

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 24" @ 16" OC UNO. AT LOCATIONS WHERE STONE/MASONRY IS TO BE INSTALLED ON EXTERIOR WALLS STUD FRAMING SHALL BE (2) 24" @ 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 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'-0" 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.

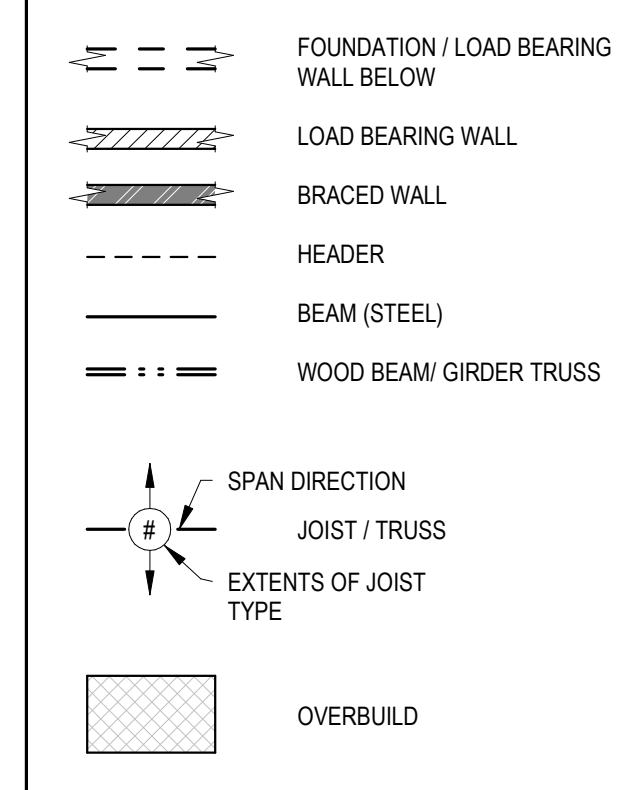
N. PROVIDE (6) STUDS MIN BELOW ALL BEAMS AND GIRDER TRUSSES, UNO.

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 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 MFCR TO PROVIDE BLOCKING AS REQD FOR CONNECTION. TRUSS TO TRUSS HANGERS ARE BY TRUSS MFCR.

FRAMING LEGEND



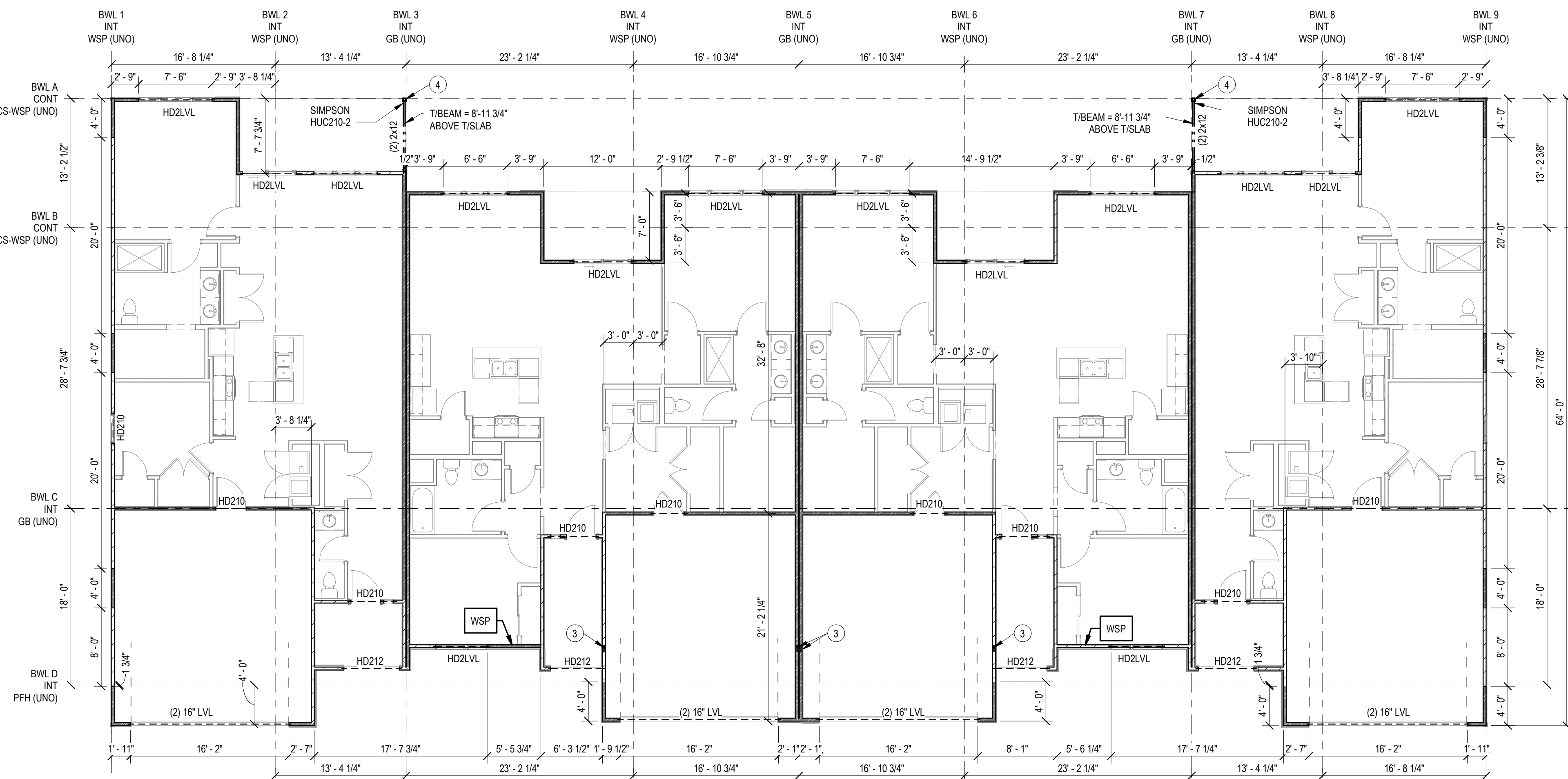
WALL FRAMING PLAN NOTES:

- 2x6 LOAD BEARING STUD FRAMED WALL @ 16" OC
- EXTEND HDR CONTINUOUS TO THE CORNER FOR BRACED WALL CONNECTION
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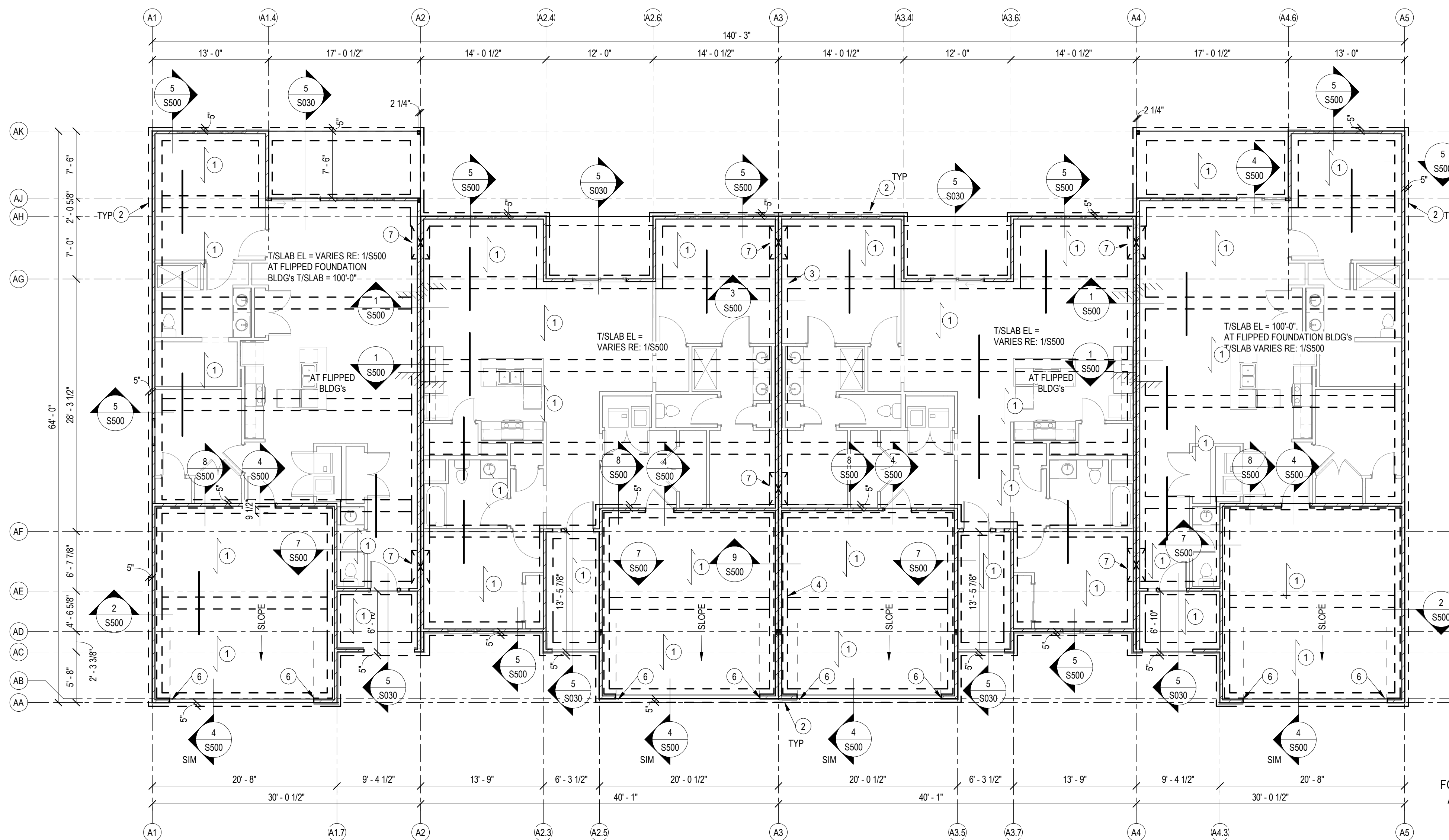
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- 18" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (2) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
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- POUR TRENCH FOOTING OVER TOP OF FOOTING TO FULLY ENCAPSULATE COLUMN BASEPLATE BEND REINF. AROUND COLUMN AS REQD.
- #5 TOP BAR x 6'-0" LONG @ 12" OC OVER EA FOOTING

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.



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



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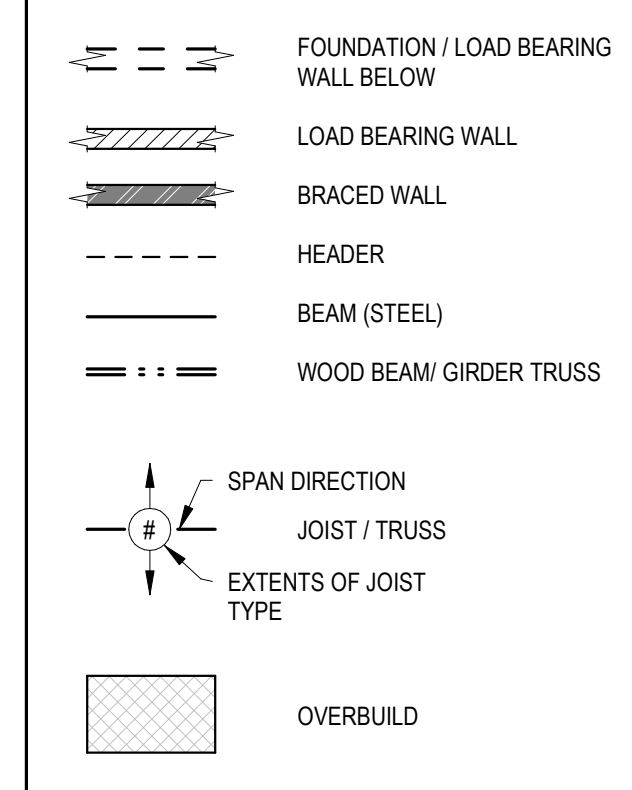
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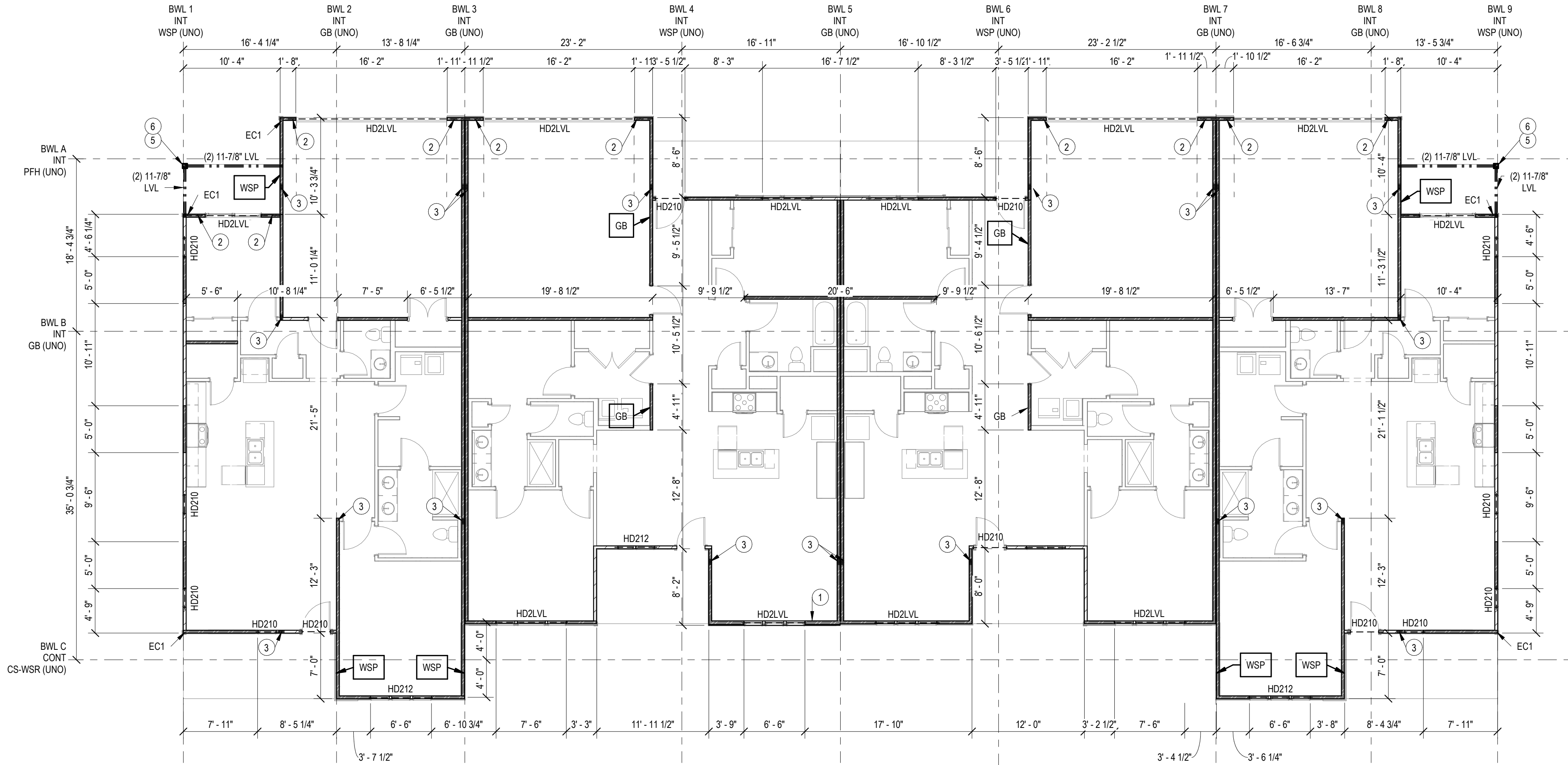
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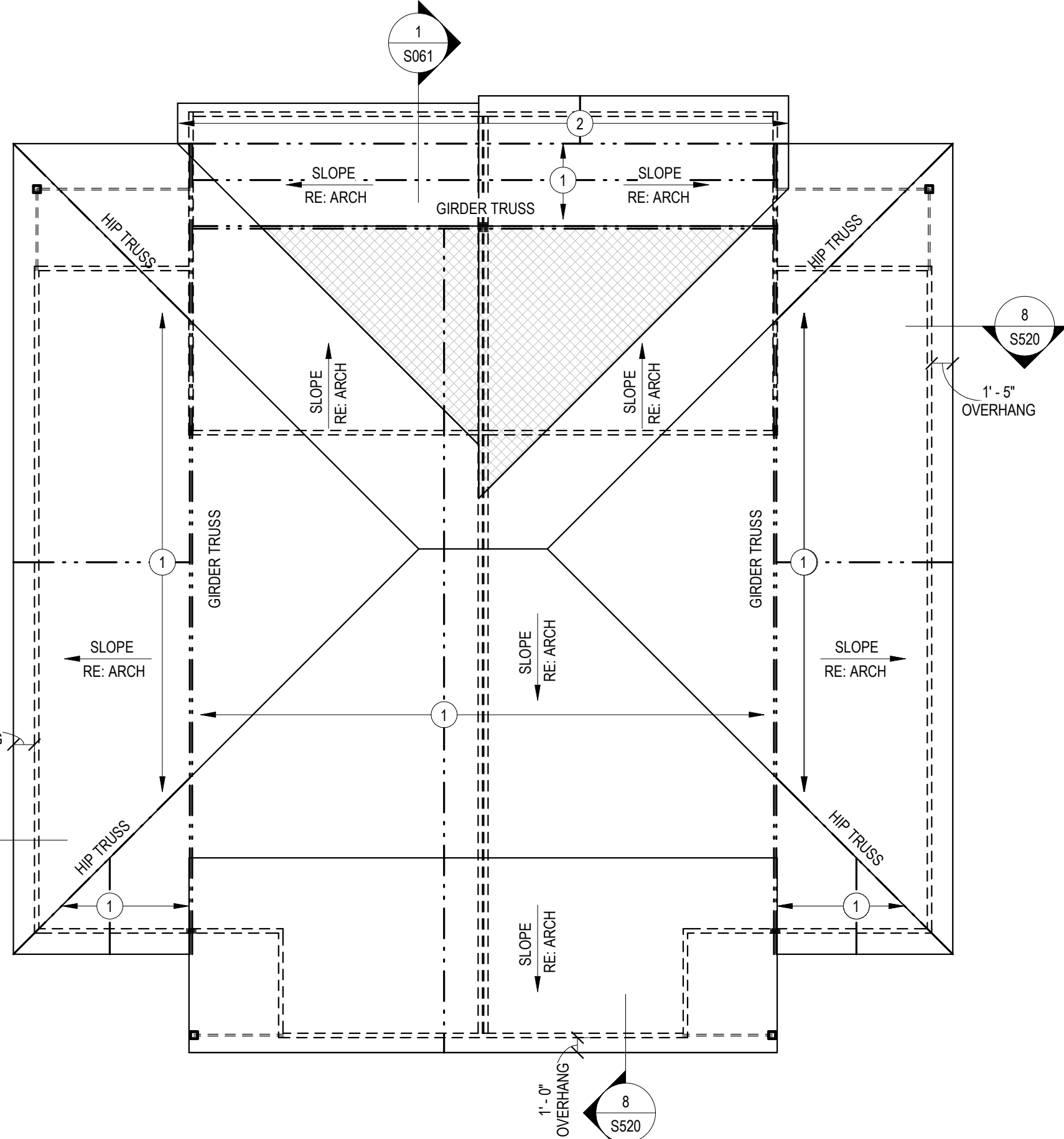
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FRAMING LEGEND

