

CITY PLAN COMISSION REPORT

City of Kansas City, Missouri City Panning & Development Department 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 151st St,

Overland Park, KS 66221

Location 1821 Mercier St.

Area About 0.427 acres

Zoning R-6

Council District 4th

County Jackson

County Jackson

School District 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

Staff Review City Plan
Commission City Council

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. 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.

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)

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Subject to conditions	
Parking and Loading Standards (88- 420)	No	N/A	
Landscape and Screening Standards (88-425)	Yes	Subject to Conditions	
Outdoor Lighting Standards (88-430)	No	N/A	
Sign Standards (88-445)	No	N/A	
Pedestrian Standards (88-450)	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 2nd 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

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

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

Juellood

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)

NOTICE OF APPLICATION

To whom it may concern,

This letter serves as notice of our intent to file an application with the City Planning and Development Department in the City of Kansas City, Mo. The application is for consideration of a

Permit
Preliminary plat
Development plan
Rezoning from District

to District

Project Description:

City Code Engagement Requirements:

You are receiving this letter since city code requires a public meeting be held regarding our application(s) and that all property owners within 300 feet are invited. We are contacting you and all other registered contacts for your neighborhood organization to initiate a dialogue about a public meeting. This meeting may be hosted by your organization or ours, and we would like to discuss this with you. Please consult with your neighborhood organization and then contact us (contact information provided below) as soon as possible to discuss meeting details. After discussion, please select one member from your organization to email the City of Kansas City, Mo. at publicengagement@kcmo.org with written confirmation of who is hosting the meeting.

Email: Phone: Title/Role:

Company/Employer:

Representing:

Name:

If we do not receive the confirmation email referenced above within ten calendar days, we will host the meeting ourselves. And, as a registered contact, you will be invited. Our application requires approval from the Board of Zoning Adjustment or City Council following a recommendation from the City Plan Commission. After this meeting, the City Plan Commission will hold a public hearing at City Hall. If and when our application is docketed for City Plan Commission consideration, a notice of this hearing will be mailed to all property owners within 300 feet of our project address, as well as contacts with your organization that have provided a mailing address.

Sincerely,

Olsson, Inc. 816.361.1177

cholmquist@olsson.com

Criffs

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



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. You may search by project type and address/case number to find project details.

Sincerely,

Olsson, Inc. 816.361.1177 cholmquist@olsson.com

Meeting Sign-In Sheet

Project Name and Address

18TH & MERCIER

1821, 1823, 1827, 1829, 1831, & 1833 MERCIER ST., KCMO 64/08

Name	Address	Phone	Email	
Chris Holuguist,	1301 Burlington #100	61/ 2/, 1/5-	-11 10 5	
Olsson, Inc.	North Kenses Gry, Mg4116	816.361,1177	chologuist@olsson.c	
Sellittian	1200 Elmood	24-2345000	R#-Littlephn@K	CPD.013
Juff Gals!N	8927 Endana	913-302.059	adsidhome	
1	913 WAVE. Cost	913-850-0605		
alice Domay	1800 Nercie 1st	e42-0184		
Don Hunter	1800 Nerce 1st	816-701-604	Conterescention & Yahoo. Com	
Jeances Moreno	1211W.20th St	816-571-9531		
Monique Octiz	1822 mercier	8168132788	MONSTRESPON	
Manuel ortiz	1822 mercion	6165476094	Ortizm2404	i hoo.co4
Brianna + Ion Kietzman	KC MO LEYIOS	810 010 0234 810 018 4850	bkittzman@gmail.	
Hortensia Lope Jim Williams		8164726719		
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alicia Mora	1810 Holly St 6410	x 816-838-4664	a mora 35 a Kc. rr. co
VIRIN 0R155	Kcm3 64108	86-716-9414	a create
	1201W 2025+	816-810-1104	
Georgina Hera		8162606469	beorginal Smail. Cun
Mariod Mentero		816 474-4691	Macisoledad Pedroza Whotmaile
	2818 Malison Aire	816-216-2996	Mariodersos1954 @ gmail com
Virginia Salazar			1/1011 = 2331@
O	1839 WERCIER		
José Ranirec		8167863319	
1	23/3 Terroce is	\$16-898.4168	lilia-grado e yehar. com
	-1832 Marie		
Robert Bole			
Nark+LisaTino	co 1844 Holly	816-799-1565	finoa4/iCeasbayobala





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

OWNER / DEVELOPER
LAMBIE CUSTOM HOMES
8712 W 151ST STREET
OVERLAND PARK, KS 6622'
CONTACT: JIM LAMBIE
PHONE: 913.897.0040

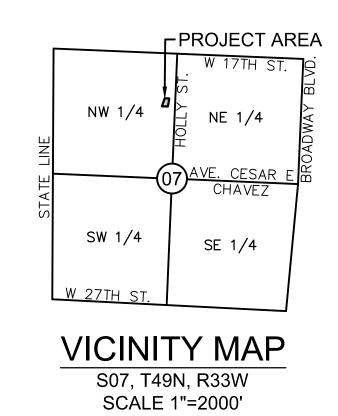
OLSSON

1301 BURLINGTON, SUITE 100
NORTH KANSAS CITY, MO 64116
CONTACT: CHRIS HOLMQUIST
PHONE: 816.361.1177
EMAIL: CHOLMQUIST@OLSSON.COM



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.



CO	
C1	
C2	
AO	
A1	
A2	
A3	
A4	
G1	
G2	
G3	
	C1 C2 A0 A1 A2 A3 A4 G1 G2

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.

n - Civil Engineering uni Certificate of Authority #001593

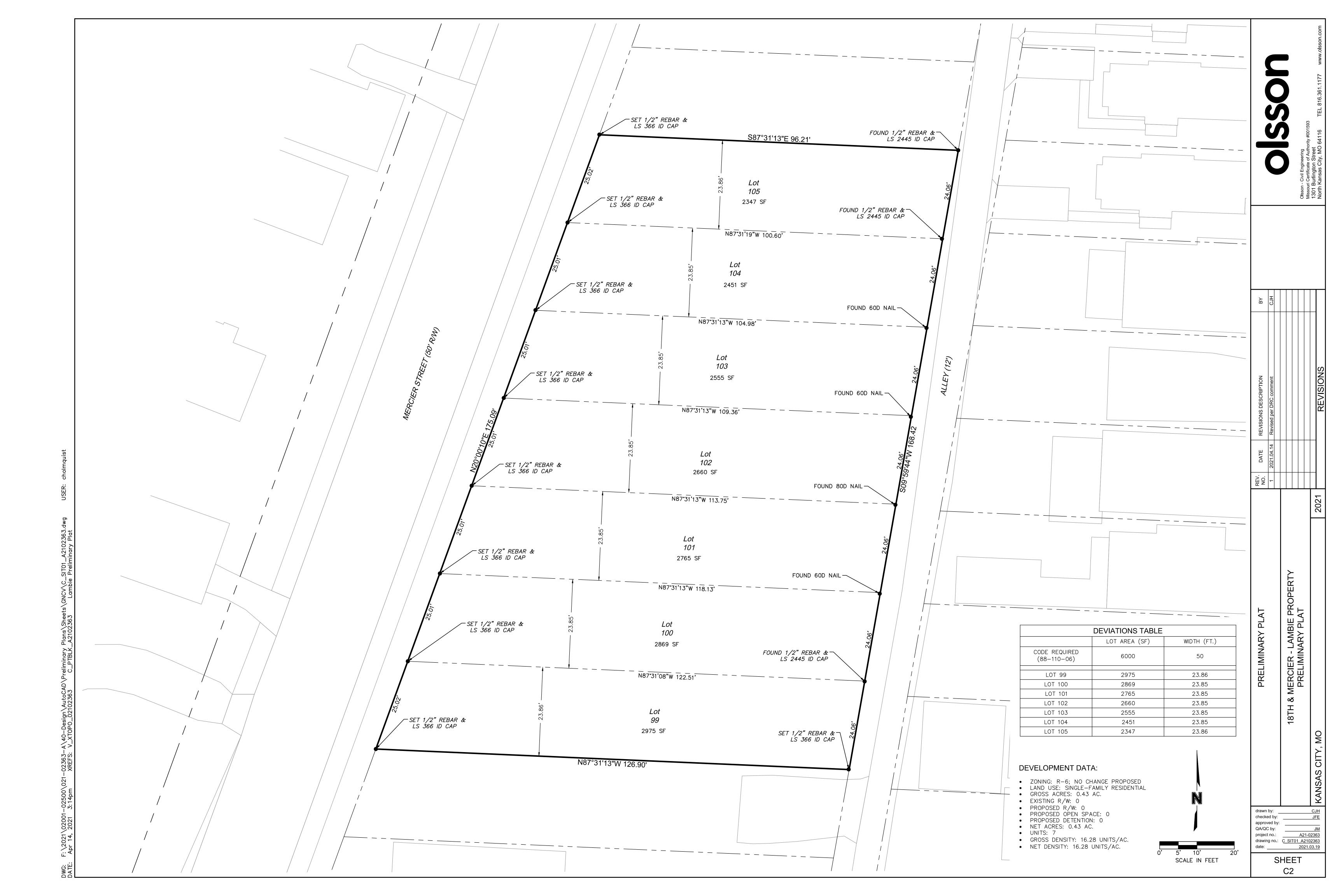
ВУ	CJH						
DATE REVISIONS DESCRIPTION	2021.04.14 Revised per DRC comment					REVISIONS	
REV.	-						
					, 000	2021	

