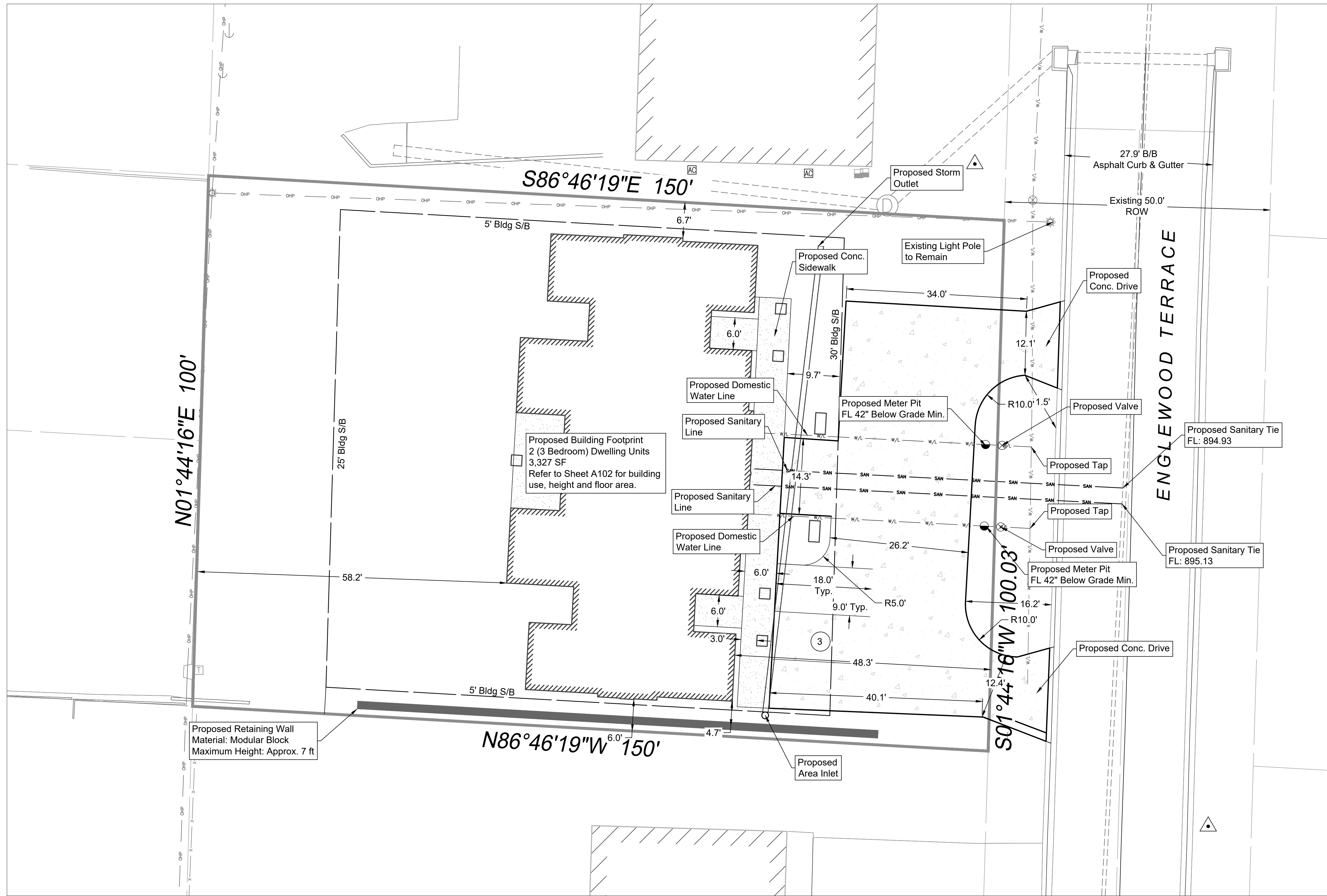


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Property Information

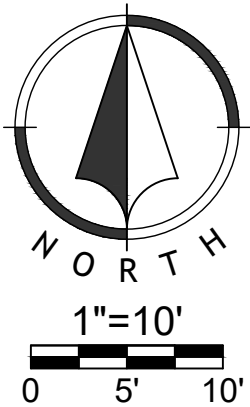
- | | | | |
|----|---|----|---|
| 1 | <p>ADDRESS: 2715 S Sterling Ave. Independence MO, 64052
 OWNER: Richardson Anthony
 DESCRIPTION: Englewood View Lot 8 & N 20' Lot 9
 PARCEL: 27-710-04-10-00-0-00-000
 LAND USE CODE: 1110</p> | 14 | <p>ADDRESS: 2802, 2802, 2802 Englewood Ter. Independence MO, 64052
 OWNER: Van Biber Tom C
 DESCRIPTION: Englewood View Lot 64
 PARCEL: 27-710-04-23-00-0-00-000
 LAND USE CODE: 1130</p> |
| 2 | <p>ADDRESS: 2727 S Sterling Ave. Independence MO, 64052
 OWNER: Larkins Tory D & Karen K
 DESCRIPTION: Englewood View Lots 11 & 12
 PARCEL: 27-710-04-35-00-0-00-000
 LAND USE CODE: 2190</p> | 15 | <p>ADDRESS: 2828 S Englewood Ter. Independence MO, 64052
 OWNER: Harry S Truman Childrens Neurological
 DESCRIPTION: Englewood View Lot 63
 PARCEL: 27-710-04-22-00-0-00-000
 LAND USE CODE: 2195</p> |
| 3 | <p>ADDRESS: 2717, 2719 S Sterling Ave. Independence MO, 64052
 OWNER: Larkins Tory D & Karen K
 DESCRIPTION: Englewood View S 30' Lot 9, & Lot 10
 PARCEL: 27-710-04-11-00-0-00-000
 LAND USE CODE: 1120</p> | 16 | <p>ADDRESS: 2711, 2713 S Englewood Ter. Independence MO, 64052
 OWNER: Mitchell Stephen R
 DESCRIPTION: Englewood Place Lot 1
 PARCEL: 27-710-03-05-00-0-00-000
 LAND USE CODE: 1120</p> |
| 4 | <p>ADDRESS: 2727 S Sterling Ave. Apt A-K Independence MO, 64052
 OWNER: Schwopce C Tyler & Lori A-Trustees
 DESCRIPTION: Englewood View Lots 11 & 12
 PARCEL: 27-710-04-35-00-0-00-000
 LAND USE CODE: 2190</p> | 17 | <p>ADDRESS: 2715, 2717 S Englewood Ter. Independence MO, 64052
 OWNER: Rasa Gael
 DESCRIPTION: Englewood Place S 2.5' Lot 1 & N 57.5' Lot 2
 PARCEL: 27-710-03-05-00-0-00-000
 LAND USE CODE: 1120</p> |
| 5 | <p>ADDRESS: 2805 S Sterling Ave. Independence MO, 64052
 OWNER: The Kingsman Investment LLC
 DESCRIPTION: Englewood View Lots 13
 PARCEL: 27-710-04-14-00-0-00-000
 LAND USE CODE: 1101</p> | 18 | <p>ADDRESS: 2719 S Englewood Ter. Independence MO, 64052
 OWNER: Guerrero Juan
 DESCRIPTION: Englewood Places Res of Englewood View All S 5' of Lot 2 & Pt of Lot 3
 PARCEL: 27-710-03-06-01-0-00-000
 LAND USE CODE: 1111</p> |
| 6 | <p>ADDRESS: 2805 S Sterling Ave. Independence MO, 64052
 OWNER: The Kingsman Investment LLC
 DESCRIPTION: Englewood View Lots 14
 PARCEL: 27-710-04-14-00-0-00-000
 LAND USE CODE: 1101</p> | 19 | <p>ADDRESS: 2721 S Englewood Ter. Independence MO, 64052
 OWNER: Licata Gino
 DESCRIPTION: Englewood Places Res of Englewood View Pt of Lot 3
 PARCEL: 27-710-03-06-02-0-00-000
 LAND USE CODE: 1111</p> |
| 7 | <p>ADDRESS: 2829 S Sterling Ave. Independence MO, 64052
