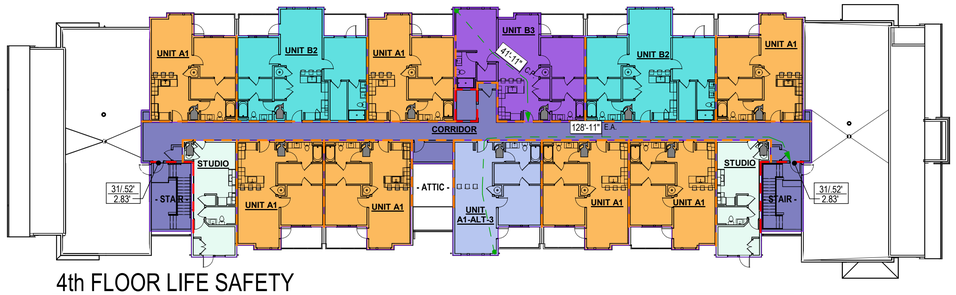
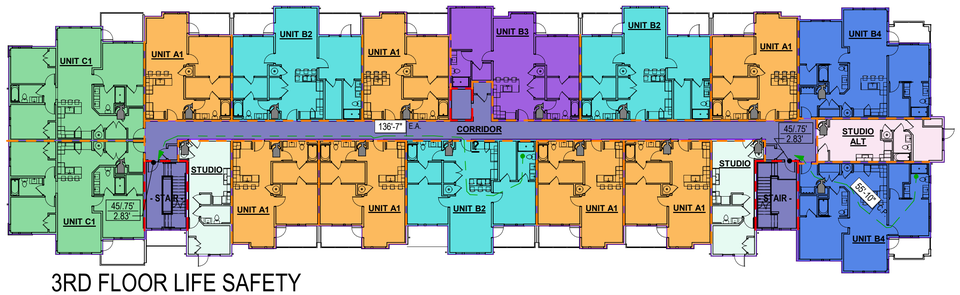
ARCH D 24" x 36"



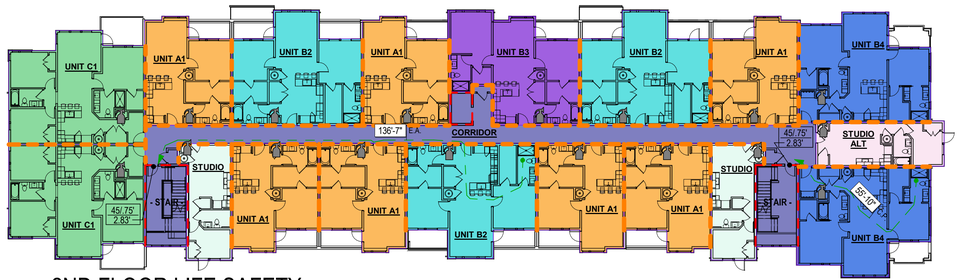
4th FLOOR LIFE SAFETY

3/64" = 1'-0"



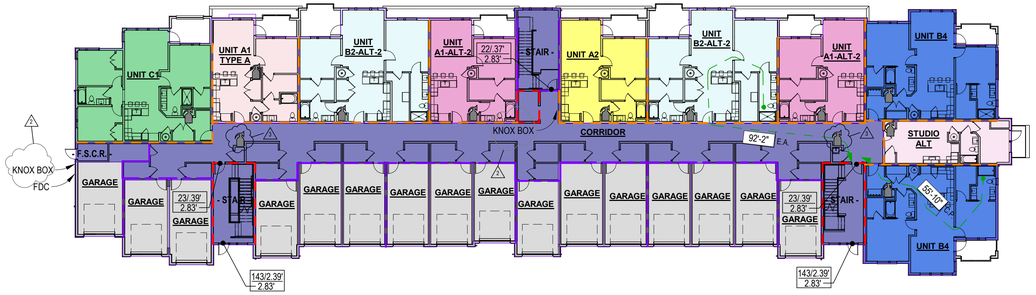
3RD FLOOR LIFE SAFETY

3/64" = 1'-0"



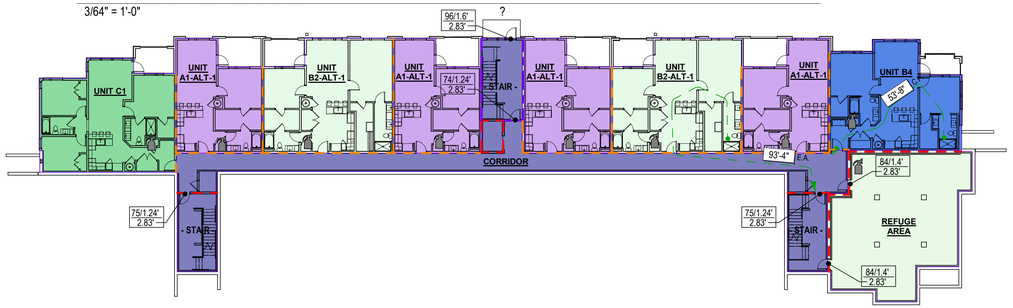
2ND FLOOR LIFE SAFETY

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.

NSPJ ARCHITECTS, LANDSCAPE ARCHITECTURE, ENERGY SERVICES
ARCHITECTS PA
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-9079
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:

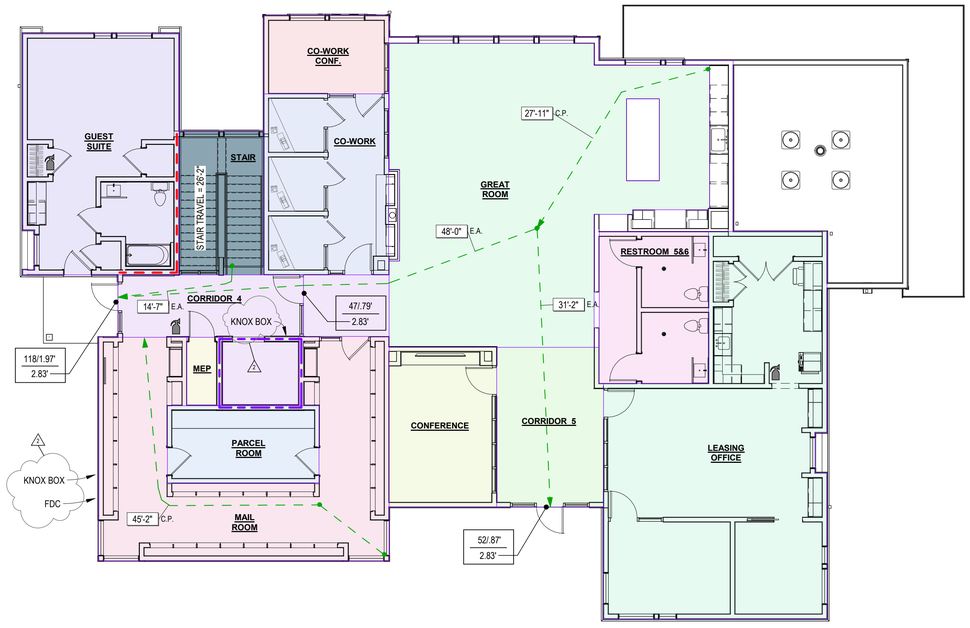
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3	05.05.23	Revision 3

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

PERMIT SET

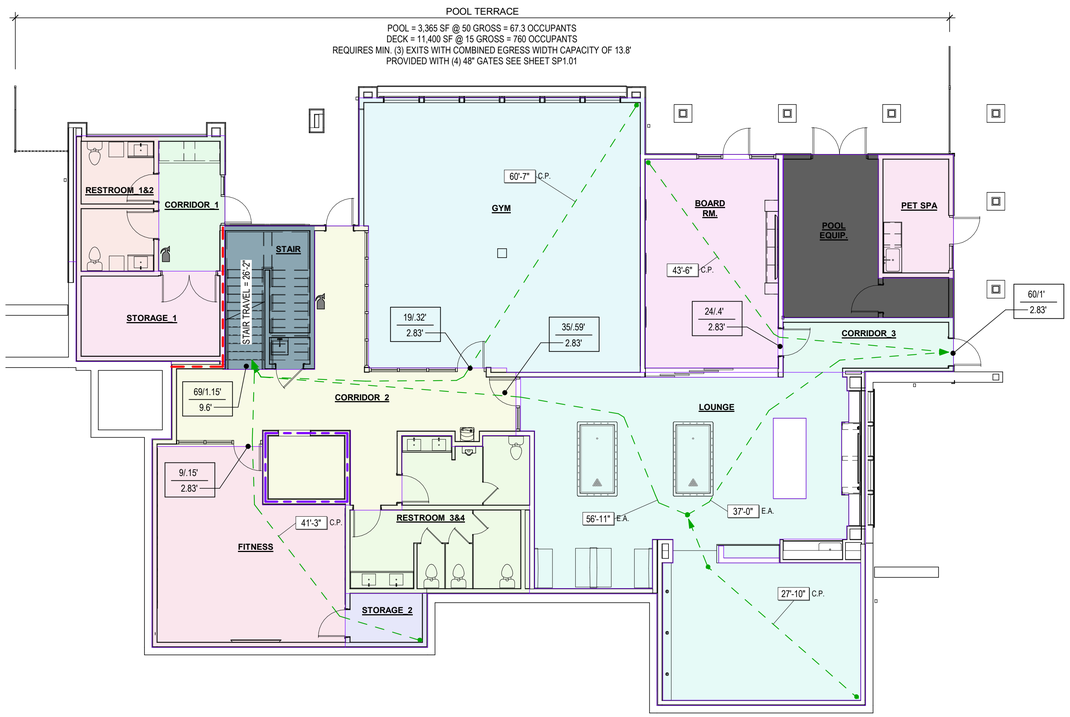
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ARCH D 24" x 36"



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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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

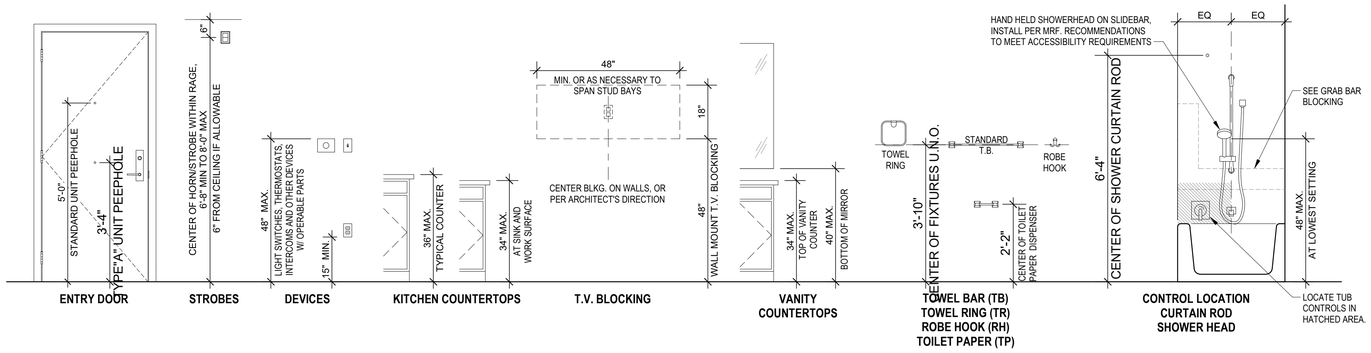
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- 4.5.2023 - ADD. #1

△REVISIONS:
2 05.02.23 Revision 2

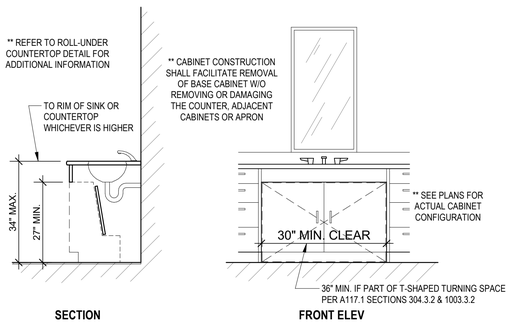
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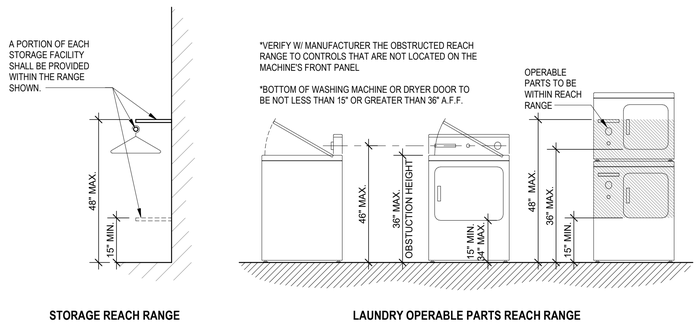


TYPE "A" DWELLING UNIT MOUNTING HEIGHTS

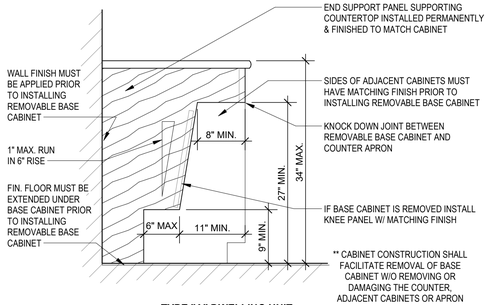


TYPE "A" UNIT - REQUIRED KNEE SPACE CLEARANCES AT LAVATORIES-VANITIES

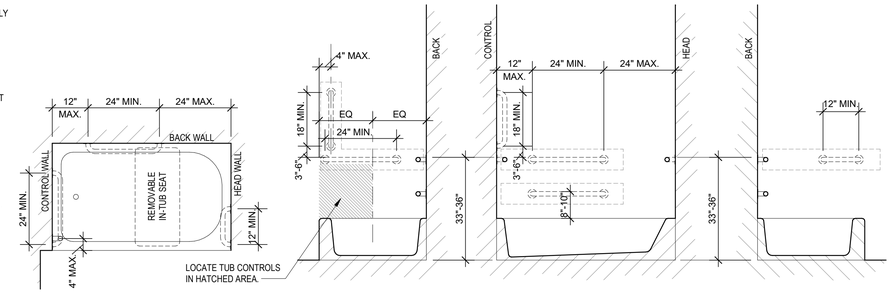
TYPE "A" DWELLING UNIT LAVATORIES-VANITIES



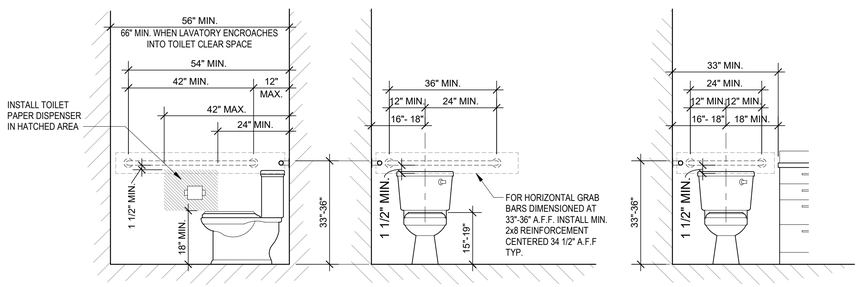
TYPE "A" DWELLING UNIT ACCESSIBLE REACH RANGE



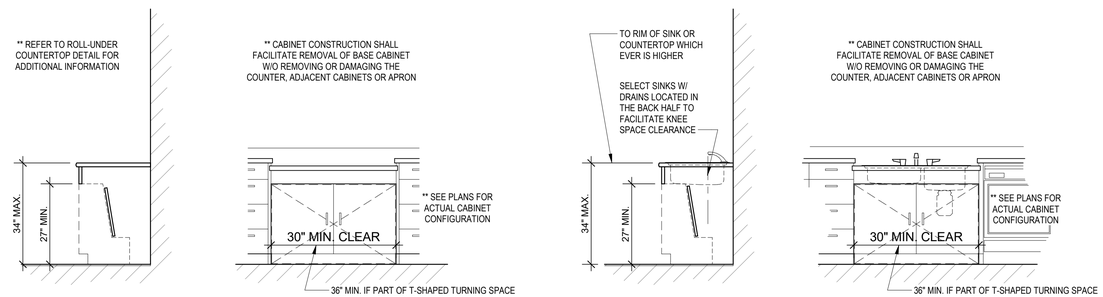
ROLL-UNDER COUNTERTOP DETAIL



TYPE "A" DWELLING UNIT GRAB BAR REINFORCEMENT FOR BATHTUBS



TYPE "A" DWELLING UNIT GRAB BAR REINFORCEMENT FOR TOILETS



TYPE "A" 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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STATE OF MISSOURI · CLINT EDD EVANS · NUMBER A-9979 · 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

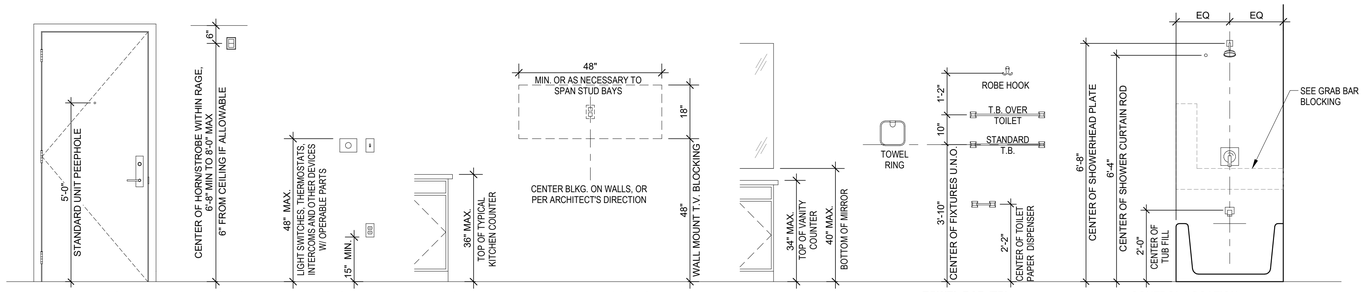
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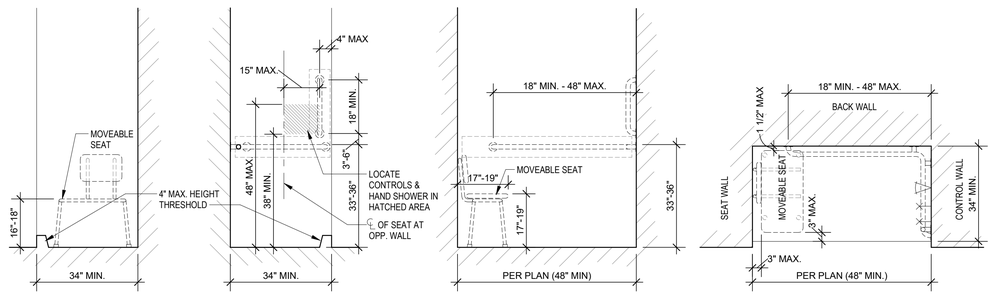
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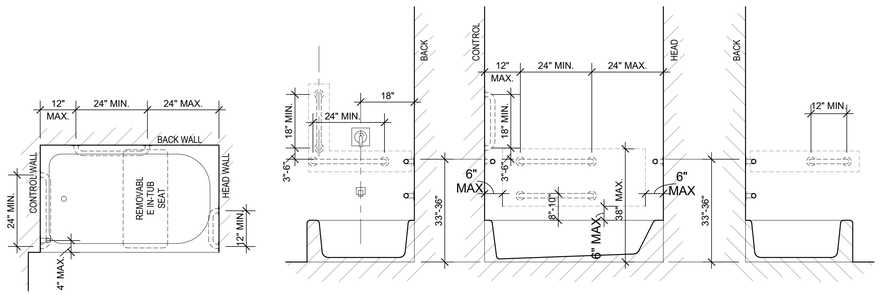
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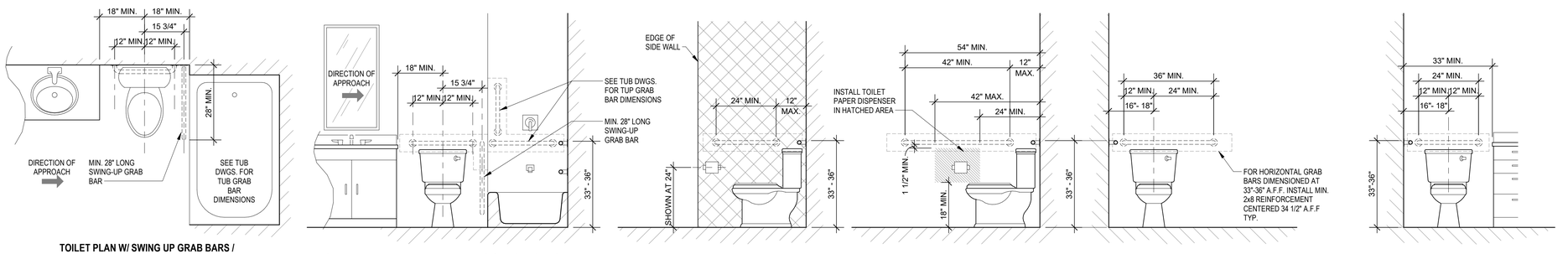
TYPE "B" DWELLING UNIT MOUNTING HEIGHTS



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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LANDSCAPE ARCHITECTURE
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NSPJ ARCHITECTS, INC.
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PRAIRIE VILLAGE, KS 66208

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F. 913.831.1563
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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

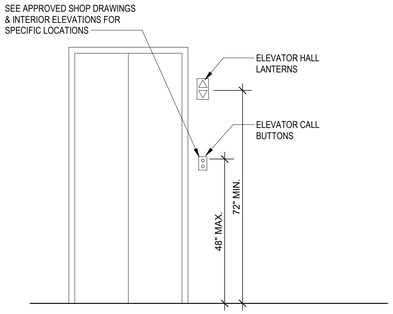
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JOB NO. 696521
DATE 03.24.2023
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PERMIT SET

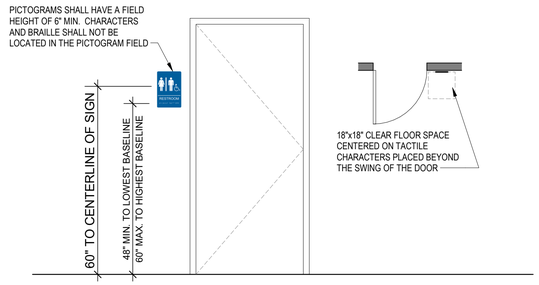
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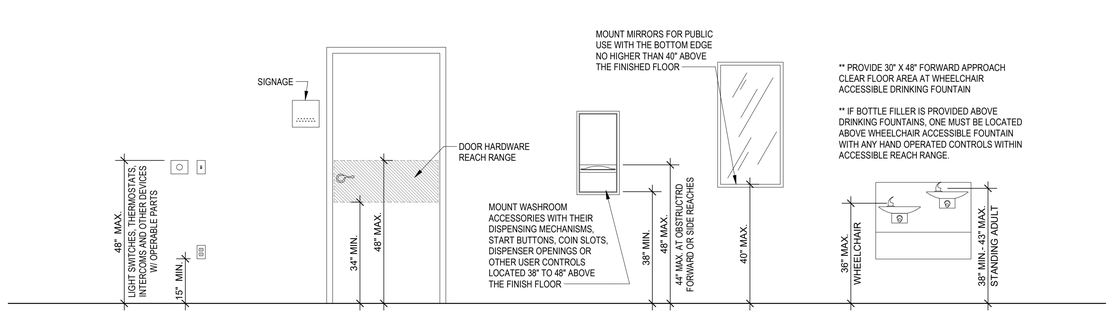


ELEVATOR COMPONENTS



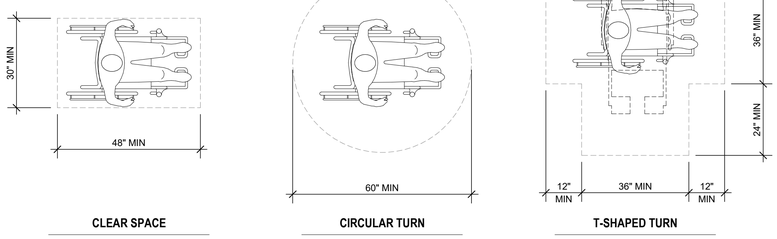
SIGNAGE TO MEET ALL APPLICABLE IBC, ADA, AND A117.1 REQUIREMENTS.

GENERAL SIGNAGE



DEVICES | **DOOR** | **BATHROOM ACCESSORIES** | **WATER FOUNTAINS**

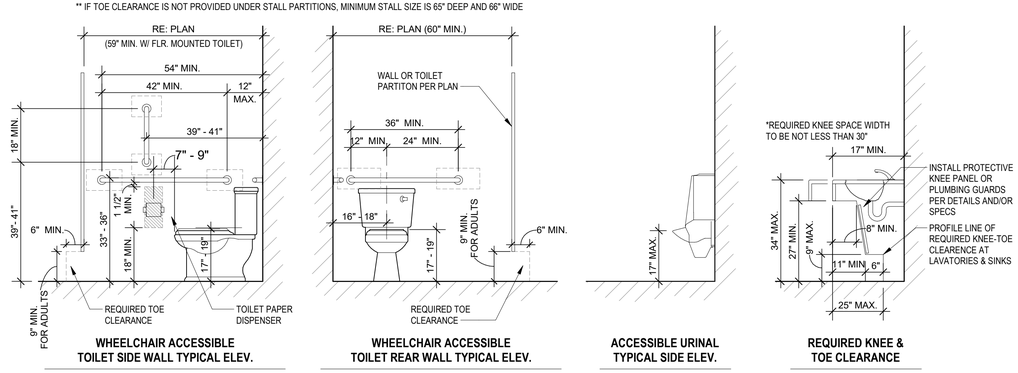
TYPICAL ACCESSIBLE MOUNTING HEIGHTS FOR UNOBSTRUCTED FORWARD REACH



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

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DATE 03.24.2023
DRAWN BY Author
PERMIT SET

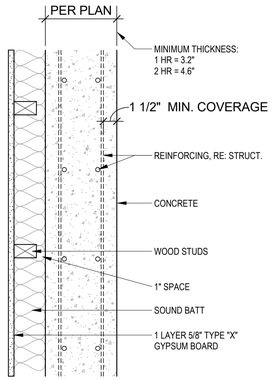
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COMMON AREA ACCESSIBILITY INFO
SHEET NO.
A0.22

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ARCH D 24" x 36"

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

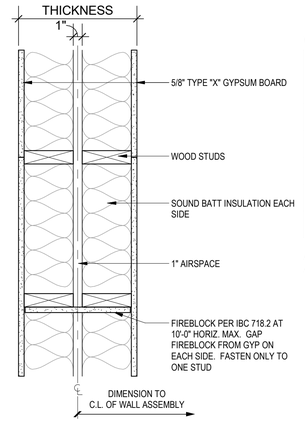
IDENTIFICATION	K4 1	K6 2
STUD SIZE	2x3	2x4
THICKNESS	RE: PLAN	RE: PLAN
FIRE RATING	1 HR	1 HR
FIRE TEST NUMBER	N/A	N/A
ACOUSTICAL RATING	50	50
ACOUSTICAL TEST NUMBER	--	--

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

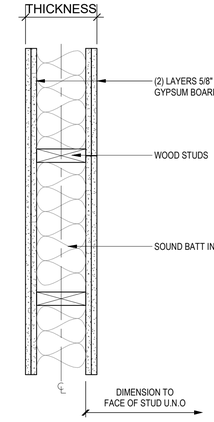
IDENTIFICATION	X4 1	-- - --
STUD SIZE	2x4	--
THICKNESS	9 1/4"	--
FIRE RATING	1 HR	--
FIRE TEST NUMBER	UL U341	--
ACOUSTICAL RATING	STC 55	--
ACOUSTICAL TEST NUMBER	RAL TL11-160	--

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

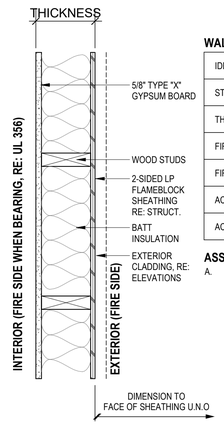
IDENTIFICATION	C6 2	- - -
STUD SIZE	2x6	-
THICKNESS	8"	-
FIRE RATING	2 HR	-
FIRE TEST NUMBER	UL U301	-
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

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

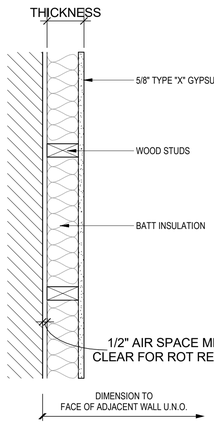
IDENTIFICATION	N6 1	- - -
STUD SIZE	2x6	--
THICKNESS	6 5/8"	--
FIRE RATING	1 HR	--
FIRE TEST NUMBER	UL W408	--
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

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

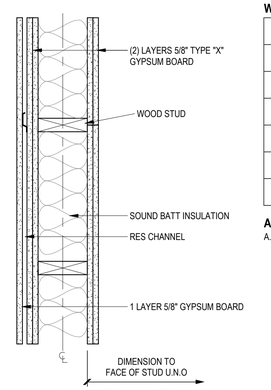
IDENTIFICATION	J4 6	
STUD SIZE	2x4	--
THICKNESS	4 5/8"	--
FIRE RATING	0 HR	--
FIRE TEST NUMBER	--	--
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

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

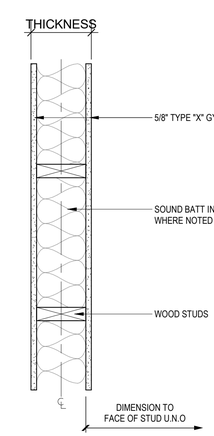
IDENTIFICATION	E6 2	- - -
STUD SIZE	2x6	-
THICKNESS	9 1/4"	-
FIRE RATING	2 HR	-
FIRE TEST NUMBER	UL U301	-
ACOUSTICAL RATING	50	--
ACOUSTICAL TEST NUMBER	--	--

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

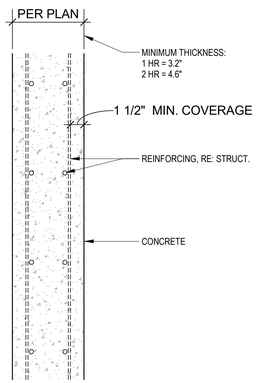
IDENTIFICATION	B4 1	B6 1
STUD SIZE	2x4	2x6
THICKNESS	4 3/4"	6 3/4"
FIRE RATING	1 HR	1 HR
FIRE TEST NUMBER	UL U305	UL U305
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

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

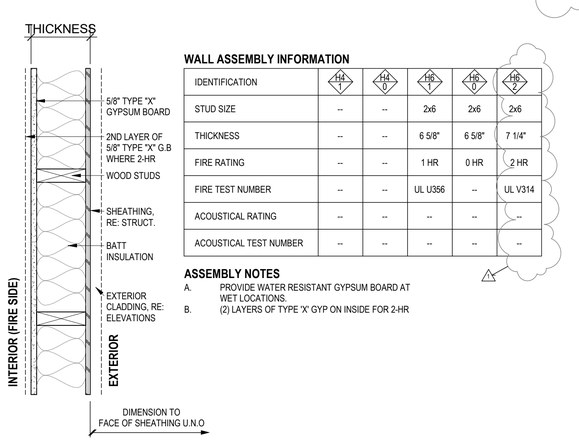
IDENTIFICATION	L 1	L 5
STUD SIZE	N/A	N/A
THICKNESS	RE: PLAN	RE: PLAN
FIRE RATING	1 HR	2 HR
FIRE TEST NUMBER	N/A	N/A
ACOUSTICAL RATING	--	--
ACOUSTICAL TEST NUMBER	--	--

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

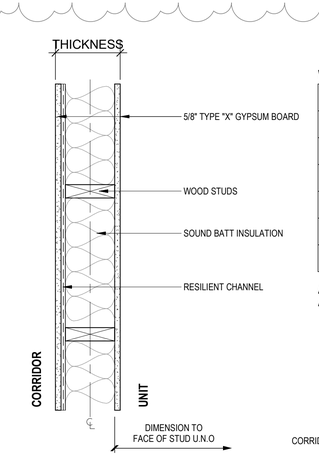
IDENTIFICATION	HH 1	HA 0	HB 1	HB 0	HB 2
STUD SIZE	--	--	2x6	2x6	2x6
THICKNESS	--	--	6 5/8"	6 5/8"	7 1/4"
FIRE RATING	--	--	1 HR	0 HR	2 HR
FIRE TEST NUMBER	--	--	UL U356	--	UL V314
ACOUSTICAL RATING	--	--	--	--	--
ACOUSTICAL TEST NUMBER	--	--	--	--	--

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

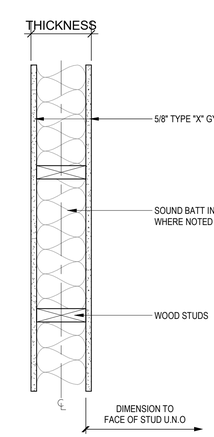
IDENTIFICATION	D6 1	- - -
STUD SIZE	2x6	-
THICKNESS	7 3/8"	-
FIRE RATING	1 HR	-
FIRE TEST NUMBER	UL U309	-
ACOUSTICAL RATING	50	-
ACOUSTICAL TEST NUMBER	BBN 760903	-

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

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STATE OF MISSOURI — CLINT EDD EVANS — NUMBER A-9071 — ARCHITECT — 6/30/23

A NEW DEVELOPMENT:

RESIDENCES AT BLACKWELL

150 Highway & Blackwell, Lee's Summit, MO

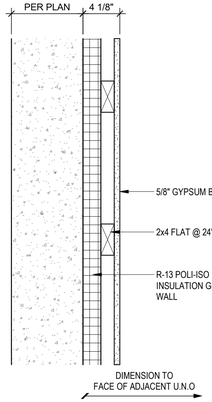
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△ REVISIONS:
1 04.03.23 Revision 1

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

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ARCH D 24" x 36"



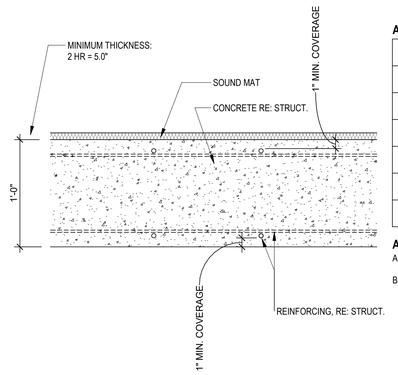
WALL ASSEMBLY INFORMATION

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



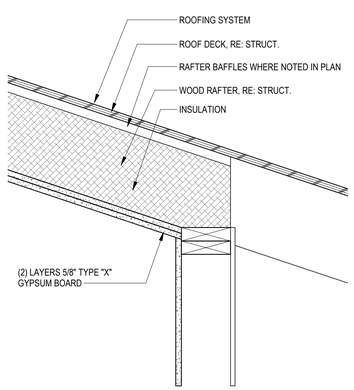
ASSEMBLY INFORMATION

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



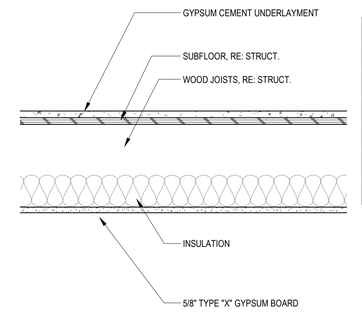
ASSEMBLY INFORMATION

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



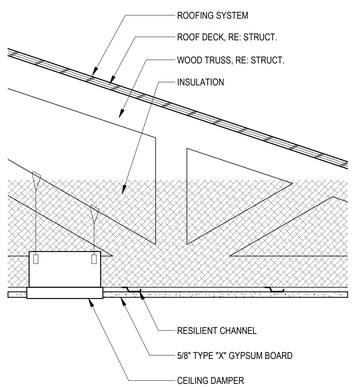
ASSEMBLY INFORMATION

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



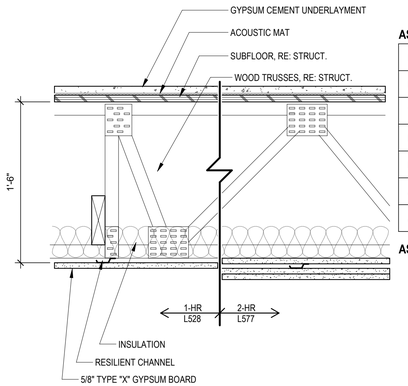
ASSEMBLY INFORMATION

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

PERMIT SET

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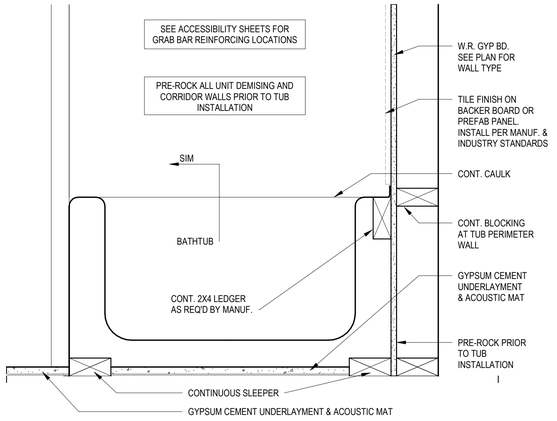
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- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

△ REVISIONS:
1 04.03.23 Revision 1

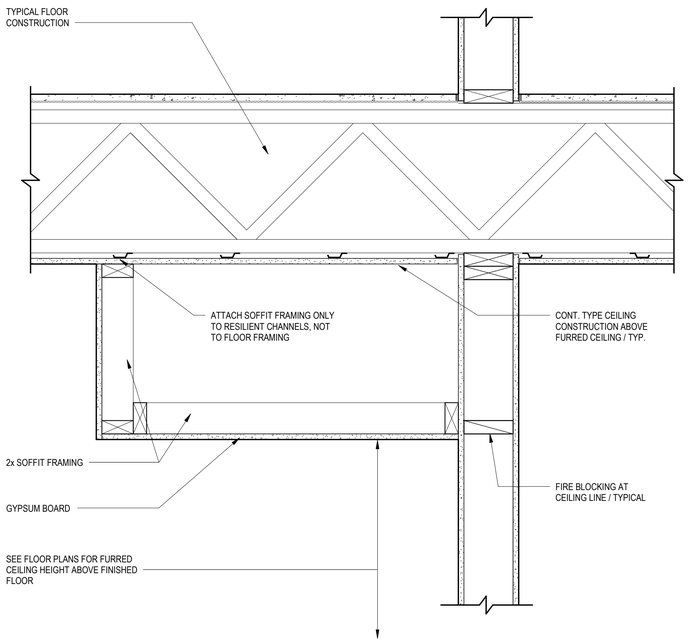
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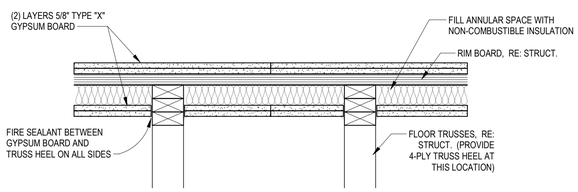
ARCH D 24" x 36"



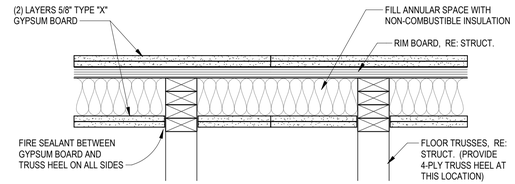
8 SECTION AT BATHTUB
1 1/2" = 1'-0"



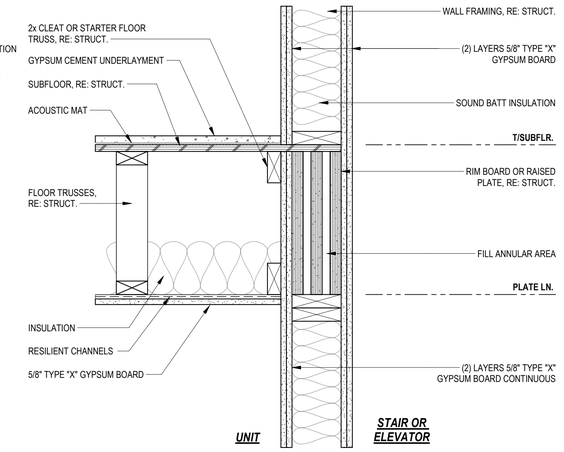
7 FURRED CEILING DETAIL
1 1/2" = 1'-0"



FIRE BARRIER TRUSS BEARING AT 2x4 WALL

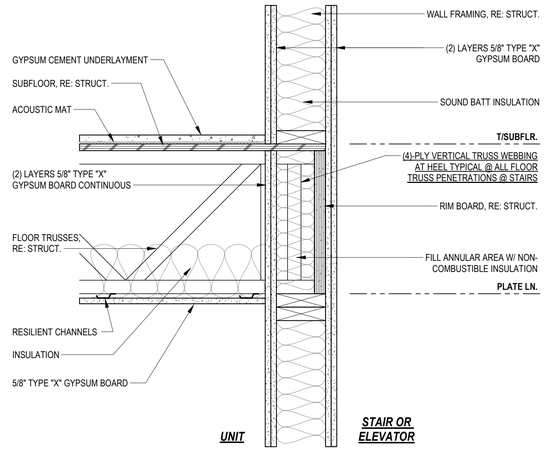


FLOOR/WALL DETAIL - no sim
6 SHAFT/UNIT - FIRE BARRIER TRUSS BEARING 1
1 1/2" = 1'-0"



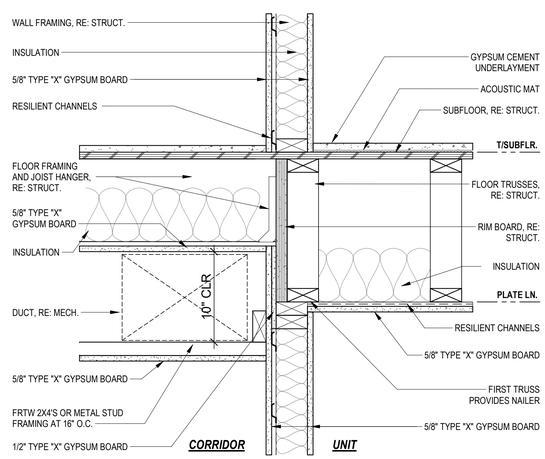
VERTICAL ASSEMBLY: FIRE BARRIER

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



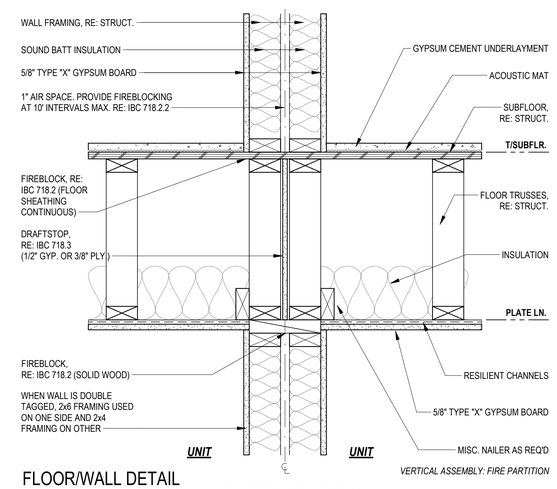
VERTICAL ASSEMBLY: FIRE BARRIER

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



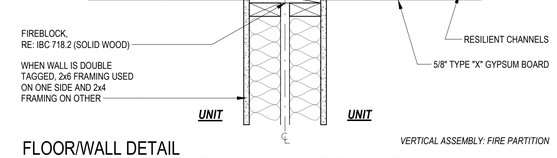
VERTICAL ASSEMBLY: FIRE PARTITION

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"

PERMIT SET

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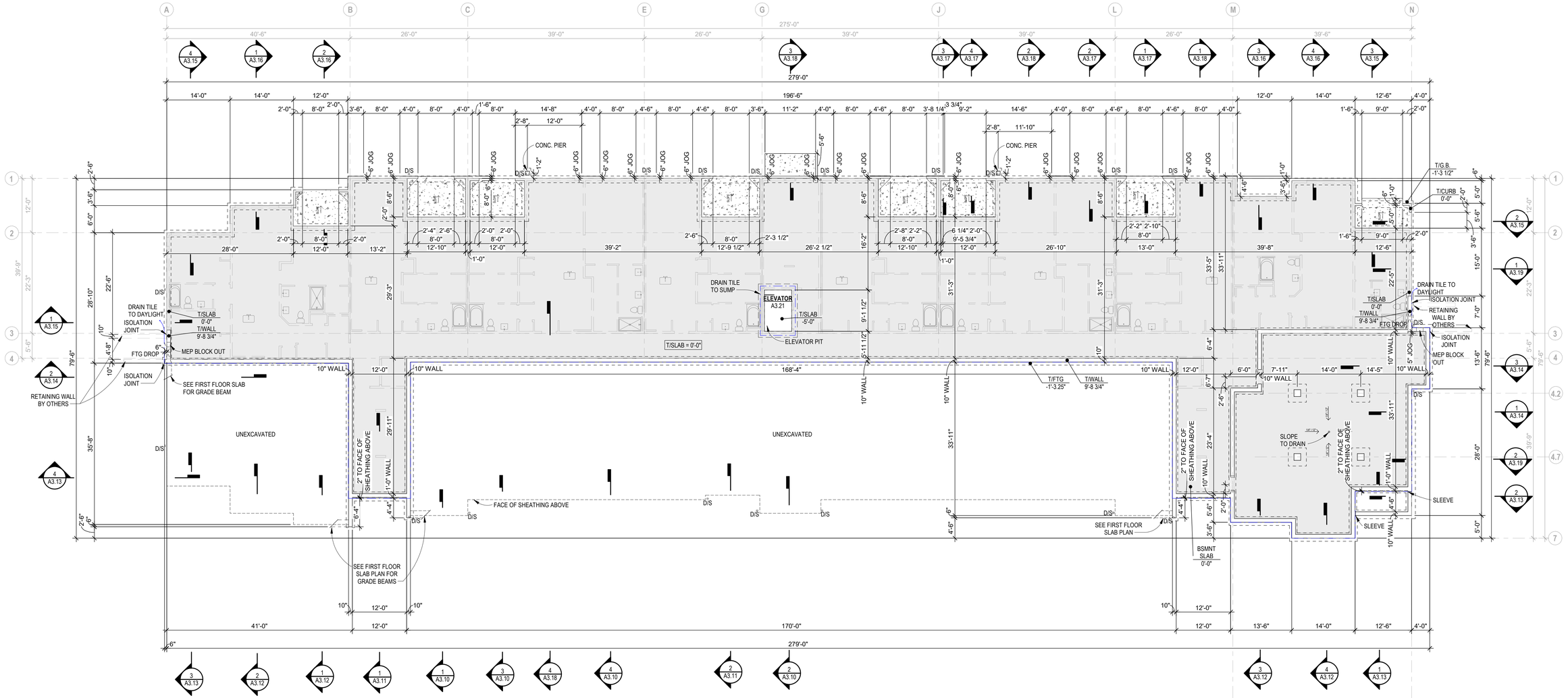
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ARCH D 24" x 36"

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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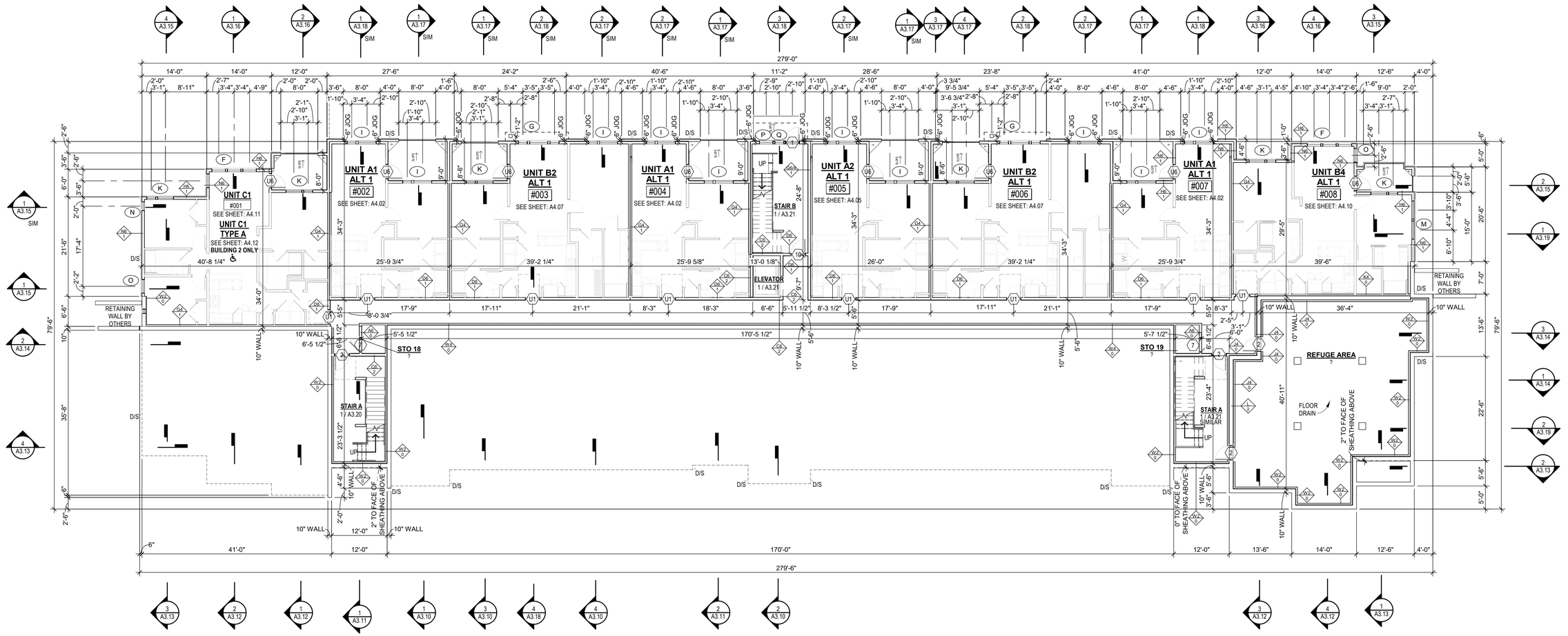
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ARCH D 24" x 36"

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.



LOWER LEVEL BUILDING PLAN

3/32" = 1'-0"

PERMIT SET

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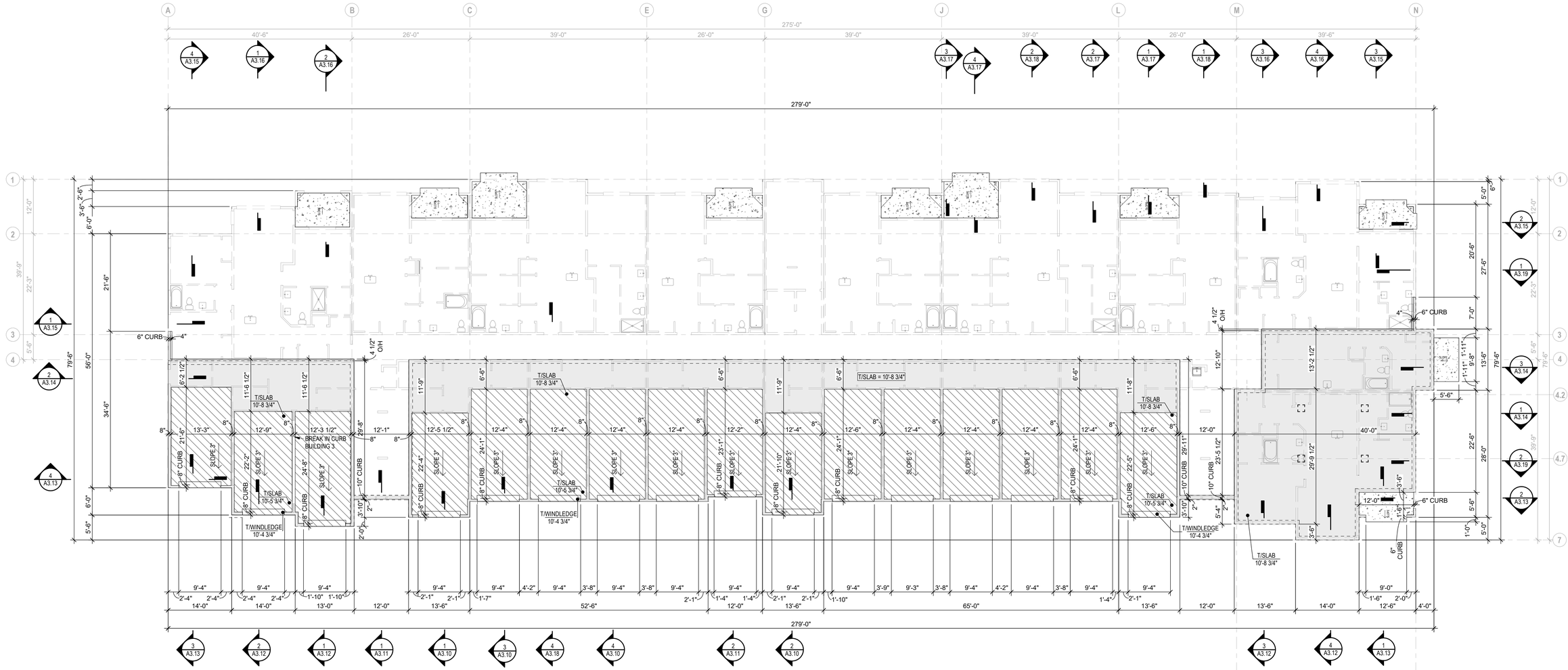
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ARCH D 24" x 36"

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.



1st FLOOR SLAB PLAN

3/32" = 1'-0"

?

PERMIT SET

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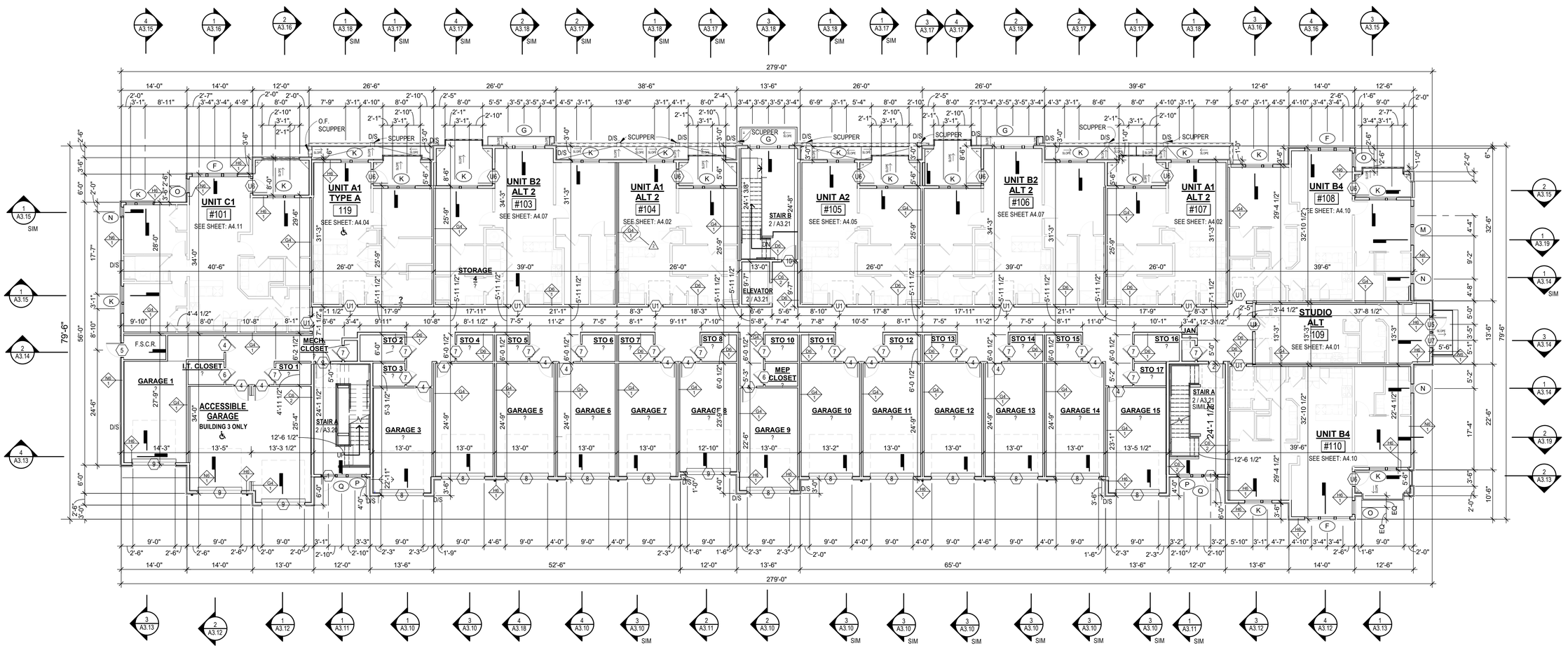
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ARCH D 24" x 36"

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.



1st FLOOR BUILDING PLAN

3/32" = 1'-0"

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2 04.28.23 Revision 2

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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.
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279'-0"

UNIT C1 #201 SEE SHEET A4.11
UNIT A1 #203 SEE SHEET: A4.02
UNIT B2 #205 SEE SHEET: A4.06
UNIT A1 #207 SEE SHEET: A4.02
UNIT B3 #209 SEE SHEET: A4.09
UNIT B2 #211 SEE SHEET: A4.06
UNIT A1 #213 SEE SHEET: A4.02
UNIT B4 #215 SEE SHEET: A4.10
STO 21
ELEVATOR 3 / A3.21
STO 20
STUDIO #204 SEE SHEET: A4.00
STAIR A 3 / A3.21
UNIT C1 #202 SEE SHEET A4.11
UNIT A1 #206 SEE SHEET: A4.02
UNIT A1 #208 SEE SHEET: A4.02
UNIT B2 #210 SEE SHEET: A4.06
UNIT A1 #212 SEE SHEET: A4.02
UNIT A1 #214 SEE SHEET: A4.02
STO 22
STUDIO #216 SEE SHEET: A4.00
STAIR A 3 / A3.21 SIMILAR
STUDIO ALT #217 SEE SHEET: A4.01
UNIT B4 #218 SEE SHEET: A4.10
EMERGENCY O.F. SCUPPER
OPEN TO BELOW
SCUPPER

2nd FLOOR BUILDING PLAN

3/32" = 1'-0"

PERMIT SET

A NEW DEVELOPMENT: RESIDENCES AT BLACKWELL

50 Highway & Blackwell, Lee's Summit, MO

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- 4.5.2023 - ADD. #1

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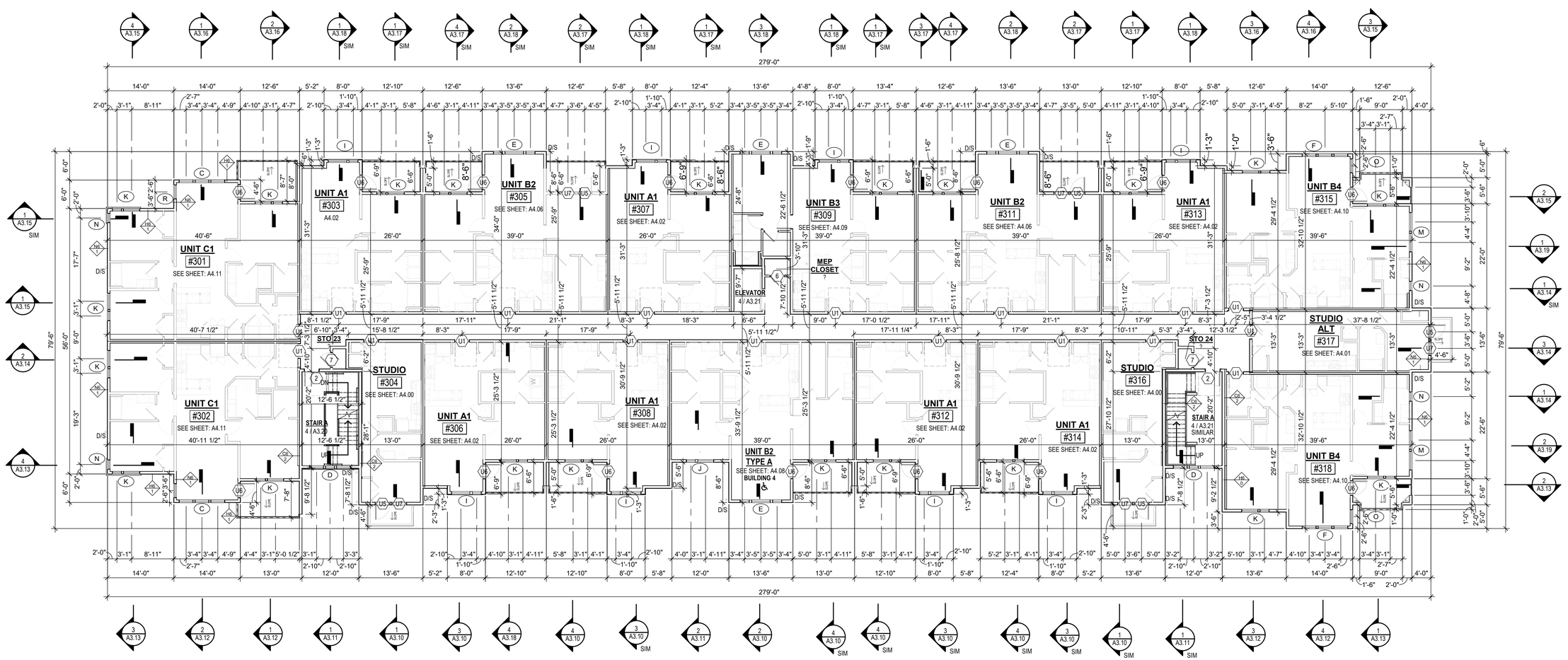
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ARCH D 24" x 36"

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.



3rd FLOOR BUILDING PLAN

3/32" = 1'-0"

?

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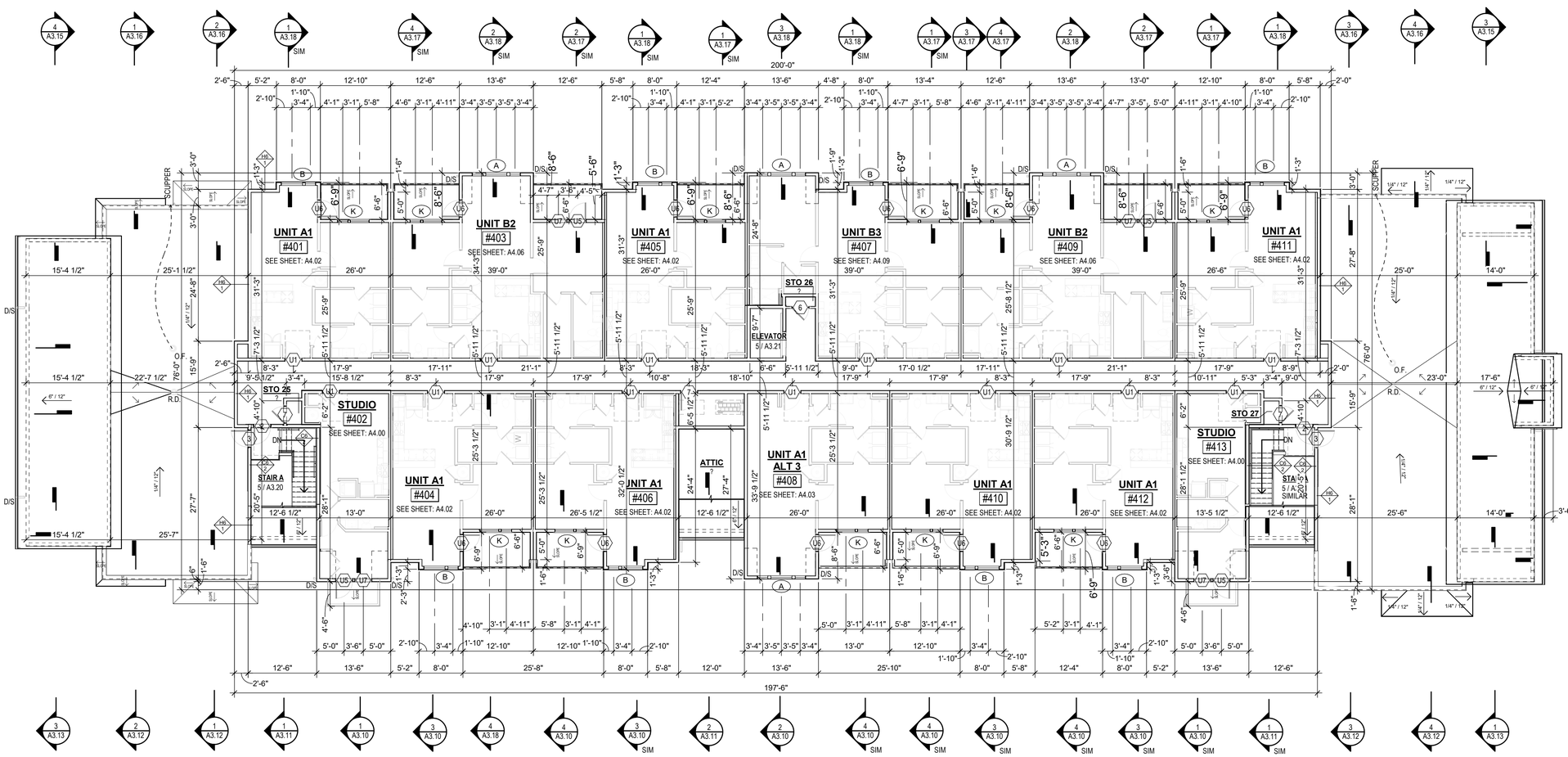
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ARCH D 24" x 36"

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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ARCH D 24" x 36"

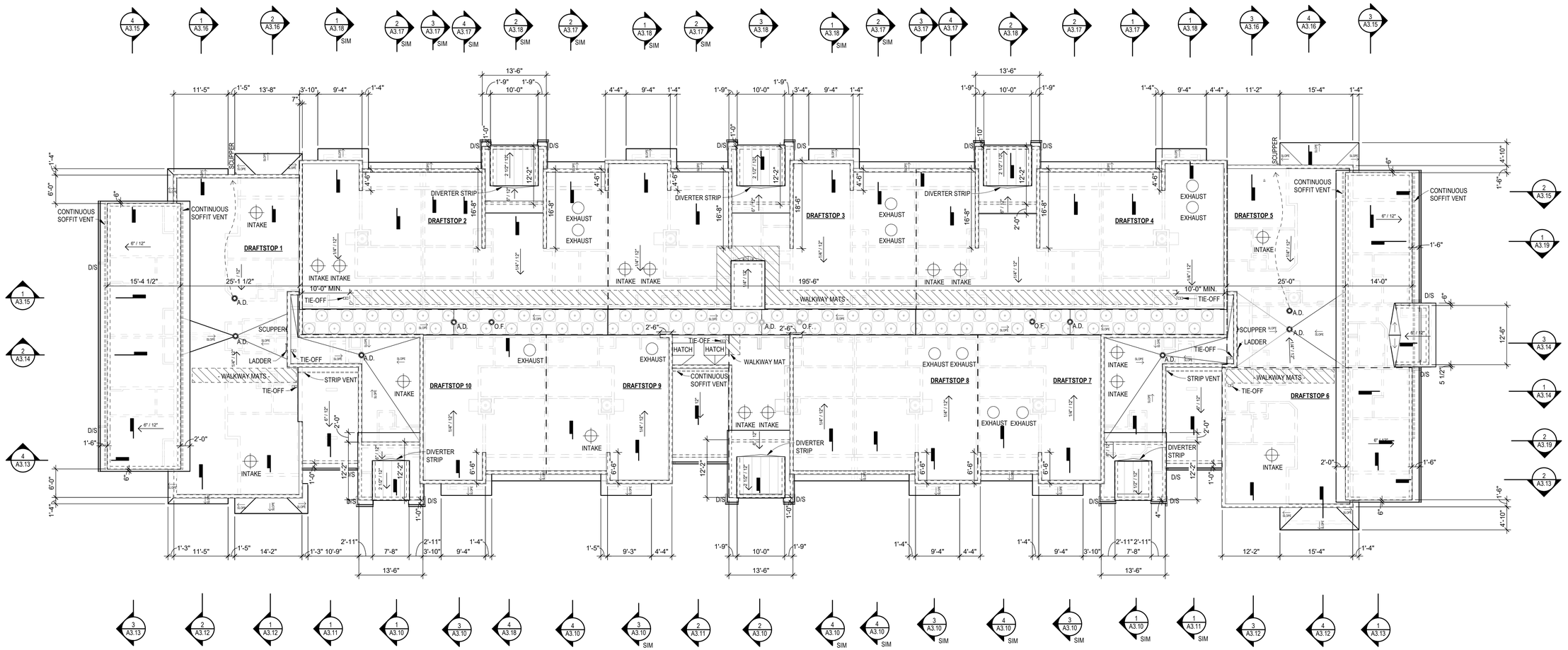
ROOF PLAN GENERAL NOTES:

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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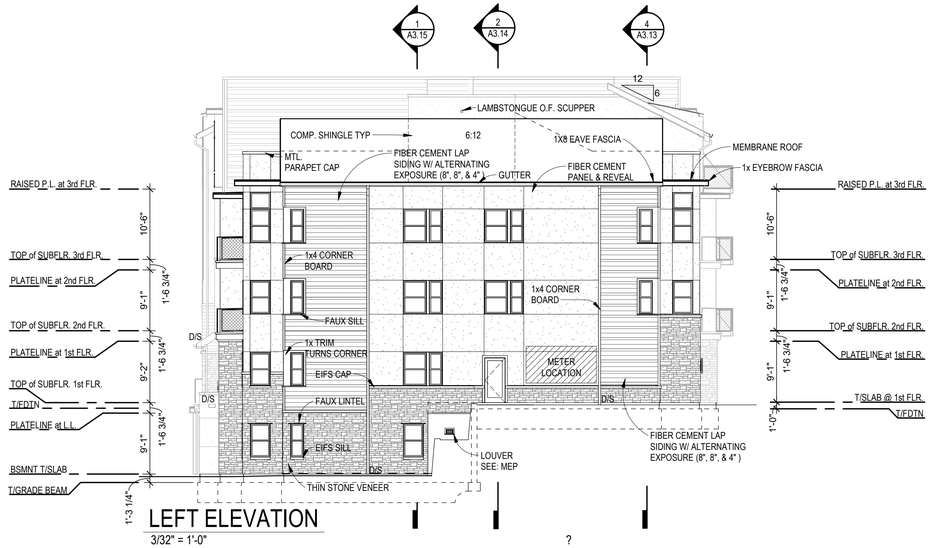
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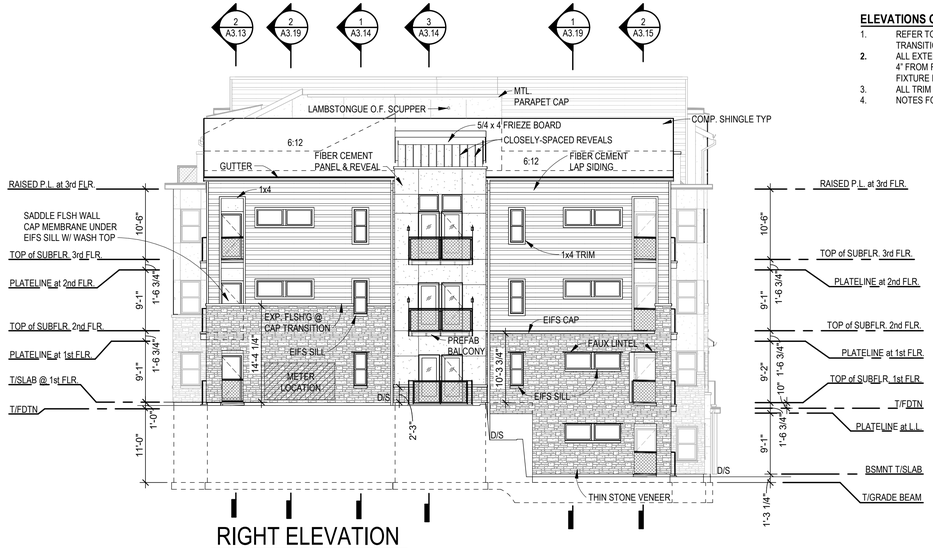
ARCH D 24" x 36"

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



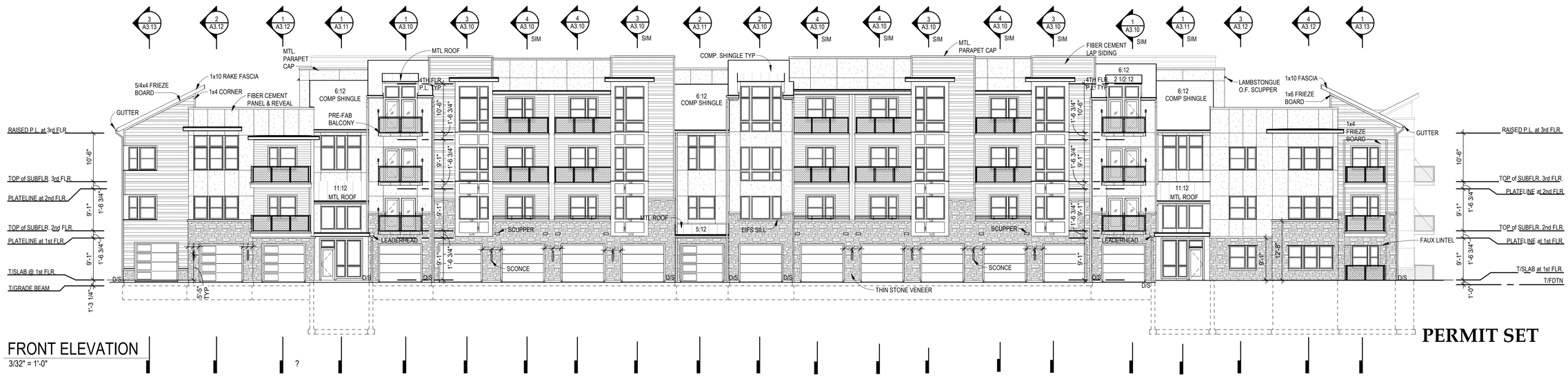
LEFT ELEVATION
3/32" = 1'-0"