	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

ROOF FRAMING PLAN NOTES:

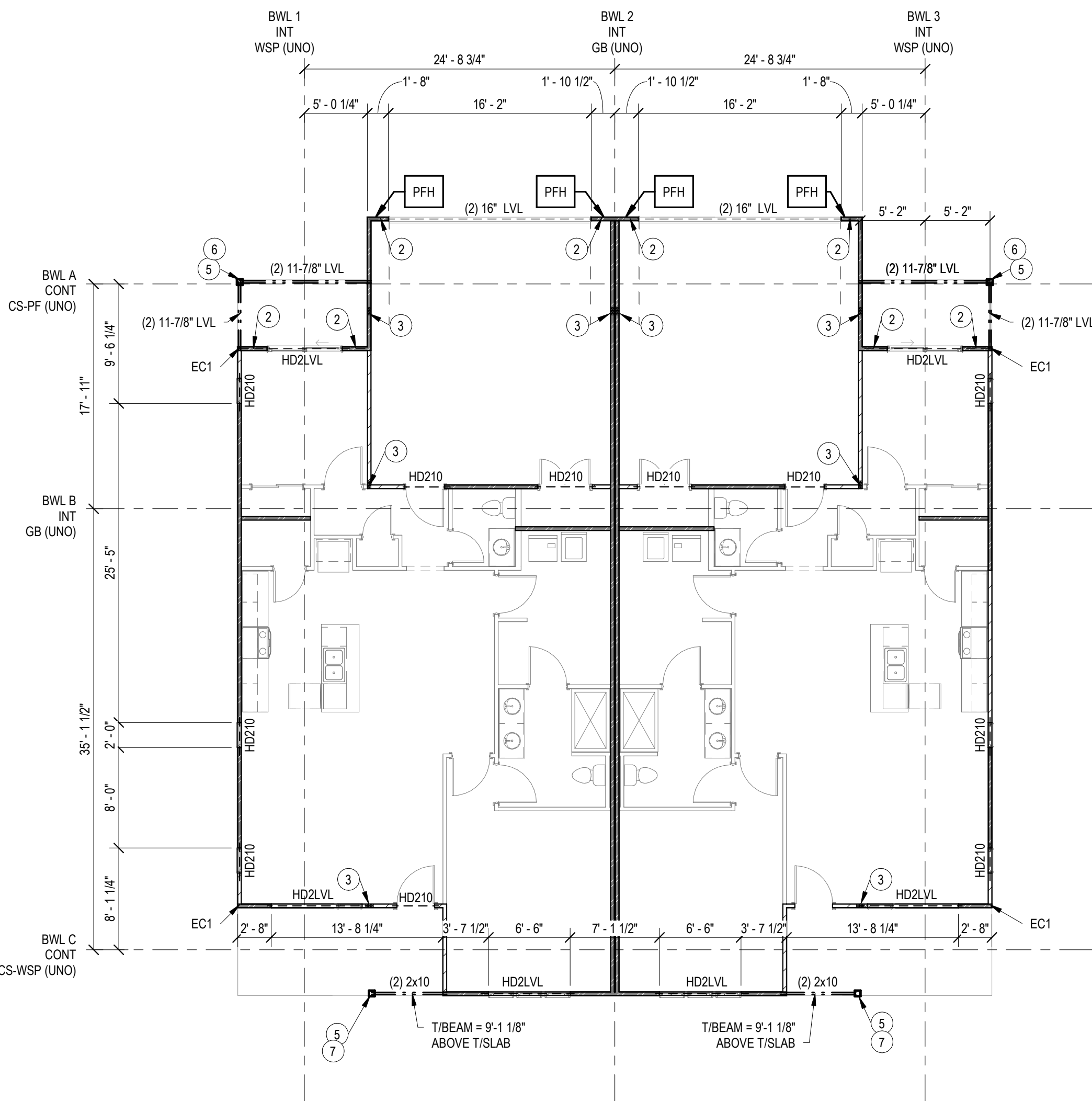
- PRE-ENGINEERED ROOF TRUSSES @ 24" OC, TOP CHORD TO MATCH ROOF PROFILE, RE: ARCH
- 2x4 OUTRIGGERS @ 24" OC, HOLD GABLE END TRUSS DOWN & PROVIDE FULL DEPTH BLOCKING BTWN OUTRIGGERS
- 2x10 ROOF RAFTERS @ 16" OC ATTACH TO LEDGER W/ SIMPSON LUS210 SLOPED HANGER
- 2x10 LEDGER ATTACHED W/ (2) 1/4" x SIMPSON 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



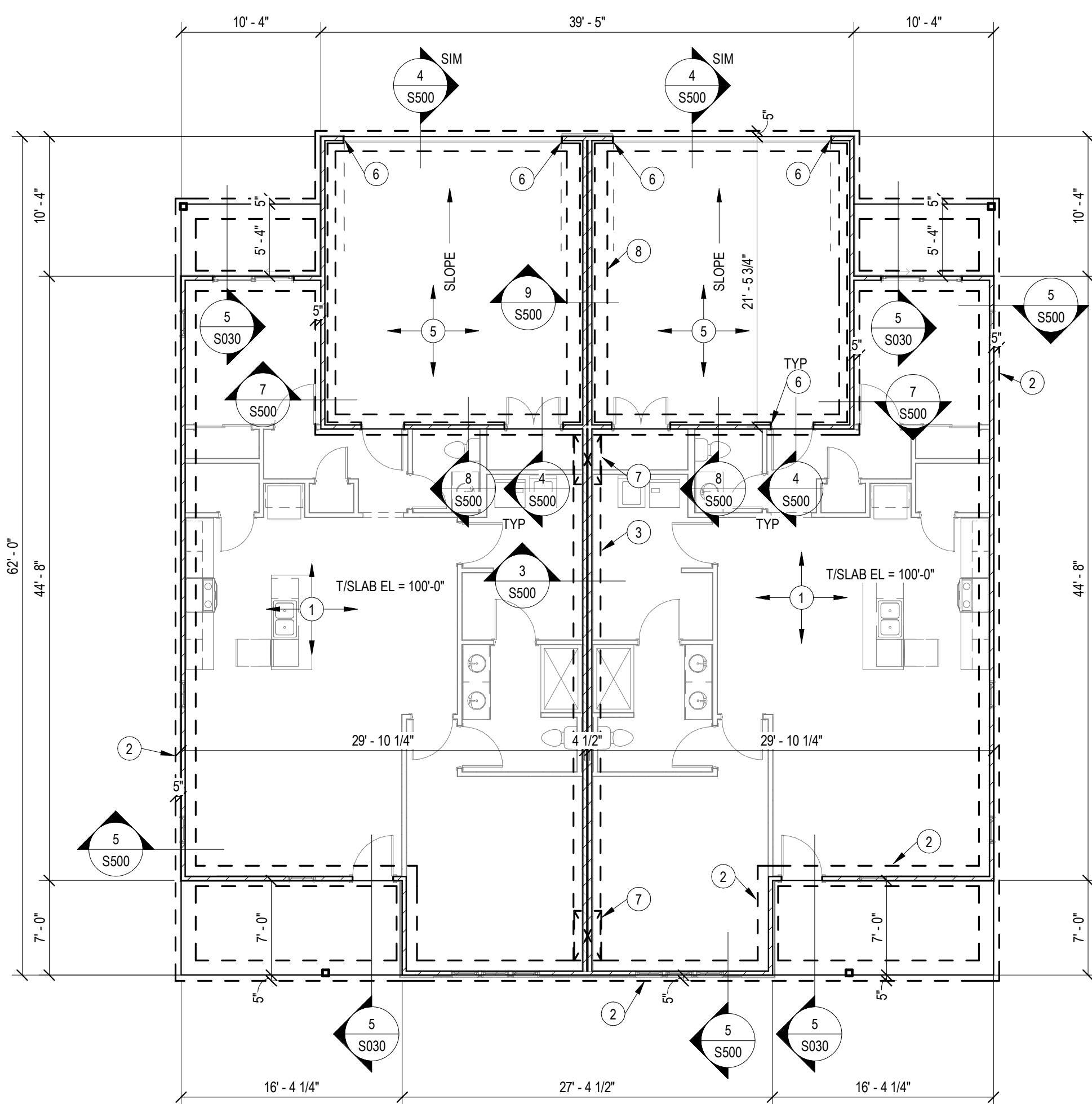
3 ROOF FRAMING PLAN - BUILDING B2
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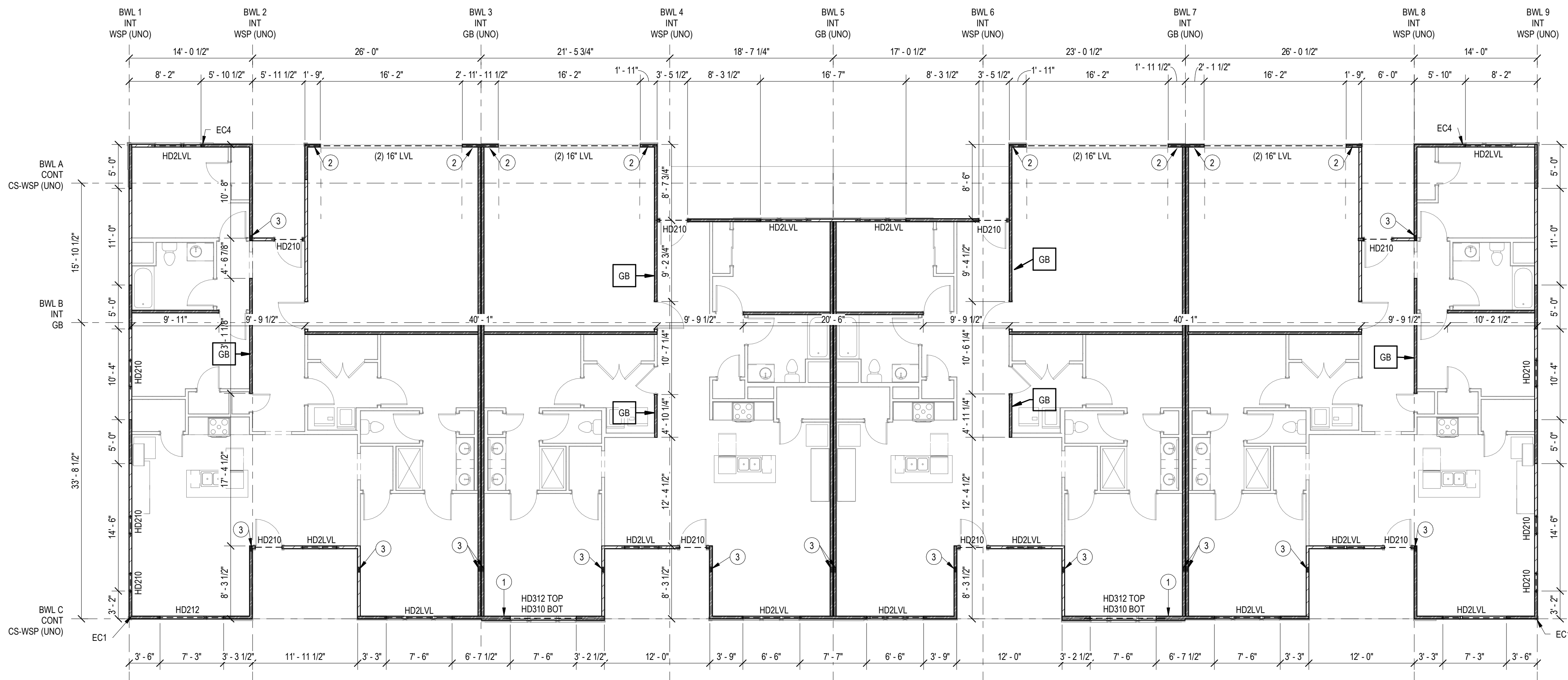
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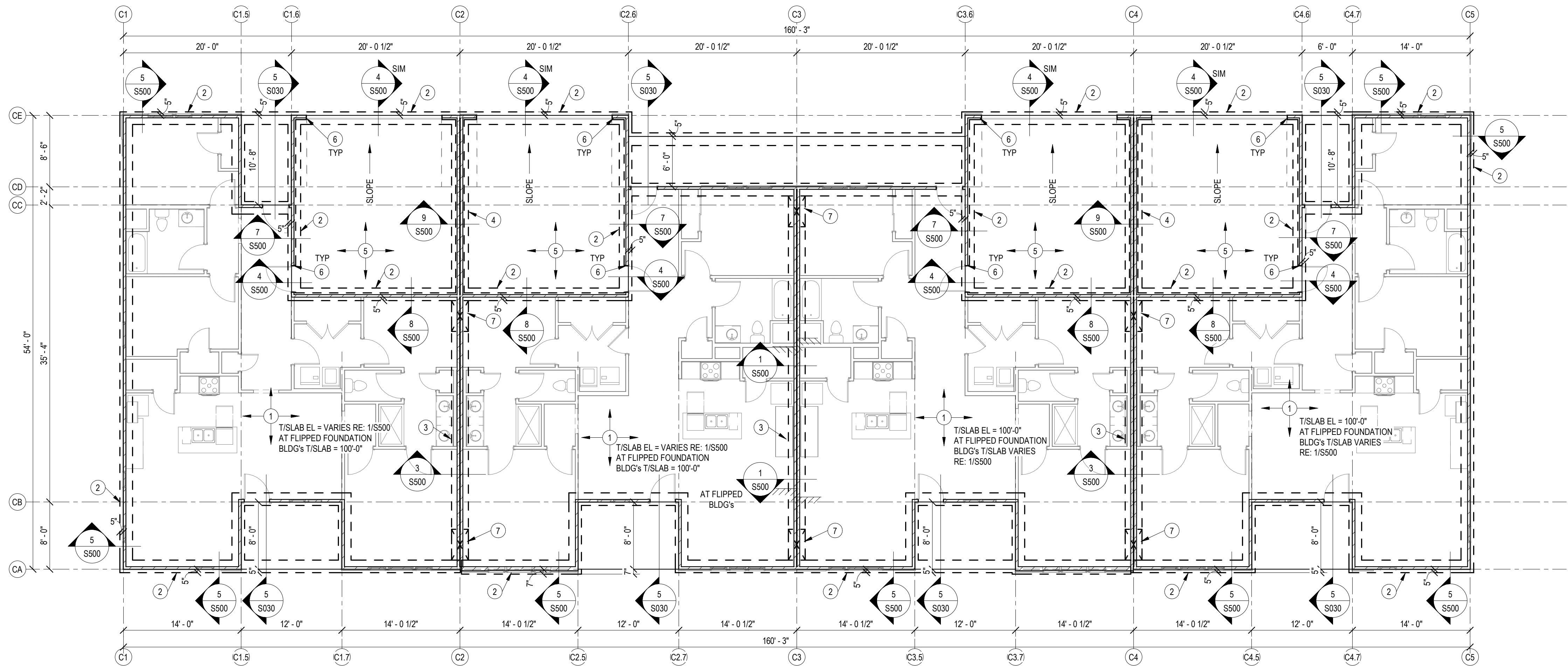
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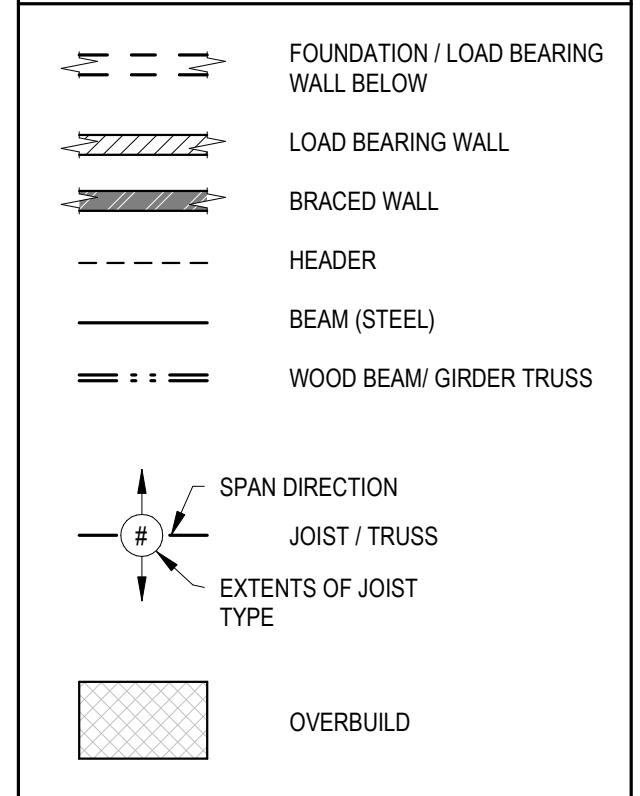
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REUNION AT BLACKWELL
SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

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COLLINS WEBB
ARCHITECTURE, LLC

REVISION HISTORY:

2 REV#3 2/27/2025



PROFESSIONAL SEAL

S101C
ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090

FOUNDATION & WALL PLANS - BUILDING C

FOUNDATION / LOAD BEARING WALL BELOW

LOAD BEARING WALL

BRACED WALL

HEADER

BEAM (STEEL)

