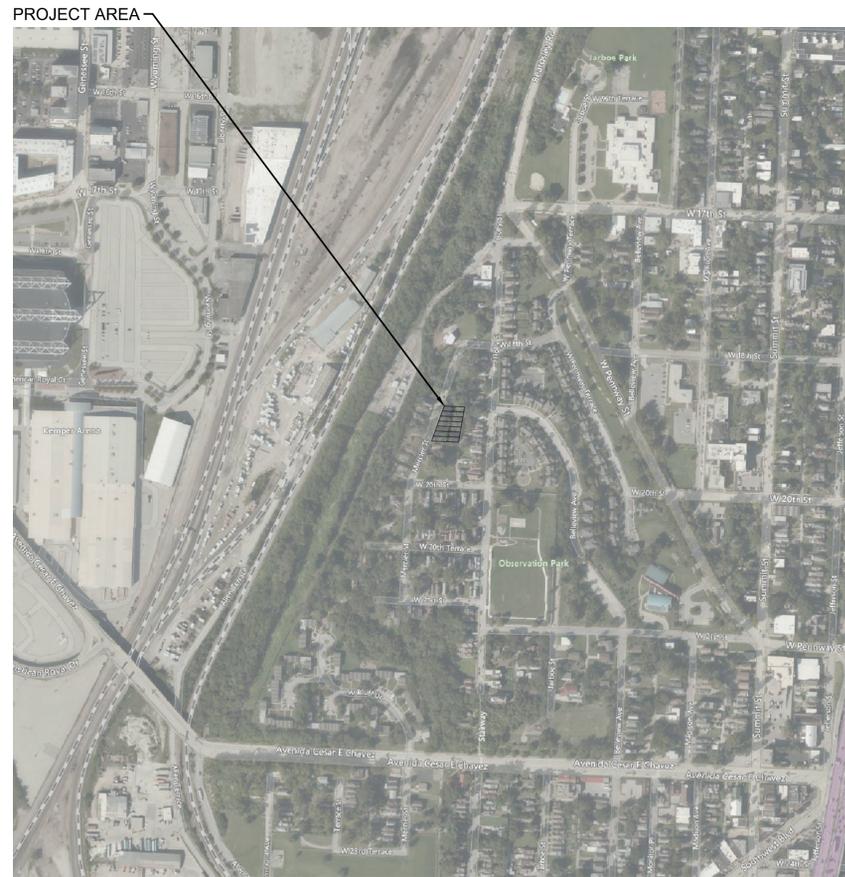


18TH & MERCIER LAMBIE PROPERTY DEVELOPMENT PLAN & PRELIMINARY PLAT

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

PROJECT TEAM CONTACT LIST
OWNER / DEVELOPER LAMBIE CUSTOM HOMES 8712 W 151ST STREET OVERLAND PARK, KS 66221 CONTACT: JIM LAMBIE PHONE: 913.897.0040
ENGINEER 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.



THIS PLAN
APPROVED

BY ORDINANCE

No. 210455

July 15, 2021

DATE:

olsson

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

BY

CJH

REVISIONS DESCRIPTION

Revised per DRC comment

DATE

2021.04.14

REV. NO.

1

TITLE SHEET

18TH & MERCIER - LAMBIE PROPERTY
PRELIMINARY PLAT

KANSAS CITY, MO

2021

drawn by: CJH
checked by: JFE
approved by: JIM
QA/QC by: JIM
project no.: A21-02363
drawing no.: C_TTL01_A2102363
date: 2021.03.19

SHEET
C0

USER: cholmquist

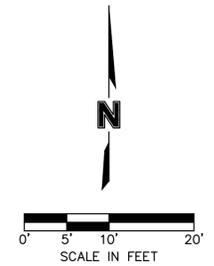
DWG: F:\2021\02001-02363-A\40-Design\AutoCAD\Preliminary\Plans\Sheets\GNV\C_ TTL01_A2102363.dwg
DATE: Apr 14, 2021 3:14pm
XREFS: C_PTBK_A2102363 V_XTDP0_02102363
Lambie Preliminary Plat

DWG: F:\2021\02001-02363-A\40-Design\AutoCAD\ Preliminary Plans\Sheets\NCVA_C_SIT01_A2102363.dwg
 DATE: Apr 14, 2021 3:14pm
 USER: choimquist
 C:\PTBLK_A2102363_Lambie Preliminary Plat



DEVIATIONS TABLE		
CODE REQUIRED (88-110-06)	LOT AREA (SF)	WIDTH (FT.)
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

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

PRELIMINARY PLAT
 18TH & MERCIER - LAMBIE PROPERTY
 PRELIMINARY PLAT

2021

KANSAS CITY, MO

SHEET
C2

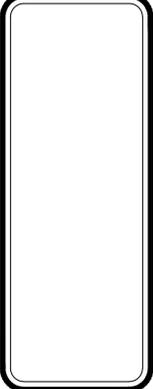


THESE DRAWINGS TO BE USED FOR THIS ADDRESS ONLY AND THEY SHALL NOT BE USED AS MASTER PLAN

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 SIGNATURE OF
WEBSTER ARCHITECTS FOR
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.

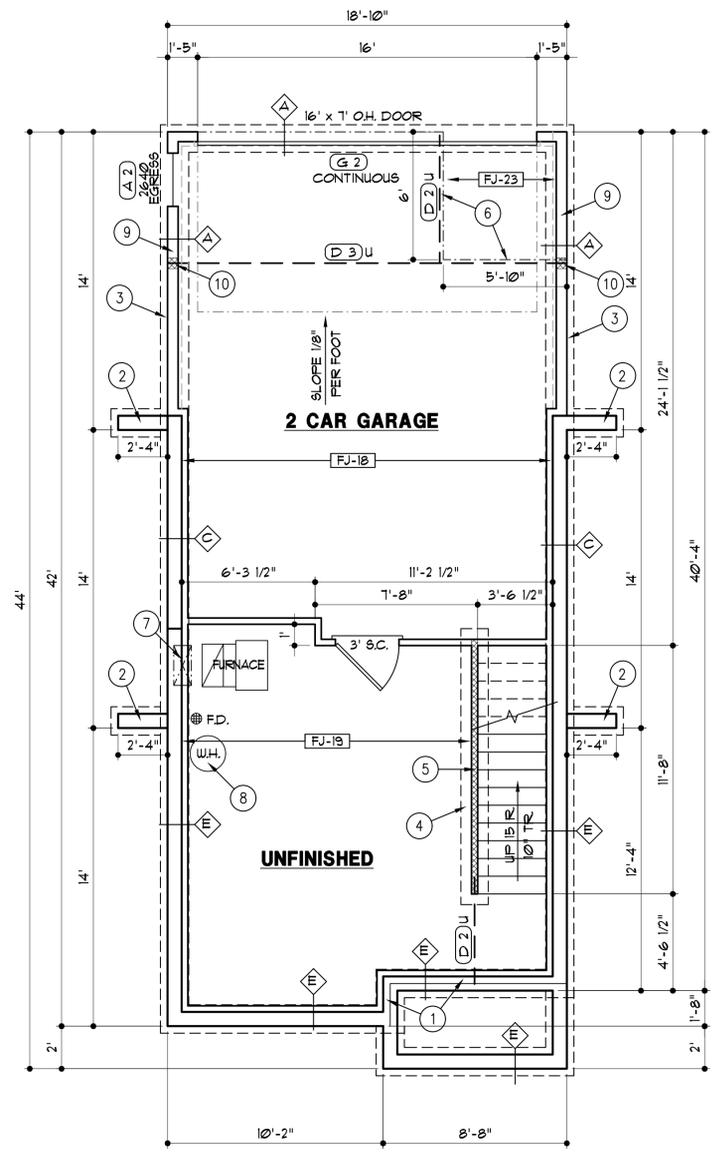
CONCRETE WALL SCHEDULE				
MARK	CONCRETE WALL THICKNESS	HEIGHT	REINFORCING	GRADE 40
(A)	8"	4' OR LESS	#4's AT 36" O.C.	2 - #4's
(B)	8"	4' TO 6'	#4's AT 36" O.C.	3 - #4's
(C)	8"	6' TO 8'	#4's AT 16" O.C.	4 - #4's
(D)	8"	8'	#4's AT 16" O.C.	4 - #4's
(E)	8"	9'	#4's AT 12" O.C.	5 - #4's
(F)	10"	4'	#4's AT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

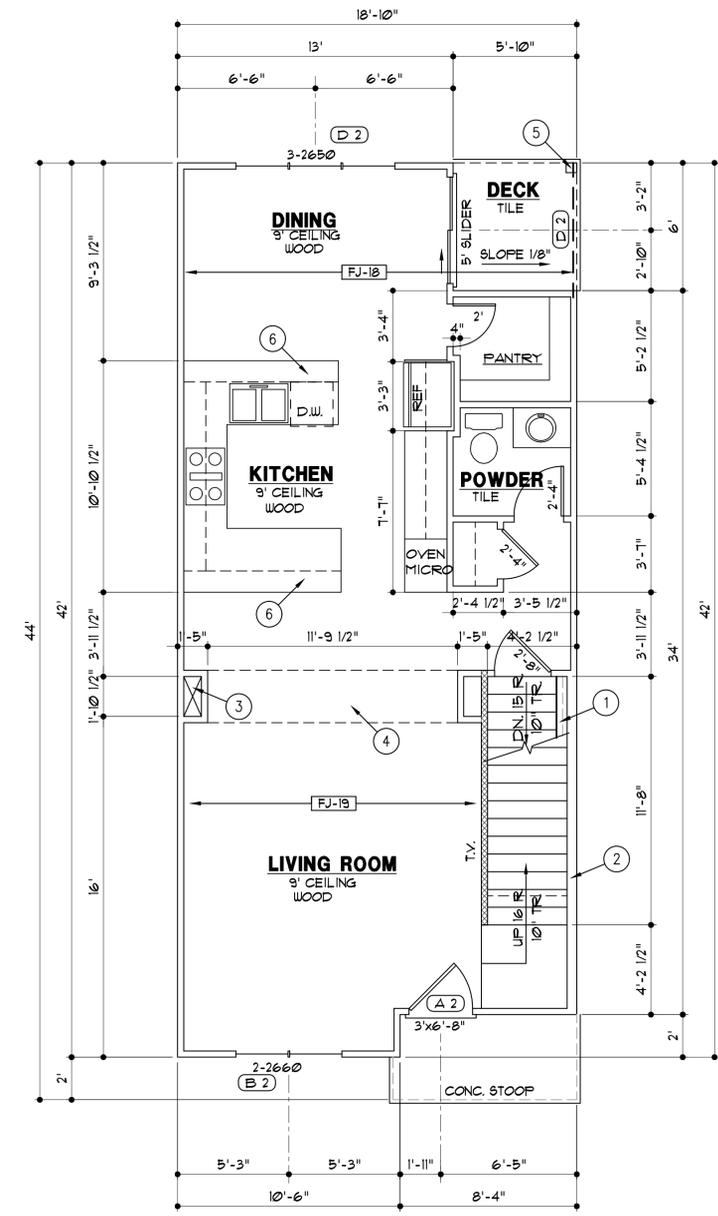
SQUARE FOOTAGE TABLE	
LOCATION	AREA (S.F.)
FIRST FLOOR	139
SECOND FLOOR	131
TOTAL	1470
GARAGE	442
BASEMENT (UNFINISHED)	333
DECK	35

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.