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



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



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

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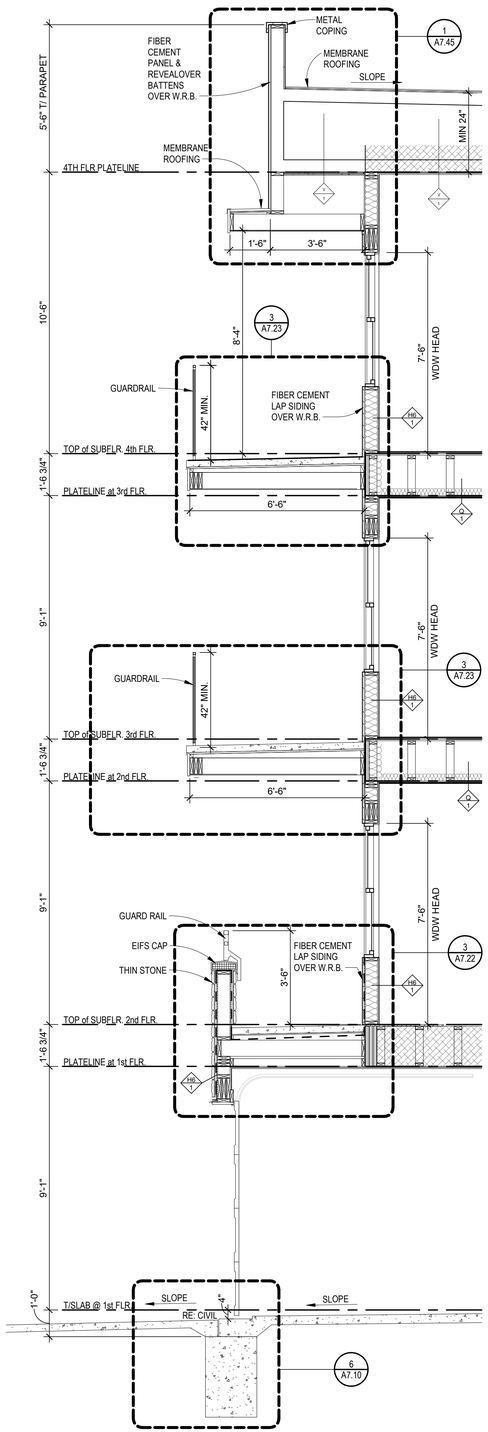
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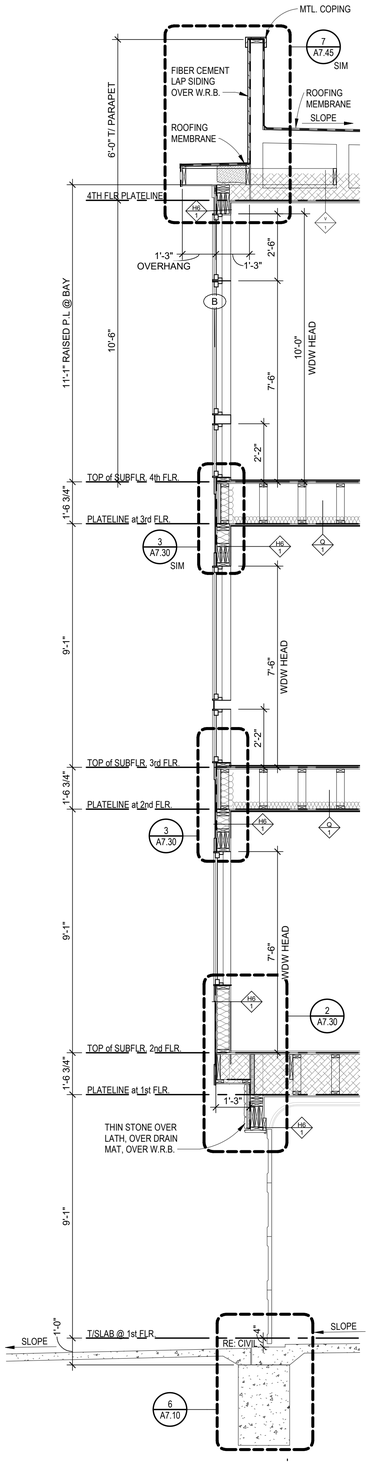
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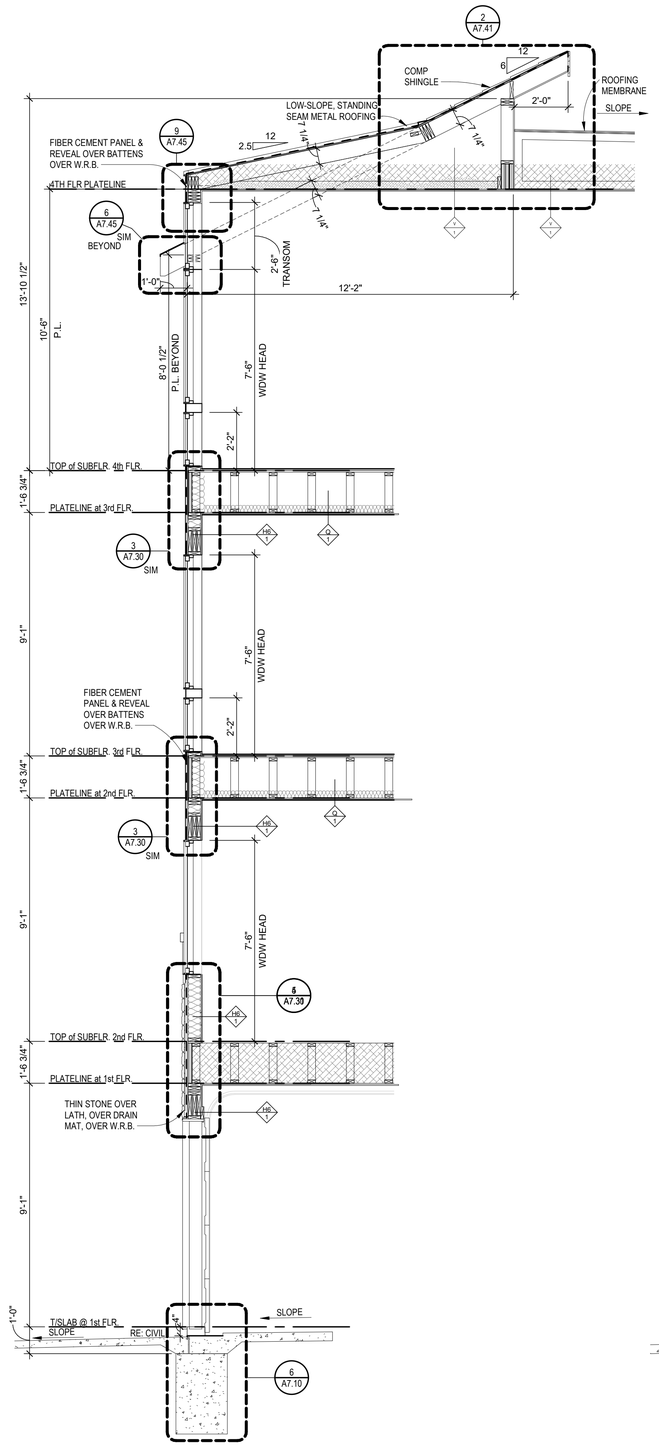
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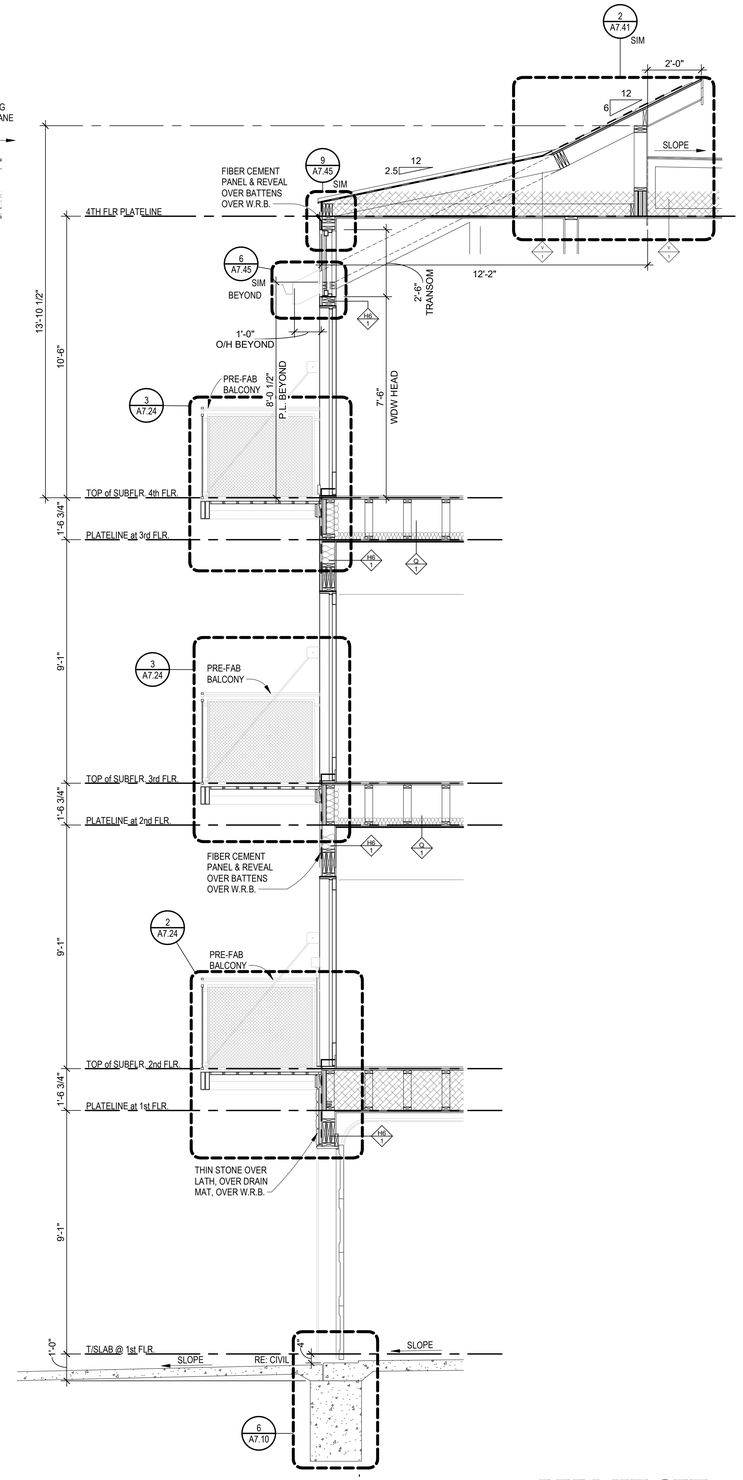
4 WALL SECTION
3/8" = 1'-0"



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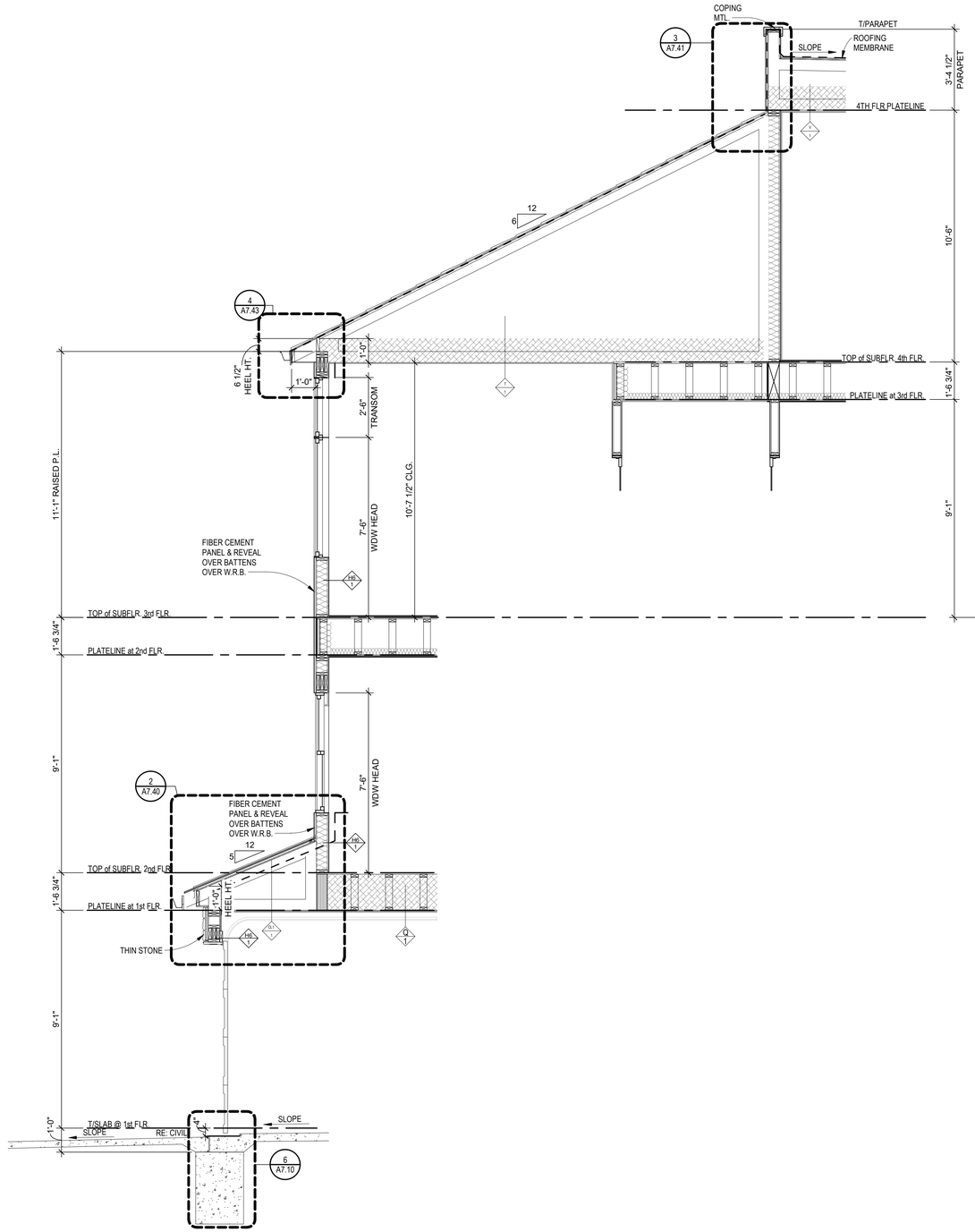
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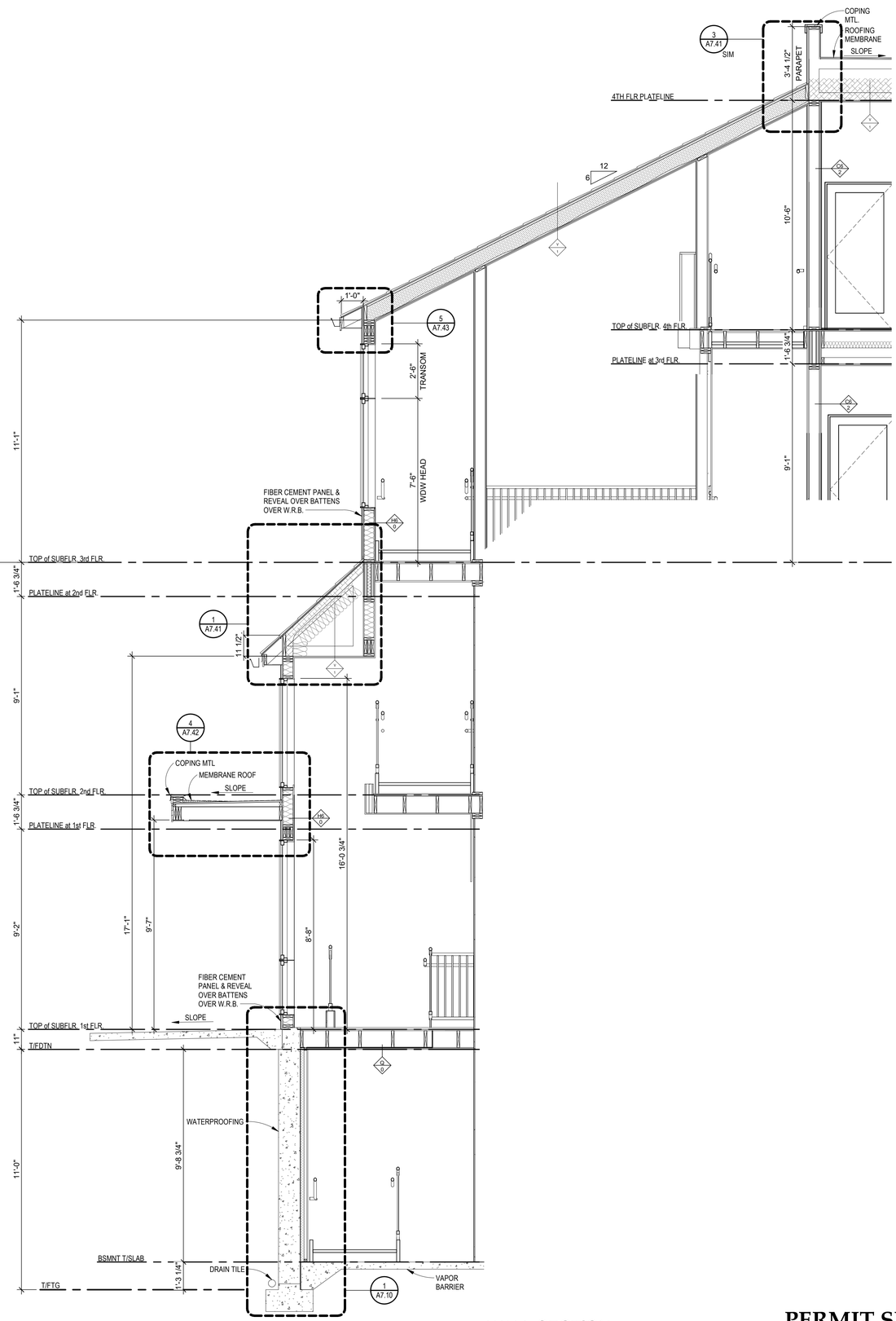
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2 WALL SECTION
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1 WALL SECTION
3/8" = 1'-0"

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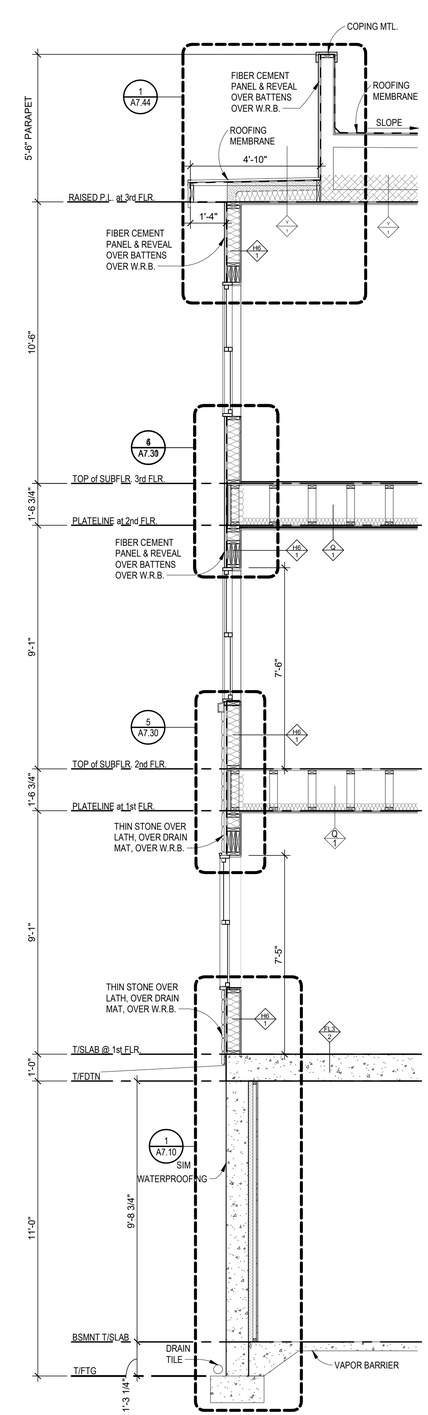
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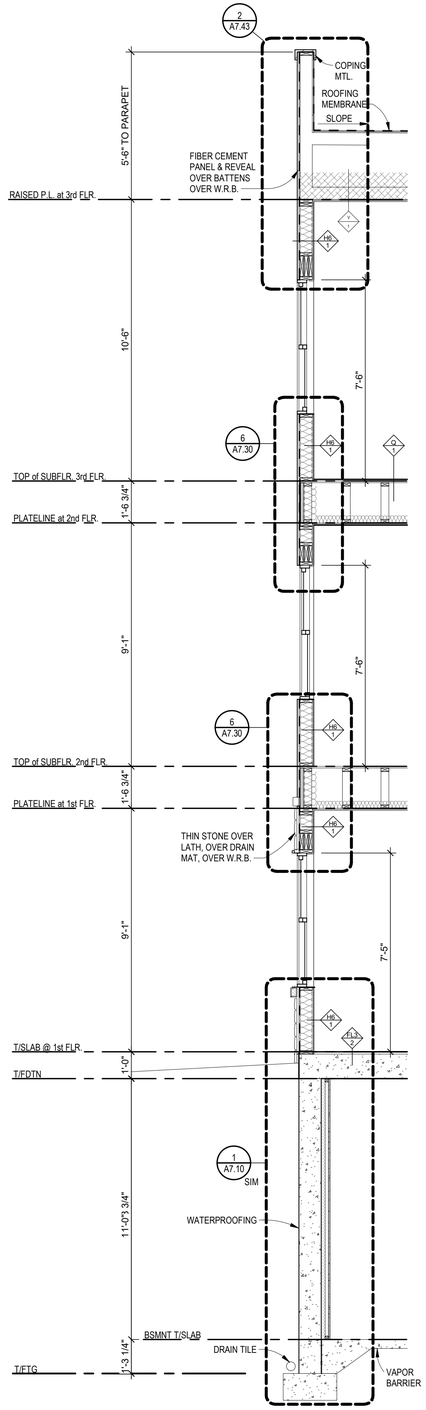
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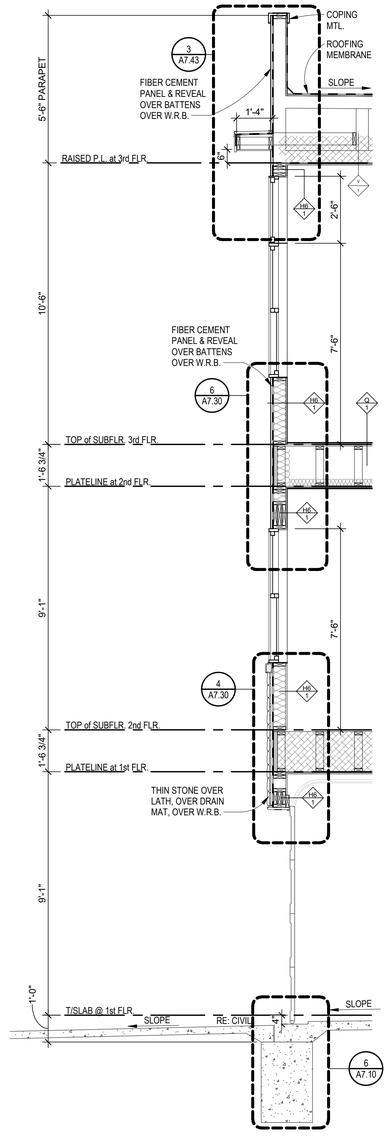
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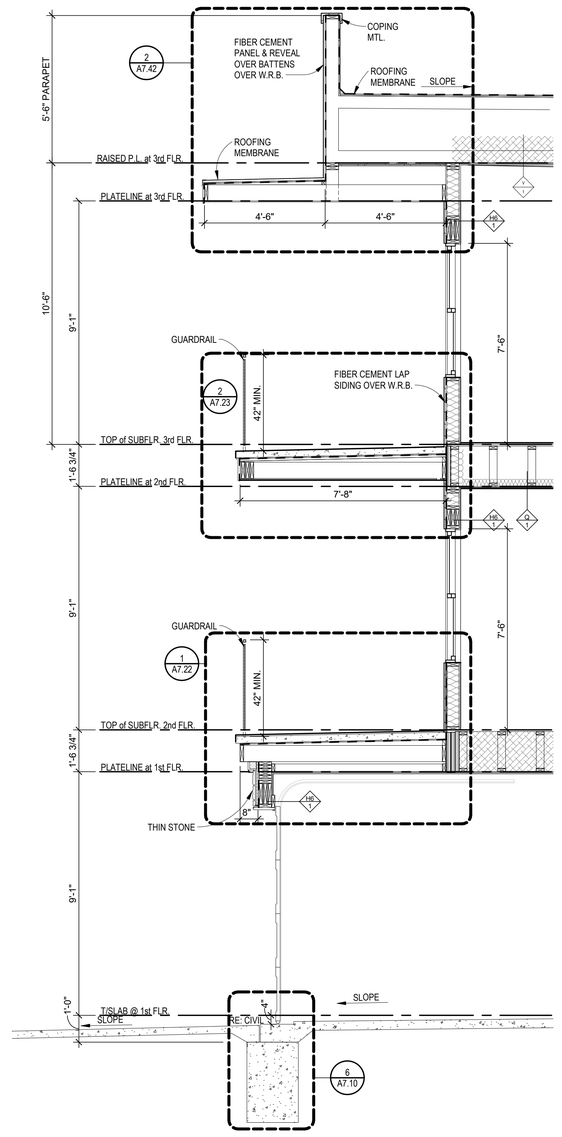
4 WALL SECTION
3/8" = 1'-0"



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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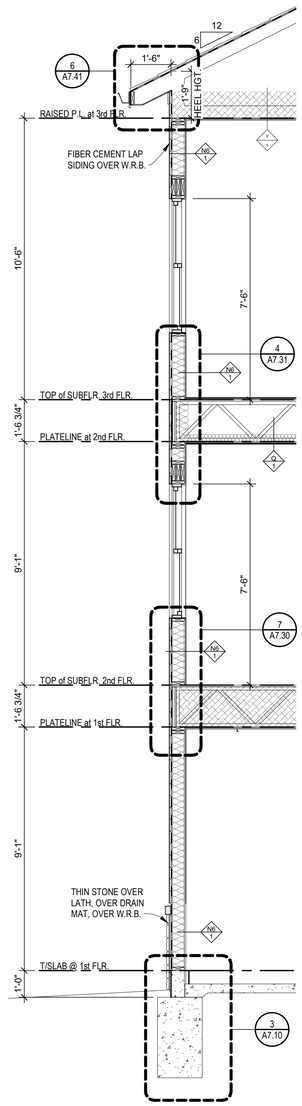
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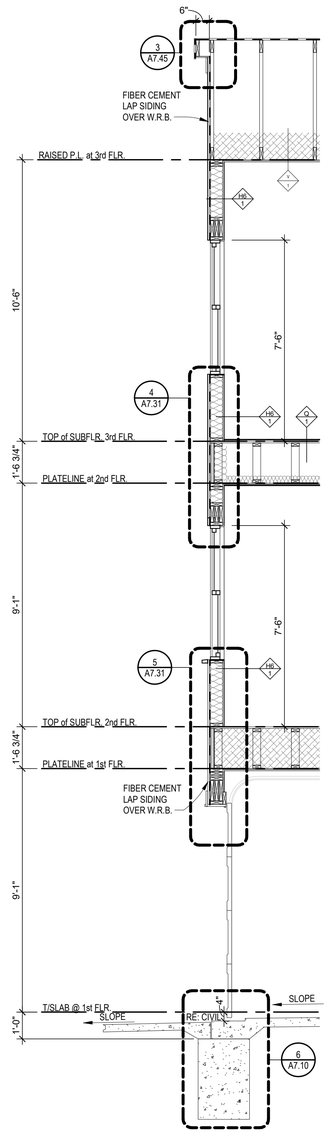
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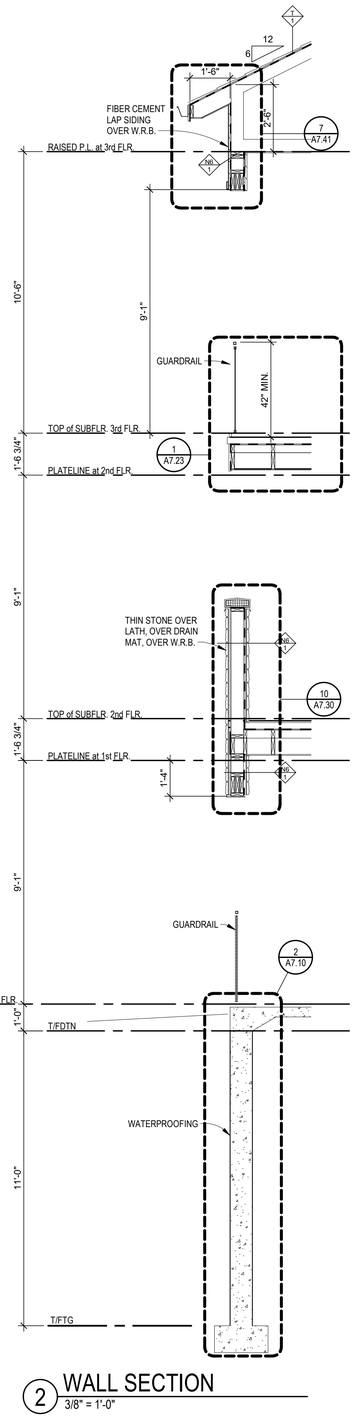
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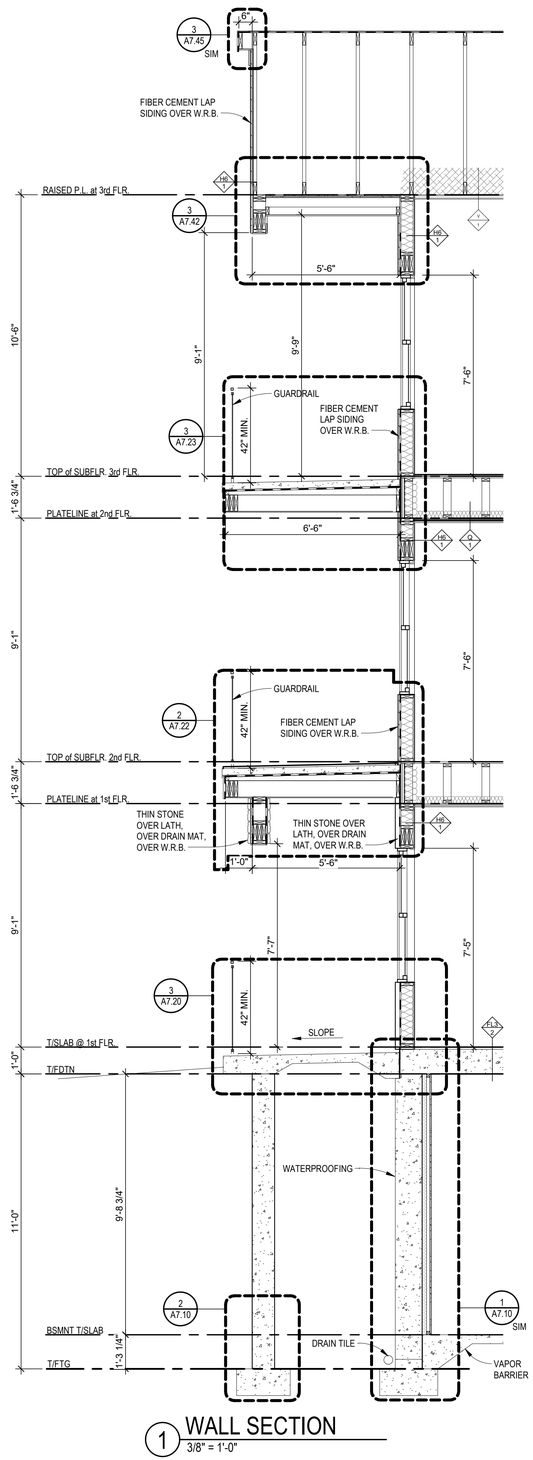
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3/8" = 1'-0"



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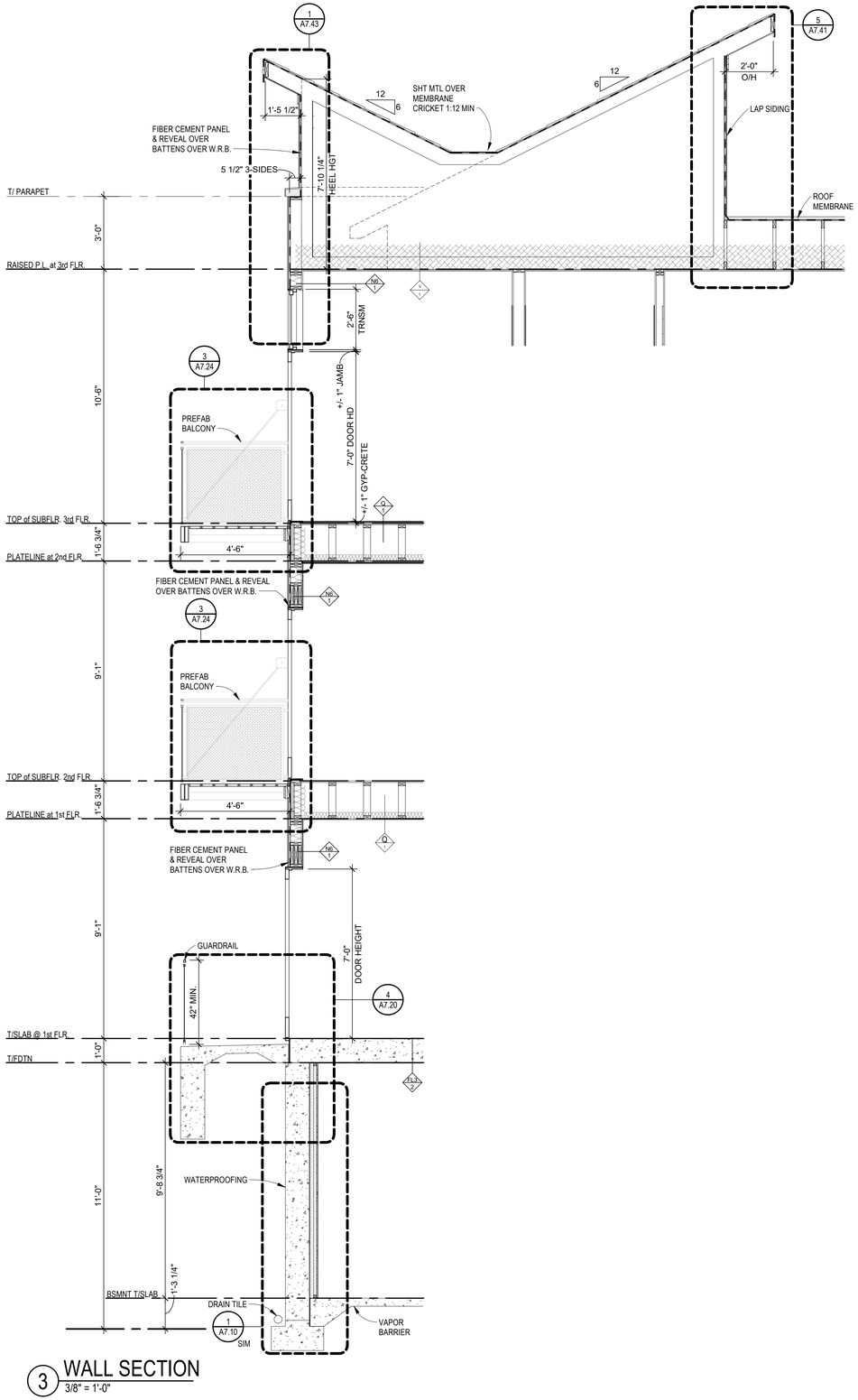
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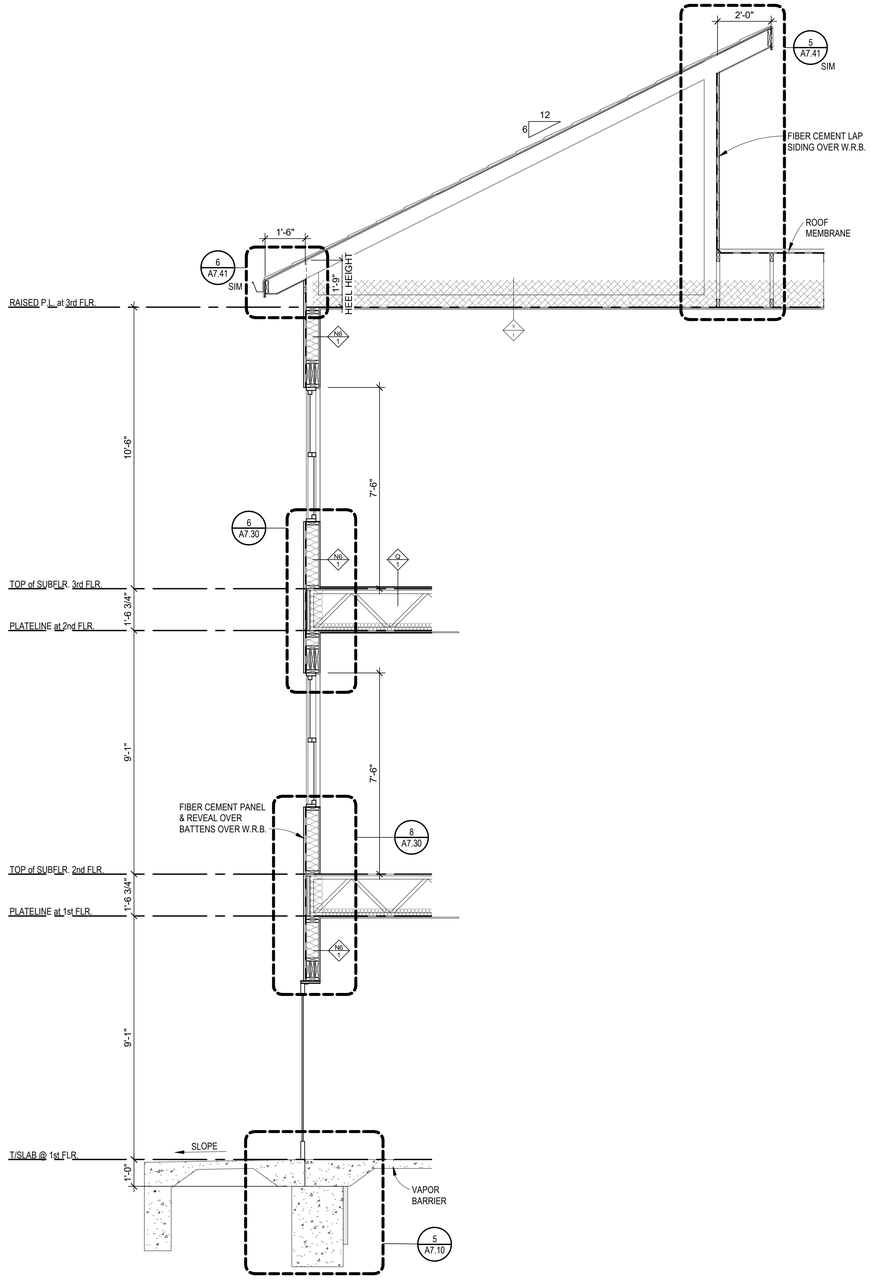
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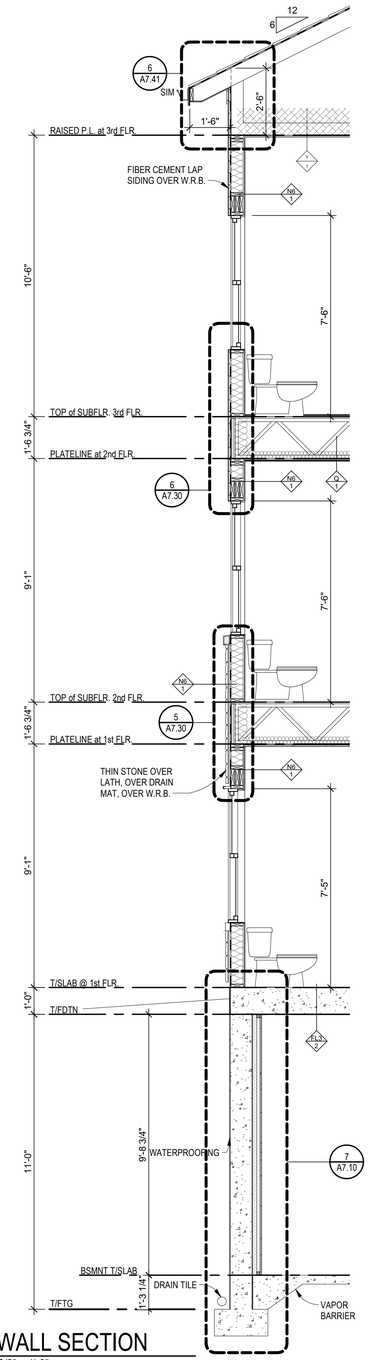
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3 WALL SECTION
3/8" = 1'-0"



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



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

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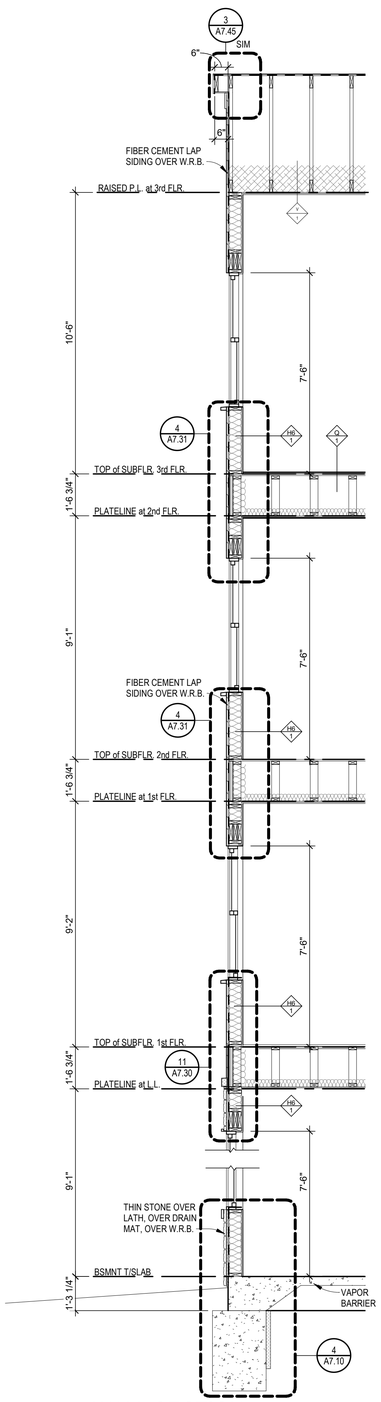
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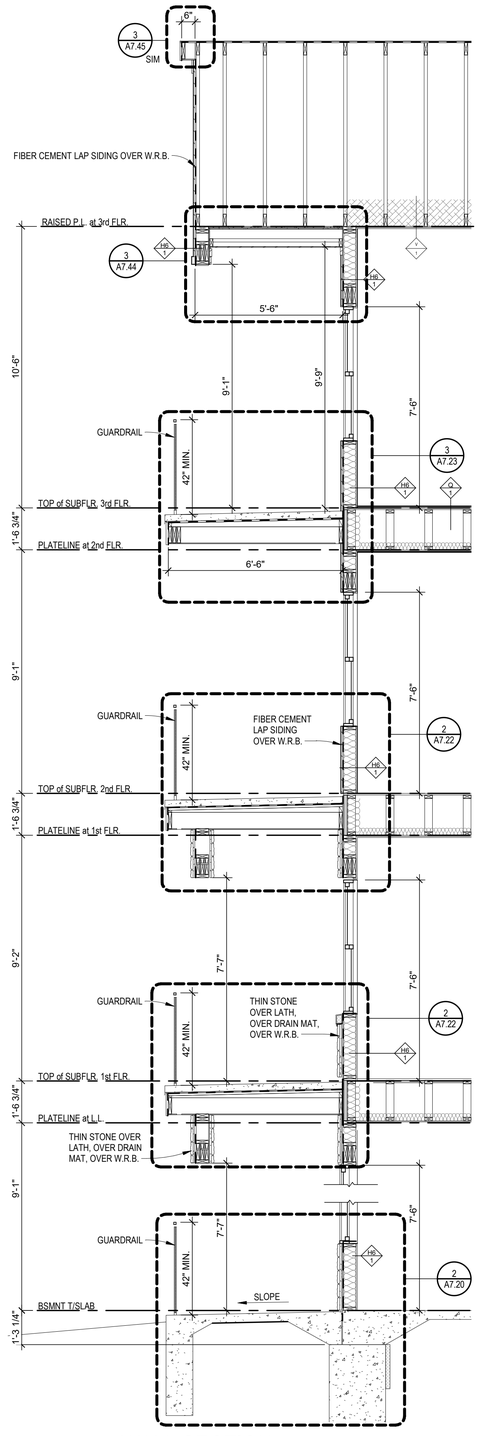
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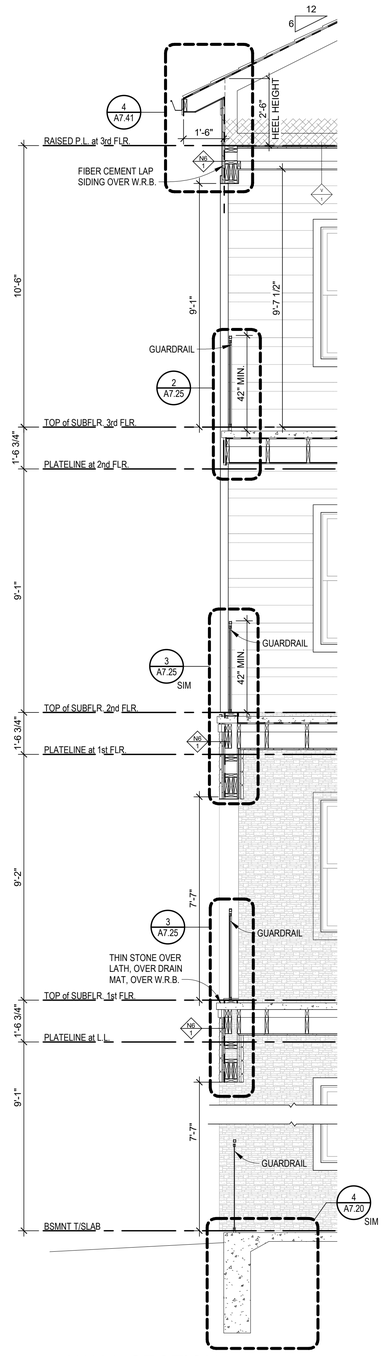
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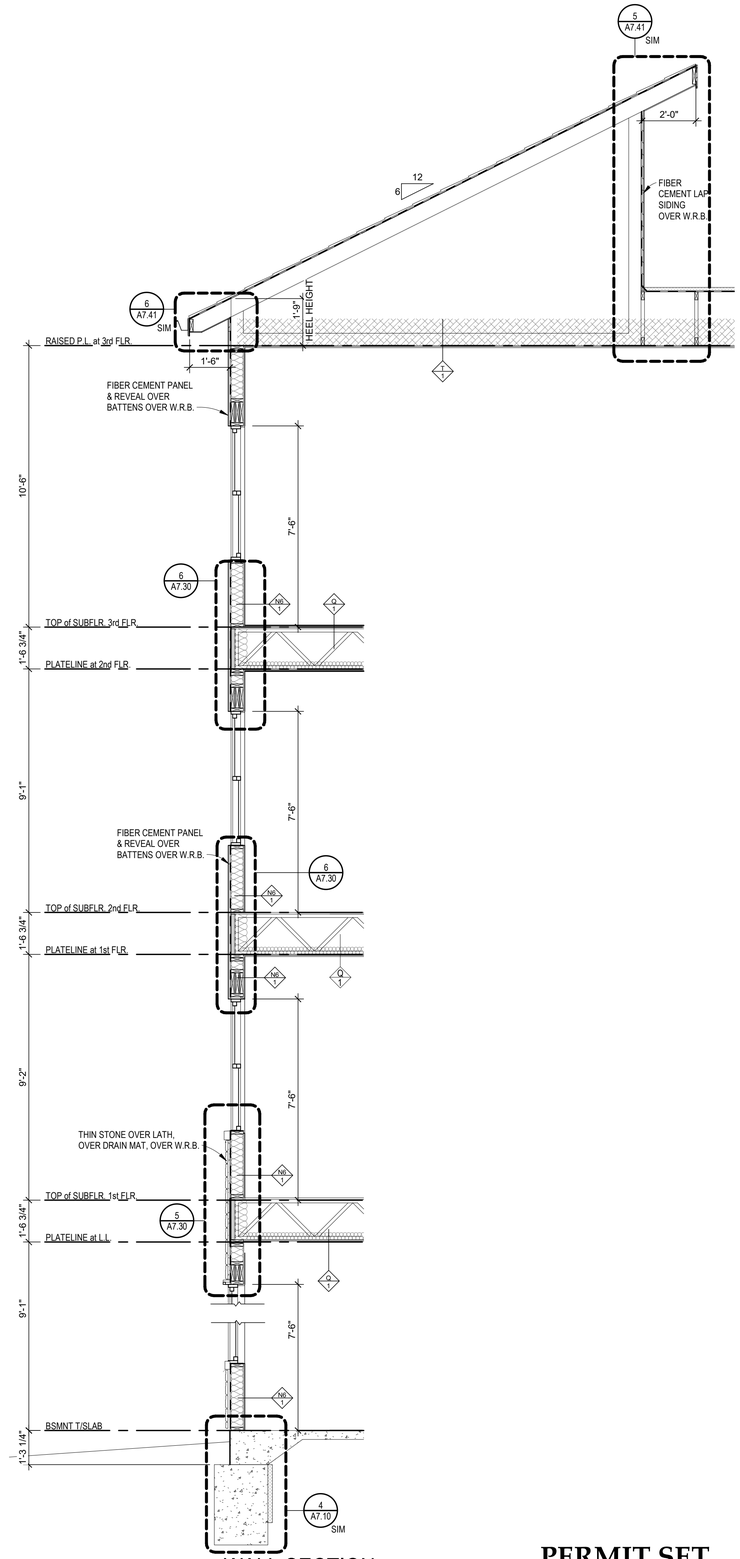
4 WALL SECTION
3/8" = 1'-0"



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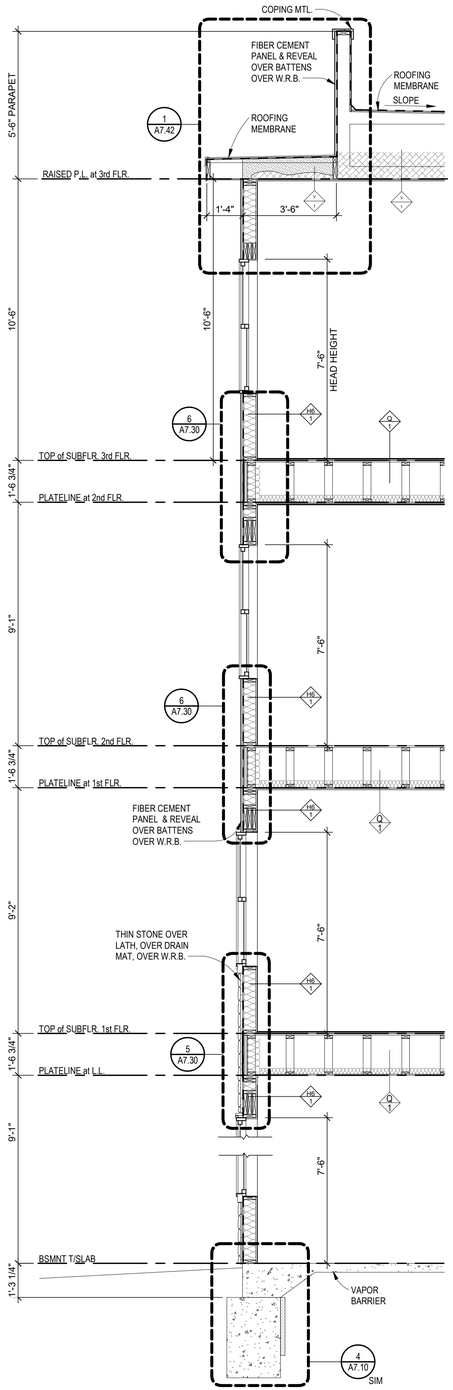
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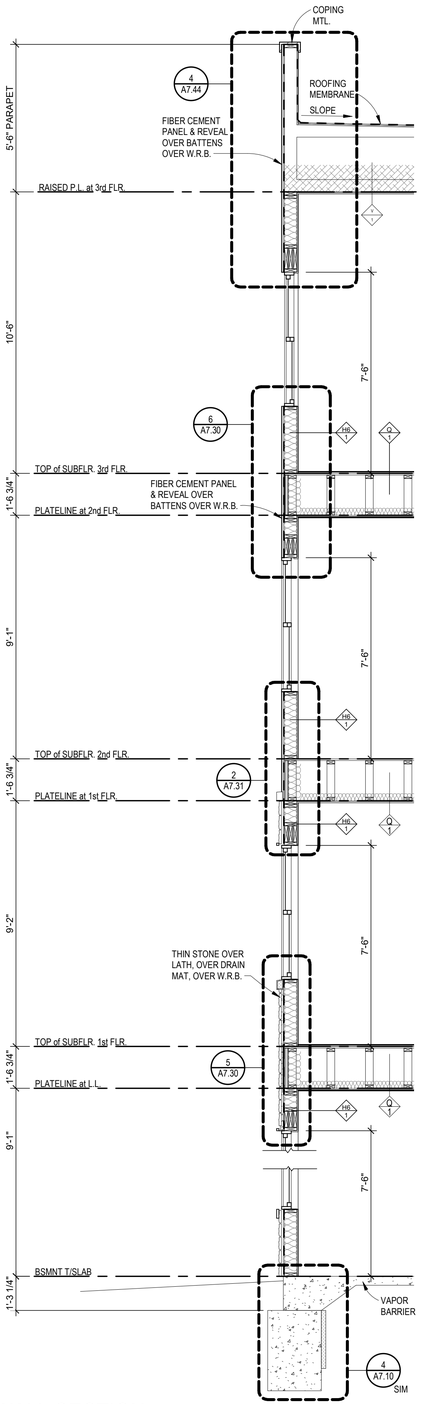
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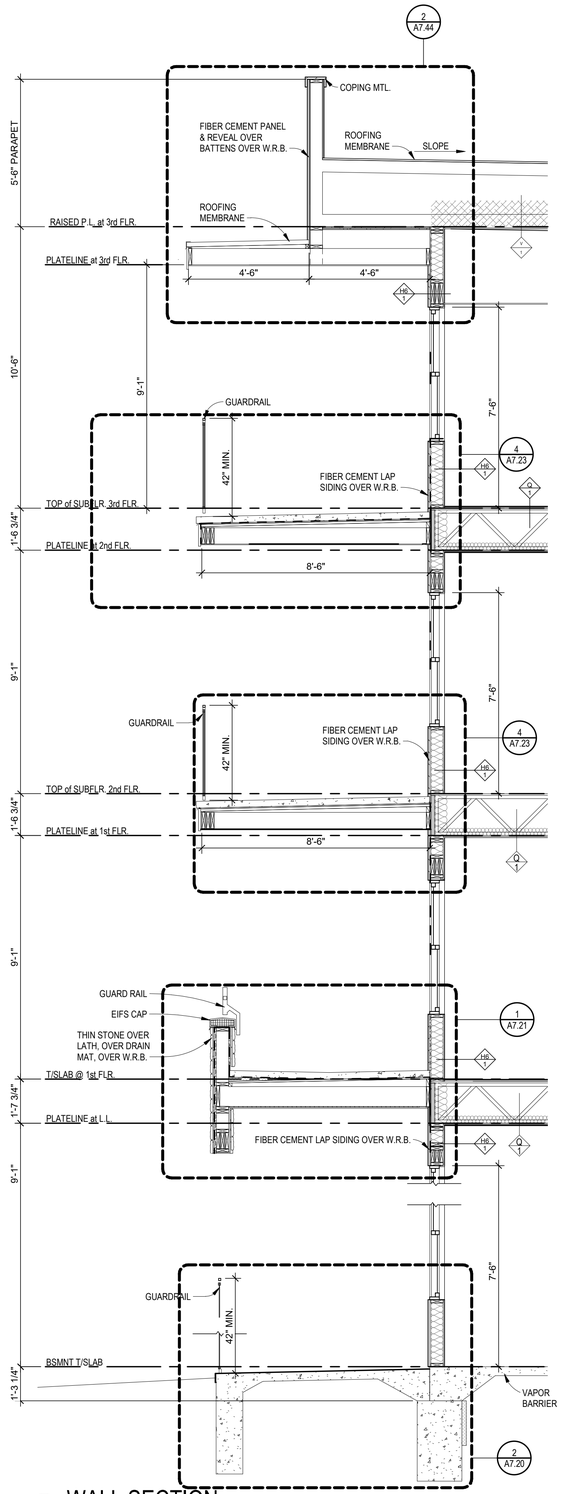
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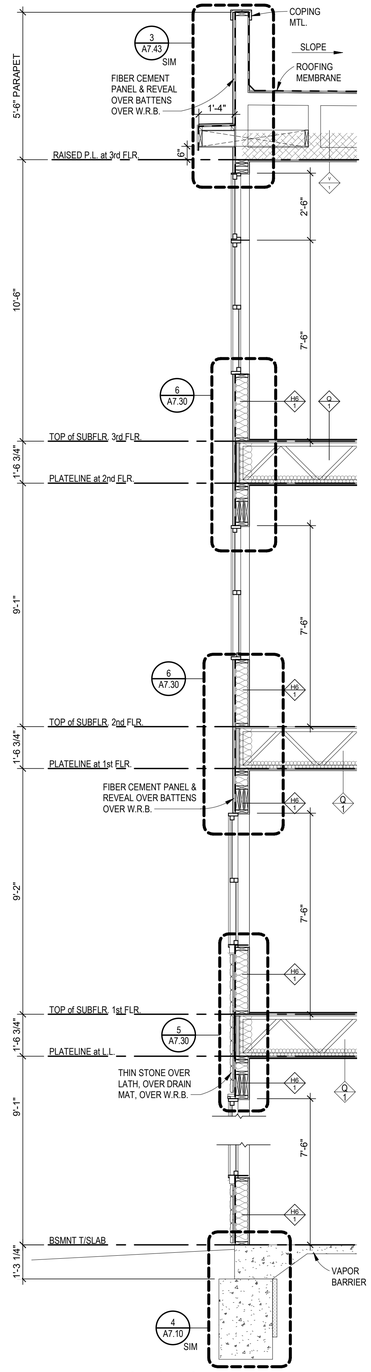
4 WALL SECTION
3/8" = 1'-0"



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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50 Highway & Blackwell, Lee's Summit, MO

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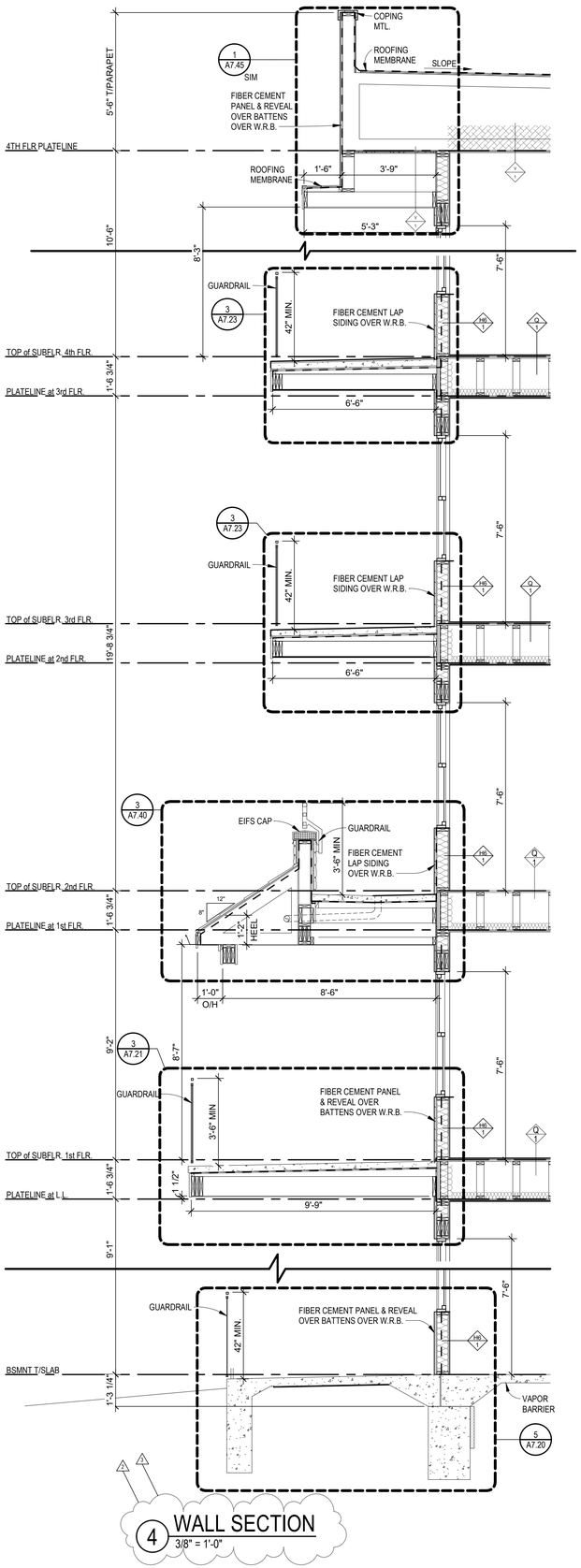
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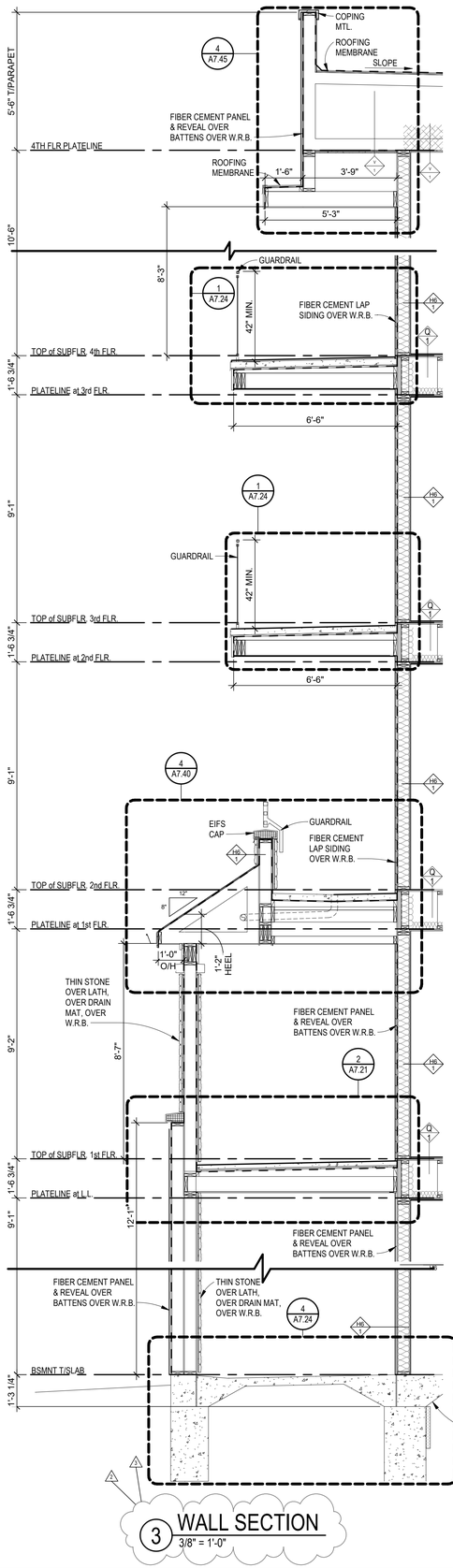
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SHEET NO.
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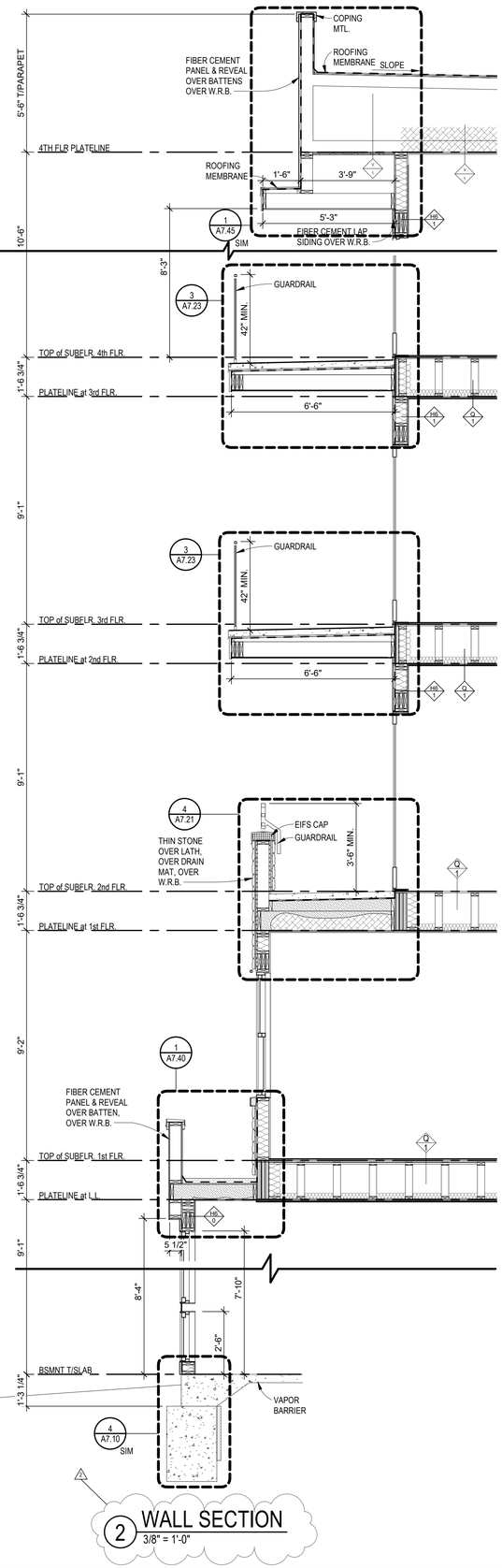
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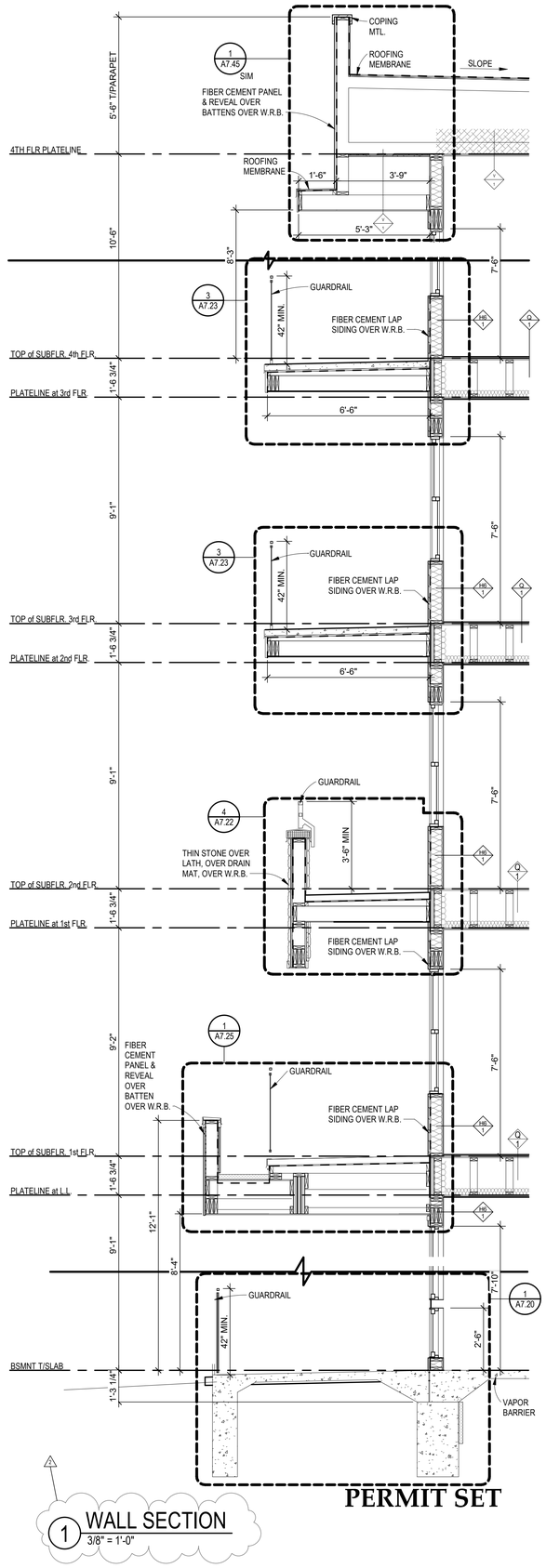
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ARCH D 24" x 36"









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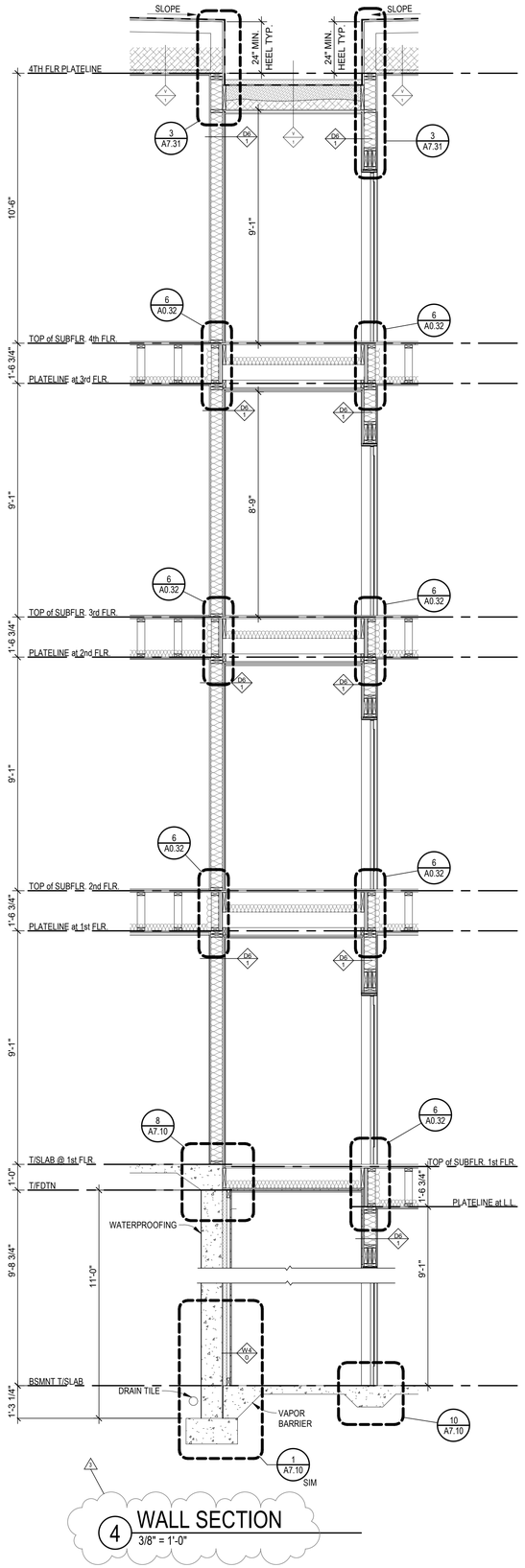
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2	04.28.23	Revision 2
3	05.05.23	Revision 3

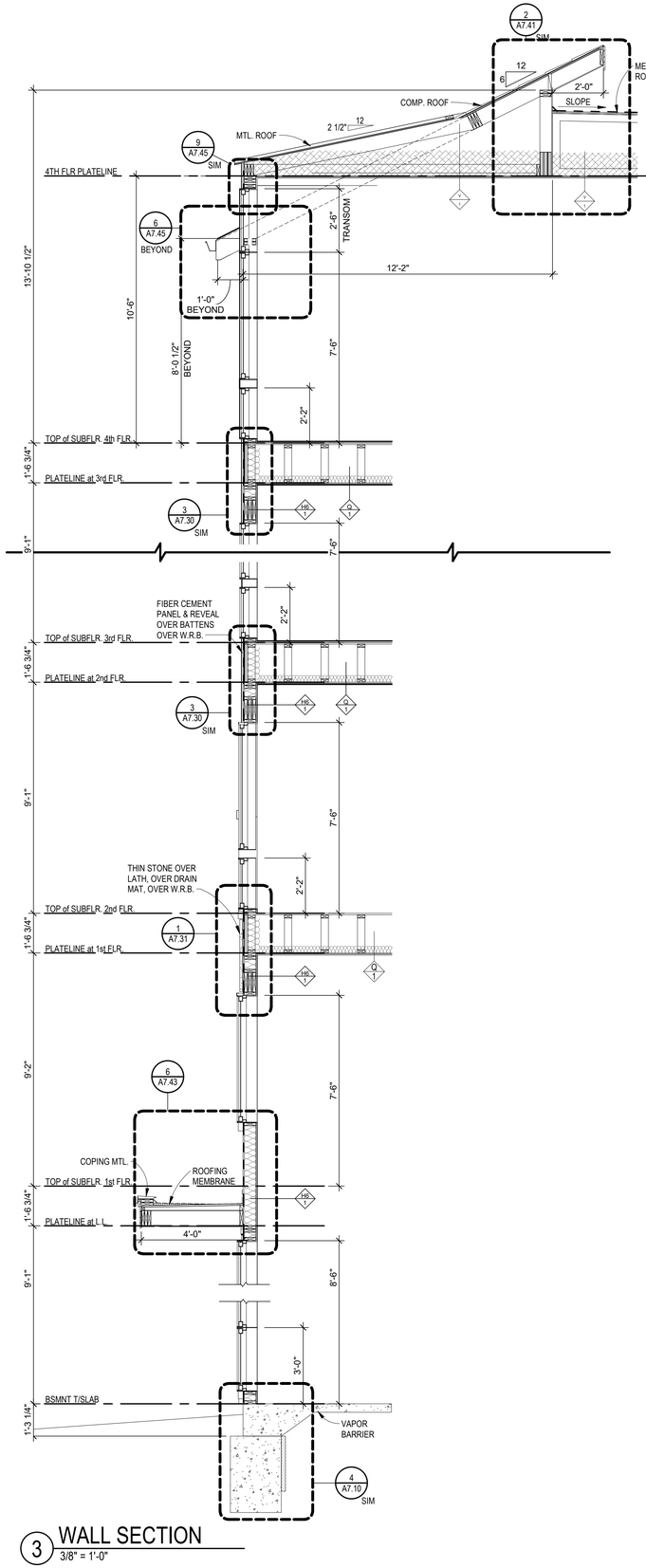
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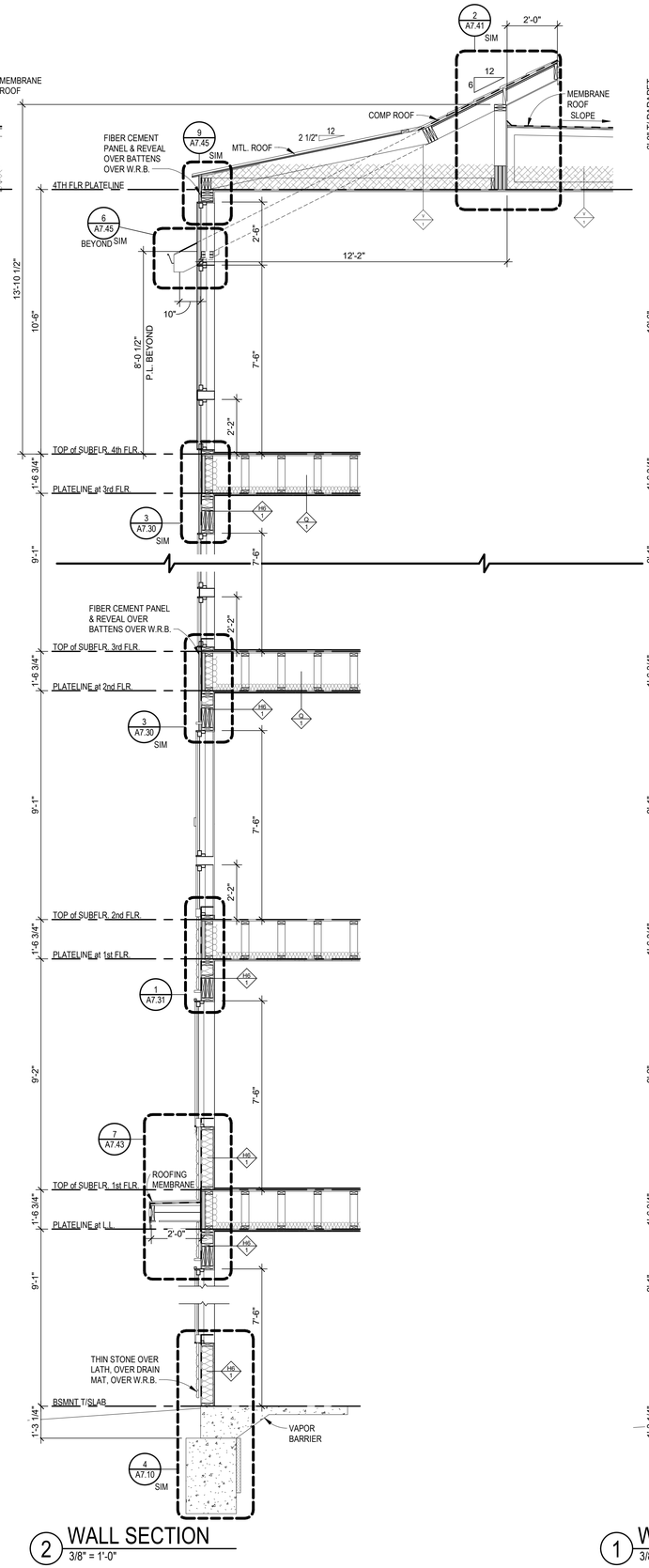
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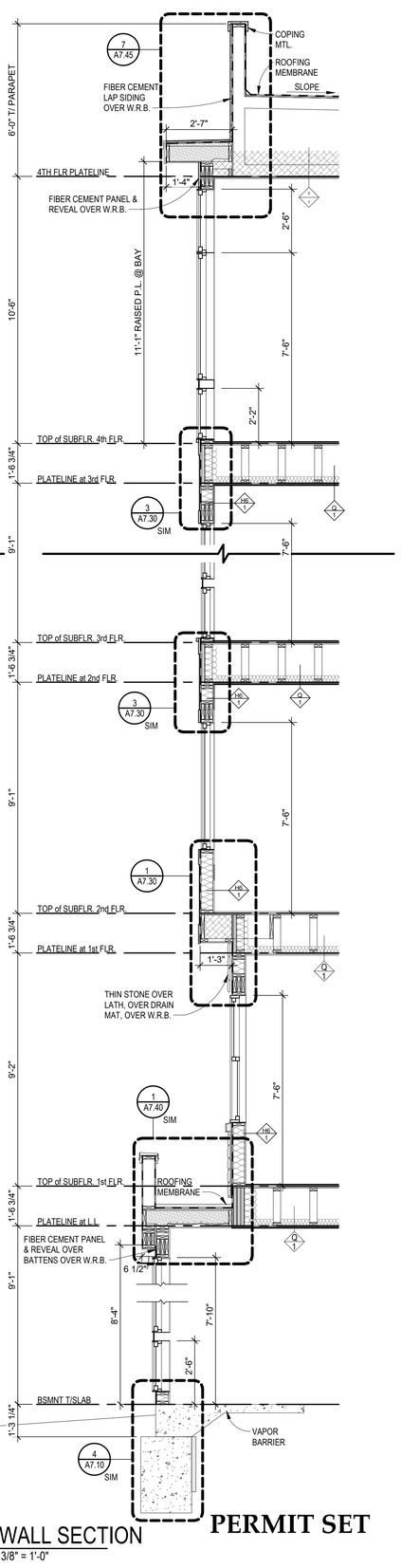
4 WALL SECTION
3/8" = 1'-0"



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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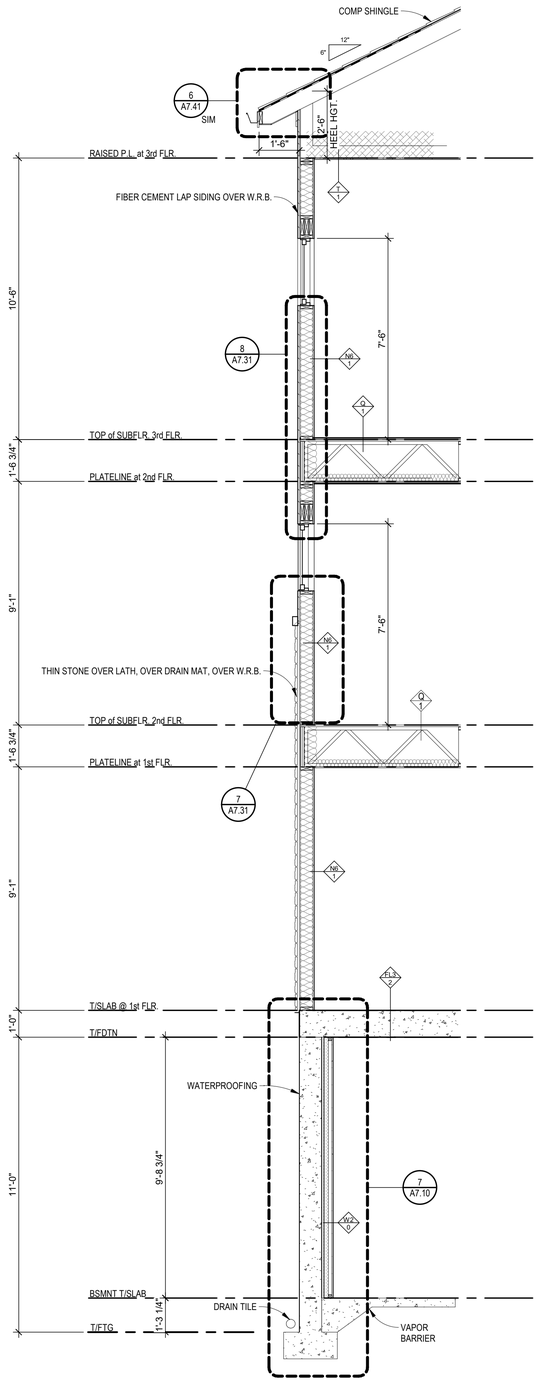
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△ REVISIONS:
3 05.05.23 Revision 3

