



# CITY PLAN COMMISSION REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

## Project Name

1821 Mercier Infill

## Docket # Request

5 CD-CPC-2021-00058  
Development Plan - Residential

## Applicant

Chris Holmquist  
Olsson  
1301 Burlington, Ste 100  
North Kansas City, MO 64116

## Owner

James R. Lambie, Lambie Custom Homes Inc.  
8712 W 151<sup>st</sup> St,  
Overland Park, KS 66221

<b>Location</b>	1821 Mercier St.
<b>Area</b>	About 0.427 acres
<b>Zoning</b>	R-6
<b>Council District</b>	4 <sup>th</sup>
<b>County</b>	Jackson
<b>School District</b>	KCMO

## Surrounding Land Uses

Single-family residential zoned R-6 in all directions.

## Land Use Plan

The Greater Downtown Area Plan recommends Residential Low Density land uses. The request conforms to this recommendation.

## Major Street Plan

No major street is identified at the site.

## APPROVAL PROCESS



## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within Westside Neighborhood Association and Westside Planning Committee. According to the KCMO Neighborhood Groups system, there is no contact information listed for Westside Neighborhood Association; therefore, notice has only been sent out to Westside Planning Committee.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement is required by 88-505-12 does applies to this request and a meeting was hosted on April 15, 2021. A summary and sign-in sheet has been attached to this report.

## EXISTING CONDITIONS

The subject site contains 0.427 acres land with six non-conforming lots. It is located on the east side of Mercier Street in between W. 18<sup>th</sup> Street to the north and W. 20<sup>th</sup> Street to the south. All lots have front yard facing Mercier Street and rear yard abutting an alley way to the east. There are existing water and sewer lines. The surrounding land use are single-family residential in all directions. The neighborhood was once downzoned to R-6 to exclusively aiming development of single-family residential; however, it made some lots nonconforming.

## NEARBY DEVELOPMENTS

North: undeveloped land zoned R-6.  
East: single-family residential zoned R-6.  
West: Mercier Street, beyond which is single-family residential zoned R-6.  
South: single-family residential.

## SUMMARY OF REQUEST

The applicant is proposing a request to approve a development plan which acts as a preliminary plat to create seven (7) residential lots with deviations from required lot and building standards in District R-6 (Residential 6) on about 0.427 acres, t to the south.

## KEY POINTS

- Development plan
- Preliminary plat
- Single-family residential
- Deviations to Lot and Building Standards

## PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation  
x Approval with conditions

**CONTROLLING CASE**

No controlling case at the subject site.

**RELATED RELEVANT CASES**

**Case No. 13450-P** – Ordinance 051292, passed December 15, 2005, Rezoning an area of about 91 acres generally bounded by 17th Street and 21st Street on the north, the Kansas City Terminal Railroad, Allen Avenue and Division Street on the west, 25th Street and a line about 100 feet north of 24th Street on the south, and Holly Street and Jefferson Street on the east, to consider rezoning from Districts R-2b, R-4, C-2, M-1, and M-2b to Districts R-1b and R-2b.

**HISTORY**

The subject site contains 0.427 acres land with six non-conforming lots. It is located on the east side of Mercier Street in between W. 18th Street to the north and W. 20th Street to the south. All lots have front yard facing Mercier Street and rear yard abutting an alley way to the east. There are existing water and sewer lines. The surrounding land use are single-family residential in all directions. The neighborhood was once downzoned to R-6 to exclusively aiming development of single-family residential; however, it made some lots nonconforming.

**PLAN REVIEW**

*Use-Specific (88-300) and Development Standards (88-400)*

<i>Standards</i>	<i>Applicability</i>	<i>Meets</i>	<i>More Information</i>
<i>Boulevard and Parkway Standards (88-323)</i>	No	N/A	
<i>Parkland Dedication (88-408)</i>	Yes	Subject to conditions	
<i>Parking and Loading Standards (88-420)</i>	No	N/A	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Subject to Conditions	
<i>Outdoor Lighting Standards (88-430)</i>	No	N/A	
<i>Sign Standards (88-445)</i>	No	N/A	
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	

**ANALYSIS**

The applicant is requesting approval of a preliminary plat in District R-6 in order to reestablish seven lots. The subject site contains seven lots that were originally platted as Lot 99-105, Block 3 Residential of Whipples 2<sup>nd</sup> Addition.

This request would typically be processed via the Minor Subdivision – lot split, lot line adjustment, lot consolidation, etc. per 88-535. This process is an administrative review and approval, however deviations to lot and building standards are requested by the applicant to create these seven lots and, as a result, preliminary and final plat approval is required.

The property is zoned R-6, which is a primarily single-family low density zoning district requiring a minimum lot area of 6,000 square feet with a minimum lot width of 50 feet. The proposed lots don’t comply with the lot size and width; therefore, deviations to lot area and lot width are requested by the applicant as following:

**DEVIATIONS**

<b>Code Required (88-110-06)</b>	<b>Lot Area (S.F.)</b>	<b>Lot Width (FT.)</b>	<b>Deviations</b>	<b>Lot Area (S.F.)</b>	<b>Lot Width (FT.)</b>
	<b>6000</b>	<b>50</b>			
Lot 99	2975	23.86	<b>Lot 99</b>	<b>3025</b>	<b>26.14</b>
Lot 100	2869	23.85	<b>Lot 100</b>	<b>3131</b>	<b>26.15</b>
Lot 101	2765	23.85	<b>Lot 101</b>	<b>3235</b>	<b>26.15</b>
Lot 102	2660	23.85	<b>Lot 102</b>	<b>3340</b>	<b>26.15</b>
Lot 103	2555	23.85	<b>Lot 103</b>	<b>3445</b>	<b>26.15</b>
Lot 104	2451	23.85	<b>Lot 104</b>	<b>3549</b>	<b>26.15</b>
Lot 105	2347	23.86	<b>Lot 105</b>	<b>3653</b>	<b>26.14</b>

Additionally, the applicant proposes to build a single-family house on each lot. Each house will have a front yard facing Mercier Street with an attached garage accessed through the alley from the rear yard. No building setbacks have been provided at the review time. All new constructions are subject to Building Standards in 88-110-06.

**PROFESSIONAL STAFF RECOMMENDATION**

Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Condition and Correction Report.

Respectfully submitted,



Xue Wood, AICP  
 Planner



## Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Staff

Report Date: April 27, 2021

Case Number: CD-CPC-2021-00058

Project: 1821 Mercier Infill

---

### Plan Conditions

*Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.*

1. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat. (4/12/2021)
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (4/12/2021)



# Public Meeting Notice

Please join \_\_\_\_\_

for a meeting about \_\_\_\_\_

case number \_\_\_\_\_

proposed for the following address:

**Meeting Date:**

**Meeting Time:**

**Meeting Location:**

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement)



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely,

A handwritten signature in black ink, appearing to read "Erin Holmquist".

Olsson, Inc.  
816.361.1177  
[cholmquist@olsson.com](mailto:cholmquist@olsson.com)

## Meeting Sign-In Sheet

### Project Name and Address

18<sup>TH</sup> & MERCIER

1821, 1823, 1827, 1829, 1831, & 1833 MERCIER ST., KCMO 64108

Name	Address	Phone	Email
Chris Holmquist, Olsson, Inc.	1301 Burlington #100 North Kansas City, MO 64116	816.361.1177	cholmquist@olsson.com
Sgt Little John	1200 E Lincoln	816-234-5000	john.little@kcpd.org
Joe Galvin	8927 Kantana Apt 14	913-302-0551	galvinhomes@gmail.com
Hedrick Keller	913 W. AVE. C. ST CHavez	913-850-0605	
Alice Momey	913 Ave C. St Chavez	842-2184	
Don Hunter	1800 Mercier St	816-701-6001	conferencehow@yahoo.com
Frances Moreno	1211 W. 20th St	816-571-9531	
Monique Ortiz	1822 Mercier	816 813 2788	<del>moniqueortiz@gmail.com</del>
Manuel Ortiz	1822 Mercier	816 547 6094	ortizm24@yahoo.com
Brianna + Ian Kietzman	1818 Holly St KC MO 64108	816 616 0234 816 663 4520	bkietzman@gmail.com
Hortensia Lopez Jim Williams	1838 Holly St " "	816 472 6719 " "	

Alicia Mora	Kemo 1810 Holly St 64108	816-838-4664	amora35@Kc.net.com
Virgil CRISS	Kemo 64108 1810 HOLLY ST	816-716-9414	" " " "
ERIE Lopez	1201 W 20th St Kemo 64108	816-810-1104	
Georgina Herrera	2029 Summit	816-260-6469	Georgina R herrerar@mac.com
Marisol Montero	1822 Summit	816-471-4691	Mari Soledad Pedroza@hotmail.com
Mario Vargas	2418 Malcolm Ave	816-216-2996	mariovargas1954@gmail.com
Virginia Salazar	1633 Summit	816-304-9178	vbellis3331@ yahoo.com
TINO ERENIA	1839 MERCIER	—	
Jose Ramirez	1822 Summit St	816-786-3319	
Lilia E. Grado	2313 Terrace St	816-858-4168	Lilia-Grado@ yahoo.com
Margaret Pelt	1832 Mercier	816-682-4907	
Robert Baker			
Mark + Lisa Tinoco	1844 Holly	816-799-1565	tinoco4life@sbcglobal.net



# CITY PLANNING & DEVELOPMENT

## Public Meeting Summary Form

Project Case # CD-CPC-2021-00058

Meeting Date: April 15, 2021

Meeting Location: Guadalupe Center (1015 Ave. Cesar E Chavez, KCMO 64108)

