

VICINITY MAP

Rainbow Car Wash	W 46th Ave	
W 47th Ave	Blue Sushi Sake Grill Sushi + \$\$ Woodside Woodside	State Line Rd-Wyoming St
ULAHI	Interiors + Design W 47th Pl Miller, Haviland Ketter CPA's	Bell St Genessee St
169	KU West Plaza Radiology	W 47th St W 47th St W 47th St Limonut Ave
nroys Public (1)	FMA Animal Hospital	Market III
The Boulevard Barber Shop	W 47th Terrace W 47th Terrace	Park
	W 48th St W 48th St W 48th St	ne Rd
	W 48th St W 48th St W 48th St	State-Lin
Westwood Animal Hospital	W 48th Terrace W 48th Terrace W 48th Terrace Wjb Systems	MISSOURI Stal
	W 49th St	W/49 St

SATELLITE MAP

BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE		
ENERGY CODE	N/A		
LOT 0175	0.506.05		
LOT SIZE	8,526 SF		
BUILDING COVERAGE	2,358 SF		
50% OVERHANGS / CANTILEVERS	545 SF		
TOTAL BUILDING COVERAGE	2,903 SF (34%) (COMPLIES)		
DRIVEWAY	1,981 SF		
TOTAL LOT COVERAGE	4,836 SF (57%)		
LOWER LEVEL FINISHED	541 SF		
UPPER LEVEL FINISHED	1,885 SF		
TOTAL FINISHED SPACE	2,426 SF		
LOWER LEVEL GROSS	2,358 SF		
UPPER LEVEL GROSS	2,440 SF		
GROSS AREA	4,798 SF		

CSSD		

ZONING:	R1-D		
FRONT YARD SETBACK	20 FT	(REQUIRES VARIAN	NCE)
REAR YARD SETBACK	15 FT	(COMPLIES)	
SIDE YARD SETBACK	7FT & 15FT AT CORNER		(COMPLIES)
HEIGHT LIMIT	35 FT	(COMPLIES)	

GENERAL NOTES:

- 1. THE PROFESSIONAL SERVICES OF THE ARCHITECT ARE UNDERTAKEN FOR AND ARE PERFORMEDIN THE INTEREST OF THE PROJECT OWNER. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT FOR THE BENIFIT OF ANY OTHER ENTITY INVOLVED IN THIS PROJECT.
- 2. THE ARCHITECT DISCLAIMS ANY RESPONSIBILITY FOR THE EXISTING BUILDING STRUCTURE, SITE CONDITIONS, EXISTING CONSTRUCTION ELEMENTS, OR ANY OTHER DOCUMENTS, DRAWINGS OR INSTRUMENTS RELATED TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THIS PROJECT, WHICH DO NOT BEAR THE ARCHITECT'S SEAL.
- 3. THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT, OR UNDER HIS SUPERVISION. THIS PRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990, ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN, CONSTITUTE THE ORIGINAL. COPYRIGHTED WORK OF THE ARCHITECT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.
- 4. RELATED DOCUMENTS: THESE DRAWINGS ARE A SINGLE PART OF AN INTEGRATED SET OF CONSTRUCTION CONTRACT DOCUMENTS. THE GENERAL CONDITIONS OF THE CONTRACT, THE GENERAL REQUIREMENTS (DIVISION-01 OF THE SPECIFICATIONS), APPLICABLE REQUIREMENTS OF TECHNICAL SPECIFICATIONS, AND OTHER DRAWINGS MAY APPLY TO THE WORK DESCRIBED IN THESE DRAWINGS. FAILURE TO REVIEW OTHER DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.
- 5. COMPLY WITH ALL LAWS, CODES AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION, AND WITH REQUIREMENTS OF THE LANDLORD IF APPLICABLE.
- 6. VERIFY ACTUAL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. COMMENCEMENT OF WORK CONSTITUTES VERIFICATION AND ACCEPTANCE OF EXISTING CONDITIONS.
- 7. CALCULATE AND MEASURE REQUIRED DIMENSIONS, DO NOT SCALE THE DRAWINGS UNLESS
- 8. APPLICATION OF A MATERIAL OR EQUIPMENT ITEM TO WORK INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE OF THAT WORK, AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALLATION DIMENSIONS SHOWN ARE TO THE FINISH FACE OF MATERIAL, UNLESS OTHERWISE

