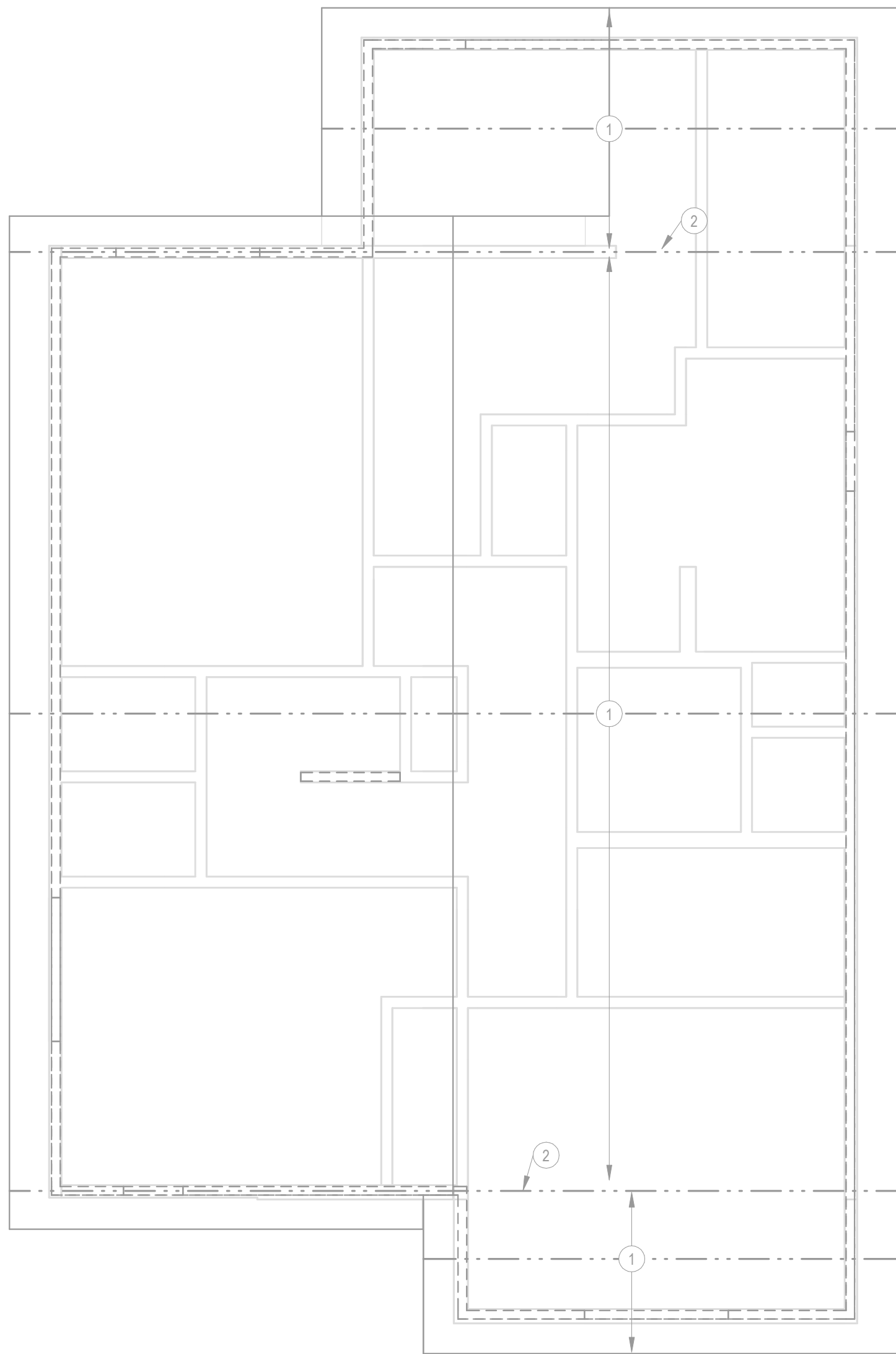
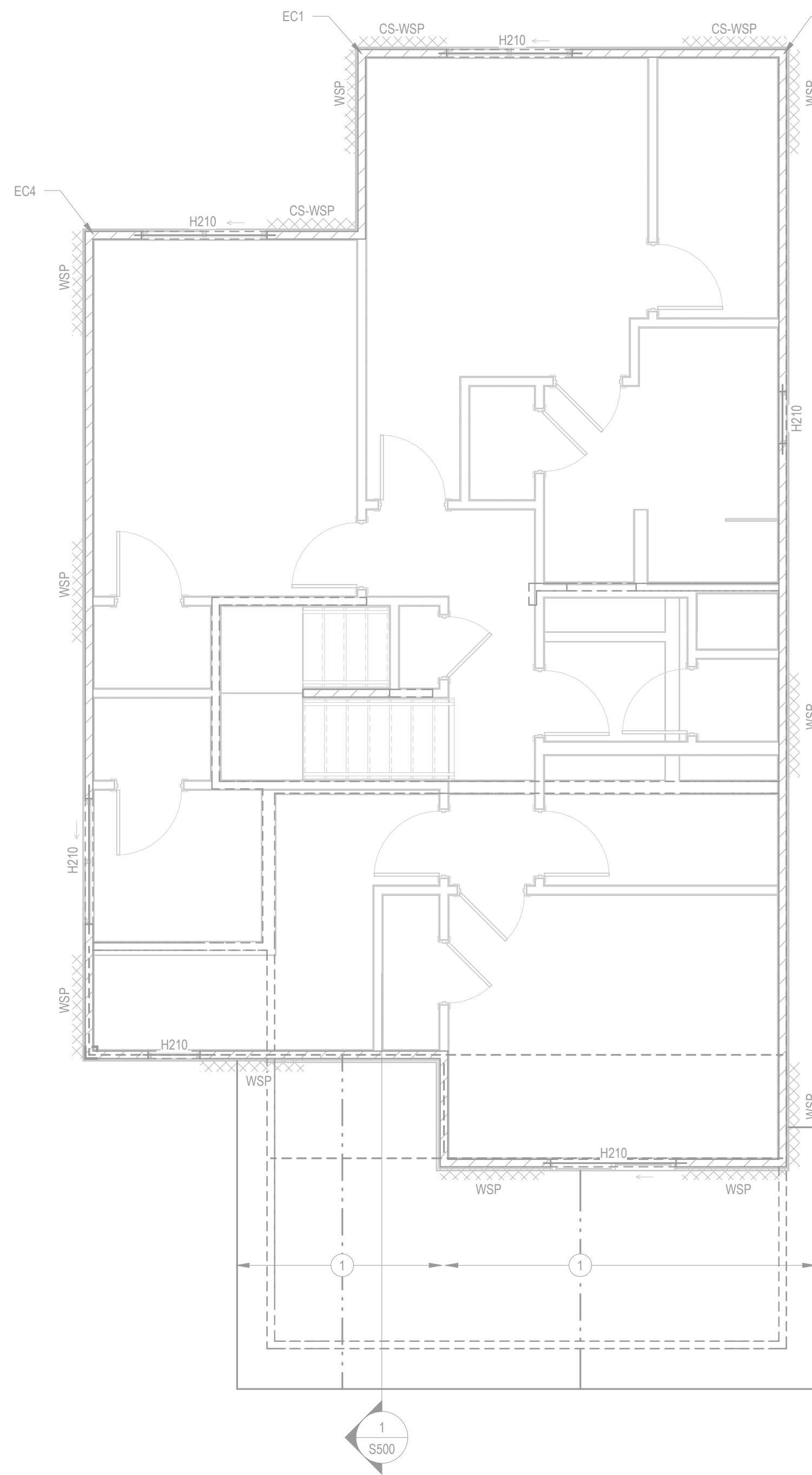


