



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

REUNION AT BLACKWELL

PART 1 OF 2

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

PERMIT DOCUMENTS

24 AUGUST 2023

COLLINS WEBB #: 21075



OWNER

GRIFFIN RILEY PROPERTY GROUP
21 SE 29TH TERRACE
LEE'S SUMMIT, MO 64082
P: 816.366.7900
www.griffinriley.com

ARCHITECT

COLLINS | WEBB ARCHITECTURE
307B SW MARKET STREET
LEE'S SUMMIT, MISSOURI 64063
P: 816.249.2270
www.collinsandwebb.com

ELECTRICAL ENGINEER

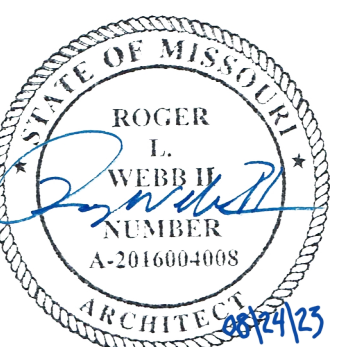
JSC ENGINEERS
1925 CENTRAL ST
KANSAS CITY, MO 64108
P: 816.272.5289
JSCENGINEERS.COM

STRUCTURAL ENGINEER

STAND STRUCTURAL ENGINEERING INC.
8234 ROBINSON STREET
OVERLAND PARK, KS 662074
P: 913.214.2169
www.stand-sei.com

CIVIL ENGINEER

SCHLAGEL ASSOCIATES
14920 W. 107TH STREET
LENEXA KS, 66215
P: 913.492.5158
www.Schlagelassociates.com



TYPICAL ARCHITECTURAL REFERENCE SYMBOLS

WALL SECTION

- WALL SECTION NUMBER
- DIRECTION OF VIEW
- SHEET WHERE DRAWN

BUILDING SECTION

- WALL SECTION NUMBER
- SHEET WHERE DRAWN
- DIRECTION OF VIEW

EXTERIOR ELEVATION

- ELEVATION DIRECTION
- SHEET WHERE DRAWN
- ELEVATION NUMBER

DETAIL REFERENCE

- DETAIL NUMBER
- SHEET WHERE DRAWN, HYPHEN INDICATES DETAIL ON SAME SHEET.

SECTION DETAIL REFERENCE

- ELEVATION NUMBER AND DIRECTION
- SHEET WHERE DRAWN

INTERIOR ELEVATION REFERENCE

- ELEVATION NUMBER AND DIRECTION OF VIEW
- SHEET WHERE DRAWN

PARTITION TYPE IDENTIFICATION MARK

- SEE PARTITION SYMBOL DESCRIPTION ON PARTITION TYPE SHEET

EQUIPMENT/ACCESSORY IDENTIFICATION MARK

- SEE CORRESPONDING NUMBERED LEGEND ON SHEET WHERE REFERENCE OCCURS

DOOR IDENTIFICATION MARK

- SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION

LEVEL LINE

- NAME OF LEVEL
- INDICATES HEIGHT ABOVE PROJECT DATUM

ROOM NAME AND NUMBER

- Room Name
- 101

REVISION EXTENT

- REVISION TAG MARK
- EXTENT OF CURRENT REVISION

KEYED NOTE MARK

- SEE CORRESPONDING NUMBERED LEGEND ON SHEET WHERE REFERENCE OCCURS

MATCH LINE REFERENCE

- DRAWING INDICATION

DRAWING TITLE SYMBOLS

- DRAWING TITLE
- View Name
- SCALE: 1/8" = 1'-0"
- DRAWING SCALE
- DRAWING NUMBER

LAYOUT GRID LINES

- NEW GRID IDENTIFICATION
- EXISTING GRID IDENTIFICATION

NORTH ARROW REFERENCE

- TRUE NORTH DIRECTION
- PROJECT NORTH DIRECTION

MEP

SHEET NUMBER	SHEET NAME
E001	ELECTRICAL SPECIFICATIONS & SYMBOLS
E100A	ELECTRICAL SITE PLAN
E100C	ELECTRICAL SITE LIGHTING PLAN
E100D	ELECTRICAL SITE LIGHTING DETAILS
E100E	ELECTRICAL SITE LIGHTING DETAILS
E100F	ELECTRICAL SITE LIGHTING DETAILS
E100G	ELECTRICAL SITE LIGHTING DETAILS
E101AB	1ST FLOOR OVERALL PLANS BUILDINGS A & B, B2

E121A
E121A

	PLANS
E122B	UNIT PLAN B LIGHTING & POWER PLANS
E122BR	UNIT PLAN B REVERSED LIGHTING & POWER PLANS
E123C	UNIT PLAN C LIGHTING & POWER PLANS
E123CR	UNIT PLAN C REVERSED LIGHTING & POWER PLANS
M001	MECHANICAL SPECIFICATIONS, SCHEDULES, & SYMBOLS
M101K	MECHANICAL PLANS - CLUBHOUSE AND MAINTENANCE GARAGE
P001	PLUMBING SPECIFICATIONS AND SYMBOLS
P101K	WASTE AND VENT PLAN CLUBHOUSE
P102K	WATER AND GAS PLAN CLUBHOUSE
E101K	LIGHTING PLAN - CLUBHOUSE & MAINTENANCE GARAGE
E102K	POWER PLAN CLUBHOUSE & MAINTENANCE GARAGE
E200	ELECTRONIC SCHEDULES AND DIAGRAMS
E201	PANELBOARD SCHEDULES

- AT BLACKWELL
RIVE
64063

MATERIALS LEGEND:

RULE

(IN THIS OF ONE ITEM IN ABUSHED BY OR OTHER RULE SHOWN).		GRAVEL / GRANULAR FILL
		CONCRETE
		SAND / MORTAR / PLASTER/ CUT STONE
ME OF ALIGNMENT ED BY SELECTING S BENCH MARK MS ARE MARKED TO A BENCH MARK ITEM. JALLY.		BRICK
TH NE		CONCRETE MASONRY UNIT
		STONE (ELEVATION)

32. ADJOINING INTERIOR WALLS (I.E. WINDOW SILLS TO GYP. BO. ACT. CELLINGS TO MASONRY WALLS). ETC. SHALL BE DOOR OPENINGS NOT LOCATED BY THE CONTRACTOR SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO FINISH JAMB, ALWAYS ALLOWING A MINIMUM OF 1/4" FROM THE FULL SIZE OF THE DOOR TO THE INTERSECTING WALL.

33. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES AND ALL SERVICE CONNECTIONS WITH THE PROPER UTILITY COMPANY.

34. CONTRACTOR SHALL COORDINATE SITE LOCATIONS AND NUMBER OF ALL ROOF DRAINAGE AND VENTING ACCESSORIES WITH ALL OTHER TRADES. REFER TO THE ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.

35. LOCATIONS AND SIZES OF ALL CONCRETE MECHANICAL AND ELECTRICAL PADS SHALL BE COORDINATED BY THE MECHANICAL AND ELECTRICAL CONTRACTOR WITH THE SELECTED EQUIPMENT MANUFACTURER/SUPPLIER; AND ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

36. EXCEPT AT FIRE-RATED PARTITIONS, ALL WALL AND COLUMN GYP-BORD PADS/FACINGS SHALL BE HELD AT 5/8" HIGH BELOW STRUCTURE, UNLESS OTHERWISE SPECIFIED.

37. ALL CEILING HEIGHTS AS SHOWN ON PLANS AND DETAILS ARE FROM SUB OR F.L.E. FLOOR TO FINISH FLOOR, TO FINISH CEILING.

38. PROVIDE INDEPENDENT FIRM & ATTACHMENTS TO THE STRUCTURE - ADEQUATE TO SUPPORT ALL MECHANICAL AND SYSTEM LIGHT FIXTURES, DUCTS, DIFFUSERS, SPRINKLER PIPING AND BUS DUCTS.

39. ALL CLOSETS AND ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FINISHES AS ADJOINING SPACES.

40. CONTRACTOR TO INSTALL WOOD BLOODING AND PLYWOOD AS REQUIRED FOR THE MOUNTING OF ALL TOILET ACCESSORIES, MILLWORK CASEWORK, HANDRAILS, FIRE EXTINGUISHERS, WALL SPEAKERS, POSTER OR SIGN HOLDERS, ELECTRIC PANELS, PERMITS, FIRE ALARMS, MEPT ITEMS, AND ALL EQUIPMENT, ETC.

41. REFER TO SPECIFICATIONS FOR ALL REQUIRED TESTING AND INSPECTIONS.

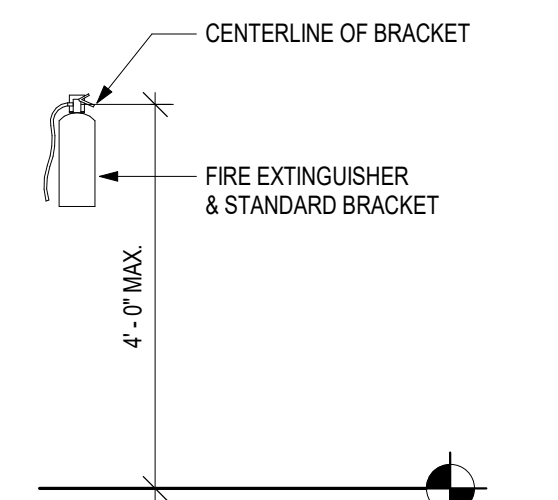
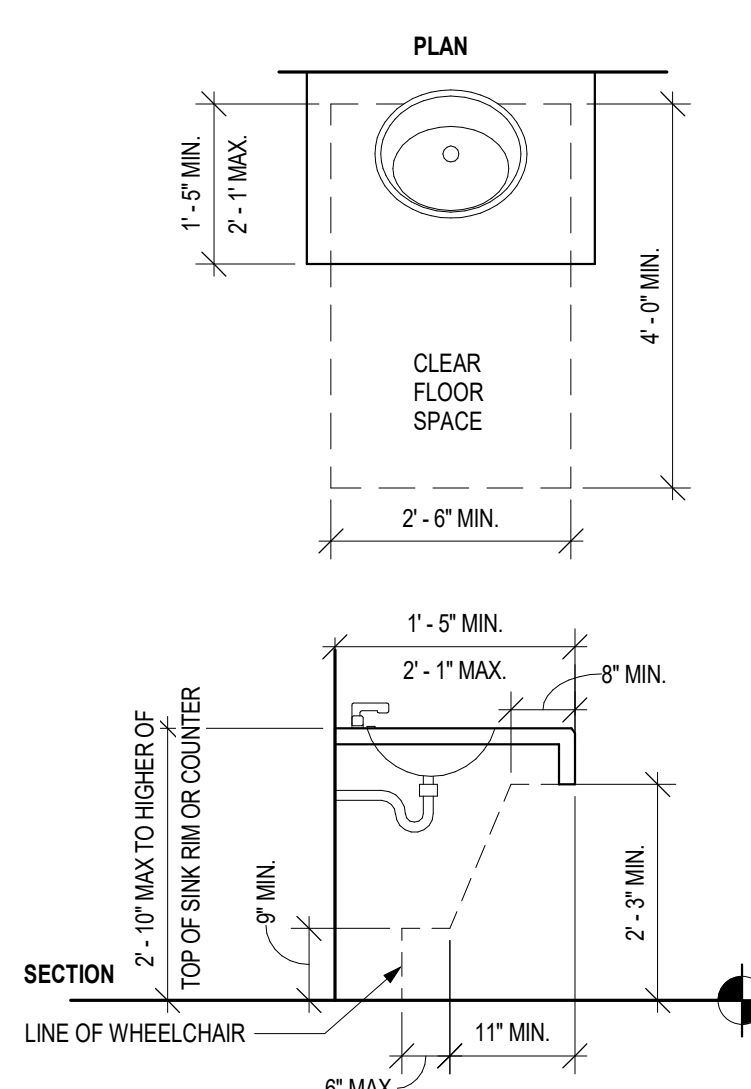
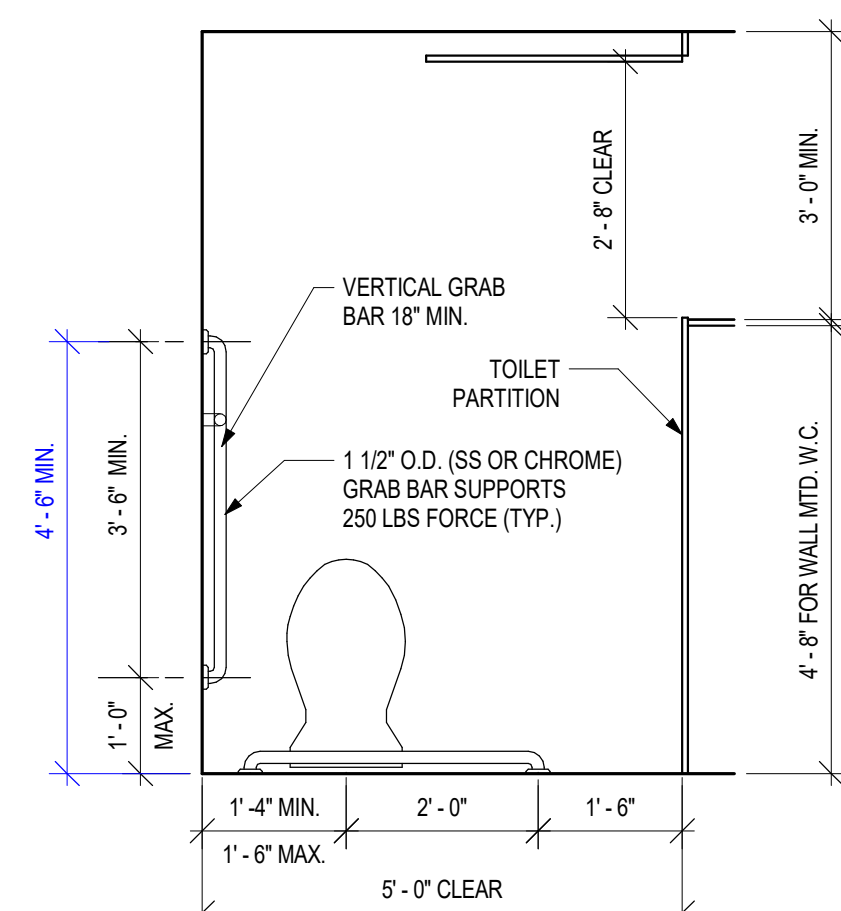
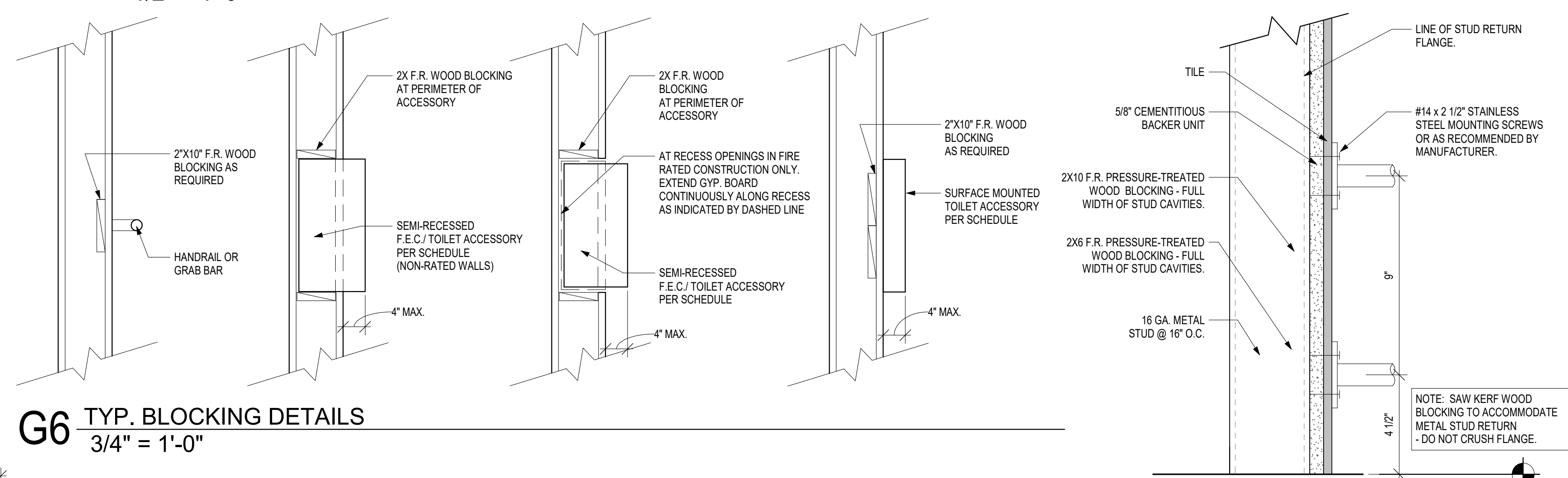
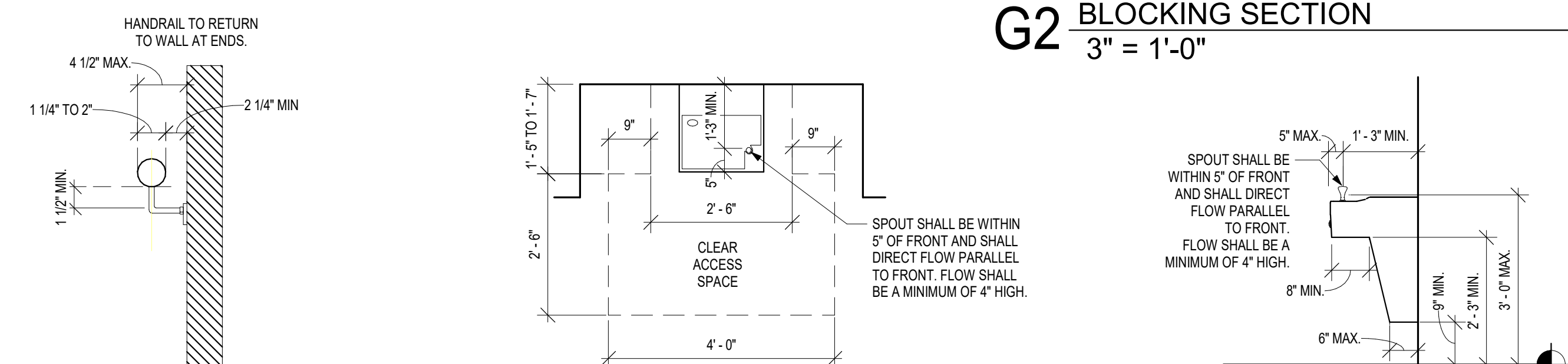
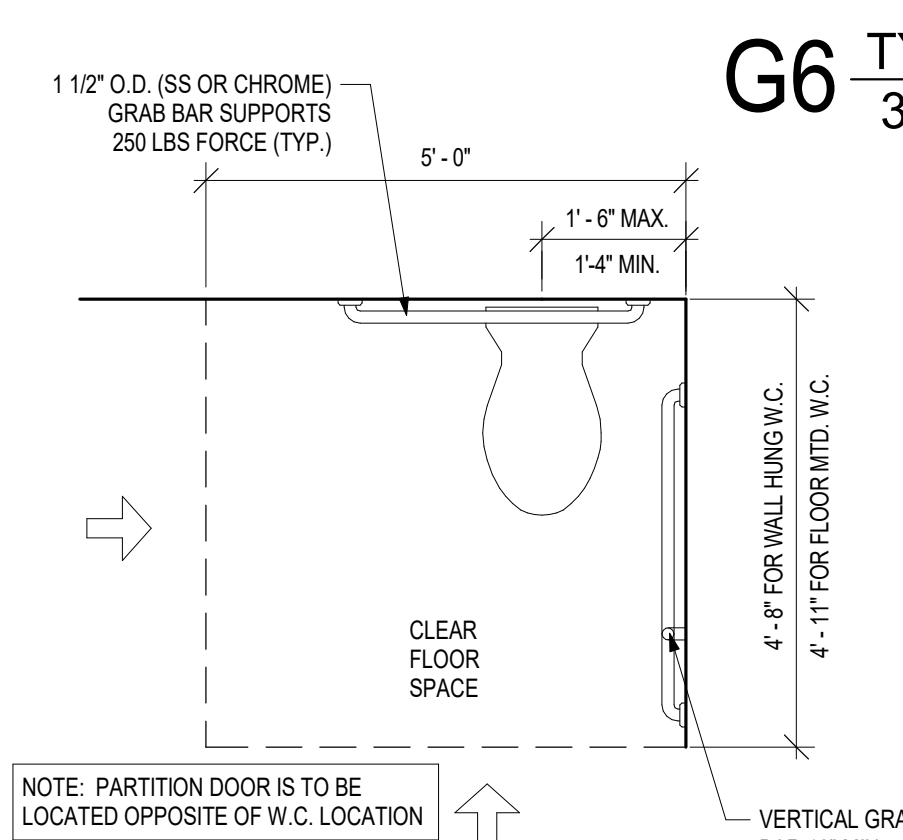
42. ANY/ ALL PROPRIETARY PRODUCTS DESCRIBED AND/OR DRAWN IN THE DOCUMENTS BUT NOT SPECIFIED ARE TO MEET THE MANUFACTURER'S STANDARD CRITERIA WHO/WHICH IS NOT LIMITED TO THE FOLLOWING: PERFORMANCE REQUIREMENTS, QUALITY ASSURANCE REQUIREMENTS, APPLICABLE CODES AND INDUSTRY PRACTICES, MANUFACTURER'S ASSEMBLY, HANDLING, DELIVERY, STORAGE, INSTALLATION, OPERATION, ADJUSTMENTS, ETC. PROVIDE THE MANUFACTURER'S STANDARD WARRANTY AND STANDARD FINISH WARRANTY. PROVIDE PRODUCT DATA, SHOP DRAWINGS, SAMPLES, AND MAINTENANCE DATA AS REQUIRED. REFER TO DIVISION 01 SPECIFICATIONS SECTION 010500 TO APPLY - SUCH AS SUBSTITUTION PROCEDURES, SUBMITTAL PROCEDURES, QUALITY REQUIREMENTS, REFERENCES, EXECUTION, AND CLOSEOUT PROCEDURES. IF ANY SUBSTITUTIONS MUST MEET THE DESIGN INTENT, AS WELL AS THE CRITERIA DESCRIBED ABOVE.

43. PROVIDE MINIMUM WARRANTY PERIOD OF 18 MONTHS FROM SUBSTANTIAL COMPLETION ON ALL PRODUCTS/ SERVICES.

INFORMATION

**GENERAL NOTES:
ACCESSIBILITY GUIDELINES**

- NOTE: ALL DIMENSIONS ARE MEASURED FROM FLOOR, UNLESS NOTED OR SHOWN OTHERWISE.
- ADA UNOBSTRUCTED REACH RANGES: ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- ELEVATORS: STANDARD CALL BUTTONS: 36" TO 48" TO C.L. & PROTRUDE 1" MAX. ADA CALL BUTTONS: 42" TO C.L. (TYP.) & 48" MAX. (3/4" SMALLEST DIM.). ADA VISIBLE SIGNALS: 72" MIN. TO C.L. (2" 1/2" SMALLEST DIM.). TACTILE SIGNAL ON HOISTWAY: 60" TO BASE OF CHARACTERS W/ TACTILE STAR & 2" HIGH CHARACTERS.
- DOOR HARDWARE (TO CENTER OF HARDWARE): STANDARD MOUNTING HEIGHTS: PUSH PLATES = 42". PULL HANDLES = 42". KNOBS/ LEVERS = 40". PANIC EXIT = 42". CENTERLINE OF BAR KICKPLATES: WIDTH = DOOR WIDTH MINUS 2". CENTER HEIGHT = 16" FROM B.O. DOOR THRESHOLDS: STANDARD = 1/2" MAX. AT EXT. SLIDING DOORS = 3/4" MAX. ADA HARDWARE = 3/4" MIN. TO 48" MAX.
- DRINKING FOUNTAINS & EWCS (TO SPOUT): STANDARD = 40" TYP. 42" MAX. ADA = 36" MAX. (27" MIN. CLEAR KNEE SPACE).
- COUNTERTOPS (TO SINK RIM COUNTERTOP): ADA = 28" MIN. TO 34" MAX.
- WATER CLOSETS (TO TOP OF SEAT): STANDARD = 14" TO 15". ADA (TO TOP OF SEAT) = 17" TO 19". ADA FLUSH CONTROLS = 44" MAX.
- URINALS (TO RIM): STANDARD = 24" MAX. ADA = 17" MAX. ADA FLUSH CONTROLS = 44" MAX.
- LAVATORIES (TO SINK RIM COUNTERTOP): STANDARD = 36" MAX. ADA = 34" MAX. (29" MIN. CLEAR KNEE SPACE).
- MIRRORS (TO B.O. REFLECTIVE SURFACE): STANDARD = VARIES. ADA = 40" MAX.
- GRAB BARS - ADA (TO TOP OF BAR): WATER CLOSETS = 33" MIN. TO 36" MAX. SHOWERS = 33" MIN. TO 36" MAX. (FROM B.O. SHOWER). BATHTUBS: TOP BAR = 33" MIN. TO 36" MAX. BOT. BAR = 9" ABOVE T.O. TUB.
- SHOWER HEADS (FROM FLOOR TO HEAD): STANDARD = 72" TO 84". ADA = SPRAY UNIT W/ HOSE 60" LONG MIN. ADA = FIXED SHOWER HEAD = 48" AFF.
- SHOWER CONTROLS (TO CONTROL AREA): STANDARD = 48" MAX. (TO TOP). ADA = 38" MIN. TO 48" MAX.
- SHOWER ROD (FROM FLOOR TO C.L.): STANDARD = 78" MAX. ADA = 72" MAX. (29" MIN. CLEAR KNEE SPACE).
- TOILET ROOM PARTITIONS: TOILETS = 12" TO BOT. & 70" TO TOP. URINALS = 18" TO BOT. & 80" TO TOP.
- TOILET PAPER DISPENSERS (TO C.L. OF OUTLET): STANDARD = 24". ADA = 18" MIN. TO 24" MAX.
- WALL MOUNTED SOAP DISPENSERS (TO C.L. OF PUSH BUTTON): STANDARD = 40". ADA = VARIES. RE. OBSTRUCTED AND UNOBSTRUCTED REACH RANGES: ADA SIDE REACH = 48" MAX. ABOVE SINK IN COUNTER.
- PAPER TOWEL DISPENSER, WASTE RECEPTACLE (TO TOWEL SLOT): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- WARM AIR HAND DRYER (TO PUSH SWITCH): STANDARD = 44" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SANITARY NAPKIN DISPENSER (TO C.L. OF COIN SLOT): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SANITARY NAPKIN DISPOSAL (TO TOP OF UNIT): STANDARD = 28" MAX. ADA = 10" MIN. TO 24" MAX. (TO OPENING).
- TOILET SEAT COVER DISPENSERS (TO OPENING): STANDARD = 40" MAX. ADA FORWARD REACH = 48" MAX. & 15" MIN. ADA SIDE REACH = 48" MAX. & 15" MIN.
- SHelves: ADA = 48" MAX.
- COAT HOOKS: STANDARD = 68". ADA = 48" MAX.
- CHALKBOARDS, TACKBOARDS & MARKERBOARDS: STANDARD = 32" TO 39" (TO B.O. BOARD OR CHALKTRAY). STANDARD = 80" (RECOMMENDED). TO T.O. BOARD.
- THERMOSTATS & CONTROL DEVICES (TO TOP): ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX.
- LIGHT SWITCHES & CARD READERS (TO C.L.): LOCATE 6" FROM DOOR JAMB. ADA = 48" MAX.
- CONVENIENCE RECEPTACLES - ELECTRICAL/ TELEPHONE/ DATA (TO C.L.): STANDARD = 18". ADA = 15" MIN.
- EXIT LIGHTS - WALL MOUNTED: 2" MIN. BELOW CEILING. 2" MIN. ABOVE DOOR FRAME. EQUAL SPACE FROM CEILING TO TOP OF FRAME.
- FIRE EXTINGUISHERS (TO TOP, U.N.O.): GROSS WT. 40 LBS. OR LESS = 60" MAX. GROSS WT. MORE THAN 40 LBS. = 42" MAX. ADA = 40" MAX. (B.O. CABINET).
- FIRE ALARM PULL STATIONS (TO LEVER): STANDARD = 48" MAX. ADA FORWARD REACH = 48" MAX. ADA SIDE REACH = 48" MAX. HEIGHT.
- SMOKE AND/OR HEAT DETECTORS: STANDARD = CEILING HEIGHT.
- HORN/ SPEAKER/ VISUAL SIGNALS: STANDARD = 80" AFF. OR 6' BELOW CEILING - WHICHEVER IS LOWER.
- ROOM SENSING (TO C.L.): STANDARD = 60" HIGH AFF. & WITHIN 18" OF LATCH SIDE OF DOOR.

J10 FE CABINET
1/2" = 1'-0"**G10 FIRE EXTINGUISHER**
1/2" = 1'-0"**G9 HANDRAIL @ STAIRS AND RAMPS**
3/4" = 1'-0"**J6 TYP. DOOR APPROACH CLEARANCES**
1/2" = 1'-0"**G6 TYP. BLOCKING DETAILS**
3/4" = 1'-0"**E12 SINK IN COUNTER CLEARANCES**
1/2" = 1'-0"**E10 ACCESSIBLE TOILET STALL**
1/2" = 1'-0"**E8 ACCESSIBLE CLEAR FLOOR SPACE**
1/2" = 1'-0"**E6 HANDRAIL CLEARANCES**
1 1/2" = 1'-0"**E4 E.W.C. - CLEAR SPACE**
1/2" = 1'-0"**E2 E.W.C. - SECTION**
1/2" = 1'-0"**MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS**

NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT											
FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS
	FIRE EXTINGUISHER CABINET	SEMI RECESSED		PAPER TOWEL DISPENSER	SURFACE MOUNTED		PAPER TOWEL DISPENSER	SURFACE MOUNTED		PAPER TOWEL DISPENSER	SURFACE MOUNTED
	MANUAL FIRE PULL	SURFACE MOUNTED		POWER HAND DRYER	SURFACE MOUNTED		POWER HAND DRYER	SURFACE MOUNTED		POWER HAND DRYER	SURFACE MOUNTED
	FIRE STROBE/LIGHT/AUDIBLE ALARM	SURFACE MOUNTED		PAPER TOWEL DISPENSER & TRASH RECEPTACLE	SEMI RECESSED		PAPER TOWEL DISPENSER & TRASH RECEPTACLE	SEMI RECESSED		PAPER TOWEL DISPENSER & TRASH RECEPTACLE	SEMI RECESSED
	WALL MOUNTED EXIT SIGN	WALL MOUNTED		TOILET TISSUE DISPENSER	SURFACE MOUNTED		TOILET TISSUE DISPENSER	SURFACE MOUNTED		TOILET TISSUE DISPENSER	SURFACE MOUNTED
	WALL MOUNTED HANDRAIL	SURFACE MOUNTED		SANITARY NAPKIN DISPOSAL	SURFACE MOUNTED		SANITARY NAPKIN DISPOSAL	SURFACE MOUNTED		SANITARY NAPKIN DISPOSAL	SURFACE MOUNTED
	WALL CLOCK	SURFACE MOUNTED		SANITARY NAPKIN DISPENSER	RECESSED & SURFACE		SANITARY NAPKIN DISPENSER	RECESSED & SURFACE		SANITARY NAPKIN DISPENSER	RECESSED & SURFACE
	FABRIC COVERED TACK BOARD	SURFACE MOUNTED		FRAMED VANITY MIRROR	SURFACE MOUNTED		FRAMED VANITY MIRROR	SURFACE MOUNTED		FRAMED VANITY MIRROR	SURFACE MOUNTED
	MARKER BOARD	SURFACE MOUNTED		DIAPER CHANGING STATION	SURFACE MOUNTED		DIAPER CHANGING STATION	SURFACE MOUNTED		DIAPER CHANGING STATION	SURFACE MOUNTED
	MOP & BROOM HOLDER	SURFACE MOUNTED		SOAP DISPENSER	COUNTERTOP MOUNTED		SOAP DISPENSER	COUNTERTOP MOUNTED		SOAP DISPENSER	COUNTERTOP MOUNTED
	ROBE HOOK	SURFACE MOUNTED		FOLDING SHOWER SEAT	SURFACE MOUNTED		FOLDING SHOWER SEAT	SURFACE MOUNTED		FOLDING SHOWER SEAT	SURFACE MOUNTED
	ELAPSED TIME CLOCK	SURFACE MOUNTED		TOILET PARTITION	WALL MOUNTED		TOILET PARTITION	WALL MOUNTED		TOILET PARTITION	WALL MOUNTED
	SOAP DISPENSER	SURFACE MOUNTED		URINAL SCREEN	WALL MOUNTED		URINAL SCREEN	WALL MOUNTED		URINAL SCREEN	WALL MOUNTED
	PAPER TOWEL DISPENSER	SURFACE MOUNTED									
	ALCOHOL DISPENSER	SURFACE MOUNTED									

TOILET ACCESSORY TYPICAL MOUNTING HEIGHTS

NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT											
FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS
	PAPER TOWEL DISPENSER	SURFACE MOUNTED		SHOWER MIXING VALVE	WALL MOUNTED		SHOWER MIXING VALVE	WALL MOUNTED		SHOWER MIXING VALVE	WALL MOUNTED
	POWER HAND DRYER	SURFACE MOUNTED		SHOWER HEAD	WALL MOUNTED		SHOWER HEAD	WALL MOUNTED		SHOWER HEAD	WALL MOUNTED
	PAPER TOWEL DISPENSER & TRASH RECEPTACLE	SEMI RECESSED		HAND HELD SHOWER	WALL MOUNTED		HAND HELD SHOWER	WALL MOUNTED		HAND HELD SHOWER	WALL MOUNTED
	TOILET TISSUE DISPENSER	SURFACE MOUNTED		LAVATORY	WALL MOUNTED		LAVATORY	WALL MOUNTED		LAVATORY	WALL MOUNTED
	SANITARY NAPKIN DISPOSAL	SURFACE MOUNTED		LAVATORY	COUNTER MOUNTED		LAVATORY	COUNTER MOUNTED		LAVATORY	COUNTER MOUNTED
	SANITARY NAPKIN DISPENSER	RECESSED & SURFACE		CHILDREN'S DRINKING FOUNTAIN	WALL MOUNTED		CHILDREN'S DRINKING FOUNTAIN	WALL MOUNTED		CHILDREN'S DRINKING FOUNTAIN	WALL MOUNTED
	FRAMED VANITY MIRROR	SURFACE MOUNTED		SINGLE DRINKING FOUNTAIN	WALL MOUNTED		SINGLE DRINKING FOUNTAIN	WALL MOUNTED		SINGLE DRINKING FOUNTAIN	WALL MOUNTED
	DIAPER CHANGING STATION	SURFACE MOUNTED		DOUBLE DRINKING FOUNTAIN	WALL MOUNTED		DOUBLE DRINKING FOUNTAIN	WALL MOUNTED		DOUBLE DRINKING FOUNTAIN	WALL MOUNTED
	SOAP DISPENSER	COUNTERTOP MOUNTED		TOILET	WALL/FLOOR MOUNTED		TOILET	WALL/FLOOR MOUNTED		TOILET	WALL/FLOOR MOUNTED
	FOLDING SHOWER SEAT	SURFACE MOUNTED		URINAL	WALL MOUNTED		URINAL	WALL MOUNTED		URINAL	WALL MOUNTED
	TOILET PARTITION	WALL MOUNTED									
	URINAL SCREEN	WALL MOUNTED									

MISCELLANEOUS ACCESSORY TYPICAL MOUNTING HEIGHTS

NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT											
FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS
	CLOSET HANGAR ROD & SHELF	WALL MOUNTED		SHOWER MIXING VALVE	WALL MOUNTED		SHOWER MIXING VALVE	WALL MOUNTED		SHOWER MIXING VALVE	WALL MOUNTED
	WALL PHONE	SURFACE MOUNTED		SHOWER HEAD	WALL MOUNTED		SHOWER HEAD	WALL MOUNTED		SHOWER HEAD	WALL MOUNTED
	TELEPHONE HOUSING	SURFACE MOUNTED		HAND HELD SHOWER	WALL MOUNTED		HAND HELD SHOWER	WALL MOUNTED		HAND HELD SHOWER	WALL MOUNTED
	CUL DISPENSER	SURFACE MOUNTED		LAVATORY	WALL MOUNTED		LAVATORY	WALL MOUNTED		LAVATORY	WALL MOUNTED
	WALL SWITCH	SURFACE MOUNTED		LAVATORY	COUNTER MOUNTED		LAVATORY	COUNTER MOUNTED		LAVATORY	COUNTER MOUNTED
	TELEPHONE OUTLET	SURFACE MOUNTED		CHILDREN'S DRINKING FOUNTAIN	WALL MOUNTED		CHILDREN'S DRINKING FOUNTAIN	WALL MOUNTED		CHILDREN'S DRINKING FOUNTAIN	WALL MOUNTED
	RECEPTACLE/ TELEPHONE/ DATA	SURFACE MOUNTED		SINGLE DRINKING FOUNTAIN	WALL MOUNTED		SINGLE DRINKING FOUNTAIN	WALL MOUNTED		SINGLE DRINKING FOUNTAIN	WALL MOUNTED
	RECEPTACLE/ TELEPHONE/ DATA	SURFACE MOUNTED		DOUBLE DRINKING FOUNTAIN	WALL MOUNTED		DOUBLE DRINKING FOUNTAIN	WALL MOUNTED		DOUBLE DRINKING FOUNTAIN	WALL MOUNTED
	SPECIALTY EQUIP (IE. THERMOSTAT CARD READER/ INTERCOM)	SURFACE MOUNTED		TOILET	WALL/FLOOR MOUNTED		TOILET	WALL/FLOOR MOUNTED		TOILET	WALL/FLOOR MOUNTED
	ELEVATOR CALL BUTTON	SURFACE MOUNTED		URINAL	WALL MOUNTED		URINAL	WALL MOUNTED		URINAL	WALL MOUNTED
	ELEVATOR VISIBLE SIGNAL INDICATOR	SURFACE MOUNTED									
	TACTILE CHARACTER INDICATOR	SURFACE MOUNTED									
	PANIC BAR	SURFACE MOUNTED									
	DOOR PULL	SURFACE MOUNTED									
	DOOR LATCH	SURFACE MOUNTED									
	ADA DOOR OPERATOR	VARIES									

PLUMBING FIXTURE TYPICAL MOUNTING HEIGHTS

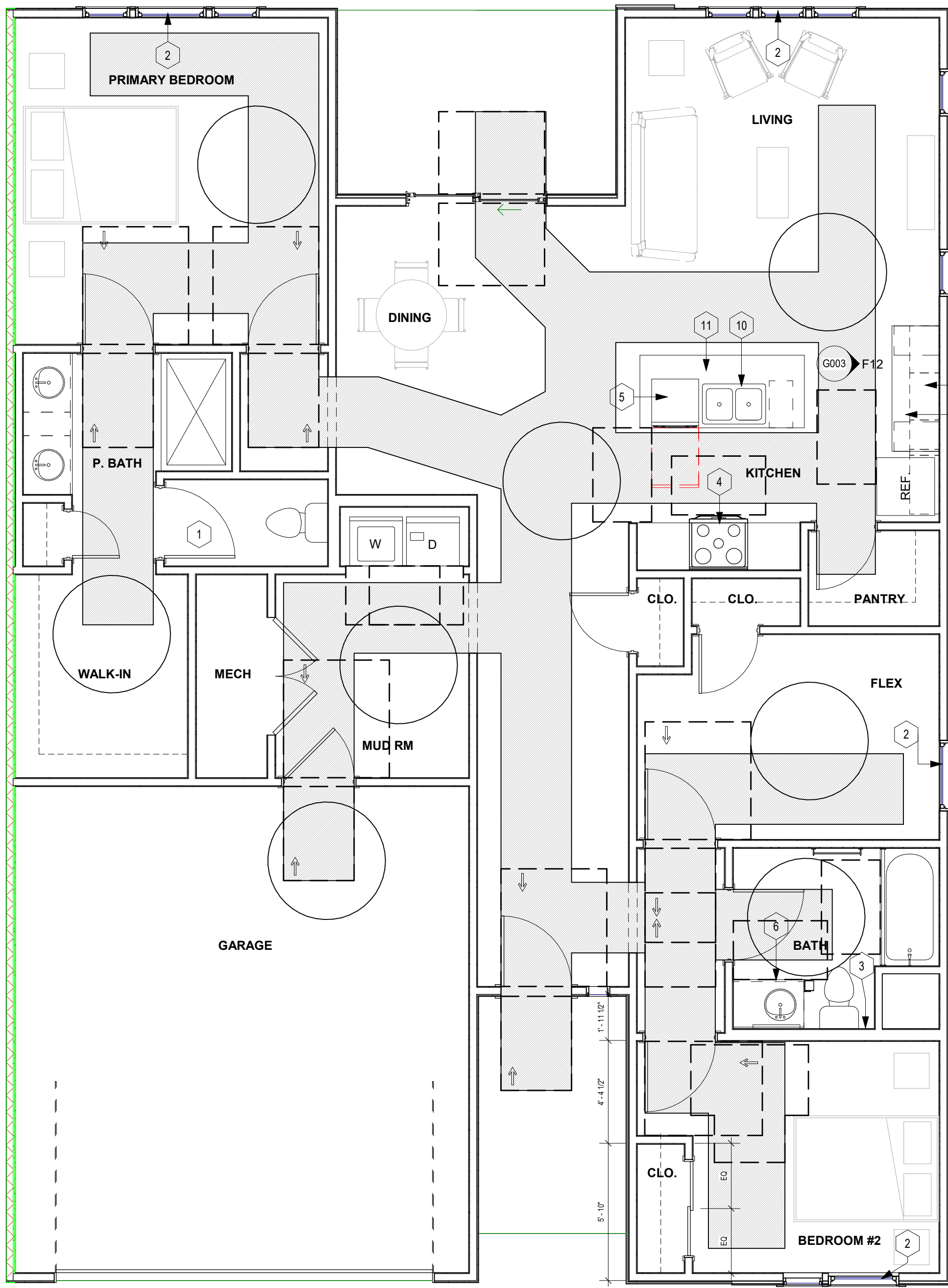
NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT											
FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS
	SHOWER MIXING VALVE	WALL MOUNTED		SHOWER MIXING VALVE	WALL MOUNTED		SHOWER MIXING VALVE	WALL MOUNTED		SHOWER MIXING VALVE	WALL MOUNTED
	SHOWER HEAD	WALL MOUNTED		SHOWER HEAD	WALL MOUNTED		SHOWER HEAD	WALL MOUNTED		SHOWER HEAD	WALL MOUNTED
	HAND HELD SHOWER	WALL MOUNTED		HAND HELD SHOWER	WALL MOUNTED		HAND HELD SHOWER	WALL MOUNTED		HAND HELD SHOWER	WALL MOUNTED
	LAVATORY	WALL MOUNTED		LAVATORY	WALL MOUNTED		LAVATORY	WALL MOUNTED		LAVATORY	WALL MOUNTED
	LAVATORY	COUNTER MOUNTED		LAVATORY	COUNTER MOUNTED		LAVATORY	COUNTER MOUNTED		LAVATORY	COUNTER MOUNTED
	CHILDREN'S DRINKING FOUNTAIN	WALL MOUNTED		CHILDREN'S DRINKING FOUNTAIN	WALL MOUNTED		CHILDREN'S DRINKING FOUNTAIN	WALL MOUNTED		CHILDREN'S DRINKING FOUNTAIN	WALL MOUNTED
	SINGLE DRINKING FOUNTAIN	WALL MOUNTED		SINGLE DRINKING FOUNTAIN	WALL MOUNTED		SINGLE DRINKING FOUNTAIN	WALL MOUNTED		SINGLE DRINKING FOUNTAIN	WALL MOUNTED
	DOUBLE DRINKING FOUNTAIN	WALL MOUNTED		DOUBLE DRINKING FOUNTAIN	WALL MOUNTED		DOUBLE DRINKING FOUNTAIN	WALL MOUNTED		DOUBLE DRINKING FOUNTAIN	WALL MOUNTED
	TOILET	WALL/FLOOR MOUNTED		TOILET	WALL/FLOOR MOUNTED		TOILET	WALL/FLOOR MOUNTED		TOILET	WALL/FLOOR MOUNTED
	URINAL	WALL MOUNTED		URINAL	WALL MOUNTED		URINAL	WALL MOUNTED		URINAL	WALL MOUNTED

GRAB BAR TYPICAL MOUNTING HEIGHTS & TOILET ACCESSORY PLANS

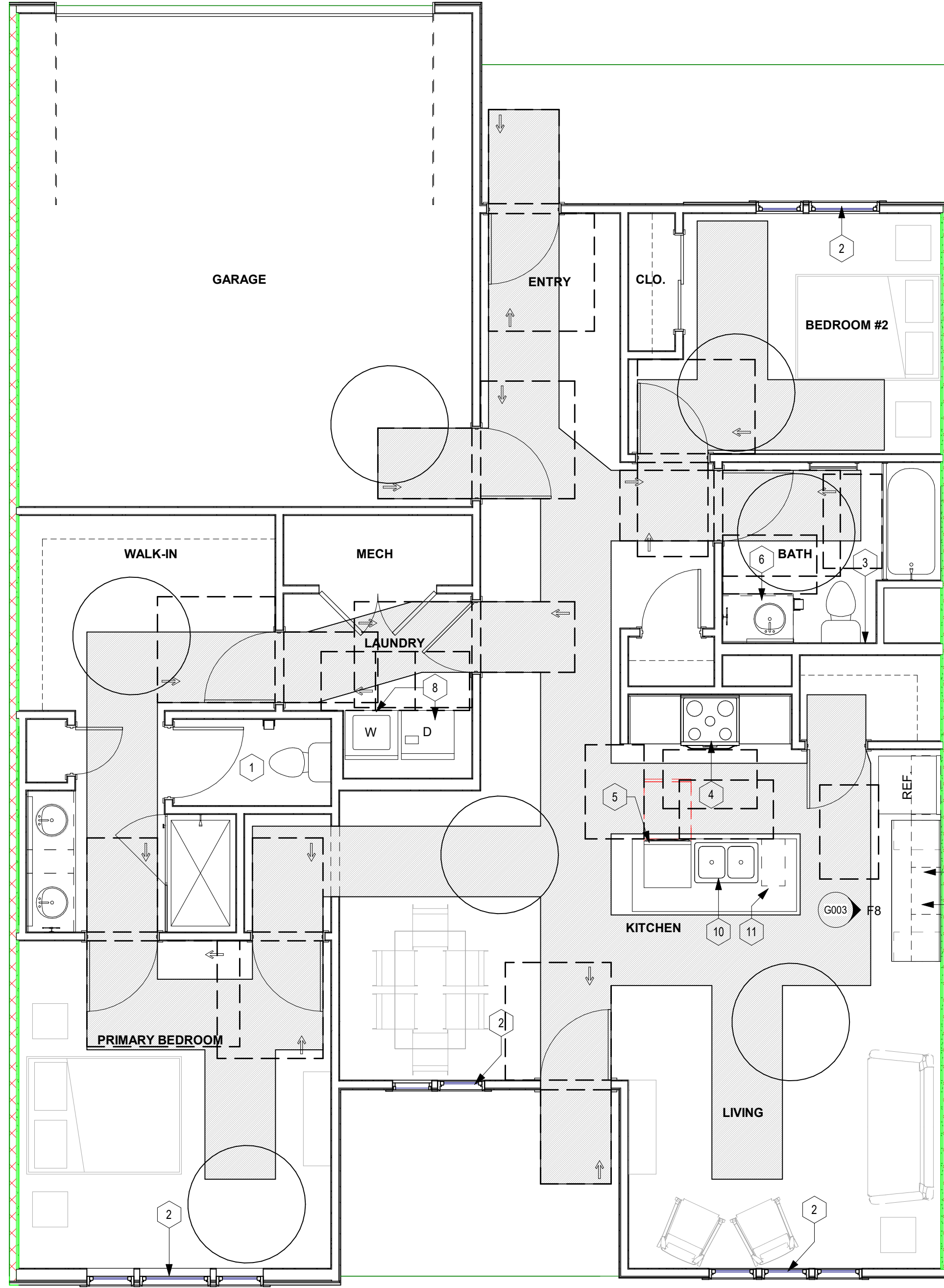
NOTE: SOME OBJECTS INDICATED HERE ARE NOT INCLUDED IN THIS PROJECT											
FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS	FINISH FLOOR	ACCESSORY TYPE	COMMENTS
	ADA TOILET GRAB BAR	SURFACE MOUNTED		SHOWER STALL GRAB BAR	SURFACE MOUNTED		SHOWER STALL GRAB BAR	SURFACE MOUNTED		SHOWER STALL GRAB BAR	SURFACE MOUNTED
	SHOWER STALL GRAB BAR	SURFACE MOUNTED		ROLL-IN SHOWER GRAB BAR	SURFACE MOUNTED		ROLL-IN SHOWER GRAB BAR	SURFACE MOUNTED		ROLL-IN SHOWER GRAB BAR	SURFACE MOUNTED
	ROLL-IN SHOWER GRAB BAR	SURFACE MOUNTED		TYPICAL ADA SINK ENCLOSURE PANEL CLEARANCE			TYPICAL ADA SINK ENCLOSURE PANEL CLEARANCE			TYPICAL ADA SINK ENCLOSURE PANEL CLEARANCE	
	TYPICAL ADA SINK ENCLOSURE PANEL CLEARANCE			TYPICAL ADA SINK ENCLOSURE PANEL CLEARANCE			TYPICAL ADA SINK ENCLOSURE PANEL CLEARANCE			TYPICAL ADA SINK ENCLOSURE PANEL CLEARANCE	
	NOTE: SANITARY NAPKIN DISPOSAL AT WOMEN'S & UNISEX ONLY			NOTE: SANITARY NAPKIN DISPOSAL AT WOMEN'S & UNISEX ONLY			NOTE: SANITARY NAPKIN DISPOSAL AT WOMEN'S & UNISEX ONLY			NOTE: SANITARY NAPKIN DISPOSAL AT WOMEN'S & UNISEX ONLY	

A11 TYP. MOUNTING HEIGHTS
1/4" = 1'-0"

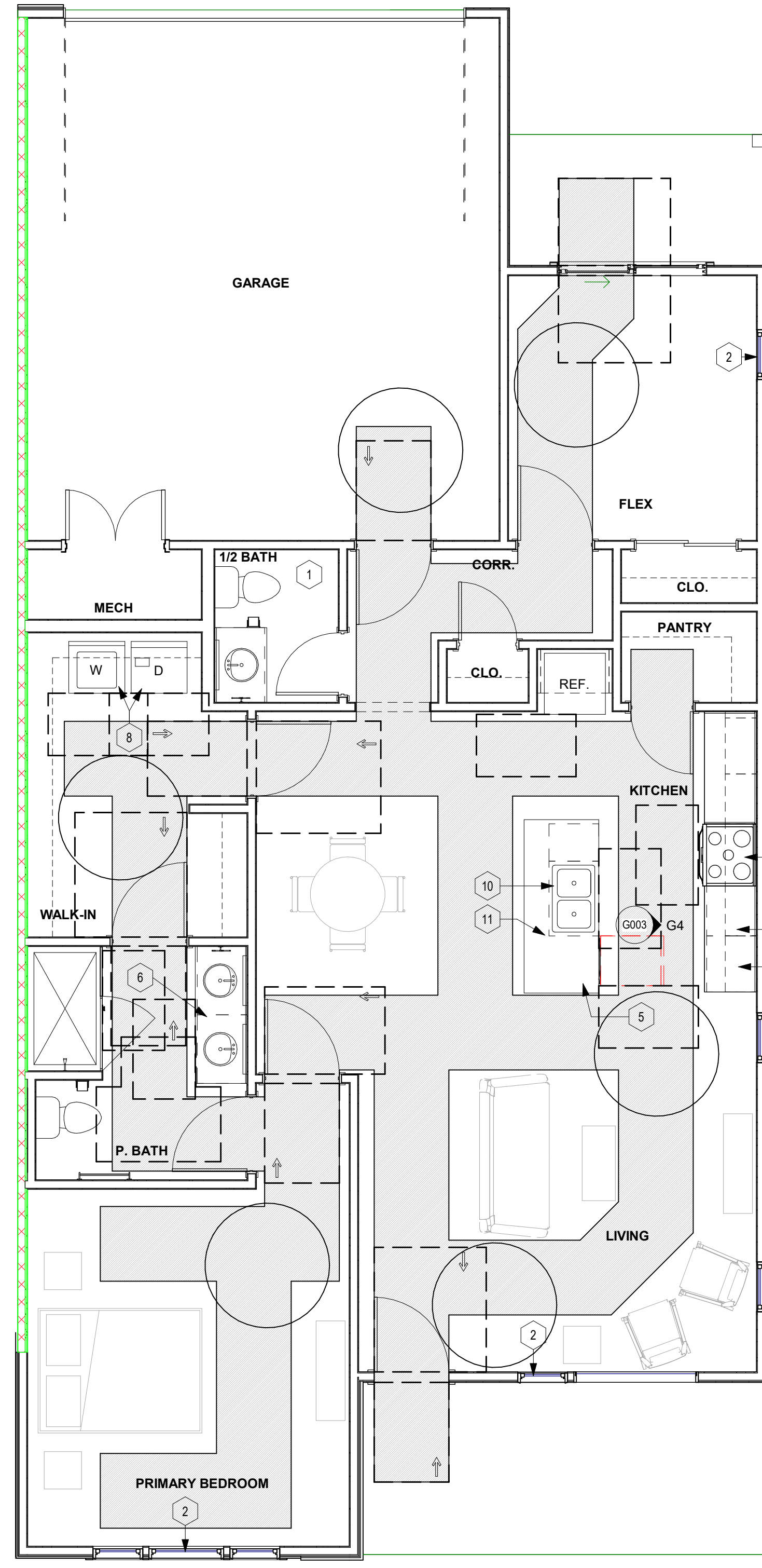
A12 ACCESSIBILITY PLAN - C - TWO BEDROOM + DEN
1/4" = 1'-0"



A8 ACCESSIBILITY PLAN - B - TWO BEDROOM - REVERSED
1/4" = 1'-0"

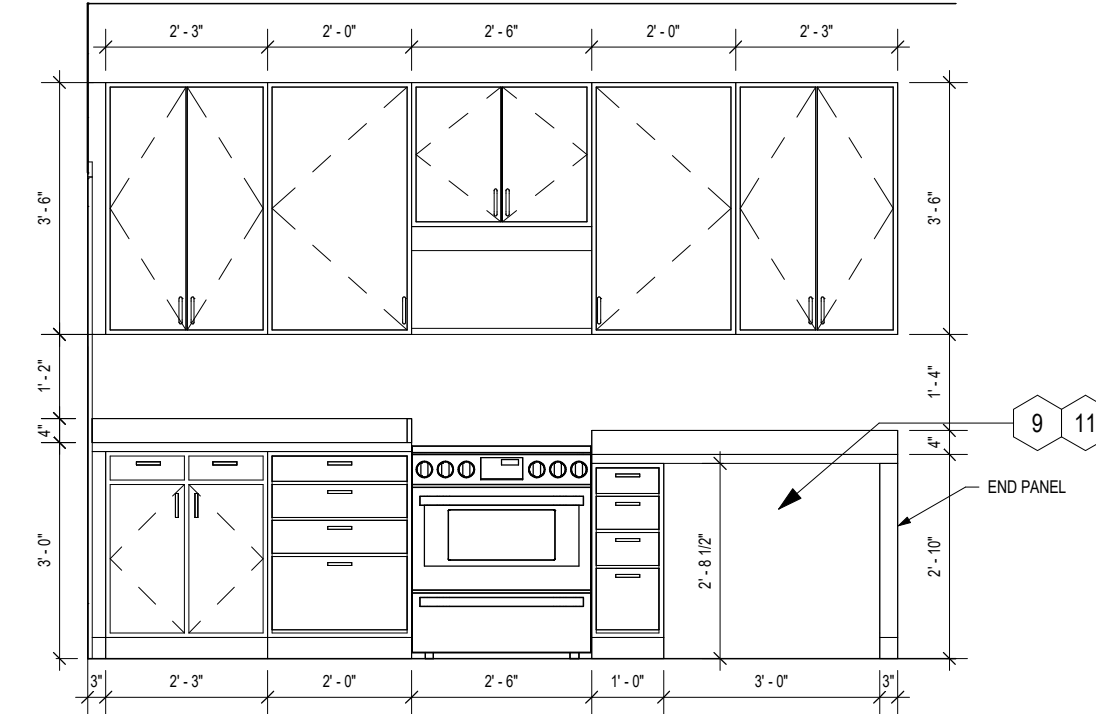


A4 ACCESSIBILITY PLAN - A - ONE BEDROOM + DEN - REVERSED
1/4" = 1'-0"

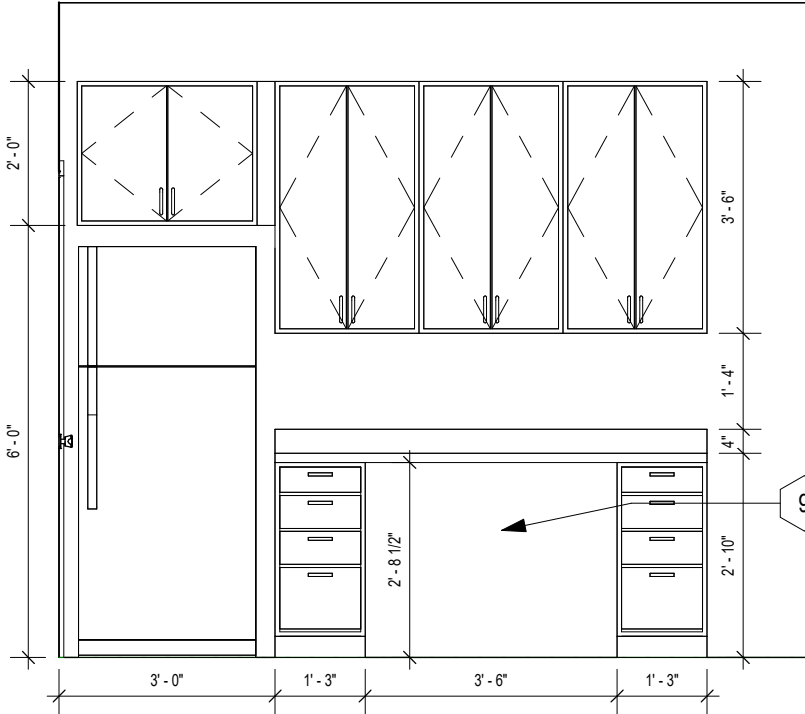


TYPE A UNIT KEYNOTE LEGEND	
1	SECONDARY RESTROOM - NOT REQUIRED TO BE ACCESSIBLE
2	PROVIDE ACCESSIBLE HANDBATH WITH LOCKING MECHANISM FOR WINDOW.
3	PROVIDE REINFORCEMENT FOR GRAB BARS AT 36" MAX SPACING IN TYPES A UNITS PROVIDE REINFORCEMENT SUPPORT FOR ADA REQUIREMENTS
4	PROVIDE REINFORCEMENT ABOVE RANGE OF THE DISHWASHER IN TYPES A UNITS ELECTRONIC TO PROVIDE ACCESSIBILITY TO THE DISHWASHER
5	PROVIDE ACCESSIBLE DISHWASHER IN TYPE A UNITS UNIT MUST FIT UNDER 34" COUNTER
6	REMOVABLE BASE CABINET
7	DOORS TO ACCESSIBLE WASHER AND DRYER MUST LEAVE 18" TO PROVIDE CLEARANCE TO EQUIPMENT
8	PROVIDE ACCESSIBLE WASHER AND DRYER IN TYPE A UNITS
9	PROVIDE ACCESSIBLE WORK STATION WITH 28" HIGH DOOR FOR ACCESS TO HOIST SPACE FROM WALL, FLOOR AND SEES OF WALLS AT WORK STATION
10	PROVIDE ACCESSIBLE SINK IN TYPE A UNITS SINK MUST NOT BE HIGHER THAN 34" TALL
THIS COUNTER TOP HEIGHT SHALL BE 34" AFF. ALL CABINETS AND APPLIANCES UNDER THIS COUNTER MUST BE 34" COUNTER HEIGHT	
11 WALK ACCESSIBLE ROUTE THROUGH UNIT	

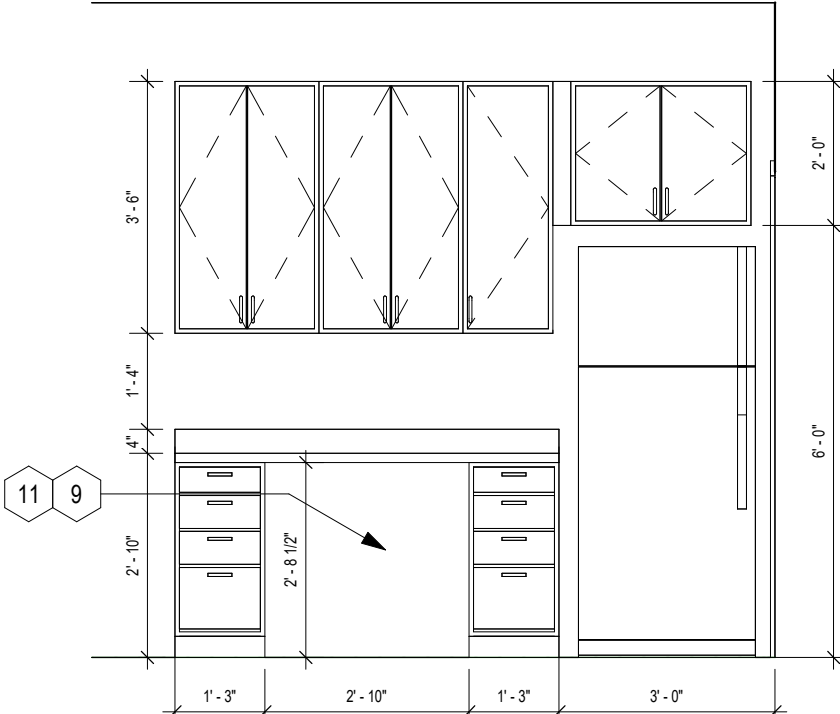
G4 UNIT A REV. ADA WORKSTATION
3/8" = 1'-0"



F8 UNIT B REV. ADA WORKSTATION
3/8" = 1'-0"



F12 UNIT C ADA WORKSTATION
3/8" = 1'-0"

[illegible][illegible][illegible]

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
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G003
ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21075

Y PLANS AND DETAILS

BUILDING A - GENERAL INFORMATION:

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

BUILDING B1 - GENERAL INFORMATION:

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

BUILDING B2 - GENERAL INFORMATION:

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

BUILDING C - GENERAL INFORMATION:

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

BUILDING D - GENERAL INFORMATION:

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

CLUBHOUSE - GENERAL INFORMATION:

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

ACTUAL NO. OF STORIES = 1
ACTUAL BUILDING HT. = 20'-0"
ACTUAL LIVING AREA = 3,045 SF
NO. OF EXIST PROVIDED = 5
EGRESS WIDTH PROVIDED = 34"

WALL PRIORITY LEGEND

NOTE: THIS LEGEND IS FOR GRAPHIC REPRESENTATION ONLY.

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

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

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

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

DETAIL ABUTMENT OF DISSIMILAR WALL

LOWER PRIORITY WALL
HIGHER PRIORITY WALLS
SHALL PASS THROUGH A
LOWER PRIORITY WALL

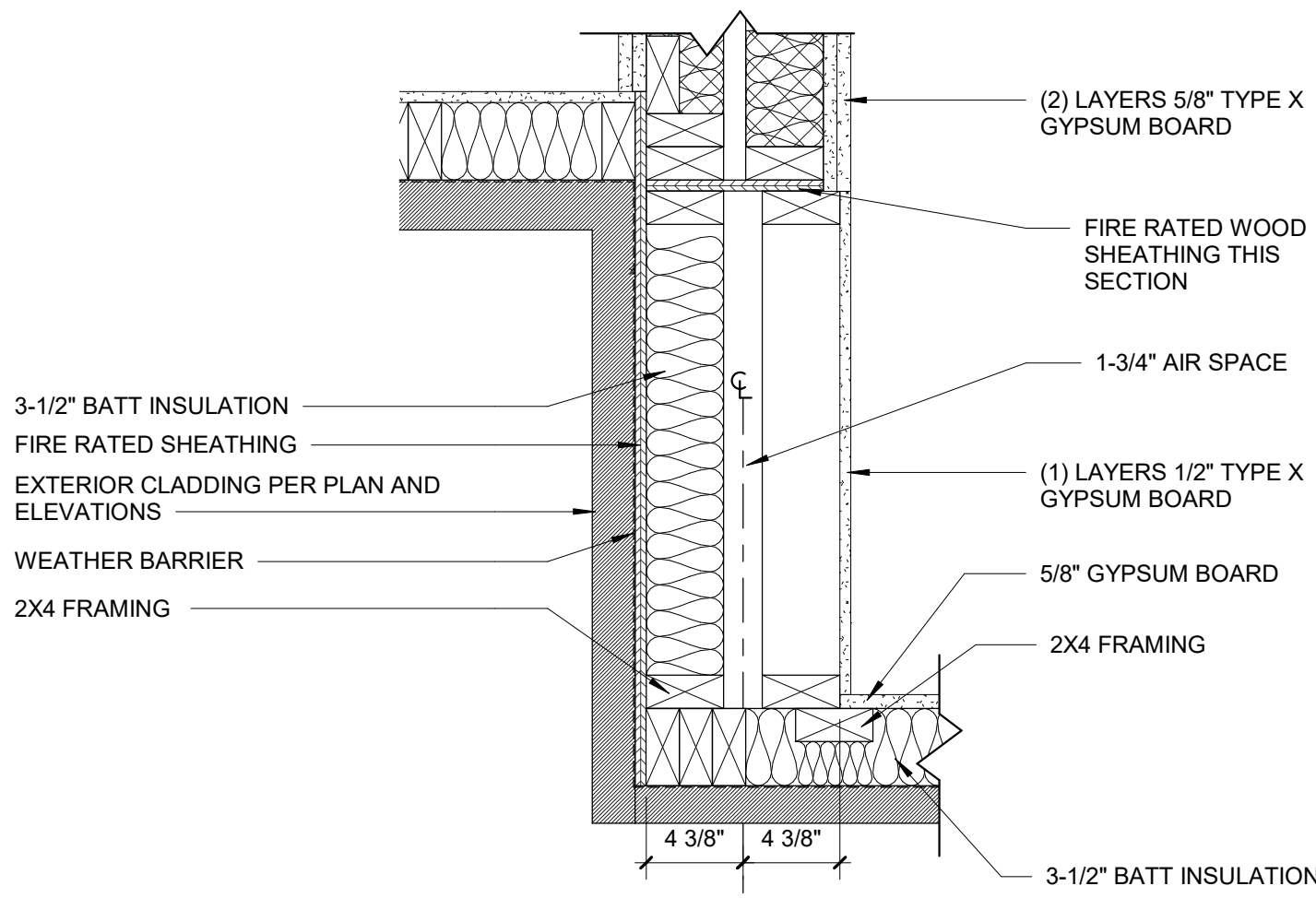
INTERSECTION OF RATED WALLS

TAPE & JOINT COMPOUND (TYP)
LOWER PRIORITY WALL
TAPE & SEAL HIGHER PRIORITY
WALL BEHIND INTERSECTING
LOWER PRIORITY WALL (TYP)
HIGHER PRIORITY WALL
TAPE & JOINT COMPOUND (TYP)
HIGHER PRIORITY WALL

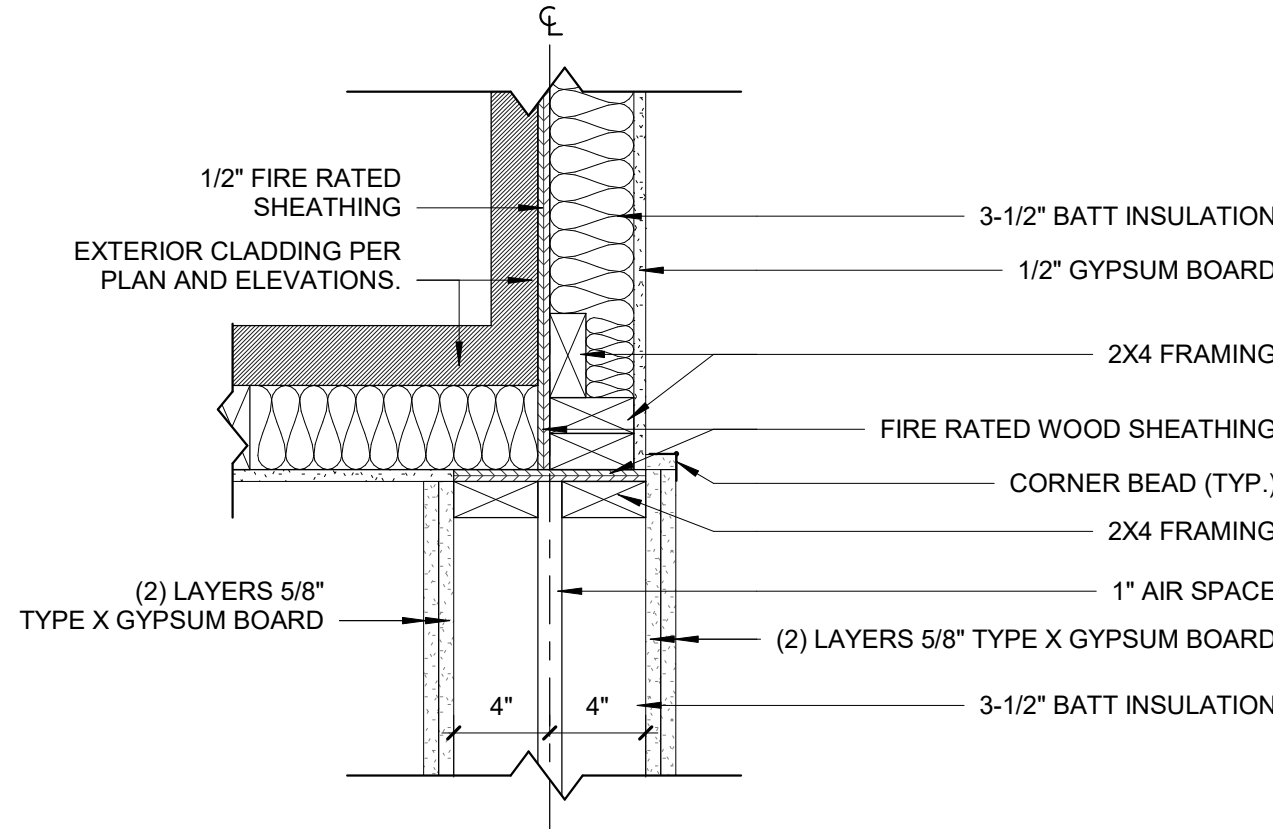
LOWER PRIORITY WALL
HIGHER PRIORITY WALL
TAPE & JOINT COMPOUND (TYP)
CONTINUOUS TAPE & SEAL OF HIGHER
PRIORITY WALL (TYP)

LOWER PRIORITY WALL
HIGHER PRIORITY WALL
TAPE & JOINT COMPOUND (TYP)

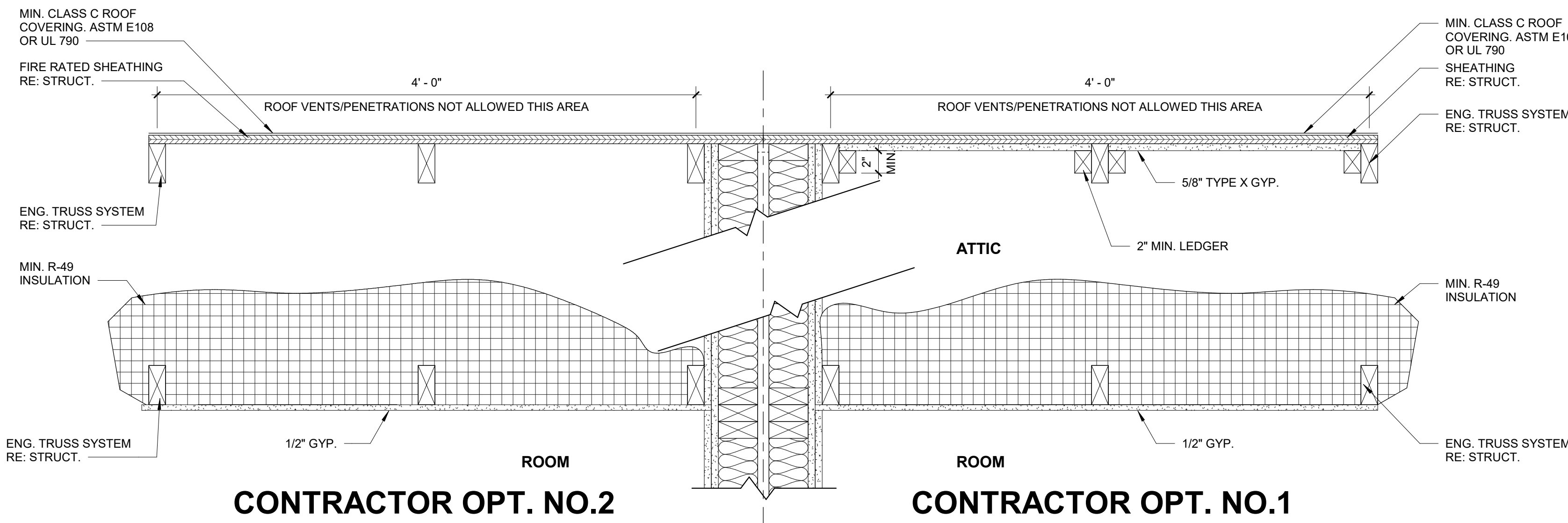
NOTES:
1. REFER TO WALL TYPES ON SHEET G121-TI FOR WALL COMPONENTS, NUMBER OF GYPSUM BOARD LAYERS, TYPE OF GYPSUM BOARD, AND OTHER SIMILAR INFO.
2. THE HIGHER PRIORITY WALL SHALL PASS THROUGH THE LOWER PRIORITY WALL.
3. TAPING AND SEALING OF HIGHER PRIORITY WALLS SHALL BE CONTINUOUS.
4. ALTERNATE LAYERS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



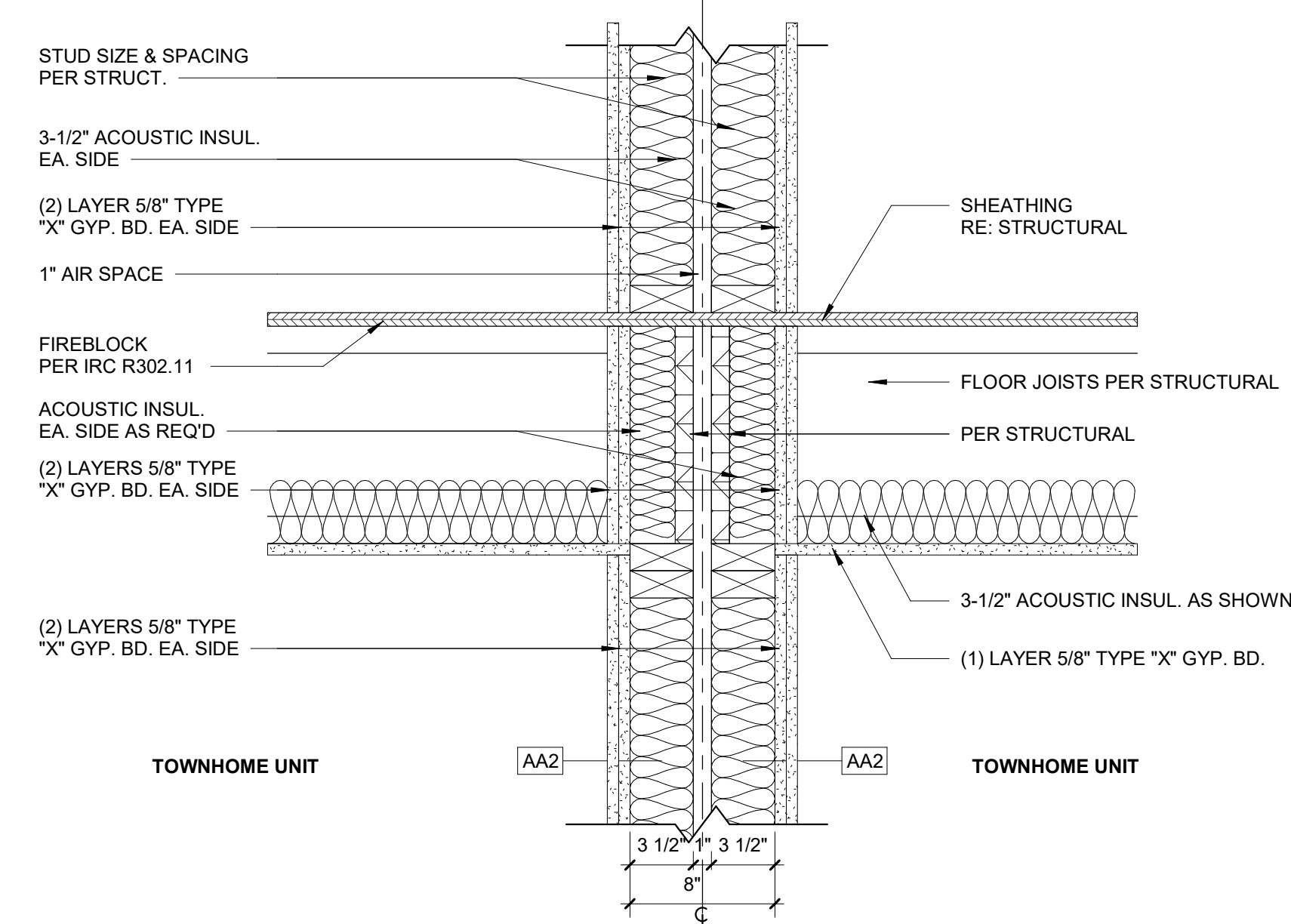
H9 CORNER DETAIL AT UNIT SEPERATION WALL
1 1/2" = 1'-0"



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



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



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

FIRE & SMOKE RESISTIVE LEGEND DEFINITIONS

FIRE WALLS (FW)

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

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

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

FIRE BARRIERS (FB)

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

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

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

SHAFT ENCLOSURES (SE)

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

USE
PROTECT OPENINGS IN FIRE RATED FLOOR/CILING ASSEMBLIES.

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

FIRE PARTITIONS (FP)

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

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

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

BEARING WALLS (BW)

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

USE
A VERTICAL LOAD BEARING STRUCTURAL ELEMENT.

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

GENERAL NOTES

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

GENERAL DESCRIPTION

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

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

FIRE EXTINGUISHERS

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

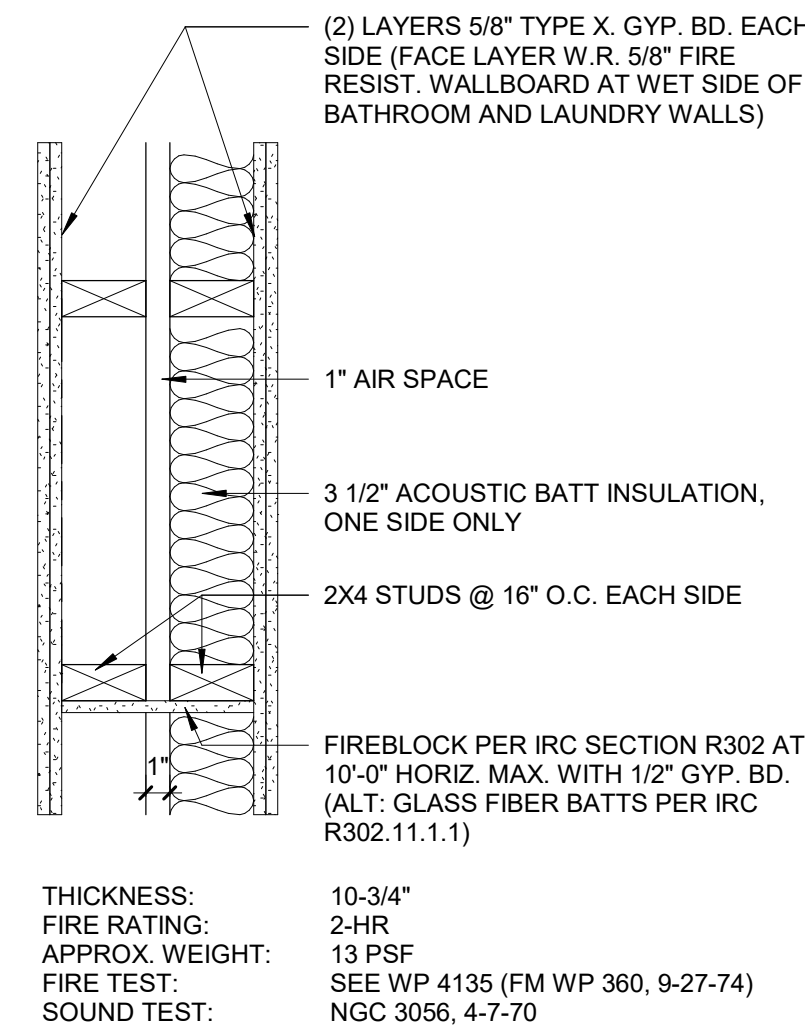
CEILING HEIGHT NOTES: (IBC 1208)

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

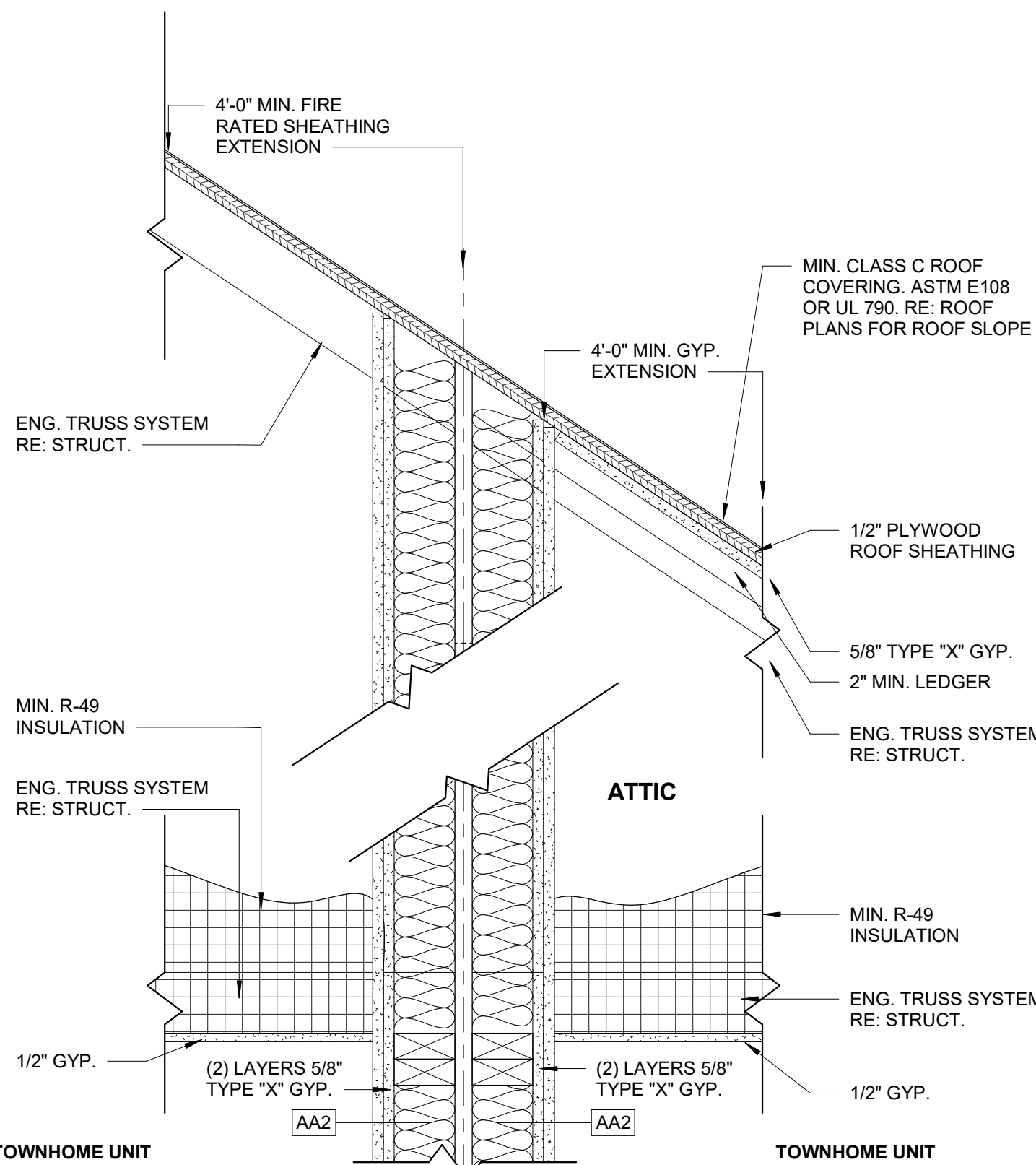
EXCEPTION 2: IF ANY ROOM IN A BUILDING HAS A SLOPED CEILING, THE PRESCRIBED CEILING HEIGHT FOR THE ROOM IS REQUIRED IN ONE-HALF THE AREA THEREOF. ANY PORTION OF THE ROOM MEASURED LESS THAN 5'-0" FROM THE FLOOR TO THE CEILING SHALL NOT BE INCLUDED IN ANY COMPUTATION OF THE MINIMUM AREA THEREOF.

FIRE SPRINKLER NOTE: (IRC R302)

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



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



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

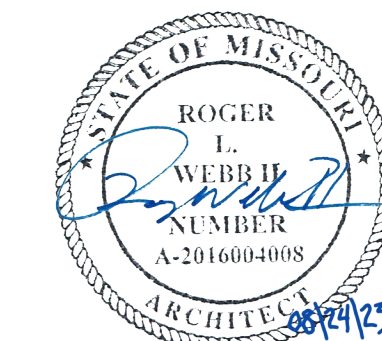
A4 ROOF AT 2-HR UNIT SEPARATION WALL
1 1/2" = 1'-0"

REUNION AT BLACKWELL

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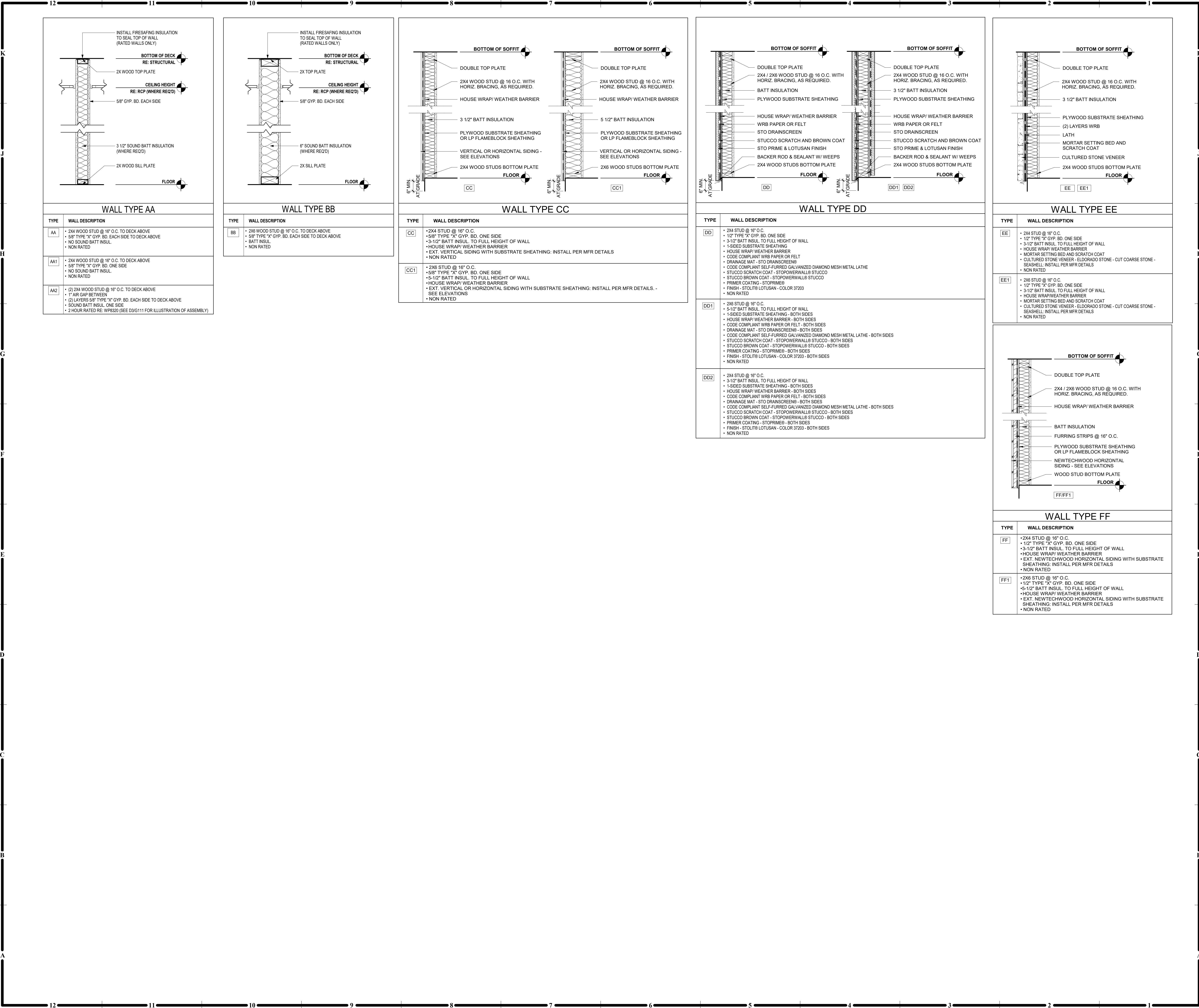
ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21076

LIFE SAFETY INFORMATION -
APARTMENTS



PERMIT DOCUMENTS

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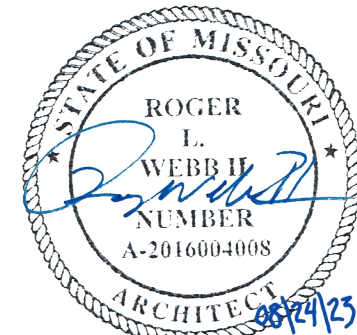
WALL TYPE NOTES:

1. DRYPWALL PARTITIONS SHOULD BE CONSTRUCTED IN ACCORDANCE WITH ASTM E667 - STANDARD PRACTICE FOR INSTALLING SOUND ISOLATING GYPSUM BOARD PARTITIONS, AND ASTM C919 - STANDARD PRACTICE FOR USE OF SEALANTS IN ACOUSTICAL APPLICATIONS. ALL SOUND BARRIER PARTITIONS SHOULD EXTEND FROM FLOOR TO STRUCTURE UNLESS STATED OTHERWISE. METAL STUDS SHALL BE RIGIDLY ATTACHED ONLY AT HEAD AND FOOT. STRUCTURAL CROSS BRACING MUST NOT RIGIDLY CONNECT TO BOTH METAL STUD WALLS.
2. RE: LIFE SAFETY PLANS FOR RATED WALL LOCATIONS.
3. RE: WALL TYPE DETAIL SHEET FOR TYPICAL WALL DETAILS AND ADDITIONAL WALL TYPE INFORMATION.
4. FOR TYPICAL TOP OF WALL CONDITIONS AT JOISTS AND BEAMS, REFER TO THE CLOSURE DETAILS ON THE WALL TYPE DETAILS SHEET.
5. WHERE FIRE-RATED SEALANT IS INDICATED ON WALL TYPES, PROVIDE FIRE-RATED SEALANT ABOVE TOP TRACK, UNDER BOTTOM TRACK, AT ALL PENETRATIONS (BOTH SIDES), AND AS REQUIRED BY FIRE RATING UL NUMBER.
6. EXTEND FIRE-RATED WALL CONSTRUCTION BEHIND RECESSED OR BUILT-IN EQUIPMENT, SUCH AS FIRE EXTINGUISHER CABINETS (FECO), ELECTRICAL WATER COOLERS (EWC), ELECTRICAL PANELS, ETC., UNLESS NOTED OTHERWISE.
7. PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK AND OF ALL FLOOR MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR LABORATORY EQUIPMENT.
8. WHERE HVAC OR OTHER MECHANICAL, ELECTRICAL AND PLUMBING TENDS PENETRATE PARTITIONS, STUDS SHALL BE BRACED AND FRAMED TO STRUCTURE AS REQUIRED TO PROVIDE ADEQUATE SUPPORT. ALL PENETRATIONS THROUGH ACOUSTICAL AND FIRE RATED WALLS SHALL BE SEALED TO PROVIDE FIRE, SMOKE, AND/OR ACOUSTICAL ISOLATION OF SPACES WITH APPROPRIATE ACOUSTICAL/ FIRESTOP MATERIAL.
9. THERE SHALL BE NO BACK-TO-BACK ELECTRICAL, TELEPHONE, OR OTHER OUTLETS, EXCEPT WHERE SPECIFICALLY SHOWN.
10. WALL BASE IS NOT SHOWN ON ALL WALL TYPES FOR CLARITY. REFER TO FINISH SCHEDULE.
11. PROVIDE GLASS-MAT, WATER RESISTANT BACKING BOARD AT ALL WET LOCATIONS.
12. EXCEPT AT FIRE-RATED PARTITIONS, ALL WALL AND COLUMB GYPSUM BOARD FACING SHALL BE HELD AT 5/8 INCH BELOW STRUCTURE, UNLESS NOTED OR SHOWN OTHERWISE.
13. PROVIDE AND INSTALL BLOCKING REQUIRED FOR ALL A.V. EQUIPMENT. G.G. TO COORDINATE WITH TI CONSULTANT FOR FINAL LOCATIONS AND SIZE REQUIREMENTS.
14. COMPRESSIBLE FILLER - ACCEPTABLE MATERIALS WOULD BE FIBERGLASS INSULATION OR FIRESTOPPING. VOIDS TO BE COMPLETELY FILLED AND A FIRESTOP SEALANT OVER ANY ENDS. THIS IS TYPICAL FOR ALL ACOUSTICAL WALL ASSEMBLIES WHERE "COMPRESSIBLE FILLER" IS CALLED FOR. THERE CAN BE NO VOIDS IN THE INSTALLATION.
15. MUD AND TAPE ALL 1ST AND 2ND LAYER GYP. BOARD JOINTS. PROVIDE 3RD LAYER FINISH PER GENERAL NOTES: FLOOR PLAN.
16. PROVIDE HORIZONTAL LATERAL BRACING WIRE WELDED TO STUD FOR ALL WALLS, AT APPROPRIATE GAGE AND SPACING SPECIFIED BY SUPPLIER.

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ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21076

WALL TYPES

PERMIT DOCUMENTS



12 11 10 9 8 7 6 5 4 3 2 1

SPECIFICATIONS - PRODUCT & INSTALLATION GENERAL REQUIREMENTS

09 6500 - RESILIENT FLOORING AND WALL BASE

A. SUBMITTALS: PRODUCT DATA AND (1) SAMPLES OF EACH TILE AND BASE SPECIFIED FOR VERIFICATION PURPOSES.

B. BASIS OF DESIGN:

1. METROFLOR/KONECTO PLANK, PROJECT 54012 OR APPROVED EQUAL.

C. ATTIC STOCK: FURNISH ONE (1) BOX FOR EACH 50 BOXES OR FRACTION THEREOF OF EACH TYPE OF FLOOR TILE AND 20' OF EACH COLOR AND TYPE OF WALL BASE PACKAGED WITH PROTECTIVE COVERING AND LABELED FOR STORAGE.

D. RESILIENT TILE PRODUCTS: PROVIDE FLOOR TILE IN TYPE AND SIZES INDICATED IN THE CONSTRUCTION DOCUMENTS COMPLYING WITH THE FOLLOWING:

E. RESILIENT WALL BASE: ASTM TYPE TS (RUBBER, VULCANIZED THERMOSET) 1/8" THICK, FURNISHED IN COLE'S STYLES AND SIZES INDICATED IN THE CONSTRUCTION DOCUMENTS WITH JOB-FORMED INSIDE AND OUTSIDE CORNERS.

F. INSTALLATION ACCESSORIES:

1. LEVELING AND PATCHING COMPOUNDS: LATEX-MODIFIED, PORTLAND CEMENT, OR BLENDED HYDRAULIC CEMENT-BASED FORMULATION PROVIDED OR APPROVED BY FLOORING MANUFACTURER TO SUIT RESILIENT PRODUCTS AND SUBSTRATE CONDITIONS.

2. ADHESIVES: WATER-RESISTANT TYPE RECOMMENDED BY MANUFACTURER TO SUIT RESILIENT PRODUCTS AND SUBSTRATE CONDITIONS. SPREAD ONLY ENOUGH ADHESIVE TO PERMIT INSTALLATION OF MATERIALS BEFORE INITIAL SET.

3. MOLDINGS, TRANSITION AND EDGE STRIPS: SAME MATERIAL AS FLOORING.

G. INSTALLATION:

1. PREPARE CONCRETE SUBSTRATES PER ASTM F 710. VERIFY THAT SUBSTRATES ARE DRY AND FREE OF CURING COMPOUNDS, SEALERS AND HARDENERS.

2. LAY OUT TILES 50 WIDTHS AT OPPOSITE EDGES OF ROOM ARE EQUAL AND NOT LESS THAN HALF-WIDTH.

3. LAY TILES IN PATTERNS INDICATED WITH GRAIN DIRECTION ALTERNATING IN ADJACENT TILES, UNLESS NOTED OTHERWISE.

4. CLEAN, SEAL, AND WAX RESILIENT FLOORING IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.

H. WALL BASE AND ACCESSORY INSTALLATION:

1. CONFIRM THAT SOLID BACKING IS PROVIDED BEHIND ALL WALL BASE. AREAS WHERE GYPSUM BOARD IS HELD MORE THAN 1/2" ABOVE SLAB SHALL BE FILLED IN PRIOR TO BASE INSTALLATION.

2. INSTALL WALL BASE WITH MANUFACTURER'S RECOMMENDED ADHESIVE IN MAXIMUM LENGTHS POSSIBLE. APPLY TO WALLS, COLUMNS, PLASTERS, CASEWORK, AND OTHER PERMANENT FIXTURES.

3. INSTALL TRANSITION STRIPS WHERE FLOORING MATERIALS MEET OR WHERE EDGE OF TILE IS EXPOSED AS INDICATED IN THE FINISH SCHEDULE.

09 6913 - TILE CARPETING

A. SUBMITTALS: PRODUCT DATA AND SAMPLES OF EACH CARPET PRODUCT INDICATED. SUBMIT ACTUAL TILE SAMPLES OF EACH CARPET REQUIRED.

B. WARRANTY: PROVIDE SPECIAL PROJECT WARRANTY, SIGNED BY CONTRACTOR, INSTALLER AND MANUFACTURER (CARPET MILL), AGREEING TO REPAIR OR REPLACE DEFECTIVE MATERIALS AND WORKSMANSHIP OF CARPETING WORK DURING 1-YEAR WARRANTY PERIOD FOLLOWING SUBSTANTIAL COMPLETION. ATTACH COPIES OF PRODUCT WARRANTIES.

C. ATTIC STOCK: FURNISH FULL-WIDTH CARPET EQUAL TO 5% OF EACH TYPE AND COLOR CARPET INSTALLED. PACKAGED WITH PROTECTIVE COVERING AND LABELED FOR STORAGE.

D. PRODUCTS: PROVIDE CARPET IN PATTERNS AND COLORS AND WITH BACKINGS AS INDICATED IN THE CONSTRUCTION DOCUMENTS WITH CRITICAL RADIANT FLUX CLASSIFICATION CLASS 1, NOT LESS THAN 45 W/50, CM PER ASTM E 648. ORDER ALL MATERIALS FROM THE SAME FACTORY DYE LOT.

E. INSTALLATION ACCESSORIES:

1. TROWELABLE LEVELING AND PATCHING COMPOUNDS: LATEX-MODIFIED, HYDRAULIC-CEMENT-BASED FORMULATION PROVIDED OR RECOMMENDED BY CARPET MANUFACTURER.

2. ADHESIVES: WATER-RESISTANT, MILDEW-RESISTANT, NONSTAINING TYPE TO SUIT PRODUCTS AND SUBFLOOR CONDITIONS INDICATED, THAT COMPLIES WITH FLAMMABILITY REQUIREMENTS FOR INSTALLED CARPET AND IS RECOMMENDED OR PROVIDED BY CARPET MANUFACTURER.

F. INSTALLATION: FOR CARPET TILE COMPLY CRI 104, SECTION 13 "CARPET MODULES (TILES)".

1. GENERAL: COMPLY WITH CRI'S "CRI CARPET INSTALLATION STANDARD" AND WITH CARPET MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS FOR PREPARING SUBSTRATES.

2. USE TROWELABLE LEVELING AND PATCHING COMPOUNDS, ACCORDING TO MANUFACTURERS' WRITTEN INSTRUCTIONS, TO FILL CRACKS, HOLES, DEPRESSIONS, AND PROTRUSIONS IN SUBSTRATES. FILL OR LEVEL CRACKS, HOLES AND DEPRESSIONS 1/8 INCH WIDE OR WIDER, AND PROTRUSIONS MORE THAN 1/32 INCH, UNLESS MORE STRINGENT REQUIREMENTS ARE REQUIRED BY MANUFACTURERS' WRITTEN INSTRUCTIONS.

3. BROOM AND VACUUM CLEAN SUBSTRATES TO BE COVERED IMMEDIATELY BEFORE INSTALLING CARPET.

4. LAY CARPET TILE IN PATTERN AS INDICATED ON CONSTRUCTION DOCUMENTS AND 50 WIDTHS AT OPPOSITE EDGES OF ROOM ARE EQUAL AND NOT LESS THAN HALF-WIDTH.

5. TRIM CARPET NEATLY AND TIGHT TO WALLS AND AROUND INTERFERRINGS.

6. INSTALL PATTERN PARALLEL TO WALLS AND BORDERS UNLESS OTHERWISE INDICATED.

7. DO NOT BRIDGE BUILDING EXPANSION JOINTS WITH CARPET.

8. CUT AND FIT CARPET TO BUTT TIGHTLY TO VERTICAL SURFACES, PERMANENT FIXTURES, AND BUILT-IN FURNITURE INCLUDING CABINETS, PIPES, OUTLETS, EDGES, THRESHOLDS, AND NOSINGS. BIND OR SEAL CUT EDGES AS RECOMMENDED BY CARPET MANUFACTURER.

9. EXTEND CARPET INTO TIE SPACES, DOOR REVEALS, CLOSETS, OPEN-BOTTOMED OBSTRUCTIONS, REMOVABLE FLANGES, ALCOVES, AND SIMILAR OPENINGS.

10. MAINTAIN REFERENCE MARKERS, HOLES, AND OPENINGS THAT ARE IN PLACE OR MARKED FOR FUTURE CUTTING BY REPEATING ON CARPET AS MARKED ON SUBFLOOR, USE NONPERMANENT, NONSTAINING MARKING DEVICE.

11. PROTECT CARPET AGAINST DAMAGE FROM CONSTRUCTION OPERATIONS AND PLACEMENT OF EQUIPMENT AND FIXTURES DURING THE REMAINDER OF CONSTRUCTION PERIOD. USE PROTECTION METHODS RECOMMENDED IN WRITING BY CARPET MANUFACTURER.

12. INSTALL TRANSITION STRIPS AT CARPET TERMINATIONS AS SPECIFIED ON THE CONSTRUCTION DOCUMENTS.

09 6916 - SHEET CARPETING

A. SUBMITTALS: PRODUCT DATA AND SAMPLES OF EACH CARPET PRODUCT INDICATED. SUBMIT 18" X 27" SAMPLES OF EACH CARPET REQUIRED, AND 6" LENGTHS OF EXPOSED EDGE STRIPPING.

B. WARRANTY: PROVIDE SPECIAL PROJECT WARRANTY, SIGNED BY CONTRACTOR, INSTALLER AND MANUFACTURER (CARPET MILL), AGREEING TO REPAIR OR REPLACE DEFECTIVE MATERIALS AND WORKSMANSHIP OF CARPETING WORK DURING 1-YEAR WARRANTY PERIOD FOLLOWING SUBSTANTIAL COMPLETION. ATTACH COPIES OF PRODUCT WARRANTIES.

C. ATTIC STOCK: FULL-SIZE UNITS EQUAL TO 5 PERCENT OF AMOUNT INSTALLED FOR EACH TYPE INDICATED, BUT NOT LESS THAN 10 SQ. YD.

