



Unified Government of Wyandotte County and Kansas City, Kansas

Landmarks Commission

Commission Chambers
701 N. 7th Street Trafficway, Kansas City, KS 66101

Chairman Jim Schraeder

Vice Chairman Micki Welcome-Hill, Hank Chamberlain, Steve Curtis, Jeff Fendorf, Linda Gerber, Mata Townsend, Bill Hutton

AGENDA

Tuesday, September 2, 2025

6:00 PM

1 CALL TO ORDER/ROLL CALL

2 MINUTES

2.1 CONSIDERATION OF THE AUGUST 4, 2025 LANDMARKS COMMISSION MINUTES

3 LANDMARKS APPLICATION(S)

3.1 Certificate of Appropriateness Application(s)

3.1.1 CA2025-006 - ROGELIO AVALOS

Synopsis: Certificate of Appropriateness for the construction of a new single-family residence on a vacant lot within the Westheight Historic District at 2122 State Avenue.

Tracking #: 21820

4 REPORTS

5 Adjourn

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting.

Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Per the Commission Rules of Procedure, comments should not include any rude or derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

Connect to Zoom from your computer, tablet or smartphone at: <https://wycokck.zoom.us/j/85258517268>

Phone: +12532050468,,85258517268# US

+12532158782,,85258517268# US (Tacoma)

Meeting ID: 852 5851 7268

Cell phones may mute and unmute by dialing *6.

Raise and lower your hand to be acknowledged by dialing *9.

To raise your digital hand from your PC or Mac, click the button labeled “Raise Hand” at the bottom of the window on the right side of the screen.

KANSAS CITY, KANSAS LANDMARKS COMMISSION

August 4, 2025

Minutes

The Kansas City, Kansas Landmarks Commission met in regular session (via Zoom Webinar and in the Commission Chamber) on Monday, August 4, 2025, at 6:00 p.m., with the following members present: Acting Chairman Jim Schraeder (Commission Chamber), Jeff Fendorf (Commission Chamber), William Hutton (Commission Chamber), Steve Curtis (Zoom), Mata Townsend (Zoom), and Micki Welcome-Hill (Zoom) (Absent: Chamberlain, Gerber, Roberts).

Rose Morris (Commission Chamber), Randy Greeves, Historic Preservationist (Commission Chamber), Michael Farley, UG Legal Counsel (Commission Chamber), and Mari Mongil, Office Manager (Commission Chamber) were also present.

Rose Morris, Recording Secretary, read the statement into the record: "Welcome to the meeting of the Kansas City, Kansas Landmarks Commission. Members are participating remotely by Zoom or in person in the Commission Chamber.

Please note the following instructions for the meeting:

- If you are joining by Zoom, please make sure that your microphone is muted until it is your time to speak.
- Members - Use the raise your hand feature to speak, after the Chairman recognizes you, unmute your microphone and please state your name when you begin to speak.
- For those in attendance via Zoom, use the "raise your hand" feature when you want to speak on an issue. The Chairman will recognize you when it is your time to speak. Please unmute your microphone and state your name and address before giving your comments.
- If you are in the Commission Chamber, please come to the microphone when the agenda item is called, and the Chairman will recognize you when it is your time to speak.
- If you are having trouble logging into the Zoom meeting, please see the Planning Department website at Wycokck.org.
- Proper meeting decorum is expected of all participating in the meeting and anyone who fails to act properly will be removed from the meeting. The City reserves the right to discontinue a meeting if any improper behavior occurs which prevents the uninterrupted conduct of business.

The format for this evening's meeting is as follows:

- The applicant will make the opening statement explaining the proposal. Please note that the applicant will be given fifteen (15) minutes to present their case. The fifteen (15) minutes includes the applicant, consultants, and other members of the applicant's team.
- Members of the Landmarks Commission will then address any questions they may have to the applicant. Any persons wishing to speak in favor will then be called upon and allowed to do so at that time.
- Then those persons in opposition will be called upon and allowed to make their statements and ask questions. Please note that each member of the

- public who wishes to speak will be given five (5) minutes to express their opinions. Time may not be shared between speakers. Each speaker will be allowed to speak one (1) time unless a question is directed to them.
- The Landmarks Commission is required to disclose any contact with regard to any application on the agenda. I will ask if any contact has been made with the public, Commissioners or other Landmarks Commission members, and at that time members of the Commission will disclose any contacts they may have had.

CONSIDERATION OF THE MAY 5, 2025 LANDMARKS MINUTES – Minutes were approved as distributed.

Hearing Starts 6:15:

CA2025-006 – ROGELIO AVALOS – SYNOPSIS: Certificate of Appropriateness for the construction of a new single-family residence on a vacant lot within the Westheight Historic District at 2122 State Avenue. Detailed Outline of Requested Action: The applicant, Rogelio Avalos, is requesting a Certificate of Appropriateness at 2122 State Avenue for new construction on the property. Applicant has proposed the following Scope of Work: The applicant seeks to construct a new single-family residence on a vacant parcel. 2122 State Avenue is a non-contributing property in the Westheight Historic District. The contributing, historic, or notable architectural features that may be affected by the proposed scope of work include the character of the Westheight Historic District which is comprised of a mix of high style and vernacular architecture.

Morris asked if any member of the Commission had any contact to disclose. No one responded in the affirmative.

