STAFF REPORT

Planning Commission Meeting: July 13, 2026

Application	**RZ26-0005: Rezoning from AG (Agricultural) District to PD (Planned) District and a Preliminary Site Development Plan for 133rd and Black Bob Mixed Use (The Row at Uptown)**
Location	Southeast of 133rd Street and Black Bob Road
Owner/Applicant	Jib Felter; AAG Farms, LLC
Engineer	Doug Ubben Jr.; Phelps Engineering, Inc.
Staff Contact	Nathan Jurey, Senior Planner

Site Area:	4.99 acres	**Existing Zoning:**	AG (Agricultural)
Plat:	Unplatted	**Proposed Zoning:**	PD (Planned District)
Lots:	1	**Proposed Uses:**	Commercial and Townhouses
Tracts:	0	**Building Data:**	Commercial: 5,280 sq. ft. Residential: 44 units

	Elevate Olathe Land Use Category	Existing Use	Existing Zoning
Site	**Community Commercial**	**Single-Family Residence**	**AG (Agricultural)**
North	Mixed Residential Neighborhood	Undeveloped	R-4 (Medium Density Multifamily)
South	Community Commercial	Mini-Warehouse/ Storage	CP-3 (Planned Regional Center)
East	Public and Semi-Public	Electrical Substation	AG (Agricultural)
West	Community Commercial	Dentist & Automotive Supply Store	C-2 & CP-2 (Community Center & Planned Community Center)

1. Introduction

The applicant is requesting to rezone from the AG (Agricultural) District to the PD (Planned District) with a preliminary site development plan for The Row at Uptown mixed-use development on an approximately five (5) acre property located northeast of 133rd Street and Black Bob Road. The proposed development includes over 5,000 sq. ft. of complementary commercial storefront and 44 townhouse units.

According to the Unified Development Ordinance (UDO), Planned Districts are required to establish their own unique set of zoning standards. The applicant prepared and submitted a Zoning and Design Standards (ZDS) document outlining the proposed standards for the mixed-use development. Staff recommends approval of the proposed Planned District zoning standards, as they support the development of a high-quality, walkable, mixed-use project that aligns with the several goals and policies of the Elevate Olathe Comprehensive Plan. The proposed standards also exceed the UDO's minimum requirements for site and building design, helping to ensure a cohesive and well-designed development.

2. History

The property was annexed in 1968 (Ord. 120-C) along with approximately 1,500 acres in the surrounding vicinity. In 1970, the property was zoned to the AG (Agricultural) District in June of 1970 as established under Ordinance 346-C. The property was largely used for agricultural purposes until a single-family house was built on site around 1980.

3. Existing Conditions

The site contains a single-family home with an accessory detached structure and driveway access from Black Bob Road. There are existing trees along the west and south boundaries and around the existing home in the northwest corner of the property, many of which grew over time due to lack of maintenance and inactivity on site.

This site is located along a ridge line with the western third draining west toward Black Bob Road and the remainder draining east toward an existing stream corridor. Both sanitary sewer and water main lines are located nearby to the southwest along Black Bob Road.

Subject property looking east from S. Black Bob Road.

Subject property outlined in yellow.

4. Planned Districts

As stated in Unified Development Ordinance (UDO) Section 18.20.220, Planned Districts are intended to *encourage innovative land planning and design in a way that is not possible under conventional zoning districts*. Planned Districts allow the applicant the ability to *promote quality and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses, and allowing deviations from certain zoning standards that would otherwise apply*. The proposed development is well suited as a Planned District as this allows for custom zoning standards unique to the project's vision and go beyond what would typically be achieved through conventional zoning and typical site and building design standards. At the same time, they provide the flexibility needed

to help bring the proposed development to fruition while ensuring a cohesive and high-quality design outcome.

As required for all Planned Districts, the applicant submitted a custom set of Zoning and Design Standards (ZDS) to administer on the subject property which are included in the agenda packet. All UDO standards remain applicable to this property where the proposed standards do not override or supplement the UDO standards. Additionally, the applicant submitted site development, landscape, and architectural plans to illustrate how the ZDS may be applied to future development, also included in the agenda packet. Further refinement of the architecture and site details will be reviewed through the final site development plan process in accordance with the ZDS. As summarized in the sections below, the proposed zoning standards ensure a high-quality and walkable mixed-use development is built that aligns with several goals and policies of the Elevate Olathe Comprehensive Plan

5. Zoning Standards

The following is a summary of the proposed zoning standards from the applicant's Zoning and Design Standards document. Overall, these standards allow for a more walkable, urban development pattern and ensure that a mix of commercial and residential uses is provided.

a. **Land Use** – The request is to allow all land uses permitted in the R-3 and C-1 Districts, except for drive-through uses and animal care facility with outdoor kennels uses as these are not compatible with the proposed mixed-use, walkable development. This allows for a mix of neighborhood commercial and residential uses that are complementary to each other, compatible with the surrounding area, and provide a transition between the residential and commercial areas to the north and south.

b. **Commercial Building Area** – The proposed standards require a minimum of 5,000 square feet of commercial area, ensuring that a minimum amount of commercial area is developed, aligning with the site's future land use designation as a Community Commercial area in accordance with the Elevate Olathe Comprehensive Plan.

c. **Density** – As proposed, the maximum density is 12 units per acre, which is compatible with the future multifamily residential development to the north, which is in the R-4 District.

d. **Building Height** – To create a consistent built environment as desired by the applicant, all residential buildings must be three or four stories and cannot exceed 55 feet in height and commercial buildings must be between 25 and 55 feet in height. This is compatible with the maximum building heights allowed in the R-4 and C-2 Districts to the north and south respectively.

e. **Setbacks** – Similar to the zoning districts on nearby properties, the proposed standards include maximum building setbacks to ensure that buildings are within 50-feet of Black Bob Road and within 60-feet of 133rd Street, creating a more defined street edge. The proposed minimum building and paving setbacks are also similar to those on nearby properties, including minimum setbacks of 25 feet from Black Bob Road, 15 feet from 133rd Street, and 10 feet from all other property lines.

f. **Open Space** – At least 5% of the site must be common open space and a minimum of 2.5% of the site must be active open space. This proposed requirement is similar to the minimum open space requirements for zoning districts intended for walkable, urban-type

developments. The proposed site development plan provides 23% common open space and 2.6% active open space. Active open spaces include a well-furnished and activated plaza space, and two (2) separate seating areas.

6. Site Design Standards

The following is a summary of the proposed site design standards from the applicant's Zoning and Design Standards document. Overall, the proposed standards ensure a sense of place is created with well-designed open spaces, pedestrian infrastructure, and street frontage treatments.

a. **Open Space Design** – Open space areas must be designed at the same level of quality as illustrated in the Zoning and Design Standards document, which depicts outdoor plaza areas with decorative paving materials, landscaping, and outdoor furniture and lighting. The final details of the proposed open space areas will be reviewed at time of final site development plan.

b. **Street Frontage Treatment** – The proposed standards include a requirement to provide a 15-foot-wide landscaped area with a low masonry wall that is 2-3 feet tall where parking lots front a public street. This feature helps create a more urban street edge where buildings are not pulled up to the street.

c. **Pedestrian Connectivity** – Every commercial building and residential dwelling unit is connected with at least a five (5) foot sidewalk throughout the development. In addition, the development provides two (2) pedestrian gateway entrances as required in the proposed standards.

7. Development Standards

The following is a summary of the proposed development standards from the applicant's Zoning and Design Standards document. Unless specifically noted below, this development will follow the development standards established in the UDO Section 18.30.

a. **Phasing** – The developer intends for this project and all associated public improvements to be developed in a single phase and a stipulation is included in staff's recommendation.

b. **Access/Streets** – The development will take access from 133rd Street at two (2) location: one (1) full access and one (1) limited access. The developer will construct 133rd Street with the required turn lanes and medians from Black Bob Road to the east property line of the subject property, where a temporary cul-de-sac will be constructed and available for future road extension. A northbound turn-lane will be installed on Black Bob Road as required for vehicles turning onto 133rd Street.

c. **Parking** – The development will comply with the minimum parking requirements of the UDO. At least 1.5 stalls must be provided per dwelling unit and every dwelling unit has adequate space to park four (4) vehicles, with a two-car garage and a 20-foot-deep driveway. For the commercial buildings, at least 1 stall per 300 square feet of general commercial area is required and the proposal provides 1 stall per 170 square feet, exceeding this requirement.

d. **Landscaping/Screening** – The development will comply with the standard requirements for commercial and residential type developments, except for building foundation landscaping. To create a more urban environment, building foundation landscaping will be

provided using a combination of landscape beds, planters, and hanging plants in lieu of using landscape beds only. In addition, this development will provide one (1) additional tree for every significant tree that would otherwise be required for preservation.

e. **Stormwater/Detention** – The developer intends to install the required stormwater detention for this development on the property to the north. Prior to construction, the developer will enter into an agreement with the landowner to the north for their shared detention facilities. In addition, the required water quality treatment facilities will be installed on site, using an infiltration basin and a hydrodynamic separator.

f. **Public Utilities** – The site is served by an existing City of Olathe water main along Black Bob Road and the water main must be extended along 133rd Street. The development will connect to Johnson County Wastewater existing public sewer main, which is located offsite, down in the stream corridor east of this property.

g. **Sustainability** – Planned Districts are expected to apply sustainable practices and the development will implement at least three (3) different options from a list provided by the applicant. This list includes solar panels, EV charging stations, bike racks, native plants, hydrodynamic separators and bioswales.

h. **Signage** – Signage will comply with the requirements for signage in the C-1 District and is required to complement the architectural style of the entire development.

8. Building Design Standards

The following is a summary of the proposed building design standards from the applicant's Zoning and Design Standards document. As submitted, the standards require high-quality architectural design ensuring a consistent architectural theme throughout the development.

Building Design Standard	**Proposed Requirements** Proposed Design
Architectural Style	***All buildings must apply the French Renaissance architectural style.*** The developer incorporated illustrative examples of the proposed architectural design style into the Zoning and Design Standards document, ensuring that a consistent architectural theme is used throughout the project.
Building Materials	***All buildings must use 100% Class 1 materials on all four (4) façades, with stucco as the primary material. Roofing must use either Class 1 or 2 materials.*** The building elevations will include 100% Class 1 stucco and glass on all façades and Class 2 architectural shingles on all roofs to help achieve the French Renaissance architectural style. This exceeds the minimum Class 1 building material standards for similar commercial and residential buildings.
Façade Treatment	***Commercial buildings must use glass or similar quality façade treatment on at least 30% of front, 20% of side and 15% of rear elevations.*** The proposed standards exceed typical glass requirements for commercial buildings. The proposed elevations include 29%, 25%, and 6% glass on the

	front, sides, and rear elevations and decorative doors and faux shutters are used to meet the minimum façade treatment on the front and rear elevations. ***Residential buildings must use glass or similar quality façade treatment on at least 20% of front, 5% of side, and 10% of rear elevations.*** The proposed standards also exceed typical glass requirements for horizontally attached buildings. The proposed elevations include at least 18%, 6%, and 9% glass on the front, sides, and rear elevations and decorative front and back doors will be used to meet the minimum façade treatment on the front and rear elevations.
Facade Articulation	***Commercial buildings must provide a dormer or similar feature on the front of each tenant space or every 50 feet, whichever is stricter.*** The commercial buildings provide a dormer with every tenant space and each tenant space is no wider than 30 feet. ***Residential buildings must provide a dormer or similar feature on the front and rear of every dwelling unit. This feature may be shared between two (2) dwelling units.*** Every residential dwelling unit has its own dormer or shares a dormer with the adjacent unit on both the front and the rear of the building.
Building Entryway	***Every main commercial entryway must have a canopy, dormer or similar feature and every residential dwelling unit must have a front porch.*** Every main commercial entry and front residential door includes the required entry feature as proposed.
Garages	***Residential garage doors must be recessed at least one (1) foot behind the leading edge of the building façade and commercial garages are prohibited.*** The garages doors for the townhome buildings are recessed one (1) foot behind the front building façade as required and are three (3) feet behind the front edge of the balconies. No commercial garage doors are proposed.
Balconies	***Every residential building must provide at least two (2) balconies per dwelling unit.*** As provided in the elevations, every dwelling unit includes both a Juliette balcony and a full-depth balcony. This exceeds UDO requirements for similar residential buildings and helps achieve the French Renaissance architectural style.

9. Public Notification and Neighborhood Meeting

The applicant mailed the required public notification letters to the surrounding properties within 200 feet and posted a sign on the subject property per UDO requirements. Neighborhood notice was also provided to property owners within 500 feet of the property. The City has not received any additional correspondence regarding this rezoning request.

10. UDO Rezoning Criteria

The application was reviewed against the UDO criteria for considering rezoning applications listed in UDO Section 18.40.090.G as detailed below. Generally, this request aligns with the policies and goals of the Elevate Olathe Comprehensive Plan.

A. The conformance of the proposed use to the Comprehensive Plan and other adopted planning policies.

The future land use map of the Elevate Olathe Comprehensive Plan identifies the subject property as a Community Commercial area, which is a commercial development area located along highways and major roadways that largely consists of commercial and office uses, but may include residential uses as a complementary use when developed in a in a vertical mixed-use format. Developments within Community Commercial areas are encouraged to provide a transition when adjacent to residential areas.

The proposed PD zoning district requires a mix of commercial and residential uses. While the proposed multifamily use in a townhouse format is not listed as a complementary use in the Community Commercial area, the proposed commercial uses align with the future land use designation and a mixed-use development provides a transition between the commercial uses to the south and the multifamily zoning to the north. Additionally, the proposal supports the many goals and strategies of the Comprehensive Plan that focus on mixed-use development and missing middle housing, including:

LU 2.1. *Integrate small-scale commercial uses in and around residential areas to support more connected and accessible neighborhoods*.

