ARCH D 24" x 36"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
5/16/2023

VIEW OF FRONT OF APARTMENT BUILDING N.T.S.

## DETACHED GARAGE AREA SUMMARY

| GARAGE | GROSS AREA |
|---|---|
| 1A | 2484 SF |
| 1B | 2304 SF |
| 1C | 2304 SF |
| 2A | 2304 SF |
| 2B | 2304 SF |
| 2C | 2304 SF |
| 3A | 2304 SF |
| 3B | 2304 SF |
| 3C | 2304 SF |
| 4A | 2304 SF |
| 4B | 2304 SF |
| 4C | 2304 SF |
| GRAND TOTAL | 27,828 SF |

## BUILDING AREA SUMMARY

| LEVEL | GROSS AREA - BUILDING 1 |
|---|---|
| BASEMENT | 11,772 SF |
| 1ST FLOOR | 18,452 SF |
| 2ND FLOOR | 17,896 SF |
| 3RD FLOOR | 17,802 SF |
| 4TH FLOOR | 12,340 SF |
| GRAND TOTAL | 78,261 SF |

BUILDINGS 2,3,4 SAME AREA SUMMARY

| LEVEL | GROSS AREA - BUILDINGS 1-4 |
|---|---|
| GRAND TOTAL | 313,044 SF |

## CLUBHOUSE AREA SUMMARY

| LEVEL | GROSS AREA |
|---|---|
| BASEMENT T/S | 4,936 SF |
| 1ST FLOOR | 4,665 SF |
| GRAND TOTAL | 9,601 SF |

## BUILDING 4 UNIT MATRIX

| NAME | COMMENTS | AREA | COUNT |
|---|---|---|---|
| BASEMENT | | | |
| UNIT A1-ALT-1 | 1 BED / 1 BATH | 777 SF | 4 |
| UNIT B2-ALT-1 | 2 BED / 2 BATH | 1,230 SF | 2 |
| UNIT B4 | 2 BED / 2 BATH | 1,122 SF | 1 |
| UNIT C1 | 3 BED / 2 BATH | 1,232 SF | 1 |
| 1ST FLOOR | | | |
| STUDIO ALT | 1 BED / 1 BATH | 507 SF | 1 |
| UNIT A1 TYPE A | 1 BED / 1 BATH | 742 SF | 1 |
| UNIT A1-ALT-2 | 1 BED / 1 BATH | 739 SF | 2 |
| UNIT A2 | 1 BED / 1 BATH | 739 SF | 1 |
| UNIT B2-ALT-2 | 2 BED / 2 BATH | 1,191 SF | 2 |
| UNIT B4 | 2 BED / 2 BATH | 1,122 SF | 2 |
| UNIT C1 | 3 BED / 2 BATH | 1,237 SF | 1 |
| 2ND FLOOR | | | |
| STUDIO | 1 BED / 1 BATH | 485 SF | 2 |
| STUDIO ALT | 1 BED / 1 BATH | 507 SF | 1 |
| UNIT A1 | 1 BED / 1 BATH | 752 SF | 7 |
| UNIT B2 | 2 BED / 2 BATH | 1,119 SF | 3 |
| UNIT B3 | 2 BED / 2 BATH | 1,063 SF | 1 |
| UNIT B4 | 2 BED / 2 BATH | 1,122 SF | 2 |
| UNIT C1 | 3 BED / 2 BATH | 1,237 SF | 2 |
| 3RD FLOOR | | | |
| STUDIO | 1 BED / 1 BATH | 485 SF | 2 |
| STUDIO ALT | 1 BED / 1 BATH | 507 SF | 1 |
| UNIT A1 | 1 BED / 1 BATH | 752 SF | 7 |
| UNIT B2 TYPE A | 2 BED / 2 BATH | 1,119 SF | 1 |
| UNIT B3 | 2 BED / 2 BATH | 1,063 SF | 1 |
| UNIT B4 | 2 BED / 2 BATH | 1,122 SF | 2 |
| UNIT C1 | 3 BED / 2 BATH | 1,237 SF | 2 |
| 4TH FLOOR | | | |
| STUDIO | 1 BED / 1 BATH | 485 SF | 2 |
| UNIT A1 | 1 BED / 1 BATH | 752 SF | 7 |
| UNIT A1-ALT-3 | 1 BED / 1 BATH | 797 SF | 1 |
| UNIT B2 | 2 BED / 2 BATH | 1,119 SF | 2 |
| UNIT B3 | 2 BED / 2 BATH | 1,063 SF | 1 |

GRAND TOTAL: 67

*SEE CIVIL DRAWINGS FOR BUILDING LOCATIONS*

## BUILDING 3 UNIT MATRIX

| NAME | COMMENTS | AREA | COUNT |
|---|---|---|---|
| BASEMENT | | | |
| UNIT A1-ALT-1 | 1 BED / 1 BATH | 777 SF | 4 |
| UNIT B2-ALT-1 | 2 BED / 2 BATH | 1,230 SF | 2 |
| UNIT B4 | 2 BED / 2 BATH | 1,122 SF | 1 |
| UNIT C1 | 3 BED / 2 BATH | 1,232 SF | 1 |
| 1ST FLOOR | | | |
| STUDIO ALT | 1 BED / 1 BATH | 507 SF | 1 |
| UNIT A1 TYPE A | 1 BED / 1 BATH | 742 SF | 1 |
| UNIT A1-ALT-2 | 1 BED / 1 BATH | 739 SF | 2 |
| UNIT A2 | 1 BED / 1 BATH | 739 SF | 1 |
| UNIT B2-ALT-2 | 2 BED / 2 BATH | 1,191 SF | 2 |
| UNIT B4 | 2 BED / 2 BATH | 1,122 SF | 2 |
| UNIT C1 | 3 BED / 2 BATH | 1,237 SF | 1 |
| 2ND FLOOR | | | |
| STUDIO | 1 BED / 1 BATH | 485 SF | 2 |
| STUDIO ALT | 1 BED / 1 BATH | 507 SF | 1 |
| UNIT A1 | 1 BED / 1 BATH | 752 SF | 7 |
| UNIT B2 | 2 BED / 2 BATH | 1,119 SF | 3 |
| UNIT B3 | 2 BED / 2 BATH | 1,063 SF | 1 |
| UNIT B4 | 2 BED / 2 BATH | 1,122 SF | 2 |
| UNIT C1 | 3 BED / 2 BATH | 1,237 SF | 2 |
| 3RD FLOOR | | | |
| STUDIO | 1 BED / 1 BATH | 485 SF | 2 |
| STUDIO ALT | 1 BED / 1 BATH | 507 SF | 1 |
| UNIT A1 | 1 BED / 1 BATH | 752 SF | 7 |
| UNIT B2 | 2 BED / 2 BATH | 1,119 SF | 3 |
| UNIT B3 | 2 BED / 2 BATH | 1,063 SF | 1 |
| UNIT B4 | 2 BED / 2 BATH | 1,122 SF | 2 |
| UNIT C1 | 3 BED / 2 BATH | 1,237 SF | 2 |
| 4TH FLOOR | | | |
| STUDIO | 1 BED / 1 BATH | 485 SF | 2 |
| UNIT A1 | 1 BED / 1 BATH | 752 SF | 7 |
| UNIT A1-ALT-3 | 1 BED / 1 BATH | 797 SF | 1 |
| UNIT B2 | 2 BED / 2 BATH | 1,119 SF | 2 |
| UNIT B3 | 2 BED / 2 BATH | 1,063 SF | 1 |

GRAND TOTAL: 67

*SEE CIVIL DRAWINGS FOR BUILDING LOCATIONS*

## BUILDING 2 UNIT MATRIX

| NAME | COMMENTS | AREA | COUNT |
|---|---|---|---|
| BASEMENT | | | |
| UNIT A1-ALT-1 | 1 BED / 1 BATH | 777 SF | 4 |
| UNIT B2-ALT-1 | 2 BED / 2 BATH | 1,230 SF | 2 |
| UNIT B4 | 2 BED / 2 BATH | 1,122 SF | 1 |
| UNIT C1 TYPE A | 3 BED / 2 BATH | 1,232 SF | 1 |
| 1ST FLOOR | | | |
| STUDIO ALT | 1 BED / 1 BATH | 507 SF | 1 |
| UNIT A1 TYPE A | 1 BED / 1 BATH | 742 SF | 1 |
| UNIT A1-ALT-2 | 1 BED / 1 BATH | 739 SF | 2 |
| UNIT A2 | 1 BED / 1 BATH | 739 SF | 1 |
| UNIT B2-ALT-2 | 2 BED / 2 BATH | 1,191 SF | 2 |
| UNIT B4 | 2 BED / 2 BATH | 1,122 SF | 2 |
| UNIT C1 | 3 BED / 2 BATH | 1,237 SF | 1 |
| 2ND FLOOR | | | |
| STUDIO | 1 BED / 1 BATH | 485 SF | 2 |
| STUDIO ALT | 1 BED / 1 BATH | 507 SF | 1 |
| UNIT A1 | 1 BED / 1 BATH | 752 SF | 7 |
| UNIT B2 | 2 BED / 2 BATH | 1,119 SF | 3 |
| UNIT B3 | 2 BED / 2 BATH | 1,063 SF | 1 |
| UNIT B4 | 2 BED / 2 BATH | 1,122 SF | 2 |
| UNIT C1 | 3 BED / 2 BATH | 1,237 SF | 2 |
| 3RD FLOOR | | | |
| STUDIO | 1 BED / 1 BATH | 485 SF | 2 |
| STUDIO ALT | 1 BED / 1 BATH | 507 SF | 1 |
| UNIT A1 | 1 BED / 1 BATH | 752 SF | 7 |
| UNIT B2 | 2 BED / 2 BATH | 1,119 SF | 3 |
| UNIT B3 | 2 BED / 2 BATH | 1,063 SF | 1 |
| UNIT B4 | 2 BED / 2 BATH | 1,122 SF | 2 |
| UNIT C1 | 3 BED / 2 BATH | 1,237 SF | 2 |
| 4TH FLOOR | | | |
| STUDIO | 1 BED / 1 BATH | 485 SF | 2 |
| UNIT A1 | 1 BED / 1 BATH | 752 SF | 7 |
| UNIT A1-ALT-3 | 1 BED / 1 BATH | 797 SF | 1 |
| UNIT B2 | 2 BED / 2 BATH | 1,119 SF | 2 |
| UNIT B3 | 2 BED / 2 BATH | 1,063 SF | 1 |

GRAND TOTAL: 67

*SEE CIVIL DRAWINGS FOR BUILDING LOCATIONS*

## BUILDING 1 UNIT MATRIX

| NAME | COMMENTS | AREA | COUNT |
|---|---|---|---|
| BASEMENT | | | |
| UNIT A1-ALT-1 | 1 BED / 1 BATH | 777 SF | 4 |
| UNIT B2-ALT-1 | 2 BED / 2 BATH | 1,230 SF | 2 |
| UNIT B4 | 2 BED / 2 BATH | 1,122 SF | 1 |
| UNIT C1 | 3 BED / 2 BATH | 1,232 SF | 1 |
| 1ST FLOOR | | | |
| STUDIO ALT | 1 BED / 1 BATH | 507 SF | 1 |
| UNIT A1 TYPE A | 1 BED / 1 BATH | 742 SF | 1 |
| UNIT A1-ALT-2 | 1 BED / 1 BATH | 739 SF | 2 |
| UNIT A2 | 1 BED / 1 BATH | 739 SF | 1 |
| UNIT B2-ALT-2 | 2 BED / 2 BATH | 1,191 SF | 2 |
| UNIT B4 | 2 BED / 2 BATH | 1,122 SF | 2 |
| UNIT C1 | 3 BED / 2 BATH | 1,237 SF | 1 |
| 2ND FLOOR | | | |
| STUDIO | 1 BED / 1 BATH | 485 SF | 2 |
| STUDIO ALT | 1 BED / 1 BATH | 507 SF | 1 |
| UNIT A1 | 1 BED / 1 BATH | 752 SF | 7 |
| UNIT B2 | 2 BED / 2 BATH | 1,119 SF | 3 |
| UNIT B3 | 2 BED / 2 BATH | 1,063 SF | 1 |
| UNIT B4 | 2 BED / 2 BATH | 1,122 SF | 2 |
| UNIT C1 | 3 BED / 2 BATH | 1,237 SF | 2 |
| 3RD FLOOR | | | |
| STUDIO | 1 BED / 1 BATH | 485 SF | 2 |
| STUDIO ALT | 1 BED / 1 BATH | 507 SF | 1 |
| UNIT A1 | 1 BED / 1 BATH | 752 SF | 7 |
| UNIT B2 | 2 BED / 2 BATH | 1,119 SF | 3 |
| UNIT B3 | 2 BED / 2 BATH | 1,063 SF | 1 |
| UNIT B4 | 2 BED / 2 BATH | 1,122 SF | 2 |
| UNIT C1 | 3 BED / 2 BATH | 1,237 SF | 2 |
| 4TH FLOOR | | | |
| STUDIO | 1 BED / 1 BATH | 485 SF | 2 |
| UNIT A1 | 1 BED / 1 BATH | 752 SF | 7 |
| UNIT A1-ALT-3 | 1 BED / 1 BATH | 797 SF | 1 |
| UNIT B2 | 2 BED / 2 BATH | 1,119 SF | 2 |
| UNIT B3 | 2 BED / 2 BATH | 1,063 SF | 1 |

GRAND TOTAL: 67

*SEE CIVIL DRAWINGS FOR BUILDING LOCATIONS*

## PROJECT TEAM

**OWNER:**
GRIFFIN RILEY PROPERTY GROUP
21 SE 28TH TERRACE
LEE'S SUMMIT, MO 64082
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EMAIL: JAKE@GRIFFINRILEY.COM
CONTACT: JAKE LOVELESS

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FAX: (913) 492-8400
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CONTACT: DAVID RINNE

**MEP ENGINEER:**
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CONTACT: RICHARD BEARDMORE

**ARCHITECT:**
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**STRUCTURAL ENGINEER:**
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TEL: (913) 492-5158
FAX: (913) 492-8400
EMAIL: DF@SCHLAGELASSOCIATES.COM
CONTACT: DAN FOSTER

## SITE DATA

| | |
|---|---|
| TOTAL LAND AREA | 736,164 SF (16.9 AC) |
| TOTAL BUILDING FOOTPRINT | 111,119 SF |
| TOTAL BUILDING AREA | 336,720 SF |
| TOTAL RESIDENTIAL UNIT COUNT | 268 UNITS |
| | + 1 SHORT GUEST SUITE IN CLUBHOUSE |
| DENSITY (UNITS/ACRE) | 15.9/ACRE |
| PARKING | REF. CIVIL |

## PROJECT INFORMATION

**PROJECT ADDRESS:**
2840 SE BLUE PKWY,
CITY: LEE'S SUMMIT, 64063
COUNTY: JACKSON
STATE: MO

**LEGAL DESCRIPTION:**
14-12-24 BG PT S/L NW1/4 NW1/4 32' E SW CR N 429.76' TO PT 233.50' S N/L S 1/2 1/4 1/4 E 754.55' N 233.50' TO PT N/L S 1/2 1/4 1/4 E ALG N/L TO NW CR S 1/2 NE1/4 NW1/4 S 313.50'E 474.64' TO PT 844.54' W E/L S 1/2 NE1/4 NW1/4 S 348.36' W 474.81' TO SE CR NW1/4 NW1/4 W ALG S/L 1/4 1/4 1287.35' TO POB EX 1.656 AC EX 6.92 AC EX 3.83 AC & EX 1.10 AC & EX 3.66 AC 2,173 ACS M/L SHC 500

**ZONING:**
ZONING DESIGNATION: PUDMR

## VICINITY MAP

## GENERAL NOTES

A. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, CODES AND AMENDMENTS. NOTHING IN THE DRAWINGS OR SPECIFICATIONS SHALL BE CONSTRUED AS REQUIRING OR PERMITTING WORK CONTRARY TO THESE RULES, REGULATIONS, AND CODES.

B. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL.

C. DO NOT SCALE DRAWINGS. REFER TO WRITTEN DIMENSIONS. IF DIMENSIONS APPEAR TO BE INSUFFICIENT OR CONTRADICTORY, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT.

D. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BY TAKING FIELD MEASUREMENTS. PROPER FIT AND ATTACHMENTS OF ALL SPECIFIED ITEMS AND WORK IS REQUIRED.

E. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE DRAWINGS AND SPECIFICATIONS AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT. HOWEVER, WHERE A CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS OCCURS, WHICHEVER IS OF GREATER VALUE AND/OR QUANTITY WILL TAKE PRECEDENT. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

F. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR AND EACH SUBCONTRACTOR SHALL INSTALL ALL THEIR MATERIALS IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS TO MEET PRODUCT WARRANTY REQUIREMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

G. THE CONTRACTOR AND EACH SUBCONTRACTOR AFFIRMATIVELY REPRESENTS THAT THEY ARE SKILLED AND EXPERIENCED IN THE PERFORMANCE OF WORK AS REQUIRED BY THIS PROJECT AND IN THE USE AND INTERPRETATION OF DRAWINGS AND SPECIFICATIONS SUCH AS THOSE INCLUDED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR AGREES THAT IT SHALL BE CONCLUSIVELY PRESUMED THAT THE CONTRACTOR HAS EXERCISED HIS AFOREMENTIONED SKILL AND EXPERIENCE AND HAS FOUND THE DRAWINGS AND SPECIFICATIONS SUFFICIENT AND FREE FROM AMBIGUITIES, ERRORS, DISCREPANCIES, AND OMISSIONS FOR THE PURPOSE OF DETERMINING ITS CONTRACT FOR THE PERFORMANCE OF THE WORK IN CONFORMITY WITH THE DRAWINGS, SPECIFICATIONS, AND ALL OTHER CONTRACT DOCUMENTS.

H. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY AND ARE RESPONSIBLE FOR ALL WORK PERTAINING TO THEIR TRADE REGARDLESS OF DRAWING OR SECTION OF SPECIFICATIONS IT IS WRITTEN OR DEPICTED IN. ALL COSTS SUBMITTED AND WORK PERFORMED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED FOR A COMPLETE AND FUNCTIONING SYSTEM TO FULFILL THE INTENT OF THE CONTRACT DOCUMENTS WHETHER FULLY DEFINED BY THE DRAWINGS AND SPECIFICATIONS OR NOT. ANY DISCREPANCY AND/OR UNCERTAINTY SHOULD BE VERIFIED WITH THE ARCHITECT.

I. IN NO CASE SHALL ANY CONTRACTOR PROCEED WITH WORK IN UNCERTAINTY.

J. IF THE CONTRACTOR OR THE OWNER SELECTS OR SUBSTITUTES ANY ASSEMBLY, SYSTEM, PRODUCT, MATERIAL, OR DESIGN FOR THE PROJECT WITHOUT OR AGAINST THE ARCHITECT'S APPROVAL, THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THAT DECISION BY THE CONTRACTOR OR OWNER OR FOR THE PERFORMANCE OF SUCH ITEMS, AND THE ARCHITECT SHALL NOT BE REQUIRED TO ISSUE ANY OPINION OR CERTIFICATE WITH RESPECT TO SUCH ITEMS.

K. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF WORK BETWEEN ALL TRADES AND WILL IDENTIFY ALL BLOCKING, SURFACE PREPARATION AND SIMILAR ITEMS THAT ARE NECESSARILY PROVIDED BY ONE TRADE TO FACILITATE THE WORK OF ANY OTHER. ALL TRADES WILL BE REQUIRED TO REPORT ANY DEFICIENCIES ON THE PROJECT WHICH WOULD LEAD TO AN INCOMPLETE OR POOR-QUALITY FINISHED PRODUCT.

L. EACH TRADE SHALL EXAMINE ALL SUBSURFACES AND WORK OF OTHERS THAT AFFECT THEIR INDIVIDUAL SCOPE OF WORK. REPORT IN WRITING, TO THE GENERAL CONTRACTOR, WITH A COPY TO THE ARCHITECT, ANY CONDITIONS, EXCEPT FOR UNFORESEEN EXISTING CONDITIONS, WHICH MAY PROVE DETRIMENTAL TO THE WORK. FAILURE TO OBSERVE THIS INJUNCTION WILL CONSTITUTE A WAIVER TO ANY SUBSEQUENT CLAIMS TO THE CONTRARY AND MAKE THIS CONTRACTOR RESPONSIBLE FOR ANY CORRECTION ARCHITECT MAY REQUIRE. COMMENCEMENT OF WORK WILL BE CONSTRUED AS ACCEPTANCE OF ALL SUBSURFACES.

M. CONTRACT DOCUMENTS DO NOT ILLUSTRATE EVERY CONDITION; WORK NOT EXPRESSLY DETAILED SHALL BE CONSTRUCTED SIMILAR TO PARTS THAT ARE DETAILED. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH WORK. WHENEVER THE CONTRACT DOCUMENTS REASONABLY IMPLY MATERIALS OR INSTALLATION AS NECESSARY TO PRODUCE THE INTENDED RESULTS, BUT DO NOT FULLY DETAIL OR SPECIFY SUCH MATERIALS, THE CONTACTOR SHALL PROVIDE THE MATERIALS AND LABOR REQUIRED FOR INSTALLATION NONETHELESS.

N. CONTRACT DOCUMENTS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. PROVIDE PRODUCTS COMPLETE WITH ACCESSORIES, TRIM, FINISH FASTENERS, AND OTHER ITEMS NEEDED FOR A COMPLETE INSTALLATION AND INDICATED USE AND EFFECT.

O. DESIGN INTENT INCLUDES CONCEALING ALL PIPES, CONDUITS, DUCT LINES, ETC. ABOVE FINISHED SOFFIT/CEILING OR WITHIN WALLS AND CHASES, U.N.O.

P. THESE NOTES ARE NOT INTENDED TO LIMIT THE RESPONSIBILITIES OF THE CONTRACTOR AS DEFINED ELSEWHERE IN THE CONTRACT DOCUMENTS.

Q. DIMENSIONS NOTED AS "FIELD VERIFY" SHALL BE CHECKED AT THE SITE BY THE CONTRACTOR AND REVIEWED WITH THE ARCHITECT BEFORE INCORPORATING INTO THE WORK.

R. PROVIDE ALL WORK INDICATED UNLESS SPECIFICALLY NOTED AS "NOT IN CONTRACT" (NIC), "FURNISHED BY OTHERS" (FBO) OR EXISTING.

**PERMIT SET**

ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENERGY SERVICES
NSPJ
ARCHITECTS PA
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-00714
ARCHITECT
5/16/23

A NEW DEVELOPMENT:

# RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MC

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

DATE:
03.24.2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
A0.00

5/2/2023 5:31:10 PM NSPJ ARCHITECTS ©

C:\Users\asmiley\Documents\696521-GriffinRiley_R22_asmiley23JBE.rvt

ARCH D 24" x 36"

# ABBREVIATIONS

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| # | POUND OR NUMBER | | HT | HEIGHT | H | VOL | VOLUME | V |
| & | AND | | HVAC | HEATING, VENTILATION, AIR CONDITIONING | H | VR | VAPOR RETARDER | V |
| 1R/1SH | ONE ROD, ONE SHELF | | IBC | INTERNATIONAL BUILDING CODE | I | W | WASHER | W |
| 2R/2SH | TWO ROD, TWO SHELVES | | IN | INCH | I | W | WIDTH/WIDE | W |
| ± | PLUS OR MINUS | | INSUL | INSULATION | I | W/ | WITH | W |
| @ | AT | | INT | INTERIOR | I | W/C | WHEELCHAIR | W |
| A/C | AIR CONDITIONER / CONDITIONING | A | IRC | INTERNATIONAL RESIDENTIAL CODE | I | W/O | WITHOUT | W |
| ABV | ABOVE | A | JAN | JANITOR | J | WC | WATERCLOSET | W |
| ACT | ACOUSTICAL CEILING TILE | A | LCD | LIQUID CRYSTAL DISPLAY | L | WD | WOOD | W |
| ADA | AMERICANS WITH DISABILITY ACT | A | LED | LIGHT EMITTING DIODE | L | WH | WATER HEATER | W |
| AFF | ABOVE FINISH FLOOR | A | LEED | LEADERSHIP IN ENVIRONMENTAL DESIGN | L | WI | WROUGHT IRON | W |
| AHJ | AUTHORITY HAVING JURISDICTION | A | LLH | LONG LEG HORIZONTAL | L | WIC | WALK-IN CLOSET | W |
| AHU | AIR HANDLING UNIT | A | LLV | LONG LEG VERTICAL | L | WIN | WINDOW | W |
| AIA | AMERICAN INSTITUTE OF ARCHITECTS | A | LN | LINE | L | WK | WORK | W |
| ALT | ALTERNATE | A | LOC | LOCATION | L | WM | WALL MOUNT | W |
| ALUM | ALUMINUM | A | LVL | LEVEL | L | WP | WATERPROOF / WATERPROOFING | W |
| ANSI | AMERICAN NATIONAL STANDARDS INSTITUTE | A | LVR | LOUVER | L | WT | WEIGHT | W |
| ASTM | AMERICAN SOCIETY FOR TESTING MATERIALS | A | LWRD | LOWERED | L | | | |
| B/ | BOTTOM OF | B | MACH | MACHINE | M | | | |
| BD | BOARD | B | MAINT | MAINTENANCE | M | | | |
| BLDG | BUILDING | B | MATL | MATERIAL | M | | | |
| BLK | BLOCK | B | MAX | MAXIMUM | M | | | |
| BLKG | BLKG | B | MDF | MEDIUM DENSITY FIBERBOARD | M | | | |
| BM | BEAM | B | ME | MECHANICAL EQUIPMENT | M | | | |
| BOT | BOTTOM | B | MECH | MECHANICAL | M | | | |
| BRG | BEARING | B | MEMB | MEMBRANE | M | | | |
| BSMT | BASEMENT | B | MEP | MECHANICAL, ELECTRICAL, AND PLUMBING | M | | | |
| BTWN | BETWEEN | B | MFR | MANUFACTURER | M | | | |
| CAB | CABINET | C | MICRO | MICROWAVE | M | | | |
| CANT | CANTILEVER | C | MIN | MINIMUM | M | | | |
| CCD | CONSTRUCTION CHANGE DIRECTIVE | C | MIR | MIRROR | M | | | |
| CF | CUBIC FEET | C | MO | MASONRY OPENING | M | | | |
| CFM | CUBIC FEET PER MINUTE | C | MTD | MOUNTED | M | | | |
| CHAM | CHAMFER | C | MTL | METAL | M | | | |
| CIP | CAST IN PLACE | C | N.A. | NOT APPLICABLE | N | | | |
| CJ | CONTROL JOINT | C | N.S.F. | NET SQUARE FOOTAGE | N | | | |
| CL | CENTER LINE | C | NC | NON-COMBUSTIBLE | N | | | |
| CLG | CEILING | C | NFPA | NATIONAL FIRE PROTECTION ASSOCIATION | N | | | |
| CLO | CLOSET | C | NO. | NUMBER | N | | | |
| CLR | CLEAR | C | NOM | NOMINAL | N | | | |
| CM | CARBON MONOXIDE DETECTOR | C | NTS | NOT TO SCALE | N | | | |
| CMU | CONCRETE MASONRY UNIT | C | OFCI | OWNER FURNISHED CONTRACTOR INSTALLED | O | | | |
| CO | CASED OPENING | C | OH | OPPOSITE HAND | O | | | |
| COL | COLUMN | C | OHD | OVERHEAD | O | | | |
| CONC | CONCRETE | C | OPG | OPENING | O | | | |
| CONST | CONSTRUCTION | C | OPP | OPPOSITE | O | | | |
| CONT | CONTINUE / CONTINUOUS | C | P.T. | POST TENSION | P | | | |
| CONTR | CONTRACT / CONTRACTOR | C | PER | PERIMETER | P | | | |
| CORD | CORDINATE | C | PERF | PERFORATED | P | | | |
| CORR | CORRIDOR | C | PERP | PERPENDICULAR | P | | | |
| CRPT | CARPET | C | PL | PLATE LINE | P | | | |
| CSMT | CASEMENT | C | PLBG | PLUMBING | P | | | |
| CTOP | COUNTERTOP | C | PNLG | PANELING | P | | | |
| D | DRYER | D | PR | PAIR | P | | | |
| DBL | DOUBLE | D | PROP | PROPERTY | P | | | |
| DEMO | DEMOLITION | D | QT | QUARRY TILE | Q | | | |
| DEPT | DEPARTMENT | D | QTB | QUARRY TILE BASE | Q | | | |
| DH | DOUBLE HUNG | D | QTY | QUANITY | Q | | | |
| DIA | DIAMETER | D | R | RADIUS | R | | | |
| DISP | DISPOSAL | D | RD | ROUND | R | | | |
| DN | DOWN | D | RD | ROOF DRAIN | R | | | |
| DP | DEEP | D | RE: | REFERENCE | R | | | |
| DR | DOOR | D | REC. | RECESSED | R | | | |
| DS | DOWNSPOUT | D | REF | REFRIGERATOR | R | | | |
| DTL | DETAIL | D | REINF | REINFORCE/-ED/-ING | R | | | |
| DW | DISHWASHER | D | REQD | REQUIRE / REQUIRED | R | | | |
| DWG | DRAWING | D | RH | ROBE HOOK | R | | | |
| EA | EACH | E | RM | ROOM | R | | | |
| EIFS | EXTERIOR INSUL AND FINISH SYSTEM | E | RO | ROUGH OPENING | R | | | |
| EJ | EXPANSION JOINT | E | RUBR | RUBBER | R | | | |
| ELECT | ELECTRICAL | E | S.M. | SHEET METAL | S | | | |
| ELEV | ELEVATION | E | SCHED | SCHEDULE | S | | | |
| ELEVTR | ELEVATOR | E | SD | SMOKE DETECTOR | S | | | |
| ENG | ENGINEER | E | SECT | SECTION | S | | | |
| ENTR | ENTRANCE | E | SF | STOREFRONT | S | | | |
| EQ | EQUAL | E | SF | SQUARE FOOT/FEET | S | | | |
| EQUIP | EQUIPMENT | E | SH | SINGLE HUNG | S | | | |
| EXCAV | EXCAVATE/-RD/-ION | E | SHLVS | SHELVES | S | | | |
| EXH | EXHAUST / EXHAUST HOOD | E | SHTG | SHEATHING | S | | | |
| EXIST | EXISTING | E | SHWR | SHOWER | S | | | |
| EXP | EXPOSED | E | SIM | SIMILAR | S | | | |
| EXT | EXTERIOR | E | SPEC | SPECIFICATIONS | S | | | |
| F.E. | FIRE EXTINGUISHER | F | SQ | SQUARE | S | | | |
| FD | FLOOR DRAIN | F | SS | STAINLESS STEEL | S | | | |
| FDB | FAHRENHEIT DRY BULB | F | ST | STREET | S | | | |
| FDTN | FOUNDATION | F | STD | STANDARD | S | | | |
| FFE | FINISH FLOOR ELEVATION | F | STL | STEEL | S | | | |
| FIN | FINISH / FINISHED | F | STOR | STORAGE | S | | | |
| FIXT | FIXTURE | F | STRUCT | STRUCTURAL / STRUCTURE | S | | | |
| FLASH | FLASHING | F | SUBFLR | SUB FLOOR | S | | | |
| FLR | FLOOR | F | SUSP | SUSPENDED | S | | | |
| FLRG | FLOORING | F | SYS | SYSTEM | S | | | |
| FLUOR | FLUORESCENT | F | T | TOILET | T | | | |
| FRP | FIBERGLASS REINFORCED PLASTIC PANEL | F | T&G | TONGUE AND GROOVE | T | | | |
| FRZR | FREEZER | F | T/ | TOP OF | T | | | |
| FT | FOOT/FEET | F | T/W | TOP OF WALL | T | | | |
| FTG | FOOTING | F | TB | TOWEL BAR | T | | | |
| FURN | FURNITURE | F | TBD | TO BE DETERMINED | T | | | |
| FUT | FUTURE | F | TEMP | TEMPORARY | T | | | |
| FV | FIELD VERIFY | F | TEMP | TEMPERATURE | T | | | |
| G.S.F. | GROSS SQUARE FOOTAGE | G | THRU | THROUGH | T | | | |
| GAL | GALLON/GALLONS | G | TOS | TOP OF SLAB | T | | | |
| GALV | GALVANIZED | G | TP | TOILET PAPER DISPENSER | T | | | |
| GB | GRAB BAR | G | TR | TOWEL RING | T | | | |
| GC | GENERAL CONTRACTOR | G | TR | TREAD | T | | | |
| GEN | GENERAL | G | TUB | BATHTUB | T | | | |
| GFI | GROUND FAULT INTERRUPTER | G | TV | TELEVISION | T | | | |
| GL | GLASS / GLAZING | G | TYP | TYPICAL | T | | | |
| GR | GRADE | G | UC | UNDERCOUNTER | U | | | |
| GWB | GYPSUM WALL BOARD | G | UL | UNDERWRITERS LABORATORY | U | | | |
| GYP BD | GYPSUM BOARD | G | UNO | UNLESS NOTED OTHERWISE | U | | | |
| HDR | HEADER | H | UON | UNLESS OTHERWISE NOTED | U | | | |
| HDW | HARDWARE | H | VAN | VANITY | V | | | |
| HDWD | HARD WOOD | H | VB | VAPOR BARRIER | V | | | |
| HM | HOLLOW METAL | H | VENT | VENTILATION | V | | | |
| HORIZ | HORIZONTAL | H | VER | VERIFY | V | | | |
| HR | HANDRAIL | H | VERT | VERTICAL | V | | | |
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RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
Date: 5/1/2023

NSPJ ARCHITECTURE LANDSCAPE ARCHITECTURE ENGINEERING SERVICES
NSPJ ARCHITECTS PA
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
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STATE OF MISSOURI CLINT EDD EVANS NUMBER A-00713 ARCHITECT 5/1/23

A NEW DEVELOPMENT:

# RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MC

DRAWING RELEASE LOG

- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△ REVISIONS:

| | | |
|---|---|---|
| 1 | 04.03.23 | Revision 1 |
| 2 | 04.28.23 | Revision 2 |

DATE: 03.24.2023
JOB NO. 696521
DRAWN BY: Author
SHEET NO. A0.01

PERMIT SET

5/2/2023 5:31:10 PM NSPJ ARCHITECTS ©

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RELEASED FOR CONSTRUCTION
As Noted on Plans Review

Development Services Department
Lee's Summit, Missouri
07/13/2023

# ROBBINS TRUST PARTNERS LLC

NW 1/4, SEC. 11 - TWP. 47 N. - RGE. 31 W.
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION: AS PROVIDED BY COFFELT LAND TITLE, INC

TRACT I:
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST ONE-QUARTER; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER, NORTH 87 DEGREES 55 MINUTES 11 SECONDS WEST A DISTANCE OF 881.87 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 25 MINUTES 41 SECONDS WEST A DISTANCE OF 1179.56 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 02 DEGREES 26 MINUTES 28 SECONDS WEST, A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 50 MINUTES 32 SECONDS AND AN ARC LENGTH OF 62.28 FEET; THENCE SOUTH 20 DEGREES 17 MINUTES 01 SECONDS WEST A DISTANCE OF 70.61 FEET; THENCE NORTH 69 DEGREES 42 MINUTES 59 SECONDS WEST A DISTANCE OF 110.33 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 27 DEGREES 08 MINUTES 01 SECONDS AND AN ARC LENGTH OF 94.71 FEET; THENCE SOUTH 85 DEGREES 11 MINUTES 11 SECONDS WEST A DISTANCE OF 219.85 FEET TO A POINT OF THE WEST LINE OF THE EAST ONE HALF OF THE SAID NORTHWEST ONE-QUARTER OF SECTION 11, SAID LINE ALSO BEING THE EAST LINE OF ASBURY PARK, A SUBDIVISION IN JACKSON COUNTY RECORDED AS DOCUMENT NUMBER 199710012968; THENCE ALONG SAID WEST LINE OF THE EAST ONE HALF AND THE EAST LINE OF SAID ASBURY PARK AND THE NORTHERLY EXTENSION THEREOF, NORTH 02 DEGREES 26 MINUTES 00 SECONDS EAST A DISTANCE OF 1250.38 FEET TO THE NORTHWEST CORNER OF THE SAID EAST ONE HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 11; THENCE ALONG THE NORTH LINE OF THE SAID NORTHWEST ONE-QUARTER, SOUTH 87 DEGREES 55 MINUTES 11 SECONDS EAST A DISTANCE OF 434.36 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN STREETS AND ROADS.

TRACT II:
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST ONE-QUARTER; THENCE ALONG THE EAST LINE OF THE SAID NORTHWEST ONE-QUARTER, SOUTH 02 DEGREES 19 MINUTES 49 SECONDS WEST A DISTANCE OF 988.03 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 22 SECONDS WEST A DISTANCE OF 107.67 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 15 MINUTES 51 SECONDS AND AN ARC LENGTH OF 299.83 FEET; THENCE SOUTH 34 DEGREES 59 MINUTES 47 SECONDS WEST A DISTANCE OF 398.40 FEET; THENCE NORTH 54 DEGREES 59 MINUTES 26 SECONDS WEST A DISTANCE OF 111.55 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 287.60 FEET, A CENTRAL ANGLE OF 12 DEGREES 14 MINUTES 24 SECONDS AND AN ARC LENGTH OF 61.44 FEET; THENCE NORTH 69 DEGREES 42 MINUTES 59 SECONDS WEST A DISTANCE OF 201.56 FEET; THENCE NORTH 20 DEGREES 17 MINUTES 01 SECONDS EAST A DISTANCE OF 70.61 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 50 MINUTES 32 SECONDS AND AN ARC LENGTH OF 62.28 FEET; THENCE NORTH 02 DEGREES 25 MINUTES 41 SECONDS EAST A DISTANCE OF 1179.56 FEET TO A POINT ON THE NORTH LINE OF THE SAID NORTHWEST QUARTER; THENCE ALONG SAID NORTH LINE, SOUTH 87 DEGREES 55 MINUTES 11 SECONDS EAST A DISTANCE OF 881.87 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN STREETS AND ROADS.

TRACT III:
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST ONE-QUARTER; THENCE ALONG THE EAST LINE OF SAID ONE-QUARTER, SOUTH 02 DEGREES 19 MINUTES 49 SECONDS WEST A DISTANCE OF 988.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF SAID ONE-QUARTER, SOUTH 02 DEGREES 19 MINUTES 49 SECONDS WEST A DISTANCE OF 1580.17 FEET TO THE CENTERLINE OF NORTH OUTER ROAD OF EXISTING EAST BOUND ROUTE 50 AS DESCRIBED IN GENERAL WARRANTY DEED, INSTRUMENT NUMBER 2014E0064945 RECORDED IN THE JACKSON COUNTY RECORDER OF DEEDS; THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE COURSES, NORTH 80 DEGREES 20 MINUTES 51 SECONDS WEST A DISTANCE OF 6.24 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 762.00 FEET, A CENTRAL ANGLE OF 60 DEGREES 41 MINUTES 14 SECONDS AND AN ARC LENGTH OF 807.11 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 19 DEGREES 39 MINUTES 36 SECONDS WEST, A RADIUS OF 762.00 FEET, A CENTRAL ANGLE OF 25 DEGREES 21 MINUTES 13 SECONDS AND AN ARC LENGTH OF 337.19 FEET; THENCE NORTH 34 DEGREES 59 MINUTES 47 SECONDS EAST A DISTANCE OF 826.35 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 57 DEGREES 15 MINUTES 51 SECONDS AND AN ARC LENGTH OF 299.83 FEET; THENCE SOUTH 87 DEGREES 44 MINUTES 22 SECONDS EAST A DISTANCE OF 107.67 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN STREETS AND ROADS.

TRACT IV:
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 47 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST ONE-QUARTER; THENCE ALONG THE EAST LINE OF SAID ONE-QUARTER, SOUTH 02 DEGREES 19 MINUTES 49 SECONDS WEST A DISTANCE OF 988.03 FEET; THENCE CONTINUING ALONG THE EAST LINE OF SAID ONE-QUARTER, SOUTH 02 DEGREES 19 MINUTES 49 SECONDS WEST A DISTANCE OF 1580.17FEET TO THE CENTERLINE OF NORTH OUTER ROAD OF EXISTING EAST BOUND ROUTE 50 AS DESCRIBED IN GENERAL WARRANTY DEED, INSTRUMENT NUMBER 2014E0064945 RECORDED IN THE JACKSON COUNTY RECORDER OF DEEDS; THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE COURSES, NORTH 80 DEGREES 20 MINUTES 51 SECONDS WEST A DISTANCE OF 6.24 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 762.00 FEET, A CENTRAL ANGLE OF 60 DEGREES 41 MINUTES 14 SECONDS AND AN ARC LENGTH OF 807.11 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 19 DEGREES 39 MINUTES 36 SECONDS WEST, A RADIUS OF 762.00 FEET, A CENTRAL ANGLE OF 25 DEGREES 21 MINUTES 13 SECONDS AND AN ARC LENGTH OF 337.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 45 DEGREES 00 MINUTES 49 SECONDS WEST, A RADIUS OF 762.00 FEET, A CENTRAL ANGLE OF 42 DEGREES 25 MINUTES 30 SECONDS AND AN ARC LENGTH OF 564.23 FEET TO A POINT OF THE WEST LINE OF THE EAST ONE HALF OF THE SAID NORTHWEST ONE-QUARTER OF SECTION 11, SAID LINE ALSO BEING THE EAST LINE OF ASBURY PARK, A SUBDIVISION IN JACKSON COUNTY RECORDED AS DOCUMENT NUMBER 199710012968; THENCE ALONG SAID WEST LINE OF THE EAST ONE HALF AND THE EAST LINE OF SAID ASBURY PARK, NORTH 02 DEGREES 26 MINUTES 00 SECONDS EAST A DISTANCE OF 364.16 FEET; THENCE; NORTH 85 DEGREES 11 MINUTES 11 SECONDS EAST A DISTANCE OF 219.85 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 42 DEGREES 34 MINUTES 58 SECONDS, A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 27 DEGREES 08 MINUTES 01 SECONDS AND AN ARC LENGTH OF 94.71 FEET; THENCE SOUTH 69 DEGREES 42 MINUTES 59 SECONDS EAST A DISTANCE OF 311.89 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 67 DEGREES 13 MINUTES 50 SECONDS EAST A RADIUS OF 287.60 FEET, A CENTRAL ANGLE OF 12 DEGREES 14 MINUTES 24 SECONDS AND AN ARC LENGTH OF 61.44 FEET; THENCE SOUTH 54 DEGREES 59 MINUTES 26 SECONDS EAST A DISTANCE OF 111.55 FEET; THENCE SOUTH 34 DEGREES 59 MINUTES 47 SECONDS WEST A DISTANCE OF 427.94 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN STREETS AND ROADS.

ALTA/NSPS TABLE A NOTES:

1. MONUMENTS FOR THIS SURVEY HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAT.

2. PER THE JACKSON COUNTY ONLINE GIS THE PHYSICAL ADDRESS OF THE SUBJECT TRACT HAS NOT BEEN ASSIGNED AT THE TIME OF SURVEY.

3. ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0441G, MAP REVISED JANUARY 20, 2017, COMMUNITY PANEL NO. 29095C0445G, MAP REVISED JANUARY 20, 2017, COMMUNITY PANEL NO. 29095C0437G, MAP REVISED JANUARY 20, 2017, AND COMMUNITY PANEL NO. 29095C0439G, MAP REVISED JANUARY 20, 2017 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE: THIS STATEMENT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL IN NO WAY CONSTITUTE A BASIS FOR A FLOOD CERTIFICATE. NO FIELD WORK WAS PERFORMED TO ESTABLISH THE BOUNDARIES OF THIS ZONE. THE INFORMATION WAS DERIVED BY SCALING THE SUBJECT PROPERTY ON THE ABOVE REFERENCED MAP.

4. TRACT 1 CONTAINS A TOTAL OF 544,977 SQUARE FEET OR 12.51 ACRES MORE OR LESS.
TRACT II CONTAINS A TOTAL OF 1,069,428 SQUARE FEET OR 24.55 ACRES MORE OR LESS.
TRACT III CONTAINS A TOTAL OF 792,501 SQUARE FEET OR 18.19 ACRES MORE OR LESS.
TRACT IV CONTAINS A TOTAL OF 254,185 SQUARE FEET OR 5.84 ACRES MORE OR LESS.
FOR A COMBINED TOTAL OF 2,661,091 SQUARE FEET OR 61.09 ACRES MORE OR LESS.

6A. ZONING CLASSIFICATION AND ZONING REQUIREMENTS SHOWN ON THIS SURVEY ARE BASED UPON A ZONING LETTER PROVIDED TO THIS SURVEYOR BY THE CLIENT DATED JULY 12, 2022 THE CITY OF LEE'S SUMMIT, MISSOURI. THE SUBJECT PROPERTY IS CURRENTLY ZONED PLANNED SINGLE FAMILY RESIDENTIAL "RP-1" FOR TRACT 1, PLANNED APARTMENT RESIDENTIAL "RP-4" FOR TRACTS 2 AND 3 AND PLANNED COMMERCIAL "CP-2" FOR TRACT 4.

6B. SEE ZONING TABLE AND DRAWING FOR SETBACK INFORMATION.

7. THERE WERE NO VISIBLE BUILDINGS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

8. ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THIS SURVEY.

9. THERE WERE NO VISIBLE PAINTED PARKING STALLS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

NOTE: THIS SURVEY MAKES NO CLAIMS THAT THE QUANTITY, SIZE OR DIMENSIONS OF ANY PARKING STALLS ON THIS PROPERTY ARE IN COMPLIANCE WITH THE CONTROLLING JURISDICTION'S REQUIREMENTS.

11A. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, EXISTING DRAWINGS AND MARKING PROVIDED BY MISSOURI ONE CALL SYSTEM, INC. FROM ONE CALL REQUEST NUMBER, 221821225. THE SURVEYOR MAKES NO GUARANTEE THAT UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FACILITIES.

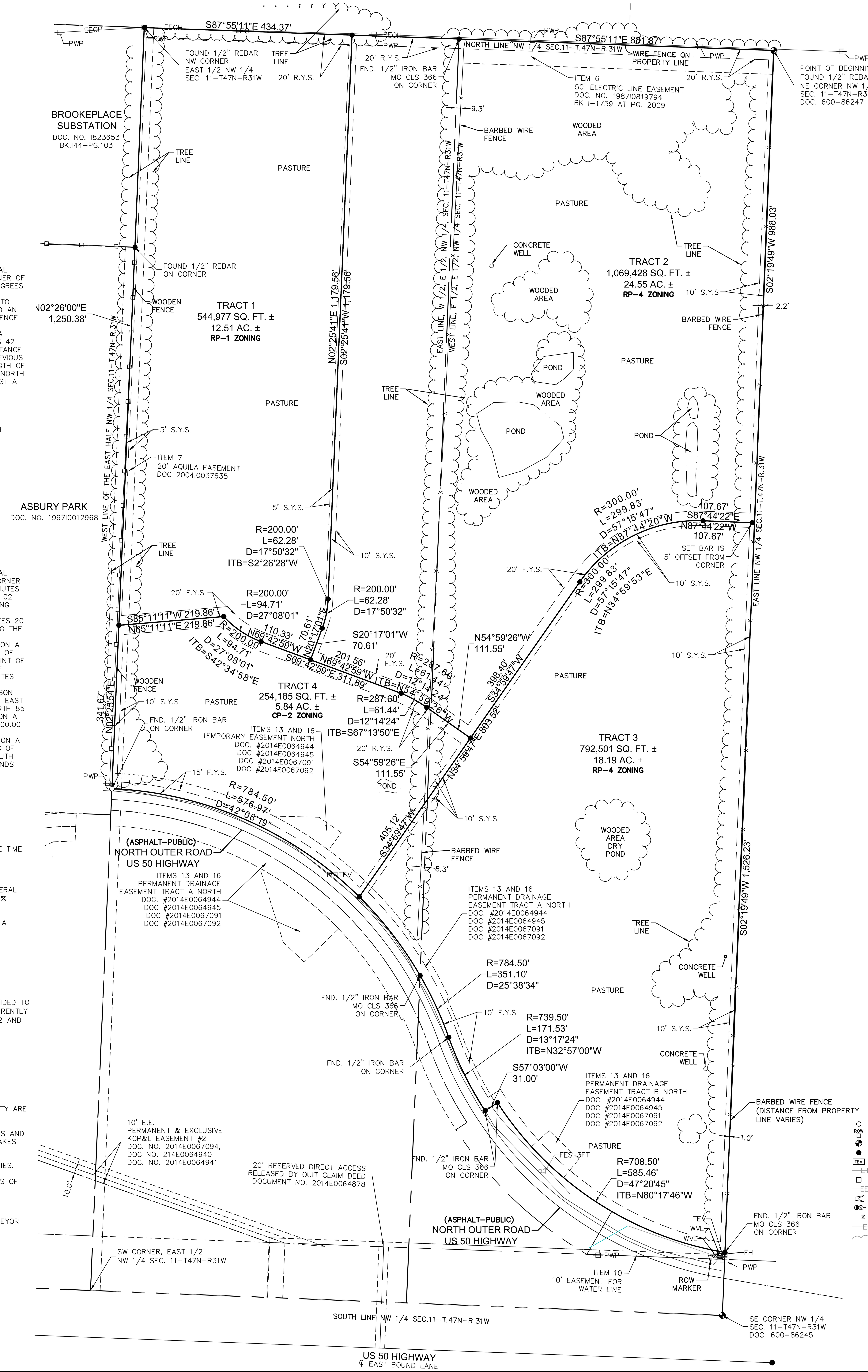
16. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS OF THE TIME OF SURVEY ON THE SUBJECT PROPERTY.

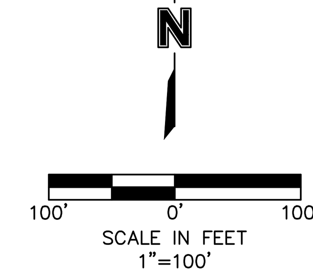
17. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT PROPERTY.

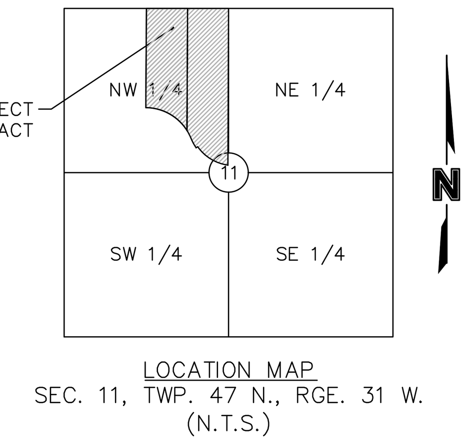
18. THE PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS PART OF THE SURVEY ARE SHOWN WITHIN 25 FEET OF THE SUBJECT TRACT.

SURVEY PREPARED FOR:

GRIFFIN RILEY PROPERTY GROUP
21 SE 29TH TERRACE
LEE'S SUMMIT, MO 64082




LOCATION MAP
SEC. 11, TWP. 47 N., RGE. 31 W.
(N.T.S.)

TITLE RELATED NOTES: SCHEDULE B EXCEPTIONS

ITEM 6 – ELECTRIC LINE EASEMENT GRANTED TO UTILICORP UNITED INC. AS SET FORTH IN INSTRUMENT FILED 12/31/1987, UNDER DOCUMENT NO. 1987I0819794 IN BOOK I-1759 AT PAGE 2009, OVER A PORTION OF THE PREMISES DESCRIBED HEREIN. (AS TO TRACTS I AND II)
–AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 7 – ELECTRIC AND COMMUNICATION LINE EASEMENT GRANTED TO UTILICORP UNITED INC. AS SET FORTH IN INSTRUMENT RECORDED AS DOCUMENT NO. 2004I0037635, OVER A PORTION OF THE PREMISES DESCRIBED HEREIN. (AS TO TRACT I AND TRACT IV)
–AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 8 – RIGHT OF WAY GRANTED BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 216792 IN BOOK 444 AT PAGE 47 AND THE INSTRUMENT RECORDED 0528/1964 AS DOCUMENT NO. 1964I0836571 IN BOOK 1692 AT PAGE 514. (AS TO TRACTS III AND IV)
–THIS ITEM DESCRIBES THE RIGHT-OF-WAY FOR U.S. ROUTE 50, BUT THE SUBJECT PROPERTY NO LONGER ABUTS SAID HIGHWAY BECAUSE OF THE OUTER ROADWAY.

ITEM 9 – LACK OF ABUTTERS RIGHTS OF DIRECT ACCESS TO U. S. ROUTE 50 CONVEYED BY THE INSTRUMENT RECORDED 05/28/1964 AS DOCUMENT NO. 1964I0836571 IN BOOK 1692 AT PAGE 514 AND BY THE INSTRUMENT RECORDED AS DOCUMENT NO. 2014E0064878. (AS TO TRACTS III AND IV)
–THIS ITEM DESCRIBES THE ABUTTER'S RIGHTS FOR U.S. ROUTE 50, BUT THE SUBJECT PROPERTY NO LONGER ABUTS SAID HIGHWAY BECAUSE OF THE OUTER ROADWAY.

ITEM 10 – WATER LINE EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT OF JACKSON COUNTY, MISSOURI, NO. 14. AS SET FORTH IN INSTRUMENT FILED 10/25/1965, UNDER DOCUMENT NO. 1965I0872330 IN BOOK 1791 AT PAGE 64, OVER A PORTION OF THE PREMISES DESCRIBED HEREIN. (AS TO TRACT III)
–DOES NOT AFFECT THE SUBJECT PROPERTY, NOT SHOWN HEREON.

ITEM 11 – LACK OF ABUTTER'S RIGHTS OF DIRECT ACCESS AS SHOWN BY THE INSTRUMENT RECORDED 08/06/2014 AS DOCUMENT NO. 2014E0064936 AND THE INSTRUMENT RECORDED 08/06/2014 AS DOCUMENT NO. 2014E0064937 AND THE INSTRUMENT RECORDED 08/14/2014 AS DOCUMENT NO. 2014E0067093, AND THE INSTRUMENT RECORDED AS DOCUMENT NO. 2014E0064938 AND DOCUMENT NO. 2014E0064939. (AS TO TRACTS III AND IV)
–THIS ITEM DESCRIBES THE ABUTTER'S RIGHTS FOR U.S. ROUTE 50, BUT THE SUBJECT PROPERTY NO LONGER ABUTS SAID HIGHWAY BECAUSE OF THE OUTER ROADWAY.

ITEM 12 – TERMS AND PROVISIONS OF THE EASEMENTS CONTAINTED IN THE WARRANTY DEED RECORDED 08/06/2014 AS DOCUMENT NO. 2014E0064940, AND DOCUMENT NO. 2014E0064941. (AS TO TRACTS III AND IV)
–DOES NOT AFFECT THE SUBJECT PROPERTY, NOT SHOWN HEREON.

ITEM 13. TERMS AND PROVISIONS OF THE EASEMENTS CONTAINED IN THE WARRANTY DEED RECORDED 08/06/2014 AS DOCUMENT NO. 2014E0064944 AND DOCUMENT NO. 2014E0064945. (AS TO TRACTS III AND IV)
–AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 14 – TERMS AND PROVISIONS OF THE QUIT CLAIM DEED FOR ENTRANCE RELINQUISHMENT IN LIMITED ACCESS RIGHT OF WAY RECORDED 08/06/2014 AS DOCUMENT NO. 2014E0064878. (AS TO TRACTS III AND IV)
–DOES NOT AFFECT THE SUBJECT PROPERTY, NOT SHOWN HEREON.

ITEM 15 – EASEMENTS AS CONTAINED IN THE WARRANTY DEEDS FILED AS DOCUMENT NO. 2014E0064940, AND 2014E0064941, AND 2014E0064942, AND 2014E0064943, AND 2014E0067094. (AS TO TRACTS III AND IV)
–DOES NOT AFFECT THE SUBJECT PROPERTY, NOT SHOWN HEREON.

ITEM 16 – EASEMENTS GRANTED TO THE STATE OF MISSOURI AS SHOWN IN THE INSTRUMENT RECORDED AS DOCUMENT NO. 2014E0067091 AND AS DOCUMENT NO. 2014E0067092.
–AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 17 – LACK OF RIGHT OF ACCESS FOR INGRESS AND EGREESS TO HIGHWAY NOW KNOWN AS ROUTE 50 FROM THE PREMISES IN QUESTION, SAID RIGHT OF ACCESS HAVING BEEN GRANTED TO THE STATE OF MISSOURI BY DEED RECORDED AS DOCUMENT NO. 1998I0061280 IN BOOK I-3249 AT PAGE 1685. (AS TO TRACT IV)
–THIS ITEM DESCRIBES THE ABUTTER'S RIGHTS FOR U.S. ROUTE 50, BUT THE SUBJECT PROPERTY NO LONGER ABUTS SAID HIGHWAY BECAUSE OF THE OUTER ROADWAY.

ITEM 18 – TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN RESERVE AT BLACKWELL, LLC, BLACKWELL 55 LLC, RESIDENCES AT BLACKWELL LLC, AND ONE TWENTY LLC AS ASSIGNEES OF GRIFFIN RILEY INVESTMENTS, LLC AND ROBBINS TRUST PARTNERS, LLC AND FORT HAYS STATE UNIVERSITY FOUNDATION, FILED 05/20/2022 AS DOCUMENT NO. 2022E0048413.
–THIS ITEM AFFECTS THE SUBJECT PROPERTY HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE INFORMATIONAL TITLE REPORT, ISSUED BY COFFELT LAND TITLE INC, COMMITMENT NO. 22058410 HAVING A DATE OF JULY 06, 2022 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS. IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE FROM GPS OBSERVATIONS USING THE MODOT VRS NETWORK.

## ZONING:

ACCORDING TO THE DEVELOPMENT SERVICES STAFF REPORT BY THE CITY OF LEE'S SUMMIT, MISSOURI ON SEPTEMBER 23, 2021. THE EXISTING ZONING DESIGNATION IS PLANNED SINGLE FAMILY RESIDENTIAL "RP-1", PLANNED APARTMENT RESIDENTIAL "RP-4" AND PLANNED COMMERCIAL "CP-2".

## PROPERTY SPECIFICATIONS:

MIN. FRONT SETBACK
A. 20' FOR BUILDINGS AND 25' FOR GARAGES IN RP-1 ZONING.
B. 20' FOR TOWNHOMES AND APARTMENTS IN RP-4 ZONING.
C. 25' FOR GARAGES IN RP-4 ZONING
D. 15' FOR RETAIL BUILDINGS IN CP-2 ZONING .

MIN. SIDE SETBACK
A. 5' FOR RP-1 ZONING.
B. 10' FOR RP-4 AND CP-2 ZONING.

MIN. REAR SETBACK
A. 20' FOR RP-1, RP-4, AND CP-2 ZONING.

LEGEND

| | |
|---|---|
| FND | FOUND MONUMENT |
| ROW | ROW MARKER |
| SCR | SECTION CORNER |
| SET | SET 1/2" REBAR W/ CLS366 CAP |
| TEV | TELEPHONE VAULT |
| ETEL | EXISTING TELEPHONE LINE, UNDERGROUND |
| PWP | POWER POLE |
| EEOH | EXISTING POWER\ELECTRIC LINE, OVERHEAD |
| FES | FLARED END SECTION |
| FH | FIRE HYDRANT |
| WVL | WATER VALVE |
| EW | EXISTING WATER LINE |
| | EXISTING TREELINE |
| F.Y.S | FRONT YARD SETBACK |
| S.Y.S. | SIDE YARD SETBACK |
| R.Y.S. | REAR YARD SETBACK |

SURVEYORS CERTIFICATION:

TO: GRIFFIN RILEY PROPERTY GROUP, ROBBINS TRUST PARTNERS, LLC, A KANSAS LIMITED LIABILITY COMPANY, RESERVE AT BLACKWELL, LLC, BLACKWELL 55, LLC, RESIDENCES AT BLACKWELL LLC, ONE TWENTY, LLC, SIMMONS BANK COFFELT LAND TITLE, AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 8, 9, 11A, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS ORIGINALLY COMPLETED ON JULY 21, 2022.

STATE OF MISSOURI
JASON S. ROUDEBUSH
NUMBER PLS-2002014092
PROFESSIONAL LAND SURVEYOR

OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO. PLS 2002014092
JULY 22, 2022
JROUDEBUSH@OLSSON.COM

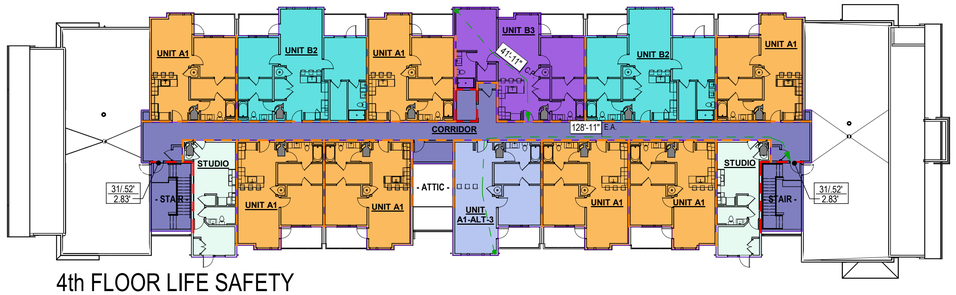
| DATE OF SURVEY |
|---|
| 2022-07-22 |

| | |
|---|---|
| drawn by: | JSR/JRH |
| surveyed by: | AH |
| checked by: | JPM |
| approved by: | JSR |
| project no.: | 021-01907 |
| file name: | V_ALTA_021-01907-2022-07-06.DWG |

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1888
www.olsson.com

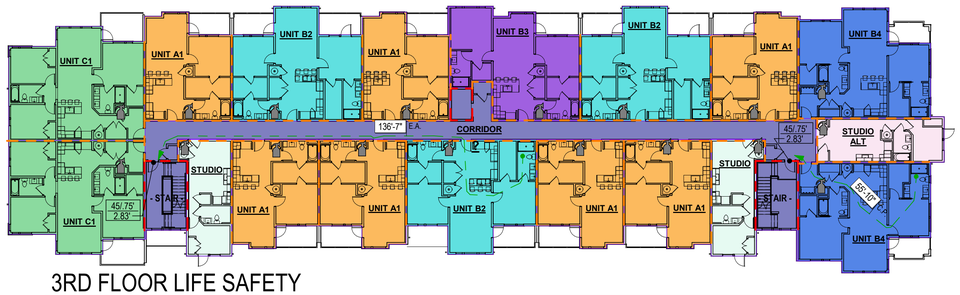
SHEET
1 of 1

ARCH D 24" x 36"



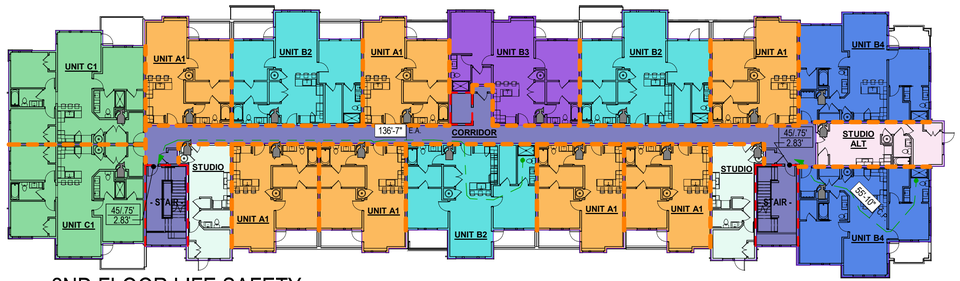

## 4th FLOOR LIFE SAFETY

3/64" = 1'-0"



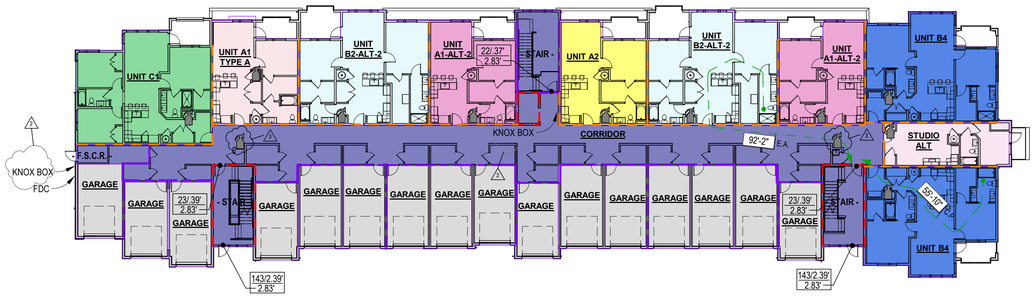

## 3RD FLOOR LIFE SAFETY

3/64" = 1'-0"



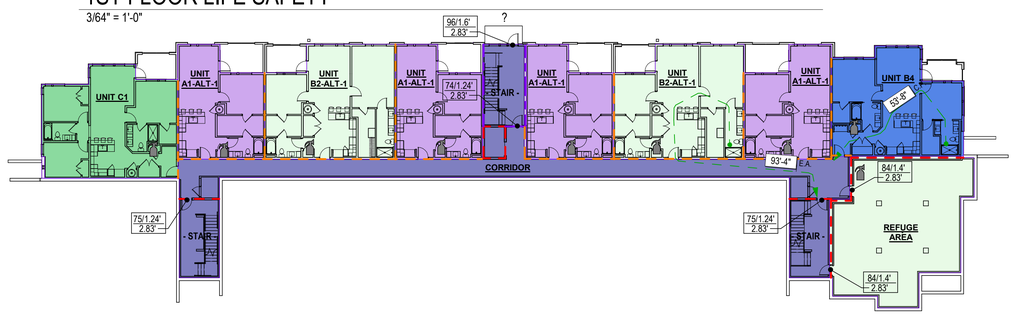

## 2ND FLOOR LIFE SAFETY

3/64" = 1'-0"




## 1ST FLOOR LIFE SAFETY

3/64" = 1'-0"




## BSMNT LIFE SAEFTY

3/64" = 1'-0"

## OCCUPANCY GROUP, AREA, & LOAD

| Level | Name | Occupancy Group | Area | Occupant Load Factor | Occupant Load |
|---|---|---|---|---|---|
| BSMNT T/SLAB | REFUGE AREA | GROUP A3 | 1,559 SF | SECTION 1004.5 IBC | 167.96 |
| | | | 1,559 SF | | 167.96 |
| BSMNT T/SLAB | CORRIDOR | GROUP R2 | 2,291 SF | 200 SF | 11.46 |
| BSMNT T/SLAB | UNIT A1-ALT-1 | GROUP R2 | 3,109 SF | 200 SF | 15.54 |
| BSMNT T/SLAB | UNIT B2-ALT-1 | GROUP R2 | 2,459 SF | 200 SF | 12.3 |
| BSMNT T/SLAB | UNIT B4 | GROUP R2 | 1,122 SF | 200 SF | 5.61 |
| BSMNT T/SLAB | UNIT C1 | GROUP R2 | 1,232 SF | 200 SF | 6.16 |
| | | | 10,213 SF | | 51.07 |
| TOP of SUBFLR. 1st FLR. | CORRIDOR | GROUP R2 | 4,085 SF | 200 SF | 20.42 |
| TOP of SUBFLR. 1st FLR. | STUDIO ALT | GROUP R2 | 507 SF | 200 SF | 2.53 |
| TOP of SUBFLR. 1st FLR. | UNIT A1 TYPE A | GROUP R2 | 742 SF | 200 SF | 3.71 |
| TOP of SUBFLR. 1st FLR. | UNIT A1-ALT-2 | GROUP R2 | 1,478 SF | 200 SF | 7.39 |
| TOP of SUBFLR. 1st FLR. | UNIT A2 | GROUP R2 | 739 SF | 200 SF | 3.7 |
| TOP of SUBFLR. 1st FLR. | UNIT B2-ALT-2 | GROUP R2 | 2,381 SF | 200 SF | 11.91 |
| TOP of SUBFLR. 1st FLR. | UNIT B4 | GROUP R2 | 2,245 SF | 200 SF | 11.22 |
| TOP of SUBFLR. 1st FLR. | UNIT C1 | GROUP R2 | 1,237 SF | 200 SF | 6.19 |
| | | | 13,414 SF | | 67.07 |
| TOP of SUBFLR. 2nd FLR. | CORRIDOR | GROUP R2 | 2,015 SF | 200 SF | 10.08 |
| TOP of SUBFLR. 2nd FLR. | STUDIO | GROUP R2 | 970 SF | 200 SF | 4.85 |
| TOP of SUBFLR. 2nd FLR. | STUDIO ALT | GROUP R2 | 507 SF | 200 SF | 2.53 |
| TOP of SUBFLR. 2nd FLR. | UNIT A1 | GROUP R2 | 5,263 SF | 200 SF | 26.32 |
| TOP of SUBFLR. 2nd FLR. | UNIT B2 | GROUP R2 | 3,357 SF | 200 SF | 16.79 |
| TOP of SUBFLR. 2nd FLR. | UNIT B3 | GROUP R2 | 1,063 SF | 200 SF | 5.32 |
| TOP of SUBFLR. 2nd FLR. | UNIT B4 | GROUP R2 | 2,245 SF | 200 SF | 11.22 |
| TOP of SUBFLR. 2nd FLR. | UNIT C1 | GROUP R2 | 2,475 SF | 200 SF | 12.37 |
| | | | 17,896 SF | | 89.48 |
| TOP of SUBFLR. 3rd FLR. | CORRIDOR | GROUP R2 | 1,922 SF | 200 SF | 9.61 |
| TOP of SUBFLR. 3rd FLR. | STUDIO | GROUP R2 | 970 SF | 200 SF | 4.85 |
| TOP of SUBFLR. 3rd FLR. | STUDIO ALT | GROUP R2 | 507 SF | 200 SF | 2.53 |
| TOP of SUBFLR. 3rd FLR. | UNIT A1 | GROUP R2 | 5,263 SF | 200 SF | 26.32 |
| TOP of SUBFLR. 3rd FLR. | UNIT B2 | GROUP R2 | 3,357 SF | 200 SF | 16.79 |
| TOP of SUBFLR. 3rd FLR. | UNIT B3 | GROUP R2 | 1,063 SF | 200 SF | 5.32 |
| TOP of SUBFLR. 3rd FLR. | UNIT B4 | GROUP R2 | 2,245 SF | 200 SF | 11.22 |
| TOP of SUBFLR. 3rd FLR. | UNIT C1 | GROUP R2 | 2,475 SF | 200 SF | 12.37 |
| | | | 17,802 SF | | 89.01 |
| TOP of SUBFLR. 4th FLR. | CORRIDOR | GROUP R2 | 2,008 SF | 200 SF | 10.04 |
| TOP of SUBFLR. 4th FLR. | STUDIO | GROUP R2 | 970 SF | 200 SF | 4.85 |
| TOP of SUBFLR. 4th FLR. | UNIT A1 | GROUP R2 | 5,263 SF | 200 SF | 26.32 |
| TOP of SUBFLR. 4th FLR. | UNIT A1-ALT-3 | GROUP R2 | 797 SF | 200 SF | 3.99 |
| TOP of SUBFLR. 4th FLR. | UNIT B2 | GROUP R2 | 2,238 SF | 200 SF | 11.19 |
| TOP of SUBFLR. 4th FLR. | UNIT B3 | GROUP R2 | 1,063 SF | 200 SF | 5.32 |
| | | | 12,340 SF | | 61.7 |
| GRAND TOTAL: 74 | | | 73,224 SF | | 526.28 |

1. SEE A0.00 FOR GENERAL AREA INFORMATION

## BUILDING INFORMATION

### DATA:

| | | |
|---|---|---|
| CONSTRUCTION TYPE | VA (DETACHED GARAGE = VB) | CHAPTER 6 |
| OCCUPANCY CLASSIFICATION | R-2, B, A3 (DETACHED GARAGE = U) | CHAPTER 3 |
| SPRINKLERED | NFPA 13R, INCLUDES BALCONIES, EXCLUDES ATTIC. (DETACHED GARAGE NOT SPRINKLED) | |
| FIRE ALARM | YES | SECTION 420.5 |
| STANDPIPE | YES - CLASS 1 | SECTION 905.3 |
| EMERGENCY/STANDBY POWER | BATTERY BACK-UP DEVICES | |
| ROOF COVERING | CLASS A | |
| PARKING | SEE CIVIL PLANS | |
| PLUMBING: | PROVIDED IN EACH DWELLING | |

### HEIGHT AND NUMBER OF STORIES

| | | |
|---|---|---|
| ALLOWABLE BUILDING HEIGHT: | 60'-0" | TABLE 504.3 |
| GRADE PLANE ELEVATION: | BLDG #1 = 1015.9', BLDG #2 = 1018.1', BLDG #3 = 1012.1', BLDG #4 = 1009.0' | |
| ACTUAL BUILDING HEIGHT: | 48.42' | |
| ALLOWABLE STORIES | 4 | TABLE 504.4 |
| ACTUAL NUMBER OF STORIES: | 4 (DETACHED GARAGE = 1) | |
| BASEMENT: | YES (DETACHED GARAGE = NO) | |

### AREA

ALLOWABLE AREA:
- GROUP R-2 = 12,000 SF TABLE 506.2 + 9,000 SF FRONTAGE INCREASE = 21,000 SF ALLOWABLE
- GROUP A3 = 11,500 SF TABLE 506.2 + 8,625 SF FRONTAGE INCREASE = 20,125 SF ALLOWABLE
- GROUP U = 1,000 SF MAX BTWN FIRE BARRIERS: SECTION 406.3 *(SEE A5.6X-SERIES)*

| | | |
|---|---|---|
| ACTUAL AREA | SEE TABLE THIS SHEET & ON A0.00 FOR GROSS AREAS | |
| MIXED USE RATIO OF BASEMENT | .564 | SECTION 508.4.2 |

## CODE REFERENCE

### BUILDING CODE:

JURISDICTION: LEE'S SUMMIT, MISSOURI 816.969.1200

ADOPTED NATIONAL AND INTERNATIONAL CODES:
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL SWIMMING POOL & SPA CODE (ISP&SC)
2018 UNIFORM PLUMBING CODE (UPC)
2017 NATIONAL ELECTRICAL CODE (NEC)
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
2009 ICC/ANSI A117.1 ACCESSIBILITY AND USABLE BUILDINGS
1998 FAIR HOUSING ACT DESIGN MANUAL (FHA)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

## ASSEMBLY REQUIREMENTS

### TYPICAL, APPLICABLE FIRE RESISTIVE RATINGS FROM TABLE 601 2018 IBC

| | |
|---|---|
| STRUCTURAL FRAME: | 1.0-HOUR |
| BEARING WALLS-EXTERIOR: | 1.0-HOUR |
| BEARING WALLS-INTERIOR: | 1.0-HOUR |
| NON-BEARING WALLS: | 0.0-HOUR |
| FLOOR CONSTRUCTION: | 1.0-HOUR |
| ROOF CONSTRUCTION: | 1.0-HOUR |
| UNIT DEMISING WALLS: | 1.0-HOUR |
| CORRIDOR WALLS: | 0.5-HOUR |
| STAIR SHAFT WALLS (CONNECTING FOUR STORIES OR MORE): | 2.0-HOUR |
| STAIR SHAFT WALLS (CONNECTING LESS THAN FOUR STORIES): | 1.0-HOUR |
| ELEVATOR SHAFT WALLS: | 2.0-HOUR |

### SOUND RATINGS

| | |
|---|---|
| SOUND TRANSMISSION CLASS RATING (STC): | 50 (45 WHEN FIELD TESTED) |
| IMPACT INSULATION CLASS RATING (IIC): | 50 (45 WHEN FIELD TESTED) |

### NOTES

1. SEE A0.3X SERIES FOR ASSEMBLIS. SEE PLANS FOR LOCATIONS.
2. SEE CIVIL DRAWINGS FOR FIRE SEPARATION DISTANCE
3. SEE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS

## ACCESSIBILITY COMPLIANCE

1. THESE FACILITIES MUST BE DESIGNED TO COMPLY WITH ALL THE REQUIREMENTS OF THE AMERICANS WITH DISABILITY ACT, FAIR HOUSING AMENDMENTS ACT AS WELL AS ALL LOCAL AND STATE ACCESSIBILITY REGULATIONS. COMPLIANCE WITH ONE CODE DOES NOT NECESSARILY GUARANTEE COMPLIANCE WITH ALL ACCESSIBILITY CODES.
2. SEE CIVIL PLANS FOR ACCESSIBLE ROUTE THROUGH THE SITE FROM ARRIVAL POINTS TO BUILDING/PROGRAM ENTRANCES. SEE ARCHITECTURAL PLANS FOR ACCESSIBLE ROUTE THROUGH THE BUILDING/PROGRAM.
3. 2% OF DWELLING UNITS REQUIRED TO BE TYPE 'A'. THIS IS ONE UNIT IN THIS PROJECT. THE REMAINING ARE DESIGNED AS TYPE 'B'. SEE PLANS FOR LOCATIONS AND COMPLIANCE. SEE A0.2X SERIES FOR GENERAL COMPLIANCE REQUIREMENTS.

## FIRE DEPARTMENT NOTES

1. ONE SUPRA LOCK BOX SHALL BE PROVIDED OUTSIDE THE NEAREST BUILDING ENTRANCE ADJACENT TO THE SPRINKLER RISER ROOM (SEE LIFE SAFETY DIAGRAM FOR LOCATION)
2. A SIGN WILL BE PROVIDED ONT HE DOOR TO THE "SPRINKLER RISER ROOM."
3. SIGNS SHALL BE POSTED AT EACH FLOOR LANDING DESIGNATING THE NAME OF THE EXI STAIR, THE FLOOR LEVEL AND DIRECTION TO EXIT DISCHARGE.
4. PULL STATIONS NOT REQUIRED IN A FULLY SPINKLED BUILDING WITH ALARM PER 2018 IBC SECTION 907.2.9.
5. THE SPRINKLER SYSTEM SHALL BE MONITORED. ALL BALCONIES SHALL BE SPRINLED. ATTICS SHALL NOT BE SPRINKLED. SEE ROOF PLAN FOR DRAFTSTOPPING LOCATIONS. SEE LIFE SAFETY PLANS FOR STANDPIPES & FIRE DEPARTMENT CONNECTION.
6. ALL CORRIDORS SHALL HAVE THE APPROPRIATE DETECTOR FOR FIRE/SMOKE WITHIN THE IMMEDIATE VICINITY OF FLOOR-COMMUNICATING REGISTERS TO ACTIVATE FIRE/SMOKE DAMPERS.
7. THE APPROPRIATE FIRE/SMOKE DETECTOR SHALL BE INSTALLED AT THE TOP OF EACH ELEVATOR SHAFT TO ACTIVATE THE SHAFT VENT AND THE BUILDING'S ALARM.
8. FIRE EXTINGUISHERS PROVIDED IN KITCHEN SINK CABINET OF EACH UNIT IN LIEU OF CORRIDORS. SEE LIFE SAFETY DIAGRAM FOR COMMON AREA FIRE EXTINGUISHER LOCATIONS.

## DEFERED SUBMITTALS

- LOW VOLTAGE
- ENGINEERED FLOOR AND ROOF TRUSSES
- FIRE SPRINKLER
- FIRE ALARM
- CARPORT
- FREE-STANDING, MODULAR SITE RETAINING WALLS OVER 4'-0" TALL
- LANDSCAPE IRRIGATION
- POOL CONSTRUCTION DOCUMENTS

## SYMBOLS LEGEND

### FIRE & SMOKE PROTECTION FEATURES

- 2 HOUR FIRE WALL
- 2 HOUR FIRE BARRIER **
- 1 HOUR FIRE BARRIER **
- 1 HOUR FIRE PARTITION

1. ** EXTEND WALL FULL HEIGHT ABOVE CEILING TO BOTTOM OF FLOOR SHEATHING THROUGH INTERSTITIAL SPACE. SEE SECTION & DETAILS FOR VERTICAL CONTINUITY OF FIRE BARRIERS AT ROOF/CEILING.
2. SEE PLANS FOR TERMINATION OF STAIR AND ELEVATOR SHAFTS AT ROOF/CEILING.
3. LOAD-BEARING WALLS, ALSO REQUIRED TO BE FIRE RATED, ARE NOT SHOWN ON CODE ANALYSIS DIAGRAMS. REFER TO 'RESISTIVE REQUIREMENTS' ON A0.10 FOR REQUIRED FIRE RATING. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF LOAD-BEARING WALLS.
4. SEE A0.3X SERIES FOR FIRE RESISTIVE ASSEMBLIES & SEE PLANS FOR LOCATIONS

### MEANS OF EGRESS

LONGEST TRAVEL DISTANCE
1. E.A. = EXIT ACCESS
2. C.P. = COMMON PATH

##/ #.##'
#.##'

OCCUPANTS / REQUIRED WIDTH
PROVIDED WIDTH

1. SEE ELECTRICAL PLANS FOR ACCESS CONTROL DESIGN INTENT

### FIRE EXTINGUISHERS

INDICATES LOCATION OF FIRE EXTINGUISHER

1. PROVIDE A MINIMUM 2A-10:BC FIRE EXTINGUISHER AT EACH STAIRWAY ON EACH FLOOR DURING CONSTRUCTION AND ADDITIONAL FIRE EXTINGUISHERS FOR HOT WORK OR FLAMMBALE STORAGE AREAS
2. FIRE EXTINGUISHERS IN DWELLING UNITS TO BE LOCATED IN COAT CLOSET ON BRACKET
3. FIRE EXTINGUISHERS NOT IN DWELLING UNITS SHALL BE LOCATED IN RECESSED CABINET. MAINTAIN FIRE RATINGS OF CONSTRUCTION RECEVING RECESSED CABINET.

Joe Frogge
Digitally signed by Joe Frogge
DN: CN=Joe Frogge, O=Development, OU=LS, E=joe@nspj.com, C=US
Date: 2023.03.24 11:11:14 -05'00'
RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
Date: 4/7/2023

NSPJ ARCHITECTS
ARCHITECTURE LANDSCAPE ARCHITECTURE ENERGY SERVICES
P. 913.831.3353
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NSPJARCH.COM
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PRAIRIE VILLAGE, KS 66208

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-6979
ARCHITECT
6/30/23

A NEW DEVELOPMENT:
# RESIDENCES AT BLACKWELL
150 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

| | | |
|---|---|---|
| 2 | 04.28.23 | Revision 2 |
| 3 | 05.05.23 | Revision 3 |

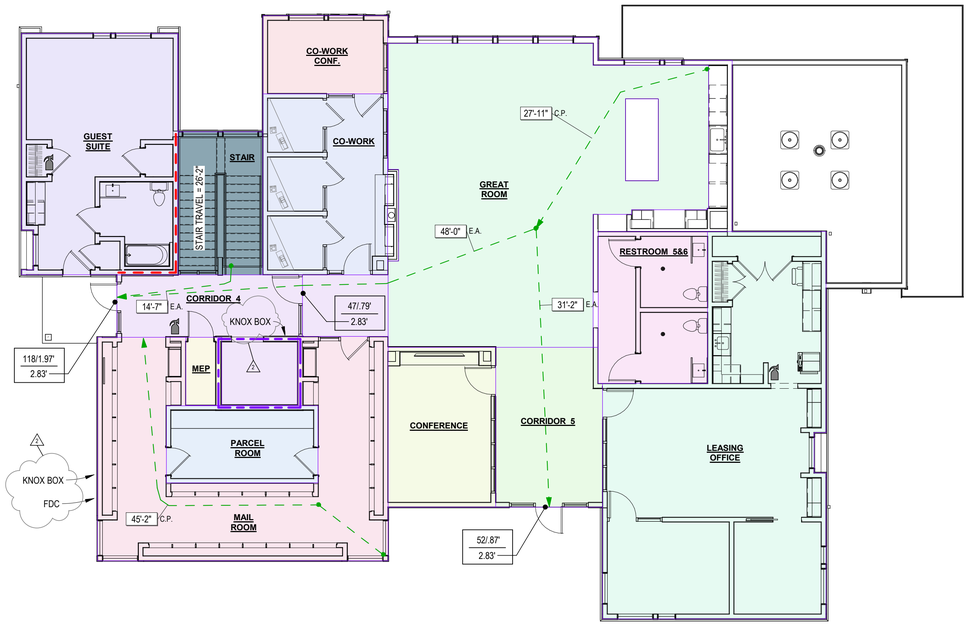
DATE:
03.24.2023
JOB NO.
696521
DRAWN BY:
NSPJ
SHEET NO.
A0.10

PERMIT SET

6/30/2023 3:15:44 PM NSPJ ARCHITECTS ©

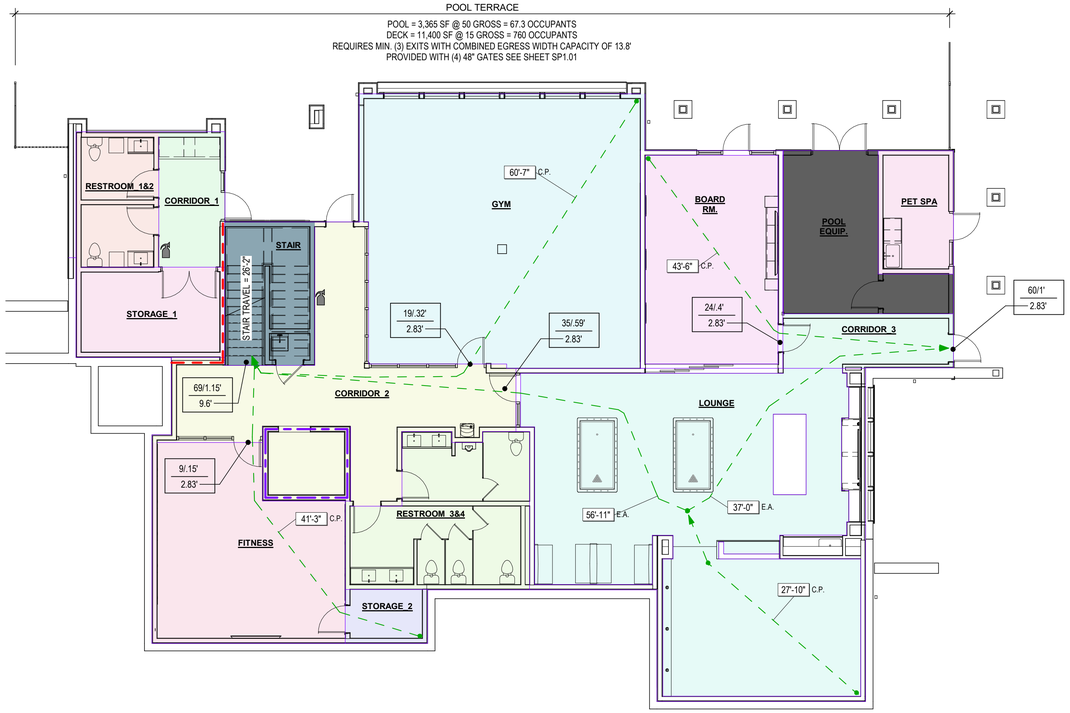
C:\Users\trodden\OneDrive - NSPJ Architects\Documents\6985-GriffinRiley_R22_trodden7LSW9.rvt

ARCH D 24" x 36"




## 1ST FLOOR LIFE SAFETY

1/8" = 1'-0"




## BSMNT LIFE SAFETY

1/8" = 1'-0"

## OCCUPANCY GROUP, AREA & LOAD

| LEVEL | NAME | OCCUPANCY GROUP | AREA | OCCUPANT LOAD FACTOR | Occupant Load |
|---|---|---|---|---|---|
| | | | | | |
| BASEMENT T/S | BOARD RM. | GROUP A3 | 346 SF | 15 SF | 23.07 |
| BASEMENT T/S | LOUNGE | GROUP A3 | 1049 SF | 15 SF | 69.94 |
| | | | 1395 SF | | 93.02 |
| BASEMENT T/S | CORRIDOR_1 | GROUP B | 112 SF | 150 SF | 0.75 |
| BASEMENT T/S | CORRIDOR_2 | GROUP B | 532 SF | 150 SF | 3.55 |
| BASEMENT T/S | CORRIDOR_3 | GROUP B | 116 SF | 150 SF | 0.77 |
| BASEMENT T/S | FITNESS | GROUP B | 426 SF | 50 SF | 8.51 |
| BASEMENT T/S | GYM | GROUP B | 946 SF | 50 SF | 18.91 |
| BASEMENT T/S | PET SPA | GROUP B | 116 SF | 150 SF | 0.78 |
| BASEMENT T/S | POOL EQUIP. | GROUP B | 231 SF | 300 SF | 0.77 |
| BASEMENT T/S | RESTROOM_1&2 | GROUP B | 140 SF | 150 SF | 0.94 |
| BASEMENT T/S | RESTROOM_3&4 | GROUP B | 308 SF | 150 SF | 2.05 |
| BASEMENT T/S | STAIR | GROUP B | 162 SF | 150 SF | 1.08 |
| | | | 3090 SF | | 38.11 |
| BASEMENT T/S | STORAGE_1 | GROUP S1 | 168 SF | 300 SF | 0.56 |
| BASEMENT T/S | STORAGE_2 | GROUP S1 | 56 SF | 300 SF | 0.19 |
| | | | 223 SF | | 0.74 |
| 1ST FLOOR | CO-WORK CONF. | GROUP A3 | 122 SF | 15 SF | 8.15 |
| 1ST FLOOR | CONFERENCE | GROUP A3 | 215 SF | 15 SF | 14.36 |
| 1ST FLOOR | GREAT ROOM | GROUP A3 | 946 SF | 15 SF | 63.04 |
| | | | 1283 SF | | 85.55 |
| 1ST FLOOR | CO-WORK | GROUP B | 283 SF | 150 SF | 1.89 |
| 1ST FLOOR | CORRIDOR_4 | GROUP B | 276 SF | 150 SF | 1.84 |
| 1ST FLOOR | CORRIDOR_5 | GROUP B | 212 SF | 150 SF | 1.41 |
| 1ST FLOOR | LEASING OFFICE | GROUP B | 878 SF | 150 SF | 5.85 |
| 1ST FLOOR | MAIL ROOM | GROUP B | 572 SF | 150 SF | 3.81 |
| 1ST FLOOR | RESTROOM_5&6 | GROUP B | 208 SF | 150 SF | 1.38 |
| 1ST FLOOR | STAIR | GROUP B | 152 SF | 150 SF | 1.01 |
| | | | 2580 SF | | 17.2 |
| 1ST FLOOR | GUEST SUITE | GROUP R3 | 467 SF | 200 SF | 2.33 |
| | | | 467 SF | | 2.33 |
| 1ST FLOOR | MEP | GROUP S1 | 31 SF | 300 SF | 0.1 |
| 1ST FLOOR | PARCEL ROOM | GROUP S1 | 146 SF | 300 SF | 0.49 |
| | | | 177 SF | | 0.59 |
| | | | 9215 SF | | 237.54 |

1. SEE A0.00 FOR GENERAL AREA INFORMATION

## SYMBOLS LEGEND

### FIRE & SMOKE PROTECTION FEATURES

- 2 HOUR FIRE WALL
- 2 HOUR FIRE BARRIER **
- 1 HOUR FIRE BARRIER **
- 1 HOUR FIRE PARTITION

1. ** EXTEND WALL FULL HEIGHT ABOVE CEILING TO BOTTOM OF FLOOR SHEATHING THROUGH INTERSTITIAL SPACE. SEE SECTION & DETAILS FOR VERTICAL CONTINUITY OF FIRE BARRIERS AT ROOF/CEILING.
2. SEE PLANS FOR TERMINATION OF STAIR AND ELEVATOR SHAFTS AT ROOF/CEILING.
3. LOAD-BEARING WALLS, ALSO REQUIRED TO BE FIRE RATED, ARE NOT SHOWN ON CODE ANALYSIS DIAGRAMS. REFER TO "RESISTIVE REQUIREMENTS" ON A0.10 FOR REQUIRED FIRE RATING. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF LOAD-BEARING WALLS.
4. SEE A0.3X SERIES FOR FIRE RESISTIVE ASSEMBLIES & SEE PLANS FOR LOCATIONS

### MEANS OF EGRESS

- LONGEST TRAVEL DISTANCE
1. E.A. = EXIT ACCESS
2. C.P. = COMMON PATH

## / #.##'
#.##'

OCCUPANTS / REQUIRED WIDTH
PROVIDED WIDTH

1. SEE ELECTRICAL PLANS FOR ACCESS CONTROL DESIGN INTENT

### FIRE EXTINGUISHERS

INDICATES LOCATION OF FIRE EXTINGUISHER

1. PROVIDE A MINIMUM 2A-10:BC FIRE EXTINGUISHER AT EACH STAIRWAY ON EACH FLOOR DURING CONSTRUCTION AND ADDITIONAL FIRE EXTINGUISHERS FOR HOT WORK OR FLAMMBALE STORAGE AREAS
2. FIRE EXTINGUISHERS IN DWELLING UNITS TO BE LOCATED IN COAT CLOSET ON BRACKET
3. FIRE EXTINGUISHERS NOT IN DWELLING UNITS SHALL BE LOCATED IN RECESSED CABINET. MAINTAIN FIRE RATINGS OF CONSTRUCTION RECEVING RECESSED CABINET.

## CODE REFERENCE

**BUILDING CODE:**

JURISDICTION: LEE'S SUMMIT, MISSOURI 816.969.1200

ADOPTED NATIONAL AND INTERNATIONAL CODES:
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL SWIMMING POOL & SPA CODE (ISP&SC)
2018 UNIFORM PLUMBING CODE (UPC)
2017 NATIONAL ELECTRICAL CODE (NEC)
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
2009 ICC/ANSI A117.1 ACCESSIBILITY AND USABLE BUILDINGS
1998 FAIR HOUSING ACT DESIGN MANUAL (FHA)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

## ASSEMBLY REQUIREMENTS

**TYPICAL, APPLICABLE FIRE RESISTIVE RATINGS FROM TABLE 601 2018 IBC**

| | |
|---|---|
| STRUCTURAL FRAME: | 0.0-HOUR |
| BEARING WALLS-EXTERIOR: | 0.0-HOUR |
| BEARING WALLS-INTERIOR: | 0.0-HOUR |
| NON-BEARING WALLS: | 0.0-HOUR |
| FLOOR CONSTRUCTION: | 0.0-HOUR |
| ROOF CONSTRUCTION: | 0.0-HOUR |
| EXIT ACCESS STAIR SHAFT WALLS: | 0.0-HOUR |
| ELEVATOR SHAFT WALLS: | 1.0-HOUR |

**NOTES**

1. SEE A0.3X SERIES FOR ASSEMBLIS. SEE PLANS FOR LOCATIONS.
2. SEE CIVIL DRAWINGS FOR FIRE SEPARATION DISTANCE
3. SEE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS

## ACCESSIBILITY COMPLIANCE

1. THESE FACILITIES MUST BE DESIGNED TO COMPLY WITH ALL THE REQUIREMENTS OF THE AMERICANS WITH DISABILITY ACT, FAIR HOUSING AMENDMENTS ACT AS WELL AS ALL LOCAL AND STATE ACCESSIBILITY REGULATIONS. COMPLIANCE WITH ONE CODE DOES NOT NECESSARILY GUARANTEE COMPLIANCE WITH ALL ACCESSIBILITY CODES.
2. SEE CIVIL PLANS FOR ACCESSIBLE ROUTE THROUGH THE SITE FROM ARRIVAL POINTS TO BUILDING/PROGRAM ENTRANCES. SEE ARCHTIECTURAL PLANS FOR ACCESSIBLE ROUTE THROUGH THE BUILDING/PROGRAM.
3. SEE A0.2X SERIES FOR GENERAL COMPLIANCE REQUIREMENTS.

## FIRE DEPARTMENT NOTES

1. ONE SUPRA LOCK BOX SHALL BE PROVIDED OUTSIDE THE NEAREST BUILDING ENTRANCE ADJACENT TO THE SPRINKLER RISER ROOM (SEE LIFE SAFETY DIAGRAM FOR LOCATION)
2. A SIGN WILL BE PROVIDED ONT HE DOOR TO THE "SPRINKLER RISER ROOM."
3. SIGNS SHALL BE POSTED AT EACH FLOOR LANDING DESIGNATING THE NAME OF THE EXI STAIR, THE FLOOR LEVEL AND DIRECTION TO EXIT DISCHARGE.
4. PULL STATIONS NOT REQUIRED IN A FULLY SPINKLED BUILDING WITH ALARM PER 2018 IBC SECTION 907.2.9.
5. THE SPRINKLER SYSTEM SHALL BE MONITORED. ALL BALCONIES SHALL BE SPRINLED. ATTICS SHALL NOT BE SPRINKLED. SEE ROOF PLAN FOR DRAFTSTOPPING LOCATIONS. SEE LIFE SAFETY PLANS FOR STANDPIPES & FIRE DEPARTMENT CONNECTION.
6. ALL CORRIDORS SHALL HAVE THE APPROPRIATE DETECTOR FOR FIRE/SMOKE WITHIN THE IMMEDIATE VICINITY OF FLOOR-COMMUNICATING REGISTERS TO ACTIVATE FIRE/SMOKE DAMPERS.
7. THE APPROPRIATE FIRE/SMOKE DETECTOR SHALL BE INSTALLED AT THE TOP OF EACH ELEVATOR SHAFT TO ACTIVATE THE SHAFT VENT AND THE BUILDING'S ALARM.
8. FIRE EXTINGUISHERS PROVIDED IN KITCHEN SINK CABINET OF EACH UNIT IN LIEU OF CORRIDORS. SEE LIFE SAFETY DIAGRAM FOR COMMON AREA FIRE EXTINGUISHER LOCATIONS.

## DEFERED SUBMITTALS

- LOW VOLTAGE
- ENGINEERED FLOOR TRUSSES
- FIRE SPRINKLER
- FIRE ALARM
- FREE-STANDING, MODULAR SITE RETAINING WALLS OVER 4'-0" TALL
- LANDSCAPE IRRIGATION
- POOL CONSTRUCTION DOCUMENTS

## BUILDING INFORMATION

**DATA:**

| | | |
|---|---|---|
| CONSTRUCTION TYPE | VB | CHAPTER 6 |
| OCCUPANCY CLASSIFICATION | R-2, B, A3, S1 | CHAPTER 3 |
| SPRINKLERED | NFPA 13R, INCLUDES COVERED AREAS, EXCLUDES ATTIC. | |
| FIRE ALARM | YES | SECTION 420.5 |
| STANDPIPE | NO | SECTION 905.3 |
| EMERGENCY/STANDBY POWER | BATTERY BACK-UP DEVICES | |
| ROOF COVERING | CLASS A | |
| PARKING | SEE CIVIL PLANS | |
| CLUBHOUSE PLUMBING REQ'D: | 238 OCCUPANTS FOR PREDOMINATELY BUSINESS OCUPANCY GROUP REQUIRES 6 WATER CLOSETS, 4 LAVATORIES, 3 DRINKING FOUNTAINS AND A MOP SINK | |
| POOL TERRACE PLUMBING REQ'D: | **828 OCCUPANTS SIZED FOR LIFE SAFETY COMPONENTS | |

***ONLY 268 DWELLING UNITS IN THE DEVELOPMENT. ADDITIONALLY, PLUMBING FIXTURE COUNTS ARE PROPOSED TO BE 50% OF THE MAXIMUM ANTICIPATED OCCUPANCY BASED ON THE SIZE OF THE DEVELOPMENT AND THE LEVEL OF LOAD ANTICIPATED AT ANY GIVEN TIME.*
*THEREFORE: (268 x 1.5) / 2 = 201 OCCUPANTS, OR:*
*5 WATER CLOSETS, 2 LAVATORIES, 1 DRINKING FOUNTAIN AND ONE MOP SINK.*

| | |
|---|---|
| PLUMBING PROVIDED: | 9 WATER CLOSETS, 8 LAVATORIES, 1 DRINKING FOUNTAIN, 3 TAP WATER FAUCETS AND 1 MOP SINK. ADDITIONAL FIXTURES PROVIDED IN NEARBY DWELLING UNITS |

**HEIGHT AND NUMBER OF STORIES**

| | | |
|---|---|---|
| ALLOWABLE BUILDING HEIGHT: | 40'-0" | TABLE 504.3 |
| ALLOWABLE STORIES | 4 | TABLE 504.4 |
| ACTUAL NUMBER OF STORIES: | 4 (DETACHED GARAGE = 1) | |
| BASEMENT: | YES (DETACHED GARAGE = NO) | |

**AREA**

ALLOWABLE AREA:
- GROUP R-3 = 7,000 SF TABLE 506.2 + 5,250 SF FRONTAGE INCREASE = 12,250 SF ALLOWABLE
  **GROUP R SEPARATE FROM OTHER OCCUPANCIES WITH 2-HR FIRE BARRIER*
- GROUP A3 = 6,000 SF TABLE 506.2 + 4,500 SF FRONTAGE INCREASE = 10,500 SF ALLOWABLE
- GROUP B = 9,000 SF TABLE 506.2 + 6,750 SF FRONTAGE INCREASE = 15,750 SF ALLOWABLE
- GROUP S1 = 9,000 SF TABLE 506.2 + 6,750 SF FRONTAGE INCREASE = 15,750 SF ALLOWABLE

| | | |
|---|---|---|
| ACTUAL AREA | SEE TABLE THIS SHEET & ON A0.00 FOR GROSS AREAS | |
| MIXED USE RATIO OF BASEMENT | .343 | SECTION 508.4.2 |
| MIXED USE RATIO OF 1ST FLOOR | .297 | SECTION 508.4.2 |

PERMIT SET

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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
07/12/2023

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ARCHITECT
6/30/23

A NEW DEVELOPMENT FOR:
# RESIDENCES AT BLACKWELL
150 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:
2 05.02.23 Revision 2

DATE:
03/24/2023
JOB NO.
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Author
SHEET NO.
A0.11

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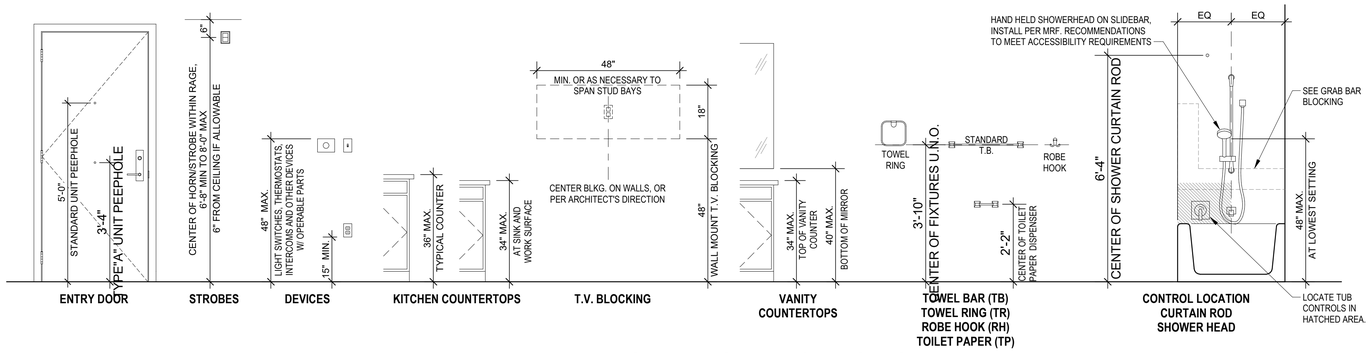
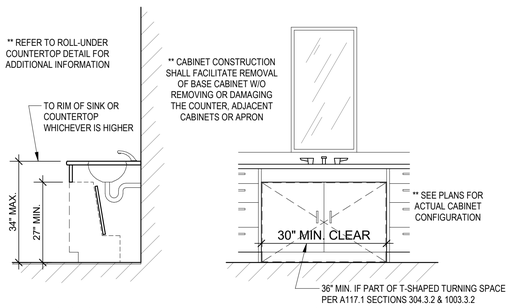
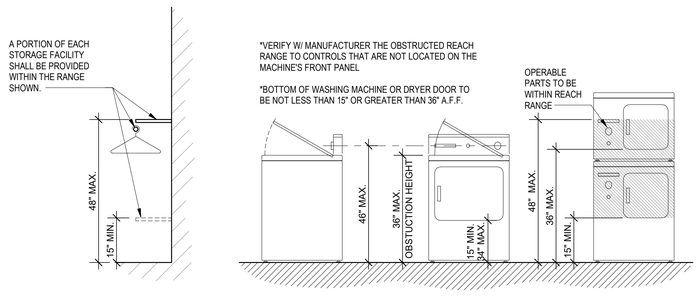



## TYPE "A" DWELLING UNIT MOUNTING HEIGHTS

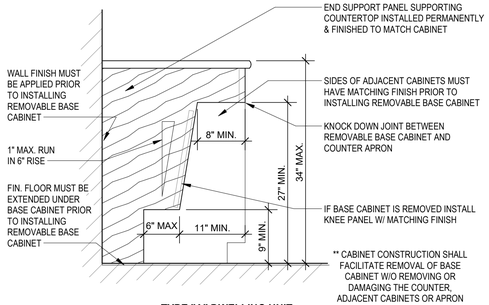



TYPE "A" UNIT - REQUIRED KNEE SPACE CLEARANCES AT LAVATORIES-VANITIES

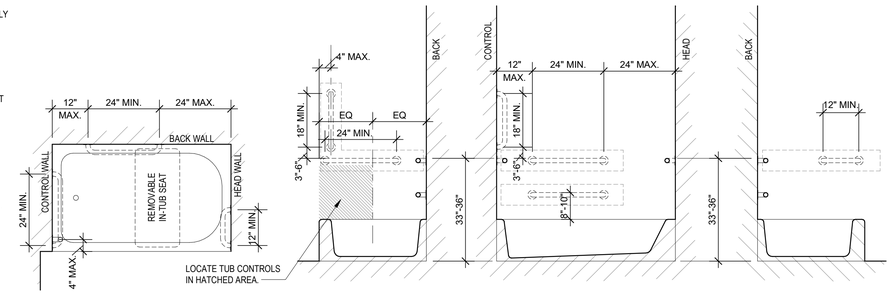
## TYPE "A" DWELLING UNIT LAVATORIES-VANITIES



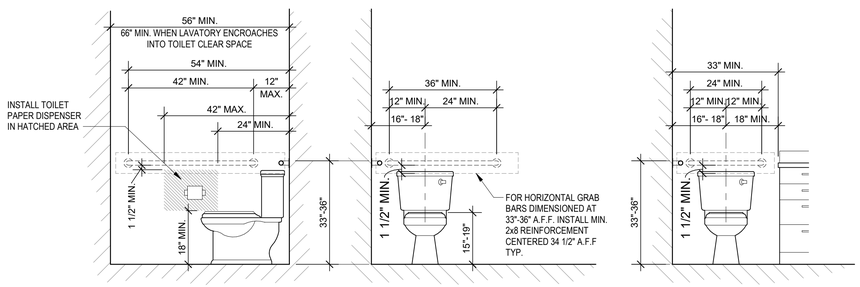

## TYPE "A" DWELLING UNIT ACCESSIBLE REACH RANGE



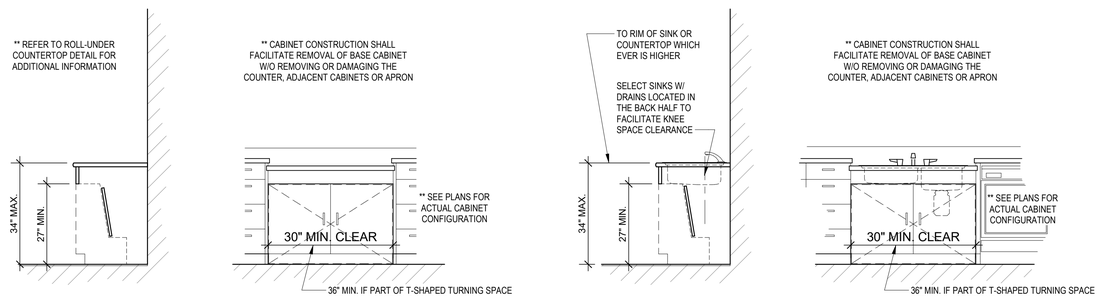

## ROLL-UNDER COUNTERTOP DETAIL




## TYPE "A" DWELLING UNIT GRAB BAR REINFORCEMENT FOR BATHTUBS




## TYPE "A" DWELLING UNIT GRAB BAR REINFORCEMENT FOR TOILETS




TYPE "A" UNIT - REQUIRED KNEE SPACE CLEARANCES AT KITCHEN WORK SURFACE

TYPE "A" UNIT - REQUIRED KNEE SPACE CLEARANCES AT KITCHEN SINK

## TYPE "A" DWELLING UNIT AT KITCHEN

### TYPE "A" DWELLING UNITS - ACCESSIBILITY NOTES

UNITS DESIGNATED ON THE PLANS AS "TYPE A" SHALL MEET ALL APPLICABLE REQUIREMENTS OF A117.1-2009 SECTION 1003.

**ACCESSIBLE ROUTE:**

1. THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS.
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS THAT ARE A PART OF THE UNIT. AN ACCESSIBLE ROUTE SHALL HAVE A CLEAR WIDTH OF 36" MIN. ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A 60" WHEELCHAIR TURNING SPACE EXCEPT FOR BATHROOMS NOT REQUIRED TO COMPLY. A TURNING SPACE IS NOT REQUIRED WITHIN CLOSETS OR PANTRES THAT ARE 48" MAXIMUM IN DEPTH.
3. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: FLOOR OR GROUND SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS / DOORWAYS, RAMPS, ELEVATORS, AND WHEELCHAIR (PLATFORM) LIFTS.
4. WHERE CHANGES IN ELEVATION GREATER THAN 1/2" BUT LESS THAN 12" EXIST IN THE MEANS OF EGRESS, SLOPED SURFACES SHALL BE USED. CHANGES IN LEVEL OF 1/4" HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN. AND 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. THRESHOLDS AT EXTERIOR SLIDING DOORS SHALL BE PERMITTED TO BE 3/4" HIGH MAX. PROVIDED THEY ARE BEVELED WITH A SLOPE NOT GREATER THAN 1:2.

