

3 ROOF FRAMING PLAN

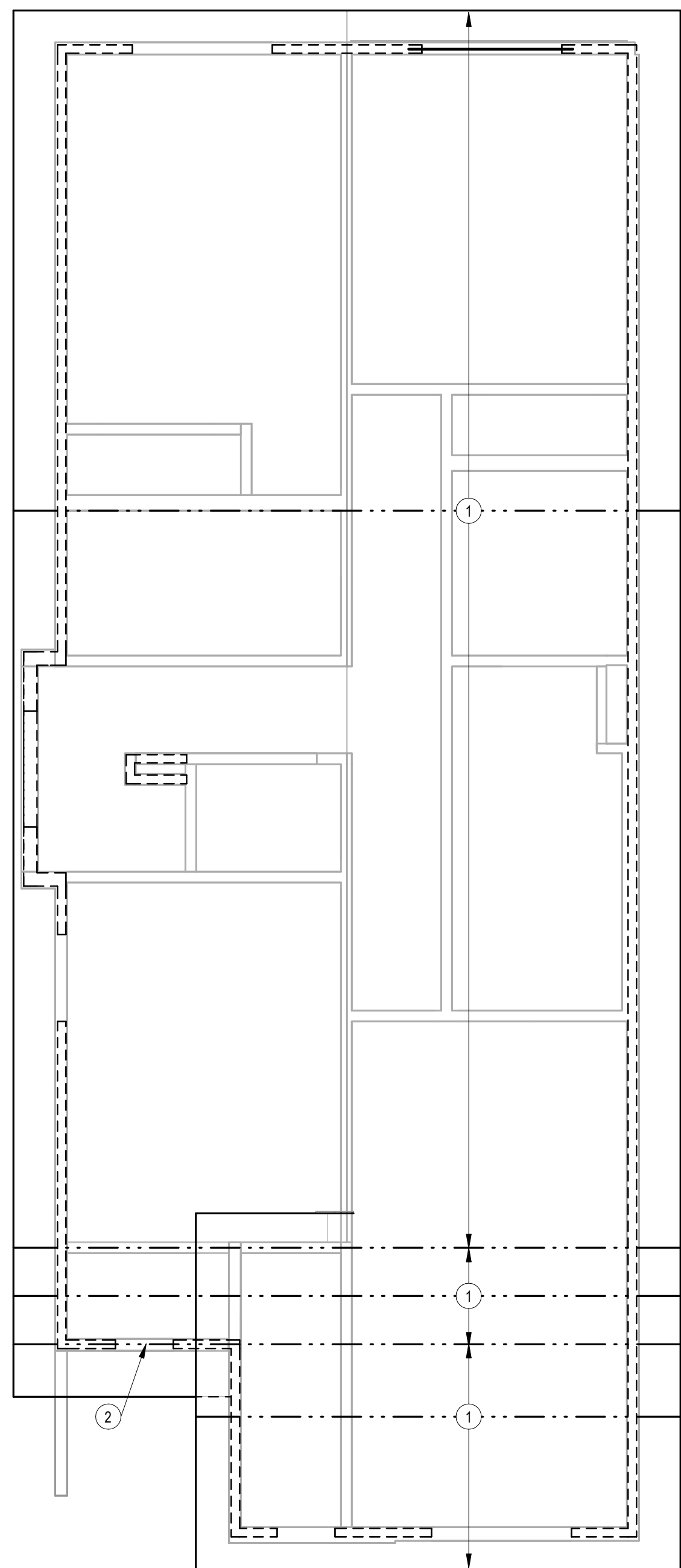
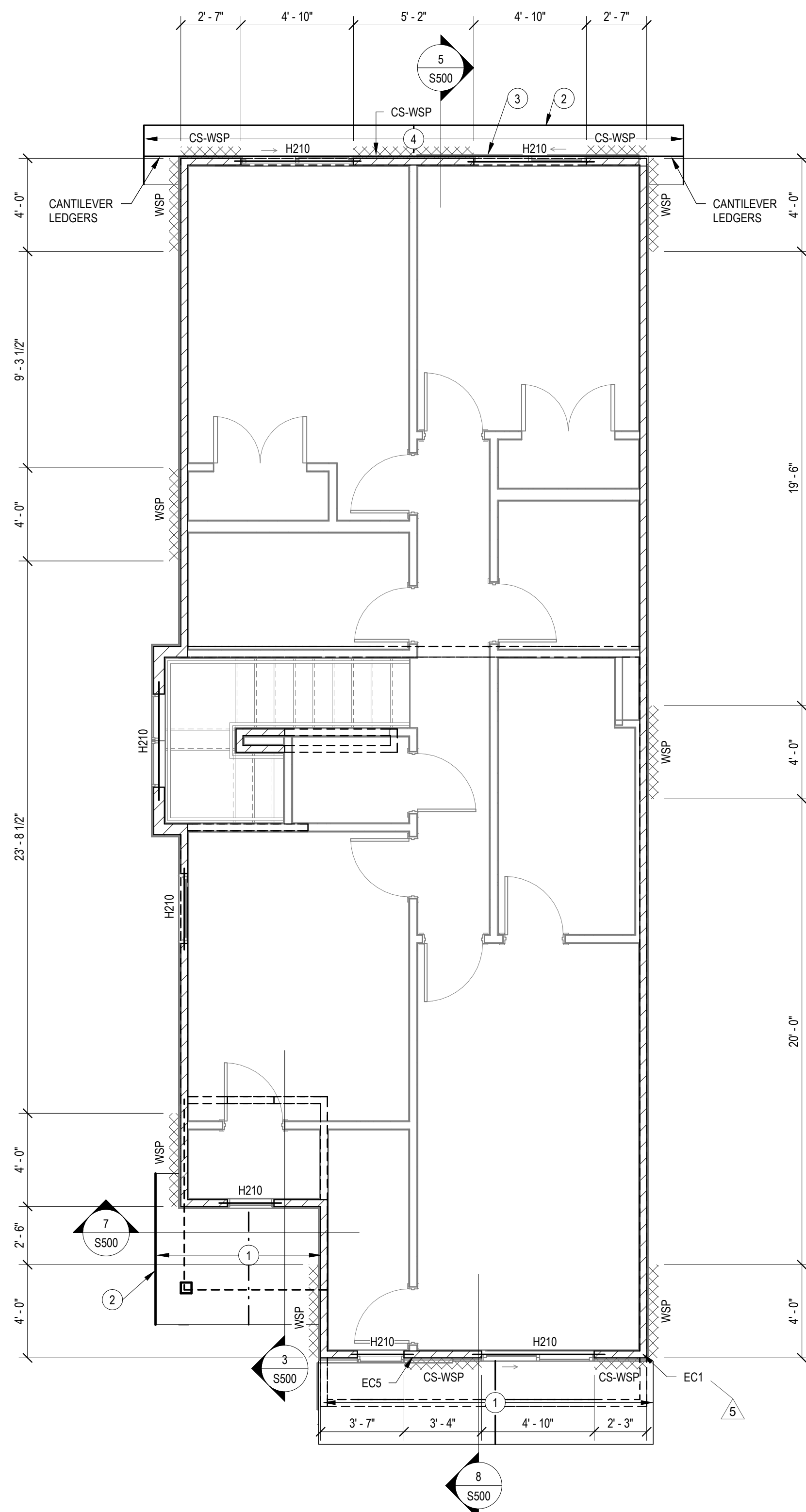
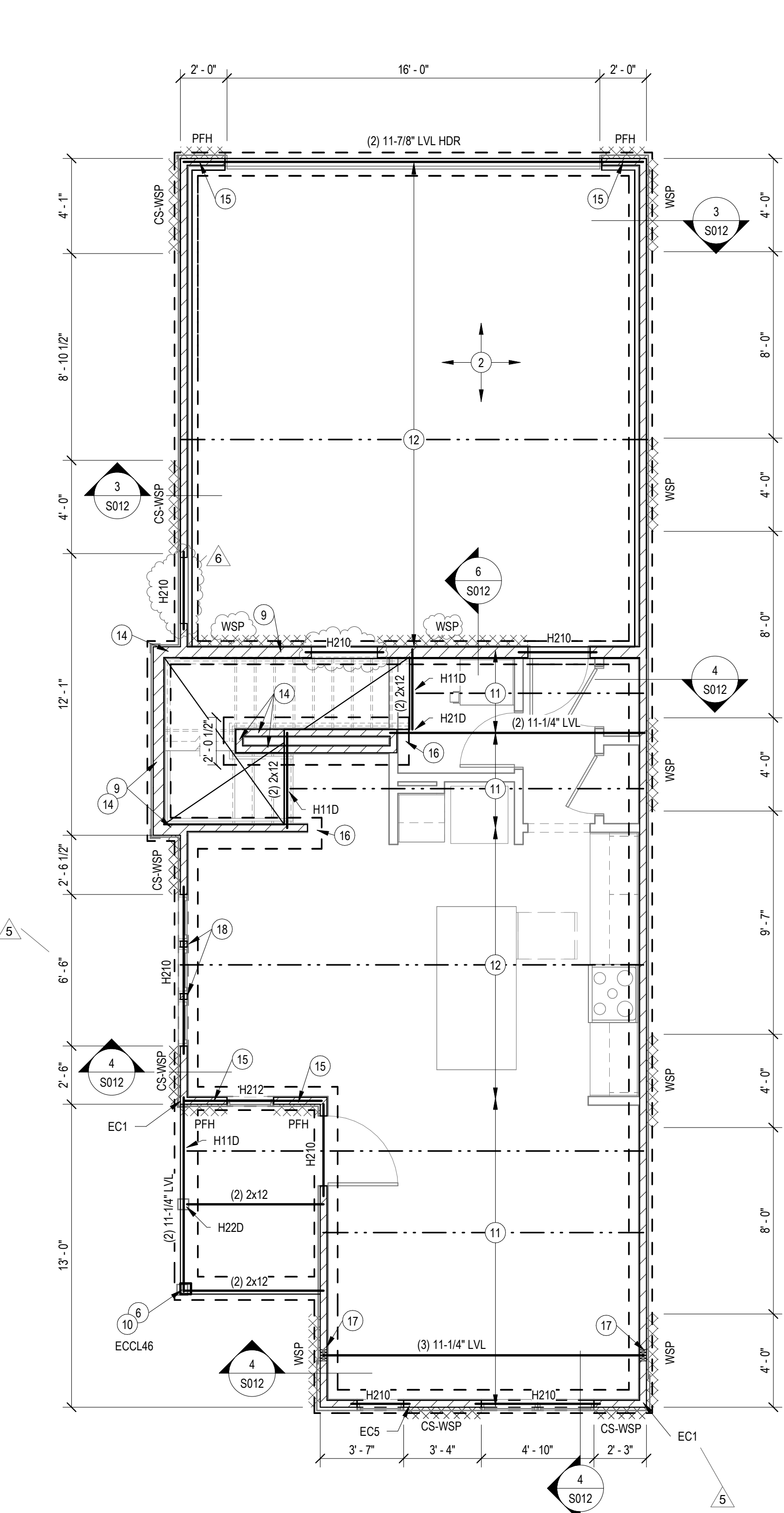
1/4" = 1'-0"

