

SECTION 12-14-23
VICINITY MAP
SCALE 1" = 2000'

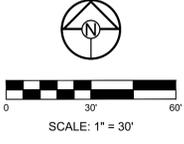
SITE DATA TABLE (LOT 1)		
LOT AREA:	EXISTING	PROPOSED
	171,327 SQ. FT. (3.93 AC)	
BUILDING AREA	0.00 S.F. (0.00%)	73,508 S.F. (42.91%)
PAVEMENT/DRIVE AREA	0.00 S.F. (0.00%)	50,670 S.F. (29.57%)
OPEN/LANDSCAPE AREA	171,327 S.F. (100.00%)	47,149 S.F. (27.52%)

Site Information:
Legal Description:
 Lot 2, Hall and Roberts Business Park 2nd Plat, a subdivision in the City of Olathe, Johnson County, Kansas, recorded in Book 201506, Page 4521 with the Johnson County Register of Deeds, dated June 09, 2015.
Lot Area: 171,327 Square Feet (3.93 Ac.)
Proposed Floor Area Ratio (F.A.R.): 0.82
Current Zoning: MP-2 (General Industrial)
Proposed Zoning: MP-2 (General Industrial) - No Change
Current Use: Vacant - undeveloped
Proposed Use: Commercial - Self-Storage
Required Parking: Mini-Storage Warehouse 3 Stalls
 # Proposed Parking: 7 Stalls (1 handicap-accessible stalls)

PAVEMENT LEGEND:

[Pattern]	ASPHALT PAVEMENT
[Pattern]	STAMPED CONCRETE WALK
[Pattern]	4" CONCRETE SIDEWALK
[Pattern]	8" CONCRETE DRIVE
[Pattern]	TYPE "B" - CURB & GUTTER
[Pattern]	TYPE "B" - CURB & GUTTER - DRY
[Pattern]	24" WIDE, CONC. RIBBON CURB
[Pattern]	EXISTING CURB & GUTTER

- FIRE DEPARTMENT/FIRE ACCESS NOTES:**
- All of the buildings will require fire sprinklers if built under the 2018 codes that will be adopted on September 01, 2019. All portions of the buildings will be required to be within 600 feet of a hydrant (travel distance) for sprinkled buildings.
 - A fire department connection (FDC) is required within 100 feet of a hydrant for sprinkled buildings. The FDC is required to be accessible from a fire apparatus access road.
 - The City of Olathe Fire Code Amendment 16.05.340 requires a 4-inch Storz quick coupling connection for the fire department connection (FDC)
 - Access control will be required for the Fire Department at the entry gate to the property. Automatic entry devices to control the access gates are required. These devices are required to be activated by the OPTICOM signal from the fire apparatus or the yelp tone. A Knox Box with keys/electronic key cards is required as a backup.