**DOORS:**

1. THE PRIMARY ENTRANCE DOOR TO THE DWELLING UNIT, AND ALL OTHER DOORWAYS INTENDED FOR USER PASSAGE, SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32". CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THRESHOLDS, IF PROVIDED, AT DOORWAYS SHALL BE 1/2" HIGH MAX. WHERE A THRESHOLD IS OVER 1/4"HIGH, AT LEAST HALF OF THE HEIGHT OF THE THRESHOLD SHOULD BE BEVELED.
2. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MIN. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MIN.
3. THE FORCE FOR PUSHING OR PULLING OPEN DOORS, OTHER THAN FIRE DOORS, SHALL BE 5.0 LBS. MAX. FOR INTERIOR HINGED DOORS AND 5.0 LBS. MAX. FOR SLIDING OR FOLDING DOORS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.
4. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ALL ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MIN. AND 48" MAX. AFF. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
5. DOOR SURFACES WITHIN 10" OF THE FLOOR MEASURED VERTICALLY SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR EXCEPT SLIDING DOORS.

**TOILET AND BATHING FACILITES:**

1. AT LEAST ONE TOILET AND BATHING FACILITY MUST COMPLY HAVING AT LEAST ONE LAVATORY, WATER CLOSET, AND EITHER A BATHTUB OR SHOWER.
2. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE EXCEPT WHEN A CLEAR FLOOR SPACE OF 30" BY 48" IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING.
3. LAVATORY HEIGHT SHALL BE 34" MAX A.F.F. LAVATORY CLEAR FLOOR SPACE SHALL BE 30"x48" AND POSITIONED FOR FORWARD APPROACH WITH KNEE AND TOE CLEARANCES PER A117.1 SECTION 606.
4. LAVATORY CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY, THE FLOOR FINISH EXTENDS UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.
5. THE WATER CLOSET SHALL BE POSITIONED WITH A WALL TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 16" MIN. AND 18" MAX. FROM THE SIDE WALL. WATER CLOSET FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
6. WATER CLOSET SEAT HEIGHT SHALL BE A MIN. 15" AND A MAX 19" A.F.F., MEASURED TO THE TOP OF THE SEAT.
7. REINFORCEMENT SHALL BE PROVIDED IN WALLS TO PERMIT THE FUTURE INSTALLATION OF GRAB BARS.
8. MIRRORS SHALL HAVE THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAXIMUM AFF. BATHTUB HAND SHOWERS SHALL BE PROVIDED PER A117.1 SECTION 607.6.

**KITCHENS:**

1. KITCHEN CLEARANCES SHALL COMPLY WITH A117.1 SECTION 1003.12.1. CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN. IN U-SHAPED KITCHENS THIS CLEARANCE SHALL BE 60" MIN.
2. A CLEAR FLOOR SPACE OF 30"x48" AT EACH APPLIANCE. HOWEVER, A REFRIGEPATOR MUST PROVIDE A PARALLEL APPROACH. PROVIDE A PARALLEL APPROACH AT REFRIGERATORS AND RANGES. ALL OTHER APPLIANCES MAY BE PARALLEL OR FORWARD.
3. CLEAR FLOOR SPACE SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR. THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER OR THE SINK. BOTTOM-HINGED, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO HAVE OPERABLE PARTS WITHIN THE REQUIRED REACH RANGES.
4. COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50% OF THE FREEZER SPACE 54" MAX. AFF.
5. ALL CABINETS SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH. THE SHELVES NEED NOT BE LOCATED WITHIN REACH RANGES OR THE HANDLES MEET OPERABLE PARTS PROVISIONS.
6. A WORK SURFACE 30" MIN. IN LENGTH, WITH A CLEAR FLOOR SPACE OF 30"x48" AND POSITIONED FOR FORWARD APPROACH, KNEE AND TOE CLEARANCES PER A117.1 SECTION 306 SHALL BE PROVIDED. CLEAR FLOOR SPACE SHALL BE CENTERED ON THE WORK SURFACE. WORK SURFACE HEIGHT SHALL BE 34" MAX. UNLESS ADJUSTABLE.
7. WORK SURFACE CABINETRY SHALL BE PERMITTED IF THE CABINETRY IS EASILY REMOVABLE WITHOUT REMOVING WORK SURFACE, THE FINISH FLOORING EXTENDS UNDER, AND THE WALLS BEHIND AND SURROUNDING ARE FINISHED.
8. A SINK COMPLYING WITH A CLEAR FLOOR SPACE OF 30"x48" AND POSITIONED FOR FORWARD APPROACH, KNEE AND TOE CLEARANCES PER A117.1 SECTION 306 SHALL BE PROVIDED. SINK HEIGHT SHALL BE 34" MAX. MEASURED AT THE RIM OR COUNTER SURFACE WHICHEVER IS HIGHER.
9. SINK CABINETRY SHALL BE PERMITTED IF THE CABINETRY IS EASILY REMOVABLE WITHOUT REMOVING THE SINK, THE FINISH FLOORING EXTENDS UNDER, AND THE WALLS BEHIND AND SURROUNDING ARE FINISHED.
10. MICROWAVE / HOOD COMBOS ARE NOT COMPLIANT DUE TO REACH RANGES. PROVIDE A SEPARATE SWITCHED HOOD VENT AND COUNTERTOP MICROWAVE. SWITCH MUST COMPLY WITH OUTLET REQUIREMENTS AND HAVE A 30" BY 48" CLEAR FLOOR SPACE CENTERED ON THE SWITCH.
11. THE LOCATION OF COOKTOP AND OVEN CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.

**LAUNDRY EQUIPMENT:**

1. A CLEAR FLOOR SPACE (30"x48") COMPLYING WITH A117.1 SECTION 305 POSITIONED FOR PARALLEL APPROACH SHALL BE PROVIDED. FOR TOP LOADING MACHINES, THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE. FOR FRONT LOADING MACHINES, THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAX.FROM THE CENTERLINE OF THE DOOR OPENING.
2. OPERABLE PARTS, INCLUDING DOORS, LINT SCREENS, DETERGENT AND BLEACH COMPARMENTS SHALL COMPLY WITH A117.1 SECTION 309.
3. TOP LOADING LAUNDRY MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT 36" MAX. ABOVE THE FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT 15" MIN. AND 34" MAX. ABOVE THE FLOOR.

**OPERABLE PARTS:**

1. LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES / RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL BE ACCESSIBLE AND COMPLY WITH A117.1 SECTION 309. EXCEPT RECEPTACLES SERVING A DEDICATED USE, FLOOR ELECTRICAL RECEPTACLES, HVAC DIFFUSERS, CONTROLS MOUNTED ON RANGE HOODS ONLY IF ACCESSIBLE REDUNDANT CONTROLS ARE PROVIDED, CONTROLS MOUNTED ON CEILING FANS, AND RESET BUTTONS AND SHUT-OFFS SERVING APPLIANCES, PIPING / PLUMBING FIXTURES. WHERE 2 OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTER TOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY. ELECTRICAL PANELBOARDS SHALL NOT BE REQUIRED TO COMPLY WITH GRASPING AND FORCE PROVISIONS.

### GENERAL ACCESSIBILITY NOTES

1. INSTALL CONCEALED 2X8 REINFORCEMENT AT LOCATIONS SHOWN AND AS REQUIRED TO FACILITATE THE INSTALLATION OF THE GRAB BARS & SEATS SHOWN. REINFORCEMENT SHALL BE CAPABLE OF SUPPORTING A VERTICAL OR HORIZONTAL FORCE OF 250 LBS APPLIED AT ANY POINT ALONG THE GRAB BAR, SEAT OR MOUNTED DEVICE.
2. INFORMATION SHOWN IS TO ILLUSTRATE GENERAL ACCESSIBILITY REQUIREMENTS. SEE SPECIFIC PLANS & INTERIOR ELEVATIONS FOR REQUIRED DIMENSIONS, STYLES, AND MATERIALS.

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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
Date: 6/30/2023


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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-5070
ARCHITECT
6/30/23

A NEW DEVELOPMENT:
# RESIDENCES AT BLACKWELL
50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△ REVISIONS

JOB NO. 696521
DATE 03.24.2023
DRAWN BY Author
PERMIT SET

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TYPE "A" UNIT ACCESSIBILITY INFO
SHEET NO.
A0.20

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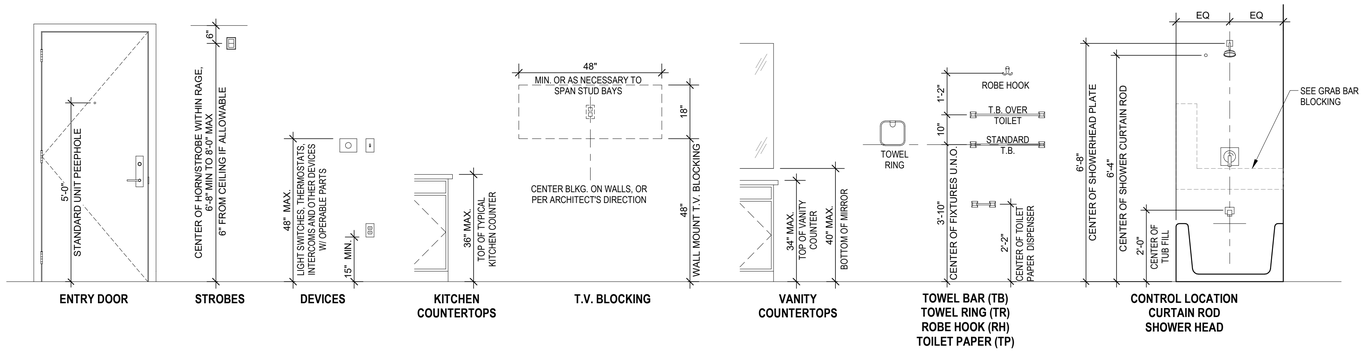
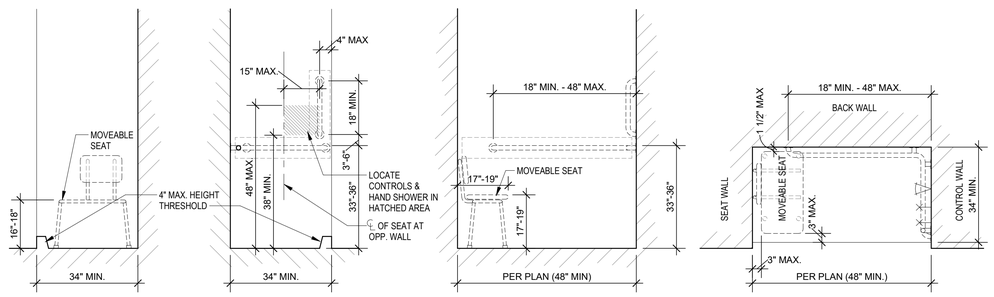
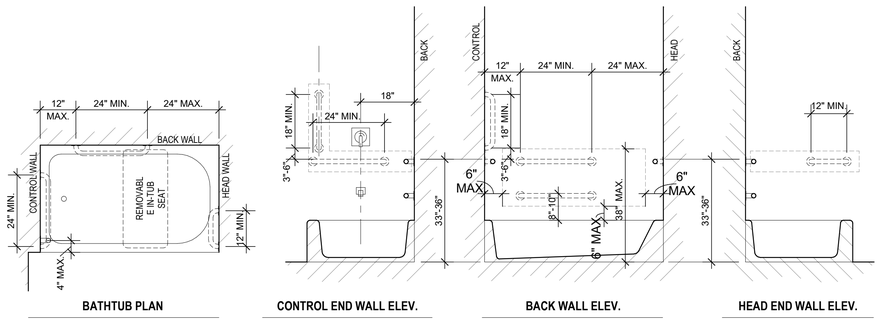


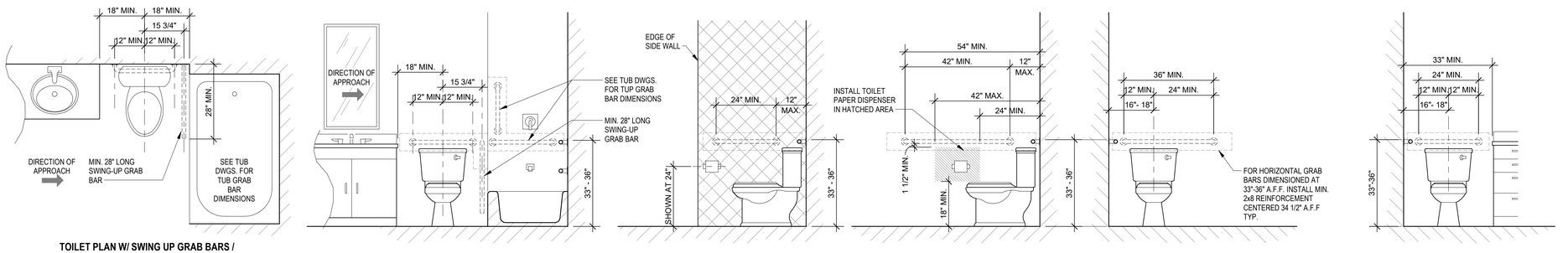

## TYPE "B" DWELLING UNIT MOUNTING HEIGHTS




## TYPE "B" DWELLING UNIT GRAB BAR REINFORCEMENT FOR SHOWERS




## TYPE "B" DWELLING UNIT GRAB BAR REINFORCEMENT FOR BATHTUBS




## TYPE "B" DWELLING UNIT GRAB BAR REINFORCEMENT FOR TOILETS

### TYPE "B" DWELLING UNITS - ACCESSIBILITY NOTES

ALL UNITS NOT DESIGNATED AS "TYPE A" OR "EXEMPT" ARE CONSIDERED "TYPE B" AND SHALL MEET ALL APPLICABLE REQUIREMENTS OF A117.1-2009 SECTION 1004 AND THE FAIR HOUSING ACT..

**ACCESSIBLE ROUTE:**

1. THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS.
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES & ELEMENTS WHICH ARE PART OF THE DWELLING UNIT. AN ACCESSIBLE ROUTE SHALL HAVE A CLEAR WIDTH OF 36" MIN.
3. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS AND DOORWAYS, RAMPS, ELEVATORS, AND WHEELCHAIR (PLATFORM) LIFTS. WHERE EXTERIOR PATIO/BALCONY SURFACES ARE IMPERVIOUS, THE FINISHED IMPERVIOUS SURFACE SHALL BE 4" MAX. BELOW THE FLOOR LEVEL OF THE ADJACENT INTERIOR SPACES OF THE UNIT.

**DOORS:**

1. THE PRIMARY ENTRANCE DOOR TO THE DWELLING UNIT SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32". CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. MANEUVERING CLEARANCES SHALL BE PROVIDED ON BOTH SIDES OF THE PRIMARY ENTRANCE DOOR.
2. ALL DOORWAYS INTENDED FOR USER PASSAGE WITHIN THE DWELLING UNIT SHALL HAVE A CLEAR OPENING OF 31 3/4" MIN., MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES.
3. THRESHOLDS AT ALL EXTERIOR DOORS SHALL NOT EXCEED 1/2", EXCEPT SLIDING DOORS SHALL NOT EXCEED 3/4". CHANGES IN LEVEL OF 1/4" HIGH MAX. SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN. AND 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
4. WHERE AN INACTIVE LEAF OF DOUBLE LEAF DOORWAYS WITH OPERABLE PARTS MORE THAN 48" OR LESS THAN 15" ABOVE THE FLOOR IS PROVIDED, THE ACTIVE LEAF SHALL PROVIDE A CLEAR OPENING OF 31 3/4" MIN.
5. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS.
6. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON THE PRIMARY ENTRY DOOR SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. SUCH HARDWARE SHALL BE 34" MIN. AND 48" MAX. AFF.

**TOILET AND BATHING FACILITES:**

1. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE EXCEPT WHEN A CLEAR FLOOR SPACE OF 30" BY 48" IS PROVIDED BEYOND THEARC OF THE DOOR SWING.
2. REINFORCEMENT SHALL BE PROVIDED FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS. REINFORCEMENT IS NOT REQUIRED IN A ROOM CONTAINING ONLY A LAVATORY AND A WATER CLOSET, PROVIDED THAT THE ROOM DOES NOT CONTAIN THE ONLY LAVATORY OR WATER CLOSET ON THE ACCESSIBLE LEVEL OF THE DWELLING UNIT.
3. EITHER ALL TOILET AND BATHING AREAS SHALL COMPLY WITH "OPTION A" REQUIREMENTS, OR ONE TOILET AND BATHING AREA SHALL COMPLY WITH "OPTION B" REQUIREMENTS.

   OPTION A:
   1. ALL FIXTURES WITHIN THE DWELLING UNIT SHALL COMPLY.
   2. A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED AND CENTERED AT THE LAVATORY.
   3. THE WATER CLOSET SHALL BE POSITIONED TO ALLOW FOR FUTURE INSTALLATION OF A GRAB BAR ON THE SIDE WITH 18" CLEARANCE.
   4. IF A SHOWER COMPARTMENT IS THE ONLY BATHING FACILITY THE SHOWER COMPARTMENT SHALL HAVE MINIMUM DIMENSIONS OF 36" MIN. BY 36" MIN. REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IN SHOWER COMPARTMENTS LARGER THAN 36" BY 36". CLEARANCE 30" MIN, MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT, BY 48" MIN., MEASURED FROM THE SHOWER HEAD WALL SHALL BE PROVIDED.

   OPTION B:
   1. ONE OF EACH TYPE OF FIXTURE PROVIDED AND SHALL BE IN A SINGLE TOILET/BATHING AREA, SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL THROUGH OTHER PARTS OF THE UNIT.
   2. THE FRONT OF THE LAVATORY SHALL BE 34" MAX. ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE.
   3. THE WATER CLOSET SHALL BE POSITIONED TO ALLOW FOR FUTURE INSTALLATION OF A GRAB BAR ON THE SIDE WITH 18" CLEARANCE.
   4. A CLEARANCE 48" MIN IN LENGTH MEASURED PERPENDICULAR FROM THE CONTROL END OF THE BATHTUB, AND 30" MIN. IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHTUBS.
   5. IF A SHOWER COMPARTMENT IS THE ONLY BATHING FACILITY THE SHOWER COMPARTMENT SHALL HAVE MINIMUM DIMENSIONS OF 36" MIN. BY 36" MIN. REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IN SHOWER COMPARTMENTS LARGER THAN 36" BY 36". CLEARANCE 30" MIN, MEASURED FROM THE FACE OF THE SHOWER COMPARTMENT, BY 48" MIN., MEASURED FROM THE SHOWER HEAD WALL SHALL BE PROVIDED.

**KITCHENS:**

1. CLEARANCES SHALL COMPLY WITH A117.11004.12.1. CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. IN U-SHAPED KITCHENS THIS CLEARANCE SHALL BE 60" MINIMUM.
2. A CLEAR FLOOR SPACE OF 30" BY 48" POSITIONED FOR PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE AND KITCHEN SINK.
3. A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD OR PARALLEL APPROACH, SHALL BE POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR.

**LAUNDRY EQUIPMENT:**

1. A CLEAR FLOOR SPACE OF 30"x48" SHALL BE PROVIDED. A PARALLEL APPROACH SHALL BE PROVIDED FOR A TOP LOADING MACHINE. A FORWARD OR PARALLEL APPROACH SHALL BE PROVIDED FOR A FRONT LOADING MACHINE.

**OPERABLE PARTS:**

1. LIGHTING CONTROLS, ELECTRICAL PANELBOARDS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH CLEAR FLOOR SPACE AND HEIGHT REQUIRMENTS EXCEPT RECEPTACLES SERVING A DEDICATED USE, FLOOR ELECTRICAL RECEPTACLES, HVAC DIFFUSERS, CONTROLS OR SWITCHES MOUNTED ON APPLIANCES, CONTROLS MOUNTED ON CEILING FANS, AND RESET BUTTONS AND SHUT-OFFS SERVING APPLIANCES, PIPING AND PLUMBING FIXTURES. WHERE TWO OR MORE RECEPTACLE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTER TOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE RECEPTACLE OUTLET SHALL NOT BE REQUIRED TO COMPLY. WITHIN KITCHENS AND BATHROOMS, LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS ARE PERMITTED TO BE LOCATED OVER CABINETS WITH COUNTER TOPS 36" MAX IN HEIGHT AND 25 1/2" MAX IN DEPTH

### GENERAL ACCESSIBILITY NOTES

1. INSTALL CONCEALED 2X8 REINFORCEMENT AT LOCATIONS SHOWN AND AS REQUIRED TO FACILITATE THE INSTALLATION OF THE GRAB BARS & SEATS SHOWN. REINFORCEMENT SHALL BE CAPABLE OF SUPPORTING A VERTICAL OR HORIZONTAL FORCE OF 250 LBS APPLIED AT ANY POINT ALONG THE GRAB BAR, SEAT OR MOUNTED DEVICE.
2. INFORMATION SHOWN IS TO ILLUSTRATE GENERAL ACCESSIBILITY REQUIREMENTS. SEE SPECIFIC PLANS & INTERIOR ELEVATIONS FOR REQUIRED DIMENSIONS, STYLES, AND MATERIALS.

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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
6/30/2023

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6/30/23

A NEW DEVELOPMENT:

# RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△ REVISIONS

JOB NO. 696521
DATE 03.24.2023
DRAWN BY Author
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SHEET NAME
TYPE "B" UNIT ACCESSIBILITY INFO
SHEET NO.
A0.21

6/30/2023 3:15:48 PM

ARCH D 24" x 36"

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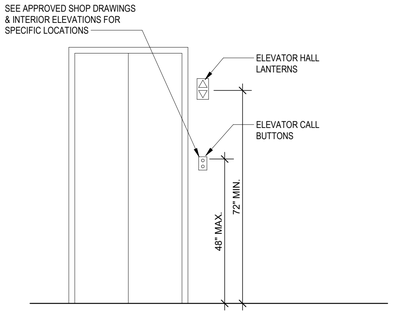
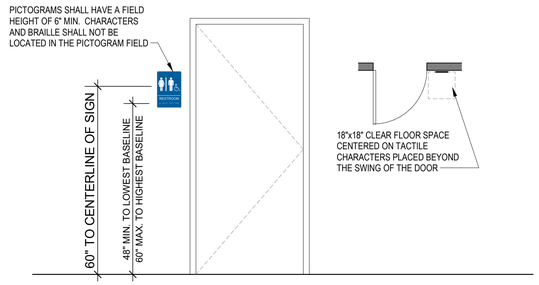
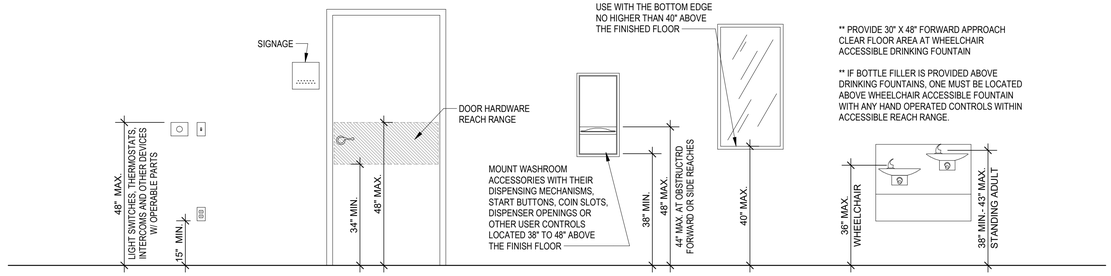



## ELEVATOR COMPONENTS



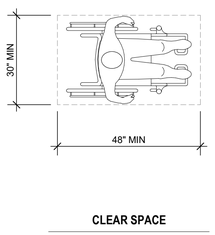

SIGNAGE TO MEET ALL APPLICABLE IBC, ADA, AND A117.1 REQUIREMENTS.

## GENERAL SIGNAGE

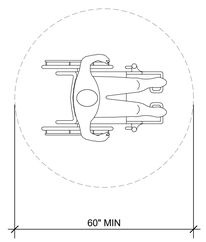



DEVICES | DOOR | BATHROOM ACCESSORIES | WATER FOUNTAINS

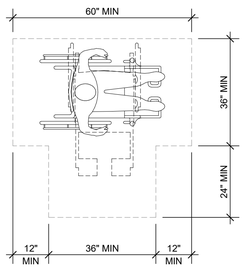
## TYPICAL ACCESSIBLE MOUNTING HEIGHTS FOR UNOBSTRUCTED FORWARD REACH




CLEAR SPACE



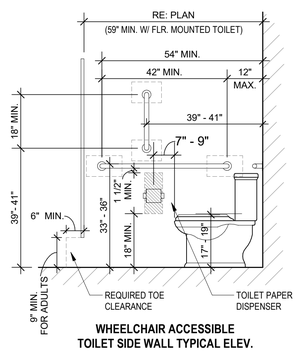

CIRCULAR TURN



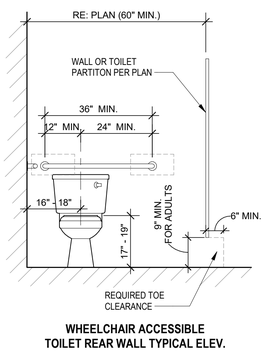

T-SHAPED TURN

## TURNING AND CLEAR FLOOR SPACES

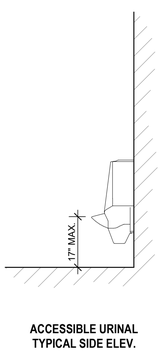
** IF TOE CLEARANCE IS NOT PROVIDED UNDER STALL PARTITIONS, MINIMUM STALL SIZE IS 65" DEEP AND 66" WIDE



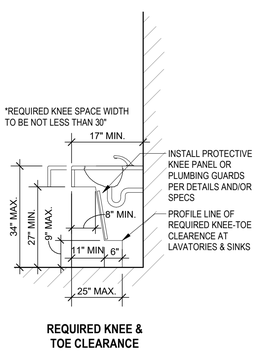

WHEELCHAIR ACCESSIBLE TOILET SIDE WALL TYPICAL ELEV.




WHEELCHAIR ACCESSIBLE TOILET REAR WALL TYPICAL ELEV.




ACCESSIBLE URINAL TYPICAL SIDE ELEV.




REQUIRED KNEE & TOE CLEARANCE

## GRAB BARS AND CLEARANCES FOR PUBLIC RESTROOMS

A NEW DEVELOPMENT:

# RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

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- 3.24.2023 - PERMIT SUBMITTAL
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JOB NO. 696521
DATE 03.24.2023
DRAWN BY Author
PERMIT SET

SHEET NAME
COMMON AREA ACCESSIBILITY INFO
SHEET NO.
A0.22

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ARCH D 24" x 36"

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Development Services Department
Lee's Summit, Missouri
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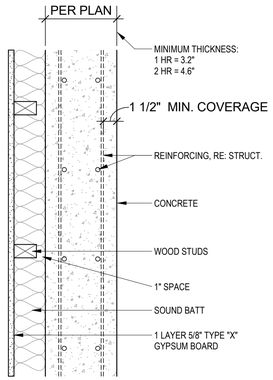
## RATED ASSEMBLY GENERAL NOTES:

1. SEE **THE UL ASSEMBLIES IN THE SPECIFICATIONS** FOR ADDITIONAL INFO AND REQUIREMENTS.
2. SEE CODE ANALYSIS SHEETS **A0.10** AND **A0.11** FOR LOCATIONS OF FIRE PARTITIONS, BARRIERS, WALLS, SMOKE PARTITIONS, ETC. THESE LOCATIONS SHALL COMPLY WITH THE UL DESIGN ASSEMBLY AS INDICATED BY THE PARTITION TYPE, INCLUDING THE APPLICATION OF SEALANT AT THE PERIMETER OF THE PARTITION.
3. REPORT ANY DISCREPANCIES BETWEEN WITH CODE ANALYSIS SHEETS AND ARCHITECTURAL PLANS TO THE ARCHITECT PRIOR TO CONSTRUCTION.
4. SEE STRUCT DWGS FOR ADDITIONAL INFO AND REQUIREMENTS. IF THERE ARE DISCREPANCIES BETWEEN THE UL ASSEMBLIES AND THE STRUCT DWGS, THE MOST RESTRICTIVE REQUIREMENTS FOR MINIMUMS AND MAXIMUMS SHALL APPLY.
5. AT ALL LOCATIONS WHERE FIRE RATED PARTITIONS ABUT OR ATTACH TO A FIRE RATED STRUCTURAL MEMBER THE FIRE RATING OF BOTH THE PARTITION AND THE STRUCTURAL MEMBER SHALL BE MAINTAINED.
6. SOUND CONTROL BATT INSULATION TO BE INSTALLED AT:
   - BOTH SIDES OF DOUBLE STUD WALLS OF PARTITIONS SEPARATING APARTMENT UNITS
   - WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING APARTMENTS FROM CORRIDORS AND ALL OTHER SPACES
   - STAIRWAYS
   - ELEVATOR HOISTWAY AND ELEVATOR CONTROL ROOM WALLS
   - ANY ADDITIONAL WALLS AND CEILINGS INDICATED TO RECEIVE ACOUSTICAL BATT INSULATION
7. PROVIDE CONTROL JOINTS IN ACCORDANCE WITH GA-216 IN ALL FULL HEIGHT GYPSUM BOARD PARTITIONS AND CEILINGS.
8. CONTROL JOINTS AND EXPANSION JOINTS IN FIRE RATED PARTITIONS SHALL BE CONSTRUCTED TO MAINTAIN THE FIRE RATING OF THE PARTITION. CONTROL JOINTS AND EXPANSION JOINTS IN NON-RATED PARTITIONS SHALL BE CONSTRUCTED WITH SOUND ATTENUATION BLANKET MATERIAL WITHIN THE JOINT TO REDUCE SOUND TRANSMISSION.
9. WHERE ITEMS ARE RECESSED INTO A FIRE RATED PARTITION PROVIDE ADDITIONAL GYPSUM, FIREPROOFING, OR FIRE STOPPING AROUND THE RECESSED PORTION OF THE ITEM AS REQUIRED TO MAINTAIN THE INDICATED FIRE RATING.
10. PER IBC SECTION 703.7 - FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN CONCEALED SPACES. SUCH IDENTIFICATION SHALL:
    - BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
    - INCLUDE LETTERING NOT LESS THAN 3" IN HEIGHT WITH A MINIMUM 3/8 " STROKE IN A CONTRASTING COLOR, INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS," OR OTHER WORDING.

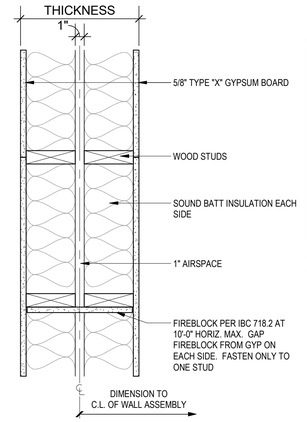



**WALL ASSEMBLY INFORMATION**

| IDENTIFICATION | K4 1 | K6 2 |
|---|---|---|
| STUD SIZE | 2x3 | 2x4 |
| THICKNESS | RE: PLAN | RE: PLAN |
| FIRE RATING | 1 HR | 1 HR |
| FIRE TEST NUMBER | N/A | N/A |
| ACOUSTICAL RATING | 50 | 50 |
| ACOUSTICAL TEST NUMBER | -- | -- |

**ASSEMBLY NOTES**
A. SEE IBC SECTION 721 FOR MORE INFORMATION
B. STRUCTURAL CONCRETE WALLS SHALL HAVE MIN. FIRE RATING NOTED ABOVE AND COMPLY WITH 2018 IBC:
   a. SECTION 720
   b. TABLE 721.1(1), ITEM #5-1.1
   c. TABLE 721.1(2), ITEM #4.1-1

## K CONCRETE WALL
1 1/2" = 1'-0" — TYPICAL BETWEEN UNITS AND SHELTER IN BASEMENT

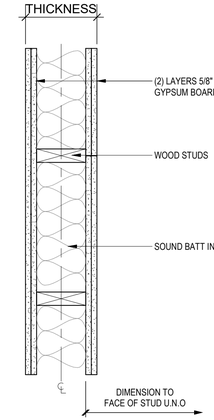



**WALL ASSEMBLY INFORMATION**

| IDENTIFICATION | X4 1 | -- - |
|---|---|---|
| STUD SIZE | 2x4 | -- |
| THICKNESS | 9 1/4" | -- |
| FIRE RATING | 1 HR | -- |
| FIRE TEST NUMBER | UL U341 | -- |
| ACOUSTICAL RATING | STC 55 | -- |
| ACOUSTICAL TEST NUMBER | RAL TL11-160 | -- |

**ASSEMBLY NOTES**
A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

## G 1-HR INT. WOOD STUD DEMISING WALL
1 1/2" = 1'-0" — TYPICAL AT UNIT DEMISING WALLS

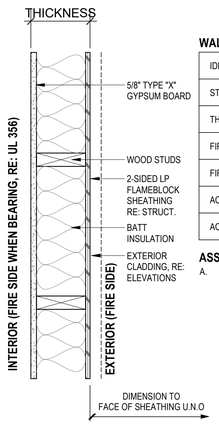



**WALL ASSEMBLY INFORMATION**

| IDENTIFICATION | C6 2 | - - |
|---|---|---|
| STUD SIZE | 2x6 | - |
| THICKNESS | 8" | - |
| FIRE RATING | 2 HR | - |
| FIRE TEST NUMBER | UL U301 | - |
| ACOUSTICAL RATING | -- | -- |
| ACOUSTICAL TEST NUMBER | -- | -- |

**ASSEMBLY NOTES**
A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

## C 2-HR INT. WOOD SHAFT WALL
1 1/2" = 1'-0" — TYPICAL AT STAIRS AND ELEVATORS, U.N.O.

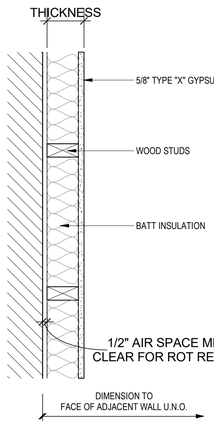



**WALL ASSEMBLY INFORMATION**

| IDENTIFICATION | N6 1 | - - |
|---|---|---|
| STUD SIZE | 2x6 | -- |
| THICKNESS | 6 5/8" | -- |
| FIRE RATING | 1 HR | -- |
| FIRE TEST NUMBER | UL W408 | -- |
| ACOUSTICAL RATING | -- | -- |
| ACOUSTICAL TEST NUMBER | -- | -- |

**ASSEMBLY NOTES**
A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

## N EXT. WOOD STUD WALL
1 1/2" = 1'-0" — TYPICAL AT ALL EXTERIOR WALLS

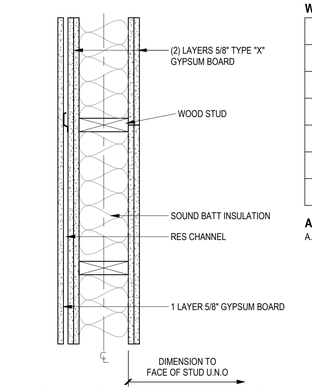



**WALL ASSEMBLY INFORMATION**

| IDENTIFICATION | H4 0 | |
|---|---|---|
| STUD SIZE | 2x4 | -- |
| THICKNESS | 4 5/8" | -- |
| FIRE RATING | 0 HR | -- |
| FIRE TEST NUMBER | -- | -- |
| ACOUSTICAL RATING | -- | -- |
| ACOUSTICAL TEST NUMBER | -- | -- |

**ASSEMBLY NOTES**
A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

## J WOOD STUD FURRING WALL
1 1/2" = 1'-0" — SEE BUILDING PLANS FOR LOCATIONS

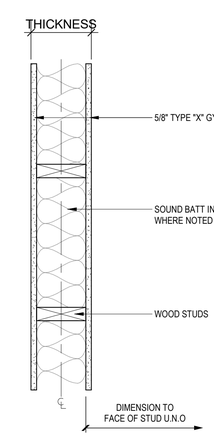



**WALL ASSEMBLY INFORMATION**

| IDENTIFICATION | E6 2 | - - |
|---|---|---|
| STUD SIZE | 2x6 | - |
| THICKNESS | 9 1/4" | - |
| FIRE RATING | 2 HR | - |
| FIRE TEST NUMBER | UL U301 | - |
| ACOUSTICAL RATING | 50 | -- |
| ACOUSTICAL TEST NUMBER | -- | -- |

**ASSEMBLY NOTES**
A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

## E 2-HR INT. WOOD STUD WALL
1 1/2" = 1'-0" — TYPICAL BETWEEN SHAFTS & UNITS

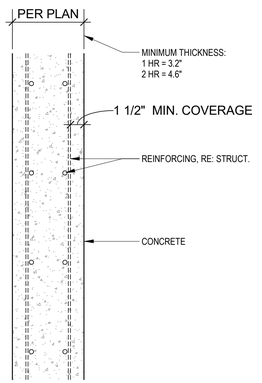



**WALL ASSEMBLY INFORMATION**

| IDENTIFICATION | B4 1 | B6 1 |
|---|---|---|
| STUD SIZE | 2x4 | 2x6 |
| THICKNESS | 4 3/4" | 6 3/4" |
| FIRE RATING | 1 HR | 1 HR |
| FIRE TEST NUMBER | UL U305 | UL U305 |
| ACOUSTICAL RATING | -- | -- |
| ACOUSTICAL TEST NUMBER | -- | -- |

**ASSEMBLY NOTES**
A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.
B. SEE STRUCT. FOR ADDITIONAL LAYER REQUIREMENTS

## B 1-HR INT. WOOD BEARING WALL
1 1/2" = 1'-0" — SEE BUILDING AND STRUCTURAL PLANS FOR LOCATIONS

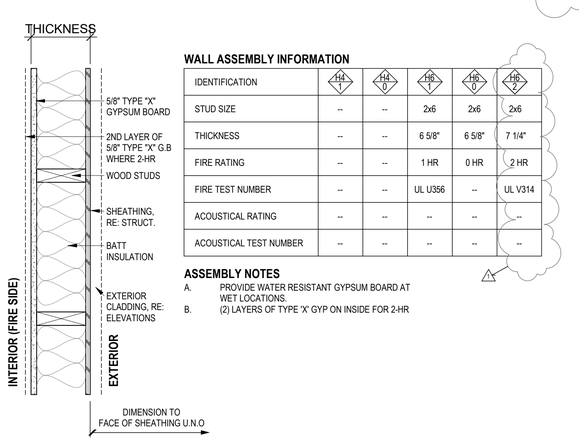



**WALL ASSEMBLY INFORMATION**

| IDENTIFICATION | L 1 | L 2 |
|---|---|---|
| STUD SIZE | N/A | N/A |
| THICKNESS | RE: PLAN | RE: PLAN |
| FIRE RATING | 1 HR | 2 HR |
| FIRE TEST NUMBER | N/A | N/A |
| ACOUSTICAL RATING | -- | -- |
| ACOUSTICAL TEST NUMBER | -- | -- |

**ASSEMBLY NOTES**
A. SEE IBC SECTION 721 FOR MORE INFORMATION
B. STRUCTURAL CONCRETE WALLS SHALL HAVE MIN. FIRE RATING NOTED ABOVE AND COMPLY WITH 2018 IBC:
   a. SECTION 720
   b. TABLE 721.1(1), ITEM #5-1.1
   c. TABLE 721.1(2), ITEM #4.1-1

## L CONCRETE WALL
1 1/2" = 1'-0" — TYPICAL WHERE SUPPORTING SUSPENDED SLAB IN BASEMENT

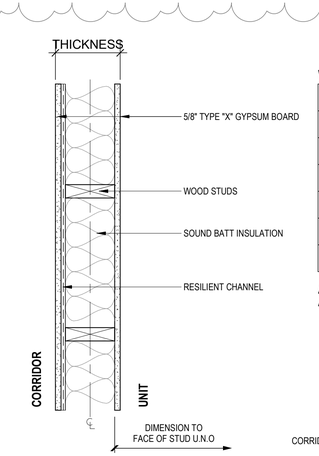



**WALL ASSEMBLY INFORMATION**

| IDENTIFICATION | HH 1 | HA 0 | HC 1 | HE 0 | HE 2 |
|---|---|---|---|---|---|
| STUD SIZE | -- | -- | 2x6 | 2x6 | 2x6 |
| THICKNESS | -- | -- | 6 5/8" | 6 5/8" | 7 1/4" |
| FIRE RATING | -- | -- | 1 HR | 0 HR | 2 HR |
| FIRE TEST NUMBER | -- | -- | UL U356 | -- | UL V314 |
| ACOUSTICAL RATING | -- | -- | -- | -- | -- |
| ACOUSTICAL TEST NUMBER | -- | -- | -- | -- | -- |

**ASSEMBLY NOTES**
A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.
B. (2) LAYERS OF TYPE 'X' GYP ON INSIDE FOR 2-HR

## H EXT. WOOD STUD WALL
1 1/2" = 1'-0" — TYPICAL AT ALL EXTERIOR WALLS

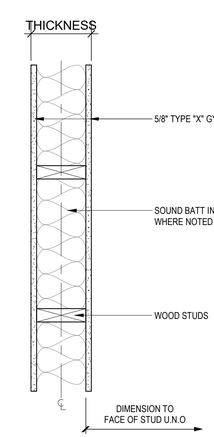



**WALL ASSEMBLY INFORMATION**

| IDENTIFICATION | D6 1 | - - |
|---|---|---|
| STUD SIZE | 2x6 | - |
| THICKNESS | 7 3/8" | - |
| FIRE RATING | 1 HR | - |
| FIRE TEST NUMBER | UL U309 | - |
| ACOUSTICAL RATING | 50 | - |
| ACOUSTICAL TEST NUMBER | BBN 760903 | - |

**ASSEMBLY NOTES**
A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

## D 1-HR INT. WOOD STUD WALL W/ RES CHANNELS
1 1/2" = 1'-0" — TYPICAL AT CORRIDORS, U.N.O.




**WALL ASSEMBLY INFORMATION**

| IDENTIFICATION | A4 0 | A6 0 |
|---|---|---|
| STUD SIZE | 2x4 | 2x6 |
| THICKNESS | 4 3/4" | 6 3/4" |
| FIRE RATING | 0 HR | 0 HR |
| FIRE TEST NUMBER | -- | -- |
| ACOUSTICAL RATING | -- | -- |
| ACOUSTICAL TEST NUMBER | -- | -- |

**ASSEMBLY NOTES**
A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS.

## A INT. WOOD STUD WALL
1 1/2" = 1'-0" — TO BE USED AS APPLICABLE

**PERMIT SET**

A NEW DEVELOPMENT:
# RESIDENCES AT BLACKWELL
## 50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

REVISIONS:
1 04.03.23 Revision 1

DATE: 03.24.2023
JOB NO. 696521
DRAWN BY: Author
SHEET NO. **A0.30**

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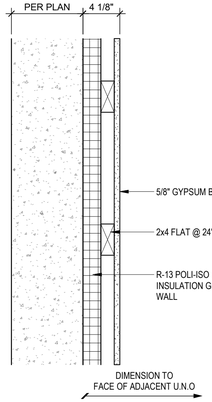


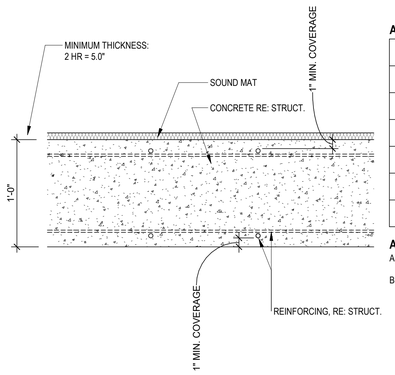

**WALL ASSEMBLY INFORMATION**

| IDENTIFICATION | W2 0 | W4 0 | W6 0 |
|---|---|---|---|
| STUD SIZE | 4X2 | 2X4 | 2X6 |
| THICKNESS | 4 5/8" | 4 5/8" | 6 5/8" |
| FIRE RATING | 0 HR | 0 HR | 0 HR |
| FIRE TEST NUMBER | -- | -- | -- |
| ACOUSTICAL RATING | -- | -- | -- |
| ACOUSTICAL TEST NUMBER | -- | -- | -- |

**ASSEMBLY NOTES**

A. PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS
B. OPTION TO PLACE RIGID INSULATION ON EXTERIOR SIDE OF FOUNDATION WATERPROOFING SYSTEM

## ASSEMBLY DETAIL
## (W) EXT. WOOD STUD WALL
1 1/2" = 1'-0" — TYPICAL AT ALL EXTERIOR WALLS



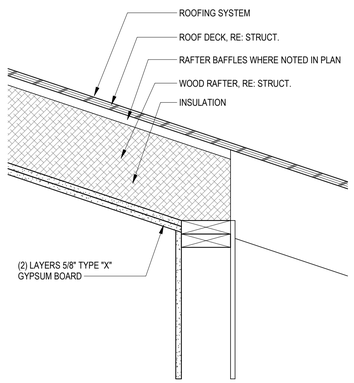

**ASSEMBLY INFORMATION**

| IDENTIFICATION | S 2 |
|---|---|
| FRAMING | NA |
| THICKNESS | -- |
| FIRE RATING | 2 HR |
| FIRE TEST NUMBER | -- |
| ACOUSTICAL RATING | -- |
| ACOUSTICAL TEST NUMBER | -- |

**ASSEMBLY NOTES**

A. SEE IBC SECTION 721 FOR MORE INFORMATION
B. STRUCTURAL CONCRETE FLOORS SHALL HAVE MIN. FIRE RATING NOTED ABOVE AND COMPLY WITH 2018 IBC:
   a. SECTION 720
   b. TABLE 721.1(1), ITEM #7-1.2
   c. TABLE 721.1(3), ITEM #1-1.1

## (S) 2-HR FLOOR/CEILING ASSEMBLY
1 1/2" = 1'-0" — TYPICAL AT SUSPENDED SLAB



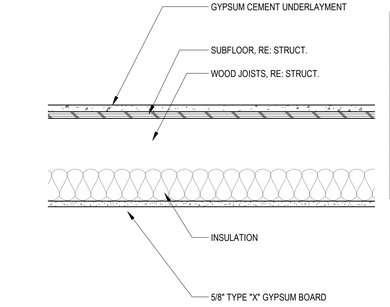

**ASSEMBLY INFORMATION**

| IDENTIFICATION | V 1 |
|---|---|
| FRAMING | STICK |
| THICKNESS | VARIES |
| FIRE RATING | 1 HR |
| FIRE TEST NUMBER | -- |
| ACOUSTICAL RATING | -- |
| ACOUSTICAL TEST NUMBER | -- |

**ASSEMBLY NOTES**

A. ASSEMBLY CALCULATED PER SECTION 722.6, 2018 IBC
B. SYPPORT ALL EDGES OF GYP.
C. INSTALL W/ LONG DIMENSION PERPENDICULAR TO JOISTS
D. BAFFLE & VENT WHERE FEASIBLE. FOAM WHERE NOT VENTED. FUR-DOWN AND/OR FOAM TO ACHIEVE R-38

## (V) 1-HR ROOF/CEILING ASSEMBLY
1 1/2" = 1'-0" — TYPICAL AT VAULTED CEILINGS



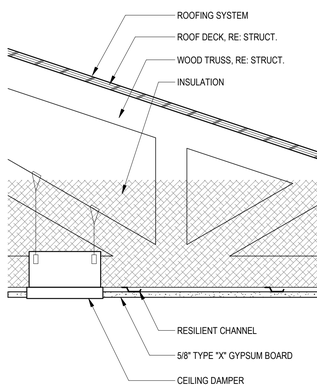

**ASSEMBLY INFORMATION**

| IDENTIFICATION | R 1 |
|---|---|
| FRAMING | 2X10 |
| THICKNESS | -- |
| FIRE RATING | 1 HR |
| FIRE TEST NUMBER | UL L501 |
| ACOUSTICAL RATING | -- |
| ACOUSTICAL TEST NUMBER | -- |

**ASSEMBLY NOTES**

A. ...

## (R) 1-HR FLOOR/CEILING ASSEMBLY
1 1/2" = 1'-0" — TYPICAL AT CORRIDOR/CORRIDOR



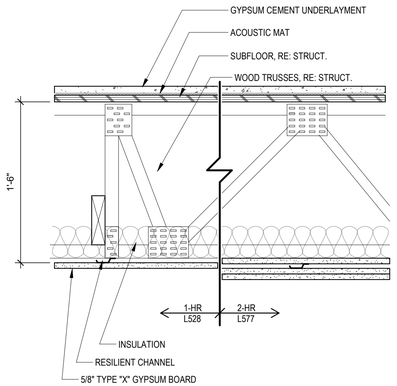

**ASSEMBLY INFORMATION**

| IDENTIFICATION | T 1 |
|---|---|
| FRAMING | WOOD TRUSS |
| THICKNESS | VARIES |
| FIRE RATING | 1 HR |
| FIRE TEST NUMBER | UL P556 |
| ACOUSTICAL RATING | -- |
| ACOUSTICAL TEST NUMBER | -- |

**ASSEMBLY NOTES**

A. ...

## (T) 1-HR ROOF/CEILING ASSEMBLY
1 1/2" = 1'-0" — TYPICAL AT ROOF TRUSSES




**ASSEMBLY INFORMATION**

| IDENTIFICATION | Q 0 | Q 1 | Q 2 |
|---|---|---|---|
| FRAMING | WOOD TRUSS | WOOD TRUSS | WOOD TRUSS |
| THICKNESS | -- | -- | -- |
| FIRE RATING | 0 HR | 1 HR | 2 HR |
| FIRE TEST NUMBER | UL L528 | UL L528 | UL L577 |
| ACOUSTICAL RATING | 50 | 50 | 50 |
| ACOUSTICAL TEST NUMBER | -- | -- | -- |

**ASSEMBLY NOTES**

## (Q) 1-HR FLOOR/CEILING ASSEMBLY
1 1/2" = 1'-0" — TYPICAL AT UNIT/UNIT

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# A NEW DEVELOPMENT:
# THE RESIDENCES AT BLACKWELL
## 150 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△ REVISIONS:

| | | |
|---|---|---|
| 1 | 04.03.23 | Revision 1 |

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ARCH D 24" x 36"

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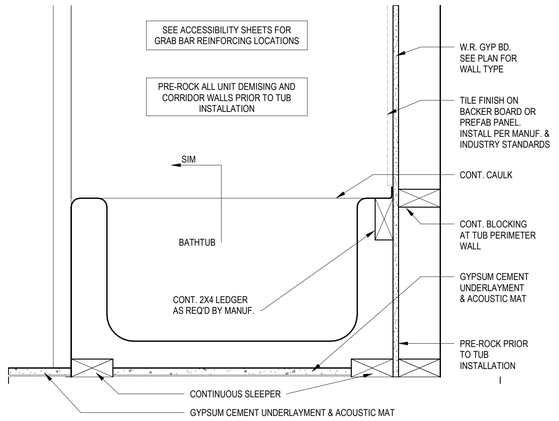
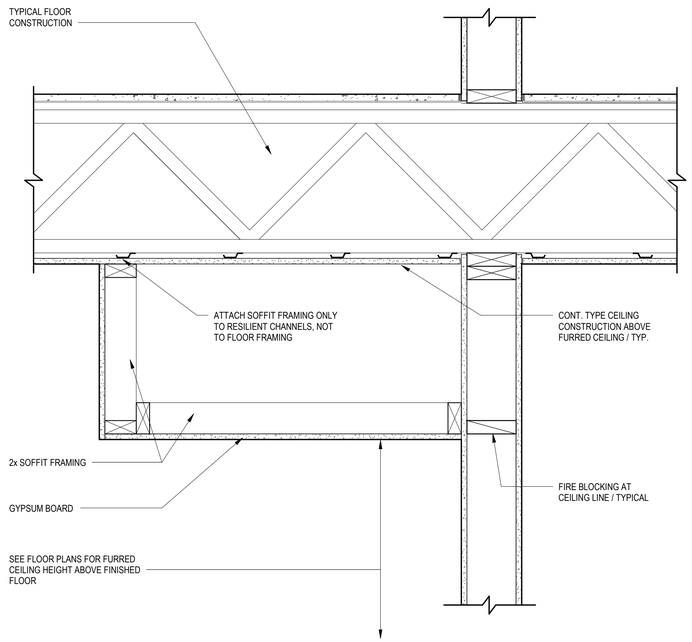
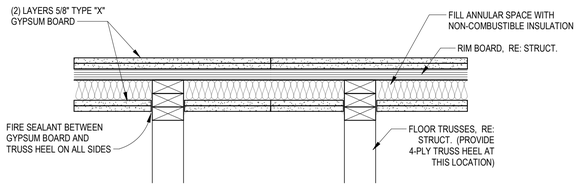


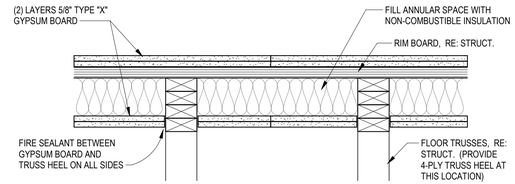

8 SECTION AT BATHTUB
1 1/2" = 1'-0"



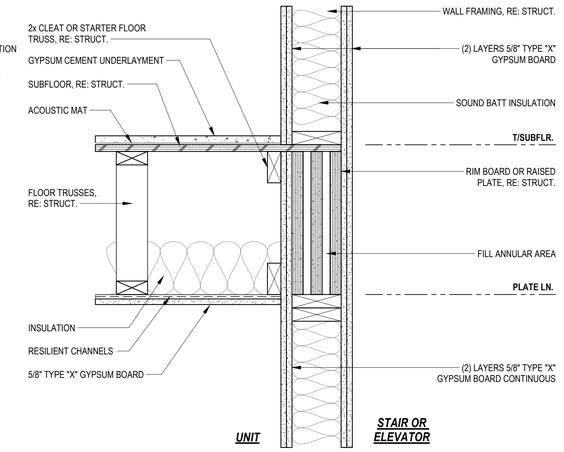

7 FURRED CEILING DETAIL
1 1/2" = 1'-0"




***FIRE BARRIER TRUSS BEARING AT 2x4 WALL***

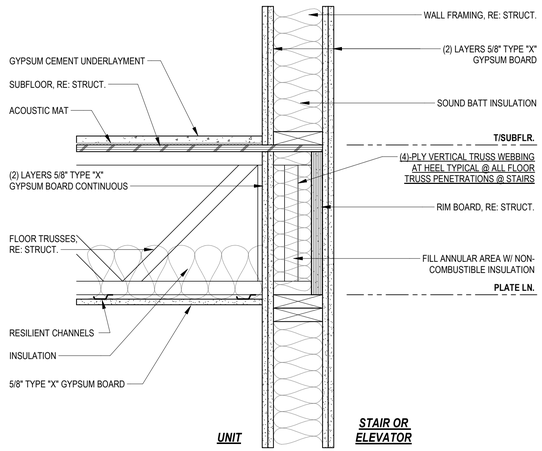



FLOOR/WALL DETAIL - no sim
6 SHAFT/UNIT - FIRE BARRIER TRUSS BEARING 1
1 1/2" = 1'-0"



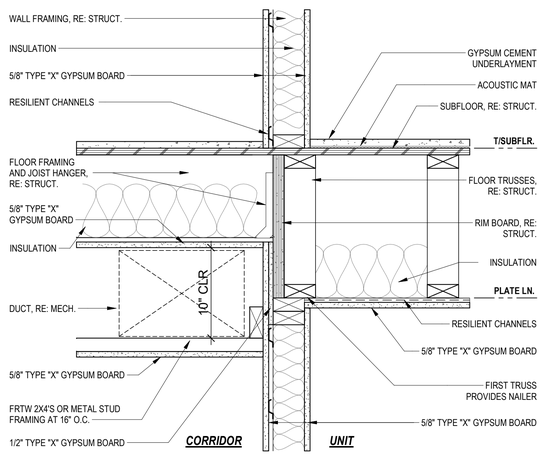

*VERTICAL ASSEMBLY: FIRE BARRIER*

FLOOR/WALL DETAIL
3 SHAFT/UNIT - PARALLEL TRUSSES 3
1 1/2" = 1'-0"



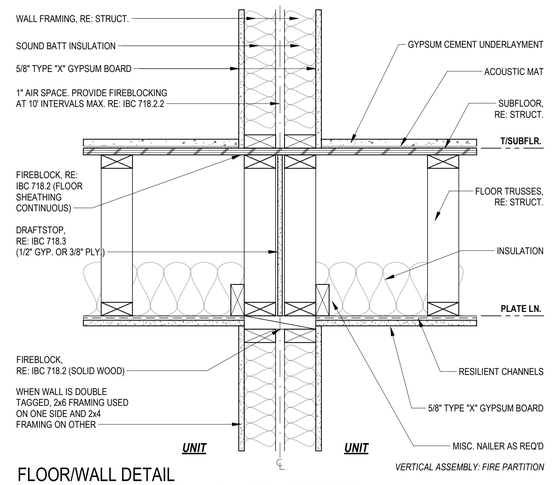

*VERTICAL ASSEMBLY: FIRE BARRIER*

FLOOR/WALL DETAIL - no sim
5 SHAFT/UNIT - PERPENDICULAR TRUSSES 3
1 1/2" = 1'-0"



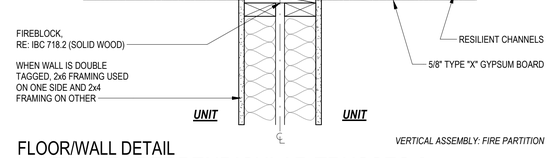

*VERTICAL ASSEMBLY: FIRE PARTITION*

FLOOR/WALL DETAIL
4 CORRIDOR/UNIT PARALLEL TRUSSES 2
1 1/2" = 1'-0"




*VERTICAL ASSEMBLY: FIRE PARTITION*

FLOOR/WALL DETAIL
2 UNIT/UNIT - PERPENDICULAR TRUSSES 2
1 1/2" = 1'-0"




*VERTICAL ASSEMBLY: FIRE PARTITION*

FLOOR/WALL DETAIL
1 UNIT/UNIT - PARALLEL TRUSSES 2
1 1/2" = 1'-0"

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# A NEW DEVELOPMENT: RESIDENCES AT BLACKWELL

## 50 Highway & Blackwell, Lee's Summit, MO

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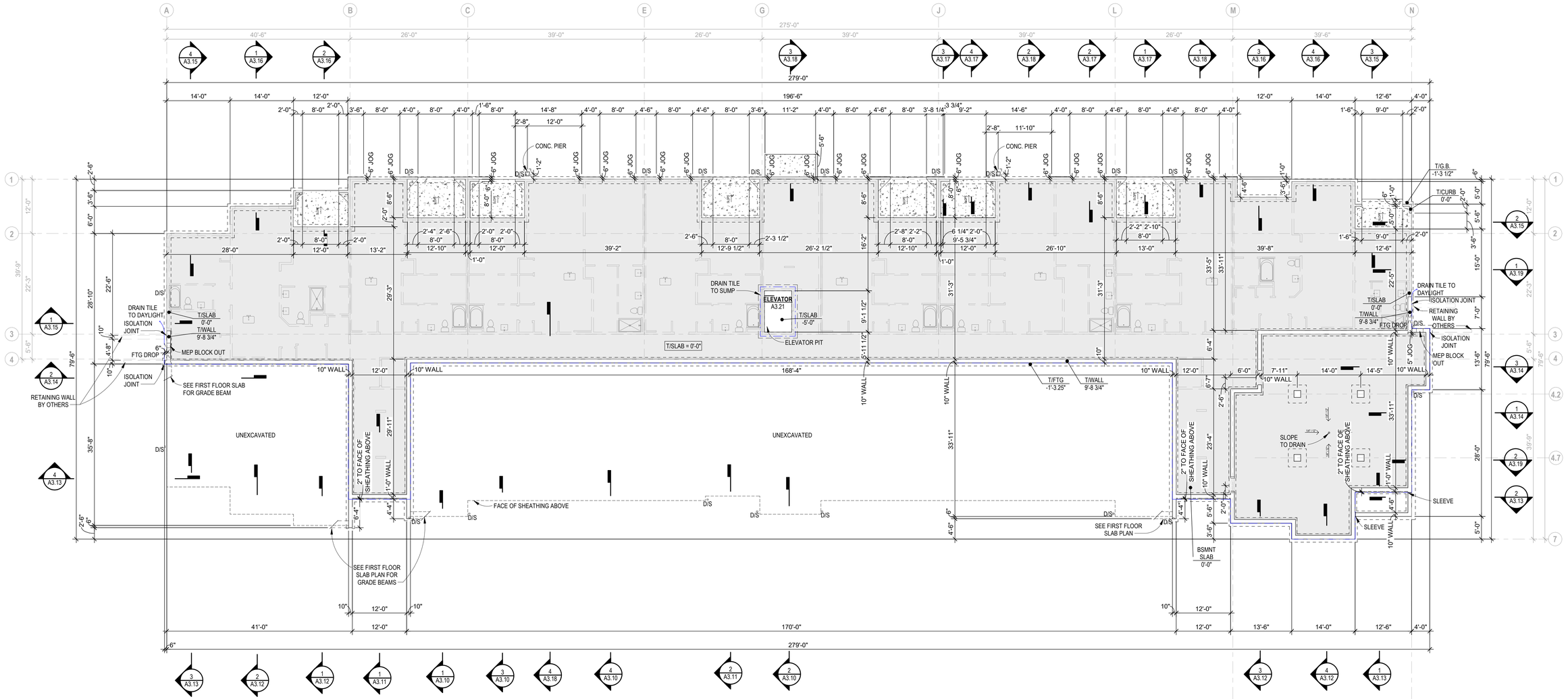
ARCH D 24" x 36"

## GENERAL NOTES:

1. ALL ARCHITECTURAL SPOT ELEVATIONS RELATIVE TO BASEMENT T/SLAB. SEE CIVIL FOR SEA LEVEL ELEVATIONS.
   - A. BUILD #1: 0'-0" ON FDTN PLAN = 1003.25'
   - B. BUILD #2: 0'-0" ON FDTN PLAN = 1006.25'
   - C. BUILD #3: 0'-0" ON FDTN PLAN = 1012.25'
   - D. BUILD #4: 0'-0" ON FDTN PLAN = 1010.25'
2. SEE STRUCTURAL FOR MORE DETAILED INFORMATION ON FOOTING SIZES, THICKENED SLABS, REINFORCEMENT, MIX DESIGN, ETC.
3. SLOPE ALL SLABS WITH FLOOR DRAINS TO THE DRAIN.
4. WATER STOP SLAB TO WALL CONNECTIONS.
5. PROVIDE VAPOR BARRIER UNDER ON INTERIOR SLABS.
6. SEE GEOTECH, CIVIL AND STRUCTURAL INFORMATION FOR SUB-GRADE PREP.
7. RADON MITIGATION PREP. BY OTHERS.
8. COORDINATE IRRIGATION SLEEVE LOCATIONS.
9. BURY DOWNSPOUTS WHERE ADJACENT TO PEDESTRIAN CIRCULATION AND RUN TO DAYLIGHT LOCATION WHERE DISCHARGE WILL NOT CREATE ICE OVER PEDESTRIAN CIRCULATION.




# FOUNDATION PLAN

3/32" = 1'-0"

?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A NEW DEVELOPMENT:

# RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

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ARCH D 24" x 36"

## FLOOR PLAN GENERAL NOTES:

1. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.
2. SEE SHEETS **A0.30, A0.31** AND **A0.32** FOR RATED ASSEMBLIES
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
4. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.
5. PROVIDE VERTICAL GYPSUM BOARD CONTROL JOINTS AT 30'-0" O.C. MAX. COORDINATE TO MEET FIRE RESISTIVE RATINGS OF THE ASSEMBLY AND FIRESTOP JOINTS AT RATED PARTITIONS. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

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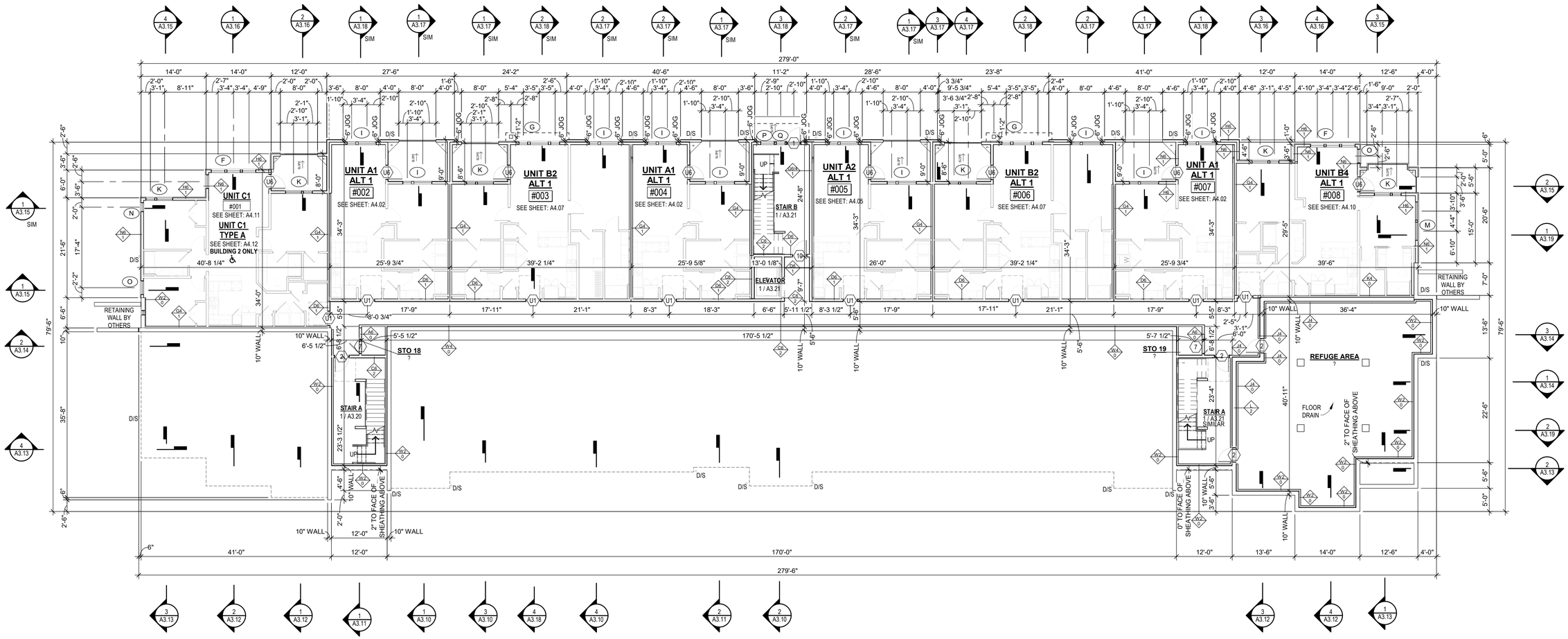


## LOWER LEVEL BUILDING PLAN

3/32" = 1'-0"

?

# A NEW DEVELOPMENT:
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## 50 Highway & Blackwell, Lee's Summit, MO

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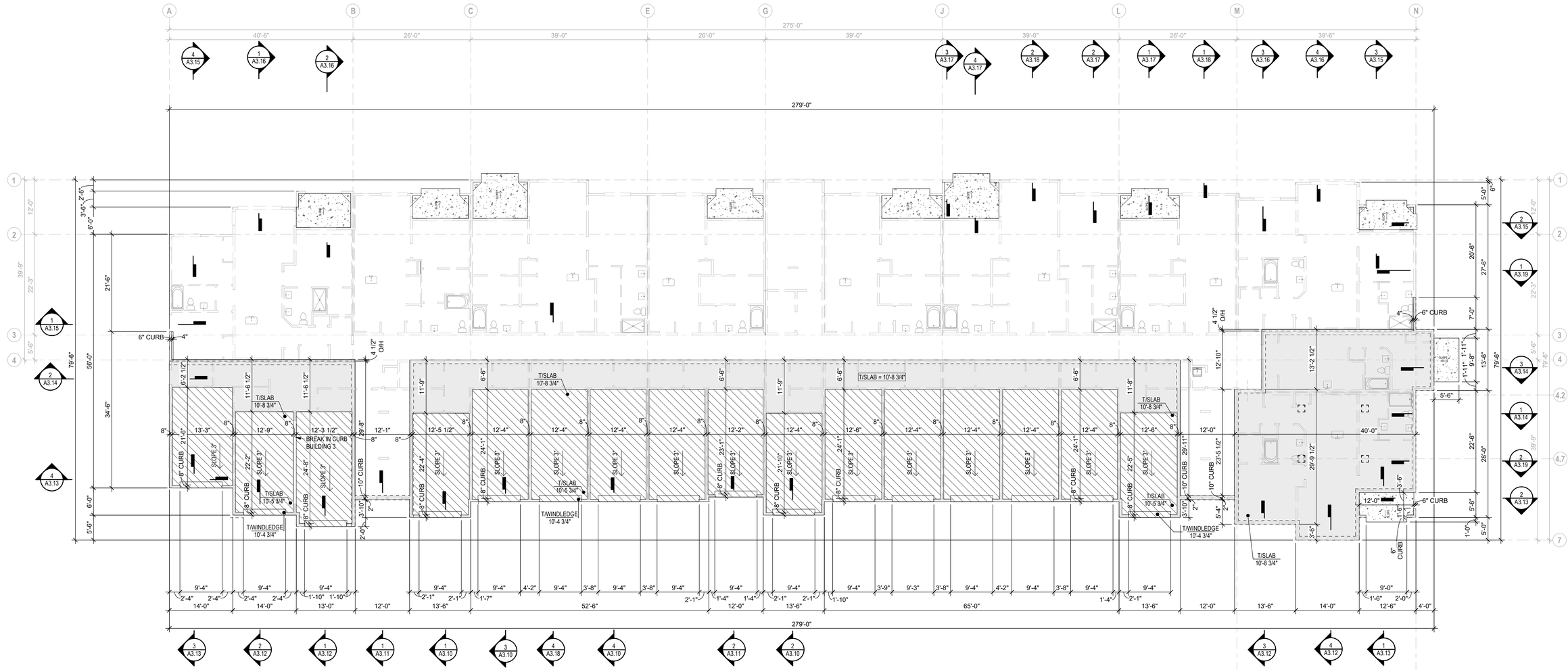
## GENERAL NOTES:

1. ALL ARCHITECTURAL SPOT ELEVATIONS RELATIVE TO BASEMENT T/SLAB. SEE CIVIL FOR SEA LEVEL ELEVATIONS.
   - A. BUILD #1: 0'-0" ON FDTN PLAN = 1003.25'
   - B. BUILD #2: 0'-0" ON FDTN PLAN = 1006.25'
   - C. BUILD #3: 0'-0" ON FDTN PLAN = 1012.25'
   - D. BUILD #4: 0'-0" ON FDTN PLAN = 1010.25'
2. SEE STRUCTURAL FOR MORE DETAILED INFORMATION ON FOOTING SIZES, THICKENED SLABS, REINFORCEMENT, MIX DESIGN, ETC.
3. SLOPE ALL SLABS WITH FLOOR DRAINS TO THE DRAIN.
4. WATER STOP SLAB TO WALL CONNECTIONS.
5. PROVIDE VAPOR BARRIER UNDER ON INTERIOR SLABS.
6. SEE GEOTECH, CIVIL AND STRUCTURAL INFORMATION FOR SUB-GRADE PREP.
7. RADON MITIGATION PREP. BY OTHERS.
8. COORDINATE IRRIGATION SLEEVE LOCATIONS.
9. BURY DOWNSPOUTS WHERE ADJACENT TO PEDESTRIAN CIRCULATION AND RUN TO DAYLIGHT LOCATION WHERE DISCHARGE WILL NOT CREATE ICE OVER PEDESTRIAN CIRCULATION.




## 1st FLOOR SLAB PLAN

3/32" = 1'-0"

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**A1.02**


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ARCH D 24" x 36"

## FLOOR PLAN GENERAL NOTES:

1. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.
2. SEE SHEETS **A0.30, A0.31** AND **A0.32** FOR RATED ASSEMBLIES
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
4. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.
5. PROVIDE VERTICAL GYPSUM BOARD CONTROL JOINTS AT 30'-0" O.C. MAX. COORDINATE TO MEET FIRE RESISTIVE RATINGS OF THE ASSEMBLY AND FIRESTOP JOINTS AT RATED PARTITIONS. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

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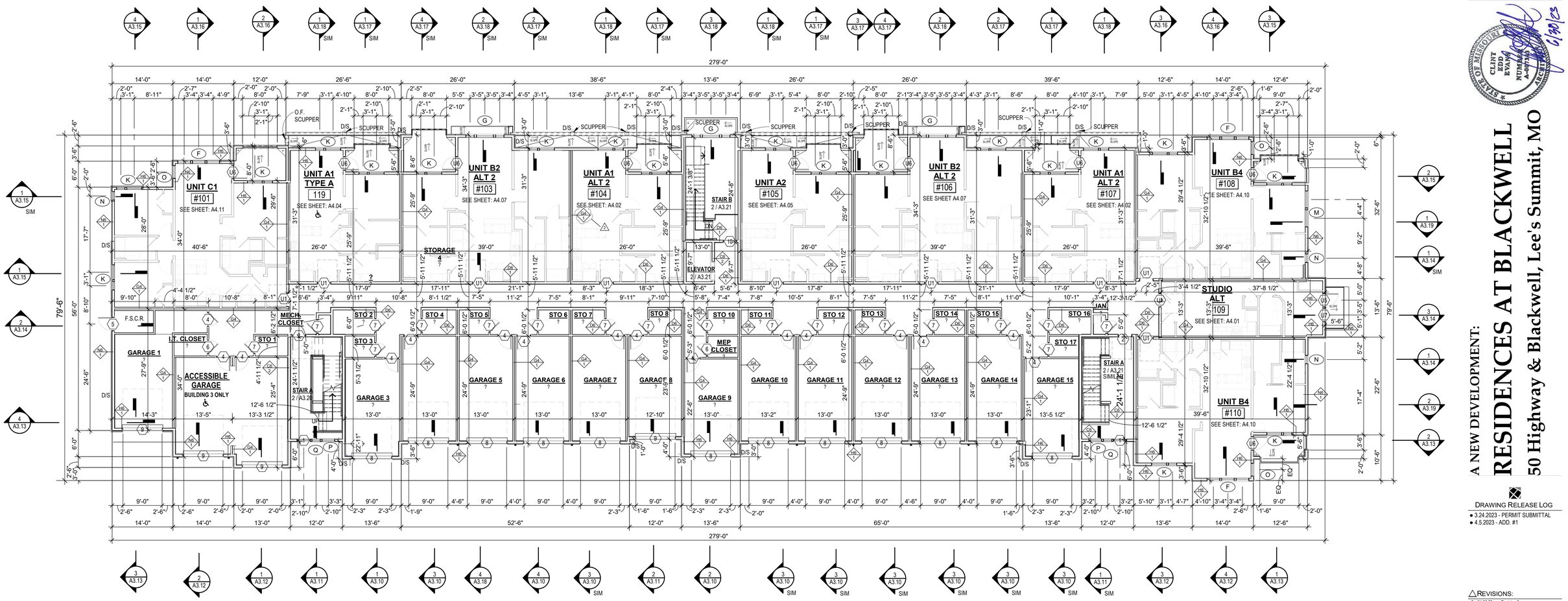


## 1st FLOOR BUILDING PLAN

3/32" = 1'-0"

?

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- 4.5.2023 - ADD. #1

REVISIONS:
2 04.28.23 Revision 2

A NEW DEVELOPMENT:

# RESIDENCES AT BLACKWELL

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ARCH D 24" x 36"

## FLOOR PLAN GENERAL NOTES:

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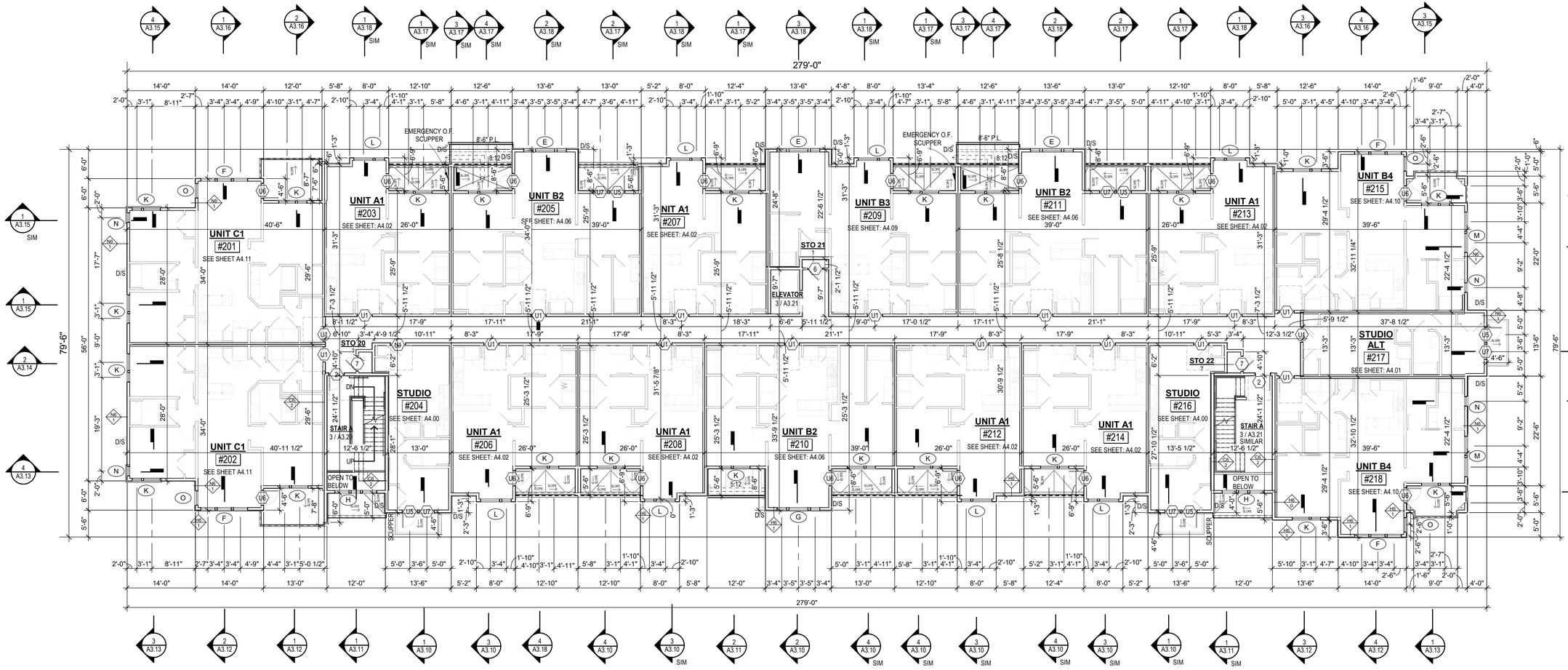


## 2nd FLOOR BUILDING PLAN

3/32" = 1'-0"

?

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A NEW DEVELOPMENT:

# RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

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Author
SHEET NO.
**A1.04**

**PERMIT SET**

ARCH D 24" x 36"

**FLOOR PLAN GENERAL NOTES:**

1. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.
2. SEE SHEETS **A0.30, A0.31** AND **A0.32** FOR RATED ASSEMBLIES
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
4. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.
5. PROVIDE VERTICAL GYPSUM BOARD CONTROL JOINTS AT 30'-0" O.C. MAX. COORDINATE TO MEET FIRE RESISTIVE RATINGS OF THE ASSEMBLY AND FIRESTOP JOINTS AT RATED PARTITIONS. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

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# A NEW DEVELOPMENT: RESIDENCES AT BLACKWELL

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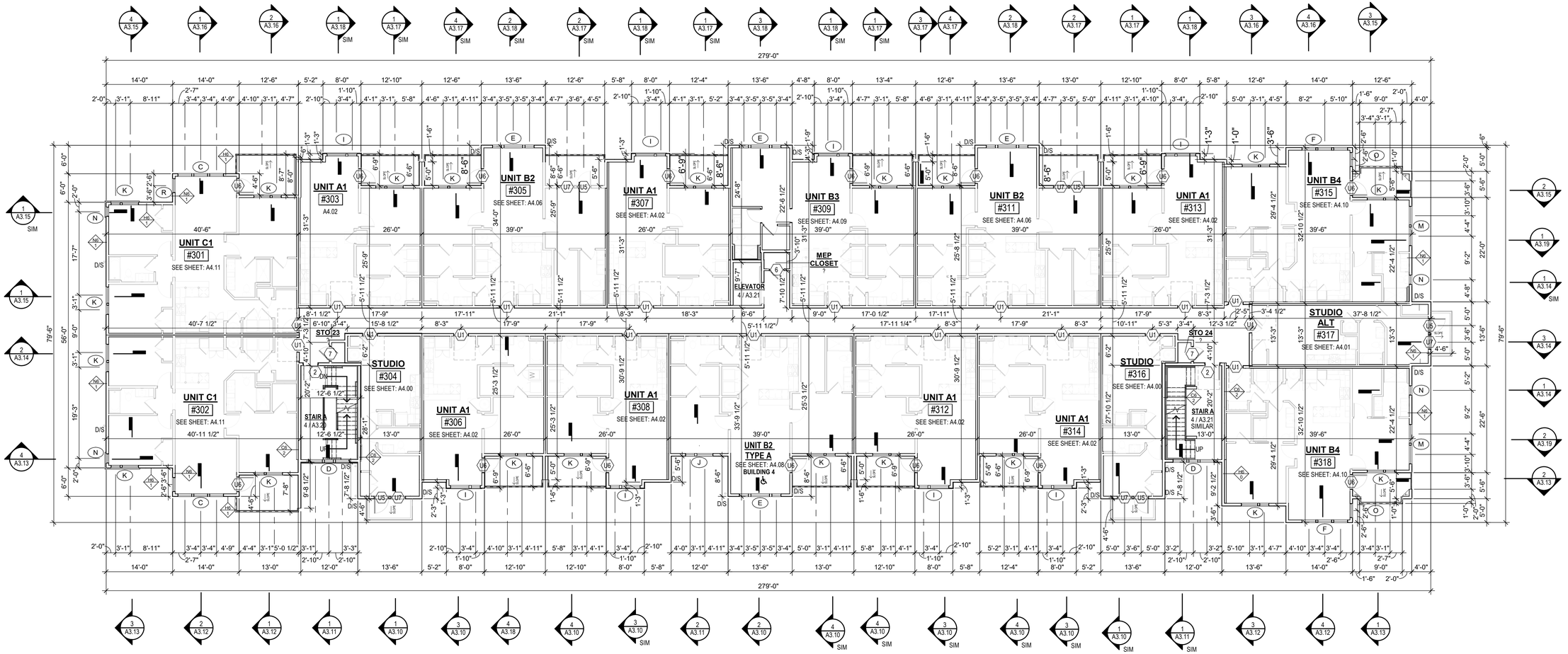


3rd FLOOR BUILDING PLAN
3/32" = 1'-0"

?

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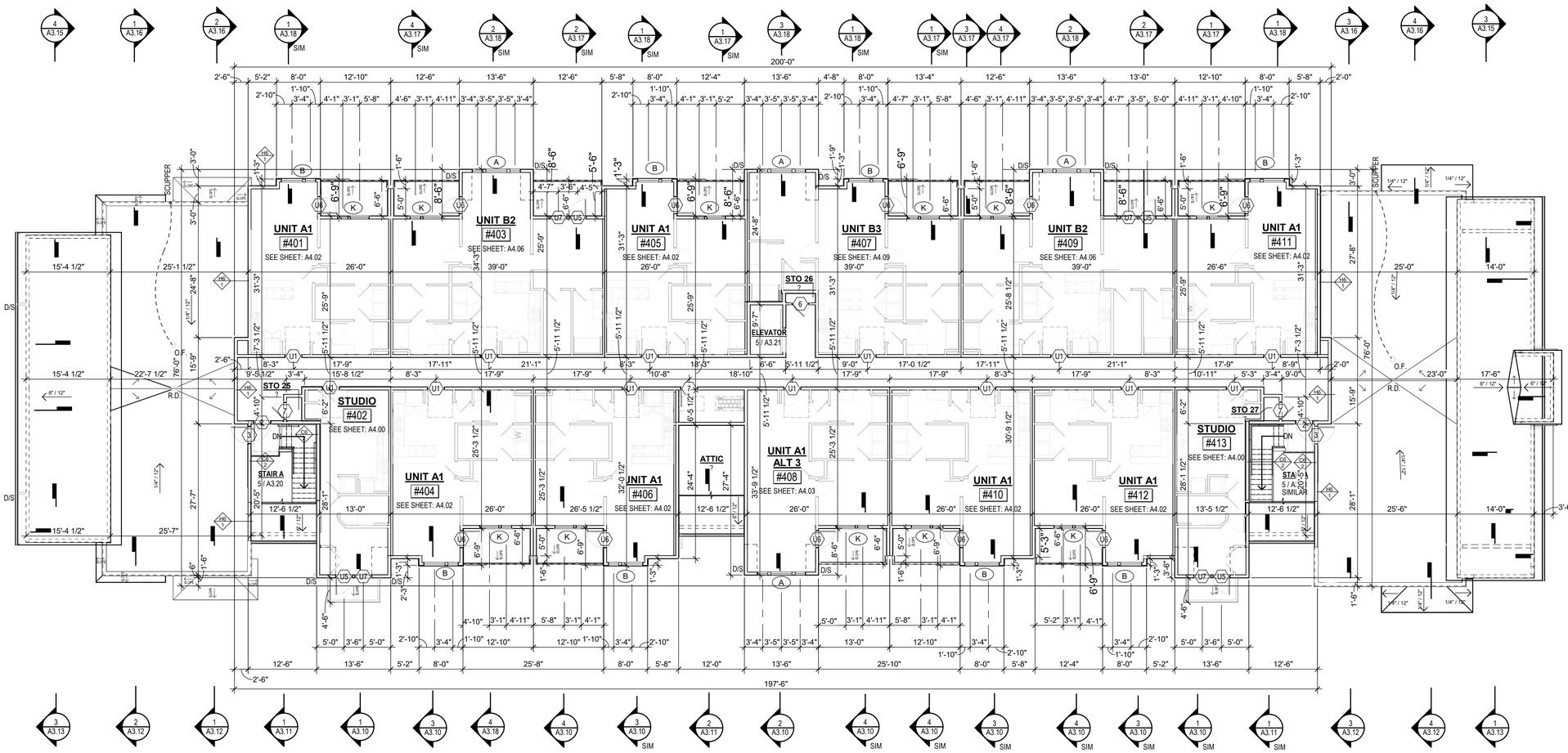
ARCH D 24" x 36"

## FLOOR PLAN GENERAL NOTES:

1. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.
2. SEE SHEETS **A0.30, A0.31** AND **A0.32** FOR RATED ASSEMBLIES
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
4. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.
5. PROVIDE VERTICAL GYPSUM BOARD CONTROL JOINTS AT 30'-0" O.C. MAX. COORDINATE TO MEET FIRE RESISTIVE RATINGS OF THE ASSEMBLY AND FIRESTOP JOINTS AT RATED PARTITIONS. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.




## 4th FLOOR BUILDING PLAN

3/32" = 1'-0"

?

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# A NEW DEVELOPMENT:
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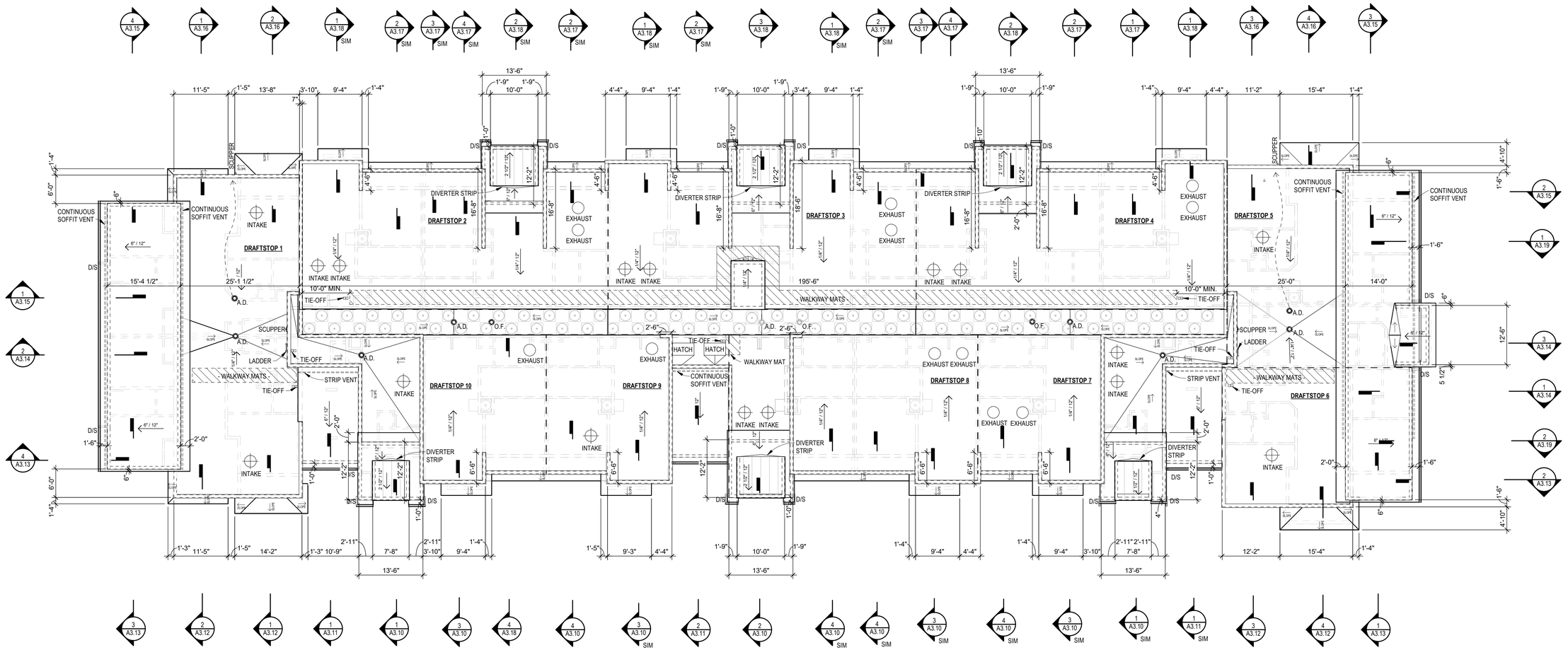
## ROOF PLAN GENERAL NOTES:

1. REFER TO BUILDING ELEVATIONS FOR DOWNSPOUT LOCATIONS.
2. ALL OBJECTS INDICATED ON THE ROOF ARE GENERAL AND MUST BE COORDINATED WITH MEP AND STRUCTURAL ELEMENTS. REFER TO MEP DRAWINGS FOR ACTUAL MECHANICAL EQUIPMENT LOCATIONS.
3. ALL FLAT ROOFS SHALL SLOPE ¼" PER FOOT MINIMUM.
4. ALL CRICKETS SHALL SLOPE ¼" PER FOOT MINIMUM.
5. PROVIDE ALL ROOFING DETAILS BY MANUFACTURER'S WARRANTED SYSTEMS.
6. PROVIDE KICK-OUT FLASHING AT ALL SIDE-WALL CONDITIONS.
7. ALL ROOFING DETAILS TO BE PER MANUFACTURER'S WARRANTED SYSTEM.

## ROOF VENT CALCULATION

| NAME | AREA | NET FREE AREA | REQ'D INTAKE VENTS | REQ'D EXHAUST VENTS | NOTES |
|---|---|---|---|---|---|
| DRAFTSTOP 1 | 2,642 SF | 8.81 | 2 + 9 LF | 44LF | VENTILATOR & SOFFIT / SOFFIT |
| DRAFTSTOP 2 | 1,995 SF | 6.65 | 2 | 2 | VENTILATOR |
| DRAFTSTOP 3 | 1,992 SF | 6.64 | 2 | 2 | VENTILATOR |
| DRAFTSTOP 4 | 2,026 SF | 6.75 | 2 | 2 | VENTILATOR |
| DRAFTSTOP 5 | 1,686 SF | 5.62 | 1+1LF | 28LF | VENTILATOR & SOFFIT / SOFFIT |
| DRAFTSTOP 6 | 1,156 SF | 3.85 | 1+2LF | 19LF | VENTILATOR & SOFFIT / SOFFIT |
| DRAFTSTOP 7 | 1,601 SF | 5.34 | 2 | 2 | VENTILATOR |
| DRAFTSTOP 8 | 1,635 SF | 5.45 | 2 | 2 | VENTILATOR |
| DRAFTSTOP 9 | 898 SF | 2.99 | 1 | 1 | VENTILATOR |
| DRAFTSTOP 10 | 1,593 SF | 5.31 | 2 | 2 | VENTILATOR |

NOTE: BASED ON ~1.76 SF NFA VENTILATOR UNITS & 0.1 SF NFA PER LF SOFFIT VENT STRIP




## ROOF PLAN

3/32" = 1'-0"

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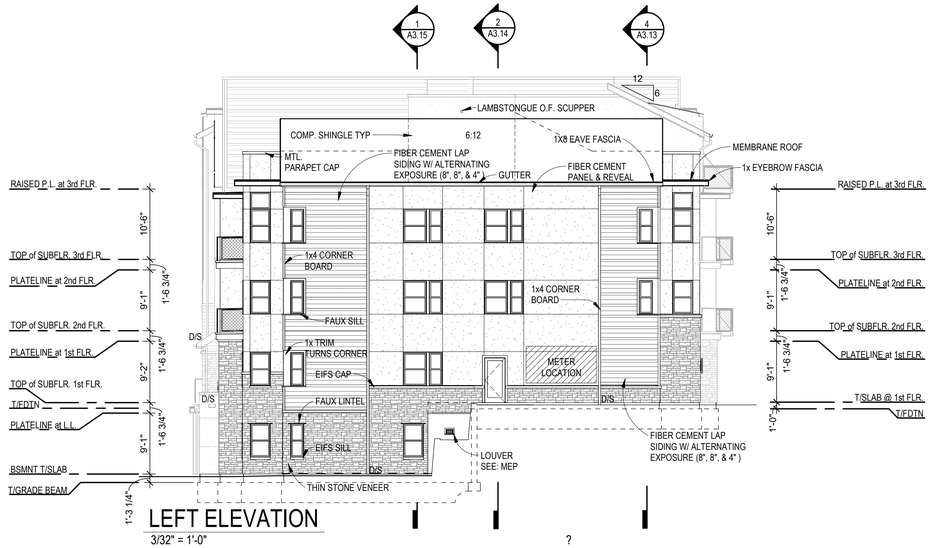
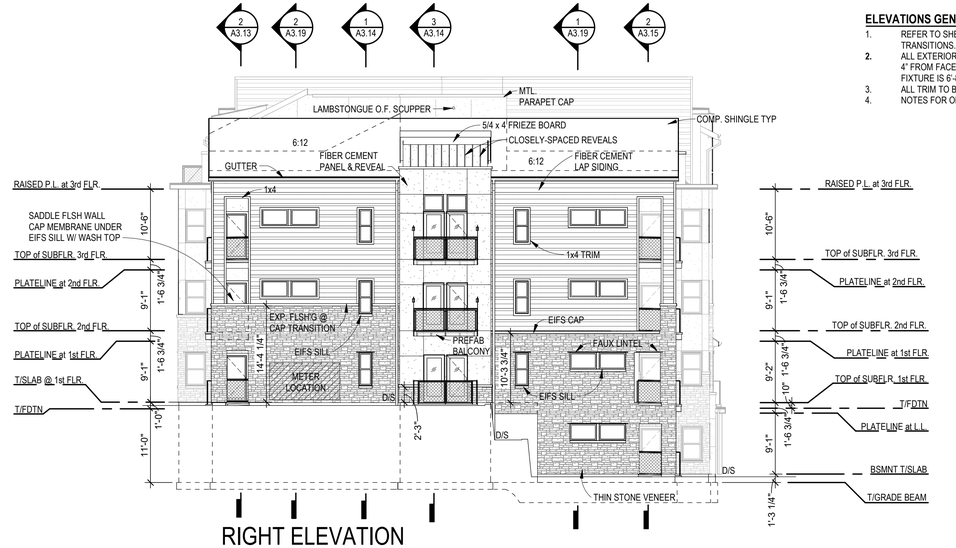
## ELEVATIONS GENERAL NOTES:

1. REFER TO SHEET A7.52 FOR TYPICAL EXTERIOR CLADDING TRANSITIONS.
2. ALL EXTERIOR WALL LIGHT FIXTURES THAT PROJECT MORE THAN 4" FROM FACE OF WALL TO BE MOUNTED WHERE BOTTOM OF LIGHT FIXTURE IS 6'-8" AFF MIN.
3. ALL TRIM TO BE FIBER CEMENT U.N.O.
4. NOTES FOR ONE CONDITION APPLY TO ALL SIMILAR CONDITIONS

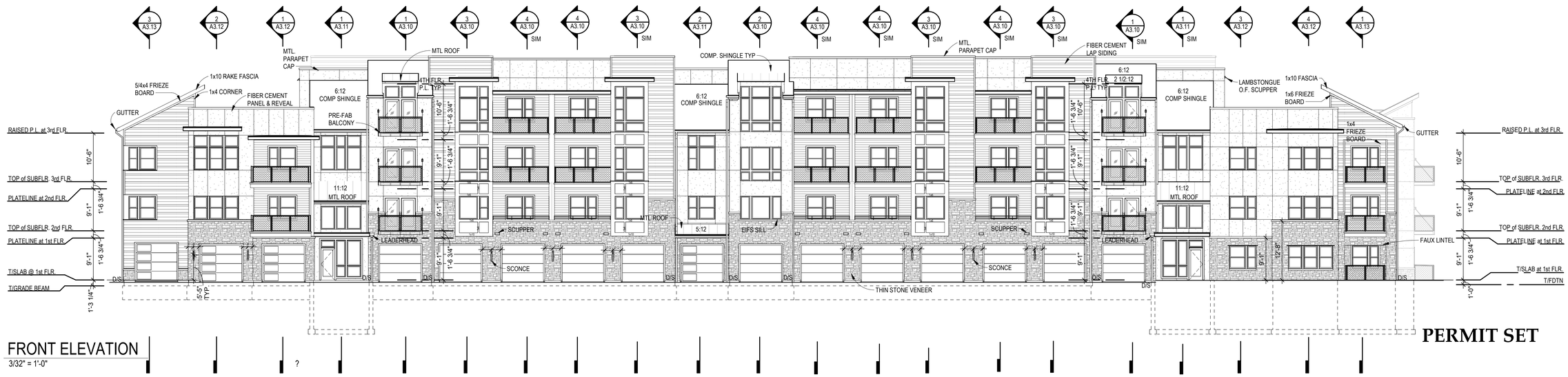



## LEFT ELEVATION
3/32" = 1'-0"




## RIGHT ELEVATION
3/32" = 1'-0"

## REAR ELEVATION
3/32" = 1'-0"




## FRONT ELEVATION
3/32" = 1'-0"

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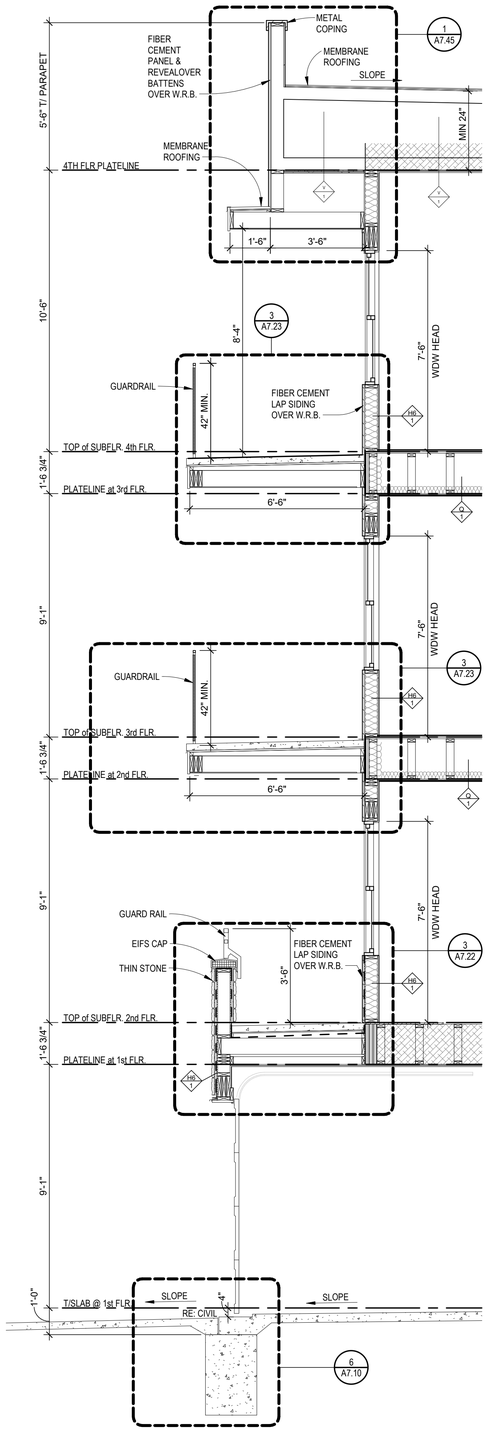
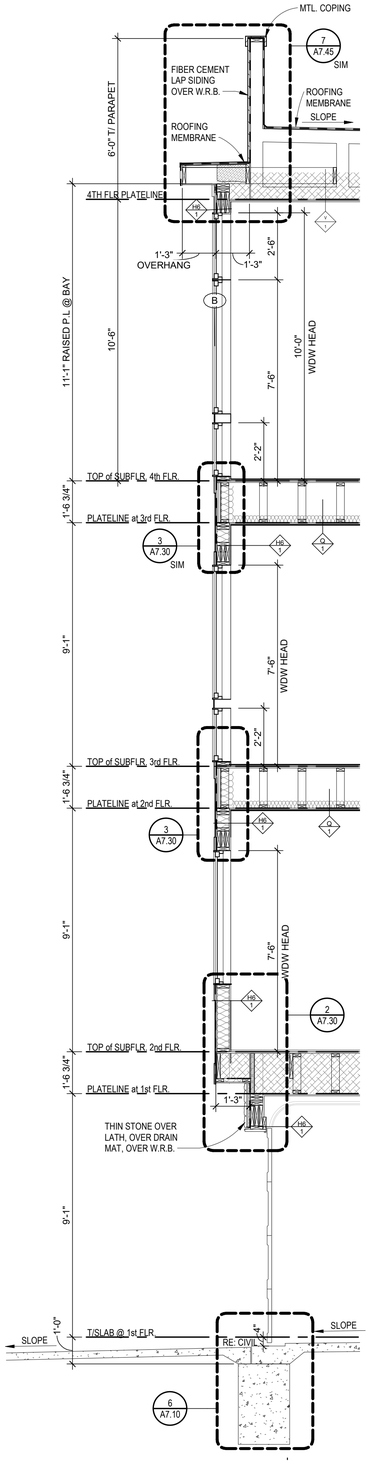
ARCH D 24" x 36"




4 WALL SECTION
3/8" = 1'-0"

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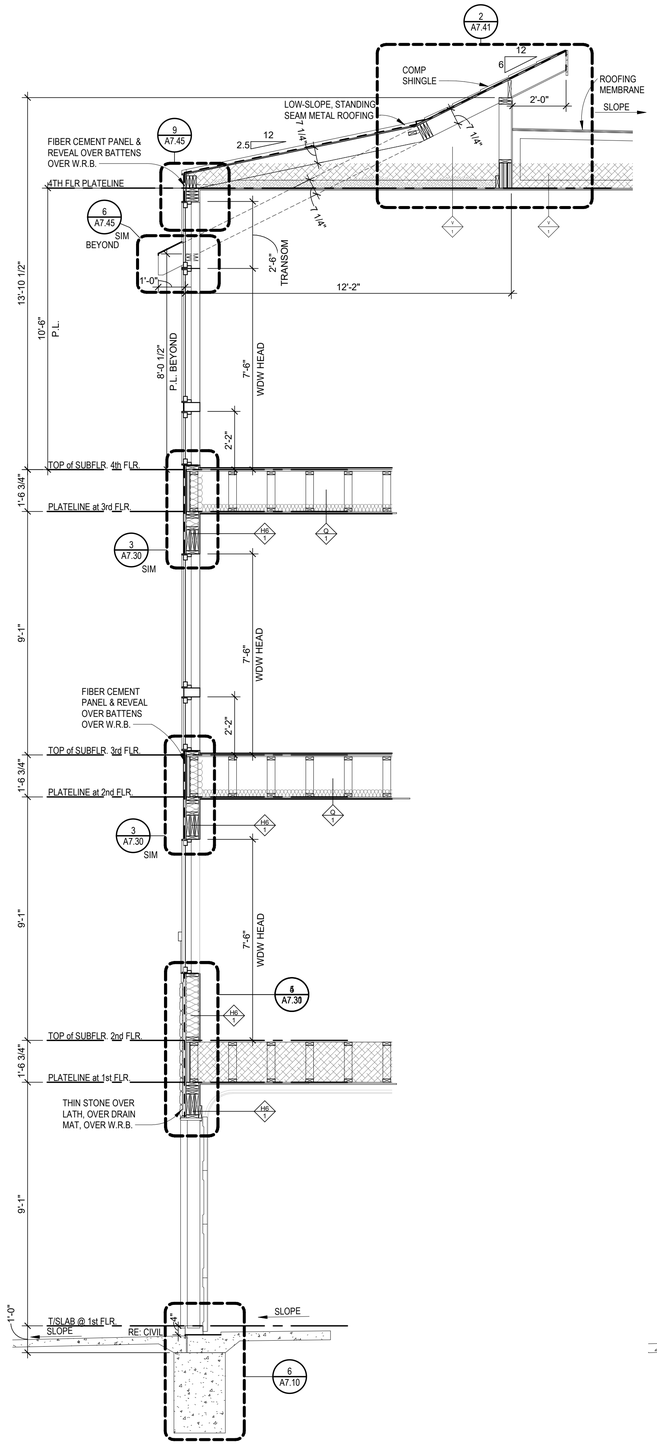


