



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

RESERVE AT BLACKWELL

0000 STREET NAME
CITY, STATE 00000

DESIGN DEVELOPMENT

18 MAY 2023

COLLINS WEBB #: 21075



NOT FOR CONSTRUCTION

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

CONTRACTOR

ENGINEERING SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: 816.623.9888
www.es-kc.com

STRUCTURAL ENGINEER

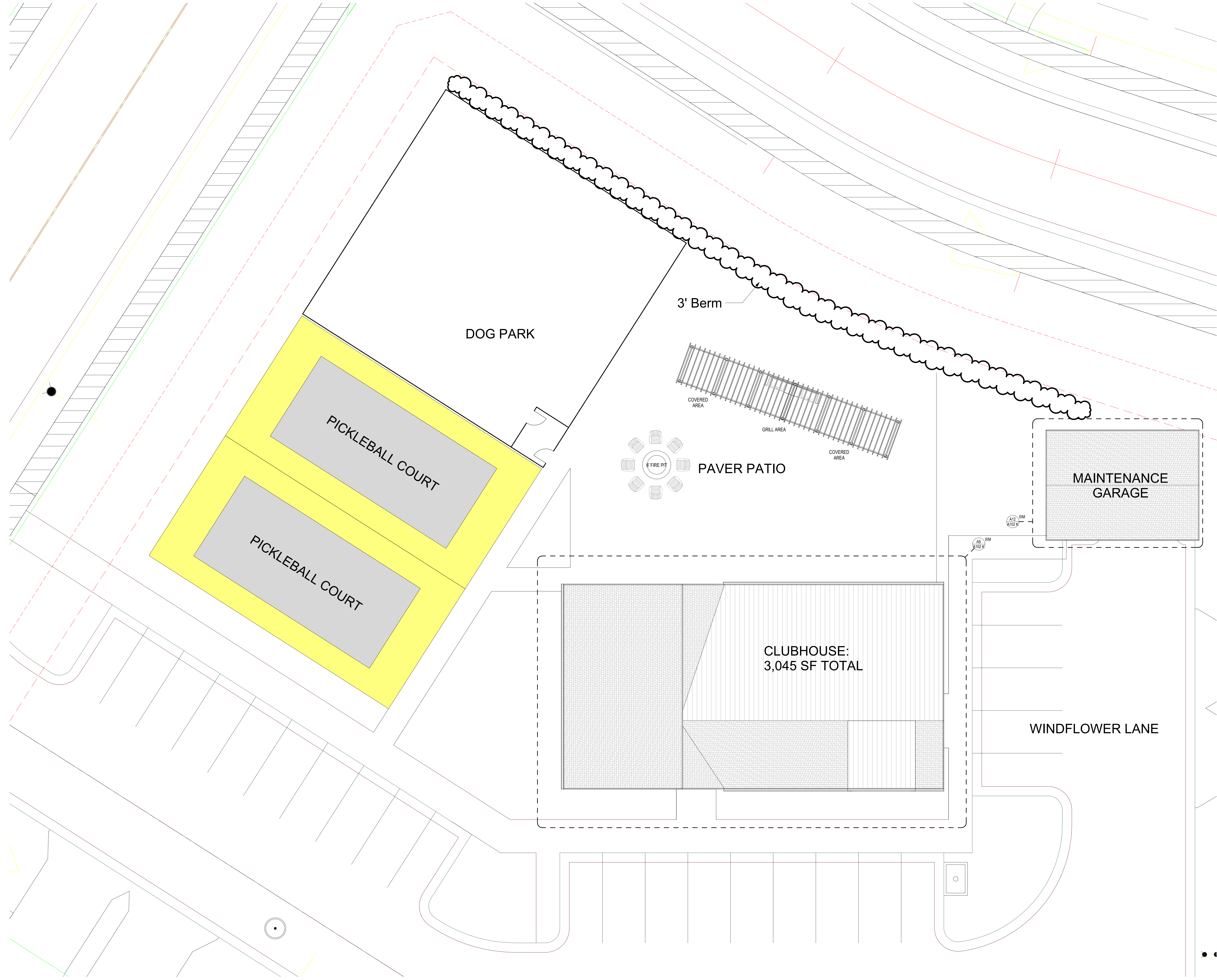
STAND STRUCTURAL ENGINEERING INC.
8234 ROBINSON STREET
OVERLAND PARK, KS 662074
P: 913.214.2169
www.stand-sei.com