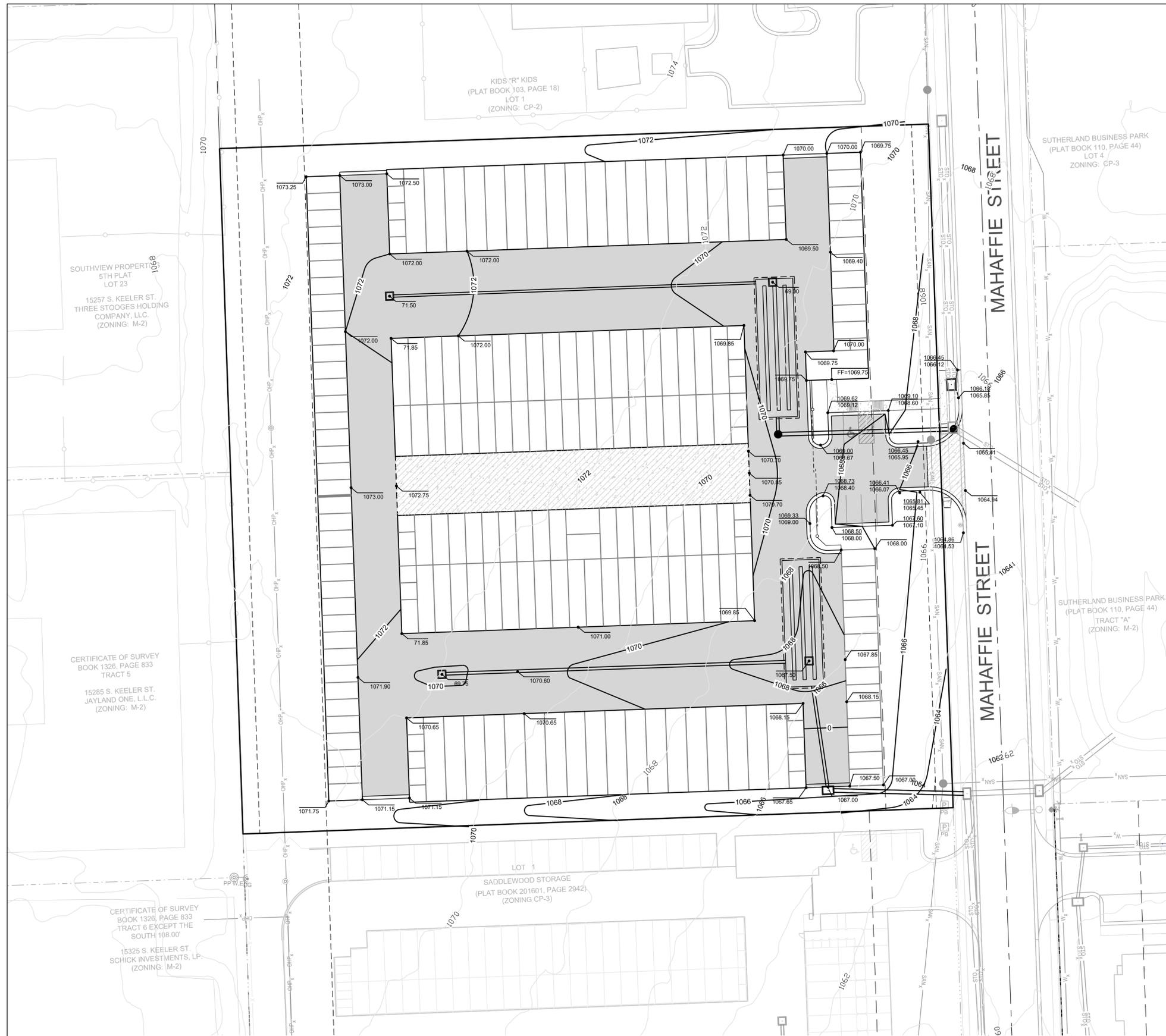


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 Engineers • Planners • Surveyors • Landscape Architects
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 WWW.SCHLAGELASSOCIATES.COM
 Kansas State Certificates of Authority
 #E-296 #LA-29 #LS-54

**PRELIMINARY DEVELOPMENT PLAN
 MAHAFFIE PERSONAL STORAGE FACILITY
 153RD STREET AND MAHAFFIE STREET
 OLATHE, KANSAS**

REVISION DATE	DESCRIPTION
8-02-2019	City Planning Review

SITE PLAN
 SHEET
C1.0
 OF



SOUTHVIEW PROPERTY
5TH PLAT
LOT 23
15257 S. KEELER ST.
THREE STOOGES HOLDING
COMPANY, LLC.
(ZONING: M-2)

CERTIFICATE OF SURVEY
BOOK 1326, PAGE 833
TRACT 5
15255 S. KEELER ST.
JAYLAND ONE, L.L.C.
(ZONING: M-2)

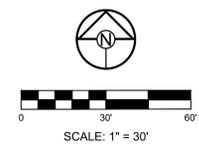
CERTIFICATE OF SURVEY
BOOK 1326, PAGE 833
TRACT 6 EXCEPT THE
SOUTH 108.00'
15325 S. KEELER ST.
SCHICK INVESTMENTS, LP.
(ZONING: M-2)

KIDS "R" KIDS
(PLAT BOOK 103, PAGE 18)
LOT 1
(ZONING: CP-2)

LOT 1
SADDLEWOOD STORAGE
(PLAT BOOK 201801, PAGE 2942)
(ZONING CP-3)

SUTHERLAND BUSINESS PARK
(PLAT BOOK 110, PAGE 44)
LOT 4
ZONING: CP-3

SUTHERLAND BUSINESS PARK
(PLAT BOOK 110, PAGE 44)
TRACT "A"
(ZONING: M-2)



GENERAL GRADING/EARTHWORK NOTES:

- All earthwork shall conform to the Geotechnical Report prepared for this specific project. It is recommended that a Geotechnical Engineer observe and document all earthwork activities.
- Contours have been shown at 1-foot or 2-foot intervals, as indicated. Grading shall consist of completing the earthwork required to bring the physical ground elevations of the existing site to the finished grade (or sub-grade) elevations provided on the plans as spot grades, contours or others means as indicated on the plans.
- The existing site topography depicted on the plans by contouring has been established per ALTA Survey prepared by Schlager & Associates, P.A., dated as well as JOCO AIMS. The contour elevations provided may not be exact ground elevations, but rather interpretations of such. Accuracy shall be considered to be such that not more than 10 percent of spot elevation checks shall be in error by more than one-half the contour interval provided, as defined by the National Map Accuracy Standards. Any quantiles provided for earthwork volumes are established using this topography contour accuracy, and therefore the inherent accuracy of any earthwork quantity is assumed from the topography accuracy.
- Proposed contours are to approximate finished grade.
- Unless otherwise noted, payment for earthwork shall include backfilling of the curb and gutter, sidewalk and further manipulation of utility trench spoils. The site shall be left in a movable condition and positive drainage maintained throughout.
- Unless otherwise noted, all earthwork is considered Unclassified. No additional compensation will be provided for rock or shale excavation, unless specifically stated otherwise.
- Prior to earthwork activities, pre-disturbance erosion and sediment control devices shall be in place per the Storm Water Pollution Prevention plan and/or the Erosion and Sediment Control Plan prepared for this site.
- All topsoil shall be stripped from all areas to be graded and stockpiled adjacent to the site at an area specified by the project owner or his appointed representative. Vegetation, trash, trees, brush, tree roots and limbs, rock fragments greater than 6-inches and other deleterious materials shall be removed and properly disposed of offsite or as directed by the owner or his appointed representative.
- Unless otherwise specified in the Geotechnical Report, all fills shall be placed in maximum 6-inch lifts and compacted to 95-percent of maximum density as defined using a modified proctor test.
- Subgrade for pavements shall be proof-rolled prior to paving operations utilizing a fully loaded tandem axle dump truck. All areas exhibiting excessive pumping and heaving shall be removed, filled and compacted with suitable materials and retested until acceptable results are achieved and final approval has been obtained from the Geotechnical Engineer.
- Subgrade for building pads shall include a minimum of 18-inches of Low Volume Change (LVC) material, or as identified in the site specific Geotechnical Report.
- Fill materials shall be per Geotechnical Report and shall not include organic matter, debris or topsoil. All fills placed on slopes greater than 6:1 shall be benched.
- The Contractor shall be responsible for redistributing the topsoil over proposed turf and landscaped areas to a minimum depth of 6-inches below final grade. All areas shall be graded for positive drainage. Unless noted otherwise the following grades shall apply:
 - Turf Areas - 2.5% Minimum, 4H:1V Maximum
 - Paved Areas - 1.2% Minimum, 5% Maximum
- A.D.A. parking stalls shall not be sloped greater than 2% in any direction and constructed per A.D.A. requirements.
- All disturbed areas shall be fertilized, seeded and mulched immediately after earthwork activities have ceased. Seeding shall be per the Erosion and Sediment Control Plan and/or Landscape Plan. If not specified seeding shall be per APWA Section 2400, latest edition. Unless otherwise noted, seeding shall be subsidiary to the contract price for earthwork and grading activities. All disturbed areas in the right-of-way shall be seeded, per city requirements.
- Underdrains are recommended for all paved areas adjacent to irrigated turf and landscaped beds.
- Contractor shall adhere to the reporting requirements outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for this project. Erosion and Sediment control devices shall be properly maintained and kept clean of silt and debris and in good working order. Additional erosion and sediment control measures shall be installed as required.

