



- DRAWING INDEX**
- A0 COVER SHEET
  - A1 FOUNDATION PLAN
  - A2 BUILDING 1st FLOOR PLAN
  - A3 BUILDING 2nd FLOOR PLAN
  - A4 ROOF PLAN
  - A5 ELEVATIONS
  - A6 ELEVATIONS
  - G1 GENERAL NOTES
  - G2 GENERAL DETAILS
  - G3 GENERAL DETAILS
  - G4 BRACED WALL DETAILS

**RELEASE FOR  
CONSTRUCTION**  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
  
12/30/2020

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY NOTED THEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

1000 SOUTH GREEN ROAD  
CLAYTON, MISSOURI 64001  
PHONE: 913-386-4800  
WWW.WEBSTERARCHITECTS.COM



**ANDY & BRITTNEY GARNER**  
3217 SW MARY STREET  
LEE'S SUMMIT, MO. 64081

**LANDROCK SIGNATURE HOMES LLC**  
4335 MCGEE ST. • 816-863-5588  
KANSAS CITY, MO 64111



DRAWN BY: KF, MP  
DATE: 11-11-20  
PROJECT NO: 20-040-01

SHEET NO. **A0**

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

MARK	LUMBER SIZE	CRIPPLE STUDS	TRIMMERS
(A)	2 x 6	1	1
(B)	2 x 8	1	1
(C)	2 x 8	1	1
(D)	2 x 8	2	1
(E)	2 x 8	2	1
(F)	2 x 8	2	1
(G)	2 x 8	2	1
(H)	2 x 8	2	1
(I)	2 x 8	2	1
(J)	2 x 8	2	1
(K)	2 x 8	2	1
(L)	2 x 8	2	1
(M)	2 x 8	2	1
(N)	2 x 8	2	1
(O)	2 x 8	2	1

1. BEAMS SHALL HAVE TOTAL NUMBER OF CRIPPLES AND TRIMMERS UNDER EACH END. SOLID BLOCK BELOW.  
 2. FOR LVL BEAMS IN 2ND FLOORS, USE 9/16" LVL.

MARK	TYPE	SUB-TYPE	SIZE	SPACING	MAX. SPAN
FJ-1	"I" JOIST	(SEE NOTE)	9/12"	PER MANUFACTURER	
FJ-2	"I" JOIST	(SEE NOTE)	11/16"	PER MANUFACTURER	
FJ-3	"I" JOIST	(SEE NOTE)	14"	PER MANUFACTURER	
FJ-4	OPEN WEB TRUSSES	14"	PER MANUFACTURER		
FJ-5	OPEN WEB TRUSSES	16"	PER MANUFACTURER		
FJ-6	LUMBER	ACQ. TREATED	2x10	12" O.C.	18'-2"
FJ-7	LUMBER	ACQ. TREATED	2x10	18" O.C.	14'
FJ-22	LUMBER		2x8	12" O.C.	14'-2"
FJ-23	LUMBER		2x8	18" O.C.	15'-2"
FJ-24	LUMBER		2x10	12" O.C.	11'-9"
FJ-25	LUMBER		2x10	18" O.C.	8'-5"
FJ-26	LUMBER		2x10	18" O.C.	12'-0"

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.

MARK	CONCRETE WALL THICKNESS	HEIGHT	VERTICAL REINFORCING	HORIZONTAL REINFORCING	GRADE
(1)	8"	4' OR LESS	4/8" AT 36" O.C.	2 - 4/8"	2 - 4/8"
(2)	8"	4' TO 6'	4/8" AT 36" O.C.	3 - 4/8"	3 - 4/8"
(3)	8"	6' TO 8'	4/8" AT 36" O.C.	4 - 4/8"	4 - 4/8"
(4)	8"	8'	4/8" AT 36" O.C.	4 - 4/8"	4 - 4/8"
(5)	8"	9'	4/8" AT 36" O.C.	5 - 4/8"	5 - 4/8"
(6)	10"	4'	4/8" AT 36" O.C.	1 - 4/8"	1 - 4/8"
(7)	10"	8'	4/8" AT 36" O.C.	4 - 4/8"	4 - 4/8"
(8)	10"	9'	4/8" AT 36" O.C.	5 - 4/8"	5 - 4/8"
(9)	10"	10'	4/8" AT 36" O.C.	6 - 4/8"	6 - 4/8"

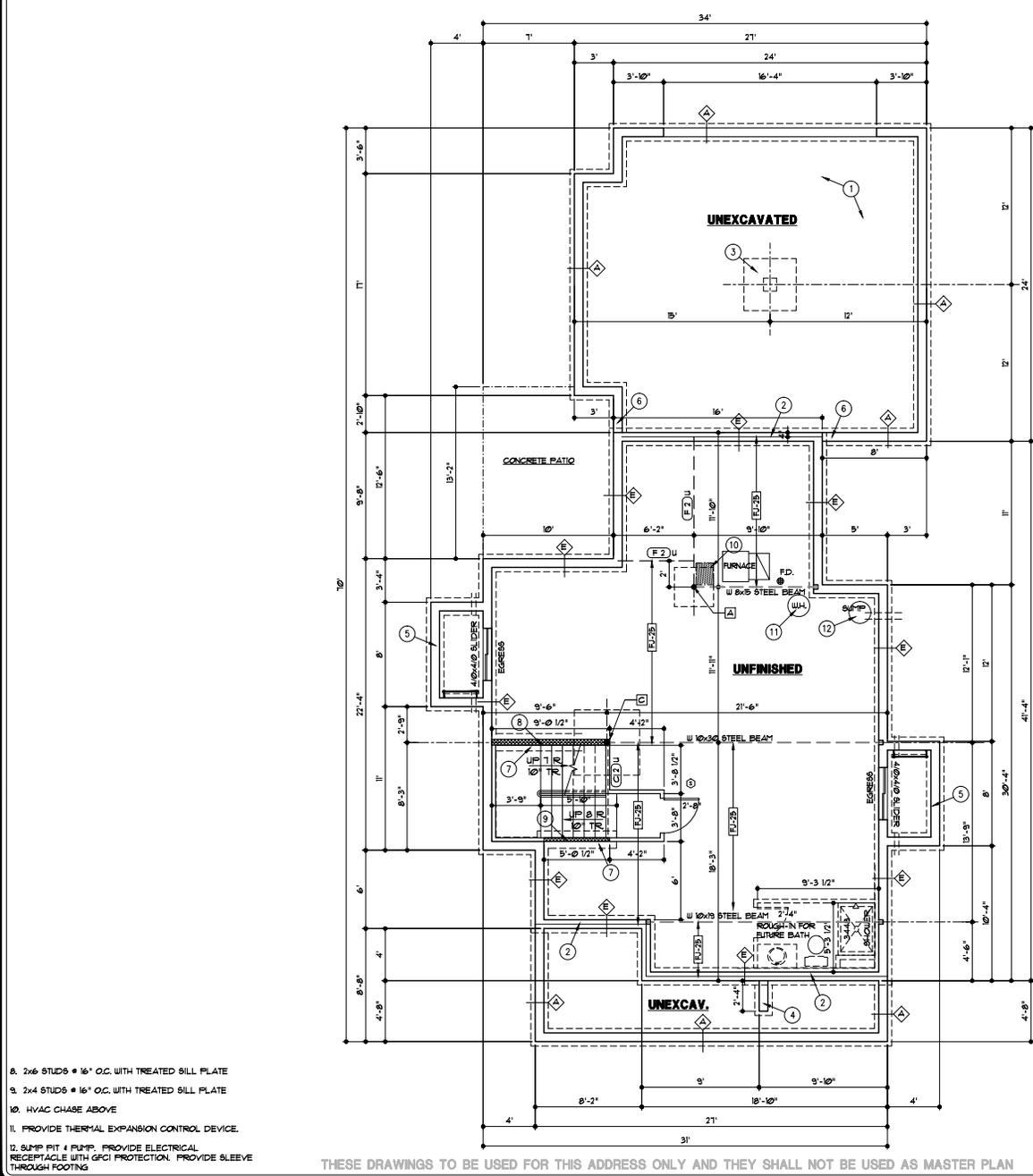
MARK	PAD SIZE	#4 BARS REQ'D EACH WAY	COLLUMN SIZE (SCHEDULE 40)	MAX. LOAD
(A)	36"x36"x10"	6	3"	133 K
(B)	48"x48"x16"	8	3"	240 K
(C)	60"x60"x20"	10	3 1/2"	313 K
(D)	72"x72"x24"	12	4"	340 K

MARK	PIER DIAMETER	FOOT (ACQ OR CEDAR UNO)	MAX. LOAD
(1)	12"	6x6 UNG.	11 K
(2)	18"	6x6 UNG.	26 K
(3)	24"	6x6 UNG.	43 K

1. PAD AND PIER SIZES ASSUME 1500 P.S.F. SOIL BEARING CAPACITY.  
 2. 10" MAX. STEEL COLUMN HEIGHT FROM BASE PLATE TO TOP OF COLUMN. CONSULT ARCHITECT IF SITE CONDITIONS REQUIRE TALLER COLUMNS.