CIVIL ENGINEER

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

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



GENERAL NOTES:
FLOOR PLANS

- SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
- ARCHITECTURAL ELEVATION 100'-0"
- DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF GYP. BOARD WALL (FG), FACE OF MASONRY (FM), FACE OF CONCRETE WALLS (FC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
- NOTE: WALL THICKNESSES ARE ACTUAL DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
- 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).
- ALL ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FINISHES AS THE ADJOINING SPACES.
- PROVIDE FINISH LEVELS AS DESCRIBED:
 - LEVEL 1:
 - FIRE RATED WALL AREAS ABOVE FINISHED CEILINGS, WHETHER OR NOT ACCESSIBLE IN THE COMPLETED CONSTRUCTION.
 - LEVEL 2:
 - AREAS WHERE SETTING TYPE COMPOUND FOR WATER RESISTANT GYPSUM BACKER OR FIBER REINFORCED WALL PANELS ARE USED.
 - ALL ROOM SIDE WALLS IN AUDITORIUMS WHERE AN ACOUSTIC PANEL IS INSTALLED.
 - ALL OPEN TO PLENUM SPACES ABOVE CEILINGS.
 - OPEN TO STRUCTURE SPACES WHERE PAINTED BLACK.
 - AREAS IN MECHANICAL, ELECTRICAL AND STORAGE ROOMS.
 - LEVEL 3:
 - ALL ROOM SIDE WALLS IN AUDITORIUMS WHERE WALL CARPET IS INSTALLED.
 - PUBLIC CIRCULATION CORRIDORS WHERE ROOM SIDE WALLS HAVE WALLCOVERING OR WOOD SLAT WALL TREATMENTS.
 - OPEN TO STRUCTURE SPACES WHERE PAINTED OTHER THAN BLACK.
 - LEVEL 4:
 - AREAS FOR BACK OF HOUSE EMPLOYEE OPERATIONS WHERE ROOM SIDE WALLS AND/OR CEILINGS HAVE PAINTED SURFACES.
 - CIRCULATION CORRIDORS WHERE ROOM SIDE WALLS AND/OR CEILINGS HAVE PAINTED SURFACES.
 - WALLS THAT HAVE FELT WALL COVERING.
 - LEVEL 5:
 - PUBLIC LOBBIES, BAR, AND LOUNGE AREAS WHERE WALLS AND/OR CEILINGS HAVE PAINTED OR WALL COVERINGS INSTALLED ON SURFACES WITHIN BAR/LOUNGE AREAS.
- RE: FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.
- STAIR ENCLOSURES, SHUTT WALLS, EXIT PASSAGEWAYS AND EXTERIOR WALLS TO BE COORDINATED FOR PHASE OF WORK PER MATRIX AND PROJECT SCOPING.
- MAINTAIN AND PROTECT EXISTING EXPANSION JOINTS DURING CONSTRUCTION. PATCH/REPAIR/REPLACE TO MATCH EXISTING RATINGS AS REQUIRED ON THE SHELL PORTION OF PROJECT.