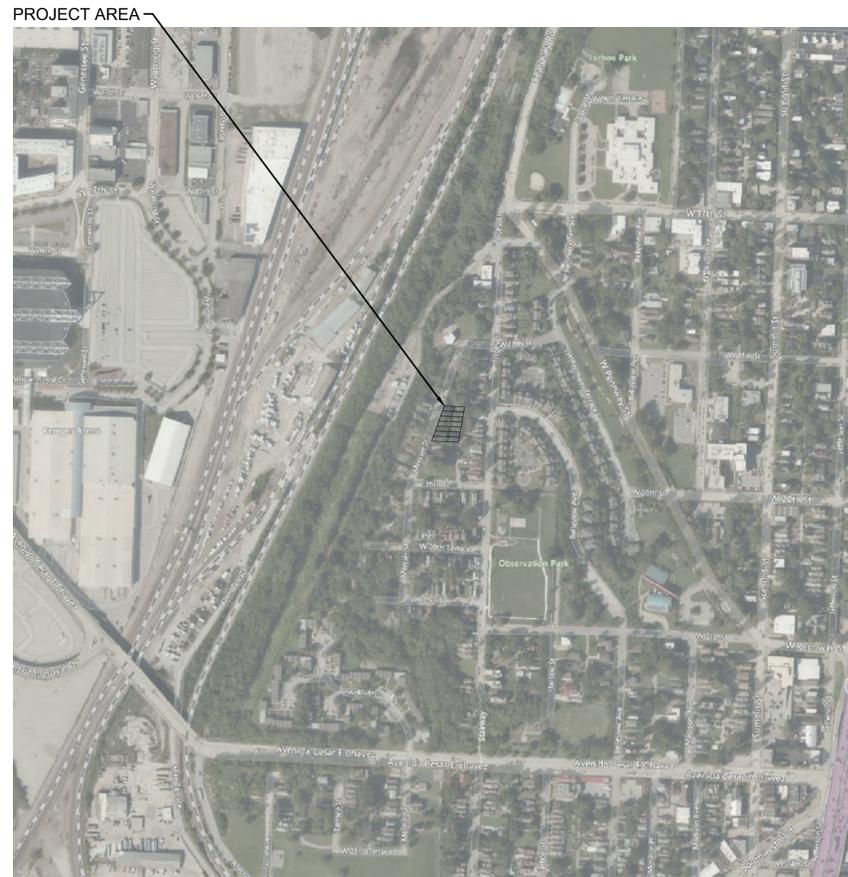
Meeting Time (include start and end time): Start: 6:30p End: 7:30p

Additional Comments (optional):

# 18TH & MERCIER LAMBIE PROPERTY DEVELOPMENT PLAN & PRELIMINARY PLAT

SECTION 07, TOWNSHIP 49N, RANGE 33W  
IN KANSAS CITY, JACKSON COUNTY, MO

PROJECT TEAM CONTACT LIST
<b>OWNER / DEVELOPER</b> LAMBIE CUSTOM HOMES 8712 W 151ST STREET OVERLAND PARK, KS 66221 CONTACT: JIM LAMBIE PHONE: 913.897.0040
<b>ENGINEER</b> OLSSON 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: CHRIS HOLMQUIST PHONE: 816.361.1177 EMAIL: CHOLMQUIST@OLSSON.COM



INDEX OF SHEETS	
TITLE SHEET	C0
EXISTING CONDITIONS	C1
PRELIMINARY PLAT	C2
ARCHITECTURAL RENDERING	A0
FOUNDATION & 1ST FLOOR PLAN	A1
SECOND FLOOR & ROOF PLAN	A2
FRONT & RIGHT SIDE ELEVATIONS	A3
REAR & LEFT SIDE ELEVATIONS	A4
GENERAL NOTES	G1
DETAILS	G2
BRACED WALL DETAILS	G3
NEIGHBORHOOD SKETCH RENDERING	--

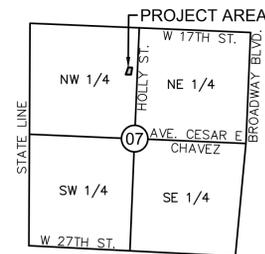
**NOTE:**

THE PURPOSE OF THIS PLAN IS TO REPLAT EXISTING LOTS WITHIN THE RESURVEY OF WHIPPLES 2ND ADDITION SUBDIVISION WHICH ARE NON-CONFORMING WITHIN THE R-6 DISTRICT. NO NEW PUBLIC INFRASTRUCTURE IMPROVEMENTS, BUILDING SETBACKS, OR LOTS ARE PROPOSED WITH THIS PLAN.

DEVIATIONS ARE REQUESTED FOR R-6 DISTRICT LOT WIDTH AND LOT AREA STANDARDS. R-6 STANDARDS REQUIRE 50' MINIMUM LOT WIDTH AND 6000 SQUARE FEET MINIMUM LOT AREA. SEE DEVIATIONS TABLE ON SHEET C2 FOR MORE INFORMATION.

**PROPERTY DESCRIPTION:**

LOTS 99, 100, 101, 102, 103, 104, 105, BLOCK 3, RESURVEY OF WHIPPLE'S SECOND ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.



**VICINITY MAP**  
S07, T49N, R33W  
SCALE 1"=2000'

**olsson**

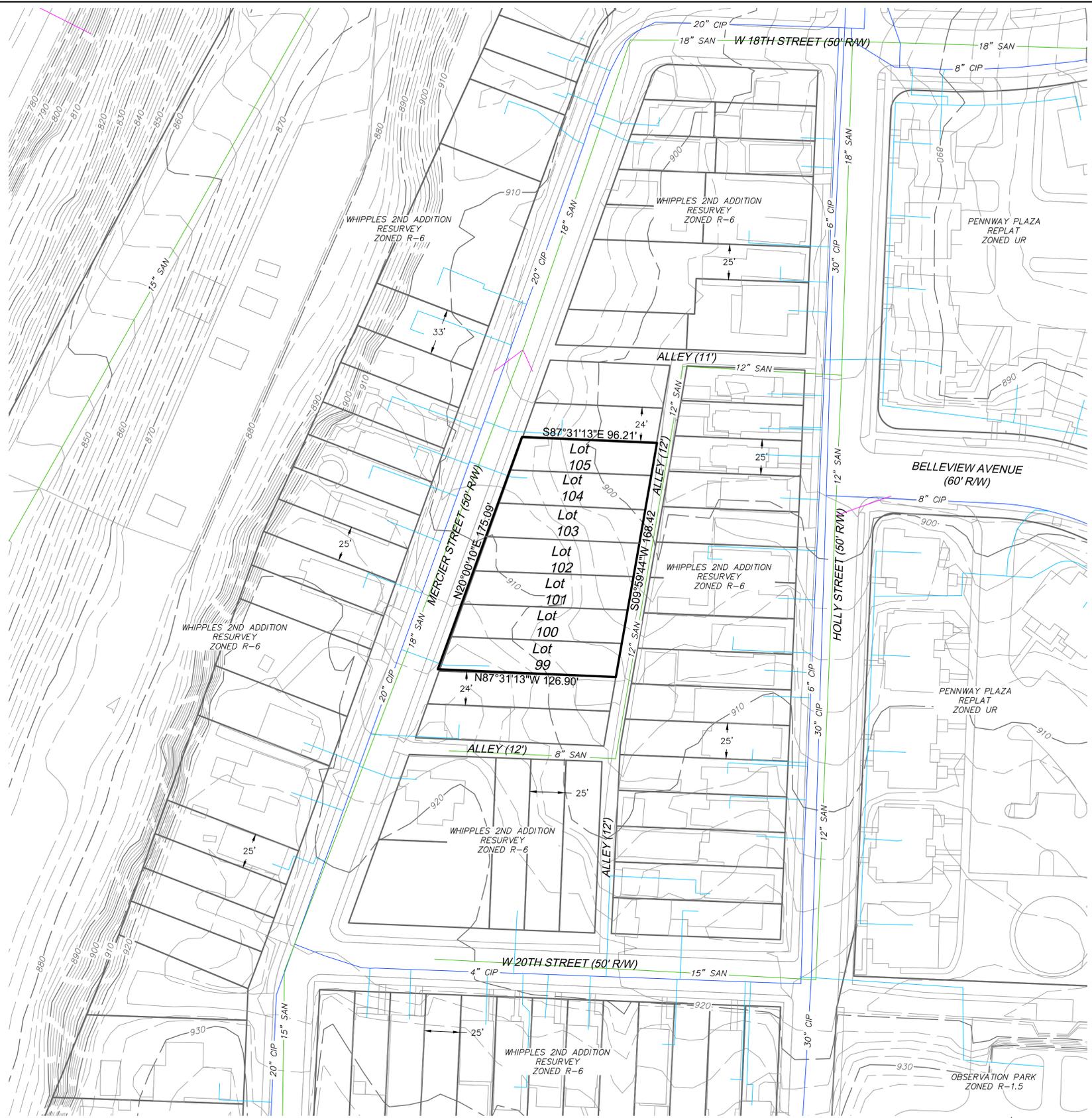
Olsson - Civil Engineering  
Missouri Certificate of Authority #010593  
1301 Burlington Street  
North Kansas City, MO 64116  
TEL 816.361.1177  
www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2021.04.14	Revised per DRC comment	CJH

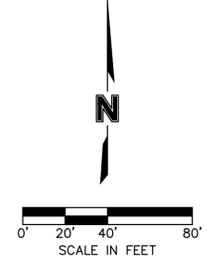
TITLE SHEET  
18TH & MERCIER - LAMBIE PROPERTY  
PRELIMINARY PLAT  
KANSAS CITY, MO  
2021

drawn by: CJH  
checked by: JEE  
approved by: JIM  
QA/QC by: JIM  
project no.: A21-02363  
drawing no.: C\_TTL01\_A2102363  
date: 2021.03.18