Present in Support:

- Randy Greeves, presented on behalf of the Applicant who was absent

Present in Opposition:

- No one appeared

Staff Recommendation starts 7:15: Historic Preservationist Greeves stated that this is an application for a new construction in the Westheight Historic District. The applicant is proposing a single-family residence with a garage attached to it. Staff's recommendation is for approval with the condition that the vertical siding should be oriented horizontally in order to better conform with the surrounding structures.

The Commission directed their questions to Greeves.

Motion/Vote Starts 20:44:

On motion by Commissioner Fendorf, seconded by Commissioner Hutton, the Landmarks Commission voted as follows to **HOLD OVER CA2025-006 to the September 2, 2025 meeting for more information:**

Schraeder	Chairman
Chamberlain	Not Present

Curtis: Aye
Fendorf: Aye
Gerber: Not Present
Roberts: Not Present
Townsend: Aye
Welcome-Hill: Aye
Hutton Aye
Motion to **HOLD OVER** Passed: 5 to 0

Hearing Starts 27:30:

SLR2025-008 – MITCH LICHTERMAN AND NICK EWING – SYNOPSIS: State Law Review of alterations to the Kansas City Kansas High School Gymnasium and Laboratory at 1017 North 9th Street.

Morris asked if any member of the Commission had any contact to disclose. No one responded in the affirmative.

Present in Support:

- Jim Sullivan, Applicant Representative, 8621 Johnson Drive, Mission, Kansas 66202
- Mitch Lichterman, Owner and Applicant

The Commission directed their questions to the applicants.

Present in Opposition:

- No one appeared

Staff Recommendation Starts 41:46: Historic Preservationist Greeves stated that the National Register nomination highlights the vestibule, pool, gymnasium, and hallways as being significant to the historic integrity of the building. This Kansas state mandated historic review is to inspect if the proposed work damages or destroys historically significant features. Staff recommends denial, as the proposed work could jeopardize the historic nature of the building and historically significant features.

The Commission directed their questions to Greeves.

Motion/Vote Starts 1:12:12:

On motion by Commissioner Fendorf, seconded by Commissioner Hutton, the Landmarks Commission voted as follows to **APPROVE SLR2025-008:**

Chamberlain Not Present
Curtis: Aye
Fendorf: Aye
Gerber: Not Present
Roberts: Not Present
Townsend: Aye
Welcome-Hill: Aye
Hutton Aye

Motion to **APPROVE** Passed: 5 to 0

Action starts 1:18:22:

ELECTION OF OFFICERS:

Commissioner Fendorf nominated Commissioner Schraeder as Chair of the Landmarks Commission, seconded by Commissioner Hutton, and approved 5 to 0 by the Commission.

Commissioner Hutton nominated Commissioner Welcome-Hill as Vice-Chair of the Landmarks Commission, seconded by Commissioner Fendorf, and approved 5 to 0 by the Commission.

Reports Starts 1:20:47:

1. Commissioner Schraeder –
 - i. The Landmarks Commission is down to nine (9) members with the passing of David Meditz. The Commission is still missing an appointment from Commissioner Townsend.
 - ii. Working on a notification to provide to Business Licensing to spread awareness to those performing work in historical districts.
2. Legal Counsel Mike Farley –
 - i. Landmarks Commission Bylaws need to be inspected so all conditions are up to date.
 - ii. Commissioner Hutton was approved as a Landmarks Chairman by the Board of Commissioners in May.
 - iii. According to the code, three (3) unexcused absences is a forfeiture of position, which removes Roberts from his position as he has not attended since last year.
3. Planning and Urban Design – Historic Preservationist Randy Greeves stated that since the May Landmarks meeting, he has conducted four (4) State Law Reviews, eight (8) Admin Reviews, and five (5) letters of exemption. The National Register Nomination for the Downtown Historic District is progressing, but recent staffing issues increase the difficulty of dedicating time to major projects.

Next Meeting – Tuesday, September 2, 2025 at 6:00 p.m.

The meeting adjourned at 7:50 p.m.



Planning and Urban Design

Landmarks Commission Staff Report

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Kansas City, Kansas Landmarks Commission

From: Planning and Urban Design Staff

Date: September 2, 2025

Re: CA2025-006

GENERAL INFORMATION

Applicant:
Rogelio Avalos

Status of Applicant:
Contractor

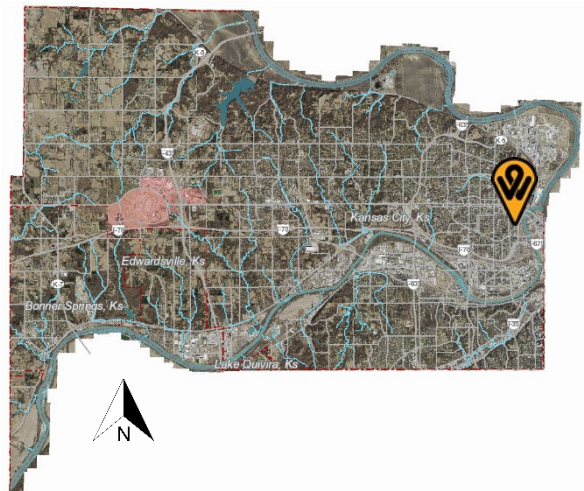
Wyco Landbank
Under Contract with Miguel A. Cortes
1211 Minnesota Ave
Kansas City, Ks 66102

Requested Action:
Approval of a Certificate of Appropriateness.

Date of Application:
June 10, 2025

Purpose:
Applicant seeks to build a single-family residential building on a vacant lot.

Property Location:
2122 State Ave.



