

**PLANNING COMMISSION AGENDA
CITY OF PRAIRIE VILLAGE
TUESDAY, MAY 4, 2021
7:00 P.M.**

The Planning Commission will be meeting remotely via Zoom. To watch the meeting, click the following link: <https://us02web.zoom.us/j/84884970197>. The meeting will also be live-streamed on the City of Prairie Village Facebook page at www.facebook.com/CityofPrairieVillage.

Residents may email comments to City Clerk Adam Geffert at cityclerk@pvkansas.com. All comments must be received by 5:00 p.m. on Tuesday, May 4.

- I. ROLL CALL
- II. APPROVAL OF PLANNING COMMISSION MINUTES - APRIL 6, 2021
- III. OLD BUSINESS
- IV. PUBLIC HEARINGS
None
- V. NON-PUBLIC HEARINGS
 - PC2021-109 Site Plan Approval for Exterior Building Modifications
GRI Prairie Village, LLC
6940 Mission Road
Zoning: C-2
Applicant: Matthew Kist, Kimley-Horn and Associates
 - PC2021-110 Site Plan Approval for Wall Massing Exception
Eric and Ashley Seifert
4409 W. 64th St.
Zoning: R-1A
Applicant: Adam Pfeifer, NCARB
- VI. OTHER BUSINESS
- VII. ADJOURNMENT

Plans available at City Hall if applicable
Comments can be made by e-mail to
cityclerk@pvkansas.com prior to the meeting.

***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.**

PLANNING COMMISSION MINUTES APRIL 6, 2021

ROLL CALL

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, April 6, 2021 at 7:00 p.m. Due to the COVID-19 pandemic, Commission members attended a virtual meeting via the Zoom software platform. Chair Greg Wolf called the meeting to order at 7:00 p.m. with the following members present: Jonathan Birkel, James Breneman, Patrick Lenahan, Melissa Brown and Nancy Wallerstein.

The following individuals were present via Zoom in their advisory capacity to the Planning Commission: Chris Brewster, Gould Evans; Jamie Robichaud, Deputy City Administrator; Mitch Dringman, City Building Official; Ron Nelson, Council Liaison; Adam Geffert, City Clerk/Planning Commission Secretary.

APPROVAL OF MINUTES

Mr. Lenahan moved for the approval of the minutes of the March 2, 2021 regular Planning Commission meeting. Mrs. Wallerstein seconded the motion, which passed 5-0 (Mr. Breneman had not yet joined the meeting).

PUBLIC HEARINGS

PC2021-106 Revised Special Use Permit - Brighton Gardens
7105 Mission Road
Zoning: R-1B
Applicant: Dominic Tutera, the Village at Mission Property, LLC

Mr. Brewster stated that the Brighton Gardens senior living facility was built in 1997 in accordance with a special use permit approved by the City. It was originally constructed with 164 beds and 134 living units for both assisted living and skilled nursing care. The existing structure is a combination of one-story and three-story construction, with a three-story central mass addressing Mission Road.

The applicant is proposing an addition and remodel to reconfigure interior spaces. The changes would not add capacity, but instead bring the amenities, care facilities and living units more into compliance with typical industry offerings for care services. Additionally, the changes would not bring the use beyond the current licensed bed count.

The addition would include an expansion of the building footprint in two locations: a one-story extension to the rear of the south wing, and a one-story expansion that would connect the rear of the north wing to the side of the south wing. There would also be a

second story added to the central portion of the structure connecting to the three-story portion at the front of the structure.

The building and site meet both height and setback standards for the R-1B zoning district, which allows senior care facilities with a special use permit.

Dominic Tuter, Asset Manager for the Tuter Group, 7611 State Line Rd., Kansas City, MO, and Jason Toye, Senior Project Manager with NSPJ Architects, 3515 W. 75th Street, were present to discuss the project. Mr. Toye noted that a civil engineer at NSPJ was working with Public Works to address storm water management due to the building addition. He added that the primary reason for the addition was to update the facility to current standards and eliminate shared patient rooms in the skilled nursing area. The bed count and staff size would not change.

Mr. Wolf opened the public hearing at 7:17 p.m. With no one present to speak, Mr. Wolf closed the public hearing at 7:18 p.m.

Ms. Brown made a motion to recommend approval of the revised special use permit to the City Council, subject to the following conditions:

1. The changes are limited to those shown on the proposed site plan associated with the application, or any additional conditions implemented by Planning Commission.
2. The proposal assumes no increase in facility capacity, which was previously approved with 164 beds and approximately 30 staff members at maximum shift. Any change in interior operations that increase beyond this anticipated capacity, licensed bed count, or other unanticipated activity, may require additional parking improvements.
3. The application will need to demonstrate adequate on-site detention and have a drainage study approved by Public Works prior to issuing building permits.
4. The landscape plan should be revised to reflect the following:
 - a. The grouping of three new evergreen trees on the northwest edge be increased to seven.
 - b. The grouping of six new evergreen trees on the northeast edge be increased to between 11 and 15.
 - c. The species of these trees should be Green Giant Arborvitae, or similar species to be approved by staff based on availability.
 - d. Prior to issuance of permits, final plans should include the species and size of plants.
5. The applicant acknowledges the City's interest in making a trail connection to the park at some point in the future, and should the City advance further than conceptual design or funding, the City and the applicant will work together to determine if a connection can be made in each party's mutual interests.
6. All other conditions of the original special use permit (#97-02, Ordinance 1917) remain in effect, primarily that the permit can be revoked for any violations of the permit, approved site plan, or other city ordinance.

Mr. Lenahan seconded the motion, which passed 6-0.

PC2021-107 Special Use Permit - Destination Pet
7600 State Line Rd., Suite 210
Zoning: C-2
Applicant: Buddy Lanham, Destination Pet

Mr. Brewster said that the applicant was requesting approval of a special use permit for an animal care facility that would provide non-medical boarding services. The proposed facility would be located in an existing 10,500 square foot space in the State Line Shopping Center on the northeast corner (formerly the Reece Nichols real estate offices). The use would include veterinary care, pet daycare and overnight boarding services. The application also included a site plan to convert five existing parking spaces into a 720 square foot fenced outdoor area for animals.

Mr. Brewster added that the property was zoned C-2, and that pet daycare, veterinary care and animal hospitals were all permitted uses in the zoning district, including accessory medical-related boarding. However, general commercial overnight boarding for non-medical purposes requires a special use permit in both the C-1 and the C-2 zoning districts.

Mrs. Wallerstein asked that an additional condition prohibiting facility staff from taking animals off-site to relieve themselves be added.

Buddy Lanham, Construction Manager with Destination Pet, 8822 S. Ridgeline Blvd., Suite 260, Highlands Ranch, CO, and Franklin Ng, project architect with AWI Architectural Werks, Inc., 11416 98th Ave., NE, Suite 200, Kirkland, WA, were present to discuss the project. Mr. Ng addressed Mrs. Wallerstein's concerns, stating that no animals would be taken off-site at any time..

Mr. Wolf opened the public hearing at 7:38 p.m. With no one present to speak, Mr. Wolf closed the public hearing at 7:39 p.m.

Mr. Lenahan made a motion to recommend approval of the special use permit to the City Council subject to the following conditions:

1. The applicant shall comply with the Prairie Village noise ordinance with regard to internal and external activities, and in particular limit the time and intensity of pets in the exterior yard to ensure compliance. In furtherance of this goal, the time of outdoor use for multiple animals shall be limited to between 7AM and 10PM (per Chapter 8-503 of the Prairie Village Municipal Code).
2. The K-9 turf application shall be installed and maintained according to manufacturers' specifications, and at all times function to permit appropriate drainage and cleaning of pet waste.

3. All signs shall first receive a sign permit from staff, and comply with the Prairie Village sign standards, and specific standards and guidelines applicable to the State Line Shopping Center.
4. No animals shall be taken off-site to relieve themselves.

Mr. Breneman seconded the motion, which passed 6-0.

NON-PUBLIC HEARINGS

PC2021-108 New Monument Sign Application and Approval of Revised Signage
Criteria - Corinth South Shopping Center
4101 W. 83rd St. - 4117 W. 83rd St.
Zoning: C-2
Applicant: Gregg Zike, First Washington Realty

Mr. Brewster stated that the property was being redeveloped according to a site plan approved by the Planning Commission in August 2019. At the time of that application, the applicant was not prepared to submit sign plans for the new buildings, and the approval was subject to all future signs meeting the Prairie Village sign standards or alternatively proposing a sign plan for the site at a later date.

Mr. Brewster noted that the zoning regulations provided general sign standards for all commercial properties, but that larger commercial destinations could propose a specific sign package with standards that differed from generally applicable signs. Monument signs and signs for multi-tenant buildings also required site plan review by the Planning Commission, regardless of whether they followed generally applicable standards or were under a property-specific sign plan.

The applicant proposed a specific sign plan for the Corinth Quarter shopping center along with two monument signs: one on the west side of the entrance from 83rd Street and one at the intersection of 83rd Street and Mission Road. The signs were accompanied by landscape and hardscape designs that complied with the City's monument sign standards and compliment the overall landscape plan for the site approved in August 2019. The corner monument sign would include associated landscape and hardscape features replacing one parking space.

Mr. Brewster said that the proposed sign plan meets the intent and design objectives of the sign standards and design guidelines.

Mrs. Wallerstein shared concern that the proposed sign at the intersection of 83rd St. and Mission Road could be dangerous for students and parents who use the intersection to walk to and from Corinth Elementary School. Mr. Brewster stated that the sign appeared to meet sight distance requirements for monument signs. Mrs. Robichaud added that a sign permit would not be issued until Public Works verified the sign would not be obstructing the sight distance triangle, per the requirements of the municipal code.

Gregg Zike, Senior Vice President of First Washington Realty, 7200 Wisconsin Ave., Bethesda, MD, and Kevin Berman with Hoefer Welker Architecture, 11460 Tomahawk Creek Pkwy., Leawood, KS, were present to discuss the project. Mr. Zike stated that the monument sign at 83rd and Mission Road would include a bench seat, and would sit at a distance from the corner. Mr. Berman added that the proposed paver patio area would actually provide more space for individuals crossing the street than currently existed.

Mr. Breneman made a motion to approve the monument sign site plan and sign standards subject to the following conditions:

1. All specific standards of the sign plan that are beyond or more limiting than the City's generally applicable sign standards shall be managed by the landlord, however, staff will require conformance review by the landlord prior to permitting.
2. No signs beyond those generally allowed by the ordinance, or as specifically indicated in the sign plan are permitted.
3. The monument signs shall require dimensioned drawings prior to permits, subject to approval by Public Works with regard to sight clearance at intersections.
4. The landlord may approve alternates or deviations within the approved sign plan; however, any deviations that are significantly different from the approved sign package and which are not consistent with the intent of Section 19.48 or with the design guidelines in Section 19.48.090 are not authorized regardless of landlord approval and regardless of language in the proposed sign plan suggesting otherwise.

Mr. Birkel seconded the motion, which passed 6-0.

OTHER BUSINESS

None

ADJOURNMENT

With no further business to come before the Commission, Chair Greg Wolf adjourned the meeting at 8:11 p.m.

Adam Geffert
City Clerk/Planning Commission Secretary

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: May 4, 2021, Planning Commission Meeting

Application: PC 2021-109

Request: Site Plan approval – exterior remodel

Action: *A Site Plan requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met to approve the application*

Property Address: 6940 Mission Road, Prairie Village, KS

Applicant / Owner: GRI Prairie Village LLC

Current Zoning and Land Use: C-2 General Commercial

Surrounding Zoning and Land Use: North: C-2 General Business – Retail (Prairie Village Shops).
East: C-2 General Business – Retail (Prairie Village Shops).
South: C-2 General Business – Retail (Prairie Village Shops).
West: D-1 (Mission Hills) – golf course

Legal Description: :PRAIRIE VILLAGE SHOPPING CENTER LT 2

Property Area: 3.06 acres (133,336.89 sq. ft.)

Related Case Files: n/a

Attachments: Application, site plan, elevations, and associated reports

General Location Map



Aerial Map



Site



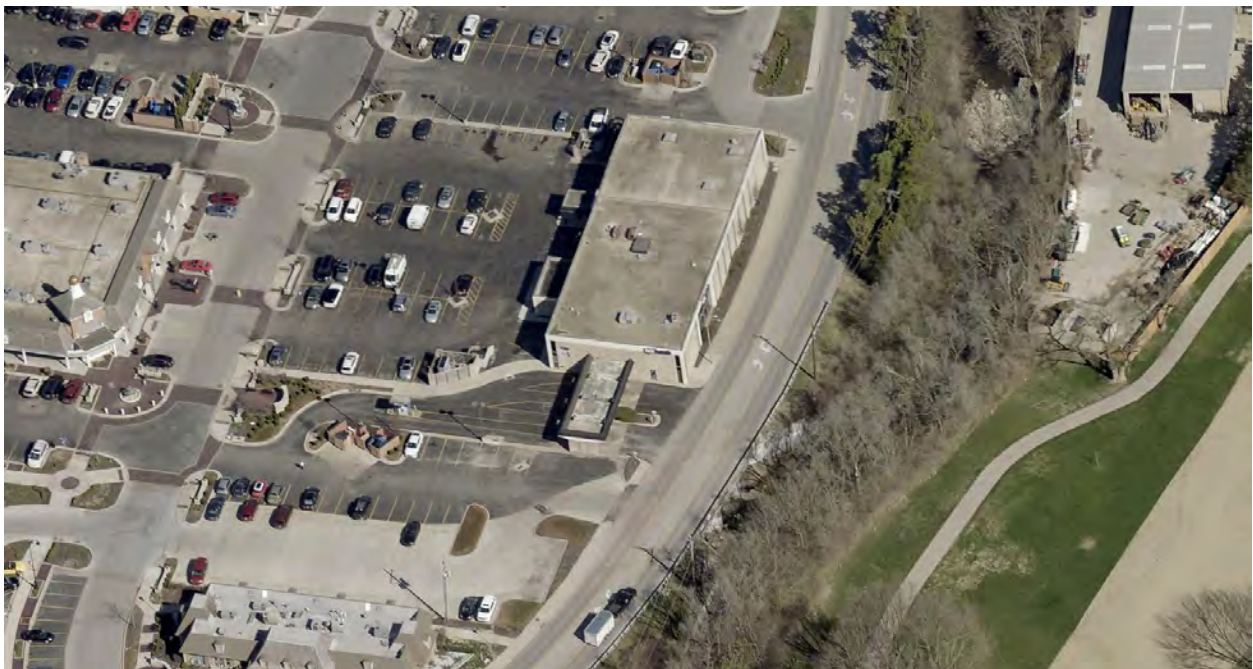
Street View



Street view looking southwest at the building frontage from Mission Road.



Street view looking east at the rear of the building (internal street).



Bird's eye view

Background:

The applicant is requesting site plan approval for a remodeling that involves changes to the exterior of the facade. The property is zoned C-2, and the existing building and site meet all zoning requirements, and most recently has been used for a bank (U.S. Bank building). The remodeling is primarily an interior tenant finish to convert the building to multi-tenant space, which is anticipated to include the bank with less office and walk-in space, a restaurant and a medical service use. Generally, tenant finishes or changes of use only require building permits and business licenses, where compliance with standards and codes are checked. However, expansions of buildings and exterior renovations with substantial material changes require the Planning Commission to review and approve a site plan. [[Zoning Ordinance, Section 19.20.045](#)].

The applicant held a virtual neighborhood meeting on April 22, 2021, in accordance with the Prairie Village Citizen Participation Policy. The applicant has provided background on that meeting to supplement the application, and notified the City that no one participated in the meeting.

Site Plan Criteria:

New uses, expansion of uses by 10% or more, and other significant exterior changes in the opinion of the building official require site plan review in the C-2 district [[Section 19.20.045](#)]. The following are the site plan review criteria: [[Section 19.32.030](#)]

A. Generally.

- 1. The plan meets all applicable standards**
- 2. The plan implements any specific principles or policies of the comprehensive plan that are applicable to the area or specific project.**
- 3. The plan does not present any other apparent risks to the public health, safety, or welfare of the community.**

The property is zoned C-2, General Business District. This district has the following setbacks:

- 15' front yard [[19.20.025](#)]
- 0' side yard, unless abutting lessor districts [[19.20.030](#)]
- 0' rear yard, unless abutting lessor districts. [[19.20.035](#)]

This building is located on the property line along the east side (Mission Road), and does not meet the required C-2 front setback. The building was built in 1953 and pre-dates adoption of the zoning ordinance and the application of the C-2 standards to this property. Therefore, it is a legally non-conforming structure, despite not meeting the required setback.

The C-2 district allows a variety of commercial and service uses, and the commercial center uses a blended parking strategy among all uses. There is no expansion of the area of commercial uses, no changes to the configuration of the parking areas, and all anticipated uses will have adequate parking according to the required parking rates applied to the entire center. Some construction activity is associated with the mechanical equipment, trash enclosure, building-front parking spaces, and entry sidewalks on the west side of the building. This will expand the parking from 9 to 10 spaces along the building, including 4 ADA accessible spaces.

The recent comprehensive plan updates call for strengthening the mixed-use centers in Prairie Village by increasing the diversity of uses and activities, improving pedestrian connections and circulation, and improving the design and relationships of buildings and sites as they relate to public streets and gathering places. There are no physical changes to the access and circulation proposed. However, the investment in more uses in this area, and the design changes that improve the relationship of the building to streets and gathering places with increased windows and landscape will further principles called for in the comprehensive plan.

B. Site Design and Engineering.

1. **The plan provides safe and easy access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle and pedestrian needs.**
2. **The plan provides or has existing capacity for utilities to serve the proposed development.**
3. **The plan provides adequate stormwater runoff.**
4. **The plan provides proper grading considering the prevailing grades and the relationship of adjacent uses.**

There is no change to the access and circulation for the site, which is part of a much larger commercial and mixed-use area with shared parking facilities. The applicant submitted a trip generation report (April 9, 2021) analyzing the anticipated mix of uses for Public Works to review. Public Works does not have any concerns with this proposal based on the report and summary findings. Other than a request for the applicant to resubmit with some minor corrections, the City believes the changes of use will have a negligible effect on traffic and circulation in the area.

The applicant submitted a drainage memo (April 9, 2021) associated with the modifications to the sidewalk, minor re-grading and asphalt work on the west side of the building. There is no proposed change in impervious surface and the extent of the work should not affect site engineering or drainage any differently than the existing conditions.

The building and site has an existing drive-through service area. Drive-through services in the zoning ordinance are treated in two classes – non-food beverage services (such as a bank) that require a conditional use permit, and food and beverage drive-through that require a special use permit. Any future changes of use that could change the nature and operation of the existing drive-through service bays may require further review and approval according to the zoning ordinance standards.

C. Building Design.

1. **The location, orientation, scale, and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.**
2. **The selection and application of materials will promote proper maintenance and quality appearances over time.**
3. **The architectural design reflects a consistent theme and design approach. Specifically, the scale, proportion, forms and features, and selection and allocation of materials reflect a coordinated, unified whole.**
4. **The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, the scale, proportion, forms and features, and materials of adjacent buildings inform choices on the proposed building.**

The applicant is proposing to reface the building using a combination of limestone (existing), metal panels, composite wood, aluminum mullions, and concrete. The plans include the addition of windows on all elevations and reconfiguring building entrances on the west elevation. The location, orientation, scale and massing are all appropriate for the area, and meets the applicable site plan criteria. The materials are low maintenance, common in the area, and should last a long time. The architectural design is simple while still creating visual interest without being overwhelming. The design is similar to the rest of the buildings, in the Prairie Village shops, without being a direct copy. Overall, the design will be an improvement to the building and a positive change for the area.

D. Landscape Design.

1. **The plan creates an attractive aesthetic environment and improves relationships to the streetscape and adjacent properties.**
 2. **The plan enhances the environmental and ecological functions of un-built portions of the site.**
 3. **The plan reduces the exposure and adverse impact of more intense activities or components of the site or building.**
-

The majority of changes proposed are interior changes, and there are not significant changes to the exterior configuration of the site that affect landscape designs. The applicant is proposing several plantings along Mission Road at the building foundation that will improve the relationship of the building to the street and sidewalk. Two ornamental trees are proposed as vertical elements in association with the stone columns that will remain, and several shrubs and bushes are proposed along the foundation where window openings are added. Some existing landscape is being removed at the northeast corner of the building to accommodate a new mechanical equipment area. The equipment will be screened with a structural enclosure with materials that are compatible with the building. Other proposed landscape is associated with the trash enclosure area on the southwest portion of the building, and additional foundation plantings on the north side of the building. The landscape plan meets all applicable requirements and criteria, compliments the facade changes, and improves the site and building relationship to surrounding areas.

Recommendation:

Staff recommends approval of the site plan for exterior renovations at 6940 Mission Road subject to the following conditions:

1. Signs for future tenants shall require sign permits approved by staff, subject to the sign standards applicable to this building according to the Prairie Village Shops sign standards.
2. Any future changes to the use or operation of the drive-through service area may require further review and approvals according to the zoning ordinance requirements.



CITY OF PRAIRIE VILLAGE
The Star of Kansas

Cust# 019445
App# 0025533

Planning Commission Application

For Office Use Only
Case No.: PC2021-109
Filing Fee: 160.00
Deposit: 500.00
Date Advertised:
Date Notices Sent:
Public Hearing Date:

Please complete this form and return with
Information requested to:

Assistant City Administrator
City of Prairie Village
7700 Mission Rd.
Prairie Village, KS 66208

Applicant: Matthew Kist, P.E.
Kimley-Horn & Associates Phone Number: 816-652-0138

Address: 1828 Walnut Street, Suite 06-100 Kansas City, MO 64108 E-Mail matt.kist@kimley-horn.com

Owner: GRI Prairie Village, LLC Phone Number: 301-907-7800

Address: 7200 Wisconsin Avenue, Suite 600 Bethesda MD Zip: 20814

Location of Property: 6940 Mission Road, Prairie Village KS 66208

Legal Description: Lot 2 Prairie Village Shopping Center, a subdivision in Prairie Village, Johnson County, KS

Applicant requests consideration of the following: (Describe proposal/request in detail) Upgrade the facade and demise the existing +/- 20,000 SF two-story above grade retail and office building, into a multiple tenant building. The ground floor will become two to four separate retail spaces (ranging between 2,000 and 6,000 SF) and the second floor will become a multi-tenant office space with common lobby and bathrooms.

AGREEMENT TO PAY EXPENSES

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for Redevelopment and building modifications for demising of the building 6940 Mission Rd.

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.

Matthew Kist
Applicant's Signature/
Digitally signed by Matthew Kist
DN: C=US, E=matt.kist@kimley-horn.com,
OU=Kimley-Horn & Associates, CN=Matthew Kist
Date: 2021.04.08 11:07:32-05'00'

Gregory D. Zike Jr.
Owner's Signature/Date
Digitally signed by Gregory D. Zike Jr
DN: C=US, E=gzike@firstwash.com,
CN="Gregory D. Zike Jr."
Date: 2021.04.08 08:38:26-04'00'



Anthony Gallo

MEMORANDUM

To: City of Prairie Village

From: Matt Kist, P.E.
Anthony Gallo, P.E.
Kimley-Horn and Associates, Inc.

Date: April 9, 2021

Subject: 6940 Mission Road, Prairie Village, KS – Trip Generation Report

PROJECT INTRODUCTION

This memorandum summarizes the estimated trip generation for a proposed site redevelopment at 6940 Mission Road in Prairie Village, Kansas. The Owner intends to redevelop an existing approximately 12,000 square-foot, two-story commercial building and sub-divide the existing building for multiple tenants within the existing site, located within Lot 2 of the Prairie Village Shopping Center. The building is located on the east side of the shopping center and immediately west of Mission Road as shown in the Vicinity Map in **Figure 1**. Access driveways providing ingress and egress from Mission Road are provided on both the north and south sides of the site, in addition to connections to access drives throughout the rest of the shopping center.

The property currently consists of a drive-in bank with four drive-in lanes and walk-in bank services across the entire first floor. The second floor of the building consists of office space used by the bank tenant.

The Owner intends to redevelop the property such that the first floor of the building would be subdivided into three retail spaces:

- 1) The existing drive-in bank with drive-in lanes would remain, but the indoor walk-in bank space would only occupy approximately 5,800 square feet of the first level.
- 2) A fast-casual restaurant space (approximately 2,800 square feet)
- 3) An urgent care clinic (approximately 3,500 square feet).

The second floor of the building would remain entirely office space, split into two tenants. A preliminary site plan is included in the enclosed City submittal.

In order to evaluate the potential impacts to the existing shopping center, and in conjunction with the City's site plan approval process, a Trip Generation memo has been prepared to evaluate the change in vehicle trips once the proposed redevelopment is complete. The following is a summary of the trip generation for this project.

Figure 1: Vicinity Map



TRIP GENERATION

The ITE *Trip Generation Manual, 10th Edition* was used to estimate the number of trips generated by the existing and proposed developments when in use. For each land use category, the vehicle trips generated by the existing and proposed site were calculated for (1) an average weekday (entire day), (2) using the average rates and directional distributions for the weekday AM and PM peak hours of adjacent street traffic, and (3) for the weekday AM and PM peak hours of the generator (the site itself). While the AM and PM Peak Hours of adjacent street traffic are assumed to be between 7:00 – 9:00 AM and between 4:00 – 6:00 PM, respectively, the AM and PM Peak Hours of the generator can vary for each land use.

- Land Use Category 912: Drive-In Bank was used to estimate the number of trips generated by the existing bank first floor (walk-in area) and adjacent drive-through lanes for both the existing and proposed development¹. The overall highest vehicle volumes on a weekday for the AM and PM peak hours are between 11:45 AM – 12:45 PM and between 12:15 PM – 1:15 PM, respectively.
- Land Use Category 710: General Office Building was used to estimate the number of trips generated by the existing bank office second floor and proposed redeveloped office second floor. Note that the estimated number of trips for the second floor of the site will remain unchanged, as there is no change in land use or gross floor area. The overall highest vehicle volumes on a weekday for the AM and PM peak hours are between 8:45 AM – 9:45 AM and between 12:45 PM – 1:45 PM, respectively.
- Land Use Category 930: Fast-Casual Restaurant was used to estimate the number of trips generated by the proposed fast-casual restaurant². The overall highest vehicle volumes on a weekday for the AM and PM peak hours are between 11:30 AM – 12:30 PM and between 12:00 PM – 1:00 PM, respectively.
- Land Use Category 630: Clinic was used to estimate the number of trips generated by the urgent care clinic³. The overall highest vehicle volumes on a weekday for the AM and PM

¹ Note that for the purposes of this analysis, the independent variable used to estimate the number of trips generated by the bank is the gross floor area (square footage) of the existing and proposed sites. This is consistent with how trips were estimated for all other land use categories. However, ITE does offer a trip generation rate for drive-in banks based on the number of drive-through lanes. Given that the number of drive-through lanes will remain consistent in the proposed land use, but the walk-in area is proposed to be reduced, the area of the bank itself was used as the independent variable to demonstrate the expected difference in the number of trips.

² Note that the space proposed for a Fast-Casual Restaurant is also being considered for soft goods retail. Trip generation rates for a Fast-Casual Restaurant are significantly higher than those for the land use codes for Department Store or Apparel Store, which are the closest analogs for this land use. This includes the number of trips generated during the peak hours for both the adjacent street and the generator itself. Therefore, for the purposes of this analysis, the Fast-Casual Restaurant land use category was used to be most conservative.

³ Note that ITE offers a similar land use category of Medical-Dental Office Building. Similar to the note above, the trip generation rates using the Clinic land use category will be the most conservative (highest).

peak hours are between 10:30 AM – 11:30 AM and between 3:30 PM – 4:30 PM, respectively.

For the AM and PM peak hours of adjacent street traffic, a summary of the estimated trip generation for the existing site can be found in **Table 1** and for the proposed site can be found in **Table 2**. For the AM and PM peak hours of the generator, a summary of the estimated trip generation for the existing site can be found in **Table 3** and for the proposed site can be found in **Table 4**. In each table, the trip generation for the first floor of the site is shown in blue shading and for the second floor in red shading.

Note that pass-by trips and internal capture were not considered as a part of this trip generation report to provide a more conservative estimate of the trips generated by the existing and proposed sites. However, should a full traffic impact study be required for the proposed redevelopment, pass-by trips and internal capture should be included in the analysis due to the proposed land use categories and presence within the existing shopping center.

Table 1: Trip Generation Summary – Existing Site, Daily and AM/PM Peak Hours of Adjacent Street Traffic

Trip Generation Table (Existing – Peak Hours of Adjacent Street Traffic)											
Description	ITE Code	Land Use Type	Intensity		Daily Trips	AM Peak Hour Trips - Adjacent Street Traffic			PM Peak Hour Trips - Adjacent Street Traffic		
					Total	Total	In	Out	Total	In	Out
Level 1 - Bank	912	Drive-in Bank	12,070	SF	1,207	115	67	48	247	124	123
Level 2 - Office Space (Bank as Tenant)	710	General Office Building	11,350	SF	111	13	11	2	13	2	11
Total Existing Site-Generated Trips					1,318	128	78	50	260	126	134

Table 2: Trip Generation Summary – Proposed Redeveloped Site, Daily and AM/PM Peak Hours of Adjacent Street Traffic

Trip Generation Table (Proposed – Peak Hours of Adjacent Street Traffic)											
Description	ITE Code	Land Use Type	Intensity		Daily Trips	AM Peak Hour Trips - Adjacent Street Traffic			PM Peak Hour Trips - Adjacent Street Traffic		
					Total	Total	In	Out	Total	In	Out
Level 1 - Bank	912	Drive-in Bank	5,767	SF	577	55	32	23	118	59	59
Level 1 - Retail Space #2 - Fast Casual Restaurant Space	930	Fast Casual Restaurant	2,731	SF	861	6	4	2	39	21	18
Level 1 - Retail Space #3 - Urgent Care Clinic	630	Clinic	3,572	SF	136	13	10	3	12	3	9
Level 2 - Office Space (2 Tenants)	710	General Office Building	11,350	SF	111	13	11	2	13	2	11
Total Proposed Site-Generated Trips					1,685	87	57	30	182	85	97

Table 3: Trip Generation Summary – Existing Site, AM/PM Peak Hours of Generator Traffic

Trip Generation Table (Existing – Peak Hours of Generator)											
Description	ITE Code	Land Use Type	Intensity		AM Peak Hour Trips - Generator			PM Peak Hour Trips - Generator			Notes
					Total	In	Out	Total	In	Out	
Level 1 - Bank	912	Drive-in Bank	12,070	SF	177	94	83	242	121	121	Overall highest vehicle volumes on a weekday during the AM and PM are between 11:45 AM - 12:45 PM and 12:15 PM - 1:15 PM, respectively
Level 2 - Office Space (Bank as Tenant)	710	General Office Building	11,350	SF	17	15	2	16	3	13	Overall highest vehicle volumes on a weekday during the AM and PM are between 8:45-9:45 AM and 12:45-1:45 PM, respectively.
Total Existing Site-Generated Trips								242	121	121	Assumed peak hour of overall site to be the lunch hour for the bank (12:15 PM - 1:15 PM)

Table 4: Trip Generation Summary – Proposed Site, AM/PM Peak Hours of Generator Traffic

Trip Generation Table (Proposed – Peak Hours of Generator)											
Description	ITE Code	Land Use Type	Intensity		AM Peak Hour Trips - Generator			PM Peak Hour Trips - Generator			Notes
					Total	In	Out	Total	In	Out	
Level 1 - Bank	912	Drive-in Bank	5,767	SF	85	45	40	116	58	58	Overall highest vehicle volumes on a weekday during the AM and PM are between 11:45 AM - 12:45 PM and 12:15 PM - 1:15 PM, respectively
Level 1 - Retail Space #2 - Fast Casual Restaurant Space	930	Fast Casual Restaurant	2,731	SF	99	61	38	120	55	65	Overall highest vehicle volumes on a weekday during the AM and PM are between 11:30 AM - 12:30 PM and 12:00 PM - 1:00 PM, respectively
Level 1 - Retail Space #3 - Urgent Care Clinic	630	Clinic	3,572	SF	19	11	8	17	8	9	Overall highest vehicle volumes on a weekday during the AM and PM are between 10:30-11:30 AM and 3:30-4:30 PM, respectively
Level 2 - Office Space (2 Tenants)	710	General Office Building	11,350	SF	17	15	2	16	3	13	Overall highest vehicle volumes on a weekday during the AM and PM are between 8:45-9:45 AM and 12:45-1:45 PM, respectively.
Total Proposed Site-Generated Trips								236	113	123	Assumed peak hour of overall site to be the lunch hour overlap between the bank and fast casual restaurant space, or approximately 12 PM - 1 PM

SUMMARY

Based on the results as summarized in **Table 1** through **Table 4**, the proposed redevelopment will increase the number of daily trips generated by this site, but will decrease the number of trips generated during the AM and PM peak hour of adjacent street traffic. The various uses at the site have different peak hours throughout the day for which they each generate their maximum number of trips; however, given that the generator peak hours for the bank and the fast casual restaurant space generally overlap, the generator peak hour for the overall site can be roughly estimated to be during the midday lunch hour. During this generator peak hour, it is roughly estimated that the proposed redevelopment will slightly decrease the number of trips generated by the site. The trip generation comparison is summarized in **Table 5** below. In general, the proposed redevelopment will not have a significant change to the site, and because of such, no additional infrastructure improvements are being considered at this time.