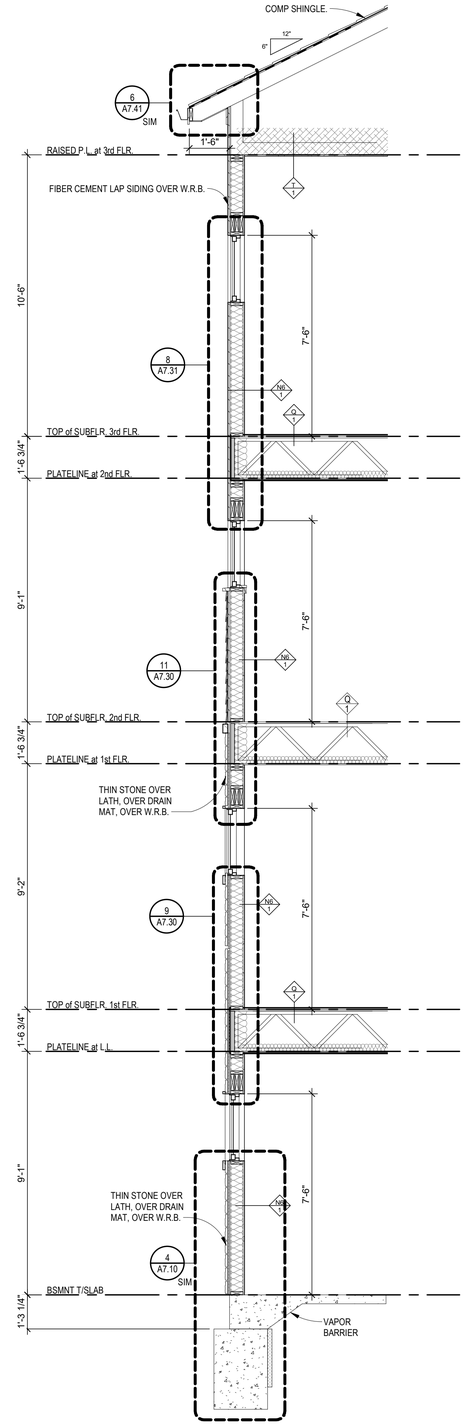
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ARCH D 24" x 36"



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



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

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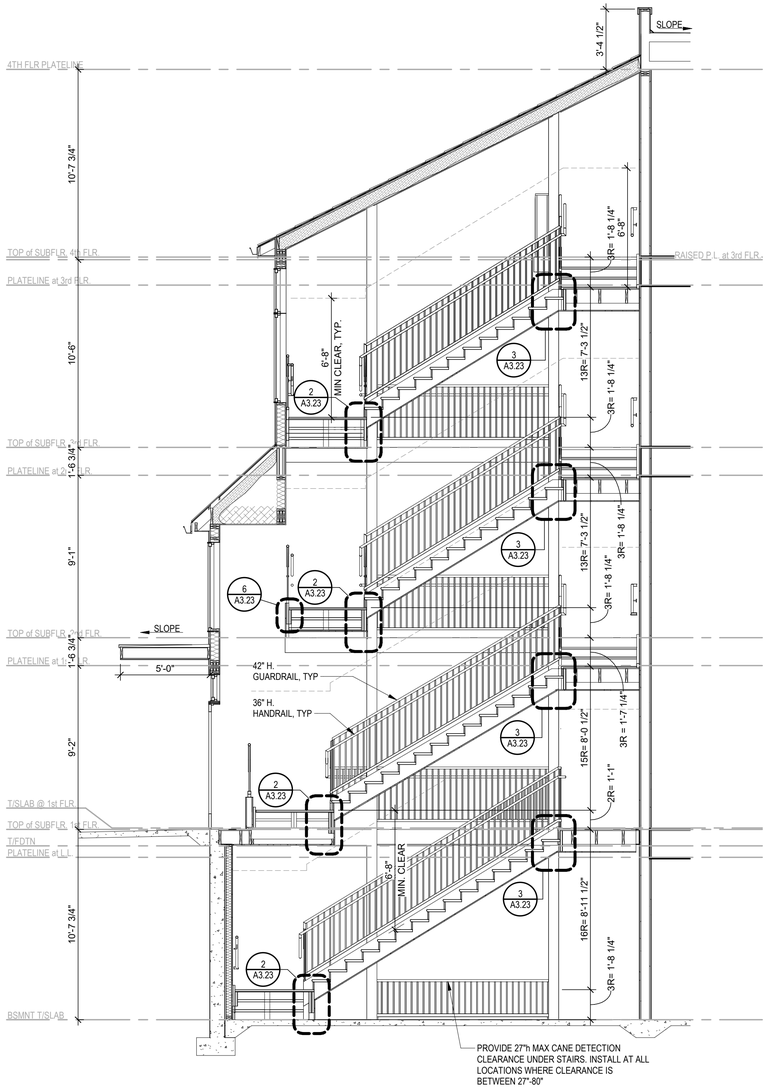
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- 4.5.2023 - ADD. #1

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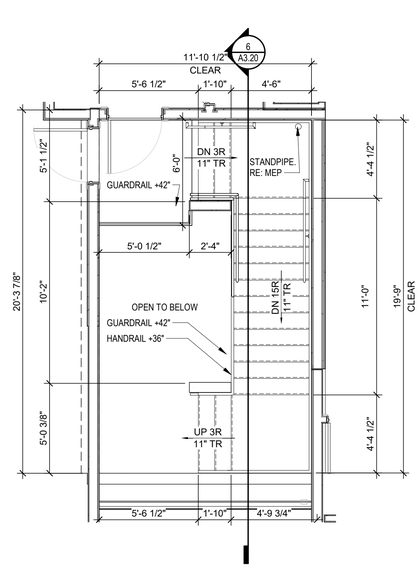
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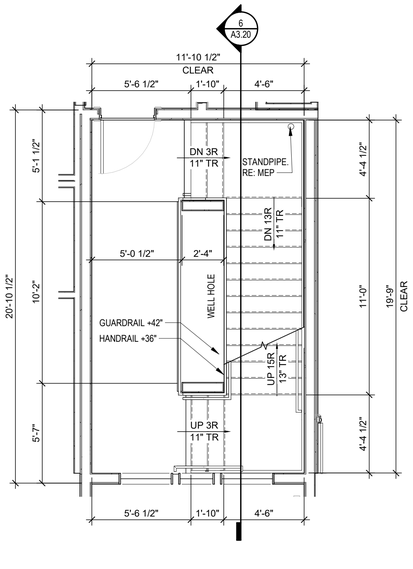
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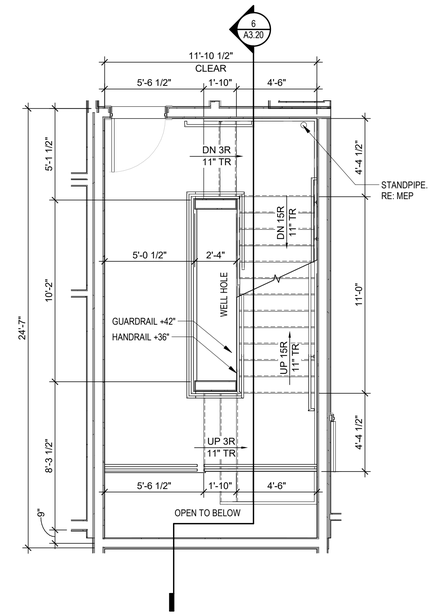
6 STAIR "A" SECTION
1/4" = 1'-0"



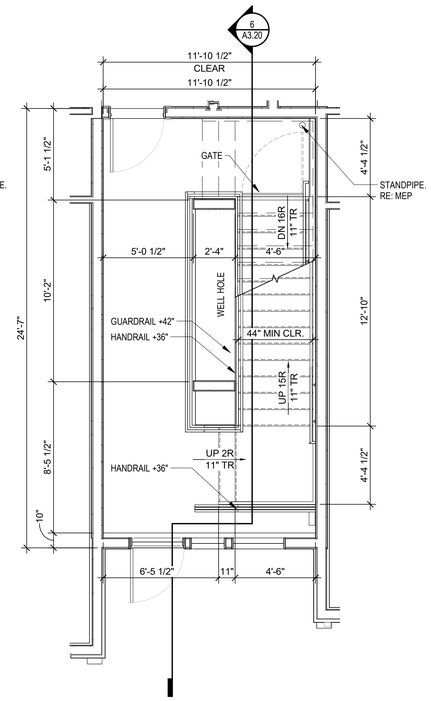
5 STAIR "A" 4F PLAN
1/4" = 1'-0"



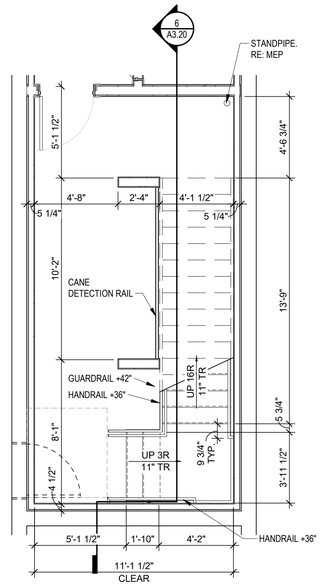
4 STAIR "A" 3F PLAN
1/4" = 1'-0"



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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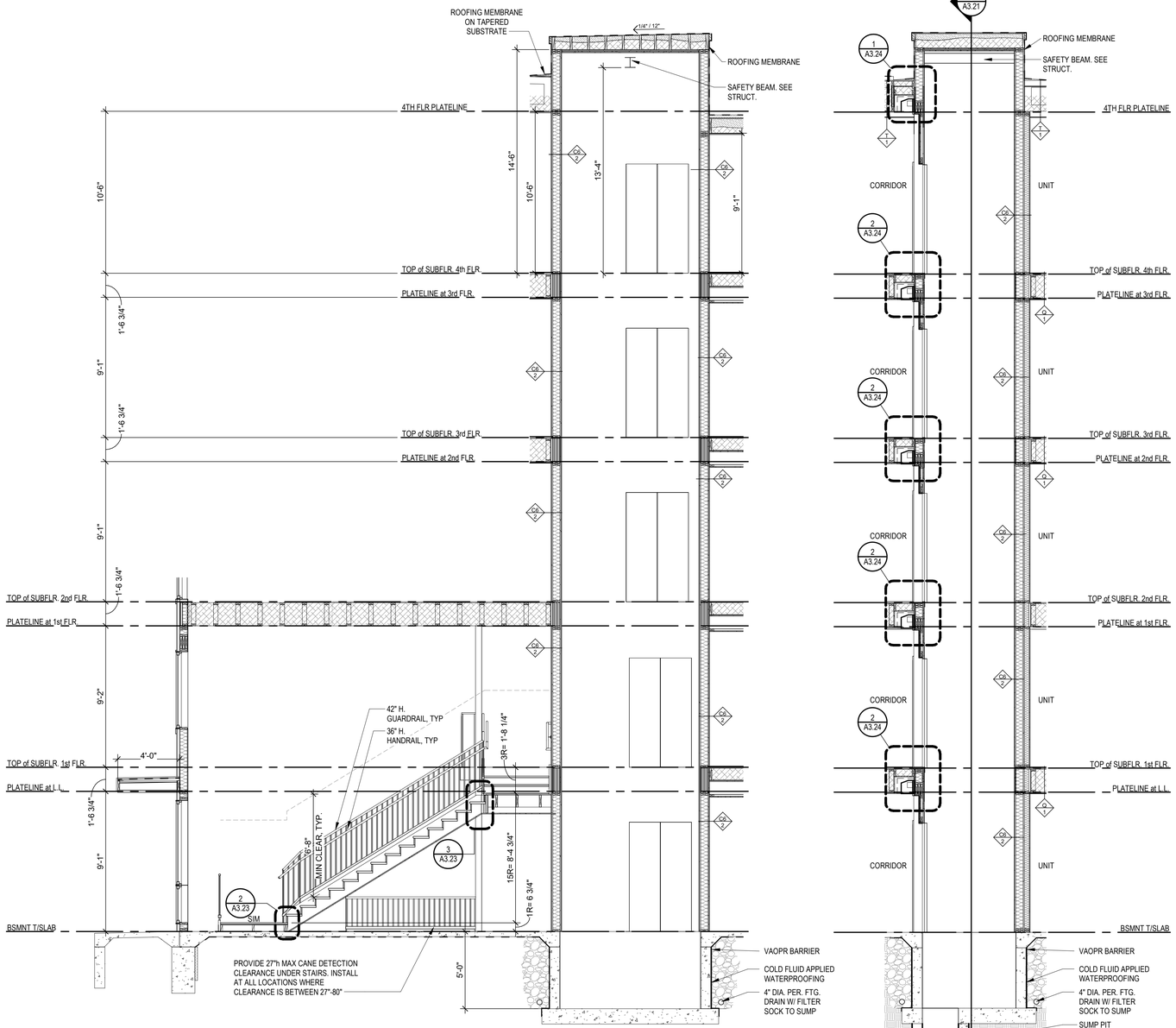
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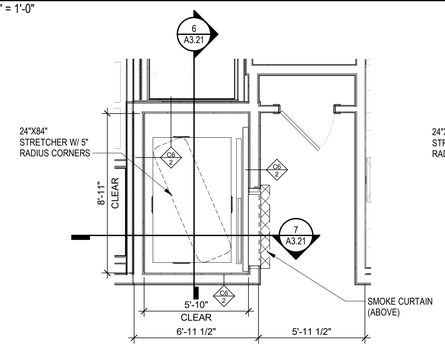
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ARCH D 24" x 36"

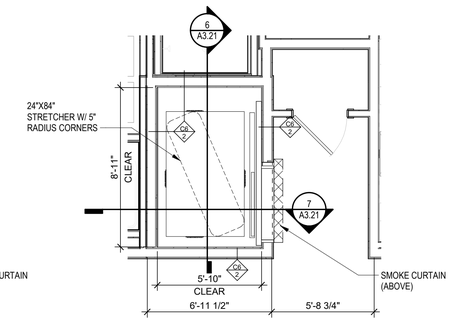


6 STAIR "B" SECTION
1/4" = 1'-0"

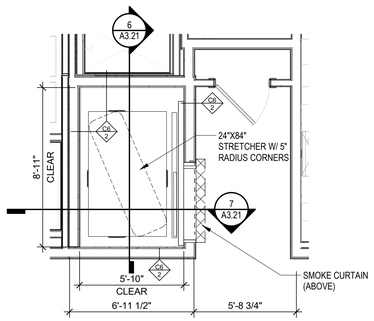
7 ELEVATOR SECTION
1/4" = 1'-0"



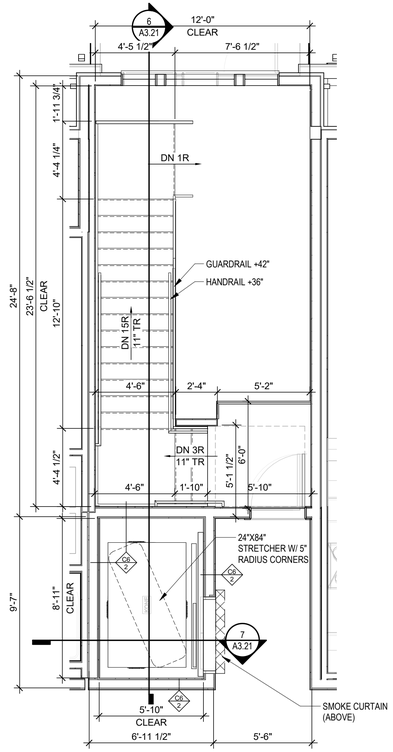
5 STAIR "B" 4F PLAN
1/4" = 1'-0"



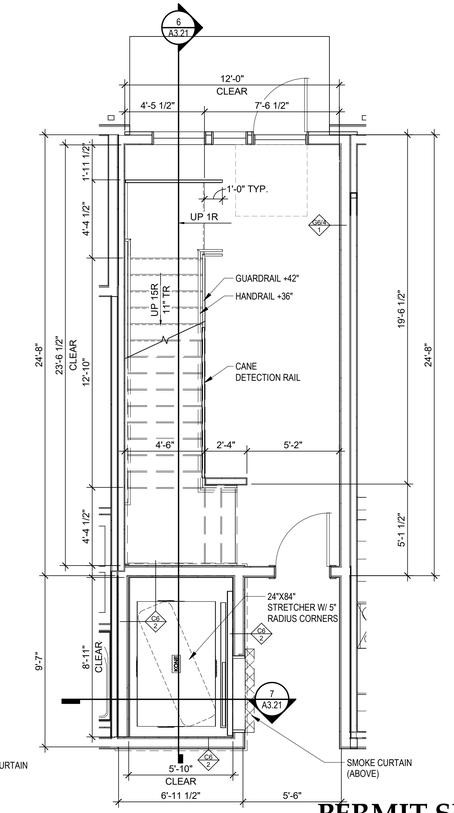
4 STAIR "B" 3F PLAN
1/4" = 1'-0"



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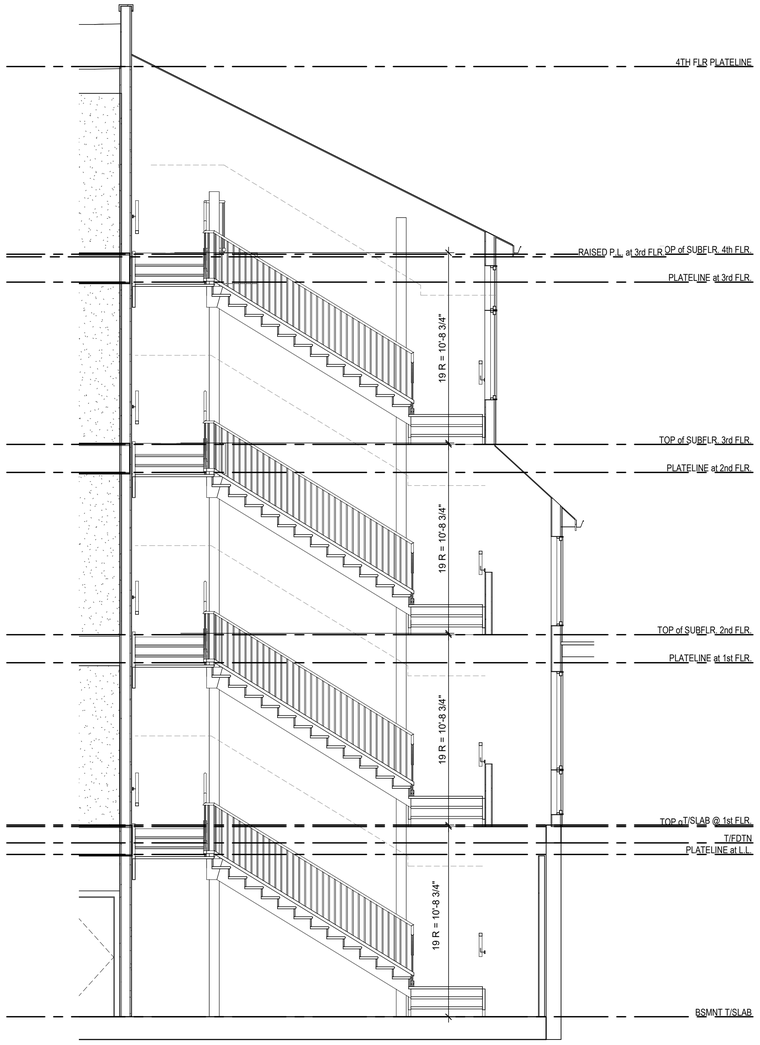
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6 STAIR "A" SECTION
1/4" = 1'-0"

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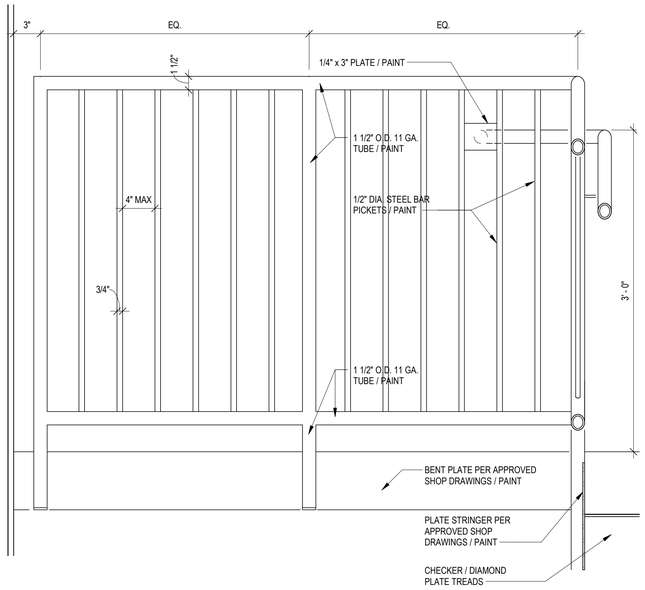
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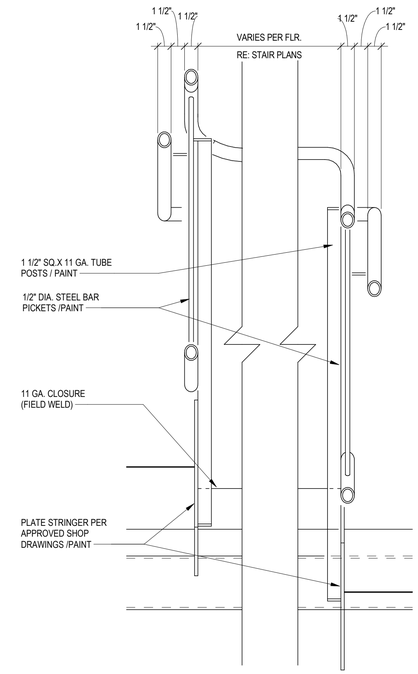
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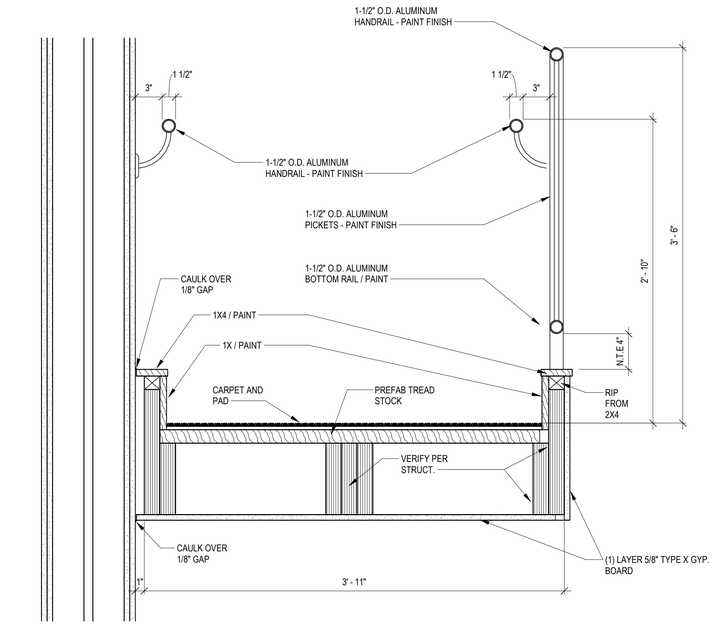
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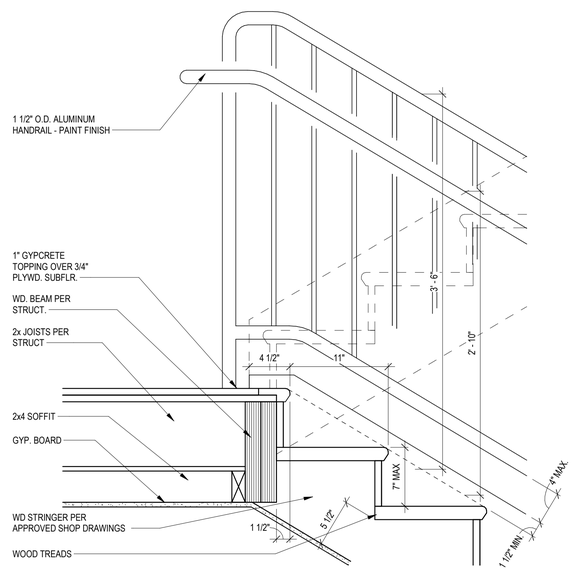
6 GUARDRAIL/ HANDRAIL ELEVATION1
1 1/2" = 1'-0"



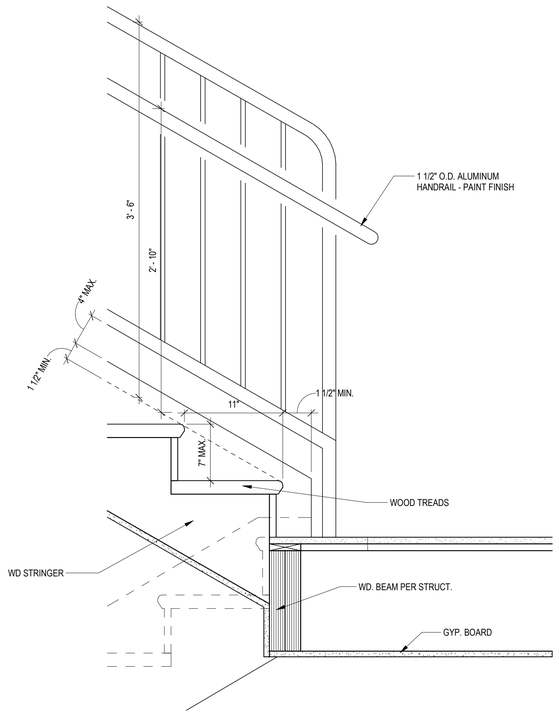
5 GUARDRAIL/ HANDRAIL SECTION1
1 1/2" = 1'-0"



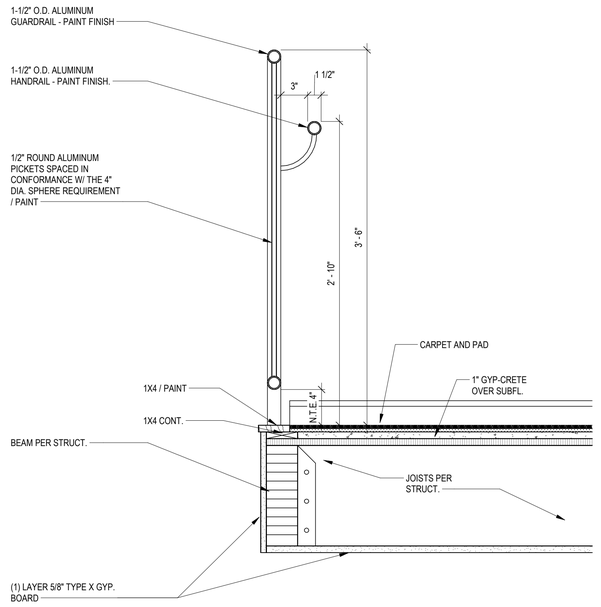
4 STAIR AND RAIL DETAIL1
1 1/2" = 1'-0"



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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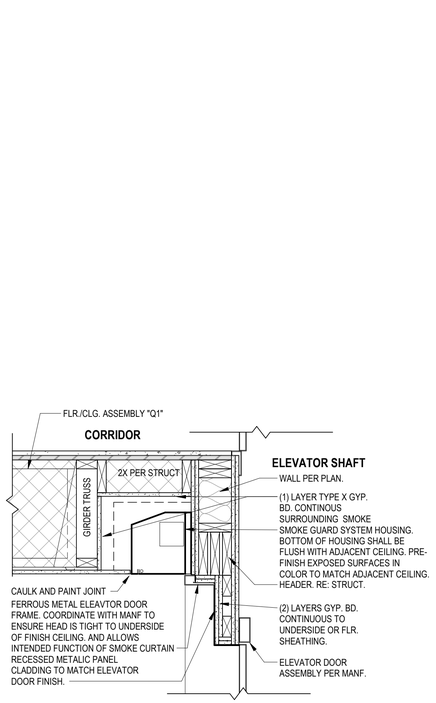
A NEW DEVELOPMENT:

RESIDENCES AT BLACKWELL

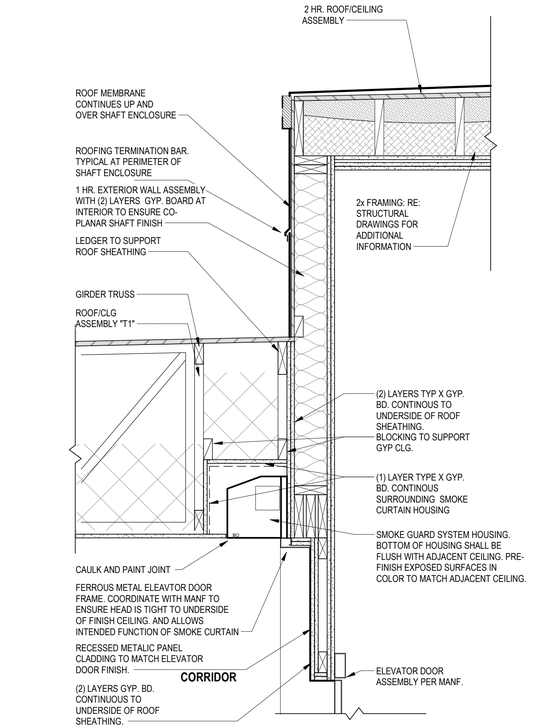
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- 4.5.2023 - ADD. #1

△REVISIONS:



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



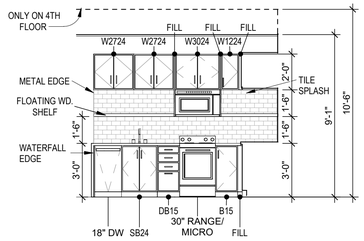
DETAIL
1 SMOKE CURTIAN AT ROOF
1" = 1'-0"

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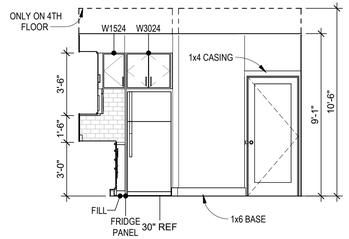
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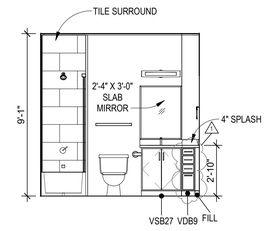
ARCH D 24" x 36"



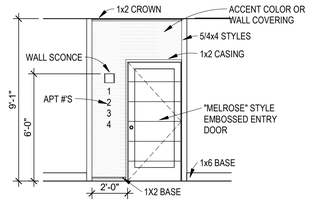
INTERIOR
KITCHEN ELEV.
6 1/4" = 1'-0"



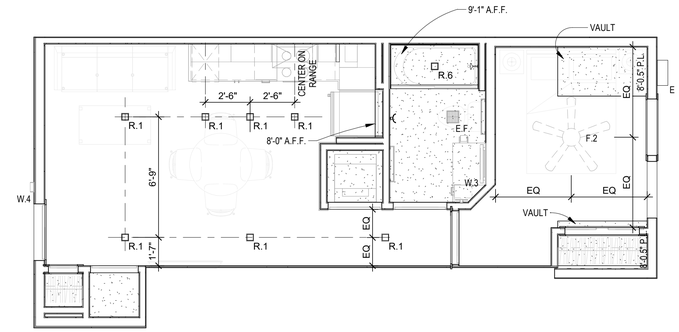
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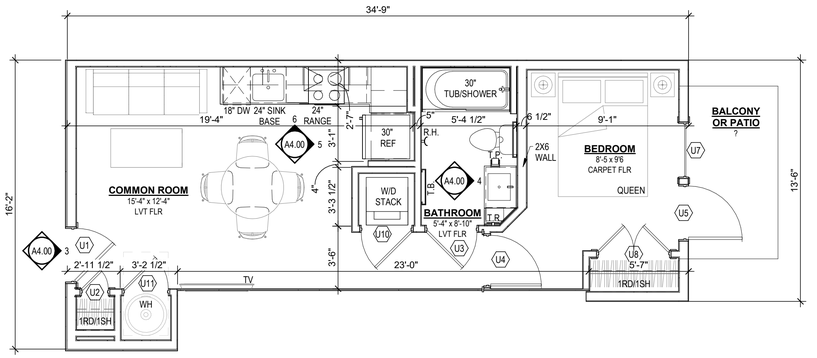
INTERIOR
BATHROOM ELEV.
4 1/4" = 1'-0"



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.
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11. 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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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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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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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-10971
ARCHITECT
6/30/23

A NEW DEVELOPMENT:
RESIDENCES AT BLACKWELL
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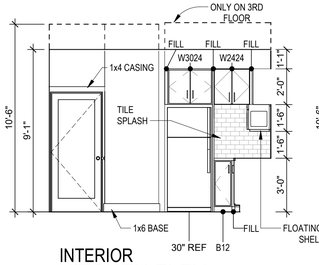
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1 04.03.23 Revision 1

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Author
SHEET NO.
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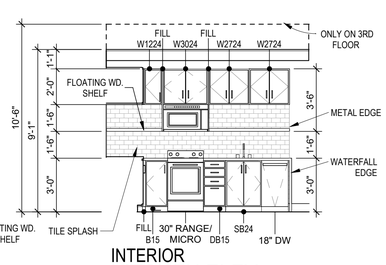
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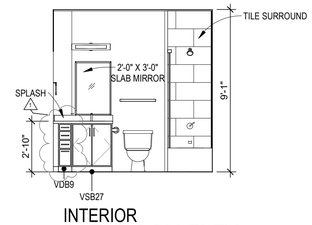
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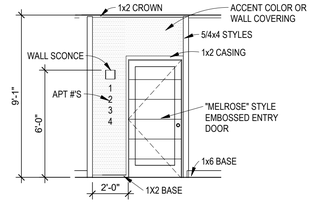
INTERIOR
KITCHEN ELEV.
6 1/4" = 1'-0"



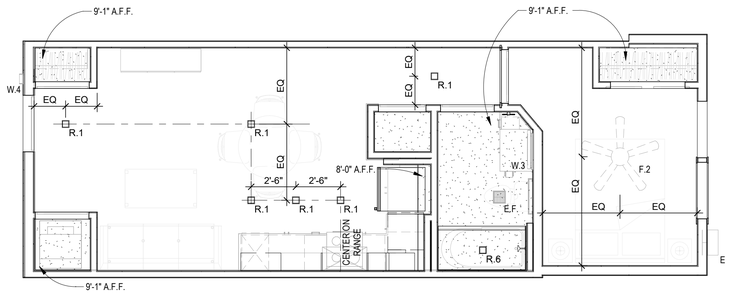
INTERIOR
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INTERIOR
BATHROOM ELEV.
4 1/4" = 1'-0"

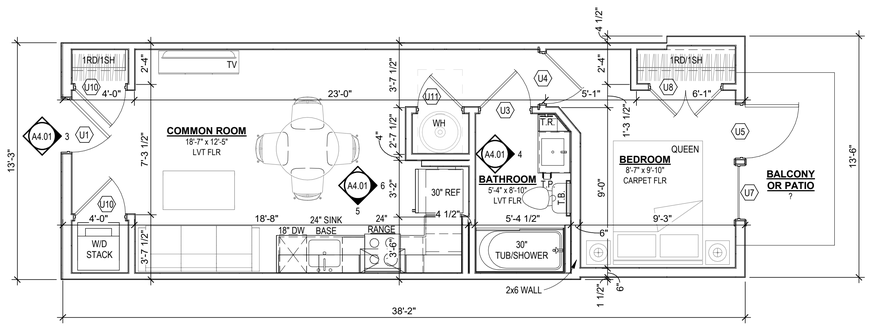


INTERIOR
ENTRY ELEV.
3 1/4" = 1'-0"



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

?



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

460 SQFT

?

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

DRAWING RELEASE LOG
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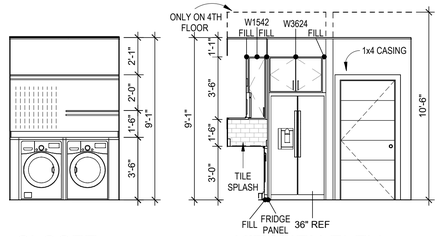
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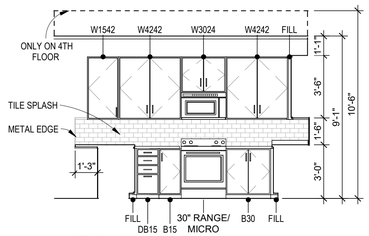
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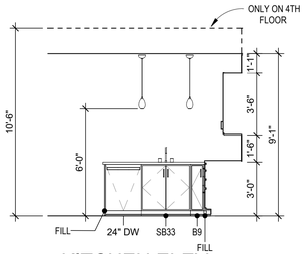


8 CLOSET
1/4" = 1'-0"

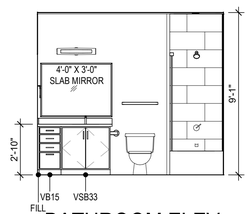
7 KITCHEN ELEV.
1/4" = 1'-0"



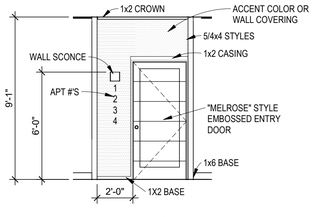
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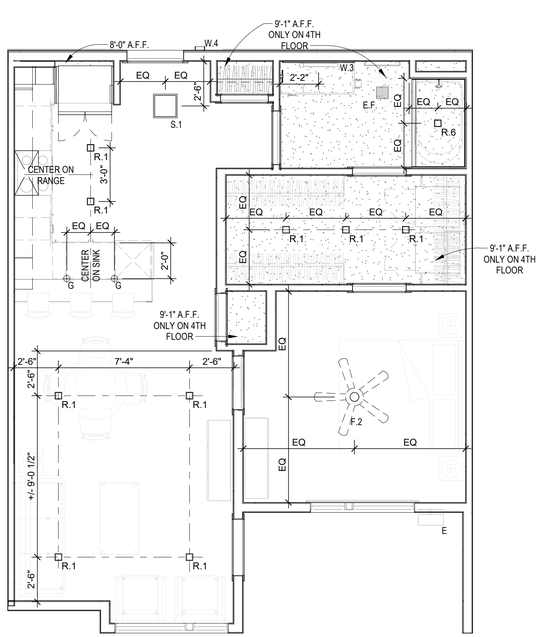
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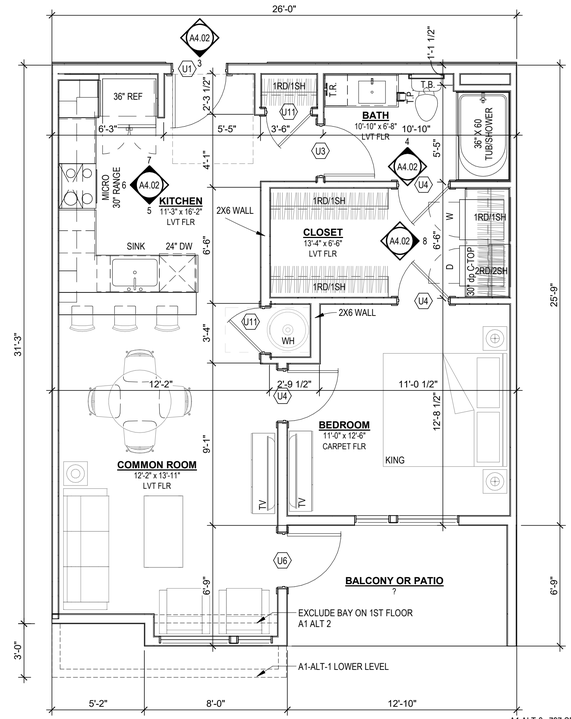
4 BATHROOM ELEV.
1/4" = 1'-0"



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



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

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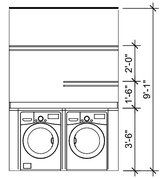
△REVISIONS:

DATE:
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DRAWN BY:
Author
SHEET NO.
A4.02

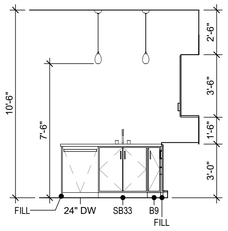
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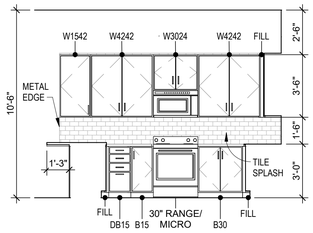
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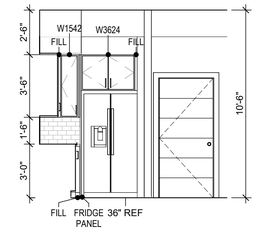
INTERIOR
8 A1 ALT 3 WD 1
1/4" = 1'-0"



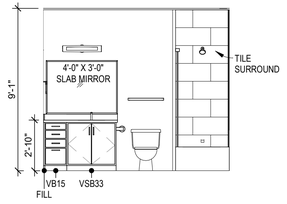
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7 A1 ALT 3 KITCHEN 3
1/4" = 1'-0"



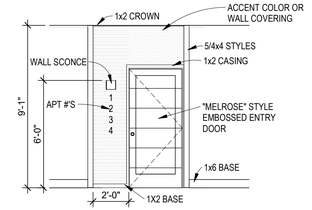
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6 A1 ALT 3 KITCHEN 2
1/4" = 1'-0"



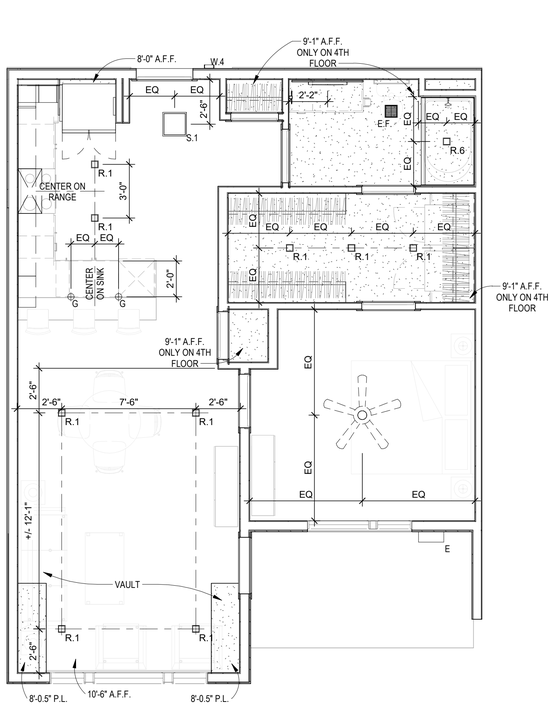
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5 A1 ALT 3 KITCHEN 1
1/4" = 1'-0"



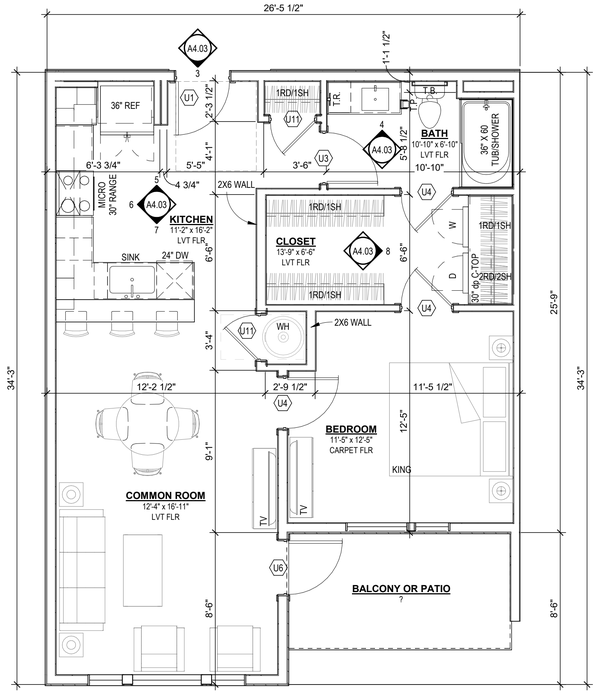
INTERIOR
4 A1 ALT 3 BATH 1
1/4" = 1'-0"



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:

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

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.

NSPJ ARCHITECTS
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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

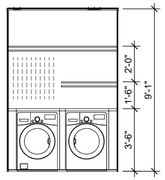
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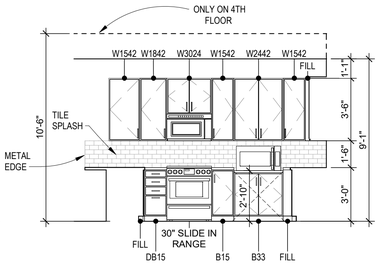
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ARCH D 24" x 36"

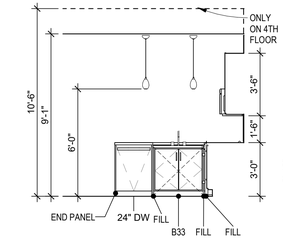


9 CLOSET
1/4" = 1'-0"

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

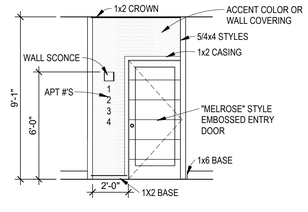


7 KITCHEN ELEV.
1/4" = 1'-0"

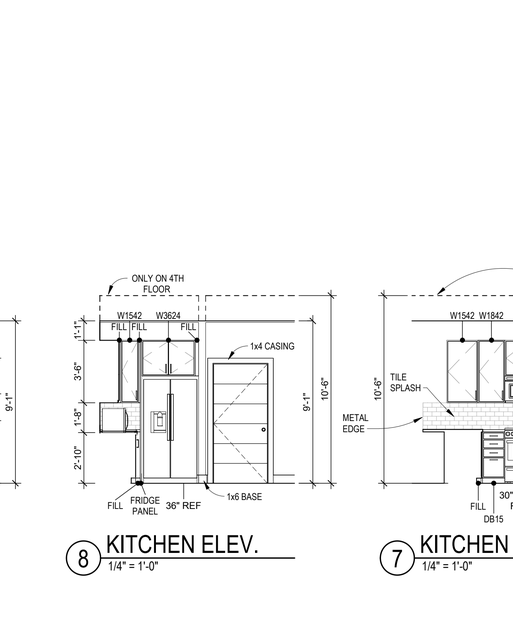


6 KITCHEN ELEV.
1/4" = 1'-0"

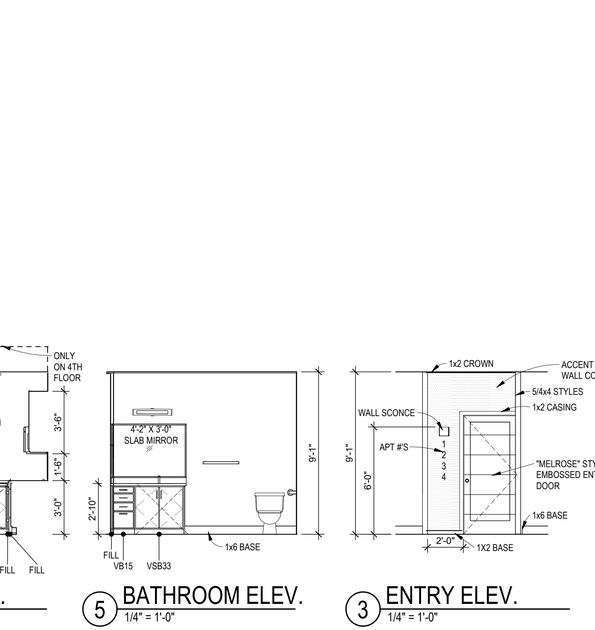
5 BATHROOM ELEV.
1/4" = 1'-0"



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

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

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- 4.5.2023 - ADD. #1

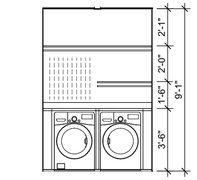
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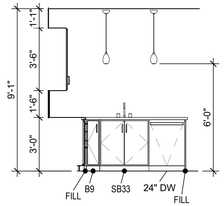
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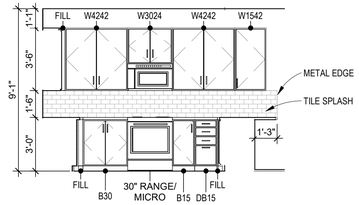
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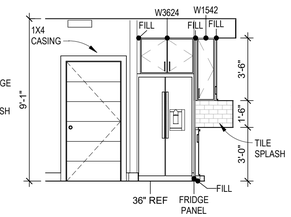
7 LAUNDY ELEV.
1/4" = 1'-0"



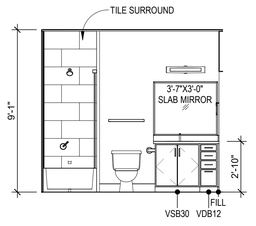
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1/4" = 1'-0"



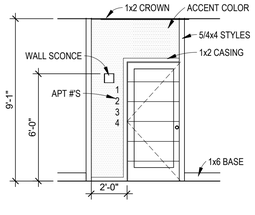
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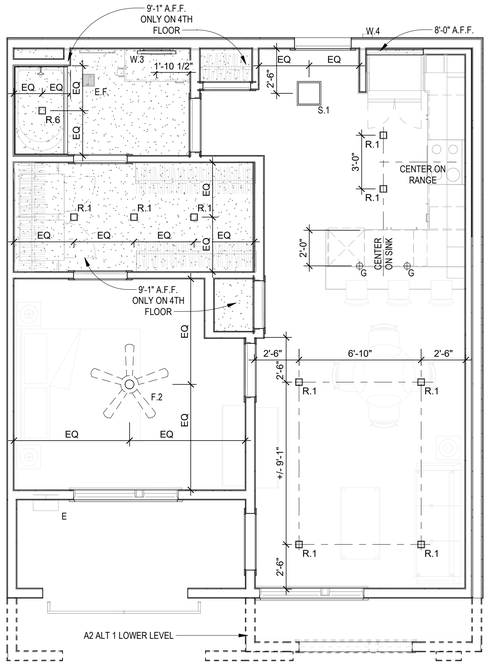
4 KITCHEN ELEV.
1/4" = 1'-0"



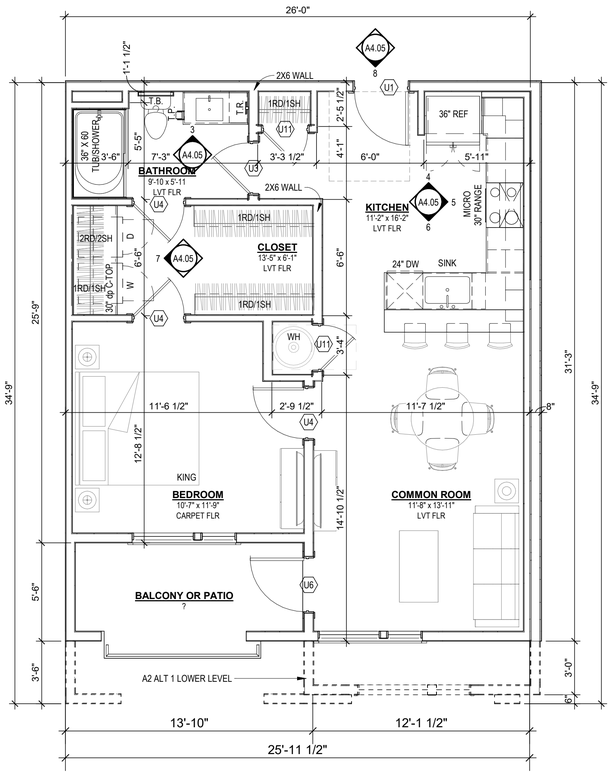
3 BATHROOM ELEV.
1/4" = 1'-0"



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



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



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

688 SF

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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)
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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-10470
ARCHITECT
6/30/23

A NEW DEVELOPMENT:
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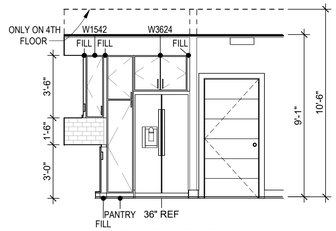
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A4.05

PERMIT SET

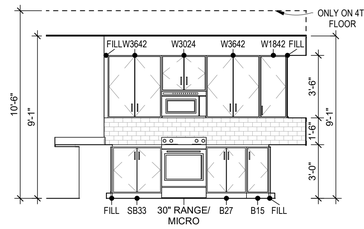
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ARCH D 24" x 36"

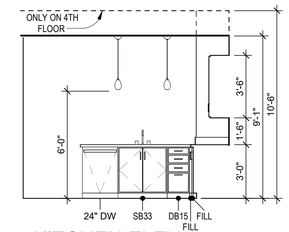
9 CLOSET
1/4" = 1'-0"



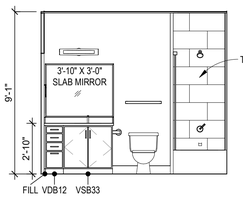
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1/4" = 1'-0"



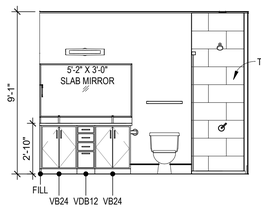
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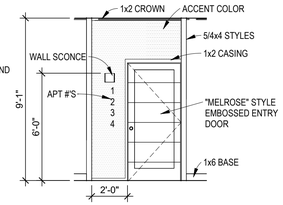
6 KITCHEN ELEV.
1/4" = 1'-0"



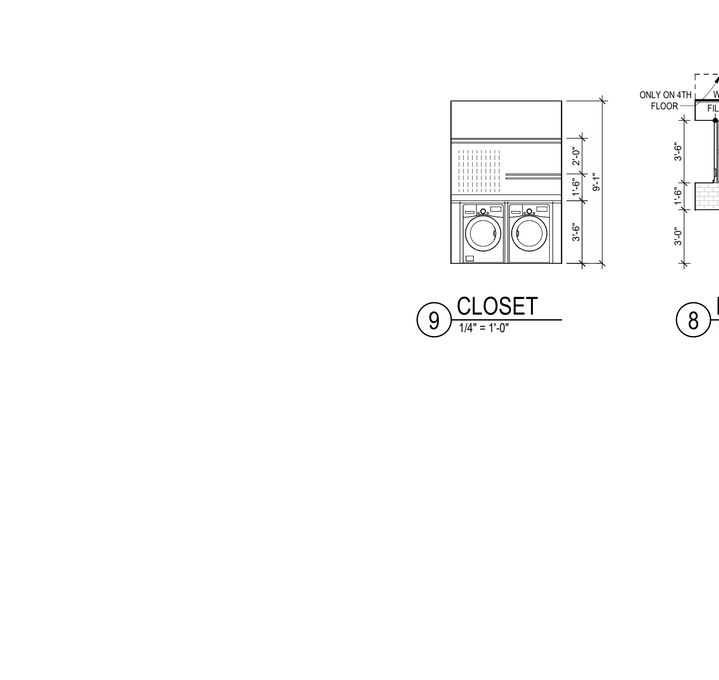
5 BATHROOM ELEV.
1/4" = 1'-0"



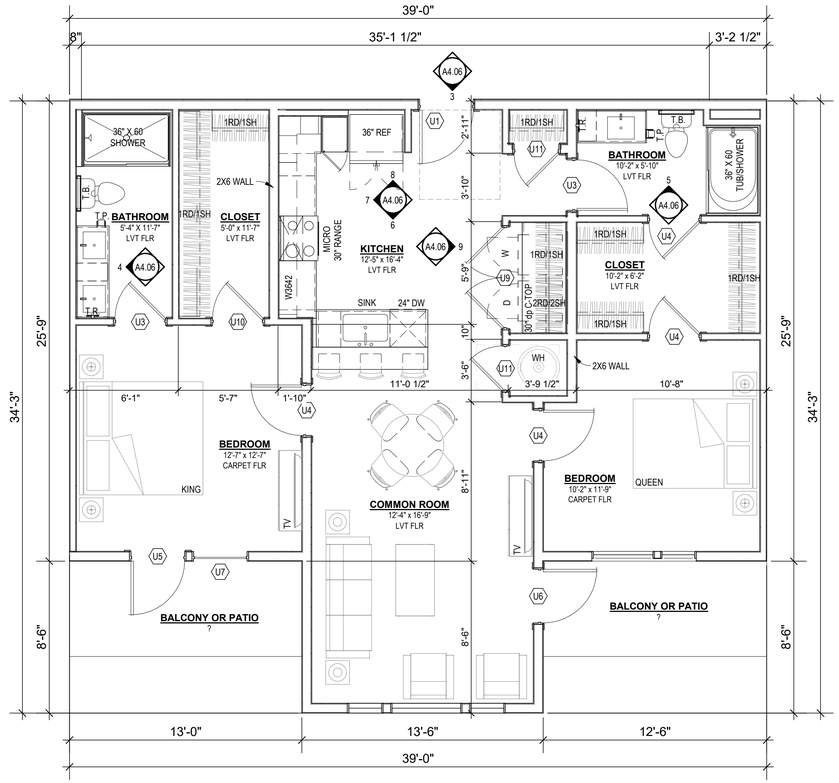
INTERIOR
4 BATHROOM ELEV.
1/4" = 1'-0"



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



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



UNIT B2
1/4" = 1'-0"
?
1049 SQFT

UNIT PLAN GENERAL NOTES:

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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.
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STATE OF MISSOURI — CLINT EDD EVANS — NUMBER A-5071 — 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

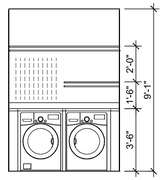
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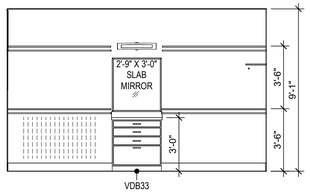
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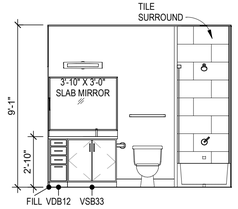
ARCH D 24" x 36"



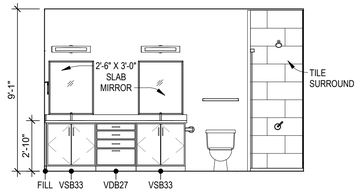
10 CLOSET
1/4" = 1'-0"



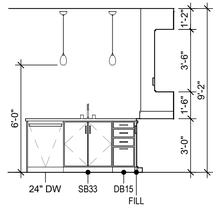
9 B2 ALT CLOSET
1/4" = 1'-0"



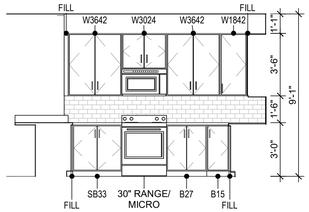
8 BATHROOM ELEV.
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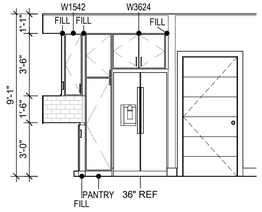
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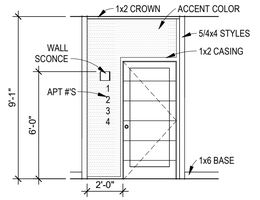
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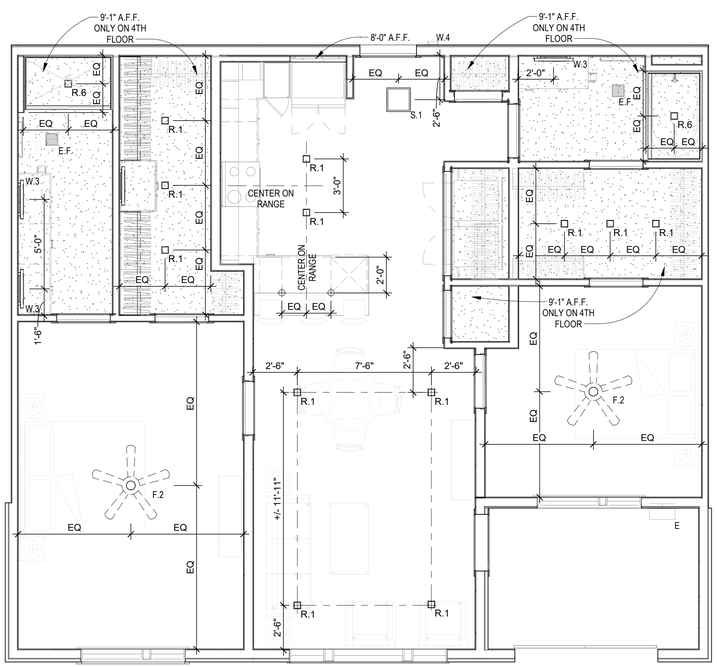
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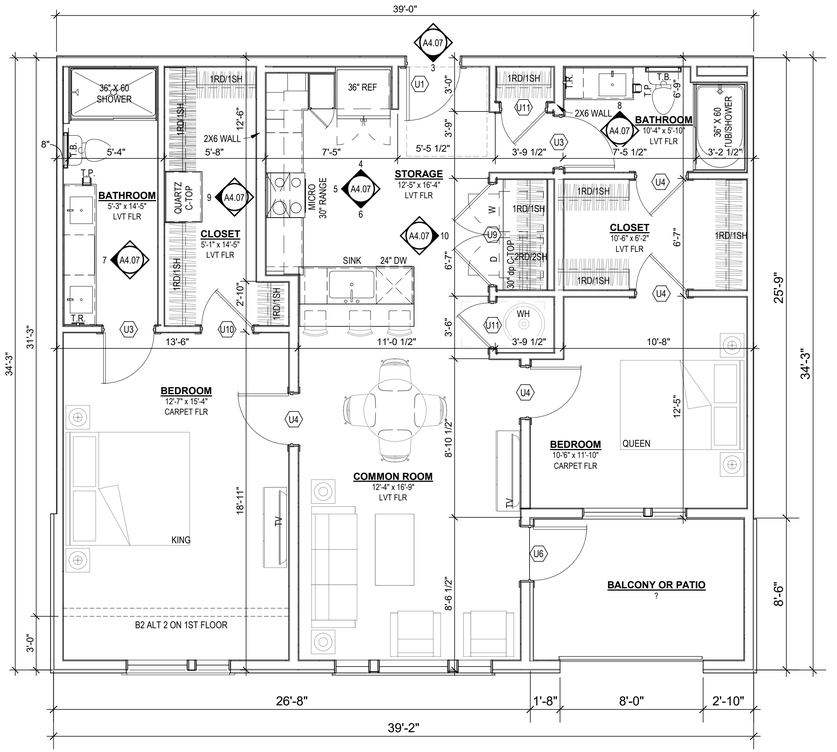
4 KITCHEN ELEV.
1/4" = 1'-0"



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



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



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

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PERMIT SET

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

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

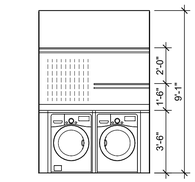
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- 4.5.2023 - ADD. #1

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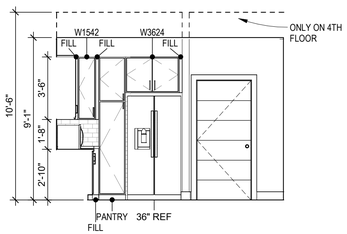
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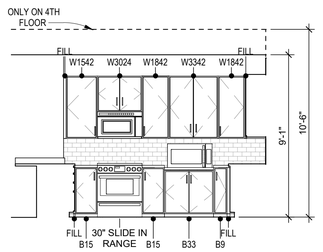
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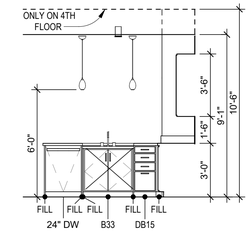
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1/4" = 1'-0"



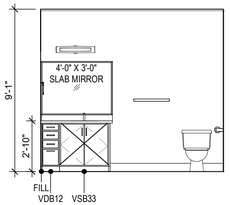
8 KITCHEN ELEV.
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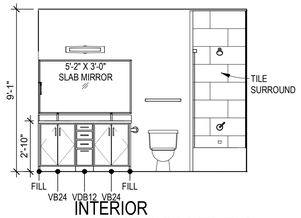
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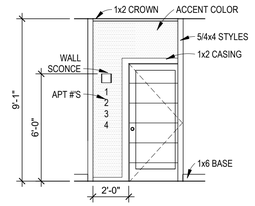
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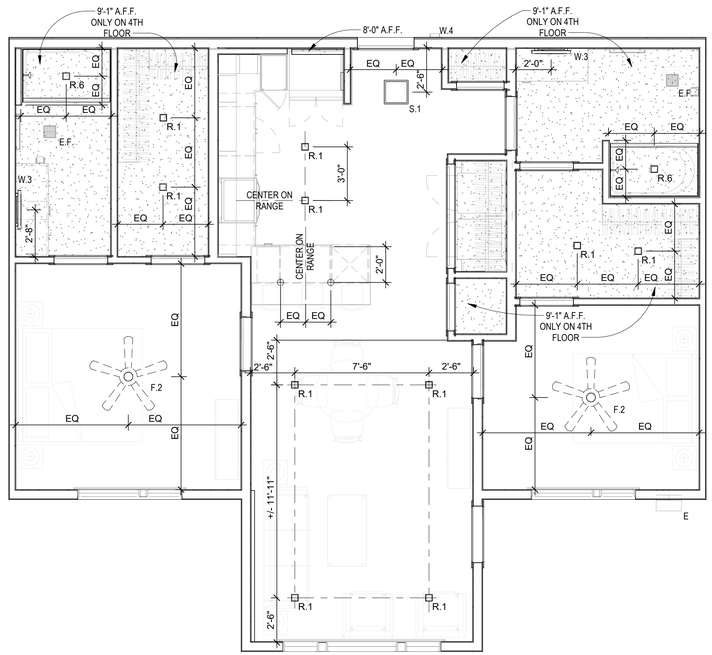
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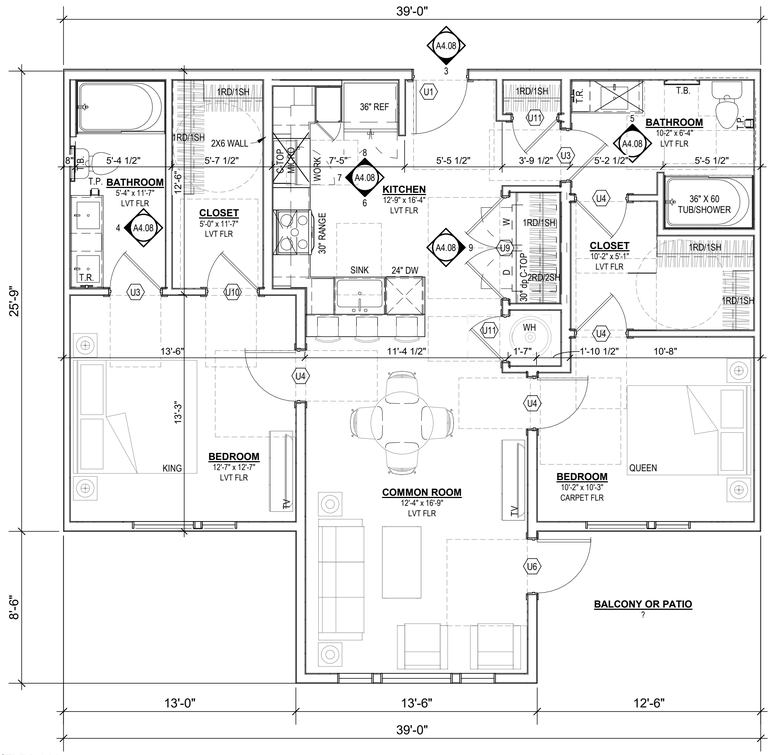
INTERIOR
4 BATHROOM ELEV.
1/4" = 1'-0"



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



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



UNIT PLAN
1 UNIT B2 TYPE A
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1049 SQFT

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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
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- 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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STATE OF MISSOURI — CLINT EDD EVANS — NUMBER A-10710 — 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

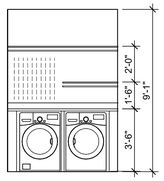
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03.24.2023
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DRAWN BY:
Author
SHEET NO.
A4.08

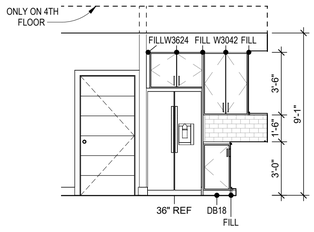
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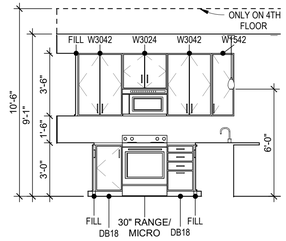
ARCH D 24" x 36"



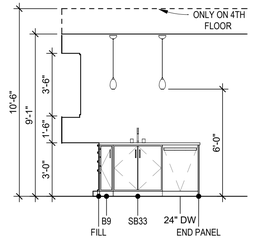
9 CLOSET
1/4" = 1'-0"



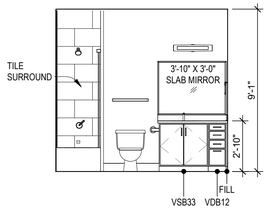
8 KITCHEN ELEV.
1/4" = 1'-0"



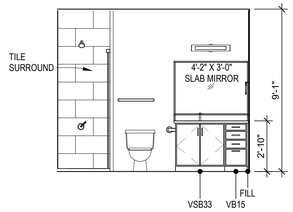
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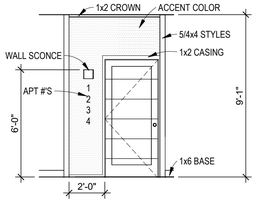
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1/4" = 1'-0"



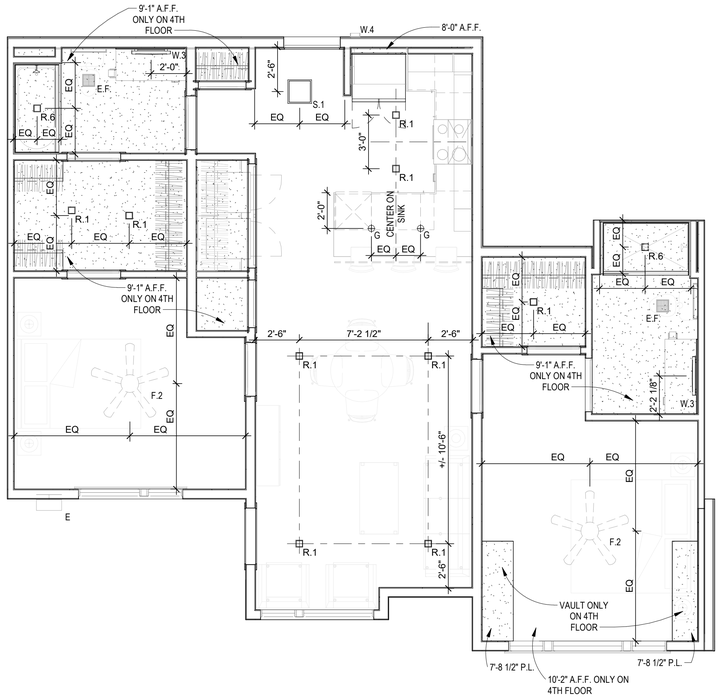
5 BATHROOM ELEV.
1/4" = 1'-0"



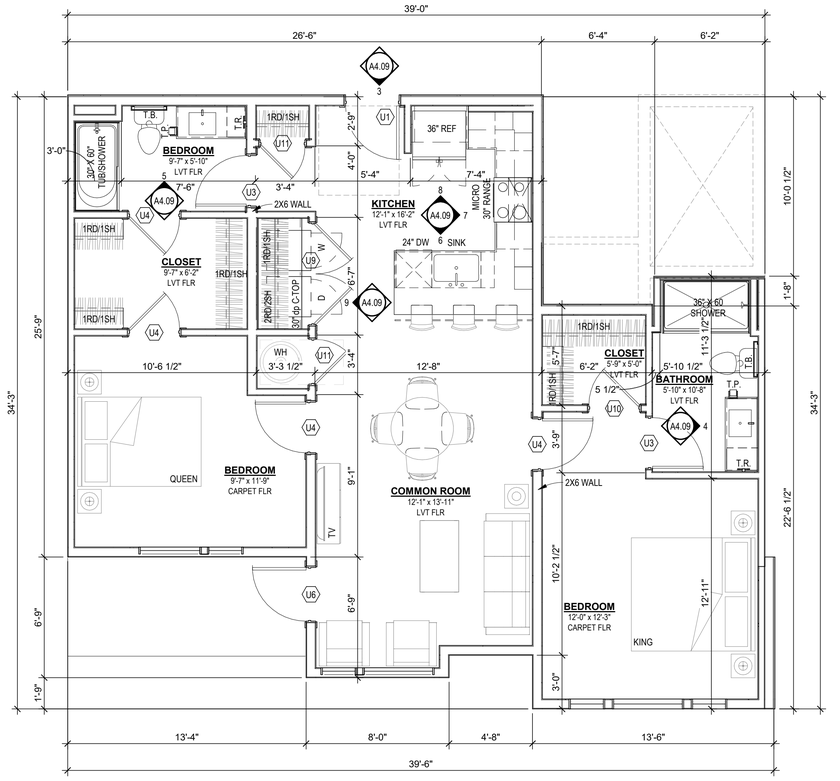
4 BATHROOM ELEV.
1/4" = 1'-0"



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



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



UNIT PLAN
UNIT B3
1 1/4" = 1'-0"

987 SQFT

ELECTRICAL LEGEND:

S.1	SURFACE MOUNT
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R.6	RECESSED, WET RATED W/ LENS
E	EXTERIOR SCONCE
W.3	WALL SCONCE
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RCP HATCH LEGEND:

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

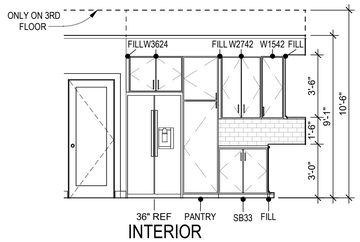
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- 4.5.2023 - ADD. #1

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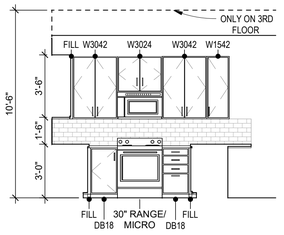
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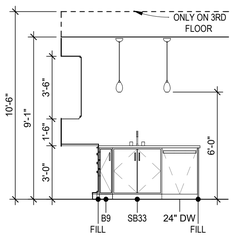
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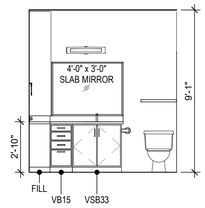
INTERIOR
11 KITCHEN ELEV.
1/4" = 1'-0"



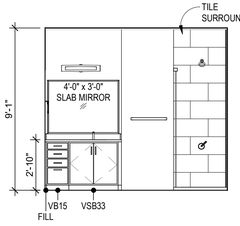
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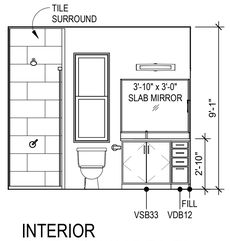
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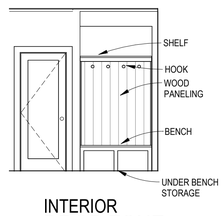
INTERIOR
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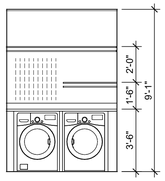
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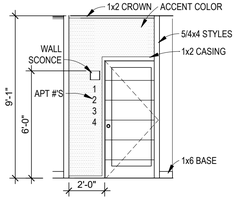
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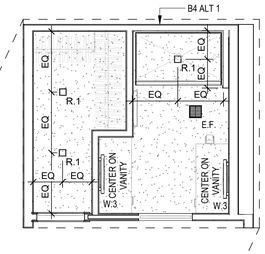
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5 DROP ZONE
1/4" = 1'-0"



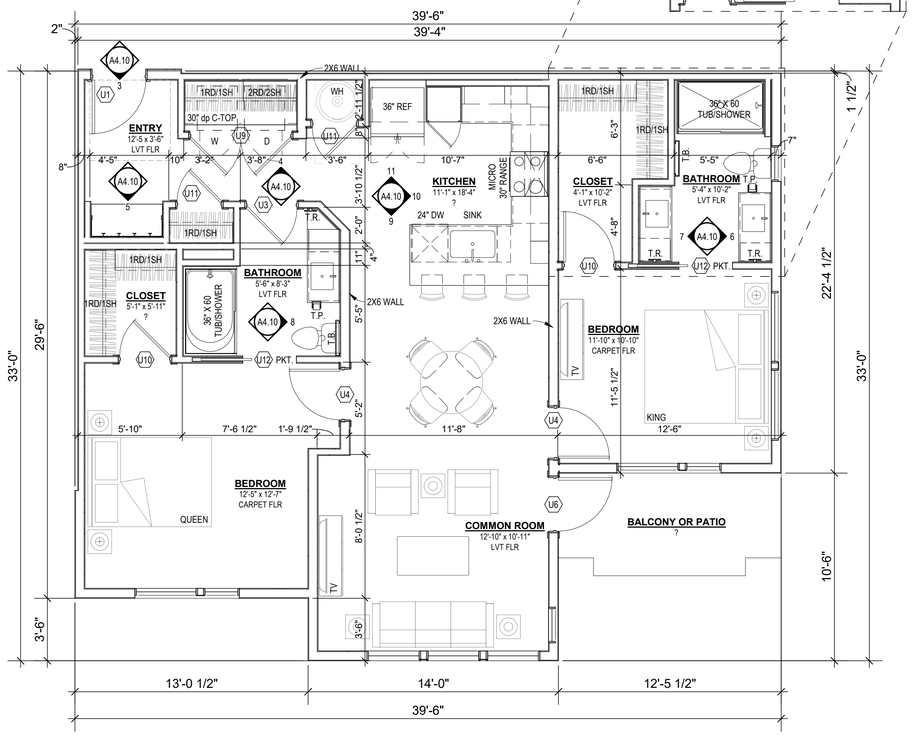
INTERIOR
4 CLOSET
1/4" = 1'-0"



INTERIOR
3 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

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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

ARCHITECTURE LANDSCAPE ARCHITECTURE ENERGY SERVICES
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PRAIRIE VILLAGE, KS 66208
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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

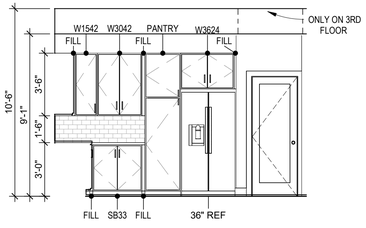
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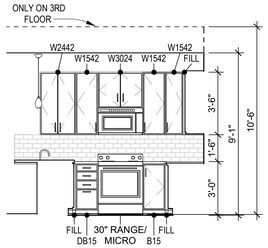
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ARCH D 24" x 36"
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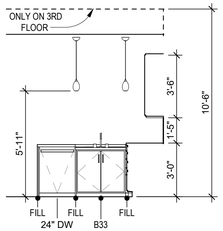
ARCH D 24" x 36"