Historic Property Name: N/A

Commission District: Commissioner At-Large District #1: Melissa Bynum
District #4: Commissioner: Evelyn Hill

Historic Status: Property is located within the Westheight Manor Historic District.

Existing Zoning: R-2- Two-Family Residential

Adjacent Zoning: **North:** R-1- Single-Family Residential
 South: R-2- Two-Family Residential
 East: R-2- Two-Family Residential
 West: R-2- Two-Family Residential

Adjacent Uses: **North:** Single-Family Residential
 South: Single-Family Residential
 East: Single-Family Residential
 West: Single-Family Residential

Total Tract Size: 0.17 Acres

Master Plan Designation: The Northeast Area Plan designates this parcel as single-family which is intended to protect established single family neighborhoods.

Major Street Plan: The Major Street Plan designates State Avenue as a Major Arterial.

Advertisement: The Wyandotte Echo – July 10, 2025
Letters to Property Owners – July 15, 2025

Public Hearing: August 4, 2025 and September 2, 2025

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Rogelio Avalos, is requesting a Certificate of Appropriateness at 2122 State Avenue for new construction on the property. Applicant has proposed the following Scope of Work:

The applicant seeks to construct a new single-family residence on a vacant parcel.

2122 State Avenue is a non-contributing property in the Westheight Historic District. The contributing, historic, or notable architectural features that may be affected by the proposed scope of work include the character of the Westheight Historic District which is comprised of a mix of high style and vernacular architecture.

Background of Historic Property: Subject property is located within the Westheight Historic District. The Westheight Historic District was listed on the National Register on 02/19/1982 and listed on the State Register on 07/03/1979. This lot has been vacant since the house that sat on it was demolished around 1999, it was once the site of the Horace J. Clark House, a craftsman bungalow style home. The property is currently owned by the Wyandotte County Landbank who has a contract with Miguel Cortes to build a single-family home.

City Ordinance Requirements: Code of Ordinances §27-80 – §27-169

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Staff does not have access to this information at this time.

Building, Zoning, or Code Enforcement Complaints:

1. 2019-19225-02699- Abatement
2. 2019-19225-00991- Abatement
3. 2019-19208-01647- Code- Environment
4. 2018-18225-04816- Abatement
5. 2017-17225-03497- Abatement
6. 2016-16212-00639- Code- Environment

Outstanding or Related Permits and Cases:

1. 2025-CA2025-006- Certificate of Appropriateness (open)
2. 2025-NSF25-0022- New single Family
3. 2025-GRD25-0027- Grading- Excavation

SCOPE OF WORK

1. Identify the architectural features that will be altered or removed.

This project is on an empty parcel as such no architectural features will be altered or removed.

2. Identify any architectural or historic features on the property (but not incorporated into the primary structure) that will be altered or removed.

Westheight Manor has a variety of architectural and vernacular styles that make up the district. This project will have an effect on the historic setting of the district.

3. List all other exterior renovations and identify the alterations or demolitions proposed. Any relevant current and proposed dimensions must be provided.

This is new construction within a historic district.

For a comprehensive list of qualifying exterior work, see the *Detailed Outline of Requested Action* in the "Proposal" section in this report.

FACTORS TO BE CONSIDERED

Per Section 27-149(d), one of the following criteria must be met for the named Certificate of Appropriateness to be granted.

1. The changes proposed are not visible from any public street, alley, park or other public place.

The proposed changes are visible from State Avenue.

2. Such changes are not detrimental to the historic, cultural or architectural character of the district, site, building, structure or object, or of other improvements thereon.

The changes are in accord with the Secretary of the Interior's Standards for Rehabilitation and the Guidelines for Rehabilitating Historic Buildings, as listed below. Staff contends that the manner in which the proposed work satisfies the Rehabilitation Standards and Guidelines is in the manner in which the changes will not be detrimental to the historic, cultural, and architectural character of the Westheight Manor Historic District.

3. That such changes are in accord with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

The property was historically used as a single-family residence until the building was demolished in 1999, this scope of work proposes to build a new single-family residence for the same use.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

The original building was demolished in 1999. As such none of the historic character of that property can be retained. The applicant seeks to build a new single-family residence that will incorporate modern materials into its design. Whereas the Westheight Historic District has many different style of siding, the majority is horizontal clapboard or brick. The applicant proposes to use vertically installed Smart Siding. While Smart Siding has been approved for use in historic districts in the past this proposal would be improved for that siding to be installed horizontally as opposed to vertically.

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

The proposed single-family residence is designed well to avoid giving a false sense of historical development. The previous building on the parcel was a craftsman style bungalow, known for their full width porches, exposed rafter tails, trapezoidal columns and front gable ends the only similarity the proposed building has is a front facing gable end.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

There are no features or changes that are historic in their own right on the property.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

There are no extant features, finishes, examples of construction techniques or craftsmanship on the property.

- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

There are no deteriorated historic features on the property.

- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

The proposed scope of work does not include and harsh chemical or physical treatments on historic materials.

- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

No archeological resources have hereunto been discovered. If in the course of work allowed under these environs review archeological resources are discovered, applicants must contact the Planning and Urban Design Staff to arrange specific preservation and mitigation measures. Contact the Planning and Urban Design Department at 913-573-5750 and /or planninginfo@wycokck.org for assistance. If archeological resources are found refer to the National Park Service National Register Bulletin 36 for more information <https://www.nps.gov/subjects/nationalregister/upload/NRB36-Complete.pdf>.

- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

The proposed scope of work will not impact any historic materials that characterize the property. While the proposed work is differentiated from historic buildings that surround it the orientation of the siding will have a negative impact on the historic setting of the district.

- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The proposed scope of work ensure that removal of this building in the future can be done without negatively impacting surrounding historic buildings.

STAFF COMMENTS AND SUGGESTIONS

Urban Planning and Land Use Comments:

1. The proposed scope of work includes the installation of vertical smart boards, it would be better for the historic character of the neighborhood if the siding were instead installed horizontally.

STAFF RECOMMENDATION

Staff recommends that the Kansas City, Kansas Landmarks Commission make the findings contained within the staff report and recommends **APPROVAL** of **CA2025-006** to all comments and suggestions outlined in this staff report, subject to the following conditions:

1. Siding on the building should be oriented horizontally rather than vertically to better fit the character of existing houses in the Historic District.

ATTACHMENTS LIST

Aerial Imagery
Land Use Map
Historic District/Landmark Map
Site Photographs Provided by Applicant
Elevations Plans
Window and Door Specifications
Existing Plot Plan
Proposed Plot Plan
Roof Plans

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Landmarks Commission</u>
Public Hearing	August 4, 2025 September 2, 2025

STAFF CONTACT: **Randy Greeves**
rlgreeves@wycokck.org

MOTIONS

"I move the Kansas City, Kansas City Landmarks Commission **APPROVE** of Petition **CA2025-006** to the Unified Government Board of Commissioners as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of Urban Planning and Land Use Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Landmarks Commission:

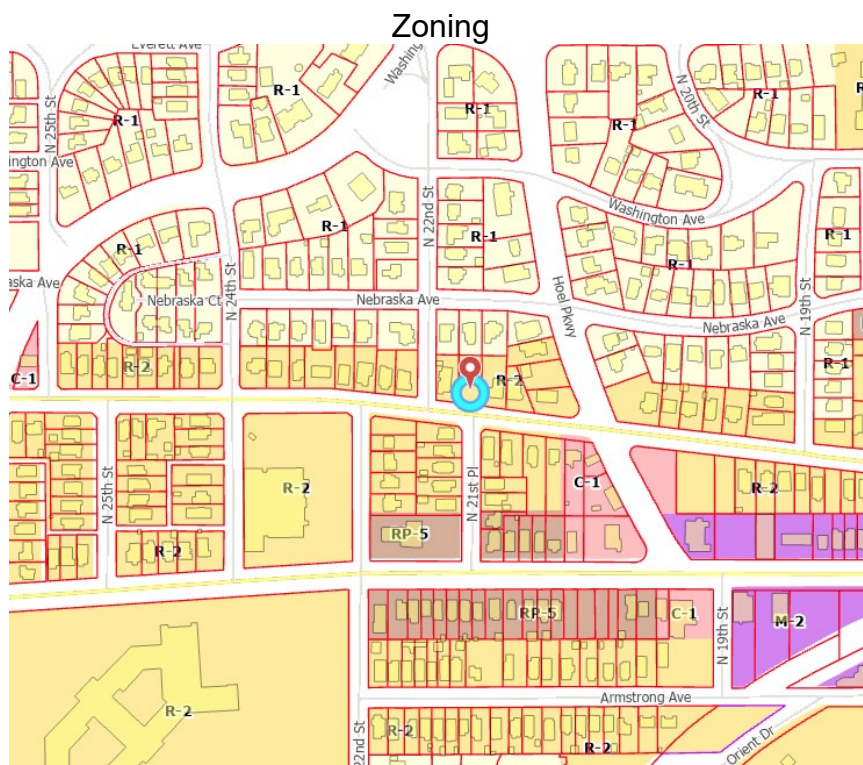
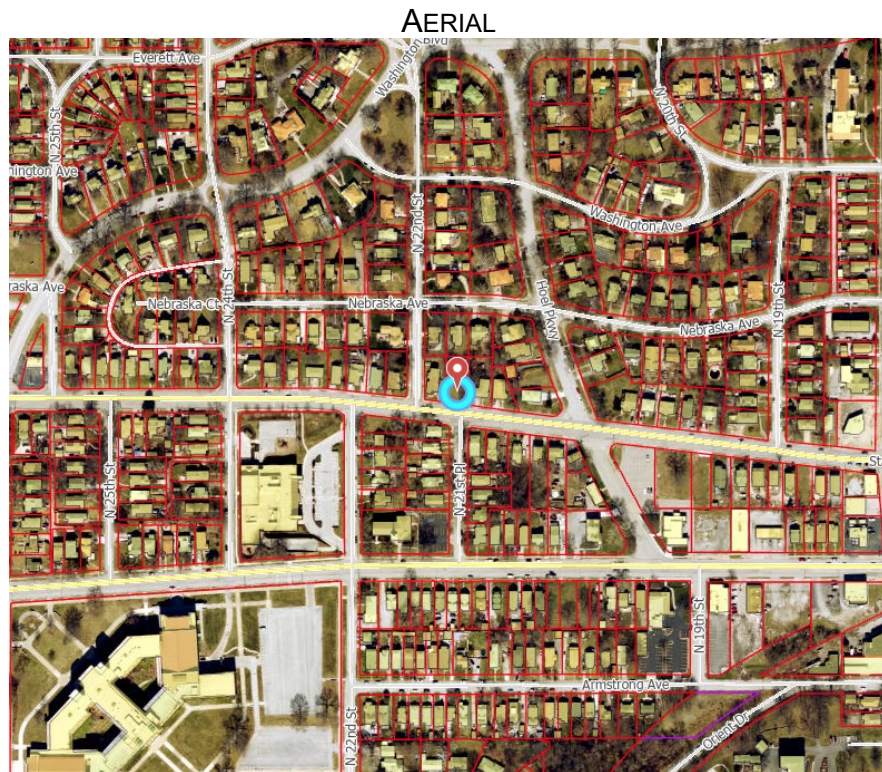
1. _____;
2. _____; And
3. _____."