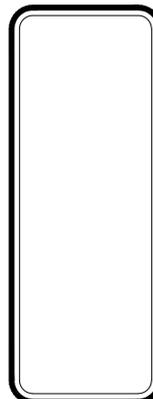
1st FLOOR PLAN

1/4" = 1'-0"

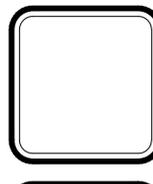
THESE DRAWINGS TO BE USED FOR THIS ADDRESS ONLY AND THEY SHALL NOT BE USED AS MASTER PLAN

CONTRACTOR'S RESPONSIBILITY: THE CONTRACTOR SHALL EXPRESSLY RESERVE ITS COMMON LAW COPYRIGHT AND SHALL NOT BE RESPONSIBLE FOR THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THIS SPECIFIC PROJECT.

2656 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. **A1**

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	(A) U
NUMBER OF FLYS	
"U" IF UPSET	
CENTERLINE	
POINT LOAD	
APPROX. WINDOW FRAME SIZE IN INCHES (SEE GENERAL NOTES BELOW)	2341
SMOKE ALARM	
SMOKE & CARBON MONOXIDE ALARM	

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

- 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 2ND FLOOR, USE 9 1/4" LVL.

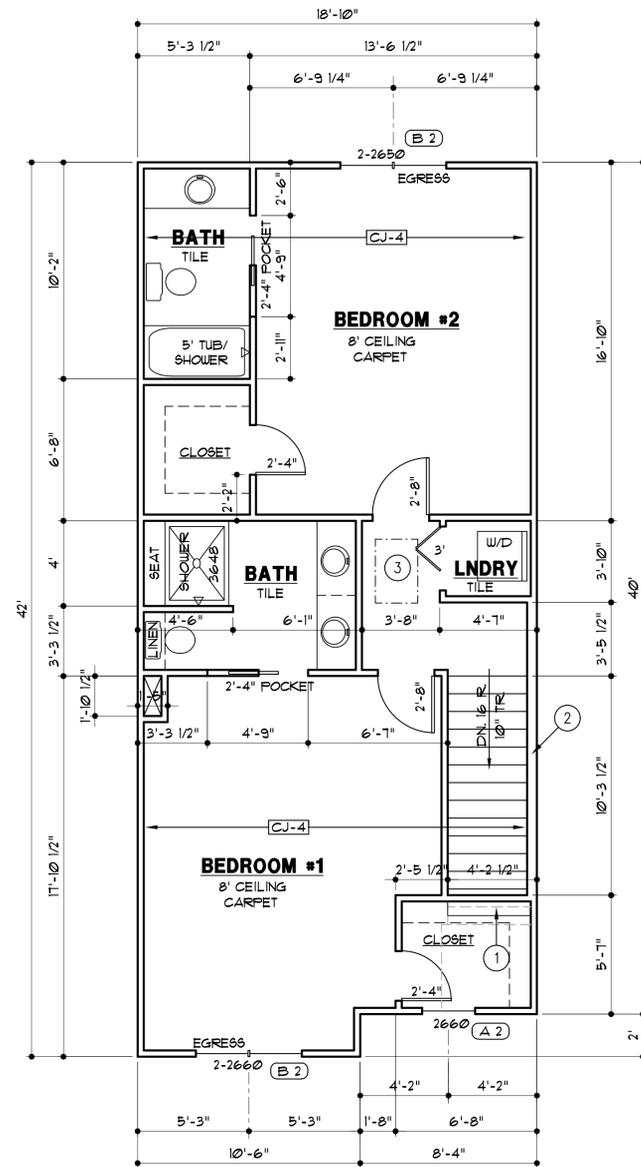
CEILING JOISTS SCHEDULE - LIVE LOAD 10 P.S.F.				
MARK	SIZE	SPACING	MAXIMUM SPAN - DOUGLAS FIR #2	
CJ-1	2x6	12"	19'-6"	
CJ-2	2x6	16"	17'-8"	
CJ-3	2x8	12"	25'-8"	
CJ-4	2x8	16"	23'-0"	
CJ-5	2x10	12"	NA	
CJ-6	2x10	16"	NA	
CJ-7	2x4	24"	9'-10"	
CJ-8	2x6	24"	14'-10"	
CJ-9	2x8	24"	18'-9"	
CJ-10	2x10	24"	22'-11"	

GENERAL NOTES:

- A. 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.
- B. EXTERIOR WALLS ARE 2x4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.

FLOOR PLAN NOTES

- CLIP FLOOR FOR STAIR HEADROOM
- 18'-2" TALL UNINTERRUPTED STAIRWELL WALL, 2x6 STUDS AT 12" O.C.
- 1'-10"x3' ATTIC ACCESS



SECOND FLOOR PLAN
1/4" = 1'-0"

ROOF PLAN LEGEND	
DESCRIPTION	SYMBOL
RIDGES AND HIP'S	
VALLEYS	
EAVES, RAKE & GABLE	
HOUSE WALLS	
FURLIN	
TOP OF FURLIN STRUT OR RIDGE POLE	O
BOT. OF FURLIN STRUT OR RIDGE POLE	
JOIST SIZE AND SPACING	
UPLIFT VALUE	000*

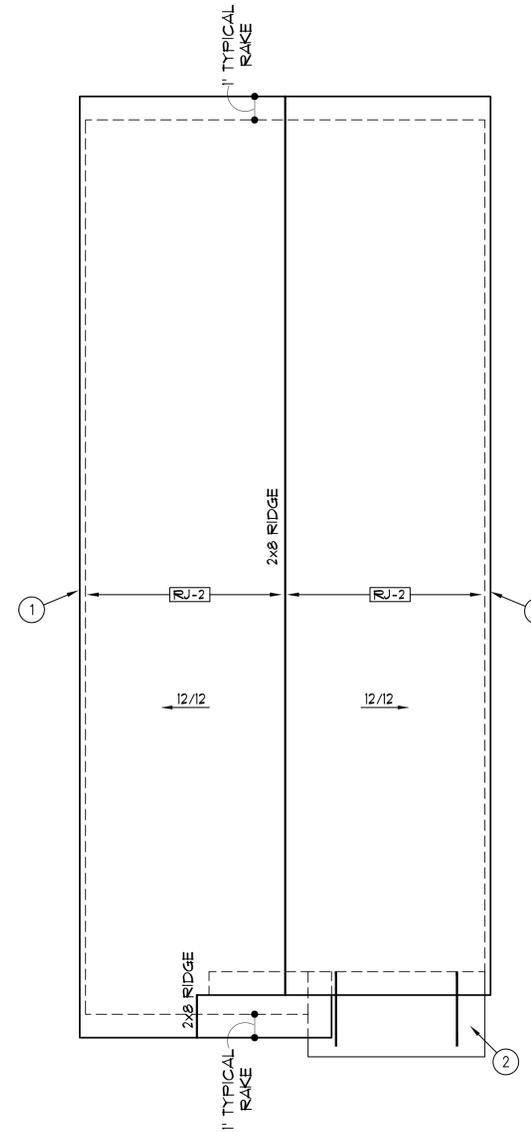
ROOF RAFTER SCHEDULE				
MARK	SIZE	SPACING	MAXIMUM SPAN	
			FLAT CEILING	VAULTED CEILING
RJ-1	2x6	12"	16'-7"	14'-9"
RJ-2	2x6	16"	14'-4"	12'-9"
RJ-3	2x6	24"	11'-9"	10'-5"
RJ-4	2x8	12"	21'-0"	18'-8"
RJ-5	2x8	16"	18'-2"	16'-2"
RJ-6	2x8	24"	14'-10"	13'-2"
RJ-7	2x10	12"	25'-8"	22'-9"
RJ-8	2x10	16"	22'-3"	19'-9"
RJ-9	2x10	24"	18'-2"	16'-11"
RJ-10	2x12	16"	25'-9"	26'-5"
RJ-11	2x12	24"	18'-2"	22'-10"

GENERAL NOTES:

- A. BRACE ALL RIDGES TO BEARING WALLS OR BEAMS BELOW, AT 4' O.C. UNLESS NOTED OTHERWISE
- B. STRUTS TO BEAR ON WALLS AS INDICATED. CONTACT ARCHITECT WITH ANY PROPOSED CHANGE TO STRUT BEARING LOCATIONS. ARCHITECT MAY NEED TO VERIFY THAT BEAMS BELOW NEW STRUT LOCATION CAN SUPPORT ADDED LOADS.
- C. NET ROOF UPLIFT = 15.4 PSF (WIND) - 10 PSF (DEAD) = 5.4 PSF
- D. FURLIN STRUT AND RIDGE POLES TO BE STRAPPED WITH SIMPSON C916 STRAP AT TOP (FASTENED TO RIDGE/HIP/VALLEY) AND BOTTOM (FASTENED TO BEAM/WALL) UNLESS NOTED OTHERWISE (RE:DETAIL 11/83.4 AND 12/83.4).
- E. FASTEN BOTTOM OF ALL HIP'S & VALLEYS AT WALL WITH SIMPSON HTZ STRAP
- F. FASTEN BOTTOM OF A RAFTERS TO WALL TOP PLATE WITH MIN. (3) 10d TOENAILS.
- G. ALL HIP/VALLEY/RIDGE INTERSECTION POINTS SHALL BE BRACED TO BEARING BEAM OR WALL.
- H. FASTEN RAFTERS AT 4'-0" O.C. MAX. TO WALL TOP PLATE WITH SIMPSON H2.5 HURRICANE CLIPS. A MINIMUM OF TWO HURRICANE CLIPS SHALL BE INSTALLED UNDER EACH SHEET OF ROOF SHEATHING.
- I. ALL HIP'S, VALLEYS AND RIDGES HAVE BEEN SIZED AS STRUCTURAL BEAMS TO SUPPORT ANY GRAVITY AND WIND LOADS IMPOSED UPON THEM. THEREFORE, NEED FOR HEEL JOINT CONNECTIONS (TABLE R802.5(9)) IS ELIMINATED.
- J. WHERE CEILING JOISTS AND RAFTERS ARE FRAMED PERPENDICULAR TO EACH OTHER, FRAME PER DETAIL 10 OR 11/G2.

ROOF PLAN NOTES

- TIGHT BARGE SOFFIT
- METAL AWNING SEE DETAIL 2/A3



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

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

CONTRACTOR'S NOTE:
EXPLICITLY RESERVES ITS COMMON LAW COPYRIGHT AND THESE DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF LAMBIE CUSTOM HOMES, INC. AND ARCHITECTS WEBSTER ARCHITECTS.

