

The public may attend the meeting in person or view it online at <https://www.facebook.com/CityofPrairieVillage>.

To participate in the public hearing, residents can email their comments to City Clerk Adam Geffert at cityclerk@pvkansas.com. All comments must be received by 5:00 p.m. on Tuesday, July 12th. If you would like to speak live during the public hearing, you must notify the City Clerk with your name, address, and email address. The City will call on those who signed up to speak once the public hearing begins. Members of the public will not be able to participate in the meeting unless you sign up with the City Clerk ahead of time. Each individual that wishes to speak during the public hearing will be given 3 minutes.

**BOARD OF ZONING APPEALS
CITY OF PRAIRIE VILLAGE
TUESDAY, JULY 12, 2022
7700 MISSION ROAD
COUNCIL CHAMBERS
6:30 P.M.**

I. ROLL CALL

II. APPROVAL OF BZA MINUTES - September 14, 2021

III. PUBLIC HEARINGS

BZA2022-01 Variance of Required Side Setback
5106 W. 69th Terrace
Zoning: R-1A
Applicant: Michael and Kelly Simonett

IV. OTHER BUSINESS

V. ADJOURNMENT

Plans available at City Hall if applicable
If you cannot be present, comments can be made by e-mail to cityclerk@pvkansas.com

***Any Commission members having a conflict of interest, shall acknowledge that conflict prior to the hearing of an application, shall not participate in the hearing or discussion, shall not vote on the issue and shall vacate their position at the table until the conclusion of the hearing.**

**BOARD OF ZONING APPEALS
CITY OF PRAIRIE VILLAGE, KANSAS
MINUTES
TUESDAY, SEPTEMBER 14, 2021**

ROLL CALL

The meeting of the Board of Zoning Appeals of the City of Prairie Village, Kansas was held on Tuesday, September 14, 2021, at 6:30 p.m. Due to the COVID-19 pandemic, Board members attended a virtual meeting via the Zoom software platform. Chair Patrick Lenahan called the meeting to order at 6:30 p.m. with the following members present: Jonathan Birkel, James Breneman, Greg Wolf, Melissa Brown, Nancy Wallerstein and Jeffrey Valentino.

Also present via Zoom in their advisory capacity to the Board of Zoning Appeals were: Chris Brewster, Gould Evans; Jamie Robichaud, Deputy City Administrator; Mitch Dringman, City Building Official, Ron Nelson, Council Liaison, and Adam Geffert, City Clerk/Board Secretary.

APPROVAL OF MINUTES

Mrs. Wallerstein moved for the approval of the minutes of the April 6, 2021 Board of Zoning Appeals meeting as presented. Mr. Wolf seconded the motion, which passed 6-0, with Mr. Breneman in abstention.

PUBLIC HEARINGS

BZA2021-03 Building Coverage Variance for Installation of Shed
 3913 W. 69th Street
 Zoning: R1-B
 Applicant: Matt Sayers

Mr. Brewster stated that the applicant was requesting a variance from Section 19.08.015 to allow an 80 square feet accessory structure in the rear yard. The R-1B district allows a maximum building coverage of 30% of the lot, and accessory buildings and structures over 30" high count toward the building coverage standards. The existing home was built in 2016; the lot is 8,125.78 square feet, and the building footprint is 2,398.39 square feet. The existing lot coverage of all structures over 30 inches high is 29.51%. The proposal to locate an 80 square feet shed in the rear yard would exceed the 30% lot coverage maximum by 40.66 square feet. All other requirements of the R-1B district and accessory building standards would be met.

Mr. Brewster added that the zoning ordinance required the Board to find that all five of the following Golden Factors be met to grant a variance:

1. Uniqueness - That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.
2. Adjacent Property - That the granting of the permit for the variance would not adversely affect the rights of adjacent property owners or residents.
3. Hardship - That the strict application of the provisions of these regulations from which a variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.
4. Public Interest - That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.
5. Spirit and Intent of the Regulation - That the granting of the variance desired would not be opposed to the general spirit and intent of these regulations.

Property owner / resident Matt Sayers was present to discuss the variance. He noted that the proposed shed would be 8' x 10', and stand 8' tall.

Mr. Lenahan opened the public hearing at 6:38 p.m. With no one present to speak, Mr. Lenahan closed the public hearing at 6:39 p.m.

Mr. Valentino asked if there was a tolerance percentage within the coverage requirement that would allow the shed to be installed. Mr. Brewster said there was no margin of error included in the coverage standard.

Board members considered the Golden Factors, noting that the proposal likely did not meet the uniqueness factor. Mr. Breneman asked if Mr. Sayers built the house to its current specifications, or bought the house after it had already been constructed. Mr. Sayers stated that he had the house designed and built. He added that the house backed up to Brenizer Park, and felt the shed was necessary to keep items in the backyard safe. Mr. Wolf and Mr. Valentino said that they believed the uniqueness factor had been met based on the home's proximity to the park. A vote was taken with board members voting 5-2 against the uniqueness factor being met.

After further discussion, Mr. Birkel made a motion to deny the variance. Mrs. Wallerstein seconded the motion, which passed 5-1, with Mr. Wolf in opposition and Mr. Valentino absent due to technical issues.

OTHER BUSINESS

ADJOURNMENT

Chair Patrick Lenahan adjourned the meeting of the Board of Zoning Appeals at 7:07 p.m.

Adam Geffert
City Clerk/Board Secretary

STAFF REPORT

TO: Prairie Village Board of Zoning Appeals
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: July 12, 2022

Application: BZA 2022-01

Request: Variance building separation to allow and addition closer than 14' to an existing structure on the adjacent lot.

Action: *A variance request requires the Board of Zoning Appeals to evaluate facts and weigh evidence, and a majority of the Board must find that all 5 criteria for a variance have been met in order to approve the request.*

Property Address: 5106 W 69th Terrace

Applicant: Michael and Kelly Simonett, Owner

Current Zoning and Land Use: R-1A Single-Family Residential - Single-Family Dwelling

Surrounding Zoning and Land Use: **North:** R-1A Single-Family Residential – Single-Family Dwellings
East: R-1A Single-Family Residential - Single-Family Dwellings
South: R-1A Single-Family Residential - Single-Family Dwellings
West: R-1A Single-Family Residential - Single-Family Dwellings

Legal Description: , NALL AVENUE GARDENS LOT 32, BLK 1 PVC-0441 0032

Property Area: 0.23 acres (9,995.58 s.f.)

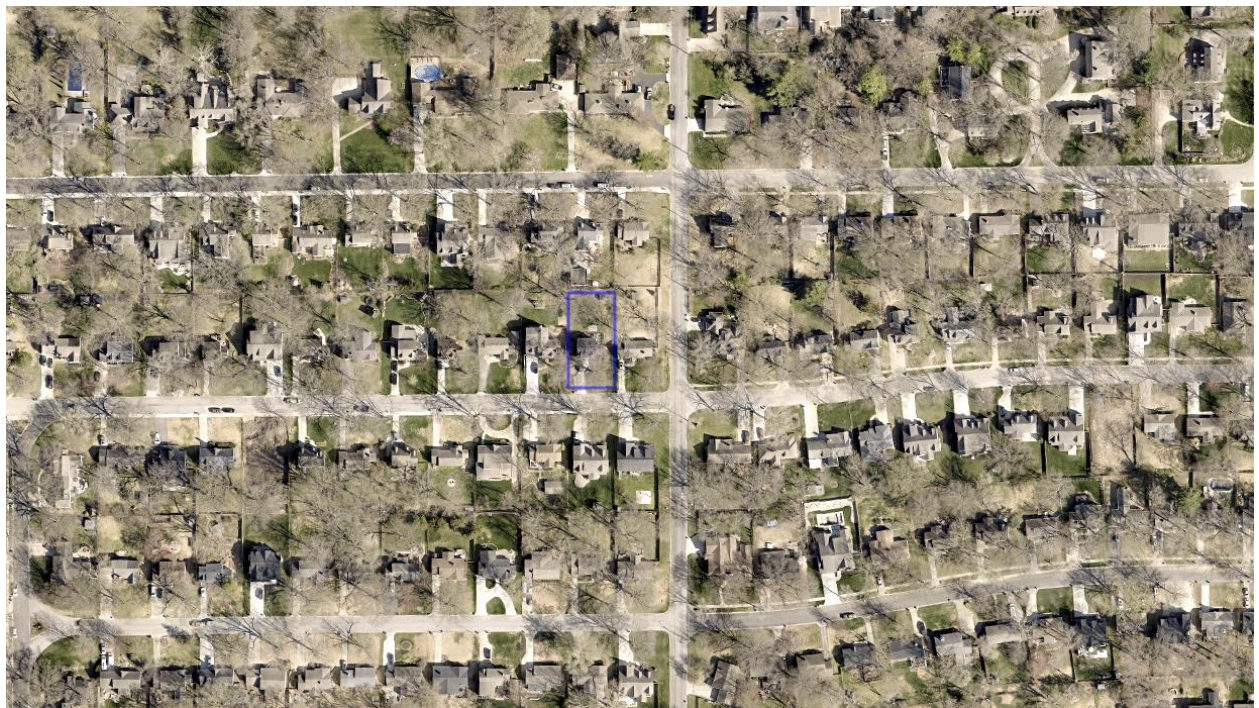
Related Case Files: None

Attachments: Application, lot survey, and building plans and specifications

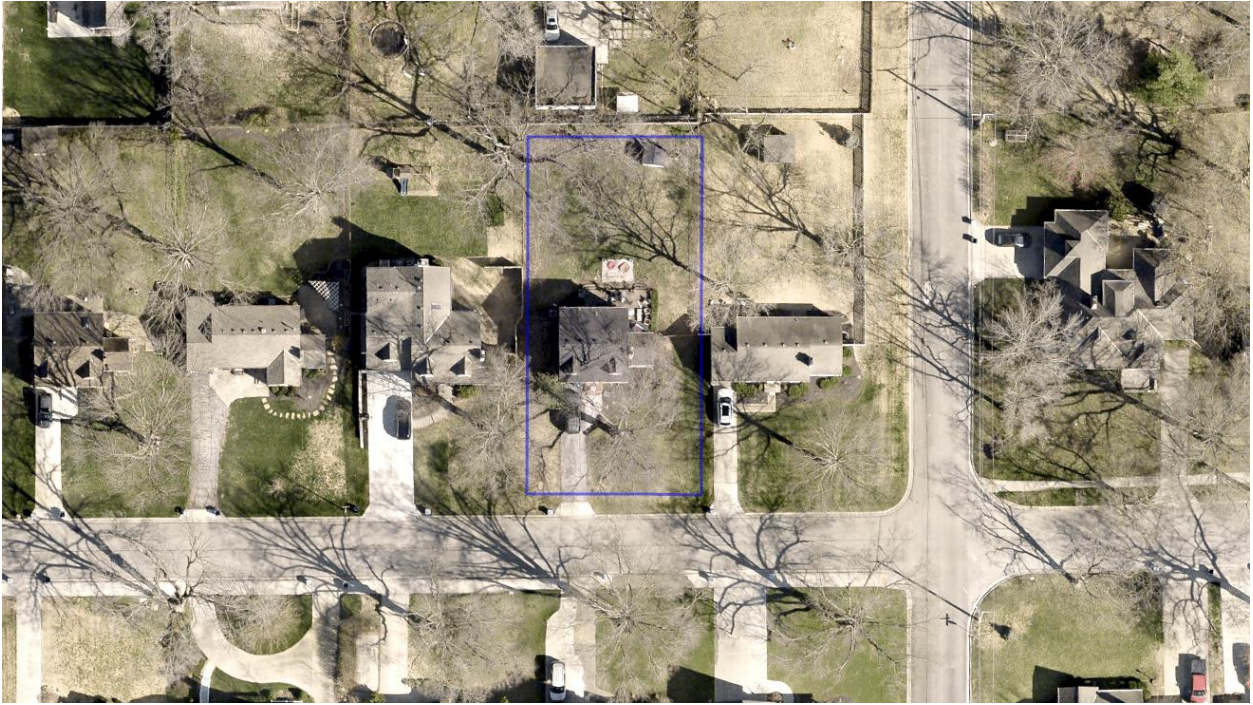
General Location Map



Aerial Map



Aerial Site



Birdseye View



Street View



Looking north on W. 69th Terrace at the side lot line condition (subject property on the left)

COMMENTS:

The applicant is requesting a variance from Section 19.06.015 to allow an addition be built closer than 14' to an existing building on an adjacent lot. The property is zoned R-1A. The development standards require a side setback that is (1) at least 7' on each side; (2) at least 20% of the lot width on both sides; and (3) at least 14' from any adjacent building. [\[19.06.015\]](#).

The existing house on the subject lot and the house on the adjacent lot were each built in 1947 (according to Johnson County AIMS data). The lot is 9,995.58 s.f. (70' x 142') and the existing house is approximately 13.6 feet from the west side lot line and 19.6 feet from the east side lot line. The proposed addition would change that to 8.5 feet from the west side lot line, and 7 feet from the east side lot line. While this meets the side setbacks standards for both the minimum (7') and the overall percentage (20% of width), due to the location of the house on the west adjacent lot the proposed addition would be approximately 11.8 feet from that house. That house is a corner lot and is 4.8 feet from the side lot line, a preexisting non-conforming situation. In this circumstance it would require that any new building in the vicinity of the adjacent structure be setback 9.2 feet, rather than the minimum required 7 feet.

All other requirements of the R-1B district and accessory building standards will be met.

The applicant had a neighborhood meeting as required by the Prairie Village Resident Participation Policy and has supplemented the application with background on that meeting.

ANALYSIS:

Section 19.54.030 of the Zoning Ordinance requires the Board to find that **all five** of the following conditions are met in order to grant a variance. If the Board finds that even one of these conditions is not met, a variance should not be granted:

A. Uniqueness

That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.

In order for the property to meet the condition of uniqueness, it must have some peculiar physical surroundings, shape, or topographical condition that would result in a practical difficulty as distinguished from a mere inconvenience to utilize the property without granting the variance.

The lot is not necessarily unique, as there are many similar lot sizes in the area. It is situated towards the end of a rectangular block and is the next lot in from the corner lot on Fonticello and West 69th Terrace. The house on the corner lot is shifted west towards the subject lot with an approximately 18.5 feet side setback on the street side, and a 4.8 feet side setback on the interior side. The subject lot is approximately 70 feet wide and 142' deep. Although the R-1A district requires a minimum width of 80 feet, this lot and other lots in the area were platted before the zoning ordinance was adopted and is a legal, nonconforming lot with respect to the required width. Most other lots in the vicinity are a similar size and width except for the end or corner blocks affected by the intersection configurations.

B. Adjacent Property

That the granting of the permit for the variance would not adversely affect the rights of adjacent property owners or residents.

The proposal meets the minimum setbacks both in regard to the basic minimum on each property line (7') and the combined percentage of both sides based on the lot width (20%). Therefore, although the proposed addition would be closer to the lot lines on each side, it would not necessarily impact anything that either property owner otherwise could do with their lots. The applicant has also submitted a drainage study to support the application and demonstrate no impacts on adjacent property. Provided that the proposed additions meet all other applicable design and development standards, the variance if granted would not negatively impact adjacent property owners.

C. Hardship

That the strict application of the provisions of these regulations from which a variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.

The lot is slightly larger than is required by the zoning ordinance and therefore has a typical buildable area. The current situation affects the allowed buildable area by approximately 2.2 feet in the vicinity of the existing house on the adjacent lot. The proposed addition has a staggered wall plane on the east side with a rear portion of the building setback 9 feet from the lot line, and the front portion setback 7 feet. The front 7 feet setback portion is a proposed attached garage that is approximately 21.5 feet wide and is extended from the existing exterior east wall of the existing home.

D. Public Interest

That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

The side setback requirements are intended to ensure the appropriate scale and compatibility of buildings throughout a zoning district and building separation requirements are intended to manage the mutual interest of adjacent property owners on shared property boundaries. In this case, the community interest is generally being met by the minimum setbacks on the subject lot, and all other design and development standards being met. The specific impact of granting the variance more directly impacts the mutual interests of the adjacent property owners.

E. Spirit and Intent of the Regulation

That the granting of the variance desired would not be opposed to the general spirit and intent of these regulations.

The intent of setback standards is to manage the scale of buildings and lots on a district-wide basis to ensure compatible development on all lots, and to address the relationship of adjacent structures. The Prairie Village zoning ordinance bases required setbacks on three independent factors – a minimum setback, a percentage of the lot width, and a building separation requirement. In some circumstances these elements can lead to different specific requirements even though the overall intent is being addressed. In this case, the fact that an existing adjacent building is closer to the side property line than ordinarily occurs, the applicant is required to have an additional 2.2 feet setback in the vicinity of the existing structure on the adjacent lot.

EFFECT OF DECISION:

After reviewing the information submitted and considering the testimony during the public hearing, if the Board finds that **all five conditions** can be met as required by state statutes and Section 19.54.030 of the Prairie Village Zoning Ordinance, then it may grant the variance. If the Board does approve the variance, it should be subject to the following conditions:

1. That the variance be granted only to the extent shown on the submitted plans.
2. The variance, if approved, be recorded with the County Register of Deeds within 1 year of approval.

**CITY OF PRAIRIE VILLAGE, KANSAS
BOARD OF ZONING APPEALS
APPLICATION FOR APPEAL / VARIANCE / EXCEPTION
PROCEDURE FOR FILING APPLICATION**

1. Applications shall be made on forms prescribed by the Board of Zoning Appeals and filed with the Secretary of the Board.
2. A deposit of seventy-five dollars (\$75.00) shall accompany each application. If this sum is inadequate to cover incurred expenses; additional money will be required.
3. The applicant shall furnish, at the time of filing the application, a certified list of all the owners of property (not just occupants) located within two hundred (200) feet, excepting public streets and ways, of the area for which the Appeal / Variance has been requested, obtained from the County Clerk's Offices at the Johnson County Courthouses in Olathe or from a title company. The applicant shall also furnish a sketch, plan or information showing details of the variance requested. The applicant shall submit a written statement in response to the five criteria necessary for granting a variance. For an appeal, the applicant shall submit a written statement providing information justifying the appeal requested.
4. All applications shall be set for a public hearing before the Board of Zoning Appeals.
5. Notice of such hearing shall be published in one issue of the official newspaper of the City of Prairie Village; such notice to be published not less than twenty (20) days or more than forty (40) days, exclusive of the days of publications and hearing, prior to the date of said hearing of the Board.
6. The applicant shall mail, by certified mail, return receipt requested, a copy of the notice of hearing to all owners of property as set out in #3 at least twenty (20) days prior to the hearing, thus providing an opportunity to all interested persons to be heard.

OFFICE OF THE CITY CLERK
CITY OF PRAIRIE VILLAGE
7700 MISSION ROAD
PRAIRIE VILLAGE, KS 66208
913-381-6464

The Board may grant a variance only upon finding that the requirements of PVMC 19.44.070 have been met. The following is intended as a simplified

discussion of the criteria considered in the request for a variance and is provided for your convenience and assistance in making your request. While this discussion is intended to be helpful, the Board is governed by its interpretation of PVMC 19.44.070 as applied to the facts and circumstances of your case and the following simplified discussion is not intended to be an exhaustive analysis of all applicable principles.

Criteria #1 – That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district, and is not created by an action or actions of the property owner or applicant.

The variance must arise from a condition of the property. That condition must be unique to the property. That does not mean that the condition is “unique” but rather that it is “unique to the property;” that is, the condition relates solely to the property and not to external factors, structures, etc. The condition must not be ordinarily found in the zone or district; i.e., the condition must not exist with respect to a number of properties. Its occurrence must be infrequent. The owner/applicant cannot have done anything to the property which caused the condition. This does not refer to what the owner proposes with the variance, but some act done with the property; for example, subdividing a lot that causes the condition from which relief is sought.