 OWNER: Superior Properties LLC
 DESCRIPTION: Englewood View Lot 15
 PARCEL: 27-710-04-36-00-0-00-000
 LAND USE CODE: 1110</p> | 20 | <p>ADDRESS: 2723, 2725 S Englewood Ter. Independence MO, 64052
 OWNER: Bianco Realty 3 LLC
 DESCRIPTION: Englewood Place Res of Englewood View Lot 4 & N 5' of Lot 5
 PARCEL: 27-710-03-28-00-0-00-000
 LAND USE CODE: 1120</p> |
| 8 | <p>ADDRESS: 2829 S Sterling Ave. Independence MO, 64052
 OWNER: Superior Properties LLC
 DESCRIPTION: Englewood View Lot 16
 PARCEL: 27-710-04-36-00-0-00-000
 LAND USE CODE: 1110</p> | 21 | <p>ADDRESS: 2727, 2729 S Englewood Ter. Independence MO, 64052
 OWNER: DKB Properties LLC
 DESCRIPTION: Englewood Place--S 57.5' of Lot 5 & N 2.5' of Lot 6
 PARCEL: 27-710-03-29-00-0-00-000
 LAND USE CODE: 1120</p> |
| 9 | <p>ADDRESS: 2716, 2718 S Englewood Ter Independence MO, 64052
 OWNER: Herl Dale
 DESCRIPTION: Englewood View Lot 67
 PARCEL: 27-710-04-29-01-0-00-000
 LAND USE CODE: 1120</p> | 22 | <p>ADDRESS: 2801 S Englewood Ter. Independence MO, 64052
 OWNER: Wilson Cassy R & Michael R
 DESCRIPTION: Englewood Place 60' of Lot 6
 PARCEL: 27-710-03-27-00-0-00-000
 LAND USE CODE: 1120</p> |
| 10 | <p>ADDRESS: 2716, 2718 S Englewood Ter Independence MO, 64052
 OWNER: Herl Dale
 DESCRIPTION: Englewood View Lot 67
 PARCEL: 27-710-04-29-01-0-00-000
 LAND USE CODE: 1120</p> | 23 | <p>ADDRESS: 2805 S Englewood Ter. Independence MO, 64052
 OWNER: Endgame Ventures 3 Series LLC
 DESCRIPTION: Englewood Place Lot 7
 PARCEL: 27-710-03-10-00-0-00-000
 LAND USE CODE: 1120</p> |
| 11 | <p>ADDRESS: 2722, 2720 S Englewood Ter Independence MO, 64052
 OWNER: Miller Roy III & Angela Miller-Trustees
 DESCRIPTION: Englewood View Lot 67
 PARCEL: 27-710-04-30-01-0-00-000
 LAND USE CODE: 1120</p> | 24 | <p>ADDRESS: 2809 S Englewood Ter. Independence MO, 64052
 OWNER: Herndon Tyler L
 DESCRIPTION: Englewood Place TH N½ of Lot 8
 PARCEL: 27-710-03-11-01-0-00-000
 LAND USE CODE: 1111</p> |
| 12 | <p>ADDRESS: 2726 S Englewood Ter Independence MO, 64052
 OWNER: Miller Roy III & Angela Miller-Trustees
 DESCRIPTION: Englewood View Lot 66
 PARCEL: 27-710-04-30-02-0-00-000
 LAND USE CODE: 1120</p> | 25 | <p>ADDRESS: 2811 S Englewood Ter. Independence MO, 64052
 OWNER: White Rozan
 DESCRIPTION: Englewood Place TH S ½ of Lot 8
 PARCEL: 27-710-04-11-02-0-00-000
 LAND USE CODE: 1111</p> |
| 13 | <p>ADDRESS: 2726 S Englewood Ter Independence MO, 64052
 OWNER: Parker ISL LLC
 DESCRIPTION: Englewood View Lot 66
 PARCEL: 27-710-04-30-02-0-00-000
 LAND USE CODE: 1101</p> | | |

May 12, 2020-1:03pm
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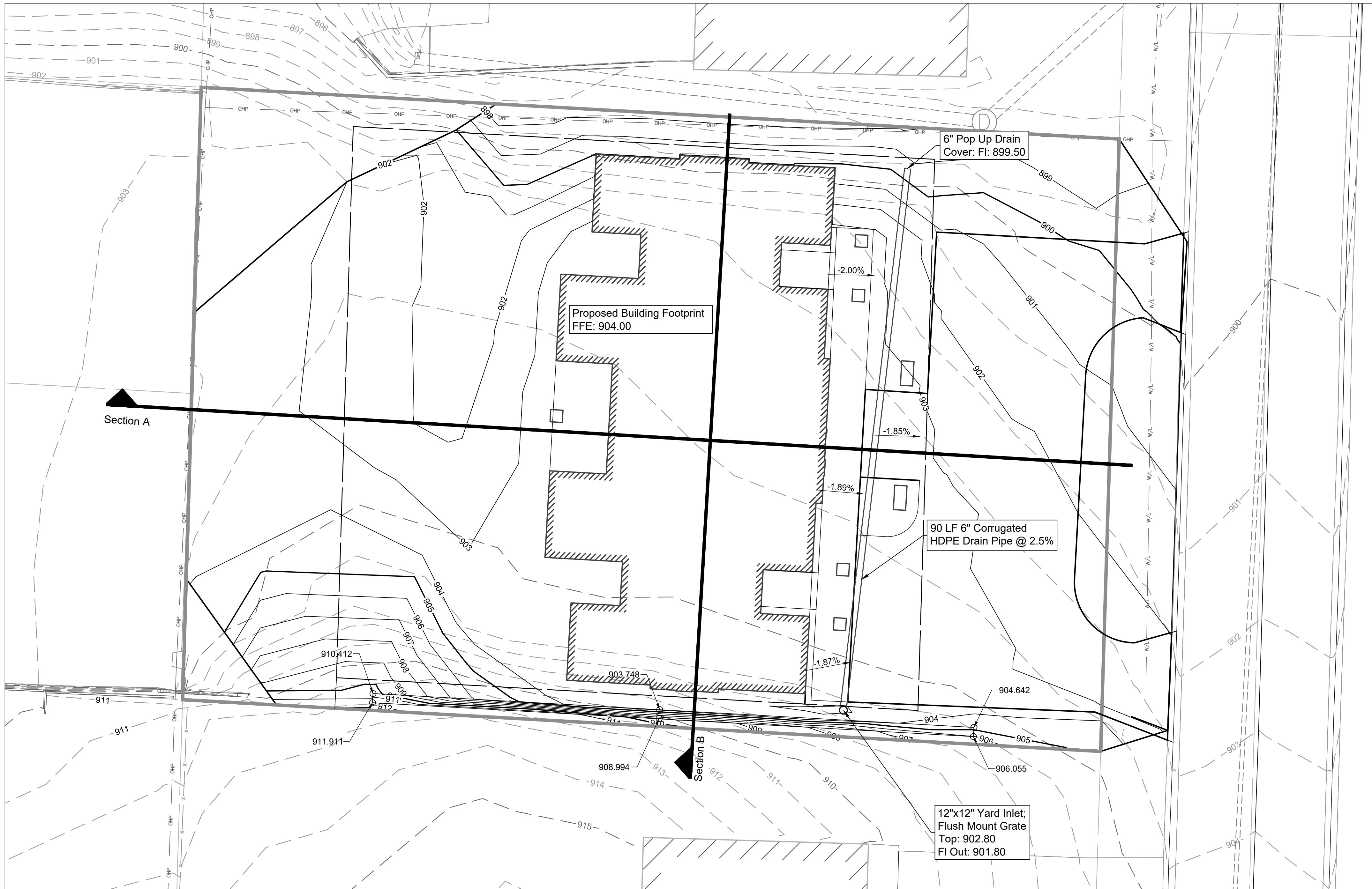