2 2ND FLOOR WALL/LOW ROOF FRAMING PLAN

1/4" = 1'-0"

1 FOUNDATION AND 2ND FLOOR FRAMING PLAN

1/4" = 1'-0"



BRACED WALL PANEL LEGEND:

WSP: WOOD STRUCTURAL PANEL. PANEL THICKNESS AND NAILING REQUIREMENTS IN GENERAL NOTES MEET BRACED WALL REQUIREMENTS.

GB: GYP BOARD, 1/2" GYP BOARD EA SIDE OF WALL. NAILS OR SCREWS PER GENERAL NOTES MAY BE USED. MAX FASTENER SPACING = 4" FOR BOTH EDGE AND FIELD FASTENERS.

PF: PORTAL FRAME GARAGE, RE: TYP DETAIL RZ-206A FOR REQUIREMENTS.

CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME. CONSTRUCT SIMILAR TO TYP DETAIL RZ-206A EXCEPT THAT ALL SURFACES SHALL BE CONTINUOUSLY SHEATHED.

CS-WSP: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL.

EC-#: END CONDITION FOR CONTINUOUSLY SHEATH WALL PANEL.

END CONDITIONS (CONTINUOUSLY SHEATHED):

EC1: PROVIDE RETURN PANEL AT THE END OF THE WALL. MIN RETURN PANEL LENGTH = 24".

EC2: PROVIDE SIMPSON DTTZ HOLDDOWN AT CORNER. FASTEN TO STUDS W/ (8) SIMPSON SDS SCREWS AND ANCHOR TO CONCRETE W/ 1/2" DIA SIMPSON TITEN HD SCREW ANCHOR x 4" MIN EMBED (IF OVERALL LENGTH). WHERE HOLDDOWN IS REQUIRED BETWEEN FLOORS, PROVIDE DTTZ ABOVE AND BELOW FLOOR AND FASTEN TO WALL STUDS. CONNECT TOGETHER WITH 1/2" DIAMETER THREADED ROD.

EC3: 48" WIDE BRACED WALL PANEL AT THE END OF THE WALL. NO RETURN PANEL IS REQUIRED.

