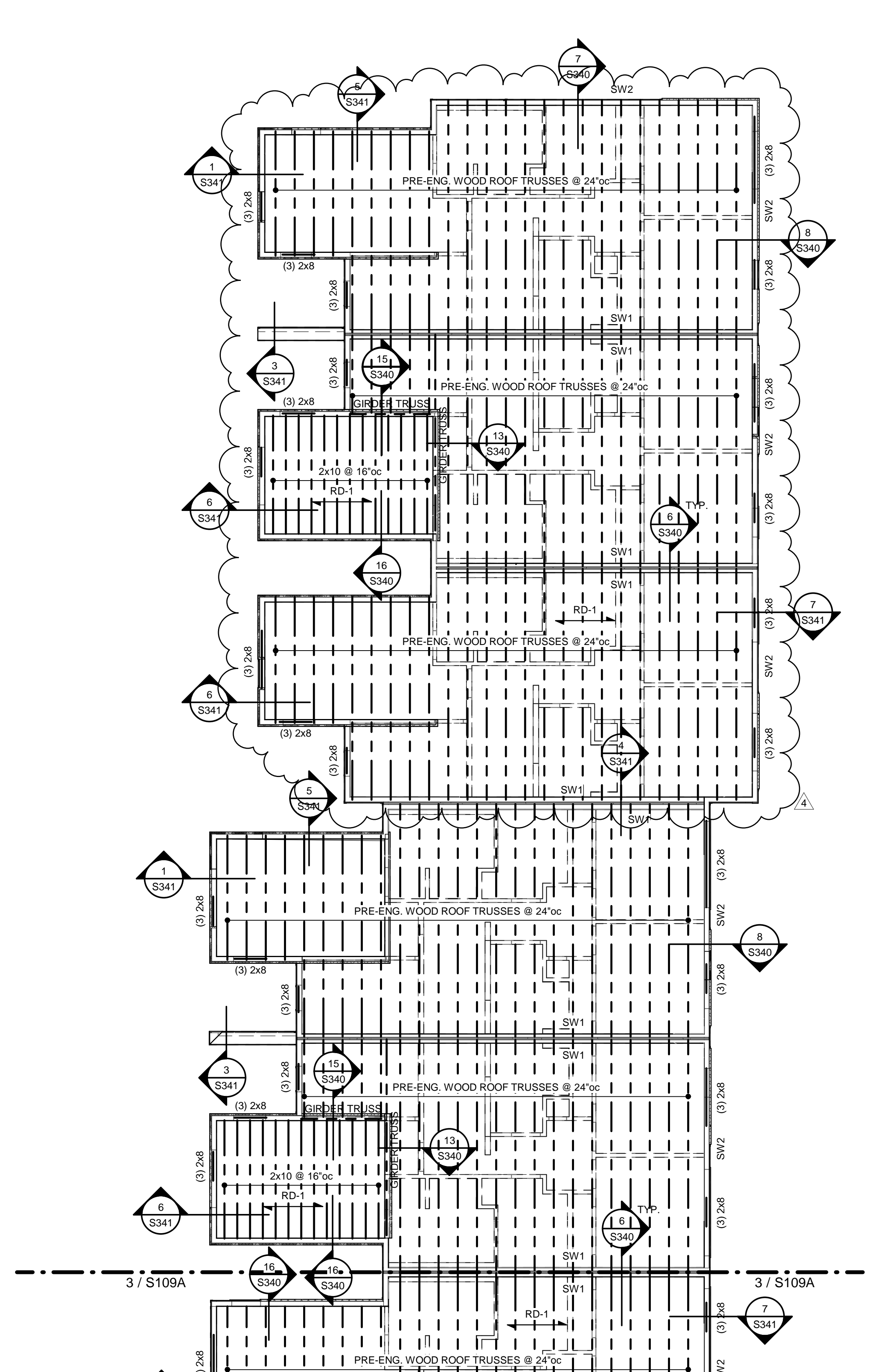
2	ADDENDUM 1	11.12.2021
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1 GROUP 9 - FOUNDATION PLAN
1/8" = 1'-0"



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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TR,i PROJECT NO.: 20-078
SHEET NO.:

S109B

GROUP 9 PLANS