18TH & MERCIER - LAMBIE PRO PRELIMINARY PLAT

drawn by: CJH
checked by: JFE
approved by:
QA/QC by: JM
project no.: A21-02363
drawing no.: C TTL01 A2102363

SHEET









DESCRIPTI	ON	SYMBOL
INTERIOR LO	DAD BEARING WALL	<u></u>
STONE OR E	BRICK VENEER	<u>''''''''''</u>
JOIST SIZE A	AND DIRECTION	→ FJ-XX
HEADER/ BEAM	SIZE OF MEMBER PER HEADER/ BEAM SCHEDULE - NUMBER OF PLYS	(A 2) U
CENTERLINE		
POINT LOAD		•
	JINDOW FRAME SIZE IN INCHES RAL NOTES BELOW)	⊐ 2941 ⊏
SMOKE ALA	RM	(\$)
SMOKE & CA	ARBON MONOXIDE ALARM	ÍSCI

HEADER / BEAM SCHEDULE						
MARK	LUMBER SIZE	MARK	L.V.L. SIZE			
A	2 x 6	Œ	1 ³ 4" × 7 ¹ 4"			
B	2 x 8	(H)	134" x 91/2" (NOTE 3)			
0	2 × 10	(L)	1 ³ 4" x 11 ⁷ 8"			
9	2 x 12	$\boxed{\Xi}$	1 ³ 4" × 14"			
			1 ³ 4" × 16"			
		K	1 ³ 4" x 18"			

1. ALL HEADERS IN EXTERIOR AND IN INTERIOR LOAD
BEARING WALLS ARE TO BE TYPE "C 2" U.N.O.
2. HEADERS SHALL HAVE I KING AND I TRIMMER STUD
U.N.O. BEAMS SHALL HAVE 2 BEARING STUDS BELOW
EACH END U.N.O. SOLID BLOCKING BELOW.
3. FOR L.V.L. BEAMS IN 2XIØ FLOORS, USE 9 1/4" L.V.L.

FLOOR	JOIST S	CHEDULE			
MARK	TYPE	SUB-TYPE	SIZE	SPACING	MAX. SPAN
FJ-1	"I" JOIST (SEE NOTE)	9 1/2"	PER MAN	IUFACTURER
FJ-2	"I" JOIST (SEE NOTE)	11 7/8"	PER MAN	IUFACTURER
FJ-3	"I" JOIST (SEE NOTE)	14"	PER MAN	IUFACTURER
FJ-18	LUMBER		2x12	16" O.C.	
را 15	LUMBER		2x12	24" O.C.	
FJ-2Ø	LUMBER	ACQ. TREATED	2x1Ø	12" O.C.	16'-2"
FJ-21	LUMBER	ACQ. TREATED	2x1Ø	16" O.C.	14'
FJ-22	LUMBER		2x8	12" O.C.	14'-2"
FJ-23	LUMBER		2x8	16" O.C.	12'-7"
FJ-24	LUMBER		2x1Ø	12" O.C.	17'-9"
FJ-25	LUMBER		2x1Ø	16" O.C.	15'-5"
FJ-26	LUMBER		2-2x1Ø	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					

MARK	CONCRET	E WALL	REINFORCING	GRADE 40
	THICKNESS	HEIGHT	VERTICAL	HORIZONTAL
\Diamond	8"	4' OR LESS	*4's AT 36" O.C.	2 - #4's
<₿	8"	4' TO 6'	*4's AT 36" O.C.	3 - *4's
\$	8"	6' TO 8'	*4's AT 16" O.C.	4 - * 4's
	8"	8'	*4's AT 16" O.C.	4 - *4's
(8"	9'	*4's AT 12" O.C.	5 - *4's
⟨₱⟩	10"	4'	*4's AT 36"O.C.	2 - #4's
Ġ	10"	8'	*4's AT 36" O.C.	4 - *4's
(10"	9'	*4's AT 16" O.C.	5 - *4's
\Diamond	10"	10'	*4's AT 12" O.C.	6 - #4's

WHERE THE DEFLECTION SHALL BE L/480 MAX.

GENERAL NOTES:

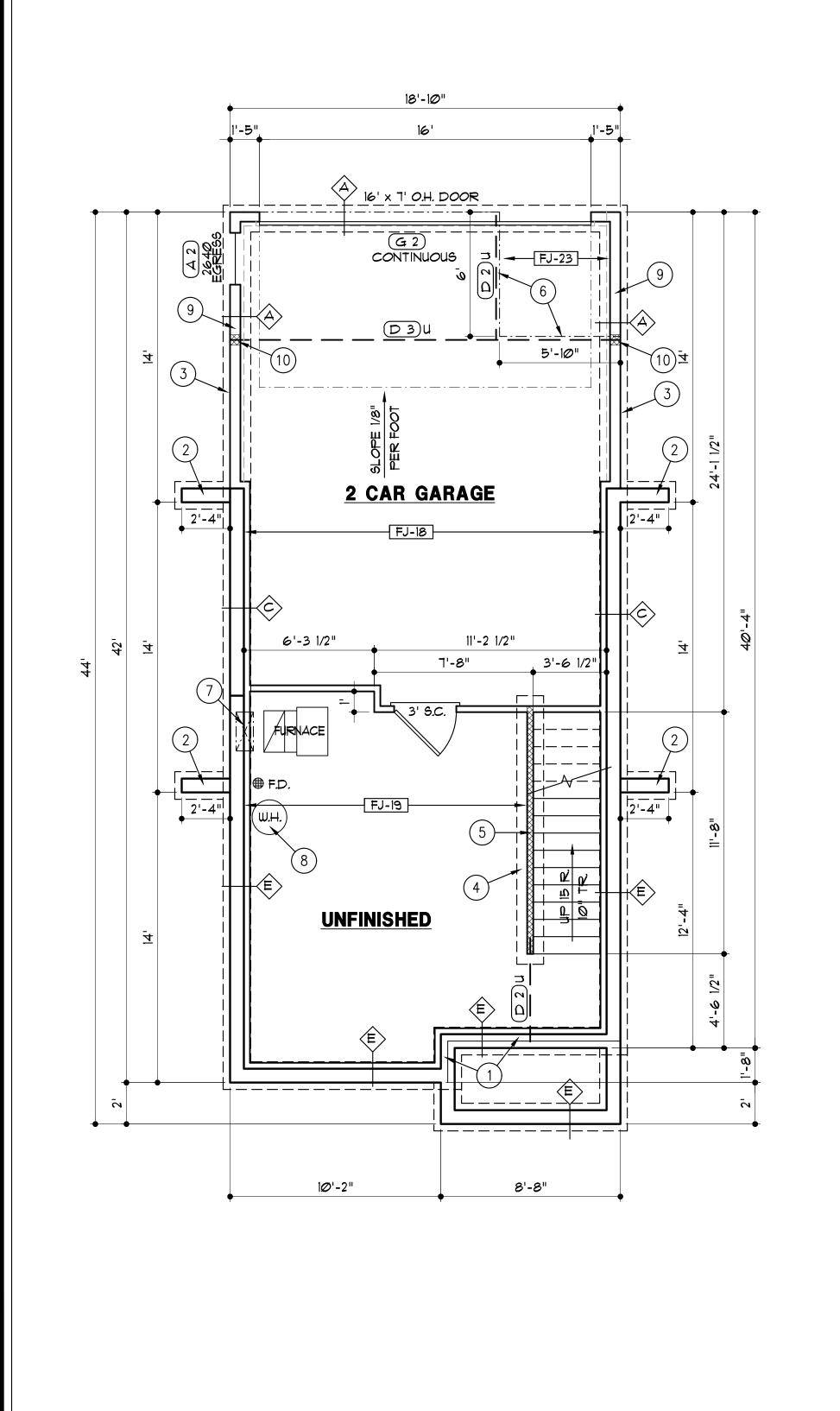
A. EXTERIOR FRAMED WALLS ARE 2x6 STUDS AT 16"
O.C. UNLESS NOTED OTHERWISE.