OR

I move the Kansas City, Kansas City Landmarks Commission **DENY** of Petition **CA2025-006** as it is not in compliance with the City Code and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned:

1. _____;
2. _____; And
3. _____.

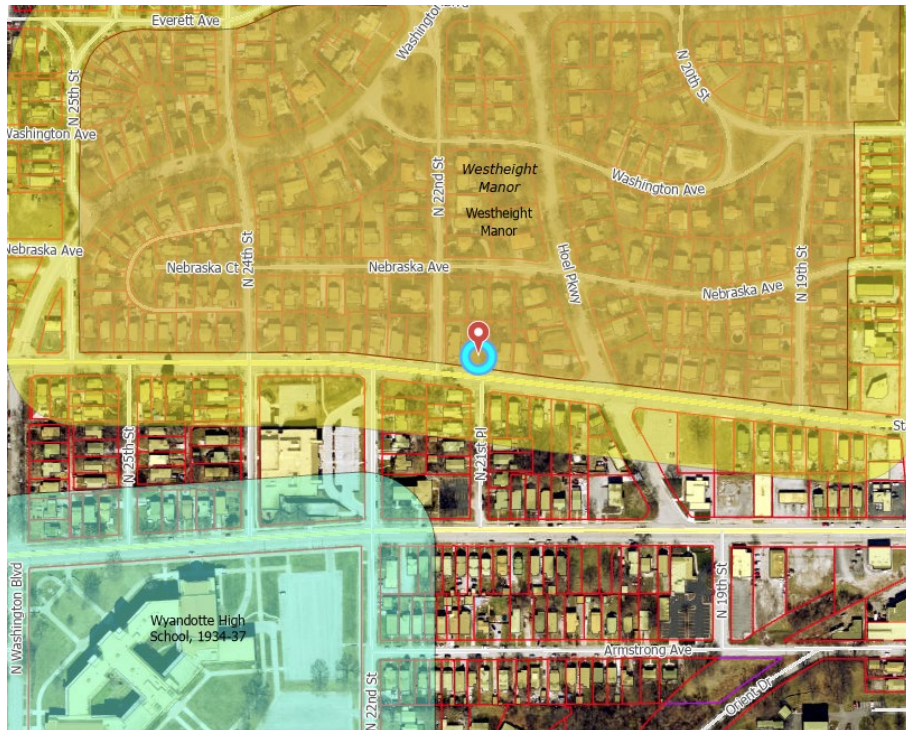
ATTACHMENTS



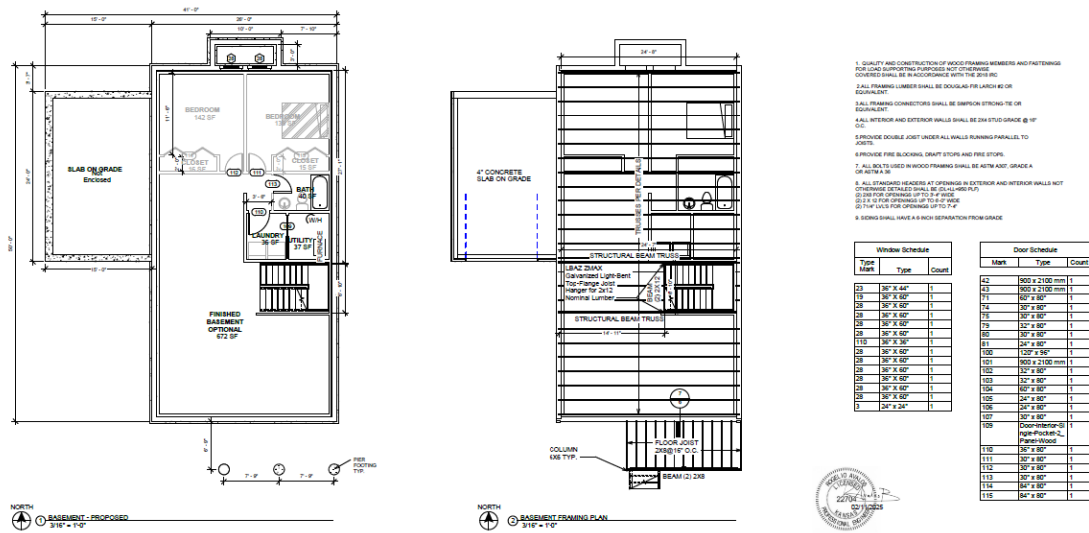
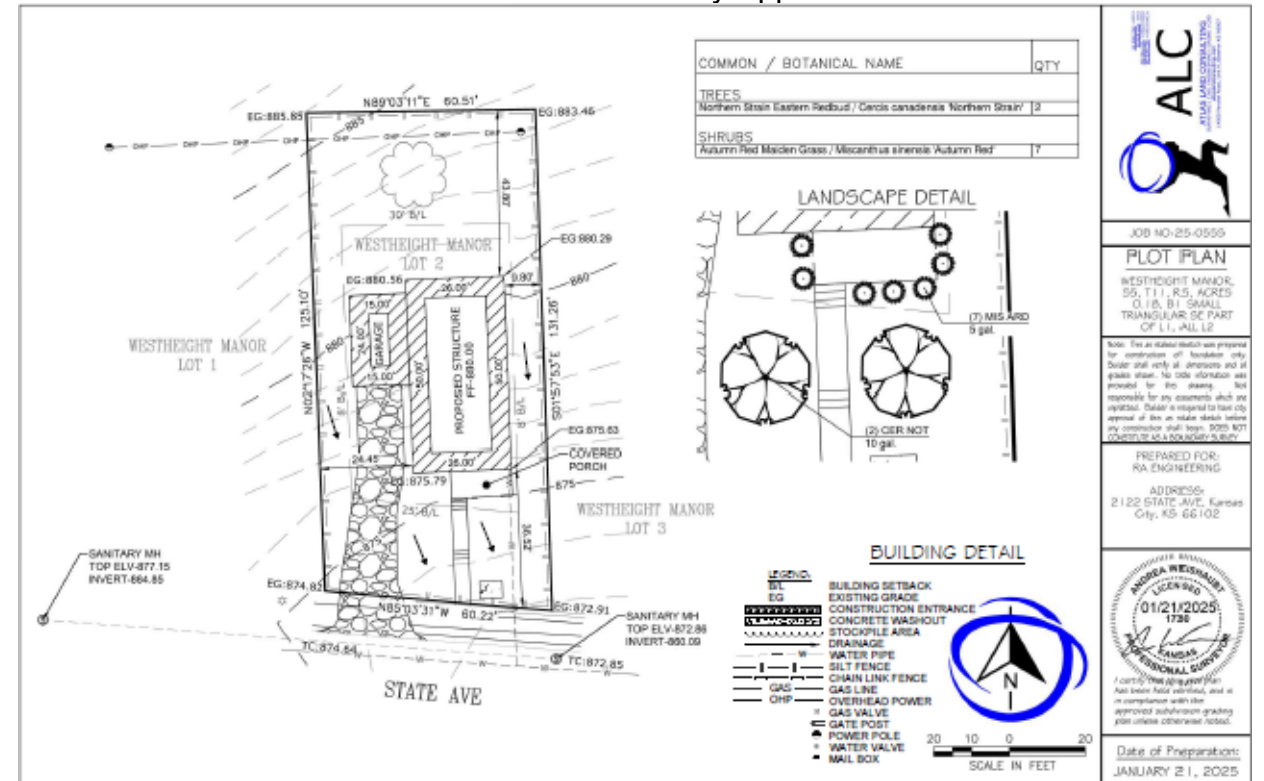
Land Use

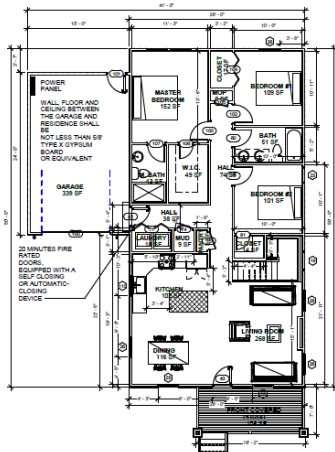


Historic Context

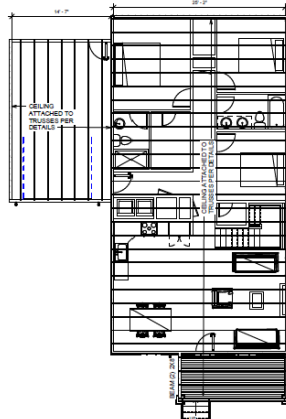


Materials Submitted by Applicant





NORTH
FIRST FLOOR - PROPOSED
3/16" = 1'-0"

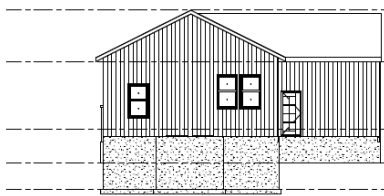


NORTH
FIRST FLOOR FRAMING PLAN
3/16" = 1'-0"

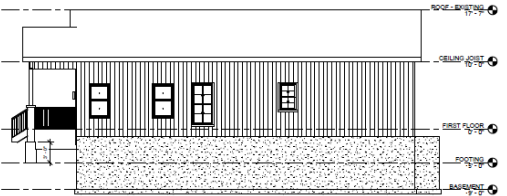