WOOD BEAM / GIRDER TRUSS

SPAN DIRECTION

JOIST / TRUSS

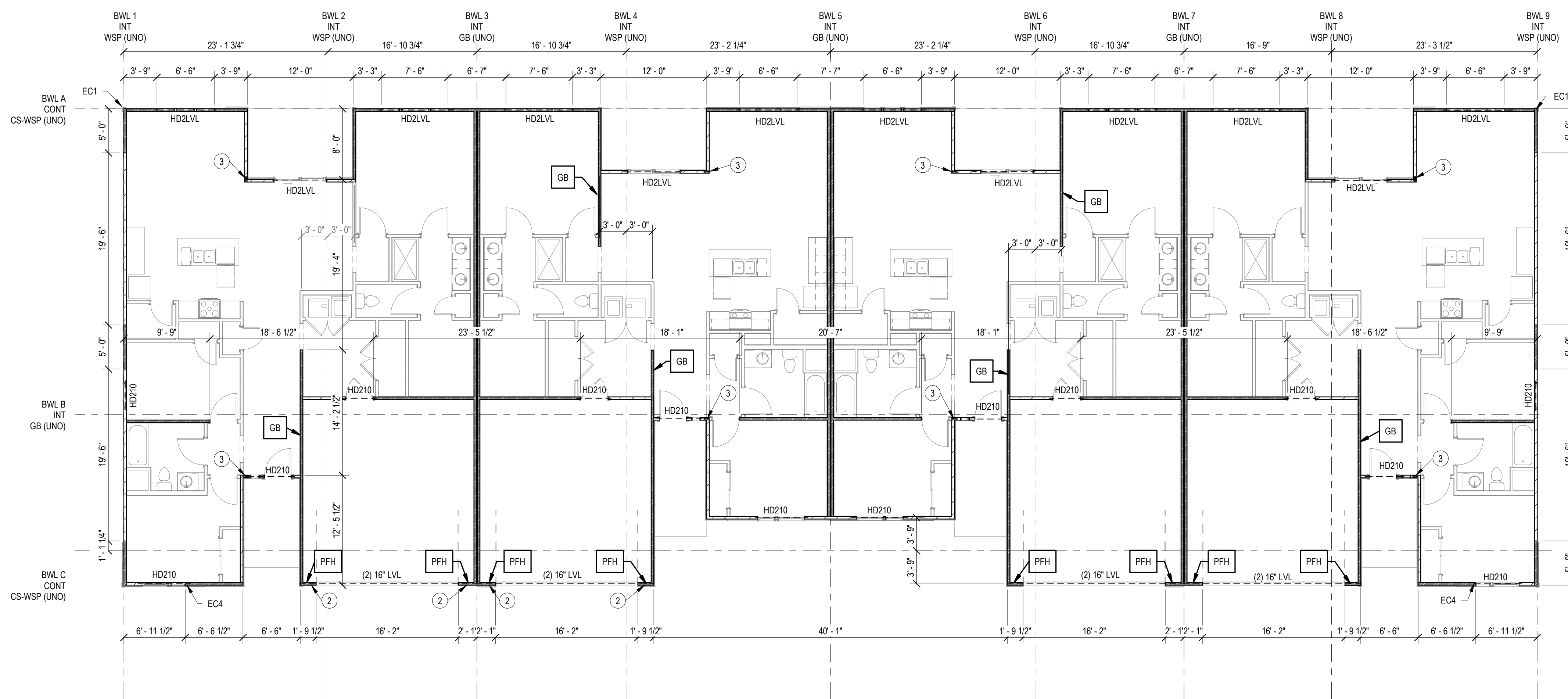
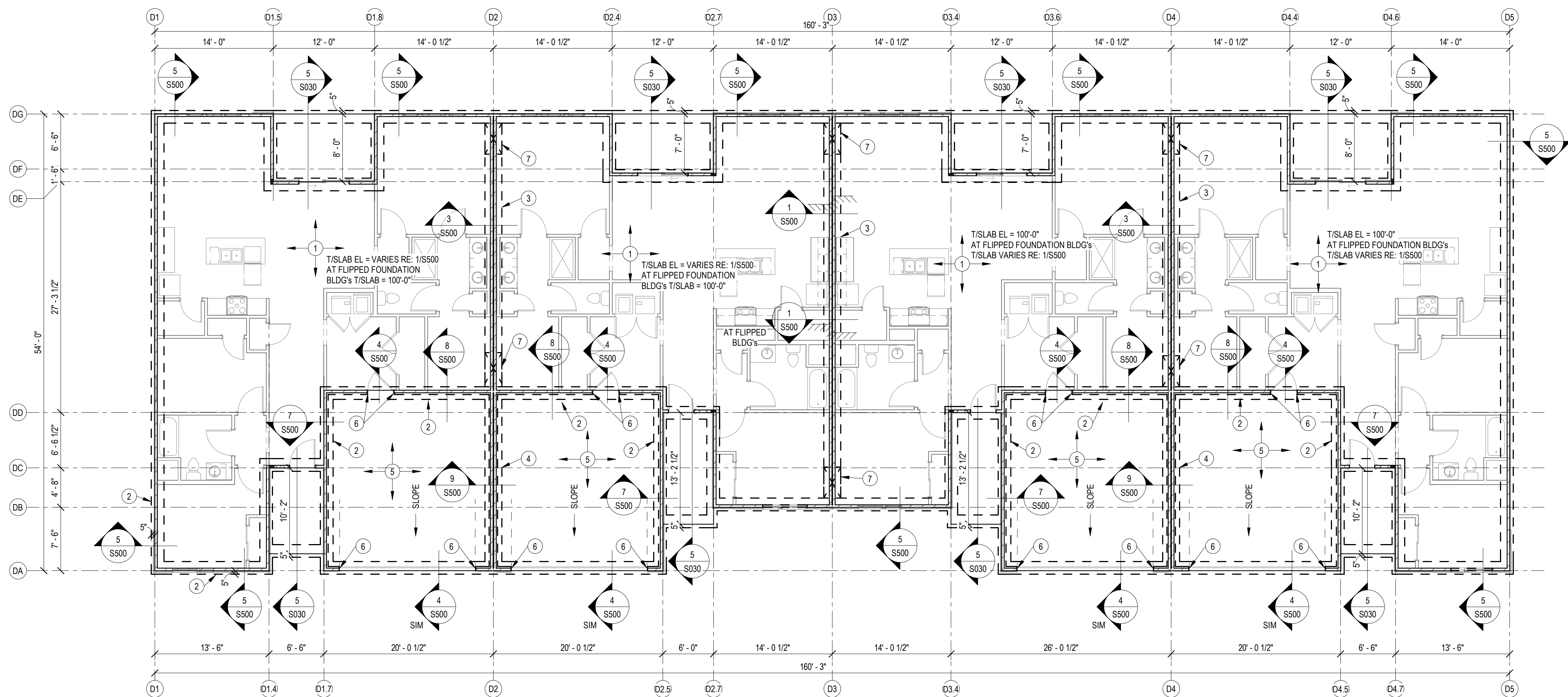
EXTENTS OF JOIST TYPE

OVERBUILD

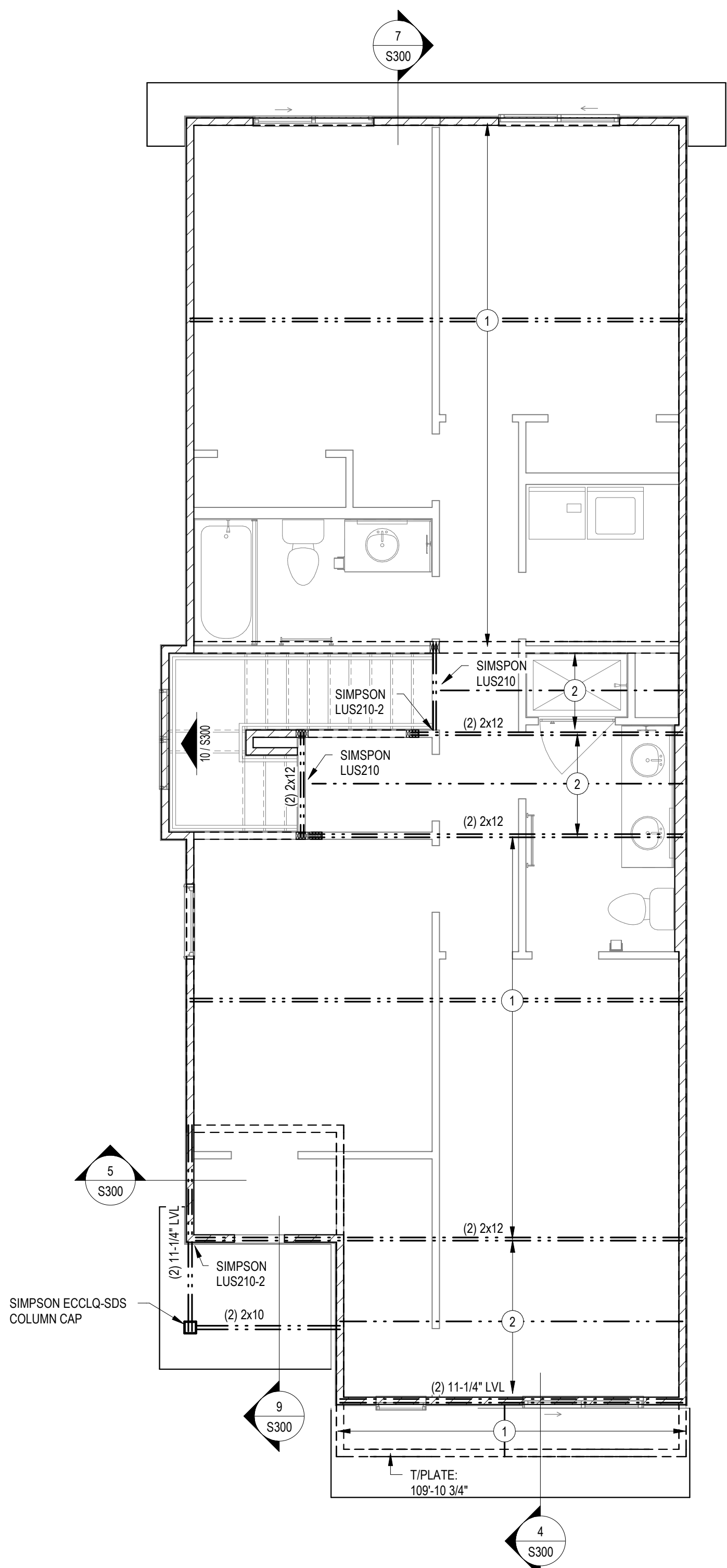
- ① 2x6 LOAD BEARING STUD FRAMED WALL @ 16" OC
- ② EXTEND HDR CONTINUOUS TO THE CORNER FOR BRACED WALL CONNECTION
- ③ 6x4 STUD PACK BELOW LOAD BEARING ELEMENT ABOVE
- ④ 4x4 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU44Z POST BASE INSTALLED W/ 5/8 Ø SIMPSON TITEN HD
- ⑤ 6x6 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU66Z POST BASE INSTALLED W/ 5/8 Ø SIMPSON TITEN HD
- ⑥ SIMPSON ECCL POST CAP
- ⑦ SIMPSON ECCQ POST CAP

- 6" CONCRETE STRUCTURAL SLAB. REINF. W/ #5 BOT BARS @ 12" OC EAY.
- 18" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (2) #4 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
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- 18" WIDE x 12" DEEP FOOTING. REINF. W/ (2) #4 CONT BOT BARS.
- RECESS/STOP CONC. CURBS @ DOOR OPENINGS
- STEP FOOTING. SEE TYPEICAL DETAILS
- 36" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (4) #4 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 EAY. LOCATE BELOW STUD STACK.
- POUR TRENCH FOOTING OVER TOP OF FOOTING TO FULLY ENCAPSULATE COLUMN BASEPLATE BEYOND EAY. COLUMN COLUMN AS REQ.
- #10 TOP BAR x 6'-0" LONG @ 12" OC OVER EAY FOOTING

FOUNDATION & WALL PLAN - BUILDING D

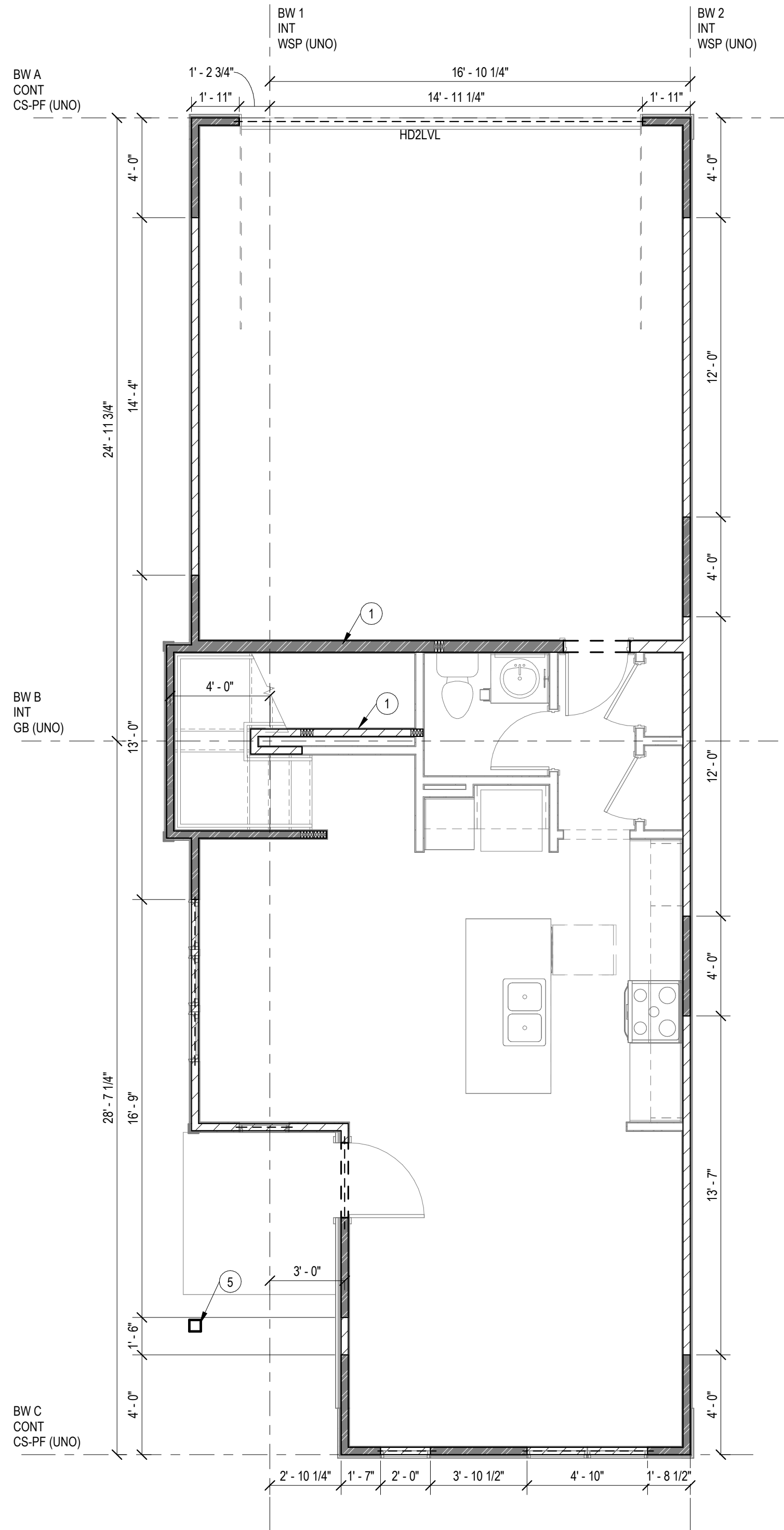

$$1/8'' = 1'-0''$$

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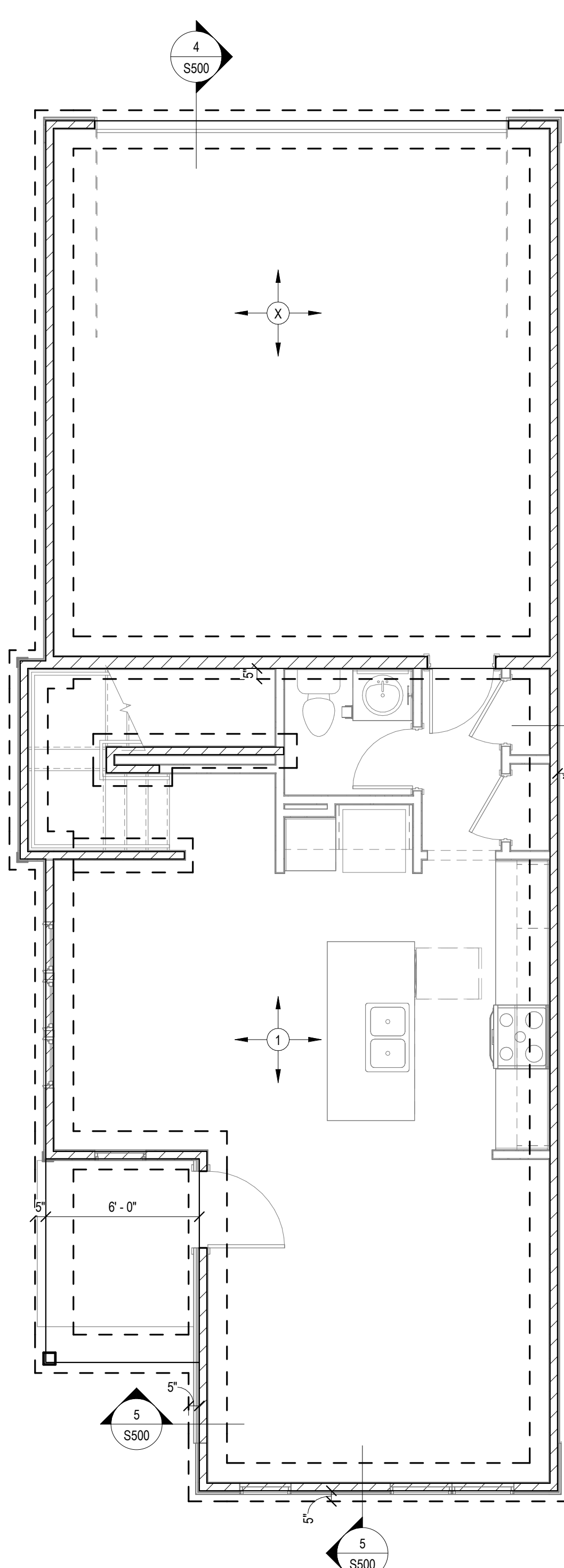
2 SECOND FLOOR FRAMING PLAN - BUILDING E