B. 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.

C. FOR DECK (OR COVERED DECK) FRAMING - SEE DETAIL 1/G3

FOUNDATION PLAN NOTES

- 1. CONCRETE PORCH SET BACK SEE DETAIL 4/G2
- 2. RETURN WALL SEE DETAIL 8/G2
- 3. STEP FOUNDATION & FOOTING AS REQUIRED BY SITE
- 4. 16" WIDE X 8" DEEP CONCRETE FOOTING W/2-#4 BARS CONTINUOUS
- 5. 2x4 STUDS @ 16" O.C. WITH TREATED SILL PLATE.
- 6. EDGE OF WALL LINE ABOVE
- 7. HYAC CHASE ABOYE
- 8. PROVIDE THERMAL EXPANSION CONTROL DEVICE.
- 9. 2x6 STUDS @ 16" O.C. WITH TREATED SILL PLATE.
- 10. (4) STUDS FOR BEARING



FOUNDATION PLAN

SQUARE FOOTAGE TABLE	
LOCATION	AREA (S.F.)
FIRST FLOOR	739
SECOND FLOOR	731
TOTAL	1470
GARAGE	442
BASEMENT (UNFINISHED)	333
DECK	35

GENERAL NOTES:

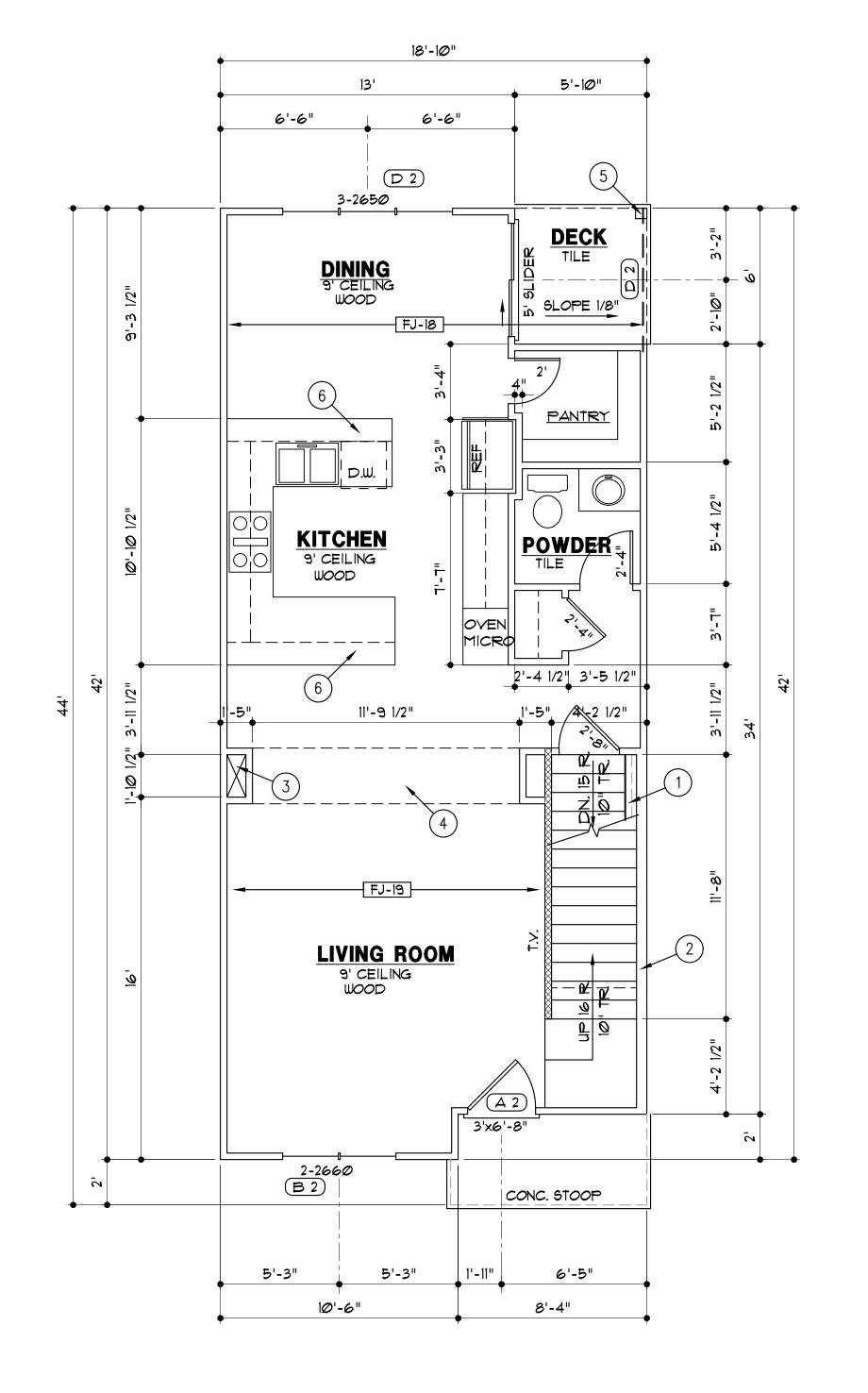
A. WINDOW SIZES SHOWN ARE APPROXIMATE. THE BUILDER SHALL SELECT WINDOWS TO MEET BUILDING CODE REQUIREMENTS AND TO FIT IN THE AVAILABLE SPACE. OVERALL ROUGH OPENINGS FOR MULLED UNITS WILL VARY BY WINDOW/ DOOR MANUFACTURER. SEE GENERAL NOTES ON SHEET GIFOR ADDITIONAL WINDOW REQUIREMENTS.

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

C. FOR COVERED DECK FRAMING - SEE DETAIL 5/G2

FLOOR PLAN NOTES

- 1. 4" FINISH WALL
- 2. 18'-2" TALL UNINTERUPTED STAIRWELL WALL, 2×6 STUDS AT 12" O.C.
- 3. HYAC CHASE
- 4. DROP CEILING 8"
- 5. 6x6 CEDAR POST
- 6. 12" OVERHANG ON COUNTERTOP. NO WALL CABINETS.



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

DRAWN BY: MP, MS

DATE: 5/1/18

PROJECT NO: 18-019-01

至

CUSTOM

SHEET NO.

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

DESCRIPTION	<i>O</i> N	SYMBOL
INTERIOR LO	PAD BEARING WALL	***************************************
STONE OR B	RICK VENEER	711111111111
JOIST SIZE A	ND DIRECTION	- FJ-XX
HEADER/ BEAM	SIZE OF MEMBER PER HEADER/ BEAM SCHEDULE - NUMBER OF PLYS "U" IF UPSET	(A 2) U
CENTERLINE		
POINT LOAD		•
	JINDOW FRAME SIZE IN INCHES RAL NOTES BELOW)	⊐ 2941 ⊏
SMOKE ALA		(\$)
SMOKE & CA	RBON MONOXIDE ALARM	ŝò

HEADE	HEADER / BEAM SCHEDULE						
MARK	LUMBER SIZE	MARK	L.Y.L. SIZE				
\triangle	2 x 6	Ш	1 ³ 4" × 7 ¹ 4"				
B	2 x 8	(H)	134" x 91/2" (NOTE 3)				
C	2 x 1Ø	G	1 ³ 4" × 11 ⁷ 6"				
P	2 x 12	E	1 ³ 4" × 14"				
		L	1 ³ 4" × 16"				
		K	1 ³ 4" x 18"				

ALL HEADERS IN EXTERIOR AND IN INTERIOR LOAD BEARING WALLS ARE TO BE TYPE "C 2" U.N.O. , HEADERS SHALL HAVE I KING AND I TRIMMER STUD U.N.O. BEAMS SHALL HAVE 2 BEARING STUDS BELOW EACH END U.N.O. SOLID BLOCKING BELOW. 3. FOR L.V.L. BEAMS IN 2x10 FLOORS, USE 9 1/4" L.V.L.

CEILING	JOISTS	SCHEDUL	.E - 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'-Ø"
CJ-5	2x1Ø	12"	NA
CJ-6	2x1Ø	16"	NA
CJ-T	2×4	24"	9'-10"
CJ-8	2x6	24"	14'-10"
CJ-9	2x8	24"	18'-9"
CJ-10	2x1Ø	24"	22'-11"