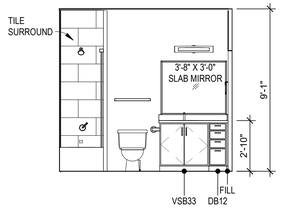
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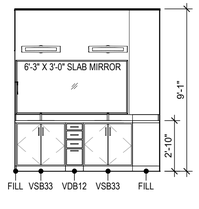
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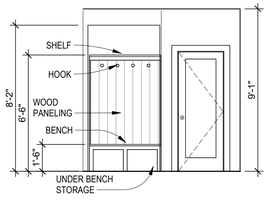
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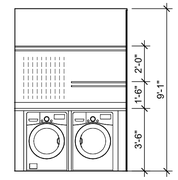
7 BATHROOM ELEV.
1/4" = 1'-0"



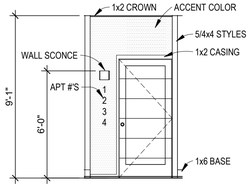
6 BATHROOM ELEV.
1/4" = 1'-0"



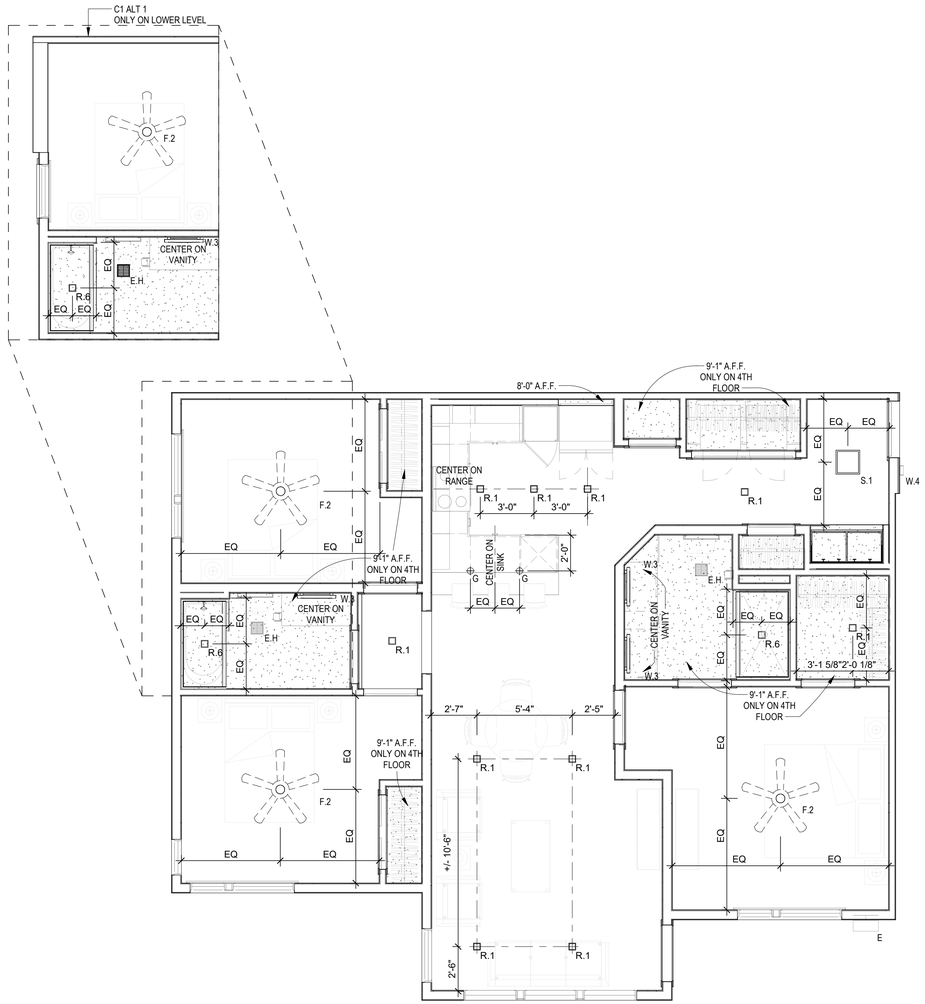
5 DROP ZONE
1/4" = 1'-0"



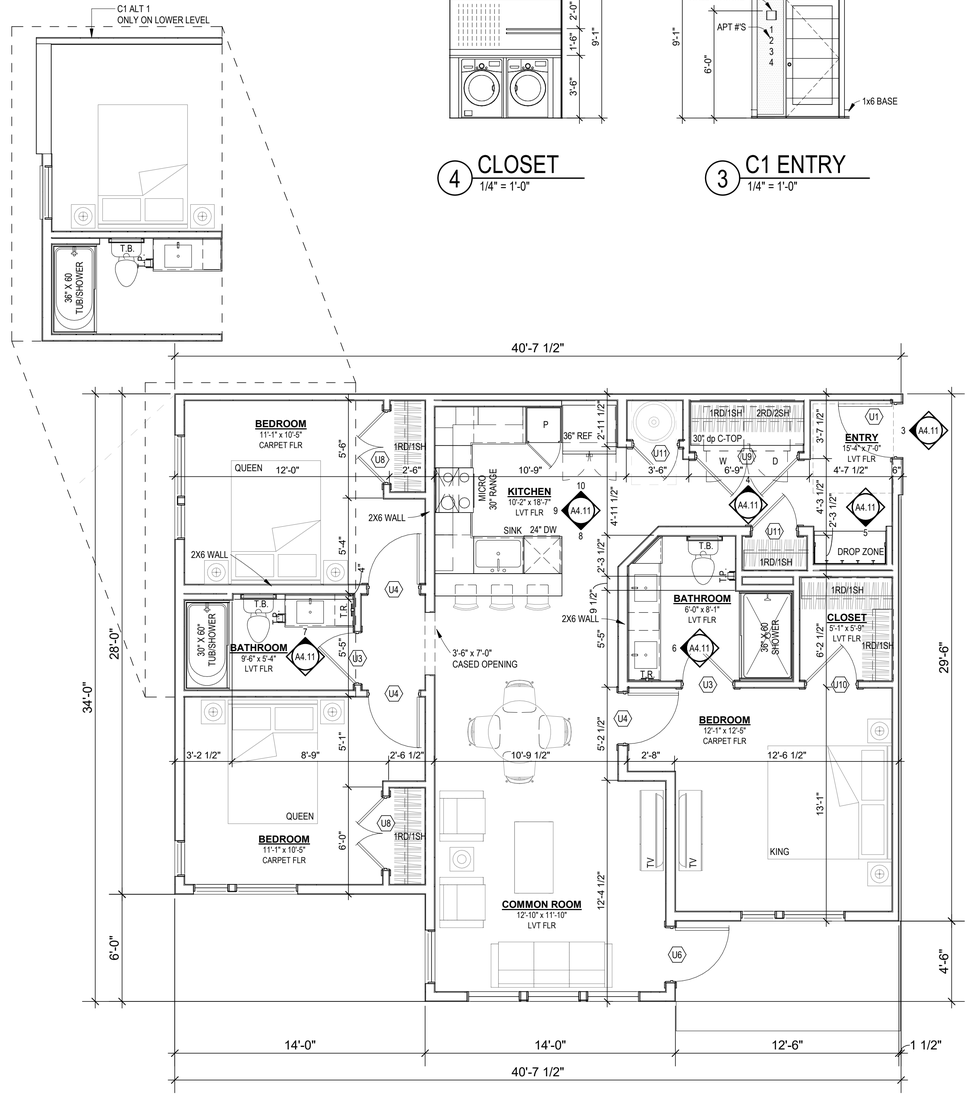
4 CLOSET
1/4" = 1'-0"



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



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



1169 SQFT

1 UNIT PLAN
UNIT C1
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. UNITS 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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STATE OF MISSOURI — CLINT EDD EVANS — NUMBER A-007104 — 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

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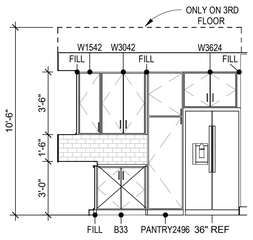
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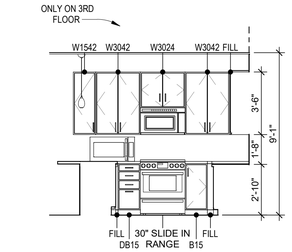
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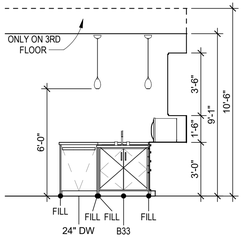
ARCH D 24" x 36"



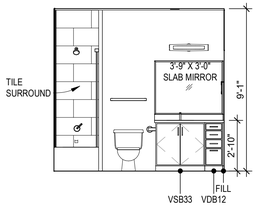
10 KITCHEN ELEV.
1/4" = 1'-0"



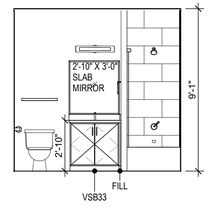
9 KITCHEN ELEV.
1/4" = 1'-0"



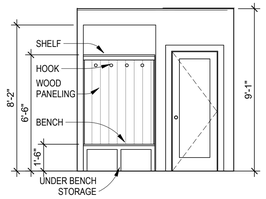
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1/4" = 1'-0"



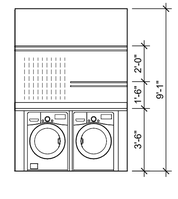
7 BATHROOM ELEV.
1/4" = 1'-0"



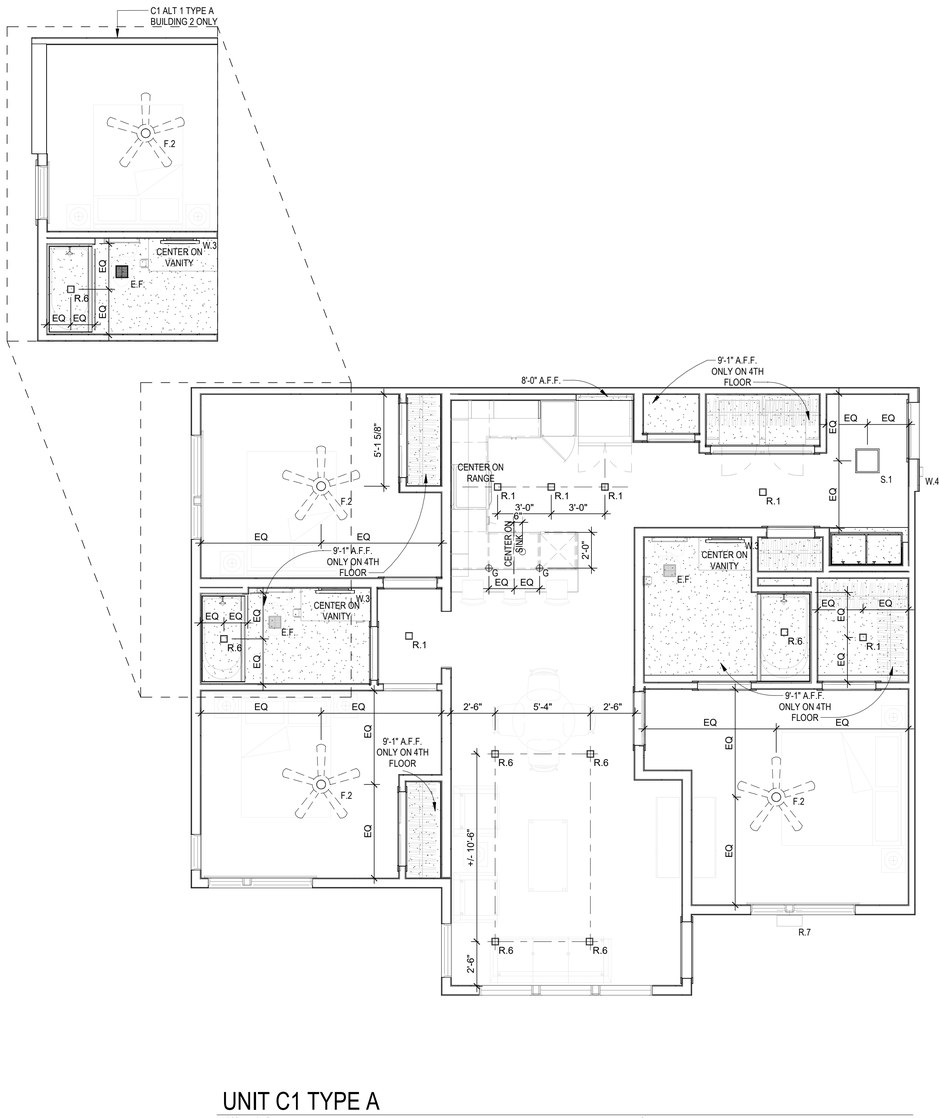
6 BATHROOM ELEV.
1/4" = 1'-0"



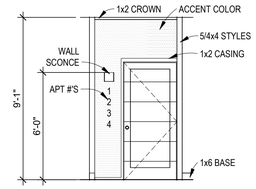
5 DROP ZONE ELEV.
1/4" = 1'-0"



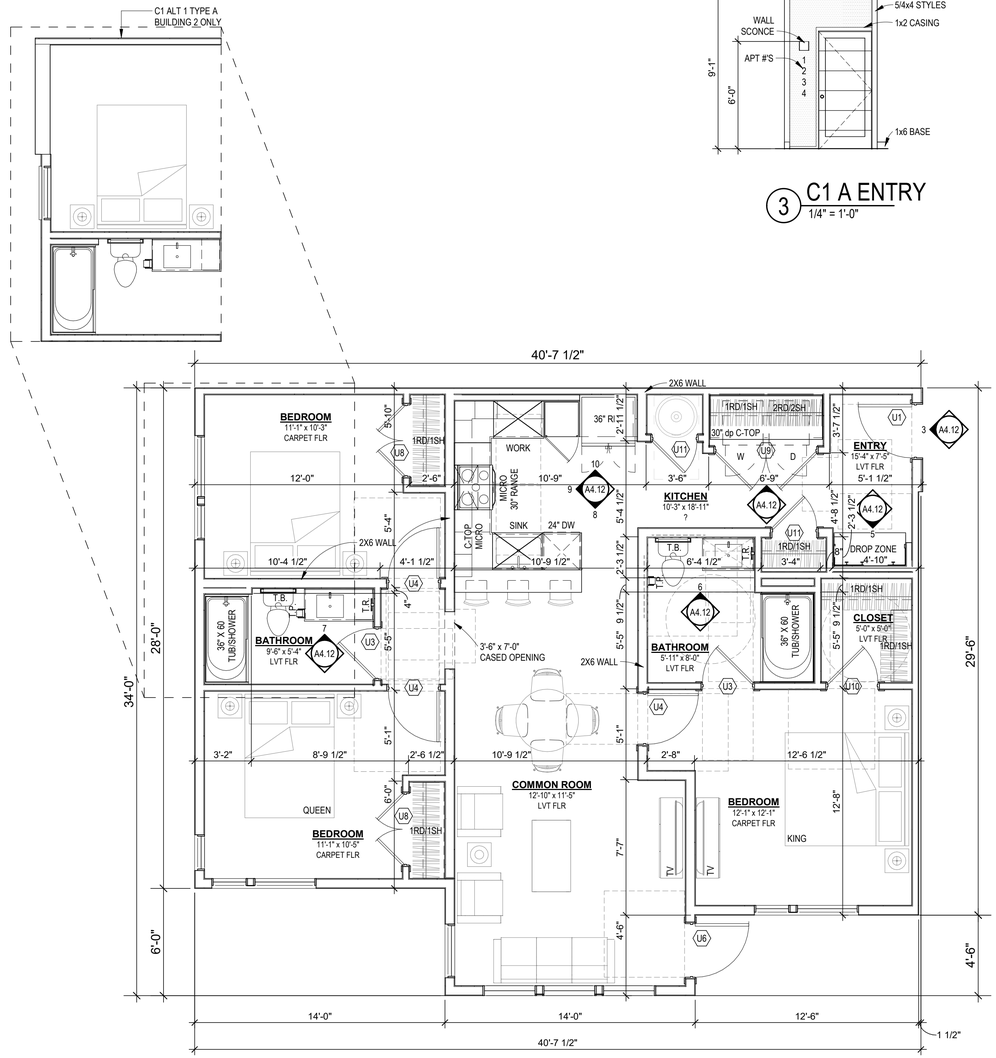
4 CLOSET
1/4" = 1'-0"



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



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



UNIT C1 TYPE A
1/4" = 1'-0"
1169 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 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.
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15. AVOID WATER LINES IN EXTERIOR WALLS. WHERE NOT POSSIBLE, INSTALL FOAM INSULATION BETWEEN WATER LINES & SHEATHING.
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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

NSPJ ARCHITECTS, INC.
ARCHITECTURE LANDSCAPE ARCHITECTURE ENERGY SERVICES
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STATE OF MISSOURI — CLINT EDD EVANS — NUMBER A-10710 — ARCHITECT — 6/30/23

A NEW DEVELOPMENT:
THE RESIDENCES AT BLACKWELL
1150 Highway & Blackwell, Lee's Summit, MO

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

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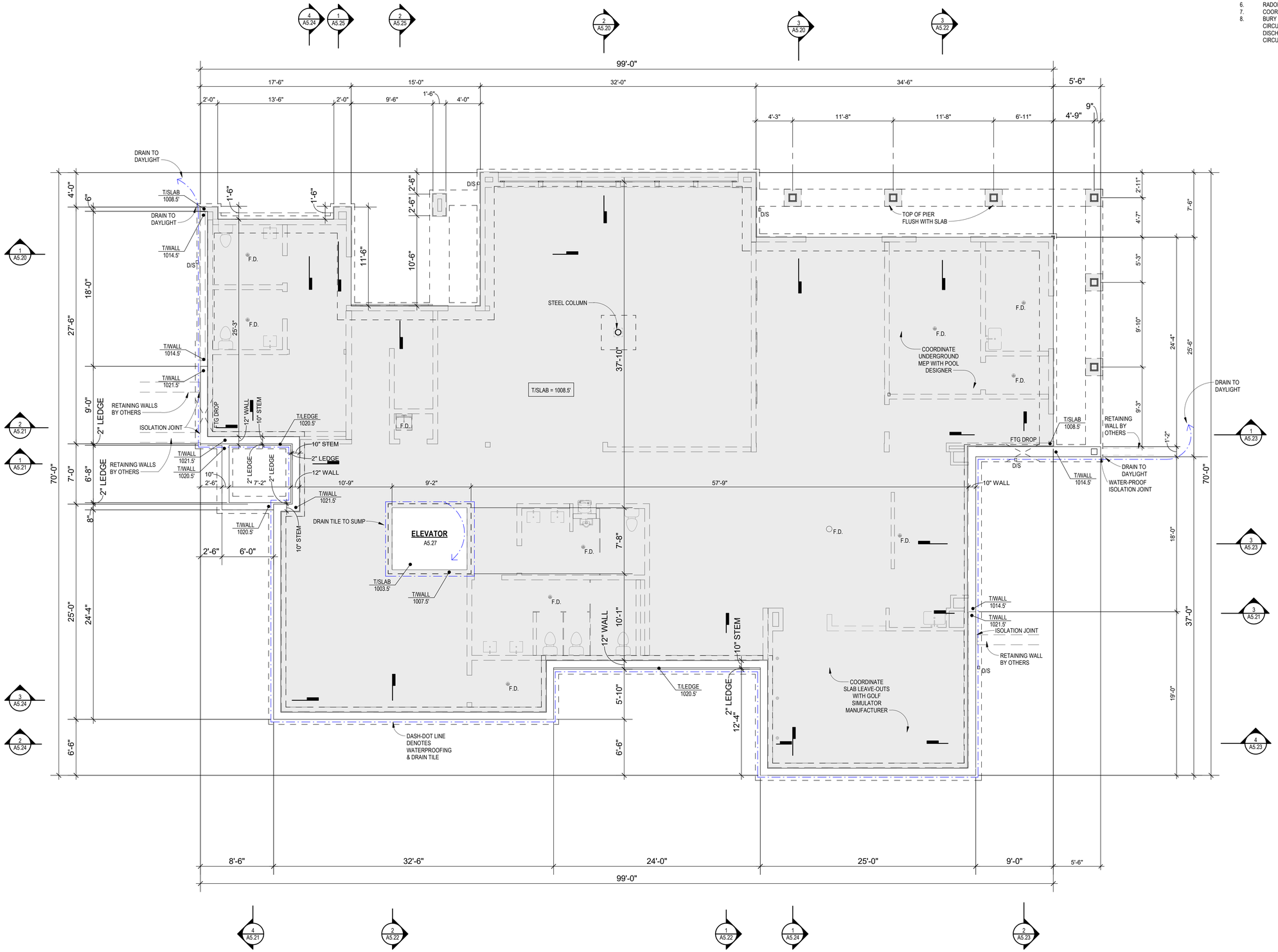
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ARCH D 24" x 36"

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"

NSPJ ARCHITECTS, LANDSCAPE ARCHITECTURE, ENERGY SERVICES
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STATE OF MISSOURI — 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

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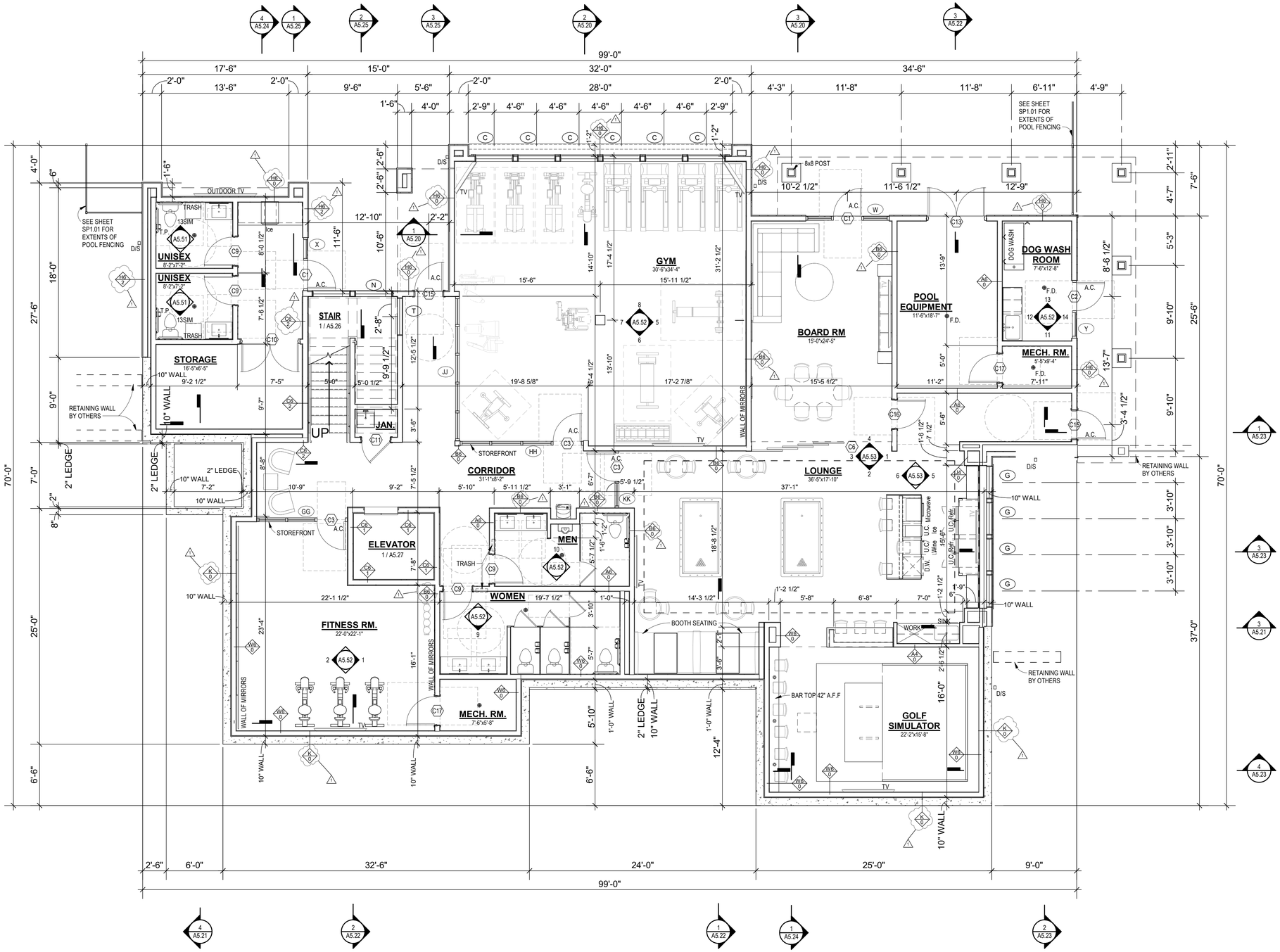
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ARCH D 24" x 36"



BASEMENT PLAN

3/16" = 1'-0"

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", "MIIN" 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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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.
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STATE OF MISSOURI — CLINT EDD EVANS — NUMBER A-10972 — 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

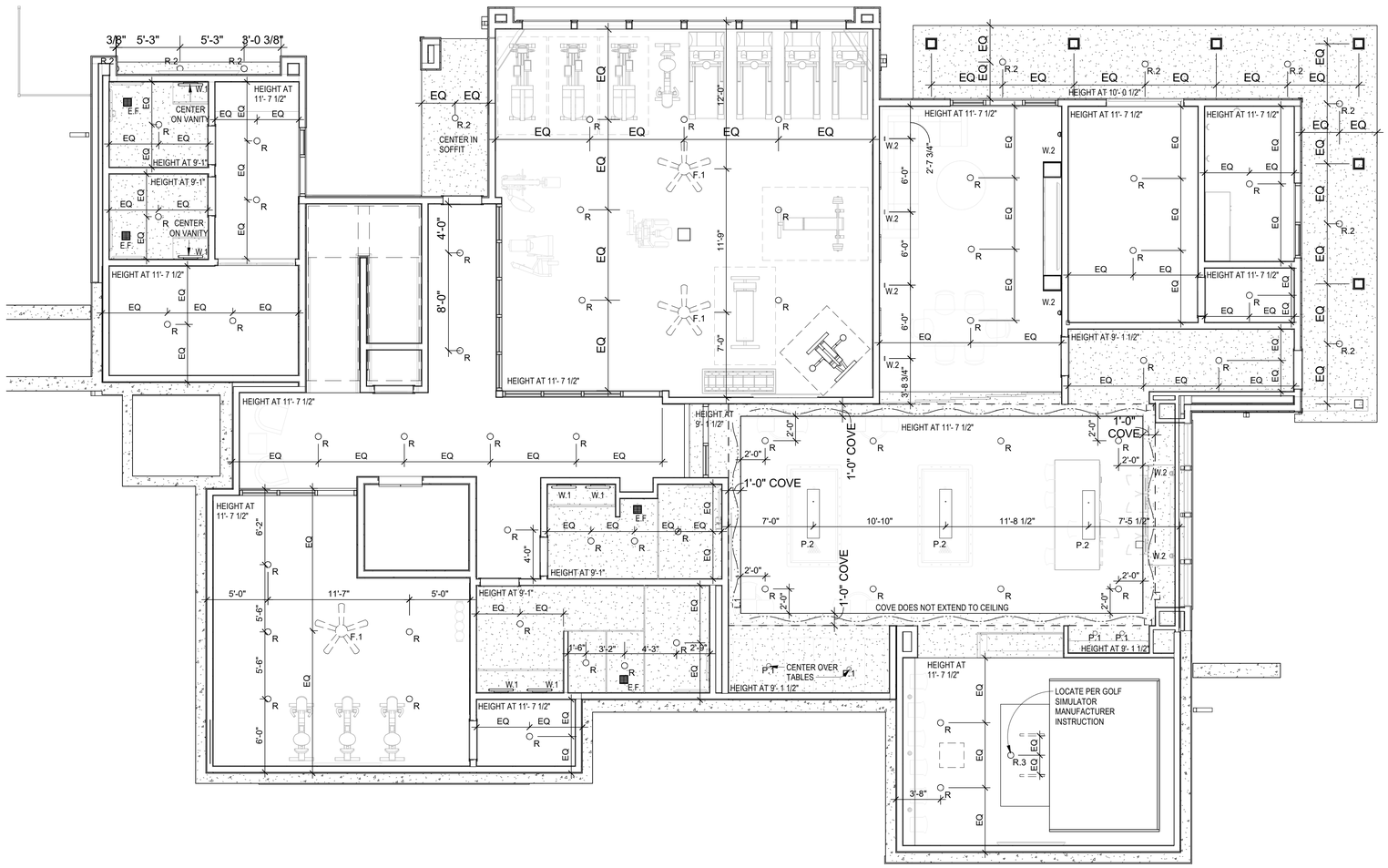
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BASEMENT RCP

3/16" = 1'-0"

?

UNIT PLANS GENERAL NOTES:

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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.
12. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406. SEE PLANS FOR LOCATIONS.
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.
16. WHEN TUBS AND SHOWERS ARE LOCATED ADJACENT TO A FIRE RATED ASSEMBLY, EXTEND GYPSUM BOARD BEHIND AND PROVIDE INSULATION.
17. 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.
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.
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.

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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A NEW DEVELOPMENT FOR:

RESIDENCES AT BLACKWELL

50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

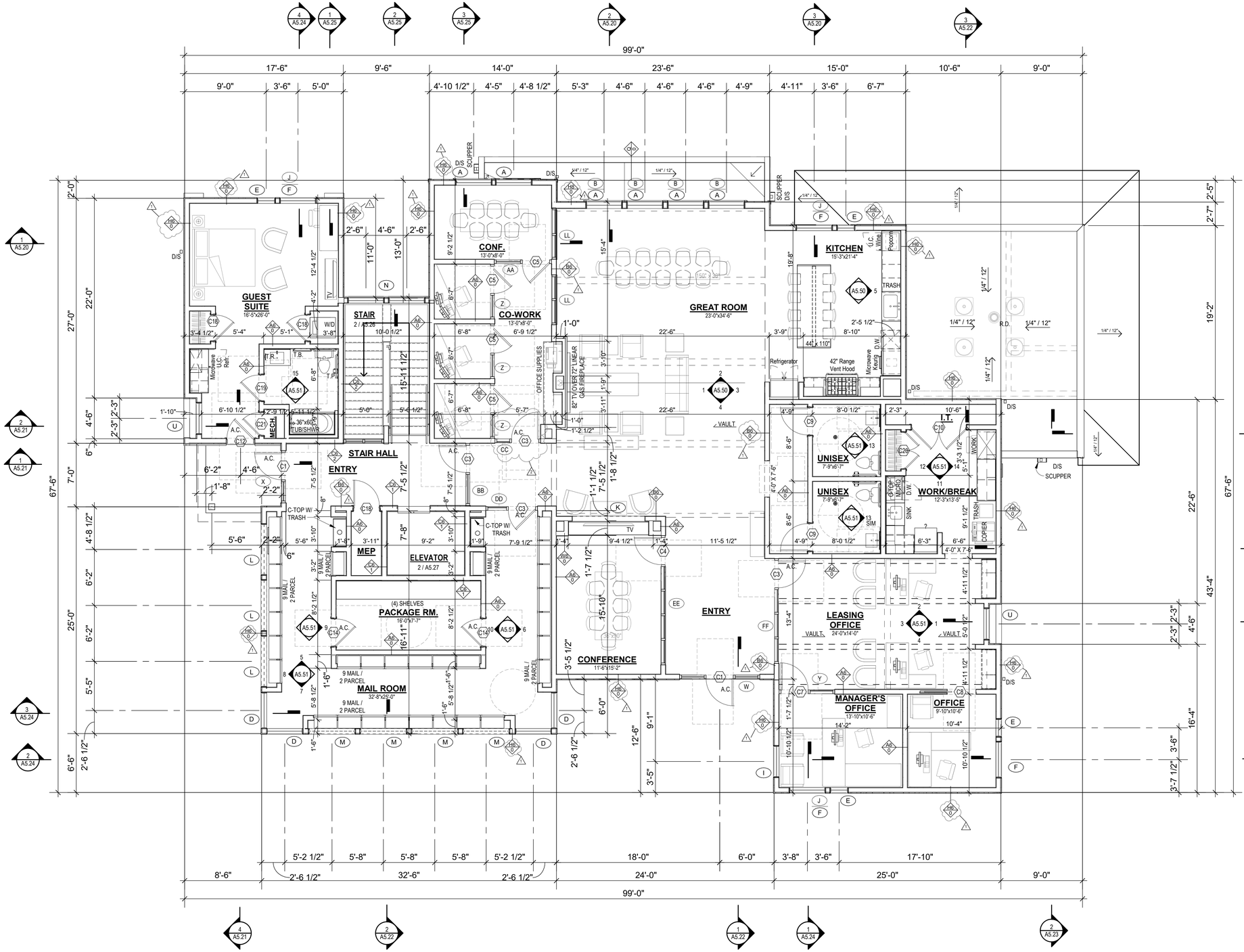
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- 3.24.2023 - PERMIT SUBMITTAL
- 4.5.2023 - ADD. #1

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696521
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A5.02

ARCH D 24" x 36"
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ARCH D 24" x 36"



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.
12. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406. SEE PLANS FOR LOCATIONS.
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.
16. WHEN TUBS AND SHOWERS ARE LOCATED ADJACENT TO A FIRE RATED ASSEMBLY, EXTEND GYPSUM BOARD BEHIND AND PROVIDE INSULATION.
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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. REFER TO FLOOR PLANS AND ROOF PLANS FOR ADDITIONAL RAISED PLATE LINES AND VAULTED CEILING INFORMATION.
23. 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.
24. ALL PLUMBING PENETRATIONS TO RECEIVE ESCUTCHEON TRIM RINGS TO MATCH ADJACENT FIXTURE FINISH.

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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

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SHEET NO. A5.03

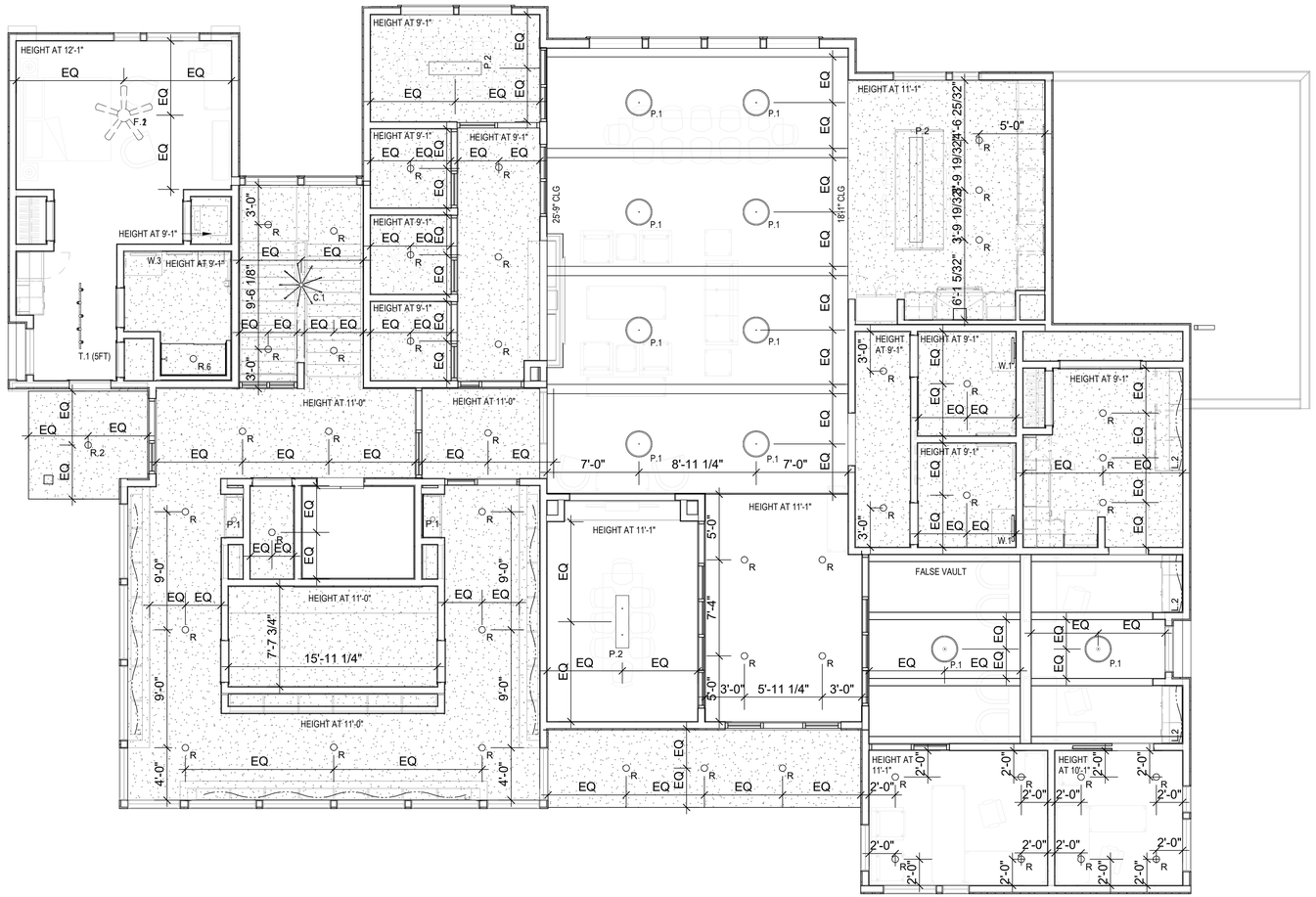
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1ST FLOOR BUILDING PLAN

3/16" = 1'-0"

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ARCH D 24" x 36"



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)

1ST FLOOR RCP

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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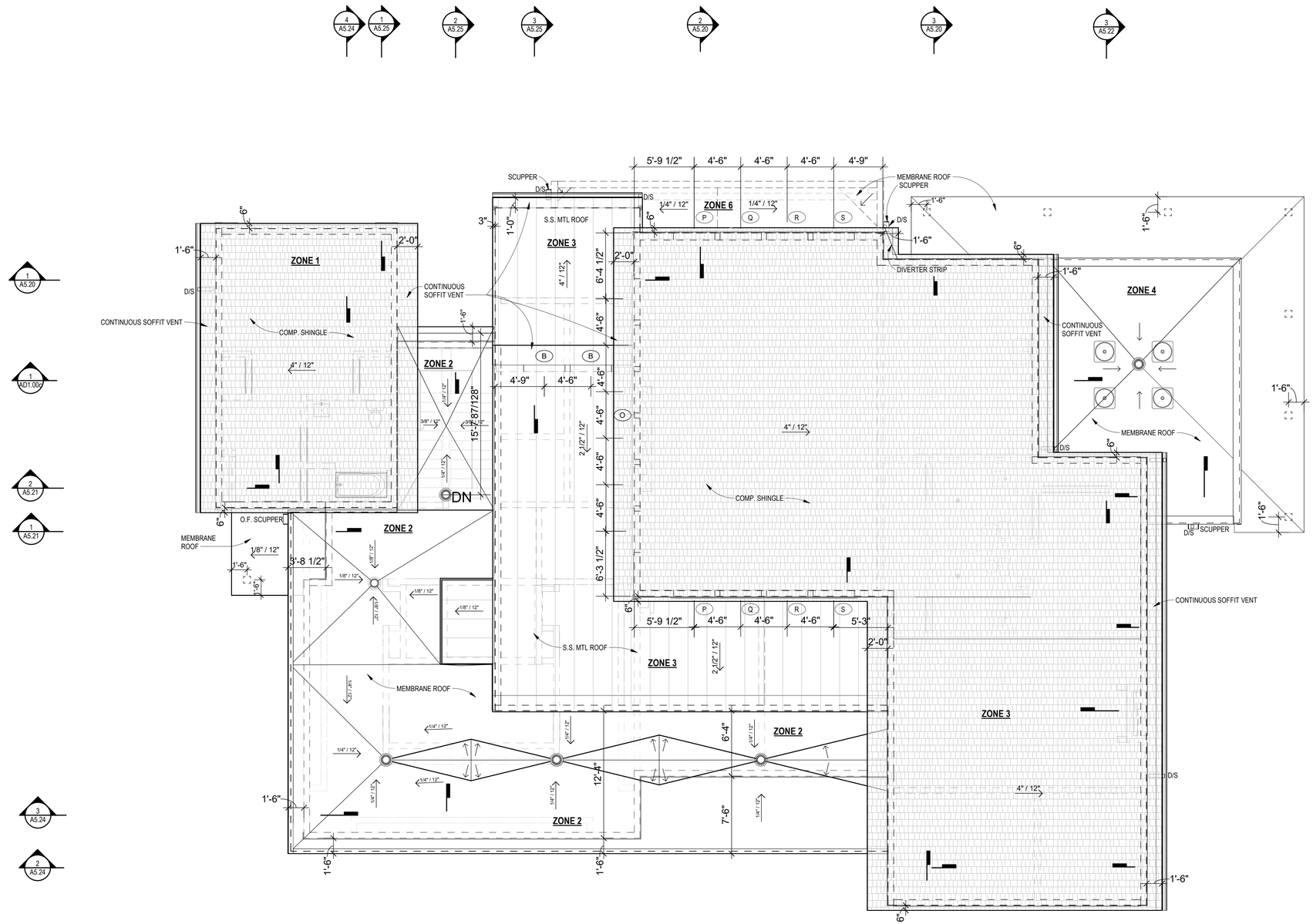
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ARCH D 24" x 36"

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

150 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

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

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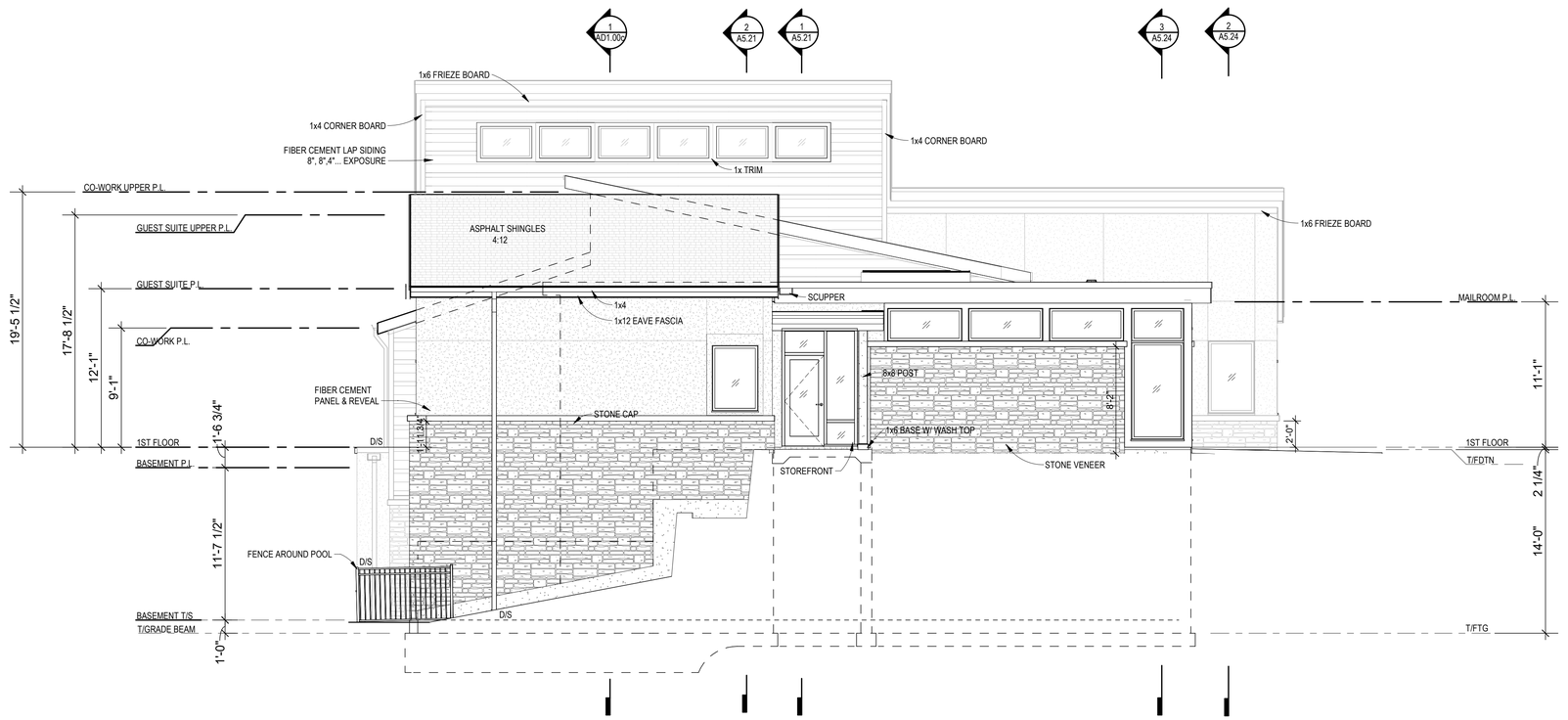
ROOF PLAN
3/16" = 1'-0"

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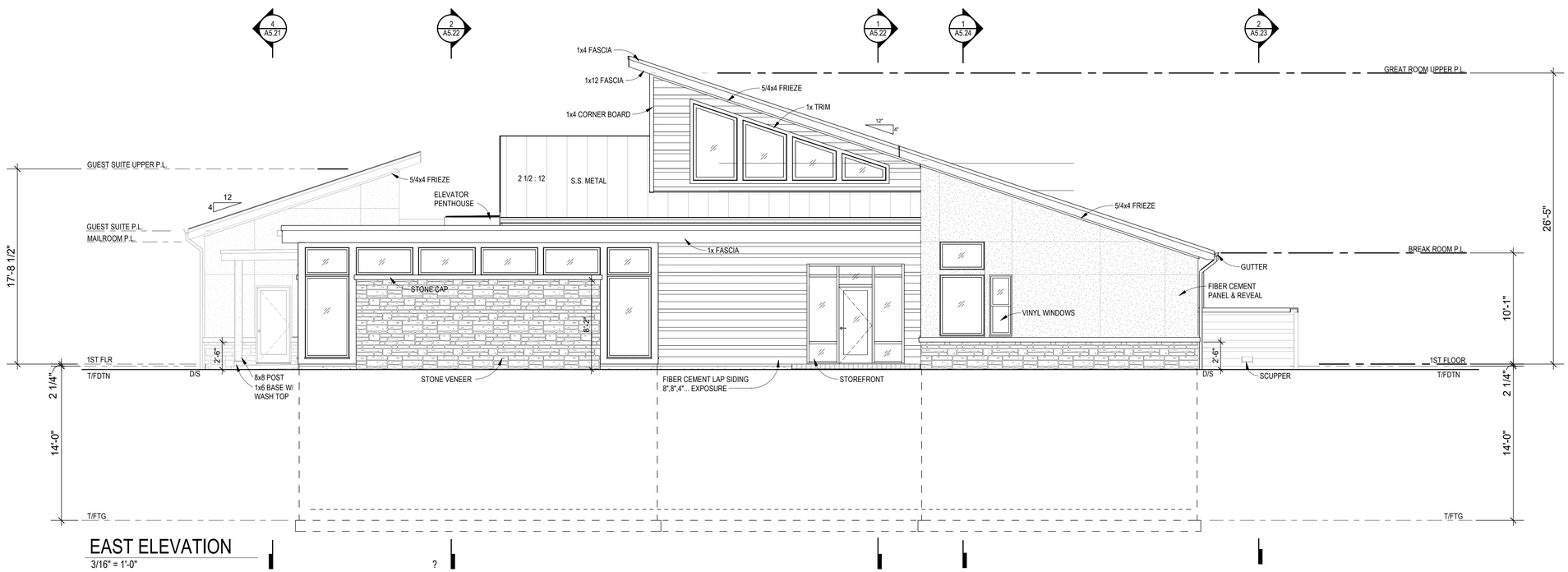
ARCH D 24" x 36"

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.



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



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

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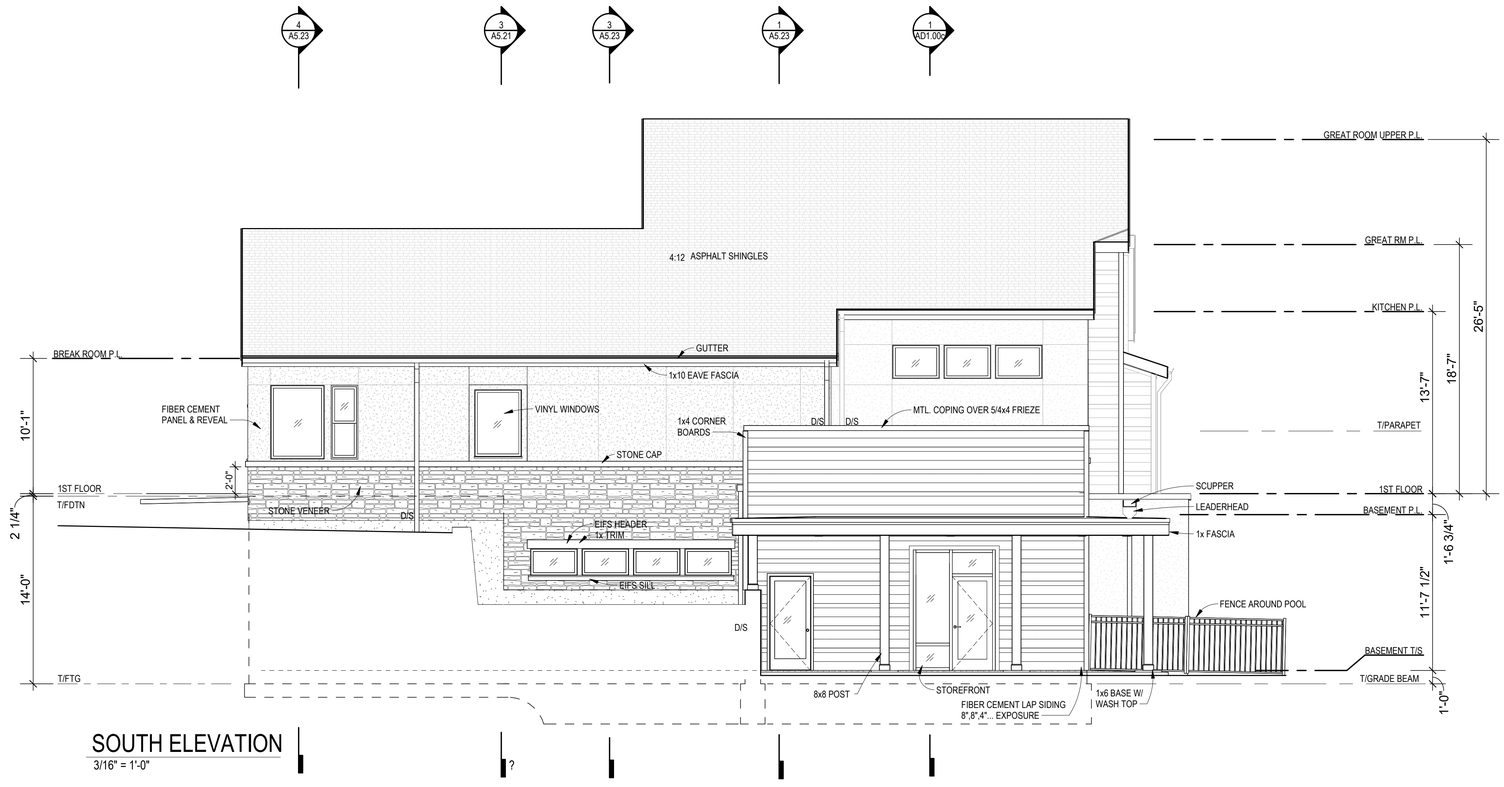
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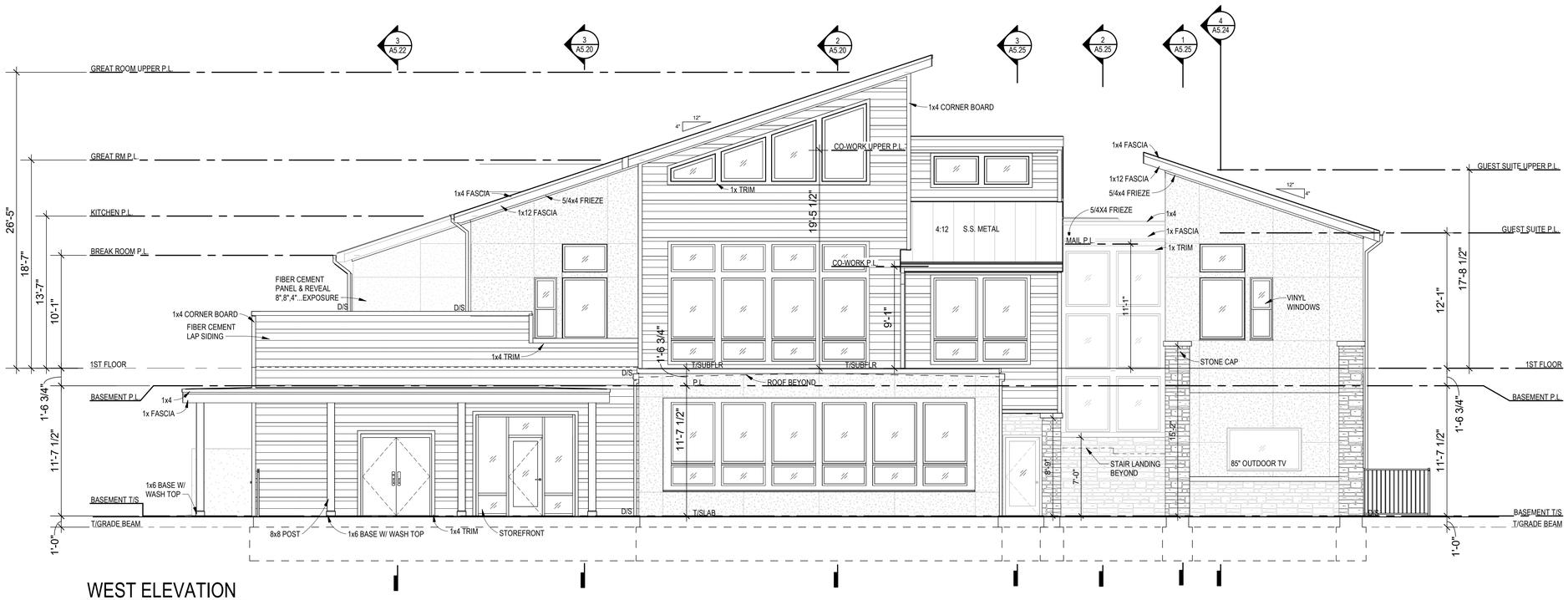
ARCH D 24" x 36"

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.



SOUTH ELEVATION
3/16" = 1'-0"



WEST ELEVATION
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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- 3.24.2023 - PERMIT SUBMITTAL
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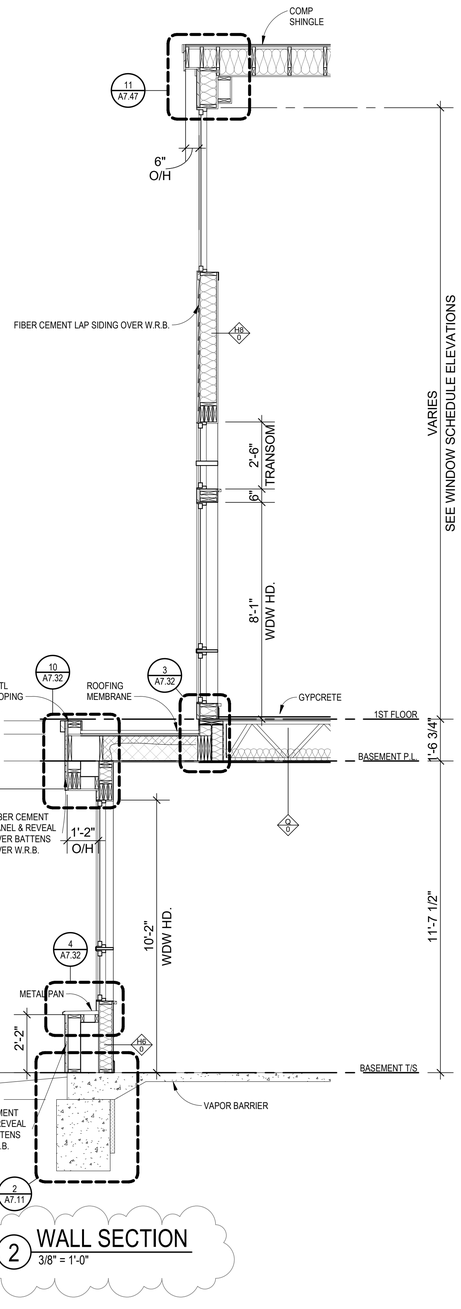
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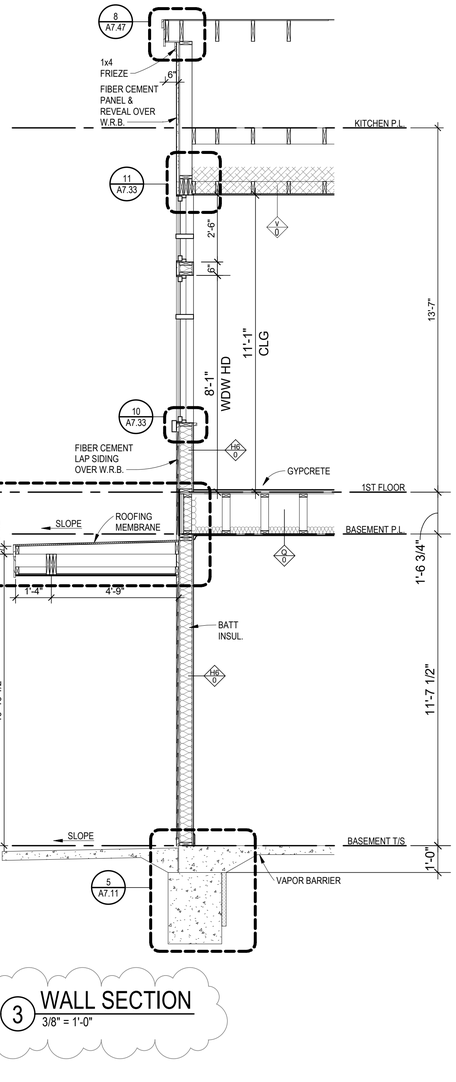
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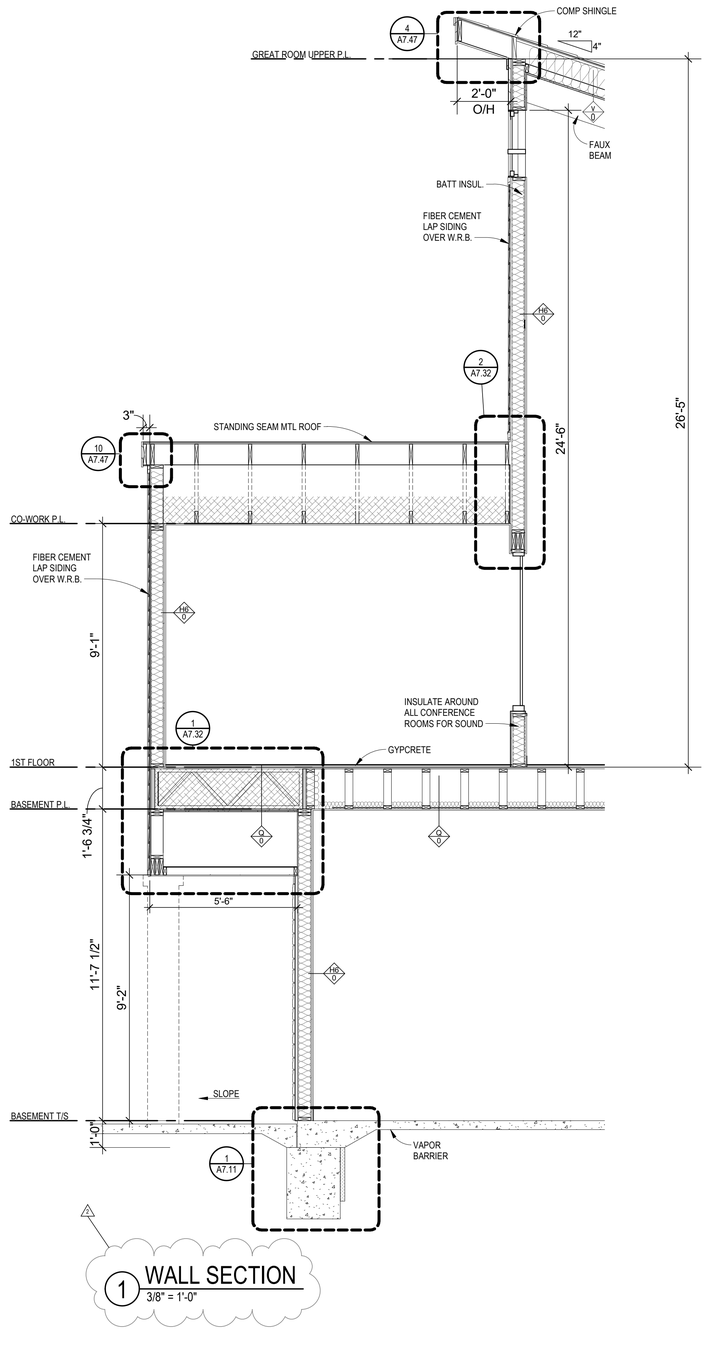
ARCH D 24" x 36"



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



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



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

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A NEW DEVELOPMENT FOR:
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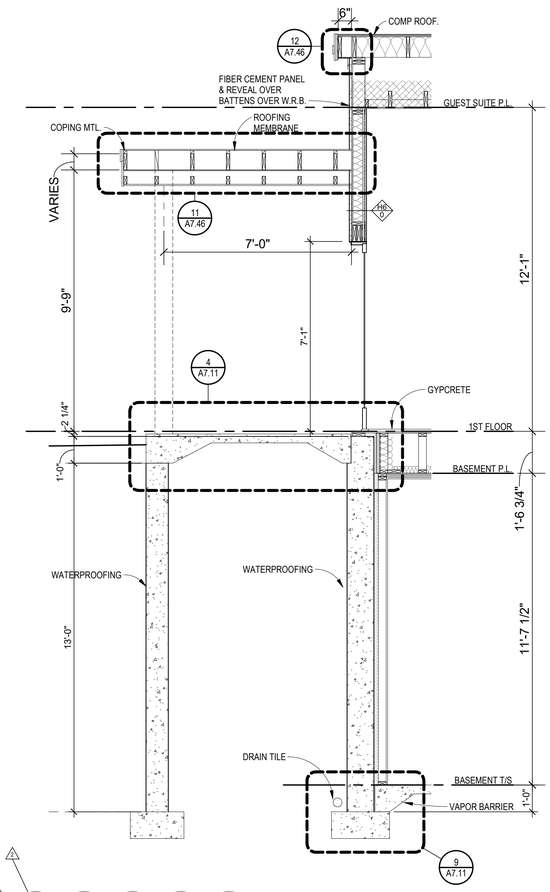
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2 05.02.23 Revision 2

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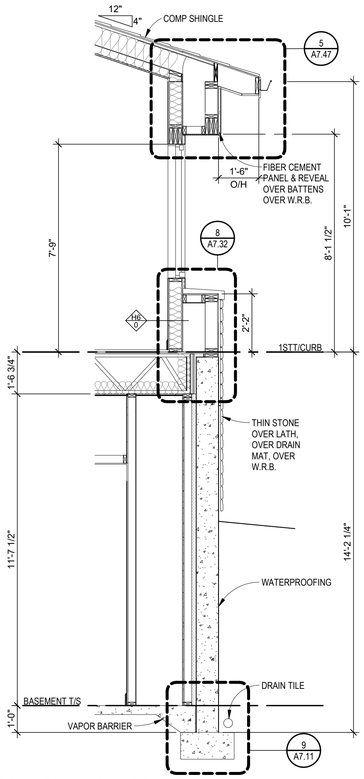
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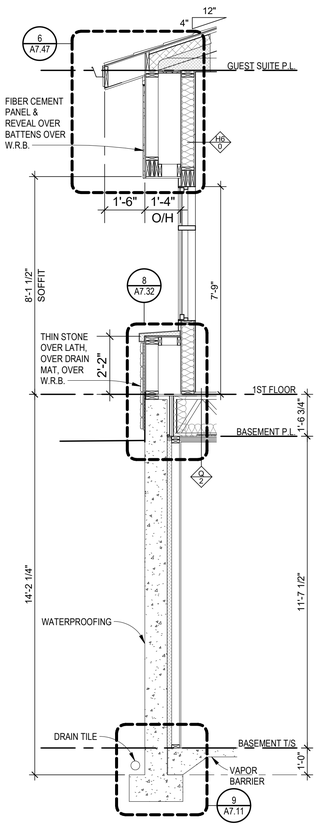
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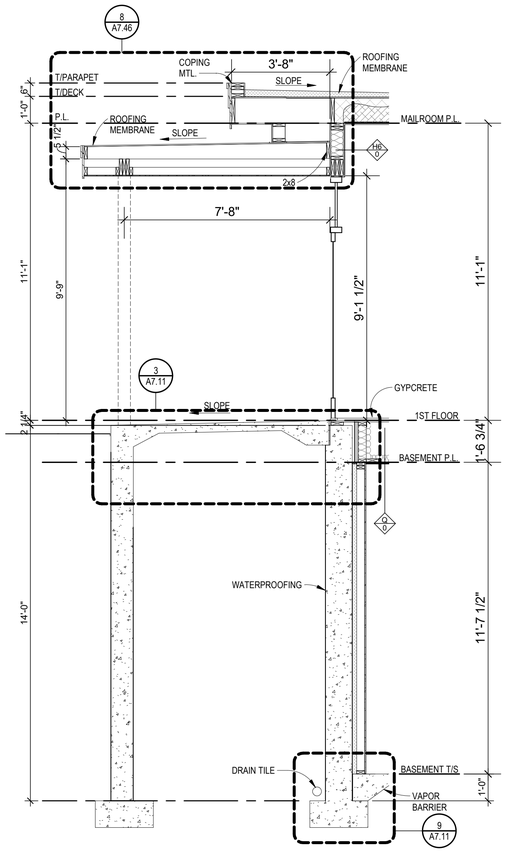
4 WALL SECTION
3/8" = 1'-0"



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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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:

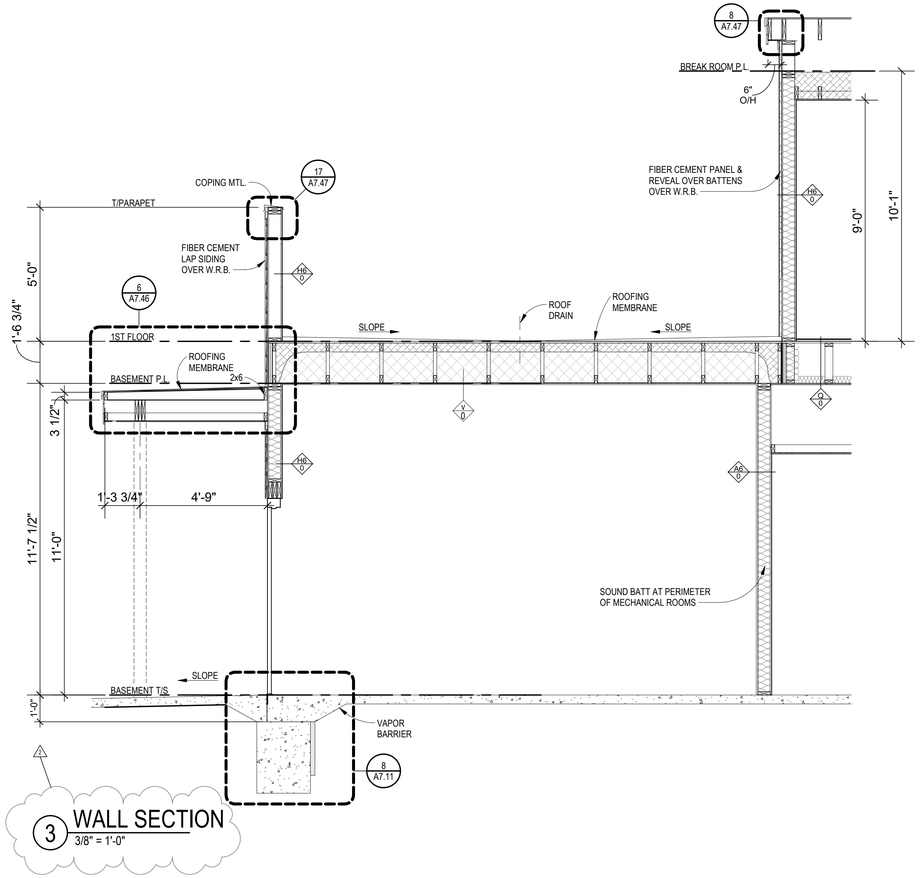
2	05.02.23	Revision 2
3	05.04.23	Revision 3

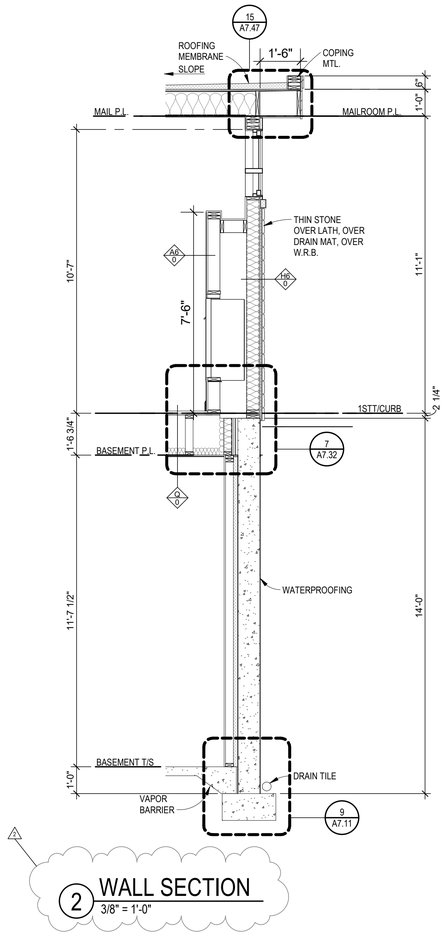
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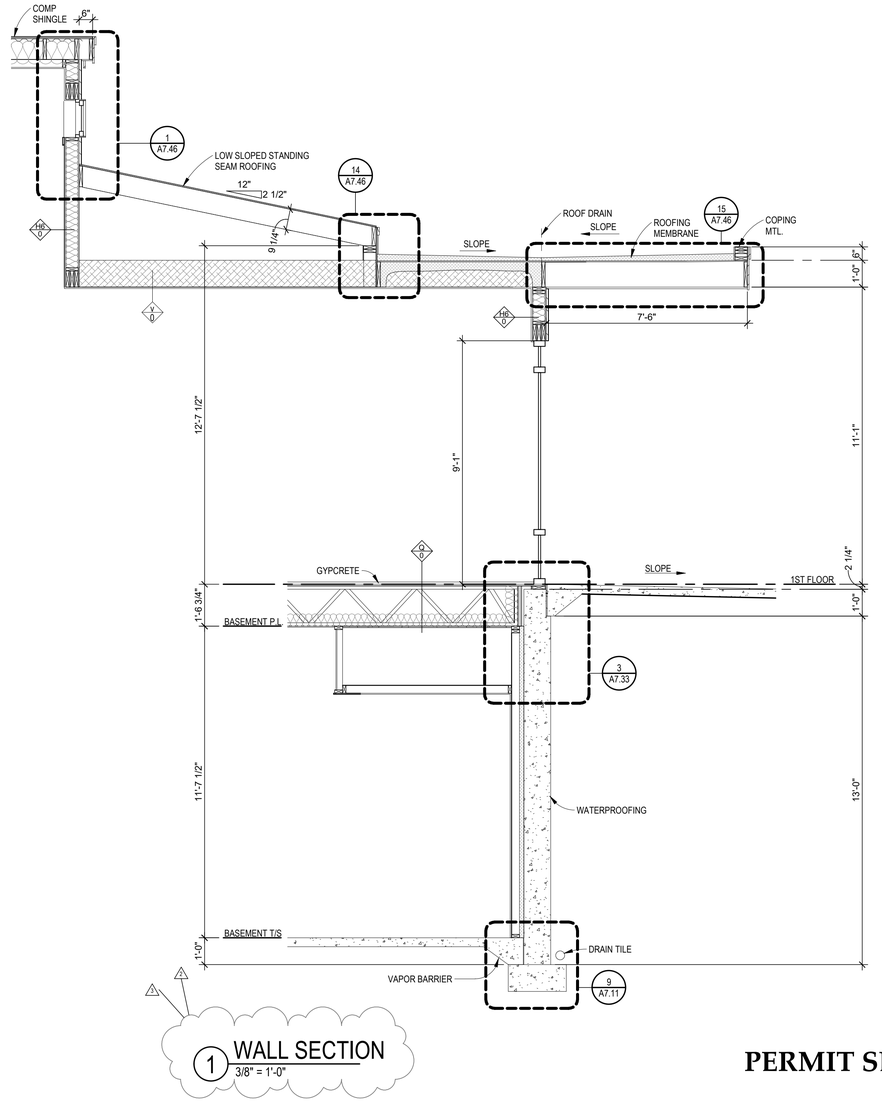
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ARCH D 24" x 36"







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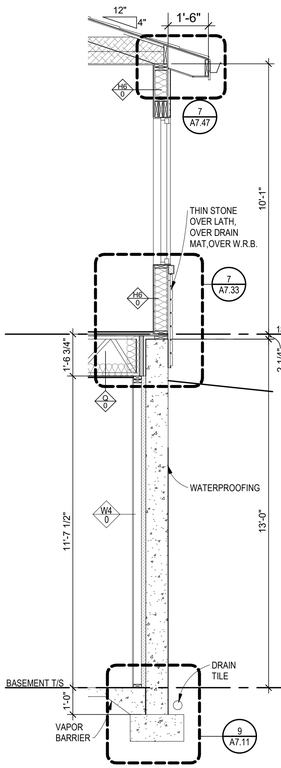
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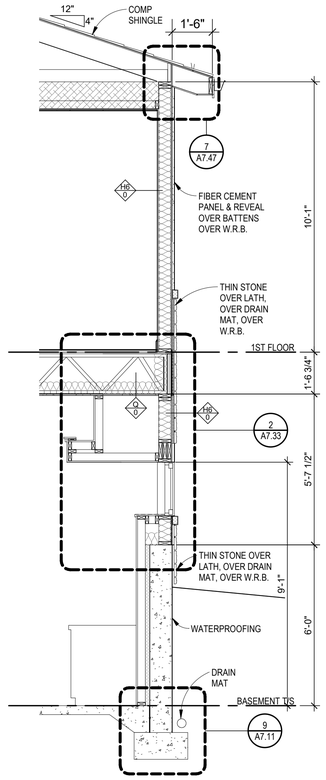
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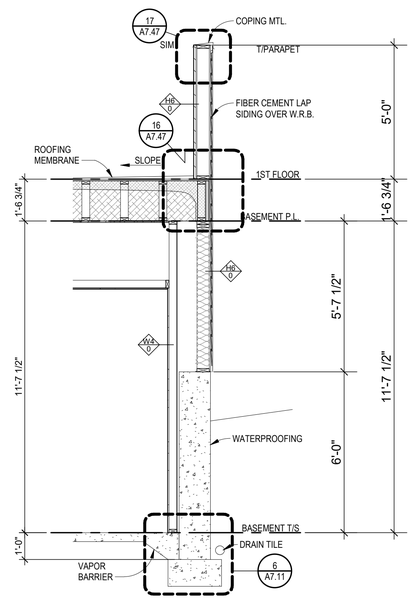
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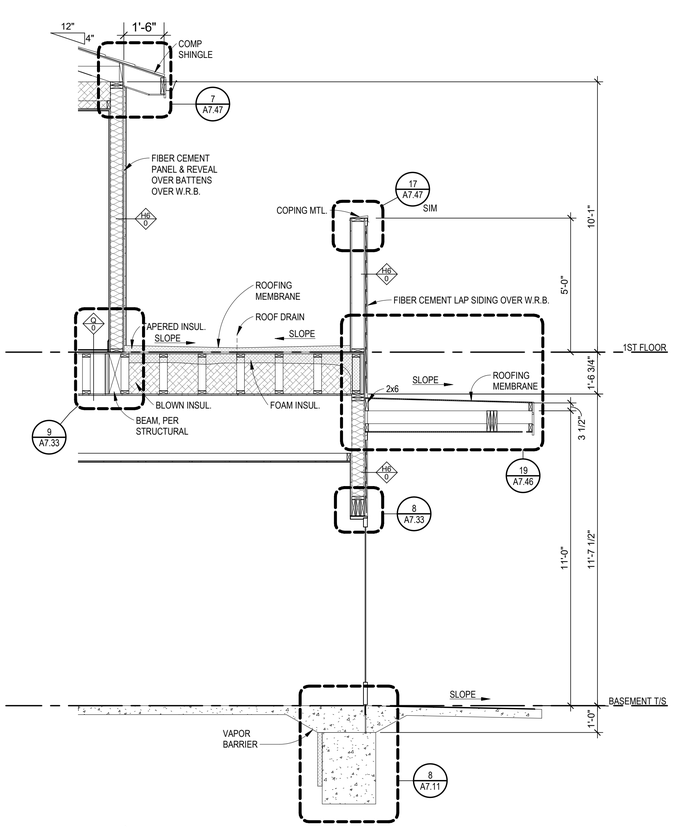
4 WALL SECTION
3/8" = 1'-0"



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 FOR:

RESIDENCES AT BLACKWELL

50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

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

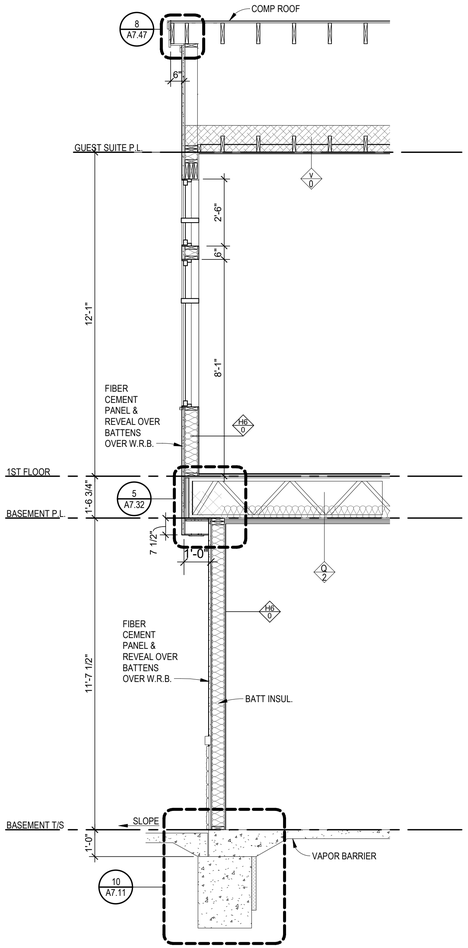
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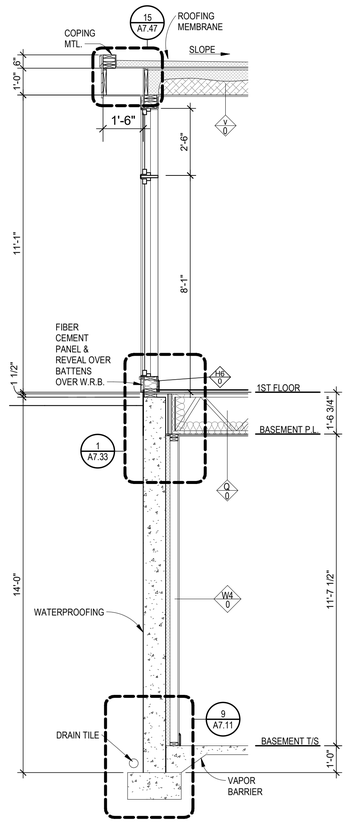
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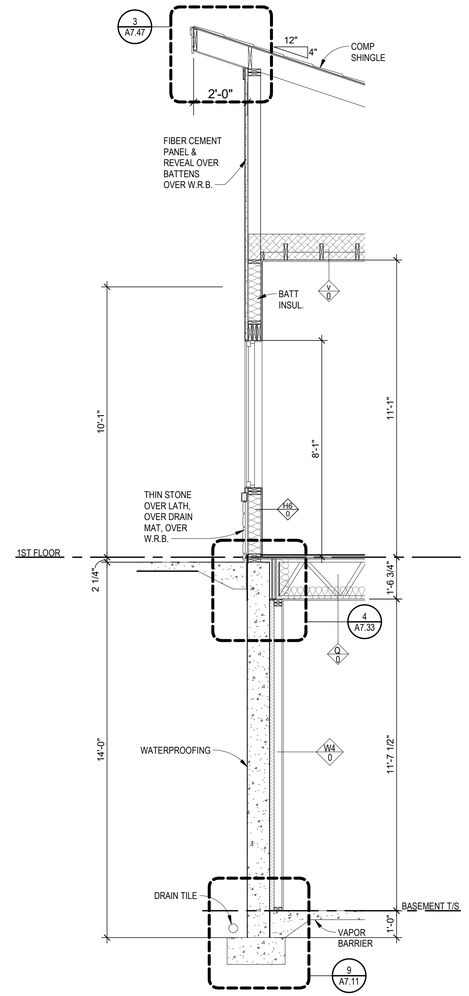
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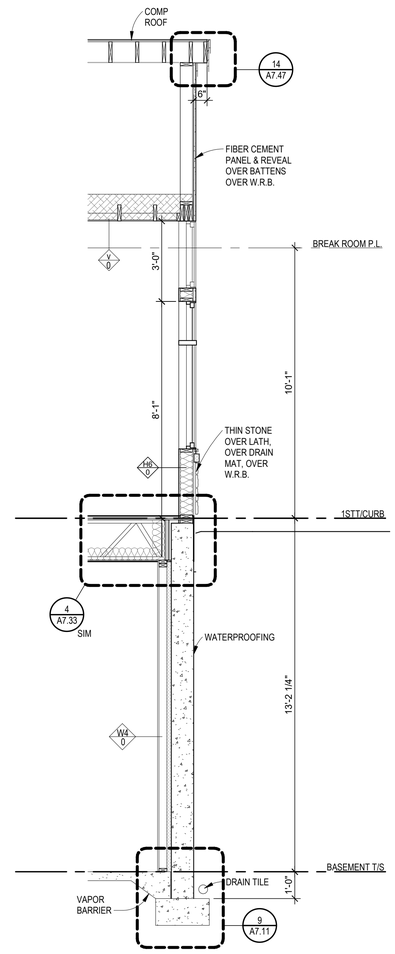
4 WALL SECTION
3/8" = 1'-0"



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 FOR:
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LEE'S SUMMIT, MISSOURI

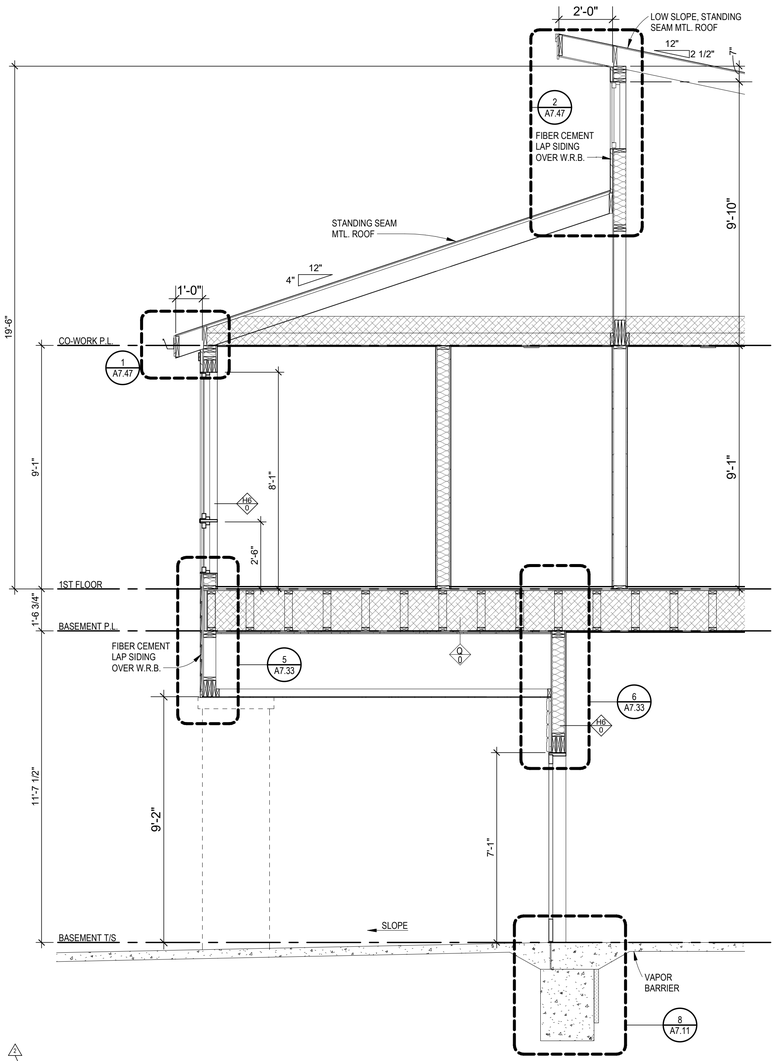
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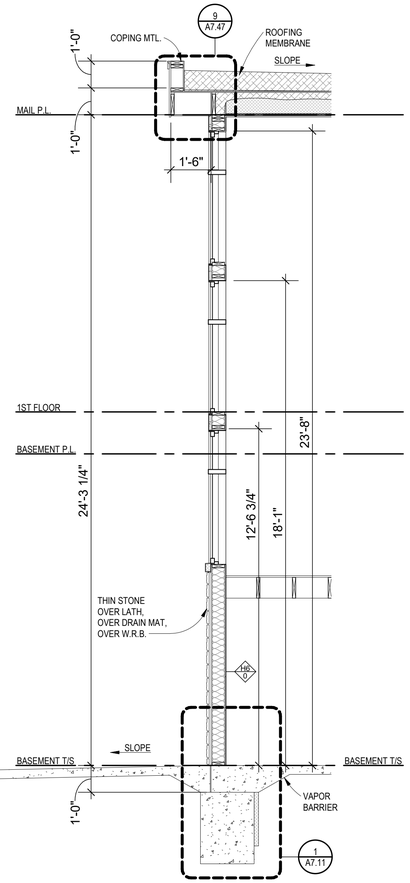
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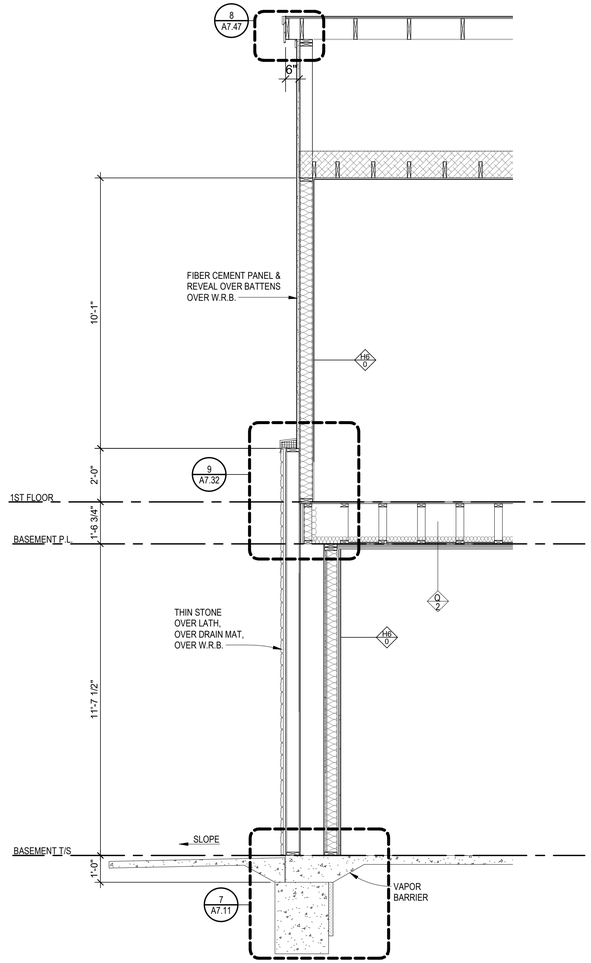
ARCH D 24" x 36"



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 FOR:

BLACKWELL RESIDENCES AT BLACKWELL

50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

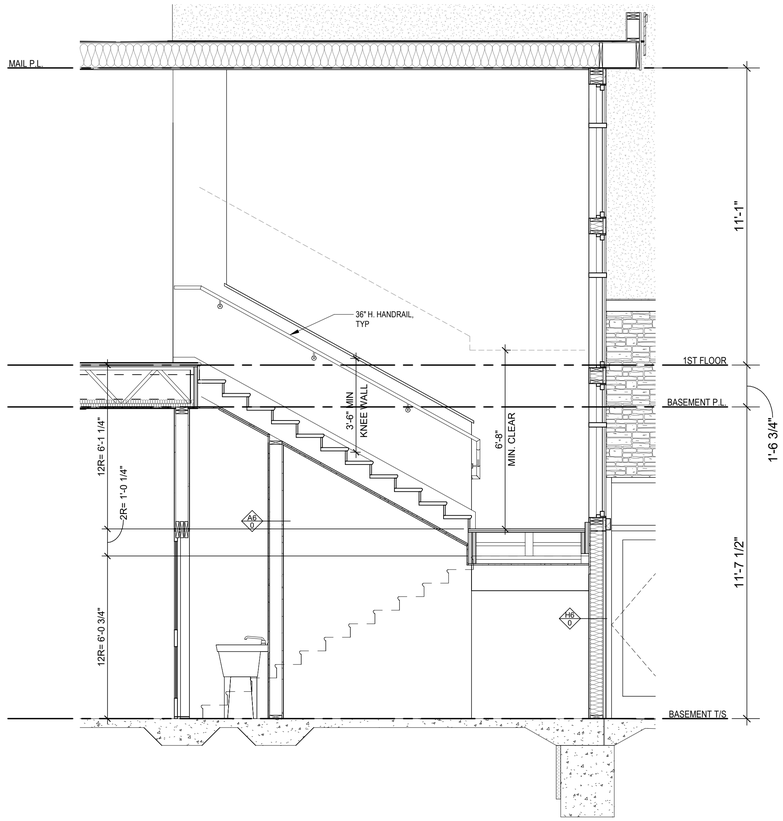
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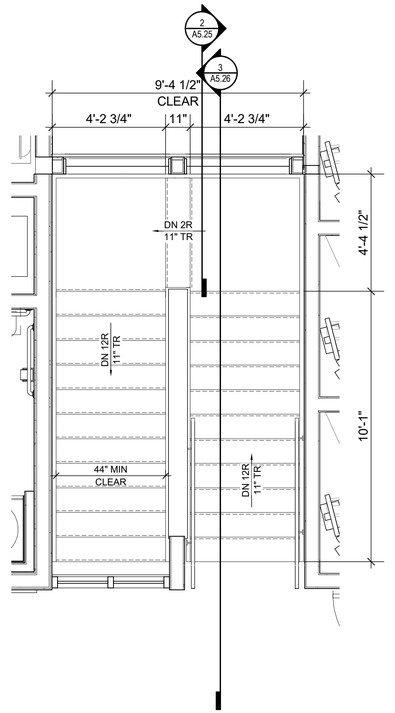
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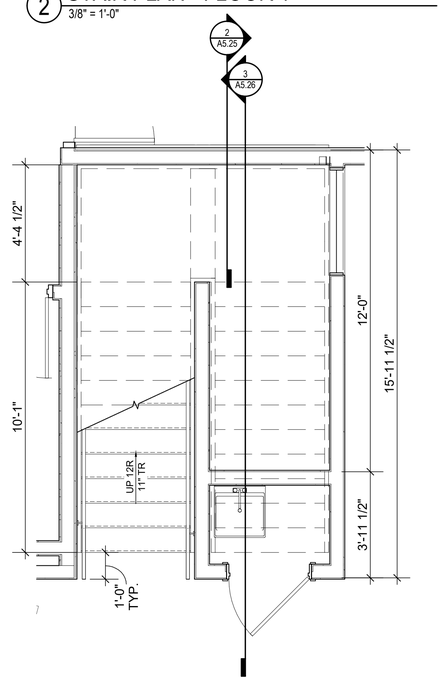
ARCH D 24" x 36"



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



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



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

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A NEW DEVELOPMENT FOR:
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LEE'S SUMMIT, MISSOURI

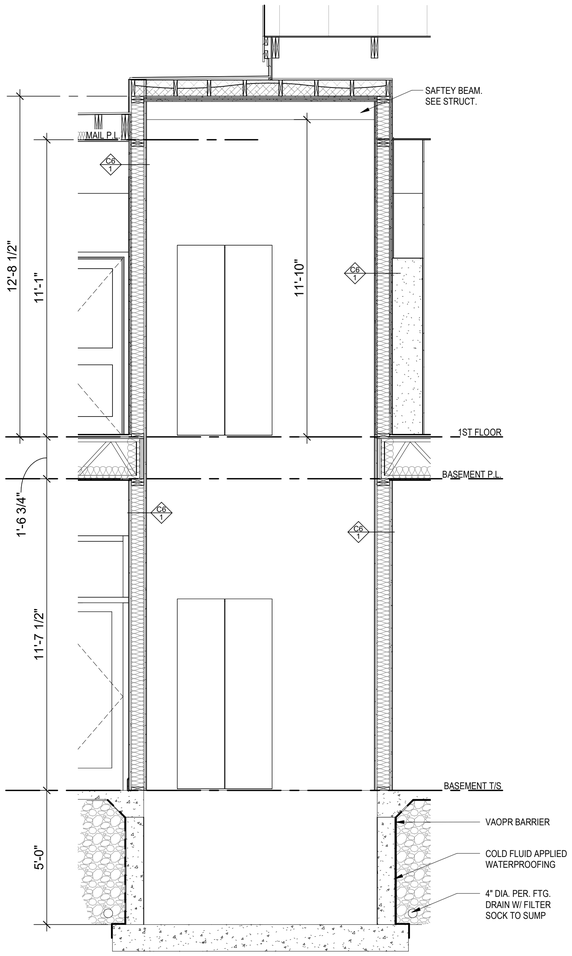
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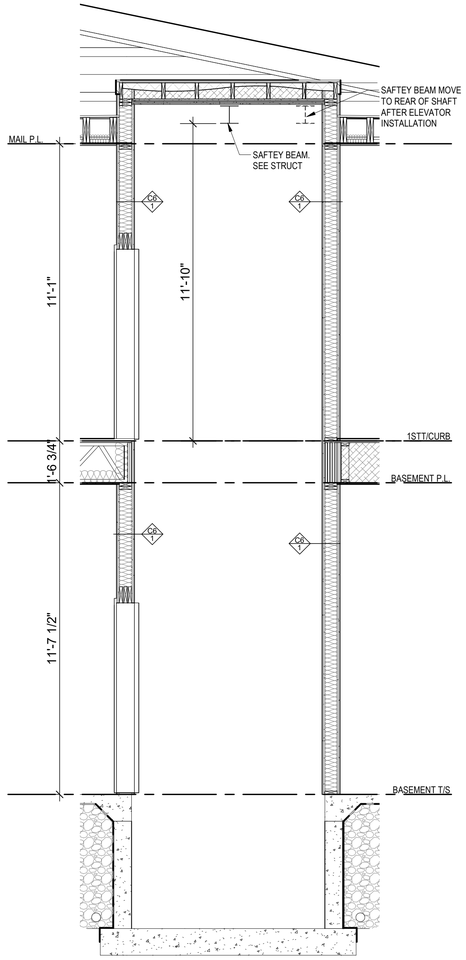
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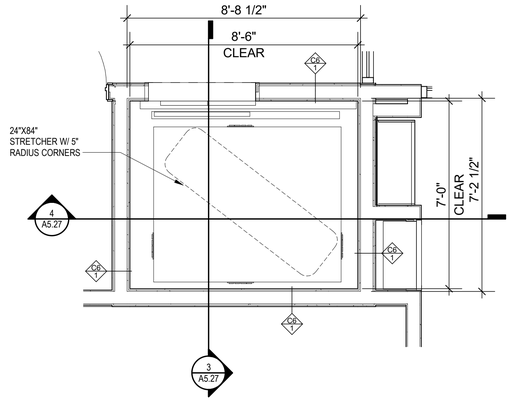
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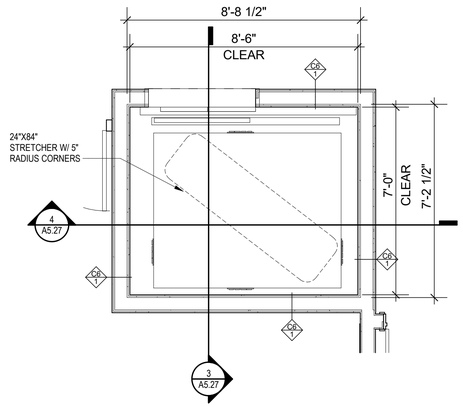
4 ELEVATOR SECTION 2
3/8" = 1'-0"



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"

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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

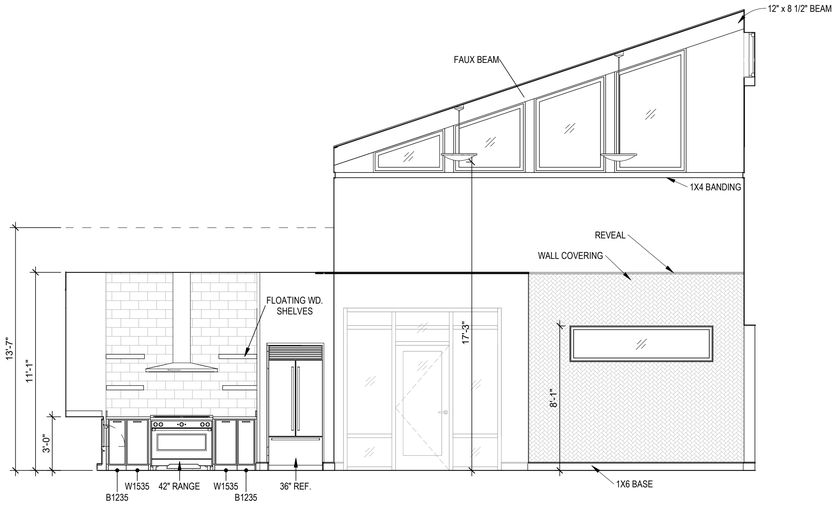
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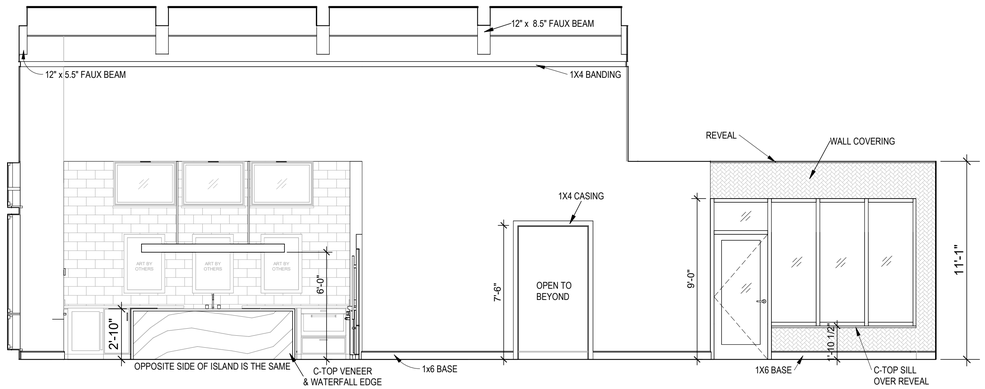
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ARCH D 24" x 36"
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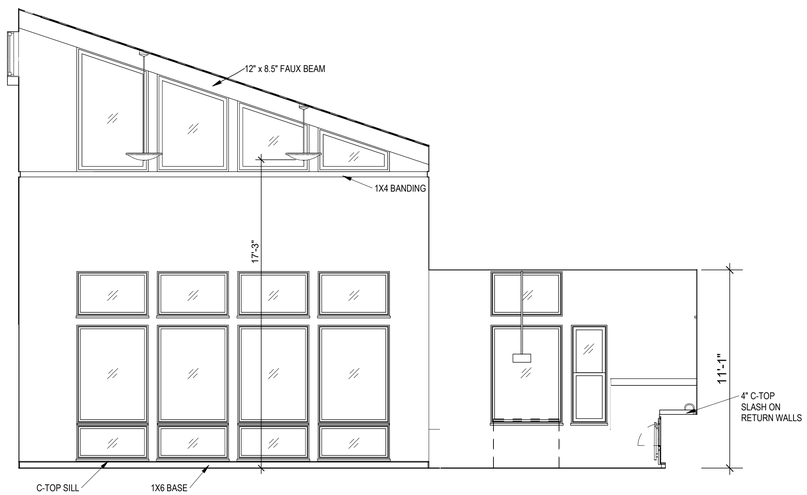
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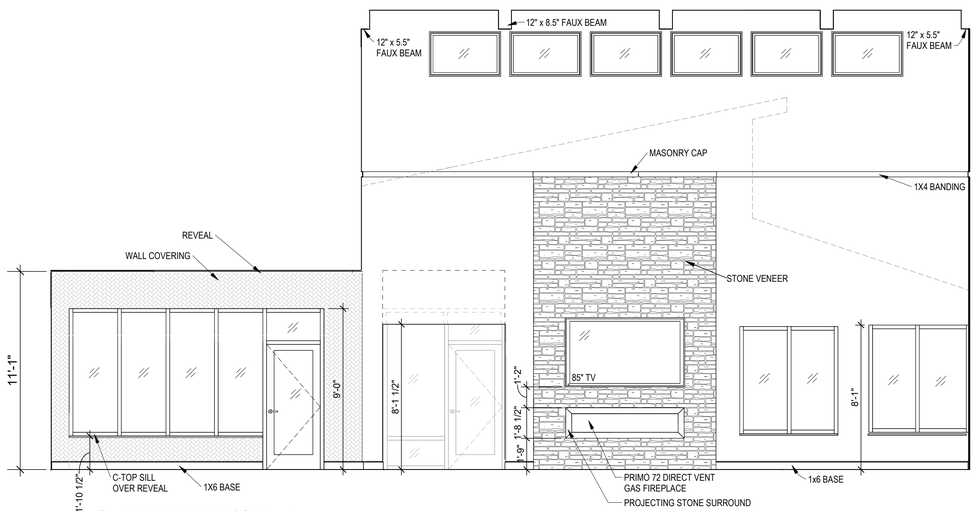
4 CLUB ELEVATION - 4
1/4" = 1'-0"



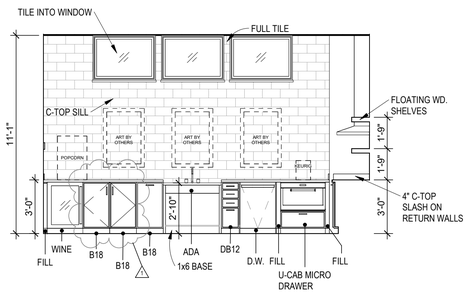
3 CLUB ELEVATION - 3
1/4" = 1'-0"



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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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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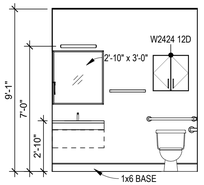
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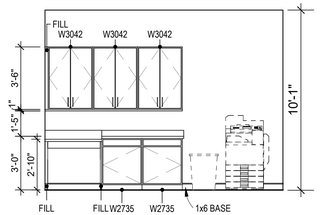
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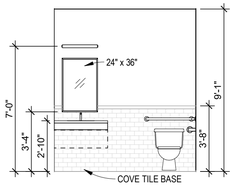
ARCH D 24" x 36"



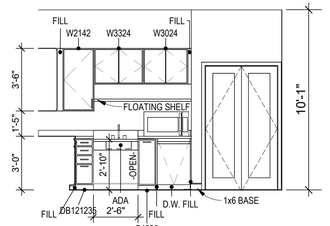
15 BATH. ELEV.
1/4" = 1'-0"



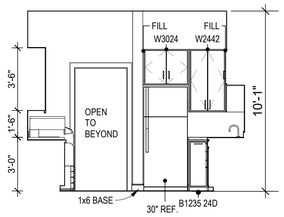
14 WORK/BREAK ELEV.
1/4" = 1'-0"



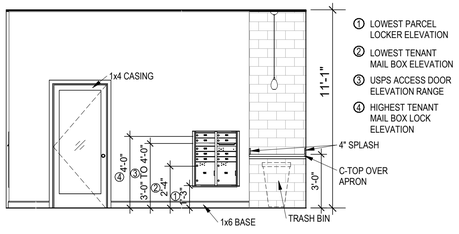
13 BATH. ELEV.
1/4" = 1'-0"



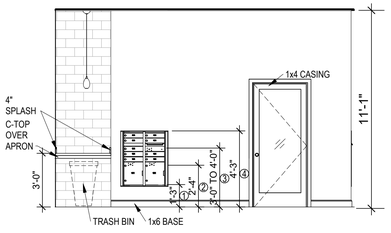
12 WORK/BREAK ELEV.
1/4" = 1'-0"



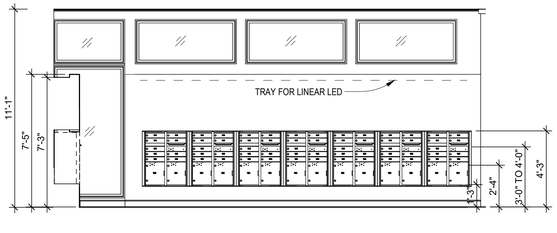
11 WORK/BREAK ELEV.
1/4" = 1'-0"



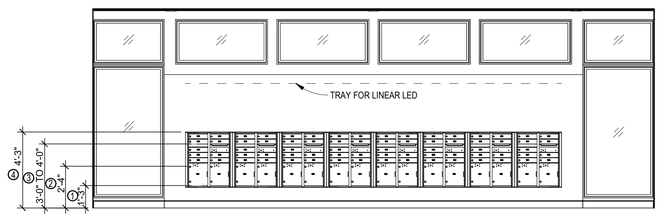
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1/4" = 1'-0"



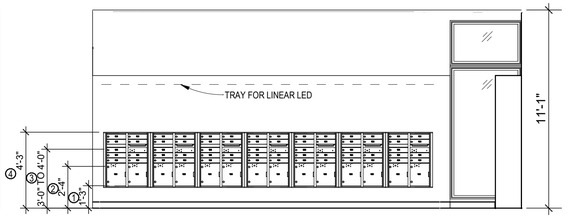
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1/4" = 1'-0"



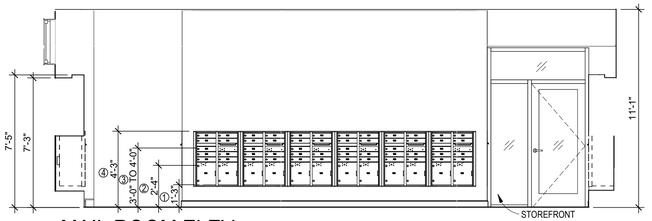
8 MAIL ROOM ELEV.
1/4" = 1'-0"



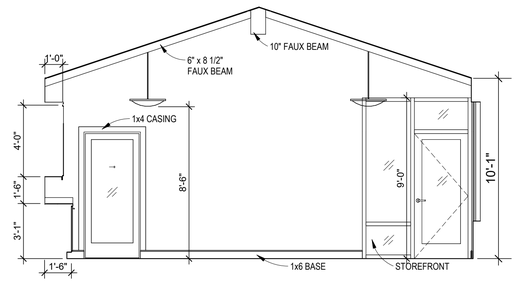
7 MAIL ROOM ELEV.
1/4" = 1'-0"



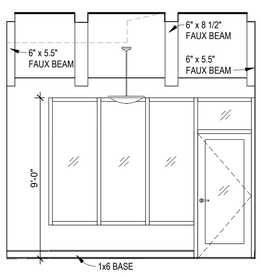
6 MAIL ROOM ELEV.
1/4" = 1'-0"



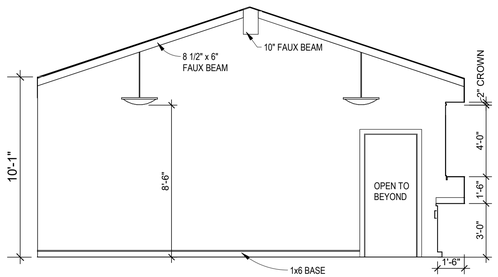
5 MAIL ROOM ELEV.
1/4" = 1'-0"



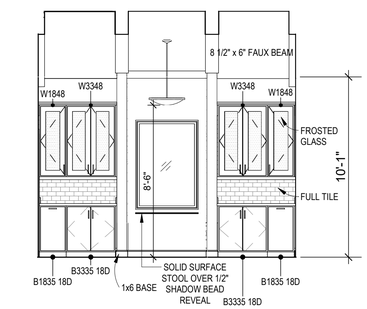
4 LEASING ELEV.
1/4" = 1'-0"



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



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



1 LEASING ELEV.
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.
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19. ALL PLUMBING PENETRATIONS TO RECEIVE ESCUTCHEON TRIM RINGS TO MATCH ADJACENT FIXTURE FINISH.

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STATE OF MISSOURI
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NUMBER A-007161
ARCHITECT
6/30/23

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

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

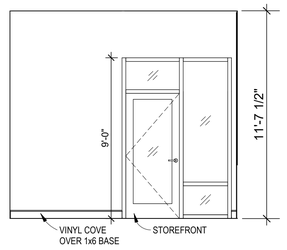
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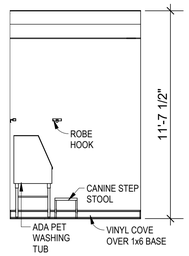
ARCH D 24" x 36"

GENERAL NOTES:

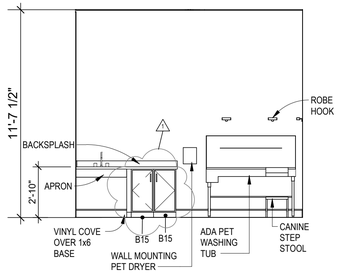
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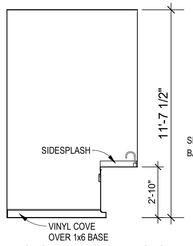
14 DOG WASH ROOM
1/4" = 1'-0"



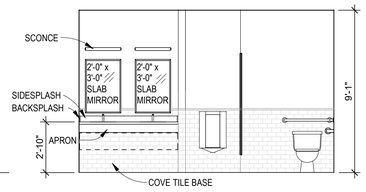
13 DOG WASH ROOM
1/4" = 1'-0"



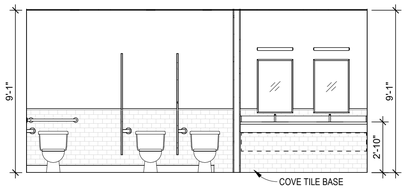
12 DOG WASH ROOM
1/4" = 1'-0"



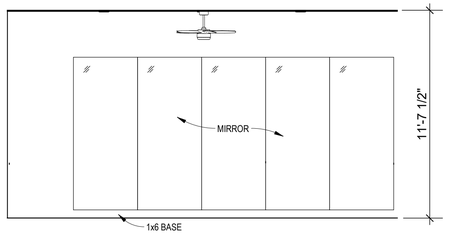
11 DOG WASH ROOM
1/4" = 1'-0"



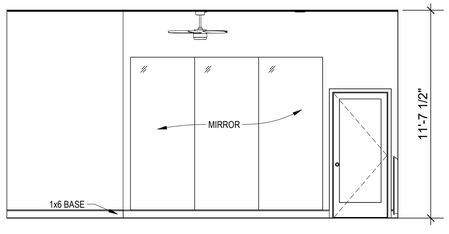
10 BASEMENT BATH 2
1/4" = 1'-0"



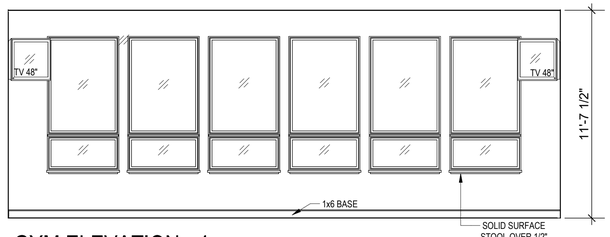
9 BATH. ELEV.
1/4" = 1'-0"



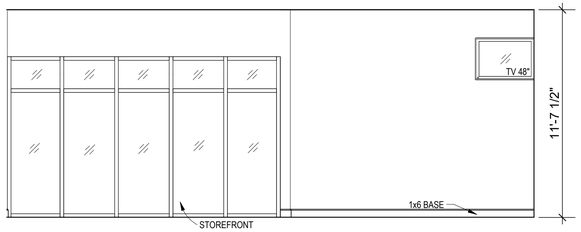
2 FITNESS ROOM
1/4" = 1'-0"



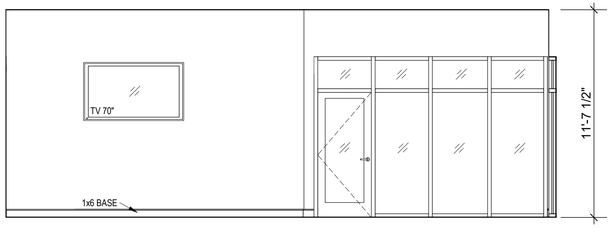
1 FITNESS ROOM
1/4" = 1'-0"



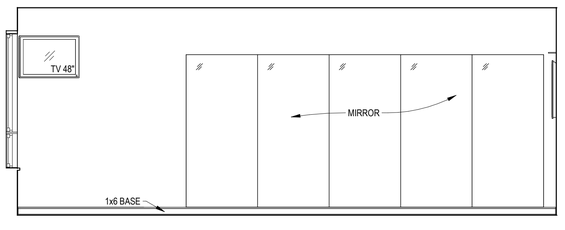
8 GYM ELEVATION - 4
1/4" = 1'-0"



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



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



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

ARCHITECTURE
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P. 913.831.1415
F. 913.831.1563
NSPJARCH.COM
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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-09710
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

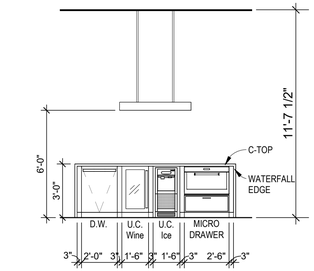
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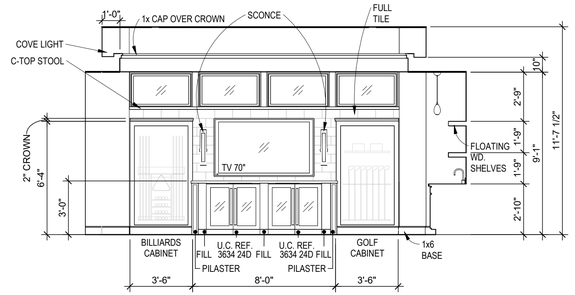
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ARCH D 24" x 36"



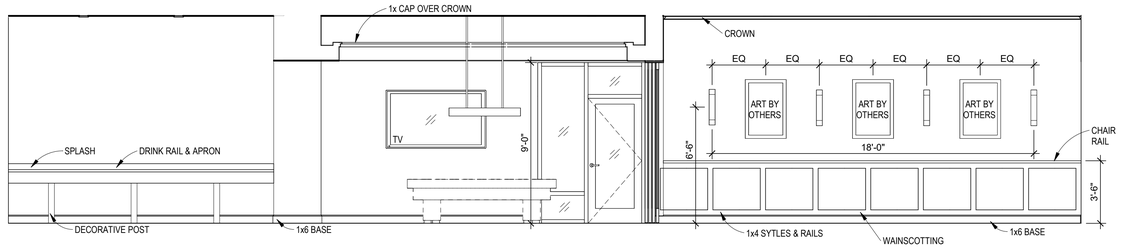
6 CLUB BASEMENT ELEVATION
1/4" = 1'-0"



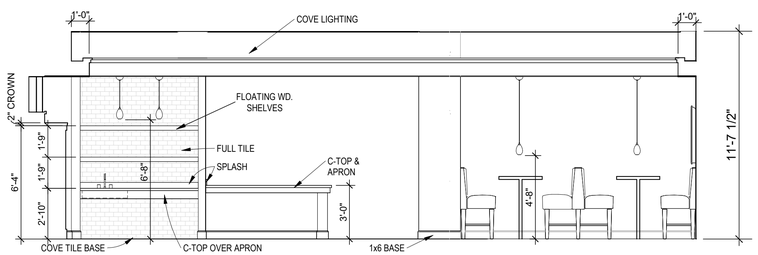
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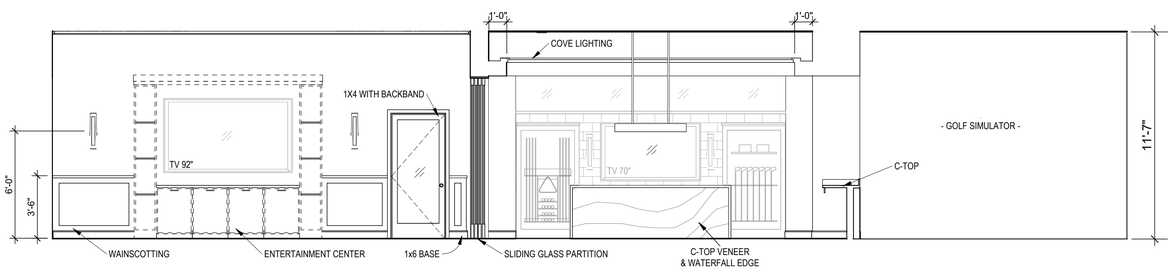
4 CLUB BASEMENT ELEVATION - 4
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3 CLUB BASEMENT ELEVATION - 3
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1/4" = 1'-0"



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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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LEE'S SUMMIT, MISSOURI

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

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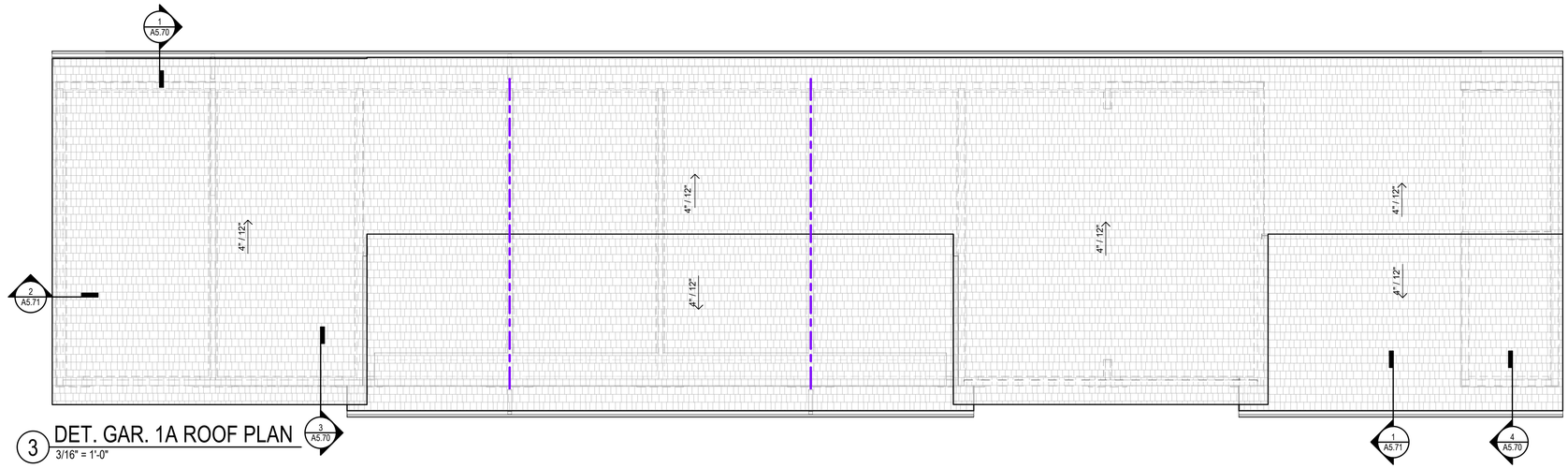
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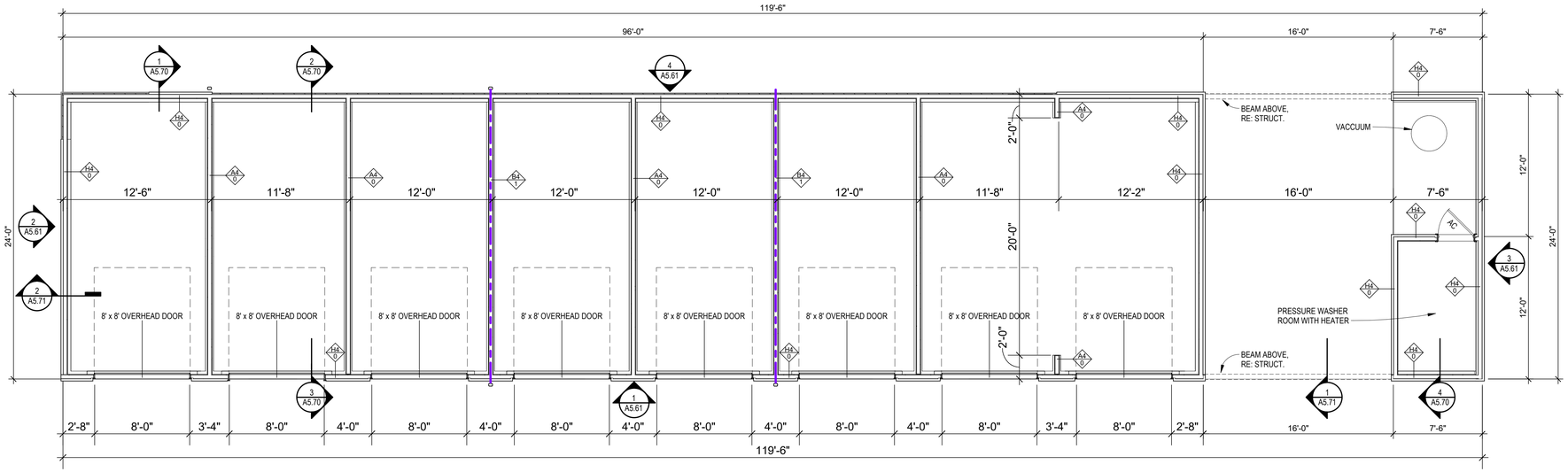
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ARCH D 24" x 36"

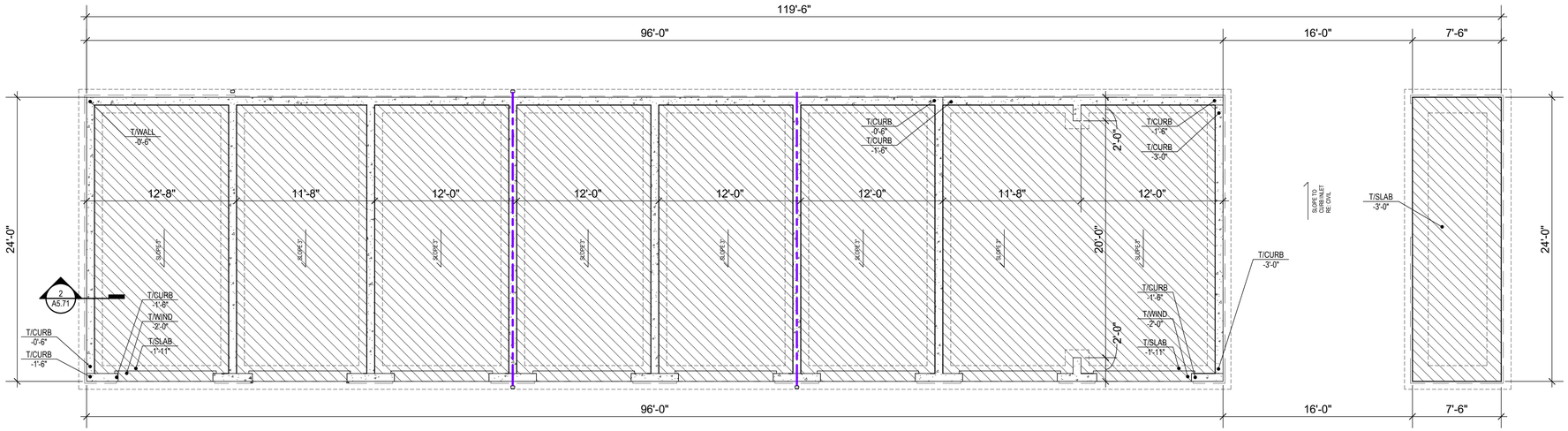
FOR GARAGE 1A, SEA LEVEL = 1011.8
SEE CIVIL



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



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



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

PERMIT SET

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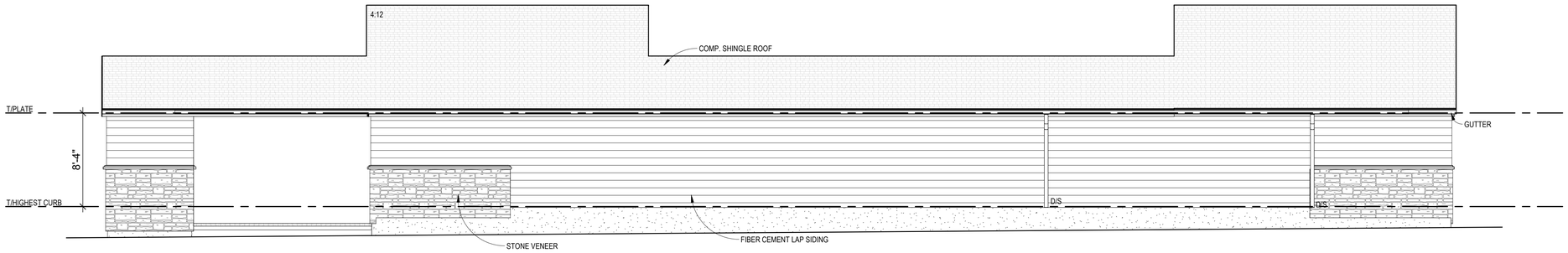
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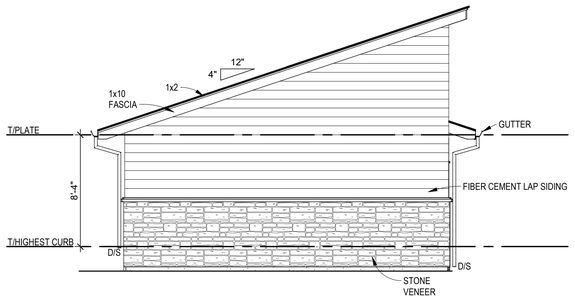
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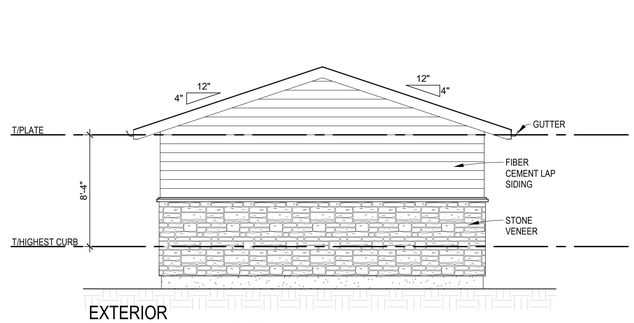
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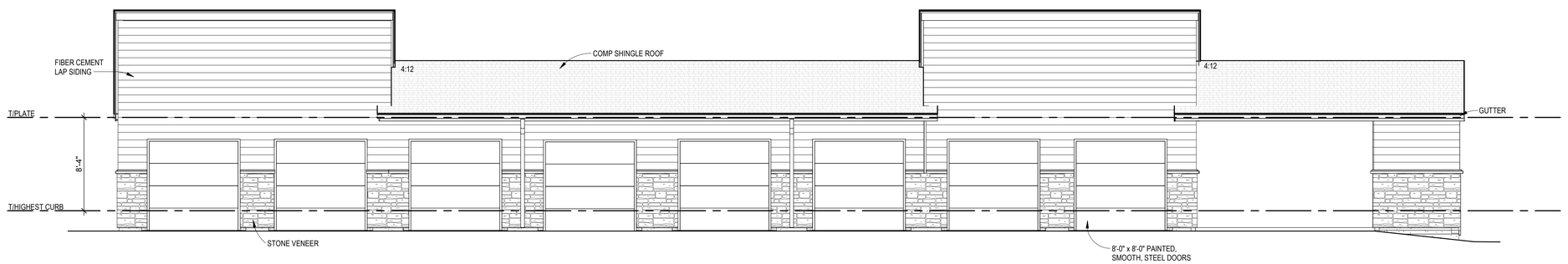
EXTERIOR
4 DET. GAR. 1A LEFT ELEV.
3/16" = 1'-0"



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"

PERMIT SET

A5.61

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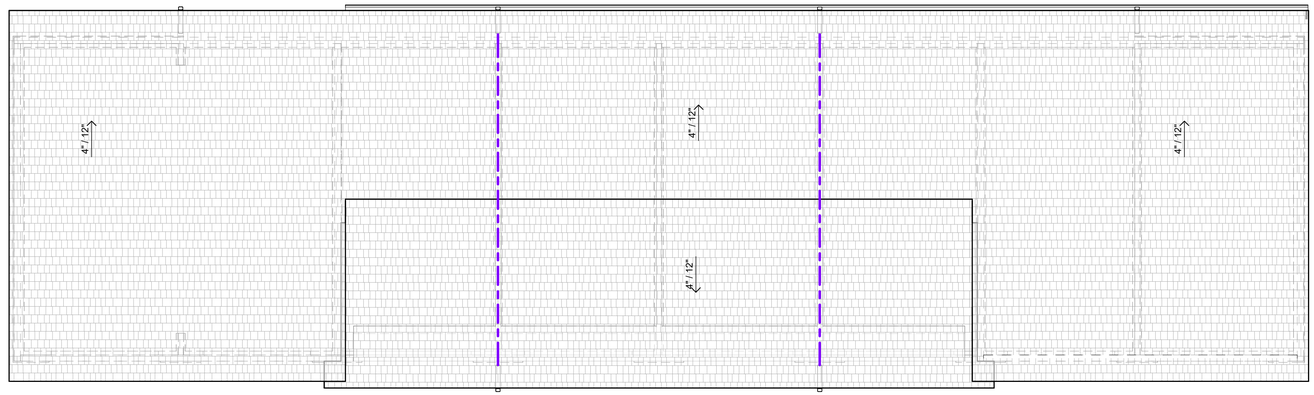
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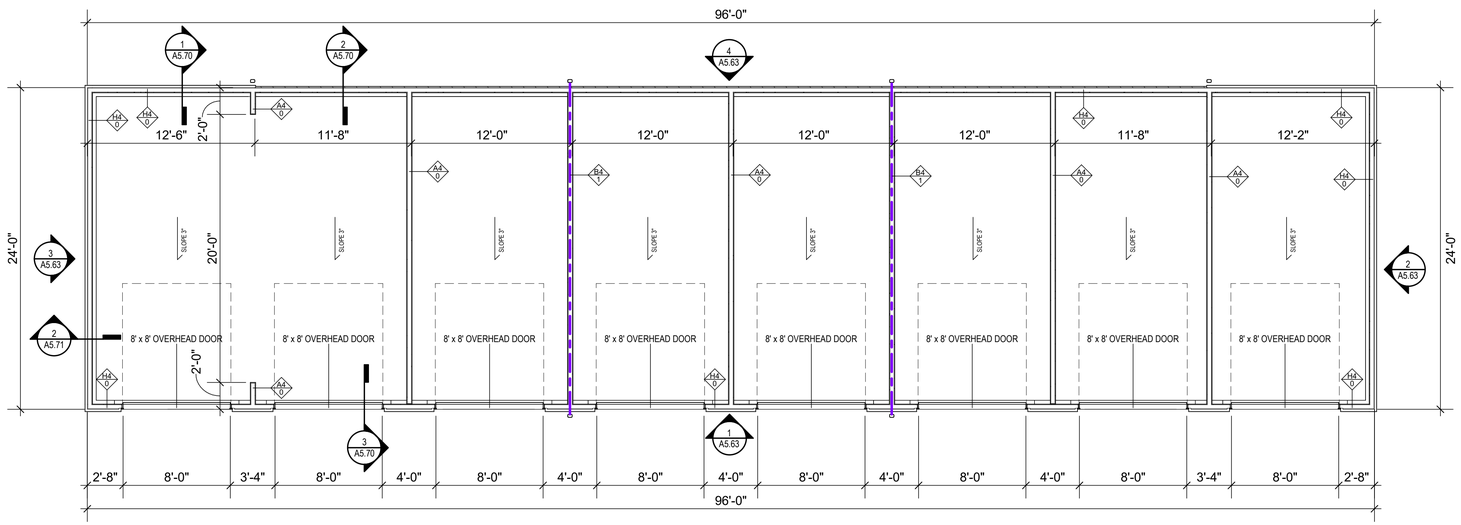
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ARCH D 24" x 36"

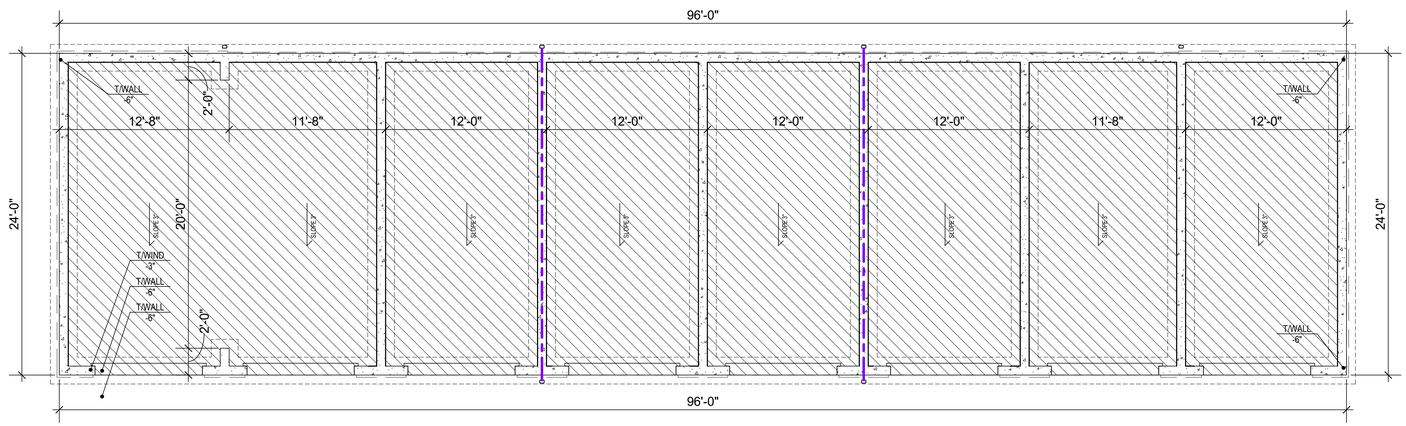
FOR GARAGE 4C, SEA LEVEL = 1021.9'
SEE CIVIL



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"

PERMIT SET

A5.62

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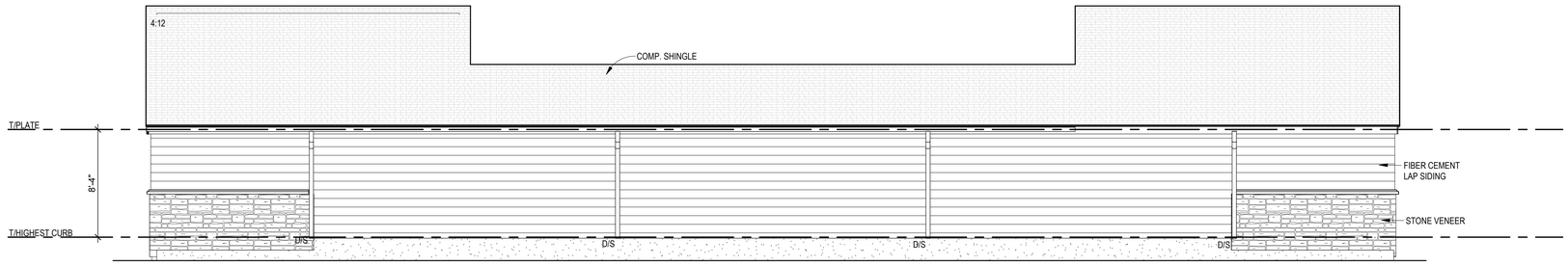
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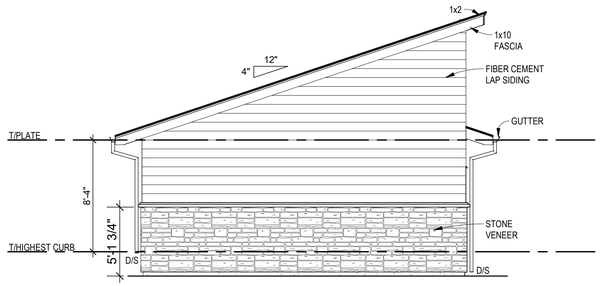
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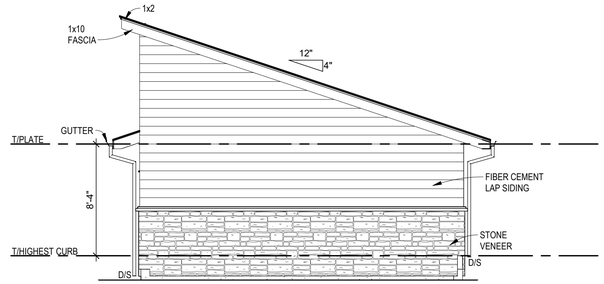
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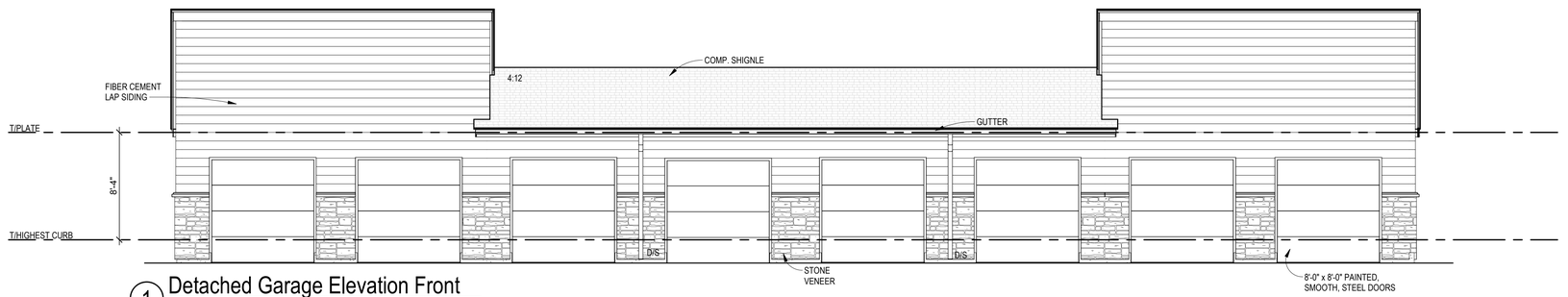
4 Detached Garage Elevation Rear
3/16" = 1'-0"



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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50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

DRAWING RELEASE LOG
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- 04.05.2023 - ADD. #1

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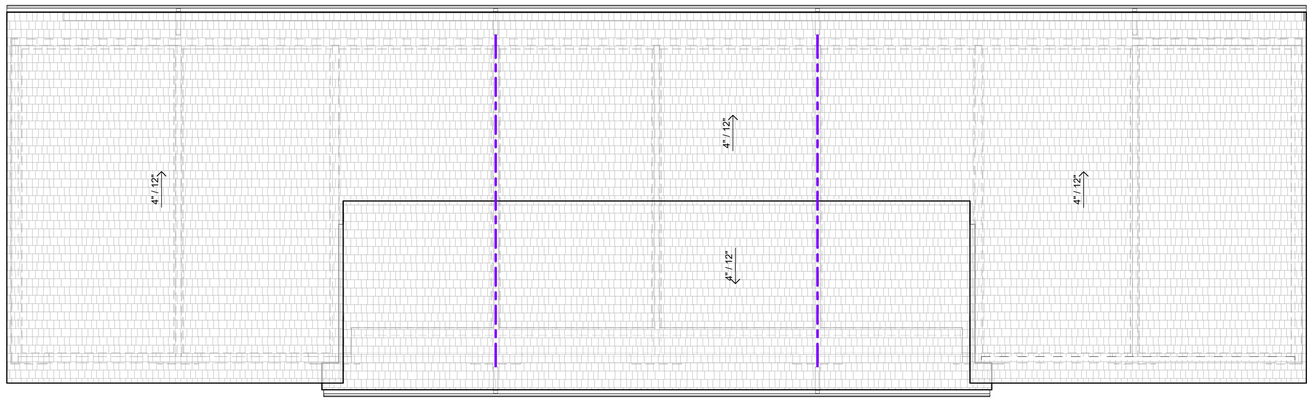
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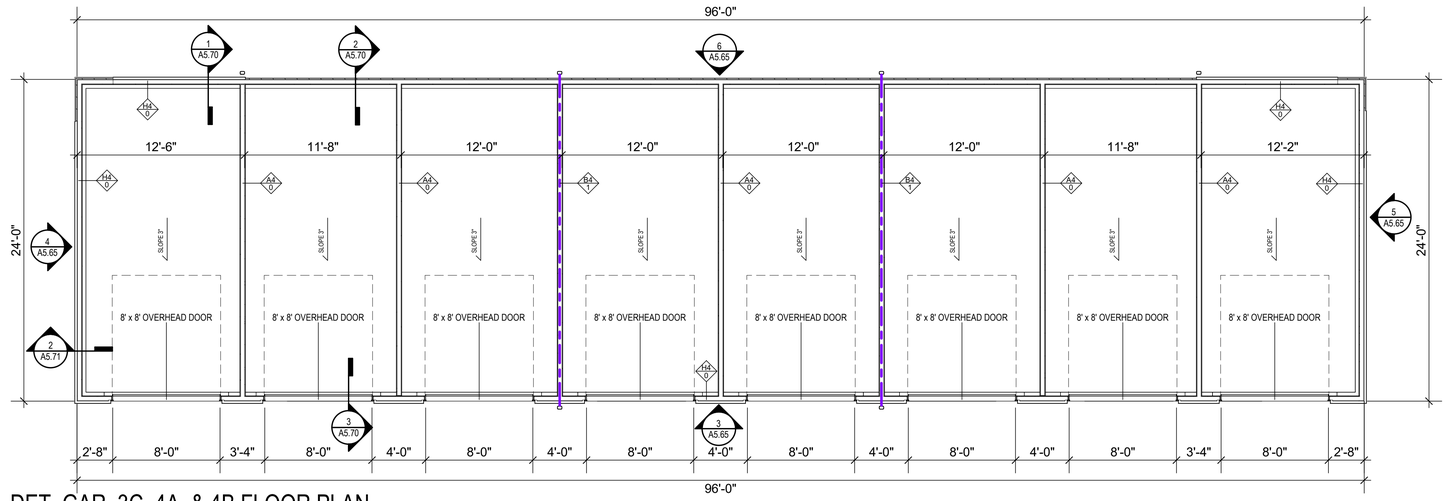
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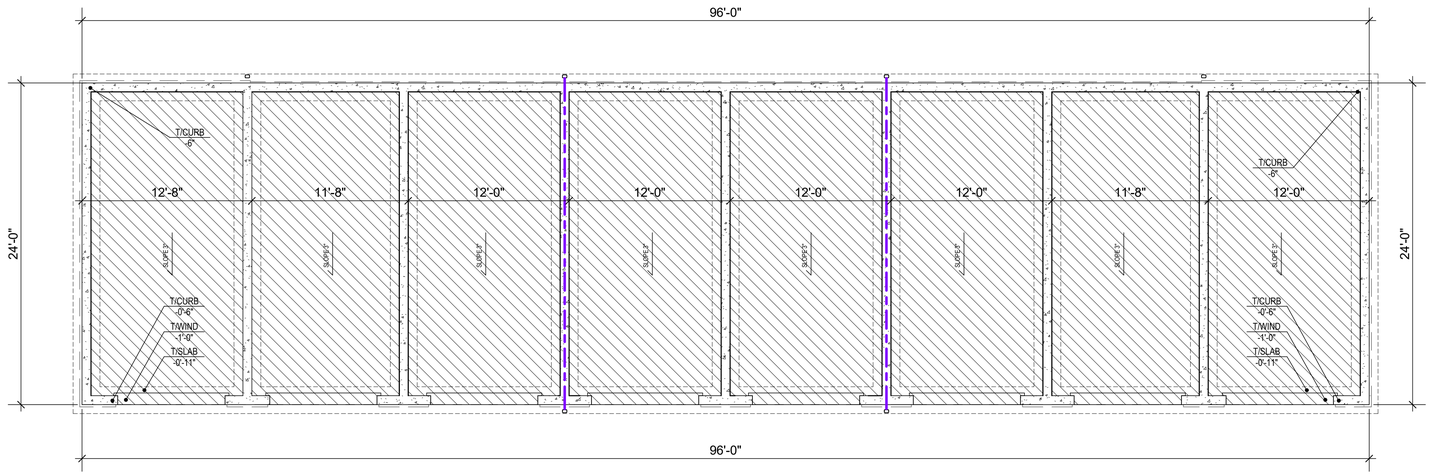
FOR GARAGE 3C, SEA LEVEL = 1023.3'
FOR GARAGE 4A, SEA LEVEL = 1022.7'
FOR GARAGE 4B, SEA LEVEL = 1022.3
SEE CIVIL



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"

PERMIT SET

A5.64

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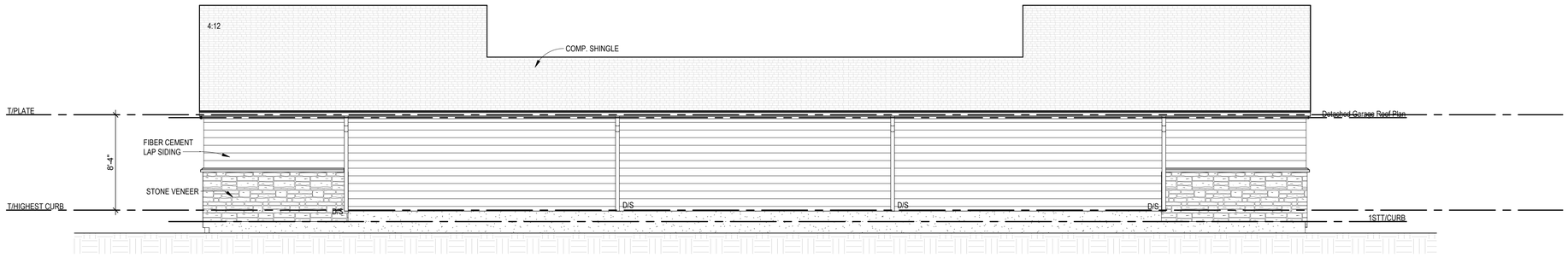
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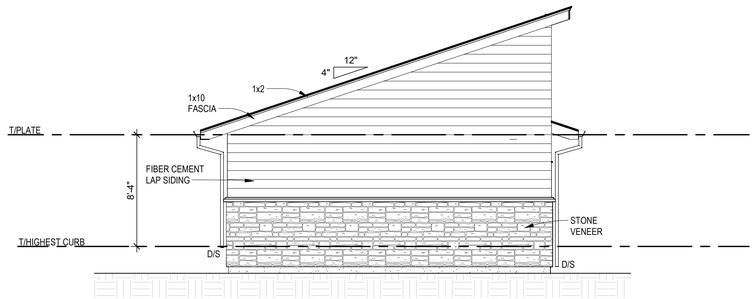
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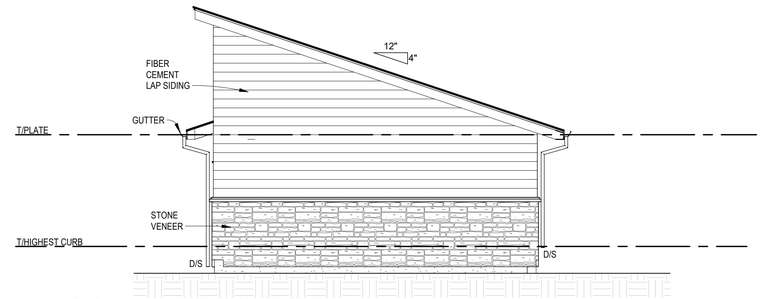
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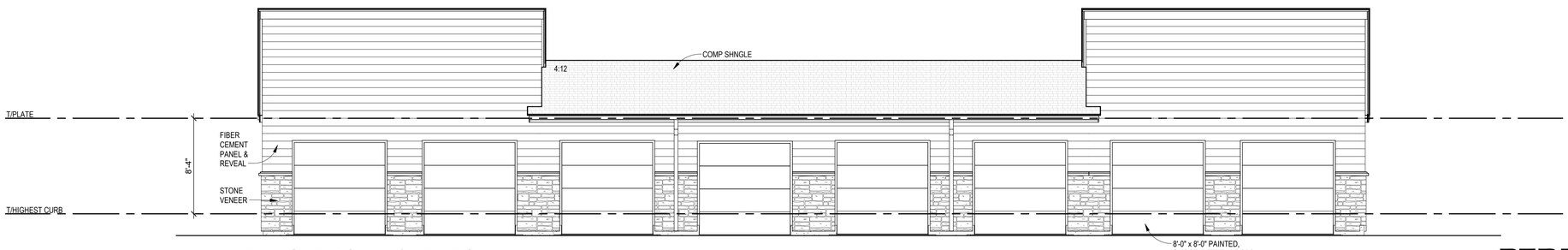
6 DET. GAR. 3C, 4A, & 4B REAR ELEV.
3/16" = 1'-0"



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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50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

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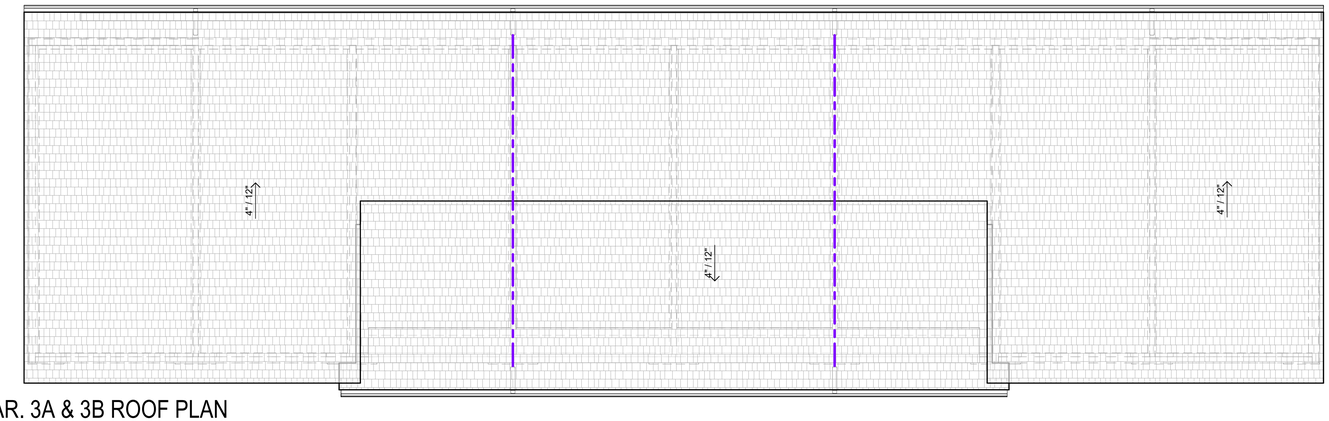
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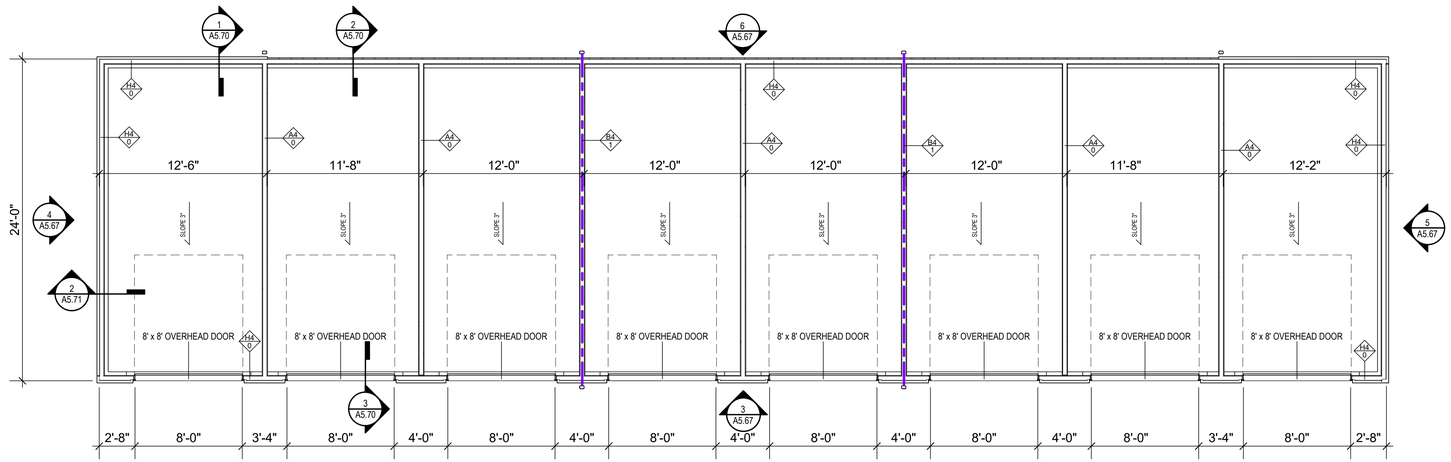
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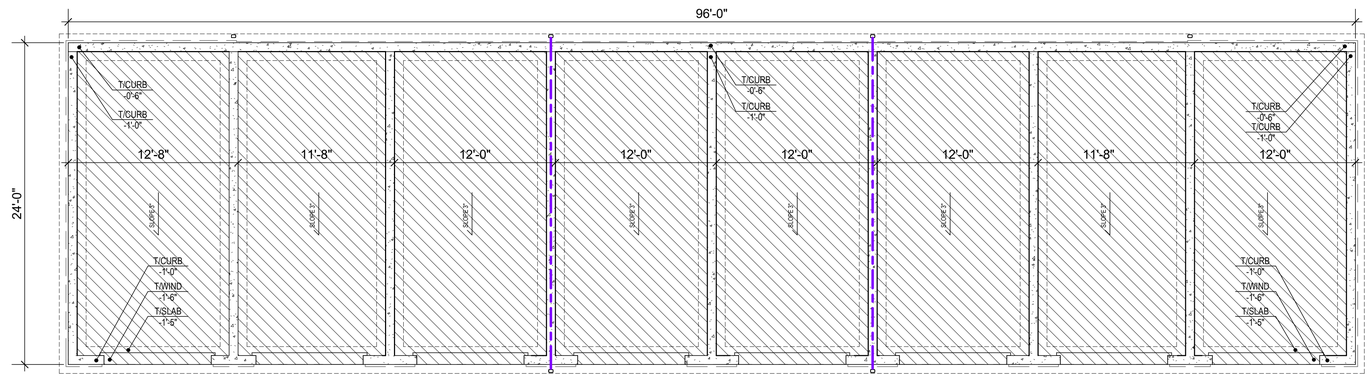
FOR GARAGE 3A & 3B, SEA LEVEL = 1024.5'
SEE CIVIL