D. PRODUCTS:

A. APARTMENT UNIT CARPET SHALL BE SUPPLIED AND INSTALLED UNDER AN ALLOWANCES OF \$8.00/SQUARE YARD FOR THE PURCHASE AND DELIVERY OF THE CARPET MATERIAL ONLY.

1. COSTS FOR THE PAD ACCESSORIES, TAXES, LABOR, ETC. ARE NOT INCLUDED IN THE ALLOWANCES STATED ABOVE BUT SHALL BE INCLUDED IN THE BID PRICE FOR A COMPLETE INSTALLATION.

8. CARPET PAD SHALL BE 1/2" - 6# DENSITY REDOND PAD AS REQUIRED FOR A COMPLETE INSTALLATION.

E. INSTALLATION ACCESSORIES:

1. TROWELABLE LEVELING AND PATCHING COMPOUNDS: LATEX-MODIFIED, HYDRAULIC-CEMENT-BASED FORMULATION PROVIDED OR RECOMMENDED BY CARPET MANUFACTURER.

2. ADHESIVES: WATER-RESISTANT, MILDEW-RESISTANT, NONSTAINING TYPE TO SUIT PRODUCTS AND SUBFLOOR CONDITIONS INDICATED, THAT COMPLIES WITH FLAMMABILITY REQUIREMENTS FOR INSTALLED CARPET AND IS RECOMMENDED OR PROVIDED BY CARPET MANUFACTURER.

3. SEAM ADHESIVE: HOT-MELT ADHESIVE TAPE OR SIMILAR PRODUCT RECOMMENDED BY CARPET MANUFACTURER FOR SEALING AND TAPING SEAMS AND BUTTING CUT EDGES AT BACKING TO FORM SECURE SEAMS AND TO PREVENT PILE LOSS AT SEAMS.

4. TACKLESS CARPET STRIPPING: WATER RESISTANT PLVWOOD STRIPS, 3/8" THICK WITH ANGULAR PINS PROTRUDING FROM TOP DESIGNED TO GRIP AND HOLD STRETCHED CARPET AT THE BACKING. PROVIDE STRIPPING WITH 2 ROWS OF PINS.

5. CARPET EDGE GUARD: EXTRUDED ALUMINUM BEND DOWN TYPE EDGE GUARD, WITH CONCEALED GRIPPER TEETH AND MINIMUM 1-1/2" WIDE PUNCHED ANCHORAGE FLANGE AND MINIMUM 5/8" WIDE FACE.

F. INSTALLATION:

1. GENERAL: COMPLY WITH CRI'S "CRI CARPET INSTALLATION STANDARD" AND WITH CARPET MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS FOR PREPARING SUBSTRATES.

2. USE TROWELABLE LEVELING AND PATCHING COMPOUNDS, ACCORDING TO MANUFACTURERS' WRITTEN INSTRUCTIONS, TO FILL CRACKS, HOLES, DEPRESSIONS, AND PROTRUSIONS IN SUBSTRATES. FILL OR LEVEL CRACKS, HOLES AND DEPRESSIONS 1/8 INCH WIDE OR WIDER, AND PROTRUSIONS MORE THAN 1/32 INCH, UNLESS MORE STRINGENT REQUIREMENTS ARE REQUIRED BY MANUFACTURERS' WRITTEN INSTRUCTIONS.

3. BROOM AND VACUUM CLEAN SUBSTRATES TO BE COVERED IMMEDIATELY BEFORE INSTALLING CARPET.

4. UNIT INSTALLATION: STRETCH-IN INSTALLATION WITH PAD.

5. COMPLY WITH CARPET MANUFACTURERS' WRITTEN INSTRUCTIONS AND SHOP DRAWINGS FOR SEAM LOCATIONS AND DIRECTION OF CARPET; MAINTAIN UNIFORMITY OF CARPET DIRECTION AND LAY OF PILE AT DOORWAYS, CENTER SEAMS UNDER THE DOOR IN CLOSED POSITION.

6. INSTALL PATTERN PARALLEL TO WALLS AND BORDERS UNLESS OTHERWISE INDICATED.

7. DO NOT BRIDGE BUILDING EXPANSION JOINTS WITH CARPET.

8. CUT AND FIT CARPET TO BUTT TIGHTLY TO VERTICAL SURFACES, PERMANENT FIXTURES, AND BUILT-IN FURNITURE INCLUDING CABINETS, PIPES, OUTLETS, EDGES, THRESHOLDS, AND NOSINGS. BIND OR SEAL CUT EDGES AS RECOMMENDED BY CARPET MANUFACTURER.

9. EXTEND CARPET INTO TIE SPACES, DOOR REVEALS, CLOSETS, OPEN-BOTTOMED OBSTRUCTIONS, REMOVABLE FLANGES, ALCOVES, AND SIMILAR OPENINGS.

10. MAINTAIN REFERENCE MARKERS, HOLES, AND OPENINGS THAT ARE IN PLACE OR MARKED FOR FUTURE CUTTING BY REPEATING ON CARPET AS MARKED ON SUBFLOOR, USE NONPERMANENT, NONSTAINING MARKING DEVICE.

11. PROTECT CARPET AGAINST DAMAGE FROM CONSTRUCTION OPERATIONS AND PLACEMENT OF EQUIPMENT AND FIXTURES DURING THE REMAINDER OF CONSTRUCTION PERIOD. USE PROTECTION METHODS RECOMMENDED IN WRITING BY CARPET MANUFACTURER.

09 9000 - PAINTING AND COATING

A. SUBMITTALS: PRODUCT DATA AND THREE (3) DRAW-DOWN SAMPLES OF EACH COLOR AND SHEEN SPECIFIED.

B. ATTIC STOCK: FURNISH ONE (1) GALLON OF EACH PAINT COLOR AND SHEEN, IN CONTAINERS, PROPERLY LABELED AND SEALED.

C. PRODUCTS: PROVIDE MANUFACTURER'S BEST QUALITY PAINTS OF COLOR AND SHEEN AS INDICATED IN THE CONSTRUCTION DOCUMENTS THAT ARE FORMULATED AND RECOMMENDED BY MANUFACTURER FOR APPLICATION INDICATED. PROVIDE MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH SUBSTRATES.

D. PAINT SYSTEMS:

1. ALL PAINT, STAIN, AND VARNISH SHALL BE PRODUCTS OF DEVCON, KVAL, SHERWIN WILLIAMS, PPG INDUSTRIES, PRATT & LAMBERT OR APPROVED EQUAL.

2. ALL MATERIAL SHALL BE OF THE STANDARD RESIDENTIAL GRADE OF THE TYPES DESIGNATED.

3. ALL MATERIAL SHALL BE DELIVERED TO THE JOB SITE IN THE ORIGINAL, UNOPENED, LABELED CONTAINERS. COLORS NOT SPECIFICALLY CALLED FOR IN THE PAINT SCHEDULE WILL BE SELECTED BY THE ARCHITECT.

09 9000 - PAINTING AND COATING (CONTINUED)

E. APPLICATION / INSTALLATION:

1. EQUIPMENT: APPLY COATINGS BY BRUSH, ROLLER, SPRAY, OR OTHER APPLICATORS ACCORDING TO COATING MANUFACTURER'S WRITTEN INSTRUCTIONS. WHEN SPRAYED, EXTERIOR COATINGS SHALL BE BACK-ROLLED FOLLOWING SPRAY APPLICATION. USE ROLLERS FOR FINISH COAT ON INTERIOR WALLS AND CEILINGS.

2. PIGMENTED (OPAQUE) FINISHES: COMPLETELY COVER SURFACES TO PROVIDE A SMOOTH, OPAQUE SURFACE OF UNIFORM APPEARANCE. PROVIDE A FINISH FREE OF CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, SAGS, ROPEINESS, OR OTHER SURFACE IMPERFECTIONS.

3. APPLY PRODUCTS PER MANUFACTURER RECOMMENDED GUIDELINES. PRODUCT COVERAGE MINIMUM ONE COAT OF PRIMER AND TWO FINAL COATS ON MATERIALS APPLIED PRODUCTS TO MATERIALS APPROVED BY MANUFACTURER PRODUCT DATA SHEETS.

A. Exterior Work:

1. ALL EXTERIOR GALVANIZED METAL FLASHINGS, CONNECTORS, ETC. TWO COAT COMMERCIAL METAL ETCH. ONE COAT EXTERIOR METAL PRIMER. TWO COATS EXTERIOR SEMI-GLOSS METAL PAINT.

2. ALL EXPOSED STEEL FRAMES, ANGLES, ETC. TWO COATS SEMI-GLOSS METAL PAINT (PRIME COAT CHANNELS, POSTS, RAILINGS, BEAMS, ETC. SURFACES THAT ARE NOT PRIMED).

3. ALL EXPOSED MISC. FERROUS METAL ITEMS INCLUDING RAILS, PLATES, ANGLES, BOLTS, GRATES, CONDUITS, POSTS, PIPING, ETC. TWO COATS SEMI-GLOSS METAL PAINT (PRIME COAT SURFACES THAT ARE NOT PRIMED).

4. ALL UNPRIMED EXTERIOR MILLWORK, TRIM, SMOOTH WOOD MATERIALS, ETC. PRIME AND BACK LATEX PRIMER. TWO COATS OF EXTERIOR LATEX SATIN OR SEMI-GLOSS PAINT.

5. PRIMED MILLWORK AND TRIM. TOUCH-UP PRIMER. TWO COATS OF EXTERIOR 100% SATIN OR SEMI-GLOSS ACRYLIC LATEX PAINT.

6. ROUGH SAWN TRIM, BEAMS, COLUMNS, ETC. ONE COAT PRIMER. TWO COATS EXTERIOR HEAVY BODDED STAIN.

7. PRIMED METAL ENTRY DOORS, FRENCH DOORS AND METAL FRAMES, GARAGE DOORS. PATCH DENTS, TOUCH UP PRIMER. TWO COATS OF OIL BASE SEMI-GLOSS PAINT, BOTH INSIDE AND OUTSIDE.

8. ANY OTHER PAINTING REQUIRED BY THE DRAWINGS. TWO COATS TO MATCH ADJACENT SURFACES.

9. GYPSUM BOARD WALLS EXCEPT IN KITCHENS, BATHROOMS AND LAUNDRIES UNLESS SCHEDULED FOR WALLCOVERING OR TILE. ONE COAT OF EPOXY COMPATABLE PRIMER PAINT AND ONE FINISH COAT OF LATEX EGGSHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)

10. GYPSUM BOARD WALLS IN COMMON AREA CORRIDORS. ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF SCRUBABLE LATEX FLAT WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)

11. GYPSUM BOARD CEILINGS. TWO COATS OF LATEX FLAT PAINT. TWO COATS OF CLASS I VAPOR RETARDER PAINT AT CEILINGS ADJACENT TO ATTICS.

12. DOOR CASINGS, BASE, WOOD, MILLWORK, ETC. (PRE-PRIMED.) ONE PRIME COAT OF LATEX PAINT. ONE COAT LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.

13. PRIMED HARDWOOD DOORS. ONE COAT OF LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.

14. ALL MISCELLANEOUS FERROUS METAL, INCLUDING GRILLES, REGISTERS, ETC. TWO COATS METAL PAINT TO MATCH ADJACENT SURFACES, UNLESS FACTORY PREFINISHED WHITE.

15. ANY OTHER PAINTING WORK REQUIRED BY THE DRAWINGS. FINISH TO MATCH SIMILAR CONDITIONS.

16. GYPSUM BOARD WALLS IN KITCHENS, BATHROOMS AND LAUNDRIES UNLESS SCHEDULED FOR WALLCOVERING OR TILE. ONE COAT OF EPOXY COMPATABLE PRIMER PAINT AND ONE FINISH COAT OF LATEX EGGSHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)

17. GYPSUM BOARD WALLS IN COMMON AREA CORRIDORS. ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF SCRUBABLE LATEX FLAT WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)

18. GYPSUM BOARD CEILINGS. TWO COATS OF LATEX FLAT PAINT. TWO COATS OF CLASS I VAPOR RETARDER PAINT AT CEILINGS ADJACENT TO ATTICS.

19. DOOR CASINGS, BASE, WOOD, MILLWORK, ETC. (PRE-PRIMED.) ONE PRIME COAT OF LATEX PAINT. ONE COAT LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.

20. PRIMED HARDWOOD DOORS. ONE COAT OF LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.

21. ALL MISCELLANEOUS FERROUS METAL, INCLUDING GRILLES, REGISTERS, ETC. TWO COATS METAL PAINT TO MATCH ADJACENT SURFACES, UNLESS FACTORY PREFINISHED WHITE.

22. ANY OTHER PAINTING WORK REQUIRED BY THE DRAWINGS. FINISH TO MATCH SIMILAR CONDITIONS.

23. GYPSUM BOARD WALLS IN KITCHENS, BATHROOMS AND LAUNDRIES UNLESS SCHEDULED FOR WALLCOVERING OR TILE. ONE COAT OF EPOXY COMPATABLE PRIMER PAINT AND ONE FINISH COAT OF LATEX EGGSHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)

24. GYPSUM BOARD WALLS IN COMMON AREA CORRIDORS. ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF SCRUBABLE LATEX FLAT WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)

25. GYPSUM BOARD CEILINGS. TWO COATS OF LATEX FLAT PAINT. TWO COATS OF CLASS I VAPOR RETARDER PAINT AT CEILINGS ADJACENT TO ATTICS.

26. DOOR CASINGS, BASE, WOOD, MILLWORK, ETC. (PRE-PRIMED.) ONE PRIME COAT OF LATEX PAINT. ONE COAT LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.

27. PRIMED HARDWOOD DOORS. ONE COAT OF LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.

28. ALL MISCELLANEOUS FERROUS METAL, INCLUDING GRILLES, REGISTERS, ETC. TWO COATS METAL PAINT TO MATCH ADJACENT SURFACES, UNLESS FACTORY PREFINISHED WHITE.

29. ANY OTHER PAINTING WORK REQUIRED BY THE DRAWINGS. FINISH TO MATCH SIMILAR CONDITIONS.

30. GYPSUM BOARD WALLS IN KITCHENS, BATHROOMS AND LAUNDRIES UNLESS SCHEDULED FOR WALLCOVERING OR TILE. ONE COAT OF EPOXY COMPATABLE PRIMER PAINT AND ONE FINISH COAT OF LATEX EGGSHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)

31. GYPSUM BOARD WALLS IN COMMON AREA CORRIDORS. ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF SCRUBABLE LATEX FLAT WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)

32. GYPSUM BOARD CEILINGS. TWO COATS OF LATEX FLAT PAINT. TWO COATS OF CLASS I VAPOR RETARDER PAINT AT CEILINGS ADJACENT TO ATTICS.

33. DOOR CASINGS, BASE, WOOD, MILLWORK, ETC. (PRE-PRIMED.) ONE PRIME COAT OF LATEX PAINT. ONE COAT LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.

34. PRIMED HARDWOOD DOORS. ONE COAT OF LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.

35. ALL MISCELLANEOUS FERROUS METAL, INCLUDING GRILLES, REGISTERS, ETC. TWO COATS METAL PAINT TO MATCH ADJACENT SURFACES, UNLESS FACTORY PREFINISHED WHITE.

36. ANY OTHER PAINTING WORK REQUIRED BY THE DRAWINGS. FINISH TO MATCH SIMILAR CONDITIONS.

37. GYPSUM BOARD WALLS IN KITCHENS, BATHROOMS AND LAUNDRIES UNLESS SCHEDULED FOR WALLCOVERING OR TILE. ONE COAT OF EPOXY COMPATABLE PRIMER PAINT AND ONE FINISH COAT OF LATEX EGGSHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)

38. GYPSUM BOARD WALLS IN COMMON AREA CORRIDORS. ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF SCRUBABLE LATEX FLAT WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)

39. GYPSUM BOARD CEILINGS. TWO COATS OF LATEX FLAT PAINT. TWO COATS OF CLASS I VAPOR RETARDER PAINT AT CEILINGS ADJACENT TO ATTICS.

40. DOOR CASINGS, BASE, WOOD, MILLWORK, ETC. (PRE-PRIMED.) ONE PRIME COAT OF LATEX PAINT. ONE COAT LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.

41. PRIMED HARDWOOD DOORS. ONE COAT OF LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.

42. ALL MISCELLANEOUS FERROUS METAL, INCLUDING GRILLES, REGISTERS, ETC. TWO COATS METAL PAINT TO MATCH ADJACENT SURFACES, UNLESS FACTORY PREFINISHED WHITE.

43. ANY OTHER PAINTING WORK REQUIRED BY THE DRAWINGS. FINISH TO MATCH SIMILAR CONDITIONS.

44. GYPSUM BOARD WALLS IN KITCHENS, BATHROOMS AND LAUNDRIES UNLESS SCHEDULED FOR WALLCOVERING OR TILE. ONE COAT OF EPOXY COMPATABLE PRIMER PAINT AND ONE FINISH COAT OF LATEX EGGSHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)

45. GYPSUM BOARD WALLS IN COMMON AREA CORRIDORS. ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF SCRUBABLE LATEX FLAT WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)

46. GYPSUM BOARD CEILINGS. TWO COATS OF LATEX FLAT PAINT. TWO COATS OF CLASS I VAPOR RETARDER PAINT AT CEILINGS ADJACENT TO ATTICS.

47. DOOR CASINGS, BASE, WOOD, MILLWORK, ETC. (PRE-PRIMED.) ONE PRIME COAT OF LATEX PAINT. ONE COAT LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.

48. PRIMED HARDWOOD DOORS. ONE COAT OF LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.

49. ALL MISCELLANEOUS FERROUS METAL, INCLUDING GRILLES, REGISTERS, ETC. TWO COATS METAL PAINT TO MATCH ADJACENT SURFACES, UNLESS FACTORY PREFINISHED WHITE.

50. ANY OTHER PAINTING WORK REQUIRED BY THE DRAWINGS. FINISH TO MATCH SIMILAR CONDITIONS.

51. GYPSUM BOARD WALLS IN KITCHENS, BATHROOMS AND LAUNDRIES UNLESS SCHEDULED FOR WALLCOVERING OR TILE. ONE COAT OF EPOXY COMPATABLE PRIMER PAINT AND ONE FINISH COAT OF LATEX EGGSHELL WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)

52. GYPSUM BOARD WALLS IN COMMON AREA CORRIDORS. ONE COAT OF PRIME LATEX PAINT AND ONE FINISH COAT OF SCRUBABLE LATEX FLAT WALL PAINT. (TWO COATS IF REQUIRED TO ACHIEVE FULL COVERAGE.)

53. GYPSUM BOARD CEILINGS. TWO COATS OF LATEX FLAT PAINT. TWO COATS OF CLASS I VAPOR RETARDER PAINT AT CEILINGS ADJACENT TO ATTICS.

54. DOOR CASINGS, BASE, WOOD, MILLWORK, ETC. (PRE-PRIMED.) ONE PRIME COAT OF LATEX PAINT. ONE COAT LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.

55. PRIMED HARDWOOD DOORS. ONE COAT OF LATEX PAINT AND ONE FINISH COAT OF LATEX SEMI-GLOSS PAINT.

56. ALL MISCELLANEOUS FERROUS METAL, INCLUDING GRILLES, REGISTERS, ETC. TWO COATS METAL PAINT TO MATCH ADJACENT SURFACES, UNLESS FACTORY PREFINISHED WHITE.

57. ANY OTHER PAINTING WORK REQUIRED BY THE DRAWINGS. FINISH TO MATCH SIMILAR CONDITIONS.

DIVISION 10 - SPECIALTIES

10 2800 TOILET AND BATH ACCESSORIES

A. REFERENCE CONSTRUCTION DRAWINGS & SCHEDULES FOR TYPE, QUANTITY, AND LOCATIONS OF TOILET AND BATH ACCESSORIES.

B. SUBMITTALS

1. PRODUCT DATA, MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING: 1. PREPARATION INSTRUCTIONS AND RECOMMENDATIONS.

2. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.

3. SAMPLES, FOR EACH STONE TYPE INDICATED.

C. FIELD CONDITIONS:

1. FIELD MEASUREMENTS: VERIFY DIMENSIONS OF CONSTRUCTION TO RECEIVE STONE COUNTERTOPS BY FIELD MEASUREMENTS BEFORE FABRICATION.

D. PRODUCTS:

1. SOURCE LIMITATIONS FOR STONE: OBTAIN FROM A SINGLE SOURCE TO PROVIDE MATERIALS OF CONSISTENT QUALITY IN APPEARANCE AND PHYSICAL PROPERTIES.

2. QUARTZ, MATERIAL STANDARD: COMPLY WITH ASTM C 615.

3. ALL COUNTERTOPS SHALL BE GRANITE AS SELECTED BY THE OWNER WITH SQUARE EDGES AND MATCHING SIZE AND BACKSPASHES, TOP AND BOTTOM EXPOSED EDGES SHALL BE SLIGHTLY EASED.

4. FINISH: POLISHED.

5. WATER-CLEANABLE EPOXY ADHESIVE: ANSI A108.3, WATER-CLEANABLE EPOXY GROUT: ANSI A118.3, CHEMICAL RESISTANT, WATER-CLEANABLE, TILE SETTING AND GROUTING EPOXY.

6. SEALANT FOR COUNTERTOPS: MILDEW-RESISTANT JOINT SEALANT, MILDEW RESISTANT, SINGLE COMPONENT, NONSAG, NEUTRAL CURING, SILICONE, COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.

7. GROUTMETS: 2 INCH ROUND GROUTMETS BY DOUG MCCKETT & COMPANY, INC. OR APPROVED EQUAL.

8. STONE FABRICATION:

1. SELECT MATERIAL FOR INTENDED USE TO PREVENT FABRICATED UNITS FROM CONTAINING CRACKS, SEAMS, AND STARTS THAT COULD IMPAIR STRUCTURAL INTEGRITY OR FUNCTION.

2. FABRICATE STONE COUNTERTOPS IN SIZES AND SHAPES REQUIRED TO COMPLY WITH REQUIREMENTS INDICATED.

3. GENERAL: COMPLY WITH RECOMMENDATIONS IN MIA'S "DIMENSION STONE DESIGN MANUAL, V.1."

4. NOMINAL THICKNESS: PROVIDE THICKNESS SPECATED, BUT NOT LESS THAN 3/4 IN EXCEPT APARTMENT UNIT BATHROOM COUNTERTOPS SHALL BE NOT LESS THAN 2CM.

5. GAGE BACKS TO PROVIDE UNITS OF IDENTICAL THICKNESS.

6. JOINTS: FABRICATE COUNTERTOPS WITHOUT JOINTS WHEREVER POSSIBLE.

7. CUTOUTS & HOLES UNDERCOUNTER TOP FIXTURES: MAKE CUTOUTS FOR UNDERCOUNTER FIXTURES IN SHOP USING TEMPLATE OR PATTERN FURNISHED BY FIXTURE MANUFACTURER. FORM CUTOUTS TO SMOOTH, EVEN CURVES.

8. COUNTER MOUNTED FIXTURES: PREPARE COUNTERTOPS IN SHOP FOR FIELD CUTTING OPENINGS FOR COUNTER MOUNTED FIXTURES. MARK TOPS FOR CUTOUTS AND DRILL HOLES AT CORNERS OF CUTOUT LOCATIONS. MAKE CORNER HOLES OF LARGEST RADIUS PRACTICAL.

9. FITTINGS: DRILL CUTOUTS IN SHOP FOR PLUMBING FITTINGS, UNDERCOUNTER SINK DISPENSERS, AND SIMILAR ITEMS.

9. STONE FABRICATION:

1. SELECT MATERIAL FOR INTENDED USE TO PREVENT FABRICATED UNITS FROM CONTAINING CRACKS, SEAMS, AND STARTS THAT COULD IMPAIR STRUCTURAL INTEGRITY OR FUNCTION.

2. FABRICATE STONE COUNTERTOPS IN SIZES AND SHAPES REQUIRED TO COMPLY WITH REQUIREMENTS INDICATED.

3. GENERAL: COMPLY WITH RECOMMENDATIONS IN MIA'S "DIMENSION STONE DESIGN MANUAL, V.1."

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11. STONE FABRICATION:

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2. FABRICATE STONE COUNTERTOPS IN SIZES AND SHAPES REQUIRED TO COMPLY WITH REQUIREMENTS INDICATED.

3. GENERAL: COMPLY WITH RECOMMENDATIONS IN MIA'S "DIMENSION STONE DESIGN MANUAL, V.1."

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3. GENERAL: COMPLY WITH RECOMMENDATIONS IN MIA'S "DIMENSION STONE DESIGN MANUAL, V.1."

4. NOMINAL THICKNESS: PROVIDE THICKNESS SPECATED, BUT NOT LESS THAN 3/4 IN EXCEPT

03. Abbreviation Schedule	
Abbreviation	Abbreviation Name
+	PLUS OR MINUS
ADCNL	ADDITIONAL
ADJ	ADJACENT
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ANR	ANCHOR ROD
ARCH	ARCHITECT OR ARCHITECTURAL
BT	BOTTOM OF
BW	BETWEEN
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BRG	BEARING
BWP	BRACED WALL PANEL
CFS	COLD FORMED STEEL
CHKD	CHECKED
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CTR	CENTER
db	DIA OF REINF BAR, DIA OF BOLT
DRA	DEFORMED BAR ANCHOR
DIA or Ø	DIAMETER
DIAG	DIAGONAL
DIR	DIRECTION
DWL	DOWEL
EA	EACH
EE	EXTENDED END
EJ	EXPANSION JOINT
ELEV	ELEVATION
EN	EDGE NAILING
ENGR	ENGINEER
EOD	EDGE OF DECK
EOS	EDGE OF SLAB
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
EXT	EXTERIOR
FDN	FOUNDATION
FLG	FLANGE
FLR	FLOOR
FS	FAR SIDE
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSS	HOLLOW STRUCTURAL SECTION
I	INSIDE FACE
INT	INTERIOR
JST	JOIST
K	KIPS (1000 LBS)
LCE	COMPRESSION EMBEDMENT LENGTH
LCS	COMPRESSION LAP SPLICED LENGTH
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSH	LONG SLOTTED HOLE
LTE	TENSION EMBEDMENT LENGTH
LTS	TENSION LAP SPLICED LENGTH
LW	LIGHTWEIGHT
MFCR	MANUFACTURER
MTL	METAL
NC	NOT IN CONTRACT
NS	NEAR SIDE
NIS	NOT TO SCALE
OC	ON CENTER
OF	OUTSIDE FACE
OPP	OPPOSITE
OVS	OVERSIZED
PC	PRECAST
PAF	POWDER ACTUATED FASTENER
PAR	PARALLEL
PEMB	PRE-ENGINEERED METAL BUILDING
PEN	PENETRATION
PERP	PERPENDICULAR
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
RC	REINFORCED CONCRETE
RE	REFER TO
RENF	REINFORCING
REQD	REQUIRED
RF	RIGID FRAME
SC	SLIP CRITICAL
SOS	SELF DRILLING SCREW
SM	SIMILAR
SLV	SHORT LEG VERTICAL
SO	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STR	STIRRUPS
STL	STEEL
SW	SHEAR WALL
SYM	SYMMETRIC
T&B	TOP AND BOTTOM
TI	TOP OF
TRANS	TRANSVERSE
TP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WI	WITH
WO	WITHOUT
WF	WIDE FLANGE
WP	WORK POINT
WWR	WELDED WIRE REINFORCEMENT

STRUCTURAL DESIGN CRITERIA (2018 IBC AND ASCE 7-16):

- BUILDING OCCUPANCY RISK CATEGORY II.
- LIVE LOADS (UNIFORM (PSF) / POINT LOADS (KIPS)):
 - ROOF.....20 PSF / 30K
 - GROUND LEVEL SLAB.....100 PSF / 220 K
- ROOF SNOW LOAD:
 - GROUND SNOW LOAD (Ps).....20 PSF
 - FLAT ROOF SNOW LOAD (Pf).....15.4 PSF
 - MIN UNIFORM ROOF SNOW LOAD (Pm).....20 PSF (NO DRIFT OR RAIN)
 - RAIN ON SNOW SURCHARGE (Pr).....5.0 PSF
 - SNOW EXPOSURE FACTOR (Ce).....1.0, EXPOSURE B
 - SNOW LOAD IMPORTANCE FACTOR (Ia).....1.0
 - THERMAL FACTOR (Ct).....1.1 (last above freezing)
 - SLOPE FACTOR (Cs).....1.0 (for ¼ per foot frost)
- WIND DESIGN DATA:
 - BASIC WIND SPEED (3 SEC GUST).....115 MPH
 - WIND EXPOSURE.....B
 - GROUND ELEVATION ABOVE SEA LEVEL.....1,009 FT
 - DIRECTIONALITY FACTOR (Kd).....0.85
 - INTERNAL PRESSURE COEFF.....+/- 0.18
 - COMPONENTS AND CLADDING WIND U/LTIMATE 1.7PM PRESSURES (BASED ON TRIB 10 S.F., EXP. B, MAY BE REDUCED FOR COMPONENTS WITH LARGER TRIB PER BLDG CODE)
 - WALLS AT CORNERS & EDGES.....+20 / -26 PSF
 - ALL OTHER MAIN WALL CONDITIONS.....+20 / -21 PSF
 - ROOF AREA 1.....+16 / -36 PSF
 - ROOF AREA 2a.....+16 / -36 PSF
 - ROOF AREA 2b.....+16 / -33 PSF
 - ROOF AREA 2c.....+16 / -33 PSF
 - ROOF AREA 3a.....+16 / -33 PSF
 - ROOF AREA 3b.....+16 / -33 PSF
 - ROOF AREA 3c.....+16 / -33 PSF
 - ROOF AREA 3d.....+16 / -33 PSF
 - REFERENCE ASCE 7-16 FIG 30.3-2B FOR AREA LOCATIONS
- EARTHQUAKE DESIGN DATA:
 - SEISMIC IMPORTANCE FACTOR (Ie).....1.0
 - MAPPED SPECTRAL RESP ACCEL (Sa (S1)).....0.1 / 0.068
 - SITE CLASS.....D
 - SPECTRAL RESPONSE COEFF (Sds / Sd1).....0.106 / 0.109
 - SEISMIC DESIGN CATEGORY.....B
 - SEISMIC FORCE RESISTING SYSTEM.....E&E, LIGHT FRAMING
 - DESIGN BASE SHEAR.....3.5 K (ASD)
 - SEISMIC RESPONSE COEFF (Cs).....0.0184
 - ANALYSIS PROCEDURE.....ELF
- RAIN LOAD DATA:
 - 15-MIN RAIN INTENSITY.....7.49 IN/HR
 - 60-MIN RAIN INTENSITY.....3.52 IN/HR

DESIGN ASSUMES APPROPRIATE ROOF SLOPE AND DRAINAGE (INCLUDING OVERFLOWS) ARE PROVIDED. ROOF IS DESIGNED FOR LIVE LOAD INDICATED ABOVE.

- GUARD RAILS.....50 PLF, AND/OR 20#
- CONCENTRATED LOAD APPLIED IN ANY DIRECTION.

STRUCTURAL GENERAL NOTES:

- DESIGN AND CONSTRUCTION SHALL CONFORM TO THE "INTERNATIONAL BUILDING CODE, 2018 EDITION" AS AMENDED BY THE CITY OF LEE SUMMIT, MO. REFER TO THE SPECIAL STRUCTURAL INSPECTION NOTES FOR ADDITIONAL REQUIREMENTS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- IF DISCREPANCIES EXIST BETWEEN STRUCTURAL PLANS, ARCHITECTURAL PLANS, OTHER PLANS, OR SPECIFICATIONS, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR CLARIFICATION FROM THE ARCHITECT AND/OR ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO EXECUTE AND DETERMINE FINAL ERECTION PROCEDURES, SEQUENCING AND TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYING OR TIE DOWNS WHICH MIGHT BE NECESSARY.
- THE STRUCTURE AND FOUNDATIONS ARE NOT DESIGNED FOR FUTURE EXPANSION.
- FABRICATORS AND SUPPLIERS SHALL CLEARLY NOTE AND HIGHLIGHT CHANGES MADE IN SHOP DRAWINGS, WHICH DO NOT COMPLY WITH THE CONTRACT DOCUMENTS.
- COLUMNS, BEAMS, JOISTS OR TRUSSES SHALL NOT BE FIELD CUT OR TRIMMED FOR ANY REASON WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
- HOLES, PIPES, SLEEVES, ETC. NOT SHOWN ON THE DRAWINGS MUST BE REVIEWED BY THE ARCHITECT/ENGINEER BEFORE PLACEMENT THROUGH STRUCTURAL MEMBERS.
- IF MECHANICAL AND ELECTRICAL EQUIPMENT SIZES, WEIGHTS, OR LOCATIONS DO NOT CONCLUDE WITH EQUIPMENT SHOWN ON THE PLANS, COORDINATE ADJUSTMENTS WITH THE ARCHITECT.
- NO AREA OF THE STRUCTURE SHALL BE LOADED WITH CONSTRUCTION MATERIALS OR EQUIPMENT THAT EXCEEDS FINAL DESIGN CRITERIA.
- BEAMS, COLUMNS, WALLS AND FOOTING CENTERS SHALL BE CENTERED UNDER SUPPORTING MEMBERS (TYPICAL, UNLESS NOTED OTHERWISE).
- DELEGATED DESIGN - DEFERRED SUBMITTALS SHALL BE SIGNED/ SEALED PRIOR TO SUBMITTAL FOR REVIEW. THESE INCLUDE:
 - PRE-ENGINEERED CANOPIES
 - PRE-ENGINEERED ROOF TRUSSES
- SUBMIT THESE SHOP DRAWINGS AND CALCULATIONS SEALED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE JURISDICTION OF THE PROJECT SHALL BE FURNISHED TO THE ENGINEER OF RECORD FOR REVIEW. THE CONTRACTOR SHALL SUBMIT COPIES OF DEFERRED SUBMITTALS TO THE BUILDING DEPARTMENT AFTER ARCHITECT REVIEW.
- TYPICAL DETAILS ARE SHOWN ON SHEETS DESIGNATED "SDXX". THE INCLUDED TYPICAL DETAILS MAY OR MAY NOT BE CUT / REFERENCED ON PLANS OR SECTIONS BUT ARE TO BE USED AS APPLICABLE.
- SUBMITTALS:
 - GENERAL CONTRACTOR TO PROVIDE A SHOP DRAWING SUBMITTAL LOG ITEMIZING ALL PROPOSED SUBMITTALS FOR APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD.
 - ALL SHOP DRAWINGS SHALL BE CHECKED BY THE FABRICATOR AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO THE STRUCTURAL ENGINEER OF RECORD. SHOP DRAWING REVIEW BY ENGINEER IS LIMITED TO VERIFYING GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES FROM THE CONTRACT DOCUMENTS, DIMENSIONAL ERRORS, COORDINATION ERRORS, OR OMISSIONS IN SHOP DRAWINGS.
 - SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION REGARDING ALL STRUCTURAL ITEMS, INCLUDING THE FOLLOWING:
 - CONCRETE MIX DESIGNS (5 DAYS BEFORE POUR, MIN.)
 - CONCRETE REINFORCEMENT
 - PRE-ENGINEERED ROOF TRUSSES
 - SHOP DRAWINGS SHALL INCLUDE CONNECTIONS AS WELL AS SIZE, SPACING, AND GRADE OF ALL MEMBERS, PLANS AND ANY DETAILING NECESSARY FOR DETERMINING FIT AND PLACEMENT SHALL ALSO BE INCLUDED.
- IF THE SHOP DRAWINGS DIFFER FROM OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN THE APPROPRIATE STATE. ANY CHANGES TO THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ARE SUBJECT TO REVIEW AND APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.
- ITEMS THAT ARE DESIGNED BY THE CONTRACTOR SHALL BE DESIGNED TO RESIST THE LIVE LOADS INDICATED IN STRUCTURAL NOTES, DEAD LOAD, SELF WEIGHT, ANY ADDITIONAL LOADING INDICATED ON PLANS AND DETAILS, SNOW DRIFT, AND A NET WIND UPLIFT.
- ITEMS THAT ARE DESIGNED BY THE CONTRACTOR SHALL INCLUDE ANY RELEVANT TECHNICAL LITERATURE FROM THE MANUFACTURER. ALSO PROVIDE A CERTIFICATION FROM THE MANUFACTURER SHOWING THE PRODUCT IS IN COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.
- THE CONTRACTOR SHALL COORDINATE SEISMIC RESTRAINTS OF MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT, MACHINERY, AND ASSOCIATED PIPING WITH THE STRUCTURE. ANY CONNECTIONS TO STRUCTURE SHALL CONFORM TO ASCE 7, CHAPTER 19 AND SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE APPROPRIATE STATE AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION.

- FIELD ENGINEERED DETAILS DEVELOPED BY THE CONTRACTOR THAT DIFFER FROM OR ADD TO THE STRUCTURAL DRAWINGS SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN THE APPROPRIATE STATE AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.

SPECIAL INSPECTIONS:

- PROVIDE SPECIAL STRUCTURAL INSPECTIONS AND VERIFICATIONS BY A THIRD PARTY MEETING THE REQUIREMENTS OF CHAPTER 17 OF THE BUILDING CODE AND THE BUILDING OFFICIAL.
- SPECIAL INSPECTORS SHALL BE QUALIFIED AND FURNISH THEIR REPORTS IN A TIMELY MANNER TO THE CONTRACTOR, BUILDING OFFICIALS, ARCHITECT, AND/OR ENGINEER.
- SHOULD INSPECTOR IDENTIFY ANY DISCREPANCY, THEY SHALL NOTIFY CONTRACTOR FIRST, AND THEN ARCHT/ENGINEER IMMEDIATELY THEREAFTER IF CORRECTIVE ACTION IS NEEDED.
- SPECIAL INSPECTIONS AS REQUIRED BY CODE:
 - CONCRETE: SECTION 1705.3 AND TABLE 1705.3 CONCRETE MATERIAL SAMPLING AND TESTING, REBAR OBSERVATIONS. TAKE SET OF (3) CYLINDERS FOR EVERY 50 C.Y., BUT NOT LESS THAN ONE SET OF SAMPLES PER DAYS WORK AND PER MIX.
 - SOILS: SECTION 1705.6 FOUNDATION BEARING, EXCAVATION, FILL PLACEMENT.
 - WOOD CONSTRUCTION: SECTION 1705.5.

EARTHWORK AND FOUNDATIONS:

- PERIMETER AND EXTERIOR FOOTINGS SHALL BEAR AT A MINIMUM OF 3'-0" BELOW ADJACENT GRADE.
- ALL FOOTINGS SHALL BEAR ON FIRM NATIVE MATERIALS, COMPACTED OR ENGINEERED FILL CAPABLE OF SUPPORTING AN ALLOWABLE BEARING PRESSURE OF 1,500 PSF PER THE IBC. DEEPEN FOOTINGS, AND REMOVE AND REPLACE UNACCEPTABLE SOILS WITH ENGINEERED FILL AS REQUIRED TO PROVIDE THIS MINIMUM DEPTH AND SUITABLE BEARING.
- UNDERCUT THE PAD TO A DEPTH OF 24-INCHES BELOW BOTTOM OF FLOOR SLAB ELEVATION AND REPLACE WITH LOW-VOLUME-CHANGE MATERIALS PER THE GEOTECHNICAL REPORT.
- FILL PLACEMENT, COMPACTION, AND SOIL BEARING TESTS SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER PRIOR TO INSTALLING FOOTINGS TO ENSURE DESIGN ALLOWABLE BEARING VALUES AND SLAB SUBGRADE REQUIREMENTS ARE SATISFIED. IF ACTUAL SITE CONDITIONS DO NOT SATISFY THESE REQUIREMENTS, COORDINATE ADJUSTMENTS WITH ARCHITECT/ENGINEER/ GEOTECHNICAL ENGINEER.
- SURFACE WATER SHALL NOT BE ALLOWED TO STAND ADJACENT TO OR DRAIN TOWARDS THE FOUNDATION AND SLAB SUBGRADES UNDER ANY CIRCUMSTANCES. PAVEMENTS OR GRADED SOILS AT THE PERIMETER OF THE BUILDING, EXCEPT AS REQUIRED AT EXITS OR AS NOTED, SHALL BE SLOPED AWAY AT 5% OR 6" MIN FOR THE FIRST TEN FEET AND AS REQUIRED TO PROVIDE POSITIVE DRAINAGE.
- FOOTINGS MAY BE POURED TO NEAT LINES OF EXCAVATIONS PROVIDING VERTICAL LINES OF EXCAVATIONS CAN BE MAINTAINED DURING CONCRETE PLACEMENT.
- FOUNDATION WALL BACKFILL SHALL NOT BE UNBALANCED BY MORE THAN TWO FEET ON EITHER SIDE AT ANY TIME. BASEMENT WALL AND RESTRAINED RETAINING WALL BACKFILL SHALL NOT BE PLACED UNLESS THE WALL IS ADEQUATELY BRACED. RETAINING WALL AND BASEMENT WALL BACKFILL SHALL BE FREE DRAINING GRANULAR BACKFILL ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.

CONCRETE AND MASONRY REINFORCING STEEL:

- SUBMIT SHOP DRAWINGS FOR REBAR. ALL REINFORCING BARS SHALL MEET ASTM A615 GRADE 60.
- ALL MESH SHALL MEET ASTM A-185 LAP A MINIMUM OF 8" OR ONE FULL MESH, WHICHEVER IS GREATER.
- REINFORCING BAR QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY.
- CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE ¾" CLEAR FOR SLABS, 2" CLEAR FOR FORMED SURFACES AND 3" CLEAR FOR FOOTINGS (TYPICAL, UNLESS NOTED).
- CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT, SLAB DOWELS, INSERTS, SLEEVES AND EMBEDDED ITEMS ARE PROPERLY LOCATED AND RIGIDLY SECURED PRIOR TO CONCRETE PLACEMENT. "WET STICKING" DOWELS WILL NOT BE ALLOWED.
- REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH THE LATEST A.C.I. DETAILING MANUAL BY A QUALIFIED AND EXPERIENCED FIRM AND PERSON. PLACE AND SUPPORT REINFORCEMENT WITH ACCESSORIES: MAXIMUM SPACING - 48" CENTERS PLASTIC-TIPPED LEGS FOR EXPOSED SURFACES). USE 3" SPP SUPPORTS AT ALL FOOTINGS.
- ALL STRUCTURAL ADHESIVE SHALL BE SIMPSON SET 3G OR HILTI HY-200 R OR EQUIVALENT. ALL STRUCTURAL ADHESIVE SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS. SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL WITH APPROPRIATE ICBO EVALUATION REPORTS.

CAST IN PLACE CONCRETE:

- SUBMIT PROPOSED MIXED DESIGNS OF EACH TYPE FOR REVIEW. REQUIRED MINIMUM CONCRETE COMPRESSIVE STRENGTHS AT 28 DAYS:
 - FOOTING AND GRADE BEAM CONCRETE.....4000 PSI
 - FOUNDATION WALL CONCRETE.....4000 PSI
 - SLAB ON GRADE.....4000 PSI
- ALL CONCRETE MIX DESIGNS SHALL HAVE WATER TO CEMENT RATIOS LESS THAN 0.52 (0.45 FOR MOISTURE SENSITIVE FLOORING), WITH A MAXIMUM 60/40 FINE TO COARSE AGGREGATE RATIO. CONCRETE MIX DESIGNS THAT DO NOT CONFORM TO THE ABOVE STANDARD AND/OR CONTAIN WATER REDUCING ADMIXTURES SHALL BE SUBMITTED WITH APPROPRIATE TEST DATA PER A.C.I. ALL CONCRETE SHALL BE IN CONFORMANCE WITH THE A.C.I. 301 STANDARD THAT IS REFERENCED IN THE BUILDING CODE AT THE TIME OF PERMITTING THE PROJECT.
- EXTERIOR CONCRETE (FLOOR SLABS, WALLS, ETC) SHALL HAVE 6.5% (PLUS/MINUS 1.5%) ENTRAINED AIR.
- CHAMFER ALL EXPOSED CONCRETE EDGES 3/4" (VERIFY WITH ARCHITECT).
- NO ALUMINUM SHALL BE EMBEDDED IN ANY CONCRETE.
- NO CALCIUM CHLORIDE SHALL BE USED IN CONCRETE
- THE DESIGN, CONSTRUCTION, AND SAFETY OF ALL FORMWORK IS THE RESPONSIBILITY OF THE CONTRACTOR
- ALL CONCRETE IS REINFORCED UNLESS SPECIFICALLY NOTED AS UNREINFORCED. REINFORCE ALL CONCRETE NOT OTHERWISE SHOWN WITH THE SAME REINFORCING AS SIMILAR SECTIONS OR AREAS.
- CONSTRUCTION JOINTS IN GRADE BEAMS, CONTINUOUS FOOTINGS, AND WALLS THAT DO NOT CHANGE DIRECTION SHALL BE SPACED NO GREATER THAN 60'-0". INTERMEDIATE CONTROL JOINTS SHALL BE SPACED AT 25'-0" MAX FOR WALLS. CONTROL JOINTS IN WALLS SHALL ALSO BE LOCATED 15'-0" FROM CORNERS AND AT CHANGES IN WALL THICKNESS
- WHERE FRESH CONCRETE IS DEPOSITED AGAINST HARDENED CONCRETE (GREATER THAN 8 HRS OLD), CLEAN EXISTING SURFACE OF LANTANCE AND FOREIGN MATERIAL, AND DAMPEN THE EXISTING SURFACE. IF REQUIRED, ROUGHEN EXISTING CONCRETE TO ¼" AMPLITUDE.
- SLABS ON GRADE SHALL BE 4" THICK MINIMUM ON 4" OF GRANULAR FILL. REINF SLAB WITH 6 X 6-W2 1W/2 1W/1R OR #3 BARS @ 18" OC EA WAY. PLACE REINF IN UPPER 1/3 OF SLAB THICKNESS. AT INTERIOR SLABS, A 10 MIL VAPOR BARRIER SHALL BE PLACED BETWEEN THE CONCRETE AND GRANULAR BASE AND CARE SHOULD BE TAKEN DURING CURING TO PREVENT SLAB CURLING. THIS NOTE SHALL BE TYPICAL UNLESS NOTED OTHERWISE
- SAW CUT JOINTS OR KEVED CONSTRUCTION JOINTS IN SLABS ON GRADE SHALL BE SPACED TO DIVIDE THE SLAB INTO PANELS NOT TO EXCEED 225 SQUARE FEET. THE LONGER DIMENSION OF EACH PANEL SHALL NOT EXCEED THE SHORTER DIMENSIONS BY MORE THAN 40%. JOINTS SHALL BE LOCATED AT COLUMN CENTERLINES WHERE POSSIBLE. SPACING BETWEEN JOINTS SHALL NOT EXCEED 15 FEET. CONTRACTOR SHALL SUBMIT JOINT LAYOUT TO ARCHITECT FOR APPROVAL. REFER TO TYPICAL DETAILS.
- REINFORCEMENT SHALL BE CONTINUOUS AND LAPPED 53 BAR DIAMETERS (2'-6" MIN.) EXCEPT AS NOTED AND PROVIDE CORNER BARS OF SAME SIZE AND SPACING.
- MINIMUM CONCRETE WALL REINFORCING (WALL 10" OR GREATER) SHALL BE #5 AT 10" CENTERS EACH WAY, EACH FACE
- MINIMUM REINFORCING AROUND CONCRETE WALL OPENINGS 2'-0" OR GREATER (TYPICAL UNLESS NOTED); 2-#5, EXTEND REINF 2'-0" PAST OPENINGS. PROVIDE 2-#5 x 4'-0" DIAGONAL BARS AT CORNERS
- CONTRACTOR SHALL COORDINATE ALL CURING COMPOUNDS WITH FLOOR FINISH REQUIREMENTS TO ENSURE COMPATIBILITY.
- FOUNDATION CONTRACTOR TO ENSURE PROPER ANCHOR ROD PROJECTION AND THAT ANCHOR RODS ARE HELD SECURELY IN POSITION PRIOR TO CONCRETE PLACEMENT. INSTALL ANCHOR RODS TO THE STRUCTURAL TOLERANCES PER AISC REQUIREMENTS. STRUCTURAL STEEL COLUMN ANCHOR RODS SHALL BE SET WITH A RIGID TEMPLATE.

- AGGREGATES AND/OR CONCRETE MIXES SHALL BE CERTIFIED TO BE FREE OF AND ELIMINATE DAMAGE OF CONCRETE DUE TO ALKALI-SILICA REACTION OR ALKALI-AGGREGATE REACTIONS WHEN EXPOSED TO SOILS AND/OR AN EXTERIOR ENVIRONMENT.

WOOD:

- FRAMING MATERIAL: ALL WOOD FRAMING SHALL MEET OR EXCEED THE FOLLOWING:
 - NOMINAL STRUCTURAL LUMBER: DOUG. FIR - NO 2 OR BETTER, KILN-DRIED, MIN Fb = 900 PSI, MIN E = 1400 KSI.
 - EXPOSED TO WEATHER: NOMINAL STRUCT LUMBER - PRESS TREATED NO 2 OR BETTER, MIN Fb = 1000 PSI, MIN E = 1300 KSI.
 - C. MICROLAM LVL (LAMINATED VENEER LUMBER) BEAMS SHALL MEET TRUS JOIST SPECIFICATIONS: MINIMUM Fb = 2600 PSI AND MINIMUM E = 1900 KSI.
 - TIMBERSTRAND LVL (LAMINATED STRAND LUMBER) BEAMS SHALL MEET TRUS JOIST SPECIFICATIONS: MINIMUM Fb = 2600 PSI AND MINIMUM E = 1550 KSI.
 - GLULAM FRAMING: 24F-V4 DOUGLAS FIR, ARCHITECTURAL FINISH (COORDINATE WITH ARCH).
- LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY, SUCH AS SILL PLATES AND BEARING PLATES BELOW BEAMS POCKETED IN CMU, SHALL BE TREATED LUMBER.
- WOOD SHEATHING:
 - ROOF SHEATHING SHALL BE 15/32" OR 1/2" WITH AN APA SPAN RATING OF 32/16, EXPOSURE 1, MINIMUM 2 SPAN, FASTEN WITH 10d COMMON NAILS AT 6" CENTERS AT ALL PANEL EDGES AND 12" CENTERS MAXIMUM AT INTERMEDIATE FRAMING MEMBERS (IN THE FIELD). USE PLYCLIPS AT MIDSPAN.
 - FLOOR SHEATHING SHALL BE TONGUE AND GROOVE SHEATHING, EXPOSURE 1, MINIMUM 2 SPAN, FASTEN WITH APA APPROVED ADHESIVE AND 10d RING SHANKED NAILS AT 6" ON CENTERS AT ALL PANEL EDGES AND AT 10" ON CENTERS MAXIMUM AT INTERMEDIATE FRAMING MEMBERS (IN THE FIELD).
 - WHEN CLEAR DISTANCE BETWEEN FLOOR JOISTS OR FLOOR TRUSSES IS 16" OR LESS USE 3/4" SHEATHING WITH AN APA SPAN RATING OF 40/24.
 - WHEN CLEAR DISTANCE BETWEEN FLOOR JOISTS OR FLOOR TRUSSES IS GREATER THAN 16" USE 7/8" SHEATHING WITH AN APA SPAN RATING OF 60/32.
 - WALL SHEATHING FOR EXTERIOR WALLS SHALL BE 7/16" WITH AN APA SPAN RATING OF 24/8, UNLESS NOTED OTHERWISE. ALL PANEL EDGES SHALL BE BACKED WITH 2 INCH NOMINAL OR WIDER FRAMING. FASTEN WITH 8d COMMON NAILS AT 6" OC MAXIMUM AT ALL TOP PLATES, BLOCKING, BOUNDARIES AND 10" OC MAXIMUM IN THE FIELD.
- WOOD SHEATHING TO BE STAGGERED 4'X8 SHEETS. ORIENTED PERPENDICULAR TO SUPPORTING MEMBERS.
- PROVIDE 1/8" GAP AT ALL SHEATHING PANEL EDGES AND END JOINTS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. DUE TO CONSTRUCTION CONDITIONS, TEMPORARY EXPANSION JOINTS MAY BE REQUIRED IN FLOOR/ROOF SHEATHING.
- ALL HEADERS IN EXTERIOR OR INTERIOR BEARING WALLS SPANNING MORE THAN 3'-8" SHALL BE SUPPORTED ON DOUBLE STUDS UNLESS NOTED.
- MINIMUM NAILING SHALL CONFORM TO IBC TABLE 2304.10.1. USE COMMON NAILS EXCEPT WHERE NOTED. ALL FASTENERS (BOLTS, SCREWS, NAILS, ETC) IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIP GALVANIZED.
- LIGHT GAUGE WOOD FRAMING CONNECTORS AS NOTED ON THE PLANS FOR WOOD JOISTS, COLUMNS, BEAMS AND TRUSSES SHALL BE "STRONG - TIE" CONNECTORS BY THE SIMPSON CO. OR REVIEWED EQUIVALENT. CONNECTORS IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER SHALL HAVE "ZMAX" G185 HOT DIP GALVANIZED COATING OR REVIEWED EQUIVALENT.
- CONNECTORS IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER SHALL HAVE "ZMAX" G185 HOT DIP GALVANIZED COATING OR REVIEWED EQUIVALENT.
- STAINLESS STEEL FASTENERS, ANCHOR BOLTS, LIGHT GAUGE CONNECTORS, ETC. MAY BE SUBSTITUTED FOR HOT DIP GALVANIZED MATERIALS AT THE CONTRACTORS OPTION.
- PROVIDE UPLIFT CONNECTORS AT EACH ROOF TRUSS TO WALL CONNECTIONS PER IBC.
- STUDS SHALL BE CONTINUOUS BETWEEN EACH DIAPHRAGM LEVEL. EXTERIOR WALL STUDS AT GROUND FLOOR SHALL BE BRACED BY KICKERS AND/OR STRUCTURAL CEILING FRAMING.
- TYPICAL SILL ANCHOR RODS SHALL BE GALVANIZED 5/8" DIAMETER EMBEDDED 6" MIN INTO CONCRETE, SPACED NO FURTHER THAN 3'-0" OC, AND SHALL OCCUR WITHIN 12" OF THE ENDS OF A SILL PLATE. SPACE ANCHOR RODS MORE CLOSELY TOGETHER AT SHEAR WALLS AS SHOWN ON THE DRAWINGS. EACH SILL PLATE SHALL HAVE A MINIMUM OF 2 ANCHOR RODS. PROVIDE 2" SQUARE PLATE WASHERS AND NUTS.
- SUBSTITUTIONS OF SPECIFIED WOOD MEMBERS SHALL NOT BE MADE WITHOUT REVIEW OF THE ARCHITECT/ENGINEER.
- CUT ENDS OF EXTERIOR WOOD POSTS SHALL BE FIELD TREATED WITH AN APPROVED PRESERVATIVE (SUCH AS COPPER NAPHTHENATE). ATTACHMENT OF THE BEAM TO THE SIDE OF THE POST WITHOUT NOTCHING IS PROHIBITED. ALL 3-PLY BEAMS SHALL BE CONNECTED TO THE POST BY A POST CAP PLATE.

PRE-FABRICATED WOOD TRUSS NOTES:

- THE WOOD TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR ENGINEERS REVIEW. THE SHOP DRAWINGS SHALL INCLUDE PLACING PLANS OF ALL TRUSSES CLEARLY LABELED, DETAILS OF TRUSS CONNECTIONS AND ANCHORAGES, DETAILS OF METAL CONNECTORS USED AT JOINTS, AND ENGINEERING DESIGN DATA. THE ENGINEERING DESIGN FOR EACH TYPE OF TRUSS SHALL INCLUDE: TRUSS LOCATION IDENTIFICATION, ALL LOADINGS AND REACTIONS, WOOD SPECIES AND STRESS GRADES, MEMBER STRESSES, JOINT CONNECTIONS, CONFIGURATION, TRUSS HANGERS, TRUSS TO TRUSS CONNECTIONS, BRACING FOR LATERAL STABILITY OF THE COMPLETED FRAMING SYSTEM AND OF THE TEMPORARY CONSTRUCTION CONDITION IN ACCORDANCE WITH THE TPI RECOMMENDATIONS, AND THE PROFESSIONAL ENGINEERS SEAL OF THE PERSON RESPONSIBLE FOR THE DESIGN OF THE TRUSSES/TRUSS SYSTEM.
- PREFABRICATED WOOD TRUSS DESIGN SHALL CONFORM TO THE FOLLOWING REQUIREMENTS: ANSI/TPI NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION TPI HRP - COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED TRUSSES TPI SDB - RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES; SHOP DRAWINGS SHALL INDICATE VERIFICATION OF PARTICIPATION IN THE TPI INSPECTION PROGRAM.
- THE CONTRACTOR SHALL FURNISH A COPY OF THE APPROVED PRE-FABRICATED TRUSS SHOP DRAWINGS TO BUILDING OFFICIAL FOR THEIR RECORDS.
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE FIELD CUT, NOTCHED, DRILLED, OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.
- PRE-FABRICATED WOOD ROOF TRUSS DESIGN CRITERIA:
 - TOP CHORD DEAD LOAD.....10 PSF
 - TOP CHORD LIVE LOAD.....20 PSF
 - TOP CHORD SNOW LOAD.....PER DESIGN CRITERIA
 - TOP CHORD WIND LOAD.....PER CALCD WIND DESIGN CRITERIA (S01)
 -(UPLIFT VALUES MAY BE REDUCED BY 12 PSF (0.60)
 - BOTT. CHORD DEAD LOAD.....10 PSF
 - BOTT. CHORD LIVE LOAD.....10 PSF
 - LIVE LOAD DEFLECTION CRITERIA.....L/360
 - TOTAL LOAD DEFLECTION CRITERIA.....L/240
 -*MUST INCLUDE ALL LONG-TERM DEFLECTION EFFECTS
- ALL SCISSOR AND/OR VAULTED TRUSSES ARE NOT RESTRAINED AT WALLS. CONSIDER HORIZONTAL DEFLECTION IN TRUSS DESIGN. LIMIT HORIZONTAL DEFLECTION TO 0.5" TOTAL OR 0.25" EA SIDE.
- TRUSS SUPPLIER SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO TRUSS FABRICATION.



PERMIT DOCUMENTS

REUNION AT BLACKWELL
SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

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REVISION DATES:



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PROFESSIONAL SEAL

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STAND SEI#: 23090

STRUCTURAL GENERAL NOTES
IBC

03. Abbreviation Schedule	
Abbreviation	Abbreviation Name
±	PLUS OR MINUS
ADCNL	ADDITIONAL
ADJ	ADJACENT
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFB	ABOVE FINISHED FLOOR
ALT	ALTERNATE
AR	ANCHOR ROD
ARCH	ARCHITECT OR ARCHITECTURAL
BT	BOTTOM OF
BW	BETWEEN
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BRG	BEARING
BWP	BRACED WALL PANEL
CFS	COLD FORMED STEEL
CHKD	CHECKED
CP	CAST IN PLACE
CJ	CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CTR	CENTER
db	DIA OF REINF BAR, DIA OF BOLT
DBA	DEFORMED BAR ANCHOR
DIA or Ø	DIAMETER
DIAG	DIAGONAL
DIR	DIRECTION
DWL	DOWEL
EA	EACH
EE	EXTENDED END
EJ	EXPANSION JOINT
ELEV	ELEVATION
EN	EDGE NAILING
ENGR	ENGINEER
EOO	EDGE OF DECK
EOS	EDGE OF SLAB
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
EXT	EXTERIOR
FDN	FOUNDATION
FLG	FLANGE
FLR	FLOOR
FS	FAR SIDE
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSS	HOLLOW STRUCTURAL SECTION
I	INSIDE FACE
INT	INTERIOR
JST	JOIST
K	KIPS (1000 LBS)
LCE	COMPRESSION EMBEDMENT LENGTH
LCS	COMPRESSION LAP SPOUCE LENGTH
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LSH	LONG SLOTTED HOLE
LTE	TENSION EMBEDMENT LENGTH
LTS	TENSION LAP SPOUCE LENGTH
LW	LIGHTWEIGHT
MFCR	MANUFACTURER
MTL	METAL
NIC	NOT IN CONTRACT
NS	NEAR SIDE
NTS	NOT TO SCALE
OC	ON CENTER
OF	OUTSIDE FACE
OPP	OPPOSITE
OVS	OVERSIZED
PC	PRECAST
PAF	POWDER ACTUATED FASTENER
PAR	PARALLEL
PEMB	PRE-ENGINEERED METAL BUILDING
PEN	PENETRATION
PERP	PERPENDICULAR
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
RC	REINFORCED CONCRETE
RE	REFER TO
RENF	REINFORCING
REQD	REQUIRED
RF	RIGID FRAME
SC	SLIP CRITICAL
SOS	SELF DRILLING SCREW
SM	SIMILAR
SLV	SHORT LEG VERTICAL
SOG	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STR	STIRRUPS
STL	STEEL
SW	SHEAR WALL
SYM	SYMMETRIC
T&B	TOP AND BOTTOM
TI	TOP OF
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WI	WITH
W/O	WITHOUT
WF	WIDE FLANGE
WP	WORK POINT
WWR	WELDED WIRE REINFORCEMENT

STRUCTURAL GENERAL NOTES

DESIGN CRITERIA:

- LIVE LOADS (UNIFORM (PSF) / POINT LOADS (KIPS)):
 - ROOF..... 20 PSF / 1.0 K
 - ELEVATED FLOORS..... 40 PSF / 1.0 K
- GROUND SNOW LOAD (Pg)..... 20 PSF
- BASIC WIND SPEED (3 SEC GUST)..... 115 MPH (ULT)
90 MPH (ASD)
- DECK GUARD RAIL LOAD..... 200# CONCENTRATED LOAD APPLIED IN ANY DIRECTION

AREA	MIN DEAD LOAD	MIN LIVE LOAD
BALCONIES (EXTERIOR) AND DECKS	10	40
CEILING JOISTS W/O STORAGE (SCUTTLE ACCESS ONLY)	10	10
CEILING JOISTS - ATTICS W/ STORAGE (DOOR OR PULL DOWN LADDER ACCESS)	10	20
ROOMS - NON SLEEPING	15	40
SLEEPING ROOMS	15	30
ROOF - LIGHT ROOF COVERING	15	20
ROOF - HEAVY ROOF COVERING (CONCRETE/TILE/SLATE)	20	20

STRUCTURAL GENERAL NOTES:

- DESIGN AND CONSTRUCTION SHALL CONFORM TO THE "INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION". CONSULT WITH THE LOCAL JURISDICTION FOR INSPECTION REQUIREMENTS
- CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
- IF DISCREPANCIES EXIST BETWEEN STRUCTURAL PLANS, ARCHITECTURAL PLANS, OTHER PLANS, OR SPECIFICATIONS, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR CLARIFICATION FROM THE ARCHITECT AND/OR ENGINEER PRIOR TO PROCEEDING WITH THE WORK
- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. THE CONTRACTORS RESPONSIBILITY TO EXECUTE AND DETERMINE FINAL ERECTION PROCEDURES, SEQUENCING AND TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.
- FABRICATORS AND SUPPLIERS SHALL CLEARLY NOTE AND HIGHLIGHT CHANGES MADE IN SHOP DRAWINGS, WHICH DO NOT COMPLY WITH THE CONTRACT DOCUMENTS.
- BEAMS, COLUMNS, WALLS, AND FOOTING CENTERS SHALL BE CENTERED UNDER SUPPORTING MEMBERS (TYPICAL, UNLESS NOTED OTHERWISE).

EARTHWORK AND FOUNDATIONS:

- PRESUMPTIVE ALLOWABLE BEARING PRESSURE = 1,500 PSF (PER THE IRC), ALL FOOTINGS AND FOUNDATIONS SHALL BEAR ON NATIVE UNDISTURBED SOIL. NOTIFY ENGINEER IF FILL IS ENCOUNTERED BELOW FOOTING BEARING LOCATIONS.
- ALL PERIMETER AND EXTERIOR FOOTINGS SHALL EXTEND AT LEAST 3'-0" BELOW FINAL ADJACENT GRADE. DEEPEN FOOTINGS AS REQUIRED TO PROVIDE THIS MINIMUM BOTTOM OF FOOTING.
- SURFACE WATER SHALL NOT BE ALLOWED TO STAND ADJACENT TO OR DRAIN TOWARDS THE FOUNDATION UNDER ANY CIRCUMSTANCES. PAVEMENTS OR GRADED SOILS AT THE PERIMETER OF THE BUILDING, EXCEPT AS REQUIRED AT EXITS OR AS NOTED, SHALL BE SLOPED AWAY AT 2% OR 1" MIN FOR THE FIRST TEN FEET.
- FOOTINGS MAY BE POURED TO NEAT LINES OF EXCAVATIONS PROVIDING VERTICAL LINES OF EXCAVATIONS CAN BE MAINTAINED DURING CONCRETE PLACEMENT.
- FOUNDATION CONTRACTOR TO ENSURE PROPER ANCHOR ROD PROJECTION AND THAT ANCHOR RODS ARE HELD SECURELY IN POSITION PRIOR TO CONCRETE PLACEMENT. STRUCTURAL STEEL COLUMN ANCHOR RODS SHALL BE SET WITH A TEMPLATE.
- FOUNDATION WALL BACKFILL SHALL NOT BE UNBALANCED BY MORE THAN TWO FEET ON EITHER SIDE AT ANY TIME. BASEMENT WALL AND RESTRAINED RETAINING WALL BACKFILL SHALL NOT BE PLACED, UNLESS THE WALL IS ADEQUATELY BRACED. RETAINING WALL AND BASEMENT WALL BACKFILL SHALL BE FREE DRAINING GRANULAR BACKFILL.
- SOIL CONDITIONS AT THE TIME OF CONSTRUCTION SHOULD BE EVALUATED BY THE CONTRACTOR. SOIL THAT IS TOO DRY OR TOO WET MAY BE SUBJECT TO EXCESSIVE SHRINKING OR SWELLING. IN ADDITION, SOME ON-SITE SOILS MAY BE UNSUITABLE FOR BACK FILL. CONSULT WITH A GEOTECHNICAL ENGINEER AS NEEDED FOR SITE PREP REQUIREMENTS.

PREFABRICATED WOOD FLOOR TRUSS NOTES:

- THE WOOD FLOOR TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER'S REVIEW. THE SHOP DRAWINGS SHALL INCLUDE PLACING PLANS OF ALL TRUSSES CLEARLY LABELED, DETAILS OF TRUSS CONNECTIONS AND ANCHORAGES, DETAILS OF METAL CONNECTORS USED AT JOINTS, AND ENGINEERING DESIGN DATA. THE ENGINEERING DESIGN FOR EACH TYPE OF TRUSS SHALL INCLUDE: TRUSS LOCATION IDENTIFICATION, ALL LOADINGS AND REACTIONS, WOOD SPECIES AND STRESS GRADES, MEMBER STRESSES, JOINT CONNECTIONS, CONFIGURATION, TRUSS TO TRUSS CONNECTIONS, BRACING FOR LATERAL STABILITY OF THE COMPLETED FRAMING SYSTEM, AND THE PROFESSIONAL ENGINEERS SEAL OF THE PERSON RESPONSIBLE FOR THE DESIGN OF THE TRUSSES/TRUSS SYSTEM.
- THE CONTRACTOR SHALL FURNISH A COPY OF THE PREFAB TRUSS SHOP DRAWINGS TO BUILDING OFFICIAL FOR THEIR RECORDS.
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE FIELD CUT, NOTCHED, DRILLED, OR ALTERED IN ANY WAY WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.
- ALL SCISSOR AND/OR VAULTED TRUSSES ARE NOT RESTRAINED AT WALLS. CONSIDER HORIZONTAL DEFLECTION IN TRUSS DESIGN. LIMIT HORIZONTAL DEFLECTION TO 0.5" TOTAL OR 0.25" EA SIDE.
- PREFABRICATED WOOD ROOF TRUSS DESIGN CRITERIA:
 - TOP CHORD DEAD LOAD..... 10 PSF
 - TOP CHORD FLOOR LIVE LOAD..... 20 PSF
 - BOT CHORD DEAD LOAD..... 10 PSF
 - BOT CHORD LIVE LOAD..... 10 PSF
 - LIVE LOAD DEFLECTION CRITERIA..... L/360
 - TOTAL LOAD DEFLECTION CRITERIA..... L/240
- TRUSS SUPPLIER SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO TRUSS FABRICATION.

CONCRETE AND MASONRY REINFORCING STEEL:

- ALL REINFORCING BARS SHALL MEET ASTM A615 GRADE 40.
- ALL MESH SHALL MEET ASTM A-185, LAP A MINIMUM OF 8" OR ONE FULL MESH, WHICHEVER IS GREATER.
- CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE 3/4" CLEAR FOR SLABS, 2" CLEAR FOR FORMED SURFACES AND 3" CLEAR FOR FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE).
- CONTRACTOR SHALL VERIFY THAT ALL REINFORCEMENT, SLAB DOWELS, INSERTS, SLEEVES AND EMBEDDED ITEMS ARE PROPERLY LOCATED AND RELIABLY SECURED PRIOR TO CONCRETE PLACEMENT. "WET STICKING" DOWELS WILL NOT BE ALLOWED.
- CONCRETE CONSTRUCTION SHALL ADHERE TO THE RECOMMENDATIONS AND REQUIREMENTS OF ACI 332, "REQUIREMENTS FOR RESIDENTIAL CONCRETE CONSTRUCTION" (UNLESS NOTED OTHERWISE)
- REQUIRED MINIMUM CONCRETE COMPRESSIVE STRENGTHS AT 28 DAYS:
 - a. FOOTING CONCRETE..... 4,000 PSI
 - b. FOUNDATION WALL CONCRETE..... 4,000 PSI
 - c. INTERIOR SOG..... 4,000 PSI
 - d. EXTERIOR SLAB ON GRADE AND GARAGE FLOOR SLABS..... 4,000 PSI
- EXTERIOR CONCRETE (FLOOR SLABS, WALLS, ETC) INCLUDING GARAGE FLOORS SHALL HAVE 6% (PLUS/MINUS 1%) ENTRAINED AIR.
- CHAMFER ALL EXPOSED CONCRETE EDGES 3/4" (VERIFY WITH ARCHITECT).
- NO ALUMINUM SHALL BE EMBEDDED IN ANY CONCRETE.
- NO CALCIUM CHLORIDE SHALL BE USED IN CONCRETE.

CAST IN PLACE CONCRETE:

- CONCRETE CONSTRUCTION SHALL ADHERE TO THE RECOMMENDATIONS AND REQUIREMENTS OF ACI 332, "REQUIREMENTS FOR RESIDENTIAL CONCRETE CONSTRUCTION" (UNLESS NOTED OTHERWISE)
- REQUIRED MINIMUM CONCRETE COMPRESSIVE STRENGTHS AT 28 DAYS:
 - a. FOOTING CONCRETE..... 4,000 PSI
 - b. FOUNDATION WALL CONCRETE..... 4,000 PSI
 - c. INTERIOR SOG..... 4,000 PSI
 - d. EXTERIOR SLAB ON GRADE AND GARAGE FLOOR SLABS..... 4,000 PSI
- EXTERIOR CONCRETE (FLOOR SLABS, WALLS, ETC) INCLUDING GARAGE FLOORS SHALL HAVE 6% (PLUS/MINUS 1%) ENTRAINED AIR.
- CHAMFER ALL EXPOSED CONCRETE EDGES 3/4" (VERIFY WITH ARCHITECT).
- NO ALUMINUM SHALL BE EMBEDDED IN ANY CONCRETE.
- NO CALCIUM CHLORIDE SHALL BE USED IN CONCRETE.
- THE DESIGN, CONSTRUCTION, AND SAFETY OF ALL FORMWORK IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL CONCRETE IS REINFORCED UNLESS SPECIFICALLY NOTED AS UNREINFORCED. REINFORCE ALL CONCRETE NOT OTHERWISE SHOWN WITH THE SAME REINFORCING AS SIMILAR SECTIONS OR AREAS.
- CONSTRUCTION JOINTS IN GRADE BEAMS, CONTINUOUS FOOTINGS, AND WALLS THAT DO NOT CHANGE DIRECTION SHALL BE SPACED NO GREATER THAN 6'-0". INTERMEDIATE CONTROL JOINTS SHALL BE SPACED AT 25'-0" MAX FOR WALLS. CONTROL JOINTS IN WALLS SHALL ALSO BE LOCATED 15'-0" FROM CORNERS AND AT CHANGES IN WALL THICKNESS.
- WHERE FRESH CONCRETE IS DEPOSITED AGAINST HARDENED CONCRETE (GREATER THAN 8 HRS OLD), CLEAN EXISTING SURFACE OF LAITANCE AND FOREIGN MATERIAL AND DAMPEN THE EXISTING SURFACE. IF REQUIRED, ROUGHEN EXISTING CONCRETE TO 1/4" AMPLITUDE.
- SLABS ON GRADE SHALL BE 4" THICK MIN ON 6" OF GRANULAR FILL. REINF SLAB WITH 6 #6 x 6" W21 x W21 WWR, #3 BARS AT 18" OC, OR #4 BARS AT 24" OC (UNLESS NOTED OTHERWISE). ALL REINF SHALL BE PLACED IN UPPER 1/3 OF SLAB THICKNESS. AT INTERIOR SLABS, AN 8 MIL VAPOR BARRIER SHALL BE PLACED BETWEEN THE CONCRETE AND GRANULAR BASE AND CARE SHOULD BE TAKEN DURING CURING TO PREVENT SLAB CURLING. THIS NOTE SHALL BE TYPICAL UNLESS NOTED OTHERWISE.
- SAW CUT JOINTS OR KEYED CONSTRUCTION JOINTS IN SLABS ON GRADE SHALL BE SPACED TO DIVIDE THE SLAB INTO PANELS NOT TO EXCEED 225 SQUARE FEET. THE LONGER DIMENSION OF EACH PANEL SHALL NOT EXCEED THE SHORTER DIMENSIONS BY MORE THAN 40%. JOINTS SHALL BE LOCATED AT COLUMN CENTERLINES WHERE POSSIBLE. SPACING BETWEEN JOINTS SHALL NOT EXCEED 15 FEET. CONTRACTOR SHALL SUBMIT JOINT LAYOUT TO ARCHITECT FOR APPROVAL.
- REINFORCEMENT SHALL BE CONTINUOUS AND LAPPED #3 BAR DIAMETERS (2'-6" MIN) EXCEPT AS NOTED AND PROVIDE CORNER BARS OF SAME SIZE AND SPACING.
- MINIMUM REINFORCING AROUND CONCRETE WALL OPENINGS 2'-0" OR GREATER (TYPICAL UNLESS NOTED OTHERWISE): (2) #5, EXTEND REINF 2'-0" PAST OPENINGS. PROVIDE (2) #5 x 4'-0" DIAGONAL BARS AT CORNERS.
- MINIMUM REINFORCING IN PERIMETER STEM WALL SHALL BE #4 VERTS @ 16" OC WITH STD HOOKS INTO FOOTING AND #4 HORIZ @ 16" OC MAX. IN FOOTING PROVIDE (2) #4 CONTINUOUS W/ #4 TRANSVERSE @ 16" OC MAX.

STRUCTURAL STEEL:

- STRUCTURAL STEEL SHAPES AND PLATE MATERIAL REQUIREMENTS (TYPICAL UNLESS NOTED OTHERWISE):
 - a. WIDE FLANGE SHAPES - ASTM A992 (FY = 50 KSI MIN)
 - b. CHANNELS, ANGLES, AND PLATES - ASTM A36 (FY = 36 KSI MIN)
 - c. RECTANGULAR HSS - ASTM A500, GR B (FY = 46 KSI)
 - d. ANCHOR RODS - ASTM F1554 (FY = 36 KSI MIN)
 - e. ROUND PIPE - ASTM A53, GRB (FY=35 KSI MIN)
- STRUCTURAL STEEL SHALL BE NEW AND MEET THE 15TH EDITION AISC, "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS AND BRIDGES" AND THE "CODE OF STANDARD PRACTICES FOR STEEL BUILDINGS AND BRIDGES", EXCLUDING SECTION 4.4.1.B.
- WELDING SHALL CONFORM TO THE CURRENT AND APPLICABLE AWS STANDARDS AND BE COMPLETED BY AN AWS CERTIFIED WELDER.
 - a. AWS D1.1 - STRUCTURAL WELDING CODE - STEEL
 - b. AWS D1.3 - STRUCTURAL WELDING CODE - SHEET STEEL
 - c. AWS D1.6 - STRUCTURAL WELDING CODE - STAINLESS STEEL
- WELD SIZES SHALL BE INCREASED TO MEET THE REQUIRED EFFECTIVE THROAT WIDTH IF GAPS EXIST AT THE FAYING SURFACE.
- NO COLUMN OR BEAM SPLICES, UNLESS CLEARLY INDICATED ON THE STRUCTURAL DRAWINGS, WILL BE ALLOWED WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
- GROUT WHERE INDICATED ON PLANS AT BASE PLATES SHALL BE NON-METALLIC NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS CONFORMING TO ASTM C1107.
- ALL POST INSTALLED ANCHORS WHERE NOTED SHALL BE MANUFACTURED BY HILTI, INC. OR SIMPSON STRONG TIE AND BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS. SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL WITH APPROPRIATE ICBO EVALUATION REPORTS.

GARAGE

- THE GARAGE FLOOR SHALL SLOPE TOWARD THE GARAGE DOOR.
- NEW GARAGE DOOR SHALL BE A 20 MINUTE OR 1-3/8" SOLID WOOD DOOR BETWEEN THE HOUSE AND GARAGE.
- 1/2" GYP BOARD SHALL BE USED ON WALLS BETWEEN GARAGE AND HOUSE. 5/8" TYPE-X GYP BOARD SHALL BE USED ON THE GARAGE CEILING.
- WOOD:
 - 1. FRAMING MATERIAL:
 - A. NOMINAL STRUCTURAL LUMBER - NO 2 OR BETTER, KD D, FIR, MIN Fb = 900 PSI, MIN E = 1,400 KSI.
 - B. EXPOSED NOMINAL STRUCT LUMBER - PRESS TREATED NO 2 OR BETTER, MIN Fb = 1,000 PSI, MIN E = 1,300 KSI
 - C. MICRO LAM LVL (LAMINATED VENEER LUMBER) BEAMS SHALL MEET TRUSS JOIST SPECIFICATIONS: MINIMUM Fb = 2,600 PSI AND MINIMUM E = 1,900 KSI.
 - D. TIMBERSTRAND LSL (LAMINATED STRAND LUMBER) BEAMS SHALL MEET TRUSS JOIST SPECIFICATIONS: MINIMUM Fb = 2,600 PSI AND MINIMUM E = 1,700 KSI.
 - E. GULLAM FRAMING: 24F-V4 DOUGLAS FIR, ARCHITECTURAL FINISH (COORD W/ ARCH).
 - 2. SUBSTITUTIONS OF SPECIFIED WOOD MEMBERS SHALL NOT BE MADE WITHOUT REVIEW OF THE ARCHITECT/ENGINEER.
 - 3. WOOD SHEATHING:
 - A. ROOF SHEATHING SHALL BE 5/8" WITH AN APA SPAN RATING OF 4020.
 - EXPOSURE 1, MINIMUM 2 SPAN, FASTEN WITH #6 COMMON (2"5" x 0.131") NAILS AT 6" OC MAXIMUM AT ALL EDGE CONDITIONS AND 12" OC AT INTERMEDIATE SUPPORTS. AT ALL LOCATIONS WITHIN 48" FROM GABLE END WALLS AND RIDGES (BOTH SIDES), ALL FASTENING SHALL BE AT 6" OC BOTH EDGES AND INTERMEDIATE SUPPORTS. IF ROOF RAFTER SPACING IS 24" OR GREATER THEN USE PLYCLIPS AT MIDSPAN.
 - B. FLOOR SHEATHING SHALL BE TONGUE AND GROOVE, EXPOSURE 1, MINIMUM 2 SPAN, FASTENED WITH APA APPROVED ADHESIVE AND PER THE CHART ON THIS PAGE.
 - WHEN CLEAR DISTANCE BETWEEN FLOOR JOISTS OR FLOOR TRUSSES IS 16" OR LESS USE 3/4" SHEATHING WITH AN APA SPAN RATING OF 48/24.
 - WHEN CLEAR DISTANCE BETWEEN FLOOR JOISTS OR FLOOR TRUSSES IS GREATER THAN 16" USE 7/8" SHEATHING WITH AN APA SPAN RATING OF 60/32.
 - C. WALL SHEATHING FOR EXTERIOR WALLS SHALL BE 7/16" WITH AN APA SPAN RATING OF 24/16, UNLESS NOTED OTHERWISE. ALL PANEL EDGES SHALL BE BACKED WITH 2 INCH NOMINAL OR WIDER FRAMING, FASTEN WITH #6 COMMON (2"5" x 0.131") NAILS AT 6" OC MAXIMUM AT ALL TOP PLATES, BLOCKING, BOUNDARIES AND 12" OC MAXIMUM IN THE FIELD. AT BRACED WALL LOCATIONS NOTED ON WALL FRAMING PLAN REFERENCE S062 FOR ADDITIONAL FASTENING REQUIREMENTS.
 - 4. ALL WOOD SHEATHING TO BE STAGGERED 4x8 SHEETS ORIENTED PERPENDICULAR TO SUPPORTING MEMBERS.
 - 5. PROVIDE 1/8" GAP AT ALL SHEATHING PANEL EDGES AND END JOINTS UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER, DUE TO CONSTRUCTION CONDITIONS. TEMPORARY EXPANSION JOINTS MAY BE REQUIRED IN FLOOR/ROOF SHEATHING.
 - 6. ALL HEADERS IN EXTERIOR OR INTERIOR BEARING WALLS SPANNING MORE THAN 3'-6" SHALL BE SUPPORTED ON DOUBLE STUDS UNLESS NOTED OTHERWISE.
 - 7. LIGHT GAUGE WOOD FRAMING CONNECTORS AS NOTED ON THE PLANS FOR WOOD JOISTS, COLUMNS, BEAMS AND TRUSSES - TIE CONNECTORS BY THE SIMPSON CO. OR REVIEWED EQUIVALENT. CONNECTORS IN DIRECT CONTACT WITH PRESSURE TREATED LUMBER SHALL HAVE "ZMAX" G185 HOT DIP GALVANIZED COATING OR REVIEWED EQUIVALENT.
 - 8. STAINLESS STEEL FASTENERS, ANCHOR BOLTS, LIGHT GAUGE CONNECTORS, ETC, MAY BE SUBSTITUTED FOR HOT DIP GALVANIZED MATERIALS AT THE CONTRACTORS OPTION.
 - 9. ALL RAFTER AND CEILING JOIST CONNECTIONS SHALL COMPLY WITH IRC SECTION 802.3. PROVIDE UL/IFT CONNECTORS AT ROOF TO WALL CONNECTIONS PER IRC SECTION 802.11.
 - 10. STUDS SHALL BE CONTINUOUS FROM FLOOR TO ROOF DIAPHRAGM PER IRC SECTION 802.3. WALL STUDS SHOULD NOT BE INTERRUPTED AT GABLE WALLS UNLESS BRACED BY A CEILING. WALLS EXTENDING HIGHER THAN TYPICAL SINGLE FLOOR PLATFORM FRAMING SHALL BE CONTINUOUS (NOT INTERRUPTED) TO NEXT FLOOR ELEVATION OR ROOF.
 - 11. SILL ANCHOR RODS SHALL BE 1/2" DIAMETER EMBEDDED 7" MIN INTO CONCRETE, SPACED NO FURTHER THAN 3'-0" OC, AND SHALL OCCUR WITHIN 12" OF THE ENDS OF A SILL PLATE. EACH SILL PLATE SHALL HAVE A MINIMUM OF 2 ANCHOR RODS. PROVIDE 2" SQ PLATE WASHERS AND NUTS.
 - 12. PROVIDE FULL DEPTH 2x BLOCKING BETWEEN JOISTS OVER ALL INTERIOR LOAD BEARING WALLS AND AT DOWNSTET GIRDERS.
 - 13. PROVIDE SOLID BLOCKING IN FLOOR FRAMING BELOW LOAD BEARING WALLS AND POINT LOADS ABOVE. BELOW POINT LOADS BLOCKING AREA SHOULD MATCH SIZE OF POST ABOVE.

GENERAL NOTES:

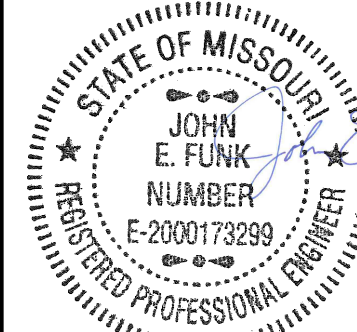
- THE DRAWING SET IS CONSIDERED TO BE "BUILDERS PLANS" WHEREBY SOME ASPECTS OF THE PROJECT'S REQUIREMENTS ARE LEFT TO THE CONTRACTOR TO UNDERSTAND AND IMPLEMENT. AS SUCH, IT IS A REQUIREMENT THAT THE CONTRACTOR (BUILDER) BE COMPETENT IN RESIDENTIAL CONSTRUCTION AND HAVE A THOROUGH UNDERSTANDING OF THE APPLICABLE INTERNATIONAL RESIDENTIAL CODES (IRC). THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE REQUIREMENTS OF THE BUILDING CODE WHETHER EXPLICITLY STATED OR NOT. IF ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR OR HOMEOWNER, A WRITTEN REQUEST FOR SUCH GUIDANCE MAY BE SUBMITTED TO THE ENGINEER.
- REFER TO THE IRC FOR ALL REQUIREMENTS NOT SPECIFICALLY STATED IN THE PLANS. THIS INCLUDES FIRE RATINGS, LIGHTING AND VENTILATION, SANITATION, GLAZING, GARAGES, SMOKE ALARMS AND CARBON MONOXIDE ALARMS, MEANS OF EGRESS, AND PROTECTION AGAINST DECAY AND TERMITES.
- CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL, ELECTRICAL, AND PLUMBING IS DESIGNED AND INSTALLED TO MEET THE REQUIREMENTS OF THE APPLICABLE IRC.
- EGRESS WINDOWS SHALL COMPLY WITH SECTION 310 OF THE IRC.
- WALL COVERINGS SHALL BE WATER-RESISTANT AND COMPLY WITH SECTION 703.2 OF THE IRC.
- WINDOWS SHALL HAVE FALL PROTECTION PER IRC 312.2.
- PROVIDE CARBON MONOXIDE DETECTORS PER IRC SECTION R315.
- ALL NEW CONSTRUCTION SHALL COMPLY WITH THE ENERGY CONSERVATION CODE AS LISTED IN CHAPTER 11 OF THE IRC. THIS INCLUDES:
 - WALLS - INSULATE WITH R-13 MIN
 - ATTICS - INSULATE WITH R-49 MIN (EXCEPTION: R-38 FOR VAULTED CEILINGS); USE 8" OF RIGID INSULATION (R40) IN VAULTED CEILINGS
 - FLOORS OVER UNCONDITIONED SPACE - INSULATE WITH R-19 MIN
 - CRAWL SPACE WALLS - INSULATE WITH R-10 MIN
 - BASEMENT WALLS - R-13 CAVITY OR R-10 CONTINUOUS
 - SLABS SHALL BE R-10 FOR A DEPTH OF 2'-0"
 - DUCTWORK OUTSIDE OF CONDITIONED SPACES - R-8 MIN
 - WINDOWS SHALL HAVE A "U" VALUE OF 0.35 OR BETTER
- ALL EXTERIOR DOORS INCLUDING THE DOOR LEADING FROM THE GARAGE TO THE DWELLING UNIT SHALL INCORPORATE THE PHYSICAL SECURITY REQUIREMENTS OF THE LOCAL JURISDICTION AS REQUIRED.
- THE THERMAL ENVELOPE OF THE BUILDING IS REQUIRED TO BE SEALED PER IRC SECTION N1102.4.1 AND TABLE N1102.4.1.1.
- ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED PER IRC SECTION N1103.2.2
- GLAZING
 - 1. GLAZING IN HAZARDOUS LOCATIONS SHALL BE APPROVED SAFETY GLAZING MATERIALS PER IRC SECTION R208.

REUNION AT BLACKWELL

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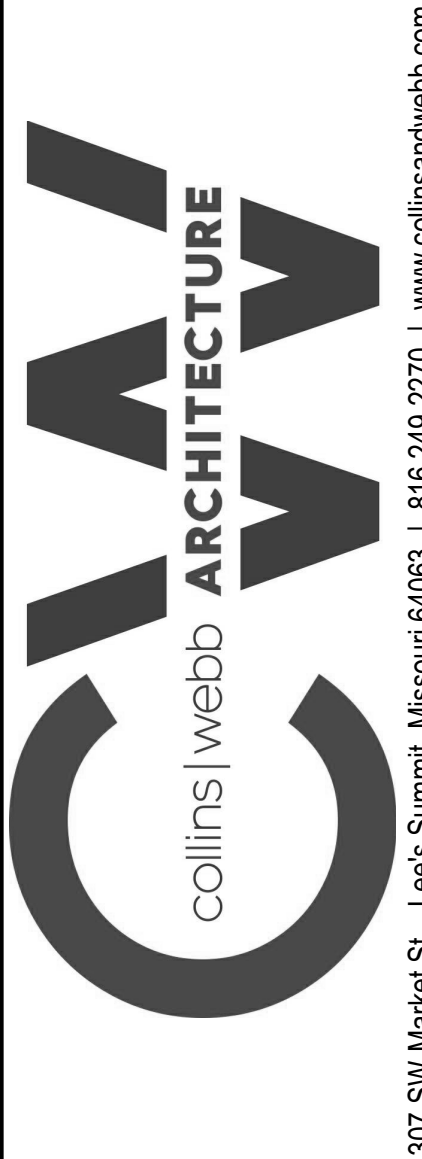


PROFESSIONAL SEAL

S002

ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090

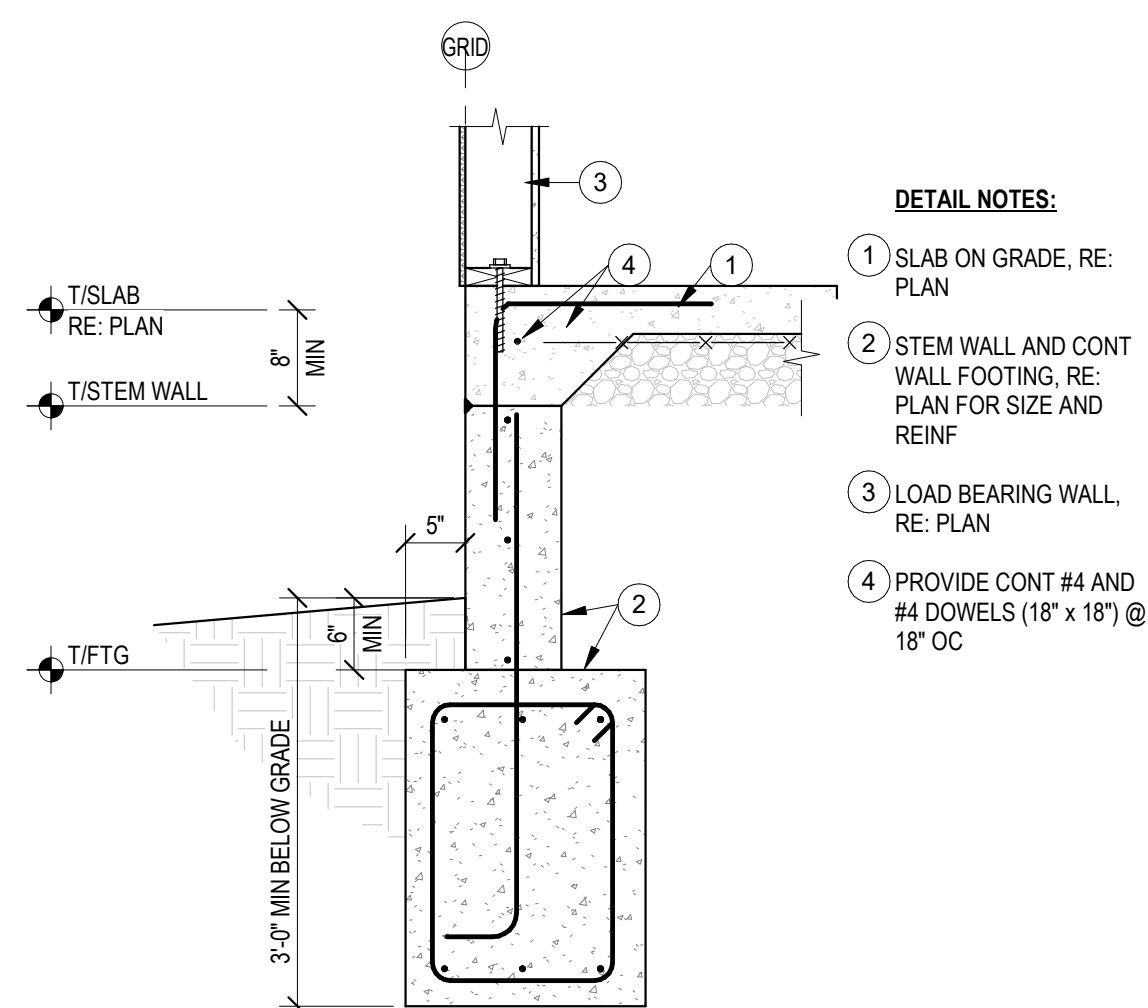
STRUCTURAL GENERAL NOTES
IRC



PERMIT DOCUMENTS

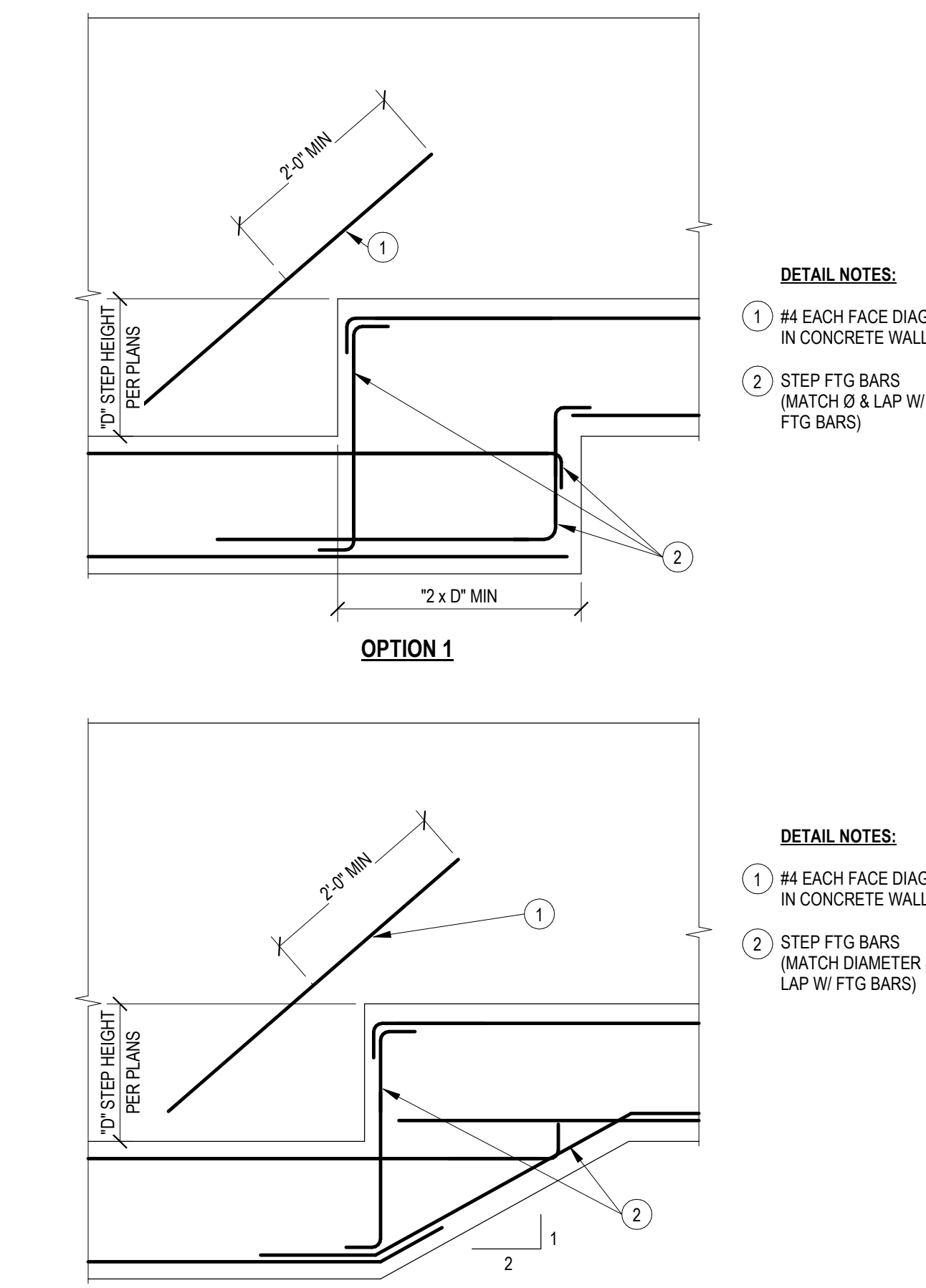
8 FOOTING STEP

1/2" = 1'-0"



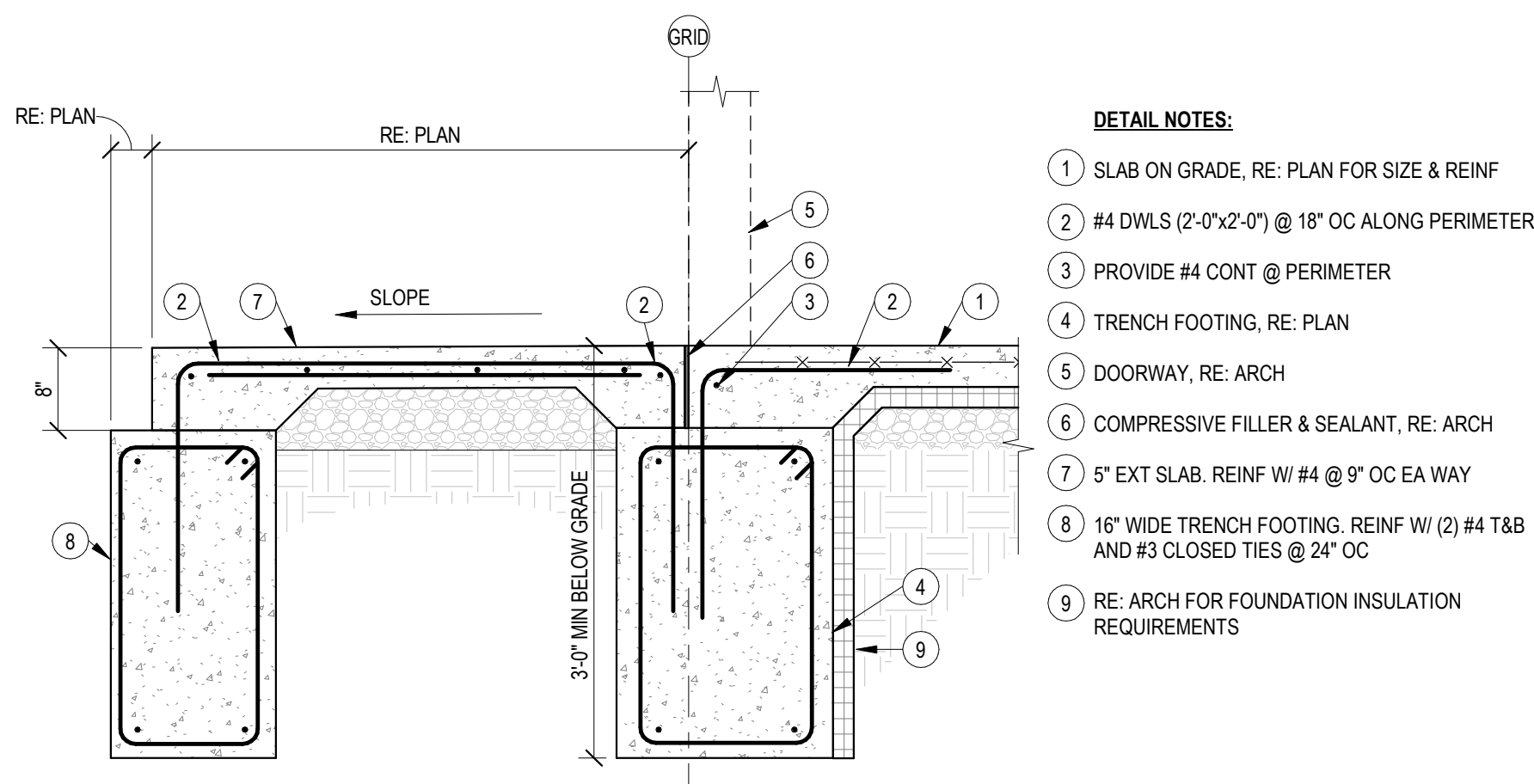
9 FDN SECTION @ STEM WALL

3/4" = 1'-0"



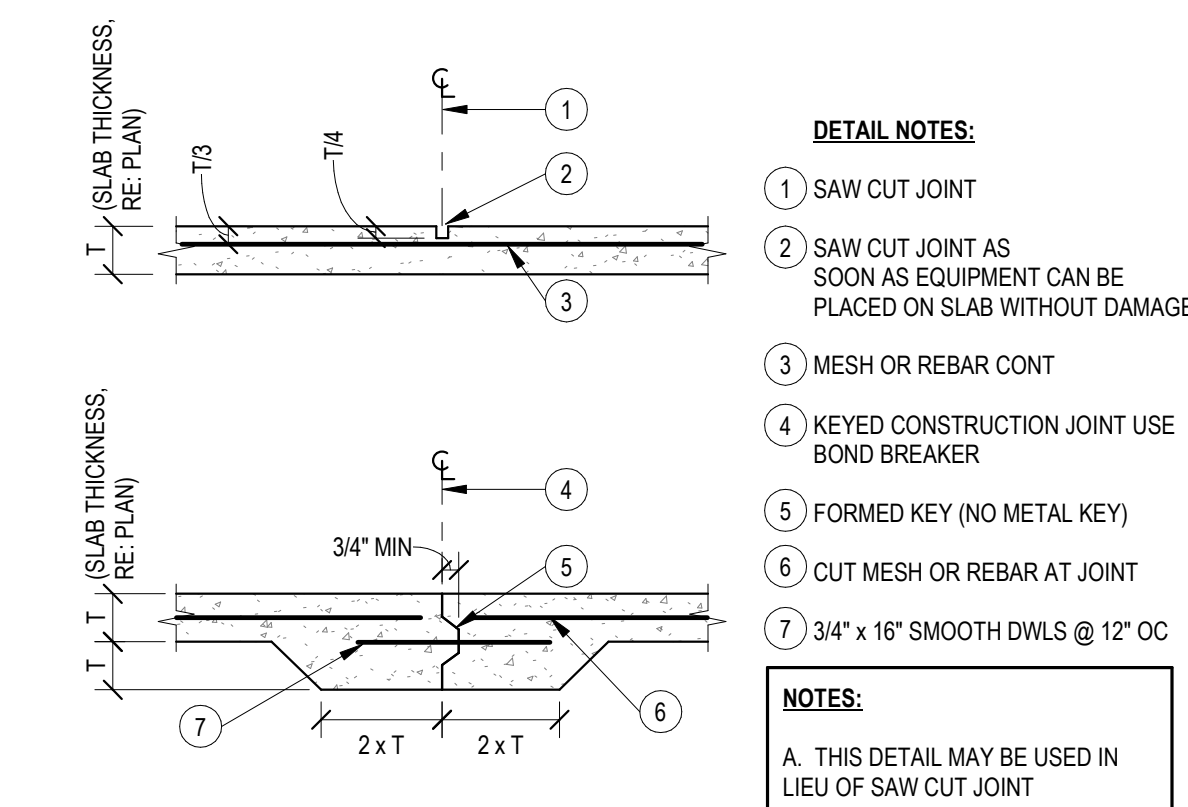
5 STOOP DETAIL

3/4" = 1'-0"