GENERAL NOTES:
ROOF PLANS

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

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COLLINS WEBB #: 21076

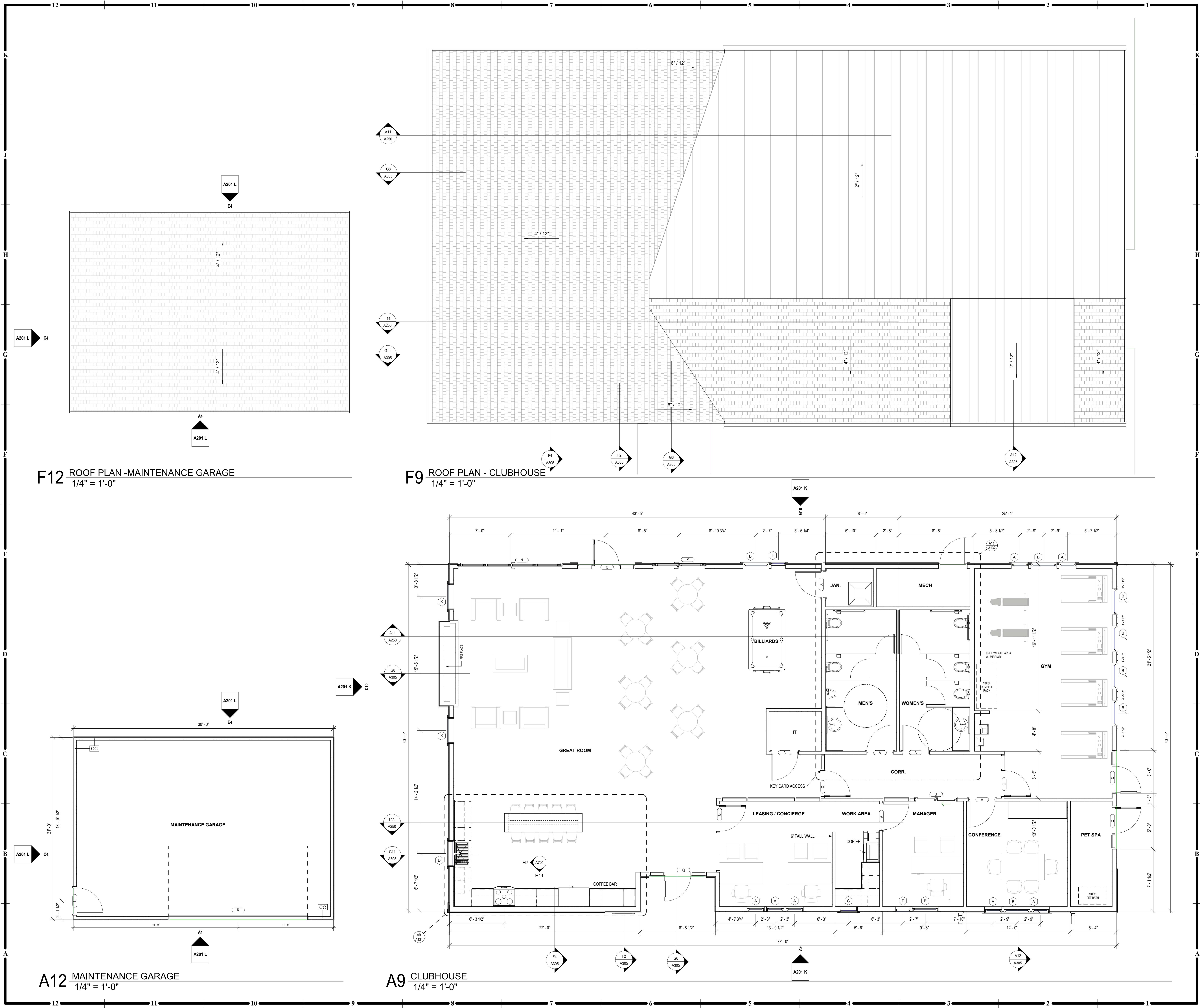
SITE PLAN - CLUBHOUSE AREA



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FLOOR PLANS - CLUBHOUSE & MAINTENANCE BUILDING

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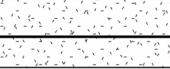
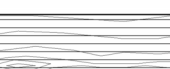

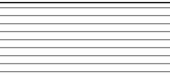
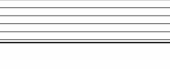
GENERAL NOTES
EXTERIOR ELEVATIONS:

1. RE: SHEET GOOT 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.

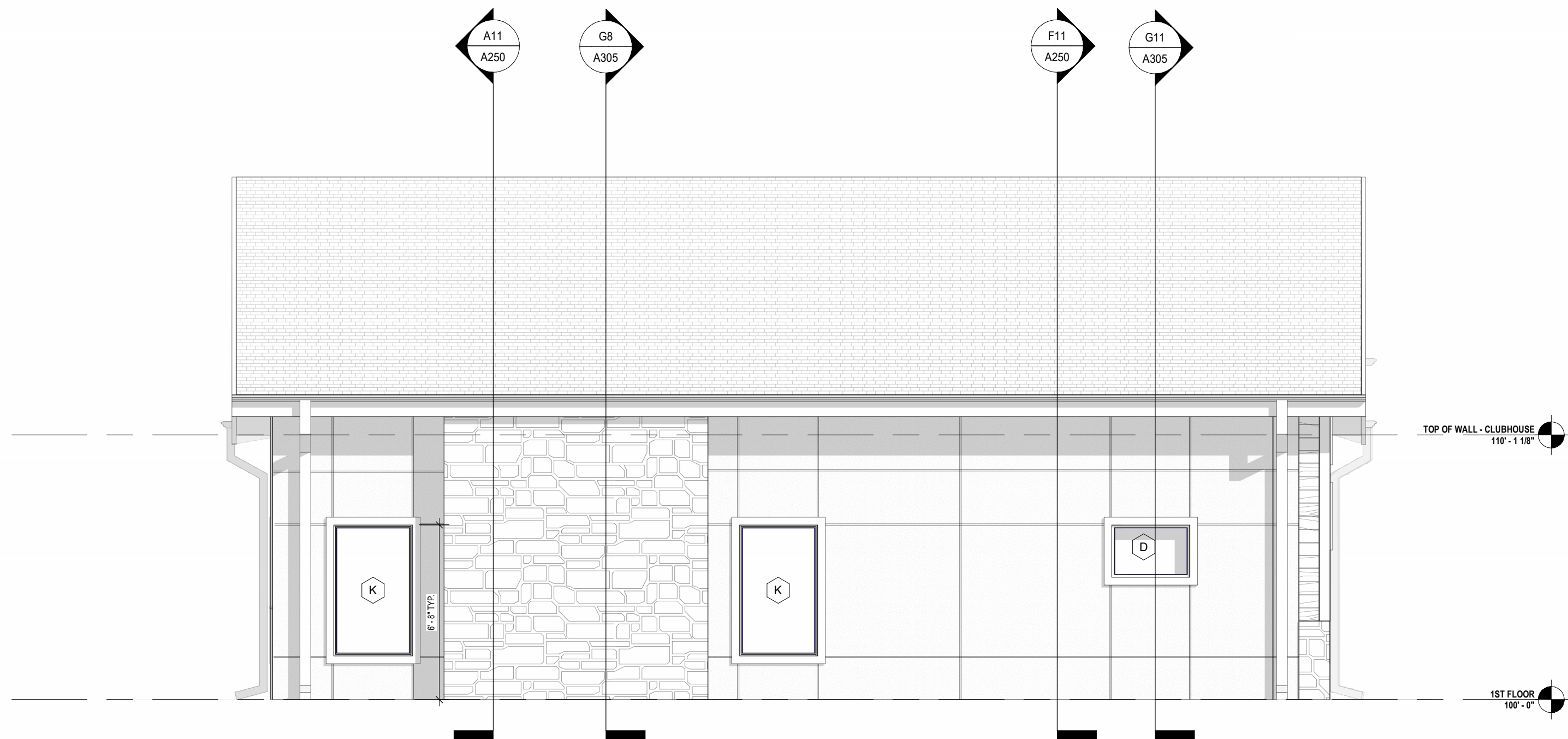
EXTERIOR ELEVATION MATERIALS

	STO CRACK DEFENSE STUCCO SYSTEM - TEXTURE: FINE - GRAY DAWN
	NEW TECH WOOD - ALL WEATHER SIDING - BRAZILIAN 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