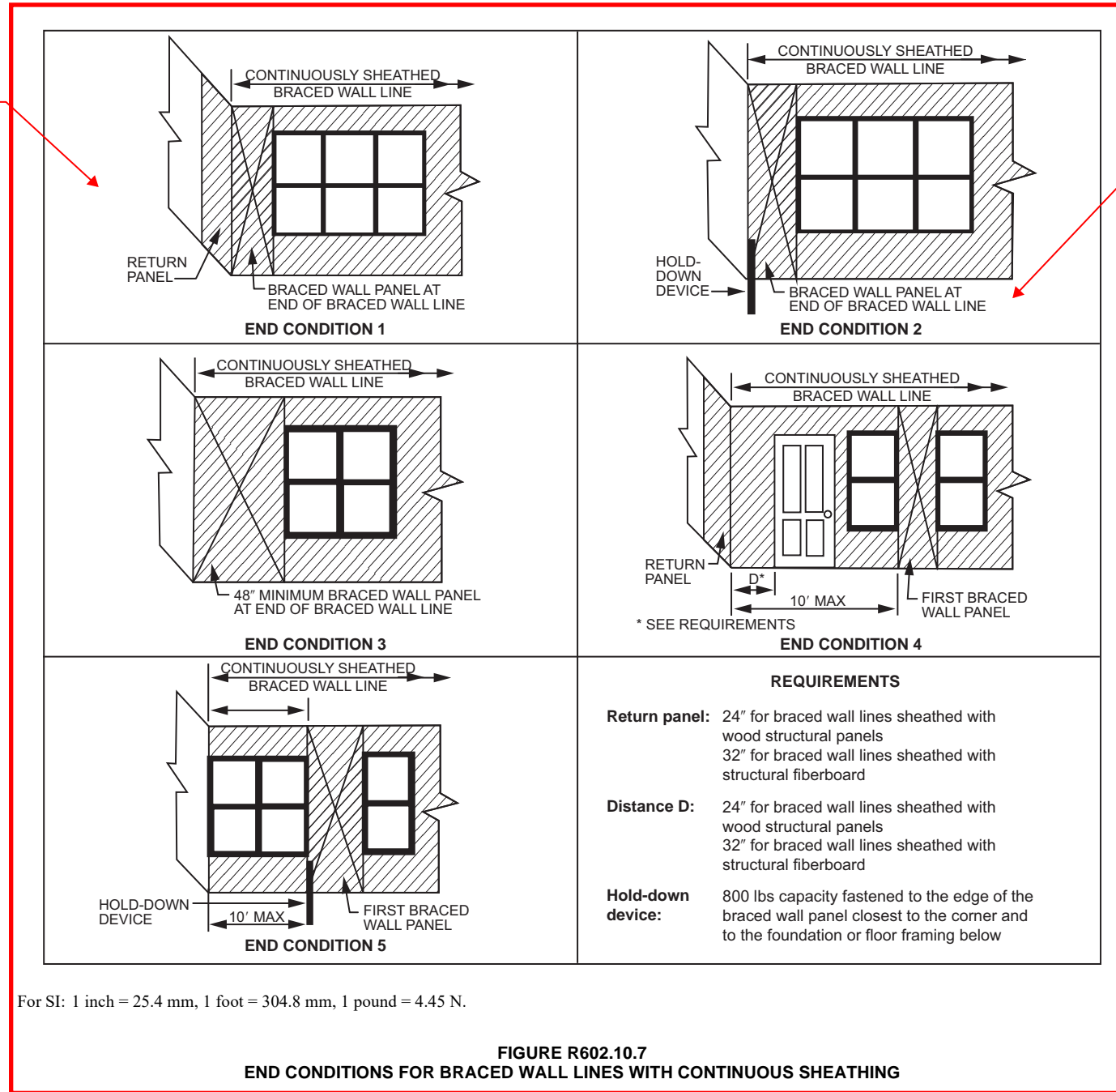
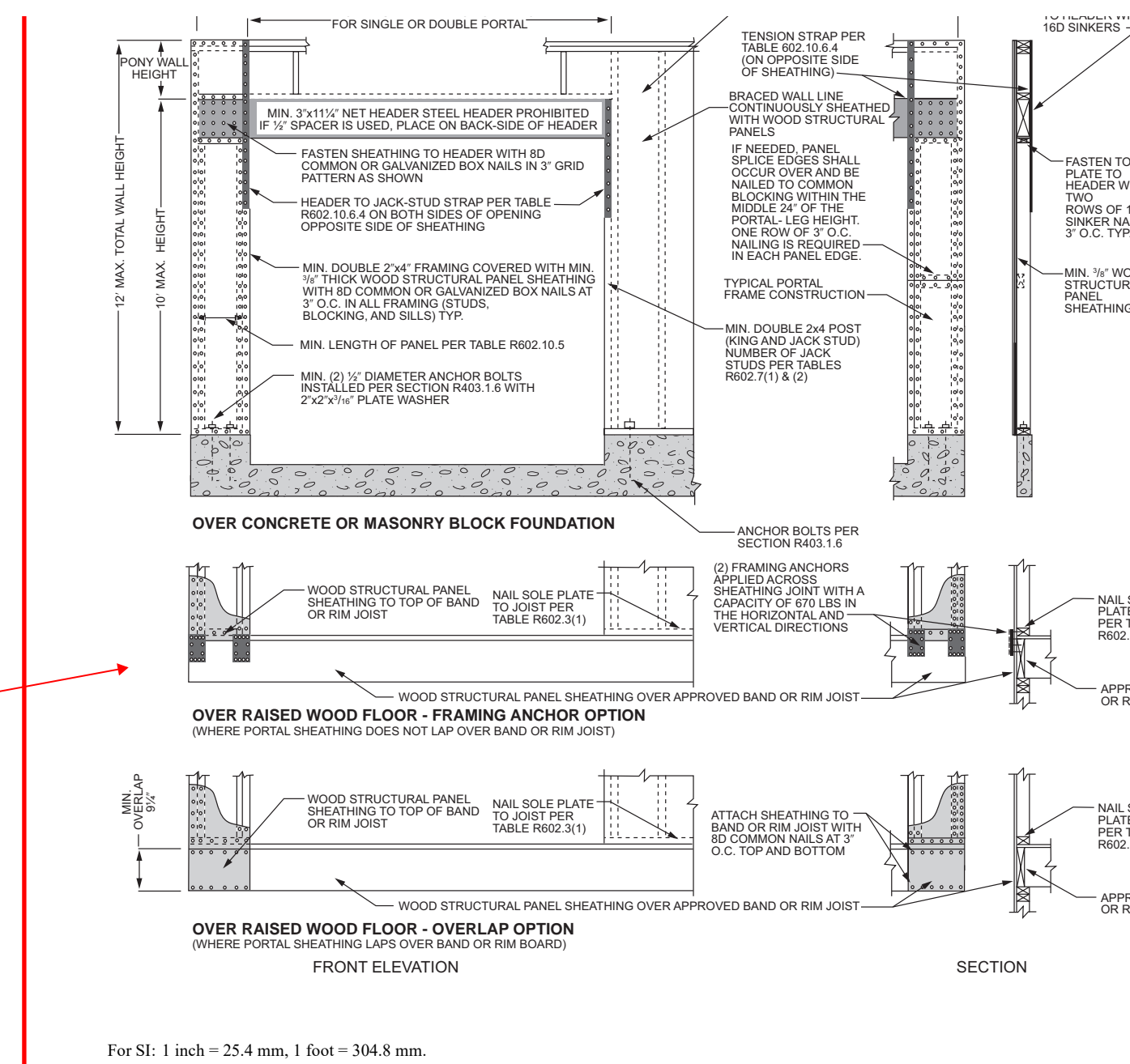
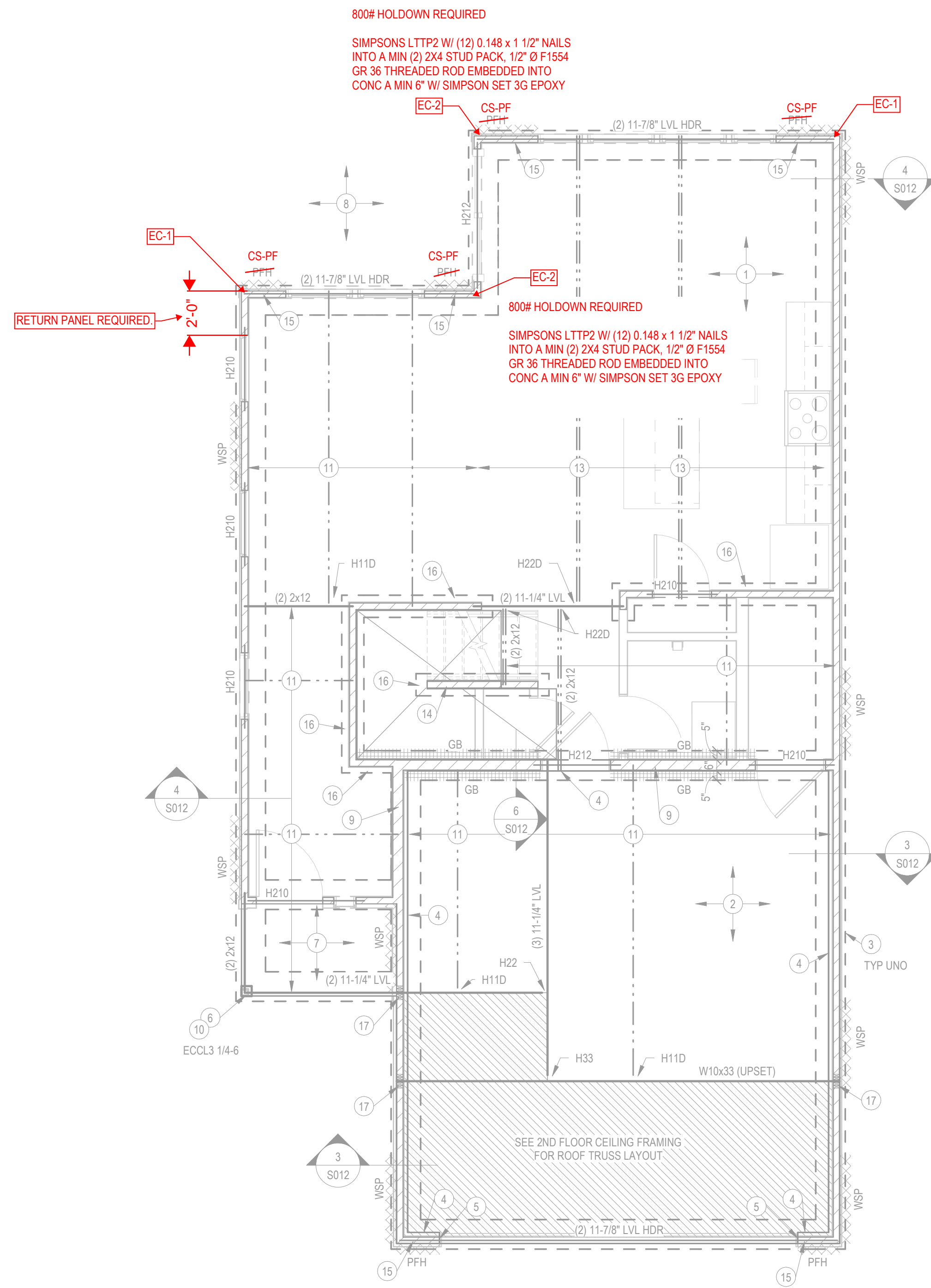
3 ROOF FRAMING PLAN  
1/4" = 1'-0"



2 2ND FLOOR WALL/LOW ROOF FRAMING PLAN  
1/4" = 1'-0"



1 FOUNDATION AND 2ND FLOOR FRAMING PLAN  
1/4" = 1'-0"



FRAMING LEGEND	
	FOUNDATION
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE

- SHEET NOTES**
- A. REFER TO SHEET S001 FOR STRUCTURAL GENERAL NOTES.