1. QUALITY AND CONSTRUCTION OF WOOD FRAMING MEMBERS AND JOINTS SHALL BE AS SPECIFIED IN THE 2018 IRC.
2. ALL FRAMING LUMBER SHALL BE DOUGLASS FIR LARCH #2 OR EQUIVALENT.
3. ALL FRAMING CONNECTORS SHALL BE EMBLEM STRONG TIE OR EQUIVALENT.
4. ALL INTERIOR AND EXTERIOR WALLS SHALL BE 2x4 STUDS @ 16" O.C.
5. EXTERIOR DOUBLE JOIST UNDER ALL WALLS BE 2x4 STUDS @ 16" O.C.
6. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS.
7. ALL MULTIPLE USES IN WOOD FRAMING SHALL BE 4x12 AND GRADE A OR BETTER.
8. ALL ATTACHED ROOFS AT 12/12 OR STEEPER EXTERIOR AND INTERIOR WALLS NOT EXCEEDING 12'0" TO 12'6" SHALL BE 2x12 OR 2x10 STUDS @ 16" O.C. AT 12'0" OR SHALL BE 2x12 STUDS @ 16" O.C. AT 12'6" OR SHALL BE 2x12 STUDS @ 16" O.C.
9. DOORS SHALL HAVE A 3" MIN. SEPARATION FROM GRADE.