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. **A2**

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.

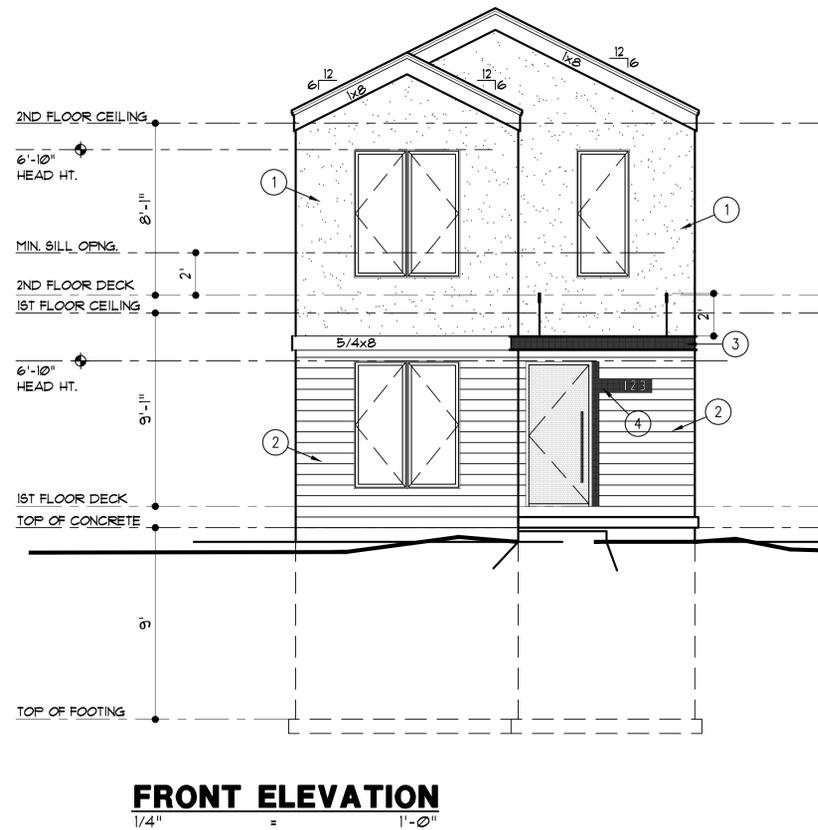
ELEVATION NOTES

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

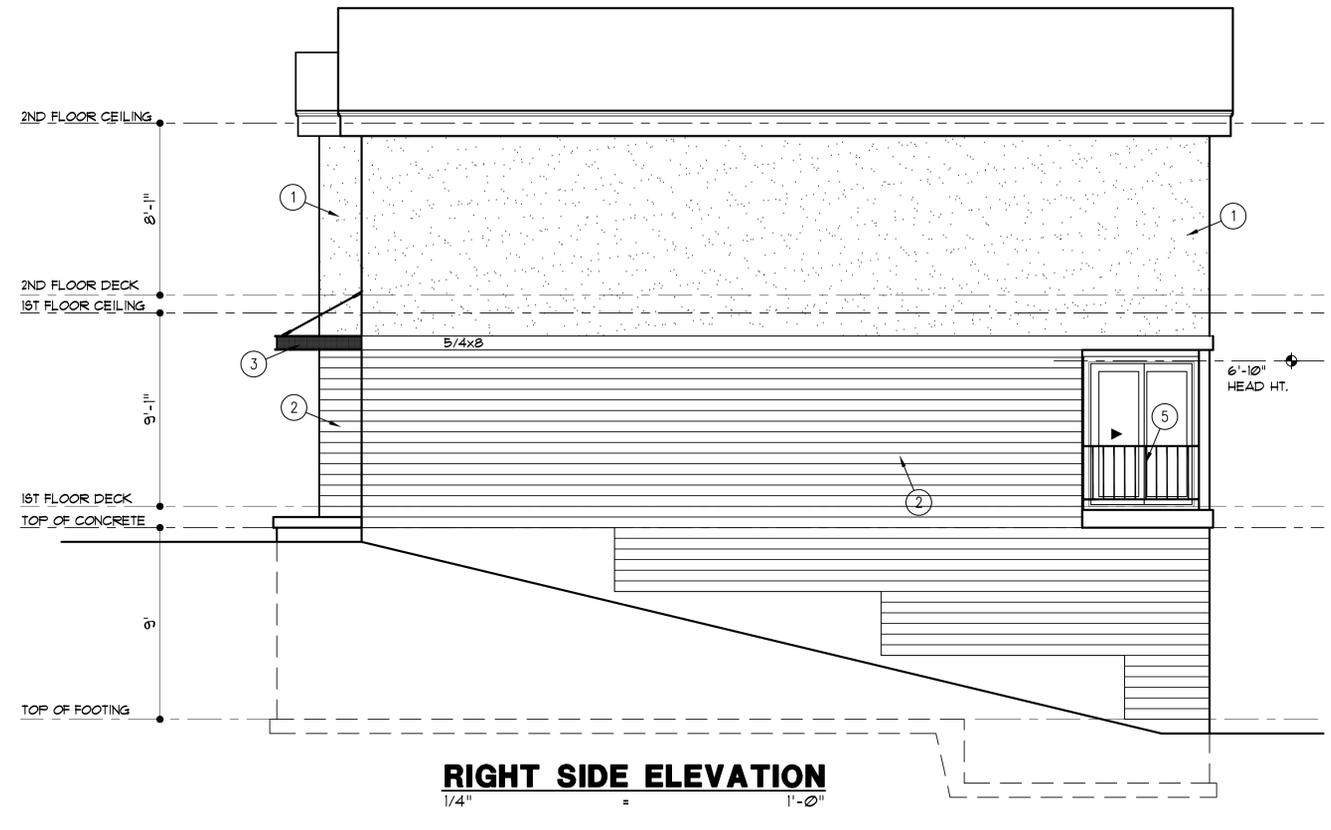
THE BUILDER MAY NEED TO MAKE ADJUSTMENTS TO WINDOW SIZES TO MEET CURRENT EGRESS OR FALL PROTECTION CODE REQUIREMENTS.

- 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 SCREED 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.

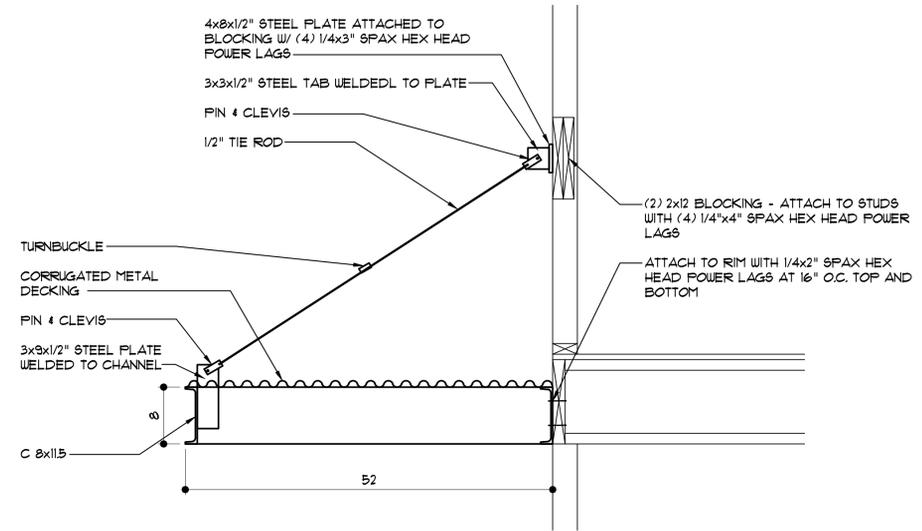
1 STUCCO DETAIL
3/4"=1'-0" A-DTV-09206-01



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
THE CONTRACTOR SHALL EXPRESSLY RESERVE ITS COMMON LAW COPYRIGHT AND SHALL NOT BE RESPONSIBLE FOR THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

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

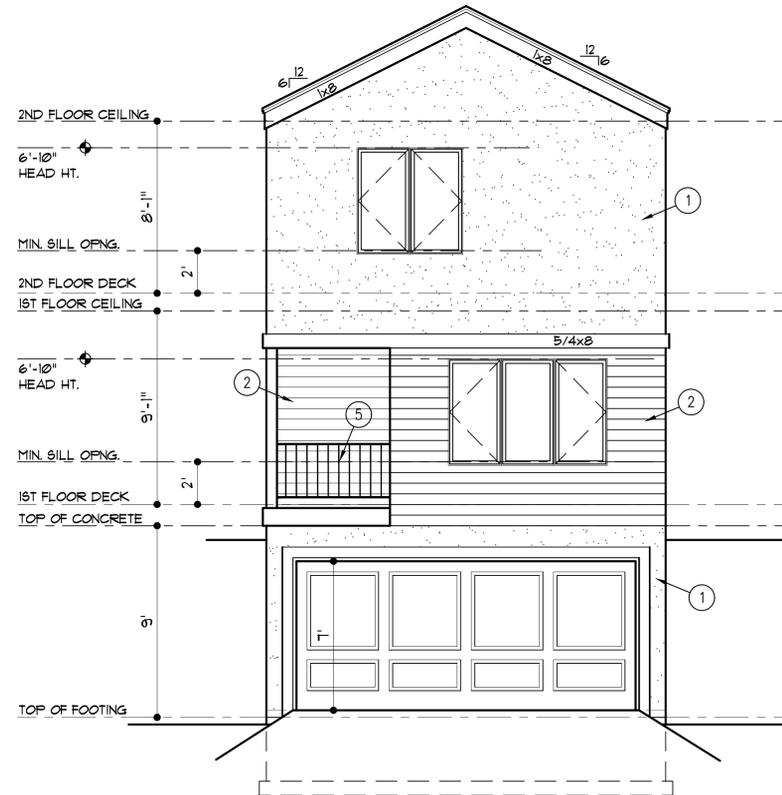
A. ROOFING TO BE COMPOSITION-40 YR. ON 30# FELT ON 1/16" O.S.B. SHEATHING

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.

