

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

**PLANNING COMMISSION AGENDA  
CITY OF PRAIRIE VILLAGE  
TUESDAY, OCTOBER 7, 2025  
7700 MISSION ROAD  
COUNCIL CHAMBERS  
6:00 P.M.**

**I. ROLL CALL**

**II. APPROVAL OF PLANNING COMMISSION MINUTES - September 9, 2025**

**III. PUBLIC HEARINGS**

**IV. NON-PUBLIC HEARINGS**

- |          |   |
|----------|---|
| PC-25-15 | Site plan - exception to neighborhood design / windows<br>6528 Granada Drive<br>Zoning: R-1A<br>Applicant: Sarah Clutter  |
| PC-25-17 | Site plan - exception to foundation elevation<br>2706 W. 71 <sup>st</sup> Terrace<br>Zoning: R-1B<br>Applicant: Karman Williams, Koenig Building and Restoration LLC    |
| PC-25-19 | Site plan for patio with exception to lot coverage standards<br>4121 W. 73 <sup>rd</sup> Street<br>Zoning: R-1B<br>Applicant: Morgan Brouillette, High Prairie Outdoors |
| PC-25-20 | Property specific sign plan<br>Corinth Quarter Phase II - 3901 W. 83 <sup>rd</sup> Street<br>Zoning: C-2<br>Applicant: Andrea Hildago, GRI Corinth South, LLC           |

**V. OTHER BUSINESS**

**VI. ADJOURNMENT**

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

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

**PLANNING COMMISSION MINUTES  
SEPTEMBER 9, 2025**

**ROLL CALL**

The Planning Commission of the City of Prairie Village met in regular session on Tuesday, September 9 at 6:00 p.m. in the Council Chambers at 7700 Mission Road. Vice-Chair Jeffrey Valentino called the meeting to order at 6:00 p.m. with the following members present: Jonathan Birkel, David Herron, James Kersten, and Melissa Temple.

The following individuals were present in their advisory capacity to the planning commission: Chris Brewster, Multistudio; Nickie Lee, Deputy City Administrator; Mitch Dringman, Building Official; Terry O'Toole, Council Liaison; Adam Geffert, City Clerk/Planning Commission Secretary.

**APPROVAL OF MINUTES**

**Ms. Temple made a motion to approve the minutes of the August 5, 2025, regular planning commission meeting as presented. Mr. Kersten seconded the motion, which passed 5-0 [Ms. Brown arrived after the vote was taken].**

**OLD BUSINESS**

None.

**PUBLIC HEARINGS**

PC-25-9                      Renewal of special use permit for service station, car wash, and convenience store  
3901 Tomahawk Road  
Station PV Tomahawk, LLC  
Zoning: C-2  
Applicant: Muhammad Jutt

Mr. Brewster said that the applicant was requesting to renew a special use permit for a service station. The original permit was granted in 1991 and was renewed in 2002 and again in 2015. In 1991, KDHE required a groundwater remediation and monitoring system when the tanks were replaced, and closed the environmental monitoring in 2011. Monitoring is no longer required, but may be required by KDHE if any future situations occur. The 2015 renewal included the following conditions from the original 1991-92 special use permit:

1. That canopy lighting be directed as closely as possible toward the work surface and that all outdoor lighting be in conformance with Section 19.34.50 - Outdoor Lighting in the zoning regulations.
2. That if it is determined that a remediation or monitoring system needs to be installed, the applicant shall apply for an amendment to the site plan through the planning commission.
3. That since no changes are proposed to the service station, the site plan illustrating the existing development be approved as the site plan.
4. That future changes and improvements, including architectural style or exterior materials, to this site be submitted to the planning commission for site plan approval rather than an amendment to the special use permit.
5. That the special use permit be valid for a period of ten years.
6. If the permit is found not to be in compliance with the terms of the approval of the special use permit, it will become null and void within 90 days of notification of noncompliance, unless the noncompliance is corrected.
7. That the applicant shall maintain the landscaping and replace any plant materials as needed so that the integrity of the landscape screen is maintained throughout the life of the project.

Mr. Brewster said that there were no physical or operational changes proposed with the application. The property is zoned C-2 - General Business District, and the building and site meet all C-2 standards. Service stations with accessory car washes and retail stores are permitted uses in C-2, subject to review and approval of a special use permit. The permit application is accompanied by site plan demonstrating all facilities unchanged from the most recent site plan approved by the city.

Mr. Brewster noted that the planning commission is tasked with making findings of fact to support its recommendation to approve, conditionally approve, or disapprove special use permits. It is not necessary that a finding of fact be made for each factor. However, there should be a conclusion that the request should be approved or denied based upon consideration of as many factors as are applicable. The factors to be considered in approving or disapproving a special use permit are identified in Section 19.28.035:

- A. The proposed special use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.**

The building and site meet all standards of the C-2 zoning district.

- B. The proposed special use at the specified location will not adversely affect the welfare or convenience of the public.**

The proposal is a renewal for an existing building and use that was originally approved in 1991, and the most recent site construction was an approved site plan in 2015. No changes have occurred to the use, intensity, or physical nature of the site since that time, and none are proposed. The site is at the intersection of two major streets, opposite a commercial activity center. The property is zoned and

used in a similar way to nearby property, with compatible design and intensity of uses. The residentially-zoned property to the north is separated by Tomahawk Road, and there are appropriate streetscape and frontage design transitions between these homes, this site, and the rest of the Prairie Village Shops to the south and west. The site complies with all standards and will not adversely affect the welfare or convenience of the public.

**C. The proposed special use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.**

There will not be any substantial injury to the value of other property and there are no changes proposed to how the use has been situated and operated in the past.

**D. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to hinder development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:**

1. The location, size, nature and height of buildings, structures, walls, and fences on the site.
2. The nature and extent of landscaping and screening on the site.

There are no changes to the proposed site. It is situated on a triangular corner of Tomahawk Road and Mission Lane. The property includes landscape buffers on the south and east (between parking and internal lanes to the Prairie Village Shops) and streetscape buffers with street trees and sidewalks on the public frontages on the west and north. This is an appropriate design and street treatment for a busy commercial frontage.

**E. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.**

This is a renewal for an existing building and use, and does not necessarily trigger the parking standards. However, the ordinance would require the following:

- One space per employee and two spaces for each service bay (service station)
- One space per 250 square feet of gross floor area (retail)

This results in approximately 22 parking spaces, queuing areas, or service stops required for the site. Between the service areas, queuing areas, 15 designated parking spaces and informal parking areas this site appears to comply with the

ordinance requirement (despite no development or operational changes triggering a parking requirement). Additionally, this site is included within the Prairie Village Shops that uses a blended parking rate for all parking; there are over 40 “on-street” parking spaces on the internal lanes immediately abutting the site. Further, there have been no problems or unusual difficulties with access reported in this area that impact other businesses or traffic flow on the street. The site is appropriately landscaped based on the context and relationship to adjacent property and streets.

**F. Adequate utility, drainage, and other such necessary facilities have been or will be provided.**

The application is the reuse of an existing building and site, with no site development activity. There are adequate utilities in the area, and there have been no reports of drainage issues caused by the existing site layout. The site was under a groundwater remediation and monitoring requirement from 1991 to 2011; however, that issue has been cleared by KDHE and there have been no other reports of issues.

**G. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.**

There are no proposed changes to the access or intensity and operations on the site. The site has functioned properly under these conditions and there have been no reports of problems or unusual difficulties with access or traffic in this area due to the use or site layout.

**H. Adjoining properties and the general public shall be adequately protected from any hazardous or toxic materials, hazardous manufacturing processes, obnoxious odors or unnecessarily intrusive noises.**

Storage of gasoline can produce environmental or hazardous material concerns, and underground storage tanks are subject to safety and remediation standards. Staff is not aware of any evidence of non-compliance or any other reports of problems or concerns regarding hazardous or toxic materials. The applicant shall be subject to all other applicable state or federal requirements for use, operation, and removal of tanks should the use change or be discontinued.

**I. Architectural style and exterior materials are compatible with such style and materials used in the neighborhood in which the proposed building is to be built or located.**

No changes are proposed for the building or site, and the site meets all applicable standards and conditions of previous approvals. Should any changes be proposed in the future the application shall be subject to the standards in effect at that time.

Mr. Brewster said that staff believed the facts support the requisite findings for the planning commission to recommend, and the city council to approve, the renewal of the application. Consistent with prior similar applications, and since special use permits are revocable upon any violations of conditions or changed circumstances, staff recommended no specific time limit for the renewal. The recommended conditions are:

1. That canopy lighting be directed as closely as possible toward the work surface and that all outdoor lighting be in conformance with Section 19.34.50 - Outdoor Lighting in the city's zoning regulations.
2. That if it is determined that a remediation or monitoring system needs to be installed, the applicant shall apply for an amendment to the site plan through the planning commission.
3. That since no changes are proposed to the service station, the site plan illustrating the existing development be approved as the site plan.
4. That future changes and improvements, including architectural style or exterior materials, to this site be submitted to the planning commission for site plan approval rather than an amendment to the special use permit.
5. That the special use permit be valid for an unlimited time, but can be revoked by the city due to any violations of the conditions or substantial changes in operations or conditions of the property or surrounding context.
6. If the permit is found not to be in compliance with the terms of the approval of the special use permit, it will become null and void within 90 days of notification of noncompliance, unless the noncompliance is corrected.
7. That the applicant shall maintain the landscaping and replace any plant materials as needed so that the integrity of the landscape screen is maintained throughout the life of the project.

Applicant Muhammad Jutt, 3901 Tomahawk Road, was present to discuss the application. He stated that he had no objections to the recommended conditions.

Mr. Valentino opened the public hearing at 6:06 p.m. With no one present to speak, Mr. Valentino closed the public hearing at 6:07 p.m.

Mr. Birkel asked whether the special use permit would need to be renewed or reconsidered by the planning commission if ownership of the station were to change hands. Mr. Brewster said that a special use permit could be transferred to another owner, subject to a signed statement that the new owner agrees to all prior conditions.

**Mr. Birkel made a motion to recommend approval of the special use permit renewal to the city council. The motion was seconded by Ms. Temple and passed 6-0.**

PC-25-16                      Special use permit for restaurant and craft brewery  
   4000 W. 71<sup>st</sup> Street  
   Zoning: C-2  
   Applicant: Big Grove Brewery and Taphouse

Mr. Brewster said that the applicant was requesting a special use permit to locate a microbrewery with associated restaurant and accessory retail services in the Prairie Village Shops. The use is proposed for approximately 11,500 square feet of the east portion of the former Macy's building fronting on the south elevation along 71<sup>st</sup> Street. A site plan for a remodeling of the building was approved in 2021, then revised and approved for changes that included:

- Removal of second story (third level of the building).
- Changes to the exterior of the façade.
- Reconfiguration of parking and loading areas.
- Landscape improvements associated with exterior plazas, courtyards, parking areas, and streetscapes.

Mr. Brewster noted that the property was zoned C-2 - General Business. A site plan for a remodel was approved in 2021 but never executed for building permits. That plan anticipated a retail grocery store on the lower level (accessed by the west and north elevations) and a mix of retail, restaurant, and service businesses on the second level (accessed by the south elevation). Mr. Brewster stated that remodels with expansions of buildings of more than 10%, or exterior renovations with substantial material changes required the planning commission to review and approve a site plan.

Microbreweries are permitted uses in C-2, subject to review and approval of a special use permit, and are also subject to specific business license requirements in the municipal code. The special use permit application is accompanied by a site plan demonstrating compliance with the prior approved site plan except for specific adjustments noted in the special use permit factors proposed to accommodate this specific tenant.

Mr. Brewster said that the planning commission is tasked with making findings of fact to support its recommendation to approve, conditionally approve, or disapprove special use permits. It is not necessary that a finding of fact be made for each factor. However, there should be a conclusion that the request should be approved or denied based upon consideration of as many factors as are applicable. The factors to be considered in approving or disapproving a special use permit are as follow:

- A. The proposed special use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.**

This use is a regulated industry that is subject to specific licensing requirements of the Kansas Alcoholic Beverages Commission. Additionally, the Prairie Village Municipal Code has standards for microbreweries that repeat state licensing requirements. One of the requirements is a minimum distance from schools and churches by more than 200', or a waiver of this requirement through applicable procedures. The applicant submitted a letter of support from Colonial Church, 7039 Mission Road, which is within 200' of the proposed tenant building space, and has initiated proceedings with the city council to consider a waiver of this location restriction.

The building and site meet all standards of the C-2 zoning district and conform with the previously approved site plan, except where specifically noted below.

- The outdoor patio space has been redesigned and configured for more formal seating associated with the tenant space. This includes:
  - An enclosed stone wall and landscape features.
  - A covered canopy extending from the building over the west portion of the patio (black steel structure with exposed corrugated metal under panels - approximately 16' high).
  - A wood pergola over a smaller portion on the east of the patio (wood with translucent corrugated under panels - approximately 12' high).
  - Additional accessory landscape and outdoor amenity features.
- The east elevation has been changed to include two large windows in the mid-portion of the stone wall. This is consistent with and an improvement on the prior approved direction and provides additional architectural relief on this otherwise large blank wall (previously broken up by material changes and 4 vertical stone accents which remain).
- A specific sign proposal for the proposed tenant. The sign includes channel letters mounted on top of the canopy. The proposed sign is approximately 203 square feet (50.75' x 4'). The prior site plan approved signs in concept only since the Prairie Village Shops are currently under a property-specific sign plan and since there were insufficient details on specific signs to review against these standards or otherwise consider as updating or amending these standards. Under that currently applicable sign plan, this particular building includes four large anchor tenant signs - one on each main wall approximately 104 square feet each.

In association with the special use permit, the planning commission can recommend, and the city council may approve, a permit-specific sign. Mr. Brewster said that staff recommended approving the proposed sign in place of two of the otherwise allowed "anchor signs" (two at 104 s.f. each) for this property. All other signs shall remain only conceptually approved and subject to the property specific sign plans, unless a comprehensive sign plan for the Prairie Village Shops is proposed and approved by the city through appropriate review and procedures.

**B. The proposed special use at the specified location will not adversely affect the welfare or convenience of the public.**

The proposed use is appropriate for the C-2 district and compatible with the overall nature and character of the Prairie Village Shops. It is consistent with the initial investment and site plan proposed and approved by the planning commission in 2024. In addition, it should contribute to the "activity center" concept identified in

the comprehensive plan for the city's commercial areas and specifically the Prairie Village Shops. Assuming that all compatibility and adjacency issues are adequately addressed and managed with the adjacent property, the proposed special use will not adversely affect the public welfare and convenience.

**C. The proposed special use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.**

Restaurants and drinking establishments are generally appropriate in the C-2 district and are similar to and compatible with other businesses in the Prairie Village Shops. The general use is also consistent with the use mix proposed in the approved site plan. Two aspects of "drinking establishments" requiring special use permits and of this specific plan are pertinent to the planning commission's consideration:

- As a microbrewery, this use proposes some on-site manufacturing of craft beer. Specifically, the applicant proposes approximately 6% of the area will be for production, 75% for kitchen and restaurant, and other portions for accessory retail and patio seating. These uses are subject to all Kansas Alcoholic Beverage Commission licensing standards as a microbrewery specifically, and all other business license and health code standards as a restaurant generally, which should adequately address any concerns with the manufacturing and sale of craft beer on premises.
- There is a significant outdoor seating and service area associated with this use which could potentially present negative impacts on nearby property. The applicant has proposed that hours of operations would typically be 11:00 a.m. to 11:00 p.m., with slight modification based on community and customer feedback. The nearest residential structure is over 200' from the nearest portion of the outdoor service area. This space includes a landscape perimeter of the patio, parking areas with landscape in islands and the perimeter, and a collector street that also includes some trees.

Further, all uses in business districts, and particularly business districts near residential areas must comply with the Prairie Village noise ordinance, which limits noises between 10:00 p.m. and 7:00 a.m. weekdays, and 12:00 a.m. and 8:00 a.m. weekends. Mr. Brewster said that staff felt that the combination of location and mitigating factors will not present negative impacts on adjacent residential property, or in the event that any unanticipated issues do arise there will be mitigating strategies or enforcement mechanisms to correct any issues.

**D. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to hinder development and use of neighboring property in accordance with the applicable zoning district regulations. In**

**determining whether the special use will so dominate the immediate neighborhood consideration shall be given to:**

1. The location, size, nature and height of buildings, structures, walls, and fences on the site.
2. The nature and extent of landscaping and screening on the site.
3. All elements of the plan were previously reviewed and approved by the planning commission in conformance with the city's standards and site plan criteria, except as noted above. No other factors that affect the building, site, or landscape plan are changing.

Additionally, businesses of this type, scale, and intensity were accounted for in the traffic analysis conducted with the prior approved plan and no additional traffic analysis is needed for this particular tenant.

- E. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.**

A parking plan and a blended parking rate were applied to this property and approved in compliance with the parking standards with the 2024 site plan approval. Uses of this scale and intensity were incorporated into that approved plan. No aspects of the plan change the physical configuration or quantity of parking in the approved plan. The proposal includes a more intense use of the patio area than was originally proposed; however, this use is complementary to the restaurant uses that were anticipated. Specifically, the proposal involves up to a maximum of approximately 125 outdoor seating areas; approximately 180 to 200 inside seating areas; and up to 60 to 80 private event seating. Generally, these areas do not operate at capacity, and to some extent these three distinct areas would not be expected to be fully utilized at this time.

Mr. Brewster said that staff felt that the prior approved parking plan, and the fact that the Prairie Village Shops operates under a blended rate parking requirement for all uses throughout the shops (and where any one use has access to all of the available parking in the shops), that the increase intensity in the patio area does not significantly change the parking plan. Additionally, the brewery operator and the property owner are satisfied that there is adequate parking to meet their business interests.

- F. Adequate utility, drainage, and other such necessary facilities have been or will be provided.**

The application is associated with a site plan and redevelopment of an existing building that addressed all utility needs. The applicant submitted an updated drainage letter demonstrating a minimal decrease in impervious surfaces through

landscape islands, which is consistent with the prior approval and stormwater requirements associated with redevelopment of the site.

- G. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.**

Businesses of this type, scale, and intensity were accounted for in the traffic analysis conducted with the prior approved plan and no additional traffic analysis is needed for this particular tenant.

- H. Adjoining properties and the general public shall be adequately protected from any hazardous or toxic materials, hazardous manufacturing processes, obnoxious odors or unnecessarily intrusive noises.**

There are no anticipated hazardous or toxic materials associated with this use and all waste and byproducts are anticipated to be addressed through typical channels that affect restaurants. Production of beer can produce some odors, but at this scale and this particular manufacturing they would not generally be considered "obnoxious odors" that would be detrimental to public health or otherwise offensive to the general public.

- I. Architectural style and exterior materials are compatible with such style and materials used in the neighborhood in which the proposed building is to be built or located.**

Other than specific changes addressing existing standards, there are no proposed changes to the architectural or exterior elements from the prior approved site plans. Staff believes this plan and the changes are consistent with the prior approvals and this criteria.

Mr. Brewster said that absent any testimony or evidence to the contrary at the public hearing, staff believed that the planning commission may make findings that support approval of this application in compliance with the special use permit criteria. Staff recommends approval of the special use permit subject to the following:

1. The site plan and building elevations are consistent with the prior site plan approval except for the following, approved in conjunction with this special use permit:
  - a. Re-design of the patio space including enclosed wall, canopy, trellis, and other seating and amenities.
  - b. Addition of two large windows on the east elevation.
  - c. Specifications for a 203 +/- square foot channel letter sign on the canopy (50.75' x 4') in place of the two of the four 104 square foot wall signs otherwise permitted an anchor tenant. All other signs are conceptual only, and all future signs shall comply with the Prairie Village Shops sign standards, or any comprehensive updates to those standards, or comply with the general city-wide sign standards.

2. The special use permit is contingent on the city council approving a waiver of the location restriction related to churches as provided in licensing requirements of the Prairie Village Municipal Code, or otherwise determines that location restriction is inapplicable to this site.
3. The special use permit is limited to the site plan application associated with the permit in terms of location, extent, and operation limitations.
4. The special use permit is approved without an expiration date; however, the permit is revocable for any violation with the conditions of this permit, any non-compliance with approved site plans, or any other violation of city codes or business license requirements.
5. If the permit is found not to be in compliance with the terms of the approval of the special use permit, it will become null and void within 90 days of notification of noncompliance, unless the noncompliance is corrected.
6. All other conditions of the site plan approved in October 2024 which are not specifically a part of this special use permit remain in effect.

Mr. Kersten asked whether future tenants surrounding the brewery would be limited in allowed signage size due to how large the proposed brewery sign was. Mr. Brewster said that staff believed that there was still enough available space for other tenants' anchor signage, but that an update to the overall sign plan of the Prairie Village Shops would need to be made at some point in the near future.

Mr. Kersten also asked whether city code limited the size and scale of the proposed "silo" structure in the outdoor seating area. Mr. Brewster said that the silo would be treated as an accessory structure, and the proposal was compliant with the requirements for such structures.

Mr. Birkel asked if a sign could be placed on the silo. Mr. Brewster said that it could not unless a property-specific sign plan was approved that included the silo.

Applicants Patrick Joyce and Carson Scheer with Kimley-Horn, 7300 College Blvd., Overland Park, KS, Al Buck, Solum Lang Architects, 1101 Old Marion Road, Cedar Rapids, IA, Andrea Hidalgo, First Washington Realty, 7200 Wisconsin Avenue, Bethesda, MD, and Matt Swift, Big Grove Brewery were present to discuss the application. A presentation was given showing design plans, elevations and landscapes for the proposed brewery.

Mr. Herron asked what type of stone would be used in the outdoor patio area. Mr. Buck said a stone type had not been selected yet, but it would likely be a local variety, such as limestone.

Mr. Valentino asked whether the silo was a "branding" structure found at other Big Grove locations. Mr. Buck said that each location did have a similar looking silo. Mr. Valentino also asked how the proposed signage would be lit, and Mr. Buck stated that each letter would have internal lighting.

Ms. Brown asked whether there would be live music at the brewery. Mr. Swift said on occasion, live music could be featured during the summer time, but it would typically be during the lunch hour or happy hour rather than late in the evening.

Mr. Valentino opened the public hearing at 7:12 p.m. With no one present to speak, Mr. Valentino closed the public hearing at 7:13 p.m.

Mr. Kersten and Mr. Valentino suggested that the proposed signage size be reduced for a better neighborhood scale. Mr. Valentino added that the sign should either be unlit or minimally lighted. Ms. Brown stated that the proposed silo did not fit the character of the shops or surrounding neighborhood. Ms. Temple said that she felt the proposed design was very industrial, and that a theme that better matched the rest of the shopping center would be preferred.

Mr. Valentino suggested removing the approval of the sign and silo (staff condition 1-c) from the site plan approval and consider them separately at a future meeting. Mr. Kersten said that consideration of a cohesive sign plan for the entire shopping center would be most effective. Ms. Hildago said that a sign plan would be submitted at a future date.

**After further discussion, Mr. Kersten made a motion to recommend approval of the special use permit, and approve the site plan with the exception of the proposed signage and silo, which could be considered at a future date. The motion was seconded by Mr. Birkel and passed 6-0.**

## **NON-PUBLIC HEARINGS**

None.

## **OTHER BUSINESS**

None.

## **ADJOURNMENT**

With no further business to come before the commission, Mr. Valentino adjourned the meeting at 7:42 p.m.

Adam Geffert  
City Clerk/Planning Commission Secretary

# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, Multistudio, Planning Consultant  
**DATE:** October 7, 2025 Planning Commission Meeting

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**Application:** PC 25-15

**Request:** Site Plan - Exception to Neighborhood Design / Windows

**Property Address:** 6528 Granada Drive

**Action:** *An exception to the neighborhood design standards requires the Planning Commission to review a site plan, and based on specific criteria the Planning Commission may grant exceptions.*

**Applicant:** Clutter Living Trust, Owner

**Current Zoning & Use:** R-1A Single-Family Residential - Single-Family Dwelling

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

**Legal Description:** INDIAN FIELDS LOT 29 BLK 5

**Property Area:** 0.4 Ac (17,380 sq. ft.)

**Related Case Files:** PC 25-05 Site Plan, Lot Coverage Exception  
BZA 25-02 Variance, Cumulative Side Setback

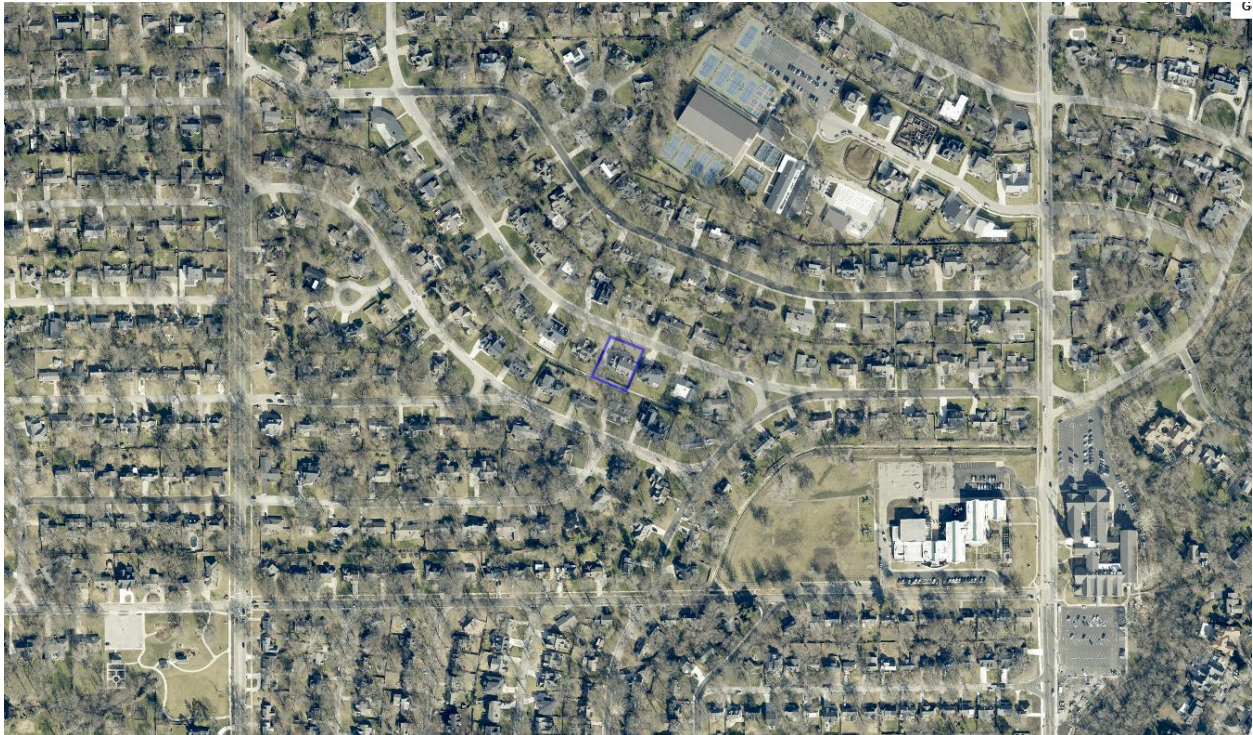
**Attachments:** Application, Site Plan, Elevations

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### General Location – Map



### Aerial Map



**Aerial Site**



**Birdseye View**



**Street View**



*Looking south from Granada Drive – proposed attached outbuilding to be located in background at end of driveway.*

**BACKGROUND:**

The applicant is requesting an exception to the window percentage requirement of the Neighborhood Design Standards in [Section 19.06.025.\(e\)](#) to build a proposed attached outbuilding that does not meet the rear window percentage requirements. While the window percentage requirements generally apply to each elevation as a whole, when a portion of the building facade is offset by more than 12 feet from other portions of the facade, the interpretation has been that that offset portion of the elevation needs to meet the percentage independently. The proposal is for the south (rear) elevation of the outbuilding to have 7.38% windows rather than the required 15%.

This application is related to PC 25-05, an exception for lot impervious coverage approved by the Planning Commission in April 2025. That proposal involved a detached garage on the southwest portion of the lot, approximately 16 feet by 24 feet, and located 5 feet from the west property line. The size of the structure and the setback complied with the zoning ordinance applicable to accessory structures. This plan did not have windows on the south and east elevations, and they were not required by the ordinance. The overall plan exceeded impervious coverage limits, requiring the Planning Commission exception. The Planning Commission approved an exception for lot coverage up to 43.95% in that prior application, with an additional 120 square feet allowance for paving between the existing pool deck and patio (44.64%).

Since the prior application the applicant has changed plans due to homeowners' association input. The new proposal is to reduce the garage to 14 feet by 24 feet, locate it 10 feet from the west property line, and attach it to the principal structure by a covered breezeway, which subjects the proposed building to principal building standards, including the design standards. The applicant is requesting an exception to allow a lesser window percent on the rear elevation of the outbuilding. [Note: the application is also within the prior impervious cover exception at 43.79%.]

The property is mid-block on the south side of Granada between Mission Road and Roe Avenue and is zoned R-1A. The block features larger R-1A lots – 110-feet to 130-feet wide and approximately 16,000 to 20,000 square feet. This lot is 17,380 square feet.

The applicant had a neighborhood meeting on August 26, 2025, as required by the Prairie Village Resident Participation Policy and has supplemented the application with background on that meeting.

**ANALYSIS:**

Section [19.06.025.\(d\)\(1\)](#) of the Neighborhood Design Standards includes the following regarding building massing:

- (1) *Windows and Entrances.* All elevations shall have window and door openings covering at least:
  - a. Fifteen percent on all front elevation or any street-facing side elevation; and
  - b. Eight percent on rear elevations; and
  - c. Fifteen percent on rear elevations.

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

Further, in conjunction with other massing standards that deal with projections and offsets, staff has interpreted that any elevation offset more than 12 feet from a primary elevation must meet the design standards independently. The intent is to guard against large blank walls on more prominent elevations, and to not allow distinct portions of the building to have large blank walls where other more remote elevations exceed the percentage requirement.

This plan is for a detached outbuilding. While accessory structures are generally not subject to the neighborhood design standards (and major accessory buildings are only subject to a general compatibility standard with the principal building), the proposal to attach this building to the principal building by a covered walkway subjects it to principal building standards. Additionally, since the elevations of the outbuilding are offset by more than 12 feet from the principal building, each elevation of the outbuilding must meet the design standards independently. Specifically, this means that the rear elevation must have 15% windows and the side elevation must have 8% windows. The south (rear) elevation includes a 13 square foot window on a 176 square foot elevation, which is 7.38% of the elevation. Up to 3% addition can be counted with the window and trim, but this brings the eligible percentage to 10.38% rather than the required 15%. [The window and trim is 22 square feet, and 12.5% of the elevation, but only up to 10.38 contributes to the requirement per the ordinance.]

All other components of the proposed plan meet the development and neighborhood design standards, and the attached outbuilding meets the window percentage requirements independently on the other three sides.

#### **CRITERIA:**

[Section 19.06.025\(f\)](#) provides that the Planning Commission may grant exceptions to any of the Neighborhood Design Standards, subject to the site plan process. It includes the following criteria relevant to this specific application:

...

- (2) Any exception dealing with the placement of the building is consistent with sound planning, urban design and engineering practices when considering the site and its context within the neighborhood.
  - (3) The placement and orientation of the main mass, accessory elements, garages and driveways considers the high points and low points of the grade and locates them in such a way to minimize the perceived massing of the building from the streetscape and abutting lots.
  - (4) Any exception affecting the design and massing of the building is consistent with the common characteristics of the architectural style selected for the building.
  - (5) The requested exception improves the quality design of the building and site beyond what could be achieved by meeting the standards - primarily considering the character and building styles of the neighborhood and surrounding properties, the integrity of the architectural style of the proposed
-

building, and the relationship of the internal functions of the building to the site, streetscape, and adjacent property.

- (6) The exception will equally or better serve the design objectives stated in Section 19.08.025.(a) and the intent stated for the particular standard being altered.

[\[19.06.025.\(f\).\]](#)

In this case, the design objectives most relevant to this exception include:

...

- (2) Promote building and site design that enhances neighborhood streetscapes.
- (3) Reinforce the existing scale and patterns of building 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.

[\[19.06.025.\(a\)\]](#)

Additionally, the massing standards (including the window requirements) have the following intent: [t]he following massing standards break down the volume of the buildable areas and height into smaller scale masses to improve the relationship of the building to the lot, to adjacent buildings, and to the streetscape, and shall apply in addition to basic setback and height standards. [\[19.06.025.\(d\)\]](#)

The proposed exception is justified based on the following:

- The outbuilding is generally compatible with the principal structure in terms of massing, materials, roof forms, architectural style, and windows and doors on other elevations.
  - The window percentage would not otherwise apply to this portion of the structure if either (a) it was not attached to the principal structure by a covered walkway; or (b) the elevations were not off-set by more than 12 feet from the principal structure.
  - The remote nature of this outbuilding on the lot and the limited extent of the elevations requesting the exception (1-story with gable, 14 linear feet wide on the rear elevation); and the limited nature of the exception (7.38% window - 10.38% with trim exception, rather than the required 15%)
  - The proposed building meets several of the design objectives and does not undermine any of the other design objectives or criteria for exceptions.
-

**RECOMMENDATION:**

Staff recommends approval of the exception, subject to the following conditions:

1. The exception is limited to the plans included in the application.
  2. The exception is subject to an associated variance request (cumulative side yard setback) being approved by the BZA.
  3. The applicant receives all further necessary permits from Public Works and the building official demonstrating compliance with all other applicable standards, including the lot impervious cover standards being consistent with and within the parameters of an exception granted by the Planning Commission in PC 25-05.
-

**Project Description**

Requested Action\*

Residential Building Line Modification/Elevation Change

Legal Description\*

Indian fields lot 29 block 5 pvc-0407A0030

**Applicant Information**

What are you applying for?

BZA

Applicant Name\*

Dwayne Hodges

Address\*

10327 High Dr Leawood, Ks 66206

Phone Number\*

9133859945

E-Mail\*

info@hodgesgarages.com

Owner Name\*

Sara Clutter

Location of Property\*

6528 Granada Dr Prairie Village Kansas

Owner Phone Number\*

9139093116

Owner E-Mail\*

sclutter27@gmail.com

Applicant requests consideration of the following: (Describe proposal/request in detail)\*

Build attached garage to comply with HOA requirement. Closer to side yard setback and over 40% lot coverage.

**Acknowledgement**

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). As a result of the filing of said application, the 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 the City for all costs incurred by the 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 owed whether or not Applicant obtains the relief requested in the application.

Applicant Signature\*

Dwayne C. Hodges

Aug 5, 2025

Date\*

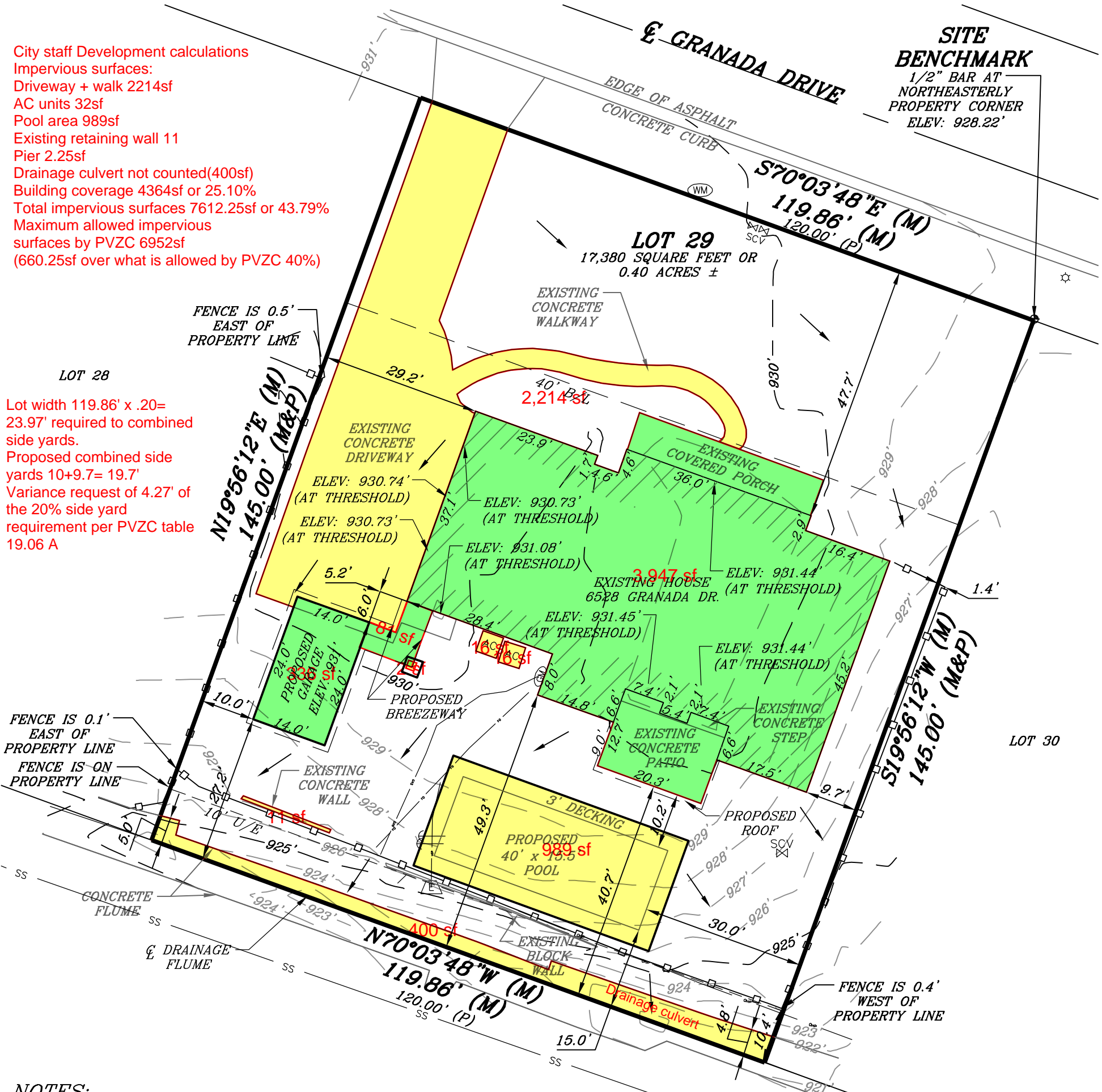
08/05/2025

**PROPERTY DESCRIPTION**  
CONTAINING 17,380 SQUARE FEET OR 0.40 ACRES

LOT 29, BLOCK 5, INDIAN FIELDS, A SUBDIVISION IN THE CITY OF PRAIRIE VILLAGE, JOHNSON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF.

City staff Development calculations  
Impervious surfaces:  
Driveway + walk 2214sf  
AC units 32sf  
Pool area 989sf  
Existing retaining wall 11  
Pier 2.25sf  
Drainage culvert not counted(400sf)  
Building coverage 4364sf or 25.10%  
Total impervious surfaces 7612.25sf or 43.79%  
Maximum allowed impervious surfaces by PVZC 6952sf  
(660.25sf over what is allowed by PVZC 40%)

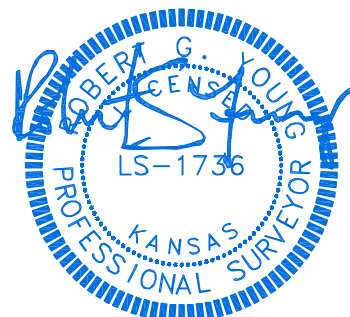
**SITE BENCHMARK**  
1/2" BAR AT NORTHEASTERLY PROPERTY CORNER  
ELEV: 928.22'



LOT 28  
Lot width 119.86' x .20= 23.97' required to combined side yards.  
Proposed combined side yards 10+9.7= 19.7'  
Variance request of 4.27' of the 20% side yard requirement per PVZC table 19.06 A

**NOTES:**  
SITE PLAN INCLUDES ALL BUILDING PROJECTIONS BEYOND THE FOUNDATION WALLS.

**SURVEYORS DECLARATION:**  
I HEREBY DECLARE THAT THIS DRAWING WAS PREPARED UNDER MY SUPERVISION FOR BUILDING PERMIT APPLICATION AND CONSTRUCTION PURPOSES ONLY; THAT THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY AND THE PROPERTY LINES SHOWN HEREON HAVE NOT BEEN VERIFIED; THAT THE SEWER DEPTH OR FLOWLINE ELEVATIONS (IF SHOWN) ARE FROM THE BEST INFORMATION AVAILABLE WHICH SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO EXCAVATION.



REV. 8/8/2025

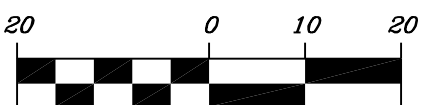
**LEGEND:**

- AC AIR CONDITIONER
- GUY WIRE
- LIGHT POLE
- GM GAS METER
- SCV IRRIGATION CONTROL VALVE
- WM WATER METER
- FENCELINE

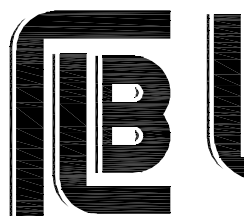
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**GRAPHIC SCALE**



( IN FEET )  
1 inch = 20 ft.



**R.L. Buford & Associates, LLC**

LAND SURVEYING - DEVELOPMENT CONSULTANTS  
R.L. BUFORD & ASSOCIATES, LLC  
MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977

P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR **HODGES GARAGES**  
6528 GRANADA DRIVE  
PRAIRIE VILLAGE, KS. 66208

SEC.-TWP.-RGE. 16-12-25	COUNTY JOHNSON	JOB NO. JO-24182
DATE 7-19-2024	FIELD BOOK & PAGE LOOSE LEAF	

**SITE PLAN-INDIAN FIELDS, BLOCK 5, LOT 29**

DRAWN BY  
JDC

2018 INTERNATIONAL RESIDENCE CODE (IRC)

14 Wide x 24' Depth 336 sq.ft. GARAGE ADDITION

DEFERRED PRE-FABRICATED TRUSS DRAWING PACKAGE

Parcel # OP13000005 0029

Owner: Sarah Clutter

6528 Granada Dr

Prairie Village, MO 66208

Address: 6528 Granada Dr, MO 66208

Square Feet: 17,399.29

Acres: 0.40

Existing House 3,377 sq.ft. Footprint

NEW DETACHED GARAGE 336 st.ft.

Legal Description: INDIAN FIELDS LOT 29 BLK 5 PVC-0407A0030

ZONING: R-1A

OCCUPANCY CLASSIFICATION- U PRIVATE RESIDENTIAL GARAGE

DRAWING INDEX

SHEET #	DESCRIPTION
G1	CODE NOTES
A101	GARAGE PLAN
A201	ELEVATION- FRONT & BACK
A202	SIDE ELEVATION
A203	SIDE ELEVATION, FOOTING DETAIL, SOFFIT DETAIL
A301	GARAGE SECTION
STRUCTURAL-	SPECIFICATIONS

CONSTRUCTION FENCE-

PROVIDE A CONSTRUCTION FENCE W/ 2' x 3' PROJECT SIGN AS LOCATED ON SITE PLAN

CONSTRUCTION FENCE SHALL BE MIN 72" MAX 84" HIGH

CHAIN LINK FENCING OVERLAID ON THE THE EXTERIOR W/ OPAQUE VINYL SCREEN

W/ 2'x3' PROJECT SIGN-

PROJECT SIGN INFORMATION-

PERMIT #

SITE ADDRESS

GENERAL CONTRACTORS NAME

PRIMARY CONTACT NAME

CONTRACTOR PHONE NUMBER

CONTRACTOR EMAIL ADDRESS

CITY'S CONSTRUCTION HOURS ALLOWED

( 8 AM - 8 PM)

APPLICANT SHALL ACKNOWLEDGE IN WRITING A CONSTRUCTION FENCE SHALL BE INSTALLED THAT COMPLIES WITH PVMC 4-1101



**HODGES GARAGES**

845 W 52nd TERR  
KANSAS CITY, MO

913.385.9945

**DETACHED GARAGE PLAN**  
**Sarah Clutter**  
**6528 Granada Dr**  
**Prairie Village, MO 66208**



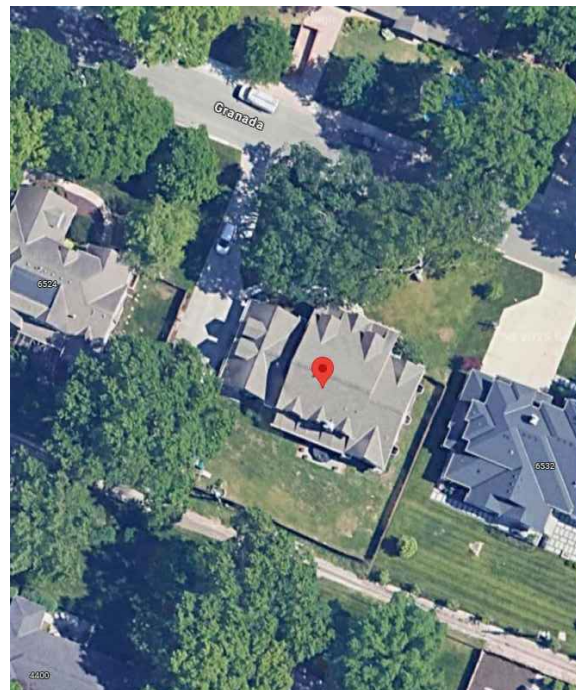
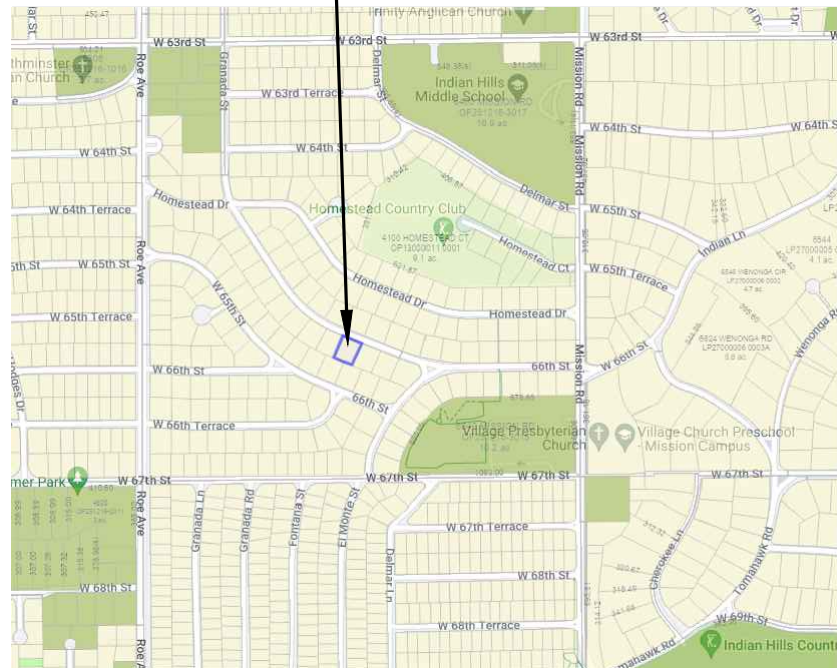
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JOB NO. 6525 GRANADA	
DRAWN BY: sst	
ISSUE	DATE
1 HOA-CONNECTING	5-6-25
2 BZA	8/12/25

SHEET NUMBER
G1
PERMIT 11-12-24

LOCATION - 6528 GRANADA DR



# FRAMING GENERAL

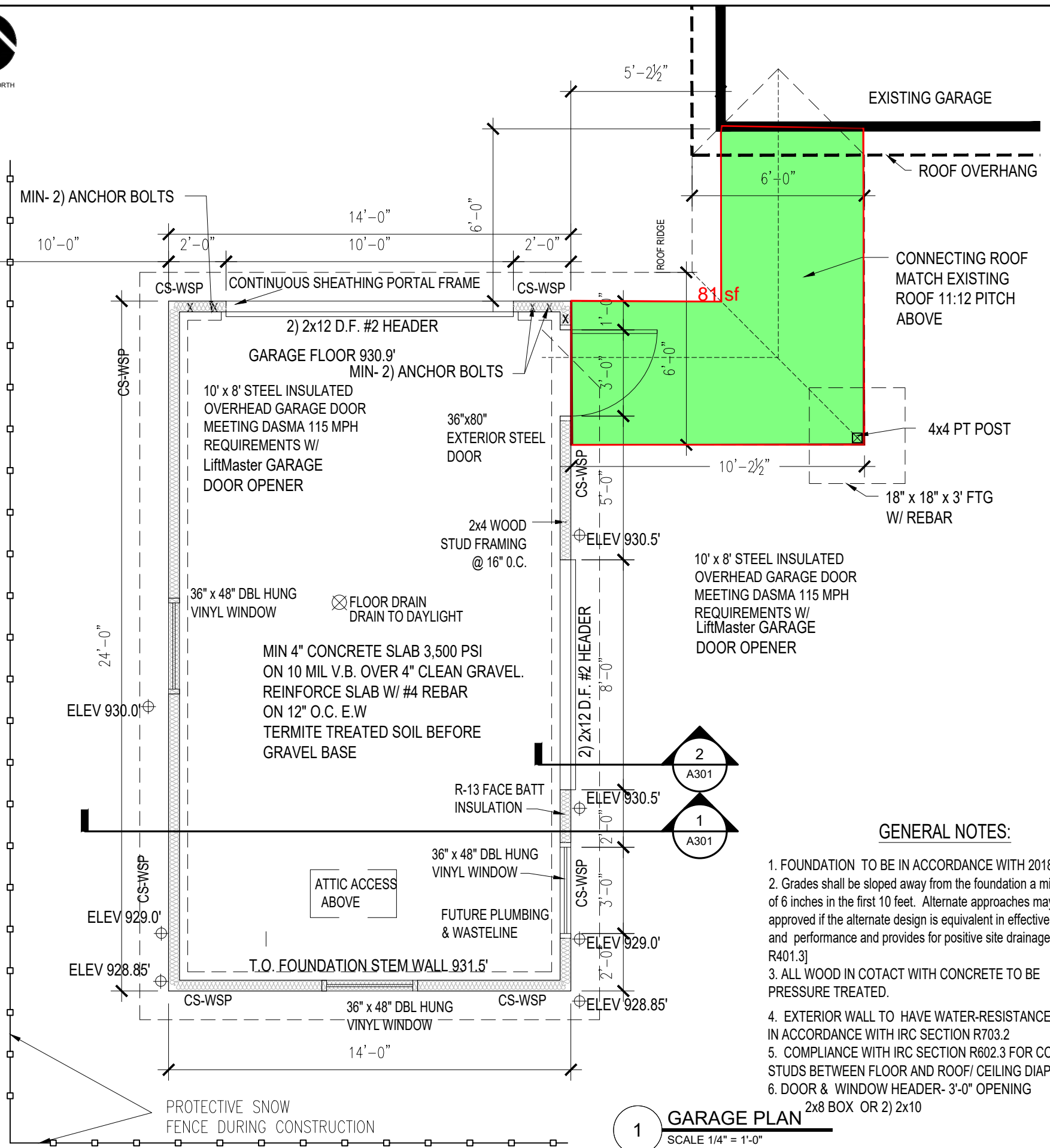
1. ALL LUMBER SIZES ARE FOR DOUGLAS FIR-LARCH UNLESS NOTED OTHERWISE.
2. ALL HEADERS TO BE MIN (2) #2-2x10 UNLESS NOTED OTHERWISE.
3. BLOCK CANTILEVERS, DOORJAMBS, AND OVER BEAMS.
4. ALL HEADERS TO BEAR ON A MINIMUM OF (2) 2x4 STUD POSTS UNLESS NOTED OTHERWISE.
5. INTERIOR NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE.
6. WHERE JOISTS RUN PARALLEL TO FOUNDATION WALLS, SOLID BLOCKING FOR A MINIMUM OF (3) JOIST SPACES BE PROVIDED TO A MAXIMUM OF 2'-0" CENTERS TO TRANSFER LATERAL LOADS ON THE WALL TO THE FLOOR DIAPHRAGM. THE BLOCKING SHALL BE SECURELY NAILED TO THE JOISTS AND FLOORING. NAIL JOISTS AND BLOCKING TO SILL PLATE WITH (3) 10d NAILS (IRC SECTION R602.3.(1)).
7. IF DUCTS ARE INSTALLED IN THE FIRST JOIST SPACE(S), NAIL 2x4s FLAT AT 2'-0" CENTERS WITHIN THE JOIST SPACE(S) AND THEN PROVIDE SOLID BLOCKING, INSTALLED UPRIGHT, IN THE NEXT TWO JOIST SPACES. SECURE THE 2x4s TO THE SILL PLATE WITH (4) 10d NAILS.
8. ALL SILLS AND SLEEPERS SUPPORTED ON CONCRETE OR MASONRY AND FURRING ATTACHED TO CONCRETE OR MASONRY SHALL BE OF DECAY RESISTANT MATERIALS.
9. JOISTS UNDER BEARING PARTITIONS SHALL BE DOUBLED AND COMPLY WITH IRC SECTION R502.4.
10. JOISTS FRAMING FROM OPPOSITE SIDES OVER BEARING SUPPORTS SHALL LAP MINIMUM 3" AND SHALL BE NAILED TOGETHER WITH A MINIMUM (3) 10d FACE NAILS.
11. JOISTS FRAMING INTO A WOOD GIRDER OR BEAM SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR MINIMUM 2"x2" LEDGER STRIPS.
12. FRAMING OF OPENINGS -HEADERS AND TRIMMERS SHALL BE OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR FRAMING. TRIMMER JOISTS SHALL BE DOUBLED WHEN THE HEADER IS SUPPORTED MORE THAN 3'-0" FROM THE TRIMMER JOIST BEARING. WHEN THE HEADER SPAN EXCEEDS 4'-0", THE HEADER AND TRIMMER SHALL BE DOUBLED.
13. 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.
14. WATER-RESISTIVE BARRIER SHALL BE PROVIDED OVER ALL EXTERIOR WALLS. ONE LAYER OF No 15 ASPHALT FELT OR ANY OTHER BARRIER THAT MEETS ASTM D226 TYPE 1 FELT. (R703.2)
15. WHERE CEILING JOISTS ARE NOT INSTALLED CONNECTED TO THE RAFTERS AT THE TOP PLATE AND/OR WHERE CEILING JOISTS ARE NOT INSTALLED PARALLEL TO THE RAFTERS, RAFTER TIES SHALL BE INSTALLED IN THE LOWER 1/3 OF THE ATTIC SPACE AND IN ACCORDANCE WITH TABLE 1-S1.0.
16. COLLAR TIES SHALL BE PROVIDED IN THE UPPER 1/3 OF THE ATTIC SPACE IN ACCORDANCE WITH TABLE 1-S1.0.
17. STUDS SHALL BE CONTINUOUS BETWEEN FLOOR, CEILING, AND/OR ROOF DIAPHRAGMS AS REQUIRED PER R602.3.
18. WHERE THE ULTIMATE WIND SPEED DOES NOT EXCEED 115 MPH, THE WIND EXPOSURE CATEGORY IS B, THE ROOF PITCH IS 5:12 OR GREATER, AND THE ROOF SPAN IS 32 FEET OR LESS, RAFTER AND TRUSSES SPACED LESS THAN 24" OC SHALL BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES IN ACCORDANCE WITH TABLE R602.3.(1). IF NOT, RAFTERS AND TRUSSES SHALL BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES WITH A MECHANICAL CONNECTION CAPABLE OF RESISTING THE UPLIFT FORCE AS SPECIFIED IN

### WALL TYPE KEY

2x4x9' WOOD STUD FRAMING @ 16" O.C.  
CONTINUOUSLY SHEATHED W/  
7/16" APA RATED SHEATHING 24/16  
NAILING PATTERN 8D COMMON NAILS  
6" O.C. AT EDGES & 12" O.C. IN FIELD  
INTERIOR 1/2" GYPSUM BOARD & TAPED  
INTERIOR 1x4 TRIM



PROJECT NORTH



**1 GARAGE PLAN**  
SCALE 1/4" = 1'-0"

### GENERAL NOTES:

1. FOUNDATION TO BE IN ACCORDANCE WITH 2018 IRC
2. Grades shall be sloped away from the foundation a minimum of 6 inches in the first 10 feet. Alternate approaches may be approved if the alternate design is equivalent in effectiveness and performance and provides for positive site drainage. [IRC R401.3]
3. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
4. EXTERIOR WALL TO HAVE WATER-RESISTANCE BARRIER IN ACCORDANCE WITH IRC SECTION R703.2
5. COMPLIANCE WITH IRC SECTION R602.3 FOR CONTINUOUS STUDS BETWEEN FLOOR AND ROOF/ CEILING DIAPHRAGM.
6. DOOR & WINDOW HEADER- 3'-0" OPENING  
2x8 BOX OR 2) 2x10



**HODGES GARAGES**

845 W 52nd TERR  
KANSAS CITY, MO

913.385.9945

**DETACHED GARAGE PLAN**  
**Sarah Clutter**  
**6528 Granada Dr**  
**Prairie Village, MO 66208**



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1800 CENTRAL STREET, SUITE 203  
KANSAS CITY, MISSOURI 64108  
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JOB NO.	6528 GRANADA
DRAWN BY:	scf
ISSUE	DATE
1	HOA-CONNECTING 5-6-25
2	BZA 8/12/25

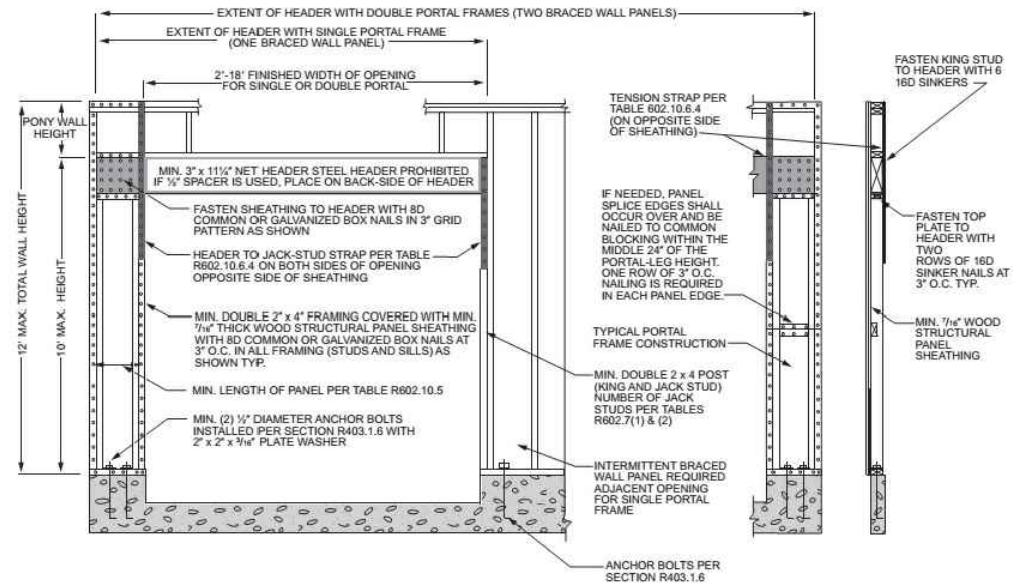
SHEET NUMBER	A101
PERMIT	11-12-24

**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.

SHAW HOFSTRA & ASSOCIATES 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 SHAW HOFSTRA.

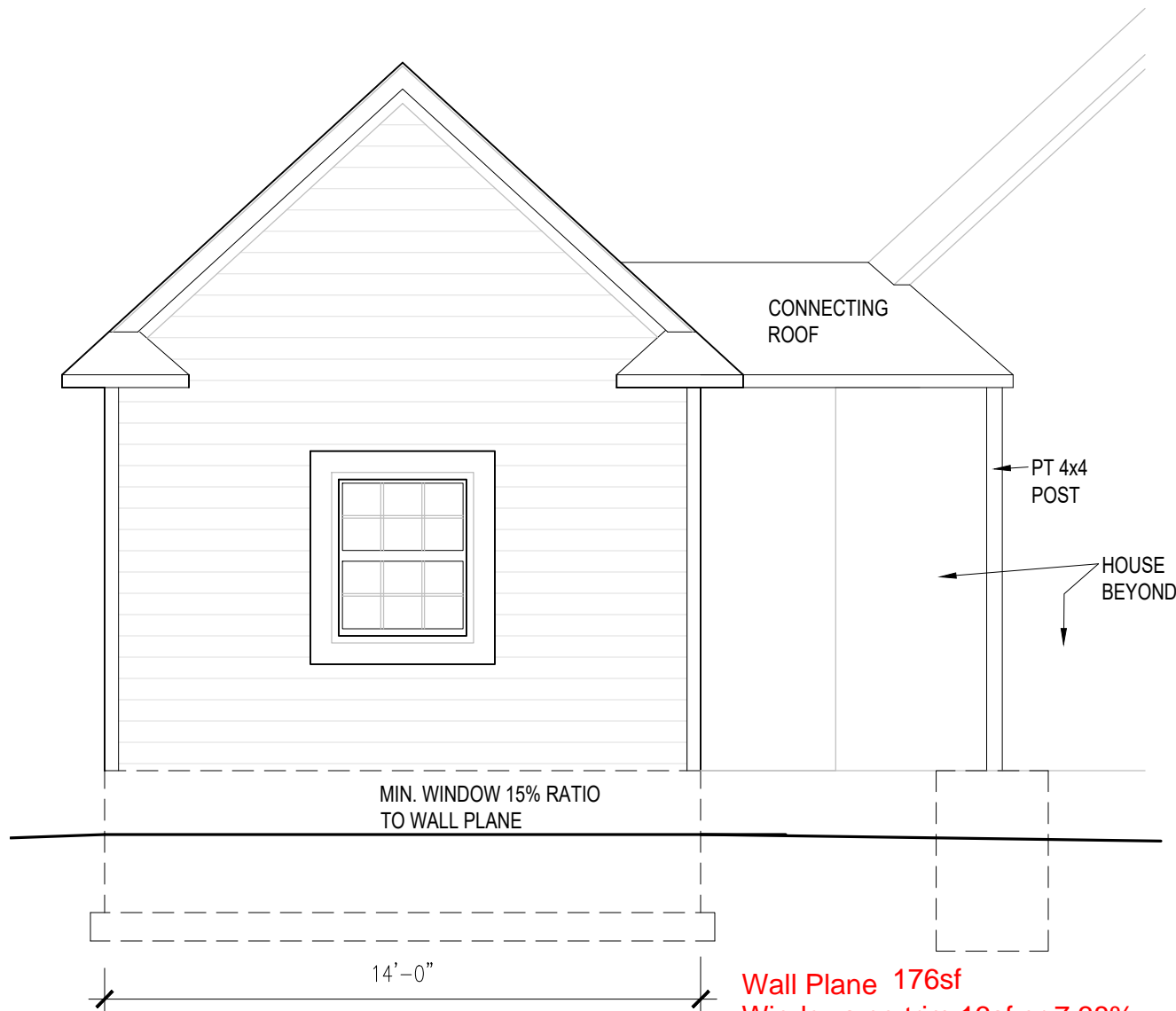
SHAW HOFSTRA HAS NOT BEEN RETAINED TO DETERMINE THE EXPANSIVE SOIL CHARACTERISTICS OF THE SUBGRADE SOIL AND THEREFORE CANNOT BE HELD RESPONSIBLE FOR THE VOLUMETRIC CHANGES OF THE SOIL (INCLUDING BELOW THE BASEMENT SLAB). BY USE OF THESE PLANS WITHOUT AN ACCOMPANYING GEOTECHNICAL ENGINEERING REPORT, SHAW HOFSTRA SHALL NOT 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. DAMAGE FROM EXPANSIVE SOILS AND/OR SETTLEMENT CAN RESULT IN AMONGST OTHER THINGS, THE FOLLOWING: BASEMENT SLAB HEAVE, SHEETROCK CRACKS, WINDOWS AND DOOR BECOMING OUT OF PLUMB AND STICKING AND/OR NOT OPENING, DAMAGE TO TILE, MOULDING, AND OTHER COSMETIC FINISHES.



FRONT ELEVATION

SECTION

FIG. IRC R602.10.6.3



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

Wall Plane 176sf  
Windows no trim 13sf or 7.38%  
Windows + trim 22sf or 12.5%



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

Front elevation is beyond 12 feet from front of house.