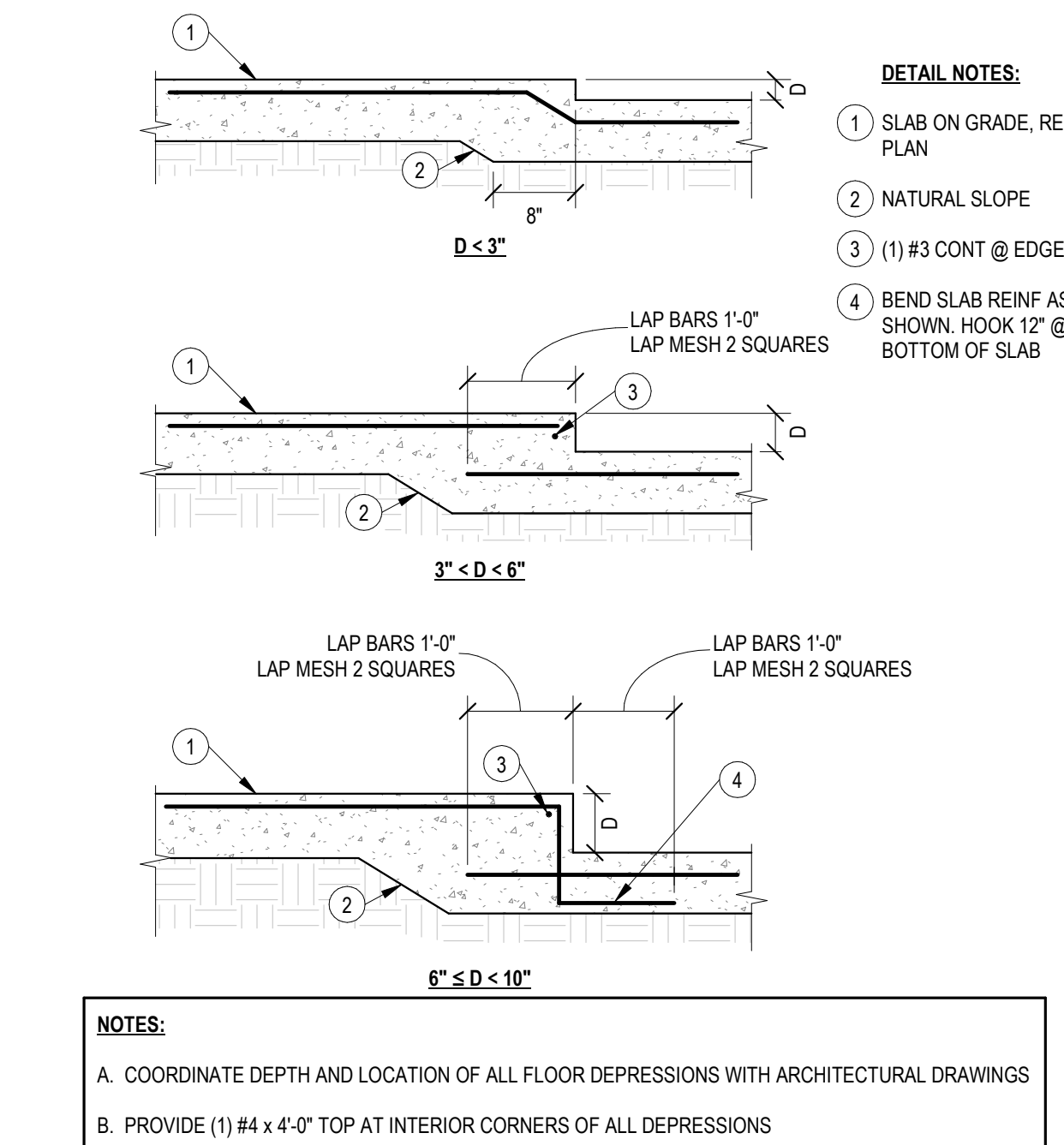
6 SLAB ON GRADE CONTROL JOINTS

3/4" = 1'-0"



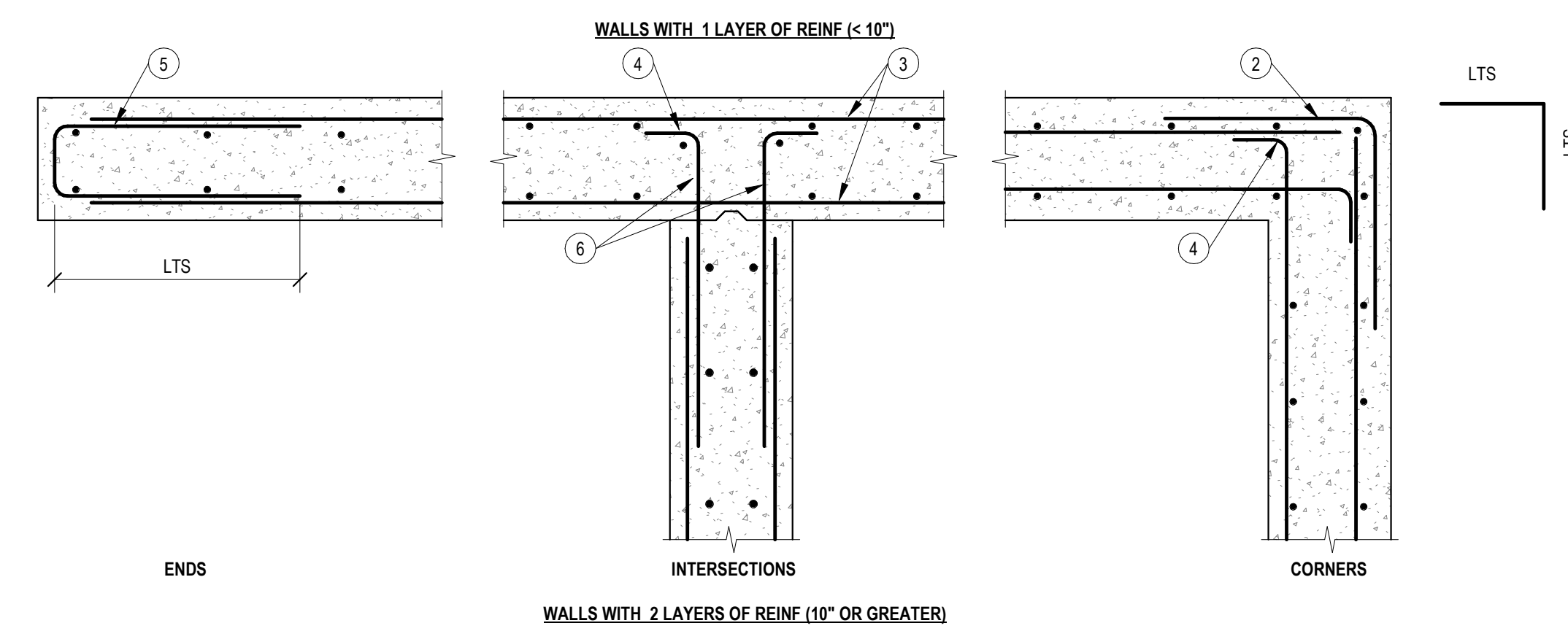
7 SLAB ON GRADE FLOOR DEPRESSION

3/4" = 1'-0"



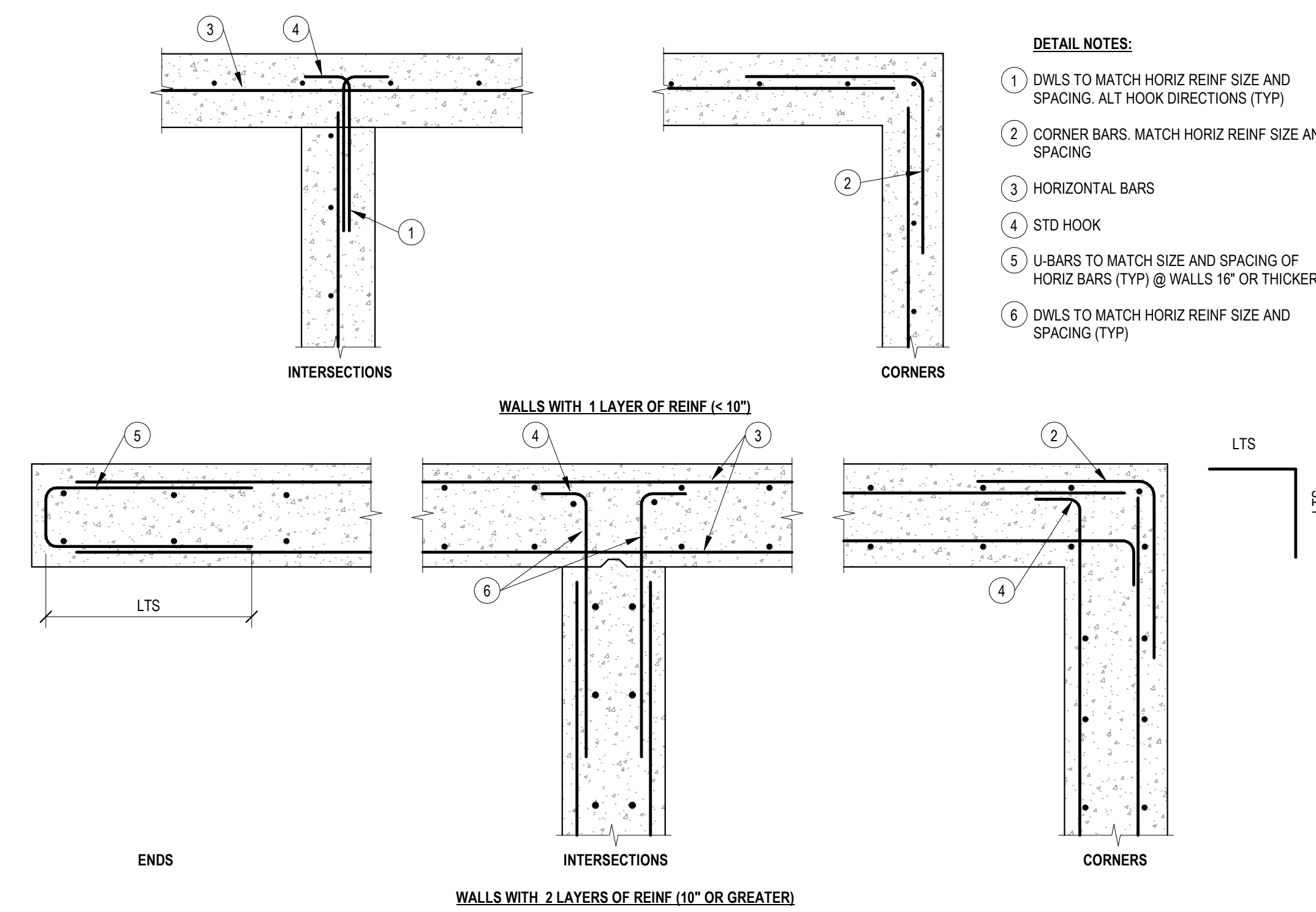
1 CONC WALL CORNERS

3/4" = 1'-0"



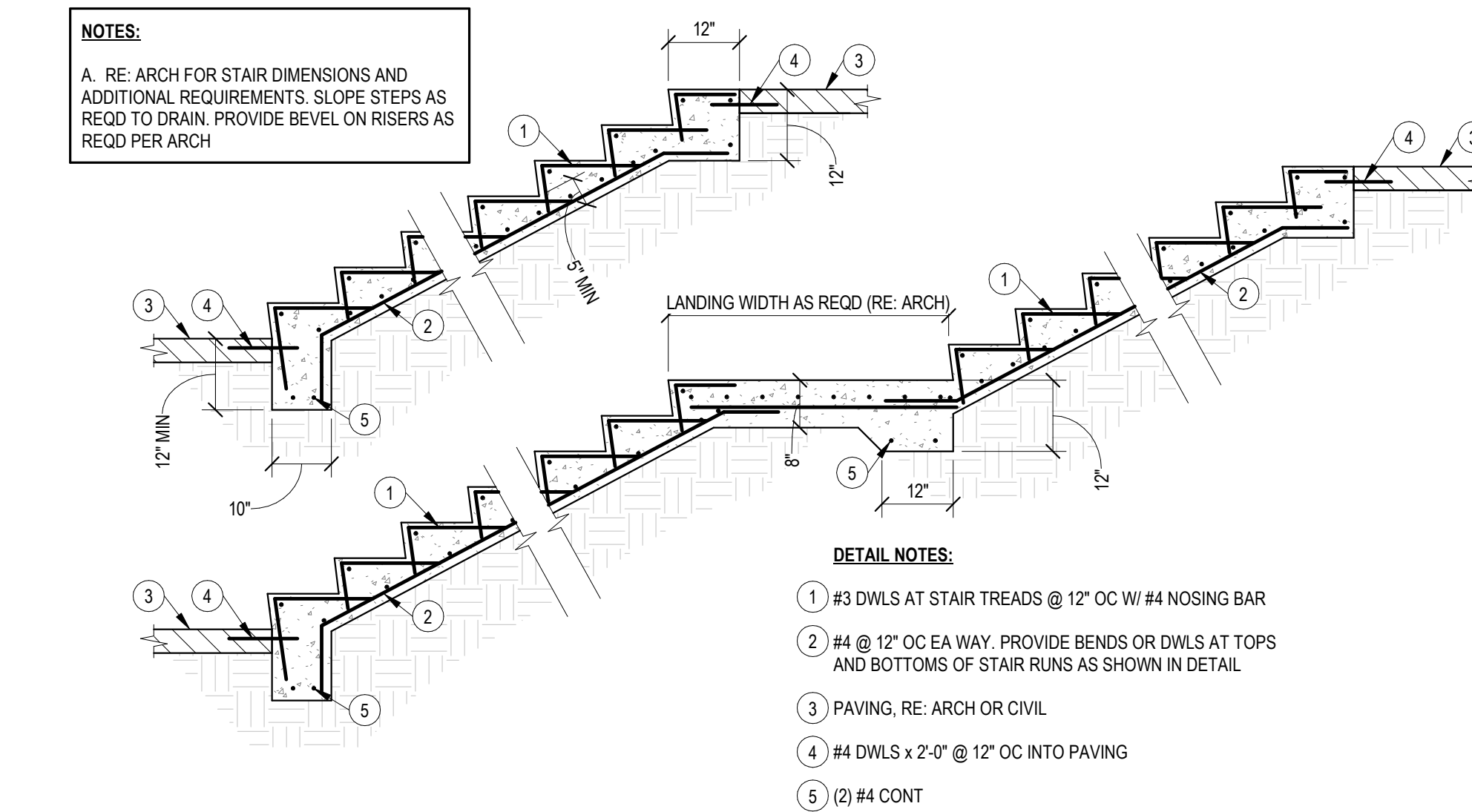
2 SPLICE & DEVELOPMENT SCHEDULE

3/4" = 1'-0"



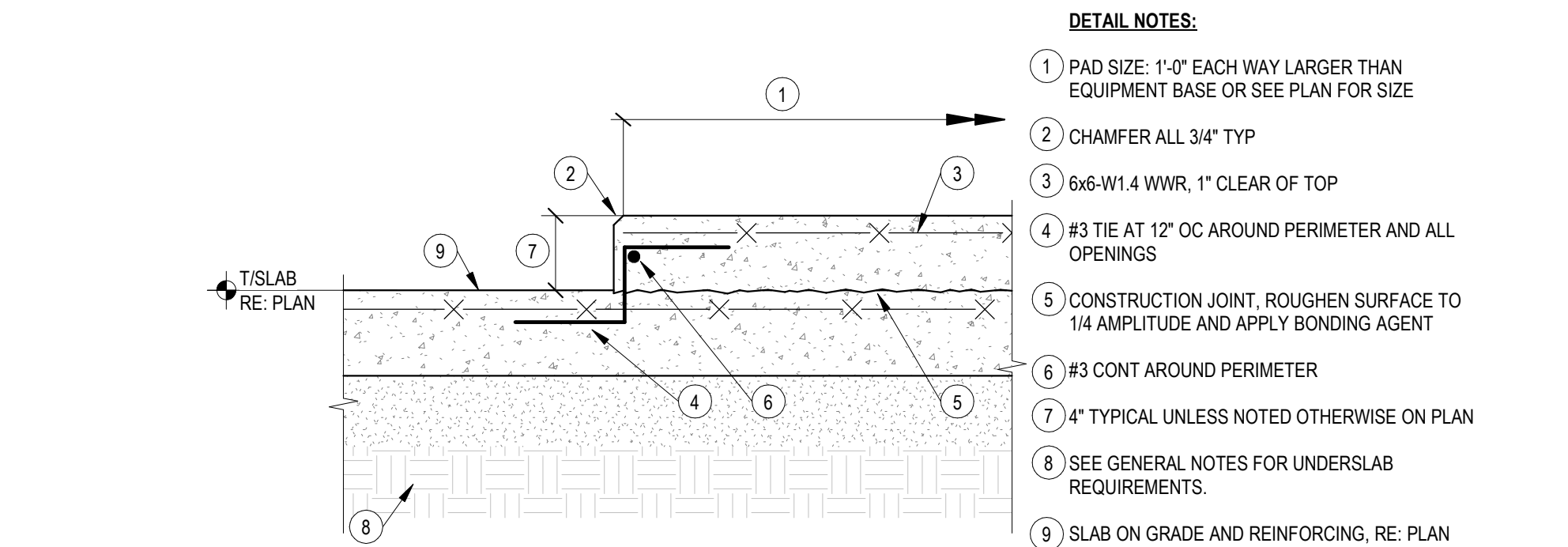
3 CONCRETE STAIRS ON GRADE

1/2" = 1'-0"



4 EQUIP PAD @ NEW SLAB ON GRADE

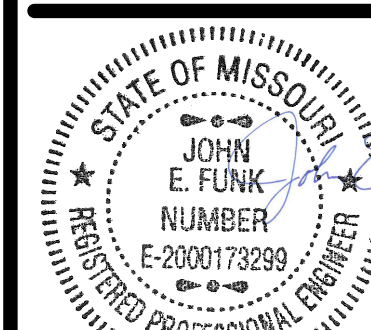
1 1/2" = 1'-0"



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S030

ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090

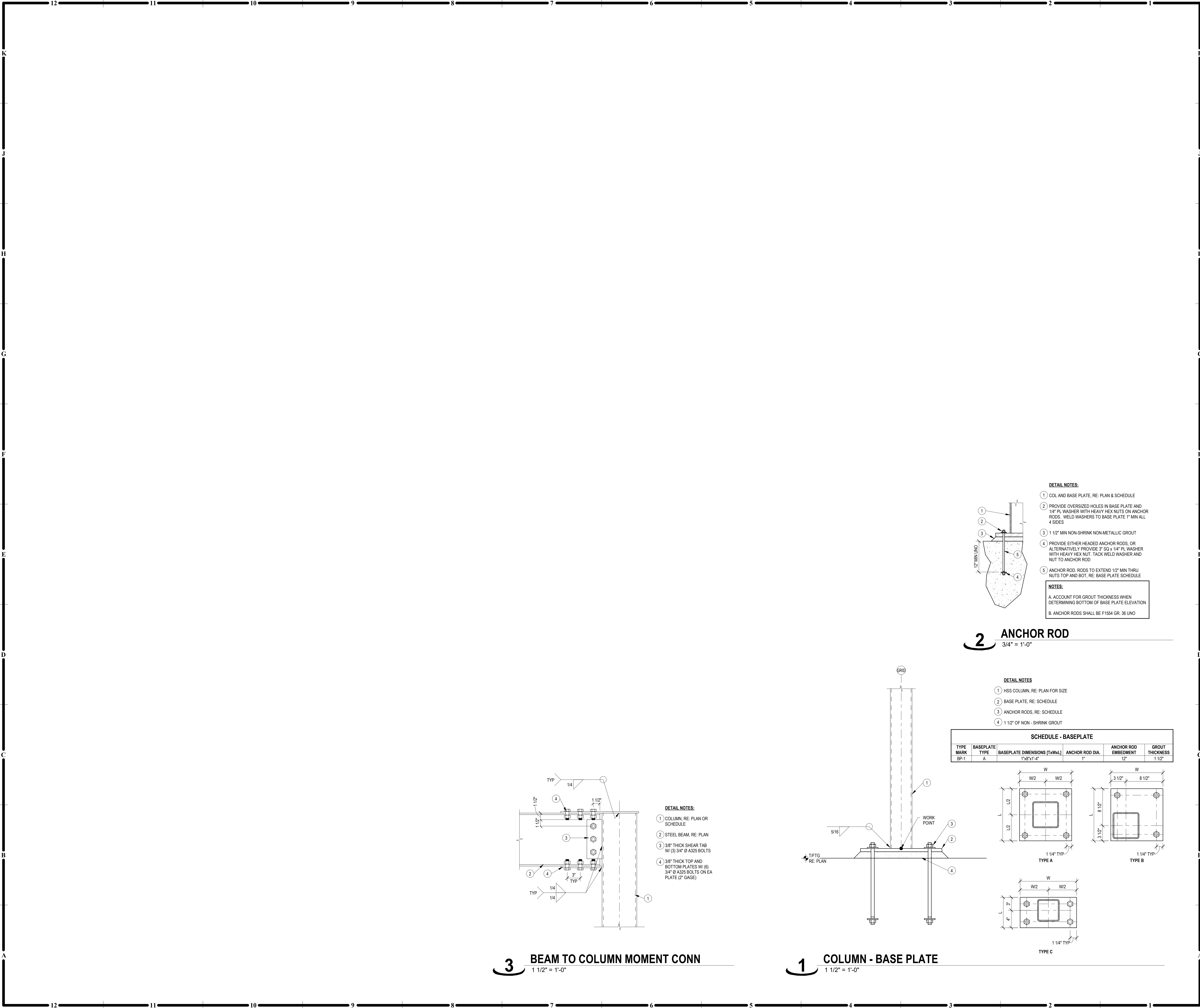
TYPICAL DETAILS - CONCRETE



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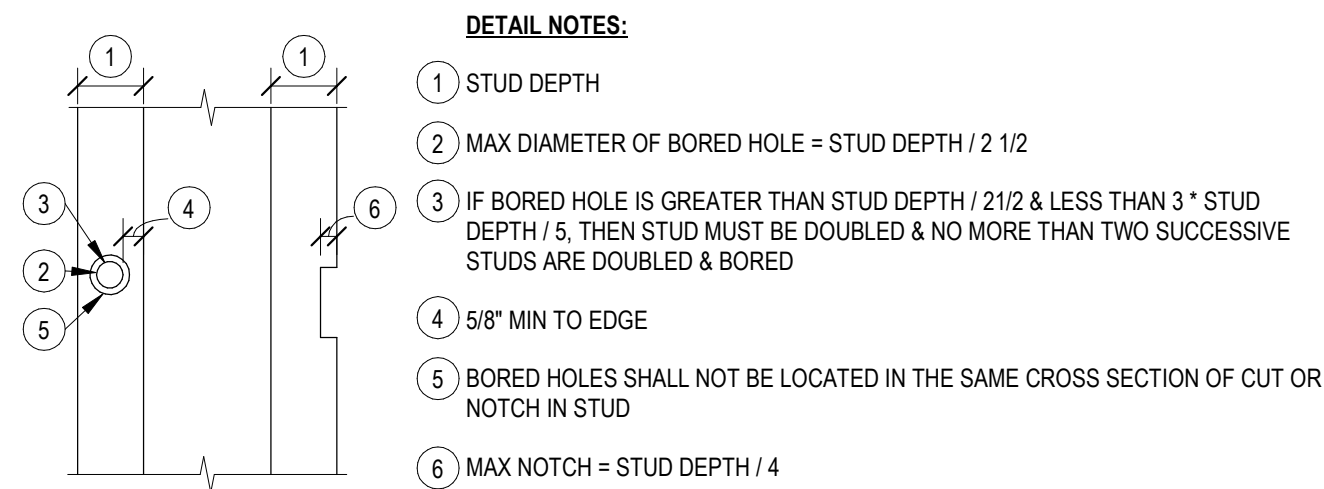


S050
ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090

TYPICAL DETAILS - STEEL

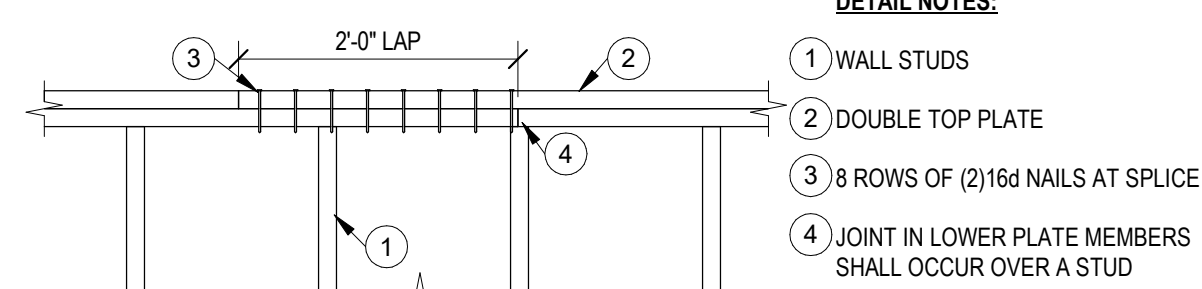


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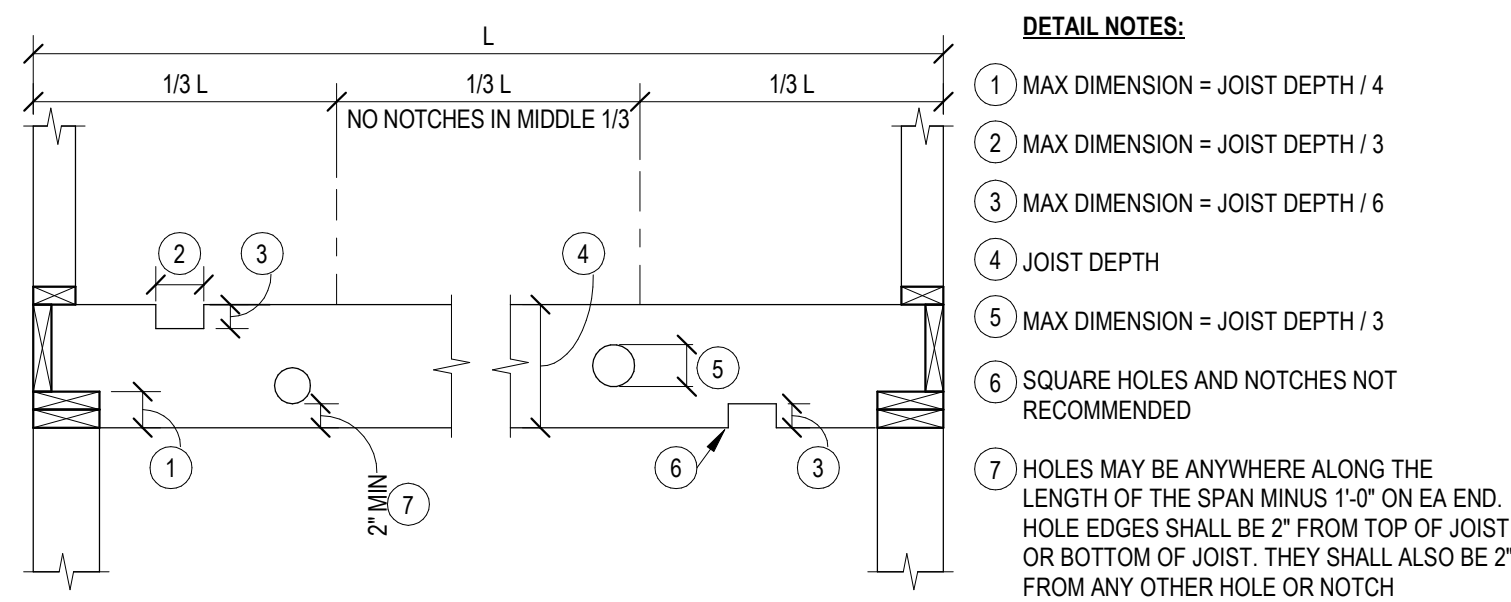
6 BORED HOLE & NOTCHES - VERT FRAMING

3/4" = 1'-0"



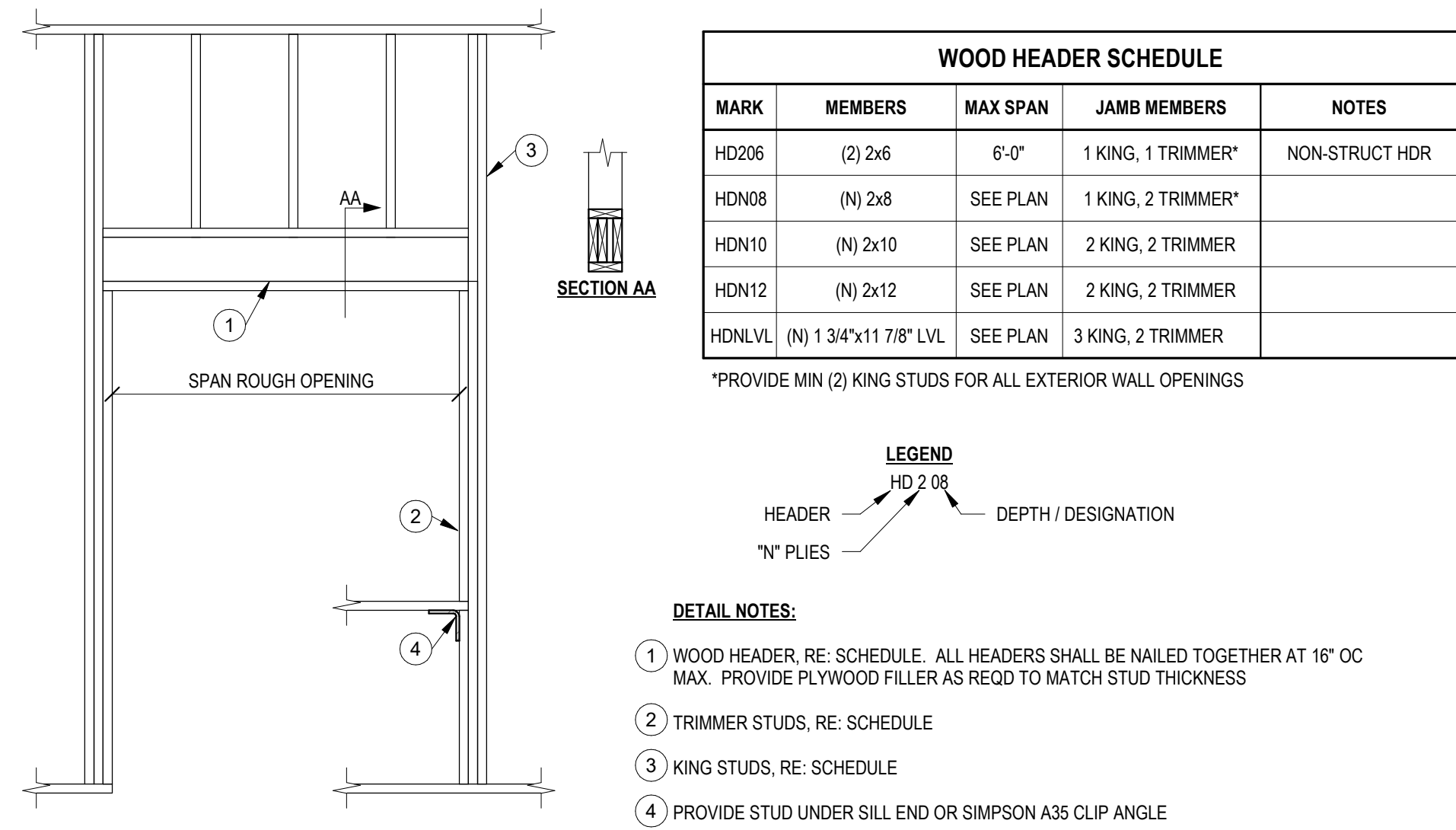
5 TOP PLATE SPLICE

3/4" = 1'-0"



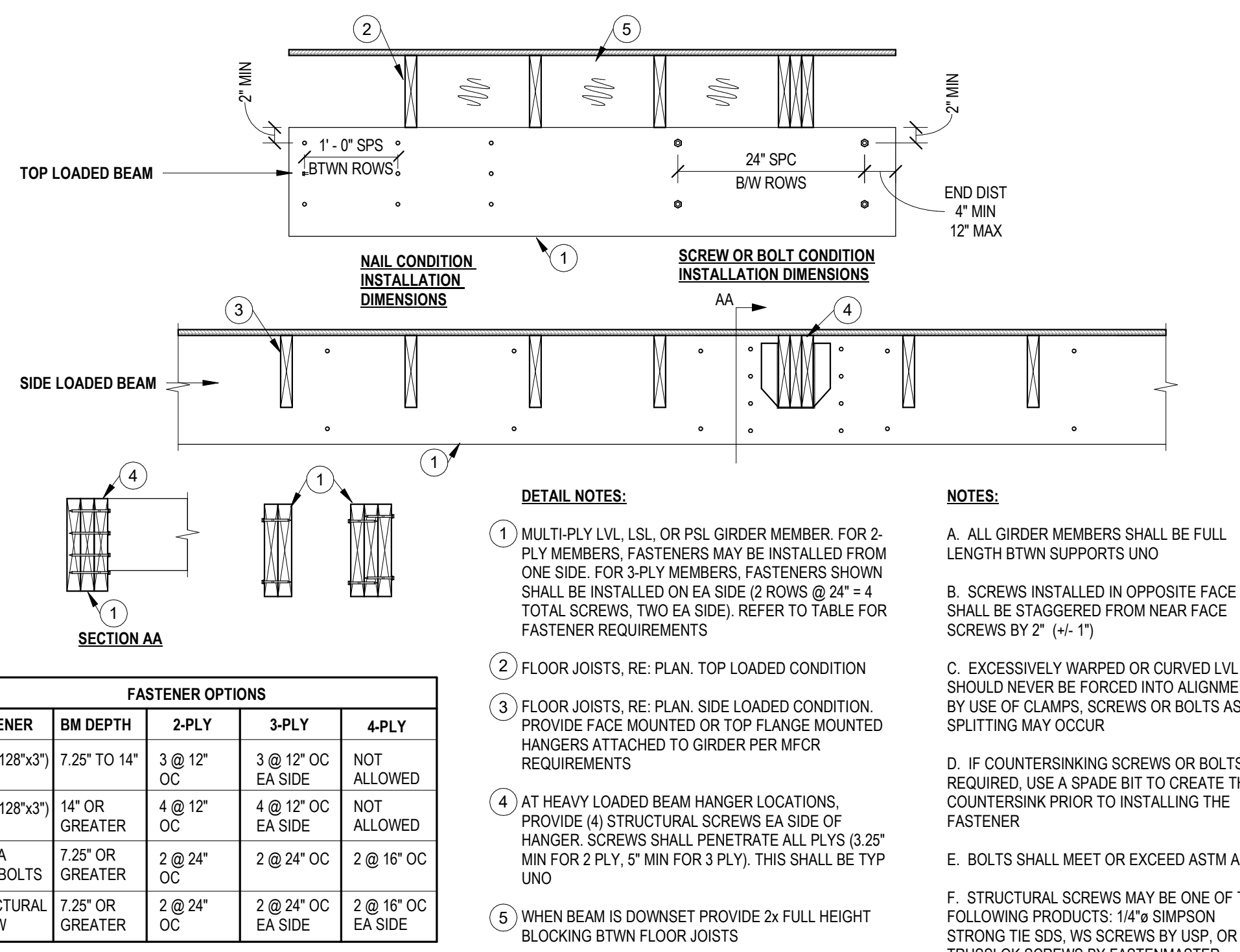
4 BORED HOLE & NOTCHES - HORIZ FRAMING

3/4" = 1'-0"



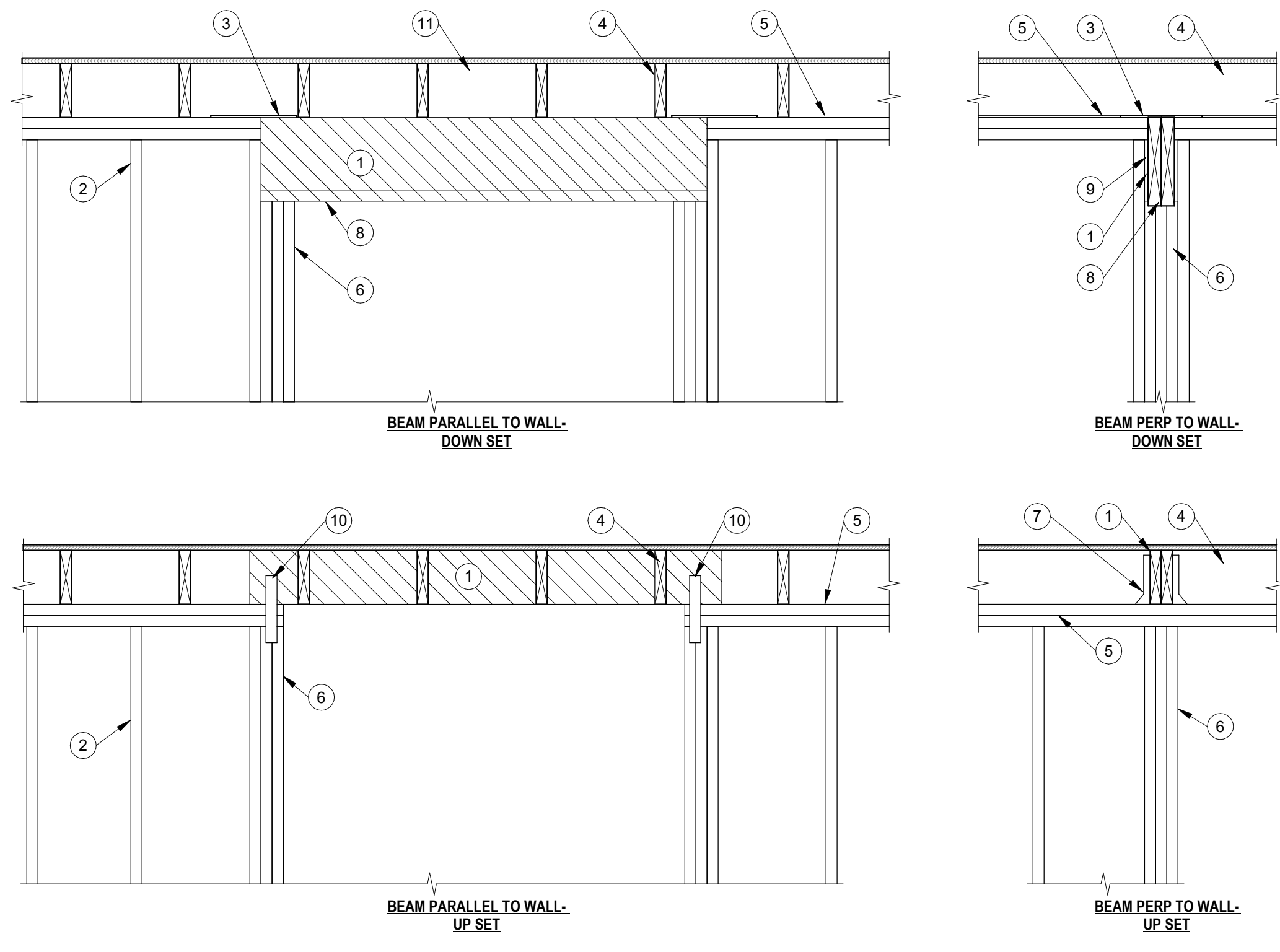
3 HEADER SCHEDULE

1/2" = 1'-0"



2 BUILT-UP ENGR LUMBER BEAM

3/4" = 1'-0"



1 BEAM BEARING CONDITIONS

3/4" = 1'-0"

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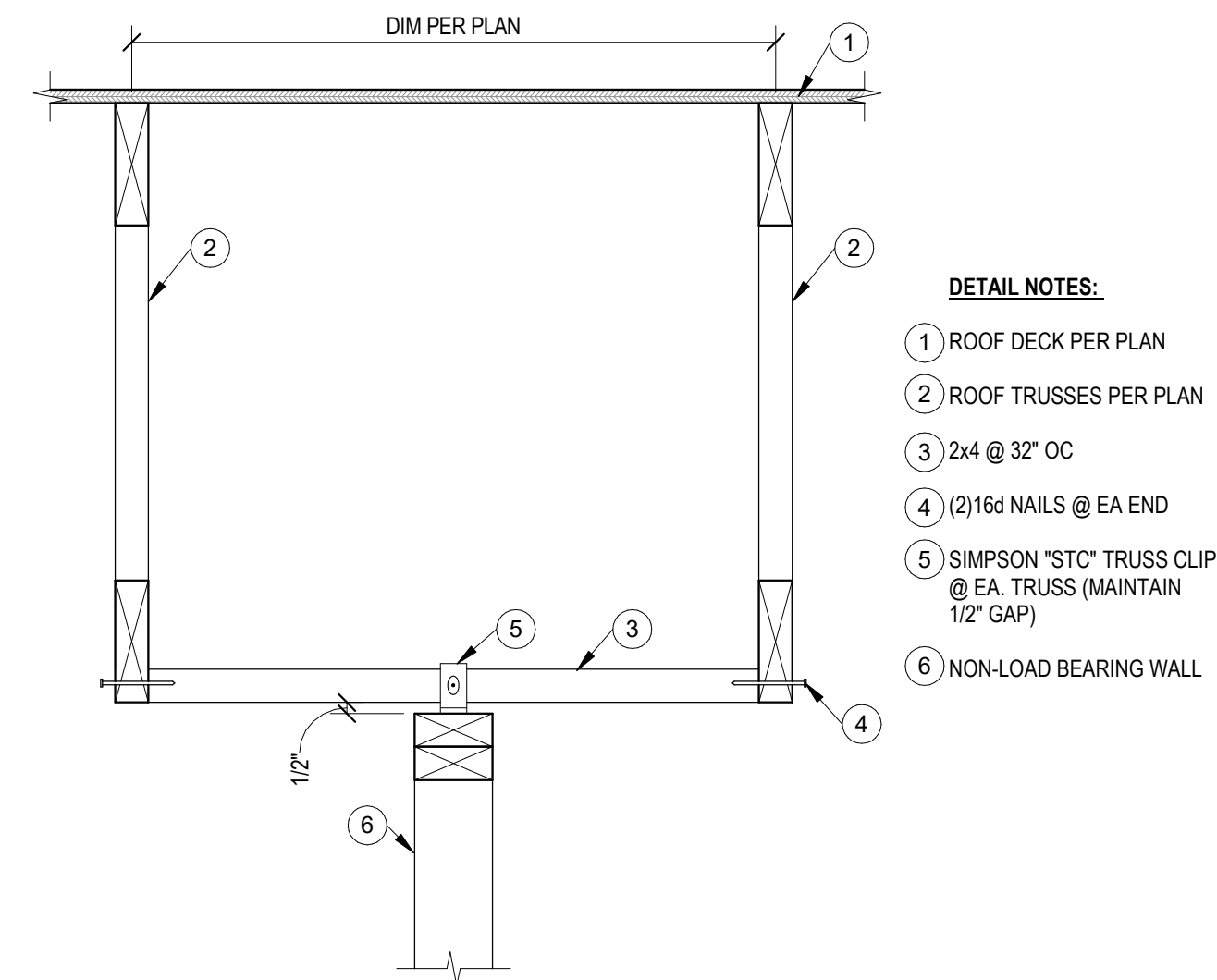


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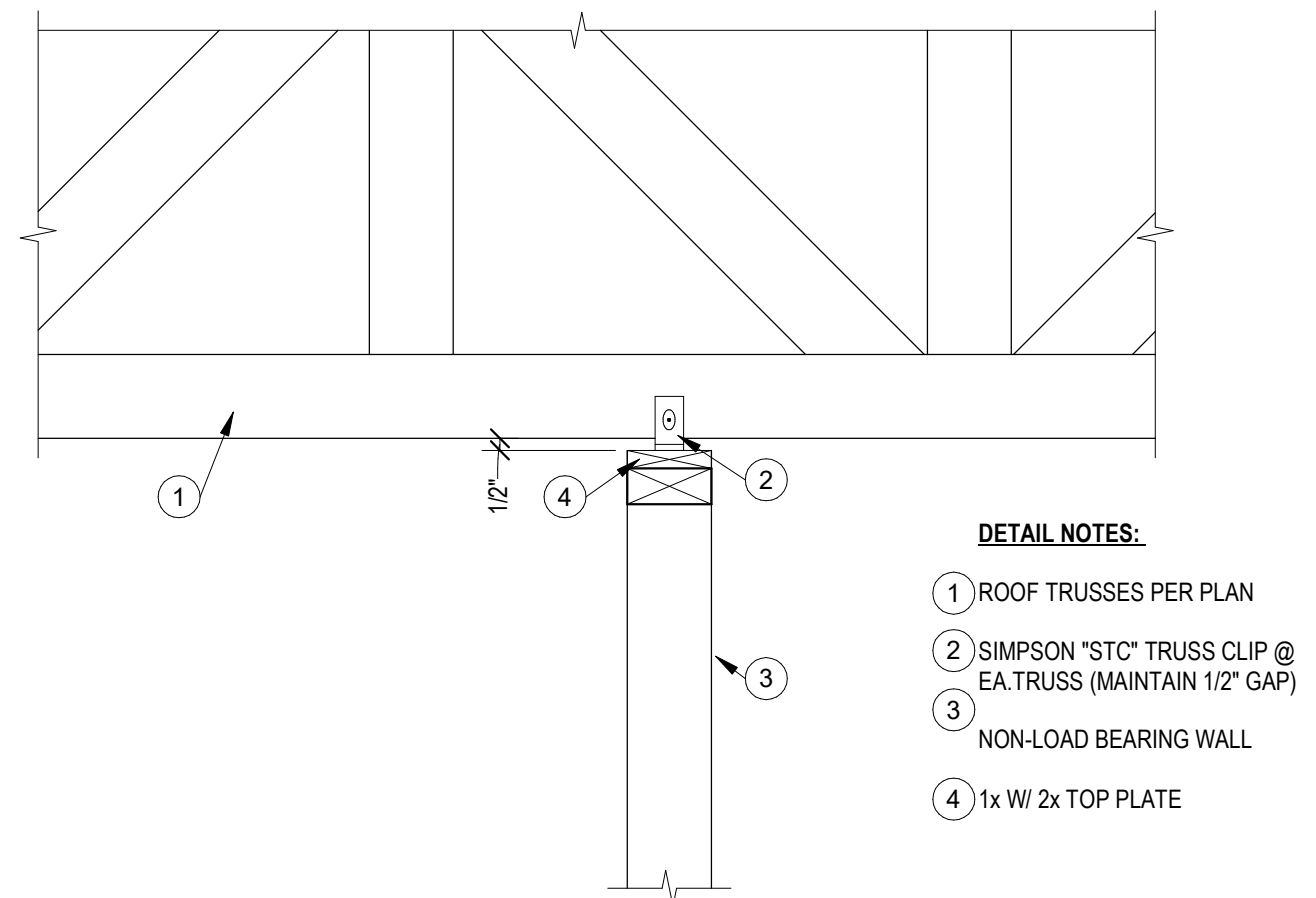
S061

ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090

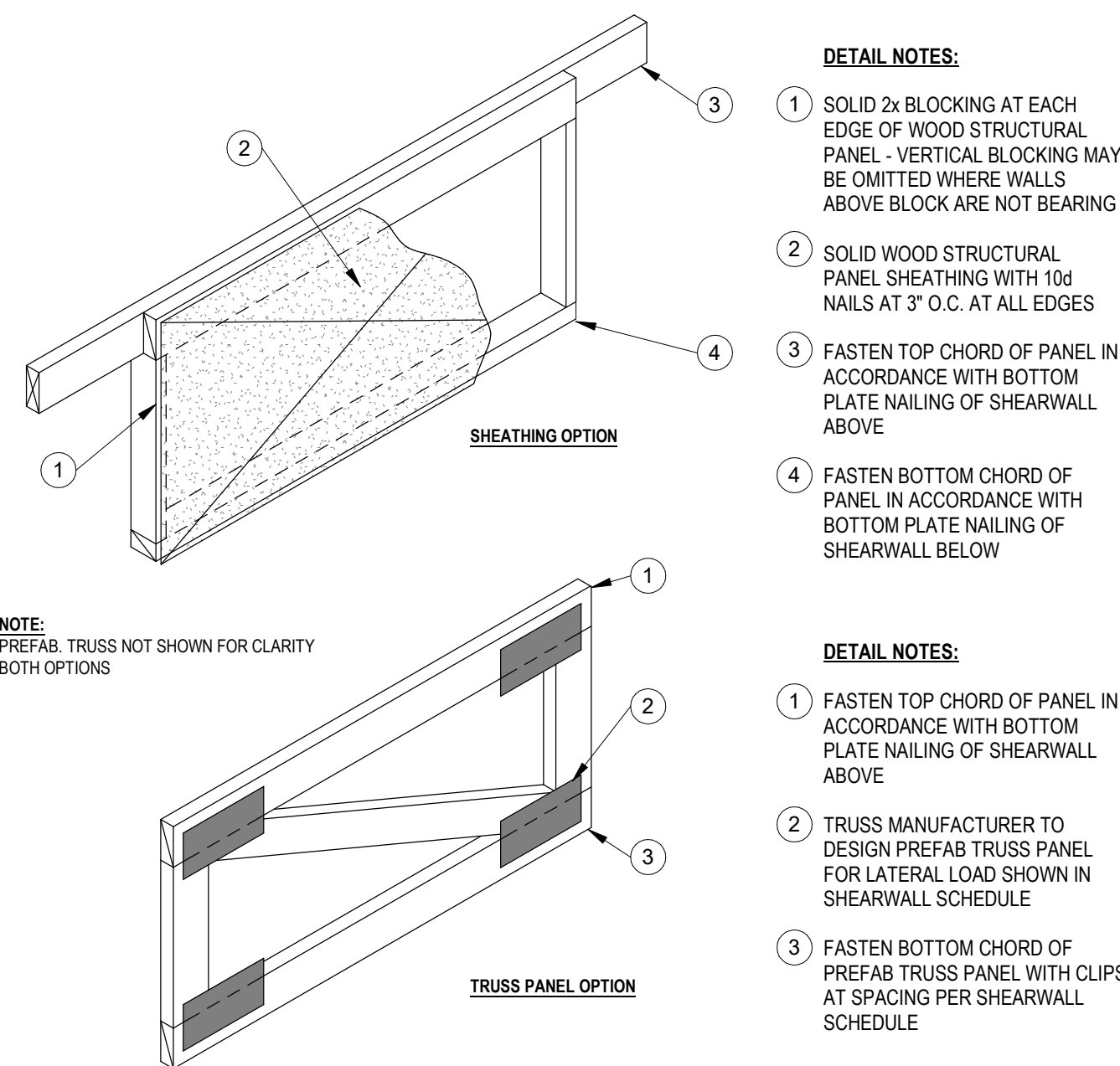
TYPICAL DETAILS - WOOD ROOF TRUSS



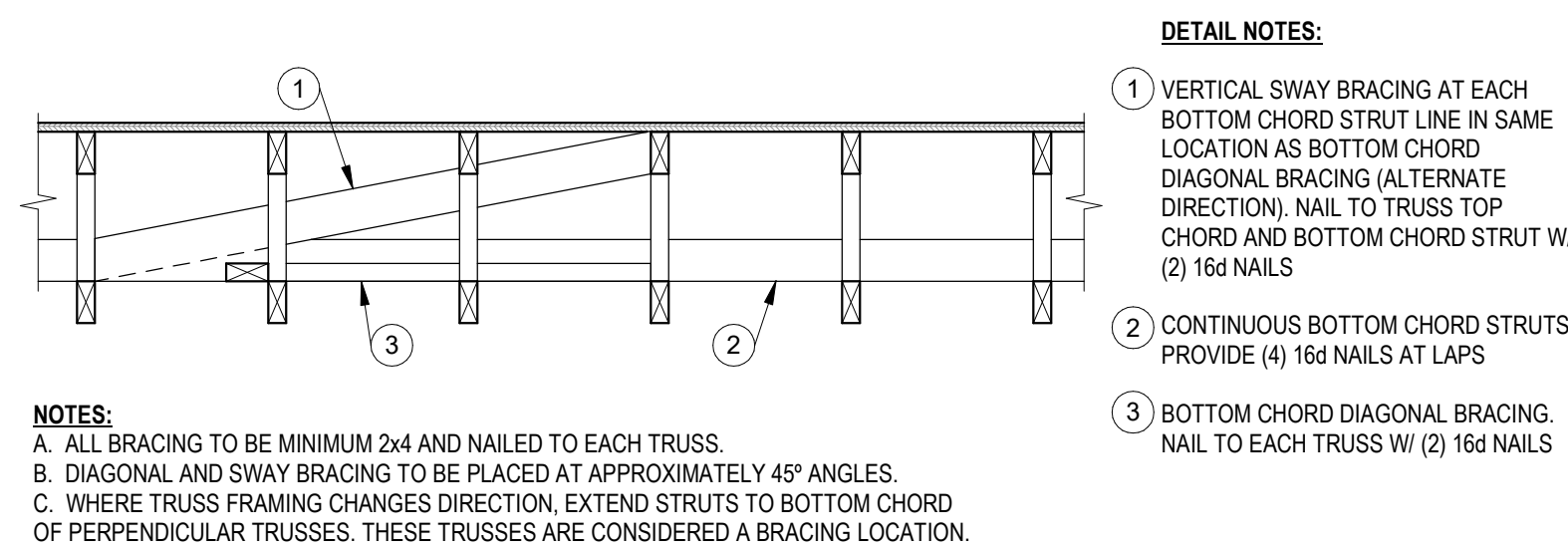
7 TYP - NON-LOAD BRG WALL - TRUSS
1 1/2" = 1'-0"



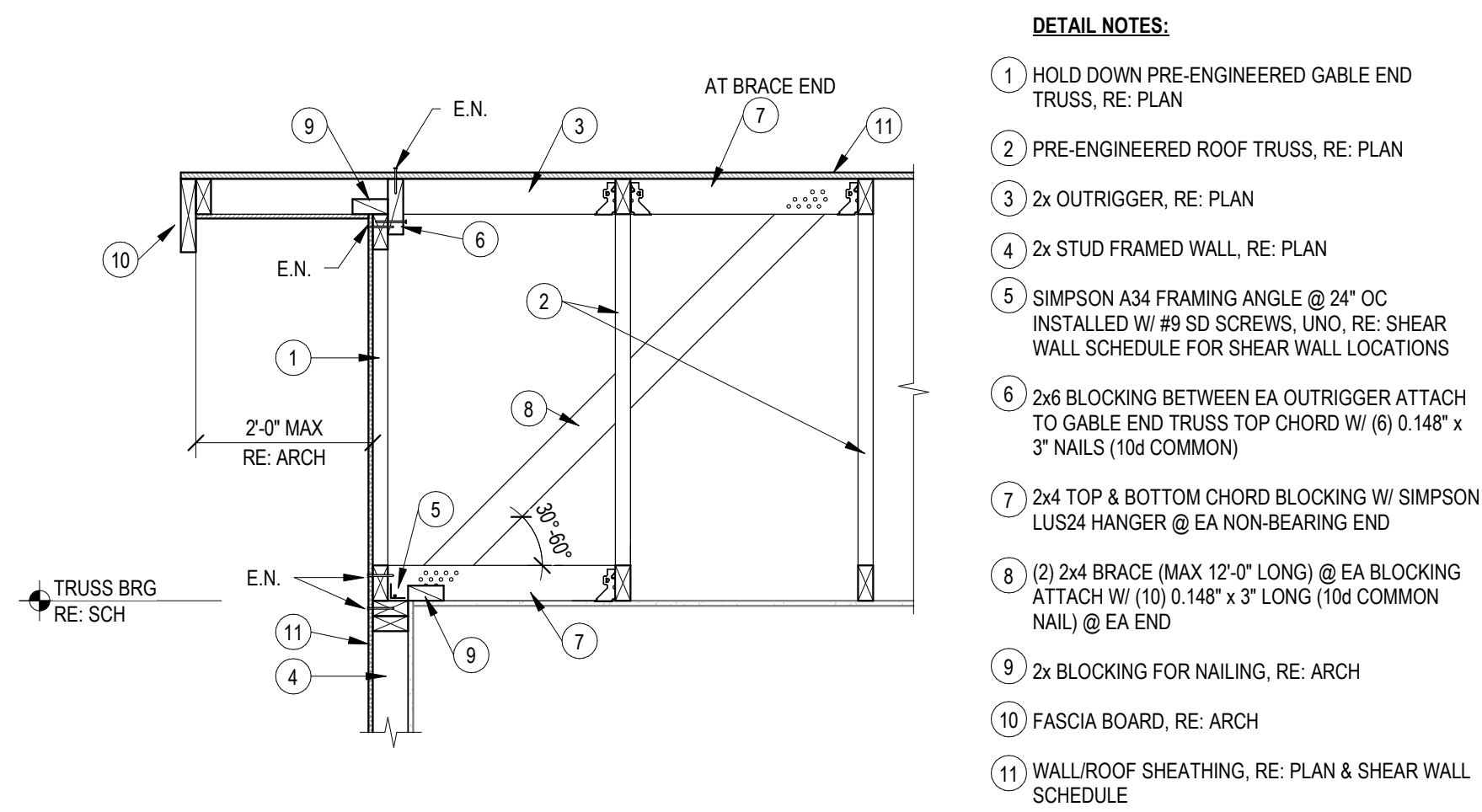
5 TYP - NON-LOAD BRG WALL - ROOF TRUSS
1 1/2" = 1'-0"



6 TYPICAL FLOOR/ROOF TRUSS BLOCKING
3/4" = 1'-0"



8 TYPICAL TRUSS BRACING DETAIL
3/4" = 1'-0"



1 GABLE END TRUSS PARALLEL
3/4" = 1'-0"

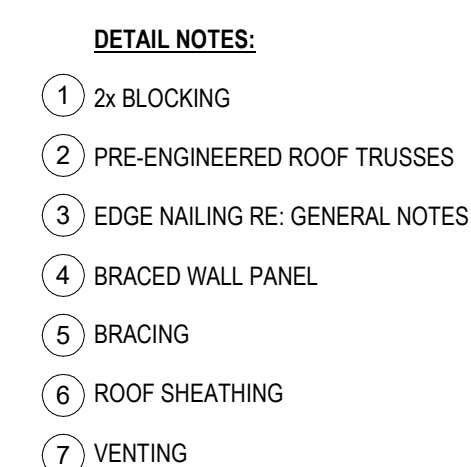
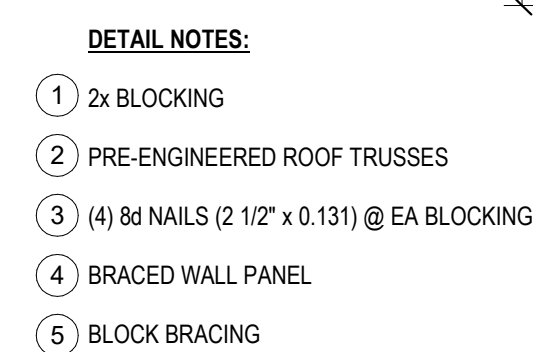
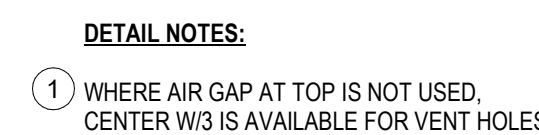


FIGURE R602.10.8.2(3)
BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

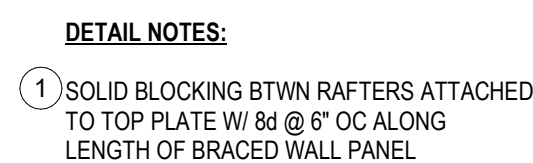
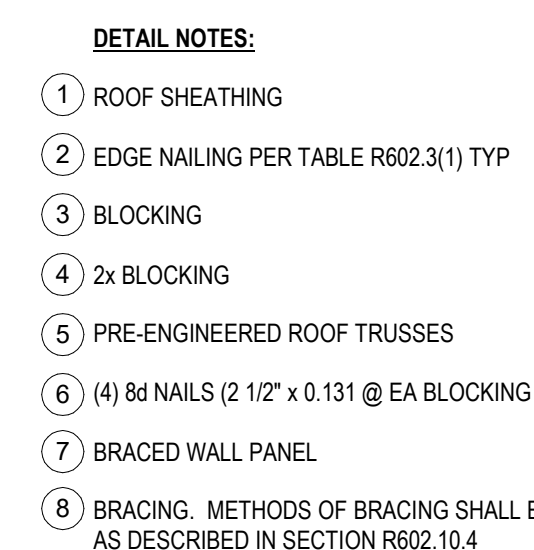
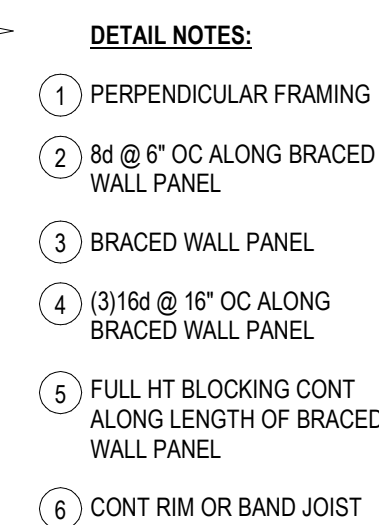
$$\frac{3}{4}'' = 1'-0''$$


FIGURE R602.10.8.2(1)
BRACED WALL PANEL CONNECTION
TO PERPENDICULAR RAFTERS



NOTE: PROVIDE VENTING PER SECTION
R806 (NOT SHOWN)

3/4" = 1'-0"



3/4" = 1'-0"

BRACED WALL PANEL LEGEND

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

GB: GYP BOARD. 1/2" GYP BOARD EA SIDE OF WALL. NAILS OR SCREWS PER GENERAL NOTES MAY BE USED. MAX FASTENER SPACING = 7" FOR BOTH EDGE AND FIELD FASTENERS.

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

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

CS-WSP: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL

EC-#: END CONDITION FOR CONTINUOUSLY SHEATH WALL PANEL

END CONDITION IDENTIFIER

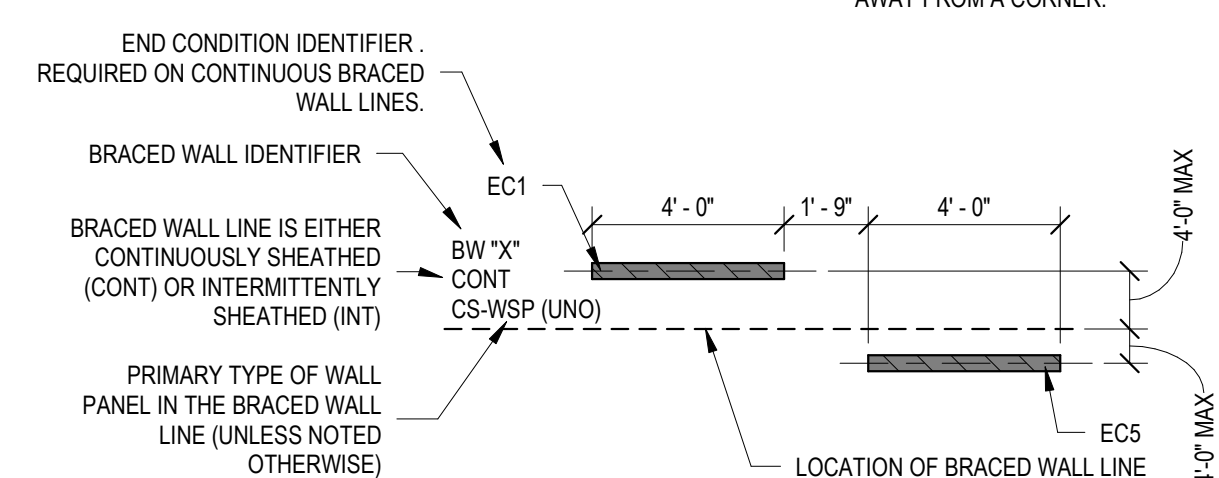
END CONDITIONS (CONTINUOUSLY SHEATHED)

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

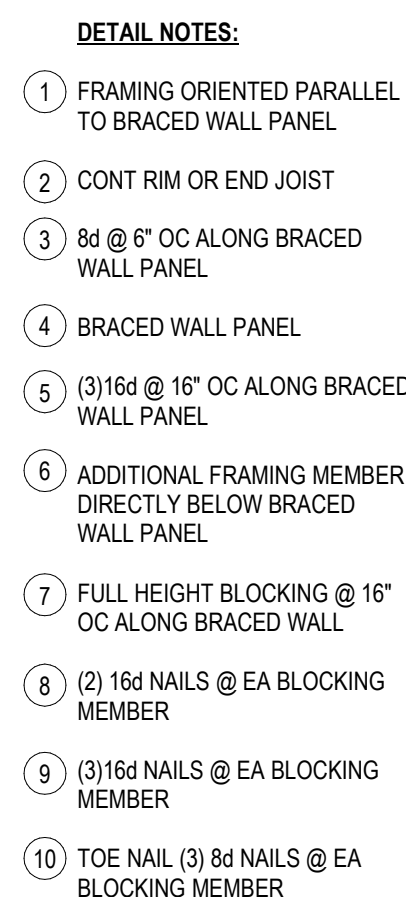
EC2: PROVIDE SIMPSON DTT2Z HOLDDOWN AT CORNER. FASTEN TO STUDS W/ (8) SIMPSON SDS SCREWS AND ANCHOR TO CONCRETE W/ 1/2" DIA SIMPSON TITEN HD SCREW ANCHOR x 4' MIN EMBED (6" OVERALL LENGTH). WHERE HOLDDOWN IS REQUIRED BETWEEN FLOORS, PROVIDE DTT2Z ABOVE AND BELOW FLOOR AND FASTEN TO WALL STUDS. CONNECT TOGETHER WITH 1/2" DIAMETER THREADED ROD.

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

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



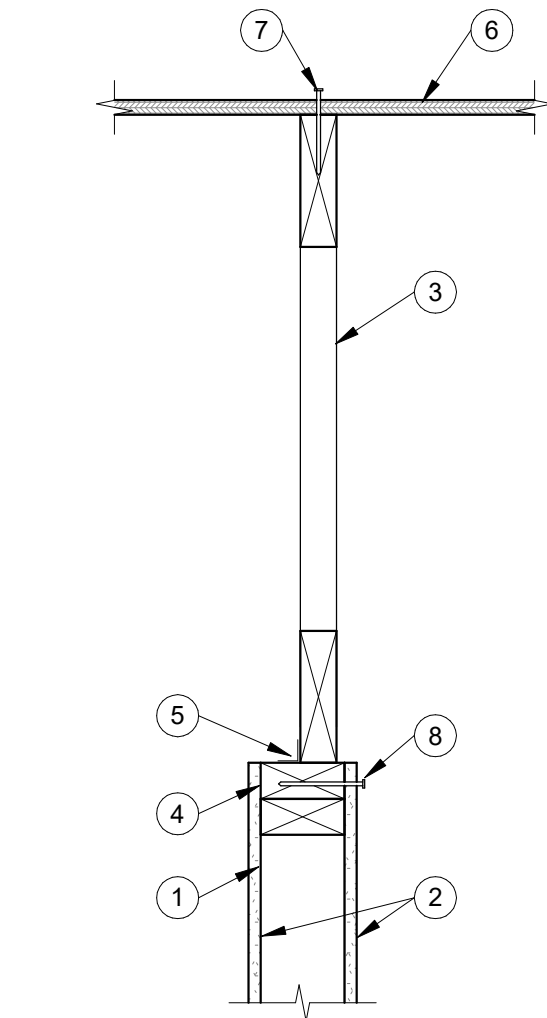
1/4" = 1'-0"



3/4" = 1'-0"

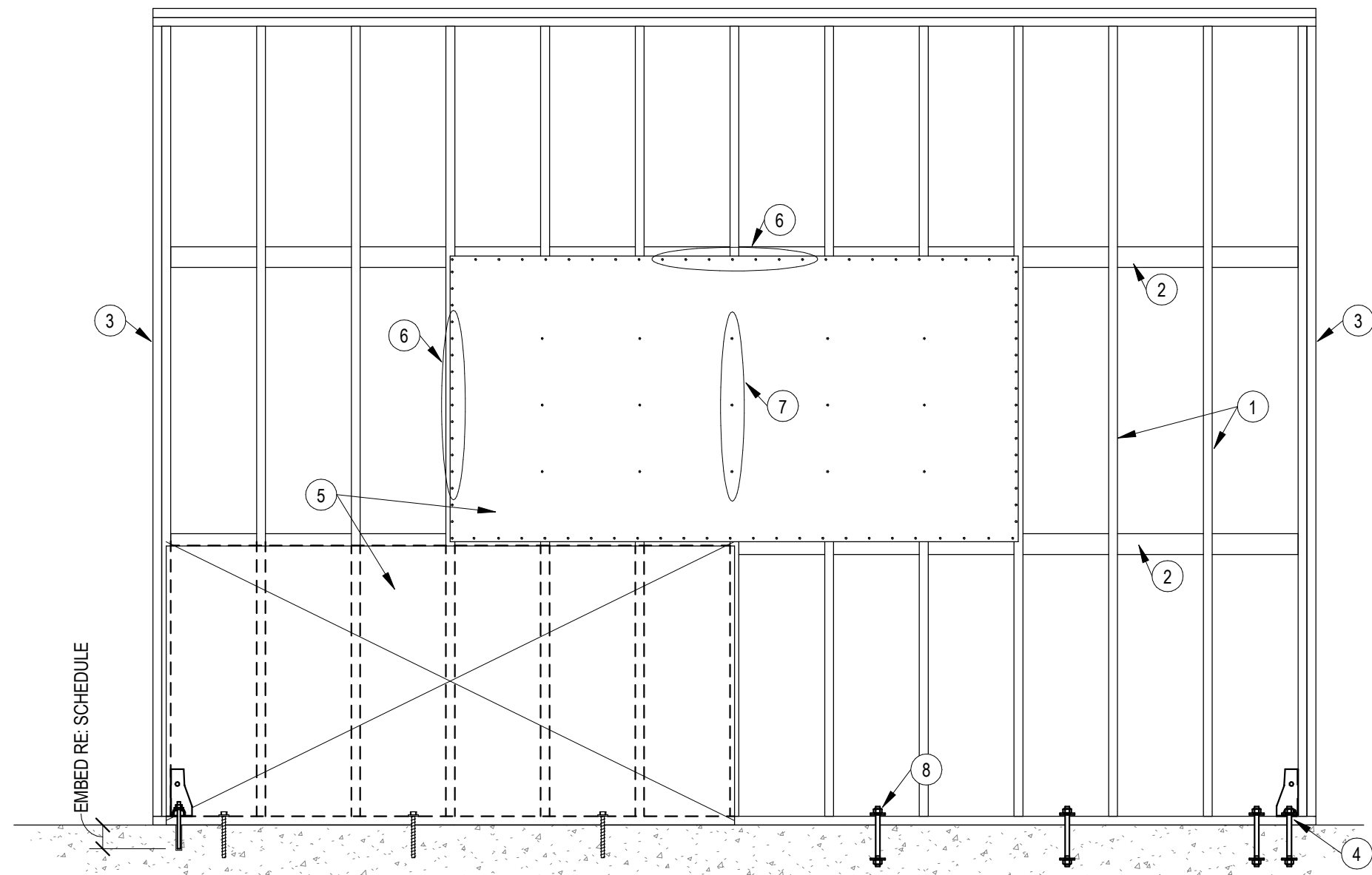
SCHEDULE - SHEAR WALL							
SW MARK	SW TYPE	SHEATHING	FASTENERS (EDGE / FIELD)	BOUNDARY MEMBERS	CONNECTION TO TOP PLATE	SILL ANCHORS	'SIMPSON' HOLDOWN
SW-A	SEGMENTED	7/16" OSB	8d @ 4"12" (BLOCKED)	3 PLY	A34 FRAMING ANGLE @ 12" OC W/ (8) #9 x 1 1/2" SD SCREW	1/2" Ø SCREW ANCHOR @ 32" OC	HDUS-SDS2.5 W/ (14) 1/4 x 2 1/2 SDS
SW-B	SEGMENTED	7/16" OSB	8d @ 3"12" (BLOCKED)	3 PLY	A34 FRAMING ANGLE @ 12" OC W/ (8) #9 x 1 1/2" SD SCREW	1/2" Ø SCREW ANCHOR @ 32" OC	HDUS-SDS2.5 W/ (14) 1/4 x 2 1/2 SDS

4 ROOF DRAG TRUSS @ SHEAR WALL



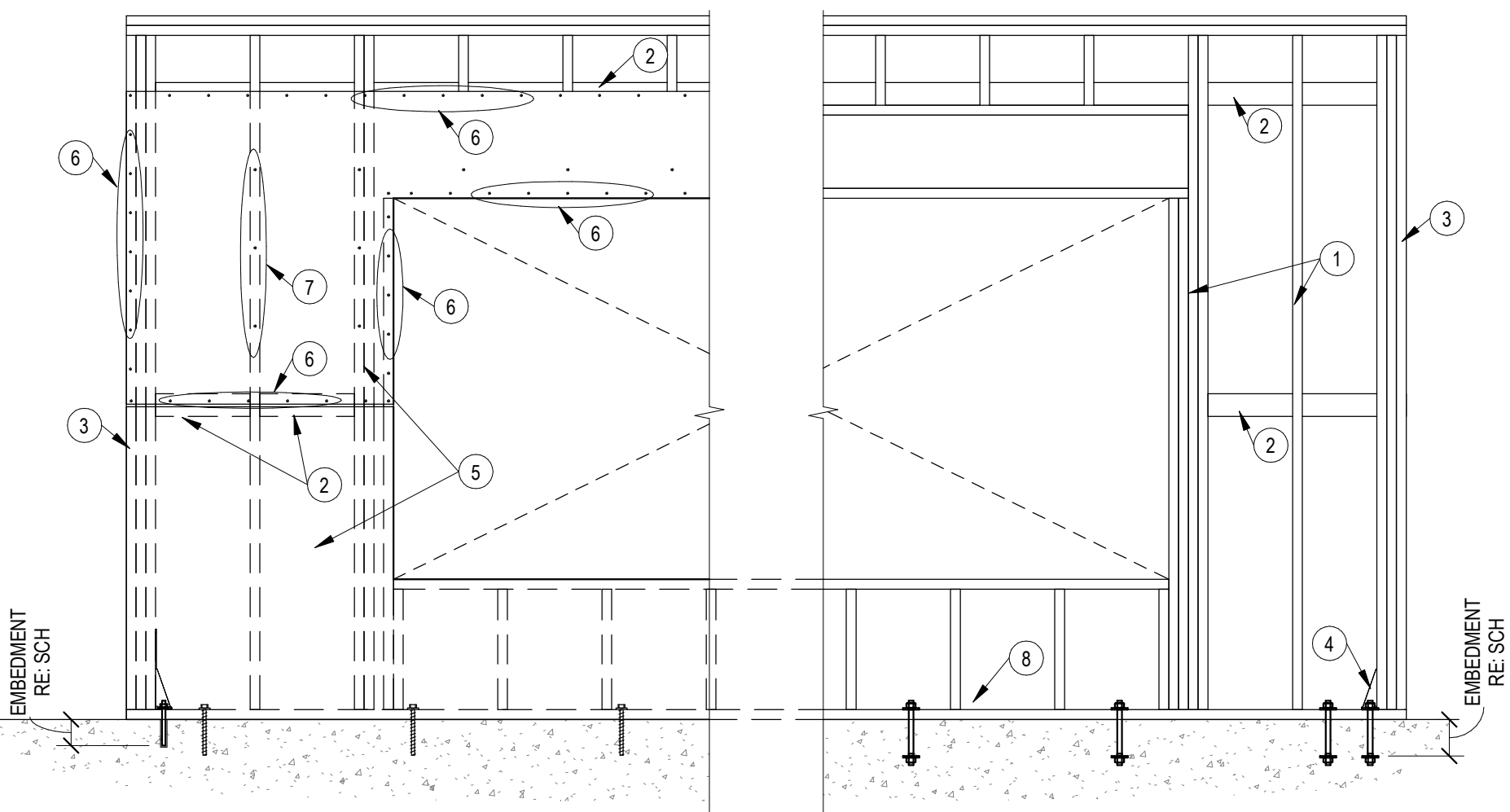
- DETAIL NOTES:
- 1 STUD WALL, RE: PLAN, NOTES AND TYPICAL DETAILS
 - 2 WALL SHEATHING, RE: SHEAR WALL SCH ON S063
 - 3 DRAG TRUSS, DESIGN FOR IN-PLANE SHEAR CAPACITY OF 300LB
 - 4 DOUBLE 2x TOP PLATE
 - 5 'RIM JOIST' / BLOCKING CONNECTION TO TOP PLATE; RE: SHEAR WALL SCH ON S063
 - 6 ROOF SHEATHING
 - 7 DIAPHRAGM CONNECTION, RE: SHEAR WALL SCH ON S063
 - 8 EDGE CONNECTION

1 SEGMENTED SHEAR WALL - ELEVATION



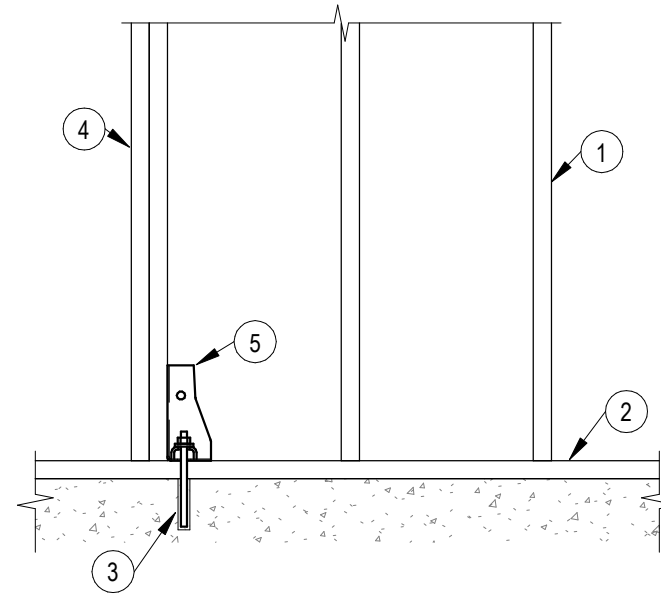
- DETAIL NOTES:
- 1 2x STUD FRAMING, RE: SHEAR WALL SCHEDULE
 - 2 PANEL BLOCKING AS RECD, RE: SHEAR WALL SCHEDULE
 - 3 BOUNDARY CONDITION @ SHEAR WALL ENDS, RE: SHEAR WALL SCHEDULE FOR NUMBER OF PLYS
 - 4 HOLDOWNS, RE: SHEAR WALL SCHEDULE AND HOLDOWN TYP DETAIL
 - 5 WOOD STRUCTURAL PANEL SHEATHING, RE: SHEAR WALL SCHEDULE
 - 6 PANEL EDGE NAILING NO LESS THAN 3/8" FROM PANEL EDGES, RE: SHEAR WALL SCHEDULE FOR PATTERN
 - 7 INTERMEDIATE FIELD NAILS @ 12" OC, TYP UNO
 - 8 TREATED 2x SILL PLATE W/ SILL ANCHORS RE: GENERAL NOTES AND DETAILS FOR TYPE AND SPACING

2 PERFORATED SHEAR WALL - ELEVATION



- DETAIL NOTES:
- 1 2x STUD FRAMING, RE: SHEAR WALL SCHEDULE
 - 2 PANEL BLOCKING AS RECD, RE: SHEAR WALL SCHEDULE
 - 3 BOUNDARY CONDITION @ SHEAR WALL ENDS, RE: SHEAR WALL SCHEDULE FOR NUMBER OF PLYS
 - 4 HOLDOWN, RE: SHEAR WALL SCHEDULE AND HOLDOWN DETAIL
 - 5 WOOD STRUCTURAL PANEL SHEATHING, RE: SHEAR WALL SCHEDULE
 - 6 PANEL EDGE NAILING NO LESS THAN 3/8" FROM PANEL EDGES, RE: SHEAR WALL SCHEDULE FOR PATTERN
 - 7 INTERMEDIATE FIELD NAILS @ 12" OC, TYP UNO
 - 8 TREATED 2x SILL PLATE W/ SILL ANCHORS RE: GENERAL NOTES AND DETAILS FOR TYPE AND SPACING

3 SHEAR WALL - BASE HOLDOWN



- DETAIL NOTES:
- 1 2x STUD FRAMING, RE: SHEAR WALL SCHEDULE
 - 2 TREATED 2x SILL PLATE TO MATCH SIZE OF WALL, RE: SHEAR WALL SCHEDULE
 - 3 HILTI THREADED HAS ROD W/ HILTI HY-200 ADHESIVE, RE: SCHEDULE FOR SIZE & EMBEDMENT
 - 4 BOUNDARY CONDITION STUDS @ SHEAR WALL ENDS, RE: SHEAR WALL SCHEDULE FOR NUMBER OF PLYS, RE: GENERAL NOTES FOR BUILT UP 2x FRAMING FASTENER SCHEDULE
 - 5 SIMPSON HOLDOWN ATTACH TO BOUNDARY CONDITION STUDS PER SIMPSON'S SPECS, RE: SHEARWALL SCHEDULE FOR SIZE, RE: PLAN FOR LOCATION



PROFESSIONAL SEAL

S063

ISSUE DATE: 24 AUGUST 2023

STAND SEI#: 23090

TYPICAL DETAILS - WOOD SHEAR WALLS

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE

LEE'S SUMMIT, MO 64063

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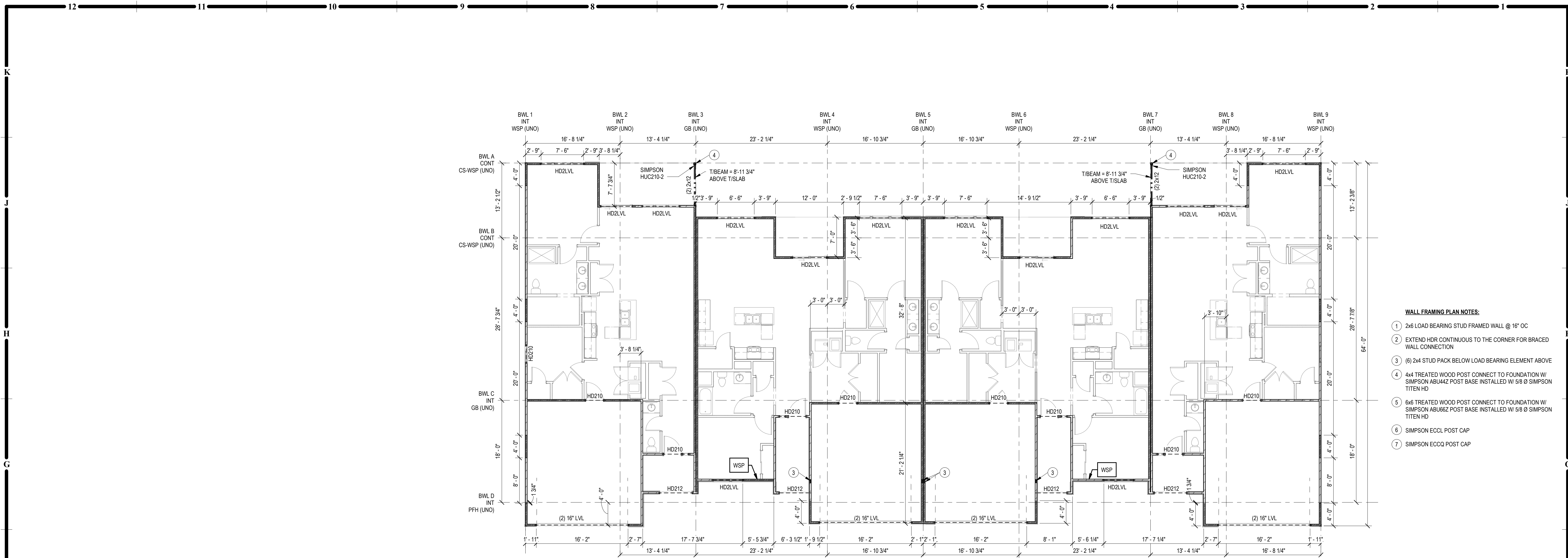
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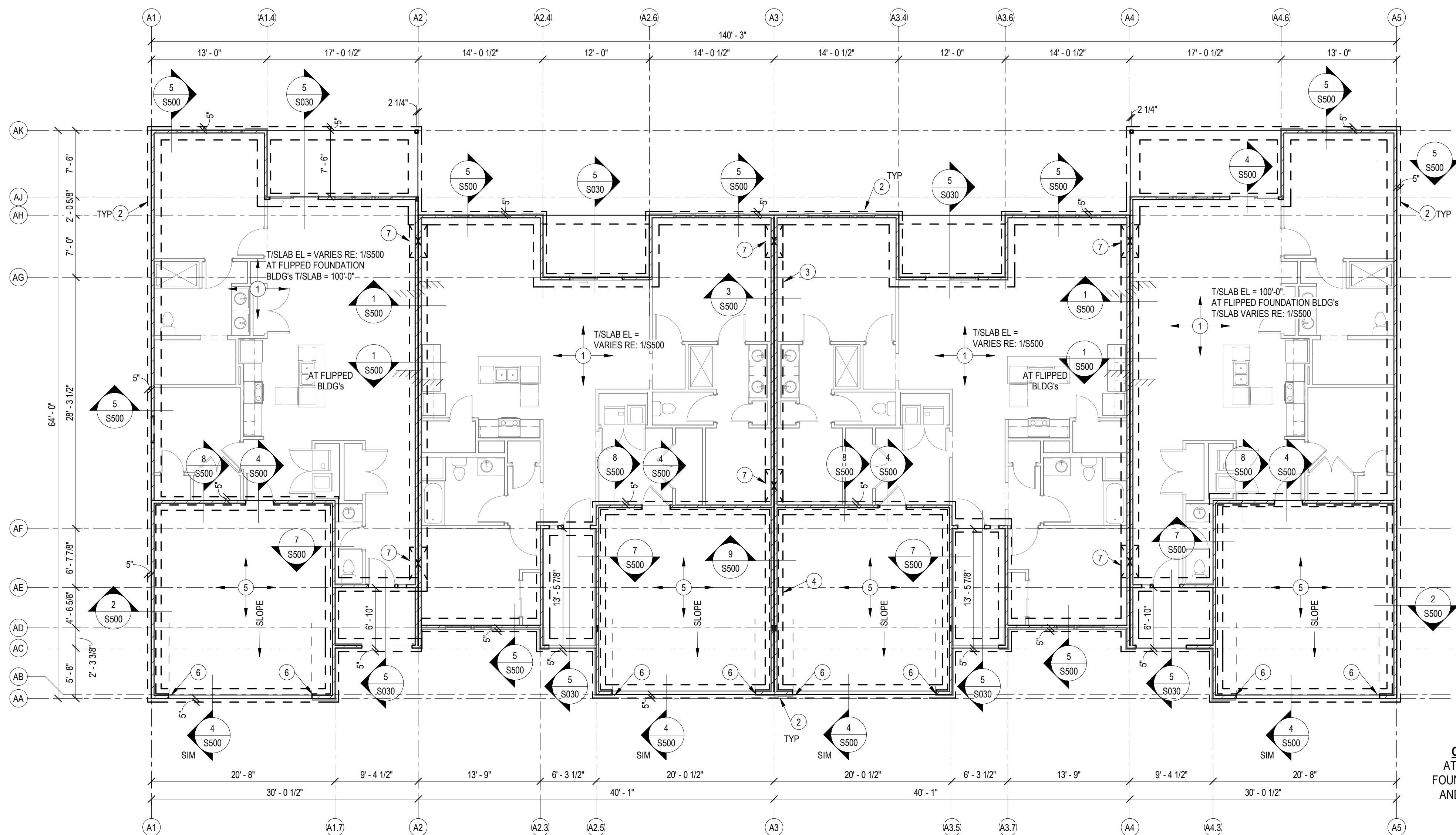
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2 FIRST FLOOR WALL PLAN - BUILDING A
1/8" = 1'-0"



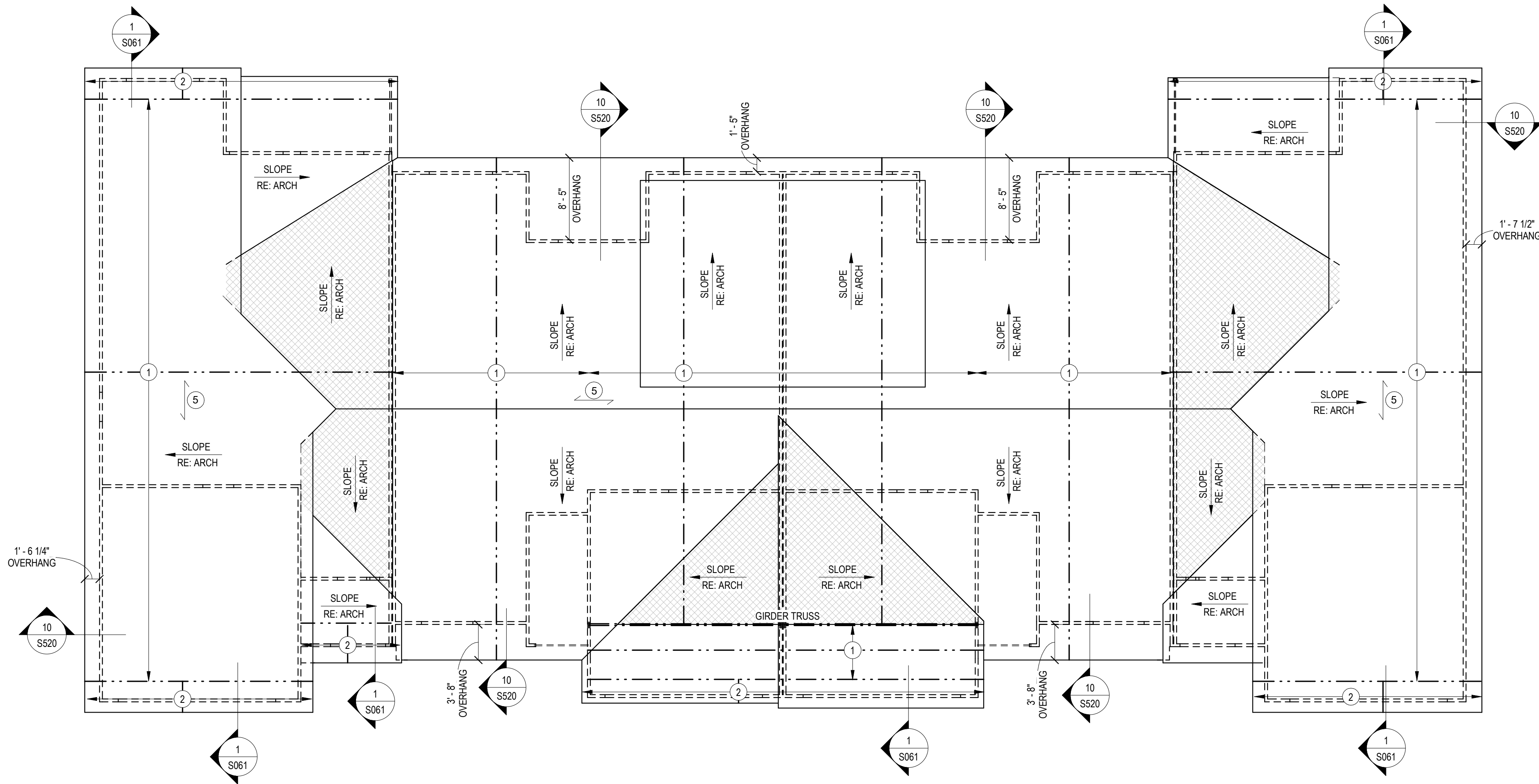
1 FOUNDATION PLAN - BUILDING A
1/8" = 1'-0"

- SHEET NOTES:**
- A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND SHOW FOR TYPICAL STRUCTURAL DETAILS. REVIEW NOTES & DETAILS OR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC. UNO. AT LOCATIONS WHERE STONE/MASONRY IS TO BE INSTALLED ON EXTERIOR WALLS STUD FRAMING SHALL BE (2) 2x4 @ 16" OC. UNO.
- D. DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD. EDGE OF SLAB DIMENSIONS TO INTERIOR WALLS ARE TO CENTERLINE OF INTERIOR WALL.
- E. FOLLOW TRUSS MFCOR FOR RECOMMENDED DETAILING. INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQD. TRUSSES SHALL BEAR WITHIN 5'.
- F. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDXXX". RE: TYP DTL. ALL HEADERS IN STRUCTURAL WALLS WHERE OPENING IS LESS THAN 4'-0" ARE (2) 2x10. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6 (MAXIMUM 10FT OPENING).
- G. REFER TO SHEET S002 FOR BRACED WALL REQUIREMENTS.
- H. TOP OF SLAB ELEVATION = 100'-0" UNO. BOTTOM OF SOFFIT ELEVATION = 109'-1 1/8" RE: ARCH AND CIVIL FOR DATUM ELEVATION.
- J. PROVIDE 2x BLOCKING @ MIDHEIGHT (4'-0" MAX) AT ALL STUD WALLS NOT SHEATHED ON BOTH SIDES WITH EITHER GYP OR OSB.
- K. ROOF TRUSS BEARING ELEVATION = 9'-1 1/8" ABOVE TOP OF SLAB. UNO. RE: ARCH ELEVATIONS.
- L. TOP OF TRENCH FOOTING ELEVATION = 99'-4" UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN BELOW GRADE. DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL). IF GRADE IS MORE THAN 6" BELOW TOP OF SLAB ELEVATION PROVIDE STEM WALL AS REQUIRED PER TYPICAL DETAIL SHEET.
- M. PLANS SHOWN ARE FOR PROTOTYPE BUILDING. RE: ARCH AND SITE PLAN FOR LOCATIONS, VARIATIONS, GRADING CONDITIONS, ETC.
- N. PROVIDE (6) STUDS MIN BELOW ALL BEAMS AND GIRDER TRUSSES. UNO.
- O. ALL HORIZONTAL REIN. SHALL BE CONTINUOUS THROUGH FOUNDATION STEPS.
- P. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1-7/8" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- Q. HANGERS ARE DENOTED ON PLAN AS "Hxx". REFER TO SCHEDULE ON S000 FOR REQ'S. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAM BEING SUPPORTED. WHERE BEAMS ARE BEING SUPPORTED BY TRUSSES, TRUSS MFCOR TO PROVIDE BLOCKING AS REQD FOR CONNECTION. TRUSS TO TRUSS HANGERS ARE BY TRUSS MFCOR.

FRAMING LEGEND	
	FOUNDATION / LOAD BEARING WALL BELOW
	LOAD BEARING WALL
	BRACED WALL
	HEADER
	BEAM (STEEL)
	WOOD BEAM/GIRDER TRUSS
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	OVERBUILD

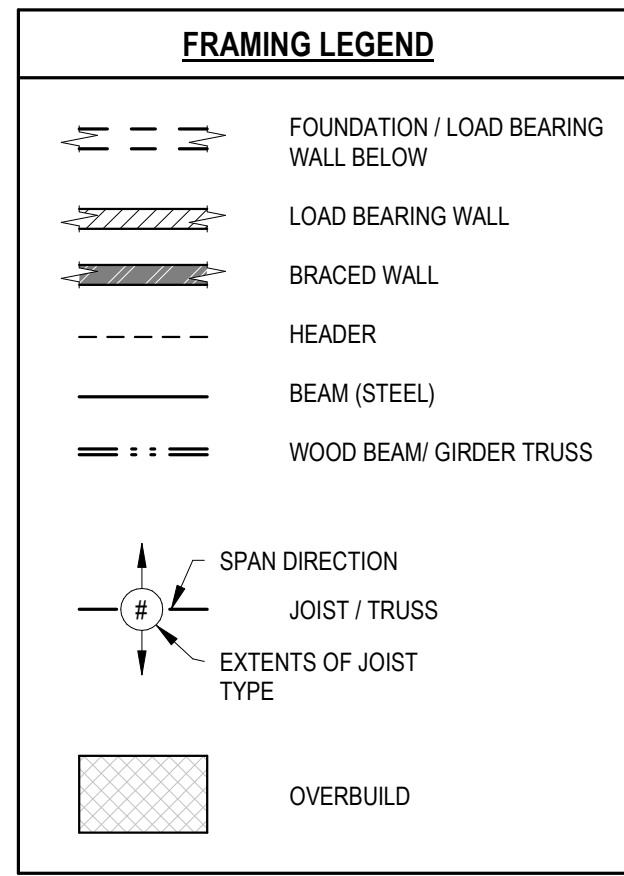
- FOUNDATION PLAN NOTES:**
1. 4" CONCRETE SLAB ON GRADE. RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS.
2. 18" WIDE x 2'-10" DEEP TRENCH FOOTING. REIN W/ (2) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC.
3. 24" WIDE x 12" DEEP THICKEND SLAB. REIN W/ (3) #4 CONT AND #3 TRANS @ 24" OC.
4. 24" WIDE x 2'-10" DEEP TRENCH FOOTING. REIN W/ (3) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC.
5. 5" CONCRETE GARAGE SLAB ON GRADE. RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS.
6. RECESS/STOP CONC CURB @ DOOR OPENINGS.
7. STEP FOOTING. RE: TYPICAL DETAILS.
8. 36" WIDE x 2'-10" DEEP TRENCH FOOTING. REIN W/ (4) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC.
9. 18" WIDE x 12" DEEP THICKEND SLAB. REIN W/ (2) #4 CONT AND #3 TRANS @ 24" OC.
10. 3'-0" x 3'-0" x 1'-2" THICK SPREAD FTG REIN. W/ (6) #4 OC EA WAY. LOCATE BELOW STUD PACK.
11. POUR TRENCH FOOTING OVER TOP OF FOOTING TO FULLY ENCAPSULATE COLUMN BASEPLATE BEND REIN. AROUND COLUMN AS REQ.

CONTRACTOR NOTE FOR FLIPPED FOUNDATION BLDG'S:
AT BLDG'S 1, 5, 6, 8, 9, 11, 14, 16, 17, 18, 26, 27, 28, AND 29 THE FOUNDATION STEPS IN THE OPPOSITE DIRECTION. COORDINATE AND REFERENCE CIVIL DRAWINGS FOR BUILDING AND TISLAB ELEVATIONS PRIOR TO WORK COMMENCING.



- ROOF FRAMING PLAN NOTES:**
- PRE-ENGINEERED ROOF TRUSSES @ 24" OC, TOP CHORD TO MATCH ROOF PROFILE, RE: ARCH
 - 2x4 OUTRIGGERS @ 24" OC, HOLD GABLE END TRUSS DOWN & PROVIDE FULL DEPTH BLOCKING BTWN OUTRIGGERS
 - 2x10 ROOF RAFTERS @ 16" OC ATTACH TO LEDGER W/ SIMPSON LUS210 SLOPED HANGER
 - 2x10 LEDGER ATTACHED W/ (2) 1/4" @ SIMPSON SDS WOOD SCREW @ 16" OC (2" MIN EDGE DISTANCE)
 - 5/8" THICK ROOF SHEATHING RE: GENERAL NOTES ADDITIONAL FASTENING REQ'D
 - 2x8 ROOF RAFTERS @ 16" OC
 - STEP IN TOP PLATE OF WALL, RE: TYPICAL DETAILS
 - TOP PLATE INTERRUPTED BY HEADER, RE: TYPICAL DETAIL 1058U FOR STRAP INFO & REQ.
 - PRE-ENGINEERED MONO SLOPED ROOF TRUSS @ 24" OC, CEILING VAULTED BELOW, RE: PLAN FOR TRUSS BEARING ELEVATION

- SHEET NOTES:**
- A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND S004 FOR TYPICAL STRUCTURAL DETAILS. REVIEW NOTES & DETAILS OR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO. AT LOCATIONS WHERE STONE/MASONRY IS TO BE INSTALLED ON EXTERIOR WALLS STUD FRAMING SHALL BE (2) 2x4 @ 16" OC, UNO.
- D. DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD. EDGE OF SLAB DIMENSIONS TO INTERIOR WALLS ARE TO CENTERLINE OF INTERIOR WALL.
- E. FOLLOW TRUSS MFCOR FOR RECOMMENDED DETAILING. INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQ'D. TRUSSES SHALL BEAR WITHIN 5'
- F. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HXXXX". RE: TYP DTL. ALL HEADERS IN STRUCTURAL WALLS WHERE OPENING IS LESS THAN 4'-0" ARE (2) 2x10. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6 (MAXIMUM 10FT OPENING).
- G. REFER TO SHEET S002 FOR BRACED WALL REQUIREMENTS.
- H. TOP OF SLAB ELEVATION = 100'-0" UNO.
BOTTOM OF SOFFIT ELEVATION = 109'-1 1/8"
RE: ARCH AND CIVIL FOR DATUM ELEVATION.
- J. PROVIDE 2x BLOCKING @ MIDHEIGHT (4'-0" MAX) AT ALL STUD WALLS NOT SHEATHED ON BOTH SIDES WITH EITHER GYP OR OSB.
- K. ROOF TRUSS BEARING ELEVATION = 9'-1 1/8" ABOVE TOP OF SLAB, UNO. RE: ARCH ELEVATIONS
- L. TOP OF TRENCH FOOTING ELEVATION = 99'-4" UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN BELOW GRADE, DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL). IF GRADE IS MORE THAN 6" BELOW TOP OF SLAB ELEVATION PROVIDE STEM WALL AS REQUIRED PER TYPICAL DETAIL SHEET.
- M. PLANS SHOWN ARE FOR PROTOTYPE BUILDING. RE: ARCH AND SITE PLAN FOR LOCATIONS, VARIATIONS, GRADING CONDITIONS, ETC.
- N. PROVIDE (6) STUDS MIN BELOW ALL BEAMS AND GIRDER TRUSSES, UNO.
- O. ALL HORIZONTAL REINF. SHALL BE CONTINUOUS THROUGH FOUNDATION STEPS.
- P. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER PLYS AND DEPTH (EX: (3) 14" LVJ). THE PLYS SHALL BE 1.75" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- Q. HANGERS ARE DENOTED ON PLAN AS "Hxx" REFER TO SCHEDULE ON S000 FOR REQ'S. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAM BEING SUPPORTED. WHERE BEAMS ARE BEING SUPPORTED BY TRUSSES, TRUSS MFCOR TO PROVIDE BLOCKING AS REQ'D FOR CONNECTION. TRUSS TO TRUSS HANGERS ARE BY TRUSS MFCOR.