1/4" = 1'-0"



3 FIRST FLOOR WALL PLAN - BUILDING E

1/4" = 1'-0"



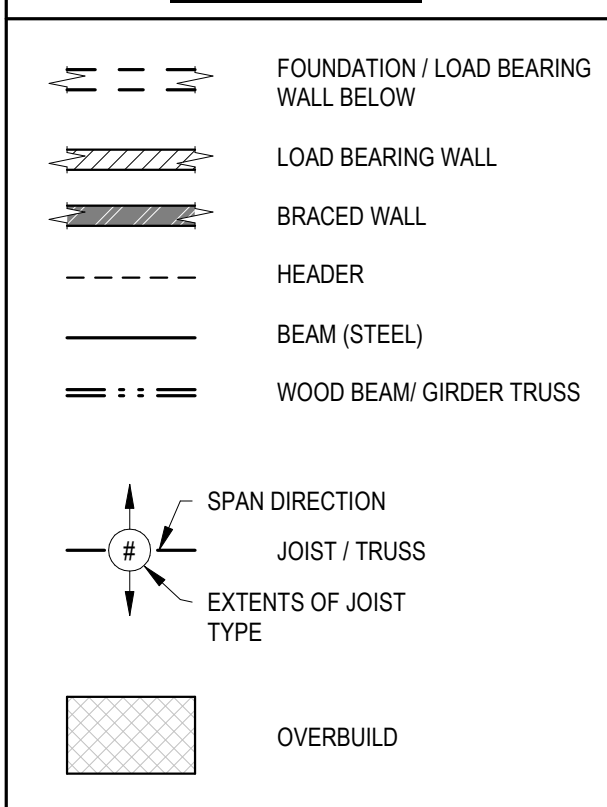
1 FOUNDATION PLAN - BUILDING E

1/4" = 1'-0"

SHEET NOTES:

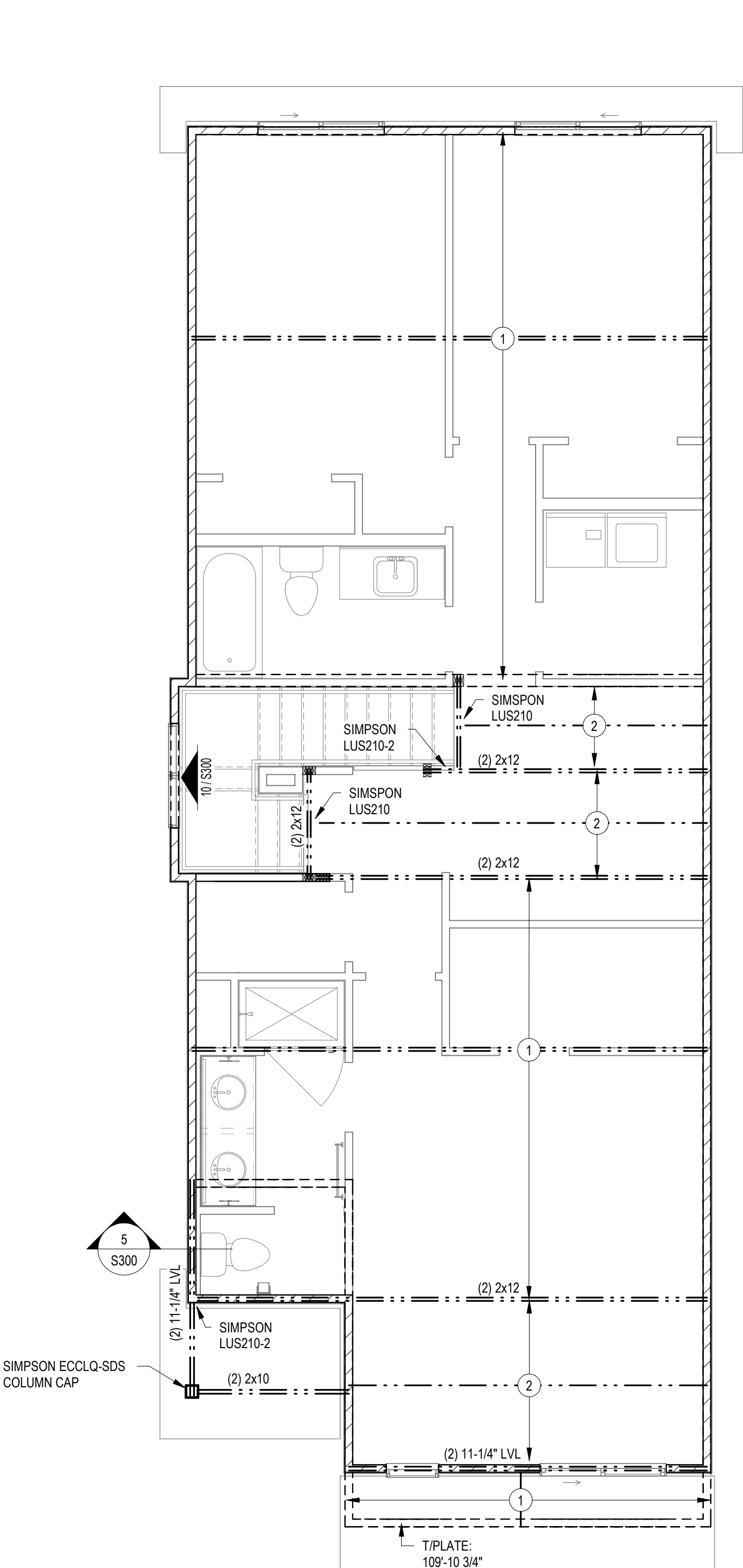
- A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES AND S004 FOR TYPICAL STRUCTURAL DETAILS. REVIEW NOTES & DETAILS OR APPLICABILITY.
- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC UNO AT LOCATIONS WHERE STONEMASONRY IS TO BE INSTALLED ON EXTERIOR WALLS STUD FRAMING SHALL BE (2) 2x4 @ 16" OC UNO.
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- E. FOLLOW TRUSS MFOR 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 = 109'-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'-0" UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 5'-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 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 MFOR TO PROVIDE BLOCKING AS REQD FOR CONNECTION TRUSS TO TRUSS HANGERS ARE LVL TRUSSES MFOR.

FRAMING LEGEND

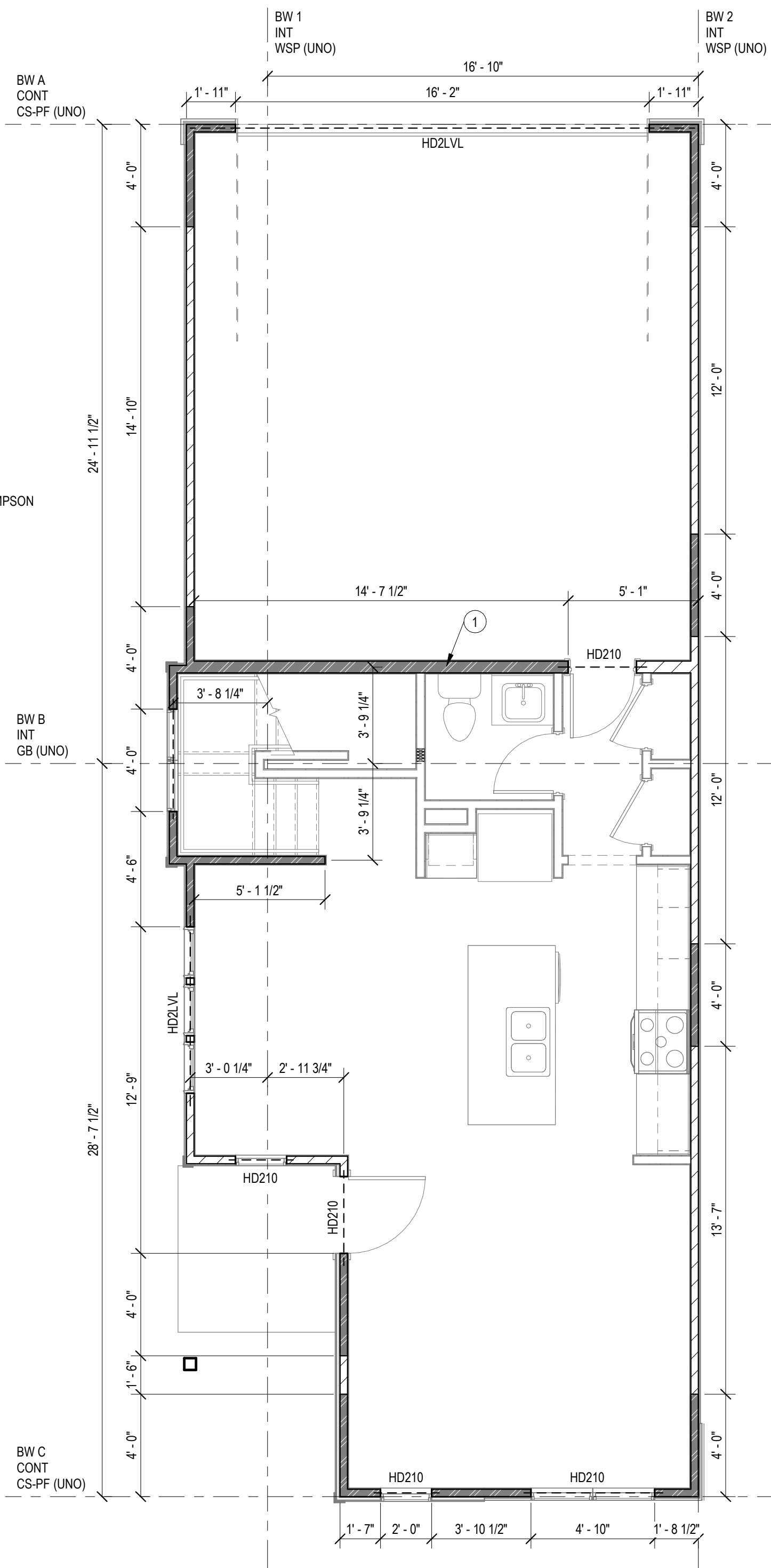


FOUNDATION PLAN NOTES:

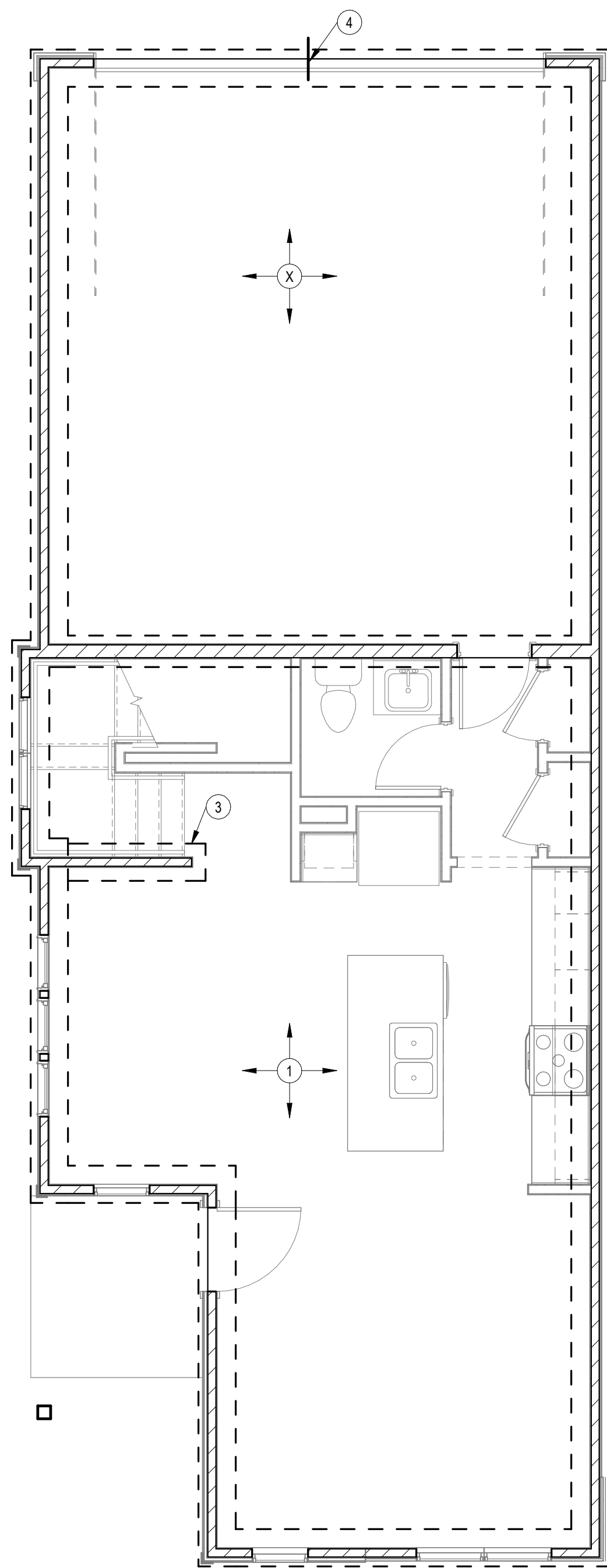
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- #5 TOP BAR x 6'-0" LONG @ 12" OC OVER EA FOOTING.



2 FLOOR FRAMING PLAN - BUILDING F
1/4" = 1'-0"



3 FIRST FLOOR WALL PLAN - BUILDING F
1/4" = 1'-0"

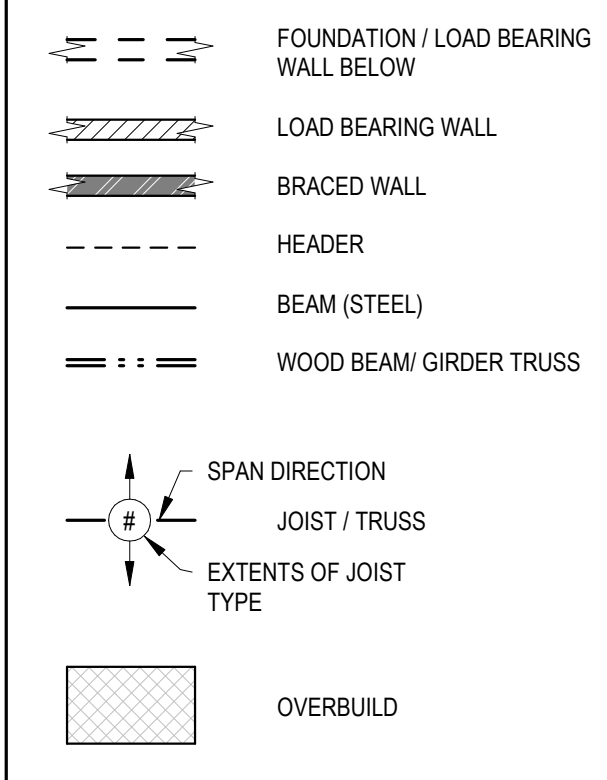


1 FOUNDATION PLAN - BUILDING F
1/4" = 1'-0"

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- B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
- C. ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC UNO AT LOCATIONS WHERE STONEMASONRY IS TO BE INSTALLED ON EXTERIOR WALLS STUD FRAMING SHALL BE (2) 2x4 @ 16" OC UNO.
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FRAMING LEGEND



FOUNDATION PLAN NOTES:

1. 6" CONCRETE STRUCTURAL SLAB. REINF. W/ #5 BOT BARS @ 12" OC EA WAY.
2. 18" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (2) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC.
3. 24" WIDE x 12" DEEP THICKEND SLAB. REINF. W/ (3) #4 CONT AND #3 TRANS @ 24" OC.
4. 24" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (3) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC.
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6. RECESS/STOP CONC CURB @ DOOR OPENINGS.
7. STEP FOOTING. RE: TYPICAL DETAILS.
8. 36" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF. W/ (4) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC.
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10. 3'-0" x 3'-0" x 1'-2" THICK SPREAD FTG REINF. W/ (6) #4 OC EA WAY. LOCATE BELOW STUD PACK.
11. POUR TRENCH FOOTING OVER TOP OF FOOTING TO FULLY ENCAPSULATE COLUMN BASEPLATE BEND REINF. AROUND COLUMN AS REQ'D.
12. #5 TOP BAR x 6'-0" LONG @ 12" OC OVER EA FOOTING.

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 24" @ 16" OC UNO AT LOCATIONS WHERE STONEMASONRY IS TO BE INSTALLED ON EXTERIOR WALLS STUD FRAMING SHALL BE (2) 24" @ 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.

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K. ROOF TRUSS BEARING ELEVATION = 9'-1 1/8" ABOVE TOP OF SLAB, UNO. RE: ARCH ELEVATIONS.

L. TOP OF TRENCH FOOTING ELEVATION = 99'-0" UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 5'-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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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.