Criteria #2 – That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.

The variance may not adversely affect the rights of adjacent property owners. The crucial terms here are “adversely” and “rights”. While objections of adjacent property holders will be heard and considered, the variance proceeding is not a plebiscite. The Board will consider whether or not any impact on adjacent property holders constitutes an adverse affect on their rights.

Criteria #3 – That the strict application of the provisions of this title of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.

A variance may be granted where strict application will result in unnecessary hardship. Unnecessary hardship shall be considered to mean that the property owner cannot do with his property that which others can ordinarily do and/or that which is a reasonable expectation for a similar property owner and /or where special circumstances of the particular property exist.

Criteria #4 – That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

The variance may not adversely affect the public interest. The Board shall consider the impact of the requested variance upon the concerns of the public; such as fire protection, environmental impact, police protection, vision, safety and morals.

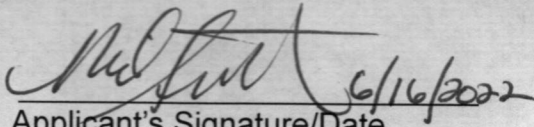
Criteria #5 – That granting the variance desired will not be opposed to the general spirit and intent of this title.

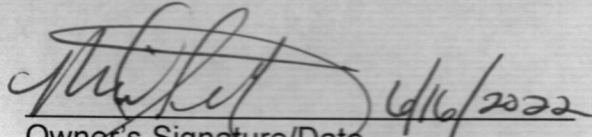
The variance must not conflict with the intent and spirit of the zoning regulation. The Board shall consider that the zoning regulation was adopted for a purpose; such as, green space, traffic safety, light and air, neighborhood conformity, etc. Therefore, the Board will evaluate whether or not the variance requested will conflict with that purpose.

AGREEMENT TO PAY EXPENSES

As a result of the filing of said application, CITY may incur certain expenses, such as publication costs, consulting fees, attorney fees and court reporter fees.

APPLICANT hereby agrees to be responsible for and to CITY for all cost incurred by CITY as a result of said application. Said costs shall be paid within ten (10) days of receipt of any bill submitted by CITY to APPLICANT. It is understood that no requests granted by CITY or any of its commissions will be effective until all costs have been paid. Costs will be owing whether or not APPLICANT obtains the relief requested in the application.


Applicant's Signature/Date


Owner's Signature/Date

Please indicate below the extent to which the following standards are met, in the applicant's opinion. Provide an explanation on a separate sheet for each standard which is found to be met.

1. *UNIQUENESS* X Yes ___ No

The variance requested arises from conditions which are unique to the property in question, which are not ordinarily found in the same zoning district, and which are not caused by actions of the property owners or applicant. Such conditions include the peculiar physical surroundings, shape, or topographical condition of the specific property involved which would result in a practical difficulty or unnecessary hardship for the applicant, as distinguished from a mere inconvenience, if the requested variance was not granted.

2. *ADJACENT PROPERTY* Yes X No

The granting of the variance will not be materially detrimental of adversely affect the rights of adjacent property owners or residents.

3. *HARDSHIP* X Yes ___ No

The strict application of the provision of the zoning regulations from which a variance is requested will constitute an unnecessary hardship upon the applicant. Although the desire to increase the profitability of the property may be an indication of hardship, it shall not be sufficient reason by itself to justify the variance.

4. *PUBLIC INTEREST* ___ Yes X No


The variance desired will not adversely affect the public health, safety, morals, order, convenience, or general welfare of the community. The proposed variance shall not impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the neighborhood.

5. *SPIRIT AND INTENT* ___ Yes X No

Granting the requested variance will not be opposed to the general spirit and intent of the zoning regulations.

6. *MINIMUM VARIANCE* X Yes ___ No

The variance requested is the minimum variance that will make possible the reasonable use of the land or structure.

SIGNATURE:  DATE 6/16/2022

BY: Michael Simonett
TITLE: Homeowner

TITLE: _____
Minimum Required Information (to be shown on the site plan)

The site plan shall be legibly and accurately drawn on paper suitable for reproduction. The plan shall be drawn to a scale of 1 inch to 50 feet or less. Architect's drawings will also be acceptable. The plan shall contain the following information:

1. The name and address of the person filing the application
2. The date, scale, and north arrow
3. Property lines, building lines and easements
4. Streets, sidewalks and alleys
5. Existing and/or proposed structures or improvements
(i.e. trees, patios, driveways, etc.)
6. Existing structures within 20 feet of the property
7. Accurate dimensions of the property and all structures involved

Elevations

Elevations shall be submitted for all sign applications, new additions and alterations to existing structures, new accessory structures, and fences. They shall contain the following information:

1. Dimensions including height, width, length and area
2. In the case of sign, the elevation should also indicate the exact appearance of the sign, whether or not it is illuminated, and the type of illumination.

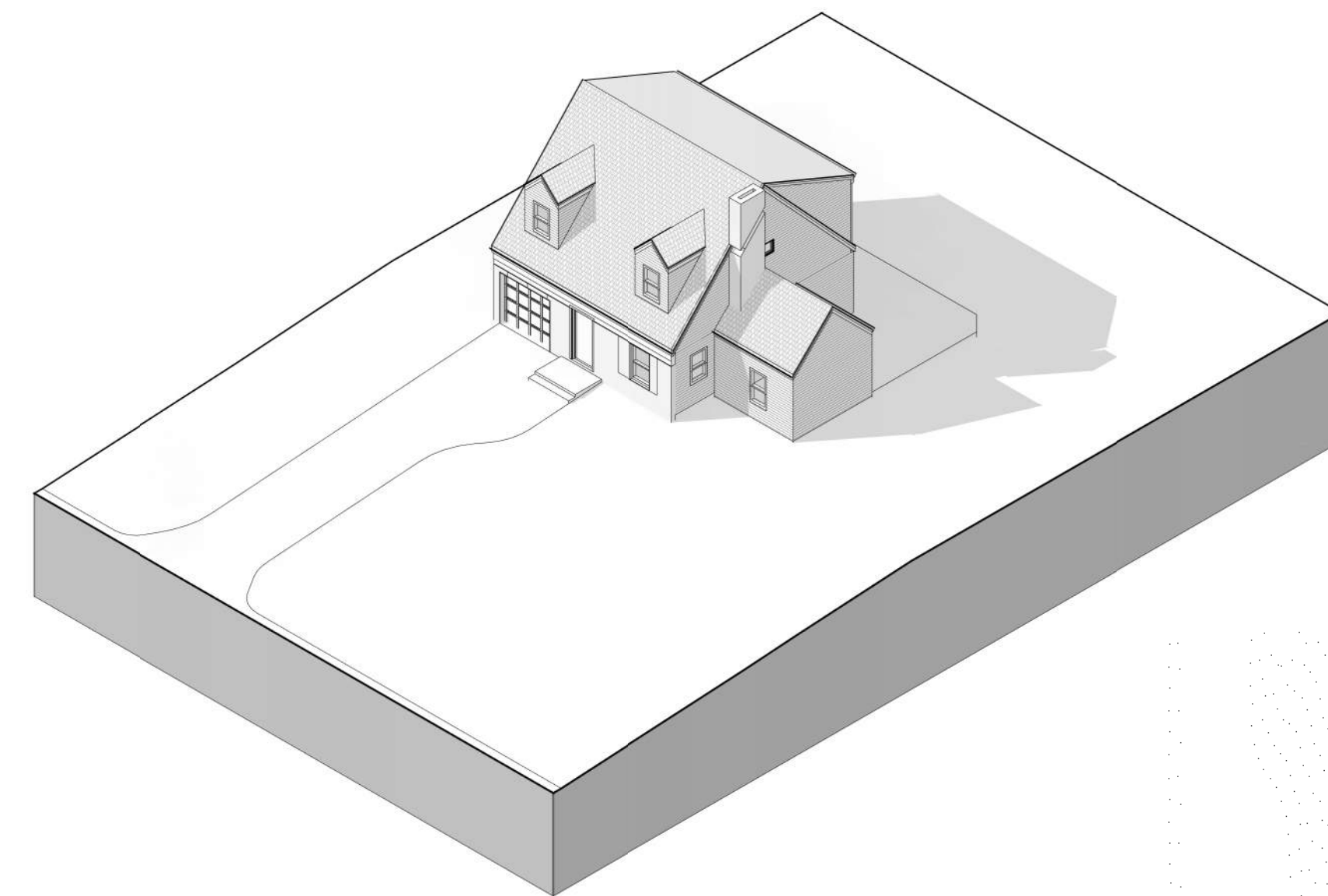
Other

Any other information deemed necessary by the code official or building official should be stipulated below:

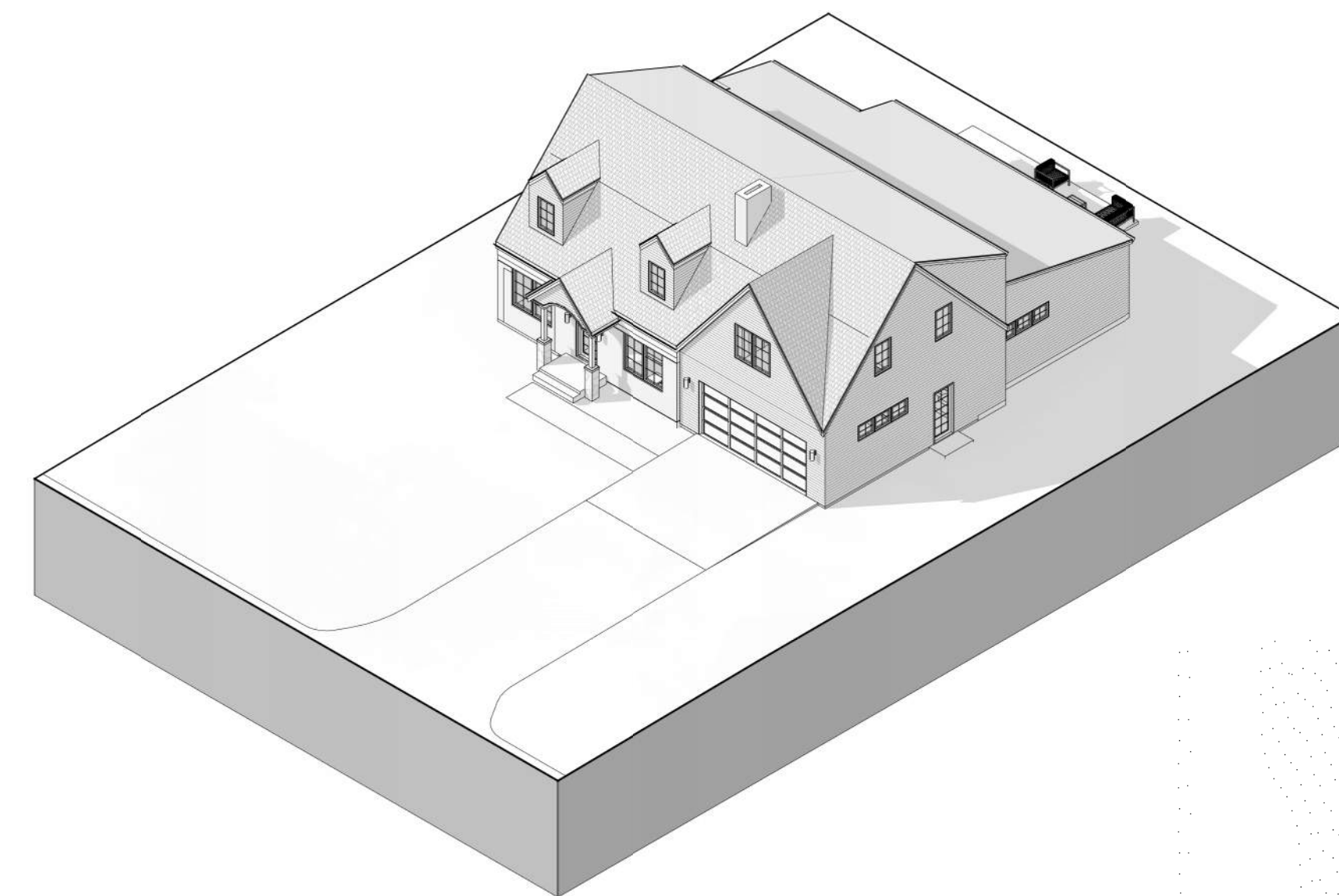
Checked by: _____
Date: _____

Uniqueness of property - due to the westside foundation of our eastern neighbor only being 4.8 ft from their property line, the PV ordinance makes our property unique. In accordance with PV guidelines our proposed renovation complies with all regulations related to our property. If our neighbor's foundation was 7' from their property line, a variance wouldn't be necessary.

Hardship - if the variance isn't granted, we will be unable to build a two-car garage. In doing so we will increase the number of vehicles parked on 69th ter, which at times can be congested. Our goal was to utilize as much of the existing house as possible. I understand value isn't a legit reason for a hardship, but the increased costs associated with having to push into the existing structure to meet the requirements and the associated increased structural cost will make it difficult to complete all necessary renovations. We've completed a drainage study to ensure all renovations will not cause any issues with our neighbor's current foundation location.



1 AXON - EXISTING



2 AXON - NEW

SIMONETT RESIDENCE

5106 W 69th Terrace, Prairie Village, Kansas, 66208

BZA SUBMISSION I 6/17/2022

adam reilly

PROJECT INFORMATION
090 - SIMONETT RESIDENCE
 5106 W 69th Terrace, Prairie Village, Kansas, 66208

OWNER
 Mike Simonett
 e: mike.simonett@gmail.com
 p: 913-669-3409

DESIGN
 Adam Reilly
 e: areilly@adam-reilly.com
 p: 785-806-1821

IN ASSOCIATION WITH THE ARCHITECT:
 Richard H Sweeners II, Proprietor
 RH Sweeners Architect
 rhs@sweenersarch.com

THIS DRAWING HAS BEEN PREPARED UNDER MY SUPERVISION, AND I DISCLAIM RESPONSIBILITY FOR EXISTING BUILDING, CONSTRUCTION OR SITE CONDITIONS, IMPROVEMENTS, OR ANY DOCUMENTS WHICH DO NOT BEAR MY SIGNATURE AND SEAL. DO NOT CONTACT THE ARCHITECT FOR BIDDING INFORMATION OR QUESTIONS, AS THE ARCHITECT IS NOT INVOLVED IN BIDDING.

GENERAL CONTRACTOR
 S&E Development
 e: taylor@ericksonbuild.com
 p: 785-366-0347

STRUCTURAL ENGINEER
 Apex Engineering
 1625 Locust St, Kansas City, MO 64108
 816-421-3222

GENERAL NOTES
 CONTRACT DOCUMENTS: This Drawing may be a single part of a set of Construction "Contract Documents" that may include an Agreement, General Conditions, Specifications, and Addenda. The Contract Documents are complementary, what is required by one is as binding as if required by all.

THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER LEGAL EXECUTION AND COMPLETION OF THE CONSTRUCTION WORK INDICATED. PROVIDE, TURN IN AND INSTALL ALL PRODUCTS, MATERIALS, EQUIPMENT OR ACCESSORIES REQUIRED FOR PROPER OPERATION AND USE, IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, EXCEPT AS NOTED. OTHER RELATED DOCUMENTS AFFECTING THE WORK DESCRIBED ON THIS DRAWING MAY INCLUDE GEO-TECHNICAL RECOMMENDATIONS, MANUFACTURER'S PRODUCT DATA AND INSTALLATION REQUIREMENTS, SHOP DRAWINGS AND COORDINATION DRAWINGS.

STUDY AND COMPARE THE CONTRACT DOCUMENTS AND OTHER RELATED DOCUMENTS WITH THE EXISTING CONDITIONS, and verify existing dimensions before starting construction Work. Report errors, inconsistencies or omissions discovered for clarification. While prepared with due care and diligence, perfection is not possible - as every possible condition or contingency cannot be anticipated or fully shown within the Contract Documents. Failure to review other documents does not affect any contractor's obligation to provide complete or otherwise function and operable building components or a useable building facility.

COMPLY WITH LAWS, CODES & ORDINANCES OF AUTHORITIES HAVING JURISDICTION (AHL), and with requirements of the Developer or Landlord, as applicable.

DIMENSIONS noted are to the "face" of a material or assembly - but not to its face or paneling (finish) unless noted otherwise. Calculate and measure required dimensions - do not scale the Drawings unless directed to do so.

APPLICATION OF A MATERIAL, or equipment item to Work installed by others constitutes acceptance of that Work, and assumption of responsibility for satisfactory installation.

THIS DRAWING IS AN "INSTRUMENT OF SERVICE" intended solely for use by our Client on this project. The Designer disclaims responsibility for the existing building structure, existing site conditions, existing construction elements and drawings or documents not provided by the Designer. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished work and property of the Designer. Receipt or possession of this Drawing confers no right of license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2019 by Adam Reilly.

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary, what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

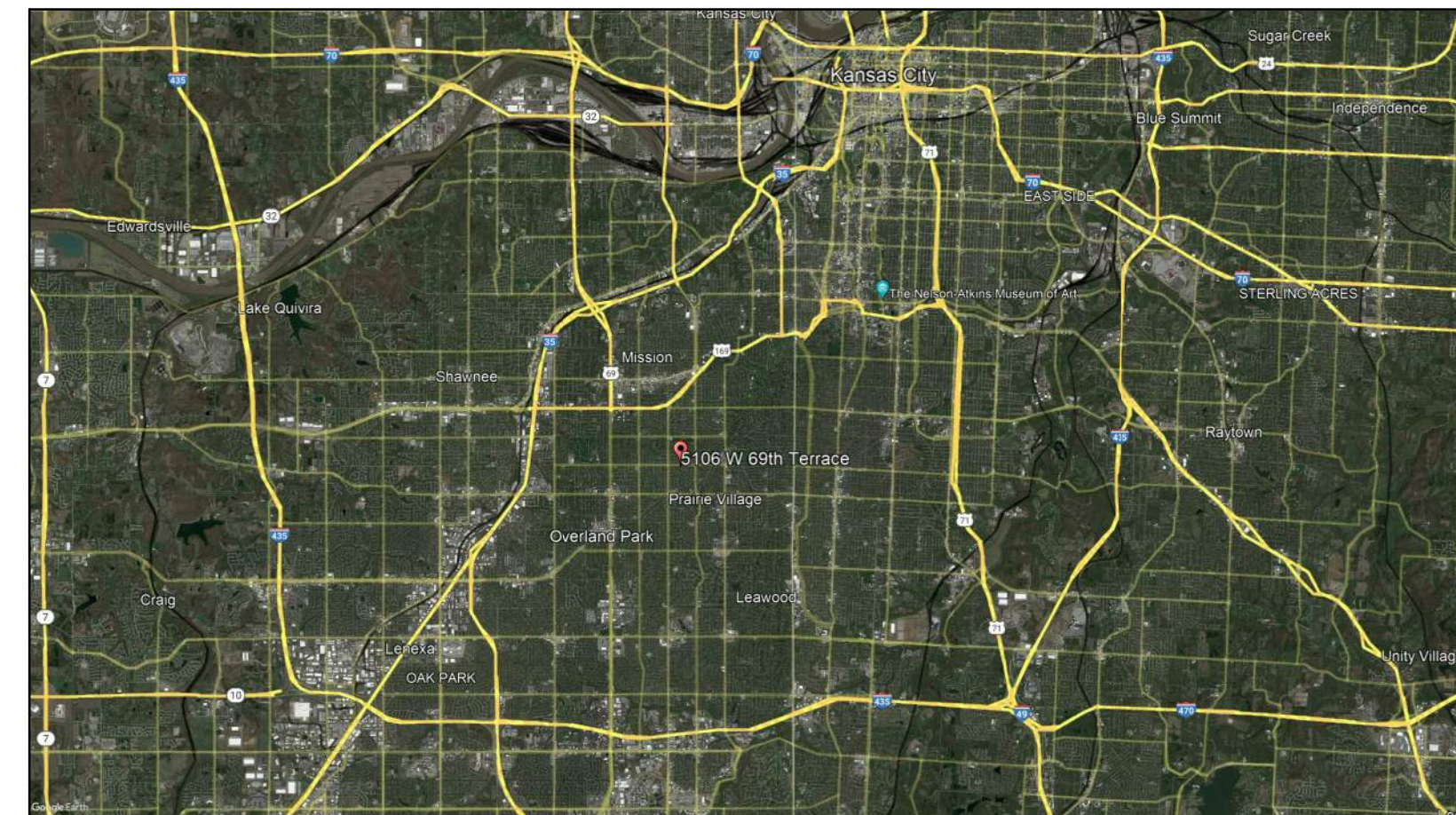
ISSUE
BZA SUBMISSION
6/17/2022

REVISION SCHEDULE:
 NO. DATE ISSUE

Drawn By: Author

COVER SHEET

A000



Metro Area



5106 W 69th Terrace, Prairie Village, Kansas, 66208

DESIGN

adam reilly

e: areilly@adam-reilly.com
 p: 785-806-1821

IN ASSOCIATION WITH THE ARCHITECT:

Richard H Sweeners II, Proprietor
 RH Sweeners Architect
 rhs@sweenersarch.com

THIS DRAWING HAS BEEN PREPARED UNDER MY SUPERVISION, AND I DISCLAIM RESPONSIBILITY FOR EXISTING BUILDING, CONSTRUCTION OR SITE CONDITIONS / IMPROVEMENTS, OR ANY DOCUMENTS WHICH DO NOT BEAR MY SIGNATURE AND SEAL. DO NOT CONTACT THE ARCHITECT FOR BIDDING INFORMATION OR QUESTIONS, AS THE ARCHITECT IS NOT INVOLVED IN BIDDING.