2 WALL SECTION
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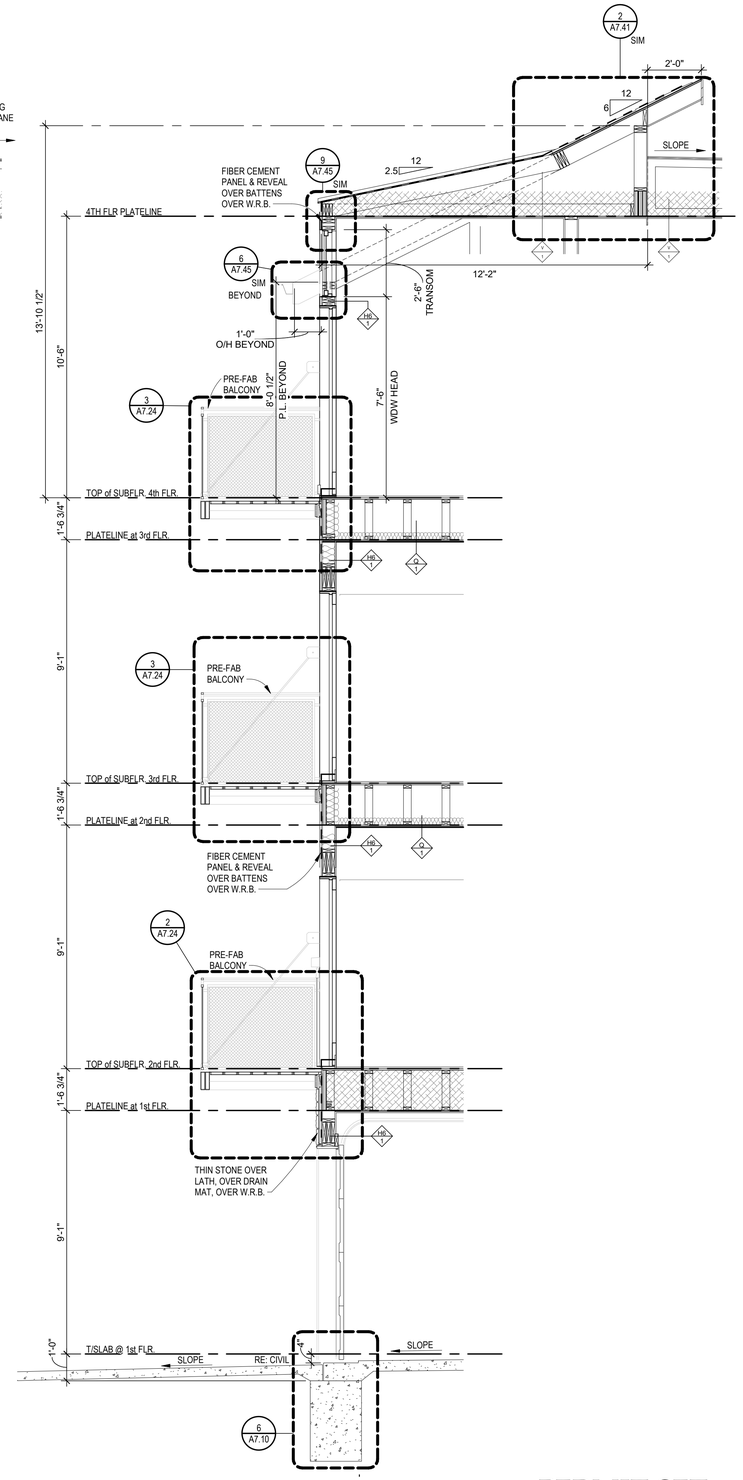


1 WALL SECTION
3/8" = 1'-0"

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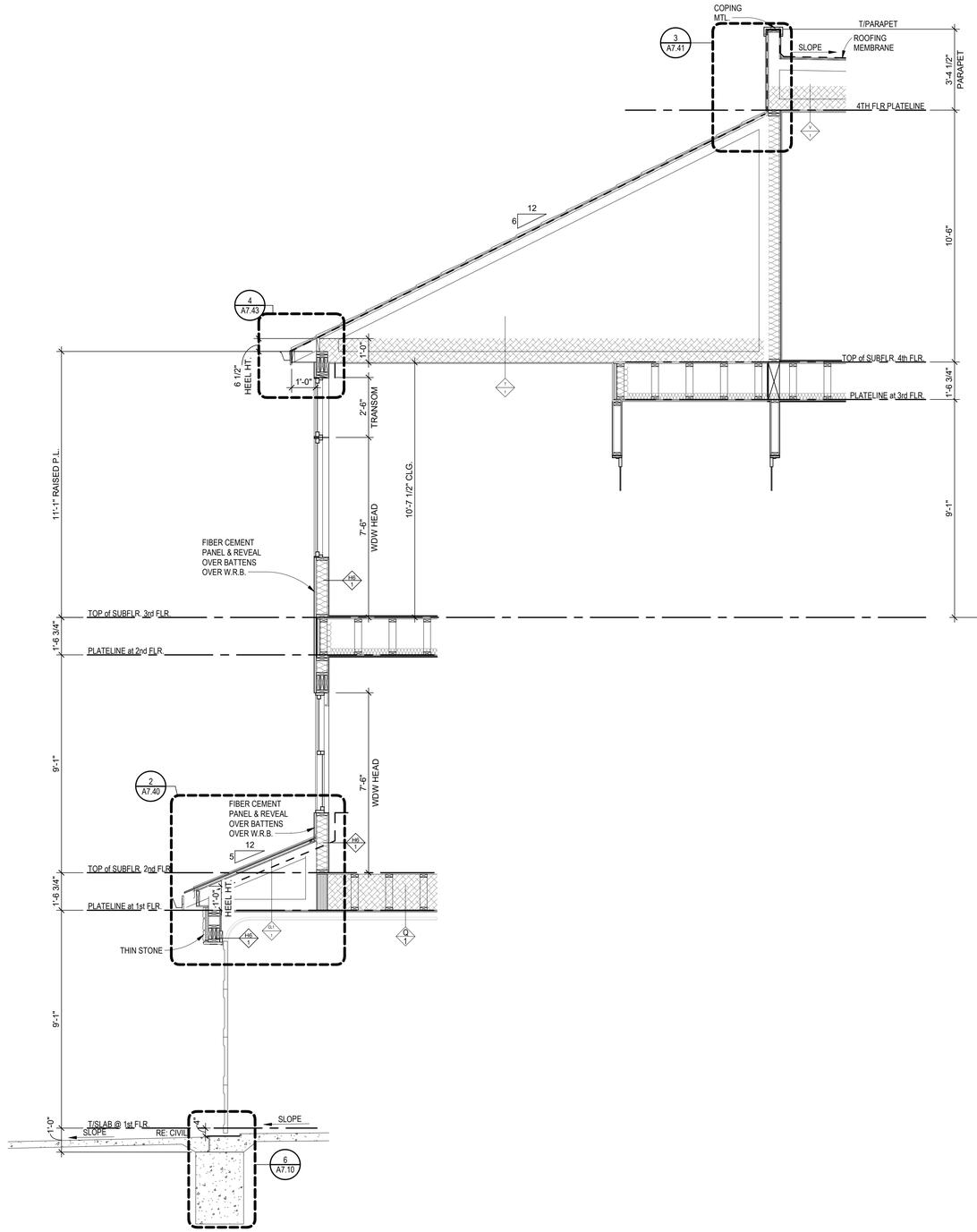


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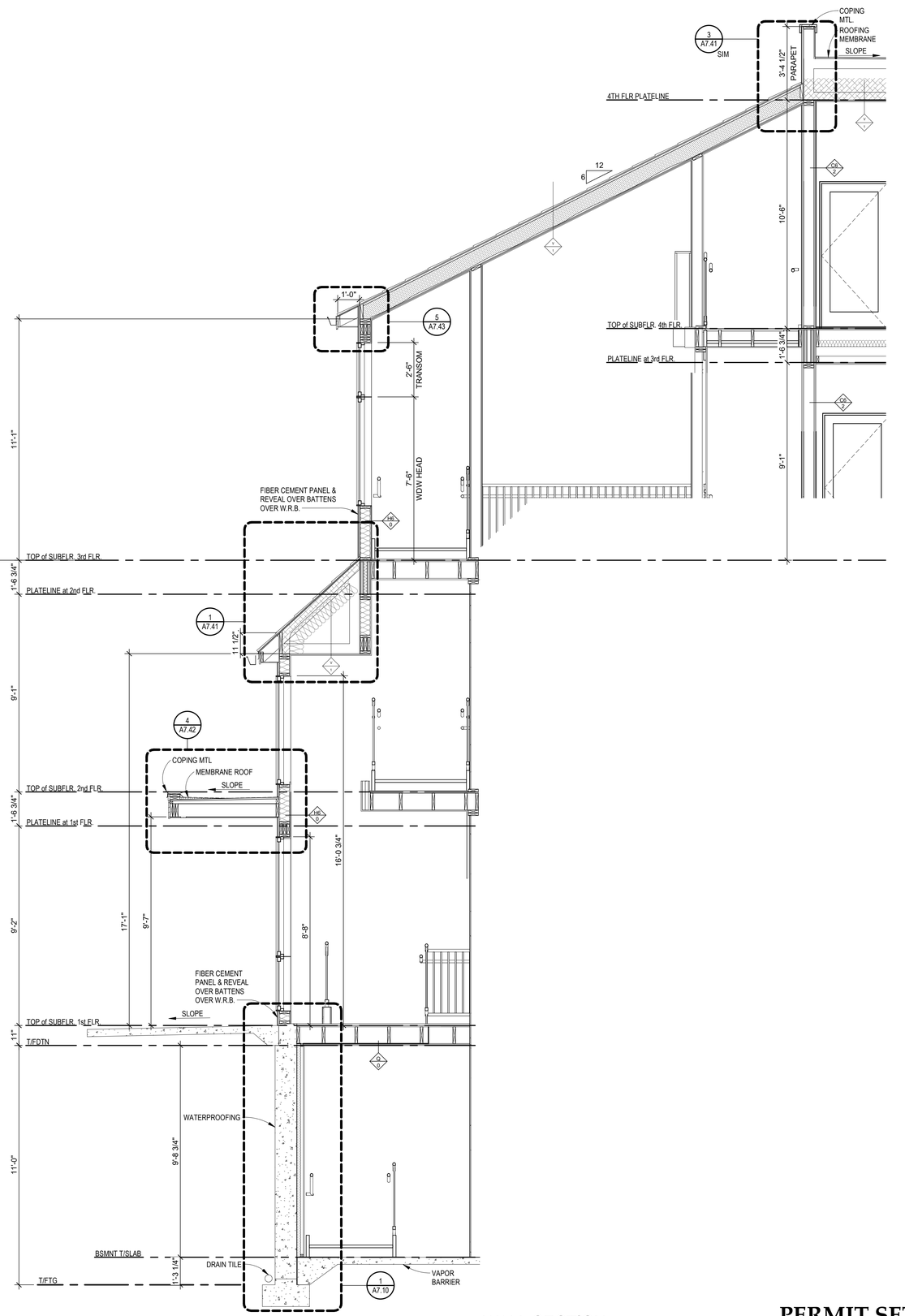


1 WALL SECTION
3/8" = 1'-0"

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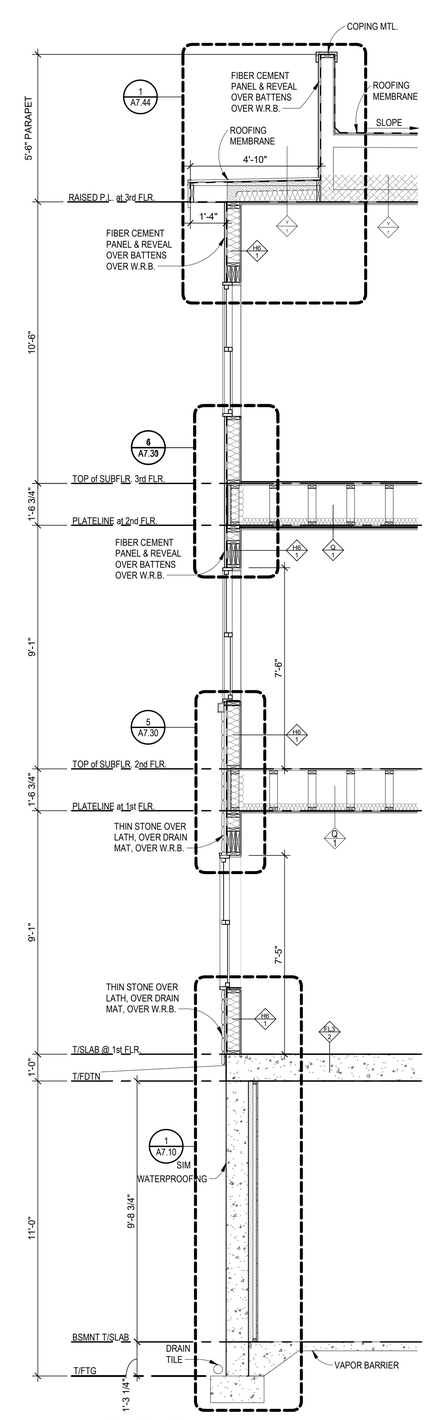


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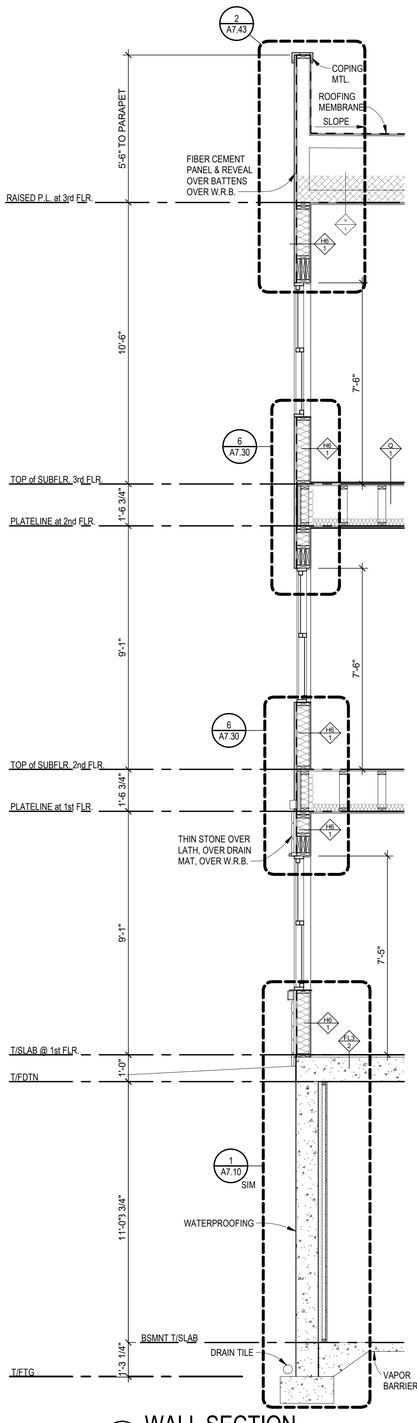


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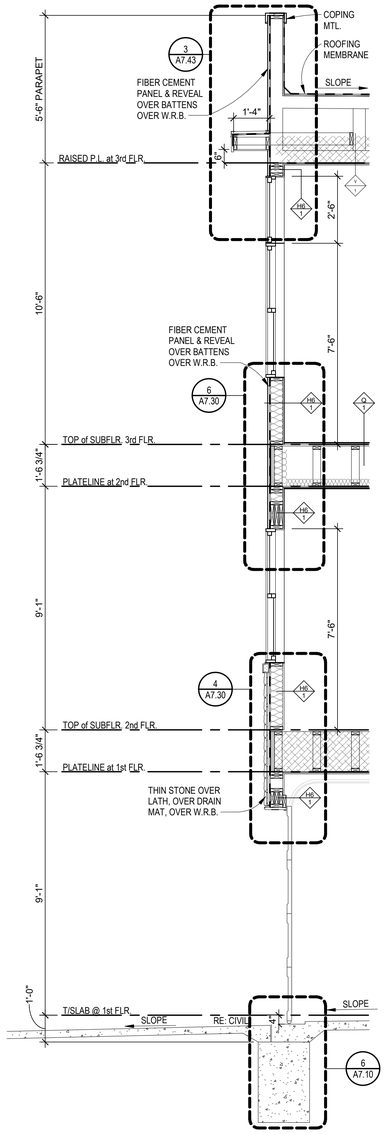


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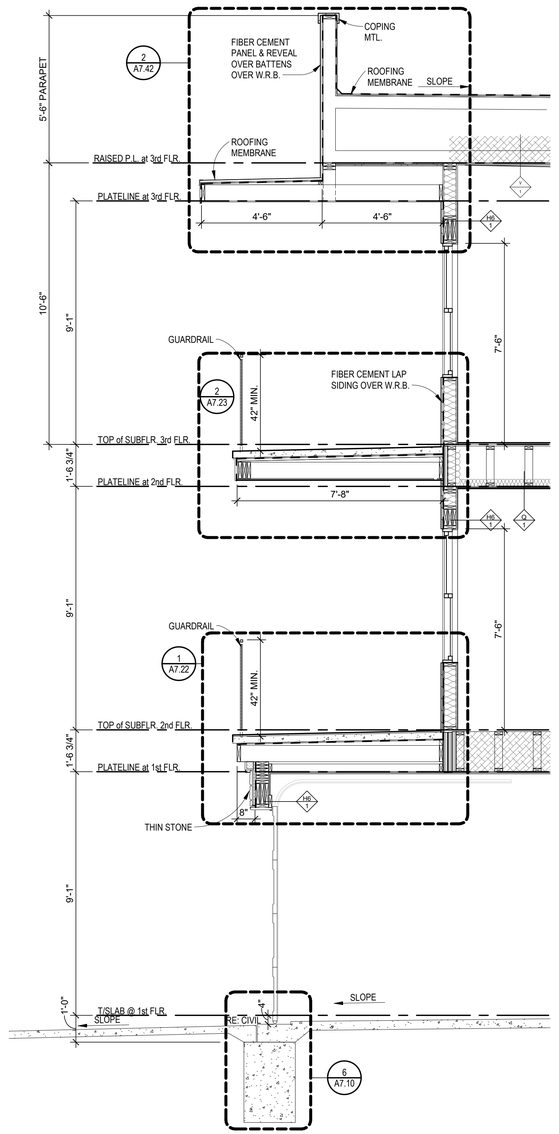


1 WALL SECTION
3/8" = 1'-0"

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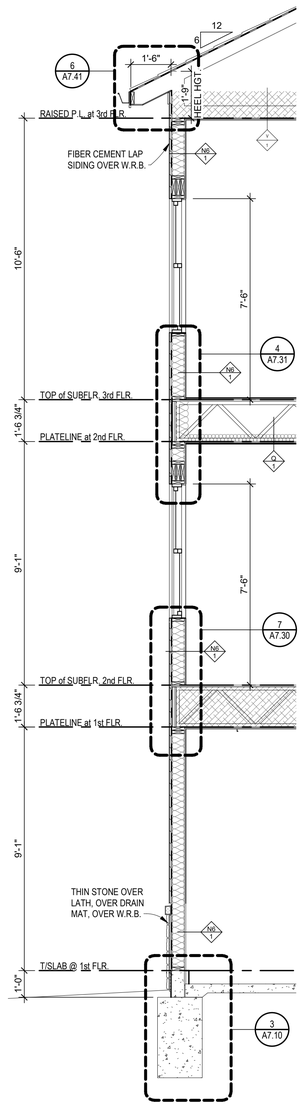


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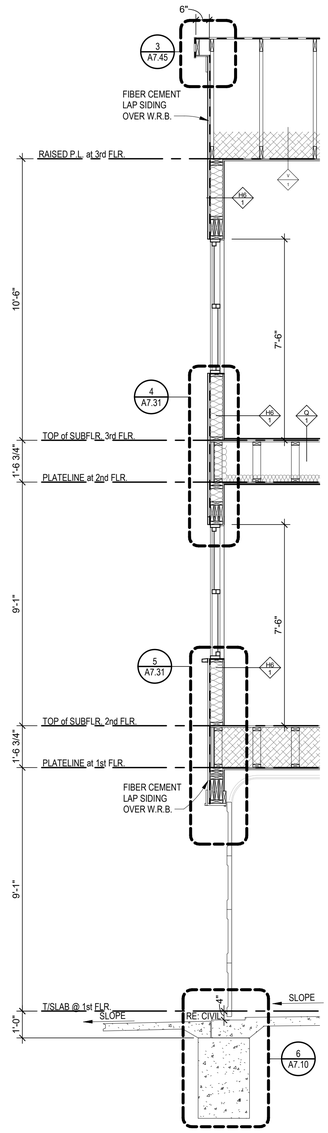


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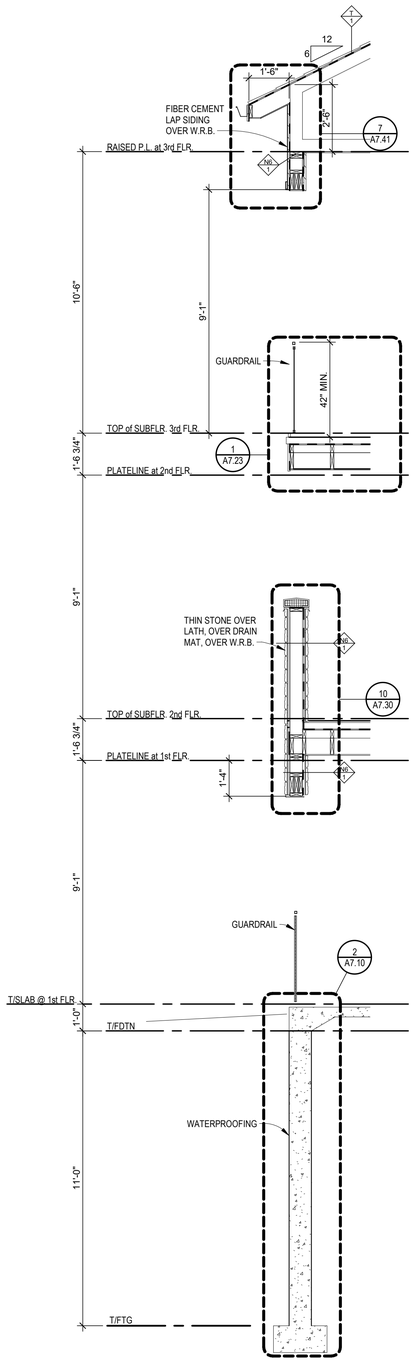


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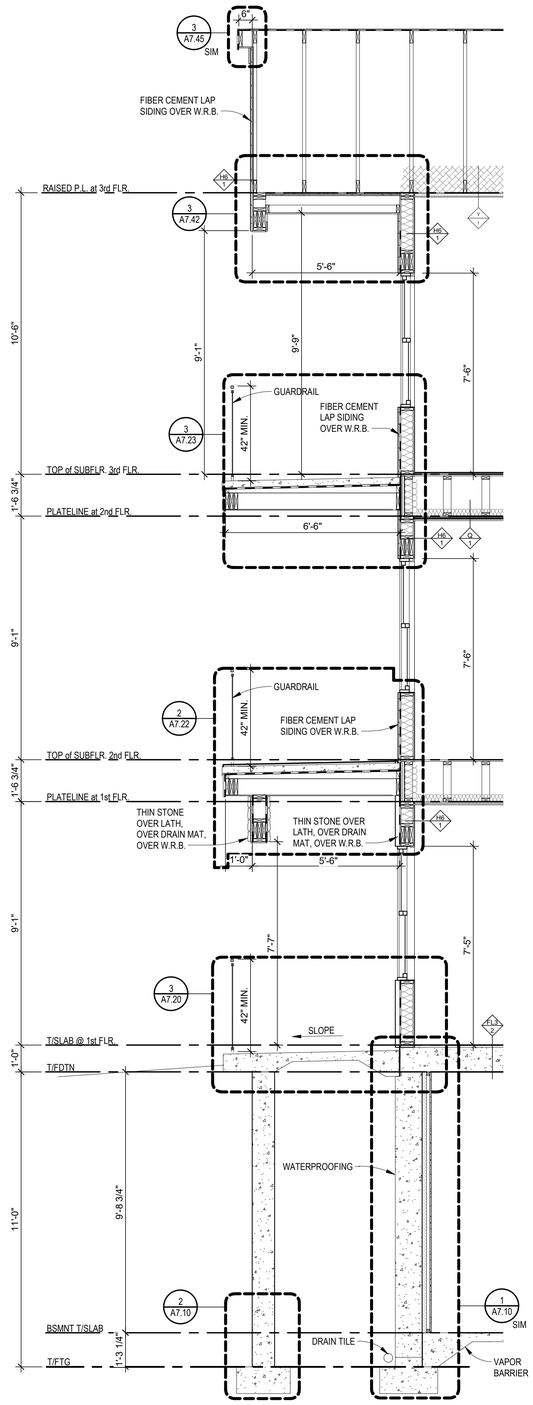


1 WALL SECTION
3/8" = 1'-0"

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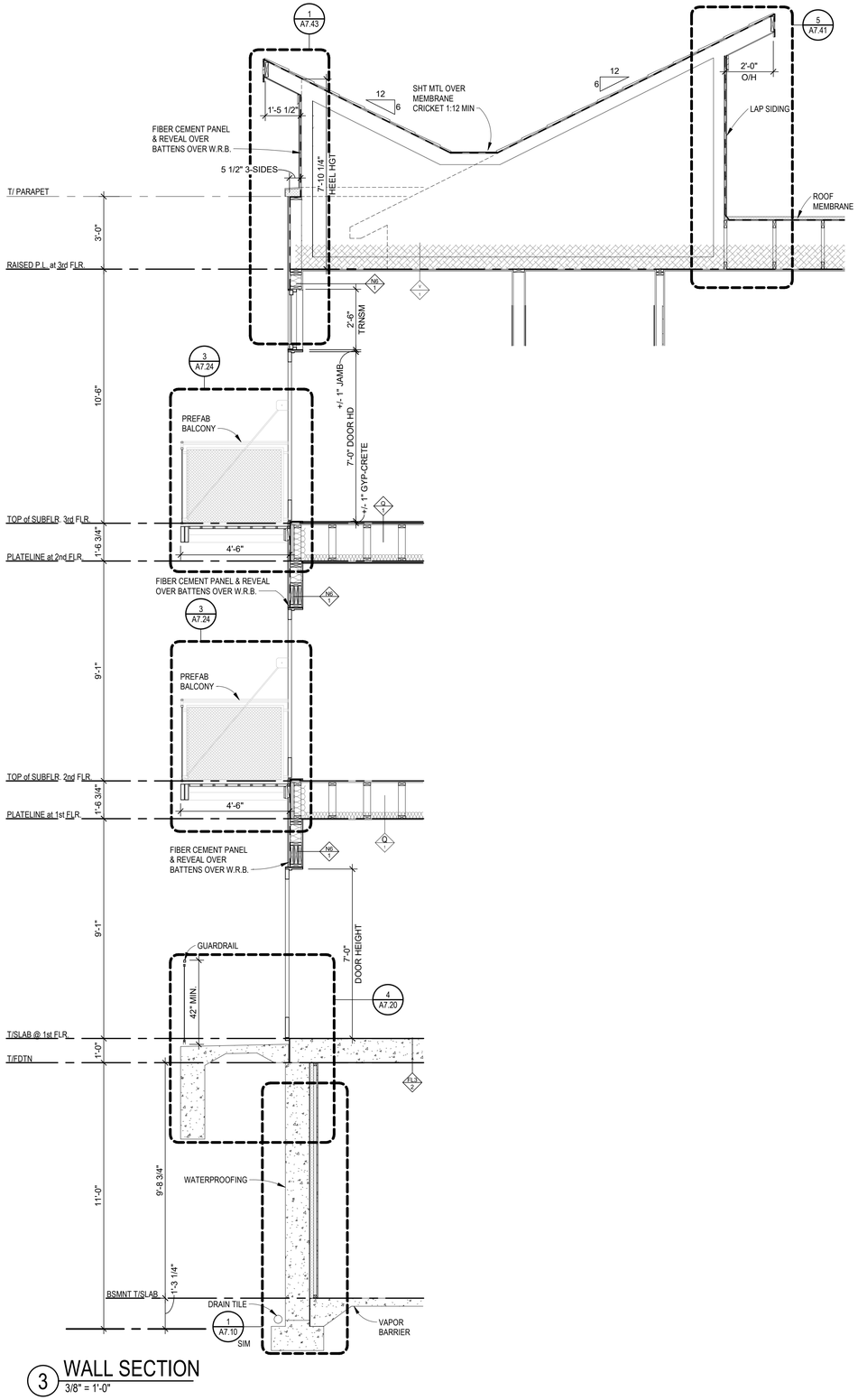


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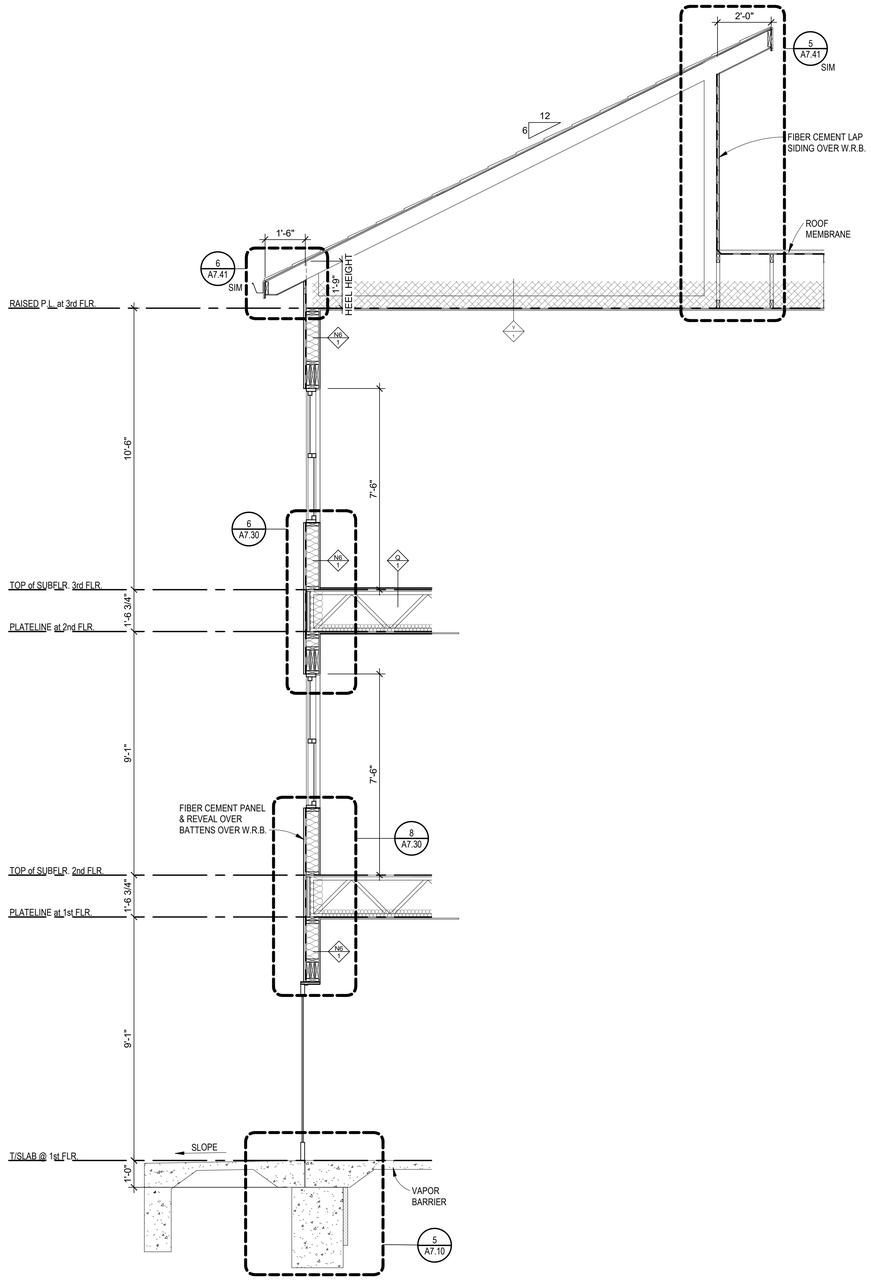
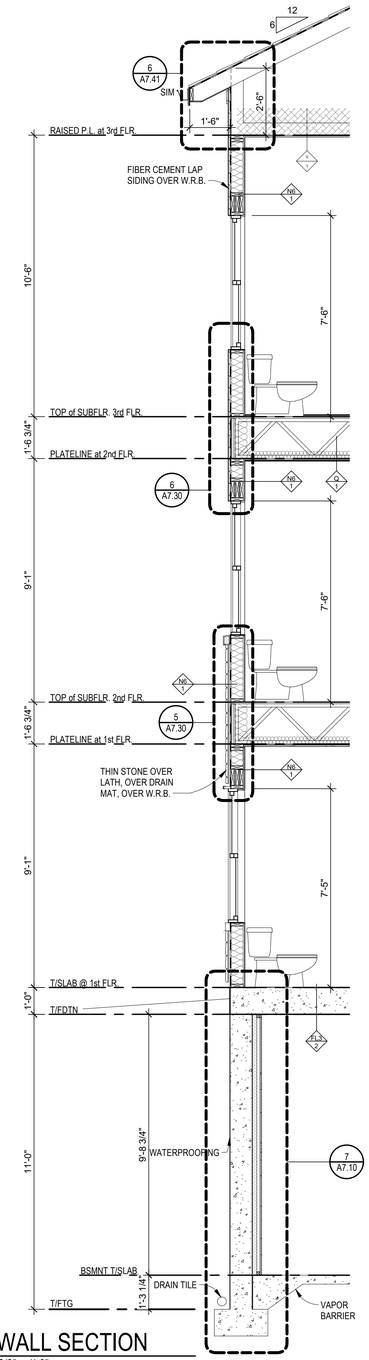



2 WALL SECTION
3/8" = 1'-0"




1 WALL SECTION
3/8" = 1'-0"

**PERMIT SET**

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A NEW DEVELOPMENT:

# RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△ REVISIONS:

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ARCH D 24" x 36"

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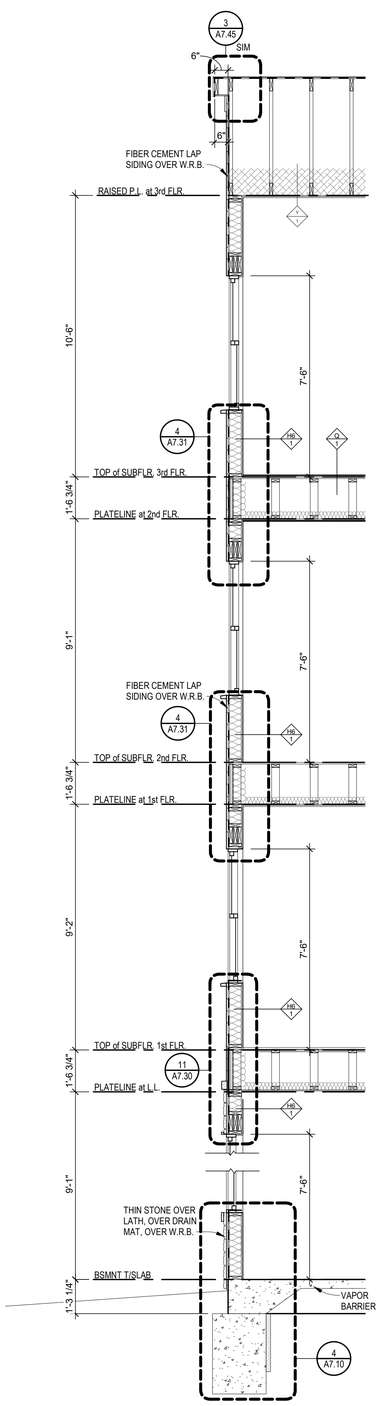


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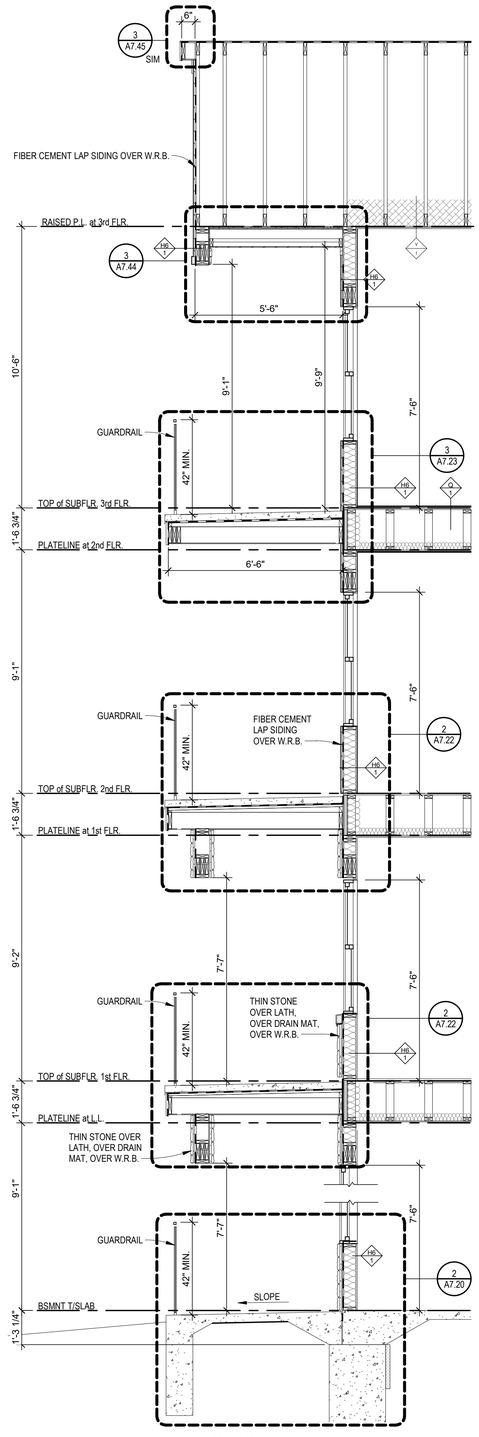
3/8" = 1'-0"

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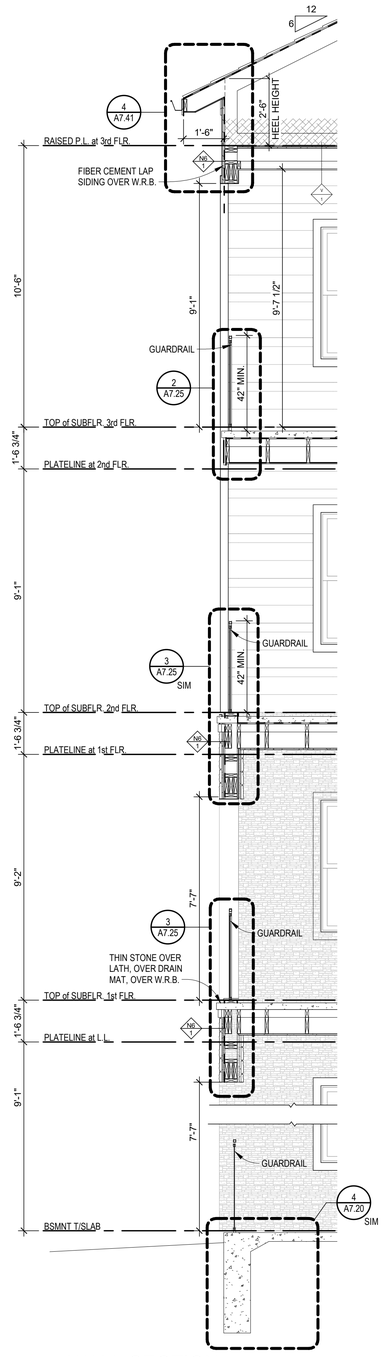
3/8" = 1'-0"

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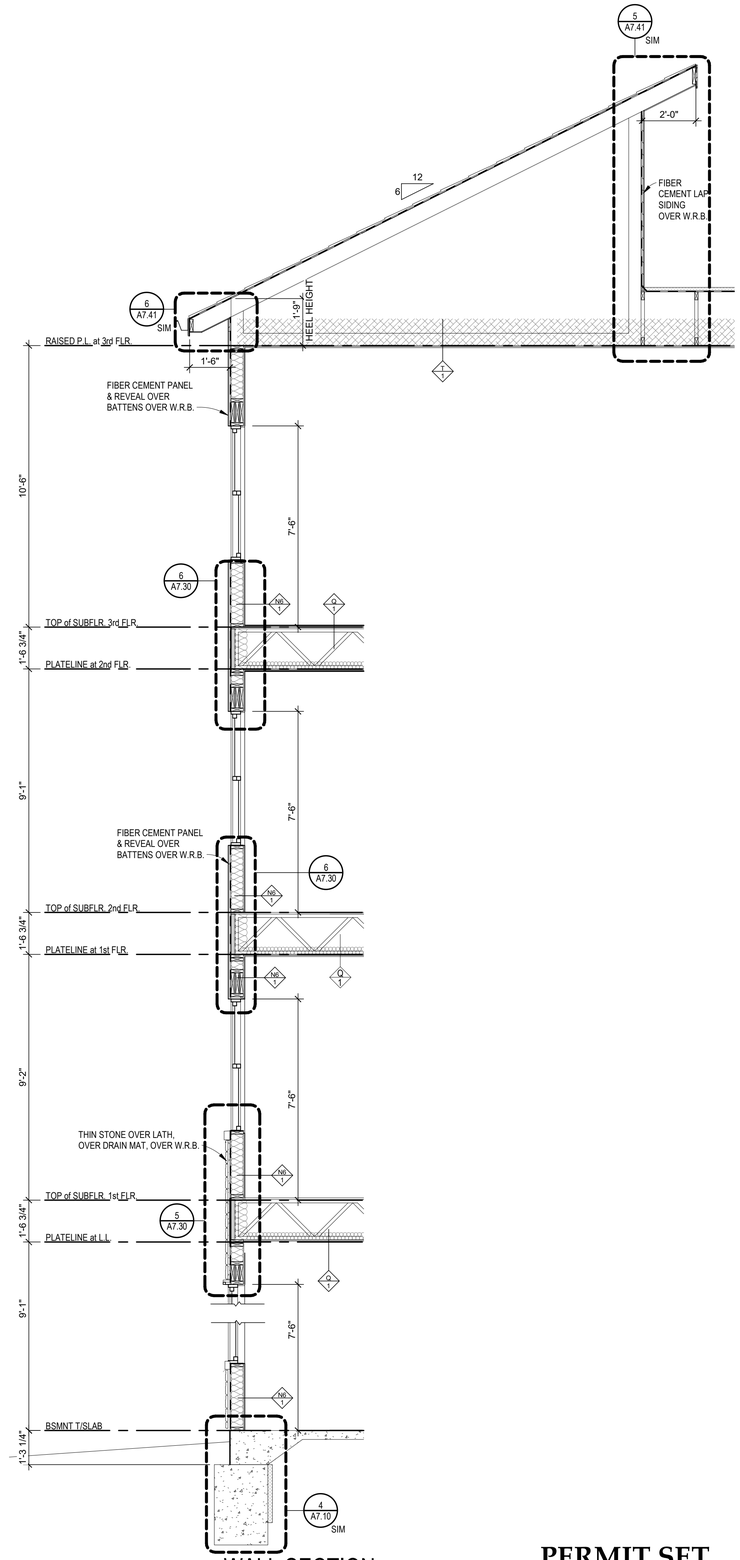


1 WALL SECTION
3/8" = 1'-0"

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A NEW DEVELOPMENT:
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50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

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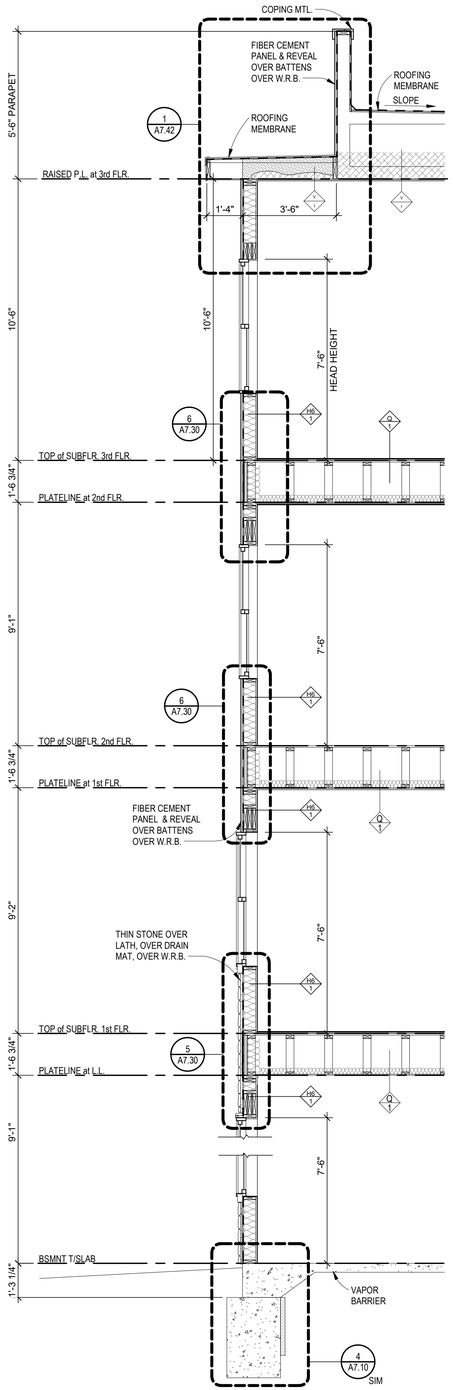
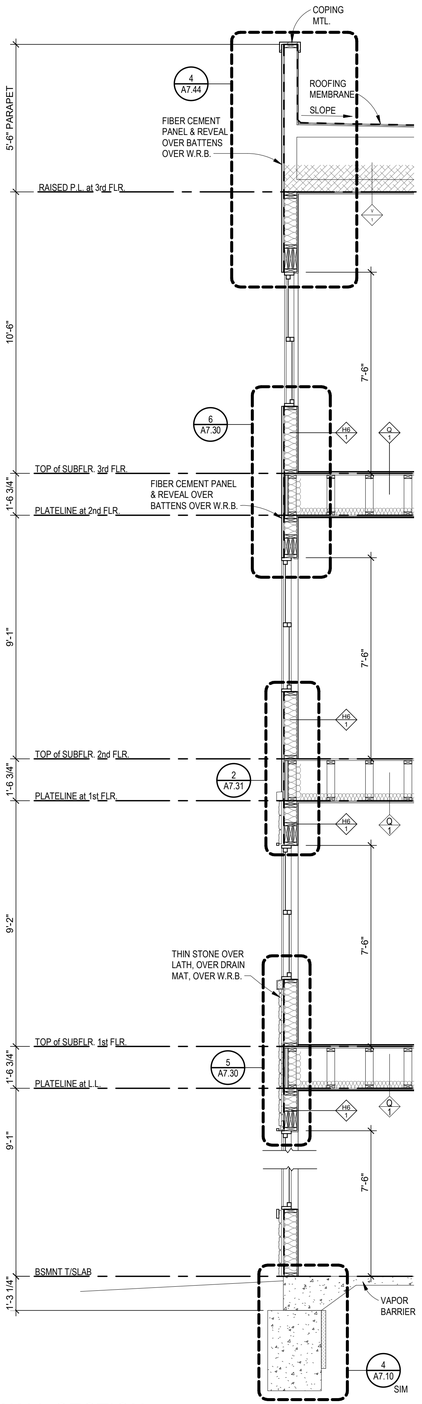
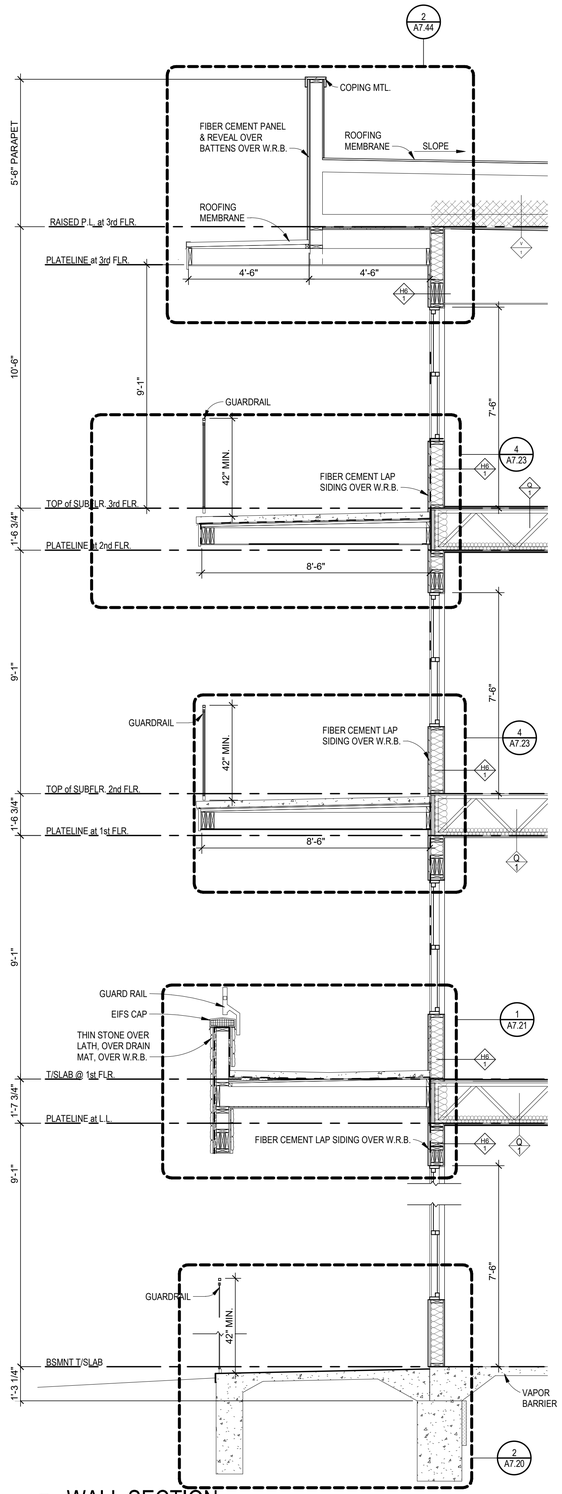
ARCH D 24" x 36"



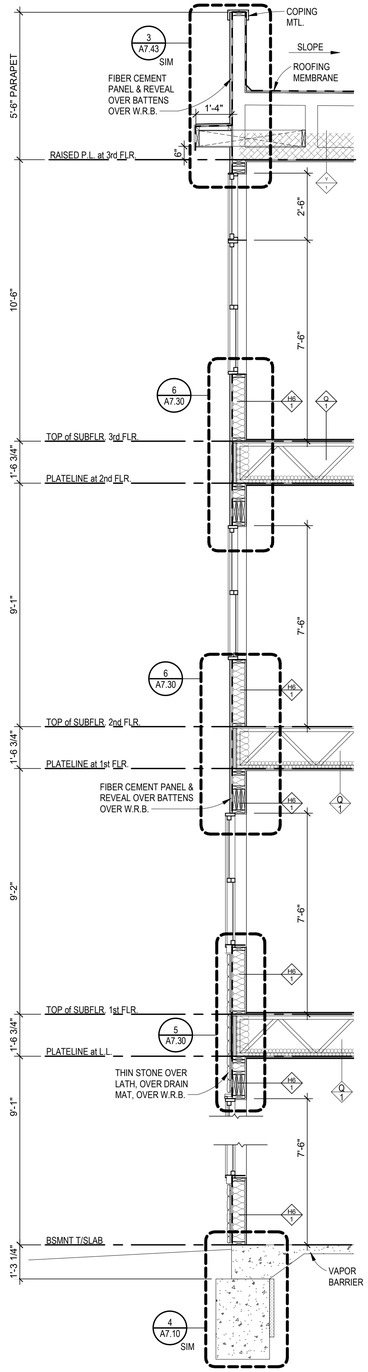

4 WALL SECTION
3/8" = 1'-0"




3 WALL SECTION
3/8" = 1'-0"




2 WALL SECTION
3/8" = 1'-0"




1 WALL SECTION
3/8" = 1'-0"

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Jul 7, 2023

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A NEW DEVELOPMENT:
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50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

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ARCH D 24" x 36"

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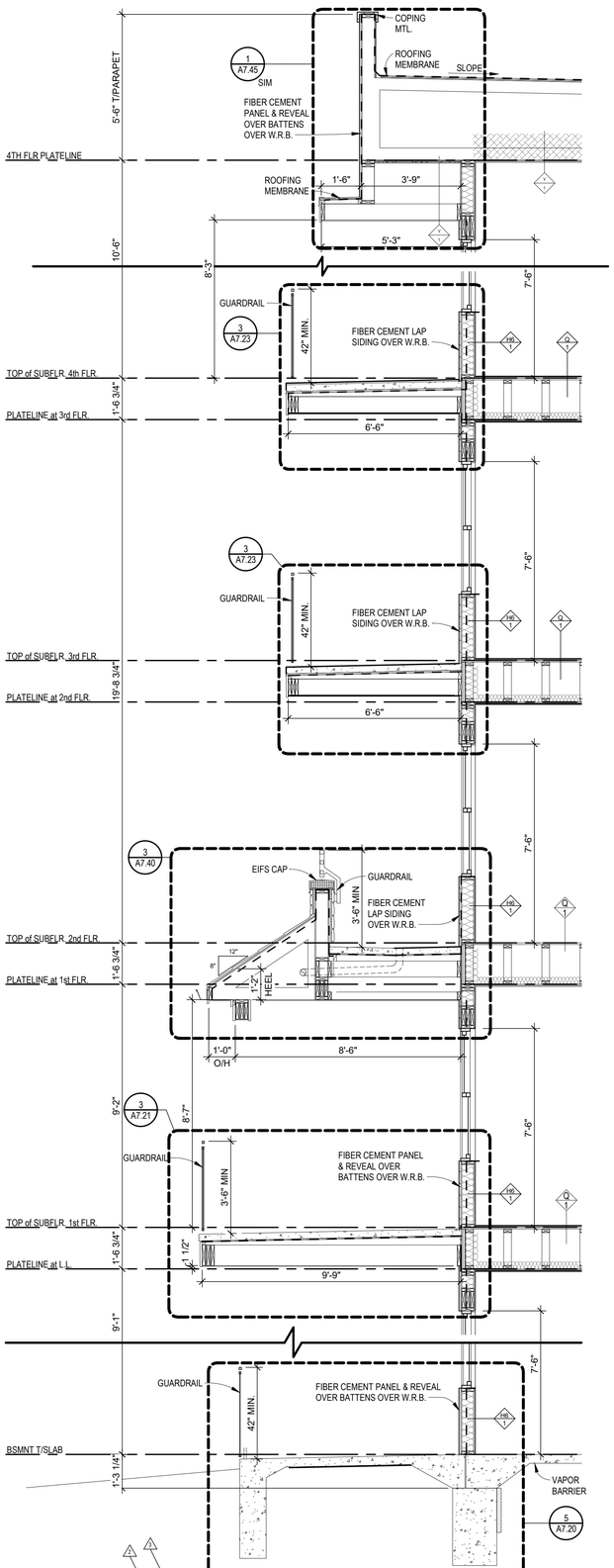
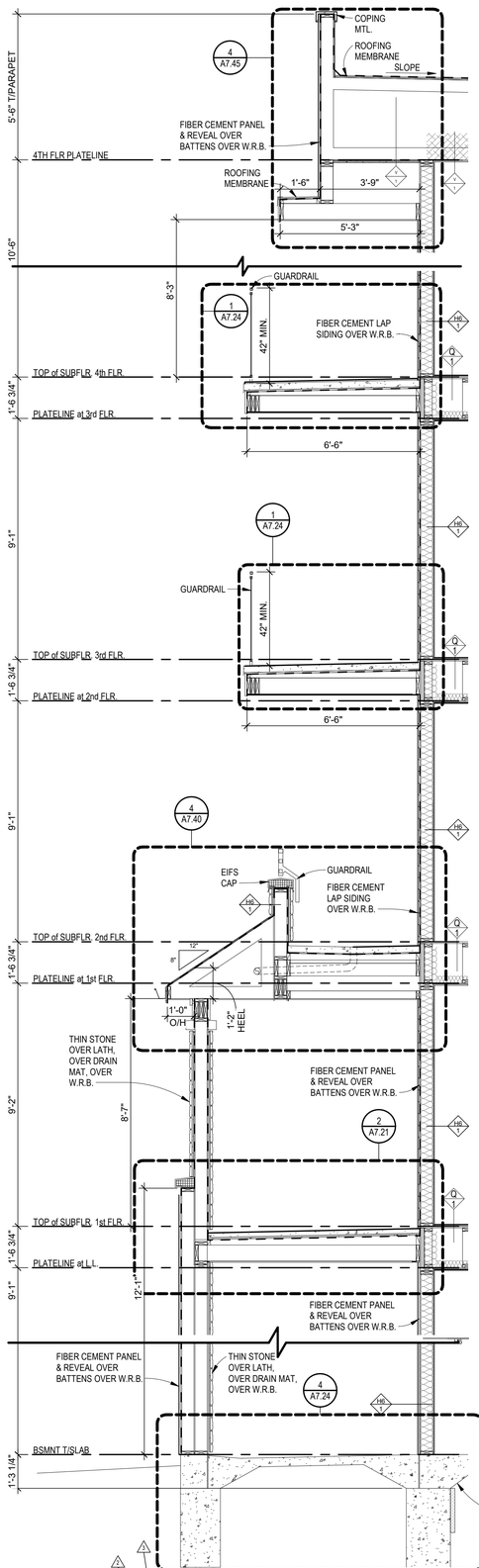



4 WALL SECTION
3/8" = 1'-0"




3 WALL SECTION
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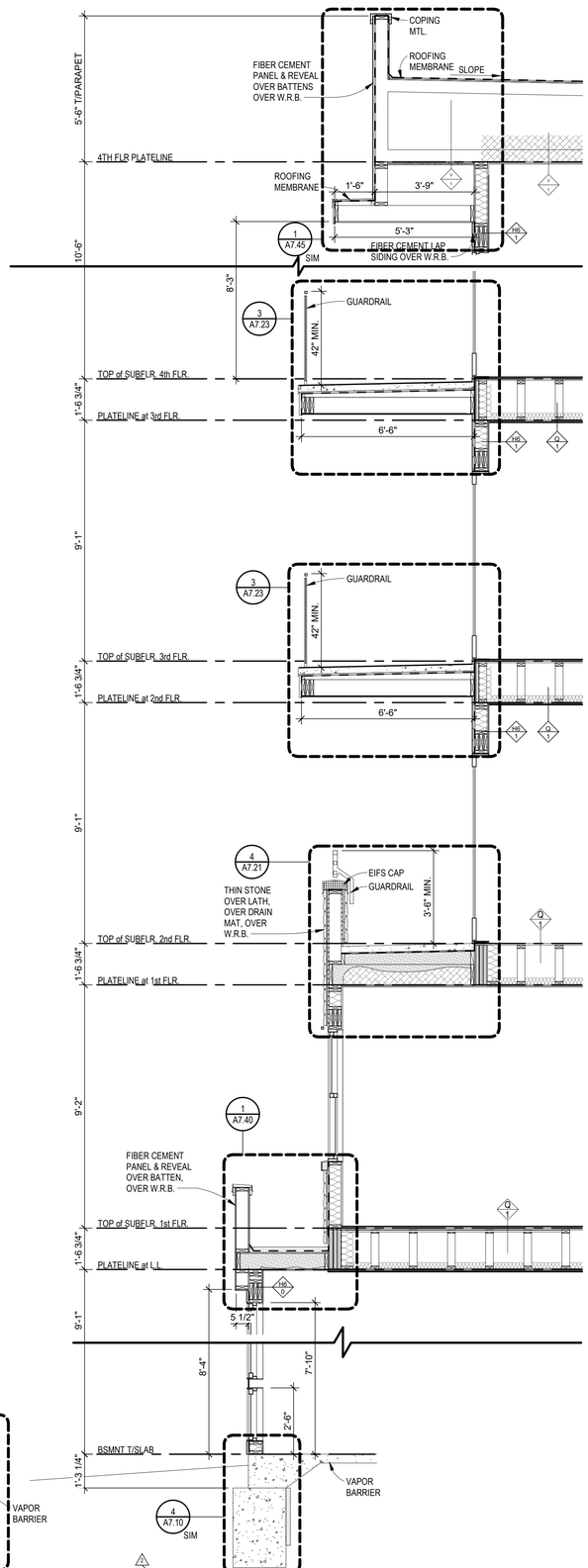
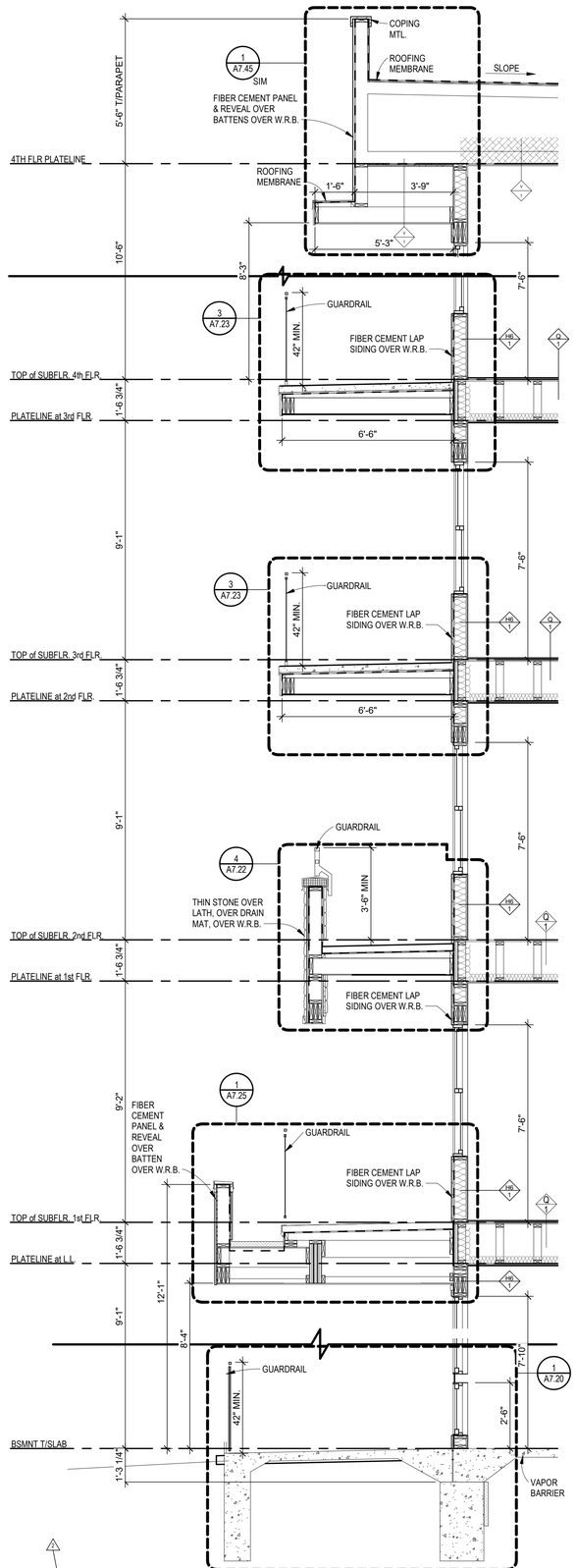



2 WALL SECTION
3/8" = 1'-0"




1 WALL SECTION
3/8" = 1'-0"

A NEW DEVELOPMENT:

# RESIDENCES AT BLACKWELL

## 50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

REVISIONS:

| | | |
|---|---|---|
| 2 | 04.28.23 | Revision 2 |
| 3 | 05.05.23 | Revision 3 |

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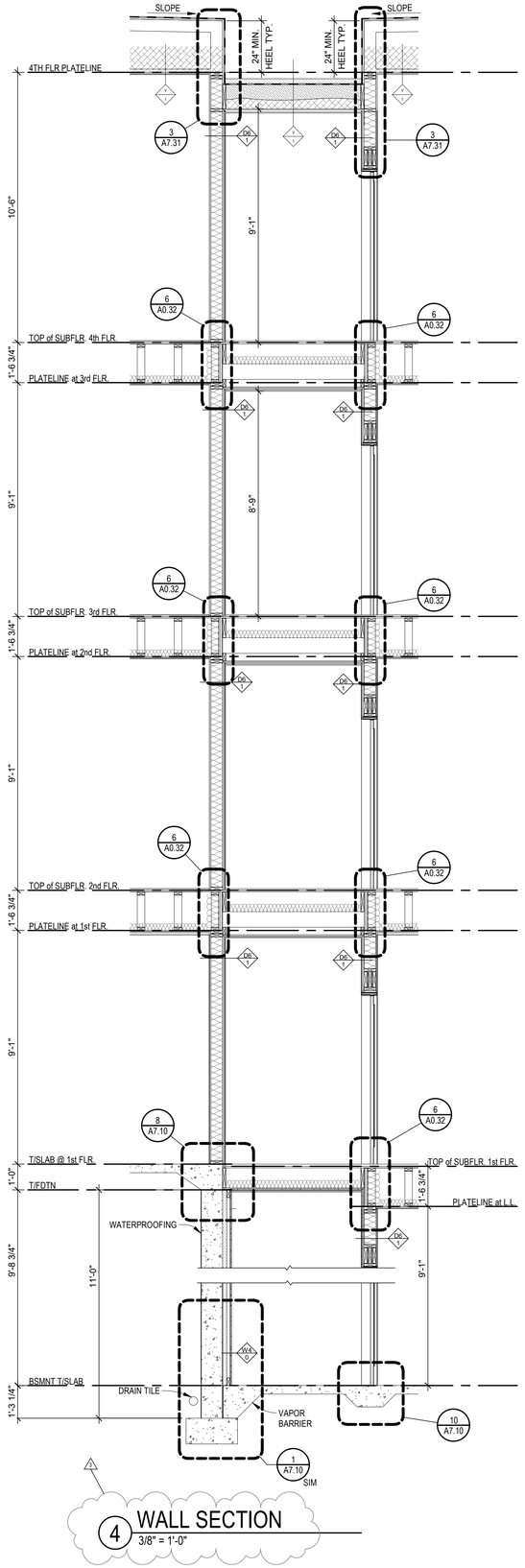
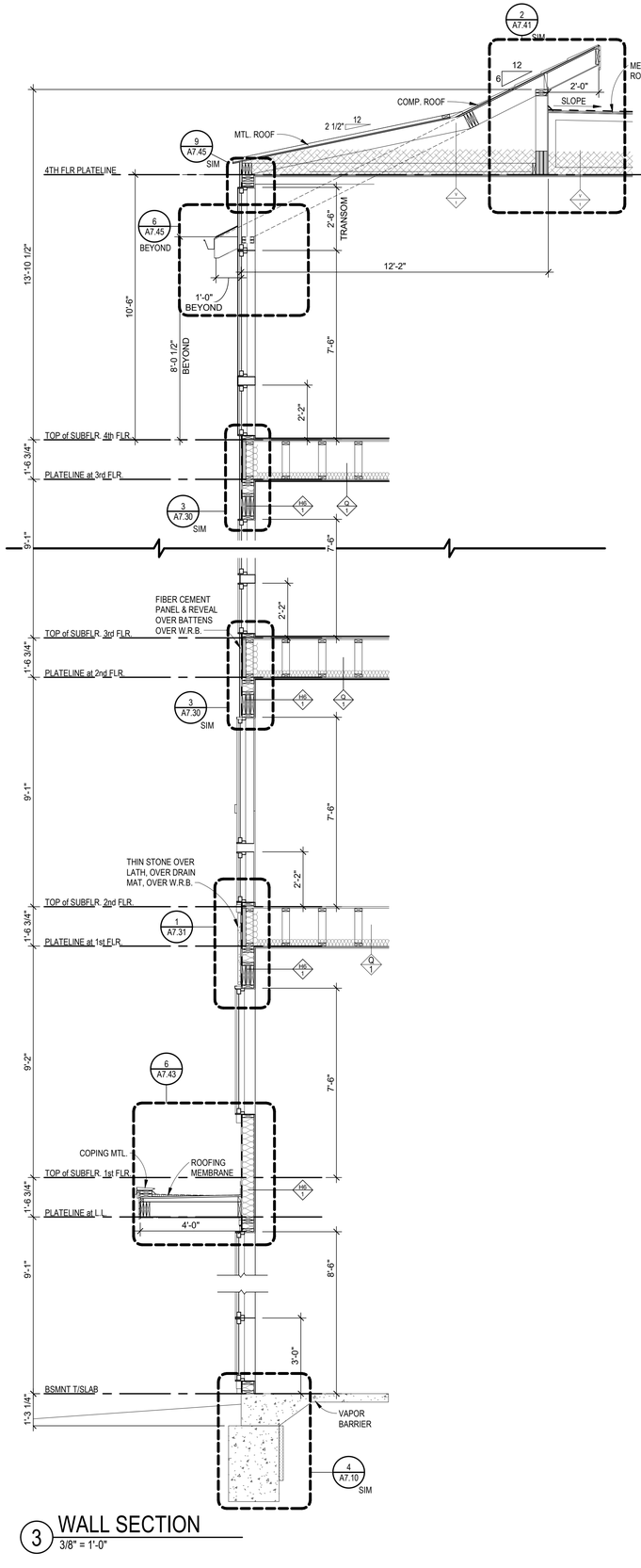
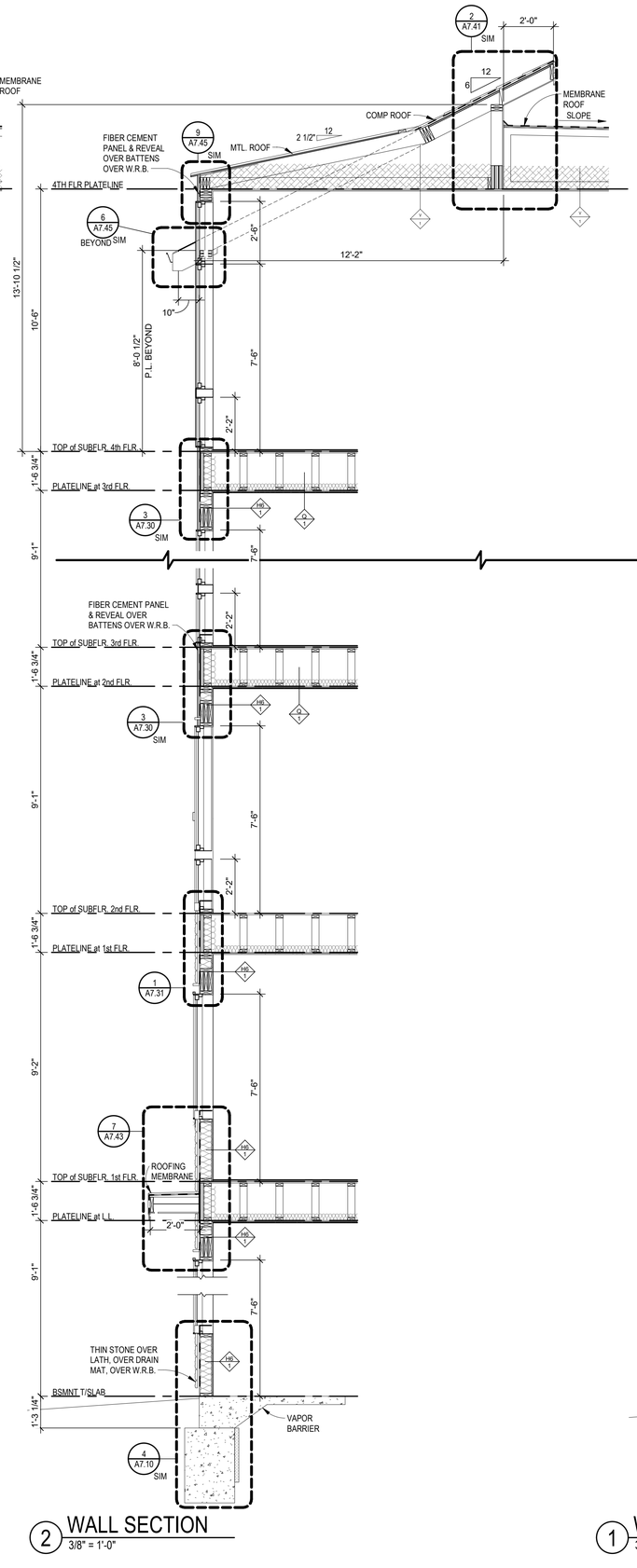
ARCH D 24" x 36"



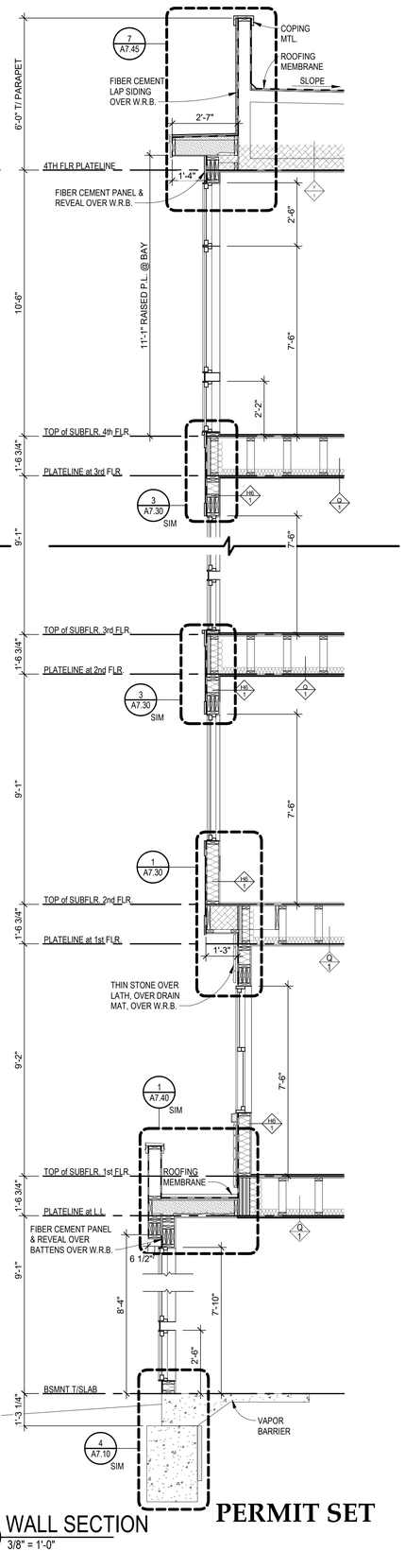

4 WALL SECTION
3/8" = 1'-0"




3 WALL SECTION
3/8" = 1'-0"




2 WALL SECTION
3/8" = 1'-0"




1 WALL SECTION
3/8" = 1'-0"

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A NEW DEVELOPMENT:

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50 Highway & Blackwell, Lee's Summit, MO

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- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△ REVISIONS:
3 05.05.23 Revision 3

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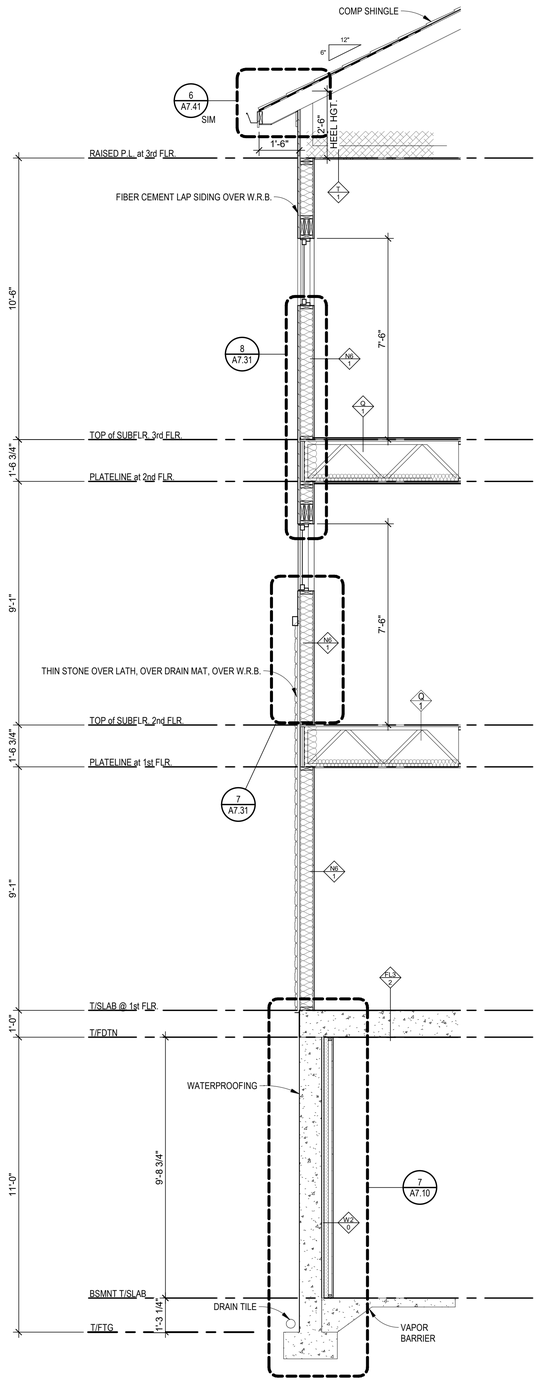
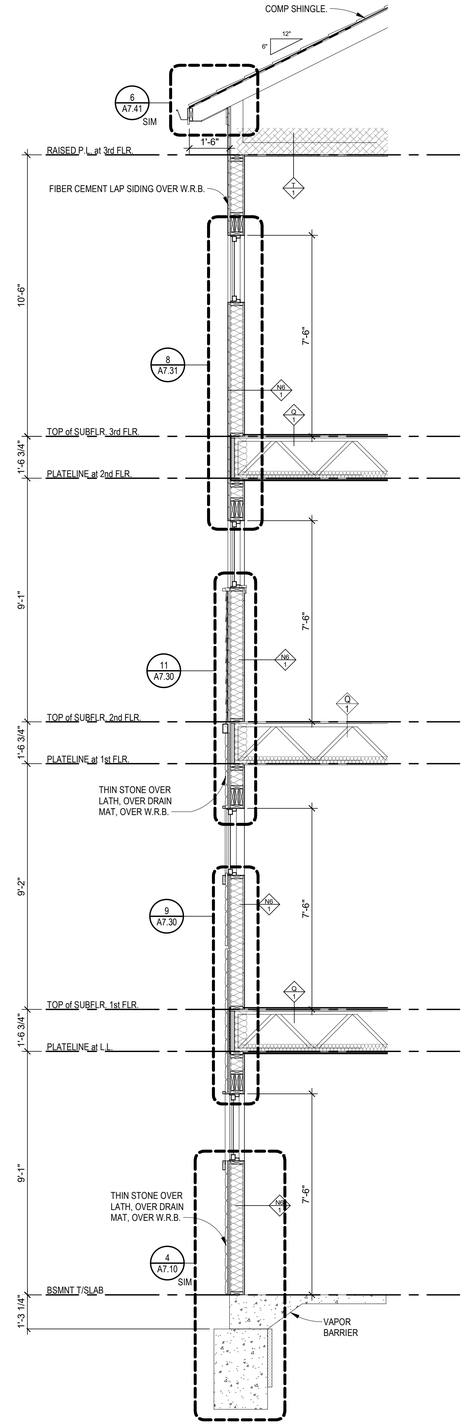
ARCH D 24" x 36"




2 WALL SECTION
3/8" = 1'-0"




1 WALL SECTION
3/8" = 1'-0"

**PERMIT SET**

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A NEW DEVELOPMENT:

# RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

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- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

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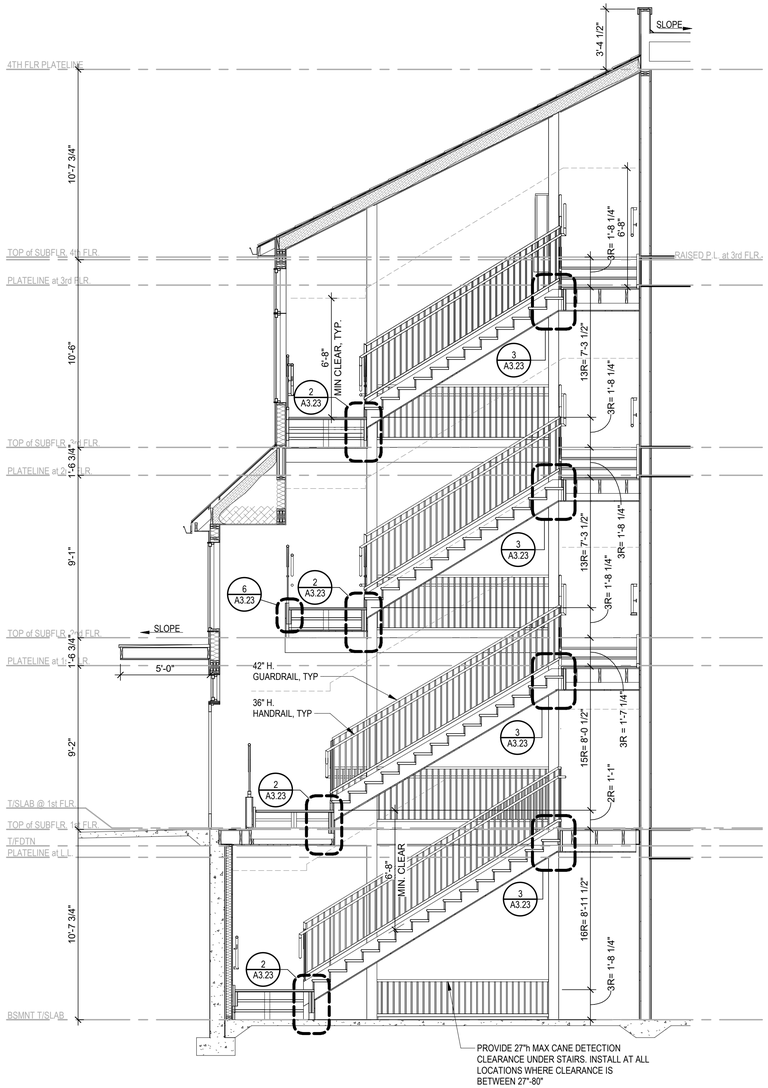
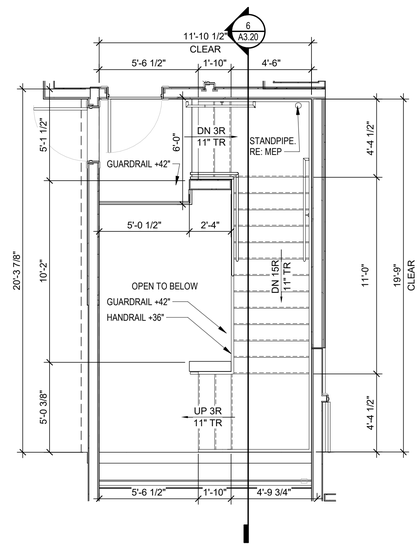
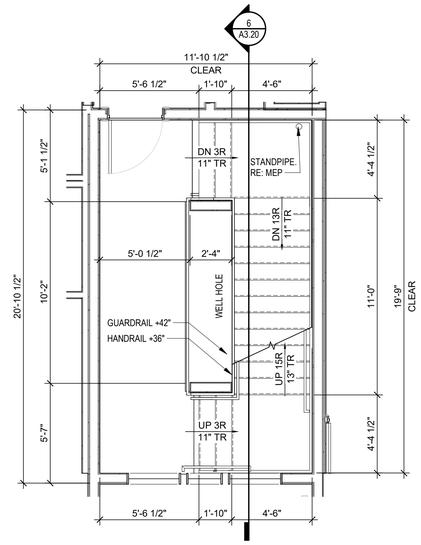
ARCH D 24" x 36"



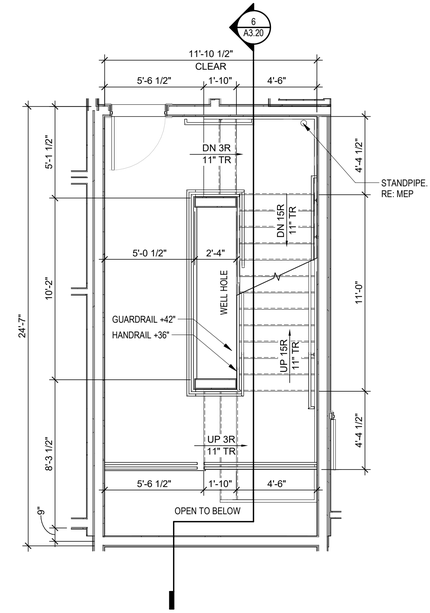

## 6 STAIR "A" SECTION
1/4" = 1'-0"



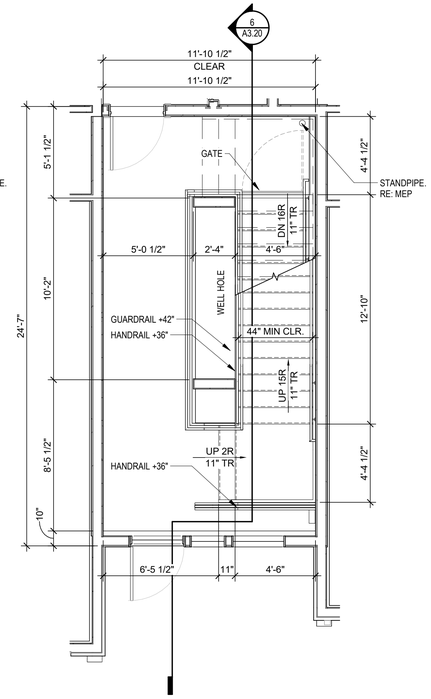

## 5 STAIR "A" 4F PLAN
1/4" = 1'-0"



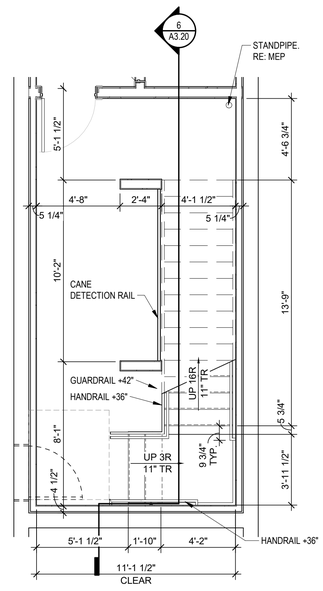

## 4 STAIR "A" 3F PLAN
1/4" = 1'-0"




## 3 STAIR "A" 2F PLAN
1/4" = 1'-0"




## 2 STAIR "A" 1F PLAN
1/4" = 1'-0"




## 1 STAIR "A" LOWER LEVEL PLAN
1/4" = 1'-0"

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Lee's Summit, Missouri
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A NEW DEVELOPMENT:

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50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
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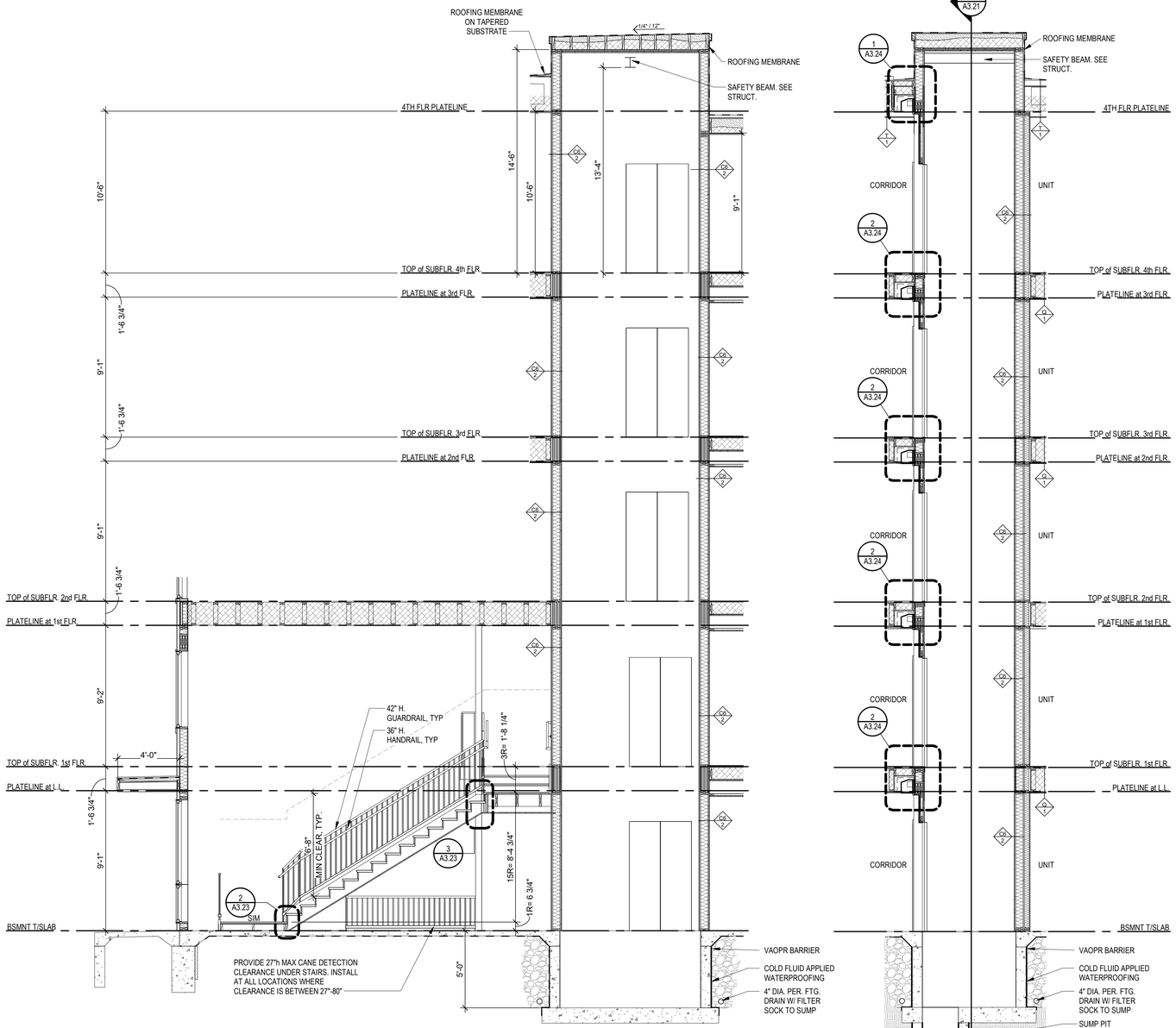
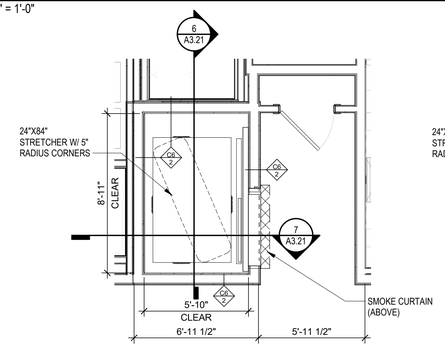
ARCH D 24" x 36"



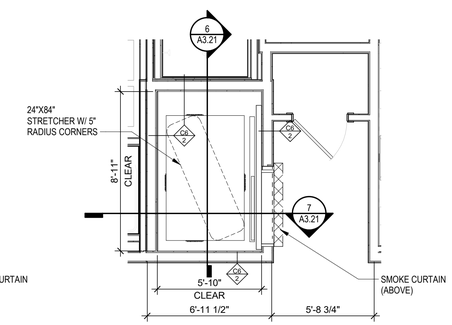

## 6 STAIR "B" SECTION
1/4" = 1'-0"



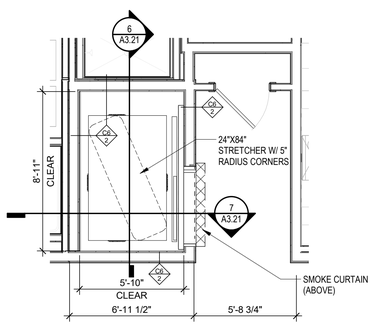

## 7 ELEVATOR SECTION
1/4" = 1'-0"



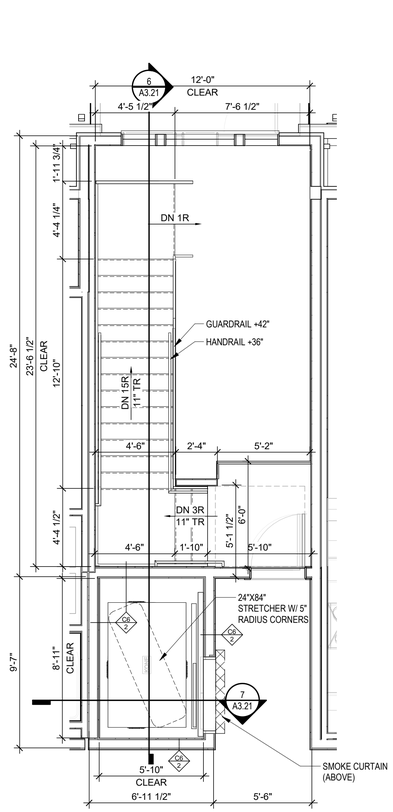

## 5 STAIR "B" 4F PLAN
1/4" = 1'-0"



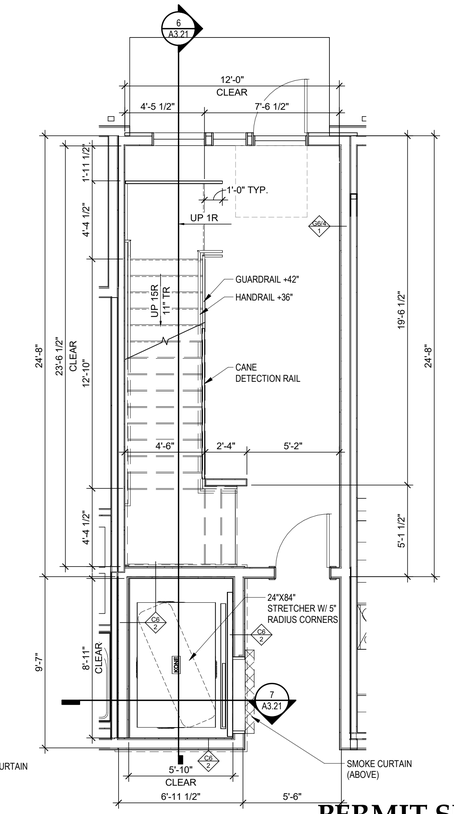

## 4 STAIR "B" 3F PLAN
1/4" = 1'-0"




## 3 STAIR "B" 2F PLAN
1/4" = 1'-0"




## 2 STAIR/ELEVATOR "B" 1F PLAN
1/4" = 1'-0"




## 1 STAIR "B" LOWER LEVEL PLAN
1/4" = 1'-0"

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Lee's Summit, Missouri
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A NEW DEVELOPMENT:

# RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

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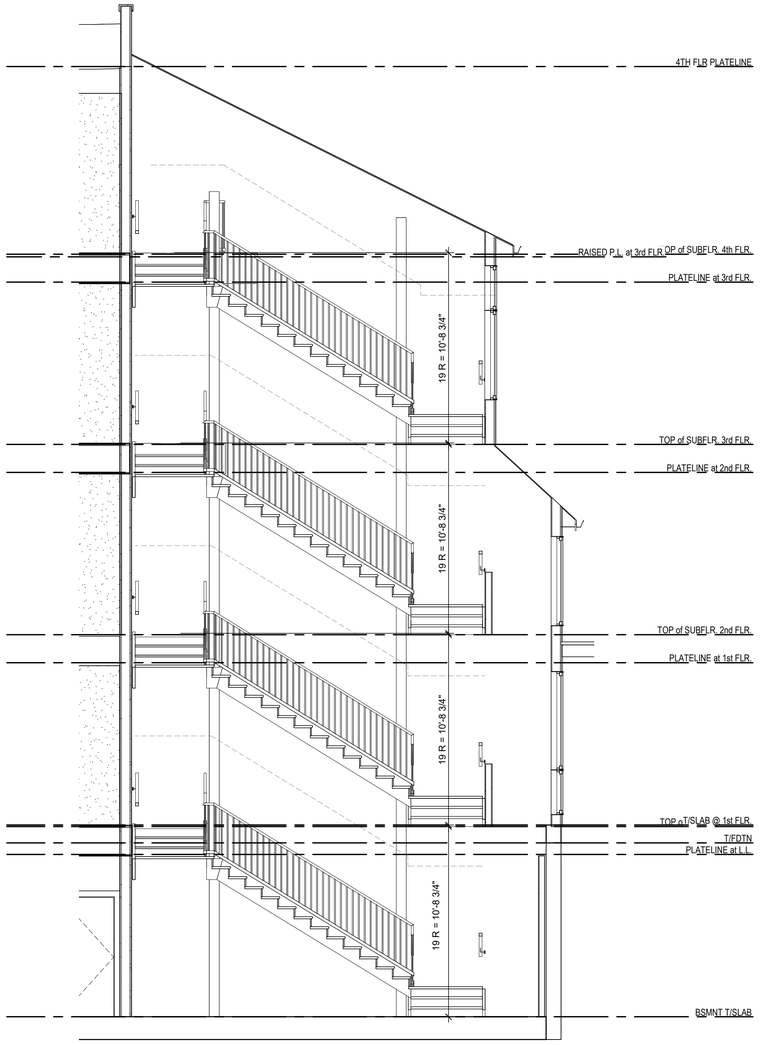
ARCH D 24" x 36"




6 STAIR "A" SECTION
1/4" = 1'-0"

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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
07/12/2023

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2007018
ARCHITECT
6/30/23

# BLACKWELL

A NEW DEVELOPMENT:

## RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

DATE:
03.24.2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
**A3.22**

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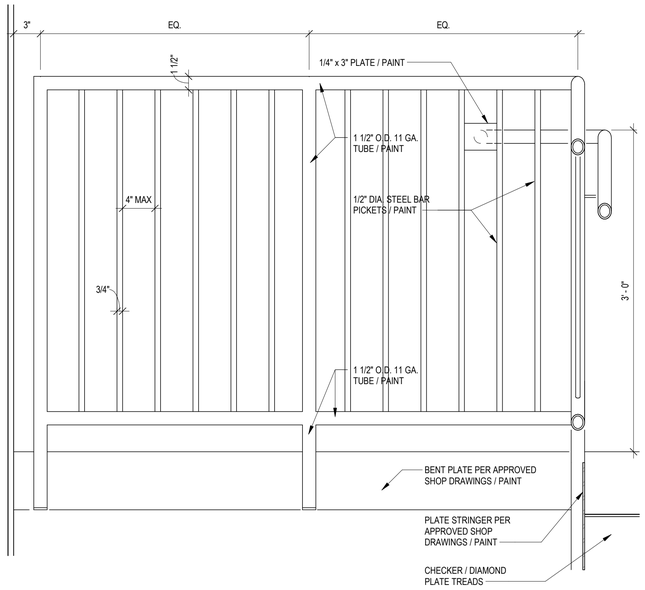
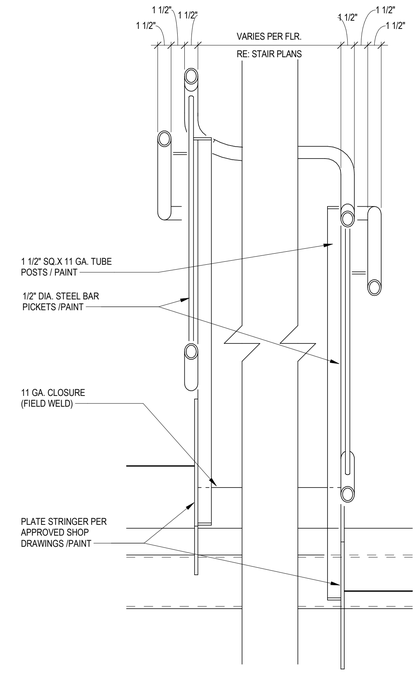
6/30/2023 3:17:36 PM NSPJ ARCHITECTS ©
C:\Users\trodden\OneDrive - NSPJ Architects\Documents\696565-Griffin\Riley_R22_trodden71LSW9.rvt

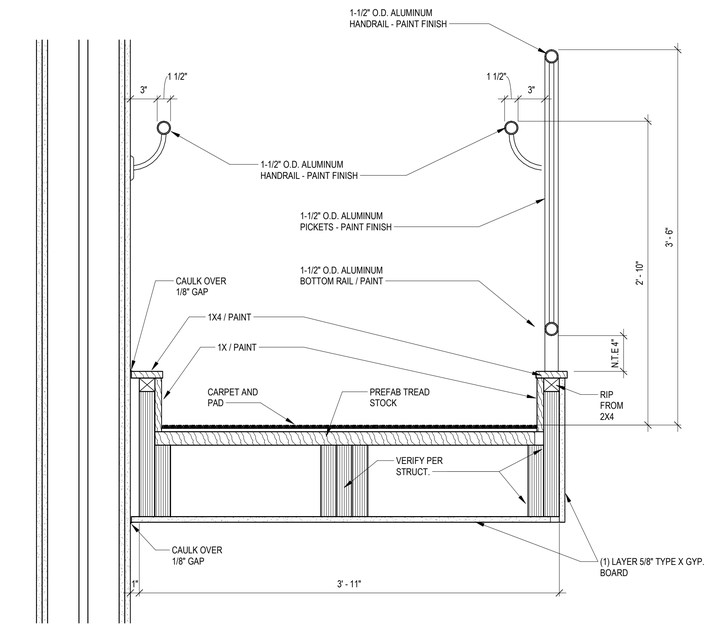
ARCH D 24" x 36"



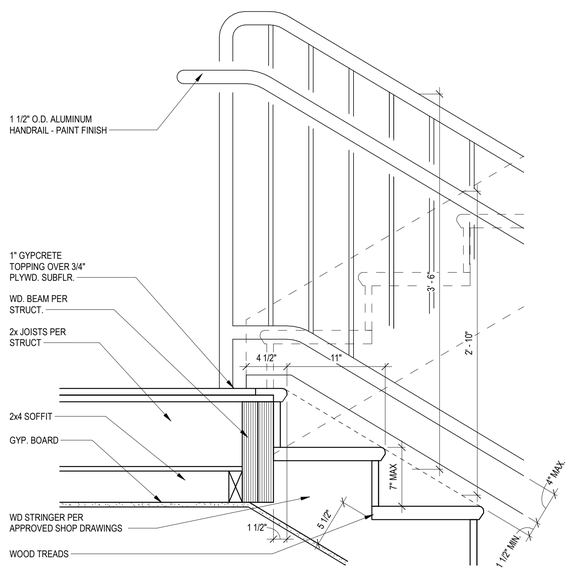

6 GUARDRAIL/ HANDRAIL ELEVATION1
1 1/2" = 1'-0"



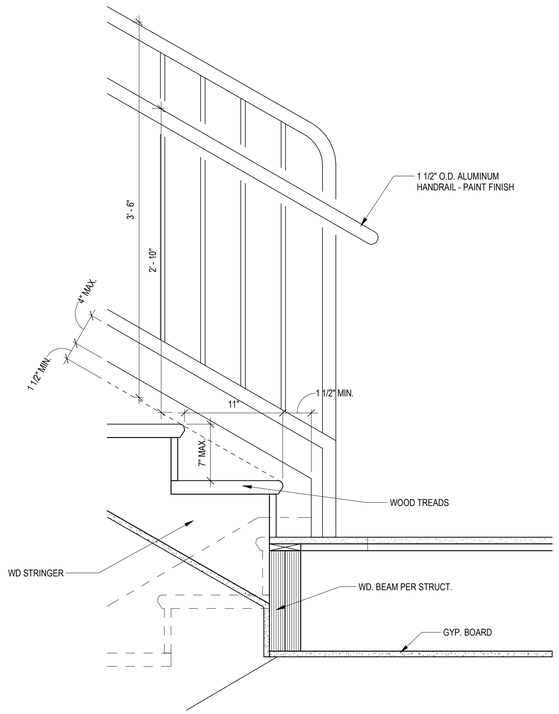

5 GUARDRAIL/ HANDRAIL SECTION1
1 1/2" = 1'-0"



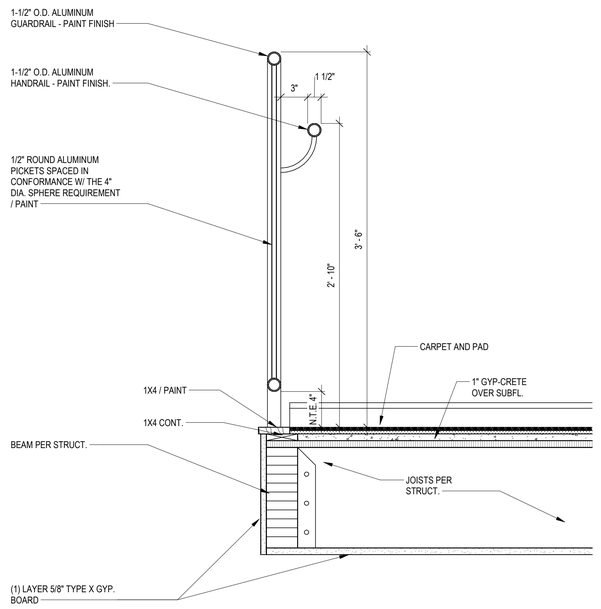

4 STAIR AND RAIL DETAIL1
1 1/2" = 1'-0"




3 STAIR LANDING DOWN (WOOD)2
1 1/2" = 1'-0"




2 STAIR LANDING UP (WOOD)1
1 1/2" = 1'-0"




1 LANDING DETAIL
1 1/2" = 1'-0"

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Project #

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NUMBER A-9979
ARCHITECT
6/30/23

A NEW DEVELOPMENT:

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50 Highway & Blackwell, Lee's Summit, MO

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- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

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ARCH D 24" x 36"

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# A NEW DEVELOPMENT:
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## 50 Highway & Blackwell, Lee's Summit, MO

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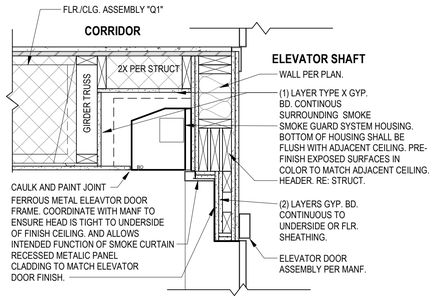
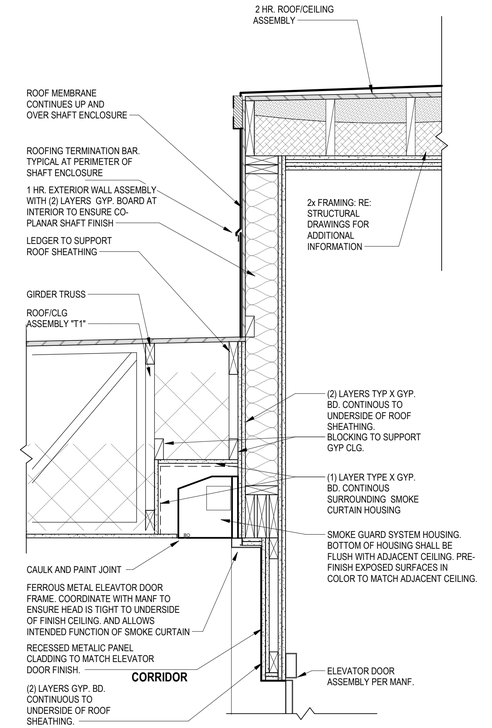
- 4.5.2023 - ADD. #1

△REVISIONS:




DETAIL
## SMOKE CURTIAN DETAIL
2 — 1" = 1'-0"




DETAIL
## SMOKE CURTIAN AT ROOF
1 — 1" = 1'-0"

DATE:
03.24.2023
JOB NO.
696521
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SHEET NO.
# A3.24

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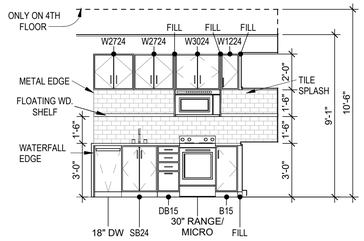
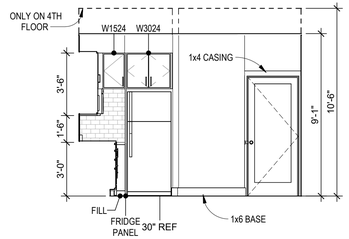
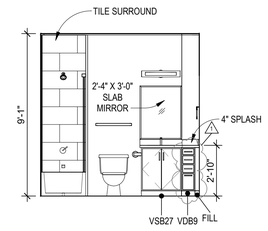
ARCH D 24" x 36"



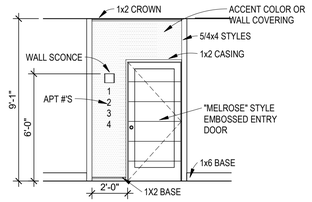

INTERIOR
## KITCHEN ELEV.
6 1/4" = 1'-0"



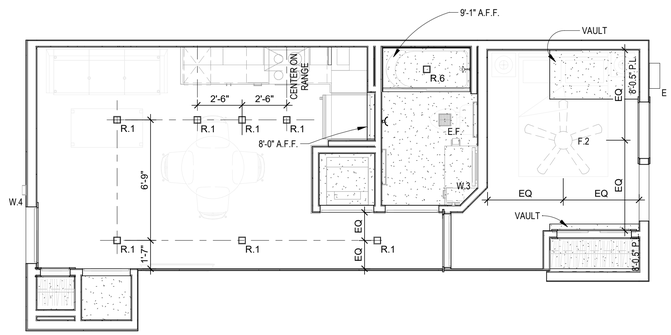

INTERIOR
## KITCHEN ELEV.
5 1/4" = 1'-0"



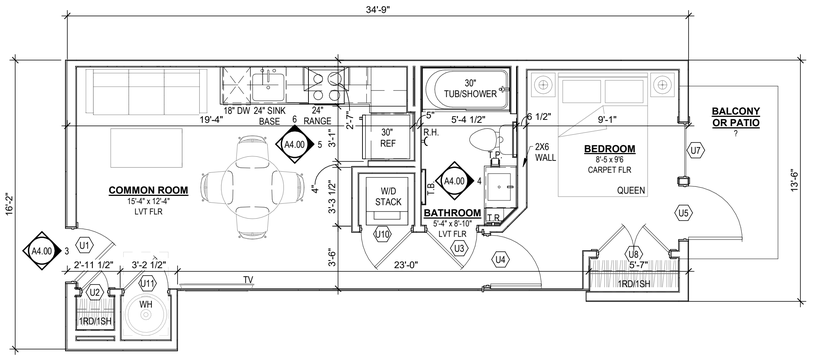

INTERIOR
## BATHROOM ELEV.
4 1/4" = 1'-0"




INTERIOR
## ENTRY
3 1/4" = 1'-0"




UNIT RCP
## STUDIO
1/4" = 1'-0" ?




UNIT PLAN
## STUDIO
427 SQFT
1/4" = 1'-0" ?