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JOB NO. 6528 GRANADA	
DRAWN BY: sat	
ISSUE	DATE
1 HOA-CONNECTING	5-6-25
2 BZA	8/12/25

SHEET NUMBER
A201
PERMIT 11-12-24



**HODGES GARAGES**

845 W 52nd TERR  
KANSAS CITY, MO

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**DETACHED GARAGE PLAN**  
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**6528 Granada Dr**  
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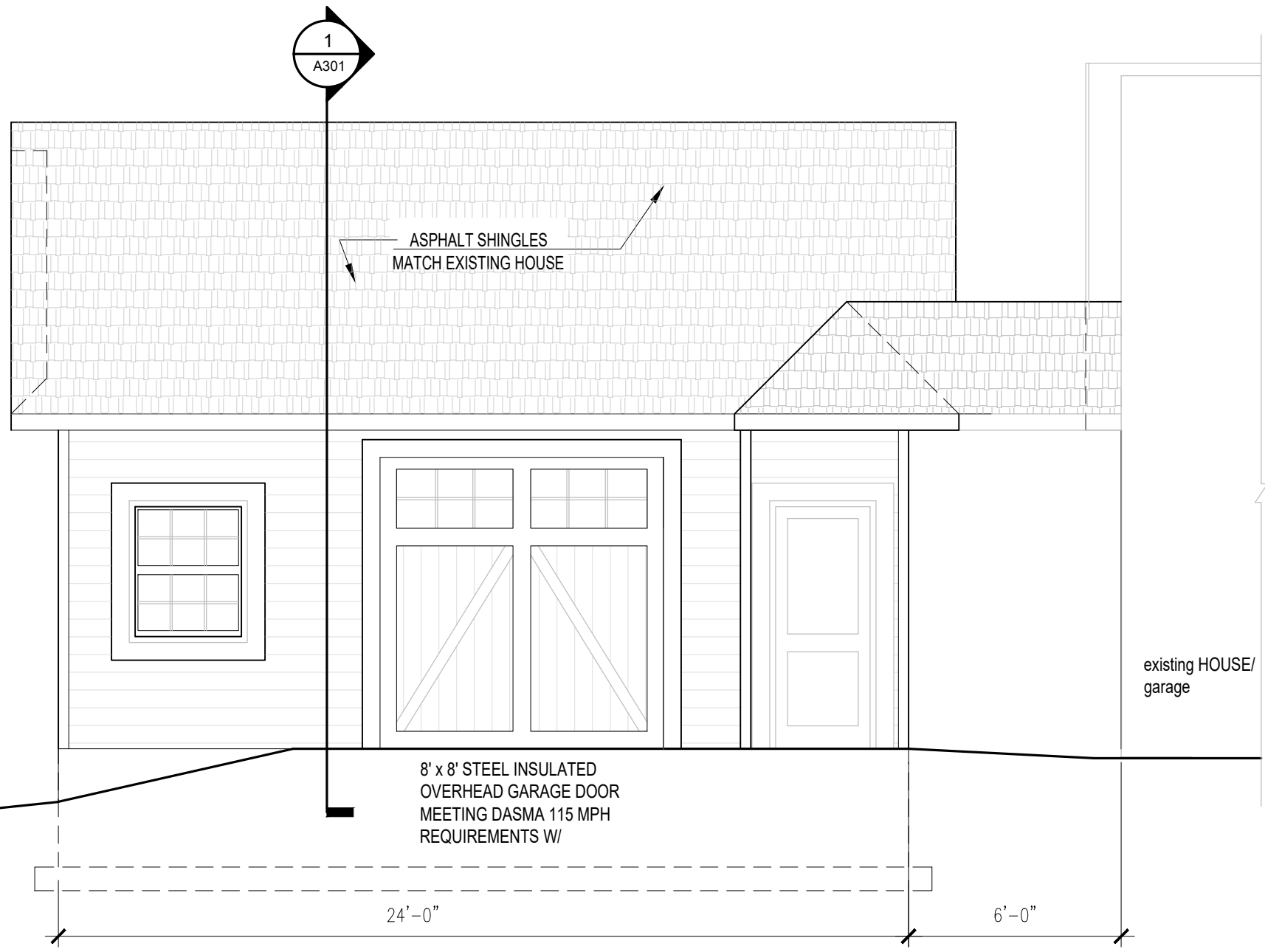


**ASSOCIATES**  
 SHAW HOFSTRA + ASSOCIATES  
 1800 CENTRAL STREET, SUITE 203  
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1 HOA-CONNECTING	5-6-25
2 BZA	8/12/25

SHEET NUMBER  
**A202**  
 PERMIT 11-12-24



**1 WEST ELEVATION**  
 SCALE 1/4" = 1'-0"



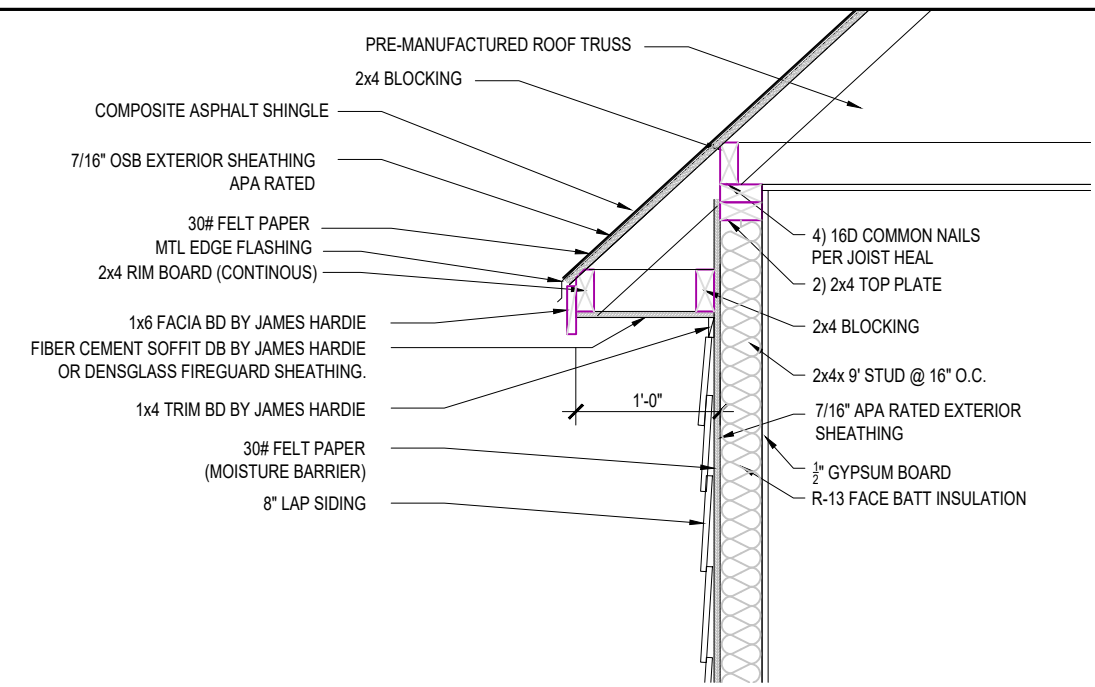
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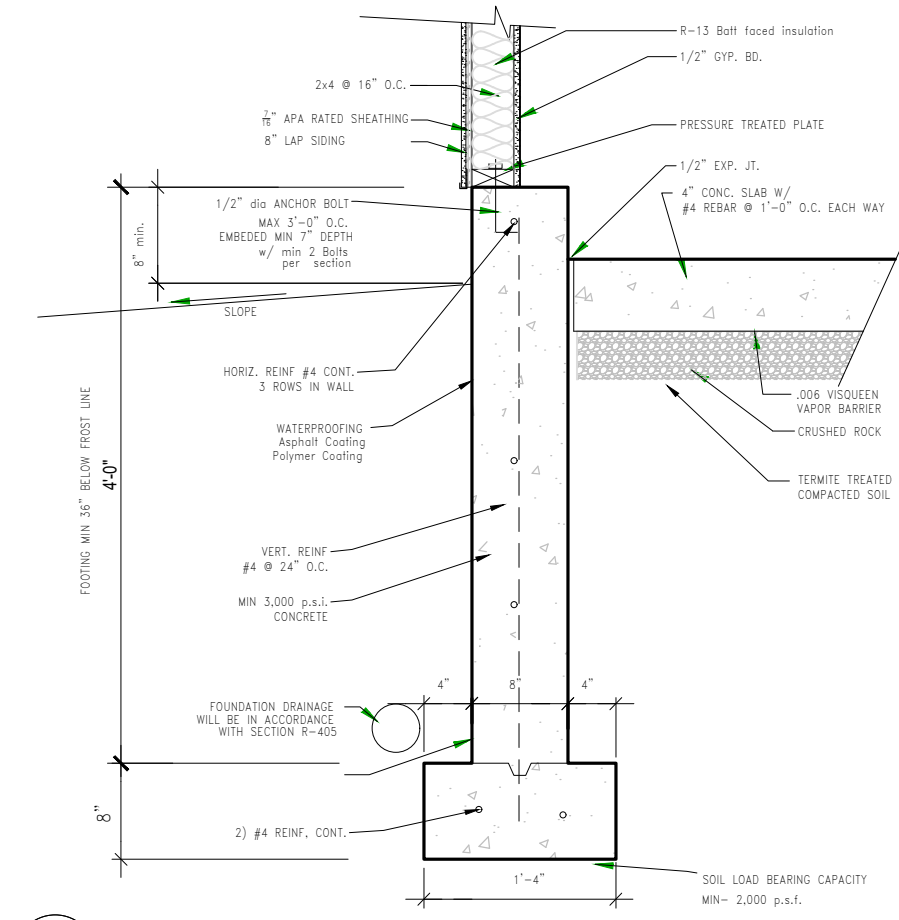
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DRAWN BY: sat	
ISSUE	DATE
1	HOA-CONNECTING 5-6-25
2	BZA 8/12/25

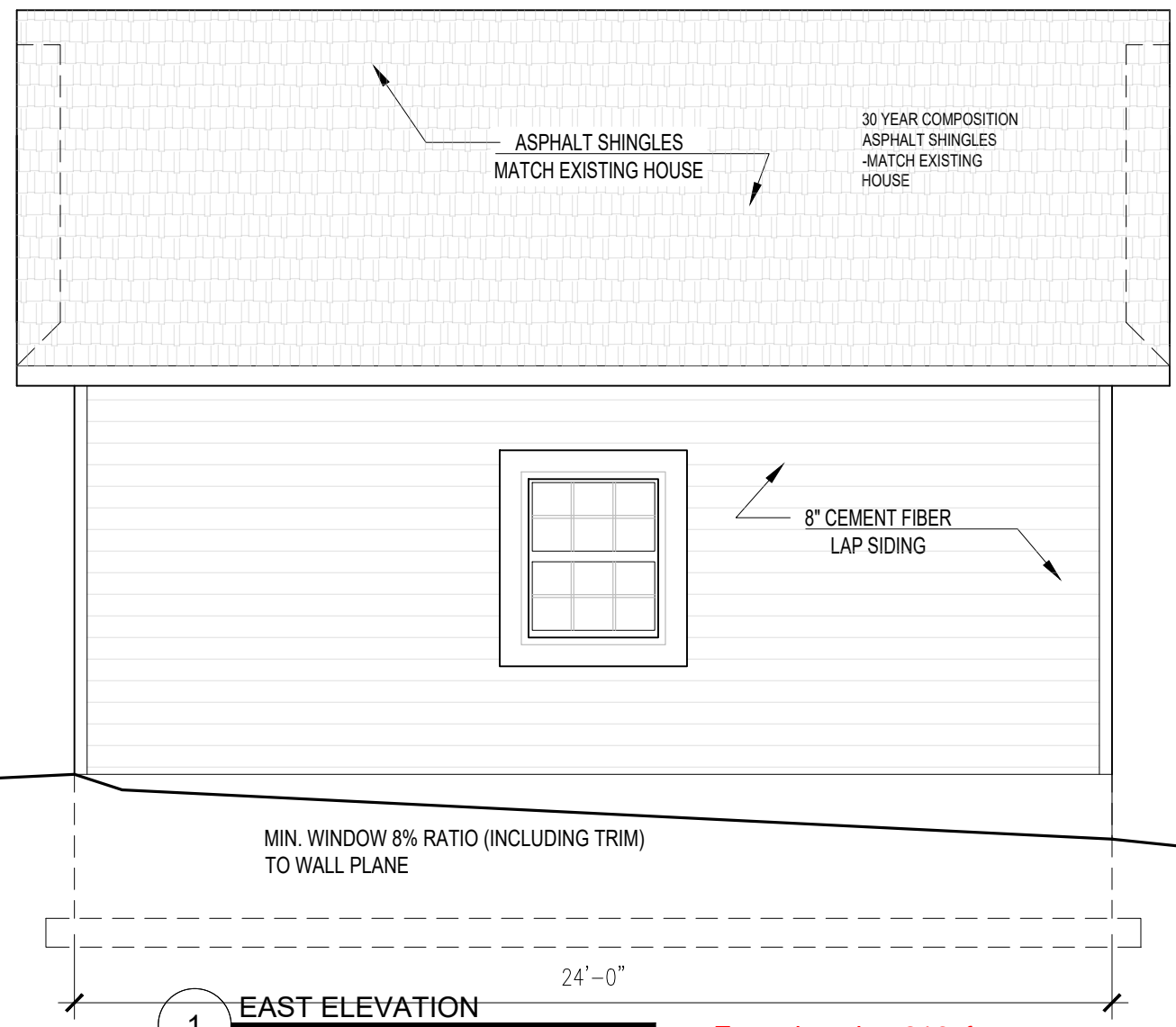
SHEET NUMBER  
**A203**  
 PERMIT 11-12-24



**3 SOFFIT DETAIL**  
 SCALE 3/4" = 1'-0"



**2 FOOTING DETAIL**  
 SCALE 3/4" = 1'-0"



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

East elevation 216sf  
 Windows no trim 13sf or 6.01%  
 Windows + trim 22sf or 10.18%



**HODGES GARAGES**  
 845 W 52nd TERR  
 KANSAS CITY, MO  
 913.385.9945

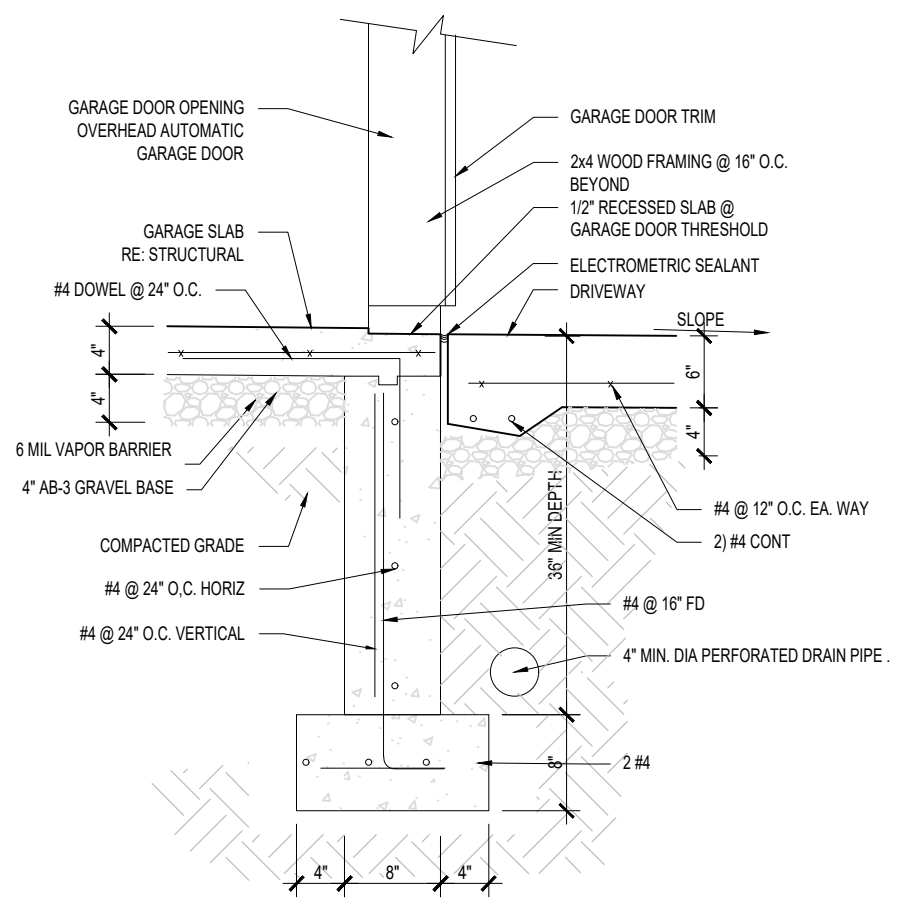
**DETACHED GARAGE PLAN**  
 Sarah Clutter  
 6528 Granada Dr  
 Prairie Village, MO 66208



**SH ASSOCIATES**  
 SHAW HOFSTRA + ASSOCIATES  
 1800 CENTRAL STREET, SUITE 203  
 KANSAS CITY, MISSOURI 64108  
 P: 816.421.0505  
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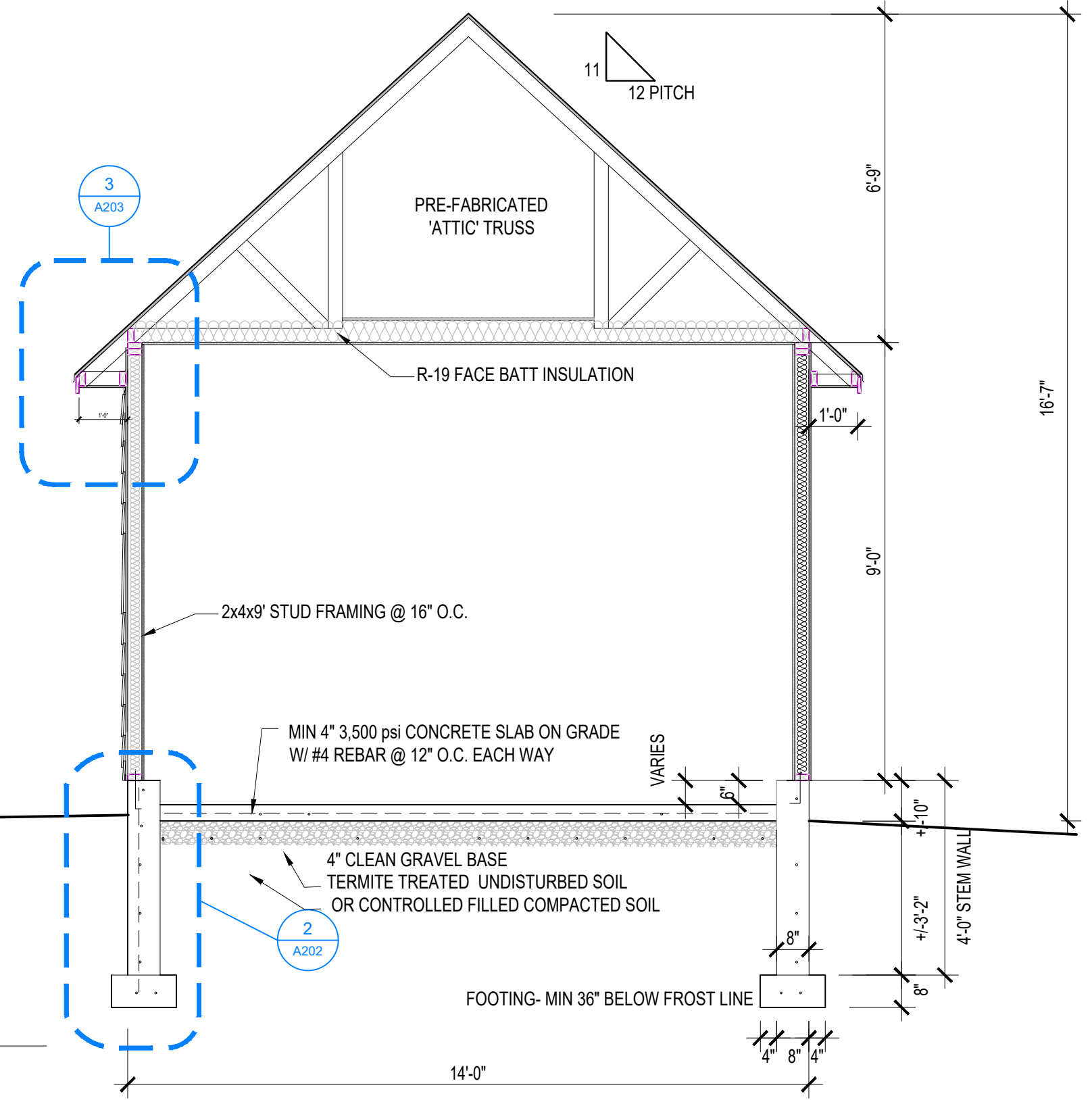
JOB NO. 6825 GRANADA	
DRAWN BY: sst	
ISSUE	DATE
1 HOA-CONNECTING	5-6-25
2 BZA	8/12/25

SHEET NUMBER  
**A301**  
 PERMIT 11-12-24



**2 FTG DETAIL @ O.H. GARAGE DOOR**  
 SCALE 3/4" = 1'-0"

**FOUNDATION ANCHORAGE**  
 Sill plates shall be bolted to the foundation wall with a minimum 1/2" diameter anchor bolts embedded at least 7 inches into the concrete. Bolts shall be spaced no greater than 6 feet on center. There shall be a minimum of two bolts per plate section, with a bolt placed within 12 inches, and not closer than 7 bolt diameters, of the end of each plate section. The bolts shall be located in the middle third of the width of the plate. A properly sized nut and washer shall be tightened on each bolt to the plate. (NOTE: 7" embedment + 1 1/2" sill plate + 3/4" for nut and washer exceeds a 9" long bolt.) [IRC R403.1.6]  
 Please note that wall bracing methods per IRC R602 may require additional anchorage



**1 GARAGE SECTION**  
 SCALE 3/8" = 1'-0"

FOOTING- MIN 36" BELOW FROST LINE

**GENERAL STRUCTURAL NOTES**

- The contractor shall verify dimensions and conditions before construction and notify the engineer of any discrepancies, inconsistencies, or difficulties affecting the work before proceeding.
- The contractor shall coordinate all disciplines, verifying size and location of all openings, whether shown on structural drawings or not, as called for on architectural, mechanical, or electrical drawings. All conflicts, inconsistencies, or other difficulties affecting structural work shall be called to the architect or engineer's attention for direction before proceeding.
- All design and construction work for this project shall conform to the requirements of the CURRENT 2018 IRC and the Prairie Village, KS Ordinances
- These drawings are for this specific project and no other use is authorized.
- Structural Design Load Criteria–
  - Lateral Wind V Load: 115 mph, exposure B
  - Rafter Uplift Connection Forces From Wind (ASD)– Table 802.11 16” o.c. Rafters, Spanning 12’ Roof Pitch >\_ 5:12 with a 115 Ultimate Wind Speed U (mph) = 70 Pounds Per Connections

AREA	MIN DEAD LOAD	MIN LIVE LOAD
EXTERIOR BALCONIES	10	60
DECKS, STAIRS	10	40
CEILING JOISTS/ ATTICS NO STORAGE	10	10
CEILING JOISTS/ ATTICS W/ STORAGE	10	20
ROOMS – NON SLEEPING	10	40
ROOMS – SLEEPING	10	30
ROOF– LIGHT COVERING	10	20
ROOF– HEAVY ROOF (CONC & TILE)	20	20
GUARDRAILS, HANDRAILS	200# LL NORMAL	
- Concrete:
  - All concrete except exterior flat work shall develop a minimum ultimate compressive design strength of 3,000 psi in 28 days, but not less than 500 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 6 gallons of water per 100 pounds of cement and not over 4 inches of slump.
  - Concrete for exterior flatwork shall have a minimum design compressive strength of 3,500 psi in 28 days, with not less than 600 pounds of cement per cubic yard of concrete, not over 6 gallons of water per 100 pounds of cement, with 6% +/- 1% air entrainment, and a maximum of 4 inches of slump.
  - All concrete is reinforced concrete unless specifically called out as unreinforced. Reinforce all concrete not otherwise shown with same steel as in similar sections or areas. Any details not shown shall be detailed per ACI 315 and meet requirements of ACI 318, current editions.
  - Control joints in dirt formed slab to be as shown on plans. Where not shown, limit controlled areas to not more than 225 square feet, or 15 feet on any side.
  - Contractor shall verify that all concrete inserts, reinforcing and embedded items are correctly located and rigidly secured prior to concrete placement.
  - Construction joints in beams, slabs, and grade beams shall occur at midspan (middle third) unless noted otherwise. Provide 2 x 4 horizontal keys at construction joints for shear transfer.
  - No aluminum items shall be embedded in any concrete.
  - Vapor Retarder (Vapor Barrier) A 6 mil polyethylene or approved vapor retarder with joints lapped a minimum of 6” is required between the concrete floor slab and the base course per IRC section R506.2.3.

- Reinforcing steel:
  - All reinforcing steel shall conform to the requirements of ASTM A615 grade 60 steel. Welded plain wire fabric shall conform to the requirements of ASTM A185.
  - Clear minimum coverage of concrete over reinforcing steel shall be as follows:
    - Concrete placed against earth: 3”
    - Formed concrete against earth: 2”
    - Slabs: 1”
    - Beams or Columns: 1–1/2”
    - Other: 2”
 All coverage shall be nominal bar diameter minimum.
  - All dowels shall be the same size and spacing as adjoining main bars (splice lap 40 bar diameters or 24” minimum unless noted otherwise)
  - At corners of all walls, beams, and grade beams supply corner bars (min. 2”–0” in each direction or 40 bar diameters) in outside face of wall, matching size and spacing of horizontal bars. Where there are no vertical bars in outside face of wall, supply 3 – #4 vertical support bars for corner bars.
  - Bars marked continuous and all vertical steel shall be lapped 40 bar diameters (2”–0” minimum) at splices and embedments, unless shown otherwise. Splice top bars near midspan and splice bottom bars over supports, unless noted otherwise.
  - At all holes in concrete walls and slabs, add 2 – #5 bars (opening dimension plus 80 diameters long) at each of four sides and add 2 – #5 x 5”–0” diagonally at each of four corners of hole. Openings in 8” thick walls are reinforced similar, but with 1 – #5 instead of 2 – #5, respectively.
  - Accessories shall be as specified in latest edition of the ACI Detailing Handbook and the concrete Reinforcing Steel Institute Design Handbook. Maximum accessory spacing shall be 4”–0” on center, and all accessories on exposed surfaces are to have plastic coated feet.

- Timber and Wood Framing:
  - Quality and construction of wood framing members and their fasteners for load supporting purposes not otherwise indicated on the drawings shall be in accordance with the 2018 International Residential Code .
  - Headers and rafters shall conform to #2 Douglas Fir , Southern Pine or SPF visually graded lumber, with an allowable fiber stress in bending of 1,000 psi minimum and an elastic modulus of 1,600,000 psi.
 

MINIMUM SIZES:

    - Studs: 2X4 stud grade, SPF, HF, DF, or frngr. jtd. machine graded studs.
    - Bottom Plate: 2X4 #3, SYP.
    - Top Plate: 2X4 #3, SYP, SPF, HF.
    - Roof Sheathing: 7/16” APA Rated.
  - Bridging of stud bearing walls and shear walls shall be solid, matching plywood joints.
  - Joist blocking and bridging shall be solid wood or cross bridging of either wood or metal straps. Spacing, in any case, shall not exceed 8’–0”.
  - Plywood sheathing of shear walls or roof diaphragms shall be edge nailed with 8d nails at 6” on center and nailed to intermediate framing and/or blocking members with 8d nails at 12” on center unless otherwise noted on the drawings.
  - Sill plates (termite & decay resistance wood) shall be bolted to concrete walls or steel beams with 1/2” diameter ANCHOR bolts at spaced not more than 3’–0” on center, embedded min 7” and no more than 1’–0” from foundation wall ends. Bolts shall be located in the middle third of the width of the plate. There shall be not fewer than two bolts per plate section with one bolt not less than seven bolt diameter from each end of the plate section.
  - Joist hangers shall have Uniform Building Code approval and shall be equal to Simpson Strong Tie ”JB” for wood application and ”LB” for steel weld-on application.
  - Engineered lumber, min design requirements
 

	Fb (psi)	E (psi)	Fv (psi)
LVL	2600	1.8x10 <sup>6</sup>	285
GLULAM	2400	1.8x10 <sup>6</sup>	190
PARALLAM	2600	2.0x10 <sup>6</sup>	290

**STRUCTURAL GENERAL NOTES CONTINUED:**

- Structural Steel:
    - All anchor bolts shall be 1/2” diameter, ASTM A307 or A36 unless noted otherwise.
  - Foundations:
    - Grade beams, and retaining walls are designed to bear on engineered fill or undisturbed soil capable of safely sustaining of safely sustaining 2,000 psf.
    - Contractor shall provide for dewatering at excavations from either surface water or seepage.
    - All foundation excavations shall be inspected by a qualified soil engineer, approved by the architect and/or structural engineer, prior to placement of steel or concrete. This inspection shall be at the owner’s expense.
    - All concrete in the structural portion retaining the backfill shall have attained its design strength prior to being backfilled.
    - Moisture content in soils beneath building locations should not be allowed to change after footing excavations and after grading for slabs on grade are completed. If subgrade materials become desiccated or softened by water or other conditions, recompact materials to the density and water content specified for engineered fill. Do not place concrete on frozen ground.
    - Installation of a continuous foundation drain consisting of a minimum 4 inch perforated pipe around the entire structure is required where habitable or usable space for any portion of the structure is located below grade. The top of the perforated pipe shall be at or below the area being protected. The pipe shall be placed with positive or neutral slope to minimize the accumulation of deposits in the drainage pipe. Placement of the drain tile on top of the footing is acceptable. Vertical drains shall be installed in window wells and connected directly to the perimeter foundation drain. Coarse, clean, rock shall extend 2 inches below and 6 inches above the perforated pipe, and extend 12 inches beyond the outside edge of the footing and covered with an approved filter membrane. The perforated pipe shall terminate to grade or be connected to a minimum 24 inch diameter or 20 inch square sump pit which shall extend a minimum 24 inches below the bottom of the basement floor per IRC section R405.2.3. The sump shall be capable of positive gravity or mechanical drainage to remove any accumulated water and discharge to daylight.
    - Backfill – Placing backfill prior to bracing or supporting the top of the foundation wall may cause foundation walls to become displaced or cracked. Backfilling any wall before seven days to allow the wall to gain sufficient strength to support the imposed loads is prohibited. Inspectors may require engineering certification and correction of any cracked or bowed wall conditions observed. Recommendation: Do not backfill an unsupported straight run of wall over 16 feet in length between corners and cross walls unless adequate bracing is provided or the floor framing has been set and nailed in place and anchor bolts tightened. To improve foundation drainage, backfill with washed gravel or clean crushed rock at least one sieve size larger than drain pipe perforations, to a point not less than 2’ below finished grade. Encase bottom, dirt side and top of backfill with approved filter membrane. Backfill high enough so there is a minimum 6” fall in the first 10’ away from the house.
      - Foundation Anchorage
 

Where floor joist and/or blocking are connected to the sill to provide top of wall bracing anchor bolts shall be spaced not more than 3 feet on center. Walls with monolithic slabs may have anchor bolts spaced at 6 feet on center. Sill plates shall be bolted to the foundation with minimum 1/2–inch diameter anchor bolts embedded at least 7 inches into the concrete. A bolt shall be placed within 12 inches, and not closer than 7 bolt diameters, of the end of each plate section. A properly sized nut and washer shall be tightened on each bolt to the plate. For walls over 9 feet use a minimum 2x6 plate and blockings shall be in line with anchor bolts.

Design specific anchoring may be required by the designer for walls 9 feet tall or more. These anchoring devices may be required to be secured in place to the forms prior to concrete placement.

Recommendation: It is recommended that a minimum 2x6 inch sill plate be used to ensure sufficient strength is provided to transfer loads from the anchor bolts to the floor system.
      - Top of Wall Restraint
 

Where joists run perpendicular to foundation walls, they shall be fastened to plates with three 8d toenails. Where joists run parallel to full height foundation walls, solid blocking for a minimum of three joist spaces shall be provided at a maximum of 3 feet centers to transfer lateral loads on the wall to the floor diaphragm. The blocking shall be securely nailed to the joists and flooring. If ducts are installed in a joist space(s), nail 2 x 4’s flat 3 foot o.c. within the joist space(s) and then provide the solid blocking as noted below in a total of 3 joist spaces. Secure each 2x4 to the sill plate with 3–8d nails.

      - Grades shall be sloped away from the foundation a minimum of 6 inches in the first 10 feet. Alternate approaches may be approved if the alternate design is equivalent in effectiveness and performance and provides for positive site drainage. Grading shall conform to that illustrated on the approved plot plan.
- Garage Notes
  - The Garage Floor shall slope towards the garage doorways or slope to a trench or untrapped drain that discharges directly to the exterior above grade.
  - insulated Garage doors to meet DASMA 115 mph requirement.
  - Garage door H–frame for the attachment of the track and counter balance shall consist of the following: 2x6 vertical jambs running from floor to ceiling attached with 1 3/4”x 120 nails at 7” centers for the attachment of counter balance system.
  - Provide weather sealing/ weatherstripping around door perimeter.
- Exterior Walls Sheathing
  - All exterior w3alls shall be sheathed per any one of these following options:
    - 7/16” APA–rated plywood/ OSB with 8d nails @ 6” o.c. at edges and 12” o.c. in the field

<b>SHEATHING AND FRAMING FASTENING SCHEDULE</b>		
<b>BUILDING COMPONENT</b>	<b>MATERIAL</b>	<b>FASTENING</b>
ROOF SHEATHING1	7/16” PLYWOOD	16 GA x 1-3/4” STAPLES AT 3” OC EDGES AND 6” OC IN FIELD
	1x4 #3 FURRING	1/2” CROWN STAPLES
FLOOR SHEATHING1	3/4” T&G YELLOW PINE PLYWOOD APPLIED PERPENDICULAR TO JOISTS AND ENDS STAGGERED	8d COMMON NAILS AT 6” OC EDGES AND 12” OC IN THE FIELD
		14 GA x 2” STAPLES AT 4” OC EDGES AND 8” OC IN THE FIELD
CEILING COVERING1	1/2” GYPSUM SHEATHING	12.5 GA x 1-1/2” RING OR SCREW SHANK NAILS AT 6” OC EDGES AND 8” OC IN THE FIELD
		7” OC NAILED / 12” OC SCREWED WITH 13 GA, 1-3/8” LONG, 19/64” HEAD; 0.098 DIA, 1-1/4” LONG, ANG.-RINGED; 5d COOLER NAIL, 0.086 DIA, 1-5/8” LONG, 15/64” HEAD; OR GYP BD NAIL, 0.086 DIA, 1-5/8” LONG, 9/32” HEAD
INTERIOR WALL COVERING1	1/2” GYPSUM SHEATHING	8d COMMON NAILS; 1-5/8” GALVANIZED STAPLES; 1-1/4” SCREWS, TYPE W OR S-AT 4” OC EDGES AND 8” OC IN THE FIELD
EXTERIOR WALL SHEATHING	MIN 3/8” APA RATED SHEATHING	8d COMMON NAILS AT 6” OC EDGES AND 12” OC IN THE FIELD
CONVENTIONAL WOOD FRAMED WALLS	*SUPPORTING 2 FLOORS, ROOF, AND CEILING OR LESS. *HEIGHT: 10'-0" OR LESS *SIZE: NOM 2x4 (NOM 2x6 WHEN SUPPORTING 2 FLOORS, CEILING, AND ROOF) *SPECIES: DOUG-FIR, HEM-FIR, SOUTH PINE, SPRUCE-PINE-FIR *MAXIMUM SPACING 16" OC *STUDS 10' LENGTH OR LESS SHALL BE #3 STANDARD, OR STUD GRADE *STUDS OVER 10' LENGTH SHALL BE MIN #2 GRADE	*TOE NAIL RIM JOIST TO SILL OR TOP AT 6" OC *TOE NAIL STUD TO TOP AND SOLE PLATE: 8d COMMON AT 6" OC; 3"x0.131" AT 6" OC; 3"x0.131" AT 8" OC *END NAIL TOP AND SOLE PLATE TO STUD: (4) 8d COMMON; (4) 3"x0.131" *FACE NAIL BUILT-UP CORNER STUDS: 16d AT 24" OC; 3"x0.131" AT 16" *FACE NAIL BUILT-UP CORNER STUDS (AT BRACED WALL PANELS): 16d COMMON NAILS AT 16" OC; 3"x0.131" AT 12" OC *FACE NAIL JACK STUDS/TRIMMERS SUPPORTING HEADERS WITH: 10d NAILS AT 6" OC; 16d COMMON AT 16" OC; 3"x0.131" AT 12" OC; 3"x0.128" AT 12" OC *FACE NAIL DBL TOP PLATE: (8) 16d COMMON; (12) 3"x0.131"; (12) 3"x0.128" *DBL TOP PLATES WITH MIN 48" OFFSET OF EACH. FACE NAIL LAPPED AREA WITH: (2) 16d COMMON; (3) 3"x0.131"; (3) 3"x0.128" *FACE NAIL DBL TOP PLATES AT LAPPED CORNERS AND INTERSECTIONS WITH: 16d COMMON AT 16" OC; 3"x0.131" AT 12" OC *FACE NAIL SOLE PLATE TO FRAMING SYSTEM WITH: (2) 8d COMMON; (2) 3"x0.131"; (3) 3"x0.128" *TOENAIL BRIDGING TO JOIST. EACH END: (3) 16d COMMON; (4) 3"x0.131"; (4) 3"x0.128"
CONVENTIONAL WOOD HEADER FRAMING	PER PLAN	*TOENAIL HDRS TO WALL STUDS WITH (4) 8d NAILS AT EACH END. *FACE NAIL DOUBLE PIECE HEADERS WITH 1/2" SPACERS WITH 16d COMMON NAILS AT 16" OC CENTERS ALONG EACH EDGE. -IF NO 1/2" SPACER, NAIL WITH 3"x0.131" NAILS AT 12" CENTERS EACH EDGE, OR 3"x0.120" NAILS AT 8" CENTERS EACH EDGE
RAFTER TIES <sup>2</sup>	MIN 2x4 MEMBERS AT EACH RAFTER	REF TABLE R802.5.2
COLLAR TIES	MIN 1x4 MEMBERS AT 48" OC	FACENAIL TO RAFTERS IN UPPER 1/3 OF ATTIC SPACE WITH (3) 10d NAILS AT EACH

1. NOTE: ALL SHEATHING MATERIALS TO BE APPLIED PERPENDICULAR TO JOISTS AND ENDS STAGGERED.  
2. RAFTER TIES SHALL NOT BE REQUIRED WHEN A STRUCTURAL RIDGE HAS BEEN PROVIDED AND ADEQUATELY DESIGNED (AS IN A FULLY VAULTED ROOM). SUCH SHALL BE NOTED AS "STRUCTURAL" ON THE PLAN.

<b>BUILDING COMPONENT</b>	<b>FASTEN TO</b>	<b>FASTEN WITH</b>
RAFTERS	TO RIDGE/VALLEY/HIP RAFTERS	TOENAIL WITH (4) 16d ENDNAIL WITH (3) 16d
	TO PLATE	TOENAIL WITH (3) 16d
CEILING JOISTS	TO TOP PLATE	TOENAIL WITH (3) 8d AT EACH END
	WHERE CEILING JOISTS RUN PARALLEL TO RAFTERS	TOENAIL WITH (3) 8d COMMON; (3) 3"x0.131"; (4) 3"x0.128"
FLOOR JOISTS	TO SILL OR GIRDER	TOENAIL WITH (3) 8d COMMON; (3) 3"x0.131"; (4) 3"x0.128"
	TO RIM JOIST	ENDNAIL WITH (3) 16d COMMON; (4) 3"x0.131"; (4) 3"x0.128"
BRACED WALL PANELS PERP TO FRAMING MEMBERS ABOVE/BELOW; PARALLEL TO FRAMING MEMBERS ABOVE/BELOW:	TO FRAMING MEMBER	SOLE PL, 16" OC WITH: (3) 16d COMMON; (4) 3"x0.131" TOP PL, 6" OC WITH: 8d COMMON; 3"x0.131"
	TO FRAMING AND BLOCKING AT 16" OC	SOLE PL, 16" OC WITH: (3) 16d COMMON; (4) 3"x0.131" AND AT EACH BLOCK: (3) 16d COMMON; (4) 3"x0.131" TOP PL, 6" OC WITH: 8d COMMON; 3"x0.131" AND AT EACH BLOCK: (3) 8d COMMON; 3"x0.131"

NOTE: MEMBER THICKNESS AND FASTENING LISTED IN THIS SCHEDULE ARE MINIMUM IRC REQUIREMENTS. SPECIFIC PROJECT REQUIREMENTS NOTED WITHIN THE STRUCTURAL OR ARCHITECTURAL DRAWINGS, NEEDING TO BE MORE STRINGENT, SHALL BE FOLLOWED



**HODGES GARAGES**  
845 W 52nd TERR  
KANSAS CITY, MO

913.385.9945

**DETACHED GARAGE PLAN**  
**Sarah Clutter**  
**6528 Granada Dr**  
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SHAW HOFSTRA + ASSOCIATES  
1800 CENTRAL STREET, SUITE 203  
KANSAS CITY, MISSOURI 64108  
P- 816.421.0505  
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JOB NO.	6525 GRANADA
DRAWN BY:	sst
ISSUE	DATE
1	HOA-CONNECTING 5-6-25
2	BZA 8/12/25

SHEET NUMBER  
**STRUCTURAL NOTES 1**  
PERMIT 11-12-24

8/18/25

Clutter Home

6528 Granada Drive

Prairie Village, KS 66208

Dear Neighbors,

We are writing to update you regarding our plans to build a new garage on our property.

We are requesting a variance from the city of Prairie Village Board of Zone Appeals for our side-yard setback. After our original design was approved by the city of Prairie Village, we submitted to the Indian Fields HOA. The Indian Fields HOA required additional updates and multiple redesigns to our project. To gain approval from the Indian Fields HOA, we decreased the size of the garage, moved the garage to a 10-foot side-yard setback, and attached the structure. In complying with the HOA guidelines, we now need an additional variance from the city. The garage will match the aesthetic of our home.

The Board of Zoning Appeals requires that we notify all property owners within 200 feet of our property and hold a meeting to provide the opportunity to ask questions and to raise concerns regarding the variance. Accordingly, you are invited but not required to attend a meeting at our home on Tuesday, August 26 from 5-6 pm (I am driving carpool after that!). The meeting will document attendance and views on the project. This is a voluntary opportunity to come and ask questions. Also, please feel free to reach out to Brad or myself if needed!

Thank you so much for your time and patience with this project.

Sincerely,

Brad and Sarah Clutter

Building and Zoning Meeting  
Aug 26, 2025 5-6pm

No one came in person

- 2 neighbors spoke with me outside expressing their empathy at how long this has taken and hope it gets done soon

- one neighbor text "you poor things. I am sorry this is taking up so much of your time"

- one said "I'm so sorry you are dealing with all of this. We can't make the 26M but are happy for you to do what you want. Hope it works out!"

# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, Multistudio, Planning Consultant  
**DATE:** October 7, 2025 Planning Commission Meeting

---

**Application:** PC 25-17

**Request:** Site plan; exception - Foundation elevation

**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:** 2706 W. 71<sup>st</sup> Terrace

**Applicant / Owner:** Karman Williams; Koenig Building & Restoration LLC

**Current Zoning & Use:** R-1B Single-Family District - Single-Family Dwelling

**Surrounding Zoning & Use:** **North:** R-1A Single-Family District – Single-Family Dwellings

**East:** R-1B Single-Family District - Single-Family Dwellings

**South:** R-1B Single-Family District – Single-Family Dwellings

**West:** R-1B Single-Family District - Single-Family Dwellings

**Legal Description:** PRAIRIE HILLS W 5FT LOT 37 & ALL LOT 38 BLK 4 PVC=0576-0110

**Property Area:** 8,762.71 sq. ft. (0.2 ac.)

**Related Case Files:** none

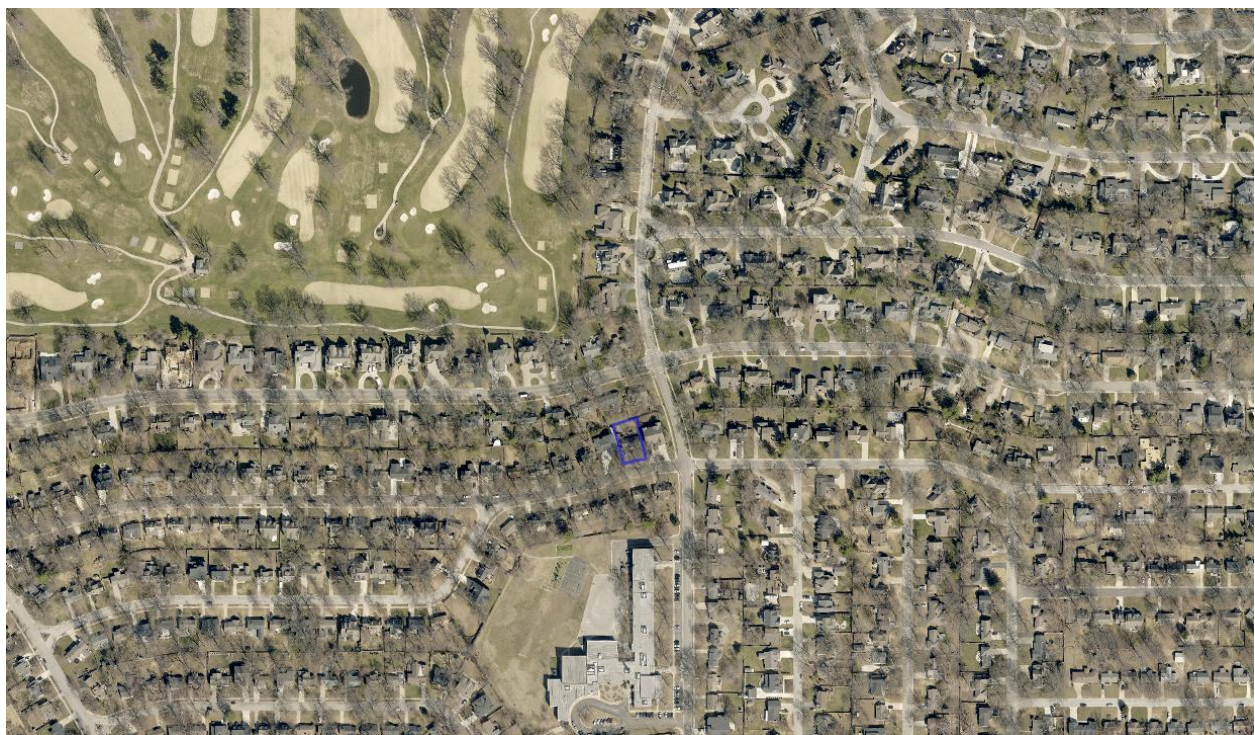
**Attachments:** Application, Plot Plan, Drainage Permit Notes, Elevations

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### General Location – Map



### General Location – Aerial



**Block / Lot – Aerial**



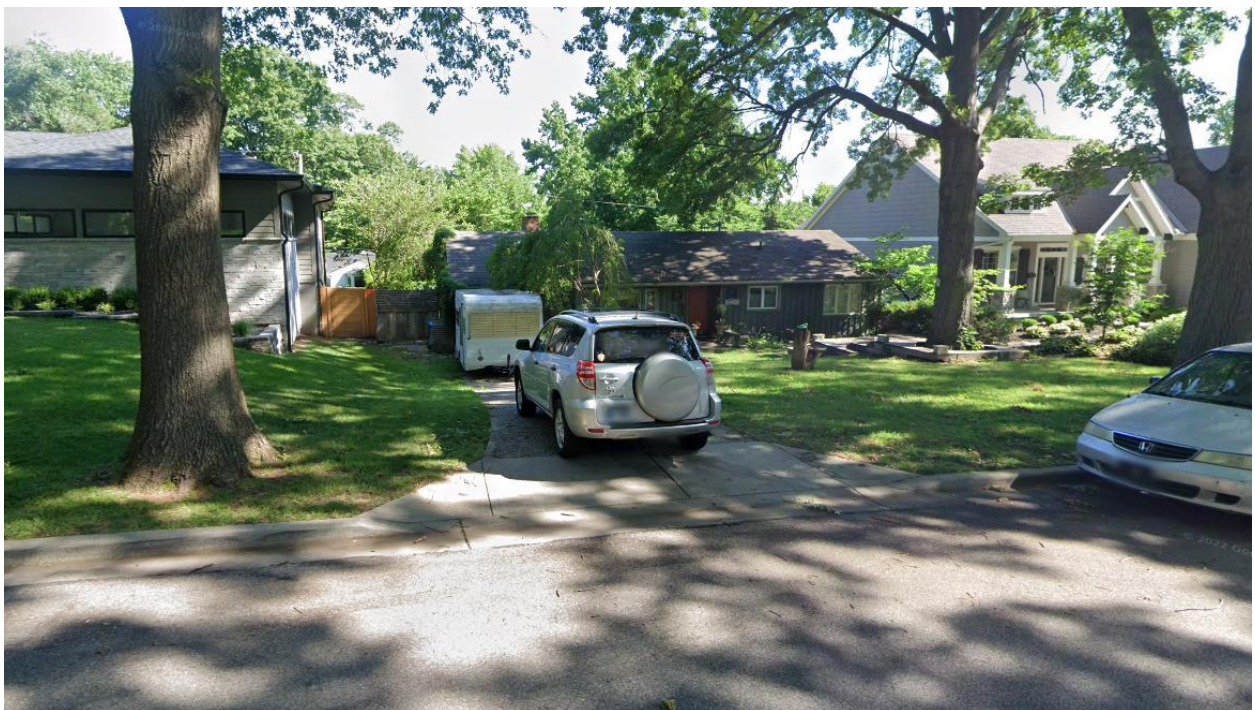
**Birdseye**



**Street View**



*Looking northwest on W. 71<sup>st</sup> Terrace; 2706 in center.*



*Looking north on W. 71<sup>st</sup> Terrace at 2706.*

**BACKGROUND:**

The applicant is requesting an exception to the Neighborhood Design Standards related to the construction of a new house at 2706 W. 71<sup>st</sup> Terrace. The lot is zoned R-1B, and the Neighborhood Design Standards are applicable to all R-1B lots.

Specifically, the applicant is asking for an exception to Section 19.08.025.E. regarding foundations. This section requires the following for new residential structures:

- The top of foundation between 6 and 24 inches above finished grade along the front facade;
- No new structure more than 12 inches above the top of foundation of a previous existing structure;
- An additional 6 inches in height may be allowed for each 5 additional feet of setback

[\[19.08.025.\(e\).\(1\) – \(3\)\]](#)

In this case the applicant is requesting for a new top of foundation (proposed 1,004.5 feet) to be 2.8 foot above the top of foundation of the prior existing house (existing 1,001.7 feet), which approximately 1.8 feet above the top of foundation allowed by the ordinance (limits to no more than 1 foot above a prior home - 19.08.025.(e)(2)).

**ANALYSIS:**

The applicant has submitted a drainage permit study dated June 4, 2025 that notes the following:

- The drainage on the block flows to the rear of lots on W. 71<sup>st</sup> Terrace and out 71<sup>st</sup> Street and Belinder to the east.
- The property slopes southwest to northeast (approximately 9 feet of grade change according to the submitted plot plan).

This takes the current flow through the building foundation area, therefore the applicant is requesting to raise the top of foundation to 1,004.5 feet, to account for proper site drainage and engineering relative to the foundation.

The proposed new structure is 8.1 feet from the side property line on the east (lowest side) and 10.5 feet from the side property line on the west side (highest side). The home to the west has a similar elevation and grade change resulting in a raised foundation on this side. While the minimum side setback in R-1A is 7 feet on any one side, the cumulative required setback based on lot width is 14 feet (20% of 70 feet lot width). The application proposes setbacks slightly greater than required, but not enough to be eligible for the raise in foundation provisions in the neighborhood design standards (6" for each additional 5 feet setback).

The applicant has submitted elevations demonstrating compliance with all other zoning and neighborhood design standards, and further confirmation of meeting these standards will occur through the regular permitting process. The proposal will have 29% building

coverage (30% limit); 38.9 impervious surface coverage (40% limit); and a 28.25 feet building height (29 feet limit), and maintains a 1.5 story appearance on the front elevation.

The applicant held a neighborhood meeting on September 25, 2025, in accordance with the City's Resident Participation Policy, and has provided background on the meeting to supplement the application.

## CRITERIA:

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 19.08.025.\(a\)](#)., Design Objectives.*]

To further this intent, the foundation elevation standards are to prevent larger masses from elevating over nearby homes based on grades, massing, and proximity; particularly if this is used to gain extra interior space rather than proper drainage.

The Neighborhood Design Standards allow for exceptions in specific cases. In considering an exception, the Planning Commission considers the criteria in [Section 19.08.025.\(f\)](#). (sub-sections 2. and 3. 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 be approved based on the grade and drainage situation noted in the drainage study, and based on the application meeting the intent of the standards with regard to setbacks, building design, and the relationship of the house to adjacent houses.

**Project Description**

Requested Action\*

Residential Site Plan Review/Exception Request

Legal Description\*

PRAIRIE HILLS W 5 FT LOT 37 & ALL LOT 38 BLK 4 PVC-0576 0110

**Applicant Information**

What are you applying for?

Planning Commission

Applicant Name\*

Karman Williams

Address\*

7528 W 79th St

Phone Number\*

913-831-8770

E-Mail\*

karman@koenigbuilding.com

Owner Name\*

KOENIG Building + Restoration

Location of Property\*

2706 W 71st Terr

Owner Phone Number\*

913-831-8770

Owner E-Mail\*

scott@koenigbuilding.com

Applicant requests consideration of the following: (Describe proposal/request in detail)\*

To raise the foundation height of the new residence. This adjustment will align the home with the elevation of the adjacent properties, and more importantly, it will help alleviate potential drainage issues for both this property and the neighboring lots.

**Acknowledgement**

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). As a result of the filing of said application, the 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 the City for all costs incurred by the 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 owed whether or not Applicant obtains the relief requested in the application.

Applicant Signature\*

Karman Williams OBO KOENIG Building + Restoration

Aug 18, 2025

Date\*

08/18/2025

ORDERED BY: KOENIG BUILDING + RESTORATION, LLC

PROPERTY ADDRESS: 2706 W 71st Terrace

DESCRIPTION: The West 5 feet of Lot 37 and all of Lot 38, Block 4, PRAIRIE HILLS, a subdivision now in the City of Prairie Village, Johnson County, Kansas.

Prairie Village Notes:

Silt Fencing / Erosion control is require around the entire Site.  
 All Trees to remain shall have tree protection installed as per Prairie Village Requirements.  
 All Trees proposed to be removed are required to fill out a tree removal application per PV table 19.47-D  
 Install Stabilized Construction Entry Required Per Prairie Village Requirements.

LAND SURVEY COMPANY

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C OF A LICENSE NO. LS-79

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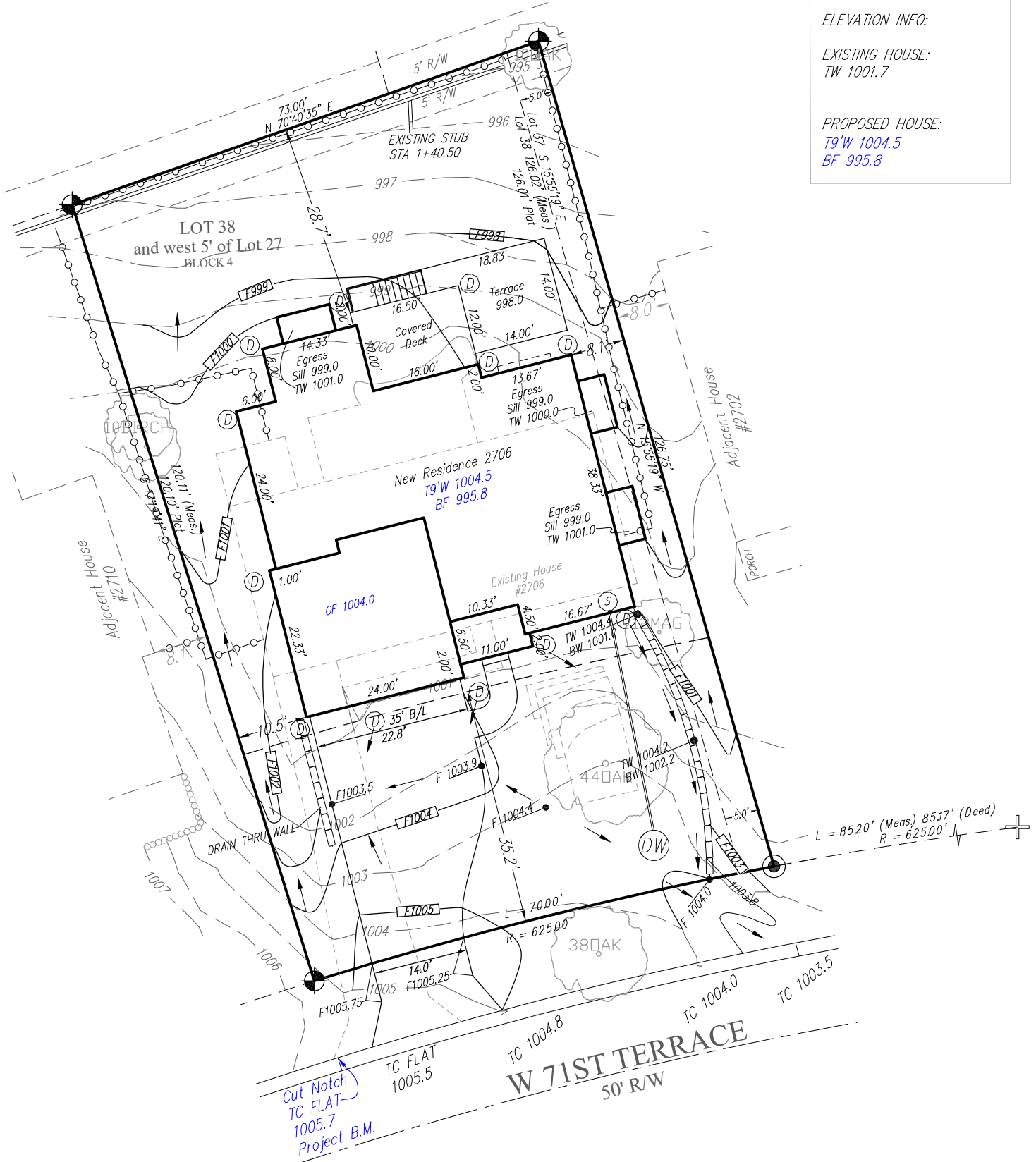
SITE PLAN

Area Calculations:  
 Lot Area = 8,767.3 s.f.  
 Existing Non Permeable = 2,369.5 s.f. = 27%  
 Proposed Non Permeable = 3,418 s.f. = 38.9%  
 Max Non Permeable (40% + 300 s.f. Allowance) = 3,806.9 s.f.  
 Low Level Allowance = Terrace 213.7  
 Proposed Driveway = 753 s.f.  
 Front Yard Greenspace = 70%

ELEVATION INFO:

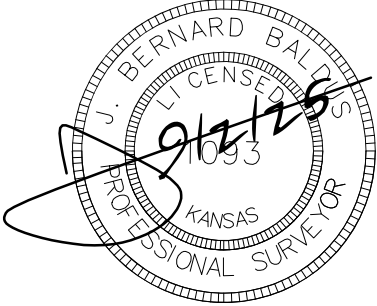
EXISTING HOUSE:  
 TW 1001.7

PROPOSED HOUSE:  
 T9'W 1004.5  
 BF 995.8



**LEGEND**

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SCALE IN FEET  
 SCALE: 1" = 20'  
 ExistCond: 5/6/25  
 Final Site: 6/13/25  
 Revhs: 9/2/25

GENERAL REQUIREMENTS

A. THE CONTRACT DOCUMENTS, INCLUDING, BUT NOT LIMITED TO, THE DRAWINGS, NOTES AND SPECIFICATIONS, SHALL BE IN THE ENGLISH LANGUAGE. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL BE RESPONSIBLE TO TAKE ALL ACTIONS NECESSARY (INCLUDING, BUT NOT LIMITED TO, THE USE OF INTERPRETERS) TO ENSURE THAT THEIR EMPLOYEES ARE ABLE TO READ AND UNDERSTAND THE CONTRACT DOCUMENTS, WHICH ARE DRAFTED IN THE ENGLISH LANGUAGE. THE CONTRACTOR SHALL DESIGNATE IN WRITING BEFORE STARTING WORK ON THE PROJECT, A COMPETENT, ENGLISH-SPEAKING SUPERINTENDENT CAPABLE OF READING AND THOROUGHLY UNDERSTANDING THE CONTRACT DOCUMENTS, AND THOROUGHLY EXPERIENCED IN THE TYPE OF CONSTRUCTION BEING PERFORMED.

B. DUTY OF COOPERATION. RELEASE OF THESE DOCUMENTS REQUIRES FURTHER COOPERATION AMONG THE OWNER, THEIR CONTRACTOR AND THE ARCHITECT TO ACHIEVE PROJECT SUCCESS. DESIGN AND CONSTRUCTION ARE VERY COMPLEX. ALTHOUGH THE ARCHITECT AND THEIR CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IN WRITTEN DRAIN FORM IS CHALLENGING AND IMPERFECT. ALTHOUGH EFFORT IS MADE TO DO SO, EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY, DISCREPANCY OR OMISSION DISCOVERED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR CLARIFICATION. A FAILURE TO COOPERATE BY A SINGLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED, AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS.

C. THE CONTRACTOR HAS REPRESENTED THAT IT IS CAPABLE OF BUILDING RESIDENTIAL PROJECTS FROM A SET OF BUILDERS PLANS IN COMPLIANCE WITH RESIDENTIAL BUILDING CODES AND JURISDICTIONAL REQUIREMENTS. THE OWNER AND ARCHITECT ARE ENTITLED TO RELY UPON THE COMPETENCY AND EXPERTISE OF THE CONTRACTOR. THIS, THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT WILL CONTAIN LESS DETAIL THAN DRAWINGS AND SPECIFICATIONS PREPARED FOR A COMMERCIAL PROJECT. ALSO, IN PERFORMING THE CONSTRUCTION, THE CONTRACTOR SHALL FOLLOW APPLICABLE INDUSTRY STANDARDS AND MANUFACTURER'S GUIDELINES AND IMPLEMENT EFFECTIVE AND WHOLISTIC THERMAL AND WATER/VAPOR MANAGEMENT STRATEGIES.

D. ALL WORK, 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.

E. ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT SHALL BE INSTALLED, ERECTED, APPLIED, USED, CONDITIONED, ADJUSTED, AND CLEANED IN ACCORDANCE WITH THE CURRENT DIRECTIONS, INSTRUCTIONS, AND RECOMMENDATIONS OF THE MANUFACTURER AND WITH CURRENT PRINTED STANDARD SPECIFICATIONS WHICH ARE ISSUED AND RECOMMENDED BY ORGANIZED ASSOCIATIONS OF MANUFACTURERS, CRAFTS AND TRADES.

F. DO NOT SCALE DRAWINGS; REFER TO WRITTEN DIMENSIONS.

G. COORDINATION OF ALL TRADES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

H. EACH TRADE OR CRAFT CERTIFIES THAT PRECEDING WORK IS ACCEPTABLE WHEN THAT TRADE OR CRAFT COMMENCES ITS OWN WORK ON THE PROJECT.

I. WINDOW SIZES INDICATED ARE OVERALL FRAME SIZES IN INCHES. REFERENCE DOORS AND WINDOWS SECTION FOR ADDITIONAL WINDOW NOTES.

J. VERIFY INTERIOR DIMENSIONS ARE TO CENTER OF WALL UNLESS OTHERWISE INDICATED.

K. EXTERIOR DIMENSIONS:
• FOR PANEL SIDING APPLIED DIRECTLY TO THE STUDS, DIMENSION IS TO OUTSIDE FACE OF STUDS.
• FOR STUCCO, THIN-STONE/BRICK VENEER AND LAP SIDING, DIMENSION IS TO OUTSIDE FACE OF SHEATHING.
• FOR CONCRETE WALLS, DIMENSION IS TO OUTSIDE FACE OF WALL.

L. TRIMWORK, CABINETRY, COUNTERTOPS, LIGHTING, AND FINISHES (WALL, FLOOR AND CEILING) TO BE COORDINATED WITH OWNER/OWNER REPRESENTATIVE UNLESS NOTED OTHERWISE.

MEETINGS DURING CONSTRUCTION (FOR CUSTOM JOBS)
L. THE BUILDER SHALL ORGANIZE THE FOLLOWING MEETINGS WHICH THE ARCHITECT WILL ATTEND: (EDIT THE LIST BELOW PER PROJECT)
• PRE-BID MEETING WITH THE BUILDER AT OUR OFFICE.
• PRE-CONSTRUCTION MEETING WITH THE BUILDER AT OUR OFFICE.
• PRE-FRAMING MEETING WITH THE FRAMER AND BUILDER AT THE SITE.
• PRE-HVAC ROUGH-IN MEETING WITH THE BUILDER AND THE HVAC CONTRACTOR AT THE SITE.

SHOP DRAWINGS
M. THE BUILDER SHALL SUBMIT THE FOLLOWING SHOP DRAWINGS/ PRODUCT DATA FOR ARCHITECT REVIEW (EDIT PER PROJECT)
• HOLLOW-CORE PRE-CAST CONCRETE FLOOR PANELS
• 1-JOIST/ FLOOR TRUSSES
• ROOF TRUSSES
• WINDOW/ DOOR ORDER
• FIRE-RFCE ORDER
• CABINET
• PLUMBING FIXTURES
• ARCHITECTURAL WOODWORK.

N. BY SUBMITTING SHOP DRAWINGS/ PRODUCT DATA TO THE ARCHITECT, THE BUILDER REPRESENTS THAT THEY HAVE REVIEWED AND APPROVED THE MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA RELATED THERETO, OR WILL DO SO.
• CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE PROJECT.

O. ALLOW (EDIT) 5 WORKING DAYS MINIMUM FOR QUEUING AND REVIEWING SHOP DRAWINGS.

UNIT PRICES (EDIT OR DELETE PER PROJECT)
P. PROVIDE THE FOLLOWING UNIT PRICES FOR ALL CHANGES IN QUANTITIES OF APPLICABLE ITEMS OF WORK FROM QUANTITIES INDICATED BY INDICATED ROCK ELEVATIONS. A SINGLE UNIT PRICE SHALL APPLY TO BOTH ADDITIONAL AND LESSER QUANTITIES OF EACH ITEM OF WORK.

- SOIL EXCAVATION PER CU. YD.
• ROCK EXCAVATION PER CU. YD.
• REINFORCING STEEL AND DOUELS, INSTALLED PER LB. CONCRETE PER CU. YD.
• FROBE HOLES, AS REQ'D BY GEOTECH. ENG. PER HOLE

Q. PROVIDE THE FOLLOWING UNIT PRICES FOR ALL CHANGES IN QUANTITIES OF APPLICABLE ITEMS OF WORK FROM QUANTITIES INDICATED BY INDICATED ROCK ELEVATIONS. A SINGLE UNIT PRICE SHALL APPLY TO BOTH ADDITIONAL AND LESSER QUANTITIES OF EACH ITEM OF WORK.

- SOIL EXCAVATION PER CU. YD.
• ROCK EXCAVATION PER CU. YD.
• REINFORCING STEEL AND DOUELS, INSTALLED PER LB. CONCRETE PER CU. YD.
• FROBE HOLES, AS REQ'D BY GEOTECH. ENG. PER HOLE

MASONRY

A. ALL EXTERIOR AND INTERIOR MASONRY SHALL BE SELECTED BY THE BUILDER AND INSTALLED PER CODE AND APPLICABLE MANUFACTURER'S ASSOCIATION STANDARDS. JOINT TREATMENT TO BE SELECTED BY THE BUILDER.

METALS

A. FURNISH AND INSTALL ALL STRUCTURAL STEEL BEAMS, FLATES, COLUMNS, ANGLES, BEAM CONNECTIONS, PLATES AND BOLTS AS INDICATED AND AS REQUIRED BY THE STRUCTURAL DRAWINGS, CODE AND APPLICABLE ASSOCIATION STANDARDS.

B. STEEL COLUMNS SHALL EXTEND THROUGH SLABS AND BEAR DIRECTLY ON FOOTINGS OR FOUNDATIONS. INSTALL AN ISOLATION SLEEVE AROUND COLUMN PRIOR TO POURING SLAB.

C. ALL ITEMS SHALL BE FABRICATED INsofar AS POSSIBLE IN THE SHOP AND ERECTED PLUMB, STRAIGHT AND TRUE COMPLETE WITH BOLTS, PLATES, AND SLEEVES.

D. IRON WORK/ METAL FABRICATIONS SHALL BE SELECTED BY THE BUILDER TO MEET THEIR SPECIFICATIONS, CODE AND APPLICABLE TRADE ASSOCIATION RECOMMENDATIONS.

CARPENTRY

A. PROVIDE FRAMING LUMBER AND MATERIAL AS NOTED IN THE STRUCTURAL NOTES AND DRAWINGS.

B. EXTERIOR TRIM AND SOFFIT SHALL BE AS SELECTED BY THE BUILDER IN THE SIZES INDICATED.

C. ALL HEAVY TIMBER BEAMS, PURLINS, COLUMNS SHALL BE:
•---1CHOOSE ONE: CEDAR --or-- DOUGLAS FIR --- WITH
•--- 1CHOOSE ONE: ROUGH SAUN FINISH --or-- S4S FINISH --- OF THE SIZES INDICATED.

D. IF ROOF TRUSSES ARE USED, PROVIDE ENGINEER-SEALED SHOP DRAWINGS FOR THE ARCHITECT AND STRUCTURAL ENGINEER'S REVIEW PRIOR TO FABRICATION. THE BUILDER SHALL COORDINATE ALL REQUIRED HVAC RUNS IN THE TRUSSES.

F. MUDBILLS BELOW RIM BOARD SHALL BE 2x6. MUDBILLS BELOW WALLS MOUNTED DIRECTLY TO THE FOUNDATION WITHOUT AN INTERVENING FLOOR SHALL MATCH THE WIDTH OF THE WALL. MUDBILLS SHALL BE PRESURE TREATED, DECAY AND TERMITES RESISTANT LUMBER IN ACCORDANCE WITH 'AUPA' STANDARDS, SET OVER SILB SEALER (FULL WIDTH).

G. PROVIDE APPROVED FIRESTOPPING IN WALLS AND CONCEALED SPACES AS REQUIRED BY CODE.

H. EXTERIOR MILLWORK SHALL BE SET TRUE, PLUMB, LEVEL AND UNIFORM IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS.

I. HEAVY TIMBER WORK SHALL BE SET PLUMB, TRUE AND LEVEL, CAREFULLY FITTED FOR TIGHT JOINTS AND SECURELY ANCHORED AND SOLD LOCKED TO STRUCTURE.

J. EXTERIOR TRIM SHALL BE CAREFULLY FITTED AND SECURELY FASTENED IN PLACE. CAREFULLY MITER JOINTS FOR ALL EXTERIOR MOLDINGS.

K. INTERIOR MILLWORK SHALL BE SET TRUE, PLUMB AND LEVEL. MITER JOINTS REQUIRED FOR ALL CASINGS AND RUNNING TRIM, CAREFULLY FIT.

L. CABINETRY SHALL BE SELECTED BY BUILDER AND INSTALLED PER MANUFACTURER'S REQUIREMENTS, CODE AND APPLICABLE INDUSTRY ASSOCIATIONS.

R. STAIRWAYS SHALL HAVE THE NUMBER OF RISERS AND TREADS AS INDICATED ON THE DRAWINGS. RISER HEIGHT SHALL BE AS DETERMINED BY THE NUMBER OF RISERS INDICATED (1-3/4" MAX.). TREAD DEPTH SHALL BE AS NOTED ON THE PLAN (10" MIN.) FROM NOSING TO NOSING. HEAD CLEARANCE AT STAIRWELLS SHALL BE 6'-8" MIN. STAIR WIDTH SHALL BE AS INDICATED ON THE DRAWINGS AND NOT LESS THAN 36".

S. BUILDER SHALL SELECT HANDRAILS AND GUARDRAILS FOR ALL STAIRS TO MEET CODE.

T. PROVIDE ATTIC ACCESS AS INDICATED ON PLANS. THE OPENINGS SHALL NOT BE LESS THAN 32" BY 28" WITH 36" MIN. CLEARANCE ABOVE THE OPENING. WHERE MECHANICAL EQUIPMENT IS LOCATED IN THE ATTIC, PROVIDE A 36" BY 30" MIN. OPENING WITH 48" MIN. CLEARANCE ABOVE THE ACCESS OPENING. REFER TO IRC R807.1 FOR MINIMUM REQUIRED SIZES AND CLEARANCES IF RECOMMENDED SIZES CANNOT BE OBTAINED.

U. PROVIDE INSULATION AT THE FOLLOWING LOCATIONS AT THE THICKNESS REQUIRED TO ACHIEVE THE R-VALUES LISTED ON THE TABLE ABOVE: 1. WOOD-FRAMED WALLS, FLOORS AND ATTICS BETWEEN CONDITIONED & UNCONDITIONED SPACES. 2. AT ALL RIM BOARDS. 3. AT THE INTERIOR FACE OF FOUNDATION WALLS OR TRENCH FOOTINGS AT SLAB-ON-GRADE CONDITIONS AT CONDITIONED SPACES.

V. IF BATT INSULATION IS USED TO INSULATE VAULTED CEILINGS, PROVIDE Baffles ON THE UNDERSIDE OF THE ROOF SHEATHING TO PROVIDE CONTINUOUS AIR FLOW FROM THE EAVE TO THE RIDGE VENT.

W. INSTALL Baffles AT THE TRANSITION FROM EAVES AND ATTICS TO PREVENT INSULATION FROM BLOCKING THE AIR FLOW FROM THE EAVE TO THE VENTILATED ATTIC.

X. EXTERIOR WALLS SHALL RECEIVE ONE LAYER OF DUPONT TYPEX STUCCO WRAP INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

Y. INSTALL AN AIR BARRIER BEHIND BATHUBS, SHOWERS,

FIREPLACES, BUILT-IN ITEMS, OR OTHER ITEMS THAT CREATE A 'CONCEALED' SPACE AT EXTERIOR WALLS, GARAGE WALLS, CEILINGS AND SOFFITS.

2. INSTALL GASKETS AND APPROPRIATE SEALANT BETWEEN ELECTRICAL BOX PENETRATIONS AND GYPSUM BOARD IN EXTERIOR WALLS AND GARAGE WALLS. SEAL OPENINGS IN BOXES.

3. INSTALL GASKETS AND/OR APPROPRIATE SPRAY FOAM SEALANT AT PENETRATIONS (IE. HVAC LINE-SETS, LIGHTING, DUCTING, CONDUIT, ETC.) IN EXTERIOR WALLS, GARAGE WALLS, AND CEILING TO ATTIC.

4. INSTALL ATTIC ACCESS WITH APPROPRIATE WEATHER-STRIPPING/ GASKETING TO MAKE AIR-TIGHT AGAINST CEILING TRIM. ATTACH RIGID INSULATION TO TOP OF ATTIC ACCESS SCUTTLE.

5. INSTALL BEAD OF SEALANT BEHIND GYPSUM BOARD AT SILL, PLATE, TOP PLATE AND AROUND OPENINGS IN EXTERIOR WALLS AND GARAGE WALLS.

6. AT CEILING TO EXTERIOR WALL, FIRST INSTALL THE CEILING GYPSUM BOARD, THEN INSTALL A 'FILET' OF SEALANT AT GYPSUM BOARD INTERSECTION WITH THE TOP WALL PLATE, THEN INSTALL THE WALL GYPSUM BOARD.

7. SPRAY FOAM AND SEAL ALL RIM JOISTS. INSTALL MUDBILLS WITH FLEXIBLE GASKET AND SET IN CONTINUOUS SEALANT. SEAL SUB-FLOOR TO RIM JOISTS, MID SILLS, AND SOLE PLATES.

8. COORDINATE ADDITIONAL REQUIREMENTS FOR AIR-SEALING WITH ON-SITE CONDITIONS AND REQUIREMENTS OF AHJ.

DOORS AND WINDOWS
A. DOORS BETWEEN THE GARAGE AND THE DWELLING SHALL BE A MIN. 1 3/4" SOLID CORE DOOR OR A 20-MINUTE FIRE RATED DOOR AND SHALL BE SELF-CLOSING.

B. FINAL WINDOW AND DOOR SELECTIONS TO BE BY BUILDER. BUILDER SHALL COORDINATE THE FINAL R.O. SIZES AND REVIEW THE DRAWINGS FOR POTENTIAL CONFLICTS BASED ON THE SIZES SELECTED. THE PRODUCT SUPPLIER SHALL IDENTIFY AND SUPPLY SAFETY GLAZING AT LOCATIONS REQUIRED BY CODE AND MEET APPLICABLE WINDOW EGRESS REQUIREMENTS. WINDOWS SHALL HAVE OPENING LIMITERS AT LOCATIONS REQUIRED BY CODE. THE BUILDER SHALL PROVIDE ARCHITECT WITH WINDOW AND DOOR ORDER FOR REVIEW.

C. ALL INTERIOR DOORS SHALL BE THE SIZES INDICATED. DOOR MATERIALS, SPECIES, STYLE & FINISH SHALL BE AS SELECTED BY THE BUILDER.

G. EXTERIOR DOORS LEADING INTO THE DWELLING FROM THE GARAGE, SHALL INCORPORATE THE SECURITY PROVISIONS REQUIRED BY IRC R929 AND THE AHJ.

FINISHES
A. PROVIDE 1/2" GYPSUM BOARD ON ALL INTERIOR FACES OF EXTERIOR WALLS, BOTH FACES OF INTERIOR WALLS, AND ALL CEILINGS. PROVIDE 1/2" WATER-RESISTANT GYPSUM BOARD ON WALLS AND CEILINGS OF BATH ROOMS (IE. BATHS, LAUNDRY, DRESSING, ETC.). PROVIDE 5/8", TYPE-X, GYPSUM BOARD ON GARAGE SIDE OF WALLS AND CEILINGS SEPARATING THE GARAGE FROM ALL LIVING SPACES. COVER ALL BEAMS IN THE GARAGE WITH 5/8", TYPE-X, GYPSUM BOARD.