1 ROOF FRAMING PLAN - BUILDING A
1/8" = 1'-0"

REUNION AT BLACKWELL

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LEE'S SUMMIT, MO 64063

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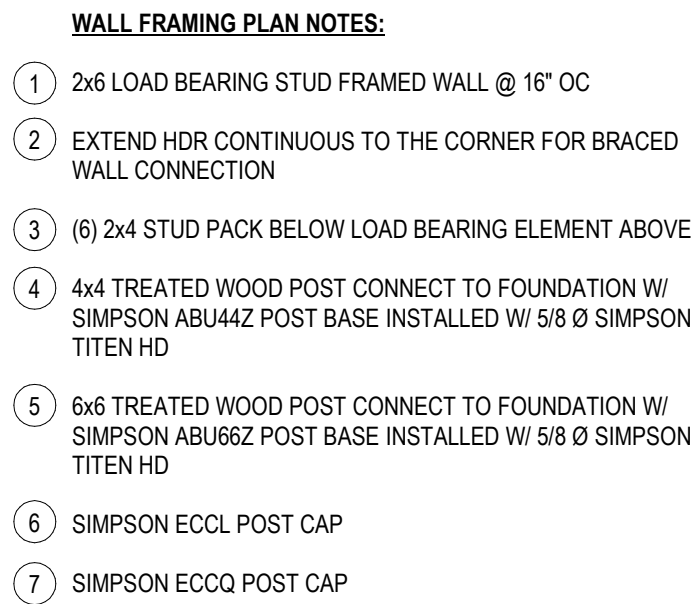


08/24/2023
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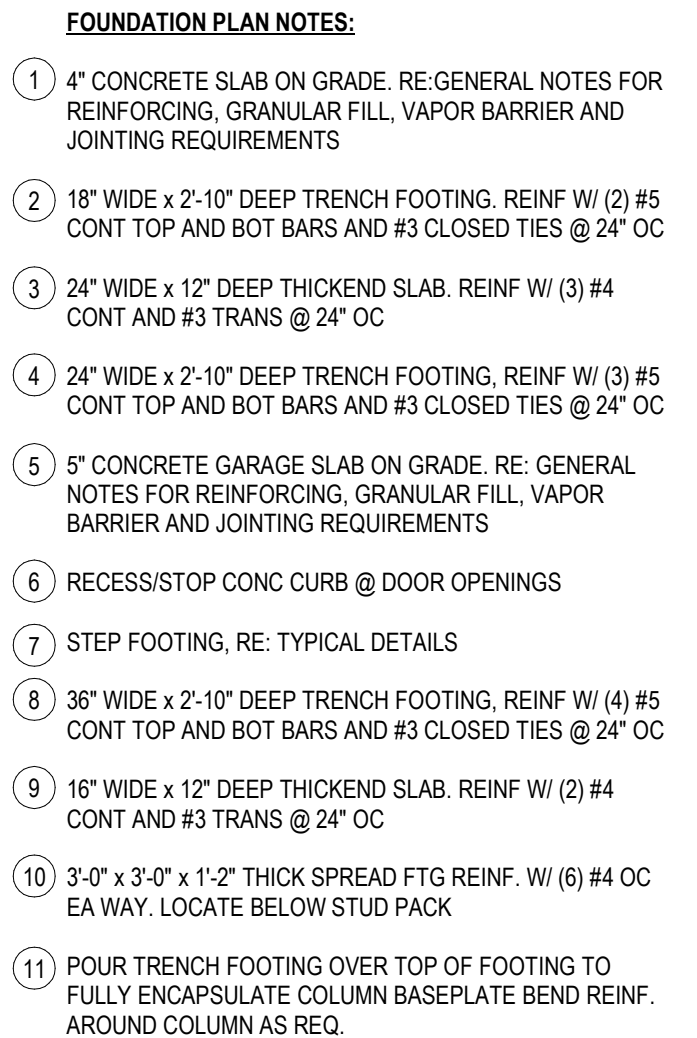
S101A-1

ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090

ROOF FRAMING PLAN - BUILDING A



1 FOUNDATION PLAN - BUILDING B1
1/8" = 1'-0"



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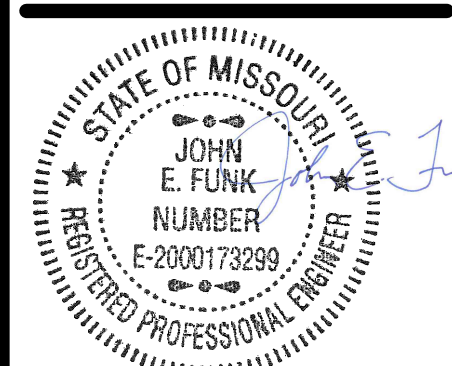
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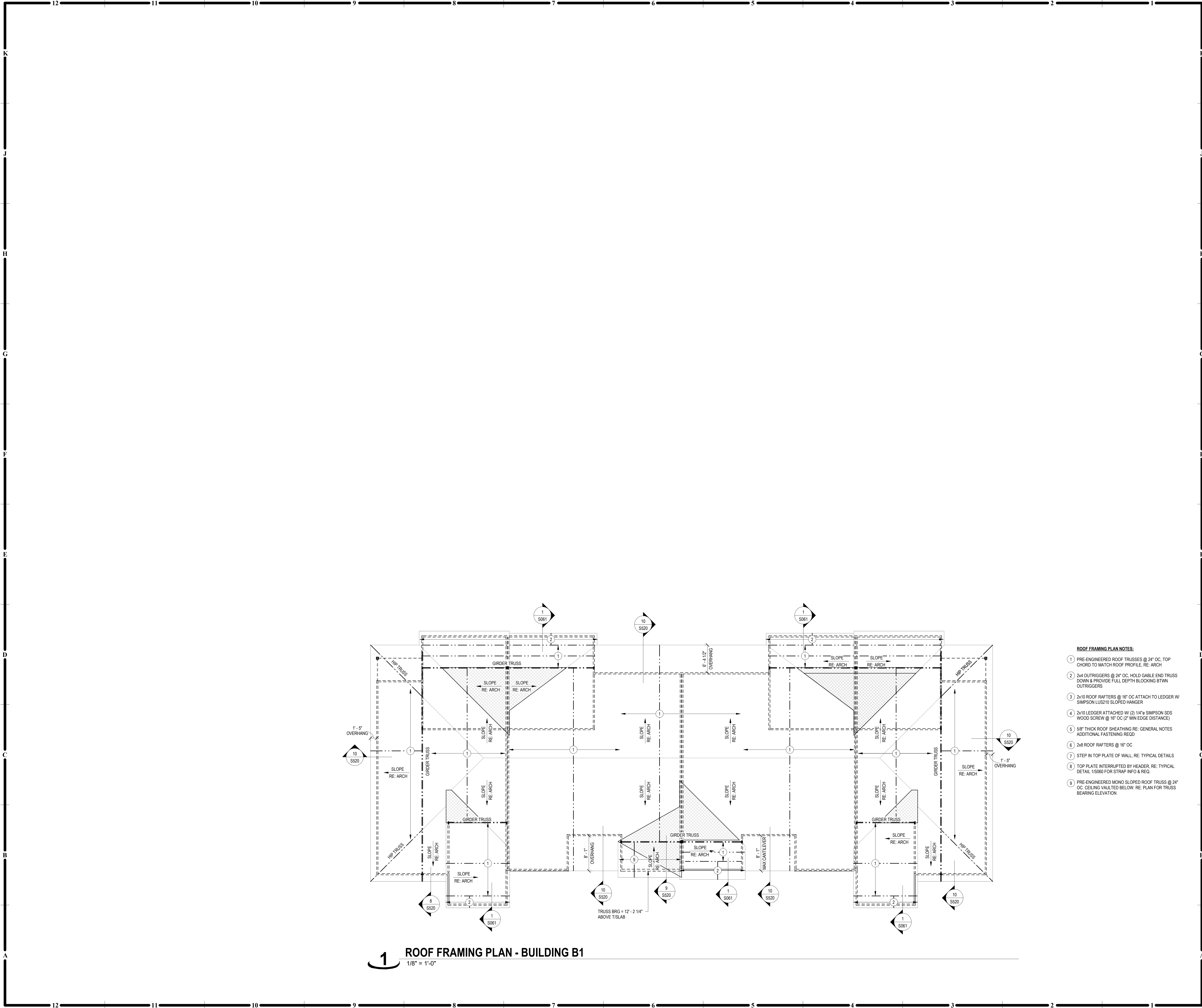
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PROFESSIONAL SEAL

S101 B1

ISSUE DATE: 24 AUGUST 2023
STAND SEI #: 23090

FOUNDATION & WALL PLANS -
BUILDING B1



- SHEET NOTES:**
- A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND SHOW FOR TYPICAL STRUCTURAL DETAILS. REVIEW NOTES & DETAILS OR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO. AT LOCATIONS WHERE STONE/MASONRY IS TO BE INSTALLED ON EXTERIOR WALLS STUD FRAMING SHALL BE (2) 2x4 @ 16" OC, UNO.
- D. DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD. EDGE OF SLAB DIMENSIONS TO INTERIOR WALLS ARE TO CENTERLINE OF INTERIOR WALL.
- E. FOLLOW TRUSS MFCR FOR RECOMMENDED DETAILING. INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQD. TRUSSES SHALL BEAR WITHIN 5'.
- F. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDXXX". RE: TYP DTL. ALL HEADERS IN STRUCTURAL WALLS WHERE OPENING IS LESS THAN 4'-0" ARE (2) 2x10. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6 (MAXIMUM 10FT OPENING).
- G. REFER TO SHEET S062 FOR BRACED WALL REQUIREMENTS.
- H. TOP OF SLAB ELEVATION = 100'-0" UNO.
BOTTOM OF SOFFIT ELEVATION = 109'-1 1/8"
RE: ARCH AND CIVIL FOR DATUM ELEVATION.
- J. PROVIDE 2x BLOCKING @ MIDHEIGHT (4'-0" MAX) AT ALL STUD WALLS NOT SHEATHED ON BOTH SIDES WITH EITHER GYP OR OSB.
- K. ROOF TRUSS BEARING ELEVATION = 9'-1 1/8" ABOVE TOP OF SLAB, UNO. RE: ARCH ELEVATIONS
- L. TOP OF TRENCH FOOTING ELEVATION = 99'-4" UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN BELOW GRADE, DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL). IF GRADE IS MORE THAN 6" BELOW TOP OF SLAB ELEVATION PROVIDE STEM WALL AS REQUIRED PER TYPICAL DETAIL SHEET.
- M. PLANS SHOWN ARE FOR PROTOTYPE BUILDING. RE: ARCH AND SITE PLAN FOR LOCATIONS, VARIATIONS, GRADING CONDITIONS, ETC.
- N. PROVIDE (6) STUDS MIN BELOW ALL BEAMS AND GIRDER TRUSSES, UNO.
- O. ALL HORIZONTAL REINF. SHALL BE CONTINUOUS THROUGH FOUNDATION STEPS.
- P. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER PLYS AND DEPTH (EX: (3) 14" LVJ). THE PLYS SHALL BE 1-7/8" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- Q. HANGERS ARE DENOTED ON PLAN AS "Hxx" REFER TO SCHEDULE ON S060 FOR REQ'S. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAM BEING SUPPORTED. WHERE BEAMS ARE BEING SUPPORTED BY TRUSSES, TRUSS MFCR TO PROVIDE BLOCKING AS REQD FOR CONNECTION. TRUSS TO TRUSS HANGERS ARE BY TRUSS MFCR.

FRAMING LEGEND	
	FOUNDATION / LOAD BEARING WALL BELOW
	LOAD BEARING WALL
	BRACED WALL
	HEADER
	BEAM (STEEL)
	WOOD BEAM/ GIRDER TRUSS
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	OVERBUILD

- ROOF FRAMING PLAN NOTES:**
- 1 PRE-ENGINEERED ROOF TRUSSES @ 24" OC, TOP CHORD TO MATCH ROOF PROFILE. RE: ARCH
- 2 2x4 OUTRIGGERS @ 24" OC, HOLD GABLE END TRUSS DOWN & PROVIDE FULL DEPTH BLOCKING BTWN OUTRIGGERS
- 3 2x10 ROOF RAFTERS @ 16" OC ATTACH TO LEDGER W/ SIMPSON LUS210 SLOPED HANGER
- 4 2x10 LEDGER ATTACHED W/ (2) 1/4" @ SIMPSON SDS WOOD SCREW @ 16" OC (2" MIN EDGE DISTANCE)
- 5 5/8" THICK ROOF SHEATHING RE: GENERAL NOTES ADDITIONAL FASTENING REQD
- 6 2x8 ROOF RAFTERS @ 16" OC
- 7 STEP IN TOP PLATE OF WALL, RE: TYPICAL DETAILS
- 8 TOP PLATE INTERRUPTED BY HEADER, RE: TYPICAL DETAIL, US060 FOR STRAP INFO & REQ
- 9 PRE-ENGINEERED MONO SLOPED ROOF TRUSS @ 24" OC, CEILING VAULTED BELOW. RE: PLAN FOR TRUSS BEARING ELEVATION

REUNION AT BLACKWELL

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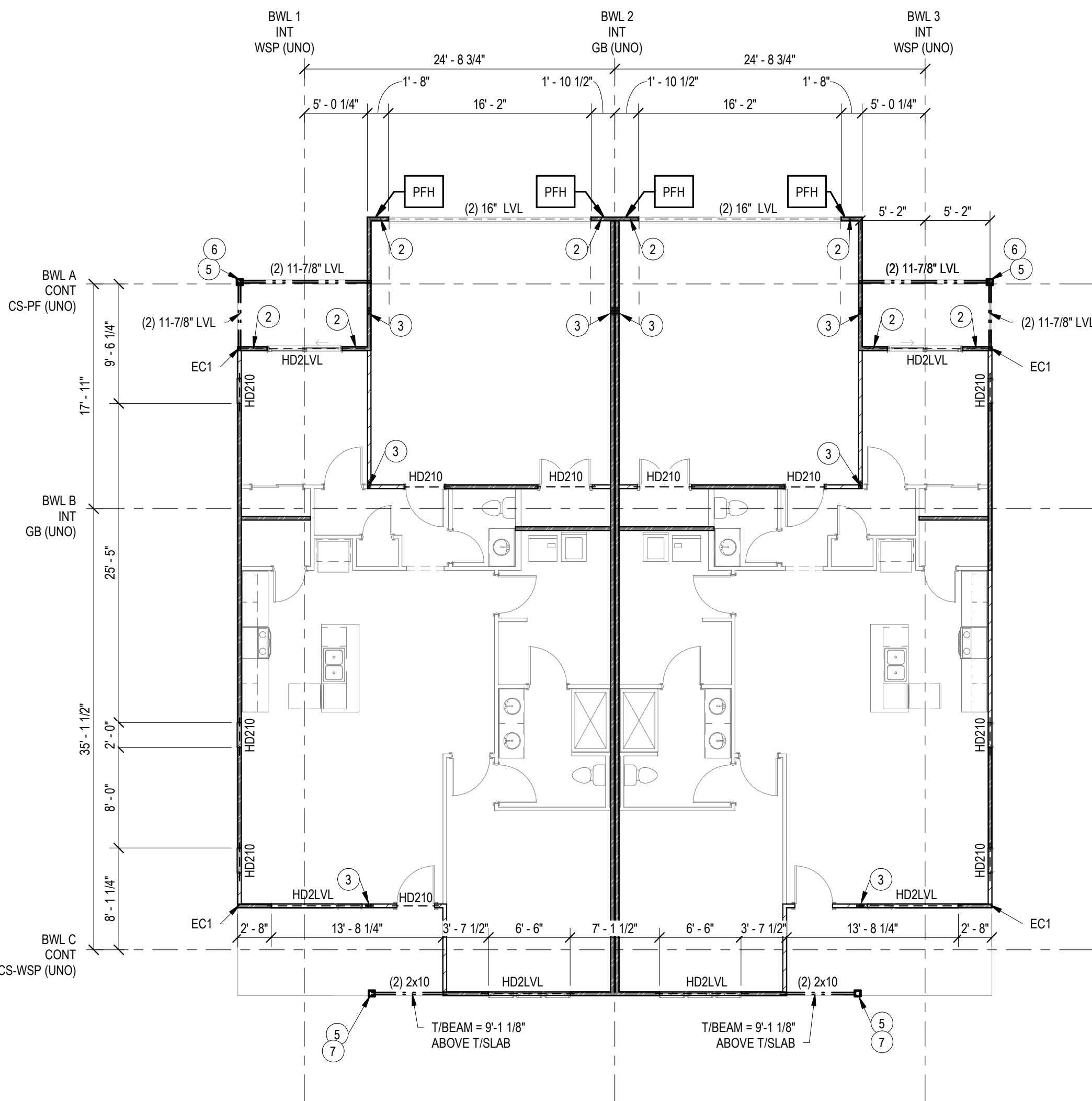
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ISSUE DATE: 24 AUGUST 2023
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ROOF FRAMING PLAN - BUILDING
B1

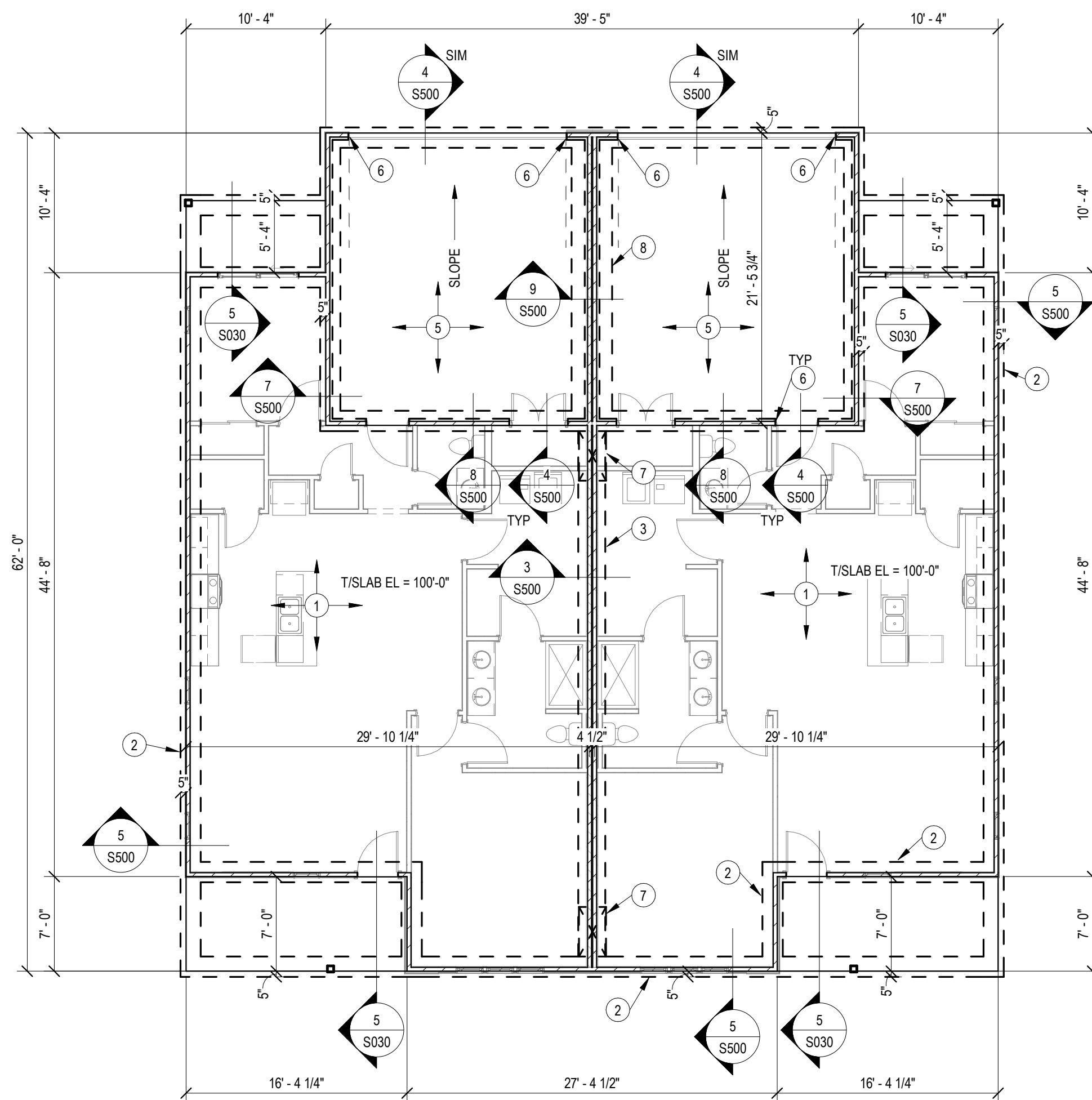


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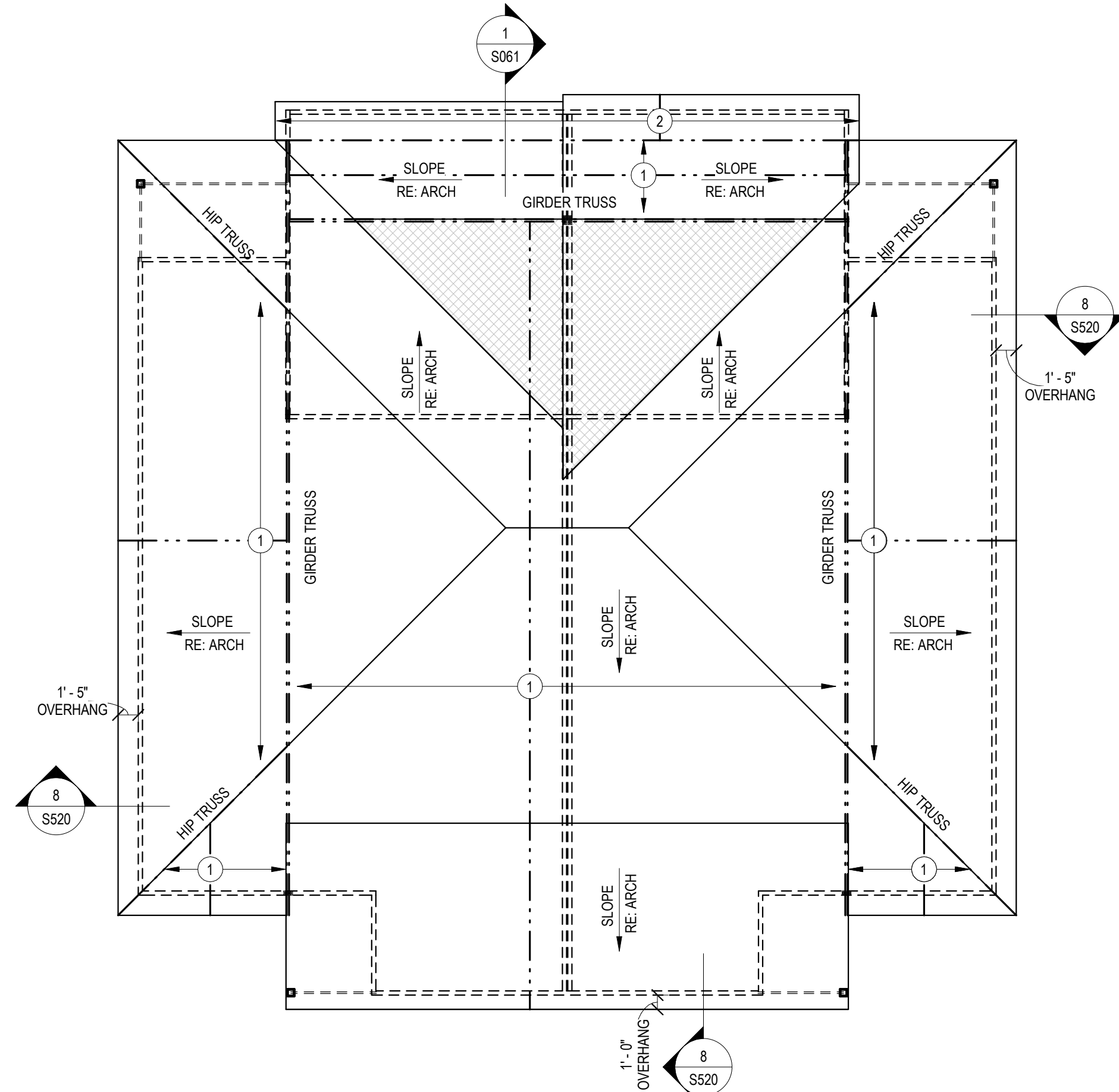
2 FIRST FLOOR WALL PLAN - BUILDING B2
1/8" = 1'-0"

- WALL FRAMING PLAN NOTES:**
- 2x6 LOAD BEARING STUD FRAMED WALL @ 16" OC
 - EXTEND HDR CONTINUOUS TO THE CORNER FOR BRACED WALL CONNECTION
 - (6) 2x4 STUD PACK BELOW LOAD BEARING ELEMENT ABOVE
 - 4x4 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU44Z POST BASE INSTALLED W/ 5/8 Ø SIMPSON TITEN HD
 - 6x6 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU66Z POST BASE INSTALLED W/ 5/8 Ø SIMPSON TITEN HD
 - SIMPSON ECCQ POST CAP
 - SIMPSON ECCQ POST CAP



1 FOUNDATION PLAN - BUILDING B2
1/8" = 1'-0"

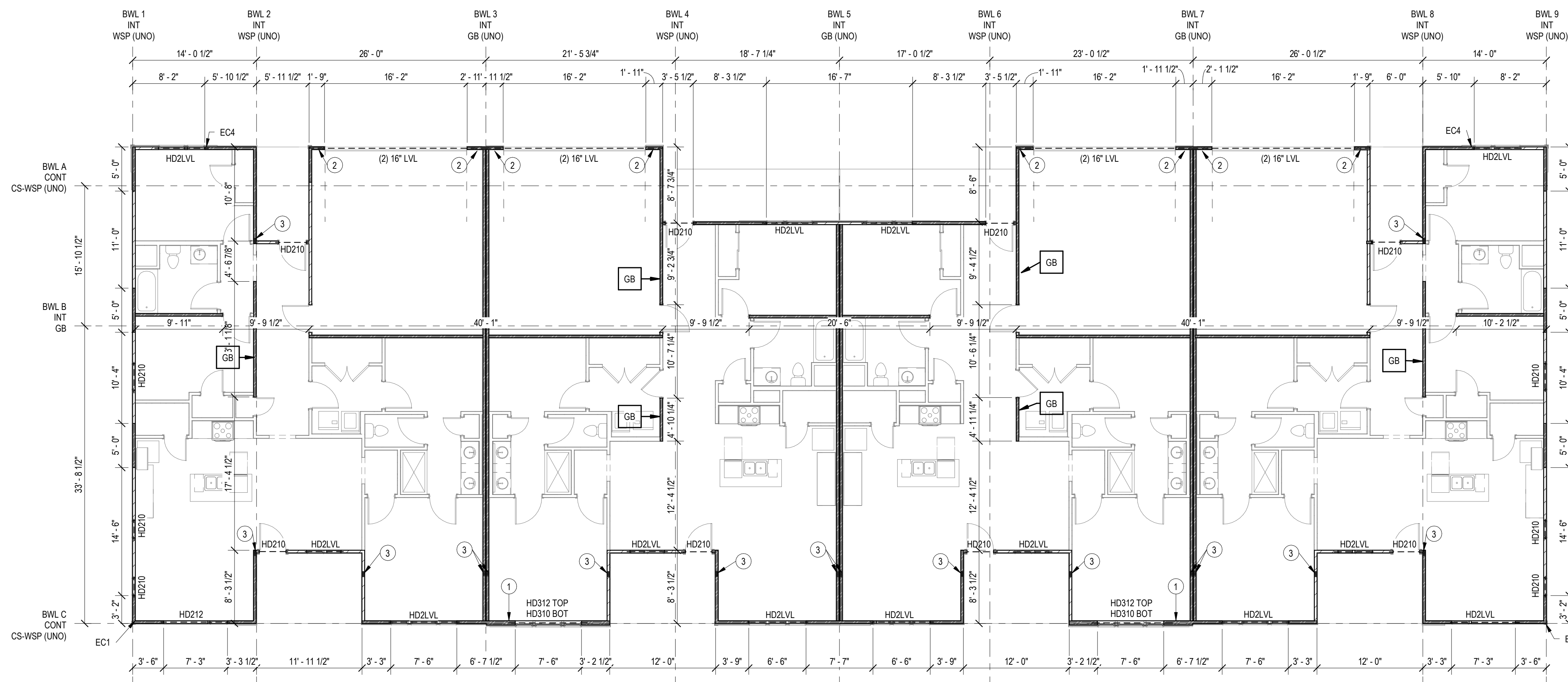
- FOUNDATION PLAN NOTES:**
- 4" CONCRETE SLAB ON GRADE. RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS
 - 18" WIDE x 2'-10" DEEP TRENCH FOOTING. REIN W/ (2) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
 - 24" WIDE x 12" DEEP THICKEND SLAB. REIN W/ (3) #4 CONT AND #3 TRANS @ 24" OC
 - 24" WIDE x 2'-10" DEEP TRENCH FOOTING. REIN W/ (3) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
 - 5" CONCRETE GARAGE SLAB ON GRADE. RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS
 - RECESS/STOP CONC CURB @ DOOR OPENINGS
 - STEP FOOTING. RE: TYPICAL DETAILS
 - 36" WIDE x 2'-10" DEEP TRENCH FOOTING. REIN W/ (4) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
 - 18" WIDE x 12" DEEP THICKEND SLAB. REIN W/ (2) #4 CONT AND #3 TRANS @ 24" OC
 - 3'-0" x 3'-0" x 1'-2" THICK SPREAD FTG REIN. W/ (6) #4 OC EA WAY. LOCATE BELOW STUD PACK
 - POUR TRENCH FOOTING OVER TOP OF FOOTING TO FULLY ENCAPSULATE COLUMN BASE/PLATE BEND REIN. AROUND COLUMN AS REQ.



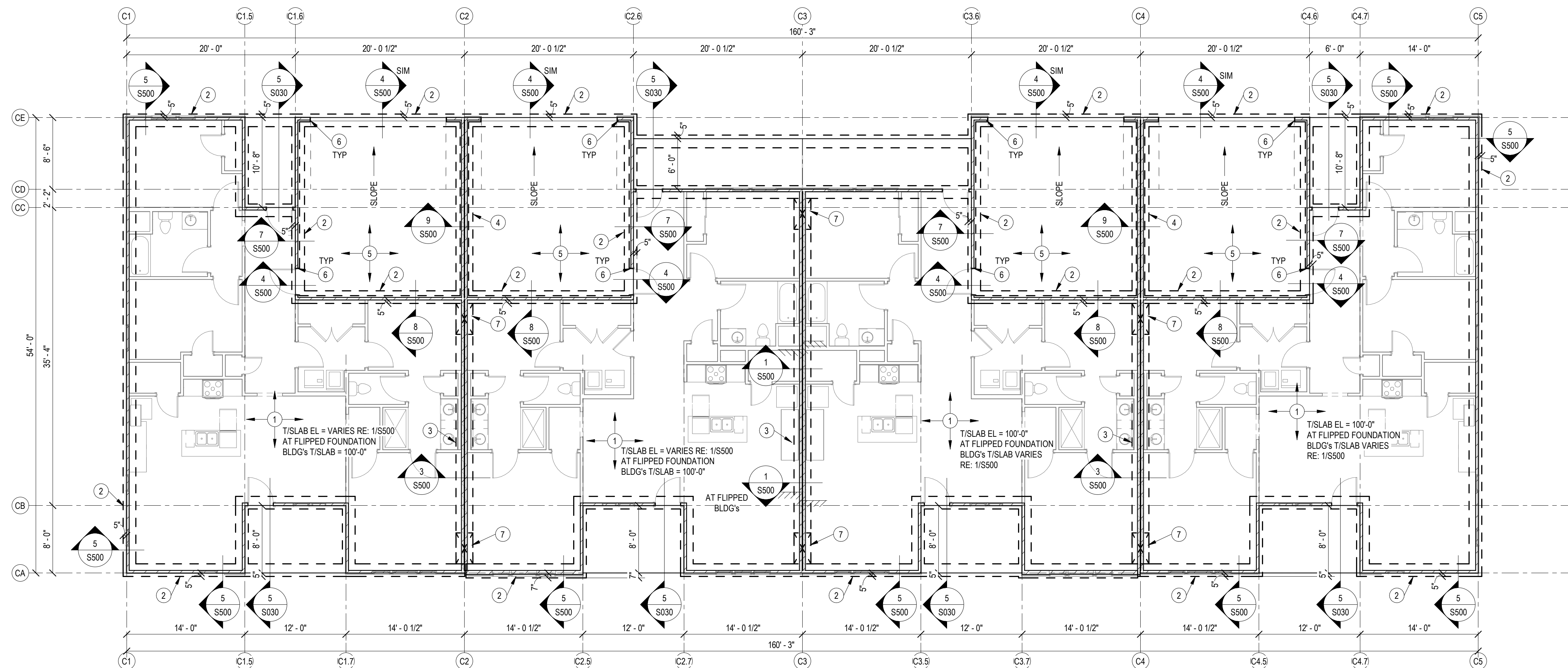
- ROOF FRAMING PLAN NOTES:**
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 - 2x4 OUTRIGGERS @ 24" OC, HOLD GABLE END TRUSS DOWN & PROVIDE FULL DEPTH BLOCKING BTWN OUTRIGGERS
 - 2x10 ROOF RAFTERS @ 16" OC ATTACH TO LEDGER W/ SIMPSON LUS210 SLOPED HANGER
 - 2x10 LEDGER ATTACHED W/ (2) 1/4" x SIMPSON SDS WOOD SCREW @ 16" OC (2" MIN EDGE DISTANCE)
 - 5/8" THICK ROOF SHEATHING RE: GENERAL NOTES ADDITIONAL FASTENING REQ'D
 - 2x8 ROOF RAFTERS @ 16" OC
 - STEP IN TOP PLATE OF WALL, RE: TYPICAL DETAILS
 - TOP PLATE INTERRUPTED BY HEADER, RE: TYPICAL DETAIL 1/5060 FOR STRAP INFO & REQ.
 - PRE-ENGINEERED MONO SLOPED ROOF TRUSS @ 24" OC, CEILING VAULTED BELOW. RE: PLAN FOR TRUSS BEARING ELEVATION

- SHEET NOTES:**
- A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND SHOW FOR TYPICAL STRUCTURAL DETAILS. REVIEW NOTES & DETAILS OR APPLICABILITY.
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- G. REFER TO SHEET S002 FOR BRACED WALL REQUIREMENTS.
- H. TOP OF SLAB ELEVATION = 100'-0" UNO. BOTTOM OF SOFFIT ELEVATION = 109'-1 1/8" RE: ARCH AND CIVIL FOR DATUM ELEVATION.
- J. PROVIDE 2x BLOCKING @ MIDHEIGHT (4'-0" MAX) AT ALL STUD WALLS NOT SHEATHED ON BOTH SIDES WITH EITHER GYP OR OSB.
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- L. TOP OF TRENCH FOOTING ELEVATION = 99'-4" UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN BELOW GRADE, DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL). IF GRADE IS MORE THAN 6" BELOW TOP OF SLAB ELEVATION PROVIDE STEM WALL AS REQUIRED PER TYPICAL DETAIL SHEET.
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FRAMING LEGEND	
	FOUNDATION / LOAD BEARING WALL BELOW
	LOAD BEARING WALL
	BRACED WALL
	HEADER
	BEAM (STEEL)
	WOOD BEAM / GIRDER TRUSS
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	OVERBUILD



2 FIRST FLOOR WALL PLAN - BUILDING C
1/8" = 1'-0"



1 FOUNDATION PLAN - BUILDING C
1/8" = 1'-0"

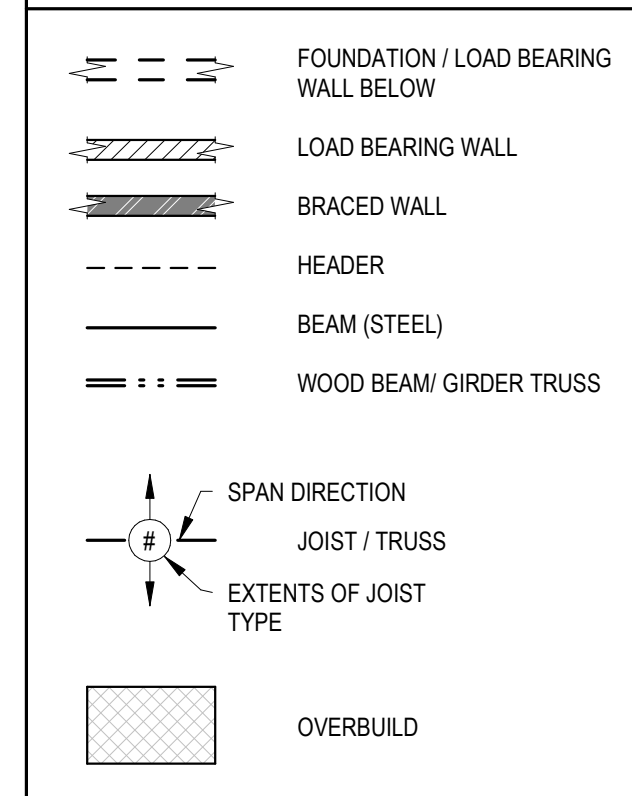
WALL FRAMING PLAN NOTES:

- 2x6 LOAD BEARING STUD FRAMED WALL @ 16" OC
- EXTEND HDR CONTINUOUS TO THE CORNER FOR BRACED WALL CONNECTION
- (6) 2x4 STUD PACK BELOW LOAD BEARING ELEMENT ABOVE
- 4x4 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU44Z POST BASE INSTALLED W/ 5/8 S SIMPSON TITEN HD
- 6x6 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU66Z POST BASE INSTALLED W/ 5/8 S SIMPSON TITEN HD
- SIMPSON ECCL POST CAP
- SIMPSON ECCO POST CAP

SHEET NOTES:

- A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND SHOW FOR TYPICAL STRUCTURAL DETAILS. REVIEW NOTES & DETAILS OR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC UNO. AT LOCATIONS WHERE STONE/MASONRY IS TO BE INSTALLED ON EXTERIOR WALLS STUD FRAMING SHALL BE (2) 2x4 @ 16" OC UNO.
- D. DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD. EDGE OF SLAB DIMENSIONS TO INTERIOR WALLS ARE TO CENTERLINE OF INTERIOR WALL.
- E. FOLLOW TRUSS MFCOR FOR RECOMMENDED DETAILING. INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQD. TRUSSES SHALL BEAR WITHIN 5'
- F. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDXXX". RE: TYP DTL. ALL HEADERS IN STRUCTURAL WALLS WHERE OPENING IS LESS THAN 4'-0" ARE (2) 2x10. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6 (MAXIMUM 10FT OPENING).
- G. REFER TO SHEET S062 FOR BRACED WALL REQUIREMENTS.
- H. TOP OF SLAB ELEVATION = 100'-0" UNO. BOTTOM OF SOFFIT ELEVATION = 109'-1 1/8" RE: ARCH AND CIVIL FOR DATUM ELEVATION.
- J. PROVIDE 2x BLOCKING @ MIDHEIGHT (4'-0" MAX) AT ALL STUD WALLS NOT SHEATHED ON BOTH SIDES WITH EITHER GYP OR OSB.
- K. ROOF TRUSS BEARING ELEVATION = 9'-1 1/8" ABOVE TOP OF SLAB UNO. RE: ARCH ELEVATIONS
- L. TOP OF TRENCH FOOTING ELEVATION = 99'-4" UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN BELOW GRADE. DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL). IF GRADE IS MORE THAN 6" BELOW TOP OF SLAB ELEVATION PROVIDE STEM WALL AS REQUIRED PER TYPICAL DETAIL SHEET.
- M. PLANS SHOWN ARE FOR PROTOTYPE BUILDING. RE: ARCH AND SITE PLAN FOR LOCATIONS, VARIATIONS, GRADING CONDITIONS, ETC.
- N. PROVIDE (6) STUDS MIN BELOW ALL BEAMS AND GIRDER TRUSSES UNO.
- O. ALL HORIZONTAL REINF. SHALL BE CONTINUOUS THROUGH FOUNDATION STEPS.
- P. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1-7/8" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
- Q. HANGERS ARE DENOTED ON PLAN AS "Hxx". REFER TO SCHEDULE ON S060 FOR REQS. WHERE NOT CALLED OUT, CONTACT ENGINEER OR USE HEAVIEST HANGER FOR NUMBER OF PLYS IN BEAM BEING SUPPORTED. WHERE BEAMS ARE BEING SUPPORTED BY TRUSSES, TRUSS MFCOR TO PROVIDE BLOCKING AS REQD FOR CONNECTION. TRUSS TO TRUSS HANGERS ARE BY TRUSS MFCOR.

FRAMING LEGEND



FOUNDATION PLAN NOTES:

- 4" CONCRETE SLAB ON GRADE. RE GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS
- 18" WIDE x 2'-10" DEEP TRENCH FOOTING. REIN W/ (2) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 24" WIDE x 12" DEEP THICKEND SLAB. REIN W/ (3) #4 CONT AND #3 TRANS @ 24" OC
- 24" WIDE x 2'-10" DEEP TRENCH FOOTING. REIN W/ (3) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 5" CONCRETE GARAGE SLAB ON GRADE. RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS
- RECESS/STOP CONC CURB @ DOOR OPENINGS
- STEP FOOTING. RE: TYPICAL DETAILS
- 36" WIDE x 2'-10" DEEP TRENCH FOOTING. REIN W/ (4) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 18" WIDE x 12" DEEP THICKEND SLAB. REIN W/ (2) #4 CONT AND #3 TRANS @ 24" OC
- 3'-0" x 3'-0" x 1'-2" THICK SPREAD FTG REIN. W/ (6) #4 OC EA WAY. LOCATE BELOW STUD PACK
- POUR TRENCH FOOTING OVER TOP OF FOOTING TO FULLY ENCAPSULATE COLUMN BASEPLATE BEND REIN. AROUND COLUMN AS REQD.

CONTRACTOR NOTE FOR FLIPPED FOUNDATION BLDG's:
AT BLDG's 1, 5, 6, 8, 9, 11, 14, 16, 17, 18, 26, 27, 28, AND 29 THE FOUNDATION STEPS IN THE OPPOSITE DIRECTION. COORDINATE AND REFERENCE CIVIL DRAWINGS FOR BUILDING AND TISLAB ELEVATIONS PRIOR TO WORK COMMENCING.

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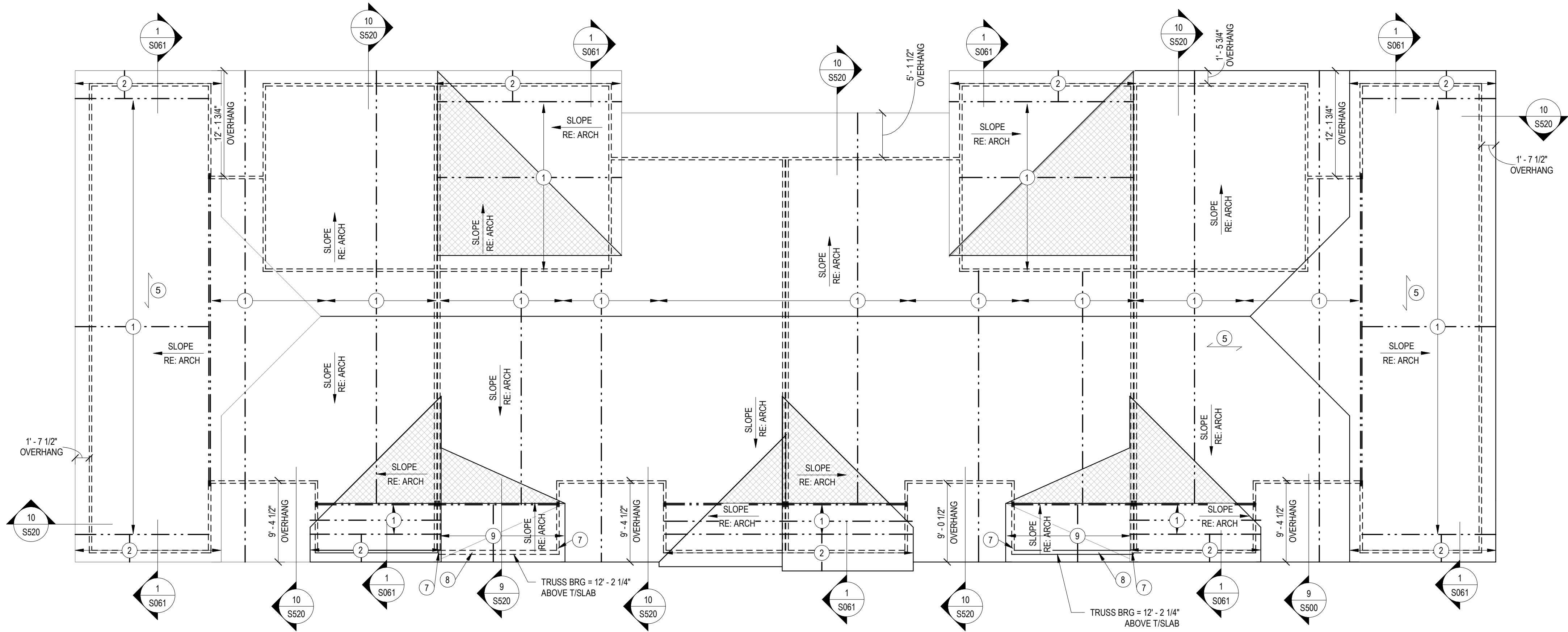
ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090

FOUNDATION & WALL PLANS -
BUILDING C



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- ROOF FRAMING PLAN NOTES:**
- PRE-ENGINEERED ROOF TRUSSES @ 24" OC, TOP CHORD TO MATCH ROOF PROFILE, RE: ARCH
 - 2x4 OUTRIGGERS @ 24" OC, HOLD GABLE END TRUSS DOWN & PROVIDE FULL DEPTH BLOCKING BTWN OUTRIGGERS
 - 2x10 ROOF RAFTERS @ 16" OC ATTACH TO LEDGER W/ SIMPSON LUS210 SLOPED HANGER
 - 2x10 LEDGER ATTACHED W/ (2) 1/4" @ SIMPSON SDS WOOD SCREW @ 16" OC (2" MIN EDGE DISTANCE)
 - 5/8" THICK ROOF SHEATHING RE: GENERAL NOTES ADDITIONAL FASTENING REQD
 - 2x8 ROOF RAFTERS @ 16" OC
 - STEP IN TOP PLATE OF WALL, RE: TYPICAL DETAILS
 - TOP PLATE INTERRUPTED BY HEADER, RE: TYPICAL DETAIL TISB01 FOR STRAP INFO & REQ.
 - PRE-ENGINEERED MONO SLOPED ROOF TRUSS @ 24" OC CEILING VAULTED BELOW, RE: PLAN FOR TRUSS BEARING ELEVATION

- SHEET NOTES:**
- A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND S00x FOR TYPICAL STRUCTURAL DETAILS. REVIEW NOTES & DETAILS OR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC, UNO. AT LOCATIONS WHERE STONE/MASONRY IS TO BE INSTALLED ON EXTERIOR WALLS STUD FRAMING SHALL BE (2) 2x4 @ 16" OC, UNO.
- D. DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD. EDGE OF SLAB DIMENSIONS TO INTERIOR WALLS ARE TO CENTERLINE OF INTERIOR WALL.
- E. FOLLOW TRUSS MFCOR FOR RECOMMENDED DETAILING. INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQD. TRUSSES SHALL BEAR WITHIN 5'.
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- G. REFER TO SHEET S002 FOR BRACED WALL REQUIREMENTS.
- H. TOP OF SLAB ELEVATION = 100'-0" UNO.
BOTTOM OF SOFFIT ELEVATION = 109'-1 1/8"
RE: ARCH AND CIVIL FOR DATUM ELEVATION.
- J. PROVIDE 2x BLOCKING @ MIDHEIGHT (4'-0" MAX) AT ALL STUD WALLS NOT SHEATHED ON BOTH SIDES WITH EITHER GYP OR OSB.
- K. ROOF TRUSS BEARING ELEVATION = 9'-1 1/8" ABOVE TOP OF SLAB, UNO, RE: ARCH ELEVATIONS
- L. TOP OF TRENCH FOOTING ELEVATION = 99'-4" UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN BELOW GRADE, DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL). IF GRADE IS MORE THAN 6" BELOW TOP OF SLAB ELEVATION PROVIDE STEM WALL AS REQUIRED PER TYPICAL DETAIL SHEET.
- M. PLANS SHOWN ARE FOR PROTOTYPE BUILDING. RE: ARCH AND SITE PLAN FOR LOCATIONS, VARIATIONS, GRADING CONDITIONS, ETC.
- N. PROVIDE (6) STUDS MIN BELOW ALL BEAMS AND GIRDER TRUSSES, UNO.
- O. ALL HORIZONTAL REINF. SHALL BE CONTINUOUS THROUGH FOUNDATION STEPS.
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FRAMING LEGEND	
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	EXTENTS OF JOIST TYPE
	OVERBUILD

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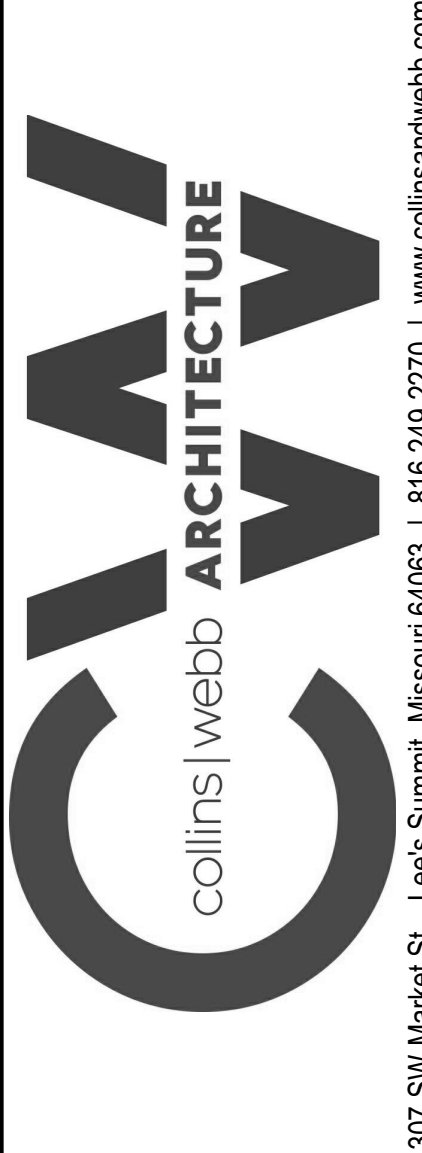


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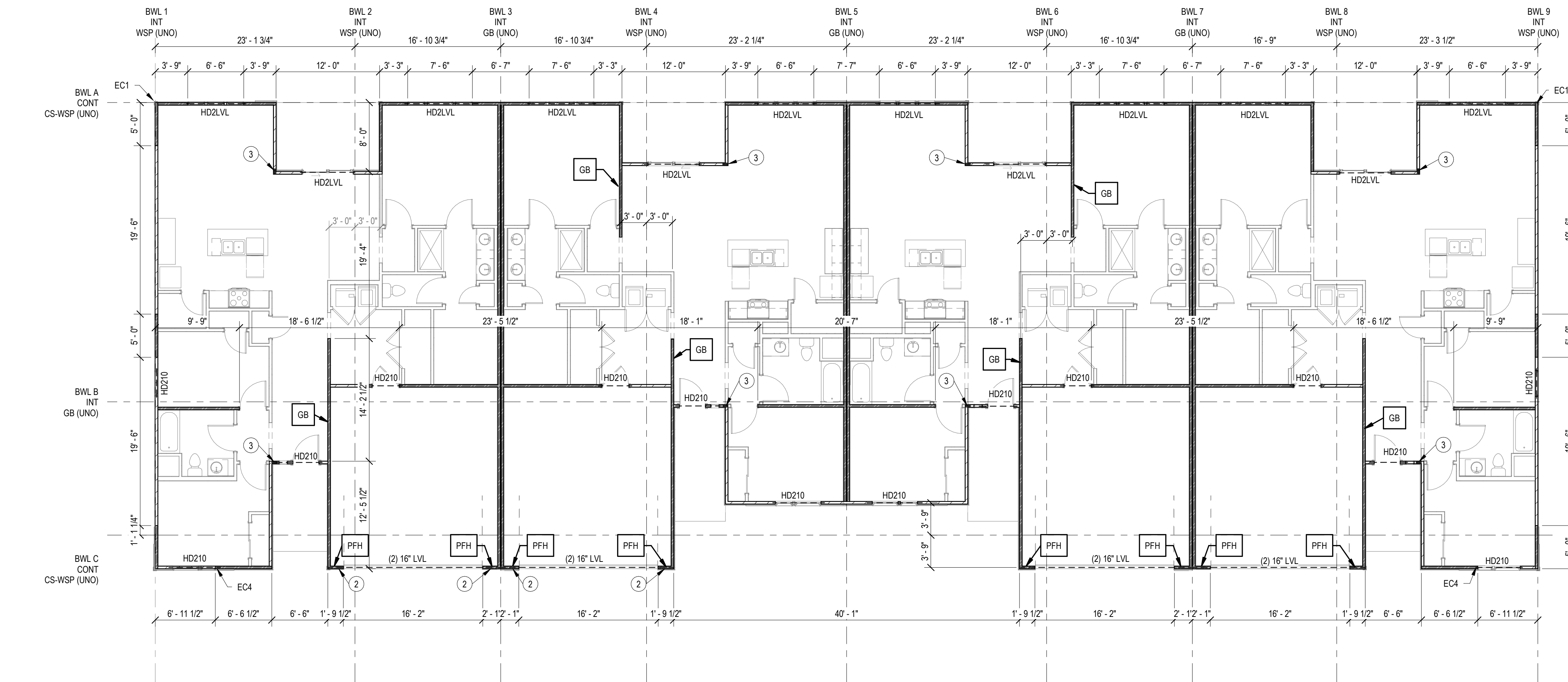
ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090

ROOF FRAMING PLAN - BUILDING C

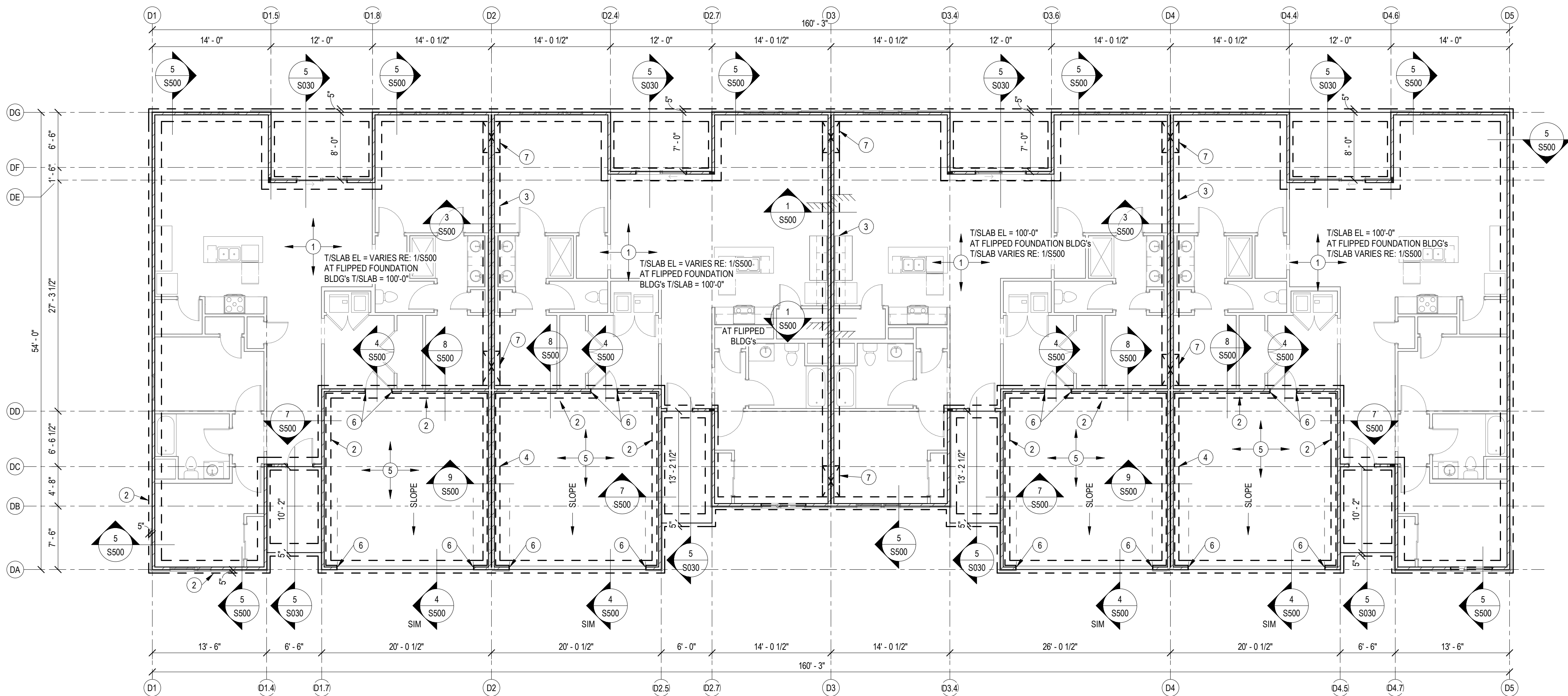


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2 FIRST FLOOR WALL PLAN - BUILDING D
1/8" = 1'-0"



1 FOUNDATION PLAN - BUILDING D
1/8" = 1'-0"

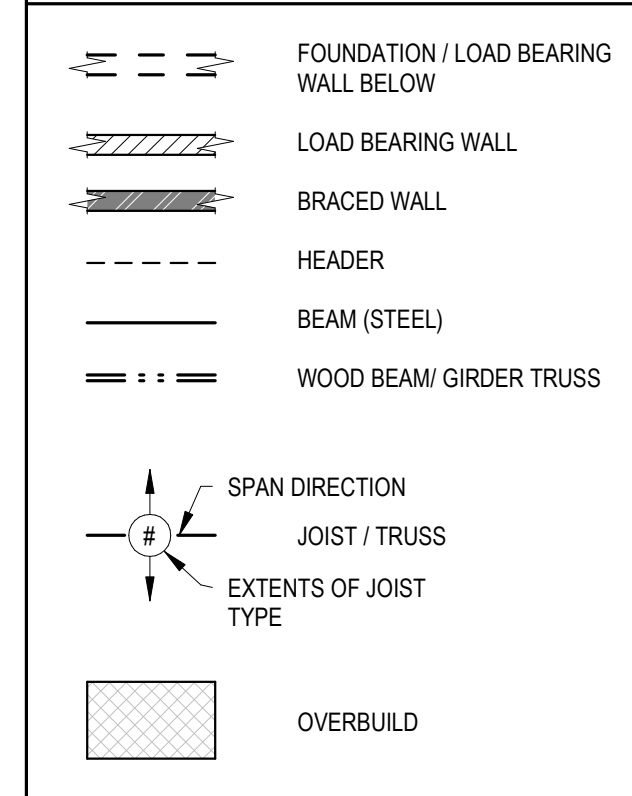
WALL FRAMING PLAN NOTES:

- 2x6 LOAD BEARING STUD FRAMED WALL @ 16" OC
- EXTEND HDR CONTINUOUS TO THE CORNER FOR BRACED WALL CONNECTION
- (6) 2x4 STUD PACK BELOW LOAD BEARING ELEMENT ABOVE
- 4x4 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABA42 POST BASE INSTALLED W/ 5/8" Ø SIMPSON TITEN HD
- 6x6 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABA62 POST BASE INSTALLED W/ 5/8" Ø SIMPSON TITEN HD
- SIMPSON ECCL POST CAP
- SIMPSON ECCC POST CAP

SHEET NOTES:

- A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND S004 FOR TYPICAL STRUCTURAL DETAILS. REVIEW NOTES & DETAILS OR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
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- H. TOP OF SLAB ELEVATION = 100'-0" UNO. BOTTOM OF SOFFIT ELEVATION = 109'-1 1/8" RE: ARCH AND CIVIL FOR DATUM ELEVATION.
- J. PROVIDE 2x BLOCKING @ MIDHEIGHT (4'-0" MAX) AT ALL STUD WALLS NOT SHEATHED ON BOTH SIDES WITH EITHER GYP OR OSB.
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- P. ALL MULTI-PLY ENGINEERING LUMBER BEAMS ARE DESIGNATED BY NUMBER PLYS AND DEPTH (EX: (3) 14" LVL). THE PLYS SHALL BE 1-7/8" WIDTH UNO AND STRENGTH SHALL BE PER THE GENERAL NOTES. BEAMS SHALL BE FASTENED TOGETHER PER THE TYPICAL DETAILS.
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FRAMING LEGEND



FOUNDATION PLAN NOTES:

- 4" CONCRETE SLAB ON GRADE. RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS.
- 18" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF W/ (2) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 24" WIDE x 12" DEEP THICKEND SLAB. REINF W/ (3) #4 CONT AND #3 TRANS @ 24" OC
- 24" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF W/ (3) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 5" CONCRETE GARAGE SLAB ON GRADE. RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS.
- RECESS/STOP CONC CURB @ DOOR OPENINGS
- STEP FOOTING. RE: TYPICAL DETAILS
- 36" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF W/ (4) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 18" WIDE x 12" DEEP THICKEND SLAB. REINF W/ (2) #4 CONT AND #3 TRANS @ 24" OC
- 3'-0" x 3'-0" x 1'-2" THICK SPREAD FTG REINF. W/ (6) #4 OC EA WAY. LOCATE BELOW STUD PACK
- POUR TRENCH FOOTING OVER TOP OF FOOTING TO FULLY ENCAPSULATE COLUMN BASE PLATE BEND REINF. AROUND COLUMN AS REQ.

CONTRACTOR NOTE FOR FLIPPED FOUNDATION BLDG'S:
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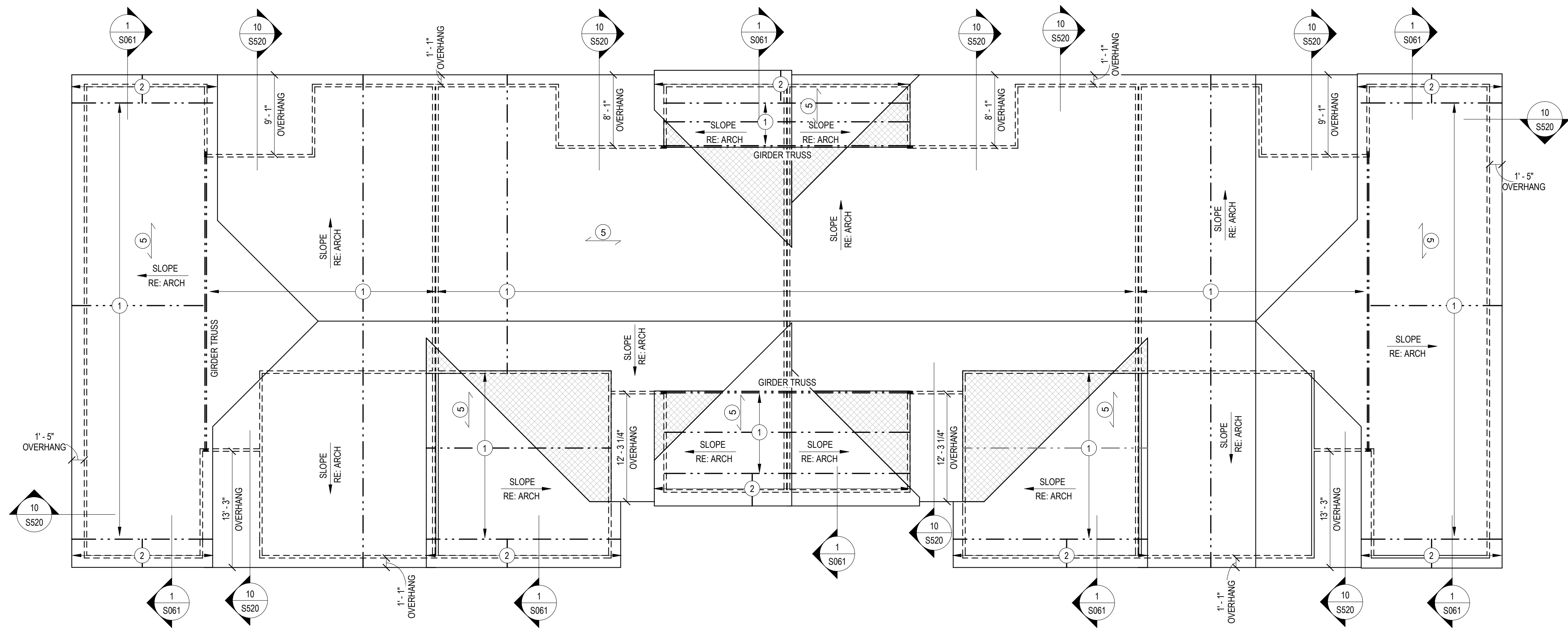
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STAND SEI#: 23090

FOUNDATION & WALL PLAN -
BUILDING D



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- ROOF FRAMING PLAN NOTES:**
- PRE-ENGINEERED ROOF TRUSSES @ 24" OC, TOP CHORD TO MATCH ROOF PROFILE, RE: ARCH
 - 2x4 OUTRIGGERS @ 24" OC, HOLD GABLE END TRUSS DOWN & PROVIDE FULL DEPTH BLOCKING BTWN OUTRIGGERS
 - 2x10 ROOF RAFTERS @ 16" OC ATTACH TO LEDGER W/ SIMPSON LUS210 SLOPED HANGER
 - 2x10 LEDGER ATTACHED W/ (2) 1/4" @ SIMPSON SDS WOOD SCREW @ 16" OC (2" MIN EDGE DISTANCE)
 - 5/8" THICK ROOF SHEATHING RE: GENERAL NOTES ADDITIONAL FASTENING REQD
 - 2x8 ROOF RAFTERS @ 16" OC
 - STEP IN TOP PLATE OF WALL, RE: TYPICAL DETAILS
 - TOP PLATE INTERRUPTED BY HEADER, RE: TYPICAL DETAIL TISB6 FOR STRAP INFO & REQ.
 - PRE-ENGINEERED MONO SLOPED ROOF TRUSS @ 24" OC CEILING VAULTED BELOW, RE: PLAN FOR TRUSS BEARING ELEVATION

- SHEET NOTES:**
- A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND S00x FOR TYPICAL STRUCTURAL DETAILS. REVIEW NOTES & DETAILS OR APPLICABILITY.
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- G. REFER TO SHEET S062 FOR BRACED WALL REQUIREMENTS.
- H. TOP OF SLAB ELEVATION = 100'-0" UNO.
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ROOF FRAMING PLAN - BUILDING D

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2

FIRST FLOOR WALL FRAMING PLAN - CLUBHOUSE

3/16" = 1'-0"

CONTRACTOR NOTE: AT EXTERIOR WALLS THAT HAVE STONE/MASONRY FACADE AND ARE TALLER THAN 10'-0" PROVIDE (2) 2x6 @ 16" OC.



1

FOUNDATION PLAN - CLUBHOUSE

3/16" = 1'-0"



3

ROOF FRAMING PLAN - CLUBHOUSE

3/16" = 1'-0"

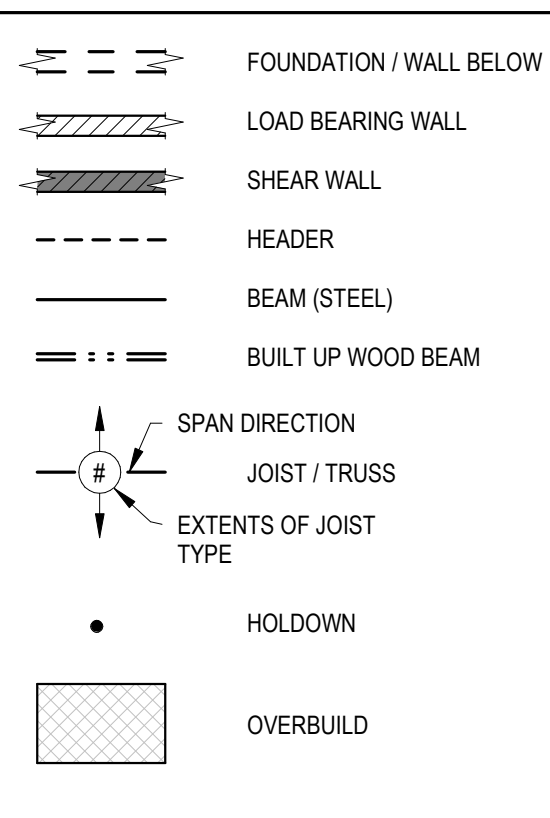
SCHEDULE - COLUMN	
TYPE MARK	TYPE
C10.5.6	HSS10x5x3/8
PSL 5.25	PSL 5-1/4" x 5-1/4"

SCHEDULE - SPREAD FOOTING				
TYPE MARK	LENGTH	WIDTH	THICKNESS	REINF
F4.0	4'-0"	4'-0"	1'-2"	(5) #5 EA WAY TOP & BOT
F3.0-E	3'-0"	3'-0"	1'-10"	(4) #5 EA WAY TOP & BOT

SHEET NOTES:

- REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
- SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- ALL STRUCTURAL WALLS ARE 2x6 @ 16" OC UNO. BUILDING CORNER ZONES (4'-6" FROM EDGE OF BUILDING) SHALL BE 2x6 @ 12" OC.
- DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD EDGE OF SLAB.
- FOLLOW TRUSS MFR FOR RECOMMENDED DETAILING, INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQD.
- HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDXXX" RE: TYP DETAIL. ALL HEADERS IN STRUCTURAL WALL WHERE OPENING IS LESS THAN 4'-0" ARE (2) 2x10. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6.
- "SW-X" DENOTES WOOD SHEAR WALLS. RE: S060 FOR SHEAR WALL SCHEDULE.
- H. TOP OF SLAB ELEVATION = 100'-0" UNO RE: ARCH & CIVIL FOR DATUM ELEVATION.
- J. ROOF TRUSS BRG = 10'-1 1/8" ABOVE TOP OF SLAB, UNO RE: ARCH.
- K. TOP OF TRENCH FOOTING ELEVATION = 99'-4" UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN. BELOW GRADE. DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL). IF GRADE IS MORE THAN 6" BELOW TOP OF SLAB ELEVATION PROVIDE STEM WALL AS REQUIRED PER TYPICAL DETAIL SHEET.
- L. ALL HORIZONTAL REINF SHALL BE CONT THROUGH FOUNDATION STEPS.
- M. SPREAD FOOTINGS DENOTED ON PLAN BY "Fxx-x". REFER TO SCHEDULE ON THIS SHEET FOR SIZE AND REINFORCING.
- N. PROVIDE BLOCKOUTS IN SLAB FOR COLUMNS PER TYPICAL DETAIL.
- O. STEEL COLUMNS ARE DENOTED ON PLAN AS "Cx-x". REFER TO SCHEDULE ON THIS SHEET FOR COLUMN SIZE, BASEPLATE TYPE, AND BASEPLATE DIMENSIONS.
- P. BASEPLATES ARE DENOTED ON PLAN AS "BP-x". REFER TO SCHEDULE ON S050 FOR BASEPLATE TYPE AND BASEPLATE DIMENSIONS.
- Q. ALL GIRDER TRUSSES SHALL BEAR ON A MIN OF (3) 2x6 STUD PACK, UNO.

FRAMING LEGEND



ROOF FRAMING PLAN NOTES:

- PRE-ENGINEERED ROOF TRUSSES @ 24" OC. TOP CHORD TO MATCH ROOF PROFILE, RE: ARCH.
- 2x4 OUTRIGGERS @ 24" OC. HOLD CABLE END TRUSS DOWN & PROVIDE FULL DEPTH BLOCKING BTWN OUTRIGGERS.
- 2x10 ROOF RAFTERS @ 16" OC ATTACH TO LEDGER W/ SIMPSON LUS210 SLOPED HANGER.
- 2x10 LEDGER ATTACHED W/ (2) 1/4" x SIMPSON SDS WOOD SCREW @ 16" OC (2" MIN EDGE DISTANCE).
- 5/8" THICK ROOF SHEATHING RE: GENERAL NOTES ADDITIONAL FASTENING REQD.
- 2x8 ROOF RAFTERS @ 16" OC.
- STEP IN TOP PLATE OF WALL, RE: TYPICAL DETAILS.
- TOP PLATE INTERRUPTED BY HEADER, RE: TYPICAL DETAIL 1/S060 FOR STRAP INFO & REQ.
- PRE-ENGINEERED MONO SLOPED ROOF TRUSS @ 24" OC. CEILING VAULTED BELOW. RE: PLAN FOR TRUSS BEARING ELEVATION.

FOUNDATION PLAN NOTES:

- 4" CONCRETE SLAB ON GRADE. RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS.
- 18" WIDE x 2'-10" DEEP TRENCH FOOTING. REIN W/ (2) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC.
- 24" WIDE x 12" DEEP THICKEND SLAB. REIN W/ (3) #4 CONT AND #3 TRANS @ 24" OC.
- 24" WIDE x 2'-10" DEEP TRENCH FOOTING. REIN W/ (3) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC.
- 5" CONCRETE GARAGE SLAB ON GRADE. RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS.
- RECESS/STOP CONC CURB @ DOOR OPENINGS.
- STEP FOOTING. RE: TYPICAL DETAILS.
- 30" WIDE x 2'-10" DEEP TRENCH FOOTING. REIN W/ (4) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC.
- 18" WIDE x 12" DEEP THICKEND SLAB. REIN W/ (2) #4 CONT AND #3 TRANS @ 24" OC.
- 3'-0" x 3'-0" x 1'-2" THICK SPREAD FTO REIN. W/ (6) #4 OC EA WAY. LOCATE BELOW STUD PACK.
- FOUR TRENCH FOOTING OVER TOP OF FOOTING TO FULLY ENCAPSULATE COLUMN BASEPLATE BEND REIN. AROUND COLUMN AS REQD.

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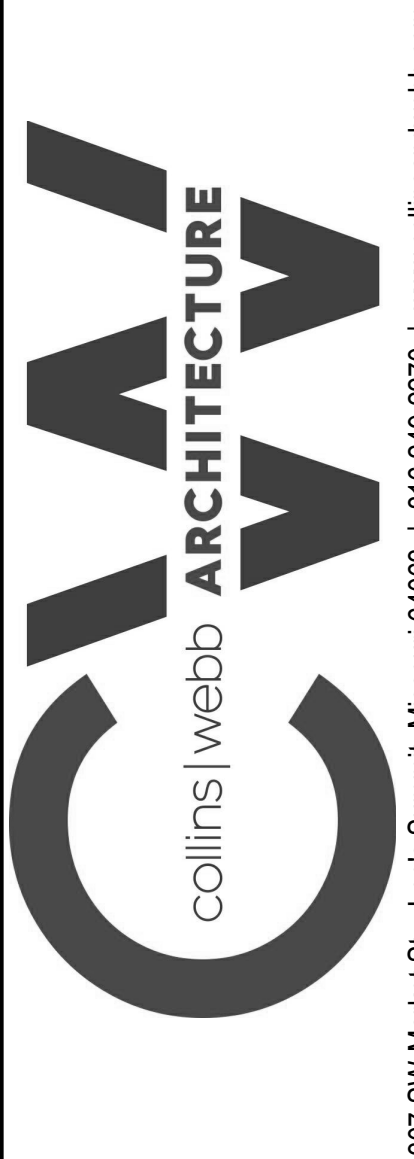


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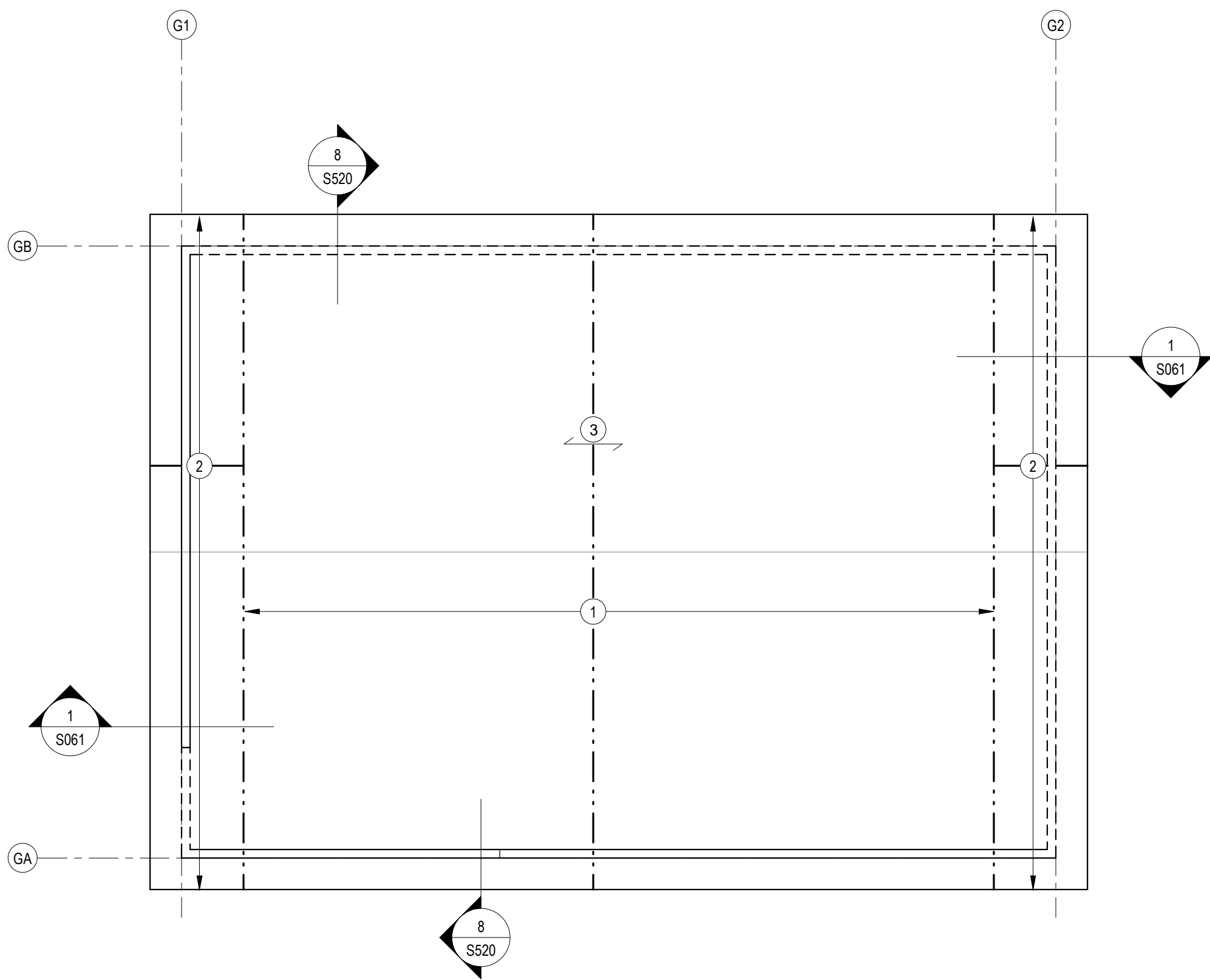
FOUNDATION, WALL, AND ROOF
FRAMING PLAN - CLUBHOUSE



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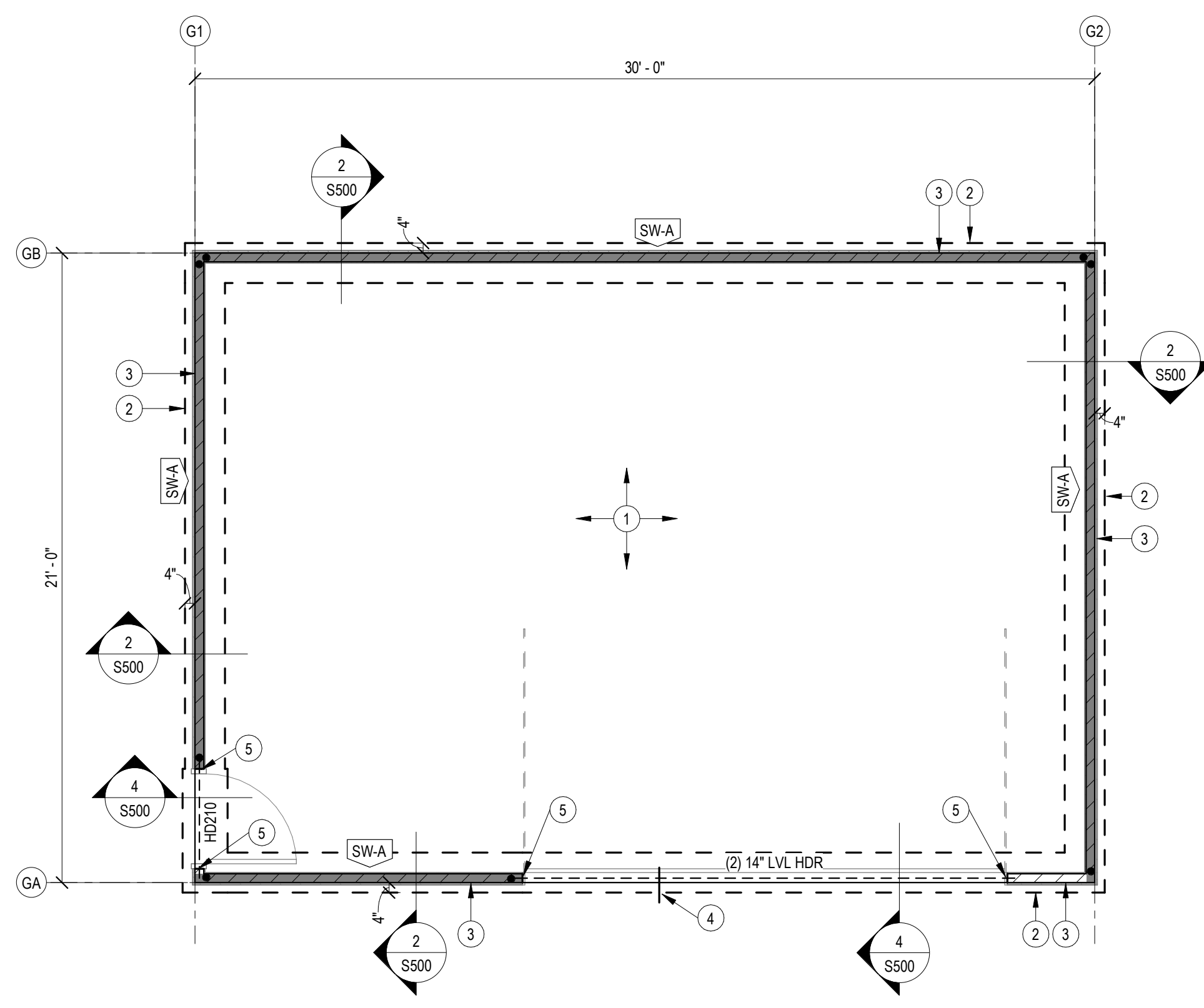
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2 ROOF FRAMING PLAN - MAINTENANCE GARAGE
1/4" = 1'-0"

- ROOF FRAMING PLAN NOTES:**
- PRE-ENGINEERED ROOF TRUSSES @ 24" OC, TOP CHORD TO MATCH ROOF PROFILE, RE: ARCH
 - 2x4 OUTRIGGERS @ 24" OC, HOLD GABLE END TRUSS DOWN & PROVIDE FULL DEPTH BLOCKING BTWN OUTRIGGERS
 - 5/8" THICK ROOF SHEATHING RE: GENERAL NOTES ADDITIONAL FASTENING REQD



1 FOUNDATION PLAN - MAINTENANCE GARAGE
1/4" = 1'-0"

- FOUNDATION PLAN NOTES:**
- 5' MIN CONCRETE SLAB ON GRADE, RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS
 - 16" WIDE X 2'-6" DEEP TRENCH FOOTING, REIN: W/ (2) #5 CONT TOP AND BOT BARS AND #4 CLOSED TIES @ 24" OC
 - 6" WIDE CONTC CURB, REIN: W/ #4 CONT @ TOP AND #4 DOWELS (14" LONG) @ 24" OC
 - #3 DWLS (18" LONG) @ 24" OC @ DOOR OPENING
 - TERMINATE CONTC CURB @ DOOR OPENINGS

- SHEET NOTES:**
- REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES, REVIEW NOTES & DETAILS FOR APPLICABILITY.
 - SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
 - ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC UNO, BUILDING CORNER ZONES (4'-0" FROM EDGE OF BUILDING) SHALL BE 2x4 @ 12" OC
 - DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD/ EDGE OF SLAB
 - FOLLOW TRUSS MFOR RECOMMENDED DETAILIN, INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQD
 - HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HXXX" RE: TYP DETAIL, ALL HEADERS IN STRUCTURAL WALL WHERE OPENING IS LESS THAN 4'-0" ARE (2) 2x10. HEADERS IN NON-STRUCTURAL WALLS ARE (2) 2x6
 - SHEAR WALLS ARE CALLED OUT ON PLAN AS "SW-X" RE: TYP DETAILS
 - TOP OF SLAB ELEVATION = 100'-0" UNO RE: ARCH & CIVIL FOR DATUM ELEVATION
 - ROOF TRUSS BRG = 9'-1 1/8" ABOVE TOP OF SLAB, UNO RE: ARCH
 - TOP OF TRENCH FOOTING ELEVATION = 99'-4" UNO, THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN BELOW GRADE, DEEPEN FOOTINGS AS REQUIRED, GRADE IS GENERALLY 6" BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL). IF GRADE IS MORE THAN 6" BELOW TOP OF SLAB ELEVATION PROVIDE STEM WALL AS REQUIRED PER TYPICAL DETAIL SHEET.
 - ALL HORIZONTAL REINF SHALL BE CONT THROUGH FOUNDATION STEPS

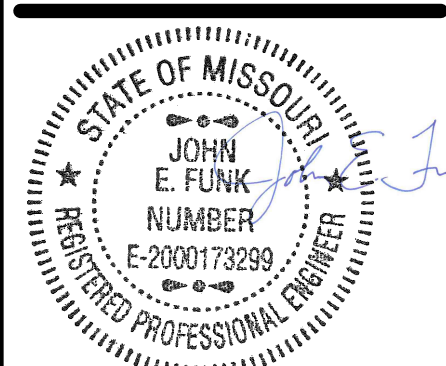
FRAMING LEGEND	
	FOUNDATION / WALL BELOW
	LOAD BEARING WALL
	SHEAR WALL
	HEADER
	BEAM (STEEL)
	BUILT UP WOOD BEAM
	SPAN DIRECTION
	JOIST / TRUSS
	EXTENTS OF JOIST TYPE
	HOLDOWN
	OVERBUILD

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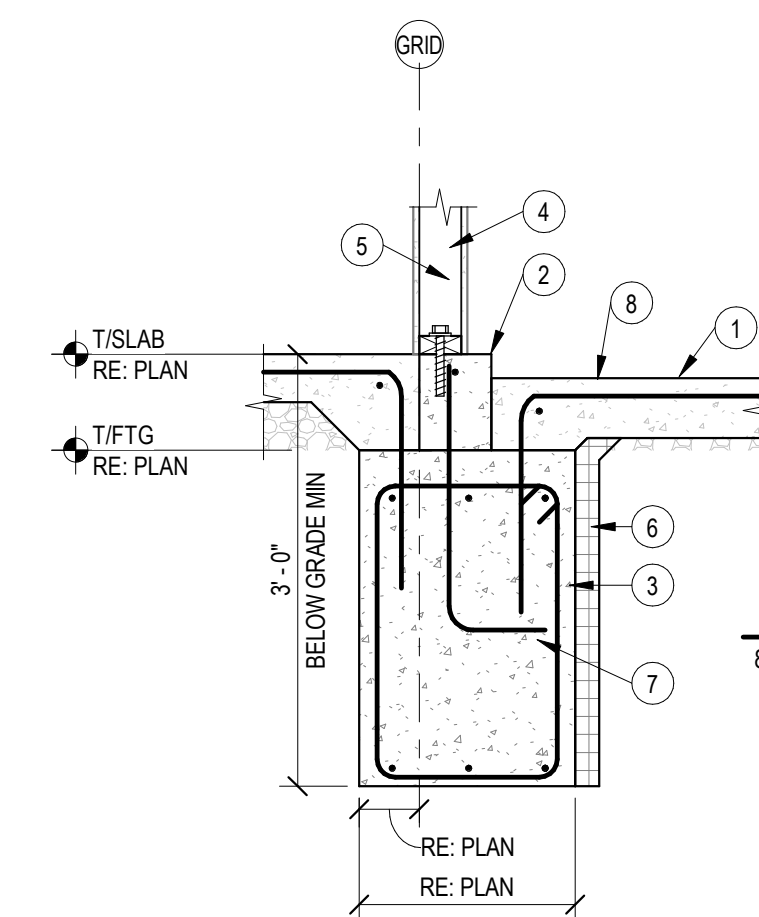
**FOUNDATION & ROOF FRAMING
PLAN - MAINTENANCE GARAGE**



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7 FOUNDATION SECTION

3/4" = 1'-0"

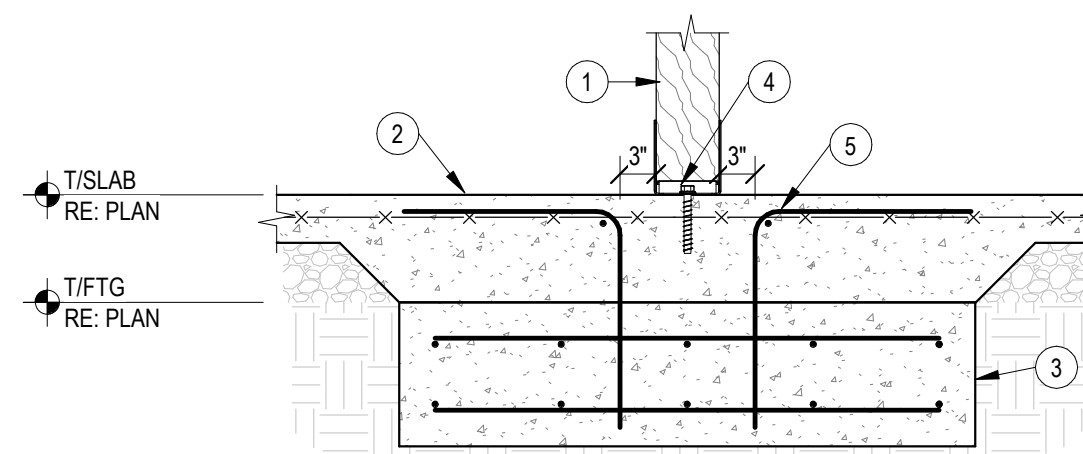


DETAIL NOTES:

- 1 SLAB ON GRADE, RE: PLAN
- 2 CURB WALL, RE: PLAN FOR SIZE, REINF. AND T/CURB ELEVATION, RE: PLAN
- 3 CONT TRENCH FOOTING, RE: PLAN
- 4 LOAD BEARING STUD WALL, RE: PLAN
- 5 PRESSURE TREATED 2x SILL PLATE TO MATCH STUD SIZE AND SILL ANCHOR, RE: SHEAR WALL SCHEDULE AND STRUCTURAL GENERAL NOTES FOR SILL ANCHOR INFO
- 6 RIGID INSULATION, RE: ARCH
- 7 PROVIDE (2) #5 HOOKED DOWELS @ SHEAR WALL HOLDOWNS RE: PLAN CENTER IN STEINWALL EA SIDE OF HOLDOWN
- 8 PROVIDE #4 (2'-0"x2'-0") DWLS @ 24" OC AND #4 CONT @ PERIMETER

6 PSL COLUMN FOOTING

3/4" = 1'-0"

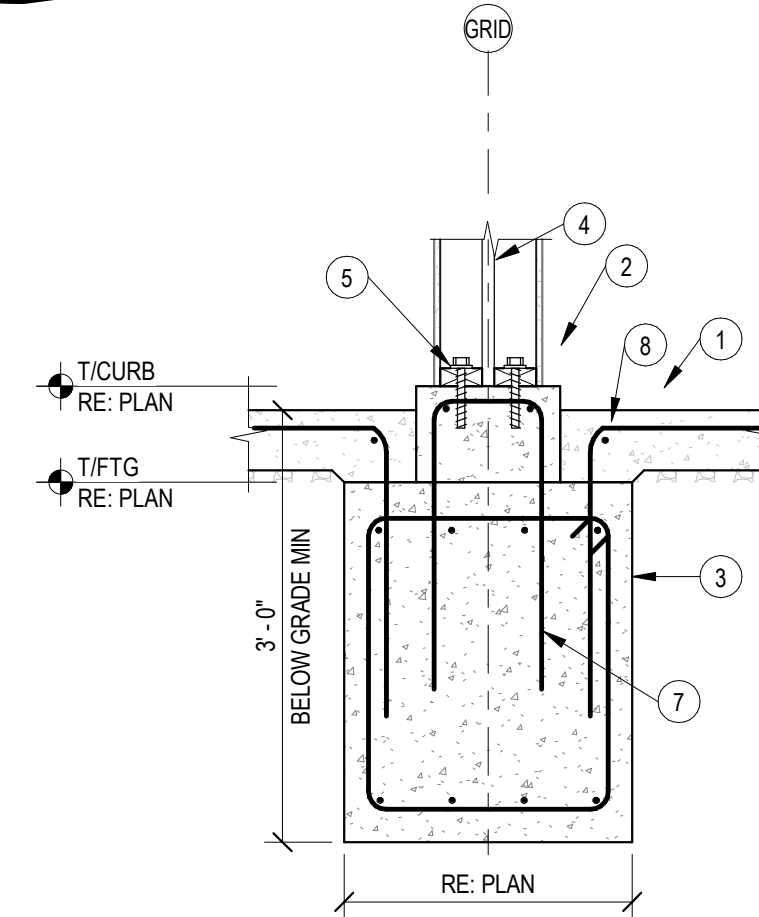


DETAIL NOTES:

- 1 PSL COL, RE: PLAN
- 2 SOG, RE: PLAN
- 3 CONC FTG, RE: PLAN
- 4 SIMPSON ABUG-SZ COLUMN BASE W/ 5/8" Ø x 5" LONG TITEN HD SCREW ANCHOR
- 5 (8) 1'-6" x 1'-6" DOWELS (2) EA FACE OF COLUMN WITH #4 CONT CLOSED TIE

9 FOUNDATION SECTION

3/4" = 1'-0"

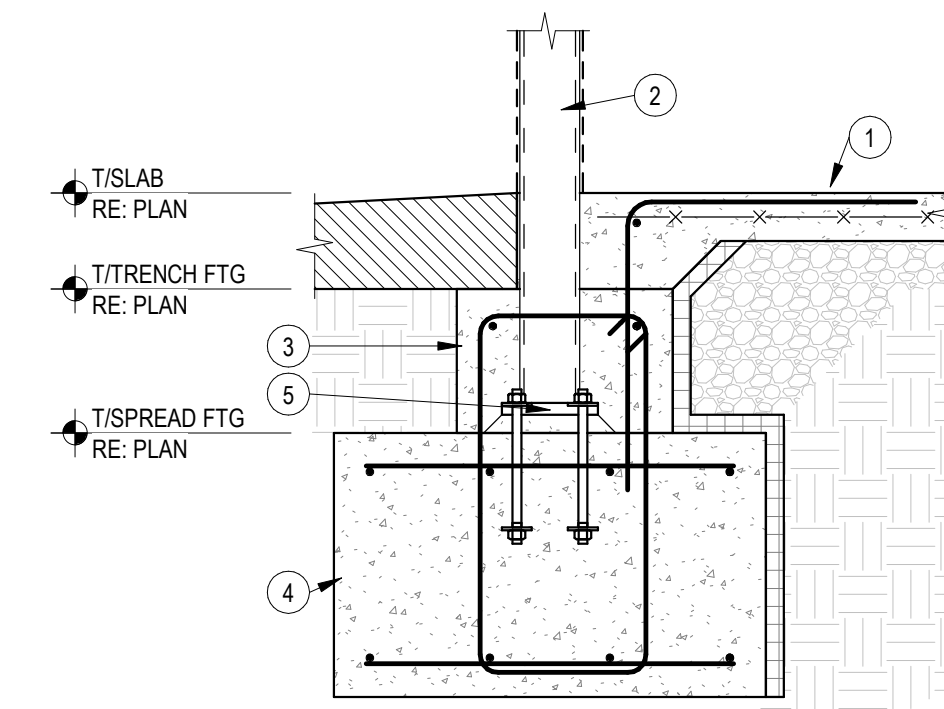


DETAIL NOTES:

- 1 SLAB ON GRADE, RE: PLAN
- 2 CURB WALL, RE: PLAN FOR SIZE, REINF. AND T/CURB ELEVATION, RE: PLAN
- 3 CONT TRENCH FOOTING, RE: PLAN
- 4 LOAD BEARING STUD WALL, RE: PLAN
- 5 PRESSURE TREATED 2x SILL PLATE TO MATCH STUD SIZE AND SILL ANCHOR, RE: SHEAR WALL SCHEDULE AND STRUCTURAL GENERAL NOTES FOR SILL ANCHOR INFO
- 6 RIGID INSULATION, RE: ARCH
- 7 PROVIDE (2) #5 HOOKED DOWELS @ SHEAR WALL HOLDOWNS RE: PLAN CENTER IN STEINWALL EA SIDE OF HOLDOWN
- 8 PROVIDE #4 (2'-0"x2'-0") DWLS @ 24" OC AND #4 CONT @ PERIMETER

10 FOOTING @ COLUMN

3/4" = 1'-0"

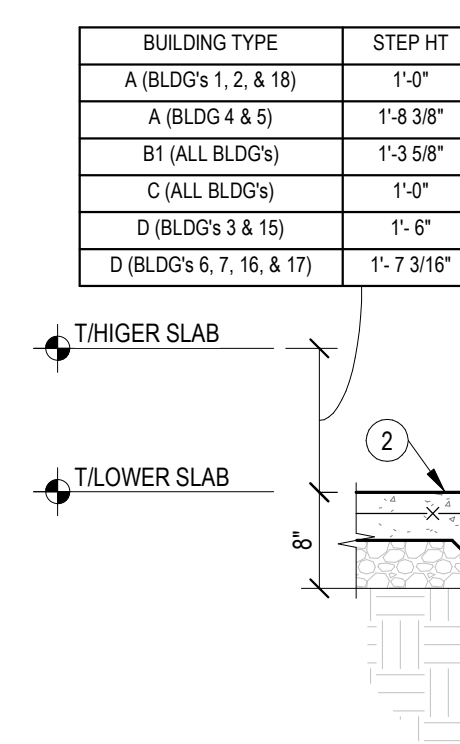


DETAIL NOTES:

- 1 CONCRETE SLAB ON GRADE, RE: PLAN
- 2 HSS COL, RE: PLAN
- 3 CONC TRENCH FTG, RE: PLAN - REBAR TO BE CONT THROUGH SPREAD FTG
- 4 CONC SPREAD FTG, RE: PLAN
- 5 COL BASE PLATE, RE: PLAN AND S050

1 FOUNDATION STEP @ DEMISING WALL

3/4" = 1'-0"



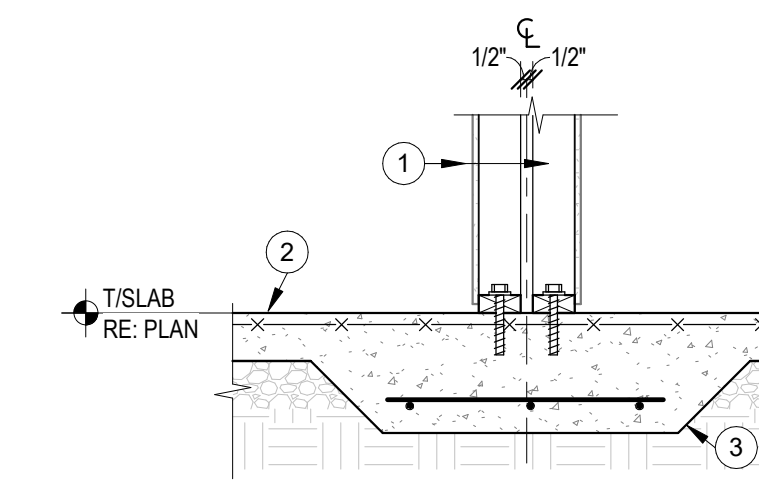
DETAIL NOTES:

- 1 DEMISING WALL, RE: PLAN
- 2 SLAB ON GRADE, RE: PLAN
- 3 CONC FTG, RE: PLAN
- 4 8" WIDE CONC STEM WALL, REINF: W/ (2) #4 CONT HORIZ BARS AND #4 VERTS @ 12" OC, EMBED INTO FTG 6" MIN. PROVIDE KEYWAY AT FTG
- 5 (1'-4" x 1'-4") BENT DWLS @ 24" OC
- 6 #4 CONT PERIMETER BAR
- 7 1/2" DIA GALVANIZED SIMPSON TITEN HD SCREW ANCHOR @ 3'-0" OC, (1) ANCHOR SHALL BE LOCATED WITHIN 12" FROM END OF WALL OR OPENING

BUILDING TYPE	STEP HT
A (BLOGs 1, 2, & 18)	1'-0"
A (BLOG 4 & 5)	1'-8 3/8"
B1 (ALL BLOGs)	1'-3 5/8"
C (ALL BLOGs)	1'-0"
D (BLOGs 3 & 19)	1'-8"
D (BLOGs 6, 7, 16, & 17)	1'-7 3/16"

3 FDN SECTION @ COMMON WALL

3/4" = 1'-0"



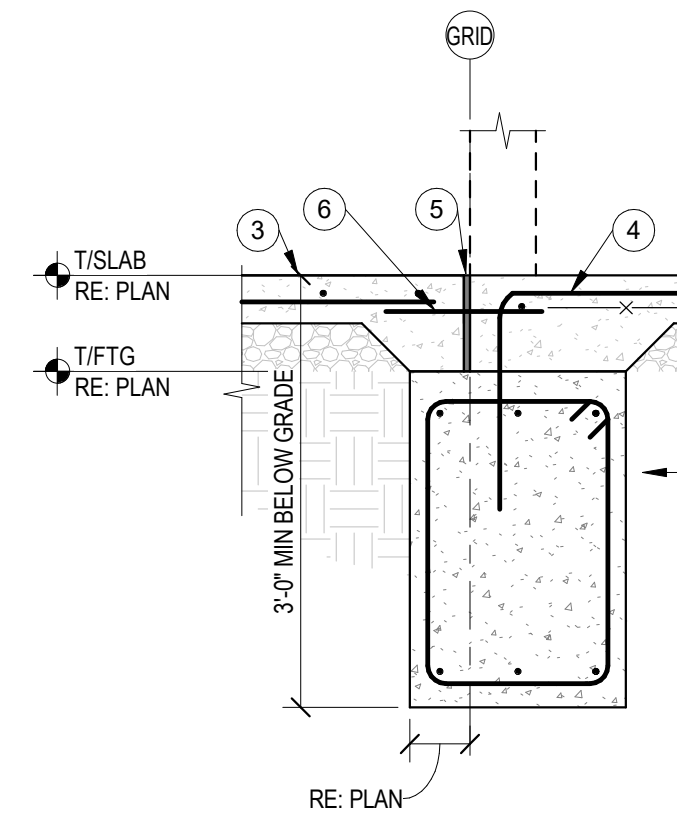
DETAIL NOTES:

- 1 INTERIOR LOAD BEARING WALL, RE: PLAN AND GENERAL NOTES FOR STUD SIZE, SPACING AND SILL ANCHORS
- 2 SLAB ON GRADE, RE: PLAN, RUN SLAB REINF CONT THROUGH THICKENED SLAB
- 3 THICKENED SLAB, RE: PLANS FOR SIZE AND REINF.

NOTE BLOCK WALLS AT MID HEIGHT IF ONE SIDE IS UNSHEATHED

4 FDN SECTION @ WALL OPENING

3/4" = 1'-0"

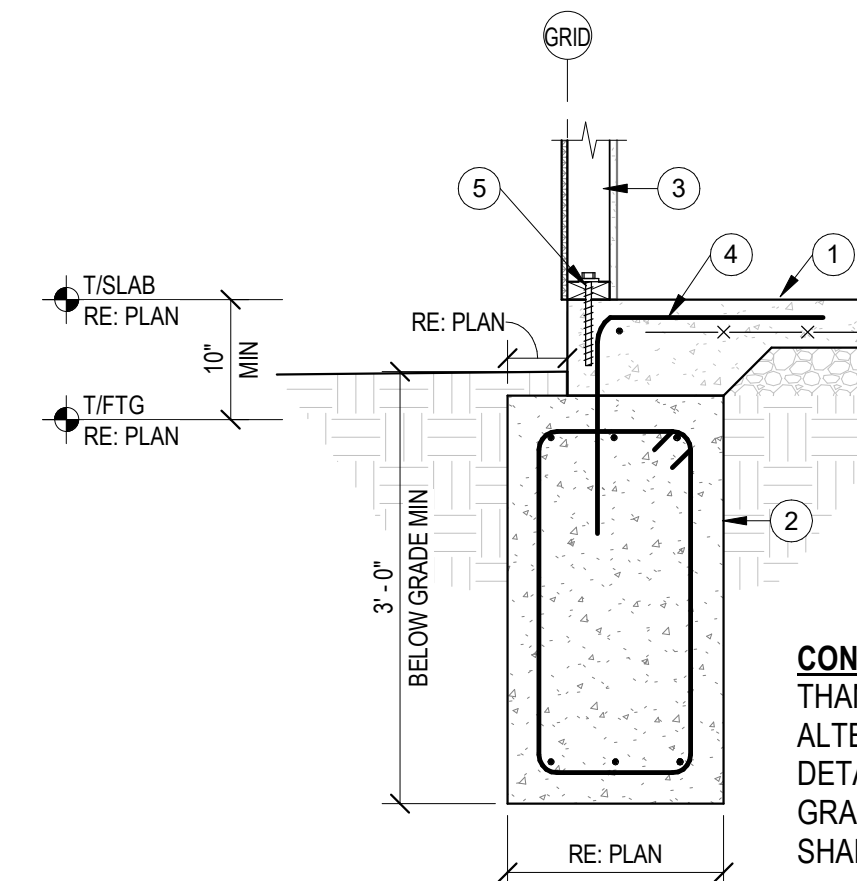


DETAIL NOTES:

- 1 SLAB ON GRADE, RE: PLAN
- 2 TRENCH FOOTING, RE: PLAN FOR SIZE AND REINF
- 3 EXTERIOR PAVING, RE: CIVIL
- 4 PROVIDE CONT #4 AND #4 DOWELS (18" x 18") @ 18" OC
- 5 BOND BREAK AND SEALANT, RE: ARCH
- 6 (3) #3 DOWELS (18" LG) EQ SPACED @ DOORWAYS, 6" MIN EMBEDMENT. AT SIM PROVIDE #3 DOWELS @ 24" OC

5 FDN SECTION @ WALL FTG

3/4" = 1'-0"



DETAIL NOTES:

- 1 SLAB ON GRADE, RE: PLAN
- 2 TRENCH FOOTING, RE: PLAN FOR SIZE AND REINF
- 3 LOAD BEARING WALL, RE: PLAN
- 4 PROVIDE CONT #4 AND #4 DOWELS (18" x 18") @ 18" OC
- 5 1/2" Ø SILL ANCHOR @ 3'-0" OC, RE: GENERAL NOTES FOR ADDITIONAL REQ.

CONTRACTOR NOTE: WHERE GRADE IS MORE THAN 6" BELOW TOP OF SLAB PROVIDE ALTERNATE FOUNDATION DETAIL ON TYPICAL DETAILS SHEET (9/S030). REFERENCE CIVIL FOR GRADING ELEVATIONS. BOTTOM OF FOOTINGS SHALL BE 3'-0" BELOW GRADE.