RENDERED VIEW FROM STREET

herron + partners

ARCHITECT OF RECORD

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

GENERAL CONTRACTOR

LANDSCAPE ARCHITECT

CIVIL ENGINEER

REVISIONS

SEAL PROJECT

David Herron - Architect

Kansas License #A-3665

Baker Residence 4732 State Line Westwood, KS 66205 Brad Baker

PROJECT INFORMATION

SHEET TITLE

DO NOT SCALE DRAWINGS.
 GENERAL CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE CODES, MUNICIPAL ORDINANCES, AND BUILDING

3) THE CONTRACTOR SHALL INVESTIGATE ALL FIELD CONDITIONS AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY WHICH DO NOT AGREE WITH THOSE SHOWN IN THESE DRAWINGS. WORK AFFECTED BY DISCREPANCIES SHALL CEASE UNTIL THEY ARE 4) ALL SUBSTITUTIONS AND CHANGES TO THESE DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT AND / OR OWNER FOR

SUBCONTRACTORS ARE RESPONSIBLE TO OBTAIN ALL REQUIRED BUILDING PERMITS AND LICENSES AS REQUIRED BY THE

MUNICIPALITY TO PERFORM CONSTRUCTION ACTIVITIES REQUIRED

TO COMPLETE THIS WORK.

6) THE CONTRACTOR SHALL BE HELD ENTIRELY RESPONSIBLE FOR SAFETY REGULATIONS, PROCEDURES AND POLICIES.

7) THIS WORK IS PRIMARILY FOR MEANING AND METHODOLOGY.

ONLY AND DOES NOT INCLUDE MEANS AND METHODS FOR CONSTRUCTION WHICH SHALL BE THE RESPONSIBILITY OF THE

9) THE CONTRACTOR (AND SUBCONTRACTORS) SHALL MAINTAIN A CLEAN PROJECT SITE AND SHALL CLEAN UP ALL DEBRIS AND SURPLUS MATERIAL UPON COMPLETION OF THE JOB.

10) THE ARCHITECT WILL NOT HAVE CONTROL OF AND SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, FOR THE ACTS AND OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND SHALL BE HELD HARMLESS

GENERAL CONTRACTOR.
8) ANY NEW ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL ELECTRIC CODE, SHALL BE INSTALLED AS INDICATED, AND SHALL BE PROPERLY

FROM ALL DAMAGES WITH RESULT THEREFROM.

11) THE PROPERTY OWNER IS FULLY RESPONSIBLE FOR AND RÉQUIRED TO DISCLOSE ANY PAST, PRESENT AND FUTURE CONTAMINATION OR ENVIRONMENTAL HAZARDS. THE PROPERTY OWNER IS RESPONSIBLE FOR ANY TESTING, REMOVAL AND HARM THAT MAY BE CAUSED AS A RESULT OF THE BUILDING'S PREVIOUS USE. THE ARCHITECT AND CONSULTANTS SHALL BE INDEMNIFIED & HELD HARMLESS FOR ANY ISSUES OR DAMAGES RELATED TO ITEMS BEYOND THE SCOPE OF THE CONSTRUCTION DOCUMENTS.

REGULATIONS.

5) GENERAL CONTRACTOR AND HIS

GROUNDED AND SHIELDED.