GENERAL NOTES:  
 A. FOR COVERED PORCH FRAMING - SEE DETAIL 1/63  
 B. SEE G4 SHEET FOR LOCATION OF HOLD-DOWN TIES FOR BRACED WALL PANELS  
 C. RURNAGE IS DIRECT VENT AND USES OUTSIDE AIR FOR COMBUSTION

FOUNDATION PLAN NOTES  
 1. SEE DETAIL 3/62 FOR GARAGE SLAB CONSTRUCTION.  
 2. BILL PLATE SET BACK - SEE DETAILS 4/5/62  
 3. CONCRETE PIER AND PAD - SEE DETAIL 3/62  
 4. RETURN WALL - SEE DETAIL 8/62  
 5. CONCRETE WINDOW WELL WITH LADDER - SEE DETAIL 3/62  
 6. DROP TOP OF FOUNDATION WALL 2' - BUILDER TO CONFIRM ELEVATION  
 7. 16" WIDE X 8" DEEP CONCRETE FOOTING W/2-"#4 BARS CONTINUOUS



- 8. 2x6 STUDS @ 16" O.C. WITH TREATED BILL PLATE
- 9. 2x4 STUDS @ 16" O.C. WITH TREATED BILL PLATE
- 10. HVAC CHASE ABOVE
- 11. PROVIDE THERMAL EXPANSION CONTROL DEVICE
- 12. SUMP PIT # 4 PUMP. PROVIDE ELECTRICAL RECEPTACLE WITH GFCI PROTECTION. PROVIDE SLEEVE THROUGH FOOTING

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

RELEASE FOR CONSTRUCTION AS NOTED ON PLANS REVIEW DEVELOPMENT SERVICES LEE'S SUMMIT, MISSOURI  
 12/30/2020

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

LEE'S SUMMIT, MISSOURI  
 1000 SOUTH GREEN ROAD  
 CLAYTON, MISSOURI 64001  
 PHONE: 913-883-4683  
 WWW.LEESUMMIT.COM

architects  
**Webster**  
 3217 SW MARY STREET  
 LEE'S SUMMIT, MO. 64081

**ANDY & BRITNEY GARNER**  
 3217 SW MARY STREET  
 LEE'S SUMMIT, MO. 64081

**LANDROCK SIGNATURE HOMES LLC.**  
 4335 McGEE ST. • 816-863-5588  
 KANSAS CITY, MO 64111

STATE OF MISSOURI  
 REGISTERED PROFESSIONAL ARCHITECT  
 ANDY GARNER  
 12/17/2020

DRAWN BY: KF, MP  
 DATE: 11-11-20  
 PROJECT: 20-040-01

SHEET NO. **A1**

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

MARK	LUMBER SIZE	CRIPPLE STUDS	TRIMMERS
(A)	2 x 6	1	1
(B)	2 x 8	1	1
(C)	2 x 8	1	1
(D)	2 x 8	2	1
(E)	1/2" x 1/4" LVL	2	1
(F)	1/2" x 3/4" LVL	2	1
(G)	1/2" x 1" LVL	2	1
(H)	1/2" x 1 1/2" LVL	3	1
(I)	1/2" x 1 1/2" LVL	3	1
(J)	1/2" x 1 1/2" LVL	1	1
(K)	1/2" x 1 1/2" LVL	2	1

1. BEAMS SHALL HAVE TOTAL NUMBER OF CRIPPLES AND TRIMMERS UNDER EACH END. SOLID BLOCK BELOW.  
 2. FOR LVL BEAMS IN 2ND FLOORS, USE 9/16" LVL.

MARK	TYPE	SUB-TYPE	SIZE	SPACING	MAX. SPAN
FJ-1	1" JOIST (SEE NOTE)		9/12"	PER MANUFACTURER	
FJ-2	1" JOIST (SEE NOTE)		1 1/8"	PER MANUFACTURER	
FJ-3	1" JOIST (SEE NOTE)		1 1/4"	PER MANUFACTURER	
FJ-4	OPEN WEB TRUSSES		14"	PER MANUFACTURER	
FJ-5	OPEN WEB TRUSSES		16"	PER MANUFACTURER	
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.	15'-2"
FJ-24	LUMBER		2x10	12" O.C.	11'-9"
FJ-25	LUMBER		2x10	16" O.C.	15'-5"
FJ-26	LUMBER		2x10	16" O.C.	

NOTE: DESIGN 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.

MARK	SIZE	SPACING	MAXIMUM SPAN - DOUGLAS FIR #1
CJ-1	2x6	12"	19'-4"
CJ-2	2x6	16"	17'-8"
CJ-3	2x8	12"	25'-0"
CJ-4	2x8	16"	23'-0"
CJ-5	2x10	12"	26'-0"
CJ-6	2x10	16"	26'-0"
CJ-7	2x4	24"	9'-0"
CJ-8	2x6	24"	14'-10"
CJ-9	2x8	24"	18'-3"
CJ-10	2x10	24"	22'-11"

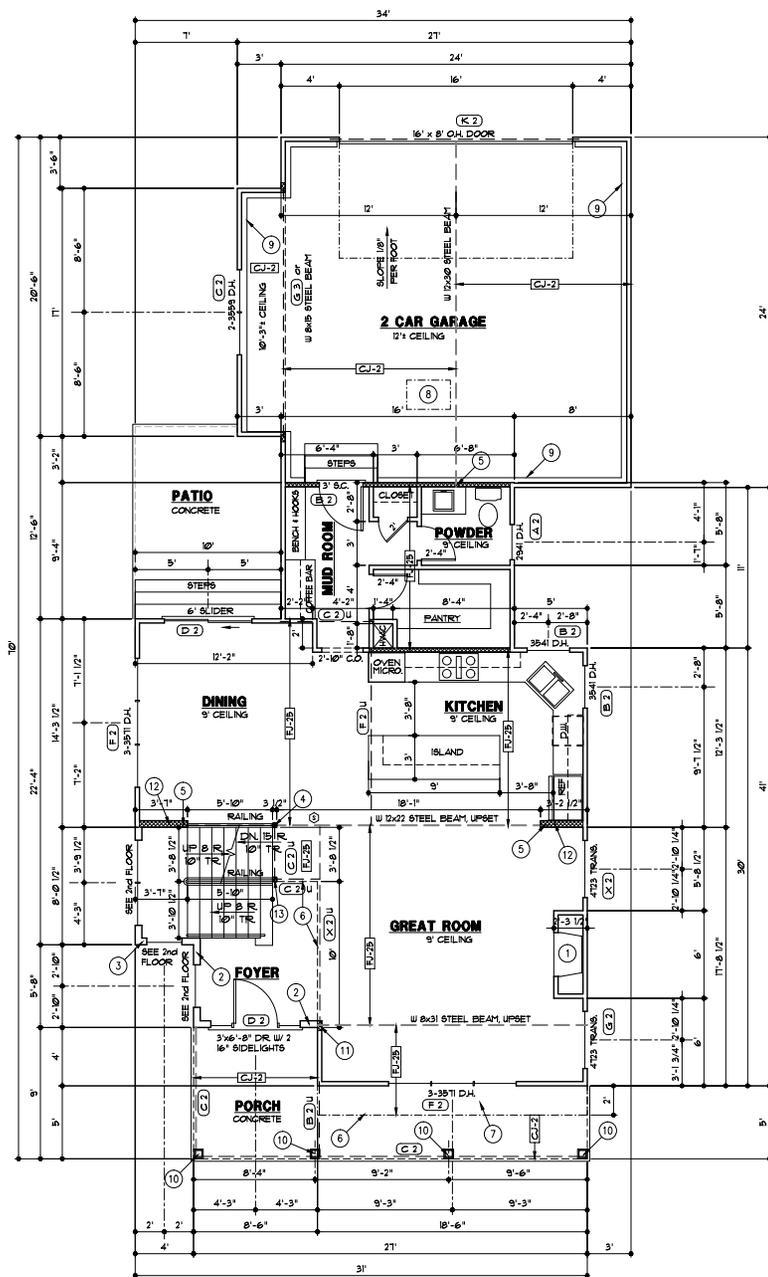
LOCATION	AREA (SF.)
FIRST FLOOR	1059
SECOND FLOOR	958
BASEMENT (FINISHED STAIRS)	81
TOTAL	2104
GARAGE	
BASEMENT (UNFINISHED)	981
FRONT PORCH	165
REAR STOOP	150