GENERAL CONTRACTOR

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STRUCTURAL ENGINEER

Apex Engineering
 1625 Locust St, Kansas City, MO 64108
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SHEET INDEX

GENERAL
 A000 COVER SHEET
 A001 NOTES

DEMO
 D200 DEMO PLANS

ARCHITECTURAL
 A010 SITE PLAN
 A100 FLOOR PLANS
 A101 FLOOR PLANS
 A102 FLOOR PLANS
 A103 ROOF PLAN
 A200 EXTERIOR ELEVATIONS

ENERGY REQUIREMENTS

RESIDENCE TO COMPLY WITH ENVELOPE REQUIREMENTS OF THE 2018 IRC.

FOLLOWING MINIMUM R-VALUES MUST BE MAINTAINED THROUGHOUT.

- 49 ROOF R-VALUE
- 20 WOOD FRAME WALL R-VALUE
- 19 FLOOR R-VALUE
- 10/13 BASEMENT R-VALUE
- 10/13 CRAWL SPACE WALL R-VALUE
- 10, 2 FT SLAB
- 0.32 FENESTRATION U-FACTOR
- 0.40 SKYLIGHT U-FACTOR
- NR GLAZED FENESTRATION SHGC

ADDITIONAL NOTES

APPROVED PLANS ARE REQUIRED ON JOB SITE. A COPY OF THE CITY- STAMPED SET OF BUILDING PLANS AND THE CITY-STAMPED PLAN WILL BE REQUIRED TO BE ON THE JOB SITE FOR ALL INSPECTIONS.

NOTE THAT THE COMPLETE SET OF CITY-STAMPED PLANS, INCLUDING SITE PLAN, SHALL BE PROVIDED ON SITE FOR EACH INSPECTION WHERE PLANS ARE REQUIRED - PARTIAL SETS ARE NOT ACCEPTABLE.

FAILURE TO PROVIDE THE CITY-STAMPED PLANS ON THE JOB SITE FOR THE INSPECTOR'S USE MAY RESULT IN A DISAPPROVED INSPECTION AND ASSESSMENT OF REINSPECTION FEES.

PROJECT INFORMATION

CONSTRUCTION, ZONING, BUILDING HEIGHT:

CONSTRUCTION: TYPE V
 ZONING: R-1A
 BUILDING HEIGHT: 2 ABOVE GRADE
 EXIST. ELECTRICAL SERVICE:
 NEW ELECTRICAL SERVICE:

THIS PROJECT IS TO COMPLY WITH AND REFERENCE THE FOLLOWING CODES:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL ENERGY CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2018 INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE
- 2017 NATIONAL ELECTRIC CODE

NOT FOR CONSTRUCTION DO NOT COPY/DISTRIBUTE

GENERAL NOTES:

All work and materials furnished shall comply with ALL applicable building codes, including, but not limited to **The State of Kansas Regulations**, the regulations of the National Board of Fire Underwriters, National Fire Protective Association Requirements and all Federal, State, and Municipal authorities having jurisdiction over the work and the **2018 INTERNATIONAL RESIDENTIAL CODE**.

Contractor is responsible for securing and obtaining all necessary permits, approvals, and inspections and paying all applicable fees for all trades.

Contractors must comply with all appropriate municipal and regulatory agencies, codes and requirements. The contractor shall submit in accordance of instance in accordance with building requirements and shall include a hold harmless clause for the owner, building management, and the Architect.

Contractor shall provide controlled inspections as required for the **Prairie Village Building Department** approval. All controlled inspections are to be performed by licensed professionals and the cost of these services is to be paid by the contractor.

The submission of a proposal by the contractor will be construed as evidence that a careful and thorough examination of the premises has been made and later claims for labor, materials or equipment required or for difficulties encountered, which could have been foreseen had such an examination been made, will not be recognized. It shall also constitute a representation that the contractor has checked and verified all quantities, work and materials involved and that he or she shall take responsibility for any deficiencies therein.

Provide each subcontractor with a complete set of contract documents for their use and reference and verify receipt upon request.

Before ordering any materials or doing any work, each trade shall verify all measurements at the building and shall be responsible for correctness of same. No extra charge or compensation will be allowed on account of difference between actual dimensions and the measurements indicated on the drawings, any discrepancies between the drawings and field conditions which may be found shall be submitted to the Architect for consideration and clarification before proceeding with the work. The contractor shall be responsible for any deviations from the contract documents.

The intent of the contract documents is to include all items necessary for proper execution and completion of the work. The contract documents are complementary – what is required by one is as binding as if required by all. If discrepancies exist between the drawings or between the contract documents and the drawings and the specifications, the contractor will be responsible to provide the highest quality or greatest quantity of work, product, or material as indicated in either the drawings or the specifications.

All the Architect's drawings and construction notes are complementary and what is called for by either will be binding as if called for by all; any work shown or referred to on any one drawing shall be provided as shown on all drawings. Whenever an item is specified and/or shown on the drawings by detail or reference it shall be considered typical for other items which are obviously intended to be the same, even though not so designated or specifically named but do serve the same function.

Full size or large scale details or drawings shall govern small scale drawings which they are intended to amplify. Details or conditions indicated for a portion of the work but not carried out fully for other portions shall apply throughout to all similar portions except as otherwise specifically noted. In every case a more expensive item or method shall be assumed over a less expensive one and dimensions shall be figured rather than determined by rule or scale.

The character and scope of the work are illustrated by the drawings. To interpret and explain the drawings, other information necessary by the Architect will be furnished to the contractor when and as required by the work. It is to be understood that the said additional drawings are to be of equal force as the original drawings, and shall be considered as forming a part of this set.

The contractor shall abide by and comply with the true intent and meaning of the drawings and notes taken as a whole and shall not avail himself or herself of any obvious errors or omissions, should any exist. Should any error or discrepancy appear or any doubt arise as to the true meaning of the drawings or notes, the contractor shall bring such items to the attention of the Architect before submission of proposal for explanation or correction of the same. After the submission of the proposal, the contractor will be held responsible for all such items.

The work to be performed consists of furnishing all labor, equipment, tools, transportation, supplies, fees, materials, and services in accordance with these notes and drawings, and includes performing all operations necessary to construct and install complete, in satisfactory condition, the various materials and equipment at the locations shown. It is intended that the drawings include everything requisite and necessary to finish the entire work properly, notwithstanding the fact that every item necessarily involved may not be specifically mentioned or shown. Any item which may be reasonably considered as incidental to the proper and satisfactory completion of the work in accordance with the intent of these notes and drawings is hereby included.

The contractor shall notify the Architect immediately if he cannot for any reason comply with all the requirements of these notes and drawings.

The contractor shall submit in writing all proposals for additional work to the Architect for review and approval. No additional work is to proceed until a signed authorization to proceed is returned to the contractor.

Work affected by changes proposed in any revised drawings or other documents issued to the contractor shall not be executed unless changes are accompanied by letter of authorization to proceed accordingly. In cases where instructions accompanying an issue of revised drawings or specifications request estimates of cost, such estimates shall be prepared and submitted promptly in order not to affect the progress of the work.

Payment will not be made to the general contractor on changes or extras unless they are approved in writing by owner or owner's representatives.

The project has been designed and detailed for the specific materials and equipment specified. No substitutions shall be made without the express written consent of the Architect. If the specified material is not available, the contractor shall propose an alternate material and shall provide drawings, samples, specifications, manufacturer's literature, performance data, etc., in order that the Architect can evaluate the proposed substitution. If the substitution affects a correlated function, adjacent construction, or the work of any other contractor or trade, the necessary changes and modifications to the affected work shall be accomplished by the contractor at no additional expense to the owner. No requests for substitutes will be entertained by the Architect due to the contractor's failure to order materials in a timely manner.

All materials required for the performance of this work shall be new and of the best quality of the kinds specified. The use of old or second-hand materials is strictly forbidden, except for locations on the drawings that refer to removal and relocation of materials or equipment. Materials shall be used in accordance with the manufacturer's specifications. The contractor shall submit all product warranties. The contractor shall warranty all work as per state or local regulations. Upon request, the manufacturer's representative shall go to the site and instruct the mechanics in the use of the materials or shall supervise their use.

The standard specifications of the manufacturers approved for use in the project are hereby made a part of these notes with the same force and effect as though herein written out in full, except that wherever the drawings require heavier members, better quality materials or are otherwise more stringent, those more stringent requirements shall govern.

The contractor shall submit all fabrication shop drawings, samples, and fixture cuts for the Architect's review as required and/or indicated on the drawings. The Architect's review shall not be construed as an indication that the submital is correct or suitable nor that work represented by submittal complies with the drawings, except as to the matters of finish, color, and other aesthetic matters. Action noted above does not relieve the contractor from responsibility to coordinate all trades and to check quantities and dimensions against conditions in the field. Contractors shall assume responsibility for all errors on their drawings.

The contractor shall submit all shop drawings complete with manufacturer's equipment cuts, for approval prior to commencement of work.

When "approved equal", "equal to", or other general qualifying terms are used it shall be based upon the review and approval by client or his/her representative. No material substitutions shall be made without first informing the client. Submit substitute materials specifications and samples for approval, in writing prior to commencement of work.

Any materials delivered or work performed, contrary to the drawings and specifications and approved shop drawings, shall be removed by the contractor at his own expense, and the same shall be replaced with other materials or work satisfactory to the Architect. The contractor shall also assume the cost of replacing the work which may be disturbed.

The contractor shall be responsible for properly and accurately laying out the work and for the lines and measurements herein. The contractor shall establish necessary reference lines and permanent benchmarks from which building lines and elevation shall be taken. Heights of all work called for "A.F.F.," including but not limited to soffits, ceilings, doors, and hollow metal shall be true and level within a maximum tolerance of 1/8" overall throughout the entire project.

All HVAC, plumbing, sprinkler and electrical lines are to be coordinated so that no conflicts occur. Any conflicts which result in a relocation of a finished surface must be brought to the attention of the Architect/Engineer prior to installation.

Unless otherwise noted, the contractor shall provide a one year warranty covering all work performed and equipment installed, from the time of Substantial Completion.

Contractor shall carefully remove and protect items indicated to be saved for re-use.

The contractor shall keep the Architect informed of the progress of the work. No work shall be closed or covered until it has been duly inspected and approved. Should uninspected work be covered the contractor shall, at their own expense, uncover all such work so that it can be properly inspected and after such inspection, shall properly be repaired and replaced all work interfered with.

All work shall be subject to final inspection by the Architect and acceptance by the owner.

Contractor is responsible for the protection of workers, public, and property.

A copy of the latest signed and sealed set of construction drawings shall be kept at the job site for review by the client, his representatives, the Architect, or inspectors.

The contractor shall have a competent superintendent on the premises at all times when the work is in progress.

All plumbing and electrical work shall be performed by persons licensed in their trades.

The general contractor shall coordinate their own work with the work of all other contractors, whether their own or those on separate contracts. Prior to commencing work, the general contractor shall provide a work schedule to show estimated commencement and completion dates of each trade identifying also long lead items. Contractor shall be responsible for giving all trades such information, plans or details as may be required for the proper installation of their work. All materials shall be ordered sufficiently ahead of time so that work can proceed on schedule. No substitutions will be accepted because of failure to do so.

The owner reserves the right to let other contacts in connection with the work of the project. The contractor shall be responsible for coordination of work with other contractors. The contractor shall afford other contractors reasonable opportunity for the introduction and storage of their materials and equipment and the execution of their work.

THE PREMISES

The premises and the job site shall be maintained in a reasonably neat and orderly condition and kept free from accumulations of waste materials and rubbish during the entire construction period. Remove crates, cartons and other flammable waste materials or trash from the work areas at the end of each working day. Contractor to control cleaning to prevent dirt or dust from leaving the job site and infiltrating areas not involved in the project. No material or debris storage shall be permitted at the street or sidewalk at any time.

Electrical closets, pipe and duct shafts chases, furred spaces and similar spaces shall be cleaned and left free from rubbish loose plaster, mortar drippings, extraneous construction materials, dirt and dust.

Contractor shall protect and be responsible for the existing structure, facilities and improvements adjoining the area under this contract. Any disturbance or damage to adjoining property resulting directly or indirectly from the contractor's operation shall be promptly restored, repaired or replaced to the satisfaction of the client at no additional cost.

Clean up immediately upon completion of each trade's work.

This cleaning includes the removal of trash and rubbish from these areas, broom cleaning of floors, the removal of any plaster, mortar, dust and other extraneous materials from finish surfaces, including but not limited to miscellaneous metal, woodwork, plaster, glass, gypsum drywall, masonry, concrete, mechanical and electrical equipment, piping ductwork, conduit, and surfaces visible after permanent fixtures, induction unit covers, grilles, registers, and other such fixtures or devices are in place.

In addition to the cleaning specified above and the more specific cleaning which may be required in various sections of the specifications the premises shall be prepared for occupancy by:

(i) a thorough cleaning throughout including washing or cleaning by other approved methods of all floors and surfaces on which dirt or dust has collected and by washing glass, removing all paint, foreign material, and stains thereon.

(ii) providing and maintaining adequate runner strips of non-staining reinforced kraft building paper on finished floors as required for protection.

(iii) leaving all fixtures and equipment in an undamaged, bright, clean, polished condition.

(iv) clean and polish all hardware and all other metal work.

(v) do all other cleaning as required to turn the premises over to the owner in a spotless and orderly condition.

The Owner reserves the right to accept or refuse any bids/ proposals from any subcontractor without exception.

SAFETY OF PUBLIC AND PROPERTY

Institute and maintain safety measures and provide all equipment or temporary construction necessary to safeguard all persons and property affected.

Structures, devices, or construction equipment shall not be loaded in excess of their design capacity.

Before using construction equipment or devices, same shall be inspected by the person supervising the work, and defects or unsafe conditions shall be promptly corrected before use.

Determine location, protect and safeguard all utilities on or adjacent to site. Notify all utility companies and building management as required.

Maintain fire preventive, sanitary and safety facilities.

THE WORK

All machines, tools, service lines and conduits shall be shielded or barricaded to provide safety and prevent contact by the public.

No materials shall be dropped or thrown outside the exterior walls of the building.

Areas used by the public shall be maintained free from debris, equipment, materials and other obstructions.

Interior finish scope: no new building area will be constructed – this project is within existing building construction

Provide all product options, trims, accessories, and component parts necessary for installation and intended use, even if not specifically indicated.

Coordinate and verify clearances required of products and equipment for delivery, installation use and operation.

Fill and patch exposed holes or cracks in floor, wall or ceiling surfaces and finish level, smooth and flush with adjacent surfaces.

Brace walls, partitions, ceilings, soffits, platforms, suspended construction and similar elements to structural elements – even if bracing is not specifically indicated. Do not brace to metal roof decking, plumbing or sprinkler pipes, ductwork, electrical conduits or similar elements.

Except at load-bearing walls or partitions, provide slip-type joint connections of framing to permit structural deflection of the floor or roof above.

Install framing and furring to avoid conflict or interference with concealed or recessed plumbing, mechanical, electrical or control components.

Provide escutcheons, grommets and similar trim closures at exposed piping penetrations of wall or partition surfaces.

Drywall partitions are nominal 5/8 inch thick, and cmu walls are nominal 8 inch thick unless otherwise indicated.

Locate doors & openings not indicated with dimensions in the center of the partition or 3 inches min from an adjacent partition to the hinge-side jamb (inside face of frame) with a minimum 18 inch clearance from the strike side jamb to partition or other protruding object.

Seal and fill slab control / expansion joints, and cracks in exposed concrete greater than 1/16 inch width.

At new concrete curbs, trowel-finish top & sides, cover inside corners, and ease outside corners of concrete pads or equipment bases.

Provide satin-shean concrete sealer on exposed interior concrete floors unless other finish is indicated.

Provide concealed 2x6 min wood blocking within metal-framed drywall construction for secure anchorage of casework cabinets, wall-mounted shelves, grab-bars, wall-mounted door stops, wood frames, tv mounting brackets, toilet partition anchors, toilet / bath accessories, drinking fountains, door stops, wall appliances, plumbing fixtures, light fixtures, handrails, and wall-hung accessories, and similar locations.

In non-combustible buildings (type I or type II), provide fire-retardant treated (firt) wood blocking when concealed in walls or partitions and when concealed above ceilings (surface-mounted, exposed wood trim does not require fire-retardant treatment – only concealed wood)

Provide preservative-treated wood blocking when in contact with masonry or concrete or when associated with roofing or flashings.

Provide min 3/4-inch-thick paint-finished firt plywood for mounting electrical and phone/data panels.

Provide door hardware at each swinging door (leaf) to include 3 hinges, lever entry lockset, 3 frame silencers and a wall stop mounted onto concealed blocking minimum - 1/4 inch otherwise scheduled

Inspect and test fire-rated doors and other openings per npra 80 before substantial completion - and provide documentation of testing to owner.

Provide safety glass at glazed openings of doors, and in adjacent construction within five (5) feet of a door in any position and when 18 inches or less from the finish floor.

Exposed drywall is to receive min 5/8 inch gypsum board with a level 4 painted finish unless otherwise indicated.

Provide gypsum tile backer board behind wall tile, and extending up 12 inches max at wet-area floor tile, seamless resilient, or resinous floor /base finishes.

Refer to finish / material / color schedule for designed finishes of building materials, walls, floors, ceiling, doors, trim, casework, countertops, and similar construction elements.

Verify flatness and levelness of concrete slabs or floors before application of finishes. Provide self-leveling epoxy underlayment if flatness exceeds 1/8 inch over ten (10) feet or as otherwise indicated.

Prepare floor and wall substrates as required to properly install indicated finish materials per manufacturer's requirements.

Between floor finishes of different heights, provide sloped transitions not exceeding more than 1/4 vertical in 2 horizontal typically.