GRADING LEGEND:

- XXX--- EXTG. SPOT ELEVATION
- XX.XX--- PROPOSED TOP OF CURB ELEV.
- XX.XX--- OR LIP OF CURB OR SPOT ELEVATION
- F.F.E. FINISHED FLOOR ELEVATION
- 1023--- EXISTING CONTOUR
- 1023--- PROPOSED CONTOUR

PAVEMENT LEGEND:

- [Pattern] ASPHALT PAVEMENT
- [Pattern] STAMPED CONCRETE WALK
- [Pattern] 4" CONCRETE SIDEWALK
- [Pattern] 8" CONCRETE DRIVE
- [Pattern] TYPE "B" - CURB & GUTTER
- [Pattern] TYPE "B" - CURB & GUTTER - DRY
- [Pattern] 24" WIDE, CONC. RIBBON CURB
- [Pattern] EXISTING CURB & GUTTER

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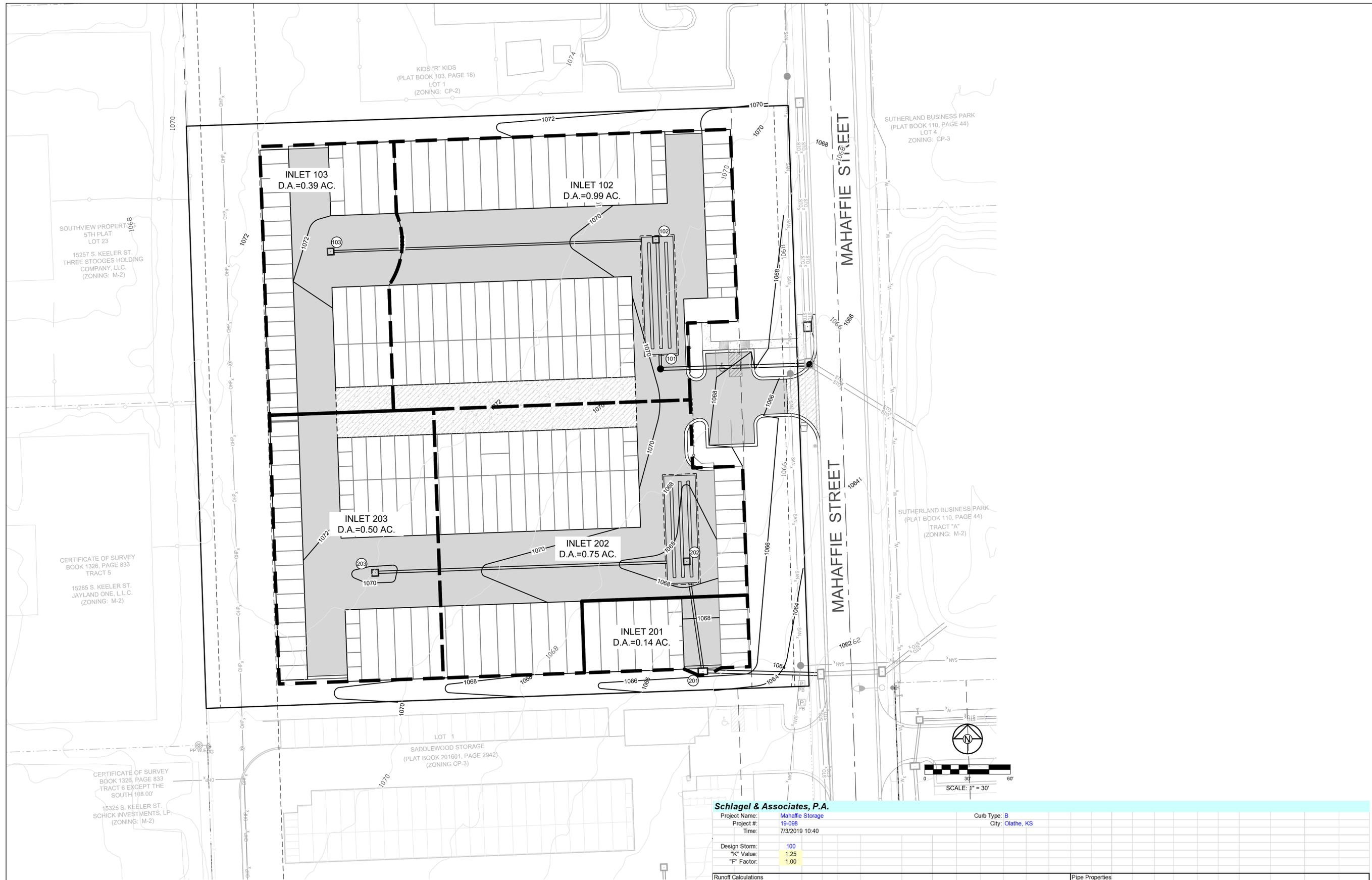
**PRELIMINARY DEVELOPMENT PLAN
MAHAFFIE PERSONAL STORAGE FACILITY
153RD STREET AND MAHAFFIE STREET
OLATHE, KANSAS**