B. WOOD "1" JOISTS SHOULD BE PROTECTED WITH 1/2" GYPSUM BOARD CEILING OR OTHER APPROVED MEANS BY AHJ UNLESS PROTECTED BY A FIRE SPRINKLER SYSTEM.

C. WALL OR CEILING TEXTURE TO BE AS DIRECTED BY BUILDER IF APPLICABLE.

EQUIPMENT
A. APPLIANCES TO BE SELECTED BY THE BUILDER OR HOMEOWNER. THE BUILDER AND HOMEOWNER WILL COORDINATE WHO WILL INSTALL THE APPLIANCES.

PLUMBING
A. PROVIDE SUMP PUMP IN SUMP PIT IF FOUNDATION DRAIN LINES CANNOT BE DAYLIGHTED.

B. WATER DISTRIBUTION, DRAIN, WASTE AND VENT SYSTEM IN THE HOUSE SHALL BE PER BUILDER, CODE AND APPLICABLE TRADE STANDARDS.

C. INSTALLATION OF ALL APPLIANCES, EQUIPMENT, AND FIXTURES SHALL BE IN ACCORDANCE WITH BUILDER REQUIREMENTS, THE MANUFACTURER'S INSTRUCTIONS AND CODES.

D. RUN PLUMBING VENTS THROUGH ROOF PER CODE. LOCATE ON BACK SIDE OF HOUSE TO CONCEAL FROM STREET VIEW. ALL PLUMBING VENTS SHALL BE CONSOLIDATED AS MUCH AS POSSIBLE IN ORDER TO REDUCE PENETRATIONS THROUGH THE ROOF.

E. ALL PLUMBING FIXTURES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH BUILDER REQUIREMENTS, THE MANUFACTURER'S INSTRUCTIONS AND CODES.

F. INSTALL PASSIVE RADON VENT PIPING IF REQUESTED BY BUILDER.

HVAC
A. HVAC SYSTEM SHALL BE PER BUILDER, CODE AND APPLICABLE TRADE STANDARDS.

B. VENTS SHALL BE CODE APPROVED AND SHALL BE FURNISHED AND INSTALLED FOR ALL EXHAUST FANS, EQUIPMENT AND APPLIANCES INCLUDING OVEN COOKTOP AND OWNER'S CLOTHES DRYER, INCLUDING WEATHER CAP.

C. ALL VENTS AND COMBUSTION AIR DUCTS SHALL BE COMPLETE WITH WEATHER CAPS AND OR ROOF JACKS AS REQUIRED.

D. ALL HVAC SHAFTS PENETRATING THROUGH FLOOR AND CEILING FRAMING SHALL BE DRAFTSTOPPED PER LOCAL CODES.

E. CUTTING & NOTCHING OF JOISTS & STUDS TO RECEIVE PIPING AND DUCTS SHALL BE PER CODE AND MANUFACTURER'S ALLOWANCES IF ENGINEERED LUMBER.

F. ALL BATHROOMS SHALL HAVE EXHAUST FANS VENTED DIRECTLY TO THE OUTSIDE AS REQUIRED BY CODE.

G. AIR DUCTS PASSING THROUGH FIRE RESISTIVE CONSTRUCTION MUST BE 26 GAUGE SHEET METAL OR INCORPORATE A FIRE DAMPER. IF THE AIR DUCTS HAVE OPENINGS INTO THE GARAGE, A FIRE DAMPER IS REQUIRED.

ELECTRICAL
A. ELECTRICAL SYSTEM SHALL BE PER BUILDER, CODE AND APPLICABLE TRADE STANDARDS.

B. ALL ELECTRICAL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND ORDINANCES.

C. SMOKE DETECTORS SHALL MEET THE REQUIREMENTS OF NFPA 72 AND SHALL BE INTERCONNECTED, POWERED BY THE BUILDING POWER WITH A BATTERY BACKUP SYSTEM AND SHALL BE INSTALLED IN EACH SLEEPING ROOM, IMMEDIATELY OUTSIDE OF EACH SLEEPING ROOM, IN EACH MECHANICAL ROOM AND AT THE STAIRWAYS.

G. PROVIDE ONE 40 AMP MINIMUM CIRCUIT MARKED FOR ELECTRIC VEHICLE IN THE GARAGE IF REQUESTED BY THE HOMEOWNER/ BUILDER.

H. PROVIDE OUTLET IN ATTIC NEXT TO RADON VENT PIPE FOR FUTURE RADON FAN IF DIRECTED BY BUILDER.

NOTE: THE BUILDER SHALL COORDINATE UTILITY ROUTING/ CONNECTIONS WITH THE AHJ. SUBMIT PROPOSED LOCATIONS TO ARCHITECT FOR REVIEW AND COORDINATION FOR IMPACTS TO THE DESIGN.

B. REFER TO SURVEY FOR EXISTING SITE CONDITIONS.

C. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE DRAWINGS, VISIT THE SITE TO EXAMINE EXISTING CONDITIONS AND FAMILIARIZE THEMSELVES WITH CONDITIONS WHICH MAY AFFECT THE PROPOSED WORK.

D. DOWNSPOUTS TO CONNECT TO AN UNDERGROUND DRAIN PIPE AND DRAIN TO DAYLIGHT.

E. SOG SHALL BE CERTIFIED TURFGRASS SOG COMPLYING WITH ASPA SPECIFICATIONS FOR MACHINE-CUT THICKNESS, SIZE, STRENGTH, MOISTURE CONTENT, MOULD HEIGHT AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOG SHALL BE A BLEND OF NOT LESS THAN THREE IMPROVED KENTUCKY BLUEGRASS (POSPARATENSIS) VARIETIES, A NATIVE MIXTURE OF HOUNDDOG, REBEL OR FALCON, FINE LEAFED TALL FESCUE (FESTUCA ARUNDINACEA) AND RYE (LOLIUM ALBERGUM AND PERENE DOMESTICA) OR AS RECOMMENDED BY STATE LAND-GRANT COLLEGE. IT SHALL BE A MIX OF 20% KENTUCKY BLUEGRASS, 10% FINE LEAFED TALL FESCUE AND 10% RYE OR AS RECOMMENDED BY STATE LAND-GRANT COLLEGE. SOG SHALL BE WELL ROOTED, 2 YEAR OLD STOCK, HARVESTED IN ROLLS, FERTILIZED 2-3 WEEKS PRIOR TO CUTTING. ALL SOG SHALL BE MACHINE CUT AND VIGOROUSLY GROUNDING (NOT DRYMANT) MAXIMUM TIME FROM STRIPPING TO PLANTING SHALL BE 24 HOURS.

EXCAVATION/ GRADING GENERAL NOTES
SOIL DISCLAIMER: SOIL BEARING CAPACITY, THE SUITABILITY OF THE SOIL TO SUPPORT THE STRUCTURE, AND SUBSURFACE WATER MANAGEMENT IS THE SPECIALTY OF GEOTECHNICAL ENGINEERS AND NSPJ DOES NOT PERFORM GEOTECHNICAL ENGINEERING. NSPJ RECOMMENDS THAT THE OWNER OR CONTRACTOR CONSULT WITH A LICENSED GEOTECHNICAL ENGINEER AND PROVIDE A COPY OF ALL GEOTECHNICAL REPORTS OR FINDINGS TO NSPJ. IF A GEOTECHNICAL REPORT IS NOT PROVIDED TO NSPJ DURING THE DESIGN OF THE HOME, THE SOIL WILL BE ASSUMED TO BE CAPABLE OF SUPPORTING THE BEARING CAPACITY AS OUTLINED IN THE IRC AND DEFINED BY THE LOCAL AHJ.

- MAINTAIN SOIL MOISTURE CONTENT EQUIVALENT TO WHAT EXISTED AT THE TIME OF EXCAVATION TO MINIMIZE DIFFERENTIAL SETTLEMENT OR DISPLACEMENT.
• TYPICAL EXTERIOR SLAB: 4" CONC. SLAB REINF. WITH #4 BARS AT 24" O.C. ELL OR 6x6-2@2/3 W/WF. OVER 4" OF 3/4" CLEAN GRAVEL. PROVIDE 1 1/2" MIN COVER FOR REINFORCING. EXPOSED EXTERIOR SLABS SHALL RECEIVE A LIGHT BROOM FINISH WITH TROQUELED BORDERS.
• EXTERIOR ON-GRADE SLABS WITH BRICK OR STONE PAVERS: 4" CONC. SLAB REINF. WITH #4 BARS AT 24" O.C. ELL OR 6x6-2@2/3 W/WF. OVER 4" OF 3/4" CLEAN GRAVEL. ALL SLABS SHALL BE RECEIVED 4" TO ACCOMMODATE BRICK OR STONE PAVERS IN A FULL MORTAR SETTING BED.
• CONCRETE STAIRS SHALL BE 6" THICK MIN. AND REINFORCED WITH #4'S @ 8" O.C. EACH WAY AND ONE AT NOSING OR AS REQUIRED BY STRUCTURAL.
• ALL CONCRETE FOR EXTERIOR FLATWORK SHALL BE AIR ENTRAINED 5%-1%. SLUMP LIMITATION SHALL BE 1" TO 4" FOR SLABS AND 3" TO 6" FOR ALL OTHER WORK. INCREASED SLUMP IS PERMISSIBLE WITH THE USE OF AN APPROVED WATER REDUCING ADDITIVE.
• PROVIDE EXPANSION AND TOOLED CONTROL JOINTS AS REQUIRED. CONTRACTOR SHALL SKETCH PROPOSED LOCATIONS FOR ARCHITECT REVIEW. FOR SIDEWALKS, LOCATE CONTROL JOINTS AT DISTANCES THAT EQUAL THE WIDTH OF THE WALK, IN EXTERIOR DRIVES, PATIOS, ETC. PLACE 18'-0" O.C. MAXIMUM CONTROL JOINTS SHOULD ALSO BE IN LOCATIONS WHERE CONFIGURATION OF WALKS, DRIVES, ETC. CHANGE. EXPANSION JOINTS SHOULD BE IN LOCATIONS WHERE CONCRETE SLABS ARE RESTRAINED BY CURBS, WALLS, ETC.
• CONCRETE SLABS SHALL SLOPE AN 1/8"/FT. MIN. AWAY FROM THE HOUSE. CONCRETE SLABS WHICH POND WATER SHALL BE REMOVED AND REPLACED BY THE SUBCONTRACTOR AT HIS EXPENSE.

- TYPICAL EXTERIOR SLAB: 4" CONC. SLAB REINF. WITH #4 BARS AT 24" O.C. ELL OR 6x6-2@2/3 W/WF. OVER 4" OF 3/4" CLEAN GRAVEL. PROVIDE 1 1/2" MIN COVER FOR REINFORCING. EXPOSED EXTERIOR SLABS SHALL RECEIVE A LIGHT BROOM FINISH WITH TROQUELED BORDERS.
• EXTERIOR ON-GRADE SLABS WITH BRICK OR STONE PAVERS: 4" CONC. SLAB REINF. WITH #4 BARS AT 24" O.C. ELL OR 6x6-2@2/3 W/WF. OVER 4" OF 3/4" CLEAN GRAVEL. ALL SLABS SHALL BE RECEIVED 4" TO ACCOMMODATE BRICK OR STONE PAVERS IN A FULL MORTAR SETTING BED.
• CONCRETE STAIRS SHALL BE 6" THICK MIN. AND REINFORCED WITH #4'S @ 8" O.C. EACH WAY AND ONE AT NOSING OR AS REQUIRED BY STRUCTURAL.
• ALL CONCRETE FOR EXTERIOR FLATWORK SHALL BE AIR ENTRAINED 5%-1%. SLUMP LIMITATION SHALL BE 1" TO 4" FOR SLABS AND 3" TO 6" FOR ALL OTHER WORK. INCREASED SLUMP IS PERMISSIBLE WITH THE USE OF AN APPROVED WATER REDUCING ADDITIVE.
• PROVIDE EXPANSION AND TOOLED CONTROL JOINTS AS REQUIRED. CONTRACTOR SHALL SKETCH PROPOSED LOCATIONS FOR ARCHITECT REVIEW. FOR SIDEWALKS, LOCATE CONTROL JOINTS AT DISTANCES THAT EQUAL THE WIDTH OF THE WALK, IN EXTERIOR DRIVES, PATIOS, ETC. PLACE 18'-0" O.C. MAXIMUM CONTROL JOINTS SHOULD ALSO BE IN LOCATIONS WHERE CONFIGURATION OF WALKS, DRIVES, ETC. CHANGE. EXPANSION JOINTS SHOULD BE IN LOCATIONS WHERE CONCRETE SLABS ARE RESTRAINED BY CURBS, WALLS, ETC.
• CONCRETE SLABS SHALL SLOPE AN 1/8"/FT. MIN. AWAY FROM THE HOUSE. CONCRETE SLABS WHICH POND WATER SHALL BE REMOVED AND REPLACED BY THE SUBCONTRACTOR AT HIS EXPENSE.

A. MAINTAIN SOIL MOISTURE CONTENT EQUIVALENT TO WHAT EXISTED AT THE TIME OF EXCAVATION TO MINIMIZE DIFFERENTIAL SETTLEMENT OR DISPLACEMENT.

B. TYPICAL EXTERIOR SLAB: 4" CONC. SLAB REINF. WITH #4 BARS AT 24" O.C. ELL OR 6x6-2@2/3 W/WF. OVER 4" OF 3/4" CLEAN GRAVEL. PROVIDE 1 1/2" MIN COVER FOR REINFORCING. EXPOSED EXTERIOR SLABS SHALL RECEIVE A LIGHT BROOM FINISH WITH TROQUELED BORDERS.

C. EXTERIOR ON-GRADE SLABS WITH BRICK OR STONE PAVERS: 4" CONC. SLAB REINF. WITH #4 BARS AT 24" O.C. ELL OR 6x6-2@2/3 W/WF. OVER 4" OF 3/4" CLEAN GRAVEL. ALL SLABS SHALL BE RECEIVED 4" TO ACCOMMODATE BRICK OR STONE PAVERS IN A FULL MORTAR SETTING BED.

D. CONCRETE STAIRS SHALL BE 6" THICK MIN. AND REINFORCED WITH #4'S @ 8" O.C. EACH WAY AND ONE AT NOSING OR AS REQUIRED BY STRUCTURAL.

E. ALL CONCRETE FOR EXTERIOR FLATWORK SHALL BE AIR ENTRAINED 5%-1%. SLUMP LIMITATION SHALL BE 1" TO 4" FOR SLABS AND 3" TO 6" FOR ALL OTHER WORK. INCREASED SLUMP IS PERMISSIBLE WITH THE USE OF AN APPROVED WATER REDUCING ADDITIVE.

F. PROVIDE EXPANSION AND TOOLED CONTROL JOINTS AS REQUIRED. CONTRACTOR SHALL SKETCH PROPOSED LOCATIONS FOR ARCHITECT REVIEW. FOR SIDEWALKS, LOCATE CONTROL JOINTS AT DISTANCES THAT EQUAL THE WIDTH OF THE WALK, IN EXTERIOR DRIVES, PATIOS, ETC. PLACE 18'-0" O.C. MAXIMUM CONTROL JOINTS SHOULD ALSO BE IN LOCATIONS WHERE CONFIGURATION OF WALKS, DRIVES, ETC. CHANGE. EXPANSION JOINTS SHOULD BE IN LOCATIONS WHERE CONCRETE SLABS ARE RESTRAINED BY CURBS, WALLS, ETC.

G. CONCRETE SLABS SHALL SLOPE AN 1/8"/FT. MIN. AWAY FROM THE HOUSE. CONCRETE SLABS WHICH POND WATER SHALL BE REMOVED AND REPLACED BY THE SUBCONTRACTOR AT HIS EXPENSE.

H. ALL CONCRETE FOR EXTERIOR FLATWORK SHALL BE AIR ENTRAINED 5%-1%. SLUMP LIMITATION SHALL BE 1" TO 4" FOR SLABS AND 3" TO 6" FOR ALL OTHER WORK. INCREASED SLUMP IS PERMISSIBLE WITH THE USE OF AN APPROVED WATER REDUCING ADDITIVE.

I. PROVIDE EXPANSION AND TOOLED CONTROL JOINTS AS REQUIRED. CONTRACTOR SHALL SKETCH PROPOSED LOCATIONS FOR ARCHITECT REVIEW. FOR SIDEWALKS, LOCATE CONTROL JOINTS AT DISTANCES THAT EQUAL THE WIDTH OF THE WALK, IN EXTERIOR DRIVES, PATIOS, ETC. PLACE 18'-0" O.C. MAXIMUM CONTROL JOINTS SHOULD ALSO BE IN LOCATIONS WHERE CONFIGURATION OF WALKS, DRIVES, ETC. CHANGE. EXPANSION JOINTS SHOULD BE IN LOCATIONS WHERE CONCRETE SLABS ARE RESTRAINED BY CURBS, WALLS, ETC.

J. CONCRETE SLABS SHALL SLOPE AN 1/8"/FT. MIN. AWAY FROM THE HOUSE. CONCRETE SLABS WHICH POND WATER SHALL BE REMOVED AND REPLACED BY THE SUBCONTRACTOR AT HIS EXPENSE.

K. ALL CONCRETE FOR EXTERIOR FLATWORK SHALL BE AIR ENTRAINED 5%-1%. SLUMP LIMITATION SHALL BE 1" TO 4" FOR SLABS AND 3" TO 6" FOR ALL OTHER WORK. INCREASED SLUMP IS PERMISSIBLE WITH THE USE OF AN APPROVED WATER REDUCING ADDITIVE.

L. PROVIDE EXPANSION AND TOOLED CONTROL JOINTS AS REQUIRED. CONTRACTOR SHALL SKETCH PROPOSED LOCATIONS FOR ARCHITECT REVIEW. FOR SIDEWALKS, LOCATE CONTROL JOINTS AT DISTANCES THAT EQUAL THE WIDTH OF THE WALK, IN EXTERIOR DRIVES, PATIOS, ETC. PLACE 18'-0" O.C. MAXIMUM CONTROL JOINTS SHOULD ALSO BE IN LOCATIONS WHERE CONFIGURATION OF WALKS, DRIVES, ETC. CHANGE. EXPANSION JOINTS SHOULD BE IN LOCATIONS WHERE CONCRETE SLABS ARE RESTRAINED BY CURBS, WALLS, ETC.

M. CONCRETE SLABS SHALL SLOPE AN 1/8"/FT. MIN. AWAY FROM THE HOUSE. CONCRETE SLABS WHICH POND WATER SHALL BE REMOVED AND REPLACED BY THE SUBCONTRACTOR AT HIS EXPENSE.

THIS BUILDING SHALL COMPLY WITH THE LOAD CONDITIONS INDICATED IN THE TABLE BELOW:

LOAD VALUE TABLE: Table with columns for AREA, MINIMUM DEAD LOAD, and MINIMUM LIVE LOAD. Rows include EXTERIOR BALCONIES, DECKS, CEILING JOISTS/ATTICS NO STORAGE SCUTTLE ACCESS ONLY, CEILING JOISTS/ATTICS WITH STORAGE DOOR/PULL DOWN LADDER ACCESS, ROOFS - NON-SLEEPING, SLEEPING ROOFS, ROOF-LIGHT ROOF COVERINGS, and ROOF-HEAVY ROOF COVERING CONCRETE/TILE/SLATE.

CODE EDITION: ALL CONSTRUCTION SHALL COMPLY WITH: 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL RESIDENTIAL CODE, 2018 INTERNATIONAL PLUMBING CODE, 2018 INTERNATIONAL MECHANICAL CODE, 2018 INTERNATIONAL FUEL GAS CODE, 2018 INTERNATIONAL ENERGY CONSERVATION CODE, 2017 NATIONAL ELECTRICAL CODE, 2018 INTERNATIONAL EXISTING BUILDING CODE, 2018 SWIMMING POOL AND SPA CODE, 2018 PROPERTY MAINTENANCE CODE, 2018 INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY OF PRAIRIE VILLAGE, KANSAS.

INSULATION & FENESTRATION REQUIREMENTS:

Table with columns for CLIMATE ZONE, PENETRATION U-FACTOR, FENESTRATION U-FACTOR, GLAZED FENESTRATION SHGC, CEILING R-VALUE, WOOD FRAME WALL R-VALUE, MASS WALL R-VALUE, FLOOR R-VALUE, BASEMENT WALL R-VALUE, SLAB R-VALUE & DEPTH, and CRAWL SPACE WALL R-VALUE. Values are listed for CLIMATE ZONE 4.

RESIDENCE AREAS

Table showing area calculations for FIRST FLOOR (1672 sq. ft.), SECOND FLOOR (1171 sq. ft.), BASEMENT FINISH (1214 sq. ft.), TOTAL LIVING AREA (4,051 sq. ft.), GARAGE AREA (531 sq. ft.), and PORCH AREA (264 sq. ft.).

SHEET DIRECTORY

Table listing SHEET numbers (1-8) and their corresponding titles: SHEET 1 NOTES & SITE PLAN, SHEET 2 BASEMENT PLAN, SHEET 2a FOUNDATION PLAN, SHEET 3 FIRST FLOOR PLAN, SHEET 4 SECOND FLOOR PLAN, SHEET 5 ROOF PLAN, SHEET 6 EXTERIOR ELEVATIONS, S1.0 GENERAL NOTES, S2.0 FOUNDATION DETAILS, S2.1 FOUNDATION DETAILS, S3.0 FRAMING DETAILS, S3.1 FRAMING DETAILS, S3.2 FRAMING DETAILS, S4.0 GENERAL BRACED WALL DETAILS, S4.1 GENERAL BRACED WALL DETAILS.

nspj ARCHITECTS ARCHITECTURE LANDSCAPE ARCHITECTURE P.913.831.1415 NSPJARCH.COM 9415 NALL AVE., #300 PRAIRIE VILLAGE, KANSAS, 66207



A NEW RESIDENCE FOR: KOENIG BUILDING & RESTORATION 2706 WEST 71st TERRACE PRAIRIE VILLAGE, KANSAS DRAWING RELEASE LOG #010124 DRAWING RELEASE 1

REVISIONS 25 0815-City Comments

JOB NO. 572915.107 DATE JULY 23, 2025 DRAWN BY TAH

24x36 SHEET (Arch) 10/9/2022 2:48:43 PM

BRACED WALL METHODOLOGY  
CONTINUOUS EXTERIOR SHEATHING PER WSP  
METHOD (BELOW)  
UNLESS OTHERWISE NOTED ON THE PLAN

XXXX EXTERIOR BRACED WALLS:

WSP METHOD: WOOD STRUCTURAL PANEL  
SHEATHING WITH A THICKNESS NOT  
LESS THAN 3/8" WITH MINIMUM SPAN  
RATING OF 24/0 FOR 16" OC STUD  
SPACING WITH 6d COMMON NAILS AT  
6" OC EDGES AND 12" OC FIELD OR  
SHEATHING THICKNESS NOT LESS  
THAN 1/2" WITH MINIMUM SPAN RATING  
OF 24/0 FOR 24" OC SPACING WITH 8d  
COMMON NAILS AT 6" OC EDGES AND  
12" OC IN FIELD.  
(NOTE: FRAMING MEMBERS 16" OC MAX UNBLOCKED, AND  
WITH SHEATHING APPLIED DIRECTLY TO FRAMING  
MEMBERS)

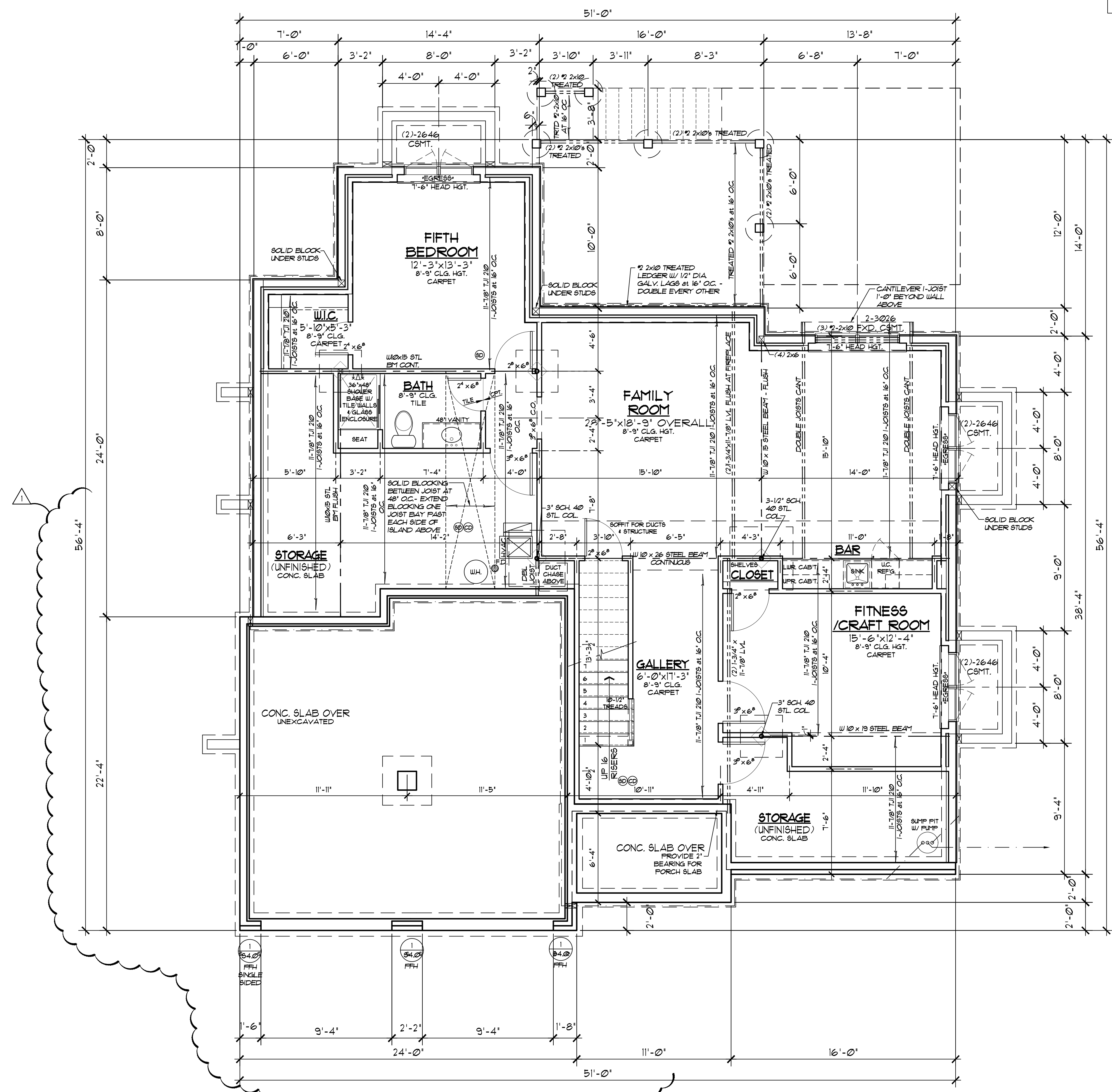
////// INTERIOR BRACED WALLS (REF 2-94.0)

GB METHOD: 1/2" MIN. GYPSUM BOARD OVER STUDS  
SPACED 24" MAX, FASTENED WITH  
NO. 6 - 1/4" TYPE W OR S DRYWALL  
SCREWS AT 12" OC EDGES AND FIELD  
(MIN. 4'-0" SECTION FOR BOTH SIDES).

OR  
LIB METHOD: 1x4 WOOD FASTENED WITH (3) 8d  
COMMON NAILS OR SIMPSON / USP 16  
GA. TYPE UB (OR EQUAL) STL.  
X-BRACE(S) AT 45° TO 60° ANGLES,  
MAXIMUM 16" O.C. STUD FASTENED PER  
MANUFACTURER'S SPECIFICATIONS.

STRUCTURAL NOTES:  
- ALL UNMARKED HEADERS MIN  
(2) 2x10  
- ALL HEADERS AND BEAMS MIN  
#2 GRADE DFL (OR EQ.)  
- BEARING WALL

DEFERRED JOIST SUBMITTAL:  
- JOIST DESIGN SHALL BE SUBMITTED TO APEX  
ENGINEERS, INC. FOR REVIEW PRIOR TO  
CONSTRUCTION AND INSTALLATION OF JOISTS  
- JOIST DESIGNER/ MANUFACTURER SHALL  
FOLLOW ASSUMED JOIST DIRECTIONS AS  
CLOSELY AS POSSIBLE TO CONFORM WITH  
HOUSE STRUCTURE AS A WHOLE  
- IF DEVIATIONS FROM ASSUMED JOIST DESIGN  
ARE REQUIRED, MANUF. SHALL CONTACT APEX



NOTE:  
SUBMIT I-JOIST LAYOUT FOR REVIEW &  
APPROVAL OF STRUCTURAL ENGINEER

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KANSAS, 66207

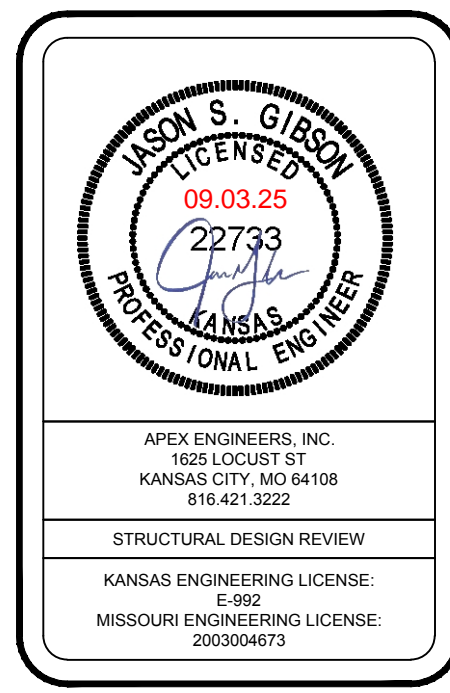
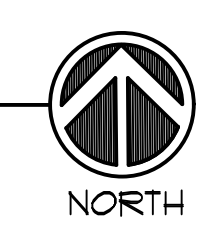


A NEW RESIDENCE FOR:  
**KOENIG BUILDING & RESTORATION**  
2706 WEST 71st TERRACE  
PRAIRIE VILLAGE, KANSAS

DRAWING RELEASE LOG  
01/01/24 DRAWING RELEASE 1

REVISIONS  
25 0815-City Comments

**BASEMENT FLOOR PLAN**  
SCALE 1/4" = 1'-0"  
1,070 sq. ft. FINISHED AREA



JOB NO. 572915.107 DATE JULY 23, 2025  
DRAWN BY TAH

2

NOTE: SUBMIT I-JOIST LAYOUT FOR REVIEW & APPROVAL OF STRUCTURAL ENGINEER

FOUNDATION GENERAL NOTES: A. ITALICIZED NOTES ON THE DRAWINGS ARE BY THE STRUCTURAL ENGINEER. B. SOIL DISCLAIMER: SOIL BEARING CAPACITY, THE SUITABILITY OF THE SOIL TO SUPPORT THE STRUCTURE, AND SUBSURFACE WATER MANAGEMENT IS THE SPECIALTY OF GEOTECHNICAL ENGINEERS AND NSPJ DOES NOT PERFORM GEOTECHNICAL ENGINEERING. NSPJ RECOMMENDS THAT THE OWNER OR CONTRACTOR CONSULT WITH A LICENSED GEOTECHNICAL ENGINEER AND PROVIDE A COPY OF ALL GEOTECHNICAL REPORTS OR FINDINGS TO NSPJ. IF A GEOTECHNICAL REPORT IS NOT PROVIDED TO NSPJ DURING THE DESIGN OF THE HOME, THE SOIL WILL BE ASSUMED TO BE CAPABLE OF SUPPORTING THE BEARING CAPACITY AS OUTLINED IN THE IRC AND DEFINED BY THE LOCAL A.U.

CONCRETE WALLS: A. REFER TO STRUCTURAL DRAWINGS FOR REQUIRED FOOTING DEPTH AND SOIL BEARING CAPACITY. B. FOR HOMES IN THE KANSAS CITY METRO AREA, FOUNDATION DESIGN SHALL COMPLY WITH THE JOHNSON COUNTY RESIDENTIAL FOUNDATION GUIDELINES UNLESS MODIFIED BY GEOTECHNICAL OR STRUCTURAL ENGINEER. REGARDLESS OF WHETHER THE PROJECT IS IN JOHNSON COUNTY OR NOT. C. MAINTAIN SOIL MOISTURE CONTENT EQUIVALENT TO WHAT EXISTED AT THE TIME OF EXCAVATION TO MINIMIZE PROBLEMS WITH DIFFERENTIAL SETTLEMENT OR DISPLACEMENT UNLESS OTHERWISE DIRECTED BY GEOTECHNICAL OR STRUCTURAL ENGINEER. D. REFER TO STRUCTURAL NOTES FOR CONCRETE STRENGTH, SLUMP REQUIREMENTS, REINFORCING SIZE, SPACING AND GRADE, ANCHOR BOLT SPACING, COVER REQUIREMENTS, ETC. E. NARROW STEM WALLS BLOCKED OUT AT TOP OF WALL: 4" WIDE SHALL NOT EXCEED 12" HIGH AND 6" WIDE SHALL NOT EXCEED 7'-0" HIGH UNLESS NOTED OTHERWISE BY THE STRUCTURAL ENGINEER. F. ALL OPENINGS OR PENETRATIONS THROUGH CONCRETE FOUNDATION WALLS SHALL BE BLOCKED OUT OR SLEEVED PRIOR TO POURING OF CONCRETE. G. AN ACCESSIBLE CONNECTION POINT SHALL BE PROVIDED TO A 20 FOOT CONCRETE-ENCASED ELECTRODE (FOOTING REBAR) FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR (UFER GROUND).

FLOORWORK: A. NON-STRUCTURAL SLABS OVER LESS THAN 24" OF FILL: 4" CONC. REINFORCED PER STRUCTURAL NOTES. PROVIDE VAPOR BARRIER (AS SELECTED BY BUILDER TO MEET CODE REQUIRED THICKNESS) OVER 4" CRUSHED ROCK. CONCRETE FINISH TO BE SELECTED BY BUILDER. B. PROVIDE CONTROL JOINTS OUT IN BASEMENT SLAB UNDER ALL STEEL BEAM AND HEADER LINES. LIMIT CONTROLLED AREAS TO NOT MORE THAN 625 SF. NOR GREATER THAN 25'-0" ON ANY SIDE. C. PROVIDE EXPANSION JOINTS AS BOND BREAKER BETWEEN WALLS AND OTHER RESTRAINING CONSTRUCTION. ISOLATE BASEMENT COLUMNS FROM THE REST OF THE CONCRETE SLAB.

WATERPROOFING/DRAINAGE: A. WATERPROOFING AND FOUNDATION DRAINAGE AS SELECTED BY BUILDER TO MEET OR EXCEED CODE MINIMUM.

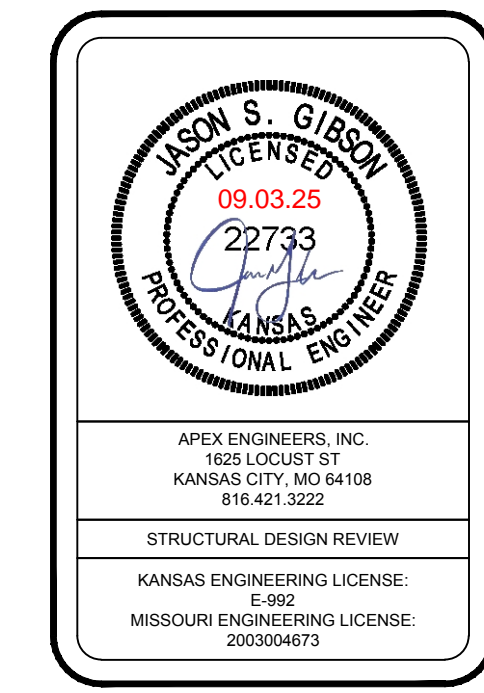


A NEW RESIDENCE FOR: KOENIG BUILDING & RESTORATION 2706 WEST 71st TERRACE PRAIRIE VILLAGE, KANSAS

DRAWING RELEASE LOG 01/01/24 DRAWING RELEASE 1

REVISIONS: 25 0815-City Comments

JOB NO. 572915.107 DATE JULY 23, 2025 DRAWN BY TAH



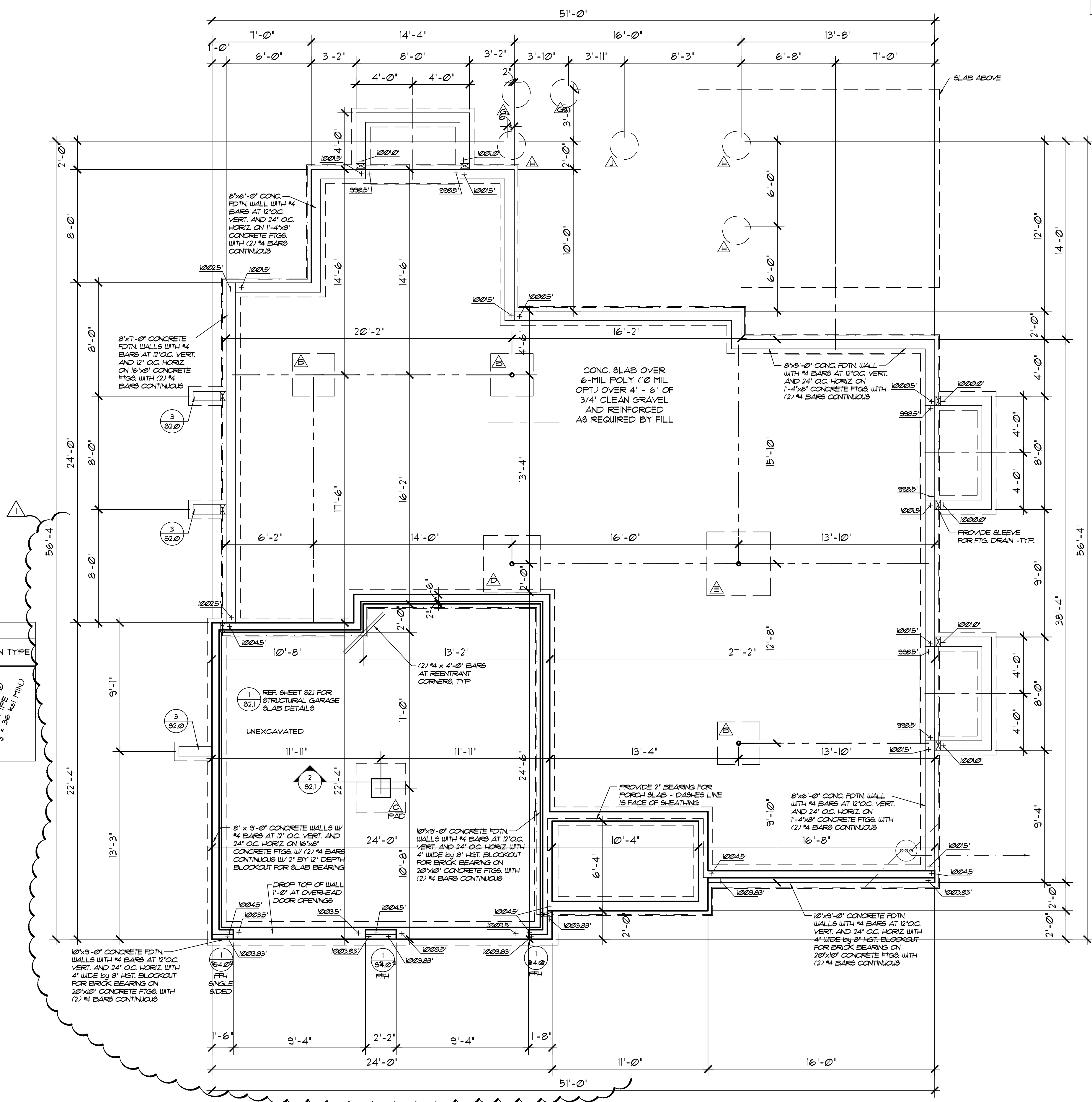
2a

DETAIL REFERENCES

- 1 TYPICAL FOUNDATION WALL DETAIL
2 TYPICAL 'UNRESTRAINED' FOUNDATION WALL DETAIL
3 TYPICAL DEAD MAN DETAIL
4 FOUNDATION WALL JUMP DETAIL
5 COLUMN PAD DETAIL
6 TYPICAL STRUCTURAL GARAGE SLAB PLAN
7 STRUCTURAL GARAGE SLAB PIER PAD DETAIL
8 STRUCTURAL GARAGE SLAB / WALL SECTION
9 TYPICAL OVERDIG DETAIL AT BASEMENT SLAB
10 ALTERNATE BRACED WALL PANEL DETAIL
11 APA NARROW WALL BRACING METHOD WITHOUT ALT. HOLD-DOWNS
12 COLUMN AND PIER PAD SCHEDULE (SHEET 52.0)

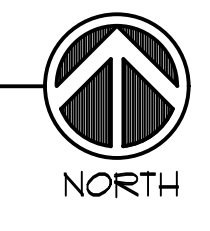
Table with 5 columns: COLUMN MARK, PAD SIZE, REINFORCEMENT, NOMINAL COLUMN SIZE, COLUMN TYPE. Includes a note: SCHEDULE #10 STEEL PIPE (2 1/2" x 3/8" MIN.)

- 1. COLUMN & PAD SIZES SHOWN ARE FOR MAXIMUM ADJUSTABLE COLUMN HEIGHT OF 9'-1". REQUIRES SEPARATE ENGR'D DESIGN IF GREATER THAN 9'-1" TALL, COLUMNS SIZED AS QUICK-ADJUST COLUMN BY QUALITY WAY PRODUCTS, LLC. REFER TO SAFE LOADING CAPACITIES PER MANUF SPECS, OR SUBSTITUTION TO ANOTHER PRODUCT ONLY WITH PRIOR APPROVAL BY APEX ENGINEERS.
2. COLUMN & PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2,000psf.

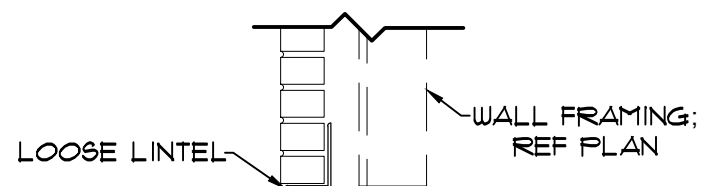


FOUNDATION PLAN

SCALE 1/4" = 1'-0"

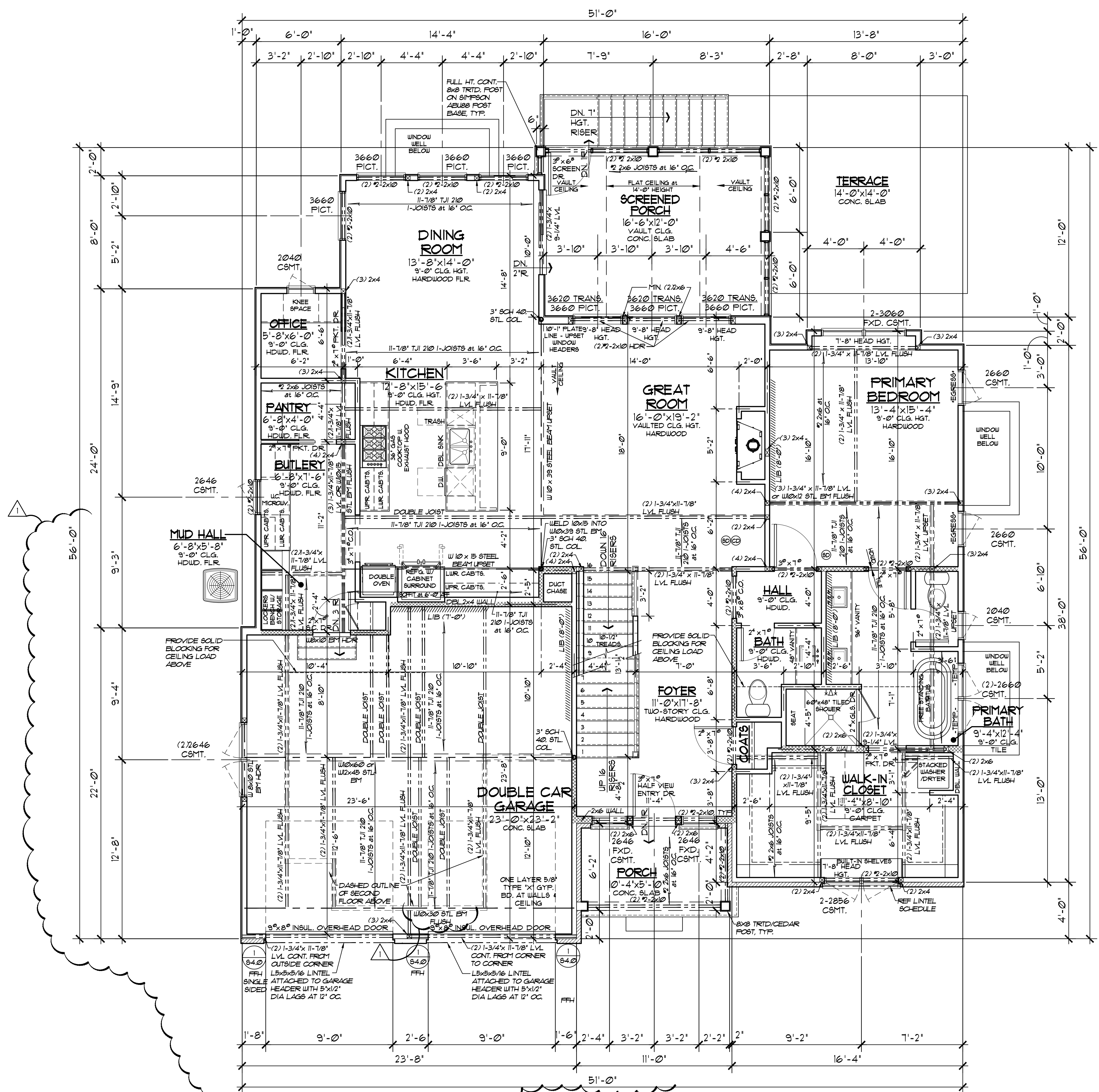


SCHEDULE - LOOSE LINTELS



NOTES:
1. BRICK OVER OPENINGS MUST BE GREATER THAN SPAN/2 TO USE 'NO JOINTS AT OPENINGS' VALUES...
2. LOOSE LINTELS MUST BE SUPPORTED DURING PLACEMENT OF BRICK TO ENSURE EVEN LOADING...
3. (1) ANGLE FOR EACH 4' WYTHE OF MASONRY...
4. REFERENCE ARCHITECTURAL DRAWINGS FOR OPENING SIZES AND LOCATIONS...
5. LOOSE LINTEL MUST BE INSTALLED TIGHT AGAINST BRICK...
6. LINTEL BEARING
A. <= 5'-0" = 4" BEARING
B. <= 7'-0" = 6" BEARING
C. > 7'-0" = 8" BEARING

Table with columns: LINTEL SIZE, NO JOINTS AT OPENINGS, JOINTS AT OPENINGS <= 10 FT BRICK ABOVE, > 10 FT BRICK ABOVE <= 20 FT.



NOTE:
SUBMIT I-JOIST LAYOUT FOR REVIEW & APPROVAL OF STRUCTURAL ENGINEER

BRACED WALL METHODOLOGY:
CONTINUOUS EXTERIOR SHEATHING PER WSP METHOD (BELOW) UNLESS OTHERWISE NOTED ON THE PLAN

XXXX EXTERIOR BRACED WALLS:
WSP METHOD: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/4" WITH MINIMUM SPAN RATING OF 24/0 FOR 16' OC STUD SPACING WITH 6d COMMON NAILS AT 6" OC EDGES AND 12" OC FIELD OR SHEATHING THICKNESS NOT LESS THAN 3/4" WITH MINIMUM SPAN RATING OF 24/0 FOR 24' OC SPACING WITH 8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN FIELD.

//// INTERIOR BRACED WALLS (REF 2-84.0):
GB METHOD: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX. FASTENED WITH No 6 - 1/4" TYPE W/ OR 9' DRYWALL SCREWS AT 1' OC EDGES AND FIELD (MIN. 4'-0" SECTION FOR BOTH SIDES.)

OR
LIB METHOD: 1x4 WOOD FASTENED WITH (3) 8d COMMON NAILS OR SIMPSON / WSP 16 GA. TYPE WB (OR EQUAL) STL. X-BRACE(S) AT 45° TO 60° ANGLES, MAXIMUM 16' OC. STUD FASTENED PER MANUFACTURER'S SPECIFICATIONS.

STRUCTURAL NOTES:
- ALL UNMARKED HEADERS MIN (2) 2x10
- ALL HEADERS AND BEAMS MIN 2" GRADE DFL (OR EQ.)
- BEARING WALL

DEFERRED JOIST SUBMITTAL:
- JOIST DESIGN SHALL BE SUBMITTED TO APEX ENGINEERS, INC. FOR REVIEW PRIOR TO CONSTRUCTION AND INSTALLATION OF JOISTS
- JOIST DESIGNER/ MANUFACTURER SHALL FOLLOW ASSUMED JOIST DIRECTIONS AS CLOSELY AS POSSIBLE TO CONFORM WITH HOUSE STRUCTURE AS A WHOLE
- IF DEVIATIONS FROM ASSUMED JOIST DESIGN ARE REQUIRED, MANUF. SHALL CONTACT APEX



ARCHITECTURE
LANDSCAPE
ARCHITECTURE

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NSPJARCH.COM

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PRAIRIE VILLAGE,
KANSAS, 66207



A NEW RESIDENCE FOR:
KOENIG BUILDING & RESTORATION
2706 WEST 71st TERRACE
PRAIRIE VILLAGE, KANSAS

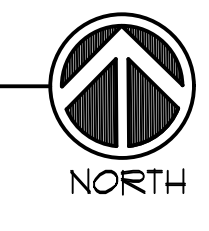
DRAWING RELEASE LOG
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REVISIONS
25 0815-City Comments

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

- 1672 sq. ft. FIRST FLOOR
1171 sq. ft. SECOND FLOOR
1214 sq. ft. BASEMENT FLOOR
4057 sq. ft. LIVING AREA
531 sq. ft. GARAGE AREA
264 sq. ft. PORCH AREA



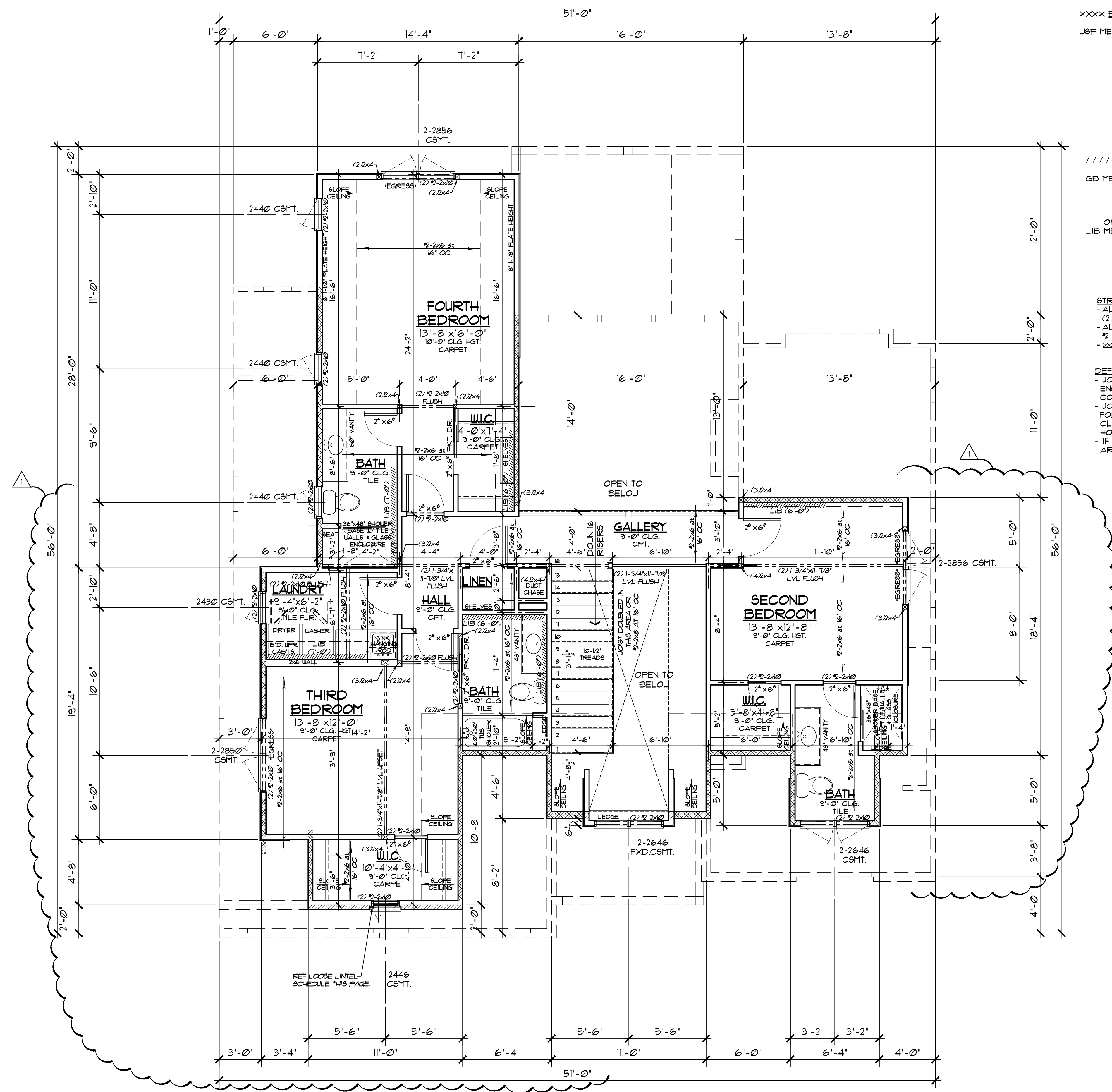
JOB NO. 572915.107
DATE JULY 23, 2025
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3

SCHEDULE - LOOSE LINTELS

NOTES:  
 1. BRICK OVER OPENINGS MUST BE GREATER THAN SPAN/2 TO USE 'NO JOINTS AT OPENINGS' VALUES. IF BRICK OVER OPENINGS IS LESS THAN SPAN/2 USE THE VALUES IN 'JOINTS AT OPENINGS'.  
 2. LOOSE LINTELS MUST BE SUPPORTED DURING PLACEMENT OF BRICK TO ENSURE EVEN LOADING.  
 3. (1) ANGLE FOR EACH 4" WYTHE OF MASONRY.  
 4. REFERENCE ARCHITECTURAL DRAWINGS FOR OPENING SIZES AND LOCATIONS.  
 5. LOOSE LINTEL MUST BE INSTALLED TIGHT AGAINST BRICK.  
 6. LINTEL BEARING  
 A.  $\leq 5'-0"$  = 4" BEARING  
 B.  $\leq 7'-0"$  = 6" BEARING  
 C.  $> 7'-0"$  = 8" BEARING

LINTEL SIZE	NO JOINTS AT OPENINGS	MAX OPENING WIDTH	
		JOINTS AT OPENINGS $\leq 10$ ft BRICK ABOVE	$> 10$ ft BRICK ABOVE $\leq 20$ ft
L3-1/2x3x1/4 LLV	6'-0"	3'-8"	2'-8"
L4x3-1/2x1/4 LLV	7'-4"	4'-8"	3'-4"
L5x3-1/2x3/16 LLV	8'-8"	6'-0"	4'-8"
L6x4x3/8 LLV	10'-8"	7'-4"	6'-0"
L7x4x3/8 LLV	12'-0"	8'-8"	6'-8"



BRACED WALL METHODOLOGY  
 CONTINUOUS EXTERIOR SHEATHING PER WSP METHOD (BELOW)  
 UNLESS OTHERWISE NOTED ON THE PLAN  
 XXXX EXTERIOR BRACED WALLS:  
 WSP METHOD: WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" WITH MINIMUM SPAN RATING OF 24/0 FOR 16" OC STUD SPACING WITH 6d COMMON NAILS AT 6" OC EDGES AND 12" OC FIELD OR SHEATHING THICKNESS NOT LESS THAN 1/2" WITH MINIMUM SPAN RATING OF 24/0 FOR 24" OC SPACING WITH 8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN FIELD.  
 (NOTE: FRAMING MEMBERS 16" OC MAXIMALLY BLOCKED, AND WITH SHEATHING APPLIED DIRECTLY TO FRAMING MEMBERS)

//// INTERIOR BRACED WALLS (REF. 2-84.0)  
 GB METHOD: 1/2" MIN. GYPSUM BOARD OVER STUDS SPACED 24" MAX. FASTENED WITH NO. 6 - 1/2" TYPE 'W' OR 'S' DRYWALL SCREWS AT 12" OC EDGES AND FIELD (MIN. 4'-0" SECTION FOR BOTH SIDES.)  
 OR  
 LIB METHOD: 1x4 WOOD FASTENED WITH (3) 8d COMMON NAILS OR SIMPSON / WSP 16 GA. TYPE 'W' OR 'S' DRYWALL SCREWS AT 45° TO 60° ANGLES, MAXIMUM 16" O.C. STUD FASTENED PER MANUFACTURER'S SPECIFICATIONS.

STRUCTURAL NOTES:  
 - ALL UNMARKED HEADERS MIN (2) 2x10  
 - ALL HEADERS AND BEAMS MIN #2 GRADE DFL (OR EQ.)  
 - BEARING WALL

DEFERRED JOIST SUBMITTAL:  
 - JOIST DESIGN SHALL BE SUBMITTED TO APEX ENGINEERS, INC. FOR REVIEW PRIOR TO CONSTRUCTION AND INSTALLATION OF JOISTS  
 - JOIST DESIGNER/ MANUFACTURER SHALL FOLLOW ASSUMED JOIST DIRECTIONS AS CLOSELY AS POSSIBLE TO CONFORM WITH HOUSE STRUCTURE AS A WHOLE  
 - IF DEVIATIONS FROM ASSUMED JOIST DESIGN ARE REQUIRED, MANUF. SHALL CONTACT APEX



A NEW RESIDENCE FOR:  
**KOENIG BUILDING & RESTORATION**  
 2706 WEST 71st TERRACE  
 PRAIRIE VILLAGE, KANSAS

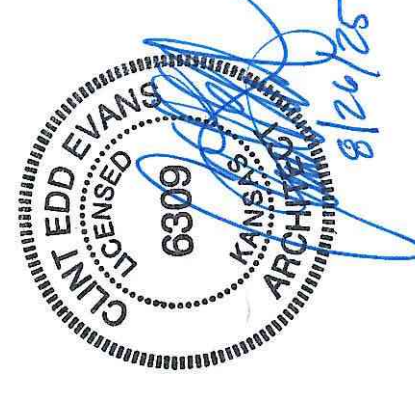
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 01/07/24 DRAWING RELEASE

REVISIONS  
 25 0815-City Comments

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



JOB NO. 572915.107  
 DATE JULY 23, 2025  
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A NEW RESIDENCE FOR :

# KOENIG BUILDING & RESTORATION

2706 WEST 71st TERRACE  
PRAIRIE VILLAGE, KANSAS

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1-25 0815-City Comments

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572915.107 JULY 23, 2025  
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TAH

1. THIS IS AN ENGINEERED ROOF STRUCTURE DESIGNED FOR COMPLIANCE WITH IRC 802.3, BUILD AS SHOWN WITH NO DEVIATIONS.
2. ALL HIPPS 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 3/4 12psf DL, 20psf LL (8L7 1/2)

ROOF SYSTEM IS DESIGNED TO MEET REQUIREMENTS OF IRC 802

\*RAFTERS (HEM-FIR, DOUG-FIR, OR EQUAL)  
SEE SPAN CHARTS BELOW

CODE MINIMUM

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
2-2x6	AT 24" OC	11'-1"
2-2x6	AT 16" OC	14'-2"
2-2x8	AT 24" OC	14'-8"
2-2x8	AT 16" OC	17'-11"
2-2x10	AT 24" OC	17'-10"
2-2x10	AT 16" OC	21'-11"

NOTE: CODE MINIMUM ALLOWS FOR A RAFTER DEFLECTION OF L/180 TOTAL LOAD

HIGHER PERFORMANCE

RAFTERS	SPACING	MAX HORIZONTAL CLEARSPAN
2-2x6	AT 24" OC	8'-6"
2-2x6	AT 16" OC	9'-9"
2-2x8	AT 24" OC	11'-3"
2-2x8	AT 16" OC	12'-9"
2-2x10	AT 24" OC	14'-3"
2-2x10	AT 16" OC	16'-3"

APEX ENGINEERS, INC. RECOMMENDED  
DEFLECTION = L/360 LIVE LOAD, L/240 TOTAL LOAD

STRUCTURAL NOTES:  
- ALL UNMARKED HEADERS MIN (2)#2-2x10  
- ALL HEADERS AND BEAMS MIN #2 GRADE DFL (OR EQ.)  
- BEARING WALL

- \*RIDGE BOARDS ARE (UNLESS OTHERWISE NOTED)  
2-2x10 UP TO 9:12 PITCH  
2-2x12 OVER 9:12 PITCH
- \*ALL HIPPS AND VALLEYS ARE (UNLESS OTHERWISE NOTED)  
2-2x10 UP TO 9:12 PITCH  
2-2x12 OVER 9:12 PITCH
- \*FURLINS ARE 2x6 MIN  
- FURLIN STRUTS ARE AT 4'-0" OC  
- FURLIN STRUTS SHALL BE INSTALLED AT NOT LESS THAN A 45 DEGREE ANGLE WITH THE HORIZONTAL.  
- ALL FURLIN STRUTS SHALL HAVE A MAX UNBRACED LENGTH OF 8'-0"  
- FURLIN STRUTS SHALL BE CONSTRUCTED IN A 'T' CONFIGURATION AND PER THE FOLLOWING CHART:

FURLIN STRUT	MAX FURLIN STRUT LENGTH
(2)2x4	8'-0"
(1)2x4 AND (1)2x6	12'-0"
(1)2x6 AND (1)2x8	20'-0"
(2)2x6 AND (1)2x8	30'-0"
CONSULT ARCH ENGR	120'-0"

- \*EACH END OF STRUT SHALL BE FASTENED WITH MIN (3)#4 OR (2)#6d NAILS
- \*RIDGE BRACERS ARE SAME AS FURLIN BRACES-SPACING, SIZE, CONFIGURATION, AND INSTALLATION (SEE FURLIN BRACE NOTES ABOVE)
- \*HIP AND VALLEY BRACES ARE THE SAME AS FURLIN BRACE SIZE, CONFIGURATION, AND INSTALLATION (SEE FURLIN BRACE NOTES ABOVE)

- ROOF BRACE/STRUT (PER CHART)  
- SLASH IS TOP END OF BRACE  
- CIRCLE IS BOTTOM END OF BRACE
- FURLIN STRUTS AT 48" OC (PER CHART)  
- SLASH IS TOP END OF BRACE  
- ARROW IS BEARING LOCATION

--- DENOTES BEARING WALL  
--- DENOTES FURLIN  
=== DENOTES BEARING STRUCTURE

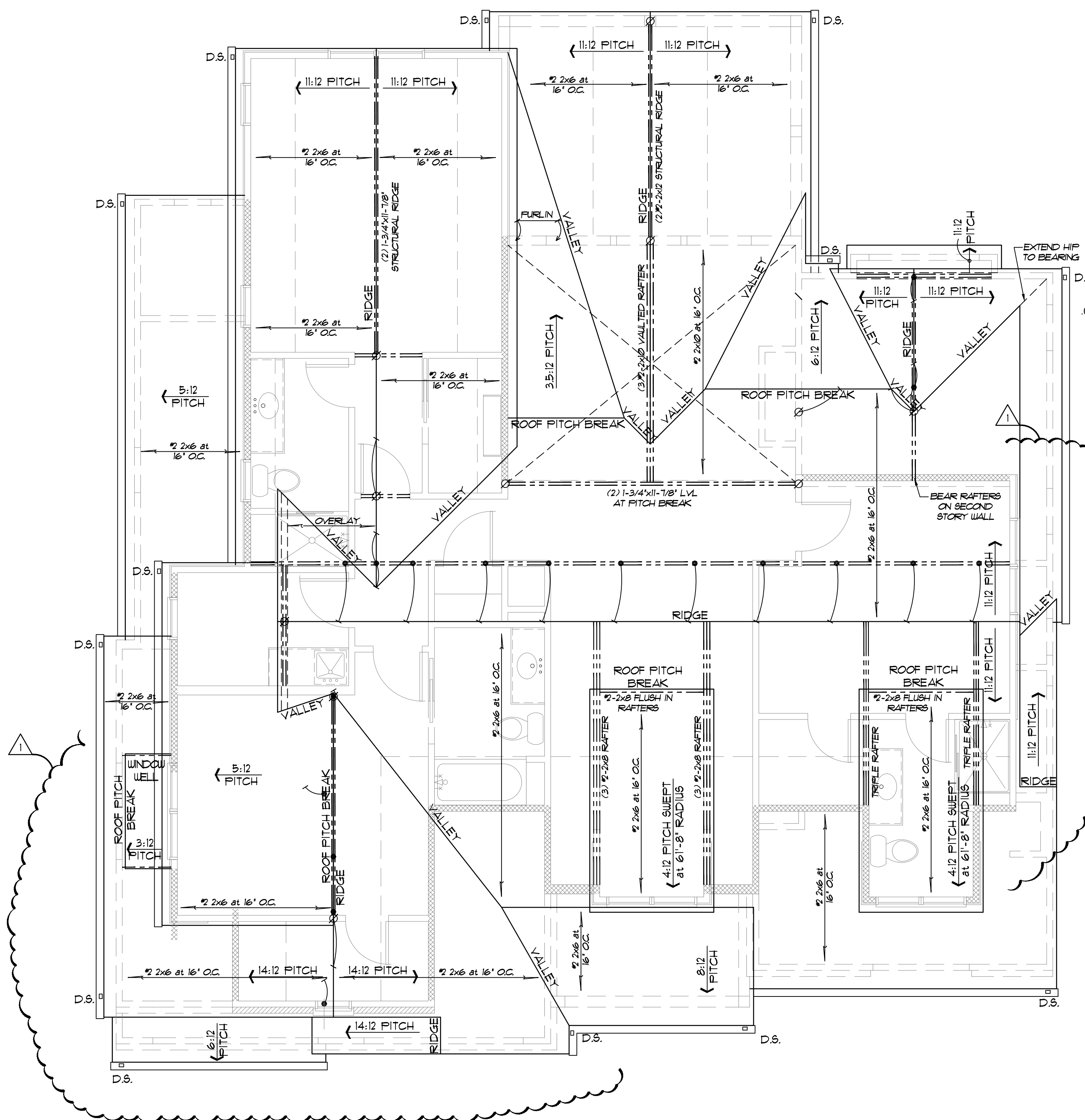


APEX ENGINEERS, INC.  
1623 LOCUST ST  
KANSAS CITY, MO 64108  
816.421.3222

STRUCTURAL DESIGN REVIEW

KANSAS ENGINEERING LICENSE:  
E-992

MISSOURI ENGINEERING LICENSE:  
2003004673



ROOF PLAN

SCALE 1/4" = 1'-0"





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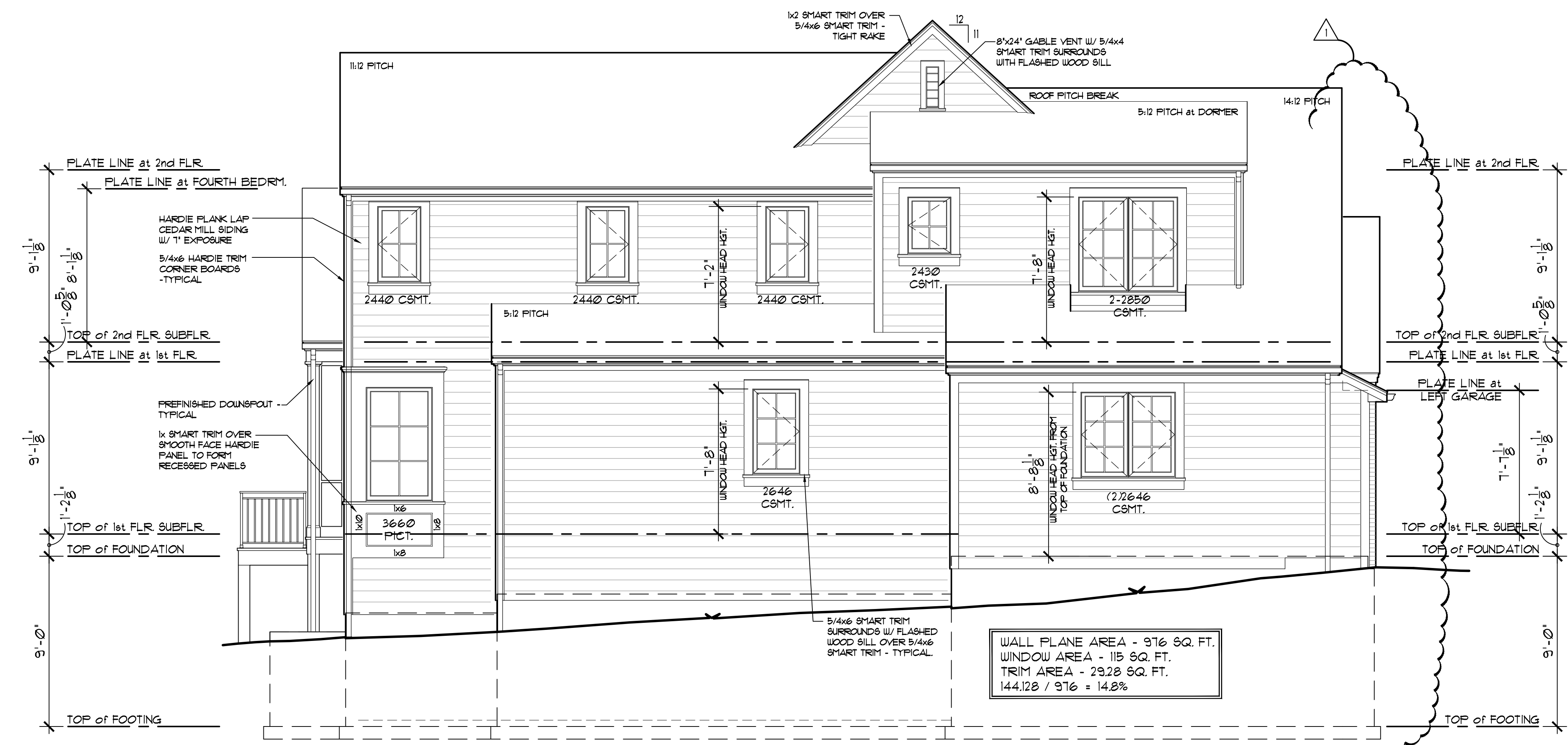
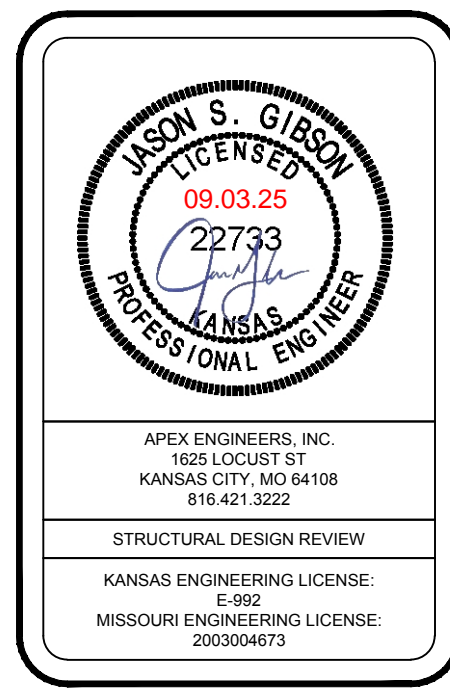
**KOENIG BUILDING & RESTORATION**