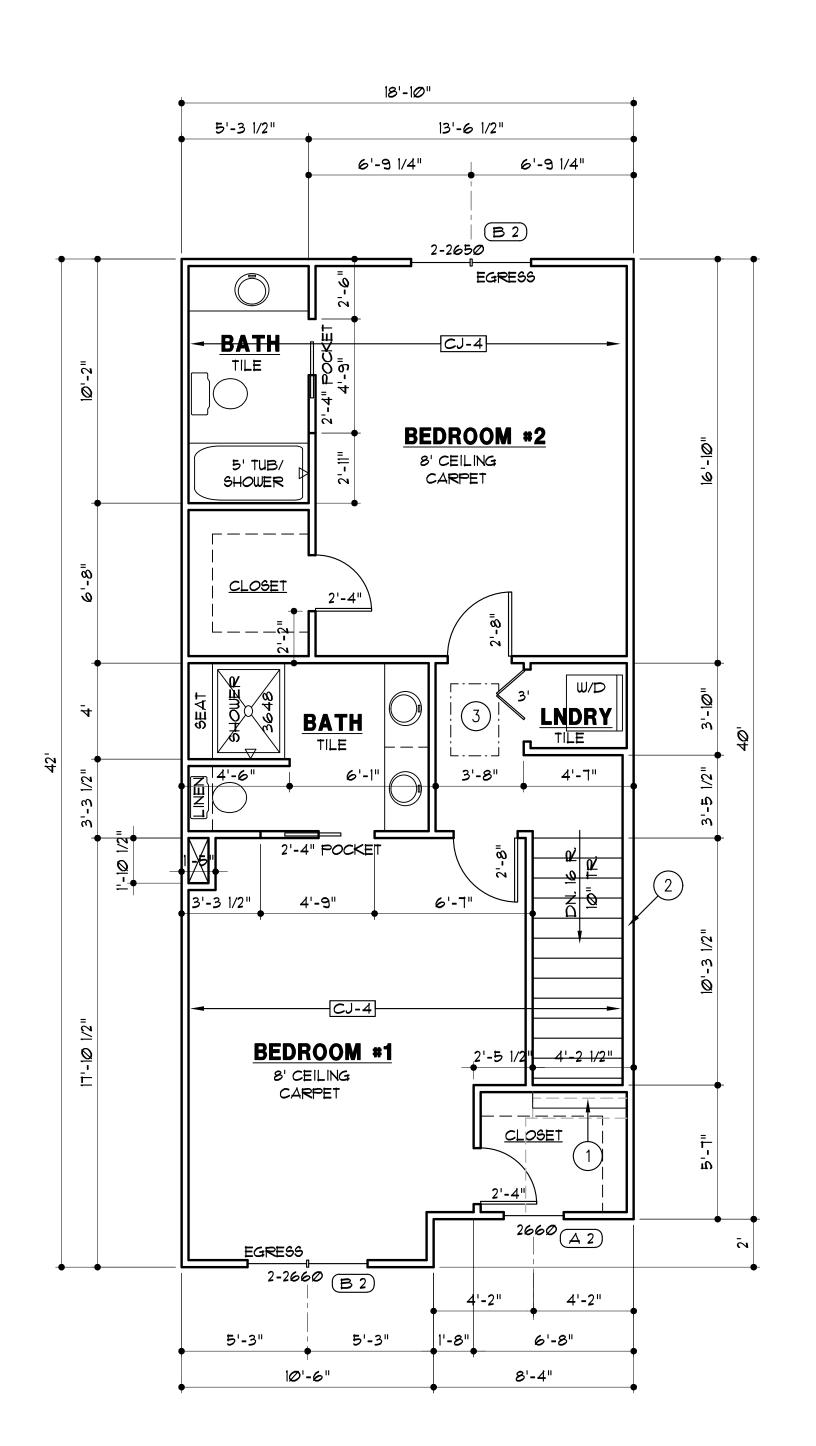
GENERAL NOTES:

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 YARY BY WINDOW/ DOOR MANUFACTURER. SEE GENERAL NOTES ON SHEET GI 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
- 2. 18'-2" TALL UNINTERUPTED STAIRWELL WALL, 2x6 STUDS AT 12" O.C.
- 3. 1'-10"x3' ATTIC ACCESS



ROOF PLAN LEGEND	
DESCRIPTION	SYMBOL
RIDGES AND HIPS	
VALLEYS	
EAVES, RAKE & GABLE	
HOUSE WALLS	
PURLIN	
TOP OF PURLIN STRUT OR RIDGE POLE	0
BOT. OF PURLIN STRUT OR RIDGE POLE	-
JOIST SIZE AND SPACING	RJ-X
UPLIFT VALUE	000*

OOF RAFTER SCHEDULE					
1ARK	SIZE	SPACING	MAXIMUM SPAN		
			FLAT CEILING	YAULTED CEILING	
ນ-I	2x6	12"	16'-"	14'-9"	
₹J-2	2x6	16"	14'-4"	12'-9"	
IJ- 3	2×6	24"	11'-9"	10'-5"	
ม-4	2x8	12"	21'-Ø"	18'-8"	
IJ- 5	2x8	16"	18'-2"	16'-2"	
IJ-6	2x8	24"	14'-10	13'-2"	
ม-า	2x1Ø	12"	25'-8"	22'-9"	
ય-8	2xlØ	16"	22'-3"	19'-9"	
ಬ-9	2x1Ø	24"	18'-2"	16'-1"	
IJ-1Ø	2×12	16"	25'-9"	26'-5"	
ય-11	2×12	24"	18'-2"	22'-10"	

GENERAL NOTES:

A. BRACE ALL RIDGES TO BEARNG 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)

D. PURLIN STRUT AND RIDGE POLES TO BE STRAPPED WITH SIMPSON CSIG STRAP AT TOP (FASTENED TO RIDGE/HIP/VALLEY) AND BOTTOM (FASTENED TO BEAM/WALL) UNLESS NOTED OTHERWISE (RE:DETAIL 11/63.4 AND 12/63.4).

E. FASTEN BOTTOM OF ALL HIPS & 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.

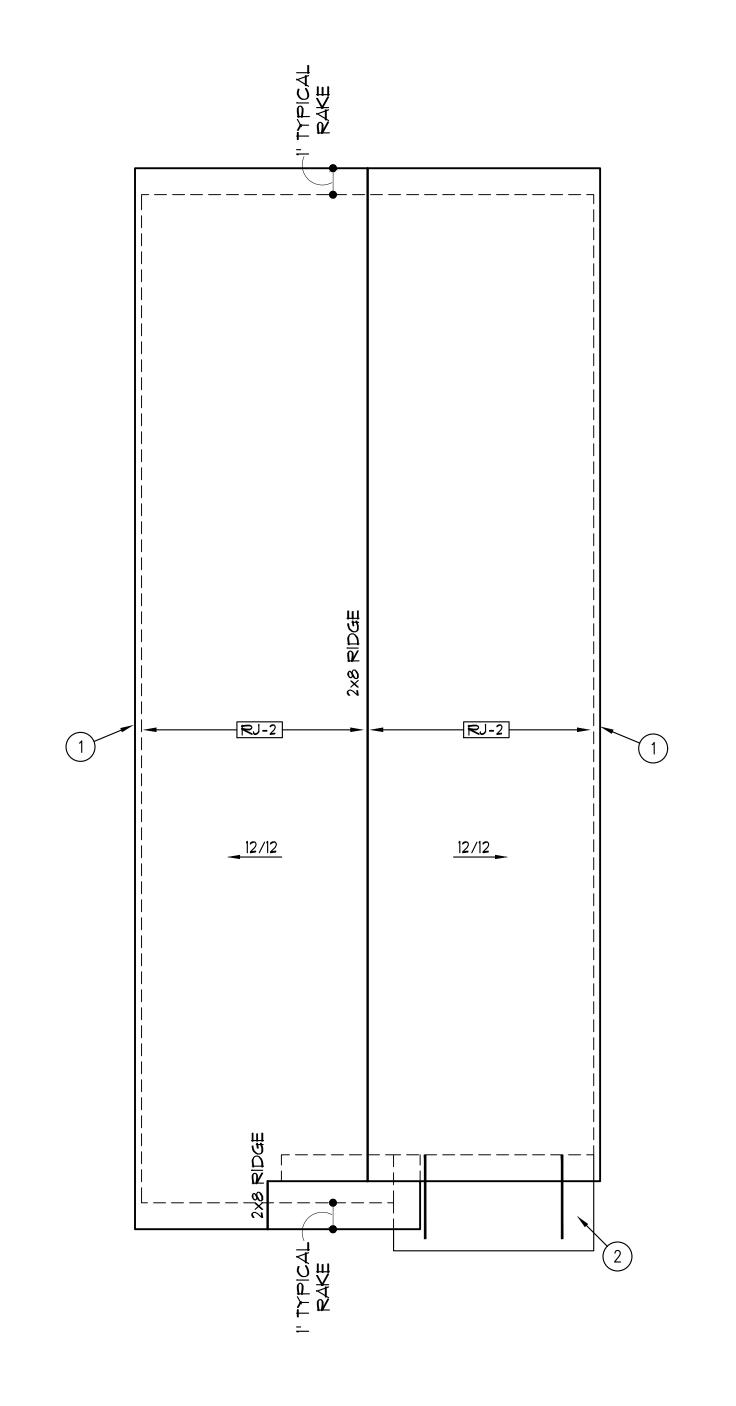
H. FASTEN RAFTERS AT 4'-0" O.C. MAX. TO WALL TOP PLATE WITH SIMPSON H2.5 HURRICANE CLIPS. A MINIMUM OF TWO HURRICANE CLIPS SHALL BE INSTALLED UNDER EACH SHEET OF ROOF SHEATHING.