Parking Count Legend
X Standard Parking Stall

Site Info:
Total Site Area: 15005.08 sf / 0.344 Ac
Existing Zoning: R-18/PUD
Proposed Zoning: R-18/PUD
Existing Impervious: 0.00 sf
Proposed Impervious: 7,277.68 sf
Existing Use: Vacant Lot
Proposed Use: Residential Duplex (2 Units)
Proposed Height: Re: Sheet A102
Parking Required: 2 Spaces
Parking Proposed: 3 Spaces + On Street Parking
Construction Phasing: 1 Phase - Complete Winter 2020



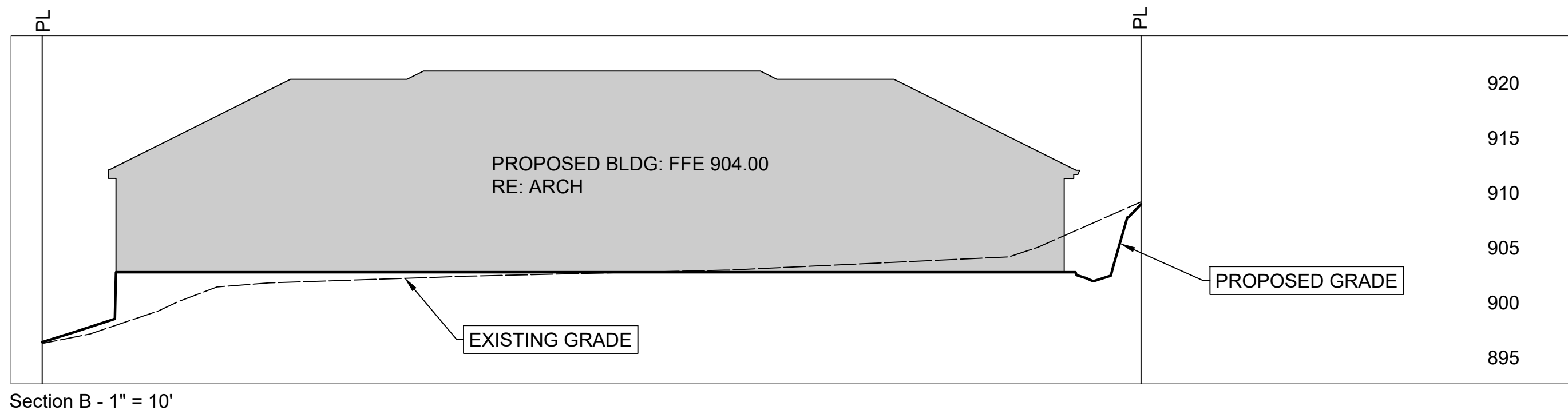
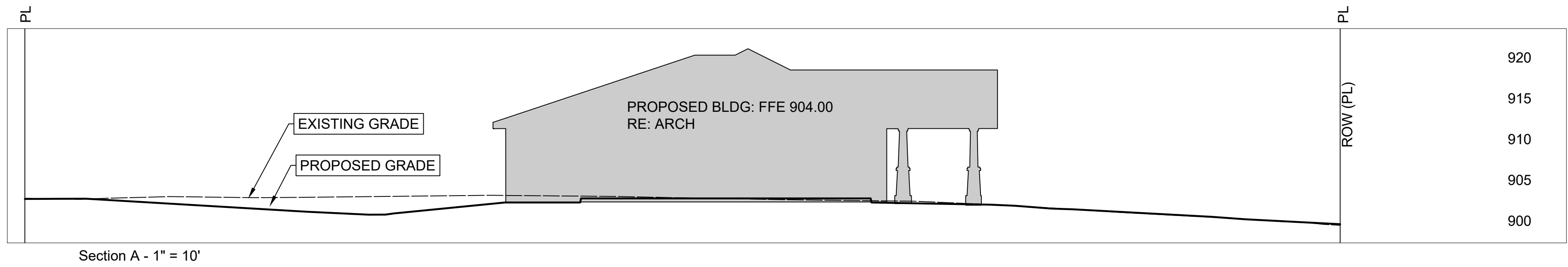
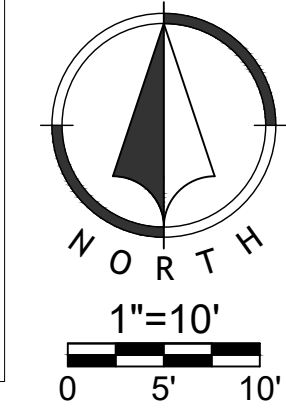
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General Notes:

LEGEND

- Existing Major Contour
- Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour



Sheet
C04

Preliminary Development Plans
19-0167
Center For Developmentally Disabled Duplex
Independence, Jackson County, MO