Table 5: Trip Generation Comparison

Peak Hour	Existing Site	Proposed Redevelopment	Net Trip Difference
Daily	1,318	1,685	367
AM	128	87	-41
PM	260	182	-78
Generator (Site Overall)	242	236	-6

**Note: does not include reductions for pass-by trips or internal capture*

DRAINAGE MEMORANDUMApril 9th, 2021**SUBJECT:**

6940 Mission Rd
 Prairie Village, KS 66208
 Johnson County, KS
 Kansas Uniform Parcel #: 0460651503008003000

PROJECT AREA: 3.06 acres (Lot 2 Prairie Village Shopping Center)

INTRODUCTION:

This drainage memorandum (memo) provides a summary of the existing and proposed conditions, related to the redevelopment of the existing building located at 6940 Mission Rd in Prairie Village, Kansas. The existing building is located on Lot 2, of the Prairie Village Shopping Center. The project scope generally consists of interior building modifications to allow for splitting of the existing single tenant building (US Bank), and converting it to a multi-tenant building. The existing building envelope generally remains unchanged, aside from some modifications to the existing facades. The overall project site is approximately 3.06 acres; however, the project limits (disturbed area) are significantly less, at approximately 0.20 acres.

The project will consist of modifications to the sidewalks, minor re-grading, asphalt parking lot modifications, new landscaping, and a new trash enclosure.

EXISTING CONDITIONS:

The site is located on Mission Road and north of West 71st Street. The existing area breakdowns for the site are as follows:

Parameter	Existing	
	Area (sf)	Area (ac)
Impervious Area	112,461	2.58
Building	12,083	.28
Pervious Area	8,793	.2
Total	133,337	3.06

Stormwater runoff from the project area currently drains to an existing series of interconnected catch basins.

PROPOSED CONDITIONS:

The proposed redevelopment and associated site improvements will maintain the existing drainage patterns, and the existing stormwater system will continue to convey the stormwater runoff from the site. The proposed area breakdowns for the proposed site are as follows:

	Existing	
Parameter	Area (sf)	Area (ac)
Impervious Area	112,461	2.58
Building	12,083	.28
Pervious Area	8,793	.2
Total	133,337	3.06

DIFFERENCE:

	Change	
Parameter	Area (sf)	Area (ac)
Impervious Area	0 (No Change)	0.00
Building	0 (No Change)	0.00
Pervious Area	0 (No Change)	0.00
Total	133,337	3.06

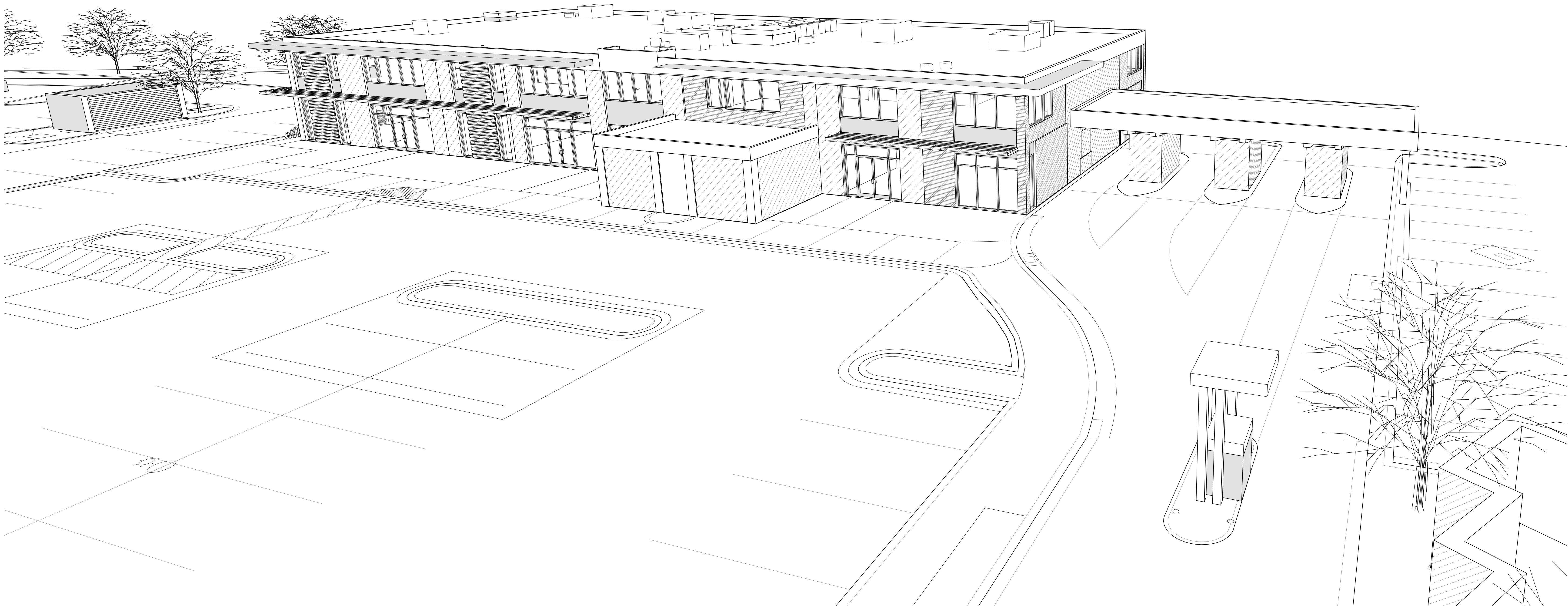
CLOSURE

As discussed above, the site impacts due to the proposed project are very minimal, and the amount of impervious surface area, is being kept the same. Because impervious surface area is not increasing, and because drainage patterns as a whole remain unchanged, no additional stormwater management facilities or improvements, are being proposed. Because of this, it is recommended the project be developed as described.

KIMLEY-HORN AND ASSOCIATES, INC.



Matthew Kist, P.E.



6940 MISSION ROAD MULTI-TENANT BUILDING

SITE PLAN SUBMISSION
APRIL 9, 2021

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CALLISONRTKL
ARCHITECT

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PROJECT ARCHITECT: DALLAS BRANCH
PROJECT MANAGER: TOM HIPPMAN
TOM.HIPPMAN@CRTKL.COM

Kimley»Horn
**CIVIL ENGINEER &
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Disclaimer

Signature & Seal

Issue Drawing Log

1	3/18/21	SCHEMATIC DESIGN
2	4/9/21	SITE PLAN SUBMISSION

SITE PLAN SUBMISSION 4/9/2021

COVER SHEET

G-000

SHEET INDEX									
NO.	SHEET NAME	03/14/2021 - SCHEMATIC DESIGN		04/05/2021 - SITE PLAN SUBMISSION					
ARCHITECTURAL									
G-000	COVER SHEET	●	●						
G-001	SHEET INDEX	●	●						
A-001	PROJECT DATA	●	●						
A-008	CANOPY AND PARAPET DETAILS	●	●						
AD-100	BASEMENT DEMO PLAN	●	●						
AD-101	LEVEL 1 DEMO PLAN	●	●						
AD-102	LEVEL 2 DEMO PLAN	●	●						
AD-103	ROOF DEMO PLAN	●	●						
AD-200	DEMO ELEVATIONS	●	●						
A-100	ARCHITECTURAL SITE PLAN	●	●						
A-101	BASEMENT PLAN	●	●						
A-102	LEVEL 1 FLOOR PLAN	●	●						
A-103	LEVEL 2 FLOOR PLAN	●	●						
A-104	ROOF PLAN	●	●						
A-105	STAIR 01, 02 PLANS & SECTIONS	●	●						
A-106	STAIR 03 PLANS & SECTIONS	●	●						
A-107	ENLARGED RESTROOMS	●	●						
A-200	ELEVATIONS	●	●						
A-201	COLOR ELEVATIONS	●	●						
A-300	BUILDING SECTIONS	●	●						
A-301	WALL SECTIONS	●	●						
A-400	MATERIAL BOARDS	●	●						
A-401	MATERIAL BOARDS	●	●						

SHEET INDEX									
NO.	SHEET NAME	03/14/2021 - SCHEMATIC DESIGN		04/05/2021 - SITE PLAN SUBMISSION					
CIVIL									
C-100	EXISTING CONDITIONS			●					
C-200	SITE PLAN			●					
C-300	GRADING & UTILITY PLAN			●					
LANDSCAPE									
L-100	LANDSCAPING PLAN			●					
L-200	LANDSCAPING NOTES			●					

SHEET INDEX									
NO.	SHEET NAME	03/14/2021 - SCHEMATIC DESIGN		04/05/2021 - SITE PLAN SUBMISSION					
STRUCTURE									
S-001	GENERAL NOTES		●						
S-002	TYPICAL DETAILS		●						
S-003	TYPICAL DETAILS		●						
S-004	TYPICAL DETAILS		●						
S-005	TYPICAL DETAILS		●						
S-100	BASEMENT FOUNDATION PLAN		●						
S-101	1ST FLOOR FRAMING PLAN		●						
S-201	2ND FLOOR FRAMING PLAN		●						
S-211	ROOF FRAMING PLAN		●						

ABBREVIATIONS AND NOTATIONS

A AB AC AD AFF ALT ALUM ARCH AU AV	ANCHOR BOLT ACOUSTICAL TILE AREA DRAIN ABOVE FINISH FLOOR ALTERNATE ALUMINUM ARCHITECTURAL ASH URN AUDIO VISUAL
B BAS BD BLDG BLKG BM BNG BOD BOT BR BRG BUR BW	BASE AS SCHEDULED BOARD BUILDING BLOCKING BEAM OR BENCHMARK BEARING BOTTOM OF DECK BOTTOM BACKER ROD BRIDGING BUILT-UP ROOFING BOTH WAYS
C CAB CEM CG CIP CIR CJ CLG CM CMU COL CONC CONST CONT CORR CPT CSK CT	COURSE CABINET CEMENT OR CEMENTITIOUS CORNER GUARD CAST-IN-PLACE CIRCLE CONTRACT JOINT CEILING CENTIMETER CONCRETE MASONRY UNIT COLUMN CONCRETE CONSTRUCTION CONTINUOUS CORRIDOR CARPET COUNTERSINK OR COUNTERSUNK CERAMIC TILE
D DBL DEG DEMO DTL DF DA DM DN DP DR DS DTL DW DWR	DEPTH OR DEEP DOUBLE DEGREE DEMOLITION DETAIL DRINKING FOUNTAIN DIAMETER DIMENSION DOWN DAMP-PROOFING DOOR DOWNSPOUT DETAIL DISHWASHER DRAWING DRAWER
E EA EHB EHD EFS EJ EL ELEC EQ EQ ETS EWC EXP EXT EXTD	EAST EACH ELECTRIC HAIR BLOWER ELECTRIC HAND DRYER EXTERIOR INSULATING FINISH SYSTEM EXPANSION JOINT ELEVATION (GRADE) ELECTRICAL EQUAL EQUIPMENT EXPOSED TO STRUCTURE EACH WAY ELECTRIC WATER COOLER EXPANSION OR EXPOSED EXISTING EXTERIOR EXTRUDED
F FD FE FEC FEK FFA FFE FF FHC FIN FLR FLUOR FP FR FRP FT FTG FURN FV FWC FPHB	FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE EXTINGUISHER (NO CABINET) FURNITURE, FIXTURES & ACCESSORIES FURNITURE, FIXTURES & EQUIPMENT FINISHED FLOOR FIRE HOSE CABINET FINISH FLOOR FLUORESCENT FIRE-PROOFING FIRE RETARDANT FIRE RESISTIVE FIBERGLASS REINFORCED POLYMER FOOT/FEET FOOTING FURNITURE FIELD VERIFY FABRIC WALL COVERING FREEZE-PROOF HOSE BIBB
G GA GALV GB GFRC GFRG GL GND GR GYP GYP BD	GAUGE GALVANIZED GRAB BAR GLASS FIBER REINFORCED CONCRETE GLASS FIBER REINFORCED GYPSUM GLASS GROUND GRADE GYPSUM GYPSUM BOARD
H H HB HC HD HBD HCTLT HDR HDW HDWD HM HOR HPL HR HT HVAC	HIGH HOSE BIBB HOLLOW CORE HOLD HARDBOARD HANDICAPPED ACCESSIBLE TOILET HEADER HARDWARE HARDWOOD HOLLOW METAL HORIZONTAL HIGH PRESSURE LAMINATE HOUR HEIGHT HEATING, VENTILATION & AIR CONDITIONING
I ID IN INCAN INSUL INT J JB JT K KD KO L L LAM LAV LB LF LLH LLV LT	INSIDE DIAMETER INCH INCANDESCENT INSULATION INTERIOR JUNCTION BOX JOINT KNOCK DOWN KNOCKOUT LONG LAMINATED LAVATORY LAG BOLT LINEAR FOOT OR LINEAR FEET LONG LEG HORIZONTAL LONG LEG VERTICAL LIGHT OR LIGHTING
E EA EHB EHD EFS EJ EL ELEC EQ EQ ETS EWC EXP EXIST EXTD	EAST EACH ELECTRIC HAIR BLOWER ELECTRIC HAND DRYER EXTERIOR INSULATING FINISH SYSTEM EXPANSION JOINT ELEVATION (GRADE) ELECTRICAL EQUAL EQUIPMENT EXPOSED TO STRUCTURE EACH WAY ELECTRIC WATER COOLER EXPANSION OR EXPOSED EXISTING EXTERIOR EXTRUDED
M MACH MAS MATL MAX MBH MBR MECH MEMB MFR MH MIR MIR-F MIR-G MLD MM MO MS MTD MTG MTL	METER MACHINE MASONRY MATERIAL MAXIMUM MOP AND BROOM HOLDER MODIFIED BITUMEN ROOFING MEDICINE CABINET MECHANICAL MEMBRANE MANUFACTURER MANHOLE MINIMUM MIRROR-FRAMED EDGE MIRROR-GLASS EDGE MOLDING MILLIMETER MASONRY OPENING MOP SINK MOUNTED MOUNTING METAL
N N NCOM NIC NOM NPS NTS	NORTH NONCOMBUSTIBLE NOT IN CONTRACT NOMINAL NOMINAL PIPE SIZE NOT TO SCALE
O OC OD OFCD OFD OFDI OH OPG OPP OPT	ON CENTER OUTSIDE DIAMETER OWNER FURNISHED/ CONTRACTOR INSTALLED OVERFLOW DRAIN OWNER FURNISHED/ OWNER INSTALLED OPPOSITE HAND OR OVERHEAD OPENING OPPOSITE OPTION OR OPTIONAL
P PC PCEM PA PCF PL P.LAM PLTR PLUMB PLF PMR PML PNT POL PR PSF PSI PT PTD PTDWR PTM PTN PVC PAEMENT PWOOD	PRECAST PORTLAND CEMENT PUBLIC ADDRESS SYSTEM POUNDS PER CUBIC FOOT PLATE PLASTIC LAMINATE LASTER PLUMBING POUNDS PER LINEAR FOOT PROTECTED MEMBRANE ROOFING PANEL PAINT OR PAINTED POLISHED PAPER POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH POINT PAPER TOWEL DISPENSER PAPER TOWEL DISPENSER/ WASTE RECEPTACLE PATCH TO MATCH PARTITION POLYVINYL CHLORIDE PAEMENT PLYWOOD
Q QT QTR QTY	QUARRY TILE QUARTER QUANTITY
R RA RCP RD RE REFL REG REINF REQ RES REV RH RM RO ROW RSF	RADIUS OR RISER RETURN AIR REFLECTED CEILING PLAN ROOF DRAIN REFER OR REFERENCE REFLECTED REGISTER REINFORCEMENT REQUIRED RESILIENT REVERSE ROSE HOOK ROOM ROUGH OPENING RIGHT-OF-WAY RESILIENT SHEET FLOORING
S S SA SAN SB SC SD SECT SF SFP SH SHT SHTG SIW SKLT SND SNV SP SPEC SPR SQ SR SRNSC SS ST STA STC STD STL STOR STRU SUSP SYM SYN SYS	SOUTH SUPPLY AIR SANITARY SPLASH BLOCK SOLID CORE OR SHOWER CURTAIN SCHEDULE OR SCHEDULED SOAP DISPENSER SECTION SQUARE FOOT OR SQUARE FEET SPRATED FIREPROOFING SPRINKLER HEAD SHEET SHEATHING SIMILAR SKYLIGHT SANITARY NAKPIN DISPOSAL SANITARY NAKPIN VENDOR STANDPIPE SPECIFIED OR SPECIFICATIONS SINGLE PLY ROOFING SQUARE SHOWER ROD SHOWER CURTAIN STAINLESS STEEL SOAP TRAY STATION SOUND TRANSMISSION CLASS STANDARD STEEL STORAGE STRUCTURE OR STRUCTURAL SUSPENDED OR SUSPENSION SYMBOL SYNTHETIC SYSTEM
T TB TBL T&B TC TD TEL TERR T&G THK THRU TLT TOC TOD TOF TOJ TOL TOP TOS TOW TPH TR TS TELE TTB TV TYP	TREAD OR TOP TOWEL BAR TOP OF BRICK LEDGE TOP AND BOTTOM TOP OF CURB TRENCH DRAIN TELEPHONE TERRAZZO TONGUE & GROOVE THICK OR THICKNESS THROUGH TOILET TOP OF CONCRETE TOP OF DECK TOP OF FOOTING TOP OF INSULATION TOP OF JOIST TOLERANCE TOP OF PARAPET TOP OF STEEL TOP OF WALL TOILET PAPER HOLDER TELEPHONE RECEPTACLE TOP OF SLAB TELEPHONE TERMINAL BOARD TELEVISION TYPICAL
U UCL ULAY UNO UR	UNDER CABINET LIGHT UNDERLAYMENT UNLESS NOTED OTHERWISE URNAL
V VB VCT VERT VP VS VT VWC	VAPOR BARRIER VINYL COMPOSITION TILE VERTICAL VENT PIPE VENT SHAFT VINYL TILE VINYL WALLCOVERING
W W WB WC WCOT WO WDO WH WO W/O WP WR W/R WS WT WWF	WEST OR WIDE OR WIDTH WITH WIND BRACE OR BRACING WATER CLOSET WAINSCOT WOOD WINDOW WEHPHOLE WINDOW OPENING WITHOUT WATERPROOFING WASTE RECEPTACLE WATER RESISTIVE OR RESISTANT WEATHERSTRIPPING WELDED WIRE FABRIC
Y YD	YARD

= EQUAL
± PLUS OR MINUS
ROOM
x TIMES
DEGREES

& AND
L ANGLE (RIGHT)
L ANGLE (ACUTE)
@ AT
CL CENTERLINE

· FOOT OR FEET
* INCH
- MINUS
+ PLUS

REFERENCE SYMBOLS

ROOM NAME 101 150 SF	ROOM TAG W/ AREA	XX	WINDOW TAG	1 A101	DETAIL SECTION MARK	BUILDING EXPANSION JOINT	NON-RATED SMOKE WALL
0	STRUCTURAL GRID - EXISTING	NOTE	REVISION DELTA	1 A101	DETAIL CALLOUT MARK	CMU WALL	1 HOUR SMOKE WALL
0	STRUCTURAL GRID - NEW	KEY NOTE	NOTE WITH LEADER	1 A101	INTERIOR ELEVATION MARK	EXISTING WALL	2 HOUR SMOKE WALL
XXx	PARTITION TYPE TAG	?	FINISH/MATERIAL TAG	1 A101	EXTERIOR ELEVATION MARK	NEW WALL	DEMO WALL
XX-XX	CEILING TAG	L2	LIGHTING TAG	1 A101	SPOT ELEVATION - ELEVATION VIEWS	1 HOUR FIRE WALL	2 HOUR FIRE WALL
XX-XX 88' - 10"	CEILING TAG W/ HEIGHT	PL-01	PLUMBING TAG	1 A101	SPOT ELEVATION - PLAN VIEWS	2 HOUR FIRE WALL	3 HOUR FIRE WALL
FL-01	FLOOR TAG	XX-XX	SPECIALTY EQUIPMENT TAG	0' - 0"	TRUE NORTH	4 HOUR FIRE WALL	1 HOUR SHAFT WALL
D001	DOOR TAG	ZZ_01 0' - 0"	LEVEL/DATUM ELEVATION MARK	0' - 0"	NORTH ARROW	2 HOUR SHAFT WALL	
DOOR # SIZE # X	LIFE SAFETY DOOR TAG	1 A101	SECTION MARK	1 A101			
XX-XX	FURNITURE/FIXTURE/ CASEWORK TAG	1 A101	BUILDING SECTION MARK	1 A101			
XX	GLAZING TAG						

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Signature & Seal

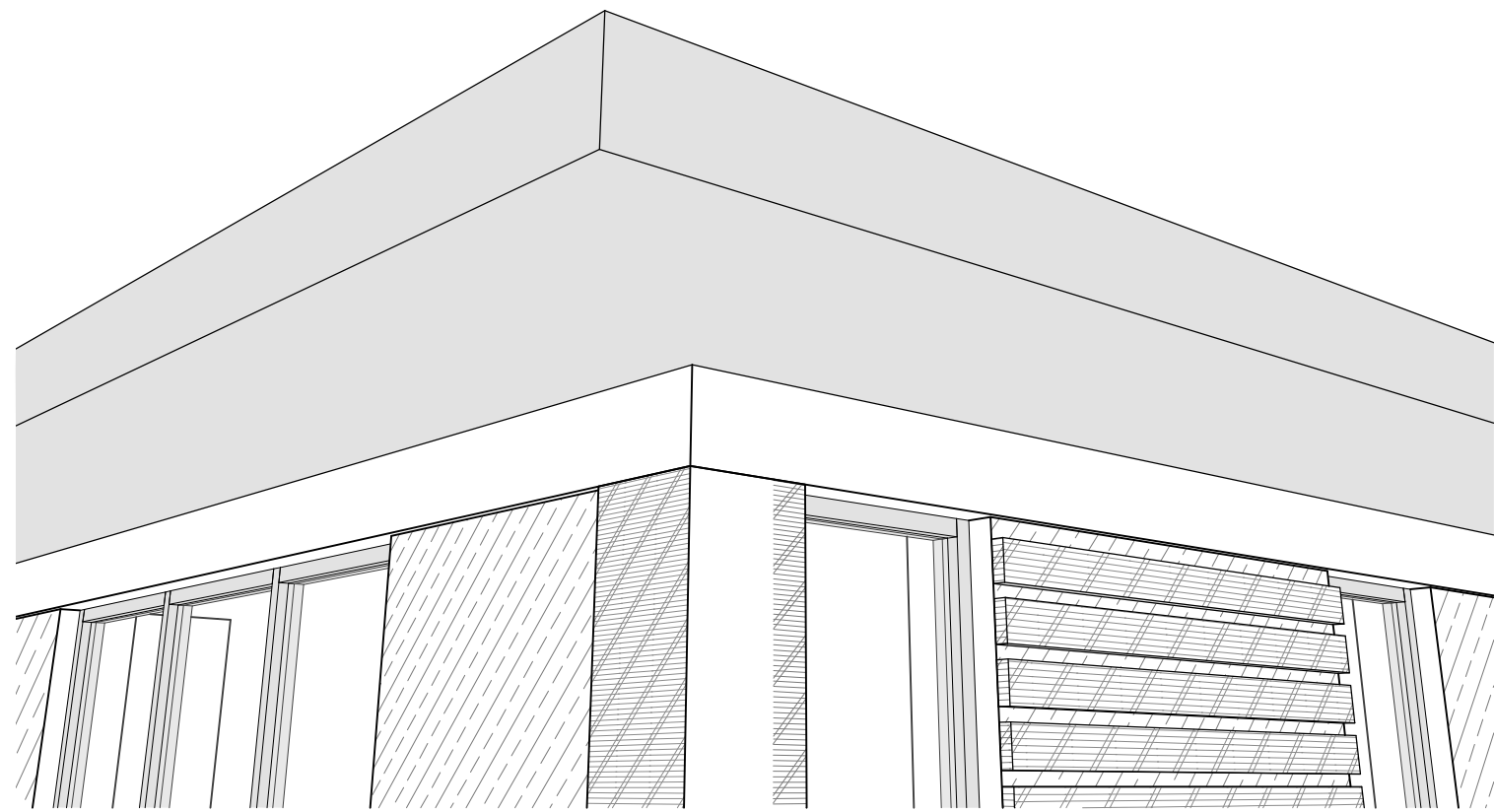
Issue Drawing Log

1	3/18/21	SCHEMATIC DESIGN
2	4/9/21	SITE PLAN SUBMISSION

SITE PLAN SUBMISSION 4/9/2021

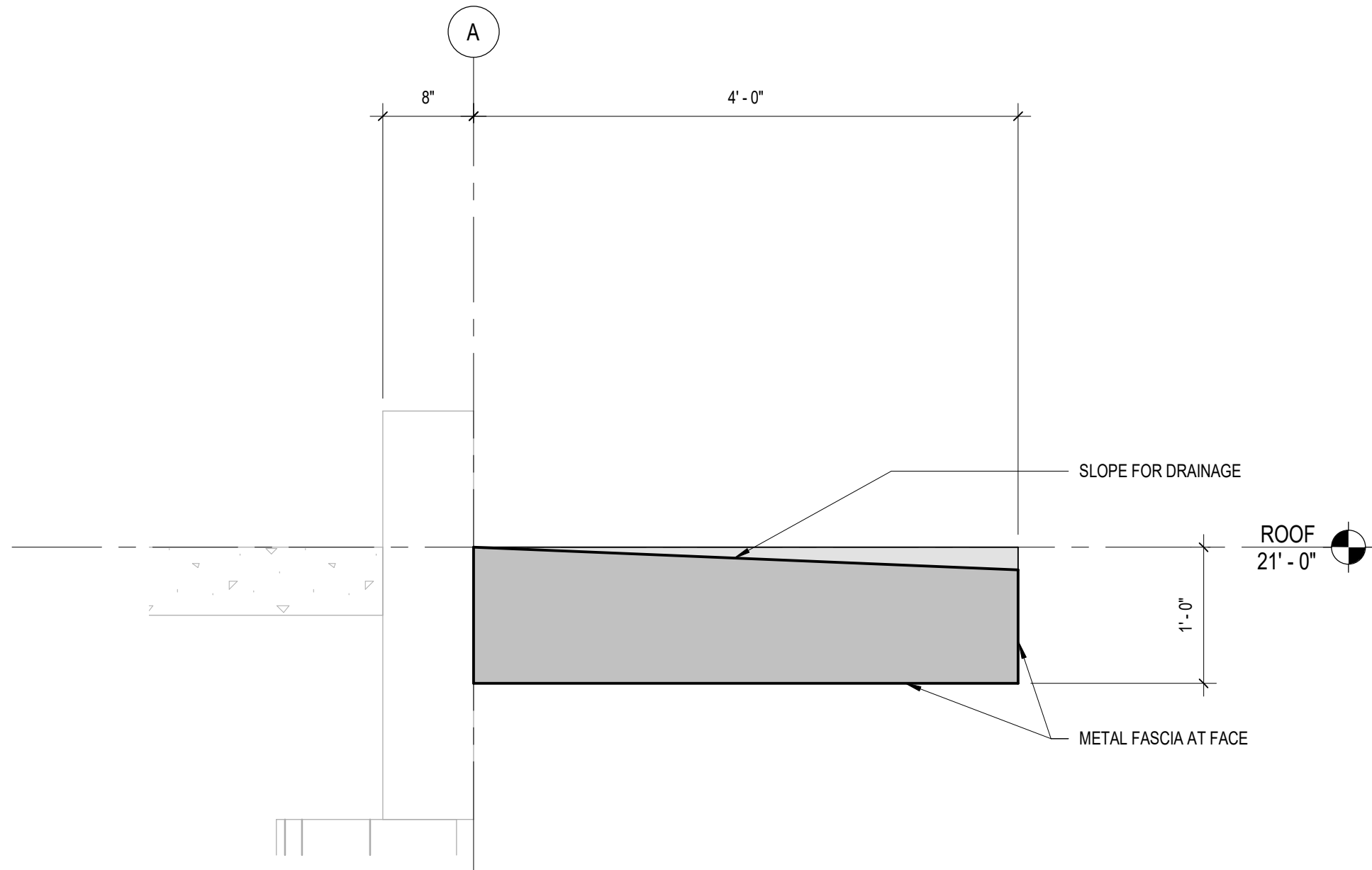
CANOPY AND PARAPET DETAILS

A-008



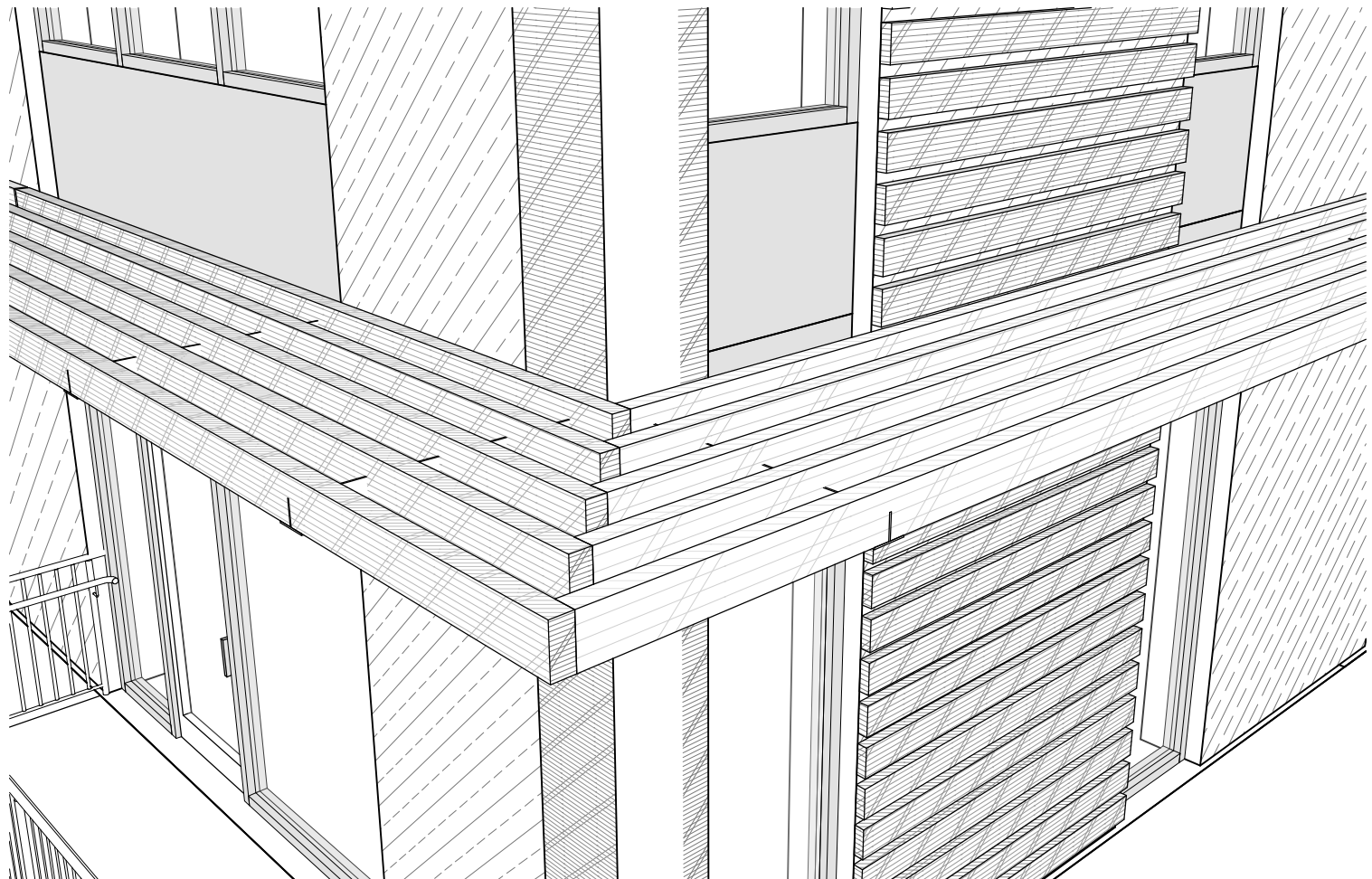
4 METAL SUN SHADE 3D VIEW

SCALE:



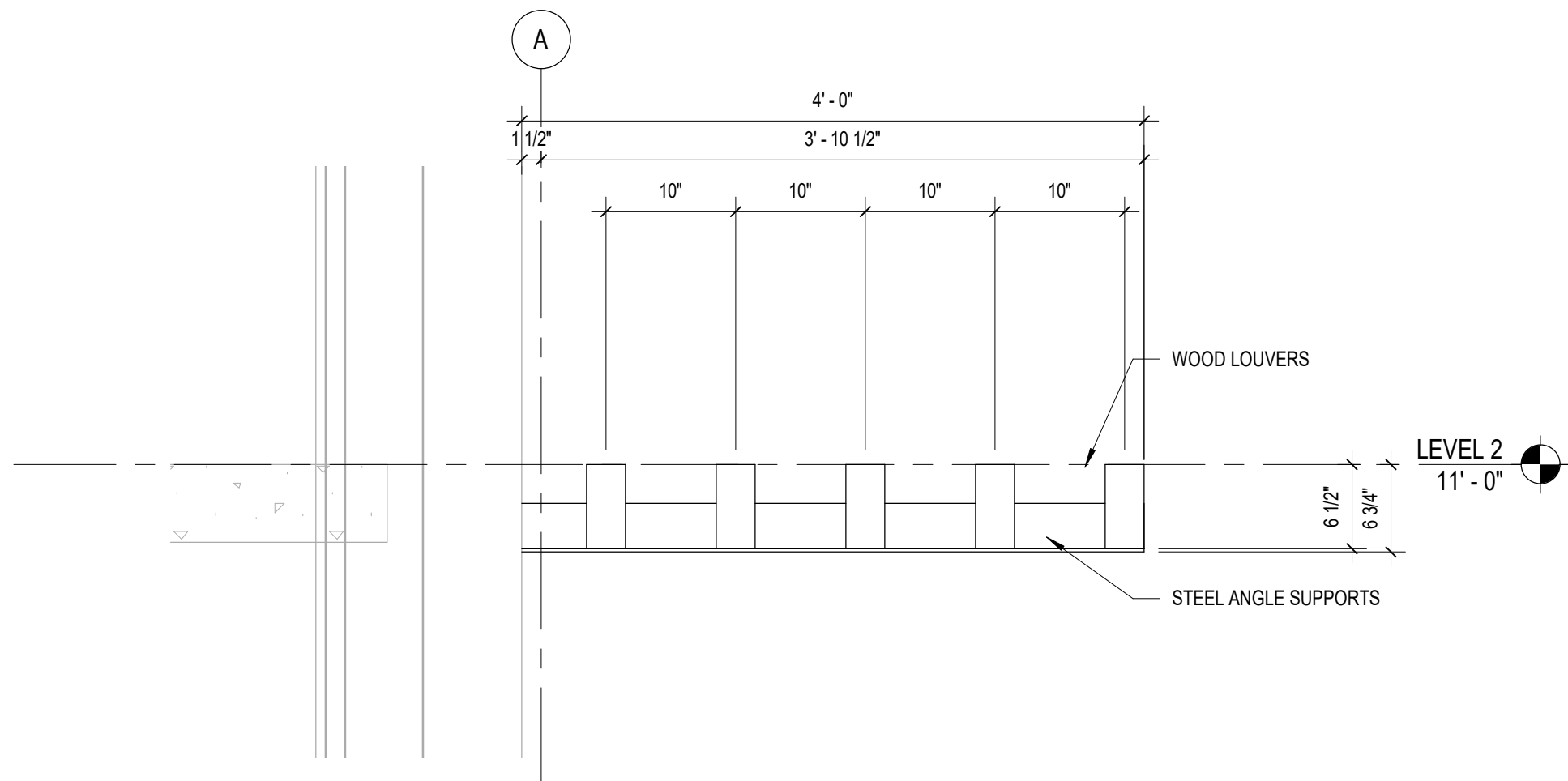
3 METAL SUN SHADE DETAIL

SCALE: 1" = 1'-0"