SHEET  
C0



- LEGEND**
- EXISTING PROPERTY LINE
  - EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - EXISTING WATER MAIN
  - EXISTING WATER SERVICE LINE



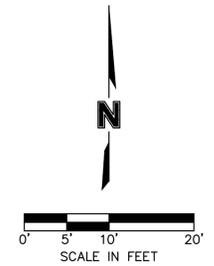
<b>olsson</b>		Olsson - Civil Engineering Missouri Certification of Authority #001593 1301 Buffington Street North Kansas City, MO 64116 TEL 816.361.1177 www.olsosn.com							
EXISTING CONDITIONS  18TH & MERCIER - LAMBIE PROPERTY PRELIMINARY PLAT  KANSAS CITY, MO	2021								
SHEET C1	REVISIONS								
drawn by: CJH checked by: JFE approved by: JHM QA/QC by: JHM project no.: A21-02363 drawing no.: C_EXC01_A2102363 date: 2021.03.18	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">REV. NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 70%;">REVISIONS DESCRIPTION</th> <th style="width: 10%;">BY</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2021.04.14</td> <td>Revised per DRC comment</td> <td style="text-align: center;">CJH</td> </tr> </tbody> </table>	REV. NO.	DATE	REVISIONS DESCRIPTION	BY	1	2021.04.14	Revised per DRC comment	CJH
REV. NO.	DATE	REVISIONS DESCRIPTION	BY						
1	2021.04.14	Revised per DRC comment	CJH						

DWG: F:\2021\02001-02363-A\40-Design\AutoCAD\ Preliminary Plans\Sheets\NCVAC\_SIT01\_A2102363.dwg  
 DATE: Apr 14, 2021 3:14pm  
 USER: choimquist  
 C:\PTBLK\_A2102363\_Lambie Preliminary Plat



DEVIATIONS TABLE		
	LOT AREA (SF)	WIDTH (FT.)
CODE REQUIRED (88-110-06)	6000	50
LOT 99	2975	23.86
LOT 100	2869	23.85
LOT 101	2765	23.85
LOT 102	2660	23.85
LOT 103	2555	23.85
LOT 104	2451	23.85
LOT 105	2347	23.86

- DEVELOPMENT DATA:**
- ZONING: R-6; NO CHANGE PROPOSED
  - LAND USE: SINGLE-FAMILY RESIDENTIAL
  - GROSS ACRES: 0.43 AC.
  - EXISTING R/W: 0
  - PROPOSED R/W: 0
  - PROPOSED OPEN SPACE: 0
  - PROPOSED DETENTION: 0
  - NET ACRES: 0.43 AC.
  - UNITS: 7
  - GROSS DENSITY: 16.28 UNITS/AC.
  - NET DENSITY: 16.28 UNITS/AC.



**olsson**  
 Olsson - Civil Engineering  
 Missouri Certification of Authority #001593  
 1301 Burlington Street  
 North Kansas City, MO 64116  
 TEL 816.361.1177  
 www.olsosn.com

PRELIMINARY PLAT  
 18TH & MERCIER - LAMBIE PROPERTY  
 PRELIMINARY PLAT  
 KANSAS CITY, MO

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2021.04.14	Revised per DRC comment	CJH

2021

SHEET C2

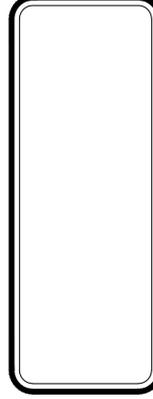


THESE DRAWINGS TO BE USED FOR THIS ADDRESS ONLY AND THEY SHALL NOT BE USED AS MASTER PLAN

DRAWN BY: MP  
DATE: 5-1-18  
PROJECT NO: 18-019-01

SHEET NO.  
**A0**

**LAMBIE CUSTOM HOMES, INC.**  
8712 W. 151st ST. • 913-897-0040  
OVERLAND PARK, KS 66221



architects  
**Webster**  
2686 W. VALLEY PARKWAY  
SUITE 110  
CLATHE, KS 66061-8429  
PHONE: 913-390-4663  
FAX: 913-390-4664  
www.WebsterArchitects.com

**COPYRIGHT 2018**  
WEBSTER ARCHITECTS  
EXPRESSLY RESERVES ITS  
COMMON LAW COPYRIGHT AND  
OTHER RIGHTS IN THESE DRAWINGS.  
THESE DRAWINGS ARE NOT TO BE REPRODUCED,  
COPIED, OR ASSIGNED TO A THIRD  
PARTY WITHOUT THE WRITTEN  
CONSENT AND APPROVAL OF  
WEBSTER ARCHITECTS.  
OF THIS SPECIFIC PROJECT.

FLOOR PLAN - SYMBOL LEGEND	
DESCRIPTION	SYMBOL
INTERIOR LOAD BEARING WALL	
STONE OR BRICK VENEER	
JOIST SIZE AND DIRECTION	
HEADER/ BEAM	SIZE OF MEMBER PER HEADER/ BEAM SCHEDULE NUMBER OF FLYS "U" IF UPSET
CENTERLINE	
POINT LOAD	
APPROX. WINDOW FRAME SIZE IN INCHES (SEE GENERAL NOTES BELOW)	
SMOKE ALARM	
SMOKE & CARBON MONOXIDE ALARM	

HEADER / BEAM SCHEDULE			
MARK	LUMBER SIZE	MARK	LVL. SIZE
(A)	2 x 6	(E)	3/4" x 7 1/4"
(B)	2 x 8	(F)	3/4" x 9 1/2" (NOTE 3)
(C)	2 x 10	(G)	3/4" x 11 1/8"
(D)	2 x 12	(H)	3/4" x 14"
		(J)	3/4" x 16"
		(K)	3/4" x 18"

- ALL HEADERS IN EXTERIOR AND IN INTERIOR LOAD BEARING WALLS ARE TO BE TYPE "C" UNO.
- HEADERS SHALL HAVE 1 KING AND 1 TRIMMER STUD UNO. BEAMS SHALL HAVE 2 BEARING STUDS BELOW EACH END UNO. SOLID BLOCKING BELOW.
- FOR LVL. BEAMS IN 2x10 FLOORS, USE 9 1/4" LVL.

FLOOR JOIST SCHEDULE					
MARK	TYPE	SUB-TYPE	SIZE	(SPACING)	MAX SPAN
FJ-1	"1" JOIST (SEE NOTE)		9 1/2"	PER MANUFACTURER	
FJ-2	"1" JOIST (SEE NOTE)		11 7/8"	PER MANUFACTURER	
FJ-3	"1" JOIST (SEE NOTE)		14"	PER MANUFACTURER	
FJ-10	LUMBER		2x12	16" O.C.	
FJ-19	LUMBER		2x12	24" O.C.	
FJ-20	LUMBER	ACC. TREATED	2x10	12" O.C.	16'-2"
FJ-21	LUMBER	ACC. TREATED	2x10	16" O.C.	14'
FJ-22	LUMBER		2x8	12" O.C.	14'-2"
FJ-23	LUMBER		2x8	16" O.C.	12'-1"
FJ-24	LUMBER		2x10	12" O.C.	17'-9"
FJ-25	LUMBER		2x10	16" O.C.	15'-5"
FJ-26	LUMBER		2-2x10	16" O.C.	

NOTE: DESIGN I-JOISTS (LOADED W/ TOTAL LIVE AND DEAD LOAD) WITH A MAX. DEFLECTION OF L/360, EXCEPT BELOW BATHROOMS AND TILED AREAS WHERE THE DEFLECTION SHALL BE L/480 MAX.

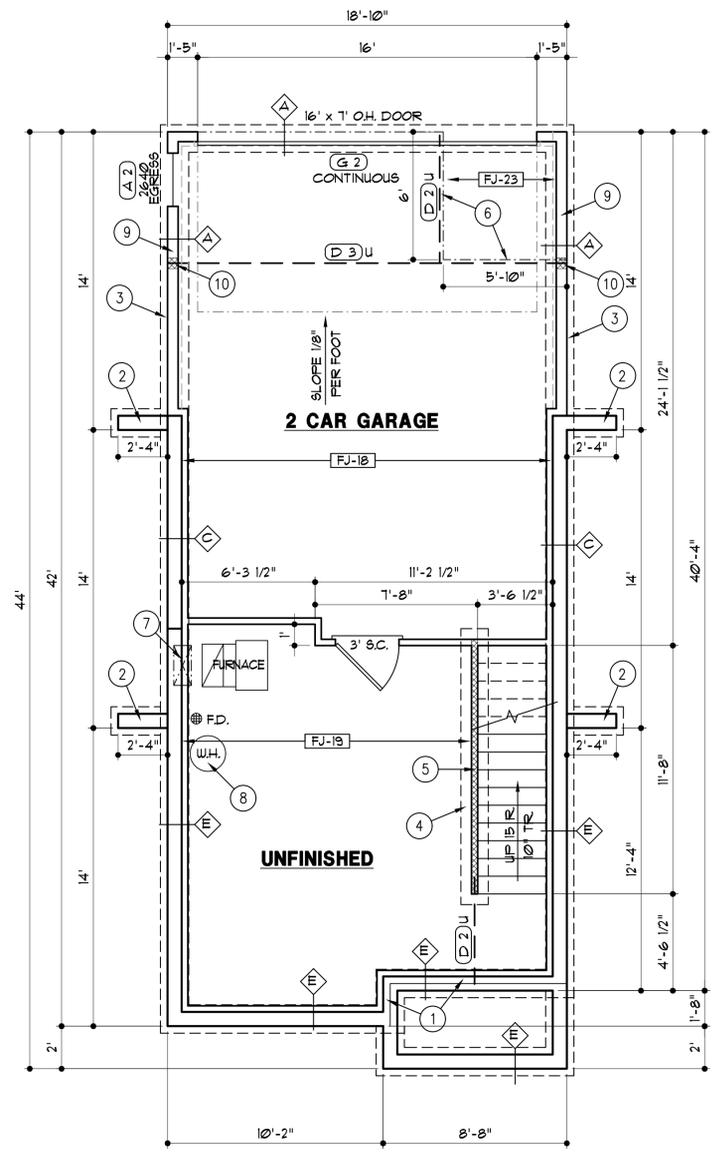
CONCRETE WALL SCHEDULE				
MARK	CONCRETE WALL THICKNESS	HEIGHT	REINFORCING	GRADE 40
(A)	8"	4' OR LESS	#4's AT 36" O.C.	2 - #4's
(B)	8"	4' TO 6'	#4's AT 36" O.C.	3 - #4's
(C)	8"	6' TO 8'	#4's AT 16" O.C.	4 - #4's
(D)	8"	8'	#4's AT 16" O.C.	4 - #4's
(E)	8"	9'	#4's AT 12" O.C.	5 - #4's
(F)	10"	4'	#4's AT 36" O.C.	2 - #4's
(G)	10"	8'	#4's AT 36" O.C.	4 - #4's
(H)	10"	9'	#4's AT 16" O.C.	5 - #4's
(I)	10"	10'	#4's AT 12" O.C.	6 - #4's