EC5: SIMILAR TO EC2, EXCEPT HOLDDOWN DOES NOT OCCUR AT CORNER, BUT MAY BE UP TO 10'-0" AWAY FROM A CORNER.

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" LVJ). THE PLYS SHALL BE 1/2" WIDTH UNLESS NOTED OTHERWISE. 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.
- H. ALL WALLS SHALL BE 2x4 @ 16" OC UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS ARE LOAD BEARING.
- I. REFER TO SHEET S011 FOR BRACED WALL INFORMATION & DETAILS.
- J. BEAM HANGERS ARE DENOTED ON PLANS AS "HKK". 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. TITRO ELEVATION = 99'-2". TISOC 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.

- FON PLAN NOTES:**
- 1) 4" THICK MIN SLAB ON GRADE. RE: GENERAL NOTES FOR REIN. VAPOR BARRIER AND JOINTING REQMENTS. 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 REQMENTS. SLAB SHALL BE INSTALLED OVER PROPERLY COMPACTED SUITABLE FILL.
- 3) 12" 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 ABUS6Z OR EQUIV.
- 7) 8" 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 DETAILS.
- 17) (4) 2x4 BRG STUD PACK BELOW BEAM.
- 18) PROVIDE STRAP @ STUD PACK PER TYPICAL DETAIL 3/S010.

- 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, 2x6 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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REVISION DATES:

5	STRUCTURAL	7/21/2025
VE		
6	EXT DOOR ADD	9/22/2025

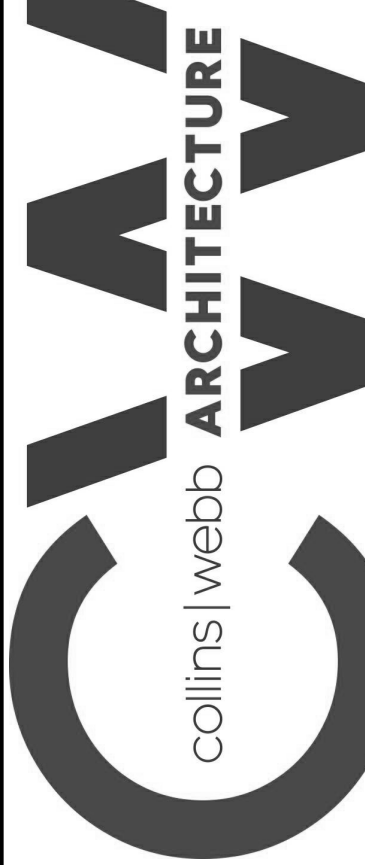


PROFESSIONAL SEAL

S100

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

FOUNDATION & FRAMING PLANS - E1



PERMIT DOCUMENTS

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- H. ALL WALLS SHALL BE 2x4 @ 16" OC, UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS ARE LOAD BEARING.
- I. REFER TO SHEET S011 FOR BRACED WALL INFORMATION & DETAILS.
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TRUSS BRG = RE: ARCH
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FND PLAN NOTES:

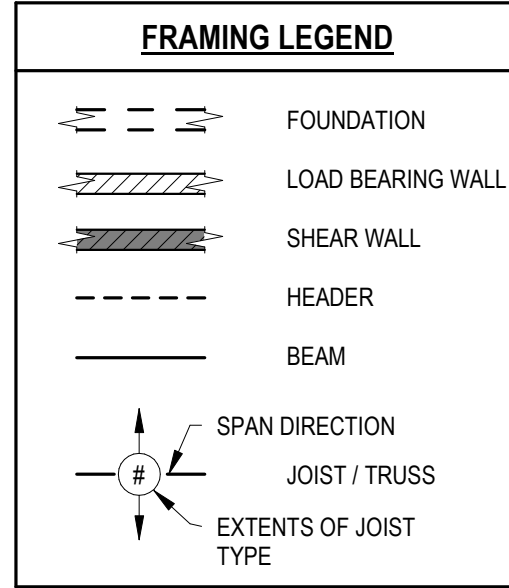
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SECOND FLOOR CEILING FRAMING PLAN

- 1 ROOF TRUSSES BY TRUSS SUPPLIER PROVIDE SIMPSON H2.5T @ EA TRUSS BRG, RE: GENERAL NOTES FOR DESIGN CRITERIA & ARCH FOR ADDITIONAL INFO
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PF: PORTAL FRAME GARAGE, RE: TYP DETAIL RZ-206A FOR REQUIREMENTS.

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CS-WSP: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL.

EC-# END CONDITION FOR CONTINUOUSLY SHEATH WALL PANEL.