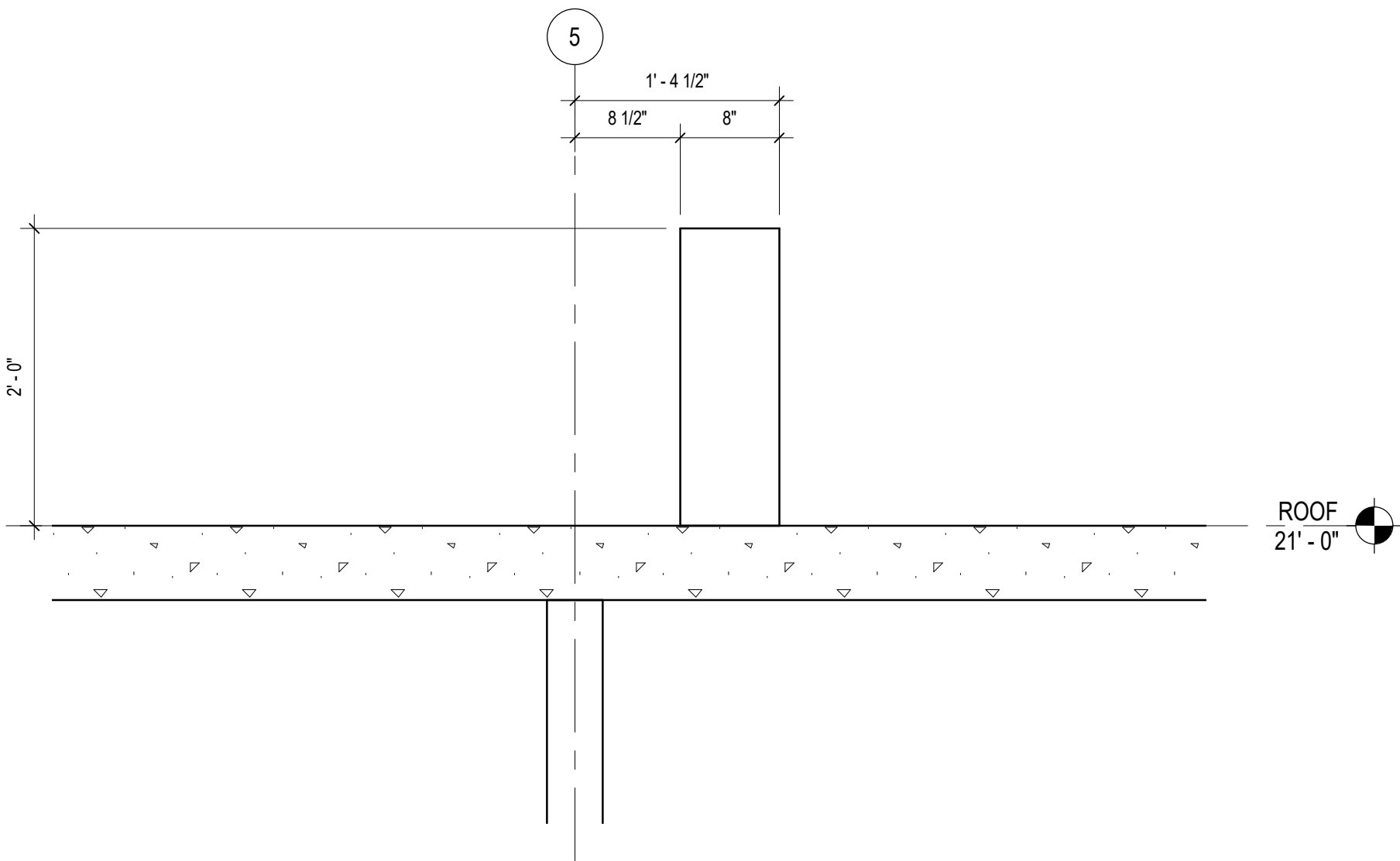
2 WOODEN SUN SHADE 3D VIEW

SCALE:



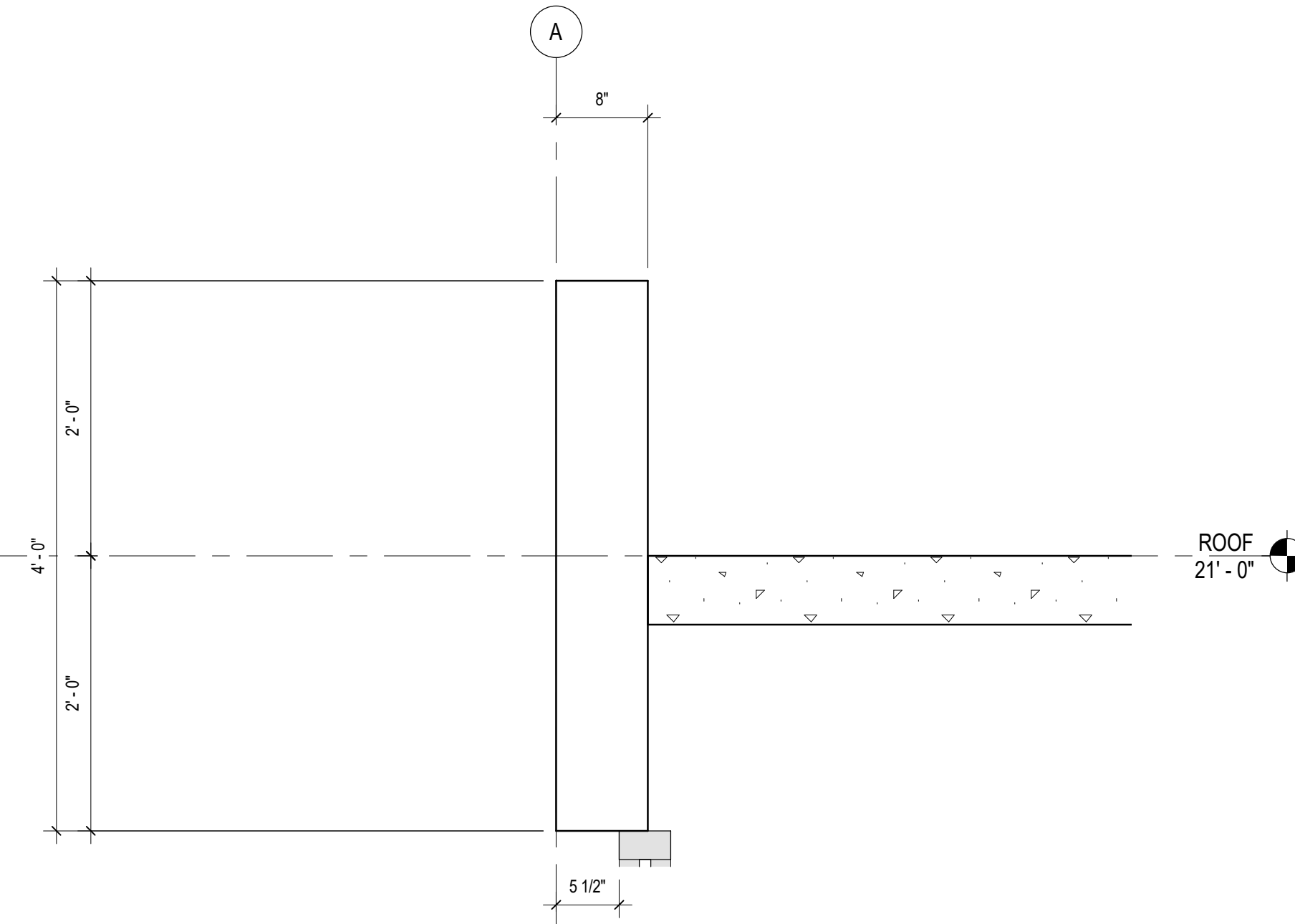
1 WOODEN SUN SHADE DETAIL

SCALE: 1" = 1'-0"



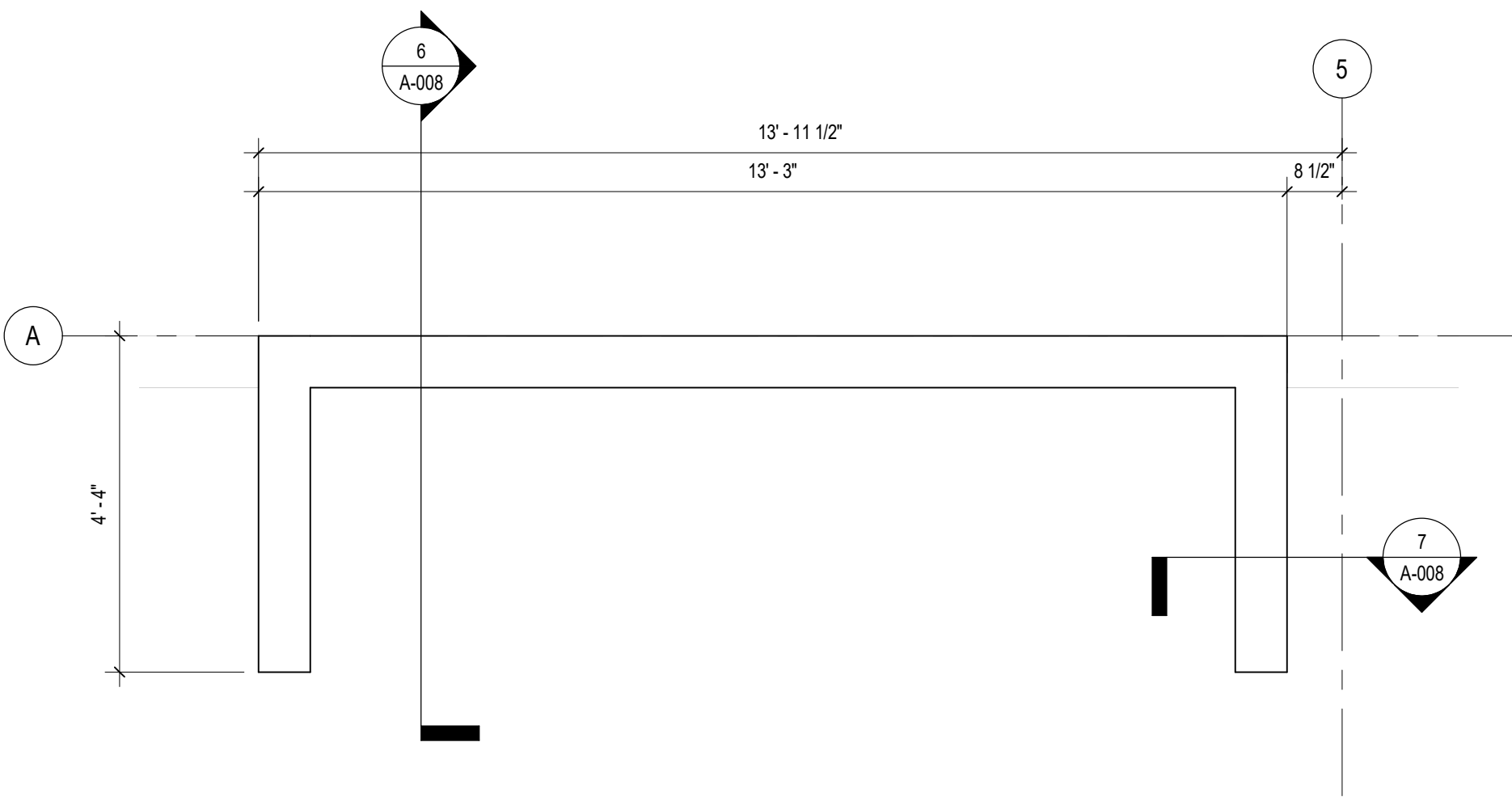
7 ROOF PARAPET DETAIL

SCALE: 1" = 1'-0"



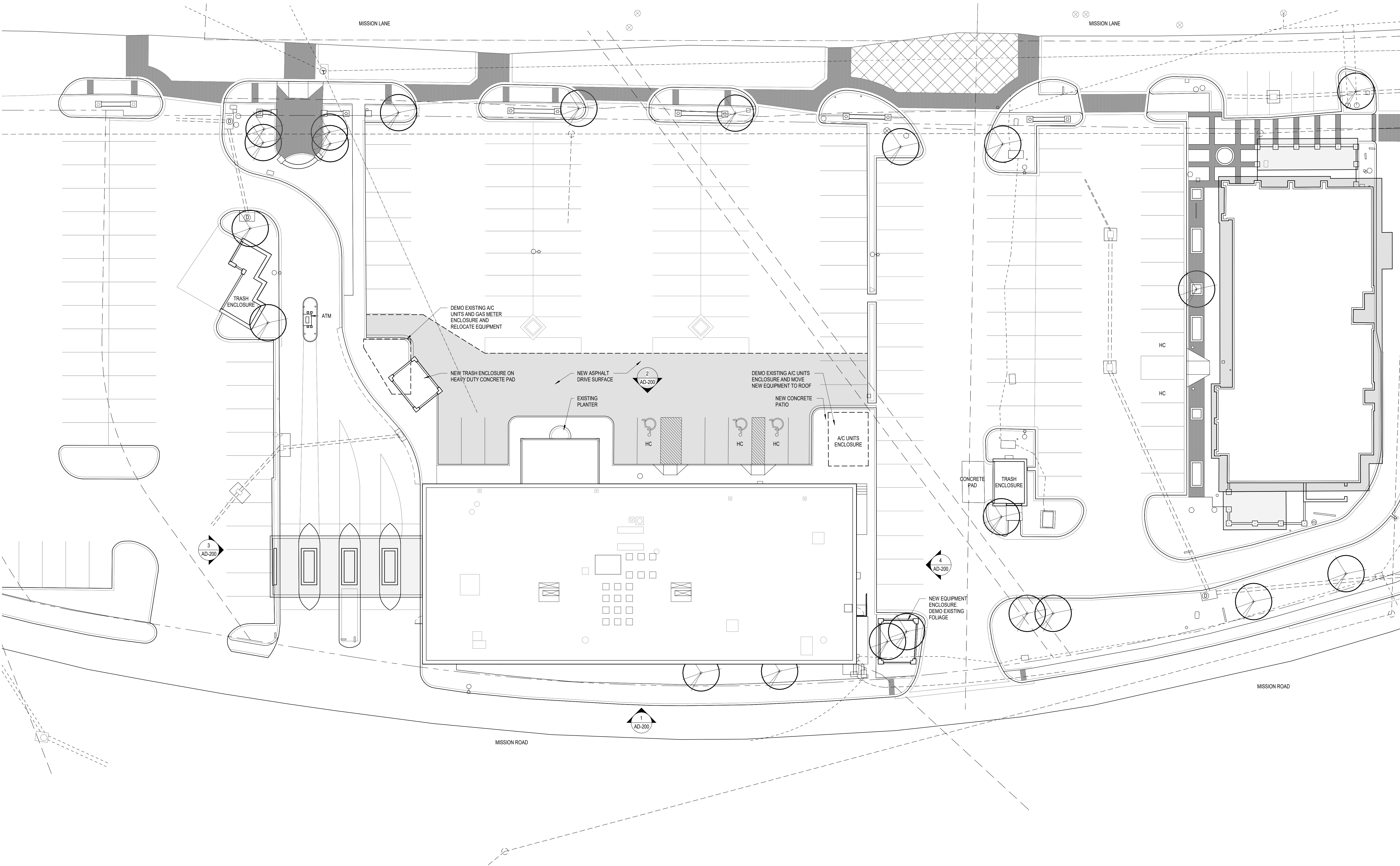
6 ROOF/WALL PARAPET DETAIL

SCALE: 1" = 1'-0"



5 ENLARGED ROOF PARAPET PLAN

SCALE: 1/2" = 1'-0"



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MEP ENGINEER

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5720 Reeder
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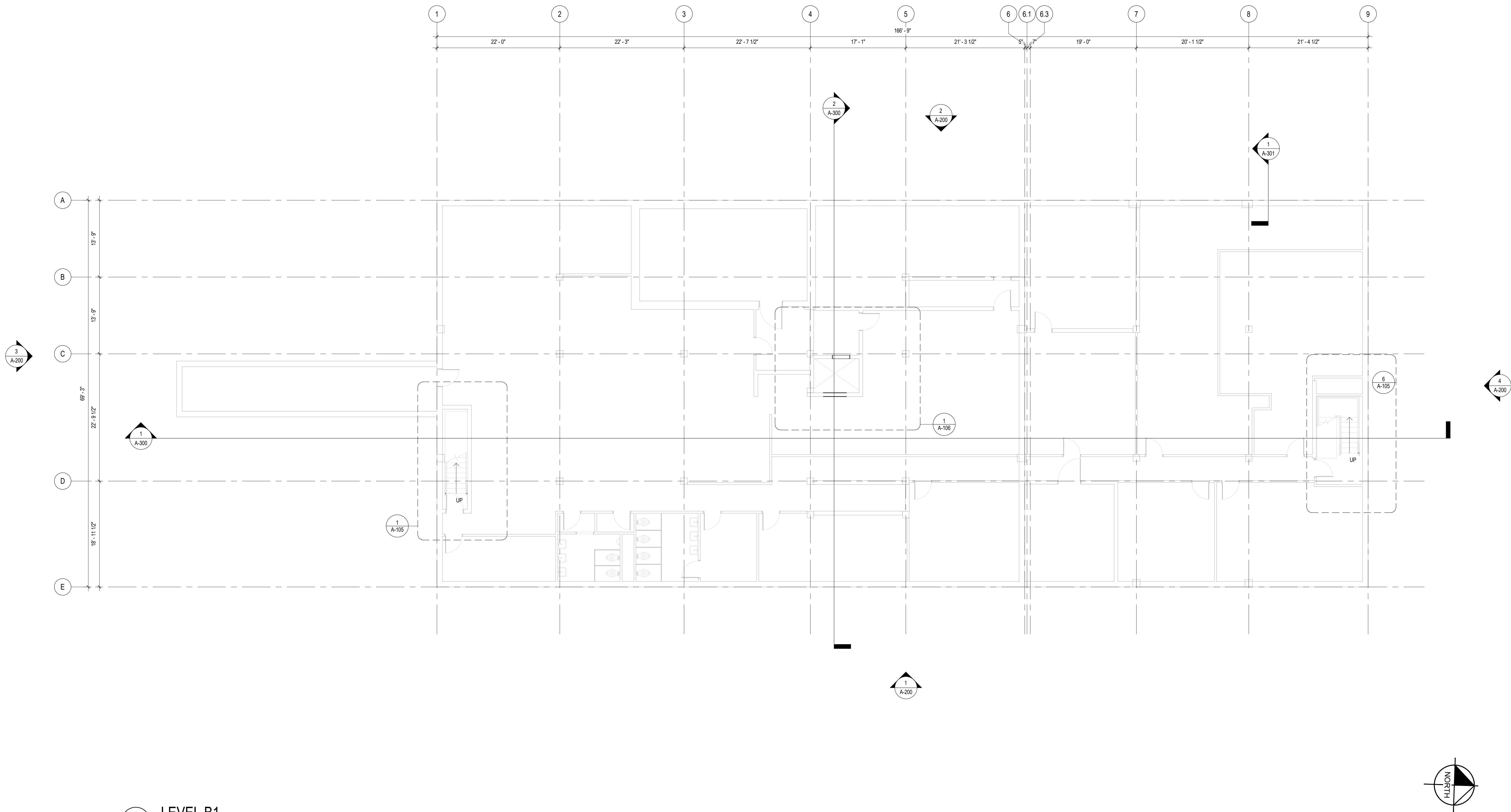
Signature & Seal

Issue Drawing Log

1	3/18/21	SCHEMATIC DESIGN
2	4/9/21	SITE PLAN SUBMISSION

KEY

NEW
CONSTRUCTION



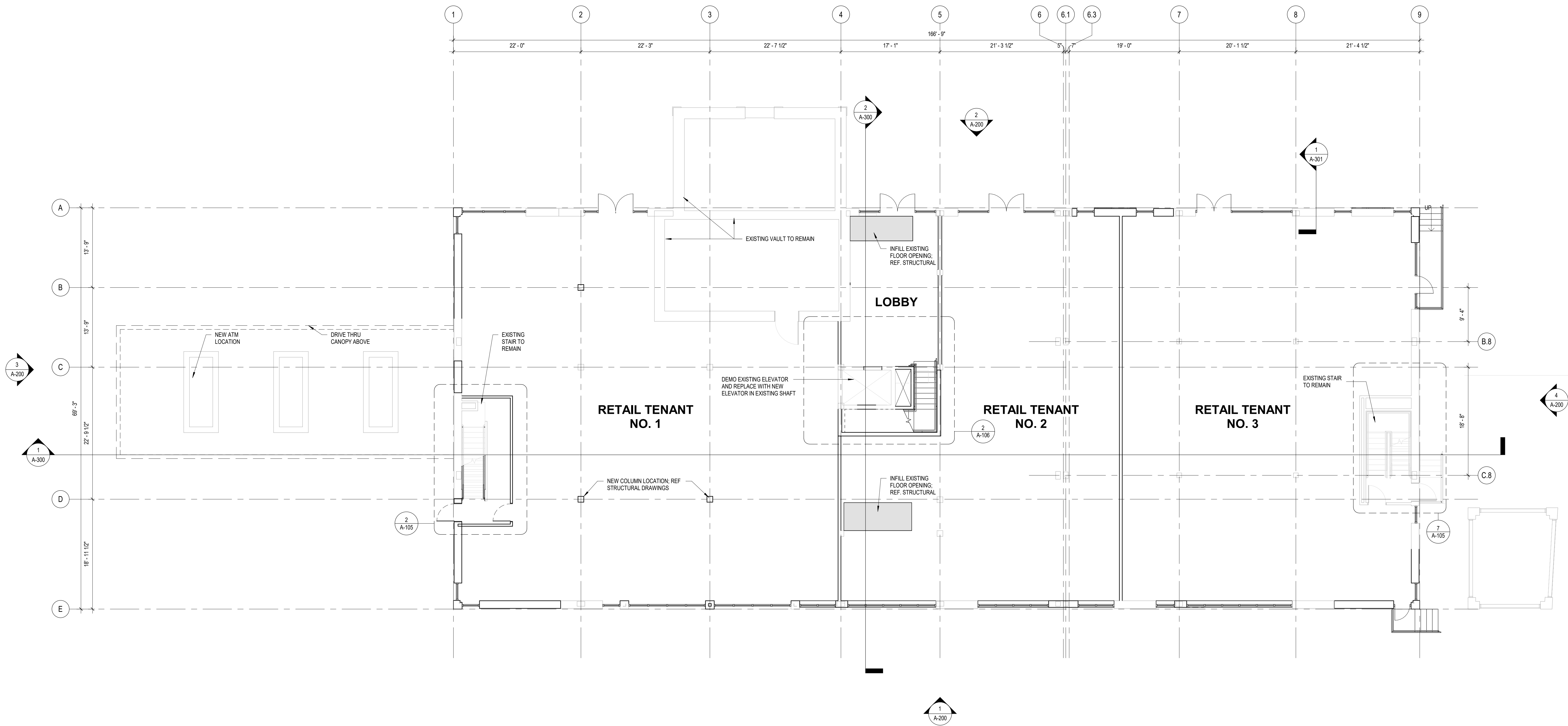
1 LEVEL B1
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- ALL WINDOWS TO BE REPLACED WITH NEW STOREFRONT SYSTEM.
- SIGNAGE SQUARE FOOTAGE IS DEPENDENT ON DEMISING LAYOUTS OF LEASEABLE AREAS.

KEY

NEW
CONSTRUCTION



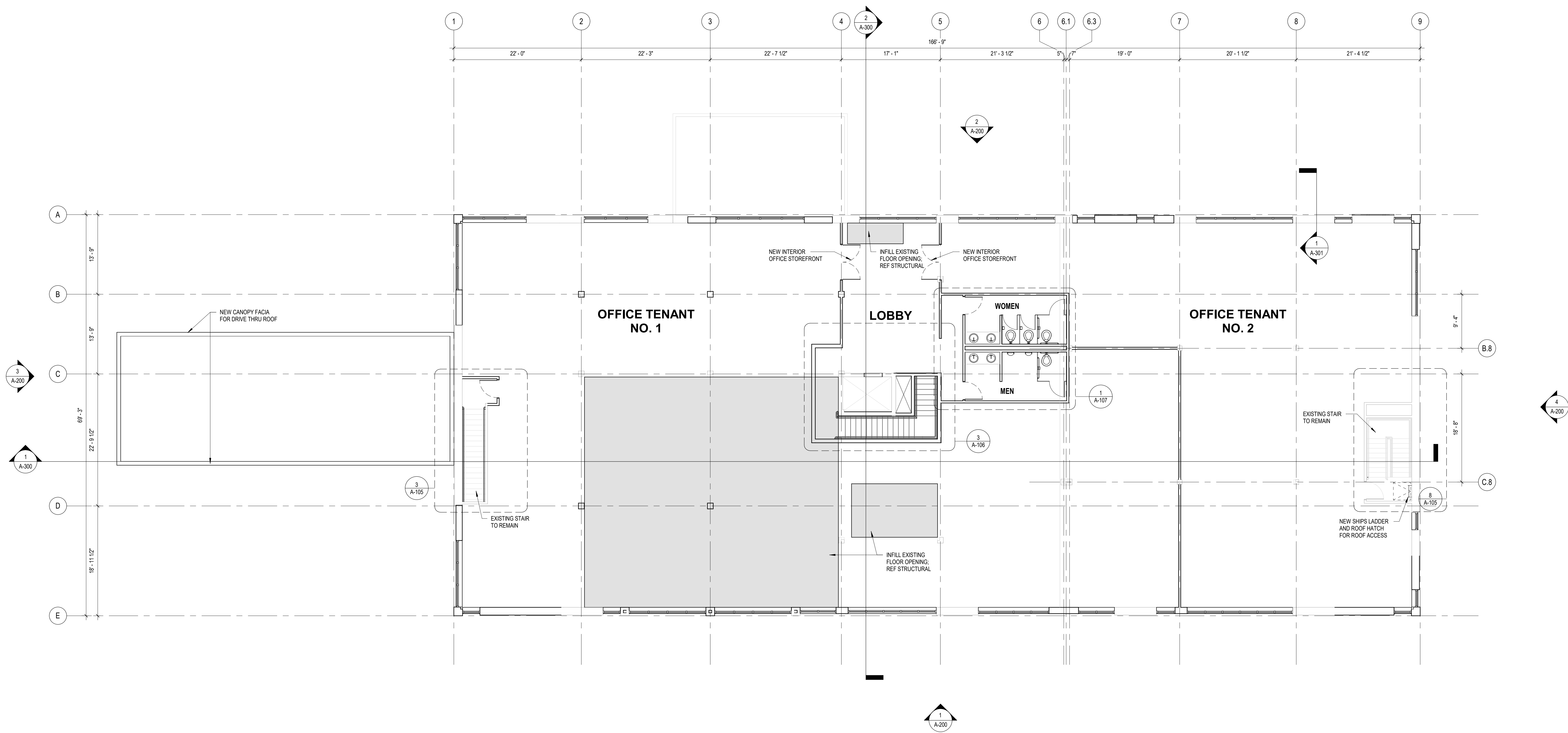
1 LEVEL 1 OVERALL
SCALE: 1/8" = 1'-0"

GENERAL NOTES

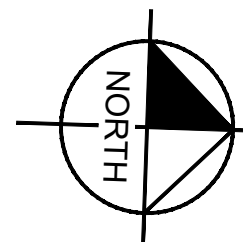
- ALL WINDOWS TO BE REPLACED WITH NEW STOREFRONT SYSTEM.
- SIGNAGE SQUARE FOOTAGE IS DEPENDENT ON DEMISING LAYOUTS OF LEASEABLE AREAS.

