

The public may attend the meeting in person or view it online at
<http://pvkansas.com/livestreaming>.

**BOARD OF ZONING APPEALS
CITY OF PRAIRIE VILLAGE
TUESDAY, JULY 11, 2023
7700 MISSION ROAD
COUNCIL CHAMBERS
6:30 P.M.**

I. ROLL CALL

II. APPROVAL OF BZA MINUTES - May 2, 2023

III. PUBLIC HEARINGS

BZA2023-02 Variance of required front setback for garage addition
2216 W. 71st Terrace
Zoning: R-1B
Applicant: Gary and Cindy Wainscott

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, May 2, 2023**

ROLL CALL

The meeting of the Board of Zoning Appeals of the City of Prairie Village, Kansas was held on Tuesday, May 2, 2023, at 6:30 p.m. in the Council Chambers of the Municipal Building at 7700 Mission Road. Chair Patrick Lenahan called the meeting to order at 6:30 p.m. with the following members present: Jonathan Birkel, James Breneman, Gregory Wolf, Melissa Brown, Nancy Wallerstein, and Jeffrey Valentino.

The following individuals were present in their advisory capacity to the Board of Zoning Appeals: Chris Brewster, Multistudio; Nickie Lee, Deputy City Administrator; Mitch Dringman, Building Official; Greg Shelton, Council Liaison; Adam Geffert, City Clerk/Board Secretary.

APPROVAL OF MINUTES

Mr. Breneman moved for the approval of the minutes of the October 11, 2022, Board of Zoning Appeals meeting as presented. Mrs. Wallerstein seconded the motion, which passed 6-0, with Mr. Wolf in abstention.

PUBLIC HEARINGS

BZA2023-01 Variance of Required Site Setback
5200 W. 69th Street
Zoning: R-1A
Applicant: Dan McCarthy

Mr. Brewster stated that the applicant was requesting a variance from Section 19.08.015 of the City's zoning regulations to allow a garage to be built 5.3' from the side setback, rather than the required 7'. The development standards require a side setback that is:

- At least 7' on each side
- At least 20% of the lot width on both sides
- At least 12' from any adjacent building

Mr. Brewster noted that the applicant intended to tear down an existing home and replace it with a new home. However, the plan proposed to retain the driveway and existing

garage, which did not comply with side setback requirements. The plan (and existing condition) resulted in the following:

- Separation from the existing home on the west side of at least 29.3' at the closest point (compliant with Section 19.06.015)
- A combined setback of 25.7' for both sides on the subject lot, totaling 20.2% of the lot width (compliant with Section 19.06.015)
- A specific setback of 5.3' on the west (garage) side of the lot (not compliant with Section 19.06.015)

Mr. Brewster noted that Section 19.54.030 of the zoning regulations 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.

He added that if the Board did approve the variance, it should be subject to the following conditions:

1. That the variance be granted only to the extent shown with the submitted application, sufficient to retain the existing structure without further expansion.
2. The variance, if approved, be recorded with the County Register of Deeds within one year of approval.

Applicant and property owner Dan McCarthy was present to discuss the variance. He stated that tearing down the existing garage would significantly increase the cost of the project, and that surrounding neighbors were supportive of the garage remaining in place.

Mr. Lenahan opened the public hearing at 6:39 p.m. With no one present to speak, Mr. Lenahan closed the hearing at 6:40 p.m.

Board members reviewed the golden factors and determined that the proposal met all requirements.

Mr. Wolf made a motion to approve the variance. Mr. Breneman seconded the motion, which passed 6-1, with Ms. Brown in opposition.

OTHER BUSINESS

None

ADJOURNMENT

Chair Patrick Lenahan adjourned the meeting of the Board of Zoning Appeals at 6:41 p.m.

Adam Geffert
City Clerk/Board Secretary

STAFF REPORT

TO: Prairie Village Board of Zoning Appeals
FROM: Chris Brewster, Multistudio, Planning Consultant
DATE: July 11, 2023

Application: BZA 2023-02; PC 2023-107

Request: Variance (Board of Zoning Appeals) of 6.58 feet to the front setback, to allow the garage addition at the extension of the existing front building line.
Design exception (Planning Commission)

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.*
The neighborhood design standards allow the Planning Commission to consider designs that may not meet the specific standards for building and site design, may be justified upon a finding that it meets one or more specific criteria for exceptions, and equally or better serves the design objectives and intent of the neighborhood design standards.

Property Address: 2216 W. 71st Terrace

Applicant: Jon Gary Wainscott

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

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

Legal Description: GRANTHURST LTS 70-72 PVC-3469

Property Area: 0.36 acres (15,609.29 s.f.)

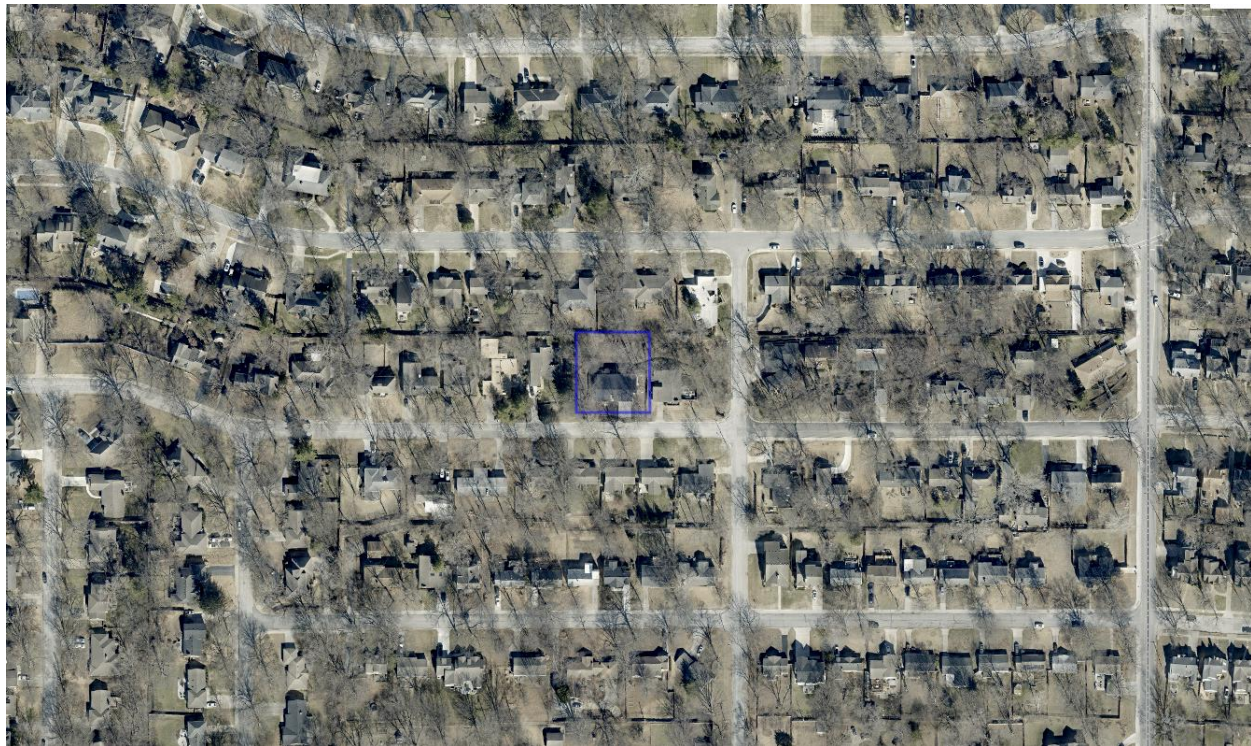
Related Case Files: None

Attachments: Application, variance request, lot plans,

General Location – Map



Aerial Map



Aerial Site



Birdseye View



Street View



Looking northeast on West 71st Terrace



Looking northwest on West 71st Terrace

BACKGROUND:

This application involves two related actions. There is a request for a front lot line variance from 30 feet to 23.42 feet, to allow the expansion of an existing nonconforming front building line (this also includes an exception to the platted front building line of 35 feet for the lot)¹. This requires approval of the Board of Zoning Appeals according to the variance criteria. Also related to this application is a request for a design exception to allow a lessor transparency requirement than is required on the front elevation. The ordinance requires a minimum of 15% (with up to 3% of that including trim and architectural details); the application proposes approximately 7.35% (or 10.35% if the full extent of the trim exception is counted). This requires approval of the Planning Commission according to the design exception criteria.

COMMENTS

The applicant is requesting a variance from Section 19.08.015 to allow garage to be built 23.42 feet from the front setback, rather than the required 30 feet. This lot also includes a platted front building line of 35 feet. The existing building is located at 23.42 feet, and it is not clear that there was any record of a variance or platted building line modification. AIMS records indicate the building was constructed in 1956, which predates the zoning ordinance. The plat was recorded in 1924, but the provision for modifying the front building line through city processes was not in place at the time the structure was built. The building is at this location due to a drainage culvert that crosses the property, entering the lot on the west side approximately 20 feet from the front lot line, going north for approximately 60 feet and then going east across the lot near the midpoint of the property, 80 feet from the front line. This results in a small buildable area towards the front portion of the lot, and a rear yard section across the drainage culvert on the back 45 feet of the lot. The property is zoned R-1A. The development standards require a front setback that is at least 30 feet from the front lot line. [\[19.06.015\]](#).

The applicant has placed a garage addition on the east side of the building along the existing front building line; however, this does not comply with the required front setback. The plat also includes a platted front building line of 35 feet. Typically, modification of the front building line is done through an exception granted by the Planning Commission. However, since this request would also be in excess of the zone district setback, a variance is required and the lessor included criteria for a building line modification will be assumed met through the variance review and criteria.