**GENERAL NOTES:**

- EXTERIOR FRAMED WALLS ARE 2x6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- INSTALL 1/2" ANCHOR BOLTS WITH 1" MIN. EMBEDMENT AT 3'-0" O.C. MAX. WHERE THE CONC. WALL IS FULL HEIGHT AND 6'-0" O.C. MAX. WHERE THE WALL IS PARTIAL HEIGHT OR AT WALK-OUT CONDITIONS AND WITHIN 6'-12" OF THE END OF THE SILL PLATE.
- FOR DECK (OR COVERED DECK) FRAMING - SEE DETAIL 1/G3

**FOUNDATION PLAN NOTES**

- CONCRETE PORCH SET BACK - SEE DETAIL 4/G2
- RETURN WALL - SEE DETAIL 8/G2
- STEP FOUNDATION & FOOTING AS REQUIRED BY SITE
- 16" WIDE X 8" DEEP CONCRETE FOOTING W/2-#4 BARS CONTINUOUS
- 2x4 STUDS @ 16" O.C. WITH TREATED SILL PLATE.
- EDGE OF WALL LINE ABOVE
- HVAC CHASE ABOVE
- PROVIDE THERMAL EXPANSION CONTROL DEVICE.
- 2x6 STUDS @ 16" O.C. WITH TREATED SILL PLATE.
- (4) STUDS FOR BEARING



**FOUNDATION PLAN**  
1/4" = 1'-0"

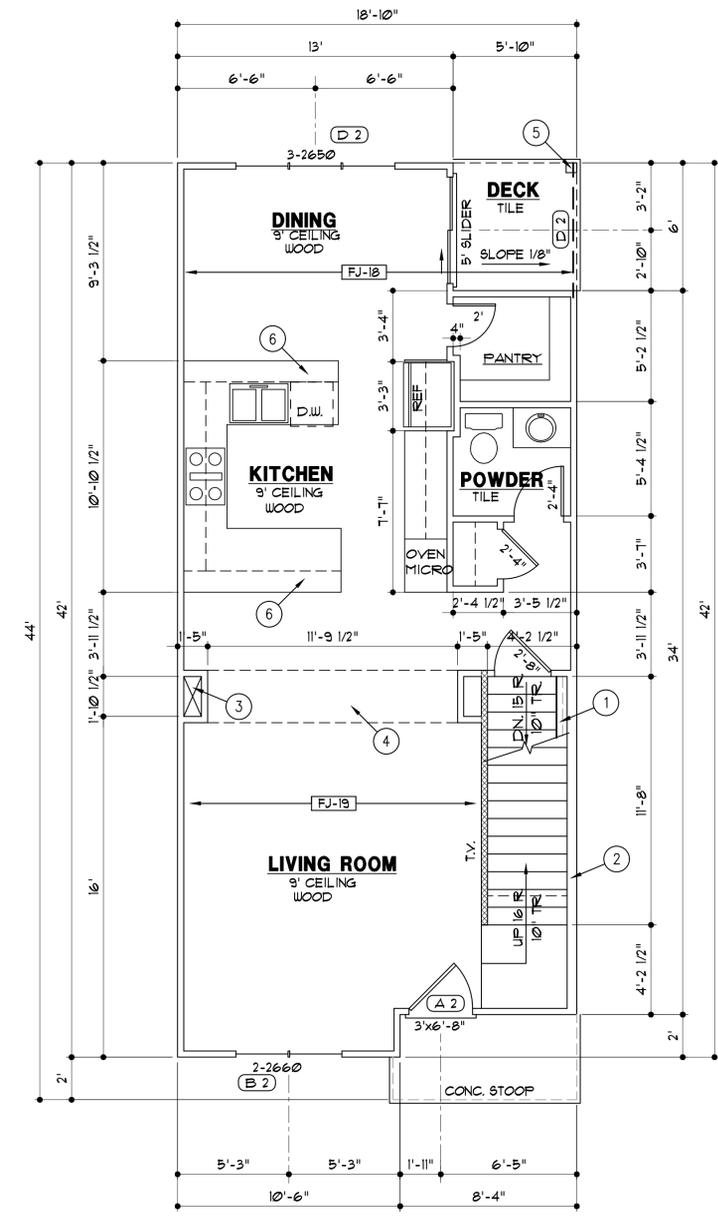
SQUARE FOOTAGE TABLE	
LOCATION	AREA (S.F.)
FIRST FLOOR	139
SECOND FLOOR	131
TOTAL	1470
GARAGE	442
BASEMENT (UNFINISHED)	333
DECK	35

**GENERAL NOTES:**

- WINDOW SIZES SHOWN ARE APPROXIMATE. THE BUILDER SHALL SELECT WINDOWS TO MEET BUILDING CODE REQUIREMENTS AND TO FIT IN THE AVAILABLE SPACE. OVERALL ROUGH OPENINGS FOR MULLED UNITS WILL VARY BY WINDOW/ DOOR MANUFACTURER. SEE GENERAL NOTES ON SHEET G1 FOR ADDITIONAL WINDOW REQUIREMENTS.
- EXTERIOR WALLS ARE 2x4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
- FOR COVERED DECK FRAMING - SEE DETAIL 5/G2

**FLOOR PLAN NOTES**

- 4" FINISH WALL
- 18'-2" TALL UNINTERRUPTED STAIRWELL WALL, 2x6 STUDS AT 12" O.C.
- HVAC CHASE
- DROP CEILING 8"
- 6x6 CEDAR POST
- 12" OVERHANG ON COUNTERTOP. NO WALL CABINETS.

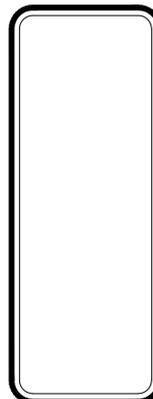


**1st FLOOR PLAN**  
1/4" = 1'-0"

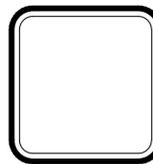
THESE DRAWINGS TO BE USED FOR THIS ADDRESS ONLY AND THEY SHALL NOT BE USED AS MASTER PLAN

CONTRACTOR: LAMBLE CUSTOM HOMES, INC.  
ARCHITECTS: WEBSTER ARCHITECTS

2656 W. VALLEY PARKWAY  
SUITE 110  
CLATHE, KS 66061-8429  
PHONE: 913-390-4663  
FAX: 913-390-4664  
www.WebsterArchitects.com



**LAMBLE CUSTOM HOMES, INC.**  
8712 W. 151st ST. • 913-897-0040  
OVERLAND PARK, KS 66221



DRAWN BY: MIP, MS  
DATE: 5/7/18  
PROJECT NO: 18-019-01

SHEET NO. **A1**



**GENERAL NOTES**

A. ROOFING TO BE COMPOSITION-40 YR. ON 30# FELT ON 1/16" O.S.B. SHEATHING

B. WINDOWS WHOSE SILL IS 12" OR MORE ABOVE FINISHED GRADE AND WHOSE SILL IS LESS THAN 24" ABOVE FINISHED FLOOR SHALL HAVE WINDOW GUARDS OR OPENING CONTROL DEVICES WHICH RESTRICT A 4" SPHERE FROM PASSING THRU.