KEY

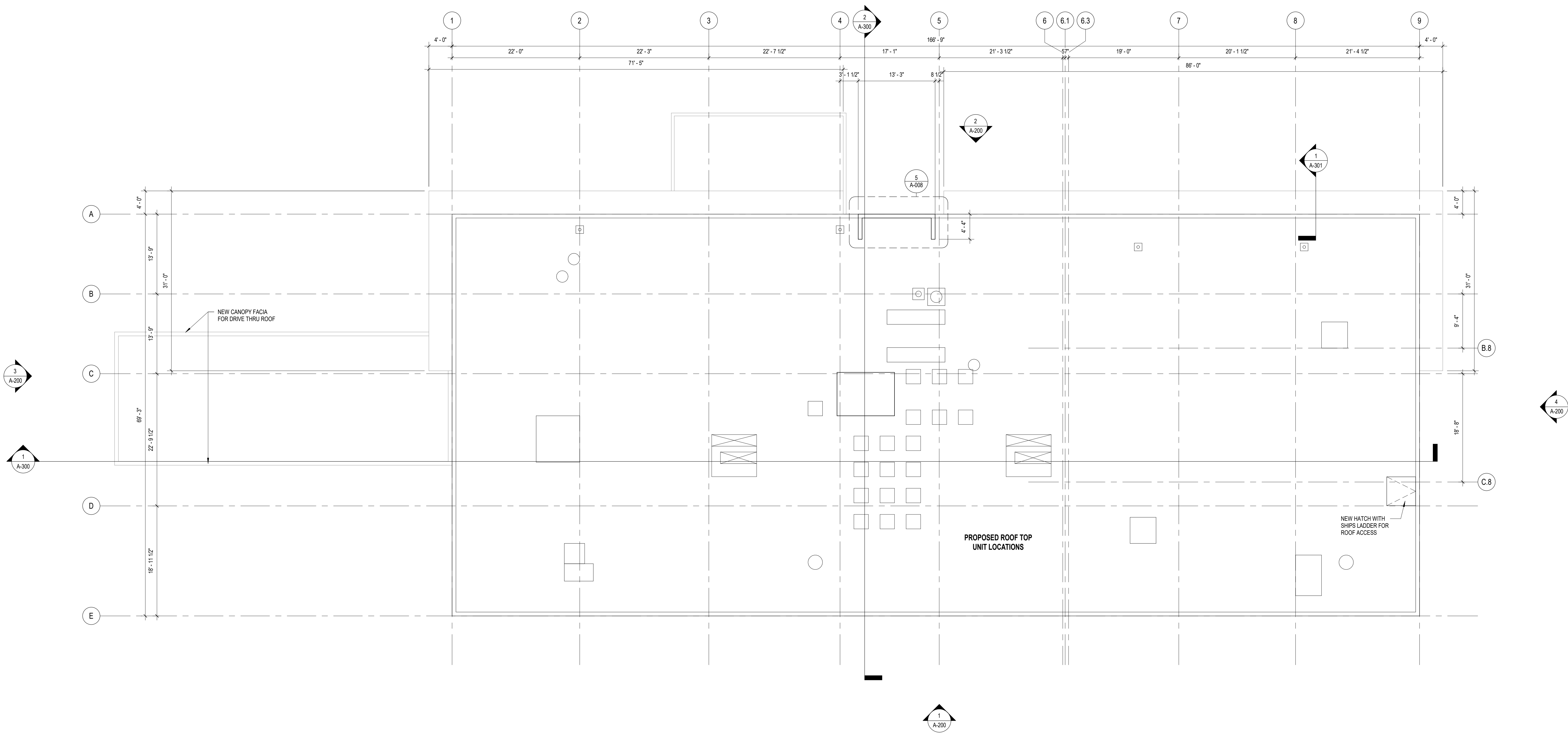
NEW
CONSTRUCTION



1 LEVEL 2 OVERALL
SCALE: 1/8" = 1'-0"



KEY	
	NEW
	CONSTRUCTION



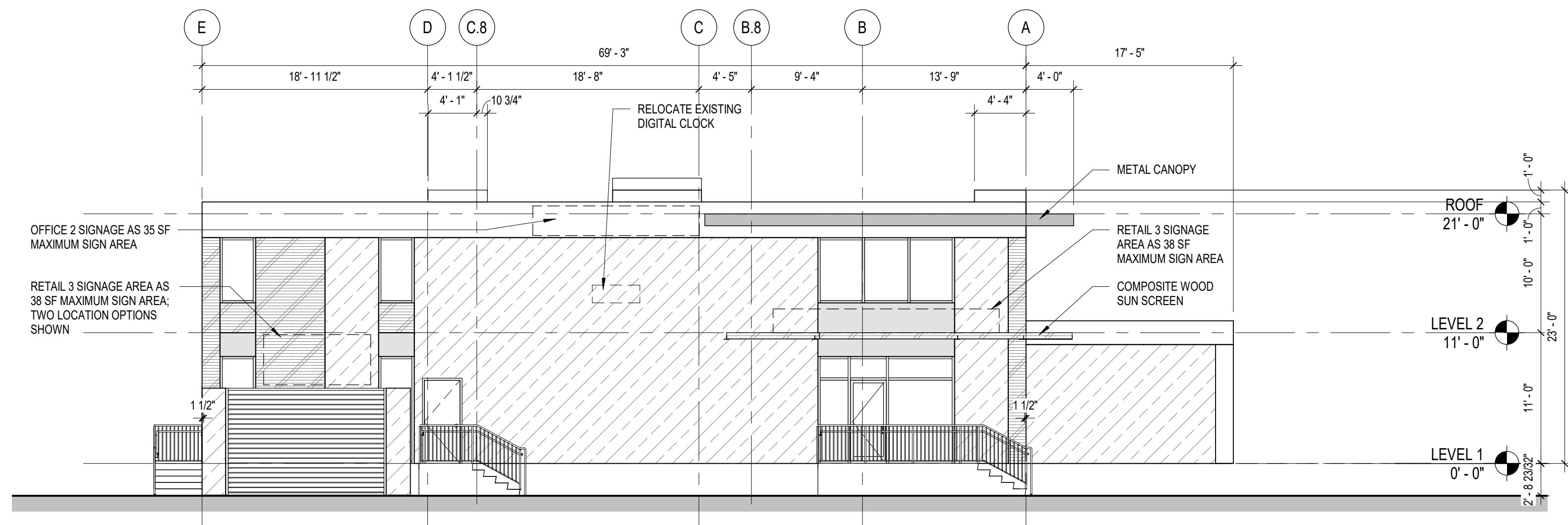
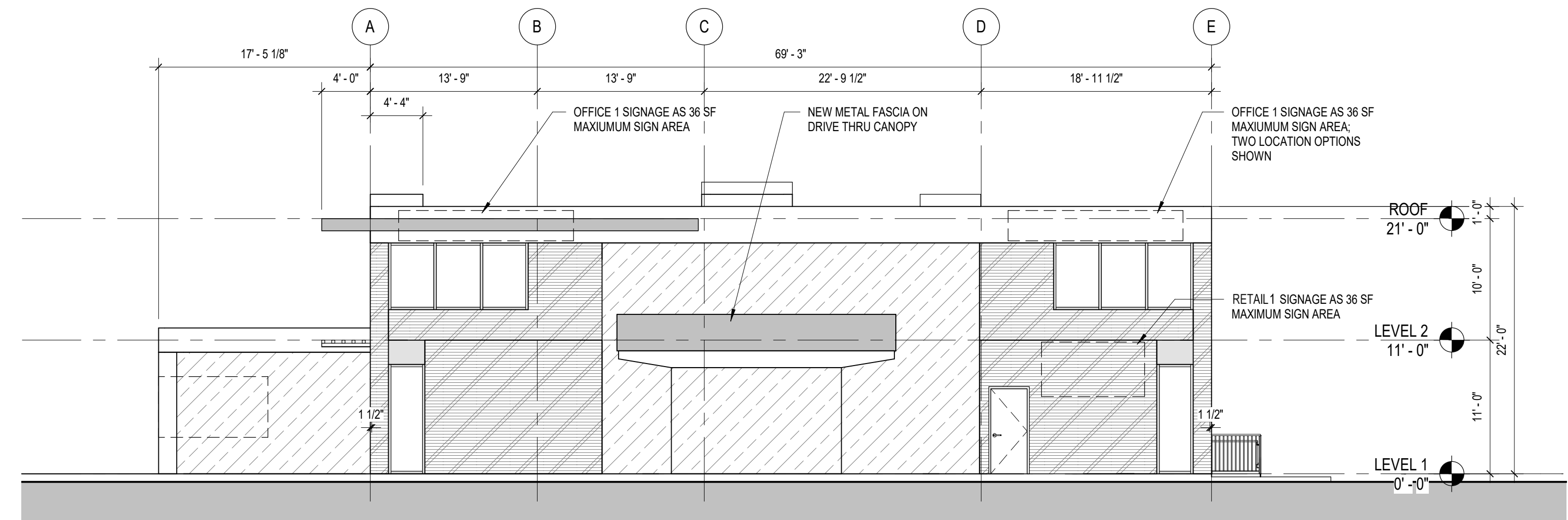
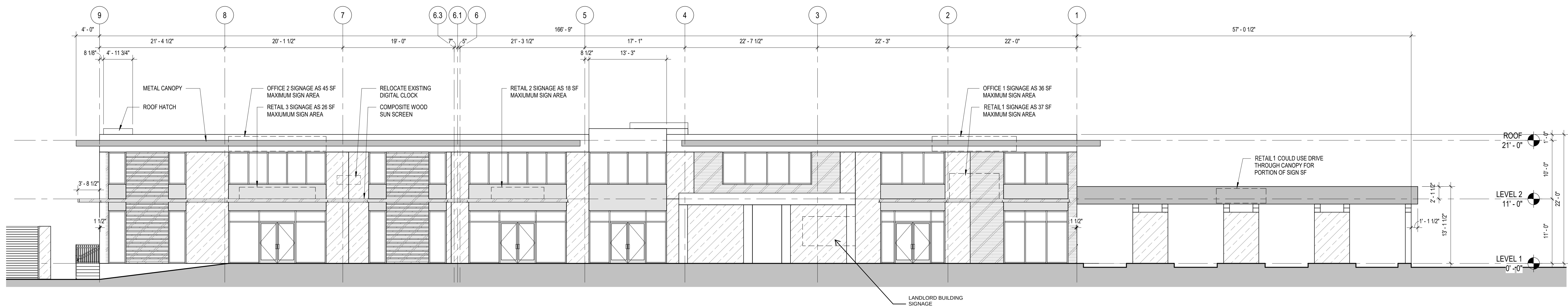
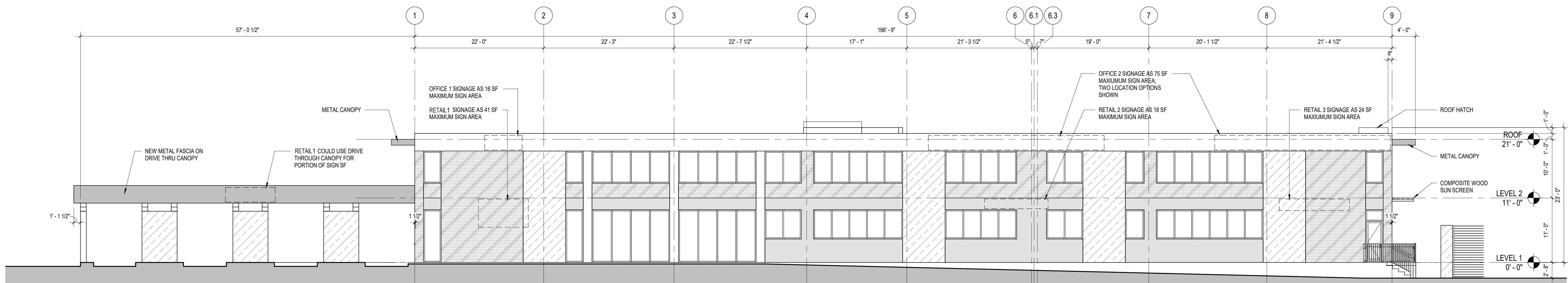
1 ROOF
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- ALL WINDOWS TO BE REPLACED WITH NEW STOREFRONT SYSTEM.
- SIGNAGE SQUARE FOOTAGE IS DEPENDENT ON DEMISING LAYOUTS OF LEASEABLE AREAS.

MATERIALS LEGEND

	EXISTING LIMESTONE TO REMAIN		METAL WALL PANEL
	COMPOSITE WOOD		METAL FASCIA
	EXISTING CONCRETE		

**4 NORTH ELEVATION**
SCALE: 1/8" = 1'-0"**3 SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"**2 WEST ELEVATION**
SCALE: 1/8" = 1'-0"**1 EAST ELEVATION**
SCALE: 1/8" = 1'-0"

Disclaimer

Signature & Seal

Issue Drawing Log

1	3/18/21	SCHEMATIC DESIGN
2	4/9/21	SITE PLAN SUBMISSION

SITE PLAN SUBMISSION

4/9/2021

ELEVATIONS

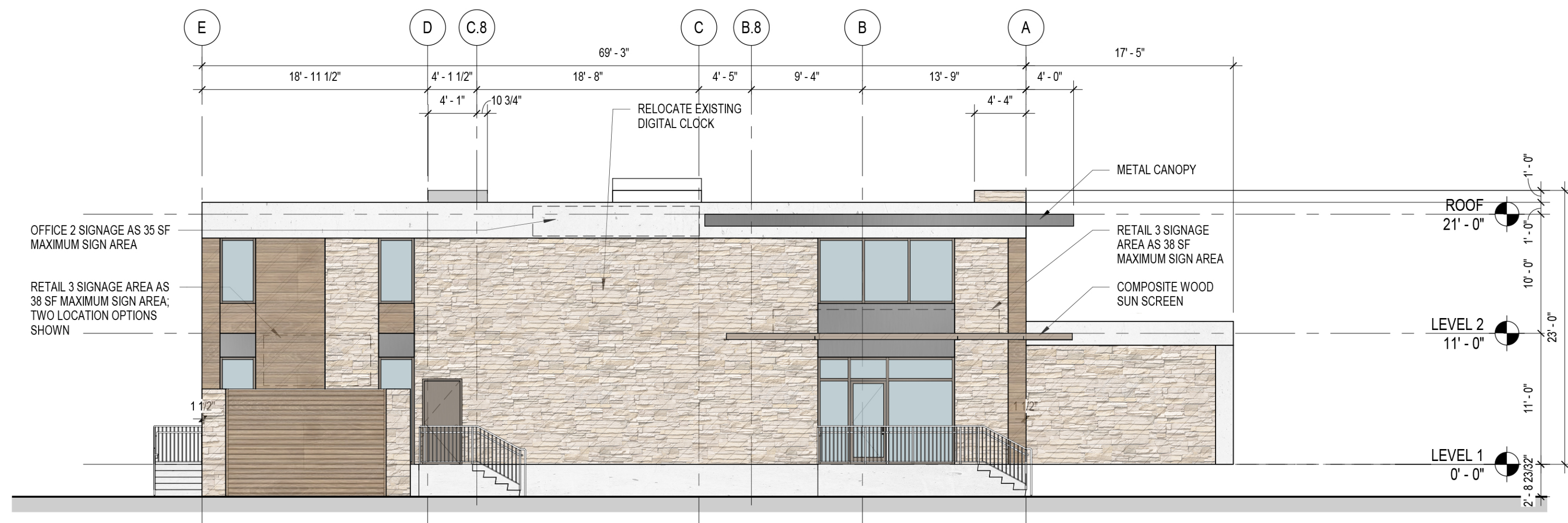
A-200

GENERAL NOTES

- ALL WINDOWS TO BE REPLACED WITH NEW STOREFRONT SYSTEM.
- SIGNAGE SQUARE FOOTAGE IS DEPENDENT ON DEMISING LAYOUTS OF LEASEABLE AREAS

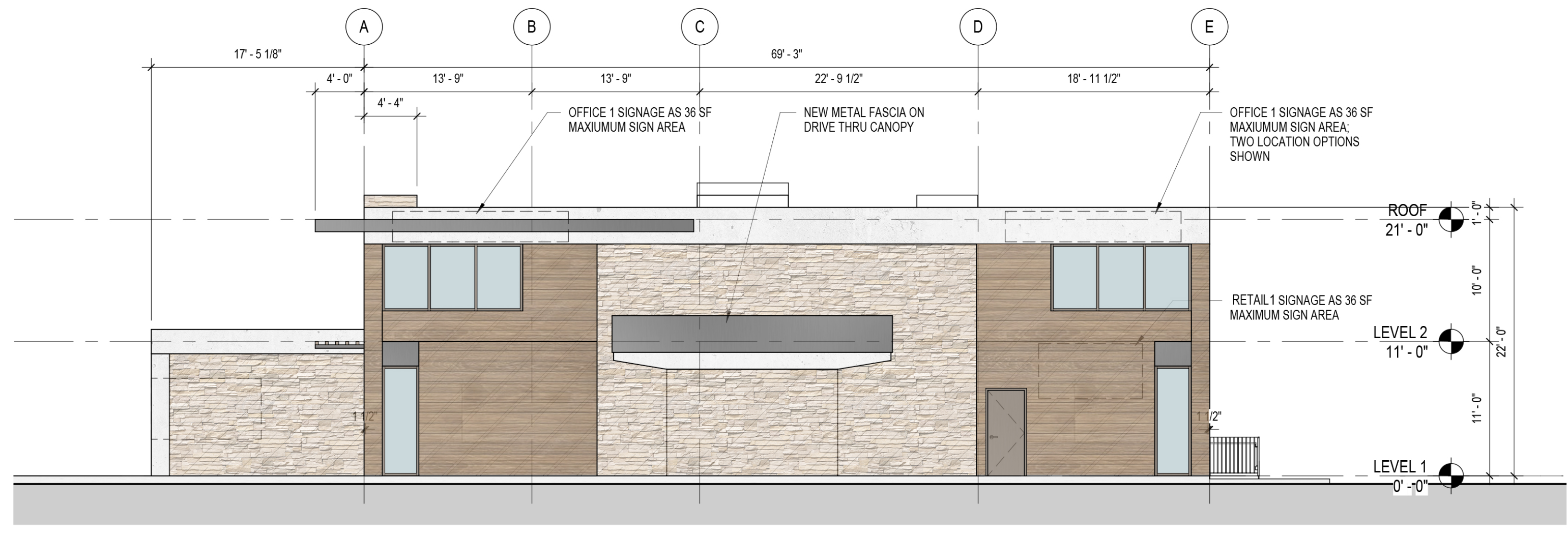
MATERIALS LEGEND

	EXISTING LIMESTONE TO REMAIN		METAL WALL PANEL
	COMPOSITE WOOD		METAL FASCIA
	EXISTING CONCRETE		



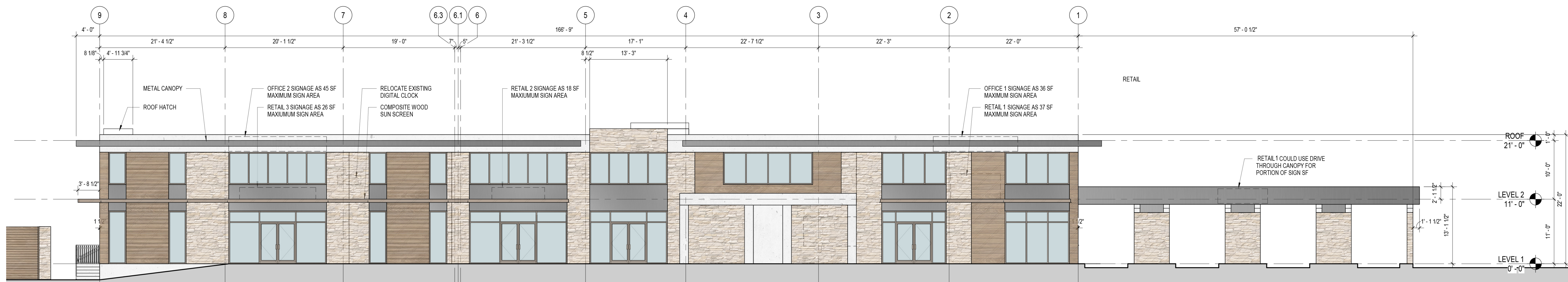
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



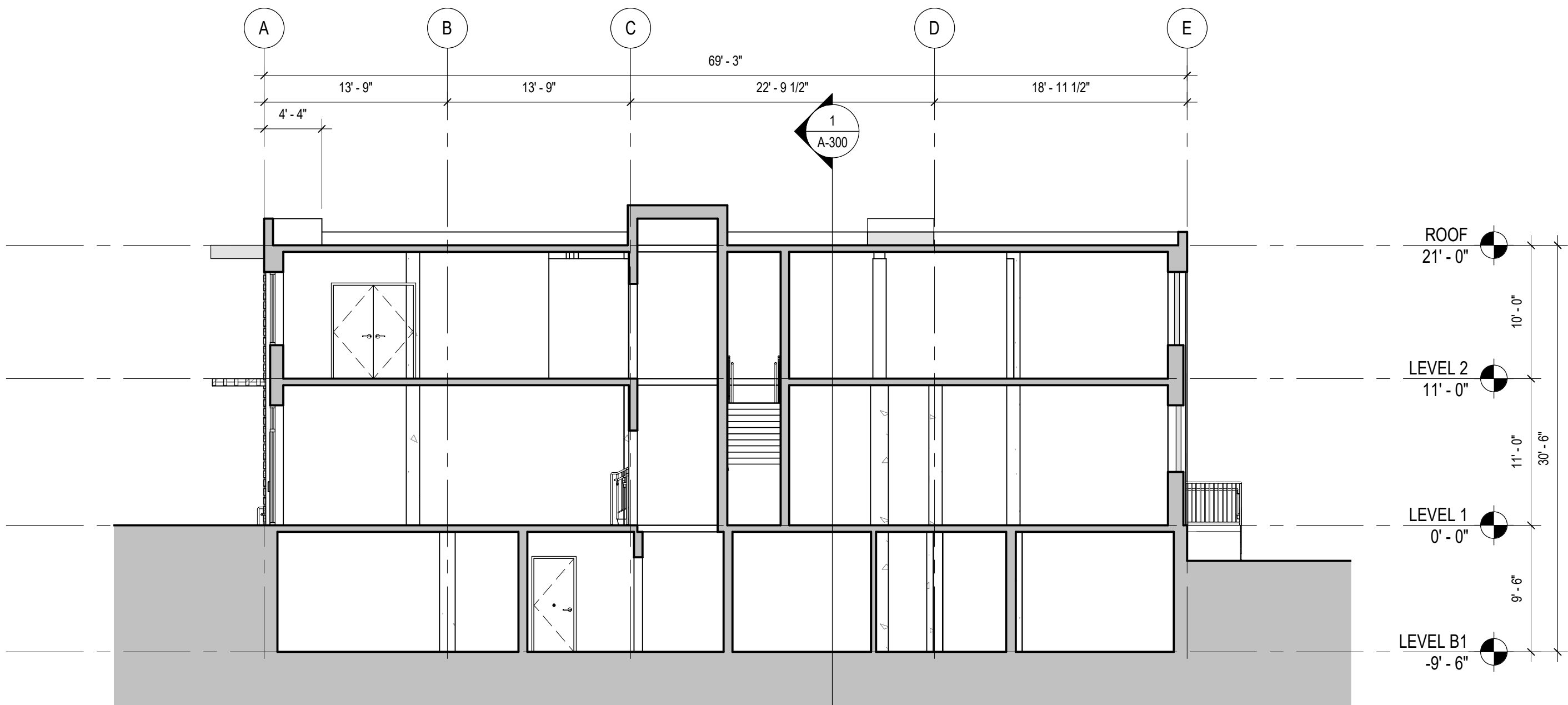
WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



2 BUILDING SECTION 2
SCALE: 1/8" = 1'-0"

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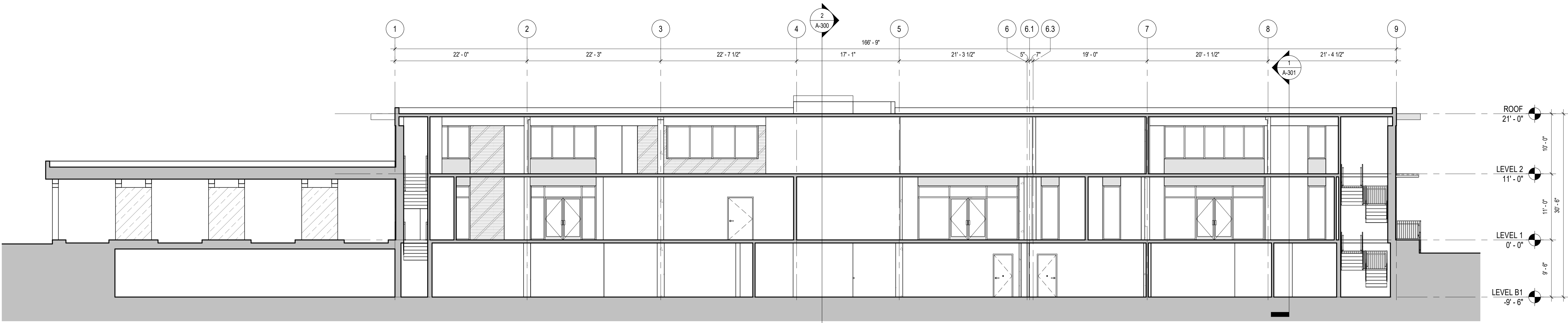
Issue Drawing Log

1	3/18/21	SCHEMATIC DESIGN
2	4/9/21	SITE PLAN SUBMISSION

SITE PLAN SUBMISSION 4/9/2021

BUILDING SECTIONS

A-300



1 BUILDING SECTION 1
SCALE: 1/8" = 1'-0"

ARCHITECTURAL MATERIALS



LIMESTONE



COMPOSITE WOOD



Signature & Seal

Issue Drawing Log

[illegible]

SITE PLAN SUBMISSION 4/9/2021

MATERIAL BOARDS



LEGEND

- △ CONTROL POINT
- FOUND 1/2" REBAR & CAP "KVE CLS 20"
- ◆ FOUND CHISELED "4" IN CONCRETE
- ◆ FOUND COTTON SPINDLE IN ASPHALT
- ATT — UNDERGROUND AT&T CABLE
- TV — UNDERGROUND CABLE TV LINE
- E — UNDERGROUND ELECTRIC
- FOC — UNDERGROUND FIBEROPTIC CABLE
- G — UNDERGROUND GAS
- OHE — OVERHEAD ELECTRIC LINE
- S — UNDERGROUND SANITARY SEWER
- W — UNDERGROUND WATER
- DEODUCOUS TREE
- LP ○ LIGHT POLE
- FDC ● FIRE DEPARTMENT CONNECTION
- WV ○ WATER VALVE
- WV ○ FIRE HYDRANT
- WM ○ WATER METER
- WMH ○ WATER MANHOLE
- RD ● ROOF DRAIN
- GP ● GUARD POST
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- V VALVE, UNKNOWN TYPE
- V GAS VALVE
- SIGN —
- 904 — EXISTING GRADE 1' CONTOUR
- 905 — EXISTING GRADE 5' CONTOUR
- 962.04x EXISTING SPOT ELEVATION
- BFPV BACKFLOW PREVENTION VALVE
- CATV CABLE TELEVISION
- CONC. CONCRETE
- ELEC. ELECTRIC
- FDC FIRE DEPARTMENT CONNECTION
- FF FINISHED FLOOR
- FL FLOWLINE
- GP GUARD POST
- HB HOSEBIB
- ICV IRRIGATION CONTROL VALVE
- LP LIGHT POLE
- MH MANHOLE
- PB PULL BOX
- PED. PEDESTAL
- RCP REINFORCED CONCRETE PIPE
- RD ROOF DRAIN
- SDMH STORM DRAIN MANHOLE
- SMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- UNK. UNKNOWN
- WM WATER METER
- WMH WATER MANHOLE
- WV WATER VALVE

DEMOLITION NOTES

- IN GENERAL, ALL EXISTING FEATURES SHALL REMAIN, EXCEPT FOR THE REMOVAL OF THE CURB, SIDEWALKS, AND LANDSCAPING TO ALLOW FOR THE PROPOSED SITE IMPROVEMENTS. FULL SITE DEMOLITION PLANS WILL BE PREPARED AS A PART OF THE PERMIT SUBMITTAL, FOLLOWING CPC APPROVAL.
- THE SCOPE OF DEMOLITION IS NOT LIMITED EXCLUSIVELY TO THE WORK INDICATED. THE DOCUMENTS ARE PROVIDED AS A GENERAL GUIDE FOR DEMOLITION. TO ASSIST THE CONTRACTOR, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ADDITIONAL DEMOLITION THAT MAY BE REQUIRED FOR PROPER INSTALLATION OF NEW WORK. THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION AND REQUIREMENT.
- THE CONTRACTOR SHALL PROTECT ALL ITEMS NOT SPECIFICALLY NOTED FOR DEMOLITION. IF ITEMS ARE DAMAGED BY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL REPAIR OR REPLACE ITEMS, AT NO ADDITIONAL COST TO THE OWNER.
- ALL UTILITIES NOT SPECIFICALLY MARKED FOR DEMOLITION, SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. SPECIAL SUPPORTS, BRACING, SHORING SHOULD BE PROVIDED AND ACCOUNTED FOR TO PROTECT EXISTING UTILITIES TO REMAIN.
- THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL UTILITY DEMOLITION, SHUTOFFS, AND SWITCHOVERS WITH THE OWNER AND RESPECTIVE UTILITY COMPANY.
- THE CONTRACTOR SHALL REPAIR ALL SURROUNDING PAVEMENTS, SIDEWALKS, AND CURBS DAMAGED BY CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST.
- ALL UTILITY BOXES, MANHOLES, VALVES, POLES, AND OTHER APPURTENANCES SHALL BE ADJUSTED TO FINISHED GRADE.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LIMITS OF PAVEMENT REMOVAL AND REPLACEMENT NEEDED, TO COMPLETE THE PROPOSED IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING FLOW IN THE EXISTING STORM AND SANITARY SEWER SYSTEMS, THROUGHOUT CONSTRUCTION. TEMPORARY BYPASS PUMPING, OR DIVERSION PIPES, MAY BE REQUIRED.

LEGAL DESCRIPTION

LOT 2 OF PRAIRIE VILLAGE SHOPPING CENTER, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS

NOTE: EXISTING CONDITIONS ARE BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY MINNEY SURVEYING INC. DATED 12/23/2020.

HORIZONTAL DATUM: (US SURVEY FEET)
THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM-NORTH ZONE.

CAF=0.99992747

JCPW 1059
NORTHING=259,322.17 FEET
EASTING=2,267,429.25 FEET

1 METER = 3.28083333 U.S. SURVEY FEET

DISTANCES SHOWN ARE GROUND DISTANCES, SCALED FROM O.D. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY BY 1.00007253

VERTICAL DATUM: (US SURVEY FEET)

JOHNSON COUNTY BM 878
BENTLEY ALUMINUM DISK, STAMPED "BM 878" IN THE TOP OF A 12" CONCRETE WINGWALL AT THE SOUTHEAST CORNER OF A CONCRETE BRIDGE ON THE SOUTH SIDE OF 71ST STREET, APPROXIMATELY 0.1 MILES WEST OF MISSION ROAD.

NAVD88 DATUM ELEVATION: 923.423 FEET

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH SHE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY. KANSAS ONE CALL TICKET #20592985 & #20620393, WATER ONE TICKET #13284734, #13284735, #13284736 & #13284737.

NOTES:

- THIS MAP IS THE RESULT OF A FIELD SURVEY PERFORMED IN DECEMBER 2020, AT A SCALE OF 1"=20', WITH A CONTOUR INTERVAL OF 1 FOOT.

SUMMARY TABLE

EXISTING AREA = 3.06 AC
EXISTING STALLS = 203

OWNER
GRI Prairie Village
7200 Wisconsin Avenue
Suite 600
Bethesda, MD 20814
Contact: Gregg Zike
Phone: 301.961.3261

ARCHITECT
CallisonRTKL Inc.
1717 Pacific Avenue
Dallas, TX 75201
Contact: Tom Haggman
Phone: 214.488.7601

STRUCTURAL ENGINEER
PMA Engineering
6717 Shawnee Mission Parkway
Suite 100
Overland Park, KS 66202
Contact: Valerie J.K. Baskin, P.E.
Phone: 913.831.1262

MEP ENGINEER
BC Engineering, Inc.
5720 Reeder
Shawnee, Kansas 66203
Contact: Richard Curry
Phone: 913.262.1772

CIVIL ENGINEER & LANDSCAPE ARCHITECT
Kinley-Horn & Associates, Inc.
1828 Walnut Street
Kansas City, MO 64108
Contact: Matthew Kist
Phone: 816.652.0350

Disclaimer

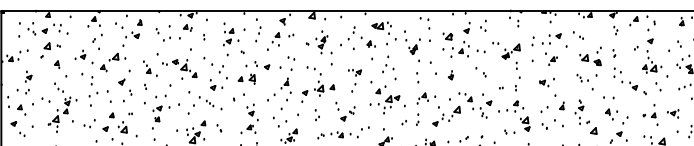
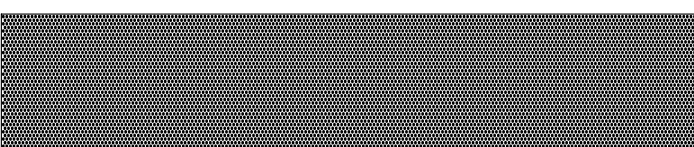
Signature & Seal

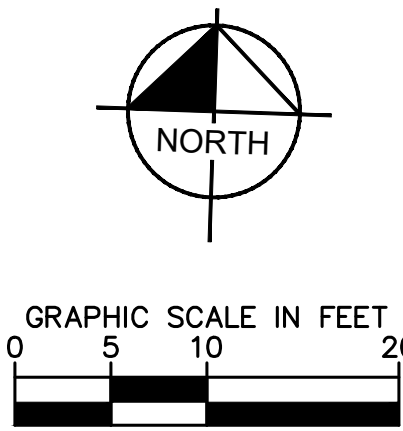
Issue Drawing Log

SITE PLAN SUBMISSION 4/9/2021

EXISTING
CONDITIONS
C1

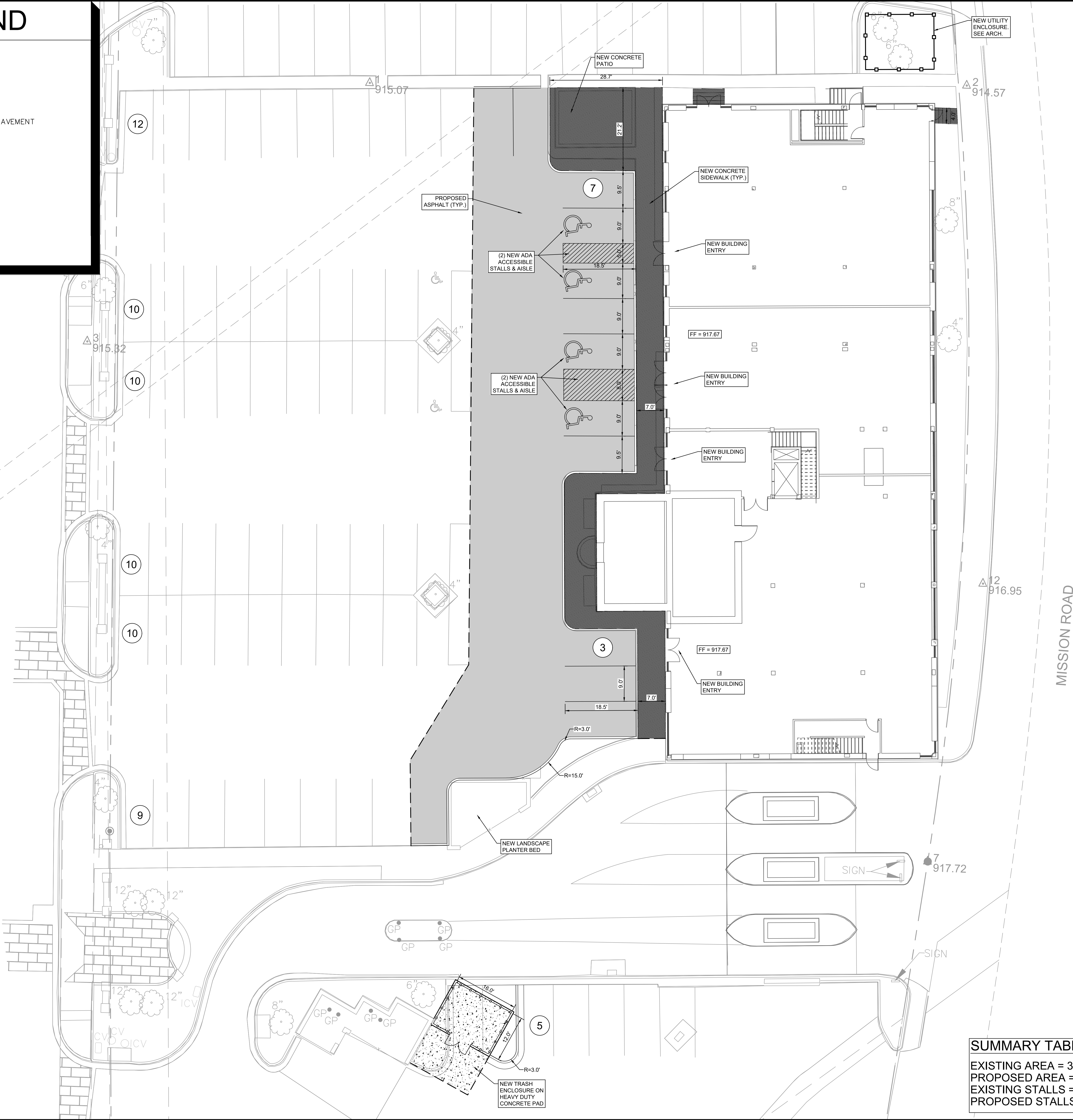
SITE PLAN LEGEND

-  ASPHALT PAVEMENT
-  HEAVY DUTY CONCRETE PAVEMENT
-  CONCRETE SIDEWALK
-  CURB & GUTTER



GENERAL NOTES

1. THE SITE IMPROVEMENTS ARE LIMITED TO WHAT IS SHOWN HEREIN. NO WORK IS PLANNED FOR THE EXISTING BUILDINGS, NORTH OR SOUTH OF 6940 MISSION ROAD.
2. NO MODIFICATIONS TO PROPERTY LINES, EASEMENTS, RIGHT-OF-WAY, OR SETBACKS ARE BEING PROPOSED WITH THIS PROJECT.
3. ALL OTHER EXISTING PARKING, SIDEWALKS, AND FEATURES WITHIN LOT 2 ARE INTENDED TO REMAIN.
4. NO MODIFICATIONS TO THE EXISTING PARKING LOT LIGHTING IS BEING PROPOSED WITH THIS PROJECT.
5. SEE ARCHITECTURAL FOR PROPOSED BUILDING SIGNAGE.