2706 WEST 71st TERRACE  
PRAIRIE VILLAGE, KANSAS

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01/01/24 DRAWING RELEASE 1

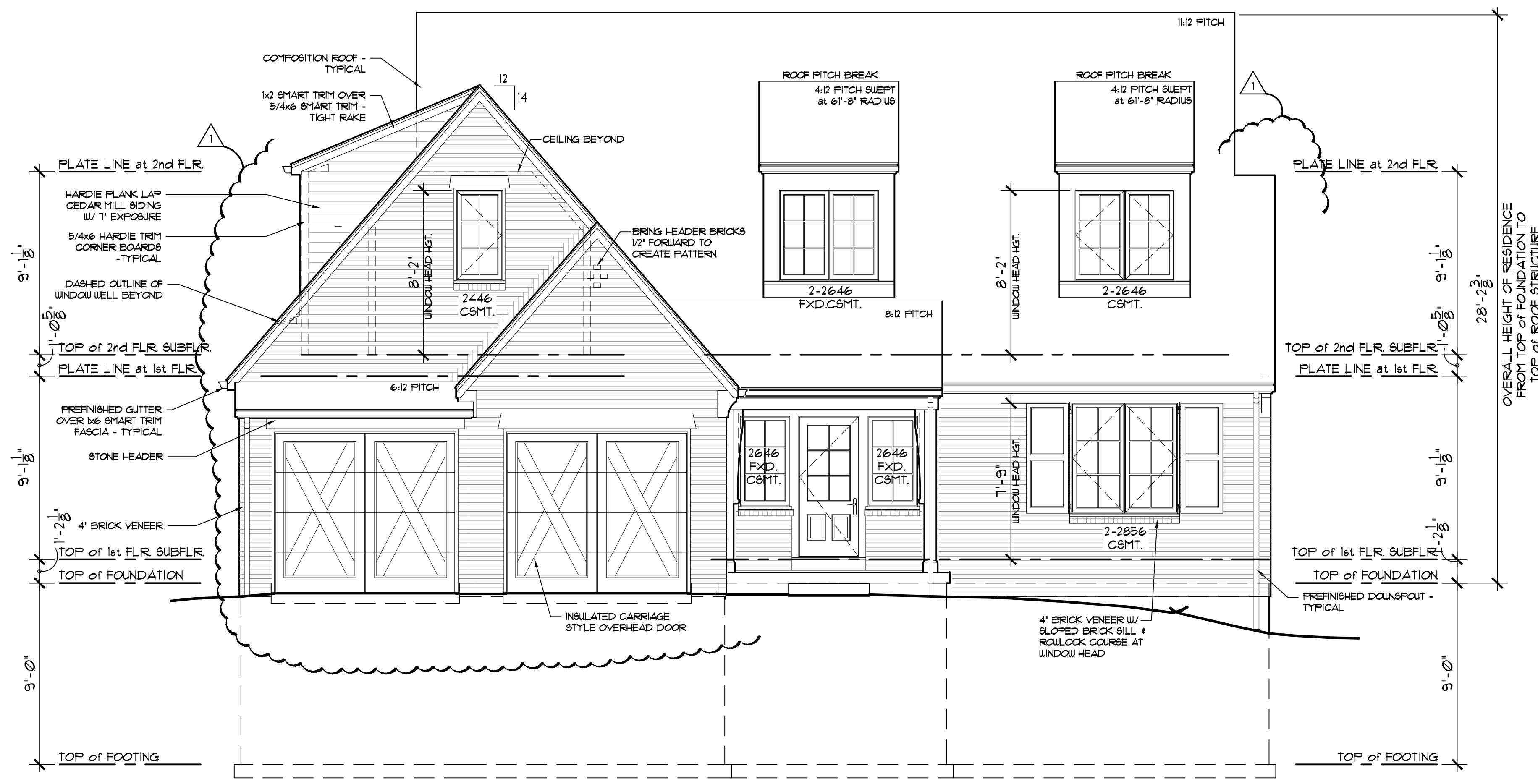
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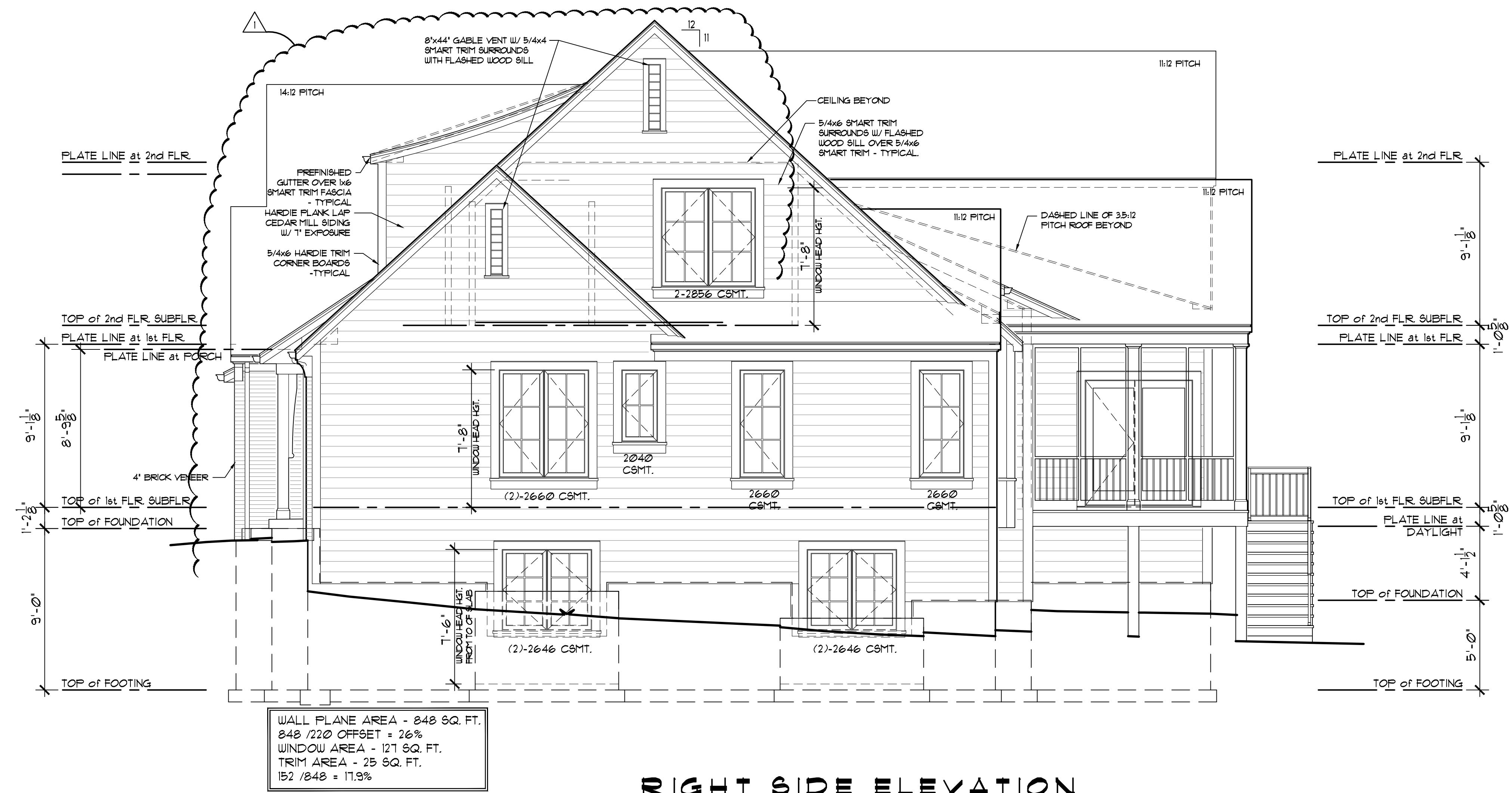


WALL PLANE AREA - 976 SQ. FT.  
WINDOW AREA - 115 SQ. FT.  
TRIM AREA - 29,28 SQ. FT.  
144,128 / 976 = 14.8%

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



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



WALL PLANE AREA - 848 SQ. FT.  
848 / 220 OFFSET = 26%  
WINDOW AREA - 121 SQ. FT.  
TRIM AREA - 25 SQ. FT.  
152 / 848 = 17.9%

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



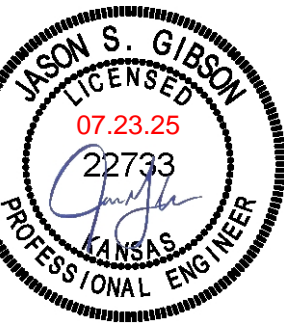
**REAR ELEVATION**  
SCALE 1/4" = 1'-0"

A NEW RESIDENCE FOR:  
**KOENIG BUILDING & RESTORATION**  
2706 WEST 71st TERRACE  
PRAIRIE VILLAGE, KANSAS

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01/01/24 DRAWING RELEASE 1

- REVISIONS
- 1- 25 0815-City Comments
  - 2- 25 0904-City Comments

JOB NO. 572915.107 DATE JULY 23, 2025  
DRAWN BY TAH



STRUCTURAL DESIGN REVIEW  
KANSAS ENGINEERING LICENSE: E-592  
MISSOURI ENGINEERING LICENSE: 200306673

PROJECT: Koenig Building and Restoration  
2706 W 71st Terrace  
Prairie Village, KS  
CLIENT: NSPJ Architects

PROJECT #: 25-1203  
DRAWN BY: JKL  
CHECKED BY: BDC  
SUBMITTAL DATE: 2025.07.23

COMMENTS	
DATE	
#	

SHEET: GENERAL NOTES

S1.0

## GENERAL

- PLANS SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS AS ADOPTED BY THE GOVERNING JURISDICTION. IF ANY CHANGES OR DEVIATIONS FROM THE PLANS ARE MADE DURING CONSTRUCTION, CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITY AND ENGINEER OF RECORD, EITHER (OR BOTH) OF WHOM MAY REQUIRE REVISED DRAWINGS OR CALCULATIONS AT ITS DISCRETION.
- REPRODUCTION, ALTERATION, OR RE-USE BY ANY METHOD OF ALL OR PORTIONS OF THESE STRUCTURAL PLANS OR VARIATIONS THEREOF WITHOUT WRITTEN PERMISSION FROM APEX ENGINEERS, INC IS STRICTLY PROHIBITED. THE DRAWINGS AND DETAILS OF THIS SHEET SET, BEING INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF APEX ENGINEERS, INC. AN UNSEALED VERSION OR ANY OF APEX ENGINEERS LOGO AND/OR TITLE BLOCK, SHALL BE CONSIDERED AN UNAUTHORIZED REPRODUCTION.
- WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE DESIGN PROFESSIONAL OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY. THE DWELLING SHALL COMPLY WITH THE FOLLOWING LOAD CONDITIONS:

AREA	MIN DEAD LOAD	MIN LIVE LOAD
EXTERIOR BALCONIES	10 PSF	60 PSF
DECKS	10 PSF	40 PSF
CEILING JOISTS/ATTICS NO STORAGE - SCUTTLE ACCESS ONLY ROOF SLOPE 3:12 OR LESS	5 PSF	10 PSF
CEILING JOISTS/ATTICS WITHOUT STORAGE - SCUTTLE ACCESS ONLY ROOF SLOPE OVER 3:12 OR LESS	10 PSF	10 PSF
CEILING JOISTS/ATTICS WITH STORAGE - DOOR/FULL DOWN LADDER ACCESS	10 PSF	20 PSF
ROOMS - NON-SLEEPING	10 PSF	40 PSF
ROOMS - SLEEPING	10 PSF	30 PSF
ROOF - LIGHT ROOF COVERING	10 PSF	20 PSF
ROOF - HEAVY ROOF COVERING CONCRETE/TILE/SLATE	20 PSF	20 PSF

NOTE: HEAVY ROOF COVERING WILL NOT BE INSTALLED OR USED IN THE DESIGN CALCULATIONS UNLESS IT IS SPECIFICALLY NOTED ON THE PLANS THAT THE DESIGN IS FOR HEAVY ROOF COVERINGS.

## FOUNDATIONS

- THE FOUNDATION DESIGN SHALL BE BASED ON A MINIMUM SOIL BEARING CAPACITY OF 1500 PSF, UNLESS OTHERWISE INDICATED ON THE PLANS OR IF MODIFIED BY AN ENGINEERING REPORT BASED ON ACTUAL SITE CONDITIONS.
- REFERENCE TO CONCRETE SCHEDULE, THIS SHEET, FOR APPLICABLE FOUNDATION CONCRETE MIX DESIGN.
- FOOTINGS SHALL EXTEND BELOW THE FROST LINE; MINIMUM DEPTH 36 INCHES BELOW GRADE.
- UNLESS OTHERWISE NOTED ON THE PLANS OR IF SITE CONDITIONS REQUIRE OTHERWISE, FOOTINGS SHALL BE A MINIMUM OF 16" WIDE AND 8" DEEP WITH (2) #4 BARS CONTINUOUS.
- COLUMN PADS SHALL BE A MINIMUM 30"x30"x12" WITH (4) #4 BARS EACH WAY UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE ON THE PLANS, FOUNDATION WALLS SHALL BE MINIMUM 6" THICK X 8'-0" (OR 9'-0") TALL AND REINFORCED PER DETAIL 1-S2.0 (AND 2-S2.0 WHERE APPLICABLE). FOUNDATION WALLS GREATER THAN 10'-0" TALL REQUIRE A SEPERATE ENGINEERED DESIGN. PROVIDE A 2'-0" LONG INTERIOR OR EXTERIOR DEAD-MAN FOR ANY STRAIGHT WALL PANELS EXCEEDING 20'-0" IN LENGTH (REF 3-S2.0).
- REINFORCEMENT SHALL BE MINIMUM GRADE 40 UNLESS NOTED OTHERWISE. REINFORCEMENT SHALL LAP A MINIMUM OF 24" AT ENDS, SPLICES, AND AROUND CORNERS.
- FOUNDATION WALLS SHALL BE BACKFILLED WITH A CLEAN LEAN CLAY (OR BETTER) LOW VOLUME CHANGE MATERIAL. ON-SITE MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY THE GEOTECHNICAL ENGINEER OF RECORD.
- FOUNDATION WALLS WILL NOT ACHIEVE FULL STRENGTH UNTIL THE BASEMENT SLAB AND THE FIRST FLOOR DECK HAVE BEEN PROPERLY PLACED. IF BACKFILLING THE INTERIOR OF THE FOUNDATION WALL WITH GREATER THAN 8" OF EARTHEN FILL OR 24" OF GRANULAR FILL, A STRUCTURAL BASEMENT SLAB OR ALTERNATE ENGINEERED SOLUTION (i.e. ENGINEERED FILL) WILL BE REQUIRED.
- WHERE JUMPS OR STEPS IN ELEVATION OCCUR FOUNDATION WALLS AND FOOTINGS SHALL BE FORMED CONTINUOUS AND POURED PER DETAIL 4-S2.0.
- CONCRETE FLOOR SLABS SHALL BE A MINIMUM 4" THICK OVER A MINIMUM 4" BASE OF 1/2" OR 3/4" CLEAN GRADED ROCK, UNLESS NOTED OTHERWISE OR IF SITE CONDITIONS REQUIRE OTHERWISE.
- PROVIDE A MIN 6 MIL THICK POLYETHYLENE MOISTURE BARRIER OVER POURUS GRAVEL BASE UNDER BASEMENT FLOOR SLAB PER R405.2.2. LAP JOINTS MINIMUM 6" (NOT REQUIRED FOR GARAGE SLABS OR DETACHED ACCESSORY BUILDINGS).
- FOR A STRUCTURAL REINFORCED CONCRETE FLOOR OVER A USABLE AREA, SUCH AS A GARGE FLOOR LOCATED OVER A STORAGE AREA, SUBMIT SEALED ENGINEERED DETAILS AND CALCULATIONS.
- GARAGE SLABS AND BASEMENT OVERDIRS SUPPORTED BY FILL CONSISTING OF MORE THAN 24" OF GRANULAR FILL OR 8" OF EARTH SHALL BE REINFORCED PER DETAILS 1-S2.1 AND 6-2.1 RESPECTIVELY, WHERE THE LIMITATIONS OF DETAILS 1-S2.1 AND 6-S2.1 ARE NOT MET, A SEPERATE ENGINEERED DESIGN SHALL BE REQUIRED.
- BASEMENT FOUNDATION SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH A MINIMUM OF 1/2" ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE AND SPACED NOT MORE THAN 3'-0" ON CENTER AND WITHIN 12" OF EACH END PIECE.
- FOUNDATION WALLS SHALL BE DAMP-PROOFED PER IRC SECTION R406.
- PROVIDE A MINIMUM 4" PERFORATED DRAIN AROUND USABLE SPACE BELOW GRADE OR OTHER EQUIVALENT MATERIALS PER IRC SECTION 405.1. THE PIPE SHALL BE PLACED ON A MINIMUM OF 2" OF WASHED GRAVEL OR CRUSHED ROCK AND COVERED WITH NOT LESS THAN 6". THE DRAIN SHALL DAYLIGHT TO THE EXTERIOR FLOOR FINISH. TERMINATE IN A MINIMUM 24" DIAMETER OR 20" SQUARE SUMP PIT EXTENDING A MINIMUM 24" BELOW THE BOTTOM OF BASEMENT FLOOR.
- INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
- IN EXTERIOR BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING, SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE.
- ALL EARTH RETAINING STRUCTURES ON THE SITE GREATER THAN 4'-0" TALL (EXCLUDING CONCRETE FOUNDATION WALLS RESTRAINED AT BOTH TOP AND BOTTOM) SHALL REQUIRE A SEPERATE ENGINEERED DESIGN (i.e. RETAINING WALLS, WING WALLS, ETC.).
- INSULATION SHALL BE INSTALLED FOR ALL BASEMENT WALLS AS REQUIRED PER N1102.2.9.
- A CONCRETE ENCASED GROUNDING ELECTRODE CONNECTION SHALL BE PROVIDED TO THE ELECTRICAL SERVICES PER E3608.1.
- ANY GEOTECHNICAL IMPROVEMENT METHODS AND/OR STRUCTURAL SOLUTIONS (SUCH AS DRILLED PIERS) EMPLOYED TO ADDRESS UNACCEPTABLE SUBGRADE CONDITIONS SHALL BE SUBMITTED TO EOR AS ENGINEERED SHOP DRAWINGS FOR REVIEW AND APPROVAL.

## EMERGENCY EGRESS AND RESCUE

- PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MINIMUM OPENABLE AREA OF 5.7 SQUARE FEET WITH A MINIMUM OPENABLE HEIGHT OF 24 INCHES AND WIDTH OF 20 INCHES.
- BASEMENT EGRESS TO MEET THE REQUIREMENTS OF IRC SECTION 310.
- SMOKE ALARMS SHALL BE INSTALLED AS REQUIRED PER IRC 2018 SECTION R314.
- PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA, ON EACH FLOOR INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT LESS THAN 3'-0" HORIZONTALLY FROM DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS REQUIRED PER IRC 2018 SECTION R315.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

## FRAMING GENERAL

- ALL LUMBER SIZES ARE FOR DOUGLAS FIR-LARCH UNLESS NOTED OTHERWISE.
- ALL HEADERS TO BE MIN (2) #2-2X10 UNLESS NOTED OTHERWISE.
- BLOCK CANTILEVERS, DOORJAMBS, AND OVER BEAMS.
- ALL HEADERS TO BEAR ON A MINIMUM OF (2) 2X4 STUD POSTS UNLESS NOTED OTHERWISE.
- INTERIOR NON-BEARING WALLS, OTHER THAN THOSE RESTING DIRECTLY ON THE FOOTING SHALL BE ISOLATED FROM THE FLOOR FRAMING ABOVE.
- WHERE JOISTS RUN PARALLEL TO FOUNDATION WALLS, SOLID BLOCKERS FOR A MINIMUM OF (3) JOIST SPACES BE PROVIDED TO A MAXIMUM OF 2'-0" CENTERS TO TRANSFER LATERAL LOADS ON THE WALL TO THE FLOOR DIAPHRAGM. THE BLOCKING SHALL BE SECURELY NAILED TO THE JOISTS AND FLOORING. NAIL JOISTS AND BLOCKING TO SILL PLATE WITH (3) 10d NAILS. IRC SECTION R602.3.(1).
- IF DUCTS ARE INSTALLED IN THE FIRST JOIST SPACE(S), NAIL 2x4s FLAT AT 2'-0" CENTERS WITHIN THE JOIST SPACE(S) AND THEN PROVIDE SOLID BLOCKING, INSTALLED UPRIGHT, IN THE NEXT TWO JOIST SPACES. SECURE THE 2x4s TO THE SILL PLATE WITH (4) 10d NAILS.
- ALL SILLS AND SLEEPERS SUPPORTED ON CONCRETE OR MASONRY AND FURRING ATTACHED TO CONCRETE OR MASONRY SHALL BE OF DECAY RESISTANT MATERIALS.
- JOISTS UNDER BEARING PARTITIONS SHALL BE DOUBLED AND COMPLY WITH IRC SECTION R602.4.
- JOISTS FRAMING FROM OPPOSITE SIDES OVER BEARING SUPPORTS SHALL LAP A MINIMUM 3" AND SHALL BE NAILED TOGETHER WITH A MINIMUM (3) 10d FACE NAILS.
- JOISTS FRAMING INTO A WOOD GIRDER OR BEAM SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR MINIMUM 2"x2" LEDGER STRIPS.
- FRAMING OF OPENINGS - HEADERS AND TRIMMERS SHALL BE OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR FRAMING. TRIMMER JOISTS SHALL BE DOUBLED WHEN THE HEADER IS SUPPORTED MORE THAN 3'-0" FROM THE TRIMMER JOIST BEARING. WHEN THE HEADER SPAN EXCEEDS 4'-0", THE HEADER AND TRIMMER SHALL BE DOUBLED.
- 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.
- WATER-RESISTIVE BARRIER SHALL BE PROVIDED OVER ALL EXTERIOR WALLS. ONE LAYER OF No. 15 ASPHALT FELT OR ANY OTHER BARRIER THAT MEETS ASTM D226 TYPE 1 FELT. (R703.2)
- WHERE CEILING JOISTS ARE NOT INSTALLED CONNECTED TO THE RAFTERS AT 1/3 OF THE ATTIC SPACE AND WHERE CEILING JOISTS ARE NOT INSTALLED PARALLEL TO THE RAFTERS, RAFTER TIES SHALL BE INSTALLED IN THE LOWER 1/3 OF THE ATTIC SPACE AND WITH TABLE 1-S1.1.
- COLLAR TIES SHALL BE PROVIDED IN THE UPPER 1/3 OF THE ATTIC SPACE IN ACCORDANCE WITH TABLE 1-S1.0.
- STUDS SHALL BE CONTINUOUS BETWEEN FLOOR, CEILING, AND/OR ROOF DIAPHRAGMS AS REQUIRED PER R602.3.
- WHERE THE ULTIMATE WIND SPEED DOES NOT EXCEED 115 MPH, THE WIND EXPOSURE CATEGORY IS B, THE ROOF PITCH IS 5:12 OR GREATER, AND THE ROOF SPAN IS 32 FEET OR LESS, RAFTER AND TRUSSES SPACED LESS THAN 24" OC SHALL BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES IN ACCORDANCE WITH TABLE R602.3.(1). IF NOT, RAFTERS AND TRUSSES SHALL BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES WITH A MECHANICAL CONNECTION CAPABLE OF RESISTING THE UPLIFT FORCE AS SPECIFIED IN TABLE R602.11.

TYPE	Fb (psi)	E (psi)	Fv (psi)
LVL	2600	1.9x10 <sup>6</sup>	285
GLU-LAM	2400	1.85x10 <sup>6</sup>	265
PARALLAM	2900	2.0x10 <sup>6</sup>	290

## ENERGY REQUIREMENTS

- LIGHTING FIXTURES PENETRATING THE THERMAL ENVELOPE SHALL BE IC-RATED, LEAKAGE RATED, AND SEALED TO THE GYPSUM WALLBOARD AS REQUIRED PER N1102.4.5.
- PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED AS REQUIRED PER N1103.1.1.
- AIR HANDLERS SHALL BE RATED FOR MAXIMUM 2% AIR LEAKAGE RATE PER N1103.3.2.
- BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS PER N1103.3.5
- HOT WATER PIPES SHALL BE INSULATED AS REQUIRED PER N1103.4.
- ALL EXHAUST FANS SHALL TERMINATE TO THE BUILDING EXTERIOR AS REQUIRED PER M1501.1.
- MAKEUP AIR SYSTEMS SHALL BE INSTALLED FOR KITCHEN EXHAUST HOODS THAT EXCEED 400 CFM AS REQUIRED PER M1503.6.
- AN AIR HANDLING SYSTEM SHALL NOT SERVE BOTH THE LIVING SPACE AND THE GARAGE PER M1601.6.

## ENERGY CONSERVATION

THE ENERGY EFFICIENCY OF THE DWELLING SHALL COMPLY WITH THE FOLLOWING TABLE(S) (WHERE THERE ARE DISCREPANCIES BETWEEN THIS TABLE AND THE PLANS, THE MOST RESTRICTIVE SHALL APPLY). IF TABLE 1 IS NOT COMPLETED AND ACCOMPANIED BY RESCHECK CALCULATIONS, THEN TABLE 2 SHALL BE APPLIED.

BUILDING ELEMENT	MIN VALUE
WALLS - FRAME	R-
WALLS - BASEMENT	R-
FLOORS - UNCONDITIONED SPACE	R-
FLOORS - OVER OUTSIDE AIR	R-
FLOORS - CRAWL SPACE	R-
SLAB - PERIMETER	R-
CEILING - FLAT	R-
CEILING - CATHEDRAL	R-
DOORS - GLASS	U-
DOORS - SOLID	U-
WINDOWS - OPERABLE	U-
WINDOWS - FIXED	U-
WINDOWS - OTHER	U-
FURNACE	AFUE-
AIR CONDITIONER	SEER-

NOTE: FOR USE OF TABLE 1 A ResCheck COMPLIANCE FORM MUST BE SUBMITTED WITH PLANS.

TABLE 2 - PRESCRIPTIVE ENVELOPE (MIN PRESCRIPTIVE APPROACH ACCEPTABLE FOR ANY DWELLING.)

BUILDING ELEMENT	MIN VALUE
CEILING - FLAT	R-49
CEILING - CATHEDRAL**	R-30
CEILING - CATHEDRAL	R-38
FLOORS - UNCONDITIONED SPACED	R-19
FLOORS - OVER OUTSIDE AIR	R-30
WALLS - BASEMENT	R-10 (CONT) OR R-13 (CAVITY)
CONCRETE SLAB ON GRADE	R-10 (FOR 2FT)
SKYLIGHTS	U=0.55
WALLS - EXTERIOR (2x4)	R-15
WALLS - EXTERIOR (2x6)	R-20
WALLS - CRAWL SPACE	R-19
GLAZING*	U<=0.32
GLAZING*	SHGF<=0.40

NOTE:  
TABLE 2 PER IRC TABLE N1102.1.2  
\*DEFAULT U-FACTOR FOR DOUBLE PANE, ARGON FILLED LOW-E TREATMENT IS U=0.35  
\*\*LIMITED TO AREAS LESS THAN 500 SQ-FT OR 20% OF CEILING AREA.

## DEFERRED SUBMITTALS

- THE ARCHITECT OR ENGINEER OF RECORD SHALL LIST THE DEFERRED SUBMITTALS ON THE PLANS FOR REVIEW BY THE BUILDING OFFICIAL. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN THE GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DEFERRED SUBMITTALS ARE DEFINED AS THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITH A SPECIFIED PERIOD. DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL.
- DEFERRED SUBMITTAL ITEMS (WHEN APPLICABLE):
  - TRUSSES
  - JOISTS
  - GUARDRAILS AND HANDRAILS
  - STEEL FABRICATED STAIRS
  - PRE-MANUFACTURED CANOPIES AND AWNINGS
  - PRECAST HOLLOW CORE SLABS
  - GROUND IMPROVEMENT AND/OR STRUCTURAL FOUNDATION SOLUTIONS (SUCH AS DRILLED PIERS)

## CONCRETE SCHEDULE

MINIMUM STRUCTURAL CONCRETE COVER	COVER
FORMED SURFACES EXPOSED TO GROUND OR WEATHER	2"
UNFORMED SURFACE IN CONTACT WITH THE GROUND	3"
WALLS AND SLABS NOT EXPOSED TO GROUND OR WEATHER	1"
INTERIOR BEAMS AND COLUMNS (TO TIES OF STIRRUPS)	1 1/2"

EPOXY GROUTING APPLICATIONS					
CONCRETE USE	28 DAY STRENGTH	CEMENT TYPE	W/C RATIO	SLUMP LIMIT (in.)	% AIR ENTRAINMENT
FOOTINGS/PIERS	3000 psi	N/A	0.55 (MAX)	5" (+/-)1"	6% +/- 1%
FOUNDATION WALLS	3500 psi	N/A	0.50 (MAX)	4" (+/-)1"	6% +/- 1%
INTERIOR SLABS	4000 psi	N/A	0.50 (MAX)	3" (+/-)1"	3% MAX
SUSPENDED SLABS	4000 psi	N/A	0.50 (MAX)	3" (+/-)1"	3% MAX

## GLAZING

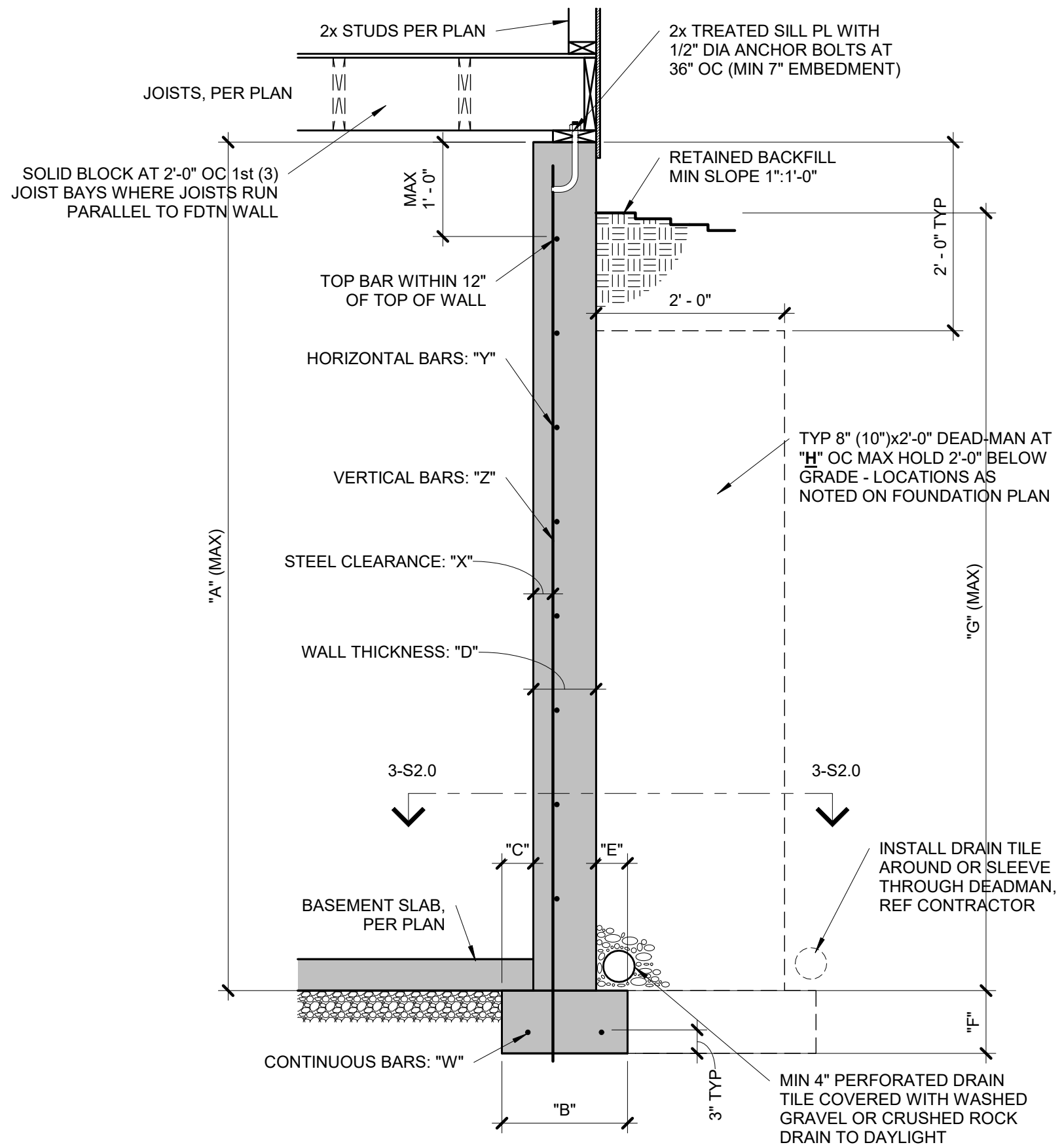
GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN IRC SECTION R308.4 SHALL BE OF APPROVED SAFETY GLAZING MATERIALS. GLASS IN STORM DOORS, INDIVIDUAL FIXED OR OPENABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARCH OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR; WALLS ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR BOTTOM OF THE STAIR; ENCLOSURES FOR SPAS, TUBS, SHOWERS, AND WHIRLPOOLS; GLAZING IN FIXED OR OPENABLE PANELS EXCEEDING 9 SQUARE FEET AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE WITHIN 36".

BUILDING COMPONENT	MATERIAL	FASTENING
ROOF SHEATHING <sup>1</sup>	7/16" PLYWOOD	16 GA X 1-3/4" STAPLES AT 3" OC EDGES AND 6" OC IN FIELD
	1x4 #3 FURRING	1/2" CROWN STAPLES
FLOOR SHEATHING <sup>1</sup>	3/4" T&G YELLOW PINE PLYWOOD APPLIED PERPENDICULAR TO JOISTS AND ENDS STAGGERED	8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN THE FIELD
		14 GA X 7" STAPLES AT 4" OC EDGES AND 8" OC IN THE FIELD
		12.5 GA X 1-1/2" RING OR SCREW SHANK NAILS AT 6" OC EDGES AND 8" OC IN THE FIELD
CEILING COVERING <sup>1</sup>	1/2" GYPSUM SHEATHING	7" OC NAILED / 12" OC SCREWED WITH 13 GA, 1-3/8" LONG, 19/64" HEAD, 0.098 DIA, 1-1/4" LONG, ANG-RINGED, 5d COOLER NAIL, 0.086 DIA, 1-5/8" LONG, 15/64" HEAD; OR GYP BD NAIL, 0.086 DIA, 1-5/8" LONG, 9/32" HEAD
INTERIOR WALL COVERING <sup>1</sup>	1/2" GYPSUM SHEATHING	8d COMMON NAILS: 1-5/8" SCREWS, TYPE W OR S-AT 4" OC EDGES AND 8" OC IN THE FIELD
EXTERIOR WALL SHEATHING	MIN 3/8" APA RATED SHEATHING	8d COMMON NAILS AT 6" OC EDGES AND 12" OC IN THE FIELD
CONVENTIONAL WOOD FRAMED WALLS		*SUPPORTING 2 FLOORS, ROOF, AND CEILING OR LESS. *HEIGHT: 10'-0" OR LESS *SIZE: NOM 2x4 (NOM 2x6 WHEN SUPPORTING 2 FLOORS, CEILING, AND ROOF) *SPECIES: DOUG-FIR, HEM-FIR, SOUTH PINE, SPRUCE-PINE-FIR *MAXIMUM SPACING 16" OC *STUDS 10' LENGTH OR LESS SHALL BE #3 STANDARD, OR STUD GRADE *STUDS OVER 10' LENGTH SHALL BE MIN #2 GRADE
CONVENTIONAL WOOD HEADER FRAMING	PER PLAN	*TOE NAIL HEADERS TO WALL STUDS WITH (4) 8d NAILS AT EACH END. *FACE NAIL DOUBLE PIECE HEADERS WITH 16d NAILS AT 16" CENTERS ALONG EACH EDGE.
RAFTER TIES <sup>1</sup>	MIN 2x4 MEMBERS AT EACH RAFTER	REF TABLE R602.5.2
COLLAR TIES	MIN 1x4 MEMBERS AT 48" OC	FACENAIL TO RAFTERS IN UPPER 1/3 OF ATTIC SPACE WITH (3) 10d NAILS AT EACH

1. NOTE: ALL SHEATHING MATERIALS TO BE APPLIED PERPENDICULAR TO JOISTS AND ENDS STAGGERED.  
2. RAFTER TIES SHALL NOT BE REQUIRED WHEN A STRUCTURAL RIDGE HAS BEEN PROVIDED AND ADEQUATELY DESIGNED (AS IN A FULLY VAULTED ROOM) SUCH SHALL BE NOTED AS "STRUCTURAL" ON THE PLAN.

BUILDING COMPONENT	FASTEN TO	FASTEN WITH
RAFTERS	TO RIDGE/VALLEY/HIP RAFTERS	TOENAIL WITH (4) 16d ENDNAIL WITH (3) 16d
	TO PLATE	TOENAIL WITH (2) 16d
CEILING JOISTS	TO TOP PLATE	TOENAIL WITH (3) 8d AT EACH END
	WHERE CEILING JOISTS RUN PARALLEL TO RAFTERS FACENAIL TO RAFTERS WITH (3) 10d MIN	
FLOOR JOISTS	TO SILL OR GIRDER	TOENAIL WITH: (3) 8d COMMON; (3) 3"x0.131"; (4) 3"x0.128"
	TO RIM JOIST	ENDNAIL WITH: (3) 16d COMMON; (4) 3"x0.131"; (4) 3"x0.128"
BRACED WALL PANELS PER TO FRAMING MEMBERS ABOVE/BELOW: PARALLEL TO FRAMING MEMBERS ABOVE/BELOW:	TO FRAMING MEMBER	SOLE PL, 16" OC WITH: (3) 16d COMMON; (4) 3"x0.131" TOP PL, 6" OC WITH: 8d COMMON; 3"x0.131" SOLE PL, 16" OC WITH: (3) 16d COMMON; (4) 3"x0.131" AND AT EACH BLOCK: (3) 16d COMMON; (4) 3"x0.131" TOP PL, 6" OC WITH: 8d COMMON; 3"x0.131" AND AT EACH BLOCK: (3) 8d COMMON; 3"x0.131"

NOTE: MEMBER THICKNESS AND FASTENING LISTED IN THIS SCHEDULE ARE MINIMUM IRC REQUIREMENTS. SPECIFIC PROJECT REQUIREMENTS NOTED WITHIN THE STRUCTURAL OR ARCHITECTURAL DRAWINGS, IF REQUIRED BY APEX ENGINEERS DESIGN NEEDING TO BE MORE STRINGENT, SHALL BE FOLLOWED.



**CONCRETE DIMENSIONS**

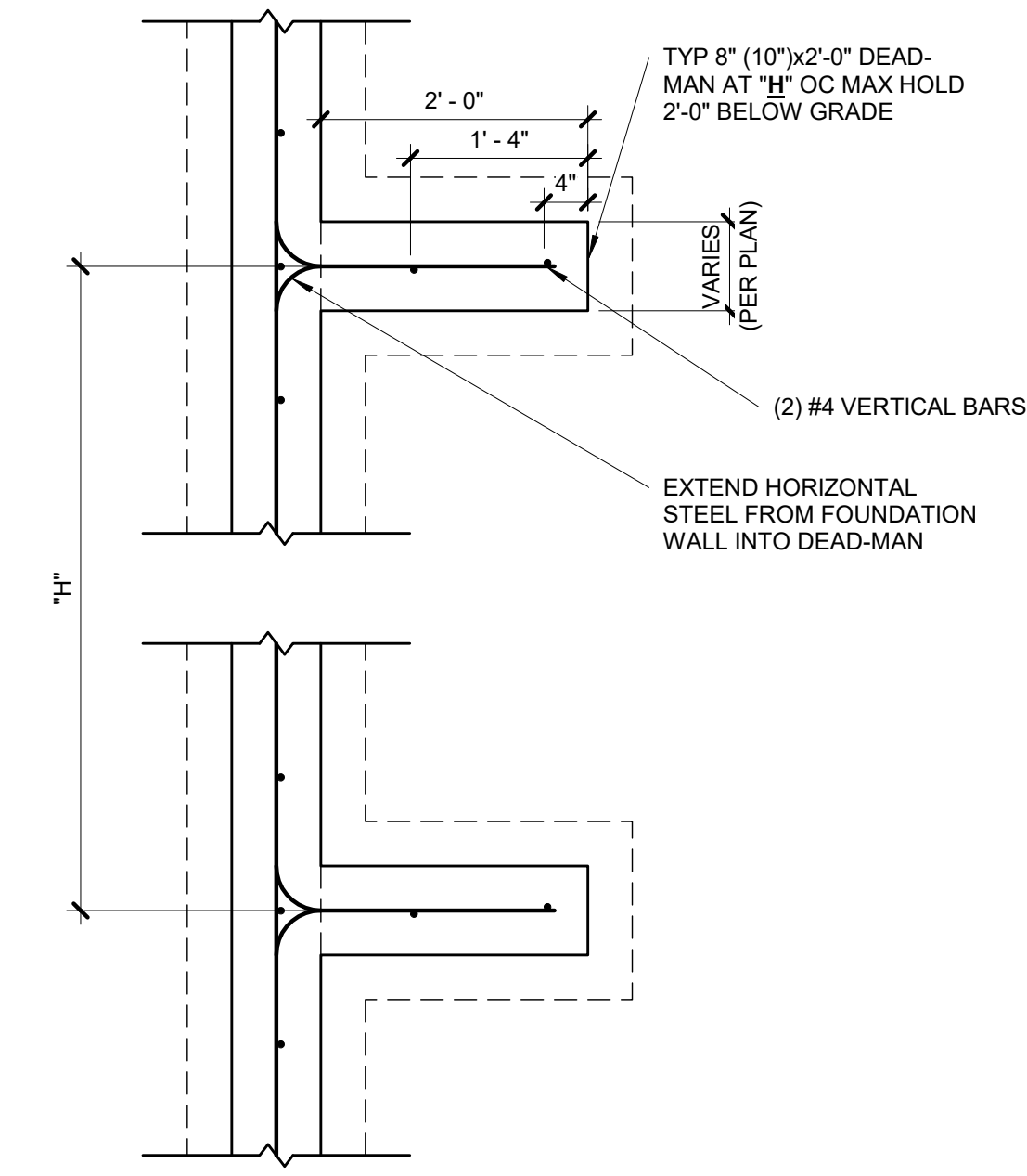
"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
8'-0"	1'-4"	4"	8"	4"	8"	7'-6"	16'-0"
9'-0"	1'-4"	4"	8"	4"	8"	8'-6"	16'-0"
10'-0"	1'-8"	5"	10"	5"	10"	9'-6"	16'-0"

**REINFORCING BARS (GRADE 40 BARS)**

"W"	"X"	"Y"	"Z"
(2) #4	2 1/2"	#4 BARS AT 24" OC	#4 BARS AT 16" OC
(2) #4	2 1/2"	#4 BARS AT 24" OC	#4 BARS AT 12" OC
(2) #4	2 1/2"	#4 BARS AT 24" OC	#4 BARS AT 12" OC

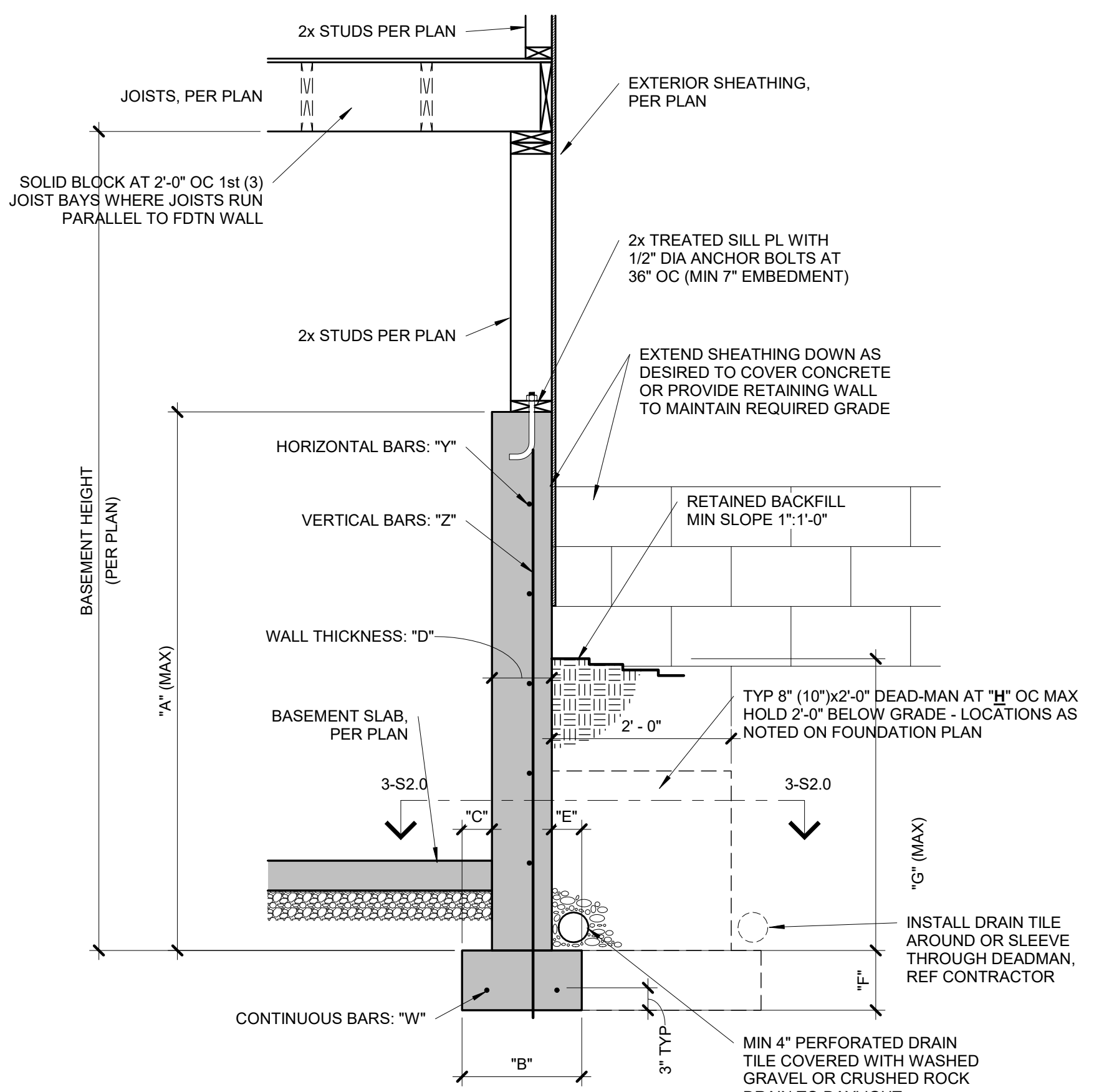
**NOTES:**  
 1. DIMENSION SHOWN IS FOR MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE A DEAD-MAN SHALL BE INSTALLED. NOTE: A MINIMUM 2'-0" RETURN OR OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS A DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH.  
 2. VERTICAL REINFORCING STEEL TO EXTEND TO WITHIN 8" OF TOP WALL. MINIMUM (1) #4 HORIZONTAL BAR WITHIN 12" OF TOP AND BOTTOM OF WALL.  
 3. BURIED CONCRETE FOUNDATION WALLS UP TO 9'-0" TALL MAY BE 8" NOMINAL THICKNESS WITH #4 BARS AT 24" OC BOTH WAYS OVER 16"x8" CONCRETE FOOTINGS WITH (2) #4 BARS CONTINUOUS, UNLESS OTHERWISE REQUIRED BY ENGINEERING REPORT BASED ON ACTUAL SITE CONDITIONS.  
 4. WALL WILL NOT ACHIEVE FULL STRENGTH UNTIL FIRST FLOOR DECK AND BASEMENT SLAB HAVE BEEN PLACED.

**1 TYPICAL FOUNDATION WALL DETAIL**  
 S2.0 | 3/4" = 1'-0"



**NOTES:**  
 1. MIN 3000 PSI FOOTING COMPRESSIVE CONCRETE STRENGTH.  
 2. MIN 3000 PSI WALL COMPRESSIVE CONCRETE STRENGTH.  
 3. AIR ENTRAINMENT BETWEEN 5% & 7% OF CONCRETE VOLUME.  
 4. GRADE 40 REINFORCING STEEL UNLESS OTHERWISE NOTED.  
 5. LAP SPLICES 24" MIN.  
 6. WALL SHALL BE BACK-FILLED WITH CLEAN, LEAN CLAY (OR BETTER) LOW VOLUME CHANGE MATERIAL. ON-SITE MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY THE GEOTECHNICAL ENGINEER.  
 7. ASSUMED 1,500 PSF BEARING (TO BE VERIFIED BY GEOTECHNICAL ENGINEER).

**3 TYPICAL DEAD-MAN SECTION**  
 S2.0 | 3/4" = 1'-0"



**CONCRETE DIMENSIONS**

"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"
4'-0"	1'-4"	4"	8"	4"	8"	3'-4"	16'-0"
6'-0"	1'-4"	4"	8"	4"	8"	4'-4"	16'-0"
9'-0"	1'-4"	4"	8"	4"	8"	4'-4"	16'-0"

**REINFORCING BARS (GRADE 40 BARS)**

"W"	"X"	"Y"	"Z"
(2) #4	N/A	#4 BARS AT 24" OC	#4 BARS AT 24" OC
(2) #4	N/A	#4 BARS AT 24" OC	#4 BARS AT 24" OC
(2) #4	N/A	#4 BARS AT 24" OC	#4 BARS AT 24" OC

**NOTES:**  
 1. DIMENSION SHOWN IS FOR MAXIMUM UNINTERRUPTED WALL PANEL LENGTH BEFORE A DEAD-MAN SHALL BE INSTALLED. NOTE: A MINIMUM 2'-0" RETURN OR OFFSET IN THE FOUNDATION WALL SHALL SUBSTITUTE AS A DEAD-MAN AND/OR BREAK IN THE WALL PANEL LENGTH.  
 2. VERTICAL REINFORCING STEEL TO EXTEND TO WITHIN 8" OF TOP WALL. MINIMUM (1) #4 HORIZONTAL BAR WITHIN 12" OF TOP AND BOTTOM OF WALL.  
 3. THE BASEMENT SLAB IS AN INTEGRAL PART OF THE 'UNRESTRAINED' FOUNDATION WALL DESIGN THEREFORE, IF THE WALL IS BACKFILLED PRIOR TO PLACEMENT OF THE BASEMENT SLAB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY BRACING THE WALL UNTIL THE BASEMENT SLAB HAS BEEN PLACED.

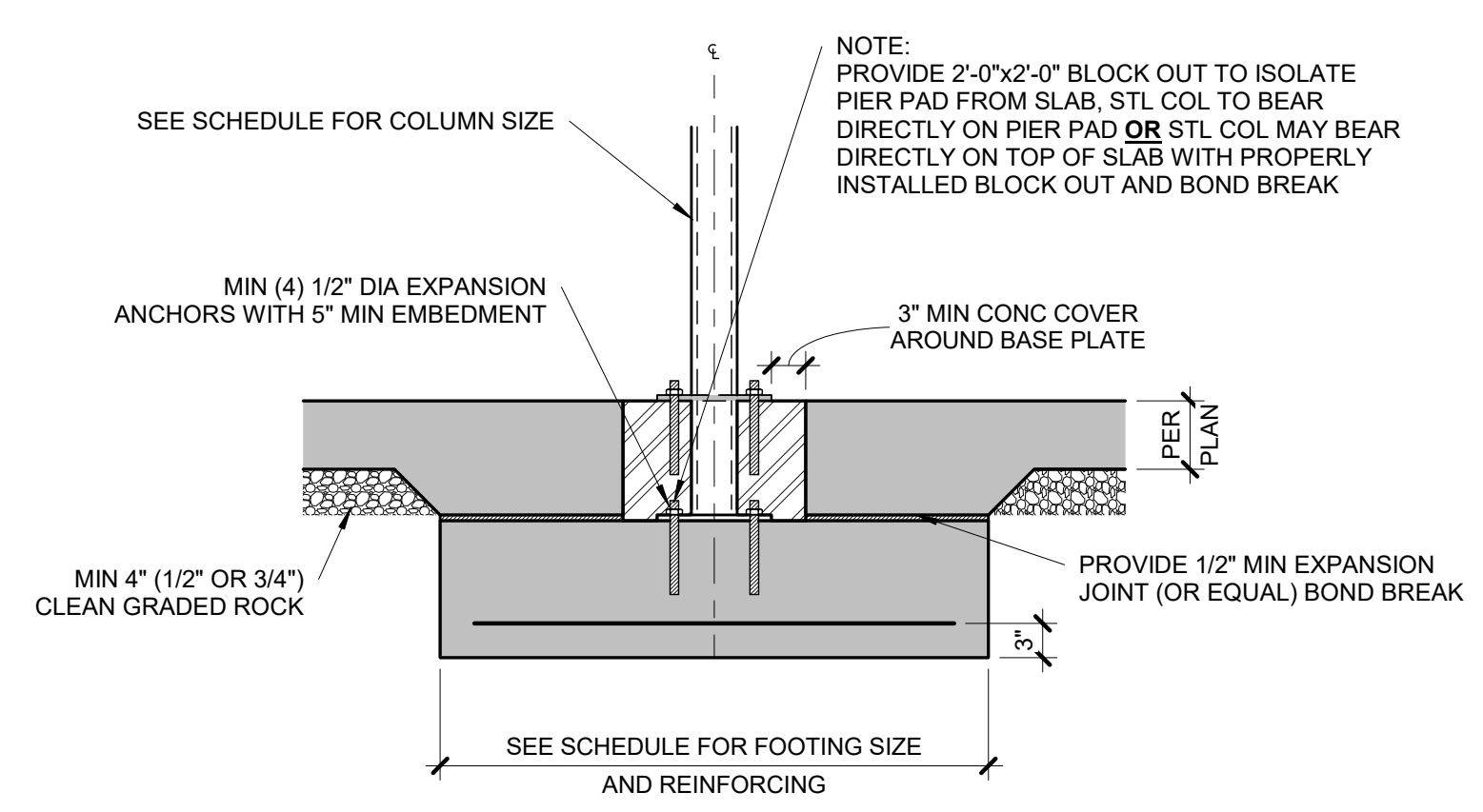
**2 TYPICAL 'UNRESTRAINED' FOUNDATION WALL DETAIL**  
 S2.0 | 3/4" = 1'-0"

**PER JOCOBO STANDARDS**

**COLUMN AND PIER PAD SCHEDULE**

COLUMN MARK	PAD SIZE	REINFORCING	COL SIZE
A	30"x30"x12"	(4) #4 BARS E-W	3" SCH 40 (3.5" OD)
B	36"x36"x12"	(4) #4 BARS E-W	3" SCH 40 (3.5" OD)
C	42"x42"x12"	(5) #4 BARS E-W	3" SCH 40 (3.5" OD)
D	48"x48"x12"	(6) #4 BARS E-W	3 1/2" SCH 40 (4" OD)
E	54"x54"x16"	(8) #4 BARS E-W	REF PLAN
F	60"x60"x16"	(10) #4 BARS E-W	REF PLAN

**NOTES:**  
 1. COLUMN AND PIER PAD SIZES SHOWN ARE FOR MAXIMUM ADJUSTABLE COLUMN HEIGHT OF 9'-1". REQUIRES SEPARATE ENGINEERED DESIGN IF GREATER THAN 9'-1" TALL. COLUMNS SIZED AS QWIK-ADJUST COLUMN, BY QUALITY WAY PRODUCTS, LLC. REFER TO SAFE LOADING CAPACITIES PER MANUF. SPECS, OR SUBSTITUTION TO ANOTHER PRODUCT ONLY WITH PRIOR APPROVAL BY APEX ENGINEERS.  
 2. COLUMN AND PIER PAD SIZES SHOWN ARE BASED ON AN ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 1500 PSF.



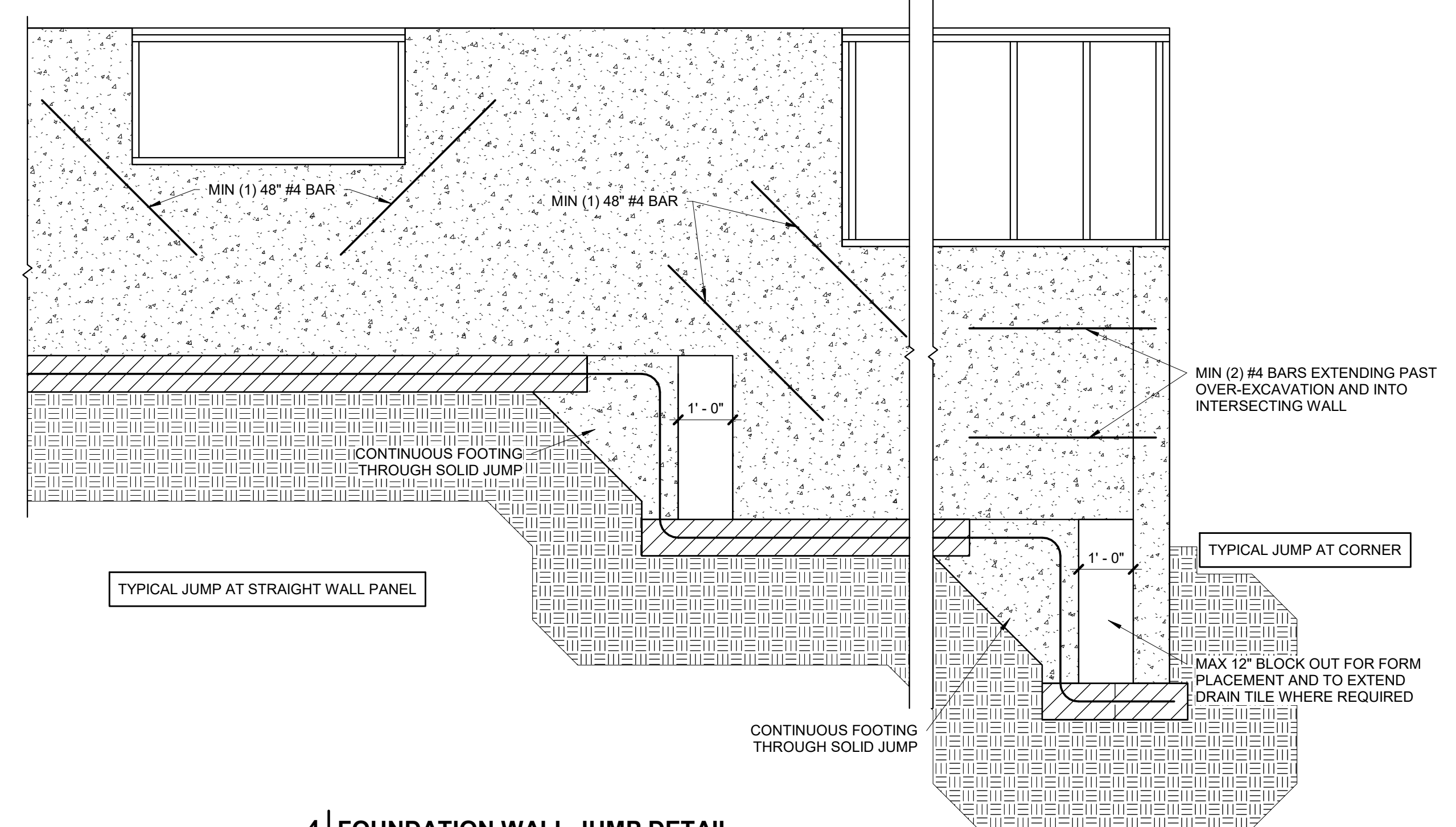
**5 COLUMN PAD DETAIL**  
 S2.0 | 3/4" = 1'-0"

**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 ENGINEERS, INC. (APEX) 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 APEX.

APEX 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 THE BASEMENT SLAB). BY USE OF THESE PLANS WITHOUT AN ACCOMPANYING GEOTECHNICAL ENGINEERING REPORT, APEX SHALL NOT 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. DAMAGE FROM EXPANSIVE SOILS AND/OR SETTLEMENT CAN RESULT IN AMONGST OTHER THINGS, THE FOLLOWING: BASEMENT SLAB HEAVE, SHEETROCK CRACKS, WINDOWS AND DOOR BECOMING OUT OF PLUMB AND STICKING AND/OR NOT OPENING, DAMAGE TO TILE, MOULDING, AND OTHER COSMETIC FINISHES.