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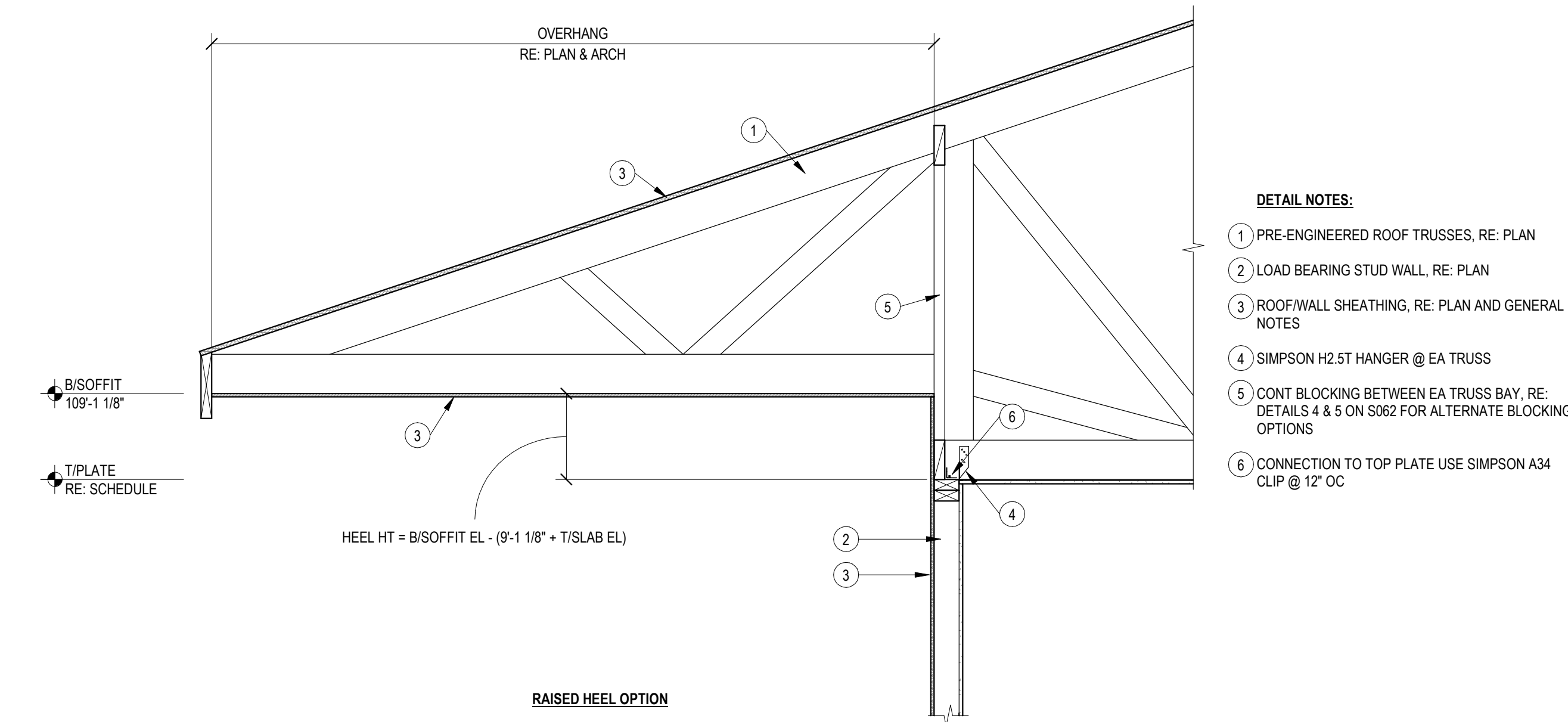
FOUNDATION SECTIONS



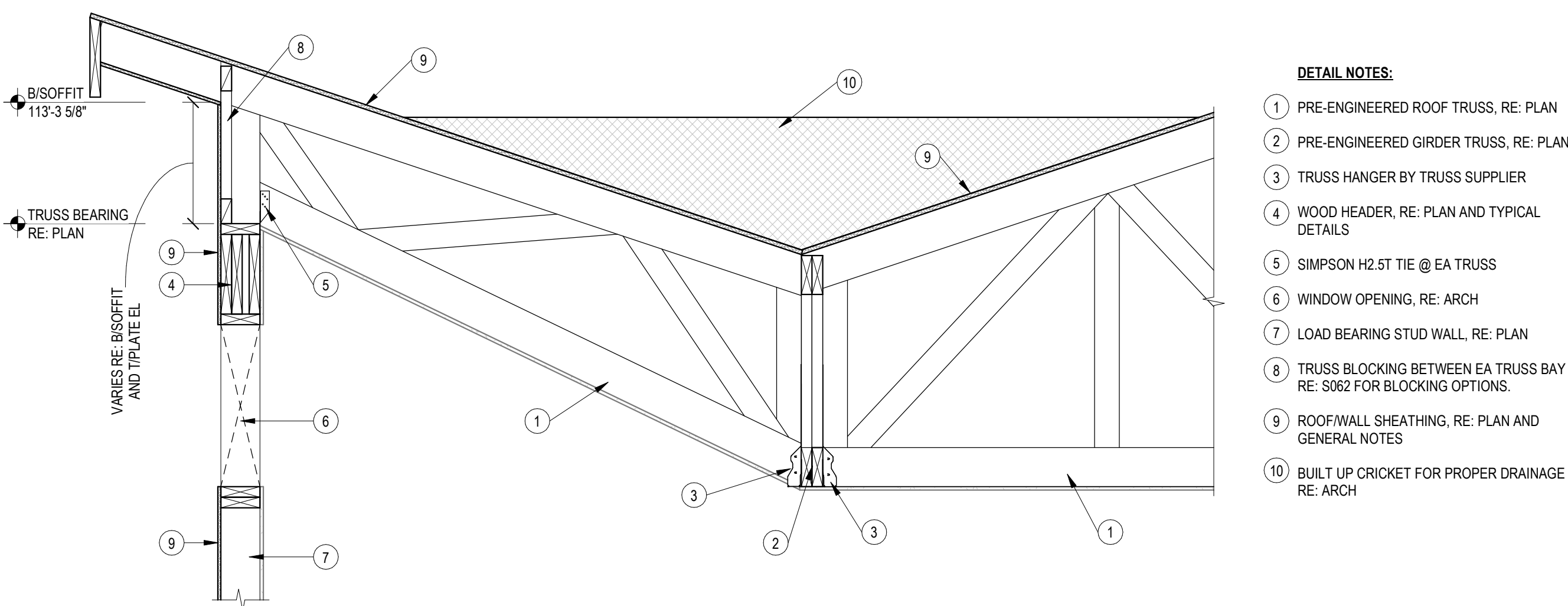
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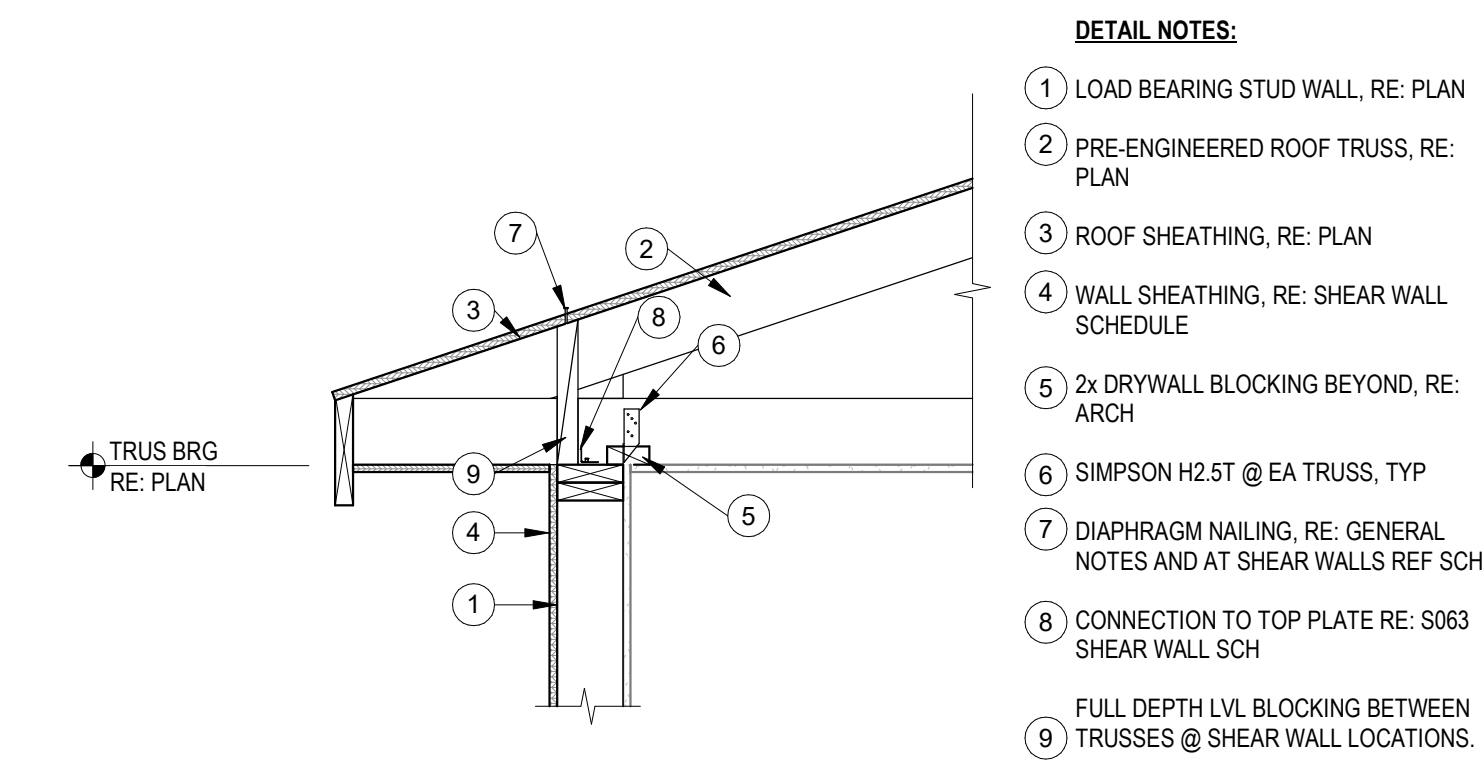
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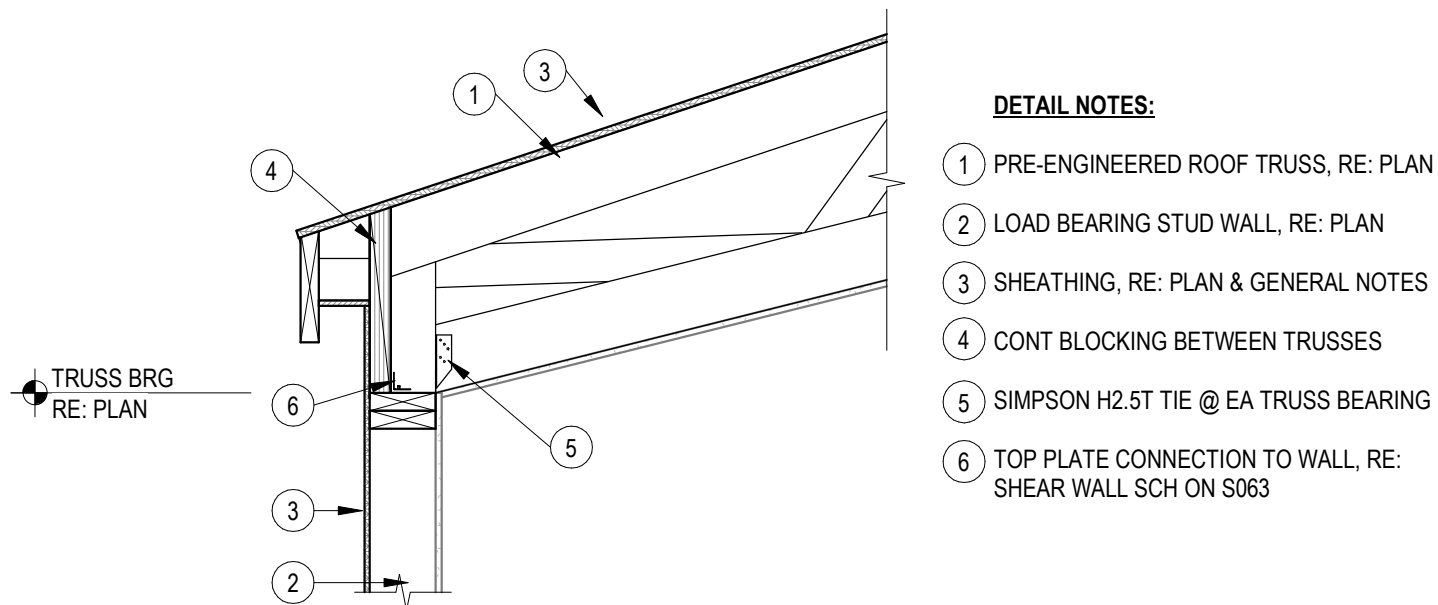
10 TRUSS OVERHANG
3/4" = 1'-0"



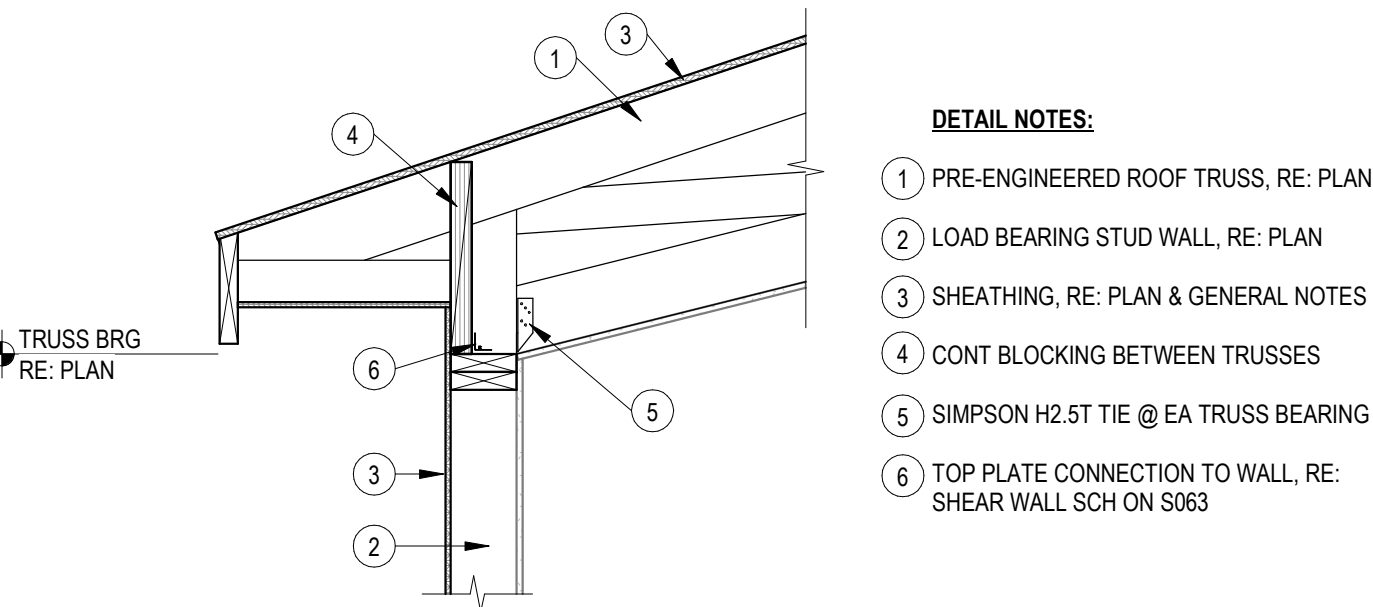
9 VAULTED CEILING TRUSS
3/4" = 1'-0"



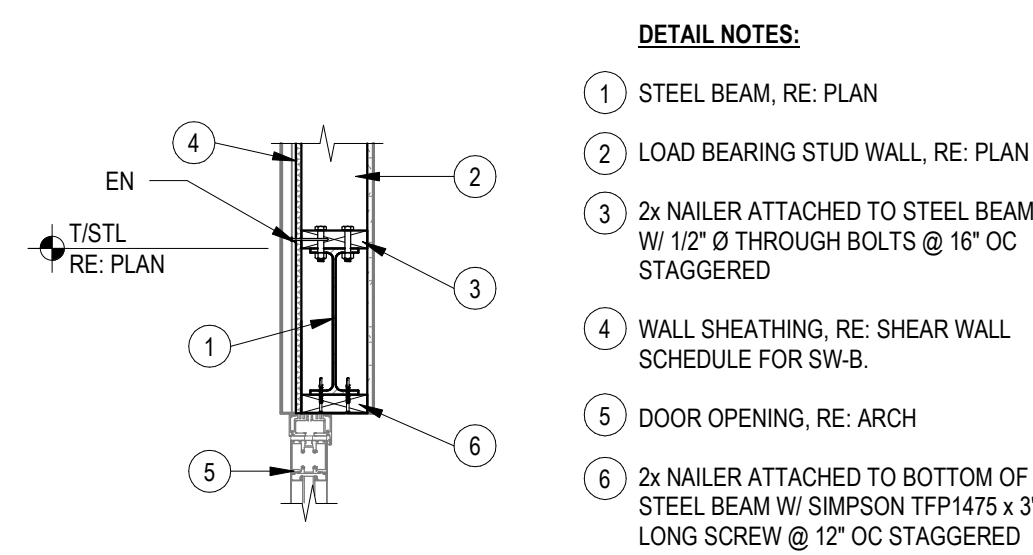
8 SECTION @ RAISED HEEL TRUSS
3/4" = 1'-0"



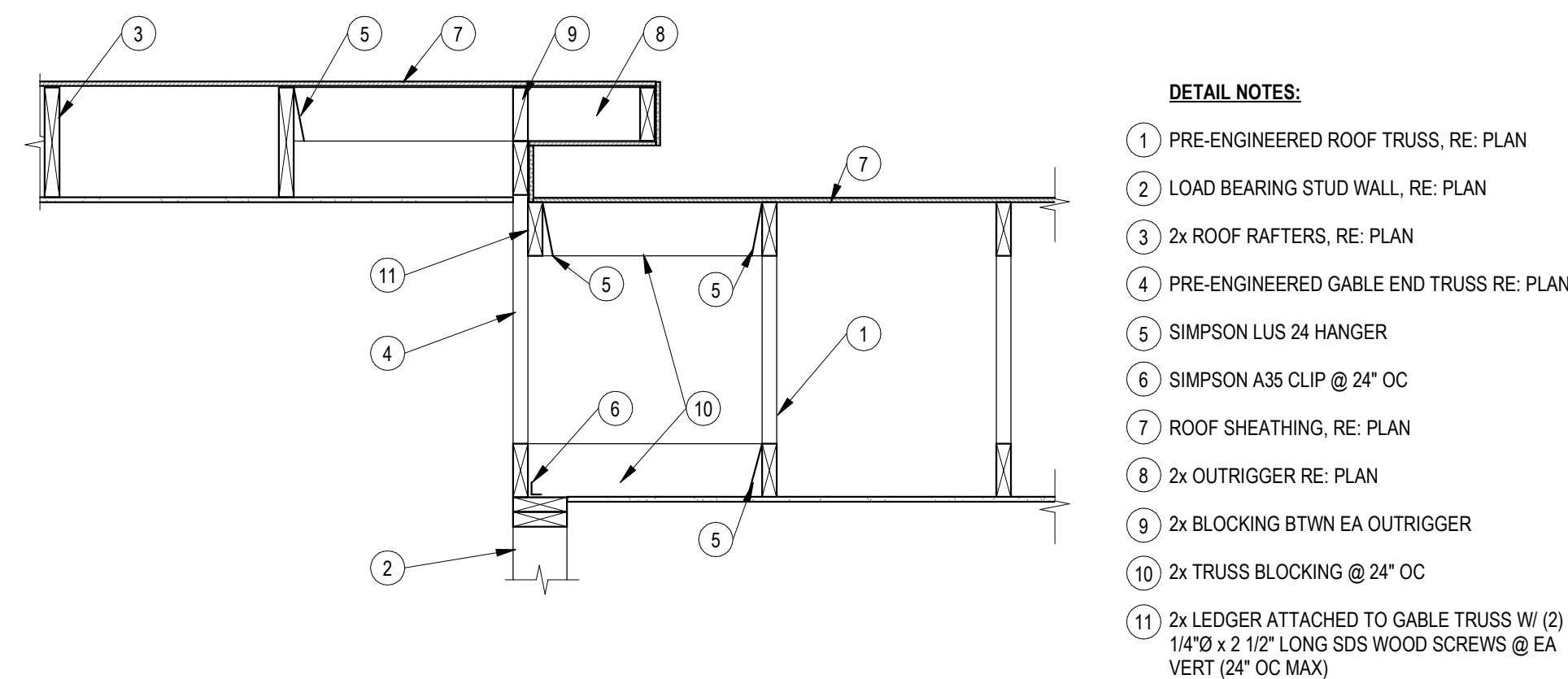
7 SECTION @ FIREPLACE BUMP OUT
3/4" = 1'-0"



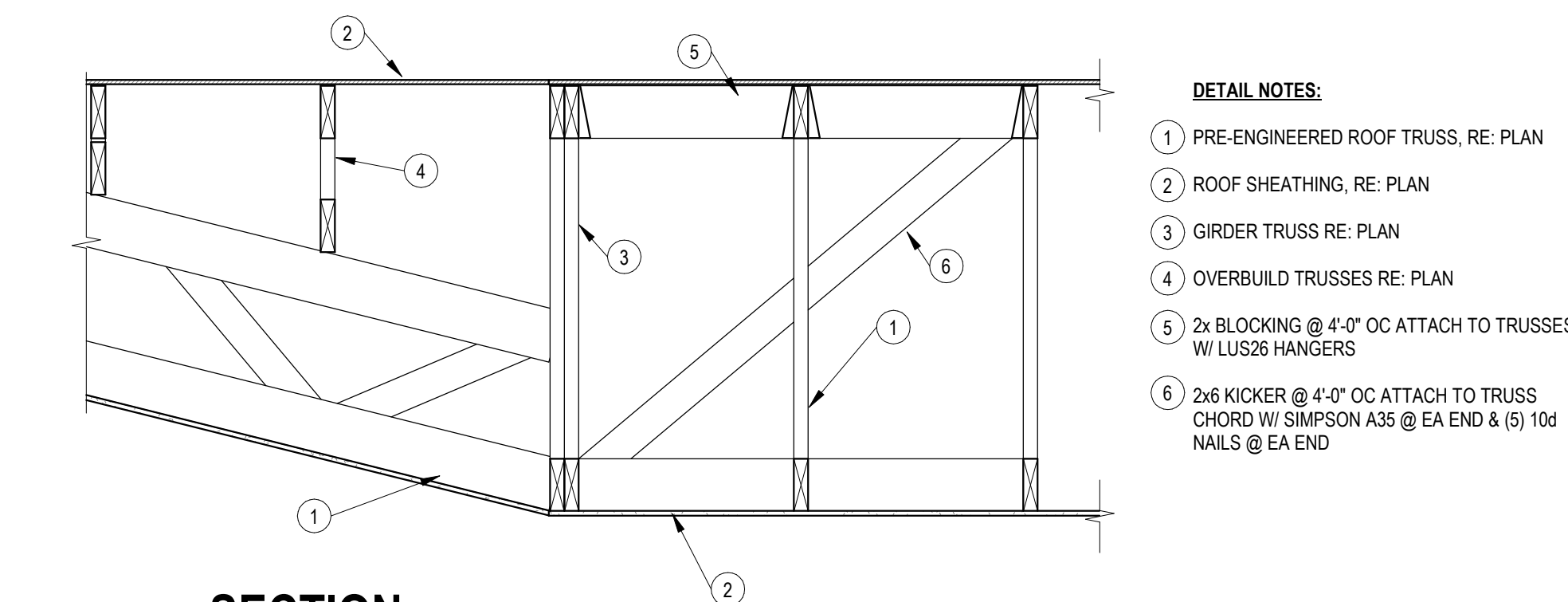
6 SECTION @ CLUBHOUSE
3/4" = 1'-0"



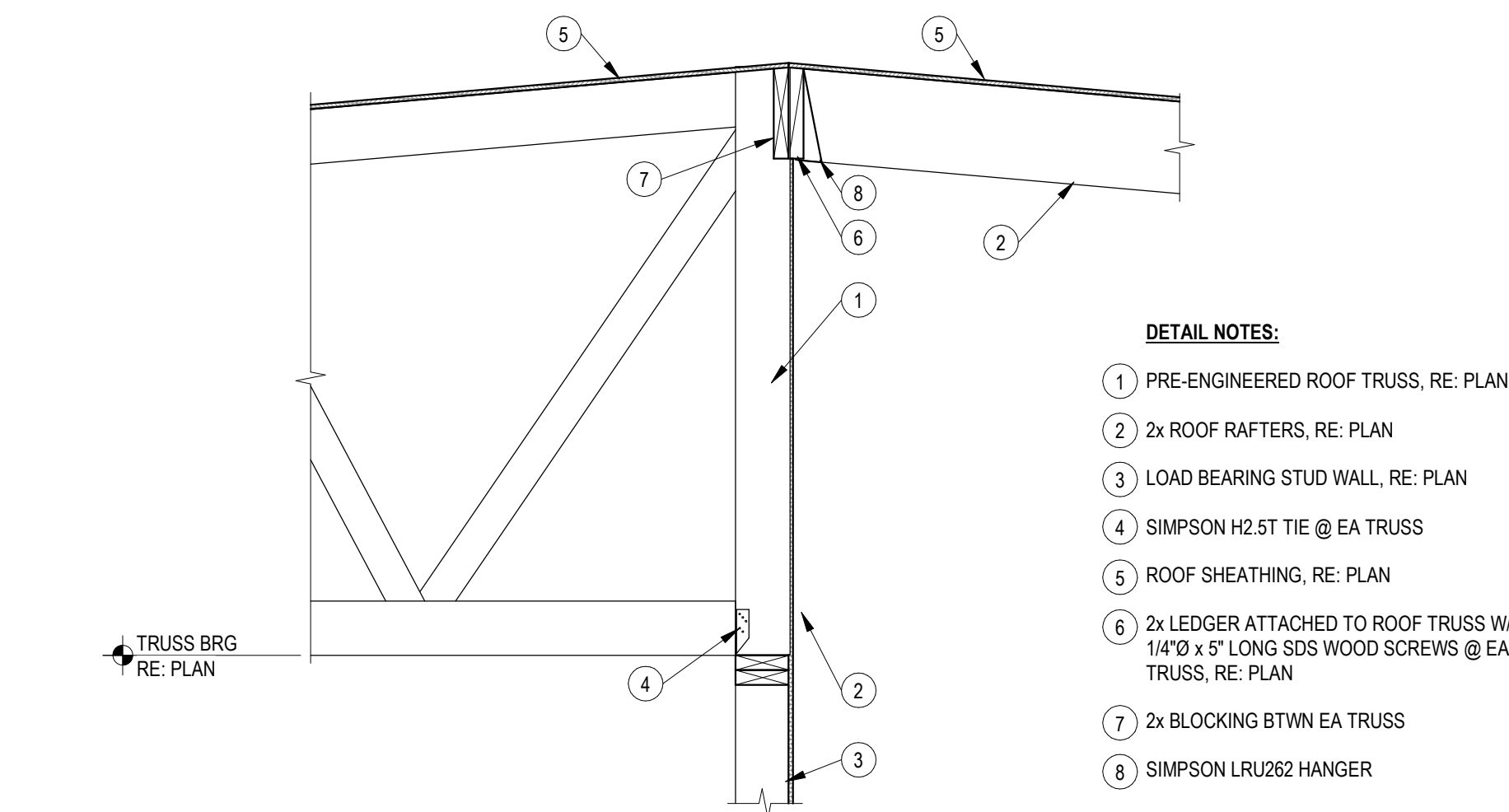
5 STEEL BEAM @ CLUBHOUSE DOOR
3/4" = 1'-0"



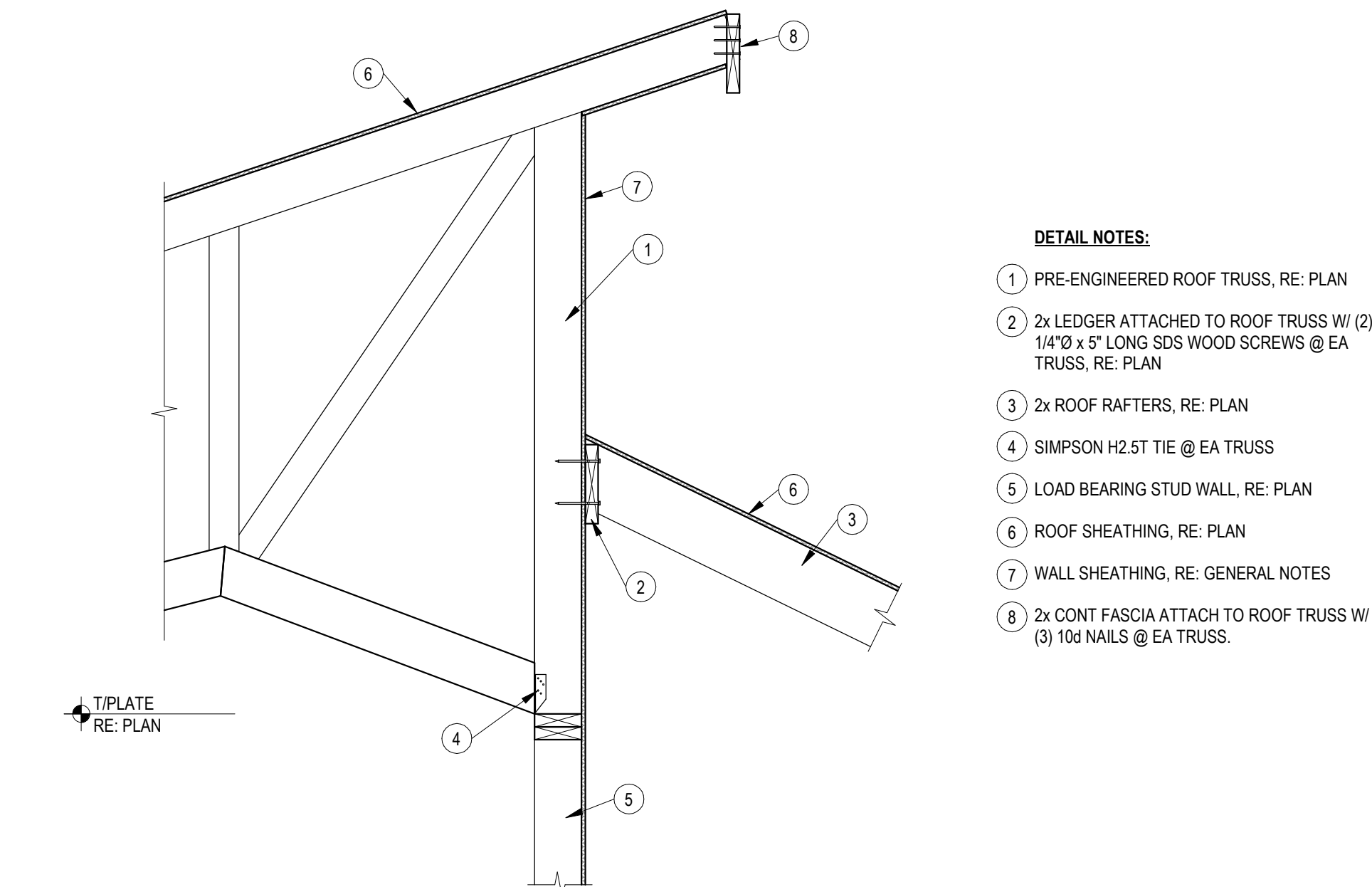
4 SECTION
3/4" = 1'-0"



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



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



1 TRUSS BEARING @ CLUBHOUSE ENTRY
3/4" = 1'-0"

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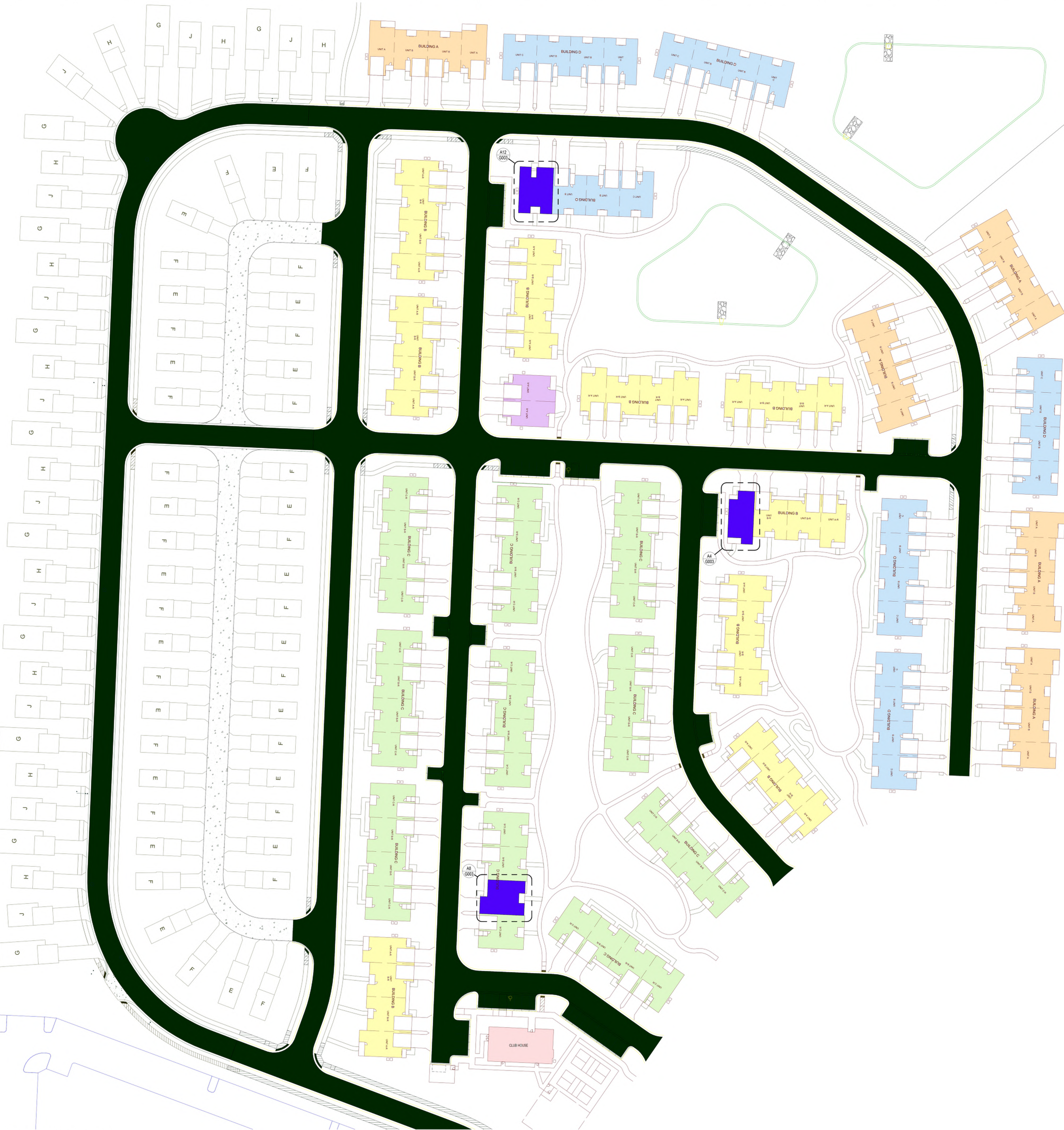


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1 ARCHITECTURAL SITE PLAN
1/4" = 1'-0"



SITE PLAN KEY	
	Building Type A
	Building Type B
	Building Type B2
	Building Type C
	Building Type D
	Clubhouse
	A-type Unit



GENERAL NOTES - FURNITURE & EQUIPMENT PLANS:
1. RE: CIVIL DRAWINGS - FOR ADDITIONAL SITE INFORMATION AND DETAILS.
2. RE: SHEET G002 - FOR TYPICAL MOUNTING HEIGHTS.
3. RE: SHEET AG003 - FOR DETAILED PLANS OF EACH SPECIFIED A-TYPE UNIT.

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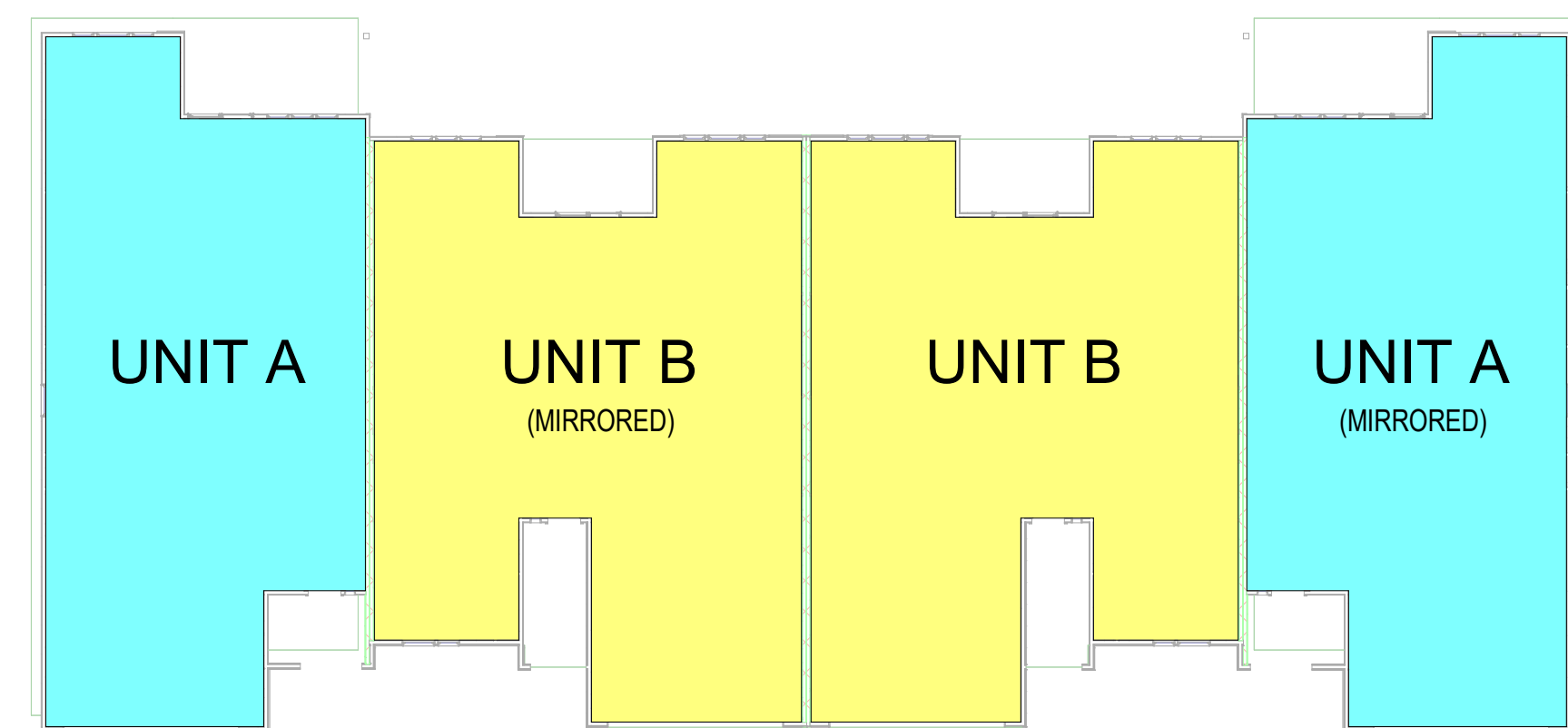
ARCHITECTURAL SITE PLAN



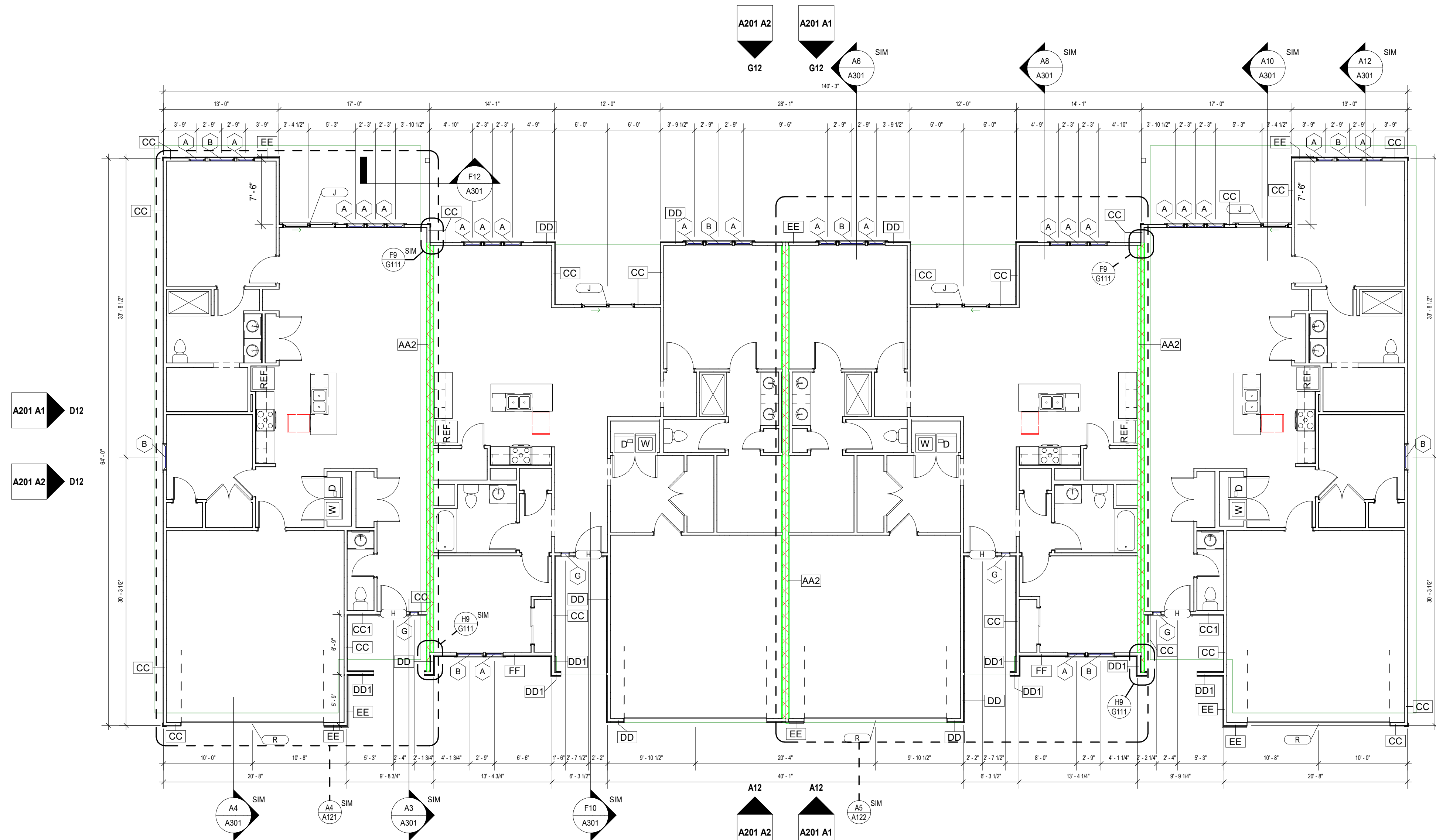
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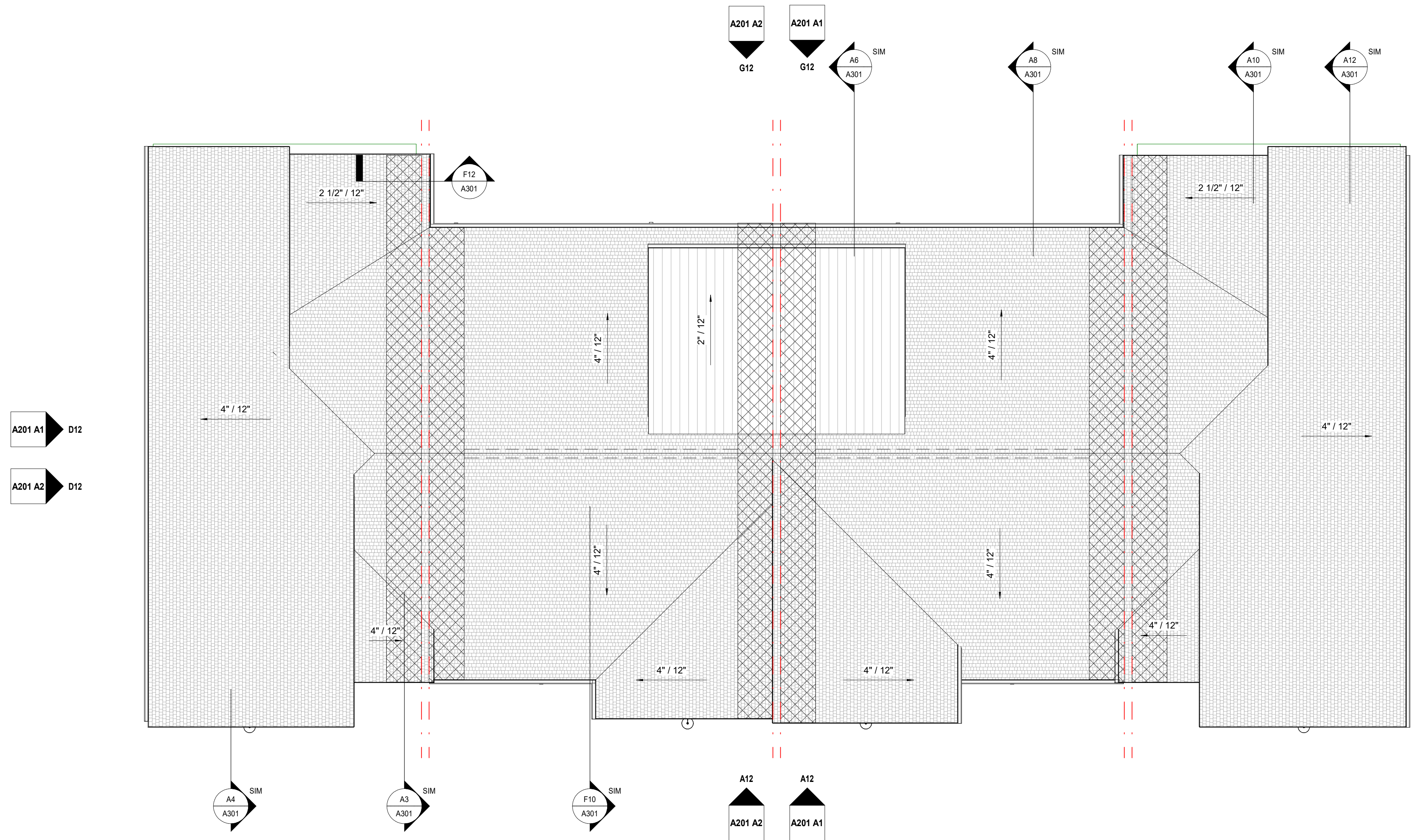
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A12 BUILDING A - KEY PLAN
1/16" = 1'-0"



A7 1ST FLOOR - BUILDING A
1/8" = 1'-0"



F7 ROOF PLAN - BUILDING A
1/8" = 1'-0"

GENERAL NOTES: FLOOR PLANS

1. SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0".
3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF CONCRETE WALLS (FCW) AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
4. NOTE: WALL THICKNESSES ARE ACTUAL DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
5. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO HINGE SIDE OF THE DOOR, ALWAYS ALLOWING A MINIMUM OF 18" FROM THE PULL SIDE (STRIKE SIDE OF THE DOOR TO THE INTERSECTING WALL, OR OTHER PROTRUDING OBJECTS).
6. ALL ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FINISHES AS THE ADJOINING SPACES.
7. RE: FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.
8. STAIR ENCLOSURES, SHAFT WALLS, EXIT PASSAGE WAYS AND EXTERIOR WALLS TO BE COORDINATED FOR PHASE OF WORK PER MATRIX AND PROJECT SCOPING.

GENERAL NOTES: ROOF PLANS

1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE ROOF PLAN ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCW) AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
3. PROVIDE 1/2" FT. TAPERED INSULATION AT ALL ROOF CURBS AND AT EQUIPMENT WHICH EXCEEDS 18 INCHES IN WIDTH.

ROOF PLAN LEGEND

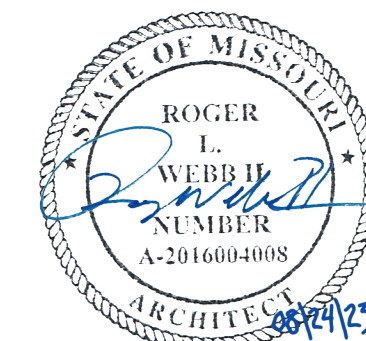
- SLOPE DIRECTION
- AREA WHERE ROOF PENETRATIONS ARE NOT ALLOWED PER IRC 2018, R302.2.4 EXCEPTION
- LEVEL 01 COMMON WALLS TO UNDERSIDE OF SHEATHING PER DETAIL A11/G003
- EXTENTS OF RIDGE VENTS ALLOWED BETWEEN COMMON WALLS
- EXTENTS OF CONTINUOUS SOFFIT VENTS ALLOWED BETWEEN COMMON WALLS
- SHINGLE ROOF
- STANDING SEAM METAL ROOF

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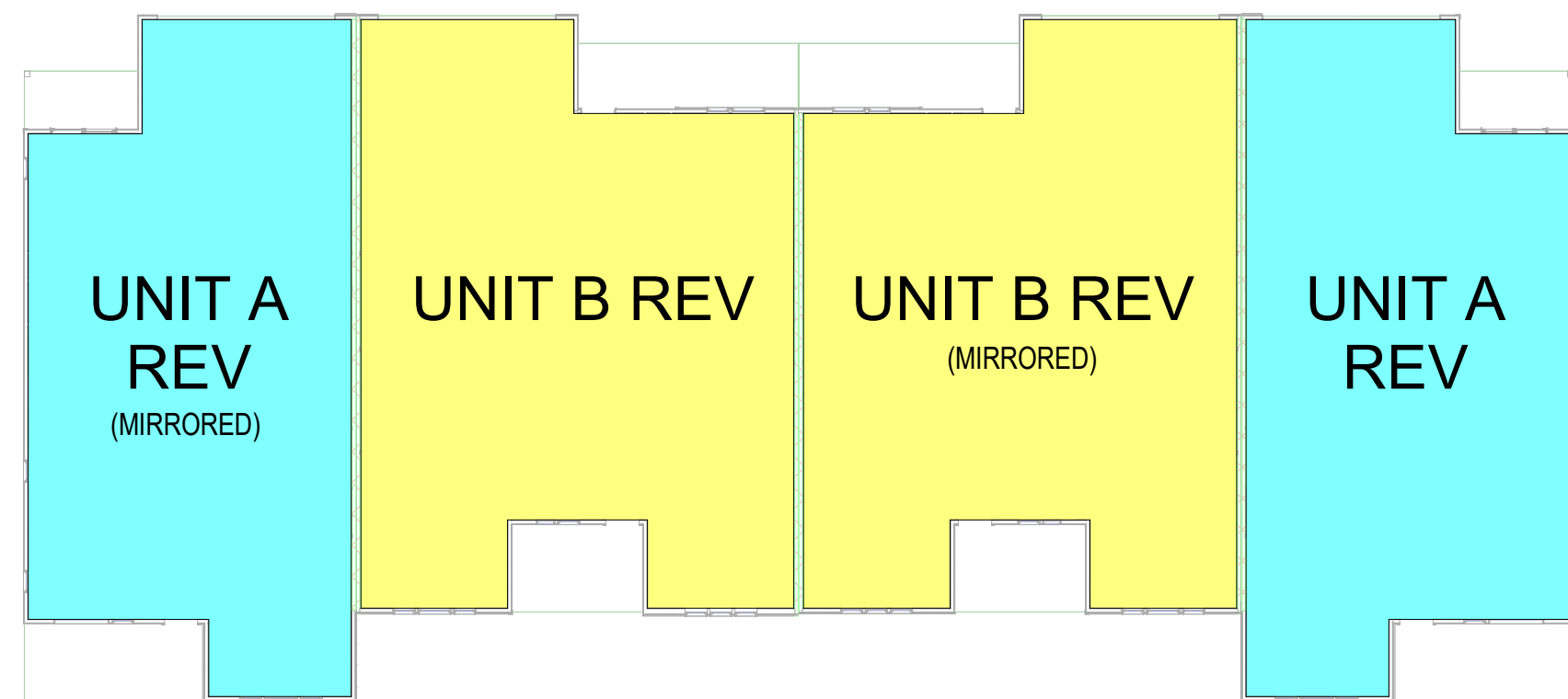
FLOOR PLANS - BUILDING A1, A2



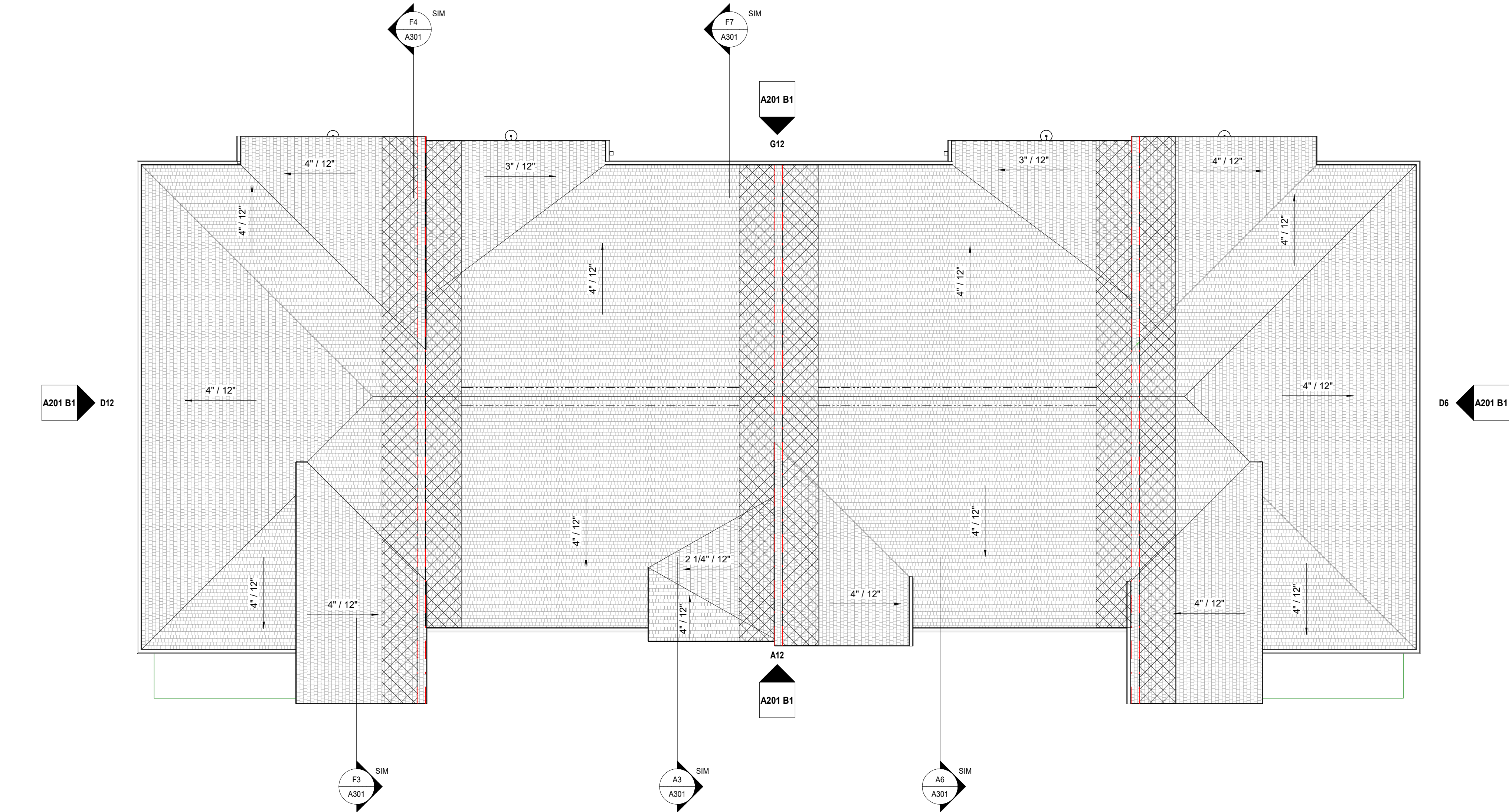
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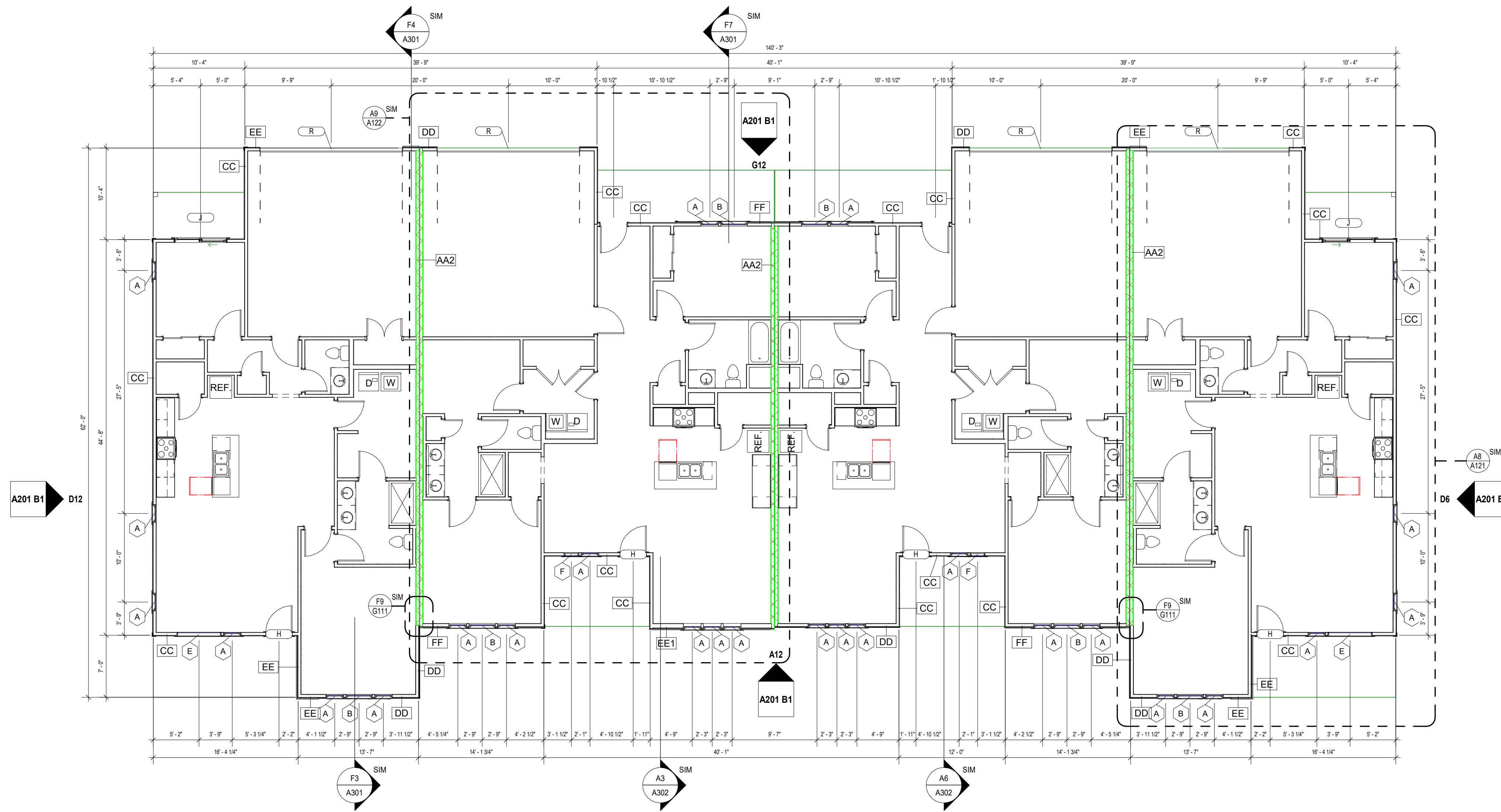
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A12 BUILDING B1 - KEY PLAN
1/16" = 1'-0"



F7 ROOF PLAN - BUILDING B1
1/8" = 1'-0"



A7 1ST FLOOR - BUILDING B1
1/8" = 1'-0"

GENERAL NOTES: FLOOR PLANS

1. SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0".
3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF STUD (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCO), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
4. NOTE: WALL THICKNESSES ARE ACTUAL, DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
5. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO HINGE SIDE OF THE DOOR, ALWAYS ALLOWING A MINIMUM OF 18" FROM THE PULL SIDE (STRIKE SIDE) OF THE DOOR TO THE INTERSECTING WALL, OR OTHER PROTRUDING OBJECTS.
6. ALL ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FINISHES AS THE ADJOINING SPACES.
7. RE: FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.
8. STAIR ENCLOSURES, SHAFT WALLS, EXIT PASSAGE WAYS AND EXTERIOR WALLS TO BE COORDINATED FOR PHASE OF WORK PER MATRIX AND PROJECT SCOPING.

GENERAL NOTES: ROOF PLANS

1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE ROOF PLAN ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCO), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
3. PROVIDE 1/2" FT. TAPERED INSULATION AT ALL ROOF CURBS AND AT EQUIPMENT WHICH EXCEEDS 18 INCHES IN WIDTH.

ROOF PLAN LEGEND

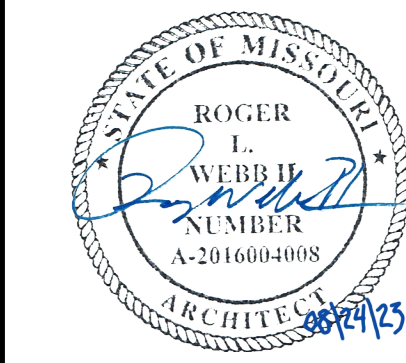
- ← SLOPE DIRECTION
- AREA WHERE ROOF PENETRATIONS ARE NOT ALLOWED PER IRC 2018, R302.2.4 EXCEPTION
- LEVEL 01 COMMON WALLS TO UNDERSIDE OF SHEATHING PER DETAIL A11/G003
- EXTENTS OF RIDGE VENTS ALLOWED BETWEEN COMMON WALLS
- EXTENTS OF CONTINUOUS SOFFIT VENTS ALLOWED BETWEEN COMMON WALLS =
- SHINGLE ROOF
- STANDING SEAM METAL ROOF

REUNION AT BLACKWELL

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A101 B1

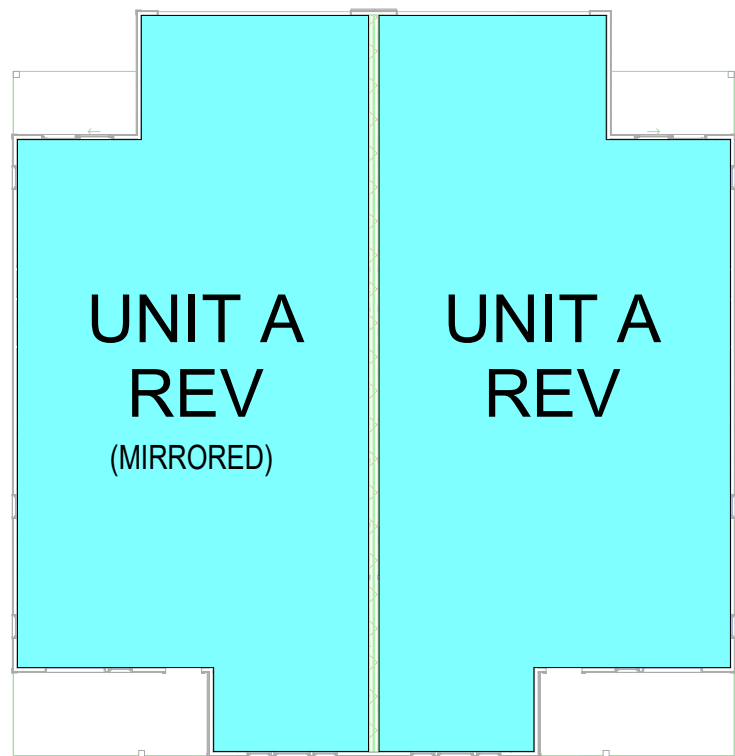
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FLOOR PLANS - BUILDING B1

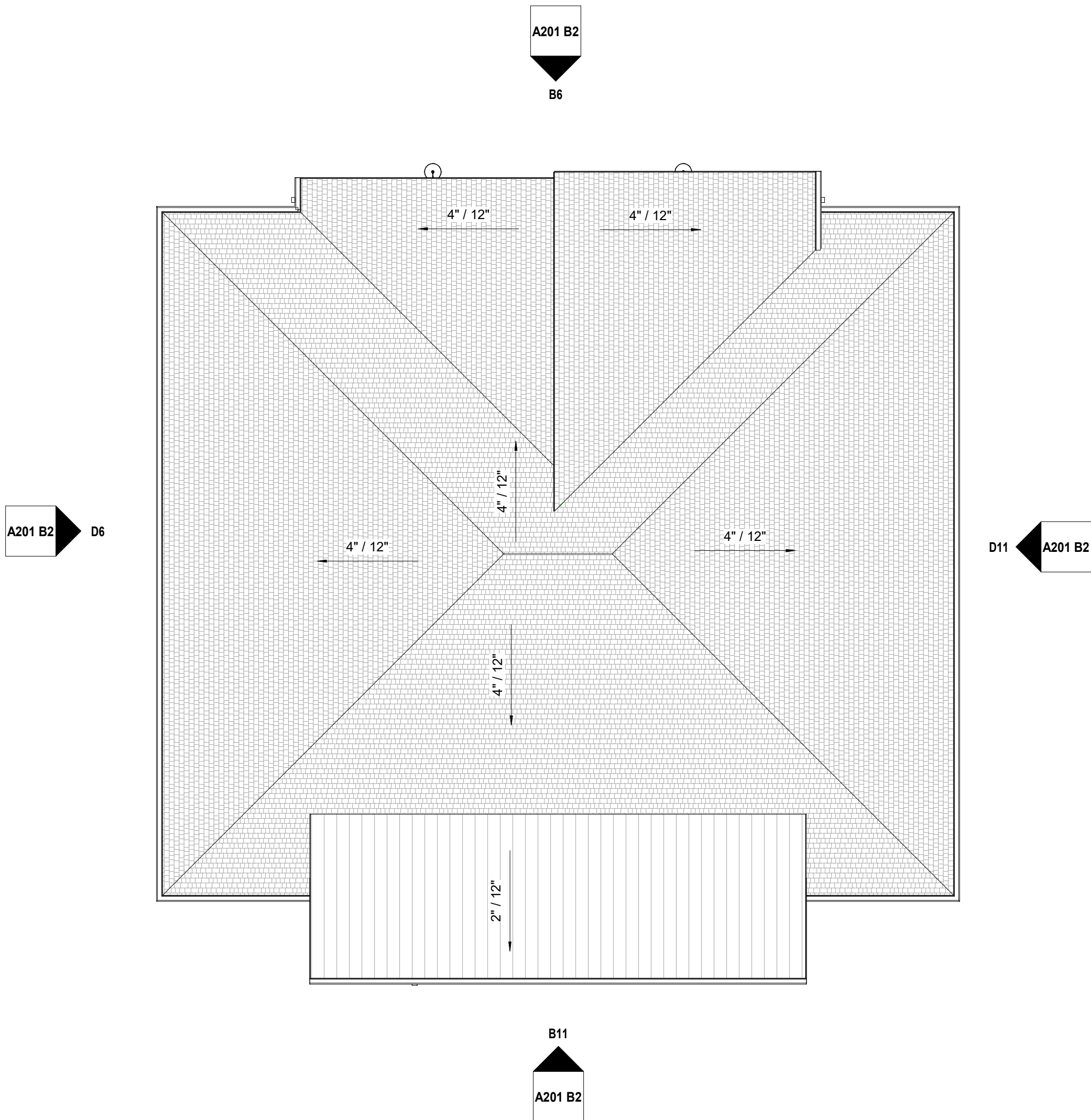


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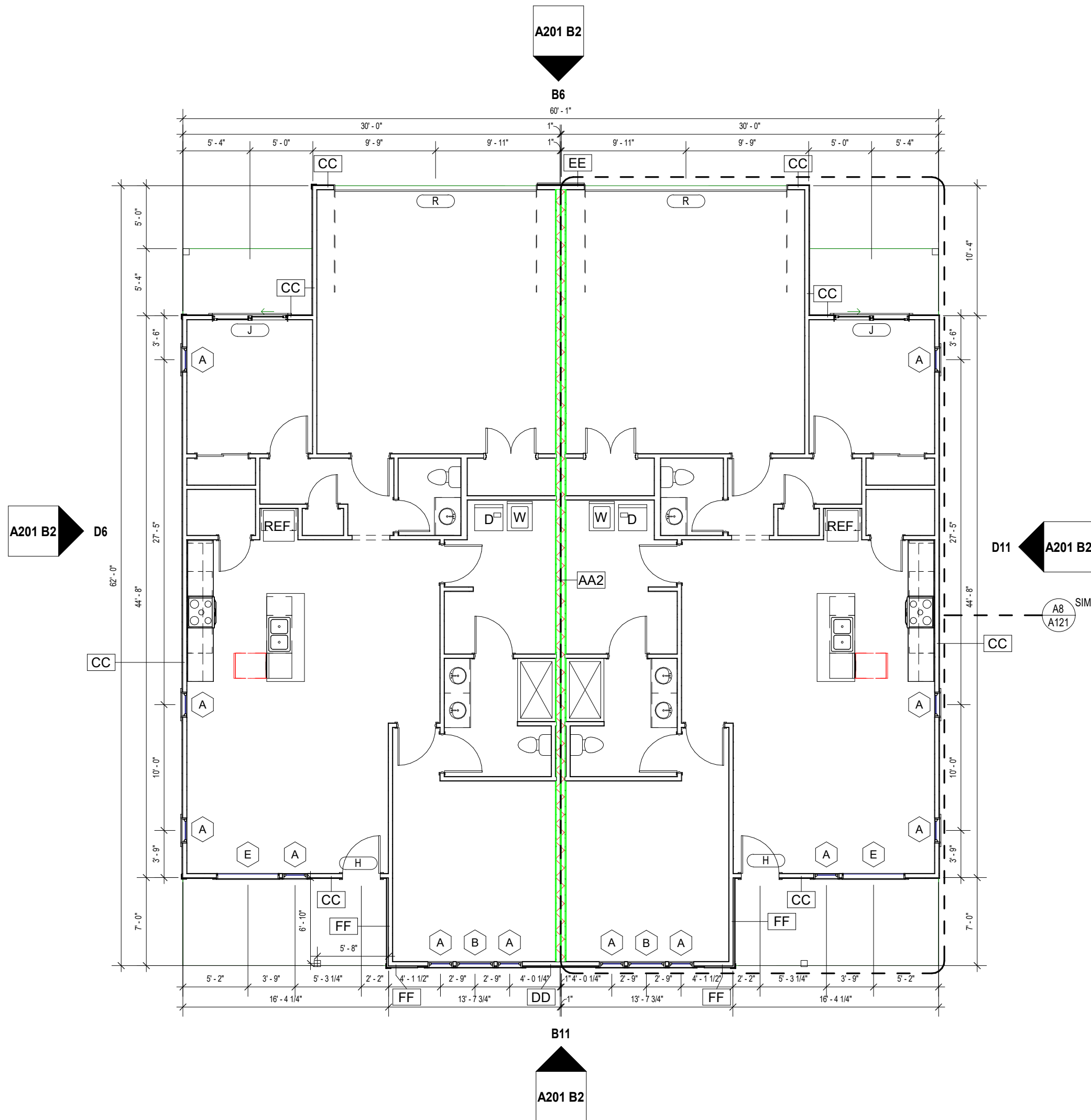
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A12 BUILDING B2 - KEY PLAN
1/16" = 1'-0"



A8 ROOF PLAN - BUILDING B2
1/8" = 1'-0"



A4 1ST FLOOR - BUILDING B2
1/8" = 1'-0"

**GENERAL NOTES:
FLOOR PLANS**

1. SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0"
3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF STUD (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
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8. STAIR ENCLOSURES, SHAFT WALLS, EXIT PASSAGE WAYS AND EXTERIOR WALLS TO BE COORDINATED FOR PHASE OF WORK PER MATRIX AND PROJECT SCOPING.

**GENERAL NOTES:
ROOF PLANS**

1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE ROOF PLAN ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
3. PROVIDE 1/2" FT. TAPERED INSULATION AT ALL ROOF CURBS AND AT EQUIPMENT WHICH EXCEEDS 18 INCHES IN WIDTH.

ROOF PLAN LEGEND

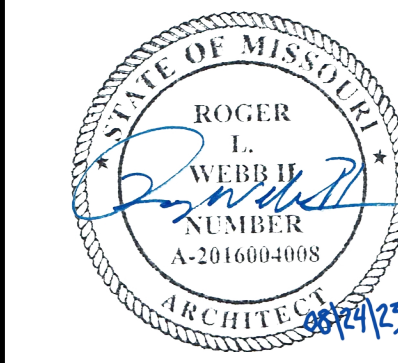
- ← SLOPE DIRECTION
- AREA WHERE ROOF PENETRATIONS ARE NOT ALLOWED PER IRC 2018, R302.2.4 EXCEPTION.
- LEVEL 01 COMMON WALLS TO UNDERSIDE OF SHEATHING PER DETAIL A11/G003
- EXTENTS OF RIDGE VENTS ALLOWED BETWEEN COMMON WALLS
- EXTENTS OF CONTINUOUS SLOTT VENTS ALLOWED BETWEEN COMMON WALLS
- SHINGLE ROOF
- STANDING SEAM METAL ROOF

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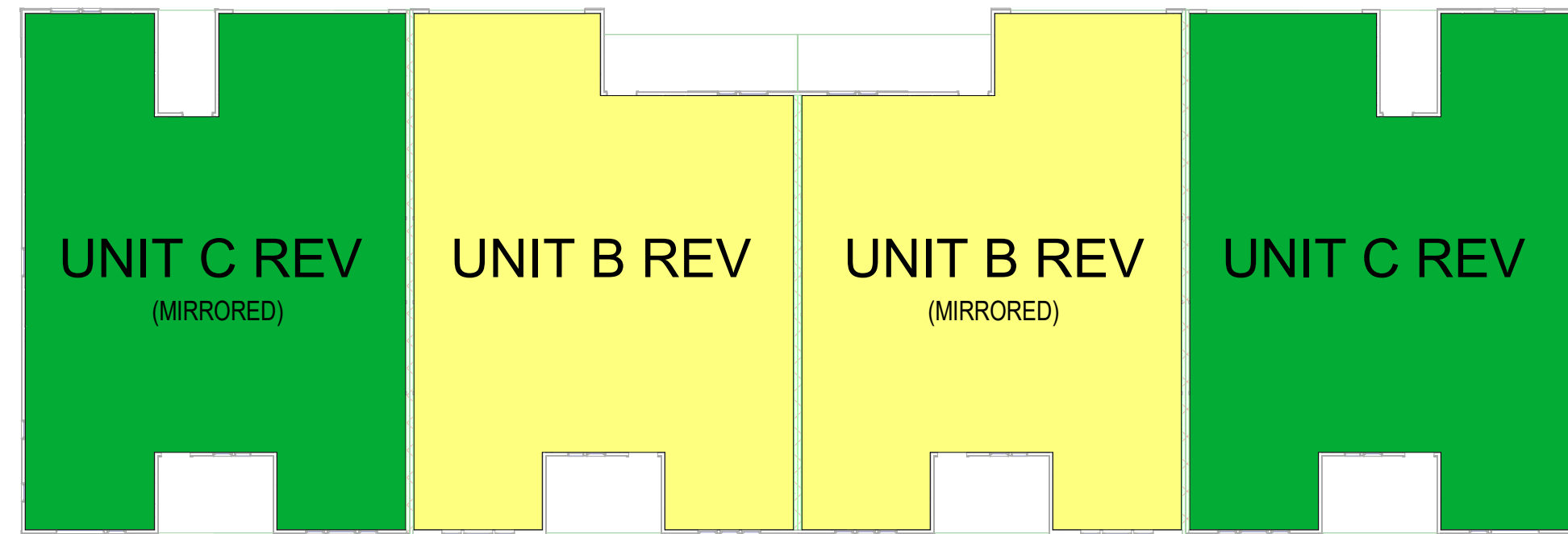
FLOOR PLANS - BUILDING B2



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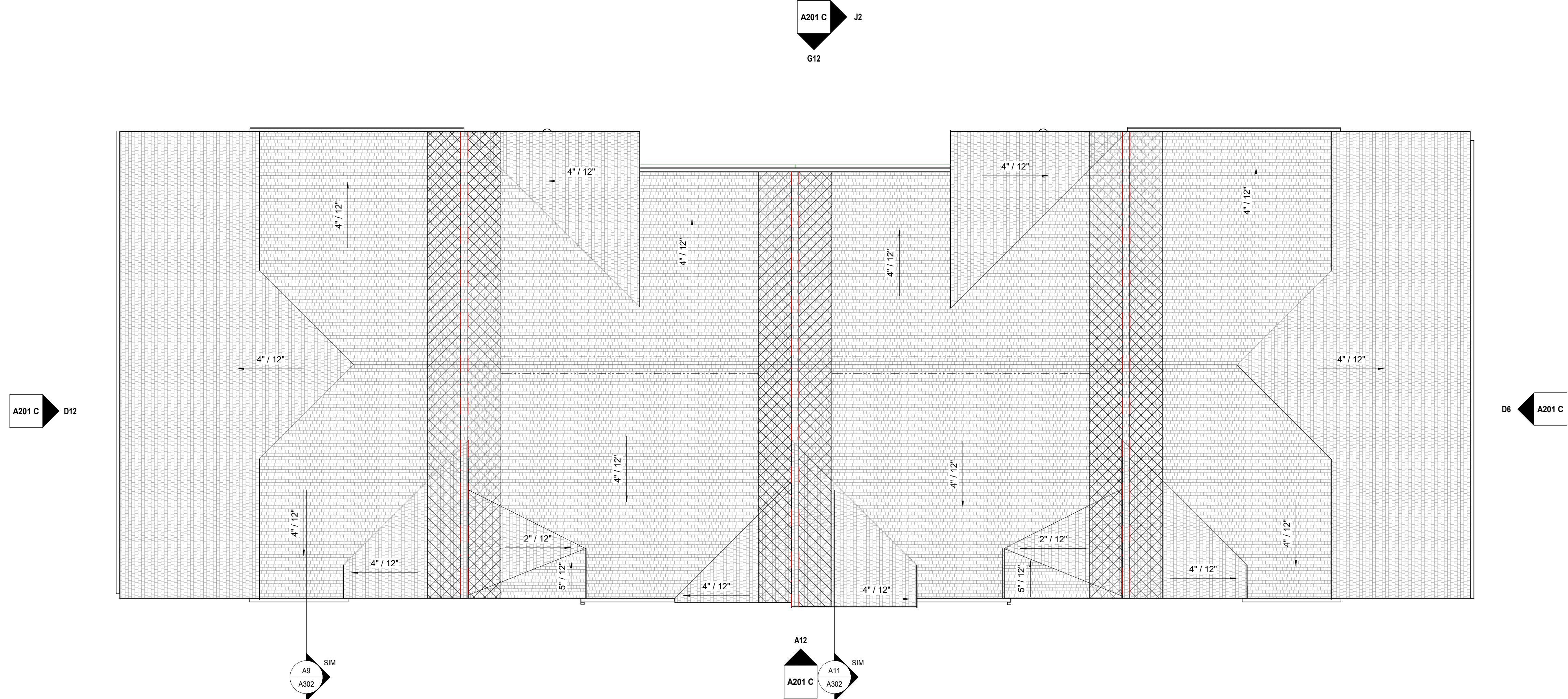
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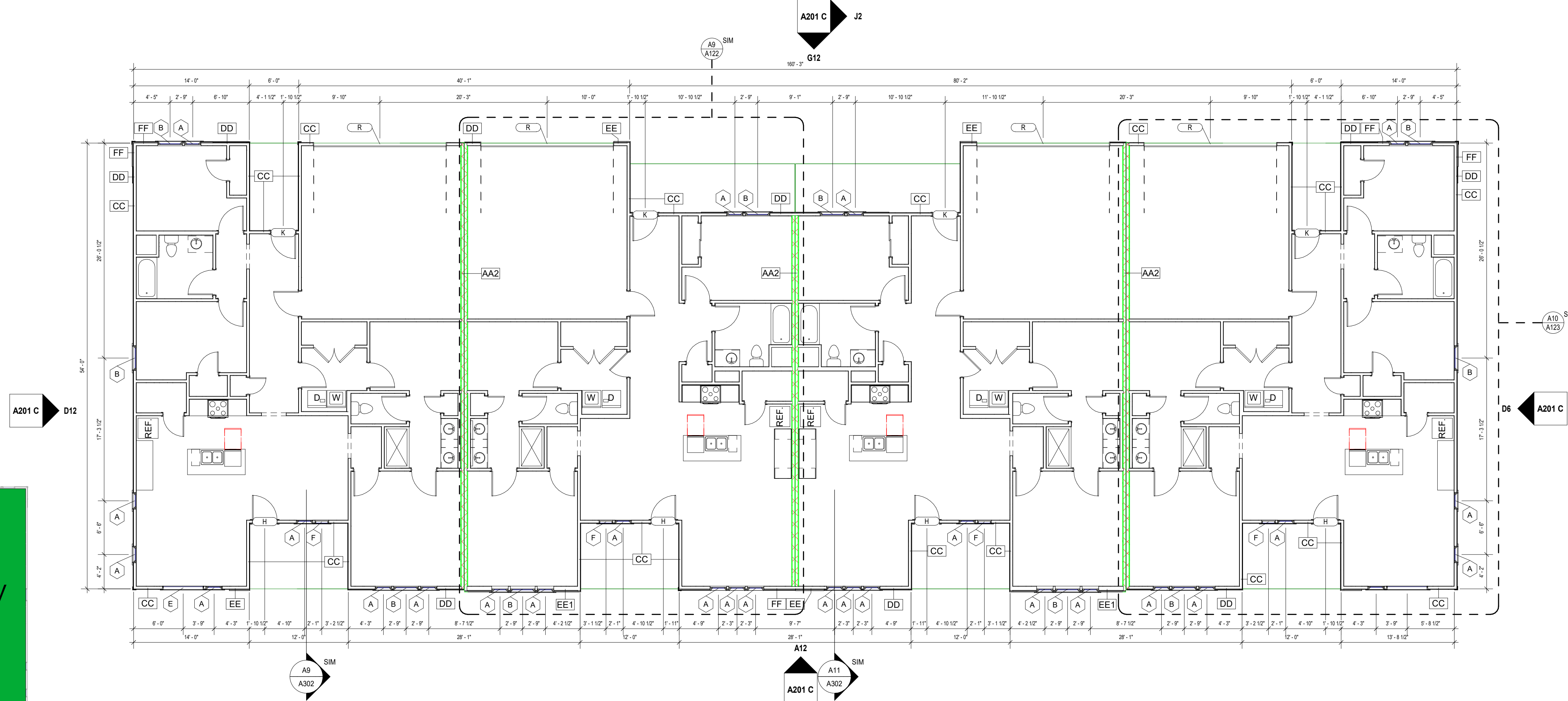


A12 BUILDING C - KEY PLAN
1/16" = 1'-0"

E9 ROOF PLAN - BUILDING C
1/8" = 1'-0"



A9 1ST FLOOR - BUILDING C
1/8" = 1'-0"



**GENERAL NOTES:
FLOOR PLANS**

1. SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0".
3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF STUD (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCO), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
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**GENERAL NOTES:
ROOF PLANS**

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3. PROVIDE 1/2" FT. TAPERED INSULATION AT ALL ROOF CURBS AND AT EQUIPMENT WHICH EXCEEDS 18 INCHES IN WIDTH.

ROOF PLAN LEGEND

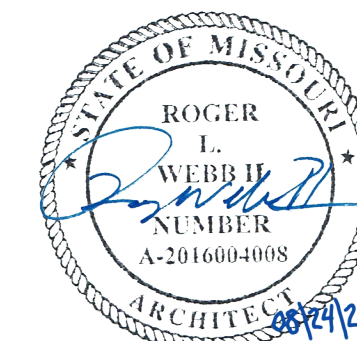
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- AREA WHERE ROOF PENETRATIONS ARE NOT ALLOWED PER IRC 2018, R302.2.4 EXCEPTION
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- SHINGLE ROOF
- STANDING SEAM METAL ROOF

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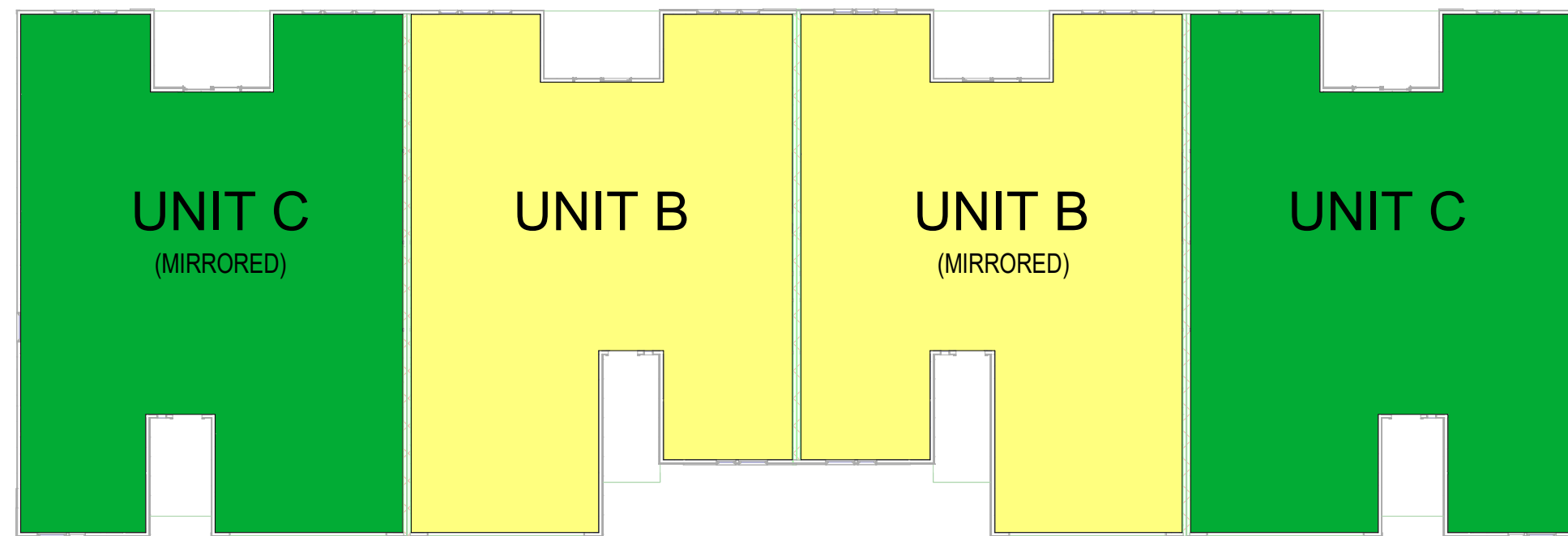
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FLOOR PLANS - BUILDING C



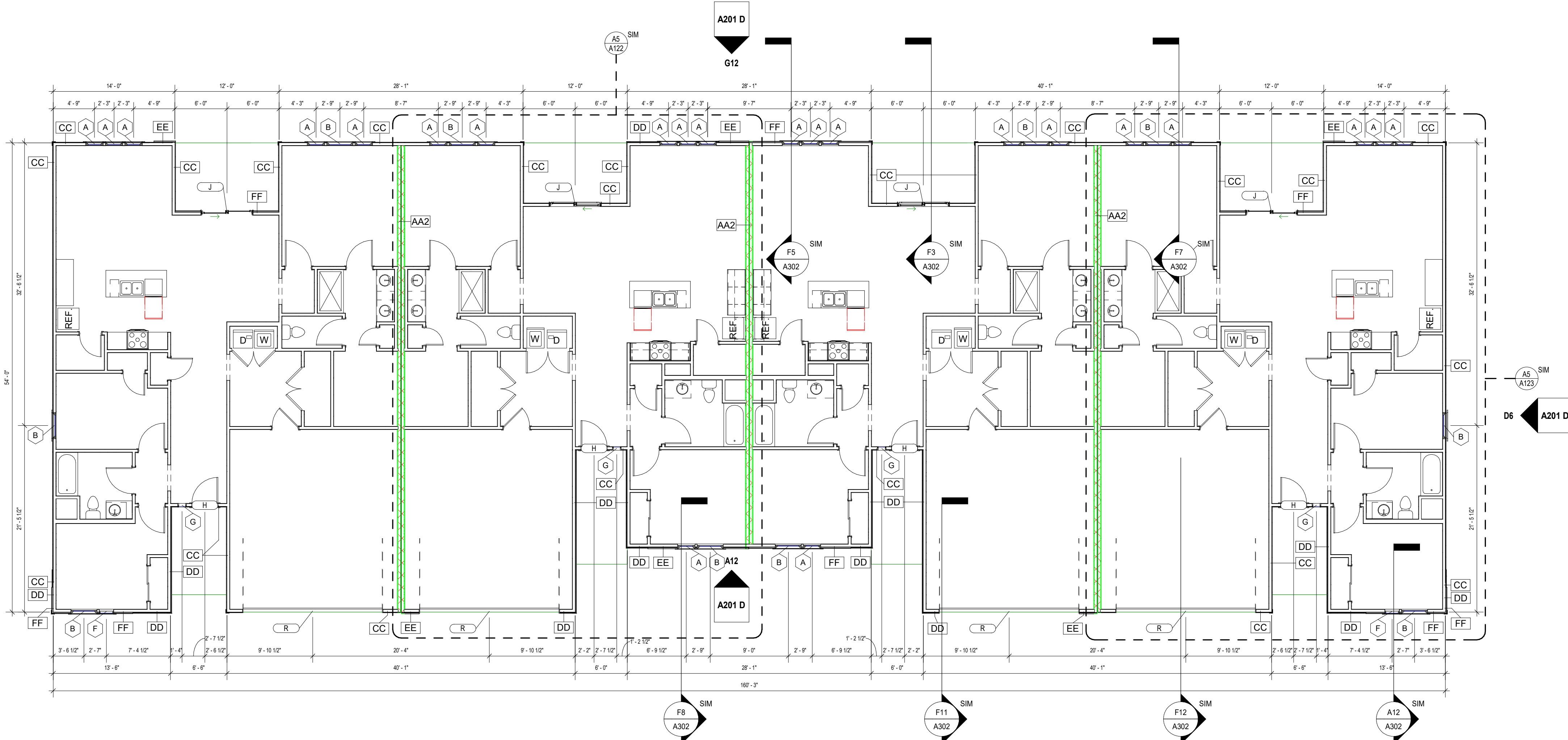
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A12 BUILDING D - KEY PLAN
1/16" = 1'-0"

E9 ROOF PLAN - BUILDING D
1/8" = 1'-0"



A9 1ST FLOOR - BUILDING D
1/8" = 1'-0"

**GENERAL NOTES:
FLOOR PLANS**

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2. ARCHITECTURAL ELEVATION 100'-0".
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ROOF PLAN LEGEND

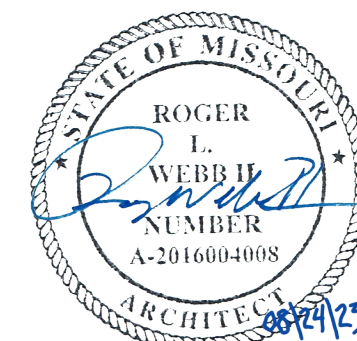
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- SHINGLE ROOF
- STANDING SEAM METAL ROOF

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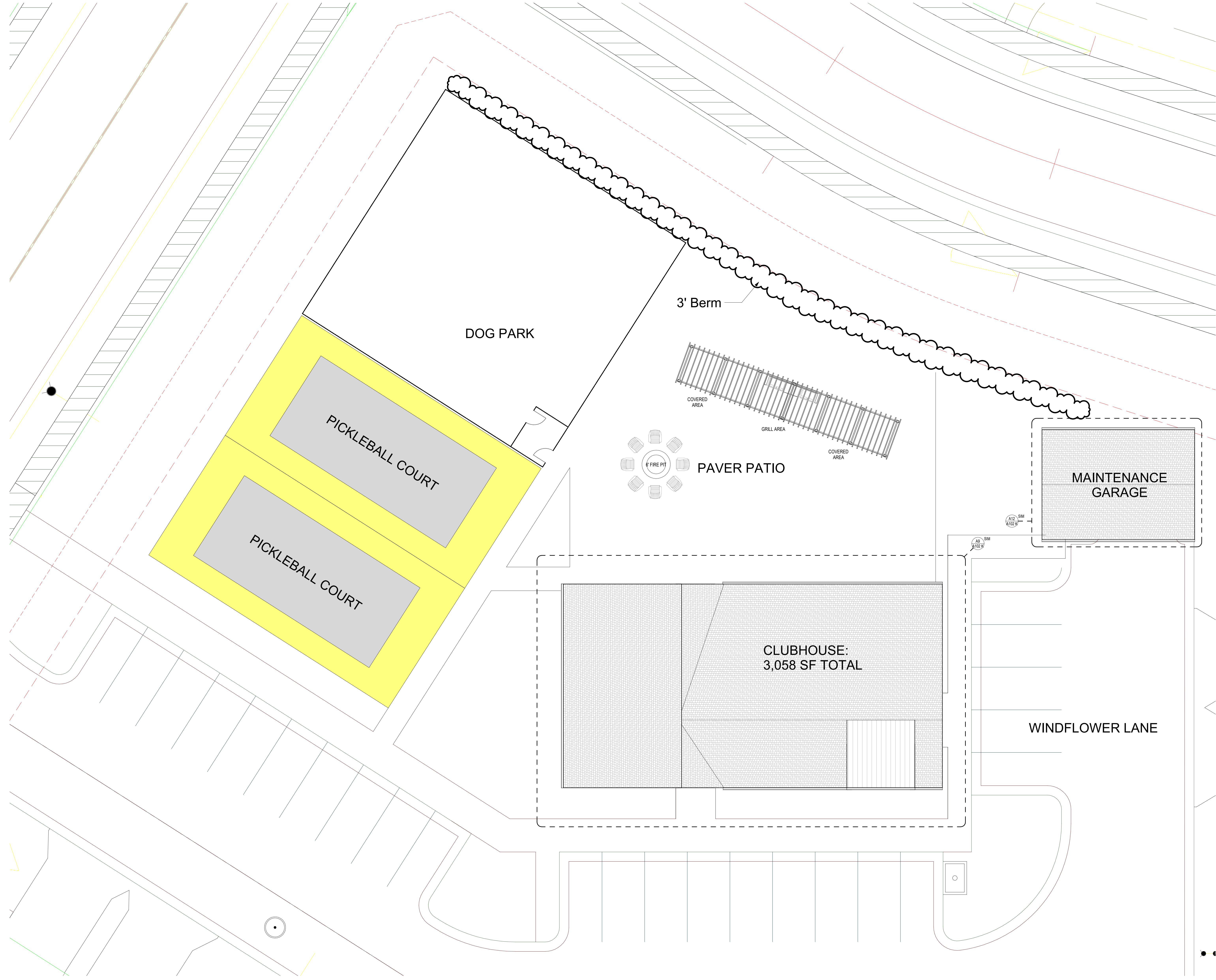
FLOOR PLANS - BUILDING D



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A12 SITE PLAN - CLUBHOUSE AREA
1/8" = 1'-0"



**GENERAL NOTES:
FLOOR PLANS**

1. SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0".
3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF CONCRETE WALLS (FCW) AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
4. NOTE: WALL THICKNESSES ARE ACTUAL DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
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3. PROVIDE 1/2" FT. TAPERED INSULATION AT ALL ROOF CURBS AND AT EQUIPMENT WHICH EXCEEDS 18 INCHES IN WIDTH.