Preliminary Grading
Plan

####

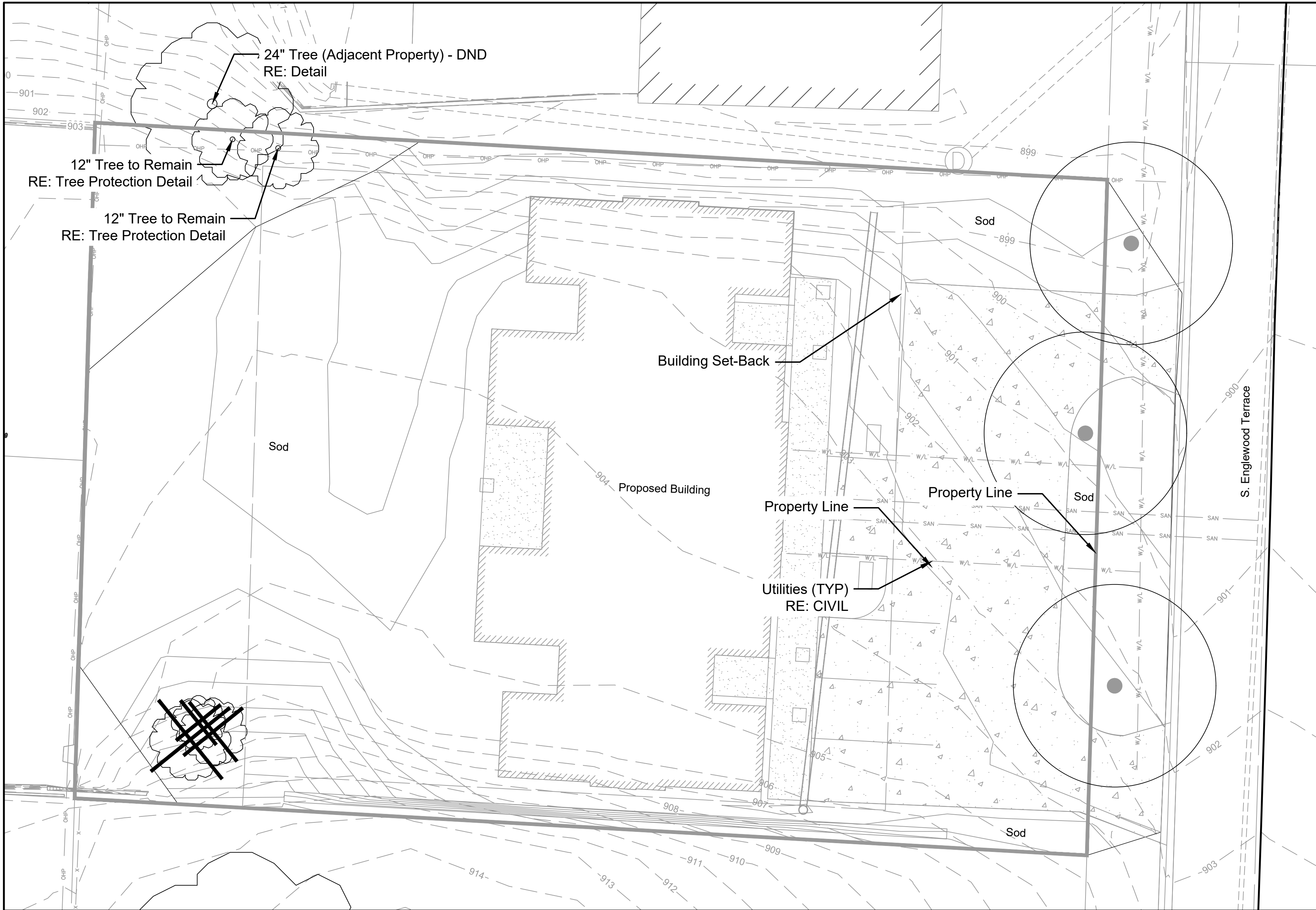
NO.	BY	GD	DATE	AG	JGW	Original Submittal To City
						REVISION

Renaissance
Infrastructure
Consulting

132 ABBIE AVENUE
KANSAS CITY, KANSAS 66103

913.377.9500
WWW.RIC-CONSULT.COM

MO Certificate of Authority: E-2010033630



LANDSCAPE DATA

Required Lot Trees

1 Front Yard Tree

1 Back Yard Tree

Preserved Trees

2 - 12" Back Yard Trees = 4 Trees

* Preserved Trees may not account for buffer or screening trees
** Preserved Trees may not account for more than half of the required tree counts.

Required Street Trees

1 Tree per 50' = 2 trees

Provided Lot Trees

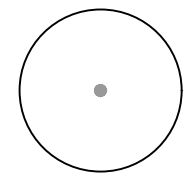
1 Front yard Tree
(28' from building setback)

2 - 12" Preserved Back Yard Trees

Provided Street Trees

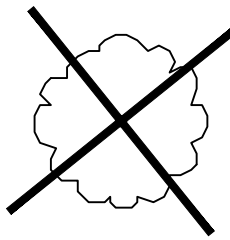
2 Trees

CONCEPT PLANT SCHEDULE

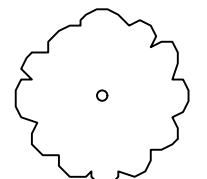


SHADE TREES - 2.5" CAL. B&B
Acer platanoides 'Emerald Queen' / Emerald Queen Maple
Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple
Acer rubrum 'Red Sunset' / Red Sunset Maple
Gleditsia triacanthos 'Skyline' / Skyline Honey Locust
Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust
Quercus bicolor / Swamp White Oak
Quercus macrocarpa / Burr Oak
Quercus palustris / Pin Oak
Quercus rubra / Red Oak
Quercus shumardii / Shumard Red Oak
Tilia cordata 'Greenspire' / Littleleaf Linden
Zelkova serrata 'City Sprite' TM / City Sprite Zelkova

3



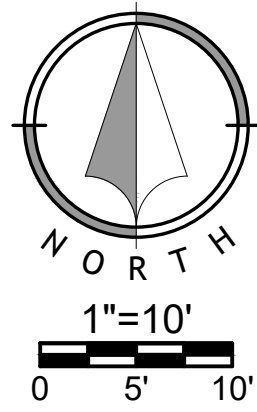
Existing Tree to be REMOVED



Existing Tree to REMAIN

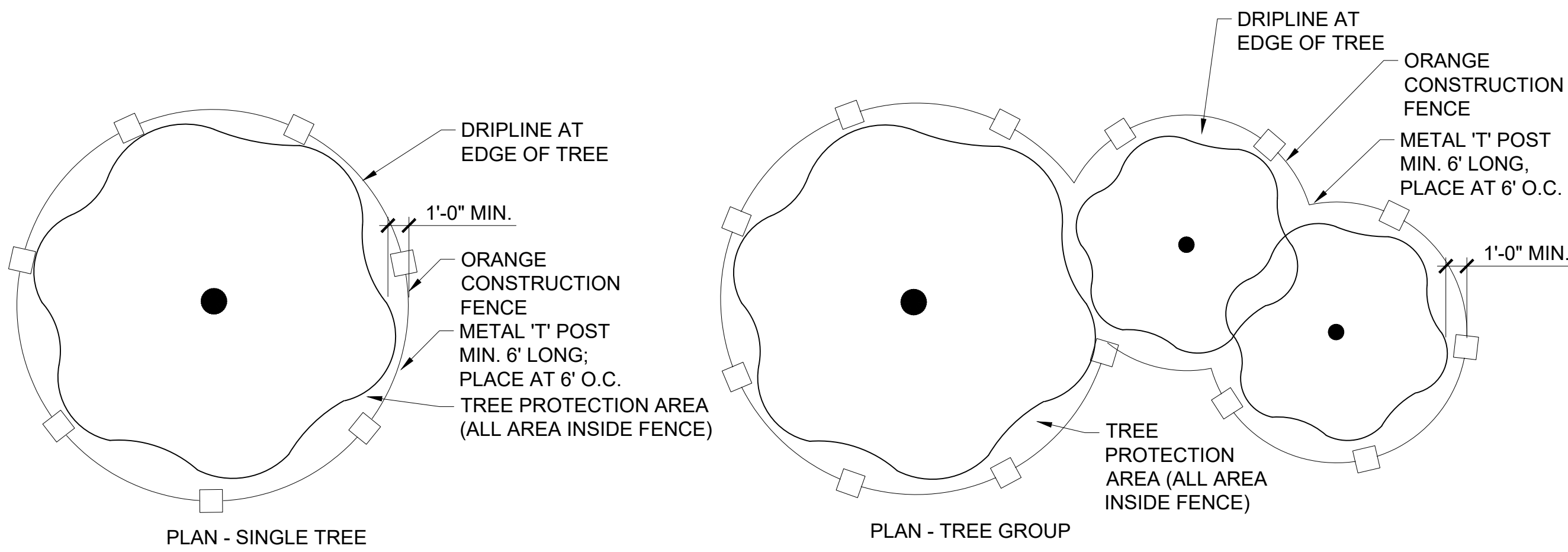
LANDSCAPE NOTES

- LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
- CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
- PREPARE PLANTING BEDS/TREE SAUCERS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
- SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- ALL TREES SHALL BE STAKED PER DETAIL.
- ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
- THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
- THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
- CONTRACTOR SHALL WARRANTY ALL LIVING PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUNDCOVERS, & TURF), AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT, OR ABUSE BY THE OWNER, ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD OR INCIDENTS THAT ARE BEYOND THE CONTRACTOR'S CONTROL. EXISTING, PRESERVED TREES SHALL BE UNDER WARRANTY FOR A PERIOD OF 18 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION. NEWLY INSTALLED PLANT MATERIAL SHALL BE UNDER WARRANTY FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF SUBSTANTIAL COMPLETION.
- ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED. LIMITS OF IRRIGATION SHALL BE DETERMINED BY OWNER. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