**ELEVATION NOTES**

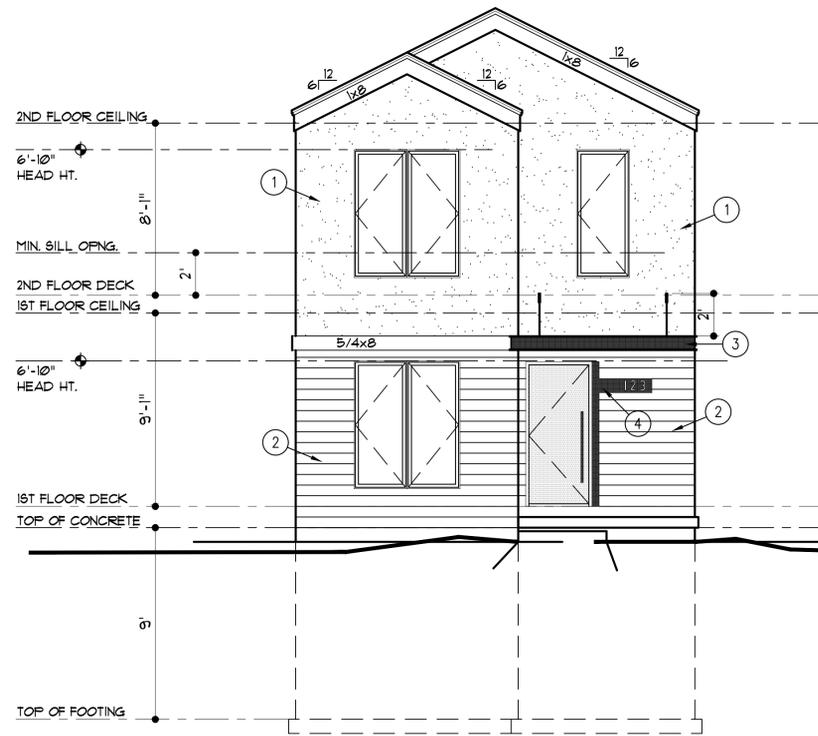
1. STUCCO SIDING, SEE DETAIL 1/A3. EXTEND STUCCO TO WITHIN 8" OF FINISHED GRADE. NO TRIM AROUND WINDOWS OR DOORS UNLESS NOTED OTHERWISE.
2. SMART LAP SIDING WITH 6" EXPOSURE AND NO TRIM AT CORNERS, DOORS OR WINDOWS
3. METL AWNING - SEE DETAIL 1/A3
4. METAL PLATE FOR ADDRESS
5. RAILING

THE BUILDER MAY NEED TO MAKE ADJUSTMENTS TO WINDOW SIZES TO MEET CURRENT EGRESS OR FALL PROTECTION CODE REQUIREMENTS.

- IN GENERAL, PROVIDE CONTROL JOINT LOCATIONS AT FLOOR LINES AND ABOVE DOOR AND WINDOW OPENINGS. NO PANELS SHOULD EXCEED 144 S.F. AND NO LINEAL DISTANCE SHOULD BE LONGER THAN 18'.
- WOOD STUD WALL. SEE PLANS FOR SIZE AND SPACING.
  - #15 FELT ON "TYVEK" STUCCO WRAP ON 1/2 C.D.X. PLYWOOD OR 7/16" O.S.B. SHEATHING
  - GALVANIZED EXPANDED METAL LATH ATTACHED WITH 1 1/2" LONG, 11 GAGE NAILS HAVING A 7/16" HEAD OR 7/8", 16 GAGE STAPLES SPACED 6" O.C. MAXIMUM.
  - 3 COAT STUCCO SYSTEM: SCRATCH COAT, BROWN COAT, TEXTURE COAT - ALL FIBERGLASS REINFORCED WITH A OVERALL THICKNESS OF 5/8" OR GREATER. MIX RATIO TO BE ONE 94 LB. BAG OF PORTLAND CEMENT WITH ONE 74 LB. BAG OF TYPE N MASONRY MORTAR WITH 2 1/2 GALLONS CLEAN WATER AND 200 LBS. OF PLASTER SAND. WAIT 48 HOURS BETWEEN FIRST AND SECOND COATS AND 7 DAYS BETWEEN SECOND AND FINISH COAT
  - GALVANIZED METAL OR PLASTIC WEEP SCREENED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" MOUNT 4" MINIMUM ABOVE THE EARTH OR 2" ABOVE PAVEMENT. LAP WEATHER RESISTANT BARRIER OF THE ATTACHMENT FLANGE.

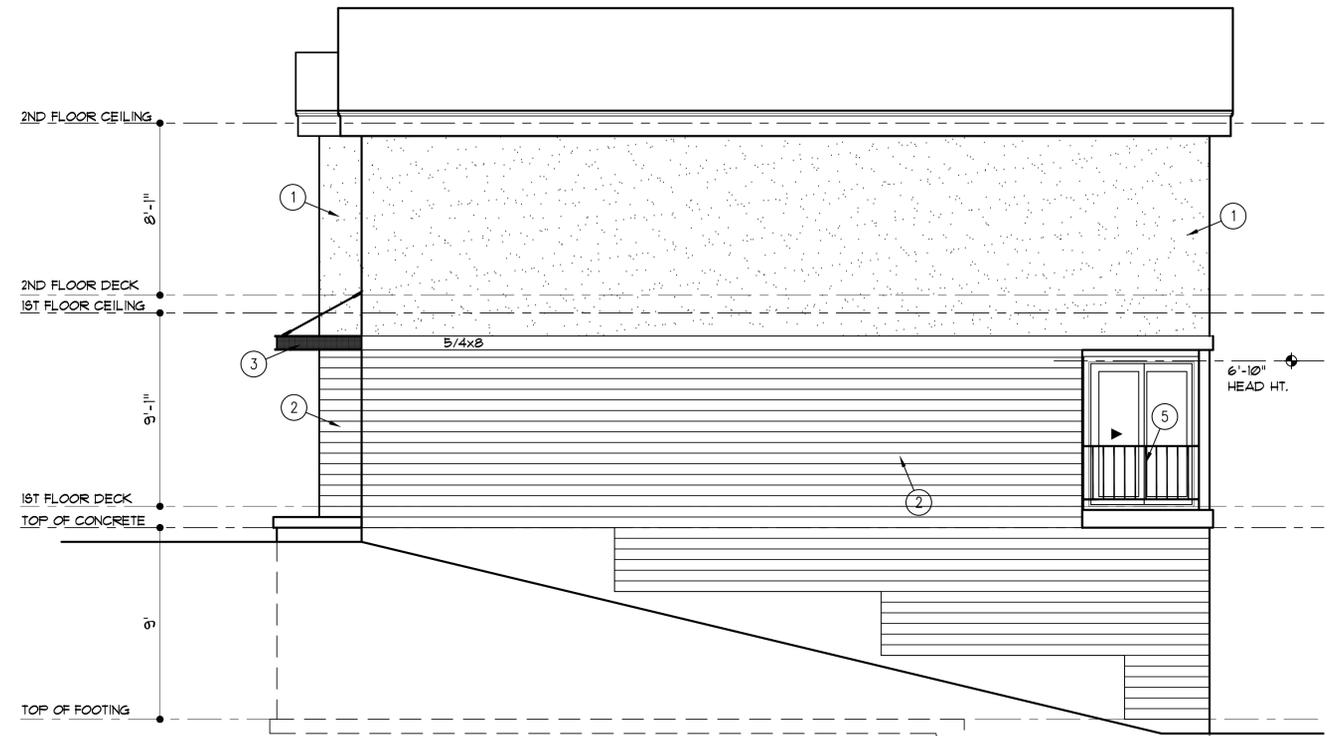
**1 STUCCO DETAIL**

3/4"=1'-0" A-DTV-09206-01



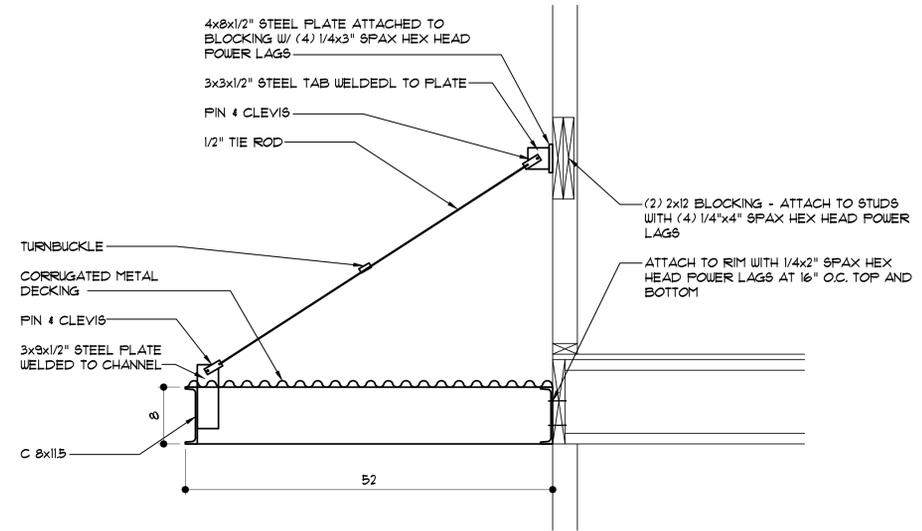
**FRONT ELEVATION**

1/4" = 1'-0"



**RIGHT SIDE ELEVATION**

1/4" = 1'-0"



**2 ENTRY CANOPY - SECTION**

1"=1'-0"

THESE DRAWINGS TO BE USED FOR THIS ADDRESS ONLY AND THEY SHALL NOT BE USED AS MASTER PLAN

**CONTRACTOR'S NOTE**  
 EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND ALL RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.  
 OF THIS SPECIFIC PROJECT

2606 W. VALLEY PARKWAY  
 SUITE 110  
 CLATHE, KS 66061-8429  
 PHONE: 913-390-4663  
 FAX: 913-390-4664  
 www.WebsterArchitects.com