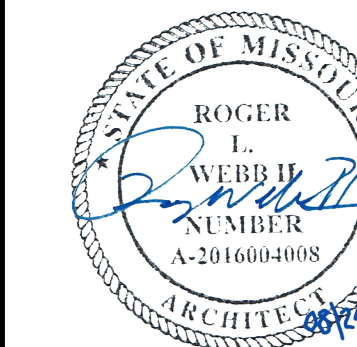
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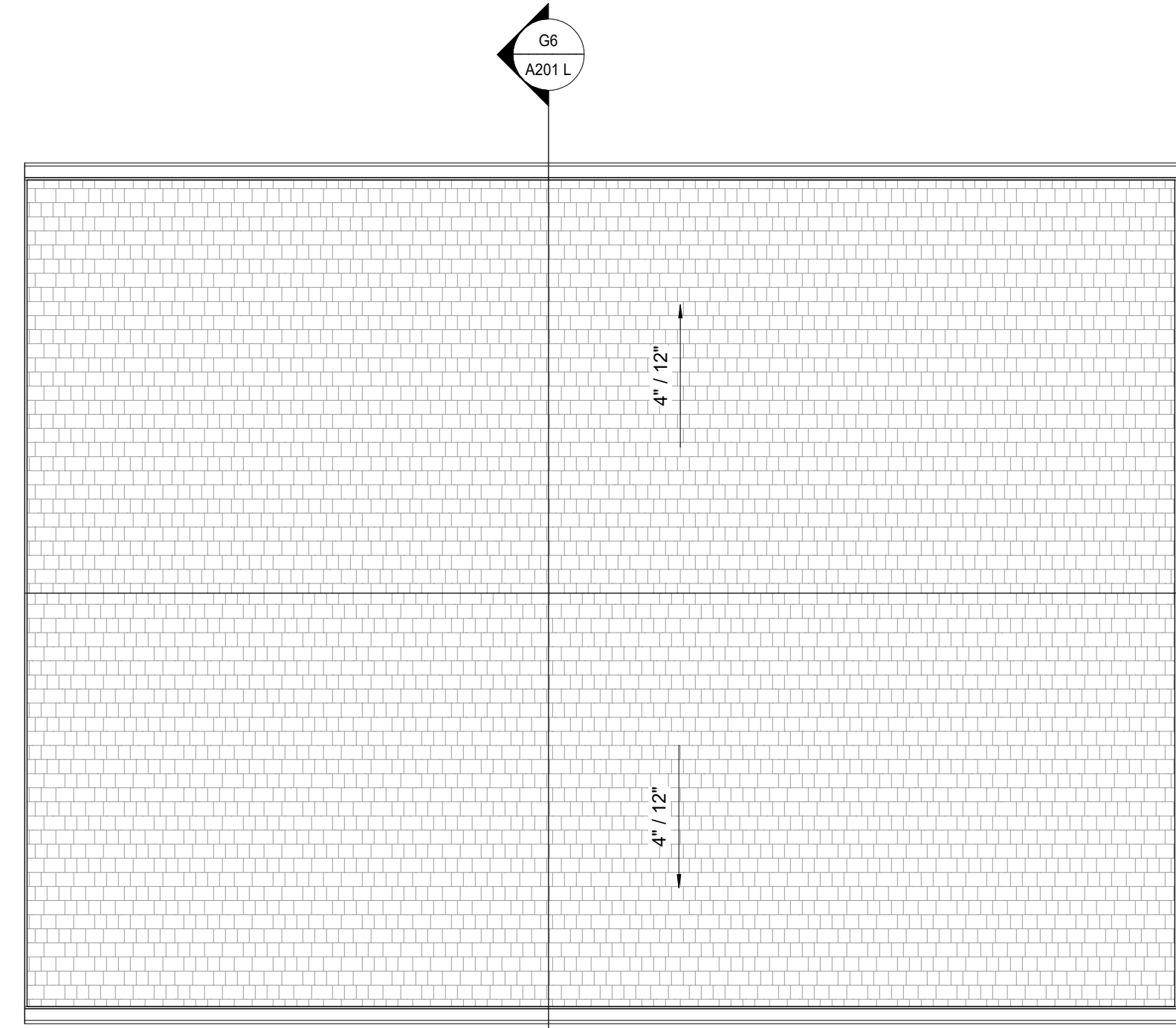
SITE PLAN - CLUBHOUSE AREA



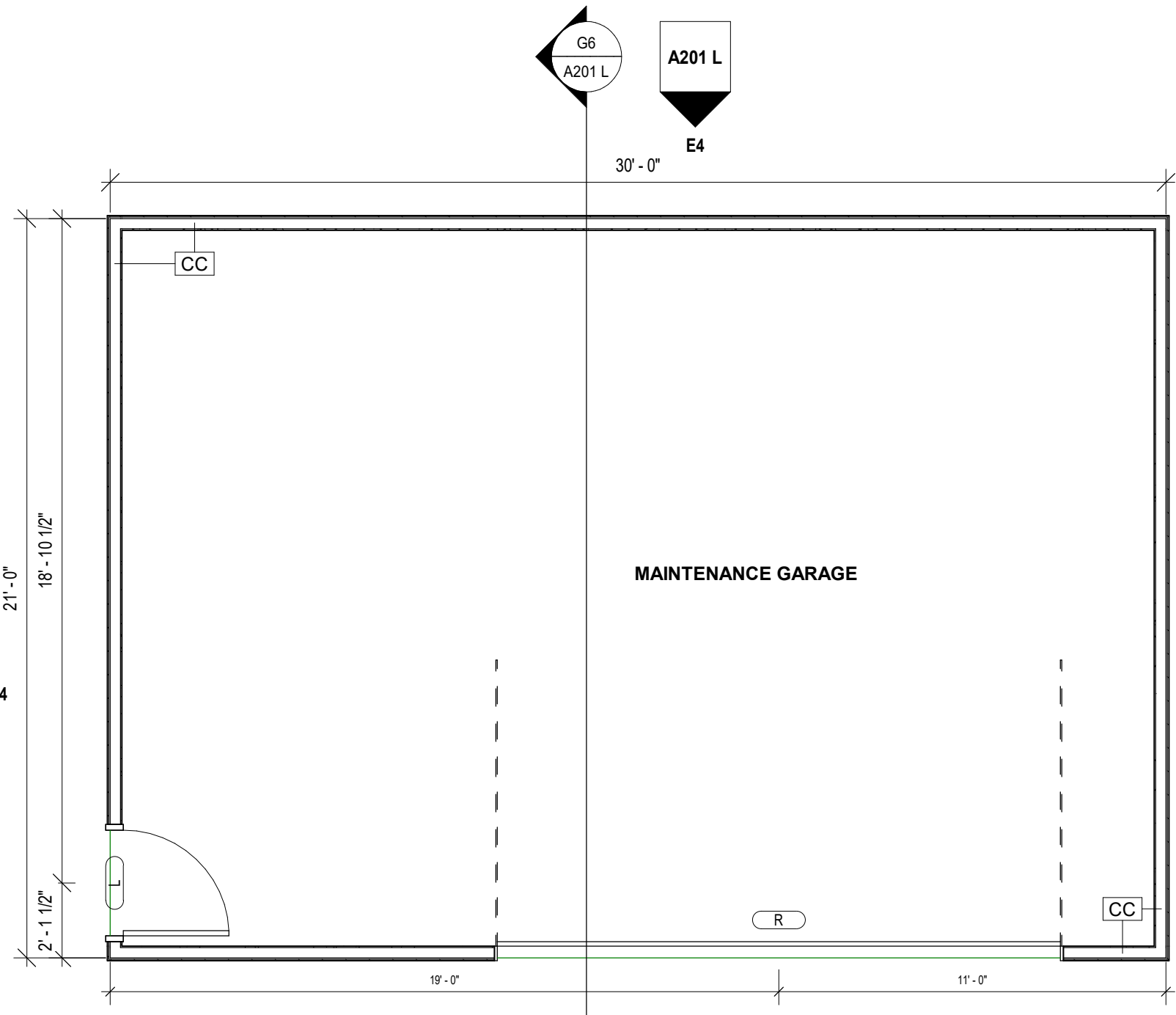
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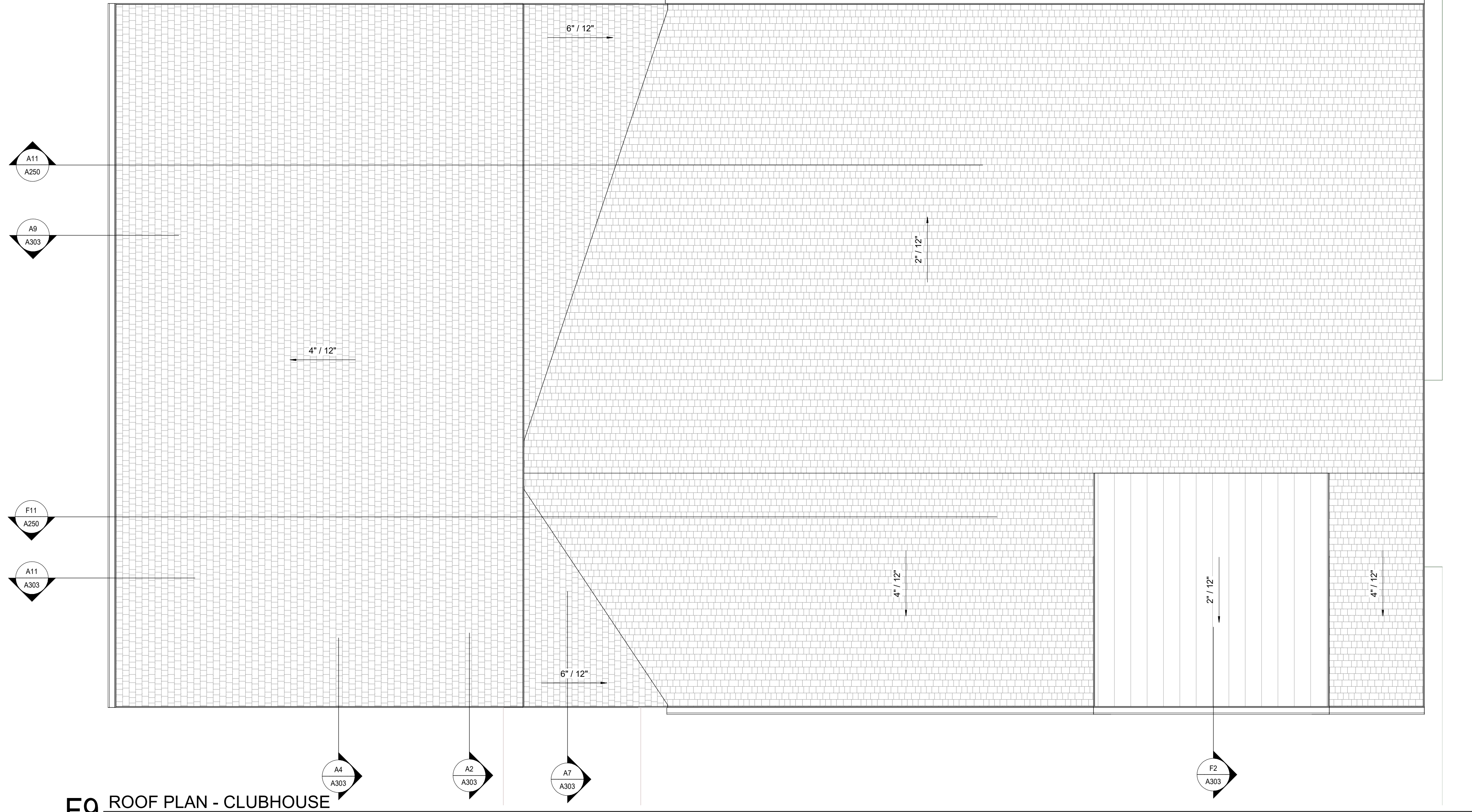
F12 ROOF PLAN - MAINTENANCE GARAGE
1/4" = 1'-0"



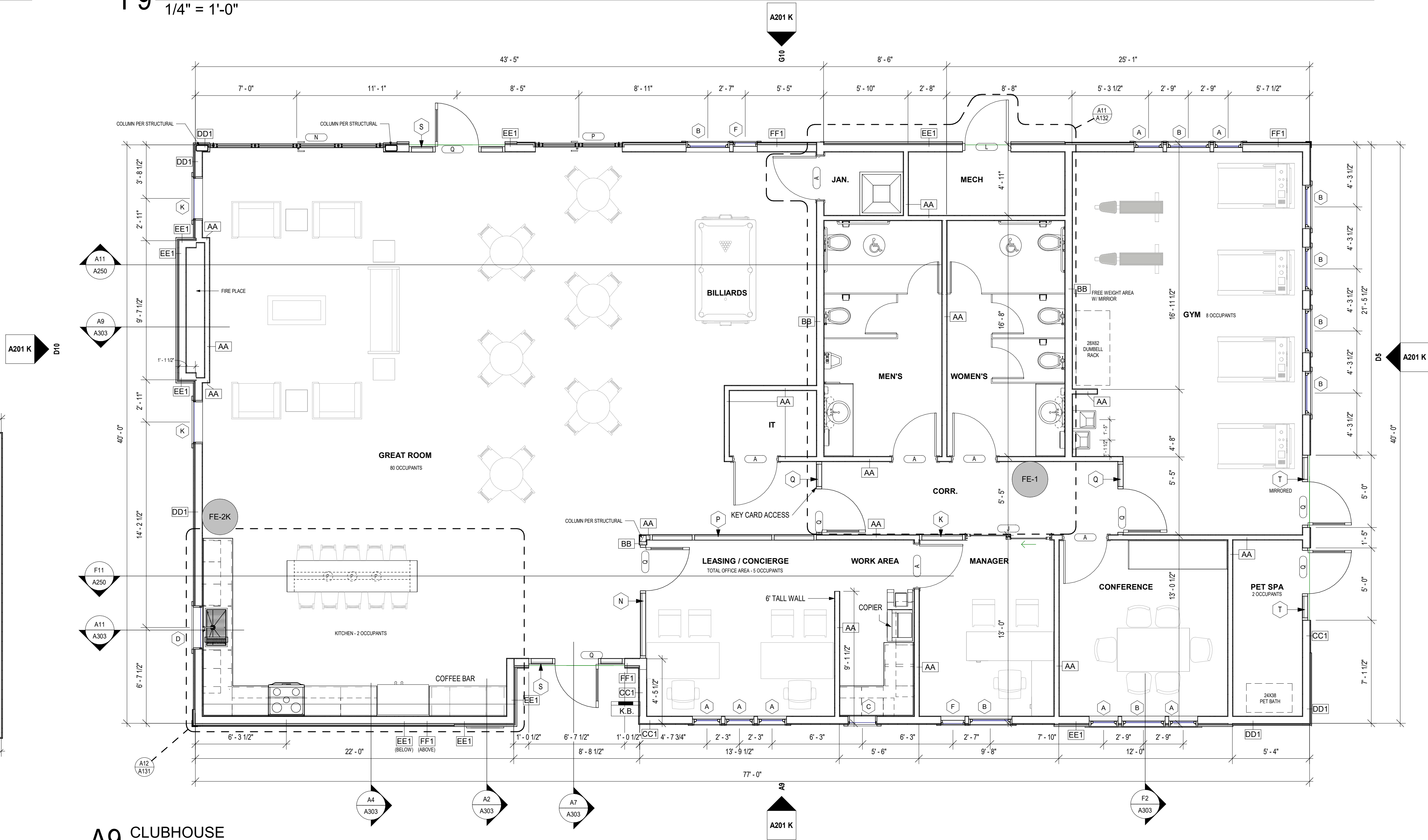
A12 MAINTENANCE GARAGE
1/4" = 1'-0"



F9 ROOF PLAN - CLUBHOUSE
1/4" = 1'-0"



A9 CLUBHOUSE
1/4" = 1'-0"



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ROOF PLAN LEGEND

- ← SLOPE DIRECTION
- AREA WHERE ROOF PENETRATIONS ARE NOT ALLOWED PER IRC 2018, R302.2.4 EXCEPTION
- LEVEL 01 COMMON WALLS TO UNDERSIDE OF SHEATHING PER DETAIL A111G003
- EXTENTS OF RIDGE VENTS ALLOWED BETWEEN COMMON WALLS
- EXTENTS OF CONTINUOUS SOFFIT VENTS ALLOWED BETWEEN COMMON WALLS
- SHINGLE ROOF
- STANDING SEAM METAL ROOF

FIRE RESISTIVE LEGEND

- FROM ROOM OR LEVEL
X = CLEAR WIDTH OF OPENING IN INCHES
- F.E.C. FIRE RISER CABINET
- F.A.C.P. FIRE ALARM CONTROL PANEL
- FIRE DEPARTMENT CONNECTION
- K.B. KNOX BOX
- AR AREA OF RESCUE ASSISTANCE
- ACCESSIBLE EGRESS COMPONENT
- EGRESS PATH
- FE-1 INDICATES FIRE EXTINGUISHER CABINET(FE) LOCATION WITH 75'-0" RADIUS COVERAGE AREA. SEE SPECIFICATIONS FOR FE TYPE.
- FE-2K INDICATES KITCHEN/ BAR FIRE EXTINGUISHER (FE) LOCATION WITH 75'-0" RADIUS COVERAGE AREA. SEE SPECIFICATIONS FOR FE TYPE.

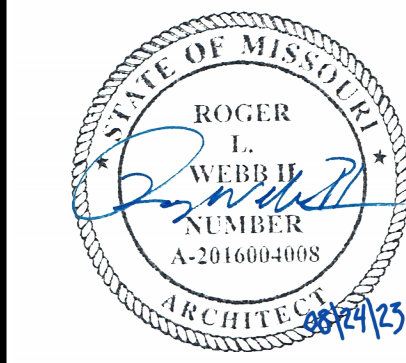


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A102 K
ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21075

FLOOR PLANS - CLUBHOUSE &
MAINTENANCE BUILDING

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GENERAL NOTES:

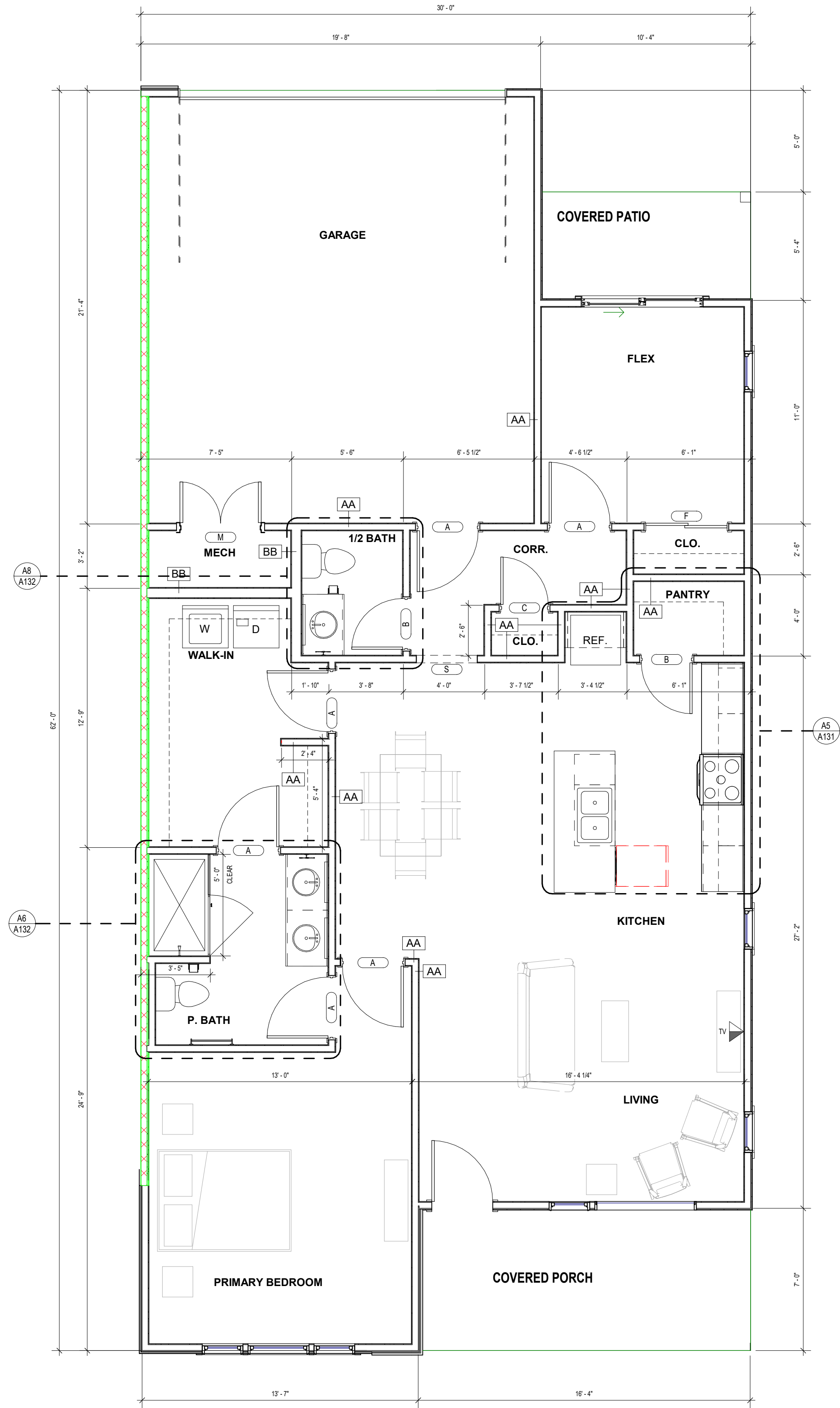
- A. ALL TOILET ACCESSORY LOCATIONS BASED ON FLOOR PLAN LAYOUT.
B. REFER TO INTERIOR ELEVATIONS FOR ANY ACCESSORIES THAT MAY NOT SHOW UP ON THE PLANS.
C. REFER TO GOOZ AND MANUFACTURER'S SPECIFICATIONS FOR MOUNTING HEIGHTS.
D. COORDINATE ALL MOUNTING HEIGHTS W/ PLUMBING FIXTURES TO ALLOW PROPER OPERATION & INFORM ARCHITECT IN WRITING OF ANY CONFLICTS.
E. G.C. TO VERIFY DIRECTLY W/ OWNER TO DETERMINE MOUNTING HEIGHTS, U.N.O.
F. REFER TO PLANS AND ELEVATIONS FOR ITEMS NOTED AS F.F.A.E.
G. PROVIDE ALLOWANCE FOR ALL ROUNDED VANITY MIRRORS.

REMARKS:

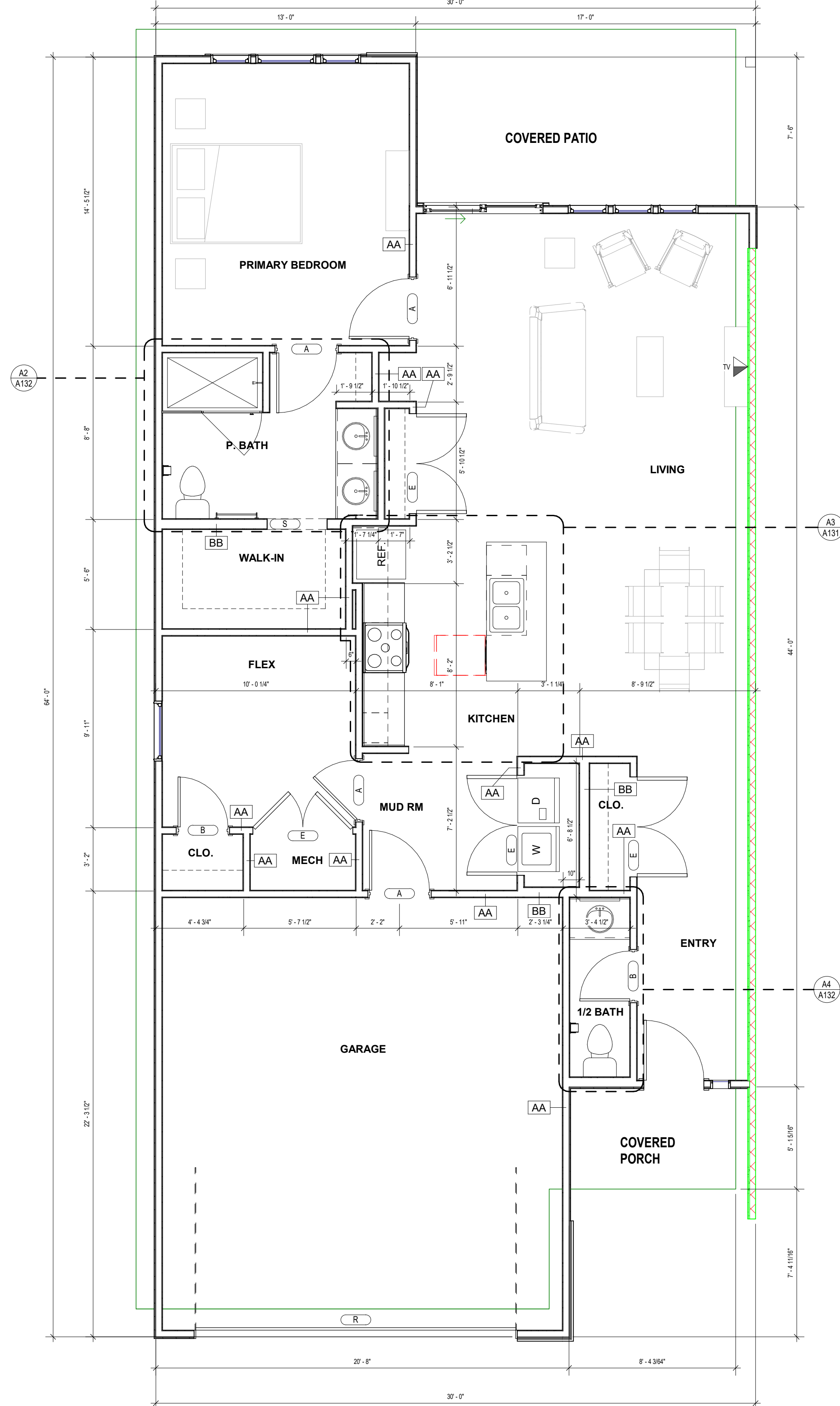
1. OWNER FURNISHED, OWNER INSTALLED.
2. F.F.A.E. ITEM - OWNER FURNISHED, CONTRACTOR INSTALLED. REFER TO PLANS AND ELEVATIONS FOR FURTHER CLARIFICATION.
3. SURFACE MOUNTED.
4. RECESSED.
5. MIRRORS TO BE CENTERED AT SINKS, TYP.

GENERAL NOTES:
FLOOR PLANS

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3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF STUD (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
4. NOTE: WALL THICKNESSES ARE ACTUAL DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
5. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO HINGE SIDE OF THE DOOR, ALWAYS ALLOWING A MINIMUM OF 18" FROM THE PULL SIDE (STRIKE SIDE) OF THE DOOR TO THE INTERSECTING WALL, OR OTHER PROTRUDING OBJECTS.
6. ALL ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FINISHES AS THE ADJOINING SPACES.
7. RE: FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.
8. STAIR ENCLOSURES, SHAFT WALLS, EXIT PASSAGE WAYS AND EXTERIOR WALLS TO BE COORDINATED FOR PHASE OF WORK PER MATRIX AND PROJECT SCOPING.



A8 UNIT PLAN - A - ONE BEDROOM + DEN - REVERSED
1/4" = 1'-0"



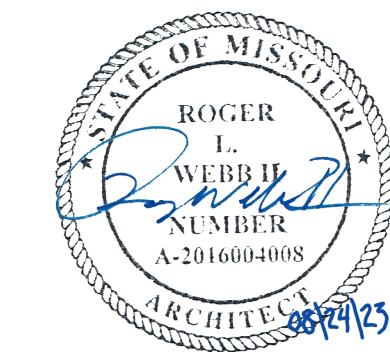
A4 UNIT PLAN - A - ONE BEDROOM + DEN
1/4" = 1'-0"

REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

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PROFESSIONAL SEAL

A121

ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21076

UNIT PLAN - A AND A REVERSED



PERMIT DOCUMENTS

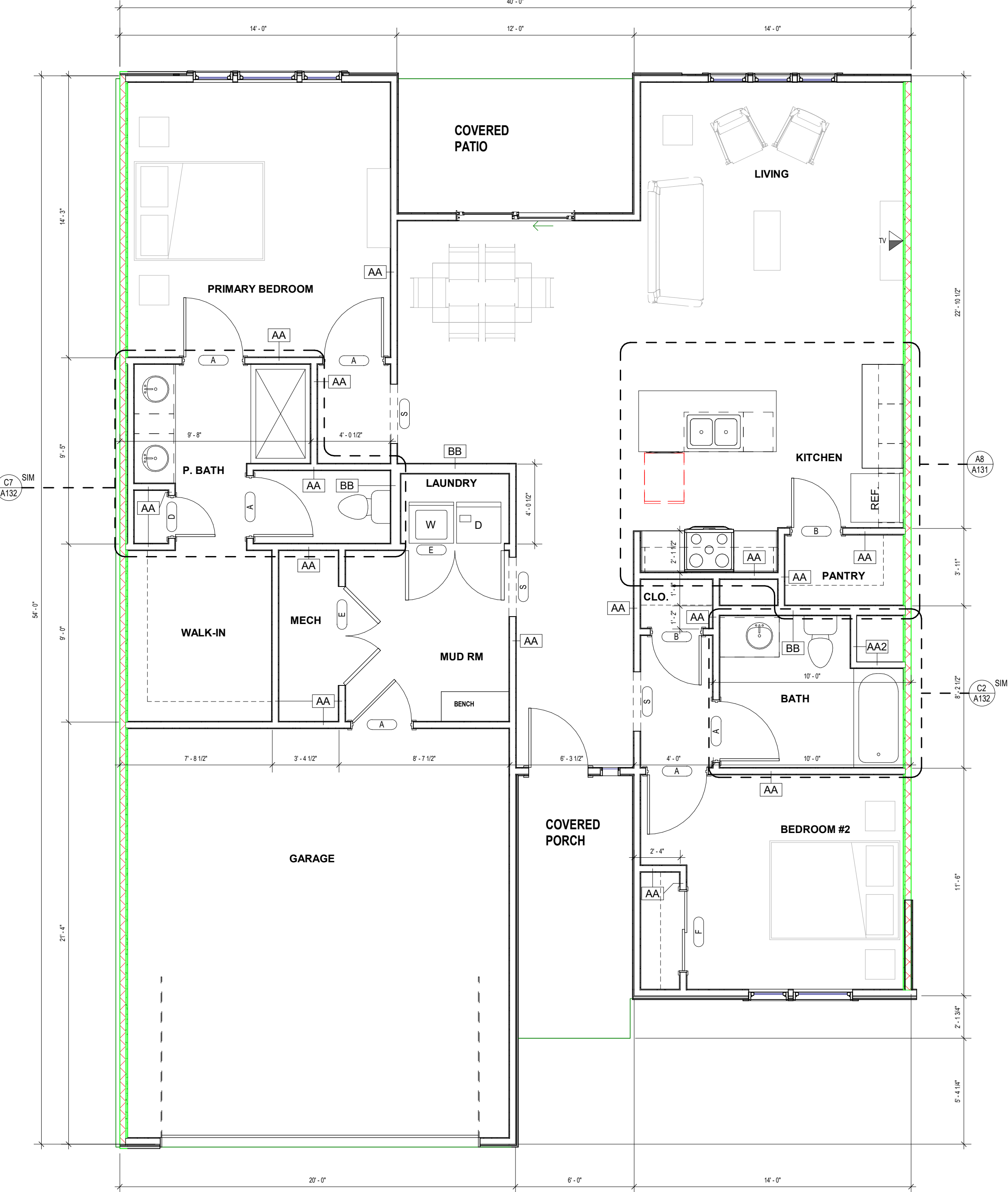
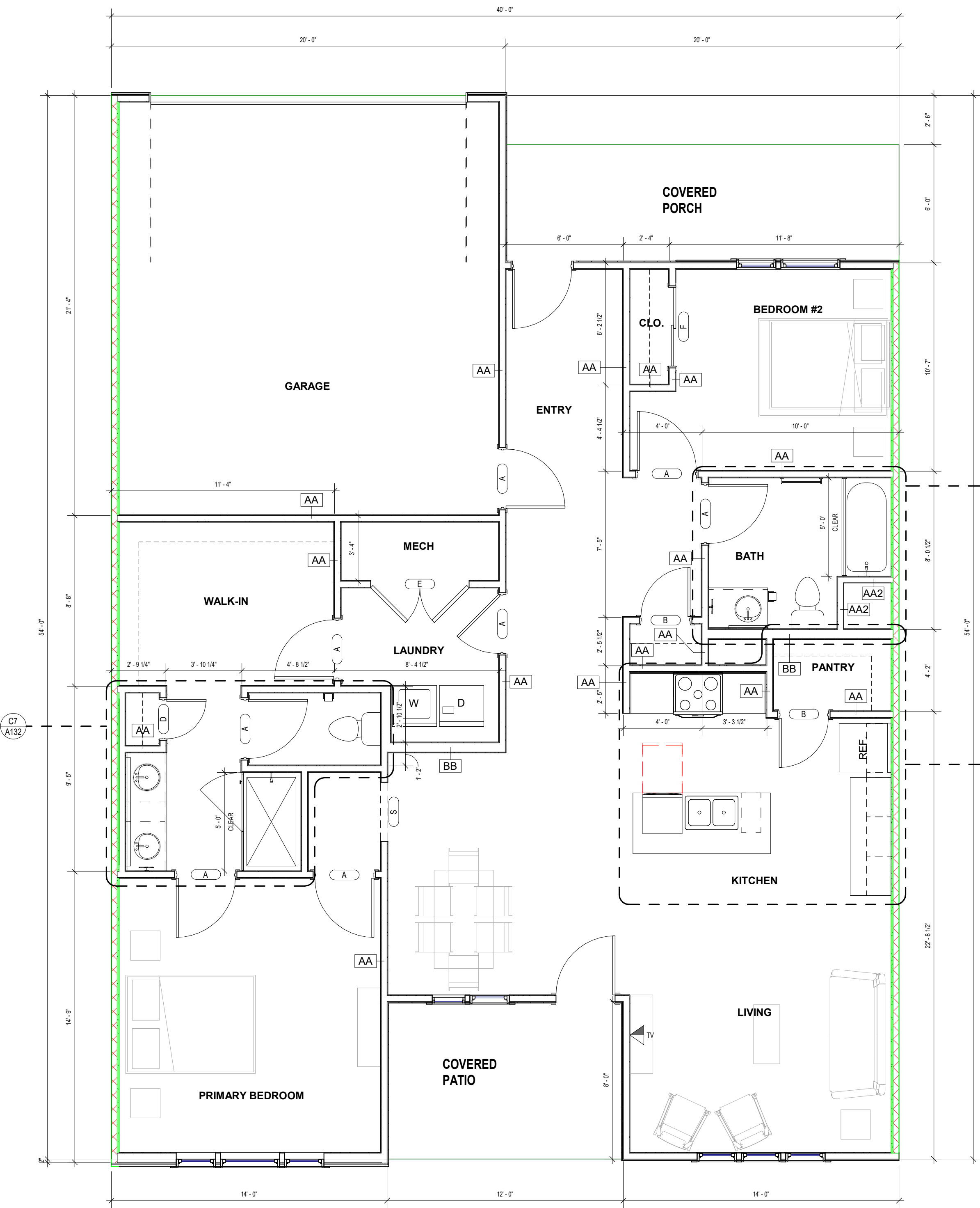
607B SIV Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebb.com

8/23/2023 2:31:14 PM

A9 UNIT PLAN - B - TWO BEDROOM - REVERSED
1/4" = 1'-0"

A5 UNIT PLAN - B - TWO BEDROOM
1/4" = 1'-0"

UNIT PLAN - B AND B REVERSED



GENERAL NOTES:
A. ALL TOILET ACCESSORY LOCATIONS BASED ON FLOOR PLAN LAYOUT.
B. REFER TO INTERIOR ELEVATIONS FOR ANY ACCESSORIES THAT MAY NOT SHOW UP ON THE PLANS.
C. REFER TO 6002 AND MANUFACTURER'S SPECIFICATIONS FOR MOUNTING HEIGHTS.
D. COORDINATE ALL MOUNTING HEIGHTS W/ PLUMBING FIXTURES TO ALLOW PROPER OPERATION & INFORM ARCHITECT IN WRITING OF ANY CONFLICTS.
E. G.C. TO VERIFY DIRECTLY W/ OWNER TO DETERMINE MOUNTING HEIGHTS, U.N.O.
F. REFER TO PLANS AND ELEVATIONS FOR ITEMS NOTED AS FF&E.
G. PROVIDE ALLOWANCE FOR ALL ROUNDED VANITY MIRRORS.

REMARKS:
1. OWNER FURNISHED, OWNER INSTALLED.
2. FF&E ITEM - OWNER FURNISHED, CONTRACTOR INSTALLED. REFER TO PLANS AND ELEVATIONS FOR FURTHER CLARIFICATION.
3. SURFACE MOUNTED.
4. RECESSED.
5. MIRRORS TO BE CENTERED AT SINKS, TYP.

GENERAL NOTES:
FLOOR PLANS

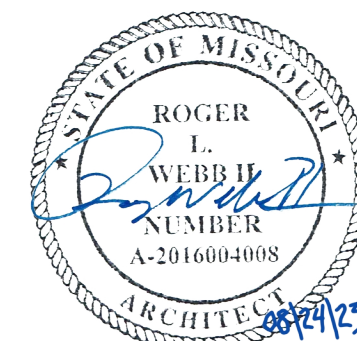
1. SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0".
3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF STUD (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCO), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
4. NOTE: WALL THICKNESSES ARE ACTUAL, DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
5. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO HINGE SIDE OF THE DOOR, ALWAYS ALLOWING A MINIMUM OF 18" FROM THE PULL SIDE (STRIKE SIDE) OF THE DOOR TO THE INTERSECTING WALL, OR OTHER PROTRUDING OBJECTS.
6. ALL ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FINISHES AS THE ADJOINING SPACES.
7. RE: FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.
8. STAIR ENCLOSURES, SHAFT WALLS, EXIT PASSAGE WAYS AND EXTERIOR WALLS TO BE COORDINATED FOR PHASE OF WORK PER MATRIX AND PROJECT SCOPING.

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A122

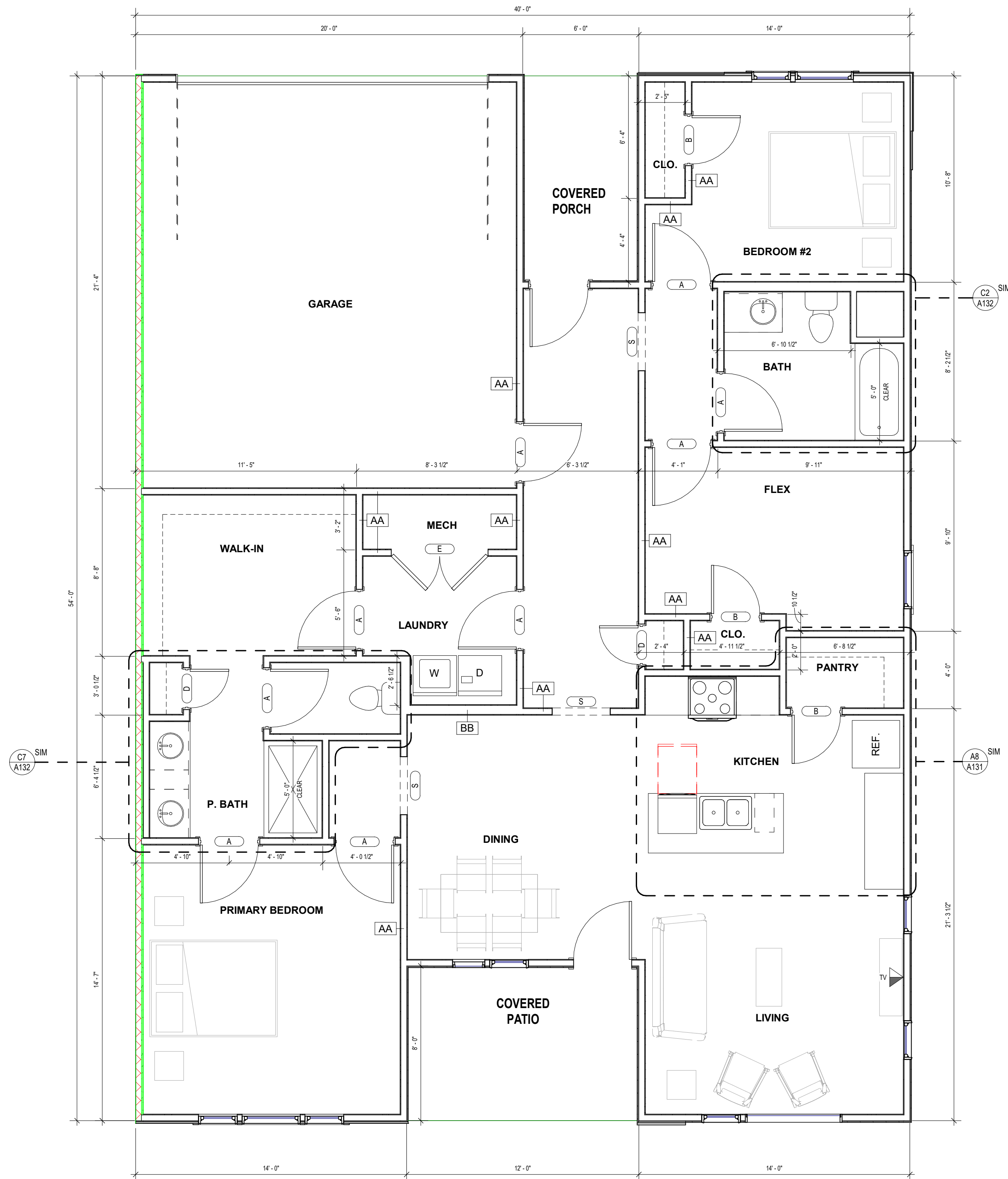
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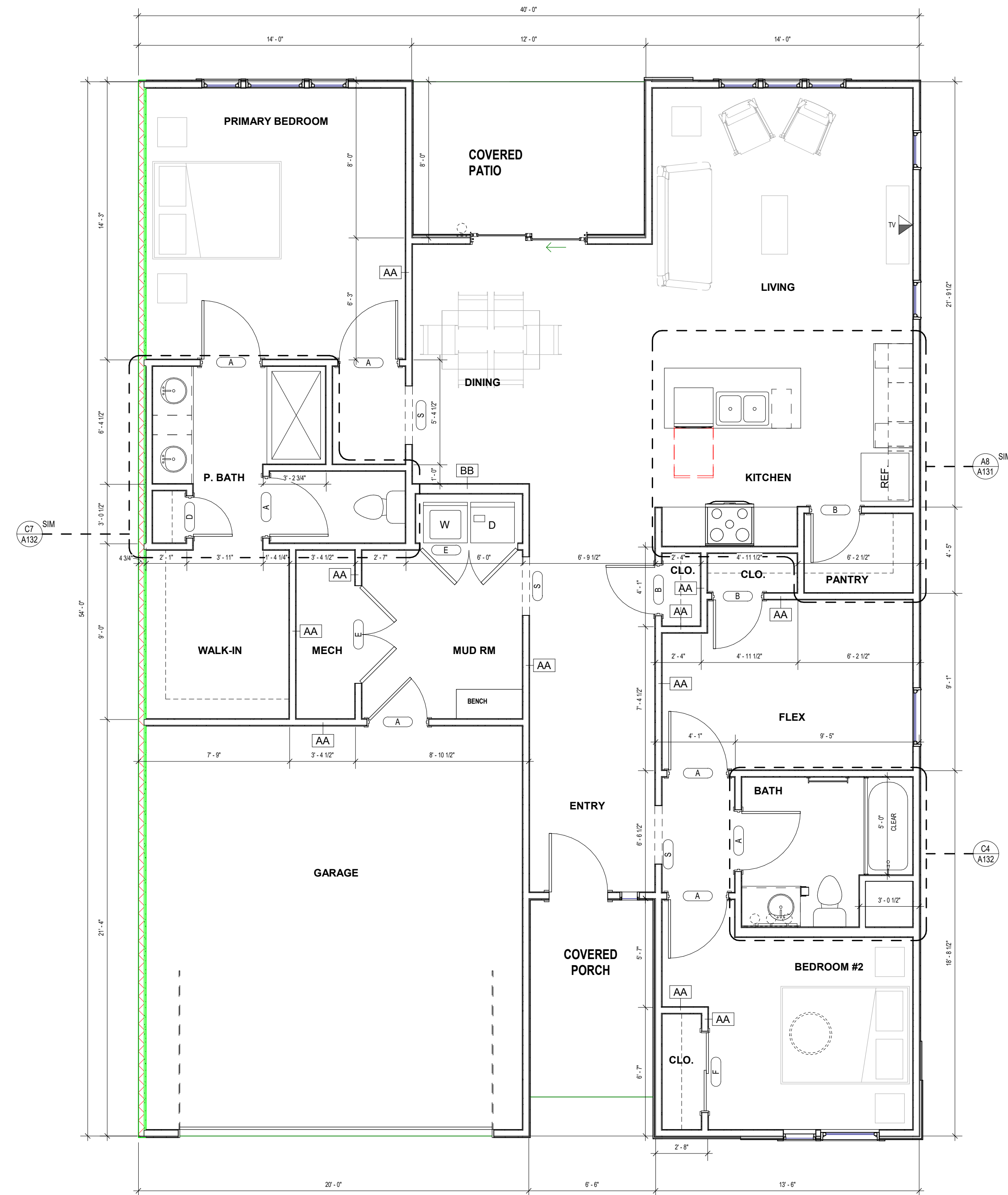
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A10 UNIT PLAN - C - TWO BEDROOM + DEN -
REVERSED
1/4" = 1'-0"



A5 UNIT PLAN - C - TWO BEDROOM + DEN
1/4" = 1'-0"



**GENERAL NOTES:
FLOOR PLANS**

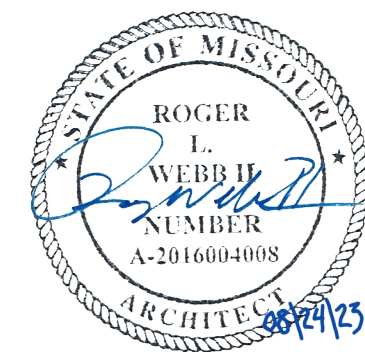
1. SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0".
3. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF STUD (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCO), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
4. NOTE: WALL THICKNESSES ARE ACTUAL, DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
5. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO HINGE SIDE OF THE DOOR, ALWAYS ALLOWING A MINIMUM OF 18" FROM THE PULL SIDE (STRIKE SIDE) OF THE DOOR TO THE INTERSECTING WALL, OR OTHER PROTRUDING OBJECTS.
6. ALL ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FINISHES AS THE ADJOINING SPACES.
7. RE: FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.
8. STAIR ENCLOSURES, SHAFT WALLS, EXIT PASSAGEWAYS AND EXTERIOR WALLS TO BE COORDINATED FOR PHASE OF WORK PER MATRIX AND PROJECT SCOPING.

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UNIT PLAN - C AND C REVERSED



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COLLINS WEBB #: 21075

RE SHEET 6001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.

7. PROVIDE ACCESSIBILITY GUIDELINES FOR MOUNTING HEIGHTS OF FIXTURES AND ACCESSORIES.

8. RE A901 FOR FINISH LEGEND AND FINISH SCHEDULE FOR REFERENCE TO FINISHES.

9. RE A902 FINISH PLANS FOR ADDITIONAL WALL FINISH CLARIFICATIONS.

10. RE SHEET A903 FOR REVEAL AND JOINT DETAIL, JOINT DETAILS FOR TRANSITION DETAILS, AND FLOOR TRANSITION / WALL BASE DETAILS.

11. RE ENLARGED FLOOR PLAN SHEETS FOR TOILET ACCESSIBLE SHOWERS.

12. PROVIDE GYPSUM BOARD CEILING, JOINTS AT DOOR HEADERS WHERE EXPOSED FINISHED GYPSUM BOARD IS REQUIRED TO BE LEFT EXPOSED.

13. JOINTS TO BE UNID UP WITH BOTH SIDES OF DOOR FRAMES FOR DOORS 4-8' AND OVER AND ALL DOORS THAT ARE LEAD TO OTHER ROOMS OR NECESSARY WALLS WHERE ACoustICAL WALLCOVERINGS IS SPECIFIED.

14. PROVIDE PRIMER ON ALL WALL SURFACES THAT ARE TO RECEIVE FINISHES.

15. CONTINUE WALL FINISH AS SCHEDULED BEHIND ALL FURNITURE AND EQUIPMENT, INCLUDING UNDER OPEN CABINETS.

16. TRANSITION ALL WALL AND BASE FINISHES, AND/OR COLOR CHANGES AT INSIDE CORNERS, UNLESS NOT OTHERWISE SPECIFIED.

17. CONTINUE WALL BASE AT ALL WALLS, PURVED OUT COLUMNS & COLUMN COVERS, AND AT ALL CASEWORK TOPS AND BOTTOMS, AND UNDER OPEN CABINETS, UNLESS NOT OTHERWISE.

18. CONTRACTOR SHALL PROVIDE ALL DIMENSIONS PER ARCHITECT'S INTENT.

19. CONTRACTOR SHALL PROVIDE & INSTALL GROMMETS AT 48" O.C. MAX. AT ALL WORK STATIONS WITH OPEN KNEE SPACE.

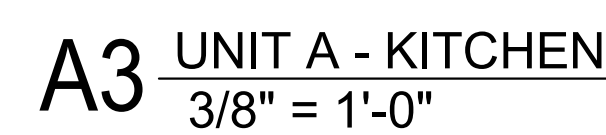
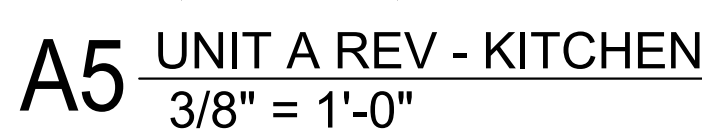
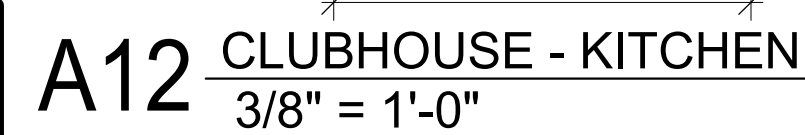
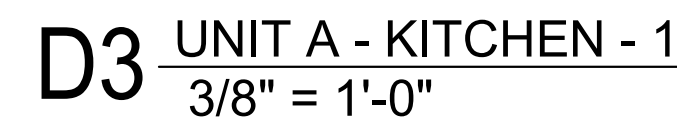
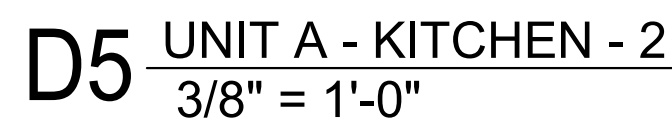
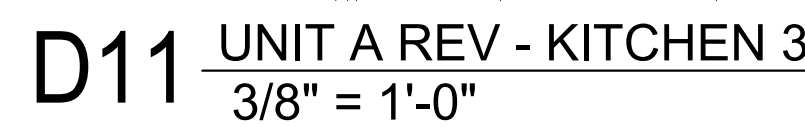
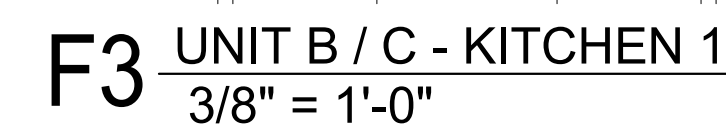
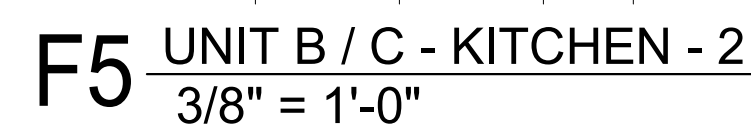
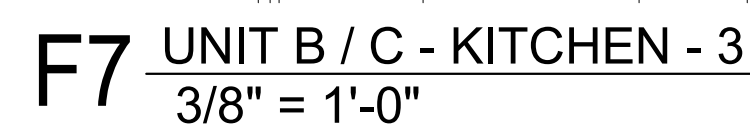
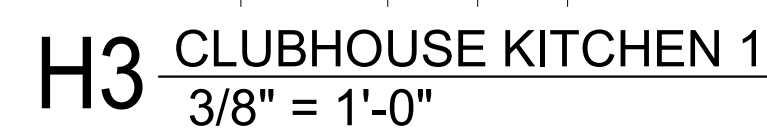
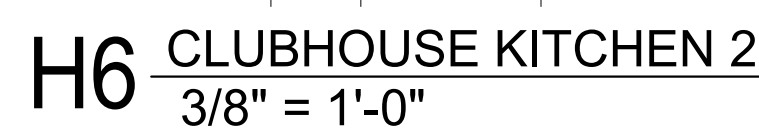
20. PROVIDE DIMENSIONED DRAWINGS FOR ALL DATA DRAWINGS FOR OUTLET LOCATIONS. COLOR TO BE SELECTED BY ARCHITECT.

21. PROVIDE CONDUIT PROVIDE CONDUIT BRACKETS AT OPEN KNEE SPACES WIDER THAN 42" (TYP.) - CENTER IN OPEN AREA AND PAINT TO MATCH WALL COLOR, UNLESS NOT OTHERWISE.

22. ALIGN ALL WALL, TILE, JOINTS WITH FLOOR TILE JOINTS, UNLESS NOTED OR SHOWN OTHERWISE.

23. RE SHEET A904 FOR EQUIPMENT TYPES AND EQUIPMENT ITEMS SHOWN DASHED, PROVIDED BY EQUIP. CONSULTANT AND/OR SUPPLIED BY OWNER. COORDINATE WITH OTHER TRADES AS NECESSARY.

24. MECH. & ELECTR. SYMBOLS AND OUTLETS ARE SHOWN FOR REFERENCE ONLY. COORDINATE LOCATIONS WITH MEP DRAWINGS. CONSULT ARCHITECT FOR CLARIFICATION IF ANY.



KITCHEN ENLARGED PLANS AND ELEVATIONS

8/28/2023 8:23:32 AM

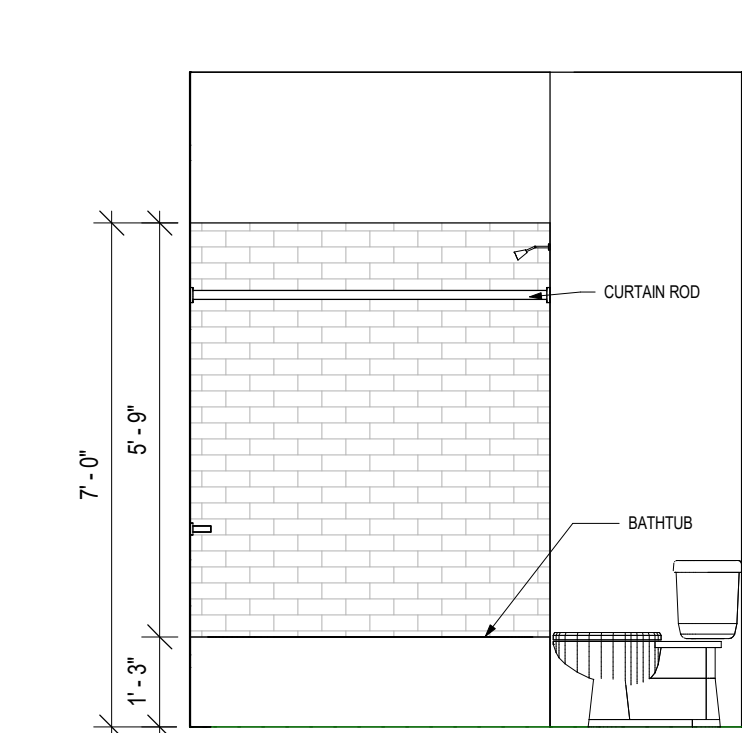
ACCESSORY SCHEDULE						
TYPE MARK	MANUFACTURER	DESCRIPTION	MODEL	WxDxH	FINISH	REMARKS
	Kenmore	Kenmore 14573 24" Built-In Dishwasher w/ Removable Third Rack - Stainless Steel	Model # 14573			
1	BOBRICK WASHROOM EQUIPMENT, INC.	Toilet Tissue Dispenser, Recessed Extra Roll	B-663	6.25x6.25x7		
2	BOBRICK WASHROOM EQUIPMENT, INC.	GRAB BAR, 1-1/2" DIA., SS, 36"	B-6806-36	1-1/2" DIA x 36"		3
3	BOBRICK WASHROOM EQUIPMENT, INC.	GRAB BAR, 1-1/2" DIA., SS, 42"	B-6806-42	1-1/2" DIA x 42"		3
4	Bradley Corporation	Chrome Plated Towel Ring	9185			
5	BOBRICK WASHROOM EQUIPMENT, INC.	24" x 30" mirror	B-165 2430			
6	BOBRICK WASHROOM EQUIPMENT, INC.	59" x 30" mirror	B-165 2460			
7	BOBRICK WASHROOM EQUIPMENT, INC.	Towel Bar, Surface Mount Classic x24	B7674	25.625x3.25x2		
8	BOBRICK WASHROOM EQUIPMENT, INC.	SHOWER CURTAIN ROD	B-207x60		SATIN SS	
9	Bradley Corporation	Towel Dispenser	244-110000			
10	Bradley Corporation	ADA Restroom Partition				
11	Bradley Corporation	Restroom Partition	Baked Enamel - Toilet Partition			
12	Bradley Corporation	Restroom Partitions, Urinal Screen	Baked Enamel - Urinal Screen			

GENERAL NOTES:
A. ALL TOILET ACCESSORY LOCATIONS BASED ON FLOOR PLAN LAYOUT.
B. REFER TO INTERIOR ELEVATIONS FOR ANY ACCESSORIES THAT MAY NOT SHOW UP ON THE PLANS.
C. REFER TO G002 AND MANUFACTURERS SPECIFICATIONS FOR MOUNTING HEIGHTS.
D. COORDINATE ALL MOUNTING HEIGHTS W/ PLUMBING FIXTURES TO ALLOW PROPER OPERATION & INFORM ARCHITECT IN WRITING OF ANY CONFLICTS.
E. G.C. TO VERIFY DIRECTLY W/ OWNER TO DETERMINE MOUNTING HEIGHTS, U.N.O.
F. REFER TO PLANS AND ELEVATIONS FOR ITEMS NOTED AS FF&E.
G. PROVIDE ALLOWANCE FOR ALL ROUNDED VANITY MIRRORS.

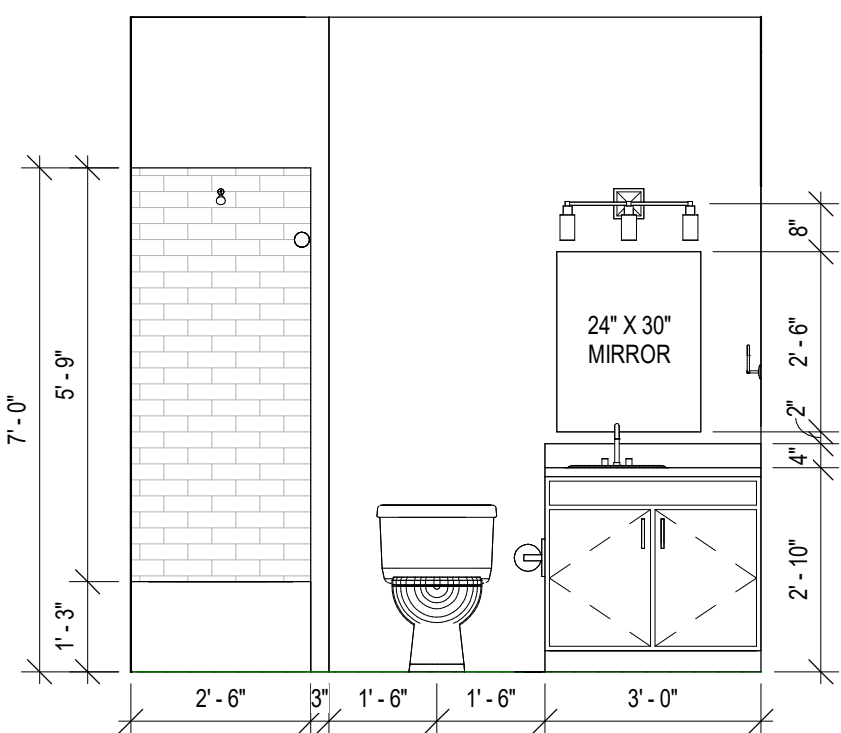
REMARKS:
1. OWNER FURNISHED, OWNER INSTALLED.
2. FF&E ITEM - OWNER FURNISHED, CONTRACTOR INSTALLED. REFER TO PLANS AND ELEVATIONS FOR FURTHER CLARIFICATION.
3. SURFACE MOUNTED.
4. RECESSED.
5. MIRRORS TO BE CENTERED AT SINKS, TYP.

GENERAL NOTES: INTERIOR DETAILS

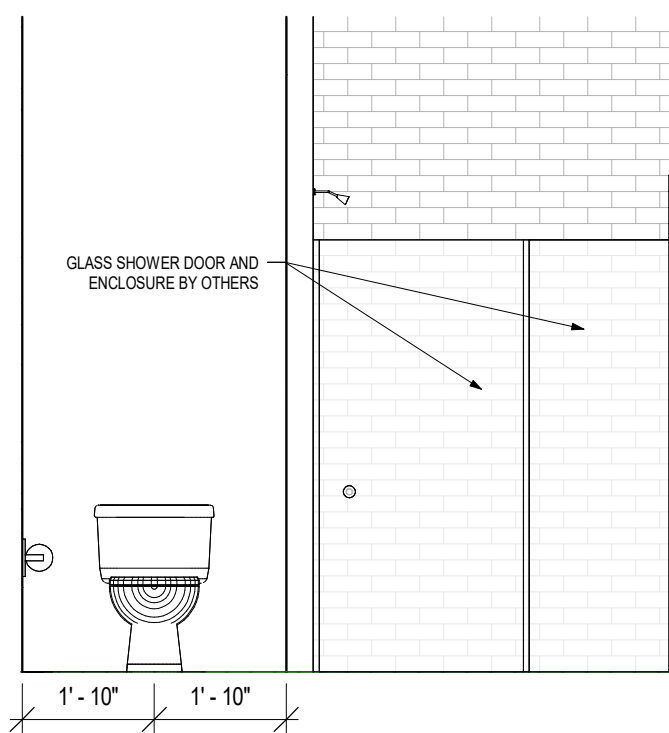
- RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
- RE: SHEET G002 ACCESSIBILITY GUIDELINES FOR MOUNTING HEIGHTS OF FIXTURES AND ACCESSORIES.
- RE: A001 FOR FINISH LEGEND AND FINISH SCHEDULE FOR SPECIFIC FINISH INFORMATION AND LOCATIONS.
- RE: A002 FINISH FLOOR PLANS FOR ADDITIONAL WALL FINISH CLARIFICATIONS.
- RE: SHEET A003 FOR REVEAL AND CONTROL JOINT DETAILS, WALL PROTECTION DETAILS, AND FLOOR TRANSITION / WALL BASE DETAILS.
- RE: ENLARGED FLOOR PLAN SHEETS FOR TOILET ACCESSORY SCHEDULE.
- PROVIDE GYPSUM BOARD CONTROL JOINTS AT DOOR HEADERS WHERE EXPOSED/FINISHED GYPSUM BOARD EXCEEDS 30 FEET (TYP.), UNLESS SHOWN OTHERWISE. JOINTS TO BE LINED UP WITH BOTH SIDES OF DOOR FRAMES FOR DOORS 4'-0" AND OVER AND ALL DOORS THAT ARE LEAD LINED. CONTROL JOINTS NOT NECESSARY AT WALLS WHERE ACoustICAL WALLCOVERING IS SPECIFIED.
- PROVIDE PRIMER ON ALL WALL SURFACES THAT ARE TO RECEIVE WALLCOVERING (WC1, WC2, WC3, WC4).
- CONTINUE WALL FINISH AS SCHEDULED BEHIND ALL FURNITURE AND EQUIPMENT, INCLUDING UNDER OPEN COUNTERS.
- TRANSITION ALL WALL AND BASE FINISHES, AND/OR COLOR CHANGES AT INSIDE CORNERS, UNLESS NOTED OTHERWISE. CONSULT ARCHITECT FOR CLARIFICATION, IF NECESSARY.
- CONTINUE WALL BASE AT ALL WALLS, FURRED OUT COLUMNS & COLUMN COVERS, AND AT ALL CASEWORK TOE KICKS, SIDE PANELS, AND UNDER OPEN COUNTERS, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO MILLWORK CASEWORK FABRICATION & INSTALLATION.
- CONTRACTOR SHALL PROVIDE & INSTALL GROMMETS AT 48" O.C. MAX. AT ALL WORK STATIONS WITH OPEN KNEE SPACE. COORDINATE LOCATIONS DIRECTLY WITH ELECTRICAL DATA DRAWINGS FOR OUTLET LOCATIONS. COLOR TO BE SELECTED BY ARCHITECT.
- CONTRACTOR SHALL PROVIDE COUNTERTOP BRACKETS AT OPEN KNEE SPACES WIDER THAN 42" (TYP.), CENTER IN OPEN AREA AND PAINT TO MATCH WALL COLOR, UNLESS NOTED OR SHOWN OTHERWISE.
- ALIGN ALL WALL TILE JOINTS WITH FLOOR TILE JOINTS, UNLESS NOTED OR SHOWN OTHERWISE.
- RE: EQUIPMENT DRAWINGS & SPECS. FOR EQUIPMENT ITEMS SHOWN DASHED, PROVIDED BY EQUIP. CONSULTANT AND/OR SUPPLIED BY OWNER. COORDINATE WITH OTHER TRADES AS NECESSARY.
- MECH. & ELEC. SYMBOLS AND OUTLETS ARE SHOWN FOR REFERENCE ONLY. COORDINATE LOCATIONS WITH MEP DRAWINGS. CONSULT ARCHITECT FOR CLARIFICATION, IF NECESSARY.



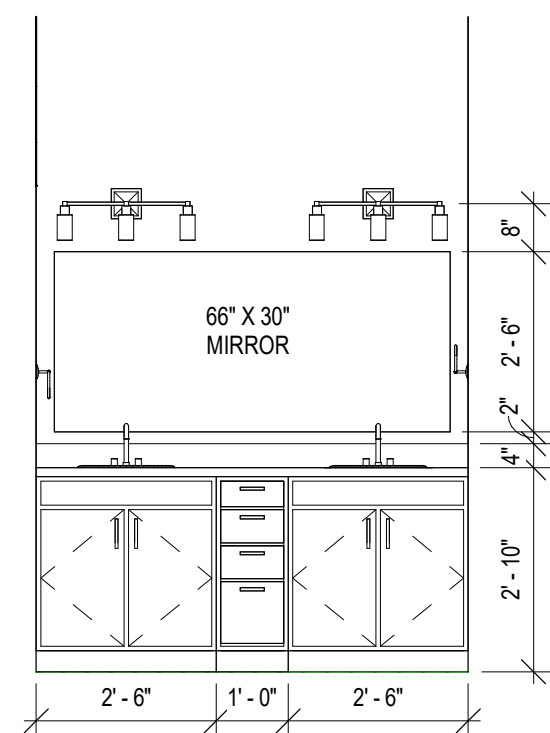
G12 UNIT C - BATH 1 - 2
3/8" = 1'-0"



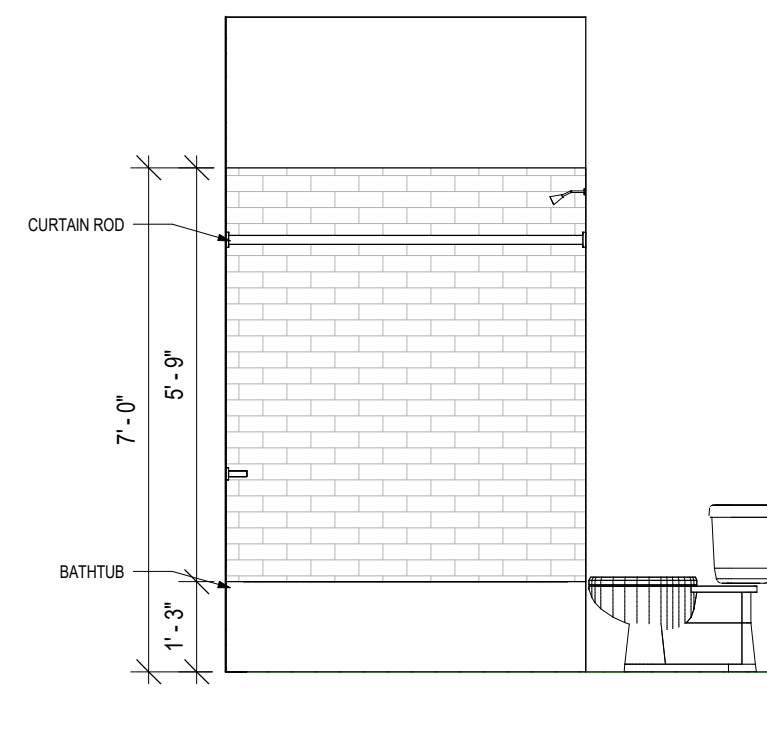
G10 UNIT C - BATH 1 - 1
3/8" = 1'-0"



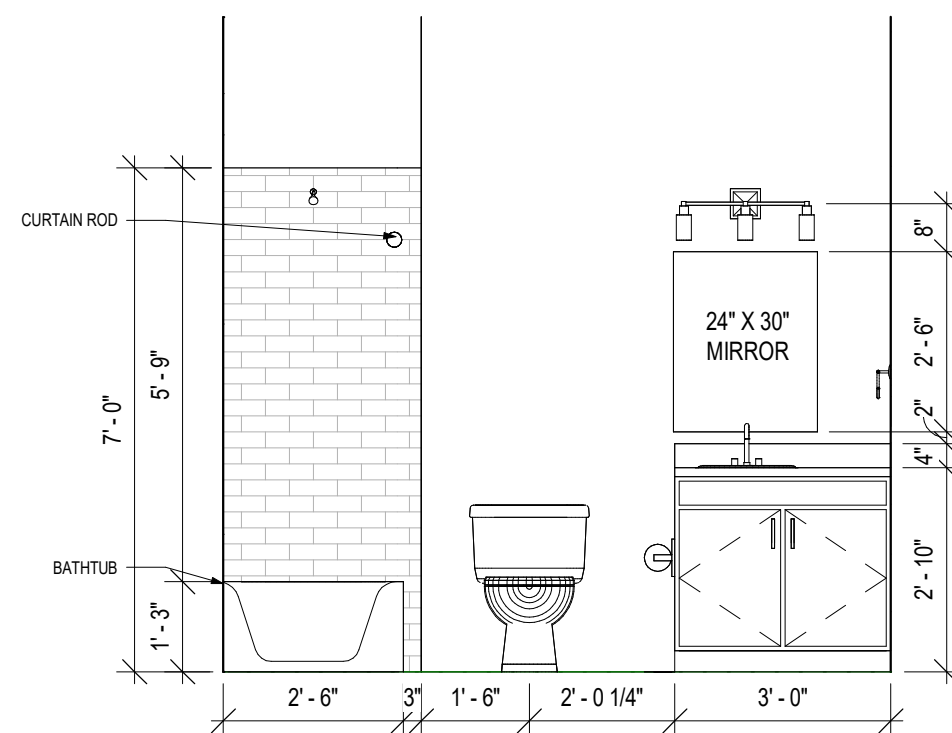
G8 UNIT B / B REV / C / C REV - P.BATH - 2
3/8" = 1'-0"



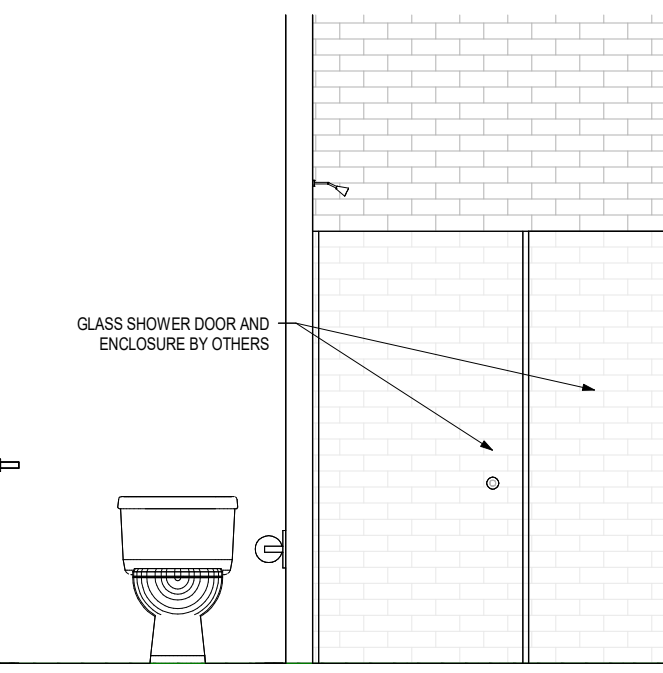
G6 UNIT B / B REV / C / C REV - P.BATH - 1
3/8" = 1'-0"



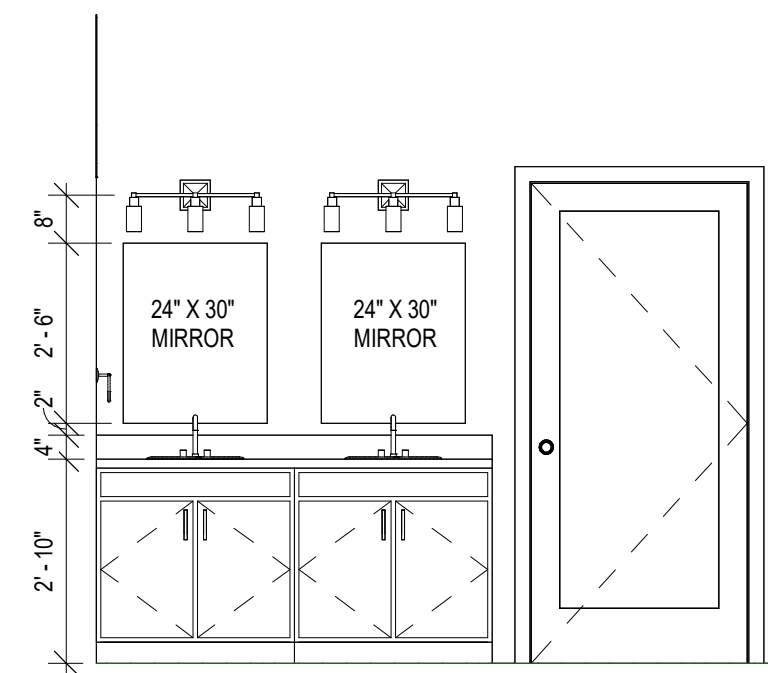
G4 UNIT B / B REV - BATH 1 - 2
3/8" = 1'-0"



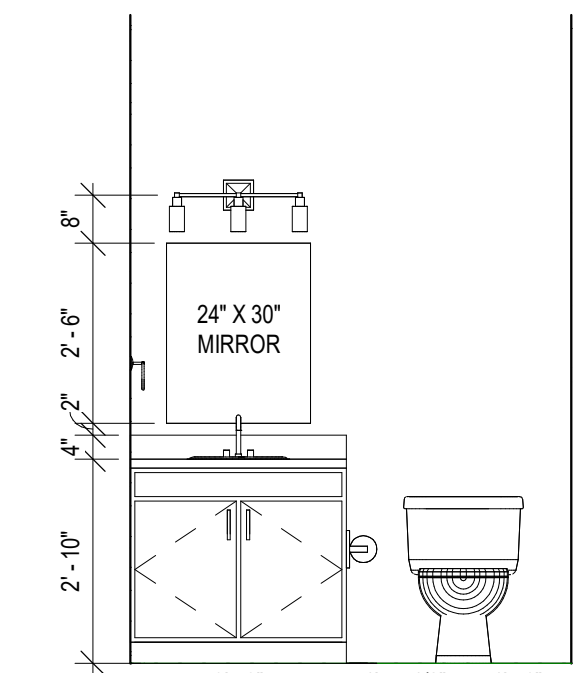
G3 UNIT B / B REV - BATH 1 - 1
3/8" = 1'-0"



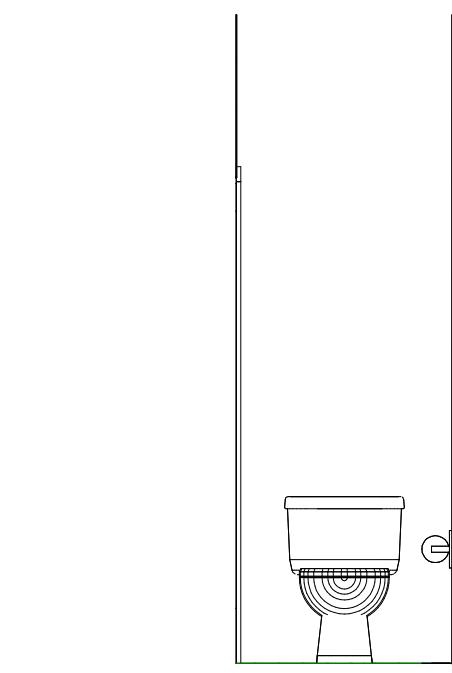
E12 UNIT A REV - P.BATH - 2
3/8" = 1'-0"



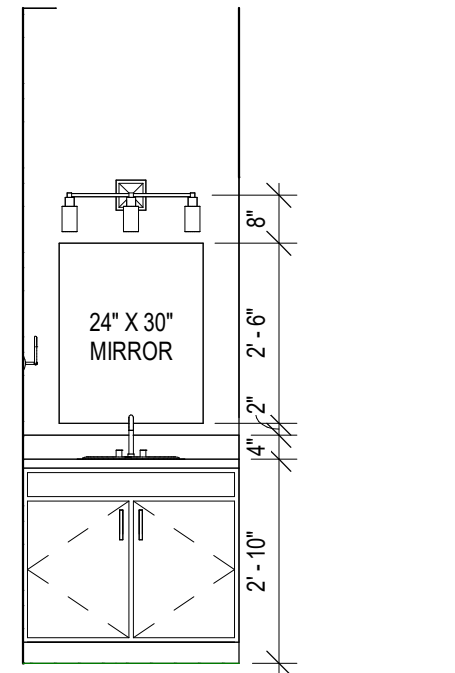
E11 UNIT A REV - P.BATH - 1
3/8" = 1'-0"



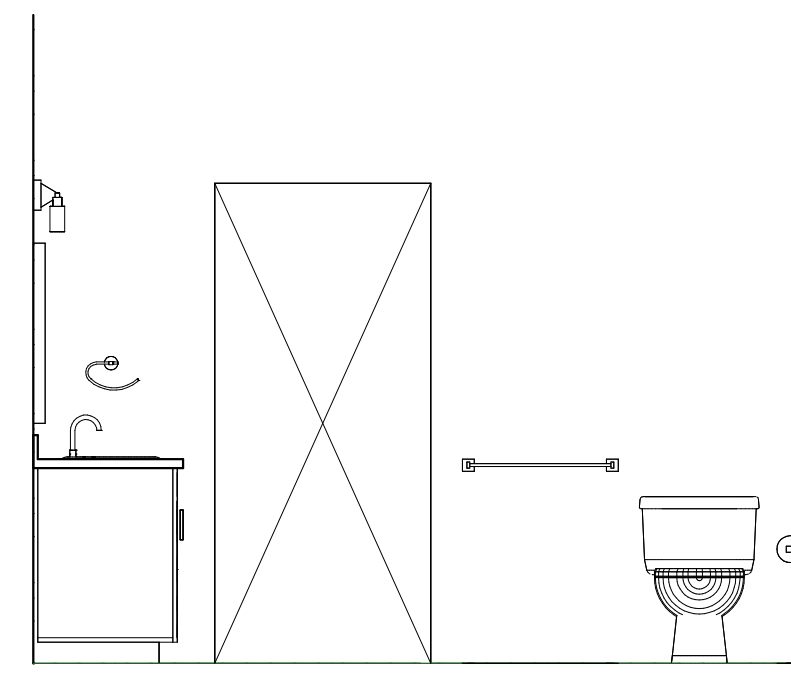
E9 UNIT A REV - 1/2 BATH
3/8" = 1'-0"



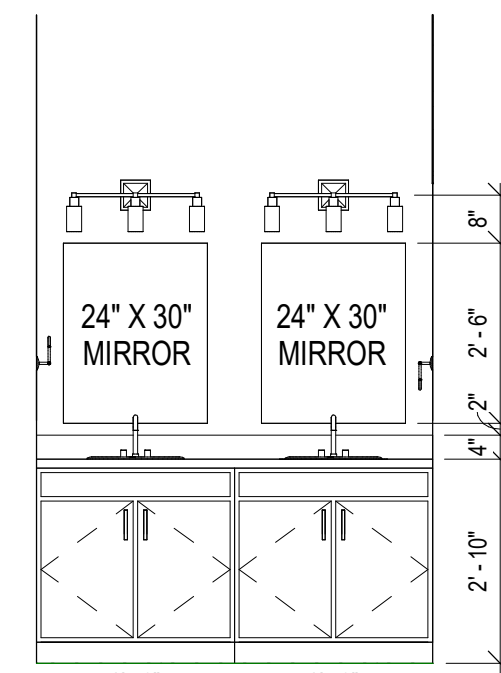
E8 UNIT A - 1/2 BATH - 2
3/8" = 1'-0"



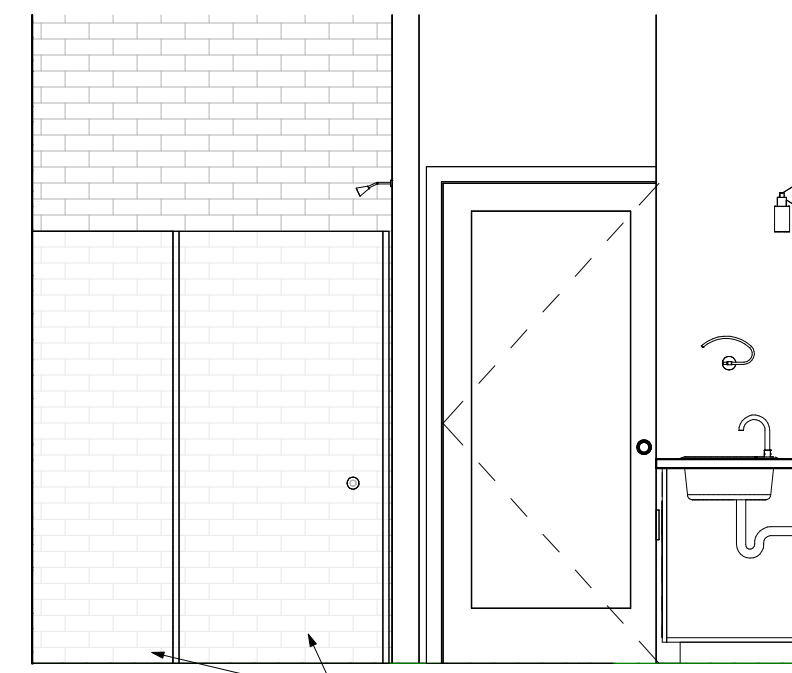
E7 UNIT A - 1/2 BATH - 1
3/8" = 1'-0"



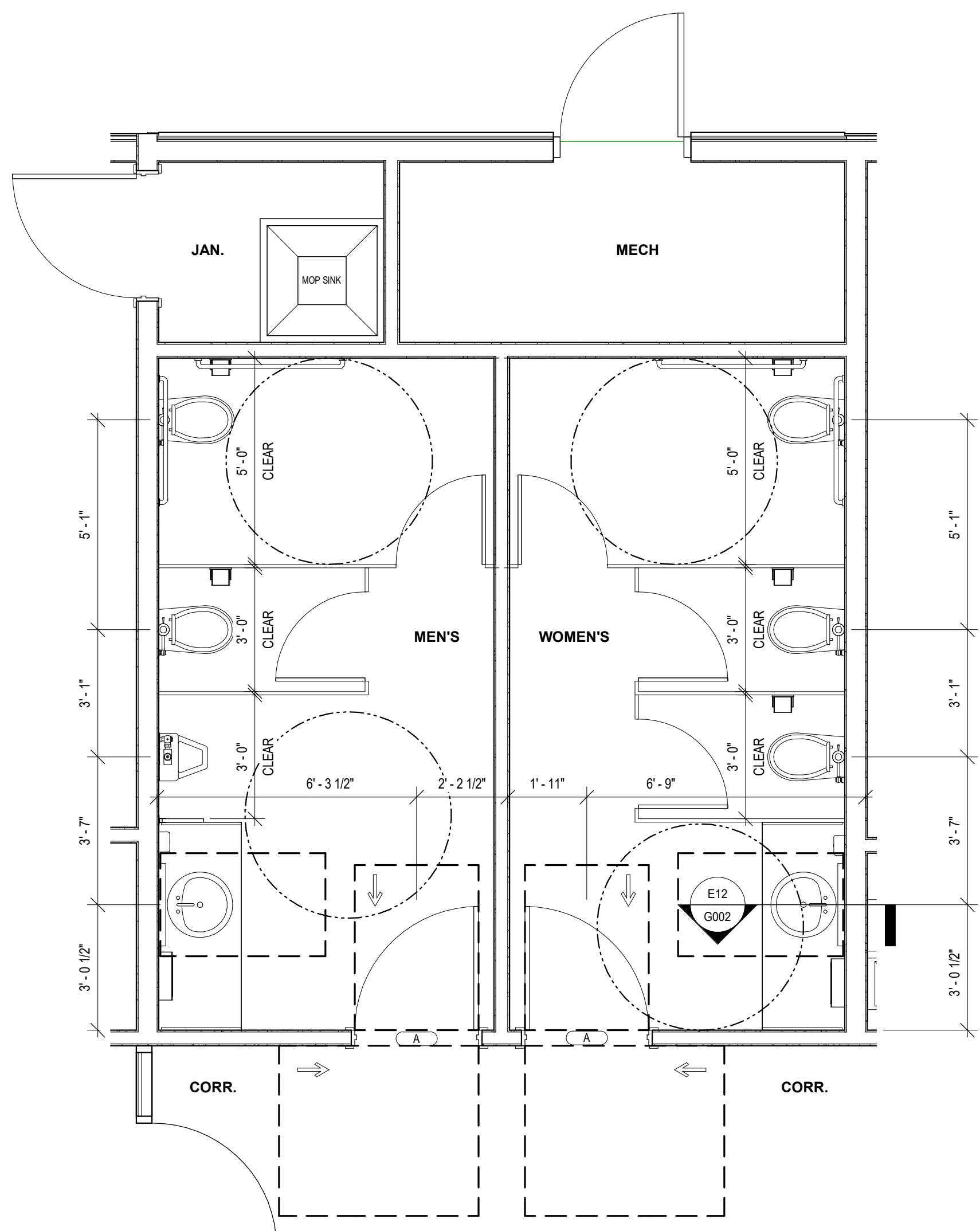
E5 UNIT A - P.BATH - 3
3/8" = 1'-0"



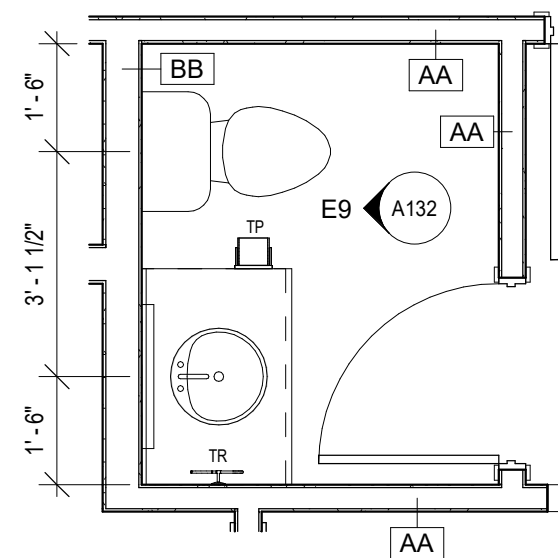
E4 UNIT A - P.BATH - 2
3/8" = 1'-0"



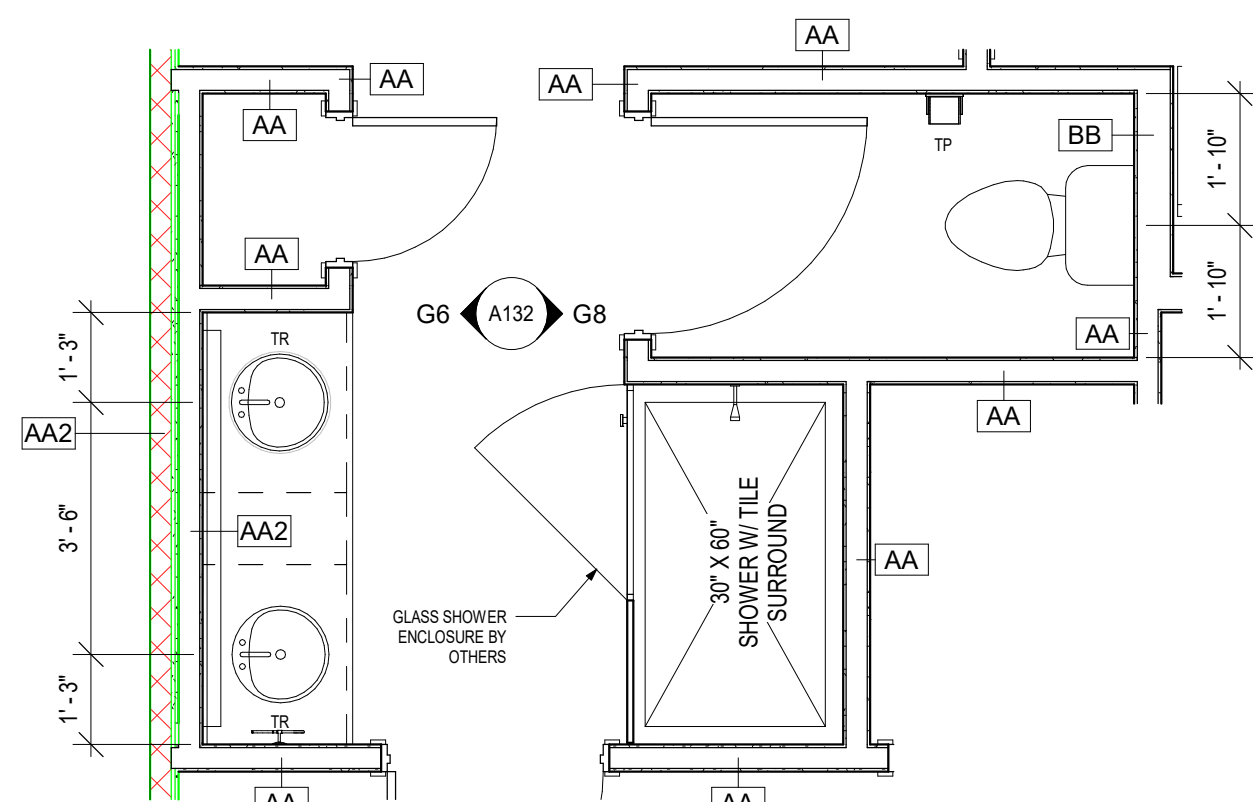
E2 UNIT A - P.BATH - 1
3/8" = 1'-0"



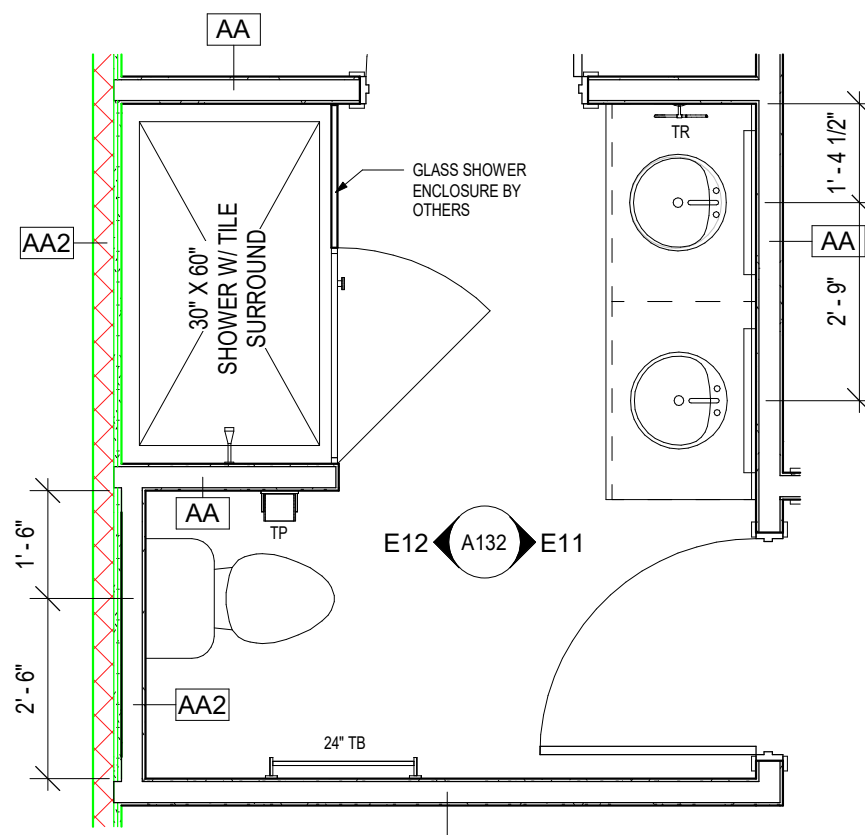
A11 CLUBHOUSE - RESTROOMS
3/8" = 1'-0"



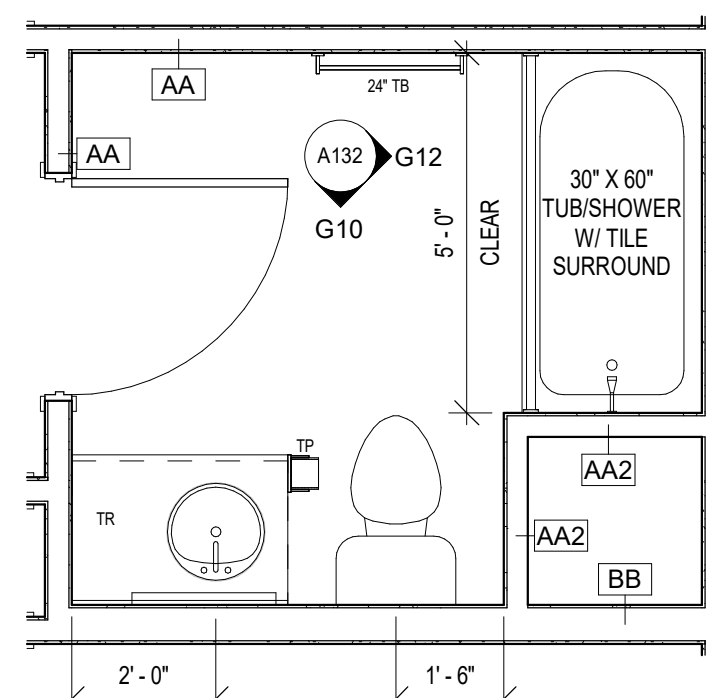
A8 UNIT A REV - 1/2 BATH
3/8" = 1'-0"



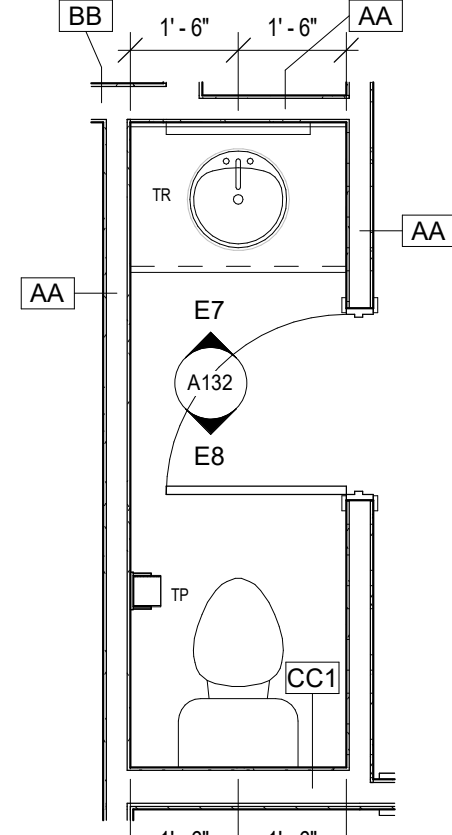
C7 UNIT B / B REV / C / C REV - M.BATH
3/8" = 1'-0"



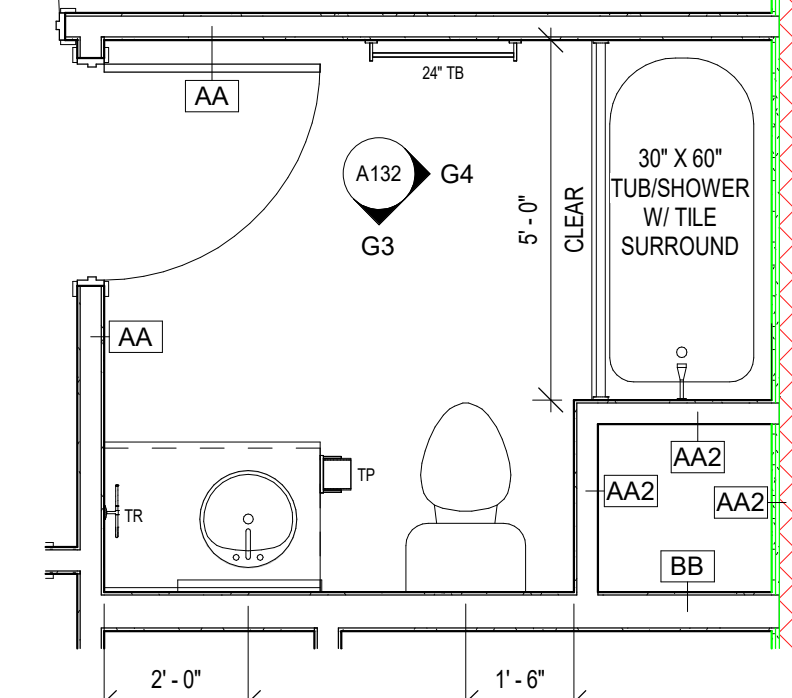
A6 UNIT A REV - M.BATH
3/8" = 1'-0"



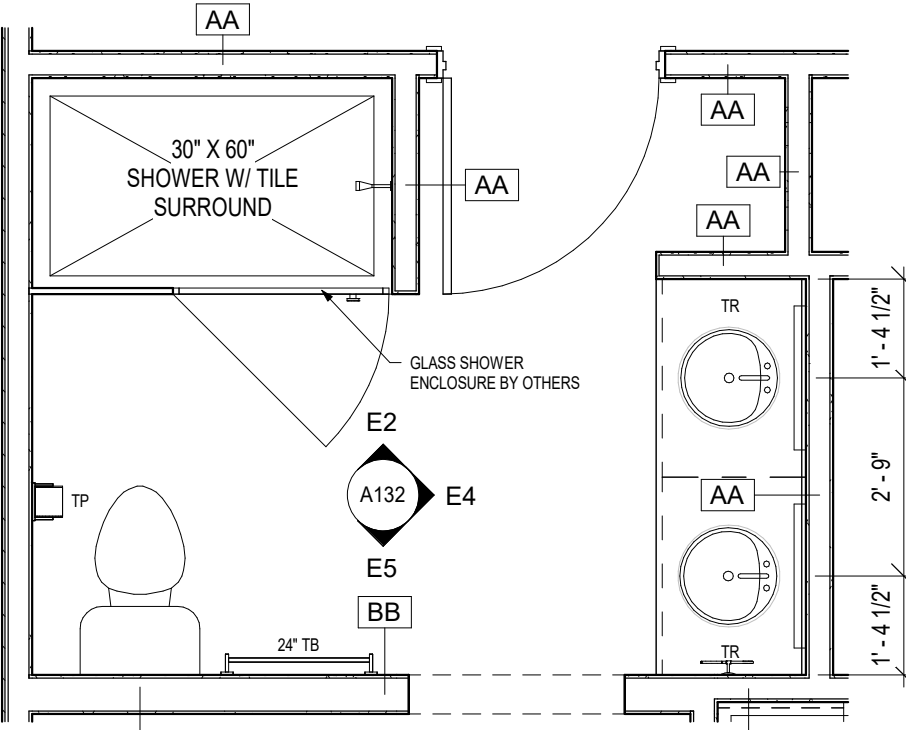
C4 UNIT C - BATH 1
3/8" = 1'-0"



A4 UNIT A - 1/2 BATH
3/8" = 1'-0"



C2 UNIT B / B REV - BATH 1
3/8" = 1'-0"



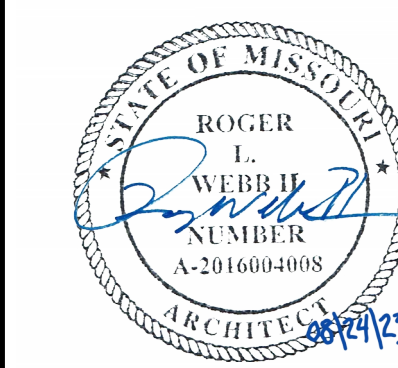
A2 UNIT A - M.BATH
3/8" = 1'-0"

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A132

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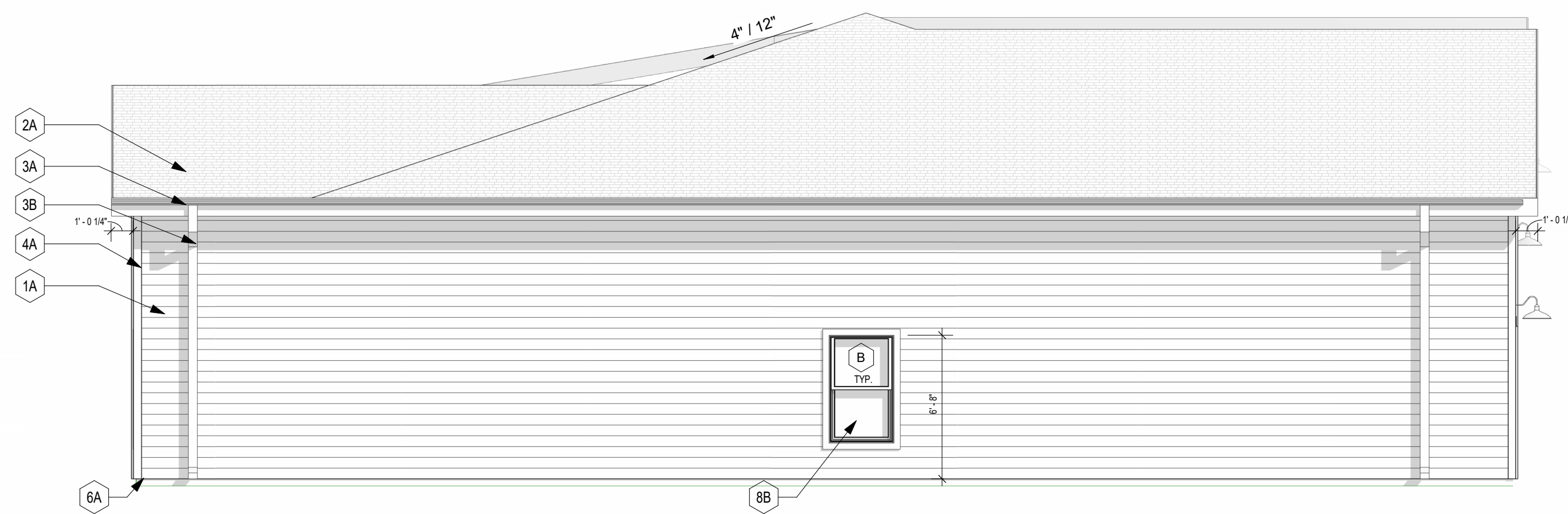
BATHROOM ENLARGED PLANS
AND ELEVATIONS



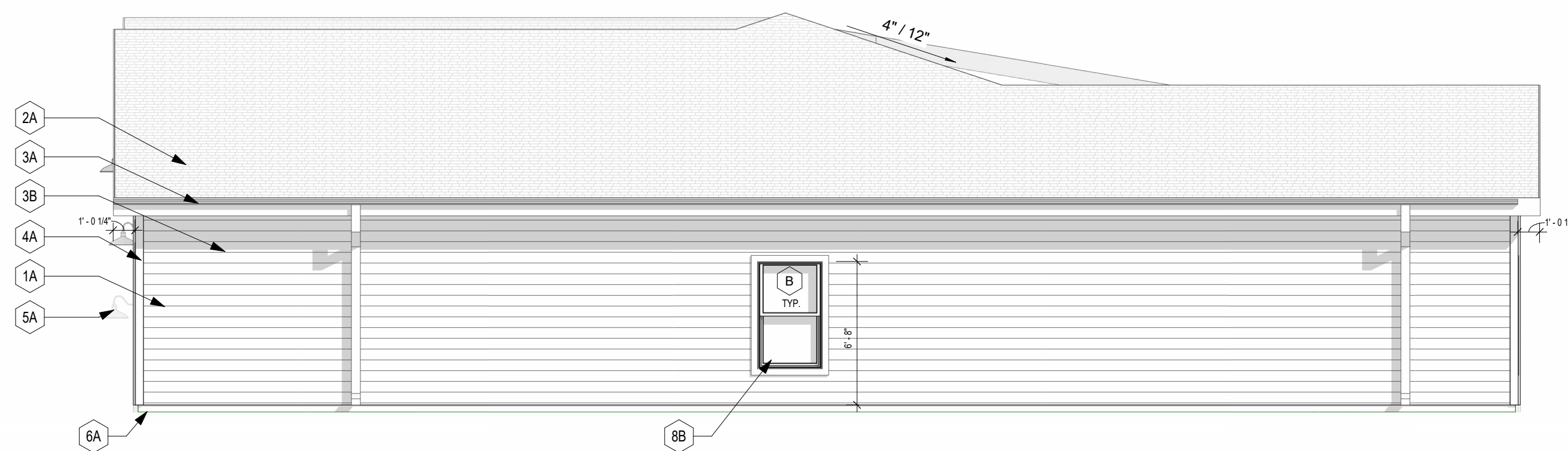
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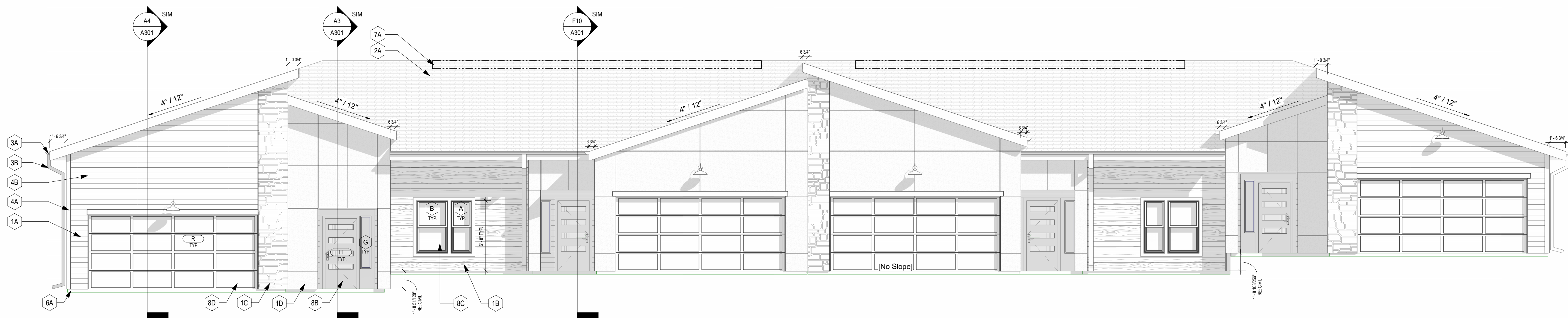
G12 BUILDING A2 - REAR ELEVATION
3/16" = 1'-0"



D12 BUILDING A2 - LEFT ELEVATION
3/16" = 1'-0"



D6 BUILDING A2 - RIGHT ELEVATION
3/16" = 1'-0"



A12 BUILDING A2 - FRONT ELEVATION
3/16" = 1'-0"

**GENERAL NOTES
EXTERIOR ELEVATIONS:**

1. RE SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), FACE OF STUD, AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. RE THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.
4. PROVIDE ALL BLOCKING AND POWER AS REQUIRED FOR EXTERIOR SIGNAGE.

**KEY NOTES
EXTERIOR ELEVATIONS:**

MARK	DESCRIPTION
1A	6" LAP SIDING - WHITE - SEE EXTERIOR MATERIAL LEGEND BELOW.
1B	6" LAP SIDING - BROWN - SEE EXTERIOR MATERIAL LEGEND BELOW.
1C	CULTURED STONE VENEER - SEE EXTERIOR MATERIAL LEGEND BELOW.
1D	EXTERIOR STUCCO SYSTEM. SEE EXTERIOR MATERIAL LEGEND BELOW.
1E	6" BATT SIDING - WHITE - SEE EXTERIOR MATERIAL LEGEND BELOW.
2A	ARCHITECTURAL ASPHALT SHINGLES.
2B	ARCHITECTURAL STANDING SEAM METAL ROOF.
3A	PREFINISHED ALUMINUM GUTTER. RE: EXT. FINISH LEGEND.
3B	PREFINISHED ALUMINUM DOWNSPUT WITH SPASH BLOCKS. RE: EXT. FINISH LEGEND.
4A	1X4 TRIM BOARD.
4B	1X6 TRIM BOARD.
5A	LIGHT FIXTURE. RE: ELECTRICAL.
6A	CONCRETE FOUNDATION. PAINT WITH EXTERIOR CONCRETE PAINT. RE: EXT. FINISH LEGEND.
7A	ROOF VENT.
7B	POST FOR ROOF STRUCTURE. RE: STRUCT.
8A	ALUMINUM DOOR. RE: DOOR SCHEDULE.
8B	VINYL WINDOW SYSTEM. BASIS OF DESIGN: MI 3500 SERIES.
8C	VINYL DOOR. RE: DOOR SCHEDULE.
8D	GARAGE OVERHEAD DOOR. RE: DOOR SCHEDULE.

