BUILDING A - GENERAL INFORMATION:

OCCUPANCY CLASSIFICATION: R-2
NO. OF STORIES = 1
BUILDING HT. = 18'-3"
BASEMENT = NO
LIVING AREA = 5,320 SF
USE = MULTI-FAMILY
NO. OF UNITS = 4
STANDPIPE/SPRINKLER = NOT REQUIRED
SMOKE DETECTORS = REQ'D PER 2018 IRC SECTION R314.1

BUILDING B1 - GENERAL INFORMATION:

OCCUPANCY CLASSIFICATION: R-2
NO. OF STORIES = 1
BUILDING HT. = 18'-4"
BASEMENT = NO
LIVING AREA = 5,377 SF
USE = MULTI-FAMILY
NO. OF UNITS = 4
STANDPIPE/SPRINKLER = NOT REQUIRED
SMOKE DETECTORS = REQ'D PER 2018 IRC SECTION R314.1

BUILDING B2 - GENERAL INFORMATION:

OCCUPANCY CLASSIFICATION: R-2
NO. OF STORIES = 1
BUILDING HT. = 18'-8"
BASEMENT = NO
LIVING AREA = 2,439 SF
USE = MULTI-FAMILY
NO. OF UNITS = 2
STANDPIPE/SPRINKLER = NOT REQUIRED
SMOKE DETECTORS = REQ'D PER 2018 IRC SECTION R314.1

BUILDING C - GENERAL INFORMATION:

OCCUPANCY CLASSIFICATION: R-2
NO. OF STORIES = 1
BUILDING HT. = 19'-0"
BASEMENT = NO
LIVING AREA = 6,086 SF
USE = MULTI-FAMILY
NO. OF UNITS = 4
STANDPIPE/SPRINKLER = NOT REQUIRED
SMOKE DETECTORS = REQ'D PER 2018 IRC SECTION R314.1

BUILDING D - GENERAL INFORMATION:

OCCUPANCY CLASSIFICATION: R-2
NO. OF STORIES = 1
BUILDING HT. = 19'-0"
BASEMENT = NO
LIVING AREA = 6,005 SF
USE = MULTI-FAMILY
NO. OF UNITS = 4
STANDPIPE/SPRINKLER = NOT REQUIRED
SMOKE DETECTORS = REQ'D PER 2018 IRC SECTION R314.1

CLUBHOUSE - GENERAL INFORMATION:

CONSTRUCTION TYPE: VB
OCCUPANCY CLASSIFICATION: A-3
USE = COMMUNITY HALL
OCCUPANT LOAD = 97
ALLOWABLE NO. OF STORIES = 1 — ACTUAL NO. OF STORIES = 1
ALLOWABLE BUILDING HT. = 40'-0" — ACTUAL BUILDING HT. = 20'-0"
ALLOWABLE LIVING AREA = 6,000 SF — ACTUAL LIVING AREA = 3,045 SF
NO. OF EXITS REQ'D = 2 — NO. OF EXIST PROVIDED = 5
EGRESS WIDTH REQ'D = 32" — EGRESS WIDTH PROVIDED = 34"
STANDPIPE/SPRINKLER = NOT REQUIRED
SMOKE DETECTORS = REQ'D PER 2018 IBC SECTION 907.2.9

WALL PRIORITY LEGEND

NOTE: *THIS LEGEND IS FOR GRAPHIC REPRESENTATION ONLY.*

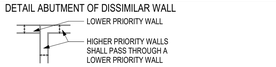
FOUR HOUR FIRE WALL (**4FW**)
THREE HOUR FIRE WALL (**3FW**)
TWO HOUR FIRE WALL (**2FW**)
FOUR HOUR FIRE BARRIER (**4FB**)
THREE HOUR FIRE BARRIER (**3FB**)

TWO HOUR FIRE BARRIER (**2FB**) *(INCLUDES THE FOLLOWING)*
- TWO HOUR SHAFT ENCLOSURE (**2SE**)

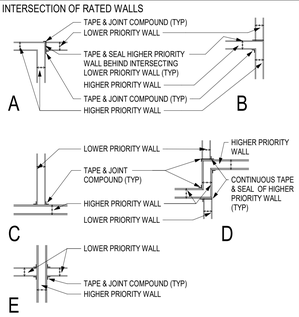
ONE HOUR FIRE BARRIER (**1FB**) *(INCLUDES THE FOLLOWING)*
- ONE HOUR SHAFT ENCLOSURE (**1SE**)