**UNIT PLAN GENERAL NOTES:**

1. REFER TO ASSEMBLY SHEET SERIES **A0.30** AND **A0.31** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.
2. REFER TO SHEETS **A0.20**, , **A0.21**, AND **A0.22** FOR MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS.
3. REFER TO BUILDING PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL EXTERIOR ARCHITECTURAL ELEMENTS INCLUDING BALCONY LOCATIONS AND CONFIGURATIONS, COLUMNS, WINDOWS/TRANSOMS, AND PATIO DOOR INFORMATION.
4. USE Z SHADOW BEAD, BACKER ROD, AND CAULK AT ALL DRYWALL RETURNS AT FENESTRATION CONDITIONS.
5. ALL DIMENSIONS AND NOTES STATING "CLEAR", "MIN" OR "MAX" ARE FROM FINISH FACE TO FINISH FACE.
6. PROVIDE BLOCKING FOR ALL TV LOCATIONS, WALL HUNG CABINETS, SHELVING, GRAB BARS, AND OTHER WALL MOUNTED ITEMS.
7. LANDINGS AND FLOORS ON EITHER SIDE OF DOORWAYS SHALL NOT BE MORE THAN 1/2" LOWER THAN DOORWAY THRESHOLD.
8. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406. SEE PLANS FOR LOCATIONS.
9. PROVIDE APPROVED SMOKE DETECTORS AND REQUIRED EMERGENCY FIXTURES WIRED INTO THE BUILDING'S PRIMARY POWER SYSTEM PER IBC SECTION 907.2.10. SEE MECHANICAL PLANS FOR LOCATIONS.
10. ALL EXPOSED EDGES OF FINISHES TO BE DRESSED WITH APPROPRIATE FINISH STRIP.
11. UNIT DEMISING WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL MEET OR EXCEED 50 S.T.C. TEST PER IBC SECTION 1206.
12. WHEN TUBS AND SHOWERS ARE LOCATED ADJACENT TO A FIRE RATED ASSEMBLY, EXTEND GYPSUM BOARD BEHIND AND PROVIDE INSULATION.
13. VERIFY ALL TUB AND SHOWER WALL LENGTHS AND DIMENSION WITH ACTUAL TUB OR SHOWER PROVIDED. CONTRACTOR TO COORDINATE FRAMING WITH TUB MANUFACTURER AND TUB DETAILS.
14. MATCH SHOE FINISH TO CABINET FINISH WHERE ADJACENT TO BASE CABINET.
15. AVOID WATER LINES IN EXTERIOR WALLS. WHERE NOT POSSIBLE, INSTALL FOAM INSULATION BETWEEN WATER LINES & SHEATHING.
16. IN SIDE-BY-SIDE LAUNDRY CONFIGURATION, WASHER ALWAYS ON THE LEFT, DRYER ALWAYS ON THE RIGHT. CONTRACTOR TO FIELD COORDINATE.
17. ALL WINDOWS TO RECEIVE 5/4X STOOL WITH 1X3 APRON & DRYWALL RETURNS ON JAMBS & HEAD
18. DEVICE TRIMS & DEVICE FACES TO CLOSELY MATCH THE COLOR OF THE SURFACE THEY ARE APPLIED TO.
19. REFER TO FLOOR PLANS AND ROOF PLANS FOR ADDITIONAL RAISED PLATE LINES AND VAULTED CEILING INFORMATION.
20. ALL BATHROOM HARDWARE FINISHES TO MATCH, INCLUDING SHOWER DOOR FRAMES, UNLESS SPECIFICALLY NOTED BY INTERIOR DESIGNER. G.C. SHALL SUBMIT AVAILABLE HARDWARE FINISHES TO ARCHITECT WHERE AN EXACT MATCH CANNOT BE MADE.
21. ALL PLUMBING PENETRATIONS TO RECEIVE ESCUTCHEON TRIM RINGS TO MATCH ADJACENT FIXTURE FINISH.
22. FIRE EXTINGUISHER (RE: SPECIFICATION) SHALL BE PROVIDED.

**ELECTRICAL LEGEND:**

| | |
|---|---|
| S.1 | SURFACE MOUNT |
| W.4 | DOWNLIGHT SCONCE 6" X 6", LED |
| R.1 | RECESSED FIXTURE, 8" ROUND, LED |
| R.6 | RECESSED, WET RATED W/ LENS |
| E | EXTERIOR SCONCE |
| W.3 | WALL SCONCE |
| E.F. | EXHAUST FAN (SEE MEP FOR DUAL SPEED & CONTINUOUS EXHAUST) |
| F.2 | CEILING FAN |
| G | PENDANT |

**RCP HATCH LEGEND:**

| | |
|---|---|
| | FULL HEIGHT CILINGS (SEE EXTERIOR ELEVATIONS FOR PLATE LINES) |
| | HATCH DENOTES DROPPED GYP. CEILING OR SOFFIT AT 9'-1" ABOVE SLAB / SUB FLOOR, U.N.O. DRAFT AND FIRE STOP SOFFIT RUNS AS REQUIRED |

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Development Services Department
Lee's Summit, Missouri
6/19/2023

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REGISTERED ARCHITECT
6/19/23

A NEW DEVELOPMENT:
# RESIDENCES AT BLACKWELL
## 50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△ REVISIONS:
1 04.03.23 Revision 1

DATE:
03.24.2023
JOB NO.
696521
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Author
SHEET NO.
# A4.00

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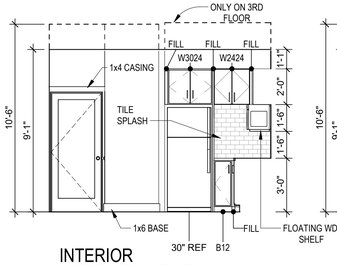
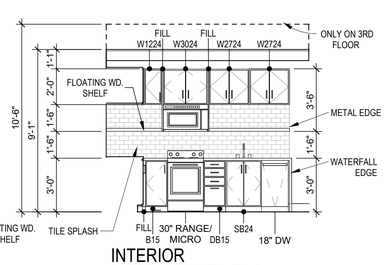
ARCH D 24" x 36"




INTERIOR
## KITCHEN ELEV.
6 1/4" = 1'-0"




INTERIOR
## KITCHEN ELEV.
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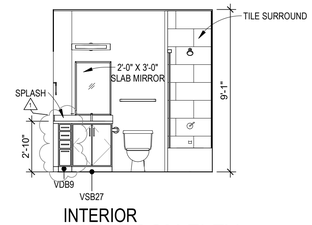


INTERIOR
## BATHROOM ELEV.
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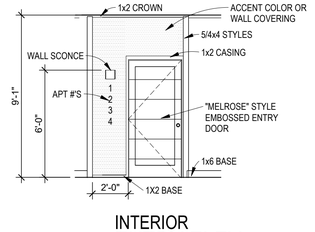
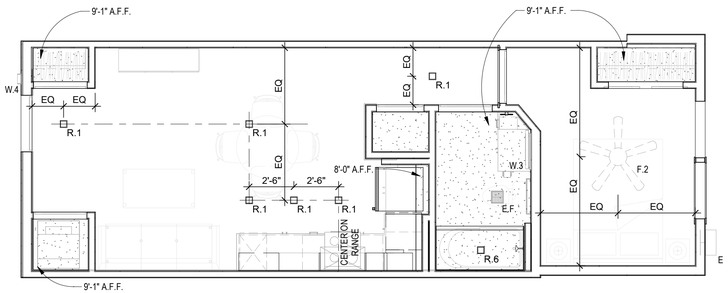
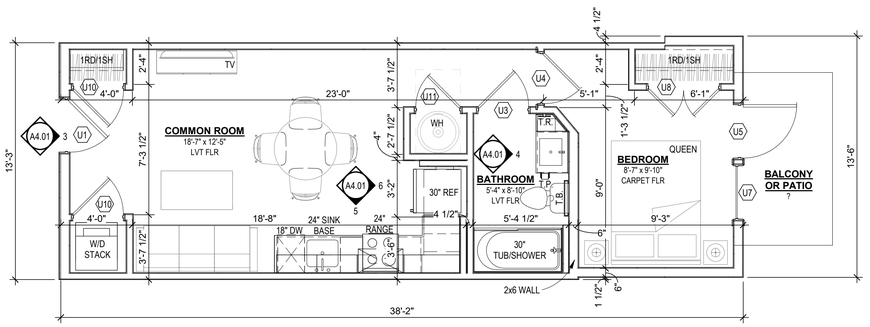



INTERIOR
## ENTRY ELEV.
3 1/4" = 1'-0"




UNIT RCP
## STUDIO ALT
1/4" = 1'-0"

?




UNIT PLAN
## STUDIO ALT
460 SQFT
1/4" = 1'-0"

?

## UNIT PLAN GENERAL NOTES:

1. REFER TO ASSEMBLY SHEET SERIES **A0.30** AND **A0.31** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.
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| R.1 | RECESSED FIXTURE, 8" ROUND, LED |
| R.6 | RECESSED, WET RATED W/ LENS |
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|---|---|
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NUMBER A-2007018
ARCHITECT
6/30/23

A NEW DEVELOPMENT:
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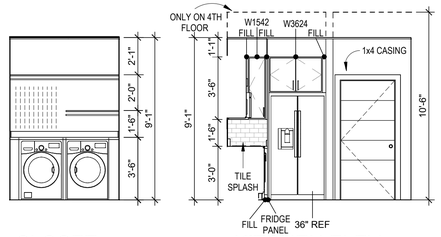
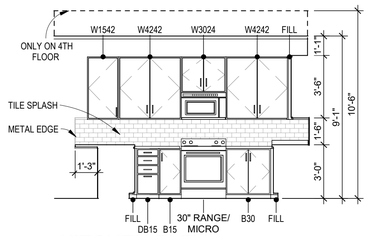


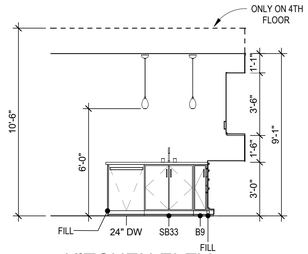

8 CLOSET
1/4" = 1'-0"



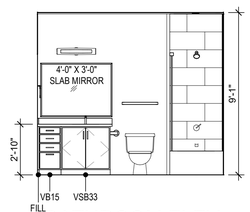

7 KITCHEN ELEV.
1/4" = 1'-0"



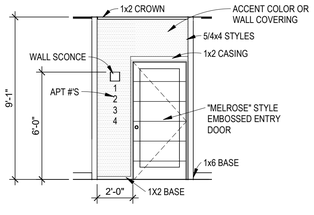

6 KITCHEN ELEV.
1/4" = 1'-0"



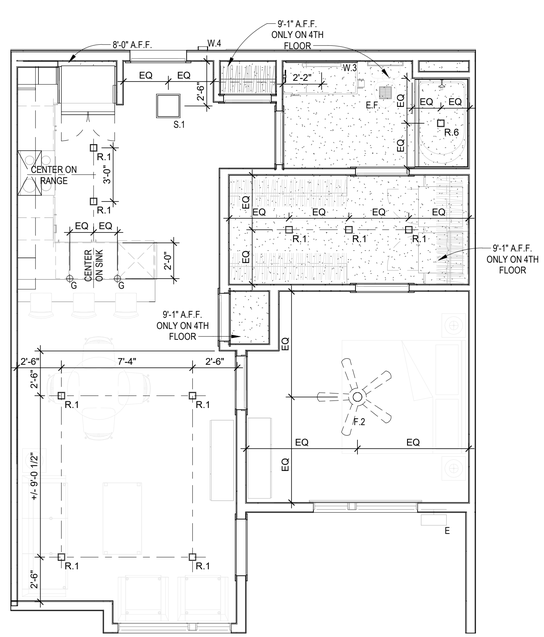

5 KITCHEN ELEV.
1/4" = 1'-0"



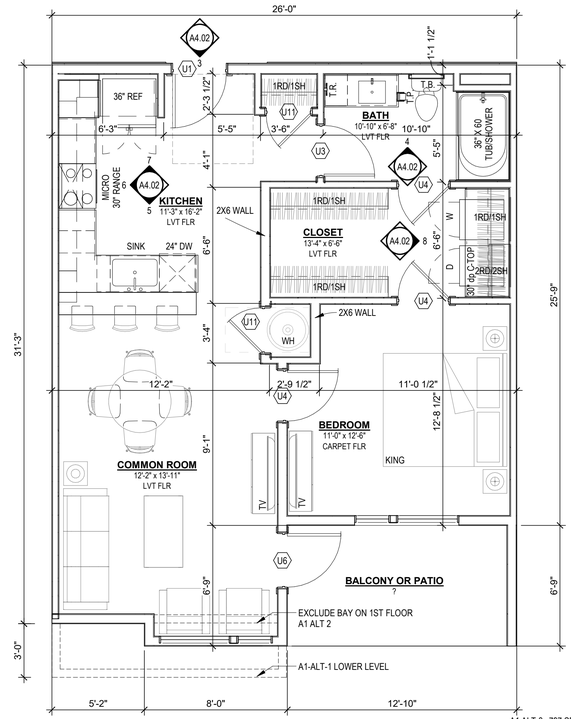

4 BATHROOM ELEV.
1/4" = 1'-0"




3 A1 ENTRY
1/4" = 1'-0"




UNIT RCP
UNIT A1
1/4" = 1'-0" ?




UNIT PLAN
UNIT A1
1/4" = 1'-0" ?

| | |
|---|---|
| A1 ALT-3 | 797 SF |
| A1 ALT-2 | 723 SF |
| A1 ALT-1 | 695 SF |
| A1 | 687 SF |

## UNIT PLAN GENERAL NOTES:

1. REFER TO ASSEMBLY SHEET SERIES **A0.30** AND **A0.31** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.
2. REFER TO SHEETS **A0.20**, , **A0.21**, AND **A0.22** FOR MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS.
3. REFER TO BUILDING PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL EXTERIOR ARCHITECTURAL ELEMENTS INCLUDING BALCONY LOCATIONS AND CONFIGURATIONS, COLUMNS, WINDOWS/TRANSOMS, AND PATIO DOOR INFORMATION.
4. USE Z SHADOW BEAD, BACKER ROD, AND CAULK AT ALL DRYWALL RETURNS AT FENESTRATION CONDITIONS.
5. ALL DIMENSIONS AND NOTES STATING "CLEAR", "MIN" OR "MAX" ARE FROM FINISH FACE TO FINISH FACE.
6. PROVIDE BLOCKING FOR ALL TV LOCATIONS, WALL HUNG CABINETS, SHELVING, GRAB BARS, AND OTHER WALL MOUNTED ITEMS.
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## ELECTRICAL LEGEND:

- S.1 — SURFACE MOUNT
- W.4 — DOWNLIGHT SCONCE 6" X 6", LED
- R.1 — RECESSED FIXTURE, 8" ROUND, LED
- R.6 — RECESSED, WET RATED W/ LENS
- E — EXTERIOR SCONCE
- W.3 — WALL SCONCE
- E.F. — EXHAUST FAN (SEE MEP FOR DUAL SPEED & CONTINUOUS EXHAUST)
- F.2 — CEILING FAN
- G — PENDANT

## RCP HATCH LEGEND:

- FULL HEIGHT CILINGS (SEE EXTERIOR ELEVATIONS FOR PLATE LINES)
- HATCH DENOTES DROPPED GYP. CEILING OR SOFFIT AT 9'-1" ABOVE SLAB / SUB FLOOR, U.N.O. DRAFT AND FIRE STOP SOFFIT RUNS AS REQUIRED

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Lee's Summit, Missouri
6/19/2023

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STATE OF MISSOURI — CLINT EDD EVANS — NUMBER A-007161 — ARCHITECT — 6/19/23

A NEW DEVELOPMENT:
# RESIDENCES AT BLACKWELL
50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

DATE: 03.24.2023
JOB NO. 696521
DRAWN BY: Author
SHEET NO. **A4.02**

**PERMIT SET**

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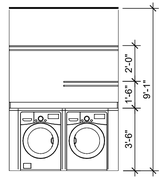
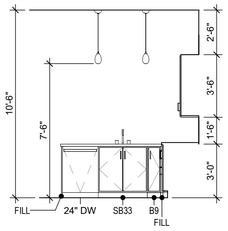
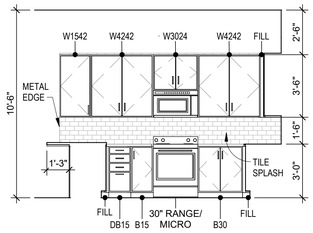
ARCH D 24" x 36"



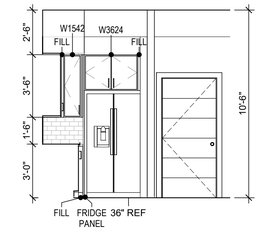

INTERIOR
## 8 A1 ALT 3 WD 1
1/4" = 1'-0"



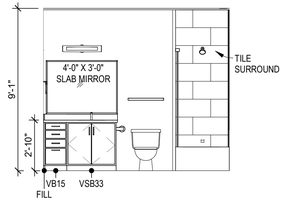

INTERIOR
## 7 A1 ALT 3 KITCHEN 3
1/4" = 1'-0"



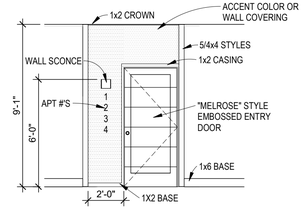

INTERIOR
## 6 A1 ALT 3 KITCHEN 2
1/4" = 1'-0"



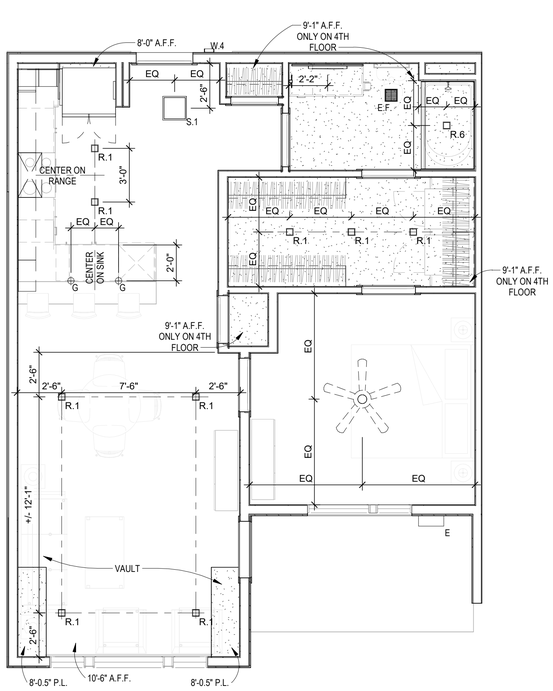

INTERIOR
## 5 A1 ALT 3 KITCHEN 1
1/4" = 1'-0"



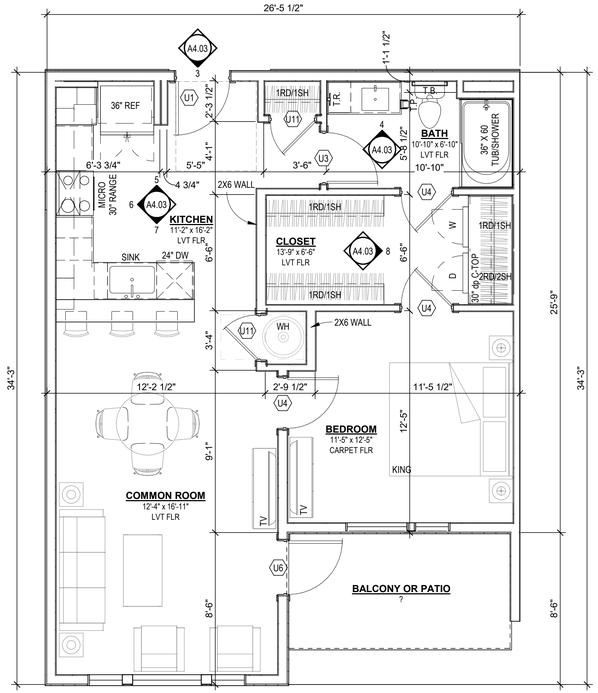

INTERIOR
## 4 A1 ALT 3 BATH 1
1/4" = 1'-0"




INTERIOR
## 3 A1 ALT 3 ENTRY
1/4" = 1'-0"




## UNIT A1 - ALT 3
1/4" = 1'-0" ?




## UNIT A1 ALT 3
A1 ALT-3 797 SF
1/4" = 1'-0" ?

### ELECTRICAL LEGEND:

| | |
|---|---|
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| E.F. | EXHAUST FAN (SEE MEP FOR DUAL SPEED & CONTINUOUS EXHAUST) |
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| | |
|---|---|
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Development Services Department
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6/19/2023

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-007104
ARCHITECT
6/19/23

A NEW DEVELOPMENT:
# RESIDENCES AT BLACKWELL
50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

DATE:
03.24.2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
# A4.03

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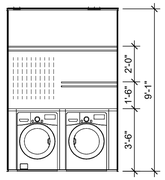
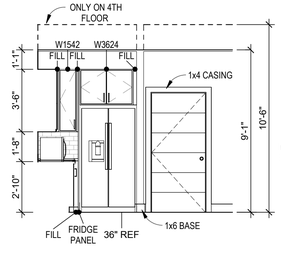
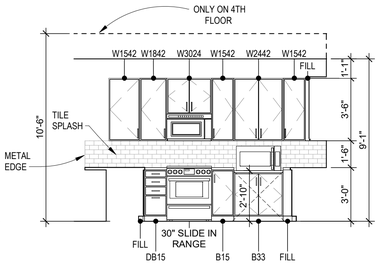
ARCH D 24" x 36"




9 CLOSET
1/4" = 1'-0"




8 KITCHEN ELEV.
1/4" = 1'-0"

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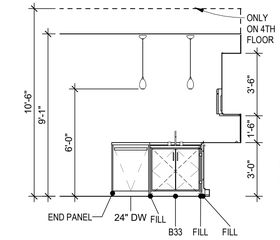
1/4" = 1'-0"

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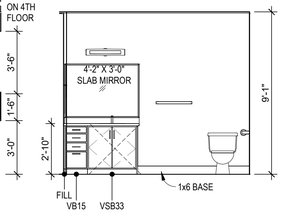
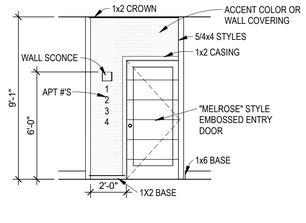
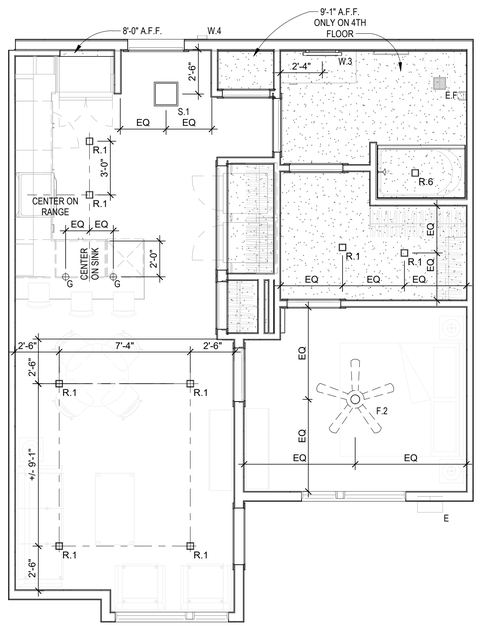
1/4" = 1'-0"



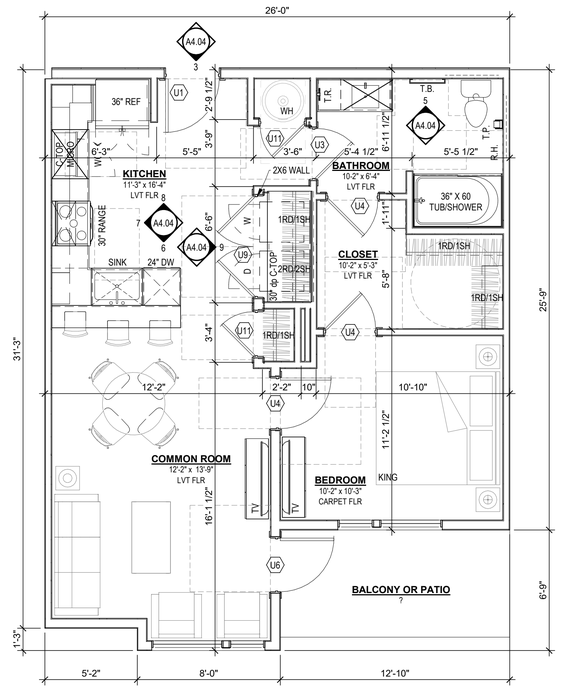

5 BATHROOM ELEV.
1/4" = 1'-0"




3 ENTRY ELEV.
1/4" = 1'-0"




UNIT RCP
UNIT A1 TYPE A
2 1/4" = 1'-0"




UNIT PLAN
UNIT A1 TYPE A
1 1/4" = 1'-0"

705 SF

**ELECTRICAL LEGEND:**

| | |
|---|---|
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| R.6 | RECESSED, WET RATED W/ LENS |
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| W.3 | WALL SCONCE |
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6/7/2023

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CLINT EDD EVANS
NUMBER A-2007018
ARCHITECT
6/30/23

A NEW DEVELOPMENT:
# RESIDENCES AT BLACKWELL
50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

DATE:
03.24.2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
# A4.04

**PERMIT SET**

6/30/2023 3:18:02 PM NSPJ ARCHITECTS ©
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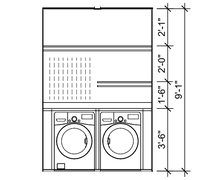
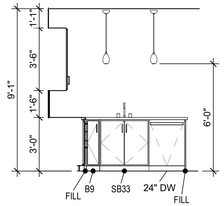
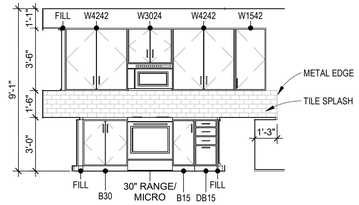
ARCH D 24" x 36"



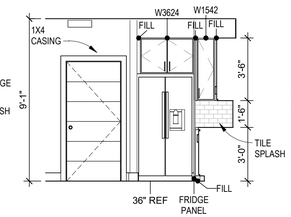

7 LAUNDY ELEV.
1/4" = 1'-0"



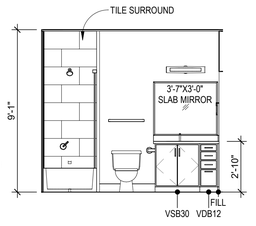

6 KITCHEN ELEV.
1/4" = 1'-0"



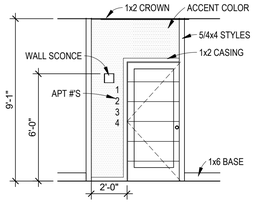

5 KITCHEN ELEV.
1/4" = 1'-0"



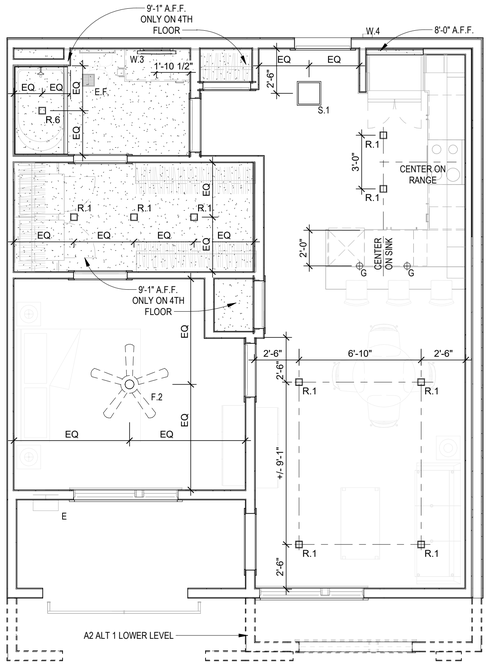

4 KITCHEN ELEV.
1/4" = 1'-0"



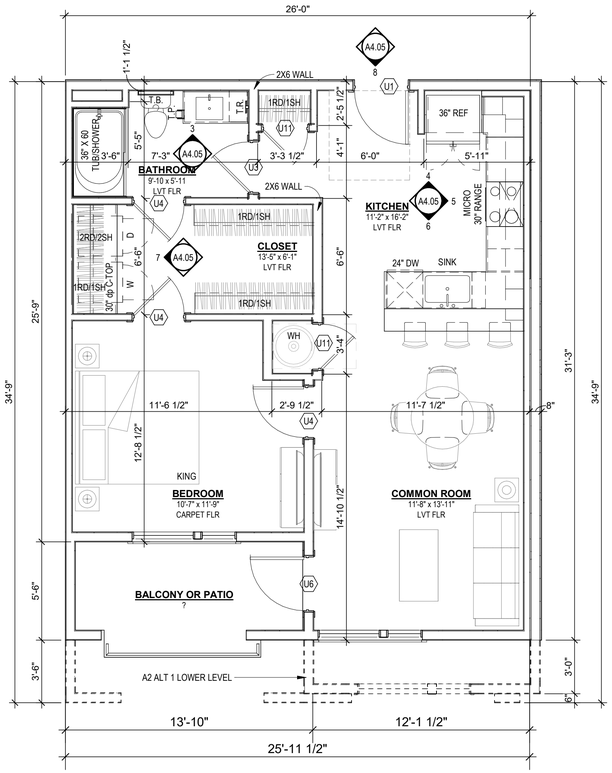

3 BATHROOM ELEV.
1/4" = 1'-0"




8 ENTRY ELEV.
1/4" = 1'-0"




2 UNIT A2 RCP
1/4" = 1'-0"




1 UNIT A2
1/4" = 1'-0"
688 SF

## UNIT PLAN GENERAL NOTES:

1. REFER TO ASSEMBLY SHEET SERIES **A0.30** AND **A0.31** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.
2. REFER TO SHEETS **A0.20, . A0.21,** AND **A0.22** FOR MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS.
3. REFER TO BUILDING PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL EXTERIOR ARCHITECTURAL ELEMENTS INCLUDING BALCONY LOCATIONS AND CONFIGURATIONS, COLUMNS, WINDOWS/TRANSOMS, AND PATIO DOOR INFORMATION.
4. USE Z SHADOW BEAD, BACKER ROD, AND CAULK AT ALL DRYWALL RETURNS AT FENESTRATION CONDITIONS.
5. ALL DIMENSIONS AND NOTES STATING "CLEAR", "MIN" OR "MAX" ARE FROM FINISH FACE TO FINISH FACE.
6. PROVIDE BLOCKING FOR ALL TV LOCATIONS, WALL HUNG CABINETS, SHELVING, GRAB BARS, AND OTHER WALL MOUNTED ITEMS.
7. LANDINGS AND FLOORS ON EITHER SIDE OF DOORWAYS SHALL NOT BE MORE THAN 1/2" LOWER THAN DOORWAY THRESHOLD.
8. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406. SEE PLANS FOR LOCATIONS.
9. PROVIDE APPROVED SMOKE DETECTORS AND REQUIRED EMERGENCY FIXTURES WIRED INTO THE BUILDING'S PRIMARY POWER SYSTEM PER IBC SECTION 907.2.10. SEE MECHANICAL PLANS FOR LOCATIONS.
10. ALL EXPOSED EDGES OF FINISHES TO BE DRESSED WITH APPROPRIATE FINISH STRIP.
11. UNIT DEMISING WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL MEET OR EXCEED 50 S.T.C. TEST PER IBC SECTION 1206.
12. WHEN TUBS AND SHOWERS ARE LOCATED ADJACENT TO A FIRE RATED ASSEMBLY, EXTEND GYPSUM BOARD BEHIND AND PROVIDE INSULATION.
13. VERIFY ALL TUB AND SHOWER WALL LENGTHS AND DIMENSION WITH ACTUAL TUB OR SHOWER PROVIDED. CONTRACTOR TO COORDINATE FRAMING WITH TUB MANUFACTURER AND TUB DETAILS.
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18. DEVICE TRIMS & DEVICE FACES TO CLOSELY MATCH THE COLOR OF THE SURFACE THEY ARE APPLIED TO.
19. REFER TO FLOOR PLANS AND ROOF PLANS FOR ADDITIONAL RAISED PLATE LINES AND VAULTED CEILING INFORMATION.
20. ALL BATHROOM HARDWARE FINISHES TO MATCH, INCLUDING SHOWER DOOR FRAMES, UNLESS SPECIFICALLY NOTED BY INTERIOR DESIGNER. G.C. SHALL SUBMIT AVAILABLE HARDWARE FINISHES TO ARCHITECT WHERE AN EXACT MATCH CANNOT BE MADE.
21. ALL PLUMBING PENETRATIONS TO RECEIVE ESCUTCHEON TRIM RINGS TO MATCH ADJACENT FIXTURE FINISH.
22. FIRE EXTINGUISHER (RE: SPECIFICATION) SHALL BE PROVIDED.

## ELECTRICAL LEGEND:

| | |
|---|---|
| S.1 | SURFACE MOUNT |
| W.4 | DOWNLIGHT SCONCE 6" X 6", LED |
| R.1 | RECESSED FIXTURE, 8" ROUND, LED |
| R.6 | RECESSED, WET RATED W/ LENS |
| E | EXTERIOR SCONCE |
| W.3 | WALL SCONCE |
| E.F. | EXHAUST FAN (SEE MEP FOR DUAL SPEED & CONTINUOUS EXHAUST) |
| F.2 | CEILING FAN |
| G | PENDANT |

## RCP HATCH LEGEND:

| | |
|---|---|
| | FULL HEIGHT CILINGS (SEE EXTERIOR ELEVATIONS FOR PLATE LINES) |
| | HATCH DENOTES DROPPED GYP. CEILING OR SOFFIT AT 9'-1" ABOVE SLAB / SUB FLOOR, U.N.O. DRAFT AND FIRE STOP SOFFIT RUNS AS REQUIRED |

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
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Lee's Summit, Missouri
6/7/2023

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3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-5070
ARCHITECT
6/9/23

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6/30/2023 3:18:07 PM NSPJ ARCHITECTS ©
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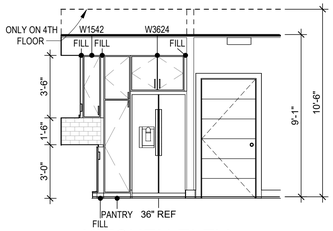
ARCH D 24" x 36"




9 CLOSET
1/4" = 1'-0"




8 KITCHEN ELEV.
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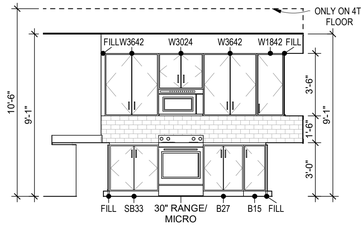


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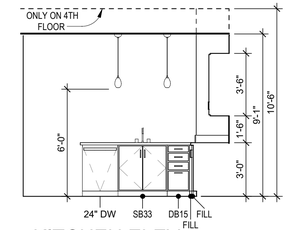


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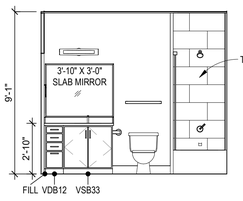


5 BATHROOM ELEV.
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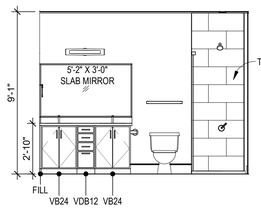


INTERIOR
4 BATHROOM ELEV.
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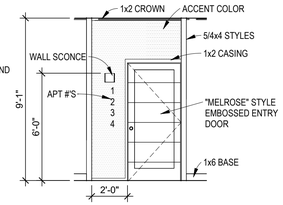


3 ENTRY ELEV.
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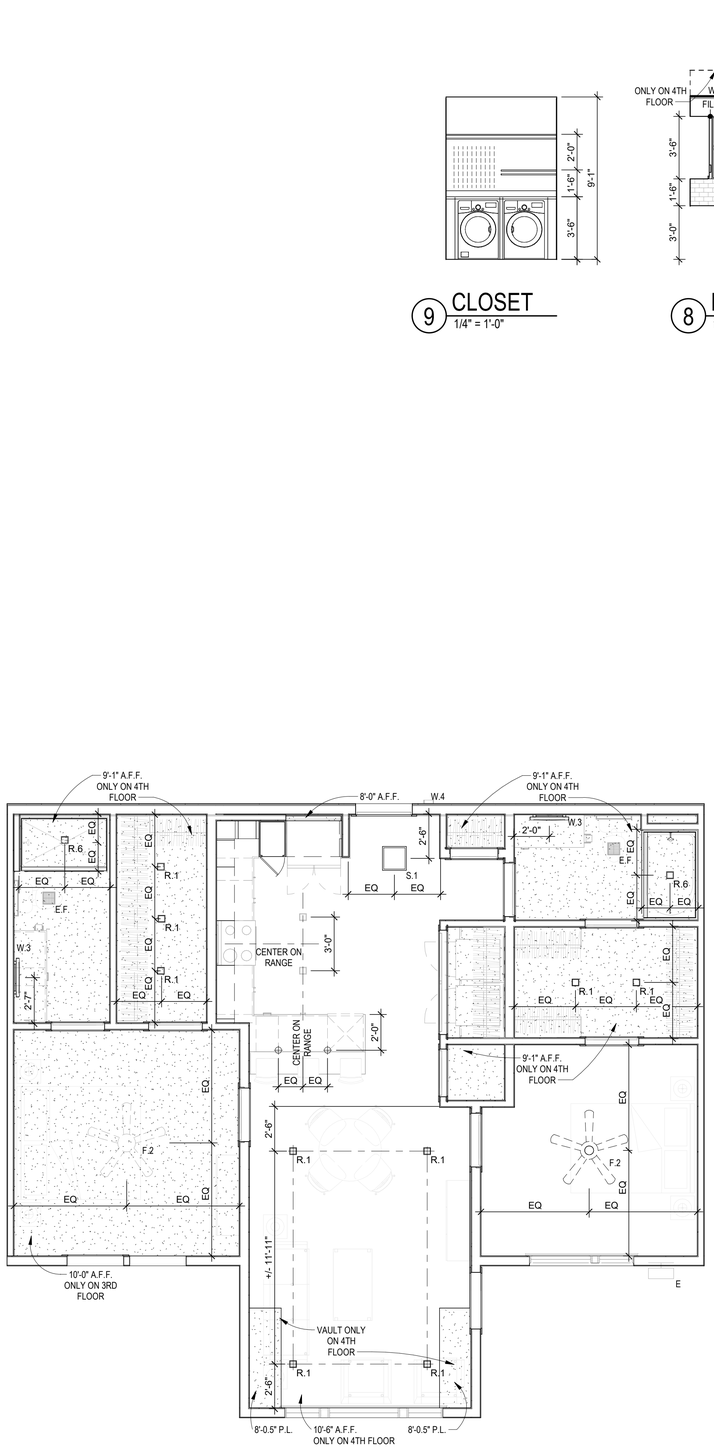
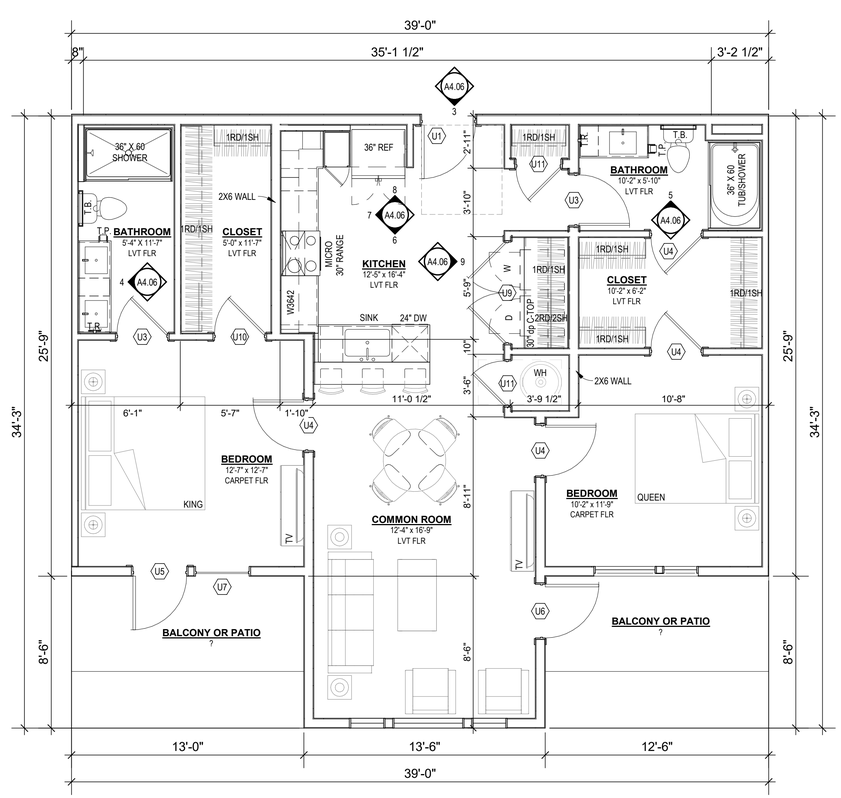



UNIT B2
1/4" = 1'-0"
?




UNIT B2
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?
1049 SQFT

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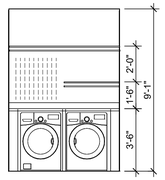
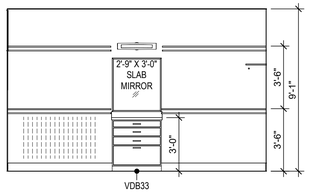
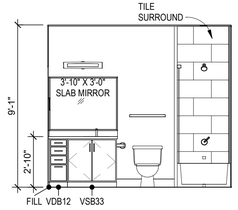
ARCH D 24" x 36"




10 CLOSET
1/4" = 1'-0"




9 B2 ALT CLOSET
1/4" = 1'-0"

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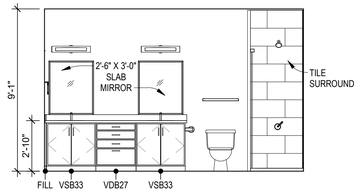


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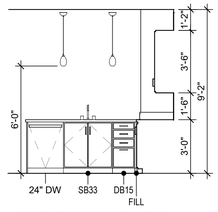


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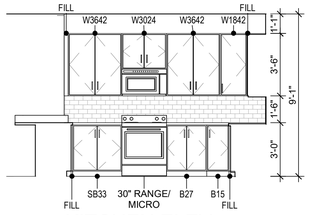


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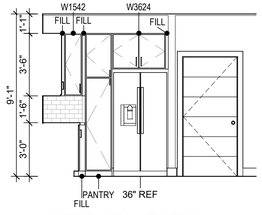


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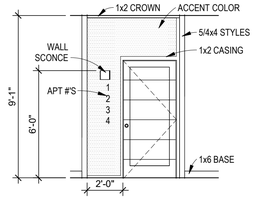


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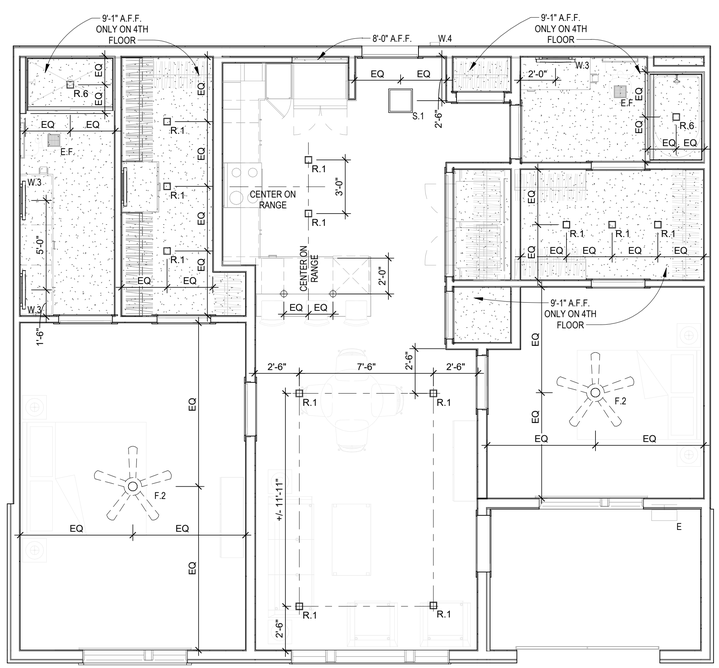
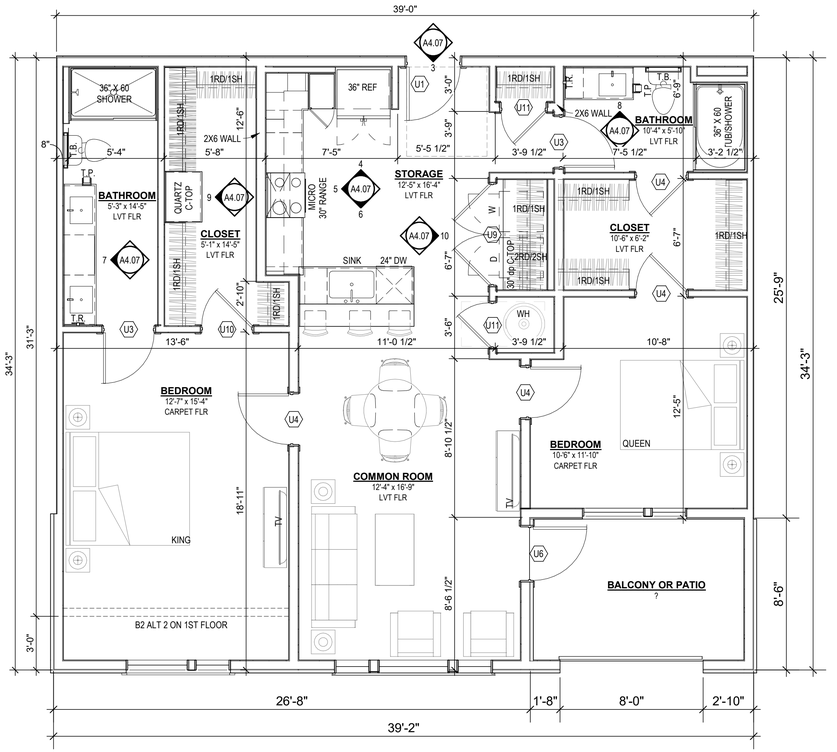



UNIT RCP
2 UNIT B2 ALT 1
1/4" = 1'-0"




UNIT PLAN
1 UNIT B2 ALT 1
1/4" = 1'-0"
1163 SQFT

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**PERMIT SET**

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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
07/12/2023

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-6979
ARCHITECT
6/30/23

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DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

DATE:
03.24.2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
**A4.07**

6/30/2023 3:18:18 PM NSPJ ARCHITECTS ©
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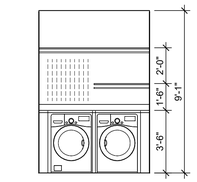
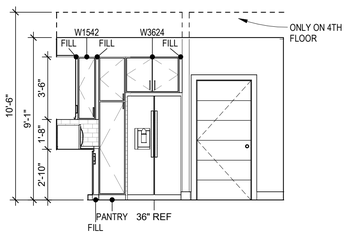
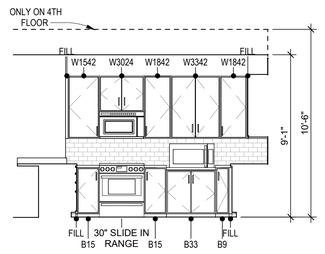
ARCH D 24" x 36"




9 CLOSET
1/4" = 1'-0"




8 KITCHEN ELEV.
1/4" = 1'-0"

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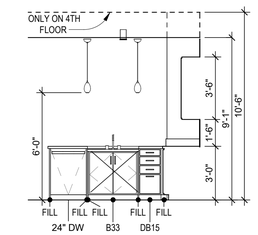


6 KITCHEN ELEV.
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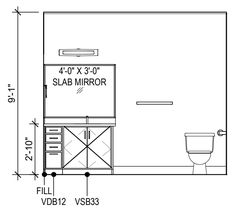


5 BATHROOM ELEV.
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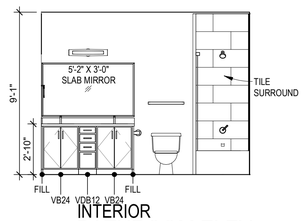


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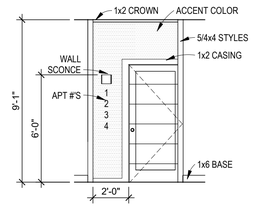


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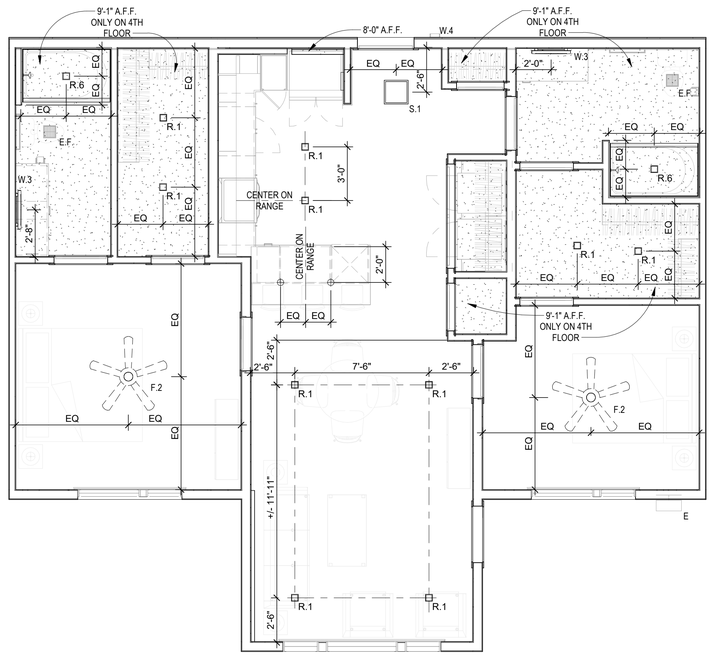
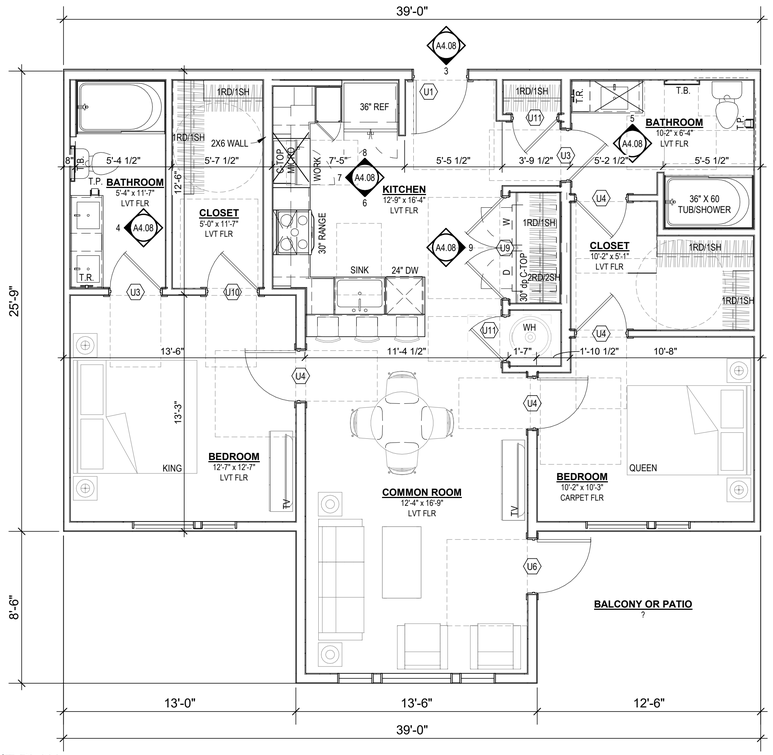
1/4" = 1'-0"




UNIT RCP
2 UNIT B2 TYPE A
1/4" = 1'-0"




UNIT PLAN
1 UNIT B2 TYPE A
1/4" = 1'-0"

1049 SQFT

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50 Highway & Blackwell, Lee's Summit, MO

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DATE:
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696521
DRAWN BY:
Author
SHEET NO.
**A4.08**

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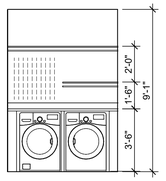
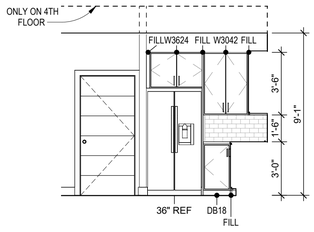
ARCH D 24" x 36"




9 CLOSET
1/4" = 1'-0"

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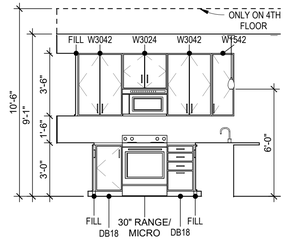


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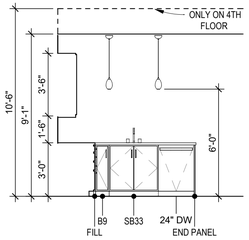


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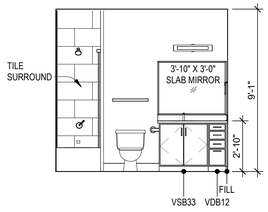


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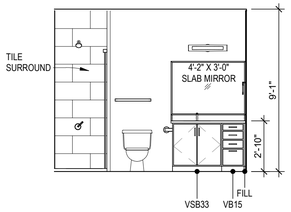


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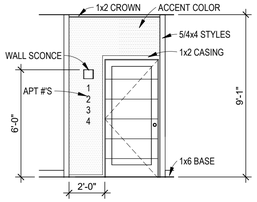


3 ENTRY ELEV.
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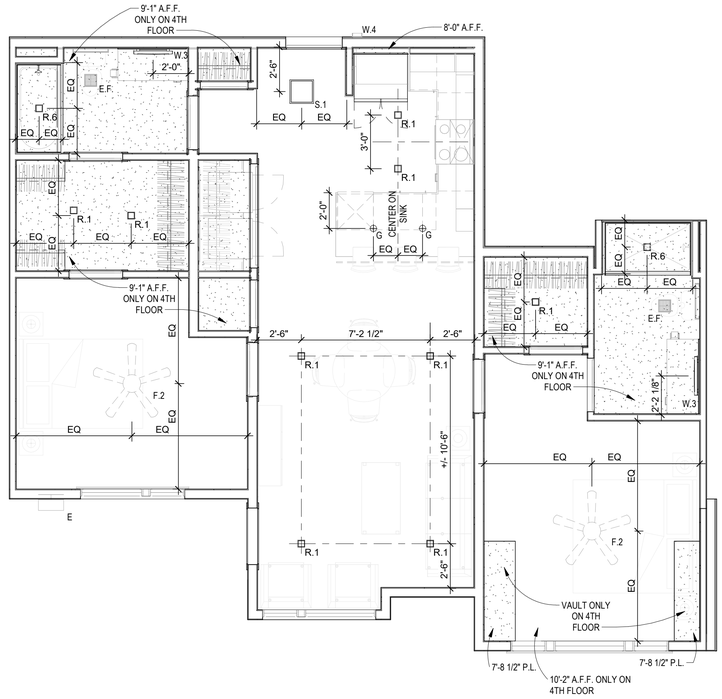
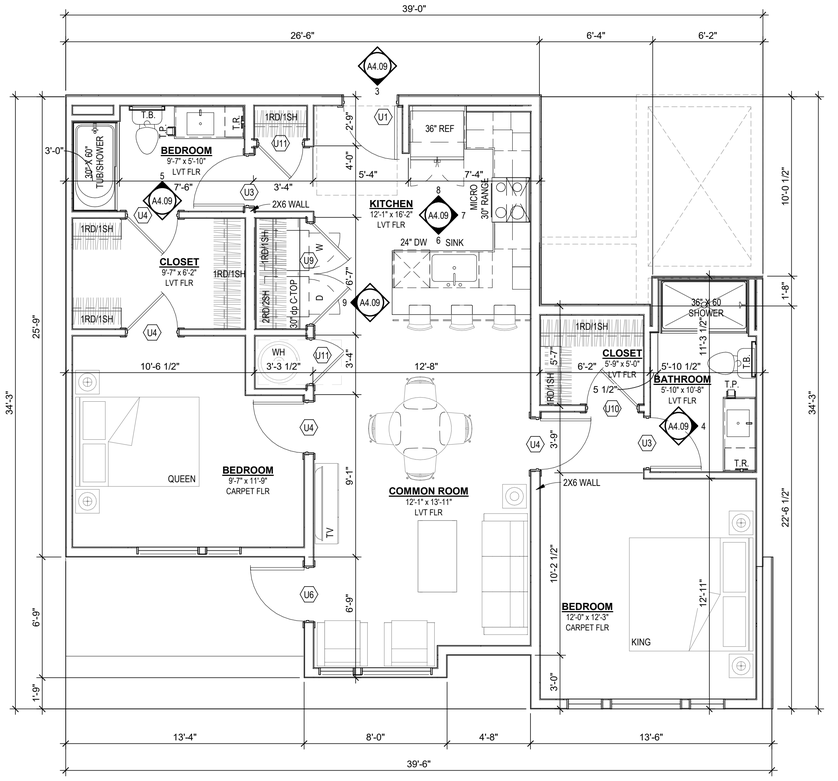



UNIT RCP
2 UNIT B3
1/4" = 1'-0"




UNIT PLAN
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1/4" = 1'-0"

987 SQFT

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Author
SHEET NO.
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ARCH D 24" x 36"

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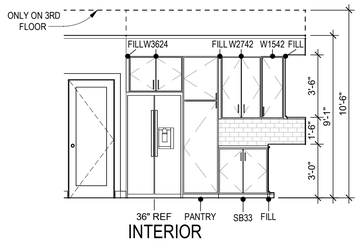
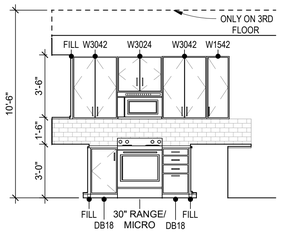



11 INTERIOR KITCHEN ELEV.
1/4" = 1'-0"

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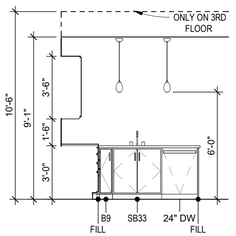


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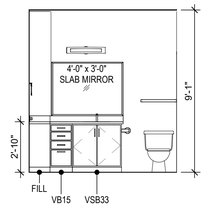


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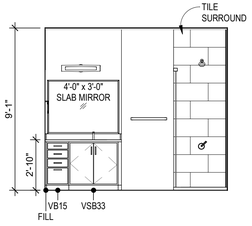
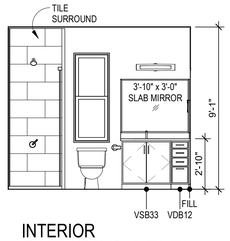
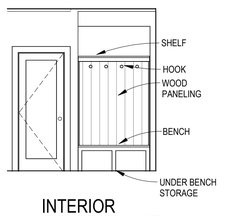


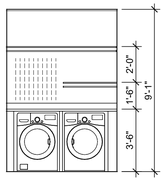

7 INTERIOR BATHROOM ELEV.
1/4" = 1'-0"



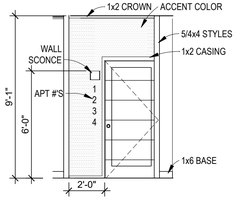

6 INTERIOR BATHROOM ELEV.
1/4" = 1'-0"



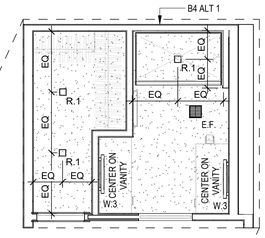

5 INTERIOR DROP ZONE
1/4" = 1'-0"




4 INTERIOR CLOSET
1/4" = 1'-0"



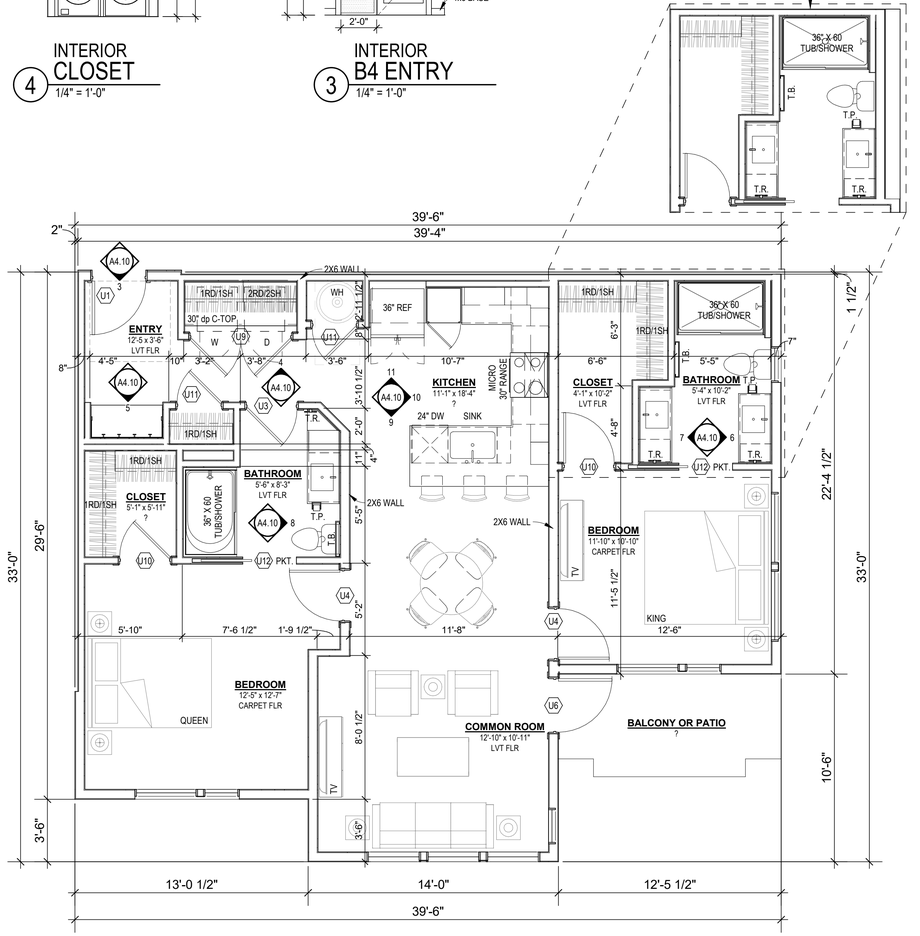

3 INTERIOR B4 ENTRY
1/4" = 1'-0"







UNIT RCP
2 UNIT B4
1/4" = 1'-0"




UNIT PLAN
1 UNIT B4
1/4" = 1'-0"
1050 SQFT

## UNIT PLAN GENERAL NOTES:

1. REFER TO ASSEMBLY SHEET SERIES **A0.30** AND **A0.31** FOR ASSEMBLY DIMENSION ORIGINS AND THICKNESS.
2. REFER TO SHEETS **A0.20.**, **A0.21.** AND **A0.22** FOR MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS.
3. REFER TO BUILDING PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL EXTERIOR ARCHITECTURAL ELEMENTS INCLUDING BALCONY LOCATIONS AND CONFIGURATIONS, COLUMNS, WINDOWS/TRANSOMS, AND PATIO DOOR INFORMATION.
4. USE Z SHADOW BEAD, BACKER ROD, AND CAULK AT ALL DRYWALL RETURNS AT FENESTRATION CONDITIONS.
5. ALL DIMENSIONS AND NOTES STATING "CLEAR", "MIN" OR "MAX" ARE FROM FINISH FACE TO FINISH FACE.
6. PROVIDE BLOCKING FOR ALL TV LOCATIONS, WALL HUNG CABINETS, SHELVING, GRAB BARS, AND OTHER WALL MOUNTED ITEMS.
7. LANDINGS AND FLOORS ON EITHER SIDE OF DOORWAYS SHALL NOT BE MORE THAN 1/2" LOWER THAN DOORWAY THRESHOLD.
8. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406. SEE PLANS FOR LOCATIONS.
9. PROVIDE APPROVED SMOKE DETECTORS AND REQUIRED EMERGENCY FIXTURES WIRED IN THE BUILDING'S PRIMARY POWER SYSTEM PER IBC SECTION 907.2.10. SEE MECHANICAL PLANS FOR LOCATIONS.
10. ALL EXPOSED EDGES OF FINISHES TO BE DRESSED WITH APPROPRIATE FINISH STRIP.
11. UNIT DEMISING WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL MEET OR EXCEED 50 S.T.C. TEST PER IBC SECTION 1206.
12. WHEN TUBS AND SHOWERS ARE LOCATED ADJACENT TO A FIRE RATED ASSEMBLY, EXTEND GYPSUM BOARD BEHIND AND PROVIDE INSULATION.
13. VERIFY ALL TUB AND SHOWER WALL LENGTHS AND DIMENSION WITH ACTUAL TUB OR SHOWER PROVIDED. CONTRACTOR TO COORDINATE FRAMING WITH TUB MANUFACTURER AND TUB DETAILS.
14. MATCH SHOE FINISH TO CABINET FINISH WHERE ADJACENT TO BASE CABINET.
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16. IN SIDE-BY-SIDE LAUNDRY CONFIGURATION, WASHER ALWAYS ON THE LEFT, DRYER ALWAYS ON THE RIGHT. CONTRACTOR TO FIELD COORDINATE.
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18. DEVICE TRIMS & DEVICE FACES TO CLOSELY MATCH THE COLOR OF THE SURFACE THEY ARE APPLIED TO.
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21. ALL PLUMBING PENETRATIONS TO RECEIVE ESCUTCHEON TRIM RINGS TO MATCH ADJACENT FIXTURE FINISH.
22. FIRE EXTINGUISHER (RE: SPECIFICATION) SHALL BE PROVIDED.

## ELECTRICAL LEGEND:

| | |
|---|---|
| S.1 | SURFACE MOUNT |
| W.4 | DOWNLIGHT SCONCE 6" X 6", LED |
| R.1 | RECESSED FIXTURE, 8" ROUND, LED |
| R.6 | RECESSED, WET RATED W/ LENS |
| E | EXTERIOR SCONCE |
| W.3 | WALL SCONCE |
| E.F. | EXHAUST FAN (SEE MEP FOR DUAL SPEED & CONTINUOUS EXHAUST) |
| F.2 | CEILING FAN |
| G | PENDANT |

## RCP HATCH LEGEND:

| | |
|---|---|
| | FULL HEIGHT CIILINGS (SEE EXTERIOR ELEVATIONS FOR PLATE LINES) |
| | HATCH DENOTES DROPPED GYP. CEILING OR SOFFIT AT 9'-1" ABOVE SLAB / SUB FLOOR, U.N.O. DRAFT AND FIRE STOP SOFFIT RUNS AS REQUIRED |

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F. 913.831.3233
NSPJARCH.COM

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2007018
ARCHITECT
6/30/23

A NEW DEVELOPMENT:
# RESIDENCES AT BLACKWELL
## 50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

DATE:
03.24.2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
# A4.10

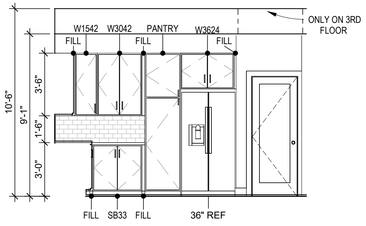
**PERMIT SET**

6/30/2023 3:18:34 PM NSPJ ARCHITECTS ©

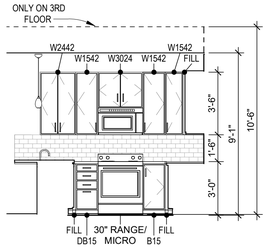
C:\Users\trodden\OneDrive - NSPJ Architects\Documents\6965-GriffinRiley_R22_trodden7LSW9.rvt

ARCH D 24" x 36"

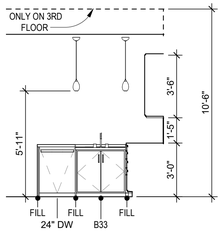
RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
6/30/2023



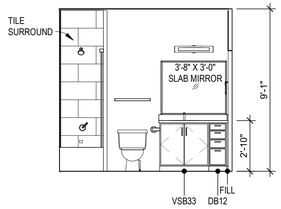

10 KITCHEN ELEV.
1/4" = 1'-0"



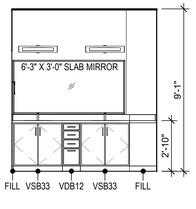

9 KITCHEN ELEV.
1/4" = 1'-0"



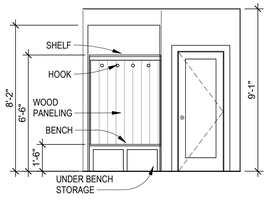

8 KITCHEN ELEV.
1/4" = 1'-0"



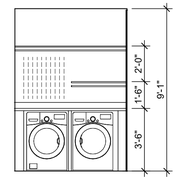

7 BATHROOM ELEV.
1/4" = 1'-0"



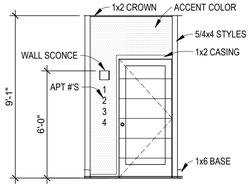

6 BATHROOM ELEV.
1/4" = 1'-0"



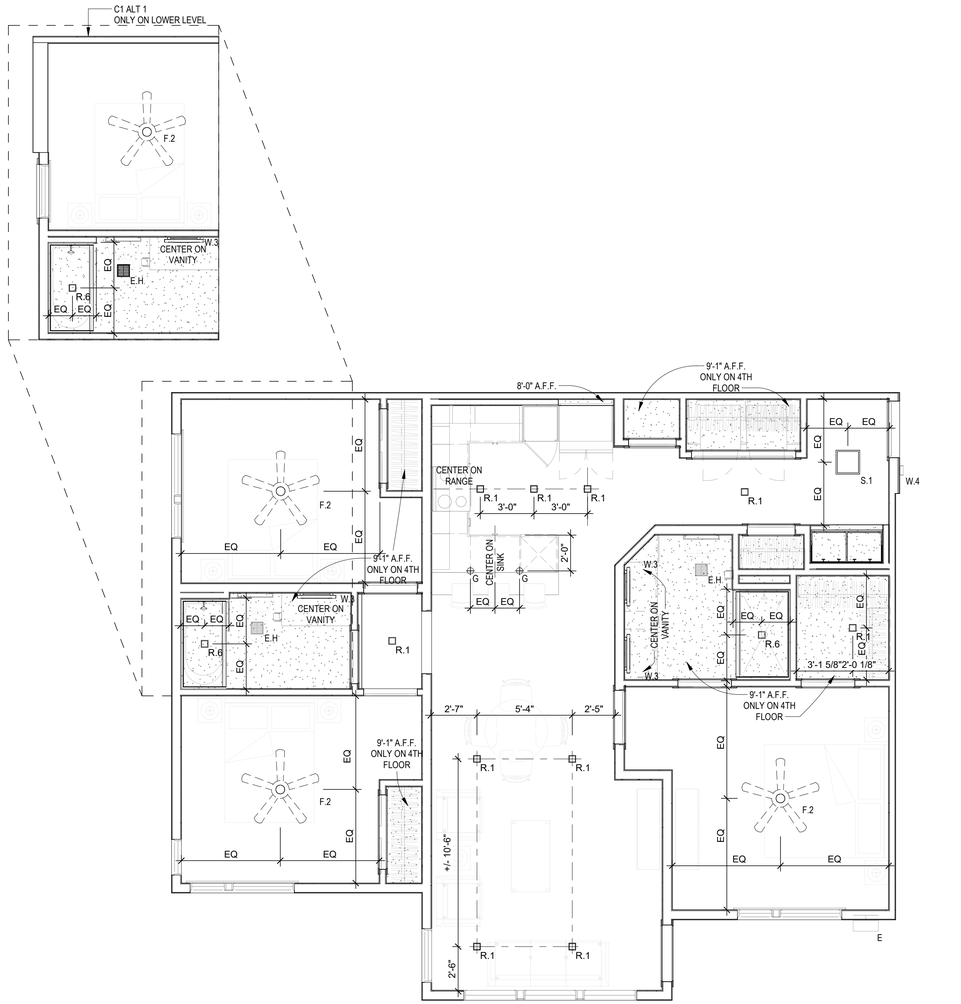

5 DROP ZONE
1/4" = 1'-0"



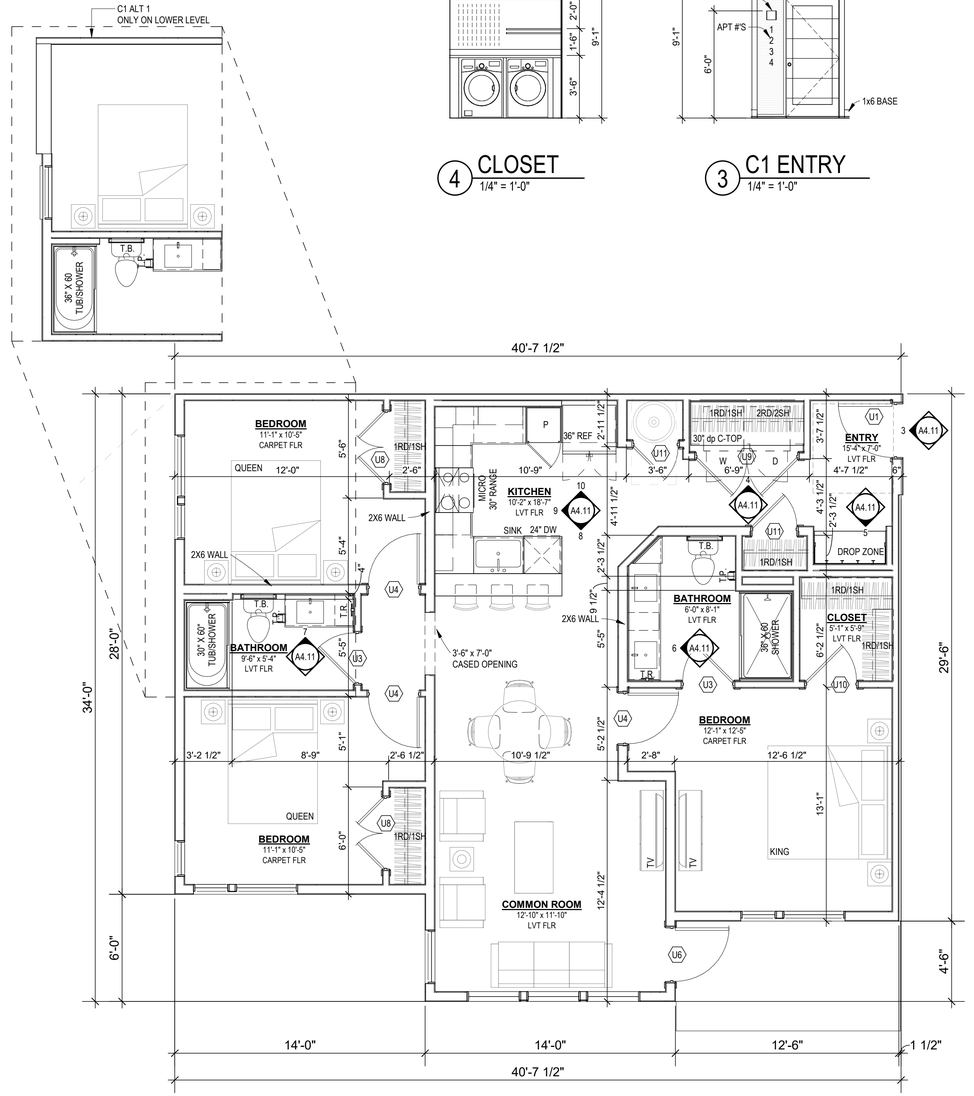

4 CLOSET
1/4" = 1'-0"




3 C1 ENTRY
1/4" = 1'-0"




UNIT RCP
2 UNIT C1
1/4" = 1'-0"




1169 SQFT

UNIT PLAN
1 UNIT C1
1/4" = 1'-0"

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## ELECTRICAL LEGEND:

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- W.4 — DOWNLIGHT SCONCE 6" X 6", LED
- R.1 — RECESSED FIXTURE, 8" ROUND, LED
- R.6 — RECESSED, WET RATED W/ LENS
- E — EXTERIOR SCONCE
- W.3 — WALL SCONCE
- E.F. — EXHAUST FAN (SEE MEP FOR DUAL SPEED & CONTINUOUS EXHAUST)
- F.2 — CEILING FAN
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## RCP HATCH LEGEND:

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- HATCH DENOTES DROPPED GYP. CEILING OR SOFFIT AT 9'-1" ABOVE SLAB / SUB FLOOR, U.N.O. DRAFT AND FIRE STOP SOFFIT RUNS AS REQUIRED

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-10270
ARCHITECT
6/30/23

A NEW DEVELOPMENT:
# RESIDENCES AT BLACKWELL
50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

DATE:
03.24.2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
# A4.11

PERMIT SET

6/30/2023 3:18:40 PM NSPJ ARCHITECTS ©

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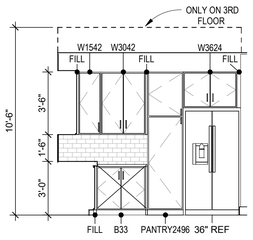
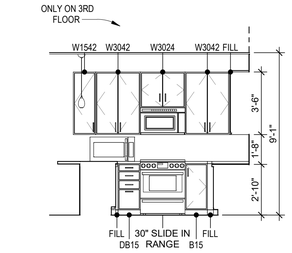
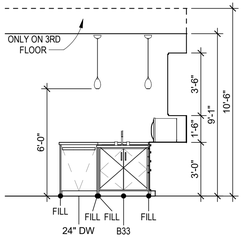
ARCH D 24" x 36"




10 KITCHEN ELEV.
1/4" = 1'-0"




9 KITCHEN ELEV.
1/4" = 1'-0"




8 KITCHEN ELEV.
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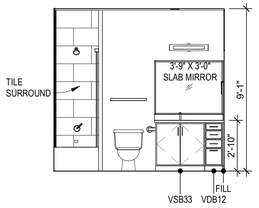
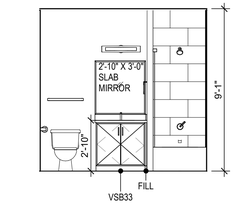
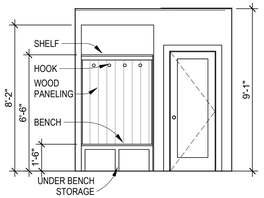


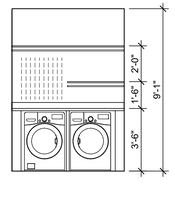

7 BATHROOM ELEV.
1/4" = 1'-0"



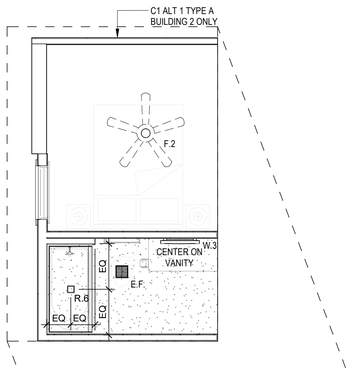

6 BATHROOM ELEV.
1/4" = 1'-0"

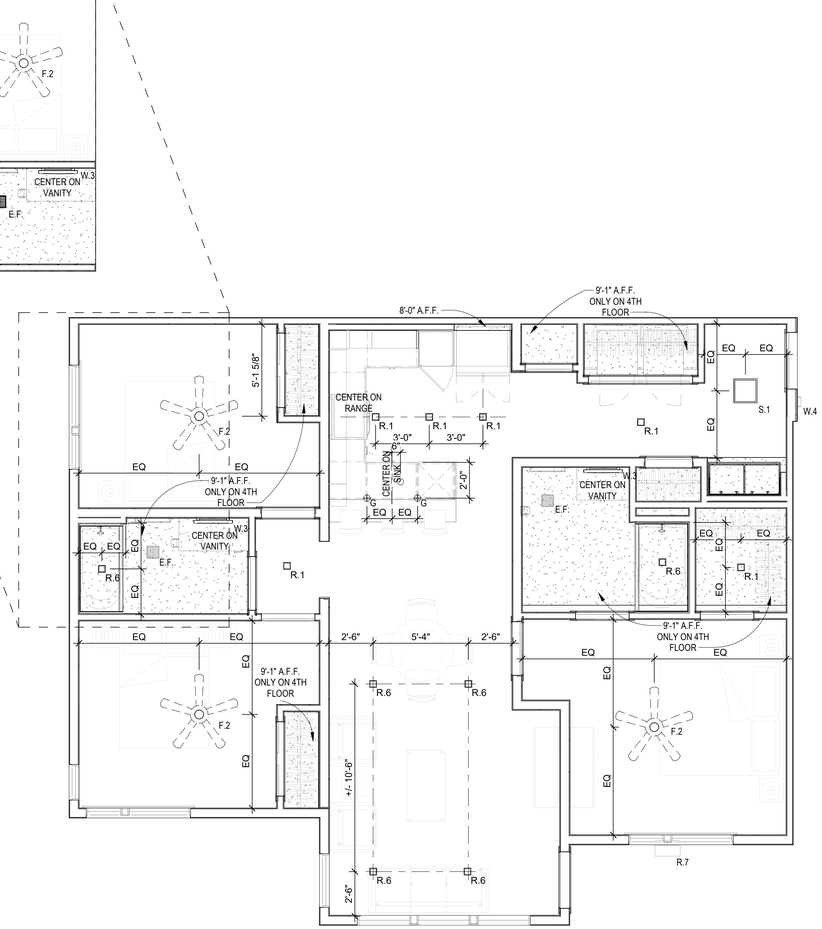



5 DROP ZONE ELEV.
1/4" = 1'-0"

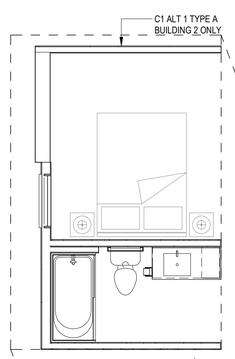


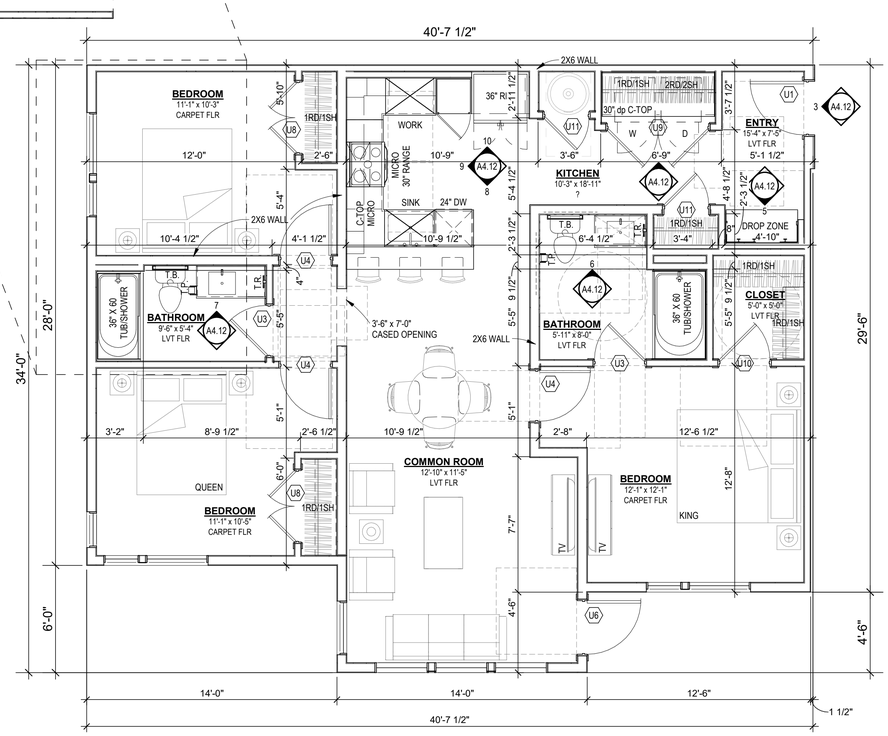

4 CLOSET
1/4" = 1'-0"



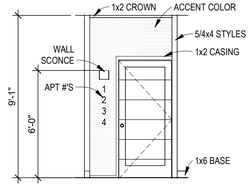




UNIT C1 TYPE A
1/4" = 1'-0"




UNIT C1 TYPE A
1/4" = 1'-0"
1169 SQFT




3 C1 A ENTRY
1/4" = 1'-0"

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6. PROVIDE BLOCKING FOR ALL TV LOCATIONS, WALL HUNG CABINETS, SHELVING, GRAB BARS, AND OTHER WALL MOUNTED ITEMS.
7. LANDINGS AND FLOORS ON EITHER SIDE OF DOORWAYS SHALL NOT BE MORE THAN 1/2" LOWER THAN DOORWAY THRESHOLD.
8. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406. SEE PLANS FOR LOCATIONS.
9. PROVIDE APPROVED SMOKE DETECTORS AND REQUIRED EMERGENCY FIXTURES WIRED INTO THE BUILDING'S PRIMARY POWER SYSTEM PER IBC SECTION 907.2.10. SEE MECHANICAL PLANS FOR LOCATIONS.
10. ALL EXPOSED EDGES OF FINISHES TO BE DRESSED WITH APPROPRIATE FINISH STRIP.
11. UNIT DEMISING WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL MEET OR EXCEED 50 S.T.C. TEST PER IBC SECTION 1206.
12. WHEN TUBS AND SHOWERS ARE LOCATED ADJACENT TO A FIRE RATED ASSEMBLY, EXTEND GYPSUM BOARD BEHIND AND PROVIDE INSULATION.
13. VERIFY ALL TUB AND SHOWER WALL LENGTHS AND DIMENSION WITH ACTUAL TUB OR SHOWER PROVIDED. CONTRACTOR TO COORDINATE FRAMING WITH TUB MANUFACTURER AND TUB DETAILS.
14. MATCH SHOE FINISH TO CABINET FINISH WHERE ADJACENT TO BASE CABINET.
15. AVOID WATER LINES IN EXTERIOR WALLS. WHERE NOT POSSIBLE, INSTALL FOAM INSULATION BETWEEN WATER LINES & SHEATHING.
16. IN SIDE-BY-SIDE LAUNDRY CONFIGURATION, WASHER ALWAYS ON THE LEFT, DRYER ALWAYS ON THE RIGHT. CONTRACTOR TO FIELD COORDINATE.
17. ALL WINDOWS TO RECEIVE 5/4X STOOL WITH 1X3 APRON & DRYWALL RETURNS ON JAMBS & HEAD
18. DEVICE TRIMS & DEVICE FACES TO CLOSELY MATCH THE COLOR OF THE SURFACE THEY ARE APPLIED TO.
19. REFER TO FLOOR PLANS AND ROOF PLANS FOR ADDITIONAL RAISED PLATE LINES AND VAULTED CEILING INFORMATION.
20. ALL BATHROOM HARDWARE FINISHES TO MATCH, INCLUDING SHOWER DOOR FRAMES, UNLESS SPECIFICALLY NOTED BY INTERIOR DESIGNER. G.C. SHALL SUBMIT AVAILABLE HARDWARE FINISHES TO ARCHITECT WHERE AN EXACT MATCH CANNOT BE MADE.
21. ALL PLUMBING PENETRATIONS TO RECEIVE ESCUTCHEON TRIM RINGS TO MATCH ADJACENT FIXTURE FINISH.
22. FIRE EXTINGUISHER (RE: SPECIFICATION) SHALL BE PROVIDED.

## ELECTRICAL LEGEND:

- S.1 — SURFACE MOUNT
- W.4 — DOWNLIGHT SCONCE 6" X 6", LED
- R.1 — RECESSED FIXTURE, 8" ROUND, LED
- R.6 — RECESSED, WET RATED W/ LENS
- E — EXTERIOR SCONCE
- W.3 — WALL SCONCE
- E.F. — EXHAUST FAN (SEE MEP FOR DUAL SPEED & CONTINUOUS EXHAUST)
- F.2 — CEILING FAN
- G — PENDANT

## RCP HATCH LEGEND:

- FULL HEIGHT CIILINGS (SEE EXTERIOR ELEVATIONS FOR PLATE LINES)
- HATCH DENOTES DROPPED GYP. CEILING OR SOFFIT AT 9'-1" ABOVE SLAB / SUB FLOOR, U.N.O. DRAFT AND FIRE STOP SOFFIT RUNS AS REQUIRED

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A NEW DEVELOPMENT:

# BLACKWELL RESIDENCES AT BLACKWELL

Lee's Summit, MO — 50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

DATE:
03.24.2023
JOB NO.
696521
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**A4.12**

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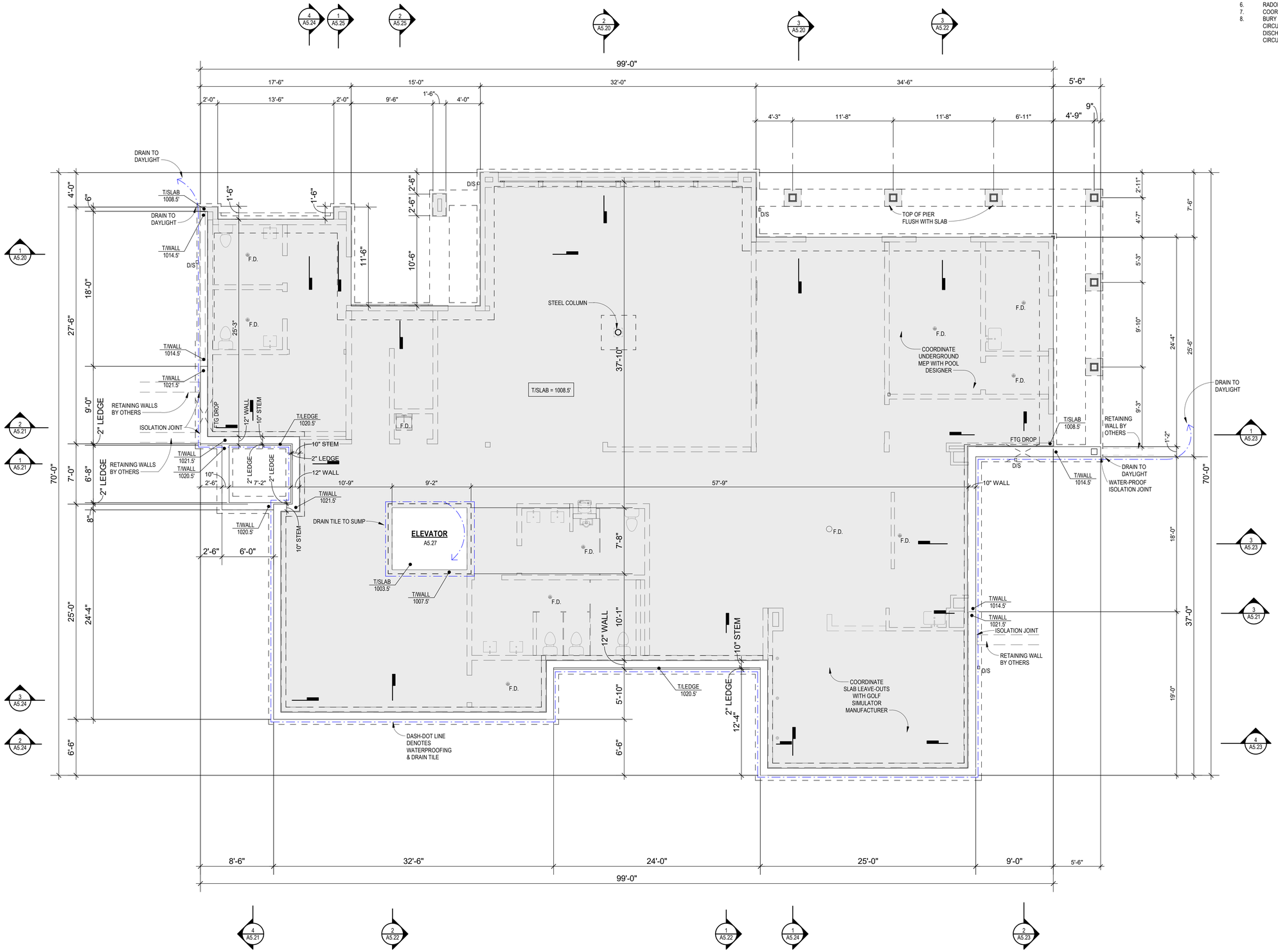
ARCH D 24" x 36"

## GENERAL NOTES:

1. SEE CIVIL FOR GRADING.
2. SEE STRUCTURAL FOR MORE DETAILED INFORMATION ON FOOTING SIZES, THICKENED SLABS, REINFORCEMENT, MIX DESIGN, ETC.
3. SLOPE ALL SLABS WITH FLOOR DRAINS TO THE DRAIN.
4. PROVIDE VAPOR BARRIER UNDER ON INTERIOR SLABS.
5. SEE GEOTECH, CIVIL, AND STRUCTURAL INFORMATION FOR SUB-GRADE PREP.
6. RADON MITIGATION PREP. BY OTHERS.
7. COORDINATE IRRIGATION SLEEVE LOCATIONS.
8. BURY DOWNSPOUTS WHERE ADJACENT TO PEDESTRIAN CIRCULATION AND RUN TO DAYLIGHT LOCATION WHERE DISCHARGE WILL NOT CREATE ICE OVER PEDESTRIAN CIRCULATION.




# FOUNDATION PLAN

3/16" = 1'-0"

?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A NEW DEVELOPMENT FOR:

# RESIDENCES AT BLACKWELL

50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

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ARCH D 24" x 36"

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## GENERAL NOTES:

1. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.
2. SEE SHEETS A0.30, A0.31,A0.32 FOR RATED ASSEMBLIES.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
4. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.
5. PROVIDE VERTICAL GYPSUM BOARD CONTROL JOINTS AT 30'-0" O.C. MAX COORDINATE TO MEET FIRE RESISTIVE RATINGS OF THE ASSEMBLY AND FIRESTOP JOINTS AT RATED PARTITIONS. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
6. REFER TO SHEETS A0.20, A0.21, AND A0.22 FOR MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS.
7. REFER TO BUILDING PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL EXTERIOR ARCHITECTURAL ELEMENTS.
8. USE Z SHADOW BEAD, BACKER ROD, AND CAULK AT ALL DRYWALL RETURNS AT FENESTRATION CONDITIONS.
9. ALL DIMENSIONS AND NOTES STATING "CLEAR", "MIN" OR "MAX" ARE FROM FINISH FACE TO FINISH FACE.
10. PROVIDE BLOCKING FOR ALL TV LOCATIONS, WALL HUNG CABINETS, SHELVING, GRAB BARS, AND OTHER WALL MOUNTED ITEMS.
11. LANDING AND FLOORS ON EITHER SIDE OF DOORWAYS SHALL NOT BE MORE THAN 1/2" LOWER THAN DOORWAY THRESHOLD.
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13. PROVIDE APPROVED SMOKE DETECTORS AND REQUIRED EMERGENCY FIXTURES WIRED INTO THE BUILDING'S PRIMARY POWER SYSTEM PER IBC SECTION 907.2.10 SEE MECHANICAL PLANS FOR LOCATIONS.
14. ALL EXPOSED EDGES OF FINISHES TO BE DRESSED WITH APPROPRIATE FINISH STRIP.
15. UNIT DEMISING WALLS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS SHALL MEET OR EXCEED 50 S.T.C. TEST PER IBC SECTION 1206.
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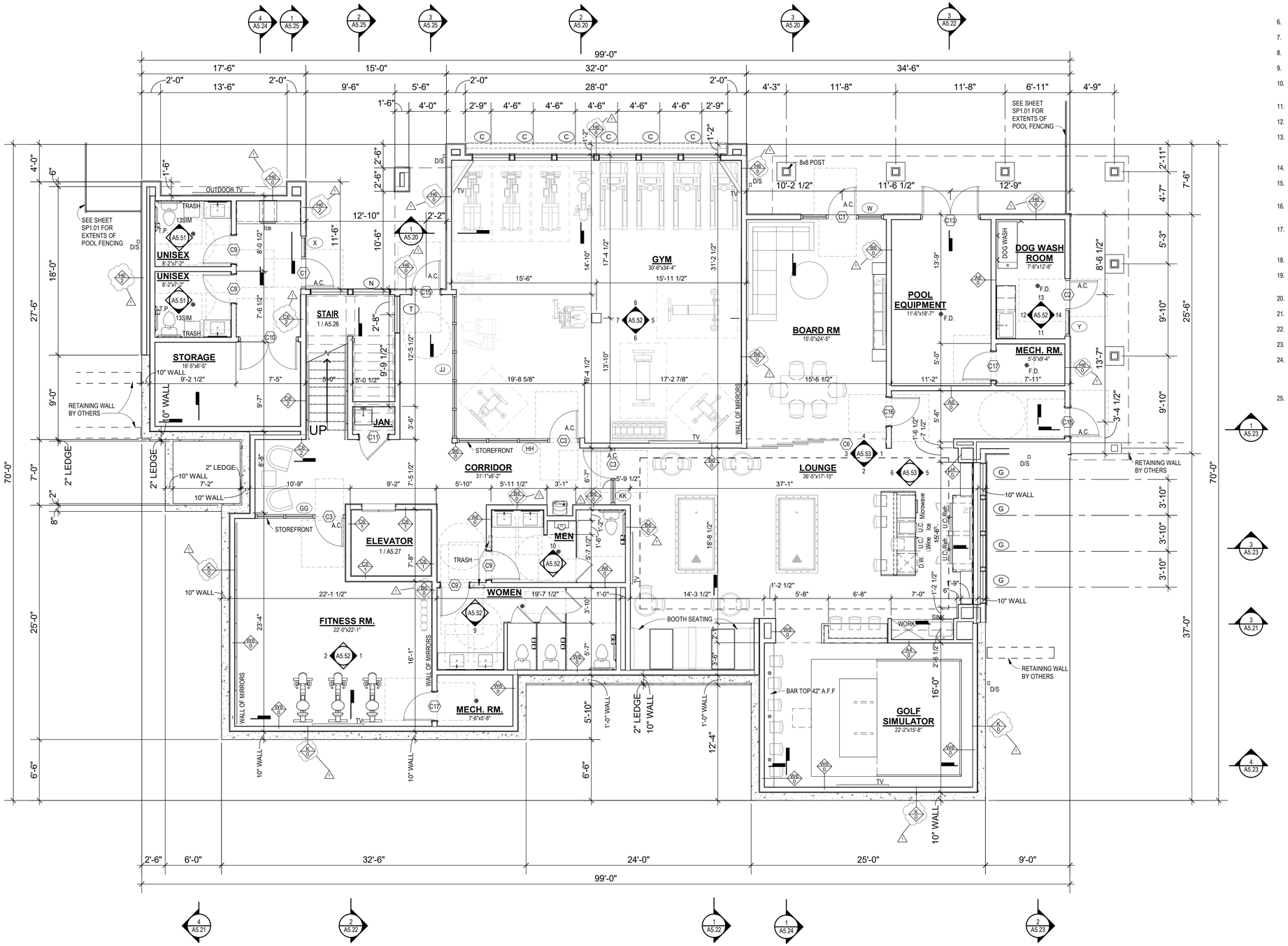
18. MATCH SHOE FINISH TO CABINET FINISH WHERE ADJACENT TO BASE CABINET.
19. AVOID WATER LINES IN EXTERIOR WALLS. WHERE NOT POSSIBLE, INSTALL FOAM INSULATION BETWEEN WATER LINES & SHEATHING.hh
20. ALL WINDOWS TO RECEIVE 5/4X STOOL WITH 1x3 APRON & DRYWALL RETURNS ON JAMBS & HEAD.
21. DEVICE TRIMS & DEVICE FACES TO CLOSELY MATCH THE COLOR OF THE SURFACE THEY ARE APPLIED TO.
22. ALL PANTRY CABINETS & CABINETS ABOVE REFRIGERATOR SHALL BE 24" DEEP AND RECEIVE END PANELS WHERE EXPOSED.
23. REFER TO FLOOR PLANS AND ROOF PLANS FOR ADDITIONAL RAISED PLATE LINES AND VAULTED CEILING INFORMATION.
24. ALL BATHROOM HARDWARE FINISHES TO MATCH, INCLUDING SHOWER DOOR FRAMES. UNLESS SPECIFICALLY NOTED BY INTERIOR DESIGNER. G.C. SHALL SUBMIT AVAILABLE HARDWARE FINISHES TO ARCHITECT WHERE AN EXACT MATCH CANNOT BE MADE.
25. ALL PLUMBING PENETRATIONS TO RECEIVE ESCUTCHEON TRIM RINGS TO MATCH ADJACENT FIXTURE FINISH.




## BASEMENT PLAN

3/16" = 1'-0"

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A NEW DEVELOPMENT FOR:

# RESIDENCES AT BLACKWELL

50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△ REVISIONS:

| | | |
|---|---|---|
| 1 | 04.03.23 | Revision 1 |

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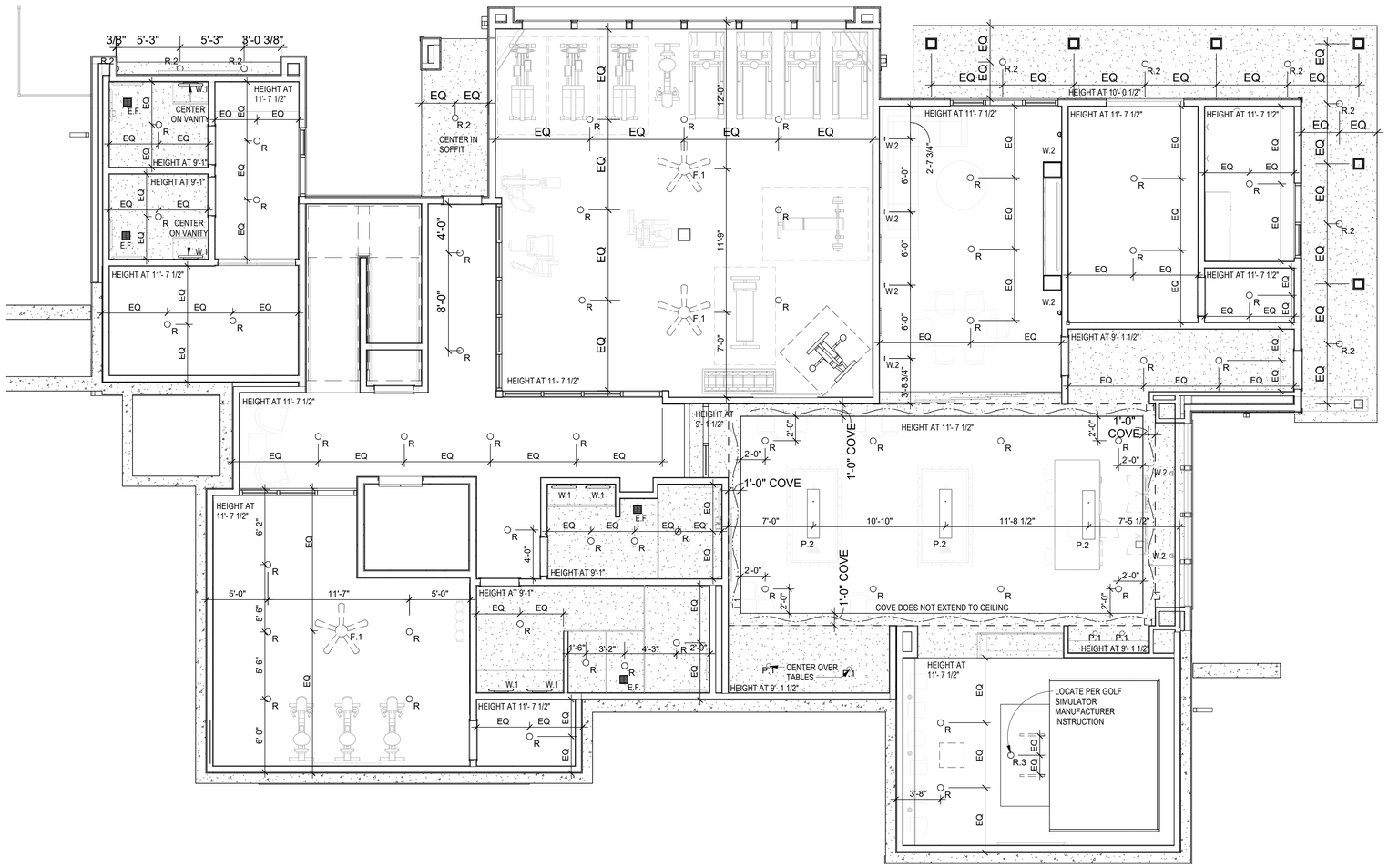


## BASEMENT RCP

3/16" = 1'-0" ?

## UNIT PLANS GENERAL NOTES:

1. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.
2. SEE SHEETS A0.30, A0.31,A0.32 FOR RATED ASSEMBLIES.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
4. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.
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25. ALL PLUMBING PENETRATIONS TO RECEIVE ESCUTCHEON TRIM RINGS TO MATCH ADJACENT FIXTURE FINISH.