SUMMARY TABLE

EXISTING AREA = 3.06 AC
PROPOSED AREA = 3.06 AC
EXISTING STALLS = 203
PROPOSED STALLS = 202

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Phone: 913.831.1262

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Phone: 913.262.1772

CIVIL ENGINEER & LANDSCAPE ARCHITECT
Kimley-Horn & Associates, Inc.
1828 Walnut Street
Kansas City, MO 64108
Contact: Matthew Kist
Phone: 816.852.0350

Disclaimer

Signature & Seal

PRELIMINARY
NOT FOR CONSTRUCTION

Issue Drawing Log

SITE PLAN SUBMISSION 4/9/2021

SITE PLAN

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Bethesda, MD 20814
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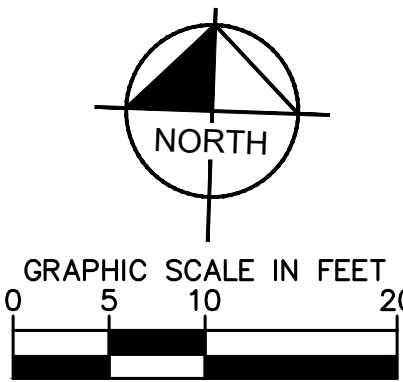
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Issue Drawing Log

SITE PLAN SUBMISSION 4/9/2021

GRADING & UTILITY
PLAN
C3



GRADING LEGEND

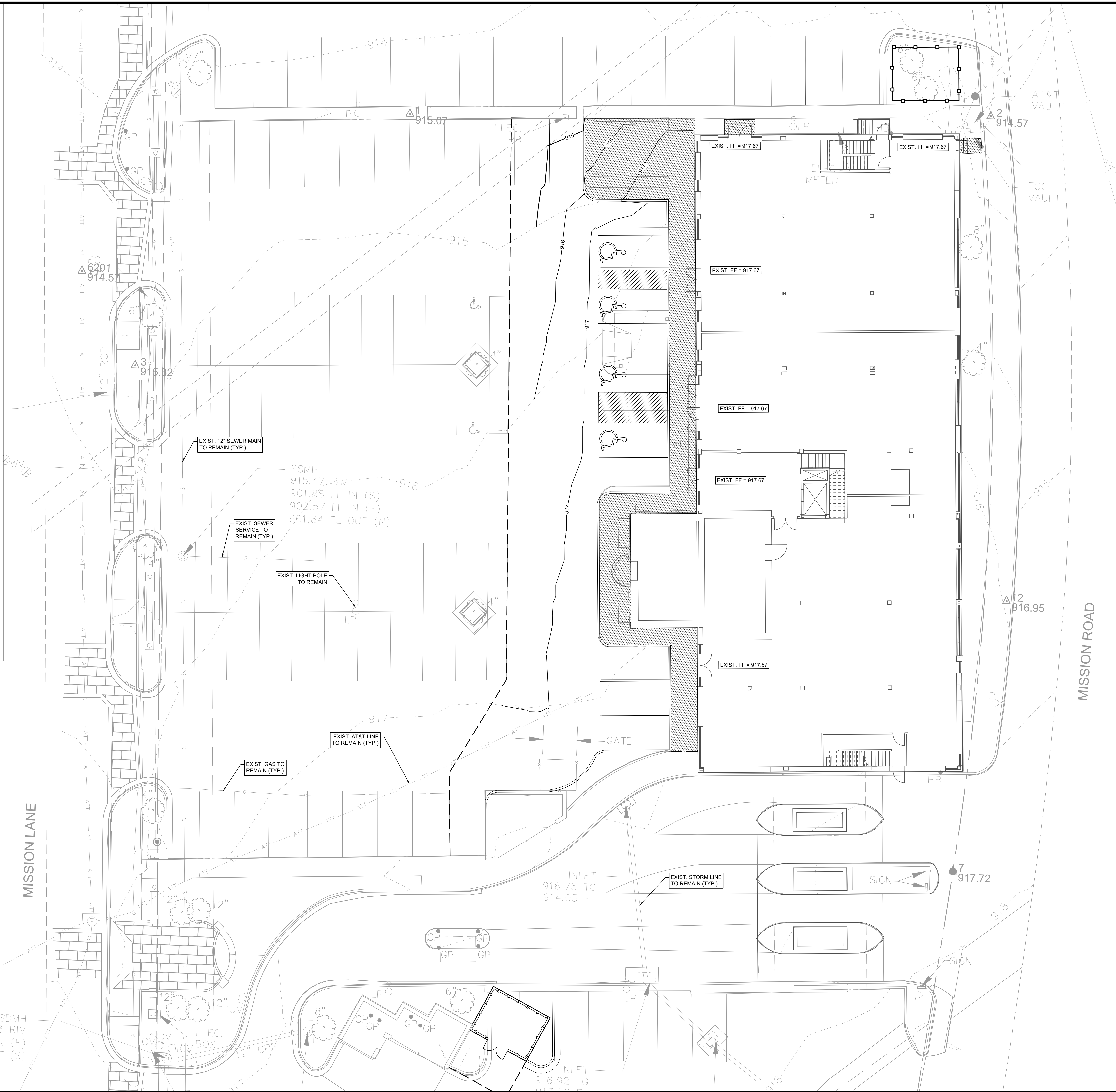
- TP = TOP OF PAVEMENT
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
ME = MATCH ELEVATION
TF = TOP OF FOUNDATION
R = RIM ELEVATION
TW = TOP OF WALL
FG = FINISHED GRADE
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
- XXX--- PROPOSED CONTOUR
---XXX--- EXISTING CONTOUR
---RIDGE--- RIDGE LINE
XXX SLOPE AND FLOW DIRECTION

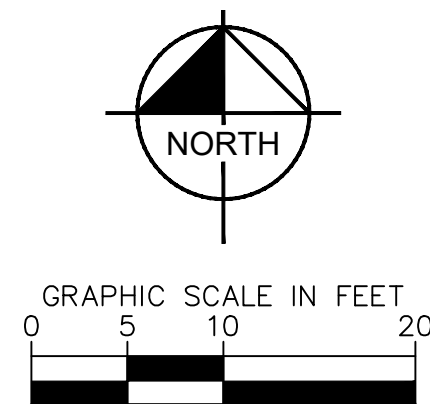
GRADING NOTES

- ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
- ALL GRADING OPERATIONS (EXCAVATION, FILL, COMPACTION, ETC.) SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER WILL BE DESIGNATED AND PAID FOR BY THE OWNER.
- NO PAVEMENTS SHALL BE PLACED PRIOR TO APPROVAL OF THE SUB-GRADE BY THE GEOTECHNICAL ENGINEER.
- ALL FILL MATERIAL SHALL BE IN COMPLIANCE WITH THE PROJECT SPECIFICATIONS, OR THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- THE CONTRACTOR SHALL LEAVE ALL AREAS NOT TO RECEIVE PAVEMENT, 6 INCHES BELOW FINISHED GRADE, TO ALLOW FOR TOPSOIL. SEE LANDSCAPE PLANS, FOR ADDITIONAL REQUIREMENTS.
- ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.
- ALL ADA PARKING STALLS AND ACCESS AISLES, SHALL HAVE LESS THAN 2% RESULTANT SLOPE, IN ANY DIRECTION.
- ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 1.5%, WITH CONSTRUCTION TOLERANCE FOR 1.0% MINIMUM, AND 2.0% MAXIMUM, AND LESS THAN 5% RUN SLOPE.
- ALL BUILDING ENTRANCES AND EXITS, SHALL HAVE A MINIMUM 5' LANDING WITH 1.5% TYPICAL SLOPE AWAY FROM THE BUILDING (2.0% MAXIMUM).
- FINISHED GRADE AROUND THE BUILDING, SHALL BE 6" BELOW FINISHED FLOOR, EXCEPT AS NOTED IN THE ENLARGED GRADING PLANS.

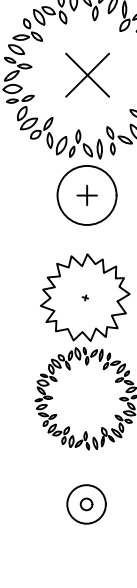
GENERAL NOTES

- THE GRADING SHOWN IS CONCEPTUAL IN NATURE AND SHOULD NOT BE VIEWED AS FINAL CONSTRUCTION DOCUMENT OR PERMIT LEVEL OF DESIGN. FINE GRADING (SPOT ELEVATIONS) WILL BE INCLUDED AS PART OF THE PERMIT SUBMITTAL, FOLLOWING CPC APPROVAL.
- THE EXISTING UTILITY SERVICES FOR THE BUILDING ARE ALL INTENDED TO REMAIN. NO BUILDING SERVICE MODIFICATIONS ARE BEING PROPOSED WITH THIS PROJECT.
- EROSION CONTROL MEASURES (SILT FENCE, TRIANGULAR SILT DIKE, INLET PROTECTION, ETC.) WILL BE DOCUMENTED AS PART OF THE PERMIT SUBMITTAL, FOLLOWING CPC APPROVAL.





- | | |
|---|---|
| <ol style="list-style-type: none"> 1. SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED. 2. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS. 3. NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED. 4. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3". 5. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI 260-1992, OR MOST RECENT EDITION. 6. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT. 7. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT. 8. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND | <ol style="list-style-type: none"> VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS. 9. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEAL THY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS. 10. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL BY THE OWNER PRIOR TO PLANTING. 11. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. 12. CONTRACTOR TO PROVIDE DRIP IRRIGATION DESIGN AND INSTALLATION. 13. ALL PLANT CUTTING AND CLEANING PROCEDURES TO OCCUR AT THE START OF SPRING. |
|---|---|

	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	AR	2	ACER RUBRUM 'JFS-KW78'	ARMSTRONG GOLD MAPLE	1.5" CALIPER
	AG	0	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5' HT.
	MS	3	MAGNOLIA STELLATA 'ROYAL STAR'	STAR MAGNOLIA	5' HT. MULTI-STEMMED
	TH	14	TAXUS X MEDIA 'HICKSII'	HICKS YEW	3 GAL.
	TD	15	TAXUS × MEDIA 'DENSIFORMIS'	DENSE YEW	2 GAL.
	RP	5	RHODODENDRON PERICLYMENOIDES	PINK AZALEA	2 GAL.
	IC	78	ILEX CRENATA	BRASS BUCKLE JAPANESE HOLLY	18" HT / 18" SPRD / 24" O.C.
	LM	5	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	1 GAL / 18" O.C.
	SB	15	SPIREA X BUMALDA 'ANTHONY WATERER'	JAPANESE SPIREA	24" HT / 24" SPRD / 24" O.C.
	EF	0	EUONYMUS FORTUNEI 'COLORATUS'	PURPLE LEAF WINTERCREEPER	1 GAL / 18" O.C.

Issue Drawing Log

LANDSCAPE PLAN

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GRI Prairie Village
7200 Wisconsin Avenue
Suite 600
Bethesda, MD 20814
Contact: Gregg Zike
Phone: 301.961.3261

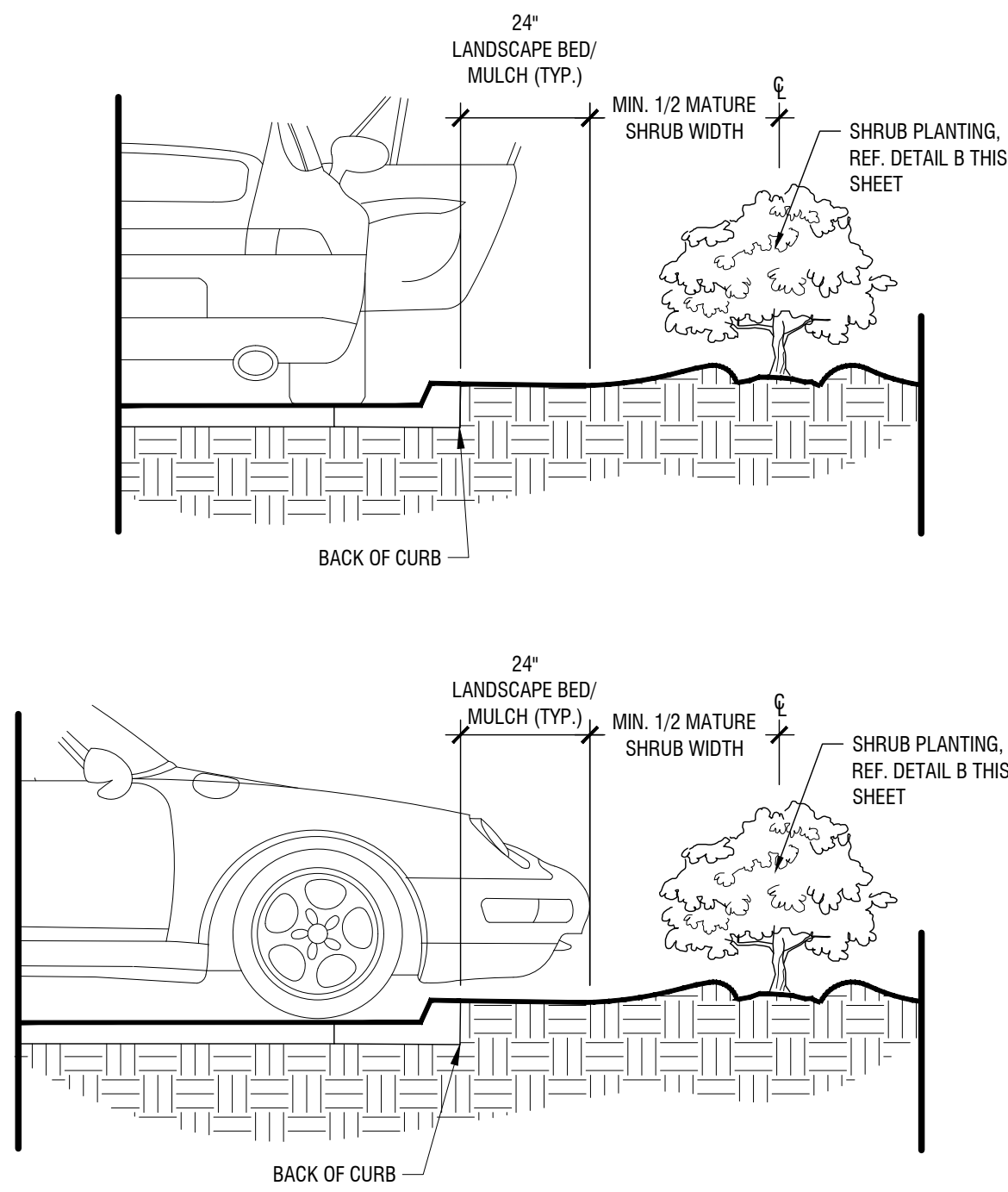
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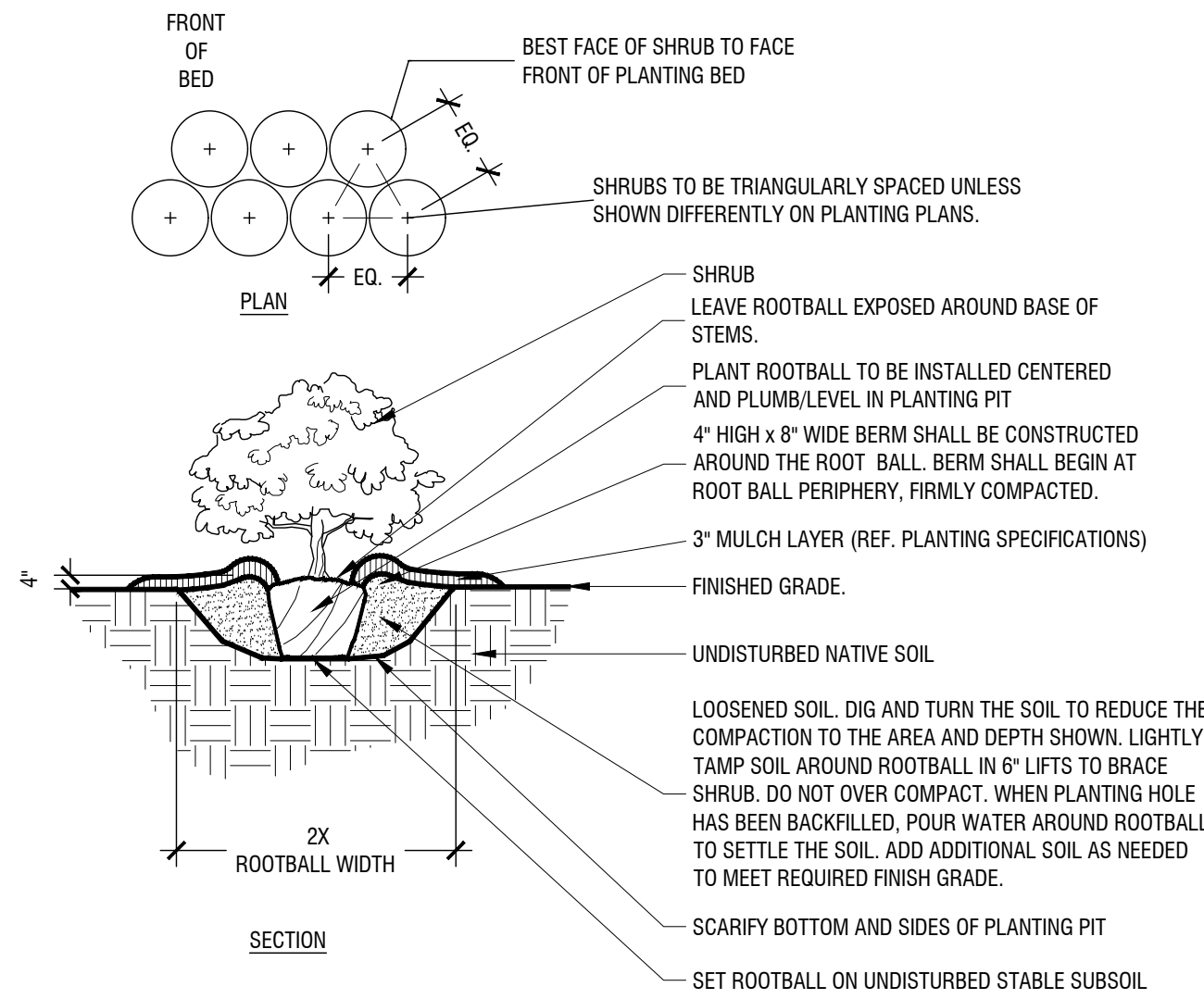
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1828 Walnut Street
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Contact: Matthew Kist
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- NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. TREE STAKING DETAIL THIS SHEET.



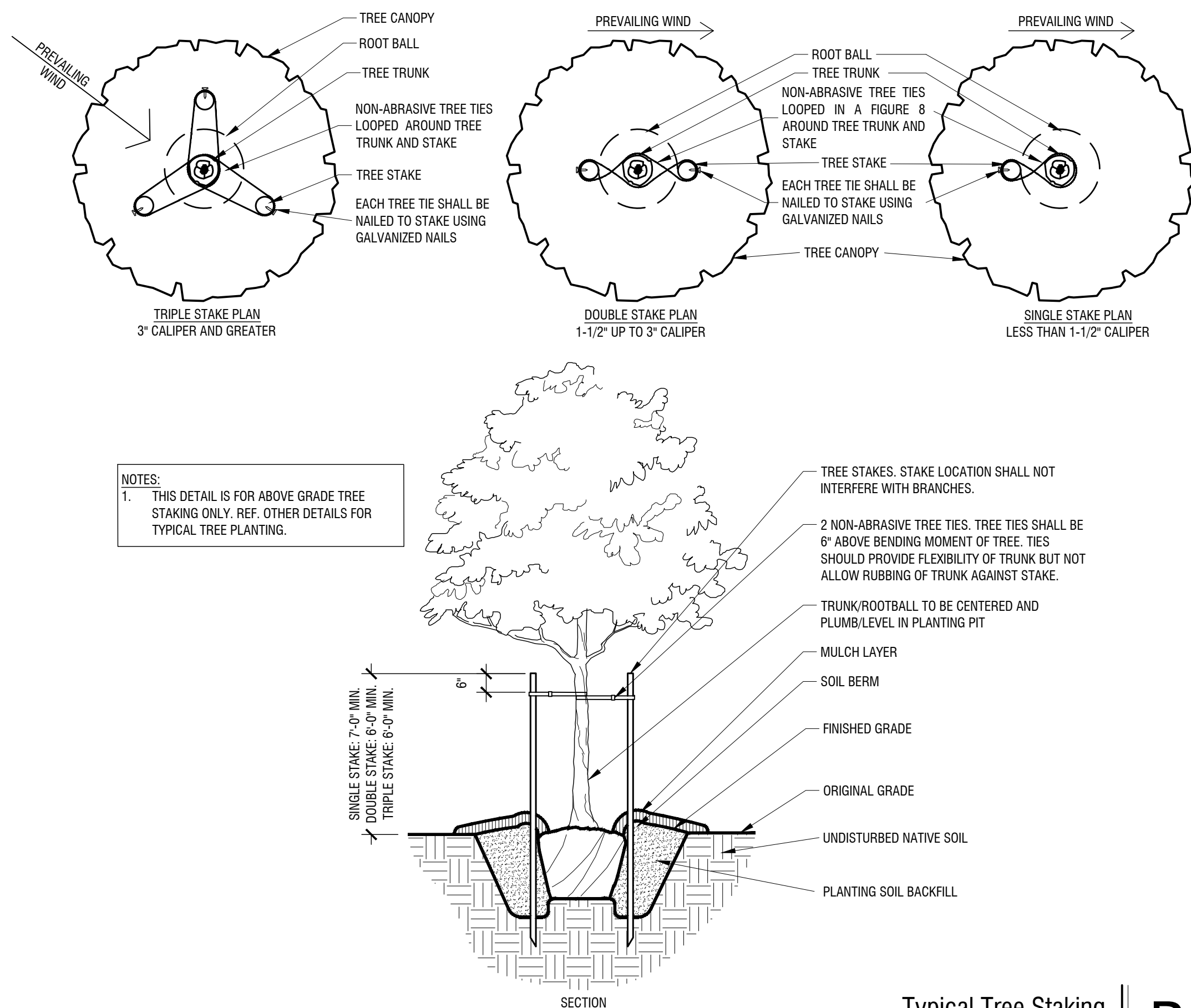
Shrub Planting at Curb

Scale: NTS



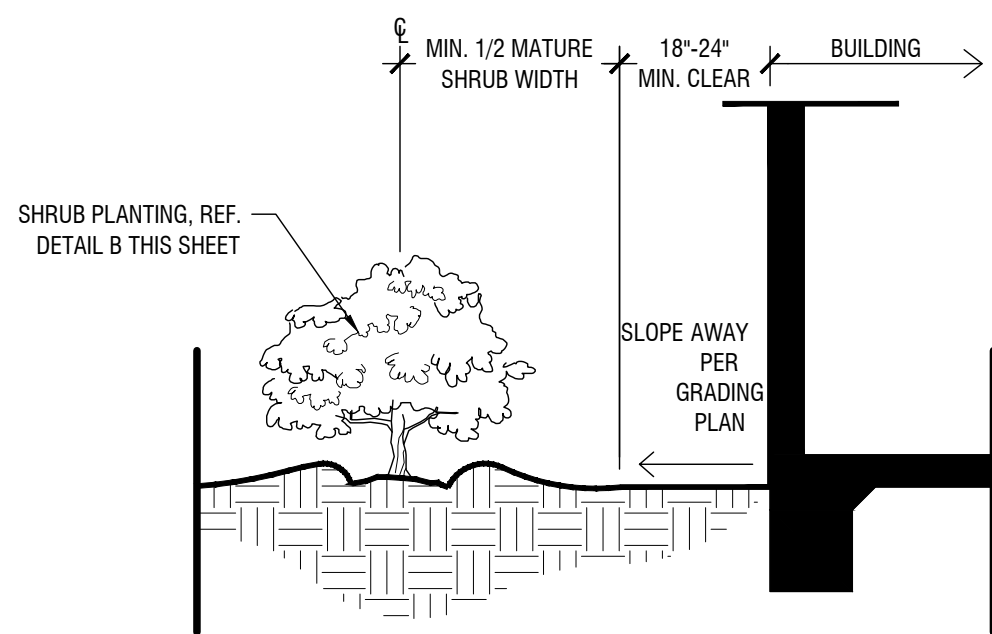
Typical Shrub Planting

Scale: NTS



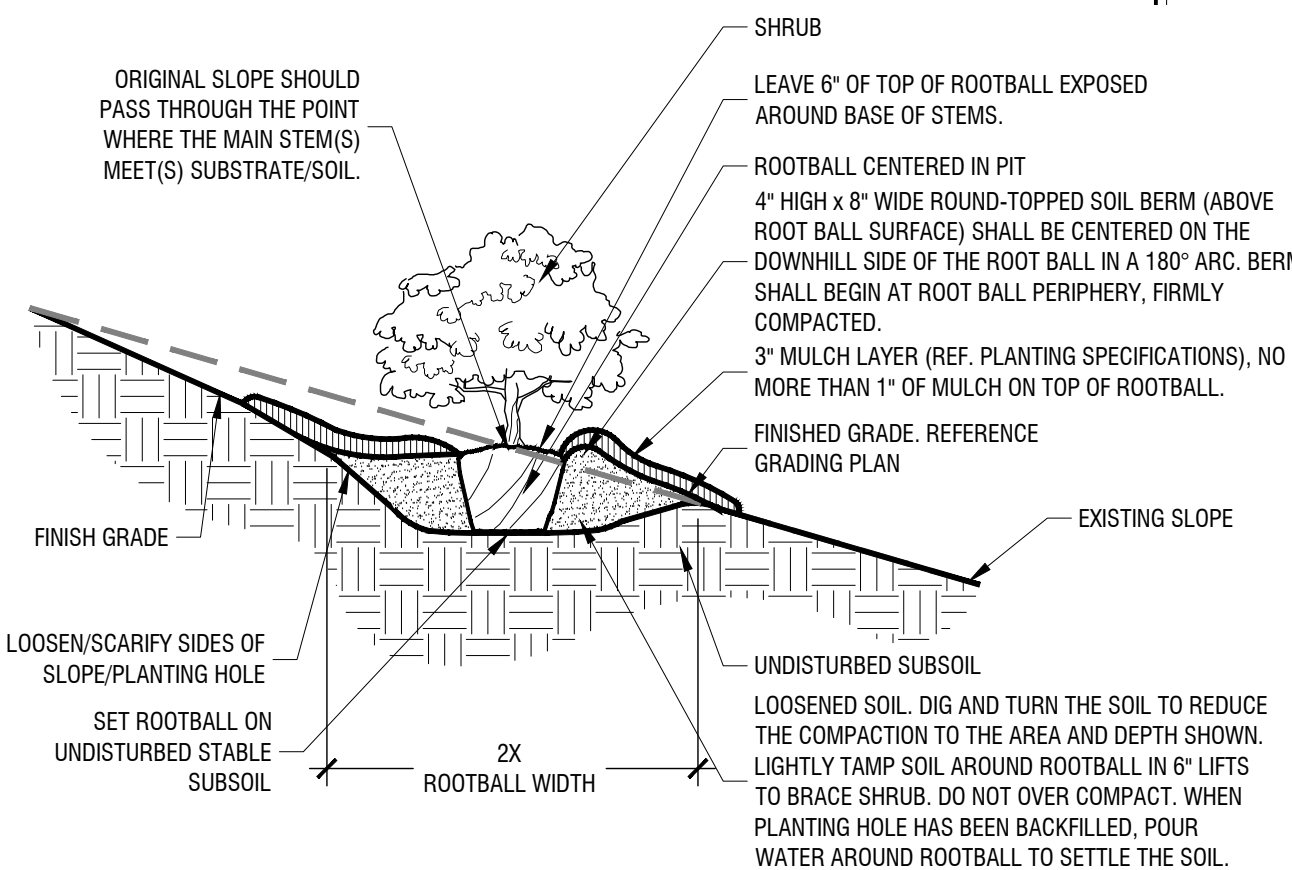
Typical Tree Staking

Scale: NTS



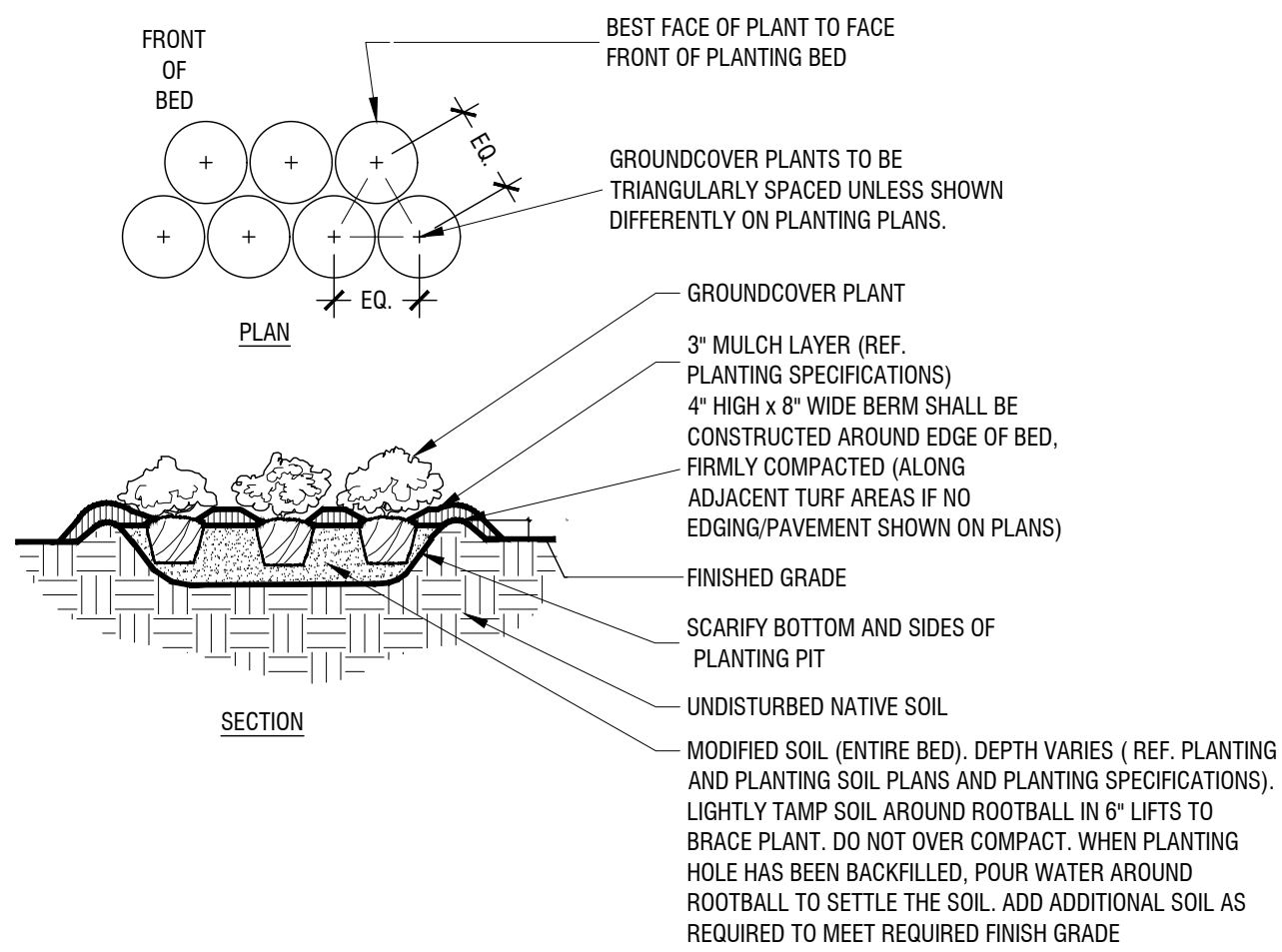
Shrub Planting at Building Edge

Scale: NTS



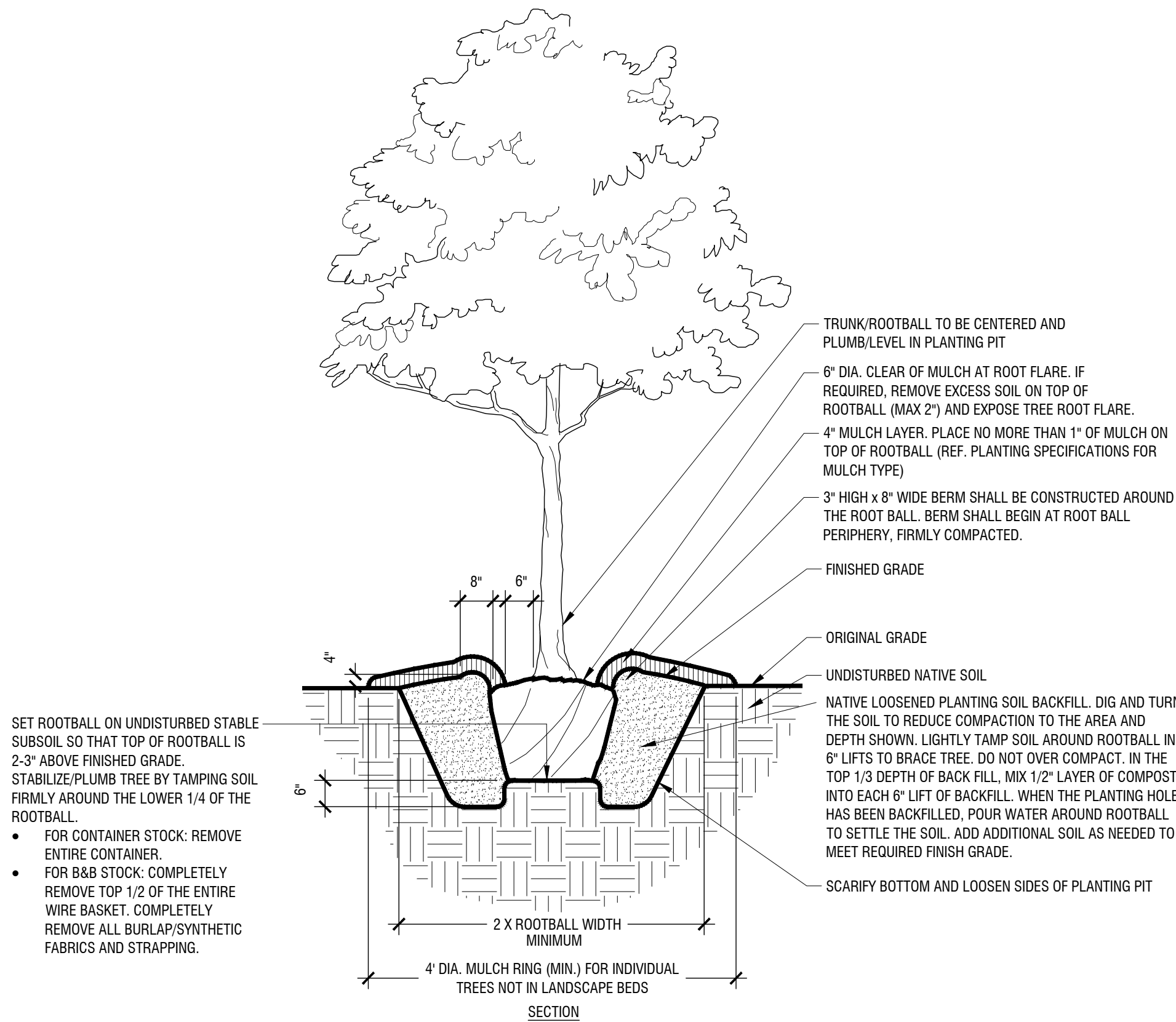
Shrub Planting On 5-50% (20:1 TO 2:1) Slope

Scale: NTS



Typical Groundcover Planting

Scale: NTS



Typical Tree Planting (Up to 3\"/>

Scale: NTS

Disclaimer

Signature & Seal

Issue Drawing Log

SITE PLAN SUBMISSION 4/9/2021

LANDSCAPE DETAILS

L2

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALLS, WALKS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY CROWD OR PAVING INSIDE THE DRIFTLINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIFTLINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIRED AND AGREED LOCATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL
SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL, OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS - SAMPLES
TOPSOIL ONE (1) CUBIC FOOT
TOPSOIL ONE (1) CUBIC YARD
PLANTS ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION, ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRASSES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY GROWN, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECT INFESTATIONS. PLANTS SHALL BE PLANTED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO REESTABLISH FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF BRANCHES SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY, SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION. PLANTS WITH LATENT DEFECTS OR INJURIES, REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D2026, NATURAL, FRAGILE, FERTILE, FINE LOAMY SOIL, POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1 INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL, WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.