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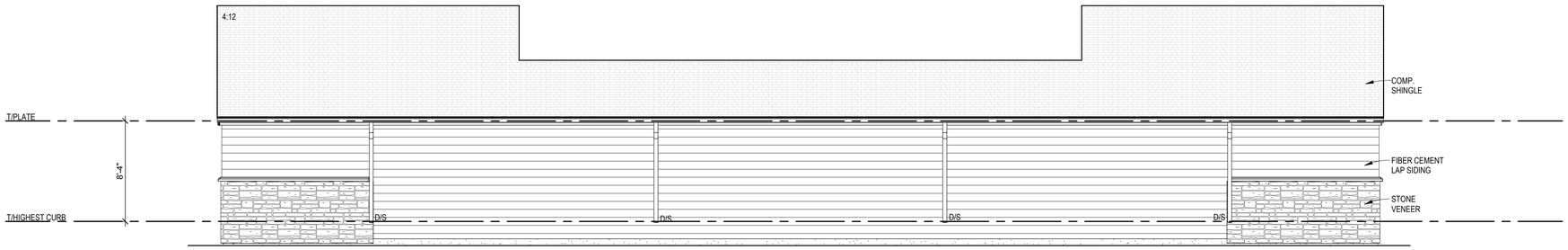
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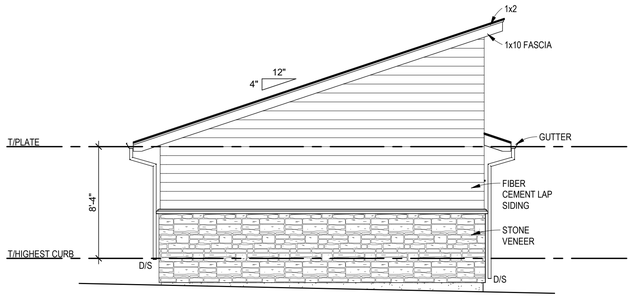
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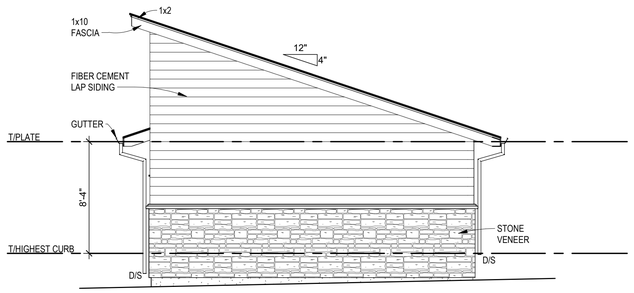
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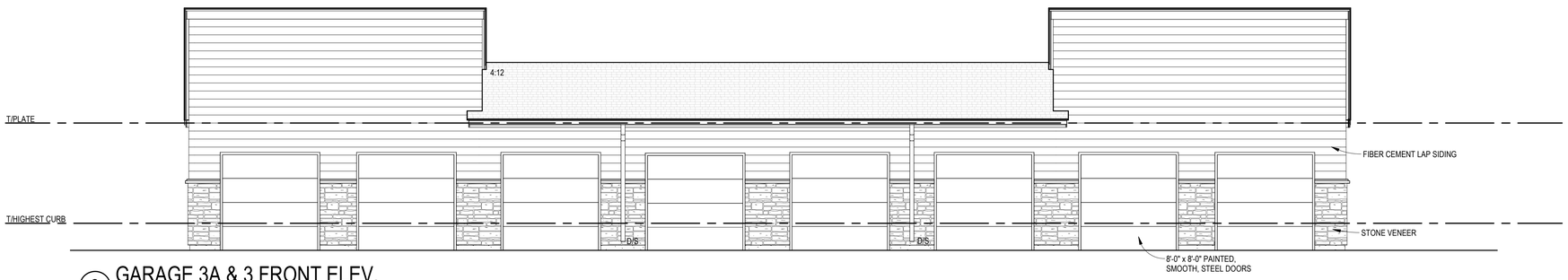
6 GARAGE 3A & 3 REAR ELEV.
3/16" = 1'-0"



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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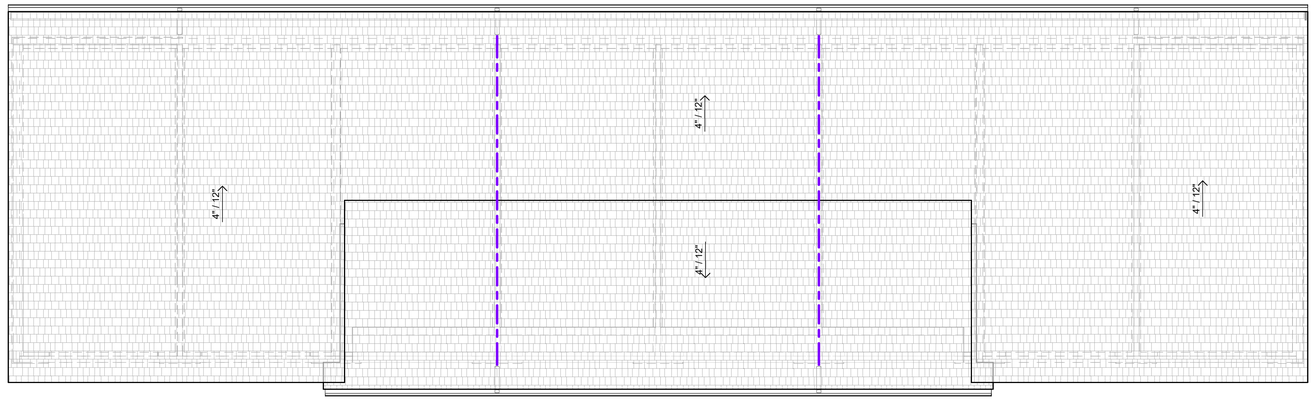
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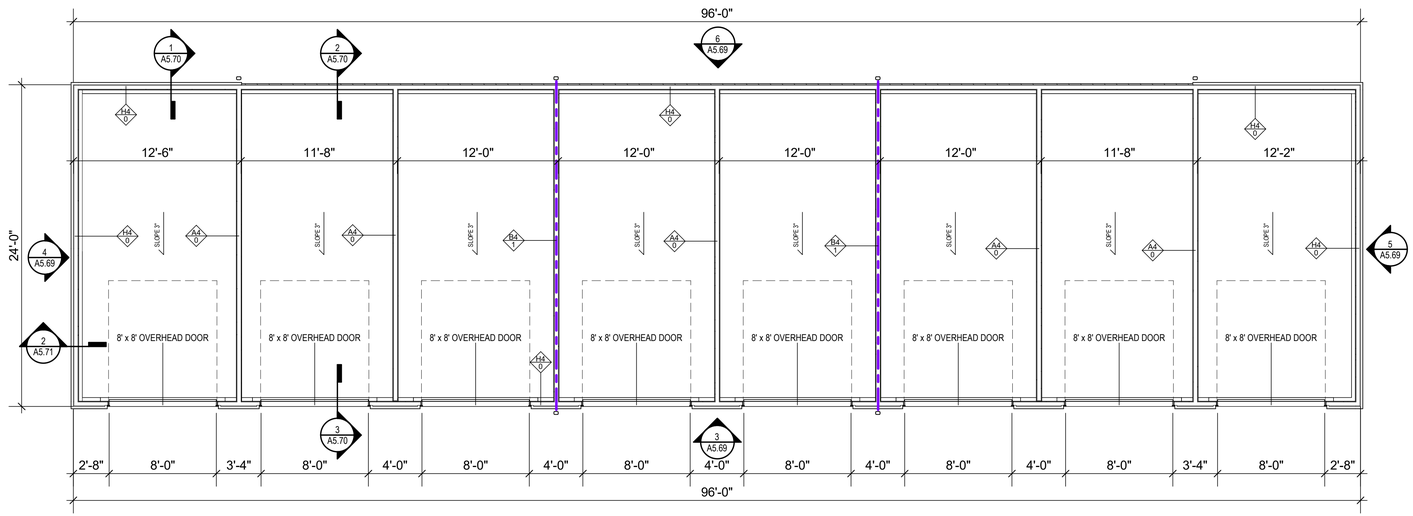
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ARCH D 24" x 36"

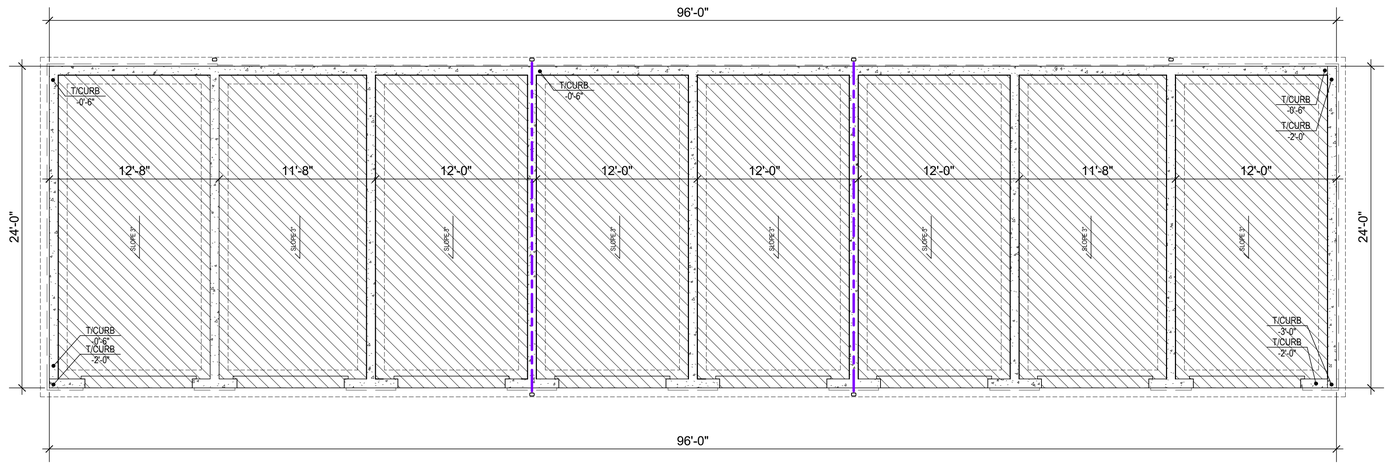
FOR GARAGE 1B, SEA LEVEL = 1013.5'
FOR GARAGE 1C, SEA LEVEL = 1015.3'
FOR GARAGE 2A, SEA LEVEL = 1017.1'
FOR GARAGE 2B, SEA LEVEL = 1018.9'
FOR GARAGE 2C, SEA LEVEL = 1021.7'
SEE CIVIL



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:
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50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

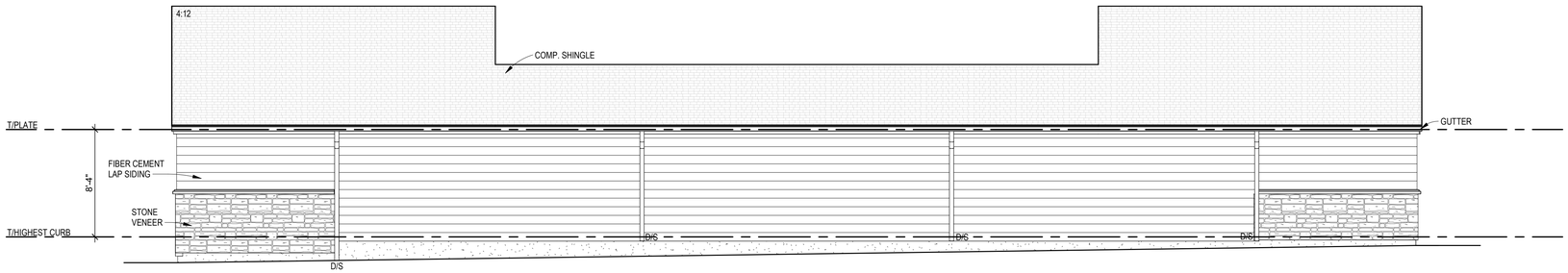
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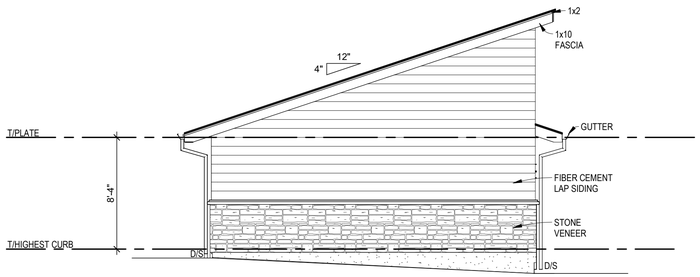
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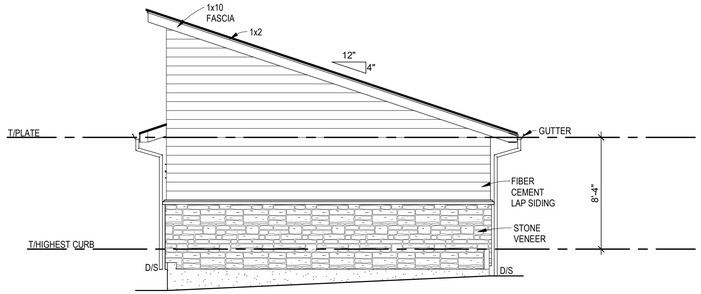
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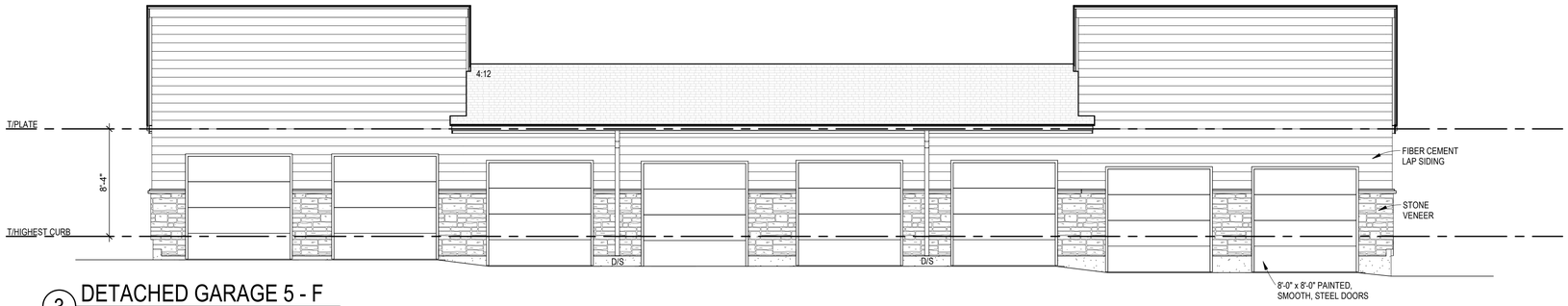
6 DETACHED GARAGE 5 - RE
3/16" = 1'-0"



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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A NEW DEVELOPMENT FOR:

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50 HWY & BLACKWELL
LEE'S SUMMIT, MISSOURI

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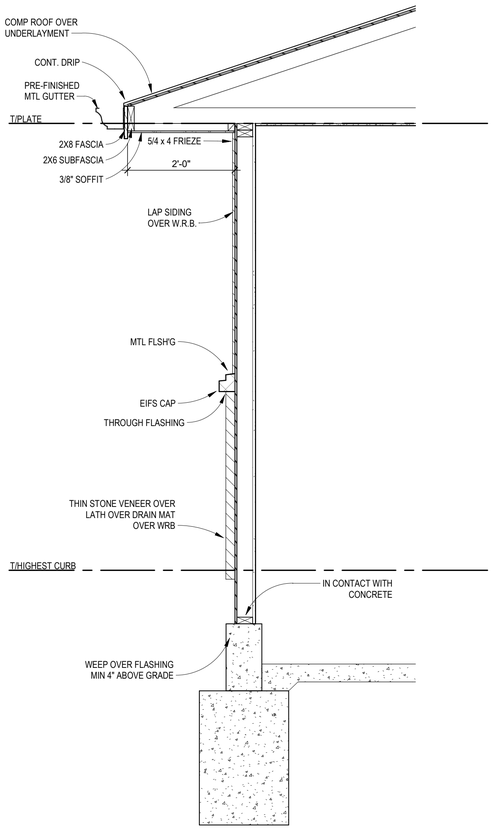
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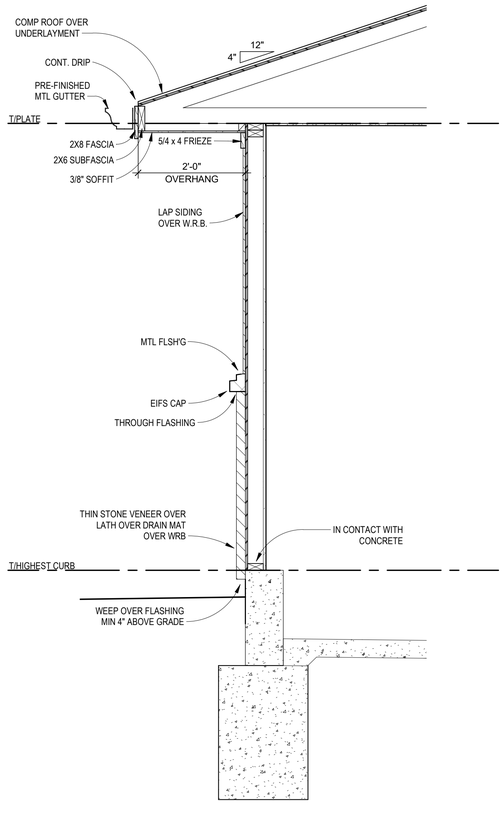
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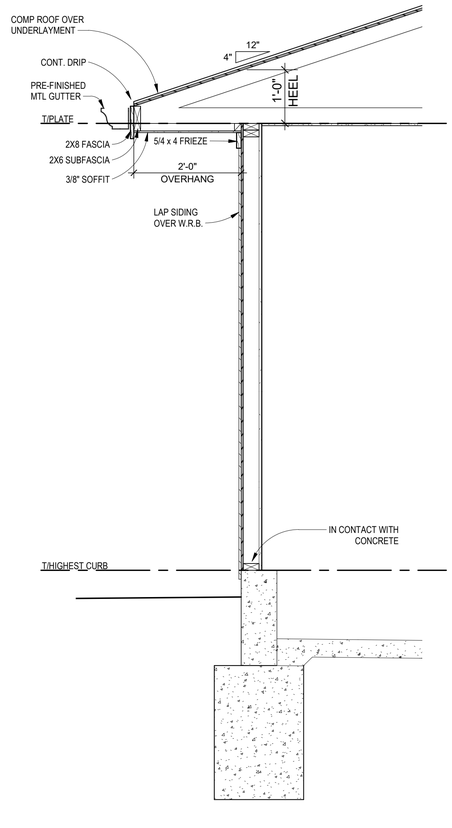
ARCH D 24" x 36"



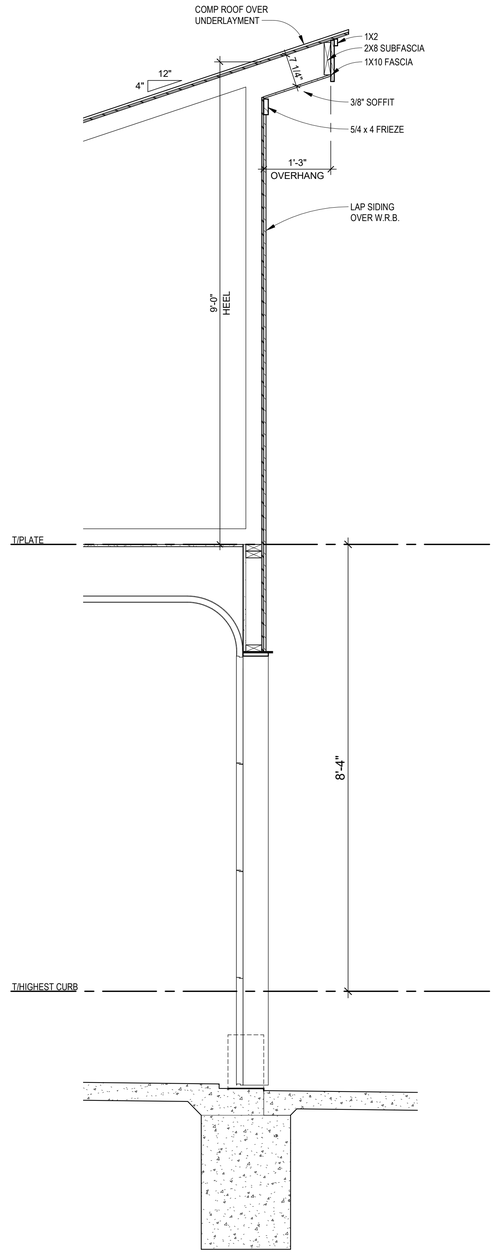
WALL SECTION
4 GARAGE 1 WASH AREA
3/4" = 1'-0"



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"

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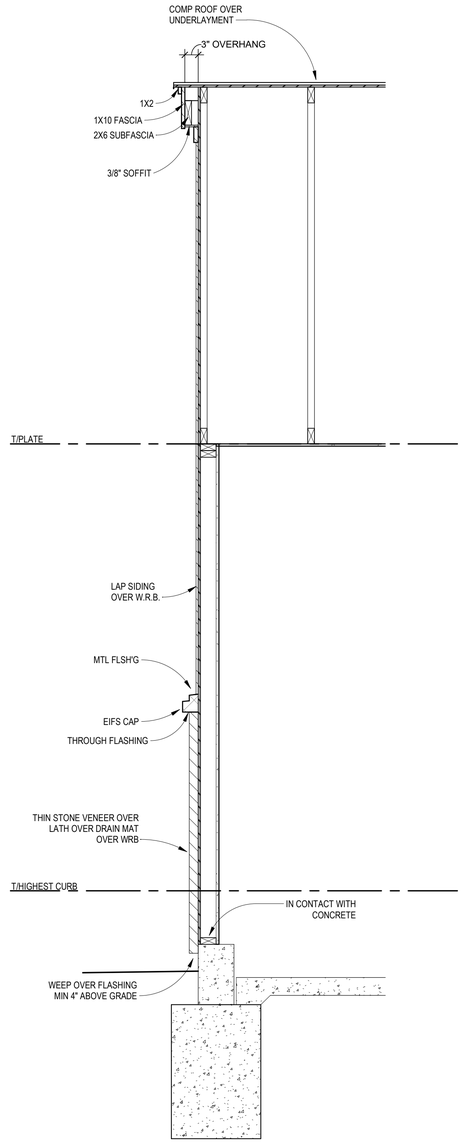
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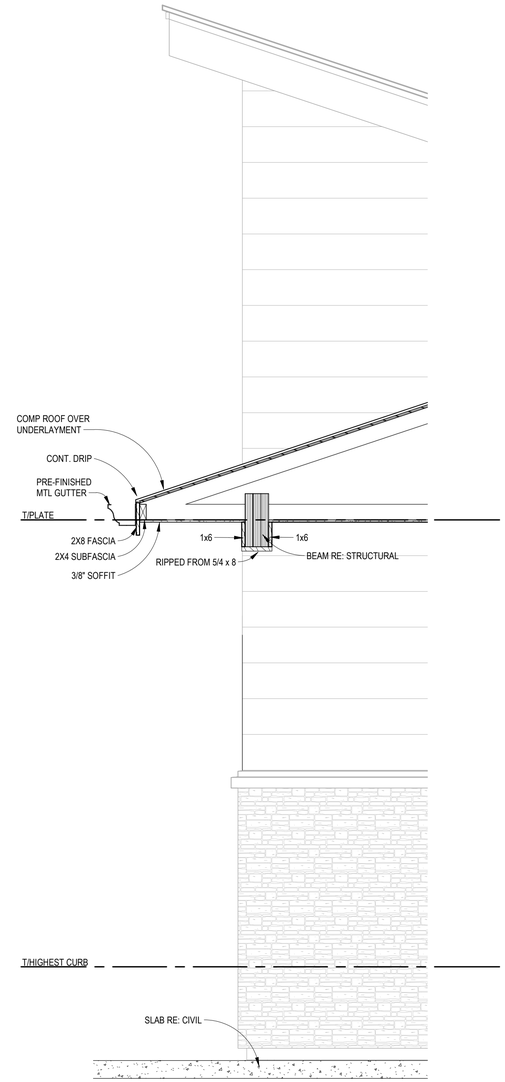
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ARCH D 24" x 36"



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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LEE'S SUMMIT, MISSOURI

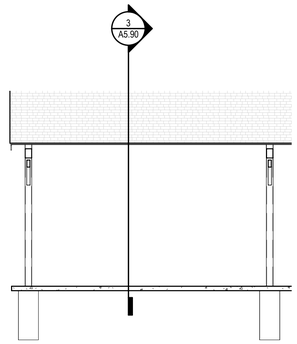
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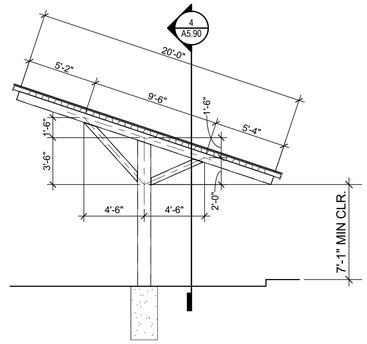
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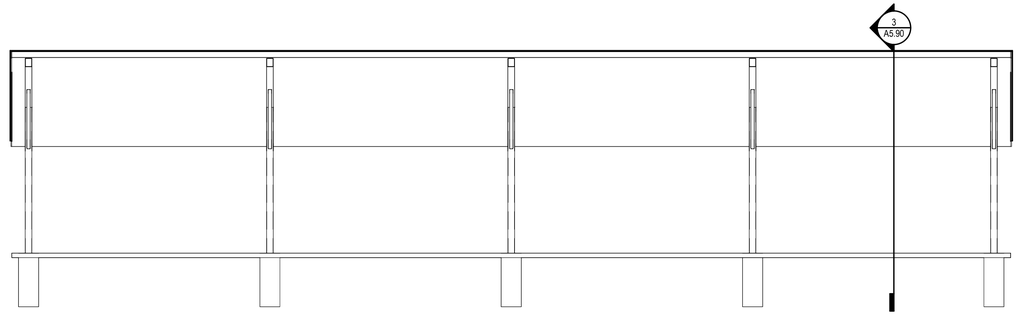
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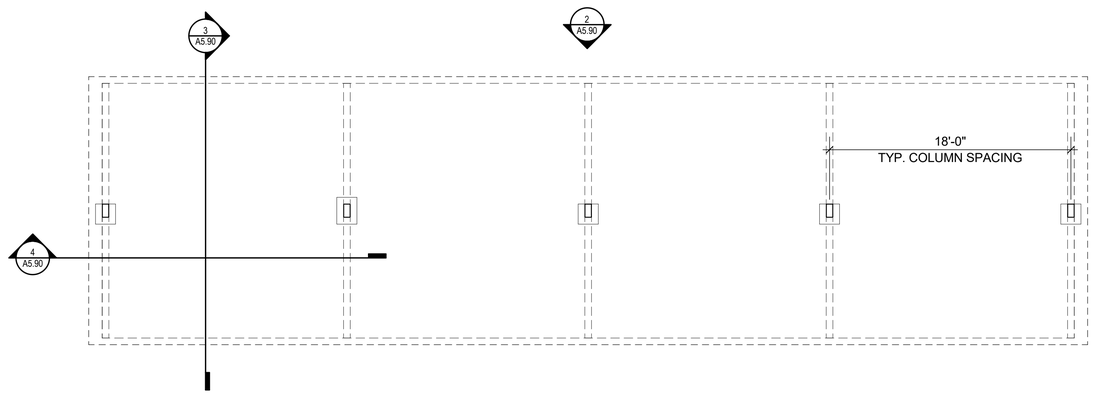


4 CARPORT SECTION
3/16" = 1'-0"

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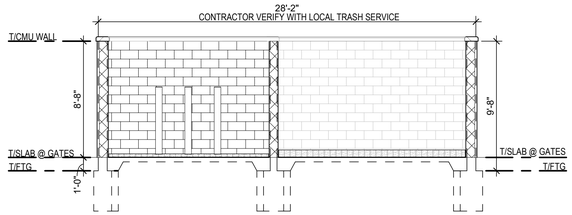
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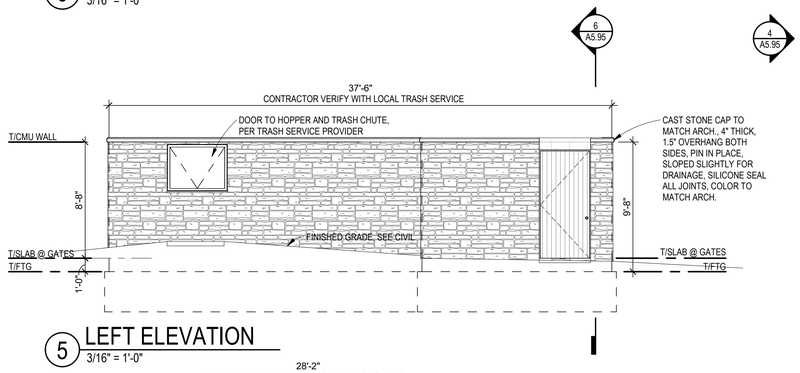
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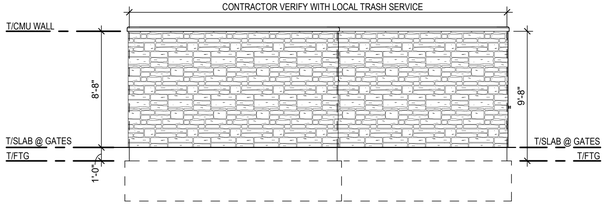
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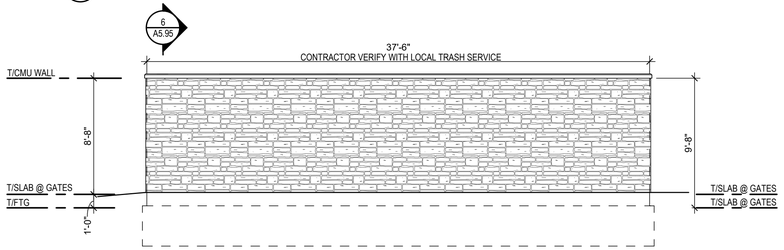
6 Trash Section
3/16" = 1'-0"



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



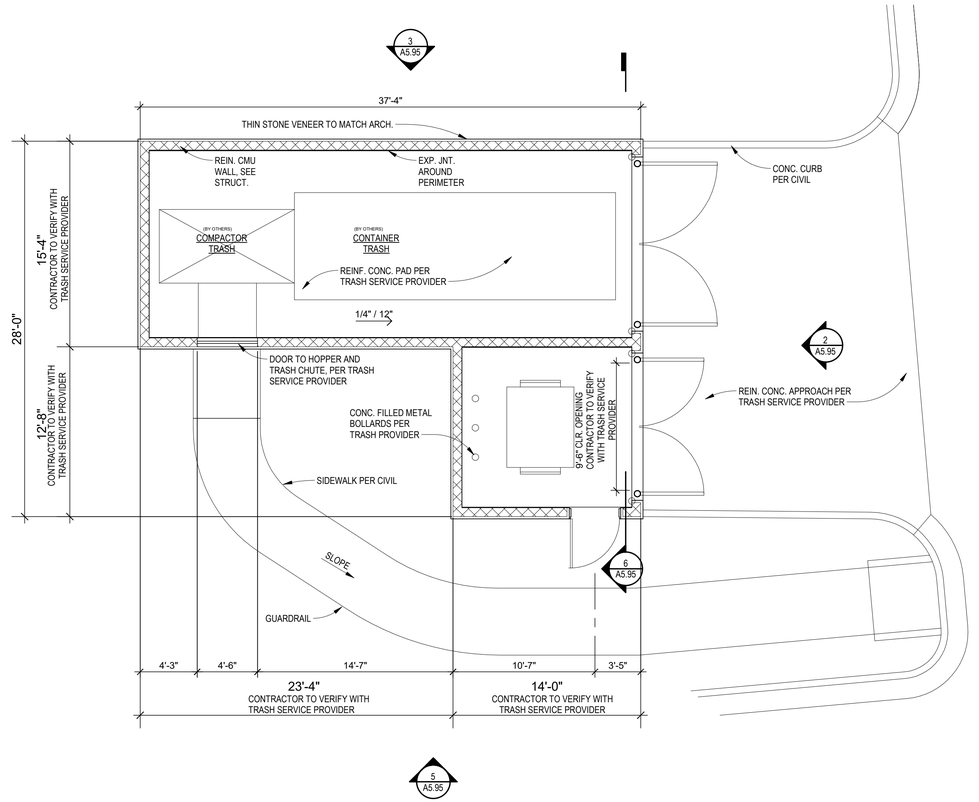
4 REAR ELEVATION
3/16" = 1'-0"



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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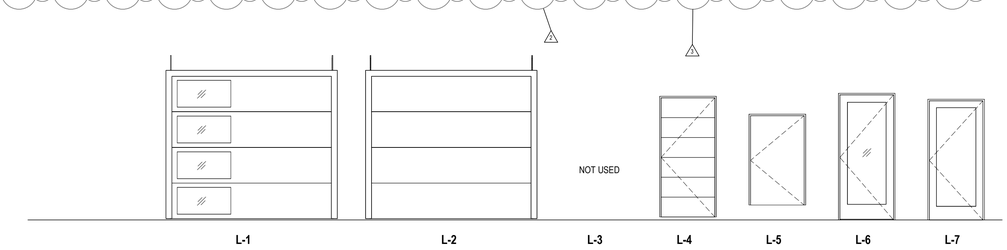
ARCH D 24" x 36"

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

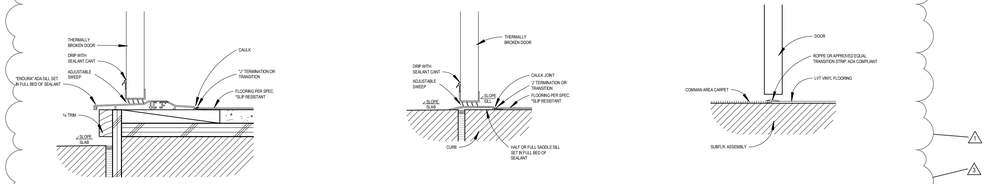
TYPE	LOCATION	WIDTH	HEIGHT	THICKNESS	MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH	FIRE RATING	COMMENTS
1	MAIN ENTRY	3'-0"	7'-0"	1 3/4"	ALUM.	L-6	PAINTED	WD.	F-1	PAINTED	0 HR	
2	INTERIOR STAIR	3'-0"	6'-8"	1 3/4"	HM	L-5	PAINTED	STL.	F-5	PAINTED	90 MIN	
3	ROOF ACCESS	3'-0"	5'-0"	1 3/4"	HM	L-5	PAINTED	STL.	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"

DOOR GENERAL NOTES:

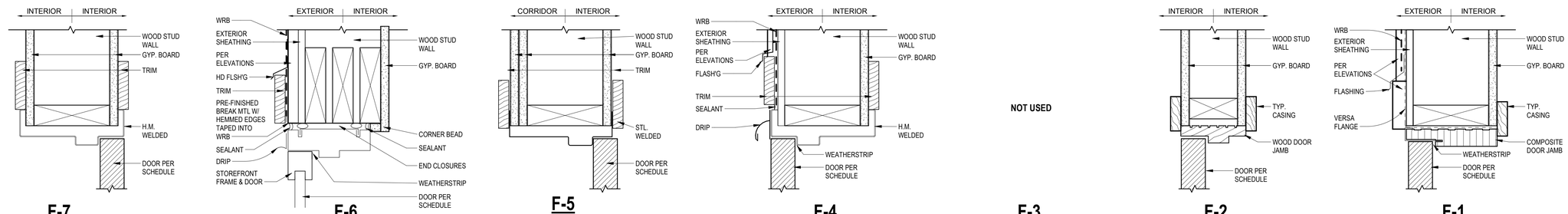
1. GENERAL CONTRACTOR TO VERIFY ALL DOOR SIZES AND COUNTS PRIOR TO ORDERING.
2. PROVIDE EACH UNIT ENTRY DOOR WITH A PEEPHOLE WITH A 180 DEGREE VIEWER. SEE ADDITIONAL TYPE 'A' REQUIREMENTS
3. WEATHERSTRIP ALL EXTERIOR DOORS. INCLUDE DRIPS & SWEEPS.
4. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER 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. WINDOW AND DOOR HEADS TO ALIGN. ACCOUNT FOR THRESHOLD, DOOR FRAME, AND FLOOR TOPPING.
9. REFER TO MEP+T DRAWINGD FOR DOORS WITH ELECTRIC ACCESS
10. ALL DOORS HAVE A 10" BOTTOM RAIL.



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"

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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

△REVISIONS:

1	04.03.23	Revision 1
2	04.28.23	Revision 2
3	05.05.23	Revision 3

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6/30/2023 3:18:51 PM NSPJ ARCHITECTS ©
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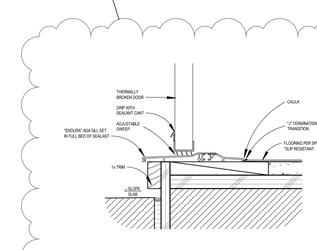
ARCH D 24" x 36"

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.

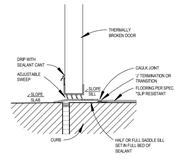
DOOR SCHEDULE

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	



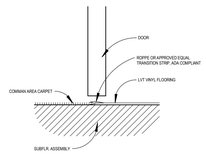
FLOORING TRANSITION @ BALCONY

3" = 1'-0"



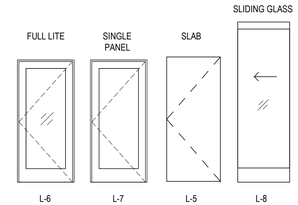
FLOORING TRANSITION SADDLE SILL @ OUTSIDE

3" = 1'-0" ?



FLOORING TRANSITION @ LVT / CARPET

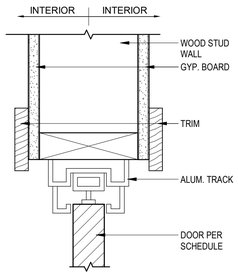
3" = 1'-0" ?



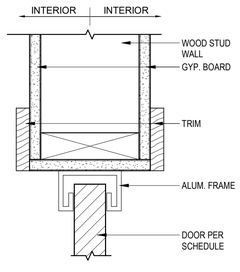
DOOR TYPES

1/4" = 1'-0"

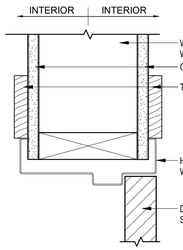
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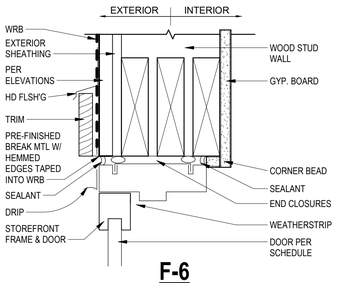
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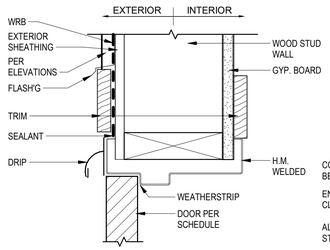
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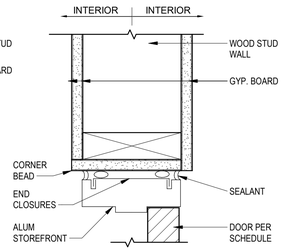
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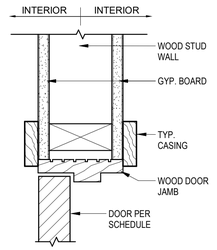
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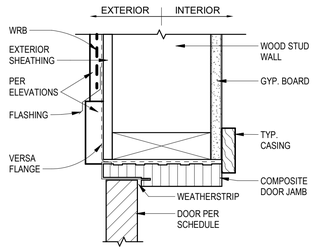
F-4



F-3



F-2



F-1

DOOR FRAME TYPES

3" = 1'-0"

?

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NSPJARCH.COM

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-09710
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
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Author
SHEET NO.

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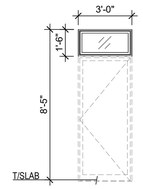
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ARCH D 24" x 36"

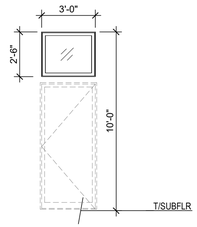
WINDOW SCHEDULE			
Type Mark	Type Comments	Comments	Material
A	FIXED IN SASH / FIXED IN SASH / FIXED IN SASH, W/ TRANSOMS IN SASH, MULLED, W/ FIXED HOPPERS IN SASH, SPACED W/ MULL BAR, NAIL FLANGE		VINYL
B	FIXED IN SASH / SINGLE-HUNG, W/ TRANSOMS IN SASH, MULLED, W/ FIXED HOPPERS, SPACED W/ MULL BAR, 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:

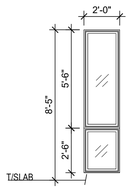
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES PRIOR TO ORDERING.
2. WINDOWS ARE DIMENSIONED NOMINALLY. ADJUST FRAMING DIMENSIONS AS REQUIRED FOR MANUFACTURER'S REQUIRED OPENINGS.
3. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406 AND WHERE INDICATED IN THE CONSTRUCTION DOCUMENTS.
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.



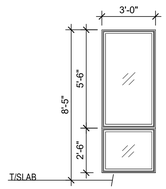
S WINDOW TYPES
1/4" = 1'-0"



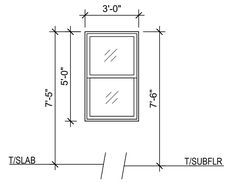
R WINDOW TYPES
1/4" = 1'-0"



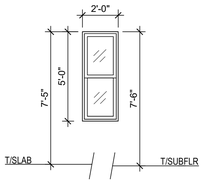
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1/4" = 1'-0"



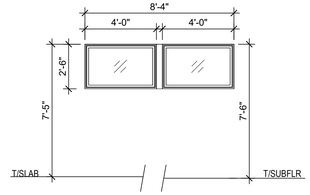
P WINDOW TYPES
1/4" = 1'-0"



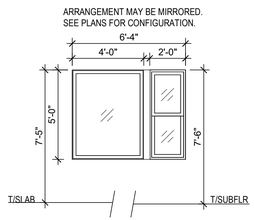
O WINDOW TYPES
1/4" = 1'-0"



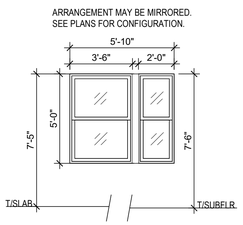
N WINDOW TYPES
1/4" = 1'-0"



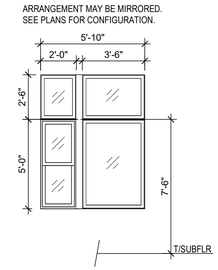
M WINDOW TYPES
1/4" = 1'-0"



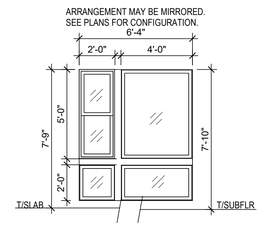
L WINDOW TYPES
1/4" = 1'-0"



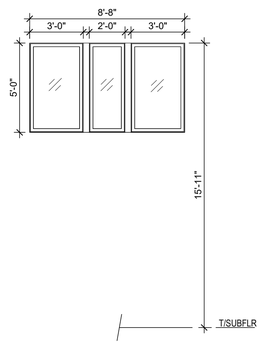
K WINDOW TYPES
1/4" = 1'-0"



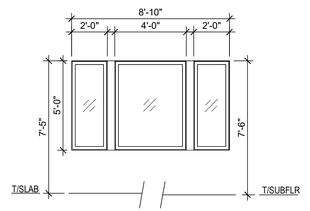
J WINDOW TYPES
1/4" = 1'-0"



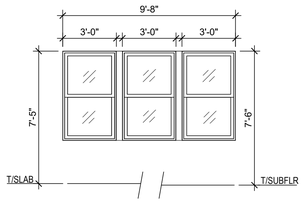
I WINDOW TYPES
1/4" = 1'-0"



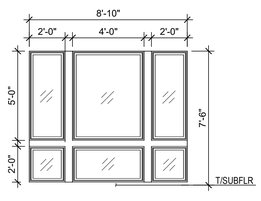
Legend
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1/4" = 1'-0"



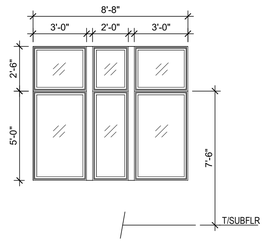
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1/4" = 1'-0"



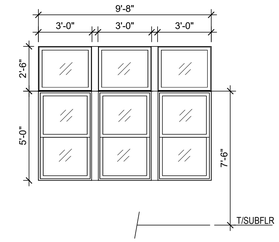
F WINDOW TYPES
1/4" = 1'-0"



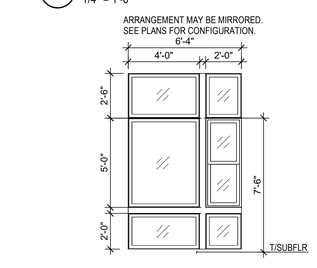
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1/4" = 1'-0"



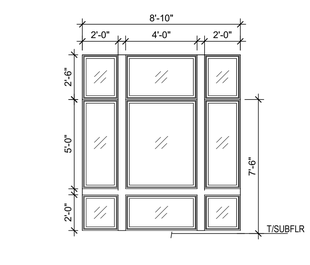
D WINDOW TYPES
1/4" = 1'-0"



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



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



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

PERMIT SET

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LANDSCAPE ARCHITECTURE
ENERGY SERVICES
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PRAIRIE VILLAGE, KS 66208
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F. 913.831.1563
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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-10271
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.
A6.10

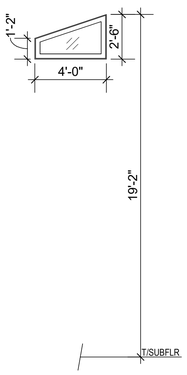
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ARCH D 24" x 36"

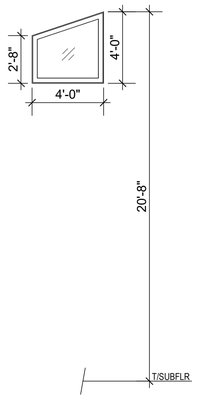
Window Schedule			
TAG	TYPE	COMMENTS	MAT.
A	FIXED IN SASH, MULLED, NAIL FLANGE		
B	TRANSOM IN SASH,NAIL FLANGE		
C	FIXED IN SASH, MULLED, NAIL FLANGE		
D	FIXED IN SASH, MULLED, NAIL FLANGE		
E	SINGLE-HUNG. NAIL FLANGE		
F	FIXED IN SASH, NAIL FLANGE		
G	FIXED IN SASH, NAIL FLANGE		
H	FIXED IN SASH, NAIL 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:

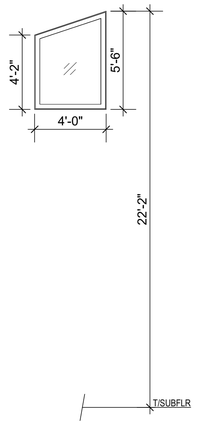
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES PRIOR TO ORDERING.
2. WINDOWS ARE DIMENSIONED NOMINALLY. ADJUST FRAMING DIMENSIONS AS REQUIRED FOR MANUFACTURER'S REQUIRED OPENINGS.
3. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IBC SECTION 2406 AND WHERE INDICATED IN THE CONSTRUCTION DOCUMENTS.
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.



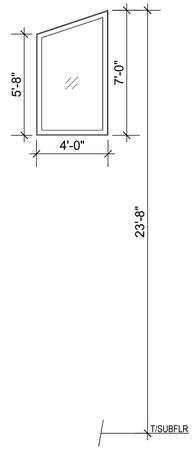
S WINDOW TYPES
1/4" = 1'-0"



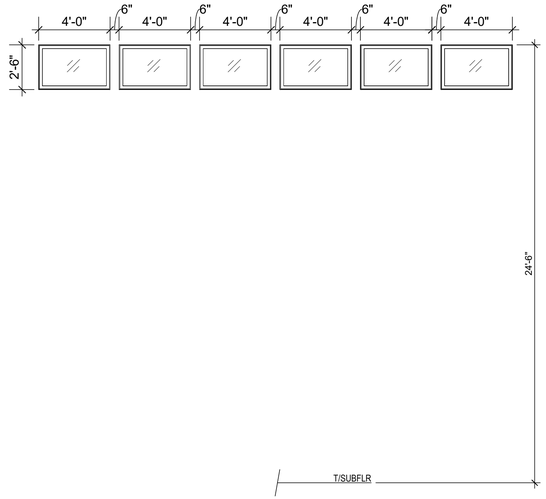
R WINDOW TYPES
1/4" = 1'-0"



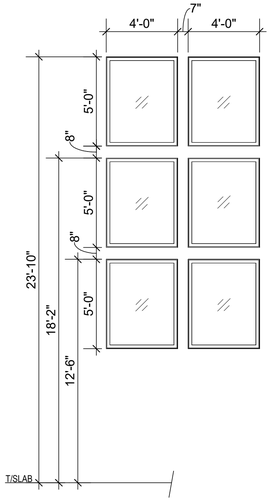
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1/4" = 1'-0"



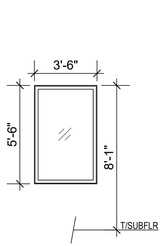
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1/4" = 1'-0"



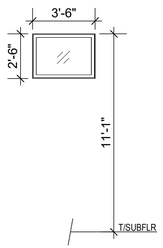
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O WINDOW TYPES
1/4" = 1'-0"



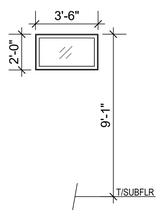
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1/4" = 1'-0"



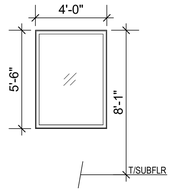
I WINDOW TYPES
1/4" = 1'-0"



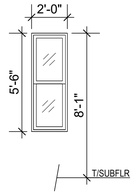
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1/4" = 1'-0"



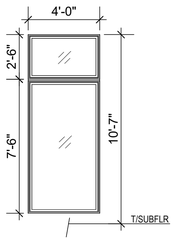
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1/4" = 1'-0"



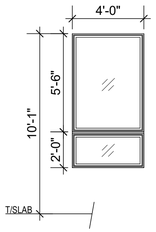
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1/4" = 1'-0"



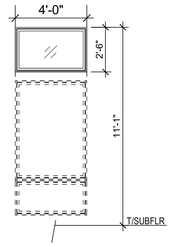
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1/4" = 1'-0"



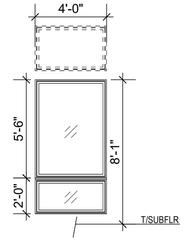
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1/4" = 1'-0"



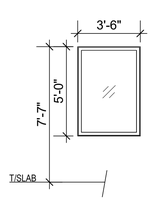
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1/4" = 1'-0"



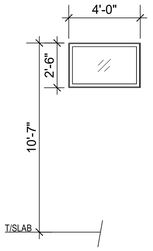
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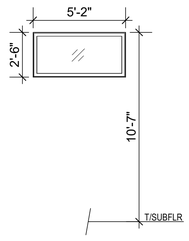
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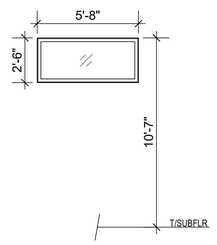
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1/4" = 1'-0"



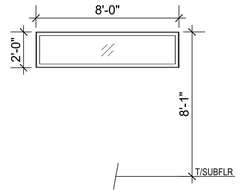
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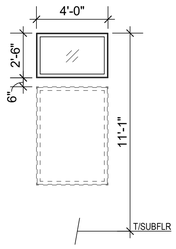
M WINDOW TYPES
1/4" = 1'-0"



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



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



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

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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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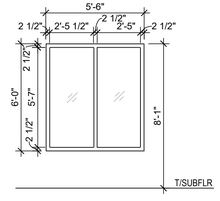
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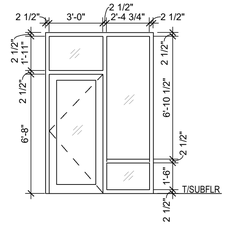
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ARCH D 24" x 36"

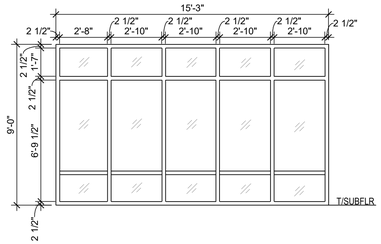
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BB	STOREFRONT		
CC	STOREFRONT		
DD	STOREFRONT		
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GG	STOREFRONT		
HH	STOREFRONT		
JJ	STOREFRONT		
KK	STOREFRONT		
LL	STOREFRONT		



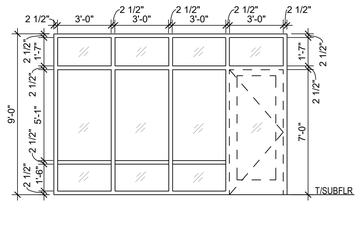
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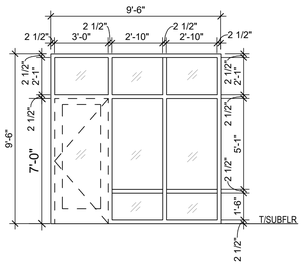
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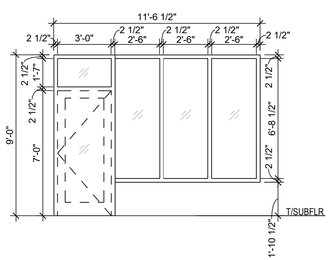
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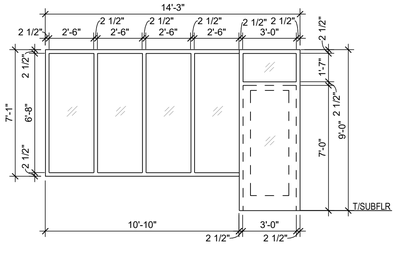
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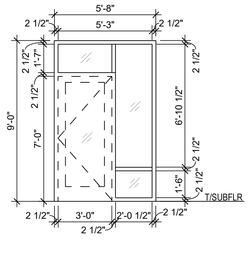
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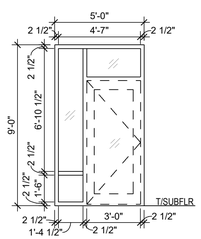
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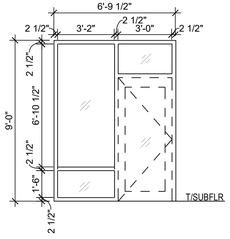
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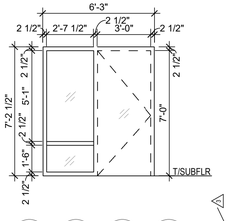
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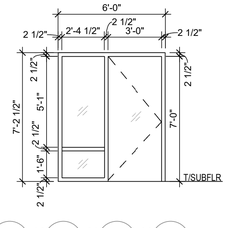
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1/4" = 1'-0"



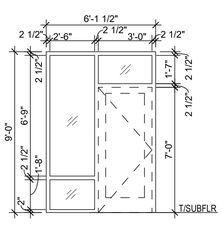
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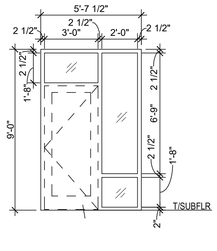
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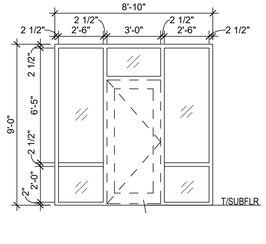
Z WINDOW TYPES
1/4" = 1'-0"



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



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



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

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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:

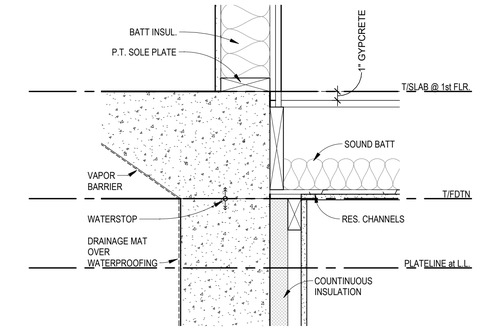
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2	05.02.23	Revision 2
3	05.04.23	Revision 3

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DRAWN BY:
Author
SHEET NO.
A6.12

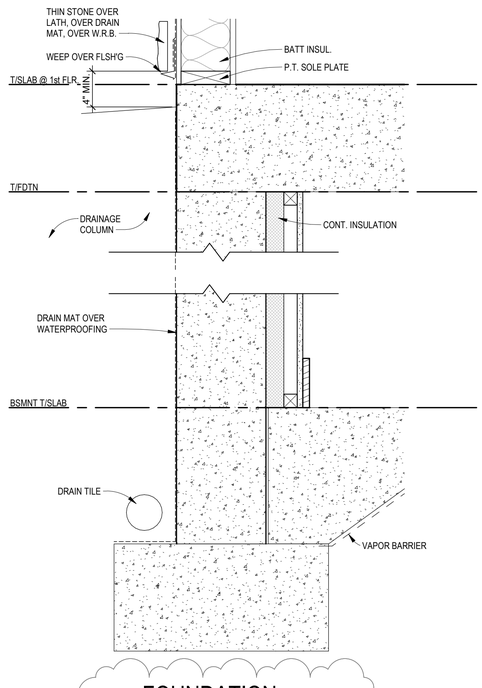
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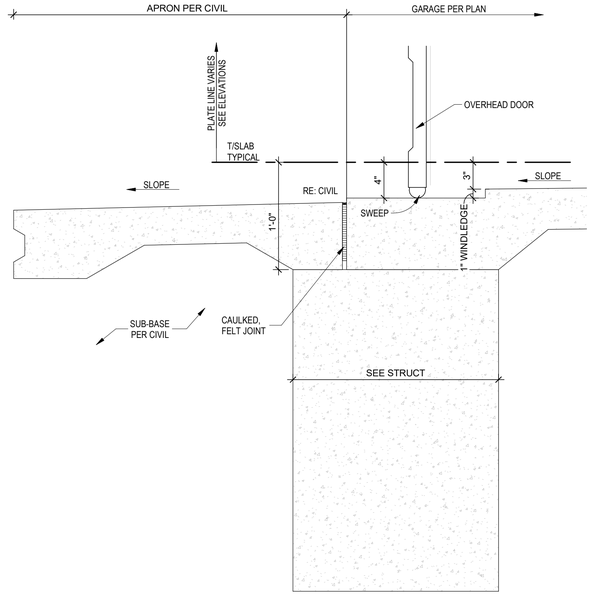
ARCH D 24" x 36"



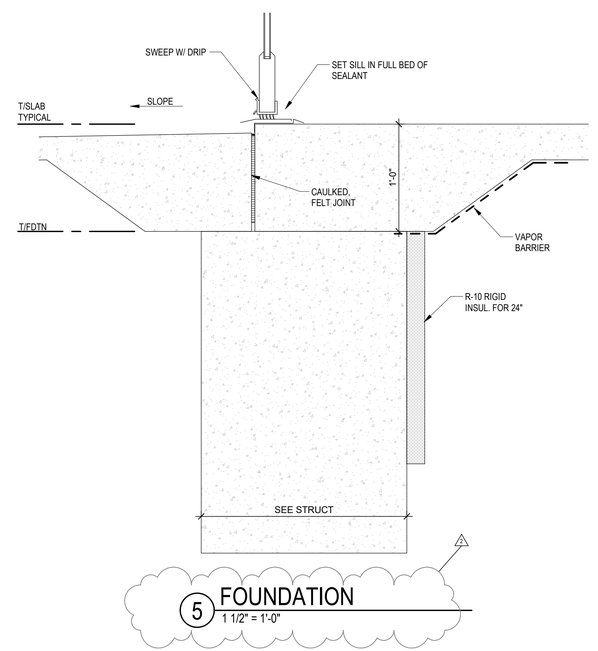
8 FOUNDATION
1 1/2" = 1'-0"



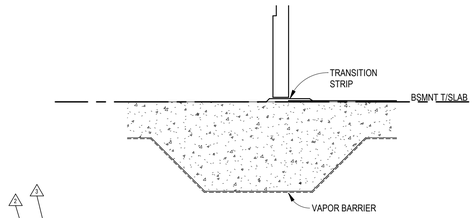
7 FOUNDATION
1 1/2" = 1'-0"



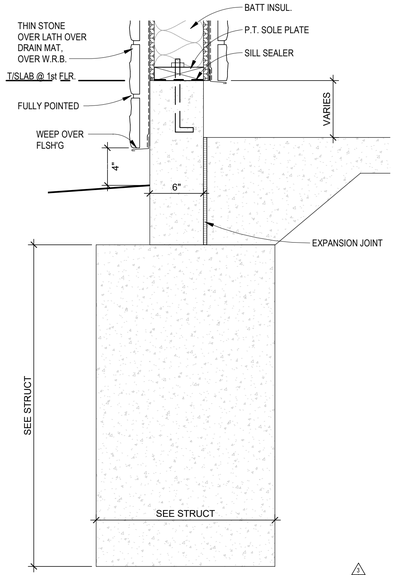
6 FOUNDATION
1 1/2" = 1'-0"



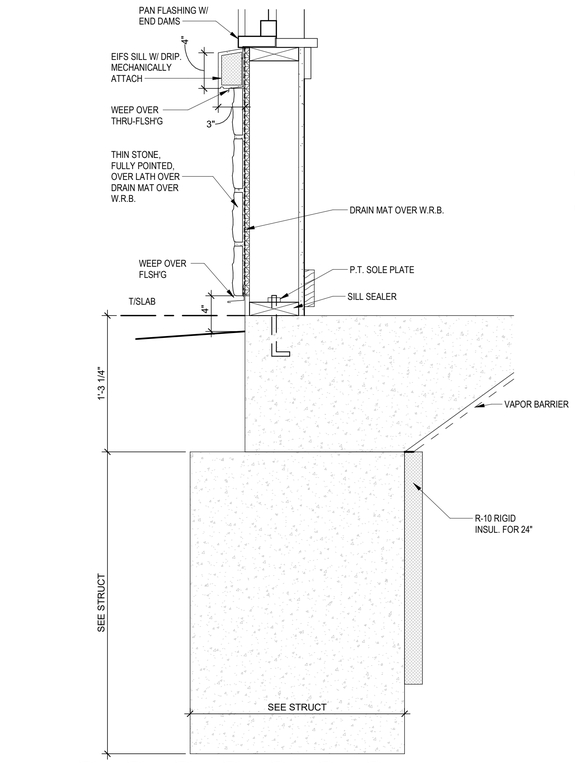
5 FOUNDATION
1 1/2" = 1'-0"



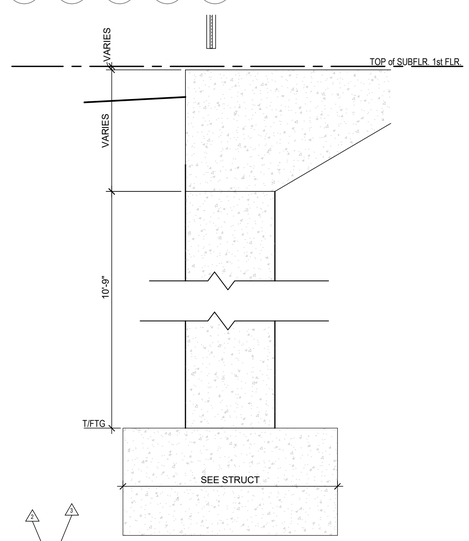
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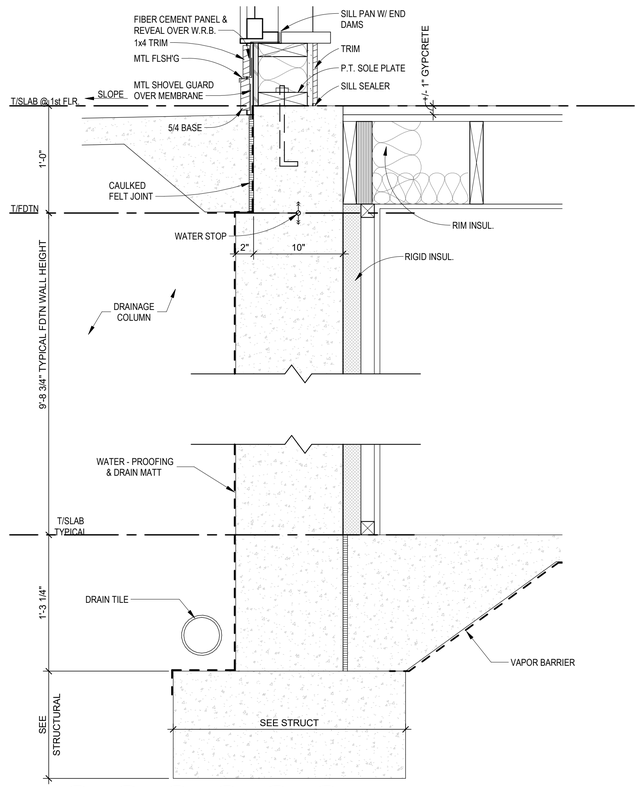
3 FOUNDATION
1 1/2" = 1'-0"



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



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



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

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

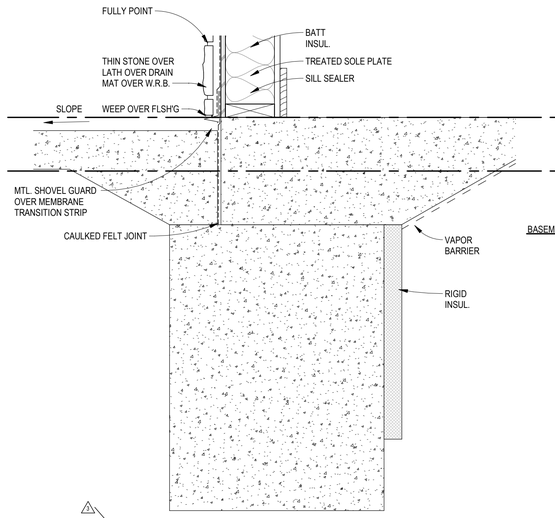
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3	05.05.23	Revision 3

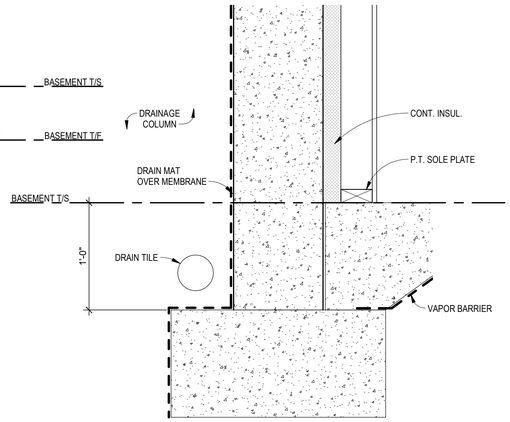
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SHEET NO.
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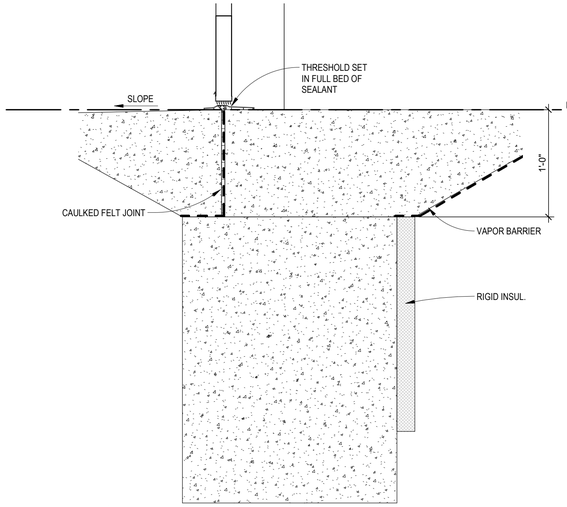
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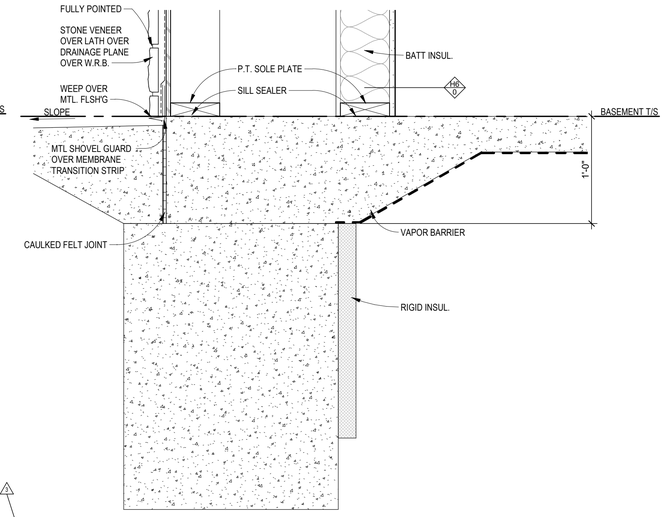
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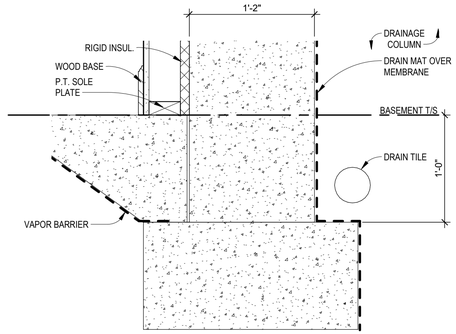
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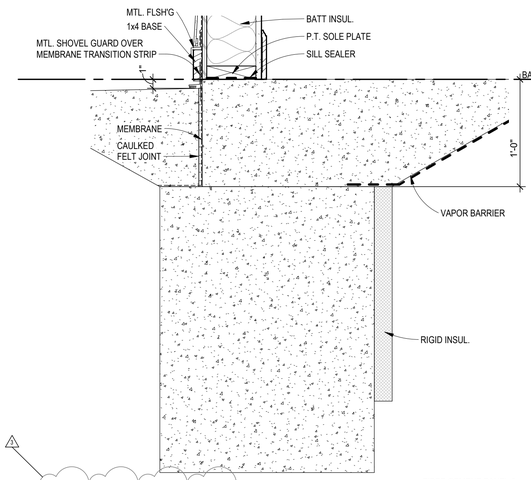
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1 1/2" = 1'-0"



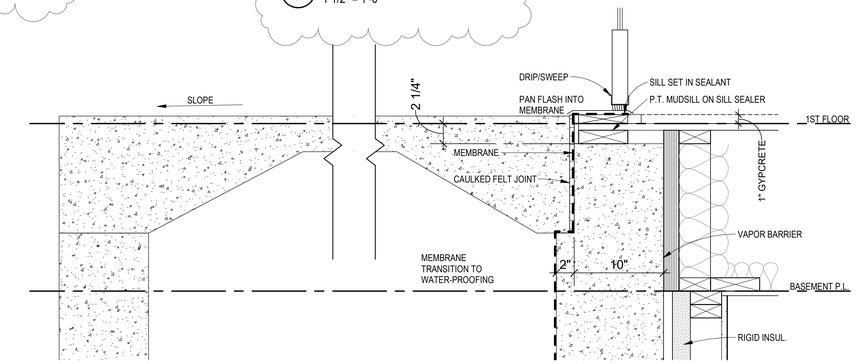
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1 1/2" = 1'-0"



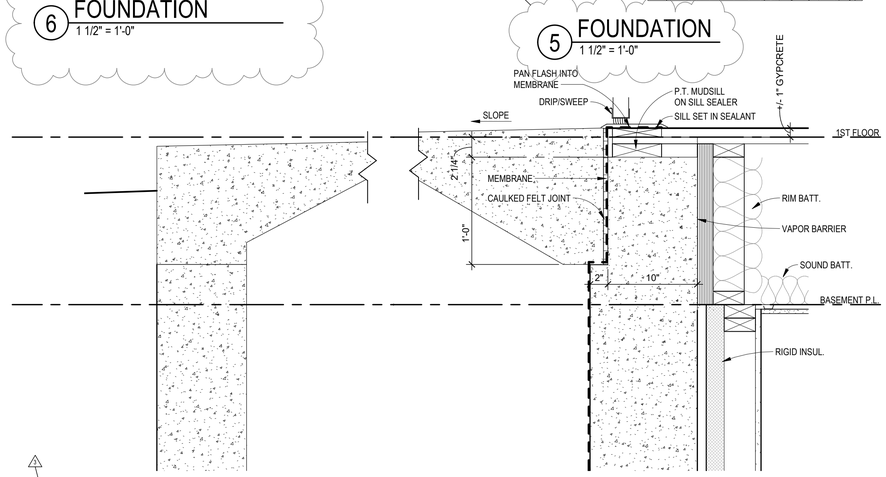
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1 1/2" = 1'-0"



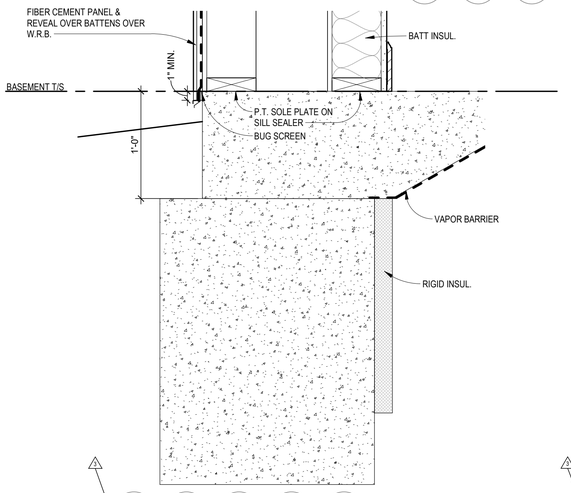
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1 1/2" = 1'-0"



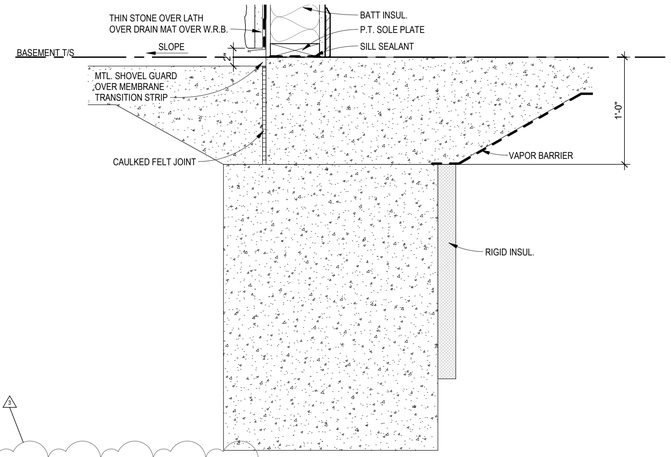
4 FOUNDATION
1 1/2" = 1'-0"



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

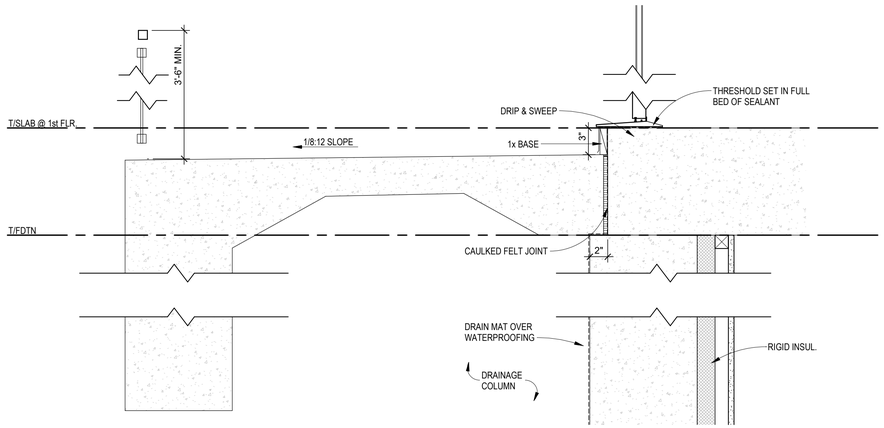
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- 4.5.2023 - ADD. #1

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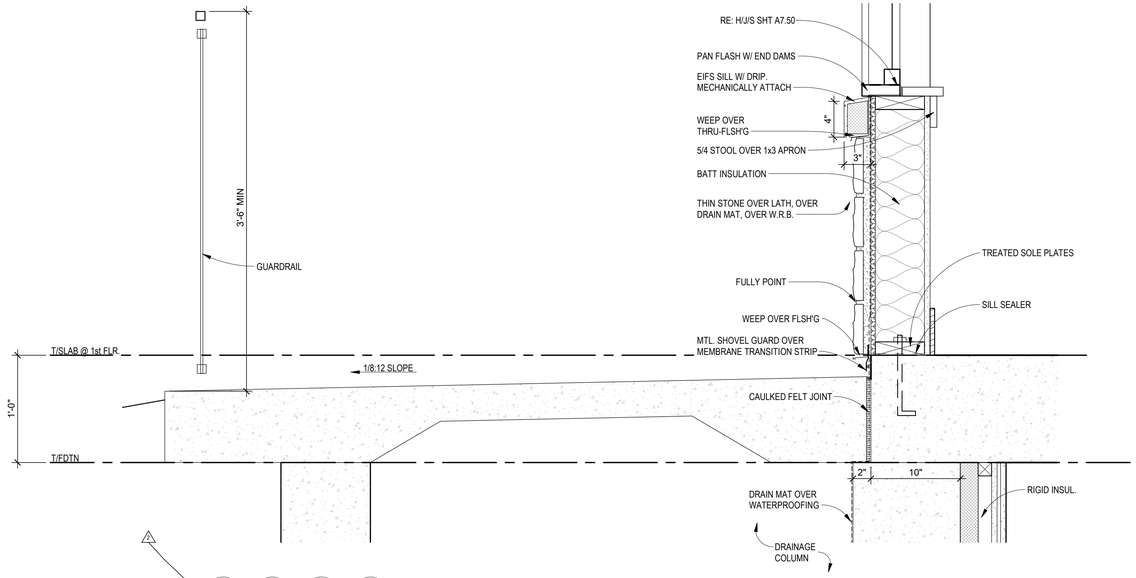
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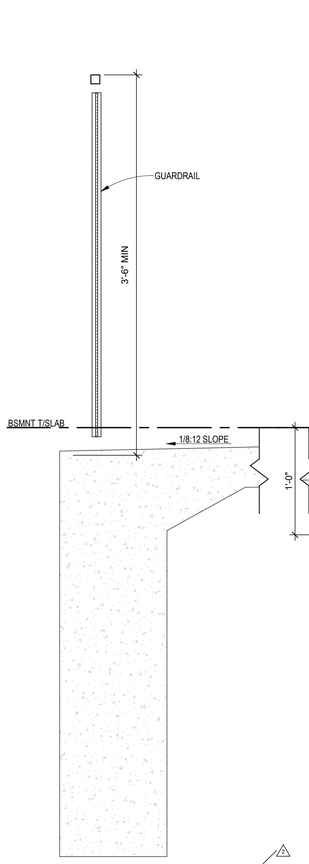
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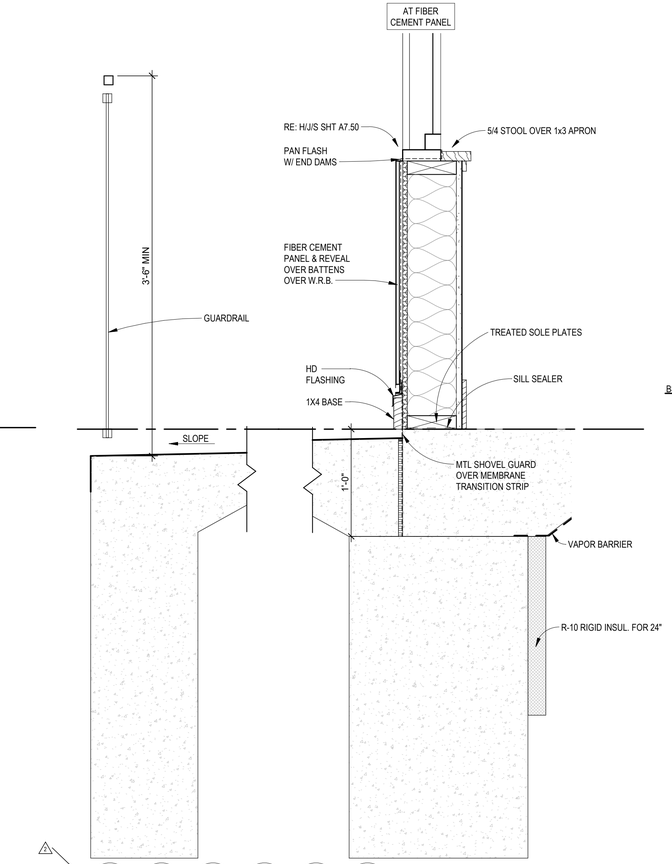
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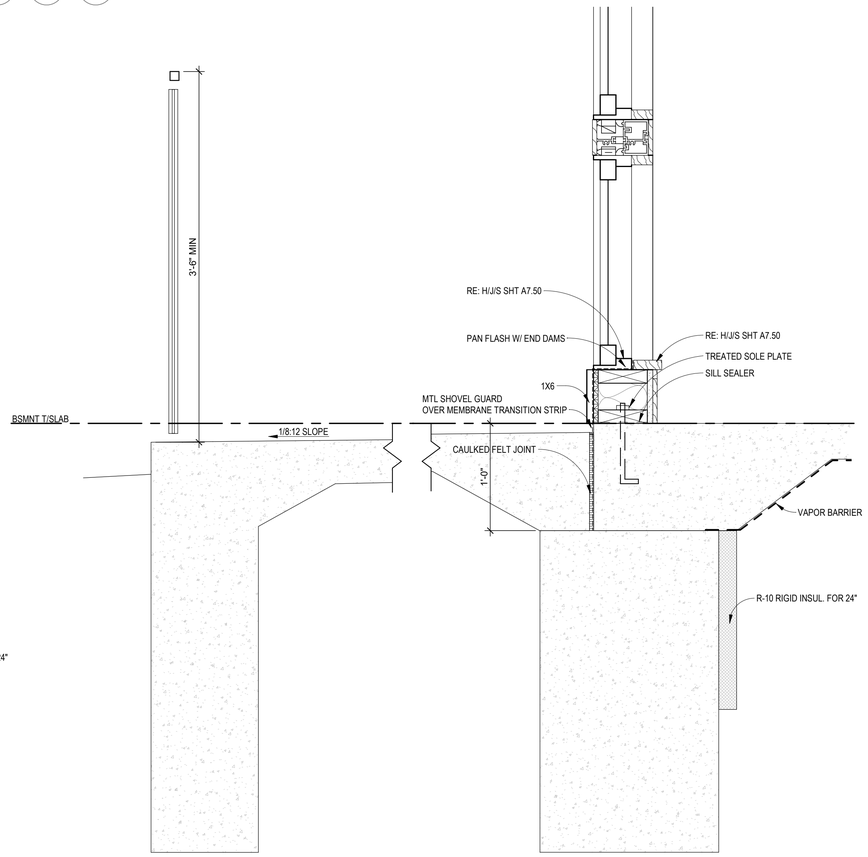
3 FOUNDATION
1 1/2" = 1'-0"