GENERAL NOTES:  
 A. EXTERIOR WALLS ARE 2x4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.  
 B. FOR COVERED PORCH FRAMING - SEE DETAIL 1/63

FLOOR PLAN NOTES

- 36" DIRECT VENT FIREPLACE
- 18'-0" TALL UNINTERRUPTED STAIRWELL WALL, 2x6 STUDS AT 12" O.C.
- 15'-5" TALL UNINTERRUPTED STAIRWELL WALL, 2x6 STUDS AT 16" O.C.
- 3" SCHEDULE 40 PIPE COLUMN TO SIT ON BEAM BELOW
- 5 STUDS FOR BEARING. SOLID BLOCKING BELOW
- FLOOR LINE ABOVE
- EXTEND FLOOR FRAMING AND INSULATE SOFFIT
- 1'-10"x3" ATTIC ACCESS
- EXPOSED FOUNDATION WALL
- 6x6 POST WRAPPED WITH 1" AZEK TRIM

- 4 STUDS, SOLID BLOCKING BELOW
- 2x6 STUDS AT 16" O.C.
- 4x4 DOUGLAS FIR#1 POST



RELEASE FOR CONSTRUCTION  
 AS NOTED ON PLANS REVIEW  
 DEVELOPMENT SERVICES  
 LEE'S SUMMIT, MISSOURI  
 12/30/2020

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

FIRST FLOOR PLAN

1/4" = 1'-0"

PLEASE NOTE: THESE DRAWINGS ARE PRELIMINARY. ANY CHANGES TO THE PROJECT SHALL BE MADE BY THE ARCHITECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT AS A RESULT OF FAILURE TO OBTAIN NECESSARY PERMITS AND APPROVALS.

architects  
**Webster**  
 1000 SOUTH GREEN ROAD  
 CLAYTON, MISSOURI 63001  
 PHONE: 636-380-4600  
 WWW.WEBSTERARCHITECTS.COM

**ANDY & BRITNEY GARNER**  
 3217 SW MARY STREET  
 LEE'S SUMMIT, MO. 64081

**LANDROCK SIGNATURE HOMES LLC.**  
 4335 McGEE ST. • 816-863-5588  
 KANSAS CITY, MO 64111

STATE OF MISSOURI  
 ARCHITECTS REGISTRATION BOARD  
 ARCHITECT  
 ANDY GARNER  
 11/17/2020

DRAWN BY: KF, MP  
 DATE: 11-11-20  
 PROJECT NO: 20-040-01

SHEET NO. **A2**

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

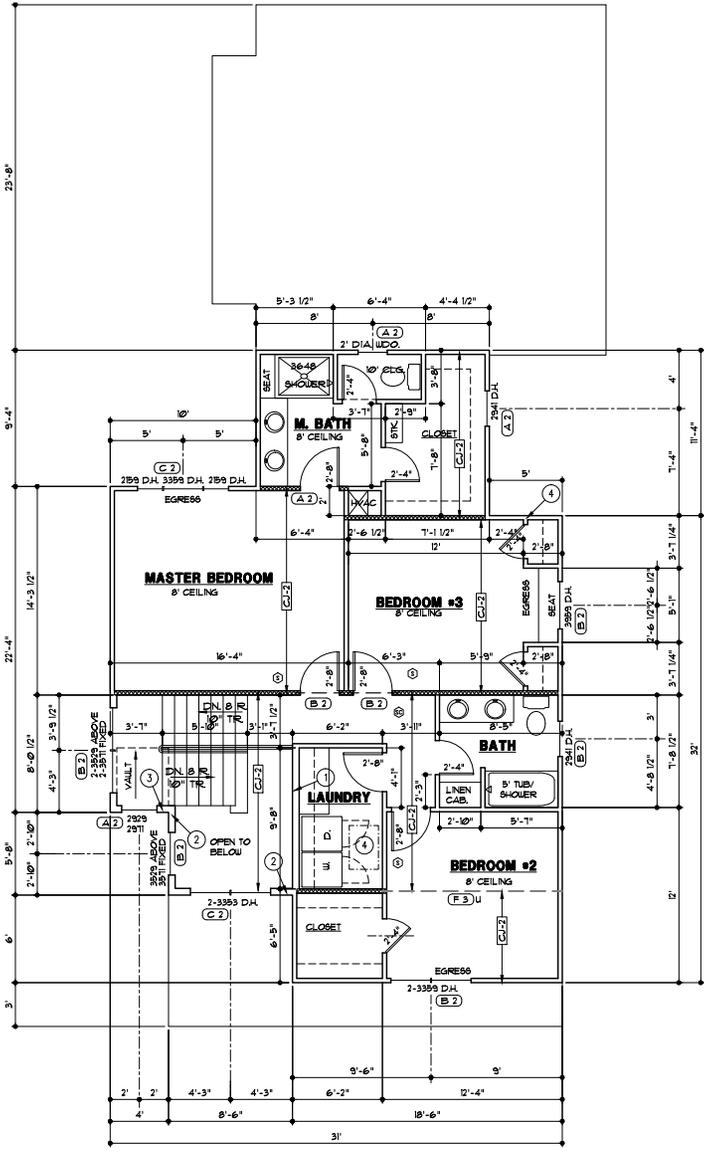
HEADER / BEAM SCHEDULE			
MARK	LUMBER SIZE	CRIPPLE STUDS	TRIMMERS
(A)	2 x 6	1	1
(B)	2 x 8	1	1
(C)	2 x 8	1	1
(D)	2 x 8	2	1
(E)	1 1/2" x 14" LVL	2	1
(F)	1 1/2" x 8" LVL	2	1
(G)	1 1/2" x 8" LVL	2	1
(H)	1 1/2" x 14" LVL	2	1
(I)	1 1/2" x 14" LVL	3	1
(K)	1 1/2" x 8" LVL	3	1
(L)	1 1/2" x 8" LVL	1	1
(M)	1 1/2" x 8" LVL	2	1

1. BEAMS SHALL HAVE TOTAL NUMBER OF CRIPPLES UNDER EACH END. SOLID BLOCK BELOW.  
2. FOR LVL BEAMS IN 2ND FLOORS, 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	16"	25'-8"	
CJ-4	2x8	16"	23'-0"	
CJ-5	2x8	12"	26'-0"	
CJ-6	2x10	16"	26'-0"	
CJ-7	2x4	24"	9'-10"	
CJ-8	2x6	24"	14'-10"	
CJ-9	2x8	24"	18'-0"	
CJ-10	2x4	24"	22'-0"	

GENERAL NOTES:  
A. EXTERIOR WALLS ARE 2x4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.