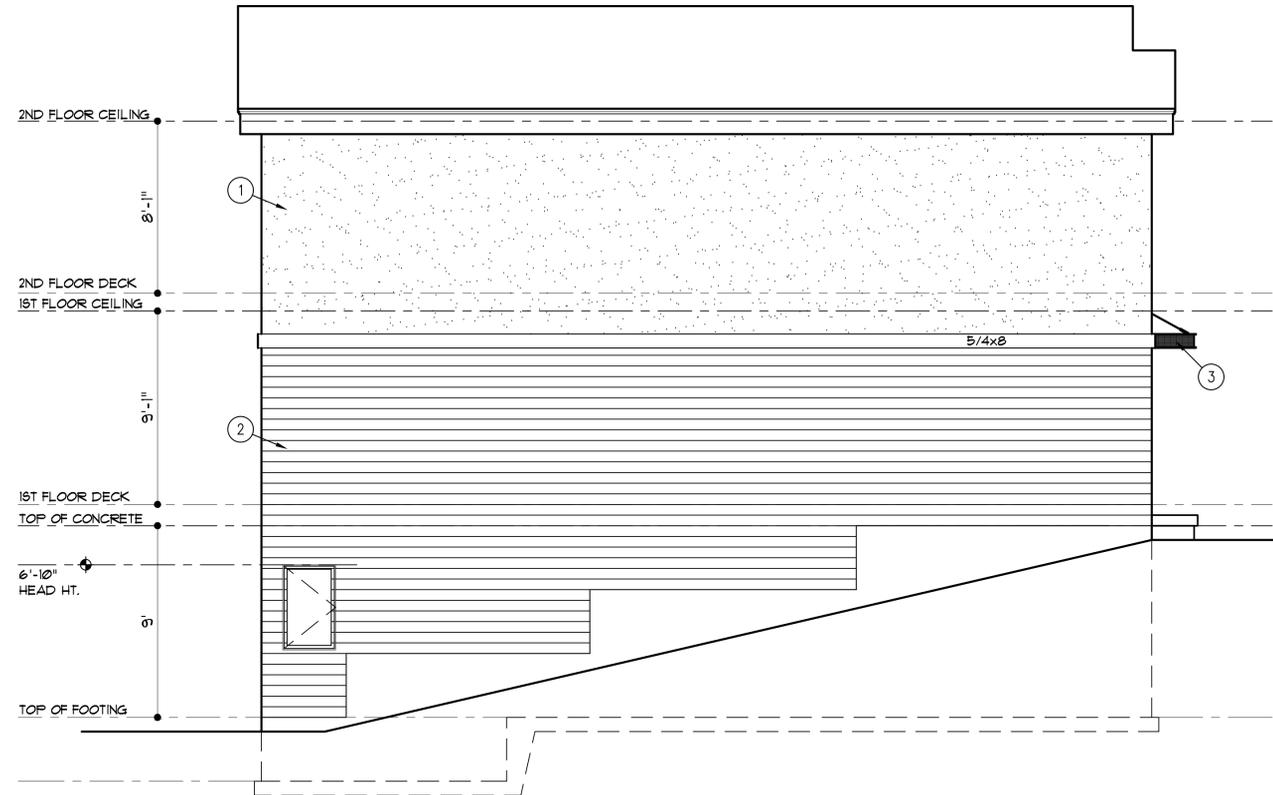
ELEVATION NOTES

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

2666 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 THIS SPECIFIC PROJECT.

DISCLAIMER

THESE DRAWINGS ARE CONSIDERED A "BUILDER'S SET" AND BY BEGINNING CONSTRUCTION THE CONTRACTOR WARRANTS TO THE ARCHITECT THAT HE HAS THE COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THE PROJECT WITHOUT FULL ENGINEERING AND DESIGN SERVICES. THE CONTRACTOR WILL BE REQUIRED TO ADAPT THE DRAWINGS TO ACTUAL FIELD CONDITIONS AND MAKE LOGICAL ADJUSTMENTS IN FIT, FORM, DIMENSION AND QUANTITY. IN THE EVENT, ADDITIONAL DETAIL OR GUIDANCE IS NEEDED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY WEBSTER ARCHITECTS. FAILURE TO GIVE NOTICE SHALL RELIEVE WEBSTER ARCHITECTS OF THE ALL RESPONSIBILITY FOR THE CONSEQUENCES. ALTHOUGH WEBSTER ARCHITECTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, PERFECTION CAN'T BE GUARANTEED. IT IS UNDERSTOOD AND AGREED THAT IF WEBSTER ARCHITECTS IS NOT HIRED TO DO PROJECT OBSERVATION OR ANY OTHER CONSTRUCTION PHASE SERVICES, THAT THE CLIENT WILL PERFORM SUCH SERVICES. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS AND FOR CONSTRUCTION OBSERVATION, AND THE CLIENT WAIVES ANY CLAIMS AGAINST WEBSTER ARCHITECTS THAT MAY BE IN ANY WAY CONNECTED THERETO. THESE DRAWINGS ARE NOT TO BE SCALED. IF A CRITICAL DIMENSION IS MISSING THE ARCHITECT SHOULD BE CONSULTED.

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
C.C.A.	CHROMATED COPPER ARSENATE
C.J.	CONTROL JOINT
C.L.G.	CEILING
C.O.	CASED OPENING
D.	DRYER
D.H.	DOUBLE HUNG
D.I.A.	DIAMETER
D.N.	DOWN
D.W.	DISHWASHER
E.J.	EXPANSION JOINT
E.Q.	EQUAL
F.D.	FLOOR DRAIN
G.A.	GAUGE OR GAGE
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER
H.B.	HOSE BIB
H.T.	HEIGHT
K.S.	KNEE SPACE
L.B. (*)	FOUND
L.V.L.	LAMINATED VENEER LUMBER
M.A.X.	MAXIMUM
M.I.N.	MINIMUM
M.I.C.R.O.	MICROUWAVE OVEN
O.C.	ON CENTER
O.H.	OVERHEAD/ OVERHANG
P.A.I.R.	PAIR
R.	RISER
R.E.F.	REFRIGERATOR
R.M.	ROOM
R.O.	ROUGH OPENING
S.F.	SQUARE FEET
S.I.M.	SIMILAR
S.Q.	SQUARE
T.	TREAD
T.C.	TRASH COMPACTOR
T.V.	TELEVISION
T.Y.P.	TYPICAL
W.	WASHER
W.I.T.H.	WITH
W.I.C.	WALK IN CLOSET
W.H.	WATER HEATER
W.W.F.	WELDED WIRE FABRIC

LOAD AND DEFLECTION LIMITATIONS

AREA	CONDITION	MIN. LOADS (PSF)	
		LIVE	DEAD
DECKS	-	40	10
CEILING JOISTS	NO STORAGE	10	10
CEILING JOISTS	STORAGE ALLOWED	20	10
FLOORS	NON-SLEEPING	40	10 (20 FOR TILED FLRS *)
	SLEEPING AREAS	30	10 (20 FOR TILED FLRS *)
ROOFS	WOOD OR COMPOSIT.	20	10 (20 IN LEAWOOD)
	TILE OR CONCRETE	20	20
STAIRS	-	40	10
HANDRAIL/ GUARDRAIL	-	200*	IN ANY DIRECTION

NOTE:
 * WIND SPEED 30 MPH (CATAGORY AS DEFINED BY R32012.14)
 * TILE FLOOR LOAD BASED ON THINSET METHOD.

BUILDING INSULATION SCHEDULE

OPENING MAXIMUM U-VALUE	
WINDOWS	35
OPAQUE DOORS	35
GLASS DOORS	40
SKYLIGHT	6

BUILDING COMPONENT MINIMUM R-VALUE	
CEILING	
WITH ATTIC CATHEDRAL	49
WALL	
EXTERIOR	24 or 2x6
BASEMENT (CAVITY OR CONTINUOUS)	13 or 19
CRAILL SPACE	10
FLOORS	
TRENCH FOOTINGS - HEATED SLAB	15
TRENCH FOOTINGS	10
OVER UNHEATED SPACES	15
OVER OUTSIDE AIR	30
DUCTS IN UNHEATED SPACES - SUPPLY AND RETURN	8
DUCTS IN UNHEATED SPACES - IN FLOOR AND CEILING ASSEMBLY	6
HOT WATER SYSTEM PIPING	1" OF INSULATION
FURNACE (A/R/E)	80% MINIMUM
AIR CONDITIONING (SEER)	13 MINIMUM

CODE COMPLIANCE

A. BUILDING CONSTRUCTION: REGARDLESS OF WHAT IS SHOWN ON THE PLANS, THE BUILDING SHALL COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE AND ANY OTHER CITY REQUIREMENTS.
 B. FOUNDATION WALLS ARE DESIGNED TO COMPLY WITH THE JOHNSON COUNTY FOUNDATION GUIDELINES.
 C. BUILDING DESIGNED FOR SEVERE CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA OF WEATHERING CONDITIONS, MODERATE TO SEVERE TERMITE CONDITIONS, MODERATE DECAY CONDITIONS, 6 DEGREES FAHRENHEIT AND 5,333 HEATING DEGREE DAYS WINTER DESIGN TEMPERATURE CONDITIONS, 36 INCHES FROST LINE DEPTH CONDITIONS AND FLOOD HAZARDS BASED UPON THE LATEST ADOPTED F.I.R.M. AND F.B.F.M. DOCUMENTS IN ACCORDANCE WITH I.B.C. ARTICLE 4-905.

GENERAL NOTES

A. GLASS: PROVIDE SAFETY GLAZING WHERE REQUIRED BY IRC R308 AND IN THE FOLLOWING LOCATIONS: 1. STORM DOORS, 2. INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR, 3. WALLS ENCLOSEING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF THE STAIR, 4. ENCLOSURES FOR HOT TUBS, SAUNAS, STEAM ROOMS, SPAS, BATH TUBS, SHOWERS AND whirl-pools, 5. FIXED OR OPERABLE WALLS EXCEEDING 9 SQUARE FOOT AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR AND WALKING SURFACE WITHIN 36" OF THE FLOOR.
 B. EXTERIOR WINDOWS AND DOORS SHALL BE DESIGNED TO RESIST WIND LOADS SPECIFIED IN IRC TABLE R301(2.4). EXTERIOR OVERHEAD DOORS SHALL MEET D.A.S.M.A. 30 MPH REQUIREMENTS.
 C. BEDROOM EGRESS: AT LEAST ONE WINDOW FROM EACH BEDROOM AND FROM THE BASEMENT SHALL HAVE AN OPERABLE AREA OF 5.7 SQUARE FEET WITH A MINIMUM OPERABLE HEIGHT OF 24" AND A WIDTH OF 21" AND WITH THE BOTTOM OF THE OPERABLE PORTION NO MORE THAN 44" AFF. 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.