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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

FOUNDATION PLAN NOTES:

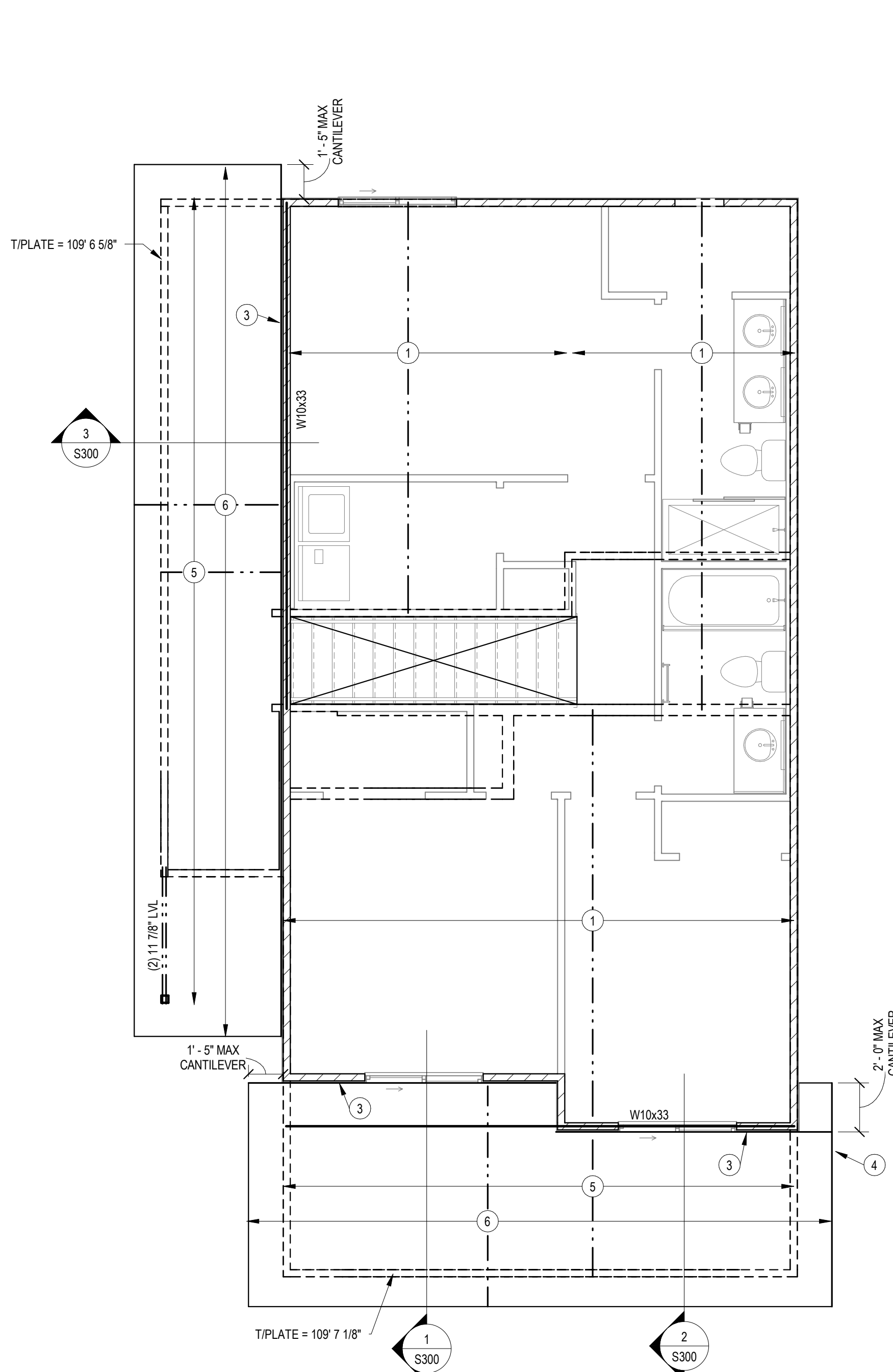
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WALL FRAMING PLAN NOTES:

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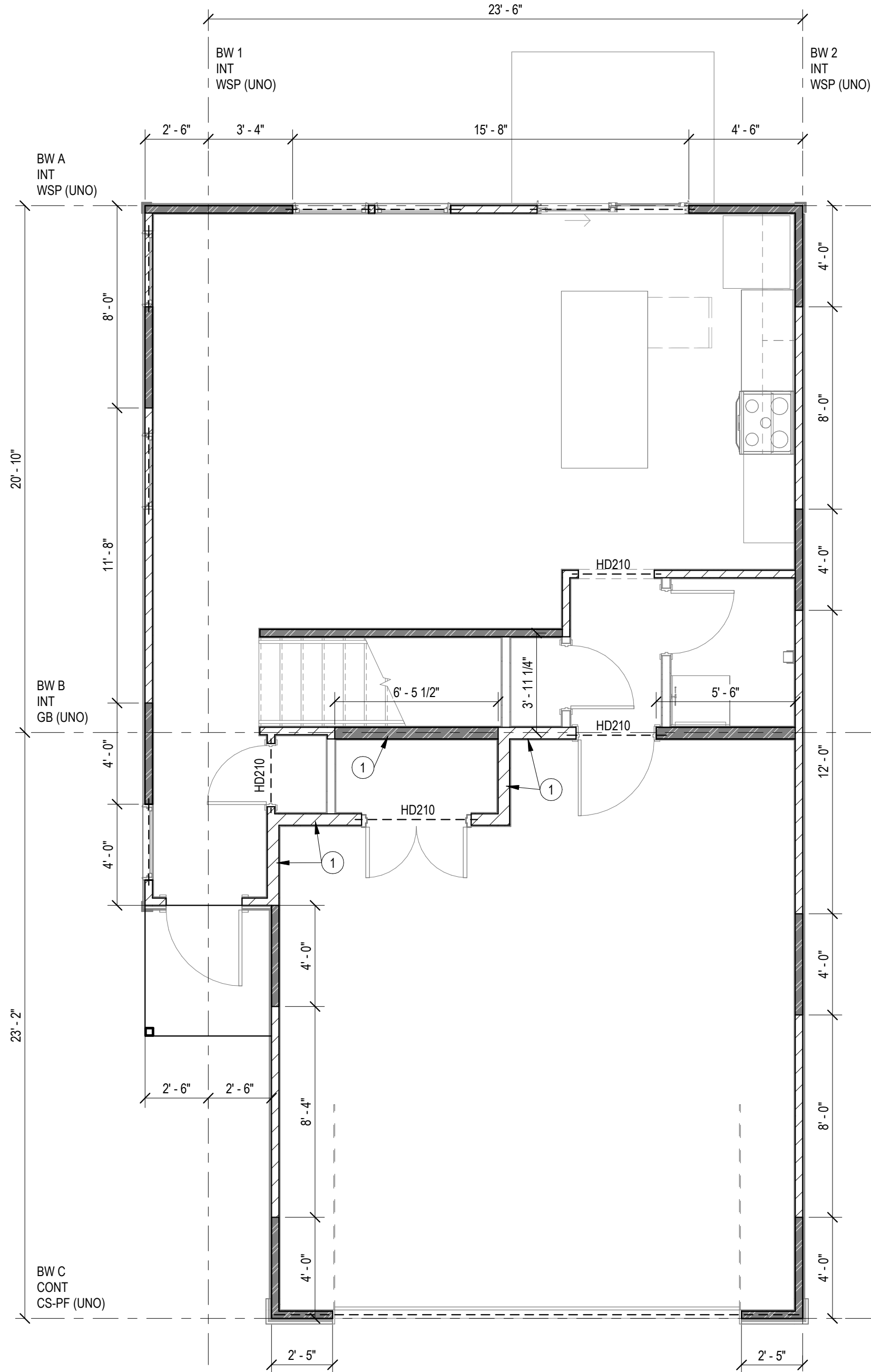
FLOOR FRAMING PLAN NOTES:

- (2) 2x12 @ 16" OC
- 2x12 @ 16" OC
- 2x10 LEDGER ATTACHED W/ (2) 1/4" Ø SIMPSON WOOD SCREW @ 16" OC
- STRUCTURAL FACIA BOARD
- 2X6 CEILING JOIST @ 16" OC
- 2X6 RAFTERS @ 16" OC



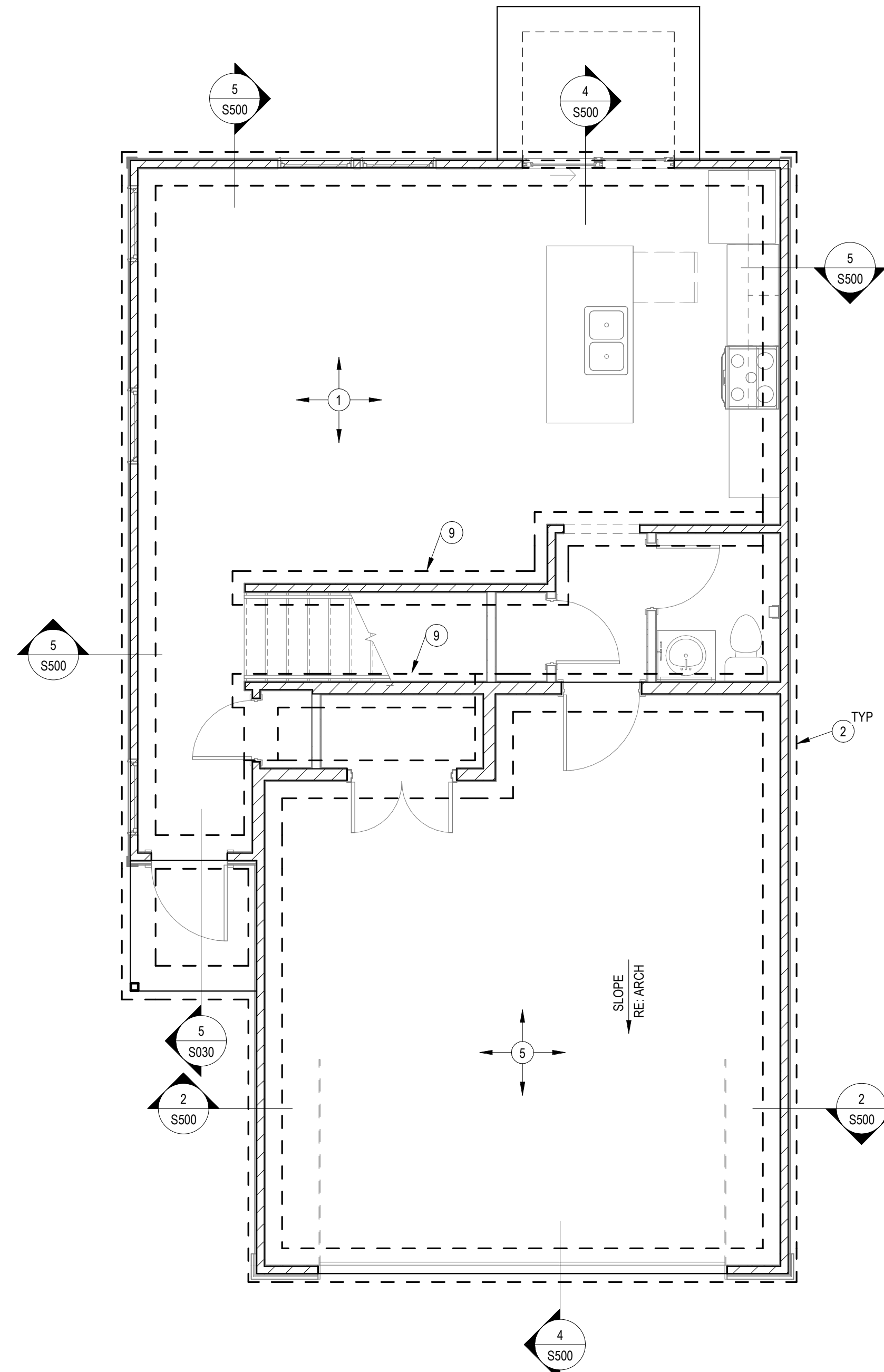
3 FLOOR FRAMING PLAN - BUILDING H

1/4" = 1'-0"



2 FIRST FLOOR WALL PLAN - BUILDING H

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1 FOUNDATION PLAN - BUILDING H

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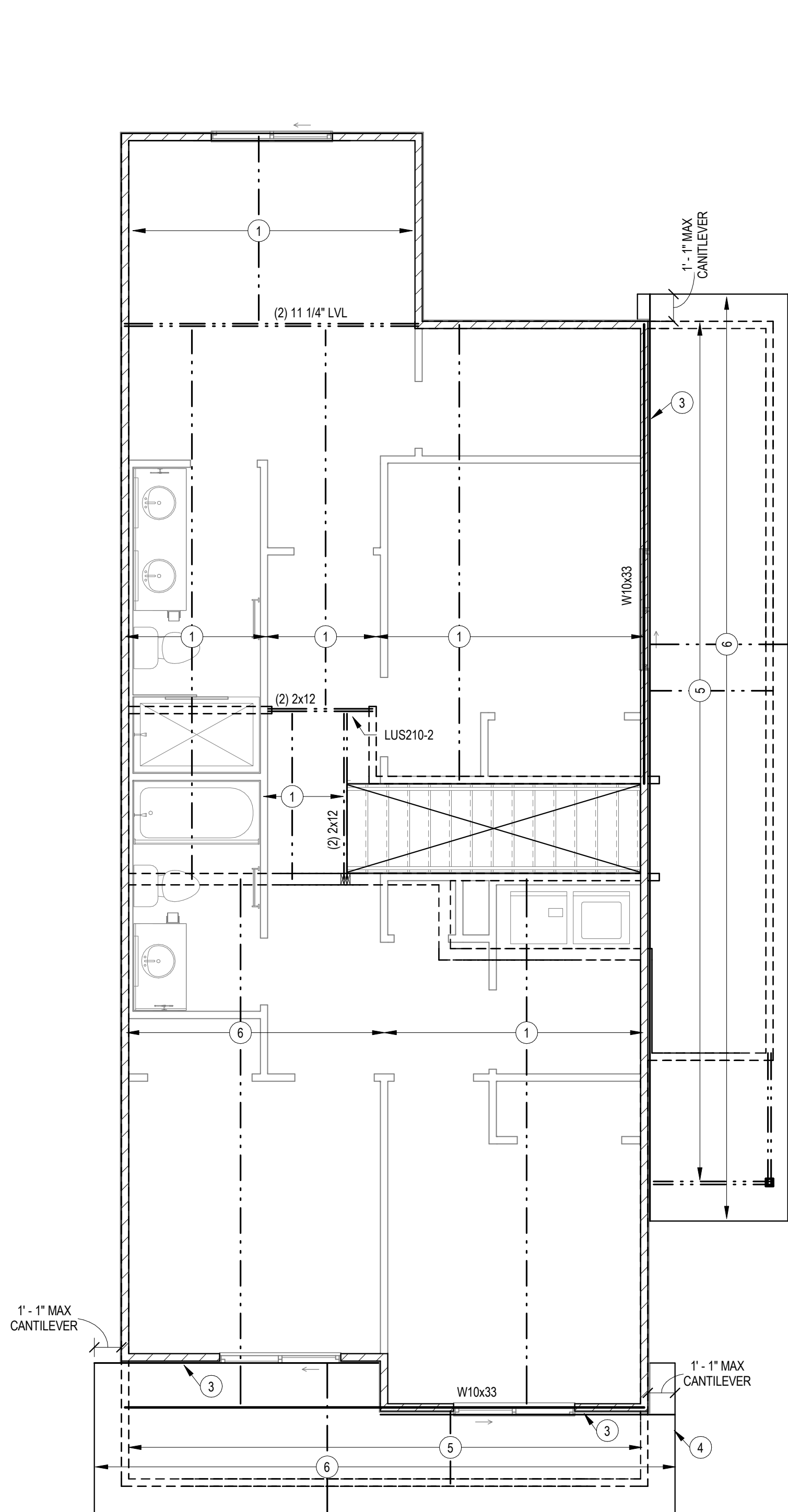
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- RECESS/STOP CONC CURB @ DOOR OPENINGS
- STEP FOOTING. RE: TYPICAL DETAILS
- 36" WIDE x 2'-10" DEEP TRENCH FOOTING. REINF W/ (4) #5 CONT TOP AND BOT BARS AND #3 CLOSED TIES @ 24" OC
- 16" WIDE x 12" DEEP THICKEND SLAB. REINF W/ (2) #4 CONT AND #3 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 BASEPLATE BEND REINF. AROUND COLUMN AS REQ.
- #5 TOP BAR x 6'-0" LONG @ 12" OC OVER EA FOOTING

WALL FRAMING PLAN NOTES:

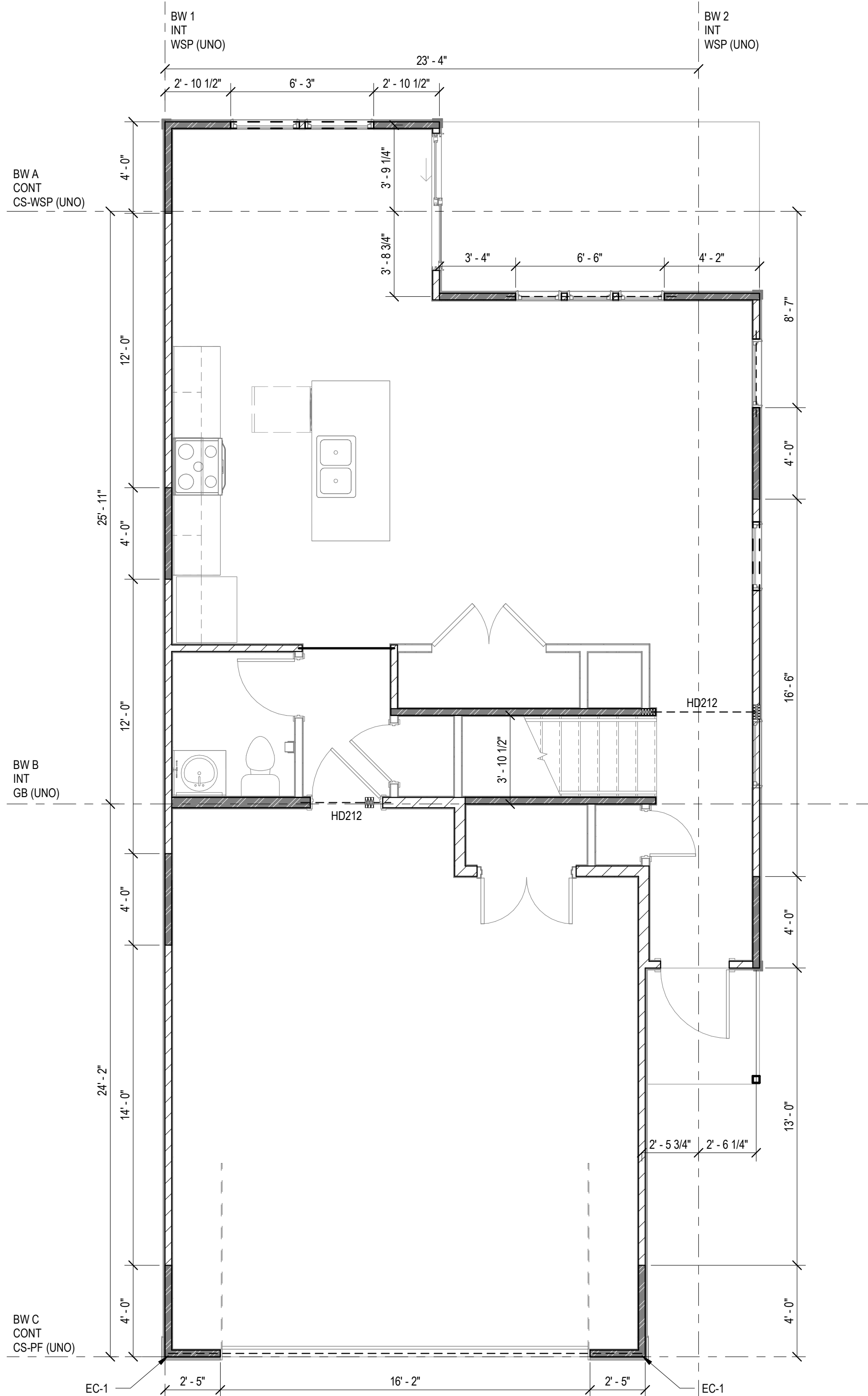
- 2x6 LOAD BEARING STUD FRAMED WALL @ 16" OC
- EXTEND HDR CONTINUOUS TO THE CORNER FOR BRACED WALL CONNECTION
- (6) 2x4 STUD PACK BELOW LOAD BEARING ELEMENT ABOVE
- 4x4 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU442 POST BASE INSTALLED W/ 5/8 Ø SIMPSON TITEN HD
- 6x6 TREATED WOOD POST CONNECT TO FOUNDATION W/ SIMPSON ABU662 POST BASE INSTALLED W/ 5/8 Ø SIMPSON TITEN HD
- SIMPSON ECCL POST CAP
- SIMPSON ECOQ POST CAP