- B. REFER TO S010-S012 FOR TYPICAL STRUCTURAL DETAILS.
- C. ALL WOOD HEADERS IN PERIMETER WALLS AND INTERIOR LOAD BEARING WALLS NOT SPECIFICALLY CALLED OUT SHALL BE SELECTED FROM THE HEADER SCHEDULE ON TYPICAL DETAIL SHEETS.
- D. ALL WOOD BEAMS SHALL BEAR ON A MINIMUM OF (3) 2x4 STUDS OR SHALL ATTACH TO INTERSECTING WOOD BEAMS WITH A SIMPSON HUGS410 OR BETTER UNO.
- E. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER OF PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1.75" WIDTH UNLESS NOTED OTHERWISE AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- F. REFER TO ARCHITECTURAL SHEETS FOR ALL DIMENSIONS.
- G. ALL STEEL BEAMS IN 1ST FLOOR FRAMING SHALL BE DOWNSET UNLESS NOTED OTHERWISE. ALL OTHER BEAMS IN 1ST FLOOR FRAMING SHALL BE UPSET, UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS ARE LOAD BEARING.
- H. ALL WALLS SHALL BE 2x4 @ 16" OC, UNLESS NOTED OTHERWISE.
- I. REFER TO SHEET S011 FOR BRACED WALL INFORMATION & DETAILS.
- J. BEAM HANGERS ARE DENOTED ON PLANS AS "HXX". REFER TO SCHEDULE ON S010 FOR REQUIREMENTS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USED HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAM BEING SUPPORTED.
- K. SPECIFIC BEAMS CALLED OUT ON PLANS SHALL BE LOCATED UNDER THE LOAD BEARING ELEMENTS ABOVE.
- L. PROVIDE DOUBLE FLOOR JOIST UNDER ALL WALLS PARALLEL W/ JOIST.
- M. T/FTG ELEVATION = 99'-2" / S/OG ELEVATION = 100'-0" / TRUSS BRG = RE: ARCH
- N. ANCHOR RODS SHALL BE PLACED IN TO THE TOP OF THE FOUNDATION WALLS PER THE GENERAL NOTES.
- O. PLANS SHOWN ARE FOR PROTOTYPE BUILDING. RE: ARCH AND SITE PLAN FOR LOCATIONS, VARIATIONS, GRADING CONDITIONS, ETC.
- P. BRACED WALL ARE SHOWN ON PLAN RE: BRACED WALL LEGEND ON THIS SHEET AND BRACED WALL DETAILS ON S011

- FBI PLAN NOTES:**
- 1) 4" THICK MIN SLAB ON GRADE. RE: GENERAL NOTES FOR REIN: VAPOR BARRIER AND JOINTING REQMTS. SLAB SHALL BE INSTALLED OVER PROPERLY COMPACTED SUITABLE FILL.
  - 2) 5" THICK MIN GARAGE SLAB ON GRADE. RE: GENERAL NOTES FOR REIN: VAPOR BARRIER AND JOINTING REQMTS. SLAB SHALL BE INSTALLED OVER PROPERLY COMPACTED SUITABLE FILL.