Extend new floor / base finishes into recesses and under open-based countertops. Locate changes of floor finishes and transitions under center of doors unless noted otherwise.

Before application of finishes to new or existing concrete floors, verify that substrate moisture content is acceptable to the finish manufacturer by testing per their requirements. Provide finish manufacturer's acceptable moisture vapor emission (mve) treatment if moisture content exceeds recommendations.

Install hold-down clips at suspended ceiling panels within twenty (20) feet of an entrance or entrance vestibule door.

ABBREVIATIONS:

TEXT SYMBOLS	G Gal	G Galv	R Riser or Radius
& And	GA Gauge	GALV Galvanized	RA Return Air
Angle	GB Grab Bar	GC General Contractor	RCP Reflected Ceiling Plan
@ At	GC General	GD Glass Fiber Reinforced Concrete	RD Roof Drain
Centerline	GF Glass	GR Guardrail	REF Reference
Channel	GM Gallsions per minute	GR Guardrail	RECP Receipts
Diameter or Round	GW Gypsum Board	GP Gypsum Board	REF Refregirator
# Number or Pound	HP Hose Bibb	HD Head	REFL Reflected
Per	HC Hollow Core	HCP Handicapped	REIN Reinforced
Perpendicular or Structural	HI Hose Bibb	HCP Handicapped	REQD Required
Plate	HO Hose Bibb	HO Hose Bibb	RFG Roofing
Plus or Minus	HC Hollow Core	HC Hollow Core	REV Revision
Square Foot (feet)	HCP Handicapped	HCP Handicapped	RO Rough Opening
Times	HD Head	HD Head	RTU Roof Top Unit (Re-Mech)
A	HW Hardware	HW Hardware	S
ACCUST Acoustical	HDW Hardware	HDW Hardware	S South
AD Area Drain	HDWD Hardwood	HDWD Hardwood	SC Solid Core
ADH Adhesive	HEVC Handicap Electric Water Cooler	HEVC Handicap Electric Water Cooler	SCHED Schedule
ADJ Adjustable	HLAV Handicap Lavatory	HLAV Handicap Lavatory	SECT Section
AFF Above Finished Floor	HM Hollow Metal	HM Hollow Metal	SF Section
AHU Air Handling Unit (Re-Mech.)	HORIZ Horizontal	HORIZ Horizontal	SF (SQ FT) Square Foot (Feet)
ALUM Aluminum	HR Handrail	HR Handrail	SH Shower
ALT Alternative	HT Height	HT Height	SH Sheet
AP AFCEC Panel	HYD Hydrant	HYD Hydrant	SIM Similar
APPROX Approximate	IC Intercom	IC Intercom	SIM Similar
APRD Approved	ID Inside Diameter/Dimension	ID Inside Diameter/Dimension	SMLS Seamless
ARCH Architectural	IN Inch	IN Inch	SP Spacing
ASPH Asphalt	INDV Individual	INDV Individual	SPEC Specification
A/V Audio/Visual	INFO Information	INFO Information	SPKD Sprinkler Head
B	INSUL Insulation	INSUL Insulation	SPKR Speaker
BEY Beyond	INT Interior	INT Interior	SPKR Sprinkler
BD Board	JAN Janitor	JAN Janitor	SQ Square
BK Brick	JST Joint	JST Joint	SS Stainless Steel
BLDG Building	JB Bearing	JB Bearing	STD Standard
BLDK Blocking	JK Joint	JK Joint	STO Storage
BM Beam	K	K	STRUC Structure/Structural
BO By Others	KIT Kitchen	KIT Kitchen	SUSP Suspended
BOT Bottom (of)	KD Knockout	KD Knockout	SV (SQYD) Square Yard(s)
BRG Bearing	L	L Long	SYM Symmetrical
BSMT Basement	C BK Chalk Board	C BK Chalk Board	SVS System T
BTWN Between	CC Corner to Center	CC Corner to Center	T Tread
BRKT Bracket	CG Corner Guard	CG Corner Guard	T&T Top and Bottom
B	CI Cast Iron	CI Cast Iron	T&G Tongue and Groove
CB Cast Board	CLP Cast-In-Place	CLP Cast-In-Place	TEL Telephone
CC Corner to Center	CJ Control Joint	CJ Control Joint	TEMP Tempered
CG Corner Guard	CL Ceiling	CL Ceiling	TOC Top of Concrete
CI Cast Iron	CLO Closet	CLO Closet	TOD Top of Deck
CLP Cast-In-Place	CMU Concrete Masonry Unit	CMU Concrete Masonry Unit	TOM Top of Masonry
CJ Control Joint	COMB Combination	COMB Combination	TOP Top of Parapet
CL Ceiling	CONC Concrete	CONC Concrete	TERM Terminate
CLO Closet	CONN Connection	CONN Connection	TOS Top of Slab or Top of Steel
CMU Concrete Masonry Unit	CONSTR Construction	CONSTR Construction	TOW Top of Wall
COMB Combination	CONT Continuous	CONT Continuous	TRANS Transformer
CONN Connection	CONTR Contractor	CONTR Contractor	TS Tube Steel
CONSTR Construction	CORR Corridor	CORR Corridor	TY Television
CONT Continuous	CSK Countersunk	CSK Countersunk	U Uprail
CONTR Contractor	CTR Center	CTR Center	UNCL Unless Noted Otherwise
CORR Corridor	D	D	US Utility Shelf
CSK Countersunk	DBL Double	DBL Double	VB (VFR)R Vapor Barrier
CTR Center	DCM Decorative Concrete Masonry Unit	DCM Decorative Concrete Masonry Unit	VENT Ventilation
D	DEPT Department	DEPT Department	VERT Vertical
DBL Double	DIA Diameter	DIA Diameter	VEST Vestibule
DCM Decorative Concrete Masonry Unit	DIAG Diagonal	DIAG Diagonal	VTRNTR The Roof
DEPT Department	DM Dimension	DM Dimension	VCTV Composite Tile
DIA Diameter	DN Down	DN Down	VWC Vinyl Wall Covering
DIAG Diagonal	DR Door	DR Door	W West or Wide or Width
DM Dimension	DS Down Spout	DS Down Spout	WC Water Closet
DN Down	DTL Detail	DTL Detail	WI With
DR Door	DWG(S) Drawing(s)	DWG(S) Drawing(s)	WO Without
DS Down Spout	E	E East	WOOD Wood
DTL Detail	EA Each	EA Each	WDT Window
DWG(S) Drawing(s)	EJ Expansion Joint	EJ Expansion Joint	WF Wide Flange
E	EL Elevation	EL Elevation	WGT Weight
EA Each	ELEC Electrical	ELEC Electrical	WH Wall Hydrant
EJ Expansion Joint	ELEV Elevator	ELEV Elevator	WP Waterproof
EL Elevation	ENG Electronic News Gathering	ENG Electronic News Gathering	WT Structural T Section
ELEC Electrical	EQ Equal	EQ Equal	WW / WWM/Welded Wire Fabric
ELEV Elevator	EQUIP Equipment	EQUIP Equipment	X by (i.e. 24x)
ENG Electronic News Gathering	EQ Equal	EQ Equal	YD Yard
EQ Equal	EQ Equal	EQ Equal	
EQUIP Equipment	EWC Electric Water Cooler	EWC Electric Water Cooler	
EQ Equal	EXH Exhaust	EXH Exhaust	
EWC Electric Water Cooler	EXP Expansion	EXP Expansion	
EXH Exhaust	EXIST Existing	EXIST Existing	
EXP Expansion	EXT Exterior	EXT Exterior	
EXIST Existing	F	F	
EXT Exterior	FA Fire Alarm	FA Fire Alarm	
F	FD Floor Drain	FD Floor Drain	
FA Fire Alarm	FE Foundation	FE Foundation	
FD Floor Drain	FE Foundation	FE Foundation	
FE Foundation	FE Fire Extinguisher	FE Fire Extinguisher	
FE Foundation	FE Fire Extinguisher Cabinet	FE Fire Extinguisher Cabinet	
FE Fire Extinguisher	FFC Face of Concrete	FFC Face of Concrete	
FE Fire Extinguisher Cabinet	FFEFurnishing, Fixtures and Equipment	FFEFurnishing, Fixtures and Equipment	
FFC Face of Concrete	FHC Fire Hose cabinet	FHC Fire Hose cabinet	
FFEFurnishing, Fixtures and Equipment	FIXT Fixture	FIXT Fixture	
FHC Fire Hose cabinet	FIN Finish	FIN Finish	
FIXT Fixture	FL Floor	FL Floor	
FIN Finish	FL Flashing	FL Flashing	
FL Floor	FOC Face of Concrete	FOC Face of Concrete	
FL Flashing	FOP Face of Finish	FOP Face of Finish	
FOC Face of Concrete	FOS Face of Stud	FOS Face of Stud	
FOP Face of Finish	FS Floor Sink	FS Floor Sink	
FOS Face of Stud	FR (FRM) Frame	FR (FRM) Frame	
FS Floor Sink	FT Foot or Feet	FT Foot or Feet	
FR (FRM) Frame	FT-Footing	FT-Footing	
FT Foot or Feet	FURR Furring	FURR Furring	
FT-Footing	FV Field Verify	FV Field Verify	
FURR Furring	QTY Quantity	QTY Quantity	
FV Field Verify			

SYMBOLS LEGEND:

	WINDOW TAG		ELEVATION LEVEL
	DOOR TAG		COLUMN GRID
	ROOM NAME		BUILDING SECTION
	EXTERIOR ELEVATION		ENLARGED DETAIL
	NORTH ARROW		CENTER LINE

adam reilly

PROJECT INFORMATION

090 - SIMONETT RESIDENCE
5106 W 69th Terrace, Prairie Village, Kansas, 66208

OWNER

Mike Simonett
e

adam reilly

PROJECT INFORMATION
090 - SIMONETT RESIDENCE
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IN ASSOCIATION WITH THE ARCHITECT:

Richard H. Sweers II, Proprietor
RH Sweers Architect
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THIS DRAWING HAS BEEN PREPARED UNDER MY SUPERVISION, AND I DISCLAIM RESPONSIBILITY FOR EXISTING BUILDING, CONSTRUCTION OR SITE CONDITIONS, IMPROVEMENTS, OR ANY DOCUMENTS WHICH DO NOT BEAR MY SIGNATURE AND SEAL. DO NOT CONTACT THE ARCHITECT FOR BIDDING INFORMATION OR QUESTIONS, AS THE ARCHITECT IS NOT INVOLVED IN BIDDING.

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STRUCTURAL ENGINEER
Apex Engineering
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816-421-3222

GENERAL NOTES

CONTRACT DOCUMENTS: This Drawing may be a single part of a set of Construction "Contract Documents" that may include an Agreement, General Conditions, Specifications, Division 01 "General Requirements", other related Drawings, and Specifications. The Contract Documents are complementary; what is required by one is as binding as if required by all.

THE INTENT OF THE Contract Documents is to include all items necessary for the proper legal execution and completion of the construction Work indicated. Provide, furnish and install all products, materials, equipment or accessories required for proper operation and use, in accordance with manufacturer's requirements, except as noted. Other related Documents affecting the Work described on this Drawing may include geo-technical recommendations, Manufacturer's Product Data and installation requirements, Shop Drawings and Coordination Drawings.

STUDY AND COMPARE the Contract Documents and other related Documents with the existing conditions - and verify existing dimensions before starting construction Work. Report errors, inconsistencies or omissions discovered for clarification. While prepared with due care and diligence, perfection is not possible - as every possible condition or contingency cannot be anticipated or fully shown within the Contract Documents. Failure to review other documents does not affect any contractor's obligation to provide complete or otherwise function and operable building components or a useable building facility.

COMPLY WITH LAWS, CODES & ORDINANCES of Authorities Having Jurisdiction (AHJ), and with requirements of the Developer or Landlord, as applicable.

DIMENSIONS noted are to the "face" of a material or assembly - but not to a line or paneling finish unless noted otherwise. Calculate and measure required dimensions - do not scale the Drawings unless directed to do so.

APPLICATION OF A MATERIAL or equipment item to Work installed by others constitutes acceptance of that Work, and assumption of responsibility for satisfactory installation.

THIS DRAWING IS AN "INSTRUMENT OF SERVICE" intended solely for use by our Client on this project. The Designer disclaims responsibility for the existing building structure, existing site conditions, existing construction elements and drawings or documents not provided by the Designer. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpublished Work and property of the Designer. Receipt or possession of this Drawing confers no right or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2019 by Adam Reilly.

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary; what is required by one is as binding as if required by all. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work. Calculate and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

ISSUE

BZA SUBMISSION
6/17/2022

REVISION SCHEDULE:

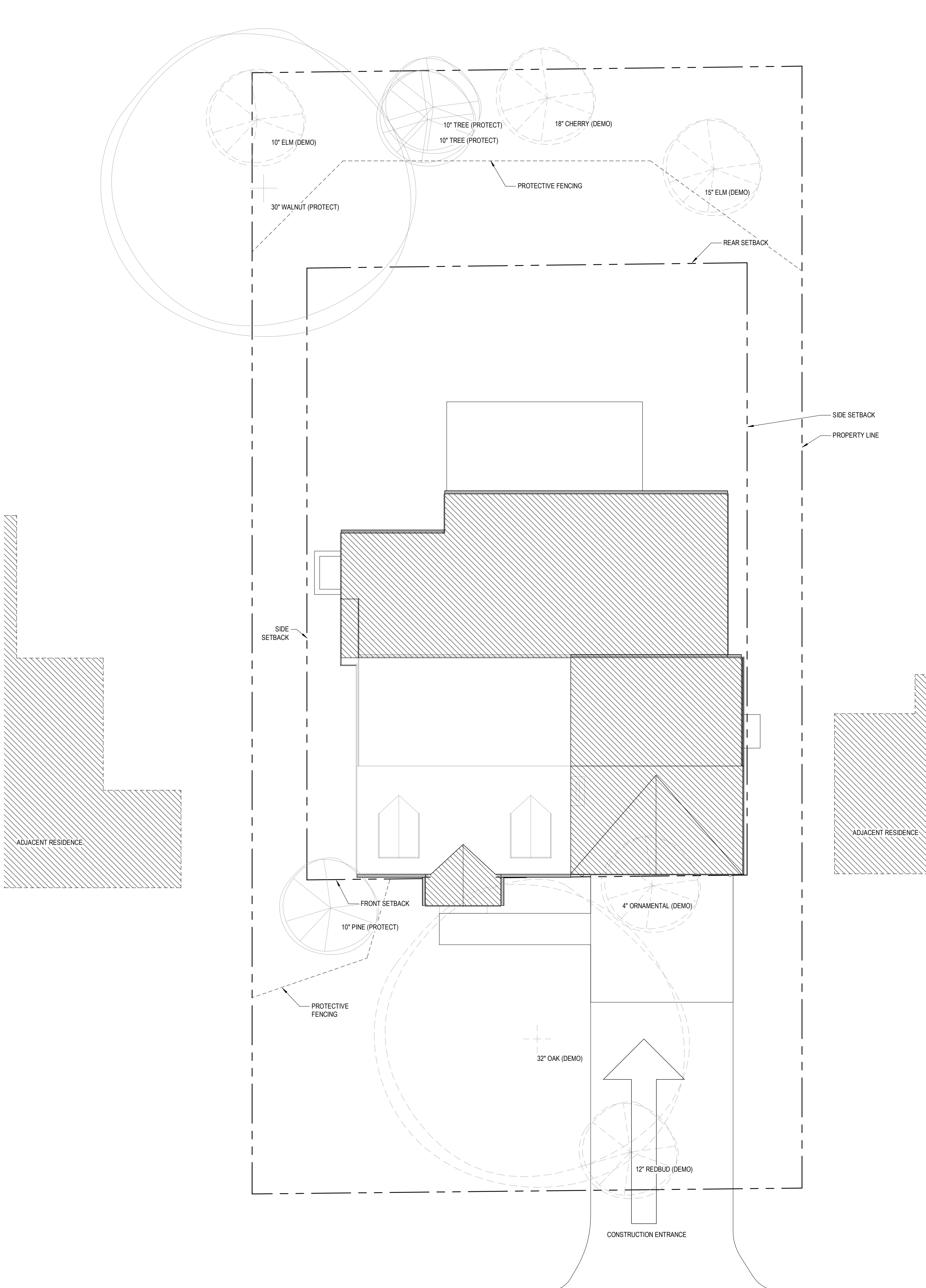
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Drawn By: Author