SMOKE TIGHT PARTITION (**X**) *(INCLUDES THE FOLLOWING)*
- SMOKE TIGHT PARTITION TO SMOKE TIGHT CEILING (**XC**)
- SMOKE TIGHT PARTITION WITHIN PLENUM ABOVE CEILING (**XP**)
- SMOKE TIGHT PARTITION SEPARATION OF INTERSTITIAL SPACES (**XI**)

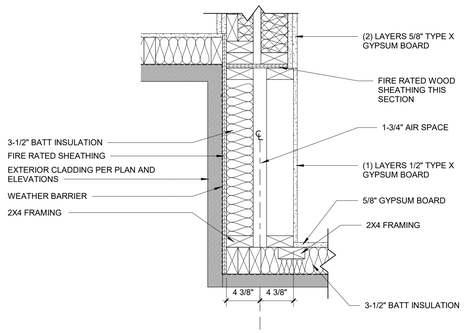
DETAIL ABUTMENT OF DISSIMILAR WALL



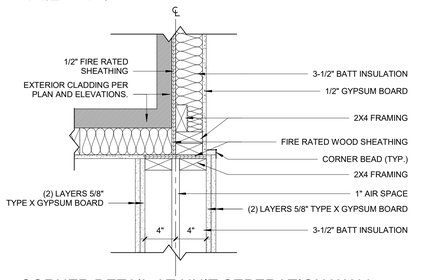
INTERSECTION OF RATED WALLS



NOTES:
1. REFER TO WALL TYPES ON SHEET G121-TI FOR WALL COMPONENTS, NUMBER OF GYPSUM BOARD LAYERS, TYPE OF GYPSUM BOARD, AND OTHER SIMILAR INFO.
2. THE HIGHER PRIORITY WALL SHALL PASS THROUGH THE LOWER PRIORITY WALL.
3. TAPING AND SEALING OF HIGHER PRIORITY WALLS SHALL BE CONTINUOUS.
4. ALTERNATE LAYERS OF GYPSUM BOARD SHALL OVERLAP AT CORNER INTERSECTIONS OF MULTI-LAYERED RATED GYPSUM BOARD PARTITIONS.



H9 CORNER DETAIL AT UNIT SEPERATION WALL
1 1/2" = 1'-0"



F9 CORNER DETAIL AT UNIT SEPERATION WALL
1 1/2" = 1'-0"

FIRE & SMOKE RESISTIVE LEGEND DEFINITIONS

FIRE WALLS (FW)

DEFINITION
A FIRE RATED WALL THAT IS CONTINUOUS VERTICALLY FROM FOUNDATION TO ROOF TO SEPARATE CONSTRUCTION INTO SEPARATE BUILDINGS.

USE
FIRE WALLS SERVE TO CREATE SEPARATE BUILDINGS FOR THE FOLLOWING REASONS:
- CONSTRUCTION TYPE VARIES FROM ONE BUILDING TO ANOTHER.
- COMPLIANCE WITH MAXIMUM ALLOWABLE AREA REQUIREMENTS.
- TO SEPARATE BUILDINGS WITH DIFFERENT LEVELS OF FIRE PROTECTION.
- TO ADDRESS A PROPERTY LINE DEFINING DIFFERENT OWNERSHIP.

SPECIAL CONSIDERATIONS
- THE FIRE WALL REQUIRES SUFFICIENT STRUCTURAL STABILITY UNDER FIRE CONDITIONS TO ALLOW THE COLLAPSE OF CONSTRUCTION ON EITHER SIDE WITHOUT COLLAPSE OF THE WALL.
- OPENINGS ARE REQUIRED TO BE PROTECTED.
- OPENINGS ARE LIMITED BASED ON A PERCENTAGE OF WALL LENGTH.
- EXTENDING THE FIRE WALL THROUGH THE ROOF WITH A PARAPET IS REQUIRED FOR SOME CONSTRUCTION CLASSIFICATIONS.
- THE REQUIRED FIRE RATING OF A FIRE WALL IS BASED ON OCCUPANCY GROUPS AND CLASS OF CONSTRUCTION.
- HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH AND CLOSER.

FIRE BARRIERS (FB)

DEFINITION
A FIRE RATED WALL CONSTRUCTED TO RESTRICT THE SPREAD OF FIRE. CONTINUITY SHALL BE MAINTAINED FROM TOP OF FLOOR TO UNDERSIDE OF THE FLOOR OR ROOF DECK ABOVE.