I. ALL HIPS, 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 R802.51(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
- 2. METAL AWNING SEE DETAIL 2/A3



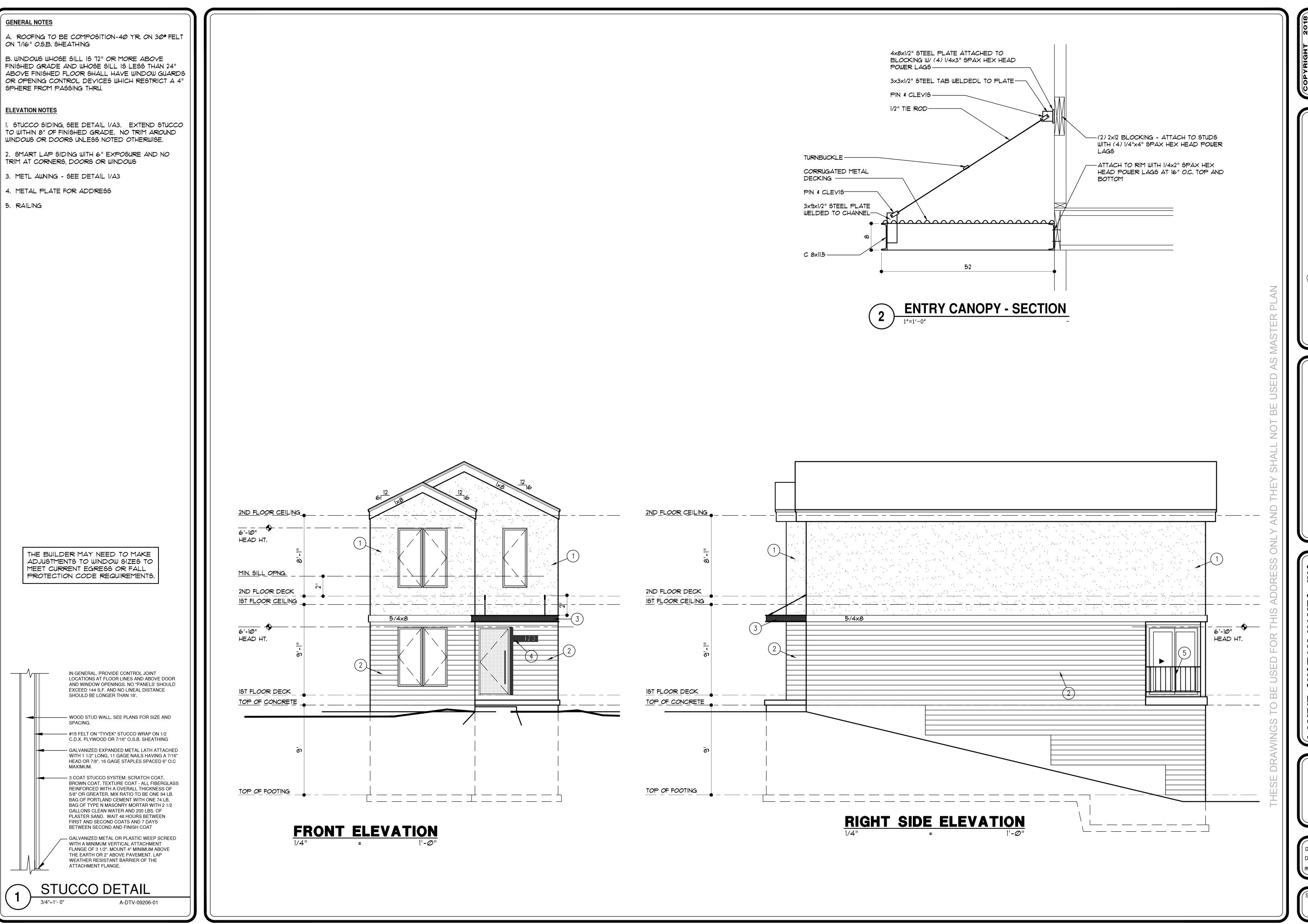
ROOF PLAN1/4" = 1'-0"

913-8 8 KS CUSTON 151st ST.

PROJECT NO: 18-019-01



SECOND FLOOR PLAN



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E CUSTOM HOMES, INC. 151st ST. • 913-897-0040 AND PARK, KS 66221

DRAWN BY: MP, MS
DATE: 5/1/18

SHEET NO.

GENERAL NOTES

A. ROOFING TO BE COMPOSITION-40 YR. ON 30* FELT ON 7/16" O.S.B. SHEATHING

B. WINDOWS WHOSE SILL IS 72" OR MORE ABOVE FINISHED GRADE AND WHOSE SILL IS LESS THAN 24" ABOYE FINISHED FLOOR SHALL HAVE WINDOW GUARDS OR OPENING CONTROL DEVICES WHICH RESTRICT A 4" SPHERE FROM PASSING THRU.

ELEVATION NOTES

. STUCCO SIDING, SEE DETAIL 1/A3. EXTEND STUCCO TO WITHIN 8" OF FINISHED GRADE. NO TRIM AROUND WINDOWS OR DOORS UNLESS NOTED OTHERWISE.

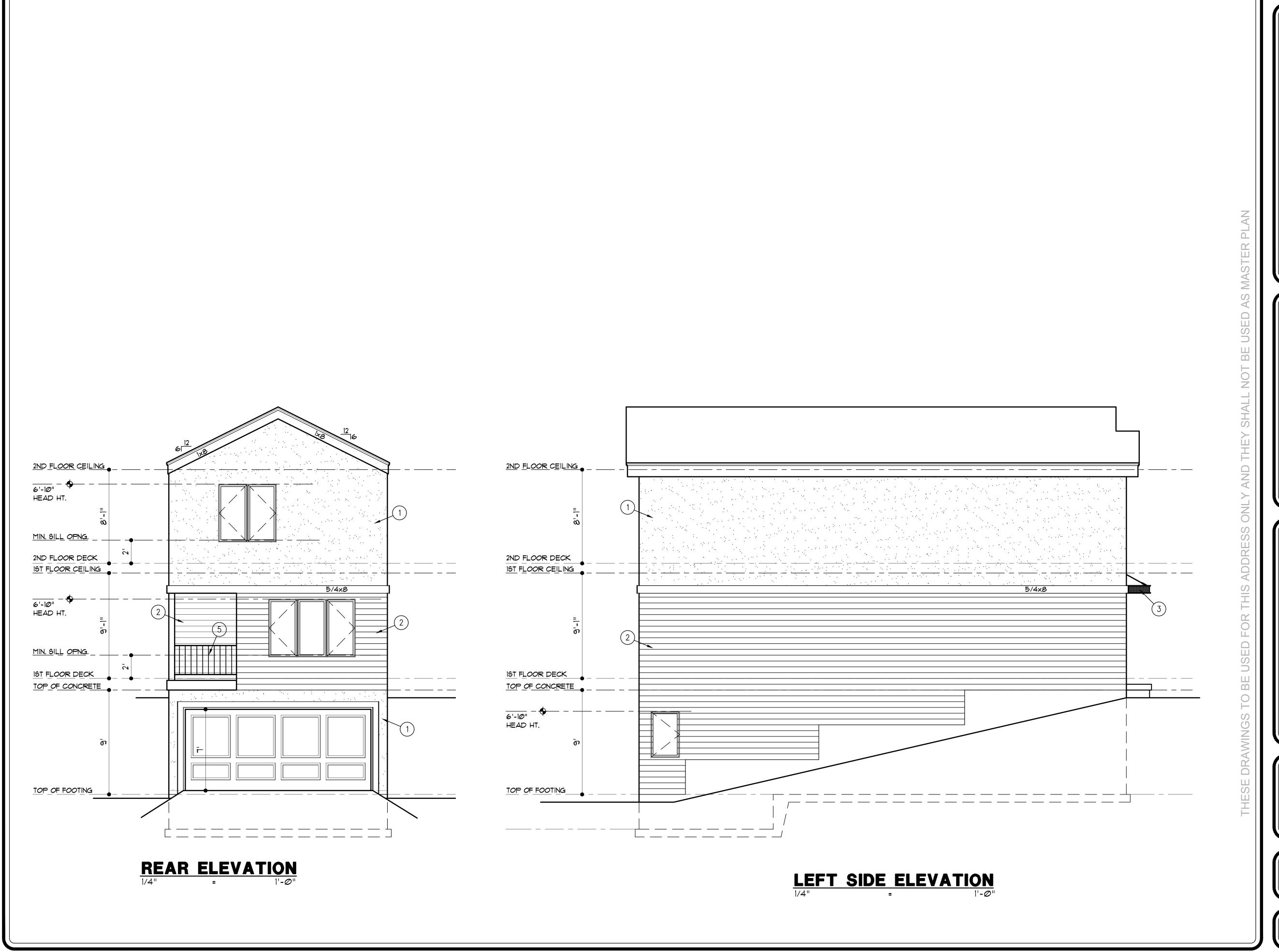
2. SMART LAP SIDING WITH 6" EXPOSURE AND NO TRIM AT CORNERS, DOORS OR WINDOWS

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.



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.

WALK IN CLOSET

WATER HEATER

LOAD AND DEELECTION LIMITATIONS

WELDED WIRE FABRIC

ww.f.

LOAD A	LOAD AND DEFLECTION LIMITATIONS					
		MIN. LOADS (P.S.F.)				
AREA	CONDITION	LIVE	DEAD			
DECKS	-	40	10			
CEILING JOISTS	NO STORAGE	10	10			
CEILING JOISTS	STORAGE ALLOWED	2Ø	10			
FLOORS	NON-SLEEPING	40	10 (20 FOR TILED FLRS +)			
	SLEEPING AREAS	3Ø	10 (20 FOR TILED FLRS +)			
ROOFS	WOOD OR COMPOSIT.	20	10 (20 IN LEAWOOD)			
ROOFS	TILE OR CONCRETE	20	20			
STAIRS	9 - 40 10		10			
HANDRAIL/ GUARDRAIL		200*	IN ANY DIRECTION			
NOTE:						

WIND SPEED 90 MPH (CATAGORY AS DEFINED BY R3Ø1.2.1.4)

TILE FLOOR LOAD BASED ON THINSET METHOD.