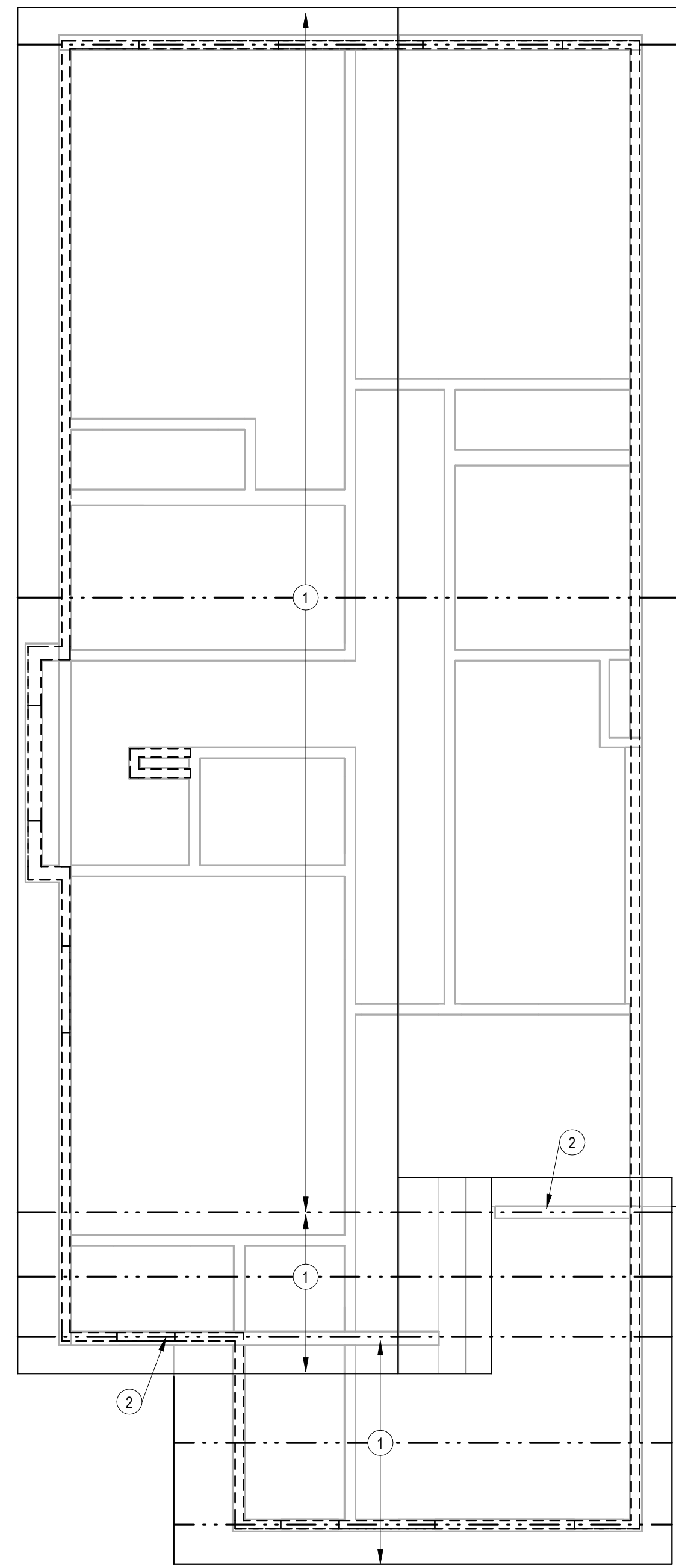
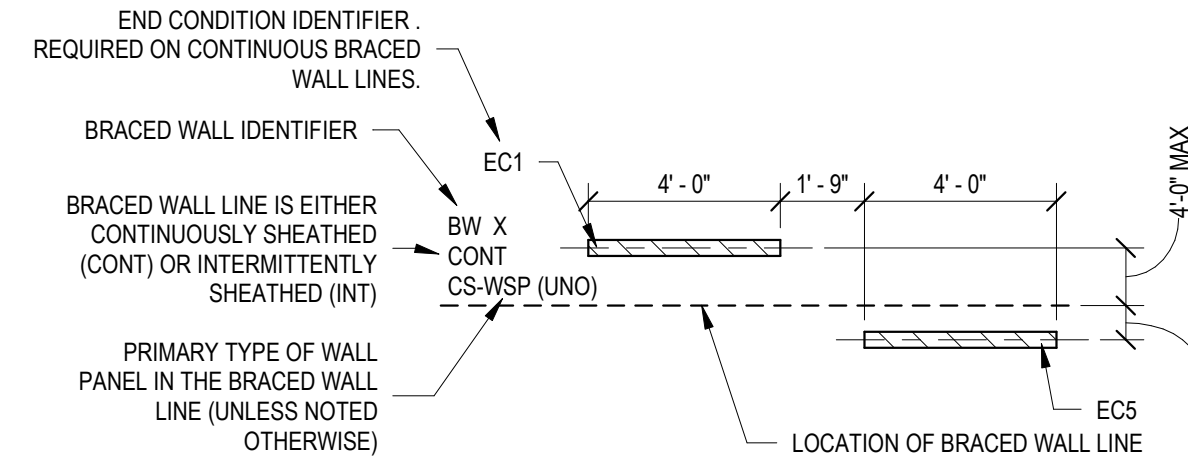
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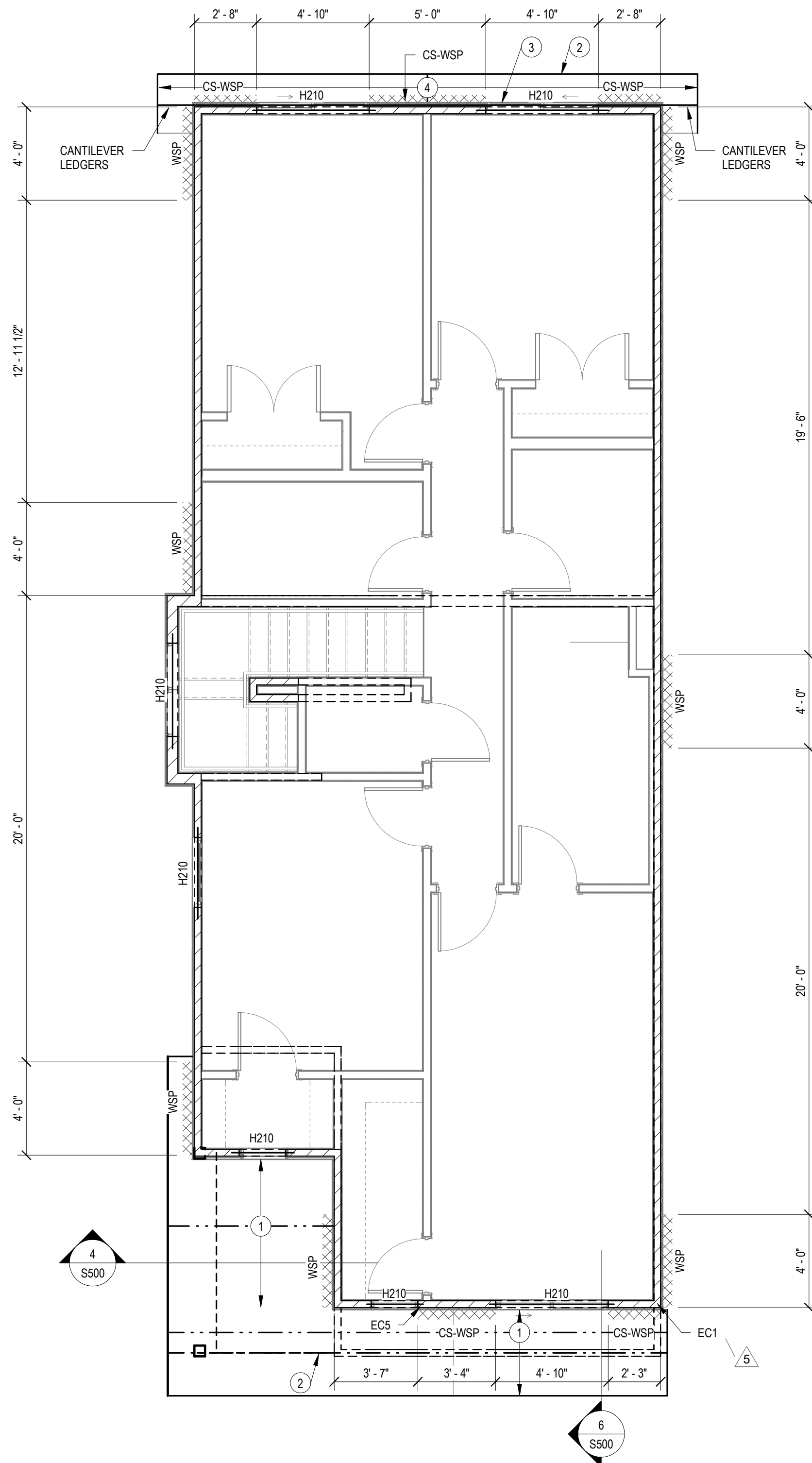
EC2: PROVIDE SIMPSON DTT2Z HOLDDOWN AT CORNER. FASTEN TO STUDS W/ (6) SIMPSON SDS SCREWS AND ANCHOR TO CONCRETE W/ 1/2" DIA SIMPSON TITEN HD SOREN ANCHOR 4" MIN EMBED (6" OVERALL LENGTH), WHERE HOLDDOWN IS REQUIRED BETWEEN FLOORS, PROVIDE DTT2Z ABOVE AND BELOW FLOOR AND FASTEN TO WALL STUDS. CONNECT TOGETHER WITH 1/2" DIAMETER THREADED ROD.