In addition to this request, the applicant is extending the profile of the front building elevation and converting existing garage areas into livable space. These modifications trigger the Prairie Village Neighborhood Design Standards applicable in the R-1B zoning ordinance. The proposed elevations do not meet the requirement for at least 15% transparency on front elevations due to: (1) the design of the existing façade that is to remain; the design of the modified garage that is converted to living space; and the

¹ Front building line modifications (a modification to a building line that is platted different from the zone district setback) are approved by the Planning Commission (Subdivisions Regulations, Section 18.18). However, since the variance request and criteria for variance are greater than for a building line modification, the lessor included building line modification request will be considered approved if the variance is granted by the Board of Zoning Appeals.)

extension of the new garage addition. Collectively these extend the basis of the front elevation for which the 15% transparency is required, and the modified areas of the elevation do not include enough windows to amount for 15% of the total elevation.

The applicant had a neighborhood meeting on June 19 as required by the Prairie Village Resident Participation Policy and has supplemented the application with background on that meeting.

VARIANCE ANALYSIS (BOARD OF ZONING APPEALS):

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 current situation is apparently a legally non-conforming situation, and likely predates the adoption of the zoning ordinance and the required 30 feet front setback. Ordinarily any pre-existing condition is not subject to the ordinance, and receives protection from provisions that allow legally occurring situations under the prior ordinance to remain with limited protections. However, any expansions of a legally nonconforming situation are not permitted, and new additions are required to meet all standards. The intent is to bring all property in compliance with the current standards in a reasonable manner in coordination with the level of reinvestment. In this case the reinvestment that complies with the standard would require an addition shifted further back from the current building property, and result in a smaller buildable area for the addition due to the drainage culvert crossing the property near the midpoint of the lot. (Approximately 70 to 80 feet back on a 130 feet deep lot.)

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 principal structure has been in this location since it was originally built. The addition to the building is continuing the current building pattern and not encroaching closer to the street, although it is extending the building line along the nonconforming setback. However, the building retains a relatively low profile with 1 and 1.5 story elevations on the street frontage. Additionally, the existing building and the proposed addition retain relatively large side setbacks from abutting lots (31.4 feet on the west and 25.75 feet on the east). Other buildings on this block are placed in

atypical locations due to the drainage culvert and the lot immediately to the east has a similar front setback as this subject lot.

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 has a smaller buildable area due to the presence of the drainage culvert. Despite the lot being 130 feet deep, only the first 70 to 80 feet is buildable due to the culvert. Complying with the zone district front setback of 30 feet, or the platted front building line of 35 feet would significantly reduce the buildable area of the lot relative to typical R-1B lots and other lots in this area.

D. Public Interest

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

The lot retains large side setbacks, the requested front setback is similar to adjacent lots and is an extension of an existing condition on this lot. Additionally, the proposed building has a low scale (1 and 1.5 story elevations) which further reduce any impacts on adjacent property or the character of the neighborhood.

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.

Front setbacks are intended to create a consistent building pattern along a block and preserve frontages and streetscapes throughout a neighborhood. In this case, many buildings on this block have atypical patterns or arrangements due to the location of the drainage culvert. Further the character of this block is more natural and rustic due to the street design, topography and vegetation, and arrangement of buildings – much of which is in response to the presence of the drainage culvert.

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 with the submitted application, sufficient improve the existing structure at its current location and not encroach further into the front setback.
2. The variance, if approved, be recorded with the County Register of Deeds within 1 year of approval.

DESIGN EXCEPTION ANALYSIS (PLANNING COMMISSION):

This property is zoned R-1B. The neighborhood design development standards in section [19.08.025](#) apply to this property, and specifically:

(1) Windows and Entrances. All elevations shall have window and door opening covering at least:

- a. Fifteen percent on all front elevations or any street facing side elevation; and
- b. Eight percent on other side elevations; and
- c. Fifteen percent on rear elevations

Any molding or architectural details integrated with the window or door opening may count for up to three percent of the requirement.

[\[19.08.025\(d\)\(1\)\]](#)

This is a subsection of the building massing standards and is intended to break down the volume of the buildable area and height into smaller scale masses and to improve the relationship of the building to the lot, adjacent buildings, and the streetscape. Windows and entrances can accomplish this by eliminating large blank walls, adding interest to the elevation, and creating meaningful connections to surrounding outside spaces. Garage doors are excluded from this count since one of the objectives of the standards is to promote more “human-scale” design and reduce the emphasis on automobiles.

In this case, the four windows on the front elevation account for approximately 7.35 % of the wall planes (or a 10.35% if the applicant counted up to the 3% limit for trim and ornamentation associated with the windows or doors). These wall planes include the front-facing garage, but the garage door is specifically excluded for counting towards the transparency. Other transparency on this elevation occurs with the front door and with upper-level windows including in the wall supporting the staggered pitched roof. However, these wall planes are more than 12 feet back from the front building line, and neither the wall plane nor the windows count towards the requirement. The elevation has varied massing due to the step back of one of the garage bays, gables at two different depths, and a larger remainder of the elevation more than 12 feet beyond the forward part.

CRITERIA:

Section 19.06.025(f) allows the Planning Commission to grant exceptions to the neighborhood design standards based on the following criteria:

- (1) The exception shall only apply to the design standards in this section, and not be granted to allow something that is specifically prohibited in other regulations.
- (2) Any exception dealing with the placement of the building is consistent with sound planning, urban design and engineering practices when considering the site and its context within the neighborhood.
- (3) The placement and orientation of the main mass, accessory elements, garages and driveways considers the high points and low points of the grade and locates them in such a way to minimize the perceived massing of the building from the streetscape and abutting lots.

- (4) Any exception affecting the design and massing of the building is consistent with the common characteristics of the architectural style selected for the building.
- (5) The requested exception improves the quality design of the building and site beyond what could be achieved by meeting the standards - primarily considering the character and building styles of the neighborhood and surrounding properties, the integrity of the architectural style of the proposed building, and the relationship of the internal functions of the building to the site, streetscape and adjacent property.
- (6) The exception will equally or better serve the design objectives stated in Section 19.08.025(a) and the intent stated for the particular standard being altered.

The existing building does not provide transparency or meet the design standards. The proposed elevations associated with the remodel are bringing this building further towards compliance with the standards. The existing building and proposed remodel have a unique architectural character that is appropriate for this lot and context. Further, the recessed entry court and upper-level windows (which do not count towards meeting the fenestration standard) contribute to the front elevation as a whole becoming closer to the intent of the standards than the current building.

RECOMMENDATION:

Staff recommends approval of the exception to the neighborhood design standards (window and entrance requirements on the front elevation) subject to concurrence of the Planning Commission on all criteria, and limited to the plans submitted.

23246
Appt 0030448

VARIANCE APPLICATION
BOARD OF ZONING APPEALS

CITY OF PRAIRIE VILLAGE, KANSAS

For Office Use Only
Case No: BZA 2023-02
Filing Fee: 75.00
Deposit: _____
Date Advertised: _____
Public Hearing Date: _____

APPLICANT: Jon Gary Wainscott PHONE: 816-392-7972
ADDRESS: 15380 Lake Rd, ID Gardner KS ZIP: 66030
OWNER: Jon + Cindy Wainscott PHONE: 913-341-1135
ADDRESS: 15380 Lake Rd ID Gardner KS ZIP: 66030
LOCATION OF PROPERTY: 2216 W 71st Terr
LEGAL DESCRIPTION: GRANTHURST LOTS 70-72 PVC-3469

Variance Requested GARAGE VARIANCE

ADJACENT ZONING AND LAND USE:

	<u>Land Use</u>	<u>Zoning</u>
North	_____	_____
South	_____	_____
East	_____	_____
West	_____	_____

Present use of Property: Single Family

Proposed Use of Property: Single Family

Utility lines or easements that would restrict proposed development:
None

Please complete both pages of the form and return to:

City Clerk
City of Prairie Village
7700 Mission Road
Prairie Village, Kansas 66208

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* 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 ___ No

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

3. *HARDSHIP* 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 ___ 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 ___ No

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

6. *MINIMUM VARIANCE* Yes ___ No

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

SIGNATURE: Jon G Waincott DATE 6-1-23

BY: Jon G Waincott
TITLE: OWNER

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.

Jon G. Weinstock 6-1-23
Applicant's Signature/Date

Jon G. Weinstock 6-1-23
Owner's Signature/Date

GENERAL NOTES:

ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (2018 I.R.C.)

- DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY. IF DIMENSION IS NOT CALLED OUT, VERIFY W/ARCHITECT.
- ALL DIMENSIONS ARE TO OUTSIDE FACE OF STEEL, FACE OF CONCRETE, MASONRY AND/OR STEEL/WOOD STUD, UNLESS NOTED OTHERWISE.
- HORIZONTAL MASONRY DIMENSIONS FROM OUTSIDE TO OUTSIDE (CORNERS) ARE NOMINAL.
- ALL GYPSUM BOARD ABUTTING PERPENDICULAR C.M.U. OR CONCRETE SHALL BE CONSTRUCTED WITH CONCEALED METAL EDGE MOLDING, FORMING A 1/4" REVEAL FILLED WITH HEAD OF SEALANT, UNLESS DETAILED OTHERWISE.
- ALL INTERIOR WALLS TO BE COVERED WITH 1/2" GYP. BOARD WITH METAL REINFORCING. TAPE, FLOAT AND SAND (3 COATS), UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL DRAWINGS FOR CONCRETE, STEEL, WOOD AND CONNECTION INFORMATION.
- GENERAL CONTRACTOR TO REVIEW ALL FINISH FLOOR MATERIALS. ALL FINISH-FLOORING MATERIAL SHALL BE INSTALLED FLUSH WITH ADJACENT FLOORS OF SIMILAR OR DISSIMILAR MATERIALS. GENERAL CONTRACTOR TO ADJUST FOUNDATION AND/OR FRAMING AS REQ'D TO ENSURE ALL FLOORS ARE FLUSH. NOTIFY ARCHITECT PRIOR TO MODIFICATIONS.
- GENERAL CONTRACTOR TO FIELD VERIFY DIMENSIONS BEFORE CASEWORK AND/OR COUNTERTOP FABRICATION.
- THE MINIMUM HEADROOM IN ALL AREAS SHALL NOT BE LESS THAN 7 FEET 0 INCHES: 5'-0" IN SLOPING CEILING SPACES.
- STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
- THE MAXIMUM STAIRWAY RISER HEIGHT SHALL BE 7-3/4 INCHES AND THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. REFER TO PLANS FOR SPECIFIC STAIRWAY INFORMATION.
- EACH STAIRWAY OF FOUR OR MORE RISERS SHALL PROVIDE A CONTINUOUS HANDRAIL ON AT LEAST ONE SIDE BETWEEN 34 INCHES AND 38 INCHES ABOVE THE NOSING OF THE TREADS.
- HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIA. OF AT LEAST 1-1/4 INCHES AND NOT GREATER THAN 2 INCHES OR OTHER APPROVED GRASPABLE SHAPE PER I.R.C. 2018, SECTION R311.5.6.3. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCHES BETWEEN THE WALL AND THE HANDRAIL.
- PROVIDE MINIMUM 36 INCHES HIGH GUARDRAILS ON ALL OPEN SIDES OF RAISED FLOORS, PORCHES AND BALCONIES; MINIMUM 34 INCHES HIGH GUARDRAILS ON THE OPEN SIDES OF STAIRWAYS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW. GUARDRAIL ENCLOSURES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERNS THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.
- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE ADEQUATE VENTILATION PER I.R.C. 2018, SECTION R806.
- REFER TO FLOOR PLANS AND/OR EXTERIOR ELEVATIONS FOR WINDOW TYPES AND SIZES. (WINDOW UNITS ARE CALLED OUT - NOT ROUGH OPENINGS). GENERAL CONTRACTOR TO COORDINATE AND VERIFY ROUGH OPENING SIZES AND LOCATIONS. WINDOWS TO BE INSTALLED PER MANUF. INSTRUCTIONS, INCORPORATING WINDOW FLASH'G TAPE AT PERIMETER AS RECOMMENDED.
- SAFETY GLAZING IS TO BE PROVIDED IN ALL HAZARDOUS LOCATIONS - AS IDENTIFIED IN THE I.R.C. 2018, SECTION R308.4.
- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. THE OPENINGS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES. SEE I.R.C. 2018, SECTION R310.
- EXTERIOR FLASHING TO BE CORRECTLY INSTALLED AS ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS, DECKS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES. PROVIDE KICK OUT FLASHING AT GABLES.
- ALL PLUMBING AND MECHANICAL VENTS TO BE LOCATED CLOSE TOGETHER WITHIN THE ATTIC SPACE WHEN POSSIBLE TO MINIMIZE THE NUMBER OF ROOF PENETRATIONS. ALL PLUMBING AND MECHANICAL VENTS WHICH APPEAR ABOVE THE ROOF TO BE LOCATED AWAY FROM ANY PROMINENT VIEW. NO VENTS TO BE ALLOWED ON THE FRONT ROOF. ALL METAL AND PVC VENTS AND PENETRATIONS TO BE PRIMED AND PAINTED CLOSELY TO MATCH THE ROOF COLOR.
- GENERAL CONTRACTOR TO LOCATE UTILITY METER(S) AWAY FROM ANY PROMINENT VIEW. UTILITY METERS TO BE LOCATED AS CLOSE TO GRADE AS POSSIBLE TO MINIMIZE THE VISUAL IMPACT OF THE METERS.
- FOR GUTTERS AND DOWNSPOUTS THAT ARE NOT INCLUDED ON THE ELEVATIONS, GENERAL CONTRACTOR TO VERIFY THE EXISTING TOPOGRAPHIC GRADES AND LOCATE DOWNSPOUTS TOWARDS FRONT AND REAR OF HOUSE BASED ON TOPOGRAPHIC CONDITIONS TO ALLOW POSITIVE DRAINAGE AWAY FROM HOUSE. DO NOT LOCATE DOWNSPOUTS IN PROMINENT LOCATIONS. GENERAL CONTRACTOR TO OBTAIN OWNER/ARCHITECT APPROVAL OF ALL DOWNSPOUT LOCATIONS. GUTTERS AND DOWNSPOUTS TO CLOSELY MATCH TRIM COLOR OF HOUSE OR, IF APPROPRIATE, DOWNSPOUTS MAY BE COLOR-MATCHED TO PRIMARY ELEVATION MATERIAL. PROVIDE SPLASH BLOCKS @ ALL DOWNSPOUT, SUMP & OTHER DRAINAGE OUTLETS THAT OCCUR AT/ABOVE GRADE.
- REQUIRED UPGRADES TO EXISTING SMOKE DETECTION AND NOTIFICATION SYSTEMS SHALL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION. IF UPGRADES ARE REQUIRED, THE PLACEMENT AND INSTALLATION SHALL CONFORM TO I.R.C. 2018, SECTION R313.
- DOORS BETWEEN THE GARAGE AND THE DWELLING - MINIMUM 1-3/8 INCH SOLID CORE OR HONEY COMBED STEEL DOOR OR 20 MINUTE FIRE-RATED.
- BUILDING ENVELOPE INSULATION SHALL COMPLY WITH IRC 2018 TABLE N1102.1
- DUCT INSTALLATION, INSULATION AND JOINT SEALING SHALL COMPLY WITH SECTION M1601.4.1 OF THE 2018 IRC.

ABBREVIATIONS

A.F.F. ACQJST.	ADJUST. ADJUSTABLE	A.H.U.	AIR HANDLING UNIT	AL.T.	ALTERNATE	ALUM.	ALUMINUM	ARCH.	ARCHITECTURAL	BD.	BOARD	BLDG.	BUILDING	BLKG.	BLOCKING	BTM.	BOTTOM	B.O.	BOTTOM OF BEARING	BRG.	BRG.	CAB.	CABINET	CB.	CHALKBOARD	C.J.	CONTROL JOINT	CLG.	CENTER LINE	CLG.	CEILING	CLR.	CLEAR	CMU	CONC. MASONRY UNIT	COL.	COLUMN	CONC.	CONCRETE	CONST.	CONSTRUCTION	CONT.	CONTINUOUS	C.S.	CUP SINK	CW	COLD WATER	DBL.	DOUBLE	DEMO.	DEMOLISH/DEMOLITION	D.F.	DRINKING FOUNTAIN	D.I.	DE-IONIZED WATER	DIA.	DIAMETER	DIM.	DIMENSION	DN.	DOWN	DR.	DOOR	D.S.	DOWNSPOUT	DET.	DETAIL	DWG.	DRAWING	EA.	EACH	E.J.	EXPANSION JOINT	ELEC.	ELECTRICAL	EL.	ELEVATION	ELEV.	ELEVATOR	EQUIP.	EQUIPMENT	EXIST.	EXISTING	EXP.	EXPANSION	EXT.	EXTERIOR	F.D.	FLOOR DRAIN	F.E.	FIRE EXTINGUISHER	F.E.C.	FIRE EXTINGUISHER CAB.	FIN.	FINISH	FLR.	FLOOR	FLUOR.	FLUORESCENT	FND.	FOUNDATION	F.R.	FIRE-RATED	FT.	FOOT OR FEET	FTG.	FOOTING	GA.	GAUGE	GALV.	GALVANIZED	G.C.	GENERAL CONTRACTOR	GYP.	GYPSUM	H.B.	HOSE BIBB	H.C.	HANDI-CAPPED	HDWR.	HARDWARE	H.M.	HOLLOW METAL	HORIZ.	HORIZONTAL, HORIZONTALLY	HR.	HOUR	HVAC	HEATING, VENTILATING & AIR CONDITIONING	I.D.	INSIDE DIAMETER	INSUL.	INSULATION	INT.	INTERIOR	JAN.	JANITOR	J.B.	JUNCTION BOX	JST.	JOIST	JT.	JOINT	LAM.	LAMINATE	LT.	LIGHT	LT. WT.	LIGHTWEIGHT	LWCMU	LIGHTWEIGHT C.M.U.	MANUF.	MANUFACTURER	MAT.	MATERIAL	MAX.	MAXIMUM	MECH.	MECHANICAL	MIN.	MINIMUM	MISC.	MISCELLANEOUS	M.O.	MASONRY OPENING	MTL.	METAL	N.	NORTH	N.I.C.	NOT IN CONTRACT	N.T.S.	NOT TO SCALE	NOM.	NOMINAL	O.C.	ON CENTER	O.D.	OVERFLOW DRAIN	OPNG.	OPENING
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ELECTRICAL SYMBOLS LEGEND:

SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE
	WEATHERPROOF DUPLEX RECEPTACLE (GFCI)
	GROUND-Fault CIRCUIT-INTERRUPTER DUPLEX RECEPTACLE
	220V RECEPTACLE
	SWITCH
	SWITCH (3-WAY)
	SWITCH (DIMMER)
	TELEPHONE/DATA PORT
	CABLE/SATELLITE TELEVISION JACK
	LIGHT FIXTURE (R=RECESSED CAN; C=CLG. MNT.; T=TRACK; P=PENDANT; WW=WALL WASHER & DIRECTIONAL; D=DIRECTIONAL)
	LIGHT FIXTURE (WALL MNT.)
	LIGHT FIXTURE (FLUORESCENT, INDIRECT)
	LIGHT FIXTURE (FLUORESCENT, CLG. MNT.)
	LIGHT FIXTURE (FLOOD, WALL MNT.)
	EXHAUST FAN (AND LIGHT) AS NOTED
	SMOKE DETECTOR - INSTALLED PER I.R.C. 2006: R313
	CEILING FAN (AND LIGHT) AS NOTED

NOTE:
-INSTALLATION OF SERVICE(S), WIRING, FIXTURES AND ALL ASSOCIATED MATERIALS AND PRODUCTS SHALL BE DONE IN COMPLIANCE WITH ALL LOCAL CODES AND ORDINANCES.