Window Schedule			
Mark	Type	Count	
W1	36" x 48"	1	
W2	36" x 60"	1	
W3	36" x 60"	1	
W4	36" x 60"	1	
W5	36" x 60"	1	
W6	36" x 60"	1	
W7	36" x 60"	1	
W8	36" x 60"	1	
W9	36" x 60"	1	
W10	36" x 60"	1	
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W99	36" x 60"	1	
W100	36" x 60"	1	

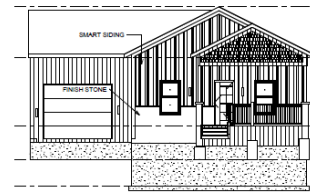
Door Schedule			
Mark	Type	Count	
D1	36" x 60"	1	
D2	36" x 60"	1	
D3	36" x 60"	1	
D4	36" x 60"	1	
D5	36" x 60"	1	
D6	36" x 60"	1	
D7	36" x 60"	1	
D8	36" x 60"	1	
D9	36" x 60"	1	
D10	36" x 60"	1	
D11	36" x 60"	1	
D12	36" x 60"	1	
D13	36" x 60"	1	
D14	36" x 60"	1	
D15	36" x 60"	1	
D16	36" x 60"	1	
D17	36" x 60"	1	
D18	36" x 60"	1	
D19	36" x 60"	1	
D20	36" x 60"	1	
D21	36" x 60"	1	
D22	36" x 60"	1	
D23	36" x 60"	1	
D24	36" x 60"	1	
D25	36" x 60"	1	
D26	36" x 60"	1	
D27	36" x 60"	1	
D28	36" x 60"	1	
D29	36" x 60"	1	
D30	36" x 60"	1	
D31	36" x 60"	1	
D32	36" x 60"	1	
D33	36" x 60"	1	
D34	36" x 60"	1	
D35	36" x 60"	1	
D36	36" x 60"	1	
D37	36" x 60"	1	
D38	36" x 60"	1	
D39	36" x 60"	1	
D40	36" x 60"	1	
D41	36" x 60"	1	
D42	36" x 60"	1	
D43	36" x 60"	1	
D44	36" x 60"	1	
D45	36" x 60"	1	
D46	36" x 60"	1	
D47	36" x 60"	1	
D48	36" x 60"	1	
D49	36" x 60"	1	
D50	36" x 60"	1	
D51	36" x 60"	1	
D52	36" x 60"	1	
D53	36" x 60"	1	
D54	36" x 60"	1	
D55	36" x 60"	1	
D56	36" x 60"	1	
D57	36" x 60"	1	
D58	36" x 60"	1	
D59	36" x 60"	1	
D60	36" x 60"	1	
D61	36" x 60"	1	
D62	36" x 60"	1	
D63	36" x 60"	1	
D64	36" x 60"	1	
D65	36" x 60"	1	
D66	36" x 60"	1	
D67	36" x 60"	1	
D68	36" x 60"	1	
D69	36" x 60"	1	
D70	36" x 60"	1	
D71	36" x 60"	1	
D72	36" x 60"	1	
D73	36" x 60"	1	
D74	36" x 60"	1	
D75	36" x 60"	1	
D76	36" x 60"	1	
D77	36" x 60"	1	
D78	36" x 60"	1	
D79	36" x 60"	1	
D80	36" x 60"	1	
D81	36" x 60"	1	
D82	36" x 60"	1	
D83	36" x 60"	1	
D84	36" x 60"	1	
D85	36" x 60"	1	
D86	36" x 60"	1	
D87	36" x 60"	1	
D88	36" x 60"	1	
D89	36" x 60"	1	
D90	36" x 60"	1	
D91	36" x 60"	1	
D92	36" x 60"	1	
D93	36" x 60"	1	
D94	36" x 60"	1	
D95	36" x 60"	1	
D96	36" x 60"	1	
D97	36" x 60"	1	
D98	36" x 60"	1	
D99	36" x 60"	1	
D100	36" x 60"	1	



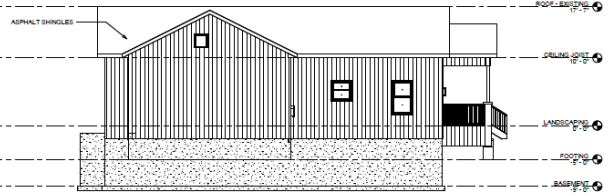
North
3/16" = 1'-0"



Side
3/16" = 1'-0"



Front
3/16" = 1'-0"



Side
3/16" = 1'-0"



LANDSCAPING
1/8" = 1'-0"

BASED ROOF
1/8" = 1'-0"

Description of		Product Length (in.)		Product Width (in.)	
Countdown Area (sq. ft.)	33.33 sq. ft.	36 in.	12 in.		
Product Thickness (in.)	2.0 in.				