EC3: 48" WIDE BRACED WALL PANEL AT THE END OF THE WALL. NO RETURN PANEL IS REQUIRED.

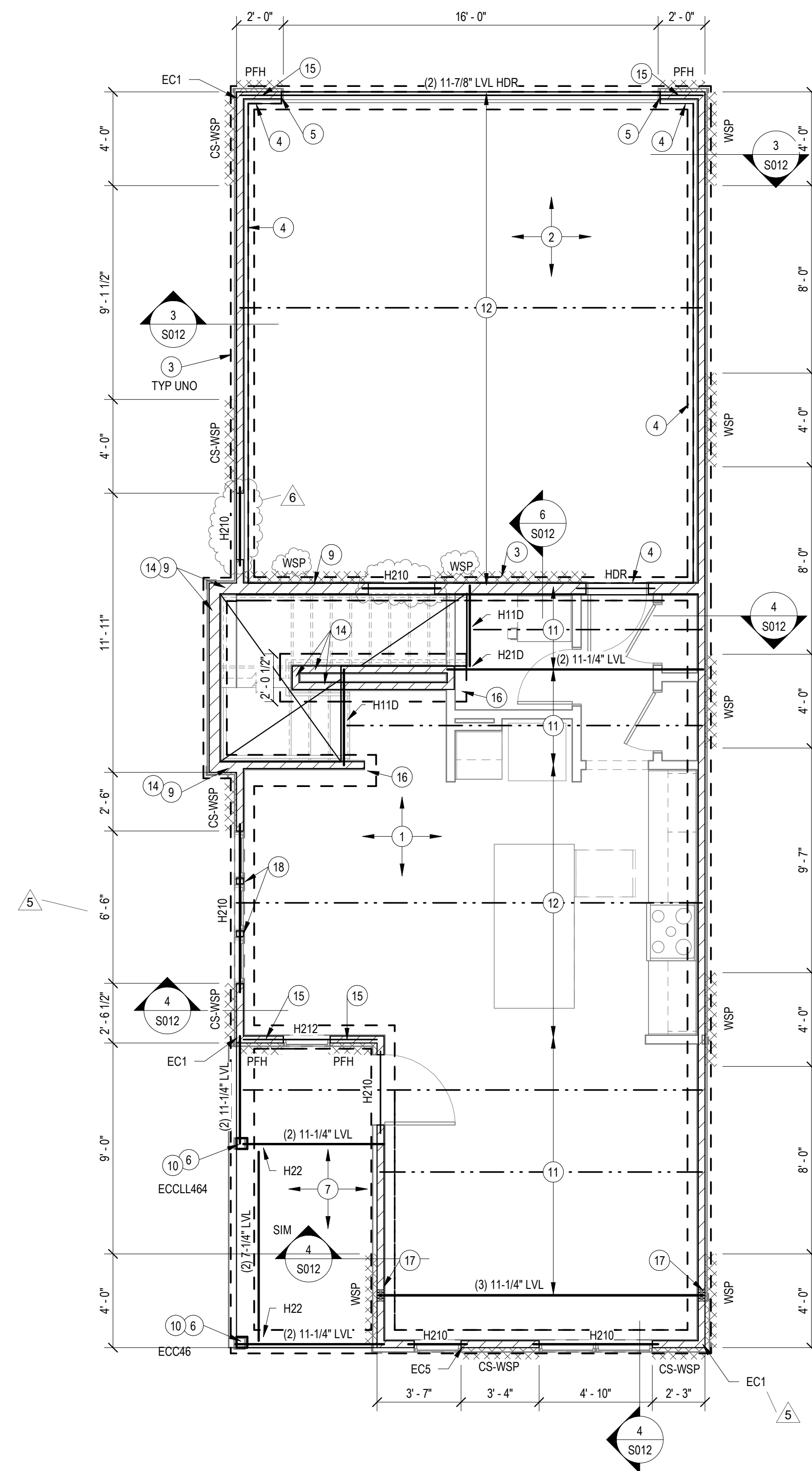
EC5: SIMILAR TO EC2, EXCEPT HOLDDOWN DOES NOT OCCUR AT CORNER, BUT MAY BE UP TO 10'-0" AWAY FROM A CORNER.



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



2 2ND FLOOR WALL/LOW ROOF FRAMING PLAN
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1 FOUNDATION AND 2ND FLOOR FRAMING PLAN
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SHEET NOTES

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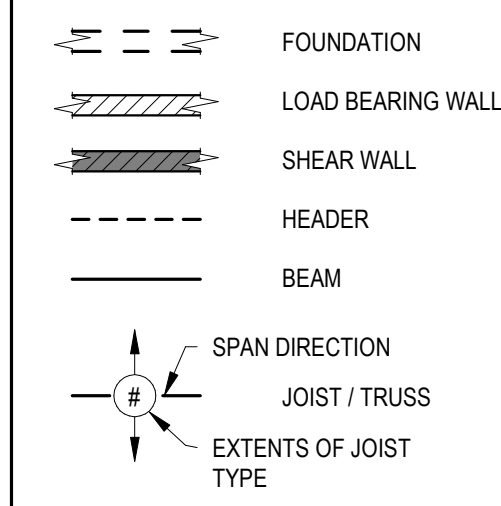
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FRAMING LEGEND