FLOOR PLAN NOTES  
1. 2x6 STUDS AT 16" O.C.  
2. 10'-0" TALL UNINTERRUPTED STAIRWELL WALL, 2x6 STUDS AT 12" O.C.  
3. 15'-9" TALL UNINTERRUPTED STAIRWELL WALL, 2x6 STUDS AT 16" O.C.  
4. SEE ELEVATION FOR PLATE HEIGHT  
5. 1'-10"x3' ATTIC ACCESS



**RELEASE FOR CONSTRUCTION**  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
  
12/30/2020

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

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

CONSULT WITH ARCHITECT FOR ALL DIMENSIONS. REVISIONS TO THIS DRAWING SHALL BE MADE BY ARCHITECT. ANY CHANGES TO BE MADE SHALL BE MADE BY ARCHITECT. ANY CHANGES TO BE MADE SHALL BE MADE BY ARCHITECT. ANY CHANGES TO BE MADE SHALL BE MADE BY ARCHITECT.

**Webster**  
architects  
1000 SOUTH GREEN ROAD  
CLAYTON, MISSOURI 63001  
PHONE: 913-380-4883  
WWW.WEBSTERARCHITECTS.COM

**ANDY & BRITTNEY GARNER**  
3217 SW MARY STREET  
LEE'S SUMMIT, MO. 64081

**LANDROCK SIGNATURE HOMES LLC.**  
4335 McGEE ST. • 816-863-5588  
KANSAS CITY, MO 64111

RECEIVED BY  
ARCHITECT  
DATE  
12/17/2020

DRAWN BY: KF, MP  
DATE: 11-11-20  
PROJECT NO: 20-040-01

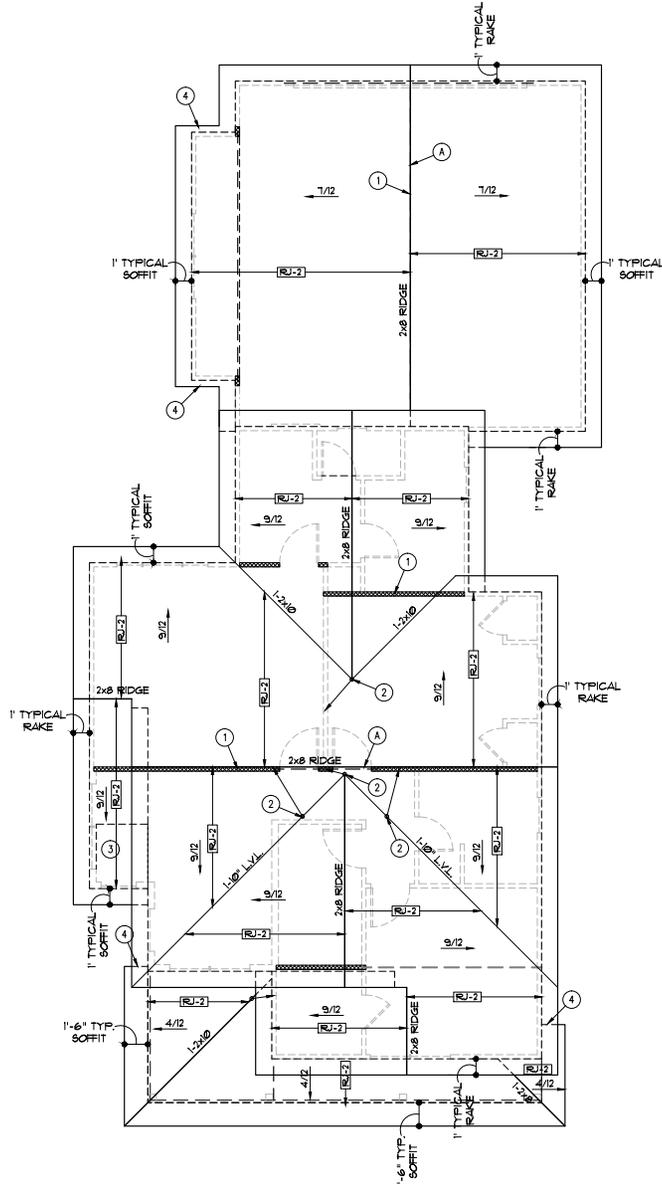
SHEET NO. **A3**

ROOF PLAN LEGEND	
DESCRIPTION	SYMBOL
RIDGES AND HIP	---
VALLEYS	---
LEAVES, RAKE & GABLE	---
HOUSE WALLS	---
PURLIN	---
TOP OF PURLIN STRUT OR RIDGE POLE	o
FOOT OF PURLIN STRUT OR RIDGE POLE	o
JOIST SIZE AND SPACING	← JOIST →
UPLIFT VALUE	○○○

ROOF RAFTER SCHEDULE				
MARK	SIZE	SPACING	MAXIMUM SPAN	
			FLAT CEILING	
			VALUED CEILING	
RU-1	2x6	12"	16'-11"	14'-9"
RU-2	2x6	16"	14'-4"	12'-9"
RU-3	2x6	24"	11'-9"	10'-3"
RU-4	2x8	12"	11'-0"	10'-0"
RU-5	2x8	16"	10'-2"	10'-2"
RU-6	2x8	24"	14'-0"	13'-2"
RU-7	2x10	12"	22'-0"	22'-0"
RU-8	2x10	16"	22'-5"	19'-9"
RU-9	2x10	24"	18'-2"	16'-1"
RU-10	2x10	16"	22'-9"	20'-5"
RU-11	2x12	24"	18'-2"	22'-10"

- GENERAL NOTES:
- WHERE POSSIBLE, BRACE ALL RIDGES TO BEARING WALLS OR BEAMS BELOW, AT 4' O.C.
  - 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.
  - ROOFING TO BE COMPOSITION-40 YR ON 30# FELT ON 1/8" O.S.B. SHEATHING UNLESS NOTED OTHERWISE.

- ROOF PLAN NOTES
- BEARING WALL OR BEAM BELOW
  - 2x6 1" BRACE TO BEARING WALL OR BEAM BELOW. BRACE SHALL BE CONNECTED TO STRUCTURE AT ROOF AND CEILING WITH MINIMUM (5) 16d NAILS.
  - FURR DOWN ROOF RAFTERS TO PROVIDE ROOM FOR 5" INSULATION
  - TIGHT BARGE SOFFIT



**RELEASE FOR  
CONSTRUCTION**  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI

12/30/2020

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

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

THIS DOCUMENT IS THE PROPERTY OF WEBSTER ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE PROJECT ARCHITECT.