**4 FOUNDATION WALL JUMP DETAIL**  
 S2.0 | 1/2" = 1'-0"

PROJECT: Koenig Building and Restoration  
 2706 W 71st Terrace  
 Prairie Village, KS  
 CLIENT: NSPJ Architects

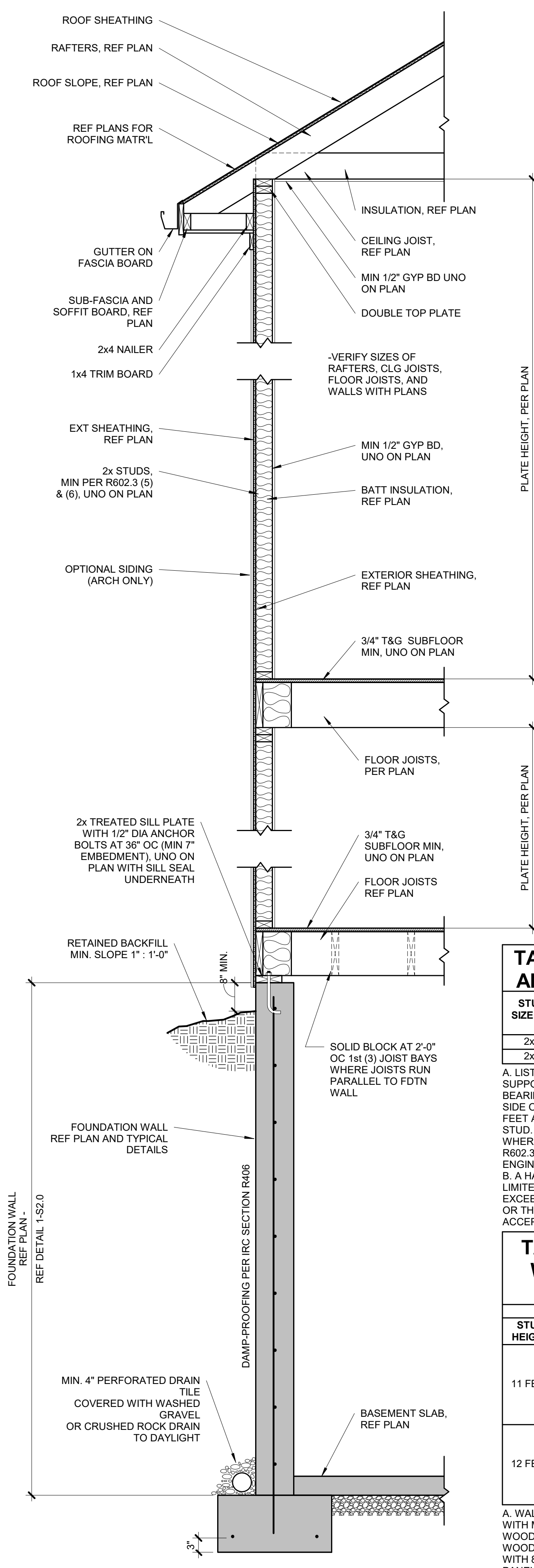
PROJECT #: 25-1203  
 DRAWN BY: JKL  
 CHECKED BY: BDC  
 SUBMITTAL DATE: 2025.07.23

DATE	COMMENTS
#	

SHEET: FOUNDATION DETAILS

**S2.0**





**TABLE R602.3 (5) - SIZE, HEIGHT, AND SPACING OF WOOD STUDS**

STUD SIZE (IN)	LATERALLY UNSUPPORTED STUD HEIGHT*	STRUCTURE SUPPORTED		
		ROOF ONLY	ROOF AND (1) FLOOR	ROOF AND (2) FLOORS
2x4	10 FEET	24" OC	16" OC	N/A
2x6	10 FEET	24" OC	24" OC	16" OC

A. LISTED HEIGHTS ARE DISTANCES BETWEEN POINTS OF LATERAL SUPPORT PLACED PERPENDICULAR TO THE PLANE OF THE WALL. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE OR BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD. INCREASES IN UNSUPPORTED HEIGHT ARE PERMITTED WHERE IN THE COMPLIANCE WITH EXCEPTED SECTION R602.3.1 OR DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

B. A HABITABLE ATTIC ASSEMBLY SUPPORTED BY 2x4 STUDS IS LIMITED TO A ROOF SPAN OF 32 FEET. WHERE THE ROOF SPAN EXCEEDS 32 FEET, THE WALL STUDS SHALL BE INCREASED TO 2x6 OR THE STUDS SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

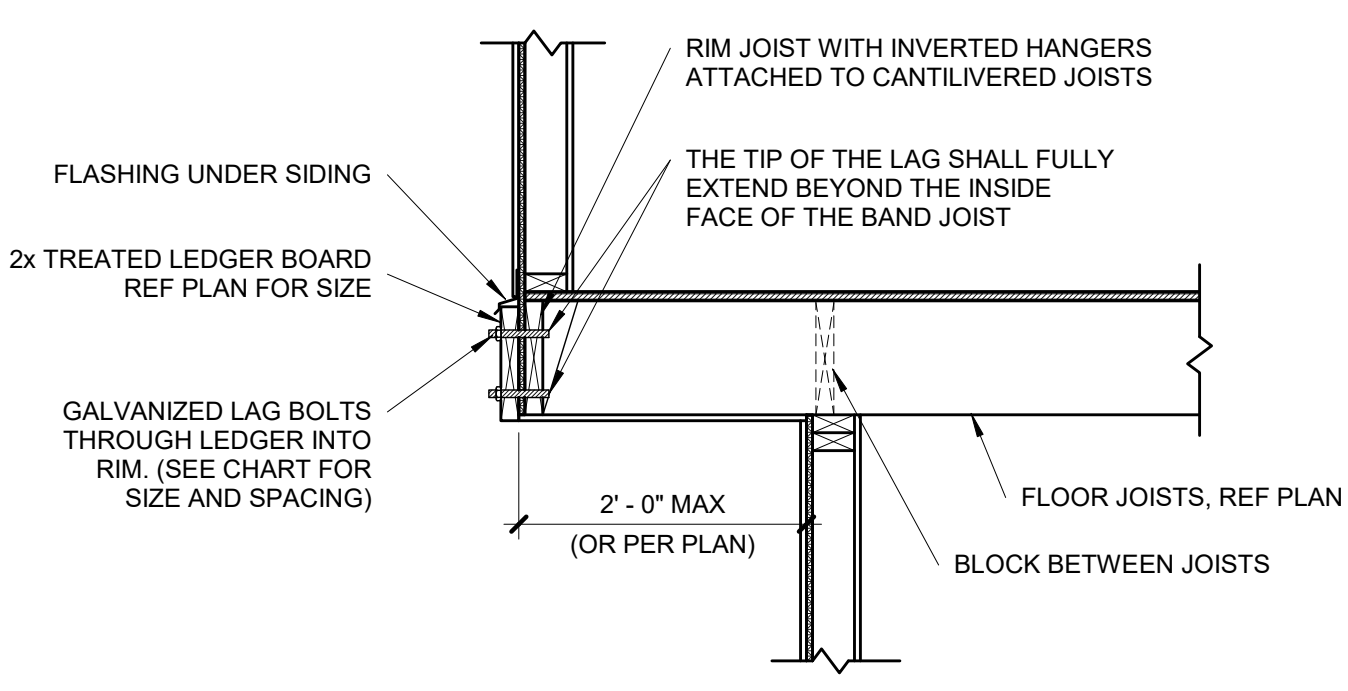
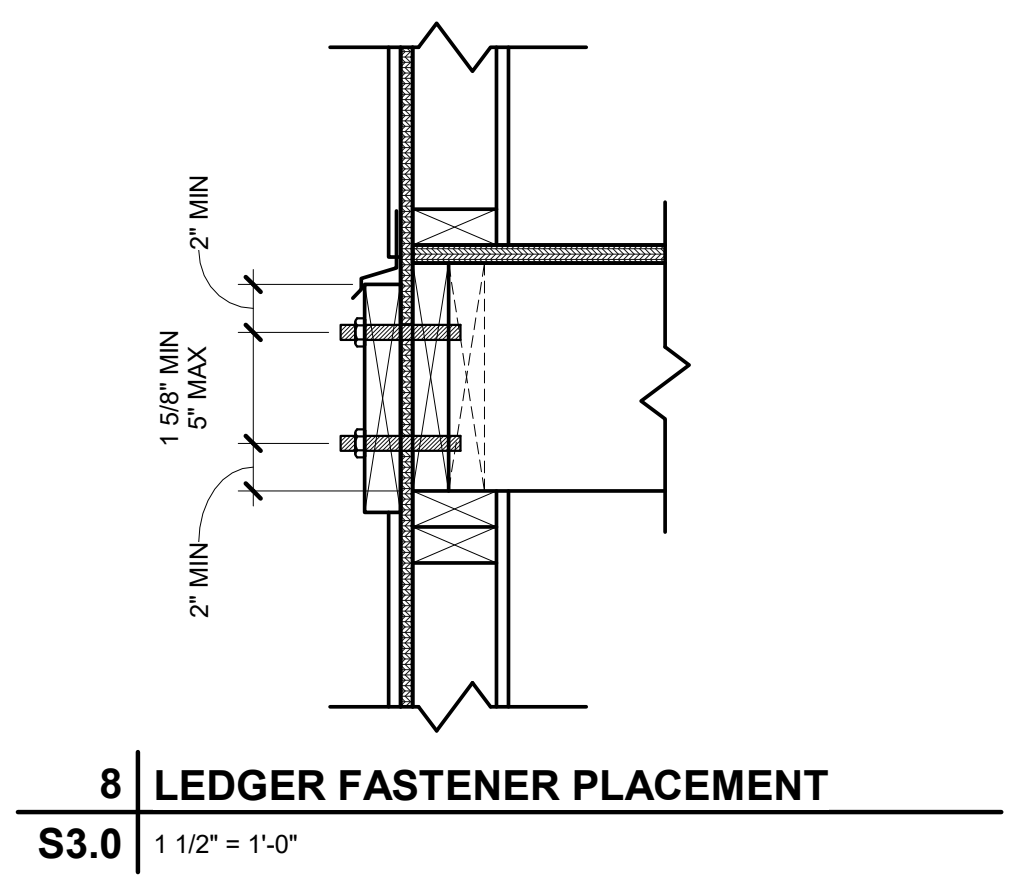
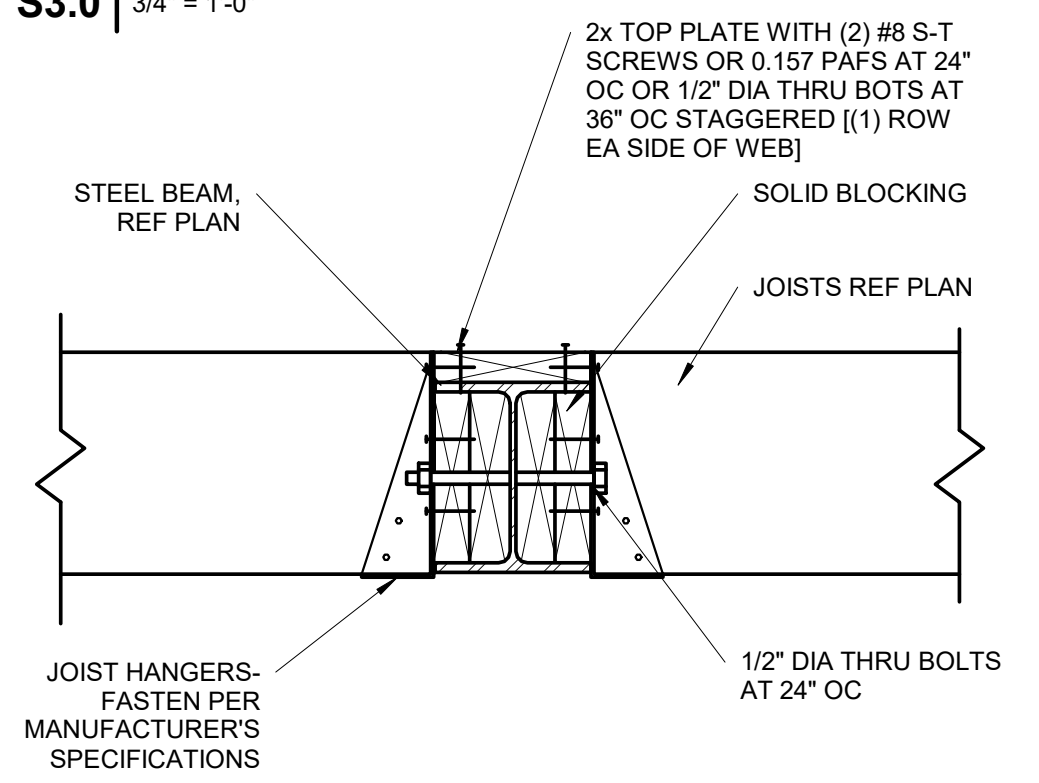
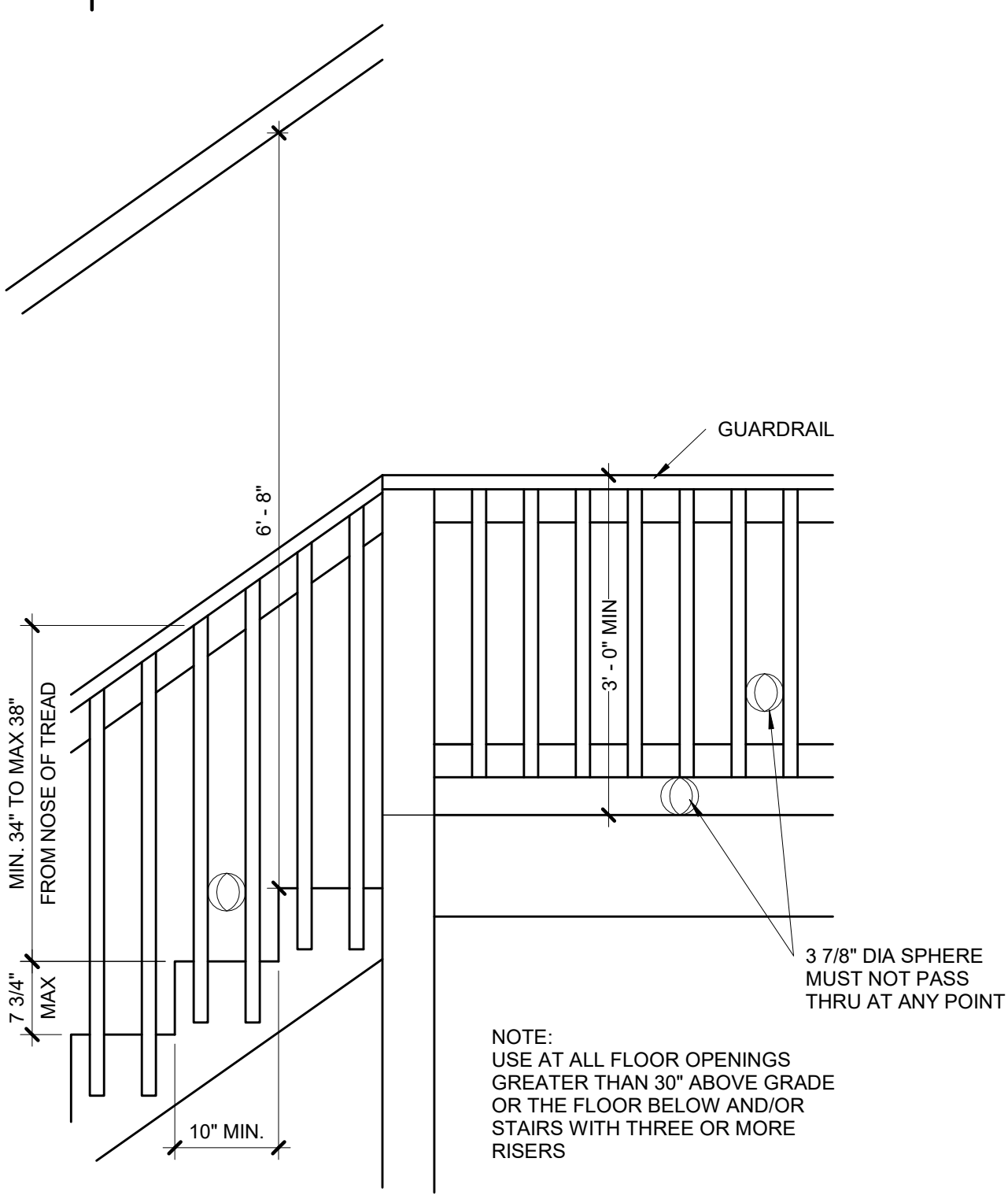
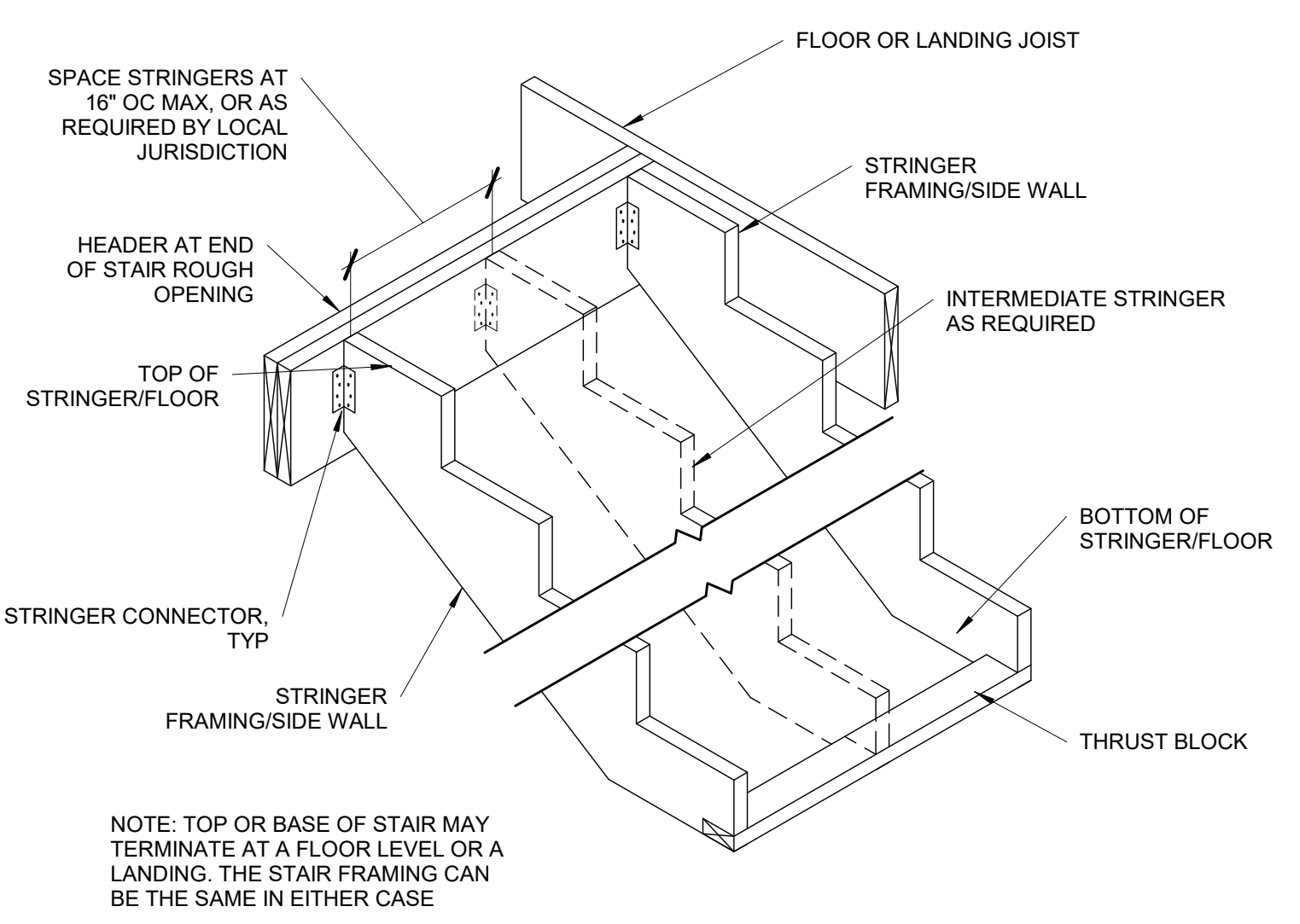
**TABLE R602.3 (6) - ALTERNATE WOOD BEARING WALL STUD SIZE, HEIGHT AND SPACING**

ULTIMATE DESIGN WIND SPEED = 115 MPH

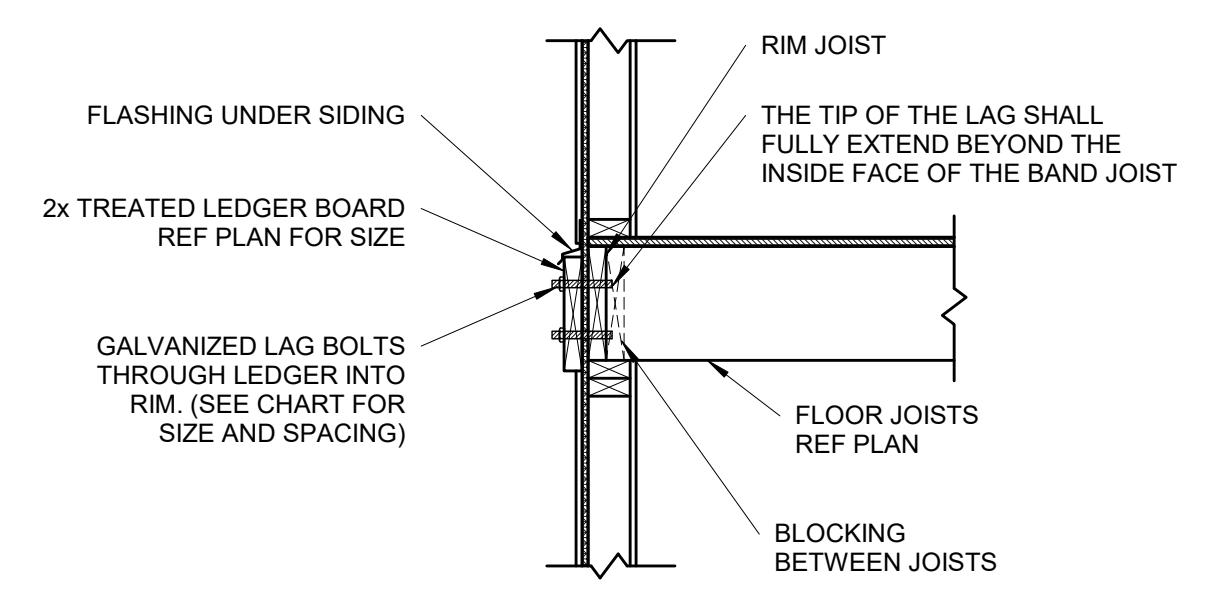
STUD HEIGHT	SUPPORTING	MAX ROOF/FLOOR SPAN	
		12 FEET	24 FEET
11 FEET	ROOF ONLY	12 IN	2x4
		16 IN	2x4
	ROOF AND ONE FLOOR	24 IN	2x6
		12 IN	2x4
12 FEET	ROOF ONLY	12 IN	2x4
		16 IN	2x4
	ROOF AND ONE FLOOR	24 IN	2x6
		12 IN	2x4

A. WALL STUDS NOT EXCEEDING 16" OC SHALL BE SHEATHED WITH MINIMUM 1/2" GYPSUM BOARD ON THE INTERIOR AND 3/8" WOOD STRUCTURAL PANEL SHEATHING ON THE EXTERIOR. WOOD STRUCTURAL PANEL SHEATHING SHALL BE ATTACHED WITH 8d (2.5" x 0.131") NAILS NOT GREATER THAN 6" OC ALONG PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS, AND ALL PANEL JOINTS SHALL OCCUR OVER STUDS OR BLOCKING.

B. THE MAXIMUM SPAN IS APPLICABLE TO BOTH SINGLE AND MULTIPLE SPAN ROOF AND FLOOR CONDITIONS. THE ROOF ASSEMBLY SHALL NOT CONTAIN A HABITABLE ATTIC.



**7 TYPICAL CANTILEVER FRAMING WITH DECK ATTACHMENT**  
S3.0 3/4" = 1'-0"

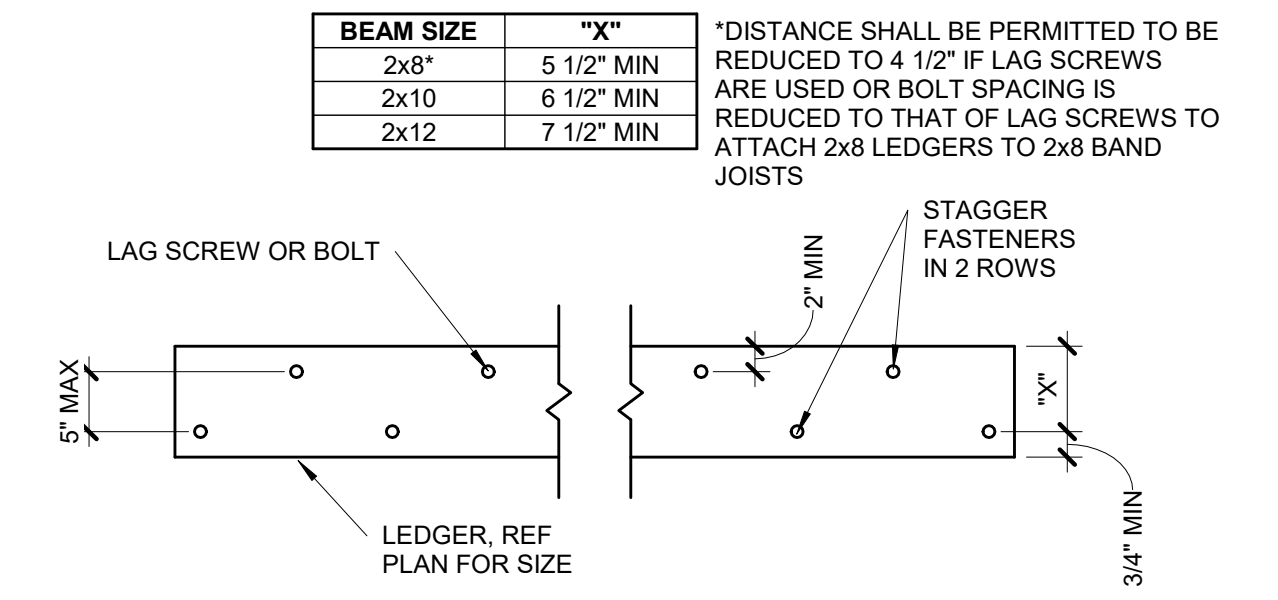


**DECK LEDGER ATTACHMENT CHART**

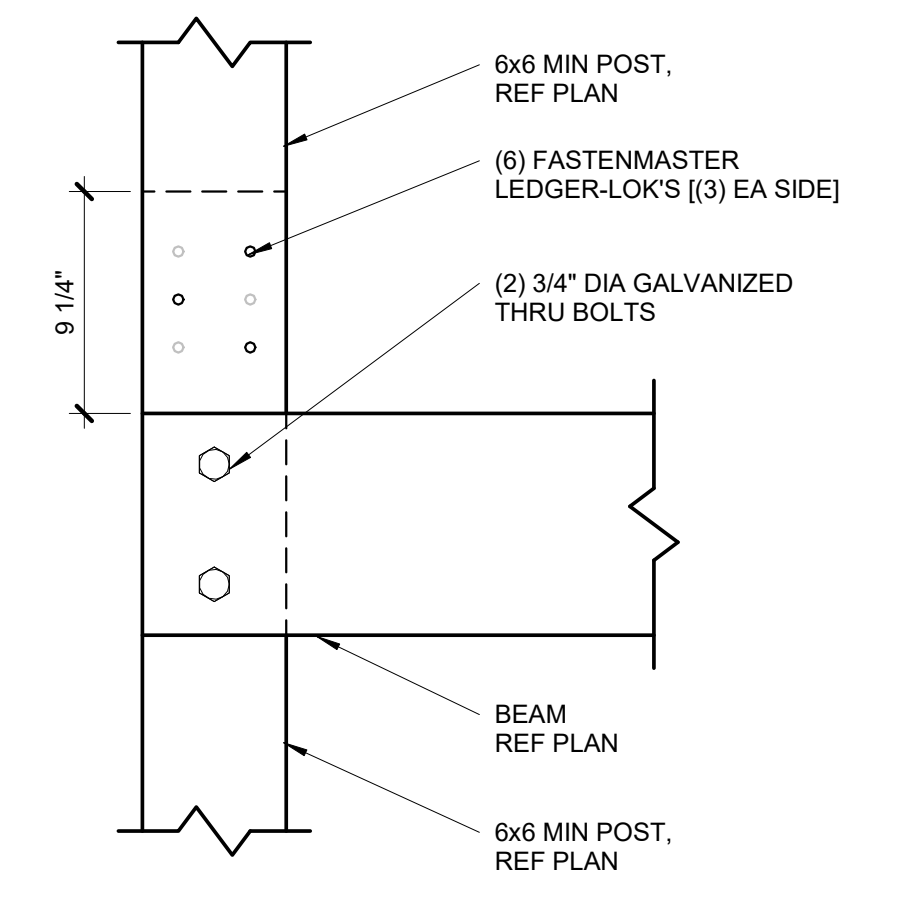
DECK JOIST SPAN	1/2" DIA LAG SPACING	EQUIVALENT SPACING FOR 16" OC JOIST BAYS
UP TO 10'-0"	16" OC	N/A
10'-1" TO 12'-0"	15" OC	16" OC DBL EVERY OTHER
12'-1" TO 14'-0"	13" OC	16" OC DBL EVERY OTHER
14'-1" TO 16'-0"	11" OC	16" OC DBL EVERY JOIST BAY
16'-1" TO 18'-0"	10" OC	16" OC DBL EVERY JOIST BAY

NOTE: CHART IS APPLICABLE ONLY WHEN DECK IS SHOWN ON APPROVED PLAN.

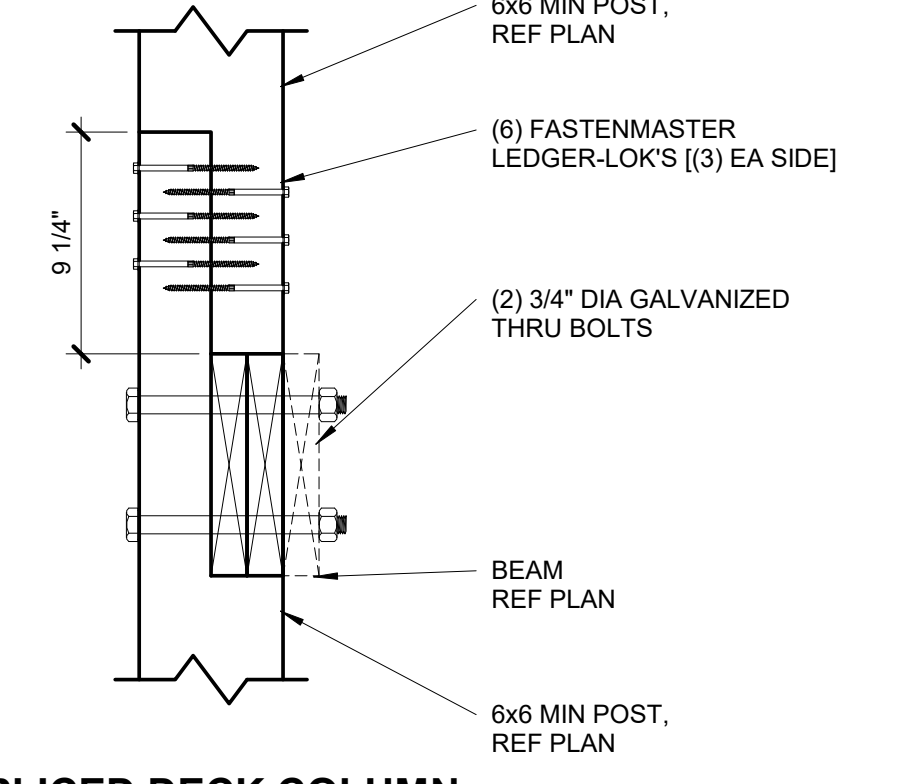
**6 TYPICAL LEDGER ATTACHMENT**  
S3.0 3/4" = 1'-0"



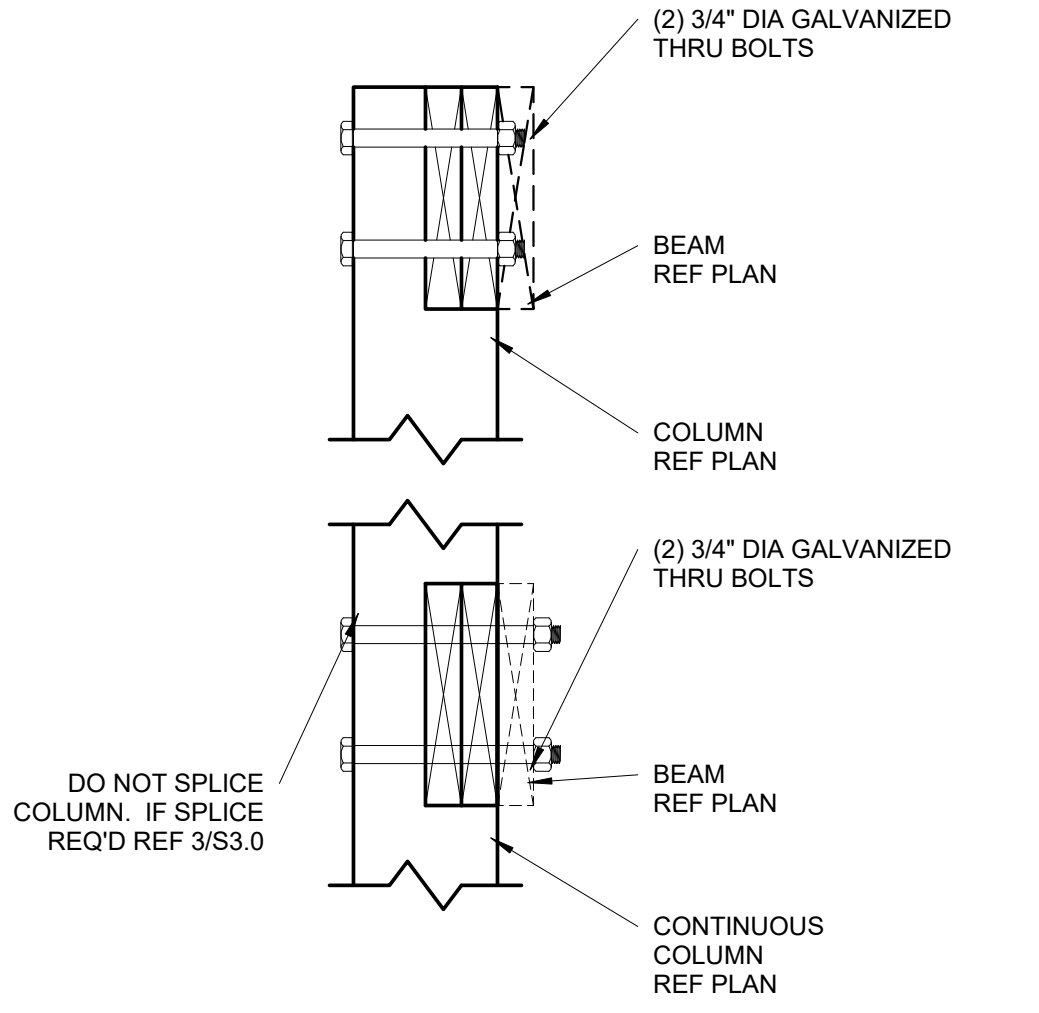
**5 TYPICAL LEDGER BOLT SPACING**  
S3.0 3/4" = 1'-0"



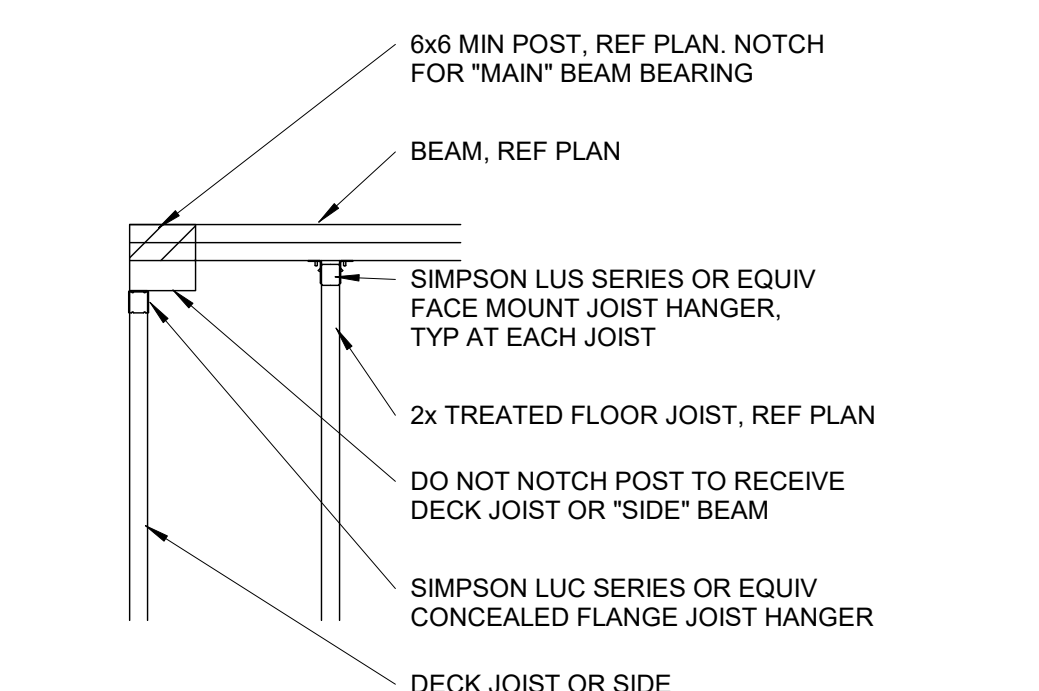
**4 SPLICED DECK COLUMN CONNECTION**  
S3.0 1 1/2" = 1'-0"



**3 SPLICED DECK COLUMN CONNECTION**  
S3.0 1 1/2" = 1'-0"

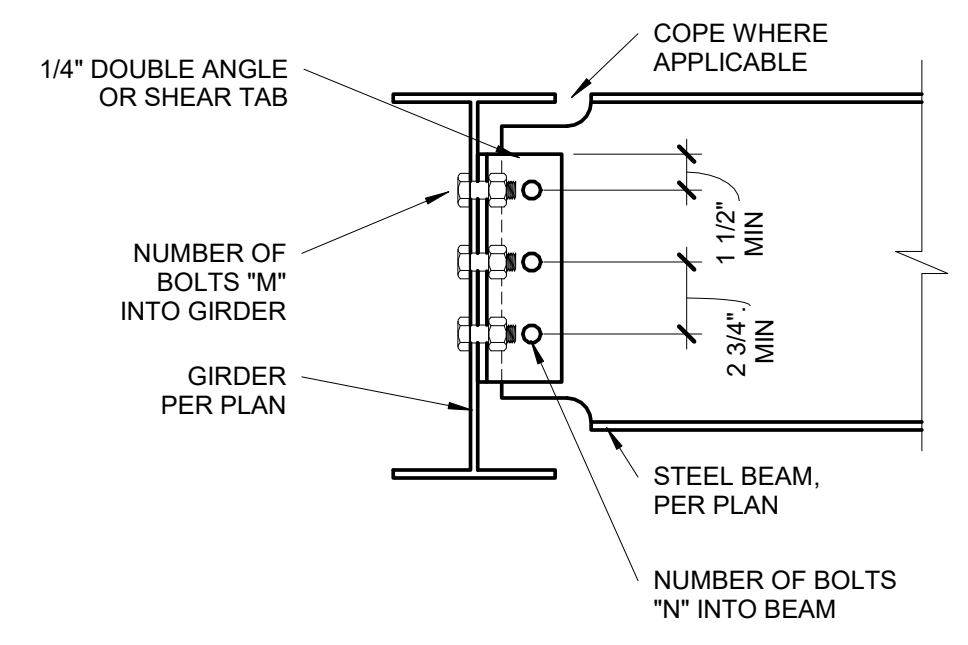
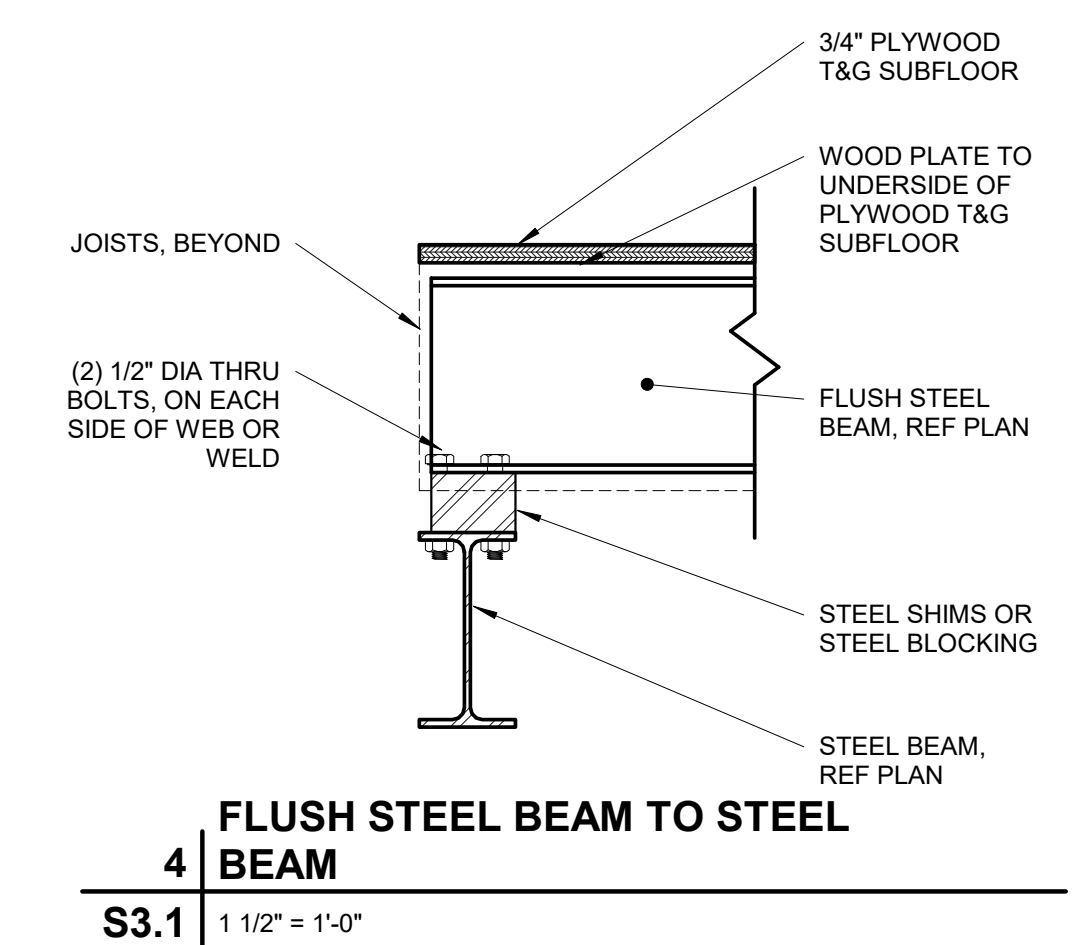


**2 DECK BEAM/COLUMN CONNECTION**  
S3.0 1 1/2" = 1'-0"



**1 DECK BEAM/COLUMN CORNER CONDITION**  
S3.0 3/4" = 1'-0"

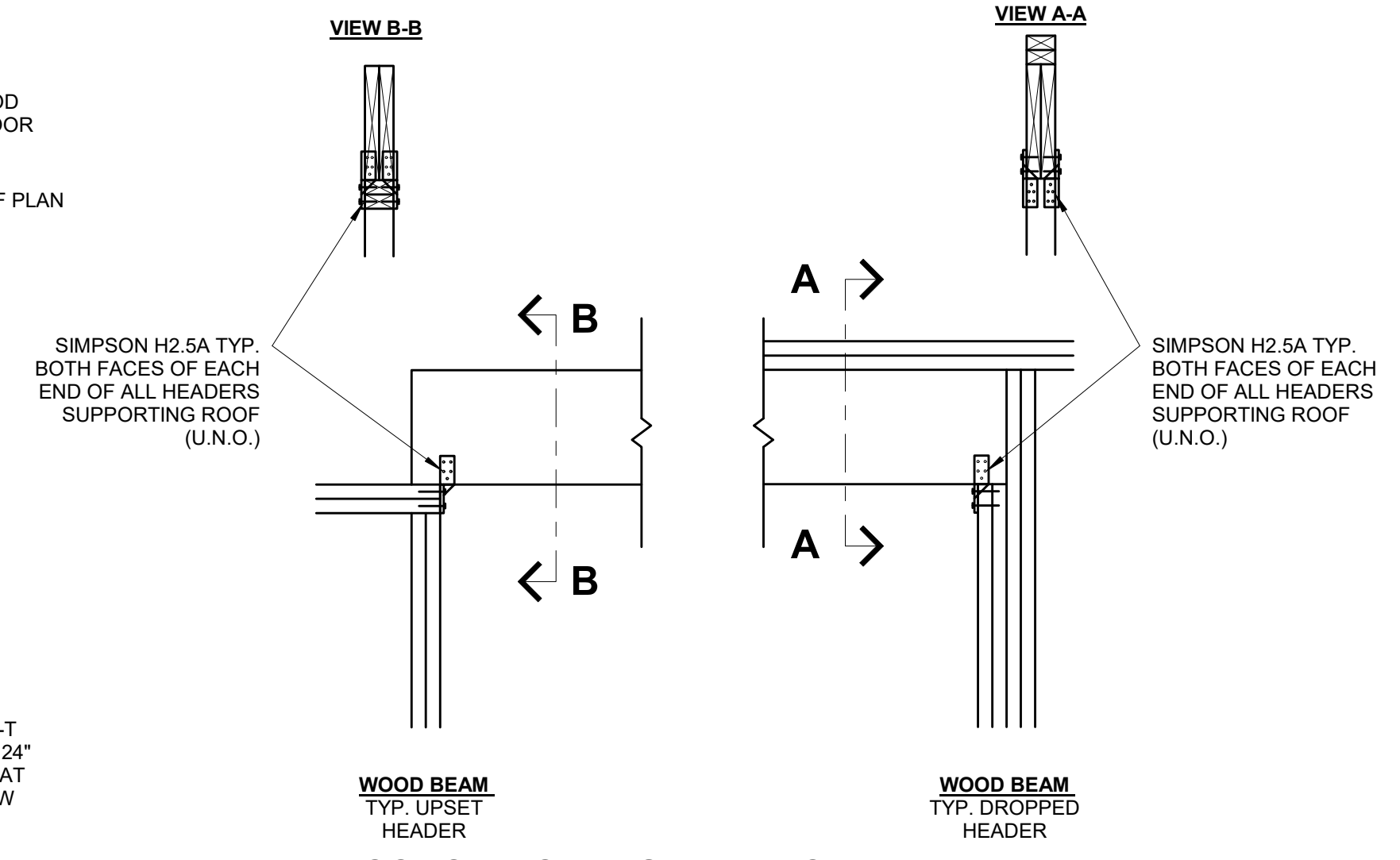
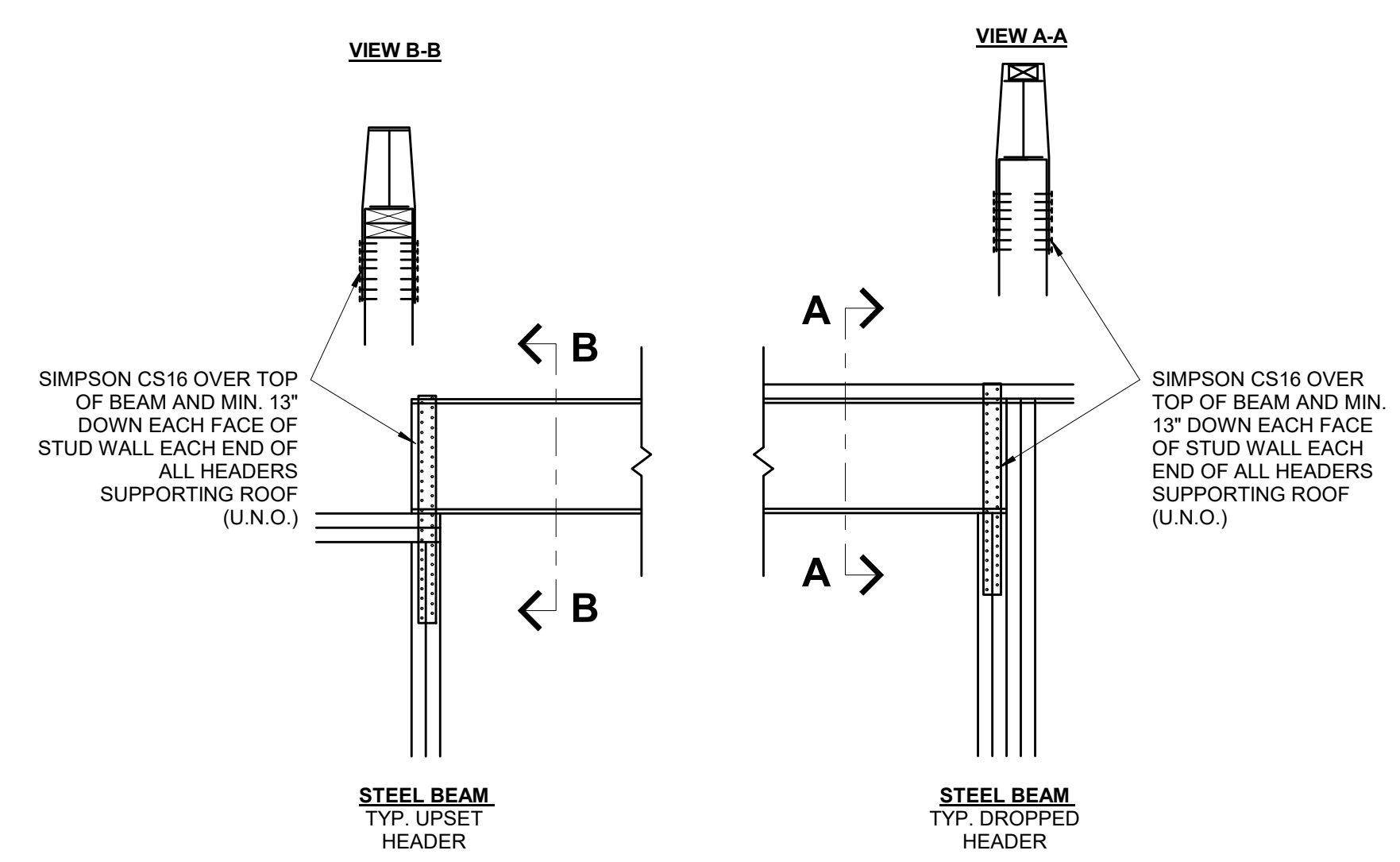
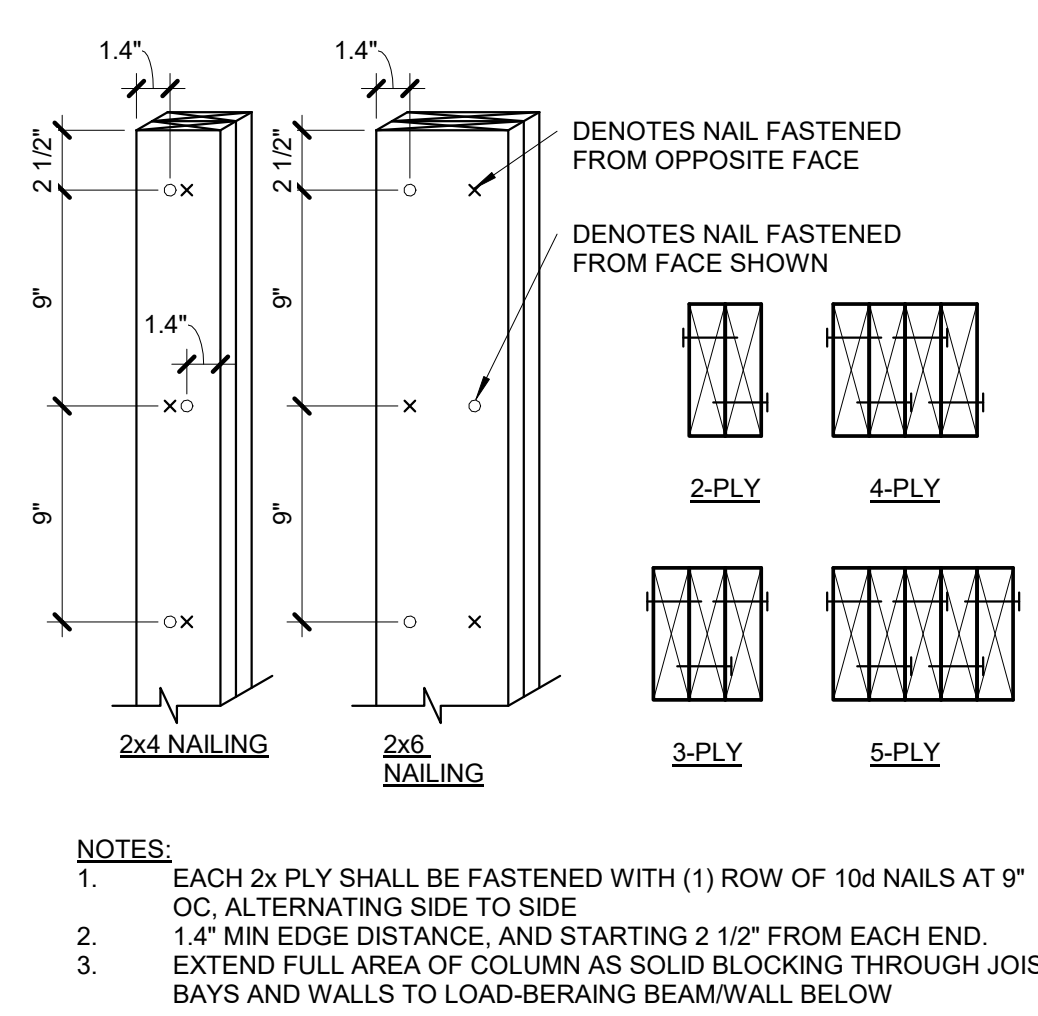
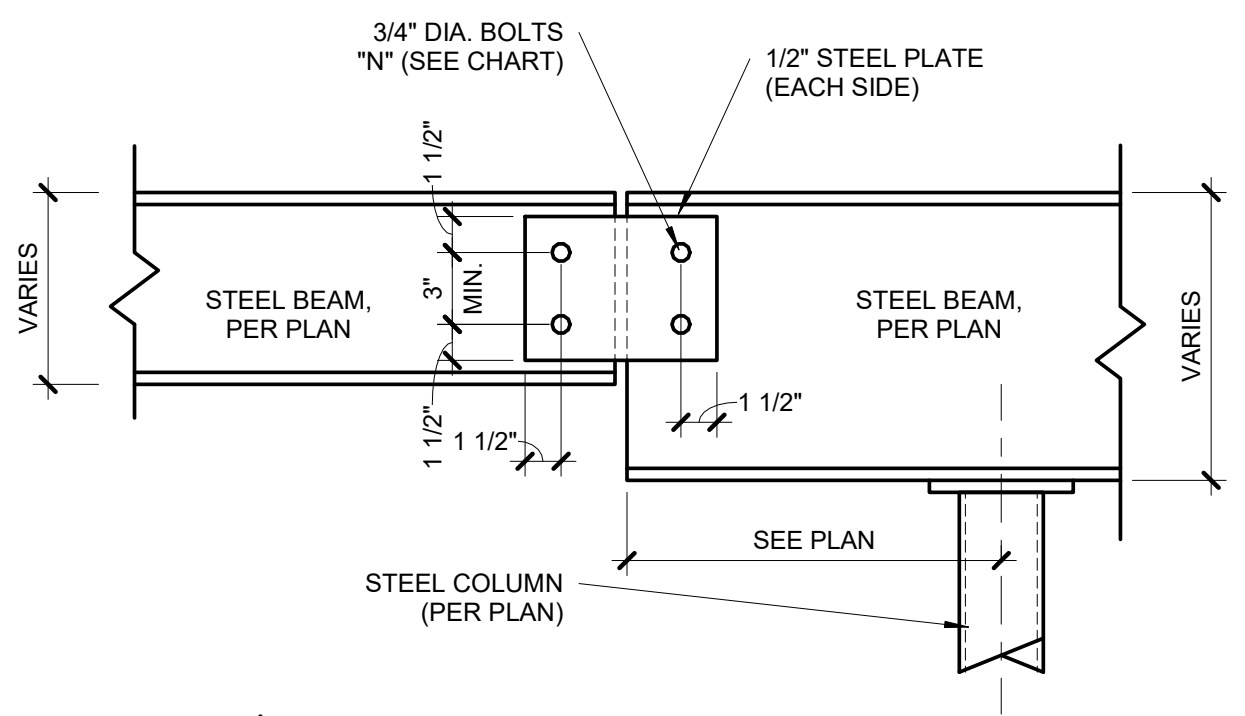
DATE	COMMENTS



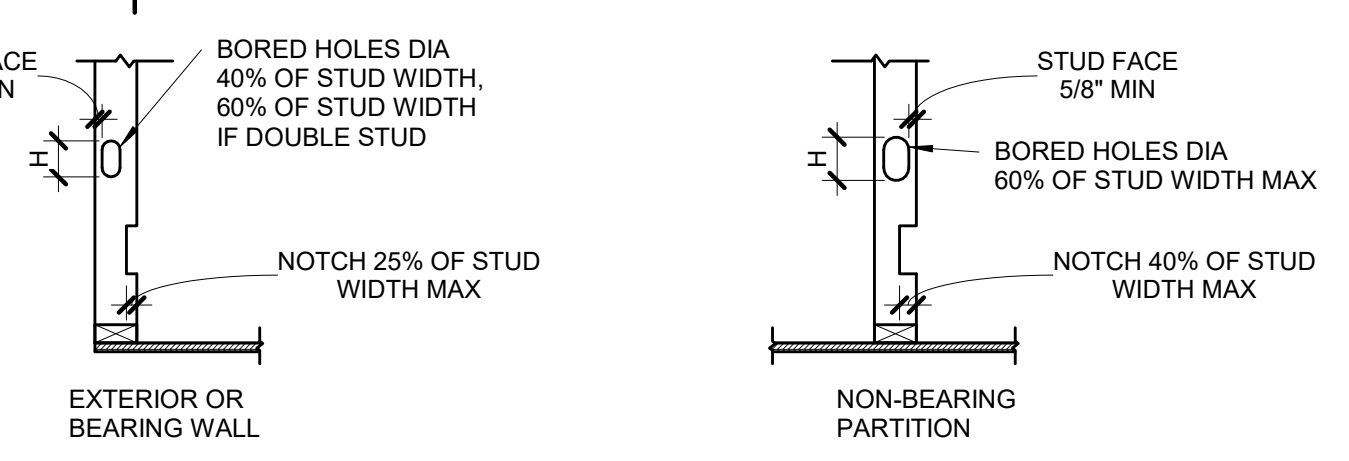
**BEAM CONNECTION SCHEDULE**

BEAM SIZE	# OF BOLTS "N"	# OF BOLTS "M"
W8, W10	2	4
W12, W14	3	6
W16, W18	4	8

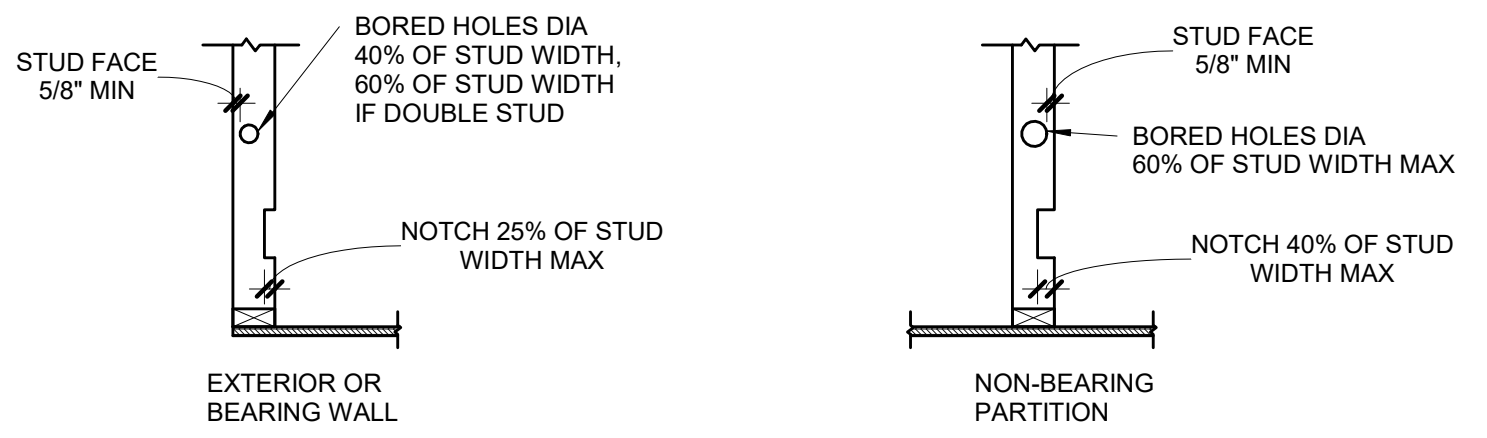
NOTES:  
1. THESE CONNECTIONS ARE TYPICAL, UNO.  
2. NUMBER OF BOLTS IN UPSET BEAM CONNECTIONS DETERMINED BY SMALLER OF TWO BEAMS AT CONNECTION.  
3. ALL AROUND 1/4" FILLET WELD MAY BE SUBSTITUTED FOR EITHER BOLTED CONNECTION.  
4. ALL BOLTS 3/4" DIAMETER, A325-N, UNO.



**6 ROOF SUPPORTING BEAM HOLD DOWN**



**ALTERNATE FOR OBLONG BORED HOLES**



**5 DRILLING & NOTCHING DETAIL**

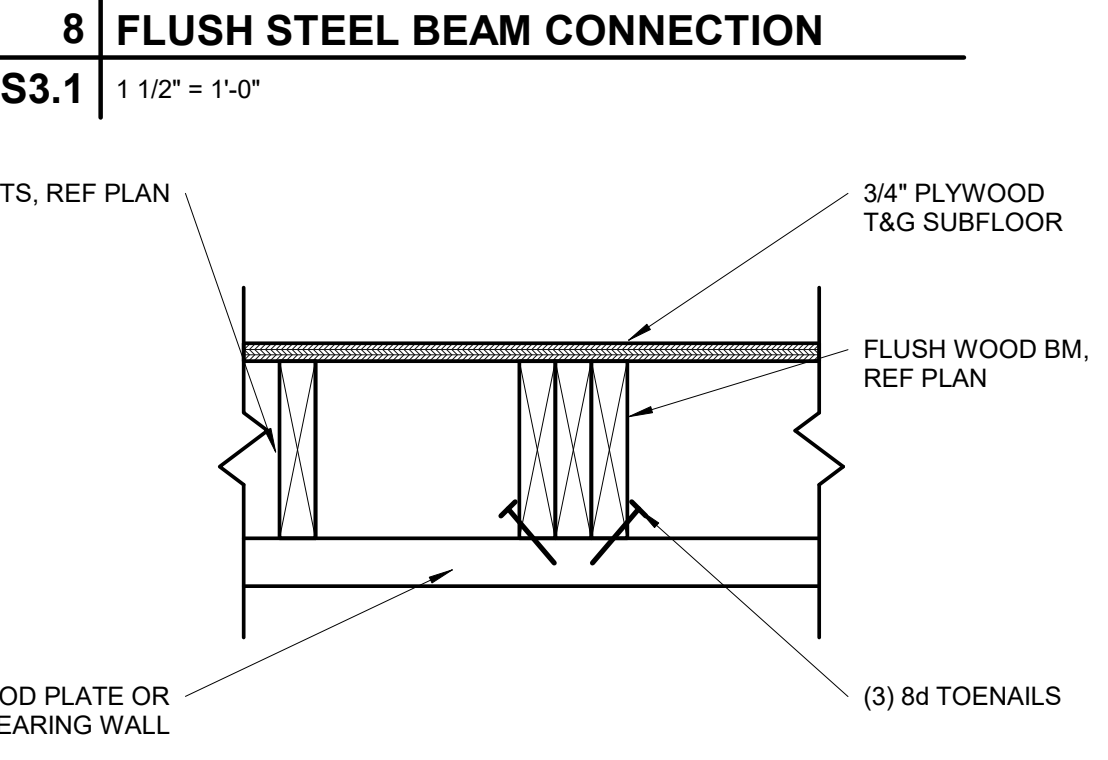
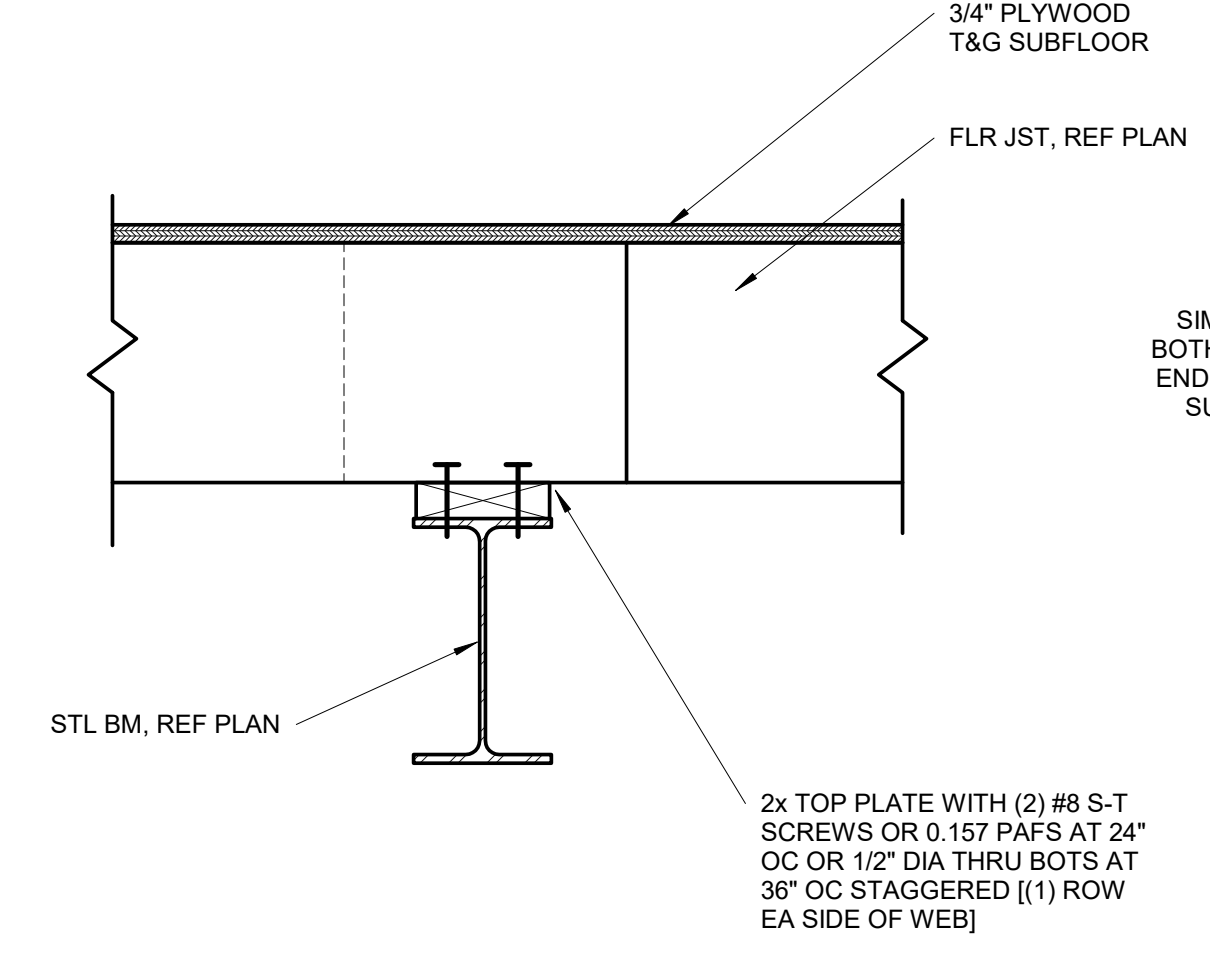
**PENETRATIONS THRU STUDS**

WALL SIZE	BORED HOLE SIZE		WALL NOTCH	
	STUDS LOAD BEARING OR EXTERIOR WALL	NON LOAD BEARING WALL	LOAD BEARING WALL	NON LOAD BEARING WALL
2x4	1 3/8"	2 1/8"	7/8"	1 3/8"
(2) 2x4	-	2 1/8"	7/8"	1 3/8"
2x6	2 1/4"	-	3 15/16"	2 1/4"
(2) 2x6	-	3 5/16"	3 1/8"	2 1/4"
2x8	2 7/8"	-	4 3/8"	2 7/8"
(2) 2x8	-	4 3/8"	1 13/16"	2 7/8"

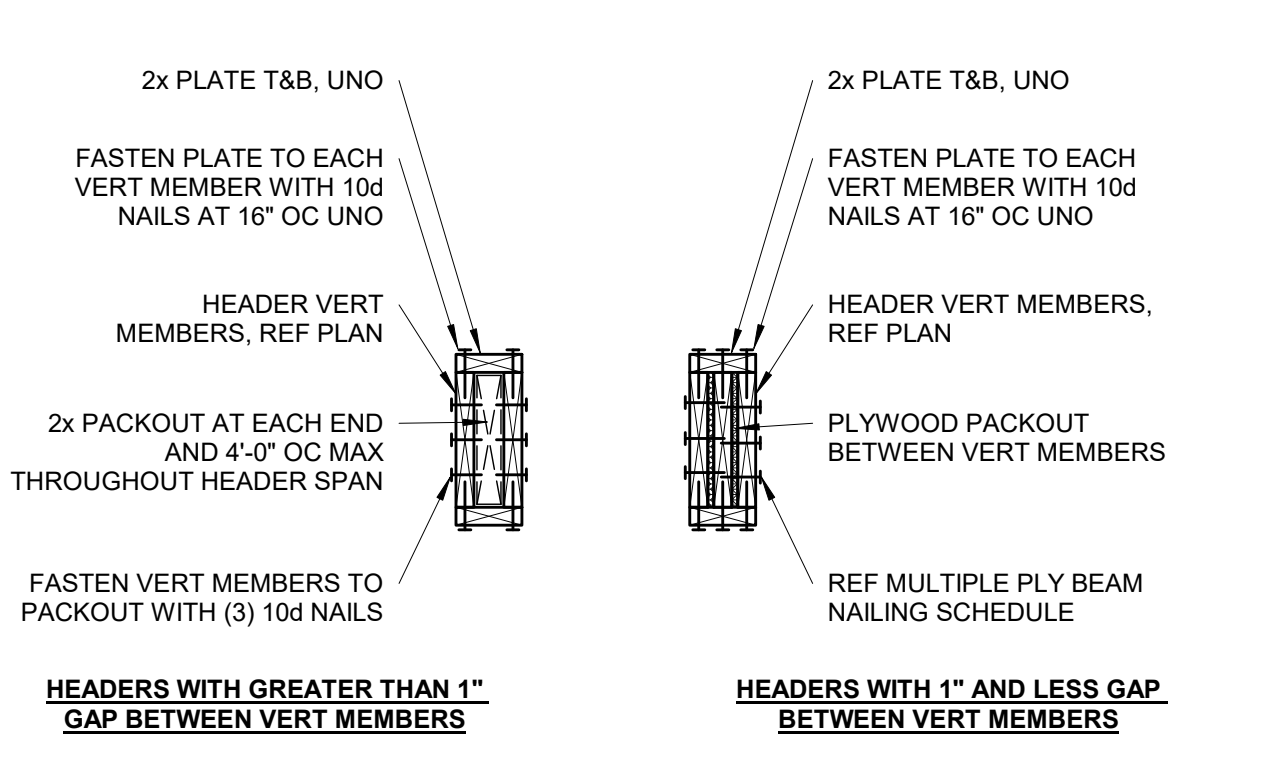
PLATES: TOP AND BOTTOM PLATE HOLE, CUT OR NOTCH THAT IS 50% MORE OF WIDTH MUST BE REPAIRED USING 16 GA (MIN) METAL TIE THAT IS AT LEAST 1-1/2" WIDE IF WALL IS A SHEAR WALL IT MUST BE REPAIRED USING HARDY FRAME SADDLE (HFS).