LU 2.5. *Encourage density and mixed-use development within commercial centers and corridors*.

LU 2.7. *Prioritize placemaking efforts to cultivate a distinct identity*.

HN 4.2. *Promote the development of missing middle housing and mixed-use projects in transitional areas between or near single-family residential neighborhoods and commercial areas*.

ED 5.1. *Encourage property owners and developers to construct mixed-use developments allowing for a variety of uses within an area.*

B. The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).

The surrounding area is zoned for a variety of commercial and residential land uses. Properties to the south and west are commercially zoned (C-2 & C-3 Districts) and are allowed up to a 5-story building. The property to the north is in the R-4 (Medium-Density Multifamily) District, which allows 4-story buildings and a maximum density of 29 units per acre. Additionally, the property to the east is heavily wooded, but is part of the Evergy electrical substation property with AG (Agriculture) zoning.

Nearby commercial buildings are one-story, ranging from approximately 4,500 to 17,000 square feet in size and are primarily constructed of red brick, stucco, and stone materials. The commercial buildings are generally setback 60-100 feet from Black Bob Road with a

10-25 foot landscape buffer and paving setback from the street right-of-way. The property to the north is undeveloped but has obtained preliminary approval for a 3-4 story multifamily development.

C. The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.

The proposed mix of commercial and residential uses is in harmony with nearby properties. The property is bordered by commercial zoning and uses to the south and west, an undeveloped property zoned for multifamily development to the north, and an electrical substation to the east that is screened from the subject property by a heavily wooded area.

D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

The site is zoned AG (Agricultural), which is intended for the preservation of agricultural land uses. Growth and development of Olathe has surrounded the property with commercial and multifamily uses and the AG District is no longer suitable.

E. The length of time the property has remained vacant as zoned.

The property was zoned to the AG District in 1970 and a single-family home was constructed on this site around 1980 and is currently occupied.

F. The extent to which approval of the application would detrimentally affect nearby properties.

The proposed development is not anticipated to detrimentally affect nearby properties. The requested PD zoning district allows for a mix of commercial and residential uses similar to those allowed on the surrounding commercial and residential properties.

G. The extent to which development under the proposed district would substantially harm the value of nearby properties.

Staff has not received any information indicating that the requested PD zoning district will substantially harm the value of nearby properties.

H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.

The proposed use will not cause any adverse effect on traffic and safety of the road network. The subject property will be accessed directly from 133rd Street and 133rd Street will connect to Black Bob Road, an arterial roadway that is designed with sufficient capacity to support future development within the area. Minimum parking will be provided on site as required by UDO.

I. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.

The development is not anticipated to create pollution or other environmental harm. The development will follow all regulations and requirements pertaining to stormwater, air quality, noise, and other environmental items.

J. The economic impact of the proposed use on the community.

Development of the proposed mix of residential and commercial uses will generate property taxes and retail sales taxes to be collected by the City as well as create new jobs and housing options.

K. The gain, if any, to the public health, safety and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There is no gain or detriment to the public health, safety, or welfare if the application were denied. If the application were denied, development of the property would be limited to agricultural uses and the landowner would not be able to develop the property as proposed.

11. Staff Recommendation

A. Staff recommends approval of RZ26-0005, 133rd and Black Bob Mixed Use (The Row at Uptown) for the following reasons:

1. The proposed development complies with the policies and goals of the Elevate Olathe Comprehensive Plan which this development was reviewed against.
2. The requested zoning meets the Unified Development Ordinance criteria for considering zoning applications.

B. Staff recommends approval of the rezoning to the PD District with the following stipulations:

1. This property is subject to the regulations set forth in the attached 'Zoning and Design Standards' document.

C. Staff recommends approval of the preliminary site development plan request with the following stipulations:

1. This property will be developed as a single phase of construction.

PLANNING
ENGINEERING
IMPLEMENTATION

MEMORANDUM

Date: June 8, 2026

To: Nathan Jurey
Olathe Planning Dept.

From: Doug Ubben, Jr., P.E.
Phelps Engineering, Inc.

Re: Purpose For Rezoning Request
133rd and Black Bob Mixed Use (Rezoning and preliminary plan)
PEI #251298

The purpose for this rezoning request is to allow for mixed use development to be constructed on this property. The development consists of both commercial retail space and multifamily residential townhomes. The retail space is intended to be for multi tenants with small businesses. Currently the property is zoned AG, which does not allow for commercial or multifamily development. The proposed zoning being requested is PD (Planned District), which would allow for these types of uses. There is existing medium density residential zoning to the north (R-4), existing planned community/corridor business district zoning to the south (CP-3), existing AG zoning to the east (owned by Evergy for power infrastructure), and existing general business district zoning to the west (C-2). The site is bounded on the west side by a major street arterial (Black Bob Road) and the north side by an arterial street (133rd Street).

According to the Olathe Comprehensive plan (www.planolathe.org) the property is designated as Community Commercial. The proposed PD Planned District zoning would be partially consistent with the Community Commercial designation on the Olathe Comprehensive Plan as it includes commercial uses. The plan will also include multifamily residential, which is compatible with the surrounding uses.

Zoning & Design Standards for The Row at Uptown

Introduction:

The regulations set forth in this document establish the Planned District (PD) standards applicable to the subject property. Except where stated otherwise in this document, these regulations apply where they modify or add to otherwise applicable regulations in the City of Olathe's Unified Development Ordinance (UDO). All other UDO regulations remain applicable. In addition, the Planning Official may use the general spirit and intent of the UDO to provide direction where this document falls silent.

Zoning:

Permitted Uses:

All land uses permitted in the R-3 District; and

All land uses permitted in the C-1 District; except for the following:

- Animal Care with Outdoor Kennel
- All drive-through uses

Home Occupations are permitted as allowed by UDO.

Residential Density: Must not exceed 12 Units per Acre

Total Commercial Building Area must be a minimum of 5,000 Sq. Ft.

Building Height shall be measured from average ground level abutting a building or structure to the peak of the roof at its highest point.

Residential Building must be 3- or 4- stories and must not exceed 55 feet

Commercial Building must be between 25 feet and 55 feet

Buildings and paved areas must comply with the following setbacks:

Front setback minimum of 25 feet, maximum building setback of 50 feet along Black Bob Road.

Corner/Side setback minimum of 15 feet, maximum building setback of 60 feet along 133rd Street.

All other setbacks minimum of 10 feet.

Open Space:

Minimum common open space must be 5%

Active Open Space, Minimum must be 2.5%

Site Design Standards:

Open Space Design: All common and active open space areas must be of a high-quality design and level of finish as approved by the Planning Official. See Attachment A for illustrative examples.

Pedestrian Connectivity: Direct pedestrian connections must be provided between buildings on the site. At least two (2) pedestrian gateway features must be provided. Pedestrian gateways must include signature landscaping and hardscape features, such as benches or development signage.

Street Frontage Treatment: Where parking lots front a public street, a 15-foot-deep landscaped area with a low masonry wall that is 2-3 feet in height must be provided.

Building Design Standards:

Architectural Style: All buildings must apply the French Renaissance style as approved by the Planning Official. See Attachment A for illustrative examples.

Building Materials: All buildings must use 100% Class 1 materials on all four (4) facades, with genuine 3-layer stucco as the primary material.

Building Entry: One (1) front porch or recessed area must be provided per residential unit and must be a minimum of 4-feet deep and 6-feet wide. One (1) canopy, dormer, or similar feature must be provided above each main commercial entry.

Garages: Residential garage doors must be recessed at least 1-foot behind the leading edge of any balcony or wall on the front facade. Commercial garage doors are prohibited.

Balconies: Two (2) balconies must be provided per residential unit. Both balconies must be at least 10-feet-wide and one balcony must be at least 4-feet deep.

Facade Articulation: Residential: One (1) dormer or similar structural feature must be provided on the front and rear of each unit or shared between two (2) units. This feature must result in at least a 2-foot change in both vertical and horizontal articulation. Commercial: One (1) dormer or similar structural feature must be provided on the front of each unit or every 50 feet, whichever is stricter. This feature must result in at least a 2-foot change in vertical articulation and at least a 1-foot change in horizontal articulation.

All HVAC equipment on commercial buildings must be roof-mounted and screened from view as required by UDO.

Facade Treatment: At least 20% of front, 5% of side, and 10% of rear elevations must be glass on residential buildings. At least 30% of front, 20% of side, and 15% of rear elevations must be glass on commercial buildings. The Planning Official may approve a combination of glass and other decorative facade treatments, such as faux shutters, spandrel, living (green) walls, etc., that achieves a higher quality design.

Roof materials must be Class 1 or 2 materials and uniform for all buildings.

Development Standards:

Parking: Parking and loading must meet UDO requirements.

Residential Driveway: Each driveway must be a minimum of 20 feet deep, excluding any sidewalk area.

Streets:

All street surfaces in the development will be private standards. All street surface areas will remain private in perpetuity and not deeded or given to the city of Olathe at any point.

Public sidewalk will be installed as required by City standards. Sidewalk will be 6' wide at the back of curb.

Private outdoor lighting will meet the UDO requirements.

Landscape:

The project must provide the following landscaping. Due to site constraints, the Planning Official may approve deviations from strict compliance with this section if the purpose and intent are met.

- Along Black Bob Road: Master landscaping per UDO 18.30.130.H.

- Along 133rd Street: Nonresidential landscaping per UDO 18.30.130.L.

- Along the south and east boundaries: Type 1 buffer per UDO 18.30.130.J.

- Residential landscaping per UDO 18.30.130.K.

- Parking Lot Landscaping per UDO 18.30.130.M

- Building Foundation: A combination of landscape beds, planters and hanging plants must be incorporated around the commercial buildings.

- Tree Preservation & Mitigation Requirements: 30% of all existing significant trees located on site must be preserved or replaced at a ratio of one (1) additional tree for each required significant tree removed. The species and location of each replacement tree will be determined at final site development plan.

Supplemental Standards

Signage:

> Commercial Building Signs must meet the UDO requirements for signage in the C-1 district. Building Signs will be made of metal and painted black. The lettering shall be uniform in color and lettering.
>
> Entrance monument sign must meet UDO requirements for signage for signage in the C-1 district.

Entrance monument sign must be lit with landscape lighting, use black iron or Aluminum lettering with consistent font and size and match Architectural style of the entire development.

Fencing: Fencing located along public streets must be aluminum black fence or similar quality and is limited to a maximum of five feet (5') in height.

Sustainability

This development will implement a minimum of three (3) of the following sustainability options:

Native grasses, hydrodynamic separator, bike racks, EV charging stalls, bioswales, or providing alternative energy sources like solar landscape lighting.

Attachment A – Illustrative Examples

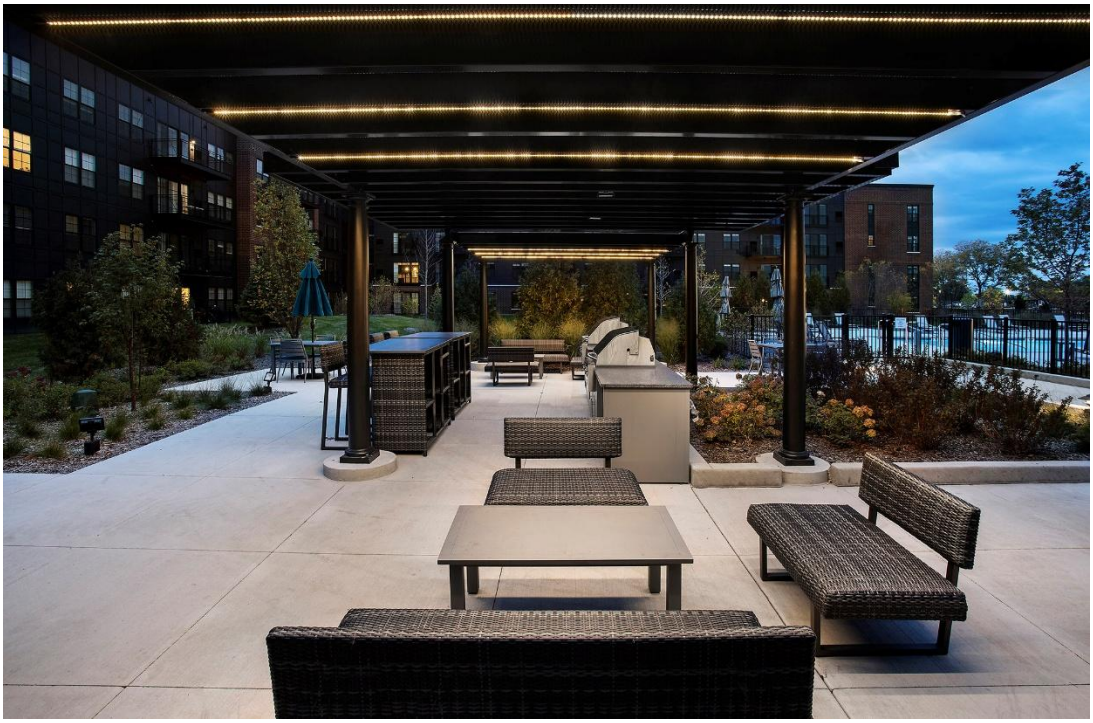
Architectural Design Inspiration:

Open Space Design Inspiration:

Commercial

AU CADET DE

Residential



COMMERCIAL BUILDING 1
GATHERING PLACE
COMMERCIAL BUILDING 2
BUILDING 7
BUILDING 3
BUILDING 6
BUILDING 5
BUILDING 4

boutique
Jewelry
Donuts

boutique
Jewelry
Donuts
Donuts
Jewelry
boutique

PRELIMINARY DEVELOPMENT PLANS FOR
133RD AND BLACKBOB- MIXED USE
ADDRESS: 13245 S. BLACK BOB ROAD
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