D. STAIRWAYS: MAXIMUM RISE 7 1/4", MINIMUM RUN 10", MINIMUM HEADROOM 6'-8", MINIMUM WIDTH 36". HANDRAILS ARE REQUIRED WHEN STAIRS HAVE 4 OR MORE RISERS. HANDRAIL TO HAVE ENDS RETURNED OR TERMINATED IN A NEUEL POST OR SAFETY TERMINAL AND PLACED MINIMUM 34", MAXIMUM 38" ABOVE TREAD NOSING. THE HAND GRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 2 3/8" IN CROSS SECTION DIMENSION. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. EXTEND ONE HANDRAIL 12" BEYOND THE TOP 4 BOTTOM RISER. INSTALL FIRE BLOCKING AT TOP AND BOTTOM OF STAIR RUN. THE CEILING AND WALLS OF USEABLE SPACE UNDER STAIRS SHALL BE SURFACED WITH 1/2" GYPSUM BOARD, TAPED AND FINISHED.
 E. GUARDRAILS: ALL UNENCLOSED FLOOR AREAS, STAIRS AND EXTERIOR DECKS OVER 30" ABOVE GRADE SHALL HAVE 36" HIGH GUARDRAILS WITH A MAXIMUM OPENING OF 4" BETWEEN BALLUSTERS. BALLUSTERS SHALL NOT CREATE A LADDER.
 F. DOOR BETWEEN THE GARAGE AND DUELLING SHALL BE 1 3/8" THICK SOLID WOOD, 1 3/8" THICK MINIMUM SOLID CORE OR HONEY COMBED STEEL DOOR OR 20-MINUTE FIRE RATED, EQUIPPED WITH A SELF-CLOSING DEVICE.
 G. ATTACHED GARAGE: CEILINGS AND BEAMS WITHIN THE GARAGE WILL BE COVERED WITH 5/8" TYPICAL GYPSUM BOARD, IF SPACE ABOVE GARAGE IS LIVING SPACE.
 H. BUILDER TO PROVIDE DECK OR LANDING PRIOR TO OWNER OCCUPANCY.
 J. CRAWL SPACE: THE MINIMUM NET AREA OF VENTILATION OPENINGS WILL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. ONE SUCH VENTILATING OPENING WILL BE WITHIN 3 FEET OF EACH CORNER. AN 18" x 24" MIN. ACCESS OPENING SHALL BE PROVIDED TO CRAWL SPACE.

K. ALL EXTERIOR DOORS, INCLUDING THE DOOR BETWEEN THE GARAGE AND THE HOUSE, SHALL INCORPORATE THE PHYSICAL SECURITY PROVISIONS OF SECTION MUNICIPAL CODE OF THE CITY IN WHICH THIS PROJECT IS LOCATED. FOR CITY OF RAYMORE SEE SECTION R324 "PHYSICAL SECURITY" OF MUNICIPAL CODE.

MECHANICAL, ELECTRICAL NOTES

A. SMOKE DETECTORS: INSTALL ONE IN EACH BEDROOM, OUTSIDE OF EACH BEDROOM AREA, AT LEAST ONE ON EACH STORY INCLUDING THE BASEMENT. ALL ALARMS ARE TO BE INTERCONNECTED SO THAT ACTIVATING ONE ALARM ACTIVATES THEM ALL.
 B. CARBON MONOXIDE ALARMS: IN DUELLING UNITS USING FUEL-FIRED APPLIANCES OR IN DUELLING UNITS WITH ATTACHED GARAGES, INSTALL CARBON MONOXIDE ALARMS OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 C. GROUND FAULT CIRCUIT INTERRUPTER PROTECTION (GFCI) SHALL BE INSTALLED IN RECEPTLES IN BATHROOMS, KITCHENS, GARAGES, UNFINISHED BASEMENTS, OUTDOORS, CRAWL SPACES, AND WITHIN 6' OF ANY SINK. BATHROOM RECEPTACLES REQUIRE SEPARATE 20-AMP CIRCUIT. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS AS REQUIRED BY IRC E3302.12 OR AS REQUIRED BY MUNICIPALITY.
 D. FIREPLACE, FACTORY-BUILT FIREPLACE WILL BE EQUIPPED WITH LISTED COMPONENT FOR OUTSIDE COMBUSTION AIR PER IRC I009 AND SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
 E. ALL BATHROOMS TO RECEIVE EXHAUST FANS - 50 CFM DIRECTLY TO OUTSIDE. POINT OF DISCHARGE MIN. 3' FROM ANY OPENING.

MECHANICAL, ELECTRICAL NOTES CONT.

F. HEAT PUMP THERMOSTATS MUST PREVENT BACK-UP ELECTRIC RESISTANCE HEAT WHEN THE HEAT PUMP CAN MEET THE LOAD.
 G. DUCT SEALING MUST MEET THE REQUIREMENTS OF M 16013.1
 H. ELECTRICAL CONDUCTORS SHALL BE COPPER AND THE PANEL BOX SHOULD BE 200 AMP
 I. ANY DUCT PENETRATIONS OF THE WALLS OR CEILING SEPERATING THE DUELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF 26 GAUGE SHEET METAL WITH NO OPENINGS IN THE GARAGE.

CONCRETE NOTES

A. CONCRETE: ALL CONCRETE SHALL BE 5-1/2" AIR-ENTRAINED AND HAVE A MINIMUM COMPRESSIVE STRENGTH AS LISTED BELOW AT 28 DAYS:
 1. BASEMENT AND INTERIOR FLOOR SLABS: 3,000 PSI (2,500 IN LENEXA)
 2. BASEMENT AND FOUNDATION WALLS: 3,000 PSI
 3. PORCHES, CARPORT AND GARAGE FLOOR SLABS: 3,500 PSI

B. REINFORCING SHALL BE GRADE 40. SPLICES SHALL LAP 24" MIN. UNLESS NOTED OTHERWISE.

C. FOOTINGS: FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND EXTEND A MINIMUM OF 36" BELOW FINISHED GRADE. FOOTINGS UNDER FOUNDATION WALLS SHALL HAVE A MINIMUM WIDTH OF 16" AND A MINIMUM DEPTH OF 8" AND SHALL HAVE 2 #4 BARS CONTINUOUS. TRENCH FOOTINGS SUPPORTING MORE THAN ONE FLOOR SHALL BE A MINIMUM OF 16" WIDE. FOOTINGS SHALL BE CONTINUOUS AROUND THE STRUCTURE AND FROM ONE LEVEL TO THE NEXT. MAXIMUM HORIZONTAL JUMPS FOR FOOTINGS SHALL BE 1'.

D. WALLS: HORIZONTAL BARS SHALL BE PLACED WITH THE TOP BAR WITHIN 8 INCHES OF THE TOP OF THE WALL AND OTHER BARS EQUALLY SPACED. BARS SHALL LAP A MINIMUM 18 INCHES AT ENDS, SPLICES AND AROUND CORNERS. REINFORCEMENT SHALL BE CONTINUOUS AROUND WINDOWS, DOORS AND OTHER OPENINGS WITH SPLICES AS NOTED ABOVE TO MINIMIZE CRACKING AT CORNERS OF THE OPENINGS. BARS SHALL BE PLACED 2" FROM THE INSIDE FACE OF THE WALL.

E. DAMPPROOFING: DAMPPROOFING REQUIRED FOR WALLS ENCLOSEING BASEMENTS OR OTHER HABITABLE SPACE. A MINIMUM OF ONE COAT OF DAMPPROOFING SHALL BE APPLIED TO EXTERIOR WALL SURFACES BELOW GRADE. SEAL TIE HOLES, VOIDS AND HONEYCOMBED AREAS WITH SEALANT BEFORE DAMPPROOFING.

F. WATERPROOFING: WATERPROOFING REQUIRED IN LIEU OF DAMPPROOFING WHERE A HIGH WATER TABLE OR OTHER SEVERE WATER CONDITIONS EXIST.

G. DRAIN TILE: INSTALL CONTINUOUS 4" DRAIN TILE AROUND THE PERIMETER OF ALL FOUNDATIONS ENCLOSEING HABITABLE SPACES LOCATED BELOW GRADE. INSTALL VERTICAL DRAINS TO THE PERIMETER DRAIN TILE AT ALL WINDOW WELLS. SET DRAIN TILE ON A 2" DEEP BY 12" WIDE GRAVEL BED AND COVER TILE WITH AT LEAST 6" OF COARSE AND CLEAN ROCK AND A CLEAN 2" GALVANIZED MATERIAL CONNECT THE DRAINS TO A 20-GALLON SUMP PIT OR DRAIN BY GRAVITY TO AN OUTLET WELL AWAY FROM THE HOUSE.

H. FOUNDATION ANCHORAGE: BASEMENT FOUNDATION SILL STUDS SHALL BE BOLTED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS EMBEDDED AT LEAST 1 INCHES INTO THE CONCRETE AND SPACED NOT MORE THAN 3 FEET ON CENTER AND WITHIN 12 INCHES OF THE END OF EACH PIECE.

I. BEAM POCKETS: RECESSED 4" INTO THE WALL, THE DEPTH AND WIDTH SHALL BE SIZED TO ACCOMMODATE THE DESIGNATED BEAM.

J. FLOOR SLABS: BASEMENT FLOOR SLABS SHALL BE A MINIMUM 4 INCHES THICK AND PLACED ON A 4-INCH GRAVEL BASE. THE BASEMENT FLOOR SHALL BE ISOLATED FROM COLUMN PADS, INTERIOR COLUMNS AND INTERIOR BEARING WALLS. INTERIOR COLUMNS AND BEARING WALLS SHALL BE SUPPORTED ON A SEPARATE INTERIOR FOOTING (NOT ON TOP OF THE FLOOR SLAB). THE GARAGE FLOOR SHALL SLOPE TOWARD THE GARAGE DOORWAYS OR SLOPE TO A TRENCH OR UN-TRAFFICED DRAIN THAT DISCHARGES DIRECTLY TO THE EXTERIOR ABOVE GRADE. OPTIONAL (EXCEPT IN LEAWOOD) 6 MIL. POLY VAPOR BARRIER SHOULD BE INSTALLED UNDER THE FLOOR SLAB.

GENERAL FRAMING NOTES

A. LUMBER: LUMBER IS #2 OR BETTER DOUGLAS FIR LARCH, EXCEPT FOR DECAY RESISTANT LUMBER WHICH IS SOUTHERN YELLOW PINE #2.
 B. ALL EXTERIOR FRAMING LUMBER OR LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE DECAY RESISTANT
 C. L.V.L. HEADERS 4 BEAMS ARE TO HAVE A MIN. MODULUS OF ELASTICITY OF 1.9 x 10⁶ PSI.
 D. FLOOR, CEILING AND ROOF OPENINGS: TRIMMER JOISTS SHALL BE DOUBLED WHEN THE HEADER IS SUPPORTED MORE THAN 3 FEET FROM THE TRIMMER JOIST BEARING. TRIMMER AND HEADER JOISTS SHALL BE DOUBLED WHEN THE SPAN OF THE HEADER EXCEEDS 4 FEET. THE ENDS OF HEADER RAFTERS MORE THAN 6 FEET LONG SHALL BE SUPPORTED BY FRAMING ANCHORS OR RAFTER HANGERS UNLESS BEARING ON A BEAM, PARTITION OR WALL.
 E. FRAMING AROUND OPENINGS: TRIMMER AND HEADER JOISTS SHALL BE DOUBLED WHEN THE SPAN OF THE HEADER EXCEEDS 4' THE ENDS OF HEADER JOISTS MORE THAN 6 FEET LONG SHALL BE SUPPORTED BY FRAMING ANCHORS OR JOIST HANGERS UNLESS BEARING ON A BEAM, PARTITION, OR WALL.