2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL, AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL, MINIMUM, TO BE PROVIDED.

4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.

5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP DO NOT OBTAIN FROM AGRICULTURAL LAND, ROSS, OR MARSHES.

6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.

7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.

8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.

a. ORGANIC SOIL AMENDMENTS

- 1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, ROCK, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
- 2. BACK TO NATURE COTTON BARR COMPOST OR APPROVED EQUIVALENT.
- 3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
- 4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
- 5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
- 6. WORK CASTINGS: EARTHWORMS.

b. INORGANIC SOIL AMENDMENTS

- 1. LIME: ASTM C202, CLASS 0 AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 50 PERCENT PASSING NO. 60 SIEVE.
- 2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 80 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
- 3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
- 4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
- 5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.

c. PLANTING SOIL MIX

1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINOR MATERIALS OR APPROVED EQUIVALENT.

2. PLANTING MIX CONTAINING 75 PERCENT SPECIFIED TOPSOIL, MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.

3. SOODSEED AREA TOPSOIL
ALL SOD AREAS TO RECEIVE 4" DEPTH MINI TOPSOIL. PRIOR TO INSTALLATION, TOPSOIL SHALL BE NATURAL, FRAGILE, FERTILE, WITH 25% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS. BRANCHES. THE PARTICLE SIZE SHALL BE SUCH THAT 80% OF THE TOPSOIL WILL PASS THROUGH A 10 NO. 100 SIEVE, AND 80% MORE SHALL PASS THROUGH A 30 NO. 100 SIEVE. TOPSOIL SHALL BE REVIEWED/ APPROVED BY OWNER AND/OR ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN) CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSERS, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA. IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS. FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

- 1. SHRUBS AND TREES - N-ORGANIC OR APPROVED EQUIVALENT.
- 2. ANNUALS AND CROCKDOWNS - GIBCO/TECHNICAL 14-14-14
- 3. SOD - 14-8-8 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGROFORM" PLANTING TABLETS 24-10.5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF 10" OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS. WATER AND FREEZING, AS NECESSARY FOR THE PROTECTION OF THE PLANTS. TREES SHALL BE PROTECTED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) FEET, WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE, SHALL BE PLANTED WITH AN ANTI-TRANSPIRANT PRODUCT ("WATERPUP" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (BAB) SHALL BE DUG WITH FIRMS NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE ROOTS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED ON CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "B" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITTS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW BRIBED ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST, SCHEDULE A, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO REESTABLISH FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER SHALL BE RESPONSIBLE FOR THE VERIFICATION OF QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF QUANTITIES.

Q. FINE GRADING

1. FINE GRADING UNDER THE CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. REFERENCE IS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE. GRADING FOR THICKNESS OF SOD AND ANNUAL DEPTHS THIS CONTRACTOR SHALL FINE GRADE BY HAND AND MAINTAIN WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND MATERIALS. ALL DEBRIS, LITTER, AND TRASH SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE USED FOR FILL OR BACKFILL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF QUANTITIES.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS, LINES AND TANKS; WATER, SANITARY SEWER, STORMWATER UTILITIES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMESTONE AND LIMESTONE SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMESTONE OR OTHER ADVERSE SUBSTRATE OCCURS IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED FROM DAMAGE BY THE ELEMENTS OF WEATHER, THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING FOUR (4) HOURS. AT ALL TIMES, PROPER PERFORMANCE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITTS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 200.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITTS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE. PERCOLATION IS AVAILABLE, NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILITIES PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE PLUMED AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FULLY SETTLED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BOLDY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 4". REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DISAGREE TO MAINTAIN THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL, TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH MOIST SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BEDS FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM. SOIL SHALL BE MOISTENED TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

c. SOD PANELS SHALL BE Laid TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE Laid UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP DRESSING IS NECESSARY AFTER ROLLING TO FILL THE JOISTS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

d. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

1. SEEDING

A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE, FURNISH TO OWNER DELIVERIES GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.

B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGE OF PURITY, GERMINATION, AND ANALYSIS OF WEED SEED. SEED MIXTURES MAY VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE AND LOCAL SOIL CONSERVATION SERVICE REQUIREMENTS FOR LAWN TURF.

C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.

D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL, TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, NON-TOXIC FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSION POTENTIAL OF THE AREA.

F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 8 POUNDS PER 100 SQUARE FEET. AMOUNT OF SEED VARYING BASED ON VARIETY AND/OR SPECIES. CUT TACKIFIER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN AREAS INACCESSIBLE TO EQUIPMENT, LIGHTLY RAKE SEEDS INTO GROUND WITH FLEXIBLE WALKS AND ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.

G. SURFACE LAYER OF SOIL FOR SEEDS AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATER SEEDS AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 4 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 4 INCHES DEPTH.

2. WATERING

A. LAWN CONTRACTOR TO NEARLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDS AREAS ESTABLISHED AS SPECIFIED IN THE PLANT LIST.

B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/COUNTY PROTOCOL, IF ANY ARE IN PLACE.

T. CLEAN-UP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE THOROUGHLY CLEANED AT THE SITE LEFT NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

U. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, IRRIGATION, AND OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.

ACCEPTANCE OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. COVER AND WATER ARE REQUIRED FOR A MINIMUM OF FOUR (4) HOURS. COVER AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

V. MAINTENANCE (ALTERNATE BID ITEM)

A. CONTRACTOR ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

W. GUARANTEE

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED ON THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING" AT NO ADDITIONAL COST TO THE OWNER.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

X. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

OWNER

GRI (Phebe) Village
7200 Wisconsin Avenue
Suite 600
Bethesda, MD 20814
Contact: Gregg Zike
Phone: 301.961.1261

ARCHITECT

Callison|RTKL, Inc.
1717 Pacific Avenue
Dallas, 75201
Contact: Tom Hipman
Phone: 214.488.1061

STRUCTURAL ENGINEER

PMA Engineering
8717 Silassee Mission Parkway
Suite 100
Overland Park, KS 66202
Contact: Valerie J. K. Brady, P.E.
Phone: 913.831.1262

MEP ENGINEER

BC Engineering, Inc.
5720 Redwood
Shawnee, Kansas 66203
Contact: Richard Curry
Phone: 913.622.1772

CIVIL ENGINEER & LANDSCAPE ARCHITECT

Krimley-Horn & Associates, Inc.
1828 Walnut Street
Kansas City, MO 64108
Contact: Matthew Kist
Phone: 816.652.0350

Disclaimer

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Signature & Seal

PRELIMINARY
NOT FOR CONSTRUCTION

Issue Drawing Log

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Public Notice Letter

DATE: April 14th, 2021
SUBJECT: 6940 Mission Rd
Prairie Village, KS 66208
Johnson County, KS

Dear Property Owner:

This letter is intended to provide a public notice to surrounding property owners, for the proposed changes to the existing bank building, located at 6940 Mission Road, in Prairie Village, Kansas. Kimley-Horn, on behalf of the owner (GRI Prairie Village, LLC) has filed an application with the City Planning Commission for site plan approval. The Owner intends to convert the existing single-tenant building, into a multi-tenant building. The scope is anticipated to include upgrades to the façade and demise the existing +/- 20,000 SF two-story above grade retail and office building, into a multiple tenant building. The ground floor will become two to four retail spaces (ranging from 2,000 to 6,000 SF) and the second floor will become a multi-tenant office space with common lobby and bathrooms. Minor improvements are being proposed outside of the building, including relocation of utility enclosures and partial reconstruction of approximately ten parking stalls. The application will be heard by the City Planning Commission on Tuesday May 4th.

You are invited to attend an informal neighborhood meeting on Thursday April 22nd, at 6pm. The meeting will be held virtually, due to the on-going Covid-19 pandemic. Information for the online virtual meeting, is listed below. If you have any questions, comments or concerns, please contact Matt Kist at Matt.Kist@Kimley-Horn.com

Join Zoom Meeting

<https://kimley-horn.zoom.us/j/94176345153?pwd=RjF2aElvS2RHZmx2eVR1UUUyS0lFZz09>

Meeting ID: 941 7634 5153

Passcode: 579047

One tap mobile

+13017158592,,94176345153# US (Washington DC) 13126266799,,94176345153#

+US (Chicago)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

888 475 4499 US Toll-free

Meeting ID: 941 7634 5153

Find your local number: <https://kimley-horn.zoom.us/j/ad5C7M8R07>

We look forward to meeting with you all virtually, to discuss the project.

Sincerely
Kimley-Horn and Associates, Inc.



Matthew Kist, P.E.
Sr. Project Manager



FIGURE 1 – Vicinity Map

Good evening Adam and Jamie

I just wanted to let you both know, that we setup our neighborhood meeting via zoom, for 6pm this evening. The mailed notices were sent out in advance of the meeting that provided documentation for how to access the zoom meeting. Unfortunately we did not have any virtual attendees, so with that, please let this email serve as confirmation that the meeting was held, per the city guidelines. Let us know if you have any questions, but we look forward to receiving any city comments, in advance of our case being heard on May 4th.

Thanks and have a great evening

Matthew Kist, P.E.

Kimley-Horn | 1828 Walnut Street, Suite 06-100, Kansas City, MO 64108

Office: 816-652-0350 | Direct: 816-652-0138 | Mobile: 573-353-1399

Matt.Kist@Kimley-Horn.com

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [YouTube](#)

Celebrating 13 years as one of FORTUNE's 100 Best Companies to Work For

STAFF REPORT

TO: Prairie Village Planning Commission
FROM: Chris Brewster, Gould Evans, Planning Consultant
DATE: May 4, 2021 Planning Commission Meeting

Application: PC 2021-110

Request: Site plan review – Exception to Neighborhood Design Standards

Action: *A Site Plan requires the Planning Commission to apply the facts of the application to the standards and criteria of the ordinance, and if the criteria are met to approve the application. The Neighborhood Design Standards have specific criteria to evaluate for granting exceptions.*

Property Address: 4508 West 64th Street

Applicant: Eric & Ashley Seifert

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

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

Legal Description: INDIAN FIELDS LOT 11 BLK 7 PVC 0407-0102

Property Area: 13,791.82 sq. ft. (0.32 ac.)

Related Case Files: none

Attachments: Application, Site Plan, Architectural Drawings



General Location – Map



General Location – Aerial



Site – Aerial



Birdseye



Street View (looking north at 64th and Granada)



Street View (looking north on 64th Street, subject house and elevation on left)

BACKGROUND:

The applicant is requesting an exception to the Neighborhood Design Standards, related to a remodel of an existing home. The lot is zoned R-1A, and was constructed in 1953. It is a corner lot and has an L-shaped footprint addressing the corner. The plan does not expand the footprint of the house, and proposes a larger second story over the east wing of the house. The Neighborhood Design Standards were adopted in 2018, and are applicable to all R-1A lots.

Specifically the applicant is asking for an exception to Section 19.06.025.D.2. regarding building massing and wall planes.

2. *Wall Planes: Wall planes shall have varied massing by:*
 - a. *Wall planes over 500 square feet shall have architectural details that break the plane into distinct masses of at least 20% of the wall plane. Architectural details may include:*
 - (1) *Projecting windows, bays or other ornamental architectural details with offsets of a minimum of 1.5 feet.*
 - (2) *Off-sets of the building mass such as step backs or cantilevers of at least 2 feet.*
 - (3) *Single-story front entry features such as stoops, porticos or porches.*
 - (4) *No projections shall exceed the setback encroachment limits of Section 19.44.020.*

[\[Prairie Village Zoning Ordinance, Section 19.06.025.D., Building Massing\]](#)

The plans include the right (west) elevation along the interior side setback with a wall plane of approximately 699 s.f., including the dormers. The dormers projecting above the wall plane are approximately 11% of the elevation (77 s.f.) and the main body of the wall plane is approximately 89% (622 s.f.). According to Section D.2.a., the elevation would need to be broken up by one of the three methods, and the applicant has proposed a design that does not use those methods.

The plan is using the existing foundation, so the length of this wall along the east elevation is fixed at 43-feet, 4-inches. The addition on the second story is proposing a “half-story” on this elevation, with dropped eaves at approximately 16-feet high, and two dormers associated with the windows on the upper story that extend the wall plane slightly higher at this location.

This elevation is approximately 16 feet from the side lot line (side setback a minimum of 7 feet), and approximately 32 feet from the adjacent structure (required separation is 14 feet). The overall height of the proposed building is 30-feet, 7.5-inches to the highest peak and between approximately 15’ (along the eaves) and 20’ (at the dormers) to the highest point of the wall plane on this elevation (35 feet maximum allowed).

The applicant submitted information to the City Clerk indicating notification of surrounding property owners and held a neighborhood meeting on April 21, 2021. The applicant has submitted information on that meeting and complied with the notice requirements for the design exception and site plan review.

The Neighborhood Design Standards have the following intent, relevant to this exception:

- A. *Design Objectives. The design objectives of the Neighborhood Design Standards are to:*
 1. *Maintain and enhance the unique character of Prairie Village neighborhoods.*
 2. *Promote building and site design that enhances neighborhood streetscapes.*
 3. *Reinforce the existing scale and patterns of buildings in neighborhoods for new construction.*
 4. *Manage the relationship of adjacent buildings and promote compatible transitions.*
 5. *Enhance the quality, aesthetic character and visual interest within neighborhoods by breaking down larger masses and incorporating human scale details and ornamentation.*
 6. *Locate and orient buildings to maintain the existing grade of the street, block, and lot frontages, and design them in a manner that reduces the perceived massing from the streetscape and abutting lots.*

[\[Prairie Village Zoning Ordinance, Section 19.06.025.A., Design Objectives.\]](#)

To further this intent, the Building Massing standards have a goal to “breakdown the volume of the buildable area and height into smaller scale masses to improve the relationship of the building to the lot, to adjacent buildings and to the streetscape.” [\[Prairie Village Zoning Ordinance, Section 19.06.025.D.\]](#) The three

techniques in this section to address building massing are Windows and Doors (D.1), Wall Planes (D.2), and Garage Limits (D.3.)

In this case the following factors affect the intent of this section in relation to the proposed design:

1. The elevation proposed for the exception is more than twice the required distance from the side setback line, and more than twice the required distance from the nearest adjacent structure. The adjacent structure has a 2-story elevation nearest the subject house.
2. The proposed elevation is under the allowed height and the entire structure is under the height allowed in the R-1A zoning district.
3. The plan is using the foundation of the existing house so the linear extent of the subject elevation is fixed by that foundation; the proposed increase in height is using a “dropped eave and dormer” design to reduce the scale of the two-story elevation on the east interior side.
4. The composition of the elevation is balanced between the location of the dormers and the window placement. Additionally, vertical elements break up the wall plane with a combination of the brick wings on each side, and balanced trim and/or downspouts creating 3 distinct components on this wall plane.

Based on these circumstances, using some of the other techniques to break up the wall plane through offsets, projections or other massing deviations would not necessarily further the intent and design objectives of the wall plane standards any greater than the proposed design

CRITERIA:

The Neighborhood Design Standards allow for exceptions in specific cases. In considering an exception, the Planning Commission considers the criteria in Section 19.06.025.F. (sub-sections 4., 5., and 6. are most relevant to this application):

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 19.06.025 A and the intent stated for the particular standard being altered.*

[\[Prairie Village Zoning Ordinance, Section 19.06.025.F. Exceptions\]](#)

RECOMMENDATION:

Staff recommends that the exception as submitted by the applicant be approved.

APP#: 0025528

CUST#: 22057



CITY OF PRAIRIE VILLAGE

The Star of Kansas

Planning Commission Application

For Office Use Only
Case No.: <u>PC2021-110</u>
Filing Fee:
Deposit:
Date Advertised:
Date Notices Sent:
Public Hearing Date:

Please complete this form and return with
Information requested to:

Assistant City Administrator
City of Prairie Village
7700 Mission Rd.
Prairie Village, KS 66208

Applicant: ADAM PFEIFFER, NCARB Phone Number: 785-650-3563

Address: 12214 W. 79TH TERR E-Mail: _____

Owner: ERIC & ASHLEY SEIFERT Phone Number: _____

Address: 4409 W. 64TH ST. Zip: 66208

Location of Property: 4508 W. 64TH ST.

Legal Description: INDIAN FIELDS LOT 11, BLK 7 PVC-0407 0102

Applicant requests consideration of the following: (Describe proposal/request in detail) WALL MASSING EXCEPTION PER PVZC 19.06.025, D-2.

AGREEMENT TO PAY EXPENSES

APPLICANT intends to file an application with the PRAIRIE VILLAGE PLANNING COMMISSION or the PRAIRIE VILLAGE BOARD OF ZONING APPEALS of the CITY OF PRAIRIE VILLAGE, KANSAS (City) for _____.

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

ADOPTED BUILDING CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING ADOPTED BUILDING CODES OF PRAIRIE VILLAGE, KANSAS.

- 2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS
- 2012 INTERNATIONAL FIRE CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL FUEL GAS CODE
- 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2012 INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE
- 2011 NFPA 70: NATIONAL ELECTRICAL CODE
- ALL AMENDMENTS AS ADOPTED BY THE PRAIRIE VILLAGE, KANSAS

SHEET INDEX

ARCHITECTURAL	
A0	COVER SHEET / ARCH. SITE PLAN
A1	BASEMENT DEMO PLAN
A2	FIRST FLOOR DEMO PLAN
A3	SECOND FLOOR DEMO PLAN
A4	ROOF DEMO PLAN
A5	FNDN / BASEMENT FINISH PLAN
A6	FIRST FLOOR FINISH PLAN
A7	FIRST FLOOR FRAMING PLAN
A8	SECOND FLOOR FRAMING PLAN
A9	SECOND FLOOR PLAN
A10	SECOND FLR CLG FRAMING PLAN

A11	ROOF PLAN
A12	FRONT / REAR ELEVATIONS
A13	LEFT / RIGHT ELEVATIONS
A14	GREAT ROOM SECTION
STRUCTURAL	
S1	GENERAL NOTES & SCHEDULES
S2	FOUNDATION DETAILS
S3	FRAMING DETAILS
S4	FRAMING DETAILS

LEGAL DESCRIPTION

INDIAN FIELDS LOT 11 BLK 7 P-047-001 0102

RESIDENCE AREAS

BASEMENT UNFINISHED AREA	394 SQ. FT.
GARAGE AREA	635 SQ. FT.
PORCH AREA	218 SQ. FT.
1ST FLOOR EXT. TERRACE AREA	860 SQ. FT.
BASEMENT FINISHED AREA	833 SQ. FT.
1ST FLOOR FINISHED AREA	2038 SQ. FT.
2ND FLOOR FINISHED AREA	1019 SQ. FT.
TOTAL FINISHED LIVING AREA	3,890 SQ. FT.

LOT COVERAGE

TOTAL LOT AREA	13,764 SQ. FT.
LOT COVERAGE	
BUILDING FOOTPRINT	2671 SQ. FT. (19.4%)
HARDSCAPE COVERAGE	2111 SQ. FT.
TOTAL COVERAGE	4782 SQ. FT. (34.7%)
FRONT YARD COVERAGE	
LOT AREA FORWARD BL	3884 SQ. FT.
WALKWAY COVERAGE	0 SQ. FT.
DRIVEWAY COVERAGE	0 SQ. FT.
TOTAL FRONT COVERAGE	6 SQ. FT.

GENERAL CONSTRUCTION NOTES

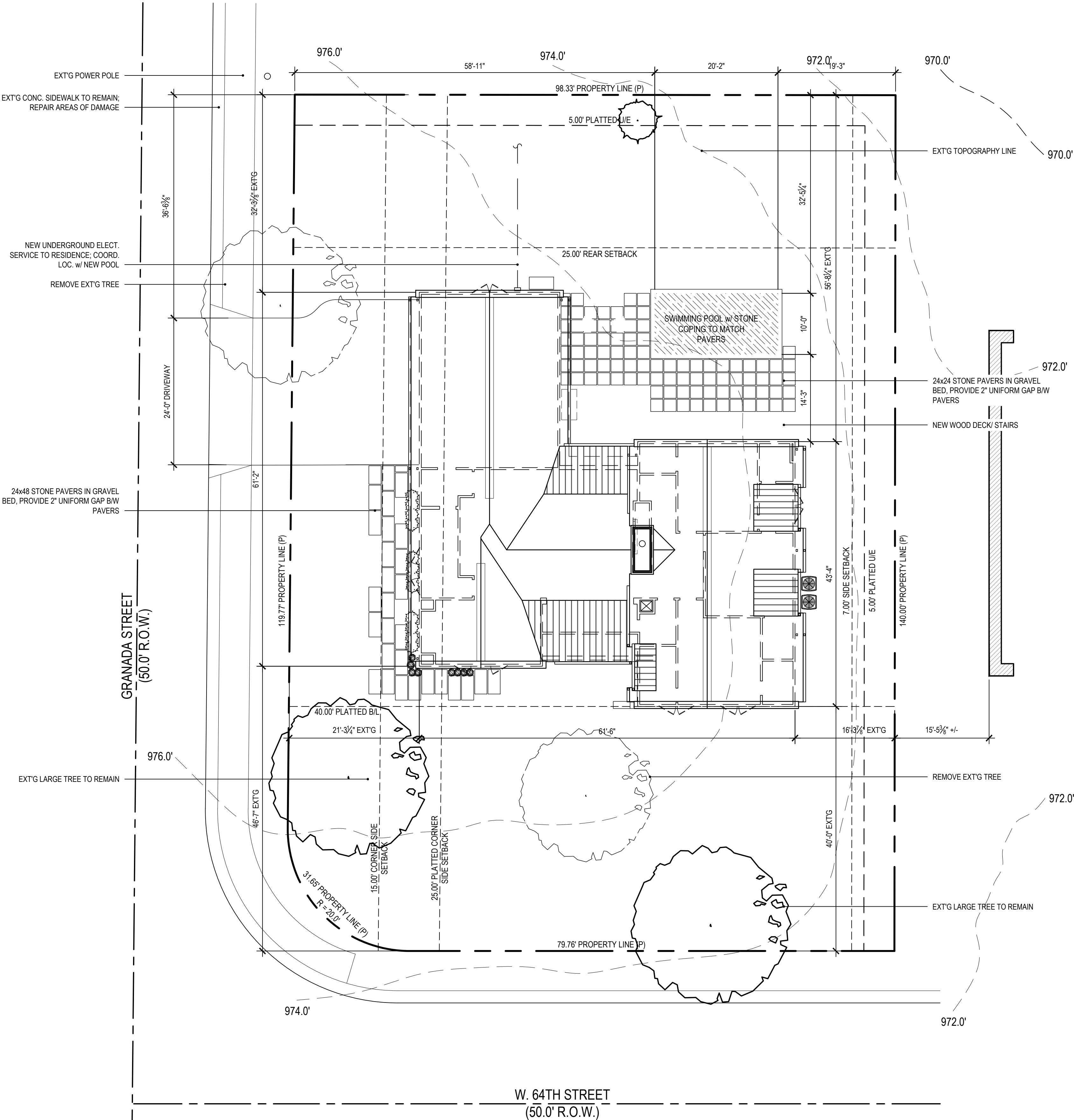
1. SITE SHALL BE EXCAVATED AND FILLED AS REQUIRED TO THE PROPER ELEVATIONS FOR FOOTINGS AND SLABS.
2. ALL FOOTINGS SHALL EXTEND BELOW A FROST LINE OF 36" WITH UNIFORM BEARING ON UNDISTURBED SOIL CAPABLE OF SUPPORTING A MINIMUM OF 2,000psf.
3. STOCK PILE DIRT FOR FILLS AND BACKFILL. DO NOT USE TOP SOIL FOR BACKFILL. BACKFILL WITH EXCAVATED MATERIAL THAT IS FREE OF ROCK, ORGANIC MATERIAL, AND CONSTRUCTION MATERIAL. SETTLE BACKFILL WITH WATER PRIOR TO FINAL GRADING. BACKFILL AROUND BASEMENT WALLS SHALL BE PLACED UNTIL THE FLOOR FRAMING AND SUBFLOOR HAVE BEEN INSTALLED.
4. USE TOP SOIL FOR FINAL GRADING PLACED TO LINES AND GRADES INDICATED SO AS TO SLOPE AWAY FROM FOUNDATIONS.
5. TERMITE PRE-TREATMENT SHALL BE PROVIDED BY CHEMICALLY TREATING PRIOR TO POURING GARAGE AND BASEMENT FLOOR SLABS. UPON COMPLETION OF CONSTRUCTION, THE SOIL AROUND THE PERIMETER OF THE HOUSE WILL THEN BE TREATED. A MINIMUM OF 5 YEAR RENEWABLE WARRANTY SHALL ALSO BE PROVIDED.
6. MAINTAIN SOIL MOISTURE CONTENT EQUIVALENT TO WHAT EXISTED AT TIME OF EXCAVATION TO MINIMIZE DIFFERENTIAL SETTLEMENT OR DISPLACEMENT UNLESS OTHERWISE DIRECTED BY GEOTECH. OR STRUCT.
7. FOOTINGS, FOUNDATION WALLS, PIERS, AND SLABS SHALL BE OF SIZES INDICATED, COMPLETED WITH ALL REINFORCING BARS, DOCKS, MECH, AND TIES SPECIFIED.
8. PROVIDE EXPANSION JOINTS AS BOND BREAKER BETWEEN WALLS AND OTHER RESTRAINING CONCRETE CONSTRUCTION.
9. ALL OPENINGS OR PENETRATIONS THROUGH CONCRETE FNDN. WALL SHALL BE BLOCKED OUT OR SLEEVED PRIOR TO CONC. PLACEMENT.
10. PROVIDE CONTROL JOINTS CUT IN NEW BASEMENT SLAB AREAS UNDER ALL STEEL BEAMS, HEADER LINES, AND AS OTHERWISE INDICATED. LIMIT CONTROLLED AREAS TO NOT MORE THAN 625sq NOR GREATER THAN 25'-0" IN ANY ONE DIRECTION. CONTROL JOINTS IN EXTERIOR SLABS SHALL BE PLACED AT 15'-0" c.c. MAXIMUM.
11. WATERPROOFING AND FOUNDATION DRAINAGE AS SUBMITTED BY BUILDER TO MEET OR EXCEED CODE MINIMUM.
12. PROVIDE AND CONNECT ALL DOWNSPOUTS TO SUBTERANEAN COLLECTION DRAIN PIPE AND DRAIN TO DAYLIGHT.
13. INSTALL 4"x9 PERIMETER EXTERIOR FOOTING DRAIN LINES DRAINED TO PROVIDED SUMP PUMP IN SUMP PIT AS SHOWN ON DRAWINGS. DRAIN LINES SHALL BE WRAPPED IN FILTER FABRIC AND SURROUNDED BY CLEAN CRUSHED ROCK FILL WITH FILTER FABRIC COVER.
14. MUDSILL PLATES SHALL BE PRESSURE TREATED, DECAY AND TERMITE RESISTIVE LUMBER IN ACCORDANCE WITH 'AWPA' STANDARDS SET ON FOAM SILL GASKET SET IN CONTINUOUS ACOUSTIC SEALANT BEAD (BOTH SIDES OF FOAM SILL SEALER) AND BOLTED TO FOUNDATION WALL w/ 3" min. BOLTS (U.N.C.) AT 4'-0" o.c. MAX AND WITH ONE BOLT WITHIN 4" min and 12" max OF END OF ANY PLATE. EMBED BOLTS 7" min. INTO CONCRETE.
15. DIMENSIONS ARE FROM FACE OF EXTR. FRAMING TO FACE OF FRAMING OF WALL, TYPICAL.
16. HATCHED WALLS INDICATE LOAD BEARING WALLS.
17. ALL SILLS AND SLEEPERS SUPPORTED ON CONCRETE OR MASONRY AND FURRING ATTACHED TO CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIALS AND SEPARATED WITH A FOAM SILL GASKET. SEAL FOAM SILL GASKET WITH CONCRETE AND TO BOTTOM PLATE FOR AIR INFILTRATION.
18. FRAMING SHALL BE DONE IN ACCORDANCE WITH ADOPTED CODE, SECTION 'CONSTRUCTION CLASSIFICATION'.
- 18.1. WOOD STUDS SHALL BE DOUG FIR-LARCH, STUD GRADE OR EQUAL.
- 18.2. WOOD JOISTS, RAFTERS, AND BEAMS SHALL BE #2 DOUGLAS FIR-LARCH WITH STRUCTURAL VALUES IN ACCORDANCE WITH THE WWPA OR EQUAL. STUDS SHALL BE 2x6'S WITH 'CALIFORNIA' 2-STUD CORNERS.
- 18.3. STUDS SHALL BE DOUBLED AT OPENINGS WITH SINGLE SOLE PLATE AND DOUBLE TOP PLATE.
- 18.4. STUDS SUPPORTING ROOF AND CEILING ONLY SHALL BE SPACED 16" o.c. MAX.
- 18.5. STUDS SUPPORTING ONE FLOOR, ROOF, AND CEILING SHALL BE SPACED AT 16" o.c. MAX.
19. PROVIDE WOOD FLOOR JOISTS, SIZING AND SPACING AS INDICATED ON PLANS, DOUBLED UNDER BEARING PARTITIONS.
20. PROVIDE 3/4" SUBFLOOR (HUBER WOOD PRODUCTS 'ADVANTECH') GLUED AND SCREWED PERPENDICULAR TO FLOOR TRUSSES.
21. ALL HEADERS SHOULD BE (2) #2- 2x10 MINIMUM, U.N.O.
22. ROOF STRUCTURE SHALL BE DESIGNED FOR A TOTAL LOAD OF 35 LBS PER SQ. FT. w/ 20 LBS LIVE LOAD AND 15 LBS DEAD LOAD.
23. PROVIDE COMPOSITION ROOF OVER LAPPED 30# BUILDING FELTS OVER 3/8" OSB SHEATHING.
24. PROVIDE PREFINISHED METAL STANDING SEAM ROOF WHERE INDICATED OVER LAPPED ICE & WATER SHIELD OVER 3/8" OSB SHEATHING.
25. ALL SOLID BLOCKING FOR BEAM OR HEADER SUPPORT SHALL BE CONTINUOUS TO FOUNDATION OR STRUCTURE BELOW.
26. ENGINEERED LUMBER BEAMS AND HEADERS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN PROPERTIES:

PRODUCT	BENDING STRESS (F _b)	MOD. OF ELASTICITY (E)
LVL	2600 PSI	1.9 x 10 ⁶ PSI
PSL	2900 PSI	2.0 x 10 ⁶ PSI
LSL	2325 PSI	1.55 x 10 ⁶ PSI
27. JOISTS FRAMING INTO A WOOD GIRDER OR BEAM SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON MIN. 2x2 LEDGER STRIPS.
28. JOISTS AT SUPPORTS SHALL BE SUPPORTED Laterally AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2" NOMINAL THICKNESS, OR BY ATTACHMENT TO A HEADER BAND OR RIM JOIST, OR TO AN ADJOINING STUD OR OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION.
29. PROVIDE ATTIC ACCESS AS INDICATED ON PLANS. THE OPENING SHALL BE NOT LESS THAN 32" x 30" WITH A MINIMUM CLEAR HEAD ROOM OF 36" PROVIDED ABOVE THE ACCESS OPENING.
30. STAIR TREADS TO COMPLY WITH IRC SECTION 311.7
 - 30.1. WIDTH TO BE NOT LESS THAN 36"
 - 30.2. RISER HEIGHT TO BE NOT MORE THAN 7-3/4"
 - 30.3. TREAD DEPTH TO BE NOT LESS THAN 10" NOSE TO NOSE
 - 30.4. CLEAR HEADROOM TO BE 6'-8" MINIMUM
31. PROVIDE APPROVED FIRESTOPPING IN WALLS AND CONCEALED SPACES AS REQUIRED BY CODE.
32. WALLS SHALL BE BRACED IN ACCORDANCE WITH APPLICABLE IRC CODE SECTION, WHERE BRACED PANEL SHEATHING IS USED, VERTICAL JOINTS SHALL OCCUR OVER STUDS AND HORIZONTAL JOINTS SHALL OCCUR OVER MINIMUM 2x BLOCKING.
33. EXTERIOR CLADDING TO INCLUDE:
 - 33.1. 3-COAT CEMENTITIOUS STUCCO
 - 33.2. NATURAL CUT THIN BRICK VENEER
34. PROVIDE 2" RIGID INSULATION ON INTERIOR FACE OF FOUNDATION WALLS OR TRENCH FOOTINGS AND BELOW CONCRETE SLAB.
35. PROVIDE NOISE-BARRIER FIBERGLASS INSULATION BATTS AROUND ALL BATHROOM WALLS.
36. PROVIDE 2" FOAM INSULATION WRAPS AROUND ALL SOIL LINES ABOVE SLAB.