FLOOR FRAMING PLAN NOTES:

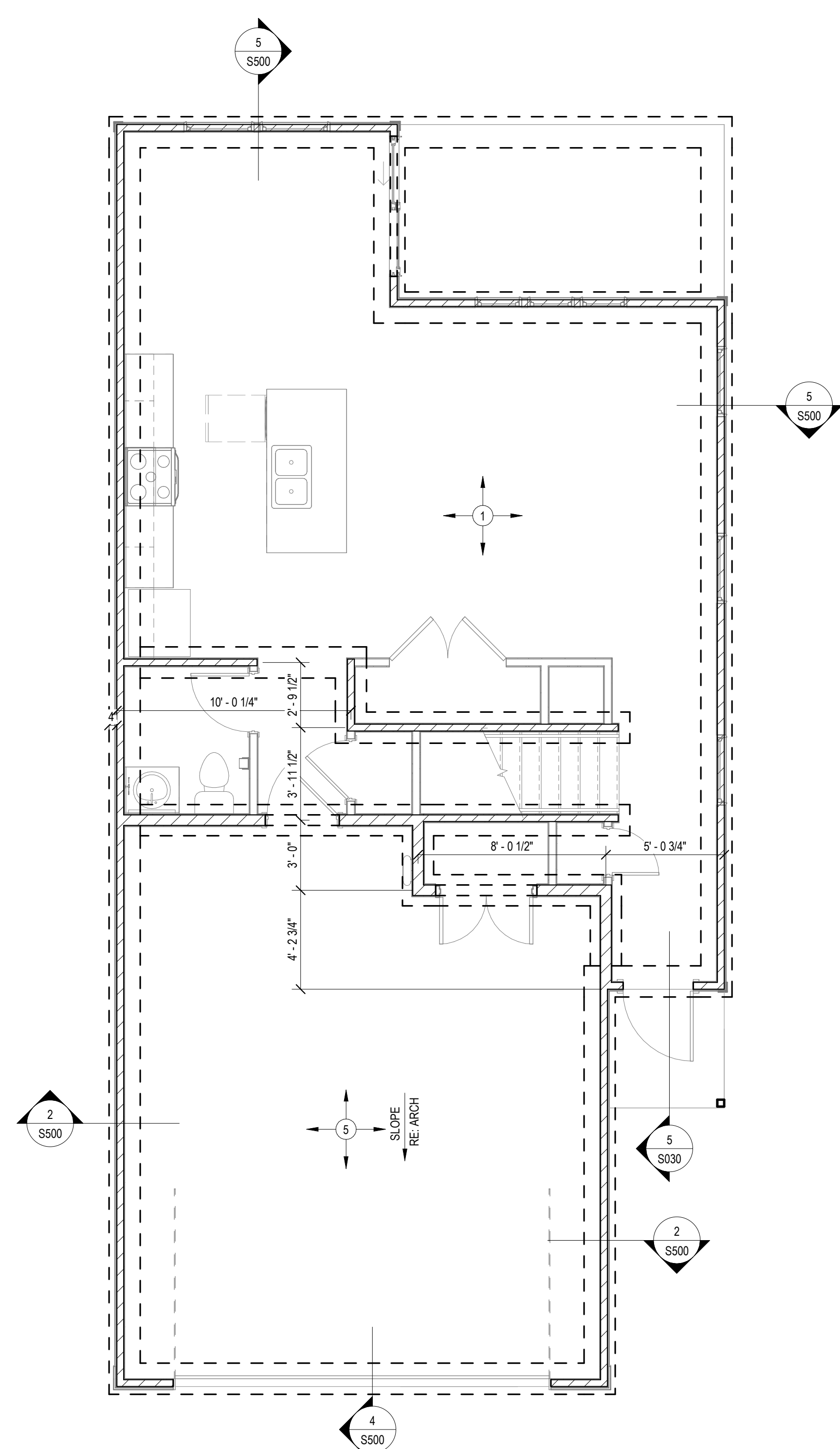
- (2) 2x12 @ 16" OC
- 2x12 @ 16" OC
- 2x10 LEDGER ATTACHED W/ (2) 1/4" Ø SIMPSON WOOD SCREW @ 16" OC
- STRUCTURAL FACIA BOARD
- 2X6 CEILING JOIST @ 16" OC
- 2X6 RAFTERS @ 16" OC



3 2ND FLOOR FRAMING PLAN - BUILDING J
1/4" = 1'-0"



2 FIRST FLOOR WALL PLAN - BUILDING H
1/4" = 1'-0"



1 FOUNDATION PLAN - BUILDING H
1/4" = 1'-0"

SEEK NOTES:

A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.

B. SEE ARCHITECTURAL DRAWINGS FOR DETAILS & DIMENSION NOT SHOWN.

C. ALL STRUCTURAL WALLS ARE 2x6 @ 16" OC UNO. BUILDING CORNER ZONES (4'-6" FROM EDGE OF BUILDING) SHALL BE 2x @ 12" OC

D. DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUDY EDGE OF SLAB

E. FOLLOW TRUSS MFCR RECOMMENDED DETAILING, INSTALL BRACING, BLOCKING, BRIDGING, ETC AS REQD

F. HEADERS IN STRUCTURAL WALLS ARE CALLED OUT ON PLANS AS "HDXXX" REF. TYPE DETAIL. ALL HEADERS IN STRUCTURAL WALL WHERE OPENING IS LESS THAN 4'-0" ARE 2x @ 12" HEADERS. IN NON-STRUCTURAL WALLS ARE (2) 2x6

G. "SH-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 = 11'-0" 11'-8" ABOVE TOP OF SLAB, UNO RE: ARCH & CIVIL

K. TOP OF TRENCOT FOOTINGS ELEVATION IS 99'-0" UNO. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 3'-0" MIN. BELOW GRADE. DEEPEN FOOTINGS AS REQUIRED. GRADE IS GENERALLY 4' BELOW FINISH FLOOR ELEVATION (COORDINATE WITH CIVIL). IF GRADE IS MORE THAN 4'-0" UNO, TOP OF SLAB ELEVATION PROVIDE STEM WALL AS REQUIRED PER TYPICAL DETAIL SHEET.

L. ALL HORIZONTAL REINF SHALL BE CONTINUOUS THROUGH FOUNDATION STEPS

M. SPREAD FOOTINGS DENOTED ON PLAN BY "FX-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 "COL-X". REFER TO SCHEDULE ON THIS SHEET FOR COLUMN SIZE, BASE PLATE, TYPE, AND BASEPLATE DIMENSIONS.

P. BASEPLATES ARE DENOTED ON PLAN AS "BP-X". REFER TO SCHEDULE ON THIS SHEET FOR BASEPLATE TYPE AND BASEPLATE DIMENSIONS.

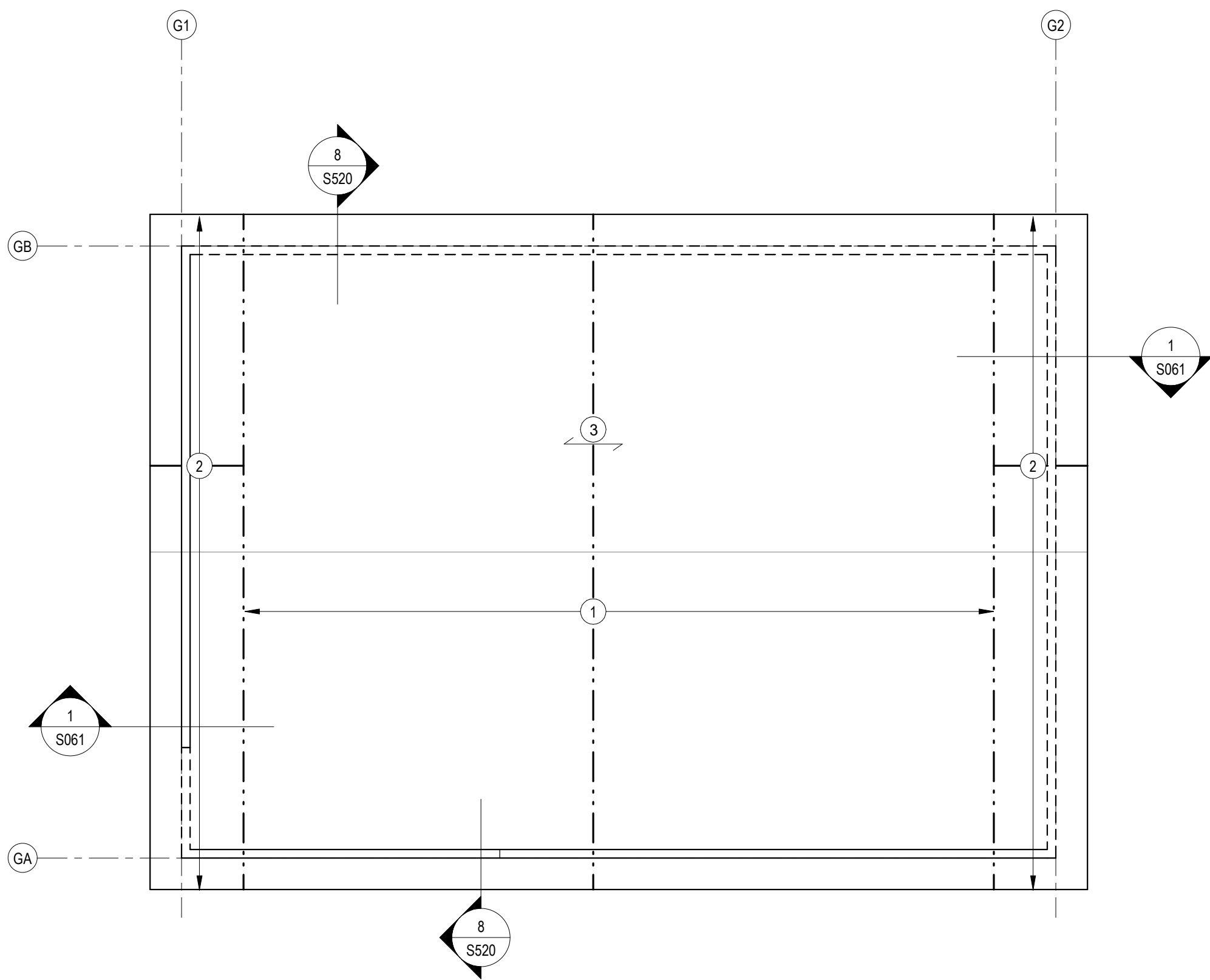
Q. ALL GIRDER TRUSSES SHALL BEAR ON A MIN OF (3) 2x6 STUD PLACED

ROOF FRAMING PLAN NOTES:

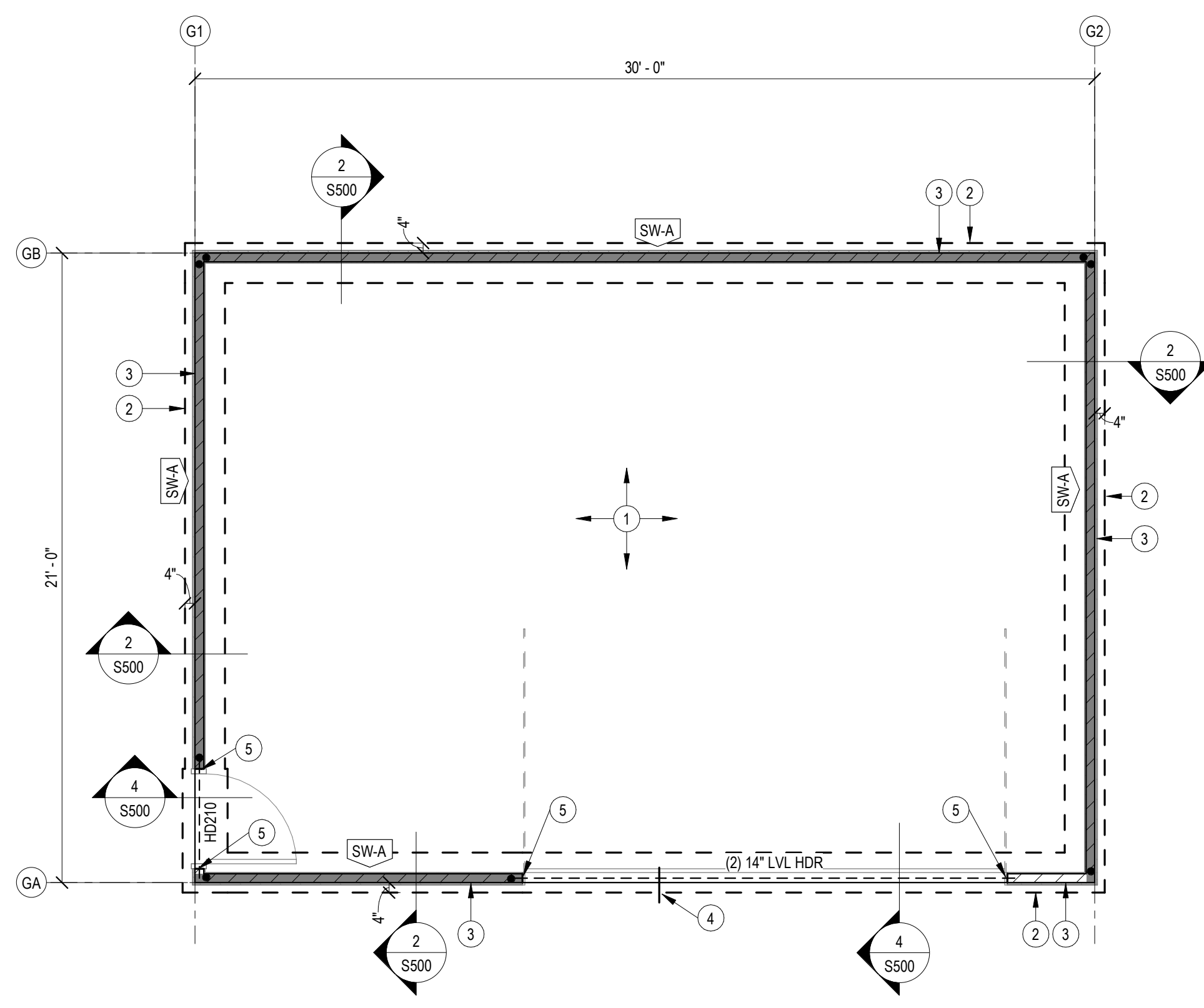
- 1 PRE-ENGINEERED ROOF TRUSSES @ 24" OC, TOP CHORD TO MATCH ROOF PROFILE, RE ARCH
- 2 2x4 OUTRIGGERS @ 24" OC, HOLD GABLE END TRUSS DOWN & PROVIDE FULL DEPTH BLOCKING BTWN OUTRIGGERS
- 3 2x10 ROOF RAFTERS @ 16" OC ATTACH TO LEDGER W/ SIMPSON LUS210 SCREW
- 4 2x10 LEDGER ATTACHED W/ (2) 1/4" SIMPSON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



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- 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. 5/8" THICK ROOF SHEATHING RE: GENERAL NOTES ADDITIONAL FASTENING REQD



- FOUNDATION PLAN NOTES:**
1. 5' MIN CONCRETE SLAB ON GRADE, RE: GENERAL NOTES FOR REINFORCING, GRANULAR FILL, VAPOR BARRIER AND JOINTING REQUIREMENTS
 2. 16" WIDE x 2'-6" DEEP TRENCH FOOTING, REINF: W/ (2) #5 CONT TOP AND BOT BARS AND #4 CLOSED TIES @ 24" OC
 3. 6" WIDE CONT CONC CURB, REINF: W/ #4 CONT @ TOP AND #4 DOWELS (14" LONG) @ 24" OC
 4. #3 DWLS (18" LONG) @ 24" OC @ DOOR OPENING
 5. TERMINATE CONC CURB @ DOOR OPENINGS

- SHEET NOTES:**
- A. REFERENCE SHEET S001 FOR STRUCTURAL GENERAL NOTES. REVIEW NOTES & DETAILS FOR APPLICABILITY.
 - B. SEE ARCHITECTURAL DRAWING FOR DETAILS & DIMENSIONS NOT SHOWN.
 - C. ALL STRUCTURAL WALLS ARE 2x4 @ 16" OC UNO, BUILDING CORNER ZONES (4'-6" FROM EDGE OF BUILDING) SHALL BE 2x4 @ 12" OC
 - D. DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUD/ EDGE OF SLAB
 - E. FOLLOW TRUSS MFOR RECOMMENDED DETAILIN, INSTALL BACKING, BLOCKING, BRIDGING, ETC AS REQD
 - F. 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
 - G. SHEAR WALLS ARE CALLED OUT ON PLAN AS "SW-X" RE: TYP DETAILS
 - H. TOP OF SLAB ELEVATION = 100'-0" UNO RE: ARCH & CIVIL FOR DATUM ELEVATION
 - J. ROOF TRUSS BRG = 9'-1 1/8" ABOVE TOP OF SLAB, UNO RE: ARCH
 - K. TOP OF TRENCH FOOTING ELEVATION = 99'-0" 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