OPENIN	IG MAXIMUM U-VALUE	
WINDOWS	.35	
<i>OPAQUE</i>	DOORS	.35
GLASS [DOORS	.40
SKYLIGH	I T	6
BULDIN		
CEILING		
	WITH ATTIC	49
	CATHEDRAL	38
WALL		
	EXTERIOR 2x4 or 2x6	13 or 19
	BASEMENT (CAVITY or CONTINUOUS)	13 or 10
	CRAWL SPACE	10
FLOORS		
	TRENCH FOOTINGS - HEATED SLAB	15
	TRENCH FOOTINGS	10
	OVER UNHEATED SPACES	19
	OVER OUTSIDE AIR	30
DUCTS II	NUNHEATED SPACES - SUPPLY AND RETURN	8
DUCTS IN I	INHEATED SPACES - IN FLOOR AND CEILING ASSEMBLY	6
HOT WAT	ER SYSTEM PIPING	1" OF INSULATIO
FURNACE	E (AFUE)	80% MINIMUM
AIR CON	IDITIONING (SEER)	13 MINIMUM

CODE COMPLIANCE

4. 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 FIRM AND F.B.F.M. DOCUMENTS IN ACCORDANCE WITH L.B.C. ARTICLE 4-905.

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 ENCLOSING 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 WHIRLPOOLS, 5. FIXED OR OPERABLE PANELS EXCEEDING 9 SQUARE FOOT AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR AND WALKING SURFACE WITHIN 36"

3. EXTERIOR WINDOWS AND DOORS SHALL BE DESIGNED TO RESIST WIND LOADS SPECIFIED IN IRC TABLE R3Ø1.2(4)A. EXTERIOR OVERHEAD DOORS SHALL MEET D.A.S.M.A. 90 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" A.F.F. WINDOWS WHOSE SILL IS 72" OR MORE ABOVE FINISHED GRADE AND WHOSE SILL IS LESS THAN 24" ABOYE FINISHED FLOOR SHALL HAVE WINDOW GUARDS OR OPENING CONTROL DEVICES WHICH RESTRICT A 4" SPHERE FROM PASSING THRU.

D. STAIRWAYS: MAXIMUM RISE 734", 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 NEWEL 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 5/8" 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 & 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.

. 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.

DOOR BETWEEN THE GARAGE AND DWELLING SHALL BE 3/8" THICK SOLID WOOD, I 3/8" THICK MINIMUM SOLID CORE OR HONEY COMBED STEEL DOOR OR 20-MINUTE FIRE RATED, EQUIPPED WITH A SELF-CLOSING DEVICE.

S. ATTACHED GARAGE: CEILINGS AND BEAMS WITHIN THE GARAGE WILL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD, IF SPACE ABOVE GARAGE IS LIVING SPACE.

1. BUILDER TO PROVIDE DECK OR LANDING PRIOR TO OWNER OCCUPANCY.

CRAWL SPACE: THE MINIMUM NET AREA OF VENTILATION OPENINGS WILL NOT BE LESS THAN I 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"x24" MINIMUM ACCESS OPENING SHALL BE PROVIDED TO CRAWL SPACE.

. 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 SECUTITY" 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 DWELLING UNITS USING FUEL-FIRED APPLIANCES OR IN DWELLING 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 RECEPACLES 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 E3902.12 OR AS REQUIRED BY MUNICIPALITY.

D. FIREPLACE: FACTORY-BUILT FIREPLACE WILL BE EQUIPPED WITH LISTED COMPONENT FOR OUTSIDE COMBUSTION AIR PER IRC 1005 AND SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS

. ALL BATHROOMS TO RECEIVE EXHAUST FANS-- 50 CFM DIRECTLY TO OUTSIDE. POINT OF DISCHARGE MIN. 3' FROM ANY OPENING.

MECHANICAL, ELECTRICAL NOTES CONT.

PANEL BOX SHOULD BE 200 AMP

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 1601.3.1

H. ELECTRICAL CONDUCTORS SHALL BE COPPER AND THE

ANY DUCT PENETRATIONS OF THE WALLS OR CEILING SEPERATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF 26 GAUGE SHEET METAL WITH NO OPENINGS IN THE GARAGE.

CONCRETE NOTES

. CONCRETE: ALL CONCRETE SHALL BE 5-7% AIR-ENTRAINED AND HAVE A MINIMUM COMPRESSIVE STRENGTH AS LISTED BELOW AT 28 DAYS: BASEMENT AND INTERIOR FLOOR SLABS: 3,000 PSI (2.500 IN LENEXA) P. BASEMENT AND FOUNDATION WALLS: 3,000 PSI

3. PORCHES, CARPORT AND GARAGE FLOOR SLABS: 3,500

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 IS 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: DAMPROOFING REQUIRED FOR WALLS ENCLOSING 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 DAMPROOFING 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 ENCLOSING 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 GRAYEL BED AND COYER TILE WITH AT LEAST 6" OF COARSE, CLEAN ROCK AND A FILTER MEMBRANE 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 PLATES SHALL BE BOLTED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS EMBEDDED AT LEAST 7 INCHES INTO THE CONCRETE AND SPACED NOT MORE THAN 3 FEET ON CENTER AND WITHIN 12 INCHES OF THE END OF EACH PIECE.

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

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 TOWARDS THE GARAGE DOORWAYS OR SLOPE TO A TRENCH OR UN-TRAPPED DRAIN THAT DISCHARGES DIRECTLY TO THE EXTERIOR ABOYE 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.Y.L. HEADERS & BEAMS ARE TO HAVE A MIN. MODULUS OF ELASTICITY OF 1.9 imes 10 $\,$ 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

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. JOIST FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER OR PARTITION SHALL BE LAPPED AT LEAST 3 INCHES OR STRAPPED TOGETHER. JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED.

B. LATERAL SUPPORT: JOISTS AT SUPPORTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS OR BY ATTACHMENT TO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD OR OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION. WHERE JOISTS ARE PERPENDICULAR TO BRACED WALL LINES, PROVIDE BLOCKING UNDER AND IN-LINE WITH THE BRACED WALL

C. DECKING TO BE $\frac{3}{4}$ " (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 SPACES 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 IOD

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

PROVIDE BLOCKING OR BRIDGING AT CANTILEVERS.

G. IF REQUIRED BY CITY, PROVIDE 1/2" DRYWALL ON CEILING OF UNFINISHED SPACES FOR FLOOR FRAMING USING "I" 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

STUDS SHALL BE CONTINUOUS FROM SOLE PLATE TO TOP PLATE OR CEILING DIAPHRAGM, EXCEPT FOR JACK STUDS, TRIMMER OR CRIPLE 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 AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND LAUNDRY CHUTES AT CEILING AND FLOOR LEVEL.

F. CRIPPLE WALLS: FOUNDATION CRIPPLE WALLS SHALL BE FRAMED WITH 2 \times 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 × 6 STUDS AT 16" O.C.

G. BASEMENT NONBEARING WALLS: NON-LOAD 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 90 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 ATTACHES WITH 3-1/4"x12@ NAILS @ 7" O.C. STAGGERED WITH 7) 3-1/4"x12@ NAILS THRU JAMB 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

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

. 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 HIPS 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 PURLING AND HIPS, RIDGES, AND VALLEYS SHOWN TO 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, 11, \$ 12/G2).

D. RAFTER COLLAR TIES: PROVIDE IX4 MIN. COLLAR TIES AT 48" O.C. (RE: DETAIL 10, 11, \$ 12/G2). AT CATHEDRAL CEILINGS PROVIDE RIDGE STRAPS.

E. VAULTED CEILINGS: 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 1/150 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 CEILINGS DIRECTLY APPLIED TO UNDERSIDE OF RAFTERS SHALL BE SIZED TO ALLOW A MINIMUM I INCH CLEAR VENTED AIR SPACE ABOVE THE INSULATION AND EACH SPACE BETWEEN JOISTS SHALL BE VENTED.

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 ANSIMFOPA 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:

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 HIPS 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 ENEVELOPE IS REQUIRED TO BE SEALED (IRC NII02.4.1)

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 NIIØ3,2)

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 2012 ENERGY CODE SHALL BE FOLLOWED.