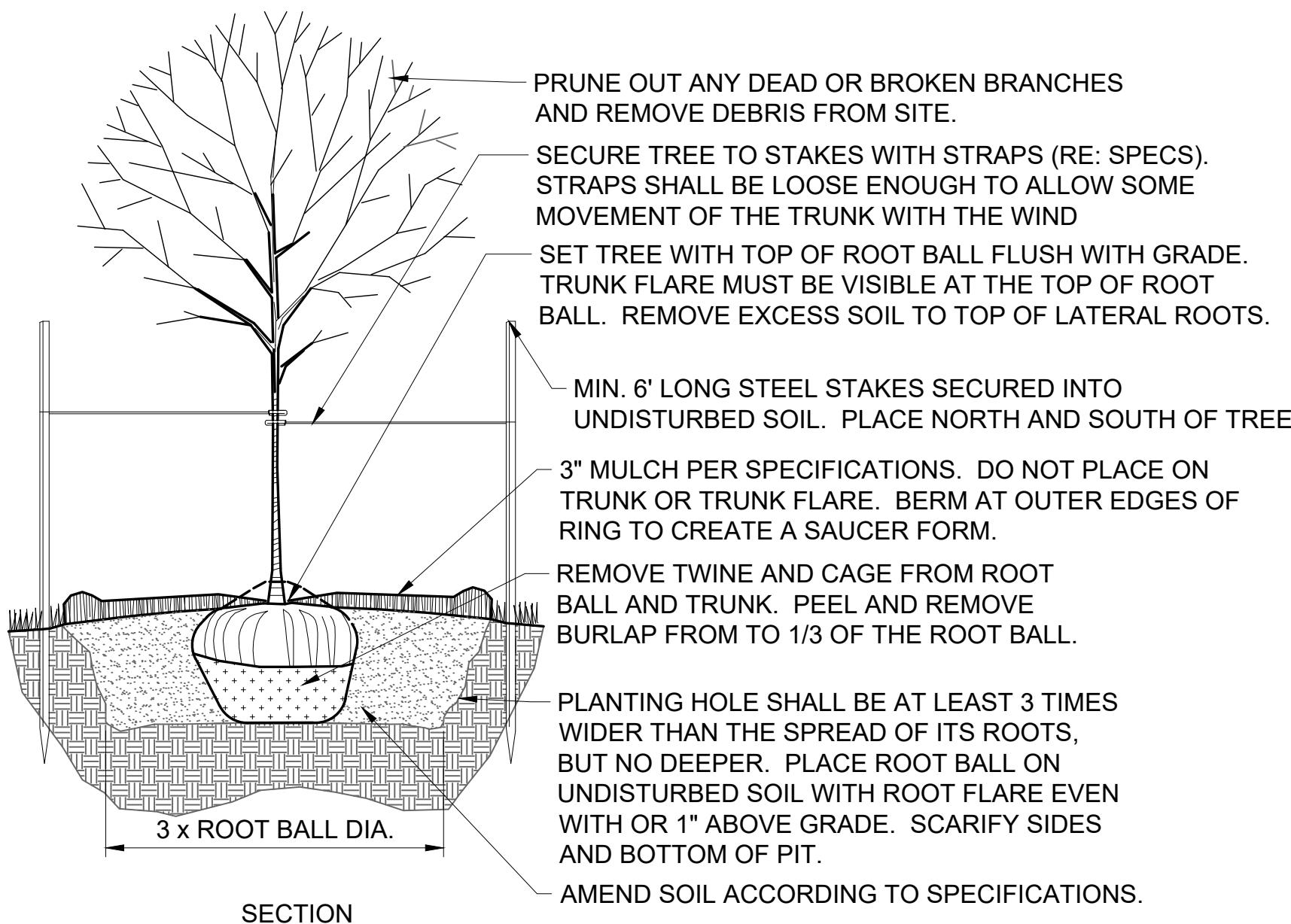
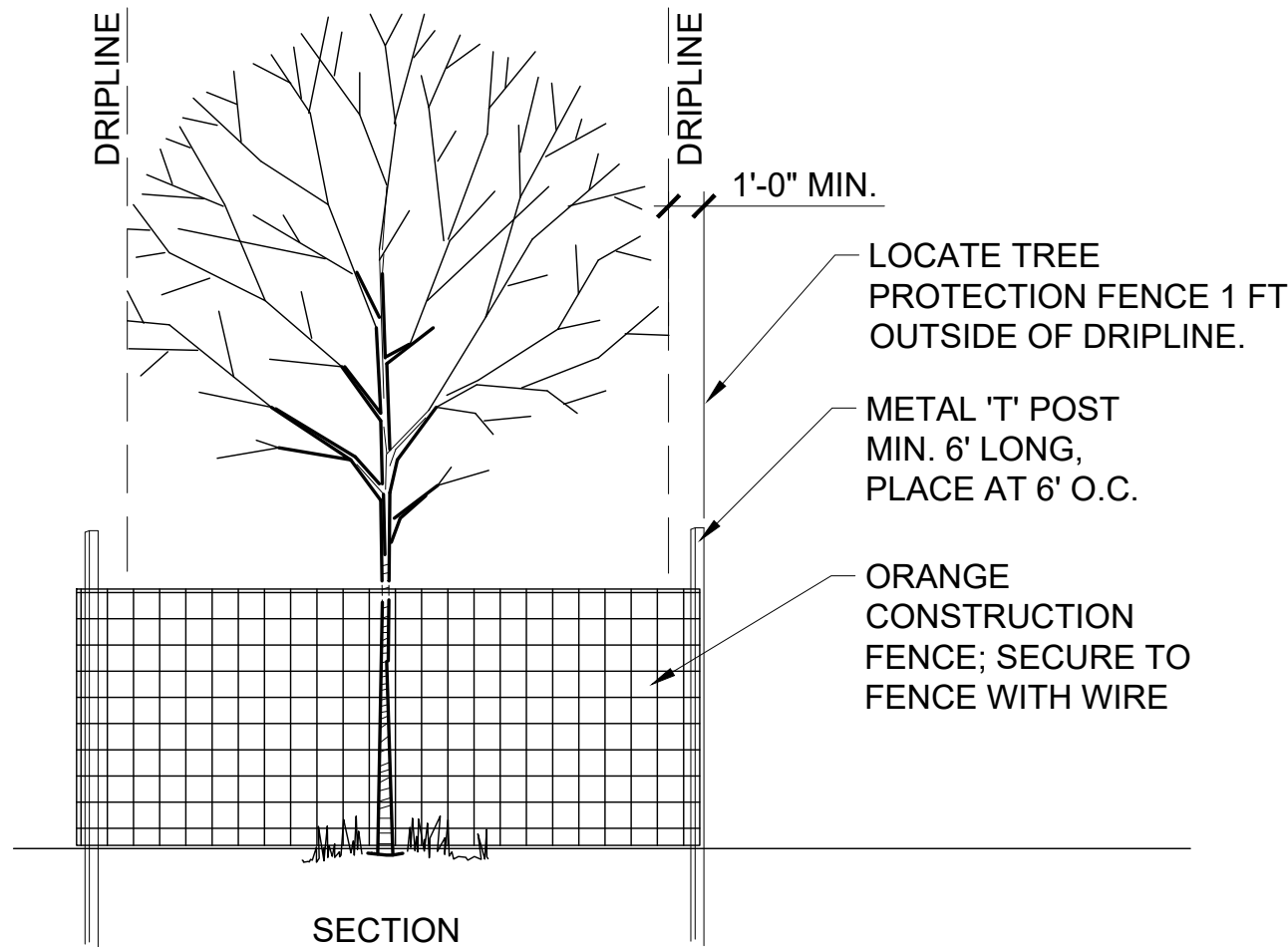