GRAPHIC SYMBOLS

	EXPANSION JOINT
	CONTROL JOINT
	SPOT ELEVATION (FEET/INCHES)
	PLAN NOTE
	DETAIL SECTION: SECTION NUM. (TOP) SHEET NUM. (BOTTOM)
	PARTITION TYPE: PARTITION TYPE NUMBER INSIDE SEE PARTITION TYPES THIS SHEET
	WALL SECTION: SECTION NUM. (TOP) SHEET NUM. (BOTTOM)
	BUILDING SECTION: SECTION NUM. (TOP) SHEET NUM. (BOTTOM)
	ENLARGED PLAN/ENLARGED DETAIL: SECTION NUM. (TOP) SHEET NUM. (BOTTOM)
	DOOR DESIGNATION: REF. DOOR SCHEDULE
	WINDOW / LOUVER DESIGNATION: REF. WINDOW / LOUVER SCHEDULE(S)
	ELEVATION MARKER: ELEVATION NUMBER (OUTSIDE) SHEET NUMBER (INSIDE)
	CONTROL JOINT IN PLAN (MASONRY & GYP. BD.)

MATERIALS SYMBOLS:

PLAN/SECTION	DESCRIPTION
	CONCRETE MASONRY UNIT
	METAL / STEEL STUD
	WOOD / FINISH MAT'L
	WOOD STUD - PLAN
	RIGID INSULATION
	BATT INSULATION
	PARTICLE BOARD
	GYPSUM BOARD
	GRANULAR FILL
	WOOD FRAMING
	CONCRETE
	PLYWOOD
	EARTH
	GROUT
	STEEL
	BRICK
	SAND

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (IRC 2018: TABLE R301.2(1))

GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOR HAZARD	AIR FREEZE INDEX	MEAN ANNUAL TEMP
			Weathering	Frost Line Depth	Termite	Decay					
20 psf	115 (3 sec gust) Exposure C	A (see Note # 2)	Severe	36" min below fin. grade	Moderate to Heavy, see Note#2	Slight to Moderate	Note #1	Note #1	Note #1	500	50°F

NOTES:

- As determined by local jurisdiction
- As noted, unless local jurisdiction has a more stringent requirement

TABLE N1102.1.2 (R402.1.1) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4 except Marine	0.32	0.55	0.40	49	20 or 13 + 5	8/13	19	10/13	10, 2 ft	10/13

New Addition for the THE SINGLE FAMILY RESIDENCE 2216 West 71st Terrace Prairie Village, Kansas 66208

CODES UTILIZED

2018 INTERNATIONAL RESIDENTIAL CODE

DRAWING INDEX

COVER SHEET / GENERAL NOTES A000
ARCHITECTURAL SITE PLAN AS100
DEMO PLAN D100

ARCHITECTURAL

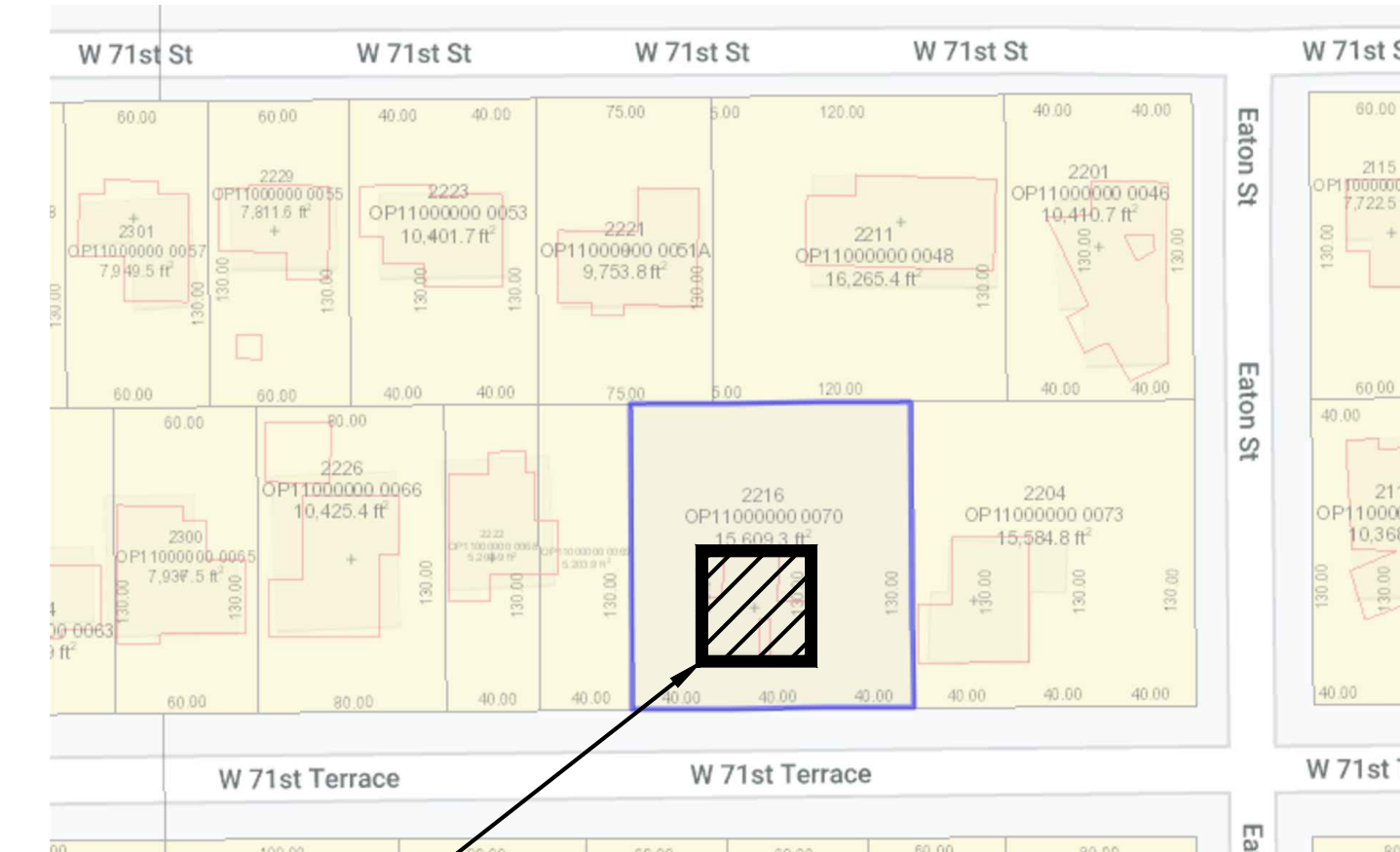
FOUNDATION PLAN A100
PROPOSED FLOOR PLAN A101
ELEVATIONS A200
ELEVATIONS A201
WALL SECTION A300

SCOPE OF WORK

NEW ROOM ADDITION FOR THE X RESIDENCE LOCATED AT 2216 WEST 71ST TERRACE; PRAIRIE VILLAGE, KANSAS

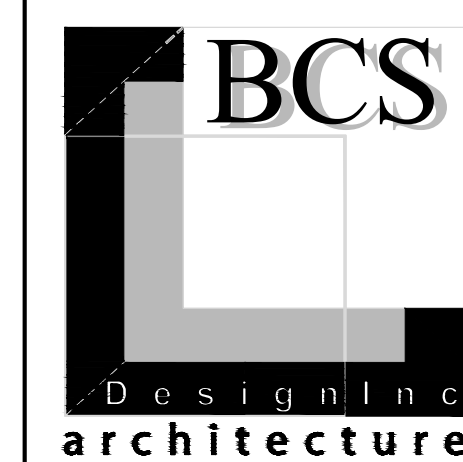
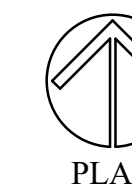
GENERAL PROJECT NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AND ALL OTHER ASSOCIATED CODES AND ORDINANCES AS DICTATED BY THE AUTHORITY HAVING JURISDICTION.
- REFER TO SHEET A000 FOR ABBREVIATIONS, TYPICAL MATERIAL SYMBOLS, TABLES, SCHEDULES AND GENERAL NOTES.
- REFER TO APPROPRIATE SHEET FOR TYPICAL GENERAL NOTES (i.e. FOUNDATION, FRAMING, ETC.).
- CONTRACTOR TO CONSULT WITH THE OWNER AND COORDINATE PLANS FOR ALL BUILT-IN REQUIREMENTS INCLUDING, BUT NOT LIMITED TO CASEWORK, SHELVING, CLOSETS, PANTRY, BOOKCASES, ETC.
- CONTRACTOR TO COORDINATE WITH OWNER CONCERNING REQUIREMENTS FOR SECURITY SYSTEMS, CENTRAL VACUUM, AUDIO, VIDEO, COMPUTER OR ANY OTHER SPECIALTY SYSTEM(S).



PROJECT LOCATION
2216 WEST 71ST TERRACE

VICINITY MAP



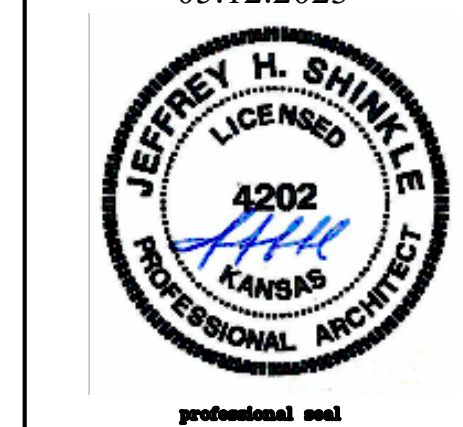
BCS Design, Inc.