INDEX

C000	COVER SHEET
C100	SITE PLAN – OVERALL
C101	PUBLIC IMPROVEMENT PLAN
C102	OPEN SPACE PLAN
C200	GRADING PLAN – OVERALL
C300	UTILITY PLAN
C301–C302	FIRE PROTECTION PLAN
C400–C402	DRAINAGE MAP/STORMWATER
LS1	LANDSCAPE PLAN

PREPARED & SUBMITTED BY:

PHELPS ENGINEERING, INC.
1270 N. WINCHESTER
OLATHE, KS 66061
CONTACT: JOHN WEBBER, P.E.
913-393-1155 OFFICE
EMAIL: JWEBBER@PHELPSENGINEERING.COM

OWNER:

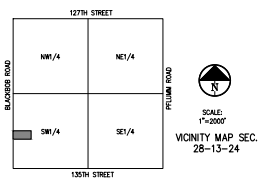
AAG FARM, LLC.
P.O. BOX 2988
P.P. OLATHE, KS 66063
CONTACT: JIB FELTER
PHONE: 913-333-7830
EMAIL: JFELTER@AAGINVESTMENTS.COM

LEGAL DESCRIPTION:

The North 328.23 feet of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 28, Township 13, Range 24, in the City of Olathe, Johnson County, Kansas, described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 28; thence S 2° 05' 59" E, along the West line of the Southwest Quarter of said Section 28, a distance of 1324.80 feet, to the Northwest corner of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 28, said point also being the Point of Beginning; thence N 87° 44' 00" E, along the North line of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 28, a distance of 663.73 feet, to the Northeast corner thereof; thence S 2° 03' 43" E, along the East line of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 28, a distance of 328.23 feet; thence S 87° 44' 00" W, along the South line of the North 328.23 feet of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 28, a distance of 663.51 feet, to the Southwest corner thereof; thence N 2° 05' 59" W, along the West line of the Southwest Quarter of said Section 28, a distance of 328.23 feet, to the point of beginning, containing 5.0004 acres, more or less, subject to that part thereof dedicated for street purposes.

GROSS AREA = ±5.00 ACRES



VICINITY MAP SEC. 28-13-24

LEGEND

PL — PROPERTY LINE
LL — LOT LINE
R/W — RIGHT-OF-WAY

SCALE: 1"=200'
0' 200' 400'

811 Know what's below. Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
www.phelpsengineering.com

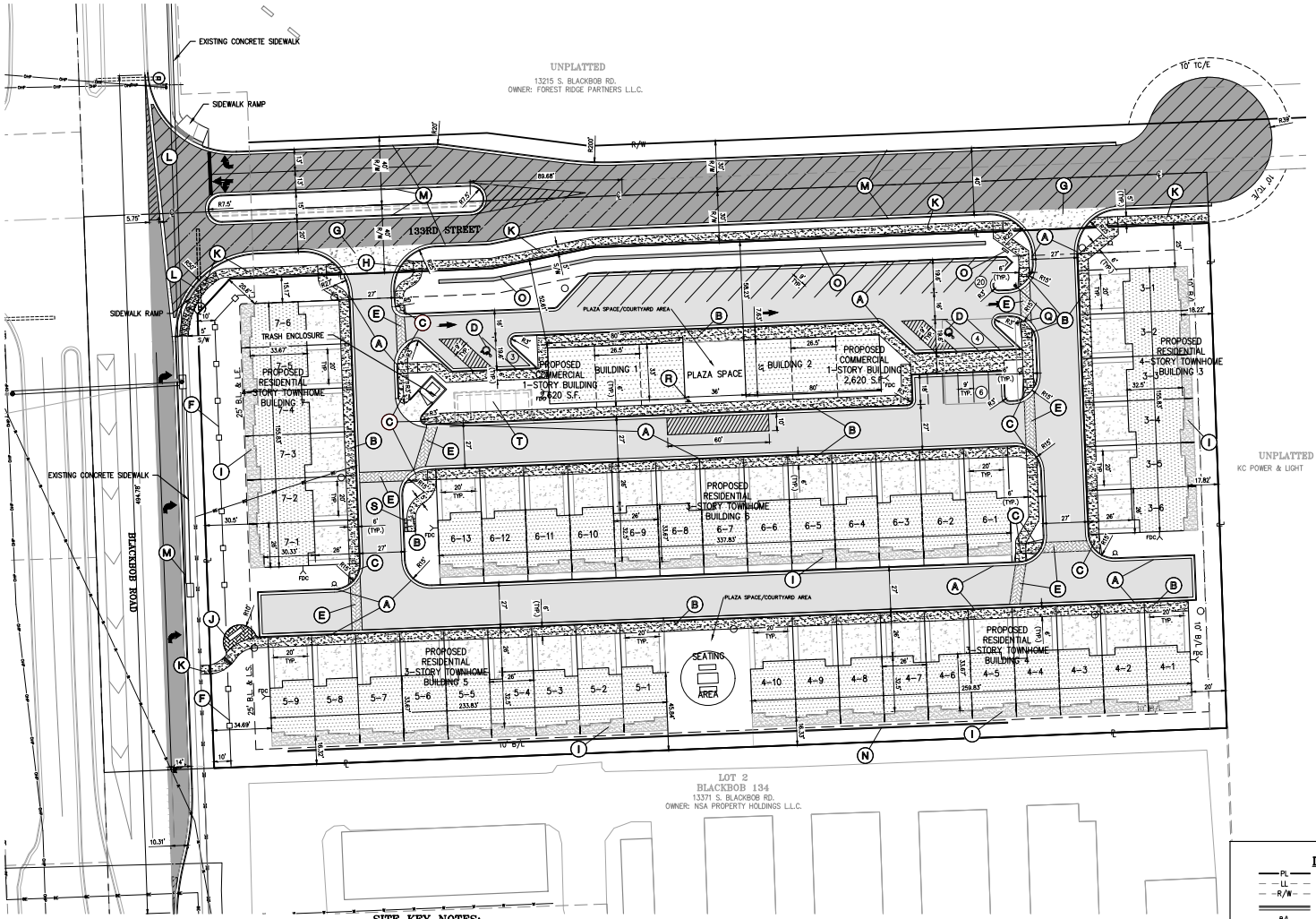
COVER SHEET
133RD AND BLACKBOB – MIXED USE
OLATHE, KANSAS

No.	Date	Revisions	By	App.
1.	05/29/08	REVISED PER CITY COMMENTS	GST	DEJ
2.	06/24/08	REVISED PER CITY COMMENTS	AMT	DEJ
3.	07/07/08	REVISED PER CITY COMMENTS	GST	DEJ

PROJECT NO. 251998
DATE: 12-31-2007 DRAWN: GST
CHECKED: JWW APPROVED: DEJ
CAD FILE NAME: C-LS1-R2
ENGINEERING - E - SHT
SURVEY - S - SHT
MISSION STATEMENT: TO PROVIDE QUALITY ENGINEERING SERVICES TO OUR CLIENTS

SHEET
C000

\\PHELPS-SERVER\Projects\P\251998\Dwg\Preliminary\COVER.dwg Layout: 1 Jul 07, 2008 - 8:33am Gabriele Thomas



NOTE:
ALL SIGNAGE MUST COMPLY WITH UDO AND MUST BE APPROVED ADMINISTRATIVELY THROUGH A SEPARATE APPLICATION.

BUILDING SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PD
SITE DATA	SITE AREA
LOT AREA	4.05 AC.
GROSS AREA	5.00 AC.
BUILDING DATA	BUILDING AREA
COMMERCIAL	5,280 S.F.
RESIDENTIAL	44 UNITS
TOTAL FINISHED FLOOR AREA	92,104 S.F.
DENSITY	10.9 UNITS/ACRE

PARKING SUMMARY TABLE

PARKING REQUIREMENTS (CODE SECTION 18.30.160)	
COMMERCIAL(1 PER 300 SQ FT) REQUIRED	18
STANDARD SPACES	31
ACCESSIBLE SPACES	2
TOTAL	33
RESIDENTIAL(1.5 SPACES PER DWELLING UNIT) REQUIRED	66
GARAGE SPACES PROVIDED	88
DRIVEWAY SPACES PROVIDED	88
TOTAL PROVIDED	176

MAX HEIGHT (PROPOSED)	4 STORIES/53'-8"
FRONT YARD SETBACK (MIN./MAX.)	25'/50'
SIDE YARD SETBACK	10'
CORNER SIDE YARD SETBACK (MIN./MAX/)	15'/60'
REAR YARD SETBACK	10'

SITE KEY NOTES:

(A) CONSTRUCT PRIVATE 2 FT ROLL BACK CONCRETE CURB & GUTTER (TYPICAL).

(B) CONSTRUCT PRIVATE CONCRETE SIDEWALK (TYPICAL).

(C) CONSTRUCT PRIVATE ACCESSIBLE SIDEWALK CURB RAMP (OMIT DETECTABLE WARNING). HANDRAILS ARE NOT REQUIRED FOR SIDEWALK CURB RAMPS. SIDEWALK CURB RAMP RUNNING SLOPE SHALL NOT EXCEED 8.3%. SIDEWALK CURB RAMP CROSS SLOPE SHALL NOT EXCEED 2.0% (REFER TO GRADING PLAN FOR DESIGN SLOPES).

(D) CONSTRUCT ACCESSIBLE PARKING SPACE AND ACCESS AISLE (REFER TO ACCESSIBLE PARKING SPACE DETAIL).

(E) CONSTRUCT STAMPED COLORED CONCRETE CROSSWALK (COLOR AND PATTERN TO BE SELECTED BY OWNER).

(F) INSTALL FENCE (ALUMINUM PICKET, PAINTED BLACK--60" TALL).

(G) CONSTRUCT PUBLIC CONCRETE ENTRANCE WITHIN RIGHT OF WAY PER CITY OF OLATHE STANDARD DETAIL 21-11.

(H) CONSTRUCT PUBLIC SIDEWALK RAMP (TYPE I) OMIT DETECTABLE WARNING PER CITY OF OLATHE STANDARD DETAIL 21-10.

(I) CONSTRUCT CONCRETE PAVEMENT.

(J) CONSTRUCT PEDESTRIAN GATEWAY WITH STAMPED COLORED CONCRETE, BENCH & LANDSCAPING.

(K) CONSTRUCT PUBLIC 5 FT WIDE CONCRETE SIDEWALK PER CITY OF OLATHE STANDARD DETAIL 21-6.

(L) CONSTRUCT PUBLIC SIDEWALK RAMP (TYPE IV) WITH DETECTABLE WARNING PER CITY OF OLATHE STANDARD DETAIL 21-10C.

(M) CONSTRUCT PRIVATE 2 FT HIGH BACK CONCRETE CURB & GUTTER (TYPICAL).

(N) CONSTRUCT BLOCK RETAINING WALL.

(O) CONSTRUCT LOW MASONRY WALL (2-3 FEET HEIGHT).

(P) CONSTRUCT ENTRANCE MONUMENT SIGN.

(Q) INSTALL "DO NOT ENTER" SIGNAGE.

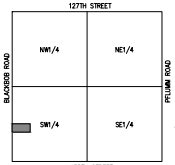
(R) INSTALL "LOADING ZONE" SIGN.

(S) MAILBOX

(T) DEFERRED FUTURE PARKING

811 Know what's below. Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.



SCALE: 1"=2000'
VICINITY MAP SEC. 28-13-24

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- B/L — BUILDING SETBACK LINE
- P/L — PARKING SETBACK LINE
- PROPOSED BUILDING
- ASPHALT PAVEMENT – STANDARD DUTY
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- 2" SURFACE ASPHALT W/ CONCRETE BASE
- FULL DEPTH ASPHALT PAVEMENT
- 60" TALL FENCE
- (9) PARKING SPACES

SCALE: 1"=30'

PFLUMM ROGERS & OTTO, INC.
Civil Engineering
Land Planning
Surveying
Project Management
913.451.1555
www.pfluminc.com

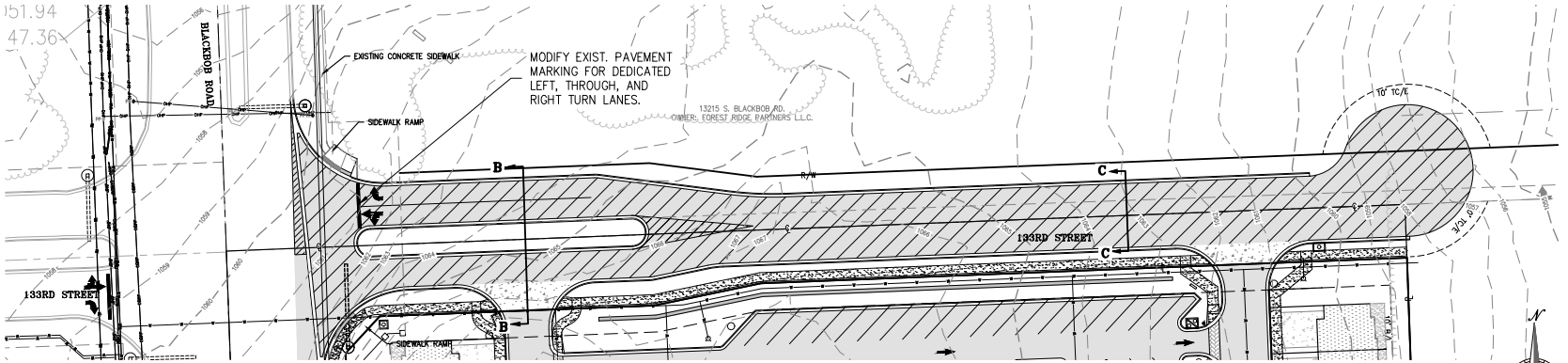
SITE PLAN
133RD AND BLACKBOB – MIXED USE
OLATHE, KANSAS