**Webster**  
 architects  
 1000 SOUTH GREEN ROAD  
 CLAYTON, MISSOURI 64005  
 PHONE: 913-880-4883  
 WWW.WEBSTERARCHITECTS.COM

**ANDY & BRITNEY GARNER**  
 3217 SW MARY STREET  
 LEE'S SUMMIT, MO. 64081

**LANDROCK SIGNATURE HOMES LLC.**  
 4335 MCGEE ST. • 816-863-5588  
 KANSAS CITY, MO 64111

MISSOURI REGISTERED PROFESSIONAL ARCHITECT  
 ANDY GARNER  
 12/17/2020

DRAWN BY: KF, MP  
 DATE: 11-11-20  
 PROJECT NO: 20-040-01

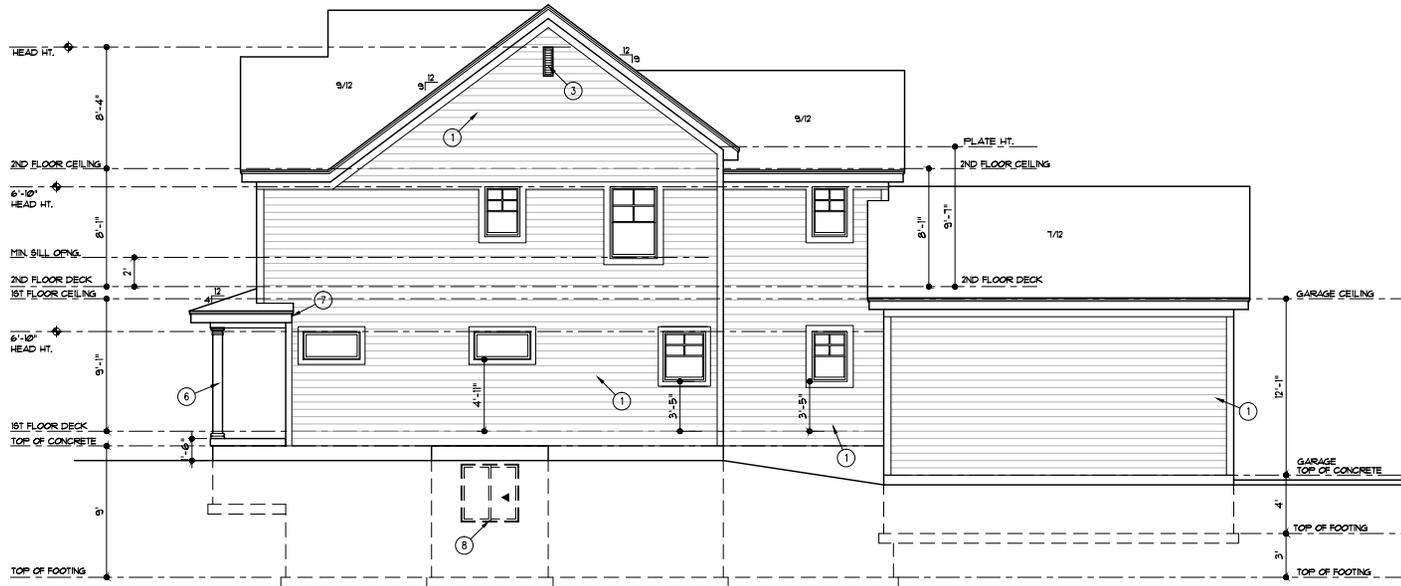
SHEET NO. **A4**

**GENERAL NOTES**

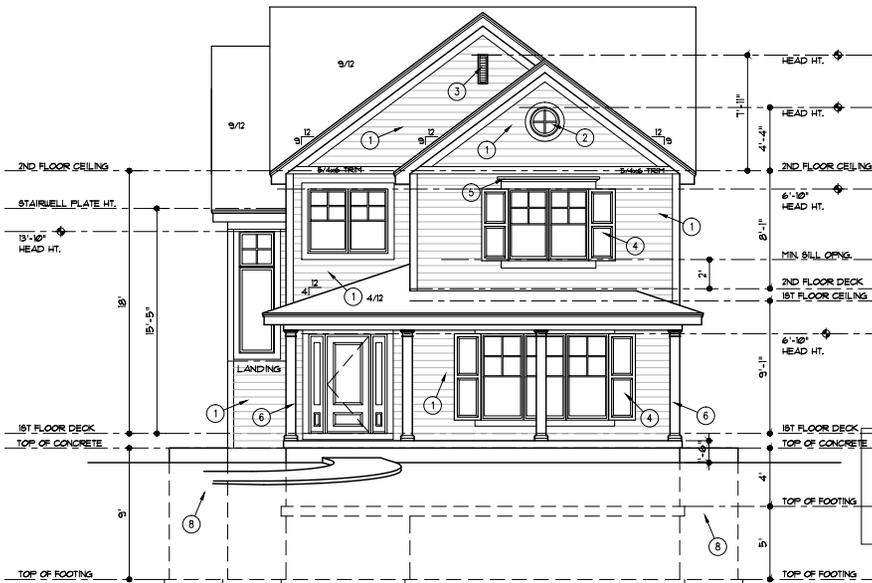
A. ROOFING TO BE COMPOSITION-40 YR ON 30# FELT ON 1/8" O.S.B. SHEATHING

**ELEVATION NOTES**

1. SMART LAP SIDING WITH 6" EXPOSURE AND 5/4x6 SMART TRIM AT CORNERS, DOORS AND WINDOWS
2. 24" DIAMETER FIXED WINDOW
3. 8"x24" GABLE VENT
4. PANEL SHUTTERS
5. 2x6 LAID FLAT W/4 1/4" CROWN MOLDING OVER 2x TRIM BOARD
6. 6x6 POST UNSAPFED WITH 1" "AZEK" TRIM WITH BASE AND CAP TRIM
7. TIGHT BARGE
8. CONCRETE EGRESS WINDOW WELL. WINDOW SET AT MAX. 44" FROM FINISH FLOOR TO BILL