TREE PROTECTION NOTES:

- CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION OPERATIONS
- CONTRACTOR SHALL BE RESPONSIBLE FOR FENCE MAINTENANCE. REPAIR AND/OR REPLACE ALL SECTIONS DAMAGED DURING CONSTRUCTION OPERATIONS
- CONTRACTOR SHALL BE RESPONSIBLE FOR HEALTH OF PROTECTED TREES THROUGHOUT THE CONSTRUCTION PERIOD. TREES SHOWING SIGNS OF STRESS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IMMEDIATELY. ALL TREES THAT DIE DUE TO CONSTRUCTION OPERATIONS SHALL BE REPLACED AT THE CONTRACTORS EXPENSE. THE REPLACEMENT TREE SHALL BE OF COMPARABLE SIZE & SPECIES BASED ON NURSERY AVAILABILITY. CONTRACTOR SHALL SUBMIT REPLACEMENT TREES TO OWNERS REPRESENTATIVE FOR FINAL ACCEPTANCE PRIOR TO INSTALLATION.
- ALL TREE PROTECTION AREAS SHALL BE OVER-SEEDDED AND RESTORED TO ORIGINAL CONDITION; RE: SPECIFICATIONS



TREE PROTECTION DETAIL - NTS



DECIDUOUS TREE PLANTING DETAIL - NTS

Sheet
L01

Preliminary Development Plans

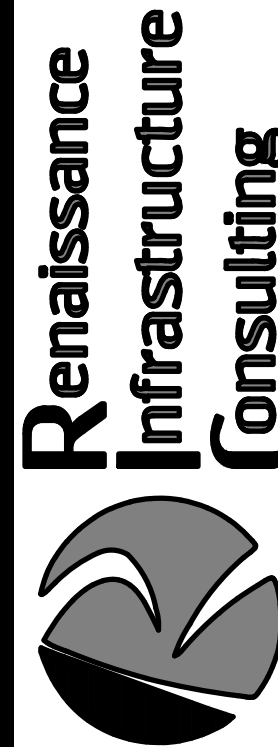
19-0167

Center For Developmentally Disabled Duplex
Independence, Jackson County, MO

Landscape Plan

###

NO.	BY	DATE	REVISION
1	JMM	05/11/2024	Original Submittal To City
2	AG	05/11/2024	
3	BY	05/11/2024	
4	GD	05/11/2024	
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WOOD FRAMING NOTES

- 3.) ALL STRUCTURAL LUMBER RAFTERS, CEILING JOISTS, PURLINS AND HEADERS SHALL BE DOUGLAS FIR #2 OR BETTER UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL LOADBEARING WALL STUDS AND PURLIN STRUTS SHALL BE DOUGLAS FIR STUD GRADE OR BETTER.
- 2.) ALL SAWN LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE CCAPRESSURE TREATED.
- 3.) GLUE LAMINATED MEMBERS MARKED "LVL" (LAMINATED VENEER LUMBER) SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS (FB) OF 2600 PSI, A MINIMUM ALLOWABLE SHEAR STRESS (FV) OF 285 PSI, AND A MAXIMUM MODULUS OF ELASTICITY (E) OF 1.9X10E6 PSI. ALL MANUFACTURER'S RECOMMENDATIONS ON NAILING AND CONNECTIONS SHALL BE FOLLOWED.
- 4.) SOLID BLOCKING BETWEEN FLOOR JOISTS SHALL BE INSTALLED AT BEAM AND HEADER LOCATIONS AND BELOW POINT LOADS. ALL SOLID BLOCKING AND RIM JOIST MATERIAL SHALL BE "TIMBERSTRAND" AS MANUFACTURED BY TRUSS JOIST OR APPROVED EQUAL.
- 5.) ALL FLOOR AND CEILING JOISTS THAT BUTT INTO THE SIDE OF A HEADER OR STEEL BEAM SHALL BE ANCHORED TO THE HEADER WITH STANDARD JOIST HANGERS.
- 6.) ALL MULTIPLE TRUSS MEMBERS (TRUSSES 2-PLY & GREATER) SHALL BE SUPPORTED W/3 STUDS MIN., EACH AND SHALL EXTEND TO THE FOUNDATION.
- 7.) ALL SUPPORTS FOR WOOD TRUSSES, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, SHALL BEAR ON LOADBEARING WALLS (WALLS LOCATED DIRECTLY ABOVE A BEAM LINE OR CONTINUOUS FOOTING) ALL CONCENTRATED LOADS SHALL BE CARRIED THROUGH THE FLOOR SYSTEM THICKNESS WITH SOLID BLOCKING OR WITH 2X4 STUD COLUMNS (SQUASH BLOCKS) THAT TRANSFER THE LOAD DOWN TO THE SUPPORT WALL OR BEAM BELOW.
- 8.) ALL NON-LOADBEARING STUD WALLS ON THE SLAB-ON-GRADE SHALL BE PROVIDED WITH A 1" MINIMUM HORIZONTAL EXPANSION JOINT TO ALLOW FOR MINOR CHANGES IN THE FLOOR SLAB ELEVATION.