EXTERIOR ELEVATION MATERIALS

	STO CRACK DEFENSE STUCCO SYSTEM - TEXTURE: FINE - GRAY DAWN
	NEW TECH WOOD - ALL WEATHER SIDING - BRAZILIAN (PE (P))
	LP SMARTSIDE LAP SIDING - SMOOTH FINISH - SNOWSCAPE WHITE
	EL DORADO STONE (SIMULATED)- CUT COARSE STONE VENEER - SEASHELL
	LP SMARTSIDE VERTICAL SIDING- CEDAR TEXTURE PANEL- SNOWSCAPE WHITE

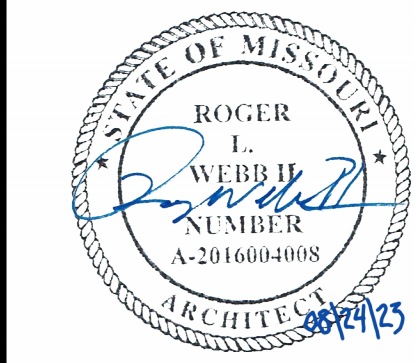


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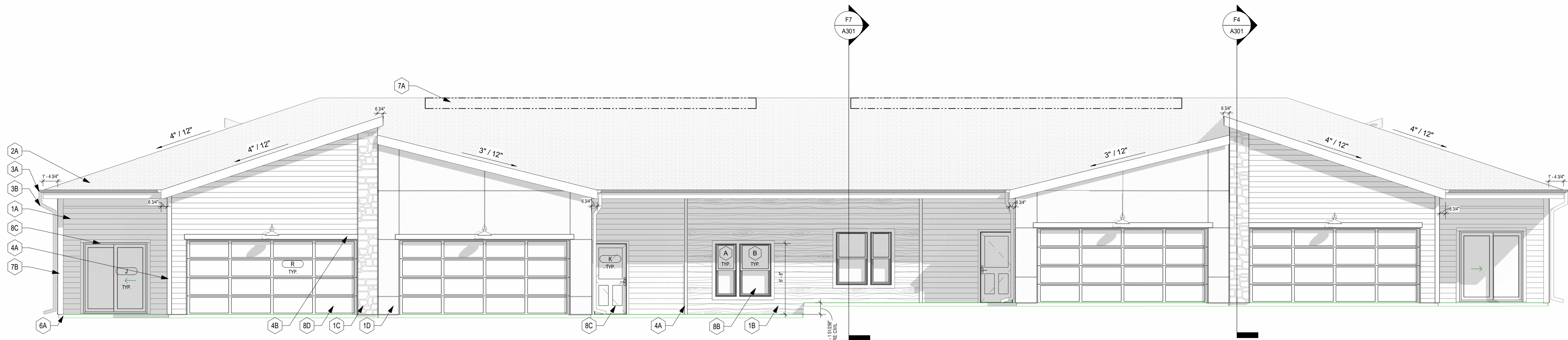
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A201 A2

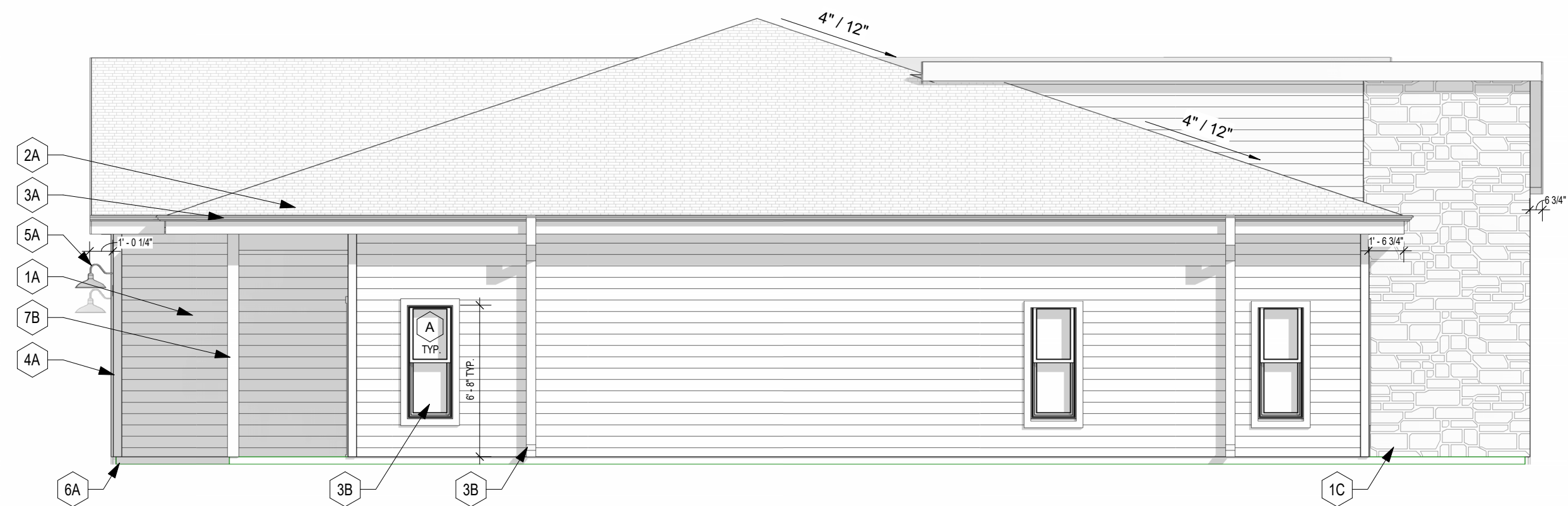
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COLLINS WEBB #: 21075

**EXTERIOR ELEVATIONS -
BUILDING A2**

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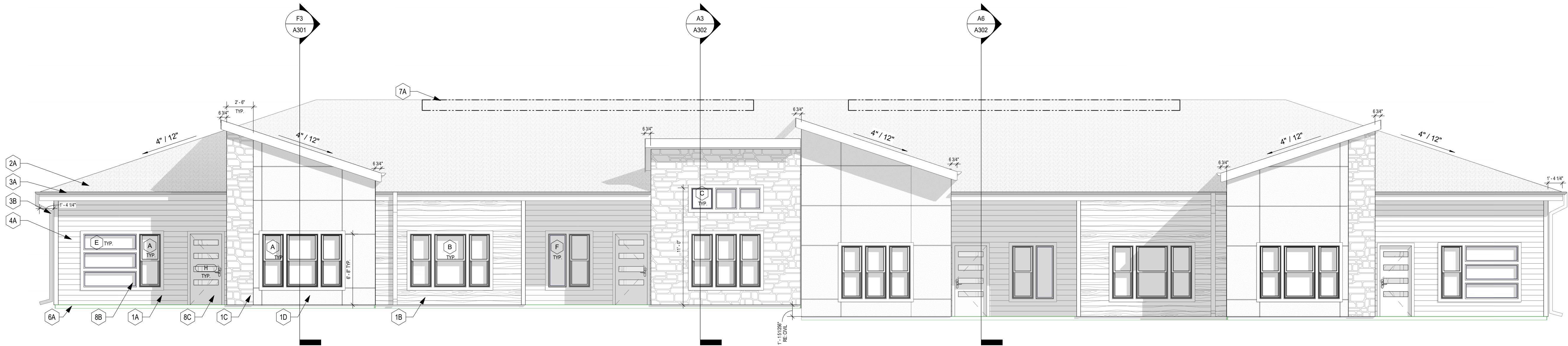
G12 BUILDING B1 - REAR ELEVATION
3/16" = 1'-0"



D12 BUILDING B1 - LEFT ELEVATION
3/16" = 1'-0"



D6 BUILDING B1 - RIGHT ELEVATION
3/16" = 1'-0"



A12 BUILDING B1 - FRONT ELEVATION
3/16" = 1'-0"

GENERAL NOTES
EXTERIOR ELEVATIONS:

1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), FACE OF STUD, AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. RE: THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.
4. PROVIDE ALL BLOCKING AND POWER AS REQUIRED FOR EXTERIOR SIGNAGE.

KEY NOTES
EXTERIOR ELEVATIONS:

MARK	DESCRIPTION
1A	6" LAP SIDING - WHITE - SEE EXTERIOR MATERIAL LEGEND BELOW.
1B	6" LAP SIDING - BROWN - SEE EXTERIOR MATERIAL LEGEND BELOW.
1C	CULTURED STONE VENEER - SEE EXTERIOR MATERIAL LEGEND BELOW.
1D	EXTERIOR STUCCO SYSTEM. SEE EXTERIOR MATERIAL LEGEND BELOW.
1E	6" BATT SIDING - WHITE - SEE EXTERIOR MATERIAL LEGEND BELOW.
2A	ARCHITECTURAL ASPHALT SHINGLES.
2B	ARCHITECTURAL STANDING SEAM METAL ROOF.
3A	PREFINISHED ALUMINUM GUTTER. RE: EXT. FINISH LEGEND.
3B	PREFINISHED ALUMINUM DOWNSPUT WITH SPASH BLOCKS. RE: EXT. FINISH LEGEND.
4A	1X4 TRIM BOARD.
4B	1X6 TRIM BOARD.
5A	LIGHT FIXTURE. RE: ELECTRICAL.
6A	CONCRETE FOUNDATION. PAINT WITH EXTERIOR CONCRETE PAINT. RE: EXT. FINISH LEGEND.
7A	ROOF VENT.
7B	POST FOR ROOF STRUCTURE. RE: STRUCT.
8A	ALUMINUM DOOR. RE: DOOR SCHEDULE.
8B	VINYL WINDOW SYSTEM. BASIS OF DESIGN: MI 3500 SERIES.
8C	VINYL DOOR. RE: DOOR SCHEDULE.
8D	GARAGE OVERHEAD DOOR. RE: DOOR SCHEDULE.

EXTERIOR ELEVATION MATERIALS

	STO CRACK DEFENSE STUCCO SYSTEM - TEXTURE: FINE - GRAY DAWN
	NEW TECH WOOD - ALL WEATHER SIDING - BRAZILIAN (PE (P))
	LP SMARTSIDE LAP SIDING - SMOOTH FINISH - SNOWSCAPE WHITE
	EL DORADO STONE (SIMULATED)- CUT COARSE STONE VENEER - SEASHELL
	LP SMARTSIDE VERTICAL SIDING- CEDAR TEXTURE PANEL - SNOWSCAPE WHITE

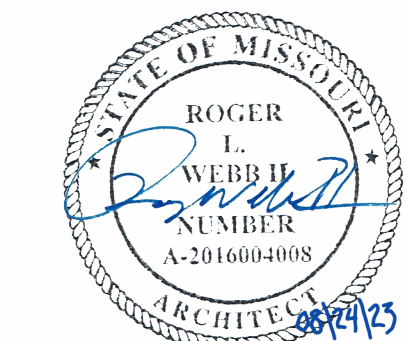


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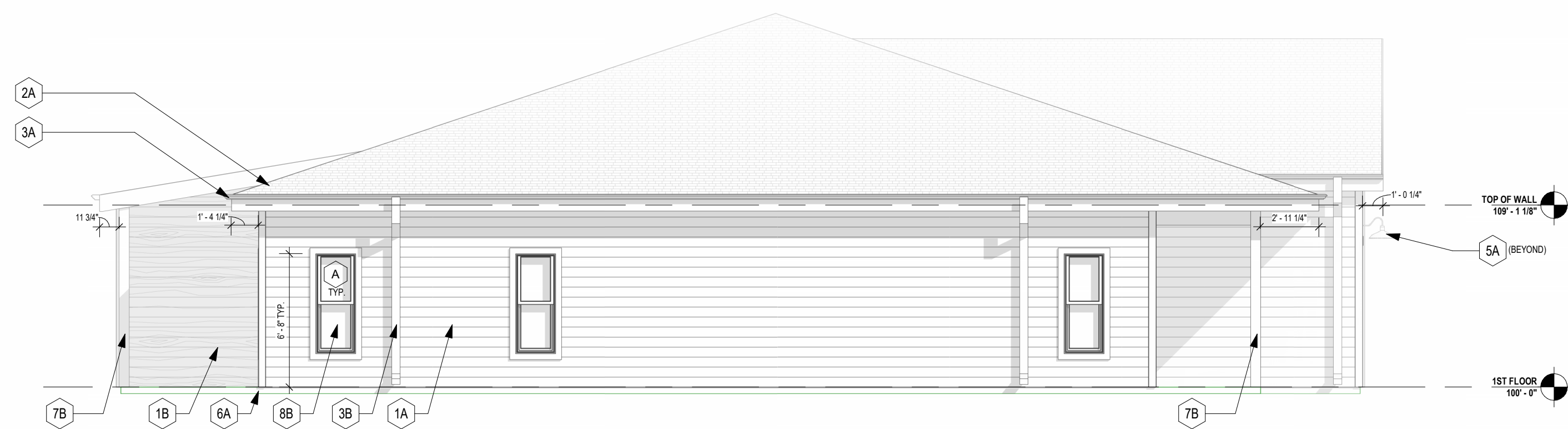


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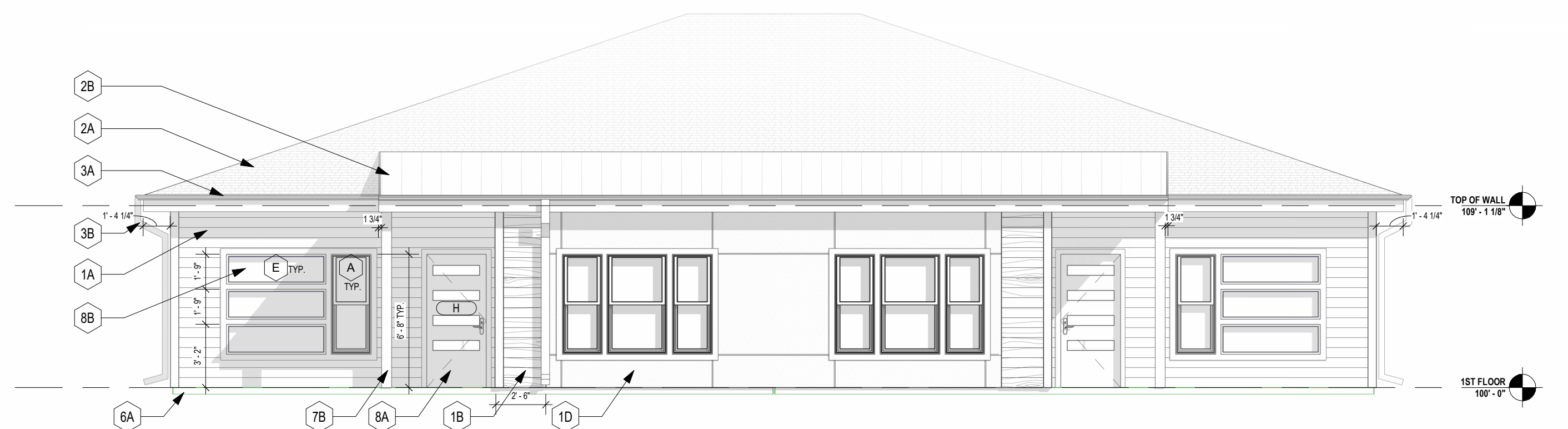
A201 B1
ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21075

**EXTERIOR ELEVATIONS -
BUILDING B1**

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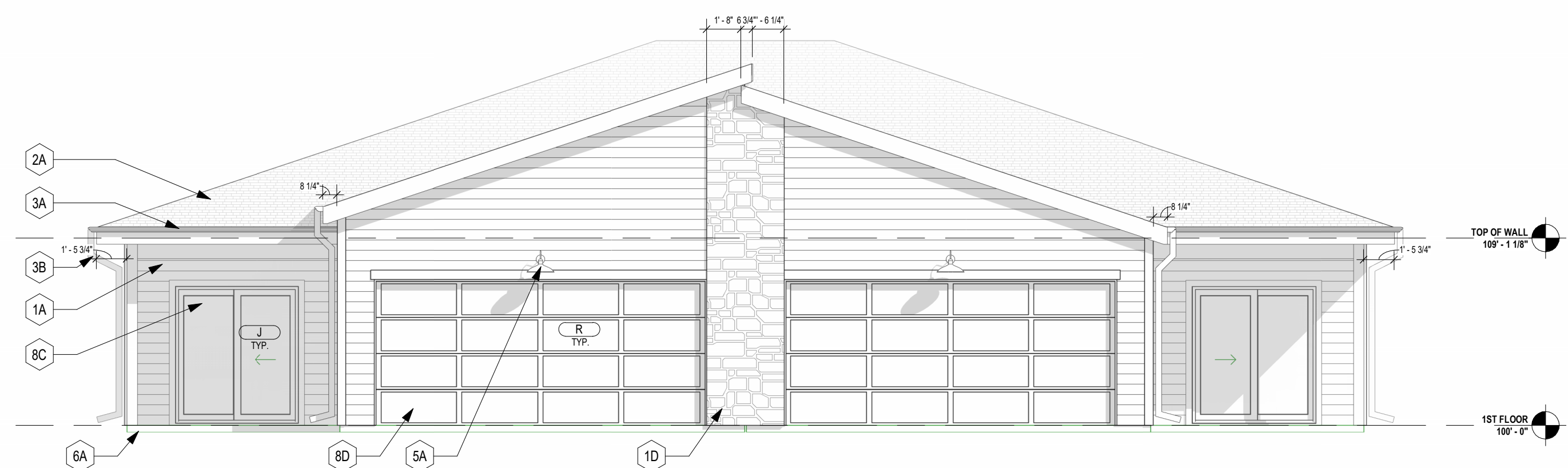
D11 BUILDING B2 - SIDE ELEVATION
3/16" = 1'-0"



B11 BUILDING B2 - SIDE ELEVATION
3/16" = 1'-0"



D6 BUILDING B2 - SIDE ELEVATIONS
3/16" = 1'-0"



B6 BUILDING B2 - BACK ELEVATION
3/16" = 1'-0"

GENERAL NOTES EXTERIOR ELEVATIONS:

1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), FACE OF STUD, AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. RE: THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.
4. PROVIDE ALL BLOCKING AND POWER AS REQUIRED FOR EXTERIOR SIGNAGE.

KEY NOTES EXTERIOR ELEVATIONS:

MARK	DESCRIPTION
1A	6" LAP SIDING - WHITE - SEE EXTERIOR MATERIAL LEGEND BELOW.
1B	6" LAP SIDING - BROWN - SEE EXTERIOR MATERIAL LEGEND BELOW.
1C	CULTURED STONE VENEER - SEE EXTERIOR MATERIAL LEGEND BELOW.
1D	EXTERIOR STUCCO SYSTEM. SEE EXTERIOR MATERIAL LEGEND BELOW.
1E	6" BATT SIDING - WHITE - SEE EXTERIOR MATERIAL LEGEND BELOW.
2A	ARCHITECTURAL ASPHALT SHINGLES.
2B	ARCHITECTURAL STANDING SEAM METAL ROOF.
3A	PREFINISHED ALUMINUM GUTTER. RE: EXT. FINISH LEGEND.
3B	PREFINISHED ALUMINUM DOWNSPUT WITH SPASH BLOCKS. RE: EXT. FINISH LEGEND.
4A	1X4 TRIM BOARD.
4B	1X6 TRIM BOARD.
5A	LIGHT FIXTURE. RE: ELECTRICAL.
6A	CONCRETE FOUNDATION. PAINT WITH EXTERIOR CONCRETE PAINT. RE: EXT. FINISH LEGEND.
7A	ROOF VENT.
7B	POST FOR ROOF STRUCTURE. RE: STRUCT.
8A	ALUMINUM DOOR. RE: DOOR SCHEDULE.
8B	VINYL WINDOW SYSTEM. BASIS OF DESIGN: MI 3500 SERIES.
8C	VINYL DOOR. RE: DOOR SCHEDULE.
8D	GARAGE OVERHEAD DOOR. RE: DOOR SCHEDULE.

EXTERIOR ELEVATION MATERIALS

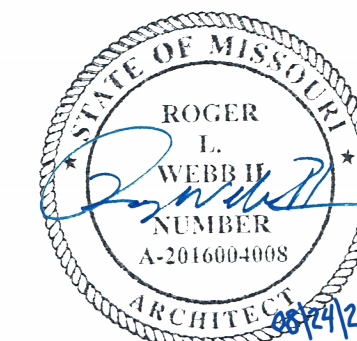
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	NEW TECH WOOD - ALL WEATHER SIDING - BRAZILIAN IPE (IP)
	LP SMARTSIDE LAP SIDING - SMOOTH FINISH - SNOWSCAPE WHITE
	EL DORADO STONE (SIMULATED)- CUT COARSE STONE VENEER - SEASHELL
	LP SMARTSIDE VERTICAL SIDING- CEDAR TEXTURE PANEL - SNOWSCAPE WHITE

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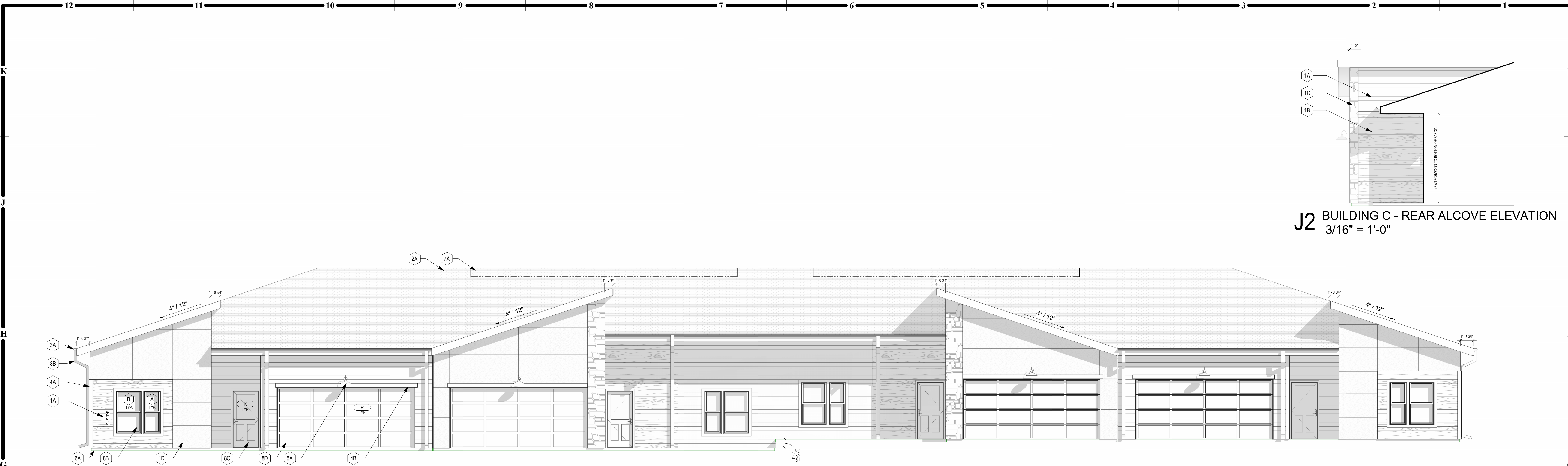
EXTERIOR ELEVATIONS -
BUILDING B2



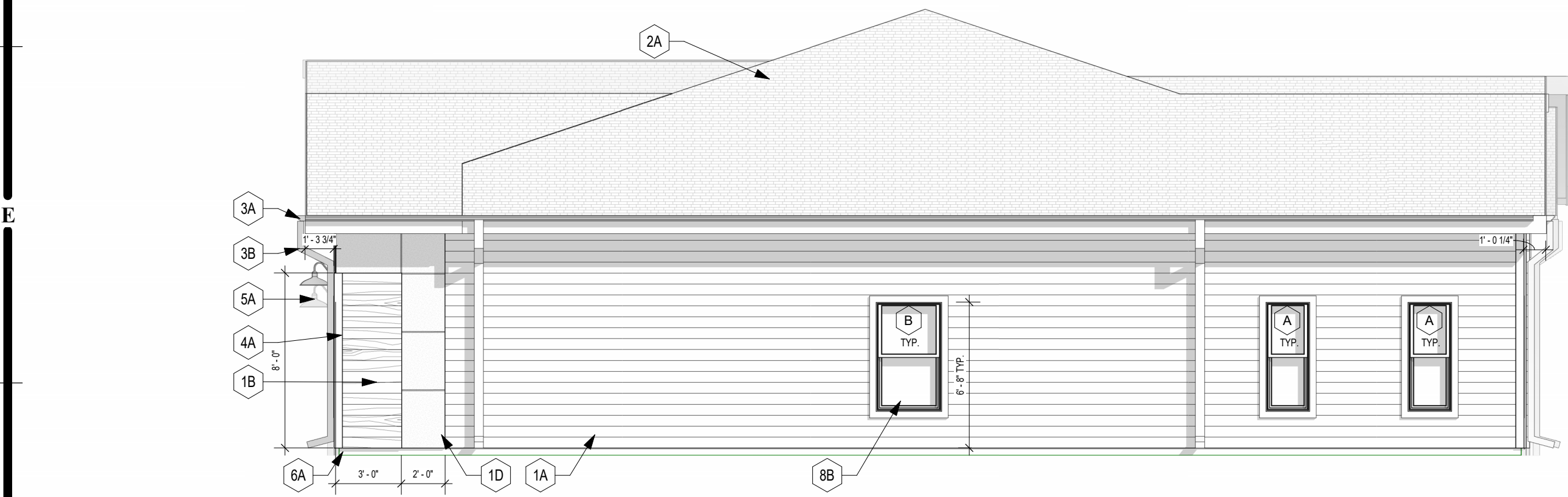
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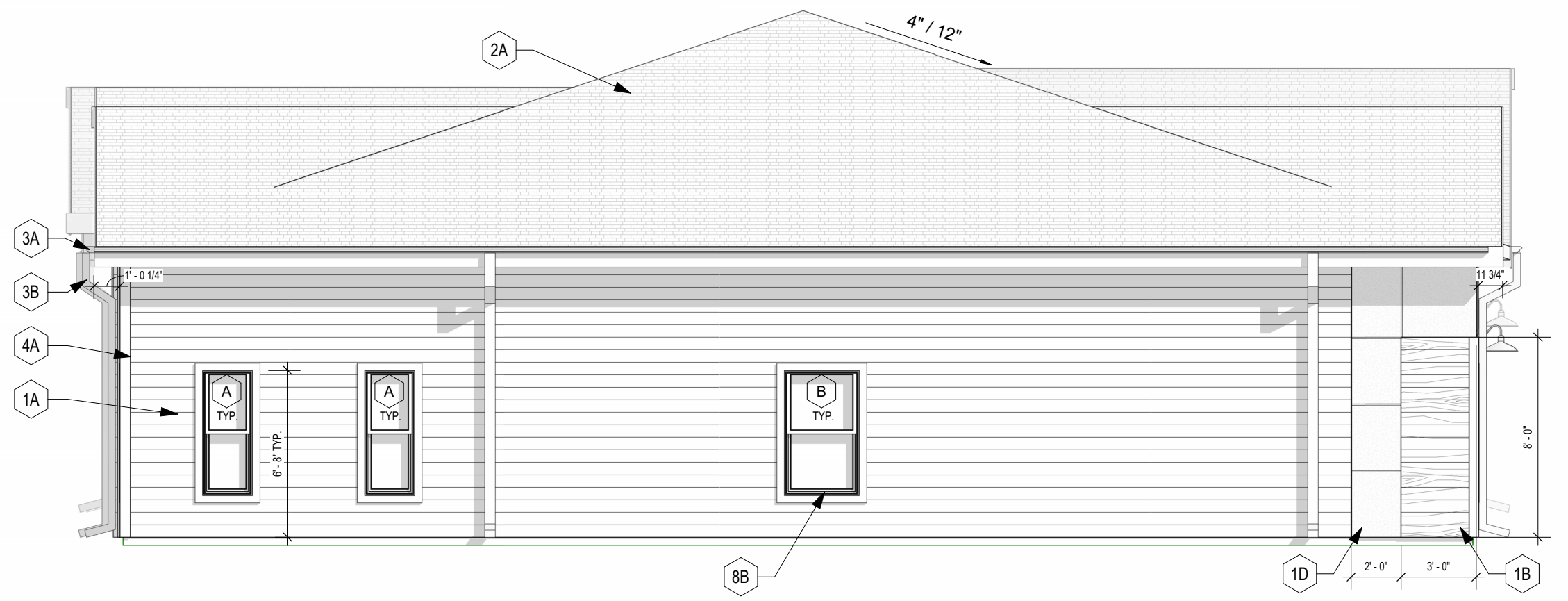
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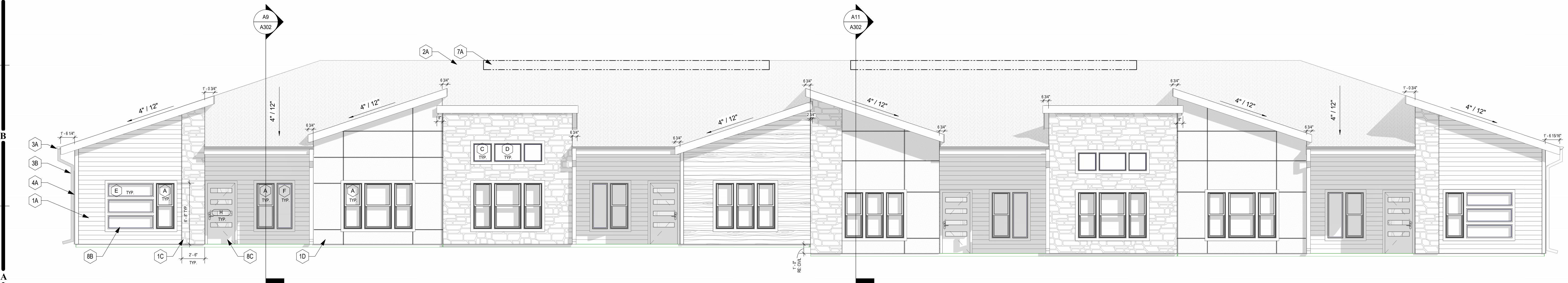
G12 BUILDING C - REAR ELEVATION
3/16" = 1'-0"



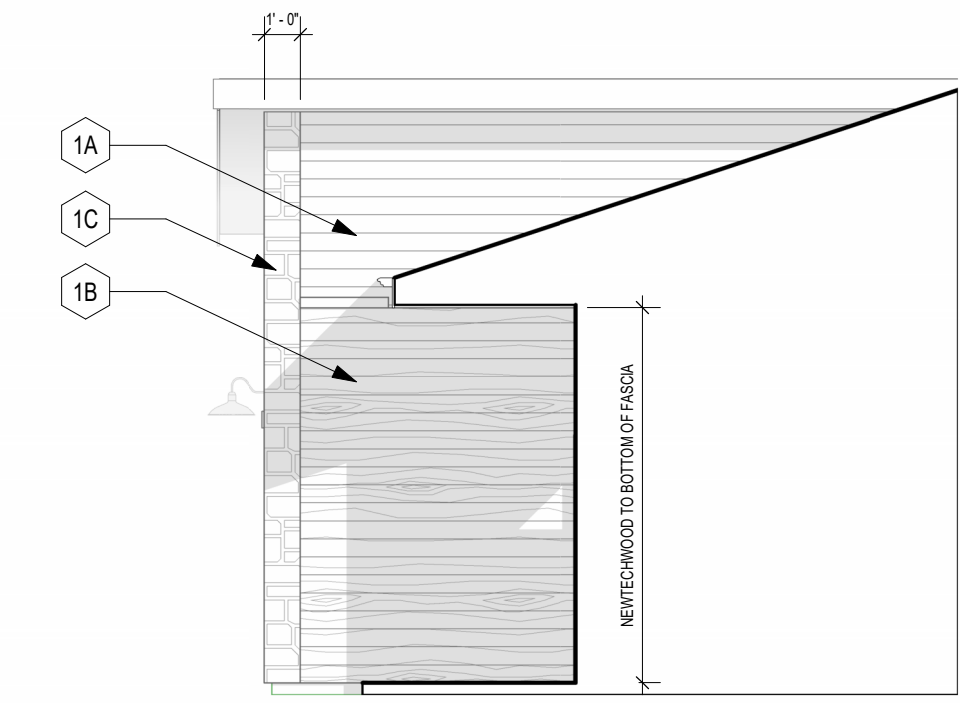
D12 BUILDING C - LEFT ELEVATION
3/16" = 1'-0"



D6 BUILDING C - RIGHT ELEVATION
3/16" = 1'-0"



A12 BUILDING C - FRONT ELEVATION
3/16" = 1'-0"



J2 BUILDING C - REAR ALCOVE ELEVATION
3/16" = 1'-0"

GENERAL NOTES EXTERIOR ELEVATIONS:

1. RE. SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCO), FACE OF STUD, AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
3. RE. THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.
4. PROVIDE ALL BLOCKING AND POWER AS REQUIRED FOR EXTERIOR SIGNAGE.

KEY NOTES EXTERIOR ELEVATIONS:

MARK	DESCRIPTION
1A	6" LAP SIDING - WHITE - SEE EXTERIOR MATERIAL LEGEND BELOW.
1B	6" LAP SIDING - BROWN - SEE EXTERIOR MATERIAL LEGEND BELOW.
1C	CULTURED STONE VENEER - SEE EXTERIOR MATERIAL LEGEND BELOW.
1D	EXTERIOR STUCCO SYSTEM. SEE EXTERIOR MATERIAL LEGEND BELOW.
1E	6" BATT SIDING - WHITE - SEE EXTERIOR MATERIAL LEGEND BELOW.
2A	ARCHITECTURAL ASPHALT SHINGLES.
2B	ARCHITECTURAL STANDING SEAM METAL ROOF.
3A	PREFINISHED ALUMINUM GUTTER. RE: EXT. FINISH LEGEND.
3B	PREFINISHED ALUMINUM DOWNSPUT WITH SPASH BLOCKS. RE: EXT. FINISH LEGEND.
4A	1X4 TRIM BOARD.
4B	1X6 TRIM BOARD.
5A	LIGHT FIXTURE. RE: ELECTRICAL.
6A	CONCRETE FOUNDATION. PAINT WITH EXTERIOR CONCRETE PAINT. RE: EXT. FINISH LEGEND.
7A	ROOF VENT.
7B	POST FOR ROOF STRUCTURE. RE: STRUCT.
8A	ALUMINUM DOOR. RE: DOOR SCHEDULE.
8B	VINYL WINDOW SYSTEM. BASIS OF DESIGN: MI 3500 SERIES.
8C	VINYL DOOR. RE: DOOR SCHEDULE.
8D	GARAGE OVERHEAD DOOR. RE: DOOR SCHEDULE.

EXTERIOR ELEVATION MATERIALS	
	STO CRACK DEFENSE STUCCO SYSTEM - TEXTURE: FINE - GRAY DAWN
	NEW TECH WOOD - ALL WEATHER SIDING - BRAZILIAN (PE (P))
	LP SMARTSIDE LAP SIDING - SMOOTH FINISH - SNOWSCAPE WHITE
	EL DORADO STONE (SIMULATED)- CUT COARSE STONE VENEER - SEASHELL
	LP SMARTSIDE VERTICAL SIDING- CEDAR TEXTURE PANEL - SNOWSCAPE WHITE



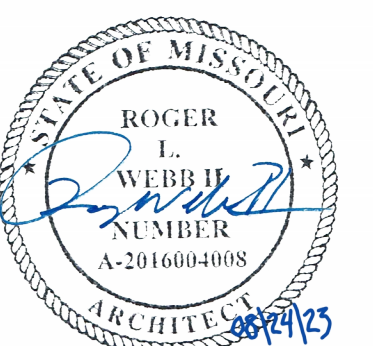
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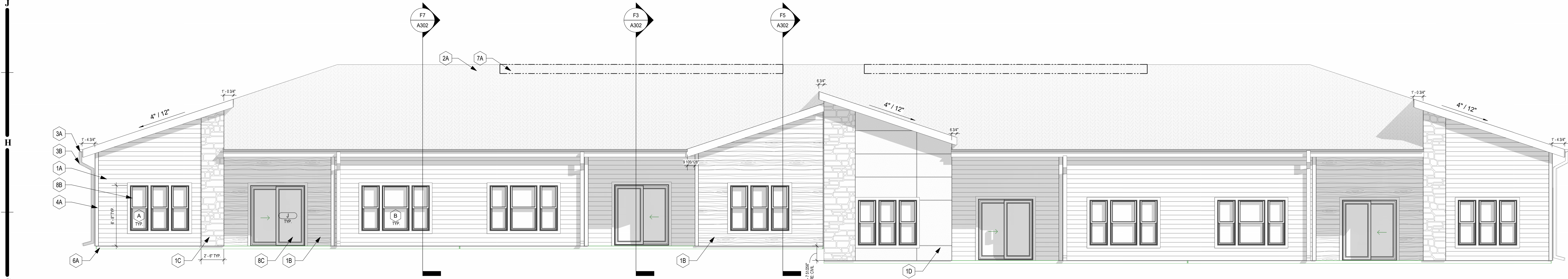
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EXTERIOR ELEVATIONS -
BUILDING C

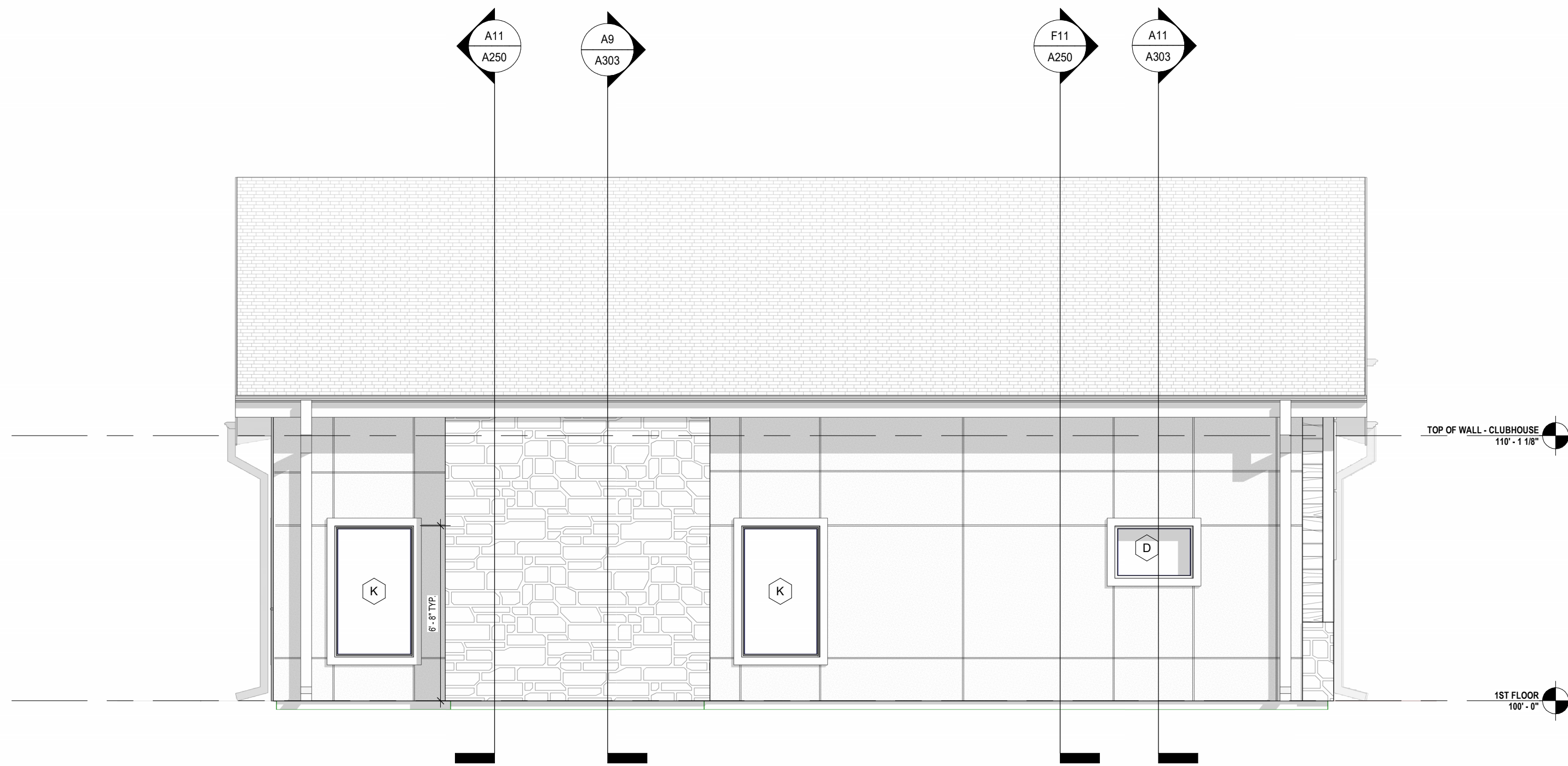
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8/28/2023 9:24:00 AM



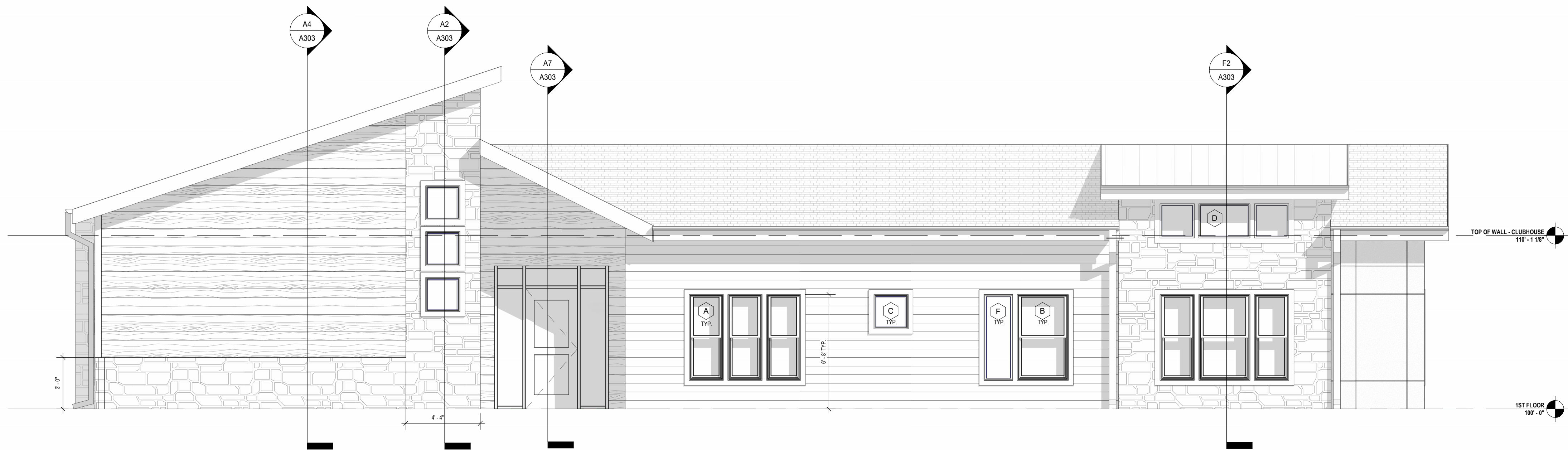
G10 CLUBHOUSE - REAR
1/4" = 1'-0"



D10 CLUBHOUSE - LEFT
1/4" = 1'-0"



D5 CLUBHOUSE - RIGHT
1/4" = 1'-0"



A9 CLUBHOUSE - FRONT
1/4" = 1'-0"

GENERAL NOTES
EXTERIOR ELEVATIONS:

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KEY NOTES
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1E	6" BATT SIDING - WHITE - SEE EXTERIOR MATERIAL LEGEND BELOW.
2A	ARCHITECTURAL ASPHALT SHINGLES.
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3A	PREFINISHED ALUMINUM GUTTER. RE: EXT. FINISH LEGEND.
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7B	POST FOR ROOF STRUCTURE. RE: STRUCT.
8A	ALUMINUM DOOR. RE: DOOR SCHEDULE.
8B	VINYL WINDOW SYSTEM. BASIS OF DESIGN: MI 3500 SERIES.
8C	VINYL DOOR. RE: DOOR SCHEDULE.
8D	GARAGE OVERHEAD DOOR. RE: DOOR SCHEDULE.

EXTERIOR ELEVATION MATERIALS

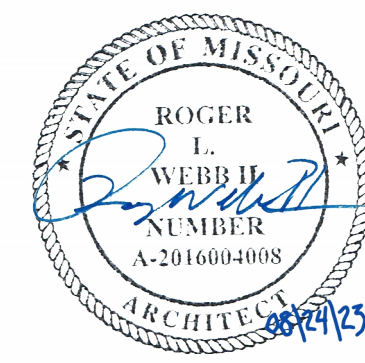
	STO CRACK DEFENSE STUCCO SYSTEM - TEXTURE: FINE - GRAY DAWN
	NEW TECH WOOD - ALL WEATHER SIDING - BRAZILIAN IPE (IP)
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	LP SMARTSIDE VERTICAL SIDING- CEDAR TEXTURE PANEL - SNOWSCAPE WHITE

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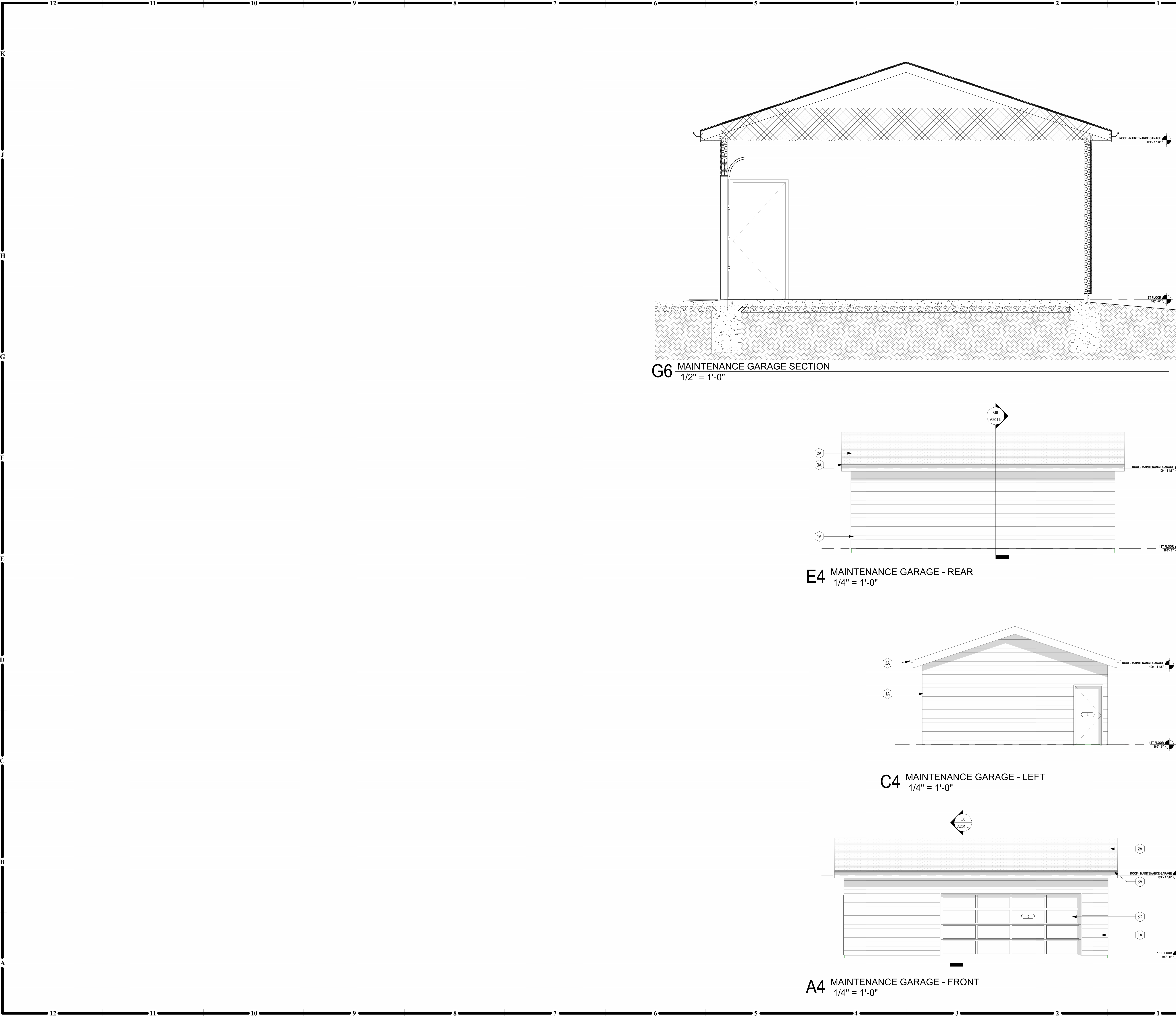
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COLLINS WEBB #: 21076

EXTERIOR ELEVATIONS -
CLUBHOUSE



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GENERAL NOTES
EXTERIOR ELEVATIONS:

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EXTERIOR ELEVATIONS:

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1B	6" LAP SIDING - BROWN - SEE EXTERIOR MATERIAL LEGEND BELOW.
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1D	EXTERIOR STUCCO SYSTEM. SEE EXTERIOR MATERIAL LEGEND BELOW.
1E	6" BATT SIDING - WHITE - SEE EXTERIOR MATERIAL LEGEND BELOW.
2A	ARCHITECTURAL ASPHALT SHINGLES.
2B	ARCHITECTURAL STANDING SEAM METAL ROOF.
3A	PREFINISHED ALUMINUM GUTTER. RE: EXT. FINISH LEGEND.
3B	PREFINISHED ALUMINUM DOWNSPUT WITH SPASH BLOCKS. RE: EXT. FINISH LEGEND.
4A	1X4 TRIM BOARD.
4B	1X6 TRIM BOARD.
5A	LIGHT FIXTURE. RE: ELECTRICAL.
6A	CONCRETE FOUNDATION. PAINT WITH EXTERIOR CONCRETE PAINT. RE: EXT. FINISH LEGEND.
7A	ROOF VENT.
7B	POST FOR ROOF STRUCTURE. RE: STRUCT.
8A	ALUMINUM DOOR. RE: DOOR SCHEDULE.
8B	VINYL WINDOW SYSTEM. BASIS OF DESIGN: MI 3500 SERIES.
8C	VINYL DOOR. RE: DOOR SCHEDULE.
8D	GARAGE OVERHEAD DOOR. RE: DOOR SCHEDULE.

EXTERIOR ELEVATION MATERIALS

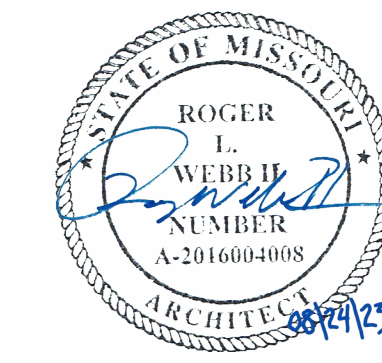
	STO CRACK DEFENSE STUCCO SYSTEM - TEXTURE: FINE - GRAY DAWN
	NEW TECH WOOD - ALL WEATHER SIDING - BRAZILIAN IPE (IP)
	LP SMARTSIDE LAP SIDING - SMOOTH FINISH - SNOWSCAPE WHITE
	EL DORADO STONE (SIMULATED)- CUT COARSE STONE VENEER - SEASHELL
	LP SMARTSIDE VERTICAL SIDING- CEDAR TEXTURE PANEL - SNOWSCAPE WHITE

REUNION AT BLACKWELL

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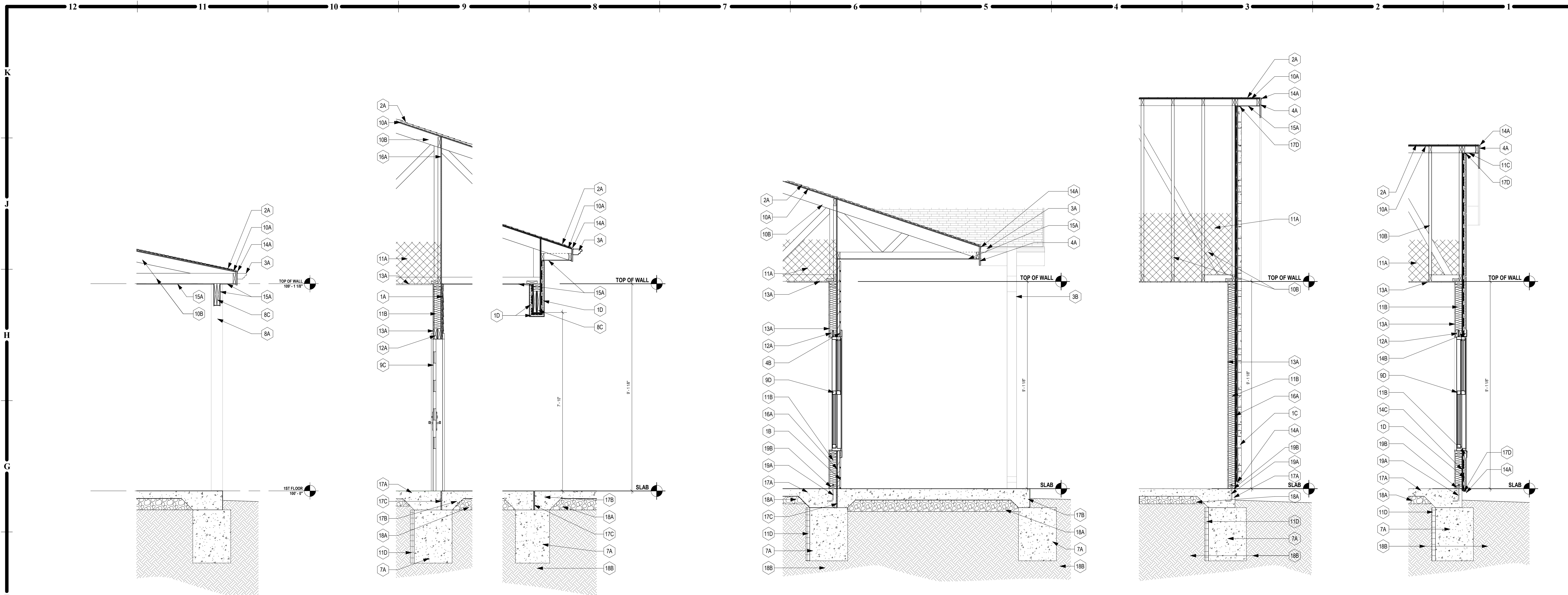
EXTERIOR ELEVATIONS -
MAINTENANCE GARAGE

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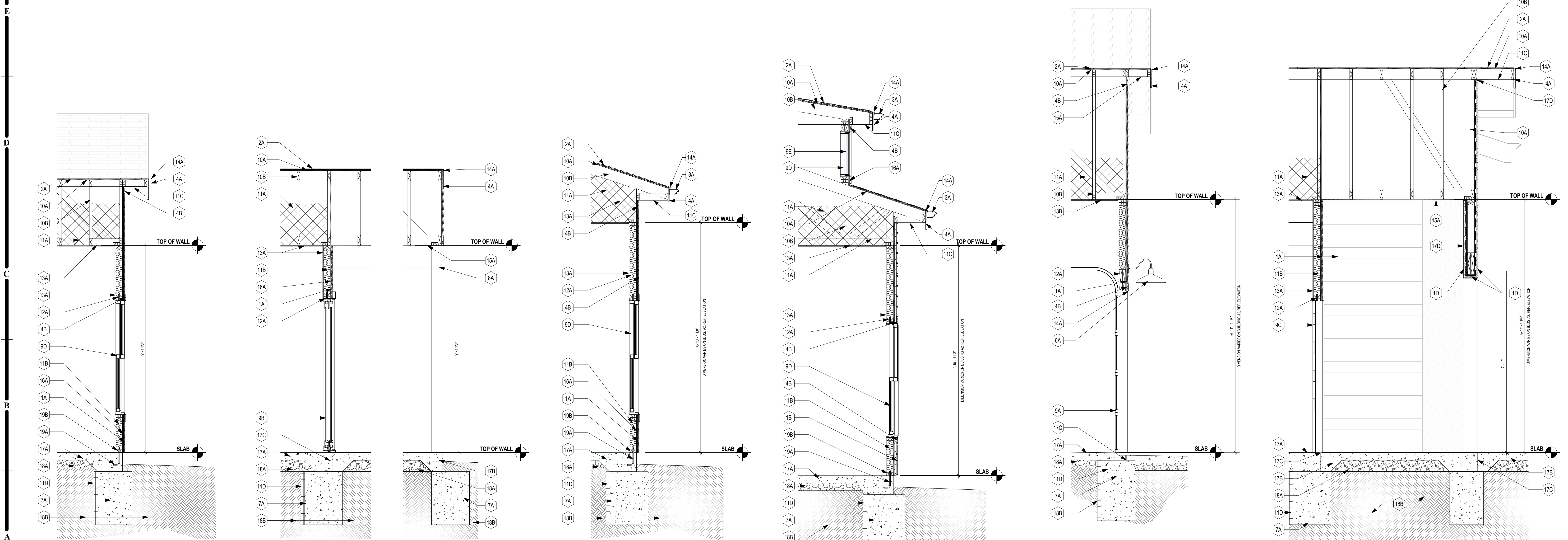
F12 TYP. DOWNSET BEAM WRAP AT PORCH
1/2" = 1'-0"

F10 WALL SECTION - BUILDING A
1/2" = 1'-0"

F7 WALL SECTION - BUILDING B
1/2" = 1'-0"

F4 WALL SECTION - BUILDING B
1/2" = 1'-0"

F3 WALL SECTION - BUILDING B
1/2" = 1'-0"



A12 WALL SECTION - BUILDING A
1/2" = 1'-0"

A10 WALL SECTION - BUILDING A
1/2" = 1'-0"

A8 WALL SECTION - BUILDING A
1/2" = 1'-0"

A6 WALL SECTION - BUILDING A
1/2" = 1'-0"

A4 WALL SECTION - BUILDING A
1/2" = 1'-0"

A3 WALL SECTION - BUILDING A
1/2" = 1'-0"

GENERAL NOTES:
EXTERIOR WALL SECTIONS/
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5. PAINT ALL EXPOSED STEEL, INCLUDING STEEL LINTELS, ETC. (TYP.)
6. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DETAILS, INCLUDING LOCATIONS OF SHEAR WALLS.

KEY NOTES
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1A	6" LP SMARTSIDE LAP SIDING OVER HOUSE WRAP - WHITE - RE: MFR. FOR INSTALLATION DETAILS
1B	NEW TECH WOOD - ALL WEATHER SIDING - BROWN - RE: MFR. FOR INSTALLATION DETAILS
1C	CULTURED STONE VENEER - RE: MFR. FOR INSTALLATION DETAILS
1D	STUCCO FINISH SYSTEM - RE: MFR. FOR INSTALLATION DETAILS
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7B	CONCRETE FOUNDATION. PAINT EXPOSED AREAS WITH EXTERIOR CONC. PAINT. RE: FINISH LEGEND
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9C	DECORATIVE WOOD ENTRY DOOR. RE: DOOR SCHEDULE
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18B	EARTH FILL
18A	SILL PLATE ANCHOR. RE: STRUCTURAL DWGS
18B	2X TREATED SILL PLATE

EXTERIOR WALL SECTIONS +
DETAILS

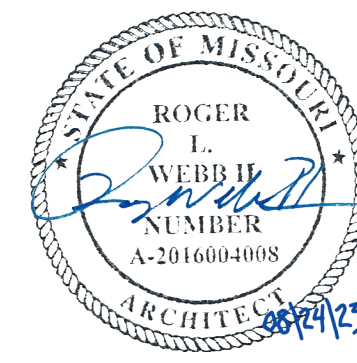


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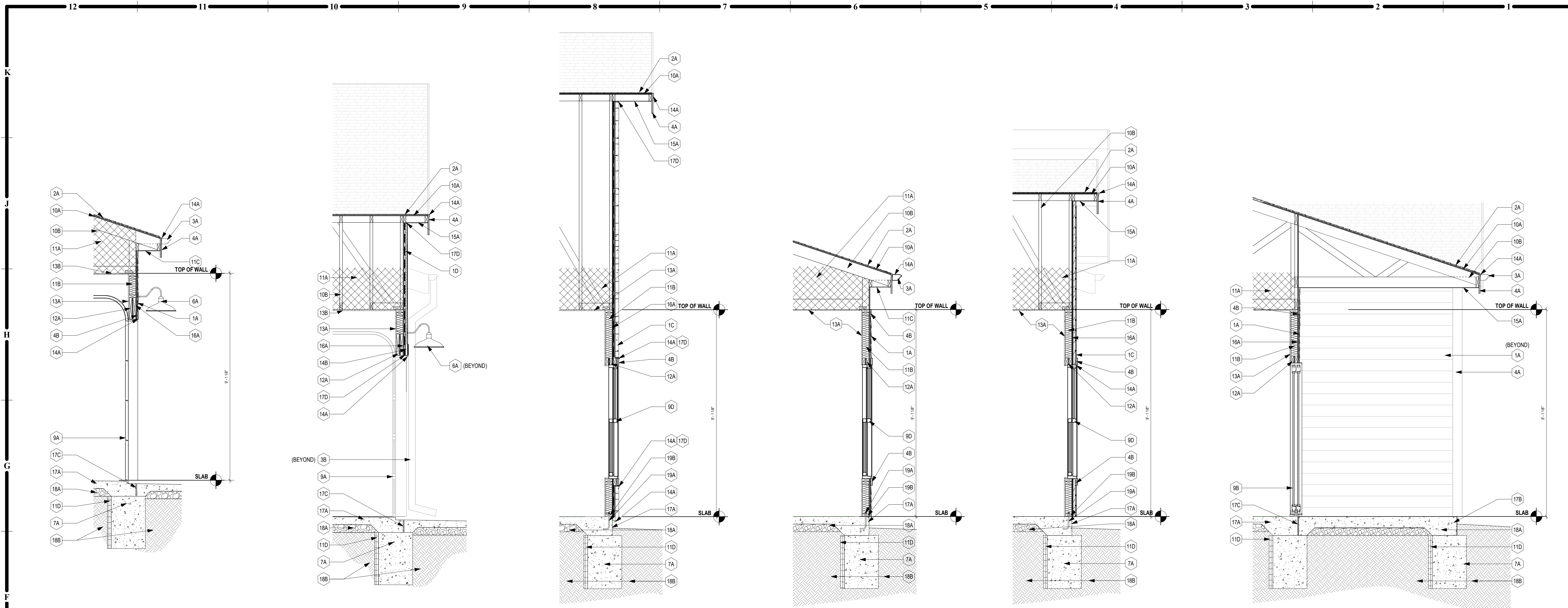
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F12 WALL SECTION - BUILDING D
1/2" = 1'-0"

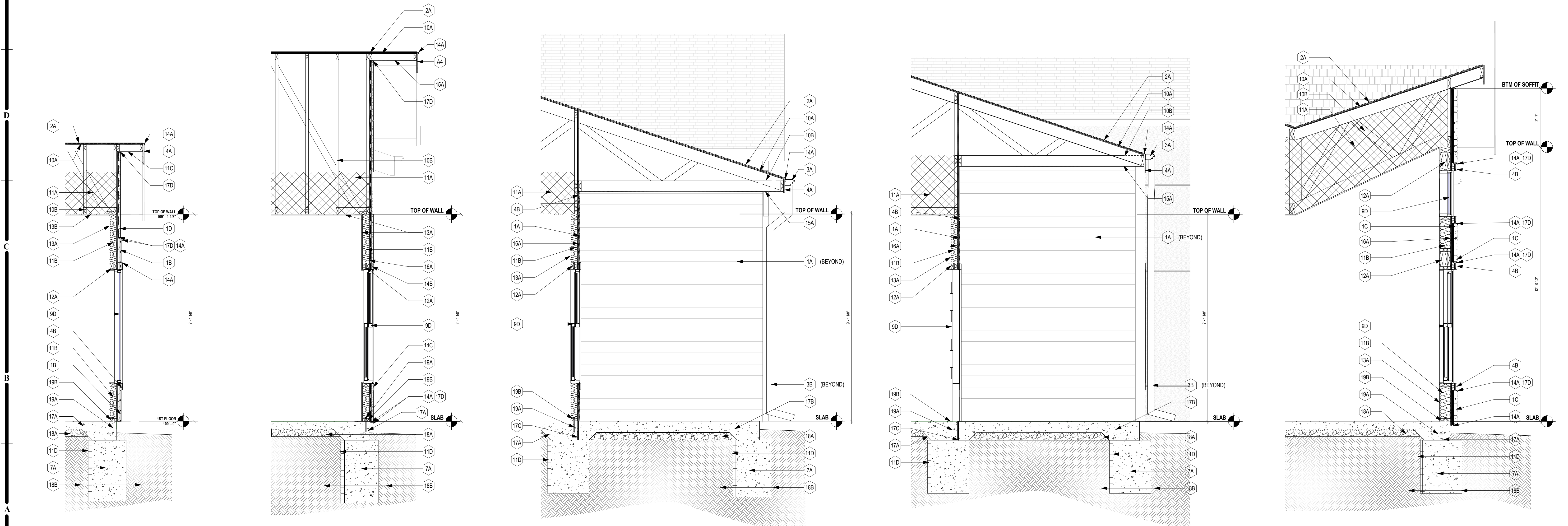
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1/2" = 1'-0"

F8 WALL SECTION - BUILDING D
1/2" = 1'-0"

F7 WALL SECTION - BUILDING D
1/2" = 1'-0"

F5 WALL SECTION - BUILDING D
1/2" = 1'-0"

F3 WALL SECTION - BUILDING D
1/2" = 1'-0"



A12 WALL SECTION - BUILDING D
1/2" = 1'-0"

A11 WALL SECTION - BUILDING C
1/2" = 1'-0"

A9 WALL SECTION - BUILDING C
1/2" = 1'-0"

A6 WALL SECTION - BUILDING B
1/2" = 1'-0"

A3 WALL SECTION - BUILDING B
1/2" = 1'-0"

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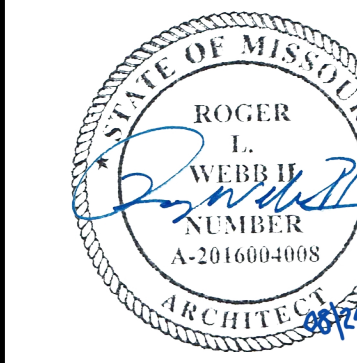
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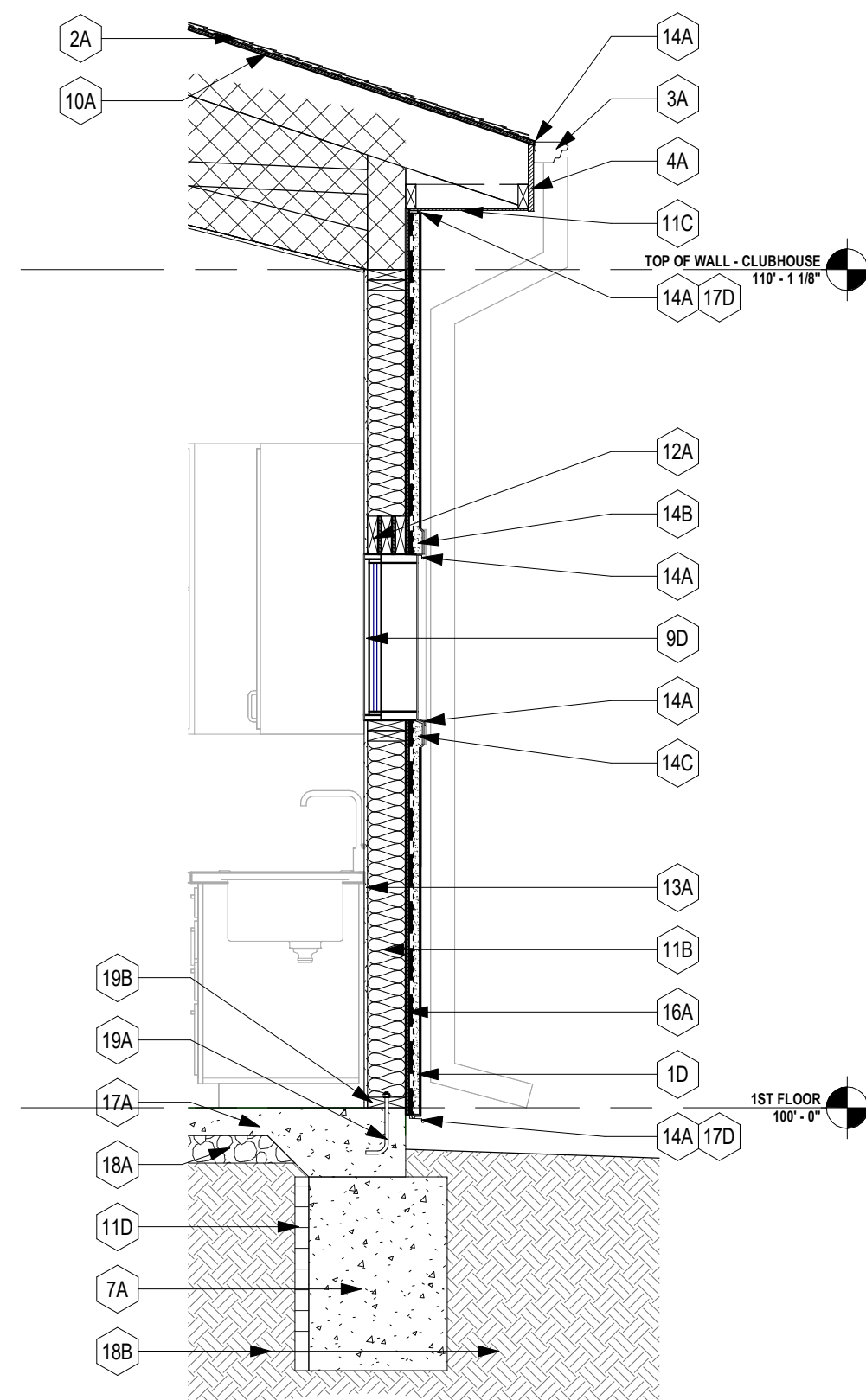
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EXTERIOR WALL SECTIONS +
DETAILS

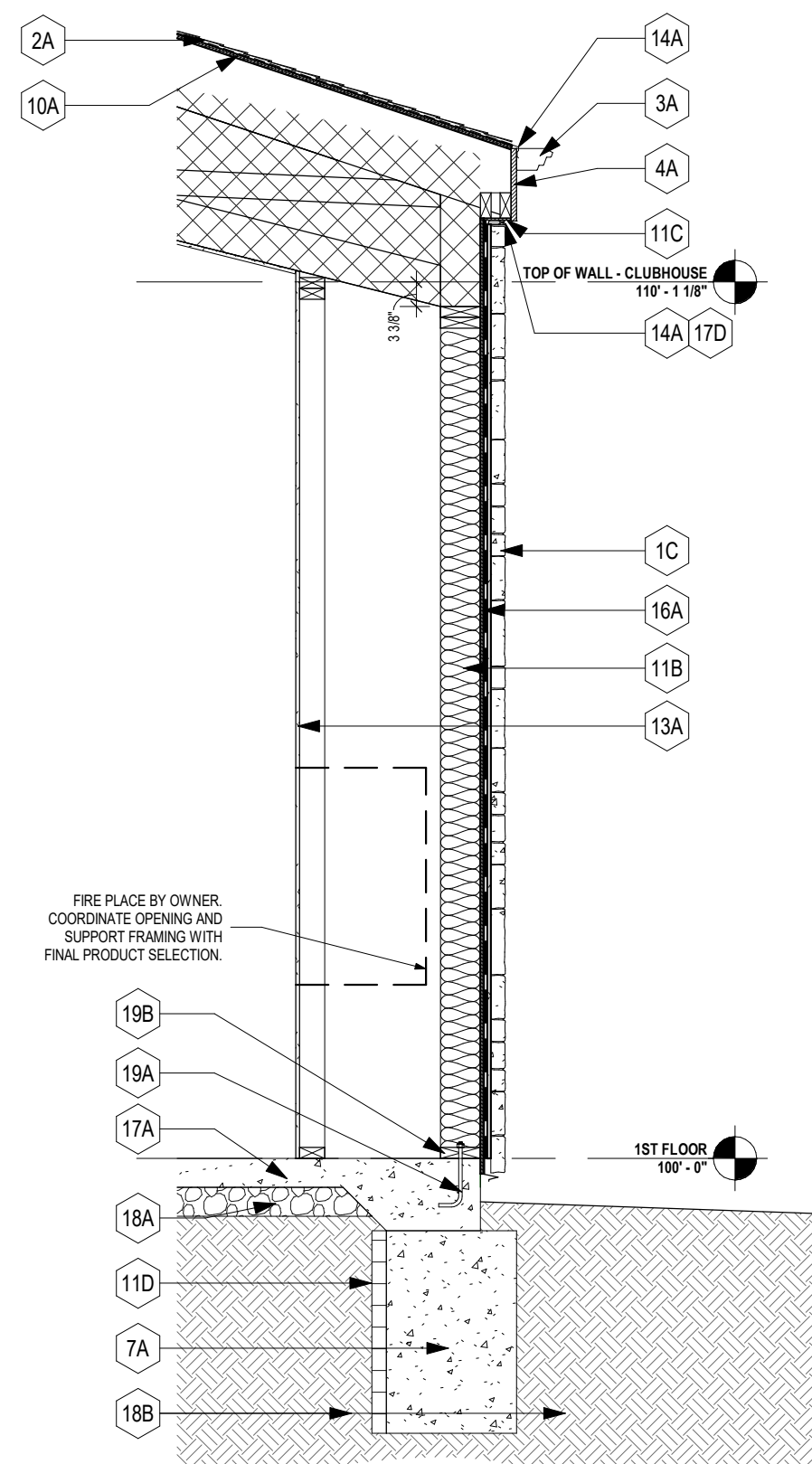


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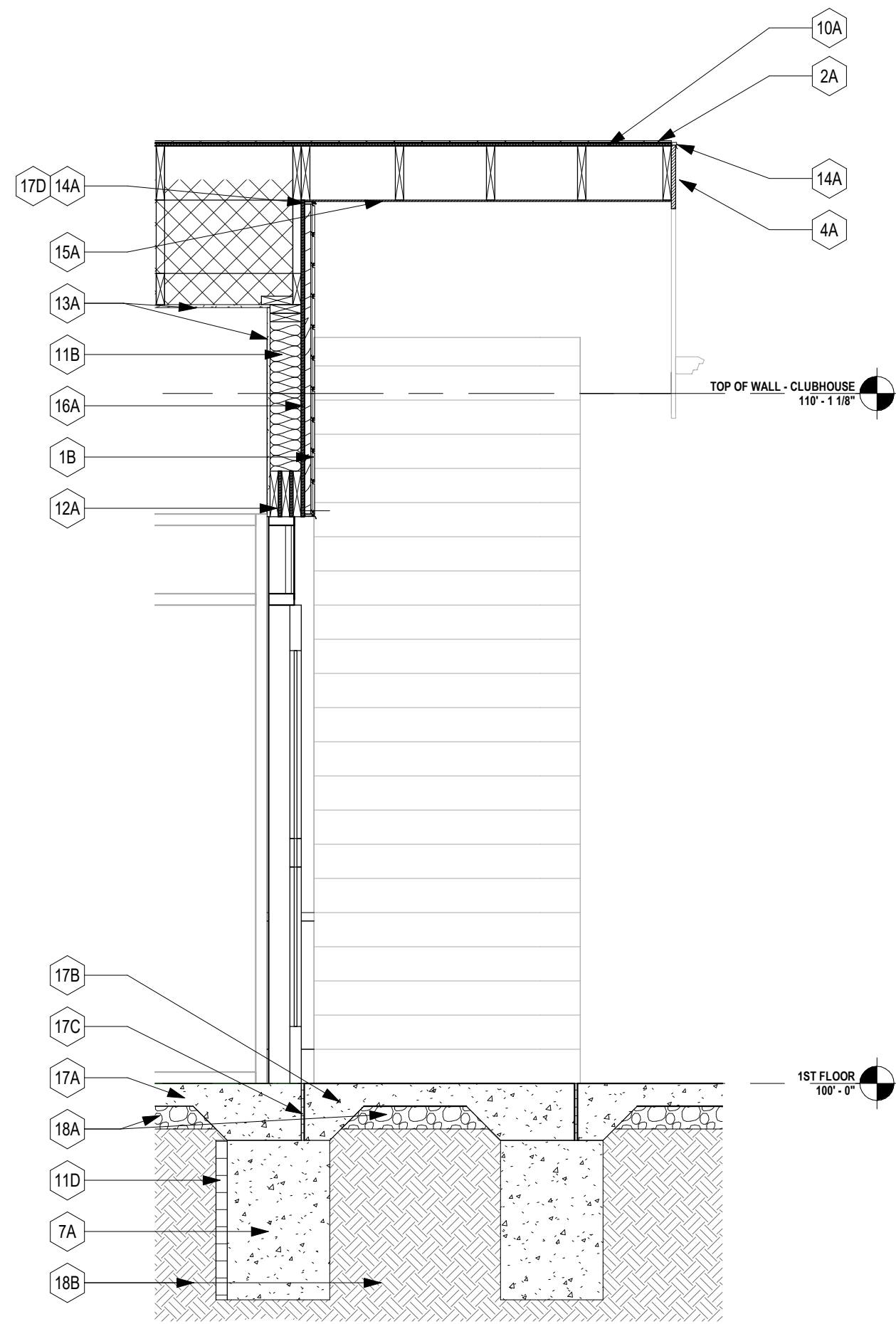
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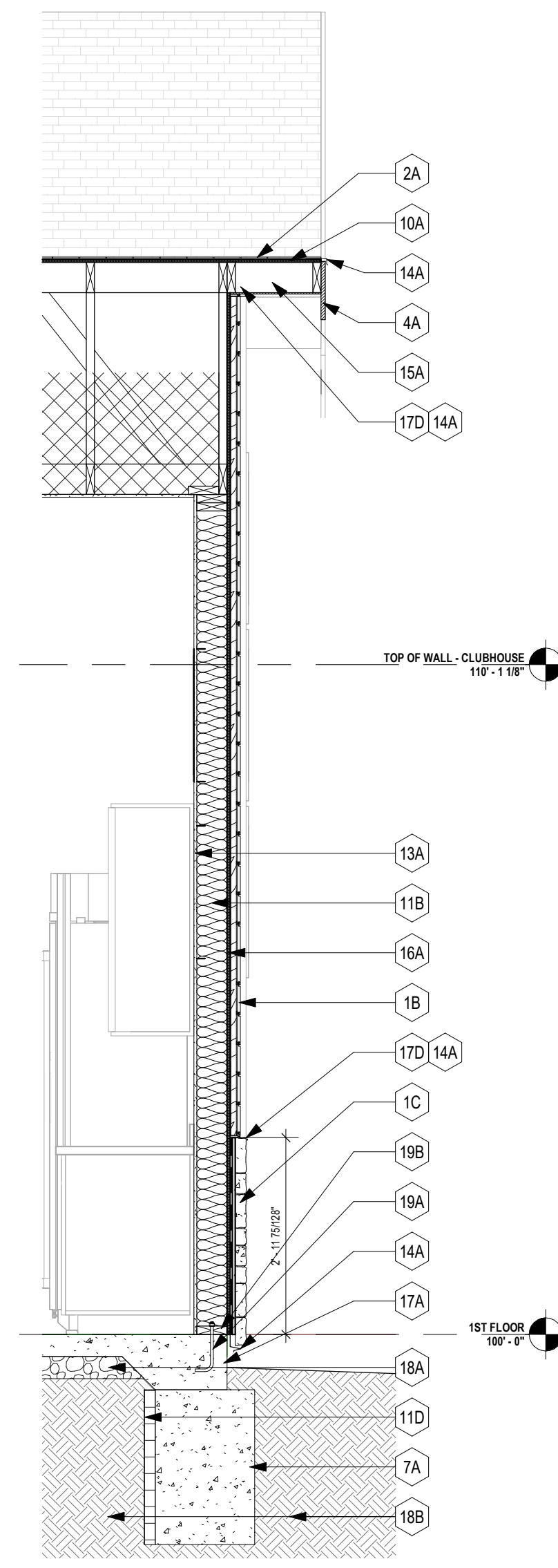
A11 WALL SECTION - CLUBHOUSE
1/2" = 1'-0"



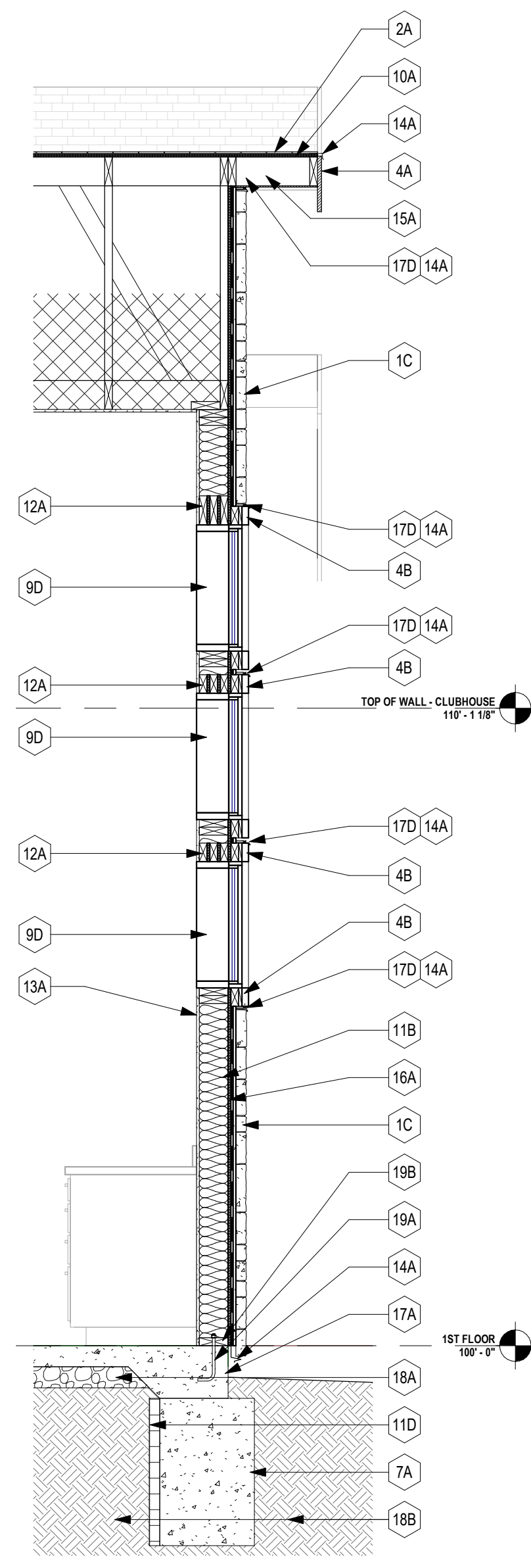
A9 WALL SECTION - CLUBHOUSE
1/2" = 1'-0"



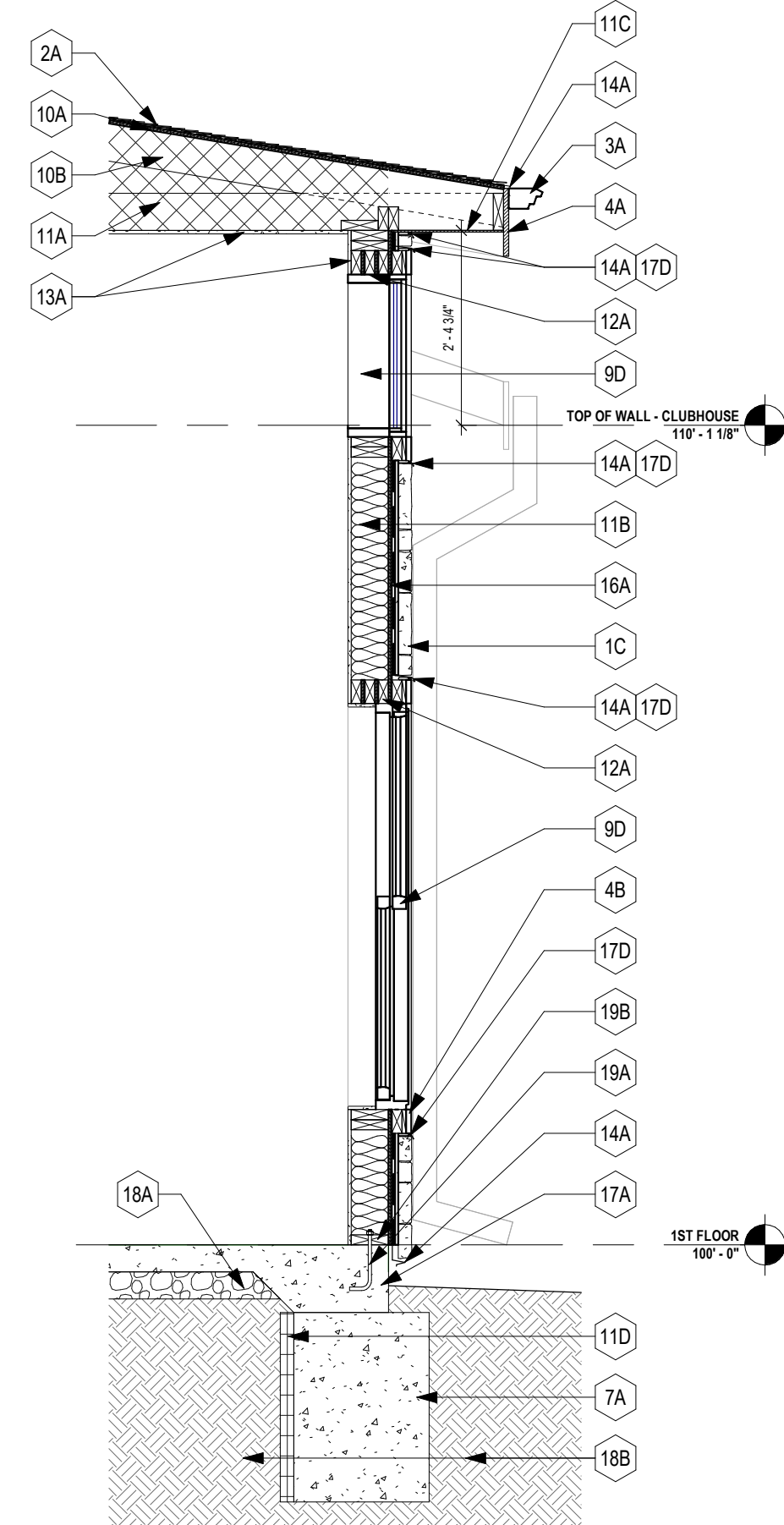
A7 WALL SECTION - CLUBHOUSE
1/2" = 1'-0"



A4 WALL SECTION - CLUBHOUSE
1/2" = 1'-0"



A2 WALL SECTION - CLUBHOUSE
1/2" = 1'-0"



F2 WALL SECTION - CLUBHOUSE
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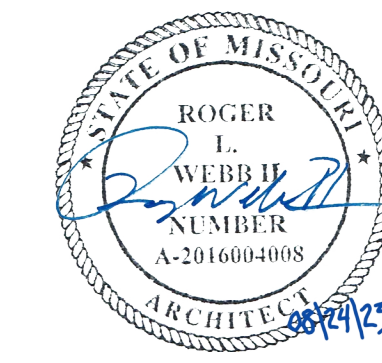
**EXTERIOR WALL SECTIONS +
DETAILS**

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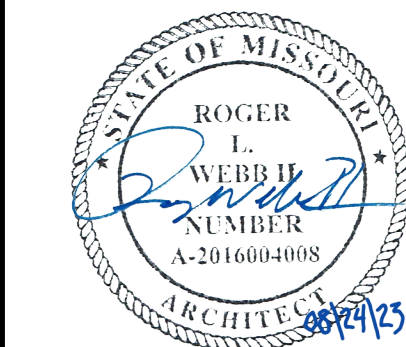
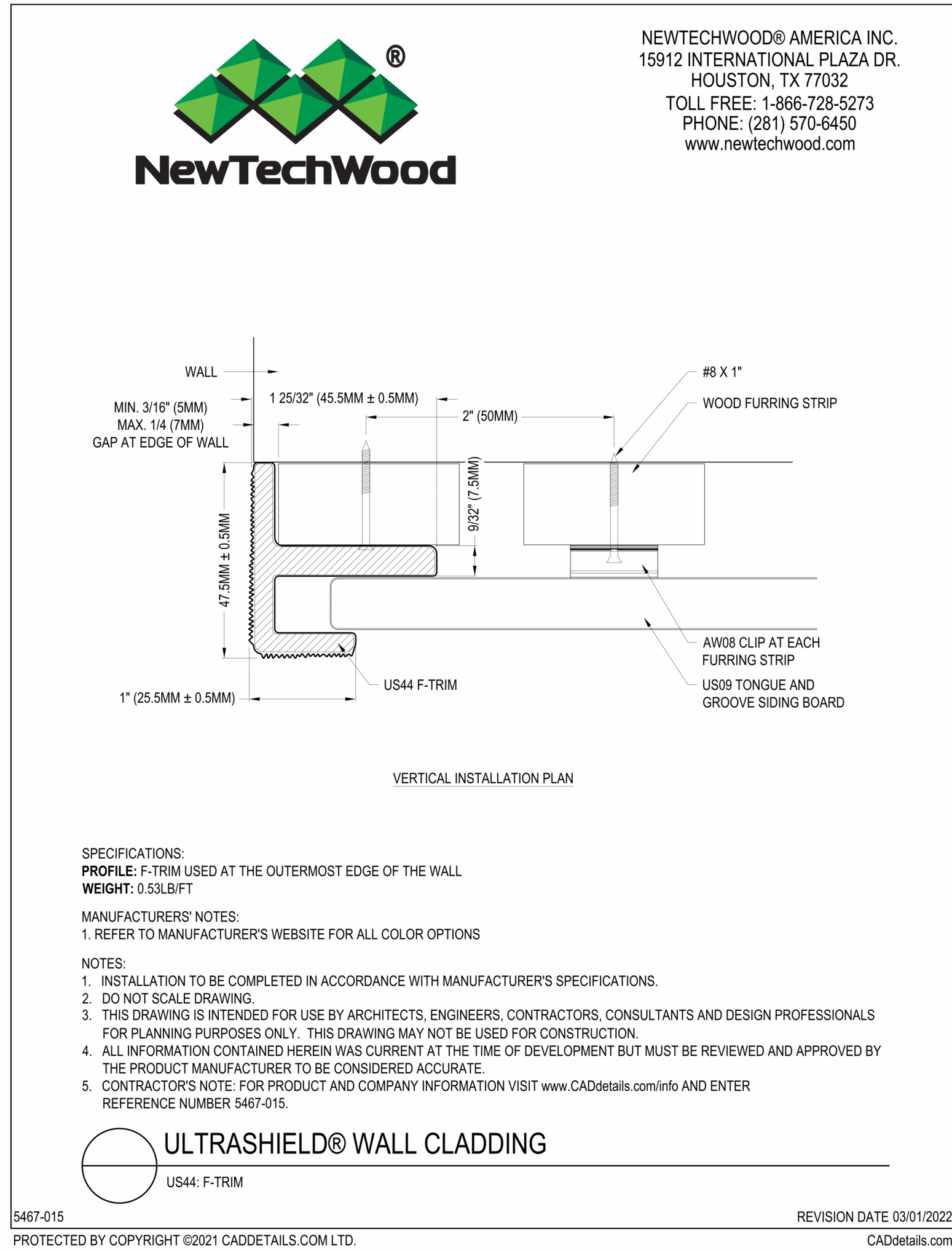
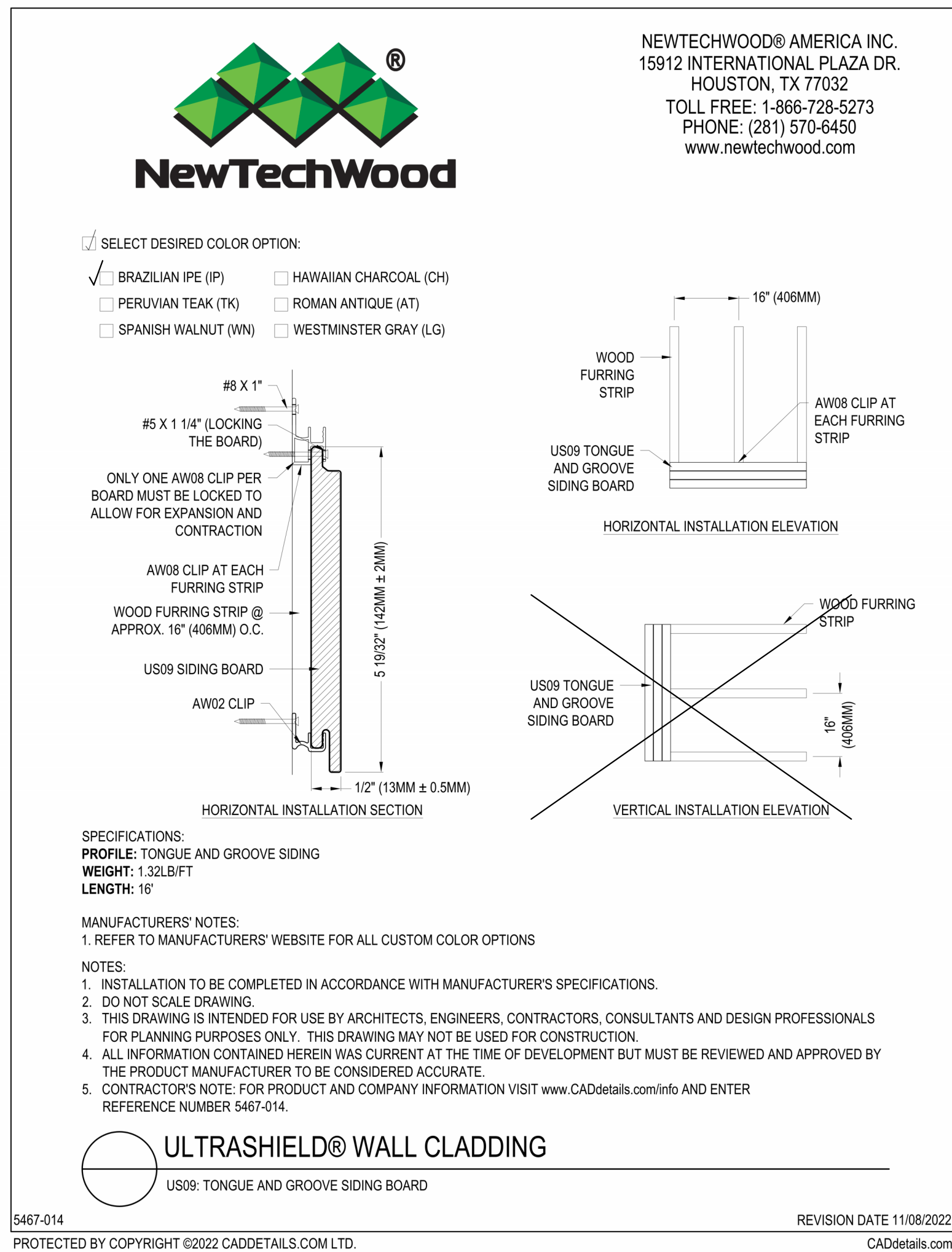
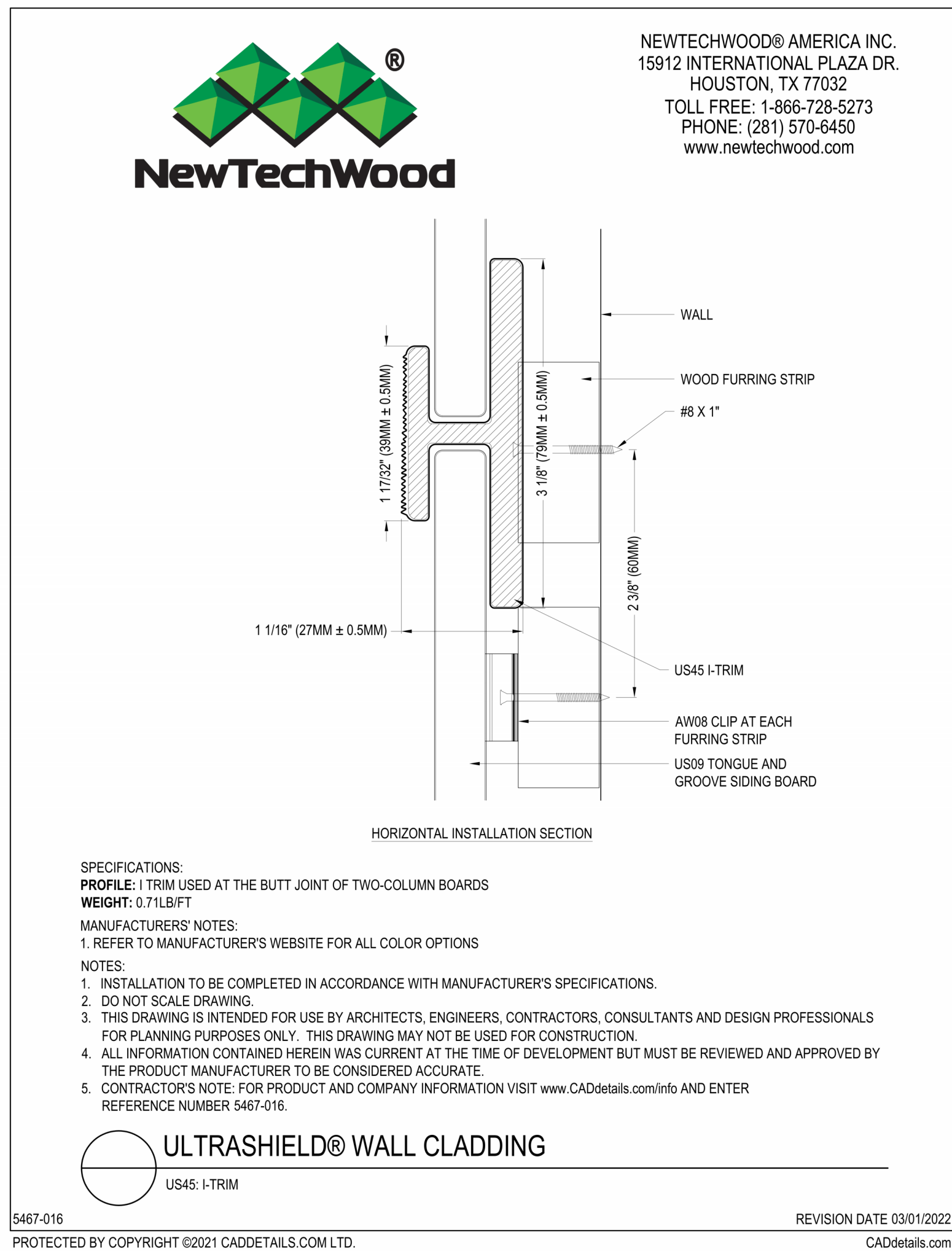
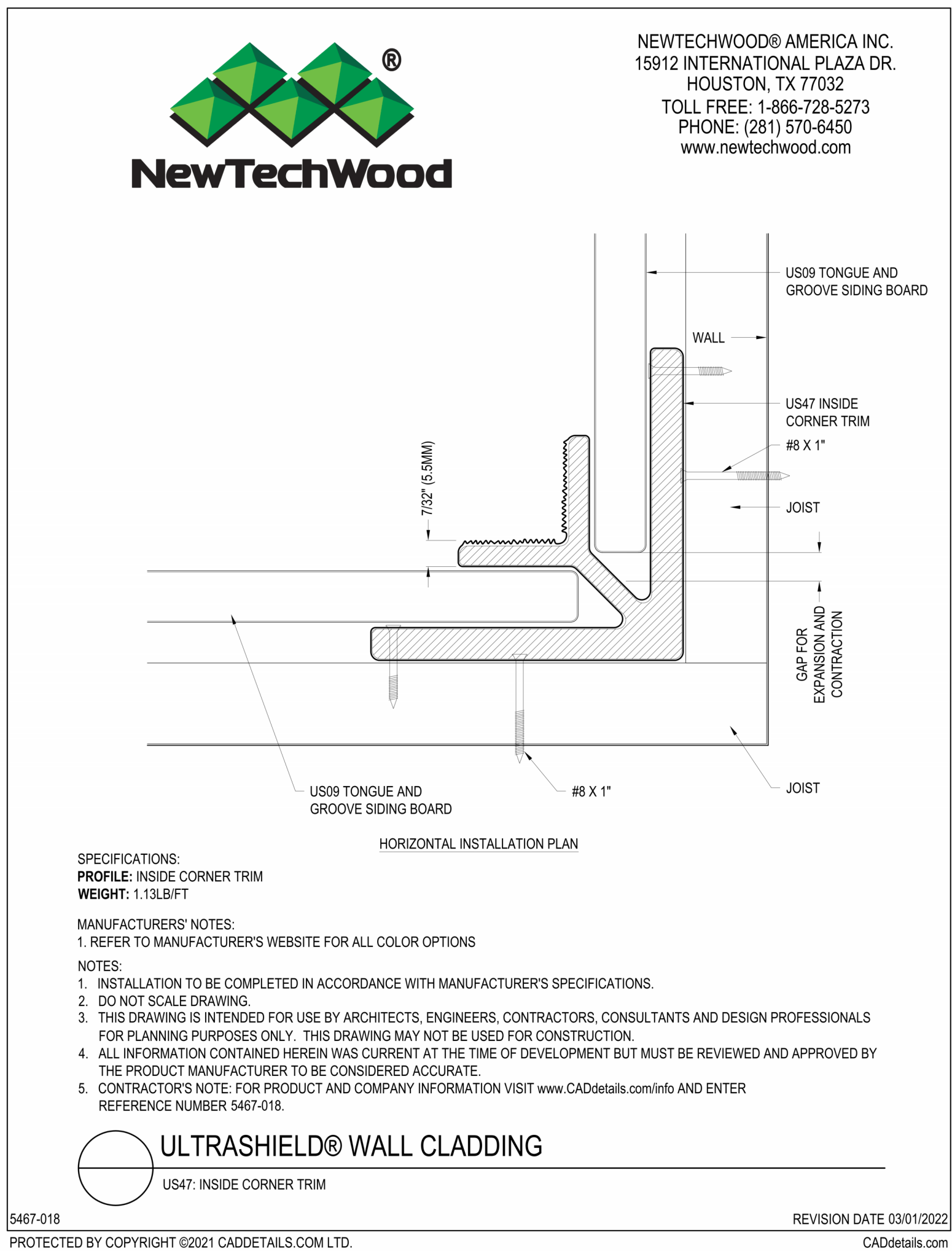
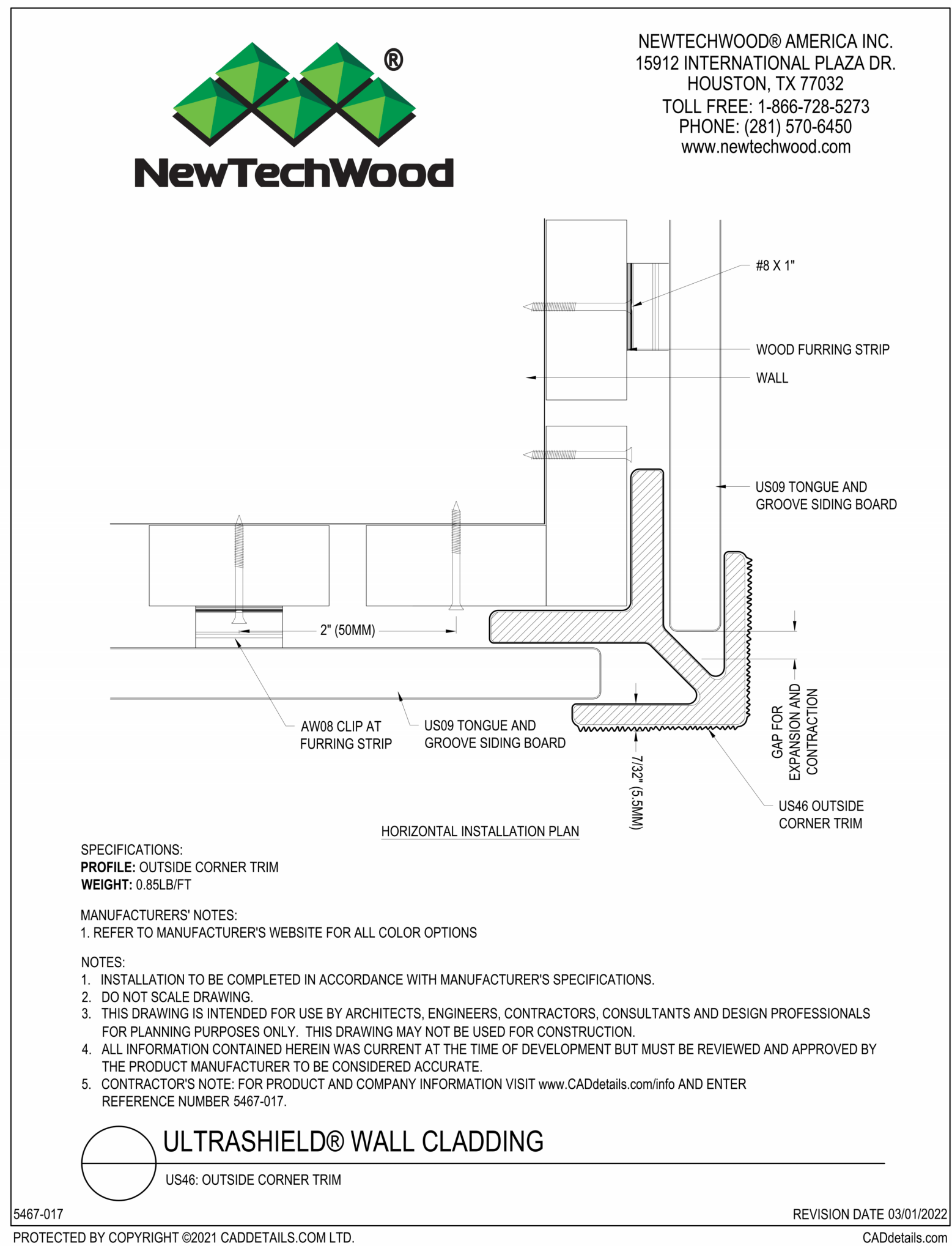
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WALL CLADDING DETAILS -
NEWTECHWOOD