No.	Date	Revisions	By	App.
1.	05/29/08	REVISED PER CITY COMMENTS	GST	DEU
2.	06/23/08	REVISED PER CITY COMMENTS	AMC	DEU
3.	07/07/08	REVISED PER CITY COMMENTS	GST	DEU

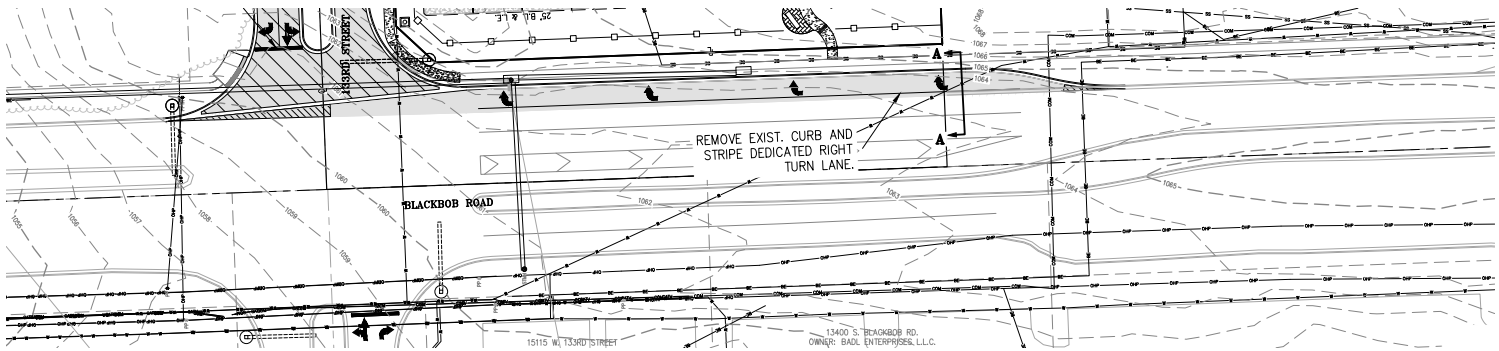
PROJECT NO. 251398
DATE: 12-31-2007 DRAWING: GST
CHECKED BY: APPROVED: DEU
CAD FILE NAME: PLAN
ENGINEERING = LS-82
SURVEYING = LS-0001
MISSION STATEMENT:
TO PROVIDE A PROFESSIONAL SERVICE WITH INTEGRITY AND QUALITY

SHEET
C100

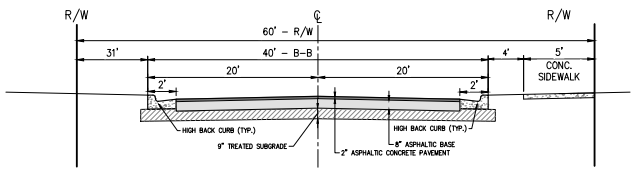
\\PFLDFS-SERVER\Projects\P\251398\Dwg\Preliminary\SITE PLAN.dwg Layout:1 Jul 07, 2008 - 3:53pm John Webster



133RD STREET (ARTERIAL)



BLACKBOB ROAD RIGHT TURN LANE



133RD STREET TYPICAL SECTION (C-C)
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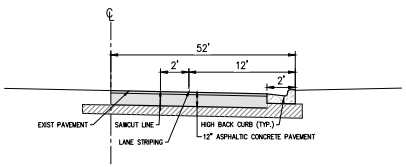

ROAD EXPANSION TYPICAL SECTION (A-A)
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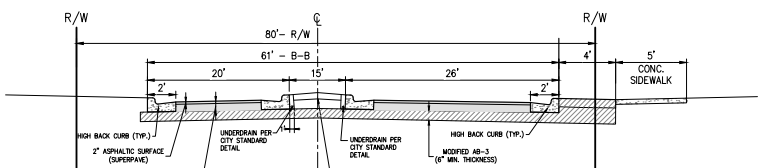
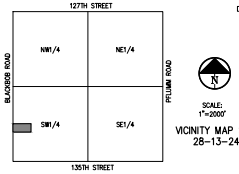
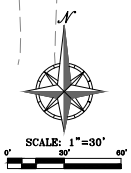


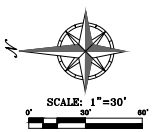
133RD TYPICAL SECTION WITH TURN LANES (B-B)
SCALE: NOT TO SCALE



SCALE: 1"=2000'

VICINITY MAP SEC. 28-13-24





LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- 2' CURB & GUTTER
- 6" CURB
- B/L — BUILDING SETBACK LINE
- P/S — PARKING SETBACK LINE
- L/S — LANDSCAPE SETBACK LINE
- PROPOSED BUILDING
- ASPHALT PAVEMENT – STANDARD DUTY
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- 2" SURFACE ASPHALT W/ CONCRETE BASE
- FULL DEPTH ASPHALT PAVEMENT
- RETAINING WALL
- PARKING LOT LIGHT POLE
- 9 — PARKING SPACES

UTILITY NOTICE:
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Phillips Engineering, Inc.
Olathe, Kansas
Phone: (913) 829-1199
www.phillipsengineering.com

PUBLIC IMPROVEMENT PLAN

133RD AND BLACKBOB – MIXED USE
OLATHE, KANSAS

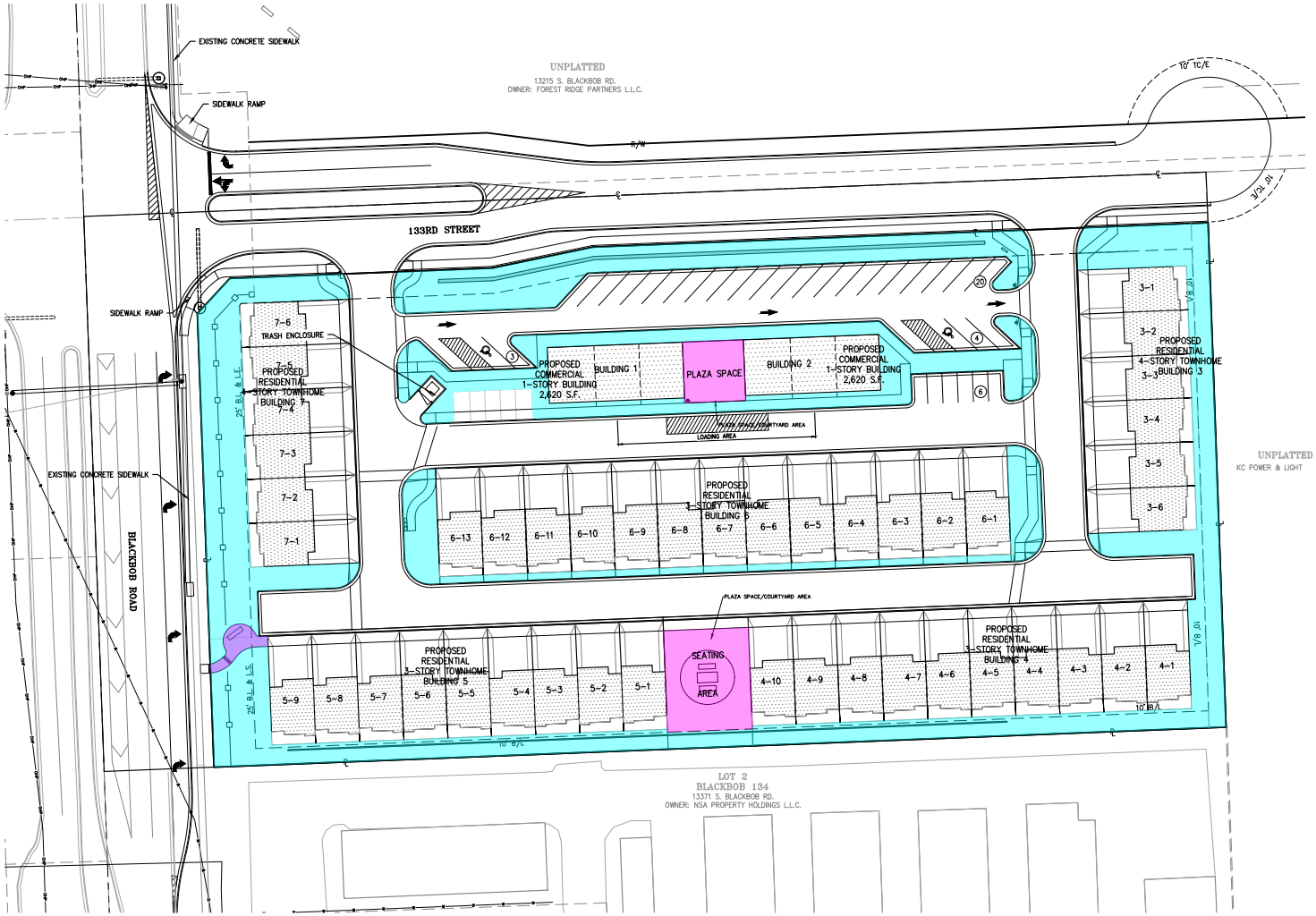
No.	Date	Revisions	By	App.
1.	05/29/26	REVISED PER CITY COMMENTS	GST	DEJ
2.	06/23/26	REVISED PER CITY COMMENTS	AMT	DEJ
3.	07/07/26	REVISED PER CITY COMMENTS	GST	DEJ

PROJECT NO. 251308
DATE: 12-31-2025 | DRAWN: GST
CHECKED BY: DEJ | APPROVED: DEJ
CAD FILE NAME: C101 - LS-82
ENGINEERING: E - SHT

CITY OF OLATHE, KANSAS
MEETING DATE: XX/XX/2026
BZA/PC/MPC: 2025-0000028

SHEET
C101

\\PHILIPS-SERVER\Projects\P\251308\Dwg\Preliminary\PUBLIC IMPROVEMENT.dwg Layout: 1 Jul 07, 2026 - 8:32am Gabriella Thomas



NOTE:
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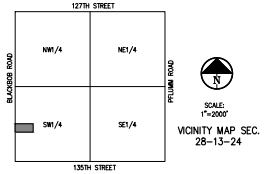
OPEN SPACE SUMMARY TABLE

COMMON OPEN SPACE	0.962 ACRES (23.6%)
ACTIVE OPEN SPACE	0.106 ACRES (2.6%)



LEGEND

- ACTIVE OPEN SPACE
- COMMON OPEN SPACE

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OPEN SPACE PLAN
133RD AND BLACKBOB – MIXED USE
OLATHE, KANSAS

No.	Date	Revisions	By	App.
1.	05/29/08	REVISED PER CITY COMMENTS	GST	DEJ
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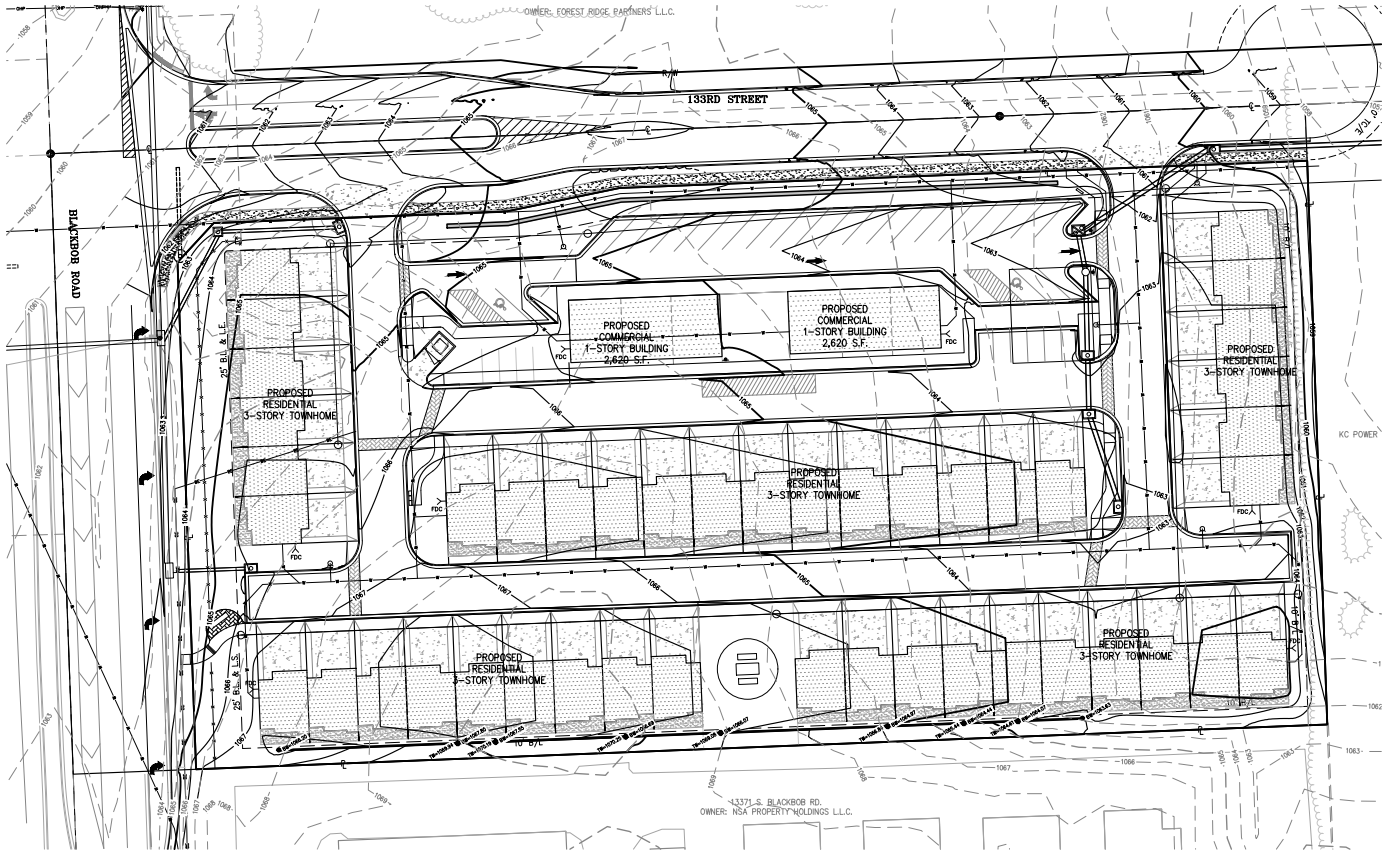
3.	07/07/08	REVISED PER CITY COMMENTS	GST	DEJ