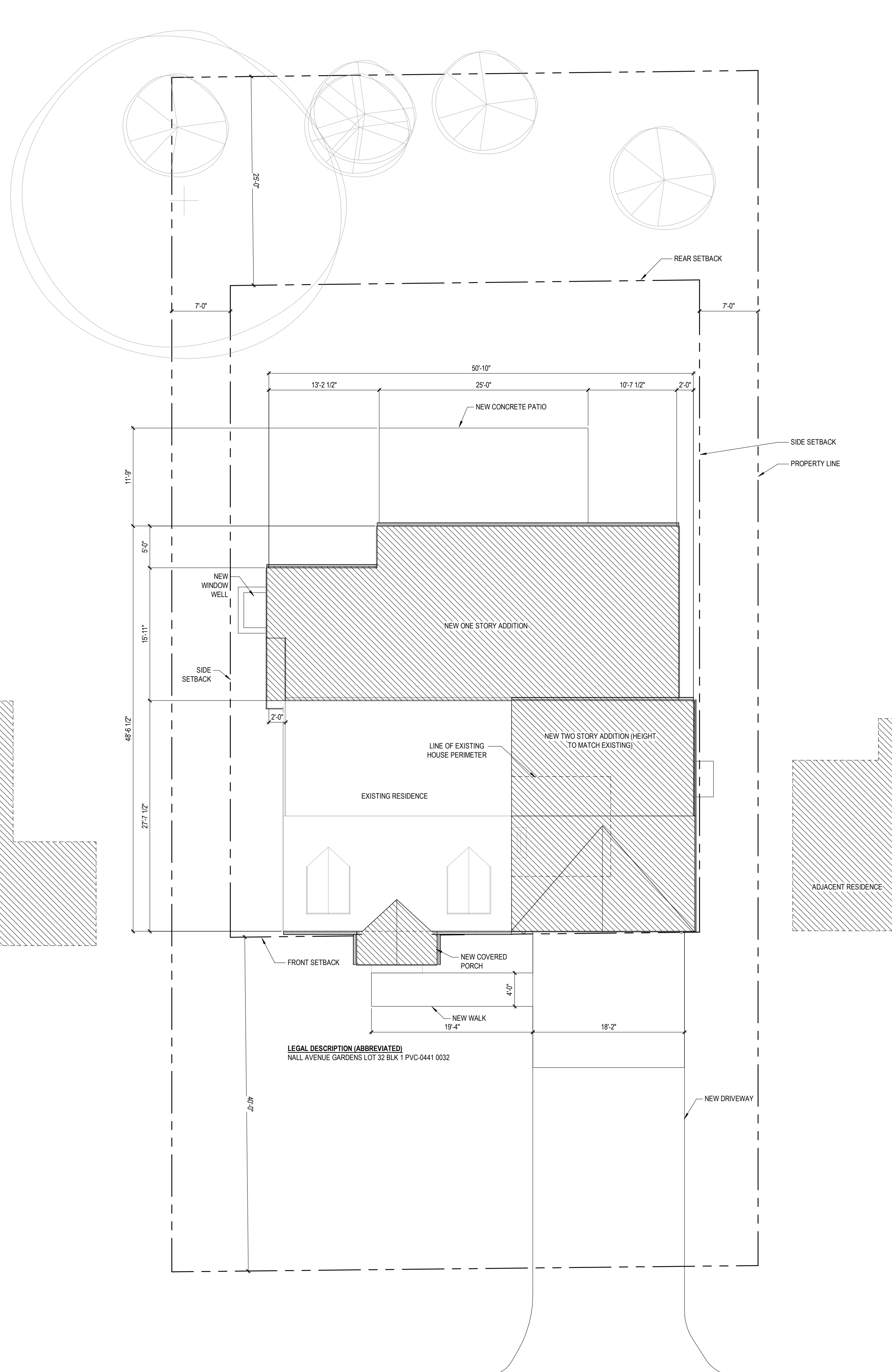
SITE PLAN

A010



2 TREE PROTECTION & REMOVAL PLAN
1/8" = 1'-0" RE: 1/A200

69TH TERRACE



1 SITE PLAN
1/8" = 1'-0" RE: 1/A200

69TH TERRACE

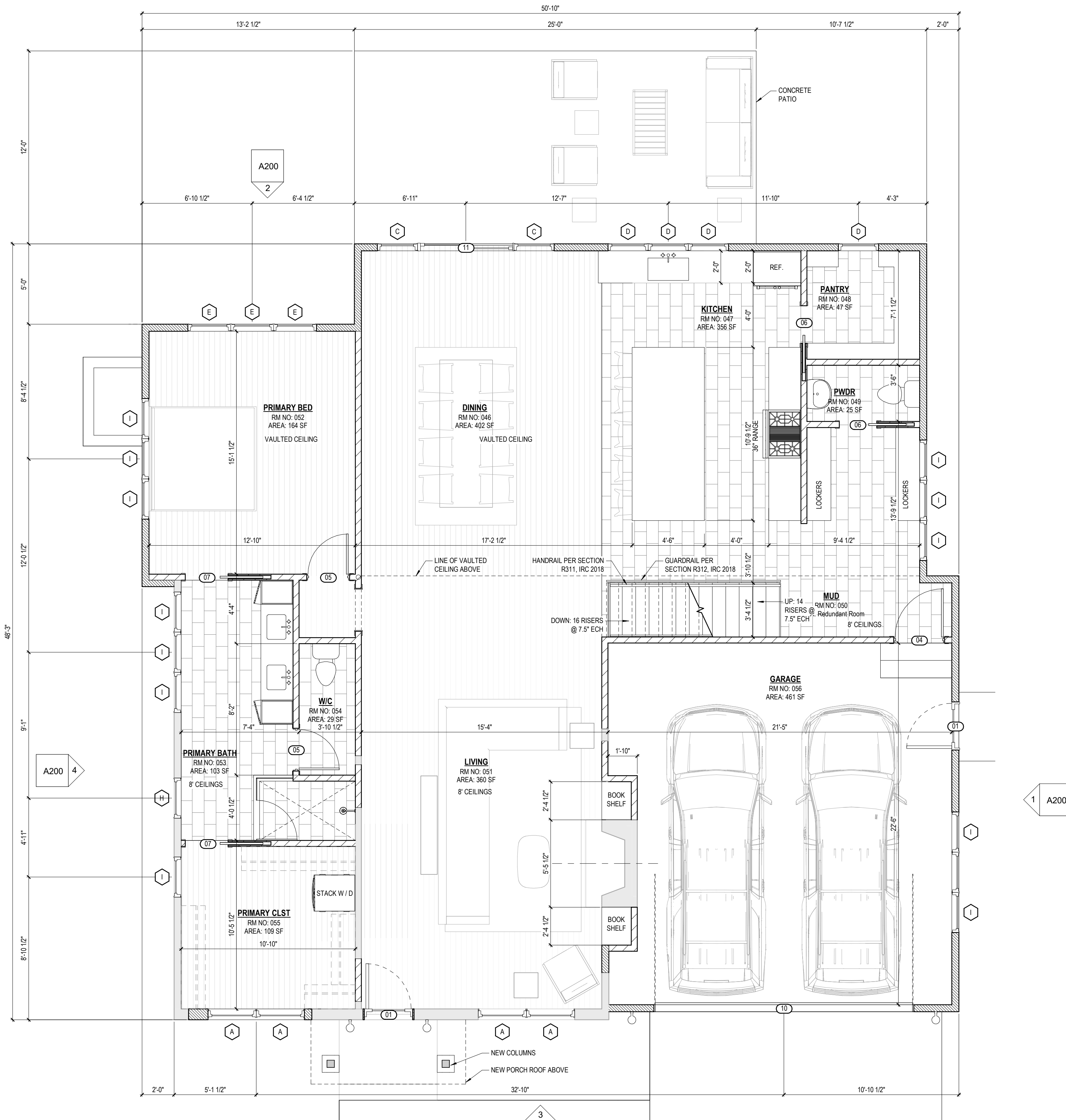
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WINDOW SCHEDULE							
TAG	COUNT	MFR	SERIES	OPERATION	Width	Height	COMMENTS
A	5			CASEMENT	3'-0"	4'-10"	
B	1			CASEMENT	2'-4"	2'-0"	
C	2			CASEMENT	2'-6"	7'-6"	
D	4			CASEMENT	2'-6"	4'-0"	
E	3			CASEMENT	2'-8"	6'-0"	
F	6			CASEMENT	2'-6"	3'-2"	
G	2			CASEMENT	2'-8"	4'-6"	
H	7			CASEMENT	2'-6"	4'-0"	
I	13			CASEMENT	2'-6"	2'-0"	

- WINDOW GENERAL NOTES:**
- GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES AND FIELD VERIFY EXISTING DIMENSION PRIOR TO ORDER AND INSTALL.
 - ALL GLAZING TO CONFORM WITH THE REQUIREMENTS OF IRC 2018 SECTION 308 FOR SAFETY GLAZING.
 - ALL GLAZING TO HAVE FALL PROTECTION WHERE REQ. BY IRC 2018 SECTION 312.2.
 - EACH BEDROOM TO HAVE AT LEAST ONE EGRESS WINDOW. ALL EGRESS WINDOWS AND WINDOW WELLS TO CONFORM TO IRC 2018 SECTION 310.
 - WINDOWS NOT TAGGED ARE EXISTING TO REMAIN.

DOOR SCHEDULE										
TAG	DOOR SIZE		DETAILS			MFR	DESCRIPTION	FINISH		HWDR SET
	WIDTH	HEIGHT	HEAD	JAMB	SILL			DOOR	FRAME	
01	36"	80"					EXT. IN-SWING SINGLE DOOR			
02	30"	80"					INT. POCKET DOOR, PNTD			
04	36"	80"					INT. SINGLE SWING DOOR, PNTD			
05	30"	80"					INT. SINGLE SWING DOOR, PNTD			
06	28"	80"					INT. POCKET DOOR, PNTD			
07		80"								
08	60"	80"								
09	28"	80"					GARAGE DOOR			
10	132"	84"					EXT. SLIDING PATIO DOOR			
11	72"	90"								

- DOOR GENERAL NOTES:**
- GENERAL CONTRACTOR TO VERIFY ALL QUANTITIES AND FIELD VERIFY EXISTING DIMENSION PRIOR TO ORDER AND INSTALL.
 - DOORS NOT TAGGED ARE EXISTING TO REMAIN.



1 FLOOR PLAN - LEVEL 1
1/4" = 1'-0" RE: 1/A200

- WALL TYPES LEGEND:**
- REINFORCED CONCRETE FOUNDATION, RE. STRUCTURAL
 - EXTERIOR WALL: REINFORCED CONCRETE FOUNDATION, RE. STRUCTURAL
 - EXTERIOR SIDING (RE. EXT. ELEV. 'S), WRB. WALL SHEATHING, INSULATION, INT. FINISH
 - INTERIOR WALL: 2X4 WALL @ 16" O.C., GYP. BOTH SIDES
 - EXISTING WALL TO REMAIN
 - EXISTING WALL TO BE DEMOLISHED

adam reilly

PROJECT INFORMATION
090 - SIMONETT RESIDENCE
5106 W 69th Terrace, Prairie Village, Kansas, 66208

OWNER
Mike Simonett
e: mike.simonett@gmail.com
p: 913-669-3409

DESIGN
Adam Reilly
e: areilly@adam-reilly.com
p: 785-866-1821

IN ASSOCIATION WITH THE ARCHITECT:
Richard H. Sweers II, Proprietor
RH Sweers Architects
rha@sweersarch.com

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GENERAL CONTRACTOR
SAE Development
e: taylor@encksonbuild.com
p: 785-365-0347

STRUCTURAL ENGINEER
Apex Engineering
1625 Locust St., Kansas City, MO 64108
816-421-3222

GENERAL NOTES
CONTRACT DOCUMENTS: This Drawing may be a single part of a set of Construction "Contract Documents" that may include an Agreement, General Conditions, Specifications, Division 01 "General Requirements", other related Drawings, and Specifications. The Contract Documents are complementary; what is required by one is as binding as if required by all.

THE INTENT OF THE Contract Documents is to include all items necessary for the proper legal execution and completion of the construction Work indicated. Provide, furnish and install all products, materials, equipment or accessories required for proper operation and use, in accordance with manufacturer's requirements, except as noted. Other related Documents affecting the Work described on this Drawing may include geo-technical recommendations, Manufacturer's Product Data and installation requirements, Shop Drawings and Coordination Drawings.

STUDY AND COMPARE the Contract Documents and other related Documents with the existing conditions - and verify existing dimensions before starting construction Work. Report errors, inconsistencies or omissions discovered for clarification. While prepared with due care and diligence, perfection is not possible - as every possible condition or contingency cannot be anticipated or fully shown within the Contract Documents. Failure to review other documents does not affect any contractor's obligation to provide complete or otherwise function and operable building components or a useable building facility.

COMPLY WITH LAWS, CODES & ORDINANCES of Authorities Having Jurisdiction (AHJ), and with requirements of the Developer or Landlord, as applicable.

DIMENSIONS noted are to the "face" of a material or assembly - but not to its face or paneling (finish) unless noted otherwise. Calculate and measure required dimensions - do not scale the Drawings unless directed to do so.

APPLICATION OF A MATERIAL or equipment item to Work installed by others constitutes acceptance of that Work, and assumption of responsibility for satisfactory installation.

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ISSUE
BZA SUBMISSION
6/17/2022

REVISION SCHEDULE:	NO.	DATE	ISSUE

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Drawn By: Author

FLOOR PLANS

A101

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WALL TYPES LEGEND:

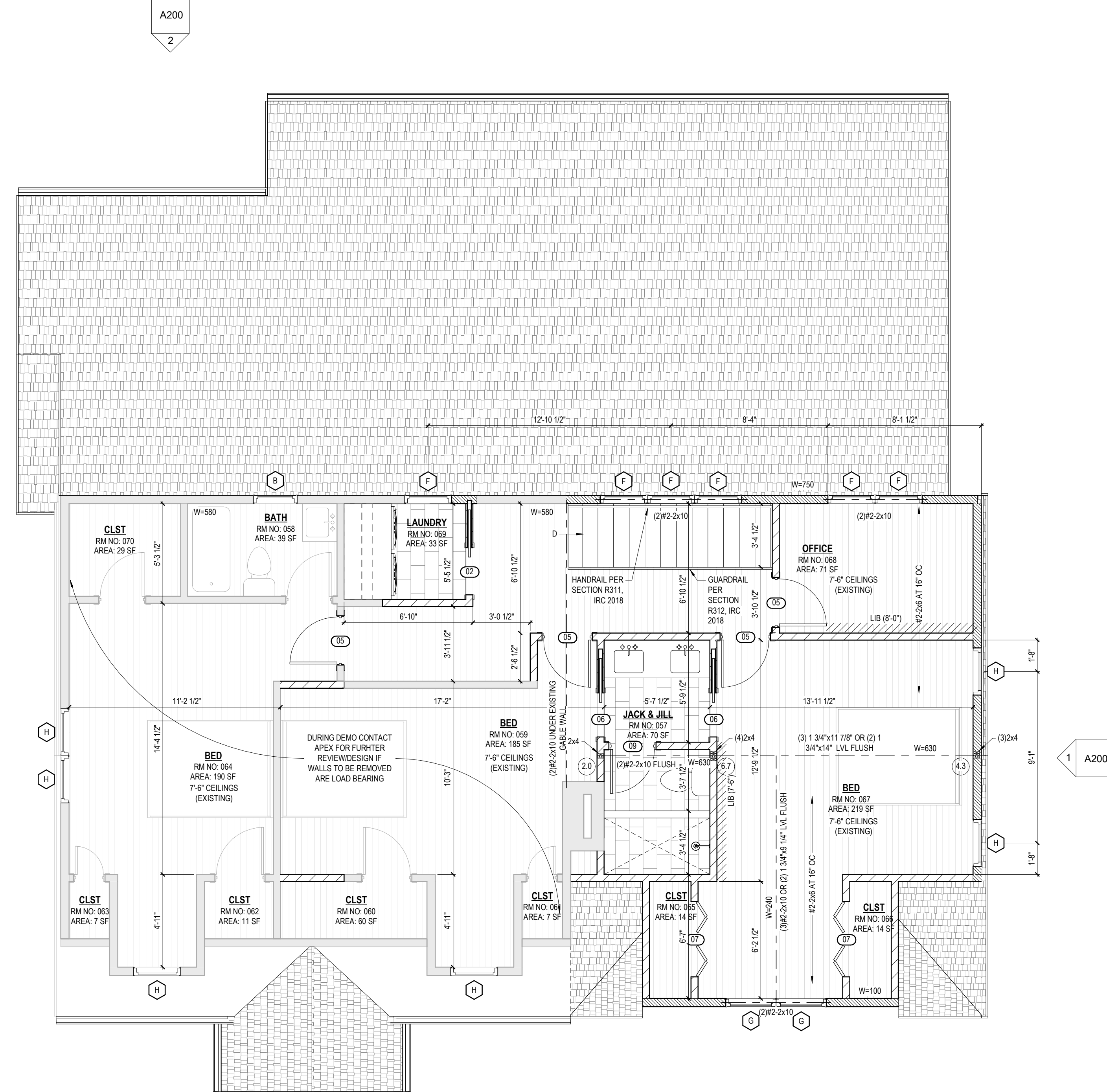
EXTERIOR WALL:
 REINFORCED CONCRETE
 FOUNDATION, RE-
 STRUCTURAL

EXTERIOR WALL:
 2X4 WALL @ 16" O.C. W/
 EXTERIOR SIDING (RE. EXT.)
 ELEV.'S, WRB. WALL SHEATHING,
 INSULATION, INT. FINISH

INTERIOR WALL:
 2X4 WALL @ 16" O.C.,
 GYP. BOTH SIDES

EXISTING WALL TO
 REMAIN

EXISTING WALL TO BE
 DEMOLISHED



1 FLOOR PLAN - LEVEL 2
 1/4" = 1'-0" RE: 1/A200

adam reilly

PROJECT INFORMATION
090 - SIMONETT RESIDENCE
5106 W 69th Terrace, Prairie Village, Kansas, 66208

OWNER
Mike Simonett
e: mikesimonett@gmail.com
p: 913-669-3409

DESIGN
Adam Reilly
e: areilly@adam-reilly.com
p: 785-856-1821

IN ASSOCIATION WITH THE ARCHITECT:

Richard H. Sweers II, Proprietor
RH Sweers Architect
rhs@sweersrh.com

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GENERAL CONTRACTOR
SAE Development
e: taylor@ericksonbuild.com
p: 785-366-0347

STRUCTURAL ENGINEER
Apex Engineering
1625 Linnell St, Kansas City, MO 64108
816-421-3222

GENERAL NOTES
CONTRACT DOCUMENTS: This Drawing may be a single part of a set of Construction "Contract Documents" that may include an Agreement, General Conditions, Specifications, Division 01 "General Requirements", other related Drawings, and Specifications. The Contract Documents are complementary; what is required by one is as binding as if required by all.