FRAMING NOTES- FLOORS

A. BEARING: THE ENDS OF EACH JOIST SHALL NOT HAVE LESS THAN 1-1/2 INCHES OF BEARING ON WOOD OR METAL. JOISTS FRAMING INTO BEAMS SHALL BE SUPPORTED BY METAL JOIST HANGERS.
 B. JOISTS FRAMING INTO BEAMS SHALL BE SUPPORTED BY METAL JOIST HANGERS.
 C. DUCT SEALING MUST MEET THE REQUIREMENTS OF M 16013.1
 H. ELECTRICAL CONDUCTORS SHALL BE COPPER AND THE PANEL BOX SHOULD BE 200 AMP
 I. ANY DUCT PENETRATIONS OF THE WALLS OR CEILING SEPERATING THE DUELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF 26 GAUGE SHEET METAL WITH NO OPENINGS IN THE GARAGE.
 CONCRETE NOTES
 A. CONCRETE: ALL CONCRETE SHALL BE 5-1/2" AIR-ENTRAINED AND HAVE A MINIMUM COMPRESSIVE STRENGTH AS LISTED BELOW AT 28 DAYS:
 1. BASEMENT AND INTERIOR FLOOR SLABS: 3,000 PSI (2,500 IN LENEXA)
 2. BASEMENT AND FOUNDATION WALLS: 3,000 PSI
 3. PORCHES, CARPORT AND GARAGE FLOOR SLABS: 3,500 PSI
 B. REINFORCING SHALL BE GRADE 40. SPLICES SHALL LAP 24" MIN. UNLESS NOTED OTHERWISE.
 C. FOOTINGS: FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AND EXTEND A MINIMUM OF 36" BELOW FINISHED GRADE. FOOTINGS UNDER FOUNDATION WALLS SHALL HAVE A MINIMUM WIDTH OF 16" AND A MINIMUM DEPTH OF 8" AND SHALL HAVE 2 #4 BARS CONTINUOUS. TRENCH FOOTINGS SUPPORTING MORE THAN ONE FLOOR SHALL BE A MINIMUM OF 16" WIDE. FOOTINGS SHALL BE CONTINUOUS AROUND THE STRUCTURE AND FROM ONE LEVEL TO THE NEXT. MAXIMUM HORIZONTAL JUMPS FOR FOOTINGS SHALL BE 1'.

D. DECKING TO BE 3/4" (MIN) PLYWOOD OR ORIENTED STRAND BOARD INSTALLED PERPENDICULAR TO JOISTS.

D. TOP OF WALL SUPPORT CONNECTIONS: WHERE JOISTS RUN PARALLEL TO FOUNDATION WALLS, SOLID BLOCKING FOR A MINIMUM OF 2 JOIST SPANS SHALL BE PROVIDED AT A MAXIMUM OF 4 FEET CENTERS, AND SHALL BE SECURELY NAILED TO THE JOISTS AND FLOORING. IF DUCTS ARE INSTALLED IN THE FIRST JOIST SPACE(S), NAIL 2 BY 4'S FLAT AT 4-FOOT CENTERS WITHIN THE JOIST SPACE(S) AND THEN PROVIDE THE SOLID BLOCKING. SECURE EACH 2 BY 4 TO THE SILL PLATE WITH FOUR 10D NAILS.

E. 1" JOISTS (IF USED) SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.

F. PROVIDE BLOCKING OR BRIDGING AT CANTILEVERS.

G. IF REQUIRED BY CITY, BRIDGE 1/2" DRYWALL ON CEILING OF UNFINISHED SPACES FOR FLOOR FRAMING USING 1" JOISTS OR TRUSSES.

FRAMING NOTES- WALLS

A. SIZE, HEIGHT AND SPACING: UNLESS OTHERWISE NOTED, STUDS SHALL BE 2 x 4'S SPACED AT 16" O.C.

FOR EXTERIOR WALLS SUPPORTING A ROOF ONLY, 2 x 6 STUDS SPACED 16" O.C. SHOULD BE USED FOR ALL WALLS 14' TO 18' TALL AND 2 x 6 STUDS SPACED 12" O.C. SHOULD BE USED FOR WALLS 18' TO 20' TALL.

FOR WALLS SUPPORTING A ROOF AND A FLOOR 2 x 6 STUDS SPACED 16" O.C. SHOULD BE USED FOR WALLS 12' TO 18' TALL

STUDS SHALL BE CONTINUOUS FROM SOLE PLATE TO TOP PLATE OR CEILING DIAPHRAGM, EXCEPT FOR JACK STUDS, TRIMMER OR CRIPPLE STUDS.

B. ANGLES: ANGLED WALLS ARE ASSUMED TO BE 45° UNLESS OTHERWISE NOTED.

C. FRAMING DETAILS: BEARING AND EXTERIOR WALL STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVER-LAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48 INCHES.

D. OPENINGS: UNLESS OTHERWISE NOTED, ALL HEADERS ARE TO BE TYPE "A" PER THE HEADER SCHEDULE. EACH END OF A HEADER SHALL HAVE A BEARING LENGTH OF NOT LESS THAN 1-1/2 INCHES FOR THE FULL WIDTH OF THE LINTEL. PROVIDE SOLID BLOCKING BELOW ALL STUDS SUPPORTING HEADERS AND BEAMS.

- UNLESS OTHERWISE DIMENSIONED, INTERIOR DOORS AND CASED OPENINGS ARE TO BE CENTERED IN THE WALL OR 3" FROM CORNERS AS INDICATED ON THE DRAWINGS.

E. FIRE BLOCKING OF NON-COMBUSTIBLE MATERIAL SHALL BE PROVIDED IN OPENINGS ABOVE VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND LAUNDRY CHUTES AT CEILING AND FLOOR LEVEL.

F. CRIPPLE WALLS: FOUNDATION CRIPPLE WALLS SHALL BE FRAMED WITH 2 x 4 STUDS WITH A MINIMUM LENGTH OF 14" OR SHALL BE FRAMED OF SOLID BLOCKING. WHEN EXCEEDING 4' IN HEIGHT ON 2 STORY STRUCTURES, WALLS SHALL BE 2 x 6 STUDS AT 16" O.C.

G. BASEMENT NONBEARING WALLS: NON-FLOOR BEARING STUD WALLS EXTENDING FROM THE FLOOR SLAB TO THE STRUCTURE ABOVE SHALL BE PROVIDED WITH A MINIMUM 1-INCH EXPANSION JOINT.

H. GARAGE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET A 30 mph WIND LOAD. THE H-FRAME FOR ATTACHMENT OF TRACK AND COUNTER BALANCE SHALL CONSIST OF THE FOLLOWING: 2x6 VERTICAL JAMBS RUNNING FROM FLOOR TO CEILING ATTACHED WITH 3-1/4"x12" NAILS @ 1' O.C. STAGGERED WITH 71 3/4"x12" NAILS THRU JAMBS INTO HEADER. MINIMUM 2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM.

FRAMING NOTES- DECKS

A. FOR DECK LEDGER ATTACHMENT AND DECK CONSTRUCTION REFER TO IRC SECTION 507.

FRAMING NOTES- CEILING

A. BLOCKING: ROOF RAFTERS AND CEILING JOISTS SHALL BE SUPPORTED LATERALLY TO PREVENT ROTATION AND LATERAL DISPLACEMENT.
 B. JOISTS FRAMING INTO BEAMS SHALL BE SUPPORTED BY METAL JOIST HANGERS.
 FRAMING NOTES- ROOF

A. FRAMING: RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT THE RIDGE. THERE SHALL BE A RIDGE BOARD AT LEAST 1-INCH NOMINAL THICKNESS AT ALL RIDGES AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIP'S THERE SHALL BE A SINGLE VALLEY OR HIP RAFTER NOT LESS THAN 2-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.

B. BRACING: ALL FURLINS AND HIP'S, RIDGES, AND VALLEYS SHOULD BE SUPPORTED SHALL BE BRACED WITH A STRUT DOWN TO A BEARING WALL (WALLS LOCATED DIRECTLY ABOVE A BEAM LINE OR CONTINUOUS FOOTING). THE MINIMUM SLOPE OF THE STRUTS SHALL NOT BE LESS THAN 45° FROM THE HORIZONTAL.

C. RAFTER TIES: RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED TO 2"x4" MINIMUM CROSSTIES AT EACH RAFTER AND LOCATED AS CLOSE TO THE CEILING JOISTS AS POSSIBLE (RE: DETAIL 10, II, 4 1/2 G2).

D. RAFTER COLLAR TIES: PROVIDE 1x4 MIN. COLLAR TIES AT 48" O.C. (RE: DETAIL 10, II, 4 1/2 G2). AT CATHEDRAL CEILING'S PROVIDE RIDGE STRAPS.

E. VAULTED CEILING'S: FOR RAFTERS SMALLER THAN A 2 x 10, FURRING MUST BE ADDED TO THE BOTTOM OF THE RAFTER TO OBTAIN A 9 1/4" MINIMUM DEPTH.

F. FLASH AND COUNTERFLASH ROOF RIDGES AND VALLEYS, ROOF PENETRATIONS, CHANGES IN ROOF PITCHES, RAKES, CHIMNEY BASES, WINDOW AND DOOR HEADS, ETC. TO PROVIDE WATER TIGHT CLOSURES. ALL EXPOSED FLASHING TO BE 26 GAUGE ALUMINUM. COUNTERFLASHING SHALL BE FABRICATED FROM 40# TERNE METAL.

G. ATTIC VENTILATION: THE NET FREE VENTILATION AREA SHALL BE NOT LESS THAN 1/80 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300 PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATOR LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, AT LEAST 3 FEET ABOVE EAVES OR CORNICE VENTS, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. RAFTERS SPACES ENCLOSED BY CEILING'S DIRECTLY APPLIED TO UNDERSIDE OF RAFTERS SHALL BE SIZED TO ALLOW A MINIMUM 1 INCH CLEAR VENTED AIR SPACE ABOVE THE INSULATION AND EACH SPACE BETWEEN JOISTS SHALL BE VENTED.

H. ROOF SHEATHING: SHALL BE INSTALLED PERPENDICULAR TO THE ROOF JOISTS AND THE ENDS SHALL BE STAGGERED.

PREFABRICATED WOOD TRUSSES (IF USED)

A. ROOF AND FLOOR TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH TRUSS PLATE INSTITUTE (TPI) DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES AND THE NATIONAL DESIGN SPECIFICATION FOR ANSI/NFPA WOOD CONSTRUCTION. PROVIDE TEMPORARY AND PERMANENT BRACING ON ALL TRUSSES, AS REQUIRED TO PROVIDE MEMBER AND TRUSS STABILITY.

B. ROOF TRUSSES SHALL BE DESIGNED AND CONSTRUCTED FOR A MAXIMUM TOTAL LOAD DEFLECTION OF L/240, AND TO SAFELY SUPPORT THE FOLLOWING LOADS:
 1. TOP CHORD:
 a. LIVE LOAD SEE GENERAL NOTES
 b. DEAD LOAD 15 PSF
 2. BOTTOM CHORD:
 a. LIVE LOAD 10 PSF
 b. DEAD LOAD 10 PSF
 3. WIND LOADS IN ACCORDANCE WITH THE APPROPRIATE BUILDING CODE. GABLED END TRUSSES SHALL HAVE VERTICAL MEMBERS SPACED AT 16" ON CENTER MAXIMUM.