PROJECT NO. 251098
DATE 12-31-2007 DRAWN GST
CHECKED DEJ APPROVED DEJ
CAD FILE NAME C102 LAYOUT
DRAWING # C-102
SHEET # 1 OF 1
SUBMITTED FOR APPLICATION
RESUBMITTED FOR APPLICATION
RESUBMITTED 2007/2008

SHEET
C102

\\PHILIPS-SERVER\Projects\P\251098\Dwg\Preliminary\OPEN SPACE.dwg Layout1 Jul 07, 2008 - 9:33am Gabrielle Thomas

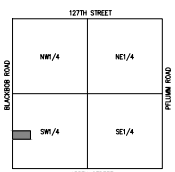


Earthwork Summary		
133rd & Blackbob		
6/8/2026		
Raw Excavation (Fill)	8,258 Cu. Yds.	
In Place Compaction (+15%)	-4,137 Cu. Yds.	
Building Adjustment	1,008 Cu. Yds.	(assume 8" for of additional excavation)
Pavement Adjustment	2,530 Cu. Yds.	(10" for aerterial road and 8" for private pavement excavation)
On Site Net	7,660 Cu. Yds.	

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
920	EXISTING CONTOURS
918	
920	PROPOSED CONTOURS
918	
	EXISTING STORM SEWER
	PROPOSED STORM PIPE
	PROPOSED WET CURB & GUTTER
	PROPOSED DRY CURB & GUTTER
	PROPOSED RETAINING WALL
1068.00 SW	PROPOSED SPOT ELEVATION

LG	LIP OF GUTTER
TC	TOP OF CURB
SW	SIDEWALK
ME	MATCH EXISTING
HP	HIGH POINT
LP	LOW POINT
P	TOP OF PAVEMENT
TE	TOP OF STRUCTURE
GR	GROUND ELEVATION
BS	BOTTOM OF STEPS
TS	TOP OF STEPS
BW	GRADE AT BOTTOM OF WALL
TW	GRADE AT TOP OF WALL



SCALE: 1"=2000'

VICINITY MAP SEC. 28-13-24

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* EARTHWORK COMPUTATIONS BY PHELPS ENGINEERING, INC. ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED BY CONTRACTORS BY THEIR CHOSEN METHOD PRIOR TO PLACING BID. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED. 15% WAS ADDED INTO RAW FILL QUANTITY TO ACCOUNT FOR SHRINKAGE.

Phelps Engineering, Inc.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
www.phelpsengineering.com

GRADING PLAN

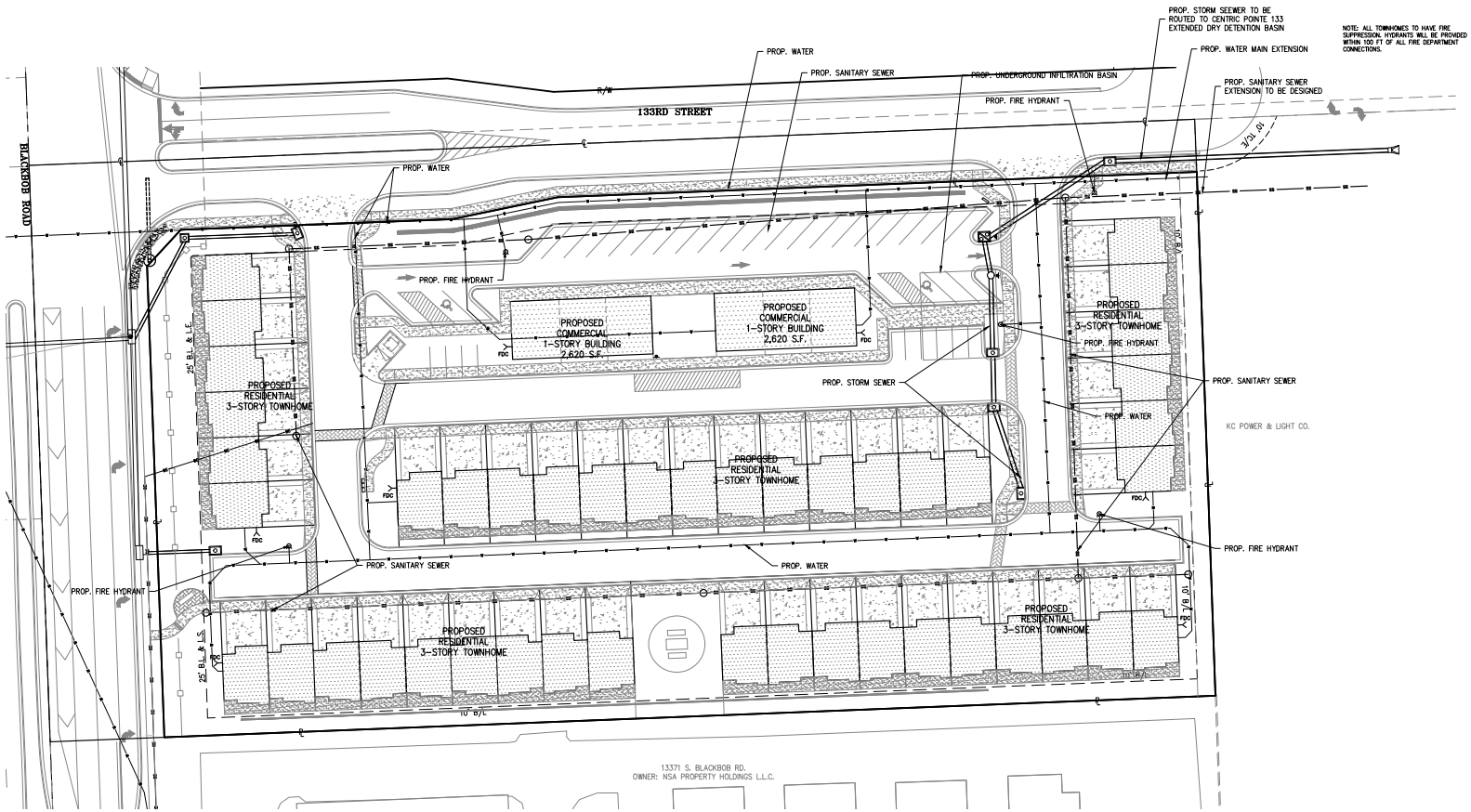
133RD AND BLACKBOB – MIXED USE
OLATHE, KANSAS

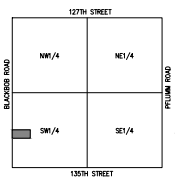
No.	Date	Revisions	By	App.
1.	05/29/26	REVISED PER CITY COMMENTS	GST	DEU
2.	06/25/26	REVISED PER CITY COMMENTS	AMT	DEU
3.	07/27/26	REVISED PER CITY COMMENTS	GST	DEU

PROJECT NO. 251308
DATE: 12-31-2025 | DRAWING: GST
DESIGNED BY: J. HANSON
CADD DRAWING BY: LS-RZ
ENGINEERING BY: L. SH
RECEIVED
JOHNSON COUNTY, KANSAS
COMMUNITY DEVELOPMENT
BUILDING DIVISION
06/08/2026
PERMIT NO. BLD#BNSO-20260028

SHEET
C200

\\PHELPS-SERVER\Projects\P\251308\Dwg\Preliminary\GRADING PLAN.dwg Layout: 1 Jul 07, 2026 - 8:33am Gabriela Thomas





VICINITY MAP SEC. 28-13-24

LEGEND

PL	PROPERTY LINE
LL	LOT LINE
R/W	RIGHT-OF-WAY
COM	EXISTING COMMUNICATIONS LINE
OHC	EXISTING OVERHEAD COMMUNICATIONS LINE
TS	EXISTING TRAFFIC SIGNAL LINE
G	EXISTING GAS LINE
BE	EXISTING BURIED ELECTRIC LINE
OHP	EXISTING OVERHEAD POWER LINE
SS	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
W	EXISTING WATER LINE
G	PROPOSED GAS LINE
BE	PROPOSED BURIED ELECTRIC LINE
SS	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
W	PROPOSED WATER LINE
F	PROPOSED FIRE LINE
STM	PROPOSED SECONDARY STORM
COM	PROPOSED COMMUNICATIONS LINE
TS	PROPOSED TRAFFIC SIGNAL LINE
CV	COMMUNICTIONS VAULT
ELV	ELECTRICAL VAULT

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Phillip Professional Engineering, Inc.
Kansas & Missouri
Engineering Certificate of Authority
Phone: 913.393.1155
Fax: 913.393.1166
www.phillipsengineering.com

UTILITY PLAN
133RD AND BLACKBOB – MIXED USE
OLATHE, KANSAS

No.	Date	Revisions	By	App.
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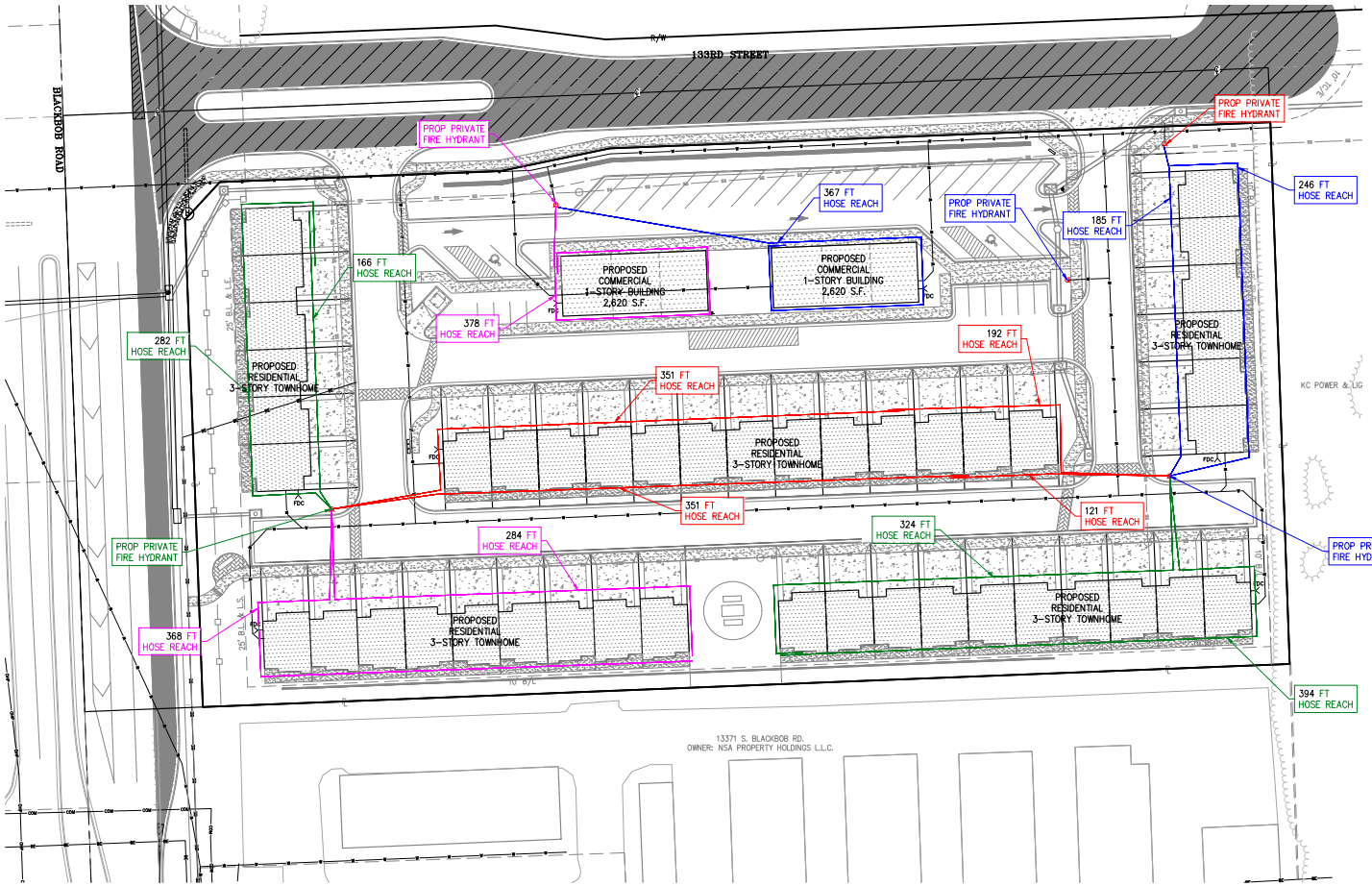
2.	06/24/08	REVISED PER CITY COMMENTS	AMC	DEU
3.	07/07/08	REVISED PER CITY COMMENTS	GST	DEU