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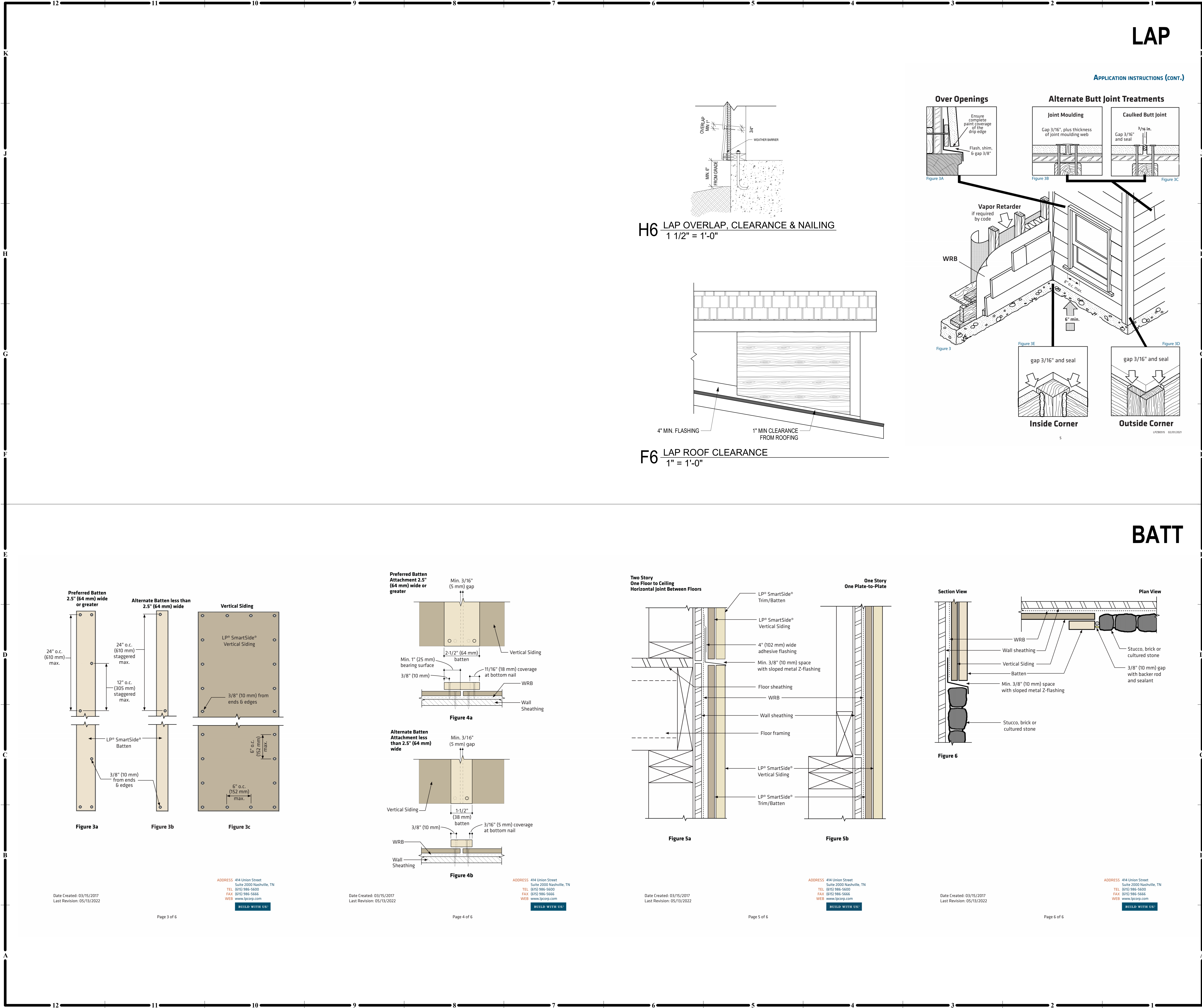
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WALL CLADDING DETAILS - LP
SMARTLAP & BATT

Figure 3. Wall Assembly Transition

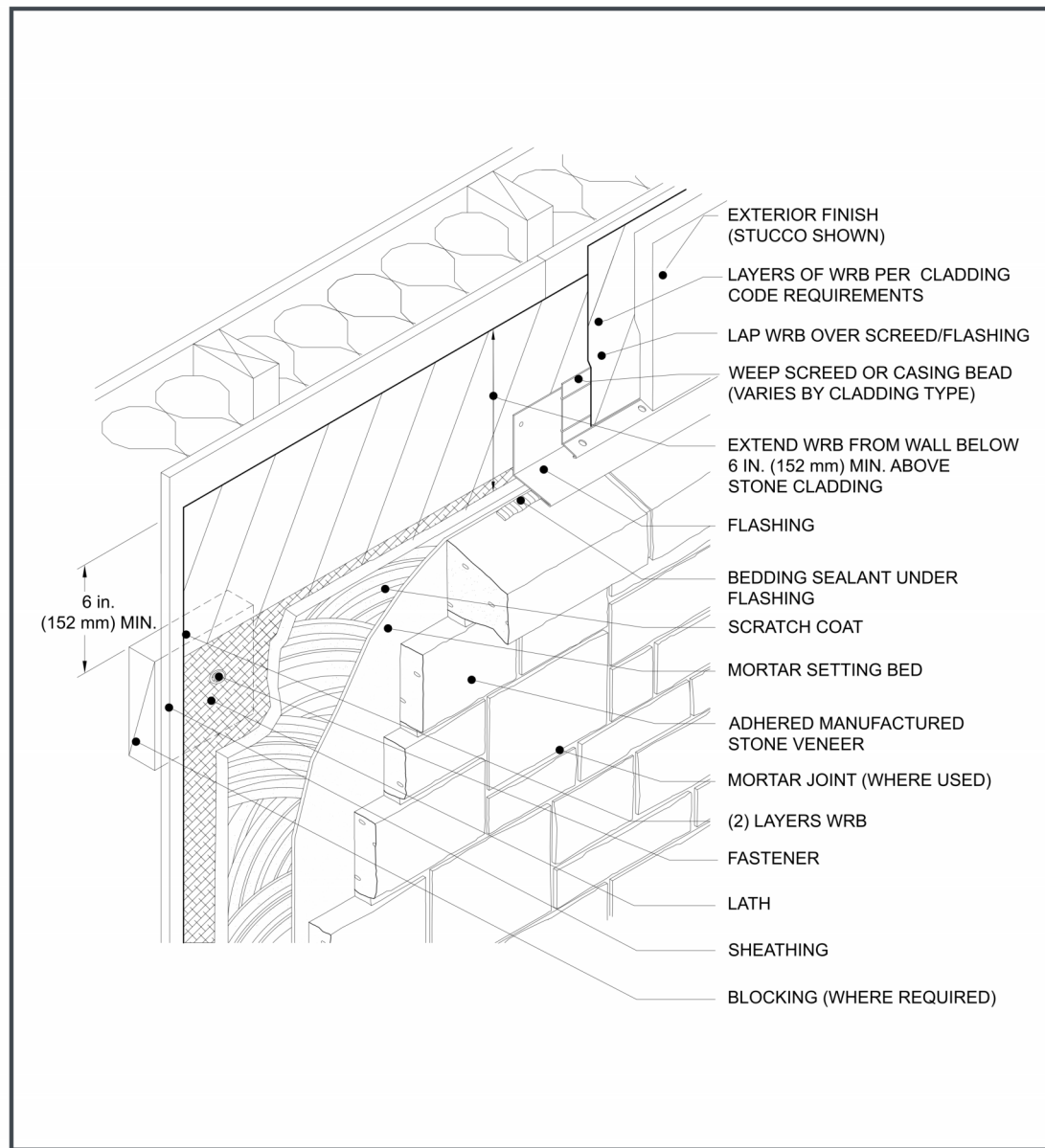


Figure 5a. Foundation Wall Base

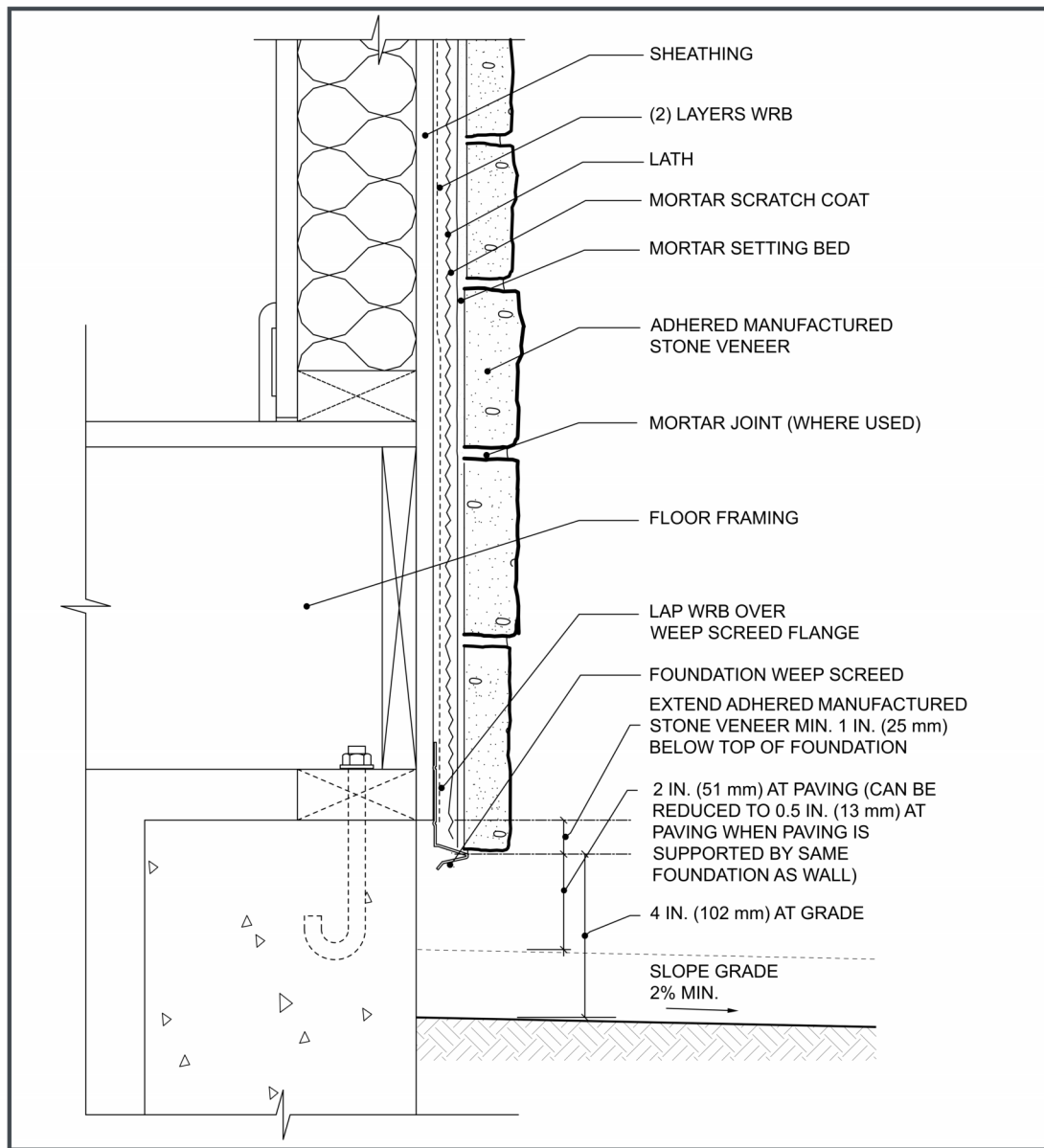


Figure 6a. Cladding Transition

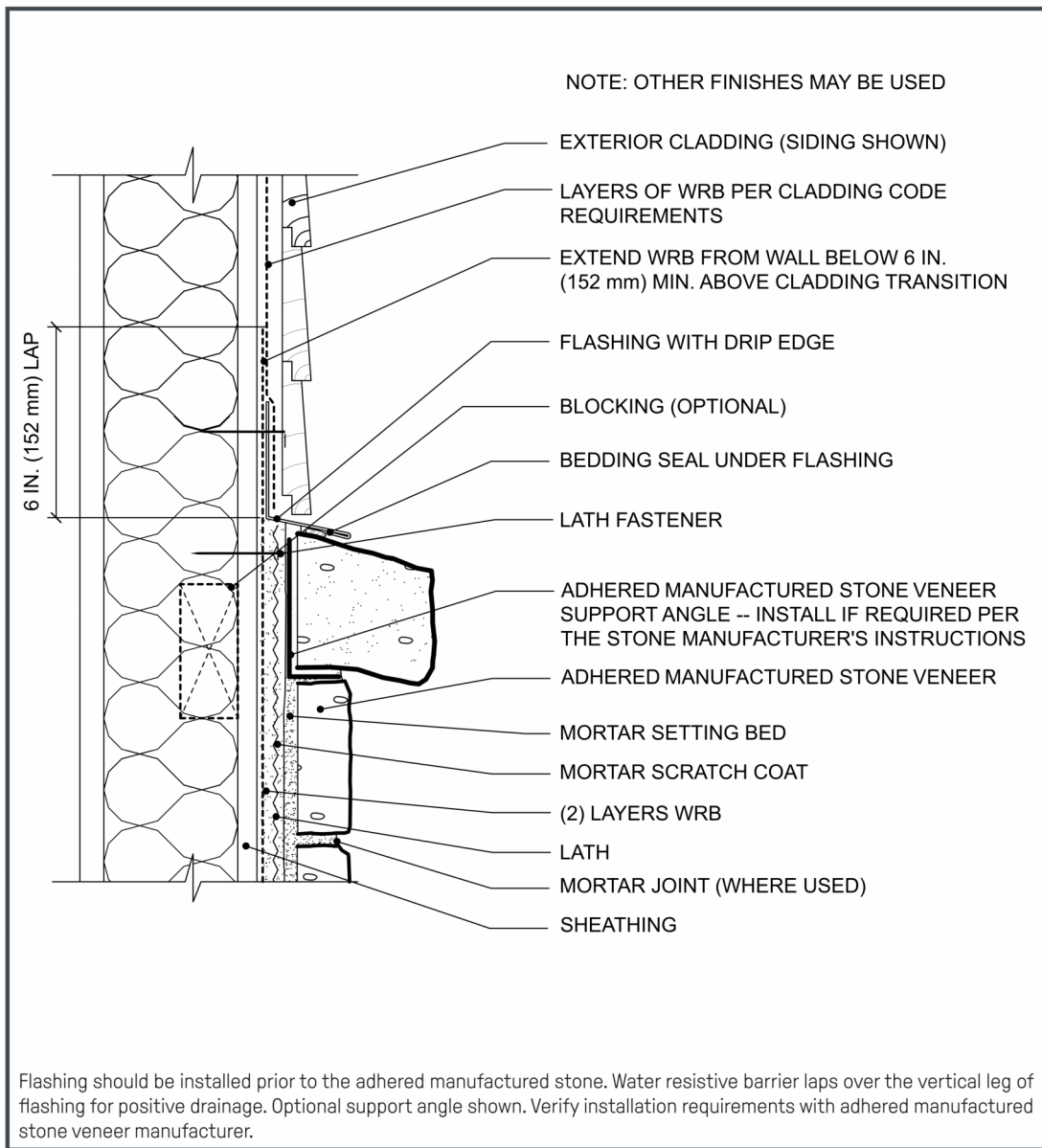


Figure 9a. Outside Corner

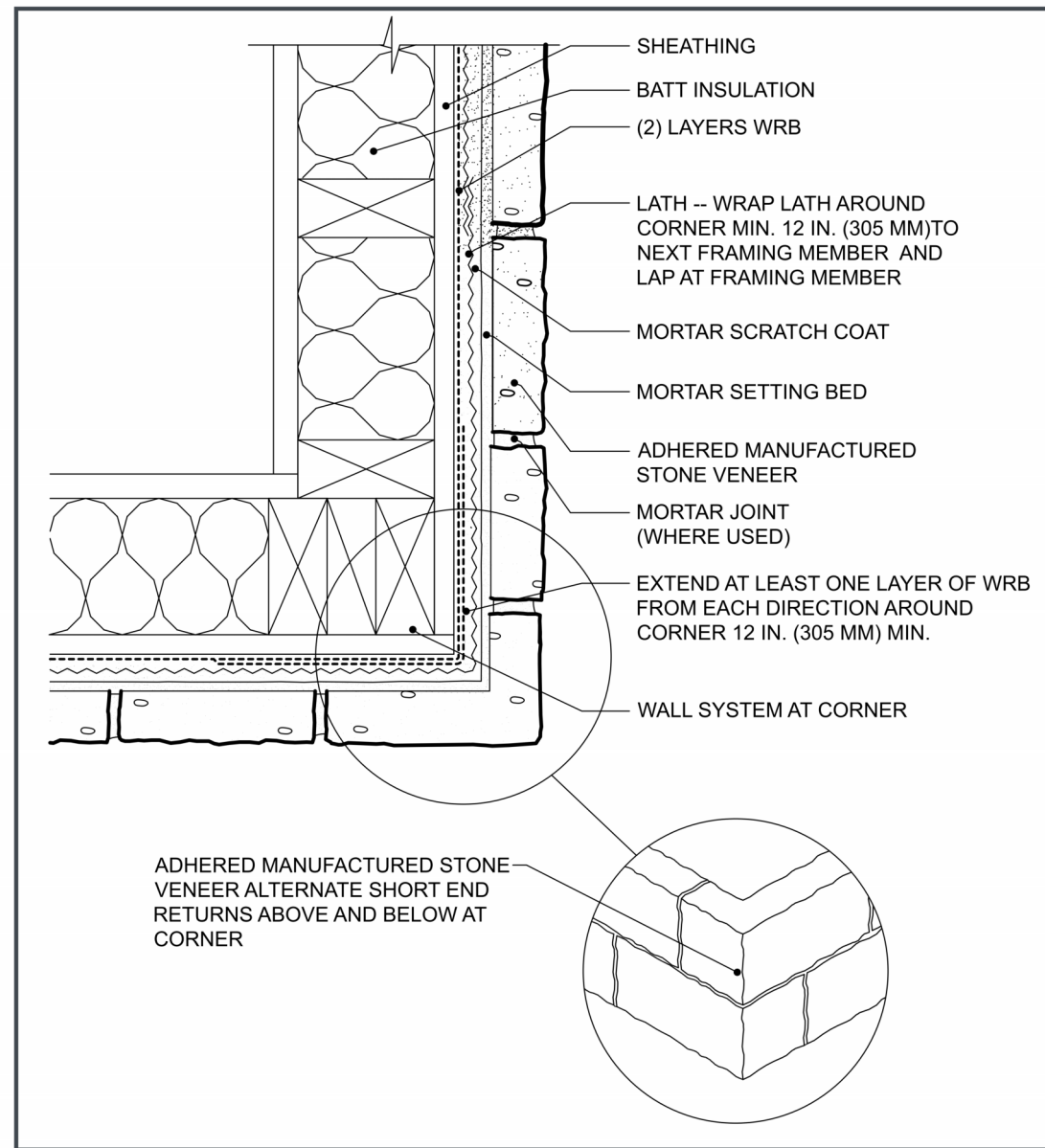


Figure 10a. Inside Corner

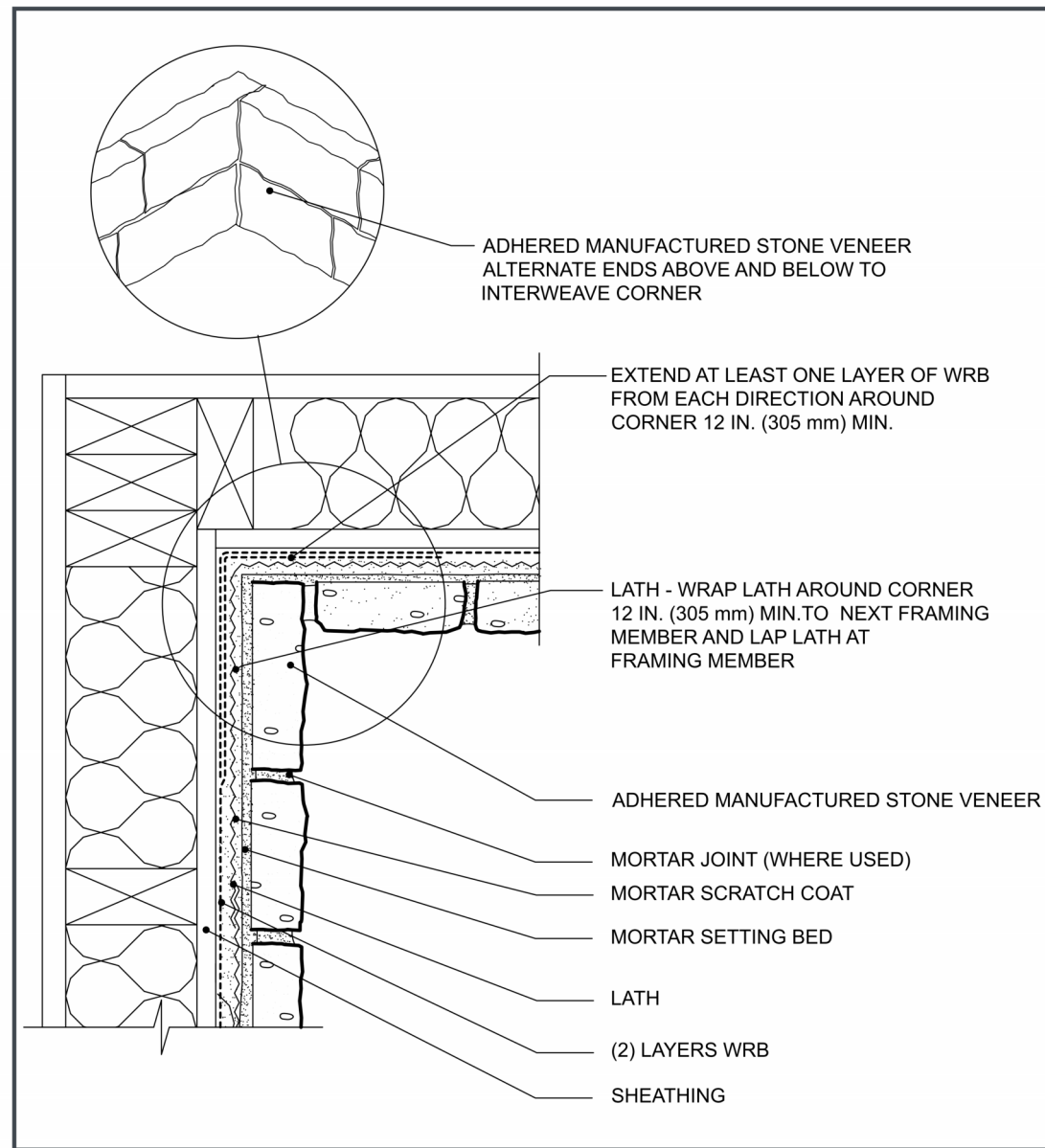


Figure 11a. Horizontal Transition

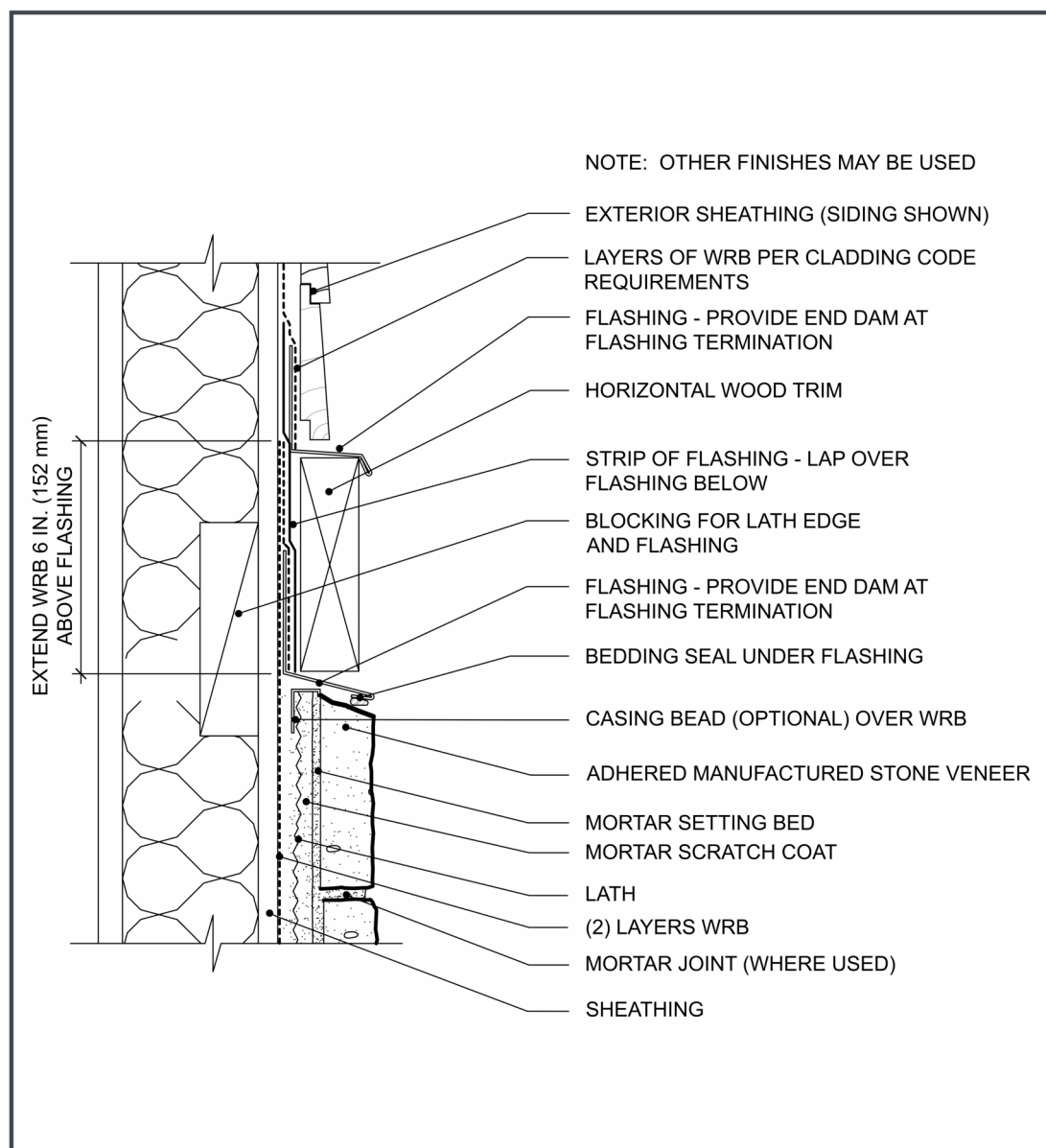


Figure 12a. Vertical Transition

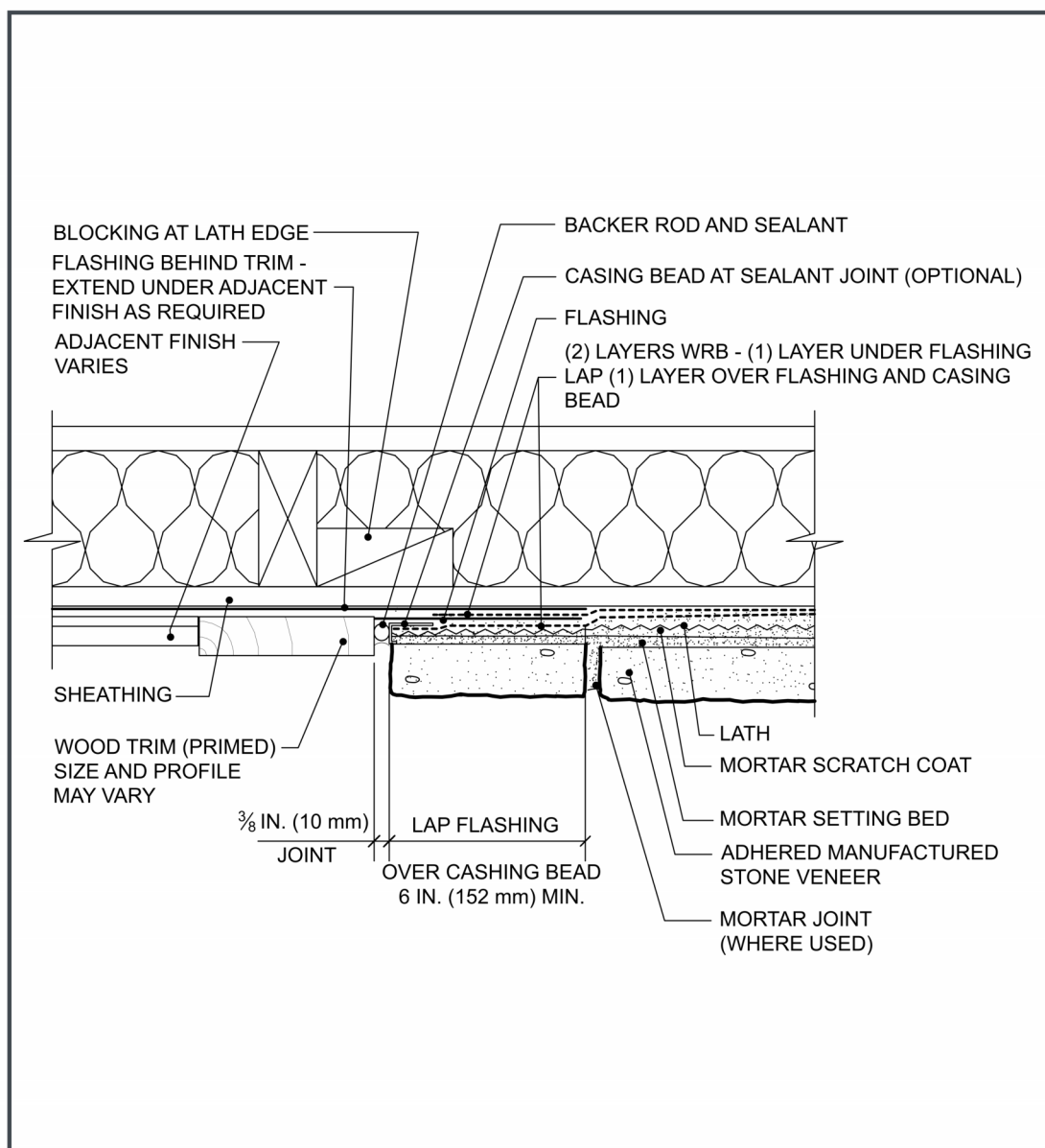


Figure 13a. Open Eave - Overhang

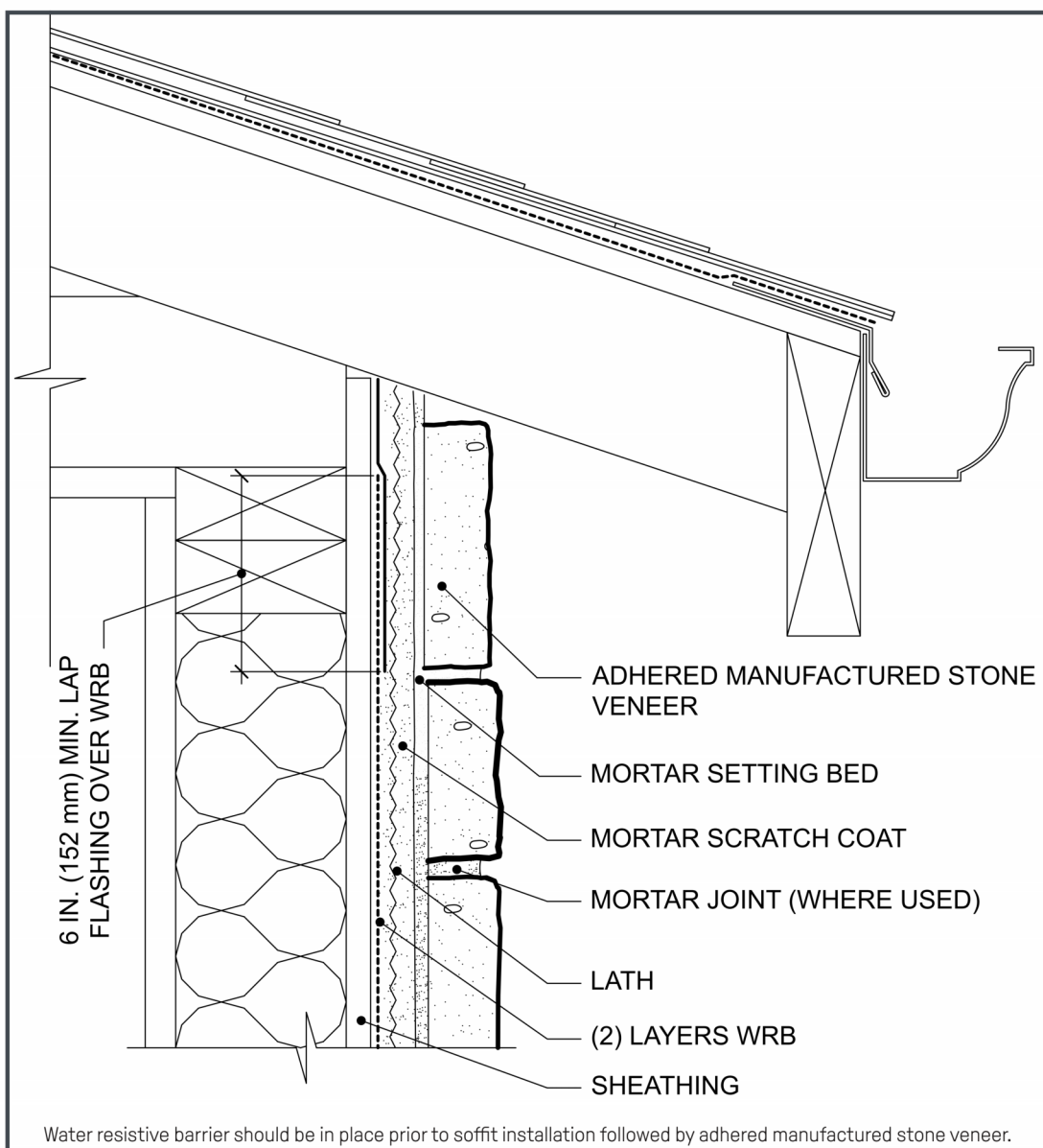


Figure 15. Rake - Overhang

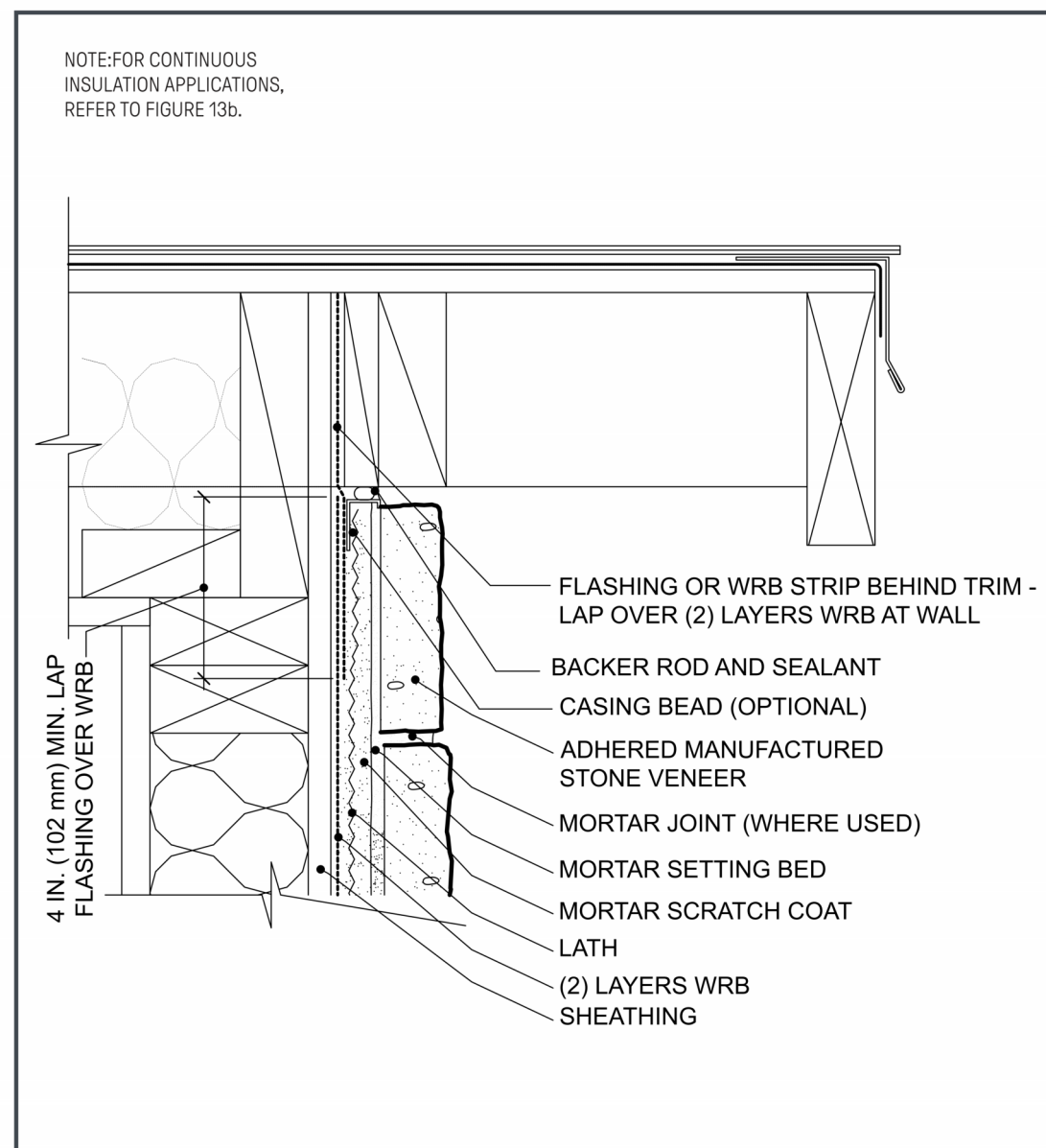


Figure 17a. Side Wall - Composition Shingles

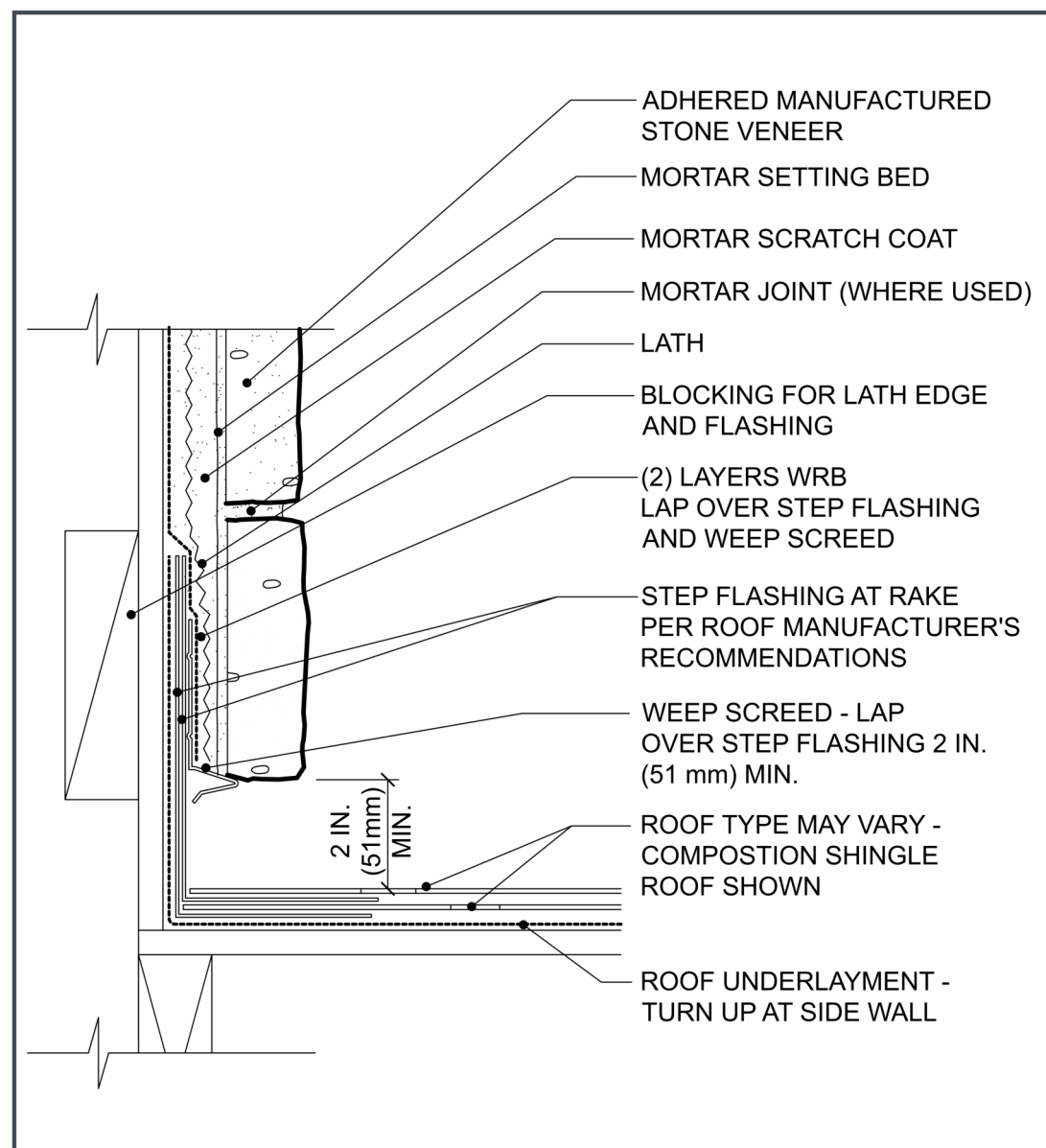


Figure 21a. Window Sill

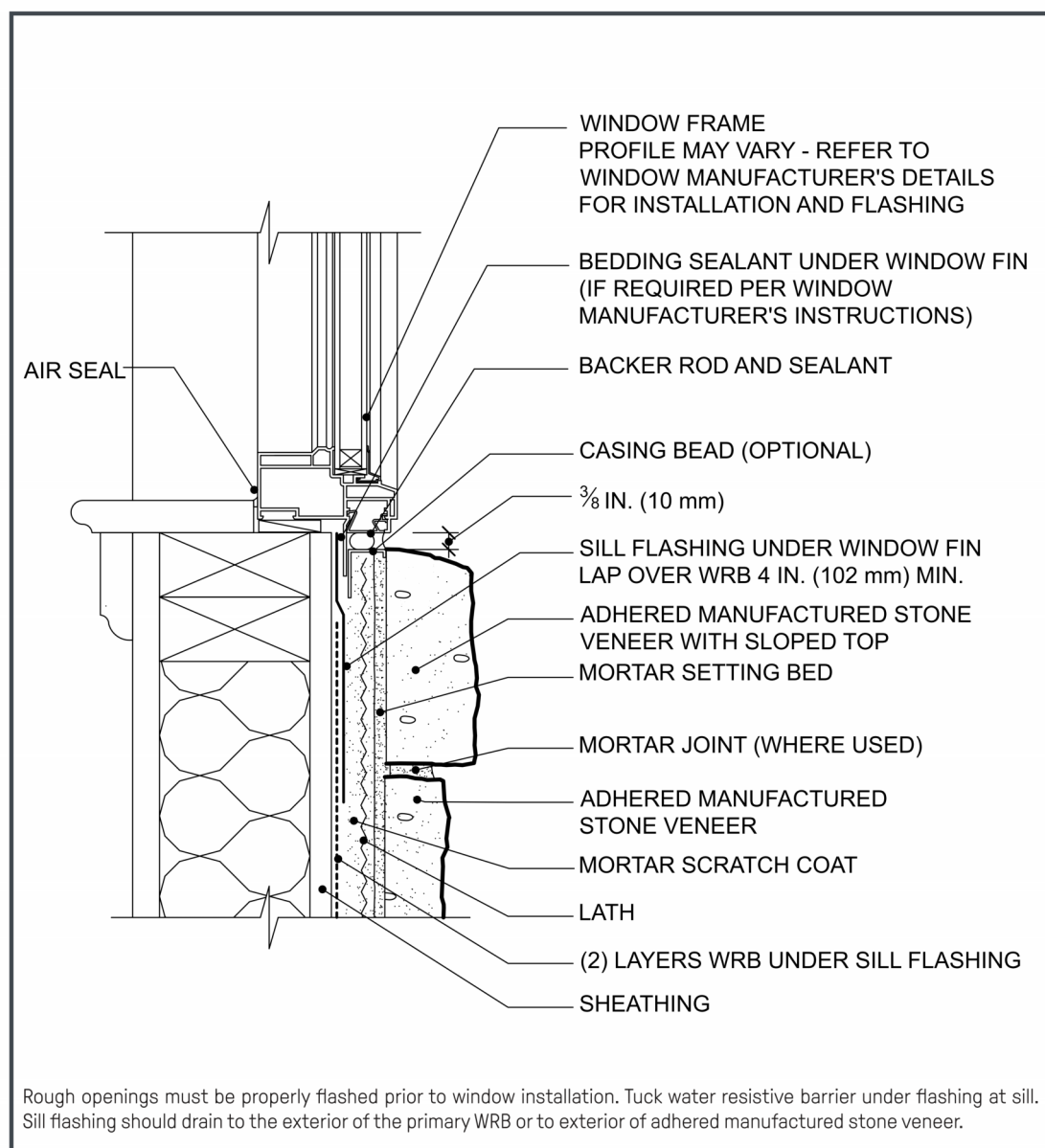


Figure 22. Window Jamb

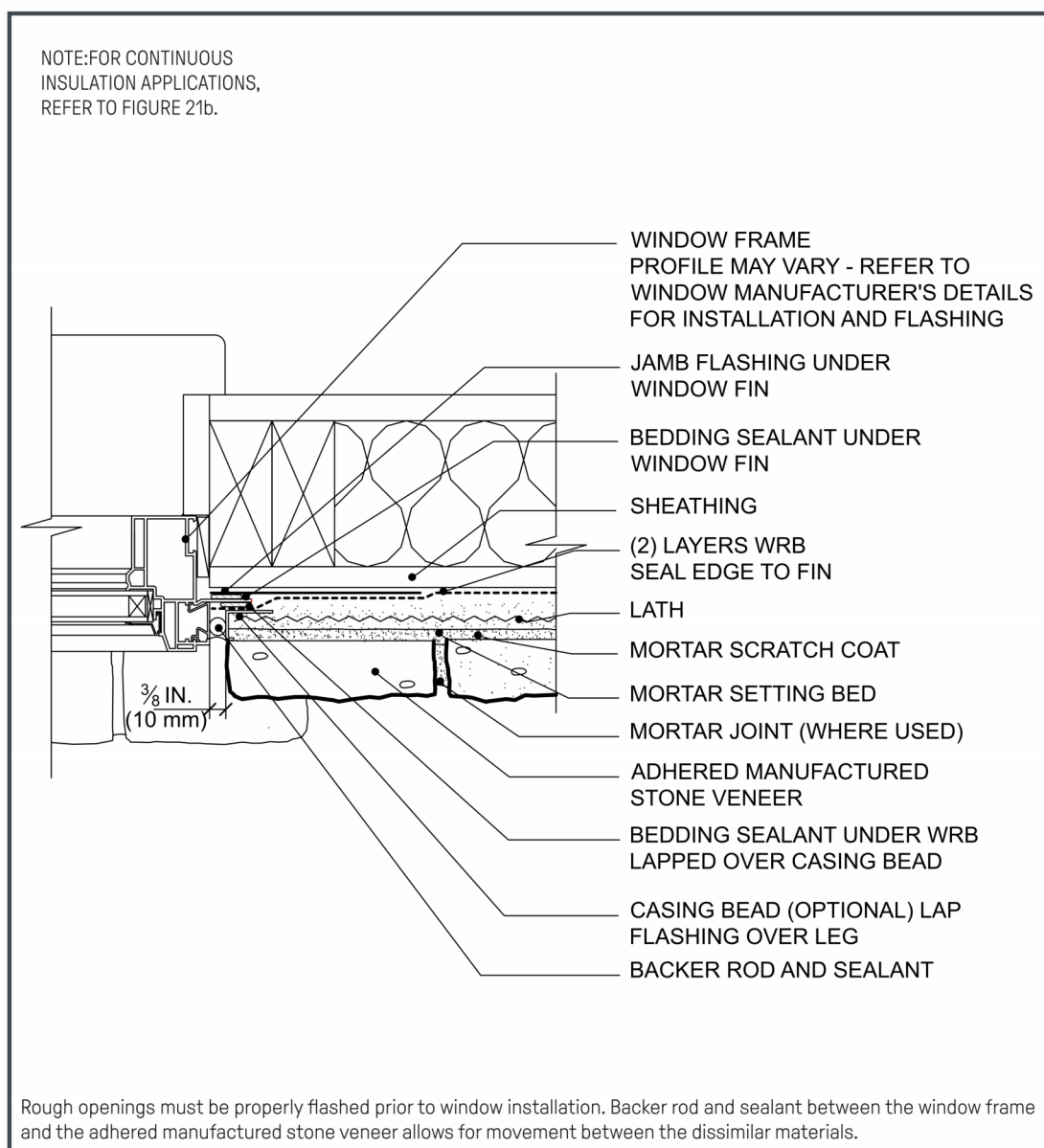


Figure 23. Window Head

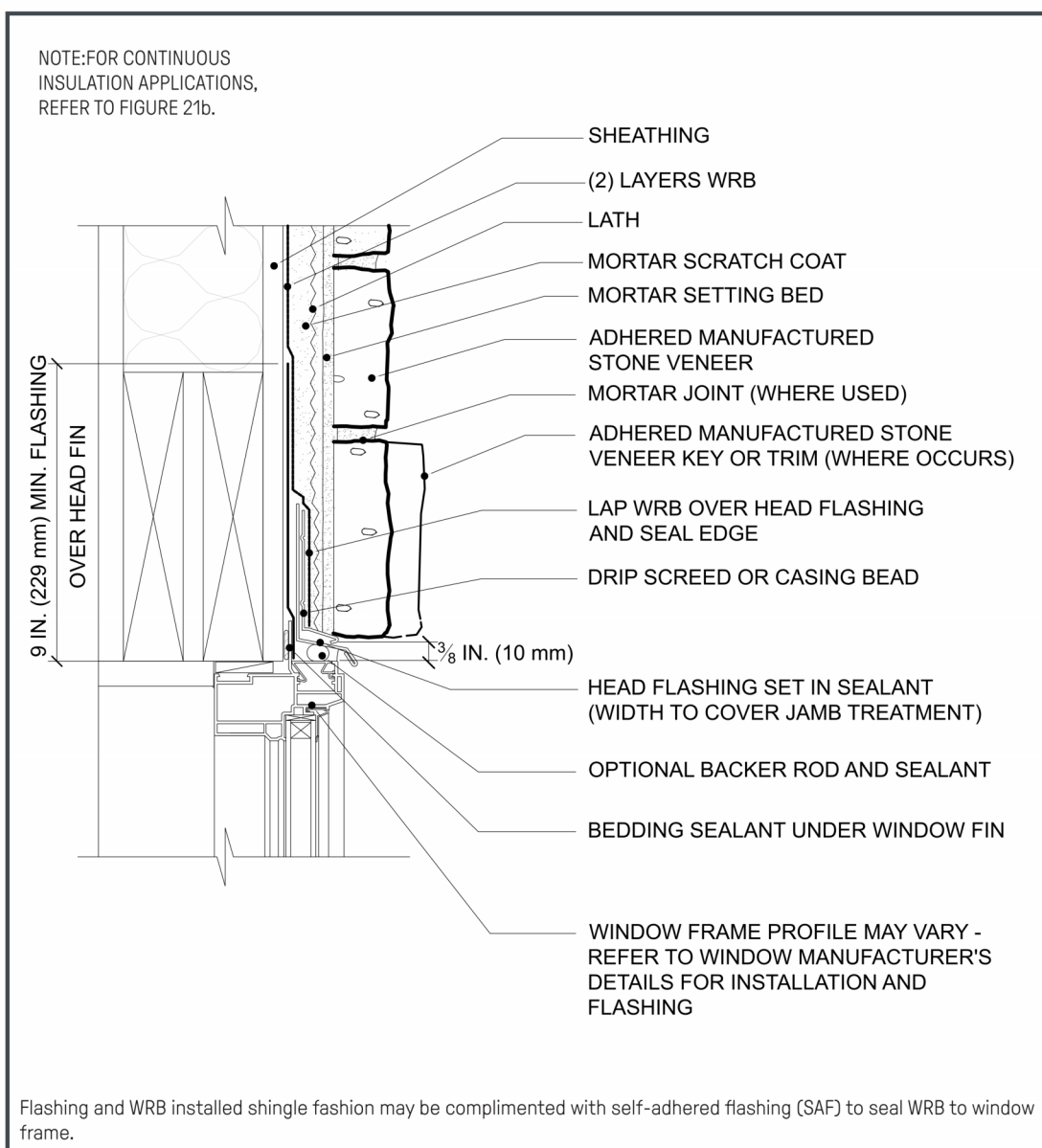


Figure 24. Kick-Out Flashing

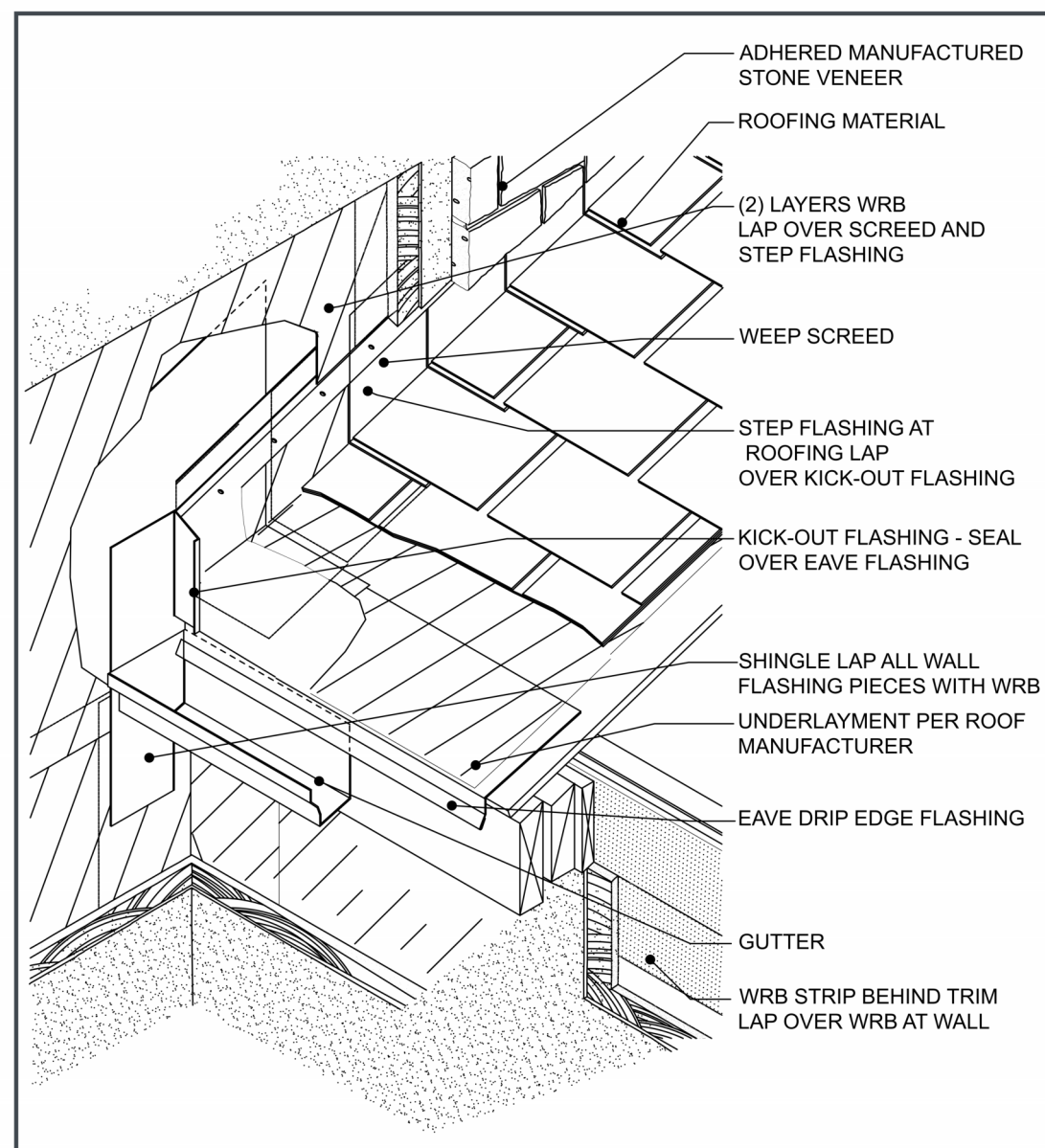


Figure 45. Wall-Section Multi-Floor Joint Detail

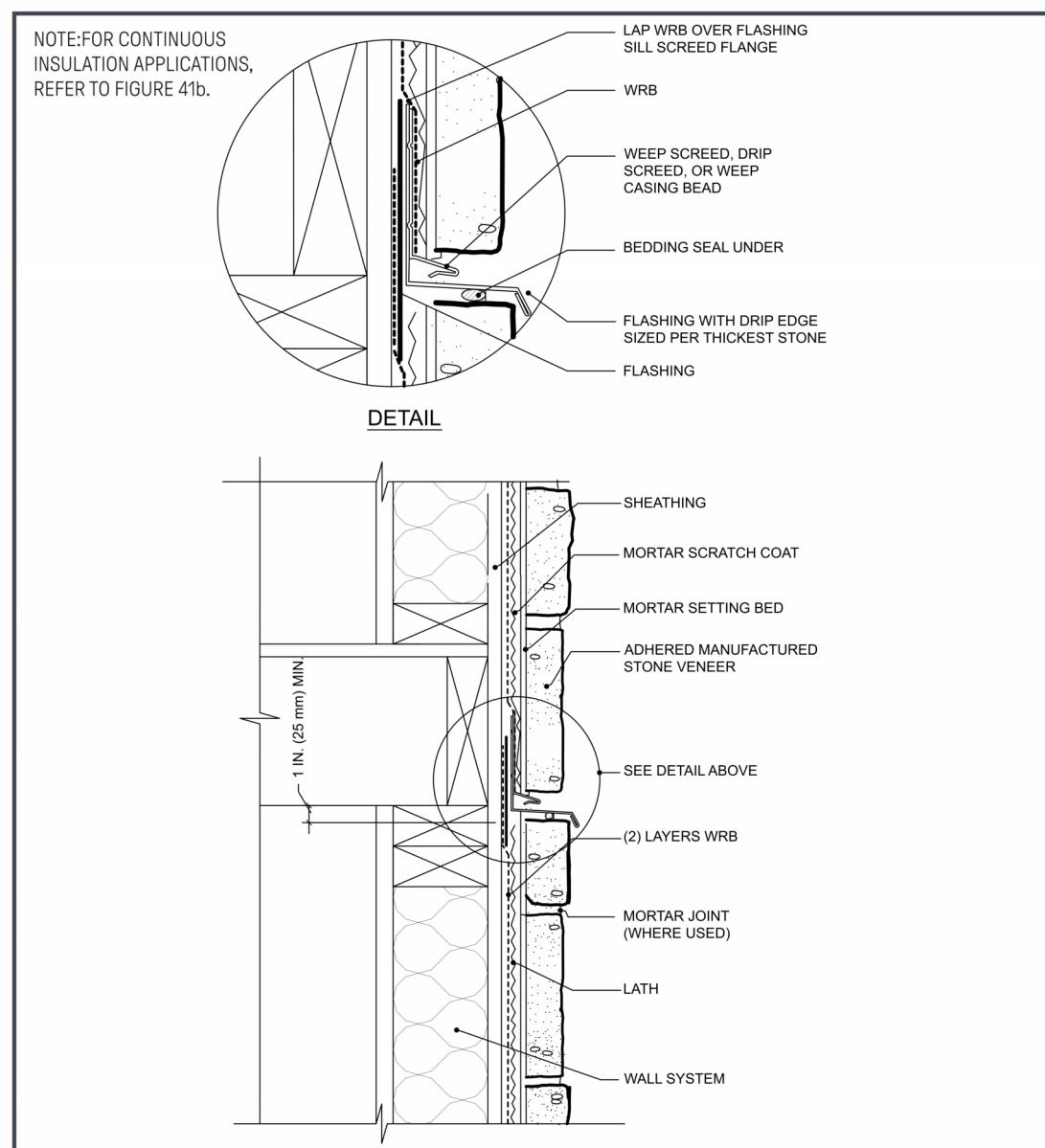


Figure 30. Penetration Non-Flanged, with Housewrap WRB

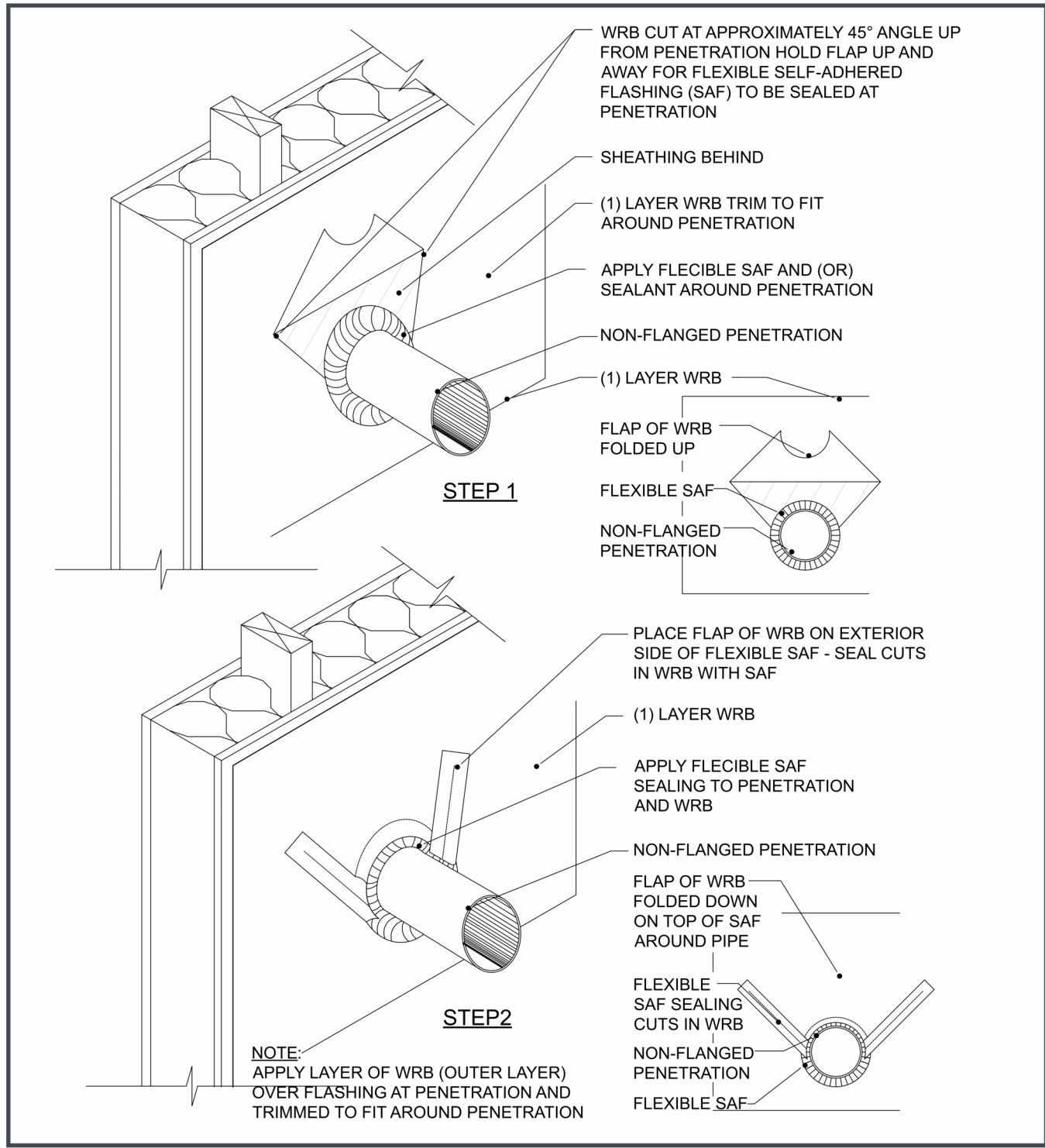


Figure 31. Penetration, Fixture

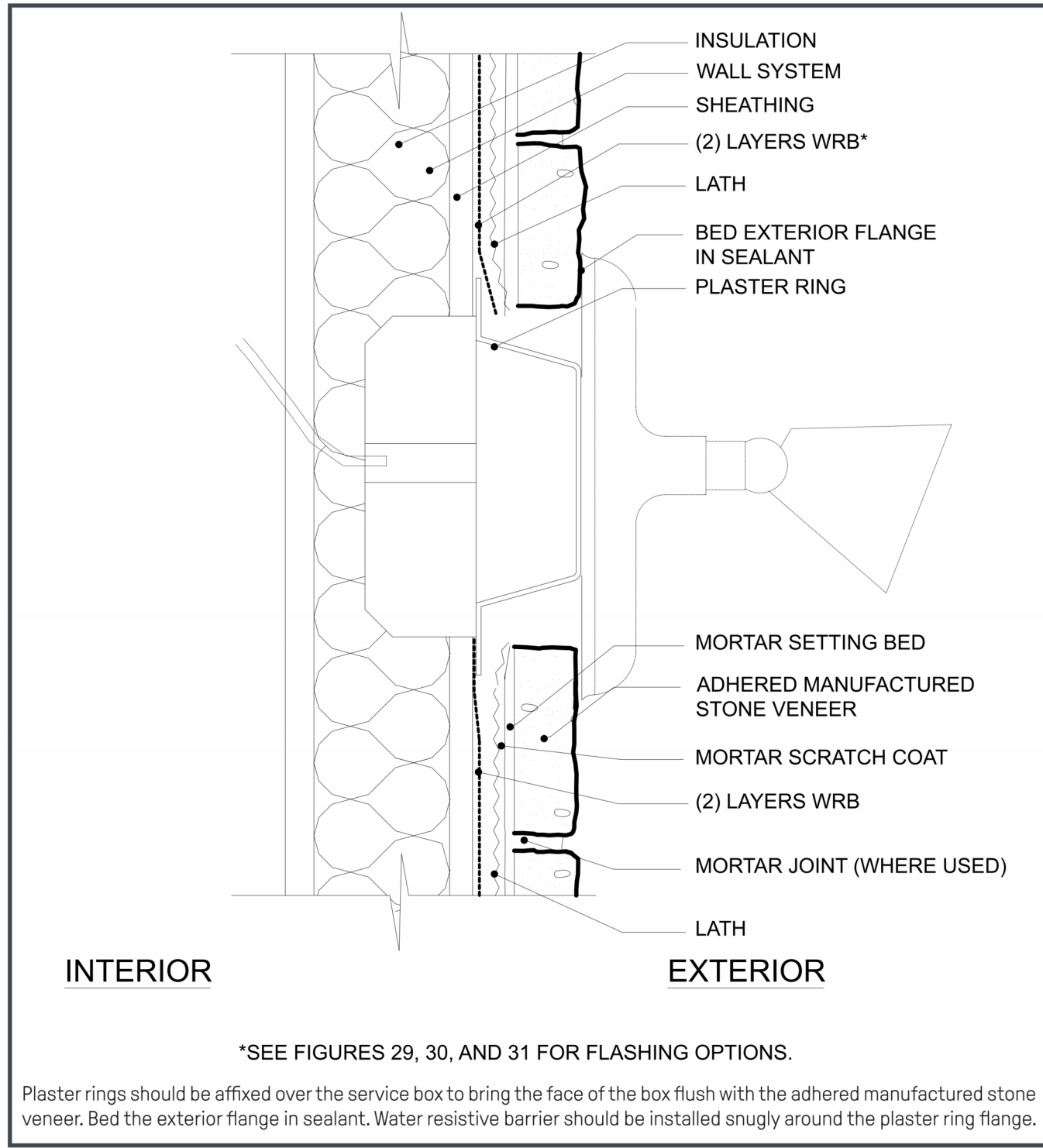


Figure 32. Penetration, Dryer Vent

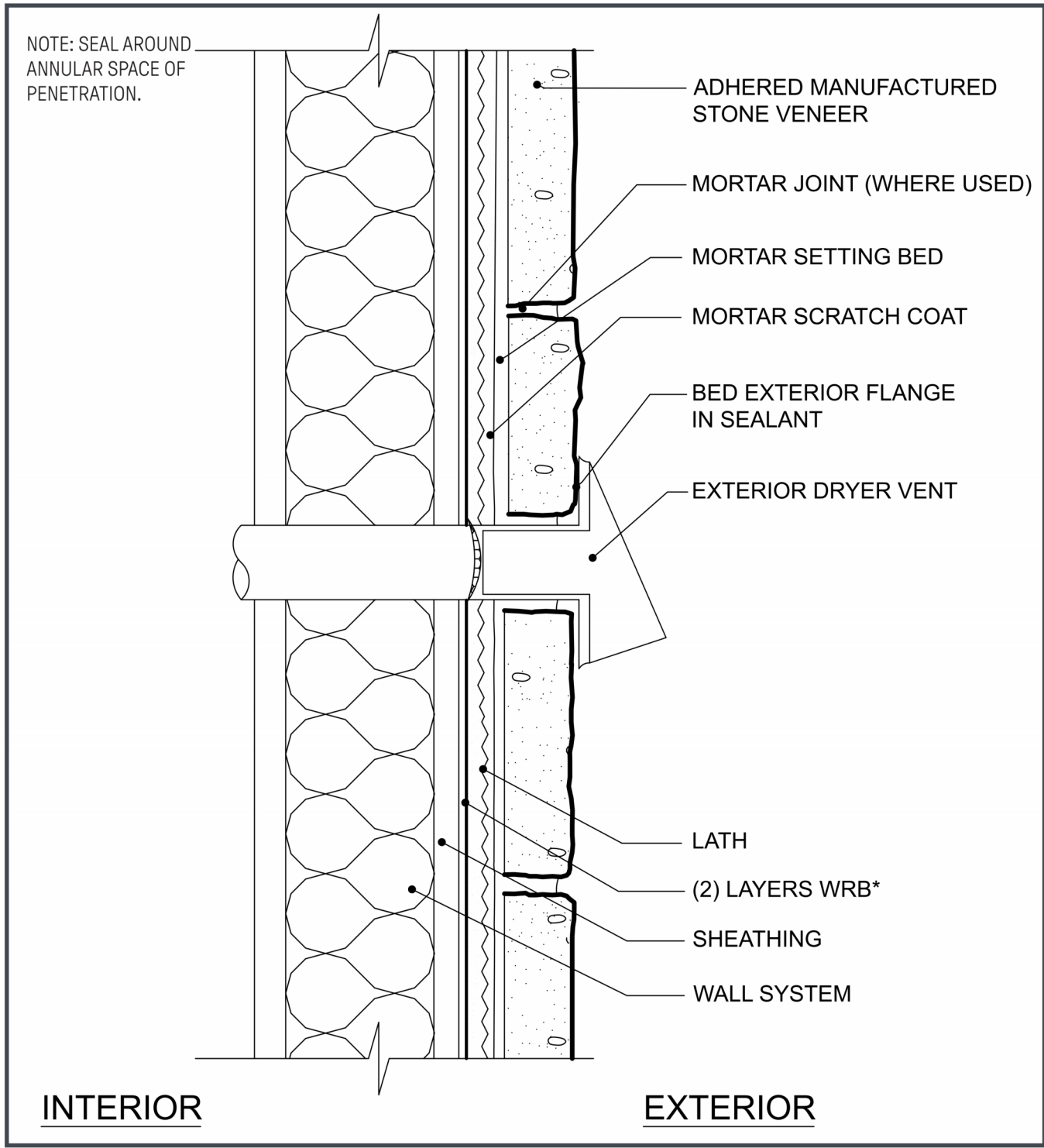


Figure 41a. Forward Mounted Commercial Window

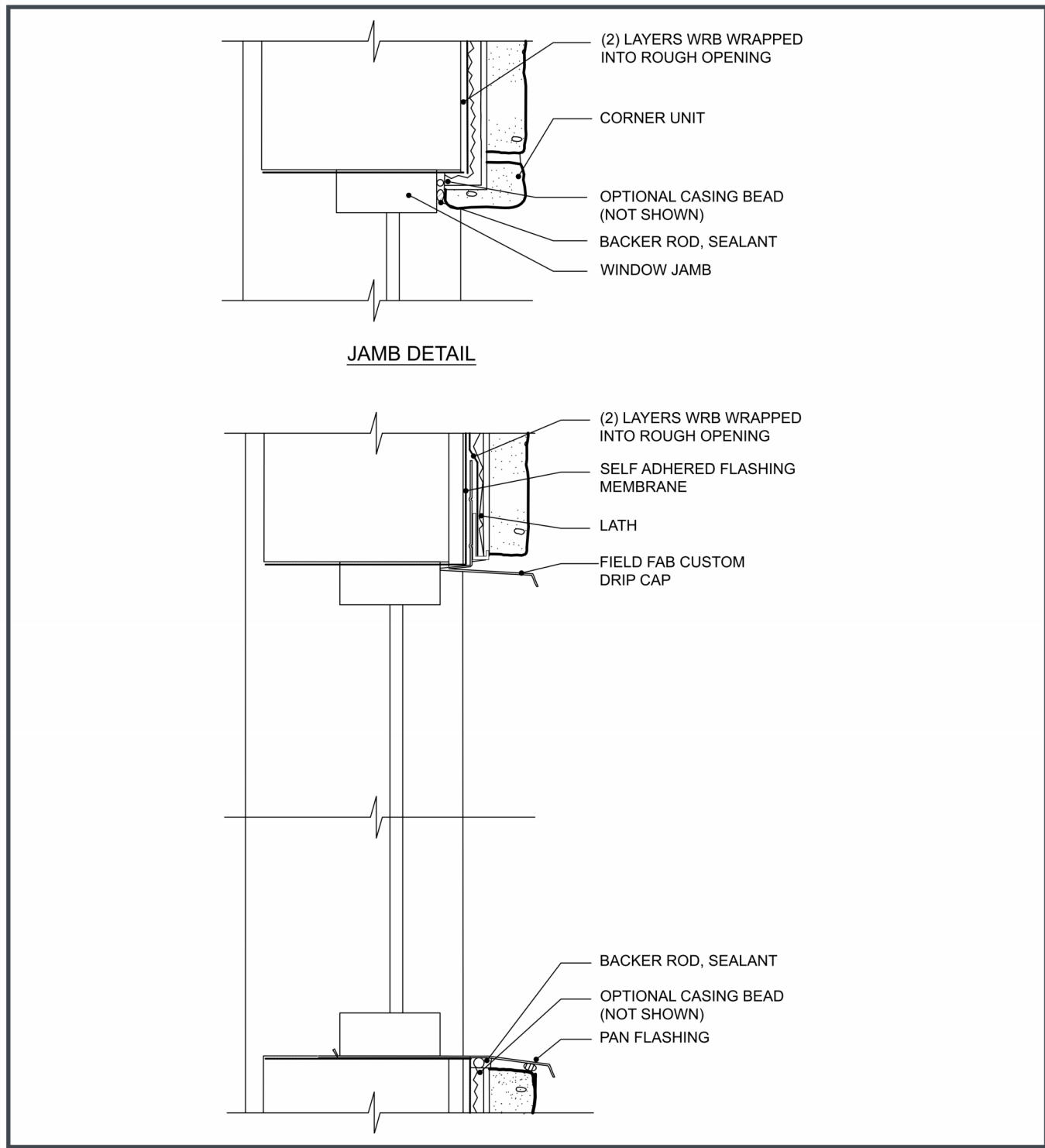


Figure 43. Commercial Storefront Window - Top View

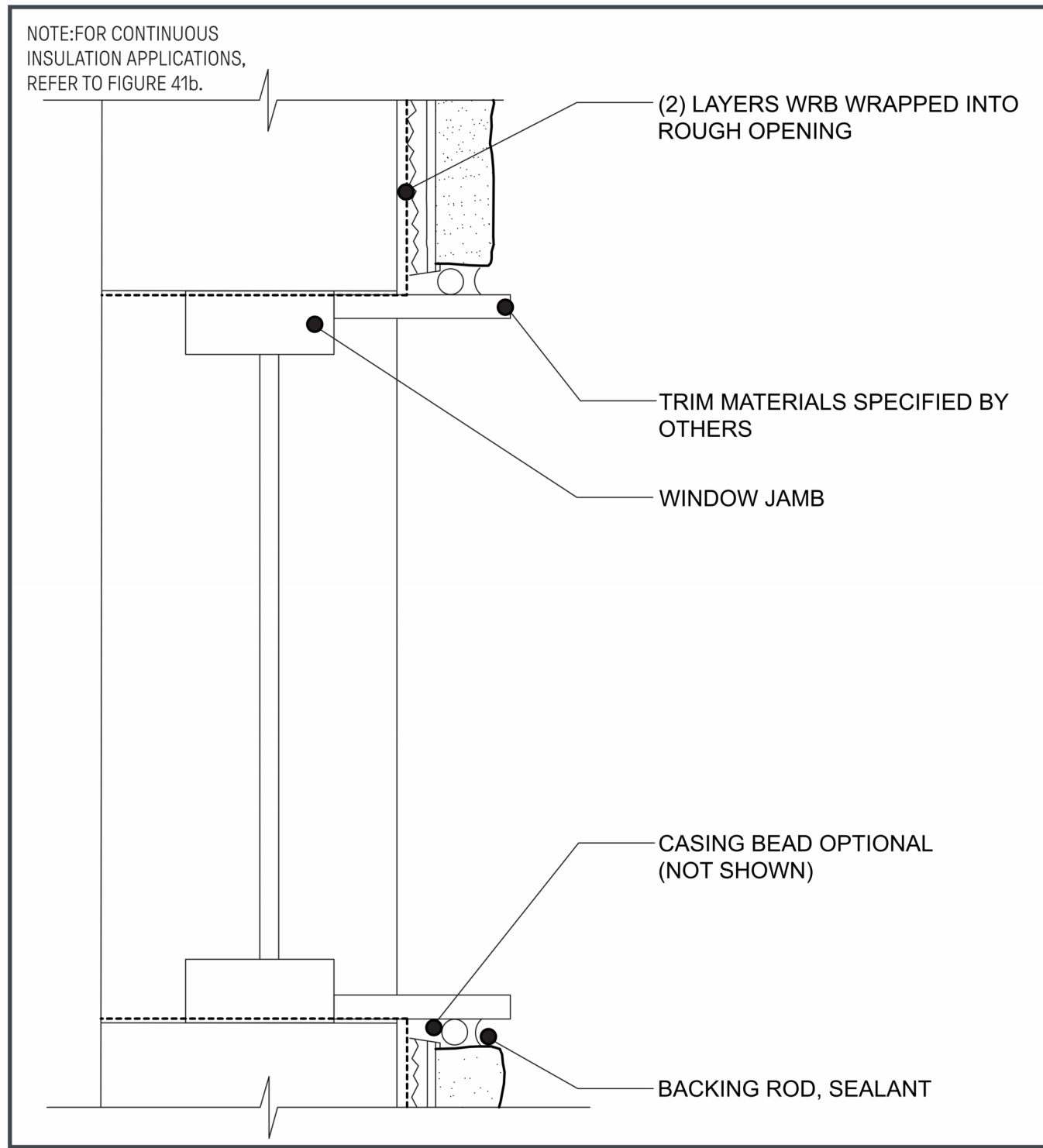
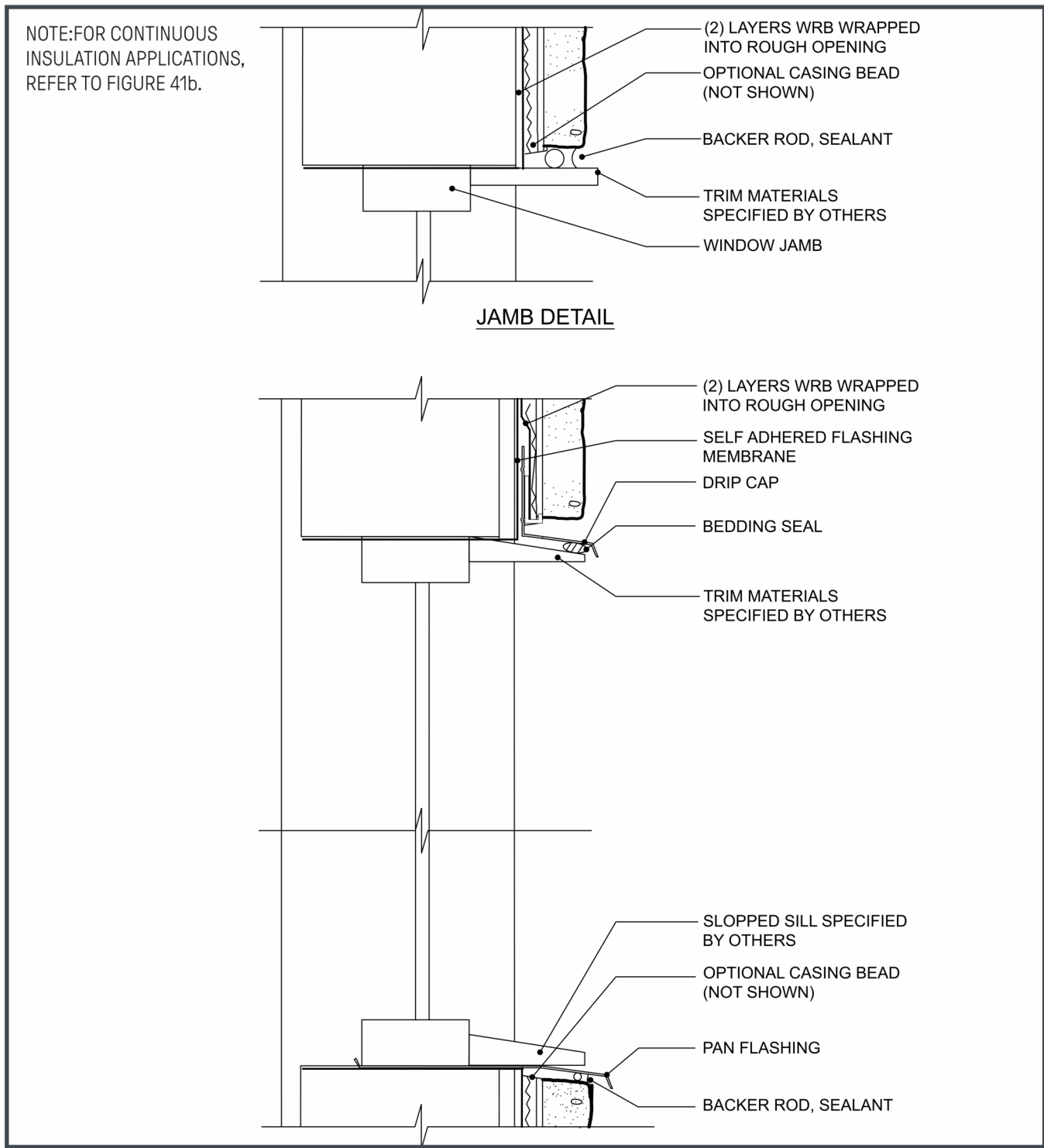


Figure 44. Commercial Storefront Window



8/23/2023 2:36:55 PM

A12 DETAIL - WINDOW HEAD

6" = 1'-0"

A9 DETAIL - WINDOW JAMB

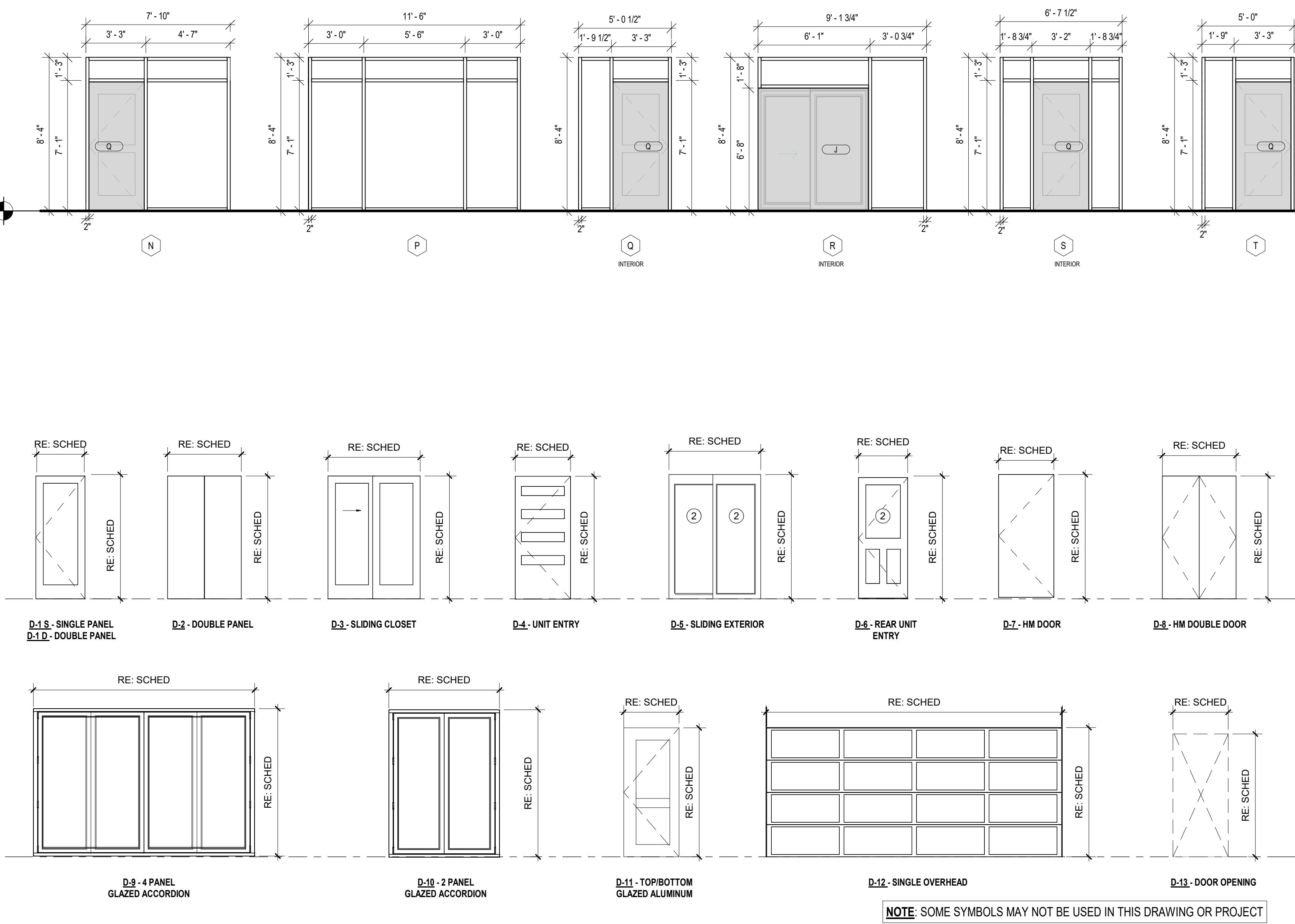
6" = 1'-0"

A6 DETAIL - WINDOW SILL

6" = 1'-0"

A2 DETAIL - WOOD HEAD

1 1/2" = 1'-0"



NOTE: SOME SYMBOLS MAY NOT BE USED IN THIS DRAWING OR PROJECT

WINDOW SCHEDULE GENERAL NOTES:

- GENERAL CONTRACTOR TO VERIFY ALL WINDOW & DOOR SIZES PRIOR TO ORDERING.
- FOR MODEL NO. 3650, INCORPORATE A SINGLE BALANCE IN TOP HOLE TO MEET EGRESS REQUIREMENTS OF 5.7 SQUARE FEET.
- WINDOWS BASIS OF DESIGN MI 3500 SINGLE HUNG WINDOW.
- PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IRC SECTION R308. RE: GLASS TYPE LEGEND AND WINDOW ELEVATIONS.
- OPERABLE WINDOWS WITH SILL MORE THAN 72" ABOVE FINISH GRADE & LESS THAN 36" A.F.F. SHALL BE EQUIPPED WITH WINDOW OPENING CONTROL DEVICE AS PER IRC SECTION R312.2.1.
- ALL WINDOW HEAD HEIGHTS ARE 6'-0" A.F.F. UNLESS NOTED OTHERWISE.
- REFER TO DETAILS A3, A8, AND A11 ON SHEET A501 FOR TYPICAL HEAD, JAMB, AND SILL DETAILS.
- REFER TO ELEVATIONS FOR WINDOW GRID LOCATIONS.
- SAFETY GLAZING REQ'D IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL THE FOLLOWING CONDITIONS:
 - THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 9 SQFT
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
 - THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

H3 WINDOW FLASHING SEQUENCE

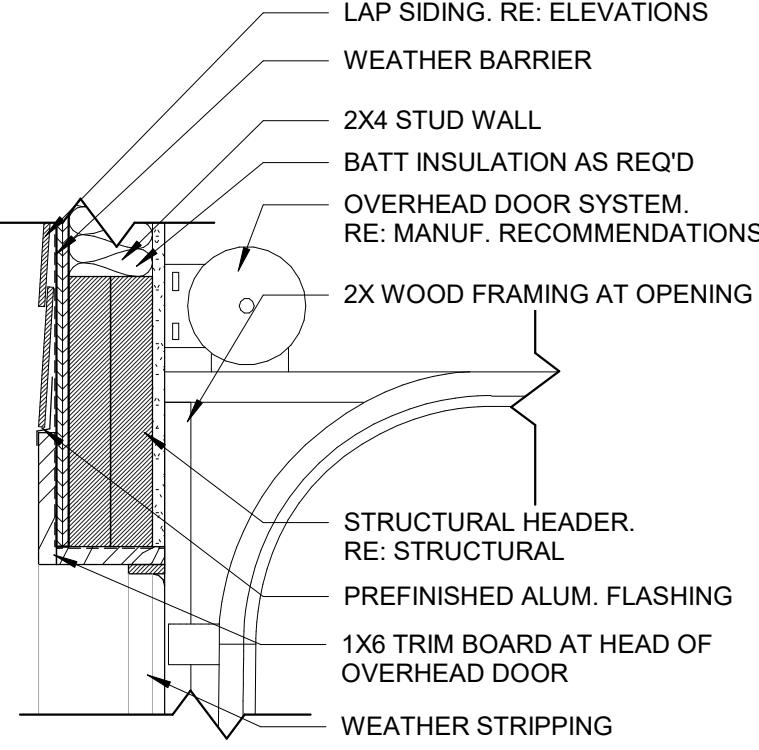
1/2" = 1'-0"

- NOTES:
- SURFACES SHALL BE CLEAN AND DRY AND PRIMED WITH CONTACT ADHESIVE.
 - FLASHING SHALL BE A MIN. OF 3" WIDE. THE FLASHING SHALL WRAP INTO WINDOW OPENING GREATER THAN THE DEPTH OF THE WINDOW AND OUT ONTO THE WALL A MIN. OF 3".
 - THE SEQUENCE FLASHING INSTALLATION TO PROVIDE SHINGLED OVERLAPS. OVERLAPS SHALL BE A MIN. OF 2".
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS.

DOOR SCHEDULE										
DOOR NO.	LOCATION	WIDTH	HEIGHT	DOOR TYPE	DOOR MAT.	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	REMARKS
A	Interior	3'-0"	6'- 8"	D-1	SCWD	PAINT	C2/A501	WD	PAINT	
B	Interior	2'- 6"	6'- 8"	D-1	SCWD	PAINT	C2/A501	WD	PAINT	<varies>
C	Interior	2'- 4"	6'- 8"	D-1	SCWD	PAINT	C2/A501	WD	PAINT	<varies>
D	Interior	2'- 0"	6'- 8"	D-1	SCWD	PAINT	C2/A501	WD	PAINT	
E	Interior	5'- 0"	6'- 8"	D-2	SCWD	PAINT	C2/A501	WD	PAINT	
F	Interior	4'- 0"	6'- 8"	D-3	SCWD	PAINT	SIM. C2/A501	WD	PAINT	
G	Interior	5'- 0"	6'- 8"	D-3	SCWD	PAINT	SIM. C2/A501	WD	PAINT	
H	Exterior	3'- 0"	6'- 8"	D-4	FIBERGLASS	PAINT	A2/A501	WD	PAINT	
J	Exterior	6'- 0"	6'- 8"	D-5	METAL / GLASS	MANUF.	C2/A501	WD	PAINT	
K	Exterior	3'- 0"	6'- 8"	D-6	FIBERGLASS / GLASS	PAINT	A2/A501	WD	PAINT	
L	Exterior	3'- 0"	6'- 8"	D-7	HM	PAINT	C2/A501	WD	PAINT	
M	Exterior	2'- 0"	6'- 8"	D-8	HM	PAINT	C2/A501	WD	PAINT	
N	Exterior	12'- 0"	8'- 0"	D-9	ALUM/GL	MANUF.	SIM. A2/A501	ALUM	MANUF.	
P	Exterior	6'- 0"	8'- 0"	D-10	ALUM/GL	MANUF.	SIM. A2/A501	ALUM	MANUF.	
Q	Interior	3'- 0"	7'- 0"	D-11	ALUM/GL	MANUF.	ALUM	MANUF.	MANUF.	
R	Exterior	16'- 0"	7'- 0"	D-12	INSUL. METAL	PAINT	D2/A501	WD	PAINT	
S	Interior	3'- 0"	6'- 8"	D-13	N/A	N/A	C2/A501	WD	PAINT	
T	Interior	2'- 8"	6'- 8"	D-13	N/A	N/A	C2/A501	WD	PAINT	

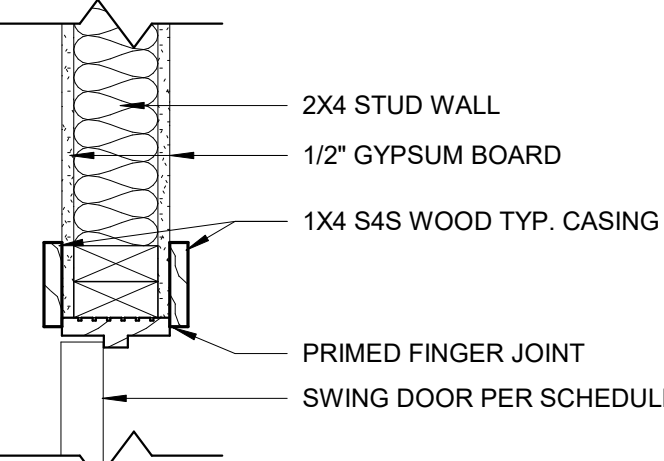
DOOR SCHEDULE REMARKS:

- PROVIDE EACH ENTRY DOOR WITH PEEPHOLE WITH A 180 DEGREE VIEWER AND A DEADBOLT LOCK.
- WEATHERSTRIP ALL EXTERIOR DOORS.
- PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER IRC SECTION R308. SEE PLAN FOR LOCATIONS.
- SAFETY GLAZING REQUIRED AT DOORS WHEN:
 - GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN A CLOSED POSITION.
 - GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE INGE SIDE OF AN IN-SWING DOOR.
- CONTRACTOR TO CONFIRM PROPER SWING WITH UNIT AND BUILDING LAYOUT PLANS.
- REFERENCE SPEC ON G SERIES SHEETS FOR HARDWARE TYPES.



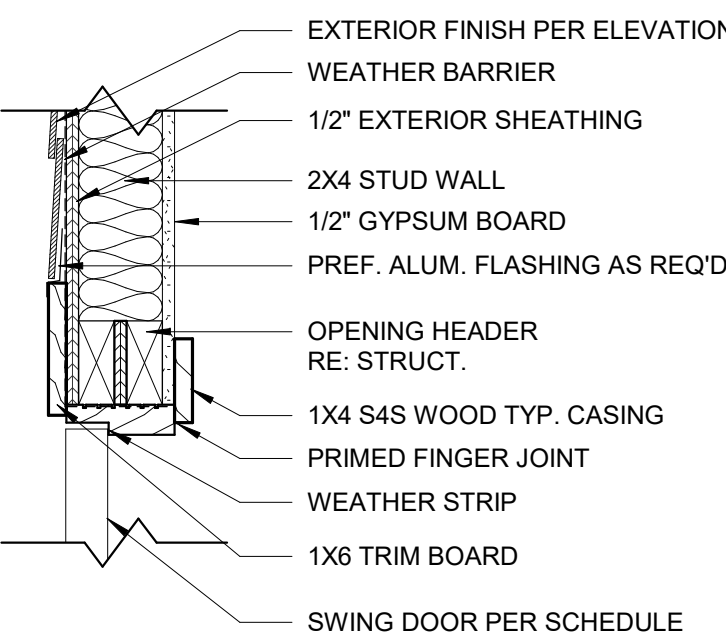
D2 DETAIL - WOOD HEAD GARAGE

1 1/2" = 1'-0"



C2 DETAIL - WOOD HEAD

1 1/2" = 1'-0"



GENERAL NOTES: DOOR SCHEDULE

- HM REFERS TO HOLLOW METAL.
- AL REFERS TO ALUMINUM.
- WD REFERS TO WOOD.
- SCWD REFERS TO SOLID CORE WOOD.
- ALL EXTERIOR ALUMINUM DOORS & FRAMES ARE TO BE FINISHED TO MATCH ADJACENT ALUMINUM WINDOW FRAME, UNO.
- FOR FINISH COLOR DESIGNATION FOR INTERIOR DOOR AND FRAMES, REFER TO FINISH LEGEND.
- REFER TO SPECIFICATION FOR DOOR HARDWARE SET DESIGNATIONS.
- 2 HOUR FIRE BARRIED DOORS = 90 MINUTE RATING
- 1 HOUR FIRE BARRIED DOORS = 45 MINUTE RATING
- 1 HOUR SMOKE BARRIER = 20 MINUTE RATING
- PROTECT ALL DOORS & FRAMES FROM DAMAGE THROUGHOUT CONSTRUCTION PHASES.
- ALL EGRESS DOORS TO BE PROVIDED WITH PANIC HARDWARE.

GENERAL NOTES:

WINDOW TYPES / GLASS TYPES

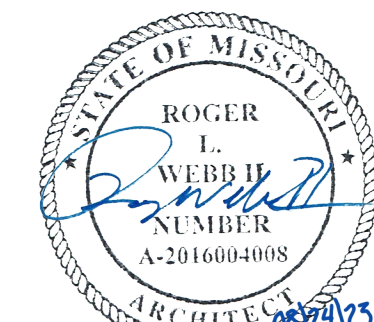
- RE: SHEET G301 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
- ALL WINDOW TYPES ARE ALUMINUM STOREFRONT, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE TO ROUGH OPENING AND TO TOP OR BOTTOM OF MULLION, UNLESS NOTED OR SHOWN OTHERWISE.
- ALL OPENINGS ARE TO BE FIELD VERIFIED, AND NOTED AS SUCH ON SHOP DRAWINGS, PRIOR TO ARCHITECT'S REVIEW.
- GLASS DOORS, ADJACENT PANELS AND ALL GLAZED OPENINGS WITHIN 1'-6" OF THE FLOOR, AND WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF A DOOR, ETC., SHALL BE SAFETY GLAZING AS APPROVED FOR IMPACT BY APPLICABLE BUILDING CODES, AND SHALL BE LABELED AS SUCH.
- REFER TO SPECIFICATIONS FOR GLAZING & FRAME PRODUCT INFORMATION.

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REVISION DATES:



PROFESSIONAL SEAL

A501

ISSUE DATE: 24 AUGUST 2023
COLLINS WEBB #: 21076

DOOR / WINDOW SCHEDULE + DETAILS

PERMIT DOCUMENTS



A B C D E F G H J K

12 11 10 9 8 7 6 5 4 3 2 1

ROOM FINISH SCHEDULE						
ROOM NAME	FLOORS		CEILING FINISH	Wall Finish	CASEWORK COUNTERTOP	REMARKS
	FLOOR	WALL BASE				
CLUBHOUSE						
BILLIARDS	CPT	WB	P2	P1		
CONFERENCE	CPT	WB	P2	P1		
CORR.	CPT	WB	P2	P1		
GREAT ROOM	CPT	WB	P2	P1		
GYM	LVT	WB	P2	P1		
IT	SMOOTH CONC	NONE	TAPE + MUD	TAPE + MUD		
JAN.	SMOOTH CONC	NONE	TAPE + MUD	TAPE + MUD		
LEASING / CONCIERGE	CPT	WB	P2	P1		
MAINTENANCE GARAGE	SMOOTH CONC	NONE	TAPE + MUD	TAPE + MUD		
MANAGER	CPT	WB	P2	P1		
MECH	SMOOTH CONC	NONE	TAPE + MUD	TAPE + MUD		
MENS	TILE	TB1	P2	P1	QUARTZ	
PET SPA	SMOOTH CONC	NONE	TAPE + MUD	TAPE + MUD		
WOMEN'S	TILE	TB1	P2	P1	QUARTZ	
WORK AREA	CPT	WB	P2	P1	QUARTZ	
REUNION						
1/2 BATH	TILE	TB1	P2	P1	QUARTZ	
BATH	TILE	TB1	P2	P1	QUARTZ	
BEDROOM #2	CPT	WB	P2	P1		
CLO.	MATCH ADJACENT FLOORING	WB	P2	P1		
CORR.	LVT	WB	P2	P1		
DINING	LVT	WB	P2	P1		
ENTRY	LVT	WB	P2	P1		
FLEX	CPT	WB	P2	P1		
GARAGE	SMOOTH CONC	NONE	TAPE + MUD	TAPE + MUD		
KITCHEN	LVT	WB	P2	P1	QUARTZ	
LAUNDRY	LVT	WB	P2	P1		
LIVING	LVT	WB	P2	P1		
MECH	SMOOTH CONC	NONE	TAPE + MUD	TAPE + MUD		
MUD RM	LVT	WB	P2	P1		
P BATH	TILE	TB1	P2	P1	QUARTZ	
PANTRY	LVT	WB	P2	P1		
PRIMARY BEDROOM	CPT	WB	P2	P1		
WALK-IN	CPT	WB	P2	P1		

GENERAL NOTE:

FINISH MATERIALS TO BE SELECTED BY OWNER

GENERAL NOTES:
INTERIOR FINISHES

1. RE: SHEET G001 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. RE: G002 FOR ACCESSIBILITY GUIDELINES.
3. CONTINUE WALL FINISH AS SCHEDULED BEHIND EQUIPMENT.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CASEWORK FABRICATION AND INSTALLATION.
5. ALL BACKSPLASH MATERIAL SHALL MATCH COUNTERTOP MATERIAL.
6. TRANSITION ALL WALL FINISHES/COLOR CHANGES AT INSIDE CORNERS, UNLESS NOTED OTHERWISE (U.N.O.).
7. TRANSITION WALL BASE AT INSIDE CORNERS, U.N.O.
8. INSTALL METAL TRANSITION STRIP WHERE WALL TILE MEETS PAINTED GYP. BD. WALL IN ALL VERTICAL AND/OR HORIZONTAL CONDITIONS, U.N.O.

ROOM FINISH
SCHEDULE REMARKS:

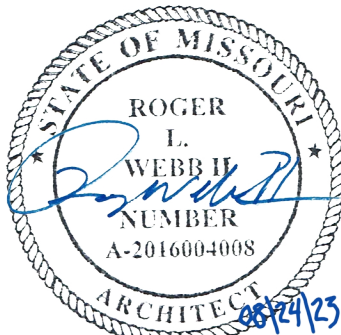
- J AREAS WITH MULTIPLE DESIGNATED FINISHES, RE: FINISH FLOOR PLANS & INTERIOR ELEVATIONS FOR ADDITIONAL CLARIFICATION.
1. PROVIDE FULL HEIGHT WALL TILE AT WET WALL, RE: INTERIOR ELEVATIONS.
 2. PROVIDE WALL TILE TO 8'-0" AFF ON ALL WALLS IN ROOM/SPACE, RE: INTERIOR ELEVATIONS.
 3. PROVIDE FRP FULL HEIGHT.
 4. PROVIDE FRP TO 8'-0" AFF.
 5. PROVIDE FRP AT INSIDE OF BAR/DIE WALL.
 6. PROVIDE PLYWOOD PANELS FULL HEIGHT (ABOVE WALL BASE) AT WALLS DESIGNATED PER FINISH FLOOR PLANS.
 7. PROVIDE CAULK JOINT BETWEEN EDGE OF STAIR AND/OR AUDITORIUM RISER AND HORIZONTAL FINISH. CAULK JOINT COLOR TO MATCH LIT, AND SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD COLORS. JOINT SHOULD BE 1/8" OR LESS AND BE FINISHED PER SPECIFICATIONS.
 8. PROVIDE WALL TILE TO 8'-0" AFF AT WET WALL, RE: INTERIOR ELEVATIONS.
 9. PROVIDE FULL HEIGHT WALL TILE ON ALL WALLS IN ROOM/SPACE, RE: INTERIOR ELEVATIONS.
 10. PROVIDE LEVEL 4 FINISH FOR ALL WALLS TO RECEIVE WC2, WC3, AND WC4.
 11. PROVIDE LEVEL 5 FINISH FOR ALL WALLS TO RECEIVE WG1 AND WG2.
 12. PROVIDE LEVEL 3 FINISH FOR ALL WALLS TO RECEIVE WALL CARPET, WC1. PROVIDE WC1 ALONG PERIMETER OF ALL AUDITORIUM WALLS & KNEE WALLS, WITH THE EXCEPTION OF THE SCREEN WALL. RE: INTERIOR ELEVATIONS FOR SPECIFIC HEIGHTS.
 13. PROVIDE FULL HEIGHT WALL CARPET, WC1/WC2 AS SPECIFIED, ALONG PERIMETER OF ALL WALLS, RE: FINISH FLOOR PLANS FOR SPECIFIC LOCATIONS.

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FINISH SCHEDULE



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