EXTERIOR ELEVATIONS - CLUBHOUSE



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



D10 $\frac{\text{CLUBHOUSE - LEFT}}{1/4" = 1'-0"}$

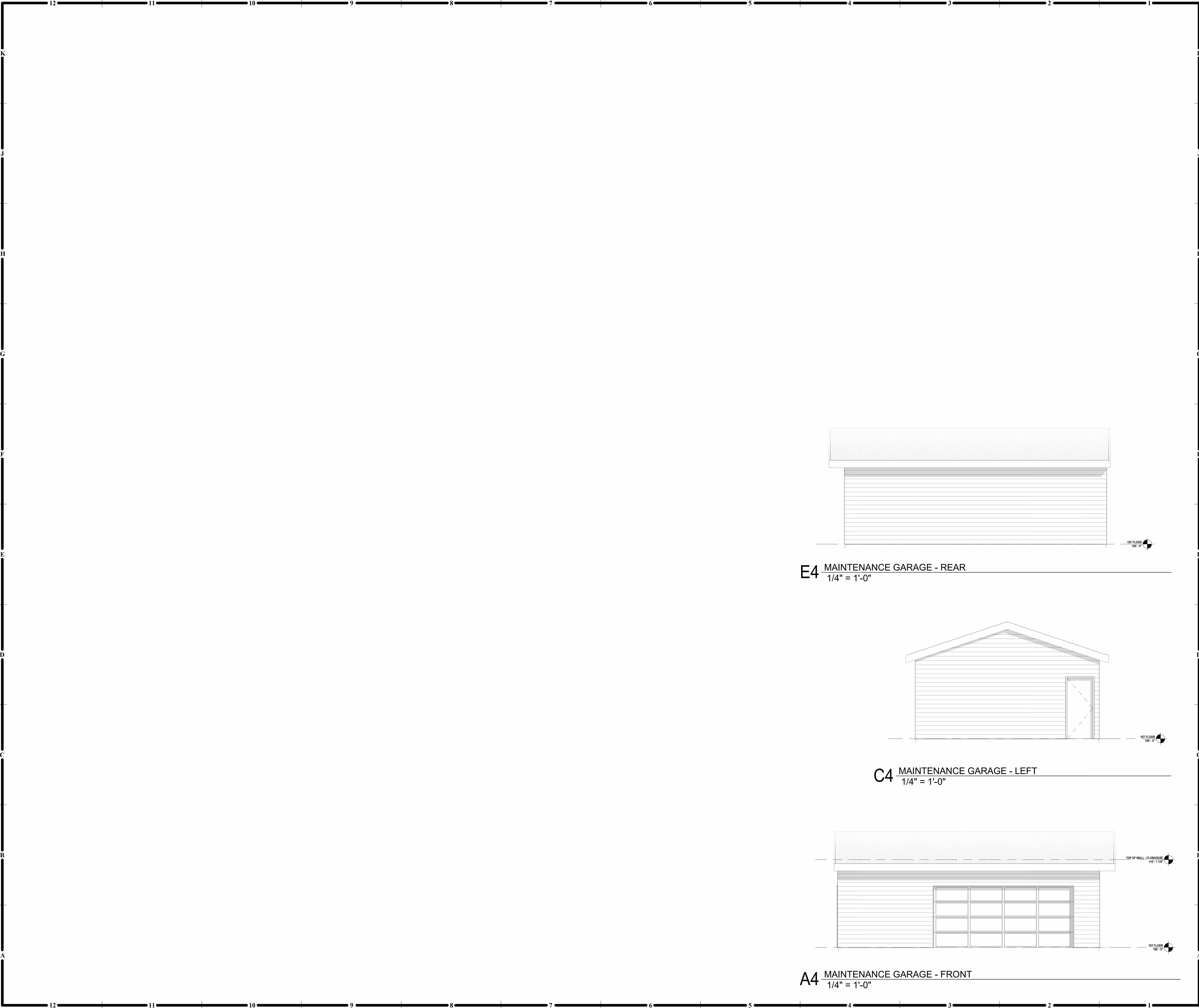


D5 CLUBHOUSE - RIGHT
1/4" = 1'-0"