REVISION DATE	DESCRIPTION
8-02-2019	City Planning Review

DRAWN BY:	JTS
CHECKED BY:	JTS
DATE PREPARED:	07-02-2019
PROJ. NUMBER:	19-098

GRADING PLAN

SHEET
C2.0
OF

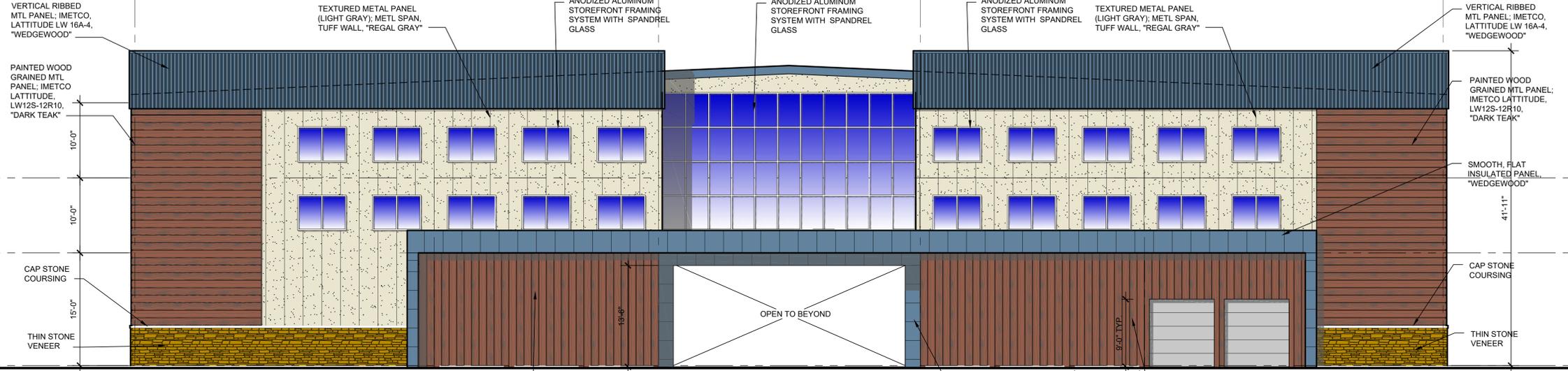


Schlagel & Associates, P.A.
 Project Name: Mahaffie Storage
 Project #: 19-098
 Time: 7/3/2019 10:40
 Design Storm: 100
 "K" Value: 1.25
 "F" Factor: 1.00
 City: Olathe, KS
 Curb Type: B

Runoff Calculations										Pipe Properties																
Inlet #	Area (acres)	"C" Value	Cumul. Area CxA	Cumul. Tc	Intensity	Runoff To Inlet	Cumul. Runoff	Pipe Cap.	Pipe Vel.	Up Piped Inlet 1	Up Piped Inlet 2	Up Area (acres)	Up CxA	Up Inlet	Down Inlet	Pipe Type	"n" Value	Pipe Size	Length	Slope %	Drop In Inlet	FL Up	FL Down	Inlet Top	HGL Elev	
LINE 100																										
101	0.00	0.81	1.38	1.12	5.9	9.95	0.00	13.90	14.17	8.02																
102	0.99	0.81	1.38	1.12	5.7	10.02	10.05	14.00	14.17	8.02																
103	0.39	0.81	0.39	0.32	5.0	10.32	4.08	4.08	6.26	5.10																
LINE 200																										
201	0.14	0.81	1.39	1.13	5.9	9.95	1.41	14.00	15.27	8.64																
202	0.75	0.81	1.25	1.01	5.8	10.01	7.60	12.67	12.97	7.34																
203	0.50	0.81	0.50	0.41	5.0	10.32	5.23	5.23	5.86	4.77																

**PRELIMINARY DEVELOPMENT PLAN
 MAHAFFIE PERSONAL STORAGE FACILITY
 153RD STREET AND MAHAFFIE STREET
 OLATHE, KANSAS**

REVISION DATE	DESCRIPTION
8-02-2019	City Planning Review



GENERAL NOTES

1. "ENGINEERED WOOD SIDING TO BE PRE-FINISHED MTL WALL PANELS BY IMETCO, FW 8" WOOD GRAIN 040 ALUM. WITH MATCHING VERT. AND HORIZ. TRIMS; "DARK TEAK".
2. STONE TO BE: HOUSE OF ROCKS, THIN VENEER, "PECOS TAN 4 INCH"
3. CAP STONES TO BE INDIANA LIMESTONE.
5. STORE FRONT FRAMING TO BE MANKO PRODUCTS WITH STANDARD ANODIZED 'CLEAR' FINISH.
6. E.I.F.S. TO BE APPLIED WITH SANDPEBBLE FINISH; COLOR TO BE "TAUPE" KCSF32-120-10
8. PAINT TO MATCH E.I.F.S COLOR WITH EGGSHELL FINISH.
9. FLAT METAL PANELS TO BE IMETCO W-12 "WEDGEWOOD"
10. STUCCO FINISHED PANELS TO BE TUFF WALL, "REGAL GRAY"