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ISSUE

BZA SUBMISSION
6/17/2022

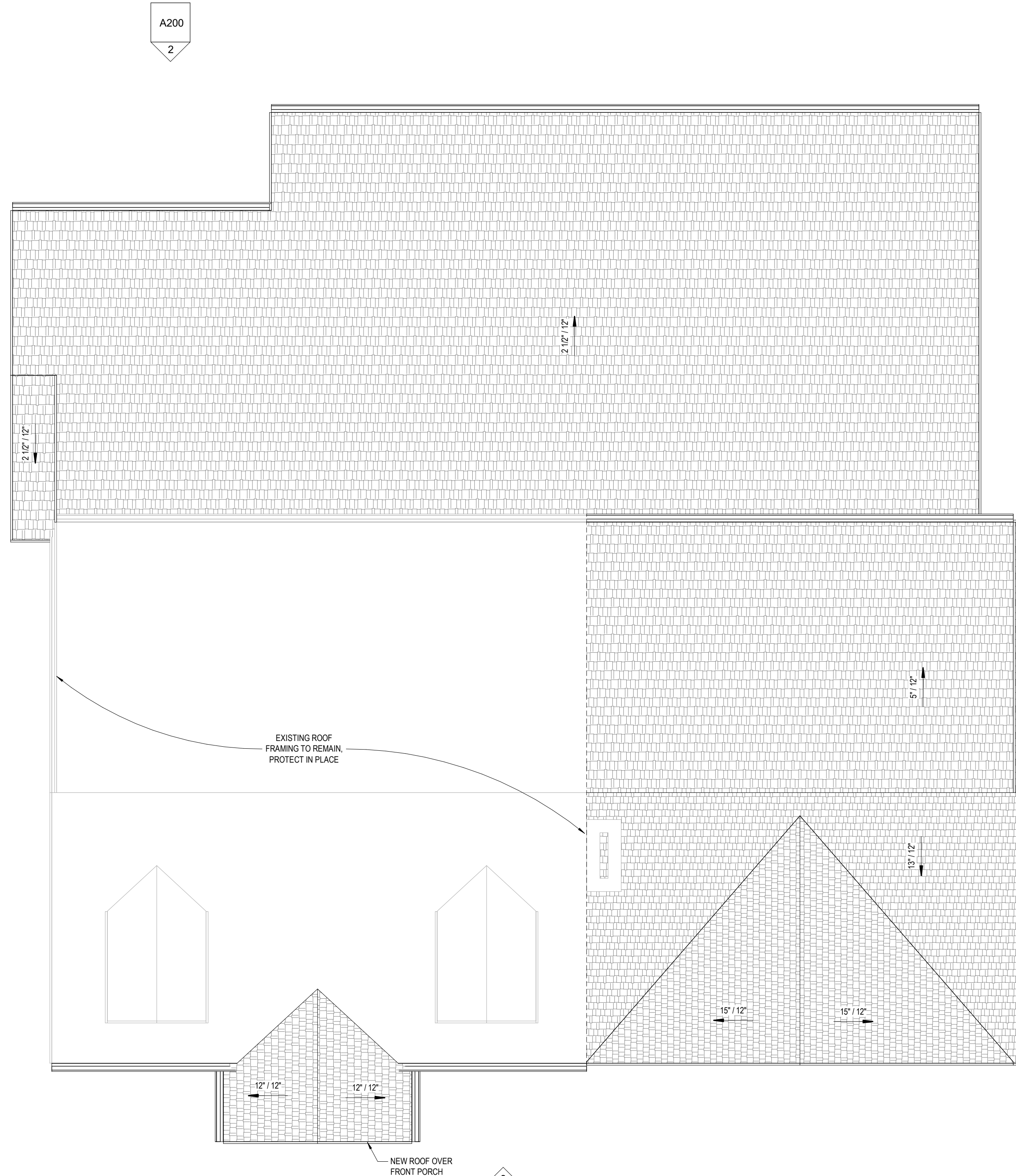
REVISION SCHEDULE:
NO. DATE ISSUE

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Drawn By: Author

ROOF PLAN

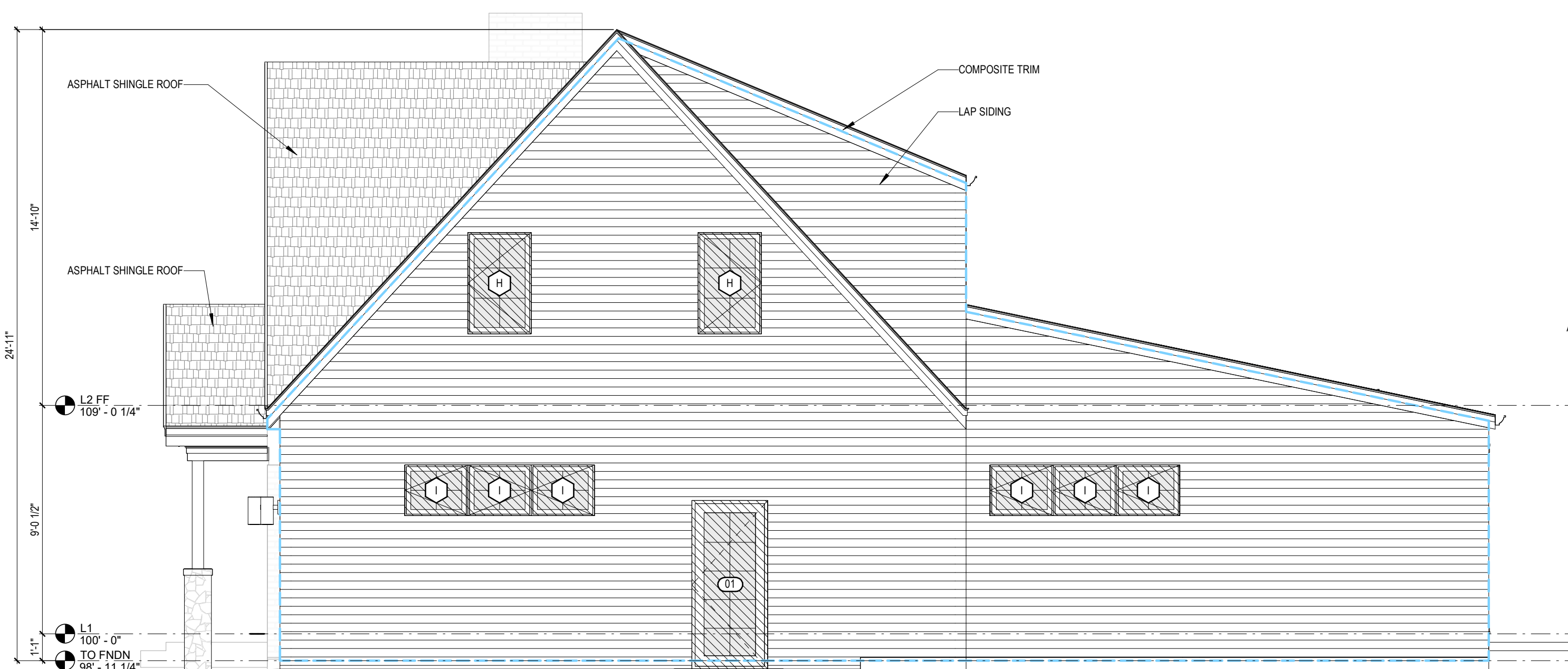
A103



1 ROOF PLAN
1/4" = 1'-0" RE: 1/A200

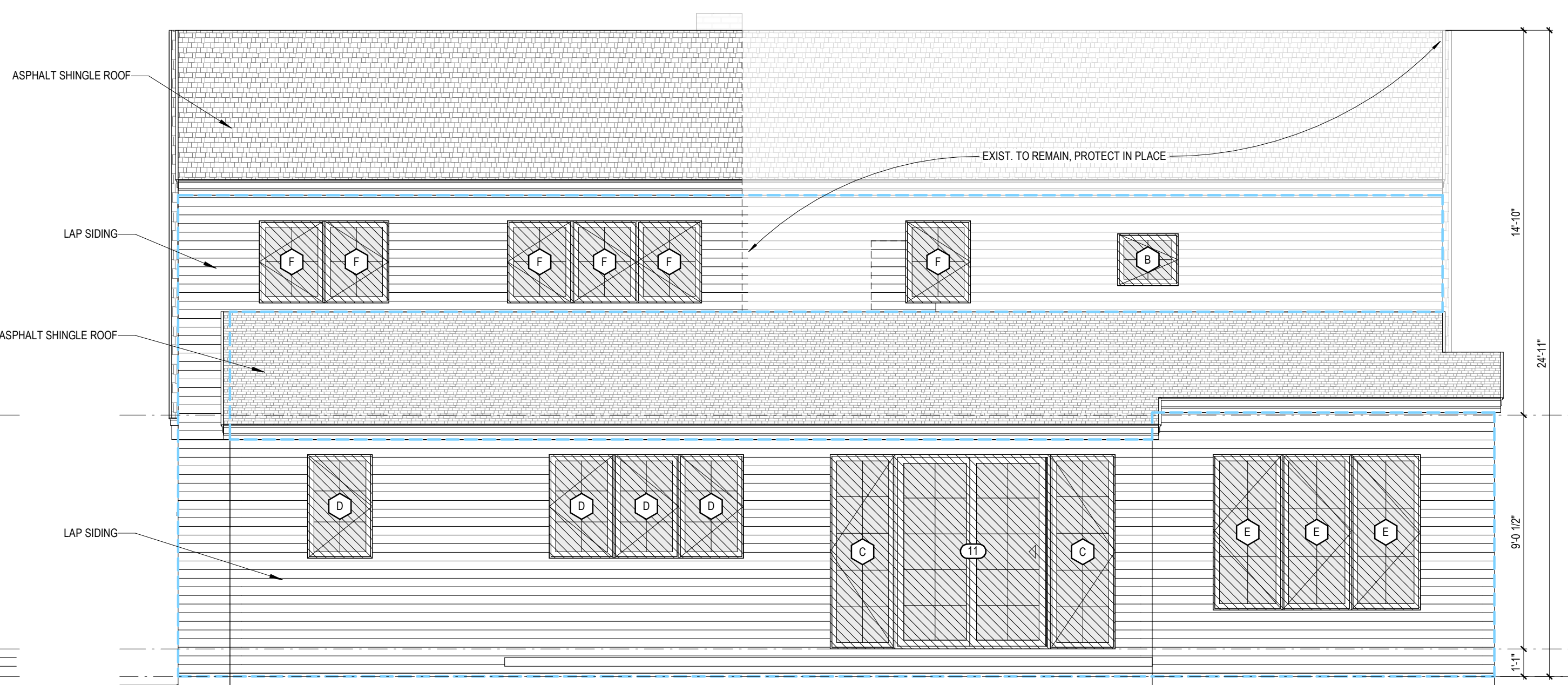
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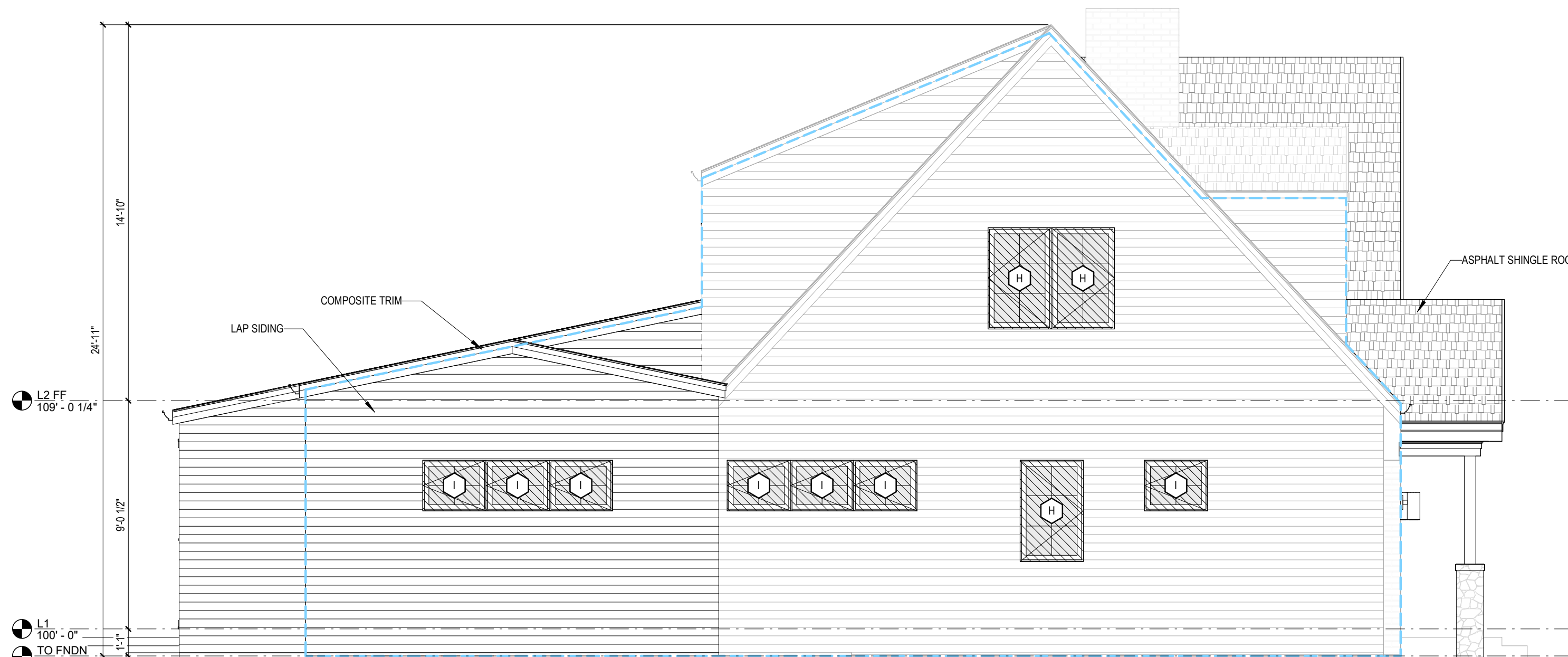
OVERALL FRONT FACADE: 744 SF
 DESIGNED WINDOW AREAS: 9.4% (70 SF)
 REQUIRED: 8% (59.2 SF)

1 EAST
 1/4" = 1'-0" RE: 1/4/100



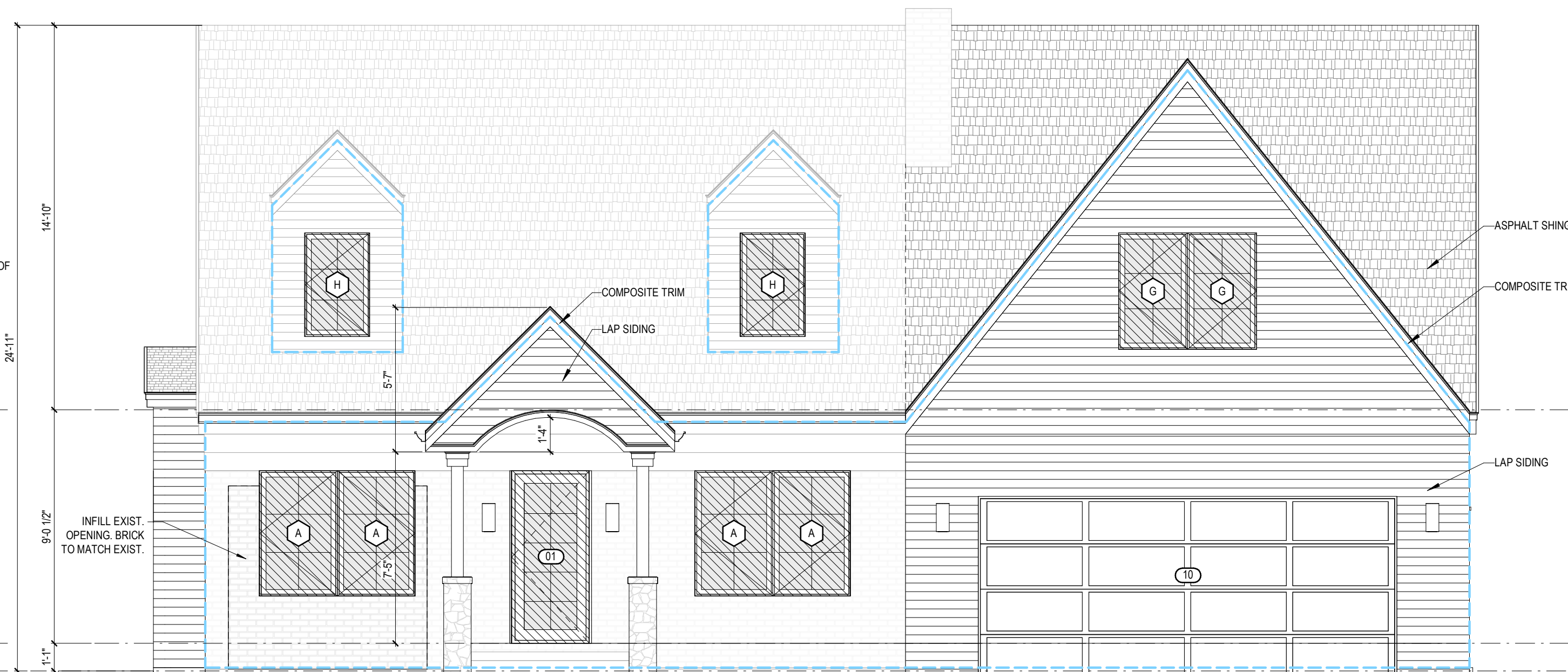
OVERALL REAR FACADE: 680 SF
 DESIGNED WINDOW AREAS: 34.5% (233 SF)
 REQUIRED: 15% (102.8 SF)

2 NORTH
 1/4" = 1'-0" RE: 1/4/100



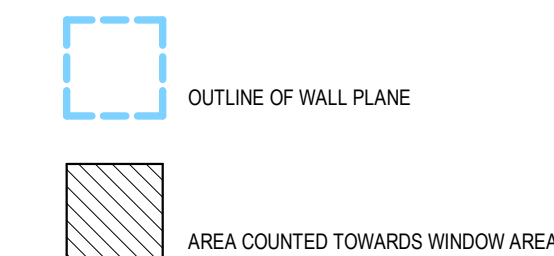
OVERALL SIDE FACADE: 742 SF
 DESIGNED WINDOW AREAS: 8.76% (65 SF)
 REQUIRED: 8% (59.36 SF)

4 WEST
 1/4" = 1'-0" RE: 1/4/100



OVERALL SIDE FACADE: 692 SF
 DESIGNED WINDOW AREAS: 17.5% (122 SF)
 PERCENTAGE REQUIRED: 15% (103.8 SF)

3 SOUTH
 1/4" = 1'-0" RE: 1/4/100



WALL TYPES LEGEND:

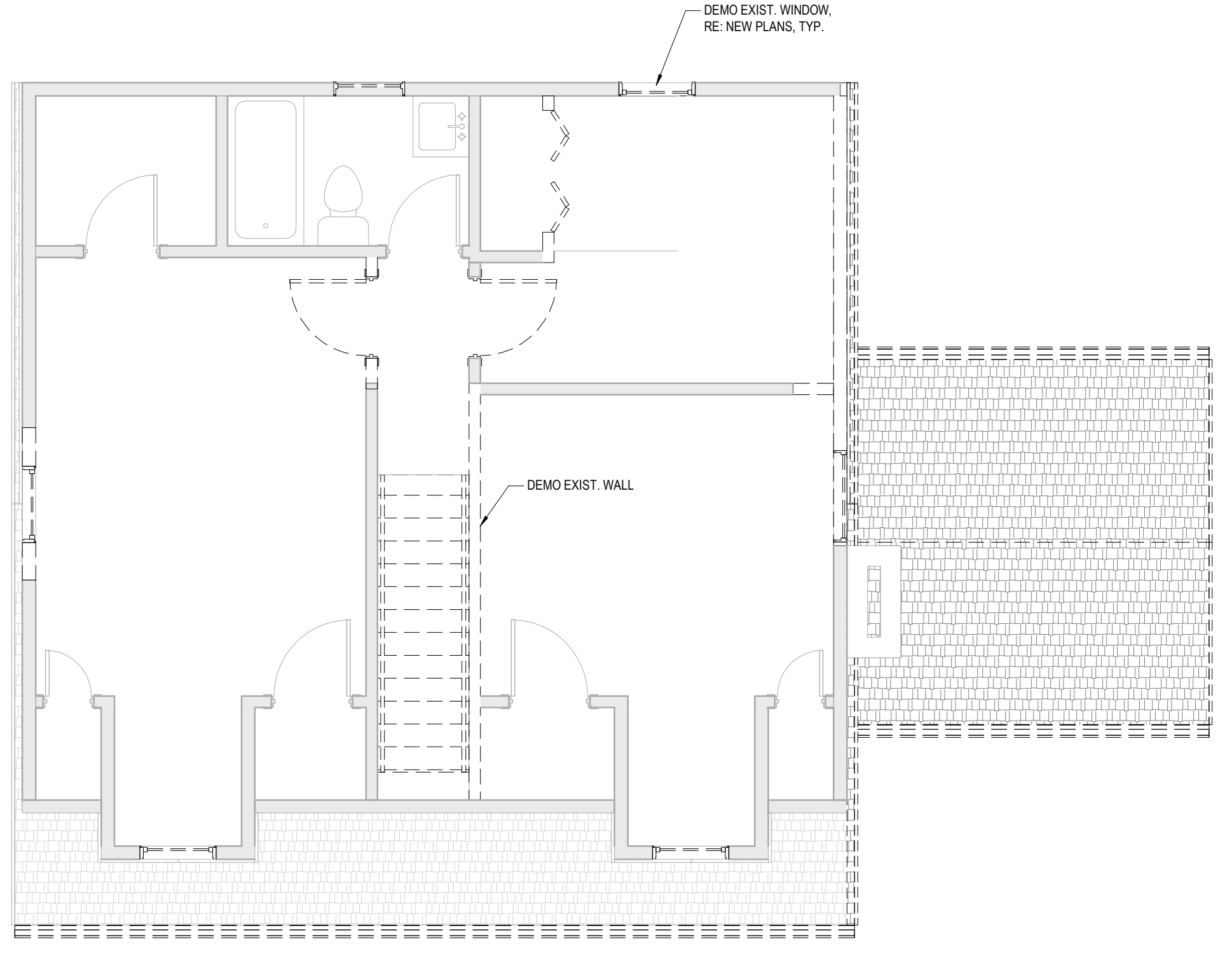
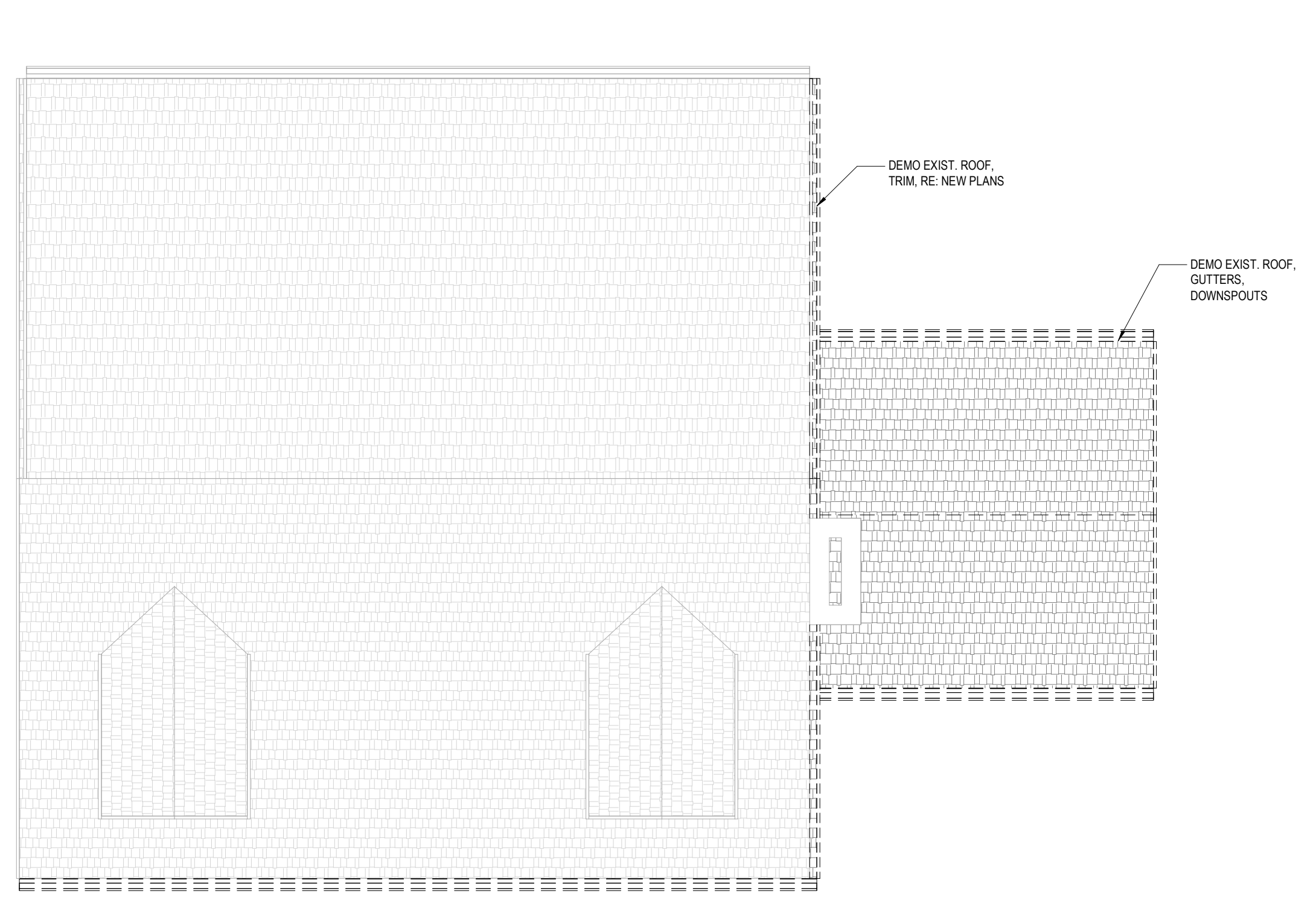
REINFORCED CONCRETE FOUNDATION, RE-STRUCTURAL