## ELECTRICAL LEGEND

| | |
|---|---|
| R | RECESSED FIXTURE, 8", LED |
| R.2 | OUTDOOR WET RATED RECESSED FIXTURE, 8" LED |
| R.3 | PROVIDED WITH GOLF SIMULATOR |
| R.8 | INDOOR WET RATED RECESSED FIXTURE, 8" LED |
| W.2 | WALL SCONCE |
| P.1 | PENDANT |
| P.2 | LINEAR PENDANT |
| C.1 | CHANDELIER |
| F.1 | CEILING FAN |
| W.1 | VANITY SCONCE |
| W.2 | WALL SCONCE |
| L.1 | COVELIGHT LINEAR LED |
| L.2 | U.C. LINEAR LED |

## RCP HATCH LEGEND

| | |
|---|---|
| | HATCH DENOTES DROPPED GYP CEILING OR SOFFIT AT # ## ABOVE SLAB/SUBFLOOR,U.N.O. DRAFT AND FIRE STOP SOFFIT RUNS AS REQUIRED |
| | FULL HEIGHT CEILINGS (SEE EXTERIOR ELEVATIONS FOR PLATE LINES) |

**PERMIT SET**

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Lee's Summit, Missouri
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A NEW DEVELOPMENT FOR:

# RESIDENCES AT BLACKWELL

150 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

DATE: 03/24/2023
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ARCH D 24" x 36"

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Lee's Summit, Missouri
07/12/2023

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# A NEW DEVELOPMENT FOR:
# RESIDENCES AT BLACKWELL
## 50 HWY & BLACKWELL
## LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

REVISIONS:

| | | |
|---|---|---|
| 1 | 04.03.23 | Revision 1 |
| 2 | 05.02.23 | Revision 2 |

DATE: 03/24/2023
JOB NO. 696521
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## 1ST FLOOR BUILDING PLAN
3/16" = 1'-0"

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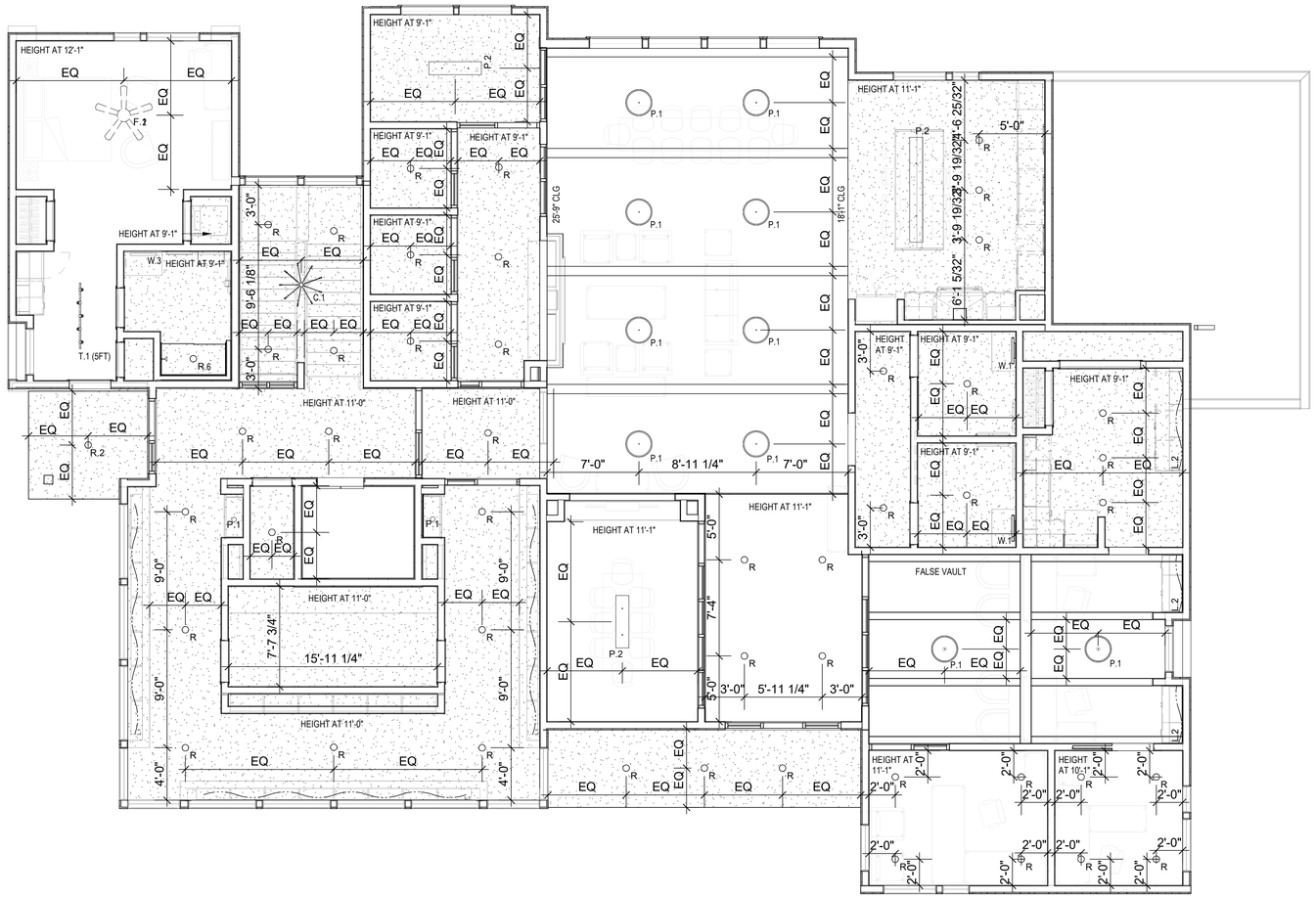
ARCH D 24" x 36"




## 1ST FLOOR RCP

3/16" = 1'-0"

## ELECTRICAL LEGEND

| | |
|---|---|
| R | RECESSED FIXTURE, 8", LED |
| R.2 | OUTDOOR WET RATED RECESSED FIXTURE, 8" LED |
| R.3 | PROVIDED WITH GOLF SIMULATOR |
| R.8 | INDOOR WET RATED RECESSED FIXTURE, 8" LED |
| W.2 | WALL SCONCE |
| P.1 | PENDANT |
| P.2 | LINEAR PENDANT |
| C.1 | CHANDELIER |
| F.1 | CEILING FAN |
| W.1 | VANITY SCONCE |
| W.2 | WALL SCONCE |
| L.1 | COVELIGHT LINEAR LED |
| L.2 | U.C. LINEAR LED |

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| | |
|---|---|
| | HATCH DENOTES DROPPED GYP CEILING OR SOFFIT AT # ## ABOVE SLAB/SUBFLOOR,U.N.O. DRAFT AND FIRE STOP SOFFIT RUNS AS REQUIRED |
| | FULL HEIGHT CEILINGS (SEE EXTERIOR ELEVATIONS FOR PLATE LINES) |

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A NEW DEVELOPMENT FOR:

# RESIDENCES AT BLACKWELL

50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

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Author
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ARCH D 24" x 36"

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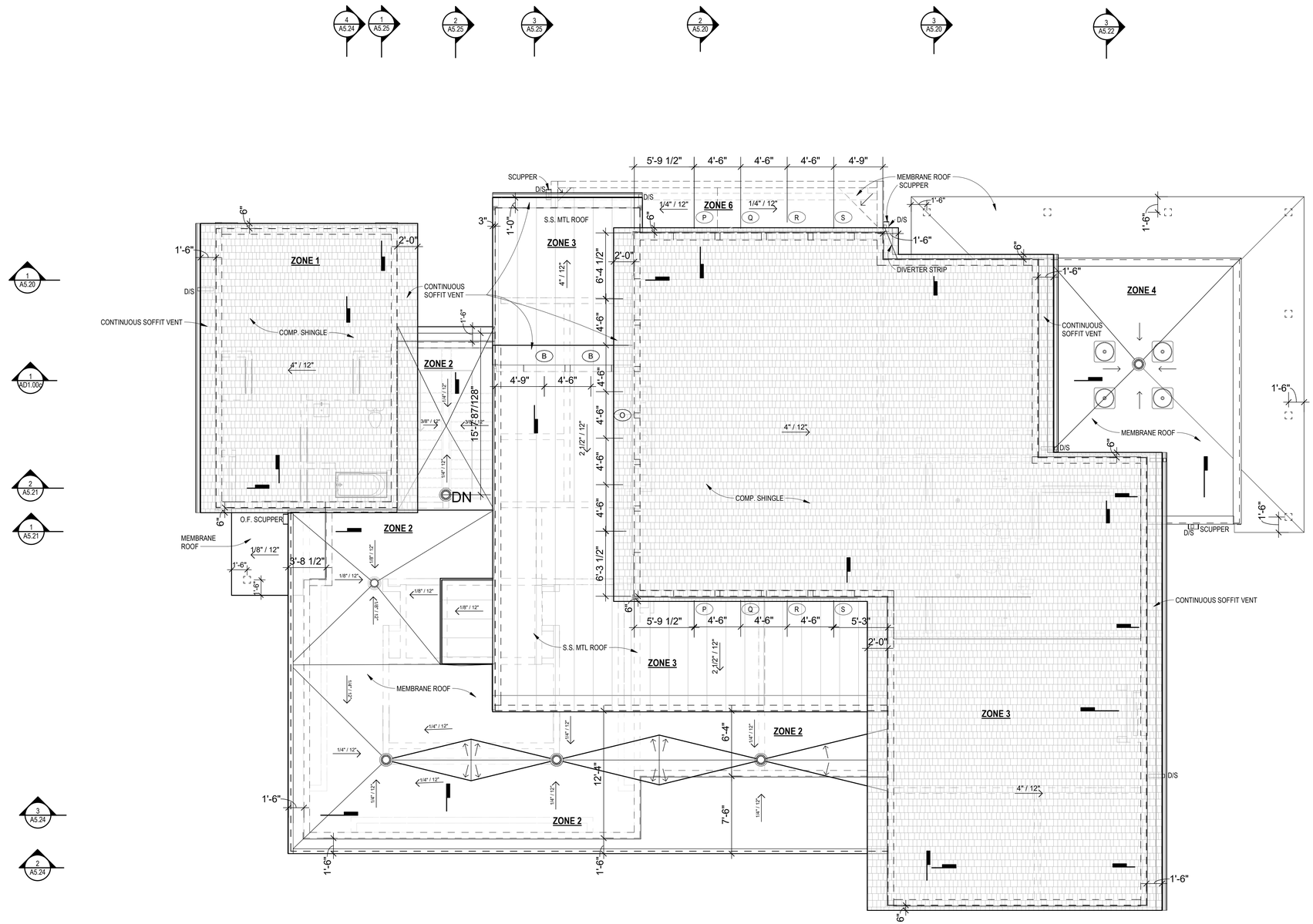
## ROOF VENT CALCULATION

| NAME | AREA | REQ'D | PROVIDED | NOTE |
|---|---|---|---|---|
| ZONE 1 | 473 SF | 1.57 SF | 1.5 SQFT / 0.78 SQFT | CONT. SOFFIT VENT |
| ZONE 2 | 1213 SF | UNVENTED | UNVENTED | FOAM |
| ZONE 3 | 3145 SF | 10.48 SF | 7 SQFT / 5.25 SQFT | CONT. SOFFIT VENT |
| ZONE 4 | 431 SF | UNVENTED | UNVENTED | FOAM |
| ZONE 5 | 116 SF | UNVENTED | UNVENTED | FOAM |

## ROOF PLAN GENERAL NOTES:

1. REFER TO BUILDING ELEVATIONS FOR DOWNSPOUT LOCATIONS.
2. ALL OBJECTS INDICATED ON THE ROOF ARE GENERAL AND MUST BE COORDINATED WITH MEP AND STRUCTURAL ELEMENTS. REFER TO MEP DRAWINGS FOR ACTUAL MECHANICAL EQUIPMENT LOCATIONS.
3. ALL FLAT ROOFS SHALL SLOPE ¼" PER FOOT MINIMUM.
4. ALL CRICKETS SHALL SLOPE ½" PER FOOT MINIMUM.
5. PROVIDE ALL ROOFING DETAILS BY MANUFACTURER'S WARRANTED SYSTEMS.
6. PROVIDE KICK-OUT FLASHING AT ALL SIDE-WALL CONDITIONS.
7. ALL ROOFING DETAILS TO BE PER MANUFACTURER'S WARRANTED SYSTEM.
8. UPPER VENTS LIMITED TO BETWEEN 40% & 50% OF REQUIRED VENTING
9. UNVENTED ATTICS SHALL RECEIVE R-25 FOAM INSULATION IMMEDIATELY ADJACENT TO THE ROOF DECK WITH THE REMAINING CAVITY BLOWN FULL OF FIBERGLASS INSULATION. RTU LINE-SETS TO BE SUPPORTED OFF OF THE ROOF MEMBRANE.

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# A NEW DEVELOPMENT FOR:
# RESIDENCES AT BLACKWELL
## 50 HWY & BLACKWELL
## LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△ REVISIONS:

DATE: 03/24/2023
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ROOF PLAN
3/16" = 1'-0"

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ARCH D 24" x 36"

**ELEVATIONS GENERAL NOTES:**

1. REFER TO SHEET **A0.30,A0.31,A0.32** FOR TYPICAL EXTERIOR CLADDING TRANSITIONS
2. REFER TO SHEET **A6.11** & **A6.12** FOR WINDOW & DOOR SCHEDULES
3. DIMENSIONS ARE FROM TOP OF SUBFLR/SLAB TO TOP OF DOUBLE PLATE
4. ALL EXTERIOR WALL LIGHT FIXTURES THAT PROJECT MORE THAN 4" FROM FACE OF WALL TO BE MOUNTED WHERE BOTTOM OF LIGHT FIXTURE IS 6'-8" AFF MIN.
5. ALL TRIM TO BE FIBER CEMENT U.N.O.
6. RATED ASSEMBLY TAGS ARE TYPICAL AT SIMILAR LOCATIONS NOT OTHERWISE NOTED.
7. SEE SHEETS A0.30,A0.31,AND A0.32HH FOR RATED ASSEMBLIES.
8. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.

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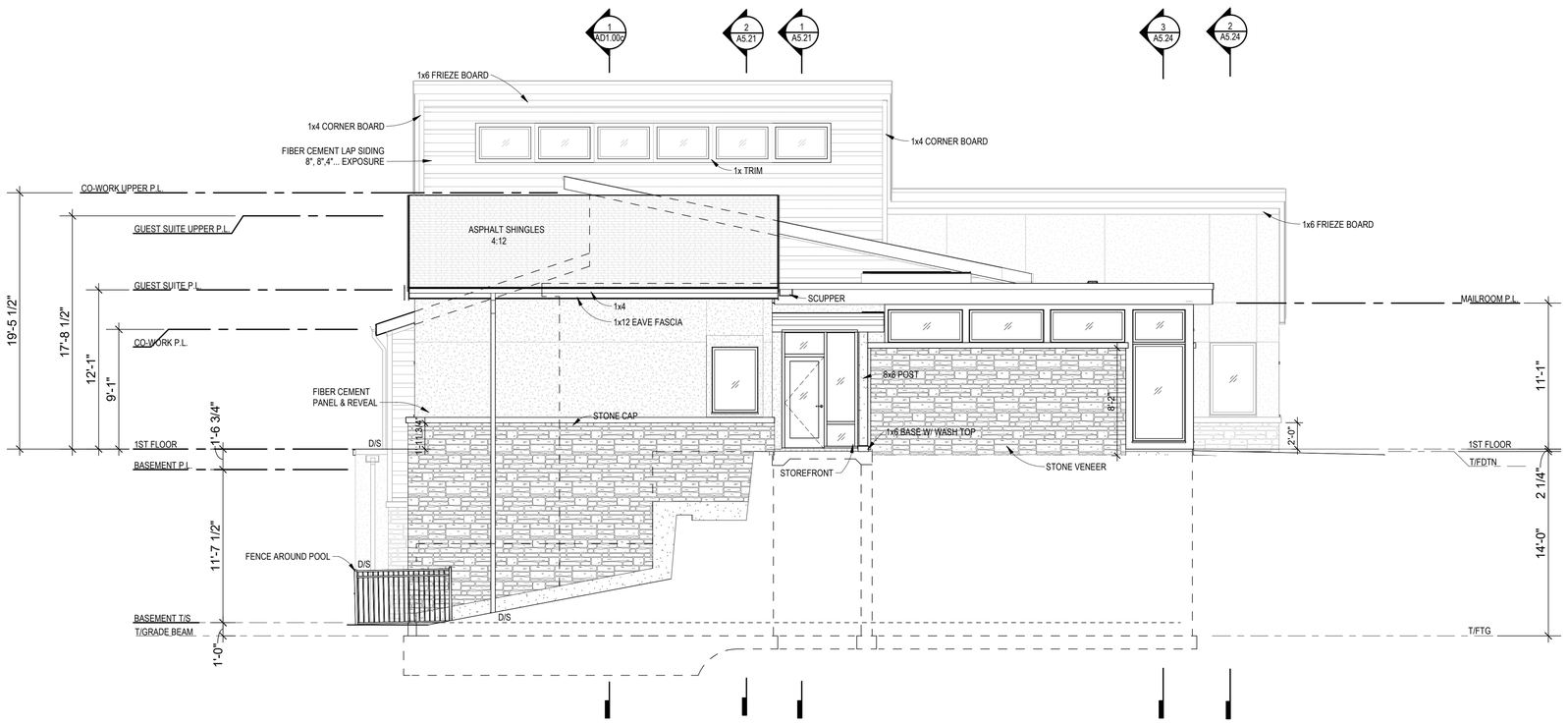
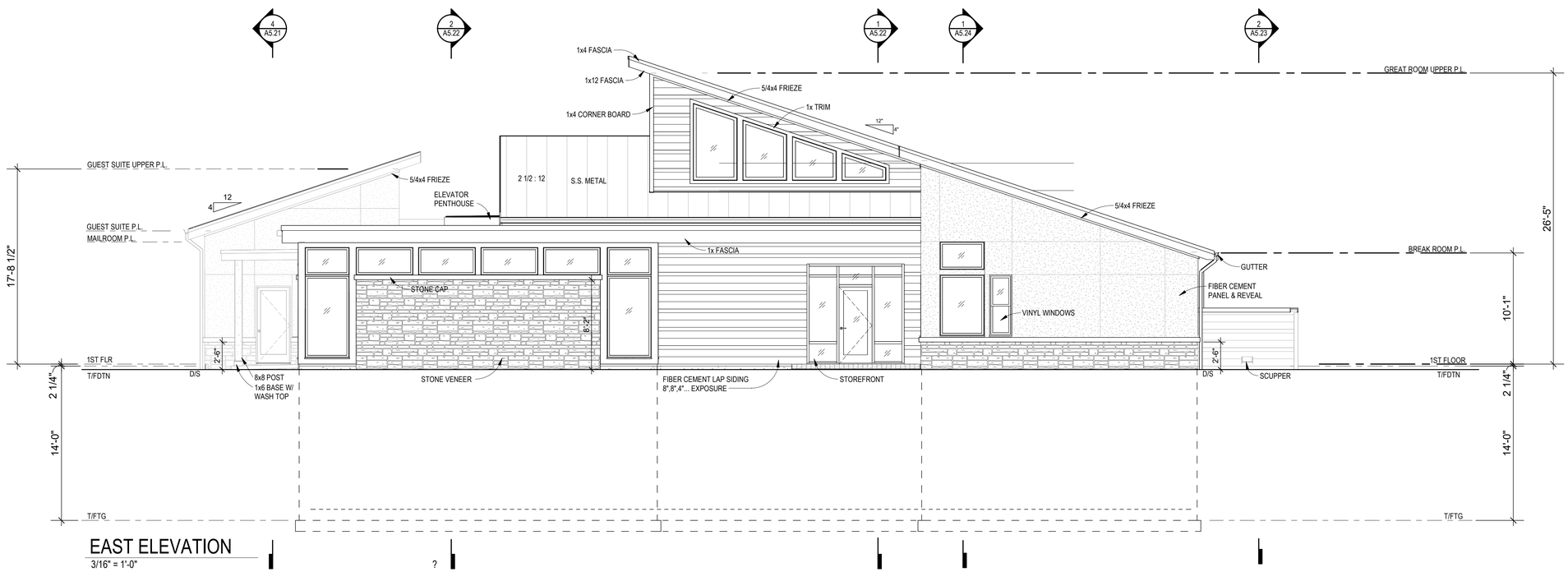



## NORTH ELEVATION
3/16" = 1'-0"




## EAST ELEVATION
3/16" = 1'-0"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A NEW DEVELOPMENT FOR:

# RESIDENCES AT BLACKWELL

1050 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

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**ELEVATIONS GENERAL NOTES:**

1. REFER TO SHEET **A0.30,A0.31,A0.32** FOR TYPICAL EXTERIOR CLADDING TRANSITIONS
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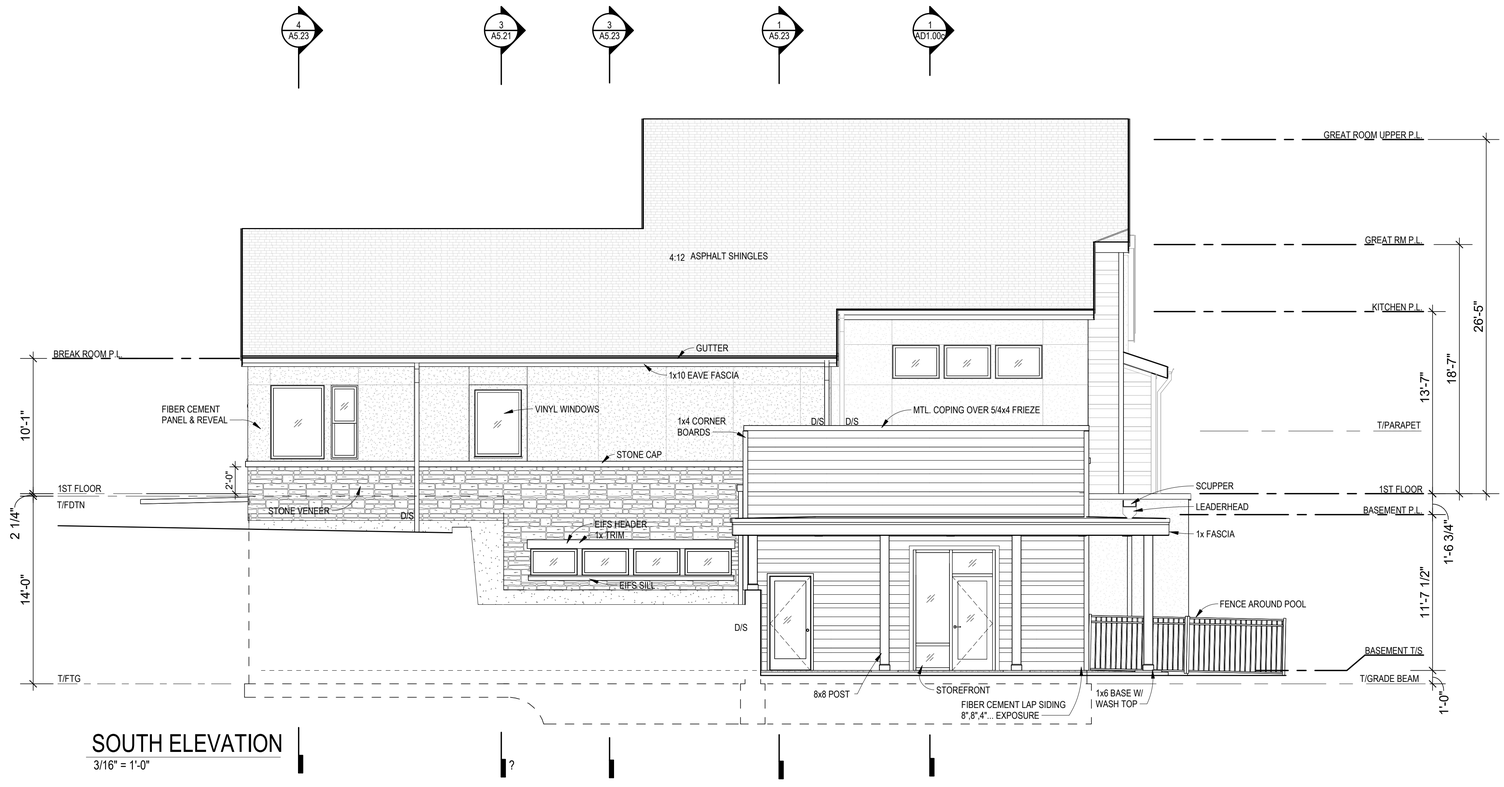


## SOUTH ELEVATION
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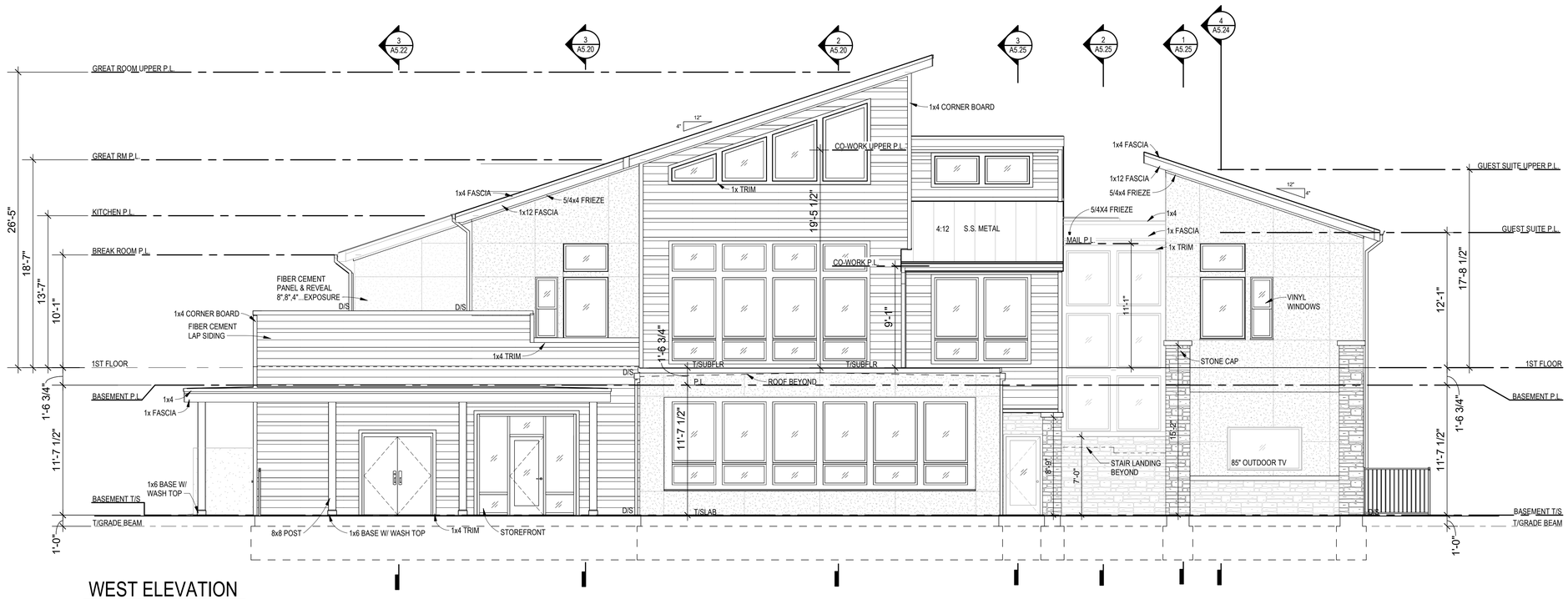


## WEST ELEVATION
3/16" = 1'-0"

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A NEW DEVELOPMENT FOR:

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50 HWY & BLACKWELL
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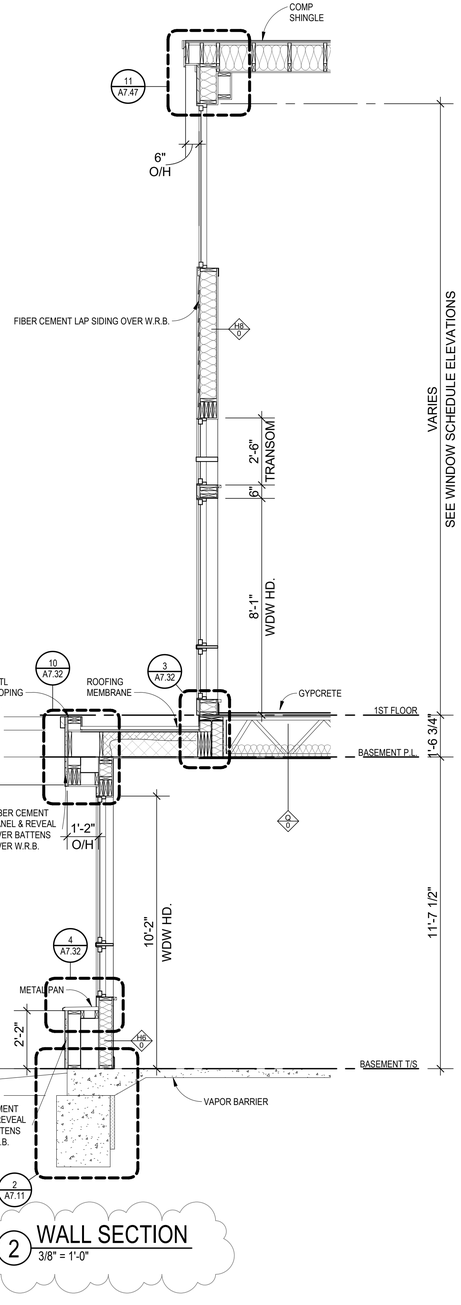
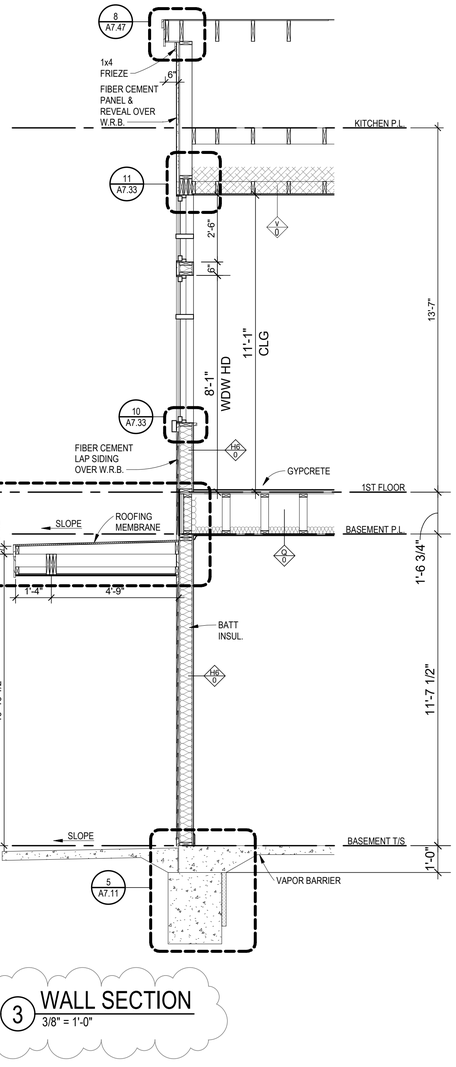



2 WALL SECTION
3/8" = 1'-0"

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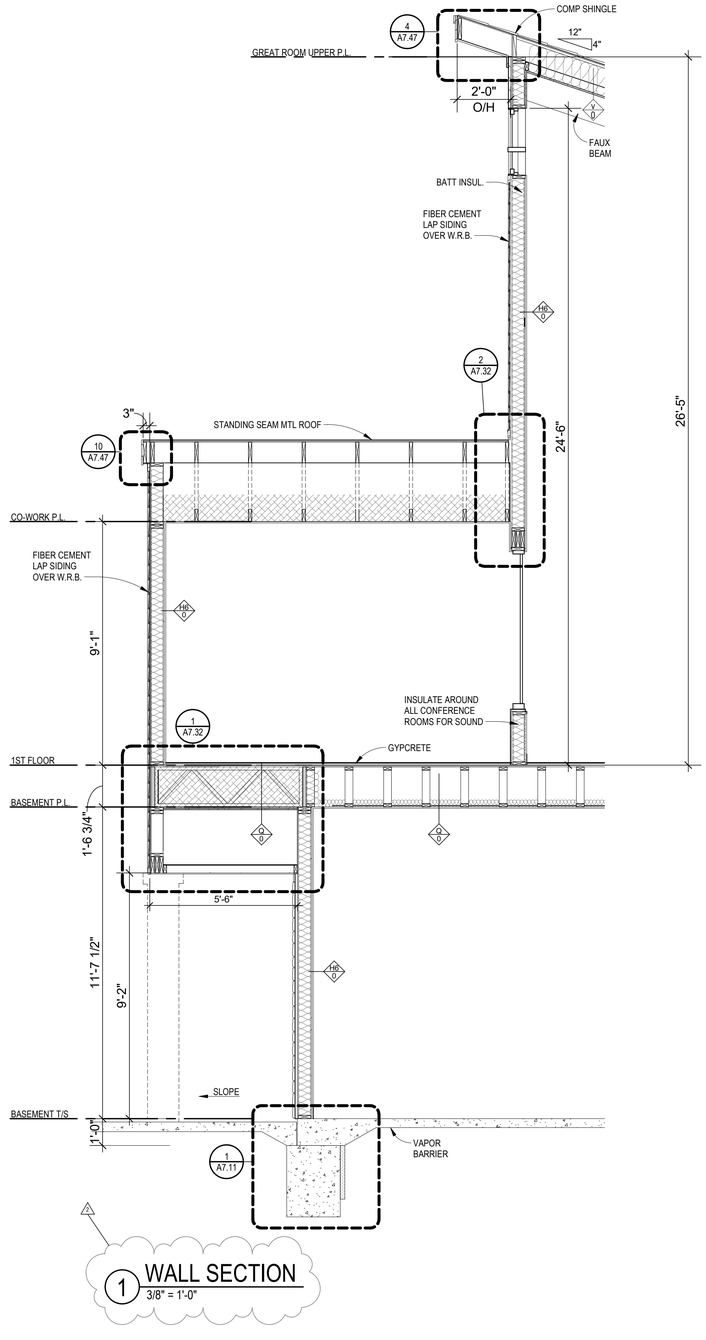


1 WALL SECTION
3/8" = 1'-0"

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A NEW DEVELOPMENT FOR:

# RESIDENCES AT BLACKWELL

50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

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- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

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2 05.02.23 Revision 2

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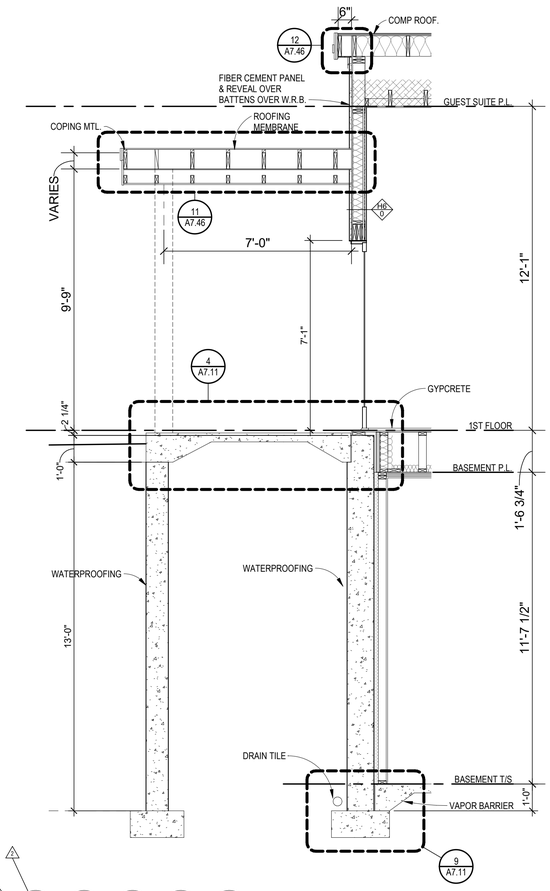


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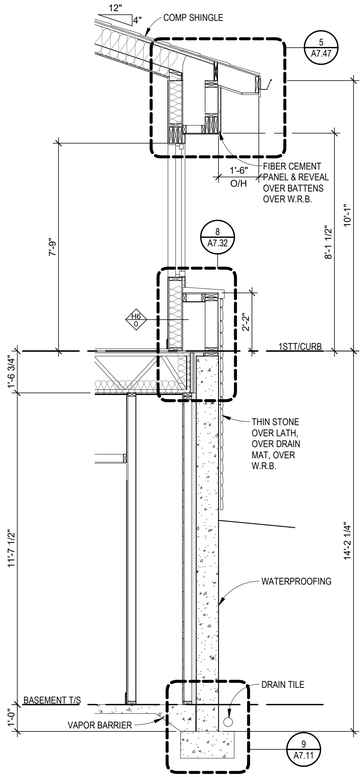


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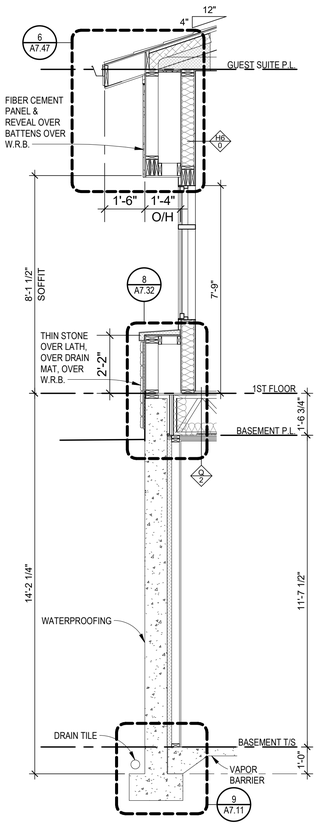


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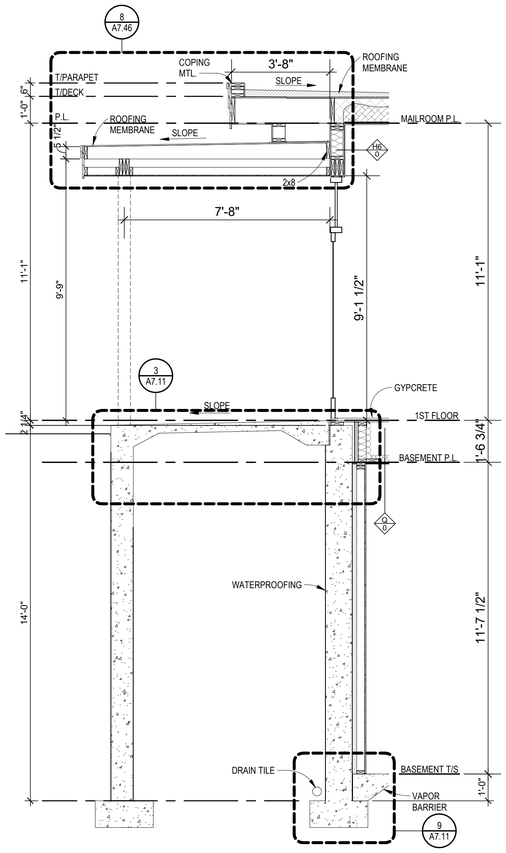


1 WALL SECTION
3/8" = 1'-0"

# A NEW DEVELOPMENT FOR:
# RESIDENCES AT BLACKWELL
## 50 HWY & BLACKWELL
## LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

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| 2 | 05.02.23 | Revision 2 |
| 3 | 05.04.23 | Revision 3 |

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A NEW DEVELOPMENT FOR:

# RESIDENCES AT BLACKWELL

50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

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| 3 | 05.04.23 | Revision 3 |

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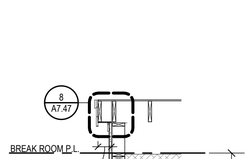


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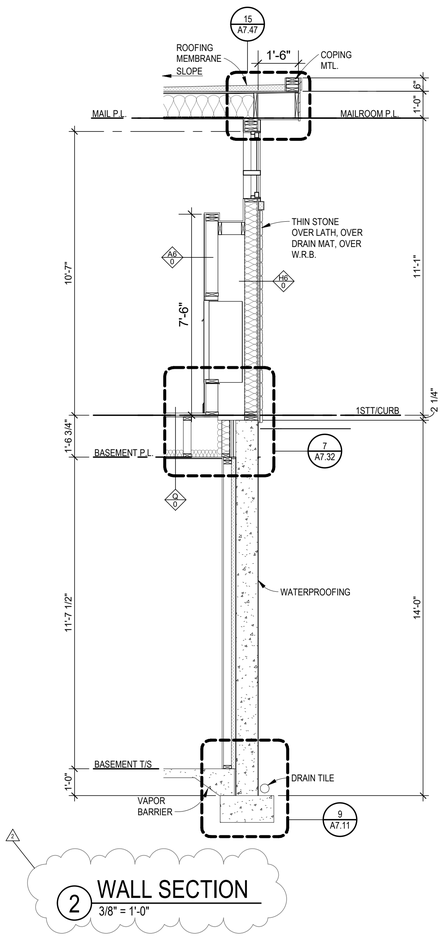


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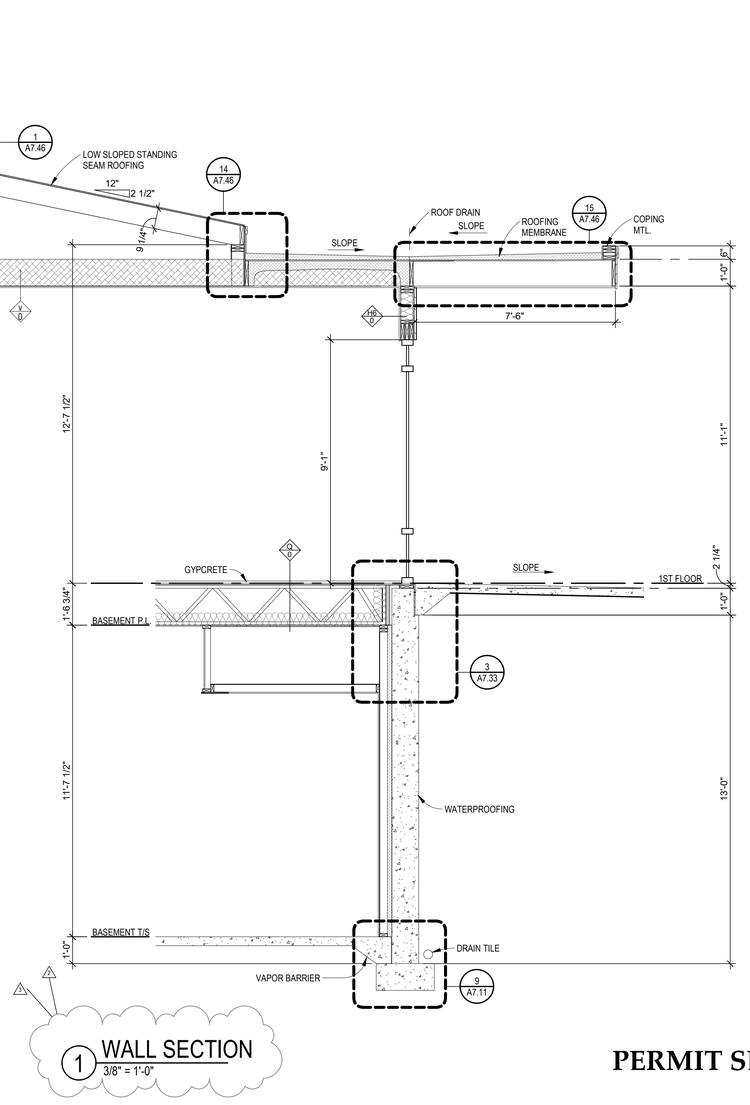


1 WALL SECTION
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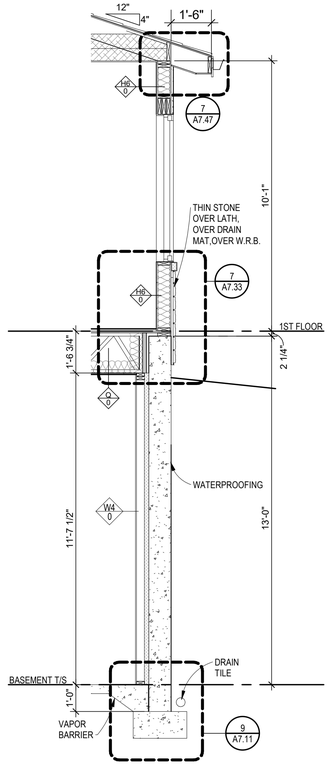


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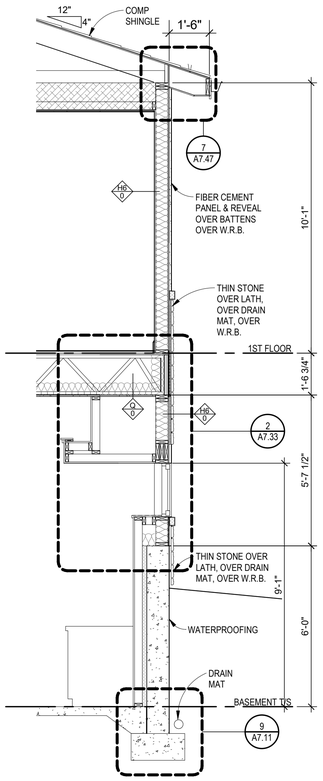


3 WALL SECTION
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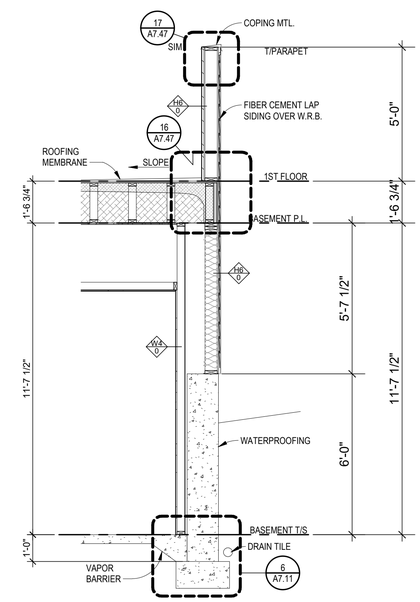


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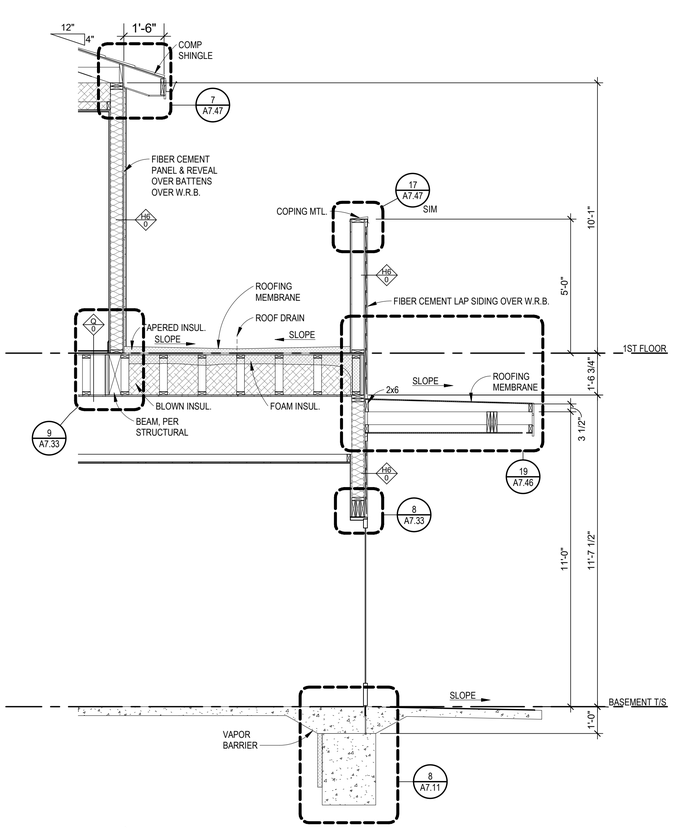


1 WALL SECTION
3/8" = 1'-0"

A NEW DEVELOPMENT FOR:

# RESIDENCES AT BLACKWELL

## 50 HWY & BLACKWELL
## LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

REVISIONS:
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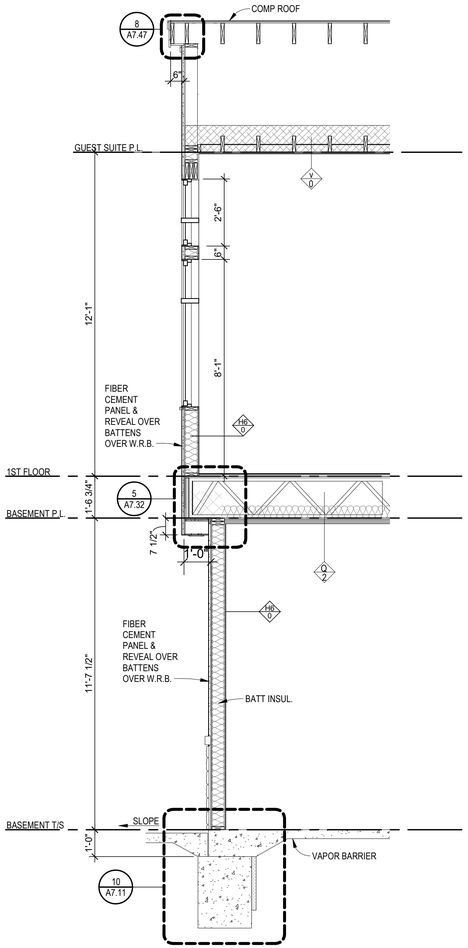


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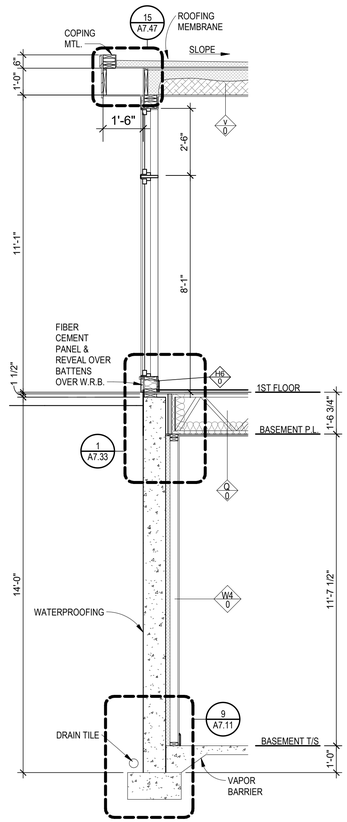


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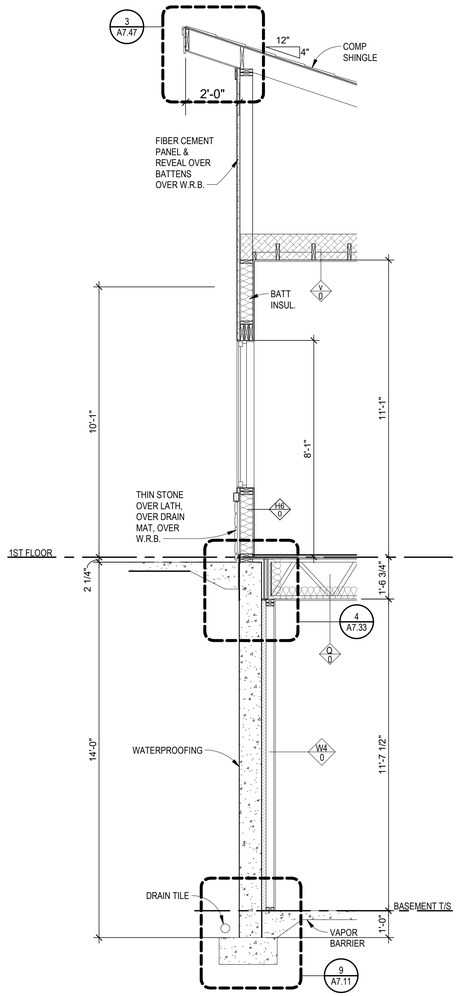


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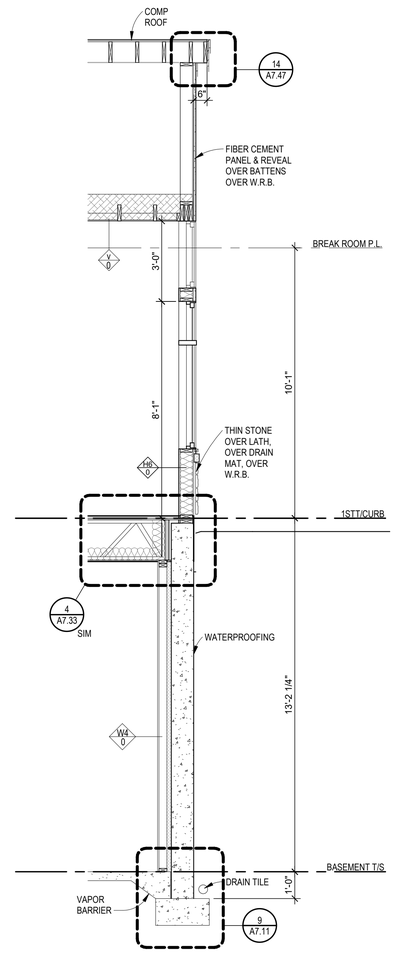


1 WALL SECTION
3/8" = 1'-0"

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Lee's Summit, Missouri
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A NEW DEVELOPMENT FOR:
# RESIDENCES AT BLACKWELL
50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

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- 4.5.2023 - ADD. #1

△ REVISIONS:
2 05.02.23 Revision 2

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ARCH D 24" x 36"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
Date: 6/30/2023

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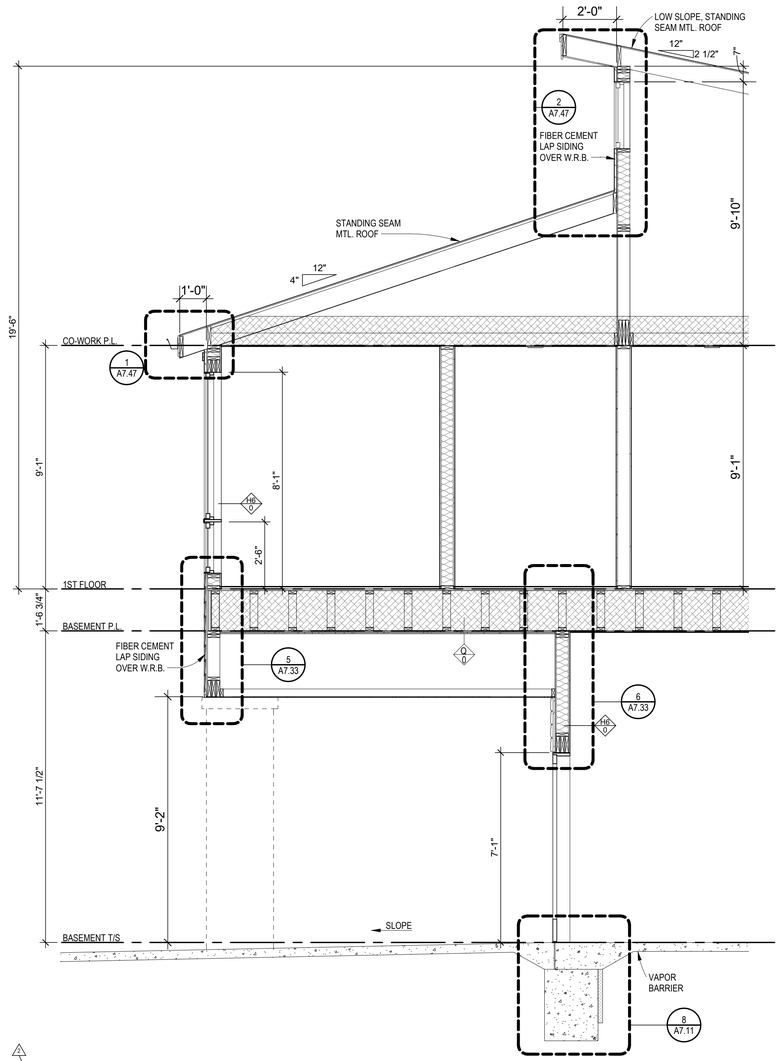
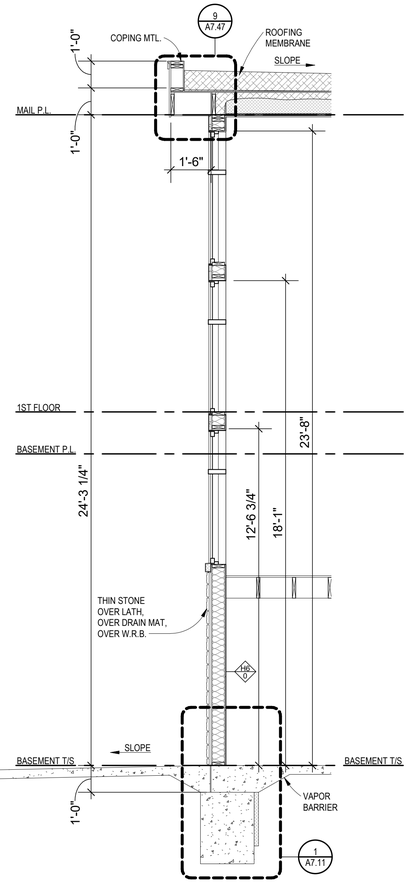



3 WALL SECTION
3/8" = 1'-0"

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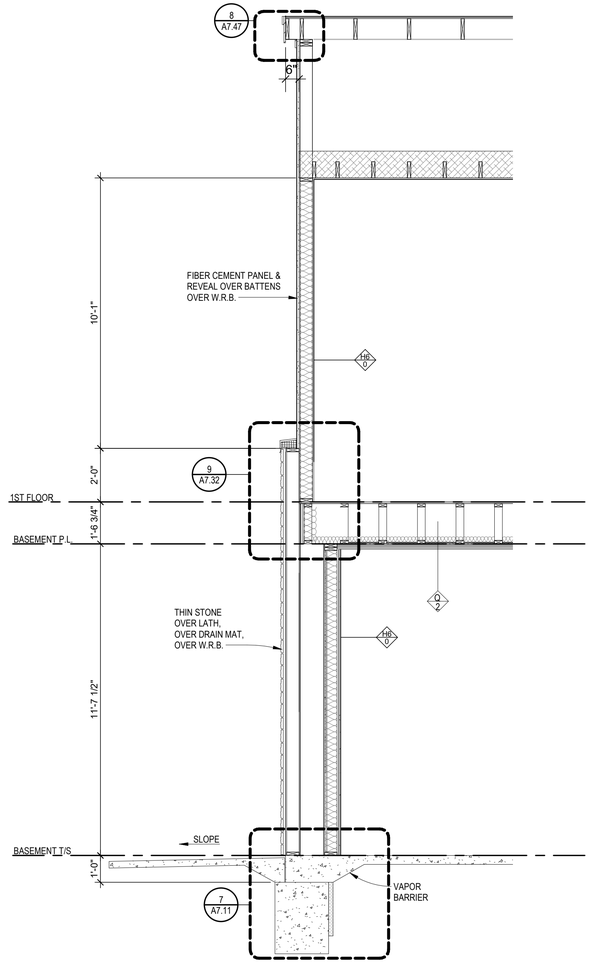
3/8" = 1'-0"




1 WALL SECTION
3/8" = 1'-0"

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2007018
ARCHITECT
6/30/23

# A NEW DEVELOPMENT FOR:
# BLACKWELL RESIDENCES AT BLACKWELL
## 50 HWY & BLACKWELL
## LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△ REVISIONS:
2 05.02.23 Revision 2

DATE:
03/24/2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
A5.25

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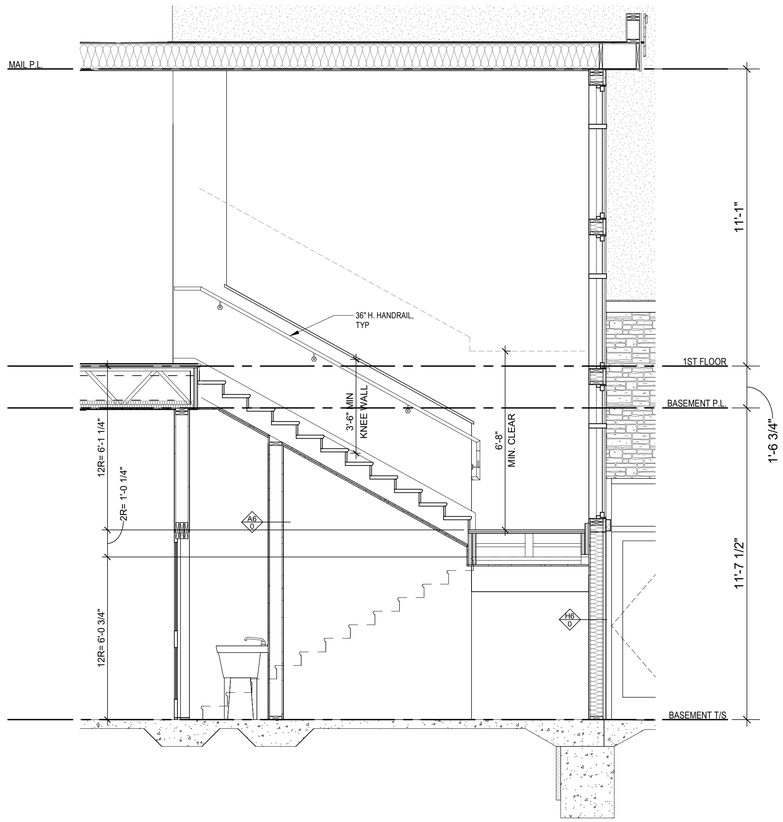
ARCH D 24" x 36"

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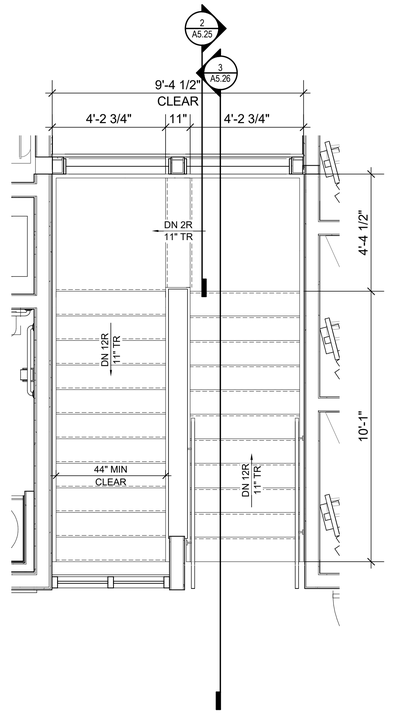
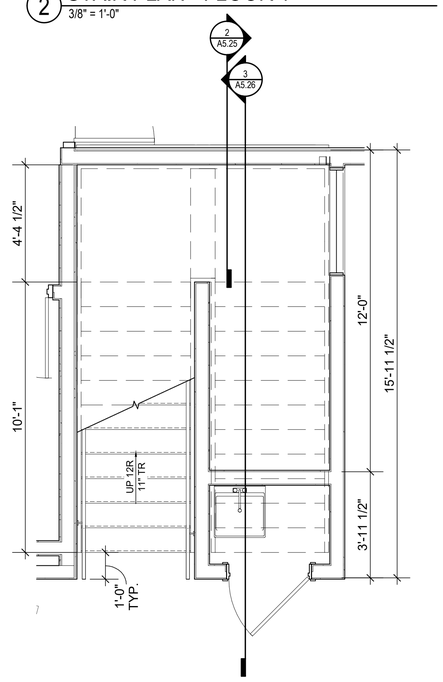
3/8" = 1'-0"




2 STAIR PLAN - FLOOR 1
3/8" = 1'-0"




1 STAIR PLAN - FLOOR 0
3/8" = 1'-0"

RELEASED FOR CONSTRUCTION
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Lee's Summit, Missouri
07/12/2023

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A NEW DEVELOPMENT FOR:
# RESIDENCES AT BLACKWELL
50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

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DATE:
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**A5.26**

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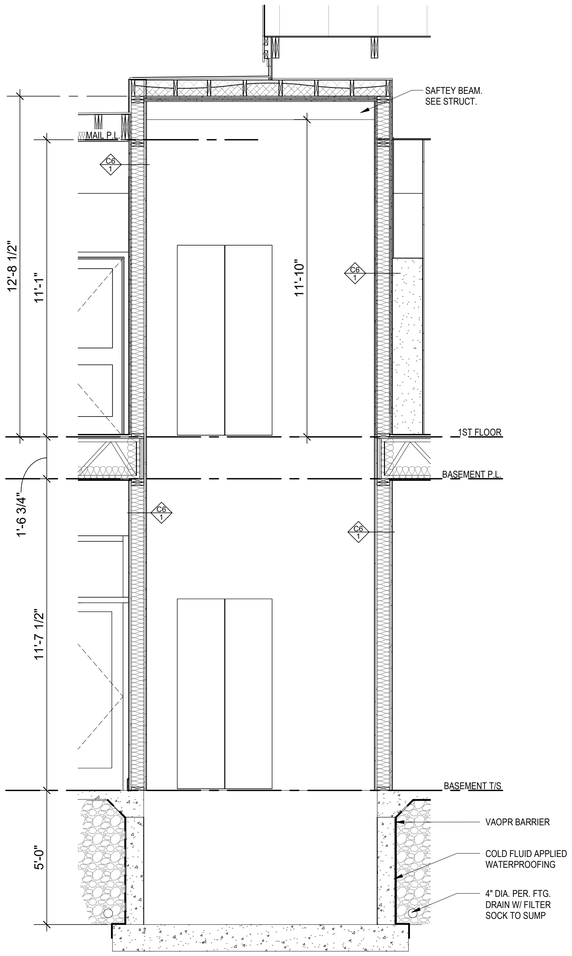
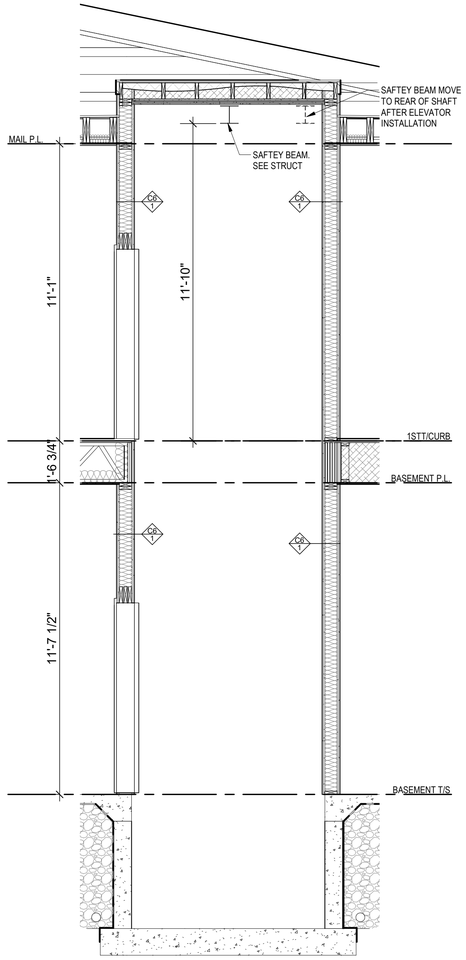
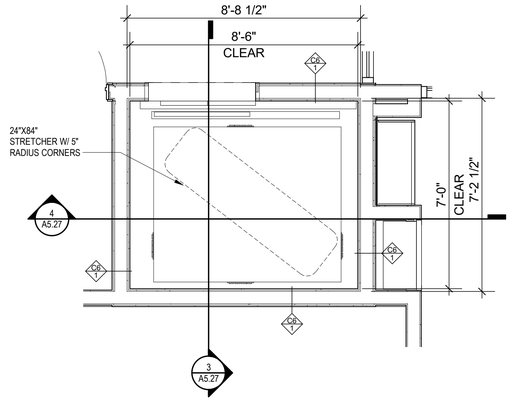


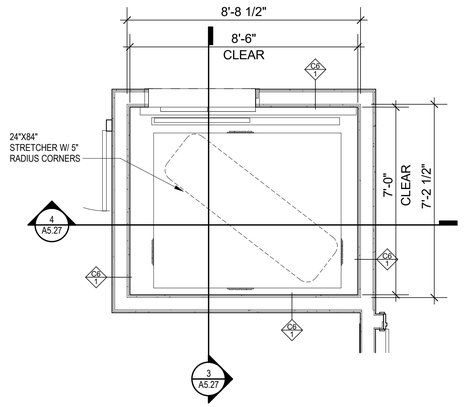

4 ELEVATOR SECTION 2
3/8" = 1'-0"




3 ELEVATOR SECTION 1
3/8" = 1'-0"




2 ELEVATOR PLAN - FLOOR 1
3/8" = 1'-0"




1 ELEVATOR PLAN - FLOOR 0
3/8" = 1'-0"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
07/12/2023

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STATE OF MISSOURI
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NUMBER A-5971
ARCHITECT
6/30/23

# A NEW DEVELOPMENT FOR:
# RESIDENCES AT BLACKWELL
## 50 HWY & BLACKWELL
## LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

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Author
SHEET NO.
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ARCH D 24" x 36"

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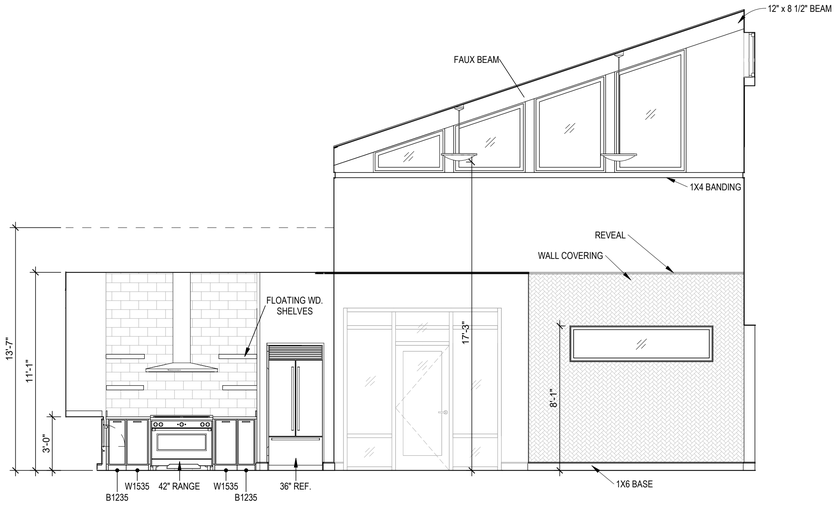
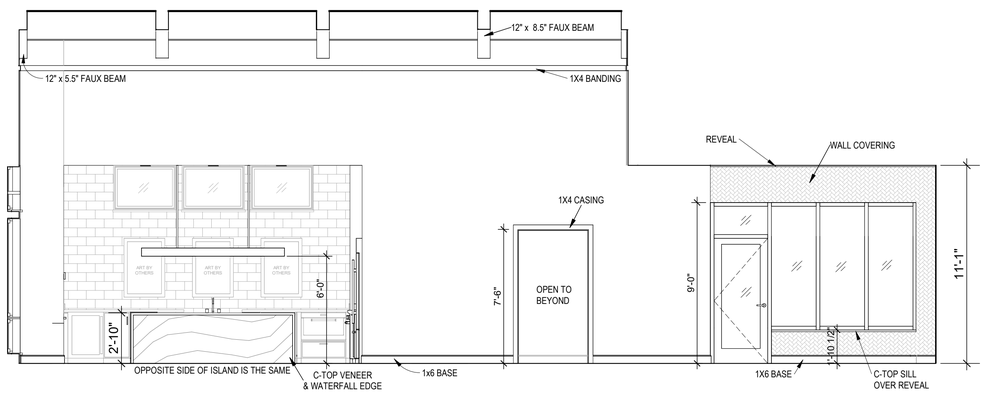
ARCH D 24" x 36"




4 CLUB ELEVATION - 4
1/4" = 1'-0"




3 CLUB ELEVATION - 3
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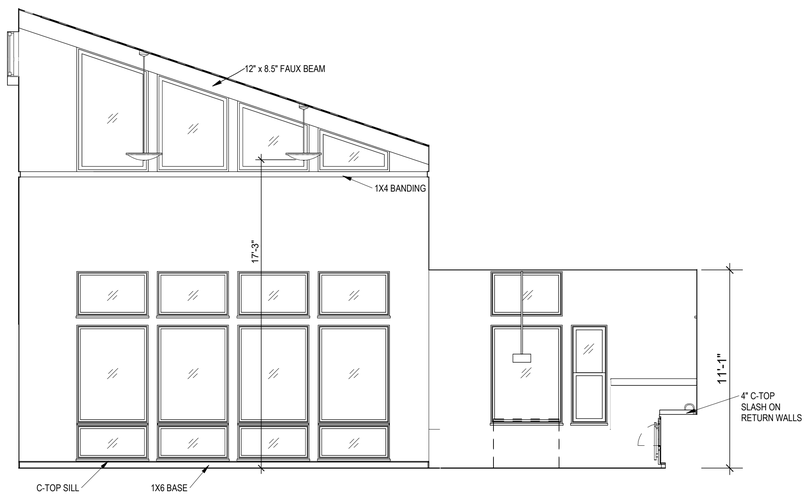
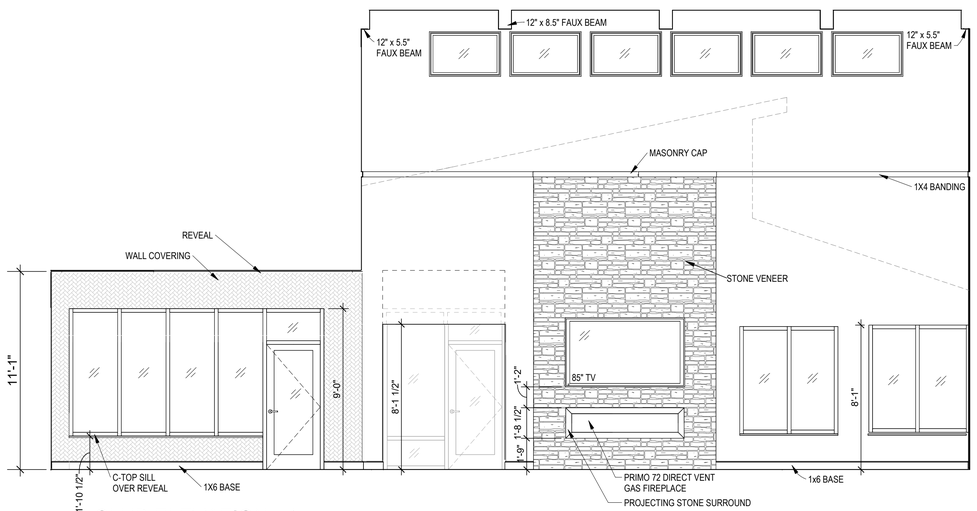
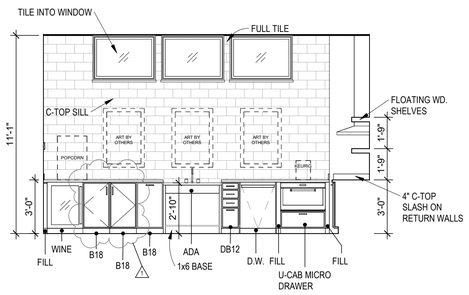



2 CLUB ELEVATION - 2
1/4" = 1'-0"




1 CLUB ELEVATION - 1
1/4" = 1'-0"




5 KITCHEN 1
1/4" = 1'-0"

## GENERAL NOTES:

1. ALL EXTERIOR WALL LIGHT FIXTURES THAT PROJECT MORE THAN 4" FROM FACE OF WALL TO BE MOUNTED WHERE BOTTOM OF LIGHT FIXTURE IS 6'-0" A.F.F. MIN
2. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.
4. PROVIDE VERTICAL GYPSUM BOARD CONTROL JOINTS AT 30'-0" O.C. MAX COORDINATE TO MEET FIRE RESISTIVE RATINGS OF THE ASSEMBLY AND FIRESTOP JOINTS AT RATED PARTITIONS. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
5. REFER TO SHEETS A0.20, A0.21, AND A0.22 FOR MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS.
6. REFER TO BUILDING PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL EXTERIOR ARCHITECTURAL ELEMENTS INCLUDING BALCONY LOCATIONS AND CONFIGURATIONS, COLUMNS, WINDOWS/TRANSOMS, AND PATIO DOOR INFORMATION.
7. USE Z SHADOW BEAD, BACKER ROD, AND CAULK AT ALL DRYWALL RETURNS AT FENESTRATION CONDITIONS.
8. ALL DIMENSIONS AND NOTES STATING "CLEAR", "MIN" OR "MAX" ARE FROM FINISH FACE TO FINISH FACE.
9. PROVIDE BLOCKING FOR ALL TV LOCATIONS, WALL HUNG CABINETS, SHELVING, GRAB BARS, AND OTHER WALL MOUNTED ITEMS.
10. LANDING AND FLOORS ON EITHER SIDE OF DOORWAYS SHALL NOT BE MORE THAN 1/2" LOWER THAN DOORWAY THRESHOLD.
11. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406. SEE PLANS FOR LOCATIONS.
12. ALL EXPOSED EDGES OF FINISHES TO BE DRESSED WITH APPROPRIATE FINISH STRIP.
13. MATCH SHOE FINISH TO CABINET FINISH WHERE ADJACENT TO BASE CABINET.
14. ALL WINDOWS TO RECEIVE 5/4X STOOL WITH 1x3 APRON & DRYWALL RETURNS ON JAMBS & HEAD.
15. DEVICE TRIMS & DEVICE FACES TO CLOSELY MATCH THE COLOR OF THE SURFACE THEY ARE APPLIED TO.
16. ALL PANTRY CABINETS & CABINETS ABOVE REFRIGERATOR SHALL BE 24" DEEP AND RECEIVE END PANELS WHERE EXPOSED.
17. REFER TO FLOOR PLANS AND ROOF PLANS FOR ADDITIONAL RAISED PLATE LINES AND VAULTED CEILING INFORMATION.
18. ALL BATHROOM HARDWARE FINISHES TO MATCH, INCLUDING SHOWER DOOR FRAMES, UNLESS SPECIFICALLY NOTED BY INTERIOR DESIGNER. G.C. SHALL SUBMIT AVAILABLE HARDWARE FINISHES TO ARCHITECT WHERE AN EXACT MATCH CANNOT BE MADE.
19. ALL PLUMBING PENETRATIONS TO RECEIVE ESCUTCHEON TRIM RINGS TO MATCH ADJACENT FIXTURE FINISH.

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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
Date: 6/19/2023


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A NEW DEVELOPMENT FOR:

# RESIDENCES AT BLACKWELL

50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△ REVISIONS:
1 04.03.23 Revision 1

DATE:
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JOB NO.
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Author
SHEET NO.
**A5.50**

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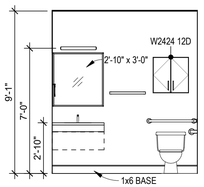
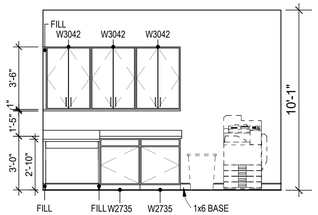
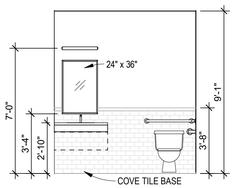
ARCH D 24" x 36"



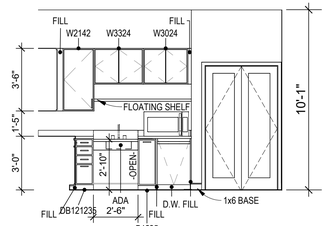

15 BATH. ELEV.
1/4" = 1'-0"



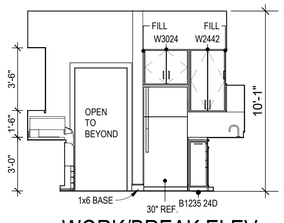

14 WORK/BREAK ELEV.
1/4" = 1'-0"



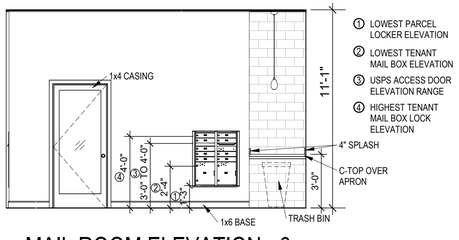

13 BATH. ELEV.
1/4" = 1'-0"



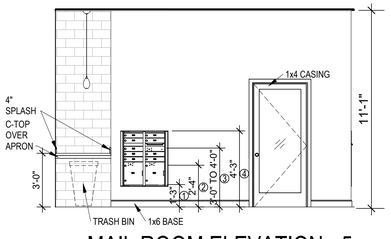

12 WORK/BREAK ELEV.
1/4" = 1'-0"



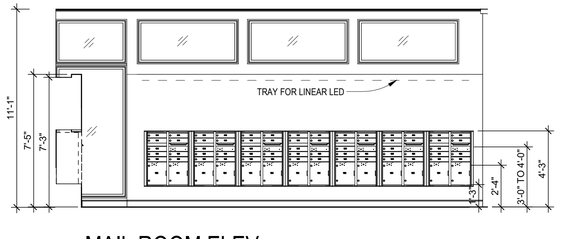

11 WORK/BREAK ELEV.
1/4" = 1'-0"



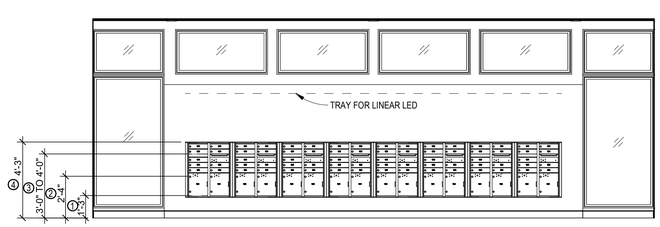

10 MAIL ROOM ELEVATION - 6
1/4" = 1'-0"



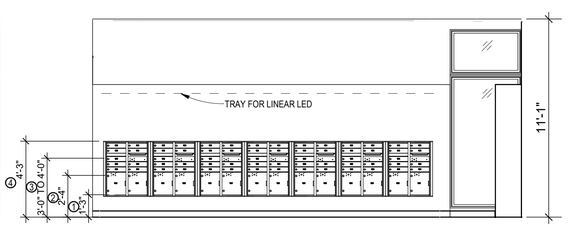

9 MAIL ROOM ELEVATION - 5
1/4" = 1'-0"



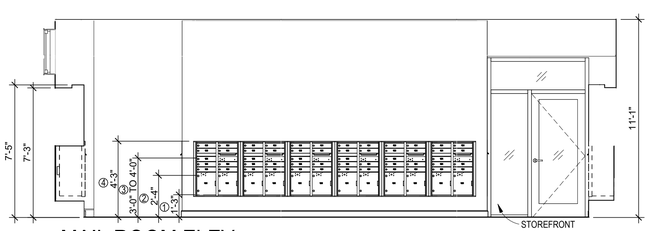

8 MAIL ROOM ELEV.
1/4" = 1'-0"



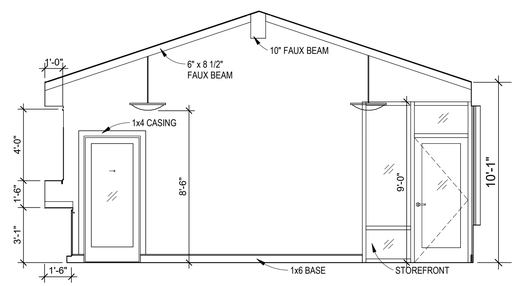

7 MAIL ROOM ELEV.
1/4" = 1'-0"



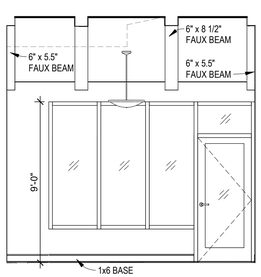

6 MAIL ROOM ELEV.
1/4" = 1'-0"



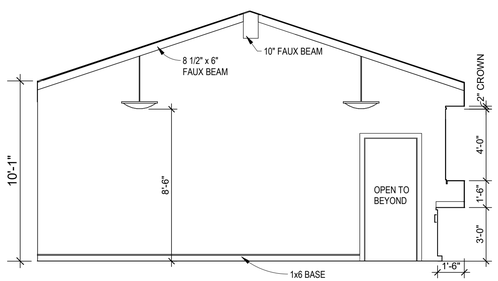

5 MAIL ROOM ELEV.
1/4" = 1'-0"



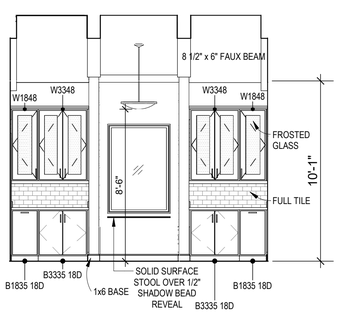

4 LEASING ELEV.
1/4" = 1'-0"




3 LEASING ELEV.
1/4" = 1'-0"




2 LEASING ELEV.
1/4" = 1'-0"




1 LEASING ELEV.
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CLINT EDD EVANS
NUMBER A-6971
ARCHITECT
6/30/23

A NEW DEVELOPMENT FOR:

# RESIDENCES AT BLACKWELL

50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

DATE:
03/24/2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
A5.51

**PERMIT SET**

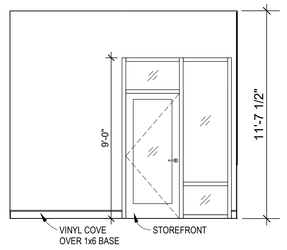
6/30/2023 3:27:44 PM NSPJ ARCHITECTS ©
C:\Users\trodden\OneDrive - NSPJ Architects\Documents\696-GriffinRiley-Clubhouse_R22_trodden7LSV9.rvt

ARCH D 24" x 36"

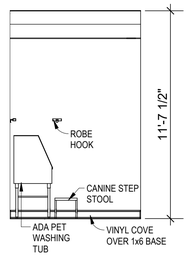
RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
6/19/2023

## GENERAL NOTES:

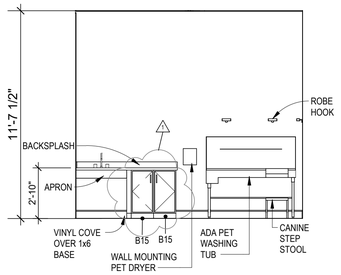
1. ALL EXTERIOR WALL LIGHT FIXTURES THAT PROJECT MORE THAN 4" FROM FACE OF WALL TO BE MOUNTED WHERE BOTTOM OF LIGHT FIXTURE IS 6'-0" A.F.F. MIN
2. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. COORDINATE SECURITY, IT & A/V REQUIREMENTS WITH OWNER PRIOR TO CONSTRUCTION. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.
4. PROVIDE VERTICAL GYPSUM BOARD CONTROL JOINTS AT 30'-0" O.C. MAX COORDINATE TO MEET FIRE RESISTIVE RATINGS OF THE ASSEMBLY AND FIRESTOP JOINTS AT RATED PARTITIONS. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
5. REFER TO SHEETS A0.20, A0.21, AND A0.22 FOR MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS.
6. REFER TO BUILDING PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL EXTERIOR ARCHITECTURAL ELEMENTS INCLUDING BALCONY LOCATIONS AND CONFIGURATIONS, COLUMNS, WINDOWS/TRANSOMS, AND PATIO DOOR INFORMATION.
7. USE Z SHADOW BEAD, BACKER ROD, AND CAULK AT ALL DRYWALL RETURNS AT FENESTRATION CONDITIONS.
8. ALL DIMENSIONS AND NOTES STATING "CLEAR", "MIN" OR "MAX" ARE FROM FINISH FACE TO FINISH FACE.
9. PROVIDE BLOCKING FOR ALL TV LOCATIONS, WALL HUNG CABINETS, SHELVING, GRAB BARS, AND OTHER WALL MOUNTED ITEMS.
10. LANDING AND FLOORS ON EITHER SIDE OF DOORWAYS SHALL NOT BE MORE THAN 1/2" LOWER THAN DOORWAY THRESHOLD.
11. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406. SEE PLANS FOR LOCATIONS.
12. ALL EXPOSED EDGES OF FINISHES TO BE DRESSED WITH APPROPRIATE FINISH STRIP.
13. MATCH SHOE FINISH TO CABINET FINISH WHERE ADJACENT TO BASE CABINET.
14. ALL WINDOWS TO RECEIVE 5/4X STOOL WITH 1x3 APRON & DRYWALL RETURNS ON JAMBS & HEAD.
15. DEVICE TRIMS & DEVICE FACES TO CLOSELY MATCH THE COLOR OF THE SURFACE THEY ARE APPLIED TO.
16. ALL PANTRY CABINETS & CABINETS ABOVE REFRIGERATOR SHALL BE 24" DEEP AND RECEIVE END PANELS WHERE EXPOSED.
17. REFER TO FLOOR PLANS AND ROOF PLANS FOR ADDITIONAL RAISED PLATE LINES AND VAULTED CEILING INFORMATION.
18. ALL BATHROOM HARDWARE FINISHES TO MATCH, INCLUDING SHOWER DOOR FRAMES, UNLESS SPECIFICALLY NOTED BY INTERIOR DESIGNER. G.C. SHALL SUBMIT AVAILABLE HARDWARE FINISHES TO ARCHITECT WHERE AN EXACT MATCH CANNOT BE MADE.
19. ALL PLUMBING PENETRATIONS TO RECEIVE ESCUTCHEON TRIM RINGS TO MATCH ADJACENT FIXTURE FINISH.



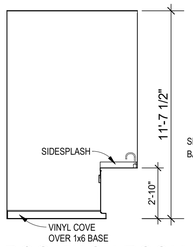

14 DOG WASH ROOM
1/4" = 1'-0"



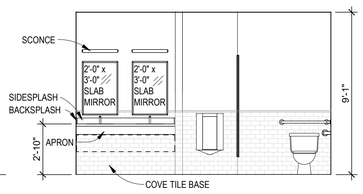

13 DOG WASH ROOM
1/4" = 1'-0"



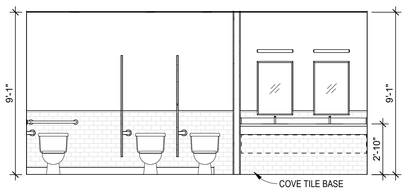

12 DOG WASH ROOM
1/4" = 1'-0"



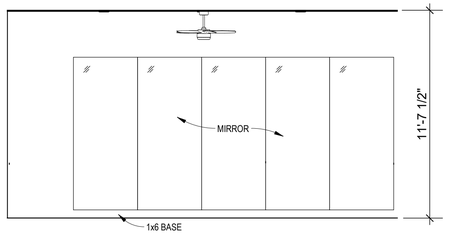

11 DOG WASH ROOM
1/4" = 1'-0"



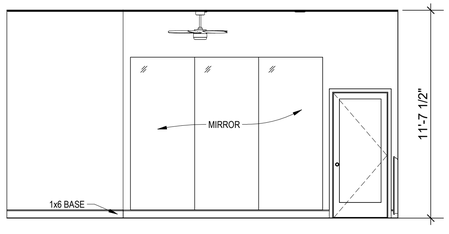

10 BASEMENT BATH 2
1/4" = 1'-0"



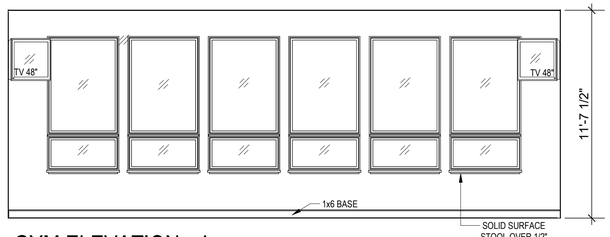

9 BATH. ELEV.
1/4" = 1'-0"



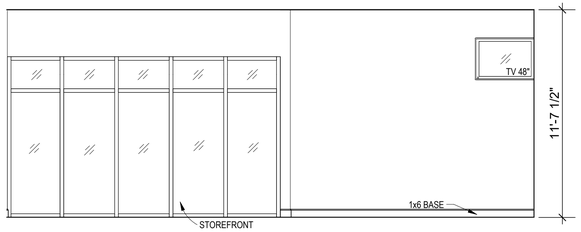

2 FITNESS ROOM
1/4" = 1'-0"



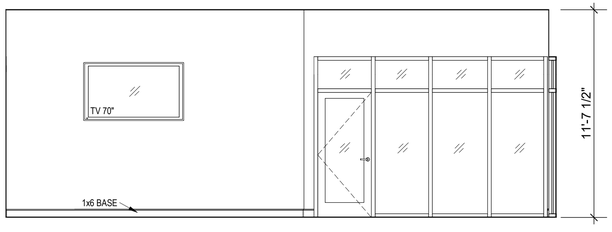

1 FITNESS ROOM
1/4" = 1'-0"



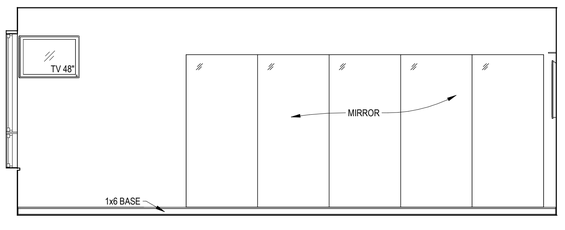

8 GYM ELEVATION - 4
1/4" = 1'-0"




7 GYM ELEVATION - 3
1/4" = 1'-0"




6 GYM ELEVATION - 2
1/4" = 1'-0"




5 GYM ELEVATION - 1
1/4" = 1'-0"

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A NEW DEVELOPMENT FOR:

# RESIDENCES AT BLACKWELL

50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:
1 04.03.23 Revision 1

DATE:
03/24/2023
JOB NO.
696521
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SHEET NO.
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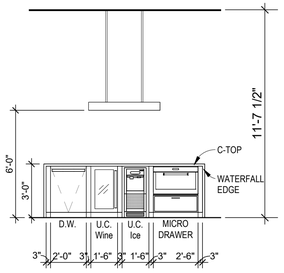
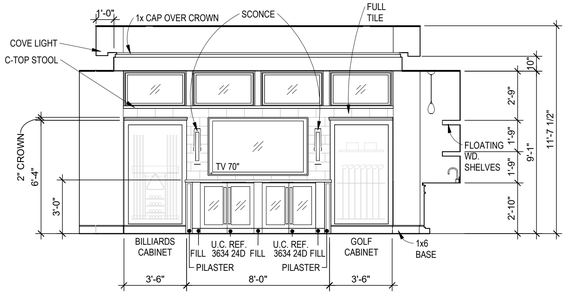
ARCH D 24" x 36"

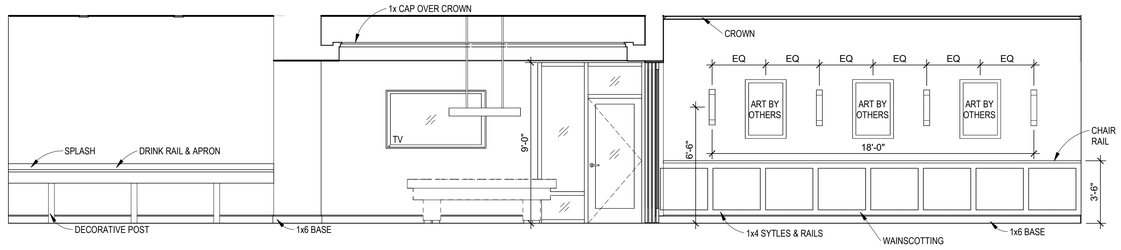



6 CLUB BASEMENT ELEVATION
1/4" = 1'-0"

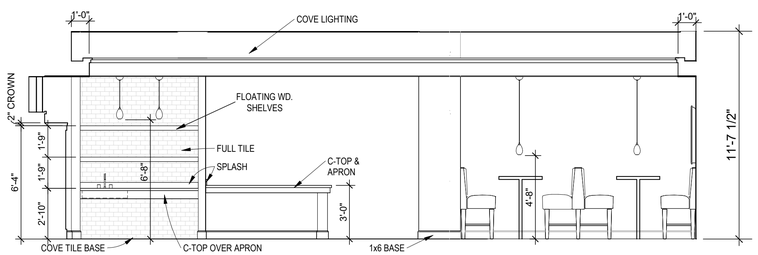



5 CLUB BASEMENT ELEVATION
1/4" = 1'-0"

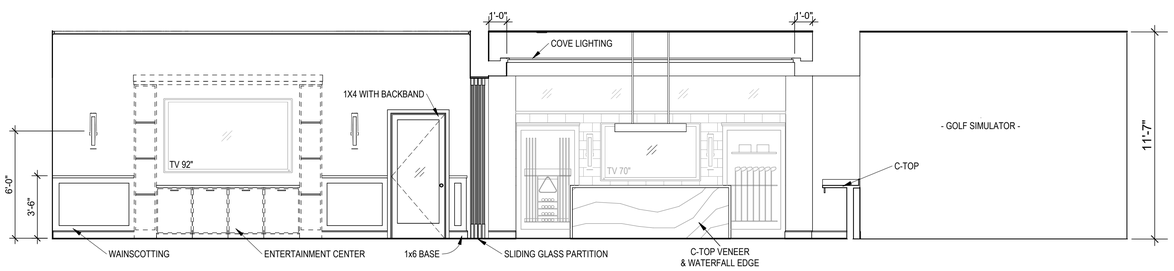
4 CLUB BASEMENT ELEVATION - 4
1/4" = 1'-0"




3 CLUB BASEMENT ELEVATION - 3
1/4" = 1'-0"




2 CLUB BASEMENT ELEVATION - 2
1/4" = 1'-0"




1 CLUB BASEMENT ELEVATION - 1
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RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
07/12/2023

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A NEW DEVELOPMENT FOR:

# RESIDENCES AT BLACKWELL

50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△ REVISIONS:

DATE:
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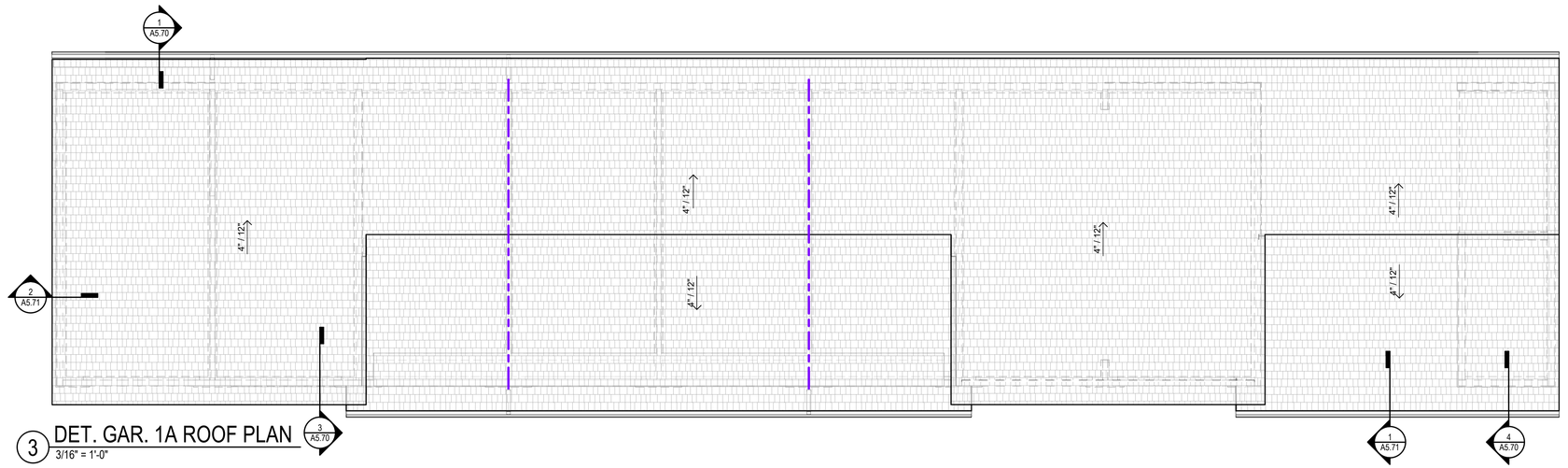
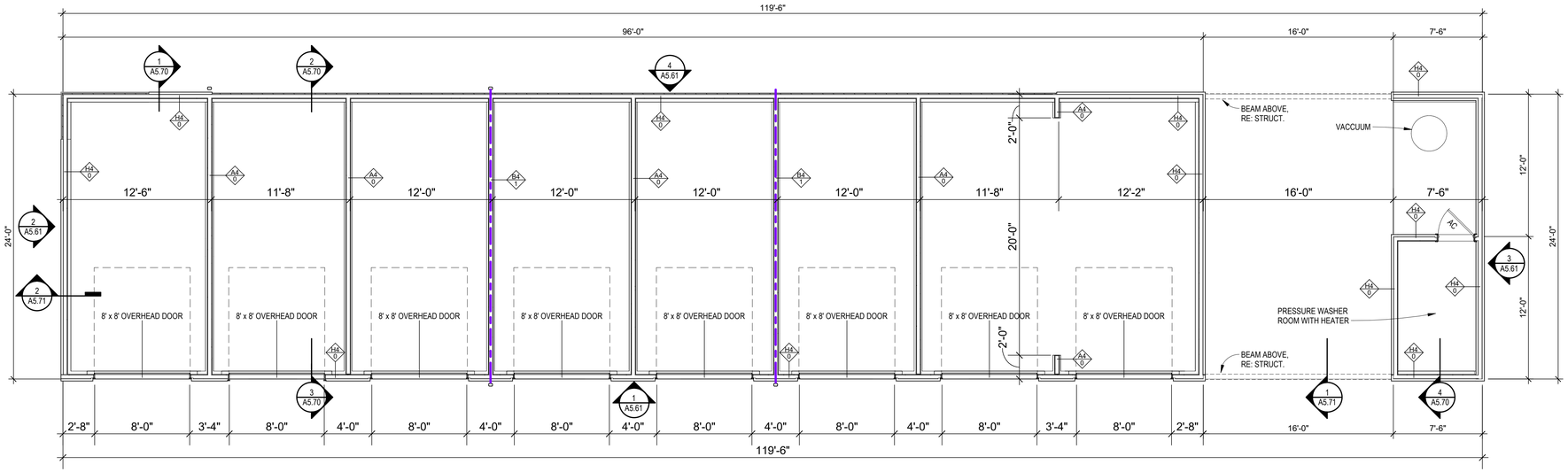
ARCH D 24" x 36"

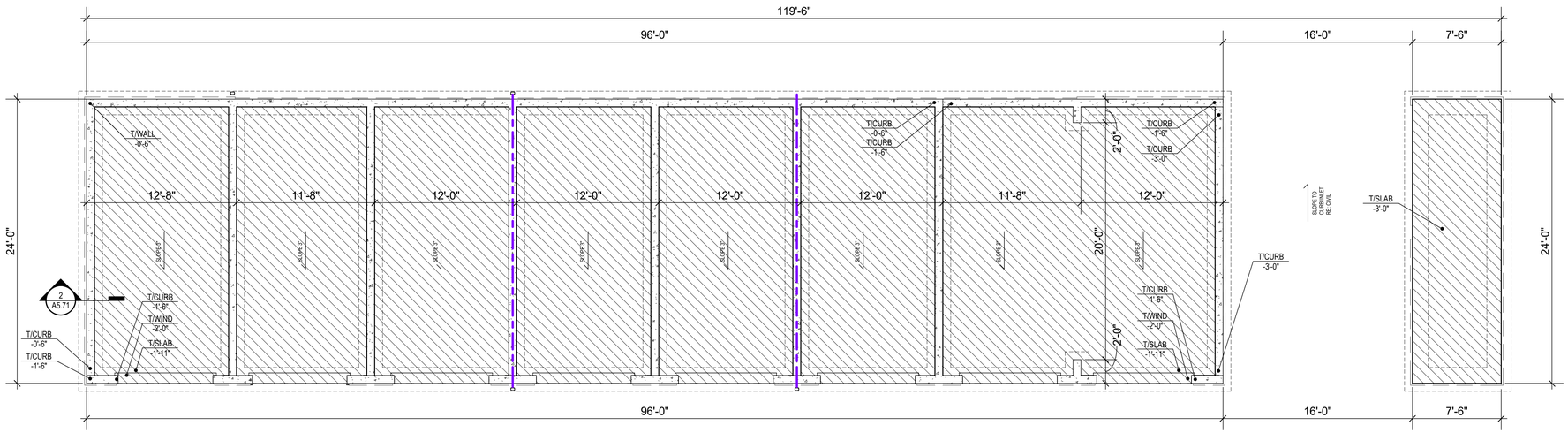



3 DET. GAR. 1A ROOF PLAN
3/16" = 1'-0"

FOR GARAGE 1A, SEA LEVEL = 1011.8
SEE CIVIL




2 DET. GAR. 1A FLOOR PLAN
3/16" = 1'-0"




1 DET. GAR. 1A SLAB PLAN
3/16" = 1'-0"

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Lee's Summit, Missouri
Date: 6/30/2023

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2007036
ARCHITECT
6/30/23

A NEW DEVELOPMENT FOR:
# RESIDENCES AT BLACKWELL
50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 03.24.2023 - PERMIT SUBMITTAL
- 04.05.2023 - ADD. #1

△ REVISIONS:

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SHEET NO.
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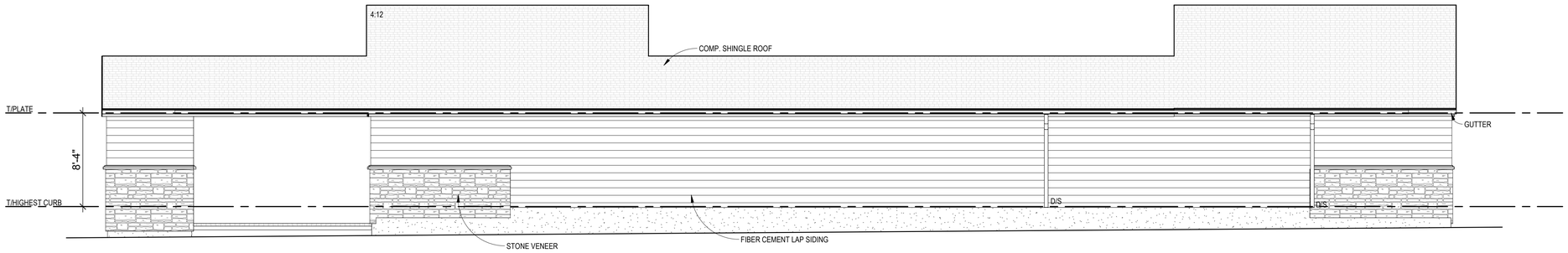
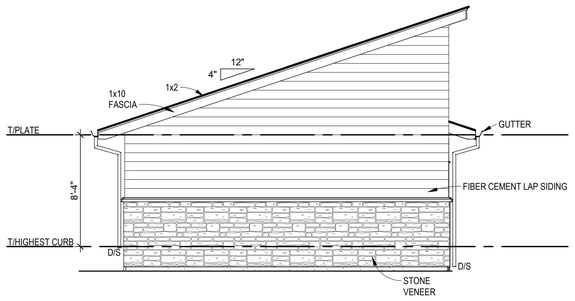
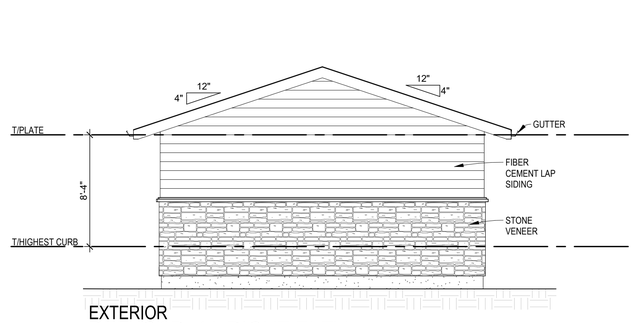


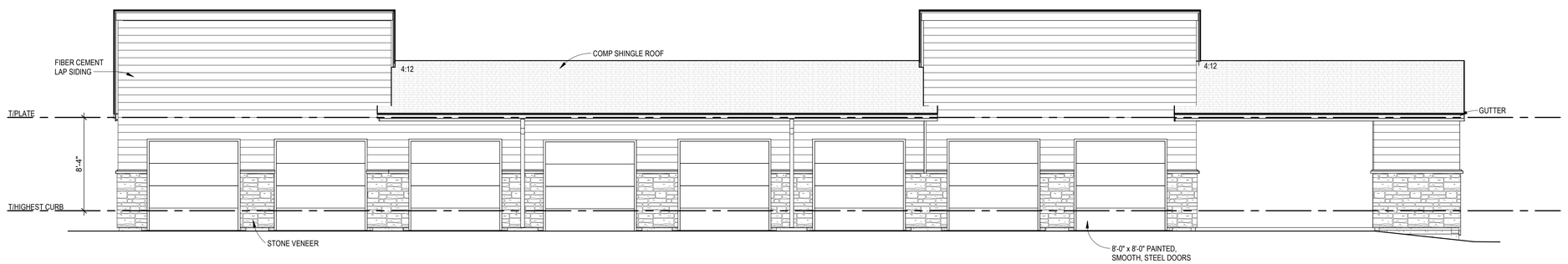

EXTERIOR
## 4 DET. GAR. 1A LEFT ELEV.
3/16" = 1'-0"




EXTERIOR
## 2 DET. GAR. 1A LEFT ELEV.
3/16" = 1'-0"




EXTERIOR
## 3 DET. GAR. 1A RIGHT ELEV.
3/16" = 1'-0"




EXTERIOR
## 1 DET. GAR. 1A FRONT ELEV.
3/16" = 1'-0"

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A5.61

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Development Services Department
Lee's Summit, Missouri
Date: 6/30/2023

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6/30/23

A NEW DEVELOPMENT FOR:
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50 HWY & BLACKWELL
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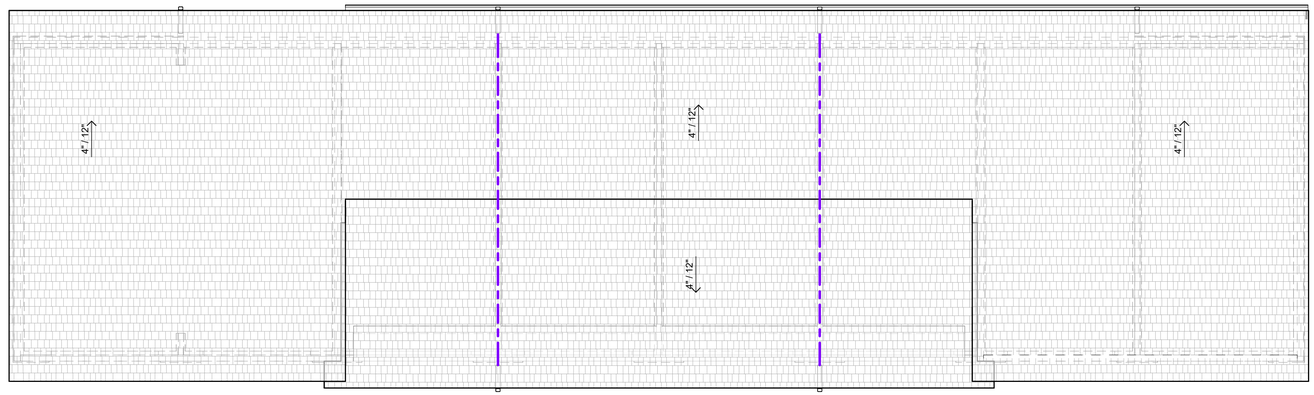
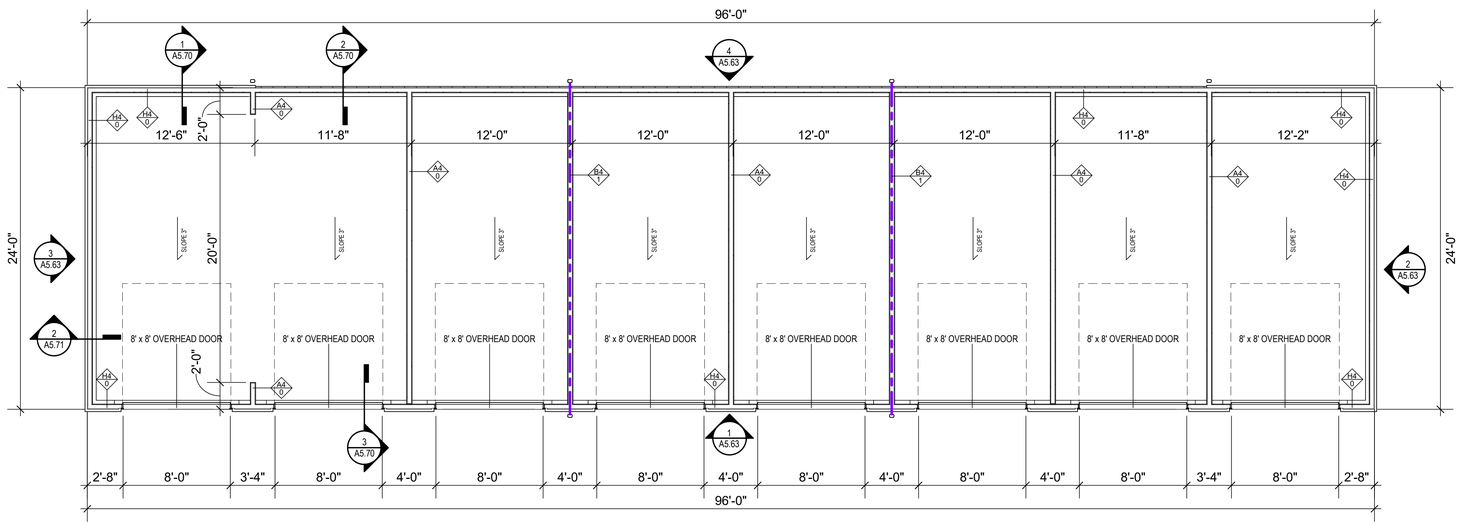
ARCH D 24" x 36"

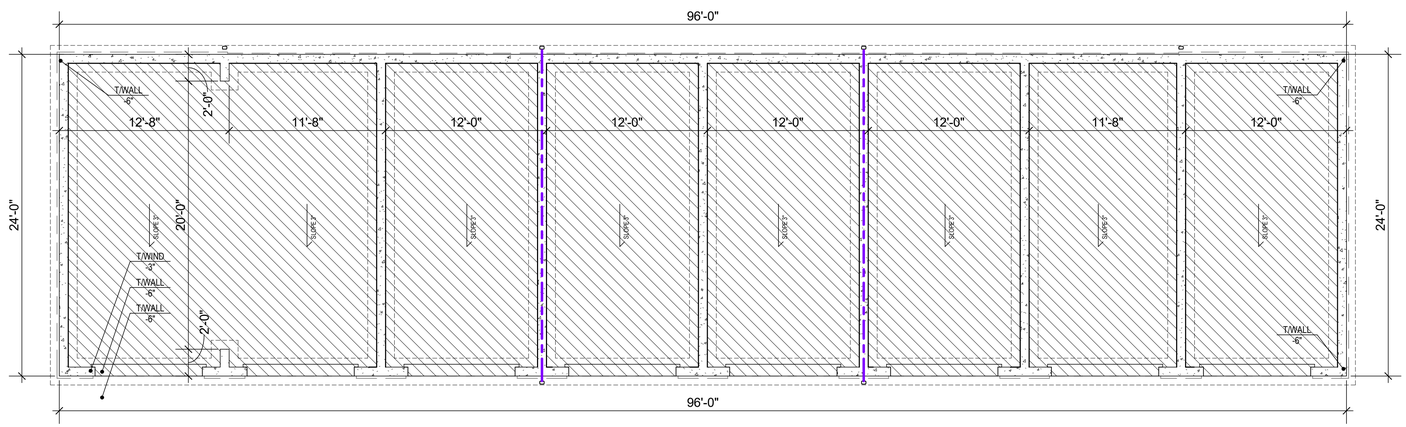
FOR GARAGE 4C, SEA LEVEL = 1021.9'
SEE CIVIL