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



**RELEASE FOR CONSTRUCTION**  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
12/30/2020

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

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

WEBSTER ARCHITECTS  
1000 SOUTH GREEN ROAD  
CLAYTON, MISSOURI 64001  
PHONE: 913-883-4883  
WWW.WEBSTERARCHITECTS.COM



**ANDY & BRITNEY GARNER**  
3217 SW MARY STREET  
LEE'S SUMMIT, MO. 64081

**LANDROCK SIGNATURE HOMES LLC.**  
4335 McGEE ST. • 816-863-5588  
KANSAS CITY, MO 64111



DRAWN BY: KF, MP  
DATE: 11-11-20  
PROJECT NO: 20-040-01

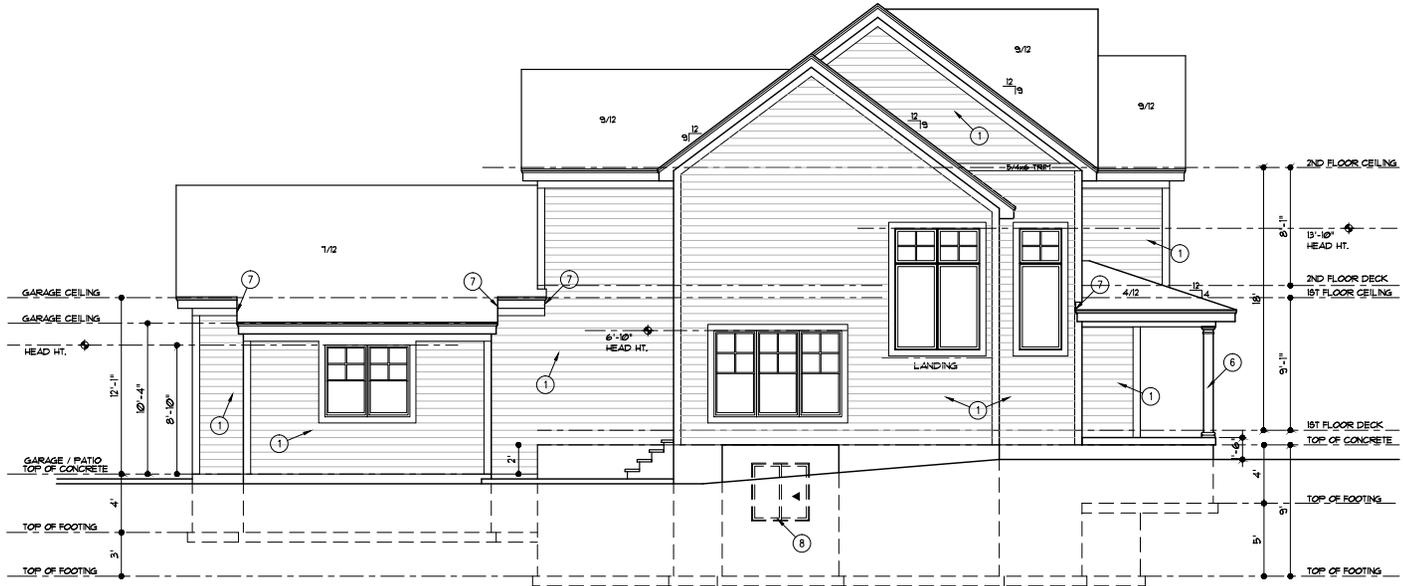
SHEET NO. **A5**

**GENERAL NOTES**

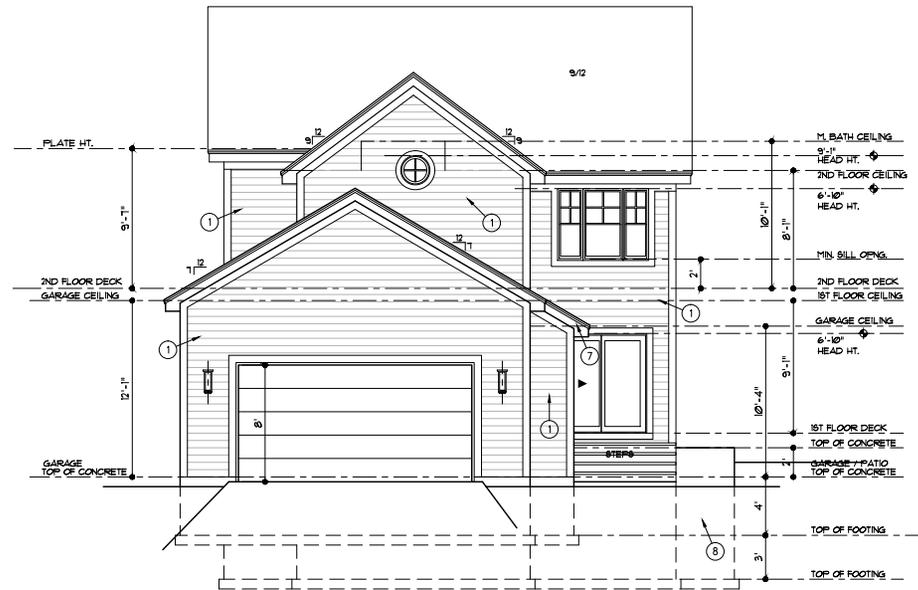
A. ROOFING TO BE COMPOSITION-40 YR ON 30# FELT ON 1/8" O.S.B. SHEATHING

**ELEVATION NOTES**

1. SMART LAP SIDING WITH 6" EXPOSURE AND 5/16x6 SMART TRIM AT CORNERS, DOORS AND WINDOWS
2. 24" DIAMETER FIXED WINDOW
3. 8"x24" GABLE VENT
4. PANEL SHUTTERS
5. 2x6 LAID FLAT W/4 1/2" CROWN MOLDING OVER 2X TRIM BOARD
6. 6x6 POST UNSAPFED WITH 1" "AZEK" TRIM WITH BASE AND CAP TRIM
7. TIGHT BARGE
8. CONCRETE EGRESS WINDOW WELL. WINDOW SET AT MAX. 44" FROM FINISH FLOOR TO BILL



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



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

**RELEASE FOR  
CONSTRUCTION**  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
12/30/2020

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

THIS DRAWING IS THE PROPERTY OF WEBSTER ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WEBSTER ARCHITECTS.



**ANDY & BRITNEY GARNER**  
 3217 SW MARY STREET  
 LEE'S SUMMIT, MO. 64081

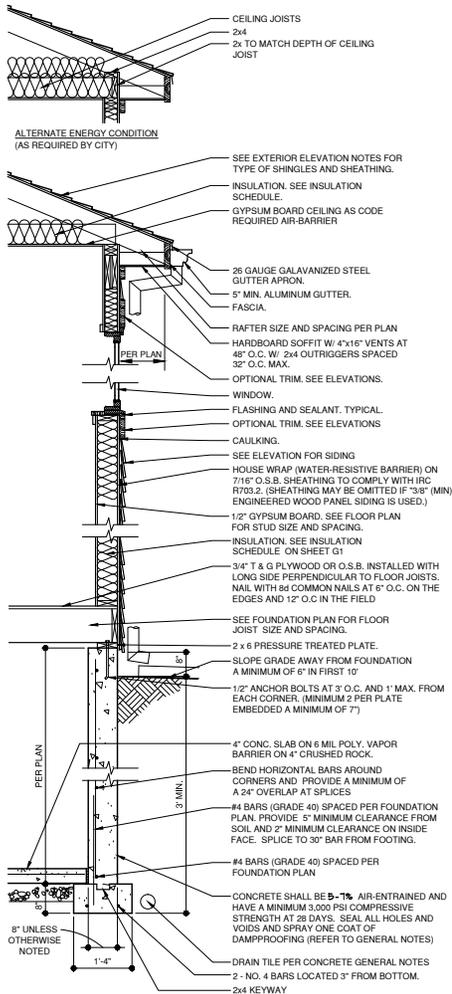
**LANDROCK SIGNATURE HOMES LLC.**  
 4335 McGEE ST. • 816-863-5588  
 KANSAS CITY, MO 64111



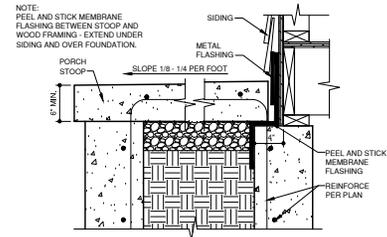
DRAWN BY: KF, MP  
 DATE: 11-11-20  
 PROJECT NO: 20-040-01

SHEET NO. **A6**

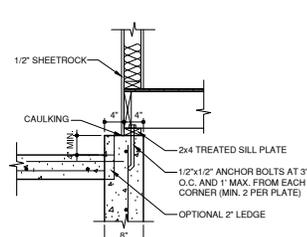




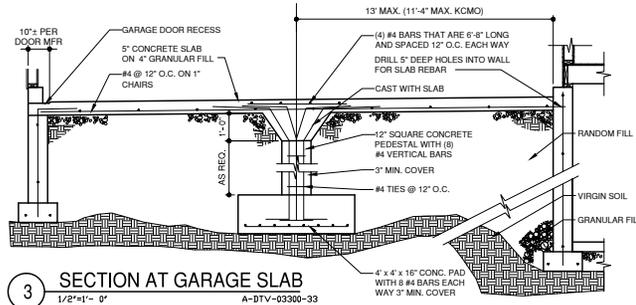
**1 WALL SECTION**  
3/4"-1'-0"  
A-DTW-96062-19



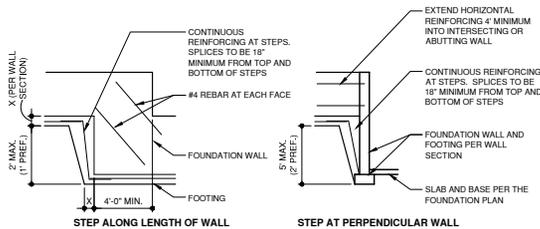
**4 STOOP DETAIL**  
1 1/2'-1'-0"  
A-DTV-03300-358



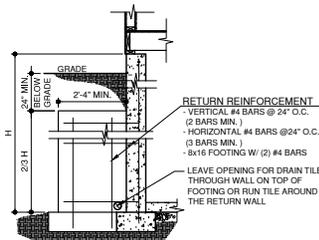
**5 HOUSE GARAGE WALL SETBACK**  
1'-1'-0"  
A-DTV-03300-398



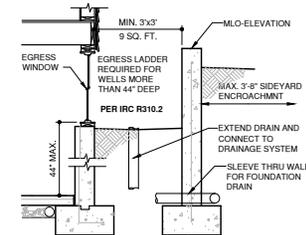
**3 SECTION AT GARAGE SLAB**  
1/2'-1'-0"  
A-DTV-03300-33



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



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



**9 WINDOW WELL SECTION**  
1/2'-1'-0"  
A-DTV-96062-26

**RELEASE FOR CONSTRUCTION**  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
12/30/2020

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. ANY CHANGES TO THE PLANS SHALL BE APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