Details

Color Family	Black	Color Finish	Charcoal
Features	Energy Star Rated High Wind Resistant	Fire Rating (UL 790)	Class A
Material	Asphalt	Number of bundles per 100 sq. ft. (Square)	3
Number of pieces per bundle	25	Requirements	After Ventilation Underlayment
Roofing Product Type	3-Tab Shingle	Shingle Exposure (in.)	5
Shingle Type	3-Tab Shingle	Warranty	25 Year Limited Warranty
Weight Per Bundle (lb.)	65		

SOFFITS-FACIA

LP SmartSide
SmartSide 440 Series Cedar Texture Trim Engineered Treated Wood Siding
Equivalent: As 4 in. x 6 in.
★★★★★ (49 of 50) Questions & Answers (17)

Link: <https://www.homedepot.com/p/GAF-Royal-Sovereign-Charcoal-Algae-Resistant-3-Tab-Roofing-Shingles-33-33-sq-ft-per-Bundle-26-pieces-0201180/100040028>

Royal Sovereign Shingles have a simple yet timeless beauty. Some people think all 3-tab shingles look pretty much alike. Not so. GAF has gone to great pains to make Royal Sovereign the most beautiful strip shingle you can install.

- 25-years ltd transferable warranty with smart choice protection (non prorated material and installation labor coverage) for the first 5-years (see GAF shingle and accessory ltd warranty for complete coverage and restrictions)
- Proven quality with over 10 billion Royal sovereign shingles having been installed in North America - enough to circle the earth more than 200 times if they were laid end to end
- Advanced protection shingle technology reduces the use of precious natural resources while providing excellent protection for your home
- Looks great with color lock ceramic firing (granules) that helps maintain the true shingle color
- StainGuard protection helps ensure the beauty of your roof against unsightly blue green algae (StainGuard protection applies only to shingles with StainGuard labeled packaging; see GAF shingle and accessory ltd warranty for details)
- Passes the industry's 2 toughest wind tests: ASTM's 110 MPH and 150 MPH wind tests (under controlled laboratory conditions)
- Micro weave core offers a strong foundation that helps resist cracking and splitting
- Meets the highest roofing fire rating, UL class A, listed to ANSI/UL 790
- Long lasting beauty may increase your home's resale value

Specifications

Dimensions

Product Length (in.)	96 in.	Product Thickness (in.)	.75 in.
Product Width (in.)	3.5 in.		

Details

Color Family	Brown	Color/Finish	Tan
Features	No Additional Features	Finish Type	Primer
Material	Composite	Pack Size	1
Product Weight (lb.)	5.673 lb.	Trim type	Basic trim

Warranty / Certifications

Manufacturer Warranty	5-year 100% labor replacement/50-year Transferable Limited Warranty		
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GUTTERS

Amerimax Home Products
3 in. x 10 ft. White Aluminum K-Style Gutter
★★★★★ (14) Questions & Answers (5)



WINDOWS

WINDOW DOUBLE HUNG

U-FACTOR< 0.32
SHGC< 0.40

Window Schedule		
Type Mark	Type	Count
23	36" X 44"	1
19	36" X 60"	1
4	16" X 24"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
110	36" X 36"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1



Dimensions

Grid Width (in.)	7/8	Jamb Depth (in.)	2.688 in.
Product Depth (in.)	2.688 in.	Product Height (in.)	59.25 in.
Product Width (in.)	35.375 in.	Rough Opening Height (in.)	59.75 in.
Rough Opening Width (in.)	35.875 in.	Width (in.) x Height (in.)	35.375 x 59.25

Details

Exterior Color/ Finish	White	Exterior Color/Finish Family	White
Features	Tilt-In Clearing	Frame Material	Vinyl
Frame Type	Standard Frame	Glass Type	Low-E Glass
Glazing Type	Double-Pane	Grid Pattern	Colonial
Grille Type	Grille Between Glass	Hardware Color/Finish Family	White
Included	Grid, Hardware, Screen	Interior Color/Finish Family	White
Lock Type	Standard Lock	Number of Grids	3 Wide 2 High
Number of Locks	2	Product Weight (lb.)	38.3 lb.

DOORS

U-FACTOR< 0.32
SHGC< 0.40

Door Schedule		
Mark	Type	Count
42	600 x 2100 mm	1
43	600 x 2100 mm	1
57	30" x 80"	1
58	30" x 80"	1
59	30" x 80"	1
60	84" x 80"	1
61	60" x 80"	1
62	36" x 80"	1
71	60" x 80"	1
74	30" x 80"	1
75	30" x 80"	1
79	32" x 80"	1
80	30" x 80"	1
81	24" x 80"	1
98	36" x 60"	1
99	36" x 60"	1
100	120" x 96"	1
101	600 x 2100 mm	1
102	32" x 80"	1
103	32" x 80"	1
104	60" x 80"	1
105	24" x 80"	1
106	24" x 80"	1
107	30" x 80"	1
108	32" x 80"	1



Specifications

Dimensions

Door Height (in.)	81.5 in	Door Thickness (in.)	1.75 in
Door Width (in.)	37.5 in	Jamb Size (in.)	4-9/16"
Nominal Door Height (in.)	80 in	Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	36 in	Rough Opening Height (in.)	82
Rough Opening Width (in.)	38.25		

Details

Bore Type	Double Bore	Color Family	White
Color/Finish	Ultra Pure White	Door Configuration	Single Door
Door Glass Insulation	Triple Pane	Door Handing	Right-Hand/Inswing
Door Type	Exterior Prehung	Features	Brickmold, Glass Panel, Lockset Bore (Double Bore), Weatherstripping
Finish Type	Painted	Frame Material	Wood
Glass Caming Finish	No caming	Glass Layout	1/2 Lite
Glass Shape	Rectangle Lite	Glass Style	Clear Glass

FINISHED - SMART SIDING-STONE (SEE PHOTO ATTACHED)