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

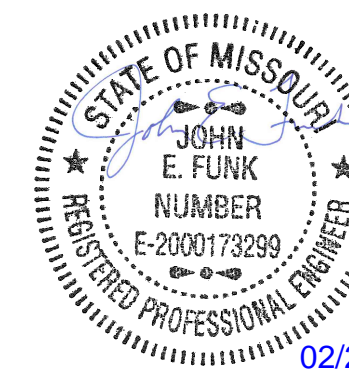
REUNION AT BLACKWELL

SE SHENANDOAH DRIVE
LEE'S SUMMIT, MO 64063

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REVISION DATES:

2 REV#3 2/27/2025



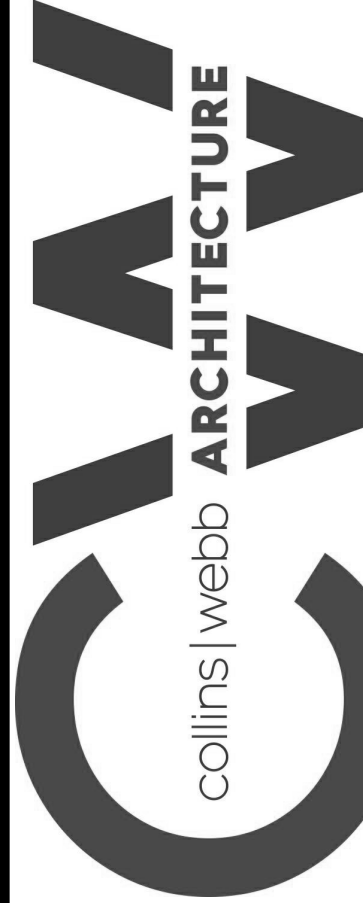
PROFESSIONAL SEAL

S102 K

ISSUE DATE: 24 AUGUST 2023
STAND SEI#: 23090

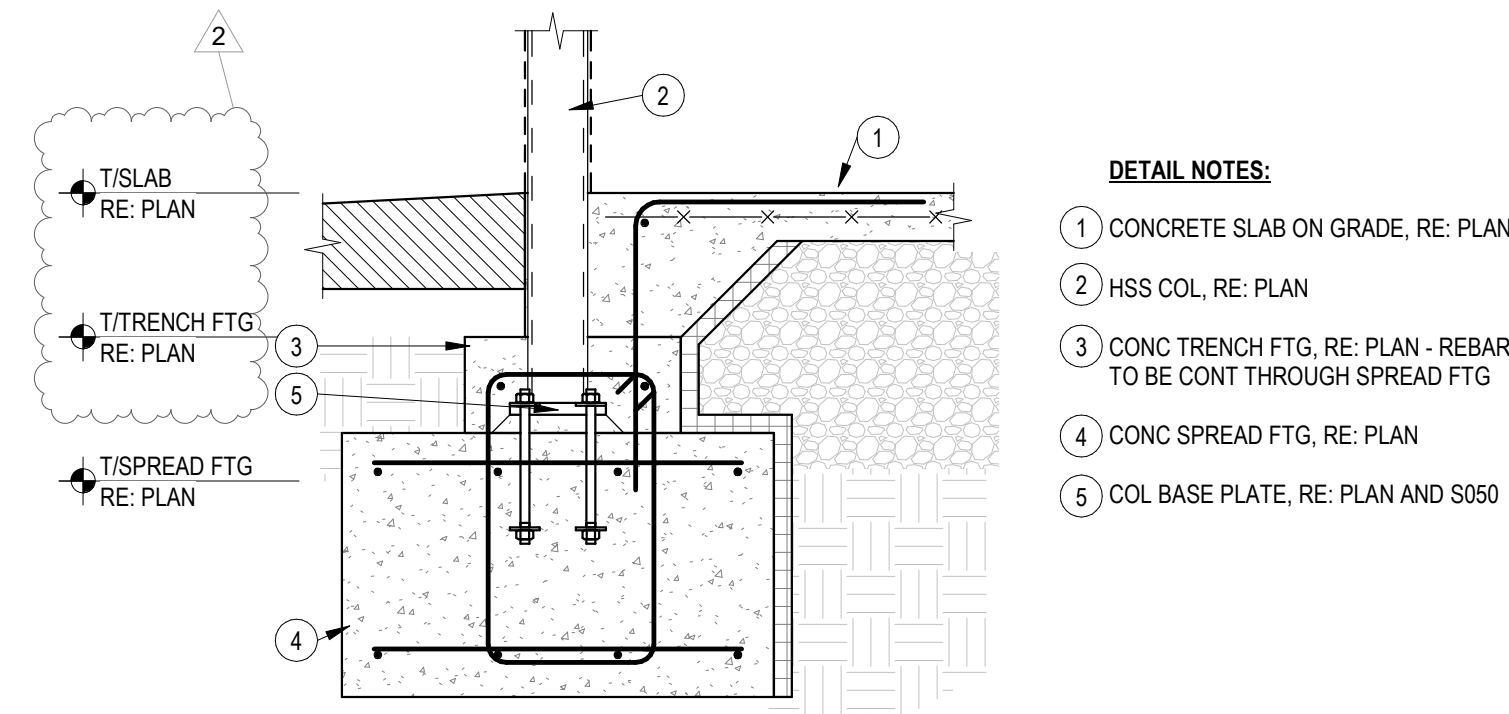
FOUNDATION & ROOF FRAMING
PLAN - MAINTENANCE GARAGE

RELEASED FOR
CONSTRUCTION
As Noted on Plans Review
Development Services Department
Lee's Summit, Missouri
06/27/2025

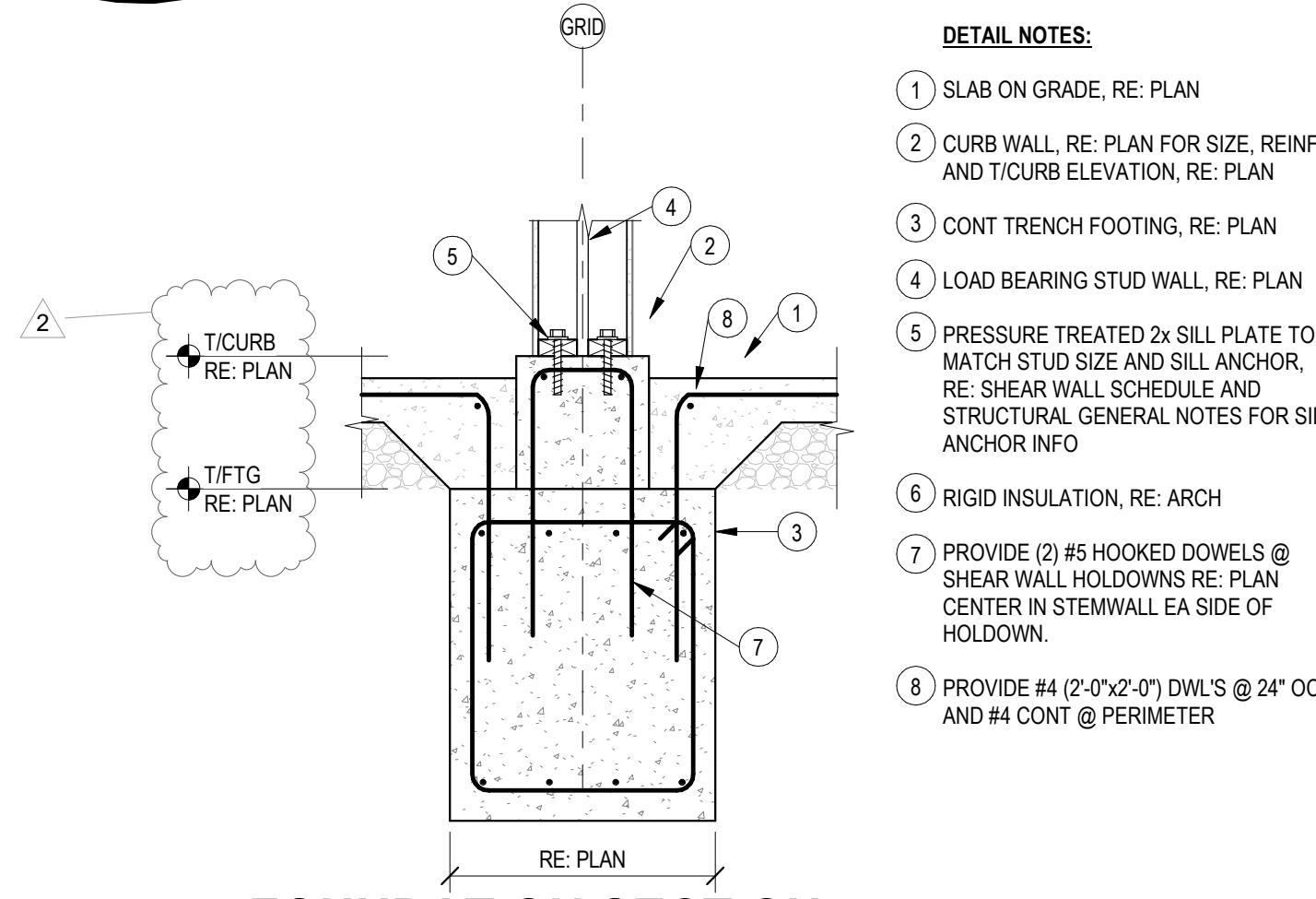


PERMIT DOCUMENTS

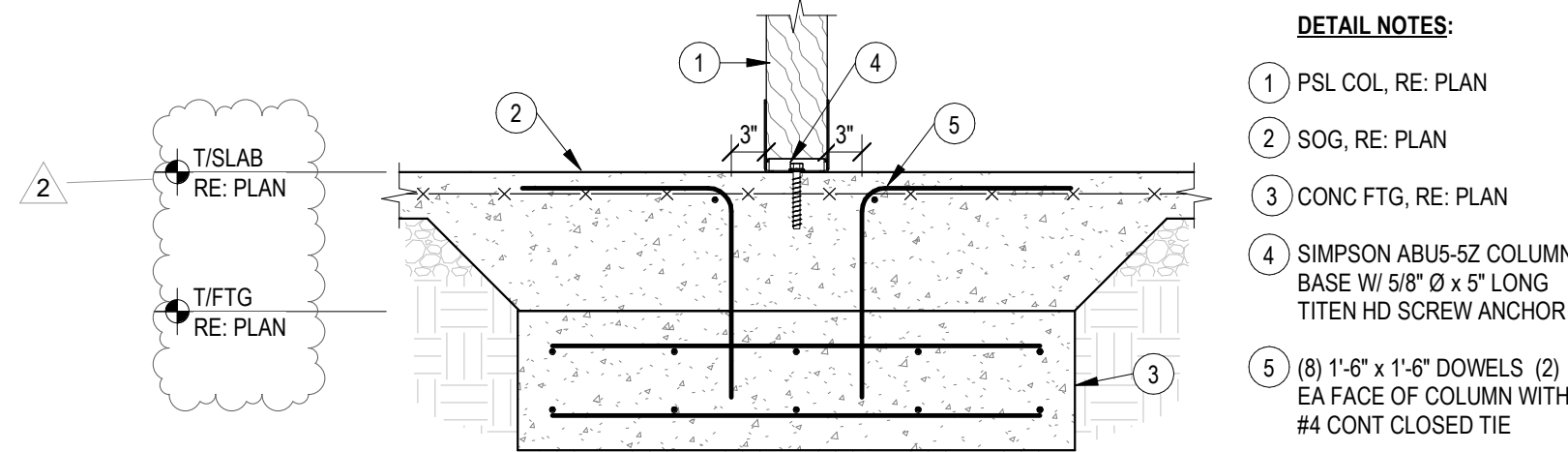
307 SIV Market St., Lee's Summit, Missouri 64063 | 816.249.2270 | www.collinswebbarch.com



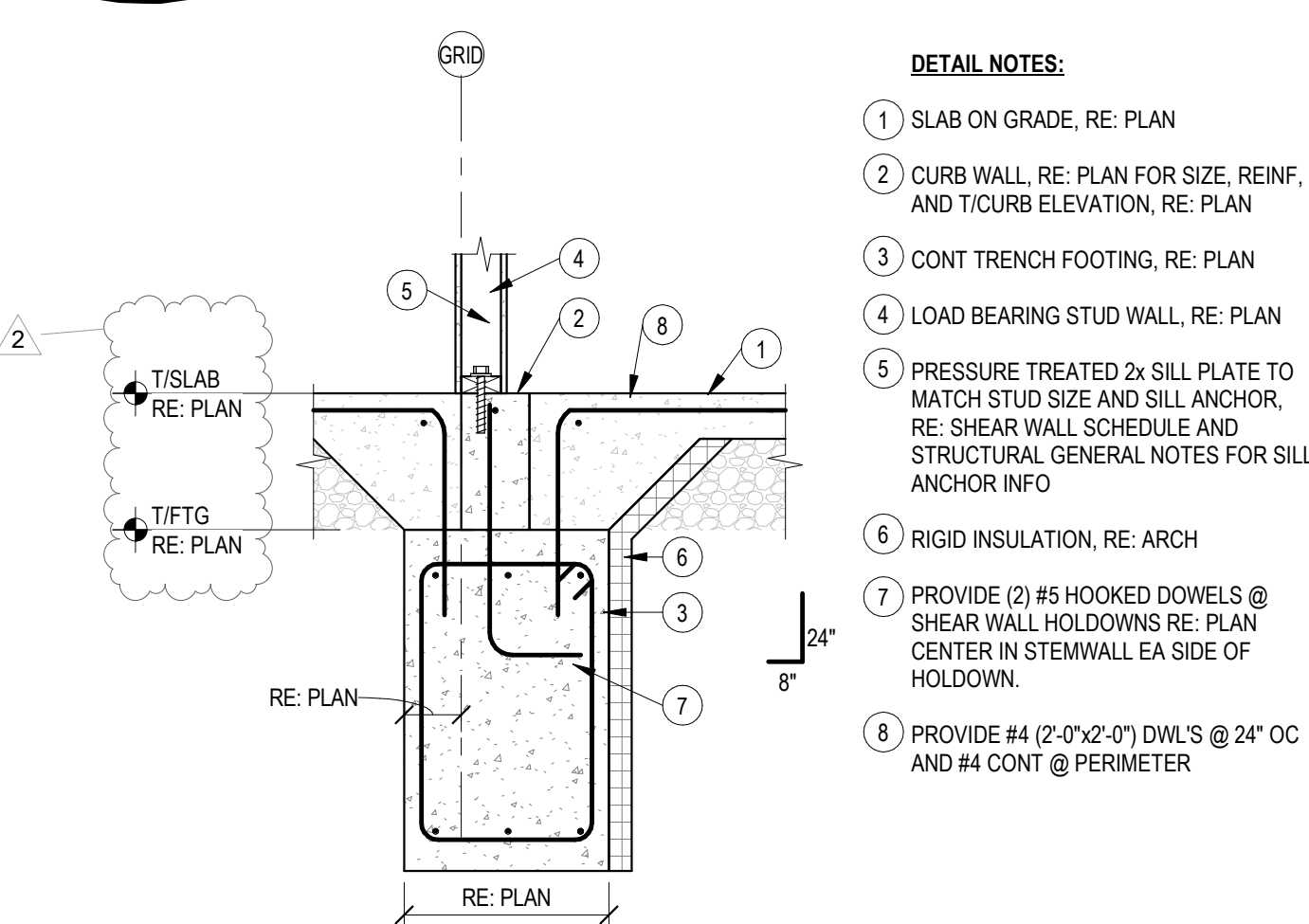
10 FOOTING @ COLUMN
3/4" = 1'-0"



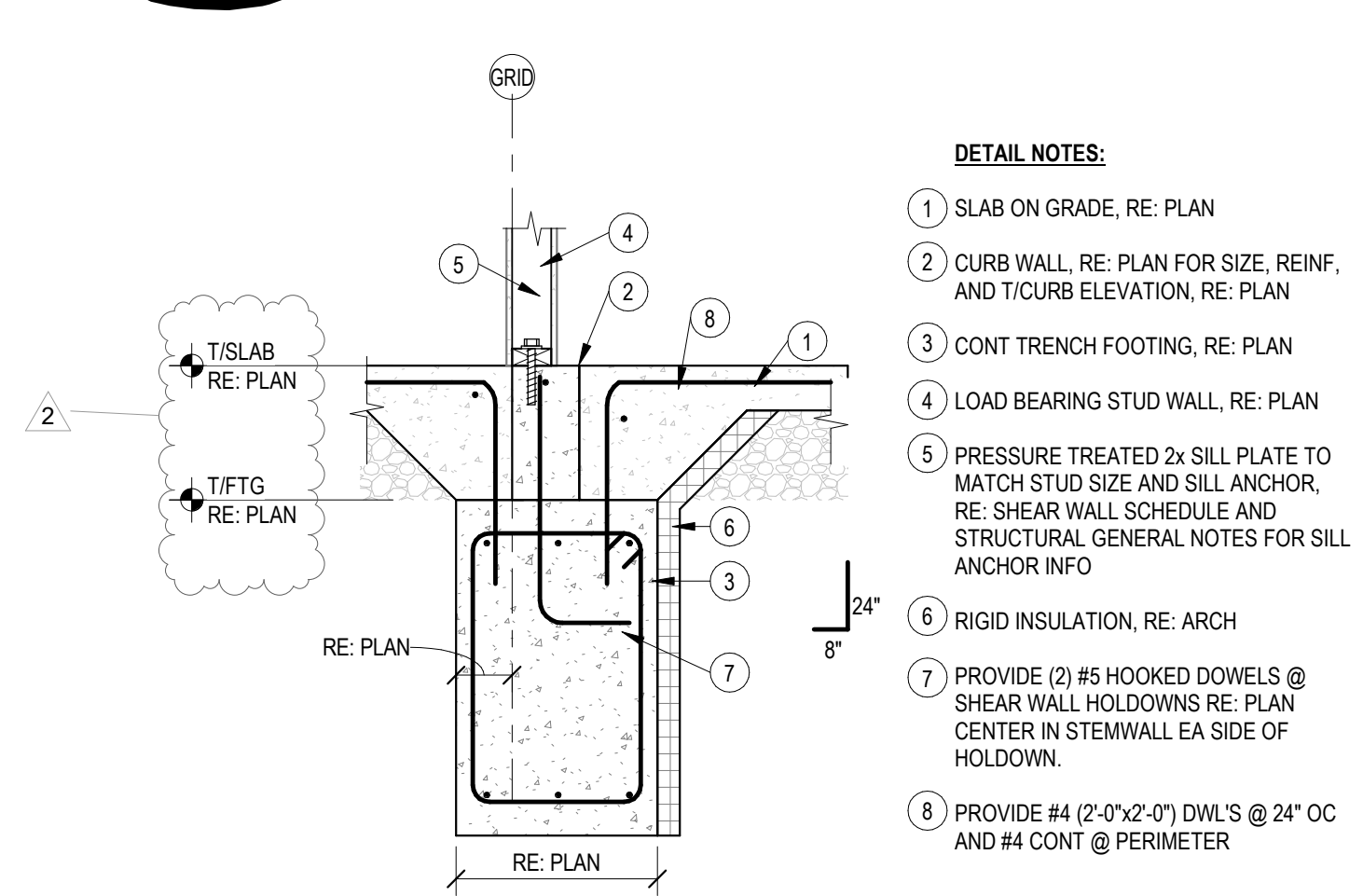
9 FOUNDATION SECTION
3/4" = 1'-0"