WALL SIZE	HOLE SIZE	VERTICAL HOLE SIZE (H)
2x4	1 3/4"	D+1/2" AT LVL 1&2
2x6	2 3/4"	D+1" AT LVL 3
2x8	3 5/8"	D+1 1/4" AT LVL 4
		D+1 1/2" AT LVL 5

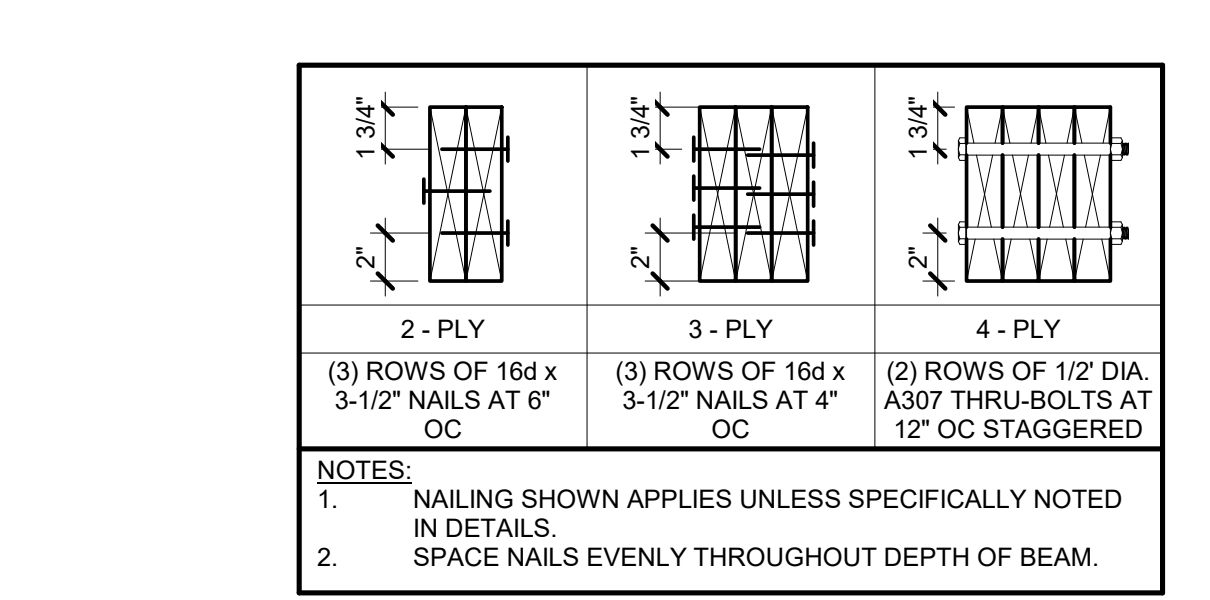
NOTE: SEE SECTION R602.6 AND FIGURES R602.6.1 AND R602.6.2



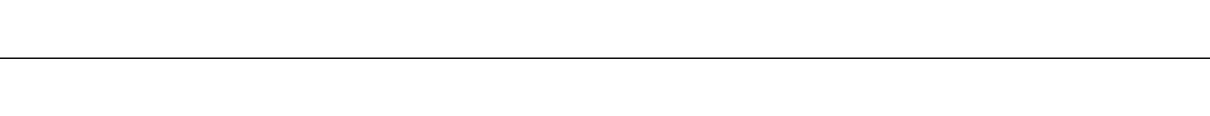
**12 RIDGE BEAM DETAIL**



**11 TYPICAL WOOD HEADER DETAIL**



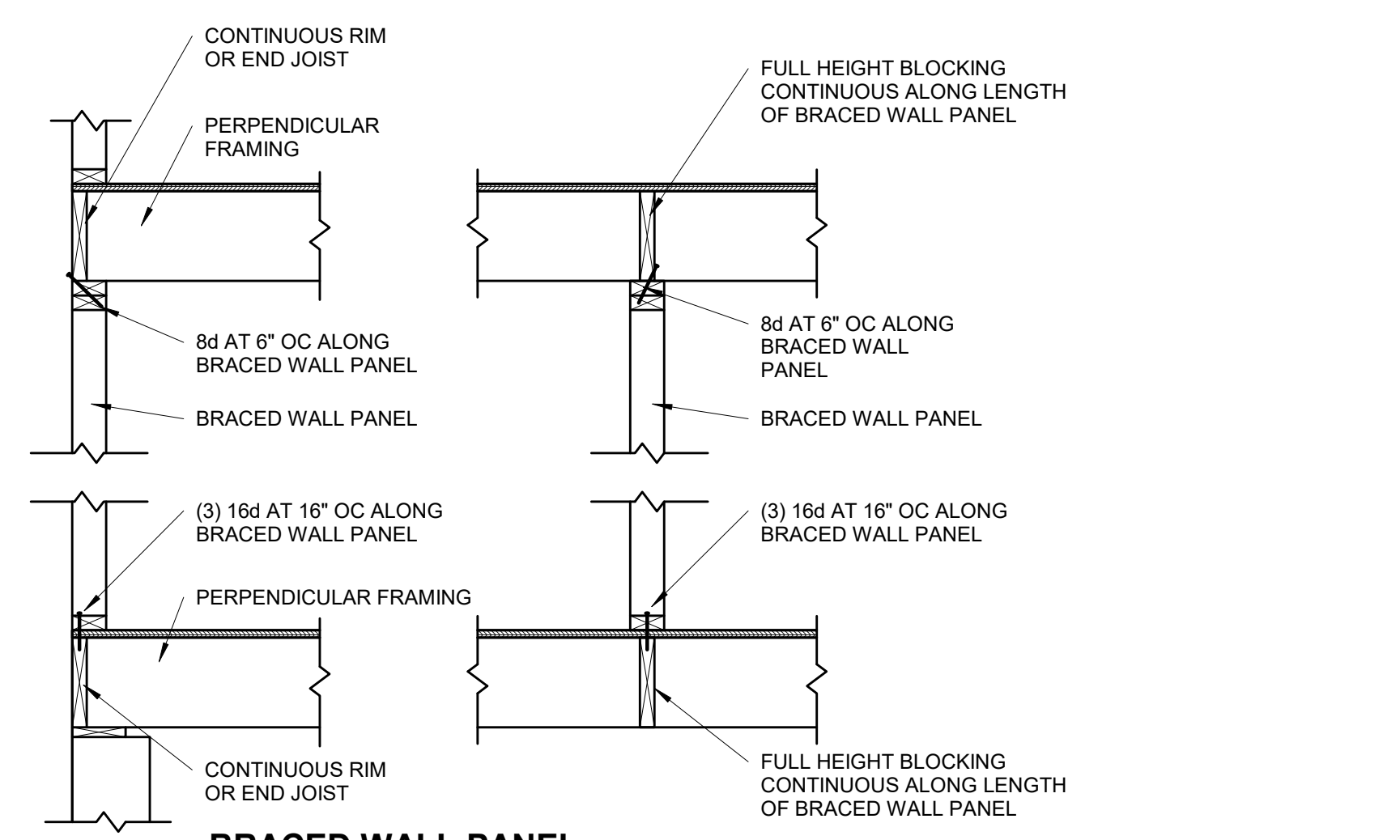
**10 MULTIPLE PLY BEAM NAILING SCHEDULE**





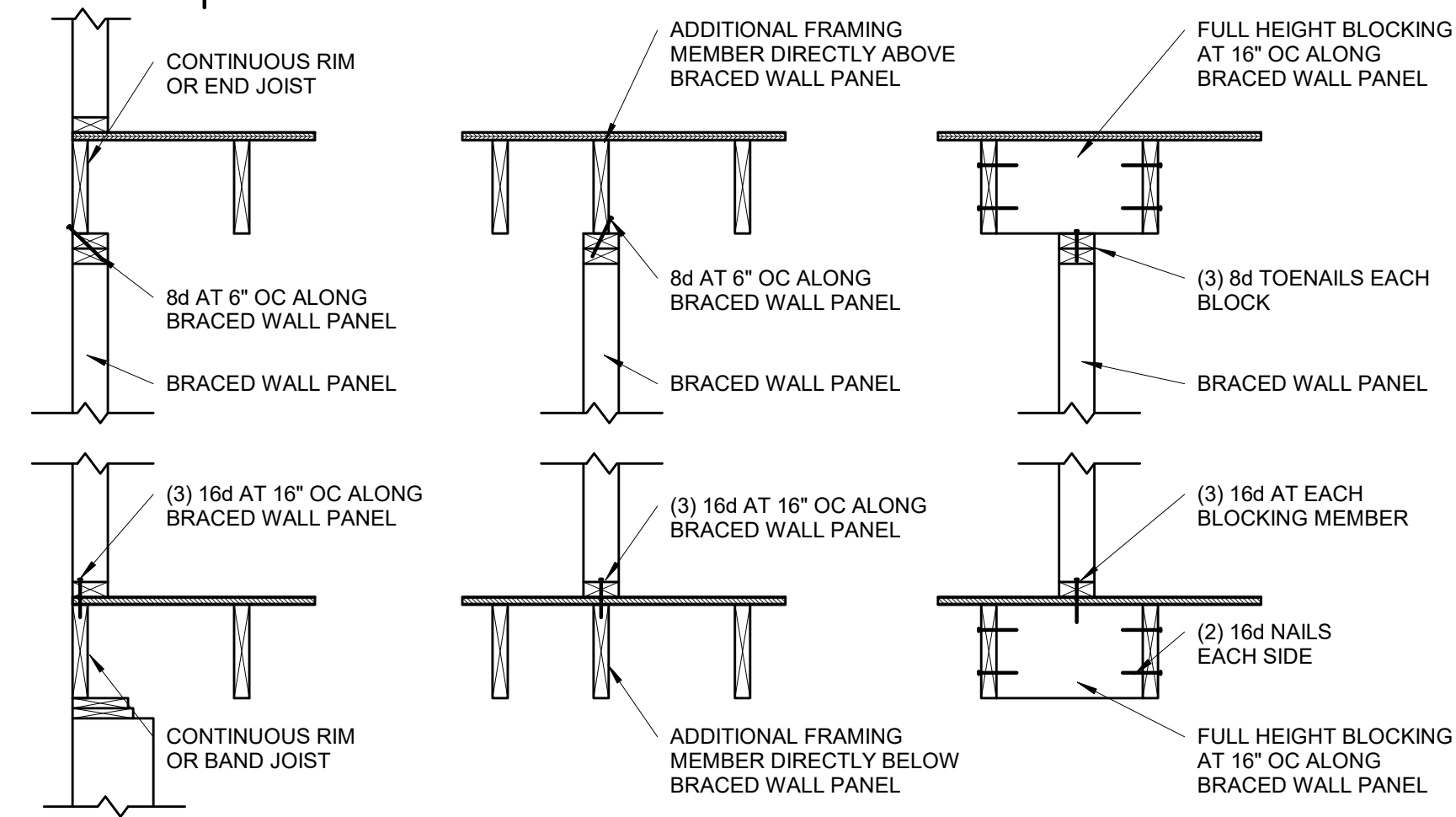


DATE	COMMENTS



**BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING**

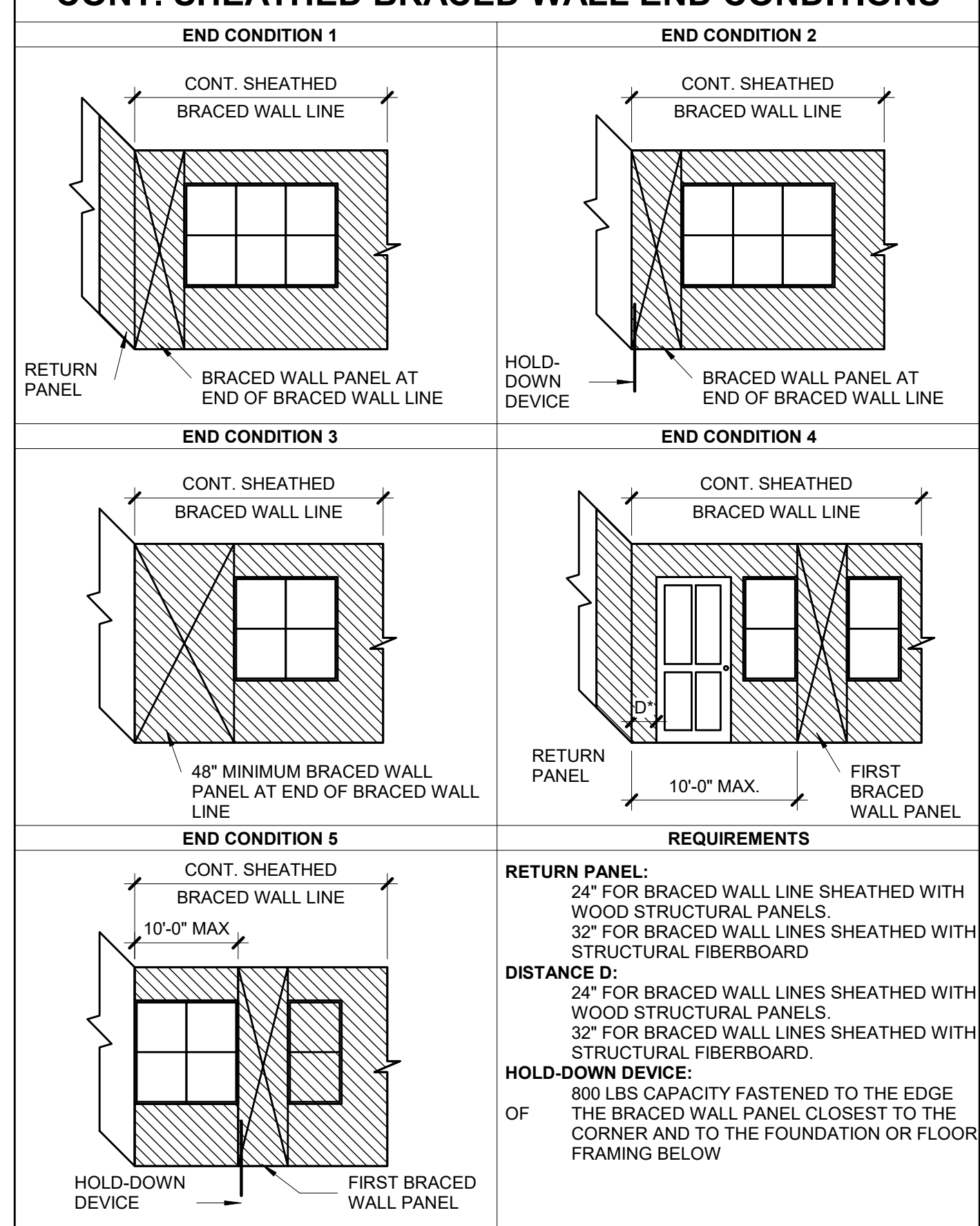
S4.1 3/4" = 1'-0"



**BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING**

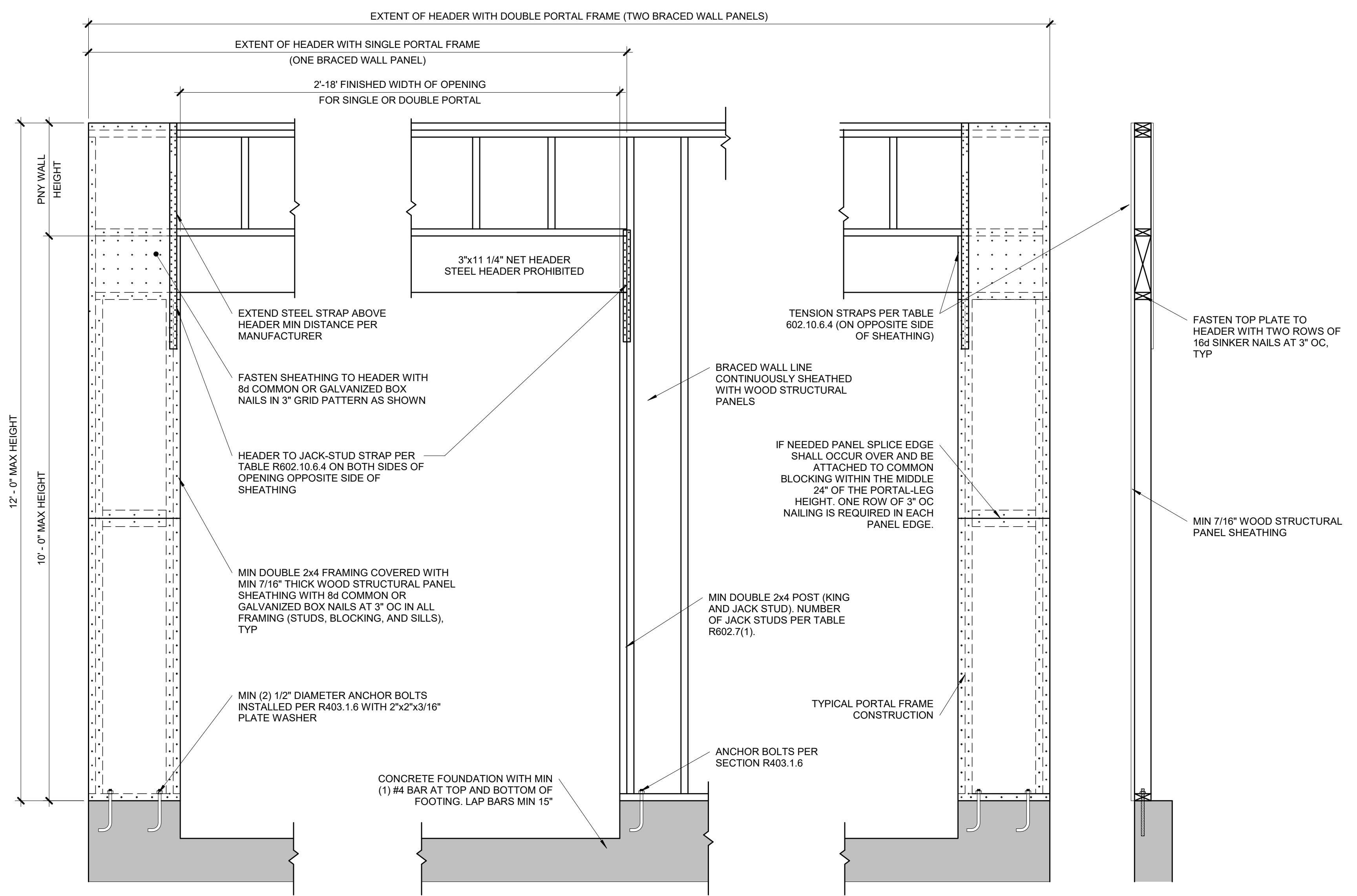
S4.1 3/4" = 1'-0"

**CONT. SHEATHED BRACED WALL END CONDITIONS**

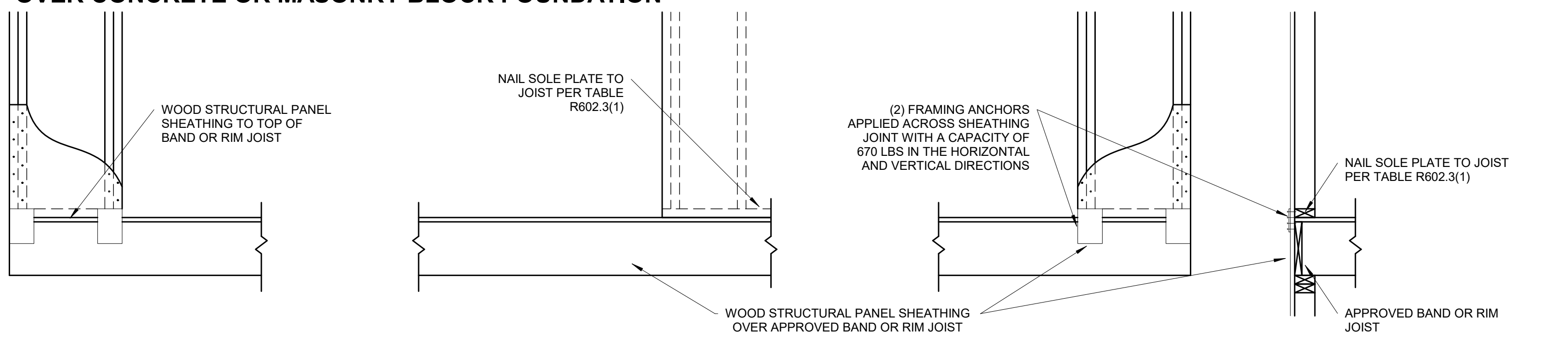


**CONTINUOUS SHEATHED BRACED WALL END CONDITIONS**

S4.1 NOT TO SCALE. (COMPLIANCE WITH IRC R602.10.7)

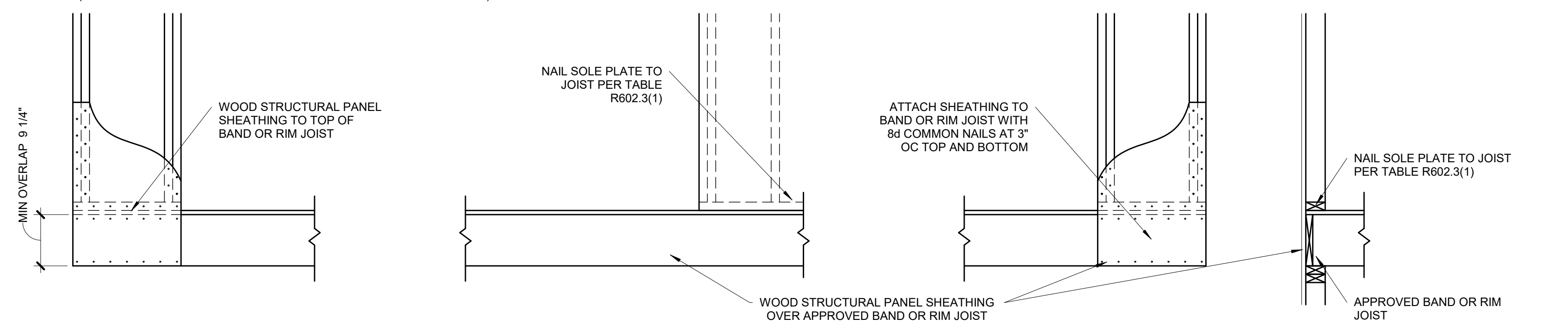


**OVER CONCRETE OR MASONRY BLOCK FOUNDATION**



**OVER RAISE WOOD FLOOR - FRAMING ANCHOR OPTION**

(WHEN PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)



**OVER RAISE WOOD FLOOR - OVERLAP OPTION**

(WHEN PORTAL SHEATHING LAPS OVER BAND OR RIMBOARD)

**BRACED WALL PANEL-IRC METHOD CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME**

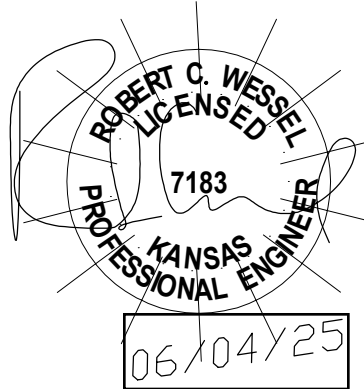
**1 PANEL CONSTRUCTION**

S4.1 3/4" = 1'-0" (PER IRC R602.10.6.4)

*ROBERT C. WESSEL P.E.*  
*CONSULTING ENGINEER*  
*4085 KOLB ROAD*  
*TUCSON, ARIZONA 85750*  
*913-207-6118 robertcwessel47@gmail.com*

*June 4, 2025*

*STORM DRAINAGE REPORT*  
*2706 W. 71st Terrace*  
*Prairie Village, Kansas*



*2706 West 71st Terrace , Prairie Village, Kansas is an existing single family residential site, Lot 38 and part of Lot 37, Block 4, Prairie Hills. The existing house is to be replaced with a larger home. The site is in the Brush Creek drainage basin. All runoff flows to the rear, between houses, and onto 71st Street. Flow proceeds east to Belinder to a curb inlet and storm sewers. Flow continues north in storm sewers and improved channels to Brush Creek near 63rd Street. There is no known history of drainage problems in the immediate area. The site is not located in a FEMA designated flood plain or floodway.*

#### *STORM RUNOFF REQUIREMENTS*

*The 8,767.5 s.f. site has 2,369.5 s.f. (27%) impervious area. Proposed construction will increase the impervious area to 3,656.5 s.f. (41.7%). Prairie Village allows up to 40% plus 300 s.f. allowance for small lots. For this site the allowable impervious area is 3,807 s.f. Storm detention is NOT REQUIRED for the increase in volume of runoff.*

*It is important to not increase runoff through neighborhood sites from the rear runoff. In this case it is necessary to install a landscape wall and partial front yard embankment to drain part of the front roof and yard onto 71st Terrace. The result is a decrease in flow to the rear. The additional flow onto 71st Terrace is negligible and of no consequence to the street drainage system.*

*We recommend approval of the project as proposed.*

#### *ENGINEER'S STATEMENT*

*The storm drainage report, and site grading construction drawings, were prepared under my direct supervision, and to the best of my knowledge conform to the City of Prairie Village storm drainage design criteria for private development.*

**2706 W 71ST TERR PV 060425**

Prepared by Robert C Wessel Consulting Eng

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2706 W 71ST TERR PV 060425  
MSE 24-hr 4 2-Year Rainfall=3.66"

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**Summary for Subcatchment 3S: PROP STREET**

Runoff = 0.14 cfs @ 12.12 hrs, Volume= 0.007 af, Depth> 2.13"

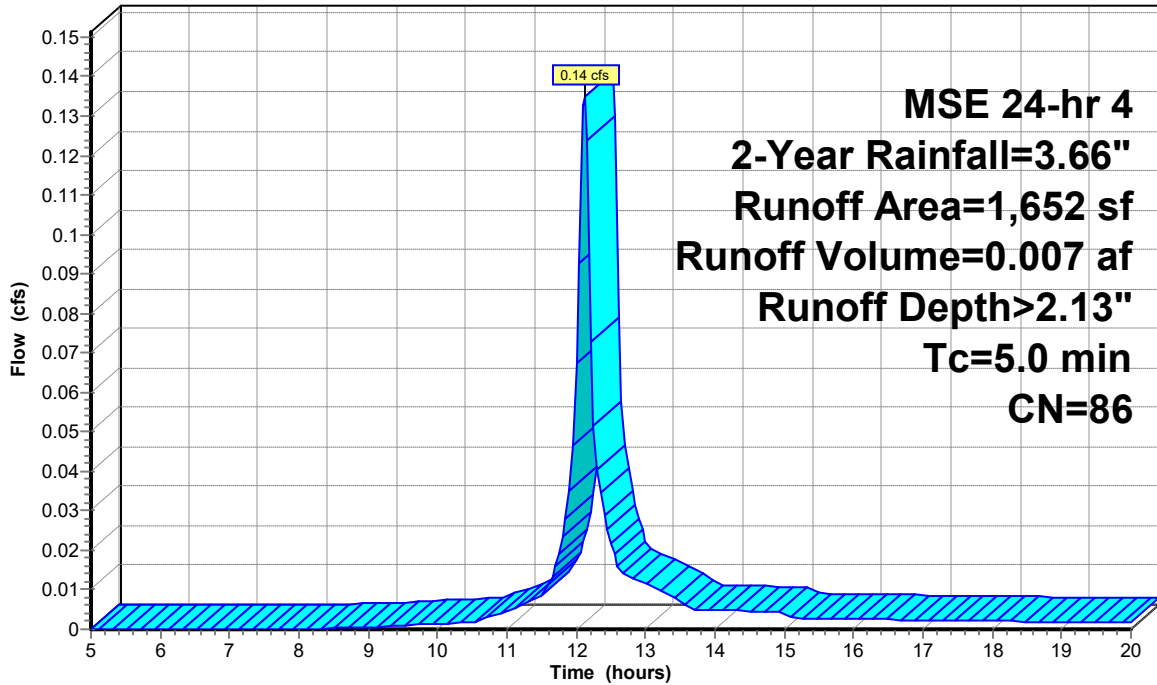
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 2-Year Rainfall=3.66"

	Area (sf)	CN	Description
*	821	98	IMPERVIOUS
*	831	74	GRASS
	1,652	86	Weighted Average
	831		50.30% Pervious Area
	821		49.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 3S: PROP STREET**

Hydrograph



**MSE 24-hr 4  
2-Year Rainfall=3.66"  
Runoff Area=1,652 sf  
Runoff Volume=0.007 af  
Runoff Depth>2.13"  
Tc=5.0 min  
CN=86**

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2706 W 71ST TERR PV 060425

MSE 24-hr 4 2-Year Rainfall=3.66"

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**Hydrograph for Subcatchment 3S: PROP STREET**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.17	0.00	0.00	17.75	3.42	2.03	0.00
5.25	0.18	0.00	0.00	18.00	3.43	2.04	0.00
5.50	0.20	0.00	0.00	18.25	3.45	2.05	0.00
5.75	0.21	0.00	0.00	18.50	3.46	2.07	0.00
6.00	0.23	0.00	0.00	18.75	3.48	2.08	0.00
6.25	0.24	0.00	0.00	19.00	3.49	2.09	0.00
6.50	0.26	0.00	0.00	19.25	3.51	2.10	0.00
6.75	0.27	0.00	0.00	19.50	3.52	2.11	0.00
7.00	0.29	0.00	0.00	19.75	3.53	2.12	0.00
7.25	0.31	0.00	0.00	20.00	<b>3.54</b>	<b>2.13</b>	0.00
7.50	0.33	0.00	0.00				
7.75	0.34	0.00	0.00				
8.00	0.36	0.00	0.00				
8.25	0.38	0.00	0.00				
8.50	0.40	0.00	0.00				
8.75	0.42	0.01	0.00				
9.00	0.44	0.01	0.00				
9.25	0.48	0.01	0.00				
9.50	0.51	0.02	0.00				
9.75	0.54	0.03	0.00				
10.00	0.58	0.03	0.00				
10.25	0.62	0.04	0.00				
10.50	0.65	0.06	0.00				
10.75	0.72	0.08	0.00				
11.00	0.79	0.10	0.00				
11.25	0.88	0.14	0.01				
11.50	0.99	0.19	0.01				
11.75	1.20	0.31	0.02				
12.00	1.71	0.64	<b>0.07</b>				
12.25	2.46	1.21	<b>0.05</b>				
12.50	2.67	1.38	0.02				
12.75	2.78	1.47	0.01				
13.00	2.87	1.55	0.01				
13.25	2.94	1.62	0.01				
13.50	3.01	1.67	0.01				
13.75	3.04	1.70	0.00				
14.00	3.08	1.73	0.00				
14.25	3.12	1.76	0.00				
14.50	3.15	1.79	0.00				
14.75	3.18	1.82	0.00				
15.00	3.22	1.85	0.00				
15.25	3.24	1.87	0.00				
15.50	3.26	1.89	0.00				
15.75	3.28	1.90	0.00				
16.00	3.30	1.92	0.00				
16.25	3.32	1.94	0.00				
16.50	3.33	1.95	0.00				
16.75	3.35	1.97	0.00				
17.00	3.37	1.98	0.00				
17.25	3.39	2.00	0.00				
17.50	3.40	2.01	0.00				

**2706 W 71ST TERR PV 060425**

Prepared by Robert C Wessel Consulting Eng

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2706 W 71ST TERR PV 060425

MSE 24-hr 4 2-Year Rainfall=3.66"

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**Summary for Subcatchment 8S: PROP REAR**

Runoff = 0.54 cfs @ 12.12 hrs, Volume= 0.027 af, Depth> 1.97"

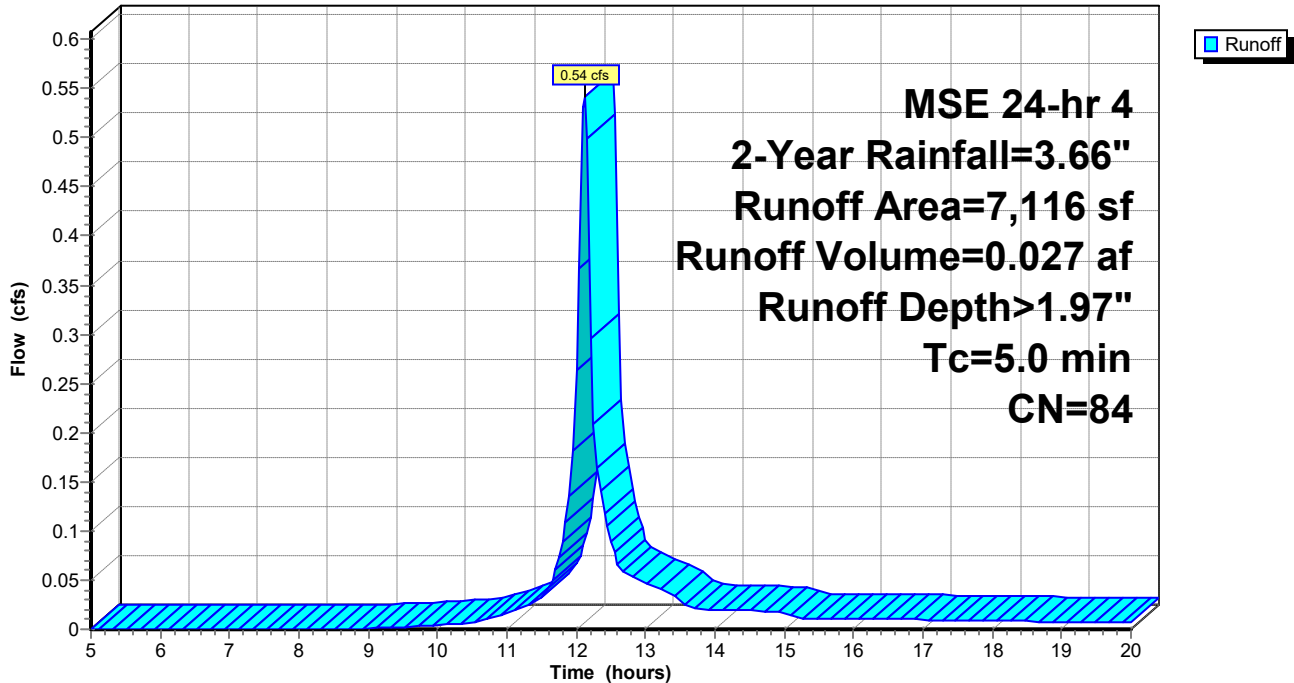
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 2-Year Rainfall=3.66"

	Area (sf)	CN	Description
*	2,836	98	IMPERVIOUS
*	4,280	74	GRASS
	7,116	84	Weighted Average
	4,280		60.15% Pervious Area
	2,836		39.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 8S: PROP REAR**

Hydrograph



**2706 W 71ST TERR PV 060425**

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2706 W 71ST TERR PV 060425

MSE 24-hr 4 2-Year Rainfall=3.66"

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**Hydrograph for Subcatchment 8S: PROP REAR**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.17	0.00	0.00	17.75	3.42	1.87	0.01
5.25	0.18	0.00	0.00	18.00	3.43	1.88	0.01
5.50	0.20	0.00	0.00	18.25	3.45	1.89	0.01
5.75	0.21	0.00	0.00	18.50	3.46	1.91	0.01
6.00	0.23	0.00	0.00	18.75	3.48	1.92	0.01
6.25	0.24	0.00	0.00	19.00	3.49	1.93	0.01
6.50	0.26	0.00	0.00	19.25	3.51	1.94	0.01
6.75	0.27	0.00	0.00	19.50	3.52	1.95	0.01
7.00	0.29	0.00	0.00	19.75	3.53	1.96	0.01
7.25	0.31	0.00	0.00	20.00	<b>3.54</b>	<b>1.97</b>	0.01
7.50	0.33	0.00	0.00				
7.75	0.34	0.00	0.00				
8.00	0.36	0.00	0.00				
8.25	0.38	0.00	0.00				
8.50	0.40	0.00	0.00				
8.75	0.42	0.00	0.00				
9.00	0.44	0.00	0.00				
9.25	0.48	0.00	0.00				
9.50	0.51	0.01	0.00				
9.75	0.54	0.01	0.00				
10.00	0.58	0.02	0.00				
10.25	0.62	0.03	0.00				
10.50	0.65	0.03	0.01				
10.75	0.72	0.05	0.01				
11.00	0.79	0.07	0.02				
11.25	0.88	0.11	0.02				
11.50	0.99	0.15	0.03				
11.75	1.20	0.25	0.07				
12.00	1.71	0.55	<b>0.26</b>				
12.25	2.46	1.09	<b>0.21</b>				
12.50	2.67	1.25	0.09				
12.75	2.78	1.33	0.06				
13.00	2.87	1.41	0.05				
13.25	2.94	1.47	0.04				
13.50	3.01	1.52	0.03				
13.75	3.04	1.55	0.02				
14.00	3.08	1.58	0.02				
14.25	3.12	1.61	0.02				
14.50	3.15	1.64	0.02				
14.75	3.18	1.67	0.02				
15.00	3.22	1.70	0.02				
15.25	3.24	1.71	0.01				
15.50	3.26	1.73	0.01				
15.75	3.28	1.75	0.01				
16.00	3.30	1.76	0.01				
16.25	3.32	1.78	0.01				
16.50	3.33	1.80	0.01				
16.75	3.35	1.81	0.01				
17.00	3.37	1.83	0.01				
17.25	3.39	1.84	0.01				
17.50	3.40	1.85	0.01				

**2706 W 71ST TERR PV 060425**

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 MSE 24-hr 4 2-Year Rainfall=3.66"  
 Printed 6/4/2025  
 Page 6

**Summary for Subcatchment 9S: EXISTING REAR**

Runoff = 0.57 cfs @ 12.12 hrs, Volume= 0.028 af, Depth> 1.67"

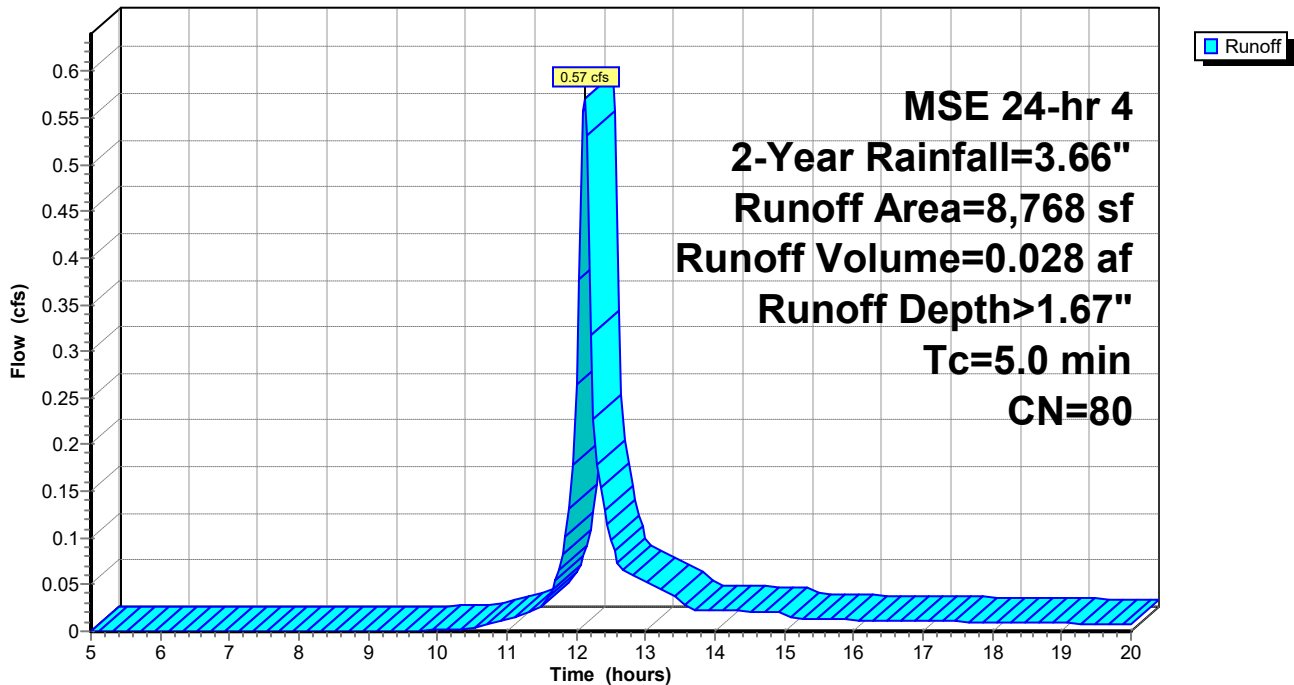
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 MSE 24-hr 4 2-Year Rainfall=3.66"

	Area (sf)	CN	Description
*	2,370	98	IMPERVIOUS
*	6,398	74	GRASS
	8,768	80	Weighted Average
	6,398		72.97% Pervious Area
	2,370		27.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 9S: EXISTING REAR**

Hydrograph



**2706 W 71ST TERR PV 060425**

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2706 W 71ST TERR PV 060425  
MSE 24-hr 4 2-Year Rainfall=3.66"

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**Hydrograph for Subcatchment 9S: EXISTING REAR**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.17	0.00	0.00	17.75	3.42	1.57	0.01
5.25	0.18	0.00	0.00	18.00	3.43	1.58	0.01
5.50	0.20	0.00	0.00	18.25	3.45	1.60	0.01
5.75	0.21	0.00	0.00	18.50	3.46	1.61	0.01
6.00	0.23	0.00	0.00	18.75	3.48	1.62	0.01
6.25	0.24	0.00	0.00	19.00	3.49	1.63	0.01
6.50	0.26	0.00	0.00	19.25	3.51	1.64	0.01
6.75	0.27	0.00	0.00	19.50	3.52	1.65	0.01
7.00	0.29	0.00	0.00	19.75	3.53	1.66	0.01
7.25	0.31	0.00	0.00	20.00	<b>3.54</b>	<b>1.67</b>	0.01
7.50	0.33	0.00	0.00				
7.75	0.34	0.00	0.00				
8.00	0.36	0.00	0.00				
8.25	0.38	0.00	0.00				
8.50	0.40	0.00	0.00				
8.75	0.42	0.00	0.00				
9.00	0.44	0.00	0.00				
9.25	0.48	0.00	0.00				
9.50	0.51	0.00	0.00				
9.75	0.54	0.00	0.00				
10.00	0.58	0.00	0.00				
10.25	0.62	0.01	0.00				
10.50	0.65	0.01	0.00				
10.75	0.72	0.02	0.01				
11.00	0.79	0.03	0.01				
11.25	0.88	0.05	0.02				
11.50	0.99	0.08	0.03				
11.75	1.20	0.15	0.07				
12.00	1.71	0.40	<b>0.27</b>				
12.25	2.46	0.86	<b>0.23</b>				
12.50	2.67	1.01	0.10				
12.75	2.78	1.08	0.06				
13.00	2.87	1.15	0.05				
13.25	2.94	1.21	0.04				
13.50	3.01	1.25	0.03				
13.75	3.04	1.28	0.02				
14.00	3.08	1.31	0.02				
14.25	3.12	1.34	0.02				
14.50	3.15	1.36	0.02				
14.75	3.18	1.39	0.02				
15.00	3.22	1.42	0.02				
15.25	3.24	1.43	0.01				
15.50	3.26	1.45	0.01				
15.75	3.28	1.46	0.01				
16.00	3.30	1.48	0.01				
16.25	3.32	1.49	0.01				
16.50	3.33	1.51	0.01				
16.75	3.35	1.52	0.01				
17.00	3.37	1.53	0.01				
17.25	3.39	1.55	0.01				
17.50	3.40	1.56	0.01				

**2706 W 71ST TERR PV 060425**

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2706 W 71ST TERR PV 060425  
 MSE 24-hr 4 10-Year Rainfall=5.55"

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**Summary for Subcatchment 3S: PROP STREET**

Runoff = 0.23 cfs @ 12.11 hrs, Volume= 0.012 af, Depth> 3.81"

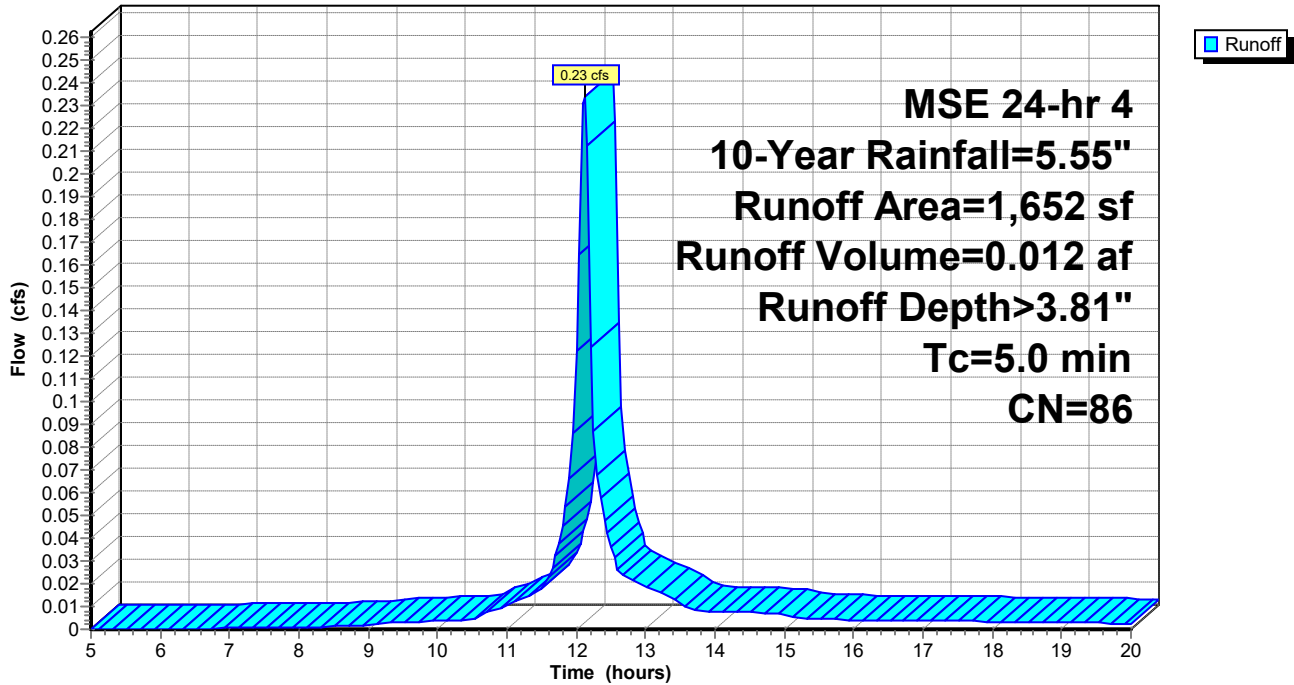
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 MSE 24-hr 4 10-Year Rainfall=5.55"

	Area (sf)	CN	Description
*	821	98	IMPERVIOUS
*	831	74	GRASS
	1,652	86	Weighted Average
	831		50.30% Pervious Area
	821		49.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 3S: PROP STREET**

Hydrograph



**2706 W 71ST TERR PV 060425**

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2706 W 71ST TERR PV 060425  
MSE 24-hr 4 10-Year Rainfall=5.55"

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**Hydrograph for Subcatchment 3S: PROP STREET**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.25	0.00	0.00	17.75	5.19	3.64	0.00
5.25	0.28	0.00	0.00	18.00	5.21	3.66	0.00
5.50	0.30	0.00	0.00	18.25	5.23	3.68	0.00
5.75	0.32	0.00	0.00	18.50	5.25	3.70	0.00
6.00	0.34	0.00	0.00	18.75	5.27	3.72	0.00
6.25	0.36	0.00	0.00	19.00	5.30	3.74	0.00
6.50	0.39	0.00	0.00	19.25	5.32	3.76	0.00
6.75	0.41	0.00	0.00	19.50	5.33	3.78	0.00
7.00	0.44	0.01	0.00	19.75	5.35	3.80	0.00
7.25	0.47	0.01	0.00	20.00	<b>5.37</b>	<b>3.81</b>	0.00
7.50	0.49	0.02	0.00				
7.75	0.52	0.02	0.00				
8.00	0.55	0.03	0.00				
8.25	0.58	0.03	0.00				
8.50	0.61	0.04	0.00				
8.75	0.64	0.05	0.00				
9.00	0.67	0.06	0.00				
9.25	0.72	0.08	0.00				
9.50	0.77	0.10	0.00				
9.75	0.82	0.12	0.00				
10.00	0.88	0.14	0.00				
10.25	0.94	0.17	0.00				
10.50	0.99	0.19	0.00				
10.75	1.08	0.24	0.01				
11.00	1.20	0.31	0.01				
11.25	1.34	0.39	0.01				
11.50	1.51	0.50	0.02				
11.75	1.82	0.71	0.04				
12.00	2.60	1.33	<b>0.12</b>				
12.25	3.73	2.30	<b>0.09</b>				
12.50	4.04	2.59	0.04				
12.75	4.21	2.74	0.02				
13.00	4.35	2.86	0.02				
13.25	4.47	2.97	0.02				
13.50	4.56	3.06	0.01				
13.75	4.61	3.11	0.01				
14.00	4.67	3.16	0.01				
14.25	4.73	3.21	0.01				
14.50	4.78	3.26	0.01				
14.75	4.83	3.31	0.01				
15.00	4.88	3.35	0.01				
15.25	4.91	3.38	0.00				
15.50	4.94	3.41	0.00				
15.75	4.97	3.44	0.00				
16.00	5.00	3.47	0.00				
16.25	5.03	3.49	0.00				
16.50	5.06	3.52	0.00				
16.75	5.08	3.55	0.00				
17.00	5.11	3.57	0.00				
17.25	5.14	3.59	0.00				
17.50	5.16	3.62	0.00				

**2706 W 71ST TERR PV 060425**

Prepared by Robert C Wessel Consulting Eng

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2706 W 71ST TERR PV 060425  
MSE 24-hr 4 10-Year Rainfall=5.55"

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**Summary for Subcatchment 8S: PROP REAR**

Runoff = 0.97 cfs @ 12.11 hrs, Volume= 0.049 af, Depth> 3.61"

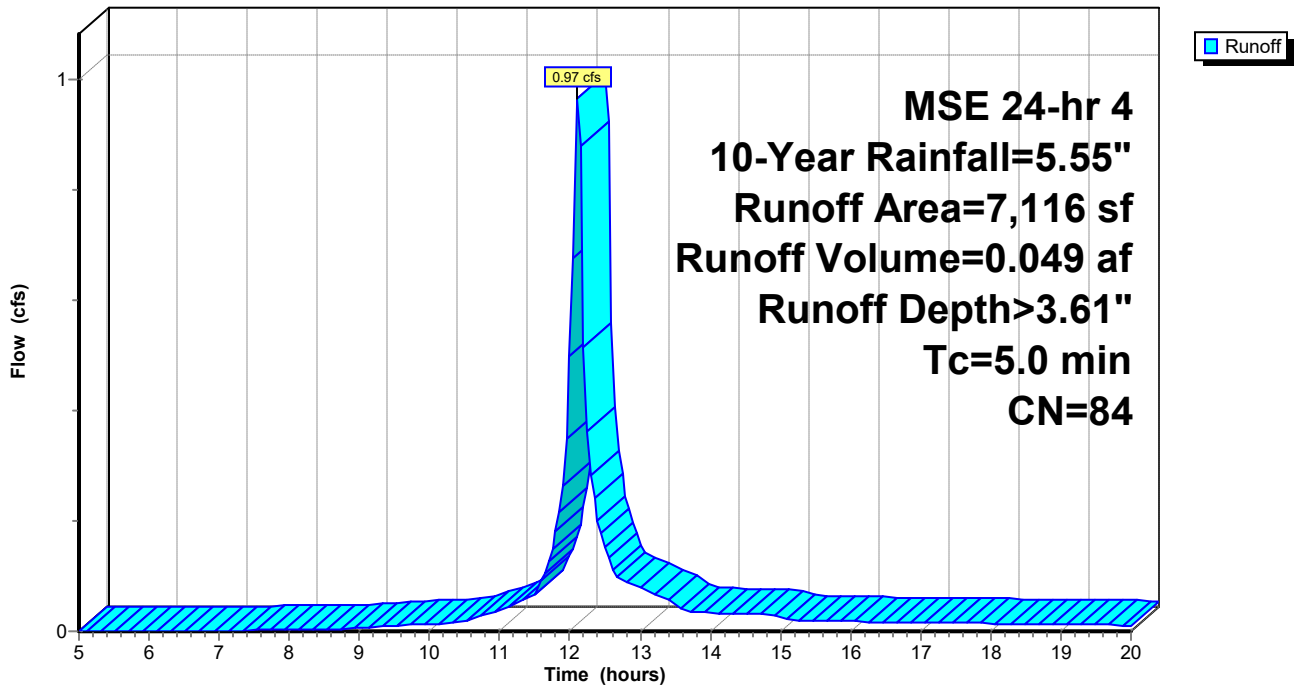
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 10-Year Rainfall=5.55"

	Area (sf)	CN	Description
*	2,836	98	IMPERVIOUS
*	4,280	74	GRASS
	7,116	84	Weighted Average
	4,280		60.15% Pervious Area
	2,836		39.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 8S: PROP REAR**

Hydrograph



**2706 W 71ST TERR PV 060425**

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2706 W 71ST TERR PV 060425  
MSE 24-hr 4 10-Year Rainfall=5.55"

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**Hydrograph for Subcatchment 8S: PROP REAR**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.25	0.00	0.00	17.75	5.19	3.44	0.01
5.25	0.28	0.00	0.00	18.00	5.21	3.46	0.01
5.50	0.30	0.00	0.00	18.25	5.23	3.48	0.01
5.75	0.32	0.00	0.00	18.50	5.25	3.50	0.01
6.00	0.34	0.00	0.00	18.75	5.27	3.52	0.01
6.25	0.36	0.00	0.00	19.00	5.30	3.54	0.01
6.50	0.39	0.00	0.00	19.25	5.32	3.56	0.01
6.75	0.41	0.00	0.00	19.50	5.33	3.58	0.01
7.00	0.44	0.00	0.00	19.75	5.35	3.59	0.01
7.25	0.47	0.00	0.00	20.00	<b>5.37</b>	<b>3.61</b>	0.01
7.50	0.49	0.01	0.00				
7.75	0.52	0.01	0.00				
8.00	0.55	0.01	0.00				
8.25	0.58	0.02	0.00				
8.50	0.61	0.02	0.00				
8.75	0.64	0.03	0.00				
9.00	0.67	0.04	0.01				
9.25	0.72	0.05	0.01				
9.50	0.77	0.07	0.01				
9.75	0.82	0.08	0.01				
10.00	0.88	0.10	0.01				
10.25	0.94	0.12	0.01				
10.50	0.99	0.15	0.02				
10.75	1.08	0.19	0.03				
11.00	1.20	0.25	0.04				
11.25	1.34	0.32	0.05				
11.50	1.51	0.42	0.07				
11.75	1.82	0.62	0.15				
12.00	2.60	1.19	<b>0.50</b>				
12.25	3.73	2.14	<b>0.36</b>				
12.50	4.04	2.41	0.15				
12.75	4.21	2.56	0.09				
13.00	4.35	2.68	0.08				
13.25	4.47	2.79	0.07				
13.50	4.56	2.87	0.05				
13.75	4.61	2.92	0.03				
14.00	4.67	2.97	0.03				
14.25	4.73	3.02	0.03				
14.50	4.78	3.07	0.03				
14.75	4.83	3.11	0.03				
15.00	4.88	3.16	0.03				
15.25	4.91	3.19	0.02				
15.50	4.94	3.22	0.02				
15.75	4.97	3.24	0.02				
16.00	5.00	3.27	0.02				
16.25	5.03	3.30	0.02				
16.50	5.06	3.32	0.02				
16.75	5.08	3.35	0.02				
17.00	5.11	3.37	0.02				
17.25	5.14	3.40	0.02				
17.50	5.16	3.42	0.02				

**2706 W 71ST TERR PV 060425**

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2706 W 71ST TERR PV 060425  
MSE 24-hr 4 10-Year Rainfall=5.55"

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**Summary for Subcatchment 9S: EXISTING REAR**

Runoff = 1.08 cfs @ 12.12 hrs, Volume= 0.054 af, Depth> 3.21"

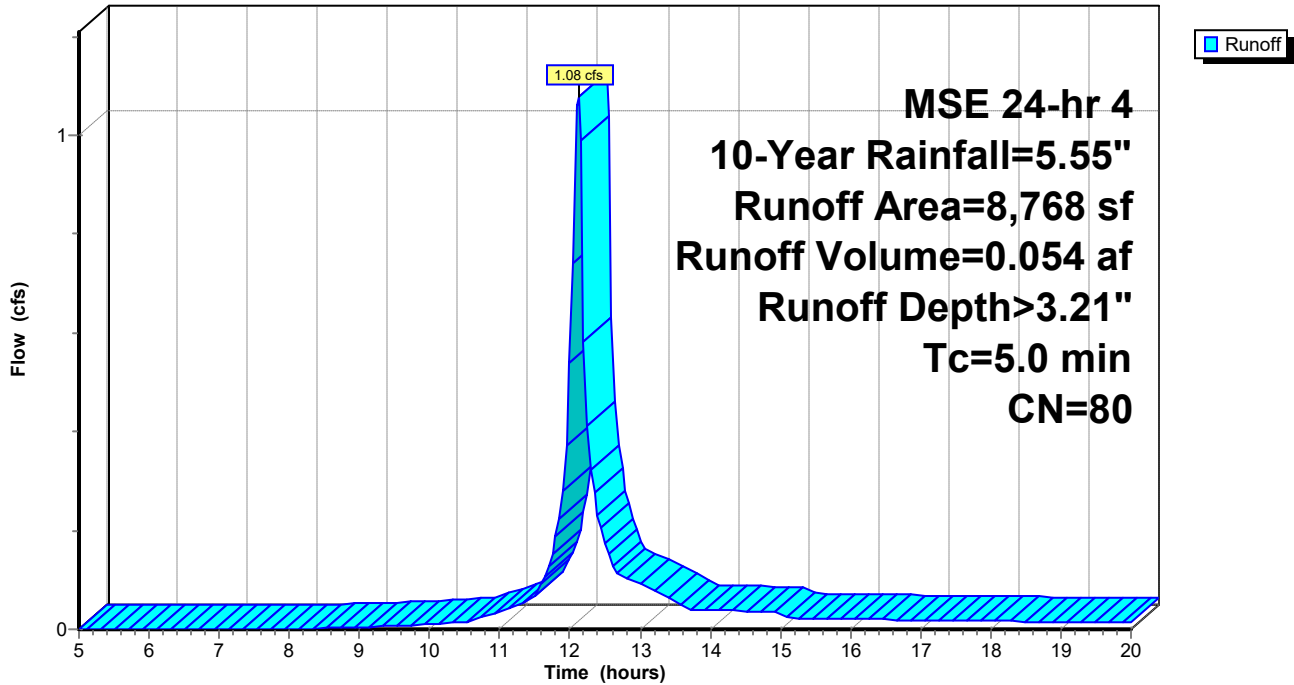
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 10-Year Rainfall=5.55"

	Area (sf)	CN	Description
*	2,370	98	IMPERVIOUS
*	6,398	74	GRASS
	8,768	80	Weighted Average
	6,398		72.97% Pervious Area
	2,370		27.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 9S: EXISTING REAR**

Hydrograph



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2706 W 71ST TERR PV 060425  
MSE 24-hr 4 10-Year Rainfall=5.55"

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**Hydrograph for Subcatchment 9S: EXISTING REAR**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.25	0.00	0.00	17.75	5.19	3.06	0.02
5.25	0.28	0.00	0.00	18.00	5.21	3.08	0.02
5.50	0.30	0.00	0.00	18.25	5.23	3.10	0.02
5.75	0.32	0.00	0.00	18.50	5.25	3.12	0.02
6.00	0.34	0.00	0.00	18.75	5.27	3.13	0.02
6.25	0.36	0.00	0.00	19.00	5.30	3.15	0.01
6.50	0.39	0.00	0.00	19.25	5.32	3.17	0.01
6.75	0.41	0.00	0.00	19.50	5.33	3.19	0.01
7.00	0.44	0.00	0.00	19.75	5.35	3.20	0.01
7.25	0.47	0.00	0.00	20.00	<b>5.37</b>	<b>3.22</b>	0.01
7.50	0.49	0.00	0.00				
7.75	0.52	0.00	0.00				
8.00	0.55	0.00	0.00				
8.25	0.58	0.00	0.00				
8.50	0.61	0.00	0.00				
8.75	0.64	0.01	0.00				
9.00	0.67	0.01	0.00				
9.25	0.72	0.02	0.01				
9.50	0.77	0.03	0.01				
9.75	0.82	0.04	0.01				
10.00	0.88	0.05	0.01				
10.25	0.94	0.06	0.01				
10.50	0.99	0.08	0.01				
10.75	1.08	0.11	0.03				
11.00	1.20	0.15	0.04				
11.25	1.34	0.21	0.05				
11.50	1.51	0.29	0.07				
11.75	1.82	0.46	0.15				
12.00	2.60	0.96	<b>0.54</b>				
12.25	3.73	1.82	<b>0.41</b>				
12.50	4.04	2.08	0.17				
12.75	4.21	2.21	0.11				
13.00	4.35	2.33	0.09				
13.25	4.47	2.43	0.08				
13.50	4.56	2.51	0.06				
13.75	4.61	2.56	0.04				
14.00	4.67	2.61	0.04				
14.25	4.73	2.65	0.04				
14.50	4.78	2.70	0.04				
14.75	4.83	2.74	0.04				
15.00	4.88	2.79	0.03				
15.25	4.91	2.81	0.02				
15.50	4.94	2.84	0.02				
15.75	4.97	2.87	0.02				
16.00	5.00	2.89	0.02				
16.25	5.03	2.92	0.02				
16.50	5.06	2.94	0.02				
16.75	5.08	2.97	0.02				
17.00	5.11	2.99	0.02				
17.25	5.14	3.01	0.02				
17.50	5.16	3.03	0.02				

**2706 W 71ST TERR PV 060425**

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2706 W 71ST TERR PV 060425

MSE 24-hr 4 25-Year Rainfall=6.64"

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**Summary for Subcatchment 3S: PROP STREET**

Runoff = 0.29 cfs @ 12.11 hrs, Volume= 0.015 af, Depth> 4.81"

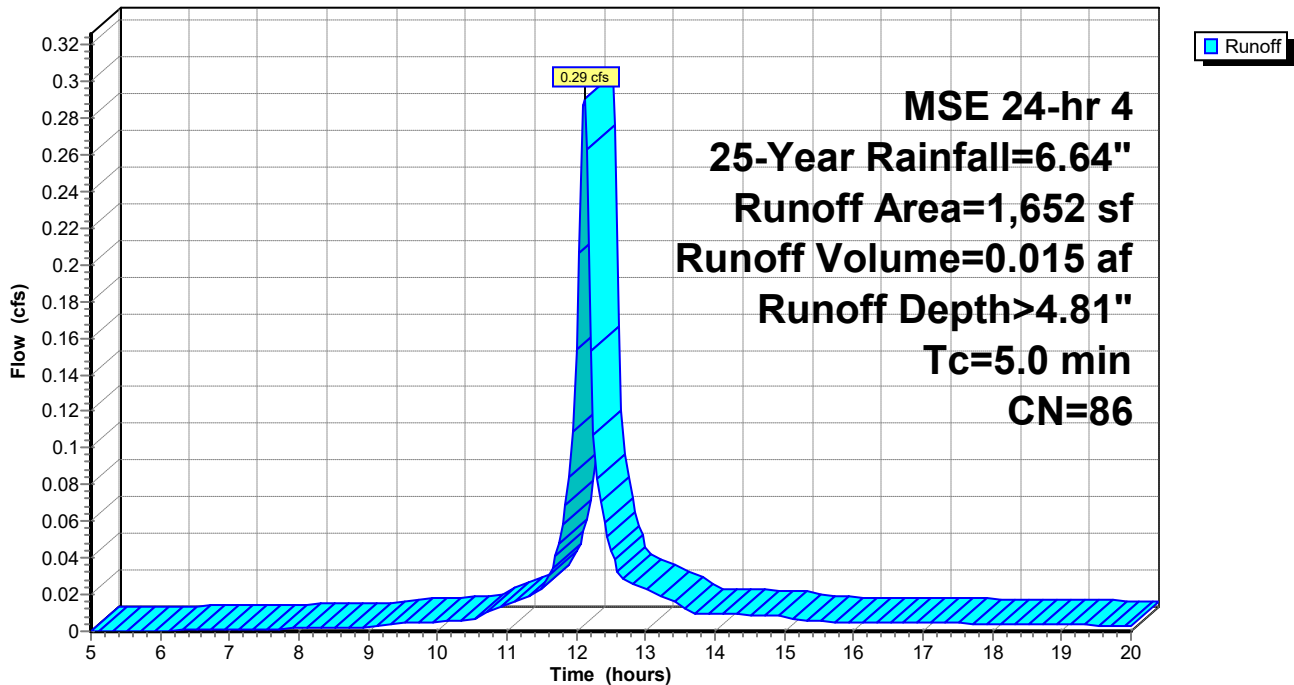
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 25-Year Rainfall=6.64"

	Area (sf)	CN	Description
*	821	98	IMPERVIOUS
*	831	74	GRASS
	1,652	86	Weighted Average
	831		50.30% Pervious Area
	821		49.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 3S: PROP STREET**

Hydrograph



**2706 W 71ST TERR PV 060425**

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2706 W 71ST TERR PV 060425  
MSE 24-hr 4 25-Year Rainfall=6.64"

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**Hydrograph for Subcatchment 3S: PROP STREET**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.30	0.00	0.00	17.75	6.20	4.60	0.00
5.25	0.33	0.00	0.00	18.00	6.23	4.63	0.00
5.50	0.35	0.00	0.00	18.25	6.26	4.66	0.00
5.75	0.38	0.00	0.00	18.50	6.29	4.68	0.00
6.00	0.41	0.00	0.00	18.75	6.31	4.71	0.00
6.25	0.44	0.01	0.00	19.00	6.34	4.73	0.00
6.50	0.47	0.01	0.00	19.25	6.36	4.75	0.00
6.75	0.50	0.02	0.00	19.50	6.38	4.77	0.00
7.00	0.53	0.02	0.00	19.75	6.40	4.79	0.00
7.25	0.56	0.03	0.00	20.00	<b>6.42</b>	<b>4.81</b>	0.00
7.50	0.59	0.04	0.00				
7.75	0.62	0.05	0.00				
8.00	0.66	0.06	0.00				
8.25	0.69	0.07	0.00				
8.50	0.73	0.08	0.00				
8.75	0.77	0.09	0.00				
9.00	0.80	0.11	0.00				
9.25	0.86	0.13	0.00				
9.50	0.92	0.16	0.00				
9.75	0.99	0.19	0.00				
10.00	1.05	0.22	0.01				
10.25	1.12	0.26	0.01				
10.50	1.19	0.30	0.01				
10.75	1.30	0.36	0.01				
11.00	1.44	0.45	0.01				
11.25	1.61	0.56	0.02				
11.50	1.80	0.70	0.02				
11.75	2.18	0.98	0.05				
12.00	3.11	1.76	<b>0.15</b>				
12.25	4.46	2.97	<b>0.11</b>				
12.50	4.84	3.32	0.04				
12.75	5.03	3.50	0.03				
13.00	5.20	3.66	0.02				
13.25	5.34	3.79	0.02				
13.50	5.45	3.89	0.01				
13.75	5.52	3.96	0.01				
14.00	5.59	4.02	0.01				
14.25	5.65	4.08	0.01				
14.50	5.72	4.14	0.01				
14.75	5.78	4.20	0.01				
15.00	5.84	4.25	0.01				
15.25	5.87	4.29	0.01				
15.50	5.91	4.33	0.01				
15.75	5.95	4.36	0.01				
16.00	5.98	4.39	0.01				
16.25	6.02	4.43	0.00				
16.50	6.05	4.46	0.00				
16.75	6.08	4.49	0.00				
17.00	6.11	4.52	0.00				
17.25	6.14	4.55	0.00				
17.50	6.17	4.58	0.00				

**2706 W 71ST TERR PV 060425**

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2706 W 71ST TERR PV 060425  
MSE 24-hr 4 25-Year Rainfall=6.64"

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**Summary for Subcatchment 8S: PROP REAR**

Runoff = 1.21 cfs @ 12.11 hrs, Volume= 0.063 af, Depth> 4.59"

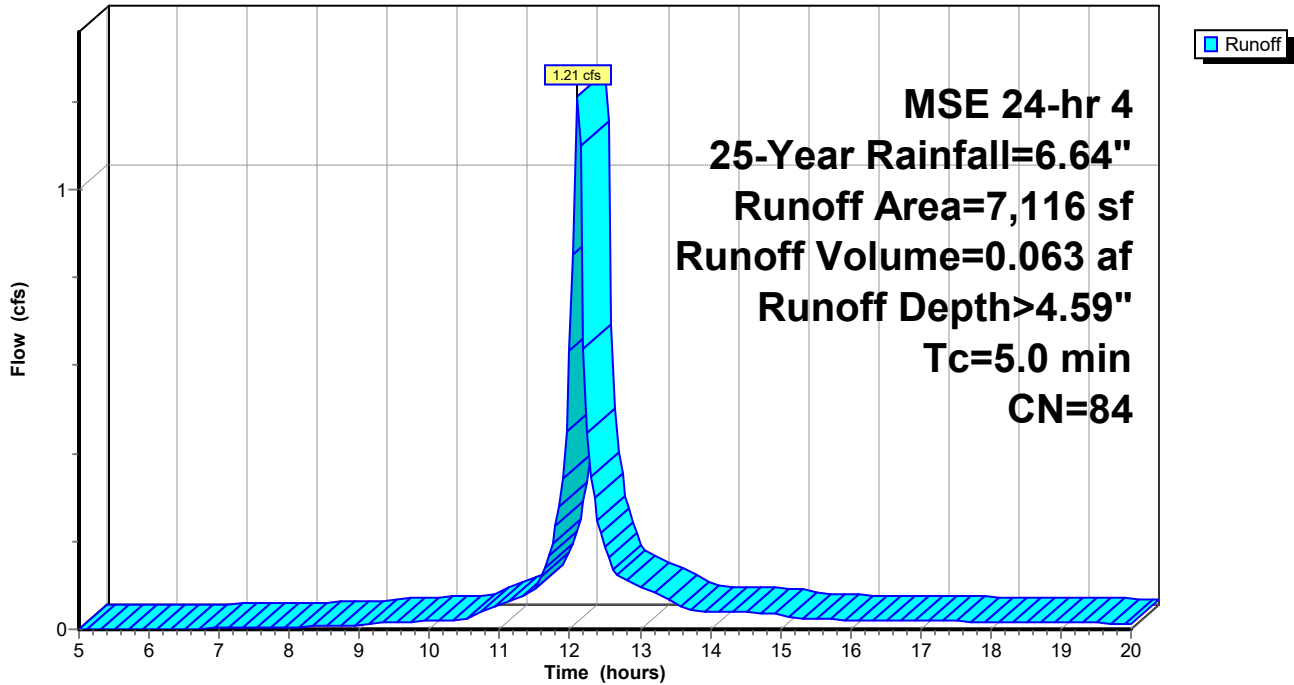
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 25-Year Rainfall=6.64"

	Area (sf)	CN	Description
*	2,836	98	IMPERVIOUS
*	4,280	74	GRASS
	7,116	84	Weighted Average
	4,280		60.15% Pervious Area
	2,836		39.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 8S: PROP REAR**

Hydrograph



**2706 W 71ST TERR PV 060425**

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2706 W 71ST TERR PV 060425  
MSE 24-hr 4 25-Year Rainfall=6.64"

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**Hydrograph for Subcatchment 8S: PROP REAR**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.30	0.00	0.00	17.75	6.20	4.39	0.02
5.25	0.33	0.00	0.00	18.00	6.23	4.41	0.02
5.50	0.35	0.00	0.00	18.25	6.26	4.44	0.02
5.75	0.38	0.00	0.00	18.50	6.29	4.46	0.02
6.00	0.41	0.00	0.00	18.75	6.31	4.49	0.02
6.25	0.44	0.00	0.00	19.00	6.34	4.51	0.02
6.50	0.47	0.00	0.00	19.25	6.36	4.53	0.01
6.75	0.50	0.01	0.00	19.50	6.38	4.55	0.01
7.00	0.53	0.01	0.00	19.75	6.40	4.58	0.01
7.25	0.56	0.01	0.00	20.00	<b>6.42</b>	<b>4.60</b>	0.01
7.50	0.59	0.02	0.00				
7.75	0.62	0.03	0.00				
8.00	0.66	0.04	0.01				
8.25	0.69	0.04	0.01				
8.50	0.73	0.05	0.01				
8.75	0.77	0.06	0.01				
9.00	0.80	0.08	0.01				
9.25	0.86	0.10	0.01				
9.50	0.92	0.12	0.02				
9.75	0.99	0.15	0.02				
10.00	1.05	0.17	0.02				
10.25	1.12	0.21	0.02				
10.50	1.19	0.24	0.02				
10.75	1.30	0.30	0.04				
11.00	1.44	0.38	0.05				
11.25	1.61	0.48	0.07				
11.50	1.80	0.61	0.09				
11.75	2.18	0.87	0.19				
12.00	3.11	1.61	<b>0.63</b>				
12.25	4.46	2.78	<b>0.45</b>				
12.50	4.84	3.12	0.19				
12.75	5.03	3.30	0.12				
13.00	5.20	3.46	0.10				
13.25	5.34	3.58	0.08				
13.50	5.45	3.69	0.06				
13.75	5.52	3.75	0.04				
14.00	5.59	3.81	0.04				
14.25	5.65	3.87	0.04				
14.50	5.72	3.93	0.04				
14.75	5.78	3.99	0.04				
15.00	5.84	4.04	0.04				
15.25	5.87	4.08	0.02				
15.50	5.91	4.11	0.02				
15.75	5.95	4.15	0.02				
16.00	5.98	4.18	0.02				
16.25	6.02	4.21	0.02				
16.50	6.05	4.24	0.02				
16.75	6.08	4.27	0.02				
17.00	6.11	4.30	0.02				
17.25	6.14	4.33	0.02				
17.50	6.17	4.36	0.02				

**2706 W 71ST TERR PV 060425**

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2706 W 71ST TERR PV 060425  
MSE 24-hr 4 25-Year Rainfall=6.64"

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**Summary for Subcatchment 9S: EXISTING REAR**

Runoff = 1.38 cfs @ 12.12 hrs, Volume= 0.070 af, Depth> 4.16"

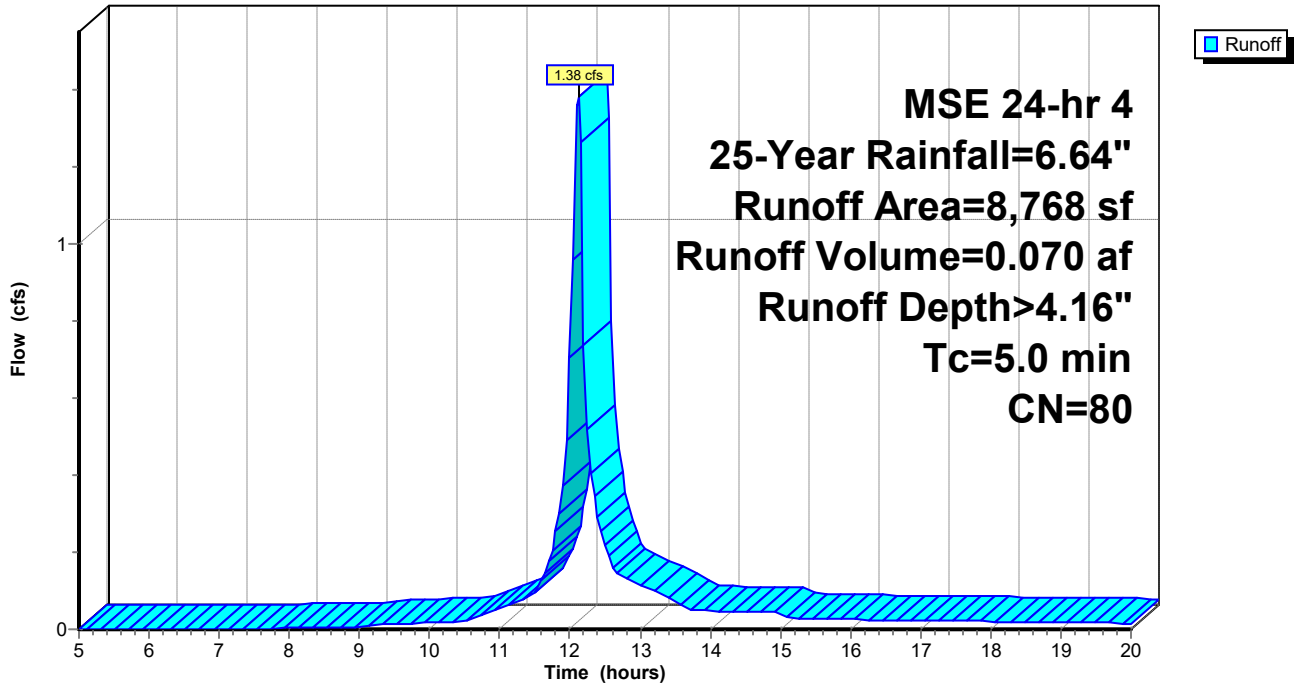
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 25-Year Rainfall=6.64"

	Area (sf)	CN	Description
*	2,370	98	IMPERVIOUS
*	6,398	74	GRASS
	8,768	80	Weighted Average
	6,398		72.97% Pervious Area
	2,370		27.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 9S: EXISTING REAR**

Hydrograph



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MSE 24-hr 4 25-Year Rainfall=6.64"

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**Hydrograph for Subcatchment 9S: EXISTING REAR**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.30	0.00	0.00	17.75	6.20	3.97	0.02
5.25	0.33	0.00	0.00	18.00	6.23	3.99	0.02
5.50	0.35	0.00	0.00	18.25	6.26	4.02	0.02
5.75	0.38	0.00	0.00	18.50	6.29	4.04	0.02
6.00	0.41	0.00	0.00	18.75	6.31	4.06	0.02
6.25	0.44	0.00	0.00	19.00	6.34	4.09	0.02
6.50	0.47	0.00	0.00	19.25	6.36	4.11	0.02
6.75	0.50	0.00	0.00	19.50	6.38	4.13	0.02
7.00	0.53	0.00	0.00	19.75	6.40	4.15	0.02
7.25	0.56	0.00	0.00	20.00	<b>6.42</b>	<b>4.17</b>	0.02
7.50	0.59	0.00	0.00				
7.75	0.62	0.01	0.00				
8.00	0.66	0.01	0.00				
8.25	0.69	0.01	0.00				
8.50	0.73	0.02	0.00				
8.75	0.77	0.03	0.01				
9.00	0.80	0.03	0.01				
9.25	0.86	0.05	0.01				
9.50	0.92	0.06	0.01				
9.75	0.99	0.08	0.01				
10.00	1.05	0.10	0.02				
10.25	1.12	0.12	0.02				
10.50	1.19	0.15	0.02				
10.75	1.30	0.19	0.04				
11.00	1.44	0.26	0.05				
11.25	1.61	0.34	0.07				
11.50	1.80	0.45	0.09				
11.75	2.18	0.67	0.21				
12.00	3.11	1.33	<b>0.70</b>				
12.25	4.46	2.43	<b>0.52</b>				
12.50	4.84	2.75	0.22				
12.75	5.03	2.92	0.14				
13.00	5.20	3.07	0.12				
13.25	5.34	3.19	0.10				
13.50	5.45	3.29	0.07				
13.75	5.52	3.35	0.05				
14.00	5.59	3.41	0.05				
14.25	5.65	3.47	0.05				
14.50	5.72	3.53	0.05				
14.75	5.78	3.58	0.04				
15.00	5.84	3.63	0.04				
15.25	5.87	3.67	0.03				
15.50	5.91	3.70	0.03				
15.75	5.95	3.73	0.03				
16.00	5.98	3.77	0.03				
16.25	6.02	3.80	0.03				
16.50	6.05	3.83	0.02				
16.75	6.08	3.86	0.02				
17.00	6.11	3.88	0.02				
17.25	6.14	3.91	0.02				
17.50	6.17	3.94	0.02				