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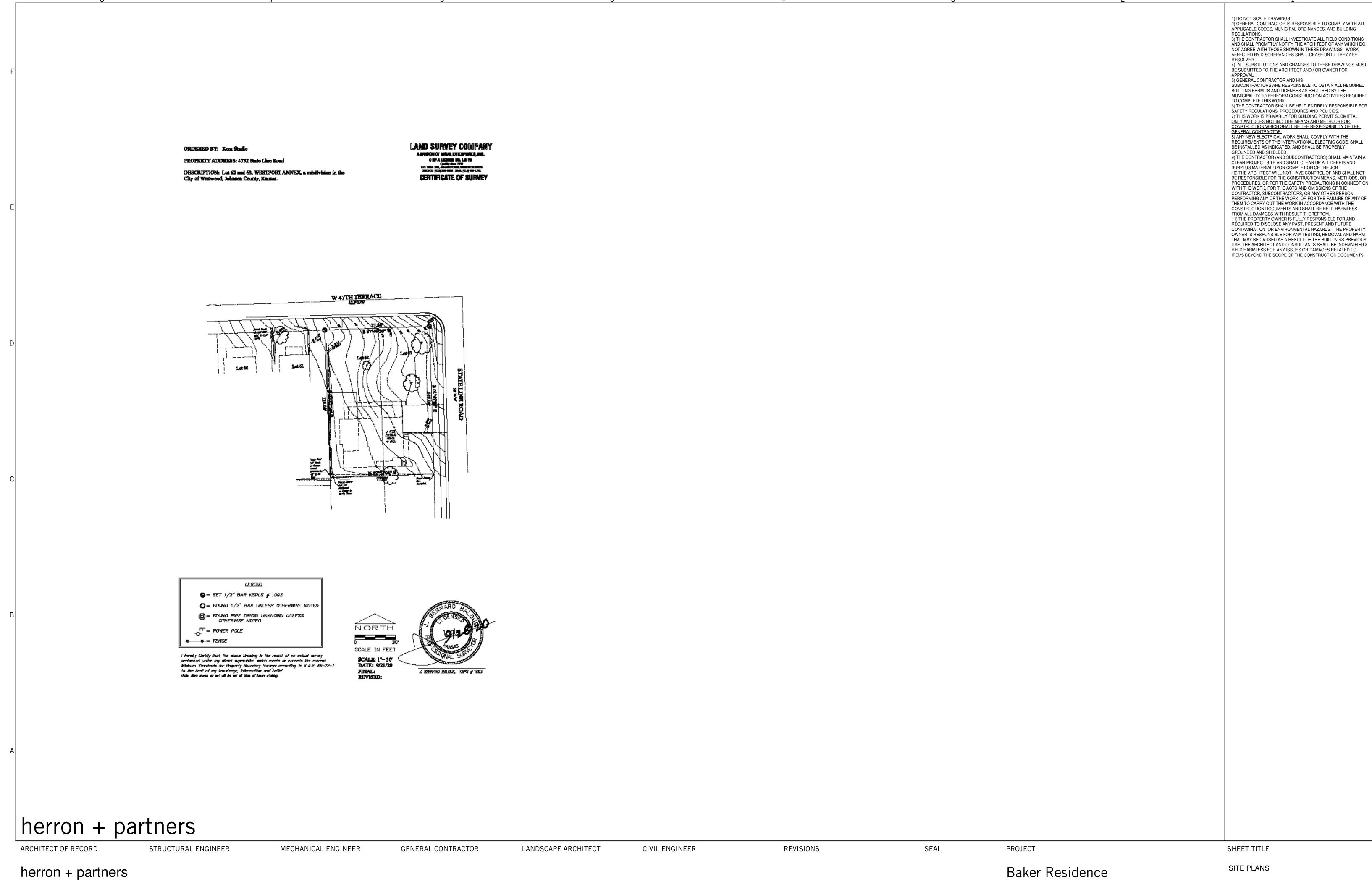
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6) THE CONTRACTOR SHALL BE HELD ENTIRELY RESPONSIBLE FOR SAFETY REGULATIONS, PROCEDURES AND POLICIES.

7) THIS WORK IS PRIMARILY FOR MEANING AND METHODOLOGY. 2'-4 1/4" ONLY AND DOES NOT INCLUDE MEANS AND METHODS FOR CONSTRUCTION WHICH SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

8) ANY NEW ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL ELECTRIC CODE, SHALL BE INSTALLED AS INDICATED, AND SHALL BE PROPERLY R15'-0" -GROUNDED AND SHIELDED. 9) THE CONTRACTOR (AND SUBCONTRACTORS) SHALL MAINTAIN A CLEAN PROJECT SITE AND SHALL CLEAN UP ALL DEBRIS AND SURPLUS MATERIAL UPON COMPLETION OF THE JOB. 10) THE ARCHITECT WILL NOT HAVE CONTROL OF AND SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, FOR THE ACTS AND OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND SHALL BE HELD HARMLESS FROM ALL DAMAGES WITH RESULT THEREFROM. 11) THE PROPERTY OWNER IS FULLY RESPONSIBLE FOR AND RÉQUIRED TO DISCLOSE ANY PAST, PRESENT AND FUTURE CONTAMINATION OR ENVIRONMENTAL HAZARDS. THE PROPERTY OWNER IS RESPONSIBLE FOR ANY TESTING, REMOVAL AND HARM THAT MAY BE CAUSED AS A RESULT OF THE BUILDING'S PREVIOUS USE. THE ARCHITECT AND CONSULTANTS SHALL BE INDEMNIFIED & HELD HARMLESS FOR ANY ISSUES OR DAMAGES RELATED TO ITEMS BEYOND THE SCOPE OF THE CONSTRUCTION DOCUMENTS. |11'-11|1/2" 10'-0" DASHED LINE @ -/ FLOOR OPENING ABOVE R5'-0" STEEL PIPE COLUMN A4 STEEL PIPE COLUMN 21'-11 1/2" 7'-0" SIDE YARD 7'-0" SIDE YARD 15'-0" SIDE YARD 15'-0" SIDE YARD SETBACK SETBACK SETBACK SETBACK BUILDING COVERAGE: 2358 SF