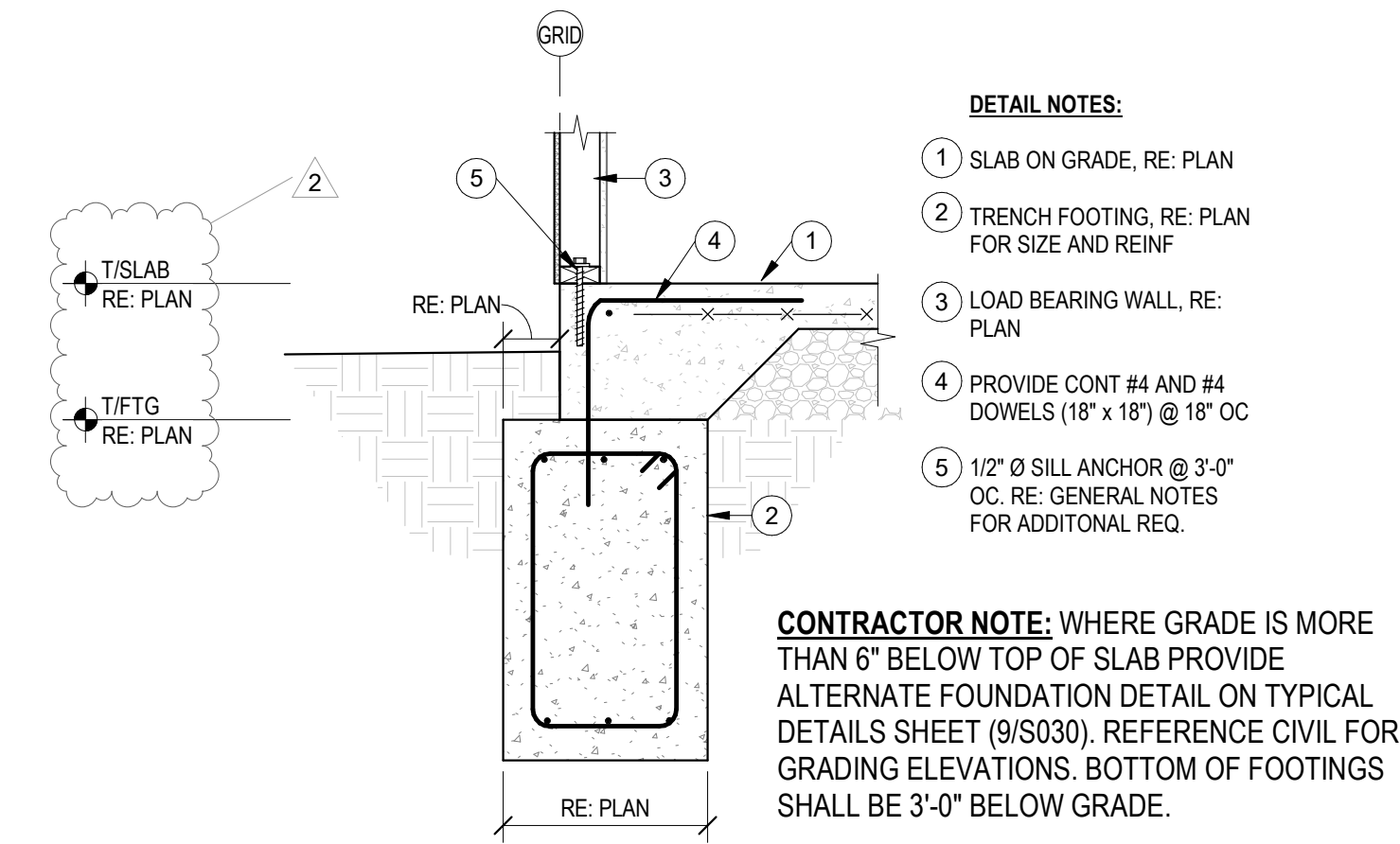
6 PSL COLUMN FOOTING
3/4" = 1'-0"



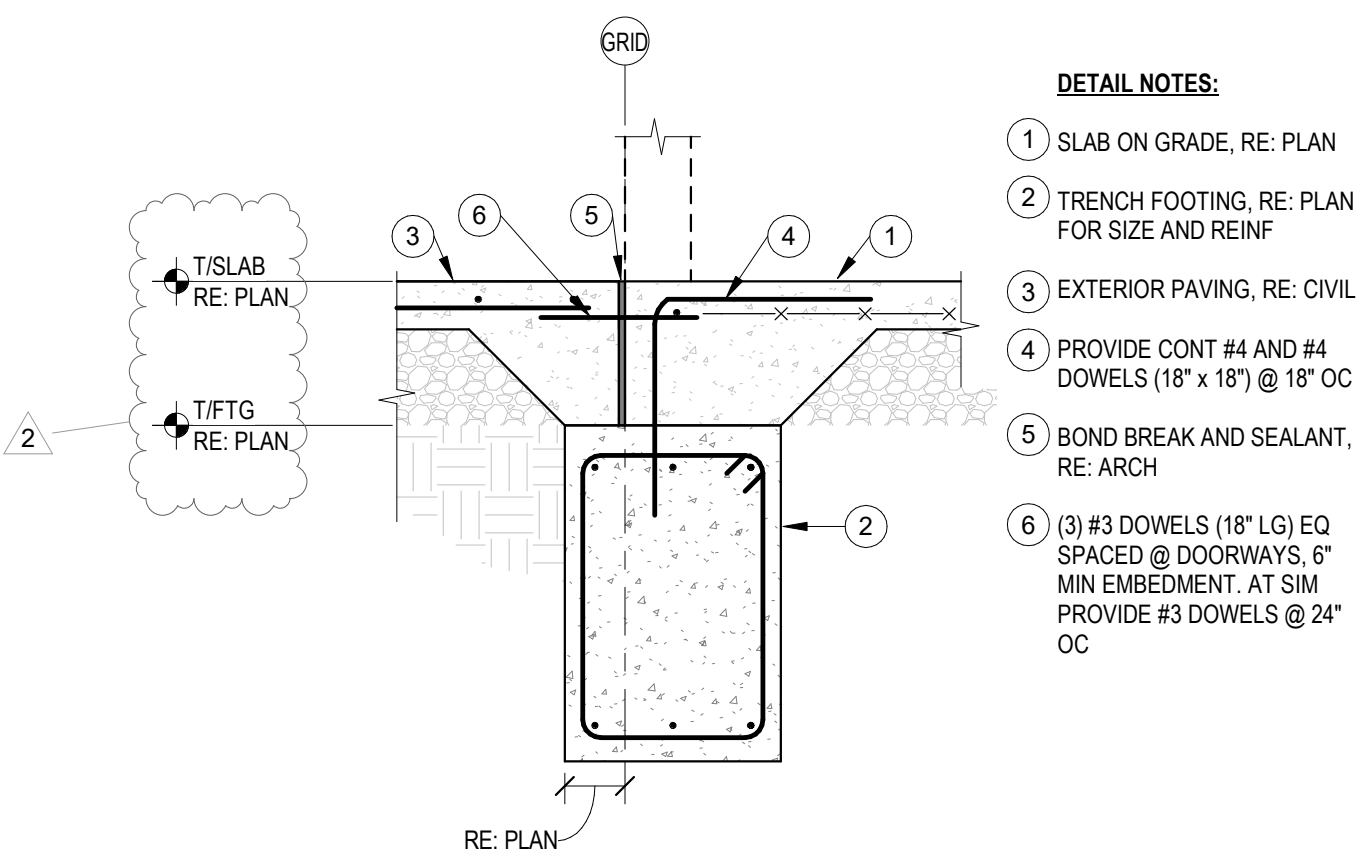
8 FOUNDATION SECTION
3/4" = 1'-0"



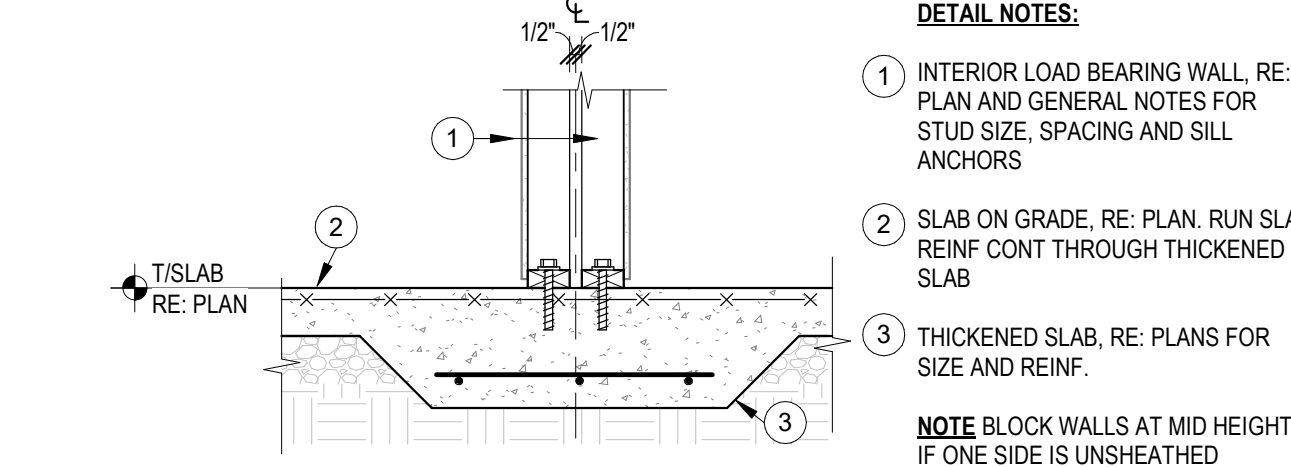
7 FOUNDATION SECTION
3/4" = 1'-0"



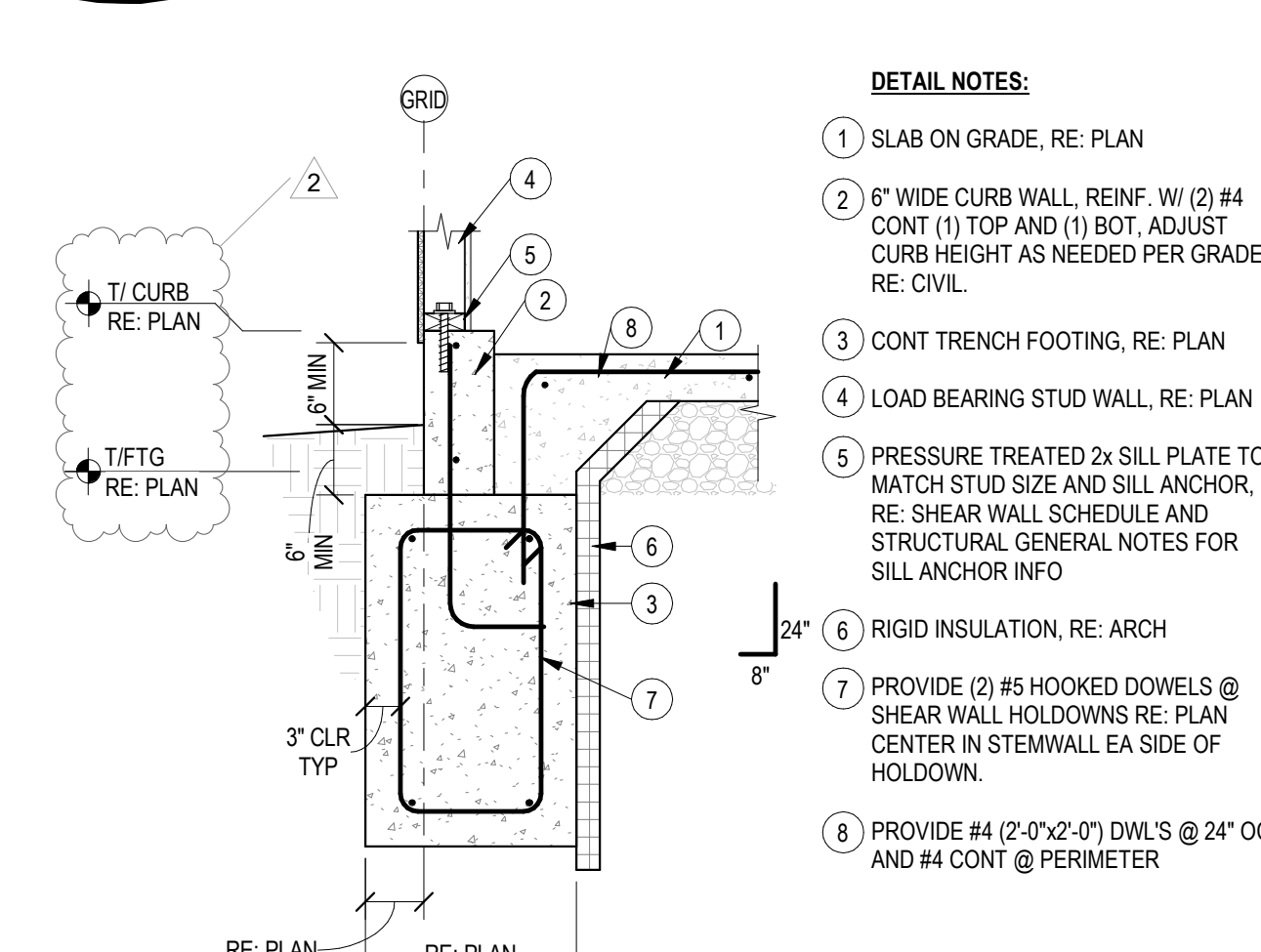
5 FDN SECTION @ WALL FTG
3/4" = 1'-0"



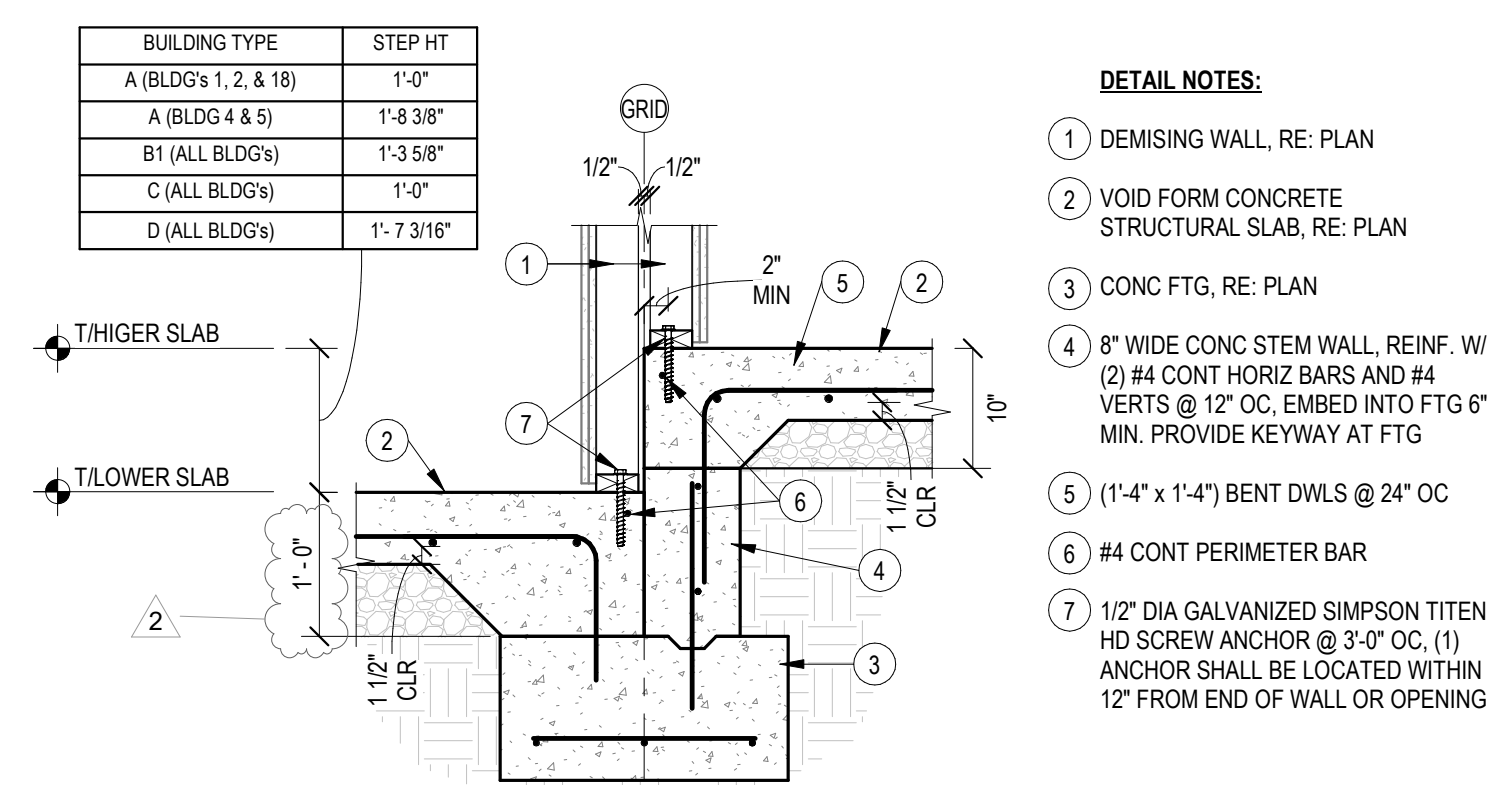
4 FDN SECTION @ WALL OPENING
3/4" = 1'-0"



3 FDN SECTION @ COMMON WALL
3/4" = 1'-0"



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



1 FOUNDATION STEP @ DEMISING WALL
3/4" = 1'-0"