WWW.BCSARCHITECTS.COM

19920 West 161st Street
Olathe, Kansas 66062
Phone: (913) 780-4820
Fax: (913) 780-5088

Addition and remodel for:
The Single Family Residence
2216 West 71st Terrace
Prairie Village, Kansas

05.12.2023



PROJECT NO.: 2021-xx
DATE: 10.15.2021
DRAWN BY: BCS STAFF
REVIEWED BY:

REVISED: 05.08.2023
owner changes

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A000

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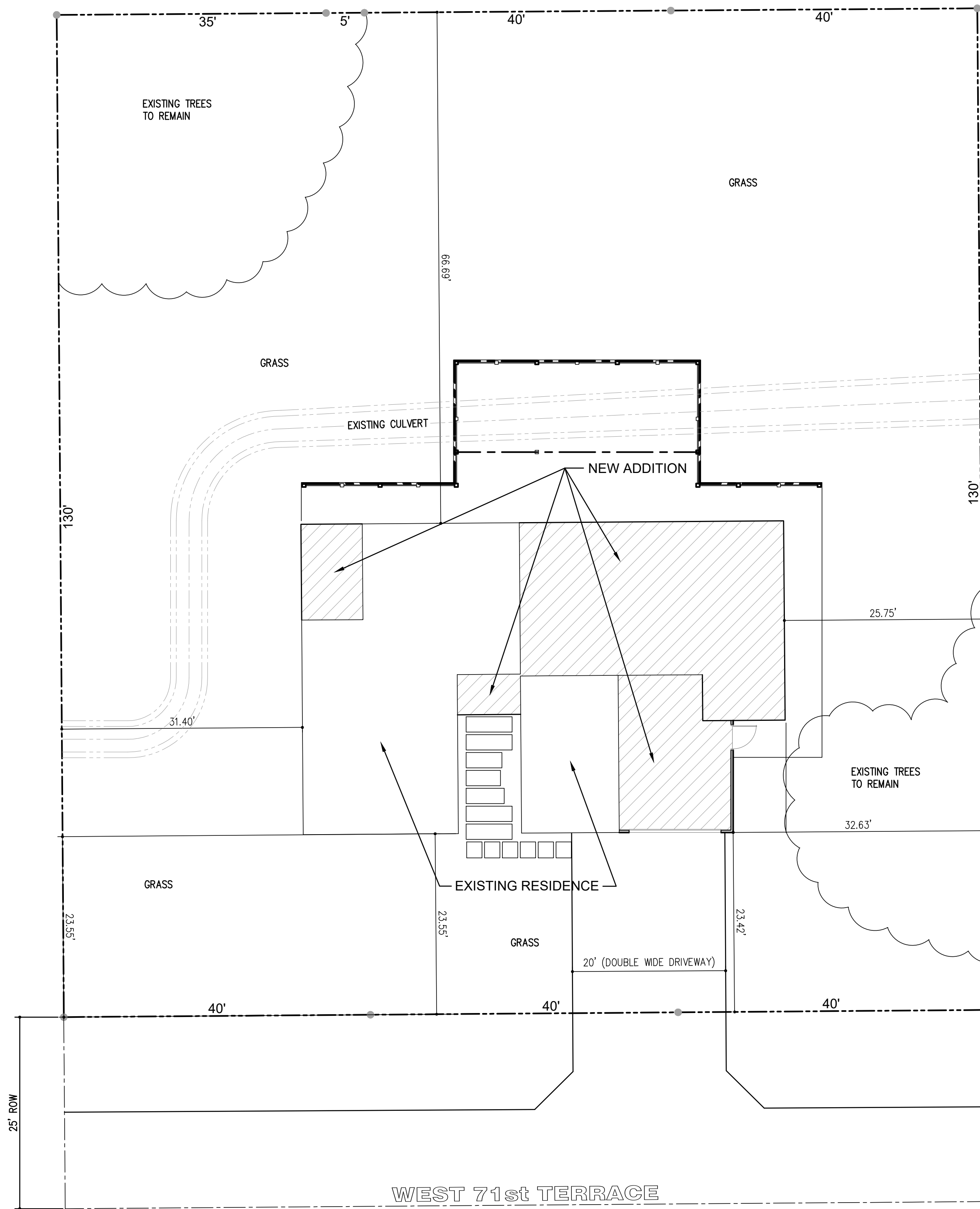
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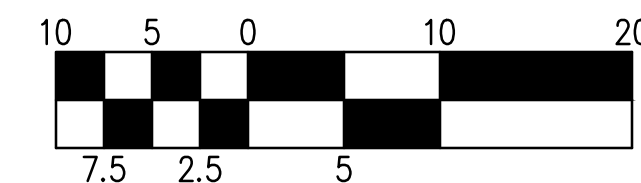
AS100

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SITE S.F. = 15,740 +/-
 BUILDING COVERAGE = 2,366 S.F.

FRONT YARD GREEN SPACE CALCULATION 120' WIDTH X 35' SETBACK = 4,200 S.F.
 IMPERVIOUS SURFACE CALCULATION: HOUSE = 2,326 S.F.
 DRIVE = 469 S.F. (TO PROPERTY LINE)
 DECK/WALK = 1,054 S.F.
 CULVERT = 817 S.F.
 TOTAL = 4,666 S.F.



NOTE:
 THIS IS AN ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY AND TO ILLUSTRATE SETBACK COMPLIANCE. INFORMATION TAKEN FROM INTERPRETING JOHNSON COUNTY AIMS MAPS. ALL DIMENSIONS, LANDSCAPE, PROPERTY LINES AND STRUCTURES ARE APPROXIMATE.

LEGAL DESCRIPTION:
 SECTION 17 TOWNSHIP 12 RANGE 25 BEGINNING 385 FEET WEST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER SECTION 310 FEET x 112 FEET. .80 ACRE MORE OR LESS - OPC-04681.

1 SITE PLAN

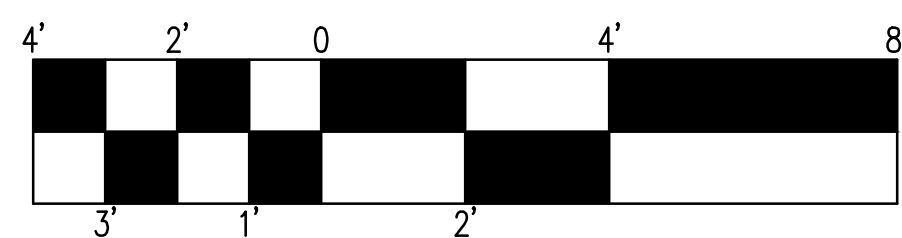
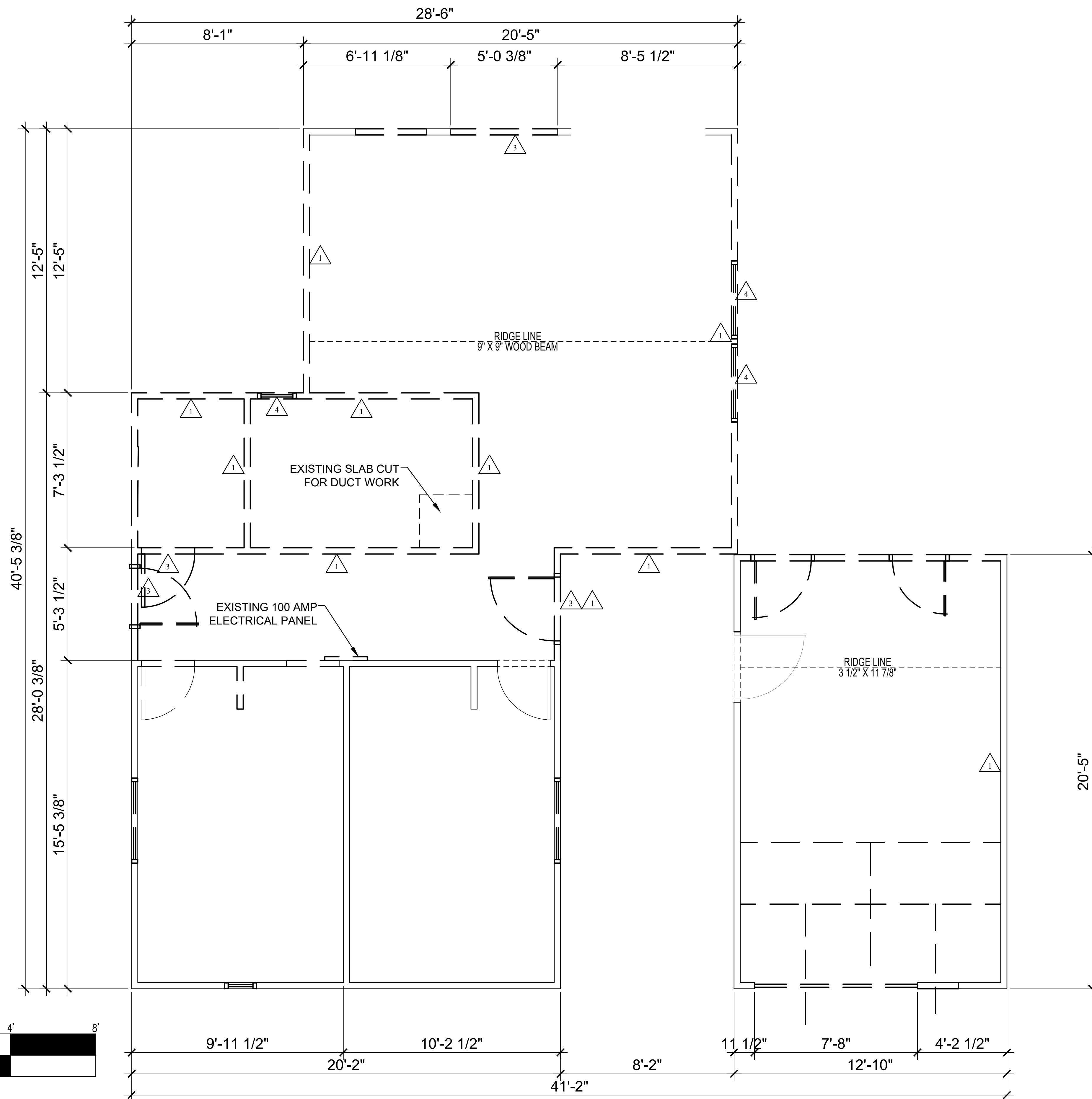
1" = 10'-0"