CONSTRUCTION GENERAL REQUIREMENTS

- THE PLANS FOR THIS BUILDING WERE DESIGNED AND REVISED IN ACCORDANCE WITH THE PROVISIONS OF THE 2012 IRC AS ADOPTED BY PRAIRIE VILLAGE, KANSAS.
- ALL WORK INCLUDED, INCLUDING ALL MATERIALS AND WORKMANSHIP, SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE LAWS, CODES, ORDINANCES, AND STANDARDS OF ALL LOCAL, STATE, AND NATIONAL JURISDICTIONS.
- ALL SUBCONTRACTORS SHALL BE HELD RESPONSIBLE FOR ANY VIOLATIONS OF APPLICABLE REQUIREMENTS. FOR ANY CHANGES TO THE PROJECT DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- ALL MANUFACTURED MATERIALS, PRODUCTS, AND EQUIPMENT, SHALL BE INSTALLED, ERECTED, APPLIED, USED, CONDITIONED, ADJUSTED, AND CLEANED IN ACCORDANCE TO THE CURRENT DIRECTIONS, INSTRUCTIONS, AND RECOMMENDATIONS OF THE MANUFACTURER AND WITH THE CURRENT PRINTED STANDARD SPECIFICATIONS WHICH ARE ISSUED AND RECOMMENDED BY ORGANIZED ASSOCIATIONS OF MANUFACTURERS, CRAFTS, TRADES, AND INSTALLERS.
- DO NOT SCALE DRAWINGS. REFER TO WRITTEN DIMENSIONS.
- SHOULD THE CONTRACTOR FIND DISCREPANCIES OR AMBIGUITIES IN, OR OMISSIONS FROM THE DRAWINGS, OR SHOULD BE IN DOUBT AS TO THEIR MEANING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- COORDINATION OF ALL TRADES IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE BUILDER OR THEIR SUB-CONTRACTOR IS RESPONSIBLE FOR SPECIFICATIONS FOR THE FOLLOWING TO MEET CODE (MIN.):
 - TERMITE TREATMENT
 - SOIL BEARING VERIFICATION OR GEOTECHNICAL REPORTS OR OBSERVATIONS
 - SITE DESIGN/ PLOT PLAN/ GRADING PLAN
 - GRUBBING, GRADING AND BACKFILL REQUIREMENTS
 - SITE UTILITY LOCATION AND CONNECTIONS
 - SITE DRAINAGE, INCLUDING DOWNSPOUT LOCATION AND ROUTING OF BELOW GROUND PIPING IF PROVIDED.
 - ALL LANDSCAPING AND PROTECTION OF EXISTING LANDSCAPING TO REMAIN
 - ASPHALT PAVEMENT (IF PROVIDED)
- REFER TO STRUCTURAL NOTES FOR THE FOLLOWING MINIMUM REQUIREMENTS
 - SOIL BEARING CAPACITY
 - CONCRETE SLAB SPECIFICATION
- 37. PROVIDE **MINIMUM** INSULATION AT THE FOLLOWING LEVELS:
 - 37.1. 6" R-19 IN EXTERIOR WALLS
 - 37.2. R-49 IN FLAT CEILINGS
 - 37.3. R-30 IN VAULTED CEILINGS
 - 37.4. 6" R-19 AROUND PERIMETER OF RIM JOISTS
- 38. FENESTRATION VALUES SHOULD COMPLY WITH CURRENT IRC REQUIREMENTS LISTED BELOW:
 - 38.1. FENESTRATION U-FACTOR: 0.35
 - 38.2. SKYLIGHT U-FACTOR: 0.55
 - 38.3. GLAZED FENESTRATION SHGC: 0.4
- 39. ALL BATHROOMS SHALL HAVE EXHAUST FANS VENTED DIRECTLY TO THE EXTERIOR WITH THE VENTILATION RATE OF 50cfm FOR INTERMITTENT VENTILATION AND 20cfm FOR CONTINUOUS VENTILATION.
- 40. DOORS BETWEEN THE GARAGE AND DWELLING SHALL BE A MINIMUM OF 1-3/8" SOLID CORE DOOR. HONEY COMBED STEEL DOOR, OR A 20-MINUTE FIRE-RATED DOOR WITH SELF-CLOSING HINGES.
- 41. GARAGE VEHICLE DOORS AND FRAMES SHALL BE DESIGNED AND INSTALLED TO MEET THE 115mph WIND LOAD RESISTANCE REQUIREMENTS OF IRC SECTION R301.2.
- 42. WEATHERSTRIP ALL APPLICABLE DOORS AND SEAL ALL JOINTS AND PENETRATIONS.
- 43. ALL EXTERIOR DOORS, INCLUDING THOSE TO GARAGES, SHOULD INCORPORATE ANY AND ALL LOCAL PHYSICAL SECURITY PROVISIONS.
- 44. PROVIDE SEALANT AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS. FILL GAPS WITH LOW-EXPANDING FOAM AND SEAL ALL PENETRATIONS IN EXTERIOR WALLS.
- 45. WINDOW DESIGNATIONS INDICATE PELLA IMPERVIA FIBERGLASS WITH **BLACK EXTERIOR COLOR** AND **BLACK INTERIOR COLOR** SELECTED BY OWNER. HARDWARE FINISH TO BE SELECTED BY OWNER.
- 46. PROVIDE ONE WINDOW FROM EACH BEDROOM AND FROM THE BASEMENT THAT HAS A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. WITH MINIMUM OPENABLE HEIGHT OF 24" AND WIDTH OF 20".
- 47. SILL HEIGHT OF OPENABLE PORTION OF EGRESS WINDOWS SHALL NOT EXCEED 44" ABOVE THE ADJOINING FLOOR OR ADJOINING PERMANENT STEP.
- 48. OPERABLE WINDOWS WITH SILL HEIGHTS GREATER THAN 72" ABOVE EXTERIOR GRADE MUST BE MINIMUM 24" ABOVE THE FLOOR AND INCLUDE OPENING LIMITER.
- 49. GLAZING SHALL COMPLY WITH CPSC (CONSUMER PRODUCTS SAFETY COMMISSION) 16 CFR, PART 1201. CRITERIA FOR CATEGORY 1 OR CATEGORY 2 AS INDICATED IN TABLE R308.3.1(1) OF THE APPLICABLE IRC.
- 50. APPROVED SAFETY GLAZING MATERIALS SHALL BE PROVIDED IN THE SPECIFIC HAZARDOUS LOCATIONS INDICATED IN SECTION R308.4 OF THE APPLICABLE IRC, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 - 50.1. GLAZING IN STAIR DOORS.
 - 50.2. GLAZING AN INDIVIDUAL OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
 - 50.3. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
 - 50.4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL (OTHER THAN THOSE DESCRIBED ABOVE) MEETING ALL OF THE FOLLOWING CONDITIONS
 - 50.4.1. EXPOSED AREA OF AN INDIVIDUAL PANEL LARGER THAN 9 SQ. FT.
 - 50.4.2. BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR
 - 50.4.3. TOP EDGE MORE THAN 36" ABOVE THE FLOOR
 - 50.4.4. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING
 - 50.5. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES
 - 50.6. GLAZING IN SWINGING DOORS (EXCEPT JALOUSIES).
 - 50.7. GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
- 51. PROVIDE 3/2" GYPSUM BOARD ON ALL INTERIOR FACES OF EXTERIOR WALLS AND BOTH FACES OF INTERIOR WALLS. PROVIDE 3/2" GYPSUM BOARD AT ALL CEILINGS. PROVIDE 3/2" CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKER BOARD ON WALLS IN BATHS OR SHOWERS.
- 52. PROVIDE 3/2" GYPSUM BOARD ON GARAGE SIDE OF WALLS SEPARATING THE GARAGE FROM ALL LIVING SPACES. PROVIDE 3/2" TYPE-X GYPSUM BOARD AT GARAGE CEILINGS.
- 53. ATTIC AND RAFTER SPACE VENTILATION SHALL BE PROVIDED USING A COMBINATION OF SOFFIT VENTS AND ROOF VENTS. TOTAL NET FREE VENTILATING AREA WILL NOT BE LESS THAN A RATIO OF 1:300. ROOF VENTS LOCATED BELOW THE RIDGE, BUT A MINIMUM OF 3'-0" ABOVE THE EAVE, SHALL PROVIDE AT LEAST 50%, BUT NO MORE THAN 80%, OF THE NET AREA OF VENTILATION WITH THE REMAINDER OF THE TOTAL PROVIDED BY THE SOFFIT VENTS. WHERE EAVE VENTS ARE INSTALLED, PROVIDE VENT GUARD DEVICES TO MAINTAIN AT LEAST 1" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING, INCLUDING IN VAULTED CEILING CONDITIONS.
- 54. THE DWELLINGS INDICATED ON THESE PLANS MUST MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE 2012 IRC TABLE N1102.1.1
- 55. THE THERMAL ENVELOPE OF THE BUILDING SHALL BE SEALED TO LIMIT AIR INFILTRATION AS REQUIRED PER 2012 IRC SECTION N1102.4.1
- 56. RECESSED LIGHTING FIXTURES SHALL BE SEALED TO PREVENT LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACE.
- 57. DUCTWORK, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS, SHALL BE SEALED PER 2012 IRC SECTION N1103.2
- 58. AIR CONDITIONING UNITS SHALL HAVE A MINIMUM SEER RATING OF 14.
- 59. FORCED AIR FURNACES SHALL HAVE A MINIMUM EFFICIENCY RATING OF 92%.
- 60. PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA, AND ON EACH FLOOR, INCLUDING BASEMENTS. INTERCONNECT THE ALARMS IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.
- 61. CARBON MONOXIDE DETECTORS WILL BE INSTALLED PER IRC SECTION R315.
- 62. GFCI CIRCUITS AND RECEPTACLES SHALL BE FURNISHED IN THE KITCHEN, LAUNDRY, BATHROOMS, GARAGE, AND FOR ALL EXTERIOR RECEPTACLES. LOCATION AND INSTALLATION OF ALL GFCI RECEPTACLES SHALL BE IN STRICT ACCORDANCE WITH THE 2011 NATIONAL ELECTRICAL CODE.
- 63. ALL STRUCTURAL STEEL SHALL CONFORM TO THE CURRENT AISI SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STEEL FOR BUILDINGS AND SHALL BE A36 GRADE STEEL.
- 64. FURNISH AND INSTALL ALL STRUCTURAL STEEL BEAMS, COLUMNS, BEAM CONNECTIONS, PLATES, BOLTS, AND ANGLES AS INDICATED OR REQUIRED. STEEL COLUMNS SHALL BE 3-1/2" STD (SCH 40) STEEL PIPE, COMPLETE WITH BOTTOM BEARING PLATE AND TOP STEEL CHANNEL TO RECEIVE STEEL BEAM. BOTH PLATE AND CHANNEL SHALL BE WELDED TO COLUMN AND BEAR DIRECTLY ON FOOTINGS OR FOUNDATION WALLS.
- 65. COLUMNS SHALL EXTEND THROUGH SLAB AND BEAR DIRECTLY ON FOOTINGS OR FOUNDATION WALLS.
- 66. THIS STRUCTURE WILL BE PROVIDED WITH A 'UFER' GROUND PER IRC SECTION 3608.1.
- 67. PROVIDE AND INSTALL FROSTPROOF SILCOCKS AND COORDINATE LOCATIONS WITH THE OWNER. ALL PLUMBING SUPPLY LINES IN OUTSIDE WALLS AND/OR UNCONDITIONED SPACES SHALL RUN ON WARM SIDE OF INSULATION AND SHALL BE WRAPPED WITH PIPE INSULATION.
- 68. ALL PLUMBING VENTS TO TERMINATE ABOVE ROOF LINE PER 2012 IRC. CONSOLIDATE PLUMBING VENTS AS BEST ABLE. LOCATE VENTS ON REAR SIDE OF RESIDENCE TO CONCEAL FROM VIEW.
- 69. ALL INTERIOR DOORS TO BE 1-RECESSED PANEL SHAKER STYLE DOOR WITH SOLID CORE CONSTRUCTION. PREHUNG IN JAMB. COORDINATE MATERIAL GRADE WITH FINAL FINISH (PAINT VS. STAIN) SELECTION BY OWNER.

SITE PLAN
ARCHITECTURAL SITE PLAN
1
1"=10'-0"



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project title

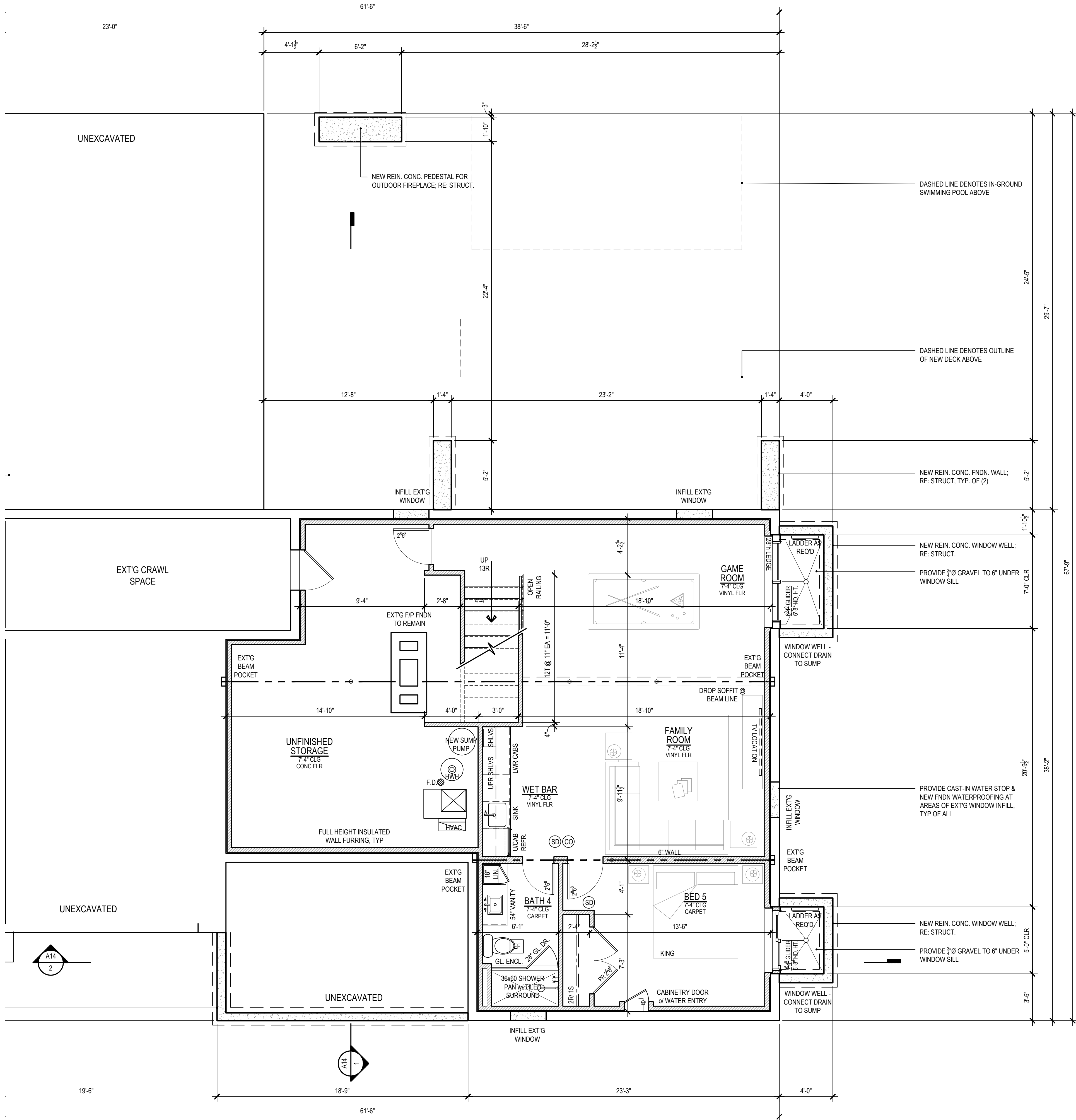
New Custom Home
Renovation
4508 W 64th Street
Prairie Village, KS 66208

drawing title
cover sheet/
site plan

project no.
2021.12
drawn by
asp
date
03.18.2021

sheet no.
AO

PRELIMINARY



- CONSTRUCTION NOTES**
PLAN NOTES
- GENERAL PLAN NOTES
- WINDOWS SHALL HAVE FALL PROTECTION IRC 312.2.4
 - HOUSE WILL BE PROVIDED WITH A 'UFER' GROUND PER IRC SECTION 3608.1.5
 - OVERHEAD GARAGE DOORS MUST MEET DASMA REQUIREMENTS FOR 90mph.
 - ALL HEADERS NOT LABELED SHALL BE MIN (2) #2x10 DFL
 - DBL ALL JOISTS UNDER ISLAND
 - ICE AND WATER SHIELD AS REQUIRED PER IRC
 - SOILS IN THIS AREA COMMONLY HAVE A VERY HIGH SHRINK SWELL CAPACITY. IT IS RECOMMENDED THAT ALL SITES BE EVALUATED BY A GEOTECHNICAL FIRM PRIOR TO PLACEMENT OF FOUNDATIONS
 - PROVIDE CARBON MONOXIDE AND SMOKE DETECTORS PER IRC REQUIREMENTS.
 - ONE SMOKE ALARM AT EACH LEVEL OF RESIDENCE
 - ONE SMOKE ALARM IN EACH BEDROOM
 - ONE SMOKE ALARM OUTSIDE OF EACH SLEEPING AREA
 - ONE CARBON MONOXIDE DETECTOR AT EACH LEVEL
 - TYPE-X GWB COLUMNS AND BEAMS
 - EXTENTS OF REAR PATIO TO BE CONFIRMED WITH OWNER
 - PROVIDE EXHAUST FAN IN BATHROOMS
 - HOUSE TO BE PROVIDED WITH A 'UFER' GROUND PER IRC SECTION 3608.1.5 IF NOT ALREADY EXISTING
 - ALL FUEL BURNING APPLIANCES SHALL BE HIGH EFFICIENCY AND DIRECTLY VENTED TO THE OUTSIDE

- CONSTRUCTION NOTES**
STRUCTURAL NOTES
- ALL UNMARKED HEADERS MIN (2)#2 2x10
 - ALL HEADERS AND BEAMS MIN #2 GRADE DFL (OR EQ.)
 - BEARING WALL
- EXPANSIVE SOILS DISCLAIMER**
- THESE PLANS HAVE BEEN PREPARED BASED ON A PRESUMPTIVE ALLOWABLE BEARING CAPACITY AS ALLOWED BY IRC CODE AND THE LOCAL ENFORCING JURISDICTION.
- APEX ENGINEERING RECOMMENDS THAT ALL FOOTING EXCAVATIONS BE EVALUATED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF ANY FOUNDATION ELEMENTS. GEOTECHNICAL INVESTIGATION AND/OR TESTING IS NOT A SERVICE PROVIDED OR OFFERED BY VIET ENGINEERING.
- APEX ENGINEERING HAS NOT BEEN RETAINED TO DETERMINE THE EXPANSIVE SOIL CHARACTERISTICS OF THE SUBGRADE SOIL AND THEREFORE CANNOT BE HELD RESPONSIBLE FOR THE VOLUMETRIC CHANGES OF THE SOIL (INCLUDING BELOW BASEMENT SLAB) BY USE OF THESE PLANS WITHOUT AN ACCOMPANYING GEOTECHNICAL ENGINEERING REPORT. APEX ENGINEERING SHALL NO BE HELD LIABLE FOR ANY FUTURE MOVEMENT AND/OR DIFFERENTIAL MOVEMENT OF THE PROPOSED STRUCTURE AND THE POSSIBLE DAMAGE THAT MAY BE CAUSED AS A RESULT OF SUCH MOVEMENT.

COLUMN & PIER SCHEDULE		
MARK	COLUMN SIZE	PIER DIA.
A1	6x6	12"
A2	6x6	16"
A3	6x6	18"
A4	6x6	24"
A5	6x6	28"

- ALL PIERS TO BEAR ON ORIGINAL UNDISTURBED SOIL OF 2,000psf BEARING CAPACITY OR FILL COMPACTED AND TESTED TO CONFORM TO THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER.
- PIERS SHALL EXTEND BELOW THE FROST LINE: MIN. DEPTH OF 36" BELOW GRADE.
- POST SHALL BE TREATED OR CEDAR WITH SIMPSON ABU66 POST BASE

- SYMBOL LEGEND**
- EXTG REIN. CONC. WALL w/ CONT. REIN. CONC. FTG.
 - EXTG WALL TO REMAIN
 - EXTG WALL TO BE DEMOLISHED
 - NEW REIN. CONC. WALL w/ CONT. REIN. CONC. FTG.
 - 6" WALL
 - 2x6 WD. FRAMED WALL
 - 2x4 WD. FRAMED WALL

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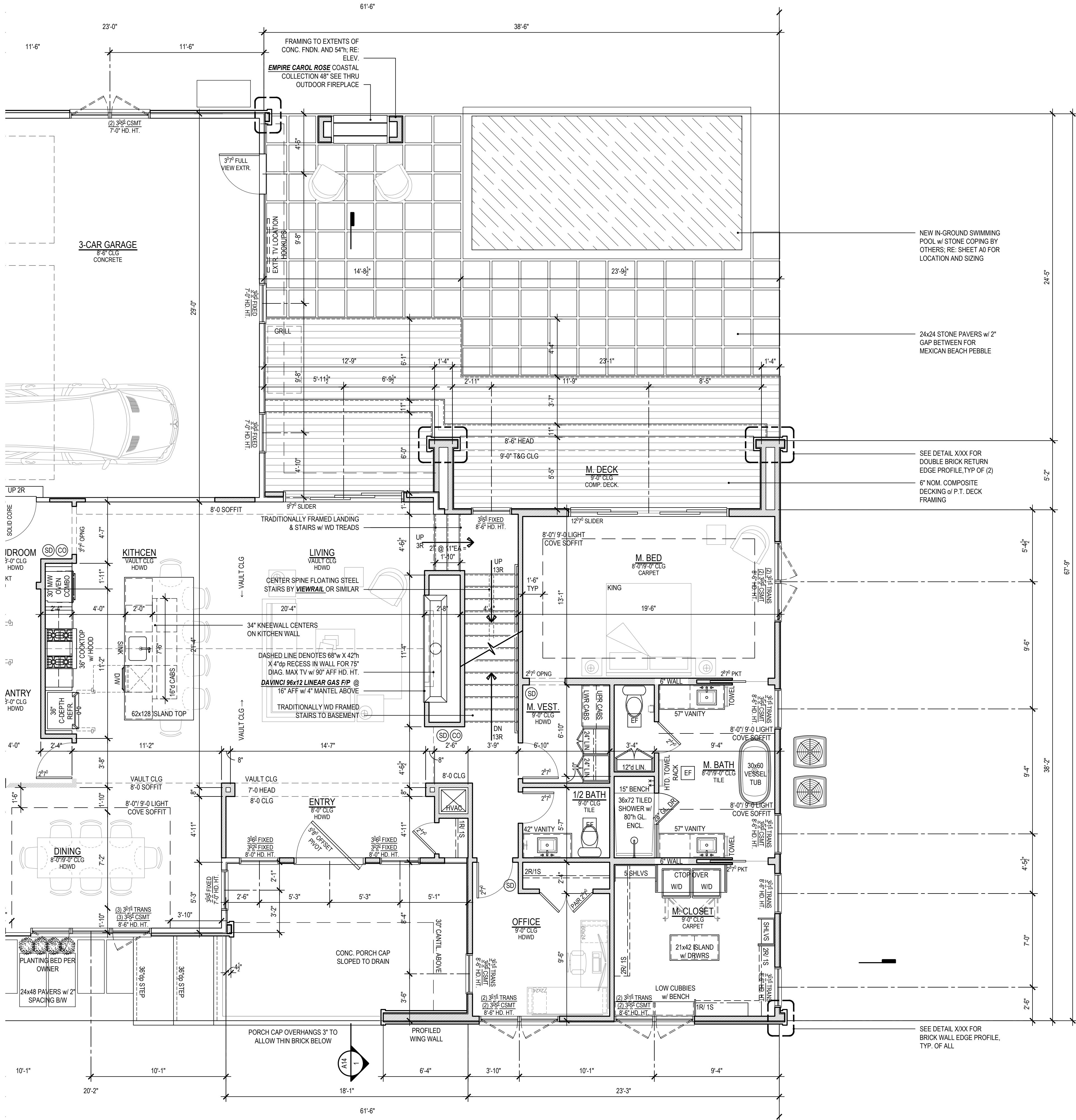
New Custom Home Renovation
4508 W 64th Street
Prairie Village, KS 66208

drawing title

floor plan

project no.
2021.12
drawn by
dap
date
03.18.2021

sheet no.
A5



CONSTRUCTION NOTES
PLAN NOTES

GENERAL PLAN NOTES

1. FIRE-RATED SELF CLOSING DOOR TO HOUSE FROM GARAGE
2. 5/8" TYPE-X GWB WALLS AND CEILING IN GARAGE, MUD, TAPE AND FINISH
3. 5/8" TYPE-X GWB COLUMNS AND BEAMS
4. ADJUST STAIRS FROM GARAGE TO MAIN FLOOR PER GRADE
5. EXTENTS OF REAR PATIO TO BE CONFIRMED WITH OWNER
6. VERIFY FRONT DOOR TYPE w/ OWNER, SEE FRONT ELEVATION
7. PROVIDE EXHAUST FAN IN BATHROOMS
8. PROVIDE SMOKE DETECTORS IN ACCORDANCE WITH IRC REQUIREMENTS
- 8.1. ONE SMOKE ALARM AT EACH LEVEL OF RESIDENCE
- 8.2. ONE SMOKE ALARM IN EACH BEDROOM
- 8.3. ONE SMOKE ALARM OUTSIDE OF EACH SLEEPING AREA
9. ALL EXTERIOR WALLS ARE 2x4 CONSTRUCTION
10. WINDOWS SHALL HAVE FALL PROTECTION IRC 312.2.4
11. HOUSE WILL BE PROVIDED WITH A UFER GROUND PER IRC SECTION 3608.1.5
12. OVERHEAD GARAGE DOORS MUST MEET DASHMA REQUIREMENTS FOR 90mph.
13. ALL HEADERS NOT LABELED SHALL BE MIN (2) #2 2x10 DFL
14. DBL ALL JOISTS UNDER ISLAND
15. ICE AND WATER SHIELD AS REQUIRED PER IRC

SYMBOL LEGEND

	EXTG REIN. CONC. WALL w/ CONT. REIN. CONC. FTG.
	EXTG WALL TO REMAIN
	EXTG WALL TO BE DEMOLISHED
	NEW REIN. CONC. WALL w/ CONT. REIN. CONC. FTG.
	6" WALL 2x6 WD. FRAMED WALL
	24" WD. FRAMED WALL

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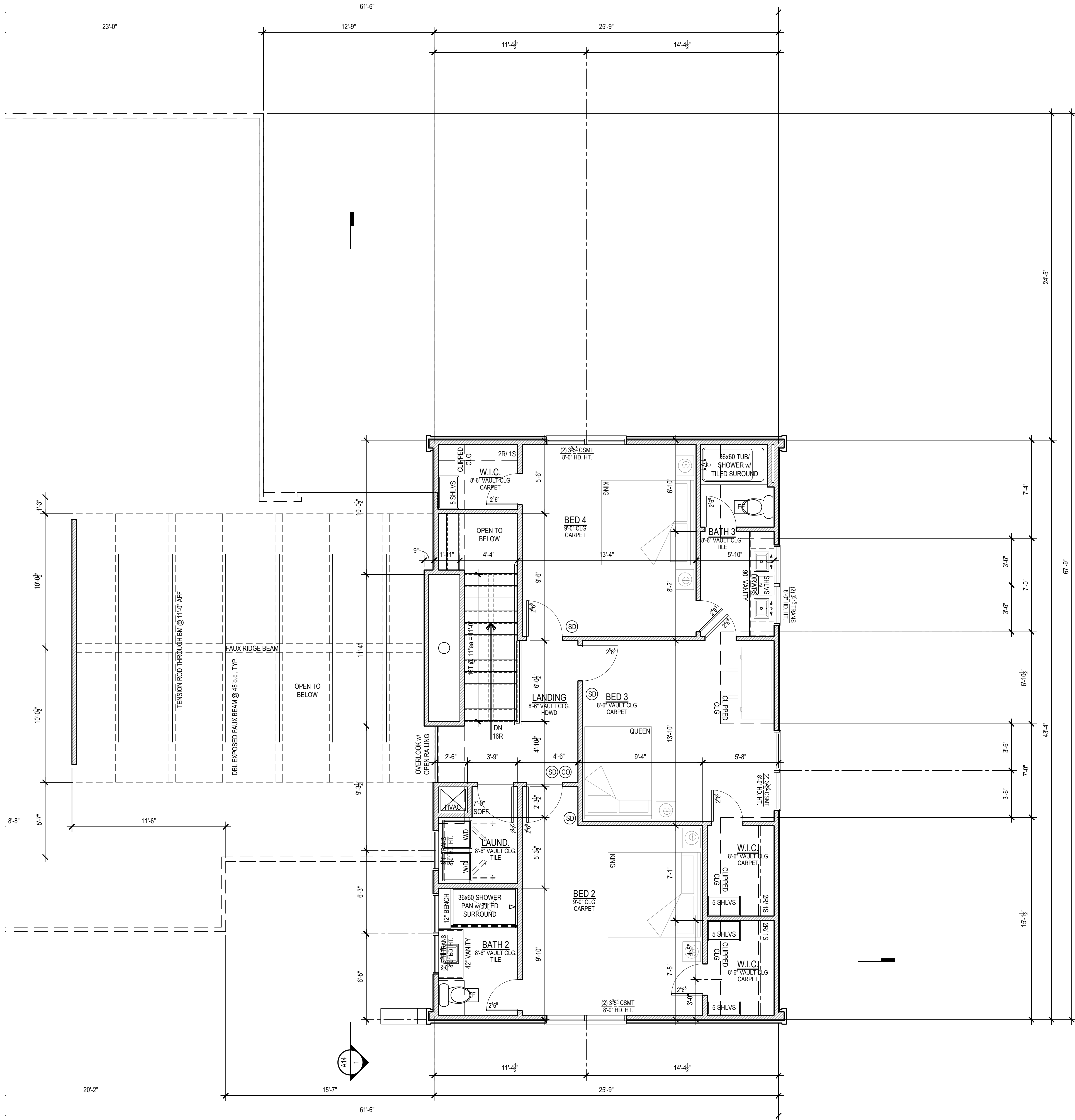
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floor plan

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03.18.2021

sheet no.
A7



- CONSTRUCTION NOTES
PLAN NOTES
- GENERAL PLAN NOTES
1. FIRE-RATED SELF CLOSING DOOR TO HOUSE FROM GARAGE
 2. 5/8" TYPE-X GWB WALLS AND CEILING IN GARAGE, MUD, TAPE AND FINISH
 3. 5/8" TYPE-X GWB COLUMNS AND BEAMS
 4. ADJUST STAIRS FROM GARAGE TO MAIN FLOOR PER GRADE
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 15. ICE AND WATER SHIELD AS REQUIRED PER IRC

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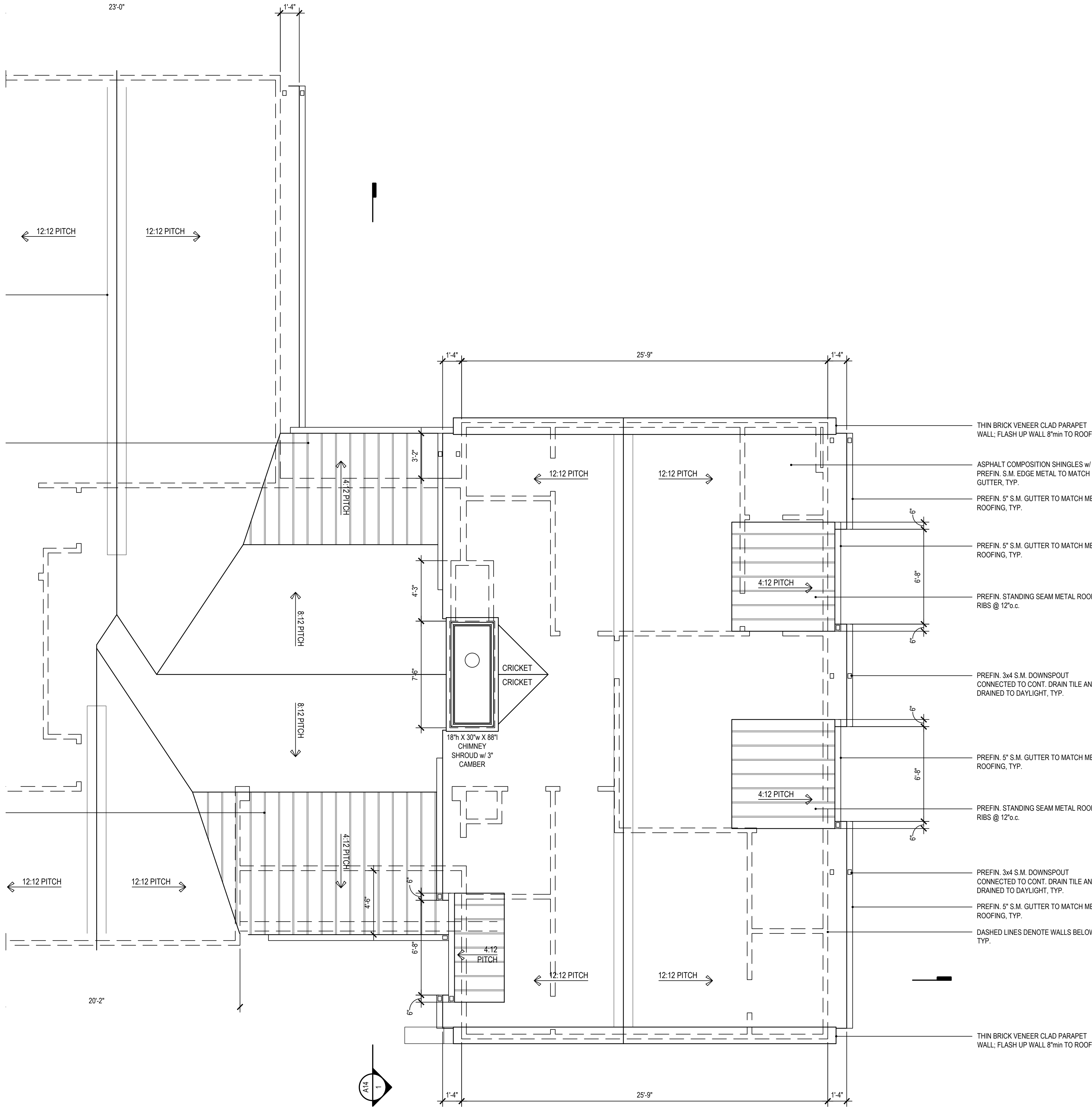
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A9

- SYMBOL LEGEND
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 - EXTG WALL TO REMAIN
 - EXTG WALL TO BE DEMOLISHED
 - NEW REIN. CONC. WALL w/ CONT. REIN. CONC. FTG.
 - 6" WALL 2x6 WD. FRAMED WALL
 - 2x4 WD. FRAMED WALL

PRELIMINARY



- CONSTRUCTION NOTES
ROOF PLAN NOTES
1. PROVIDE CONTINUOUS INSULATION BAFFLES ABOVE INSULATION AT VAULTED CEILINGS TO ALLOW FREE AIR FLOW FROM VENTED SOFFIT TO HIGH VENTS
 2. ALL ROOF AREA TO USE PREFINISHED STANDING SEAM METAL ROOFING IN COLOR SELECTED BY ARCHITECT AND/ OR OWNER.
 - 2.1. MAIN ROOF TO INCLUDE 12"o.c. RIB SPACING
 3. VENTED RIDGE CAP TO BE **"FLEX-O-VENT UNIVERSAL VENTING MATERIAL"** AS MANUFACTURED BY **MARCO INDUSTRIES** OR SIMILAR.
 4. APPROX. ROOF AREA = 2691 SQ. FT.