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

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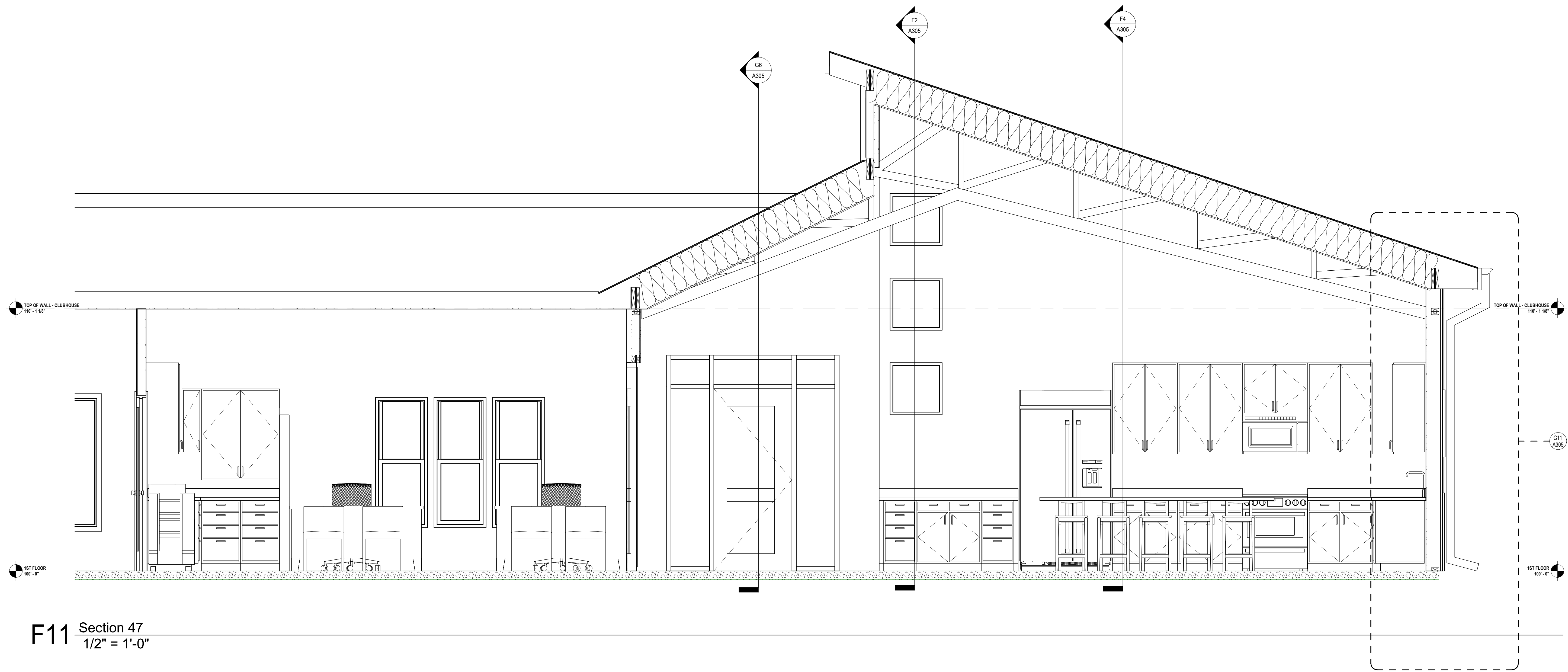
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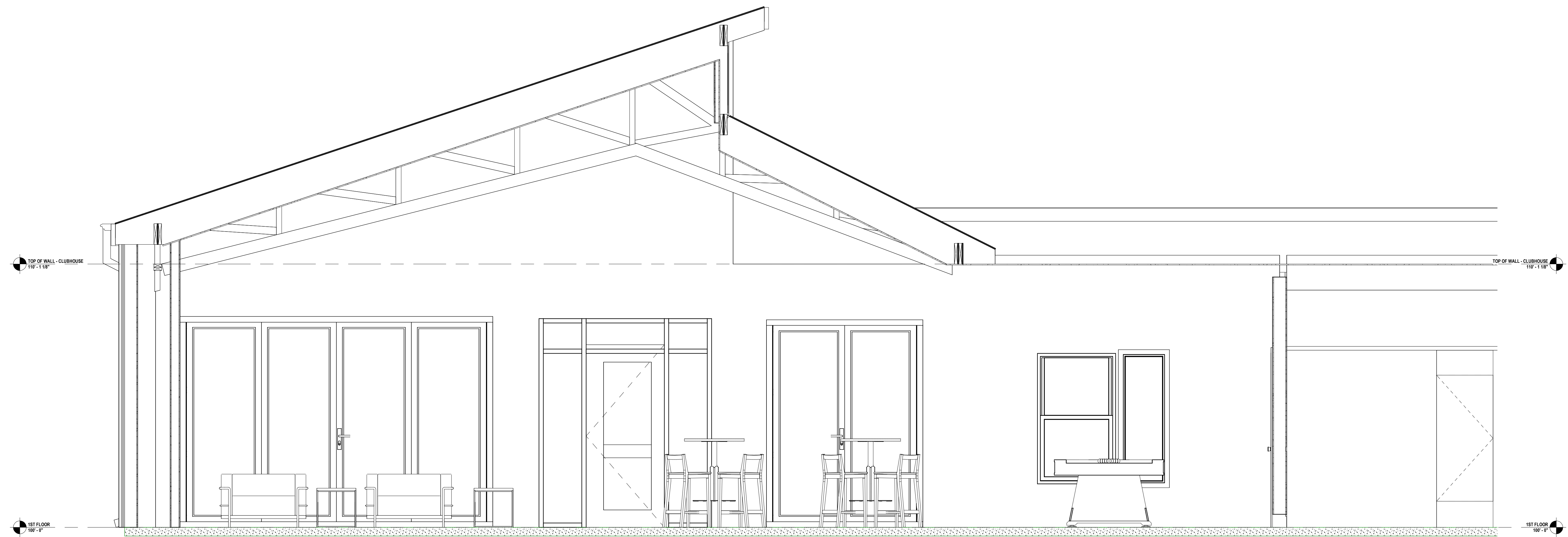
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EXTERIOR ELEVATIONS -
MAINTENANCE GARAGE



F11 Section 47
1/2" = 1'-0"



A11 Section 48
1/2" = 1'-0"