**Webster**  
architects  
1000 SOUTH GREEN ROAD  
CLAYTON, MISSOURI 64001  
PHONE: 913-880-4883  
WWW.WEBSTERARCHITECTS.COM

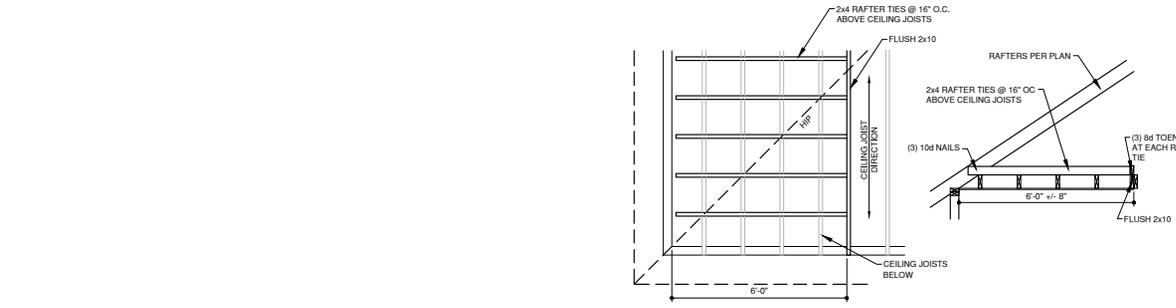
**ANDY & BRITNEY GARNER**  
3217 SW MARY STREET  
LEE'S SUMMIT, MO. 64081

**LANDROCK SIGNATURE HOMES LLC.**  
4335 McGEE ST. • 816-863-5588  
KANSAS CITY, MO 64111

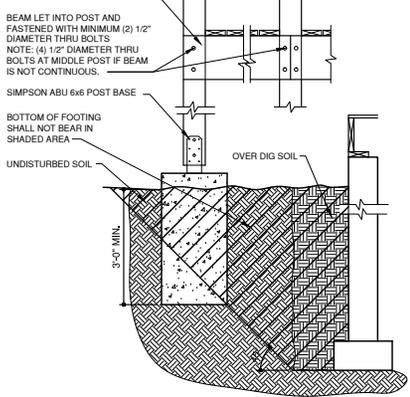
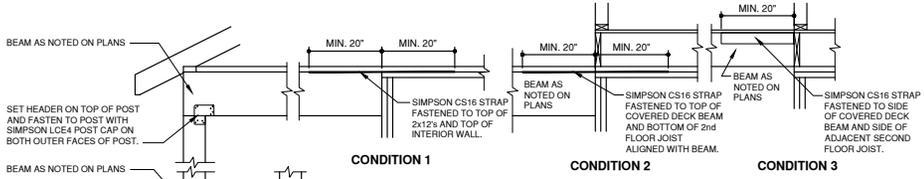
STATE OF MISSOURI  
REGISTERED PROFESSIONAL ARCHITECT  
NO. 000000000  
12/17/2020

DRAWN BY: KF, MP  
DATE: 11-11-20  
PROJECT: 20-040-01

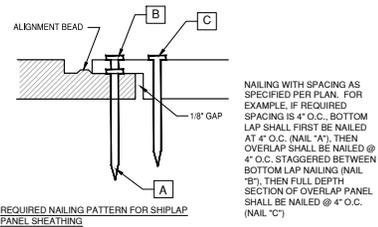
SHEET NO. **G2**



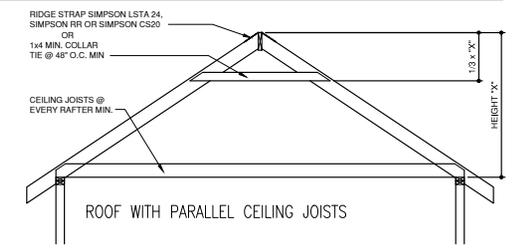
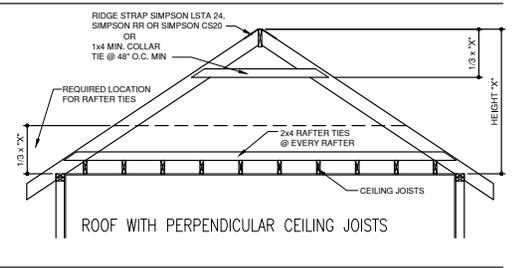
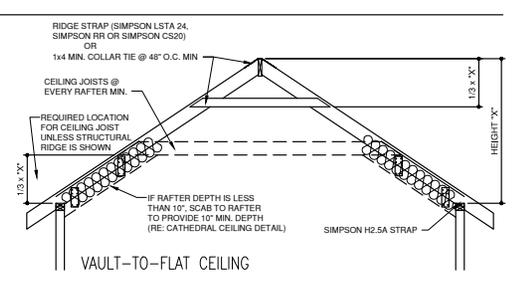
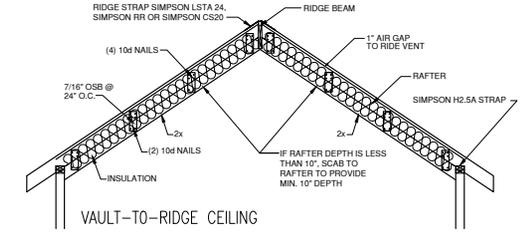
**4 ROOF W/ PERPENDICULAR CEILING JOISTS**  
 1/2"=1'-0" A-DTV-06100-09



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



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



**3 ROOF FRAMING DETAIL**  
 1/2"=1'-0" A-DTV-06100-04

NOTE:  
 ROOF FRAMING TO COMPLY WITH SECTIONS R802, R802.3, R802.3.1 AND R802.11

CONSULT WITH ARCHITECT OR ENGINEER REGARDING THIS DOCUMENT. THIS DOCUMENT IS THE PROPERTY OF WEBSTER ARCHITECTS AND IS TO BE RETURNED TO THE ARCHITECT OR ENGINEER UPON COMPLETION OF THE PROJECT.

1000 SOUTH GREEN ROAD  
 CLAYTON, MISSOURI 64001  
 PHONE: 913-380-4800  
 WWW.WEBSTERARCHITECTS.COM

**Webster**  
 architects

**ANDY & BRITNEY GARNER**  
 3217 SW MARY STREET  
 LEE'S SUMMIT, MO. 64081

**LANDROCK SIGNATURE HOMES LLC.**  
 4335 McGEE ST. • 816-863-5588  
 KANSAS CITY, MO 64111

STATE OF MISSOURI  
 ARCHITECTS REGISTRATION BOARD  
 ARCHITECT  
 ANDY GARNER  
 31-17-2020

DRAWN BY: KF, MP  
 DATE: 11-11-20  
 PROJECT #: 20-040-01

SHEET NO.  
**G3**

RELEASE FOR  
 CONSTRUCTION  
 AS NOTED ON PLANS REVIEW  
 DEVELOPMENT SERVICES  
 LEE'S SUMMIT, MISSOURI  
 12/30/2020

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	
				EXPOSURE B	EXPOSURE C	EXPOSURE B	EXPOSURE C	EXPOSURE B	EXPOSURE C	EXPOSURE B	EXPOSURE C
2 x 4 NO. 2 GRADE	0	10	18	1,000	1,000	8	8	8	8	8	8
			9	1,000	1,000	8	8	8	8		
			16	1,000	2,325	8	16	8	16		
			18	1,200	2,725	8	18	8	18		
			9	1,000	1,550	8	10	8	10		
			16	2,025	3,900	14	26	14	26		
	2	10	18	2,400	DR	16	DR	16	DR		
			9	1,200	2,750	8	12	8	12		
			16	3,200	DR	22	DR	22	DR		
			18	3,850	DR	26	DR	26	DR		
			9	2,350	DR	16	DR	16	DR		
			16	DR	DR	DR	DR	DR	DR		
2 x 6 STUD GRADE	12	9	1,000	1,750	8	12	8	12			
		16	2,050	3,550	14	24	14	24			
		18	2,450	4,100	14	26	14	26			
		9	1,500	2,775	16	18	16	18			
		16	3,150	DR	10	DR	10	DR			
		18	3,675	DR	14	DR	14	DR			