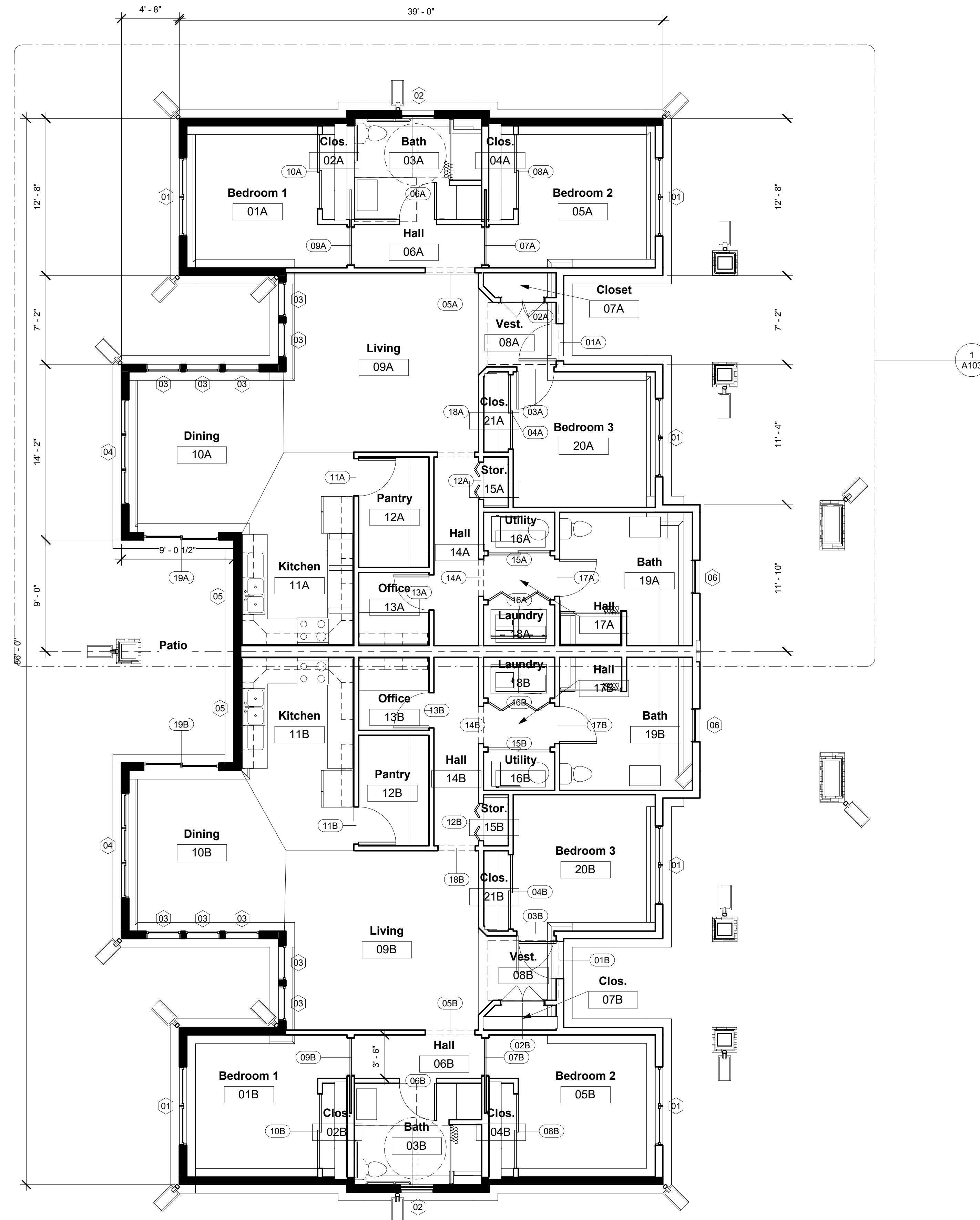
WALLS SHALL NOT BE TIGHT BETWEEN THE SLAB AND THE FRAMING ABOVE!

ALL STANDARD TRUSS PLATE INSTITUTE DETAILS SHALL BE USED FOR THE ATTACHMENT OF NON-LOADBEARING STUD WALLS TO BOTH ROOF AND FLOOR TRUSSES.
- 9.) ALL PLYWOOD 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.
- 10.) PLYWOOD PANELS SHALL BE SET WITH FACE GRAIN PERPENDICULAR TO SUPPORTING MEMBERS AND STAGGER END JOINTS 4'-0".
- 11.) WALLS SHALL BE FULL HEIGHT FROM FOOTING TO FLOOR FRAMING. NO WOOD FRAMED CRIPPLE WALLS.
- 12.) WOOD TRUSSES AND THEIR CONNECTIONS SHALL BE DESIGNED BY THE MANUFACTURER FOR THE LOADS STIPULATED ON THE DRAWINGS. SHOP DRAWINGS AND CALCULATIONS WITH AN ENGINEER'S SEAL SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. CONNECTION PLATES SHALL MEET THE REQUIREMENTS OF THE GOVERNING BUILDING CODE.
- 13.) U.N.O., NAIL EACH TRUSS AND END WALL BLOCKING TO THE SILL PLATE WITH (3) TOENAILS. WHERE TRUSSES RUN PARALLEL TO THE FOUNDATION WALLS, THE TRUSS MANUFACTURER SHALL PROVIDE BLOCKING IN THE FIRST TWO JOIST SPACES AT 4'-0" O.C. FOR WALLS UP TO 9'-0" REDUCE SPACING TO 2'-0" O.C. FOR TALLER WALLS.
- 14.) TEMPORARY STABILITY OF WOOD TRUSSES AND GLUE LAMINATED MEMBERS DURING ERECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IN CONJUNCTION WITH ALL RECOMMENDATIONS OF THE MANUFACTURER.
- 15.) ALL MULTIPLE LVL MEMBERS SHALL BE NAILED TOGETHER WITH TWO (2) ROWS (1-TOP 1-BOTT) 16D NAILS AT 12" O.C. OVER THE FULL LENGTH OF THE MEMBERS.
- 16.) WOOD TRUSSES SHALL NOT BE FIELD CUT.
- 17.) ALL NAILING NOT INDICATED ON THE DRAWINGS SHALL CONFORM TO THE NAILING SCHEDULE OF THE GOVERNING BUILDING CODE. SPACING, END DISTANCES, AND EDGE DISTANCES OF NAILS AND SPIKES SHALL BE SUCH AS TO AVOID THE UNUSUAL SPLITTING OF THE WOOD.
- 18.) ALL LIGHT GAGE METAL FRAMING ACCESSORIES NOTED SHALL BE AS MANUFACTURED BY "SIMPSON STRONG TIE" OR APPROVED EQUAL, ATTACH FRAMING ACCESSORIES TO WOOD FRAMING ACCESSORIES TO WOOD FRAMING IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- 19.) ALL HEADERS ARE DOUBLE 2X10'S #2 D.F. - UNLESS NOTED OTHERWISE (U.N.O.).
- 20.) ANCHORS SHALL BE HILTI "HYV ADHESIVE ANCHORS" OR APPROVED EQUAL. HOLES SHALL BE DRILLED INTO CONCRETE OR MASONRY AND NOT CORED. IF REINFORCING IS ENCOUNTERED DURING DRILLING, THE HOLE SHALL BE MOVED TO AVOID DAMAGING REINFORCING. UNLESS NOTED OTHERWISE, BOLT EMBEDMENT SHALL BE A MINIMUM OF 2" LESS THAN THE LENGTH OF THE BOLT. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS INCLUDING THOSE FOR PROPER DRILL SIZE, EDGE AND END SPACINGS, HOLE CLEANING AND BOLT TORQUE.
- 21.) EPOXY SYSTEM SHALL BE HILTI "HY 150" SYSTEM OR EQUAL.
- 22.) WHEN POSSIBLE, HORIZONTAL HOLES TO RECEIVE ANCHORS SHALL BE SLIGHTLY INCLINED TO ENCOURAGE FLOW OF ADHESIVE.

TABLE N1102.1.1 (R402.1.1) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT												
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	VAULTED CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE	HVAC DUCTWORK R-VALUE
4	0.35	0.55	0.40	49	38	13	8/13	19	10/13	10, 2ft	10/13	8

CUT OUT ENERGY CONSERVATION CERTIFICATE AND INSTALL ON SERVICE PANEL.