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



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



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

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

REVISIONS:

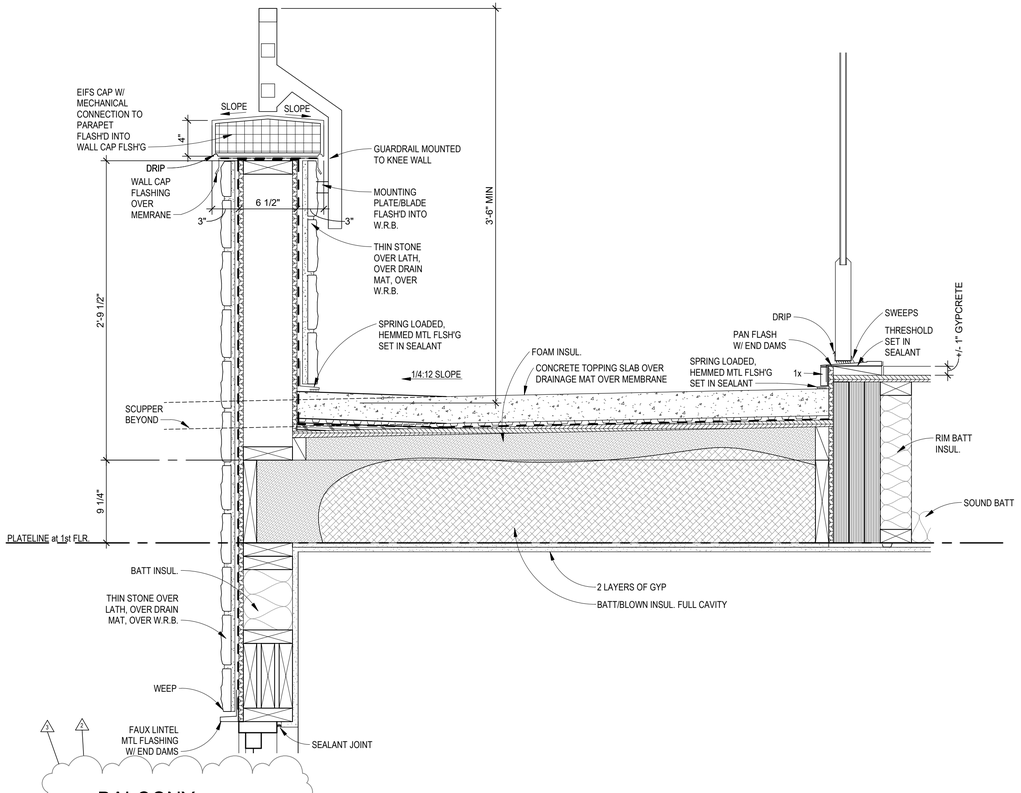
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3	05.05.23	Revision 3

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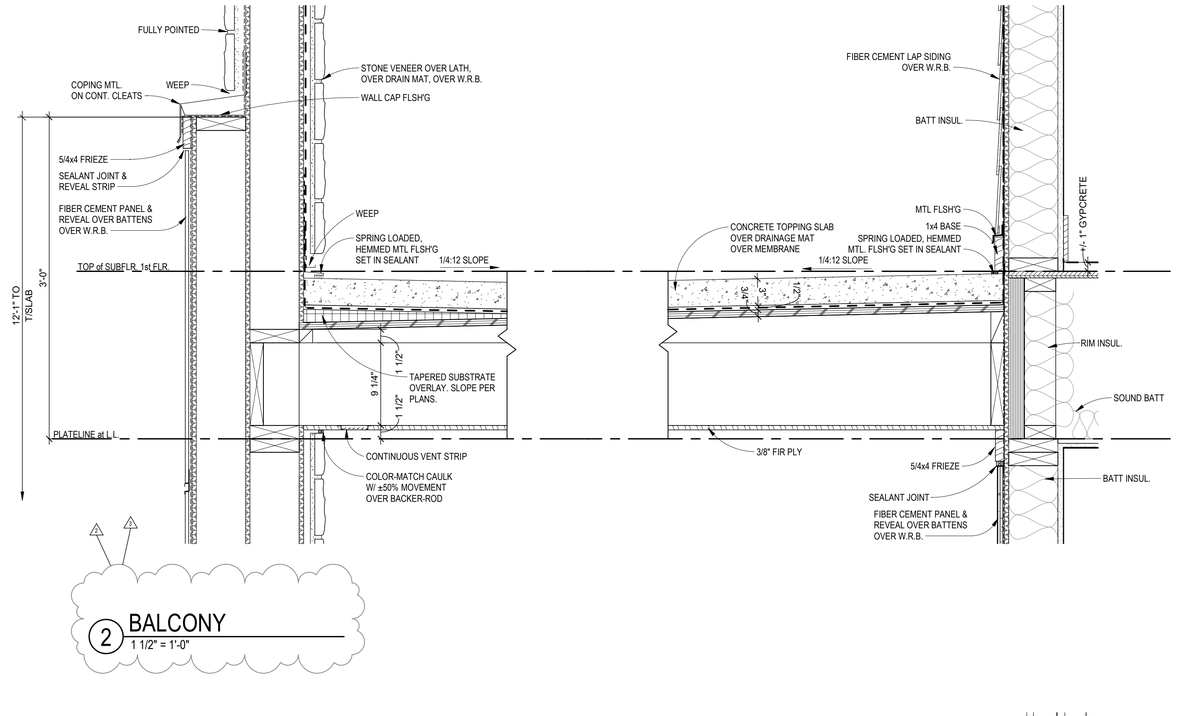
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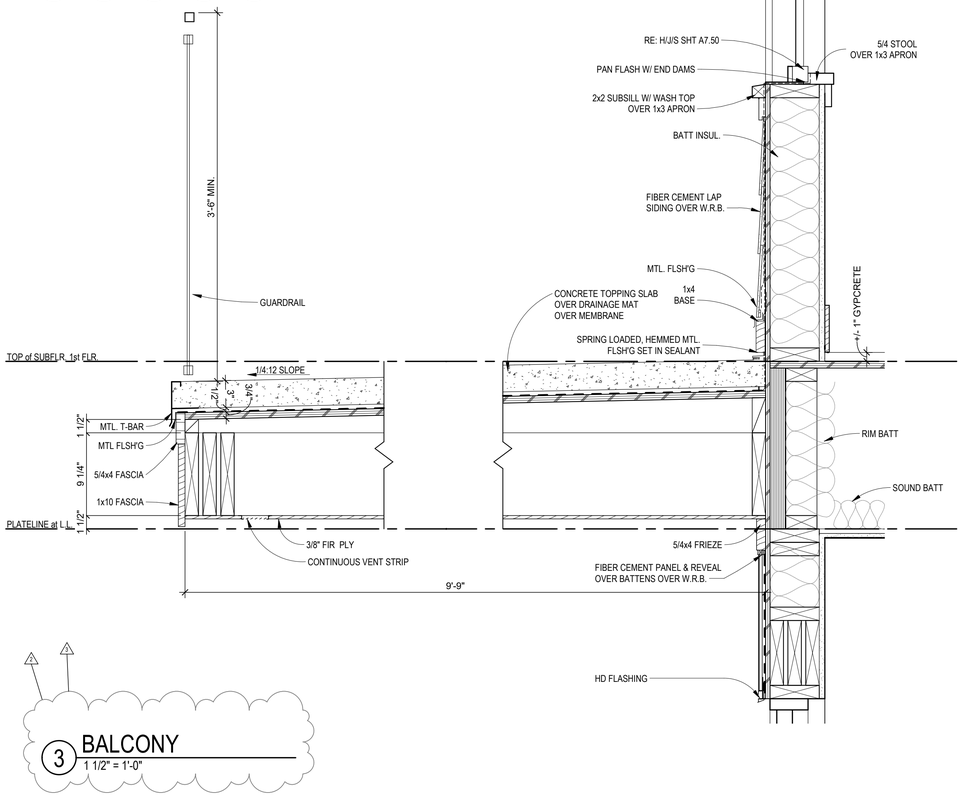
ARCH D 24" x 36"



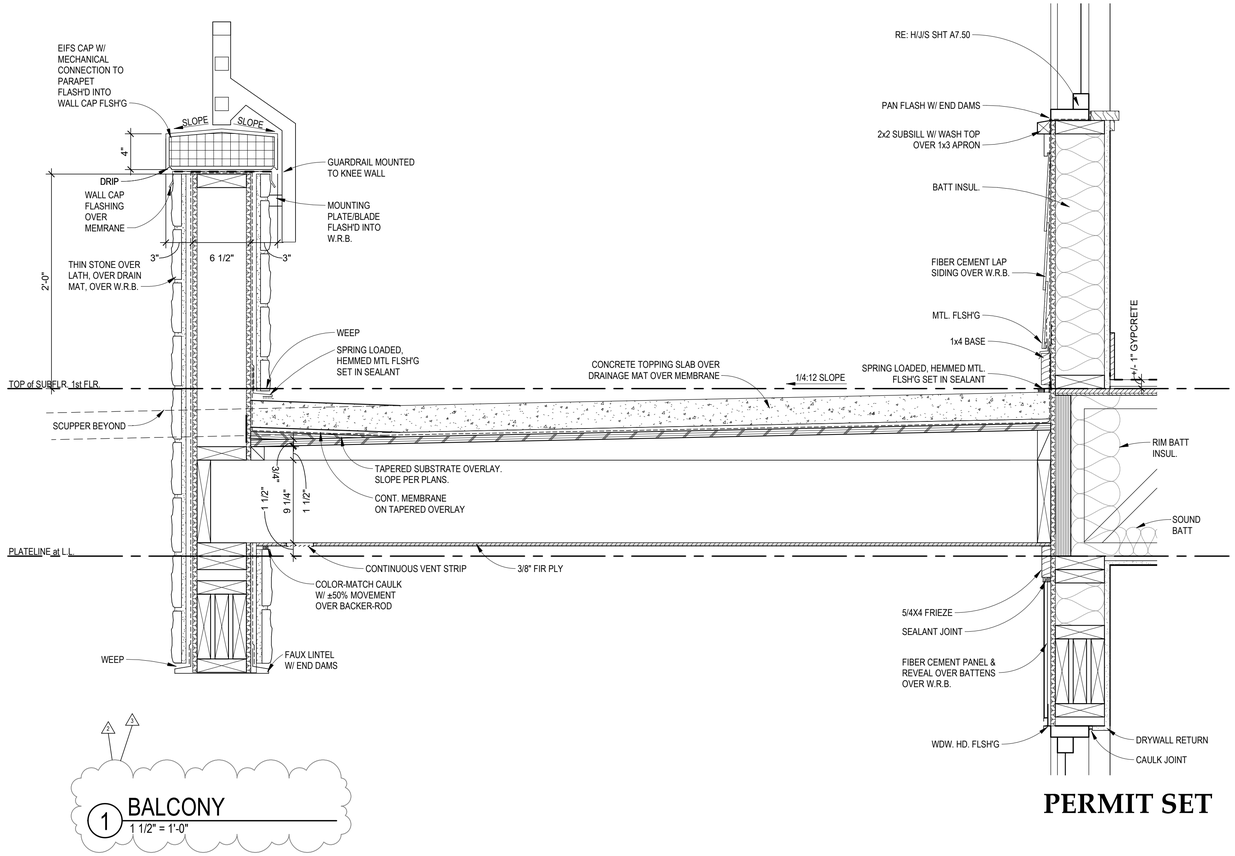
4 BALCONY
1 1/2" = 1'-0"



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



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



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

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

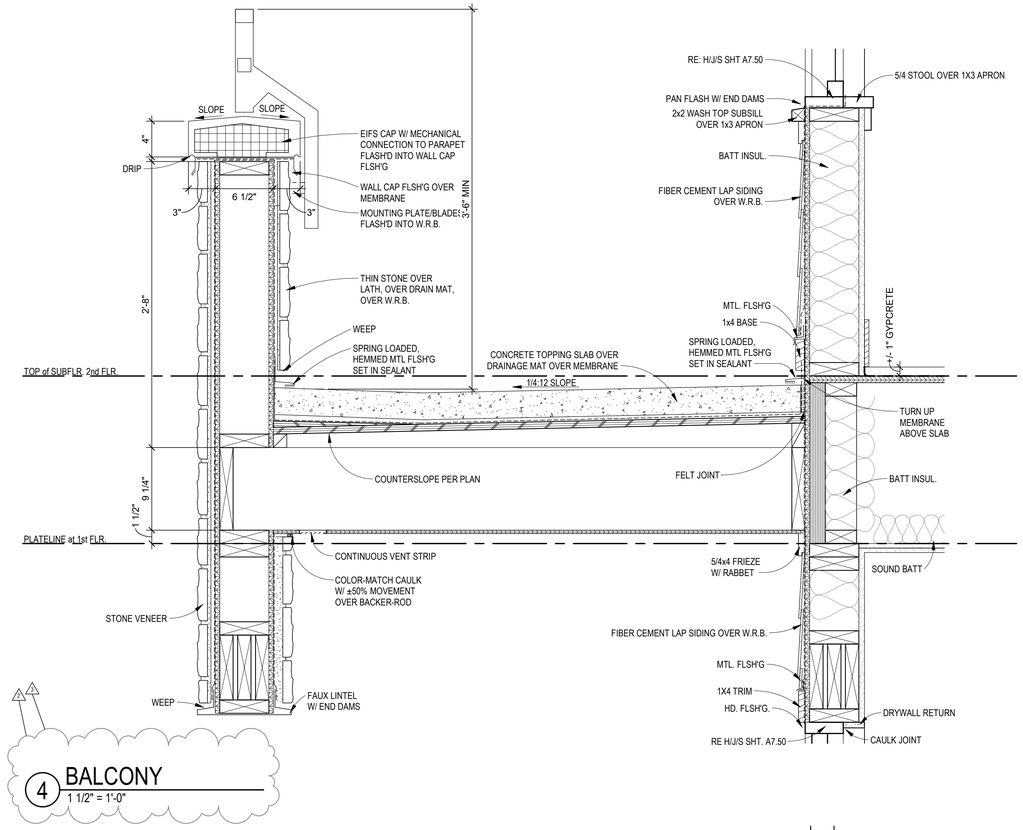
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3	05.05.23	Revision 3

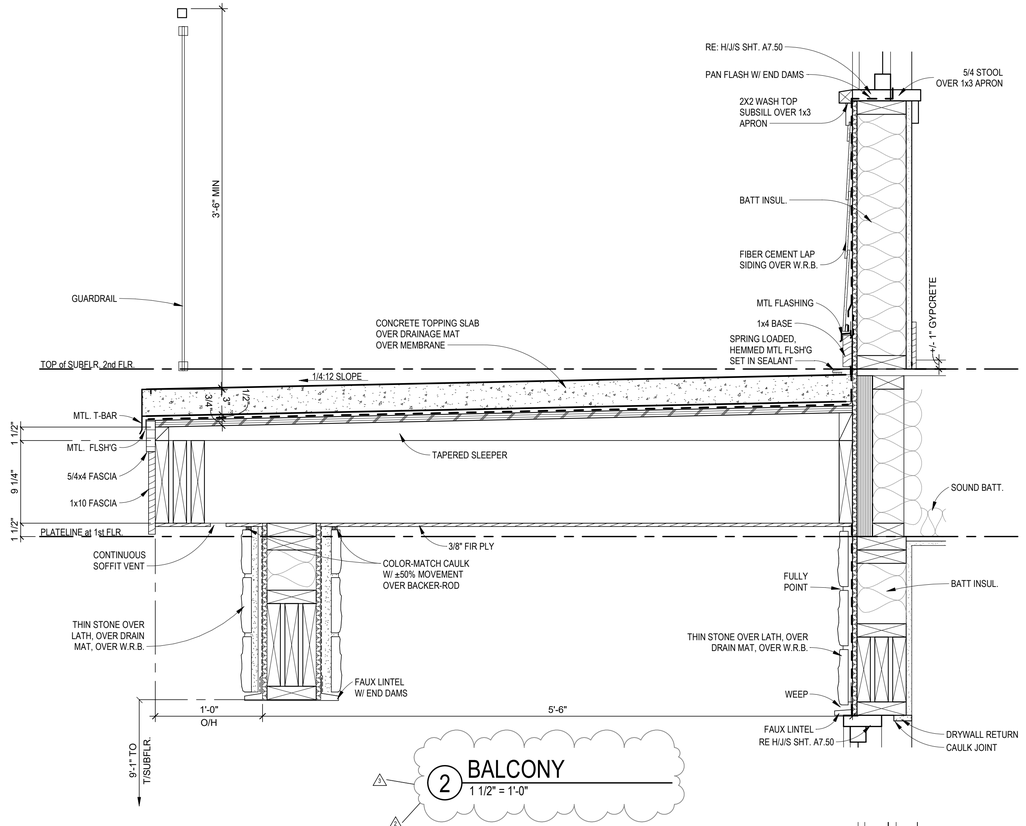
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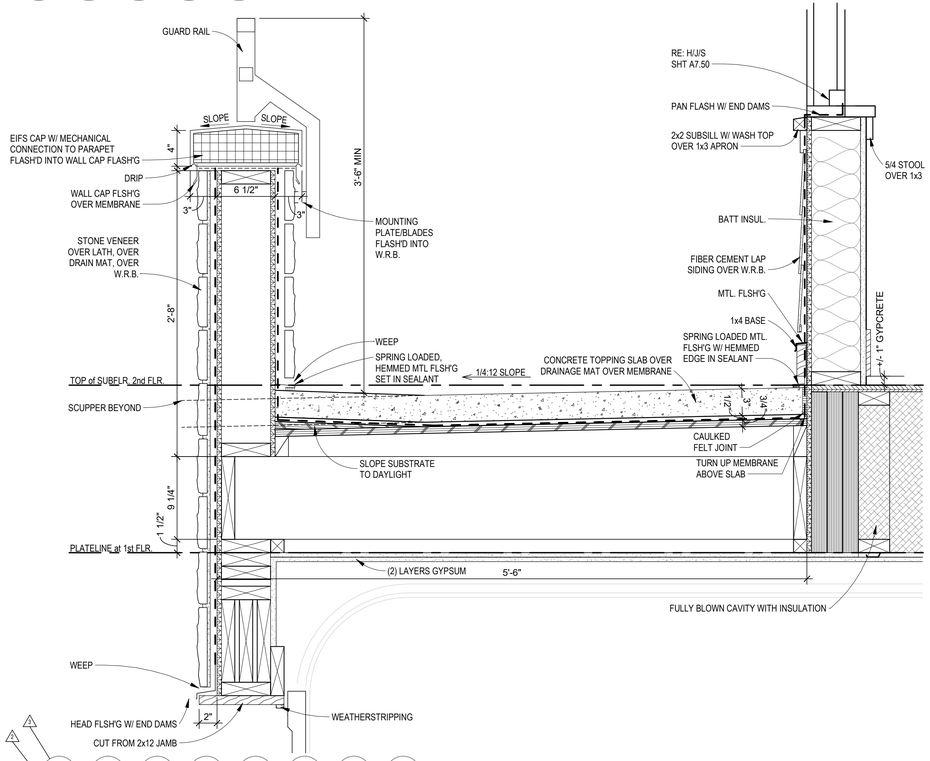
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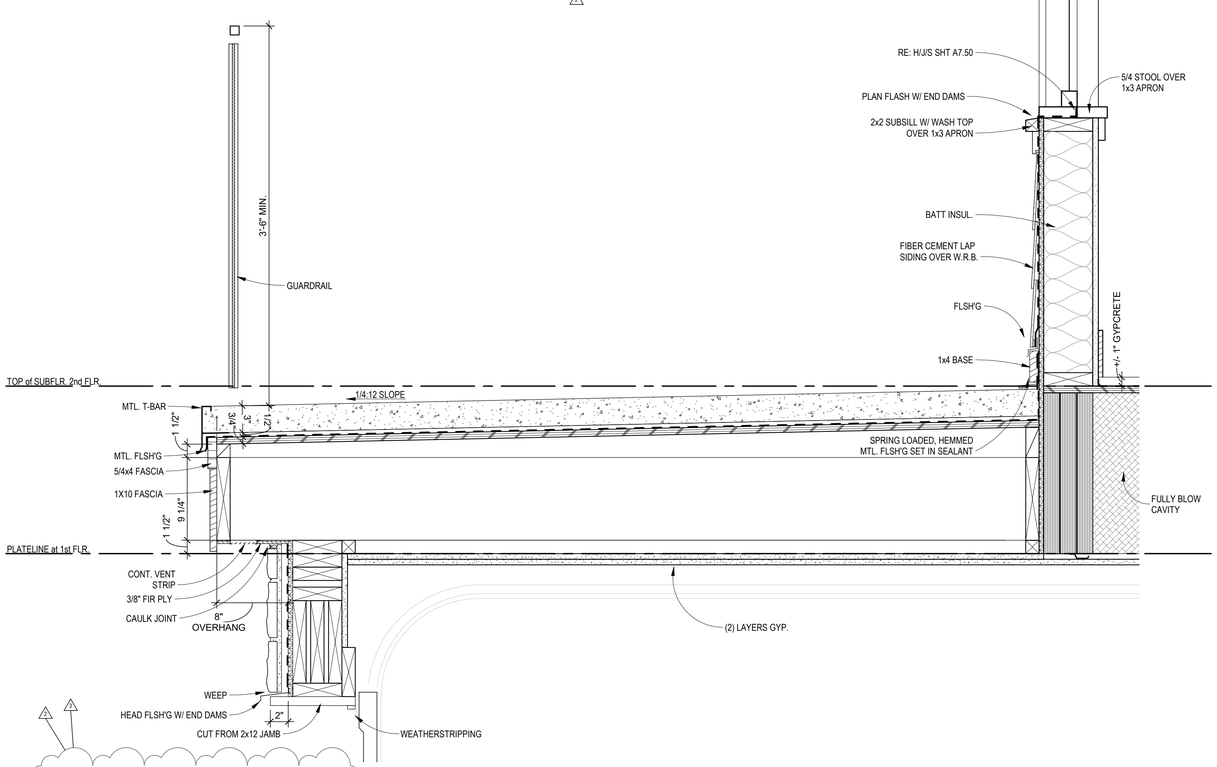
4 BALCONY
1 1/2" = 1'-0"



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



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



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

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

REVISIONS:

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3	05.05.23	Revision 3

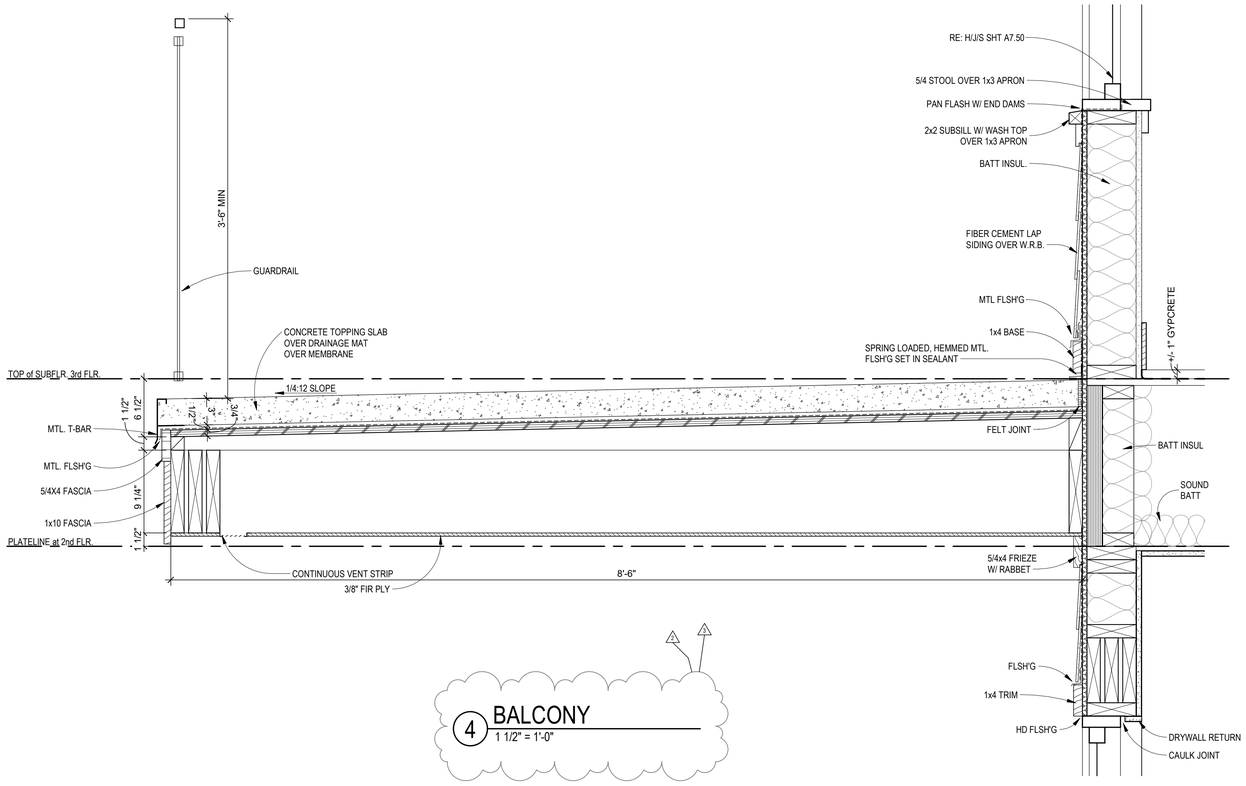
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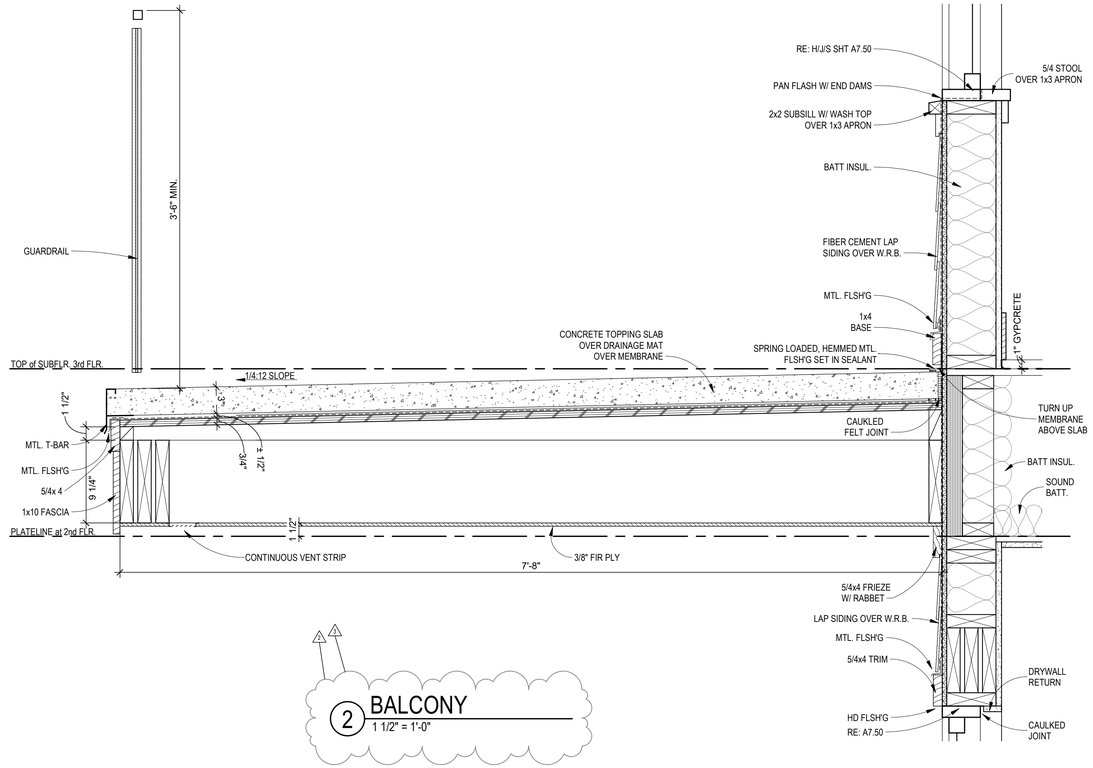
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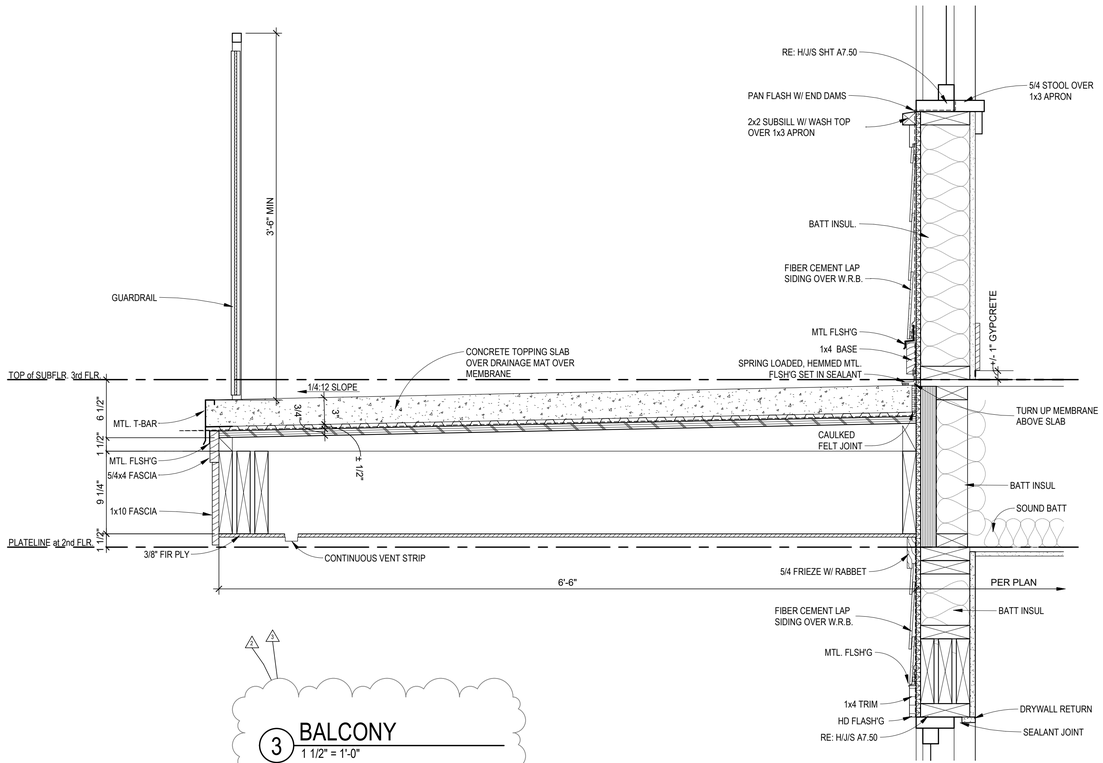
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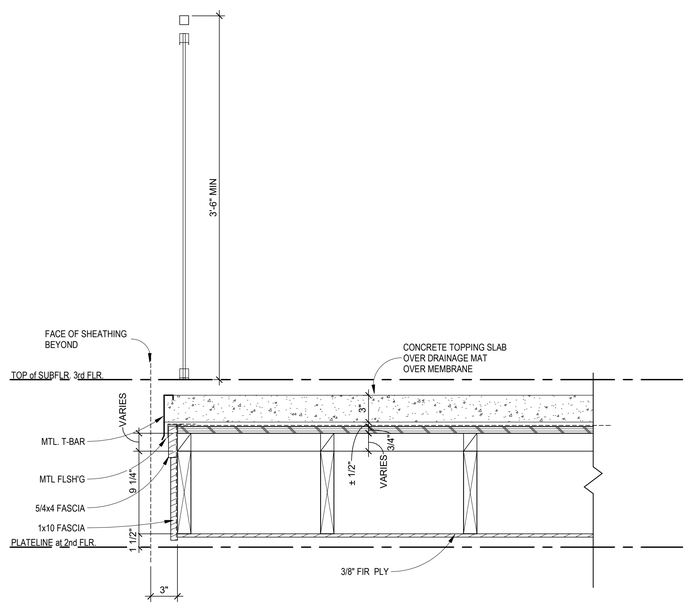
4 BALCONY
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3 BALCONY
1 1/2" = 1'-0"



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

△REVISIONS:

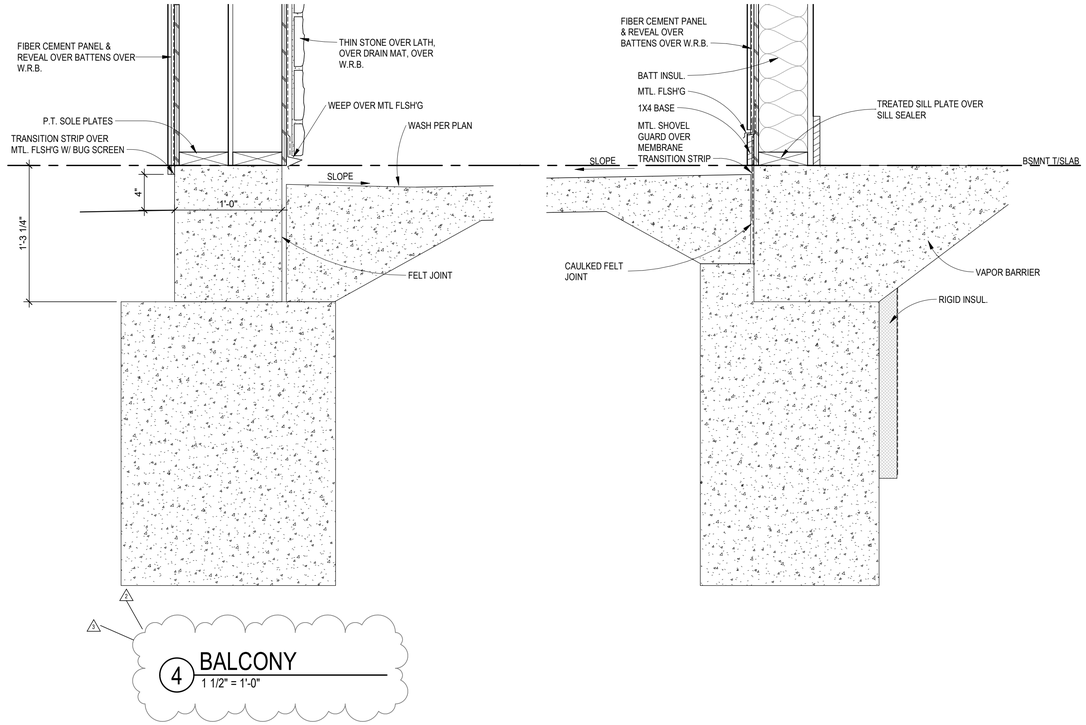
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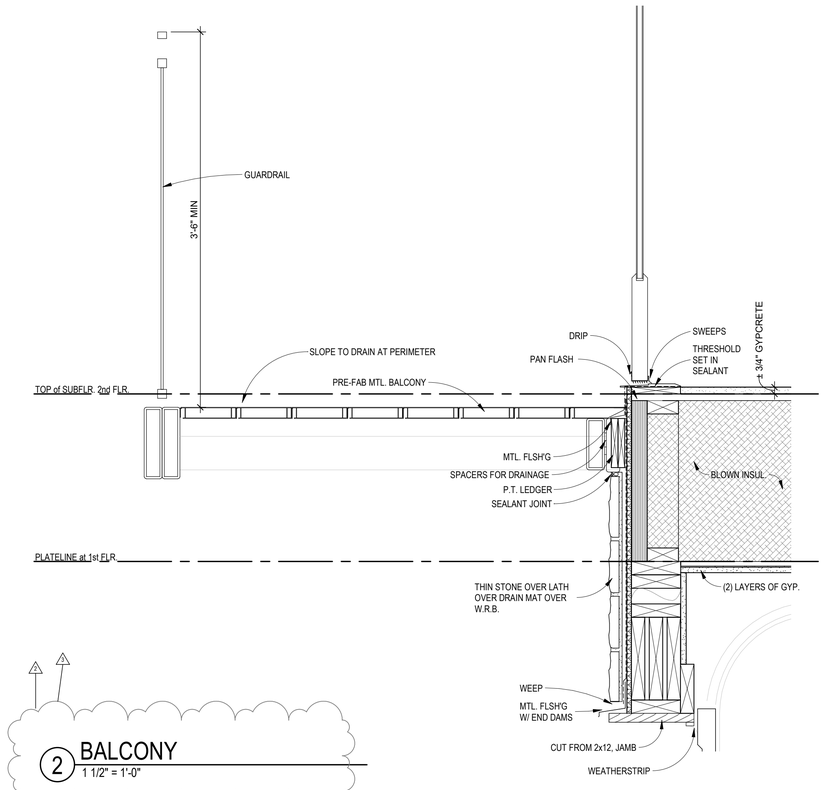
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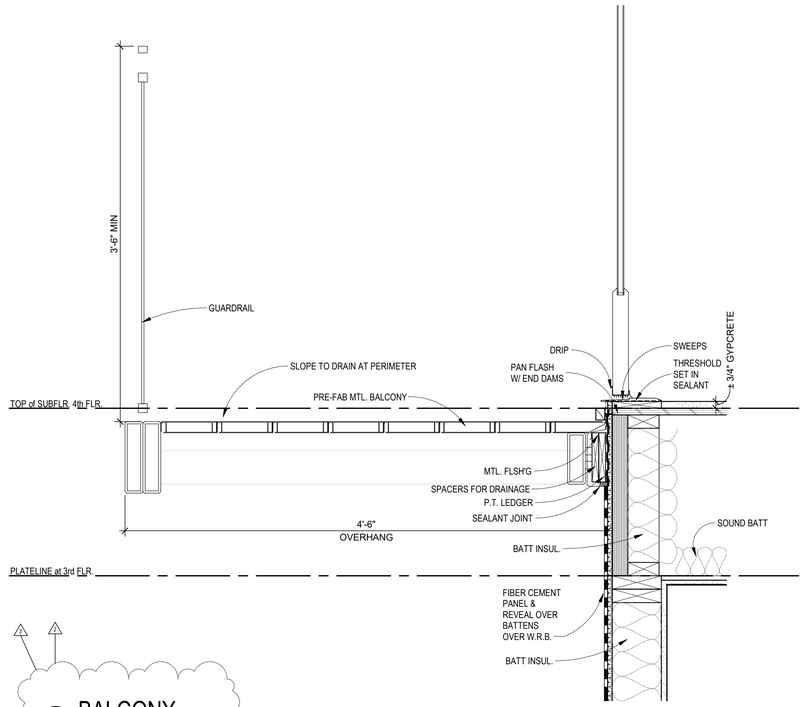
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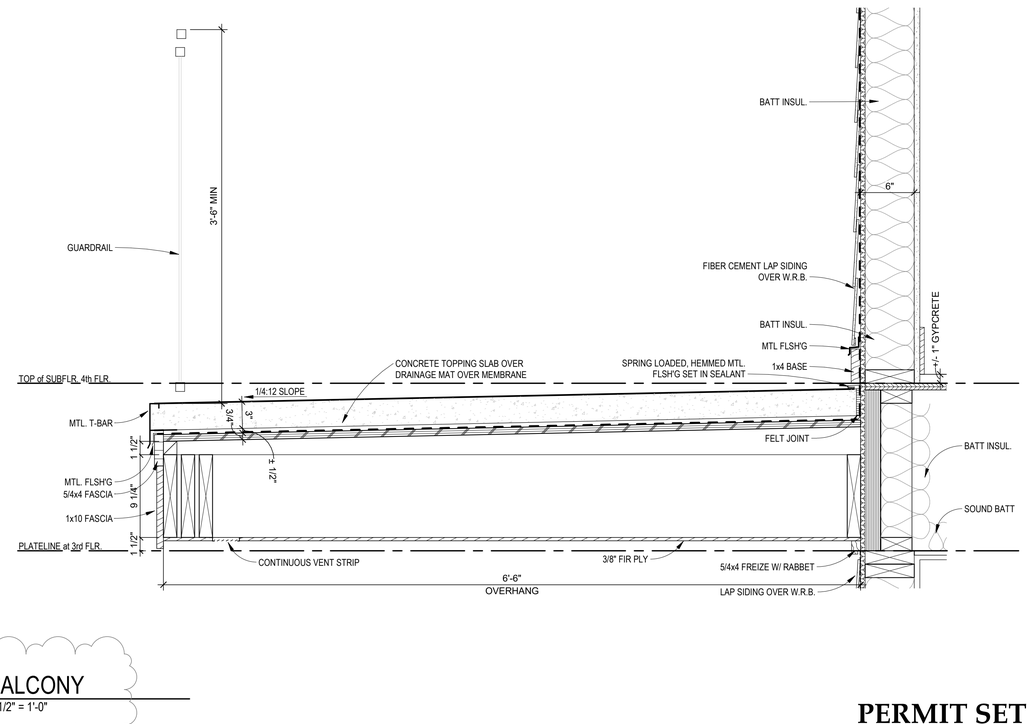
4 BALCONY
1 1/2" = 1'-0"



2 BALCONY
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3 BALCONY
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1 BALCONY
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- 3.24.2023 - PERMIT SUBMITTAL
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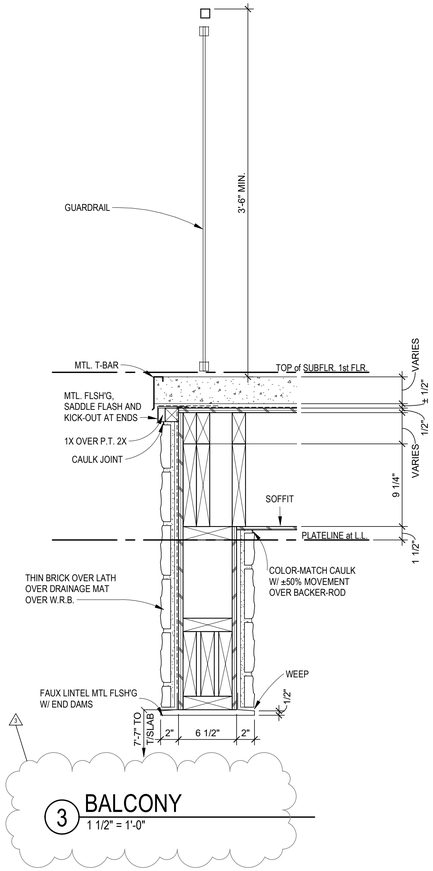
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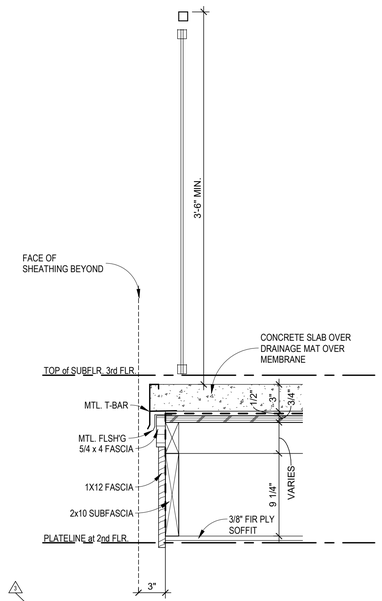
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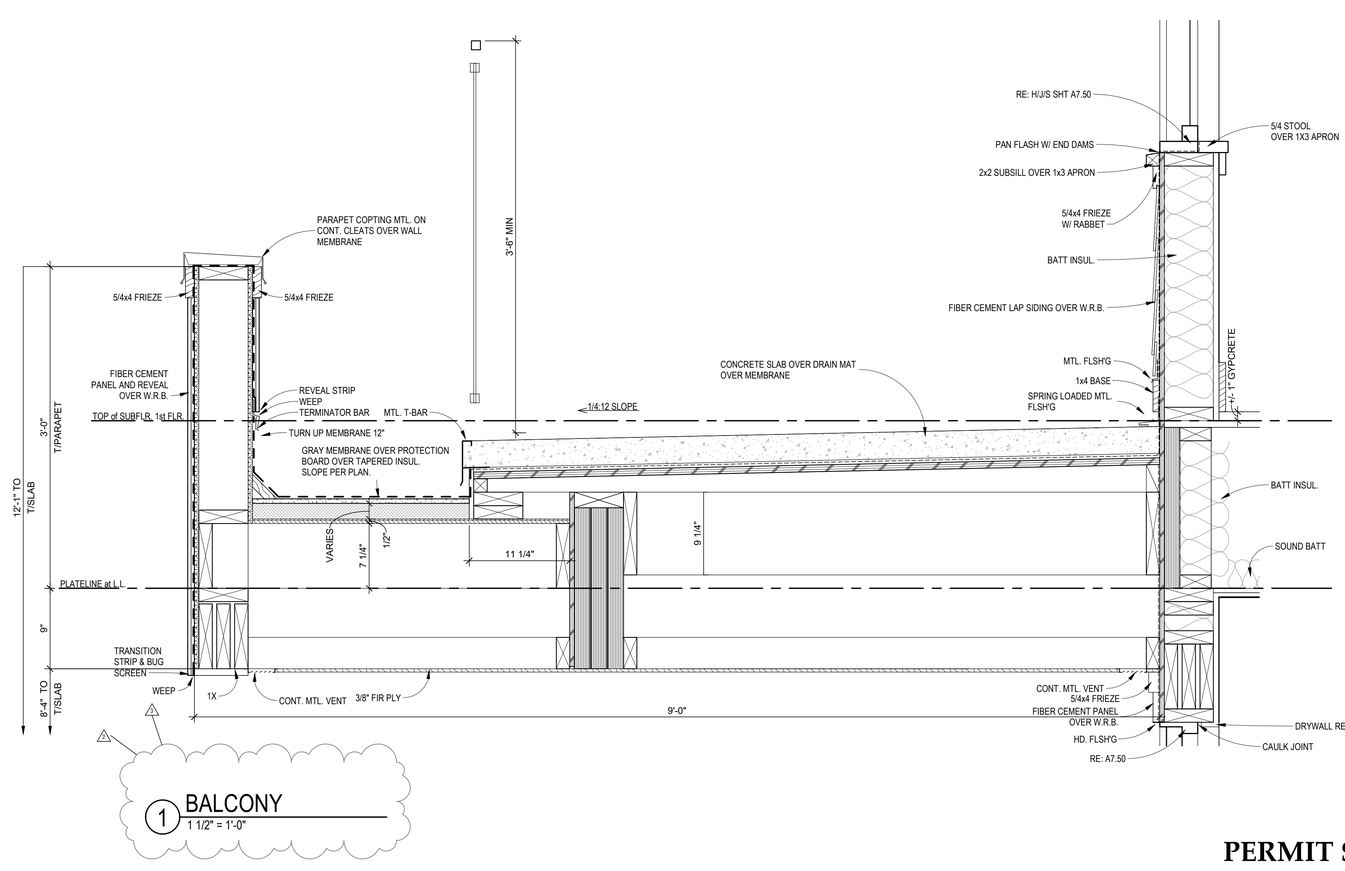
ARCH D 24" x 36"



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



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



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

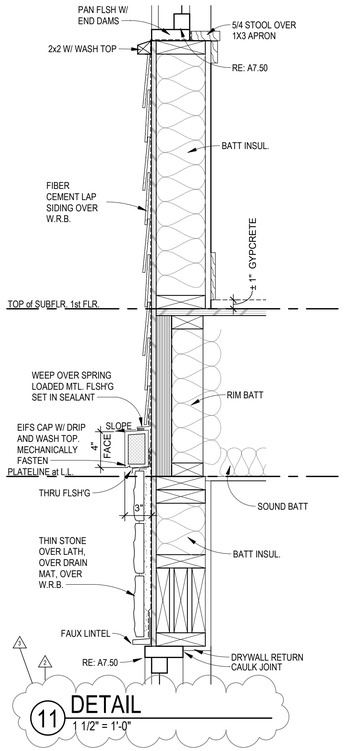
REVISIONS:

2	04.28.23	Revision 2
3	05.05.23	Revision 3

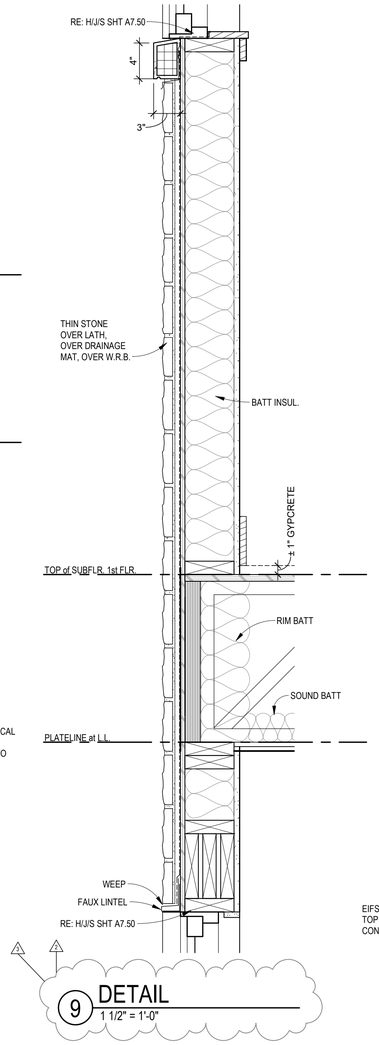
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SHEET NO.
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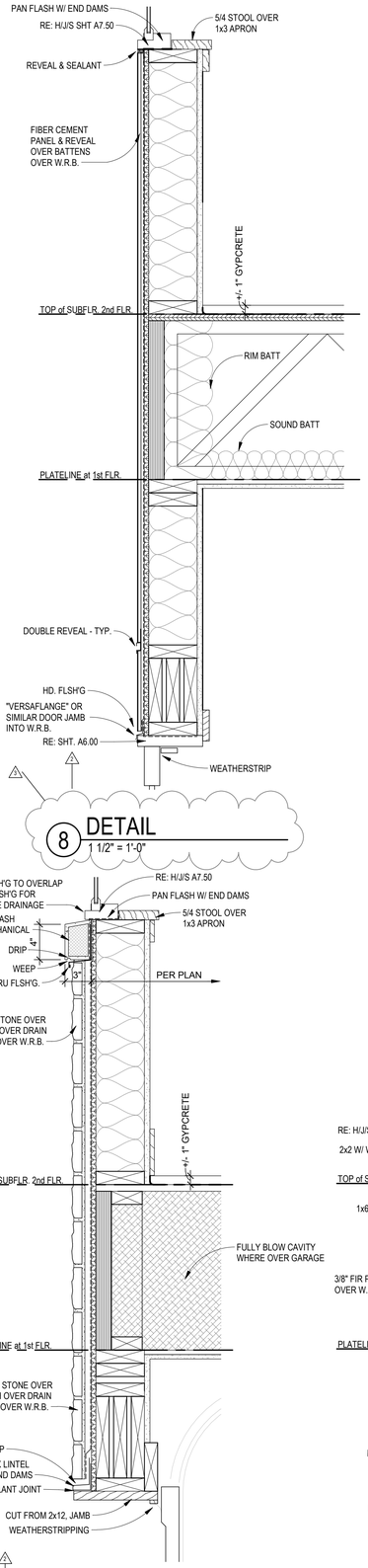
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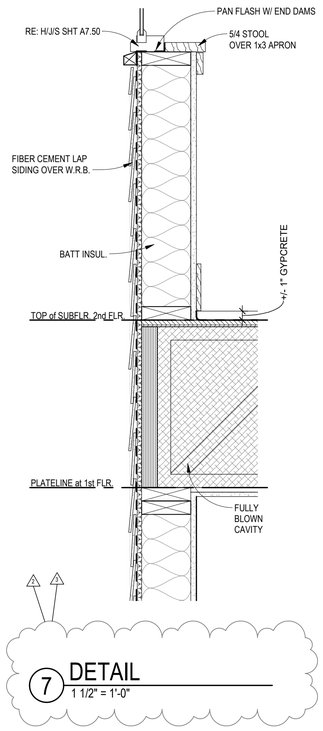
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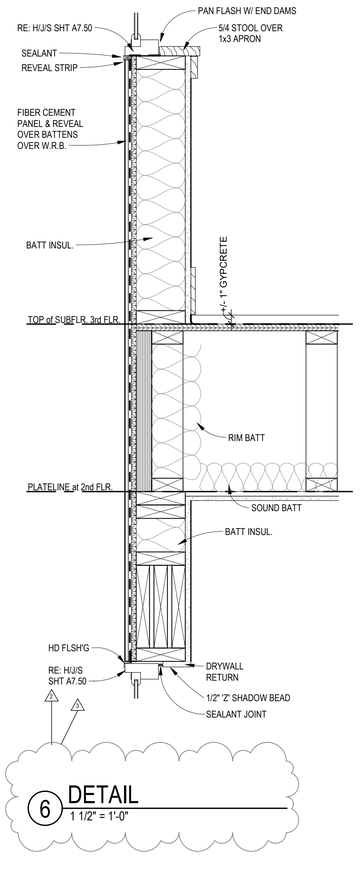
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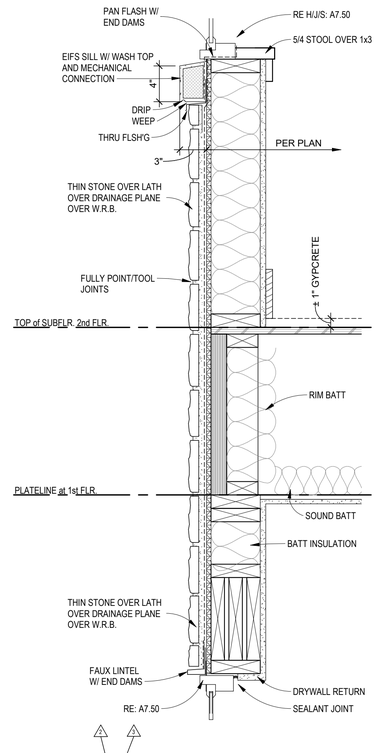
8 DETAIL
1 1/2" = 1'-0"



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



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



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

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

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

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

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

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

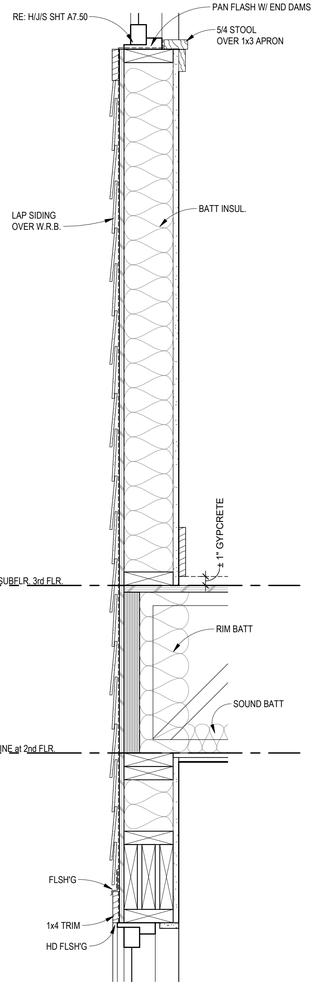
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3	05.05.23	Revision 3

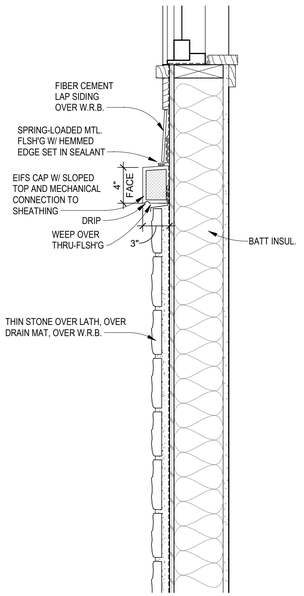
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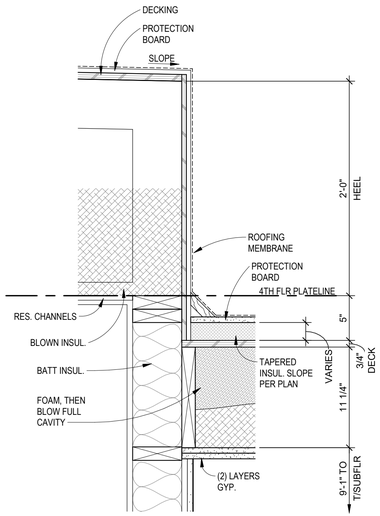
ARCH D 24" x 36"



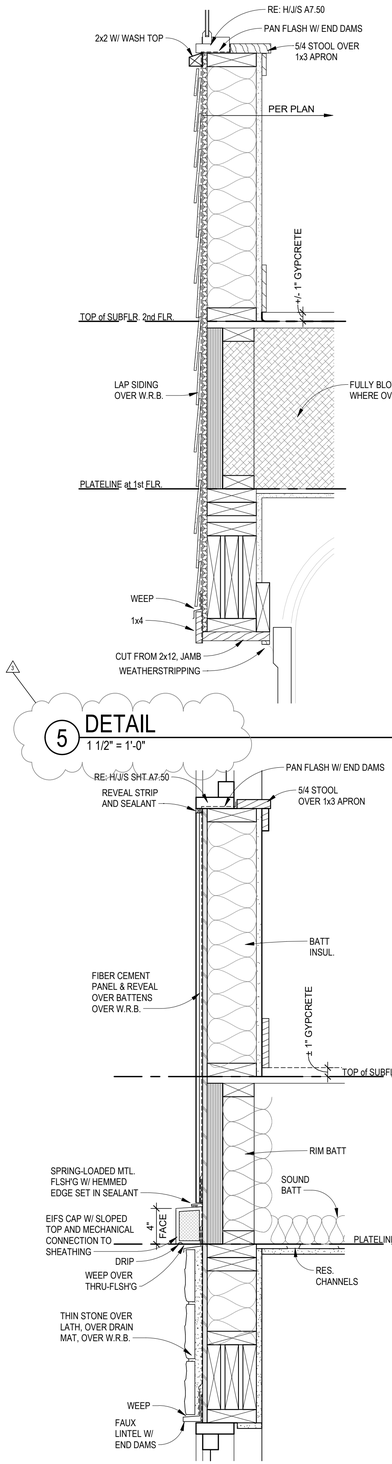
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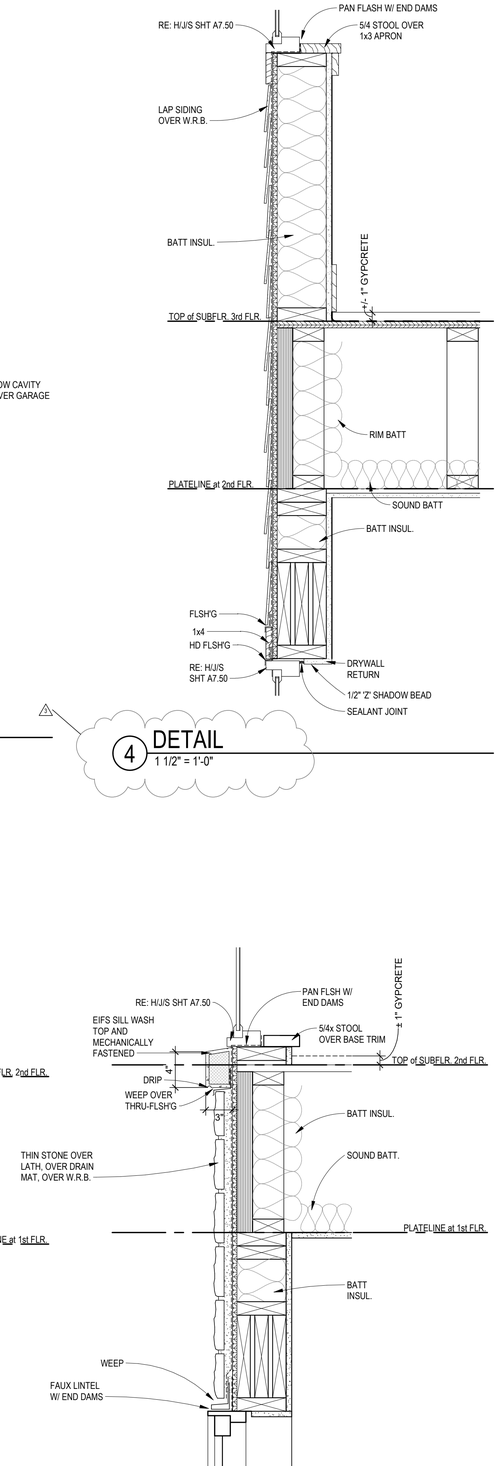
7 DETAIL
1 1/2" = 1'-0"



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



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



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

1 DETAIL
1 1/2" = 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

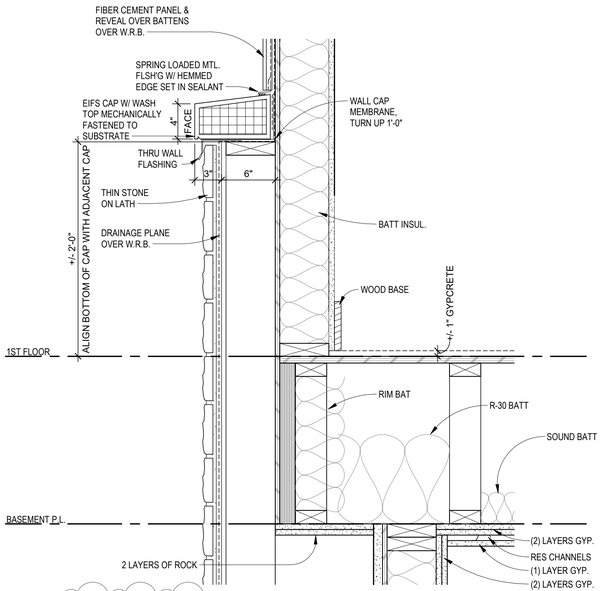
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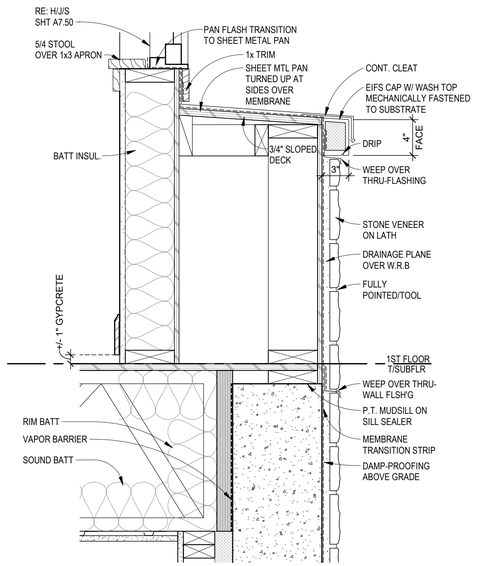
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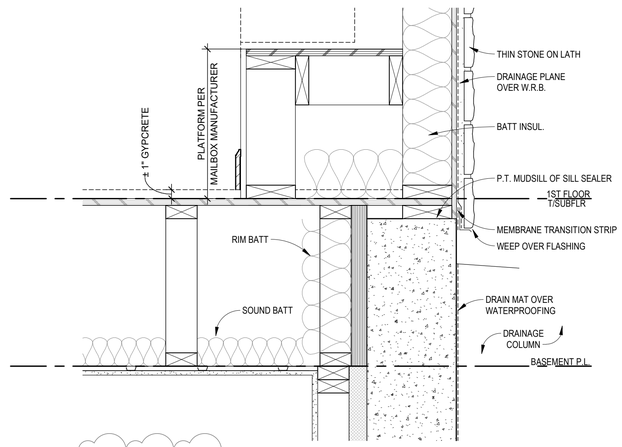
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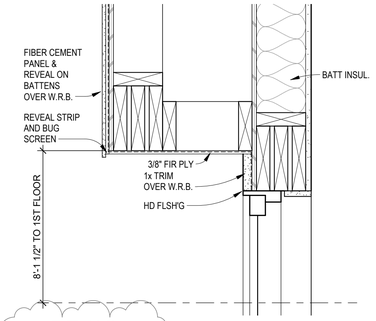
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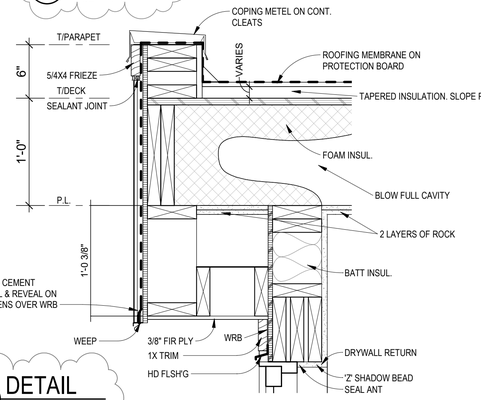
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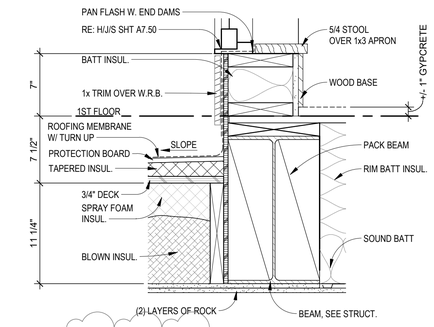
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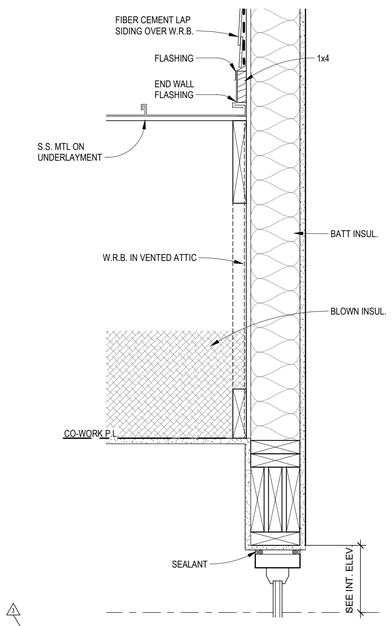
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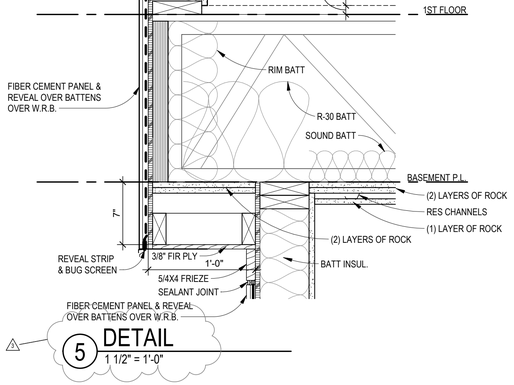
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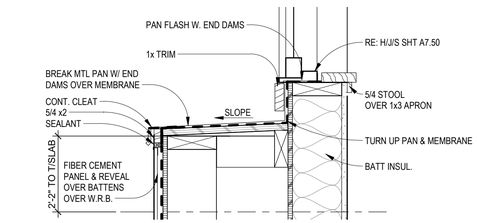
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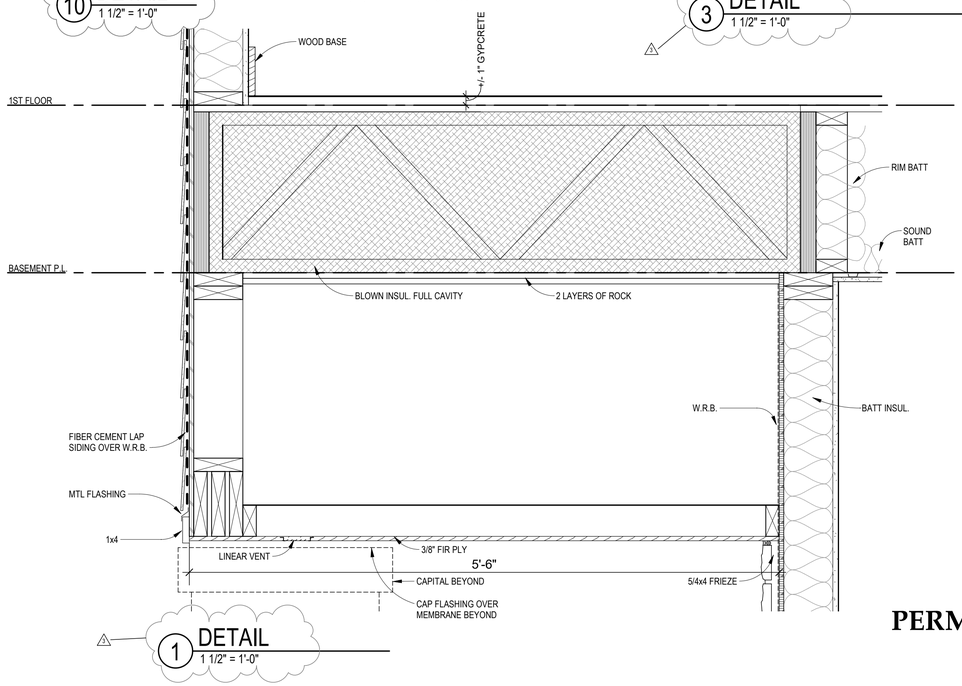
2 DETAIL
1 1/2" = 1'-0"



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



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



1 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

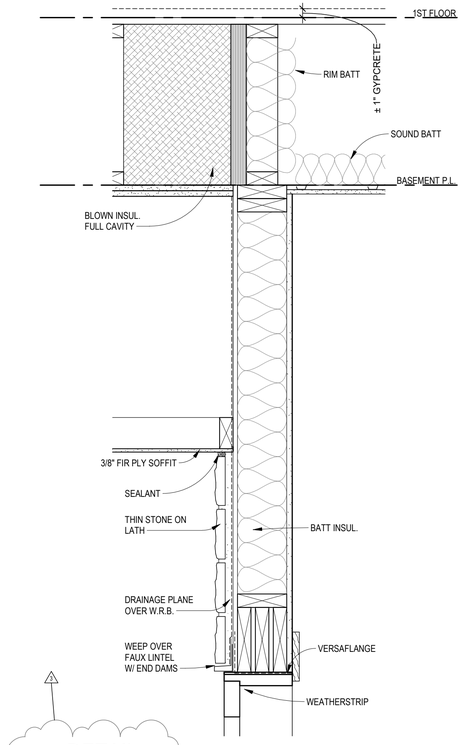
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3	05.04.23	Revision 3

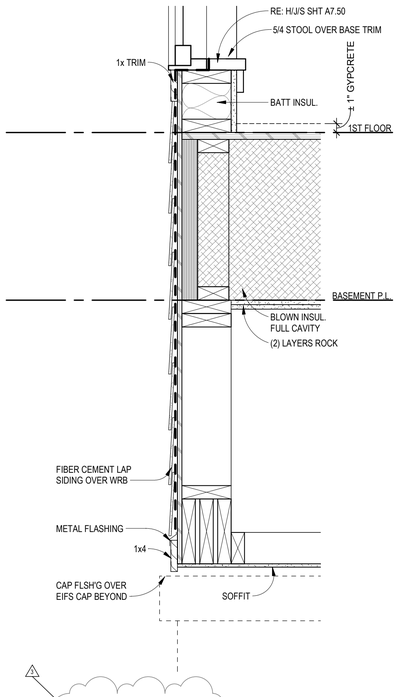
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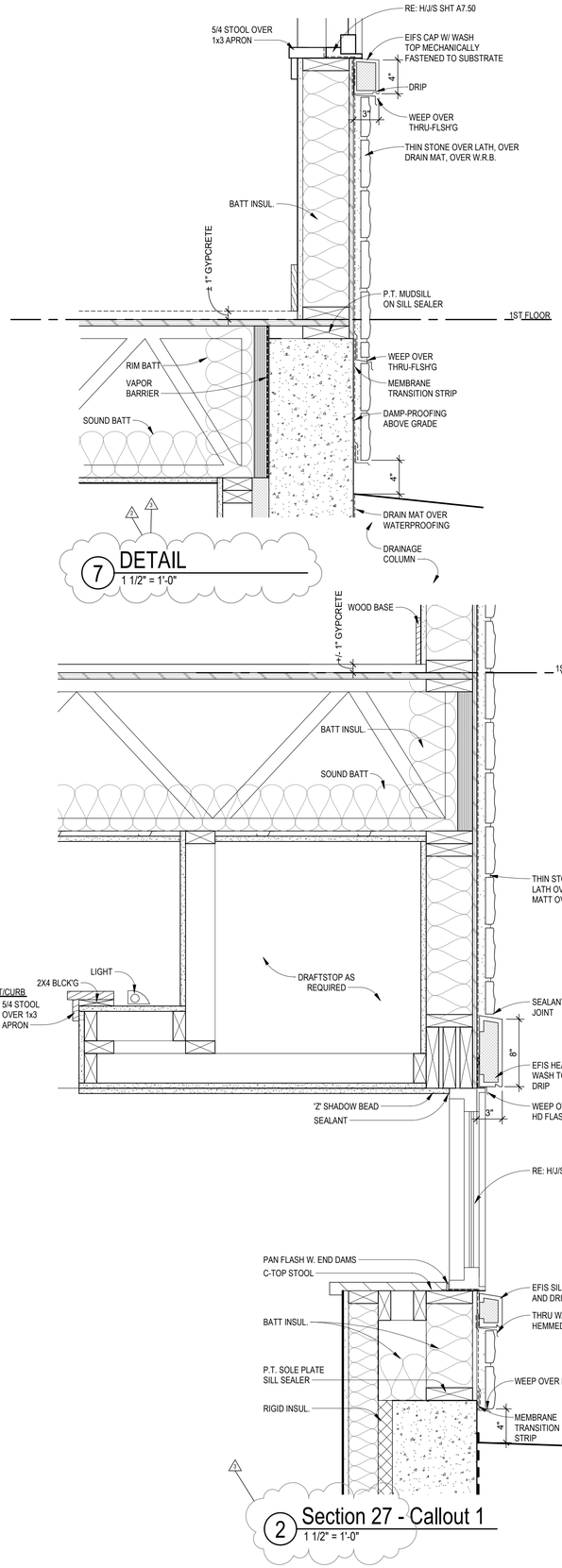
ARCH D 24" x 36"



6 DETAIL
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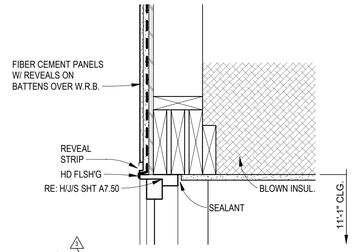


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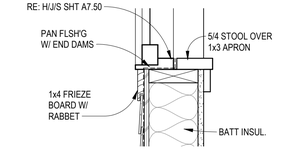