**LAMBIE CUSTOM HOMES, INC.**  
 8712 W. 151st ST. • 913-897-0040  
 OVERLAND PARK, KS 66221

DRAWN BY: MIP, MS  
 DATE: 5/7/18  
 PROJECT NO: 18-019-01

SHEET NO. **A3**

**GENERAL NOTES**

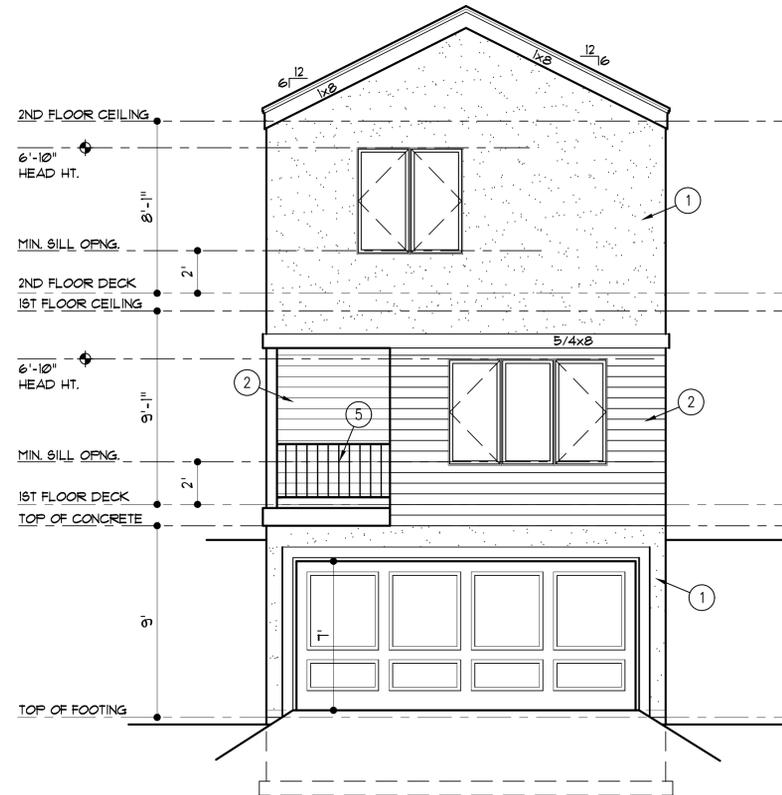
A. ROOFING TO BE COMPOSITION-40 YR. ON 30# FELT ON 1/16" O.S.B. SHEATHING

B. WINDOWS WHOSE SILL IS 12" OR MORE ABOVE FINISHED GRADE AND WHOSE SILL IS LESS THAN 24" ABOVE FINISHED FLOOR SHALL HAVE WINDOW GUARDS OR OPENING CONTROL DEVICES WHICH RESTRICT A 4" SPHERE FROM PASSING THRU.

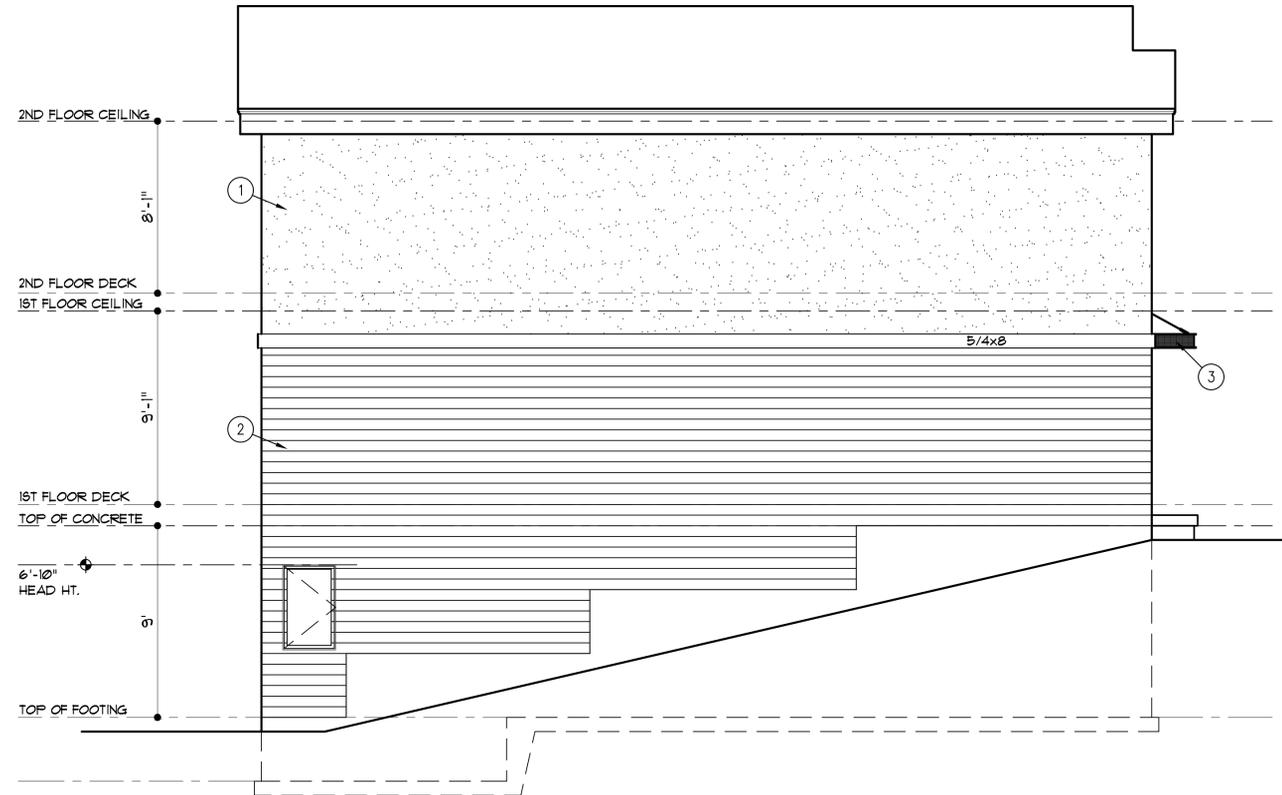
**ELEVATION NOTES**

1. STUCCO SIDING, SEE DETAIL 1/A3. EXTEND STUCCO TO WITHIN 8" OF FINISHED GRADE. NO TRIM AROUND WINDOWS OR DOORS UNLESS NOTED OTHERWISE.
2. SMART LAP SIDING WITH 6" EXPOSURE AND NO TRIM AT CORNERS, DOORS OR WINDOWS
3. METL AWNING - SEE DETAIL 1/A3
4. METAL PLATE FOR ADDRESS
5. RAILING

THE BUILDER MAY NEED TO MAKE ADJUSTMENTS TO WINDOW SIZES TO MEET CURRENT EGRESS OR FALL PROTECTION CODE REQUIREMENTS.



**REAR ELEVATION**  
1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
1/4" = 1'-0"

THESE DRAWINGS TO BE USED FOR THIS ADDRESS ONLY AND THEY SHALL NOT BE USED AS MASTER PLAN

26066 W. VALLEY PARKWAY  
SUITE 110  
OLATHE, KS 66061-8429  
PHONE: 913-390-4663  
FAX: 913-390-4664  
www.WebsterArchitects.com



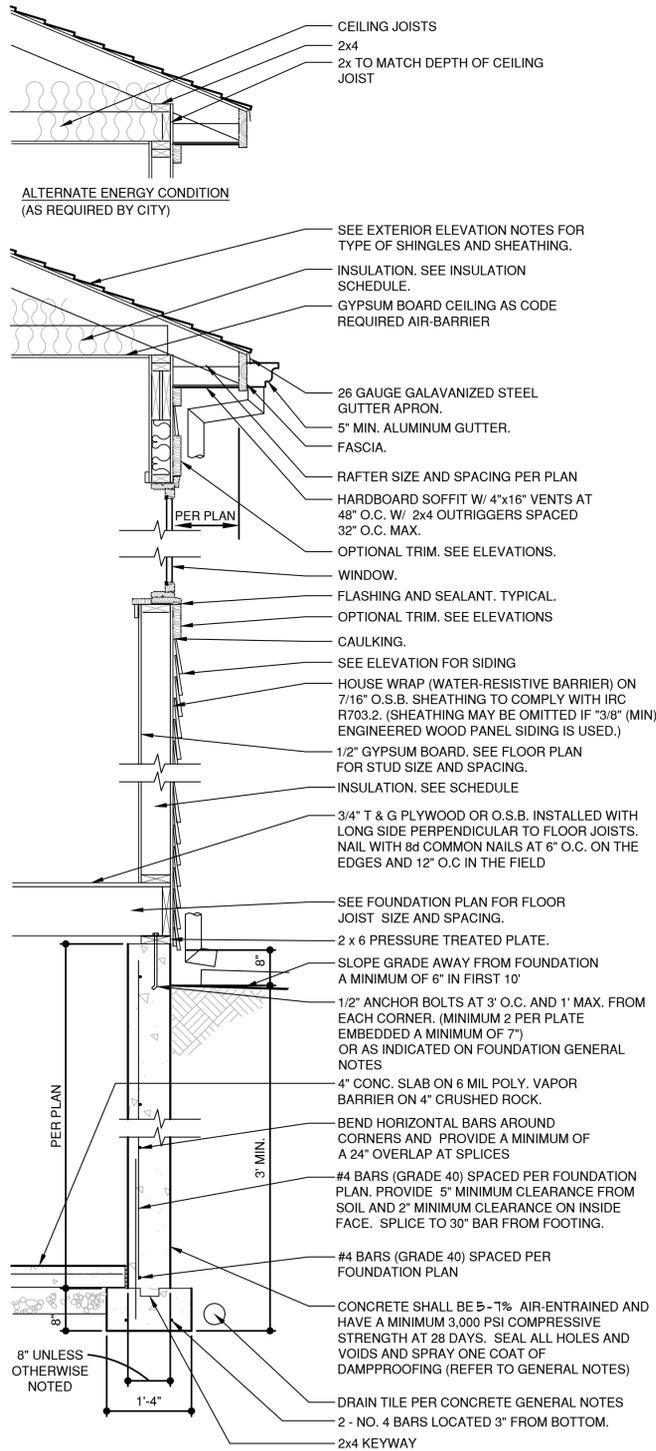
**LAMBIE CUSTOM HOMES, INC.**  
8712 W. 151st ST. • 913-897-0040  
OVERLAND PARK, KS 66221