PROJECT NO. 251398
DATE: 12-31-2007 DRAWN: GST
CHECKED BY: APPROVED: DEU
CAD FILE NAME: C-UP
ENGINEERING - LS-#2
SURVEYING - LS-#
SECTION 28 - T13S - R24E
BLACKBOB - 20070002B

SHEET
C300

\\PHILIPS-SERVER\Projects\P\251398\Dwg\Preliminary\UTILITY PLAN.dwg Layout: 1 Jul 07, 2008 - 8:33am Gabrielle Thomas

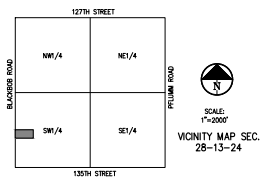


LEGEND

- AERIAL APPARATUS ROOF ACCESS
- FIRE HOSE REACH
- FIRE HOSE REACH
- FIRE HOSE REACH
- FIRE HOSE REACH
- FIRE ACCESS ROAD
- FIRE LANE SIGNING
- FIRE HYDRANT

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- COM — EXISTING COMMUNICATIONS LINE
- G — EXISTING GAS LINE
- BE — EXISTING BURIED ELECTRIC LINE
- OHP — EXISTING OVERHEAD POWER LINE
- SS — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- W — EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- G — PROPOSED GAS LINE
- BE — PROPOSED BURIED ELECTRIC LINE
- SS — PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- COM — PROPOSED BURIED TELEPHONE LINE
- W — PROPOSED WATER LINE
- F — PROPOSED FIRE LINE
- STM — PROPOSED SECONDARY STORM
- OHP — PROPOSED OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT



SCALE: 1"=2000'

VICINITY MAP SEC. 28-13-24

SCALE: 1"=30'

0' 30' 60'

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UTILITY NOTES:
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FIRE PROTECTION PLAN

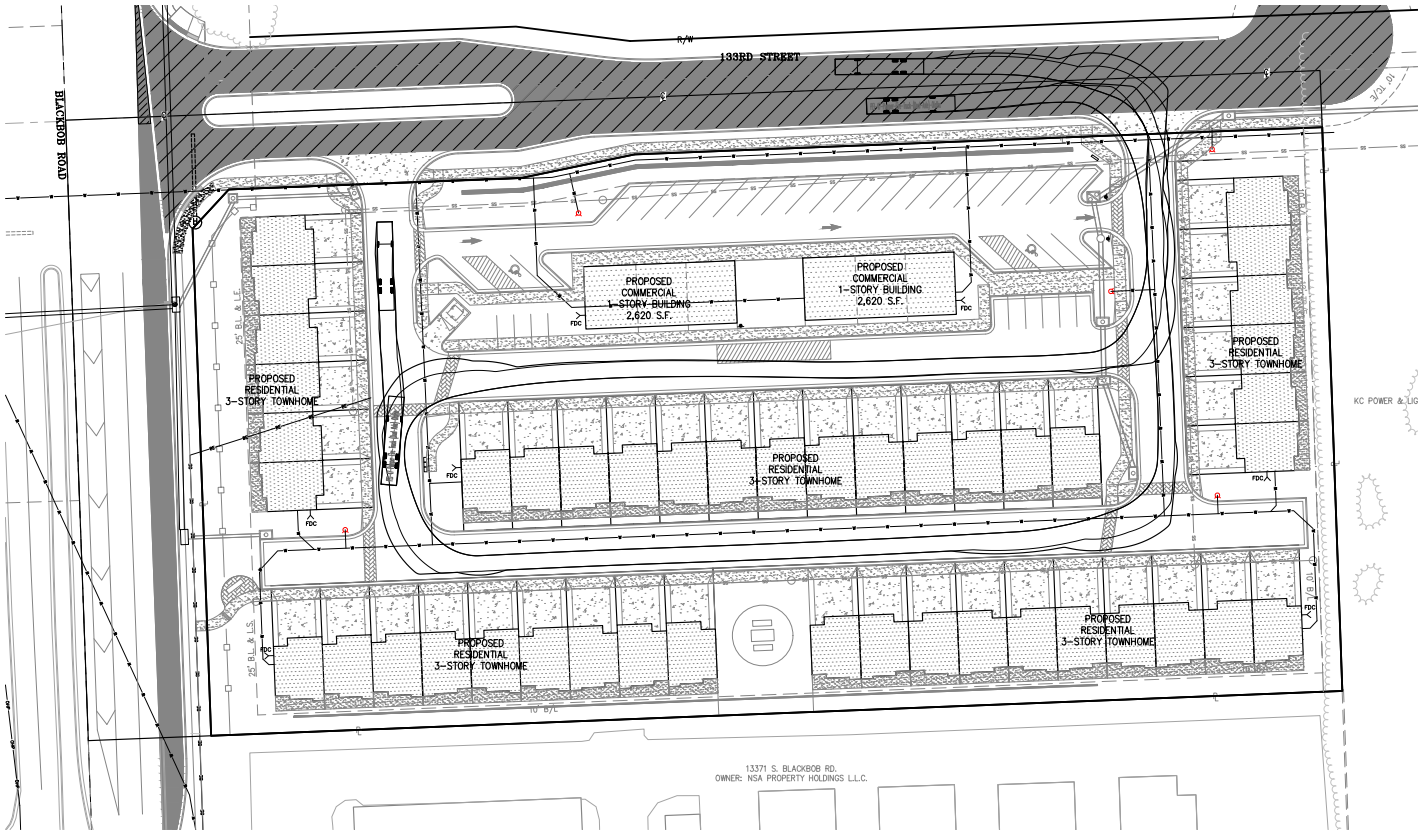
133RD AND BLACKBOB – MIXED USE
OLATHE, KANSAS

No.	Date		By	Apr.
1.	05/29/26	REVISED PER CITY COMMENTS	GST	DEJ
2.	06/25/26	REVISED PER CITY COMMENTS	AMC	DEJ
3.	07/07/26	REVISED PER CITY COMMENTS	GST	DEJ

PROJECT NO. 251398
DATE: 12-31-2025
DESIGNED BY: RAWING GST
CHECKED BY: APPROVED DEJ
DRAWN BY: GST
CAD FILE NAME: L:\PROJECTS\251398\ENGINEERING\C-LS-R2
ENGINEERING C-LS-R2
CITY OF OLATHE, KANSAS
PLANNING SUBMISSION
SUBMITTAL: 20260008

SHEET
C301

\\PHDFS-SERVER\Projects\P\251398\Dwg\Preliminary\FIRE PROTECTION.dwg, Layout1 Jul 07, 2026 - 9:34am Gabriele Thorne



LEGEND

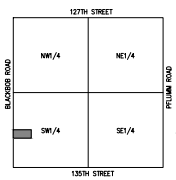
- AERIAL APPARATUS ROOF ACCESS
- FIRE HOSE REACH
- FIRE HOSE REACH
- FIRE HOSE REACH
- FIRE HOSE REACH
- FIRE ACCESS ROAD
- FIRE LANE SIGNING
- FIRE HYDRANT

LEGEND

- PL — PROPERTY LINE
- LL — LOT LINE
- R/W — RIGHT-OF-WAY
- COM — EXISTING COMMUNICATIONS LINE
- G — EXISTING GAS LINE
- BE — EXISTING BURIED ELECTRIC LINE
- OHP — EXISTING OVERHEAD POWER LINE
- SS — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- W — EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- G — PROPOSED GAS LINE
- BE — PROPOSED BURIED ELECTRIC LINE
- SS — PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- COM — PROPOSED BURIED TELEPHONE LINE
- W — PROPOSED WATER LINE
- F — PROPOSED FIRE LINE
- STM — PROPOSED SECONDARY STORM
- OHP — PROPOSED OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT

PEI-67-Pumper-Fire-Truck-(Dual-Axle)-Olathe

Overall Length	46.770ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-Lock time	6.00s
Max Wheel Angle	45.00°



SCALE: 1"=2000'

VICINITY MAP SEC. 28-13-24

811 Know what's below. Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

FIRE PROTECTION PLAN

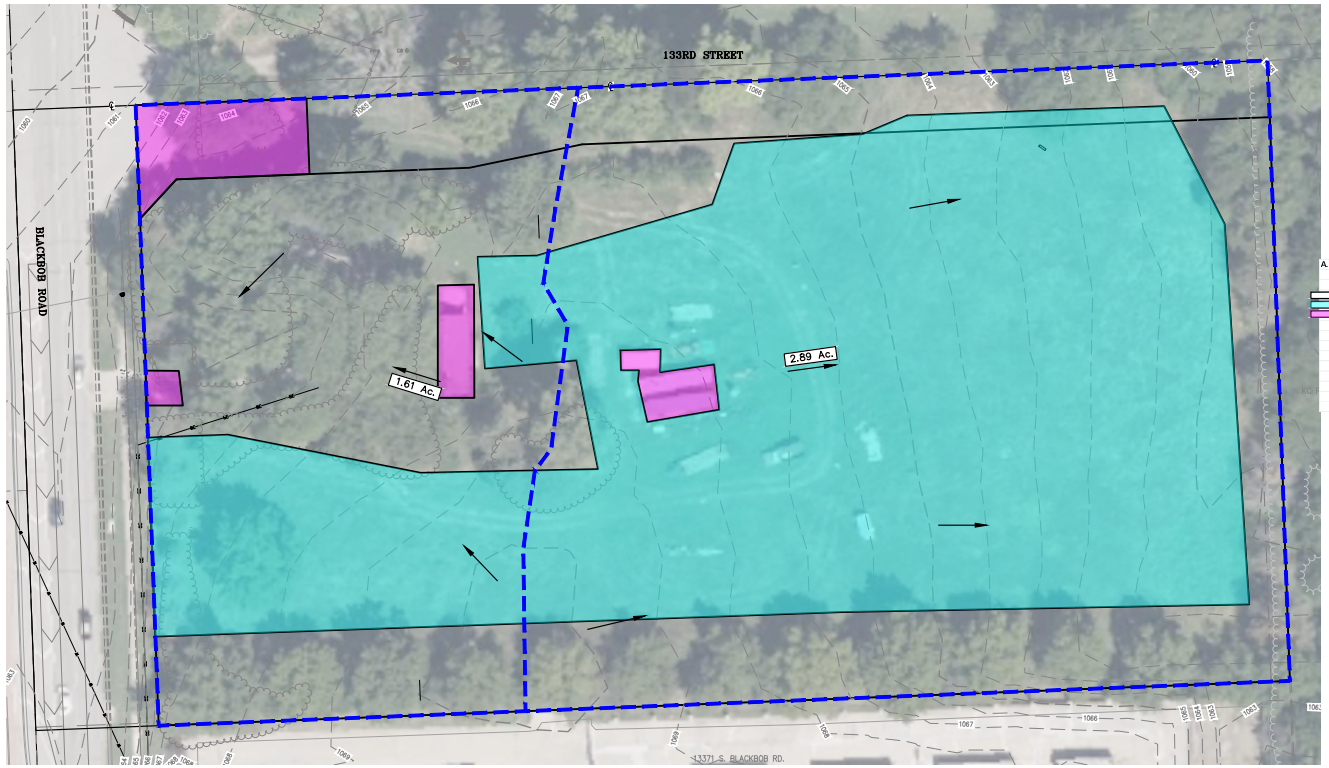
133RD AND BLACKBOB – MIXED USE
OLATHE, KANSAS

No.	Date	Revisions	By	Apv.
1.	05/29/26	REVISED PER CITY COMMENTS	GST	DEU
2.	06/24/26	REVISED PER CITY COMMENTS	AMC	DEU
3.	07/07/26	REVISED PER CITY COMMENTS	GST	DEU

PROJECT NO. 251398
DATE: 12-31-2025 DRAWN: GST
CHECKED BY: APPROVED: DEU
CAD FILE NAME: C302 FIRE PROTECTION
DRAWING TYPE: LS-82
DRAWING NO. LS-XXXXXXXX
SEQUENCE NO. XXXXXXXX
SHEET NO. C302

SHEET
C302

\\PHILIPS-SERVER\Projects\P\251398\Dwg\Preliminary\FIRE PROTECTION.dwg, Layout1 (2), Jul 07, 2026 - 9:34am, Gabriela Thomas



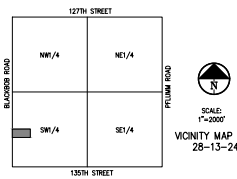
A. Predevelopment CN

Cover Description	Soil HSG	CN	Area (ac.)	Product of CN x Area
Woods, poor	D	83	1.86	154.38
Open Space (turf), poor	D	89	2.49	221.61
Impervious areas (paved driveway)	D	98	0.15	14.70
		Totals	4.50	390.69

Area-Weighted CN = total product/total area = 87

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- DENOTES DRAINAGE AREA
- X.XX Ac. — DENOTES DRAINAGE AREA TO STRUCTURE
- XX — DENOTES STRUCTURE NUMBER
- DENOTES FLOW DIRECTION



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Phillips Engineering, Inc.
Olathe, Kansas
Phone: (913) 829-1199
Fax: (913) 829-1199
www.phillipsengineering.com