THE PRESCRIPTIVE METHOD FOR COMPLIANCE WITH

LOCATION CONNECTION JOIST TO SILL OR GIRDER OENAIL 3 - 3" x Ø.131" BRIDGING TO JOIST $2 - 3" \times \emptyset.131"$ SOLE PLATE TO JOIST OR BLOCKING 16d at 16" o.c. FACE NAI 3-3" x Ø.131 at 8" o.c. |SOLE PLATE TO JOIST / BLOCKING: | 3-16d at 16" o.c. | FACE NA AT BRACED WALL PANELS 4 -3" x Ø.131 at 16" o.c. TOP PLATE TO STUD 3 - 3" x Ø.131" STUD TO SOLE PLATE 4 - 3" x Ø.131" 3 - 3" x Ø.131" DOUBLE STUDS 16d at 24" o.c. IFACE NA 3" x Ø.131 at 8" o.c DOUBLE TOP PLATES 16d at 24" o.c. 3" x Ø.131 at 12" o.c 8-16d 12-3" x Ø.131 BLOCKING BETWEEN JOISTS AND RAFTERS TO TOP PLATE 3-3" x Ø.131 at 12" o.c RIM JOIST TO TOP PLATE 8d at 6" o.c. 3" x Ø.131 at 6" o.c. TOP PLATE, LAPS AND INTERSECTIONS ! - 16d 3 - 3" x *Ø.*131" CONTINUOUS HEADER, 2 PIECES. 16d at 16" o.c. 3" x Ø.131 at 12" o.c CEILING JOISTS TO TOP PLATE 5 - 3" x Ø.131 CONTINUOUS HEADER TO STUD - 3" x Ø.131 CEILING JOISTS, LAPS OVER PARTITIONS | 3-16d 4 - 3" x Ø.131 CEILING JOISTS TO PARALLEL RAFTERS/ RE: IRC TABLE RAFTER TIES TO RAFTERS R802.5.1 (9) RAFTER TO PLATE 13 - 3" x *Ø.*131" " DIAGONAL BRACE TO EACH STUD 2-8d AND PLATE 2 - 3" x *Ø.*l3l" 16d at 24" o.c. BUILT UP CORNER STUDS 3" x Ø.131" at 16" o.c. BUILT UP BEAMS. STAGGER NAILS ON 200 at 32" o.c. 3" x Ø.131" at 24" o.c OPPOSITE SIDES 2-20d BUILT UP BEAMS AT ENDS AND 3 - 3" × *Ø.*l3l" SPLICES COLLAR TIE TO RAFTER 4 - 3" x Ø.131' JACK RAFTER TO HIP 4 - 3" × Ø.131" 3 - 3" x Ø.131" ROOF RAFTER TO 2 × RIDGE BEAM 3 - 3" × *Ø.*l3l" JOIST TO BAND JOIST 4 - 3" x Ø.131' LEDGER STRIP 4 - 3" x Ø.131" 3/4" OR LESS WOOD STRUCTURAL | 6d at 12" o.c. PANEL WALL, SUBFLOOR, & ROOF HEATHING 2 3/8" x Ø.113 AT 4" o.c. EDGES 17/8" TO 1" WOOD STRUCTURAL PANEL IND at 12" o.c. WALL, SUBFLOOR, & ROOF **EDGES** SHEATHING 2 3/8" x Ø.131 AT 4" o.c. EDGES 1/8" TO 1 1/4" WOOD STRUCTURAL 8d at 12" o.c. PANEL WALL, SUBFLOOR, & ROOF 100 at 6" o.c. **EDGES** SHEATHING HARDBOARD SIDING 8d at 6" o.c. 8d at 12" o.c. 2" GYPSUM SHEATHING 6d at 8" o.c. 6d at 4" o.c. 5/8" GYPSUM SHEATHING 8d at 8" o.c. 8d at 4" o.c. 8d each side WOOD I JOISTS AT EACH END AND BEARING POINT

1. ON ½" GYPSUM SHEATHING, 14" TYPE W OR S SCREWS MAY BE

USED IN LIEU OF NAILS. ON 3/4" SHEATHING, THE SCREWS ARE TO

BE 1 %" LONG. THE SPACING IS THE SAME AS THE NAILS.

FASTENING SCHEDULE

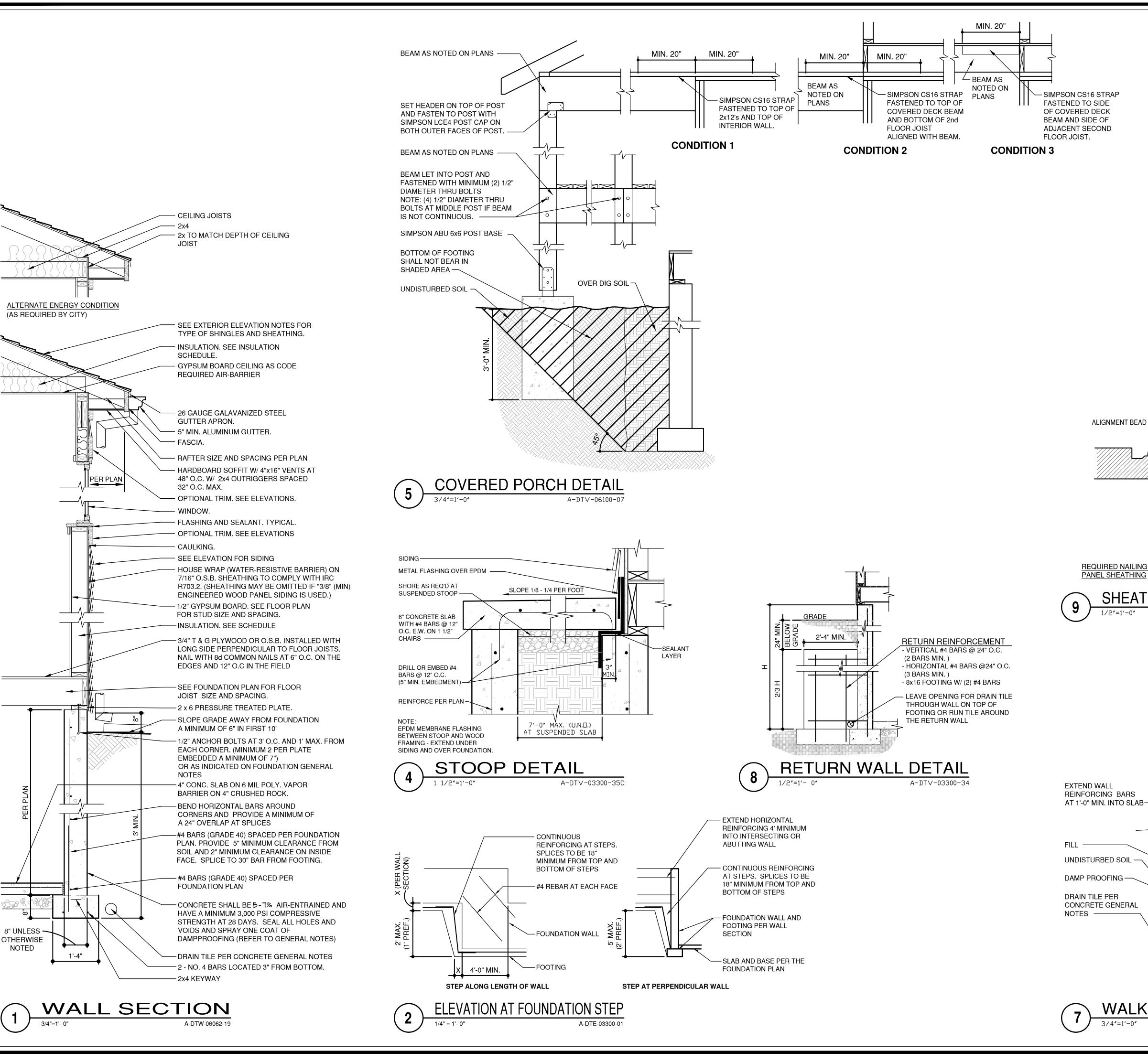
END NAI 1-800ENAIL LAP SPLICE FACE NA FACE NA TOENAIL FACE NA FACE NA FACE NA FACE NA FACE NAI FACE NA TOE NAIL FACE NA FACE NAI FACE NA FACE NA INTERMEDIAT EDGES 2 3/8" x Ø.113 AT 8" o.c. | INTERMEDIATE INTERMEDIAT 2 1/2" x Ø.131 AT 8" o.c. INTERMEDIAT INTERMEDIAT 3" x Ø.148 AT 8" o.c. INTERMEDIATE 3" x Ø.148 AT 4" o.c. | EDGES INTERMEDIAT EDGES INTERMEDIATE EDGES INTERMEDIATE EDGES FACE NAIL

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DATE: 5/7/18 PROJECT NO: 18-019-01





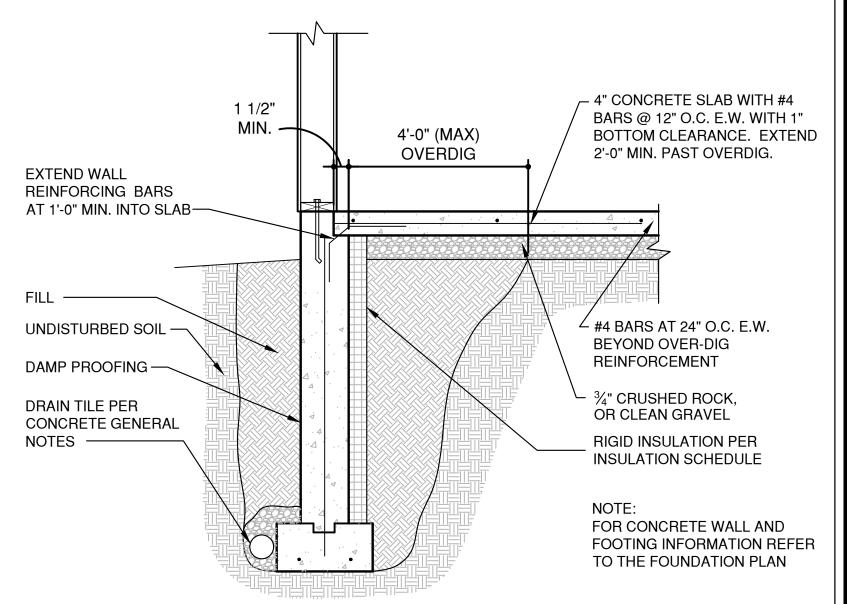


25055 W. VALLEY PAPKWA
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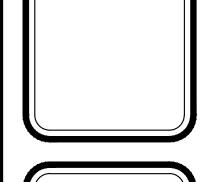
NAILING WITS SPECIFIED FOR SPACING IS LAP SHALL FOR SHAL

NAILING WITH SPACING AS SPECIFIED PER PLAN. FOR EXAMPLE, IF REQUIRED SPACING IS 4" O.C., BOTTOM LAP SHALL FIRST BE NAILED AT 4" O.C. (NAIL "A"), THEN OVERLAP SHALL BE NAILED @ 4" O.C. STAGGERED BETWEEN BOTTOM LAP NAILING (NAIL "B"), THEN FULL DEPTH SECTION OF OVERLAP PANEL SHALL BE NAILED @ 4" O.C. (NAIL "C")









3,758

HOME 943-8

CUSTOM 151st ST. .