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2706 W 71ST TERR PV 060425  
 MSE 24-hr 4 100-Year Rainfall=8.94"

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**Summary for Subcatchment 3S: PROP STREET**

Runoff = 0.41 cfs @ 12.11 hrs, Volume= 0.022 af, Depth> 6.95"

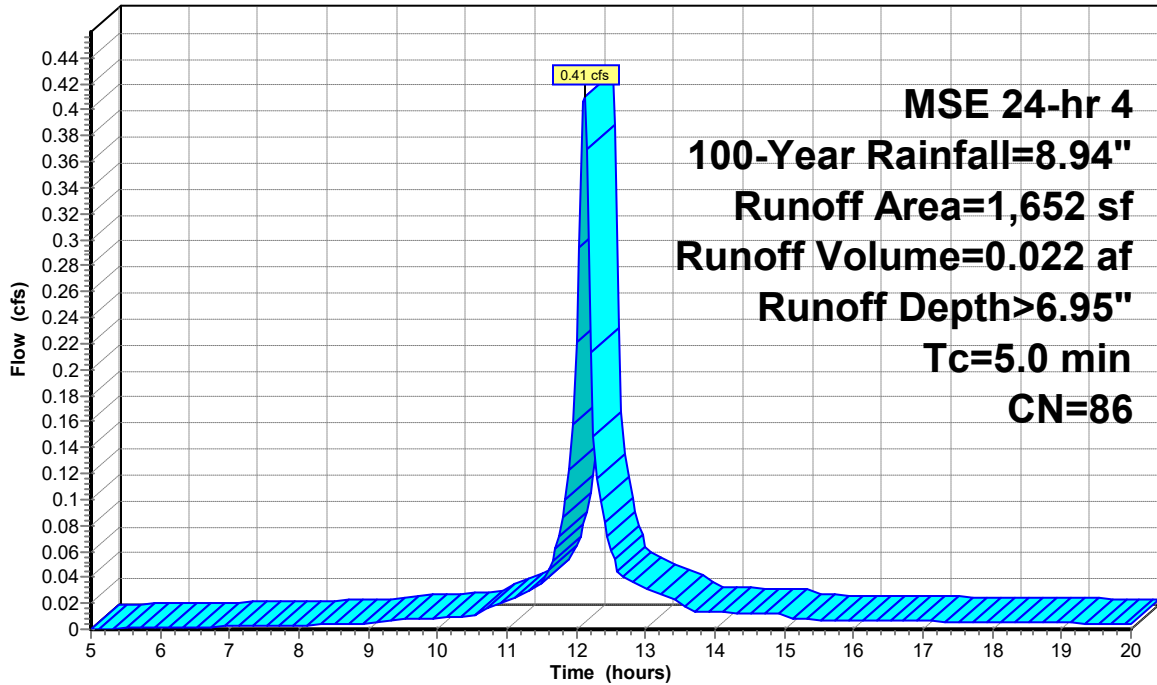
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 MSE 24-hr 4 100-Year Rainfall=8.94"

	Area (sf)	CN	Description
*	821	98	IMPERVIOUS
*	831	74	GRASS
	1,652	86	Weighted Average
	831		50.30% Pervious Area
	821		49.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 3S: PROP STREET**

Hydrograph



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2706 W 71ST TERR PV 060425

MSE 24-hr 4 100-Year Rainfall=8.94"

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**Hydrograph for Subcatchment 3S: PROP STREET**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.41	0.00	0.00	17.75	8.35	6.67	0.01
5.25	0.44	0.01	0.00	18.00	8.39	6.71	0.01
5.50	0.48	0.01	0.00	18.25	8.43	6.75	0.01
5.75	0.51	0.02	0.00	18.50	8.46	6.78	0.01
6.00	0.55	0.03	0.00	18.75	8.50	6.81	0.01
6.25	0.59	0.04	0.00	19.00	8.53	6.85	0.00
6.50	0.63	0.05	0.00	19.25	8.56	6.88	0.00
6.75	0.67	0.06	0.00	19.50	8.59	6.91	0.00
7.00	0.71	0.07	0.00	19.75	8.62	6.94	0.00
7.25	0.75	0.09	0.00	20.00	<b>8.65</b>	<b>6.96</b>	0.00
7.50	0.79	0.10	0.00				
7.75	0.84	0.12	0.00				
8.00	0.89	0.14	0.00				
8.25	0.93	0.16	0.00				
8.50	0.98	0.19	0.00				
8.75	1.03	0.21	0.00				
9.00	1.08	0.24	0.00				
9.25	1.16	0.28	0.01				
9.50	1.24	0.33	0.01				
9.75	1.33	0.38	0.01				
10.00	1.42	0.44	0.01				
10.25	1.51	0.50	0.01				
10.50	1.60	0.56	0.01				
10.75	1.75	0.66	0.02				
11.00	1.93	0.80	0.02				
11.25	2.16	0.97	0.03				
11.50	2.43	1.18	0.03				
11.75	2.93	1.60	0.07				
12.00	4.19	2.72	<b>0.22</b>				
12.25	6.01	4.42	<b>0.15</b>				
12.50	6.51	4.90	0.06				
12.75	6.78	5.15	0.04				
13.00	7.01	5.37	0.03				
13.25	7.19	5.55	0.03				
13.50	7.34	5.69	0.02				
13.75	7.43	5.78	0.01				
14.00	7.52	5.87	0.01				
14.25	7.61	5.96	0.01				
14.50	7.70	6.04	0.01				
14.75	7.78	6.12	0.01				
15.00	7.86	6.19	0.01				
15.25	7.91	6.24	0.01				
15.50	7.96	6.29	0.01				
15.75	8.01	6.34	0.01				
16.00	8.05	6.38	0.01				
16.25	8.10	6.43	0.01				
16.50	8.15	6.47	0.01				
16.75	8.19	6.52	0.01				
17.00	8.23	6.56	0.01				
17.25	8.27	6.60	0.01				
17.50	8.31	6.64	0.01				

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2706 W 71ST TERR PV 060425  
MSE 24-hr 4 100-Year Rainfall=8.94"

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**Summary for Subcatchment 8S: PROP REAR**

Runoff = 1.73 cfs @ 12.11 hrs, Volume= 0.091 af, Depth> 6.72"

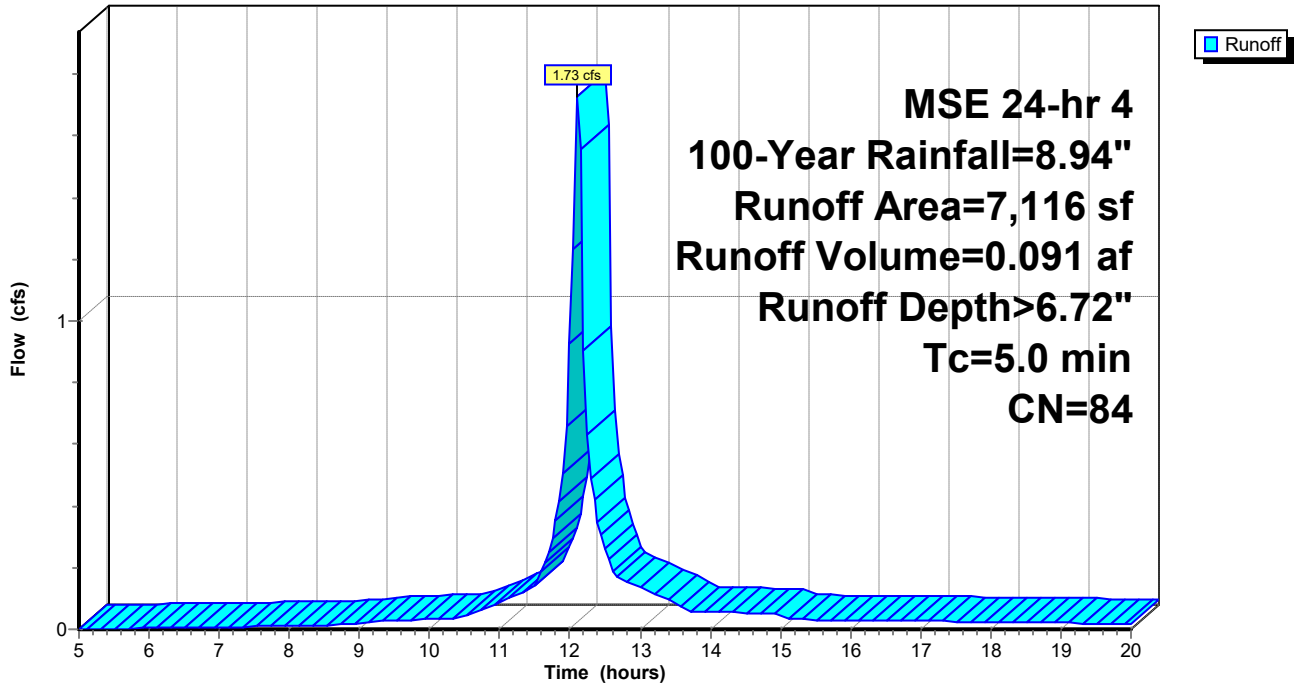
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 100-Year Rainfall=8.94"

	Area (sf)	CN	Description
*	2,836	98	IMPERVIOUS
*	4,280	74	GRASS
	7,116	84	Weighted Average
	4,280		60.15% Pervious Area
	2,836		39.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 8S: PROP REAR**

Hydrograph



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2706 W 71ST TERR PV 060425  
MSE 24-hr 4 100-Year Rainfall=8.94"

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**Hydrograph for Subcatchment 8S: PROP REAR**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.41	0.00	0.00	17.75	8.35	6.43	0.02
5.25	0.44	0.00	0.00	18.00	8.39	6.47	0.02
5.50	0.48	0.00	0.00	18.25	8.43	6.51	0.02
5.75	0.51	0.01	0.00	18.50	8.46	6.54	0.02
6.00	0.55	0.01	0.00	18.75	8.50	6.57	0.02
6.25	0.59	0.02	0.00	19.00	8.53	6.60	0.02
6.50	0.63	0.03	0.01	19.25	8.56	6.64	0.02
6.75	0.67	0.04	0.01	19.50	8.59	6.67	0.02
7.00	0.71	0.05	0.01	19.75	8.62	6.69	0.02
7.25	0.75	0.06	0.01	20.00	<b>8.65</b>	<b>6.72</b>	0.02
7.50	0.79	0.07	0.01				
7.75	0.84	0.09	0.01				
8.00	0.89	0.11	0.01				
8.25	0.93	0.12	0.01				
8.50	0.98	0.14	0.01				
8.75	1.03	0.17	0.01				
9.00	1.08	0.19	0.02				
9.25	1.16	0.23	0.03				
9.50	1.24	0.27	0.03				
9.75	1.33	0.31	0.03				
10.00	1.42	0.36	0.03				
10.25	1.51	0.42	0.04				
10.50	1.60	0.48	0.04				
10.75	1.75	0.57	0.07				
11.00	1.93	0.70	0.09				
11.25	2.16	0.86	0.11				
11.50	2.43	1.06	0.14				
11.75	2.93	1.46	0.29				
12.00	4.19	2.54	<b>0.92</b>				
12.25	6.01	4.21	<b>0.63</b>				
12.50	6.51	4.68	0.26				
12.75	6.78	4.93	0.16				
13.00	7.01	5.15	0.14				
13.25	7.19	5.32	0.11				
13.50	7.34	5.46	0.09				
13.75	7.43	5.55	0.06				
14.00	7.52	5.64	0.06				
14.25	7.61	5.72	0.05				
14.50	7.70	5.80	0.05				
14.75	7.78	5.88	0.05				
15.00	7.86	5.96	0.05				
15.25	7.91	6.01	0.03				
15.50	7.96	6.06	0.03				
15.75	8.01	6.10	0.03				
16.00	8.05	6.15	0.03				
16.25	8.10	6.19	0.03				
16.50	8.15	6.24	0.03				
16.75	8.19	6.28	0.03				
17.00	8.23	6.32	0.03				
17.25	8.27	6.36	0.03				
17.50	8.31	6.40	0.03				

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MSE 24-hr 4 100-Year Rainfall=8.94"

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**Summary for Subcatchment 9S: EXISTING REAR**

Runoff = 2.02 cfs @ 12.11 hrs, Volume= 0.105 af, Depth> 6.23"

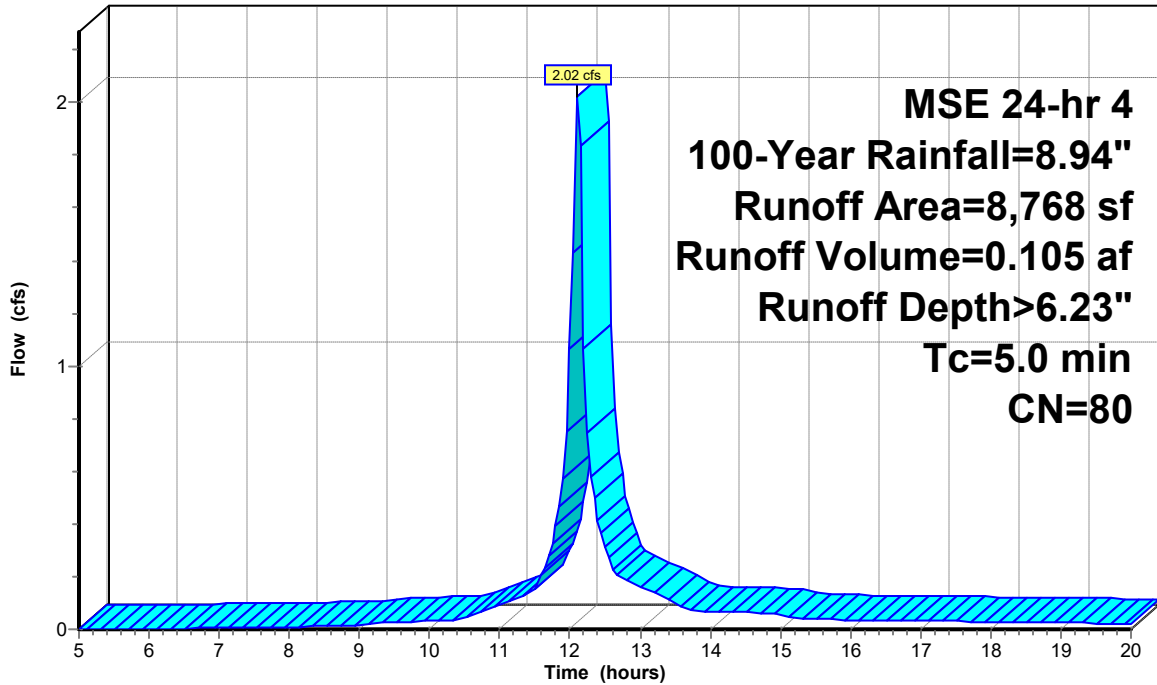
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 4 100-Year Rainfall=8.94"

	Area (sf)	CN	Description
*	2,370	98	IMPERVIOUS
*	6,398	74	GRASS
	8,768	80	Weighted Average
	6,398		72.97% Pervious Area
	2,370		27.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 9S: EXISTING REAR**

Hydrograph



Runoff

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MSE 24-hr 4 100-Year Rainfall=8.94"

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**Hydrograph for Subcatchment 9S: EXISTING REAR**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.41	0.00	0.00	17.75	8.35	5.96	0.03
5.25	0.44	0.00	0.00	18.00	8.39	5.99	0.03
5.50	0.48	0.00	0.00	18.25	8.43	6.03	0.03
5.75	0.51	0.00	0.00	18.50	8.46	6.06	0.03
6.00	0.55	0.00	0.00	18.75	8.50	6.09	0.03
6.25	0.59	0.00	0.00	19.00	8.53	6.12	0.03
6.50	0.63	0.01	0.00	19.25	8.56	6.15	0.02
6.75	0.67	0.01	0.00	19.50	8.59	6.18	0.02
7.00	0.71	0.02	0.00	19.75	8.62	6.21	0.02
7.25	0.75	0.02	0.01	20.00	<b>8.65</b>	<b>6.24</b>	0.02
7.50	0.79	0.03	0.01				
7.75	0.84	0.04	0.01				
8.00	0.89	0.05	0.01				
8.25	0.93	0.06	0.01				
8.50	0.98	0.08	0.01				
8.75	1.03	0.09	0.01				
9.00	1.08	0.11	0.01				
9.25	1.16	0.14	0.02				
9.50	1.24	0.17	0.03				
9.75	1.33	0.21	0.03				
10.00	1.42	0.25	0.03				
10.25	1.51	0.29	0.04				
10.50	1.60	0.34	0.04				
10.75	1.75	0.42	0.07				
11.00	1.93	0.52	0.09				
11.25	2.16	0.66	0.12				
11.50	2.43	0.84	0.15				
11.75	2.93	1.20	0.33				
12.00	4.19	2.20	<b>1.06</b>				
12.25	6.01	3.79	<b>0.75</b>				
12.50	6.51	4.25	0.31				
12.75	6.78	4.49	0.19				
13.00	7.01	4.70	0.16				
13.25	7.19	4.87	0.14				
13.50	7.34	5.01	0.10				
13.75	7.43	5.10	0.07				
14.00	7.52	5.18	0.07				
14.25	7.61	5.26	0.07				
14.50	7.70	5.34	0.06				
14.75	7.78	5.42	0.06				
15.00	7.86	5.49	0.06				
15.25	7.91	5.54	0.04				
15.50	7.96	5.59	0.04				
15.75	8.01	5.63	0.04				
16.00	8.05	5.68	0.04				
16.25	8.10	5.72	0.04				
16.50	8.15	5.76	0.03				
16.75	8.19	5.80	0.03				
17.00	8.23	5.84	0.03				
17.25	8.27	5.88	0.03				
17.50	8.31	5.92	0.03				

**2706 W 71ST TERR PV 060425**

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 Type II 24-hr Custom Rainfall=3.66"  
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**Summary for Subcatchment 3S: PROP STREET**

Runoff = 0.15 cfs @ 11.96 hrs, Volume= 0.007 af, Depth> 2.08"

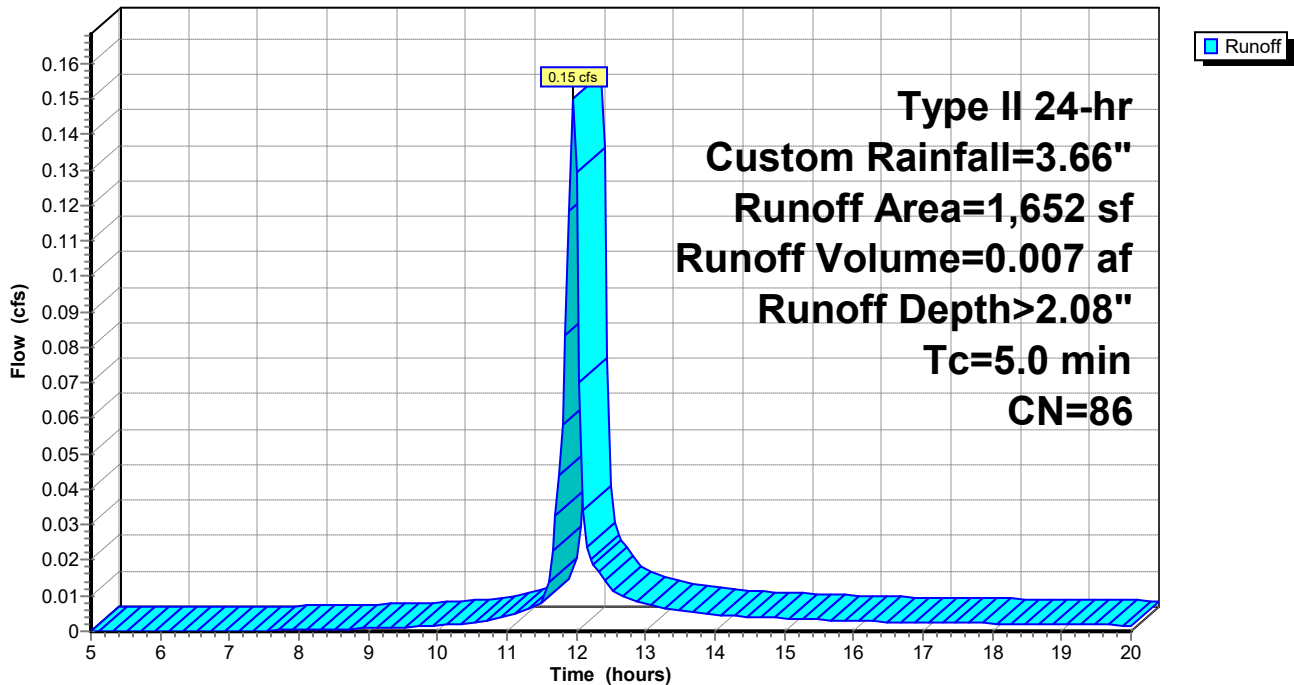
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr Custom Rainfall=3.66"

	Area (sf)	CN	Description
*	821	98	IMPERVIOUS
*	831	74	GRASS
	1,652	86	Weighted Average
	831		50.30% Pervious Area
	821		49.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 3S: PROP STREET**

Hydrograph



**2706 W 71ST TERR PV 060425**

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2706 W 71ST TERR PV 060425  
Type II 24-hr Custom Rainfall=3.66"

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**Hydrograph for Subcatchment 3S: PROP STREET**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.23	0.00	0.00	17.75	3.35	1.97	0.00
5.25	0.25	0.00	0.00	18.00	3.37	1.98	0.00
5.50	0.26	0.00	0.00	18.25	3.39	2.00	0.00
5.75	0.28	0.00	0.00	18.50	3.40	2.01	0.00
6.00	0.29	0.00	0.00	18.75	3.42	2.03	0.00
6.25	0.31	0.00	0.00	19.00	3.43	2.04	0.00
6.50	0.33	0.00	0.00	19.25	3.45	2.05	0.00
6.75	0.34	0.00	0.00	19.50	3.46	2.06	0.00
7.00	0.36	0.00	0.00	19.75	3.47	2.07	0.00
7.25	0.38	0.00	0.00	20.00	<b>3.48</b>	<b>2.08</b>	0.00
7.50	0.40	0.00	0.00				
7.75	0.42	0.01	0.00				
8.00	0.44	0.01	0.00				
8.25	0.46	0.01	0.00				
8.50	0.48	0.01	0.00				
8.75	0.51	0.02	0.00				
9.00	0.54	0.02	0.00				
9.25	0.57	0.03	0.00				
9.50	0.60	0.04	0.00				
9.75	0.63	0.05	0.00				
10.00	0.66	0.06	0.00				
10.25	0.70	0.07	0.00				
10.50	0.75	0.09	0.00				
10.75	0.80	0.11	0.00				
11.00	0.86	0.13	0.00				
11.25	0.94	0.17	0.01				
11.50	1.04	0.22	0.01				
11.75	1.42	0.44	<b>0.04</b>				
12.00	2.43	1.18	<b>0.13</b>				
12.25	2.58	1.31	0.02				
12.50	2.69	1.40	0.01				
12.75	2.76	1.46	0.01				
13.00	2.83	1.51	0.01				
13.25	2.88	1.56	0.01				
13.50	2.92	1.60	0.01				
13.75	2.97	1.63	0.01				
14.00	3.00	1.66	0.00				
14.25	3.03	1.69	0.00				
14.50	3.07	1.72	0.00				
14.75	3.10	1.74	0.00				
15.00	3.12	1.77	0.00				
15.25	3.15	1.79	0.00				
15.50	3.18	1.81	0.00				
15.75	3.20	1.83	0.00				
16.00	3.22	1.85	0.00				
16.25	3.24	1.87	0.00				
16.50	3.26	1.89	0.00				
16.75	3.28	1.91	0.00				
17.00	3.30	1.92	0.00				
17.25	3.32	1.94	0.00				
17.50	3.34	1.95	0.00				

**2706 W 71ST TERR PV 060425**

Prepared by Robert C Wessel Consulting Eng

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2706 W 71ST TERR PV 060425  
Type II 24-hr Custom Rainfall=3.66"

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**Summary for Subcatchment 8S: PROP REAR**

Runoff = 0.60 cfs @ 11.96 hrs, Volume= 0.026 af, Depth> 1.92"

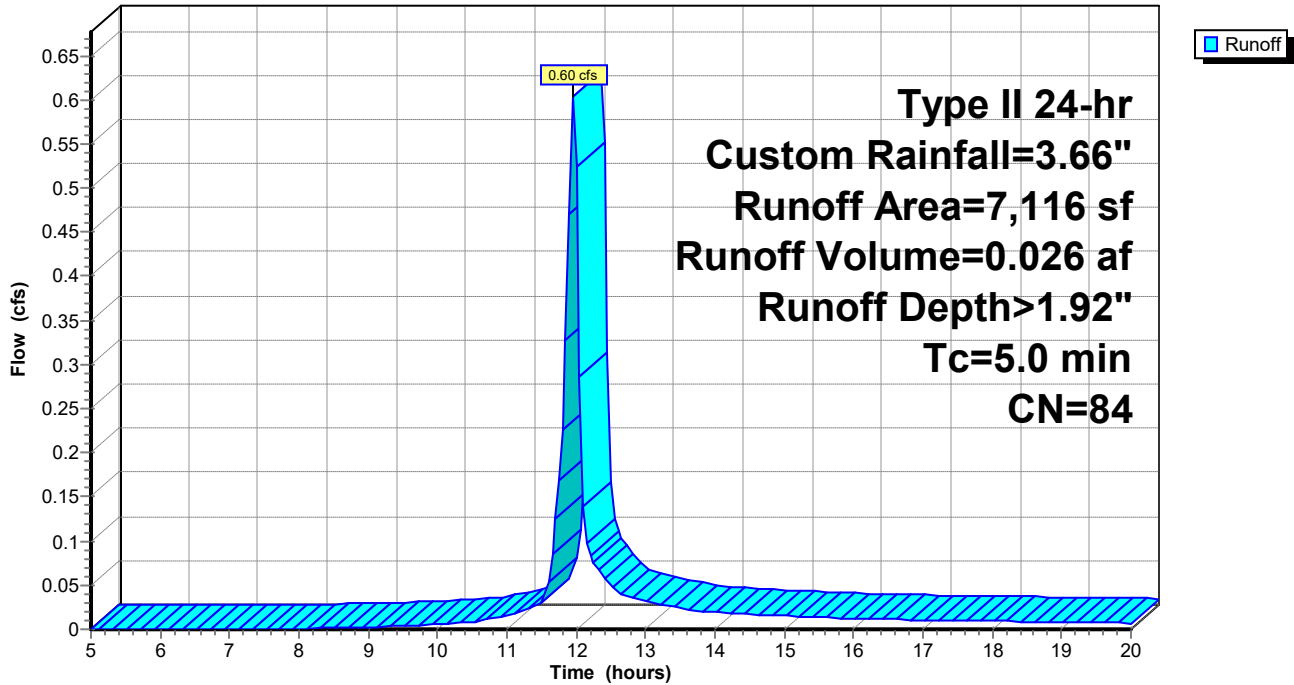
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type II 24-hr Custom Rainfall=3.66"

	Area (sf)	CN	Description
*	2,836	98	IMPERVIOUS
*	4,280	74	GRASS
	7,116	84	Weighted Average
	4,280		60.15% Pervious Area
	2,836		39.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 8S: PROP REAR**

Hydrograph



**2706 W 71ST TERR PV 060425**

Prepared by Robert C Wessel Consulting Eng

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2706 W 71ST TERR PV 060425  
Type II 24-hr Custom Rainfall=3.66"

Printed 6/4/2025

Page 29

**Hydrograph for Subcatchment 8S: PROP REAR**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.23	0.00	0.00	17.75	3.35	1.81	0.01
5.25	0.25	0.00	0.00	18.00	3.37	1.83	0.01
5.50	0.26	0.00	0.00	18.25	3.39	1.84	0.01
5.75	0.28	0.00	0.00	18.50	3.40	1.85	0.01
6.00	0.29	0.00	0.00	18.75	3.42	1.87	0.01
6.25	0.31	0.00	0.00	19.00	3.43	1.88	0.01
6.50	0.33	0.00	0.00	19.25	3.45	1.89	0.01
6.75	0.34	0.00	0.00	19.50	3.46	1.90	0.01
7.00	0.36	0.00	0.00	19.75	3.47	1.91	0.01
7.25	0.38	0.00	0.00	20.00	<b>3.48</b>	<b>1.92</b>	0.01
7.50	0.40	0.00	0.00				
7.75	0.42	0.00	0.00				
8.00	0.44	0.00	0.00				
8.25	0.46	0.00	0.00				
8.50	0.48	0.01	0.00				
8.75	0.51	0.01	0.00				
9.00	0.54	0.01	0.00				
9.25	0.57	0.02	0.00				
9.50	0.60	0.02	0.00				
9.75	0.63	0.03	0.00				
10.00	0.66	0.04	0.01				
10.25	0.70	0.05	0.01				
10.50	0.75	0.06	0.01				
10.75	0.80	0.08	0.01				
11.00	0.86	0.10	0.01				
11.25	0.94	0.13	0.02				
11.50	1.04	0.17	0.03				
11.75	1.42	0.36	<b>0.17</b>				
12.00	2.43	1.06	<b>0.52</b>				
12.25	2.58	1.18	0.08				
12.50	2.69	1.27	0.05				
12.75	2.76	1.32	0.04				
13.00	2.83	1.37	0.03				
13.25	2.88	1.42	0.03				
13.50	2.92	1.45	0.02				
13.75	2.97	1.49	0.02				
14.00	3.00	1.52	0.02				
14.25	3.03	1.54	0.02				
14.50	3.07	1.57	0.02				
14.75	3.10	1.60	0.02				
15.00	3.12	1.62	0.02				
15.25	3.15	1.64	0.01				
15.50	3.18	1.66	0.01				
15.75	3.20	1.68	0.01				
16.00	3.22	1.70	0.01				
16.25	3.24	1.72	0.01				
16.50	3.26	1.73	0.01				
16.75	3.28	1.75	0.01				
17.00	3.30	1.77	0.01				
17.25	3.32	1.78	0.01				
17.50	3.34	1.80	0.01				

**2706 W 71ST TERR PV 060425**

Prepared by Robert C Wessel Consulting Eng

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2706 W 71ST TERR PV 060425  
 Type II 24-hr Custom Rainfall=3.66"

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**Summary for Subcatchment 9S: EXISTING REAR**

Runoff = 0.64 cfs @ 11.96 hrs, Volume= 0.027 af, Depth> 1.62"

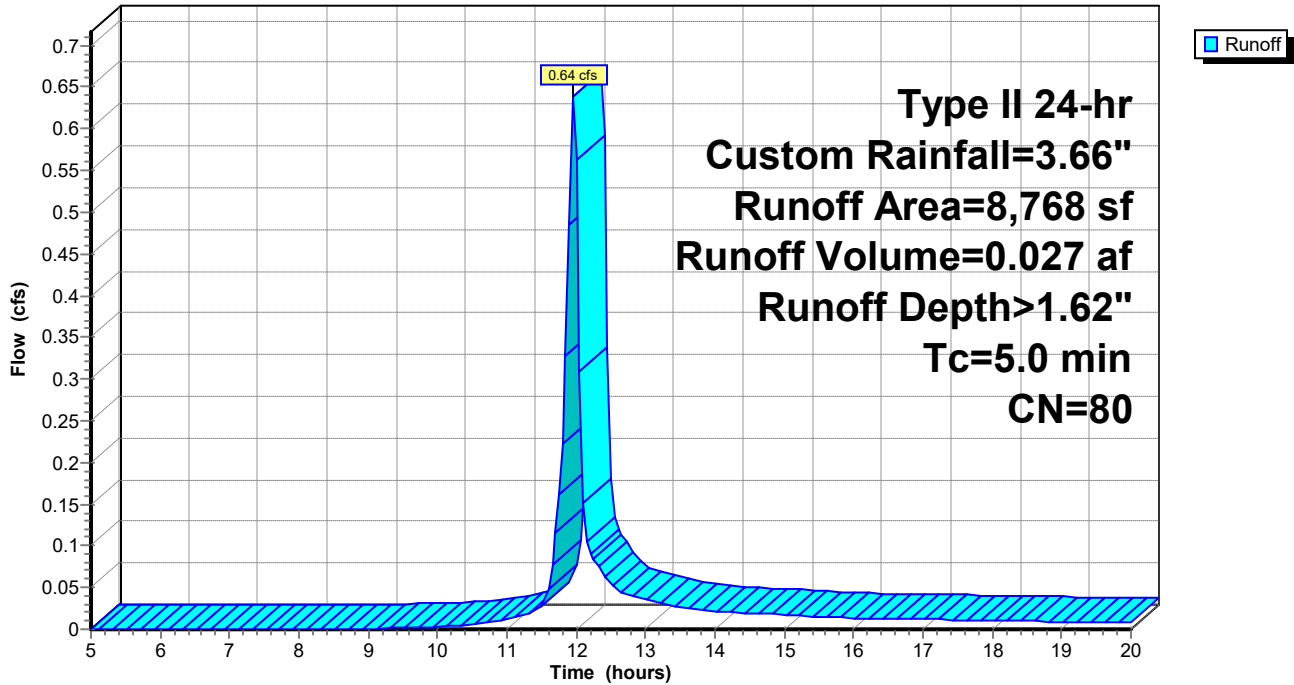
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type II 24-hr Custom Rainfall=3.66"

	Area (sf)	CN	Description
*	2,370	98	IMPERVIOUS
*	6,398	74	GRASS
	8,768	80	Weighted Average
	6,398		72.97% Pervious Area
	2,370		27.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 9S: EXISTING REAR**

Hydrograph



**2706 W 71ST TERR PV 060425**

Prepared by Robert C Wessel Consulting Eng

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2706 W 71ST TERR PV 060425

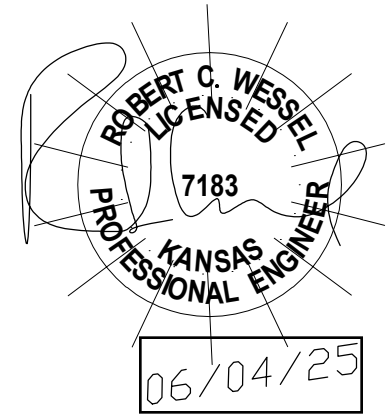
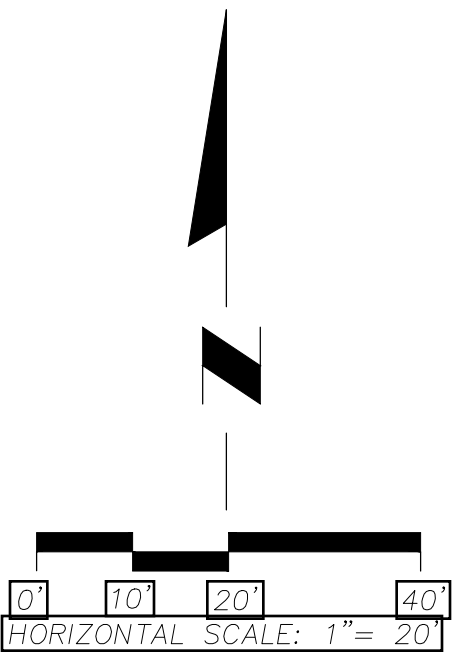
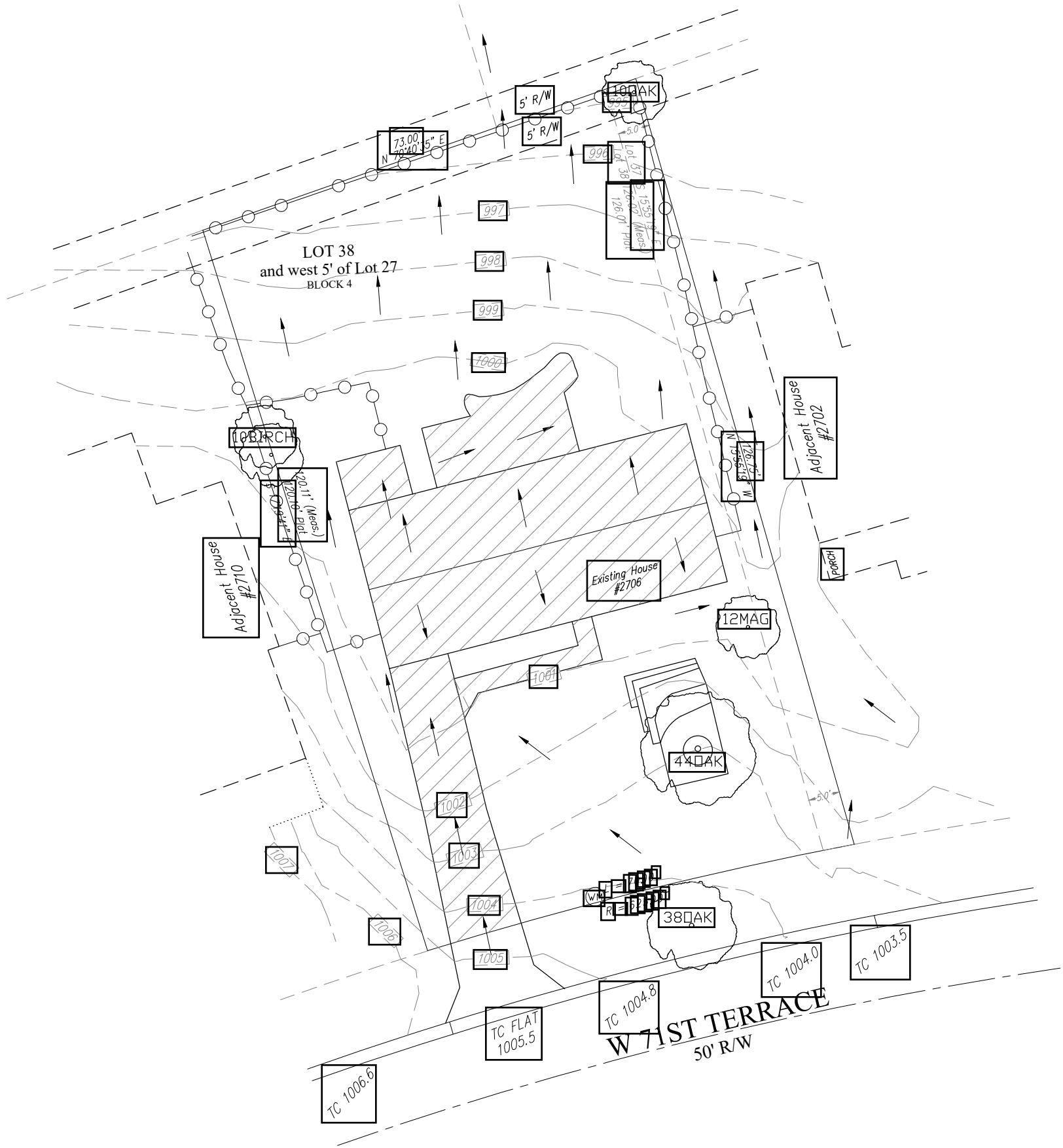
Type II 24-hr Custom Rainfall=3.66"

Printed 6/4/2025

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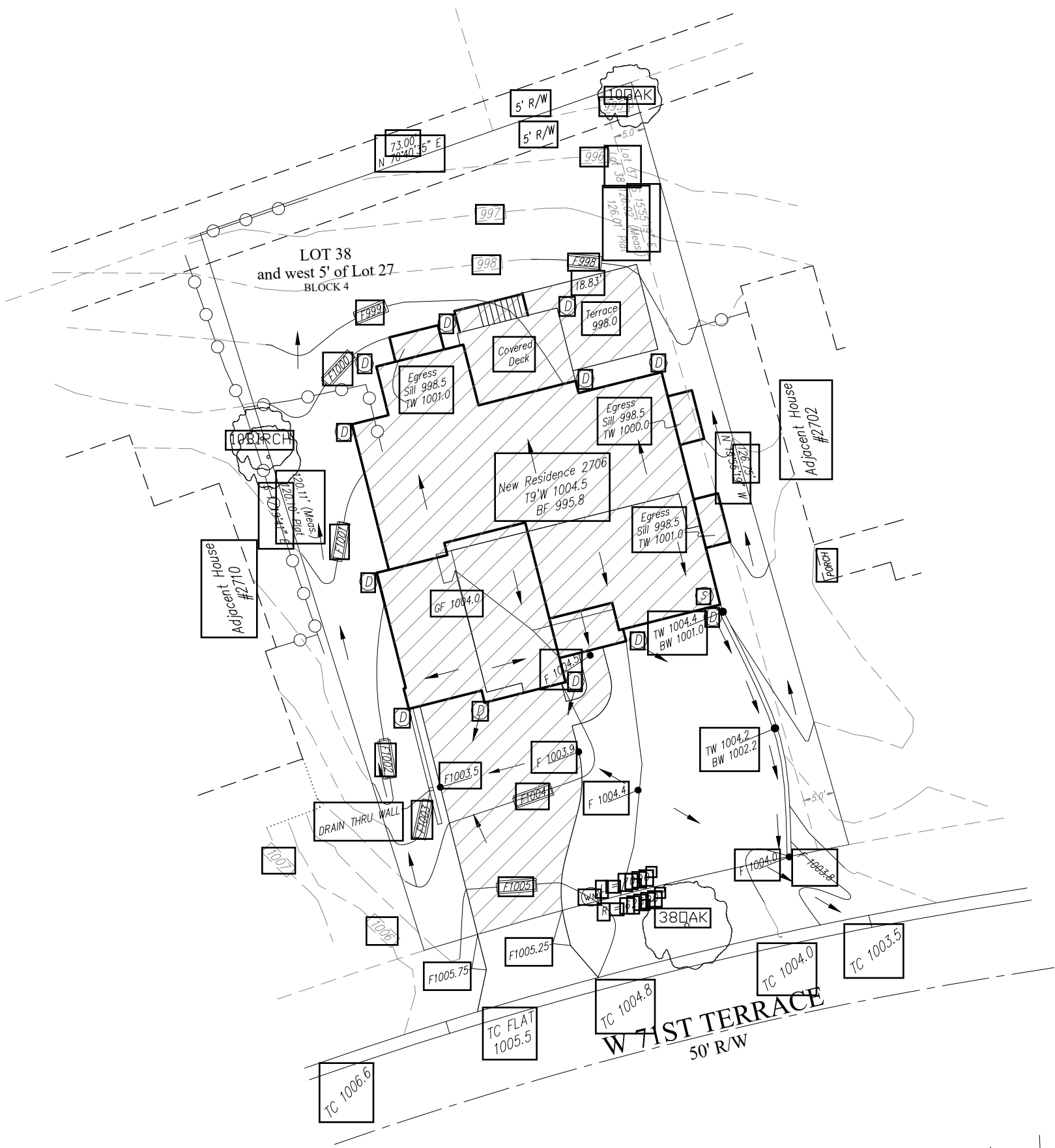
**Hydrograph for Subcatchment 9S: EXISTING REAR**

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
5.00	0.23	0.00	0.00	17.75	3.35	1.52	0.01
5.25	0.25	0.00	0.00	18.00	3.37	1.53	0.01
5.50	0.26	0.00	0.00	18.25	3.39	1.55	0.01
5.75	0.28	0.00	0.00	18.50	3.40	1.56	0.01
6.00	0.29	0.00	0.00	18.75	3.42	1.57	0.01
6.25	0.31	0.00	0.00	19.00	3.43	1.58	0.01
6.50	0.33	0.00	0.00	19.25	3.45	1.59	0.01
6.75	0.34	0.00	0.00	19.50	3.46	1.60	0.01
7.00	0.36	0.00	0.00	19.75	3.47	1.61	0.01
7.25	0.38	0.00	0.00	20.00	<b>3.48</b>	<b>1.62</b>	0.01
7.50	0.40	0.00	0.00				
7.75	0.42	0.00	0.00				
8.00	0.44	0.00	0.00				
8.25	0.46	0.00	0.00				
8.50	0.48	0.00	0.00				
8.75	0.51	0.00	0.00				
9.00	0.54	0.00	0.00				
9.25	0.57	0.00	0.00				
9.50	0.60	0.00	0.00				
9.75	0.63	0.01	0.00				
10.00	0.66	0.01	0.00				
10.25	0.70	0.02	0.00				
10.50	0.75	0.02	0.01				
10.75	0.80	0.03	0.01				
11.00	0.86	0.05	0.01				
11.25	0.94	0.07	0.02				
11.50	1.04	0.09	0.03				
11.75	1.42	0.25	<b>0.16</b>				
12.00	2.43	0.84	<b>0.56</b>				
12.25	2.58	0.95	0.08				
12.50	2.69	1.02	0.06				
12.75	2.76	1.08	0.04				
13.00	2.83	1.12	0.04				
13.25	2.88	1.16	0.03				
13.50	2.92	1.19	0.03				
13.75	2.97	1.22	0.02				
14.00	3.00	1.25	0.02				
14.25	3.03	1.28	0.02				
14.50	3.07	1.30	0.02				
14.75	3.10	1.32	0.02				
15.00	3.12	1.34	0.02				
15.25	3.15	1.36	0.02				
15.50	3.18	1.38	0.02				
15.75	3.20	1.40	0.01				
16.00	3.22	1.42	0.01				
16.25	3.24	1.43	0.01				
16.50	3.26	1.45	0.01				
16.75	3.28	1.46	0.01				
17.00	3.30	1.48	0.01				
17.25	3.32	1.49	0.01				
17.50	3.34	1.51	0.01				



LOT AREA = 8,767.3 S.F. (0.201 AC)  
 EXISTING IMPERVIOUS = 2,369.5 S.F. (27%)  
 ALL RUNOFF TO THE REAR  
 CN 80  
 Q100 = 2.02 CFS; V100 = 0.105 AC-FT  
 Q25 = 1.63 CFS; V25 = 0.084 AC-FT  
 Q10 = 1.23 CFS; V10 = 0.063 AC-FT  
 Q2 = 0.65 CFS; V2 = 0.033 AC-FT

SHEET NO. <b>01</b> 02	<b>EXISTING SITE</b> 2706 WEST 71st Terrace PRAIRIE VILLAGE, KANSAS	<b>PREPARED FOR:</b> LAND SURVEY GRANDVIEW, MO.	<b>ROBERT C. WESSEL P.E.</b> consulting engineer 4085 NORTH KILB ROAD TUCSON, ARIZONA 85750 913-207-6118 EMAIL robertcwessel47@gmail.com	JOB NO.: RCW0311 FIELD BK./PG.: XX/XX ISSUES / REVISIONS: ISSUE:	DRAWN: RPP CHECKED: RCW DATE: 06-04-25

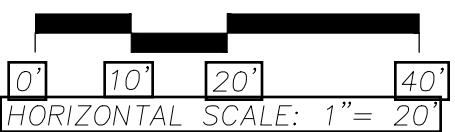


**ROBERT C. WESSEL**  
 LICENSED  
 7183  
 PROFESSIONAL ENGINEER  
 KANSAS  
 06/04/25

LOT AREA = 8,767.3 S.F. (0.201 AC)  
 PROPOSED IMPERVIUOUS = 3,656.5 S.F. (41.7%)  
 ALLOWABLE IMPERVIUOUS = 3,507 S.F. + 300 S.F. = 3,807 S.F.

**RUNOFF TO THE REAR**  
 D.A. = 7,115.5 S.F.  
 PROPOSED IMPERVIUOUS = 2,835.5 S.F.  
 CN 84  
 Q100 = 1.73 CFS; V100 = 0.091 AC-FT  
 Q25 = 1.21 CFS; V25 = 0.063 AC-FT  
 Q10 = 0.97 CFS; V10 = 0.049 AC-FT  
 Q2 = 0.54 CFS; V2 = 0.027 AC-FT

**RUNOFF TO THE STREET**  
 D.A. = 1,652 S.F.  
 PROPOSED IMPERVIUOUS = 821 S.F.  
 CN 86  
 Q100 = 0.41 CFS; V100 = 0.022 AC-FT  
 Q25 = 0.29 CFS; V25 = 0.015 AC-FT  
 Q10 = 0.23 CFS; V10 = 0.012 AC-FT  
 Q2 = 0.14 CFS; V2 = 0.007 AC-FT



SHEET NO. <div style="font-size: 2em; font-weight: bold; text-align: center;">2</div>	<b>PROPOSED SITE</b> 2706 WEST 71st Terrace PRAIRIE VILLAGE, KANSAS	<b>PREPARED FOR:</b> LAND SURVEY GRANDVIEW, MO.	<b>ROBERT C. WESSEL P.E.</b> consulting engineer 4085 NORTH KOLB ROAD TUCSON, ARIZONA 85750 913-207-6118 EMAIL robertcwessel47@gmail.com	JOB NO.: RCW0311 FIELD BK./PG.: XX/XX ISSUES / REVISIONS: ISSUE:	DRAWN: RPP CHECKED: RCW DATE: 06-04-25
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September 18, 2025

Dear Neighbor,

In accordance with the Prairie Village Citizen Participation Program, we are writing to inform you of our plans to demolish the existing home and construct a new custom home at 2706 W. 71st Terrace.

We have requested an exception from the Planning Commission due to a drainage concern. The current home sits below street level, creating a drainage issue for the new build. A comprehensive drainage study, conducted by Robert C. Wessel, P.E., recommends that the new home be raised 2.8 feet higher than the existing structure to ensure positive drainage. While Prairie Village typically permits new homes to be built only 1 foot above the existing foundation unless otherwise justified. The new home will still be under the city's 35-foot maximum height requirement.

To address any questions or concerns, we will hold a neighborhood meeting at the property on Thursday, September 25, 2025, at 5:00 PM. Attendance is optional.

The Prairie Village Planning Commission will review our request at their October 7th meeting.

Thank you,

A handwritten signature in black ink, appearing to read "Scott Koenigsdorf".

Scott Koenigsdorf



## Neighborhood Meeting Minutes

The meeting was conducted onsite on September 25<sup>th</sup>, 2025 at 2706 W 71<sup>st</sup> Terrace for foundation height variance request. The meeting started at 5:00pm and concluded at 5:35pm.

In attendance were Scott Koenigsdorf, Tom and Tracy Tilley of 2710 w 71<sup>st</sup> Terrace and Karen McFarland of 2705 w 71<sup>st</sup> Street.

Mr. Koenigsdorf explained the request to raise the foundation wall height 22" above the allowance limit per ordinance is to provide a flatter driveway for the future owners of the proposed new home. The existing home sits at an uncommonly low elevation below the curb. Thus, the water from the front yard runs toward the existing home and garage and existing driveway is also very hard to back out of onto the street. In fact, it is so steep it is even hard to park a car on.

The group moved to the backyard to observe the current slope from the house to the rear property line. Although the house is uncommonly low in the front yard, the backyard currently has a steep grade to the North. Perhaps this is due to the current home only having a slab foundation, thus no way to "step" the grading of the yard down from south to north as is preferred.

Tom and Tracy Tilley appreciated that the proposed home's deck will be located in the middle of the home and not directly east of their deck. They also liked that the sides of the proposed home have ample windows, of which none appear to be directly lined up with their homes windows.

Ms. McFarland was primarily concerned with making sure that more water does not drain into her yard once the proposed home is constructed. She stated that she currently has a dry basement and would like to keep it that way. Mr. Koenigsdorf showed her that the proposed grading plan will be reducing the slope of the backyard as the help slow runoff to the north.

# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, Multistudio, Planning Consultant  
**DATE:** October 7, 2025 Planning Commission Meeting

---

**Application:** PC-25-19

**Request:** Site Plan for patio with exception to the lot coverage 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. Lot coverage standards have specific criteria to evaluate for granting exceptions.*

**Property Address:** 4121 W. 73d Street

**Applicant / Owner:** Matthew Makes, Owner

**Current Zoning & Use:** R1-B Single-Family Residential – Single-family house

**Surrounding Zoning & Use:** **North:** R-1B Single-Family Residential – Single-family house  
**East:** R-1B Single-Family Residential –Single-family house)  
**South:**R-1B Single-Family Residential – Single-family house  
**West:** R-1B Single-Family Residential – Single-family house

**Legal Description:** PRAIRIE VILLAGE LOT 16 BLK 26 PVC-1093

**Property Area:** 0.18 acres (8,056.60 s.f.)

**Related Case Files:** None;

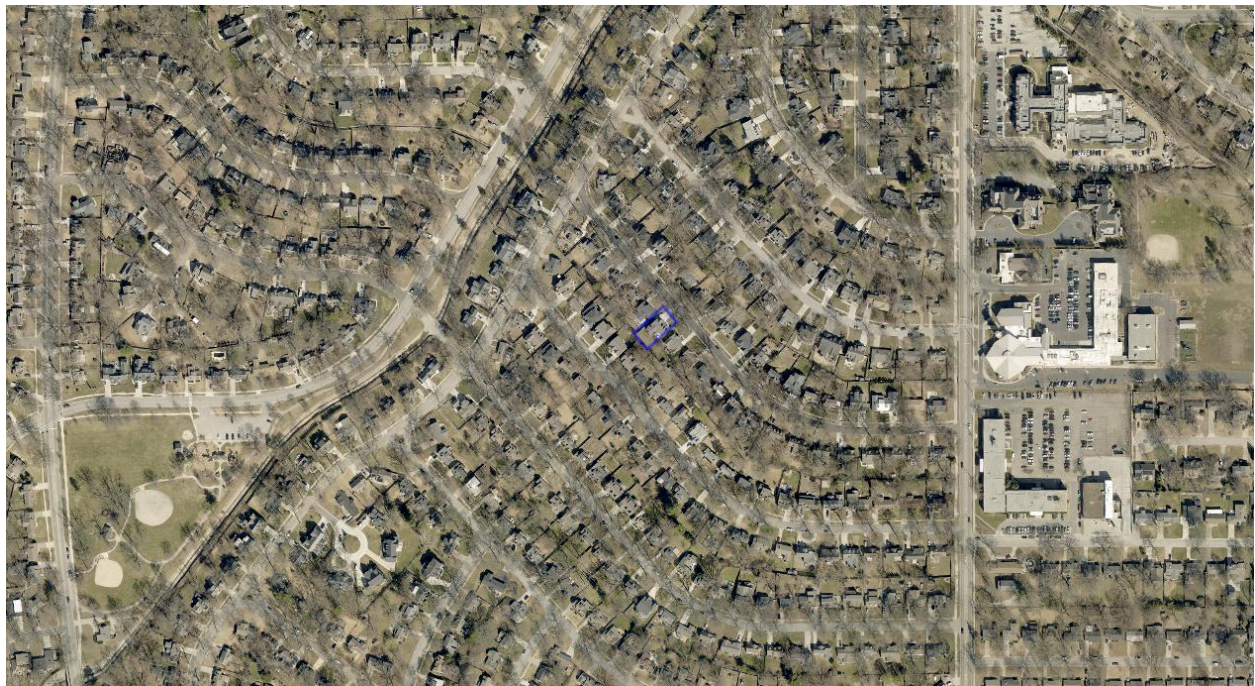
**Attachments:** Application, site plan

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### General Location – Map



### Aerial - Context



**Aerial - Block & Lot**



**Aerial - Lot**



**Birdseye View**



**Street View**



*Looking southeast from W. 73rd Street – proposed patio expansion in rear yard.*

**BACKGROUND:**

The applicant is applying to expand an existing outside patio and include a detached covered accessory structure and pergola, and is requesting an exception to the 40% impervious surface limit. The home was constructed in 2021 and included an approximately 12 feet x 12 feet concrete patio on the southeast portion of the home. This application proposes a 22 feet x 14 feet expansion of this patio that includes a 14 feet x 14 feet detached covered structure on the south end, and a 4.66 feet x 14 feet pergola in the center portion (an approximately 308 square feet expansion, 233 square feet of which would be building coverage). The patio material is proposed to be a permeable resin but is calculated in the impervious surface. The proposal results in a 29.9 % building coverage for the lot - which meets the 30% limit, but an approximately 45.95% impervious coverage for the lot - which exceeds the 43.7% limit for this lot (40%, plus 300 s.f. exception granted for all lots under 10,000 square feet).

The Prairie Village Zoning Ordinance allows the Planning Commission to approve exceptions to the impervious coverage standard based on criteria and according to Public Works' review of drainage conditions.

The applicant held a neighborhood meeting on September 22, 2025, in accordance with the City's Resident Participation Policy, and has provided background on the meeting to supplement the application.

**ANALYSIS:**

The property is on the south of W. 73<sup>rd</sup> Street and is zoned R-1B. The lot is 65 feet wide by 125 feet deep. The block features other similar-sized R-1B lots, ranging from 60 feet to 80 feet wide based on the curvature of the overall block .

The development standards in Section [19.08.015](#) apply to this property, and specifically:

- Lot Width: 60' minimum
- Lot Depth: 100' minimum
- Building Coverage: 30% maximum
- Impervious Surface Coverage: 40% maximum + 300 s.f. for lots under 10K

Because this lot is less than 10,000 square feet, the ordinance allows an exception for up to 300 feet of impervious coverage for an uncovered deck or patio (3,550 of permitted coverage:  $8,125 \times .4 + 300 = 3,550$ ). Exceptions beyond this limit are provided within the ordinance and require Planning Commission approval, and the proposed application exceeds the allowed 3,550 square feet. [Note: The structures included in the application are within the total building coverage at 29.9%.]

The existing and proposed impervious cover includes:

Existing principal building:	2,229.1 s.f
Driveway / walks:	925 s.f.
Sideyard deck:	76.9 s.f.
Window wells:	15.7 s.f.

Existing patio:	161.2 s.f.
Total:	3,407.9 s.f. (excluding landscape walls of 83.95 s.f.)
Proposed patio:	325.8 s.f.
Proposed total:	3,733.7 s.f.

The proposed impervious cover in this project is an additional 325.8 s.f., or 183.7 s.f. beyond the permitted limit of 3,550.

Section [19.08.015\(b\)\(2\)b](#) provides that the Planning Commission may grant exceptions to the total lot impervious surface standards based on the neighborhood design exception criteria and provided that Public Works approves a drainage study. The criteria area:

- (1) The exception shall only apply to the design standards in this section, and not be granted to allow something that is specifically prohibited in other regulations;
- (2) Any exception dealing with the placement of the building is consistent with sound planning, urban design and engineering practices when considering the site and its context within the neighborhood.
- (3) The placement and orientation of the main mass, accessory elements, garages and driveways considers the high points and low points of the grade and locates them in such a way to minimize the perceived massing of the building from the streetscape and abutting lots.
- (4) Any exception affecting the design and massing of the building is consistent with the common characteristics of the architectural style selected for the building.
- (5) The requested exception improves the quality design of the building and site beyond what could be achieved by meeting the standards - primarily considering the character and building styles of the neighborhood and surrounding properties, the integrity of the architectural style of the proposed building, and the relationship of the internal functions of the building to the site, streetscape and adjacent property.
- (6) The exception will equally or better serve the design objectives stated in Section [19.08.025\(a\)](#) and the intent stated for the particular standard being altered.

The exception for lot impervious coverage primarily impact criteria (2) of this list and, because this standard is to primarily address drainage and stormwater issues there is an additional requirement for Public Works to approve a drainage study [Section [19.08.015\(b\)\(2\)b](#).]

The application includes a drainage plan that demonstrates 5 downspouts and an EZ Flow Drain. Four of the downspouts are directed to the center portion of the rear yard; one downspout directs to the side yard; and the EZ Flow Drain directs to the back of the lot.

Public Works has provided a drainage review that notes the following:

The proposed plan is acceptable if approved by planning commission for the impervious coverage. They have proposed a pervious patio surface project but are still counting the patio in the impervious percentage calculation. Drainage downspouts are being routed to not impact adjacent properties and a French drain is being added on the east side of patio.

**CRITERIA:**

The following are the Site Plan review criteria: [[Section 19.32.030.](#)] They are generally reviewed in conjunction with the specific neighborhood design exception criteria as indicated above.

**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.**

*This application meets all standards other than the 40% impervious coverage standard. The impervious coverage standards anticipated circumstances similar to this application and include a specific process and criteria for the Planning Commission to consider exceptions. There are no other planning, design or public health, safety, or welfare issues impacted by this application, other than the stormwater issues analyzed in B. below.*

**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.**

*This site is currently served by streets and utilities, and this plan does not affect any access or utility issues. The applicant submitted a drainage study to support the updated application and exception request. Public Works has reviewed the study and is okay with the impervious area. The layout conforms to the original drainage study and determined the drainage will not impact adjacent property.*

**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.**

*This application does not involve any building designs for the primary structure and all accessory structures meet the development standards and are compatible with the principal building.*

**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.**

*All proposed improvements are in the rear yard and not visible from the frontage or streetscape along the block, and includes significant landscape. The proposed improvements meet all development standards for surface and accessory structures in the side or rear yard, other than the 40% impervious coverage standard.*

**RECOMMENDATION:**

Staff recommends approval of this site plan with the lot coverage exception based on the following considerations:

- The limited nature of the exception (approximately 183.7 s.f. beyond what is permitted for this lot) and the negligible impact it will have on overall stormwater policies for the City.
- Public Works has reviewed a drainage permit for the project and does not believe the proposed plan will cause drainage issues on adjacent property and will not negatively impact public stormwater management.
- The applicant has proposed design and drainage strategies that minimize any potential drainage impacts.
- All other improvements and structures are in the rear of the property and meet all development standards for surface and accessory structures.

## **Project Description**

Requested Action\*

Variance

Legal Description\*

Requesting variance to impervious surface coverage for addition of patio space.

## **Applicant Information**

What are you applying for?

BZA

Applicant Name\*

Morgan Brouillette

Address\*

136 S 94th street, Edwardsville KS

Phone Number\*

913-225-4137

E-Mail\*

morgan@highprairieoutdoors.com

Owner Name\*

Robyn Schmitz

Location of Property\*

4121 W 73RD ST, Prairie Village KS

Owner Phone Number\*

816-398-2901

Owner E-Mail\*

robyn@highprairieoutdoors.com

Applicant requests consideration of the following: (Describe proposal/request in detail)\*

Client is building a patio addition with shade cabana and pergola feature. The proposed project area exceeds impervious surface percentage for the lot and we are seeking variance for the additional square footage. We are requesting an additional 183.7 sf per Mitch Dringman BOPV calculations.

**Acknowledgement**

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). As a result of the filing of said application, the 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 the City for all costs incurred by the 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 owed whether or not Applicant obtains the relief requested in the application.

Applicant Signature\*

MORGAN Brouillette

Aug 28, 2025

Date\*

08/28/2025

IF THIS DRAWING HAS BEEN COPIED,  
FAXED OR EMAILED, THE SCALE MAY  
NOT BE CORRECT.

# AS-BUILT PLOT PLAN

LOT 16, BLOCK 26  
PRAIRIE VILLAGE (BLKS 22-28)  
PRAIRIE VILLAGE, KANSAS

4121 W 73RD STREET  
NE ¼, SEC. 21-12-25

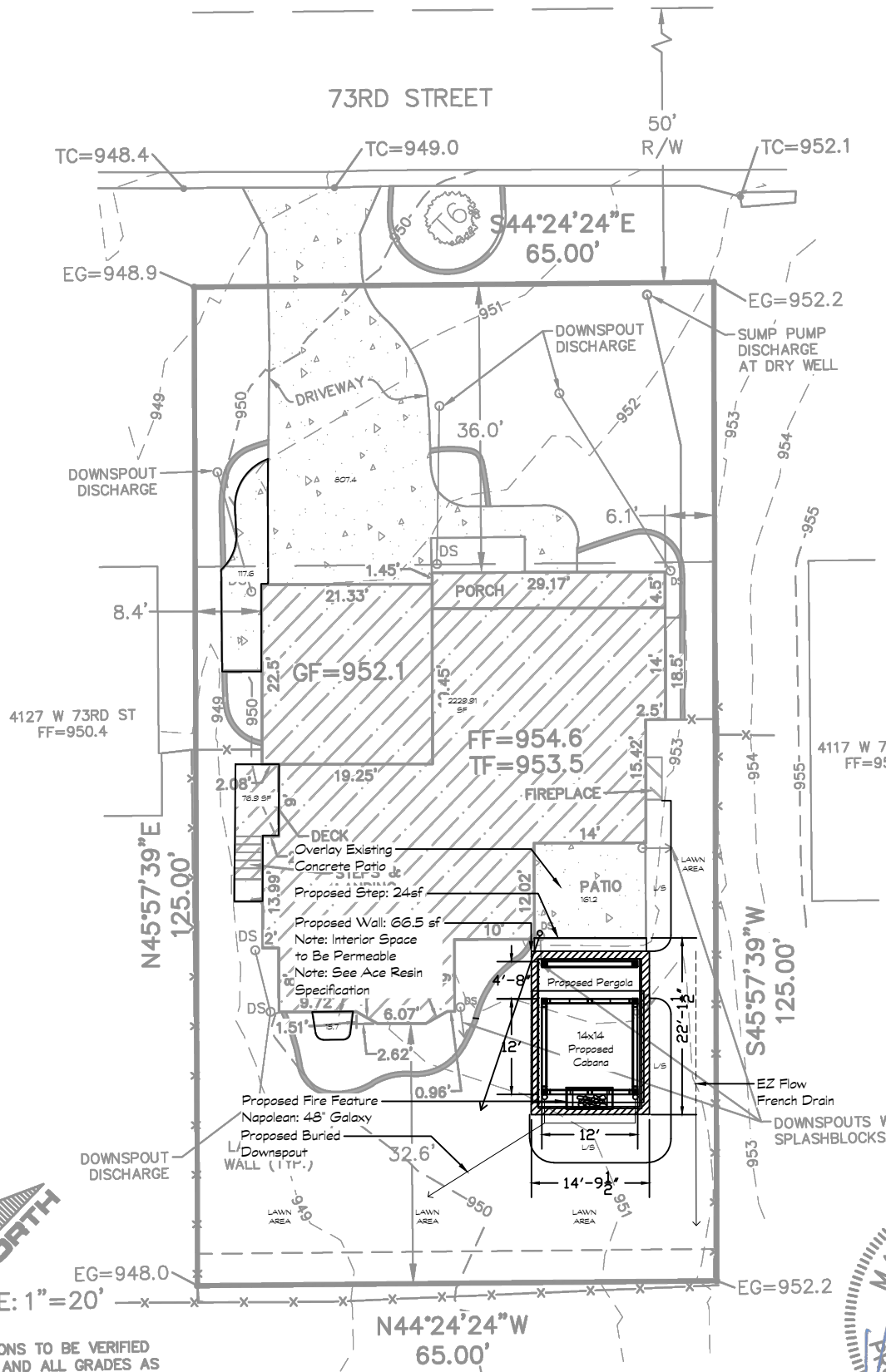
JOB NUMBER: 36791

DATE: 8/7/2025

PREPARED FOR: KLASSEN CONSTRUCTION

LOT AREA: 8,125 SF  
HOUSE FOOTPRINT AREA: 2,246 SF  
LOT COVERAGE: 27.6%  
IMPERVIOUS AREA\*: 3,186 SF  
IMPERVIOUS SURFACE COVERAGE: 39.2%

\* Does not include 300 SF impervious area per Section 19.08.015.b.2.a of the Prairie Village Zoning Regulations



BUILDING COVERAGE:	
LOT AREA:	8,125 SF
30% BUILDING COVERAGE:	2,437.5 sf
PROPOSED 14'x14' CABANA (144 SF POST TO POST)	144 SF
PROPOSED 4'-8"X12' PERGOLA:	55.92 SF
TOTAL PROPOSED BUILDING COVERAGE:	199.92
EXISTING + PROPOSED:	2,229.1 + 199.92 SF = 2,429.02 SF
IMPERVIOUS SURFACE CALCULATIONS	
LOT AREA:	8,125 SF
40% IMPERVIOUS SURFACE:	3,550 sf
EXISTING IMPERVIOUS SURFACE COVERAGE:	
HOME:	2,229.1 SF
DRIVEWAY/WALK: (807.4+117.6) =	925 SF
SIDEYARD DECK:	76.9 SF
WINDOW WELL:	15.7 SF
EXISTING PATIO:	161.2 SF
LANDSCAPE WALLS:	11.69+9+23.42+7.37+ 32.47= 83.95
EXISTING IMPERVIOUS SURFACE COVERAGE w/ LANDSCAPE WALLS:	
	3,407.9 SF
PROPOSED PROJECT AREA:	
	325.8 SF
NOTE: ACE RESIN PERMEABLE PATIO INCLUDED IN THIS NUMBER	
	3,407.9 + 325.8 SF = 3,733.7 - 3,550 = 183.79SF OVERAGE

**City Staff Development calculation:**  
Building Coverage with new pergola and cabana = 2429.91sf or 29.9% (OK)

---

Maximum allowed (MA) impervious surfaces for this lot  
(8125 x .40) + (300) = 3550sf or 43.69%

---

Impervious Surfaces Total proposed without counting Landscape walls 3733.7 or 45.95% overage of 183.7sf or 2.26% from (MA3550sf)

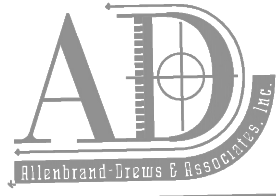
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If Landscape walls are counted 3817.65sf or (46.98%) overage of 267.65sf or 3.29% from (MA 3550sf).

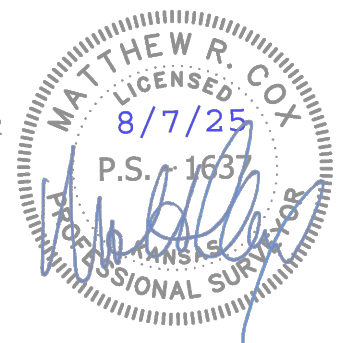
Mitch Dringman BOPV 8-29-2025

ALL DIMENSIONS TO BE VERIFIED BY BUILDER AND ALL GRADES AS SHOWN SHALL BE VERIFIED BY BUILDER TO INSURE PROPER DRAINAGE AND ADEQUATE FALL TO SEWER.

NO TITLE INFORMATION WAS FURNISHED ON THIS SURVEY.



- NOTES:
- SUBJECT PROPERTY LIES OUTSIDE OF THE 100 YEAR FLOODPLAIN PER FEMA FIRM NUMBER 20091C0039G, REVISED AUGUST 3, 2009.
  - AN AS-BUILT PLAN WAS PREPARED IN 3/2022. A FIELD CHECK OF THE SITE WAS PERFORMED ON 8/6/2025. A FIREPLACE CANTILEVER THAT WAS NOT DEPICTED ON THE PREVIOUS PLAN HAS BEEN ADDED. LANDSCAPING WALLS THAT HAVE BEEN CONSTRUCTED SINCE THE PREVIOUS SURVEY HAVE BEEN ADDED AS WELL. THE REMAINDER OF THE IMPERVIOUS SURFACES REMAIN UNCHANGED.