DRAWN BY: MP, MS  
DATE: 5/7/18  
PROJECT NO: 18-019-01

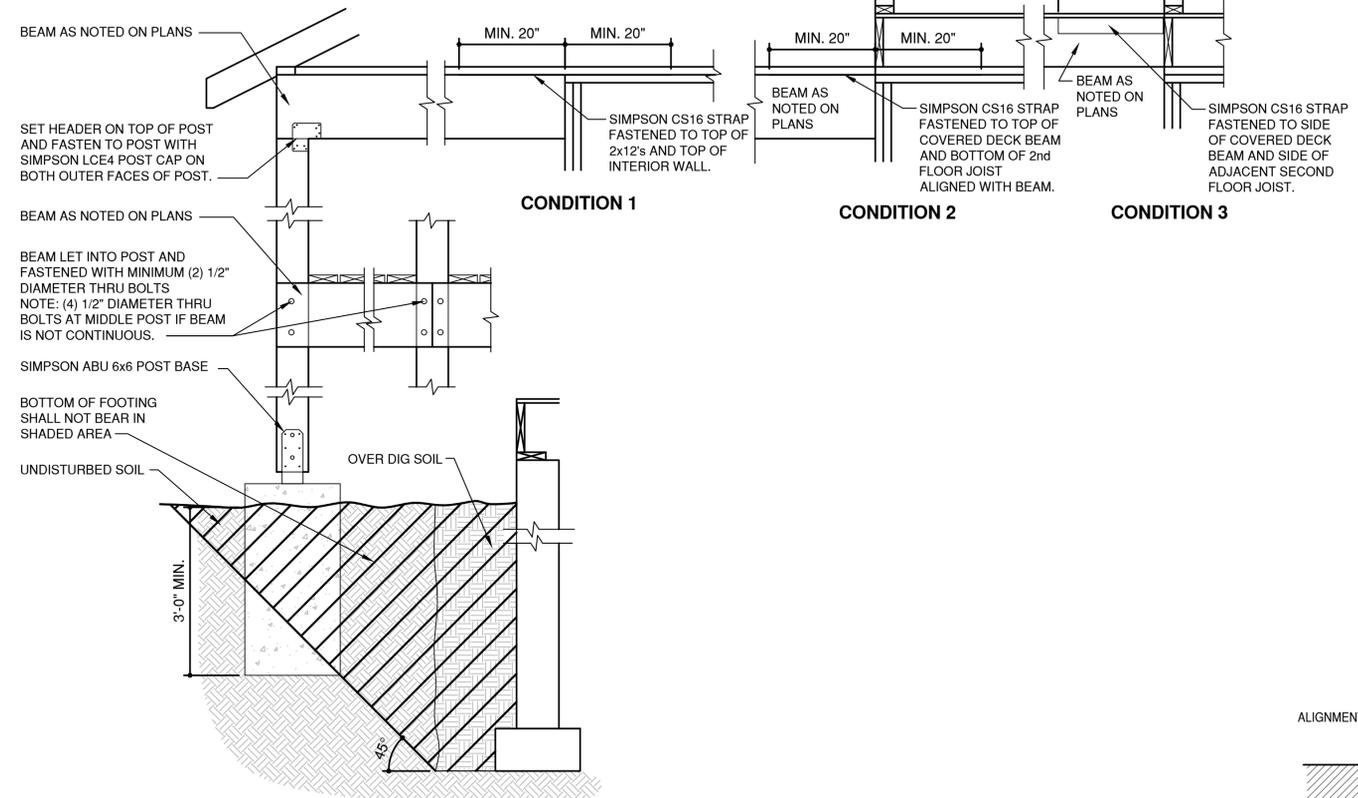
SHEET NO. **A4**

**COPYRIGHT 2018**  
WEBSTER ARCHITECTS  
EXPRESSLY RESERVES ITS  
COMMON LAW COPYRIGHT AND  
OTHER RIGHTS IN THESE DRAWINGS.  
THESE DRAWINGS ARE NOT TO BE REPRODUCED,  
COPIED, OR ASSIGNED TO A THIRD PARTY  
WITHOUT THE WRITTEN PERMISSION OF  
WEBSTER ARCHITECTS FOR THIS SPECIFIC PROJECT.

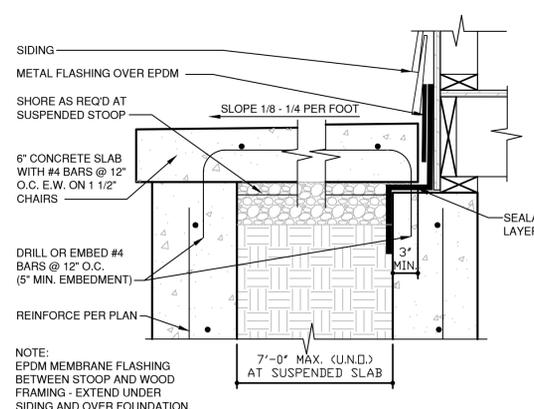




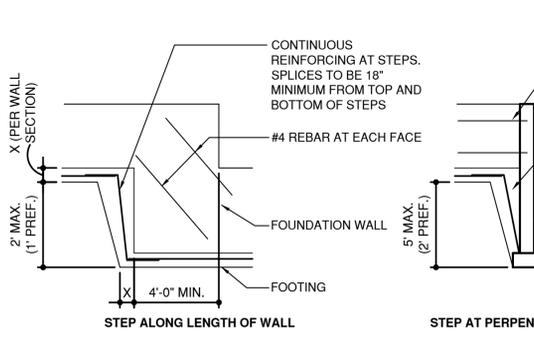
**1 WALL SECTION**  
3/4"=1'-0"  
A-DTW-06062-19



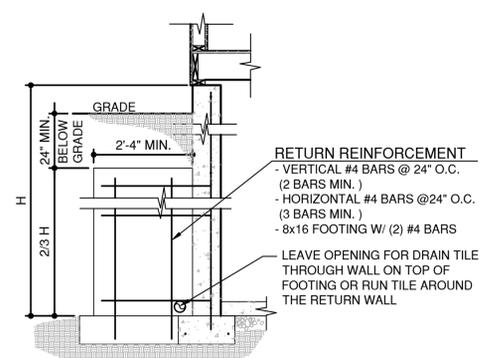
**5 COVERED PORCH DETAIL**  
3/4"=1'-0"  
A-DTV-06100-07



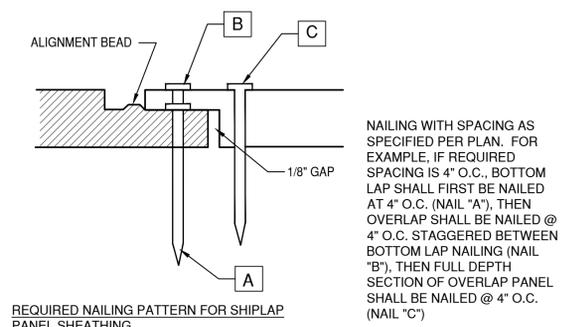
**4 STOOP DETAIL**  
1 1/2"=1'-0"  
A-DTV-03300-35C



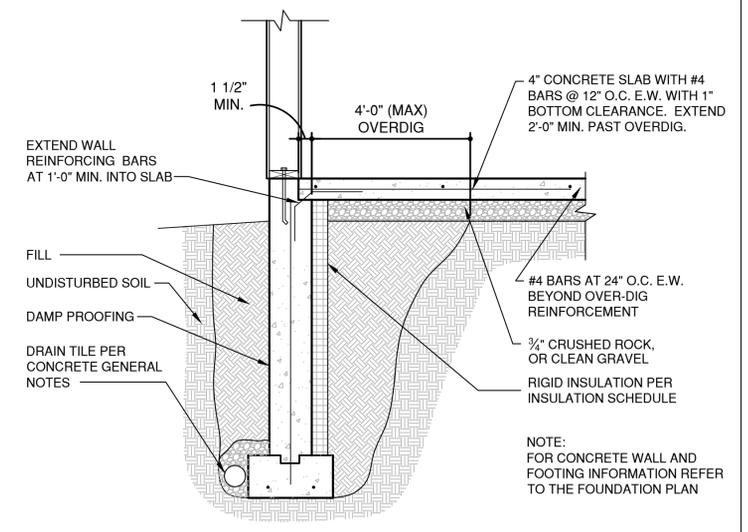
**2 ELEVATION AT FOUNDATION STEP**  
1/4"=1'-0"  
A-DTE-03300-01



**8 RETURN WALL DETAIL**  
1/2"=1'-0"  
A-DTV-03300-34



**9 SHEATHING NAILING DETAIL**  
1/2"=1'-0"  
A-DTW-06062-28



**7 WALKOUT WALL DETAIL**  
3/4"=1'-0"  
A-DTW-06062-29

CONTRACTOR'S EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND ALL RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. NO PART OF THIS SPECIFIC PROJECT

2656 W. VALLEY PARKWAY  
SUITE 110  
CLATHE, KS 66061-8429  
PHONE: 913-390-4663  
FAX: 913-390-4664  
www.WebsterArchitects.com

architects  
**Webster**

**LAMBIE CUSTOM HOMES, INC.**  
8712 W. 151st ST. • 913-897-0040  
OVERLAND PARK, KS 66221

DRAWN BY: MIP, MS  
DATE: 5/7/18  
PROJECT NO: 18-019-01

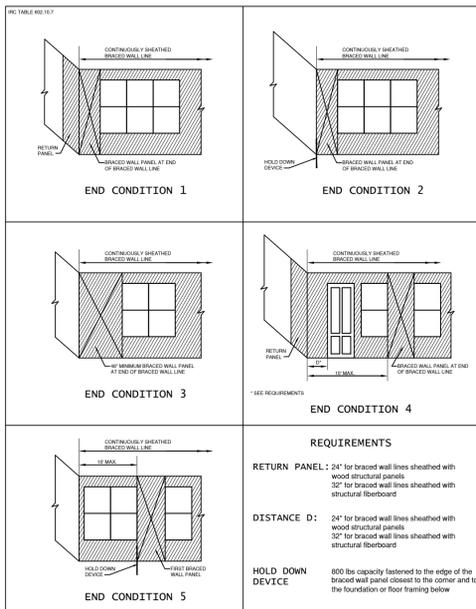
SHEET NO.  
**G2**

TABLE R602.10.6.4  
TENSION STRAP CAPACITY REQUIRED FOR RESISTING WIND PRESSURES  
PERPENDICULAR TO METHOD PFH, PFG, AND CS-PF BRACED WALL PANELS