LAMBIE 8712 W. OVERLA

DRAWN BY: MP, MS

DATE: 5/1/18

PROJECT NO: 18-019-01

SHEET NO.

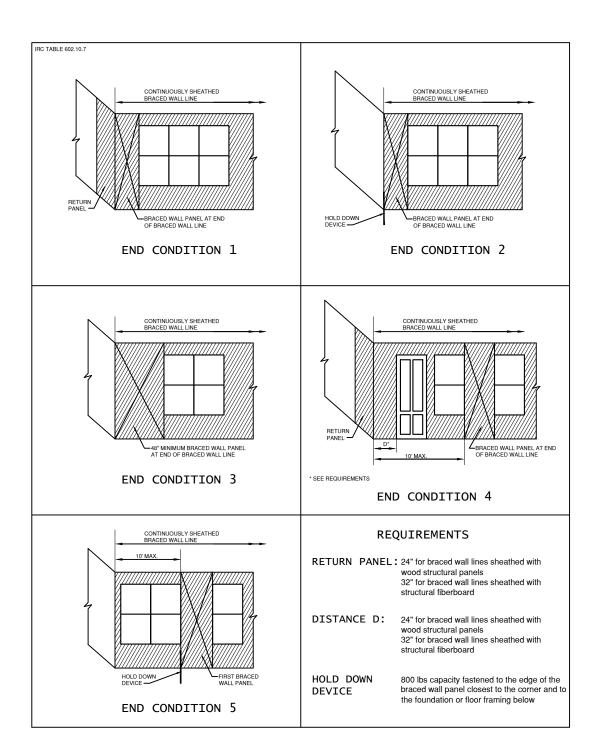
TABLE R602.10.6.4 TENSION STRAP CAPACITY REQUIRED FOR RESISTING WIND PRESSURES PERPENDICUALR TO METHOD PFH,PFG, AND CS-PF BRACED WALL PANELS

5-6-14

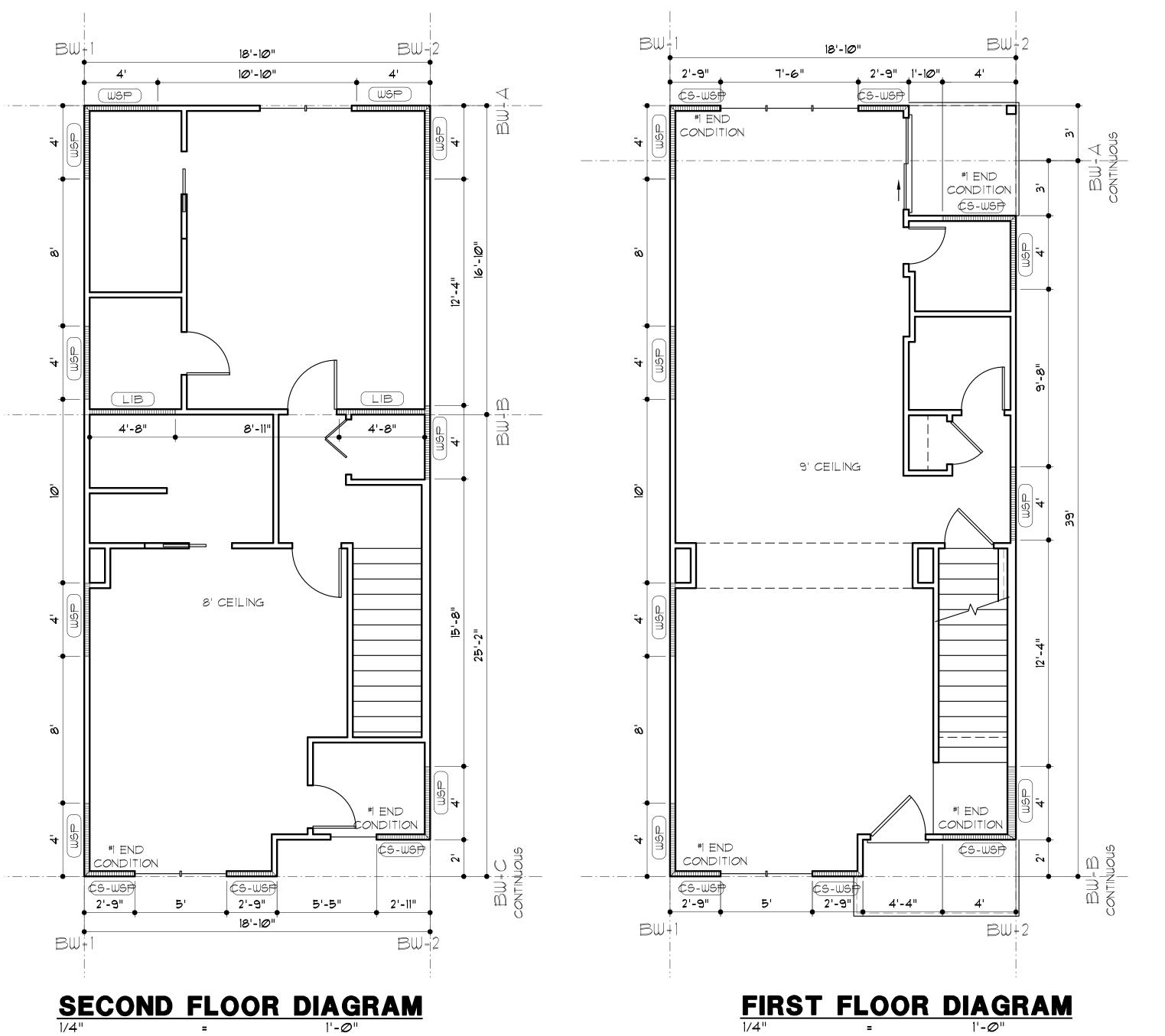
MINIMUM WALL STUD	#11K#1K/K CT C\		MAXIMUM	TENSION STRAP CAPACITY REQUIRED (pounds) a,b		NO. OF 8d COMMON NAILS REQUIRED AT FLAT 2x6														
FRAMING NORMAL SIZE	WALL HEIGHT	WALL HEIGHT	OPENING WIDTH	BASIC WIND SPEED (mph)		BASIC WIND SPEED (mph)														
AND GRADE	(feet)	(feet)	(feet)	90	90	90	90													
				EXPOSURE B	EXPOSURE C	EXPOSURE B	EXPOSURE C													
	0	10	18	1,000	1,000	8	8													
			9	1,000	1,000	8	8													
	1	10	16	1,000	2,325	8	16													
			18	1,200	2,725	8	18													
		10	9	1,000	1,550	8	10													
2 x 4 NO. 2 GRADE	2		16	2,025	3,900	14	26													
			18	2,400	DR	16	DR													
	2	12	9	1,200	2,750	8	12													
			16	3,200	DR	22	DR													
			18	3,850	DR	26	DR													
		4 12	9	2,350	DR	16	DR													
		4	7	7	•	4	4	7	7		7	•	•	-1	ਜ	12	16	DR	DR	DR
	2	12	9	1,000	1,750	8	12													
			16	2,050	3,550	14	24													
0 0 OTHE ODARE			18	2,450	4,100	14	28													
2 x 6 STUD GRADE			9	1,500	2,775	16	18													
	4	12	16	3,150	DR	10	DR													
			18	3,675	DR	14	DR													

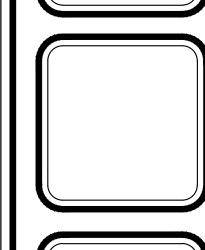
a. DR = DESIGN REQUIRED

b. STRAP SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



NETHOD NUMBER	DESCRIPTION	MINIMUM LENGTH	FASTENERS	
LIB	LET-IN-BRACING: METAL STRAPS TO FORM "X" OR "V" INSTALLED PER MANUFACTURED (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	
S-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	





G3