3 DET. GAR. 4C ROOF PLAN
3/16" = 1'-0"




2 DET. GAR. 4C FLOOR PLAN
3/16" = 1'-0"




1 DET. GAR. 4C SLAB PLAN
3/16" = 1'-0"

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A5.62

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6/30/23

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# RESIDENCES AT BLACKWELL
50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 03.24.2023 - PERMIT SUBMITTAL
- 04.05.2023 - ADD. #1

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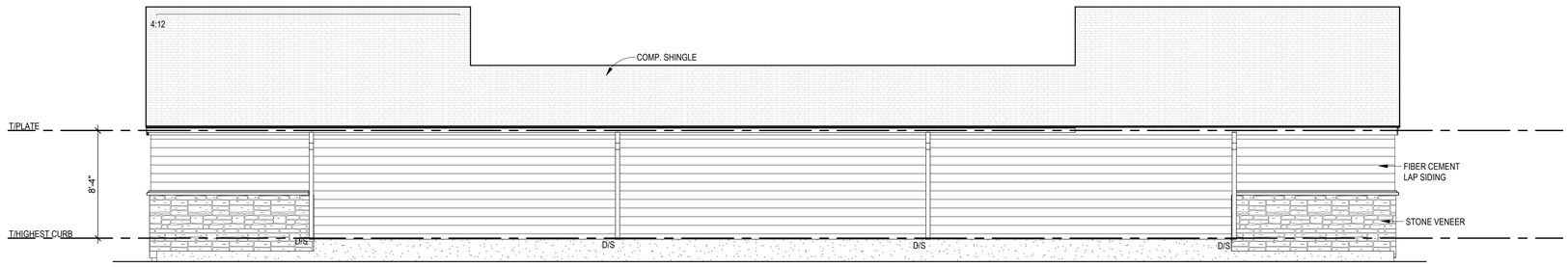
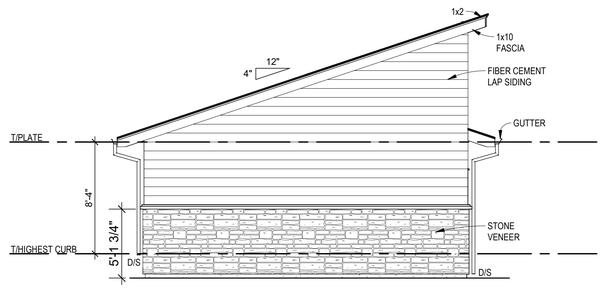
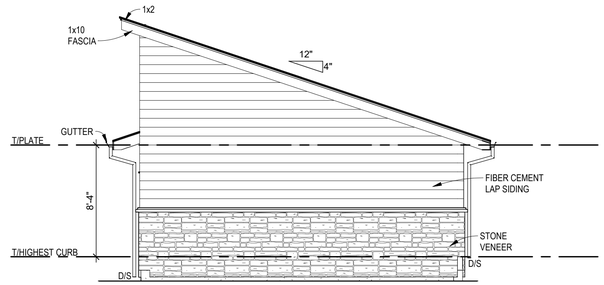
ARCH D 24" x 36"



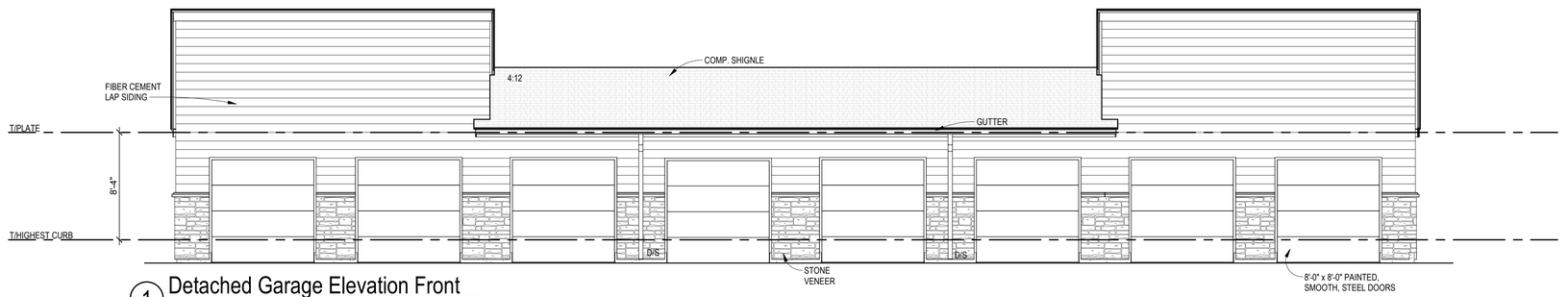

4 Detached Garage Elevation Rear
3/16" = 1'-0"




3 Detached Garage Elevation Left
3/16" = 1'-0"




2 Detached Garage Elevation Right
3/16" = 1'-0"




1 Detached Garage Elevation Front
3/16" = 1'-0"

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A NEW DEVELOPMENT FOR:
# RESIDENCES AT BLACKWELL
50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 03.24.2023 - PERMIT SUBMITTAL
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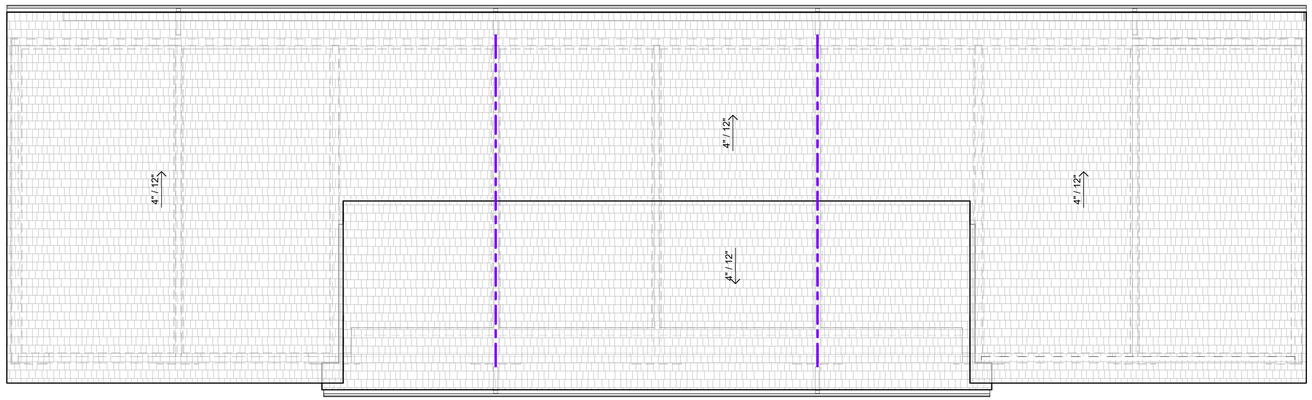
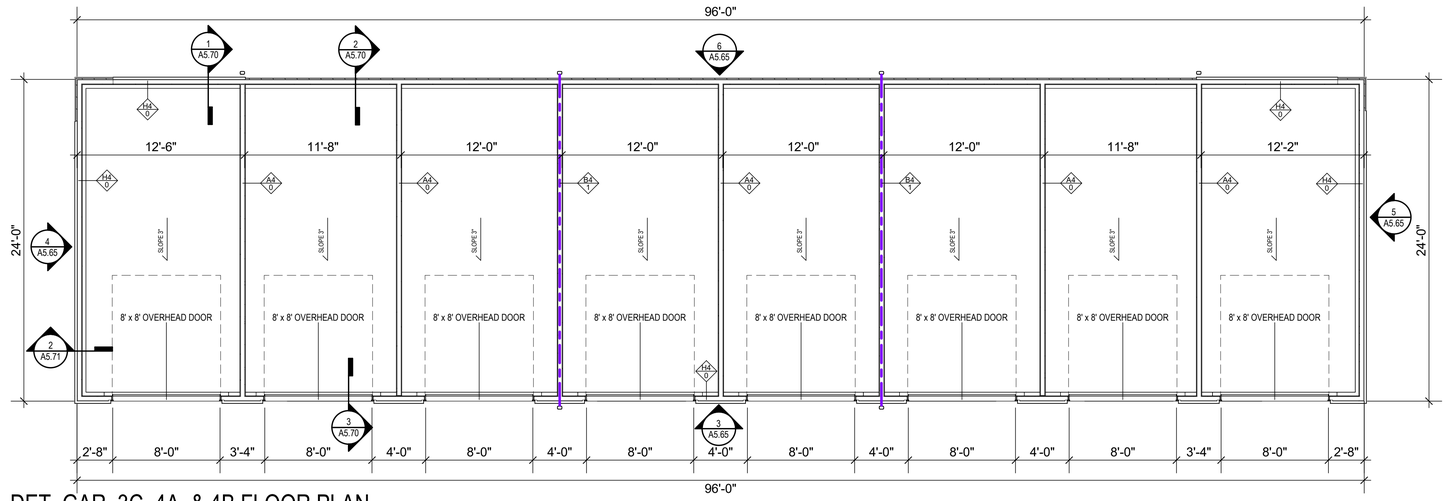
ARCH D 24" x 36"

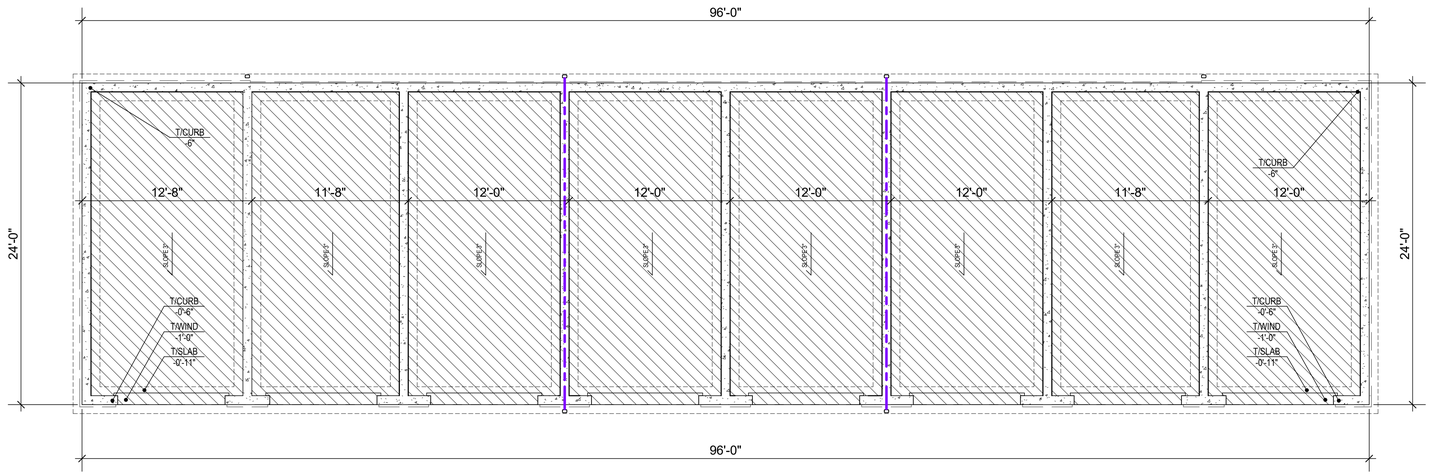
FOR GARAGE 3C, SEA LEVEL = 1023.3'
FOR GARAGE 4A, SEA LEVEL = 1022.7'
FOR GARAGE 4B, SEA LEVEL = 1022.3
SEE CIVIL




3 DET. GAR. 3C, 4A, & 4B ROOF PLAN
3/16" = 1'-0"




2 DET. GAR. 3C, 4A, & 4B FLOOR PLAN
3/16" = 1'-0"




1 DET. GAR. 3C, 4A, & 4B SLAB PLAN
3/16" = 1'-0"

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A NEW DEVELOPMENT FOR:
# RESIDENCES AT BLACKWELL
50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

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- 03.24.2023 - PERMIT SUBMITTAL
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ARCH D 24" x 36"

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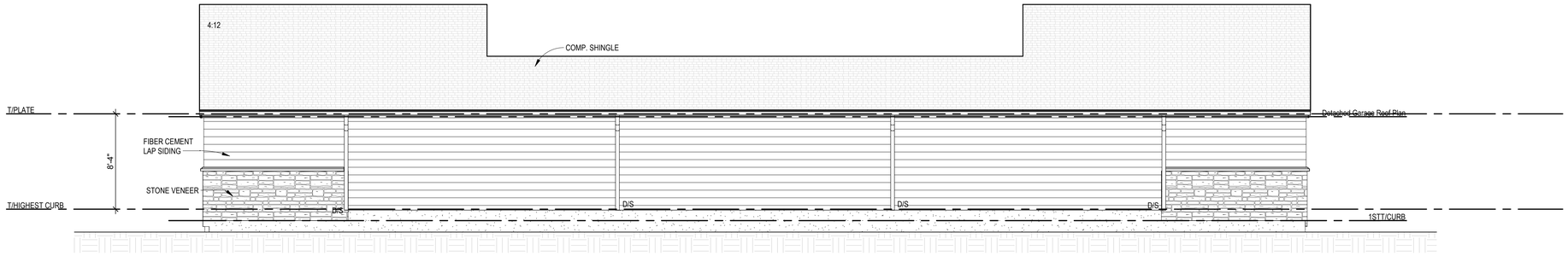
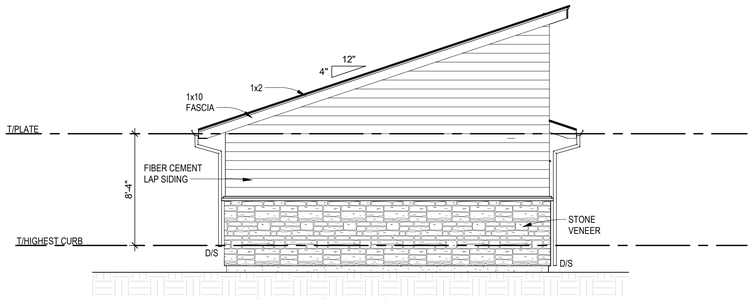
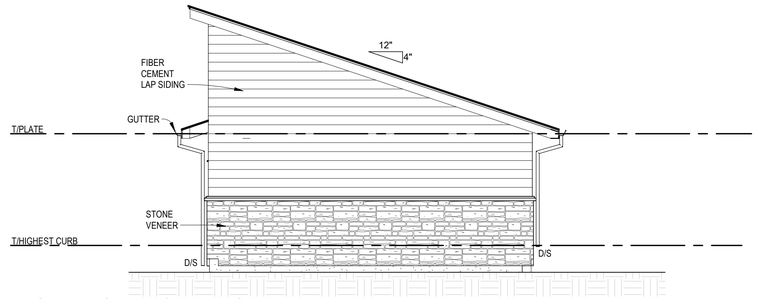


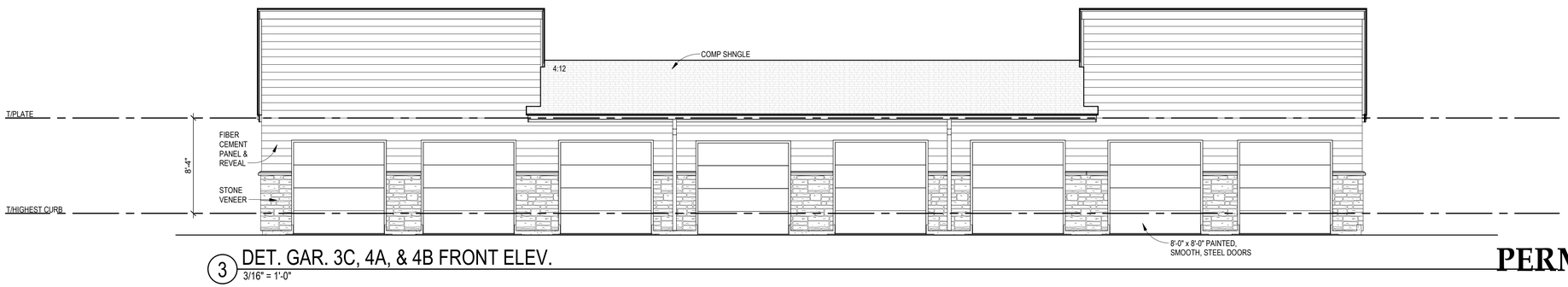

6 DET. GAR. 3C, 4A, & 4B REAR ELEV.
3/16" = 1'-0"




4 DET. GAR. 3C, 4A, & 4B LEFT ELEV.
3/16" = 1'-0"




5 DET. GAR. 3C, 4A, & 4B RIGHT ELEV.
3/16" = 1'-0"




3 DET. GAR. 3C, 4A, & 4B FRONT ELEV.
3/16" = 1'-0"

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A NEW DEVELOPMENT FOR:
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50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

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ARCH D 24" x 36"

FOR GARAGE 3A & 3B, SEA LEVEL = 1024.5'
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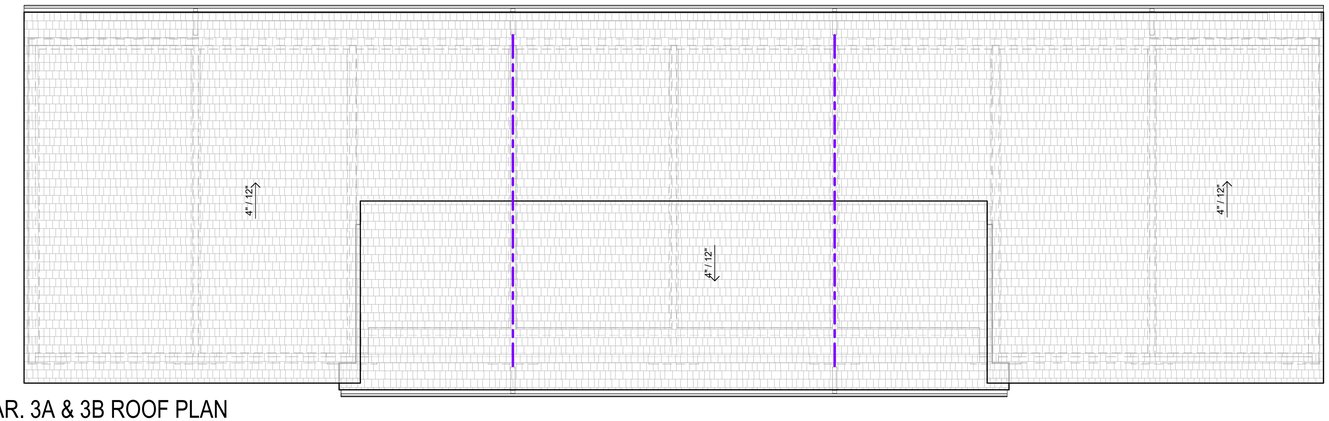
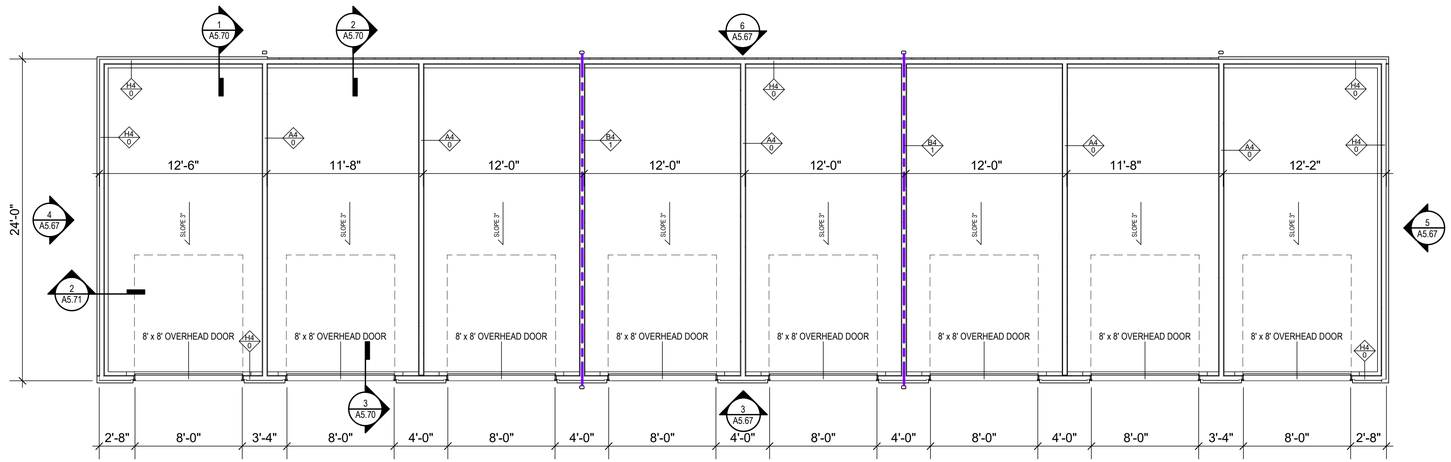
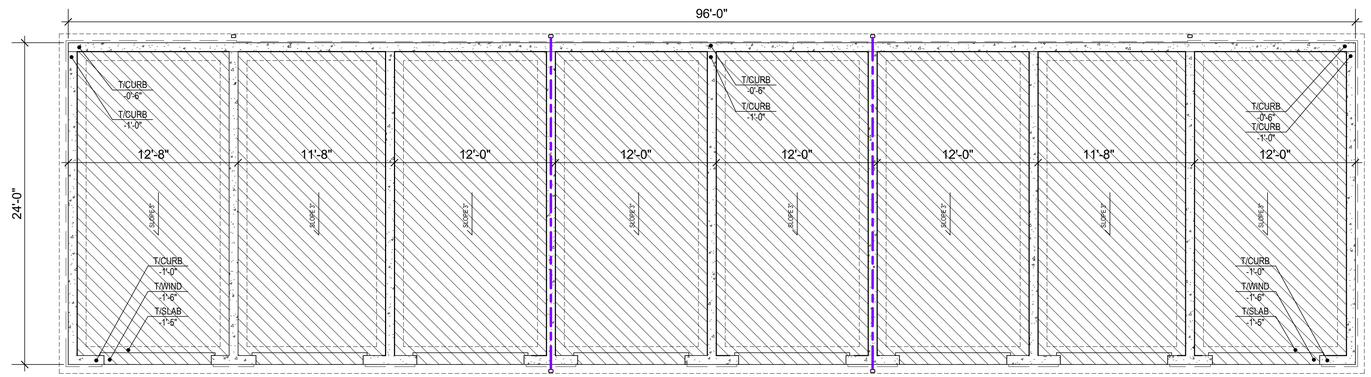
Development Services Department
Lee's Summit, Missouri
6/30/2023




3 DET. GAR. 3A & 3B ROOF PLAN
3/16" = 1'-0"




2 DET. GAR. 3A & 3B FLOOR PLAN
3/16" = 1'-0"




1 DET. GAR. 3A & 3B SLAB PLAN
3/16" = 1'-0"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A NEW DEVELOPMENT FOR:
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50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

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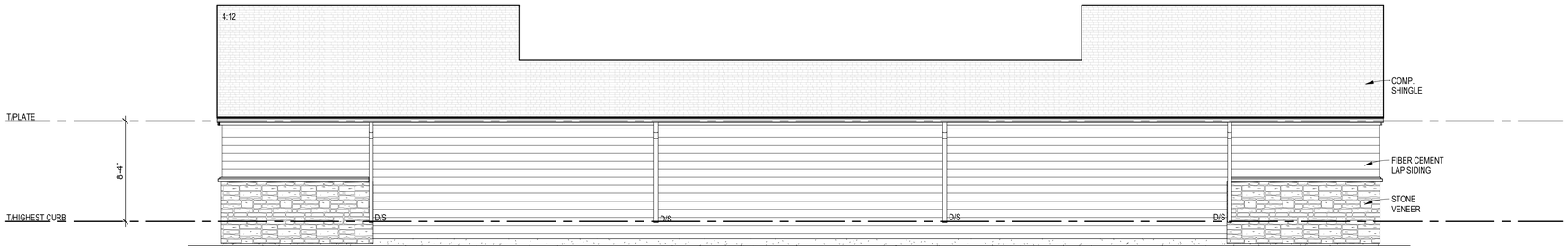
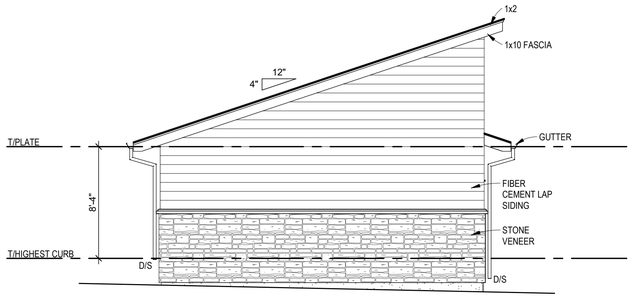
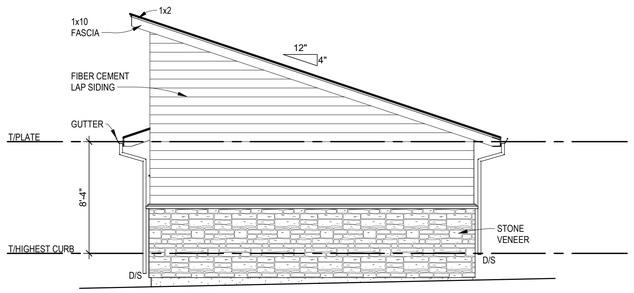
ARCH D 24" x 36"



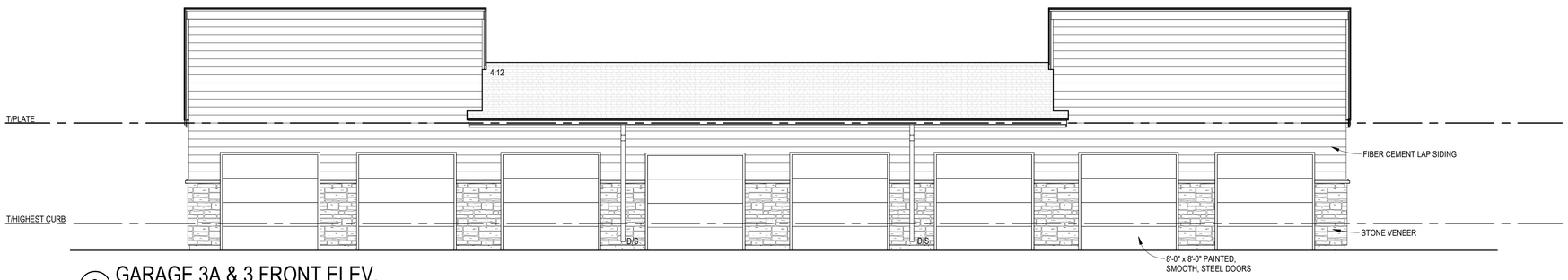

6 GARAGE 3A & 3 REAR ELEV.
3/16" = 1'-0"




4 GARAGE 3A & 3 LEFT ELEV.
3/16" = 1'-0"




5 GARAGE 3A & 3 RIGHT ELEV.
3/16" = 1'-0"




3 GARAGE 3A & 3 FRONT ELEV.
3/16" = 1'-0"

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# RESIDENCES AT BLACKWELL

50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

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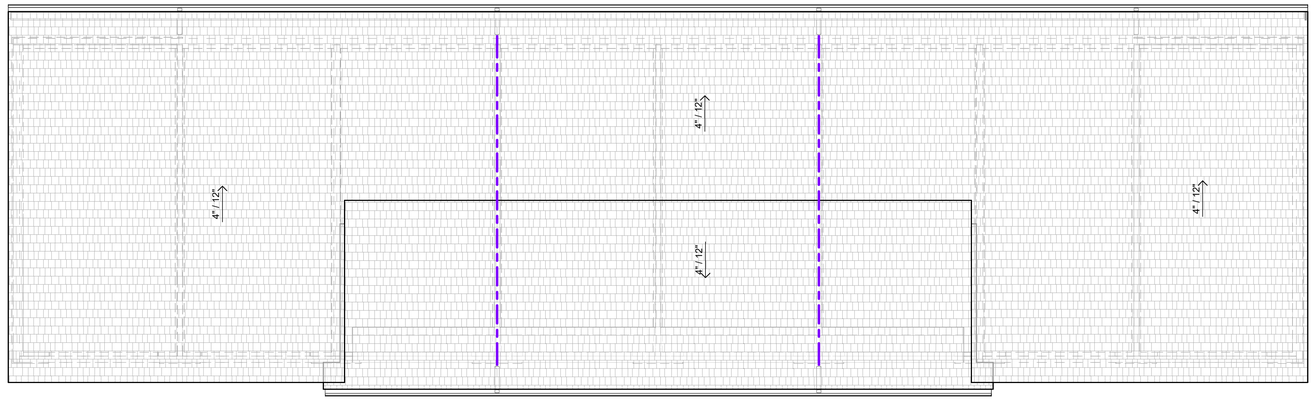
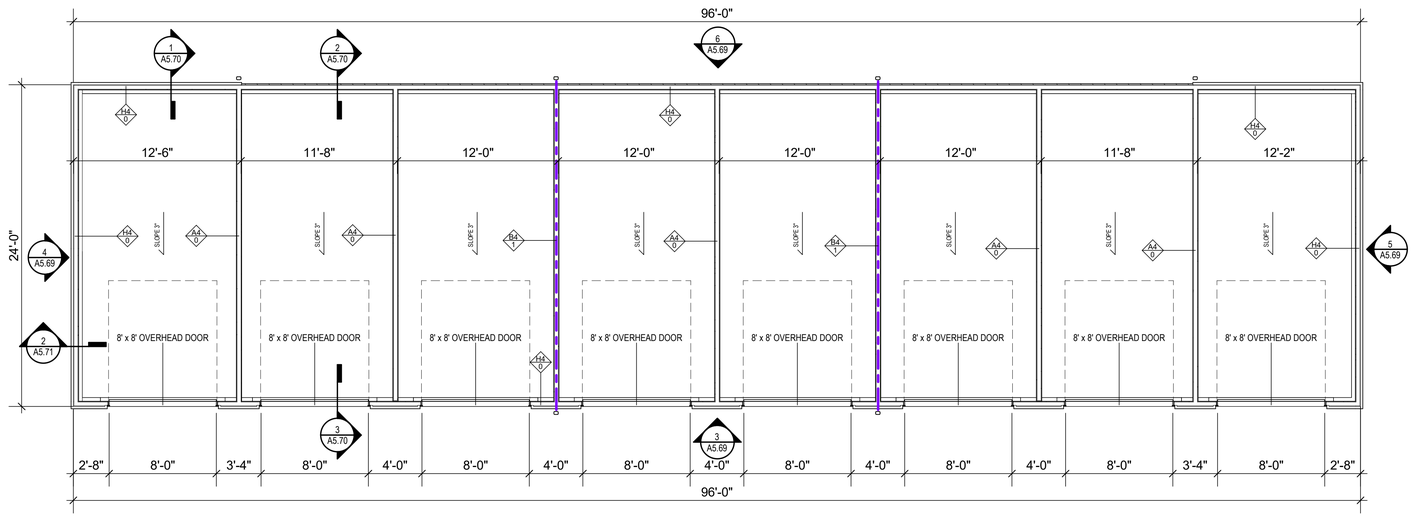
ARCH D 24" x 36"

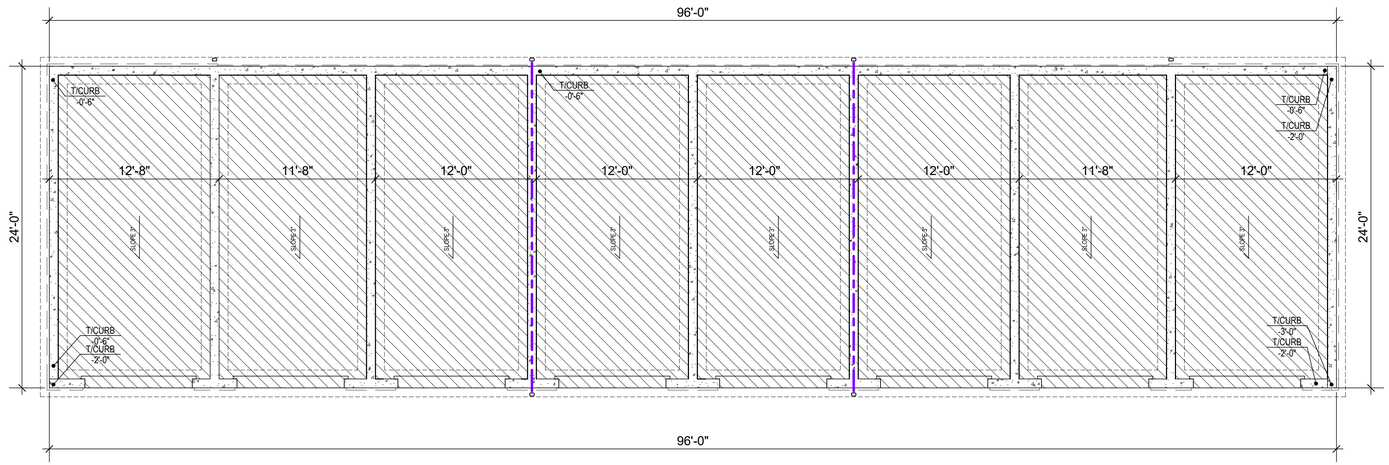
FOR GARAGE 1B, SEA LEVEL = 1013.5'
FOR GARAGE 1C, SEA LEVEL = 1015.3'
FOR GARAGE 2A, SEA LEVEL = 1017.1'
FOR GARAGE 2B, SEA LEVEL = 1018.9'
FOR GARAGE 2C, SEA LEVEL = 1021.7'
SEE CIVIL




## 3 DET. GAR. ROOF PLAN
3/16" = 1'-0"




## 2 DET. GAR. 1B, 1C, 2A, 2B, & 2C FLOOR PLAN
3/16" = 1'-0"




## 1 DET. GAR. 1B, 2A, 2B, & 2C SLAB PLAN
3/16" = 1'-0"

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A NEW DEVELOPMENT FOR:
# RESIDENCES AT BLACKWELL
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LEE'S SUMMIT, MISSOURI

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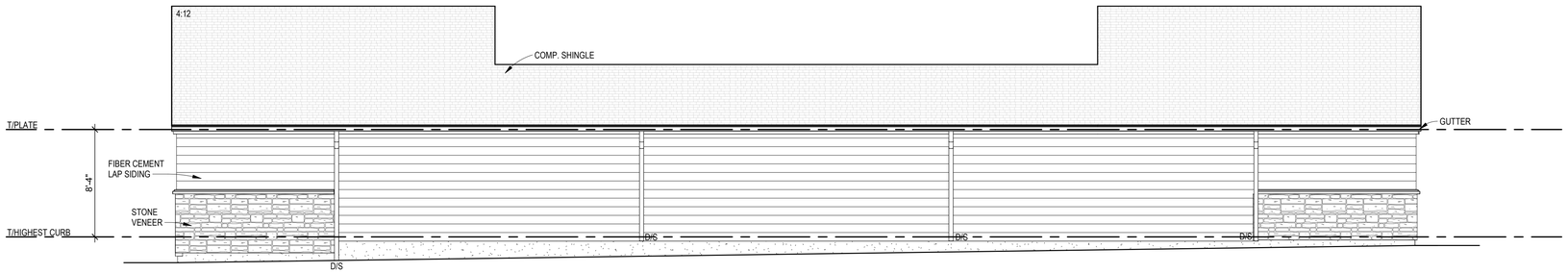
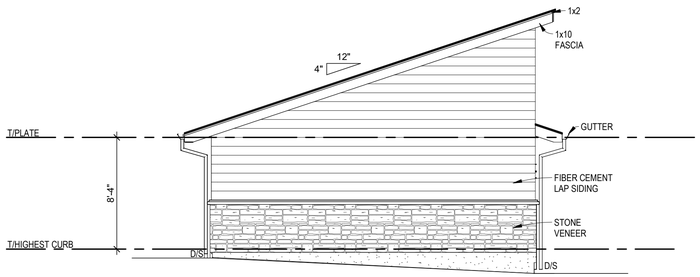
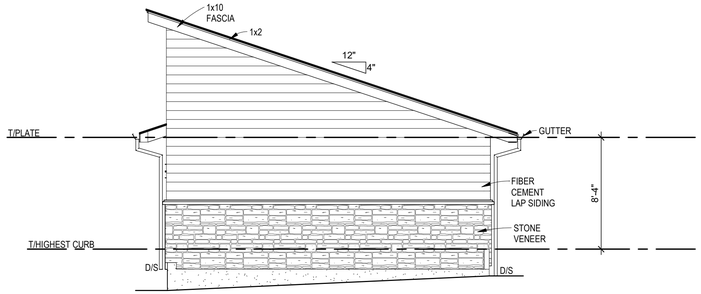


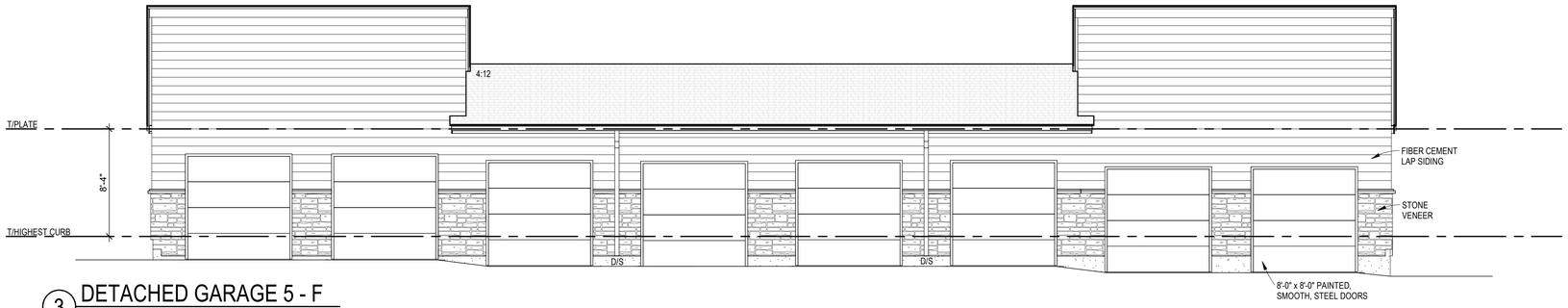

6 DETACHED GARAGE 5 - RE
3/16" = 1'-0"




4 DETACHED GARAGE 5 - L
3/16" = 1'-0"




5 DETACHED GARAGE 5 - RI
3/16" = 1'-0"




3 DETACHED GARAGE 5 - F
3/16" = 1'-0"

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LEE'S SUMMIT, MISSOURI

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ARCH D 24" x 36"

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Lee's Summit, Missouri
6/7/2023

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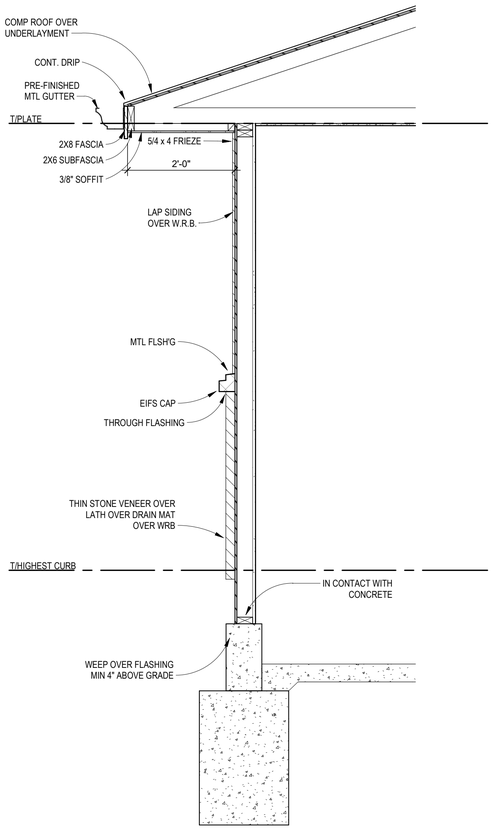
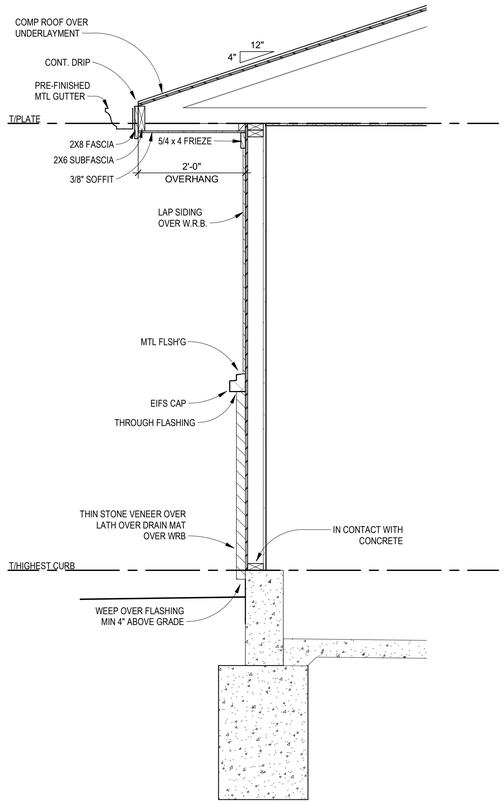
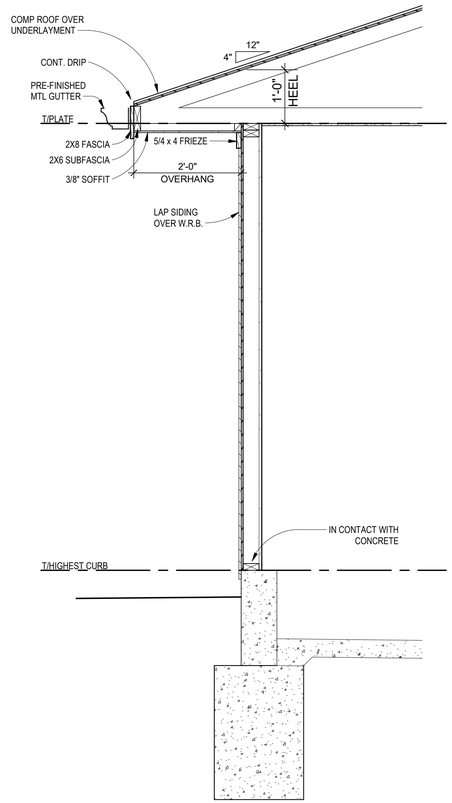


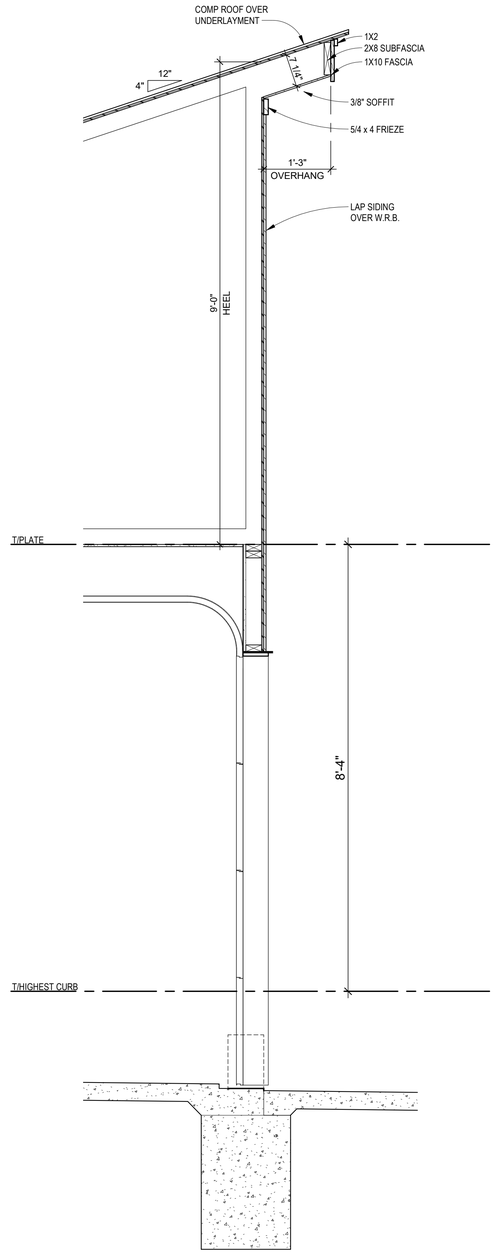

WALL SECTION
## 4 GARAGE 1 WASH AREA
3/4" = 1'-0"




WALL SECTION
## 1 GARAGE 1 LOWER - BRICK
3/4" = 1'-0"




WALL SECTION
## 2 GARAGE 1 LOWER
3/4" = 1'-0"




WALL SECTION
## 3 GARAGE 1 UPPER
3/4" = 1'-0"

A NEW DEVELOPMENT FOR:
# RESIDENCES AT BLACKWELL
50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

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ARCH D 24" x 36"

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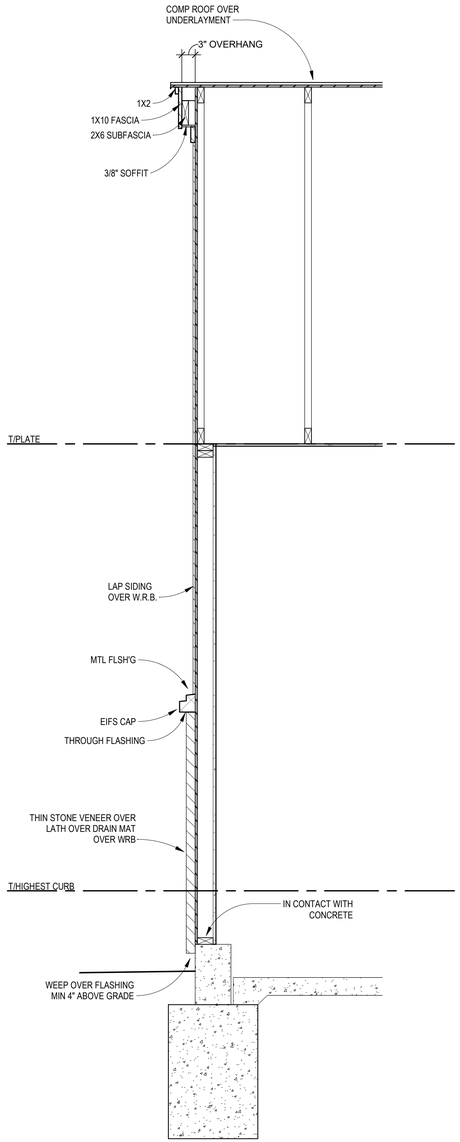
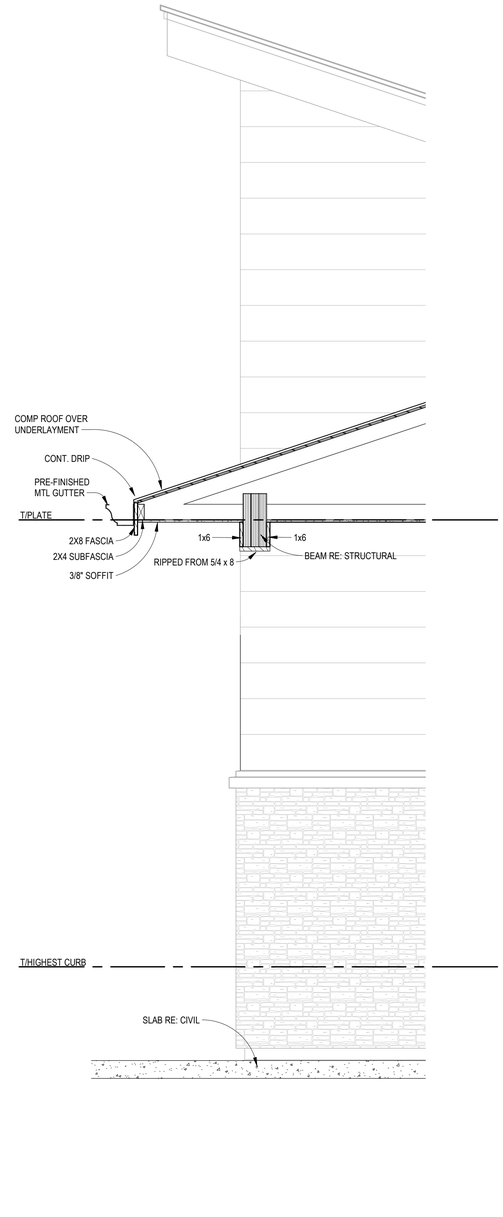
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
07/12/2023




WALL SECTION
## GARAGE 1 SIDE WALL 1
2 3/4" = 1'-0"




WALL SECTION
## GARAGE 1 WASH AREA - SPAN
1 3/4" = 1'-0"

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-10710
ARCHITECT
6/30/23

A NEW DEVELOPMENT FOR:
# RESIDENCES AT BLACKWELL
50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 03.24.2023 - PERMIT SUBMITTAL
- 04.05.2023 - ADD. #1

△REVISIONS:

DATE:
03.24.2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
A5.71

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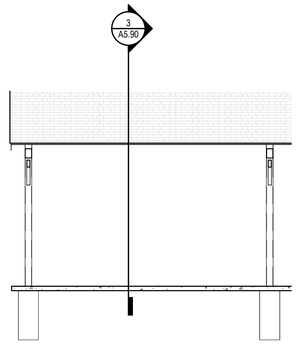
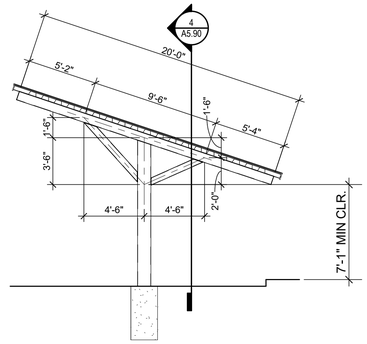
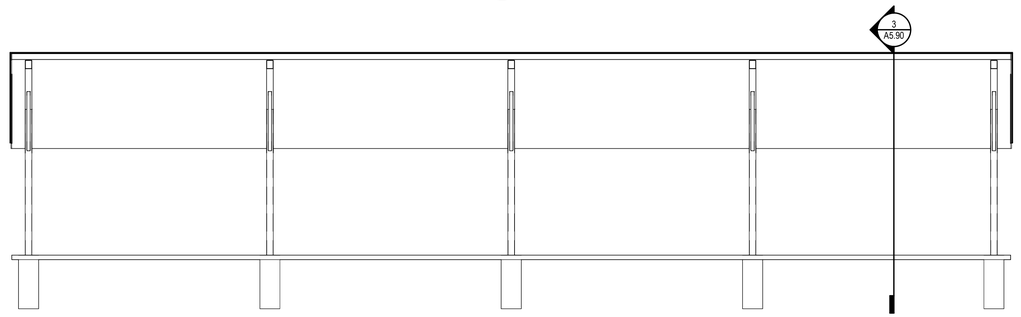
ARCH D 24" x 36"



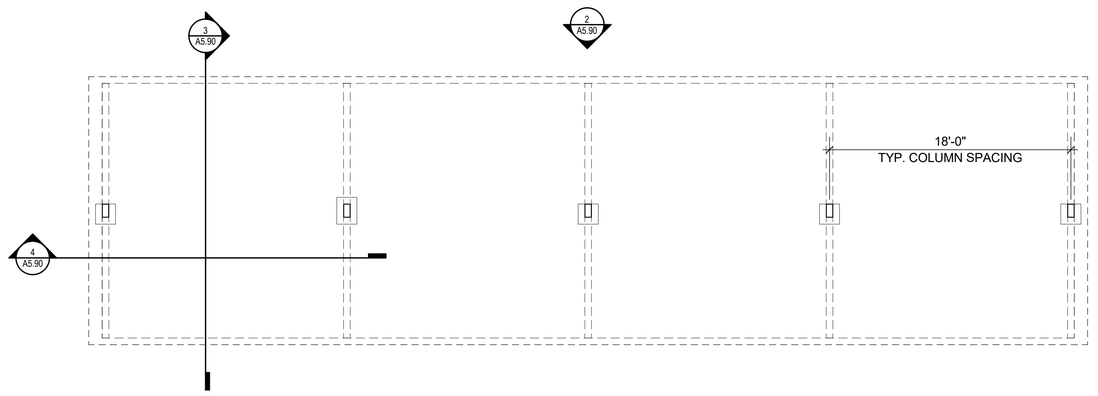




## 4 CARPORT SECTION
3/16" = 1'-0"

## 3 CARPORT SECTION
3/16" = 1'-0"




## 2 CARPORT ELEVATION
3/16" = 1'-0"




## 1 CARPORT PLAN
3/16" = 1'-0"

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Lee's Summit, Missouri
Date: 6/30/2023

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A NEW DEVELOPMENT FOR:
# RESIDENCES AT BLACKWELL
50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 03.24.2023 - PERMIT SUBMITTAL
- 04.05.2023 - ADD. #1

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SHEET NO.
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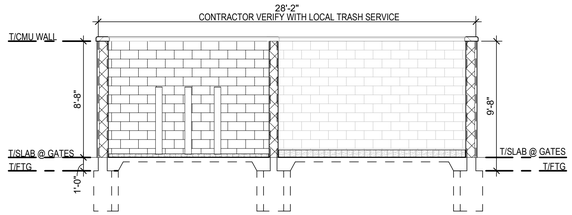
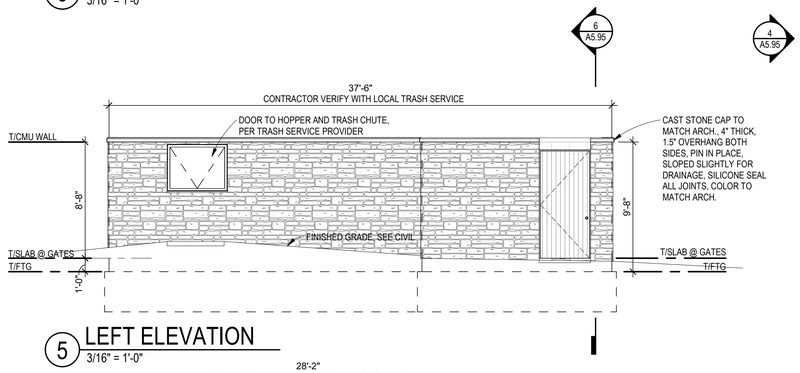
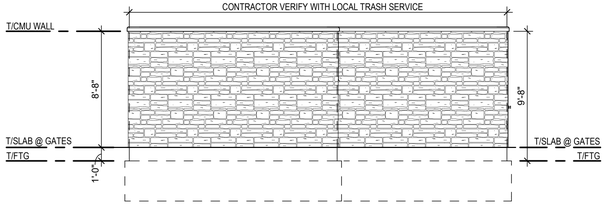
ARCH D 24" x 36"



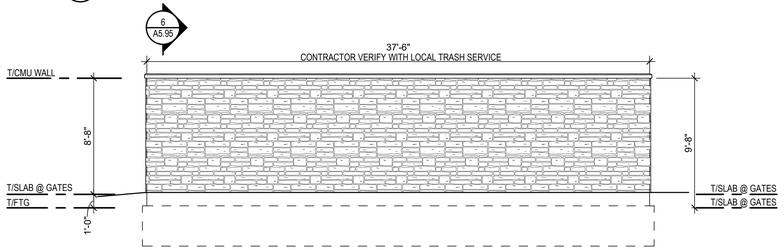

## 6 Trash Section
3/16" = 1'-0"




## 5 LEFT ELEVATION
3/16" = 1'-0"

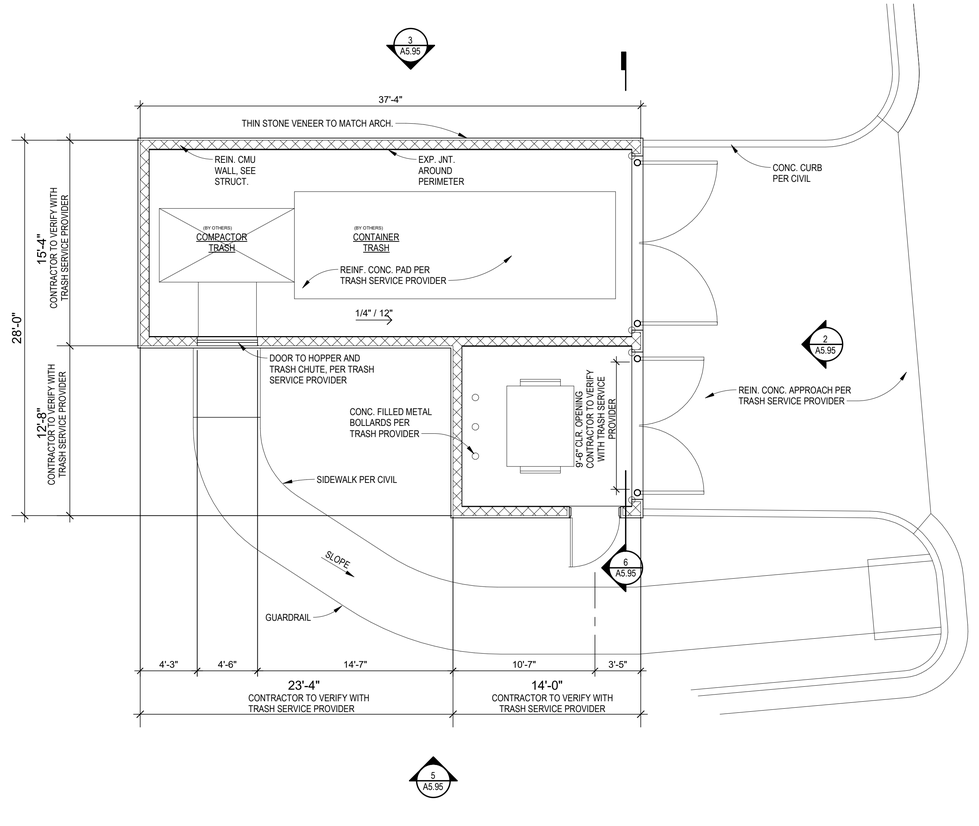



## 4 REAR ELEVATION
3/16" = 1'-0"




## 3 RIGHT ELEVATION
3/16" = 1'-0"

## 2 FRONT ELEVATION
3/16" = 1'-0"




## 1 1ST FLOOR BUILDING PLAN
3/16" = 1'-0"

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Lee's Summit, Missouri
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A NEW DEVELOPMENT FOR:
# RESIDENCES AT BLACKWELL
50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 03.24.2023 - PERMIT SUBMITTAL
- 04.05.2023 - ADD. #1

△REVISIONS:

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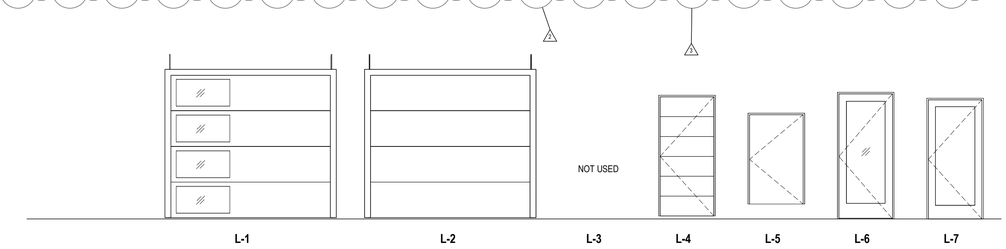
ARCH D 24" x 36"

## DOOR SCHEDULE - UNITS

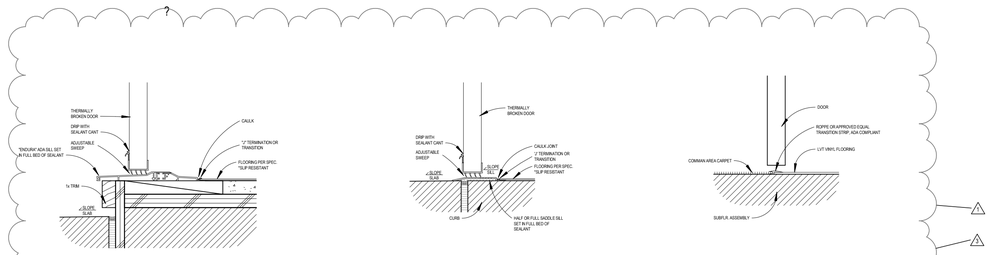
| TYPE | LOCATION | DIMENSIONS | | | DOOR | | | FRAME | | | FIRE RATING | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | WIDTH | HEIGHT | THICKNESS | MATERIAL | TYPE | FINISH | MATERIAL | TYPE | FINISH | | |
| U1 | ENTRY | 3'-0" | 6'-8" | 1 3/4" | WD. | L-4 | PAINTED | STL. | F-5 | PAINTED | 20 MIN | |
| U2 | CLOSET | 1'-6" | 6'-8" | 1 3/8" | WD. | L-7 | PAINTED | WD. | F-2 | PAINTED | 0 HR | |
| U3 | BATHROOM | 2'-10" | 6'-8" | 1 3/8" | WD. | L-7 | PAINTED | WD. | F-2 | PAINTED | 0 HR | |
| U4 | BEDROOM | 2'-10" | 6'-8" | 1 3/8" | WD. | L-7 | PAINTED | WD. | F-2 | PAINTED | 0 HR | |
| U5 | PATIO | 3'-0" | 7'-0" | 1 3/4" | STL. | L-6 | PAINTED | WD. | F-1 | PAINTED | 0 HR | |
| U6 | PATIO | 3'-0" | 6'-8" | 1 3/4" | STL. | L-6 | PAINTED | WD. | F-1 | PAINTED | 0 HR | |
| U7 | PATIO | 3'-0" | 7'-0" | 1 3/4" | STL. | L-6 | PAINTED | WD. | F-1 | PAINTED | 0 HR | FIXED |
| U8 | CLOSET (PAIR) | 2'-0" | 6'-8" | 1 3/8" | WD. | L-7 | PAINTED | WD. | F-2 | PAINTED | 0 HR | |
| U9 | W/D CLOSET (PAIR) | 2'-10" | 6'-8" | 1 3/8" | WD. | L-7 | PAINTED | WD. | F-2 | PAINTED | 0 HR | |
| U10 | CLOSET | 2'-10" | 6'-8" | 1 3/8" | WD. | L-7 | PAINTED | WD. | F-2 | PAINTED | 0 HR | |
| U11 | CLOSET | 2'-6" | 6'-8" | 1 3/8" | WD. | L-7 | PAINTED | WD. | F-2 | PAINTED | 0 HR | |
| U12 | BEDROOM | 2'-10" | 6'-8" | 1 3/8" | WD. | L-7 | PAINTED | WD. | F-2 | PAINTED | 0 HR | POCKET DOOR |

## DOOR SCHEDULE - COMMON AREAS

| TYPE | LOCATION | WIDTH | HEIGHT | THICKNESS | MATERIAL | TYPE | FINISH | MATERIAL | TYPE | FINISH | FIRE RATING | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | MAIN ENTRY | 3'-0" | 7'-0" | 1 3/4" | ALUM. | L-6 | PAINTED | WD. | F-1 | PAINTED | 0 HR | |
| 2 | INTERIOR STAIR | 3'-0" | 6'-8" | 1 3/4" | HM | L-5 | PAINTED | STL. | F-5 | PAINTED | 90 MIN | |
| 3 | ROOF ACCESS | 3'-0" | 5'-0" | 1 3/4" | HM | L-5 | PAINTED | STL. | F-5 | PAINTED | 0 HR | |
| 4 | GARAGE | 3'-0" | 6'-8" | 1 3/4" | HM | L-7 | PAINTED | STL. | F-5 | PAINTED | 45 MIN | |
| 5 | F.S.C.R. | 3'-0" | 6'-8" | 1 3/4" | WD. | L-7 | PAINTED | STL. | F-5 | PAINTED | 0 HR | |
| 6 | MECH/IT CLOSET | 3'-0" | 6'-8" | 1 3/4" | WD. | L-7 | PAINTED | STL. | F-5 | PAINTED | 20 MIN | |
| 7 | STORAGE | 3'-0" | 6'-8" | 1 3/4" | WD. | L-7 | PAINTED | STL. | F-5 | PAINTED | 20 MIN | |
| 8 | SECTIONAL DOOR | 9'-0" | 8'-0" | 2" | PREFINISHED | L-2 | PAINTED | PREFINISHED | | PAINTED | 0 HR | |
| 9 | SECTIONAL DOOR | 9'-0" | 8'-0" | 2" | PREFINISHED | L-1 | PAINTED | PREFINISHED | | PAINTED | 0 HR | |
| 10 | INTERIOR STAIR | 3'-0" | 6'-8" | 1 3/4" | HM | L-7 | PAINTED | STL. | F-5 | PAINTED | 1 HR | |



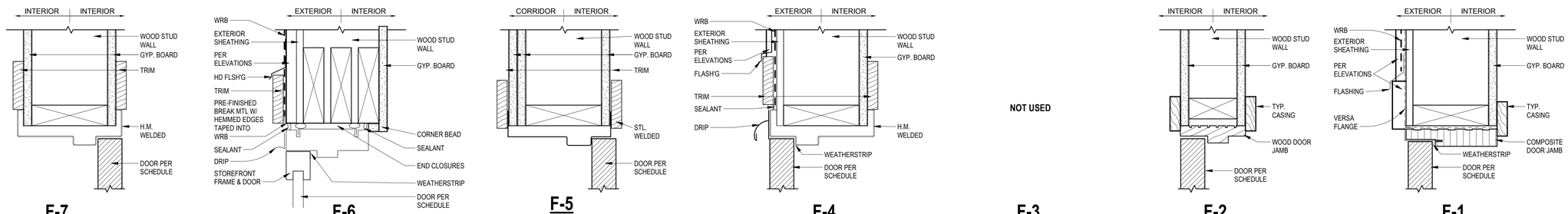

DOOR TYPES
1/4" = 1'-0"




FLOORING TRANSITION @ BALCONY
3" = 1'-0"

FLOORING TRANSITION SADDLE SILL @ OUTSIDE
3" = 1'-0"

FLOORING TRANSITION @ LVT / CARPET
3" = 1'-0"




DOOR FRAME TYPES
3" = 1'-0"

### DOOR GENERAL NOTES:

1. GENERAL CONTRACTOR TO VERIFY ALL DOOR SIZES AND COUNTS PRIOR TO ORDERING.
2. PROVIDE EACH UNIT ENTRY DOOR WITH A PEEPHOLE WITH A 180 DEGREE VIEWER. SEE ADDITIONAL TYPE 'A' REQUIREMENTS
3. WEATHERSTRIP ALL EXTERIOR DOORS. INCLUDE DRIPS & SWEEPS.
4. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406 AND WHERE INDICATED IN THE CONSTRUCTION DOCUMENTS.
5. CONTRACTOR TO CONFIRM PROPER SWING WITH UNIT AND BUILDING LAYOUT PLANS.
6. ALL EGRESS DOORS SHALL BE OPERABLE FROM THE INSIDE REQUIRING NO KEY, SPECIAL KNOWLEDGE, OR EFFORT.
7. PROVIDE SOLID BLOCKING AT UNIT ENTRY DOOR MINIMUM 12" ABOVE AND BELOW STRIKE PLATE.
8. THRESHOLDS SHALL COMPLY WITH ACCESSIBILITY REGULATIONS.
9. WINDOW AND DOOR HEADS TO ALIGN. ACCOUNT FOR THRESHOLD, DOOR FRAME, AND FLOOR TOPPING.
10. REFER TO MEP+T DRAWINGD FOR DOORS WITH ELECTRIC ACCESS
11. ALL DOORS HAVE A 10" BOTTOM RAIL.

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
6/19/2023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NUMBER A-9979
ARCHITECT
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A NEW DEVELOPMENT:
# RESIDENCES AT BLACKWELL
## 150 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

| | | |
|---|---|---|
| 1 | 04.03.23 | Revision 1 |
| 2 | 04.28.23 | Revision 2 |
| 3 | 05.05.23 | Revision 3 |

DATE:
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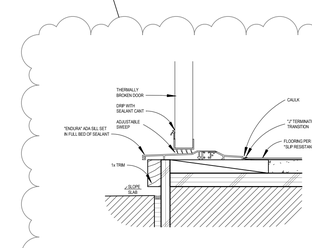
ARCH D 24" x 36"

## DOOR GENERAL NOTES:

1. GENERAL CONTRACTOR TO VERIFY ALL DOOR SIZES AND COUNTS PRIOR TO ORDERING.
2. PROVIDE EACH UNIT ENTRY DOOR WITH A PEEPHOLE WITH A 180 DEGREE VIEWER.
3. WEATHERSTRIP ALL EXTERIOR DOORS. INCLUDE DRIPS & SWEEPS.
4. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406 AND WHERE INDICATED IN THE CONSTRUCTION DOCUMENTS.
5. CONTRACTOR TO CONFIRM PROPER SWING WITH UNIT AND BUILDING LAYOUT PLANS.
6. ALL EGRESS DOORS SHALL BE OPERABLE FROM THE INSIDE REQUIRING NO KEY, SPECIAL KNOWLEDGE, OR EFFORT.
7. PROVIDE SOLID BLOCKING AT UNIT ENTRY DOOR MINIMUM 12" ABOVE AND BELOW STRIKE PLATE.
8. THRESHOLDS SHALL COMPLY WITH ACCESSIBILITY REGULATIONS.
9. WINDOW AND DOOR HEADS TO ALIGN. ACCOUNT FOR THRESHOLD, DOOR FRAME, AND FLOOR TOPPING.
10. REFER TO MEP+T DRAWINGS FOR DOORS WITH ELECTRONIC ACCESS.
11. ALL DOORS HAVE A 10" BOTTOM RAIL.

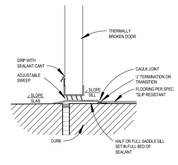
## DOOR SCHEDULE

| Type Mark | LOCATION | DIMENSIONS | | | DOOR | | | FRAME | | | FIRE RATING | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | WIDTH | HEIGHT | THICKNESS | MATERIAL | TYPE | FINISH | MATERIAL | TYPE | FINISH | | |
| C1 | EXTERIOR ENTRANCE | 3'-0" | 7'-0" | 1 3/4" | ALUM. | L-1 | PAINTED | ALUM. | F-6 | PAINTED | 0 HR | |
| C2 | DOG WASH DOOR | 3'-0" | 7'-0" | 1 3/4" | ALUM. | L-1 | PAINTED | ALUM. | F-6 | PAINTED | 0 HR | |
| C3 | INTERIOR ACCESS CONTROL | 3'-0" | 7'-0" | 1 3/4" | ALUM. | L-1 | PAINTED | ALUM. | F-3 | PAINTED | 0 HR | |
| C4 | CONFERENCE ROOM | 3'-0" | 7'-0" | 1 3/8" | ALUM. | L-1 | PAINTED | ALUM. | F-3 | PAINTED | 0 HR | |
| C5 | CO-WORK DOOR | 3'-0" | 7'-0" | 1 3/4" | ALUM. | L-1 | PAINTED | ALUM. | F-3 | PAINTED | 0 HR | |
| C6 | SLIDING GLASS DOORS | 14'-10" +/- | 9'-0" +/- | 1 3/4" | ALUM./GLASS | L-4 | PAINTED | ALUM. | F-8 | PAINTED | 0 HR | FIT TO OPN'G |
| C7 | MANAGER'S OFFICE | 3'-0" | 7'-0" | 1 3/4" | ALUM. | L-1 | PAINTED | ALUM. | F-3 | PAINTED | 0 HR | |
| C8 | POCKET OFFICE DOOR | 3'-0" | 7'-0" | 1 3/8" | WD | L-1 | PAINTED | MTL. | F-9 | PAINTED | 0 HR | POCKET |
| C9 | PUBLIC BATHROOMS | 3'-0" | 7'-0" | 1 3/8" | WD | L-2 | PAINTED | WD. | F-2 | PAINTED | 0 HR | |
| C10 | STORAGE / IT PAIR | 3'-0" | 7'-0" | 1 3/8" | WD | L-2 | PAINTED | WD. | F-2 | PAINTED | 0 HR | |
| C11 | MEP | 3'-0" | 7'-0" | 1 3/8" | WD | L-2 | PAINTED | HM | F-7 | PAINTED | 0 HR | |
| C12 | GUEST SUITE ENTRY | 3'-0" | 7'-0" | 1 3/4" | HM | L-2 | PAINTED | WD. | F-1 | PAINTED | 0 HR | |
| C13 | POOL EQUIP. | 3'-0" | 7'-0" | 1 3/4" | HM | L-3 | PAINTED | HM | F-4 | PAINTED | 0 HR | |
| C14 | INTERIOR ACCESS CONTROL | 3'-0" | 7'-0" | 1 3/8" | ALUM. | L-1 | PAINTED | WD. | F-7 | PAINTED | 0 HR | |
| C15 | EXTERIOR ENTRANCE | 3'-0" | 7'-0" | 1 3/4" | ALUM. | L-1 | PAINTED | WD. | F-1 | PAINTED | 0 HR | |
| C16 | BOARD ROOM | 3'-0" | 7'-0" | 1 3/8" | WD | L-1 | PAINTED | WD. | F-2 | PAINTED | 0 HR | |
| C17 | MEP POOL EQUIP. | 3'-0" | 7'-0" | 1 3/8" | ALUM. | L-2 | PAINTED | ALUM. | F-7 | PAINTED | 0 HR | |
| C18 | GUEST SUITE STORAGE | 2'-10" | 6'-8" | 1 3/8" | WD | L-2 | PAINTED | WD. | F-2 | PAINTED | 0 HR | |
| C19 | GUEST SUITE BATHROOM | 2'-10" | 6'-8" | 1 3/8" | WD | L-2 | PAINTED | WD. | F-2 | PAINTED | 0 HR | |
| C20 | STORAGE (PAIR) | 2'-0" | 7'-0" | 1 3/8" | WD | L-2 | PAINTED | HM | F-7 | PAINTED | 0 HR | |
| C21 | MECH. | 2'-6" | 6'-8" | 1 3/8" | WD | L-2 | PAINTED | WD. | F-2 | PAINTED | 0 HR | |



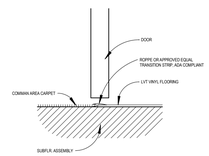

## FLOORING TRANSITION @ BALCONY

3" = 1'-0"



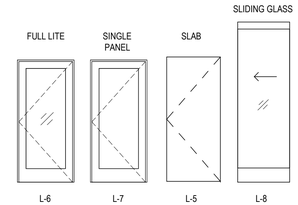

## FLOORING TRANSITION SADDLE SILL @ OUTSIDE

3" = 1'-0" ?




## FLOORING TRANSITION @ LVT / CARPET

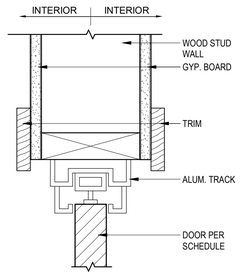
3" = 1'-0" ?



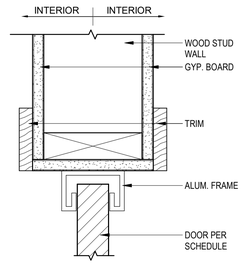

## DOOR TYPES

1/4" = 1'-0"

?




## F-9

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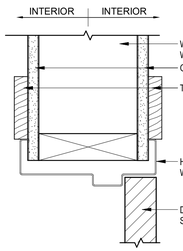


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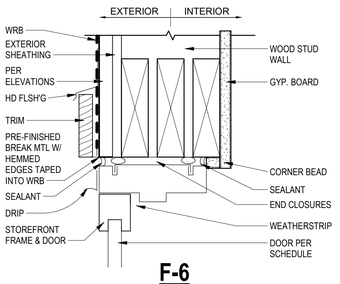
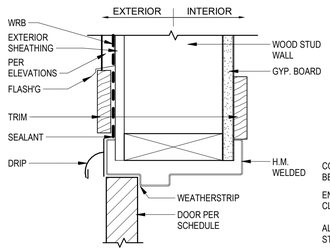



## F-6

NOT USED

## F-5

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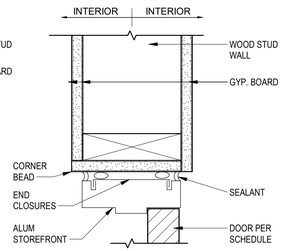


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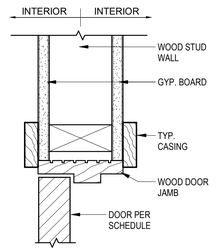


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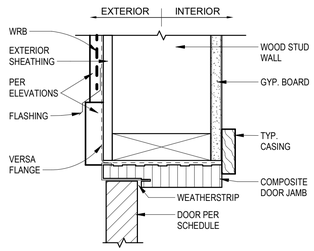


## F-1

## DOOR FRAME TYPES

3" = 1'-0"

?

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
Date: 6/30/2023


NSPJ ARCHITECTURE LANDSCAPE ARCHITECTURE ENERGY SERVICES
ARCHITECTS PA
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.3223
F. 913.831.3611
NSPJARCH.COM

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-9979
ARCHITECT
6/30/23

A NEW DEVELOPMENT FOR:

# RESIDENCES AT BLACKWELL

50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

REVISIONS:

| | | |
|---|---|---|
| 1 | 04.03.23 | Revision 1 |
| 2 | 05.02.23 | Revision 2 |
| 3 | 05.04.23 | Revision 3 |

DATE: 03/24/2023
JOB NO. 696521
DRAWN BY: Author
SHEET NO.

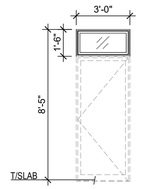
PERMIT SET

# A6.01

6/30/2023 3:27:55 PM NSPJ ARCHITECTS ©
C:\Users\trodden\OneDrive - NSPJ Architects\Documents\696S-GriffinRiley-Clubhouse_R22_trodden7LSW8.rvt

ARCH D 24" x 36"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
6/19/2023

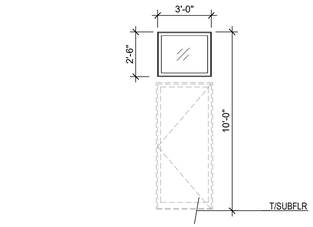



S WINDOW TYPES
1/4" = 1'-0"

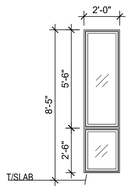
| WINDOW SCHEDULE | | | |
|---|---|---|---|
| Type Mark | Type Comments | Comments | Material |
| A | FIXED IN SASH / FIXED IN SASH / FIXED IN SASH, W/ TRANSOMS IN SASH, MULLED, W/ FIXED HOPPERS IN SASH, SPACED W/ MULL BAR, NAIL FLANGE | | VINYL |
| B | FIXED IN SASH / SINGLE-HUNG, W/ TRANSOMS IN SASH, MULLED, W/ FIXED HOPPERS, SPACED W/ MULL BAR, NAIL FLANGE | | VINYL |
| C | SINGLE-HUNG / SINGLE-HUNG / SINGLE-HUNG, W/ TRANSOMS IN SASH, MULLED, NAIL FLANGE | | VINYL |
| D | FIXED IN SASH / FIXED IN SASH / FIXED IN SASH, W/ TRANSOMS IN SASH, MULLED, NAIL FLANGE | | VINYL |
| E | FIXED IN SASH / FIXED IN SASH / FIXED IN SASH, W/ FIXED HOPPERS, SPACED W/ MULL BAR, NAIL FLANGE | | VINYL |
| F | SINGLE-HUNG / SINGLE-HUNG / SINGLE-HUNG, MULLED, NAIL FLANGE | | VINYL |
| G | FIXED IN SASH / FIXED IN SASH / FIXED IN SASH, MULLED, NAIL FLANGE | | VINYL |
| H | FIXED IN SASH / FIXED IN SASH / FIXED IN SASH, MULLED, NAIL FLANGE | | VINYL |
| I | SINGLE-HUNG / FIXED IN SASH, W/ FIXED HOPPERS, SPACED W/ MULL BAR, NAIL FLANGE | | VINYL |
| J | SINGLE-HUNG / FIXED IN SASH, W/ TRANSOMS IN SASH, SPACED UP W/ MULL BAR, NAIL FLANGE | | VINYL |
| K | SINGLE-HUNG / SINGLE-HUNG, MULLED, NAIL FLANGE | | VINYL |
| L | FIXED IN SASH / SINGLE-HUNG, MULLED, NAIL FLANGE | | VINYL |
| M | TRANSOM IN SASH / TRANSOM IN SASH, MULLED, NAIL FLANGE | | VINYL |
| N | SINGLE-HUNG, NAIL FLANGE | | VINYL |
| O | SINGLE-HUNG, NAIL FLANGE | | VINYL |
| P | FIXED IN SASH, MULLED, NAIL FLANGE | | VINYL |
| Q | FIXED IN SASH, MULLED, NAIL FLANGE | | VINYL |
| R | TRANSOM IN SASH, NAIL FLANGE | | VINYL |
| S | TRANSOM IN SASH, NAIL FLANGE | | VINYL |

**WINDOW GENERAL NOTES:**

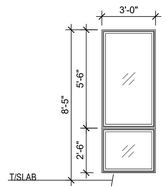
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES PRIOR TO ORDERING.
2. WINDOWS ARE DIMENSIONED NOMINALLY. ADJUST FRAMING DIMENSIONS AS REQUIRED FOR MANUFACTURER'S REQUIRED OPENINGS.
3. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406 AND WHERE INDICATED IN THE CONSTRUCTION DOCUMENTS.
4. PER IBC 1015.8: OPERABLE WINDOWS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE WINDOWS SHALL NOT PERMIT AN OPENING THAT ALLOWS PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36" OF THE FINISHED FLOOR.
5. AT ALL STOREFRONT LOCATIONS PROVIDE BLOCKING AND SHIMS AS REQUIRED. PROVIDE SEALANT AND BACKER ROD, BOTH SIDES, ALL AROUND. SEALANT COLOR PER ARCHITECT. PROVIDE MANUFACTURER'S COLOR CHART FOR SELECTION.



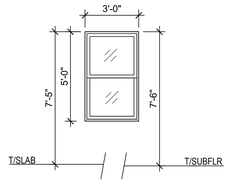

R WINDOW TYPES
1/4" = 1'-0"



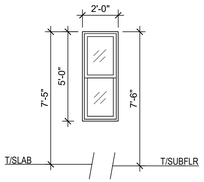

Q WINDOW TYPES
1/4" = 1'-0"



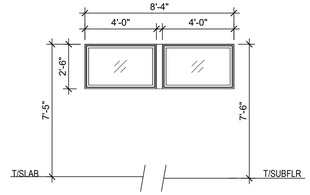

P WINDOW TYPES
1/4" = 1'-0"



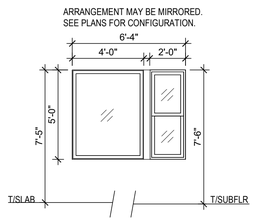

O WINDOW TYPES
1/4" = 1'-0"



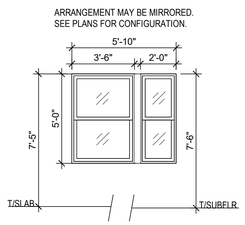

N WINDOW TYPES
1/4" = 1'-0"



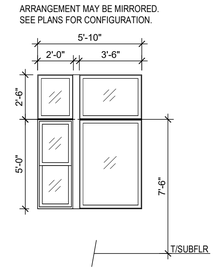

M WINDOW TYPES
1/4" = 1'-0"



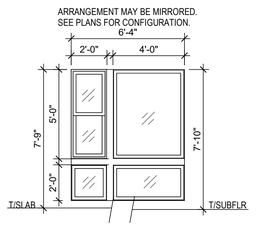

L WINDOW TYPES
1/4" = 1'-0"



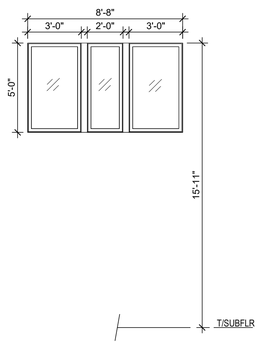

K WINDOW TYPES
1/4" = 1'-0"



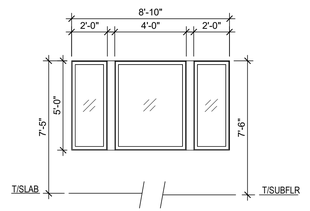

J WINDOW TYPES
1/4" = 1'-0"




I WINDOW TYPES
1/4" = 1'-0"




Legend
H WINDOW TYPES
1/4" = 1'-0"

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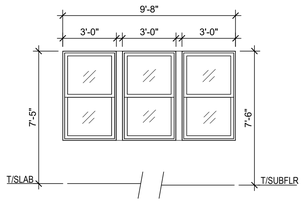
1/4" = 1'-0"

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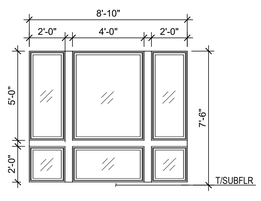
1/4" = 1'-0"

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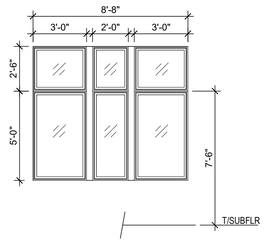
1/4" = 1'-0"

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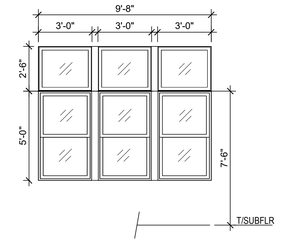
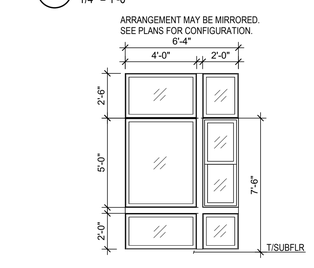
1/4" = 1'-0"




C WINDOW TYPES
1/4" = 1'-0"

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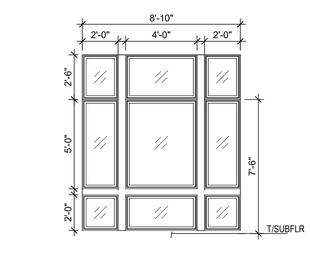
1/4" = 1'-0"




A WINDOW TYPES
1/4" = 1'-0"

**PERMIT SET**

NSPJ ARCHITECTS
ARCHITECTURE LANDSCAPE ARCHITECTURE ENERGY SERVICES
P. 913.831.1555
F. 913.831.1566
NSPJARCH.COM
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-6971
ARCHITECT
6/19/23

# A NEW DEVELOPMENT: RESIDENCES AT BLACKWELL

## 50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

DATE:
03.24.2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
**A6.10**

6/30/2023 3:18:57 PM NSPJ ARCHITECTS ©

C:\Users\tnodder\OneDrive - NSPJ Architects\Documents\6985-GriffinRiley_R22_tnodder7LSW9.rvt

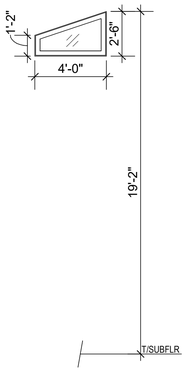
ARCH D 24" x 36"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
6/19/2023

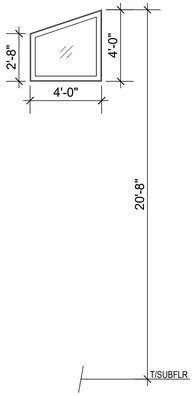
| Window Schedule | | | |
|---|---|---|---|
| TAG | TYPE | COMMENTS | MAT. |
| A | FIXED IN SASH, MULLED, NAIL FLANGE | | |
| B | TRANSOM IN SASH,NAIL FLANGE | | |
| C | FIXED IN SASH, MULLED, NAIL FLANGE | | |
| D | FIXED IN SASH, MULLED, NAIL FLANGE | | |
| E | SINGLE-HUNG. NAIL FLANGE | | |
| F | FIXED IN SASH, NAIL FLANGE | | |
| G | FIXED IN SASH, NAIL FLANGE | | |
| H | FIXED IN SASH, NAIL FLANGE | | |
| I | FIXED IN SASH, NAIL FLANGE | | |
| J | TRANSOM IN SASH,NAIL FLANGE | | |
| K | FIXED IN SASH, NAIL FLANGE | | |
| L | FIXED IN SASH, NAIL FLANGE | | |
| M | FIXED IN SASH, NAIL FLANGE | | |
| N | FIXED IN SASH / FIXED IN SASH,W/ TRANSOMS IN SASH, SPACED W/ MULL BAR, NAIL FLANGE | | |
| O | FIXED IN SASH / FIXED IN SASH / FIXED IN SASH / FIXED IN SASH / FIXED IN SASH / FIXED IN SASH, MULLED, NAIL FLANGE | | |
| P | FIXED IN SASH, NAIL FLANGE | | |
| Q | FIXED IN SASH, NAIL FLANGE | | |
| R | FIXED IN SASH, NAIL FLANGE | | |
| S | FIXED IN SASH, NAIL FLANGE | | |
| T | FIXED IN SASH, NAIL FLANGE | | |
| U | FIXED IN SASH, NAIL FLANGE | | |

**WINDOW GENERAL NOTES:**

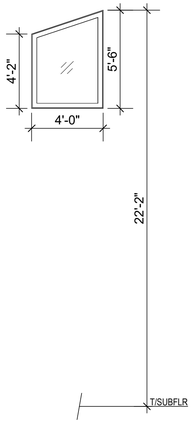
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES PRIOR TO ORDERING.
2. WINDOWS ARE DIMENSIONED NOMINALLY. ADJUST FRAMING DIMENSIONS AS REQUIRED FOR MANUFACTURER'S REQUIRED OPENINGS.
3. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406 AND WHERE INDICATED IN THE CONSTRUCTION DOCUMENTS.
4. PER IBC 1015.8: OPERABLE WINDOWS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE WINDOWS SHALL NOT PERMIT AN OPENING THAT ALLOWS PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36" OF THE FINISHED FLOOR.
5. AT ALL STOREFRONT LOCATIONS PROVIDE BLOCKING AND SHIMS AS REQUIRED. PROVIDE SEALANT AND BACKER ROD, BOTH SIDES, ALL AROUND. SEALANT COLOR PER ARCHITECT. PROVIDE MANUFACTURER'S COLOR CHART FOR SELECTION.



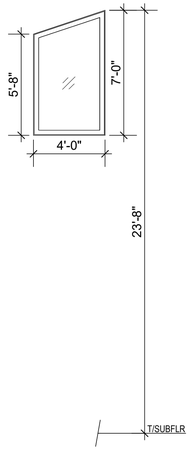

S WINDOW TYPES
1/4" = 1'-0"



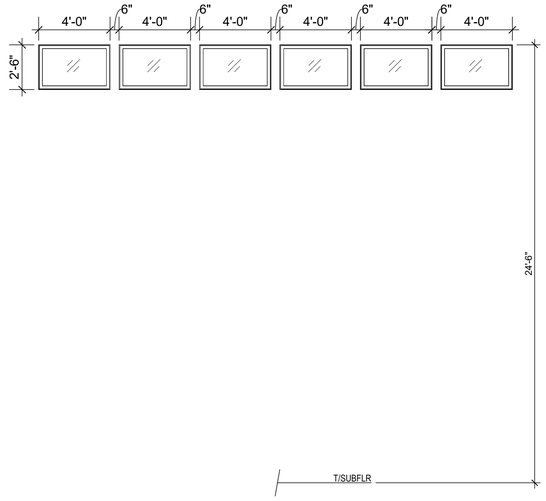

R WINDOW TYPES
1/4" = 1'-0"



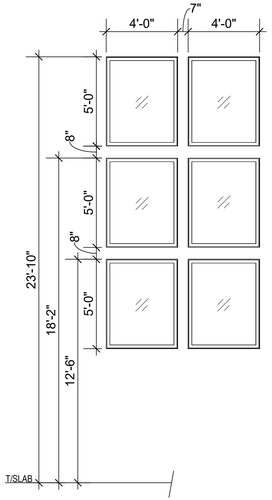

Q WINDOW TYPES
1/4" = 1'-0"



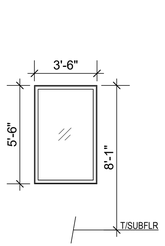

P WINDOW TYPES
1/4" = 1'-0"



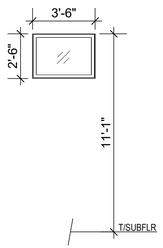

Legend
O WINDOW TYPES
1/4" = 1'-0"



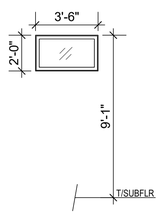

N WINDOW TYPES
1/4" = 1'-0"




I WINDOW TYPES
1/4" = 1'-0"




H WINDOW TYPES
1/4" = 1'-0"

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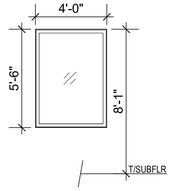


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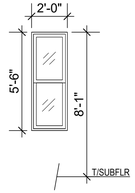


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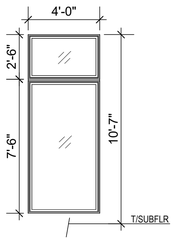


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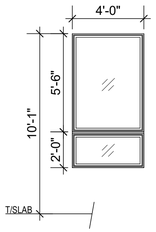


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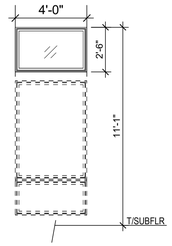


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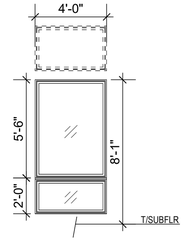
1/4" = 1'-0"

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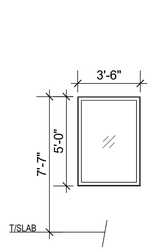


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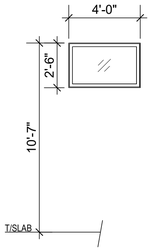


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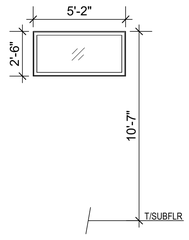
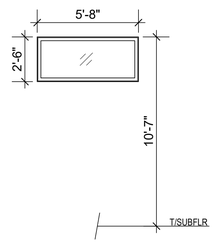



M WINDOW TYPES
1/4" = 1'-0"

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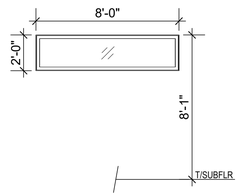
1/4" = 1'-0"

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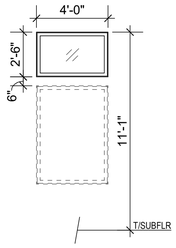
1/4" = 1'-0"




J WINDOW TYPES
1/4" = 1'-0"

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A NEW DEVELOPMENT FOR:

# RESIDENCES AT BLACKWELL

50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

DATE:
03/24/2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
**A6.11**

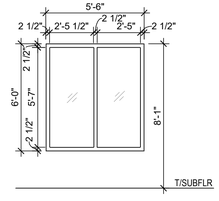
**PERMIT SET**

6/30/2023 3:27:58 PM NSPJ ARCHITECTS ©

C:\Users\trodden\OneDrive - NSPJ Architects\Documents\696521-Griffin\Riley-Clubhouse_R22_trodden7LSW19.rvt

ARCH D 24" x 36"

| STOREFRONT SCHEDULE | | | |
|---|---|---|---|
| TAG | TYPE | COMMENTS | MAT. |
| W | STOREFRONT | | |
| X | STOREFRONT | | |
| Y | STOREFRONT | | |
| Z | STOREFRONT | | |
| AA | STOREFRONT | | |
| BB | STOREFRONT | | |
| CC | STOREFRONT | | |
| DD | STOREFRONT | | |
| EE | STOREFRONT | | |
| FF | STOREFRONT | | |
| GG | STOREFRONT | | |
| HH | STOREFRONT | | |
| JJ | STOREFRONT | | |
| KK | STOREFRONT | | |
| LL | STOREFRONT | | |

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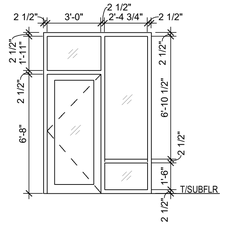
1/4" = 1'-0"

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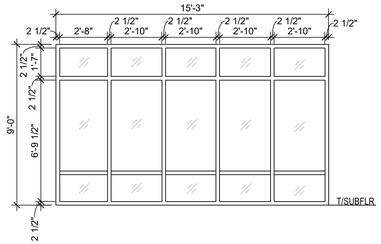
1/4" = 1'-0"

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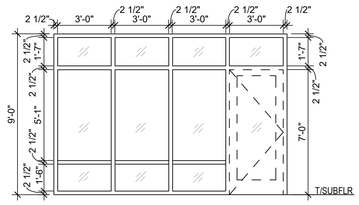
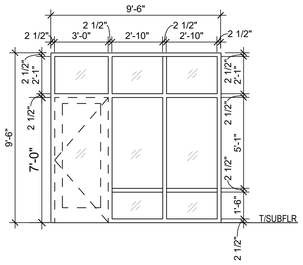



HH WINDOW TYPES
1/4" = 1'-0"

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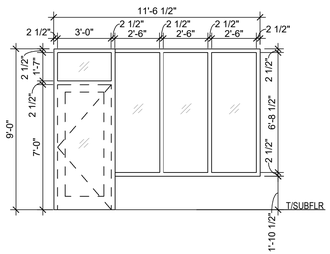
1/4" = 1'-0"

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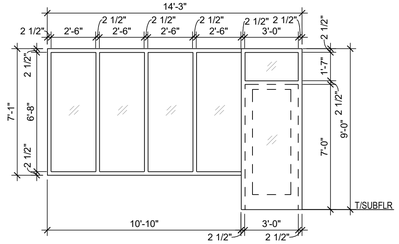
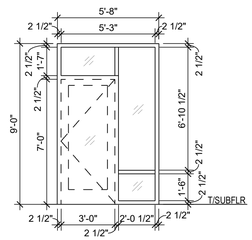
1/4" = 1'-0"




EE WINDOW TYPES
1/4" = 1'-0"

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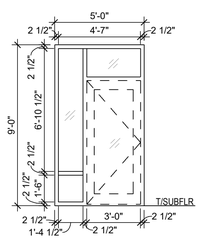
1/4" = 1'-0"

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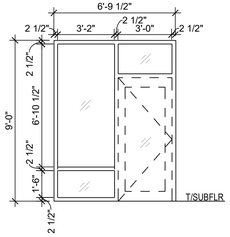


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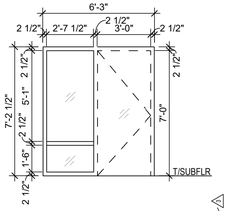
1/4" = 1'-0"

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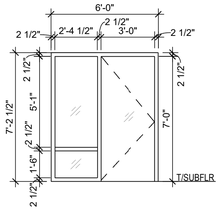
1/4" = 1'-0"

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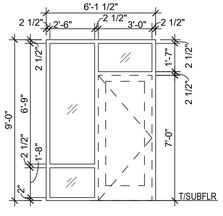


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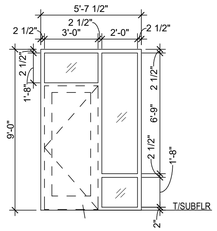


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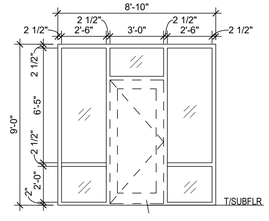


W WINDOW TYPES
1/4" = 1'-0"

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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
07/12/2023

STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2007018
ARCHITECT
6/30/23

# A NEW DEVELOPMENT FOR:
# RESIDENCES AT BLACKWELL
## 50 HWY & BLACKWELL
## LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

REVISIONS:

| | | |
|---|---|---|
| 1 | 04.03.23 | Revision 1 |
| 2 | 05.02.23 | Revision 2 |
| 3 | 05.04.23 | Revision 3 |

DATE:
03/24/2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
A6.12

PERMIT SET

6/30/2023 3:28:01 PM NSPJ ARCHITECTS ©

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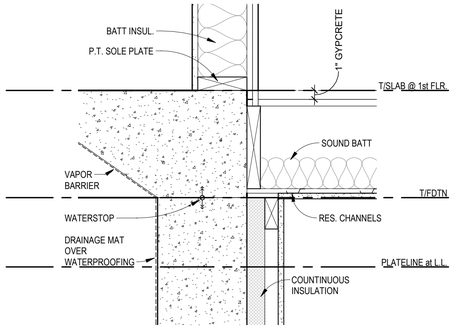
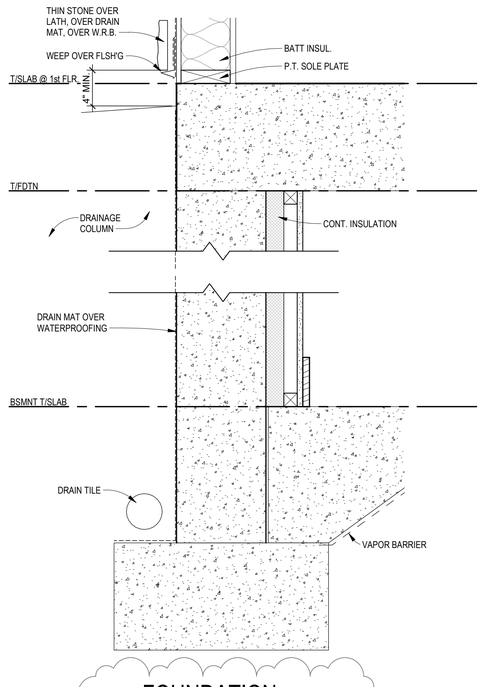
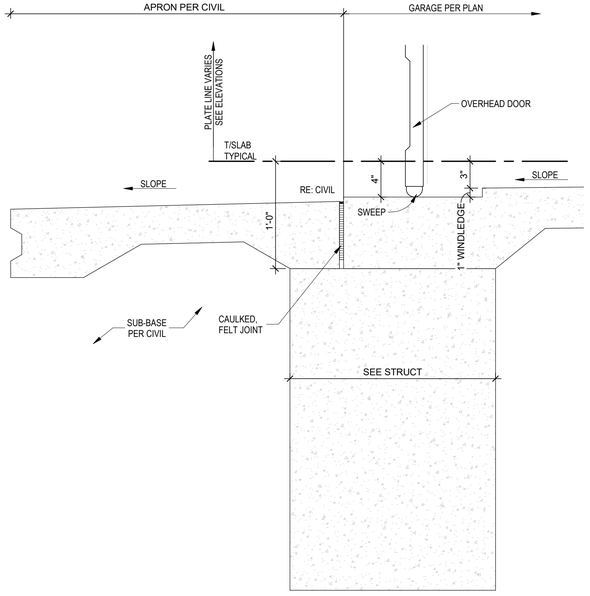



8 FOUNDATION
1 1/2" = 1'-0"




7 FOUNDATION
1 1/2" = 1'-0"




6 FOUNDATION
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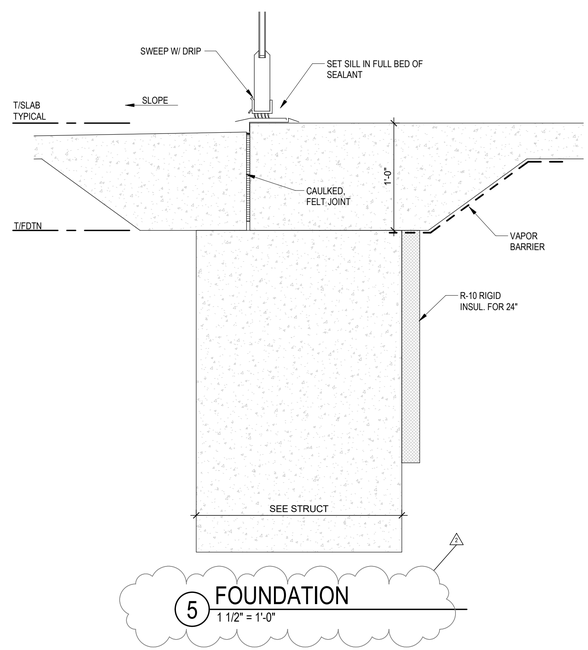


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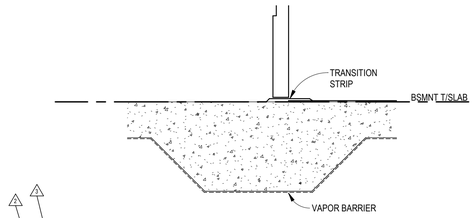


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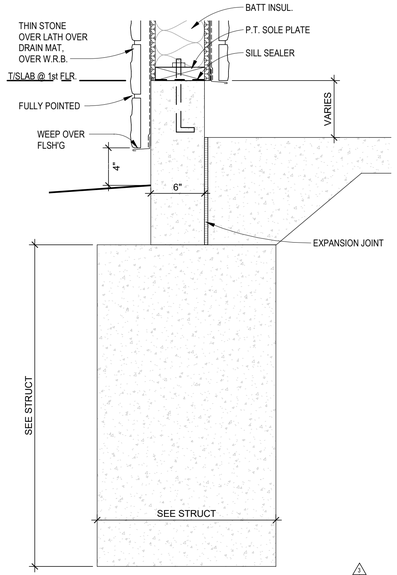


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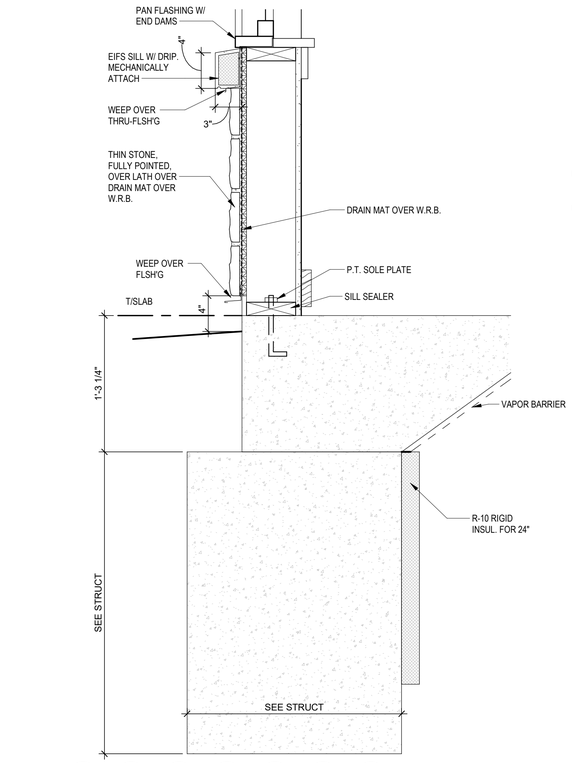


4 FOUNDATION
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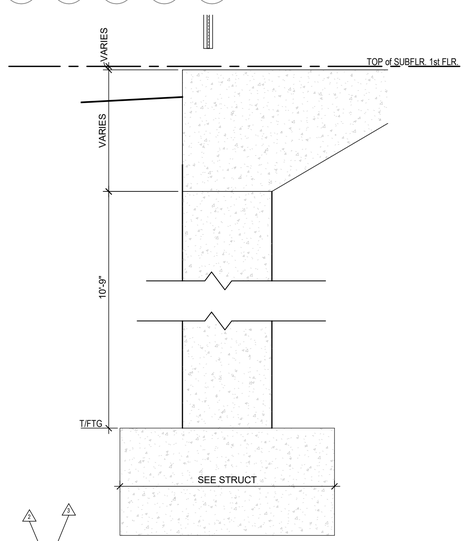


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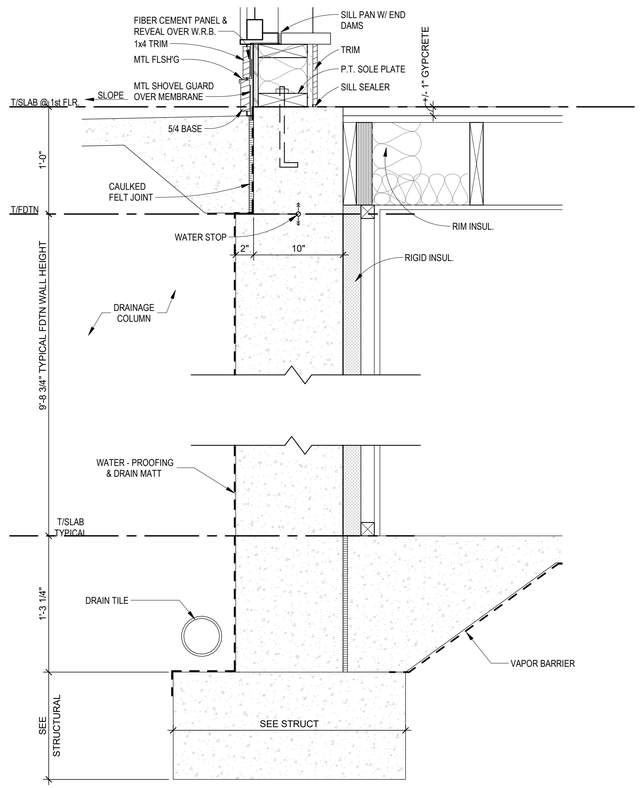