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

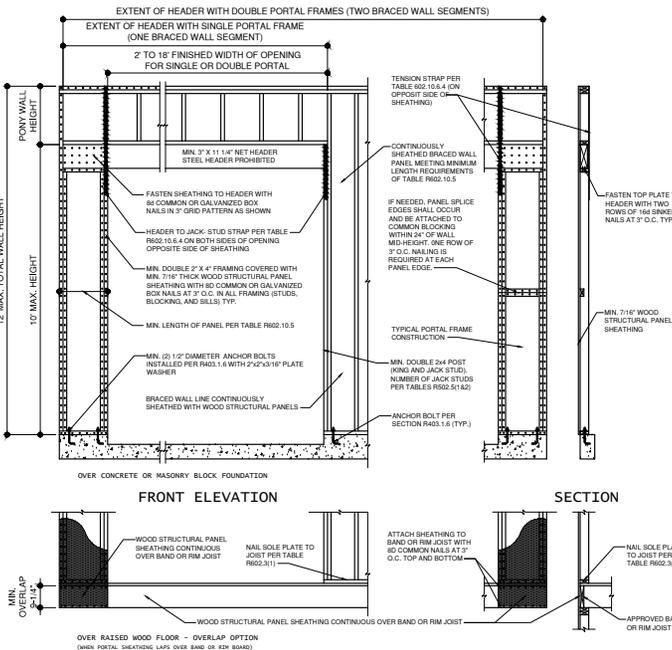
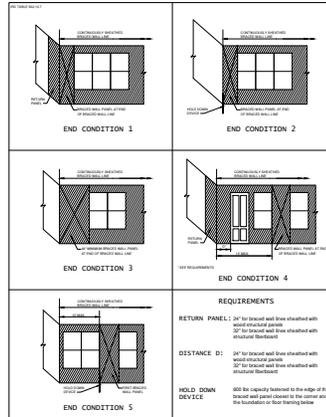
**BRACED WALL DESIGN:**

A. THE CONTINUOUSLY SHEATHED (CS-WSP) BRACED WALL METHOD HAS BEEN USED ON ALL EXTERIOR WALLS PER THE IRC.

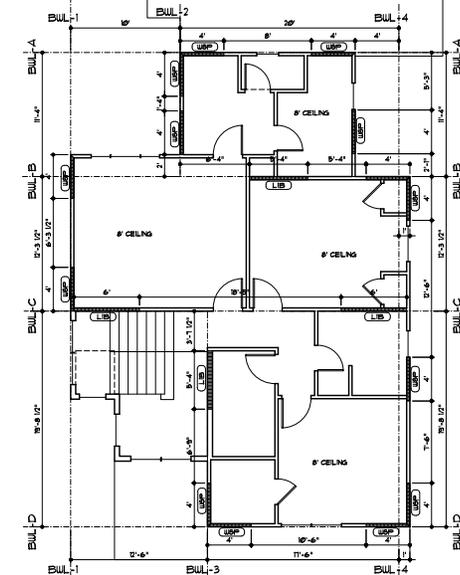
B. AT EXTERIOR WALLS AND AT THE WALL BETWEEN THE GARAGE AND THE LIVING SPACE, ATTACH WALL SOLE PLATE TO ALL RIM JOISTS (THROUGH SUB-FLOOR) WITH 16d COMMON (Ø.162" x 3 1/2") NAILS @ 12" O.C.

C. ALL EXTERIOR WALLS SHALL BE SHEATHED PER ONE OF THE FOLLOWING OPTIONS:

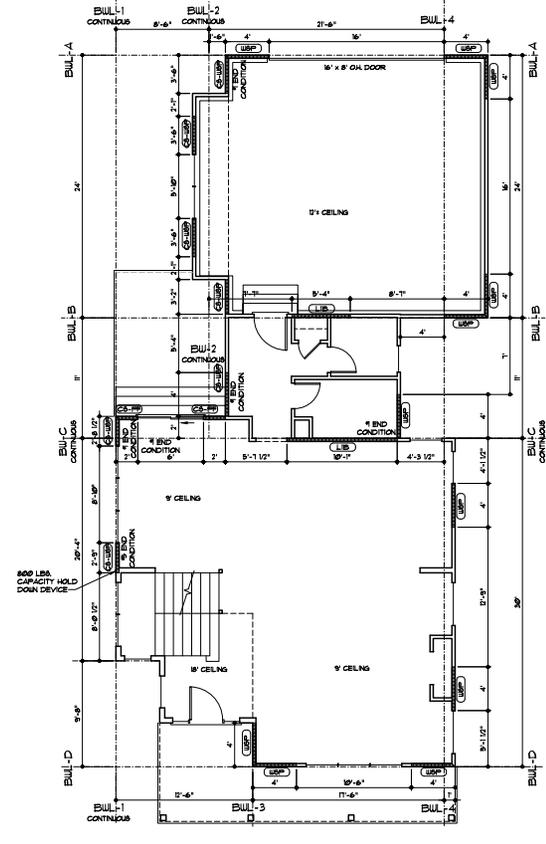
- 3/4" APA-RATED PLYWOOD/OSB WITH 6d NAILS @ 4" O.C. AT EDGES AND @ 12" O.C. IN THE FIELD
- 3/4" SHIPLAP PANEL SHEATHING (IE LP SHARPSIDE OR EQUIVALENT) WITH 8d NAILS @ 4" O.C. AT EDGES AND @ 12" O.C. IN THE FIELD PER DETAIL 2/63
- 3/4" SHIPLAP PANEL SHEATHING (IE LP SHARPSIDE OR EQUIVALENT) WITH 6d NAILS @ 3" O.C. AT EDGES AND @ 12" O.C. IN THE FIELD PER DETAIL 2/63



1 METHOD CS-PF BRACED WALL  
1/2" = 1'-0"  
A-DTE-06100-25 PF



SECOND FLOOR DIAGRAM  
3/16" = 1'-0"



FIRST FLOOR DIAGRAM  
3/16" = 1'-0"

BRACED WALL SCHEDULE			8-18-20
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: 3/8" THICK (MIN.) FOR STUDS AT 16" O.C. (APA EXP. 1: PLYWOOD/O.S.B./ ETC.)	MIN. 48"	6d COMMON NAILS, 8" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATES
CS-WSP	CONTINUOUS SHEATHING: WOOD STRUCTURAL PANEL: 5/16" THICK (MIN.) (APA EXP. 1: PLYWOOD/O.S.B.)	CONTINUOUS ON ALL EXTERIOR WALLS	6d COMMON NAILS, 8d COMMON NAILS - 8" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATES
GB	GYPSON 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 12" 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 [Symbol] ON BRACED WALL PLAN FOR BRACED WALL METHOD.

ARCHITECTS  
1000 SOUTH GREEN ROAD  
CLAYTON, MISSOURI 63001  
PHONE: 913-383-4800  
WWW.WEBSTERARCHITECTS.COM

ARCHITECTS  
1000 SOUTH GREEN ROAD  
CLAYTON, MISSOURI 63001  
PHONE: 913-383-4800  
WWW.WEBSTERARCHITECTS.COM

ANDY & BRITNEY GARNER  
3217 SW MARY STREET  
LEE'S SUMMIT, MO. 64081

LANDROCK SIGNATURE HOMES LLC  
4335 McGEE ST. • 816-863-5588  
KANSAS CITY, MO 64111

STATE OF MISSOURI  
REGISTERED ARCHITECT  
No. 000000000  
11/17/2020

DRAWN BY: KF, MP  
DATE: 11-11-20  
PROJECT NO: 20-040-01

SHEET NO.  
**G4**

RELEASE FOR  
CONSTRUCTION  
AS NOTED ON PLANS REVIEW  
DEVELOPMENT SERVICES  
LEE'S SUMMIT, MISSOURI  
12/30/2020