GENERAL DEMOLITION NOTES

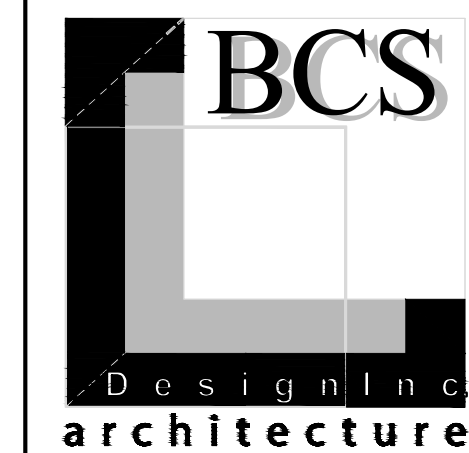
1. THE DEMOLITION WORK INDICATED IN THESE DOCUMENTS IS INTENDED TO ILLUSTRATE THE SCOPE OF WORK THAT NEEDS TO OCCUR. WHILE EFFORTS WERE MADE TO IDENTIFY EXISTING CONDITIONS TO THE FULLEST EXTENTS POSSIBLE, NOT ALL EXISTING CONDITIONS COULD BE OBSERVED OR ANTICIPATED. CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE FACILITIES AND INVESTIGATING AS REQUIRED TO PREPARE A COMPLETE BID AS REQUESTED.
2. CONTRACTOR TO PROTECT ALL EXISTING BUILDING ELEMENTS THAT ARE TO REMAIN. PATCH AND REPAIR ANY ITEMS OR AREAS THAT ARE DAMAGED AND/OR EXPOSED AS A RESULT OF THE SCHEDULED DEMOLITION. RE: SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. NOTIFY TENANT AND/OR ARCHITECT OF ANY EXIST'G ITEMS NOT NOTED THAT WOULD INTERFERE WITH DEMOLITION AS NOTED.
4. CONTRACTOR TO PATCH AND REPAIR SURFACES DISTURBED BY WORK AS REQUIRED. (i.e. CEILINGS/SOFFITS, GYP. BD RETURNS, WALLS, etc.) TO PRE-CONSTRUCTION CONDITIONS.
5. ALL DEMOLITION OF BUILDING MATERIALS TO BE DISPOSED OF AND REMOVED FROM JOB SITE BY GENERAL CONTRACTOR. GENERAL CONTRACTOR MUST PROPERLY DISPOSE MATERIALS HAZARDOUS OR OTHERWISE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE & LOCAL CODES.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE BUILDING SECURE AT ALL TIMES DURING DEMOLITION & CONSTRUCTION.
7. GENERAL CONTRACTOR RESPONSIBLE FOR REMOVING AND RELOCATING EXISTING UTILITIES AS REQUIRED FOR THE NEW ADDITION. G.C. TO VERIFY EXISTING CONDITIONS IN FIELD BEFORE CONSTRUCTION. ALL UTILITIES TO REMAIN SHALL BE MARKED BY A LOCATING COMPANY.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING EXISTING WALLS AS REQUIRED FOR NEW CONSTRUCTION.

PLAN DEMOLITION NOTES

- 1 GENERAL CONTRACTOR TO REMOVE EXISTING PARTITIONS AND ALL ASSOCIATED MATERIALS TO EXTENTS INDICATED. PREP FOR NEW WORK AS REQUIRED.
- 2 GENERAL CONTRACTOR TO REMOVE EXISTING CASEWORK, SINK, APPLIANCES AND ASSOCIATED PLUMBING AND ELECTRICAL. CAP UTILITIES AS NECESSARY. PREP AND REPAIR CONCRETE SLAB AS REQUIRED FOR NEW WORK.
- 3 GENERAL CONTRACTOR TO REMOVE EXISTING DOOR AS INDICATED. EXISTING DOOR AND HARDWARE IS NOT TO BE SALVAGED.
- 4 GENERAL CONTRACTOR TO REMOVE EXISTING WINDOW AS REQUIRED FOR NEW ADDITION



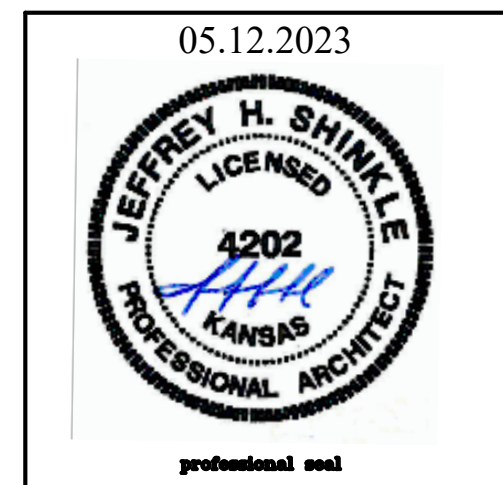
1 Demo Plan
3/8" = 1'-0"



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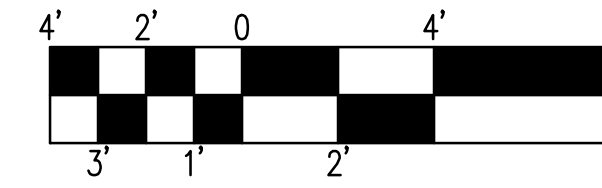
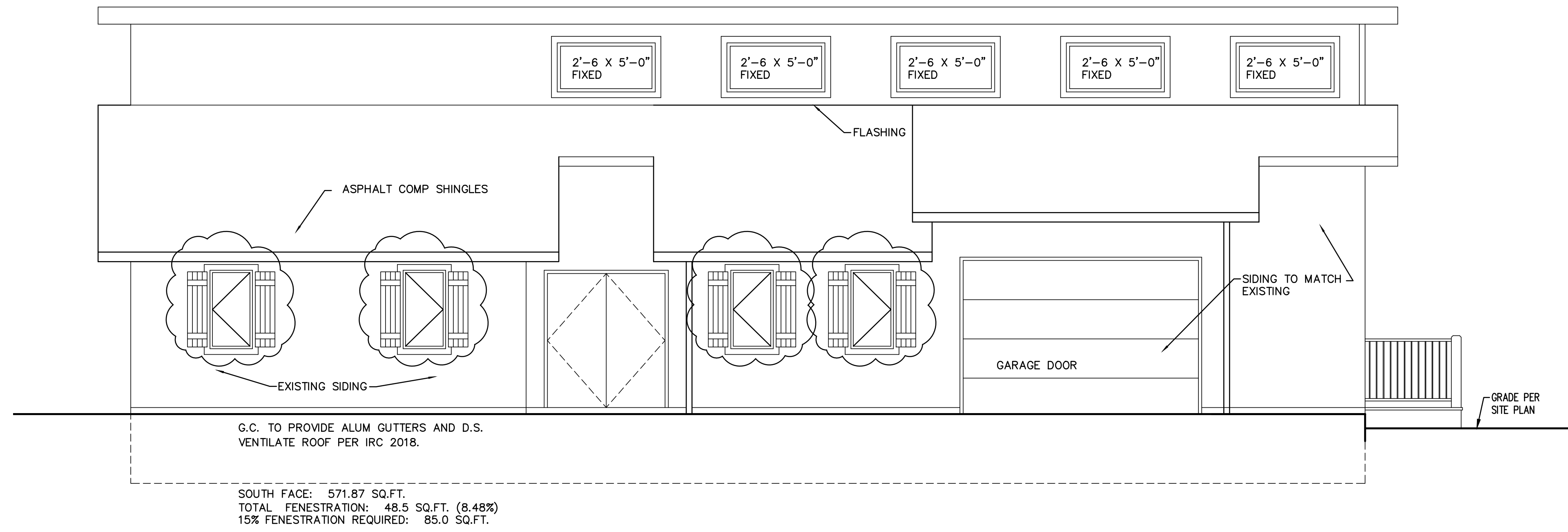