4. TRUSSES SHALL ALSO BE DESIGNED TO SUPPORT ADDITIONAL OVERBUILD FRAMING TO FORM VALLEYS AND HIP'S ON ROOFS.
 5. TRUSSES SHALL BE DESIGNED TO SUPPORT DRIFTED SNOW LOADS IN ACCORDANCE WITH THE APPROPRIATE BUILDING CODE.
 6. TRUSSES SHALL BE ATTACHED TO WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS SPECIFIED ON THE TRUSS DESIGN DRAWINGS PER IRC TABLE R802.11.

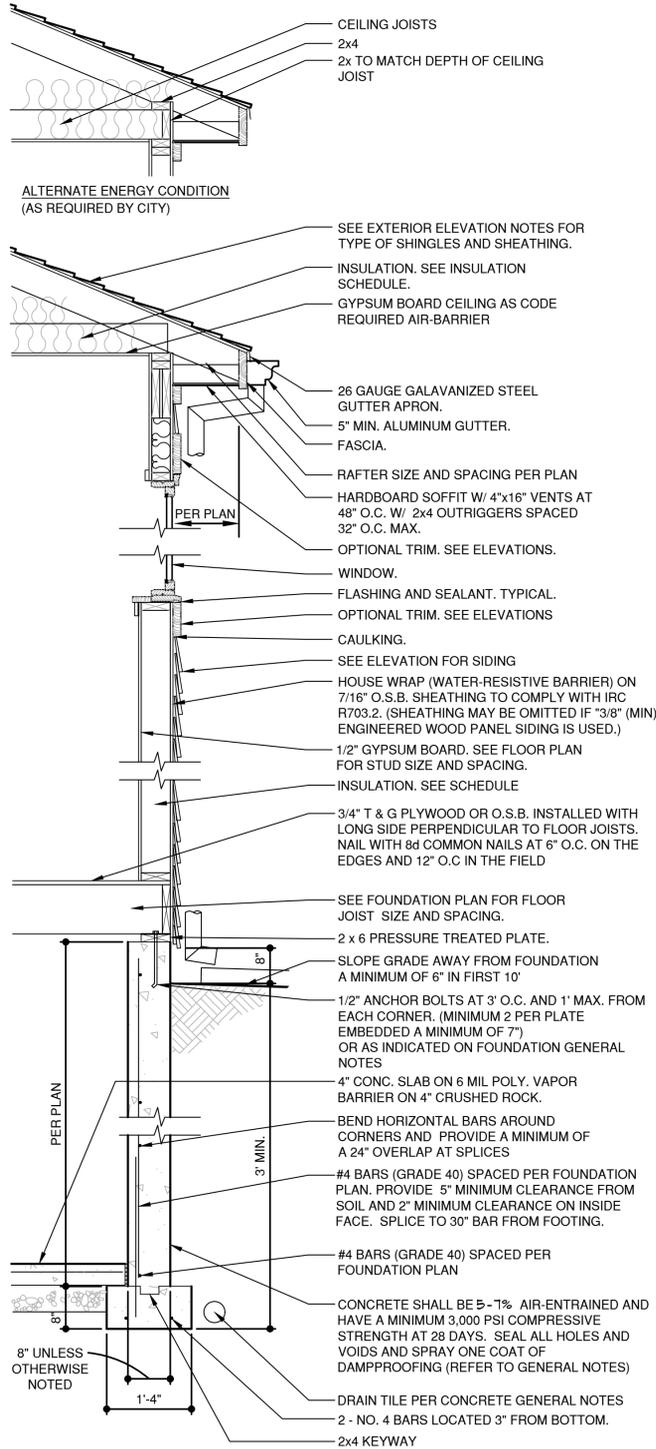
ENERGY REQUIREMENTS

A. THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED (IRC N102.4.1)
 B. RECESSED LIGHTING SHALL BE SEALED TO PREVENT LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES
 C. DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (IRC SECTION N103.2)
 D. PENETRATIONS IN AIR BARRIERS (HOUSE WRAP) SHALL BE TAPED AND SEALED AS REQUIRED BY AIR BARRIER MANUFACTURER, WINDOW/ DOOR MANUFACTURER AND ENERGY CODE.
 D. FOR CITY OF OLATHE (BUILDER CHECK ONE):

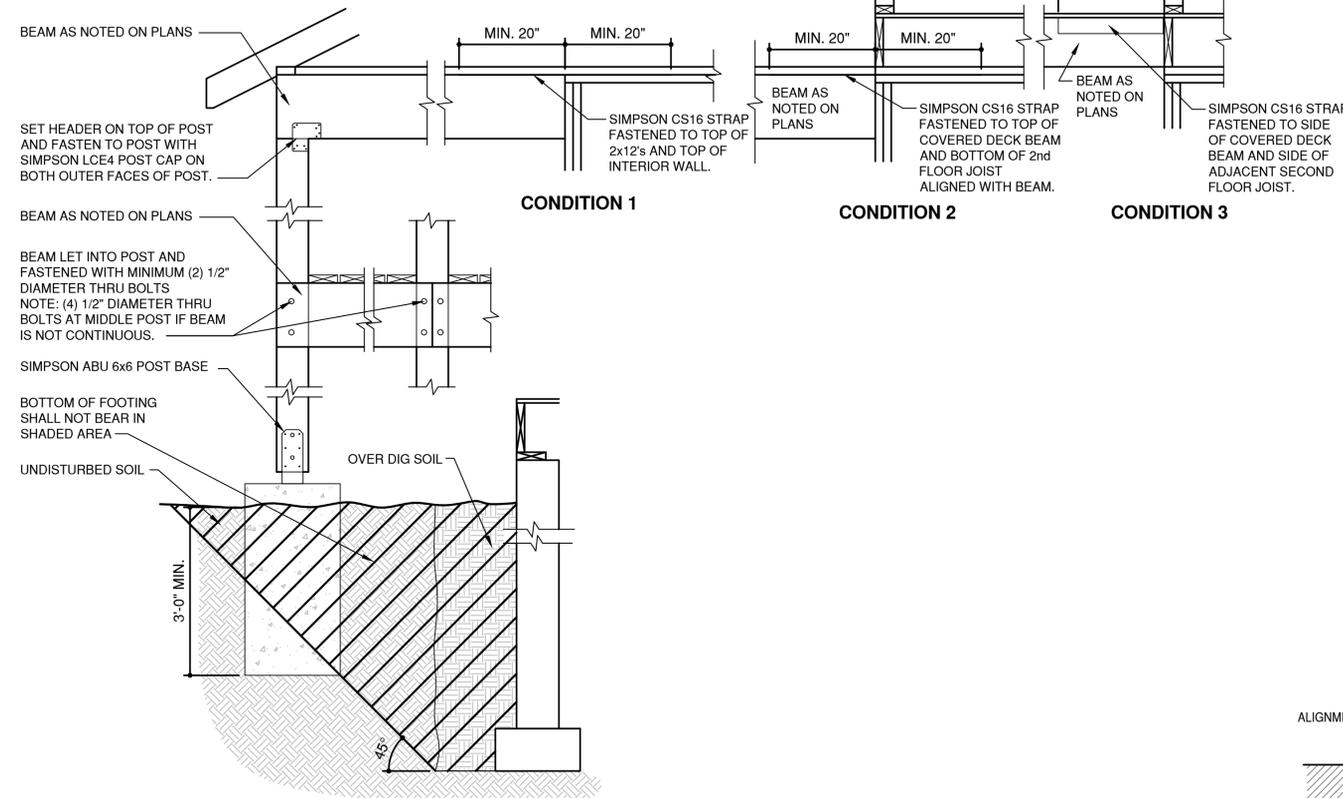
- THE ENERGY AUDIT METHOD OF COMPLIANCE FOR THE 2009 ENERGY CODE SHALL BE FOLLOWED.
- THE PRESCRIPTIVE METHOD FOR COMPLIANCE WITH THE 2012 ENERGY CODE SHALL BE FOLLOWED.

FASTENING SCHEDULE

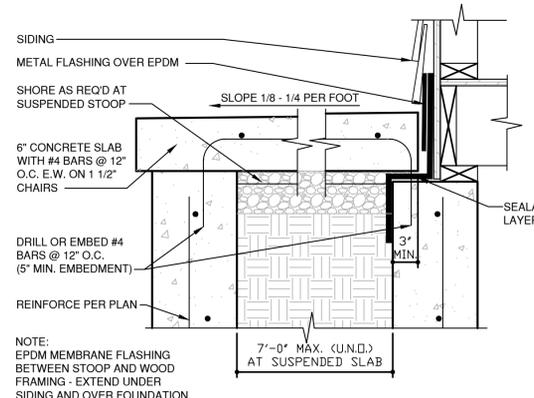
CONNECTION	NAILS	LOCATION
JOIST TO SILL OR GIRDER	3-8d 3 - 3" x 0.131"	TOENAIL
BRIDGING TO JOIST	2-8d 2 - 3" x 0.131"	TOENAIL
SOLE PLATE TO JOIST OR BLOCKING	6d at 16" o.c. 3-3" x 0.131 at 8' o.c.	FACE NAIL
SOLE PLATE TO JOIST / BLOCKING AT BRACED WALL PANELS	3-16d at 16" o.c. 4-3" x 0.131 at 16' o.c.	FACE NAIL
TOP PLATE TO STUD	2-16d 3 - 3" x 0.131"	END NAIL
STUD TO SOLE PLATE	4 - 3" x 0.131"	4-8 TOENAIL
	3 - 3" x 0.131"	2-16 FACE NAIL
DOUBLE STUDS	6d at 24" o.c. 3" x 0.131 at 8' o.c.	FACE NAIL
DOUBLE TOP PLATES	6d at 24" o.c. 3" x 0.131 at 12" o.c.	FACE NAIL
	6-16d 12-3" x 0.131	LAP SPLICE
BLOCKING BETWEEN JOISTS AND RAFTERS TO TOP PLATE	3-8d 3-3" x 0.131 at 12" o.c.	TOENAIL
RIM JOIST TO TOP PLATE	8d at 6" o.c. 3" x 0.131 at 6' o.c.	TOENAIL
TOP PLATE, LAPS AND INTERSECTIONS	2 - 16d 3 - 3" x 0.131"	FACE NAIL
CONTINUOUS HEADER 2 PIECES	6d at 16" o.c. 3" x 0.131 at 12" o.c.	FACE NAIL
CEILING JOISTS TO TOP PLATE	3-8d 3 - 3" x 0.131	TOENAIL
CONTINUOUS HEADER TO STUD	4-8d 6 - 3" x 0.131	TOENAIL
CEILING JOISTS, LAPS OVER PARTITIONS	3-16d 4 - 3" x 0.131	FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS/ RAFTER TIES TO RAFTERS	RE: IRC TABLE R802.5.1 (9)	FACE NAIL
RAFTER TO PLATE	3-8d 3 - 3" x 0.131"	TOENAIL
1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8d 2 - 3" x 0.131"	FACE NAIL
BUILT UP CORNER STUDS	6d at 24" o.c. 3" x 0.131" at 16" o.c.	FACE NAIL
BUILT UP BEAMS, STAGGER NAILS ON OPPOSITE SIDES	0d at 32" o.c. 3" x 0.131" at 24" o.c.	FACE NAIL
BUILT UP BEAMS AT ENDS AND SPLICES	2-20d 3 - 3" x 0.131"	FACE NAIL
COLLAR TIE TO RAFTER	3-10d 4 - 3" x 0.1	