BUILDING TYPE: DUPLEX; FLOOR AREA: 3100 SF; HEIGHT: ONE STORY @ 9'-0" EAVE HEIGHT & 16'-0" TO RIDGE HEIGHT



① Floor Plan
3/16" = 1'-0"



Builders by Design, LLC
a design/build company.
 4001 Blue Parkway
 Suite 230
 Kansas City, MO 64130
 (816)808-5767 • teamman@bbd-kc.com

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Center for Developmentally Disabled
Duplex Residence
2726 Englewood Terrace
Independence, MO 64052

FLOOR PLAN

Project number	Project Number
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Date	Issue Date
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Drawn by	Author
----------	--------

A102

Scale	$3/16" = 1'-0"$
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4001 Blue Parkway
Suite 230
Kansas City, MO 64130
(816)808-5767 • teatman@bbd-kc.com

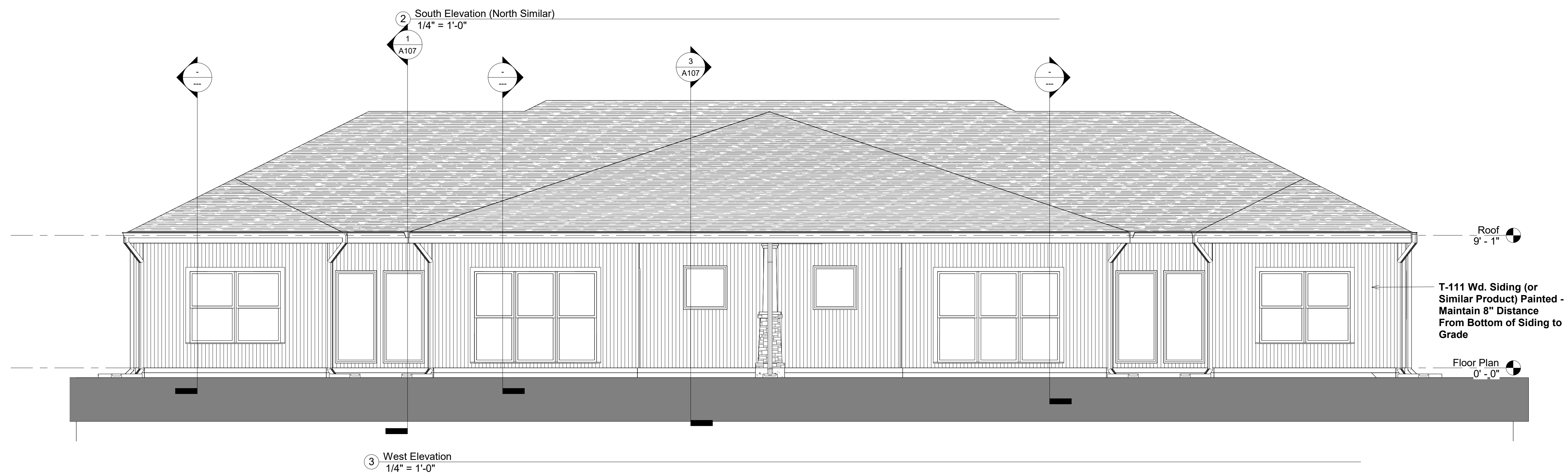
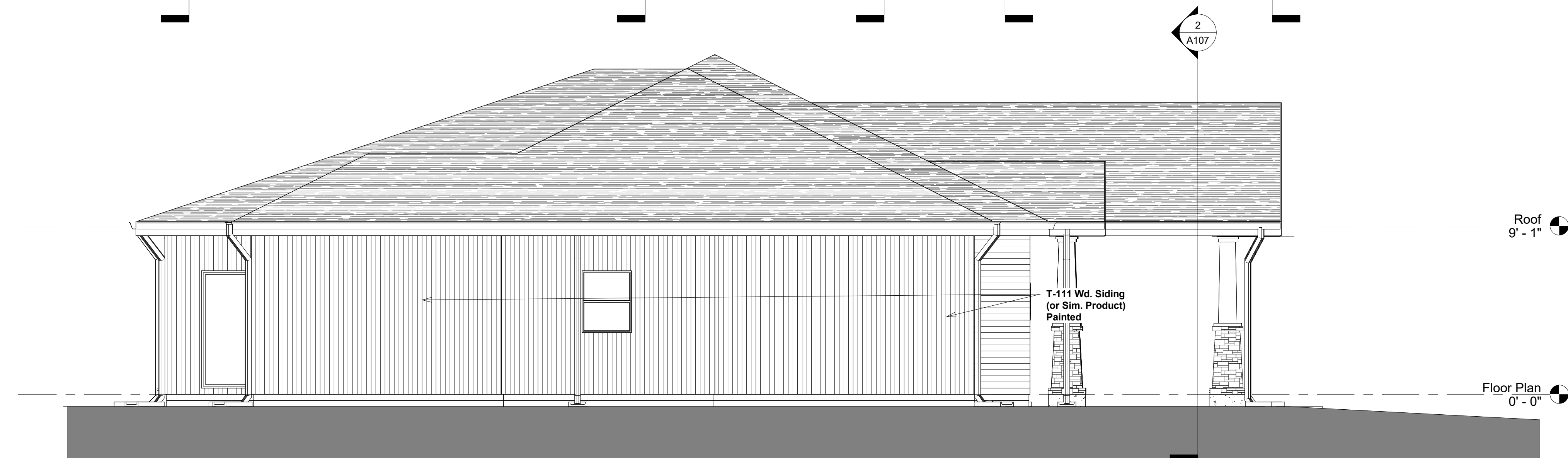
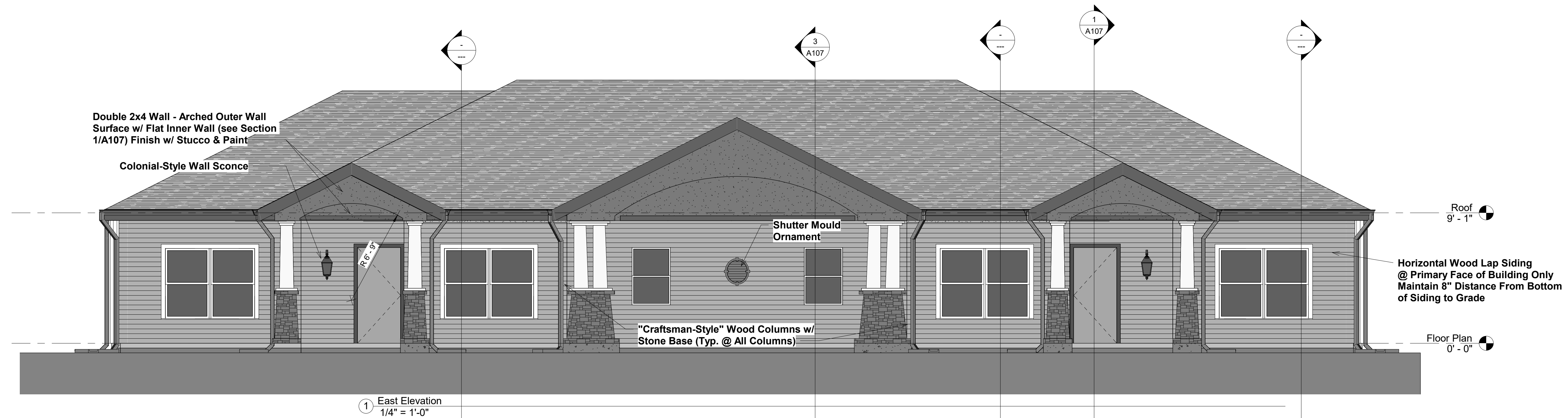
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[illegible]

Center for Developmentally Disabled
Duplex Residence
2726 Englewood Terrace
Independence, MO 64052

EXTERIOR ELEVATIONS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A106

Scale	1/4" = 1'-0"
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