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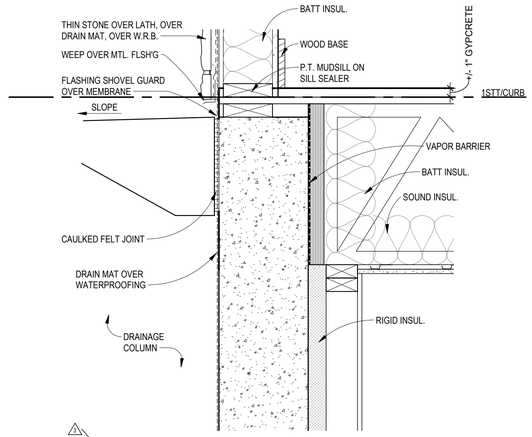
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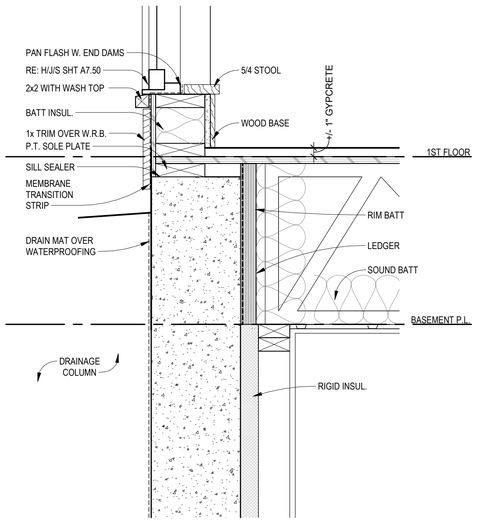
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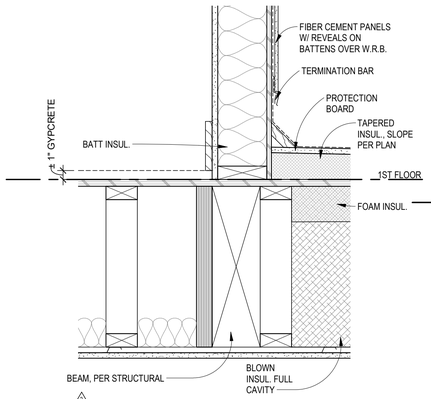
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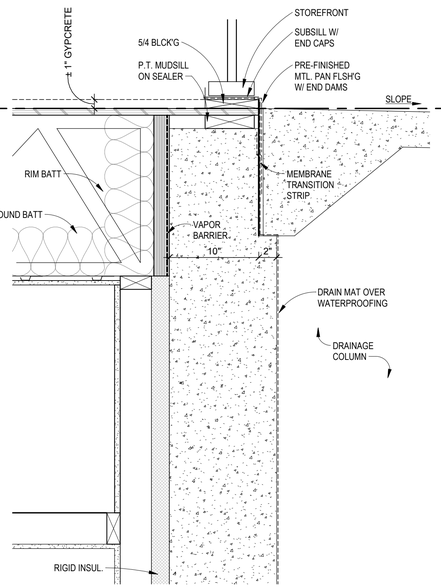
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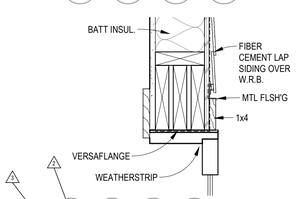
1 DETAIL
1 1/2" = 1'-0"



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



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



8 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:

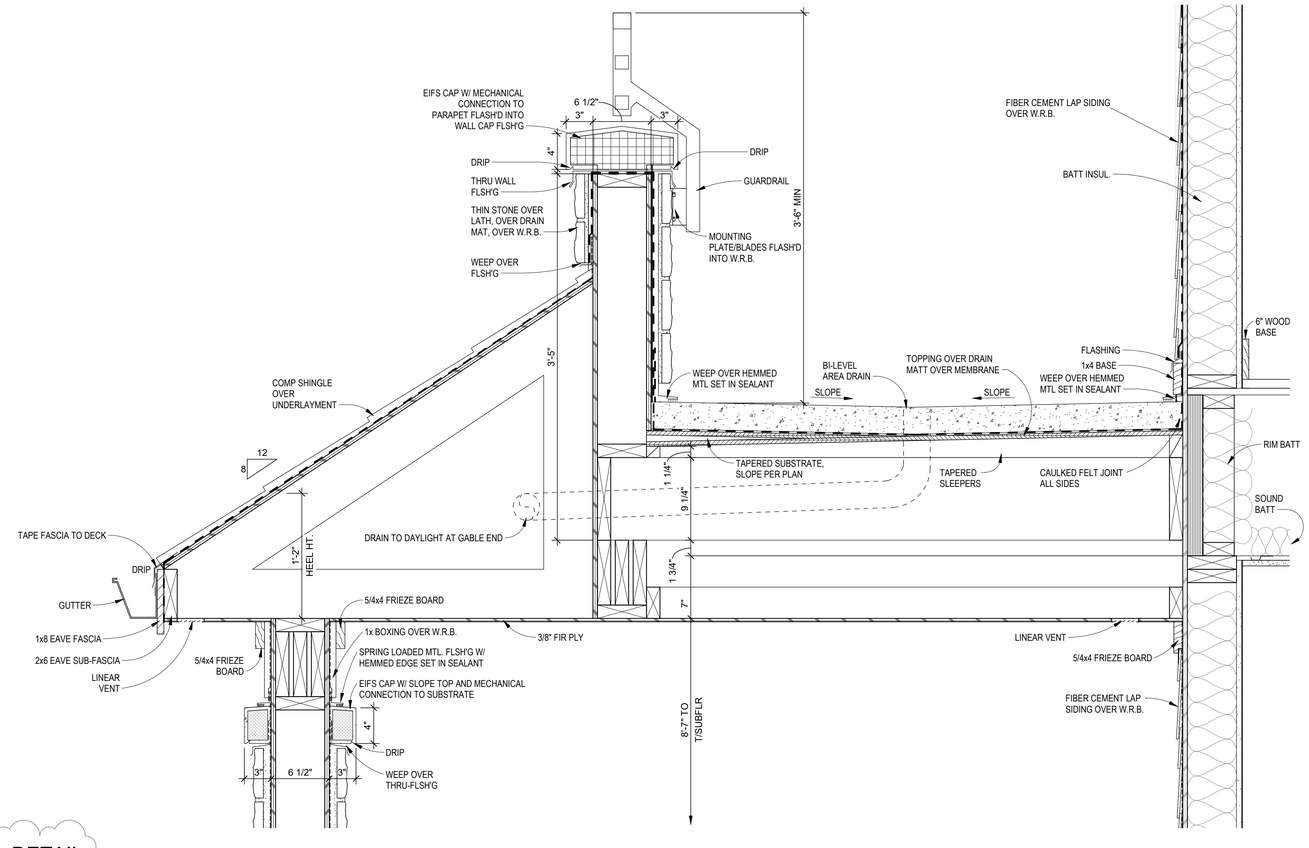
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2	05.02.23	Revision 2
3	05.04.23	Revision 3

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SHEET NO.
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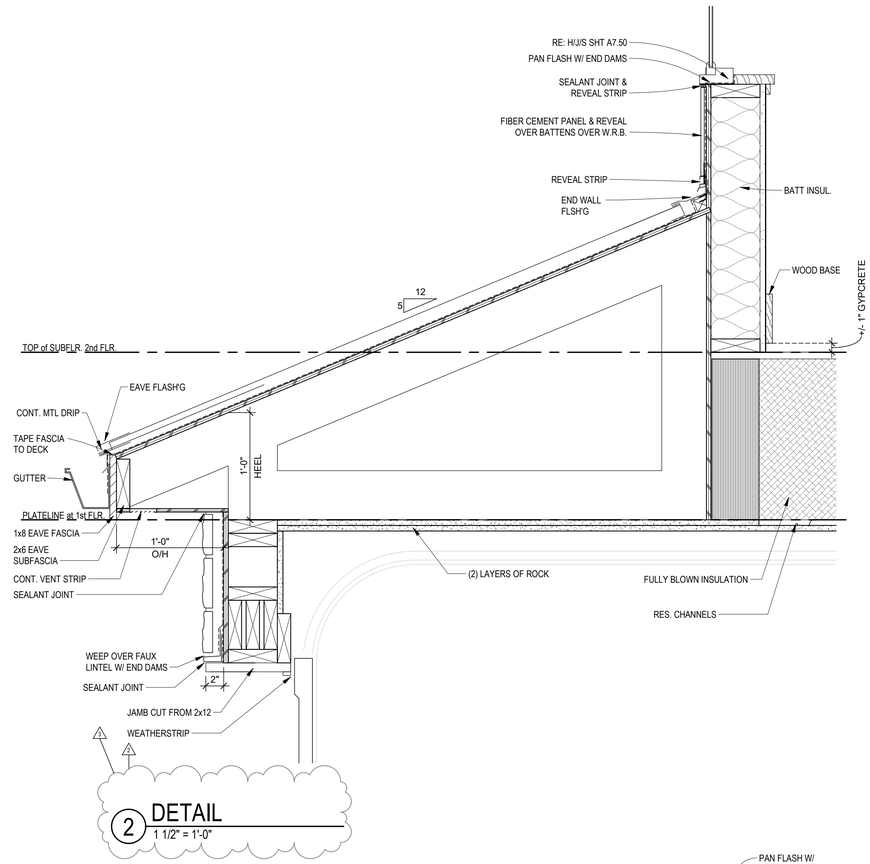
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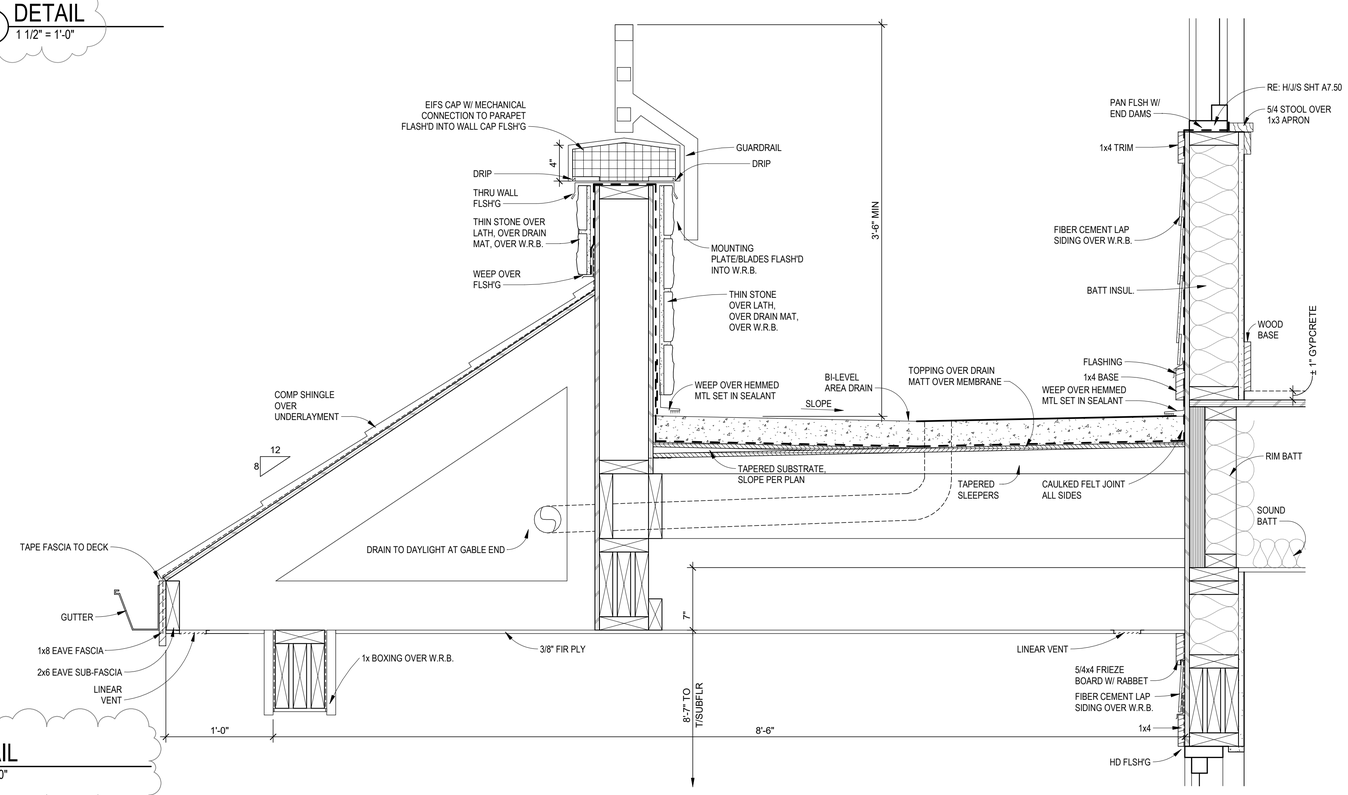
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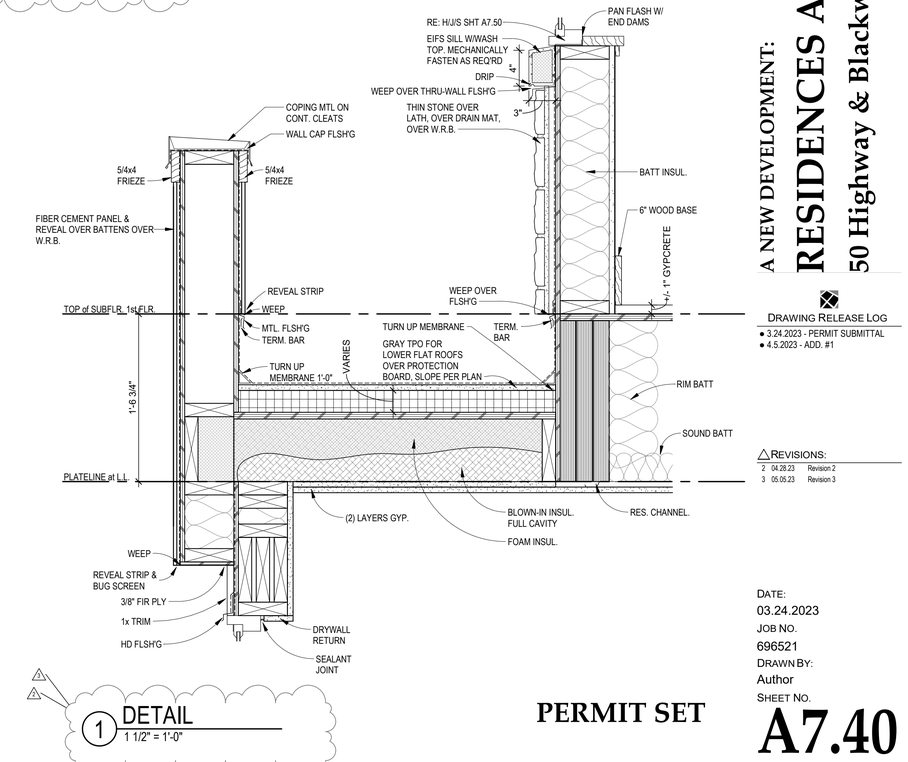
4 DETAIL
1 1/2" = 1'-0"



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



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



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

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ARCHITECT
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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:

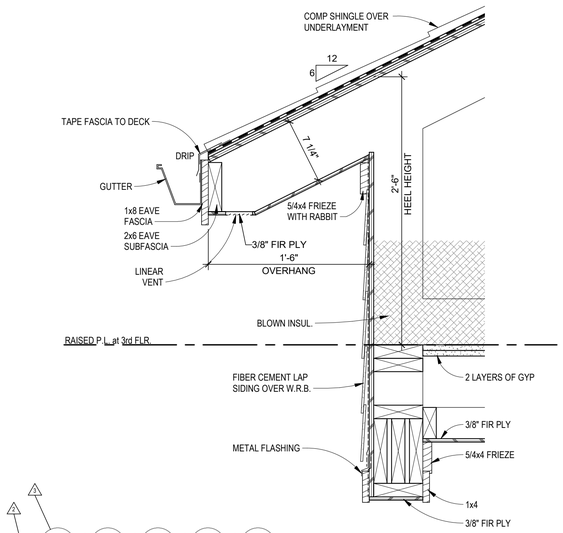
2	04.28.23	Revision 2
3	05.05.23	Revision 3

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SHEET NO.
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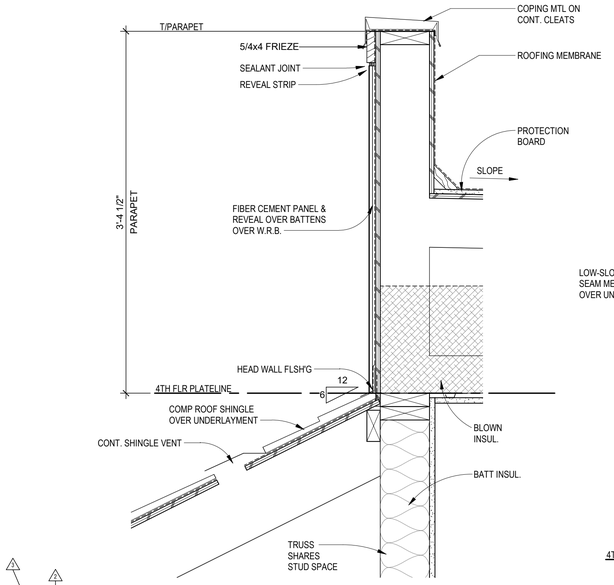
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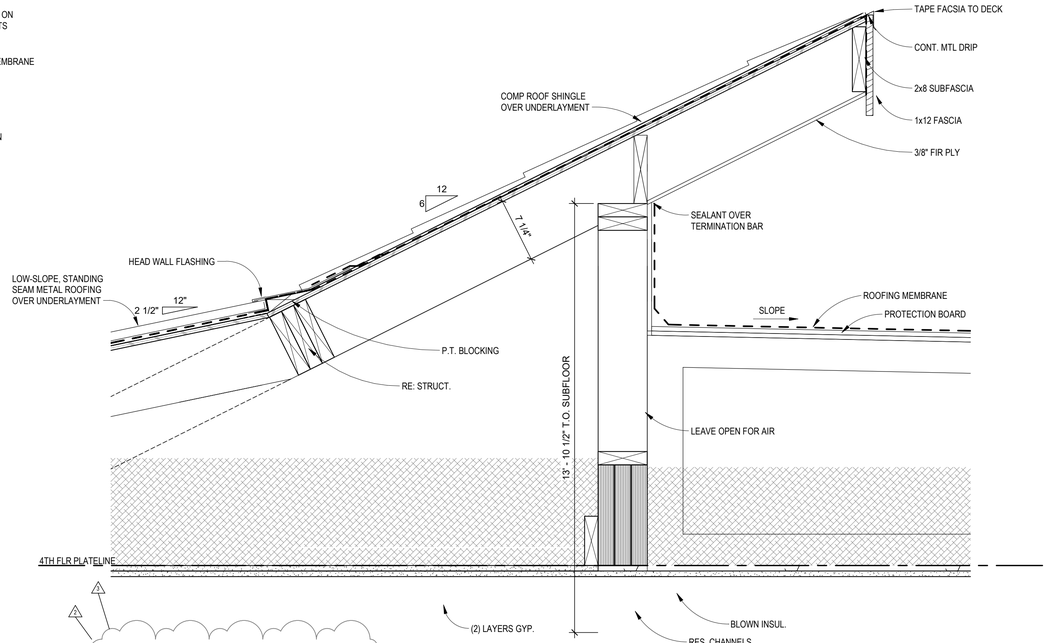
ARCH D 24" x 36"



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

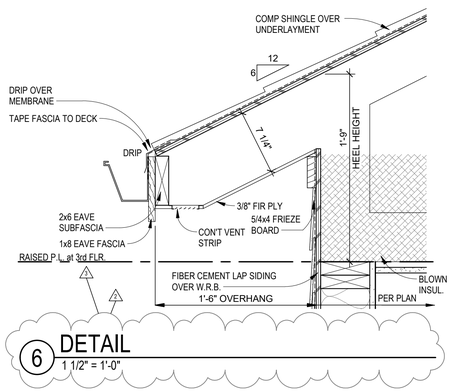


3 DETAIL
1 1/2" = 1'-0"



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

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



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

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

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:

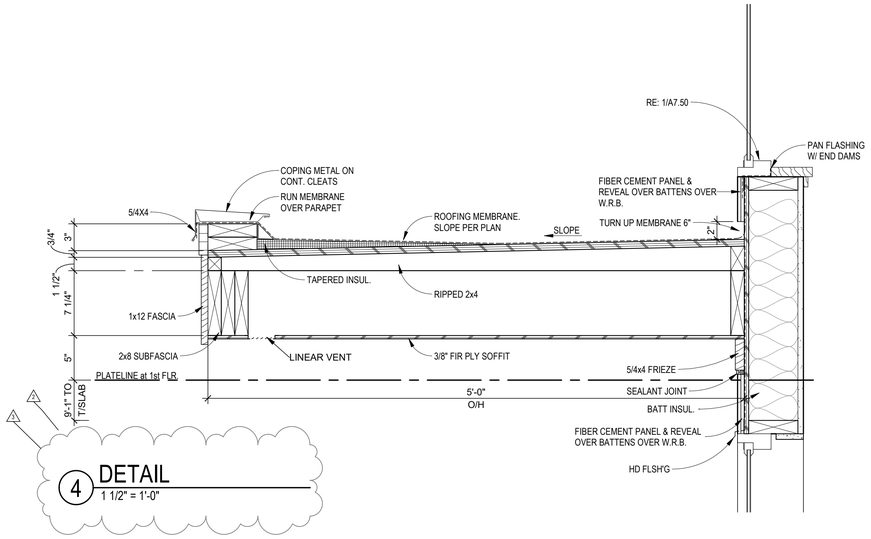
2	04.28.23	Revision 2
3	05.05.23	Revision 3

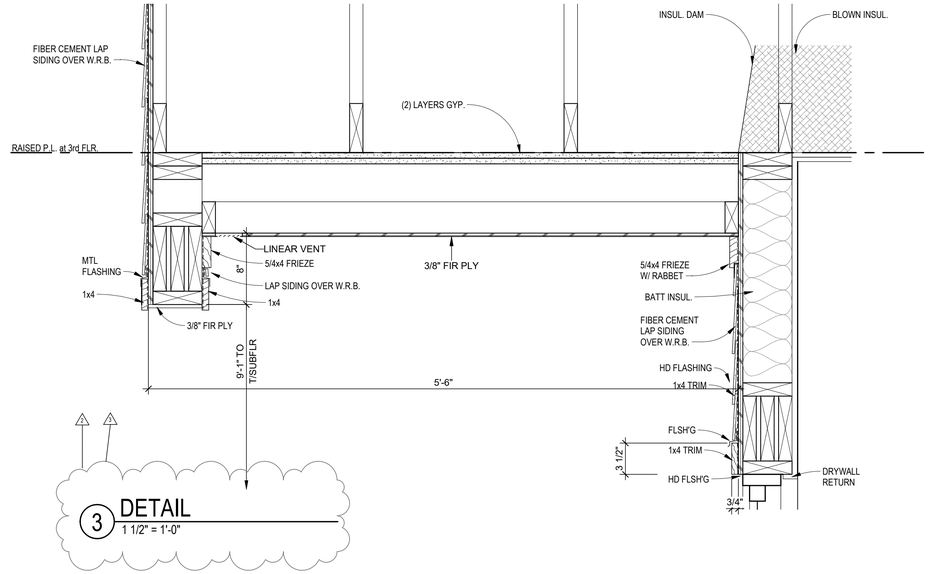
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03.24.2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
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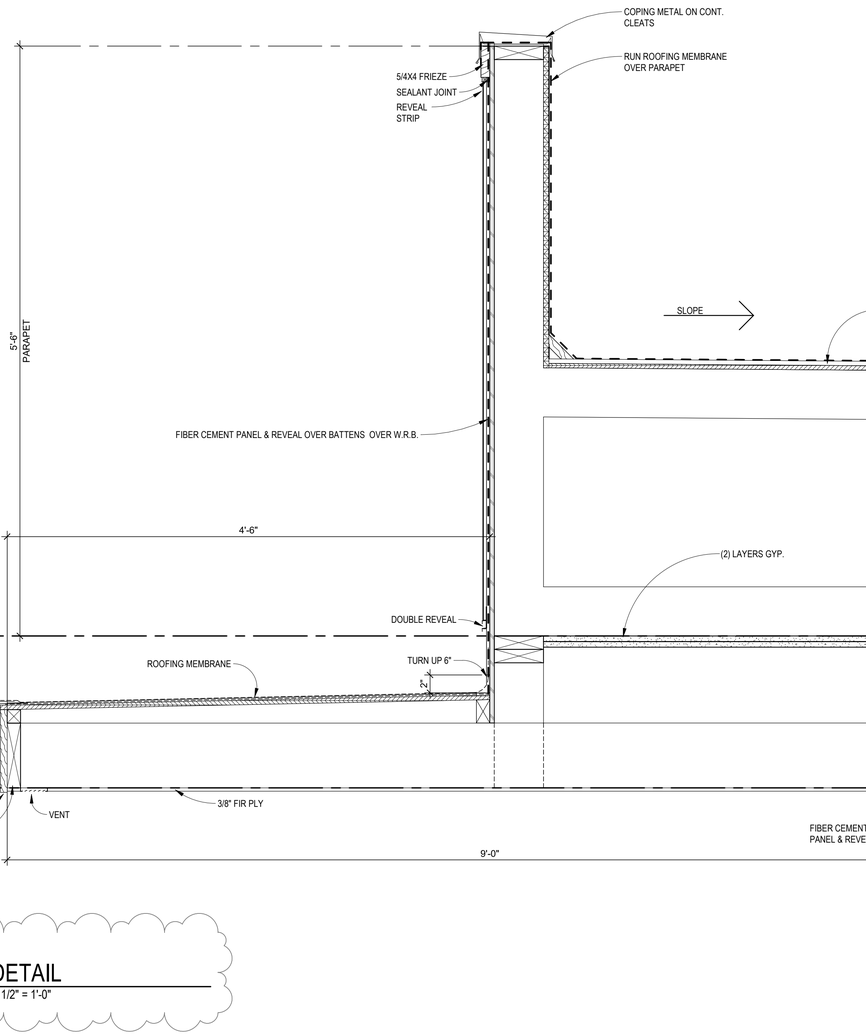
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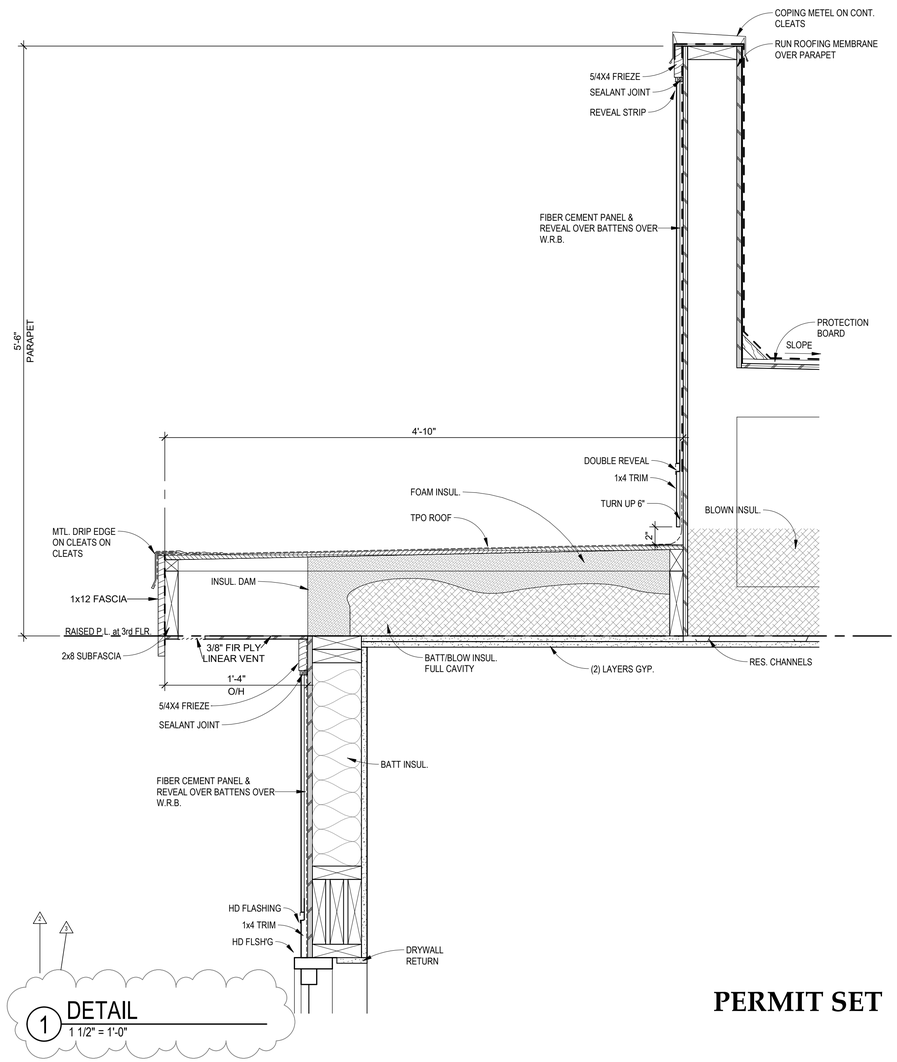
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ARCH D 24" x 36"









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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:

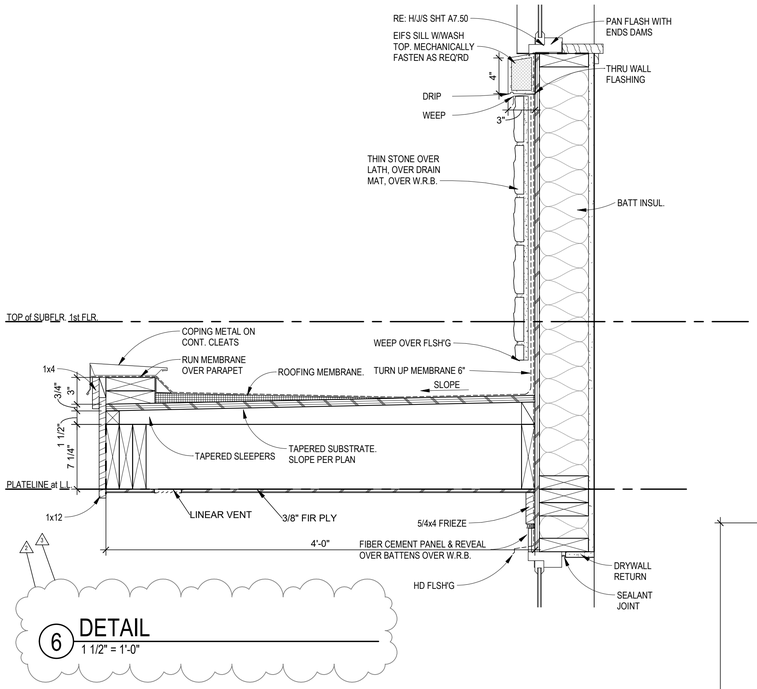
2	04.28.23	Revision 2
3	05.05.23	Revision 3

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03.24.2023
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SHEET NO.
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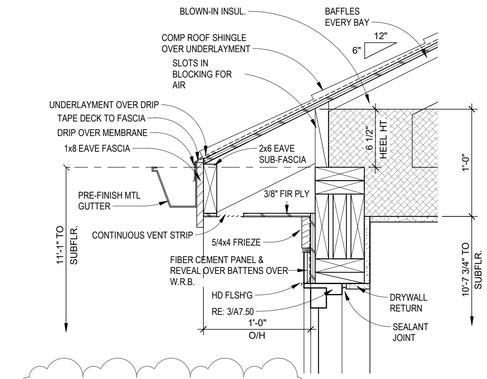
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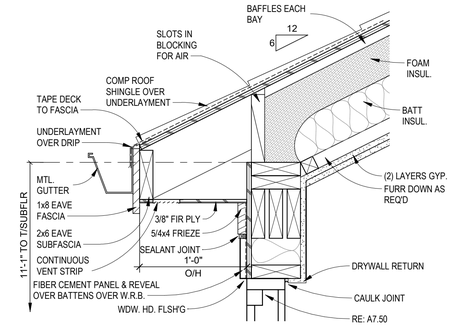
ARCH D 24" x 36"



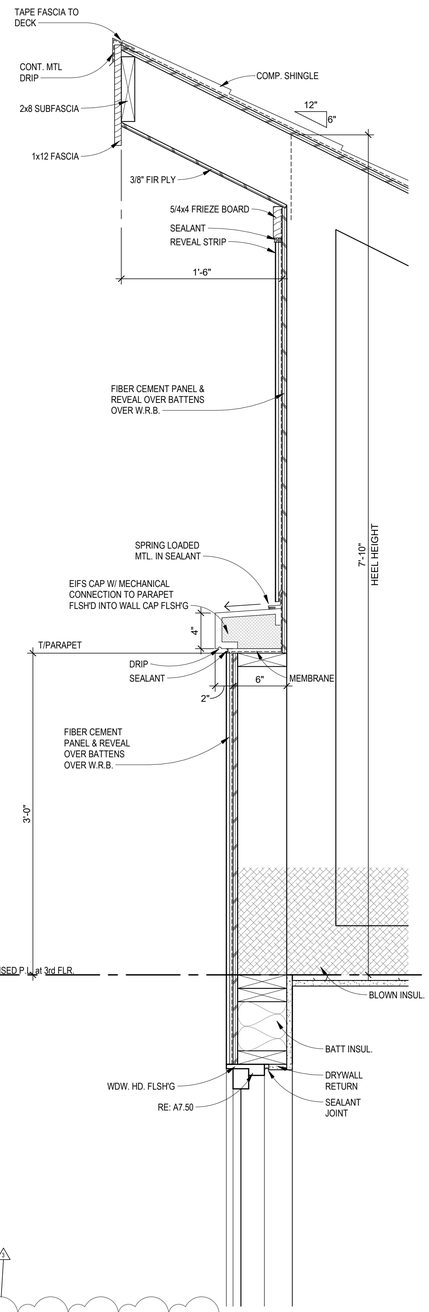
6 DETAIL
1 1/2" = 1'-0"



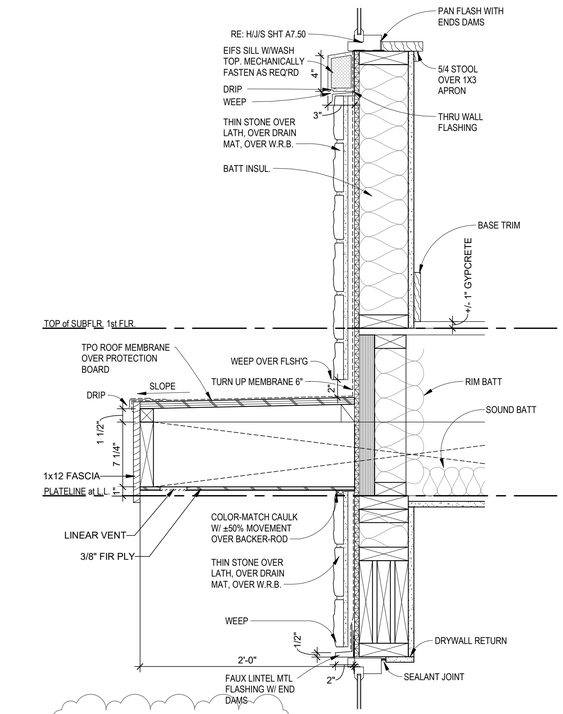
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1 1/2" = 1'-0"



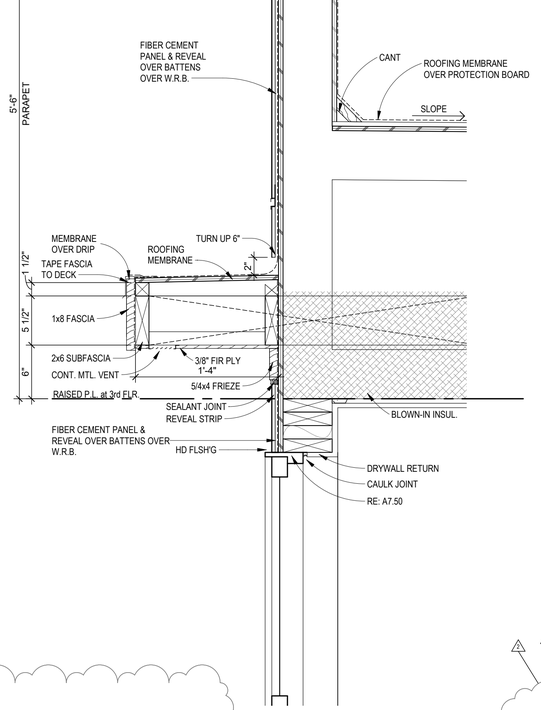
5 DETAIL
1 1/2" = 1'-0"



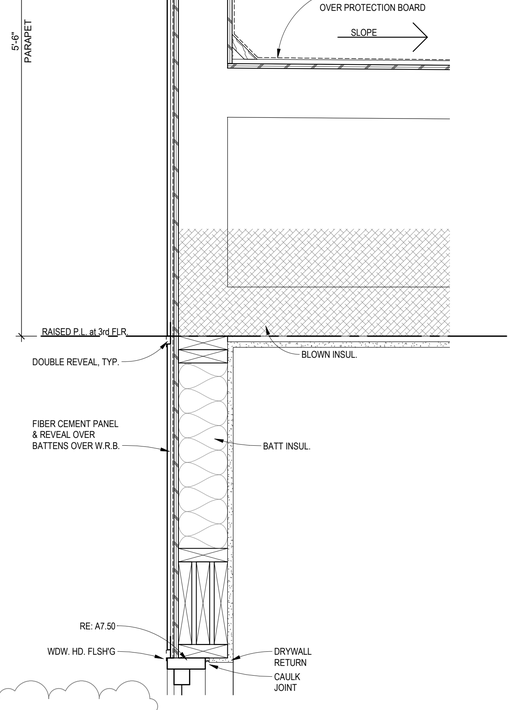
1 DETAIL
1 1/2" = 1'-0"



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



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



2 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:

2	04.28.23	Revision 2
3	05.05.23	Revision 3

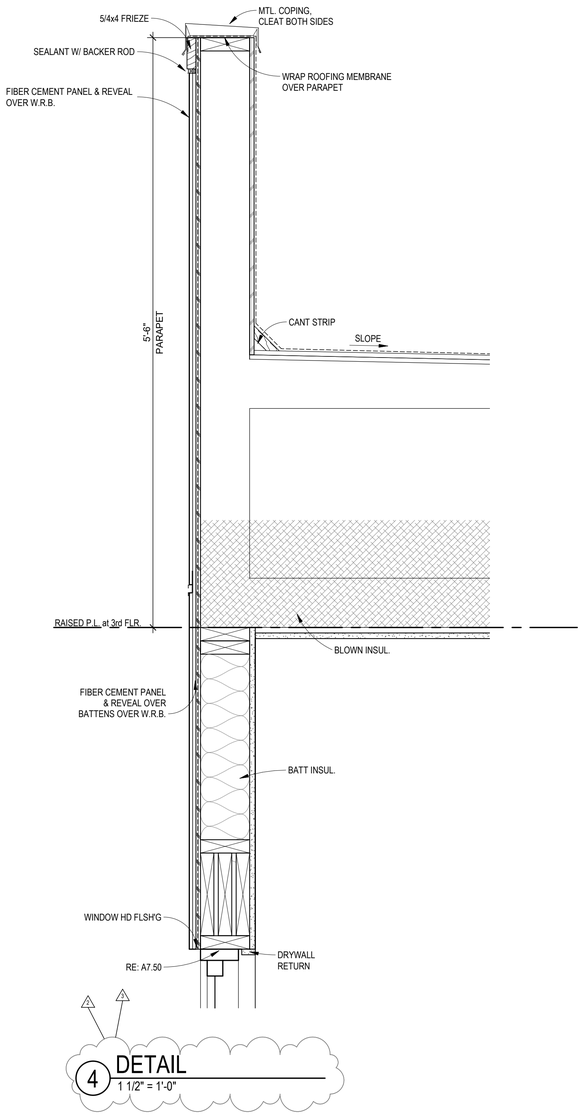
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696521
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Author
SHEET NO.

PERMIT SET

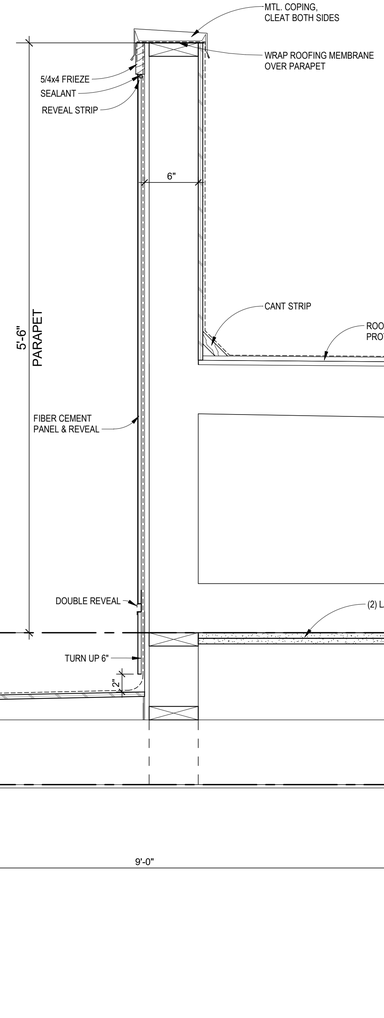
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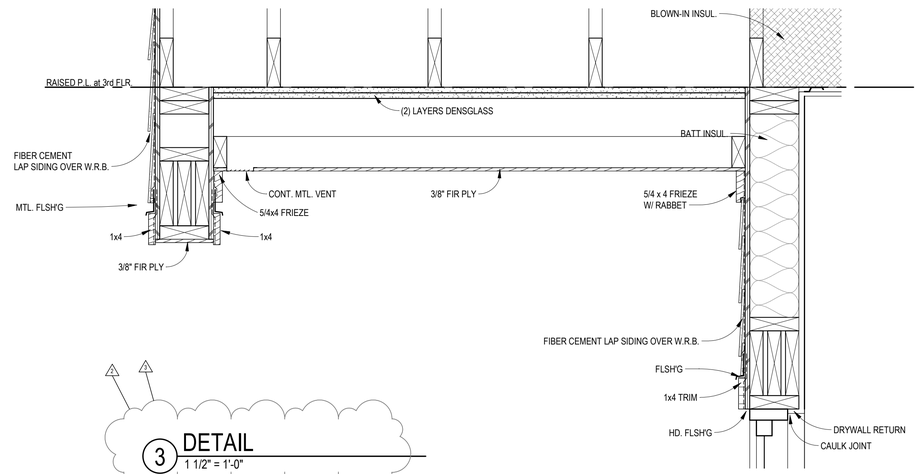
ARCH D 24" x 36"



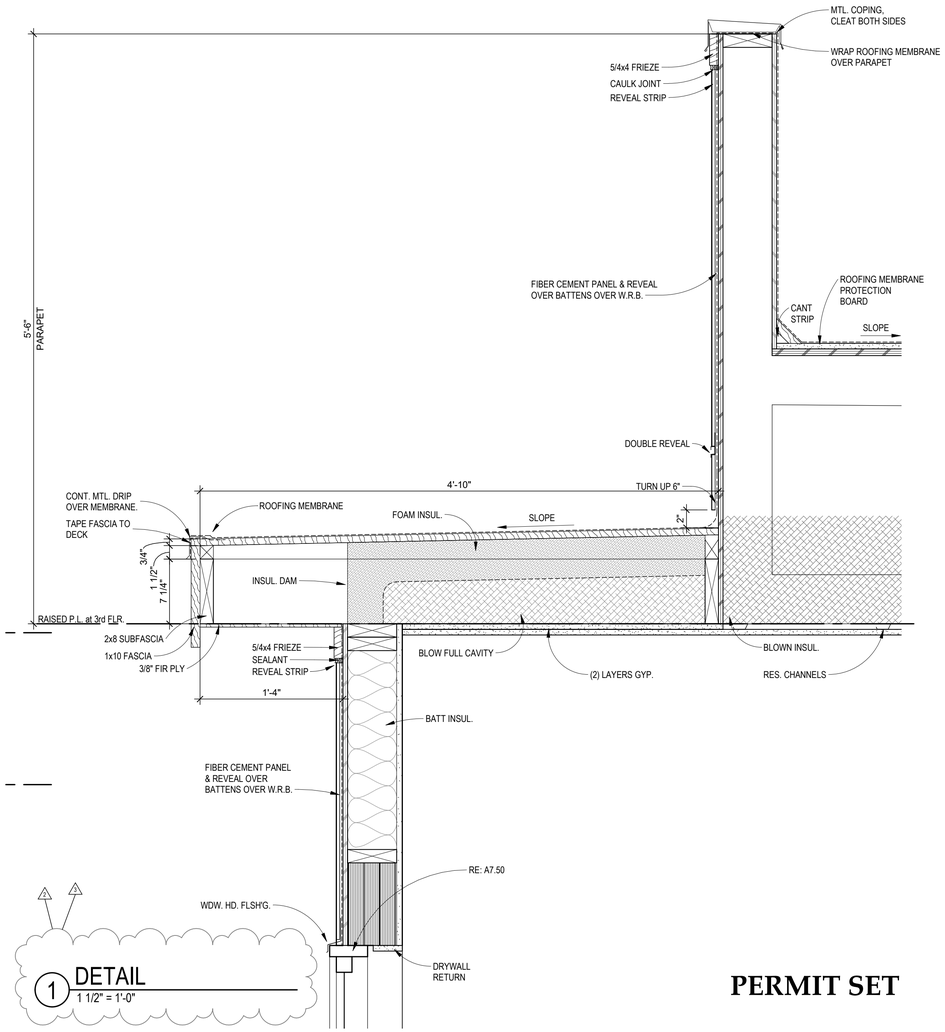
4 DETAIL
1 1/2" = 1'-0"



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



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



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:

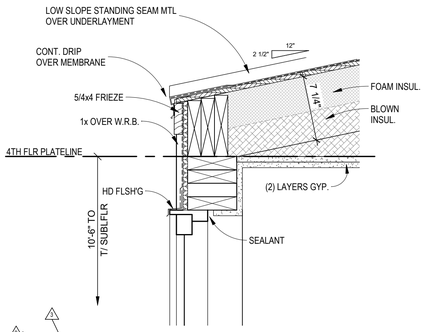
2	04.28.23	Revision 2
3	05.05.23	Revision 3

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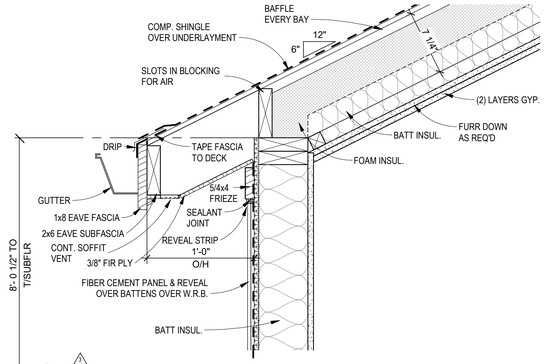
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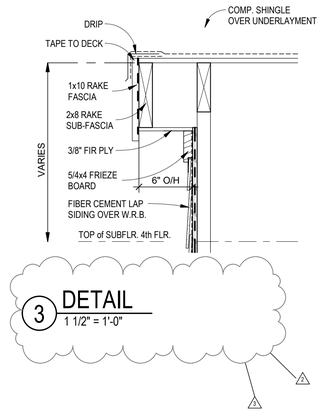
ARCH D 24" x 36"



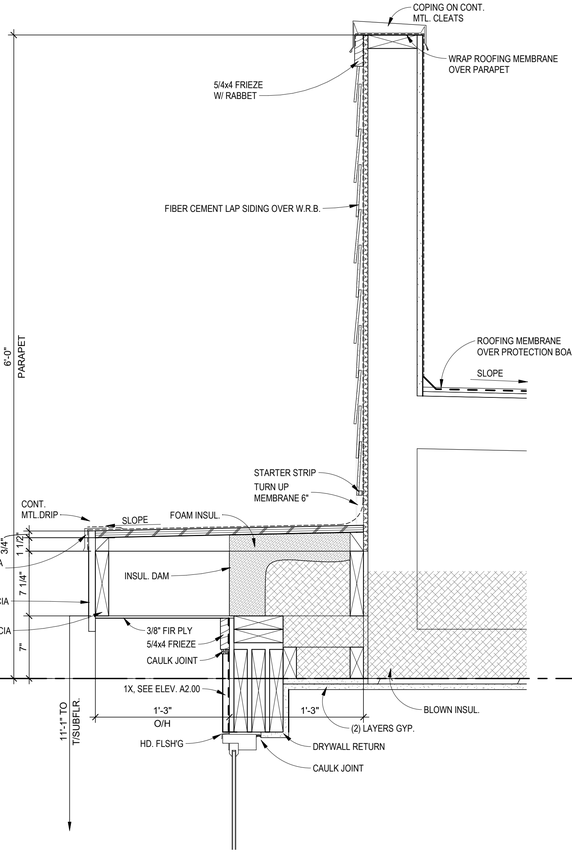
9 DETAIL
1 1/2" = 1'-0"



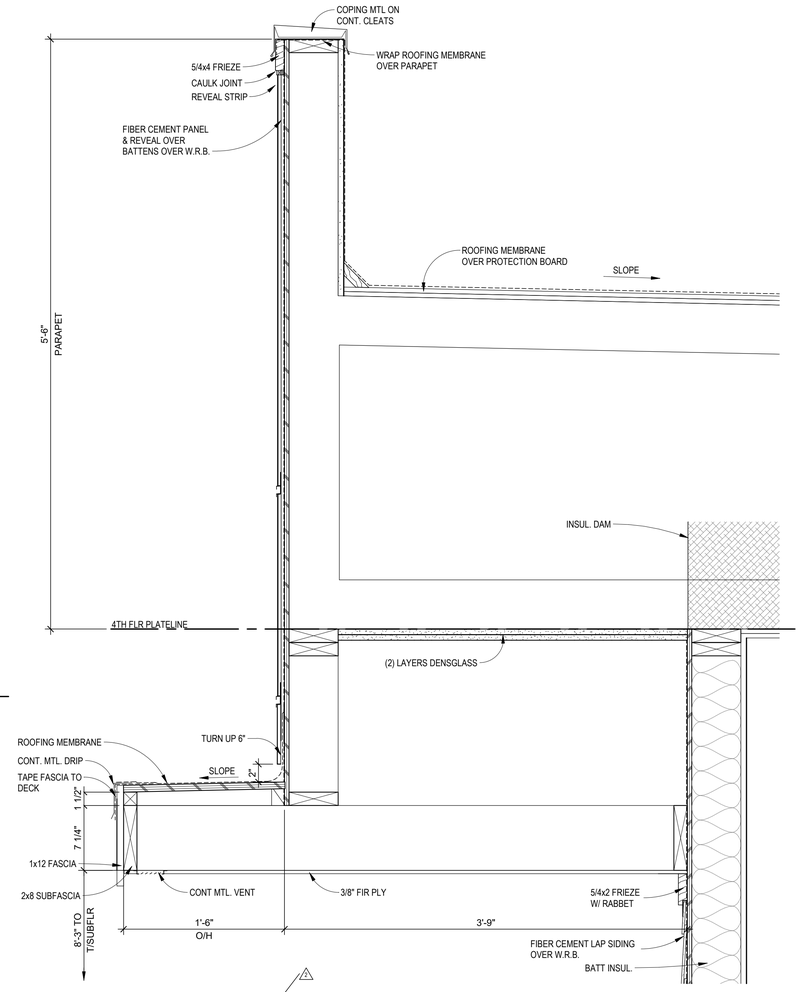
6 DETAIL
1 1/2" = 1'-0"



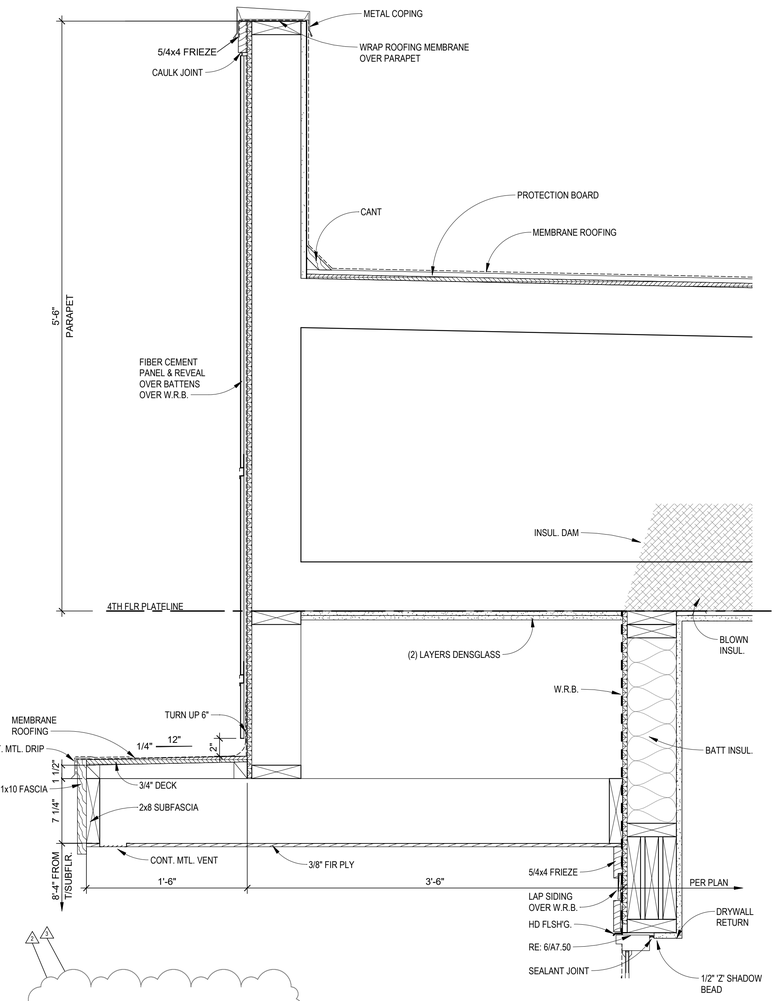
3 DETAIL
1 1/2" = 1'-0"



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



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



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

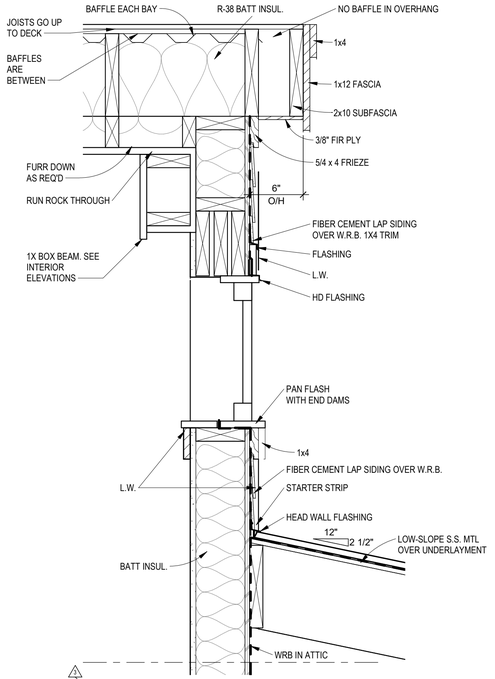
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3	05.05.23	Revision 3

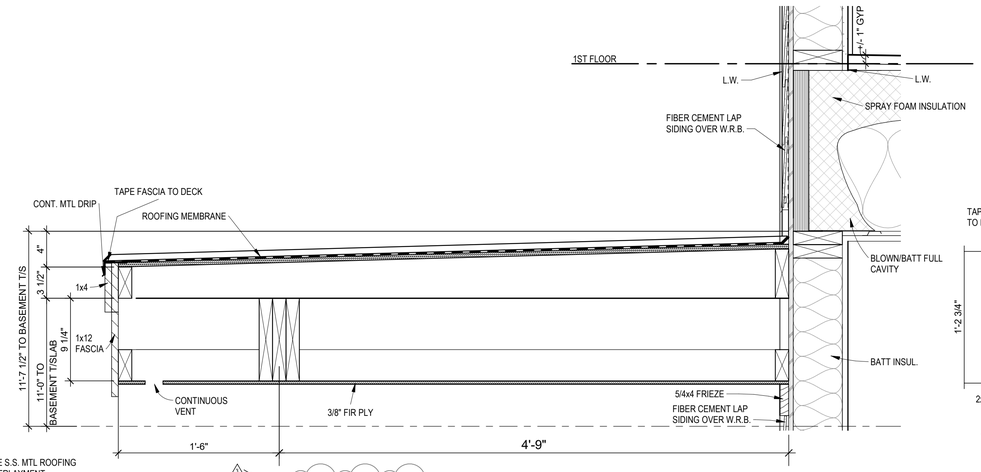
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JOB NO.
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Author
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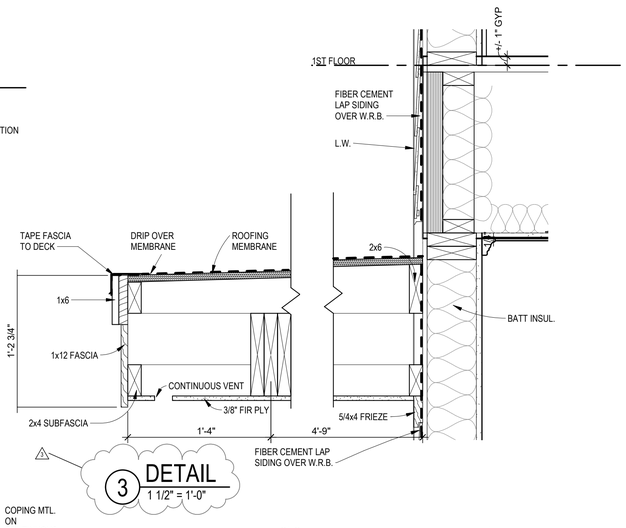
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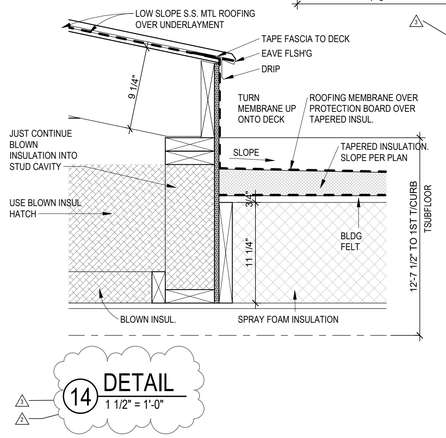
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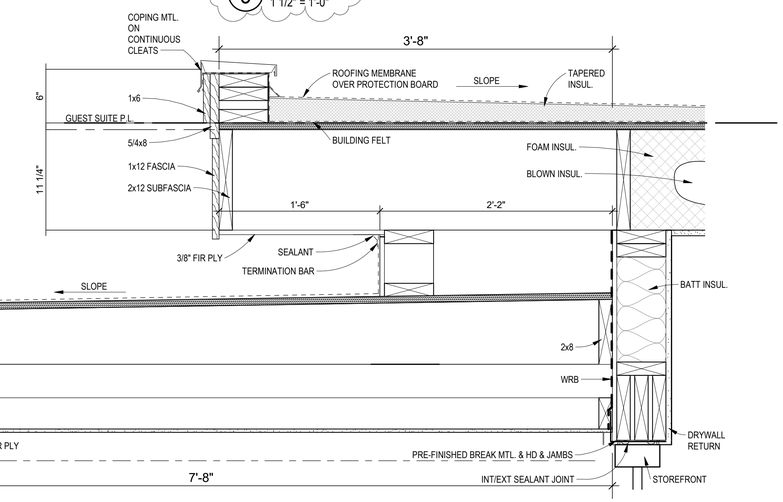
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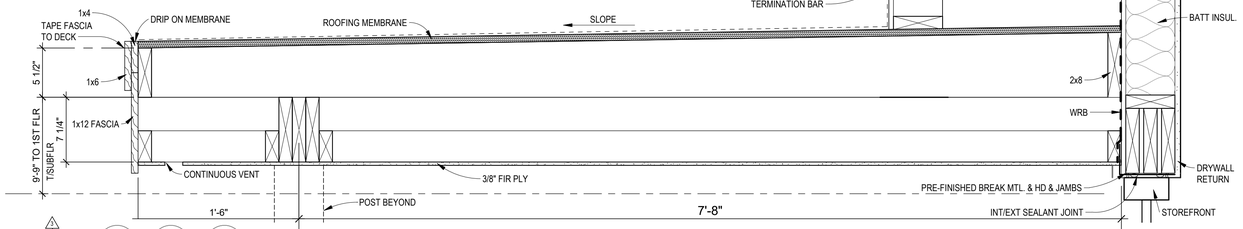


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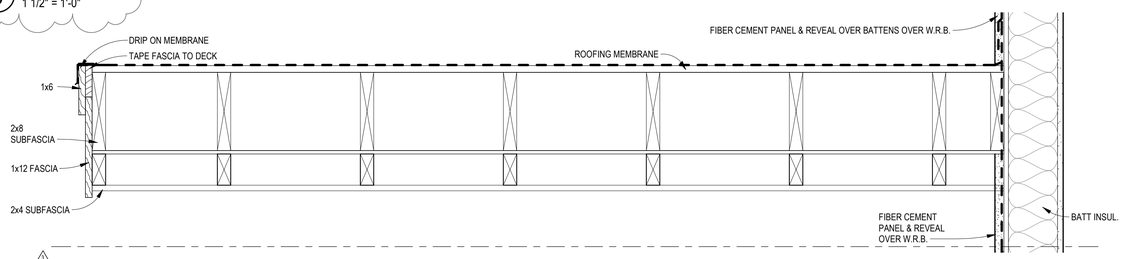


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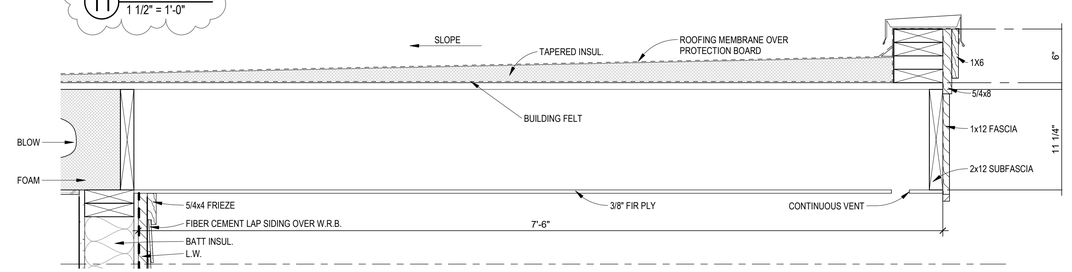




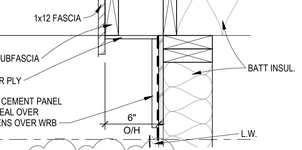
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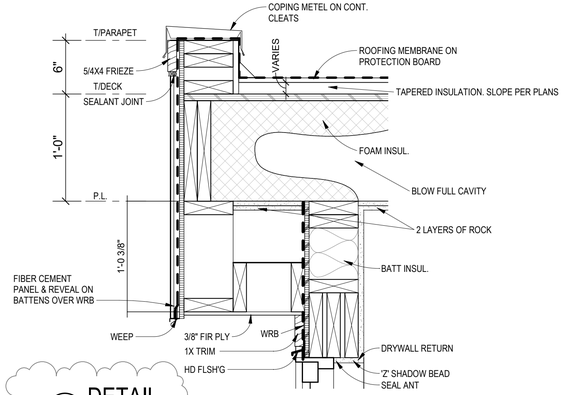
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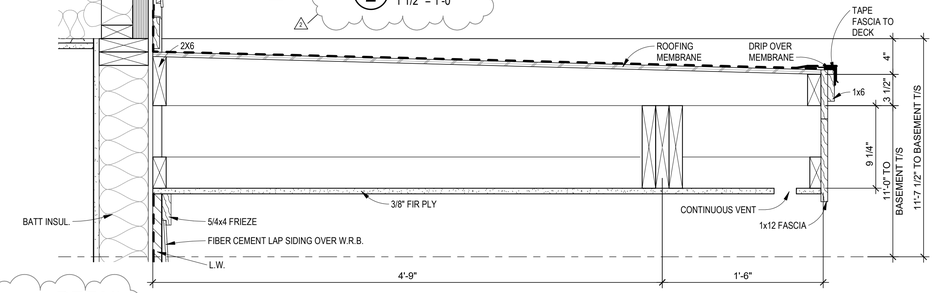
15 DETAIL 1 1/2" = 1'-0"



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



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



19 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:

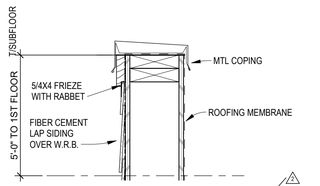
2	05.02.23	Revision 2
3	05.04.23	Revision 3

DATE: 03/24/2023
JOB NO. 696521
DRAWN BY: Author
SHEET NO. A7.46

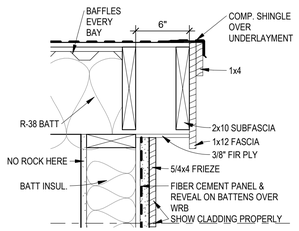
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ARCH D 24" x 36"
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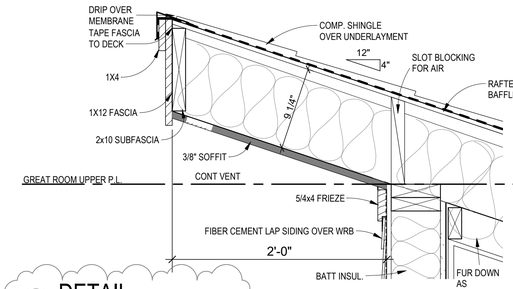
ARCH D 24" x 36"



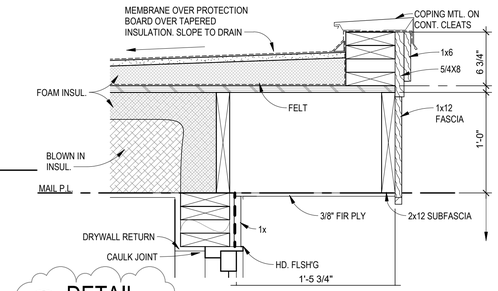
17 DETAIL
1 1/2" = 1'-0"



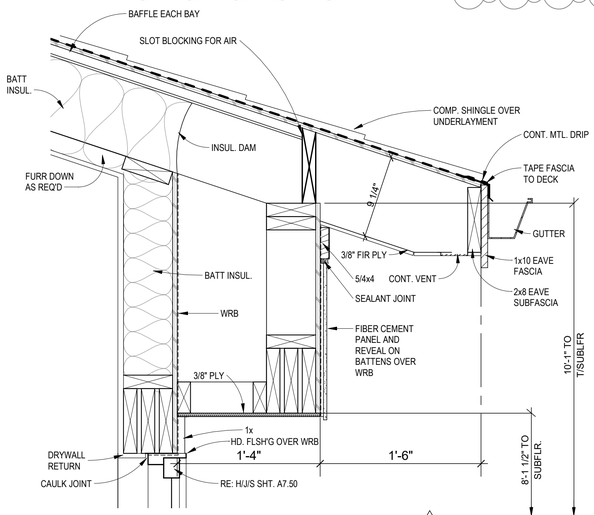
14 DETAIL
1 1/2" = 1'-0"



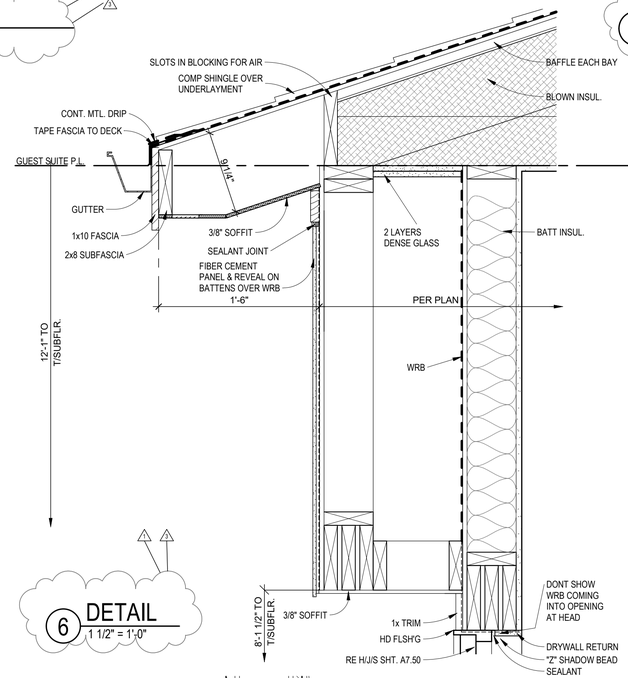
4 DETAIL
1 1/2" = 1'-0"



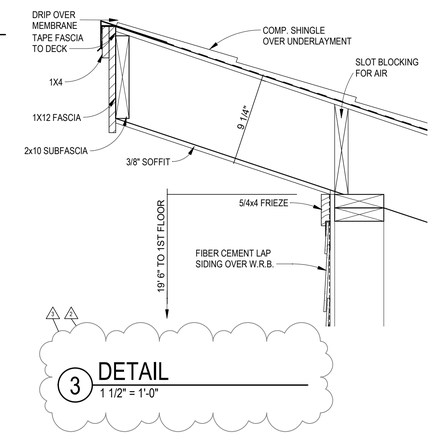
15 DETAIL
1 1/2" = 1'-0"



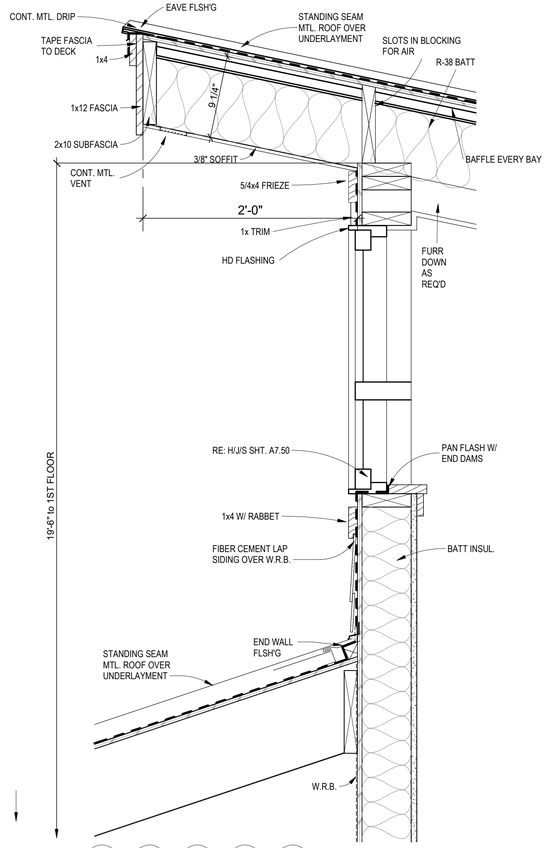
5 DETAIL
1 1/2" = 1'-0"



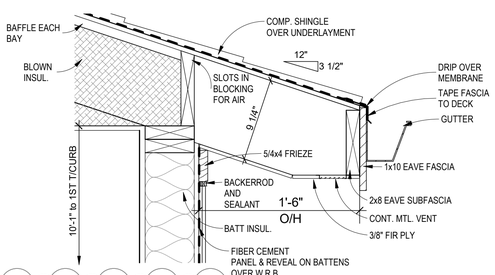
6 DETAIL
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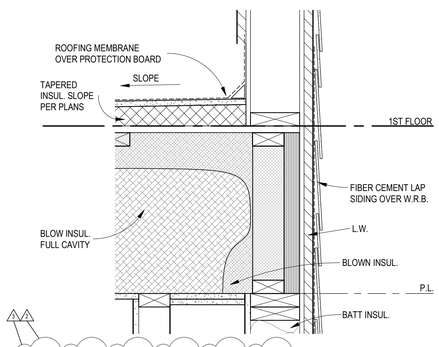
3 DETAIL
1 1/2" = 1'-0"



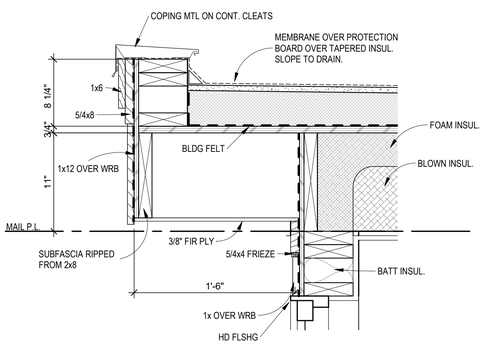
2 DETAIL
1 1/2" = 1'-0"



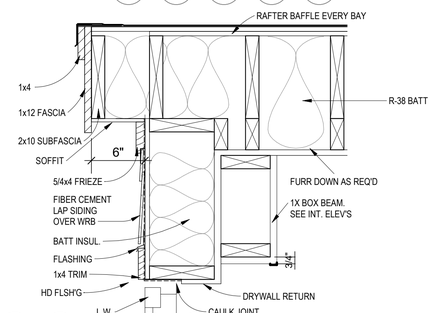
7 DETAIL
1 1/2" = 1'-0"



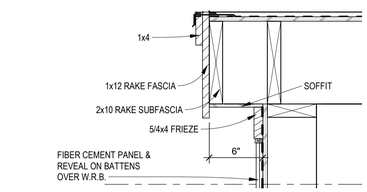
16 DETAIL
1 1/2" = 1'-0"



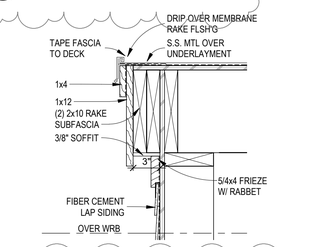
9 DETAIL
1 1/2" = 1'-0"



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



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



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

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STATE OF MISSOURI
CLINT EDD EVANS
NUMBER A-9870
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

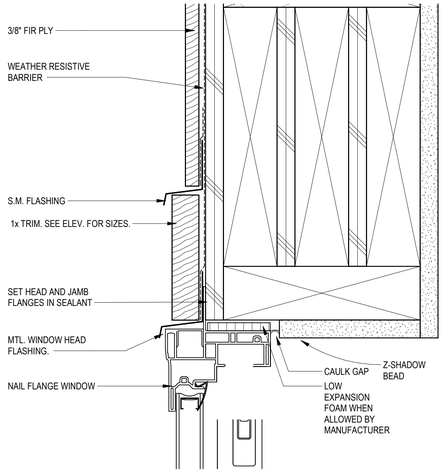
REVISIONS:

1	04.03.23	Revision 1
2	05.02.23	Revision 2
3	05.04.23	Revision 3

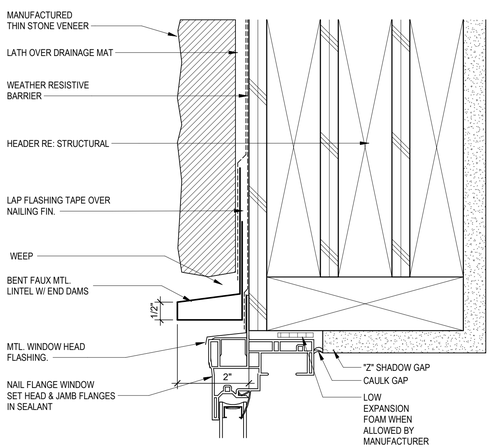
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03/24/2023
JOB NO.
696521
DRAWN BY:
Author
SHEET NO.
A7.47

PERMIT SET

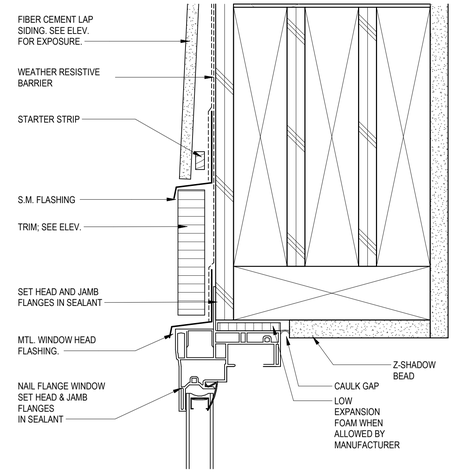
ARCH D 24" x 36"



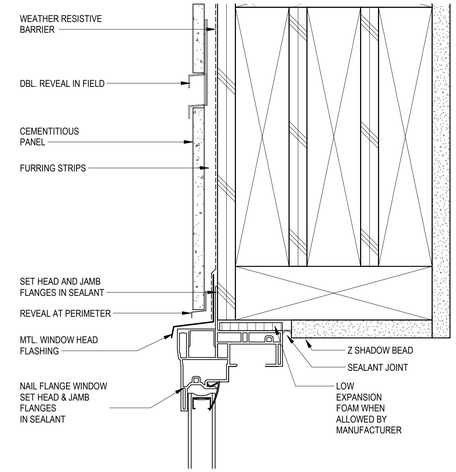
11 WDW HEAD @ BAYS
6" = 1'-0"



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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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:

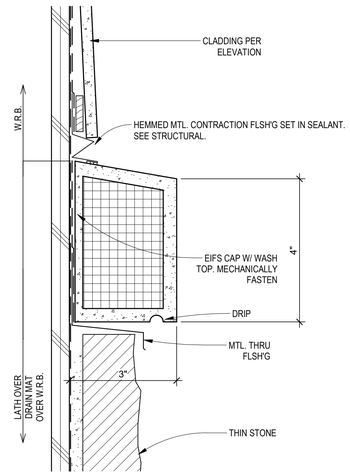
2	04.28.23	Revision 2
3	05.05.23	Revision 3

DATE: 03.24.2023
JOB NO. 696521
DRAWN BY: Author
SHEET NO. A7.50

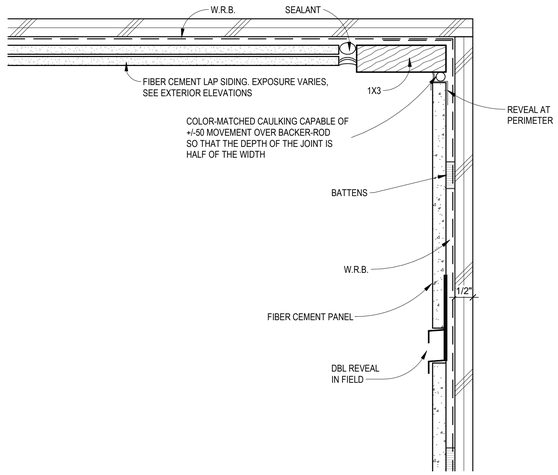
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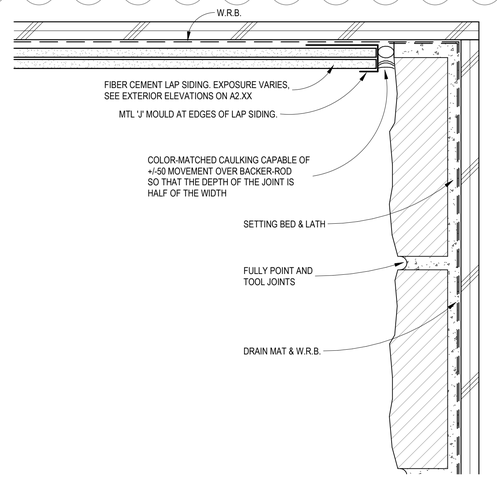
ARCH D 24" x 36"



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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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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