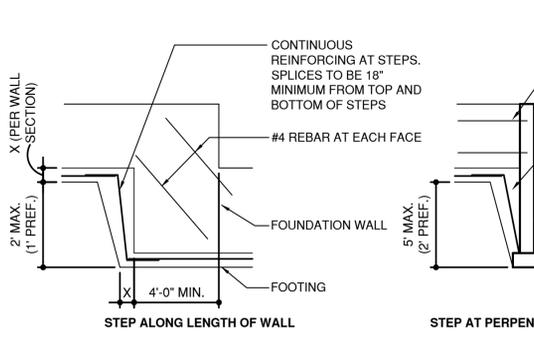
1 WALL SECTION
3/4"=1'-0"
A-DTW-06062-19



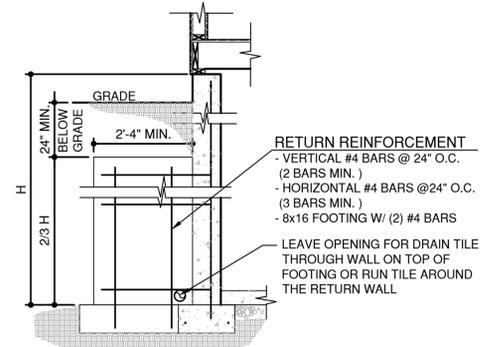
5 COVERED PORCH DETAIL
3/4"=1'-0"
A-DTV-06100-07



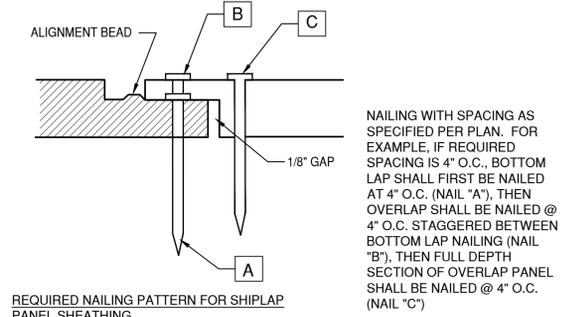
4 STOOP DETAIL
1 1/2"=1'-0"
A-DTV-03300-35C



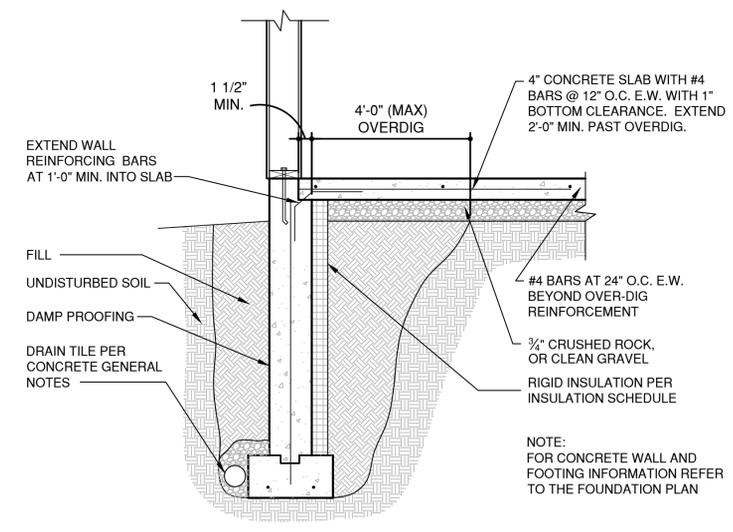
2 ELEVATION AT FOUNDATION STEP
1/4"=1'-0"
A-DTE-03300-01



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 SHALL EXPRESSLY RESERVE ITS COMMON LAW COPYRIGHT AND 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 THESE DRAWINGS 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: MIP, MS
DATE: 5/7/18
PROJECT NO: 18-019-01

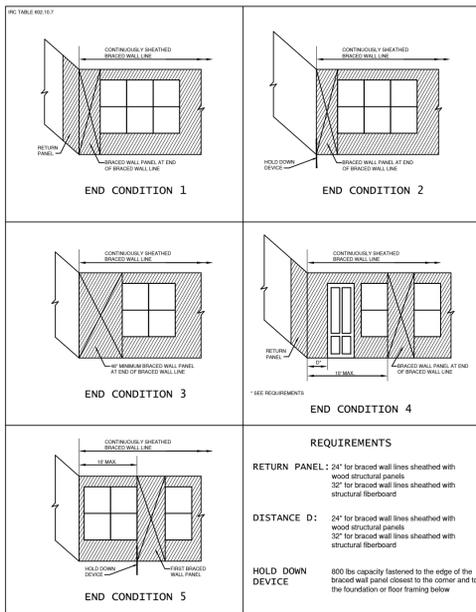
SHEET NO.
G2

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

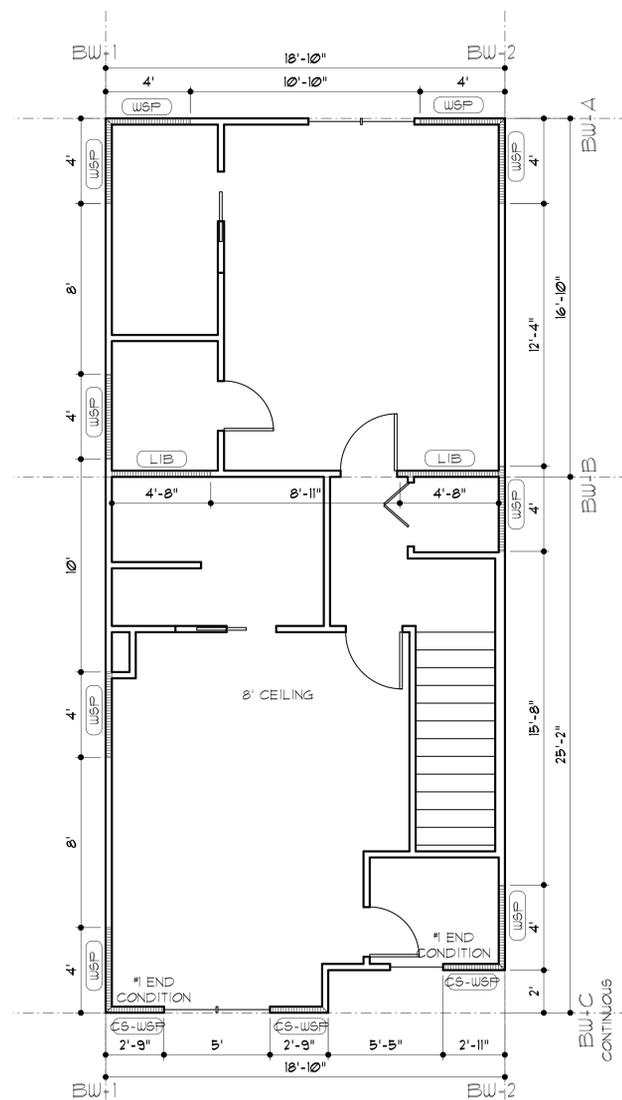
MINIMUM WALL STUD FRAMING NORMAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	TENSION STRAP CAPACITY REQUIRED (pounds) a,b		NO. OF 8d COMMON NAILS REQUIRED AT FLAT 2x6	
				BASIC WIND SPEED (mph)		BASIC WIND SPEED (mph)	
				90	90	90	90
				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.

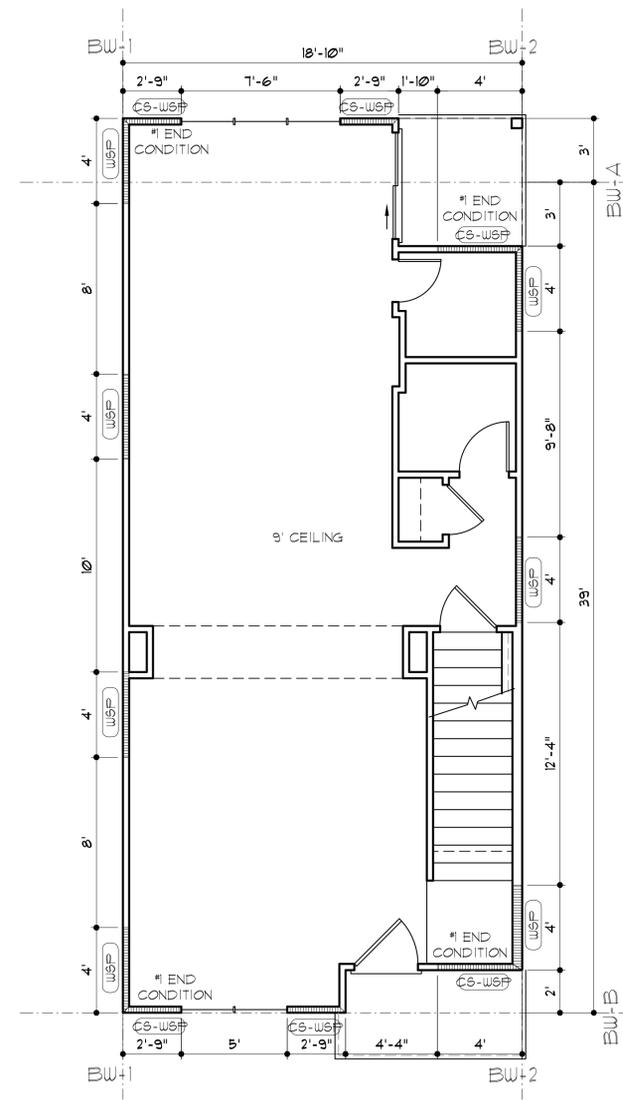


BRACED WALL SCHEDULE				4-3-14
METHOD NUMBER	DESCRIPTION	MINIMUM LENGTH	FASTENERS	
LIB	LET-IN-BRACING: METAL STRAPS TO FORM "X" OR "V" INSTALLED PER MANUFACTURER (SIMPSON: WB126C, TWB12, WB143C) (USP: RWB114, WBT12)	AS REQUIRED TO ALLOW BRACE TO BE CONTINUOUS FROM PLATE TO PLATE AND AT AN ANGLE BETWEEN 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.



SECOND FLOOR DIAGRAM
1/4" = 1'-0"



FIRST FLOOR DIAGRAM
1/4" = 1'-0"

CONTRACTOR SHALL EXPRESSLY RESERVE ITS COMMON LAW COPYRIGHT AND NOT REPRODUCE OR IN ANY MANNER THESE DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR ASSIGNED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THIS 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