  - 3) 16" WIDE TRENCH FTG REIN W/ (2) #5 CONT TOP & BOT BARS & #4 C-SHAPED TIES @ 24" OC
  - 4) 8" WIDE CONC GARAGE CURB REIN W/ A CONT #5 TOP & BOT
  - 5) RECESS GARAGE CURB FOR DOOR OPENING
  - 6) 6x6 WOOD COLUMN, BASE CONNECTION: SIMPSON AUB6Z OR EQUIV
  - 7) 6" THICK PORCH SLAB REIN W/ #4 @ 12" OC EA WAY & #4 BENT DOWELS (2'-0" x 2'-0") INTO TRENCH FTG
  - 8) 4" THICK PATIO SLAB REIN W/ #4 @ 12" OC EA WAY. PROVIDE 12" THICKEND SLAB EDGE REIN W/ (2) #4 CONT BOT BAR. RE: ARCH FOR PATIO EXTENTS
  - 9) 2x6 STUD FRAMED WALL @ 16" OC
  - 10) PROVIDE EITHER A SIMPSON POST CAP PER PLAN OR NOTCH TOP OF COLUMN FOR BEAM BEARING & INSTALL WITH (4) FASTENMASTER LEDGERLOK SCREWS
  - 11) 2x12 @ 16" OC. PROVIDE FULL DEPTH BLOCKING @ MID SPAN OF SPANS OVER 16'-0"
  - 12) 2x12 @ 12" OC. PROVIDE FULL DEPTH BLOCKING @ MID SPAN OF SPANS OVER 16'-0"
  - 13) (2) 2x12 @ 16" OC. PROVIDE FULL DEPTH BLOCKING @ MID SPAN OF SPANS OVER 16'-0"
  - 14) FULL HEIGHT STUD FRAMED WALL FROM SOG TO TRUSS BEARING. PROVIDE STUD BAY BLOCKING @ 4'-0" OC UP ENTIRE WALL.
  - 15) EXTEND HEADER TO END OF BRACED WALL PANEL.
  - 16) THICKEND SLAB BELOW WALL RE: TYPICAL DETAIL S/S012
  - 17) (5) 2x4 BRG STUD PACK BELOW BEAM

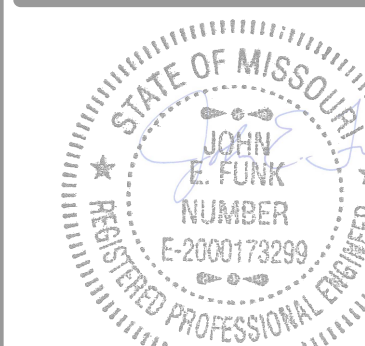
- SECOND FLOOR CEILING FRAMING PLAN**
- 1) ROOF TRUSSES BY TRUSS SUPPLIER PROVIDE SIMPSON H2.5T @ EA TRUSS BRG. RE: GENERAL NOTES FOR DESIGN CRITERIA & ARCH FOR ADDITIONAL INFO
  - 2) 2x STRUCTURAL FASCIA TO MATCH DEPTH OF OTHER FASCIA BOARDS, 2x8 MIN
  - 3) 2x6 LEDGERS (1) TOP & (1) BOT ATTACHED W/ SD WOOD SCREWS @ 16" OC STAGGERED
  - 4) CANTILEVER ROOF TRUSSES BY TRUSS SUPPLIER. RE: GENERAL NOTES FOR DESIGN CRITERIA & ARCH FOR ADDITIONAL INFO

- ROOF FRAMING PLAN**
- 1) ROOF TRUSSES BY TRUSS SUPPLIER PROVIDE SIMPSON H2.5T @ EA TRUSS BRG. RE: GENERAL NOTES FOR DESIGN CRITERIA & ARCH FOR ADDITIONAL INFO
  - 2) TRANSITION GABLE END ROOF TRUSS BY TRUSS SUPPLIER. RE: GENERAL NOTES FOR DESIGN CRITERIA & ARCH FOR ADDITIONAL INFO

Reserve at Blackwell  
SE SHENANDOAH DRIVE  
LEE'S SUMMIT, MO 64063

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PROFESSIONAL SEAL 01/12/24

S106  
ISSUE DATE: 01/12/2024  
COLLINS WEBB #: 23090

FOUNDATION & FRAMING PLANS - J