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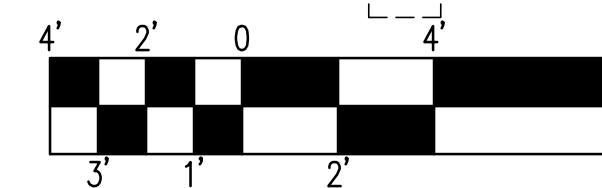
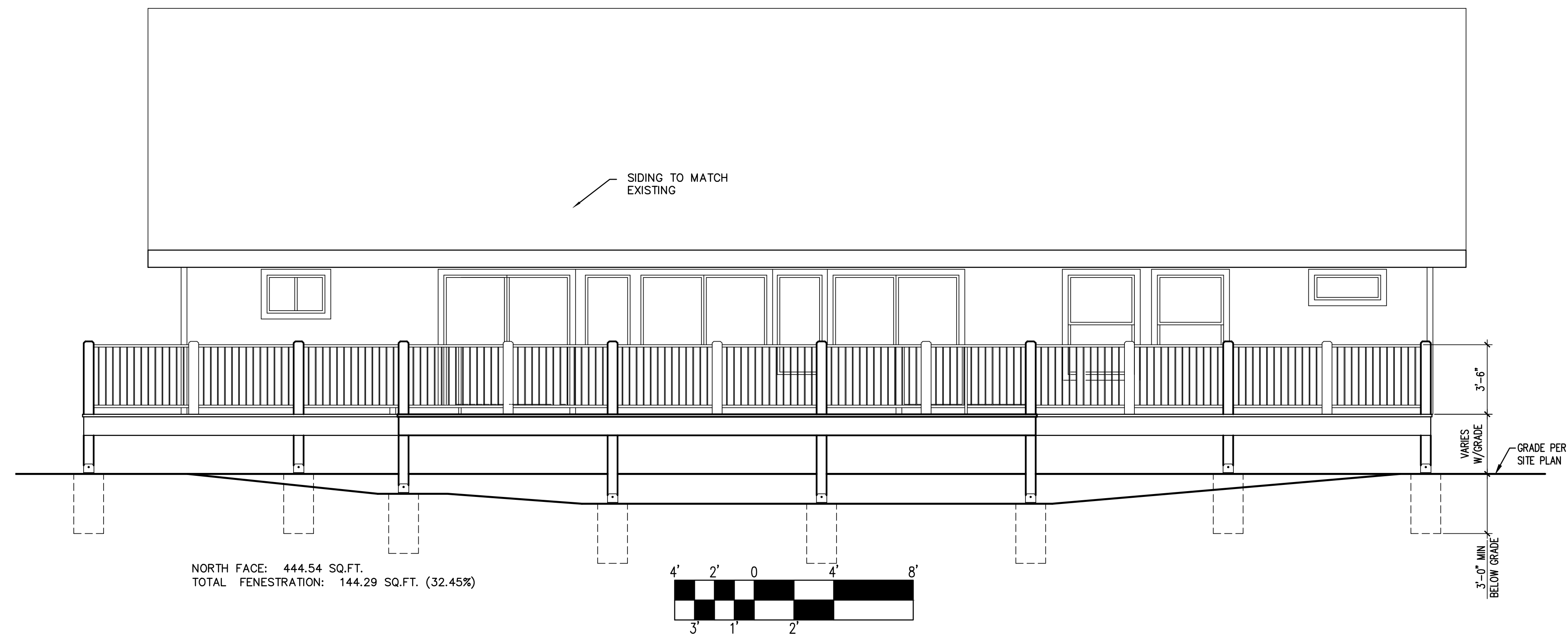
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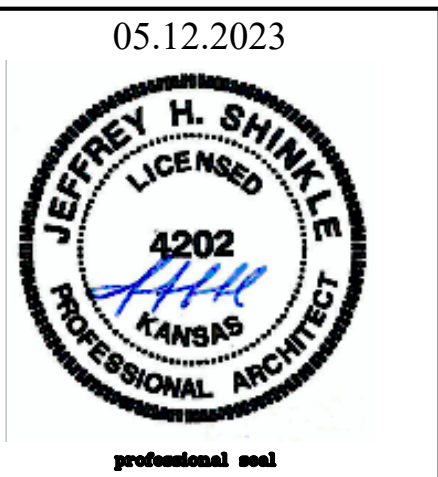
2 SOUTH (FRONT) ELEVATION
 1/4" = 1'-0"



1 NORTH (REAR) ELEVATION
 1/4" = 1'-0"

Addition and remodel for:
The Single Family Residence

2216 West 71st Terrace
 Prairie Village, Kansas



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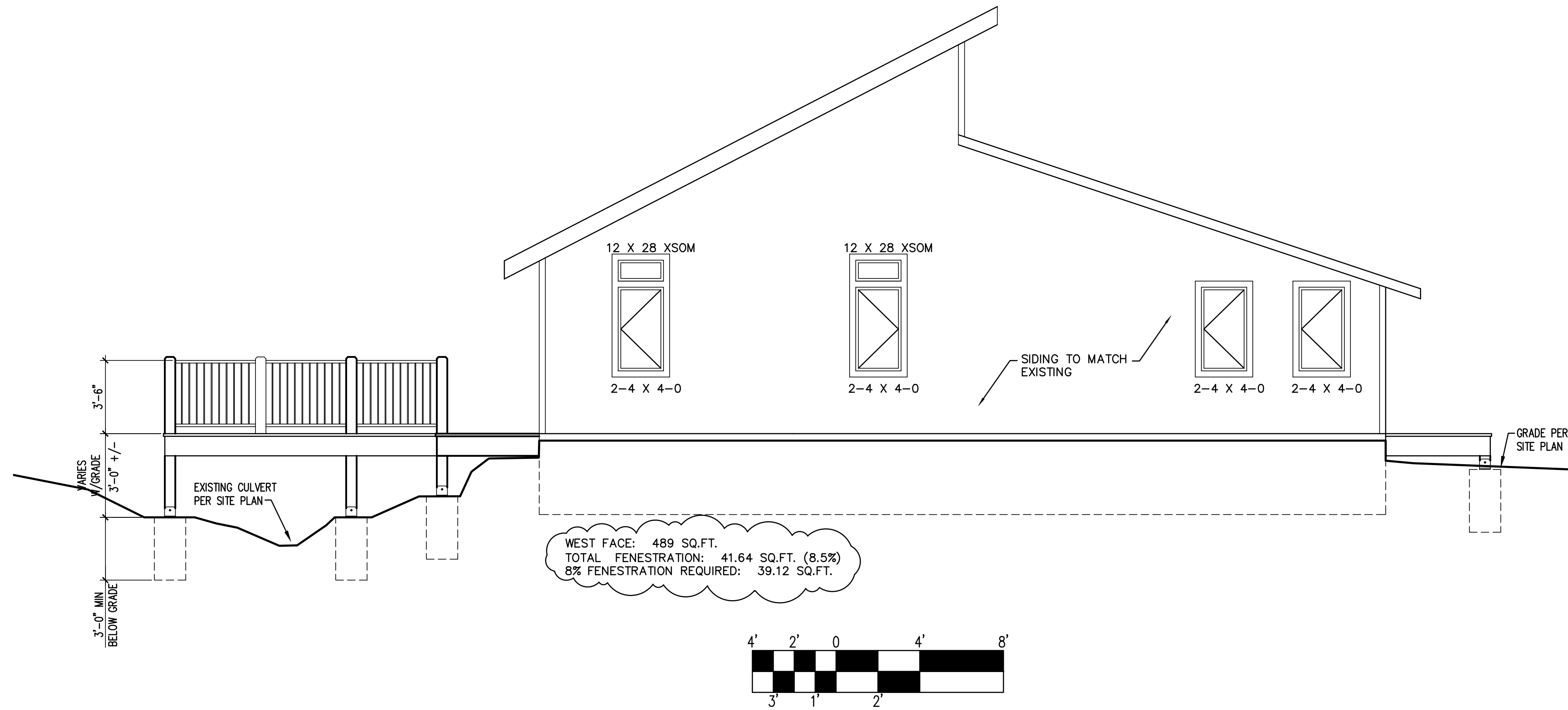
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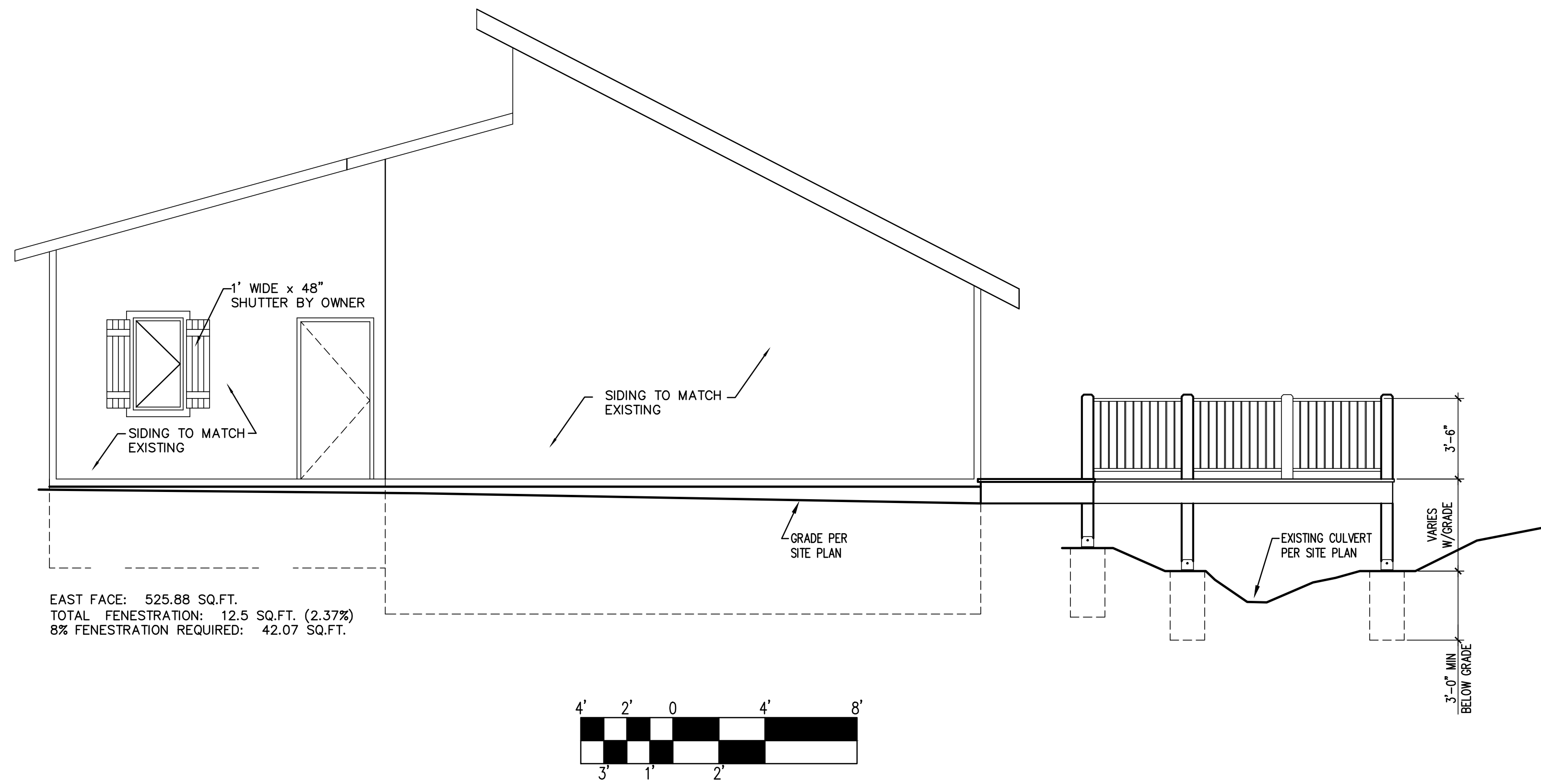
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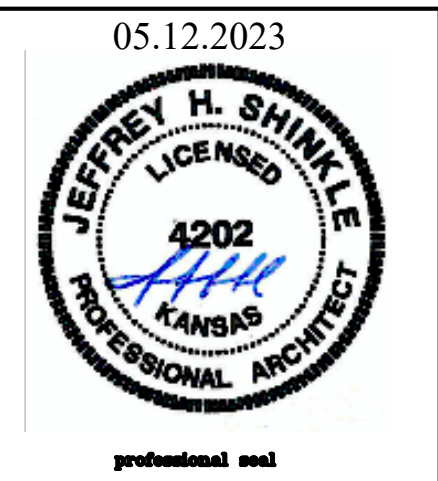
2 WEST ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