DESIGNED FOR: BUILDING DESIGN CATEGORY F; PRIMARY FACADE
2 OPTIONS:
WALL PROJECTIONS AND VARIATIONS IN HEIGHT AS VIEW FROM STREET

AREA OF WALL	7,046.71 SF	CAT 1	CAT 2	CAT 3	TOTAL
AREA OF:					
METAL PANEL	5,354.71 SF	0.00%	60.00%	15.99%	
STONE	293.00 SF	4.16%	0.00%	0.00%	
GLAZING	1,243.00 SF	17.64%	0.00%	0.00%	
OH DOOR	156.00 SF	2.21%	0.00%	0.00%	
TOTAL		24.01%	60.00%	15.99%	100.00%

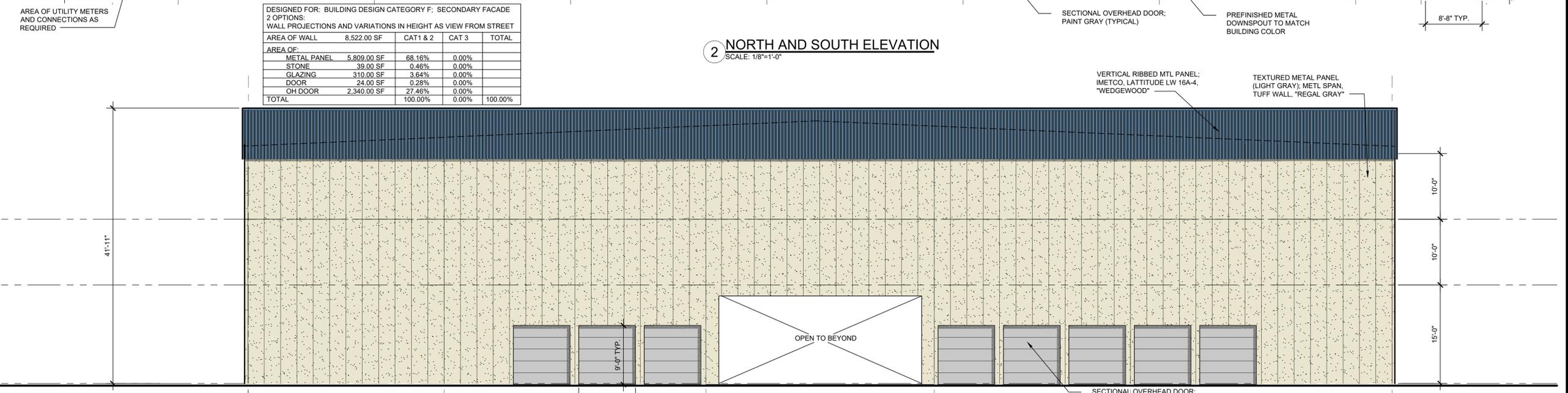
3 EAST ELEVATION
SCALE: 1/8"=1'-0"



DESIGNED FOR: BUILDING DESIGN CATEGORY F; SECONDARY FACADE
2 OPTIONS:
WALL PROJECTIONS AND VARIATIONS IN HEIGHT AS VIEW FROM STREET

AREA OF WALL	8,522.00 SF	CAT 1 & 2	CAT 3	TOTAL
AREA OF:				
METAL PANEL	5,809.00 SF	68.16%	0.00%	
STONE	39.00 SF	0.46%	0.00%	
GLAZING	310.00 SF	3.64%	0.00%	
DOOR	24.00 SF	0.28%	0.00%	
OH DOOR	2,340.00 SF	27.46%	0.00%	
TOTAL		100.00%	0.00%	100.00%

2 NORTH AND SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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



Drawing Name: F:\2018\18067 - Mahaffie Storage - 159.dwg Last Modified: Aug 16, 2019 - 1:07pm Plotted on: Aug 16, 2019 - 1:10pm by rpenn

NOLTE & ASSOCIATES, P.A.
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NEW PERSONAL STORAGE FACILITY:
153rd AND MAHAFFIE STREET
OLATHE, KANSAS

DATE PRINTED:
Aug 16, 2019

DATE ISSUED:

REVISIONS:

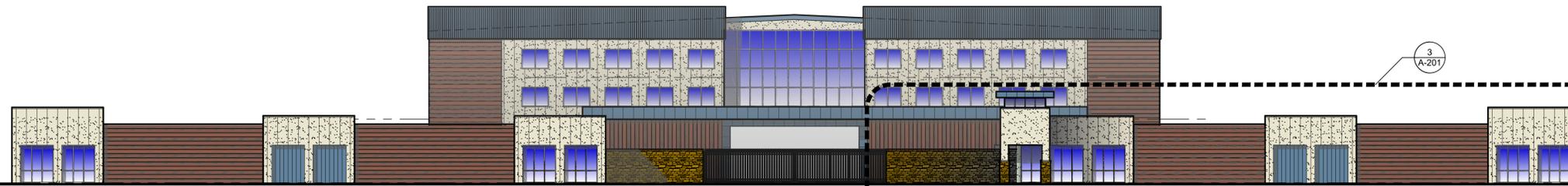
ARCHITECTURAL PROJECT NUMBER
18067

3 STORY
BUILDING
ELEVATIONS

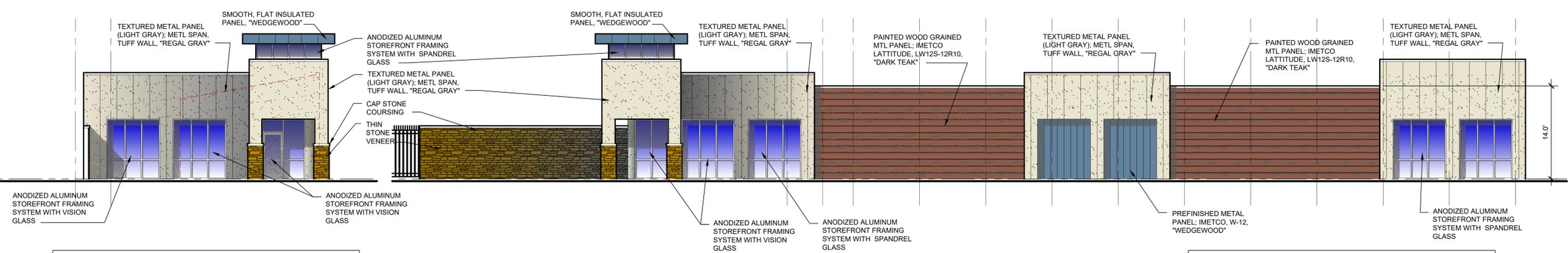
SHEET NUMBER
A-211

GENERAL NOTES

- "ENGINEERED WOOD SIDING TO BE PRE-FINISHED MTL WALL PANELS BY IMETCO, FW 8" WOOD GRAIN 040 ALUM. WITH MATCHING VERT. AND HORIZ. TRIMS; "DARK TEAK".
- STONE TO BE, HOUSE OF ROCKS, THIN VENEER, "PECOS TAN 4 INCH"
- CAP STONES TO BE INDIANA LIMESTONE.
- STORE FRONT FRAMING TO BE MANKO PRODUCTS WITH STANDARD ANODIZED "CLEAR" FINISH.
- E.I.F.S. TO BE APPLIED WITH SANDPEBBLE FINISH; COLOR TO BE "TAUPE" KCSP32-120-10
- PAINT TO MATCH E.I.F.S. COLOR WITH EGGSHELL FINISH.
- FLAT METAL PANELS TO BE IMETCO W-12 "WEDGEWOOD"
- STUCCO FINISHED PANELS TO BE TUFF WALL, "REGAL GRAY"



EAST PROPERTY LINE EAST ELEVATION
 5 SCALE: 1/8"=1'-0"



NORTH FRONT EAST ELEVATION
 3 SCALE: 1/8"=1'-0"

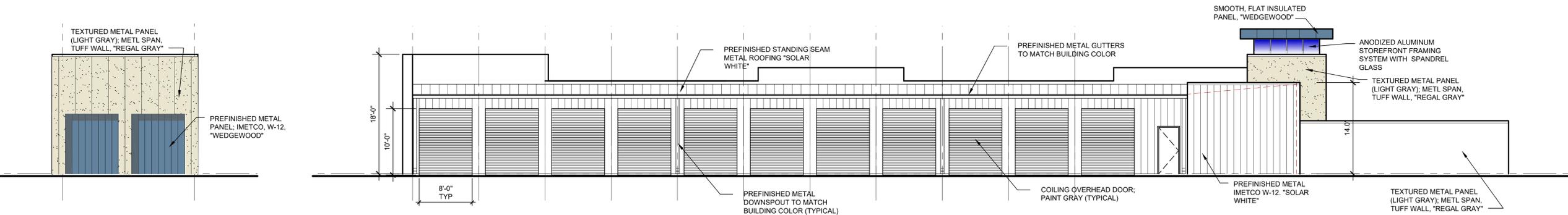
DESIGNED FOR: BUILDING DESIGN CATEGORY F; PRIMARY FACADE
 1 OPTION: WALL PROJECTIONS

AREA OF WALL	646.00 SF	CAT1	CAT 2	CAT 3	TOTAL
STUCCO METAL PANEL	403.00 SF	0.00%	60.00%	2.38%	
STONE	24.00 SF	3.72%	0.00%	0.00%	
GLAZING	219.00 SF	33.90%	0.00%	0.00%	
TOTAL		37.62%	60.00%	2.38%	100.00%

NORTH FRONT SOUTH ELEVATION
 4 SCALE: 1/8"=1'-0"

DESIGNED FOR: BUILDING DESIGN CATEGORY F; PRIMARY FACADE
 1 OPTION: WALL PROJECTIONS

AREA OF WALL	2,415.00 SF	CAT1	CAT 2	CAT 3	TOTAL
STUCCO METAL PANEL	915.00 SF	0.00%	36.74%	0.00%	
WOOD GRAIN PANEL	743.00 SF	0.00%	22.11%	8.66%	
SMOOTH METAL PANE	144.00 SF	0.00%	0.00%	5.96%	
STONE	250.00 SF	10.35%	0.00%	0.00%	
GLAZING	363.00 SF	15.03%	60.00%	14.62%	100.00%



NORTH FRONT STOCKADE WEST ELEVATION
 1 SCALE: 1/8"=1'-0"

BUILDING DESIGN CATEGORY F; SECONDARY FACADE
 1 OPTION: WALL PROJECTIONS

AREA OF WALL	397.00 SF	CAT1 & 2	CAT 3	TOTAL
STUCCO PANEL	253.00 SF	63.73%	0.00%	
SMOOTH PANEL	144.00 SF	0.00%	36.27%	
TOTAL		63.73%	36.27%	100.00%

NORTH FRONT STOCKADE NORTH ELEVATION
 2 SCALE: 1/8"=1'-0"

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NEW PERSONAL STORAGE FACILITY:
**153rd AND MAHAFFIE STREET
 OLATHE, KANSAS**