USE
FIRE BARRIERS HAVE THE FOLLOWING APPLICATIONS.
- TO CREATE HORIZONTAL EXITS.
- TO SEPARATE EXIT PASSAGEWAYS.
- OCCUPANCY SEPARATIONS.
- TO SEPARATE INCIDENTAL USE AREAS.
- ISOLATION OF HAZARDS.
- TO SEPARATE ROOMS WITH DIFFERENT LEVELS OF FIRE PROTECTION.
- SMOKE BARRIERS AND SHAFT ENCLOSURES ARE FIRE BARRIERS. SEE ADDITIONAL REQUIREMENTS.

SPECIAL CONSIDERATIONS
- WITHIN SOME CONSTRUCTION CLASSIFICATIONS, CONSTRUCTION THAT PROVIDES STRUCTURAL SUPPORT OF A FIRE BARRIER IS REQUIRED TO BE OF THE SAME HOURLY FIRE RATING AS THE FIRE BARRIER, OR BETTER.
- OPENINGS ARE REQUIRED TO BE PROTECTED.
- HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH AND CLOSER.

SHAFT ENCLOSURES (SE)

DEFINITION
A SHAFT ENCLOSURE IS A FIRE BARRIER FORMING THE BOUNDARY OF A VERTICAL SHAFT.

USE
PROTECT OPENINGS IN FIRE RATED FLOOR/CEILING ASSEMBLIES.

SPECIAL CONSIDERATIONS
- PENETRATIONS IN SHAFT ENCLOSURES ARE PROHIBITED UNLESS NECESSARY FOR THE FUNCTION OF THE SHAFT. WHERE ALLOWED, OPENINGS ARE REQUIRED TO BE PROTECTED.
- DUCT PENETRATIONS REQUIRE COMBINATION SMOKE AND FIRE DAMPERS EXCEPT FOR EXISTING CONDITIONS THAT ARE GRANDFATHERED.
- HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH, CLOSER, AND PERIMETER SMOKE SEALS.

FIRE PARTITIONS (FP)

DEFINITION
A FIRE RATED PARTITION THAT IS USED FOR THE APPLICATIONS LISTED BELOW. IT SHALL BE CONTINUOUS FROM TOP OF FLOOR TO UNDERSIDE OF A FIRE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY. WHERE ALLOWED BY CODE EXCEPTION, A FIRE PARTITION SHALL BE ALLOWED TO TERMINATE AT THE UPPER MEMBRANE OF A FIRE RATED CEILING

USE
FIRE PARTITIONS ARE USED IN CERTAIN OCCUPANCIES TO DO THE FOLLOWING.
- SEPARATE DWELLING UNITS
- SEPARATE SLEEPING SPACES
- SEPARATE CORRIDORS FROM ADJACENT SPACES
- SEPARATE ELEVATOR LOBBIES
- SEPARATE TENANT SPACES IN COVERED MALL BUILDINGS

SPECIAL CONSIDERATIONS
- OPENINGS ARE REQUIRED TO BE PROTECTED.
- HARDWARE FOR SWING DOORS SHALL INCLUDE A LATCH AND CLOSER.

BEARING WALLS (BW)

DEFINITION
AN INTERIOR OR EXTERIOR WALL DESIGNED TO SUPPORT FLOOR OR ROOF LOADS. A BEARING WALL IS FIRE-RATED ONLY TO MAINTAIN THE INTEGRITY OF ITSELF AS A FIRE RATED STRUCTURAL ELEMENT. THE WALL DOES NOT SERVE AS A FIRE SEPARATION FROM ONE SIDE TO THE OTHER SIDE.

USE
A VERTICAL, LOAD BEARING STRUCTURAL ELEMENT.

SPECIAL CONSIDERATIONS
- DOORS AND WINDOWS ARE NOT REQUIRED TO BE RATED.
- HVAC DUCT PENETRATIONS ARE NOT REQUIRED TO BE FIRE-DAMPERED.
- PLUMBING, ELECTRICAL, SPRINKLER SYSTEM, AND CABLE PENETRATIONS ARE REQUIRED TO BE FIRE-STOPPED WITH FIRE SEALANT AT BOTH SIDES, FOR WALLS CONSTRUCTED OF HOLLOW CMU OR STUD FRAMING.