EXISTING DRAINAGE MAP / EXISTING CONDITIONS

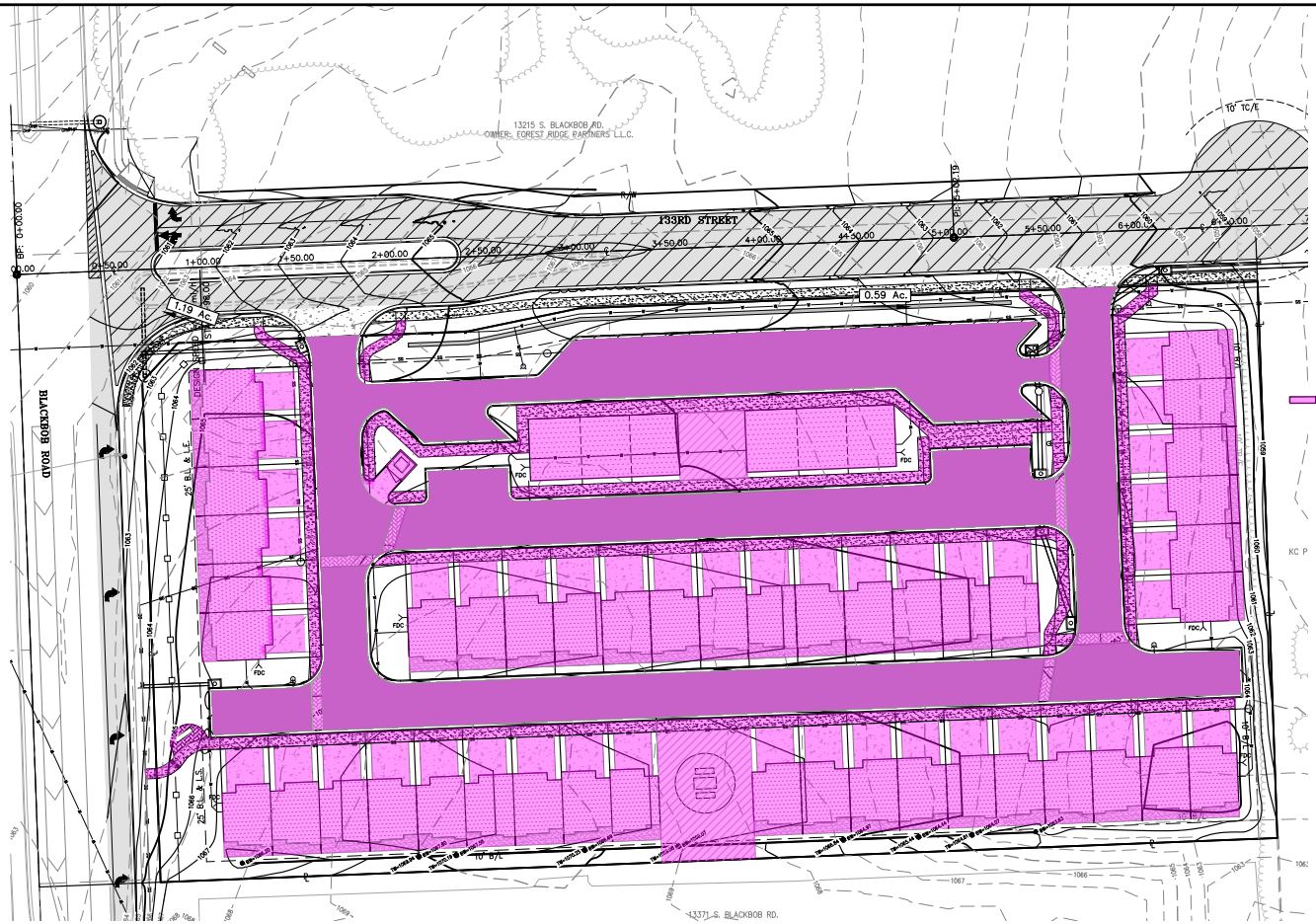
133RD AND BLACKBOB – MIXED USE
OLATHE, KANSAS

No.	Date	Revisions	By	Apv.
1.	05/29/08	REVISED PER CITY COMMENTS	GST	DEU
2.	06/24/08	REVISED PER CITY COMMENTS	AMC	DEU

PROJECT NO. 251308
DATE: 12-31-2007 | DRAWN: GST | APPROVED: DEU
DESIGNED: DEU | CHECKED: AMC
CAD FILE NAME: L-EX-MAP
DRAWING NO. L-EX-MAP
SHEET NO. 4 OF 7 SHEETS
ORIGINAL SUBMITTAL: 20070503B

SHEET
C400

\\PHILIPS-SERVER\Projects\P\251308\Dwg\Preliminary\DRAINAGE MAP.dwg Layout1 (2) Jul 07, 2008 - 8:24am Gabriela Thomas



Postdevelopment CN

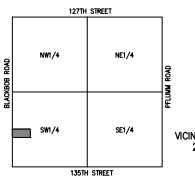
Cover Description	Soil HSG[1]	CN	Area (ac.)	Product of CN x Area
Open Space (good condition)	D	80	0.71	56.80
Impervious areas (paved parking lot)	D	98	3.79	371.42
		Totals	4.50	428.22

Postdevelopment CN is one HSG higher for all cover types except preserved vegetation, absent documentation showing how postdevelopment soil structure will be preserved.

Area-Weighted CN = total product/total area = 95

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- DENOTES RIDGE
- DENOTES DRAINAGE AREA
- X.XX Ac. — DENOTES DRAINAGE AREA TO STRUCTURE
- XX — DENOTES STRUCTURE NUMBER
- DENOTES FLOW DIRECTION



SCALE: 1"=2000'

VICINITY MAP SEC. 28-13-24

SCALE: 1"=30'

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Professional Engineering Consultants, P.A.
Kyle A. Wiesinger
Bryan J. Hoffman
Phone: (913) 451-1555
Fax: (913) 451-1488
www.pecpa.com

PROPOSED CONDITIONS/ DRAINAGE MAP

133RD AND BLACKBOB – MIXED USE
OLATHE, KANSAS

No.	Date	Revisions	By	App.
1.	05/29/26	REVISED PER CITY COMMENTS	GST	DEJ
2.	06/24/26	REVISED PER CITY COMMENTS	AMT	DEJ

PROJECT NO. 251308
DATE 12-31-2025 DRAWN GST APPROVED DEJ
DESIGNED KAW DRAWN GST CHECKED DEJ
CAD FILE NAME – LS-42
ENGINEERING – E-3#
SURVEYING – S-#
MISSION STATE ID # 20070003
BENCHMARK 20070003

SHEET
C401

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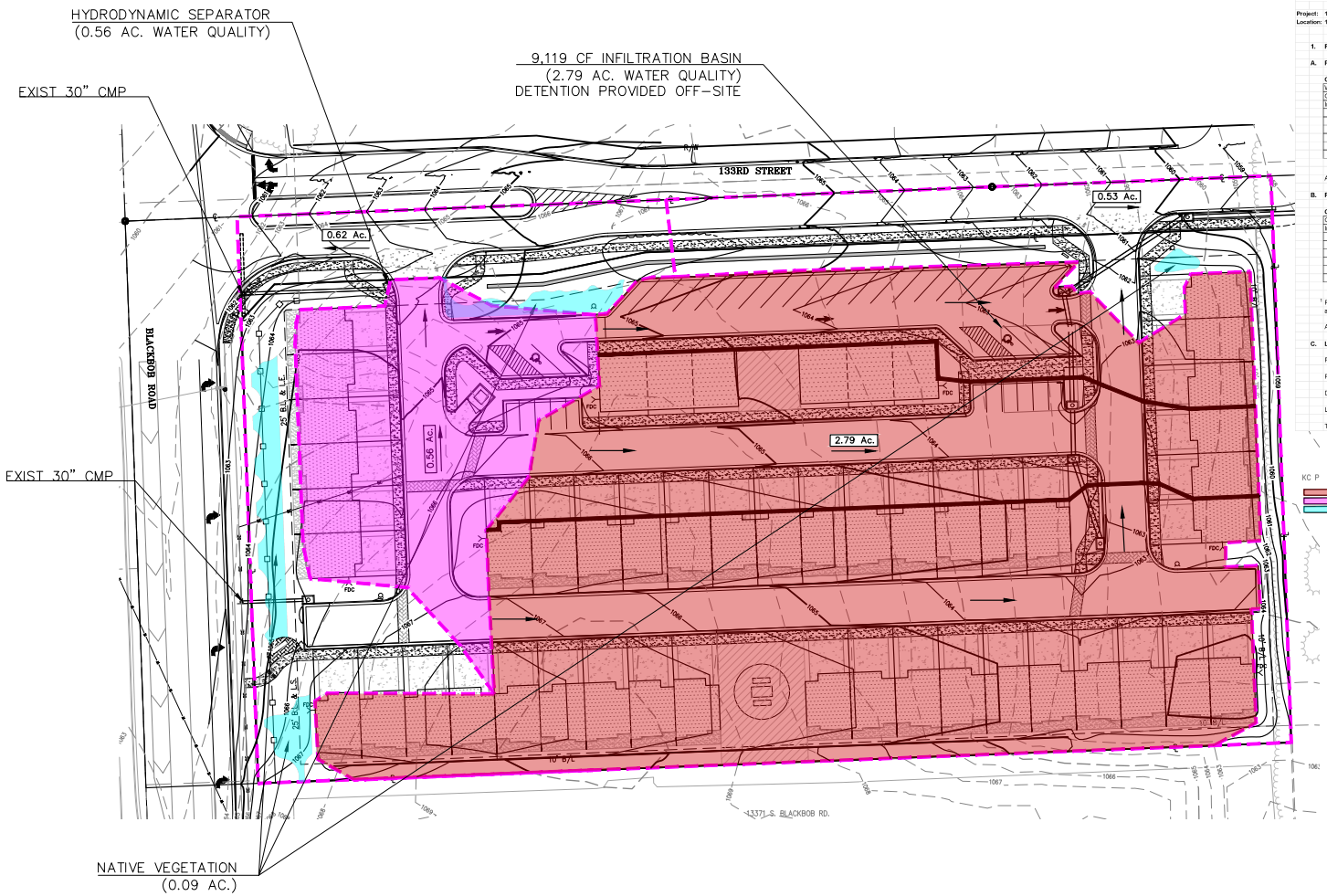


WORKSHEET 1: REQUIRED LEVEL OF SERVICE - UNDEVELOPED SITE

Project: 133rd & Black Bob Mixed Use — By: JCN — Date: 6/23/2026
Location: 133rd & Black Bob — Checked: DBJ — Date: 6/23/2026

1. **Runoff Curve Number**

A. **Predevelopment CN**

Cover Description	Soil HSG	CN	Area (ac.)	Product of CN x Area
Woods, poor	D	83	1.86	154.38
Open Space (turf), poor	D	89	2.49	221.61
Impervious areas (paved driveway)	D	98	0.15	14.70
			Totals:	4.50	390.69

Area-Weighted CN = total product/total area = 87 (Round)

B. **Postdevelopment CN**

Cover Description	Soil HSG[1]	CN	Area (ac.)	Product of CN x Area
Open Space (good condition)	D	80	0.71	56.80
Impervious areas (paved parking lot)	D	98	3.79	371.42
			Totals:	4.50	428.22

[1] Postdevelopment CN is one HSG higher for all cover types except preserved vegetation, absent documentation showing how postdevelopment soil structure will be preserved.

Area-Weighted CN = total product/total area = 95 (Round)

C. **Level of Service (LOS) Calculation**

Predevelopment CN:	87
Postdevelopment CN:	95
Difference:	8.0
LOS Required:	8.2
Total VR Required	27.90

2. Proposed BMP Option Package No. 1

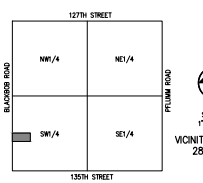
ID	BMP / Cover Description	Treatment Area, ac.	VR	Product of VR x Area
1	Underground Infiltration Trench	2.79	9	25.11
2	Hydrodynamic Separator	0.56	4	2.24
3	Native Vegetation	0.00	9	0.81
	Total:	3.35	Total:	28.16

2) Meets required LOS (Yes/No)? Yes (If No, or if additional options are being tested, move to next sheet.)

Infiltration Basin ID#	WQ Calculations					
	A (ac)	I (%)	R	WQ (in)	WQ (ac-ft)	WQ (cf)
IT #1	2.79	55	0.54	0.74	0.17	7,505

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- DENOTES DRAINAGE AREA
- DENOTES FLOW DIRECTION



SCALE: 1"=2000'
VICINITY MAP SEC. 28-13-24

SCALE: 1"=30'

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Know what's below. Call before you dig.

PROPOSED DRAINAGE MAP / PROPOSED CONDITIONS
133RD AND BLACKBOB - MIXED USE
OLATHE, KANSAS

No.	Date	Revisions	By	App.
1.	05/29/26	REVISED PER CITY COMMENTS	GST	DBJ
2.	06/24/26	REVISED PER CITY COMMENTS	AMC	DBJ

PROJECT NO. 251308
DATE: 12-31-2025 | DRAWN: GST | APPROVED: DBJ
DESIGNED: JCN | REVIEWED: DBJ
CAD FILE NAME: L-SP-02
DRAWING NO. 20XXXXXXXX
RECORD SET OF CONSTRUCTION
SUBMITTAL: 20XXXXXXXX

SHEET
C402

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PW+A
PRESTON WOOD & ASSOCIATES, L. L. C.
3217 Mercer St., Houston, TX 77027

PRESTON WOOD & ASSOCIATES, LLC
3217 Mercer Street, Houston, TX 77027
phone: 713.522.2724
www.JackPrestonWood.com
Jack Preston Wood PBD Certification: TX-432
AMERICAN INSTITUTE OF BUILDING DESIGN

Parent Plan: E2088 BU-L-v5

CODE INFORMATION

BUILDING CODE: 2018 I.R.C. WITH CITY OF OLATHE AMENDMENTS

OCCUPANCY: GROUP R-3
RESIDENTIAL TOWNHOMES

BUILDING CONSTRUCTION TYPE:
TYPE V-B NON-RATED

FIRE PROTECTION: GROUP R-3
2018 IBC, SECTION 903.3.1.2,
NFPA 13-R SPRINKLER SYSTEM
RESIDENCE TO BE FULLY SPRINKLED,
NOT INSTALLED IN CONCEALED SPACES, &
MUST BE INSTALLED IN ELEVATOR SHAFT

ALLOWABLE HEIGHT:
2018 IBC, SECTION 504.2 AUTOMATIC SPRINKLER INCREASE:
4 TOTAL FLOORS WITH MAXIMUM HEIGHT OF 60'-0"

ALLOWABLE AREAS: 2018 IBC, TABLE 503:
UNLIMITED

FLOOD PRONE AREA

FEMA Zone: X

ACCESS TO DWELLING

PRIVATE DRIVE FROM A P.A.E.