DATE PRINTED:
 Aug 14, 2019

DATE ISSUED:

REVISIONS:

ARCHITECTURAL PROJECT NUMBER
 18067

ENTRANCE
 'STOCKADE'
 ELEVATIONS

SHEET NUMBER
A-201

Drawing Name: F:\2018\18067 - Mahaffie Storage - 153rd\Production\18067 A-201 Elev.dwg Last Modified: Aug 14, 2019 - 2:29pm Plotted on: Aug 14, 2019 - 3:23pm by ppen

GENERAL NOTES

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- PAINT TO MATCH E.I.F.S COLOR WITH EGGSHELL FINISH.
- FLAT METAL PANELS TO BE IMETCO W-12 "WEDGEWOOD"
- STUCCO FINISHED PANELS TO BE TUFF WALL, "REGAL GRAY"



5 EAST PROPERTY LINE EAST ELEVATION
SCALE: 1/16"=1'-0"



DESIGNED FOR: BUILDING DESIGN CATEGORY F; PRIMARY FACADE
1 OPTION: WALL PROJECTIONS

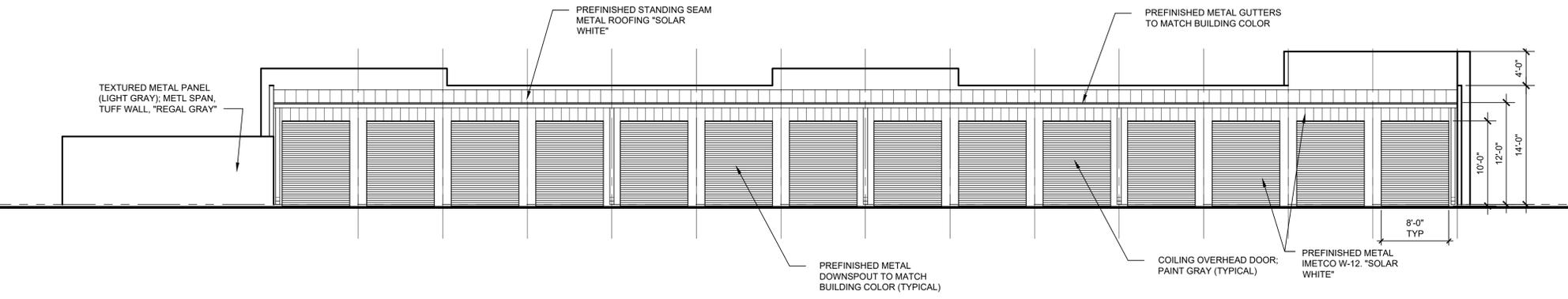
AREA OF WALL	2,365.00 SF	CAT 1	CAT 2	CAT 3	TOTAL
AREA OF:					
STUCCO METAL PANEL	803.00 SF	0.00%	33.95%	0.00%	
WOOD GRAIN PANEL	938.00 SF	0.00%	26.05%	13.61%	
SMOOTH METAL PANEL	144.00 SF	0.00%	0.00%	6.09%	
STONE	184.00 SF	7.78%	0.00%	0.00%	
GLAZING	296.00 SF	12.52%	0.00%	0.00%	
TOTAL		20.30%	60.00%	19.70%	100.00%

DESIGNED FOR: BUILDING DESIGN CATEGORY F; PRIMARY FACADE
1 OPTION: WALL PROJECTIONS

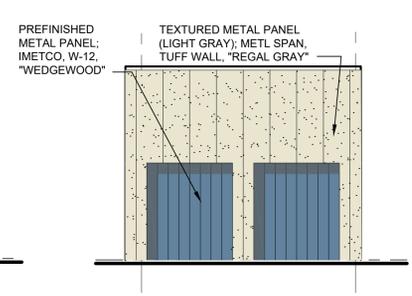
AREA OF WALL	478.00 SF	CAT 1	CAT 2	CAT 3	TOTAL
AREA OF:					
STUCCO METAL PANEL	208.00 SF	0.00%	43.51%	0.00%	
STONE	126.00 SF	26.36%	0.00%	0.00%	
GLAZING	144.00 SF	30.13%	0.00%	0.00%	
TOTAL		56.49%	43.51%	0.00%	100.00%

4 SOUTH FRONT STOCKADE EAST ELEVATION
SCALE: 1/8"=1'-0"

3 SOUTH FRONT STOCKADE NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH FRONT STOCKADE WEST ELEVATION
SCALE: 1/8"=1'-0"



BUILDING DESIGN CATEGORY F; SECONDARY FACADE
1 OPTION: WALL PROJECTIONS

AREA OF WALL	397.00 SF	CAT 1 & 2	CAT 3	TOTAL
AREA OF:				
STUCCO PANEL	253.00 SF	63.73%	0.00%	
SMOOTH PANEL	144.00 SF	0.00%	36.27%	
TOTAL		63.73%	36.27%	100.00%