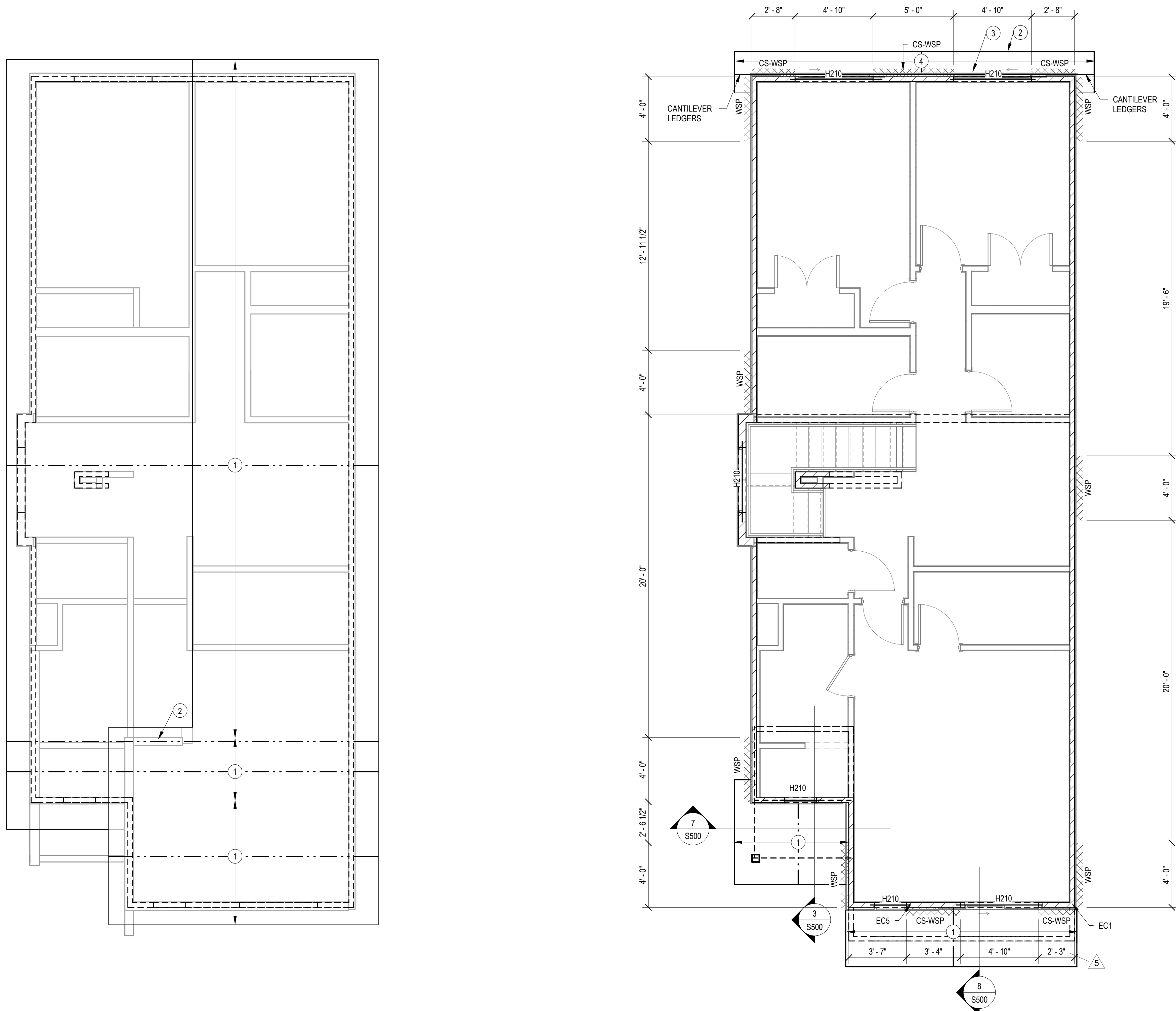
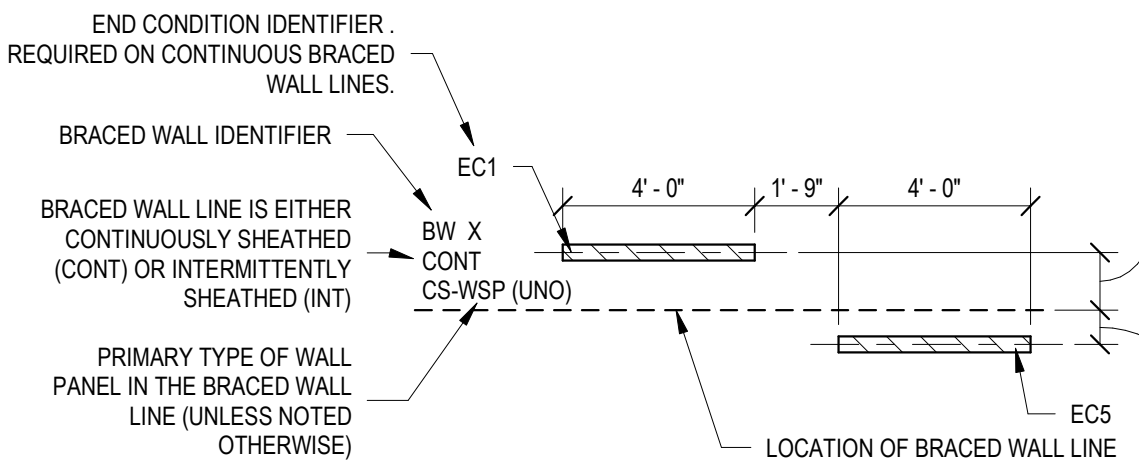


END CONDITIONS (CONTINUOUSLY SHEATHED)