Addition and remodel for:
The Single Family Residence

2216 West 71st Terrace
Prairie Village, Kansas



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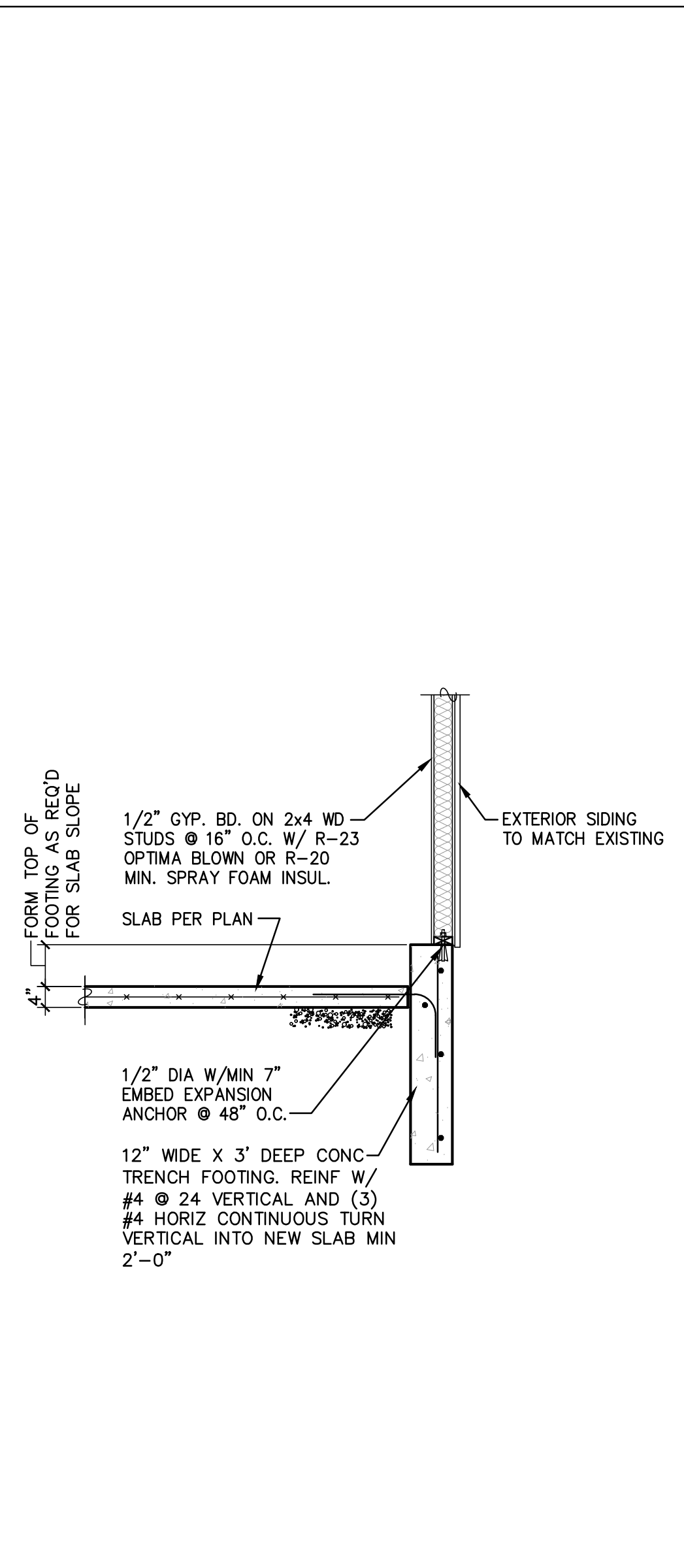
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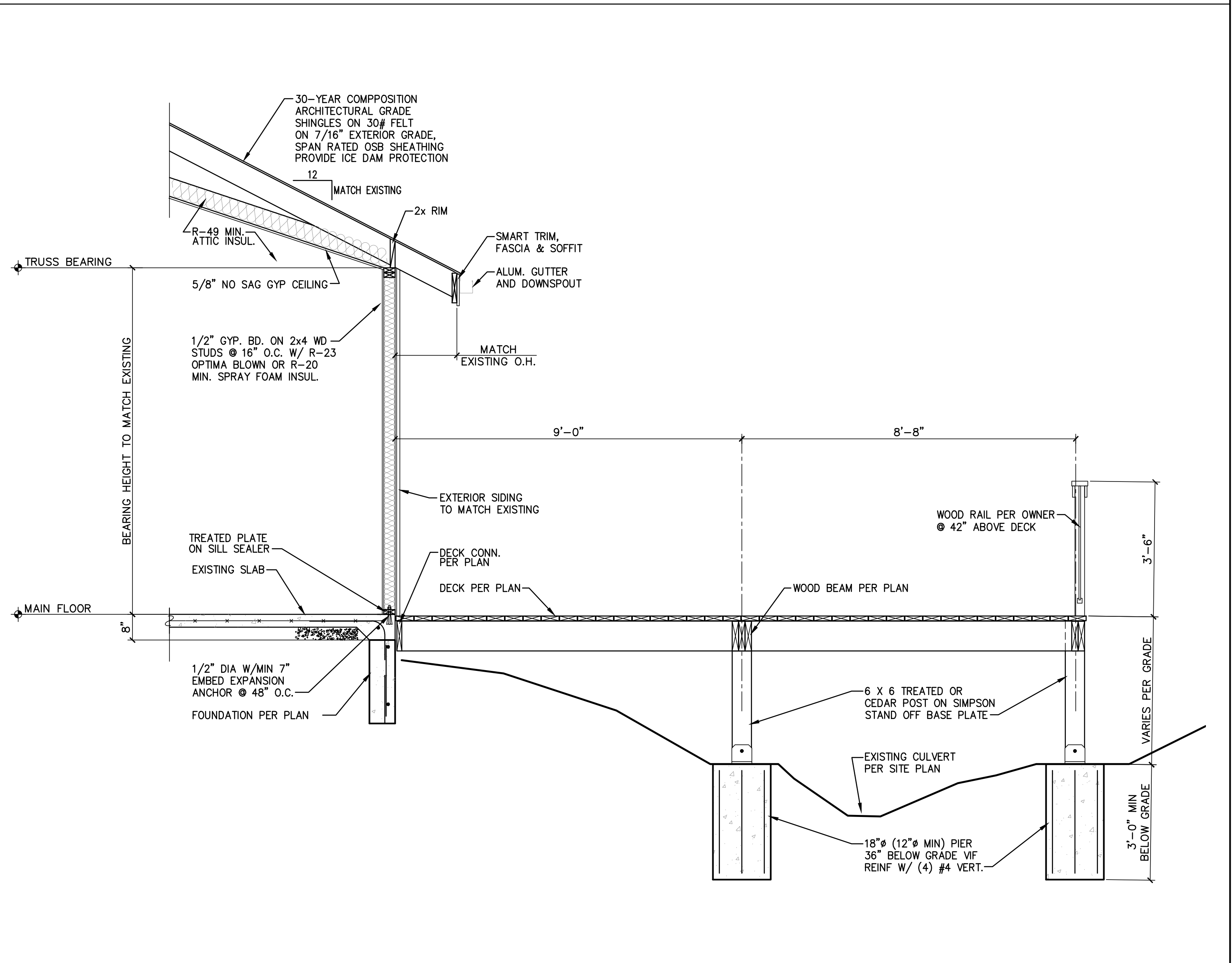
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2 WALL SECTION
1/2" = 1'-0"



1 WALL SECTION
1/2" = 1'-0"

Neighborhood Meeting Summary

Held on June 19, 2023, 5:00 pm, @

2216 W. 71st Terr., Prairie Village, KS 66208

There were four people in attendance, plus Gary and Cindy Wainscott, from 28 letters mailed. There were no objections to the garage location, the size, or amount of windows on the property. The only request was to finish the project ASAP.

In Attendance were:

Marci Lambader 2204 W. 71st Terr.

Raymond Swann 2301 W. 71st Street

Ronald LaHue and Denise LaHue 2222 W. 71st Terr.

There are neighbors walking by on a day to day basis that have stopped and mentioned how much they love the design of the house, and how nice it looks.

We are attaching the sign-in sheet from the meeting.

Thank You,

Gary & Cindy Wainscott

6/22/2023