EXTERIOR WALL: 2X4 WALL @ 16" O.C. W/ EXTERIOR SIDING (RE. EXT. ELEV.'S), WRB. WALL SHEATHING, INSULATION, INT. FINISH

INTERIOR WALL: 2X4 WALL @ 16" O.C., GYP. BOTH SIDES

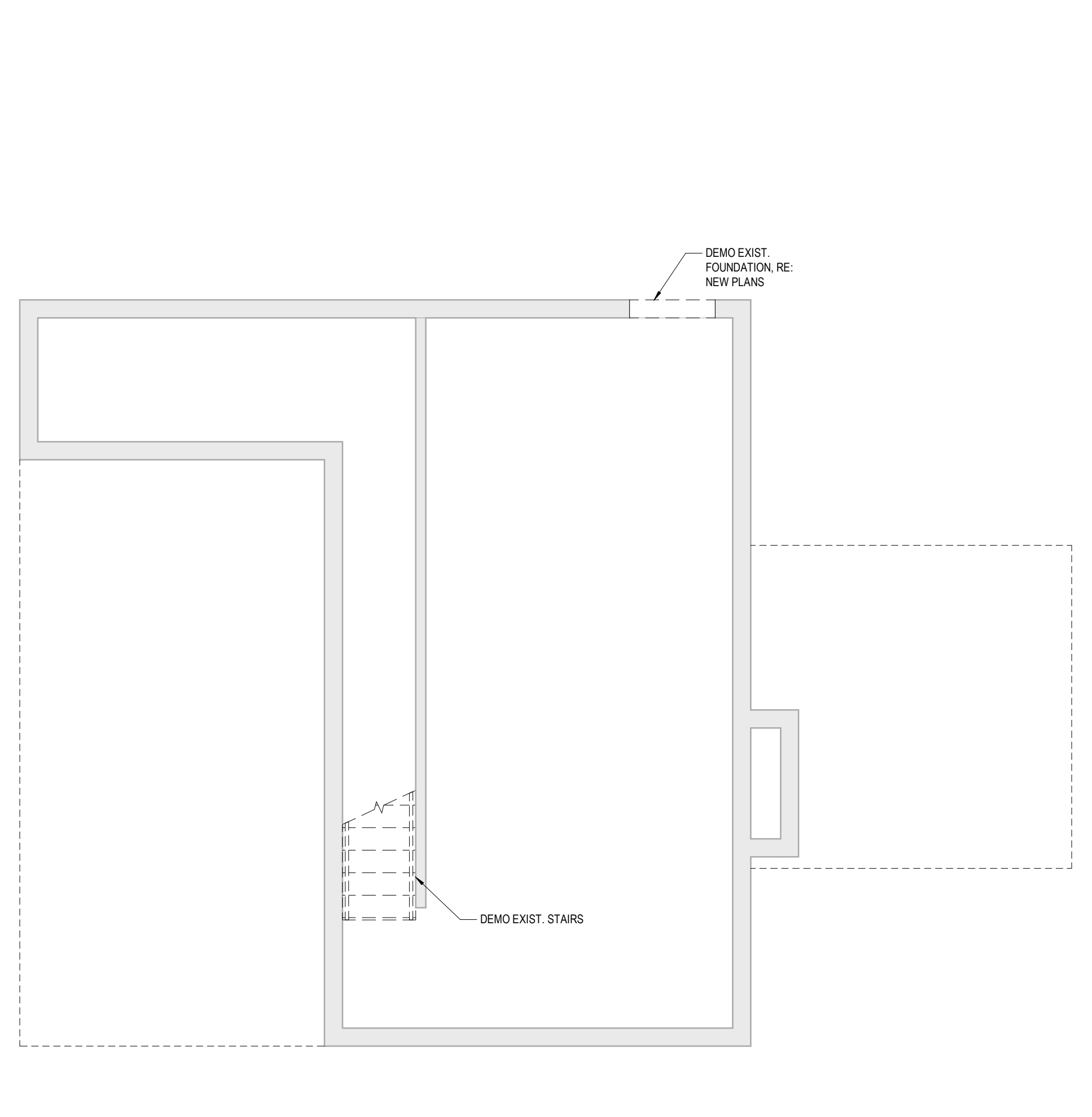
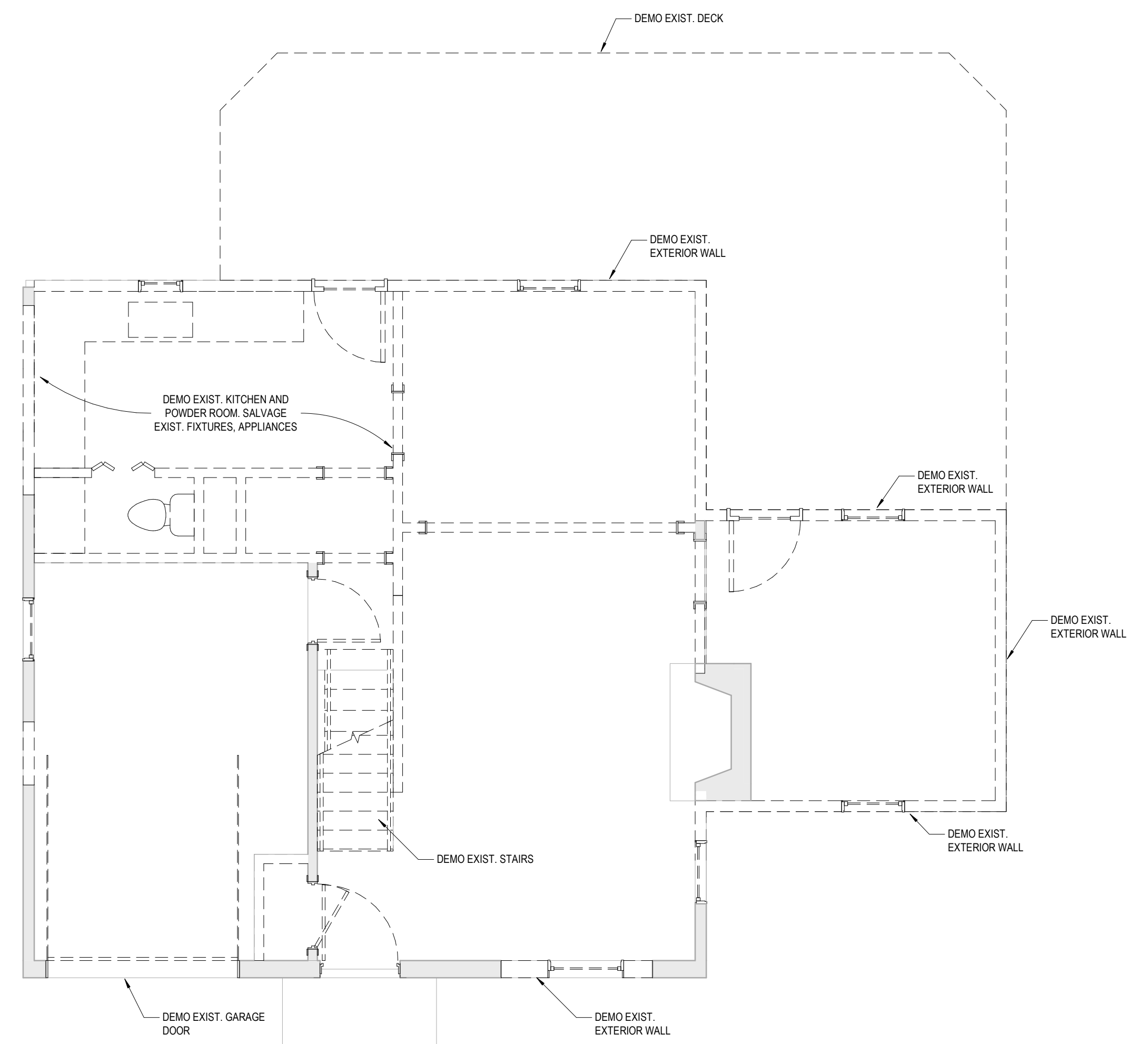
EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED



4 DEMO PLAN - ROOF
 1/4" = 1'-0" RE: 1/A200

3 DEMO PLAN - LEVEL 2
 1/4" = 1'-0" RE: 1/A200

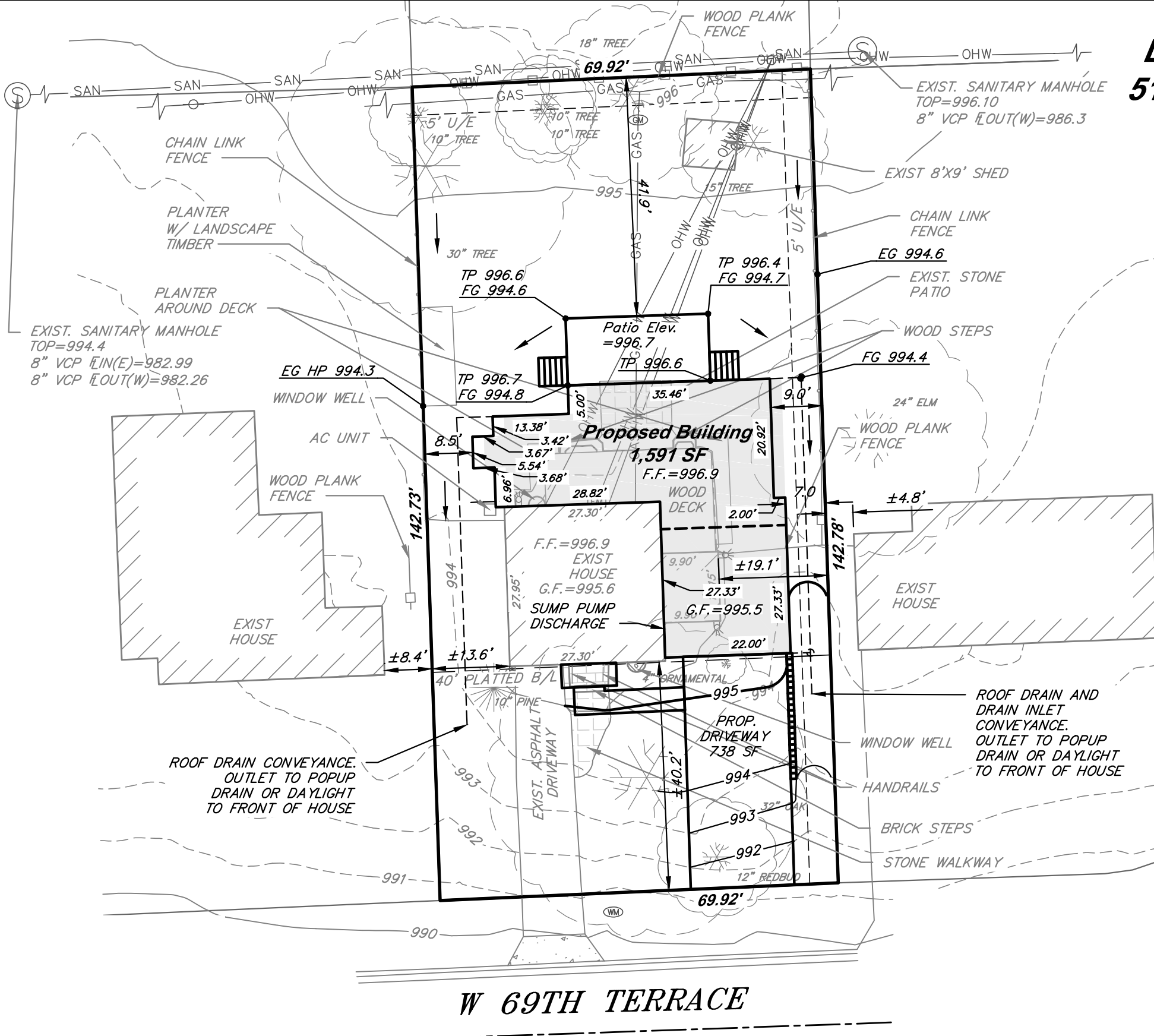


2 DEMO PLAN - LEVEL 1
 1/4" = 1'-0" RE: 1/A200

1 DEMO PLAN - LEVEL 0
 1/4" = 1'-0"

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Lot 32, Block 1, NALL AVENUE GARDENS, 5106 W 69th Terrace - Prairie Village, Kansas



NOTE:
 *Sewer Stub location and flow line elevation will need to be field verified by contractor on site.
 *Per Prairie Village Zoning Regulations 19.06.025 and 19.08.025:
 Total Front Yard Area = 2796.7 SQFT
 Front Yard Green Space = 1936.52 SQFT (69.2%)

Elevation Benchmark:
 JCPW BM-872
 Elev.=954.70

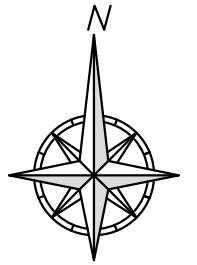
Lot Area: 9,981 SQFT
 Zoning: R-1A

- LEGEND:**
- (GM) = GAS METER
 - (WM) = WATER METER
 - (EM) = ELECTRIC METER
 - ← = GUY ANCHOR
 - ⊥ = DOWNSPOUT
 - UGT — = UNDERGROUND TELEPHONE
 - GAS — = BURIED GAS LINE
 - OHW — = OVERHEAD WIRE

- (M) = MEASURED DIMENSION
- PLAT = PLATTED DIMENSION
- GAS = UNDERGROUND GAS LINE
- CATV = OVERHEAD CABLE TV
- OHW = OVERHEAD WIRE
- E.W. = EGRESS WELL
- B/L = BUILDING LINE
- A/E = ACCESS EASEMENT
- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- S/E = SEWER EASEMENT
- L/E = LANDSCAPE EASEMENT
- T.F. = TOP OF FOUNDATION
- G.F. = GARAGE FLOOR ELEVATION
- B.F. = BASEMENT FLOOR ELEVATION
- FF = EXISTING FINISH FLOOR ELEVATION
- ROW = RIGHT OF WAY
- BOC = BACK OF CURB
- E.G. = EXISTING SPOT GRADE
- F.G. = FUTURE SPOT GRADE
- M.L.O. = MINIMUM LOW OPENING
- F/L = FLOWLINE
- MSFE = MINIMUM SERVICE FLOOR ELEVATION
- SAN. = SANITARY SEWER LINE
- OH = OVERHANG
- F.P. = FIREPLACE
- S/W = SIDEWALK
- TW = TOP OF WALL
- BW = BOTTOM OF WALL

NOTE:
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR, BUILDER OR OWNER OF THIS PROJECT TO VERIFY THE FOLLOWING:
 1) ALL BUILDING DIMENSIONS SHOWN ON THIS PLAN PRIOR TO EXCAVATION.
 2) ALL PROPOSED GRADES TO ENSURE PROPER DRAINAGE AND SEWER SERVICE.
 3) ANY SUBDIVISION OR HOMES ASSOCIATION RESTRICTIONS THAT MAY AFFECT THE SUBJECT PROPERTY.
 4) ANY UNPLATTED EASEMENTS, ENCROACHMENTS, OR FLOOD PLAIN INFORMATION THAT MAY AFFECT THE SUBJECT PROPERTY.
 5) WE WILL REVIEW ANY INFORMATION PERTAINING TO 4) IF SUPPLIED BY THE CLIENT.
 6) NO TITLE WORK PROVIDED. NOT RESPONSIBLE FOR ANY UNPLATTED EASEMENTS OR ENCROACHMENTS.
 7) FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED ON FLOOD INSURANCE RATE MAP NUMBER 20091C0024G, EFFECTIVE DATE: AUGUST 3, 2009, PANEL 0024 OF 161 IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). FLOOD INFORMATION IS SUBJECT TO CHANGE.

Note: No Titlework provided.
 Only platted Easements are shown hereon.



Prepared for:
 Mike Simonett
 5636 Norwood St.
 Prairie Village, KS 66205

Grading Plan

mhs **McAFEE HENDERSON SOLUTIONS, INC.**
 Civil Engineering & Land Surveying
 15700 College Blvd, Suite 202 Lenexa, KS 66219
 Ph: (913) 888-4647 Fax: (913) 390-9865
 www.mhs-eng.com

Watershed Analysis

5106 W 69th Terrace

Submitted to:

City of Prairie Village, Kansas

Prepared For:

Mike Simonett

Prepared By:



15700 College Blvd. Suite 202
Lenexa, KS 66219
Phone: (913) 888-4647

June 15, 2022



Project No: 2022.022

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McAfee Henderson Solutions, Inc. has completed this Watershed Analysis for the proposed redevelopment of 5106 W 69th Terrace in the city of Prairie Village, Kansas. The single family residential property contains 0.23 acre more or less per a boundary and topographic survey completed by MHS Inc. on April 18, 2022. The property is part of an established, fully developed neighborhood and is bordered by existing single family residential lots. Modification to the lot consists of construction a 1,591 square foot addition to the northeast corner of the existing home. This analysis investigates the impact of the redevelopment on stormwater runoff and determines if adjacent properties will be adversely impacted by the proposed improvements.