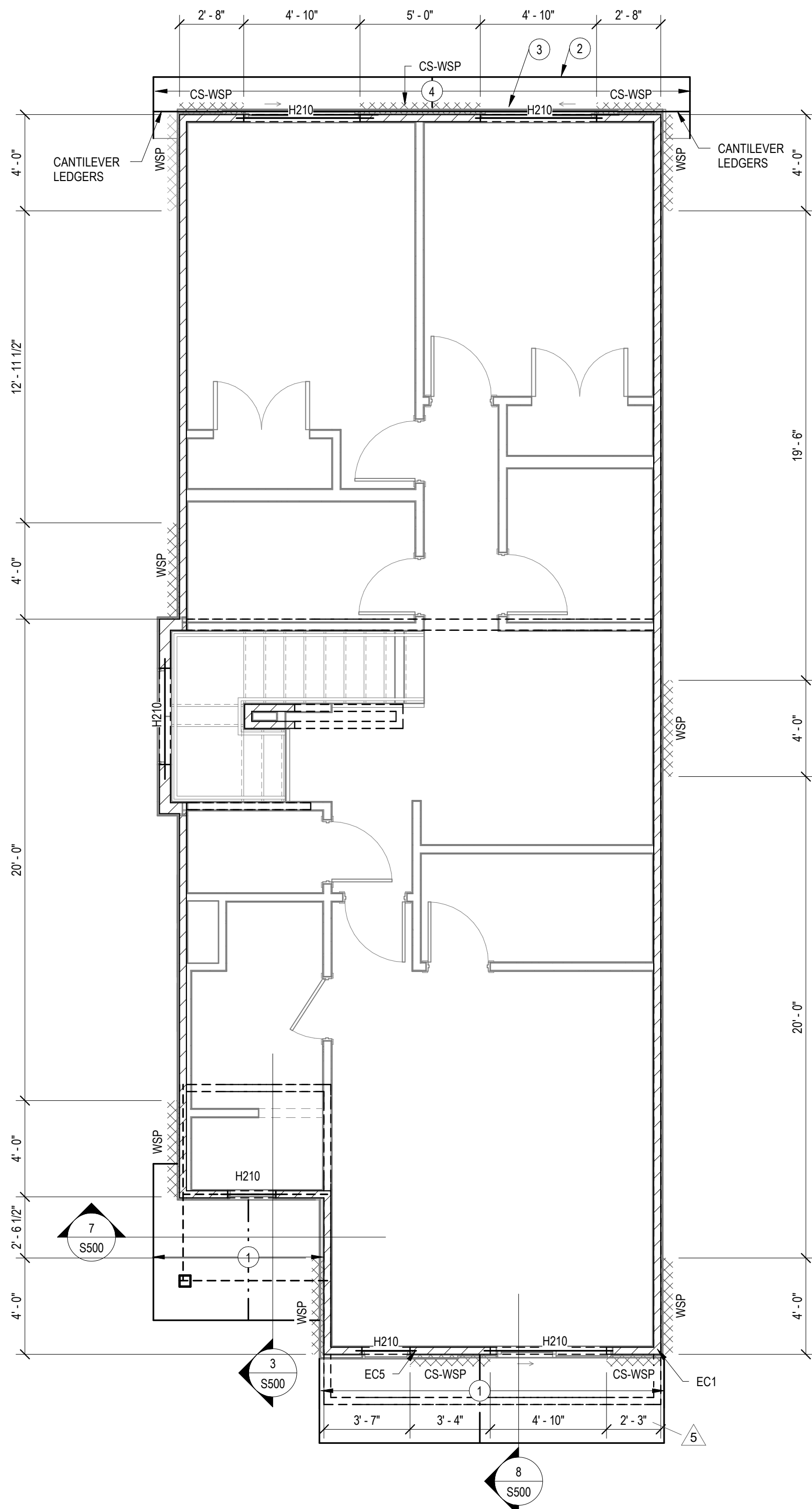
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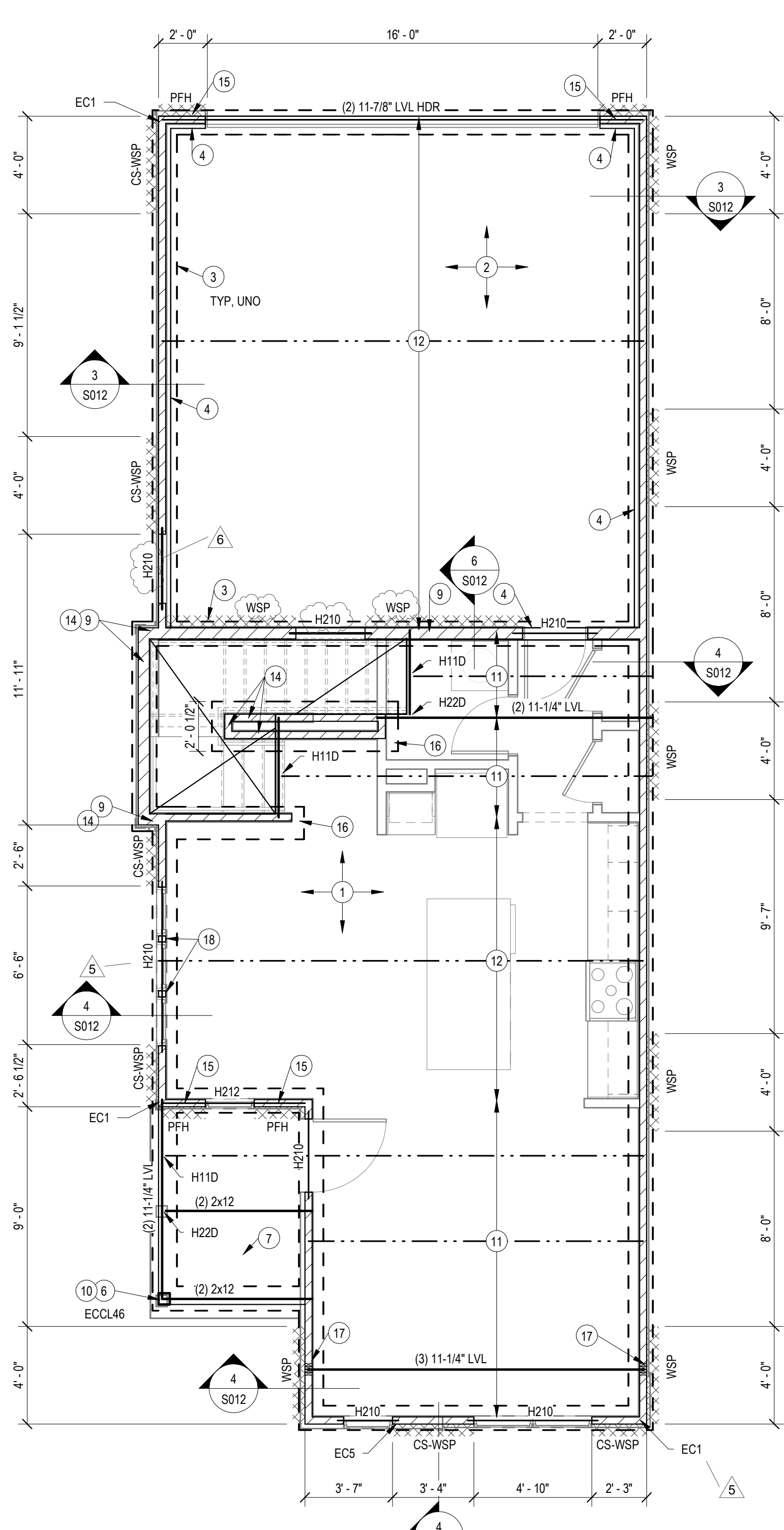
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3 ROOF FRAMING PLAN
1/4" = 1'-0"



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



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

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" LV1]. 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.
- H. ALL WALLS SHALL BE 2x4 @ 16" OC UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS ARE LOAD BEARING.
- 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&TG ELEVATION = 99'-2".
TISOG 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

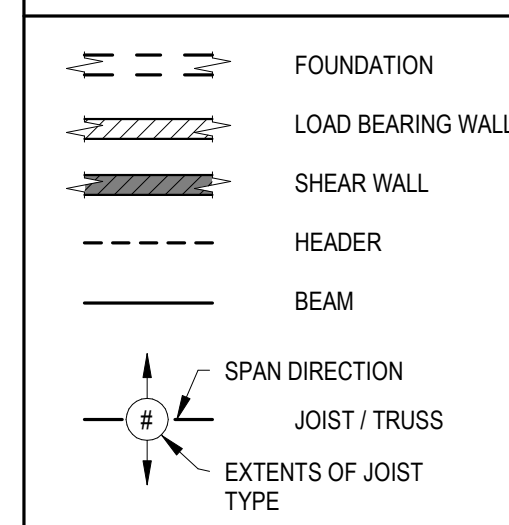
FON PLAN NOTES:

- 1 4" THICK MIN SLAB ON GRADE. RE: GENERAL NOTES FOR REIN. VAPOR BARRIER AND JOINTING REQM'TS. 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 REQM'TS. SLAB SHALL BE INSTALLED OVER PROPERLY COMPACTED SUITABLE FILL.
- 3 12" WIDE TRENCH FTG REIN W/ (2) #3 CONT TOP & BOT BARS & #4 C-SHAPED TIES @ 24" OC
- 4 6" 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 ABUS2Z 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 DETAILS
- 17 (4) 2x4 BRG STUD PACK BELOW BEAM
- 18 PROVIDE STRAP @ STUD PACK PER TYPICAL DETAIL 3/S010

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

FRAMING LEGEND

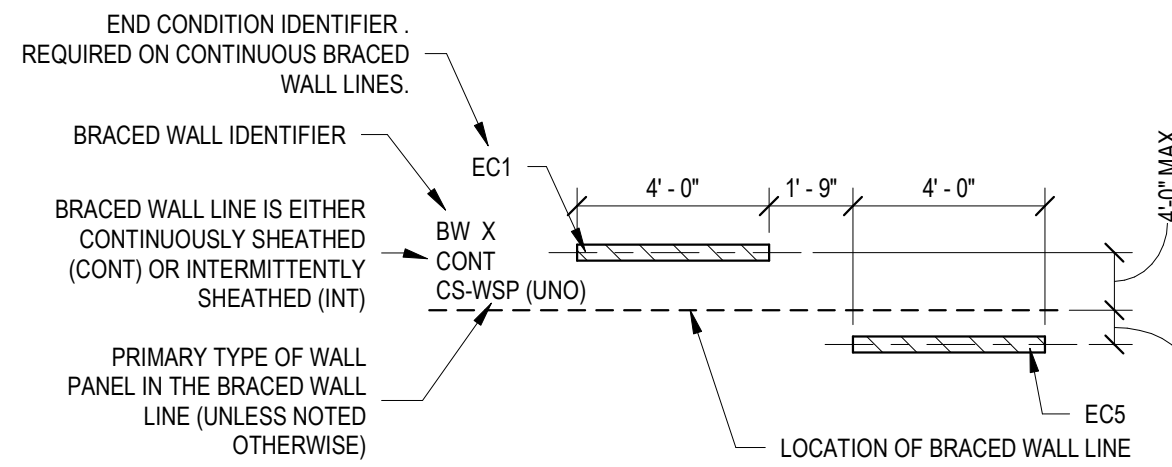


END CONDITIONS (CONTINUOUSLY SHEATHED)

- EC1: PROVIDE RETURN PANEL AT THE END OF THE WALL. MIN RETURN PANEL LENGTH = 24".
- EC2: PROVIDE SIMPSON DTTZZ HOLDDOWN AT CORNER. FASTEN TO STUDS W/ (8) SIMPSON SDS SCREWS AND ANCHOR TO CONCRETE W/ 1/2" DIA SIMPSON TITEN HD SCREW ANCHOR x 4" MIN EMBED (6" OVERALL LENGTH). WHERE HOLDDOWN IS REQUIRED BETWEEN FLOORS, PROVIDE DTTZZ ABOVE AND BELOW FLOOR AND FASTEN TO WALL STUDS. CONNECT TOGETHER WITH 1/2" DIAMETER THREADED ROD.
- EC3: 48" WIDE BRACED WALL PANEL AT THE END OF THE WALL. NO RETURN PANEL IS REQUIRED.
- EC5: SIMILAR TO EC2, EXCEPT HOLDDOWN DOES NOT OCCUR AT CORNER, BUT MAY BE UP TO 10'-0" AWAY FROM A CORNER.

BRACED WALL PANEL LEGEND:

- WSP: WOOD STRUCTURAL PANEL. PANEL THICKNESS AND NAILING REQUIREMENTS IN GENERAL NOTES MEET BRACED WALL REQUIREMENTS.
- GB: GYP BOARD. 1/2" GYP BOARD EA SIDE OF WALL. NAILS OR SCREWS PER GENERAL NOTES MAY BE USED. MAX FASTENER SPACING = 4" FOR BOTH EDGE AND FIELD FASTENERS.
- PFG: PORTAL FRAME GARAGE. RE: TYP DETAIL RZ-206A FOR REQUIREMENTS.
- CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME. CONSTRUCT SIMILAR TO TYP DETAIL RZ-206A EXCEPT THAT ALL SURFACES SHALL BE CONTINUOUSLY SHEATHED.
- CS-WSP: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL.
- EC-# : END CONDITION FOR CONTINUOUSLY SHEATH WALL PANEL.



END CONDITION IDENTIFIER REQUIRED ON CONTINUOUS BRACED WALL LINES.

BRACED WALL IDENTIFIER

BRACED WALL LINE IS EITHER CONTINUOUSLY SHEATHED (CONT) OR INTERMITTENTLY SHEATHED (INT)

PRIMARY TYPE OF WALL PANEL IN THE BRACED WALL LINE (UNLESS NOTED OTHERWISE)

LOCATION OF BRACED WALL LINE

EC1

BW X

CONT

CS-WSP (UNO)

EC5

4'-0" MAX

4'-0" MAX

4'-0" MAX

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Date: 10/13/2025
To: Sean Owens, Collins | Webb Architecture
CC: John Funk, Stand Structural Engineering Inc.
From: Tyler Hultgren
Subject: Reserve at Blackwell – E1, E2, F1, F2, H, J
2840 SE Blue PKWY
Lee's Summit, MO 64063
Permit No. PRRES20241588

Mr. Owens,

This letter serves to provide recommendations for addressing city inspection comments provided by Nick Calipetro, project manager, of Avital Homes KC related to the gypsum wall bracing along the stairs at the above-listed buildings. Our recommendations are as follows:

1. Provide Simpson strong tie "WBC" wall bracing straps on the stair stringer side of the wall, in an "X" layout application where stair stringer interferes with braced walls. These should be installed according to the manufacturer's instructions/recommendations. The straps should be applied along the whole distance of the braced wall as shown on drawings. On the Garage side the "GB" wall panel is to remain the same.

Please let us know if we can be of further assistance.

Sincerely,

Tyler Hultgren
STAND Structural Engineering Inc

10/13/25



John Funk, PE
STAND Structural Engineering Inc