OVERHANGS/CANILEVERS 498 SF (50% of 996sf)

TOTAL BUILDING COVERAGE 2855 (34%)

DRIVEWAY: 1981 SF TOTAL LOT COVERAGE: 4836 SF (57%) LOWER LEVEL FINISHED UPPER LEVEL FINISHED 1859 SF TOTAL FINISHED SPACE 2431 SF LOWER LEVEL GROSS UPPER LEVEL GROSS 2358 SF 1859 SF 556 SF 4773 SF UPPER GARAGE TOTAL GROSS SITE PLAN herron + partners STRUCTURAL ENGINEER PROJECT ARCHITECT OF RECORD GENERAL CONTRACTOR LANDSCAPE ARCHITECT REVISIONS SEAL SHEET TITLE MECHANICAL ENGINEER CIVIL ENGINEER ARCHITECTURAL SITE PLAN Baker Residence herron + partners

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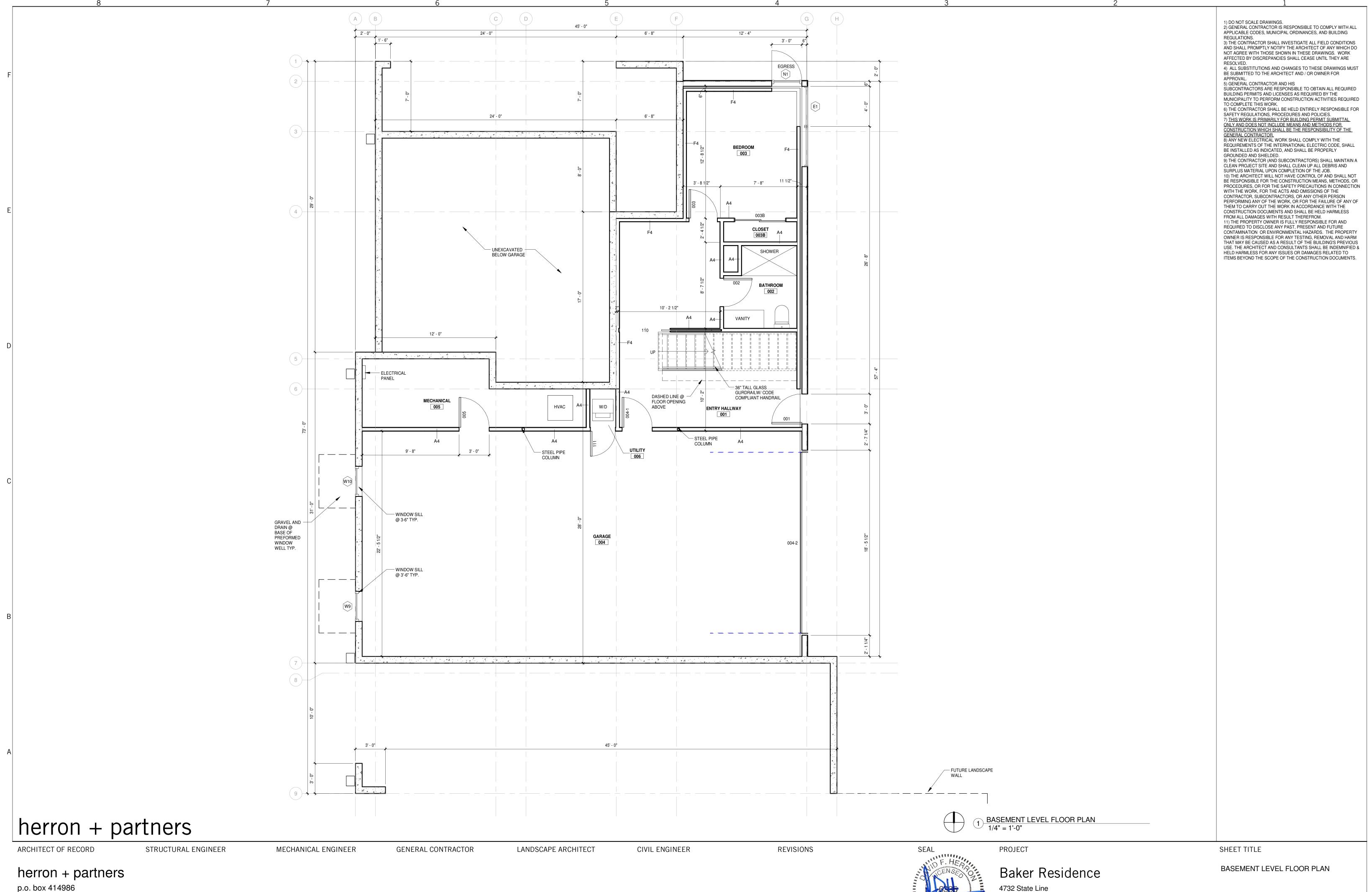
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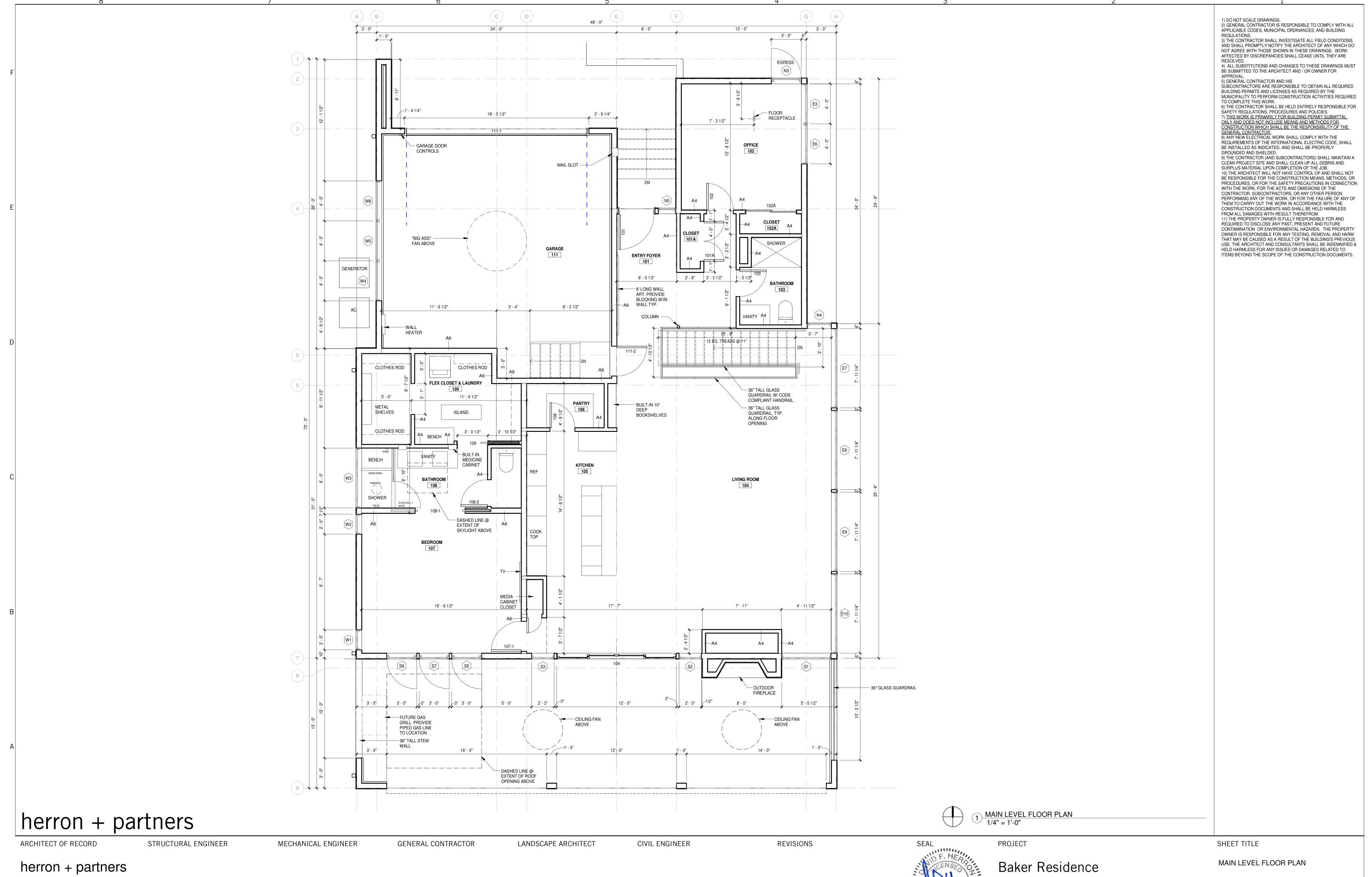