- CONSTRUCTION NOTES
STRUCTURAL NOTES
- = ROOF BRACE/STRUT (PER CHART)
 - SLASH IS TOP END OF BRACE
 - CIRCLE IS BOTTOM END OF BRACE
 - = PURLIN STRUTS AT 48" OC (PER CHART) U.N.O.
 - SLASH IS TOP END OF BRACE
 - ARROW IS BEARING LOCATION
 - DENOTES BEARING WALL
 - DENOTES PURLIN
 - DENOTES BEARING STRUCTURE

1. THIS IS AN ENGINEERED ROOF STRUCTURE DESIGNED FOR COMPLIANCE WITH IRC 802.3. BUILD AS SHOWN WITH NO DEVIATIONS.
2. ALL HIPS ARE DESIGNED TO BE CONTROLLED BY BENDING.
3. SHEAR AT BEARING WITH MIN 5-1/2" DEPTH DOES NOT CONTROL DESIGN. FOR VALLEYS REF 4/S3.2.

- ROOF FRAMING NOTES
- ROOF DESIGNED FOR LIGHT ROOF COVERING
 - 30psf TOTAL LOAD [10psf DL, 20psf LL (SL)]
 - ROOF SYSTEM IS DESIGNED TO MEET REQUIREMENTS OF IRC 802

- THIN BRICK VENEER CLAD PARAPET WALL; FLASH UP WALL 8"min TO ROOF
- ASPHALT COMPOSITION SHINGLES w/ PREFIN. S.M. EDGE METAL TO MATCH GUTTER, TYP.
- PREFIN. 5" S.M. GUTTER TO MATCH METAL ROOFING, TYP.
- PREFIN. 5" S.M. GUTTER TO MATCH METAL ROOFING, TYP.
- PREFIN. STANDING SEAM METAL ROOF w/ RIBS @ 12"o.c.
- PREFIN. 3x4 S.M. DOWNSPOUT CONNECTED TO CONT. DRAIN TILE AND DRAINED TO DAYLIGHT, TYP.
- PREFIN. 5" S.M. GUTTER TO MATCH METAL ROOFING, TYP.
- PREFIN. STANDING SEAM METAL ROOF w/ RIBS @ 12"o.c.
- PREFIN. 3x4 S.M. DOWNSPOUT CONNECTED TO CONT. DRAIN TILE AND DRAINED TO DAYLIGHT, TYP.
- PREFIN. 5" S.M. GUTTER TO MATCH METAL ROOFING, TYP.
- DASHED LINES DENOTE WALLS BELOW, TYP.
- THIN BRICK VENEER CLAD PARAPET WALL; FLASH UP WALL 8"min TO ROOF

- SYMBOL LEGEND
- | | |
|--|---|
| | EXTG REIN. CONC. WALL w/ CONT. REIN. CONC. FTG. |
| | EXTG WALL TO REMAIN |
| | EXTG WALL TO BE DEMOLISHED |
| | NEW REIN. CONC. WALL w/ CONT. REIN. CONC. FTG. |
| | 6" WALL |
| | 2x6 WD. FRAMED WALL |
| | 2x4 WD. FRAMED WALL |

PRELIMINARY

Adam Anthony Pfeifer, NCARB
apd_studios+
design | fabrication

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p. 785.650.3563
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Eric & Ashley Seifert
owner
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Prairie Village, KS 66208
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a. Eric Seifert
e. eseifer.s@hotmail.com

TBD
contractor
tbd
tbd
p. tbd
a. tbd
e. tbd

tbd
structural engineer
tbd
tbd
p. tbd
a. tbd
e. tbd

Land Survey Company
surveyor
PO Box 528
Grandview, MO 64030
p. 816.966.0839
a. Bernie Baldus
e. bb@landsurveyco.com

seal

release
03.18.2021 _ Owner Review
04.09.2021 _ Variance App.

project title

New Custom Home Renovation
4508 W 64th Street
Praine Village, KS 66208

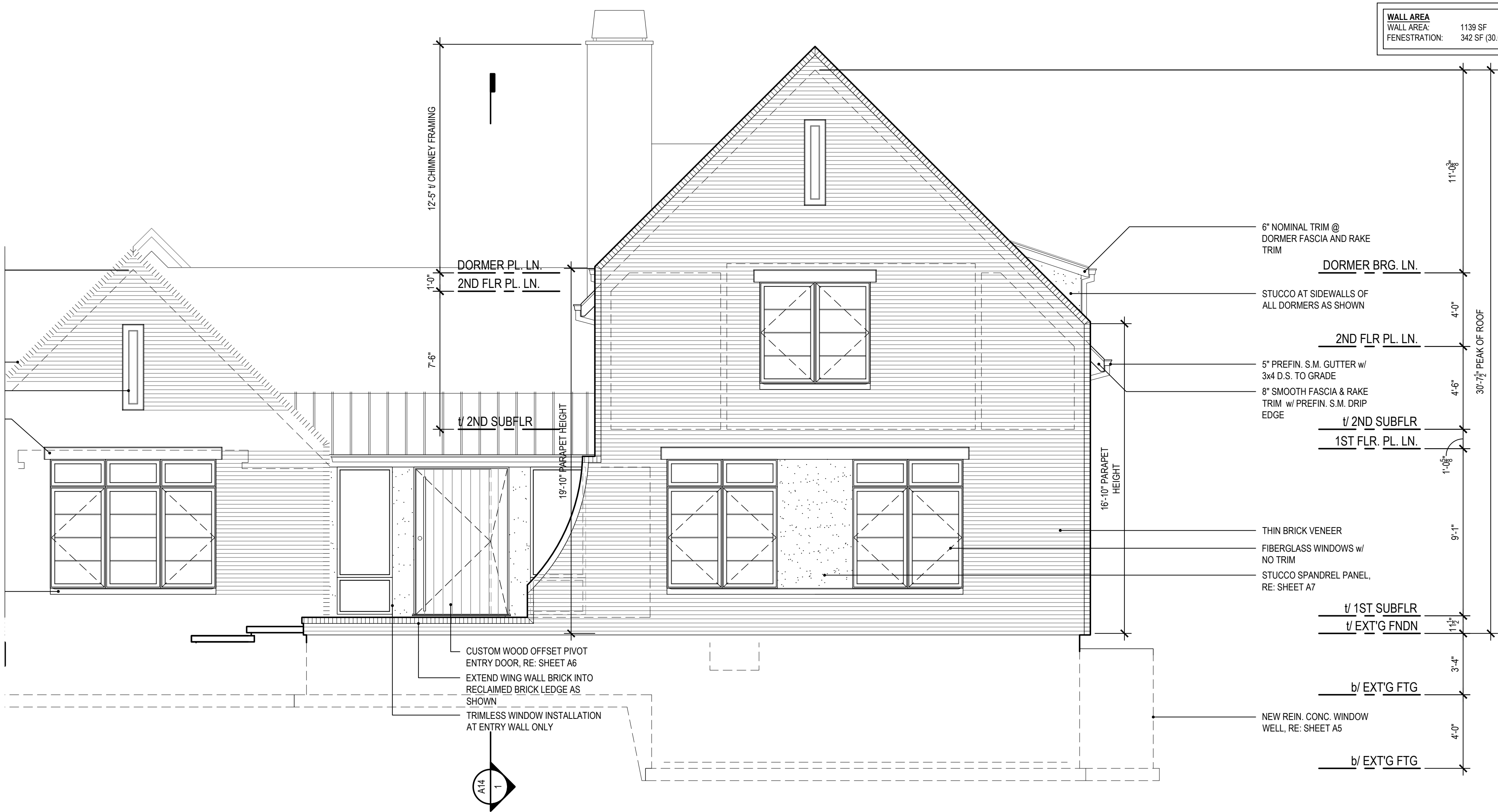
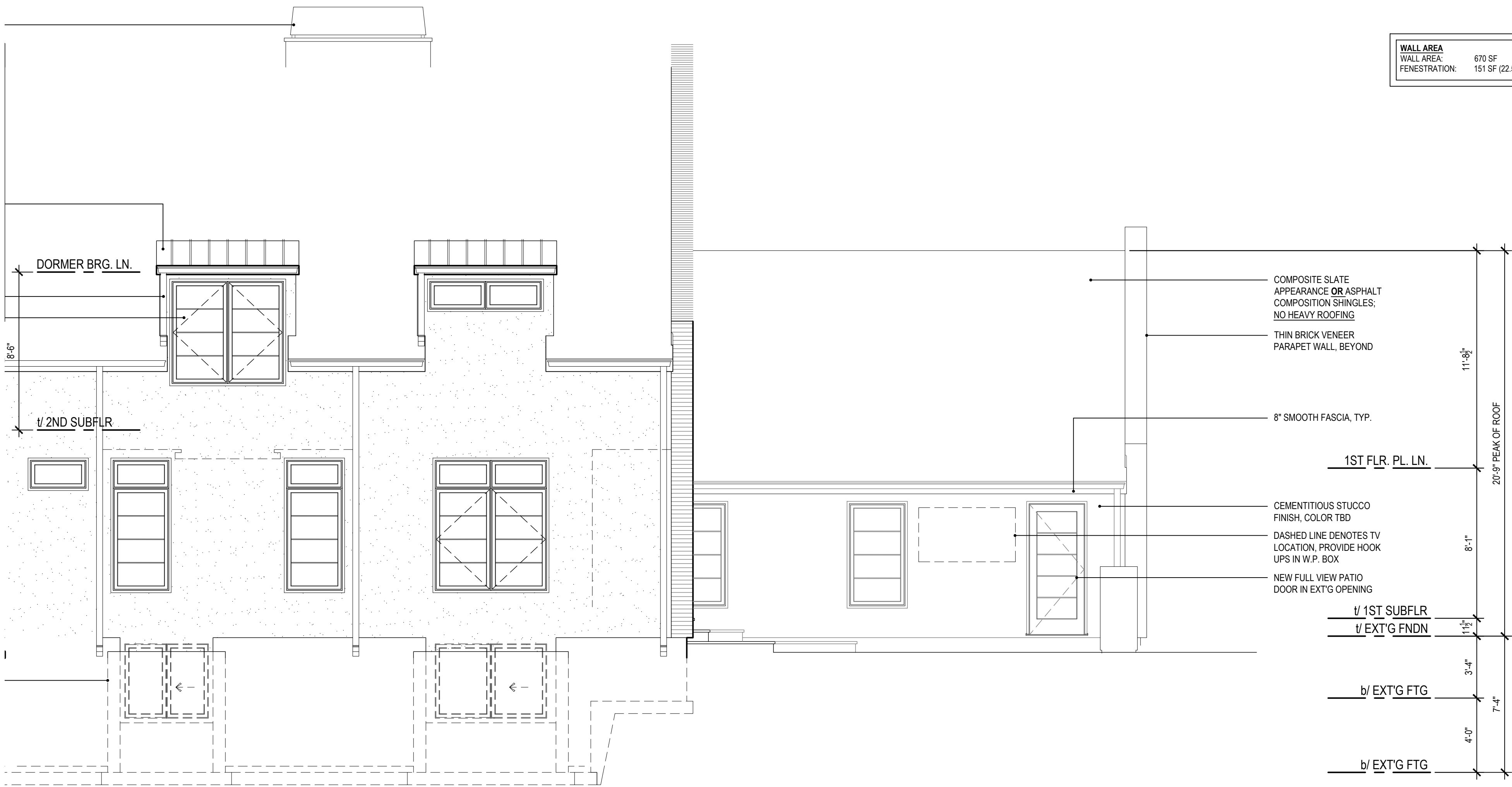
drawing title

roof plan

project no. 2021.12	sheet no.
drawn by aap	
date 03.18.2021	A11

ELEVATION NOTES

1. ASPHALT COMPOSITION SHINGLES, TYP. UNLESS NOTED OTHERWISE.
2. 3-COAT CEMENTITIOUS STUCCO CLADDING TO BE INSTALLED OVER PAPER BACKED LATH OVER DRAINABLE WRB OVER WALL STRUCTURE ASSEMBLY PER STRUCT.
3. THIN BRICK VENEER TO BE INSTALLED PER MANUFACTURER RECOMMENDED INSTALLATION PRACTICES TO INCLUDED VENTILATED DRAINABLE SYNTHETIC LATH WITH INTEGRAL DRAINAGE PLANE OVER A DRAINABLE WRB ATTACHED DIRECTLY TO SHEATHING.
4. COUNTER FLASH BEHIND THIN BRICK VENEER ONTO ROOF/ AROUND PARAPET AND HOLD THIN BRICK 2" ABOVE ROOFING PER MANUF. RECOMMENDATIONS.
5. ALL TRIM TO BE EITHER **SMOOTH** ENGINEERED WOOD AS MANUFACTURED BY **LP PRODUCTS** OR **SMOOTH** PVC MATERIAL BY **VERSATEX** OR EQUAL.
6. PROVIDE S.M. FLASHING AT HEAD OF ALL WINDOWS AND HORIZONTALLY PROJECTING TRIM. WINDOW HEAD FLASHING TO INCLUDE BENT END DAM - NO OPEN SEAMS.
7. STANDING SEAM METAL ROOFING IN WIDTHS AS INDICATED ON ELEVATIONS WITH SMOOTH PANS TO BE PREFINISHED IN COLOR SELECTED BY OWNER AND ARCHITECT. SUBMIT SAMPLES FOR FINAL SELECTION AND APPROVAL.
8. ALL WINDOW & DOOR TRIM LOCATED IN STUCCO FIELD TO BE 3/2 NOMINAL, U.N.O.
9. WINDOWS SHALL HAVE FALL PROTECTION PER IRC 312.2.4
10. ICE AND WATER SHIELD AS REQUIRED PER IRC.



SYMBOL LEGEND

- | | |
|--|---------------------------------|
| | EXT'G REIN. CONC. WALL w/ CONT. |
| | REIN. CONC. FTD. |
| | EXT'G WALL TO REMAIN |
| | EXT'G WALL TO BE DEMOLISHED |
| | NEW REIN. CONC. WALL w/ CONT. |
| | REIN. CONC. FTD. |
| | 6" WALL |
| | 2x6 WD. FRAMED WALL |
| | 2x4 WD. FRAMED WALL |

PRELIMINARY

seal

release
03.18.2021 _ Owner Review
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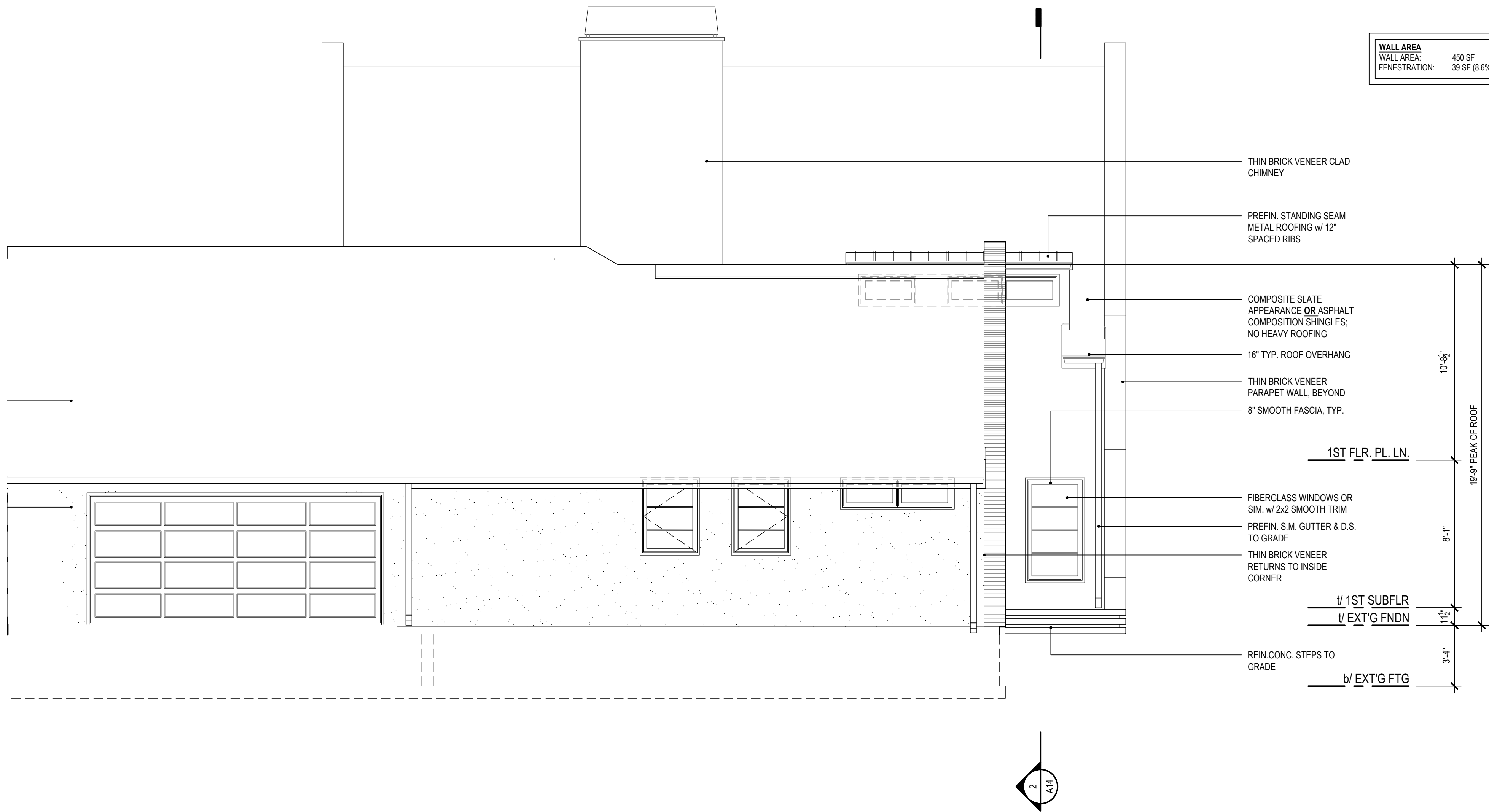
project title

New Custom Home Renovation
4508 W 64th Street
Prairie Village, KS 66208

drawing title

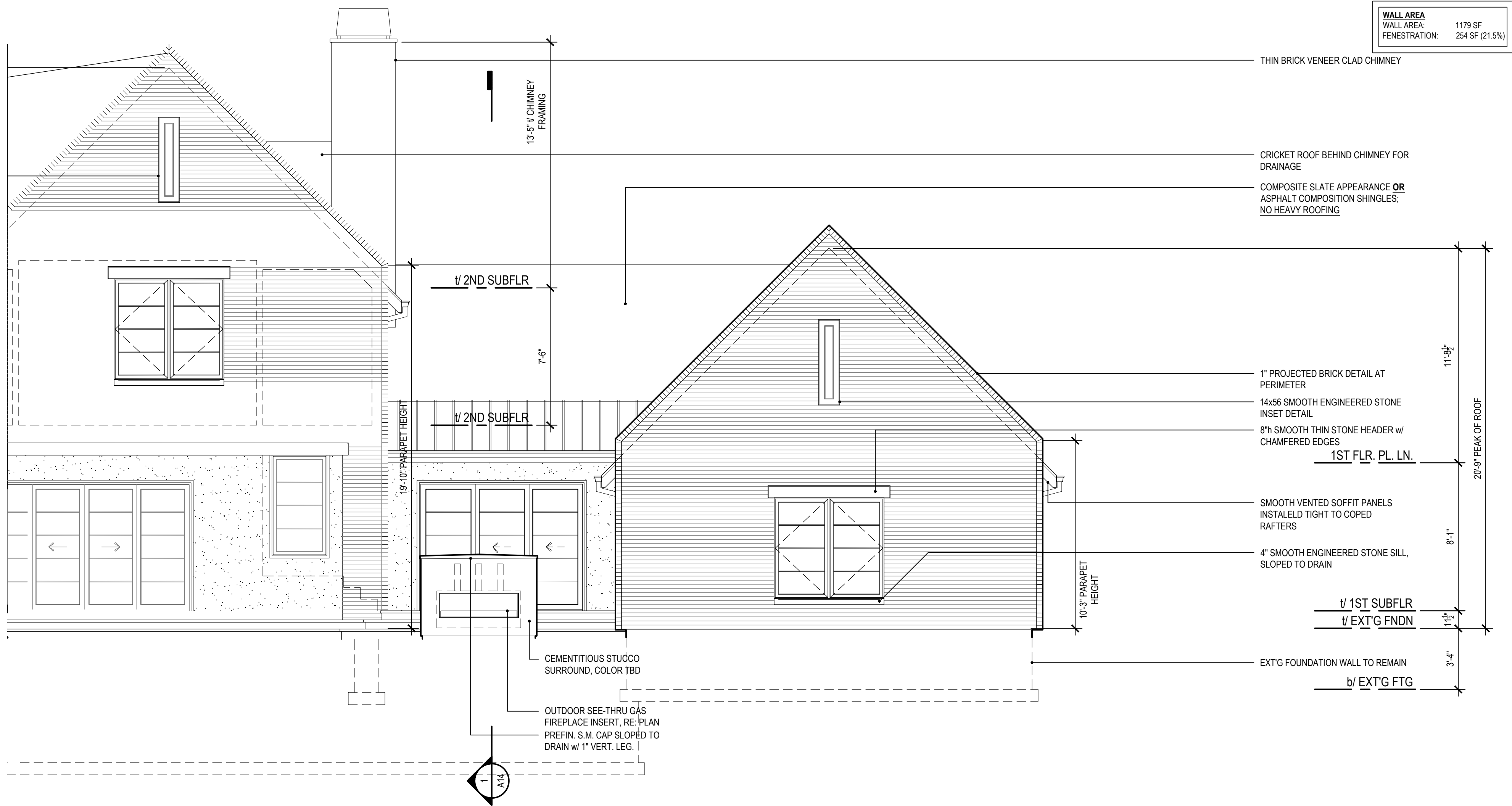
elevations

project no. 2021.12	sheet no.
drawn by aap	
date 03.18.2021	A12



ELEVATION NOTES

1. ASPHALT COMPOSITION SHINGLES, TYP. UNLESS NOTED OTHERWISE.
2. 3-COAT CEMENTITIOUS STUCCO CLADDING TO BE INSTALLED OVER PAPER BACKED LATH OVER DRAINABLE WRB OVER WALL STRUCTURE ASSEMBLY PER STRUOT.
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8. ALL WINDOW AND DOOR TRIM LOCATED IN STUCCO FIELD TO BE 2x2 NOMINAL, U.N.O.
9. WINDOWS SHALL HAVE FALL PROTECTION PER IRC 312.2.4
10. ICE AND WATER SHIELD AS REQUIRED PER IRC.



SYMBOL LEGEND

- | | |
|--|--|
| | EXT'G REIN. CONC. WALL w/ CONT. REIN. CONC. FTG. |
| | EXT'G WALL TO REMAIN |
| | EXT'G WALL TO BE DEMOLISHED |
| | NEW REIN. CONC. WALL w/ CONT. REIN. CONC. FTG. |
| | 6" WALL |
| | 2x6 WD. FRAMED WALL |
| | 2x4 WD. FRAMED WALL |

PRELIMINARY

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design | fabrication

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TBD

contractor
tbd
tbd
p. tbd
a. tbd
e. tbd

tbd

structural engineer
tbd
tbd
p. tbd
a. tbd
e. tbd

Land Survey Company

surveyor
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Grandview, MO 64030
p. 816.966.0839
a. Bernie Baldus
e. bb@landsurveyco.com

seal

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project title

New Custom Home Renovation
4508 W 64th Street
Prairie Village, KS 66208

drawing title

elevations

project no.
2021.12
drawn by
aap
date
03.18.2021

sheet no.

A13



Adam Anthony Pfeifer, NCARB

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April 13, 2021

Dear Neighbors of 4508 W 64th Street:

We are writing to inform you that we have filed an application with the Prairie Village Board of Zoning Appeals for a variance approval on the property at **4508 W 64th Street**. The variance seeks approval of the east wall area limitations of a renovation project that we are currently designing. The wall area as designed is approximately 670 sf and would require a projection of 20% of the wall area once the wall area is in excess of 500sf. We have mitigated the perceived bulk by lowering the eave line as indicated in the attached conceptual renderings and drawings.

We will be hosting a neighborhood meeting in the property's front yard due to the current COVID restrictions to answer any question regarding our application on **Tuesday, April 20 at 6:30pm**. In the event of inclement weather, we will move the meeting inside of the garage on the west side of the property.

The Board of Zoning APpeals will consider our application at their regular meeting on March 4th at 6:30pm at the Prairie Village Municipal Building at 7700 Mission Road, or via Zoom Online Video Chat, depending on the current COVID restriction at the time.

If you have any questions, please feel free to stop by our meeting or contact me at 816-588-8746.

Best,

Adam Anthony Pfeifer | NCARB



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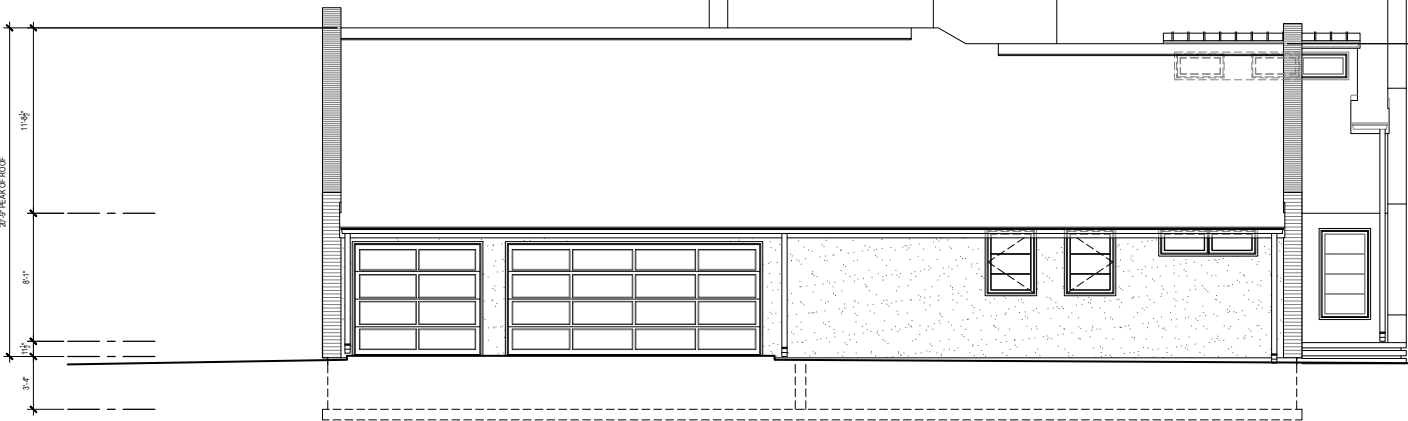
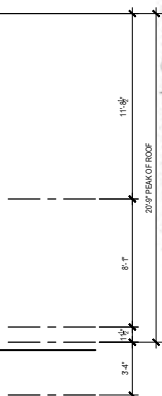
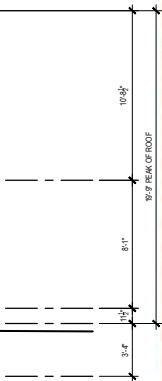
Southeast Corner



East Elevation



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2 BUILDING ELEVATION
RIGHT ELEVATION
1/8" = 1'-0"



1 BUILDING ELEVATION
REAR ELEVATION
1/8" = 1'-0"



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Neighborhood Meeting Recap | Minutes
Prairie Village Design Guidelines Exception

4508 W 64th Street

April 21, 2021

The neighborhood meeting was held on the front porch of the subject address and hosted by Adam Pfeifer of **Adam Anthony Pfeifer**, NCARB and the property owner, Eric Seifert. The meeting began at 6:30pm on Tuesday, April 20, 2021.

Eric Seifert, the subject property owner, is also an existing resident of the block, currently living at 4409 W 64th Street with his family.

Three neighbors were in attendance per the sign-in sheet.

Crystal Burkhardt, 4509 W 63rd Terrace, is the property owner immediately behind (north) the subject property. Ms. Burkhardt was in support for the exception of the east wall area request. Additionally, Ms. Burkhardt asked about plans to repair/ replace the existing fence currently in disrepair as well as about any plans regarding the existing rear lot line landscaping/ vegetation that provides visual screening between the properties.

Marion Paulette, 4501 W 64th Street, was in attendance to gain additional information about the project. Ms. Paulette is in support of the project and wall exception as well as happy to see us renovating a currently deteriorated/ dilapidated house without performing a complete tear down of the existing structure.

Travis Brown, 4505 W 64th Street, was in attendance to offer support for the project and gain additional information about the extents of the renovation and the design scheme. Mr. Brown was also appreciative to see an existing house be repurposed instead of torn down.

The neighborhood meeting was concluded at 7:25pm following no additional neighbor visitation for 25 minutes.

Adam Anthony Pfeifer | NCARB

**Adam Anthony Pfeifer, NCARB**

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adam@apdstudios.com

Neighborhood Meeting Sign-in Sheet
Prairie Village Design Guidelines Exception
4508 W 64th Street
April 20, 2021

Name	Crystal Burkhardt
Address	4509 W 63 rd Ter
Phone	913-602-4109
Email	cburkhardt79@gmail.com

Name	Marion Pouletti
Address	4501 W 64th St
Phone	913-620-5632
Email	marionpouletti@att.net

Name	Travis Brown
Address	4505 W 64th
Phone	301-401-4012
Email	travisrbrown@hotmail.com

Name	Eric Seifert
Address	4409 W 64 th Street
Phone	(618) 558-5122
Email	eseifert.s@hotmail.com