1 FOUNDATION
1 1/2" = 1'-0"

**PERMIT SET**

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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
6/7/2023

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2007014766
ARCHITECT
6/30/23

A NEW DEVELOPMENT:
# RESIDENCES AT BLACKWELL
50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

REVISIONS:

| | | |
|---|---|---|
| 2 | 04.28.23 | Revision 2 |
| 3 | 05.05.23 | Revision 3 |

DATE: 03.24.2023
JOB NO. 696521
DRAWN BY: Author
SHEET NO. **A7.10**

ARCH D 24" x 36"
6/30/2023 3:19:00 PM NSPJ ARCHITECTS ©
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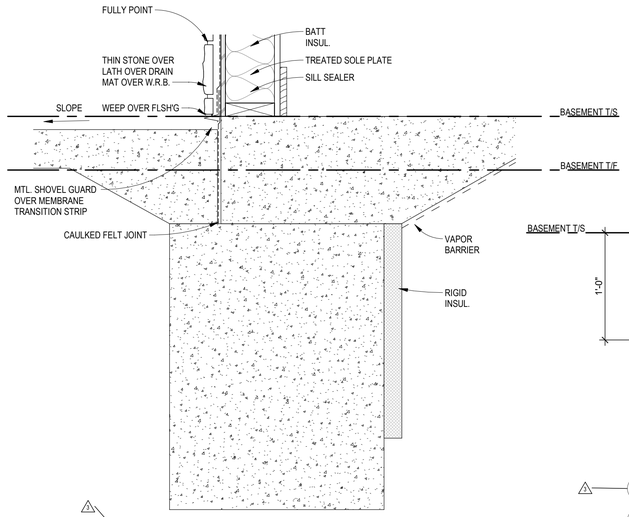
ARCH D 24" x 36"

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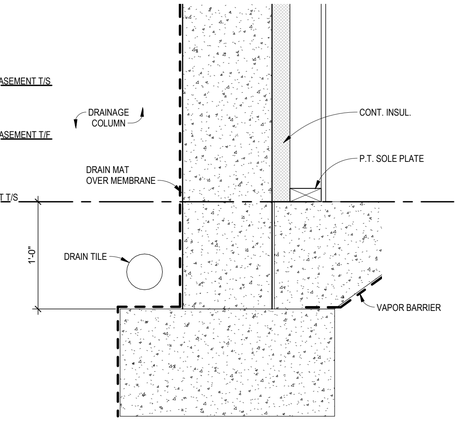
1 1/2" = 1'-0"

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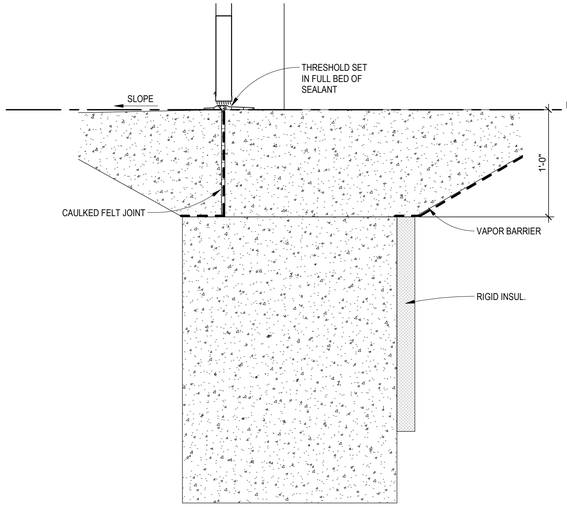
1 1/2" = 1'-0"

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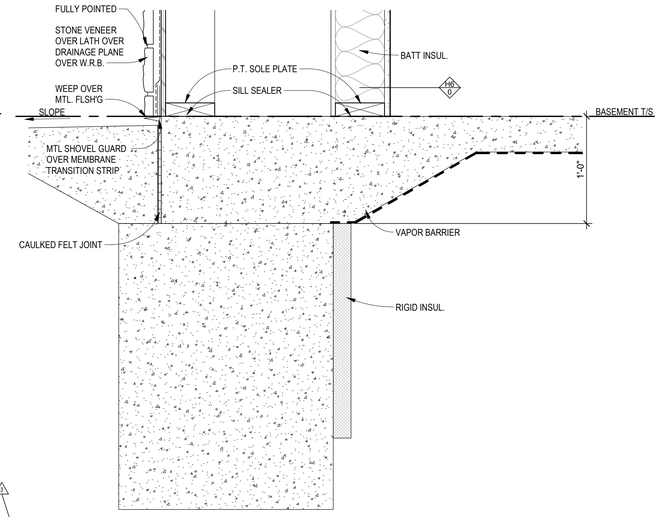


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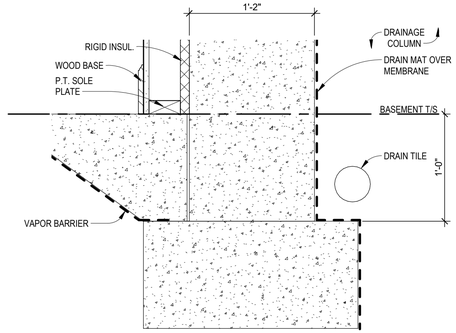
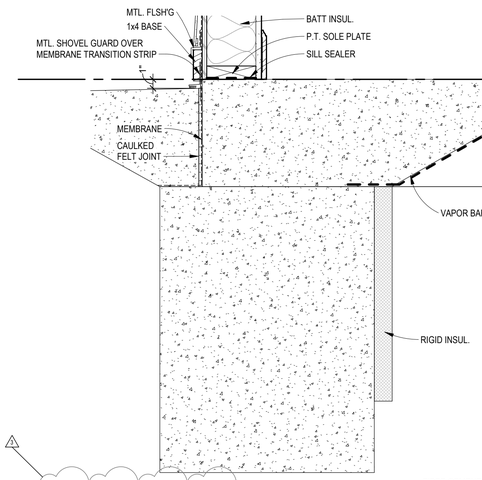
1 1/2" = 1'-0"




6 FOUNDATION
1 1/2" = 1'-0"

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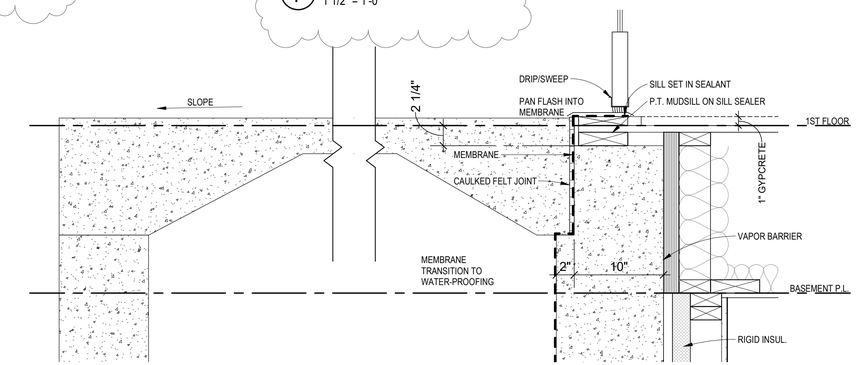
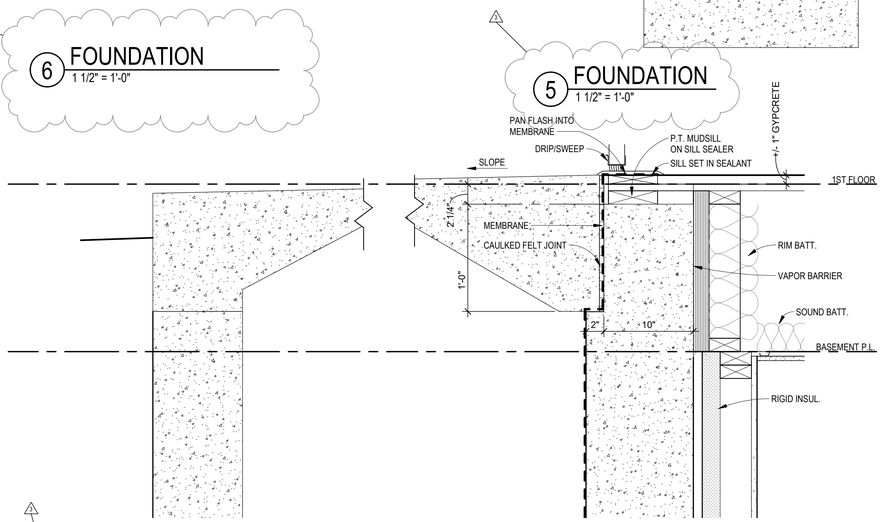
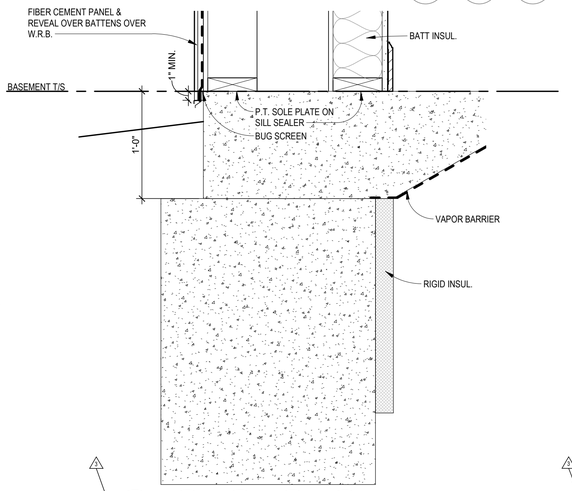
1 1/2" = 1'-0"



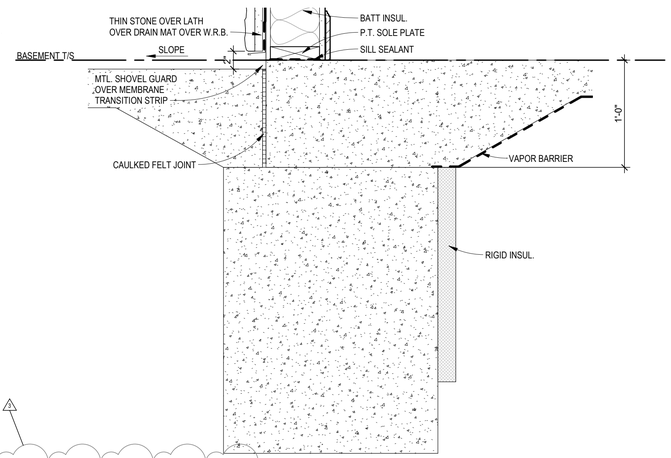

4 FOUNDATION
1 1/2" = 1'-0"




3 FOUNDATION
1 1/2" = 1'-0"




2 FOUNDATION
1 1/2" = 1'-0"




1 FOUNDATION
1 1/2" = 1'-0"

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Lee's Summit, Missouri
Jul 17, 2023

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STATE OF MISSOURI
6/30/23

A NEW DEVELOPMENT FOR:
# RESIDENCES AT BLACKWELL
50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

REVISIONS:
3 05.04.23 Revision 3

DATE:
03/24/2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
A7.11

6/30/2023 3:28:04 PM NSPJ ARCHITECTS ©

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ARCH D 24" x 36"

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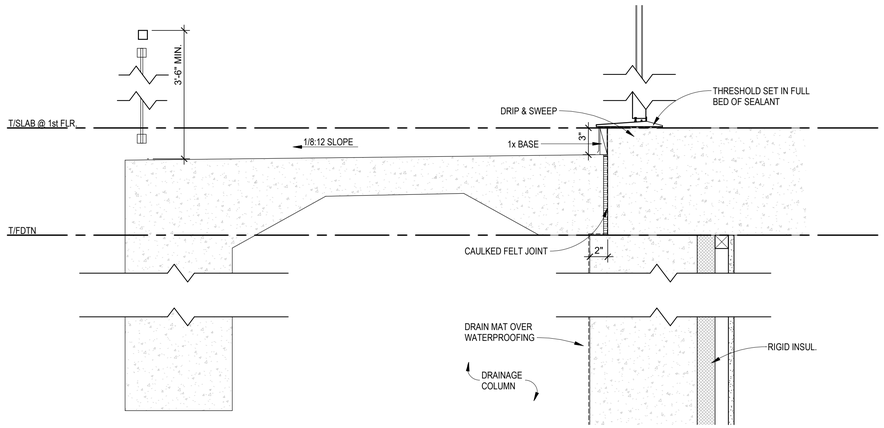
Development Services Department
Lee's Summit, Missouri
07/12/2023

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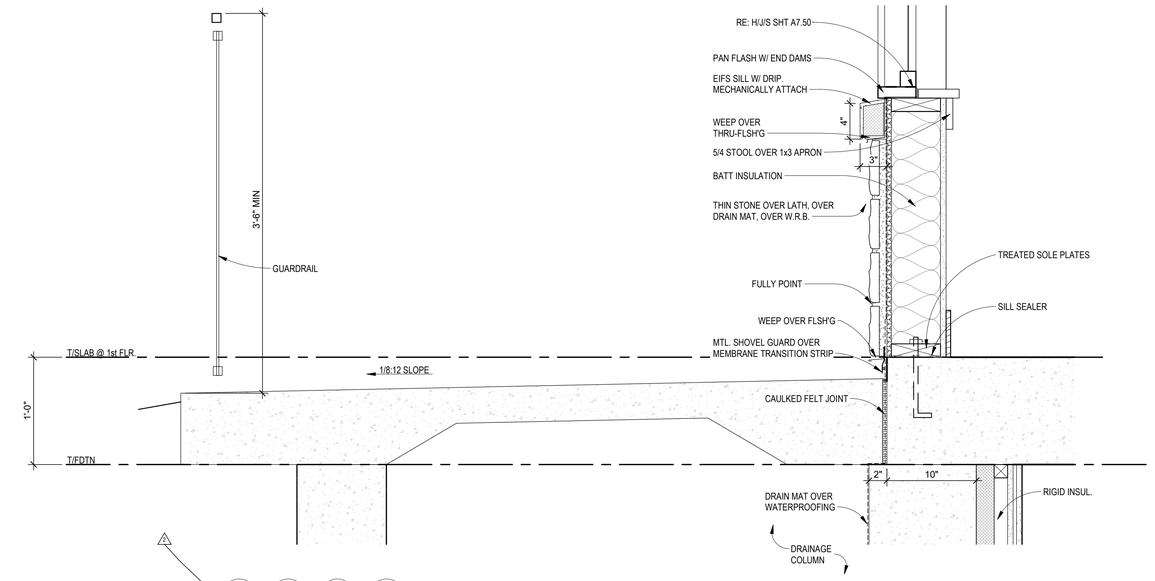
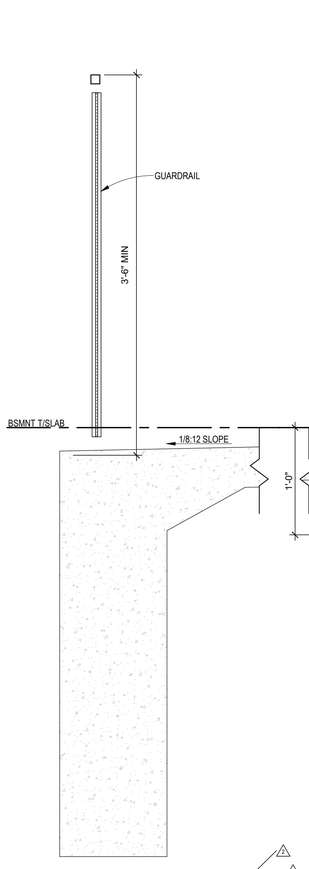
1 1/2" = 1'-0"




3 FOUNDATION
1 1/2" = 1'-0"

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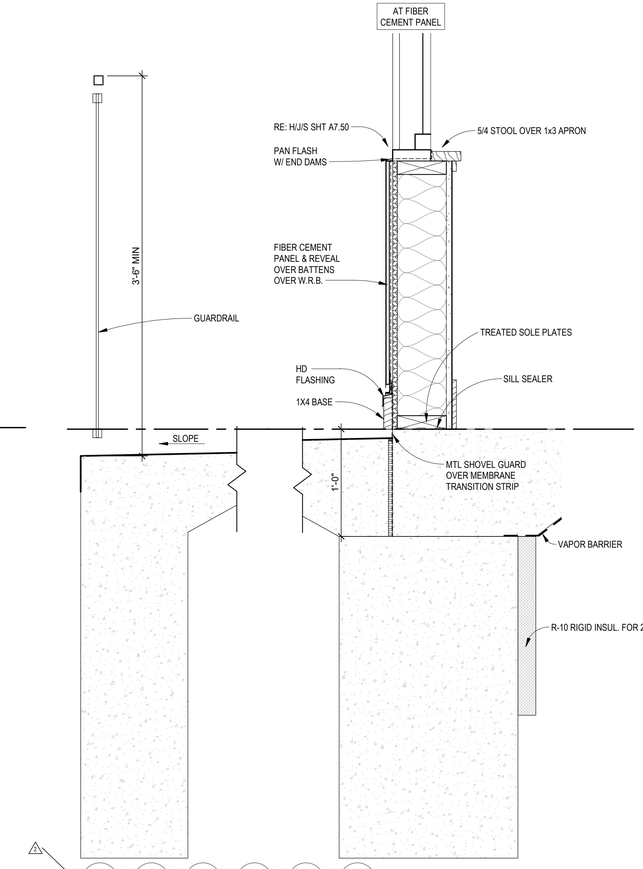
1 1/2" = 1'-0"

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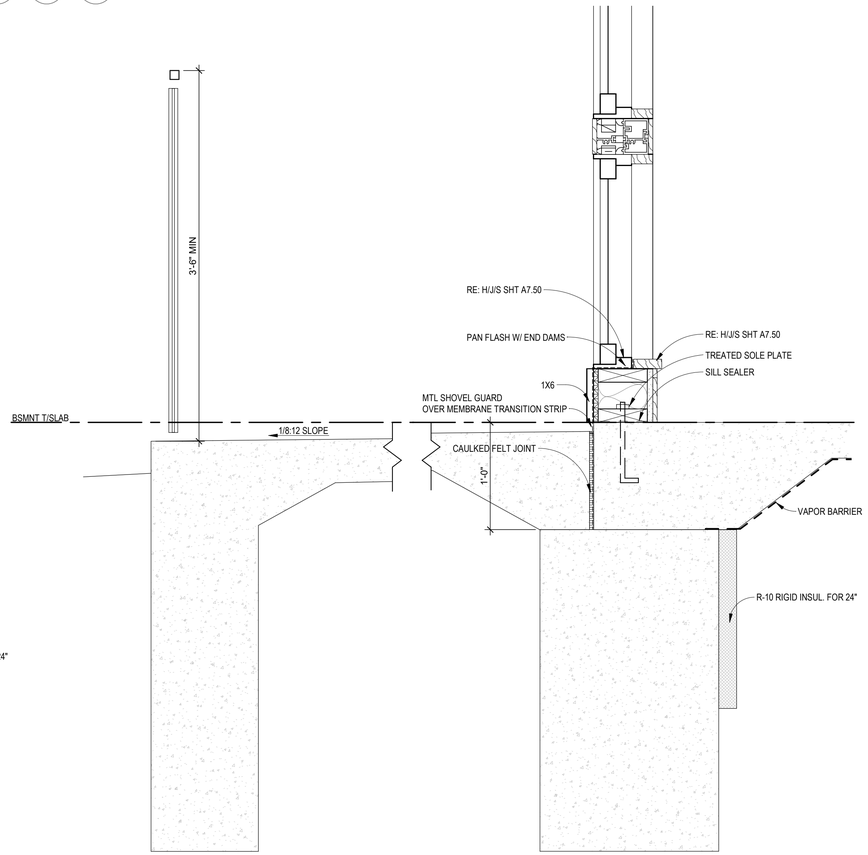


1 FOUNDATION
1 1/2" = 1'-0"

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A NEW DEVELOPMENT:

# RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△ REVISIONS:

| | | |
|---|---|---|
| 2 | 04.28.23 | Revision 2 |
| 3 | 05.05.23 | Revision 3 |

DATE:
03.24.2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
A7.20

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ARCH D 24" x 36"

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Development Services Department
Lee's Summit, Missouri
6/30/2023

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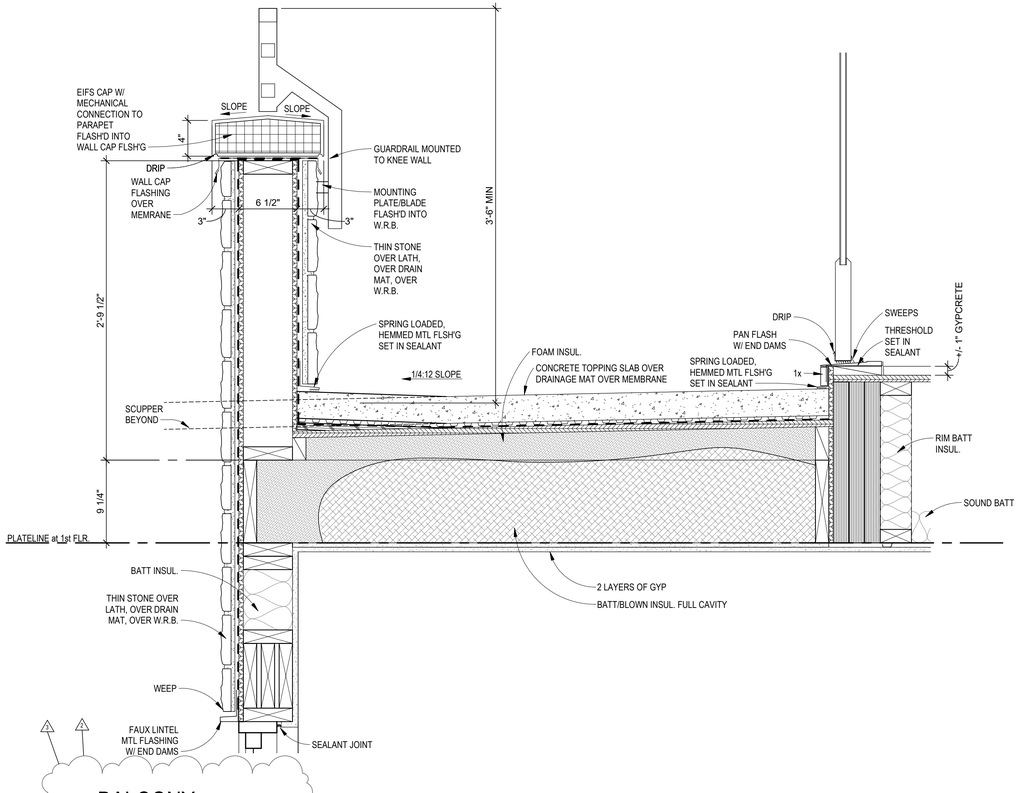


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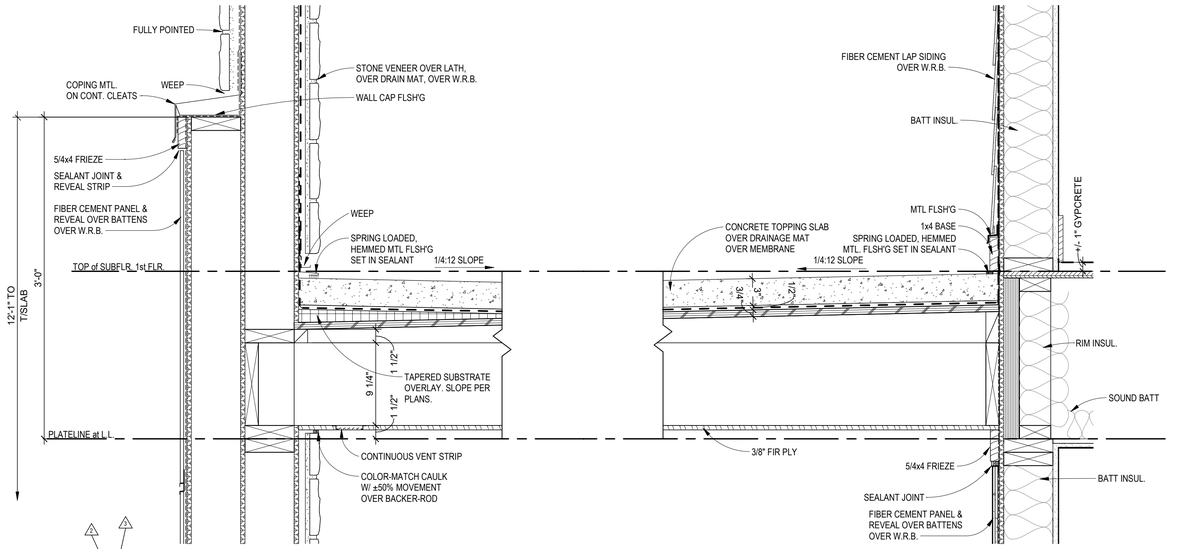
1 1/2" = 1'-0"

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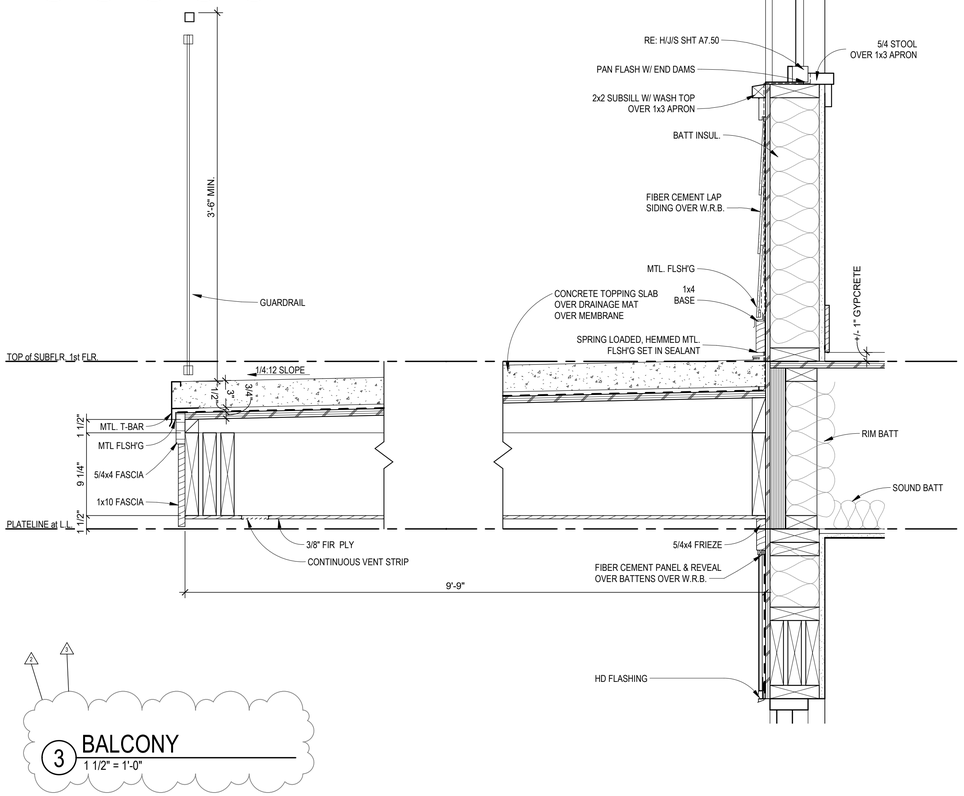
1 1/2" = 1'-0"

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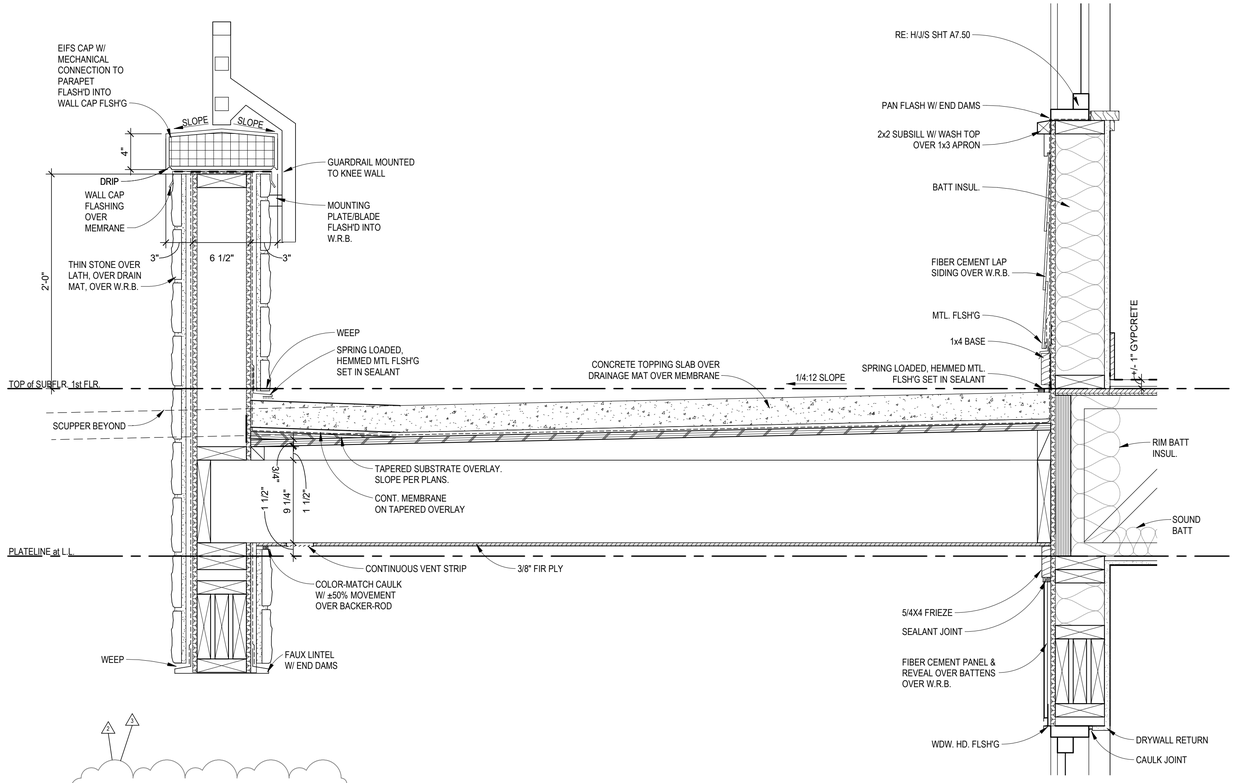
1 1/2" = 1'-0"




1 BALCONY
1 1/2" = 1'-0"

PERMIT SET

A NEW DEVELOPMENT:

# RESIDENCES AT BLACKWELL

## 50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

REVISIONS:

| | | |
|---|---|---|
| 2 | 04.28.23 | Revision 2 |
| 3 | 05.05.23 | Revision 3 |

DATE:
03.24.2023
JOB NO.
696521
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6/30/2023 3:19:06 PM NSPJ ARCHITECTS ©

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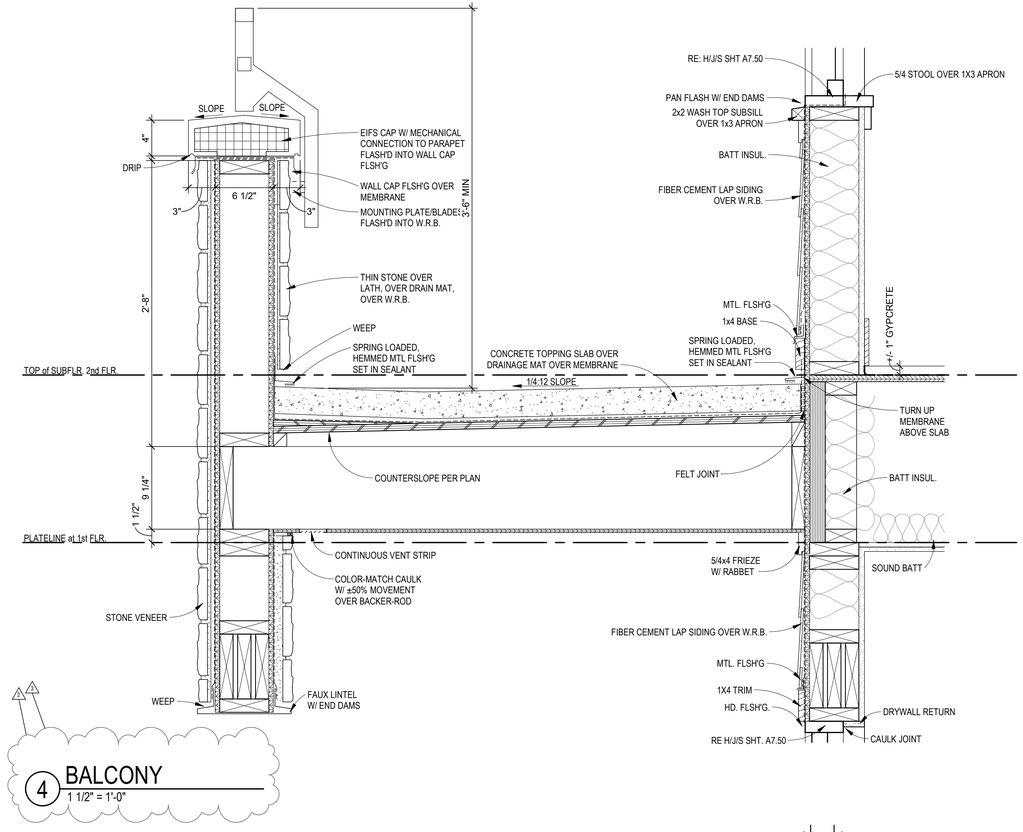
ARCH D 24" x 36"

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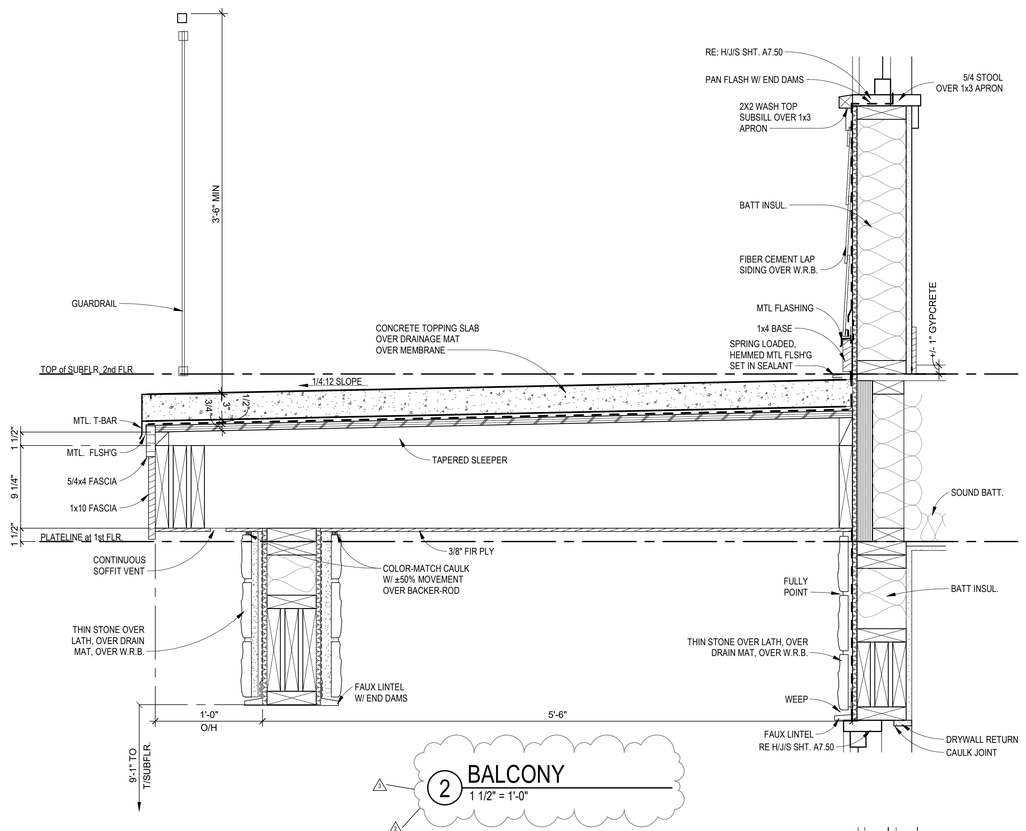


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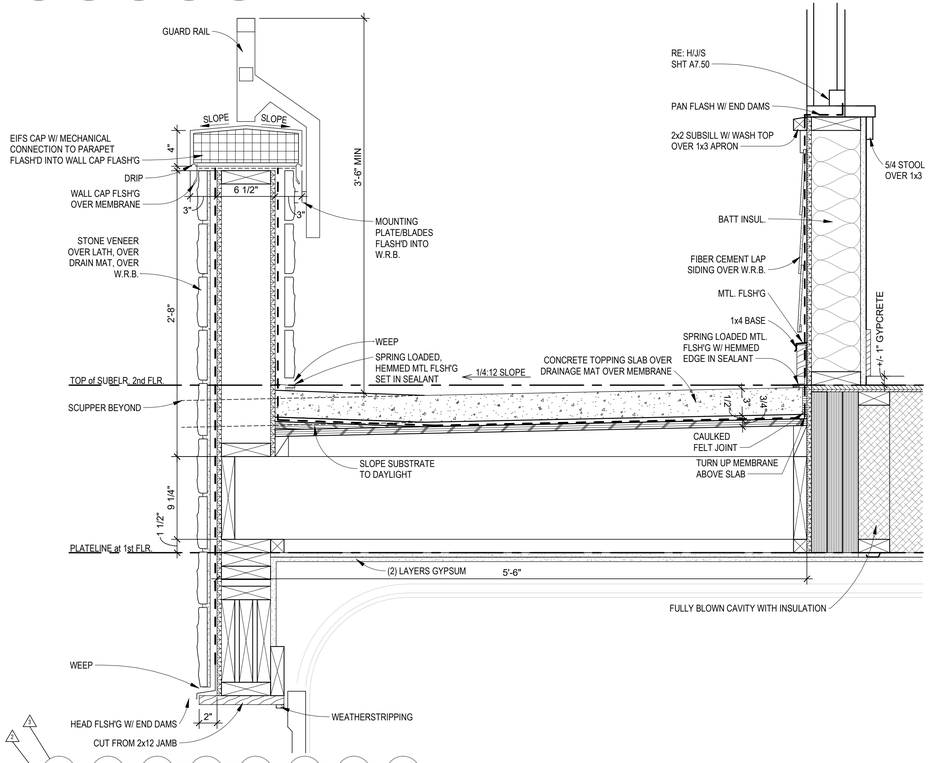
1 1/2" = 1'-0"

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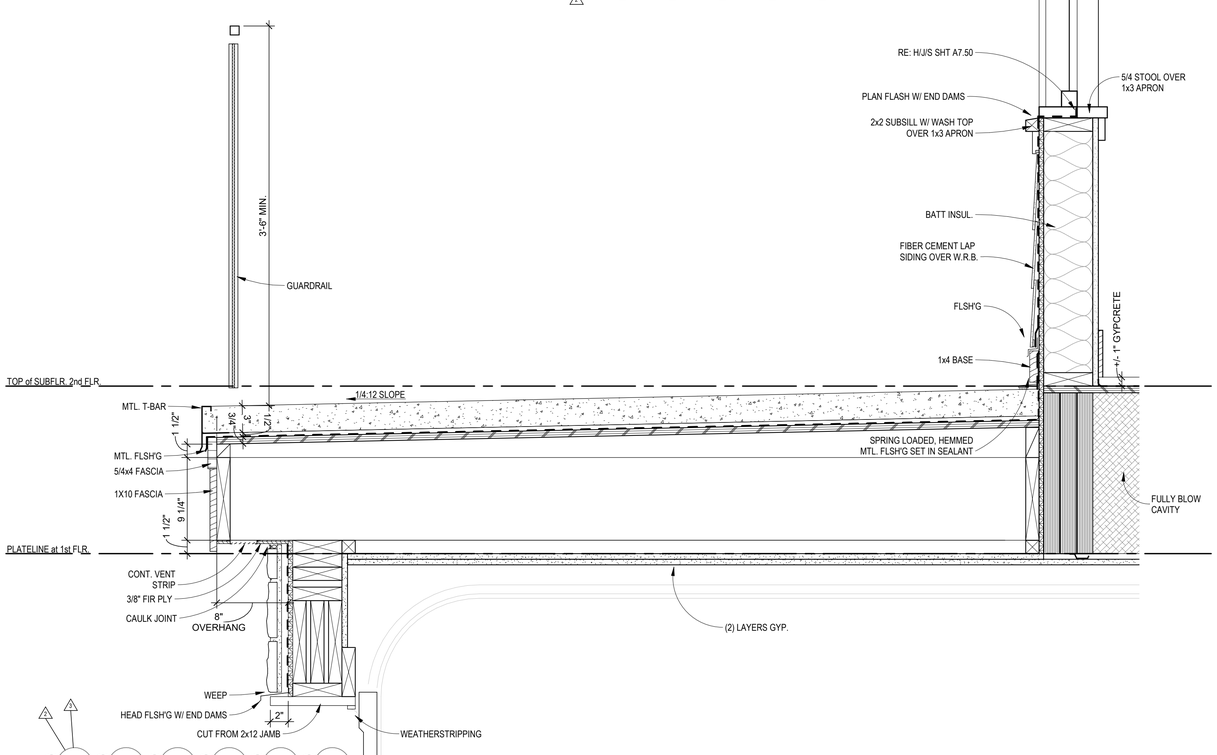
1 1/2" = 1'-0"




1 BALCONY
1 1/2" = 1'-0"

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ARCHITECT
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# A NEW DEVELOPMENT:
# THE RESIDENCES AT BLACKWELL
## 150 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

REVISIONS:

| | | |
|---|---|---|
| 2 | 04.28.23 | Revision 2 |
| 3 | 05.05.23 | Revision 3 |

DATE:
03.24.2023
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696521
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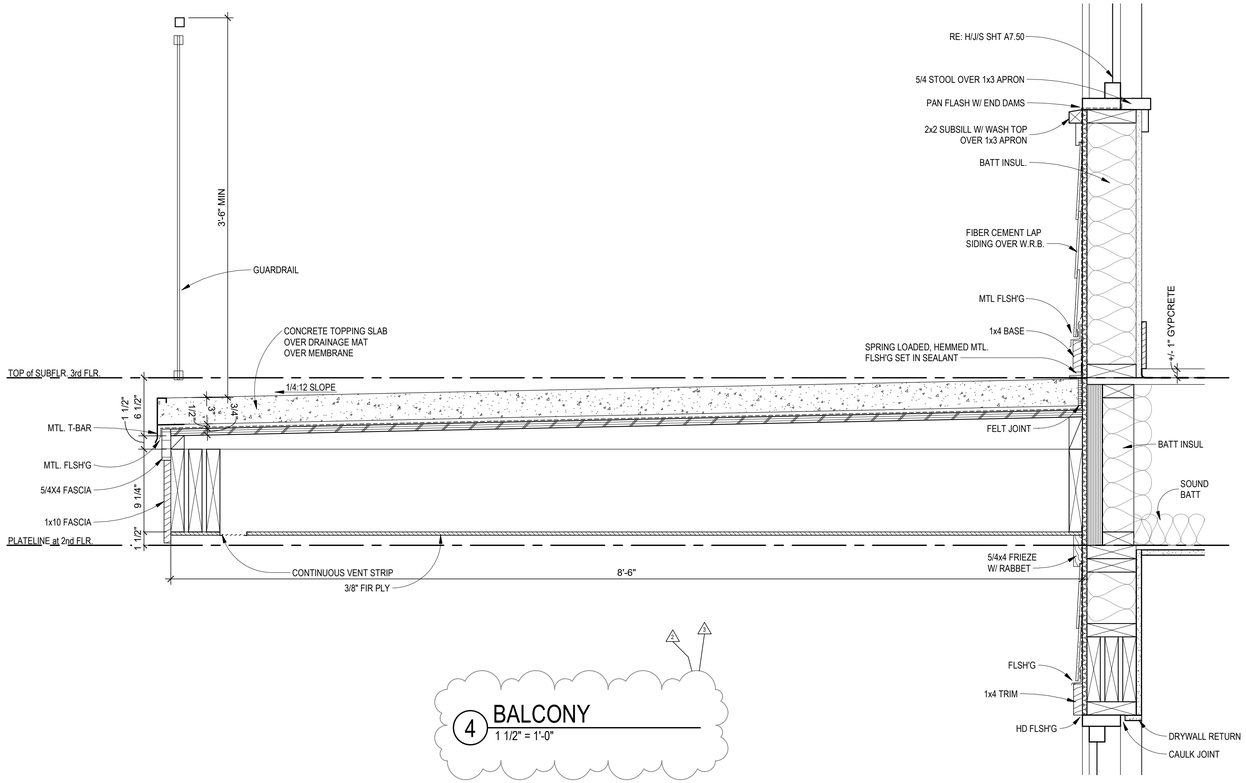
ARCH D 24" x 36"

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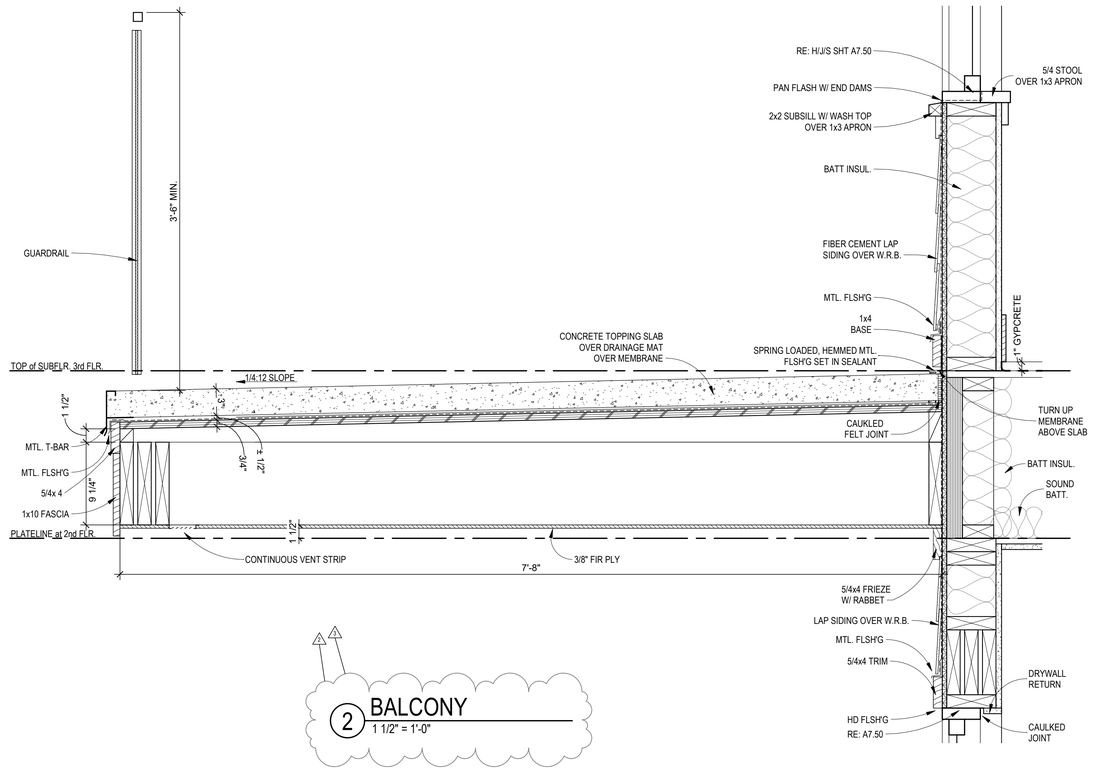
1 1/2" = 1'-0"

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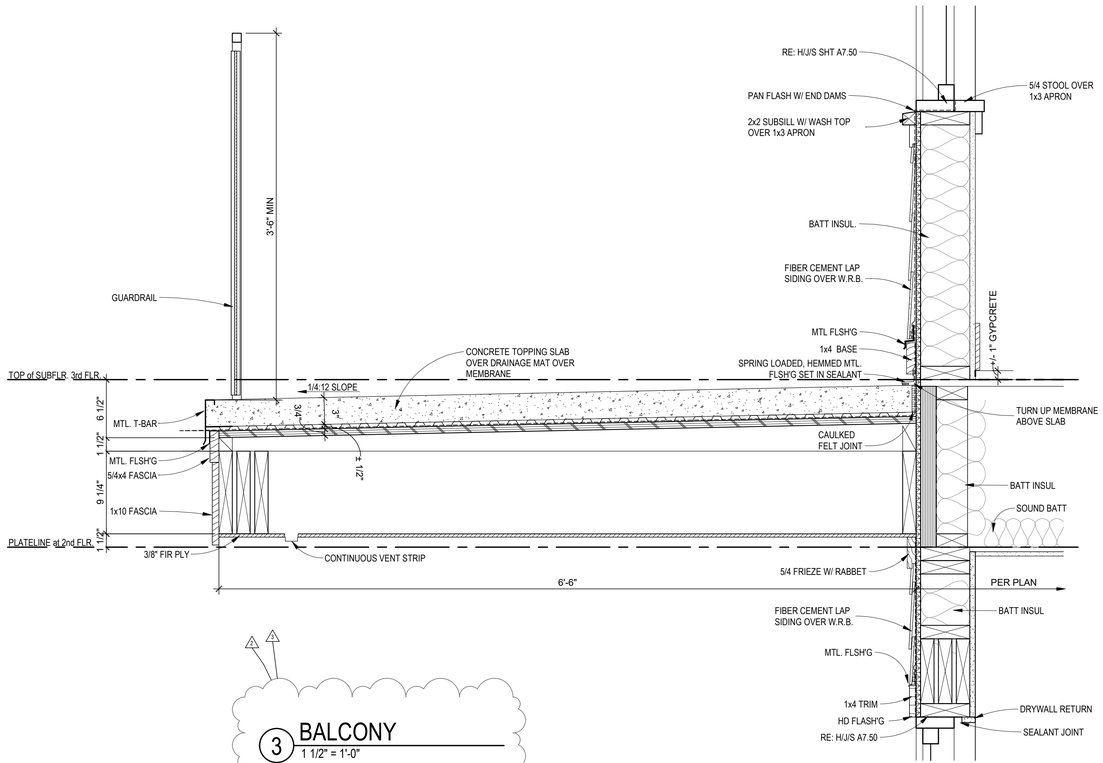


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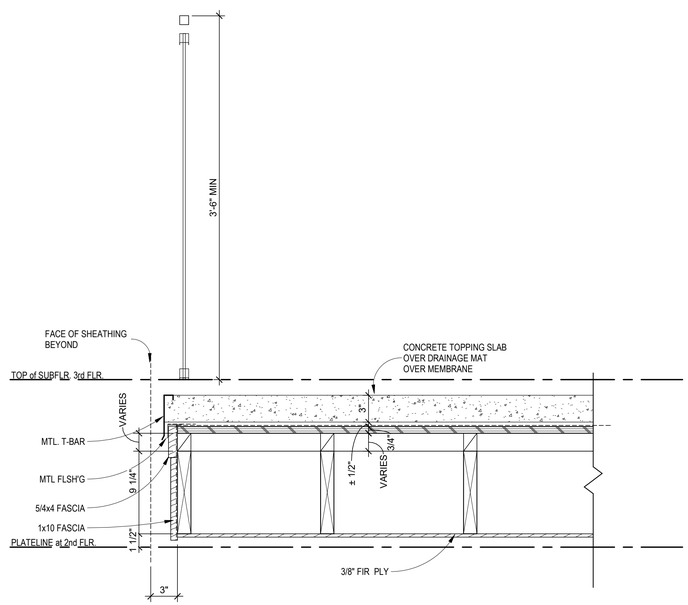


1 BALCONY
1 1/2" = 1'-0"

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# A NEW DEVELOPMENT: RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

| | | |
|---|---|---|
| 2 | 04.28.23 | Revision 2 |
| 3 | 05.05.23 | Revision 3 |

DATE:
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ARCH D 24" x 36"

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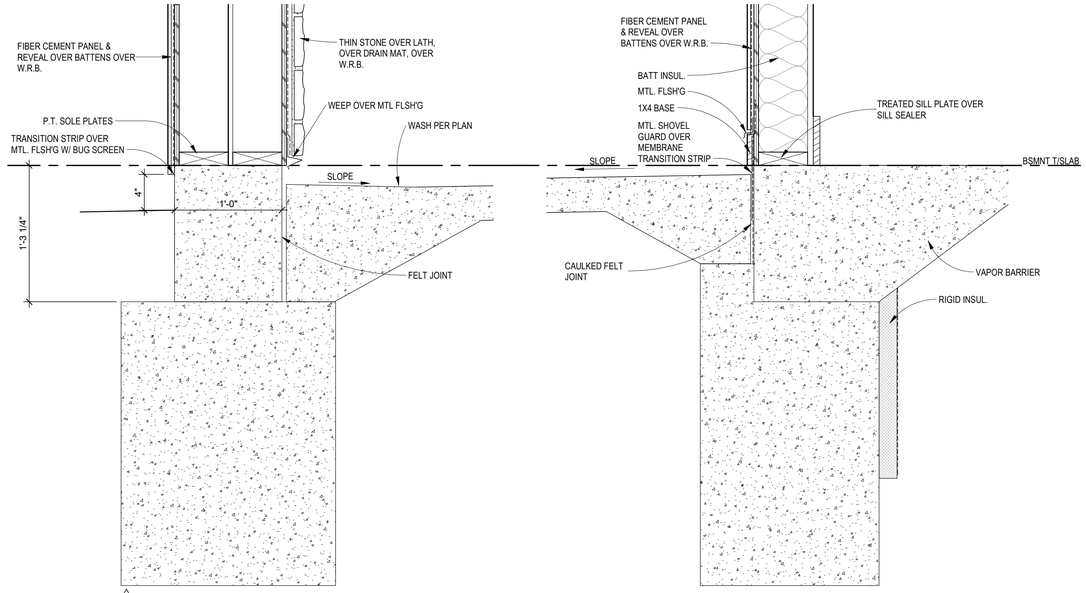


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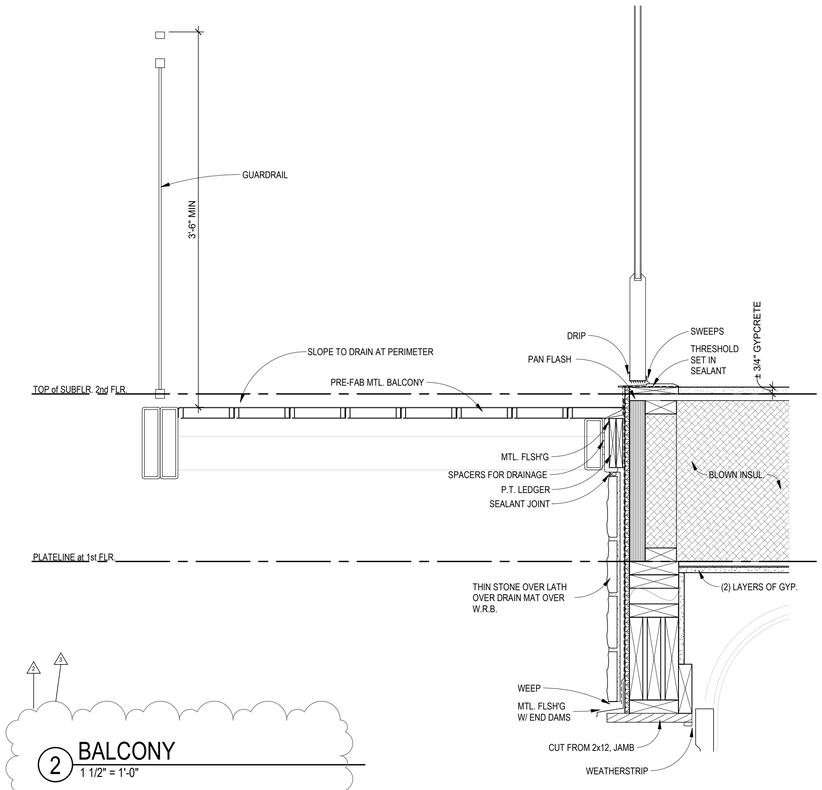


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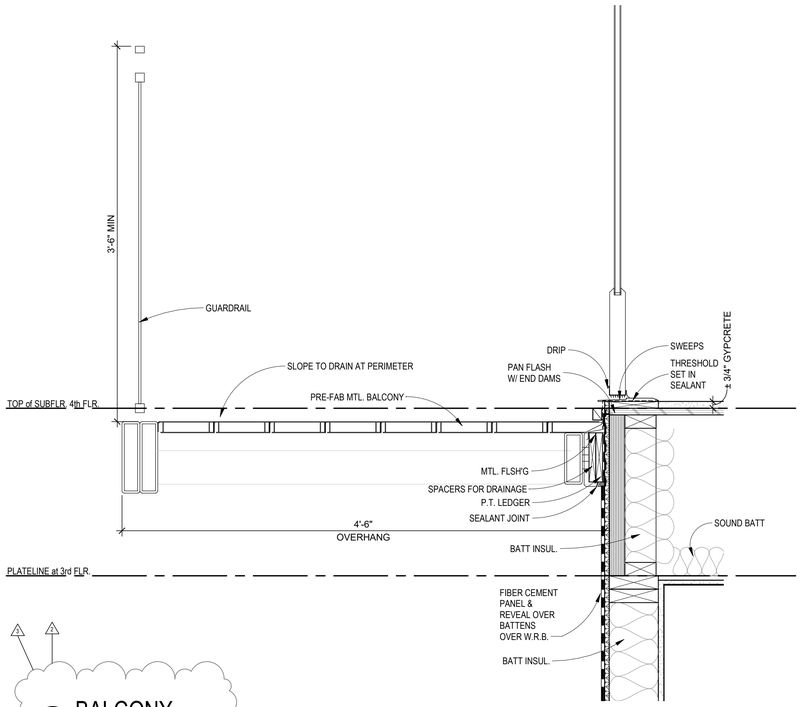


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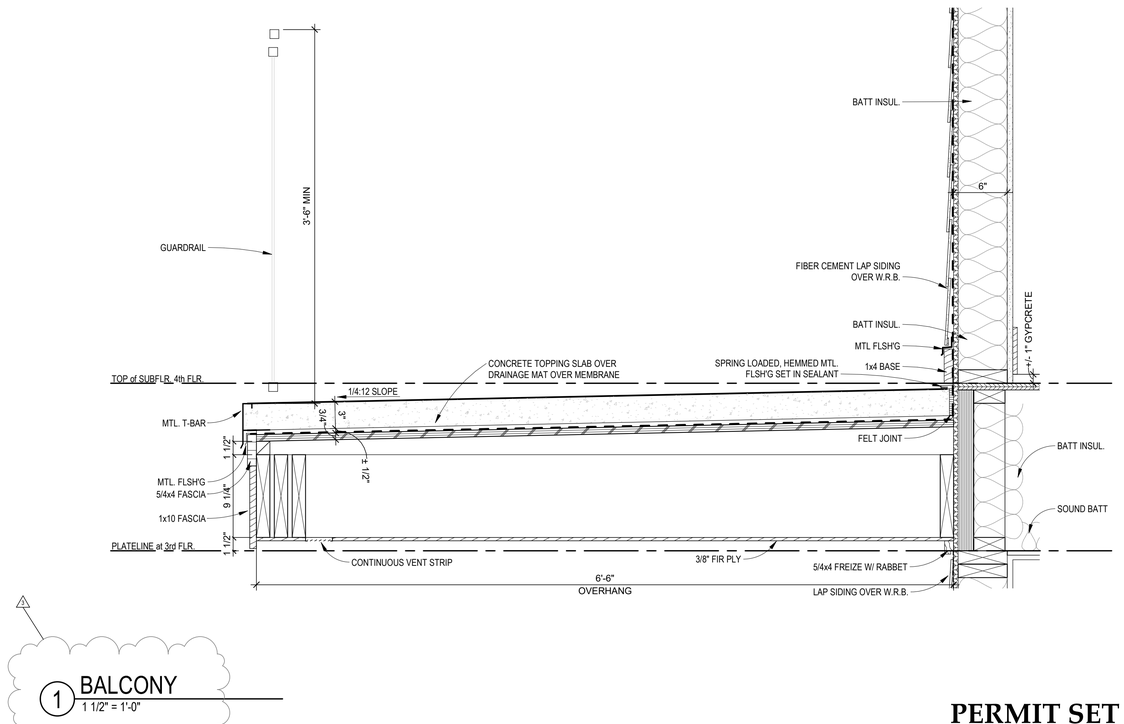


1 BALCONY
1 1/2" = 1'-0"

A NEW DEVELOPMENT:

# RESIDENCES AT

## 50 Highway & Blackwell

## Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△ REVISIONS:

| | | |
|---|---|---|
| 2 | 04.28.23 | Revision 2 |
| 3 | 05.05.23 | Revision 3 |

DATE:
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**A7.24**

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ARCH D 24" x 36"

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Development Services Department
Lee's Summit, Missouri
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# A NEW DEVELOPMENT:
# RESIDENCES AT BLACKWELL
## 50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

| | | |
|---|---|---|
| 2 | 04.28.23 | Revision 2 |
| 3 | 05.05.23 | Revision 3 |

DATE:
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SHEET NO.
**A7.25**

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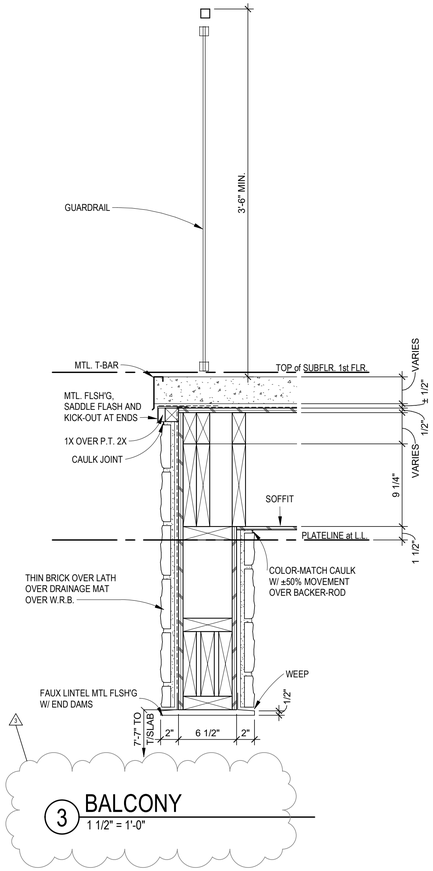
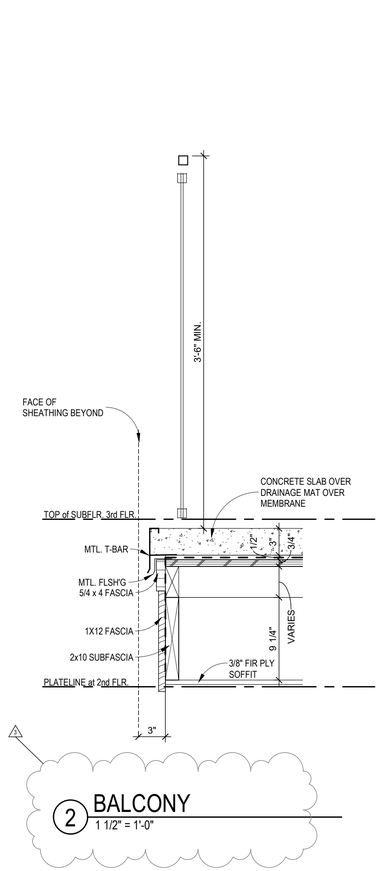



3 BALCONY
1 1/2" = 1'-0"

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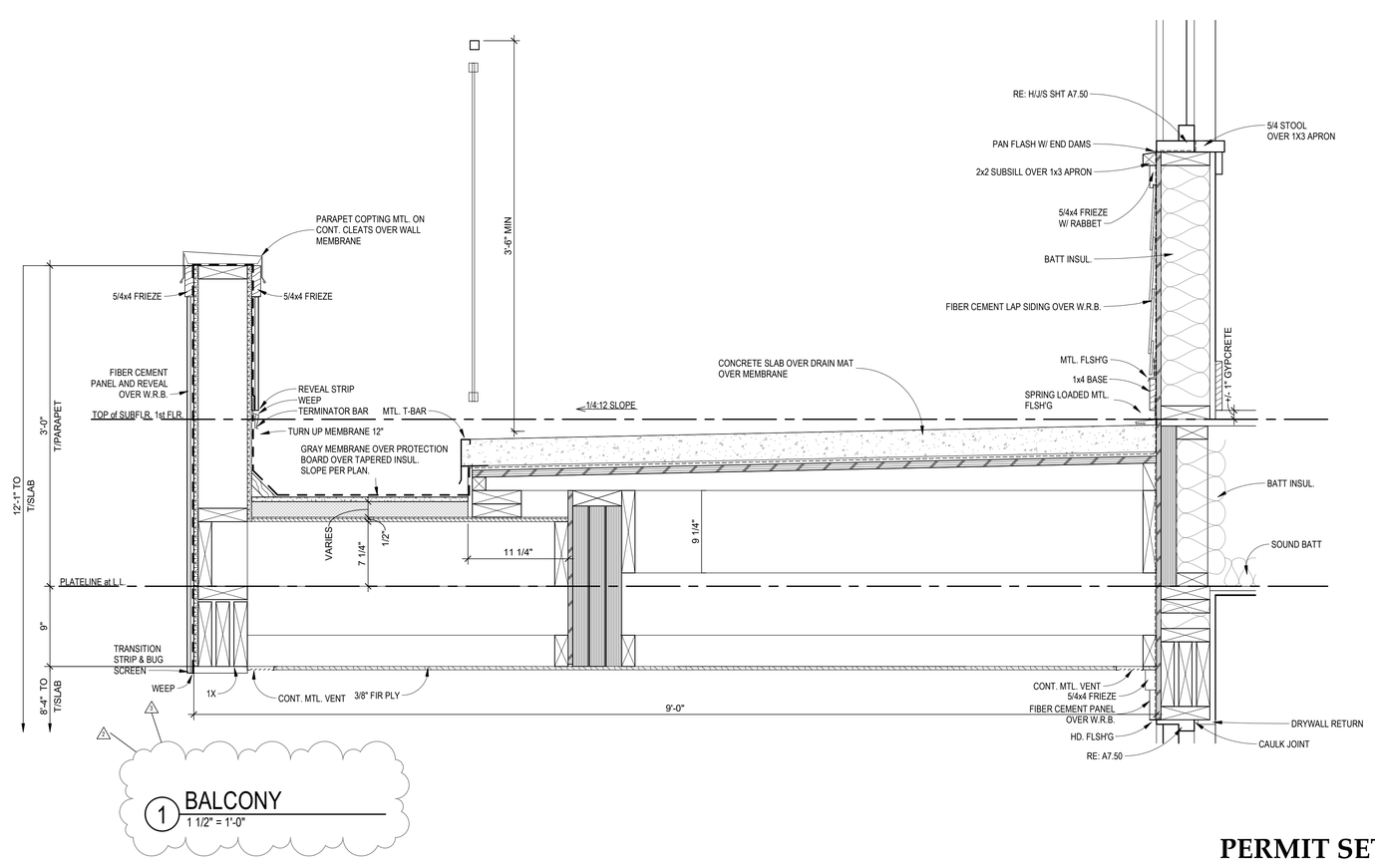


1 BALCONY
1 1/2" = 1'-0"

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ARCH D 24" x 36"

RELEASED FOR CONSTRUCTION
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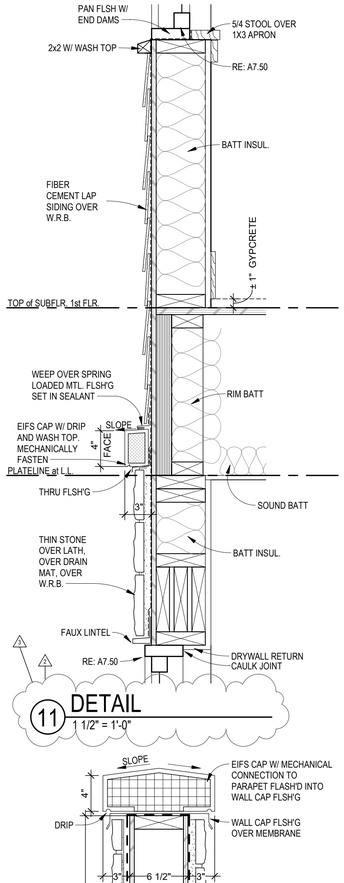
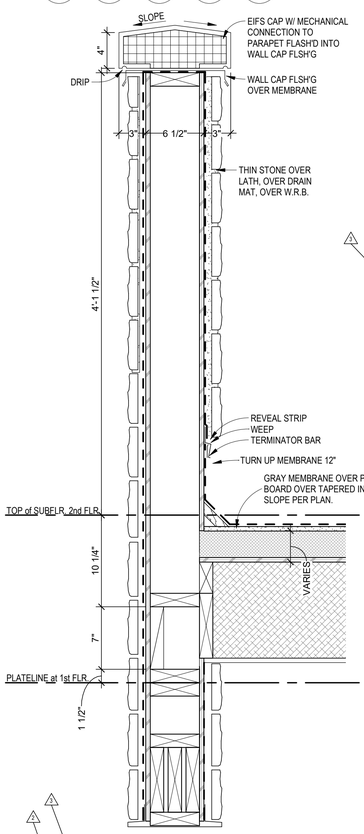
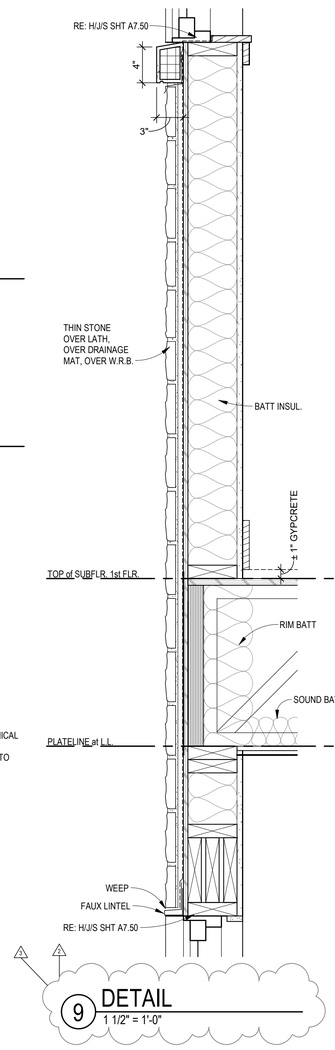
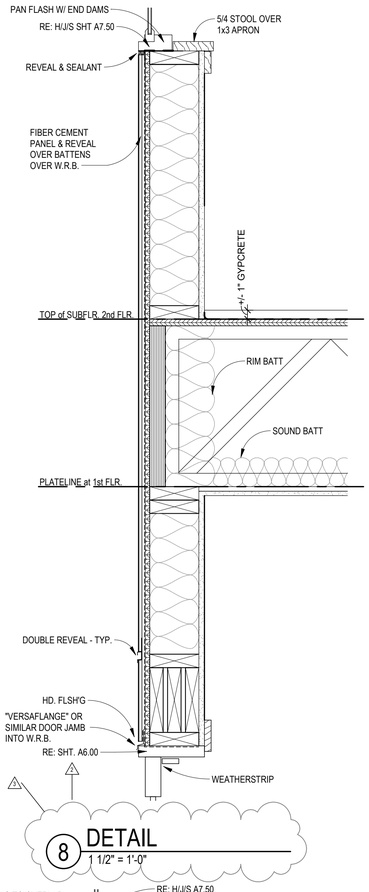
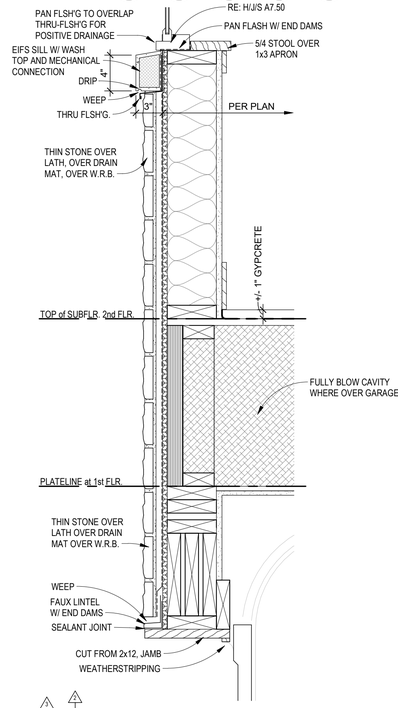
Development Services Department
Lee's Summit, Missouri
07/12/2023

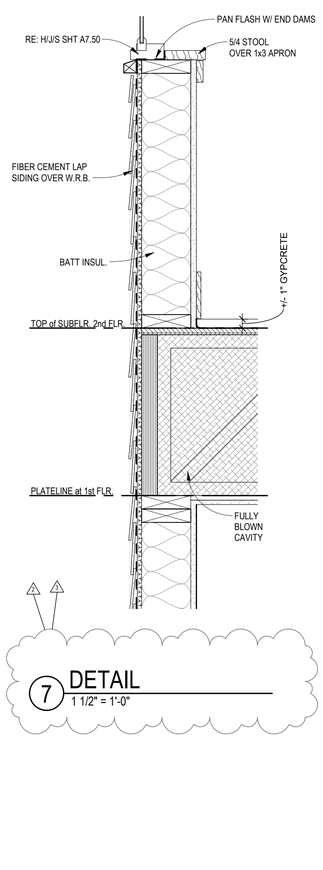


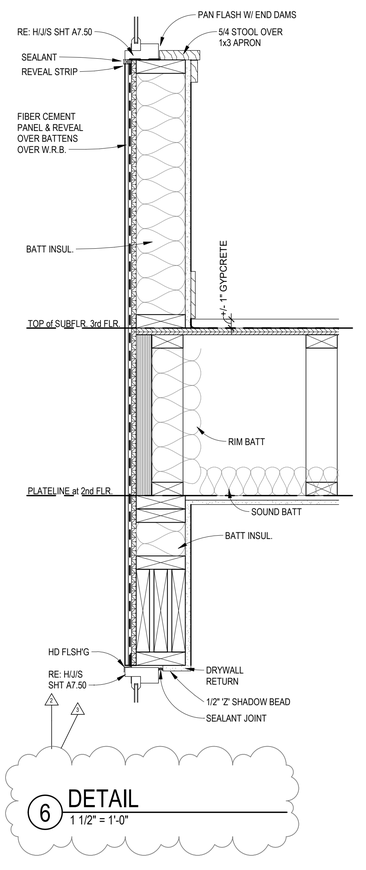



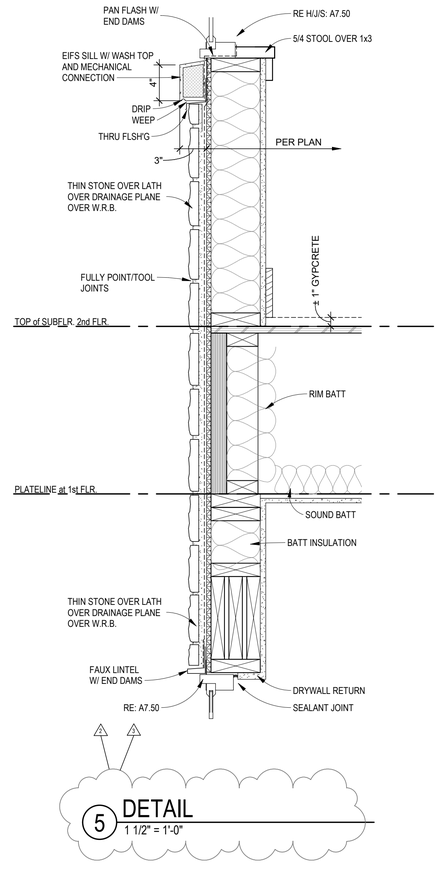



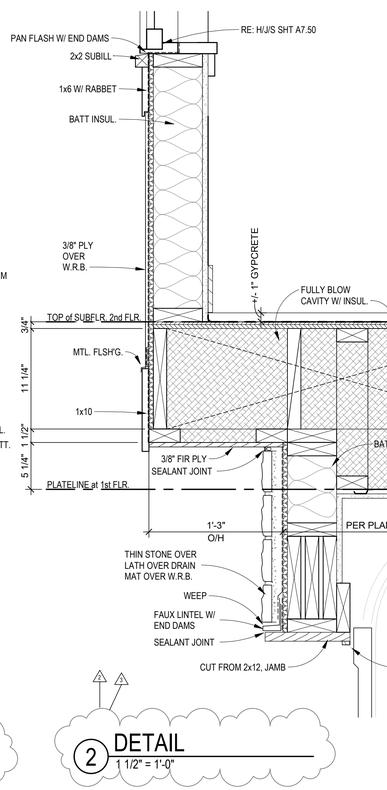



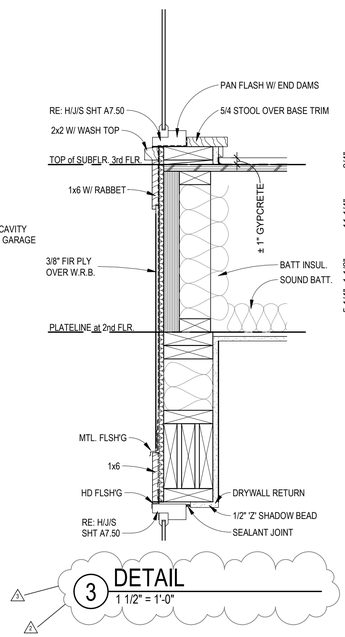



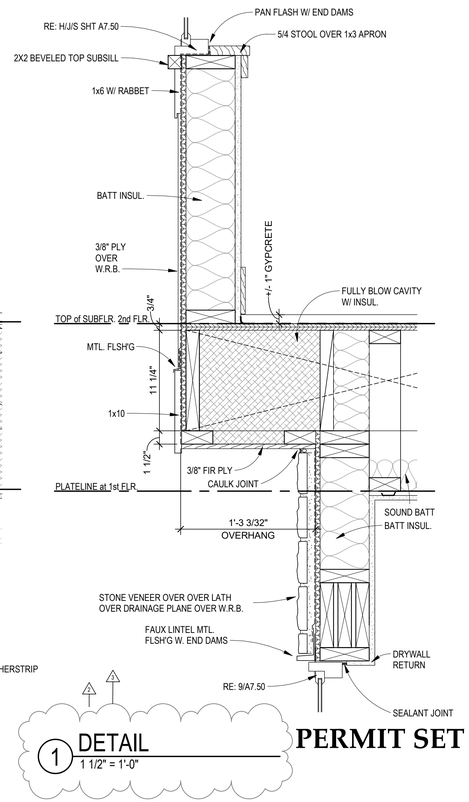

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A NEW DEVELOPMENT:

# RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

REVISIONS:

| | | |
|---|---|---|
| 2 | 04.28.23 | Revision 2 |
| 3 | 05.05.23 | Revision 3 |

DATE:
03.24.2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
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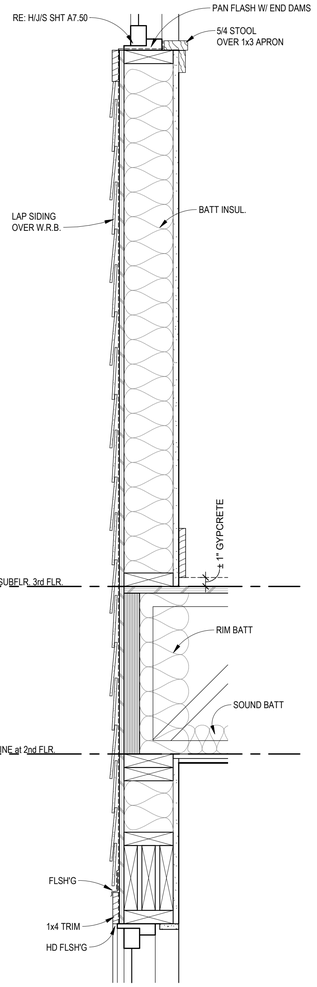
ARCH D 24" x 36"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
Jun 12, 2023

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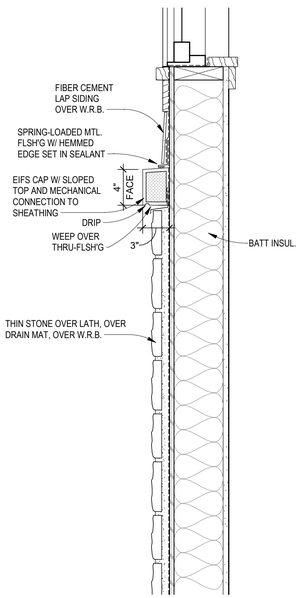


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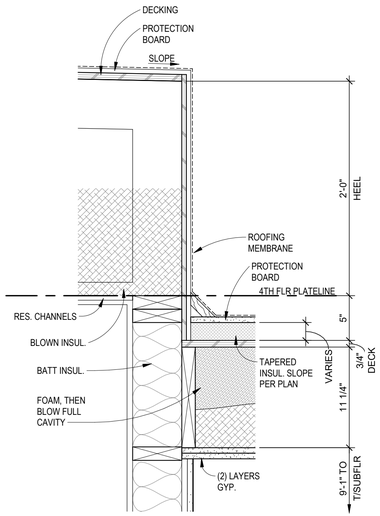


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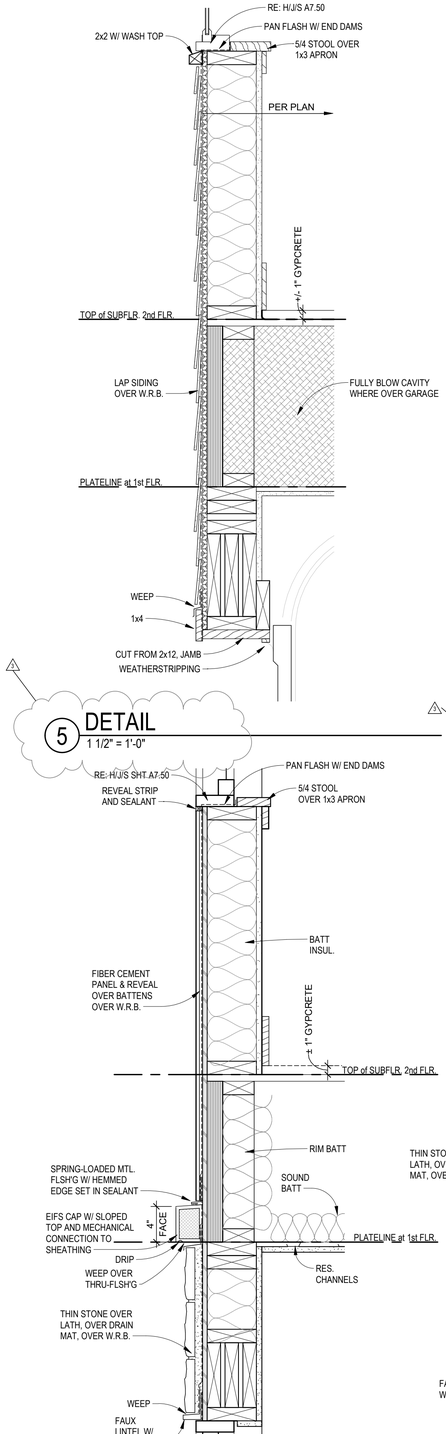


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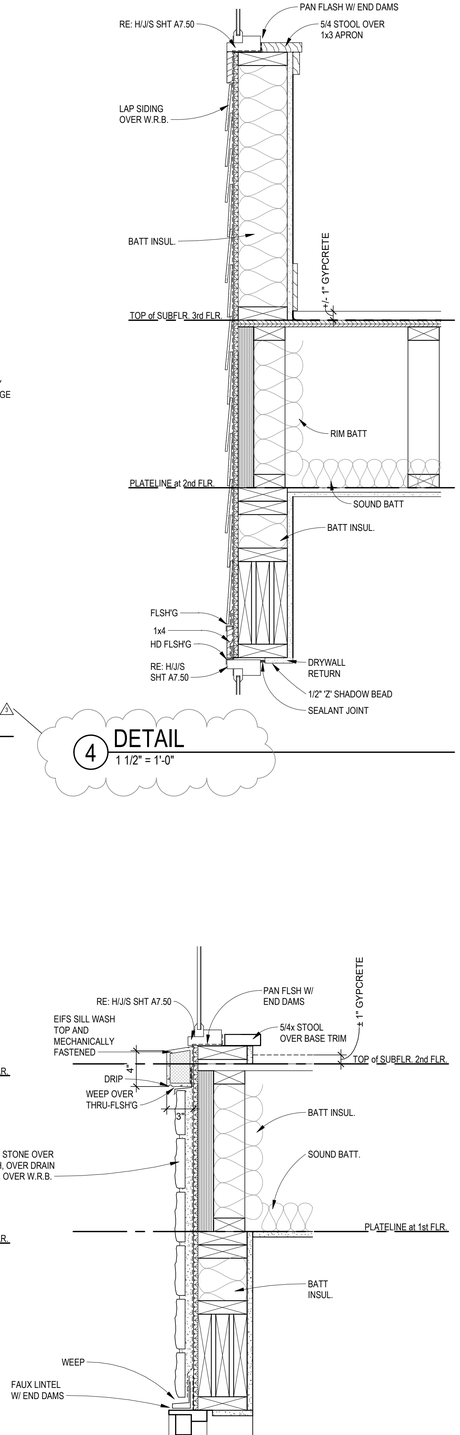


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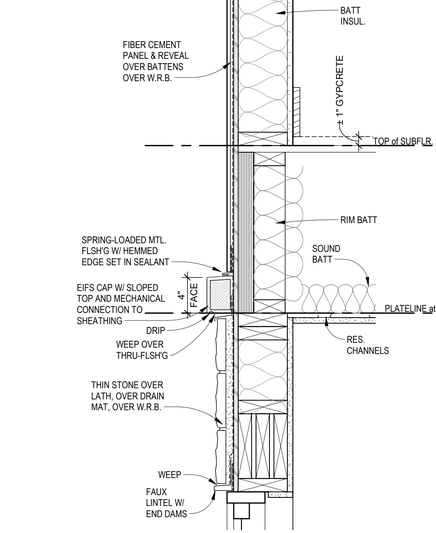


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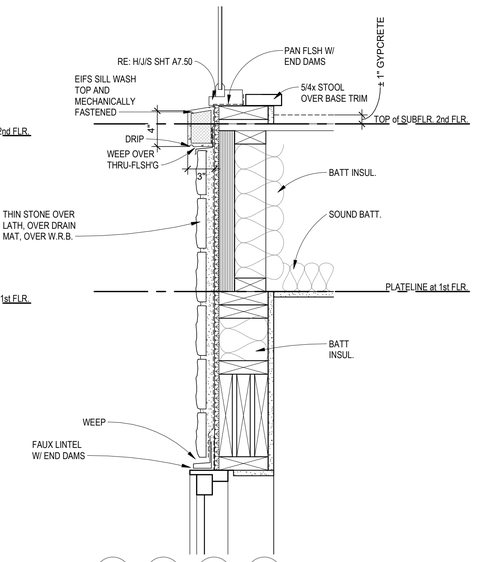


1 DETAIL
1 1/2" = 1'-0"

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A NEW DEVELOPMENT:

# RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

REVISIONS:

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|---|---|---|
| 2 | 04.28.23 | Revision 2 |
| 3 | 05.05.23 | Revision 3 |

DATE:
03.24.2023
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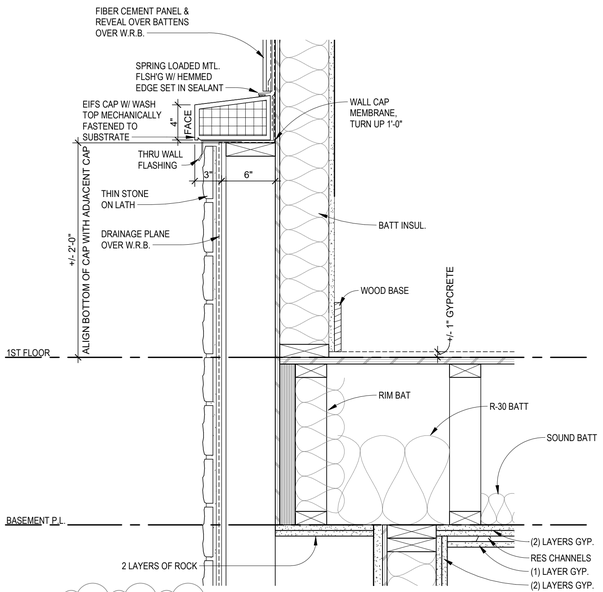
ARCH D 24" x 36"

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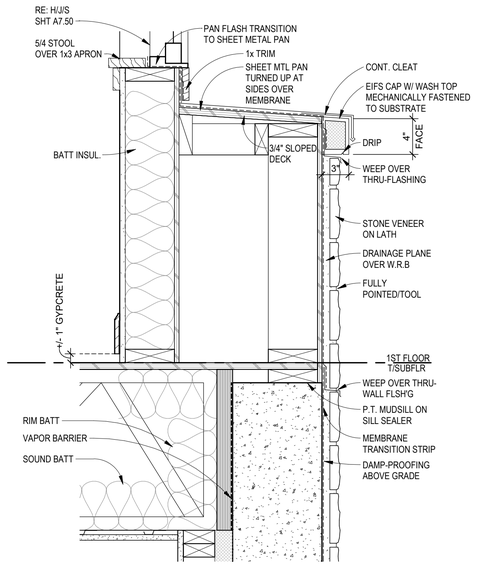


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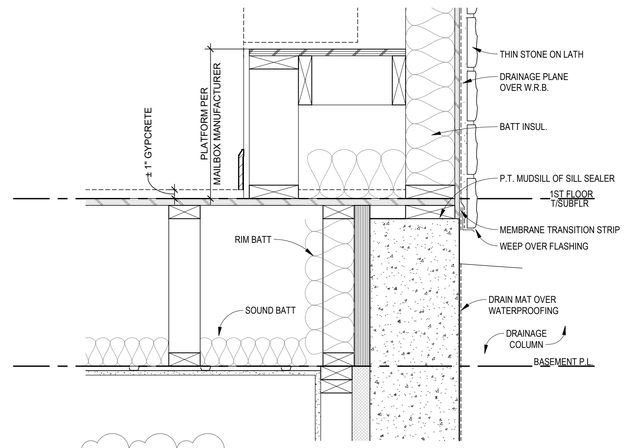


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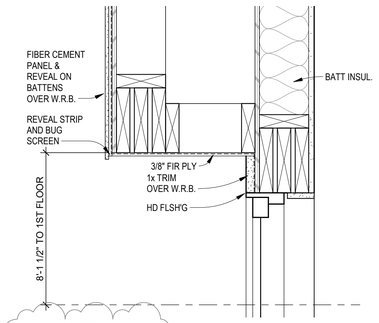


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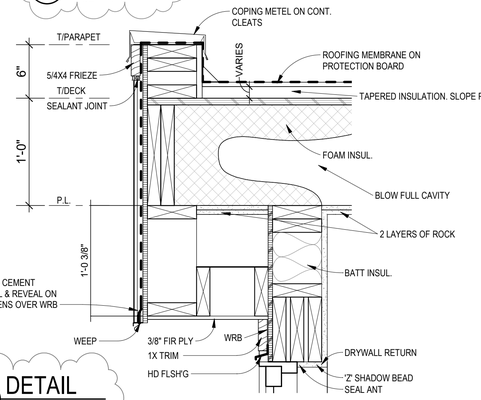


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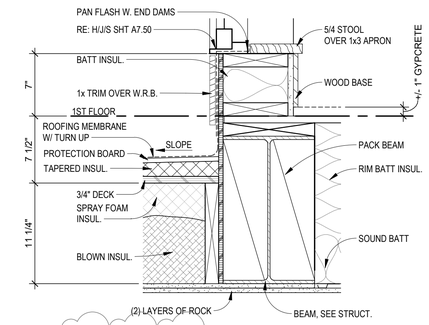


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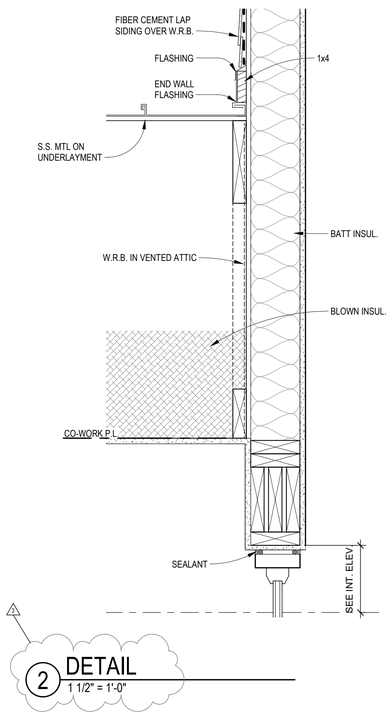


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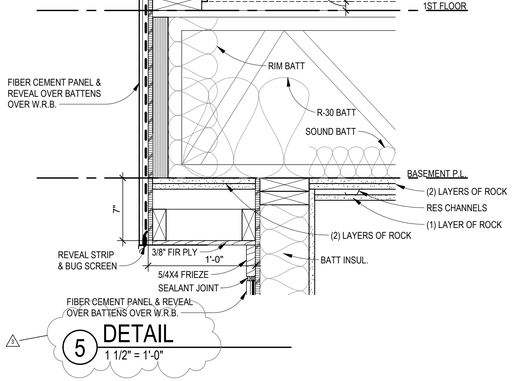


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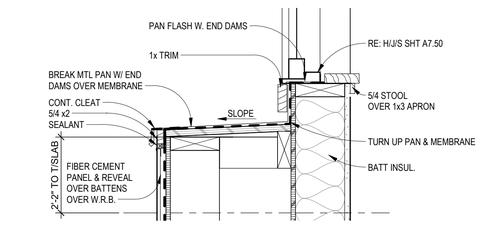


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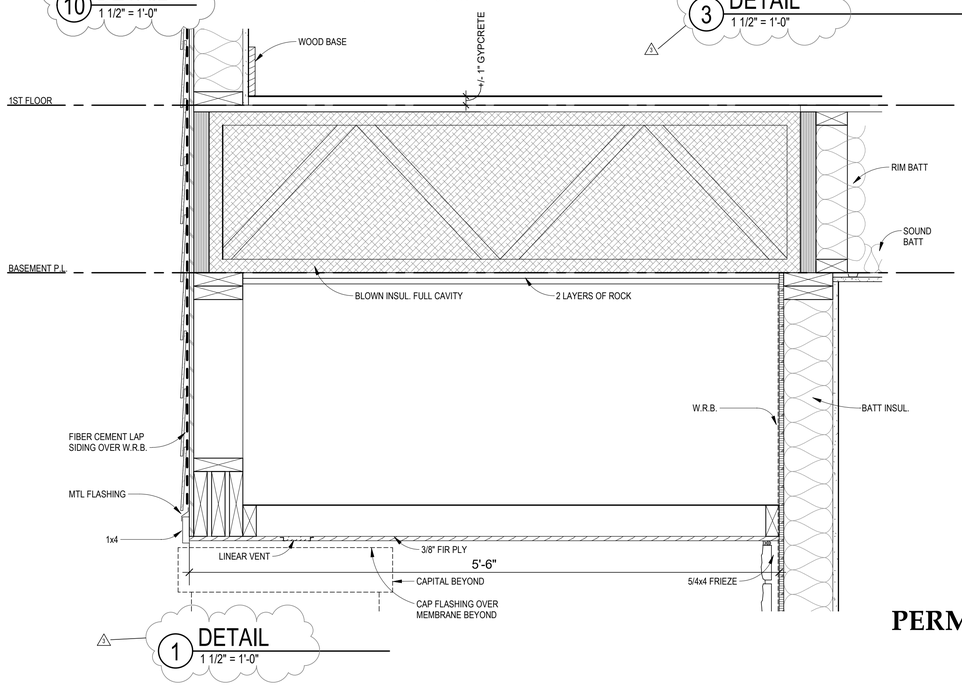


1 DETAIL
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Development Services Department
Lee's Summit, Missouri
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NUMBER A-9870
ARCHITECT
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A NEW DEVELOPMENT FOR:

# RESIDENCES AT BLACKWELL

50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

REVISIONS:

| | | |
|---|---|---|
| 2 | 05.02.23 | Revision 2 |
| 3 | 05.04.23 | Revision 3 |

DATE:
03/24/2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
**A7.32**

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ARCH D 24" x 36"

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Development Services Department
Lee's Summit, Missouri
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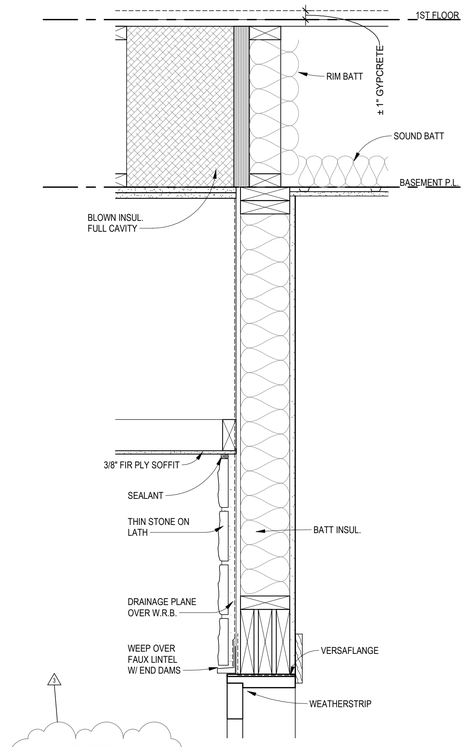


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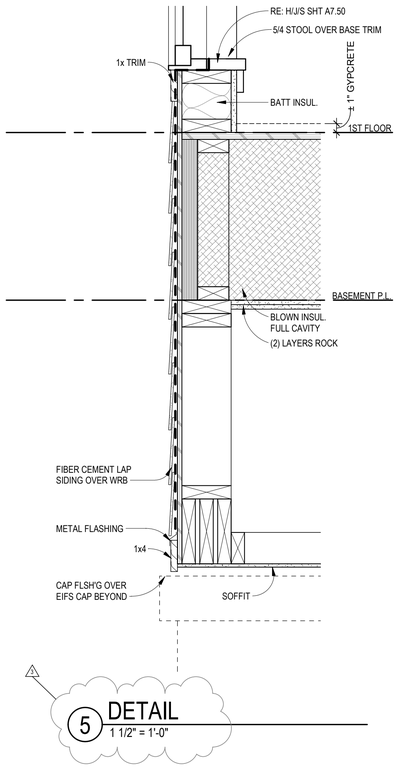


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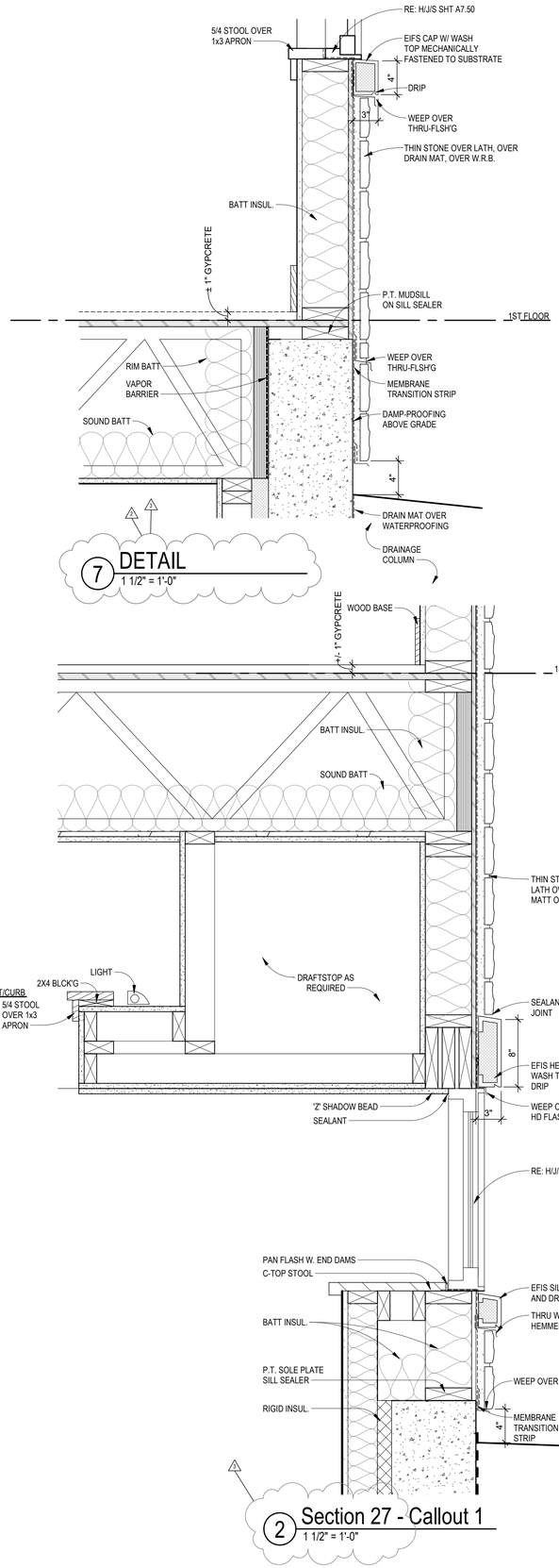


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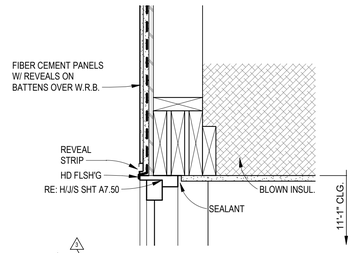


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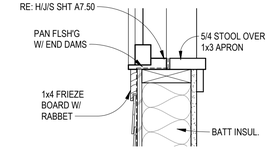


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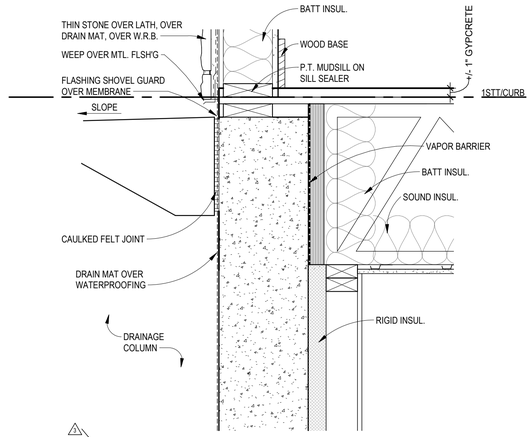


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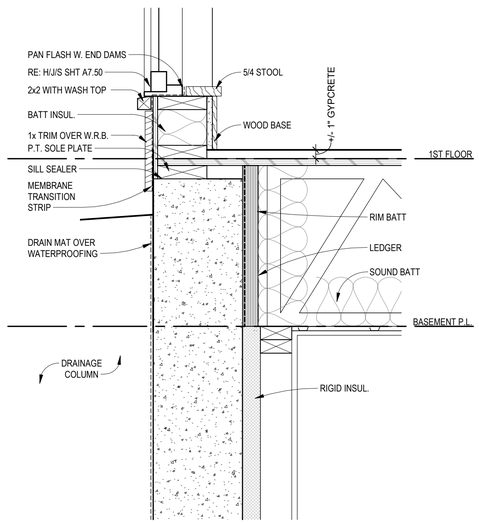


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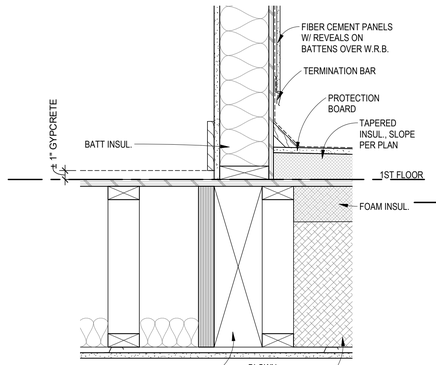


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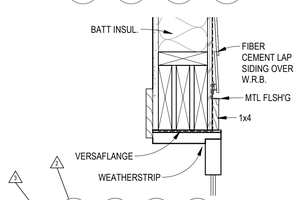


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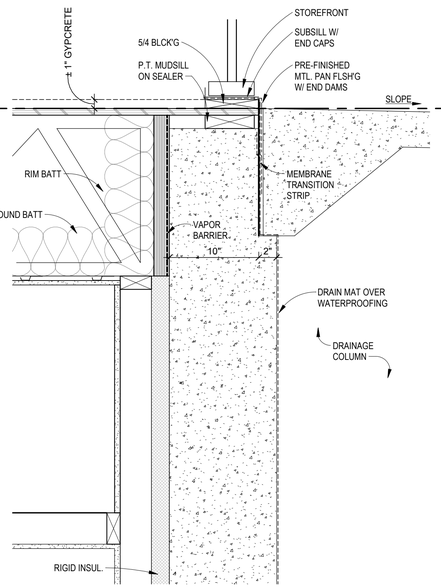


3 DETAIL
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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-2007018
ARCHITECT
6/30/23

A NEW DEVELOPMENT FOR:

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50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

REVISIONS:

| | | |
|---|---|---|
| 1 | 04.03.23 | Revision 1 |
| 2 | 05.02.23 | Revision 2 |
| 3 | 05.04.23 | Revision 3 |

DATE:
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ARCH D 24" x 36"

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As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
07/12/2023

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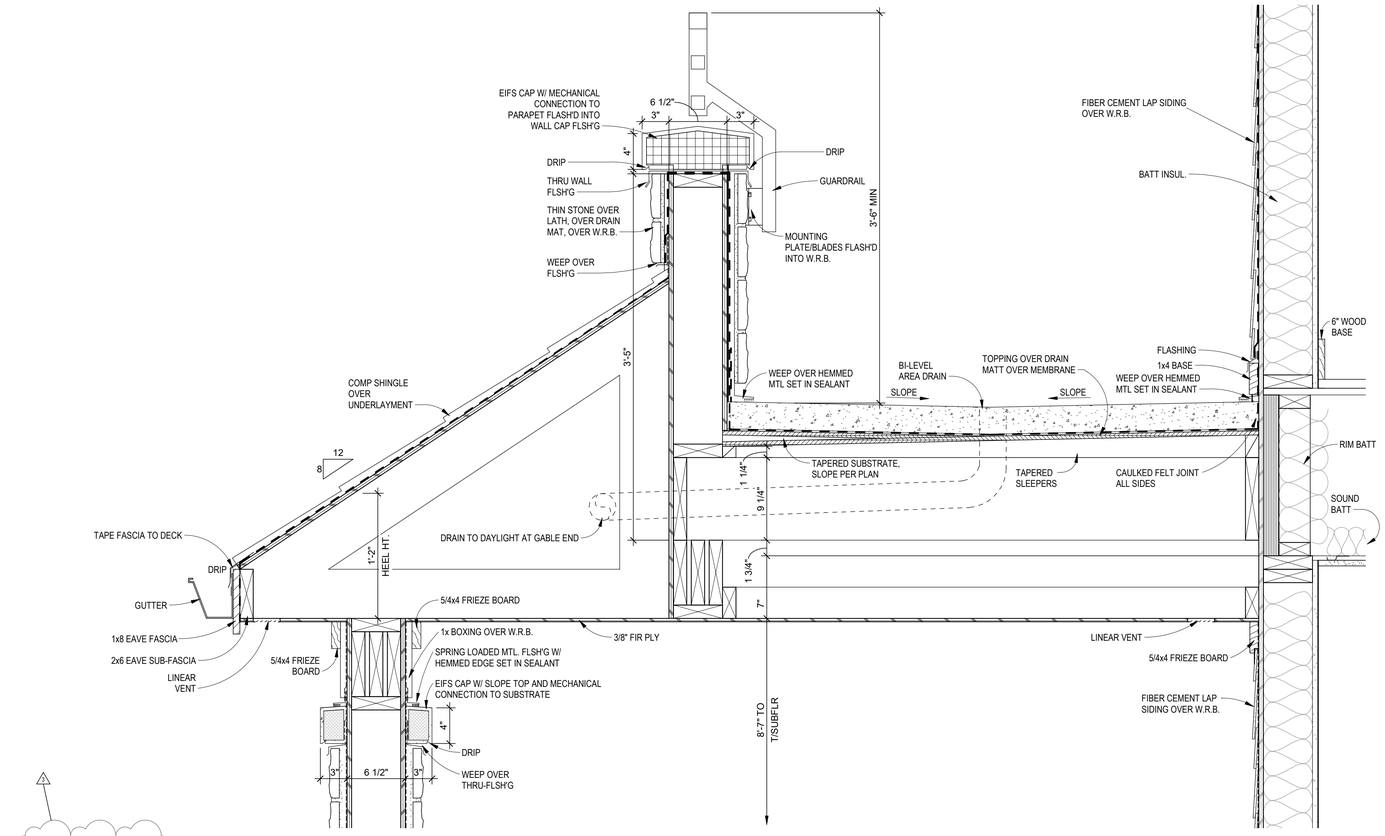


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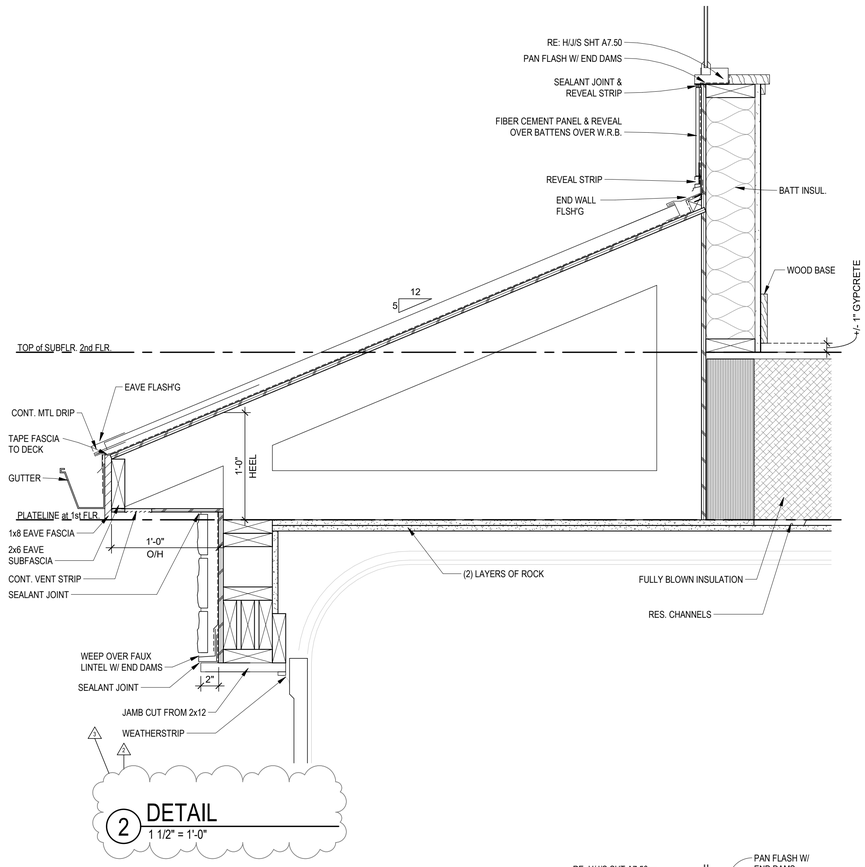


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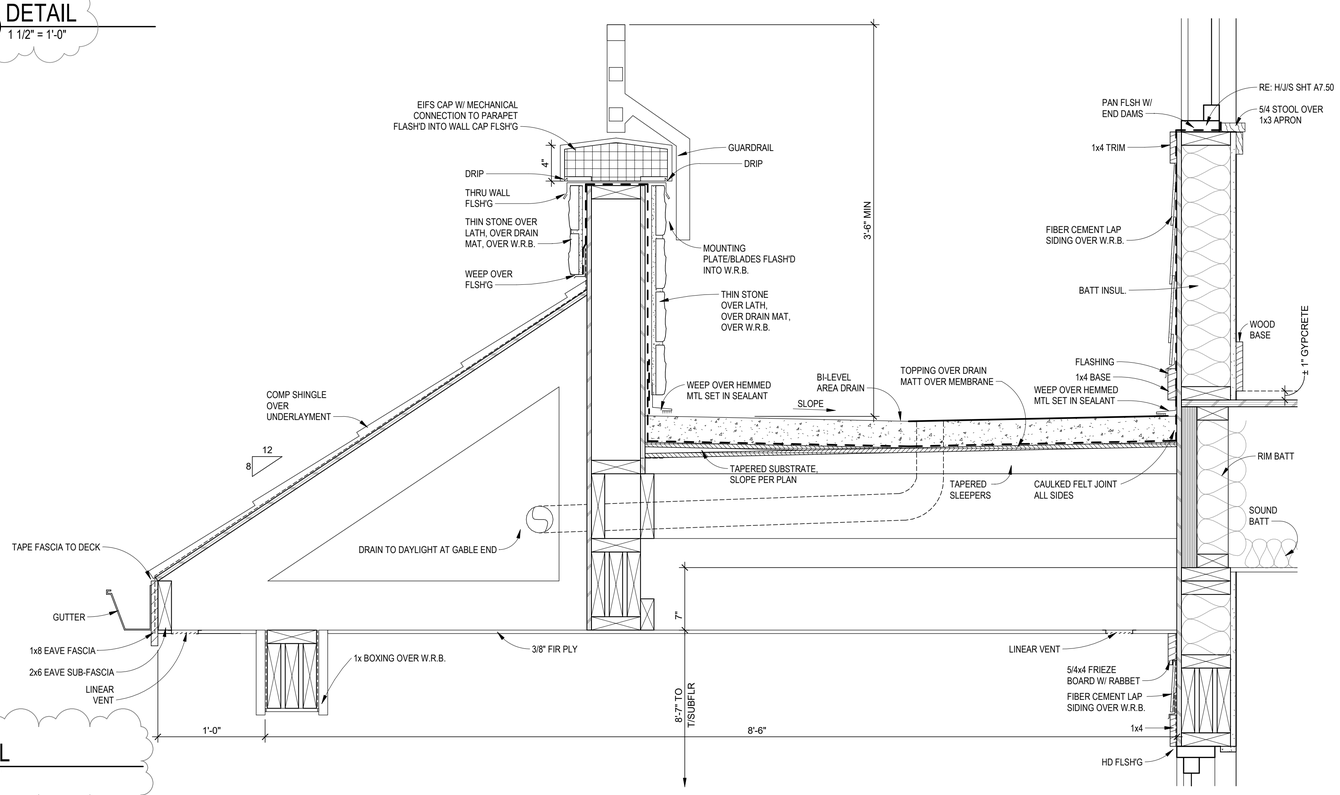


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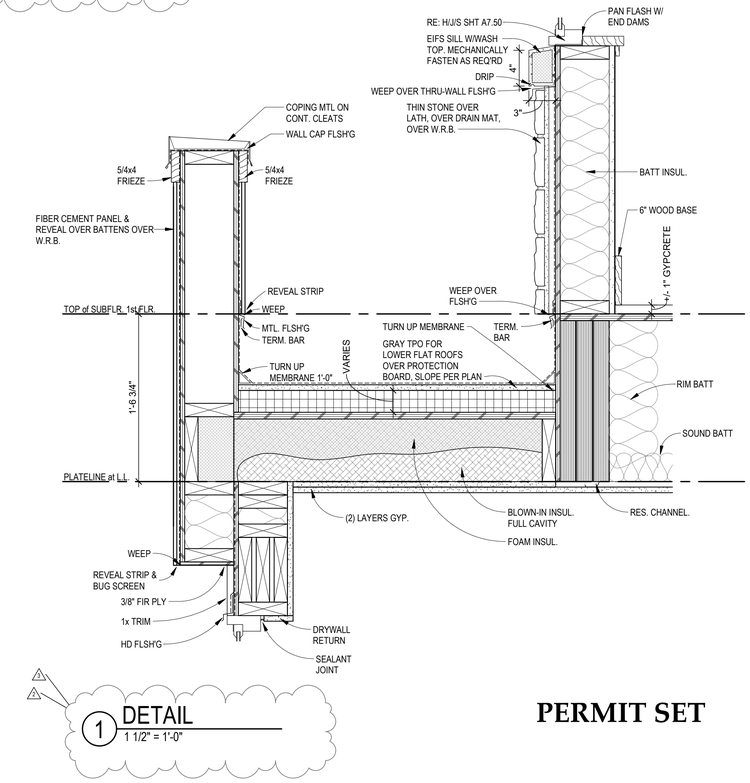


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50 Highway & Blackwell, Lee's Summit, MO

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DATE:
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ARCH D 24" x 36"

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07/12/2023

ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENERGY SERVICES
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PRAIRIE VILLAGE, KS 66208
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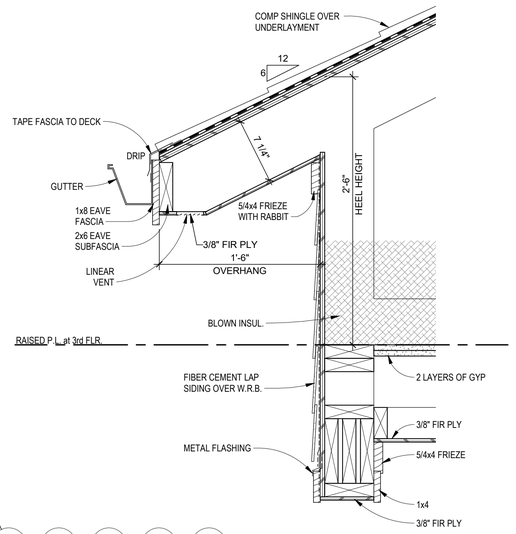
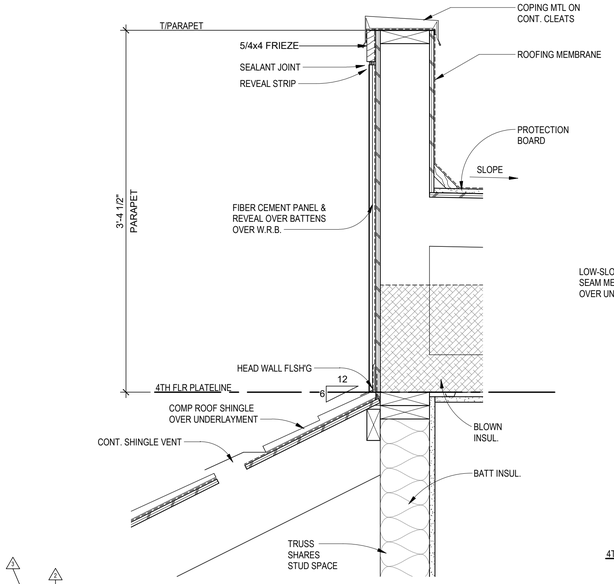
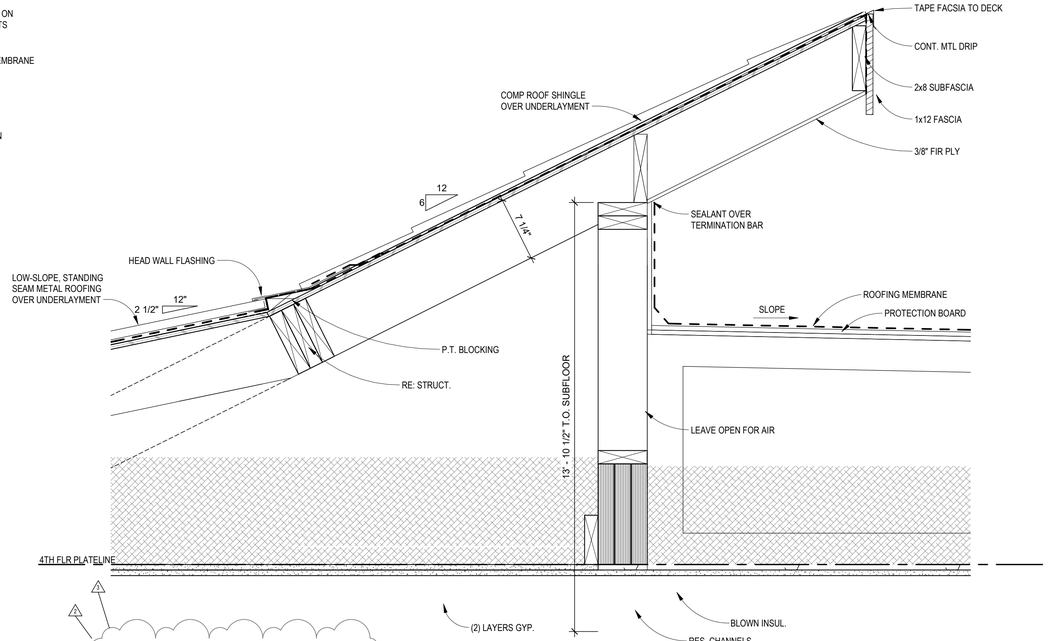



4 DETAIL
1 1/2" = 1'-0"




3 DETAIL
1 1/2" = 1'-0"




2 DETAIL
1 1/2" = 1'-0"




7 DETAIL
1 1/2" = 1'-0"




5 DETAIL
1 1/2" = 1'-0"




6 DETAIL
1 1/2" = 1'-0"




1 DETAIL
1 1/2" = 1'-0"

A NEW DEVELOPMENT:

# RESIDENCES AT BLACKWELL

## 50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

REVISIONS:

| | | |
|---|---|---|
| 2 | 04.28.23 | Revision 2 |
| 3 | 05.05.23 | Revision 3 |

DATE:
03.24.2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.