1 SOUTH FRONT STOCKADE SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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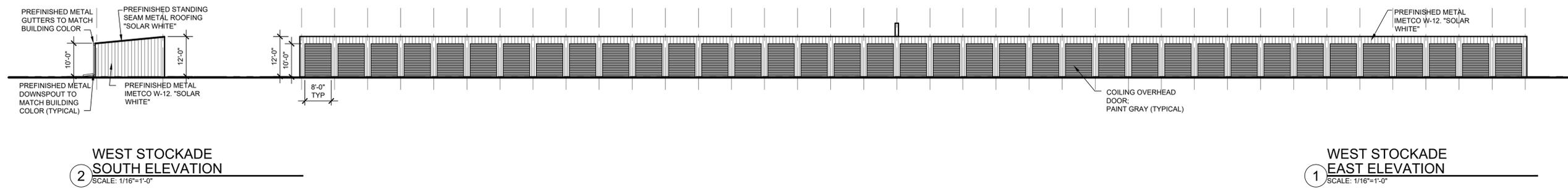
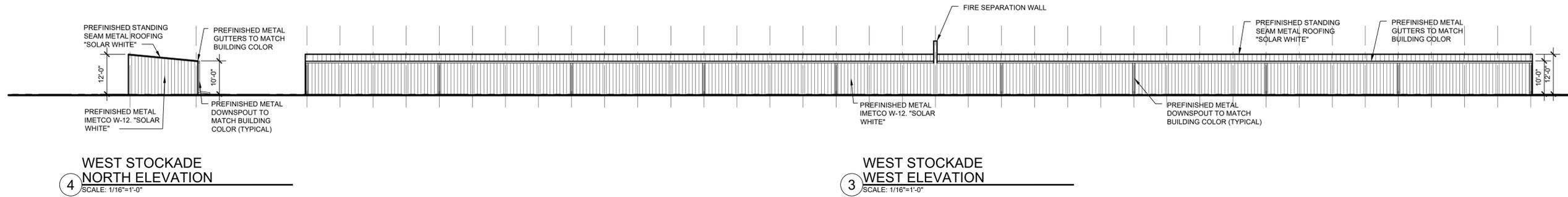
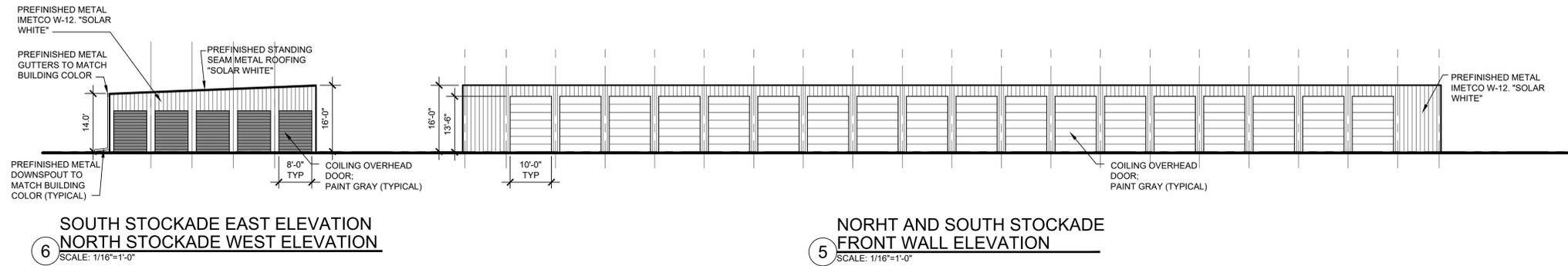
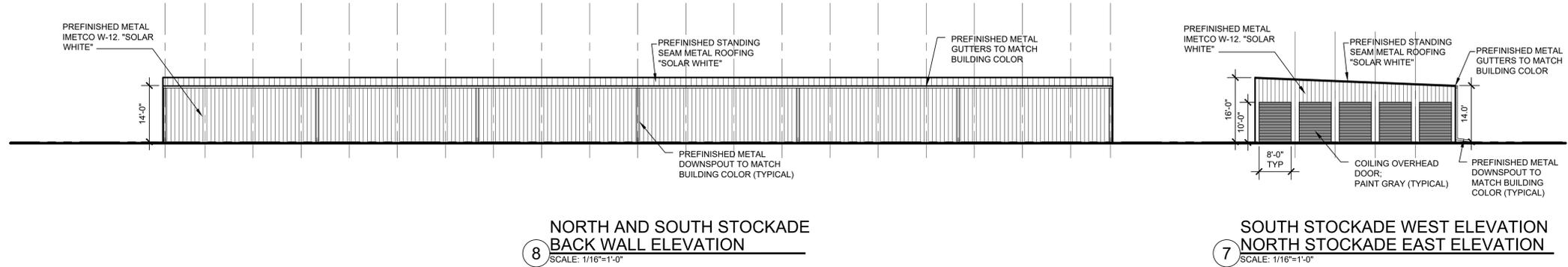
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NEW PERSONAL STORAGE FACILITY:
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OLATHE, KANSAS**

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REVISIONS:

ARCHITECTURAL PROJECT NUMBER
18067
ENTRANCE
'STOCKADE'
ELEVATIONS
SHEET NUMBER
A-202

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NOLTE & ASSOCIATES, P.A.
ARCHITECTS / PLANNERS

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**153rd AND MAHAFFIE STREET
OLATHE, KANSAS**

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ARCHITECTURAL PROJECT NUMBER 18067
WEST & NORTH STOCKADE ELEVATIONS
SHEET NUMBER A-221

Drawing Name: F:\2018\18067 - Mahaffie Storage - 153rd\Production\18067 IMAGE 2 - FRONT.dwg Last Modified: Aug 21, 2019 - 11:43am Plotted on: Aug 21, 2019 - 11:43am by: BHehcock



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NEW PERSONAL STORAGE FACILITY: 153rd AND MAHAFFIE STREET OLATHE, KANSAS

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ARCHITECTURAL PROJECT NUMBER
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002

Drawing Name: F:\2018\18067 - Mahaffie Storage - 153rd\Production\18067 IMAGE 7 - FRONT 1REV.dwg Last Modified: Aug 21, 2019 - 11:38am Plotted on: Aug 21, 2019 - 11:41am by: BHehcoat



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