GENERAL NOTES

1. THE FOLLOWING INFORMATION SERVES TO PROVIDE BUILDING OWNERS WITH CONCISE DEFINITIONS OF WALL TYPES RELATED TO LIFE SAFETY ISSUES. THIS INFORMATION IS NOT MEANT TO BE A SUBSTITUTE FOR APPLICABLE BUILDING CODES.
2. WHEN A WALL HAS MORE THAN ONE CLASSIFICATION, THE MOST RESTRICTIVE REQUIREMENTS FOR EACH CLASSIFICATION SHALL APPLY.
3. FOR NEW CONSTRUCTION, PERIMETER SMOKE-SEALS MAY BE REQUIRED AT FIRE RATED DOORS IN CERTAIN OCCUPANCIES.

GENERAL DESCRIPTION

PROJECT NAME: REUNION AT BLACKWELL
PROJECT LOCATION: LEE'S SUMMIT, MISSOURI
COUNTY: JACKSON
COLLINS WEBB ARCHITECTURE
307B SW MARKET STREET
LEES SUMMIT, MISSOURI 64063

APPLICABLE CODES:
2018 INTERNATIONAL RESIDENTIAL CODE (TOWNHOMES)
2018 INTERNATIONAL BUILDING CODE (CLUBHOUSE)
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRICAL CODE
ICC/ANSI A117.1-2009, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

FIRE EXTINGUISHERS

1. PROVIDE PORTABLE FIRE EXTINGUISHERS IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE FIRE PREVENTION CODE.
2. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS.

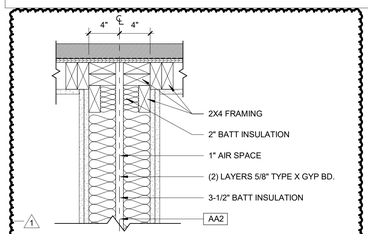
CEILING HEIGHT NOTES: (IBC 1208)

1. OCCUPIABLE SPACE, HABITABLE SPACES, AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0" A.F.F.
2. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0" A.F.F.

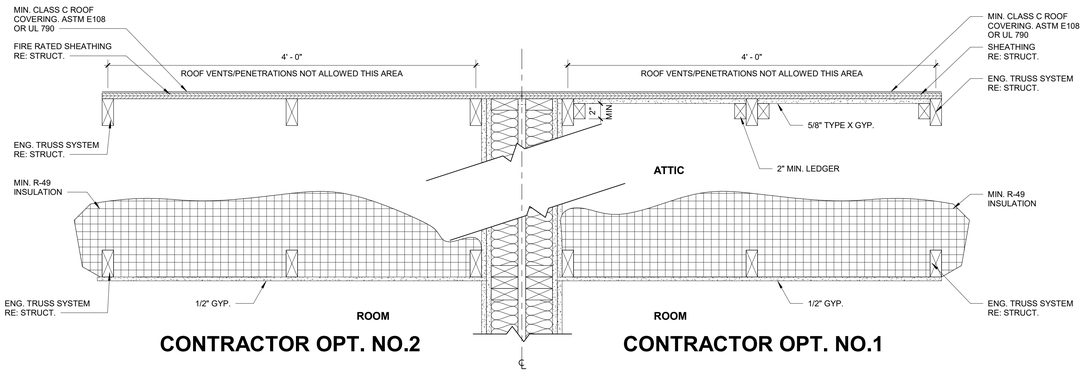
   EXCEPTION 2: IF ANY ROOM IN A BUILDING HAS A SLOPED CEILING, THE PRESCRIBED CEILING HEIGHT FOR THE ROOM IS REQUIRED IN ONE-HALF THE AREA THEREOF. ANY PORTION OF THE ROOM MEASURED LESS THAN 5'-0" FROM THE FLOOR TO THE CEILING SHALL NOT BE INCLUDED IN ANY COMPUTATION OF THE MINIMUM AREA THEREOF.

FIRE SPRINKLER NOTE: (IRC R302)

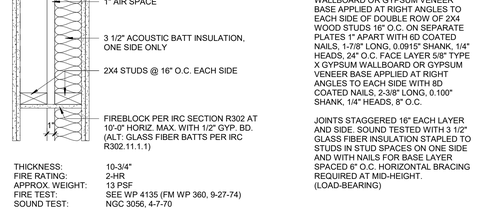
1. FIRE SPRINKLER NOT REQUIRED IF EXTERIOR WALLS OF DWELLINGS ARE SEPERATED BY FIVE FEET OR MORE IF WALL IS UNRATED. IF WALL IS RATED (1 HR) NO SEPERATION IS REQUIRED.