**PERMIT SET**

# A7.41

6/30/2023 3:19:28 PM NSPJ ARCHITECTS ©
C:\Users\trodden\OneDrive - NSPJ Architects\Documents\6965-GriffinRiley, R22_trodden7LSW9.rvt

ARCH D 24" x 36"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
6/19/2023

ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENERGY SERVICES
NSPJ
ARCHITECTS PA
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PRAIRIE VILLAGE, KS 66208
P. 913.831.3223
F. 913.831.3611
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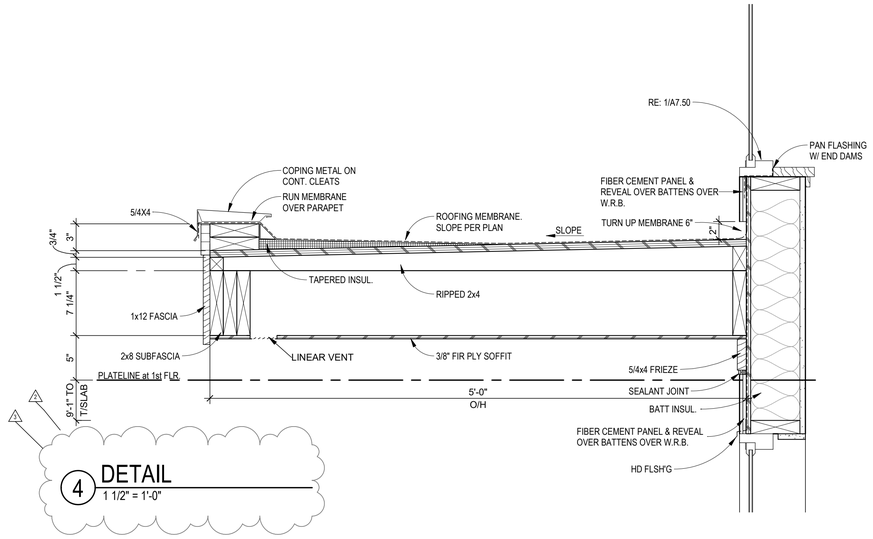


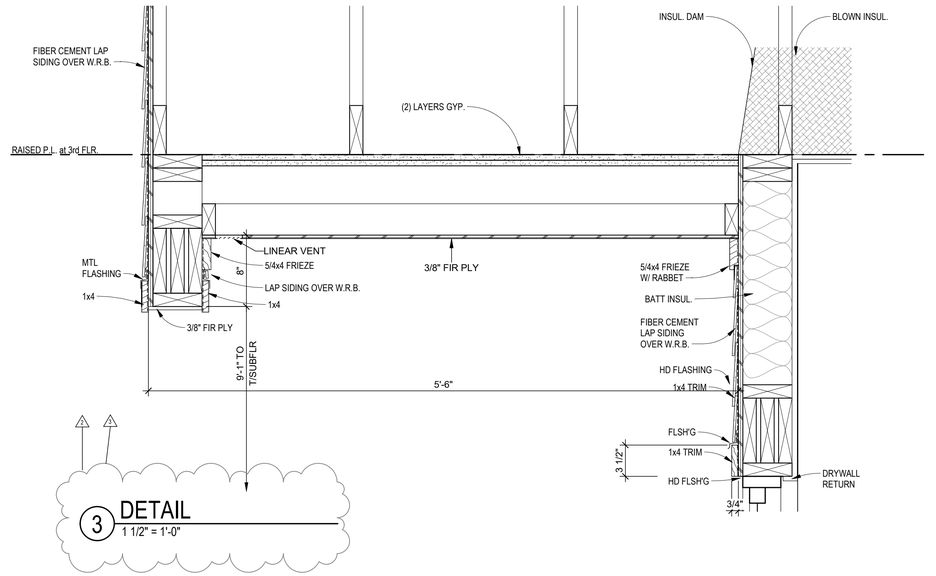


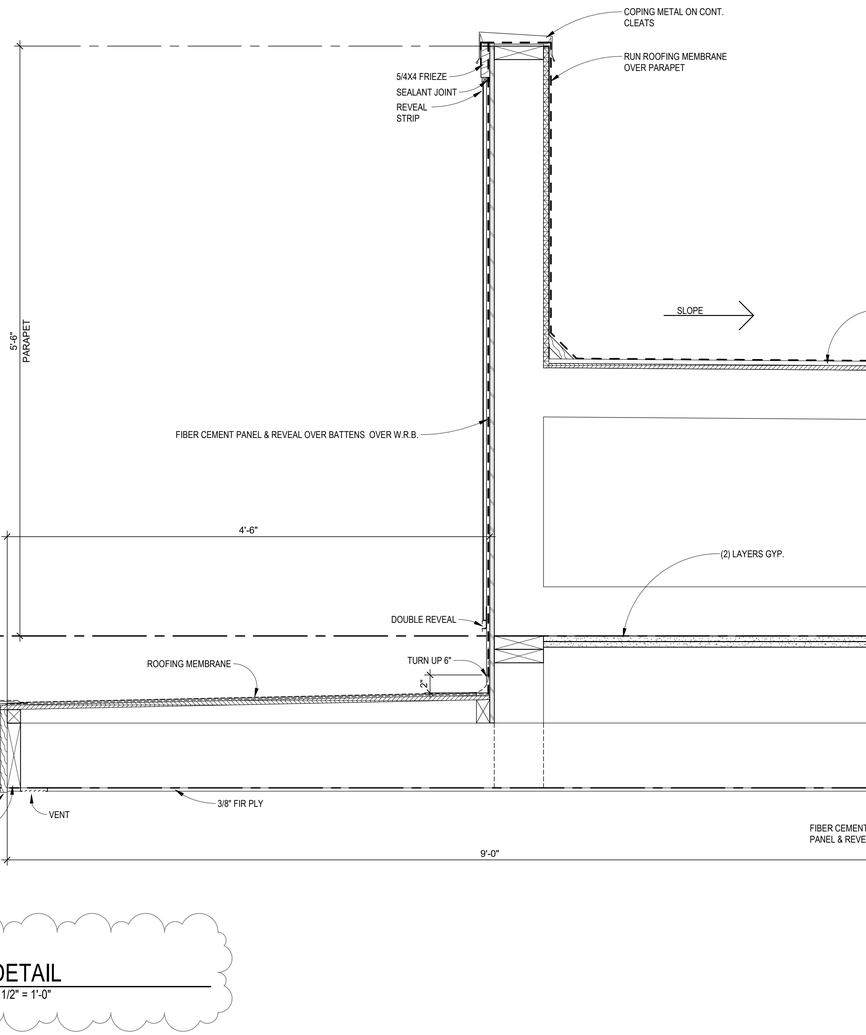


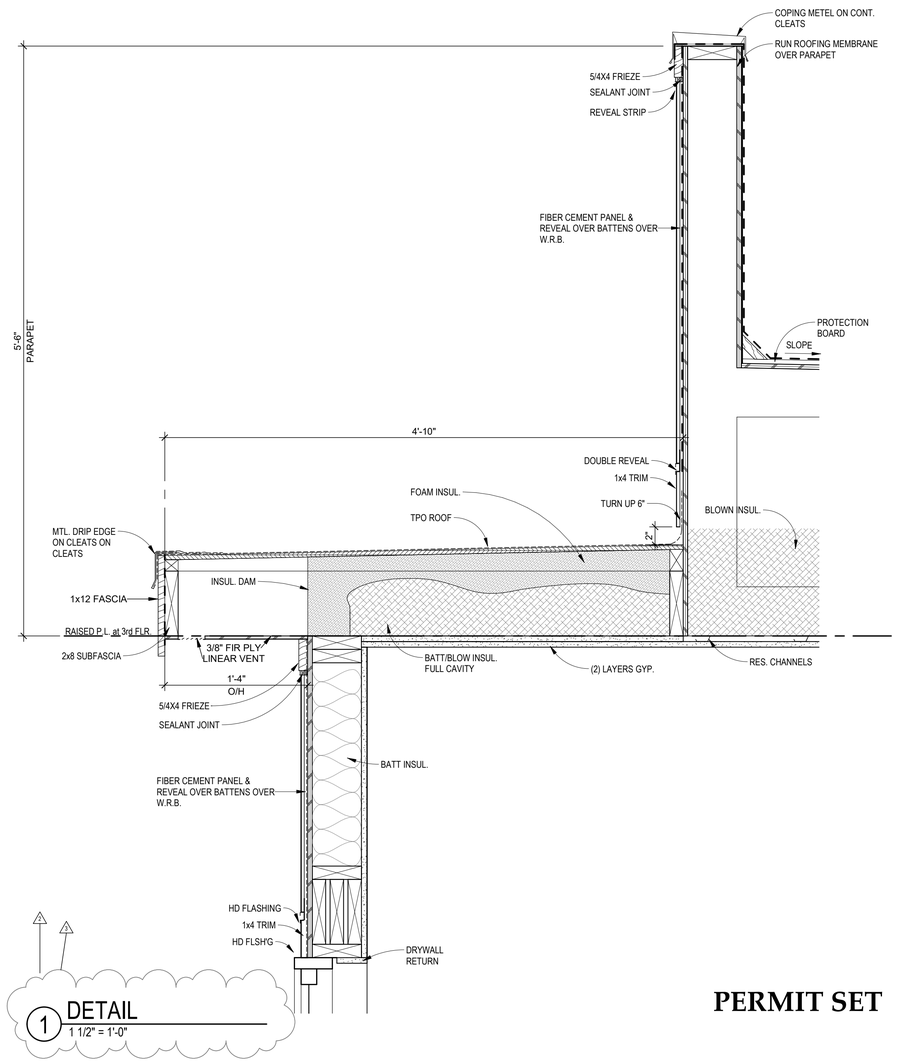


A NEW DEVELOPMENT:

# RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

| | | |
|---|---|---|
| 2 | 04.28.23 | Revision 2 |
| 3 | 05.05.23 | Revision 3 |

DATE:
03.24.2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
A7.42

PERMIT SET

6/30/2023 3:19:31 PM NSPJ ARCHITECTS ©

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ARCH D 24" x 36"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
Date: 6/7/2023

ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENERGY SERVICES
NSPJ
ARCHITECTS PA
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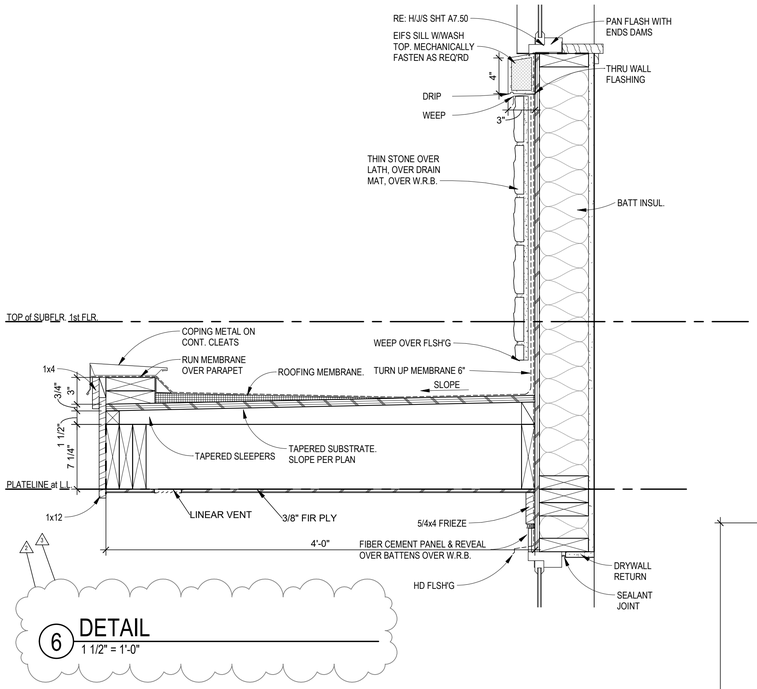
# BLACKWELL

## RESIDENCES AT BLACKWELL, Lee's Summit, MO

A NEW DEVELOPMENT:

50 Highway & Blackwell, Lee's Summit, MO




6 DETAIL
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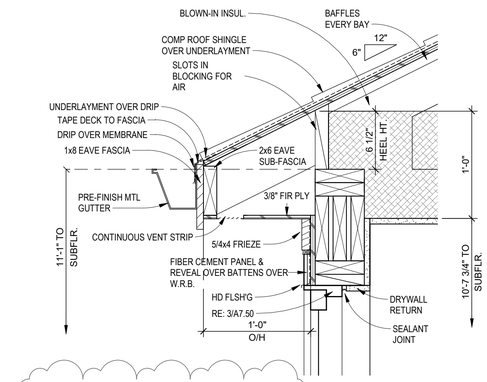


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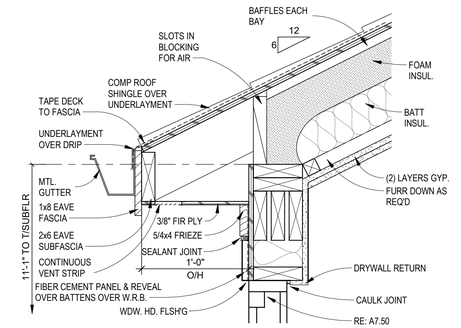


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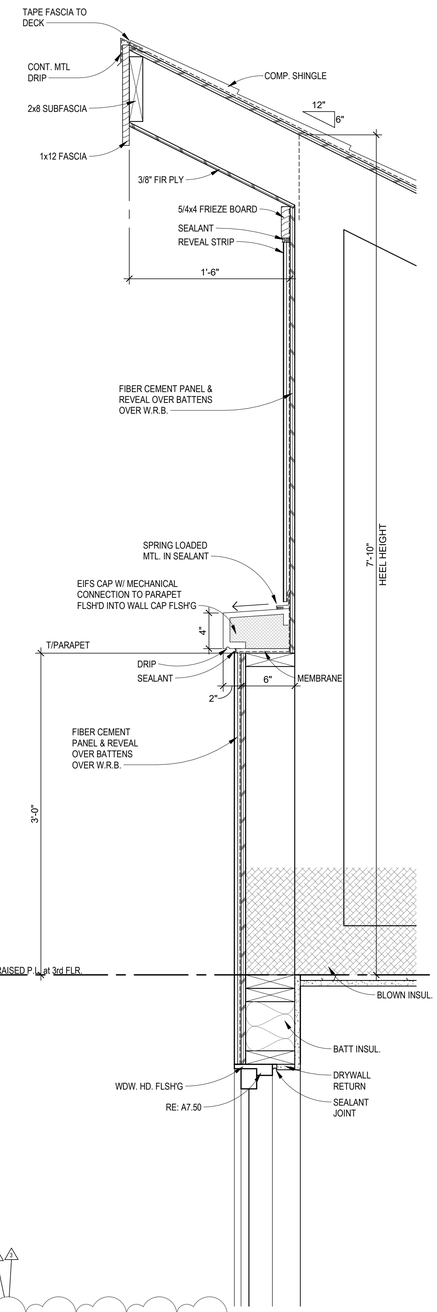


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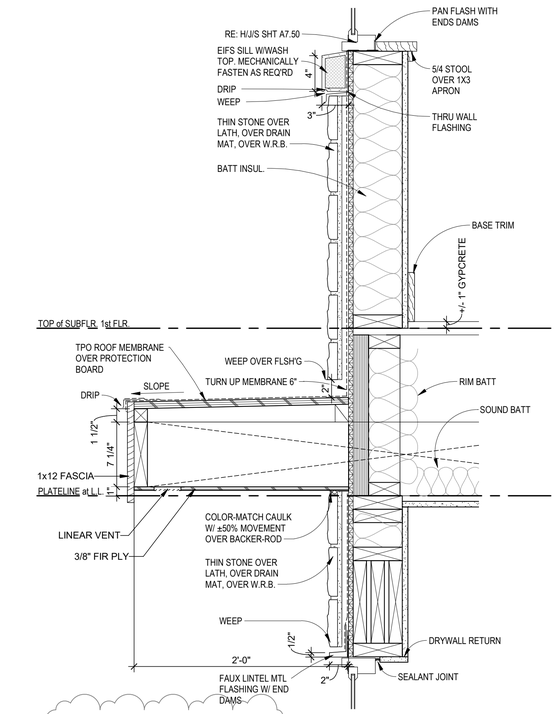


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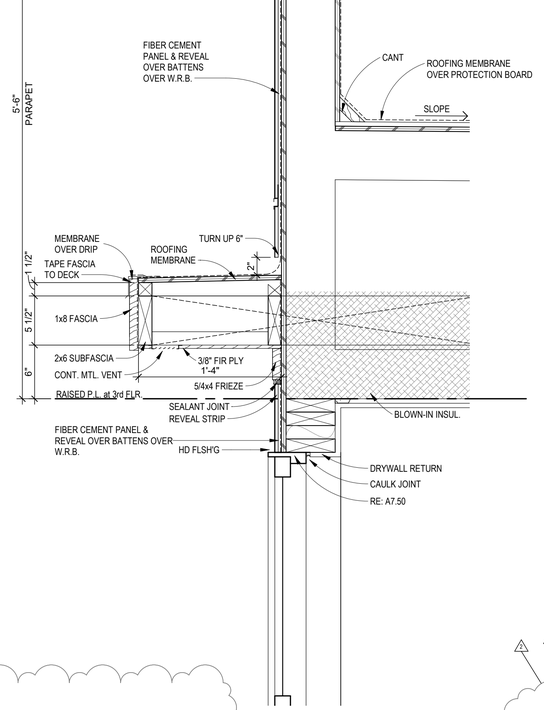


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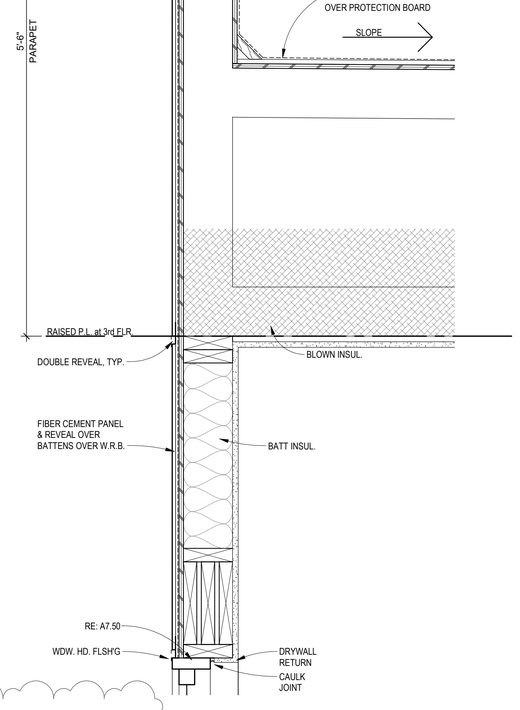


2 DETAIL
1 1/2" = 1'-0"

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△ REVISIONS:

| | | |
|---|---|---|
| 2 | 04.28.23 | Revision 2 |
| 3 | 05.05.23 | Revision 3 |

DATE:
03.24.2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.

PERMIT SET

# A7.43

6/30/2023 3:19:34 PM NSPJ ARCHITECTS ©

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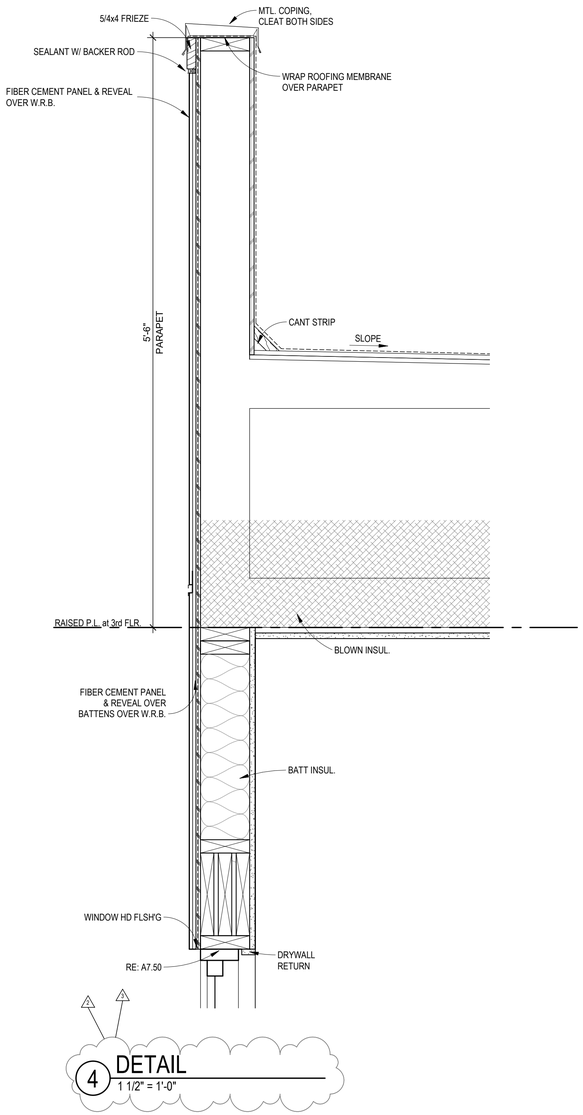
ARCH D 24" x 36"

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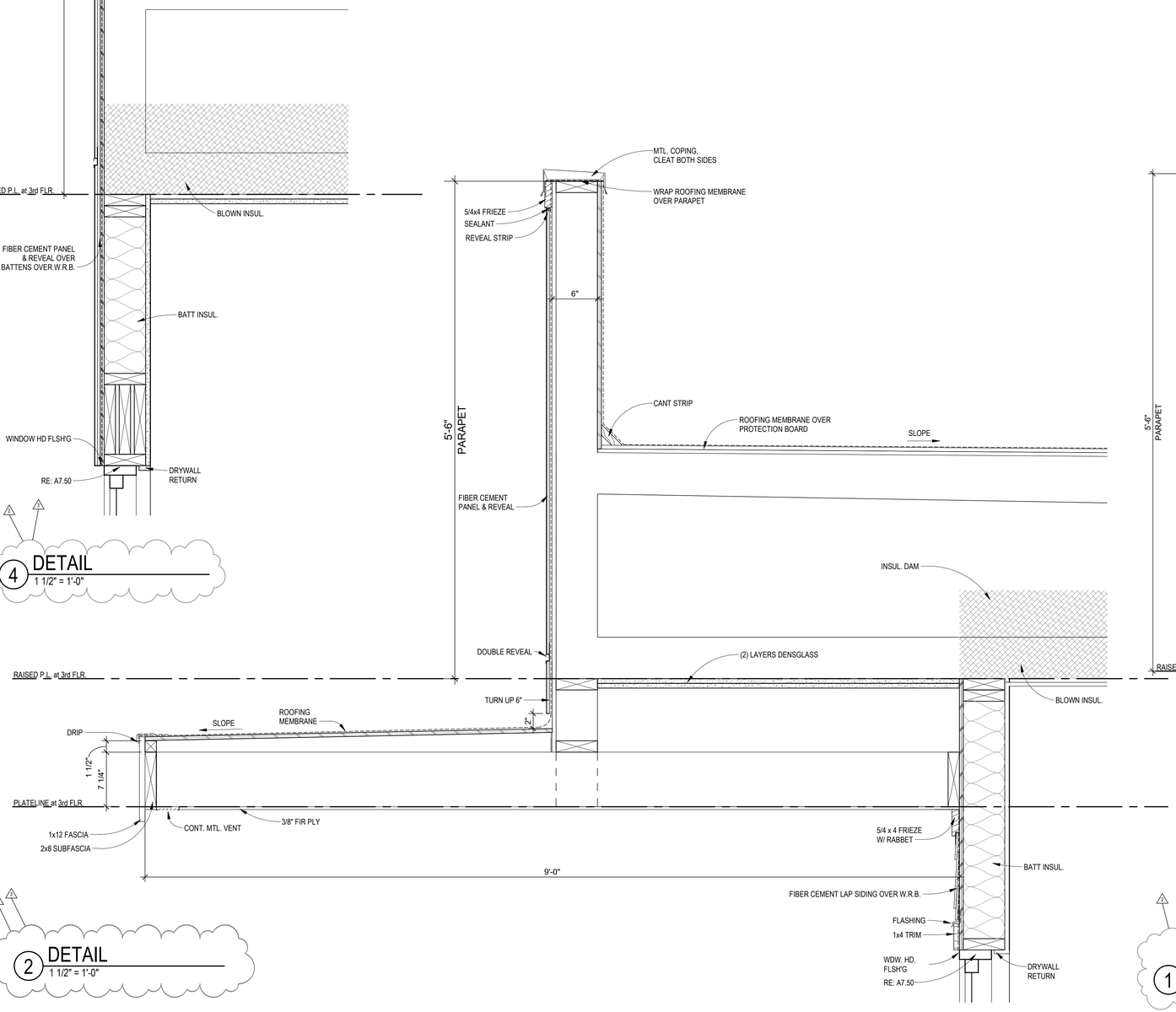


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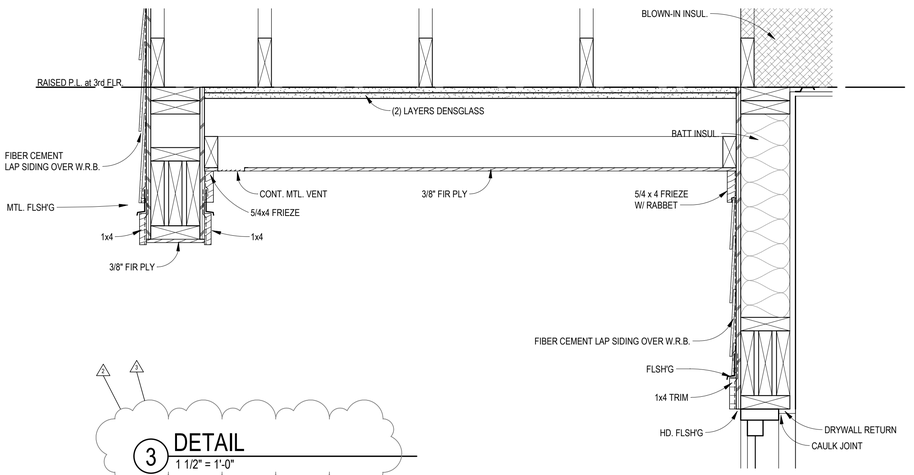


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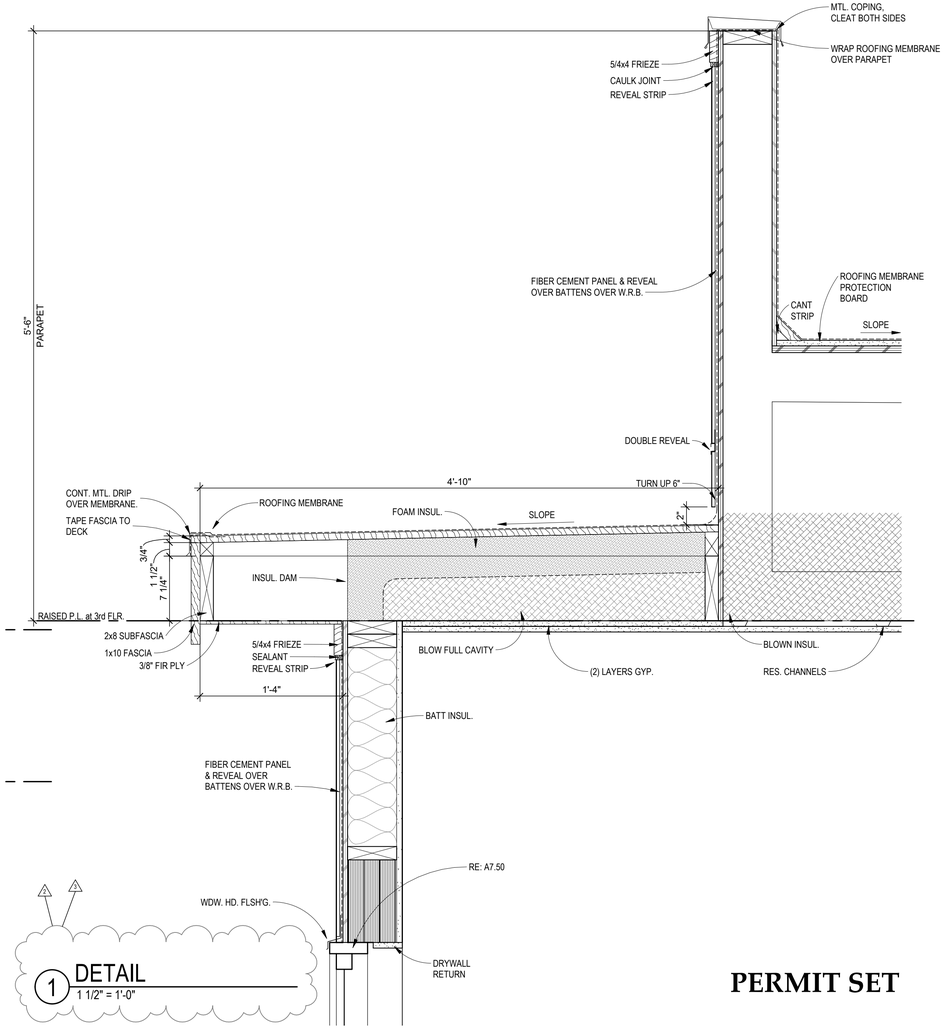


1 DETAIL
1 1/2" = 1'-0"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
6/7/2023


NSPJ ARCHITECTS
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NUMBER A-2007018
ARCHITECT
6/30/23

# A NEW DEVELOPMENT: RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

REVISIONS:

| | | |
|---|---|---|
| 2 | 04.28.23 | Revision 2 |
| 3 | 05.05.23 | Revision 3 |

DATE: 03.24.2023
JOB NO. 696521
DRAWN BY: Author
SHEET NO. A7.44

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6/30/2023 3:19:37 PM NSPJ ARCHITECTS ©

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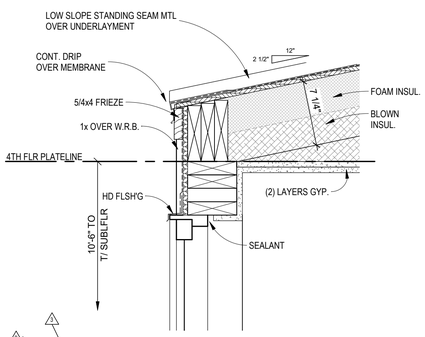
ARCH D 24" x 36"

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
6/7/2023

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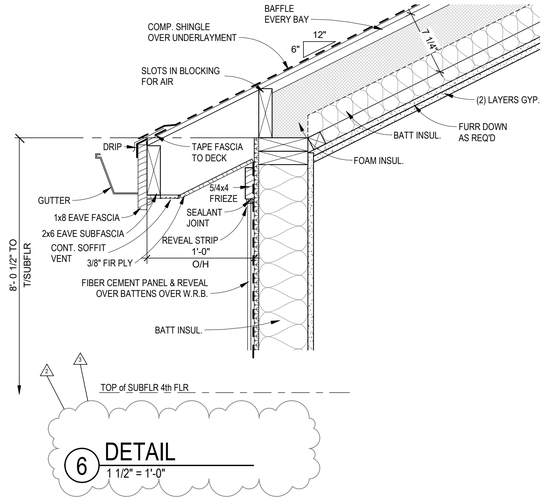


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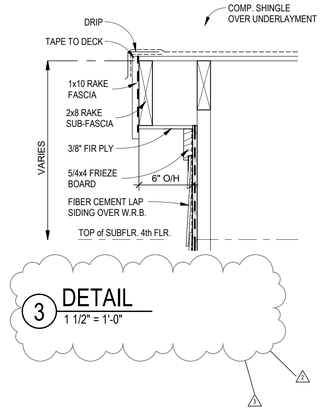


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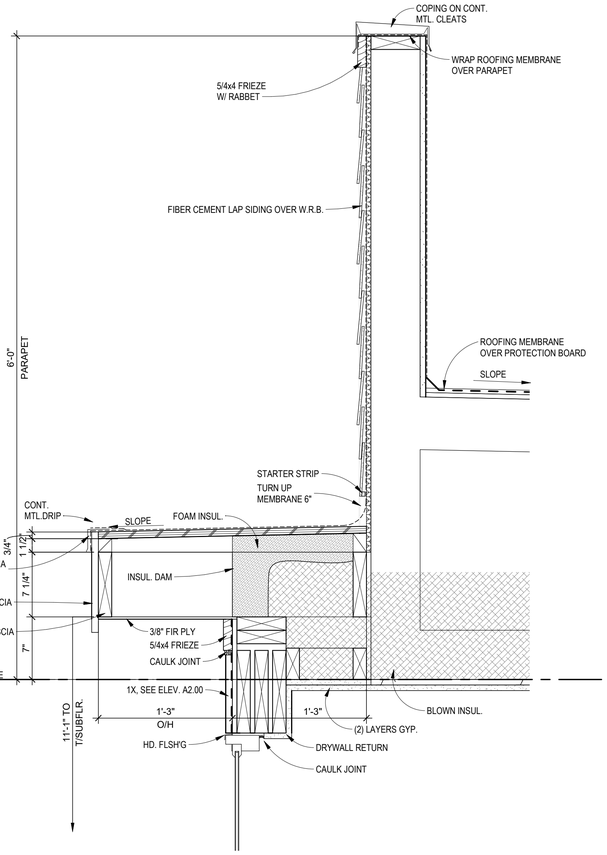


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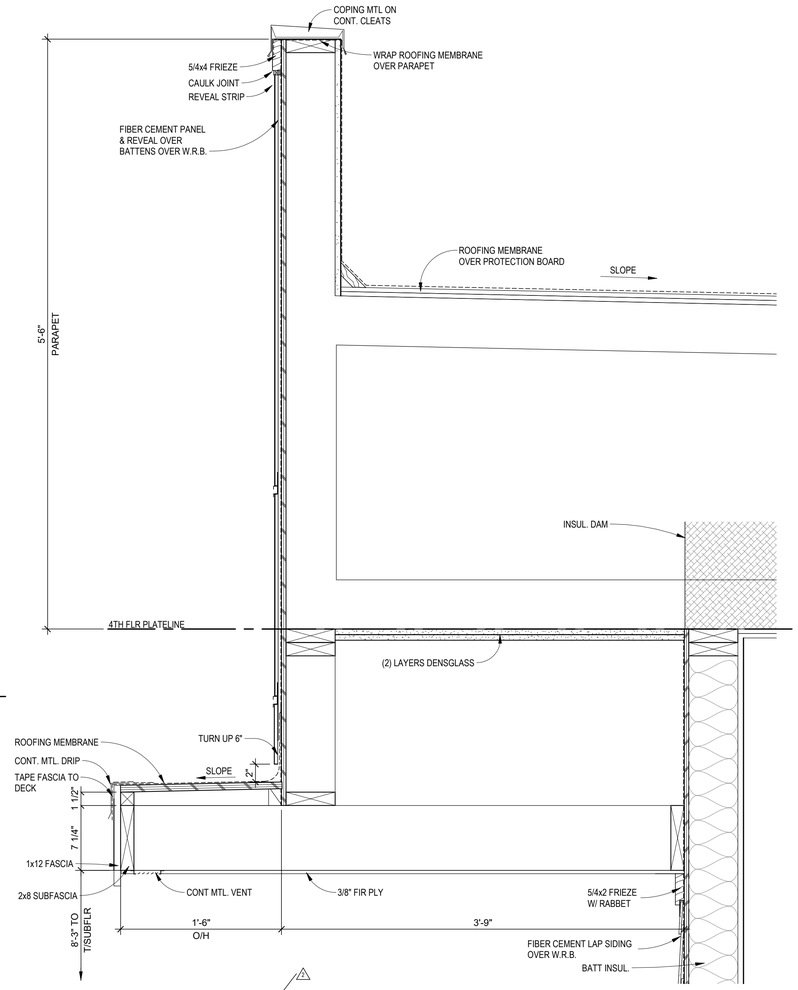


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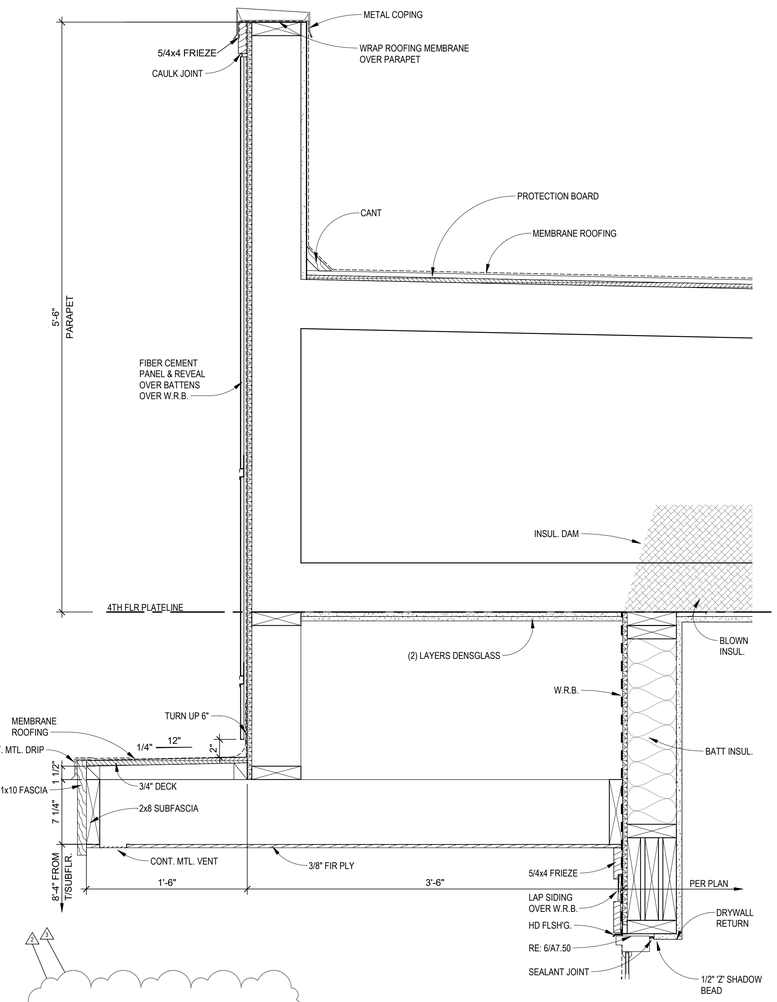


1 DETAIL
1 1/2" = 1'-0"

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ARCHITECT
6/30/23

A NEW DEVELOPMENT:

# RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

| | | |
|---|---|---|
| 2 | 04.28.23 | Revision 2 |
| 3 | 05.05.23 | Revision 3 |

DATE:
03.24.2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
A7.45

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6/30/2023 3:19:40 PM NSPJ ARCHITECTS ©

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Development Services Department
Lee's Summit, Missouri
5/1/2023

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENERGY SERVICES
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# A NEW DEVELOPMENT FOR:
# RESIDENCES AT BLACKWELL
## 50 HWY & BLACKWELL
## LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:

| | | |
|---|---|---|
| 2 | 05.02.23 | Revision 2 |
| 3 | 05.04.23 | Revision 3 |

DATE:
03/24/2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
# A7.46

**PERMIT SET**

6/30/2023 5:19:33 PM NSPJ ARCHITECTS ©
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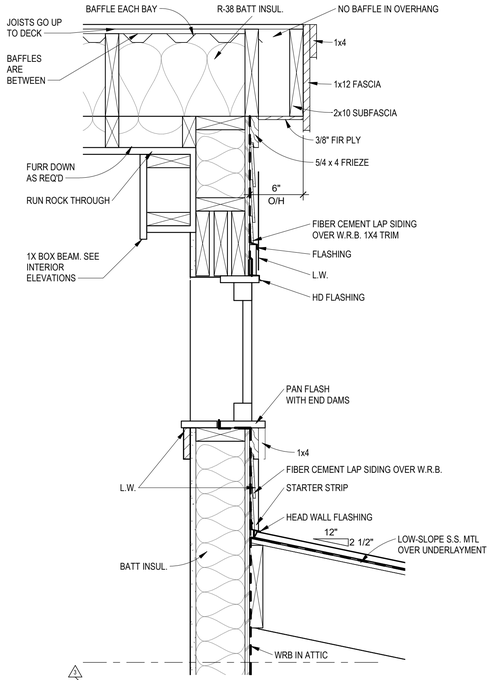
ARCH D 24" x 36"

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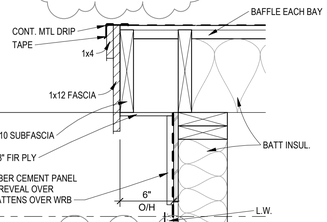
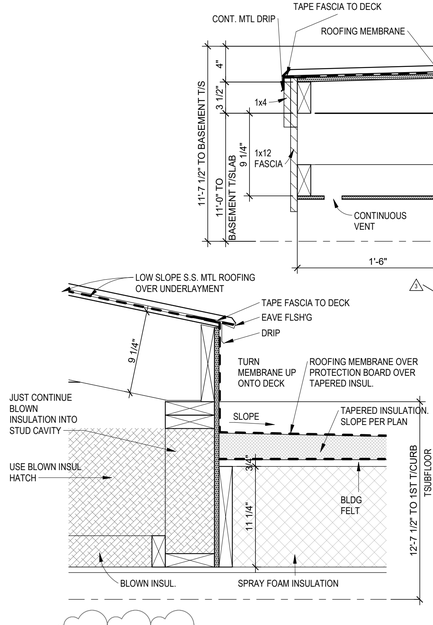


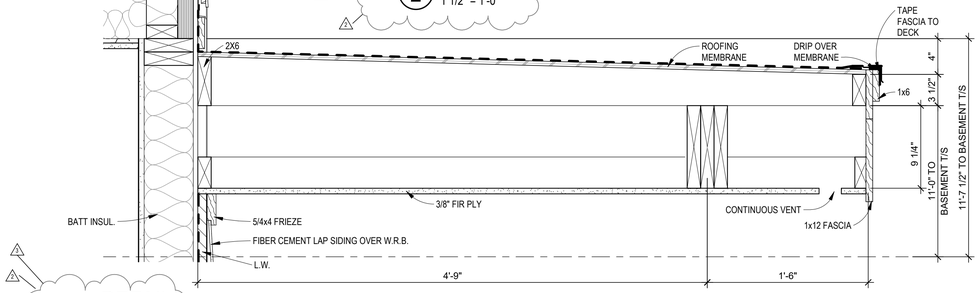

12 DETAIL 1 1/2" = 1'-0"




14 DETAIL 1 1/2" = 1'-0"




2 DETAIL 1 1/2" = 1'-0"

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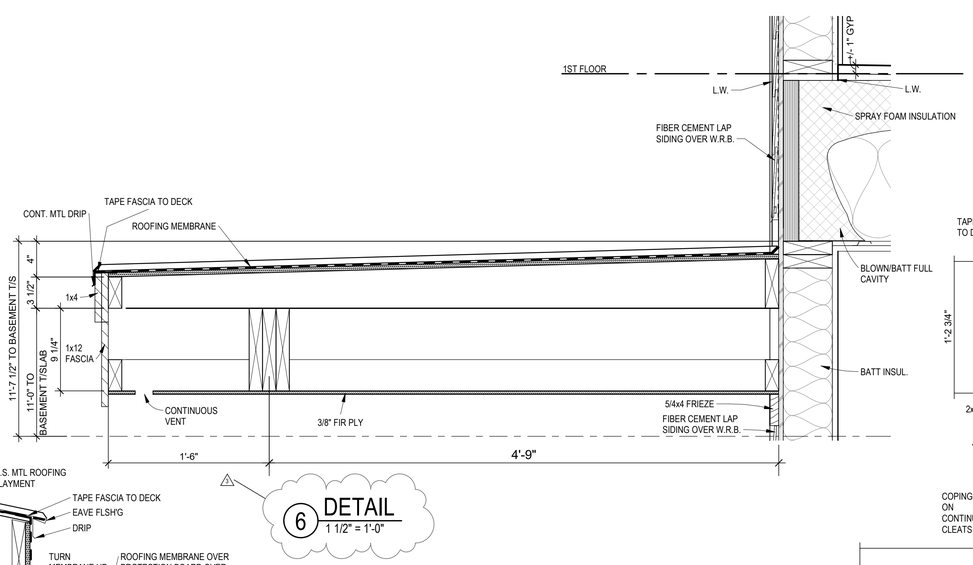


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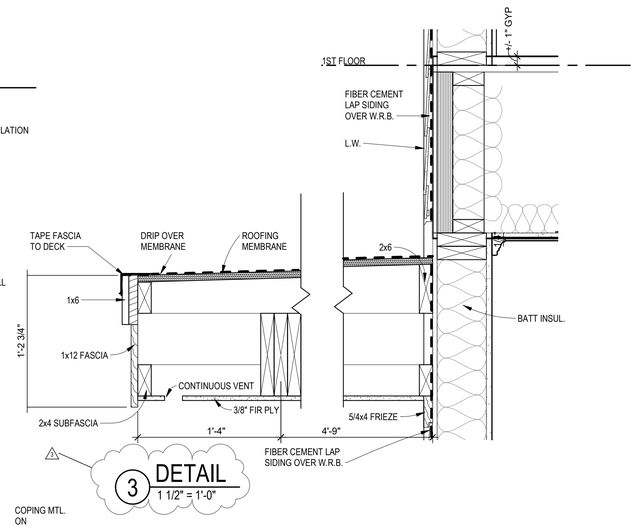


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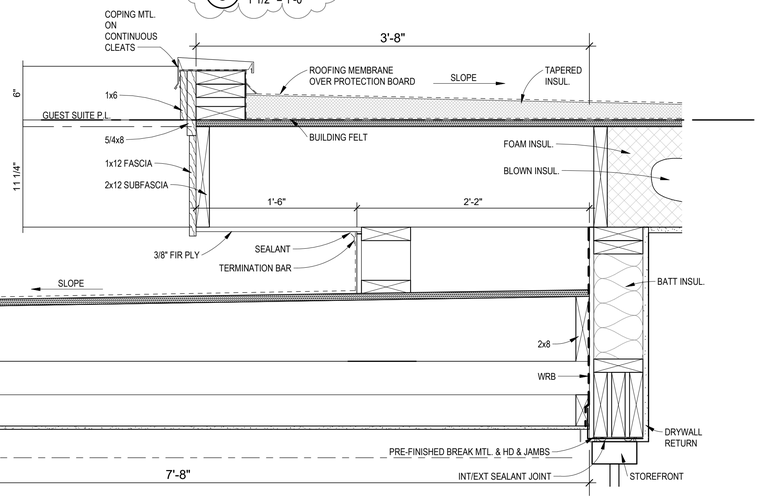


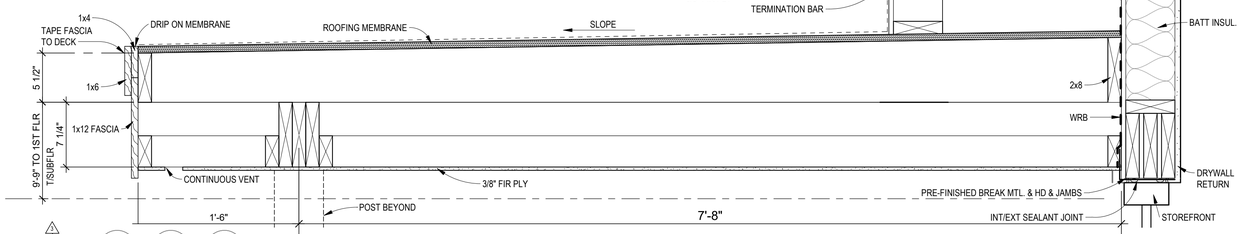


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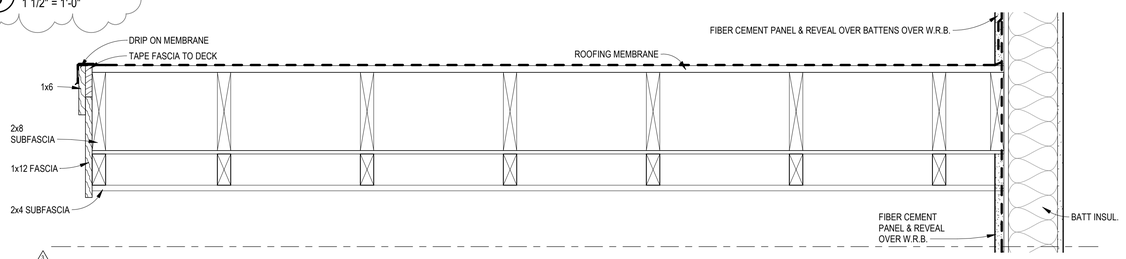


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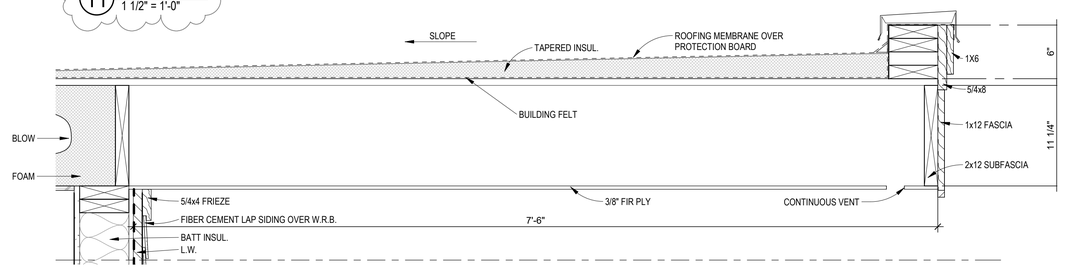
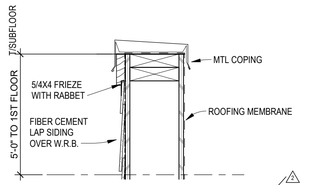



15 DETAIL 1 1/2" = 1'-0"

ARCH D 24" x 36"




17 DETAIL
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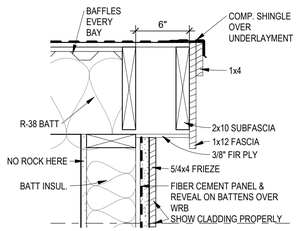


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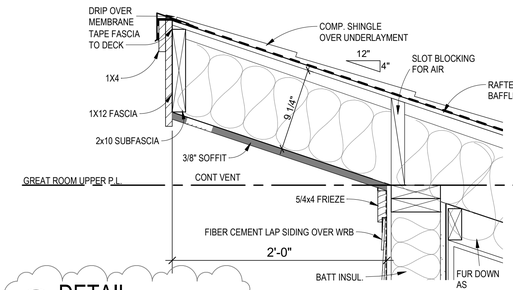


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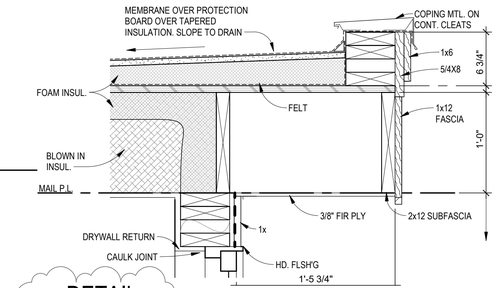


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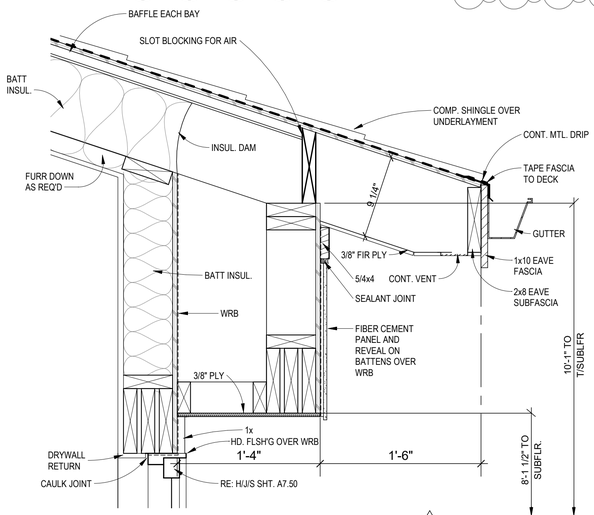


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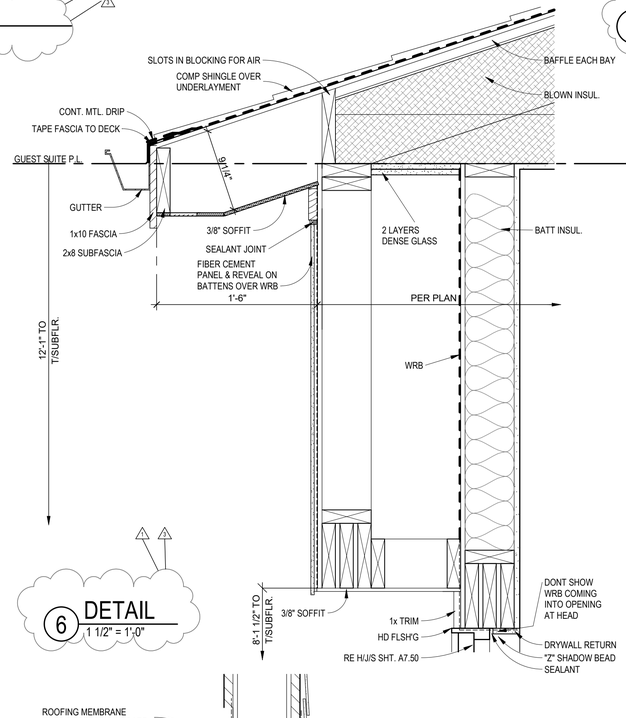


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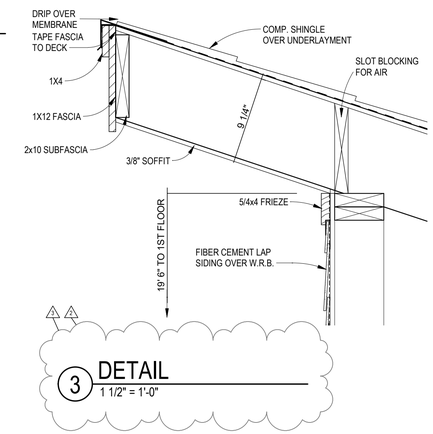


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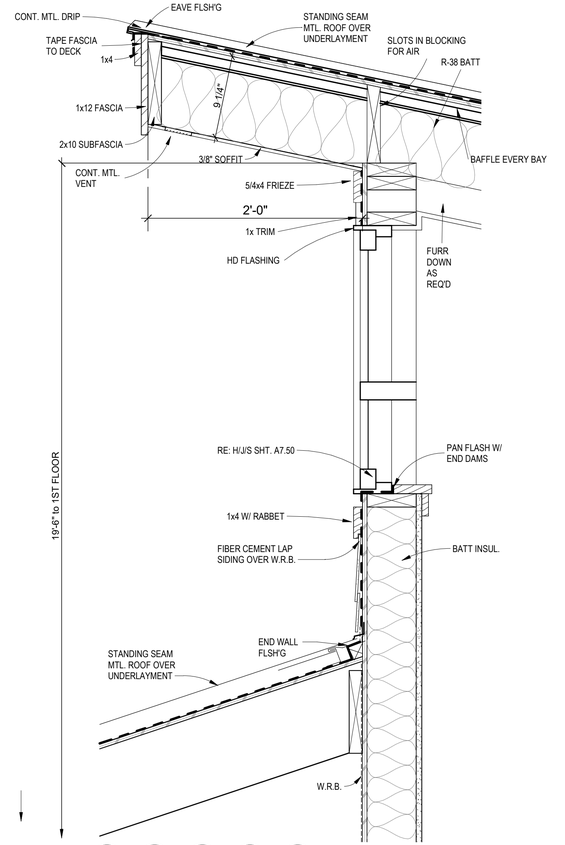


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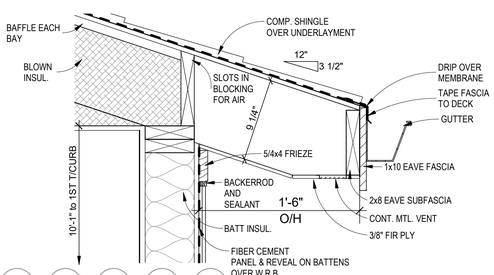


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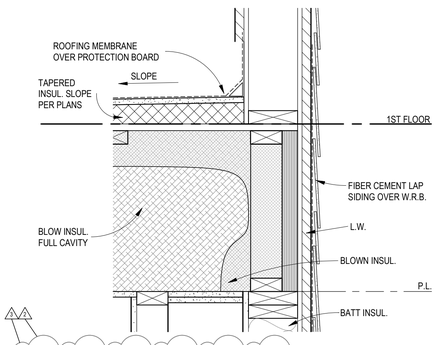


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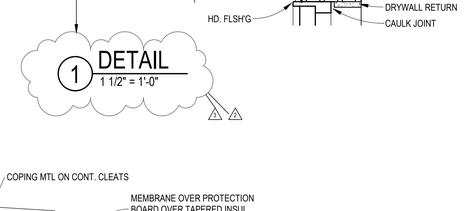


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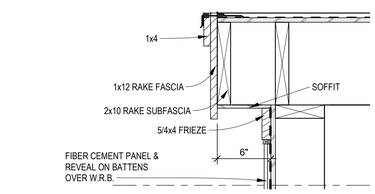


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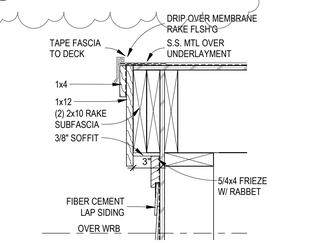


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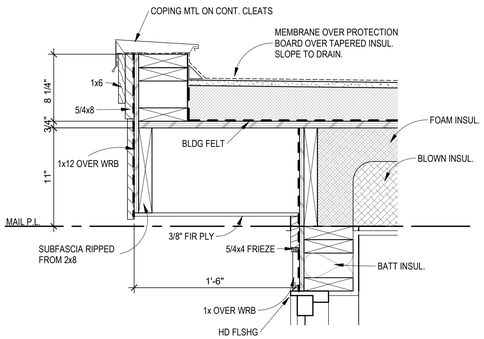


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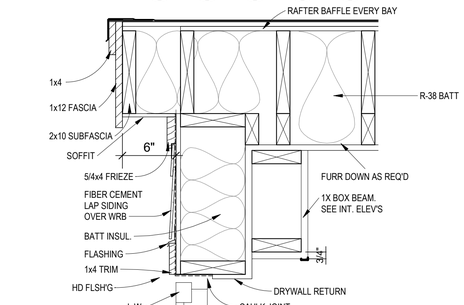


11 DETAIL
1 1/2" = 1'-0"

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A NEW DEVELOPMENT FOR:

# RESIDENCES AT BLACKWELL

50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

REVISIONS:

| | | |
|---|---|---|
| 1 | 04.03.23 | Revision 1 |
| 2 | 05.02.23 | Revision 2 |
| 3 | 05.04.23 | Revision 3 |

DATE:
03/24/2023
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6/30/2023 5:20:09 PM NSPJ ARCHITECTS ©

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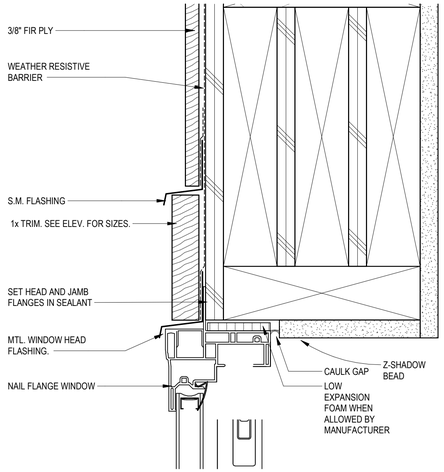
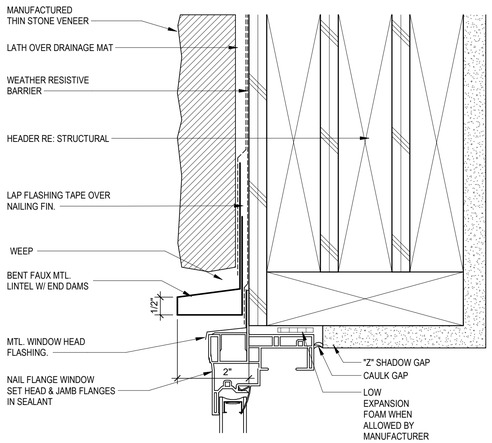
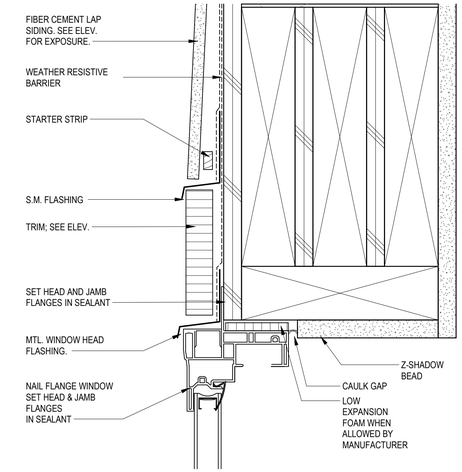
ARCH D 24" x 36"



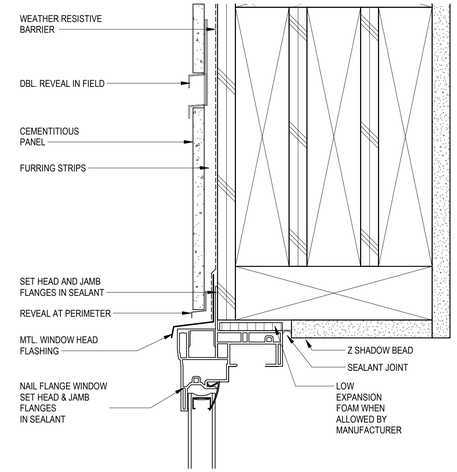

11 WDW HEAD @ BAYS
6" = 1'-0"




9 WDW HEAD @ THIN STONE
6" = 1'-0"




6 WDW HEAD @ LAP SIDING
6" = 1'-0"




3 WDW HEAD @ FIBER CEMENT PANELS
6" = 1'-0"




12 WDW JAMB @ BAYS
6" = 1'-0"




8 WDW JAMB @ THIN STONE
6" = 1'-0"




5 WDW JAMB @ LAP SIDING
6" = 1'-0"




2 WDW JAMB @ FIBER CEMENT PANELS
6" = 1'-0"




13 WDW SILL @ BAYS
6" = 1'-0"




7 WDW SILL @ STONE
6" = 1'-0"




4 WDW SILL @ LAP SIDING
6" = 1'-0"




1 WDW SILL @ FIBER CEMENT PANELS
6" = 1'-0"

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A NEW DEVELOPMENT:
# RESIDENCES AT BLACKWELL
50 Highway & Blackwell, Lee's Summit, MO

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△ REVISIONS:

| | | |
|---|---|---|
| 2 | 04.28.23 | Revision 2 |
| 3 | 05.05.23 | Revision 3 |

DATE: 03.24.2023
JOB NO. 696521
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SHEET NO. A7.50

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6/30/2023 5:17:51 PM NSPJ ARCHITECTS ©
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ARCH D 24" x 36"

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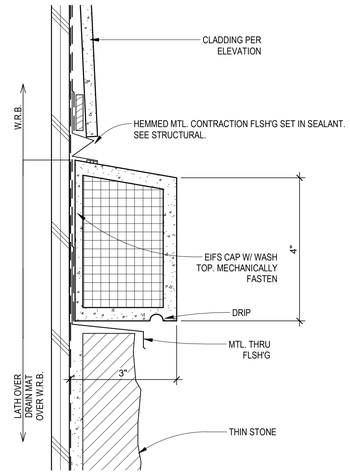
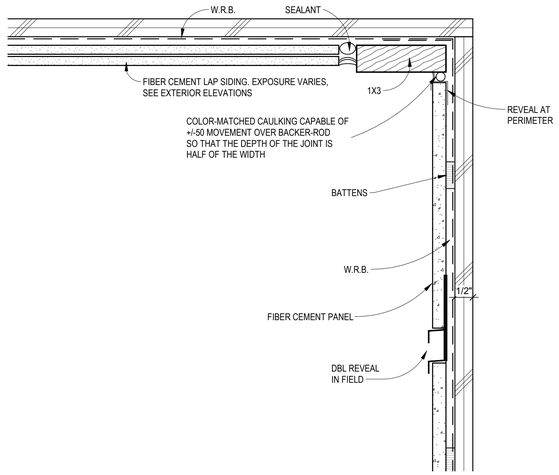
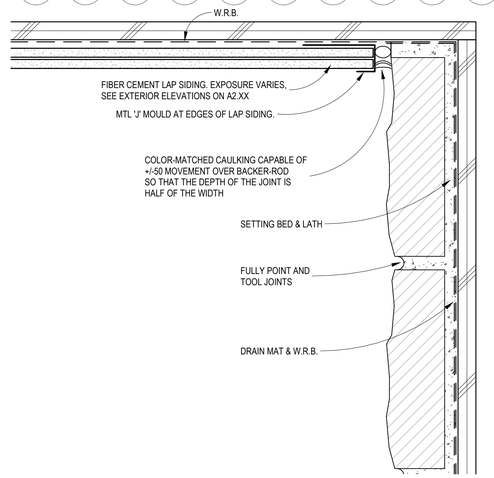



2 MATERIAL TRANSITIONS - STONE/CLADDING
6" = 1'-0"




3 MATERIAL TRANSITIONS -CEMENTITIOUS PANEL/LAP PLAN
6" = 1'-0"




1 MATERIAL TRANSITIONS - STONE/LAP-PLAN
6" = 1'-0"

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NUMBER A-10716
ARCHITECT
6/30/23

**A NEW DEVELOPMENT:**

# RESIDENCES AT BLACKWELL

**50 Highway & Blackwell, Lee's Summit, MO**

DRAWING RELEASE LOG
- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△REVISIONS:
3 05.05.23 Revision 3

DATE:
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**A7.51**

6/30/2023 5:17:51 PM NSPJ ARCHITECTS ©

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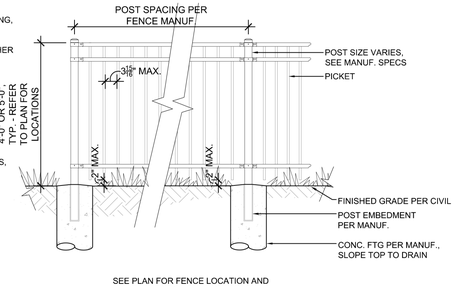
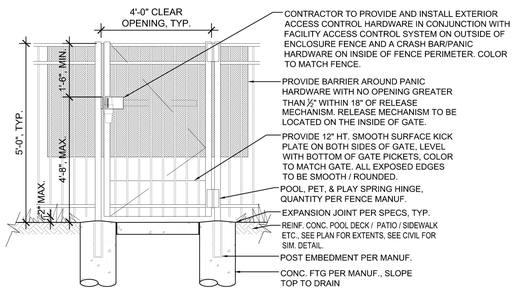
NOTES:
1) AMERISTAR MONTAGE PLUS, 3 RAIL MAJESTIC GATE & FENCE, OR APPROVED EQUAL. GATE IS TO BE SELF-CLOSING, SELF-LATCHING. COLOR: BLACK
2) CONTRACTOR TO PROVIDE AND INSTALL IMPACT REDUCING HINGE/CLOSER IN CONJUNCTION WITH ALL OTHER GATE HARDWARE. THIS HINGE/CLOSER SHOULD BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
3) PROVIDE WALL MOUNT BRACKETS WHERE FENCE ATTACHES TO BUILDING COLUMNS AND/OR WALLS.
4) WHERE POSTS ARE LOCATED ON PAVED SURFACE AND NOT EMBEDDED IN A FOOTING, PAVEMENT SHOULD BE CROWNED SLIGHTLY AT EACH POST FOR DRAINAGE. SURFACE MOUNT HARDWARE TO BE PROVIDED AND INSTALLED PER MANUF. SPECS. CONTRACTOR ALSO TO PROVIDE SAFETY CAPS FOR ALL EXPOSED BOLTS OR NUTS, AND ALL EXPOSED SHARP EDGES SHOULD BE GROUND SMOOTH REPAINTED TO MATCH.




SEE PLAN FOR FENCE LOCATION AND TREATMENT OF SURFACE BELOW.

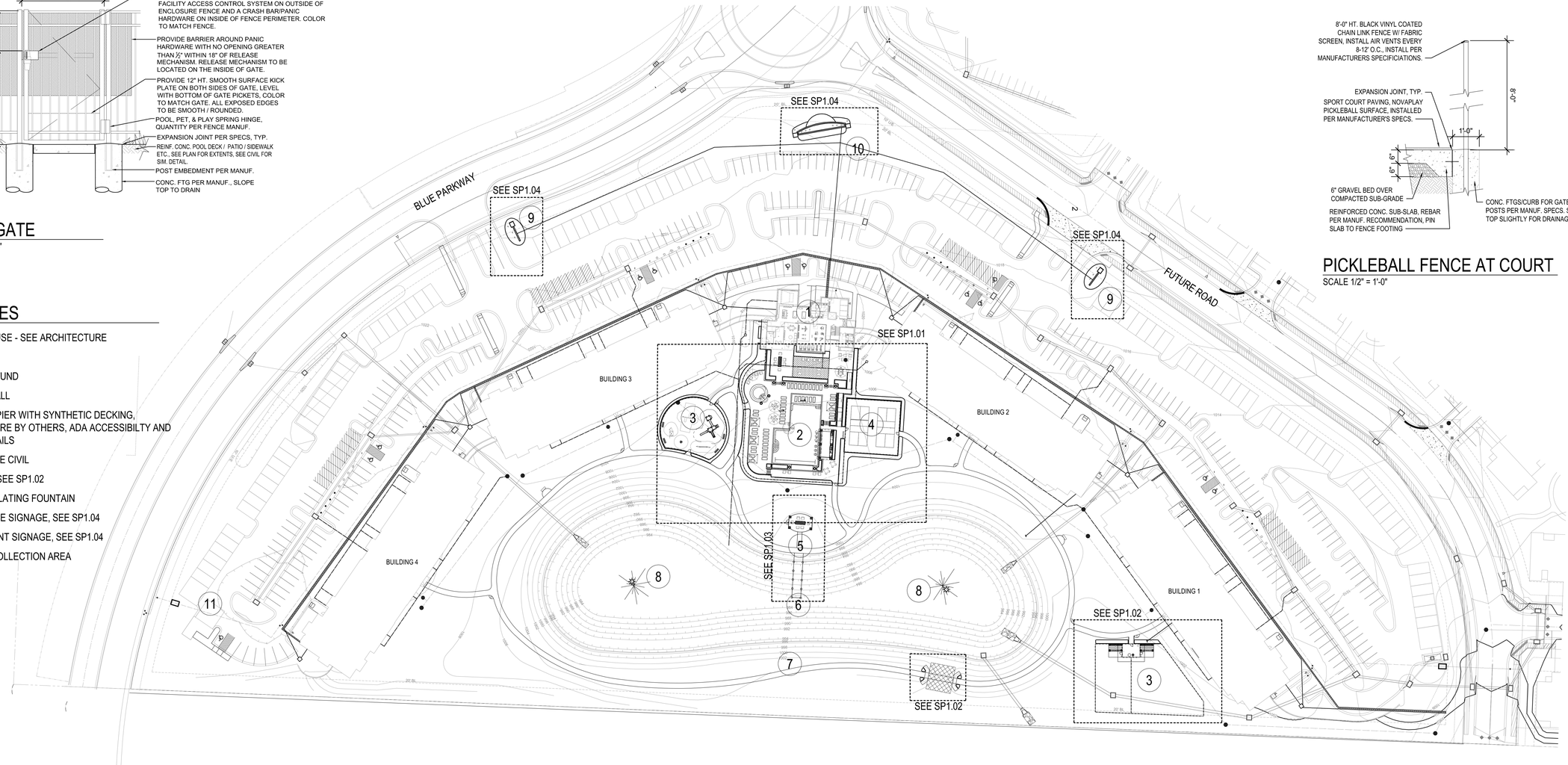
## POOL FENCE
SCALE 1/2" = 1'-0"



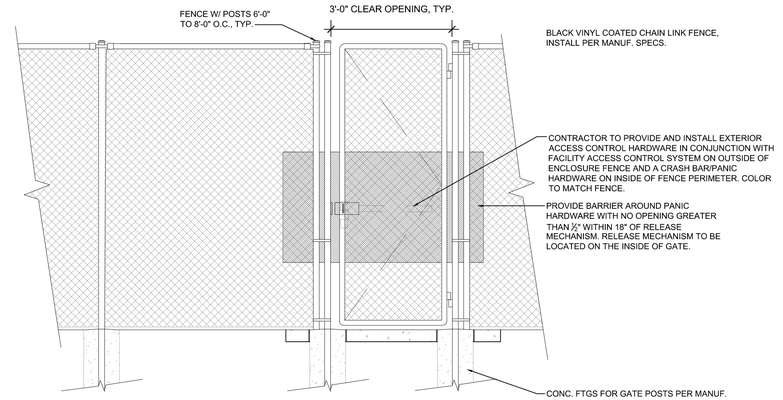

## POOL- GATE
SCALE 1/2" = 1'-0"

## AMENITIES

1. CLUBHOUSE - SEE ARCHITECTURE
2. POOL
3. PLAYGROUND
4. PICKLEBALL
5. FISHING PIER WITH SYNTHETIC DECKING, STRUCTURE BY OTHERS, ADA ACCESSIBILTY AND GUARDRAILS
6. POND, SEE CIVIL
7. BRIDGE, SEE SP1.02
8. RECIRCULATING FOUNTAIN
9. ENTRANCE SIGNAGE, SEE SP1.04
10. MONUMENT SIGNAGE, SEE SP1.04
11. TRASH COLLECTION AREA




## SITE PLAN
1" =60'-0"




## PICKLEBALL FENCE
SCALE 1/2" = 1'-0"




## PICKLEBALL FENCE AT COURT
SCALE 1/2" = 1'-0"

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50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 03.24.2023 PERMIT SUBMITTAL
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- 04.26.2023 ADD #2

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JOB NO.
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SP1.00

## PLAY STRUCTURE

BURKE SY-2988 COLOR SCHEME: MEADOW

## SWINGS

BURKE: BB 2952

## CLIMBER

BURKE: BB 1977

## SPINNER

BURKE: COMET2

## PLAY HOUSE

BURKE BB 3034

## AMENITY AREA

1" = 10'-0"

## AMENITIES

1. CLUBHOUSE - SEE ARCHITECTURE
2. FIRE PIT- HPC FIRE INSPIRED, TOR-54X16SSEL
3. POOL FENCE- AMERISTAR, MONTAGE PLUS, 3 RAIL MAJESTIC GATE AND FENCE
4. SYNTHETIC TURF- SYNLAWN-SPEED TURF
5. BAGS GAME
6. OUTDOOR TV
7. STAIRS AND HANDRAILS
8. RAMP AND HANDRAILS
9. PLANTER POTS WITH IRRIGATION AND DRAINAGE
10. SPA- 205 SF
11. POOL- 3,253 SF, 4' DEPTH
12. SUN LEDGE
13. ADA CHAIR LIFT
14. SWIM UP BAR
15. GRILL- COYOTE OUTDOOR, S SERIES,NATURAL GAS, C2SL42NG
16. ADA ACCESS IN COUNTERTOP
17. TRASH- COYOTE OUTDOOR, MODEL CTC
18. FIRE EXTINGUISHER
19. LAP LANE
20. POOL BENCH
21. PICKLEBALL- NOVA PLAY, FLUID APPLIED ATHLETIC SURFACING, NOVA SPORT USA, INC.
22. PICKLEBALL FENCE- 8' VINYL COATED CHAIN LINK
23. PEDESTRIAN GATE
24. SPECTATOR AREA
25. CABANA
26. BAR AND GRILL STRUCTURE, SEE SP.103
27. INFINITY EDGE
28. RECIRCULATION BASIN
29. SEATWALL
30. TRELLIS, SEE SP1.03
31. PLAYGROUND FENCE, AMERISTAR MONTAGE PLUS, 3 RAIL MAJESTIC GATE AND FENCE
32. PLAYHOUSE, BURKE, BB 3034
33. SPINNER, BURKE, COMET2
34. CLIMBER, BURKE, BB 1977
35. SWINGS, BURKE, 2952
36. PLAY STRUCTURE, BURKE, SY 2988
37. BENCH- KEYSTONE RIDGE, 6' BESSEMER BENCH, BLACK

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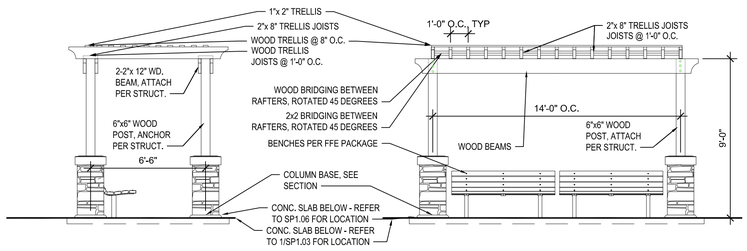
SP1.01

## WASTE STATION
COLOR SCHEME: BLACK

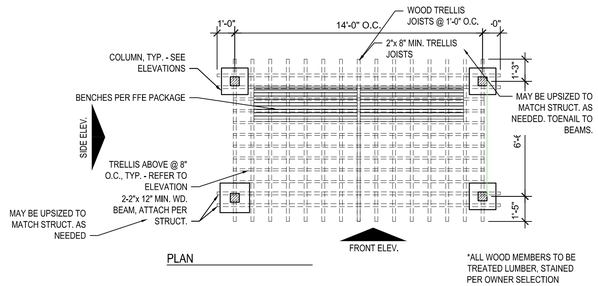
## LEASH POST
BARKPARK COLOR SCHEME: BLACK

## WATER FOUNTAIN
COLOR SCHEME: BLACK, CONNECT TO WATER AND STORM

## TRASH CAN
VICTOR STANLEY T-32, COLOR SCHEME: BLACK



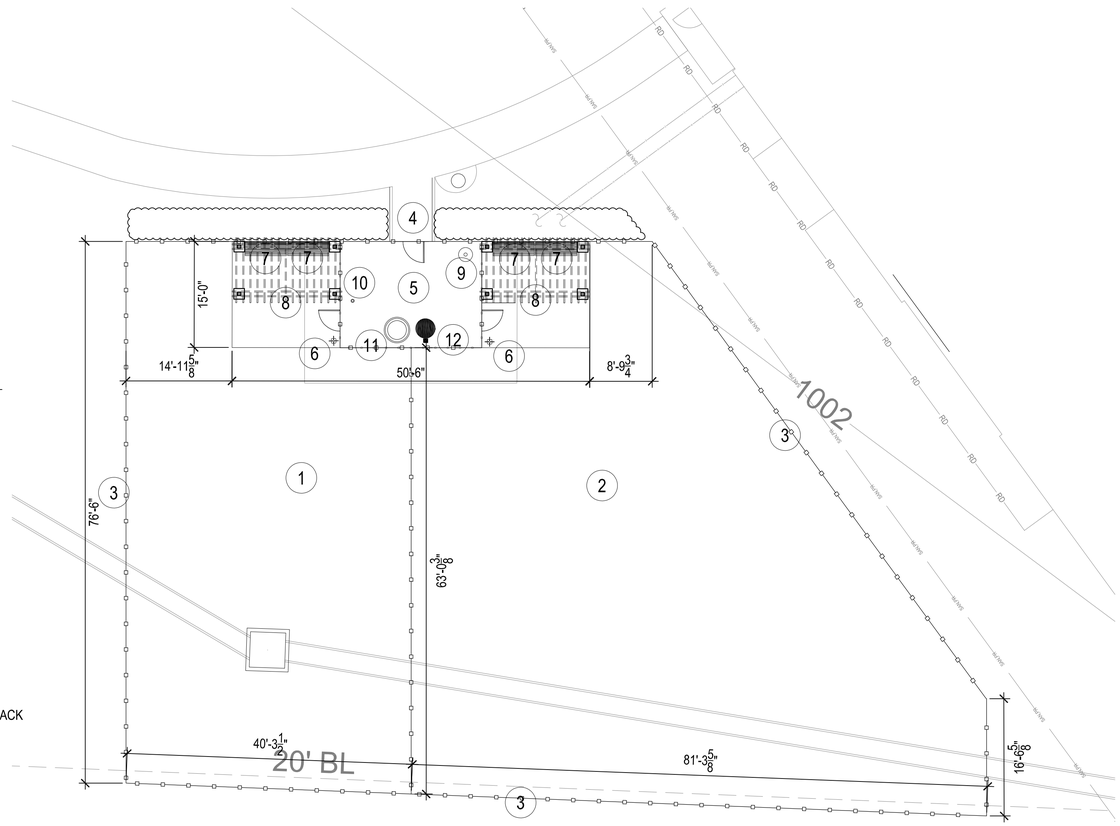

SIDE ELEVATION



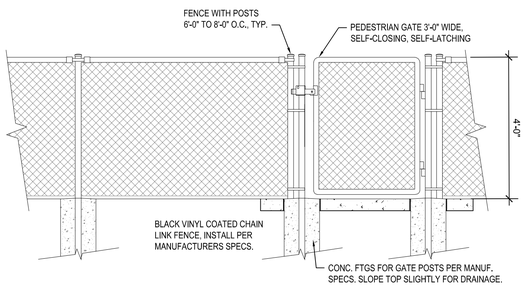

## DOG PARK TRELLIS
SCALE 1/4" = 1'-0"

## AMENITIES

1. SMALL DOG PARK
2. LARGE DOG PARK
3. DOG PARK FENCE
4. PEDESTRIAN GATE
5. CONCRETE PAD
6. LEASH POST- BARKPARK, PBARK-480, GREEN
7. BENCH- KEYSTONE RIDGE, 6' BESSEMER BENCH, BLACK
8. TRELLIS
9. WATER FOUNTAIN- BARKPARK, PBARK-499, BLACK
10. HOSE BIB
11. TRASH- VICTOR STANLEY- T32, BLACK
12. WASTE STATION - DOGIPOT, #1003-L, BLACK

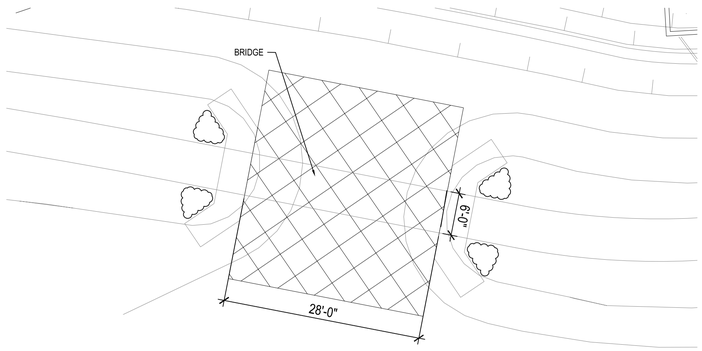



## DOG PARK
1" = 10'-0"




## DOG PARK FENCE
SCALE 1/2" = 1'-0"

## TRUSS BRIDGE
CONTINENTAL- EXPRESS TRUSS BRIDGE




## BRIDGE
1" = 10'-0"

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A NEW DEVELOPMENT:
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LEE'S SUMMIT, MISSOURI

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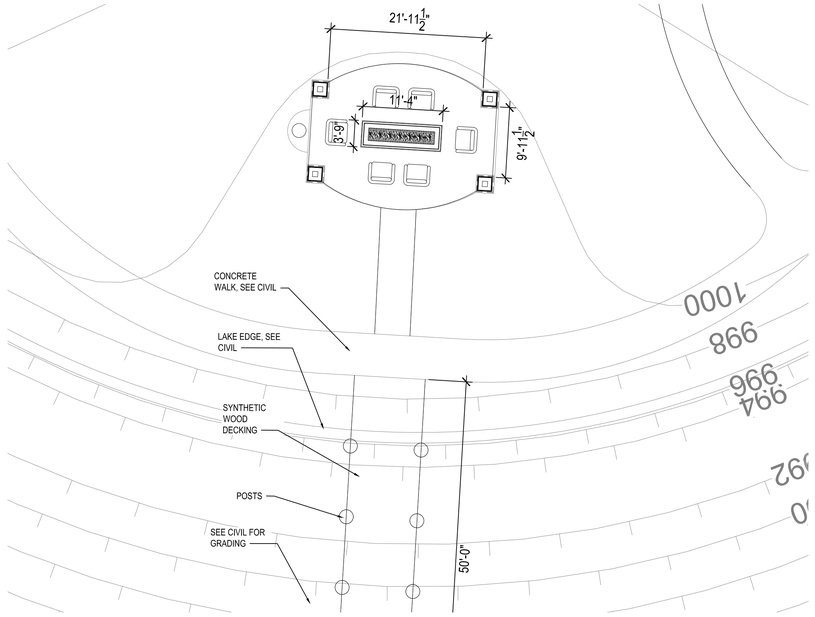
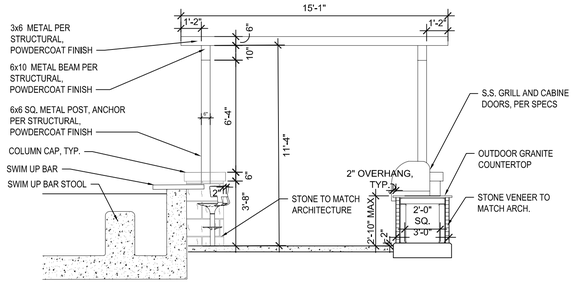
JOB NO.
696521

PERMIT SET

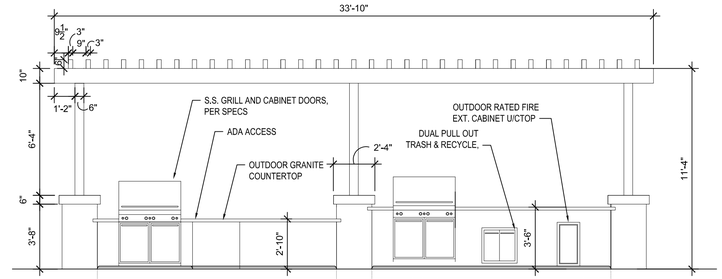
SHEET NO.
SP1.02



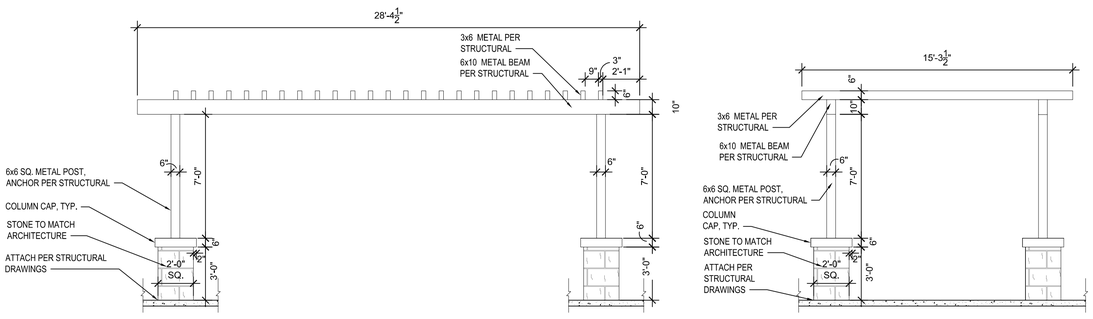

## FISHING PIER
1" = 10'-0"




SECTION A



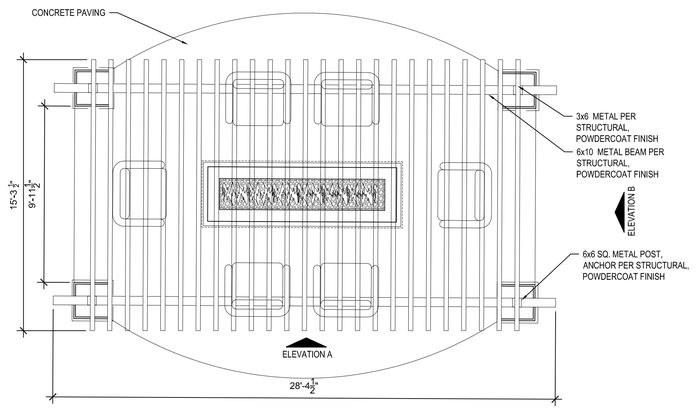

ELEVATION B



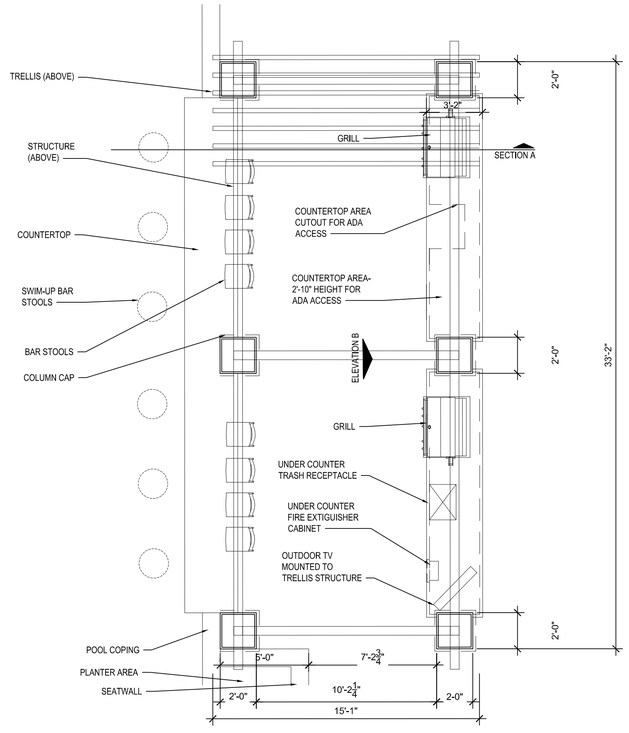

ELEVATION A




ELEVATION B




## FIRE PIT AREA TRELLIS
1/4" = 1'-0"




## BAR AND GRILL STRUCTURE
1/4" = 1'-0"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Lees Summit, Missouri
Development Services Department
07/13/2023

STATE OF MISSOURI
CLINT D EVANS
NUMBER A-2007019423
ARCHITECT

A NEW DEVELOPMENT:
# RESIDENCES AT BLACKWELL
50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
- 03.24.2023 PERMIT SUBMITTAL
- 04.05.2023 ADD #1
- 04.26.2023 ADD #2

REVISIONS

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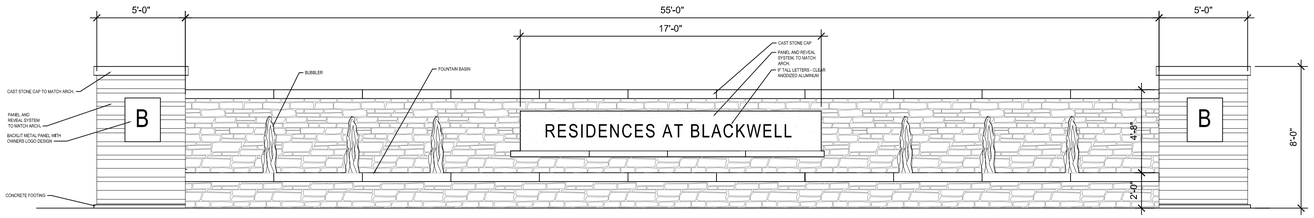
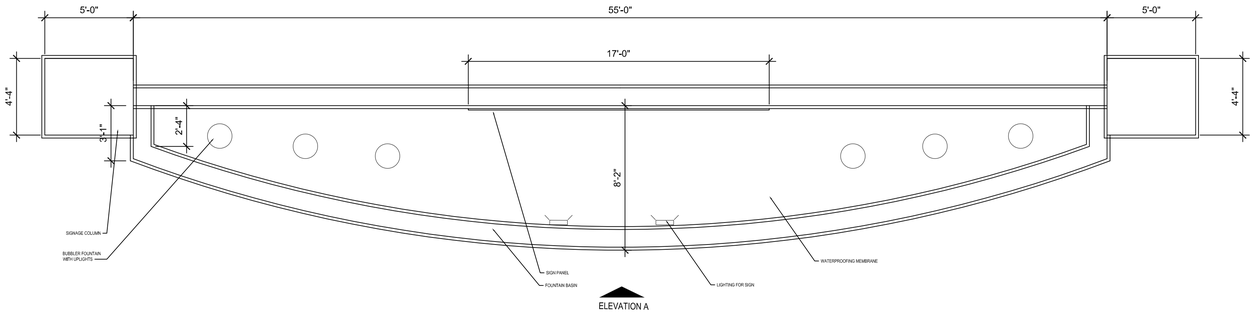
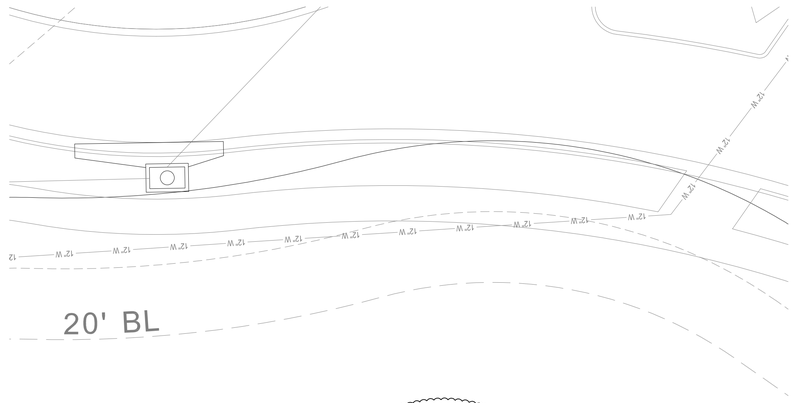
SP1.03



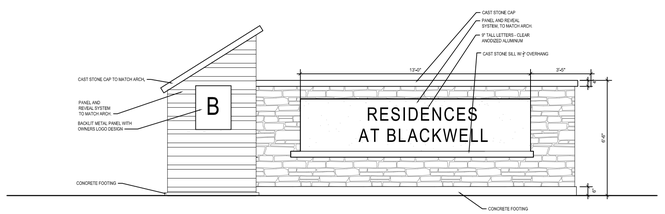

ELEVATION A
1/4" = 1'-0"



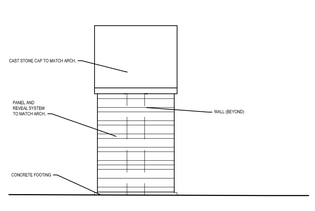

PLAN
1/4" =1'-0"



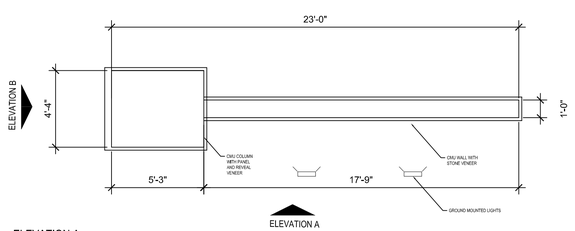

## MONUMENT SIGNAGE
SCALE 1/4" = 1'-0"




ELEVATION A
1/4"=1'-0"

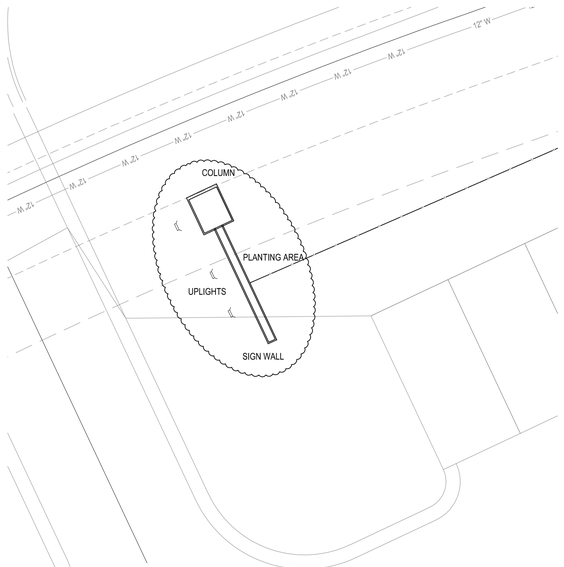



ELEVATION B
1/4" = 1'-0"



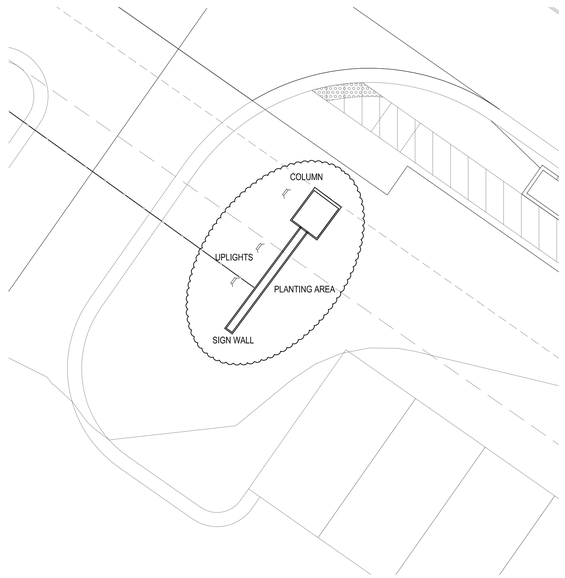

ELEVATION A
1/4" = 1'-0"

## ENTRANCE SIGNAGE
SCALE 1/4" = 1'-0"




## SOUTH ENTRANCE SIGNAGE
1"= 10'-0"

## MONUMENT SIGN
1" = 10'-0"




## NORTH ENTRANCE SIGNAGE
1" = 10'-0"

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Lee's Summit, Missouri
07/10/2023


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STATE OF MISSOURI
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DRAWING RELEASE LOG
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- 04.05.2023 ADD #1
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