DATA, METHODOLOGY & ANALYSIS

The analysis of the site was conducted using the Rational Method as stated in APWA Section 5602.2, 2011 edition, for 10-year, and 100-year rainfall frequencies for the existing and proposed conditions. Composite runoff coefficients were calculated for each drainage area based on the amount of pervious and impervious land. For purposes of this study the following runoff coefficients were used:

$C_{Pervious} = 0.30$

$C_{Impervious} = 0.90$

Detailed calculations are provided in Tables 3 and 4 of the Appendix.

EXISTING CONDITIONS

The existing house with a 892 square foot footprint is located on a 9,981 square foot property. A swale towards the north half of the lot allows water to travel to adjacent properties to the west, with water running off of the house on the south side of this lot draining onto 69th Terrace. All water from this property drains into Brush Creek which is located 0.60 miles east of the property. Refer to Figure 1 for the existing impervious area and drainage map of the project site. Analysis of the 10-year and 100-year rainfall events for runoff to the adjacent property resulted in 0.18 cfs and 0.32 cfs during the 10-year and 100-year storm events respectively. This drainage area is represented by drainage area EX-2. Peak flows to 69th Terrace are 0.48 cfs and 0.84 cfs during the 10-year and 100-year storm events respectively. Table 1 lists the existing runoff characteristics.

Table 1: Existing Runoff Summary

DA	A_{average}	C	$\frac{Q_2}{(cfs)}$	$\frac{Q_{10}}{(cfs)}$	$\frac{Q_{25}}{(cfs)}$	$\frac{Q_{100}}{(cfs)}$	Notes
EX-1	0.15	0.44	0.35	0.48	0.61	0.84	Drains to 69th Terrace
EX-2	0.08	0.31	0.14	0.18	0.24	0.32	Drains to Adjacent Property

PROPOSED CONDITIONS

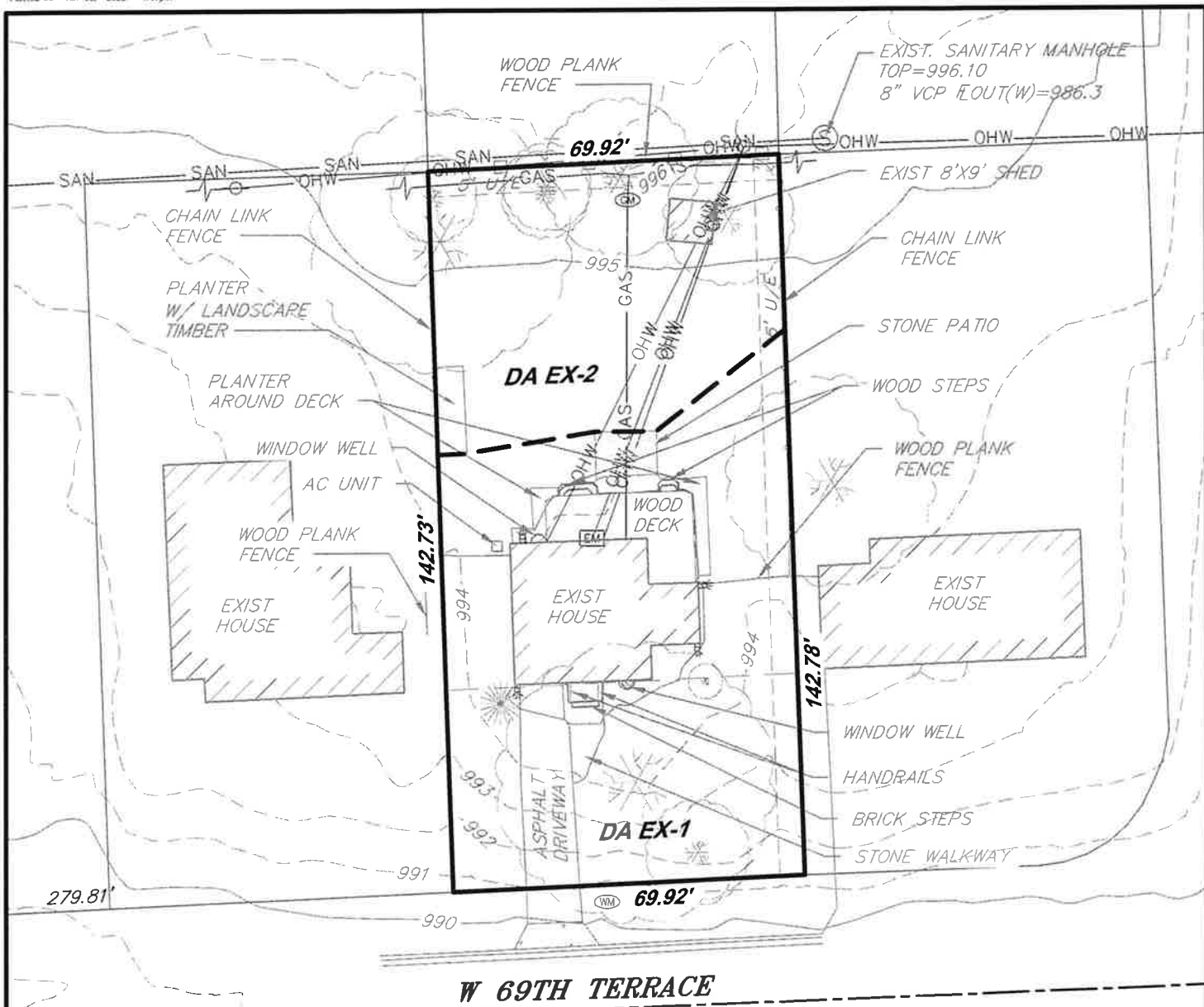
This project consists of remodeling an existing house and construction of a proposed addition with a rooftop area of 1,591 square feet. The final lot will also include demolition of the existing driveway and connected walkway, and construction of new driveway, front stoop, and back patio. Refer to Figure 2 for the proposed impervious area and drainage map. Construction of the addition will generally maintain existing grades and will not impact the overall grading of the site. A storm pipe and drainage inlet system will be utilized to relieve flat areas along the eastern property line. All roof drains shall outlet to the front of the house or be conveyed underground to release in front of the house. Construction of the new house results in runoff of 0.17 cfs and 0.30 cfs for the 10-year and 100-year storm events to adjacent property respectively. This drainage area is represented by drainage area P-2. Peak flows to 69th Terrace are 0.70 cfs and 1.22 cfs during the 10-year and 100-year storm events respectively. Table 2 below summarizes the proposed runoff from the property.

Table 2: Proposed Runoff Summary

DA	A_{coverage}	C	Q₂ (cfs)	Q₁₀ (cfs)	Q₂₅ (cfs)	Q₁₀₀ (cfs)	Notes
P-1	0.16	0.61	0.51	0.70	0.89	1.22	Drains to 69th Terrace
P-2	0.07	0.31	0.12	0.17	0.22	0.30	Drains to Adjacent Property

SUMMARY & CONCLUSION

The total impervious area on the lot will increase by approximately 2,060 square feet compared to the existing site. A comparison of peak runoff flows between the existing conditions (Table 1) and proposed conditions (Table 2) for the single family lot shows an overall increase in runoff from the site due to the increase in impervious area; however, adjacent property owners will not be negatively impacted by the addition to the lot. Adjacent properties to the west will experience a slight decrease in runoff during all storm events due to the reduction of the drainage area. With the proposed site modifications, peak flows toward the adjacent properties decreases from 0.32 cfs to 0.30 cfs, resulting in a 0.02 cfs decrease during the 100-year event. To maintain a drainage pattern toward 69th Terrace at the eastern property line, drain inlets may be necessary in areas of flat grade. All downspouts shall outlet to the front of the house. Flows toward the adjacent roadway will increase from 0.84 cfs to 1.22 cfs resulting in a 0.38 cfs increase. This increase does not warrant mitigation as the small volume will have a negligible impact to the adjacent street and to Brush Creek which has a watershed of 3.24 square miles at its crossing with West 71st Street.



LEGEND

--- Existing Drainage Area

Storm Drainage Information

	EX-1	EX-2
Drainage Area ID	EX-1	EX-2
Drainage Area Size	6,450 SQFT	3,531 SQFT
High Point	995	996
Low Point	991	994
Drainage Length	108 LF	90 LF
Runoff Coefficient	0.44	0.31
Impervious Area	1,457 SQFT	76 SQFT
Tc (min)	5 MIN.	5 MIN.
Receiving System	69th Terrace	Adjacent Property
Flow Rates (cfs)		
2-year	0.35	0.14
10-year	0.48	0.18
25-year	0.61	0.24
100-year	0.84	0.32

Lot Information

	Existing	Proposed
Lot Size	9,981 SQFT	9,981 SQFT
Impervious Area		
Building	892 SQFT	2,359 SQFT
Hard Surface	641 SQFT	1,231 SQFT

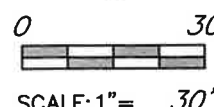
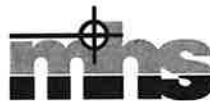
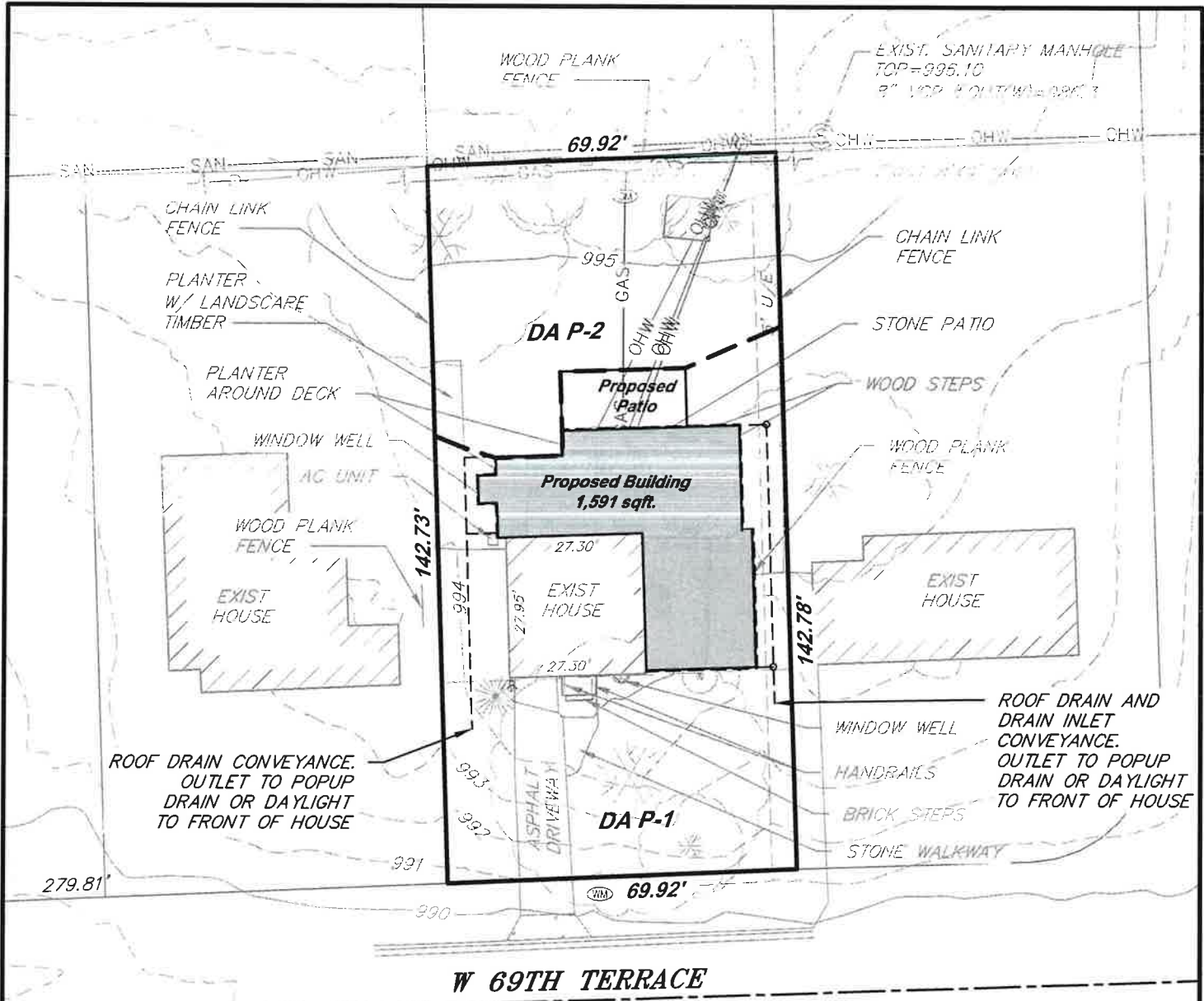


Figure 1
Pre-Development Drainage
5106 W 69th Terrace



McAFEE HENDERSON SOLUTIONS, INC.
 Civil Engineering + Land Surveying
 15700 College Blvd, Suite 202 Lenexa, KS 66219
 Ph (913) 818-4647 Fax (913) 390-9865
 www.mhs-eng.com



LEGEND

--- Proposed Drainage Area

Storm Drainage Information

	P-1	P-2
Drainage Area ID	P-1	P-2
Drainage Area Size	6,753 SQFT	3,228 SQFT
High Point	995	996
Low Point	991	994
Drainage Length	108 LF	90 LF
Runoff Coefficient	0.61	0.31
Impervious Area	3,514 SQFT	76 SQFT
Tc (min)	5 MIN.	5 MIN.
Receiving System	69th Terrace	Adjacent Property
Flow Rates (cfs)		
2-year	0.51	0.12
10-year	0.70	0.17
25-year	0.89	0.22
100-year	1.22	0.30

Lot Information

	Existing	Proposed
Lot Size	9,981 SQFT	9,981 SQFT
Impervious Area		
Building	892 SQFT	2,359 SQFT
Hard Surface	641 SQFT	1,231 SQFT

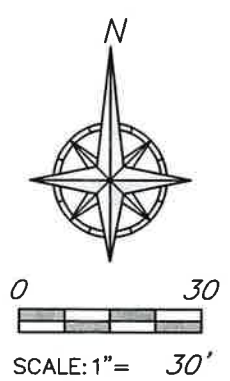


Figure 2
Post Development Drainage
5106 W 69th Terrace

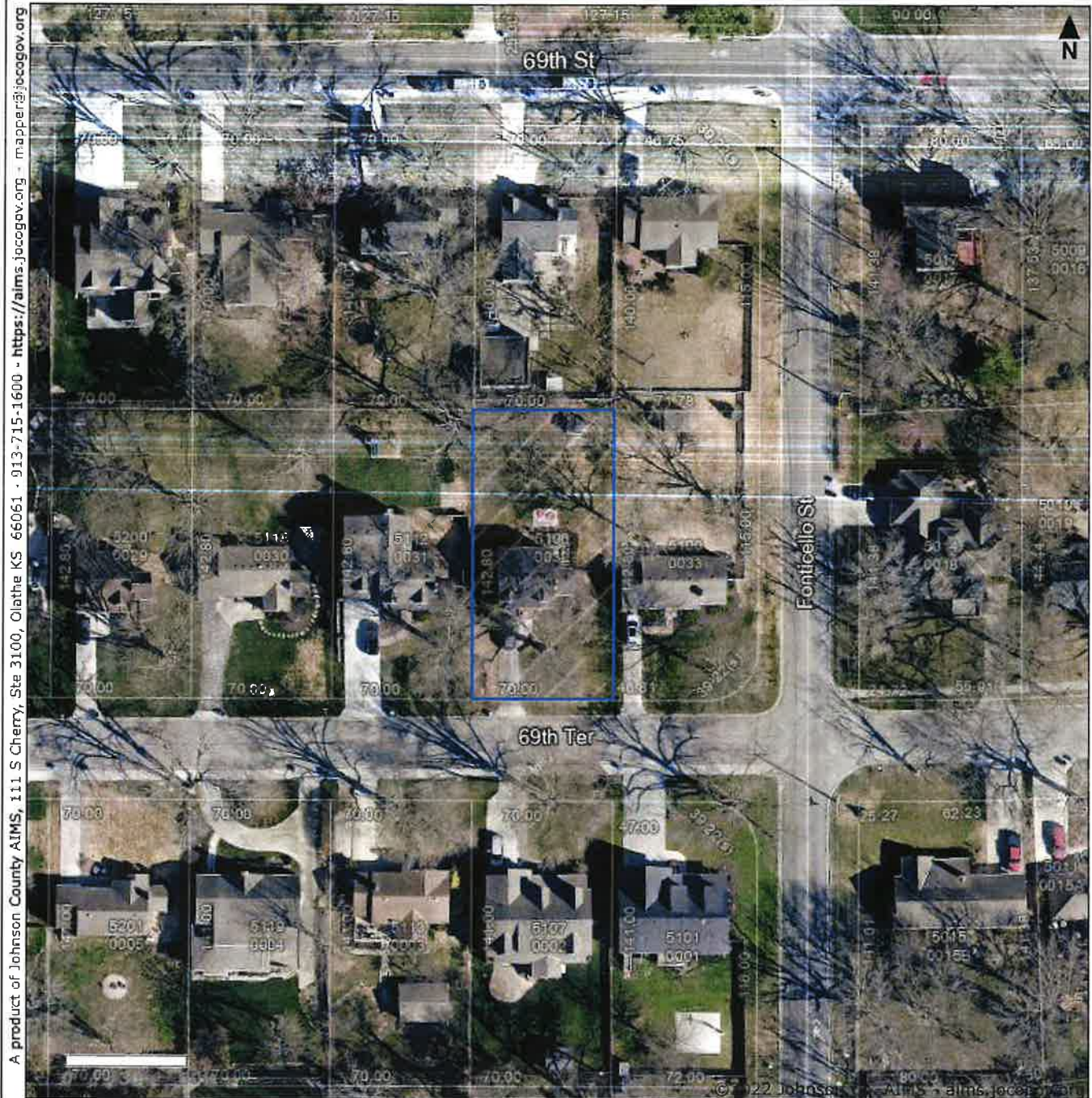


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Johnson Co AIMS Map

LEGEND

Floodway - NFHL

Special Flood Hazard Areas (SFHAs) - NFHL

Zone A Zones AE

Zone AO

Other Flood Areas - NFHL

Zone X Zone X - Future

Area Not Included



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TABLE 3: EXISTING RUNOFF COEFFICIENT CALCULATIONS

DA #EX-1

Total Area	6,450 sq. ft.	0.15 acres
Total Pervious Area	4,993 sq. ft.	
Total Impervious Area	1,457 sq. ft.	
%-age Pervious Area	77%	
%-age Impervious Area	23%	

C 0.44

DA #EX-2

Total Area	3,531 sq. ft.	0.08 acres
Total Pervious Area	3,454 sq. ft.	
Total Impervious Area	76 sq. ft.	
%-age Pervious Area	98%	
%-age Impervious Area	2%	

C 0.31

TABLE 4: PROPOSED RUNOFF COEFFICIENT CALCULATIONS

DA #P-1

Total Area	6,753 sq. ft.	0.16 acres
Total Pervious Area	3,239 sq. ft.	
Total Impervious Area	3,514 sq. ft.	
%-age Pervious Area	48%	
%-age Impervious Area	52%	

C 0.61

DA #P-2

Total Area	3,228 sq. ft.	0.07 acres
Total Pervious Area	3,152 sq. ft.	
Total Impervious Area	76 sq. ft.	
%-age Pervious Area	98%	
%-age Impervious Area	2%	

C 0.31

Hi Adam,

Hope you had a great weekend. I sent the letters last week and held an open house yesterday with the drawings. Unfortunately, the turnout was small, not sure if that's good or bad. In the letter I explained why we needed the variance.

The neighbors directly to the west and south did come over. I explained the situation and both thought the request made sense. The west neighbor was happy to hear we did a drainage study.

Is there anything else you need from me before 7/12?

Thanks,
Mike