5-6-14

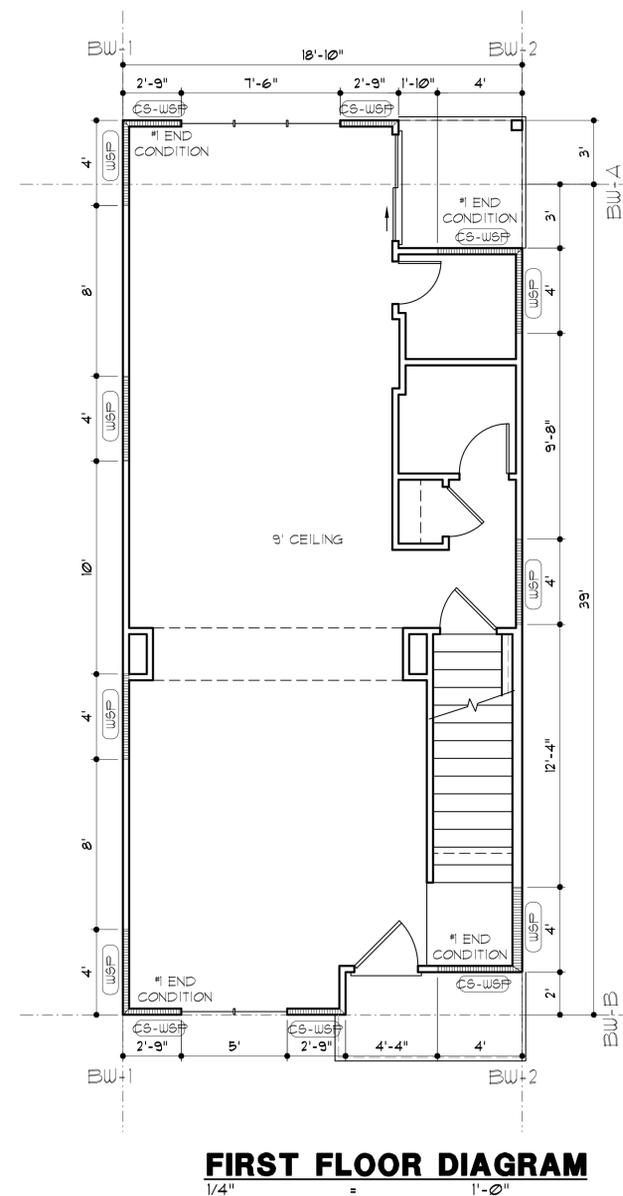
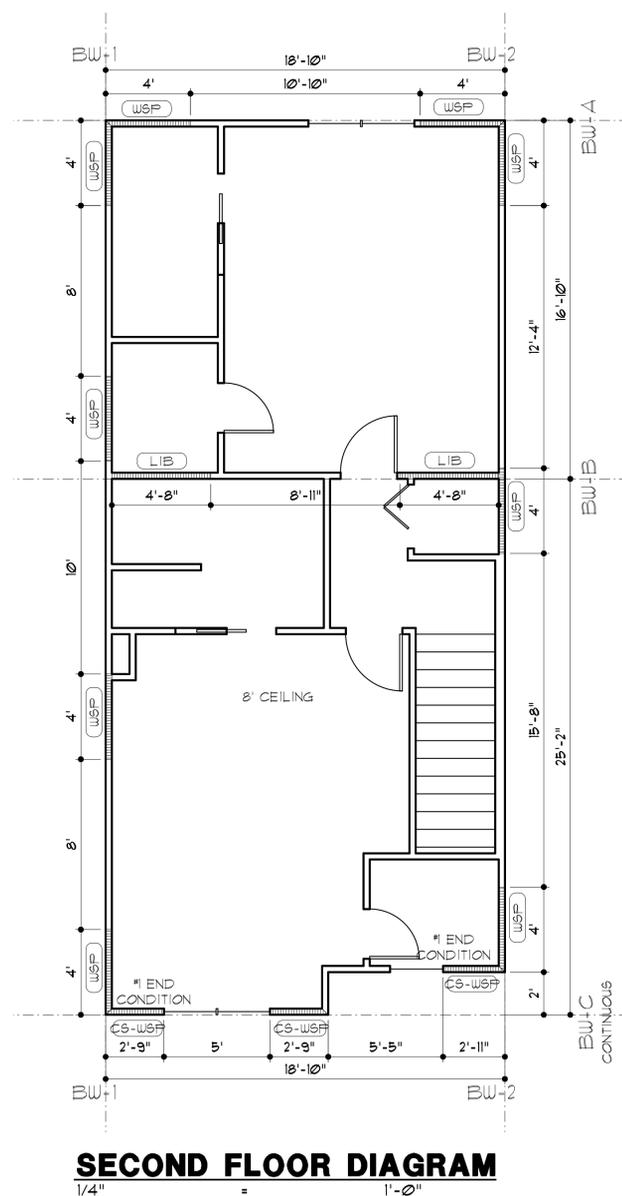
MINIMUM WALL STUD FRAMING NORMAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	TENSION STRAP CAPACITY REQUIRED (pounds) a,b		NO. OF 8d COMMON NAILS REQUIRED AT FLAT 2x6	
				BASIC WIND SPEED (mph)		BASIC WIND SPEED (mph)	
				90	90	90	90
				EXPOSURE B	EXPOSURE C	EXPOSURE B	EXPOSURE C
2 x 4 NO. 2 GRADE	0	10	18	1,000	1,000	8	8
			9	1,000	1,000	8	8
			16	1,000	2,325	8	16
	1	10	18	1,200	2,725	8	18
			9	1,000	1,550	8	10
			16	2,025	3,900	14	26
	2	10	18	2,400	DR	16	DR
			9	1,200	2,750	8	12
			16	3,200	DR	22	DR
	2	12	18	3,850	DR	26	DR
			9	2,350	DR	16	DR
			16	DR	DR	DR	DR
2 x 6 STUD GRADE	2	12	9	1,000	1,750	8	12
			16	2,050	3,550	14	24
			18	2,450	4,100	14	28
	4	12	9	1,500	2,775	16	18
			16	3,150	DR	10	DR
			18	3,675	DR	14	DR

a. DR = DESIGN REQUIRED  
b. STRAP SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



BRACED WALL SCHEDULE			
METHOD NUMBER	DESCRIPTION	MINIMUM LENGTH	FASTENERS
LIB	LET-IN-BRACING: METAL STRAPS TO FORM "X" OR "V" INSTALLED PER MANUFACTURER (SIMPSON: WB126C, TWB12, WB143C) (USP: RWB114, WBT12)	AS REQUIRED TO ALLOW BRACE TO BE CONTINUOUS FROM PLATE TO PLATE AND AT AN ANGLE BETWEEN 45° TO 60° FROM HORIZONTAL	PER MANUFACTURER'S REQUIREMENTS
WSP	WOOD STRUCTURAL PANEL - 5/16" THICK (MIN.) FOR STUDS AT 16" O.C. - 3/8" THICK (MIN.) FOR STUDS AT 24" O.C. (APA EXP. I-PLYWOOD/ O.S.B./ ETC.)	MIN. 48"	6d COMMON NAILS, 8d COMMON NAILS - 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATES
CS-WSP	CONTINUOUS SHEATHING- WOOD STRUCTURAL PANEL: 5/16" THICK (MIN.) (APA EXP. I- PLYWOOD/ O.S.B.)	CONTINUOUS ON ALL EXTERIOR WALLS	6d COMMON NAILS, 8d COMMON NAILS - 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATES
GB	GYPSUM BOARD: 1/2" THICK MIN.	96" IF GYP. BOARD 1 SIDE 48" IF GYP. BOARD 2 SIDES (STUDS AT 16" O.C. MAX. FOR 48" LONG PANELS)	6d NAILS OR 1-1/4" SCREWS (TYPE W OR S), 7" O.C. AT EDGES AND 7" O.C. AT INTERMEDIATES (CAN SUBSTITUTE COOLER NAILS)
PFH/PFG	PORTAL FRAME GARAGE: WITH HOLD-DOWNS	SEE DETAIL 1/G3 FOR MIN. WALL LENGTH	PER DETAIL 1/G3
CS-PF	CONTINUOUS SHEATHING- PORTAL FRAME	SEE DETAIL 1/G3 FOR MIN. WALL LENGTH	PER DETAIL 1/G3

NOTES:  
A. SEE (XXX) ON FOUNDATION AND FLOOR PLANS FOR BRACED WALL METHOD.



CONTRACTOR SHALL EXPRESSLY RESERVE ITS COMMON LAW COPYRIGHT AND OTHER RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, NOR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. BINDING AND CONSTRUCTION OF THIS SPECIFIC PROJECT.

2656 W. VALLEY PARKWAY  
SUITE 110  
CLATHE, KS 66061-8429  
PHONE: 913-390-4663  
FAX: 913-390-4664  
www.WebsterArchitects.com

architects  
**Webster**

LAMBIE CUSTOM HOMES, INC.  
8712 W. 151st ST. • 913-897-0040  
OVERLAND PARK, KS 66221

DRAWN BY: MP, MS  
DATE: 5/7/18  
PROJECT NO: 18-019-01

SHEET NO.  
**G3**