G2 DETAIL - UNIT SEP. WALL TO EXT.
1 1/2" = 1'-0"



C10 ROOF AND UNIT SEPARATION WALL CONTINUITY DETAIL
1 1/2" = 1'-0"



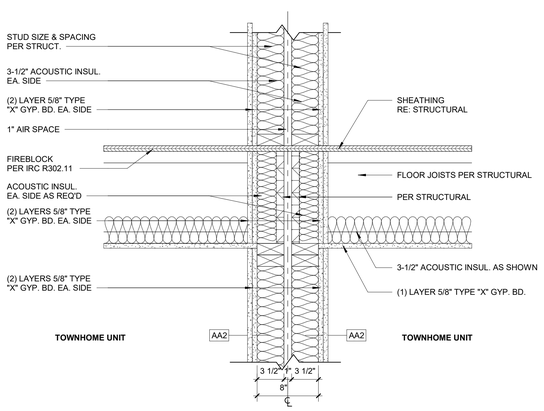
GA FILE NO. WP 8320
GENERIC 2 HOUR FIRE
55 TP 59 STC SOUND (INSUL. 1 SIDE)

GYPSUM WALLBOARD, WOOD STUDS

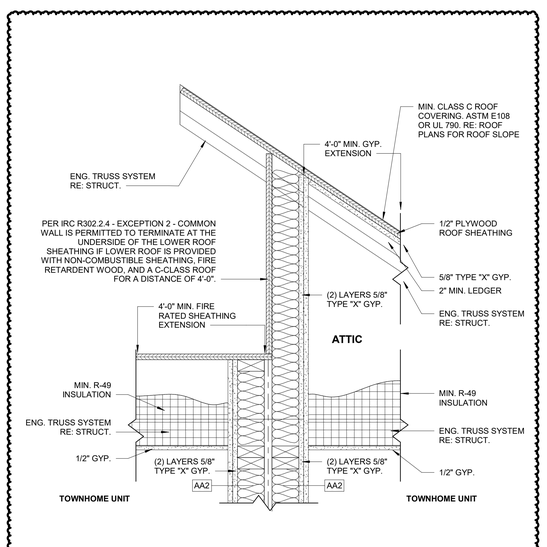
BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2X4 WOOD STUDS 16" O.C. ON SEPARATE PLATES 1" APART WITH 6D COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8D COATED NAILS, 2-3/8" LONG, 0.100" SHANK, 1/4" HEADS, 8" O.C.

JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH 3 1/2" GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED 6" O.C. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. (LOAD-BEARING)

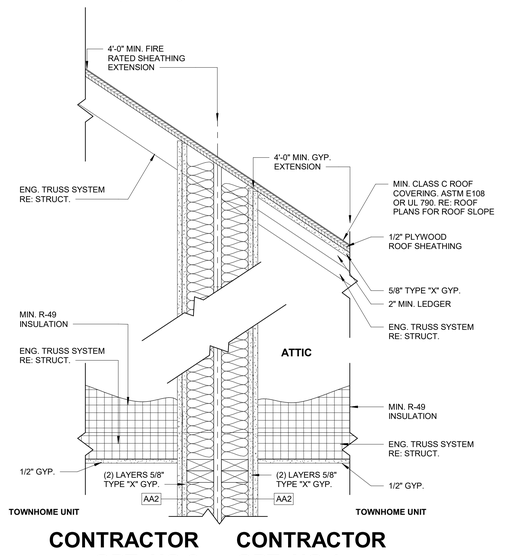
D3 2-HR UNIT SEPARATION WALL - (TYPE AA2)
1 1/2" = 1'-0"



A9 2-HR FLOOR/ UNIT SEPARATION WALL DETAIL
1 1/2" = 1'-0"



A6 STEPPED ROOF AT 2-HR UNIT SEPARATION WALL
1 1/2" = 1'-0"



A4 ROOF AT 2-HR UNIT SEPARATION WALL
1 1/2" = 1'-0"

CONTRACTOR OPT. NO.2 — CONTRACTOR OPT. NO.1

RELEASED FOR CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
11/04/2025
Joe Froggé

collins|webb ARCHITECTURE
307B SW Market St. Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinsandwebb.com

PERMIT DOCUMENTS

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

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REVISION DATES:

1	FIRE RATINGS	11/03/2025

STATE OF MISSOURI
ROGER L. WEBB II NUMBER A-2016034008 11 04 25 ARCHITECT
PROFESSIONAL SEAL

G111

ISSUE DATE:2 SEPTEMBER 2025
COLLINS WEBB #: 21075

LIFE SAFETY INFORMATION - APARTMENTS

11/3/2025 3:05:13 PM