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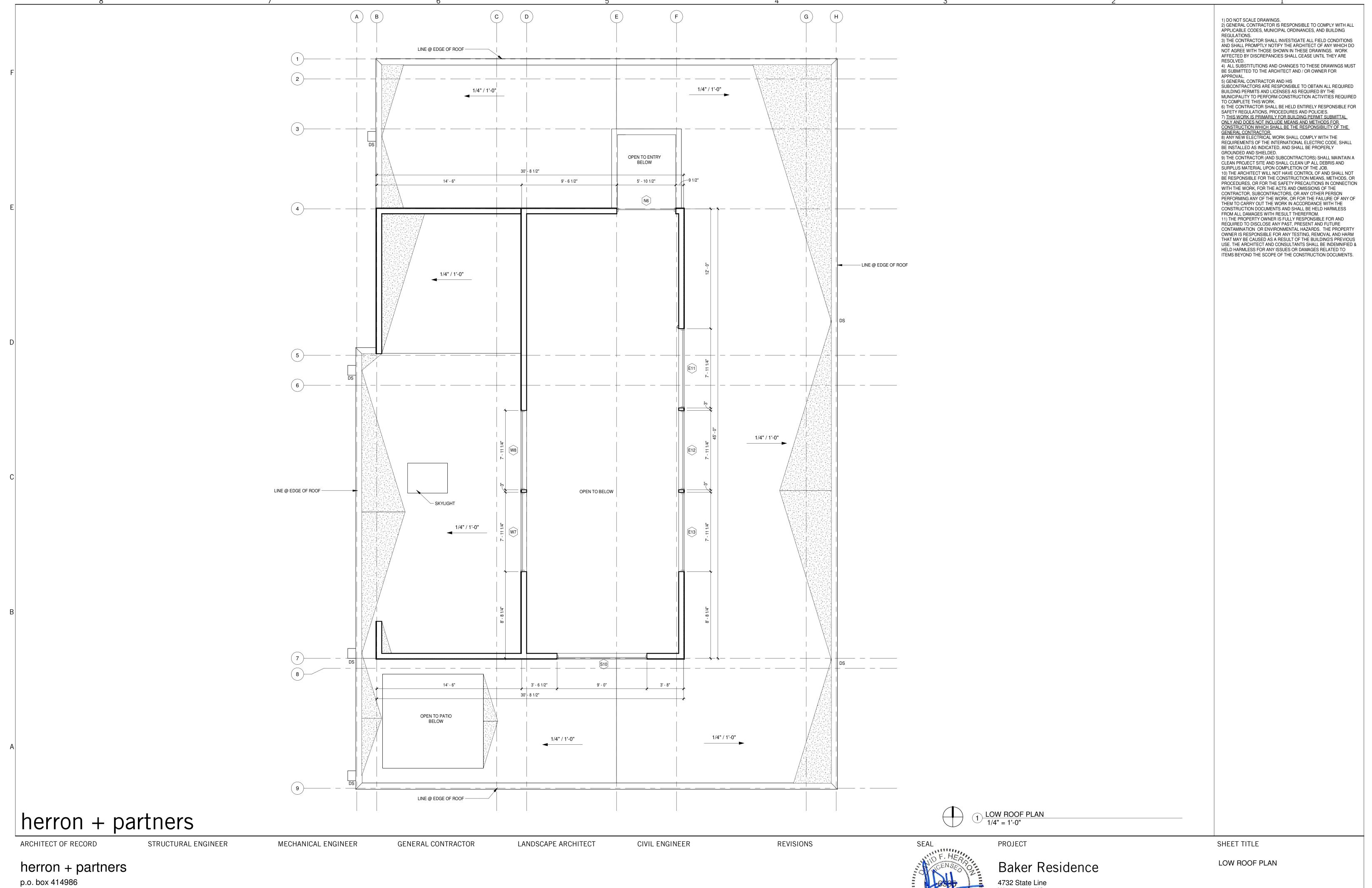
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