**CIVIL ENGINEERS  
LAND SURVEYORS - LAND PLANNERS**

122 N. WATER STREET  
OLATHE, KANSAS 66061  
PHONE: (913) 764-1076  
FAX: (913) 764-8635

14 W. PEORIA  
PAOLA, KANSAS 66071  
PHONE: (913) 557-1076  
FAX: (913) 557-6904



*Warren D. Schwabauer, Jr.*

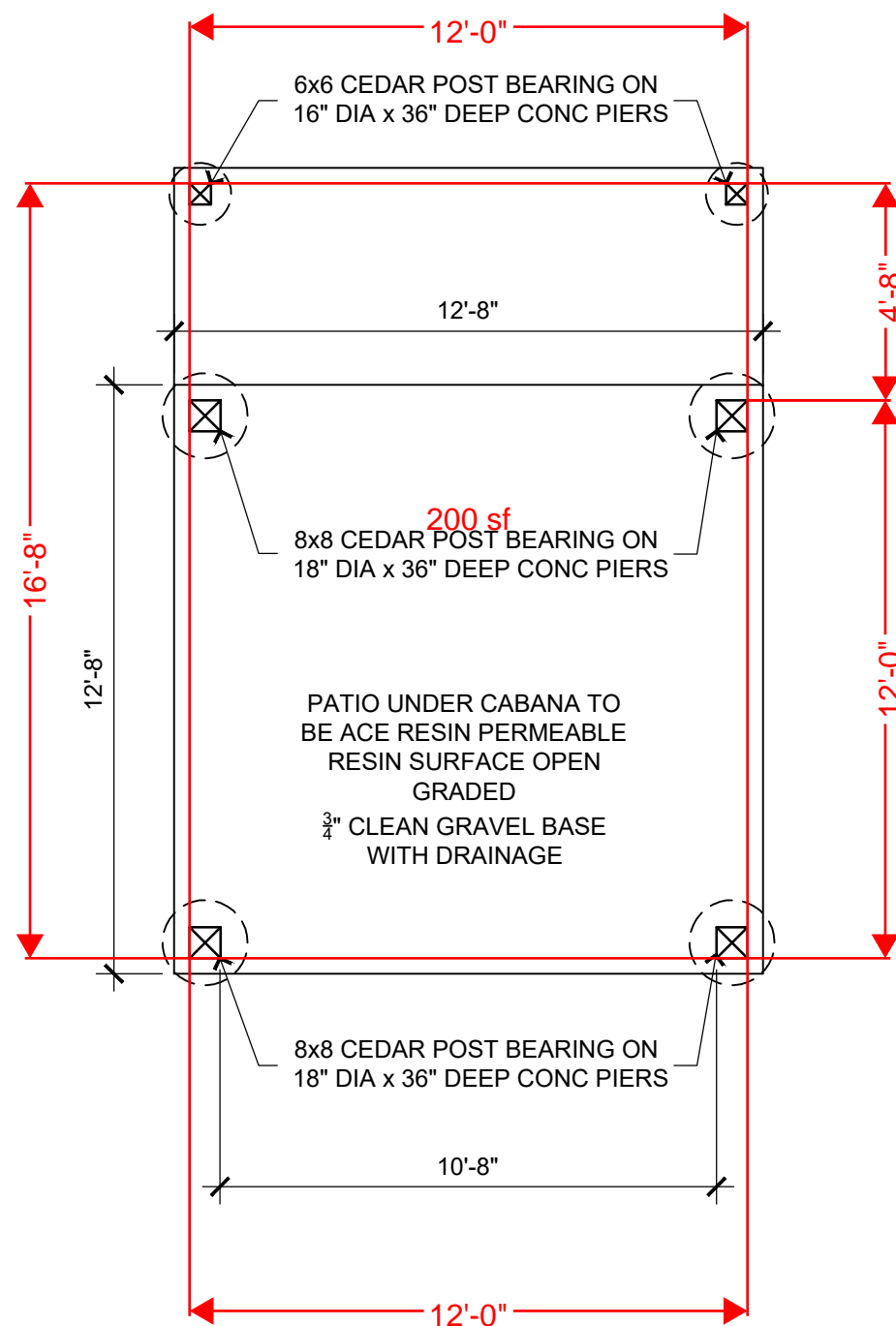
08/26/2025

PERGOLA  
 4121 W 73RD STREET  
 PRAIRIE VILLAGE, KS 66208

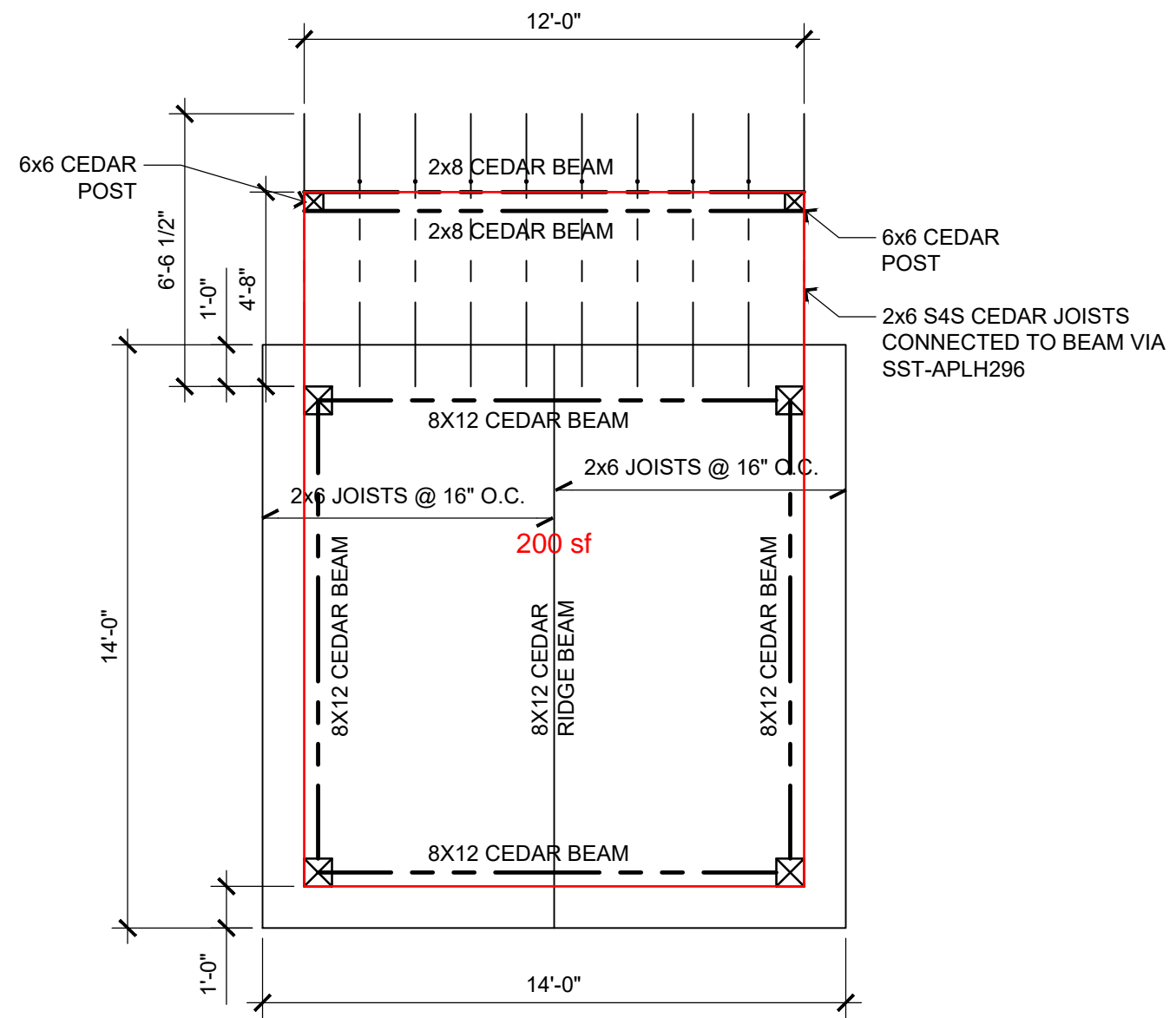
DATE: 08/26/2025

**S1.0**

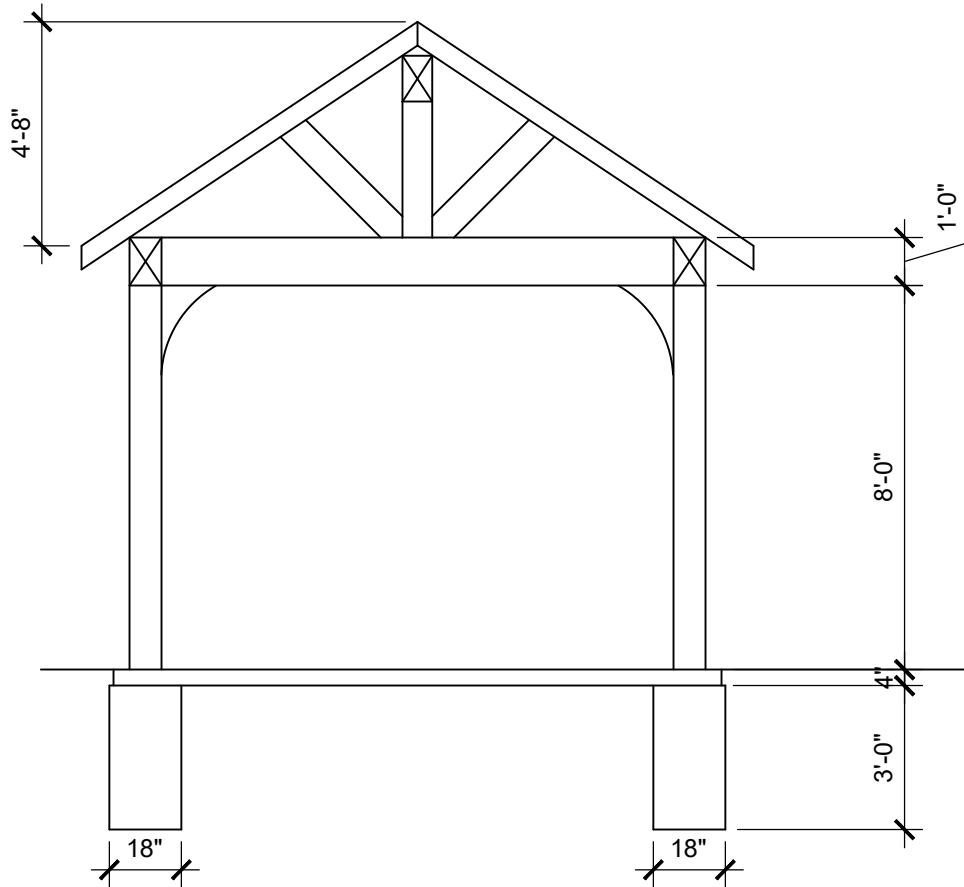
Building coverage mathmatically 199.92sf



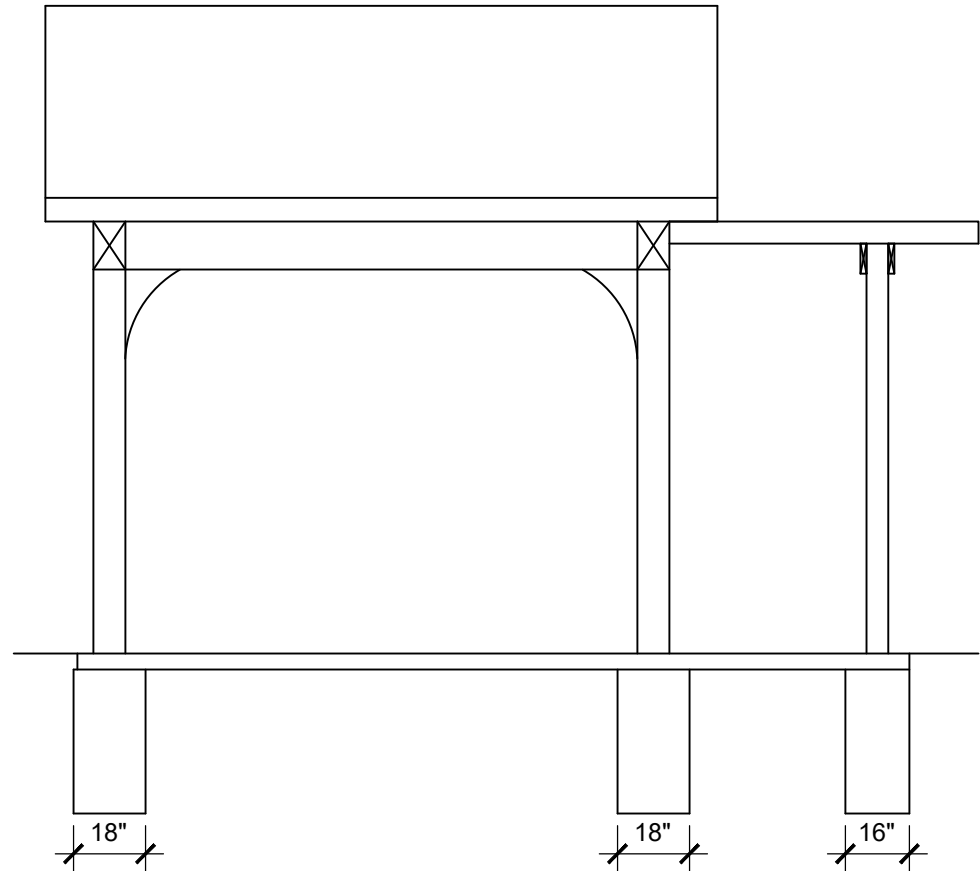
**1 FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"



**2 ROOF FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"



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



**2 SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"

PERGOLA  
 4121 W 73RD STREET  
 PRAIRIE VILLAGE, KS 66208

DATE: 08/26/2025

**S2.0**

# GENERAL NOTES

**GOVERNING BUILDING CODE:** 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND ITS APPROPRIATE SUPPLEMENTS

**PROJECT DESCRIPTION:**

**DESIGN LOADS:**  
 ROOF DEAD LOAD: 15 psf  
 ROOF LIVE LOAD: 20 psf  
 WIND LOADS: Vasd=115 MPH, EXPOSURE C  
 SEISMIC LOADS: DESIGN CATEGORY "B"  
 ASSUMED ALLOWABLE SOIL BEARING PRESSURE: 1,500 PSF

**GENERAL:**

- FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE WORK SHOWN OR INFERRED BY THESE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE PLANS AND FOR COORDINATING ALL DIMENSIONS AND ELEVATIONS SHOWN WITH THE EXISTING CONDITIONS. IF ERRORS OR DISCREPANCIES IN THE DIMENSIONS OCCUR, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING AS REQUIRED DURING CONSTRUCTION TO ENSURE THE SAFETY OF ALL INDIVIDUALS INVOLVED.

**CONCRETE & REINFORCING NOTES:**

- CONCRETE STRENGTH SHALL MEET THE FOLLOWING MINIMUM 28 DAY STRENGTH REQUIREMENTS (IRC R402.2):
  - 2,500 PSI FOR BASEMENT FLOOR SLABS ON UNDISTURBED GRADE.
  - 3,000 PSI FOR FOOTINGS, FOUNDATION WALLS, AND OTHER VERTICAL CONCRETE.
  - 3,500 PSI FOR CARPORT AND GARAGE FLOOR SLABS ON UNDISTURBED GRADE.
  - 3,500 PSI FOR STRUCTURAL FLOOR SLABS.
- CONCRETE SHALL BE 6%±1% AIR ENTRAINED FOR GARAGE SLABS AND FOR ALL LOCATIONS (FOOTINGS, WALLS, FLATWORK, ETC.) EXPOSED TO WEATHER.
- CONCRETE SHALL HAVE A SLUMP OF 4" ± 1". THE SLUMP CAN BE INCREASED THROUGH THE USE OF APPROVED ADDITIVES (NOT WATER).
- THE REINFORCING STEEL SHALL BE ASTM A615, GRADE 40 MINIMUM UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL BARS SHALL BE LAPPED A MINIMUM OF 48 BAR DIAMETERS AND/OR CORNER BARS SHALL BE PROVIDED AT ALL FOOTING AND WALL CORNERS, AND FOOTING STEPS.
- MINIMUM CONCRETE COVER SHALL BE AS FOLLOWS (ACI 318):
  - EARTH FORMED - 3"
  - EXPOSED TO WEATHER - 1 1/2" FOR #5 BARS & SMALLER
  - NOT EXPOSED TO WEATHER - 3/4" FOR SLABS.
- NO WATER SHALL BE ADDED TO THE CONCRETE MIX AT THE SITE.
- ADDITION OF CALCIUM CHLORIDE TO CONCRETE IS NOT PERMITTED.
- NO ALUMINUM SHALL BE EMBEDDED/PLACED IN CONCRETE.
- CONCRETE PLACED IN COLD WEATHER SHALL COMPLY WITH ACI 306. CONCRETE PLACED IN HOT WEATHER SHALL COMPLY WITH ACI 305.

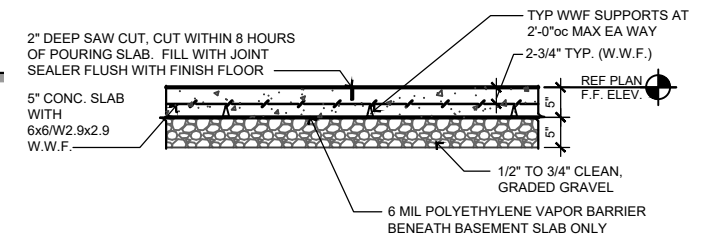
**WOOD FRAMING NOTES:**

- ALL STRUCTURAL LUMBER (RAFTERS, CEILING JOISTS, PURLINS AND HEADERS) SHALL BE DOUGLAS FIR LARCH #2 OR BETTER UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL LOAD BEARING WALL STUDS AND PURLIN STRUTS SHALL BE DOUGLAS FIR STUD GRADE OR BETTER.
  - 
  - ALL NON-LOADBEARING STUD WALLS IN THE BASEMENT SHALL BE PROVIDED WITH A 1" MINIMUM VERTICAL EXPANSION JOINT TO ALLOW FOR HEAVE IN THE FLOOR SLAB.
- WALLS SHALL NOT BE TIGHT BETWEEN THE SLAB AND THE FRAMING ABOVE!**
- SHEATHING FOR HORIZONTAL DIAPHRAGMS SHALL BE EXTERIOR GRADE, C/D, STRUCTURAL GROUP II OR BETTER. ROOF AND WALL FRAMING SHALL BE OF DOUGLAS FIR-LARCH OR SOUTHERN PINE. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES UNLESS OTHERWISE NOTED. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
  - ALL WOOD STRUCTURAL PANELS SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA) AND SHALL MEET THE REQUIREMENTS OF PRODUCT STANDARD PS-1.
  - WOOD STRUCTURAL PANELS SHALL BE SET WITH FACE GRAIN PERPENDICULAR TO SUPPORTING MEMBERS AND STAGGER END JOINTS 4'-0".
  - STANDARD WASHERS SHALL BE USED WITH ALL BOLTS FASTENING WOOD MEMBERS.
  - ALL SAWN LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
  - BRACE THE COMPRESSION FLANGE OF ALL BEAMS UNLESS NOTED OTHERWISE.
  - ALL EXTERIOR WOOD WALL FRAMING SHALL BE 2x4 OR 2x6 DOUG-FIR STUD GRADE AT 16"oc, UNO.

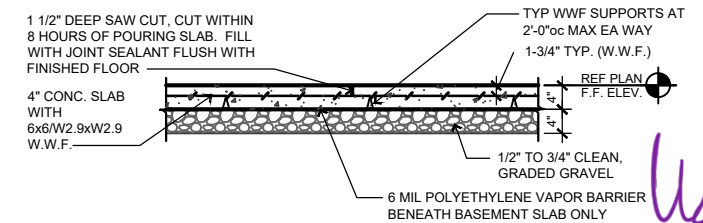
**STRUCTURAL STEEL:**

- ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:
 

STRUCTURAL STEEL	ASTM A992, Fy = 50 KSI
MISCELLANEOUS STEEL	ASTM A36
HOLLOW STRUCTURAL STEEL (HSS)	ASTM A500, GRADE B
STEEL PIPE	ASTM A53, GRADE B (SCHED 40 MIN)
- ALL COLUMN ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 36.
- PROVIDE 30# FELT BOND BREAK AROUND ALL STEEL COLUMNS WHERE IN CONTACT WITH SLAB-ON-GRADE.
- ALL EXTERIOR STEEL EXPOSED TO THE ELEMENTS SHALL BE HOT DIPPED GALVANIZED UNLESS NOTED OTHERWISE.
- ALL STRUCTURAL STEEL SHALL HAVE ONE COAT OF RUST INHIBITIVE PRIMER CONFORMING TO SPECIFICATIONS. FIELD TOUCHUP ALL UNPAINTED AREAS AND WELD AREAS.

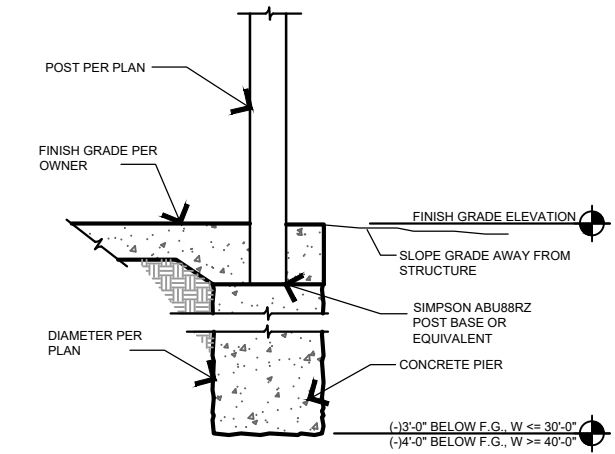


**STANDARD 5" SLAB**

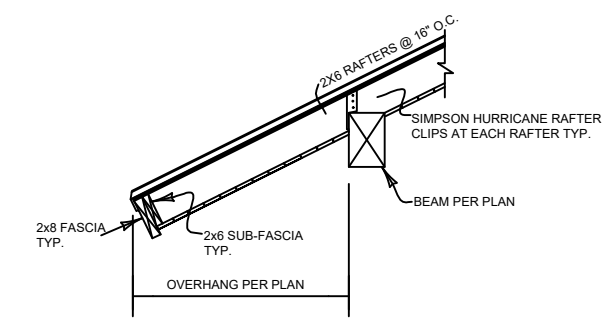


**STANDARD 4" SLAB**

**1 STANDARD SLAB DETAILS**  
SCALE: 3/4" = 1'-0"



**2 POST BEARING SECTION**  
SCALE: 3/4" = 1'-0"



ROOF SHEATHING SHALL BE 4'-0"X 8'-0"X 5/8" EXTERIOR GRADE APA RATED PLYWOOD (UNLESS WRITTEN AGREEMENT WITH OWNER STATES OTHER MATERIAL) INSTALLED PERPENDICULAR TO RAFTER DIRECTION AND STAGGERED TO RECEIVE #43 BUILDING FELT, COMPOSITION SHINGLES OR STANDING SEAM METAL ROOF. ROOF SHEATHING TO BE FASTENED WITH 8D NAILS AT 8" ON CENTER (O.C.) AT EDGE OF EACH PANEL AND 8D NAILS AT 8" O.C. AT FIELD WITH BLOCKING AT ALL PANEL EDGES.

**3 ROOF BEARING SECTION**  
SCALE: 1/4" = 1'-0"

**NORTON SCHMIDT**  
Consulting Engineers  
 311 East 11th Avenue  
 North Kansas City, MO 64116  
 Phone: (816) 421-4232  
 www.nortonschmidt.com  
 N&S JOB NUMBER: 2025-1265  
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**PERGOLA**  
**4121 W 73RD STREET**  
**PRAIRIE VILLAGE, KS 66208**

DATE: 08/26/2025

**S3.0**



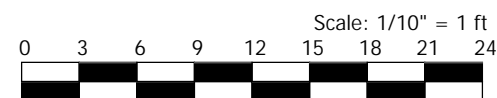
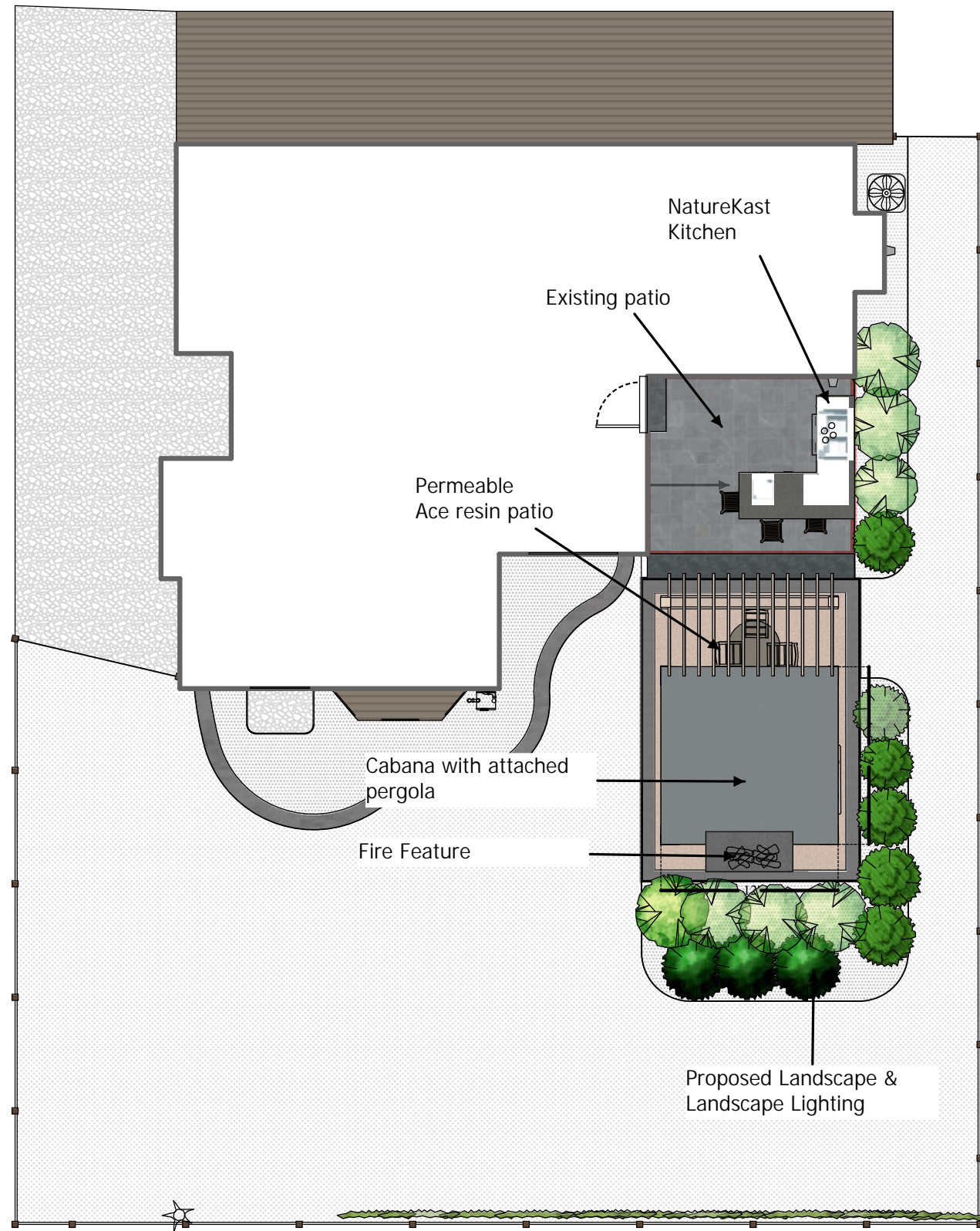
# HIGH PRAIRIE

• • • OUTDOORS • • •  
OUTDOOR LIVING SPACES BUILT FOR YOUR LIFE

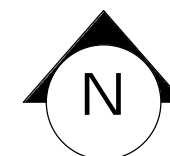
## Makes Residence

Plan ID: Makes-C4  
Address: 4121 West 73rd Street  
City: Prairie Village State: KS Zip: 66209

NOTES: Natural bed edge to be used.  
Mulch to be Java Brown



Symbol	Common Name
	'Bobo' Panicl Hydrangea
	'Green Velvet' Boxwood
	Taylor Juniper



Designer: High Prairie Outdoors  
Address: 6116 Johnson Drive  
City: Mission  
State/Zip: KS, 66202  
Cell: (816) 398-2901





September 15, 2025

Property location: 4121 West 73rd Street Prairie Village, KS 66209

Dear Neighbor,

The purpose of this letter is to bring awareness of our application requesting a variance from the City of Prairie Village for our property's patio project. The variance requests a patio and shaded living space (approximately 14'-9" x 22'-2") on the south side of the home.

The key point of the variance request is that the proposed living space would exceed the property's allotted square footage of impervious materials.

Our request for the variance is to address any/all concerns of potential future runoff/drainage issues. We will be sure to address any/all concerns regarding proper drainage from the drainage report conducted by an engineer.

Prairie Village Planning Commission requires an opportunity for nearby residents to ask questions or address concerns regarding our plans. We are hosting this opportunity at High Prairie Outdoors (6116 Johnson Dr, Mission, KS 66202), Monday, September 22nd, at 5:00 pm. Attendance is not mandatory, though encouraged.

We will then submit a record of the meeting to the Planning Commission. This record will list attendees and document any expressed concerns.

Once the city approves the variance, the proposed patio construction will be scheduled and completed as soon as possible.

If you plan to attend this meeting, please email Matt at [matt.makes@gmail.com](mailto:matt.makes@gmail.com) or call/text at (203) 339-2677.

Thank you,

Matt and Paula Makes

## **Neighborhood Meeting Summary**

**Date:** September 22, 2025

**Location:** High Prairie Outdoors, 6116 Johnson Drive, Mission, Kansas

**Time:** 5:00 – 6:00 p.m.

### **Purpose:**

The purpose of the meeting was to provide an opportunity for neighborhood feedback regarding the proposed impervious surface coverage at the Makes Residence.

### **Attendance:**

- Hosts: Morgan Brouillette and Ryder Nettleton (representing High Prairie Outdoors)
- Invited: Neighbors within 200 ft of the Makes residence, including Matt and Paula Makes
- No neighbors attended the meeting.

### **Information Prepared for Presentation:**

- Drainage plans
- Landscape plans
- ACE resin permeable materials
- Other supporting project documents were available for review

### **Feedback:**

- No neighbors attended.
- No feedback, concerns, or objections were received.

### **Conclusion:**

The meeting was held as scheduled and properly noticed. The opportunity for neighborhood feedback was provided, but no comments were offered.

# STAFF REPORT

**TO:** Prairie Village Planning Commission  
**FROM:** Chris Brewster, Multistudio, Planning Consultant  
**DATE:** October 7, 2024 Planning Commission Meeting

---

**Application:** PC 25-20

**Request:** Sign Plan – property-specific sign standards.

**Action:** *A sign plan requires the Planning Commission to apply the facts of the application to the standard and criteria of the ordinance, and if the criteria are met to approve the application.*

**Property Address:** 3901 W. 83<sup>rd</sup> Street

**Applicant:** Andrea Hidalgo, GRI Prairie Village, LLC.

**Current Zoning & Use:** C-2 General Business – Retail

**Surrounding Zoning & Use:** **North:** C-2 General Business – Retail  
**East:** R-1A Single-Family Residential - School  
**South:** C-O Office Building – Office & Services  
**West:** C-2 General Business – Apartment Buildings

**Legal Description:** 28-12-25 BG 353' S & 42' W NE CR SE1/4 W 391' N 311' E 391' S 311' TO (*abbreviated*)

**Property Area:** 2.77 acres (120,560.52 s.f.) – *Note parcel boundaries from AIMS follow tax ID parcels; and are part of larger commonly owned shopping center.*

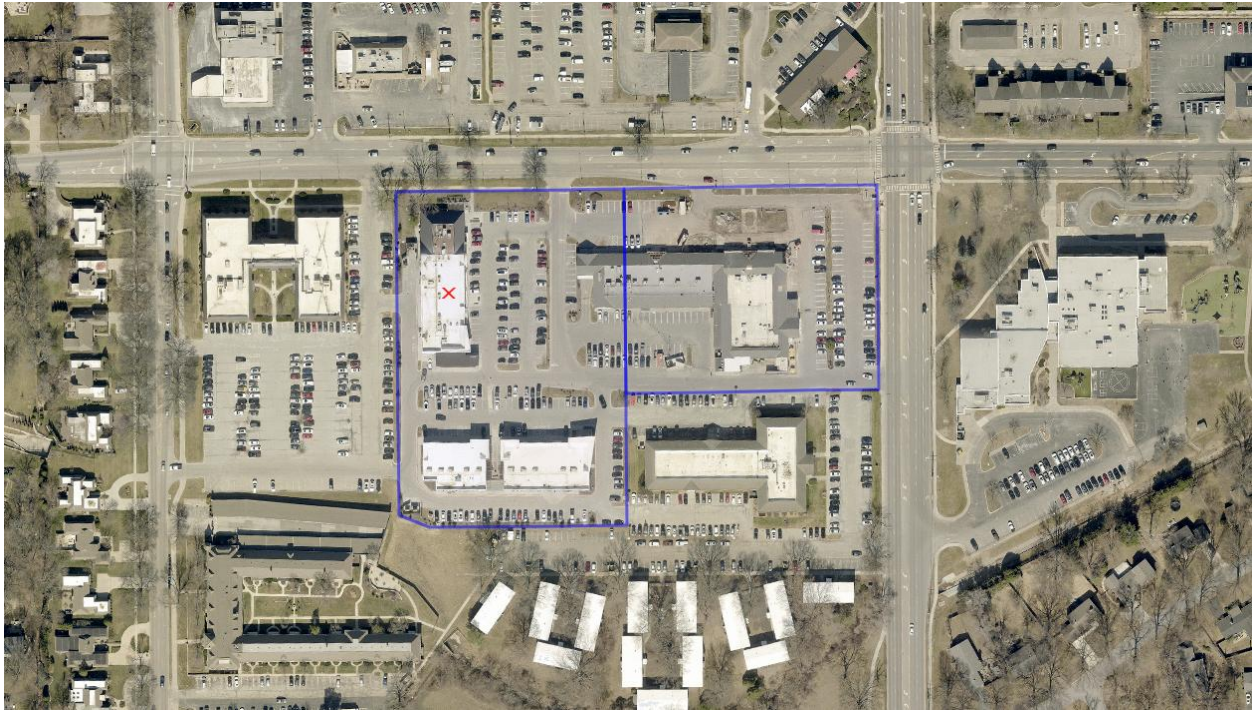
**Related Case Files:** PC 2024-108 Site Plan, Facade / parking improvements  
PC 2019-113 Site Plan, Commercial remodel and infill  
PC 2011-06 CUP for Drive-through (Tide Dry Cleaners)  
PC 99-107 Sign Plan, Panera Bread Bakery

**Attachments:** Application, sign plan / standards, and building elevations.

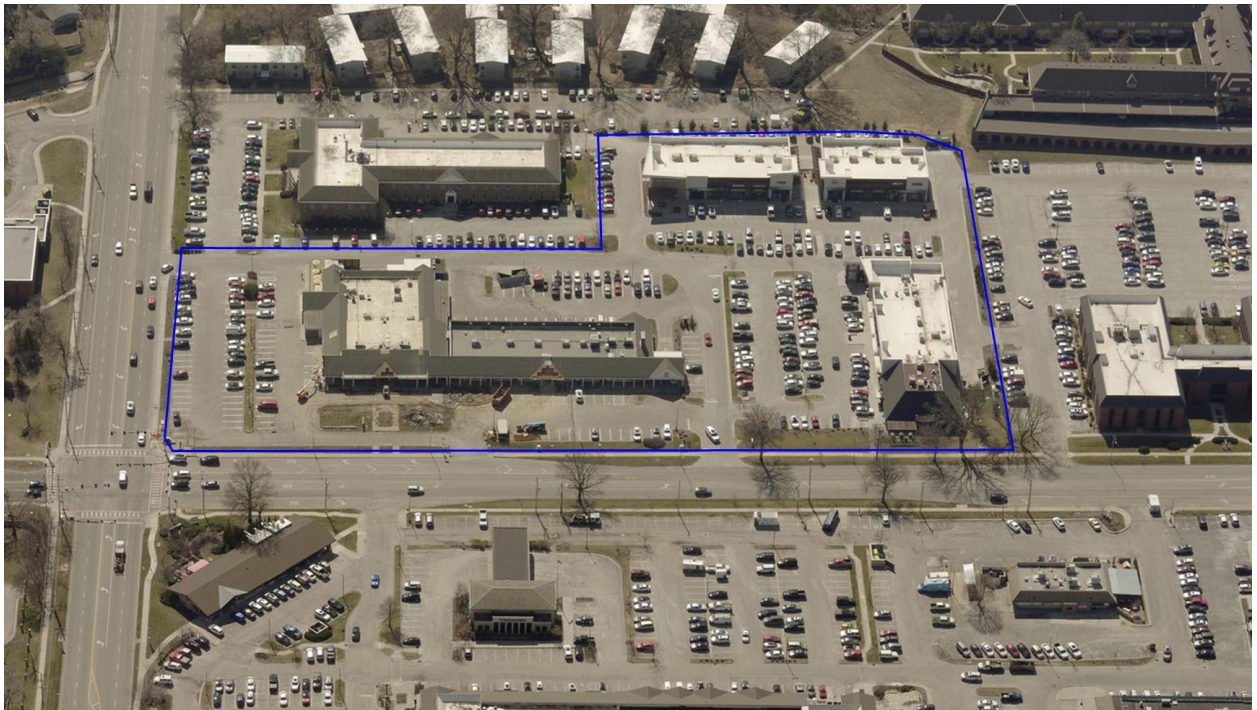
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**Aerial Site**



**Birdseye View**



**Street View**



*Looking southeast on 83<sup>rd</sup> Street*



*Looking west on Mission Road*

**Background:**

This application is a sign plan for property-specific sign standards. In 2019 Prairie Village updated its sign ordinance to accomplish several things, including streamline procedures, add flexibility, and improve standards for larger commercial properties. Historically, nearly all commercial or “multi-tenant” properties were under property-specific sign standards; however, this became very difficult to administer because: (1) over time applicants submitted specifications for particular signs in their applications, rather than general sign standards; (2) approvals had to be processed as an ordinance amendment; and (3) as tenants or sign needs changed it triggered a full review process for even routine changes since the property was bound by specifications for particular signs. This process was not meeting the city’s or property / business owners’ interests so amendments to the ordinance were made.

One of the amendments was to allow property owners to more easily propose and have approved property specific sign plans. Three aspects were key to the improvements:

- The applicant’s sign plans should include design attributes that coordinate signs on larger commercial properties and multi-tenant sites.
- Based on a coordinated plan, the Planning Commission could approve deviations from the generally applicable sign standards.
- Within the parameters of an approved sign plan (general standards and not specifications for a particular sign), staff could more easily administer sign permits that met the plan as tenants changed out over time.

The applicant has proposed a sign plan for Corinth South, Phase II. This property has had new construction, site plans, and some building / parking improvements in the past several years (Phase I). Some of these applications included conceptual sign approvals, that while not elevating to a comprehensive or coordinated sign plan for the entire property, did provide enough coordination to allow tenants to get functional signs. However, absent a larger and more coordinated sign plan, all tenants would be subject to the generally applicable city-wide plan. As a result it was the applicant’s intent to bring a more comprehensive sign plan back to the Planning Commission.

**Sign Plan Standards & Criteria.**

The Prairie Village Zoning Ordinance provides the following related to property-specific sign plans:

*Shopping centers, office parks, or other multi-tenant projects with three or more buildings or four or more acres may propose a property specific sign plan. the sign package shall be based on the intent, types of signs, and standards of this chapter, but the Planning Commission may approve deviations to these standards where they find that the plan:*

- Promotes a unique character for the area, and improves the image and identity of the project as it relates to the surrounding community.*
- Presents uniform designs to coordinate multiple components of the project, and where there are distinctions in the type and design of the signs, they are well-coordinated in light of the overall plan.*

October 7, 2025

- (c) *The plan has clear and explicit standards for the size, location, design and quality of signs, and it anticipates future tenants or changes in tenants without requiring amendments to the sign plan.*
- (d) *The property owner or landlord has authorized the plan, and any changes to the plan will require the property owner or landlord to submit a new application to be approved by the Planning Commission.*

[\[19.48.090\]](#)

The plan proposed for the Corinth South, Phase II shops includes the following:

Sign Type	Quantity	Standards	Comparison to General City Standards
Steel Angle Mounted - Halo Lit	6	<ul style="list-style-type: none"> <li>50 square feet - mounted slightly above eave on pitched roof areas</li> <li>1.66' high letters; 3" deep; front lit</li> <li>Only letters - no logos</li> <li>Back aluminum casing to match steel tube mounting</li> </ul>	<p>Comparable to general wall allowance in size; 50 s.f. may be slightly larger than 5% general limit in some cases due to store front area measurements.</p> <p>Quantity exceeds per building / wall limit due to multi-tenant, storefront configuration.</p>
Wall-mounted / Halo Lit	7	<ul style="list-style-type: none"> <li>50 square feet maximum - on center in wall element</li> <li>Mounted on wood panel or wood horizontal planks</li> <li>May include background panel color subject to size limitations</li> <li>33% logo / icons</li> <li>Reverse channel halo lit letters lotos - 3" deep (no raceway mounting; mounting to match backing color)</li> </ul>	<p>Comparable to general wall allowance in size; 50 s.f. may be slightly larger than 5% general limit in some cases due to store front area measurements.</p> <p>Quantity exceeds per building / wall limit due to multi-tenant, storefront configuration.</p>
Under canopy	1 per tenant	<p>3 s,f each; 8.75 feet clearance</p> <p>White acrylic field plate; black aluminum mounting bracket</p> <p>Corinth Quarter logo located within</p>	Comparable to pedestrian sign allowance
Corner sign	1	<p>Acrylic white panel wrapping corner at specified location</p> <p>3.5 x. 2.5 on each corner - 8.75 s.f. each</p>	Comparable to pedestrian sign allowance
Other signs		<ul style="list-style-type: none"> <li>Window signs</li> <li>Temporary signs</li> <li>Leasing information signs</li> </ul>	All defer to generally applicable city standards or permitted exemptions from permit.

This sign plan presents some consistent elements among comparable sign types on the building and with elements of signs permitted in Corinth South Phase I. It is comparable to permitted city-wide standards, except where noted and provides expectations for permitting future signs for this specific site.

### Recommendation:

Staff recommends approval of the sign plan, subject to all future signs requiring a city-issued sign permit to review for compliance with the plan and other applicable city codes.

Requested Action\*

Commercial Sign Plan Review

Legal Description\*

Project description is "COMMERCIAL SIGN STANDARDS REVIEW". I did not see this option in the selection menu so selected something similar. The Monument sign is not part of this review.

**Applicant Information**

What are you applying for?

Planning Commission

Applicant Name\*

Andrea Hildago

Address\*

7200 Wisconsin Avenue, Suite 600

Phone Number\*

301-961-3269

E-Mail\*

ahidalgo@firstwash.com

Owner Name\*

GRI Corinth South, LLC

Location of Property\*

3901 W 83RD ST

Owner Phone Number\*

816-399-3541

Owner E-Mail\*

ahidalgo@firstwash.com

Applicant requests consideration of the following: (Describe proposal/request in detail)\*

Commercial sign standards review for the Corinth Quarter shopping center.

## **Acknowledgement**

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). As a result of the filing of said application, the 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 the City for all costs incurred by the 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 owed whether or not Applicant obtains the relief requested in the application.

Applicant Signature\*

Andrea Hildago

Sep 12, 2025

Date\*

09/12/2025

# Corinth Quarter Phase II

City of Prairie Village

First Washington Realty  
Signage Guidelines

**GastingerWalker&**



# Signage Guidelines

## TENANT SIGN GUIDELINES

### SUMMARY OVERVIEW

The goal of these signage guidelines is to provide a uniform design that coordinates the multiple components of the development. The project has two primary signage types corresponding to its major architectural features.

The majority of the shopping center consists of gabled roofs. These gables are interrupted by vertical elements that rise above the roofline to establish hierarchy. Each vertical element has a designated area for wall-mounted signage, indicated by a change in material. The wall mounted signage mounting area is visually designated by either a wood look panel or wood look horizontal planks. Every wall-mounted sign must be centered within the wood look material and comply with requirements for consistent area and scale. Additionally, the wall mounted signage matches the requirements put in place for the Corinth Quarter Phase 1. Corinth Quarter Phase 1 development sits adjacent to this development. This creates signage consistency across the two shopping centers. Other coordinating requirements for wall-mounted signage include: halo-lit reverse channel letters, consistent construction and materials, white LED lighting, and defined logo size

The other main type of signage is the signage is primarily located at the gabled roofs. This signage attaches to a custom steel-tube and angle support system. Each location uses the same specialty fabrication, with consistent scale, mounting elevation, and signage height. The designated name for this type of mounting throughout the document is “steel angle mounted”. The letters shall be individual front-lit channel letters with matching black aluminum casings and extrusions.

Both wall-mounted and steel-mounted signage share similar scale and material qualities but are designed to coordinate with their specific architectural locations. This document describes both types in terms of materials, specifications, location, size, and scale requirements.

### PRIMARY TENANT EXTERIOR SIGNAGE

- Business name
- Signs shall be either back lit or halo lit depending on tenant designated signage area.
- If tenant floor plan area aligns with additional signage designated slots (Reference elevations for locations), then additional signage is allowed.

### LOCATION

- wall mounted signs must be located within designate area on elevations provided.

# Signage Guidelines

## Additional Sign Guidelines

### Under canopy pedestrian blade sign

- Each tenant will be allowed one (1) non illuminated double faced projecting under canopy pedestrian sign located at public entrance to the Tenant's space as defined within this document and mounted at 8'-9" clearance above grade.

### Corner Signage

- (1) tenant has a designated location for a corner sign. The sign is of the same construction type of the blade signage.

### Window signs, temporary signs or banners, merchant event signs, leasing information signs, menu board signs, poster boxes, promotional signs

- Prairie Village standard applicable requirements shall dictate application of window signs, temporary signs or banners, merchant event signs, leasing information signs, menu board signs, poster boxes, and promotional signs.

## SIGNAGE MAINTENANCE, REPAIRS AND REMOVALS

- Tenant shall be solely responsible for the repair and maintenance of all structural and electrical elements of their signage and agrees to keep signage in good repair at all times during the Lease Term and all option periods. Failure to do so will result in the Landlord making arrangements for such needed repairs to be made and charged back to the tenant.
- Tenant shall be responsible for the cost of repairs of any and all damage to in-place construction caused by the installation of any sign. Such repairs will be done by Landlord and back charged to Tenant.
- Upon the permanent closing of a store, the Tenant shall be responsible for the removal of signage from the building. All repairs, patching of holes or repainting of surfaces due to Tenant's signage will be done by Landlord and back charged to Tenant.
- Landlord, at their option, may use Tenant's Security Deposit funds to pay for any signage repairs or sign installation or removal repairs that may be necessary.

## APPROVAL PROCESS

- Prior to the submission of a sign permit application to the City of Prairie Village or the production of any sign or installation, the proposed signage must first be approved in writing by Landlord's Authorized Agent. Signs must comply with criteria and all building, fire, electrical and other applicable codes.
- For the Landlord's review of signage, Tenants shall provide the Landlord with two (2) copies of the building elevation drawing, showing the following specific locations: (a) proposed sign location, (b) layout, (c) dimensions of business façade/wall and signage, (d) colors, (e) materials, (f) finishes and (g) section through sign showing construction and installation details.
- When applying for permits with the City, please include a copy of the Landlord's written approval with your permit application. The Tenant is responsible for obtaining and making payment for all sign permits.

## EXISTING SIGNAGE

- Existing tenant "Tide Cleaners" may reinstall their existing sign regardless of new adopted standards as long as they are located within designated signage area.

# Tenant Sign Locations - Steel Angle Mounted

## DESIGNATED AREA STEEL ANGLE MOUNTED

Angle Mounted - located within area highlighted in green dashed lines indicated on elevations. All attachments should be located within designated area.

### Construction Overview

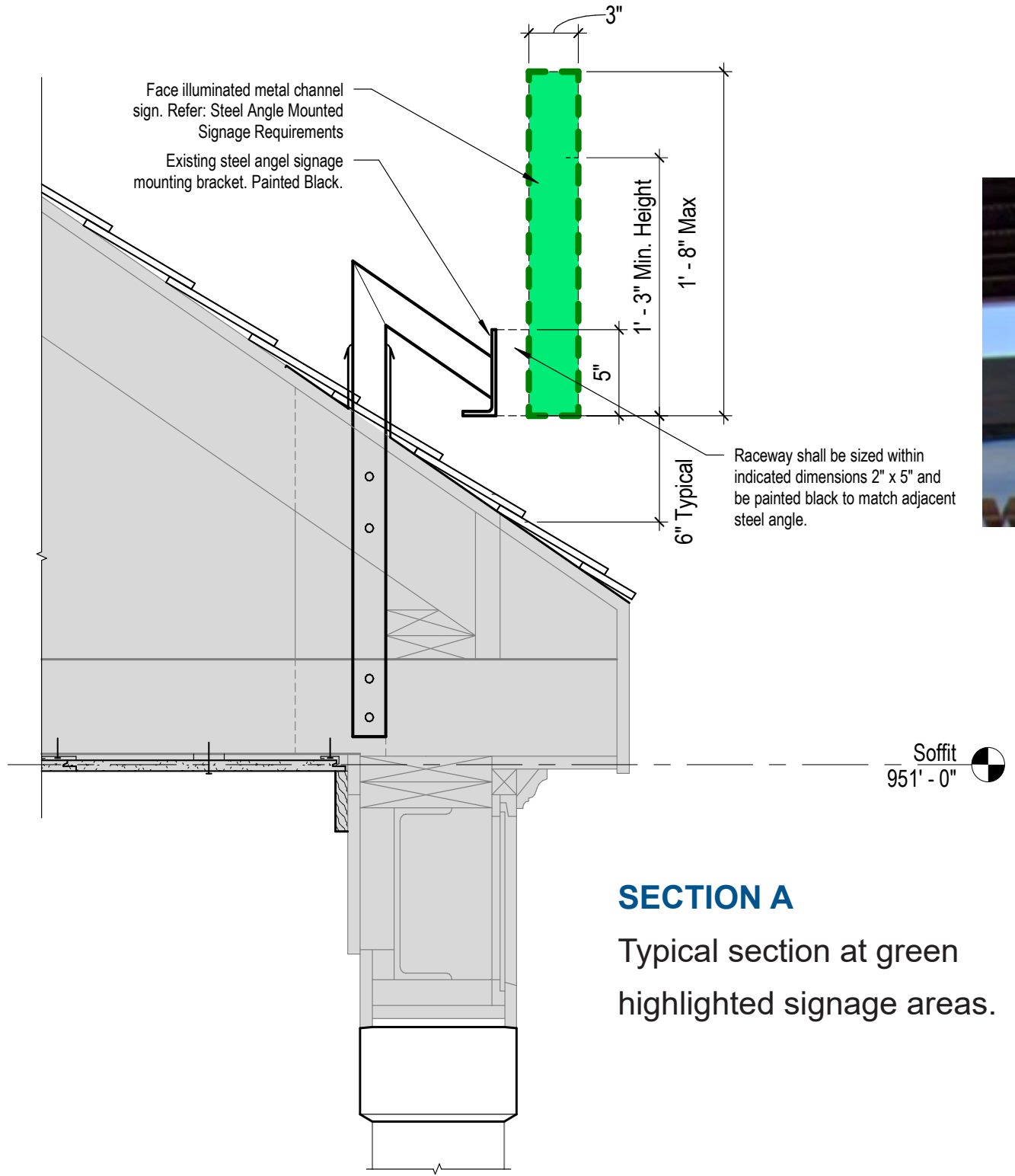
- No logos
- LED or approved equal module lighting
- Uniform brightness required across all letter faces
- Individual letters mounted securely to raceway
- Raceway mounted to structural angle
- Raceway Fabricated from heavy-gauge aluminum prefinished black to match angle.
- Aluminum casing/returns shall be black
- Two color maximum for acrylic facing color

### WALL MOUNTED SIGN SPECIFICATIONS

- Front-Lit Channel Letter Signage, a depth of 3" and white LED or approved equal.
- All mounting attachments shall be painted to match steel support color.
- Faces: 3/16" translucent acrylic.
- Returns: Metal letters shall be fabricated using full welded construction, with all welds ground smooth so as not to be visible. Minimum 0.063" aluminum
- Junction boxes, wires, transformers, conduits, supports, any visible fasteners and other equipment shall be concealed from public view.
- Exposed bulbs or exposed neon signs are not allowed.
- Trim Caps: 1" premium aluminum or plastic trim cap, color-matched to returns
- Mounting Individual letters mounted securely to raceway. Raceway mounted to structural angles or concealed supports. No exposed conduit, fasteners, or surface wiring permitted
- ALL LED COMPONENTS MUST BE CLASS 2 LOW VOLTAGE, MUST MEET ALL APPLICABLE ELECTRICAL AND BUILDING CODES AND MUST HAVE A UL LABEL.



Example of front lit channel sign letter design intent.



**SECTION A**  
Typical section at green highlighted signage areas.

# Tenant Sign Requirements - Wall Mounted

## DESIGNATED AREA WALL MOUNTED

### Location

Wall mounted - located within blue dashed lines. All attachments should be located within designated area. No new signs shall exceed 50 square feet as measured per City of Prairie Village provisions. Blue shaded area indicates 50SF for visual reference. Any one sign may reserve up to 33 percent of the sign area for logos or icons that are unique to the tenant.

### Construction Overview

- Reverse channel halo lit letters / logos
- LED or approved equal module lighting
- No raceway when mounted unless part of the sign design (Refer to examples on this page)
- Simple 2- and 3-color contrasting colors schemes should be used between the color of the background, letters, and accents to ensure legibility and quality appearances. Symbols and logos may incorporate other colors. Colors or color combinations that interfere with the legibility of the sign copy should be avoided.

### WALL MOUNTED SIGNAGE SPECIFICATIONS

- Halo illuminated reverse channel letters shall be fabricated of aluminum with a clear Lexan backing, a minimum depth of 3” and white LED or approved equal illumination. Signage to be mounted 1/2” off the fascia.
- All mounting attachments shall be sleeved and painted to match the background panel coloring on which it is attached. Metal letters shall be fabricated using full welded construction, with all welds ground smooth so as not to be visible. All penetrations of the building structure that are required for sign installation must be neatly sealed in watertight condition and match the façade.
- Junction boxes, wires, transformers, conduits, supports, any visible fasteners and other equipment shall be concealed from public view.
- Clear Plexiglas faces are not allowed at wall mounted locations. Exposed bulbs or exposed neon signs are not allowed.
- ALL LED COMPONENTS MUST BE CLASS 2 LOW VOLTAGE, MUST MEET ALL APPLICABLE ELECTRICAL AND BUILDING CODES AND MUST HAVE A UL LABEL.

## ACCEPTABLE EXAMPLES



Example of wall mounted halo lit design intent.

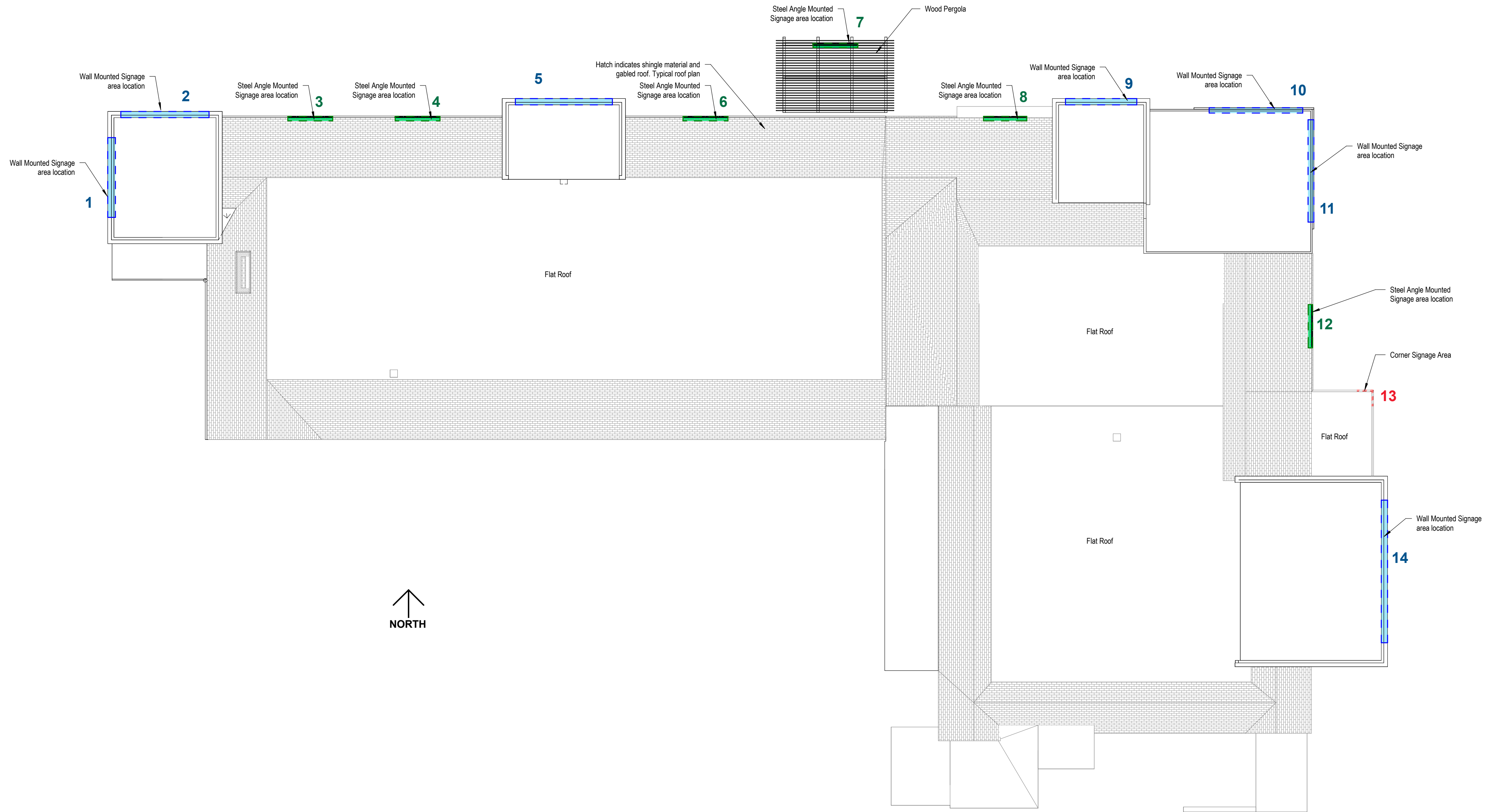
## UNACCEPTABLE EXAMPLE



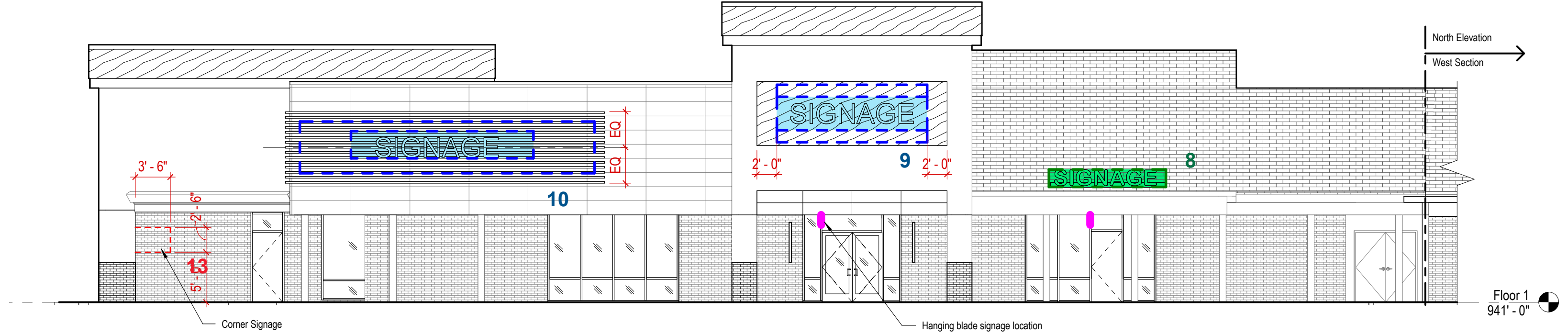
Any raceway or mounting plate should be part of overall sign similar to “Kitch”. Not a means of connecting lettering like “It’s my party”  
Note: Acceptable examples are from Corinth Quarter Phase 1.

# Tenant Sign Locations - Plan

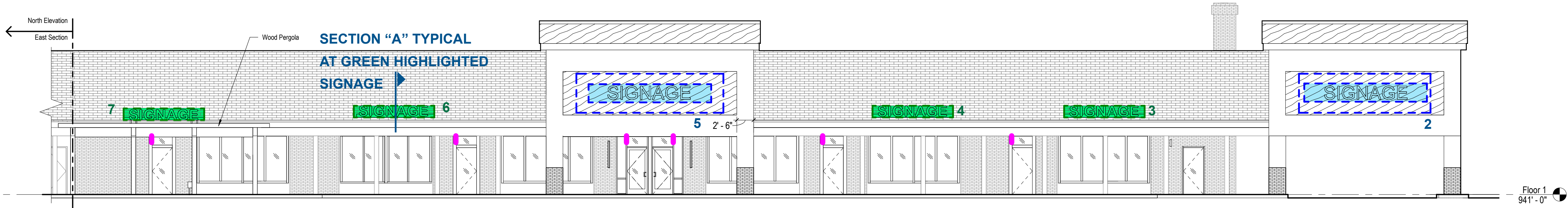
WEST 83RD ST



# Tenant Sign Locations - Elevations

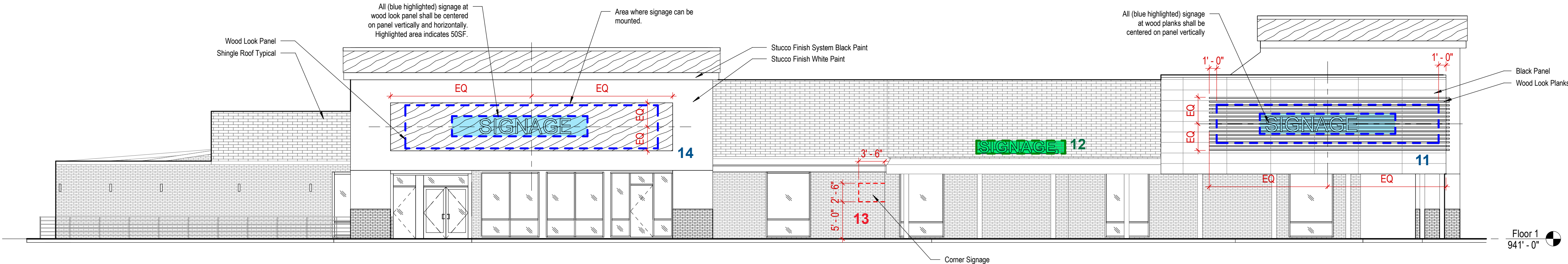


**NORTH ELEVATION - EAST SECTION**

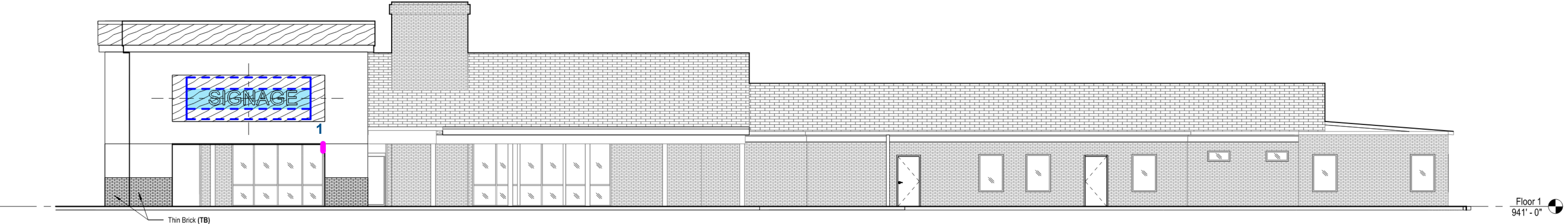


**NORTH ELEVATION - WEST SECTION**

# Tenant Sign Locations - Elevations



EAST ELEVATION



WEST ELEVATION

# Blade and Corner Signs

## BLADE SIGN DESIGNATED AREA

### Location

Attached to vertical mullion adjacent to tenant entrance above door

Refer to elevations for suggested locations: 

### Construction

Hardware approved by owner - black aluminum fixed fastener. Logo shall be located within acrylic panels.

Non illuminated field plate painted white

1/4" Corinth Quarter raised logo color match "corinth quarter blue" and "corinth quarter orange" Coordinate vector graphics for "Corinth Quarter" logo with owner's representative. 1/4" black raised lettering/logo on both sides in font "Gotham Black" or as approved by Landlord. All new hardware, size, and color should match previous installations.

## CORNER SIGN DESIGNATED AREA

### Construction

Logo shall be located within acrylic panels. No exposed fastener.

Non illuminated field plate painted white.

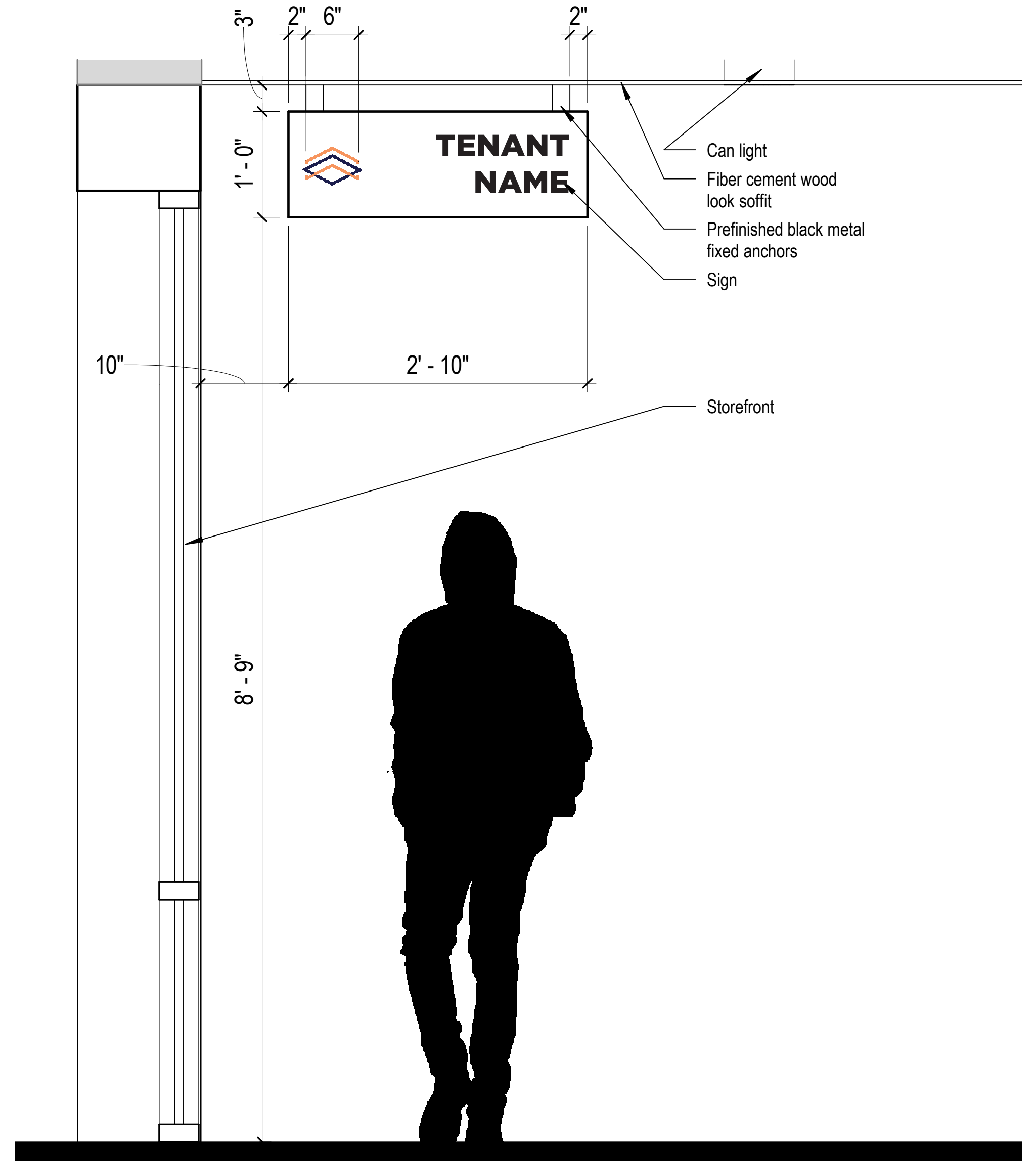
1/4" Raised logo and lettering. Font "Gotham Black"

### Location

Refer to installation location: 

Note: Red line indicates area where sign can be installed.

## ACCEPTABLE CORNER SIGNAGE EXAMPLE



NOTICE TO NEIGHBORING PROPERTY OWNERS

RE: COMMERCIAL SIGN STANDARDS REVIEW – Corinth Quarter Phase II

Dear Neighbor,

GastingerWalker& has submitted a sign standards plan on behalf of First Washington Realty to the City of Prairie Village Planning Commission for review and approval. The sign standards design intent is to provide a cohesive plan for the development and establish quality aesthetic standards.

The development team is inviting you to a neighborhood meeting at which time we can answer questions about the sign standards. The meeting will be held online at 6pm on September 25<sup>th</sup>, 2025 (Thursday). Information about joining the online meeting is listed below.

Join with a video conferencing device:

Meeting ID: **252 937 278 675 5**

Passcode: **BY7j55zj**

Or call in (audio only):

**+1 872-242-9833**, 127889840# United States, Chicago

Phone conference ID: **127 889 840#**

Join Teams meeting using web browser steps:

1. Open a web browser: and go to:

**“<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>”**

or **“<https://teams.live.com/free>”**

4. Enter the meeting ID and passcode

5. Click **“Join a meeting”** and **“continue in browser”**

We look forward to hearing your feedback.

Sincerely,

GastingerWalker&

Connor McRae, GastingerWalker&  
Andrea Hildago, First Washington Realty  
Kaysha Rios, GastingerWalker&

Corinth Quarter Phase II – Neighborhood Meeting – Signage Standards

Thursday 9/25/2025 6:00pm

Attendees:

Connor McRae – GastingerWalker&  
Andrea Hidalgo – First Washington Realty

Meeting Notes:

Connor McRae and Andrea Hildago attended the online meeting with a presentation prepared pertaining to the signage standards for Corinth Quarter Phase II. None of the property owners invited attended the meeting or reached out with any questions.