SCOPE OF WORK

A NEW 4-STORY SINGLE FAMILY ATTACHED DWELLING WITH A 2-CAR ATTACHED GARAGE ACCESSED FROM A PERMANENT ACCESS EASEMENT.

GENERAL NOTES

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2. THE ADVERTISED SCALES SHOWN IN THIS DOCUMENT IS BASED ON SHEET SIZES THAT ARE GREATER THAN OR EQUAL TO 24" x 22".
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Plan Name COMM. BLDG 1

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RENDERED FRONT	1
SITE PLAN	2
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FRONT & LEFT ELEVATIONS	4
REAR & RIGHT ELEVATIONS	5
ROOF PLAN	6
FOUNDATION OUTLINE	7
TYPICAL WALL SECTIONS	8

SQUARE FOOTAGES

FIRST FLOOR LIVING:	2640
TOTAL LIVING:	2640 S.F.
TOTAL SLAB:	2640 S.F.
TOTAL COVER:	2640 S.F.
MECH ROOF TERRACE:	470

AAG INVESTMENT, INC.
Subdivision Lot Block COMMERCIAL BUILDING 1
133RD STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number: F6001-COMM. BLDG 1-v2

PERMIT SET Date: 7 July 2026

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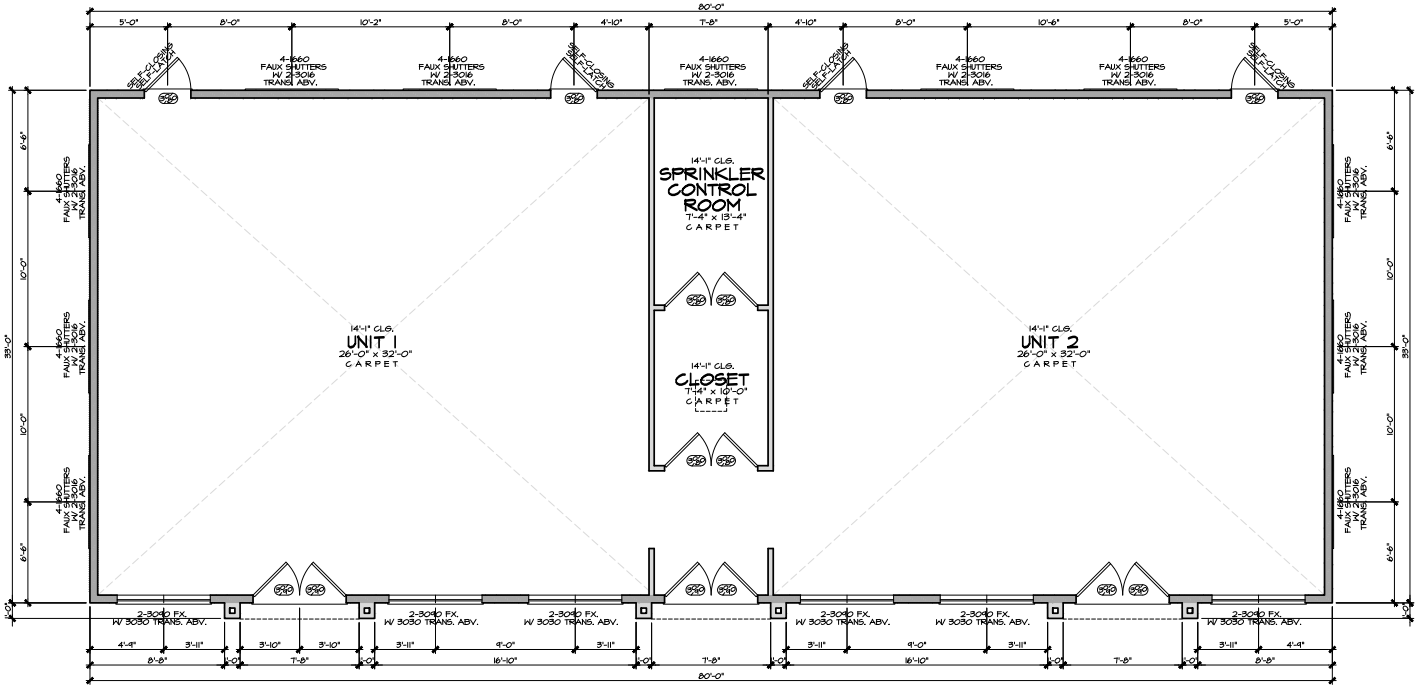

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
14' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE)
PRIMARY FLOOR COVERING: TILE/CARPET U.N.O.

PW+A

PRESTON WOOD & ASSOCIATES, LLC
3217 Mercer Street, Houston, TX 77027
phone: 713.522.2724
www.JackPrestonWood.com
Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN

Parent Plan: E2088 BU-L-v5

PLAN NOTES AND SPECIFICATIONS

DOORS:
EXTERIOR 1-3/4" SOLID CORE OR INSULATED FIBERGLASS/STEEL.
INTERIOR 1-3/8" SOLID OR HOLLOW CORE.
ALL GLAZING, IF PROVIDED, IS TEMPERED SAFETY GLASS.
HARDWARE PER BUILDER SPEC'S.
WEATHERSTRIPPING AS REQUIRED.

WINDOWS:
FRAME TYPE: _____
FRAME COLOR: _____
GLAZING: _____
EXTERIOR TRIM: _____
INTERIOR TRIM - HEAD/JAMB: _____
INTERIOR TRIM - SILL: _____

ROOMS:
1. TILE FLOORS AT ALL WET AREAS.
2. COUNTERTOPS AND SPLASHES PER BUILDER SPEC'S.
3. GYPSUM CASED OPENING RETURNS OR PER BUILDER SPEC'S.
4. BASEBOARDS AND CROWN MOLDING PER BUILDER SPEC'S.

FRAMING NOTES:
1. PROVIDE 2x4 OR 2x6 STUD WALLS AT 16" O.C. AS INDICATED.
2. WHERE WALL HEIGHT EXCEEDS 10 FEET, PROVIDE 2-2x4 STUDS, 4x4 STUDS OR 2x6 STUDS AT 16 INCH O.C. AT ALL EXTERIOR AND LOAD BEARING WALLS.
3. LOAD BEARING WALLS SUPPORTING 2 OR MORE FLOORS SHALL BE 2-2x4 STUDS, 4x4 STUDS OR 2x6 STUDS AT 16 INCH O.C.
4. CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN. CEILING HEIGHTS IN GARAGES TAKEN FROM THE TOP OF THE TIRE STOP (TOP OF SLAB OR PERIMETER CURB).
5. WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS ARE TAKEN FROM THE (MAIN) FLOOR LEVEL (AT THE STAIRWELL).
6. TRANSOM WINDOWS ABOVE DOORS TO MATCH HEAD HEIGHTS TO ADJACENT WINDOWS WITH TRANSOMS OR MATCH HEAD HEIGHTS TO ADJACENT WINDOWS WITHOUT TRANSOMS (FIELD VERIFY).
7. WHERE WALL OPENINGS ARE LESS THAN 16 INCHES BELOW THE TOP OF THE TOP PLATE AND THERE IS A FLOOR LEVEL ABOVE THE WALL OPENING, LOCATE THE WALL OPENING HEADER ABOVE THE TOP PLATE (INSIDE THE FLOOR SYSTEM CAVITY).
8. COORDINATE WITH DOOR AND WINDOW VENDOR FOR TEMPERED GLAZING LOCATIONS.
9. ROOF PLATE HEIGHTS TAKEN FROM THE (MAIN) FLOOR LEVEL.

LINE LEGEND

WALLS:
4" STUD WALL
6" STUD WALL

CEILINGS
DESIGNATION FOR FURRED DOWN CLG.
DESIGNATION FOR OPEN FRAMING ABOVE, (STAIR, VOIDS & OPENINGS).

CLOSETS: WALL
ROD & SHELF
WALL
DOUBLE ROD & SHELF

CABINETS: WALL
UPPER CABINET
18" ABOVE COUNTERTOP TYP.
COUNTERTOP @ 36" HT. TYP.

SQUARE FOOTAGES

FIRST FLOOR LIVING:	2640
TOTAL LIVING:	2640 S.F.
TOTAL SLAB:	2640 S.F.
TOTAL COVER:	2640 S.F.
MECH ROOF TERRACE:	470

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PERMIT SET
Date: 7 July 2026

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LEFT ELEVATION WALL OPENING PERCENTAGE

FIRST FLOOR LEFT TOTAL WALL LENGTH:	34'-0"
TOTAL LENGTH OF FULL HEIGHT LEFT WALL OPENINGS:	15'-1"
NET FIRST FLOOR LEFT WALL LENGTH:	34'-0"
FIRST FLOOR TOTAL LEFT WALL HEIGHT: (FROM TOP OF SLAB TO UNDERSIDE CEILING)	15'-1"
FIRST FLOOR TOTAL LEFT WALL AREA:	522 SQ. FT.
TOTAL LEFT WALL OPENINGS:	135 SQ. FT.
FIRST FLOOR NET LEFT WALL AREA:	387 SQ. FT.
NET LEFT WALL AREA MASONRY:	387 SQ. FT.
PERCENT OF MASONRY:	74.14%
NET LEFT WALL AREA SIDING, OTHER:	0 SQ. FT.
PERCENT OF LEFT SIDING, OTHER:	0%
PERCENT LEFT WALL OPENINGS TO TOTAL WALL AREA:	25.86%

NOTES:
"TOTAL WALL AREA" DESCRIBES WALL SURFACES THAT INCLUDES WALL OPENINGS.
"NET WALL AREA" DESCRIBES WALL SURFACES WITH WALL OPENINGS SUBTRACTED.
GABLES AND CATHEDRALS ARE NOT PART OF THE WALL AREAS.
"WALL OPENINGS" DESCRIBES BOTH DOORS AND WINDOWS.
"MASONRY" ITEMS INCLUDE, BUT NOT LIMITED TO BRICK, STONE, CMU AND STUCCO.

1) REV. 2026-07-07

LEFT ELEVATION GLAZING PERCENTAGE

NET LEFT WALL AREA:	522 SQ. FT.
NET LEFT WALL AREA MASONRY:	387 SQ. FT.
PERCENT OF MASONRY:	74.14%
NET LEFT WALL GLAZING AT MASONRY:	23 SQ. FT.
PERCENT LEFT WALL GLAZING TO TOTAL WALL AREA:	25.86%

FRONT ELEVATION WALL OPENING PERCENTAGE

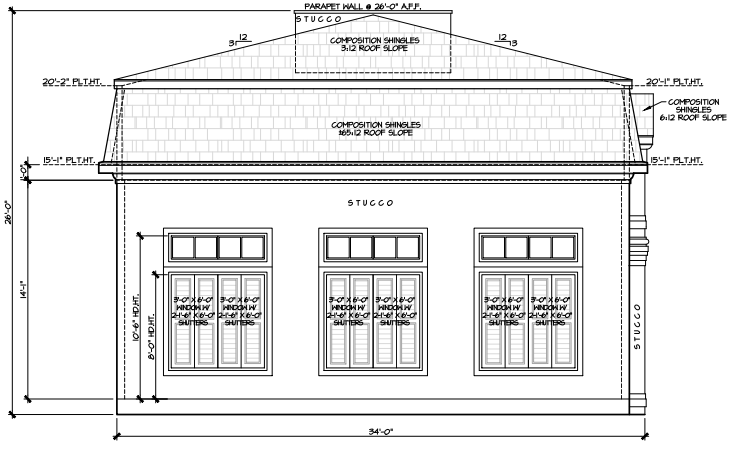
FIRST FLOOR FRONT TOTAL WALL LENGTH:	80'-10"
TOTAL LENGTH OF FULL HEIGHT FRONT WALL OPENINGS:	19'-1"
NET FIRST FLOOR FRONT WALL LENGTH:	80'-0"
FIRST FLOOR TOTAL FRONT WALL HEIGHT: (FROM TOP OF SLAB TO UNDERSIDE CEILING)	15'-1"
FIRST FLOOR TOTAL FRONT WALL AREA:	1341 SQ. FT.
TOTAL FRONT WALL OPENINGS:	535 SQ. FT.
FIRST FLOOR NET FRONT WALL AREA:	812 SQ. FT.
NET FRONT WALL AREA MASONRY:	812 SQ. FT.
PERCENT OF MASONRY:	100%
NET WALL FRONT AREA SIDING, OTHER:	0 SQ. FT.
PERCENT OF FRONT SIDING, OTHER:	0%
PERCENT LEFT WALL OPENINGS TO TOTAL WALL AREA:	39.72%

NOTES:
"TOTAL WALL AREA" DESCRIBES WALL SURFACES THAT INCLUDES WALL OPENINGS.
"NET WALL AREA" DESCRIBES WALL SURFACES WITH WALL OPENINGS SUBTRACTED.
GABLES AND CATHEDRALS ARE NOT PART OF THE WALL AREAS.
"WALL OPENINGS" DESCRIBES BOTH DOORS AND WINDOWS.
"MASONRY" ITEMS INCLUDE, BUT NOT LIMITED TO BRICK, STONE, CMU AND STUCCO.

1) REV. 2026-07-07

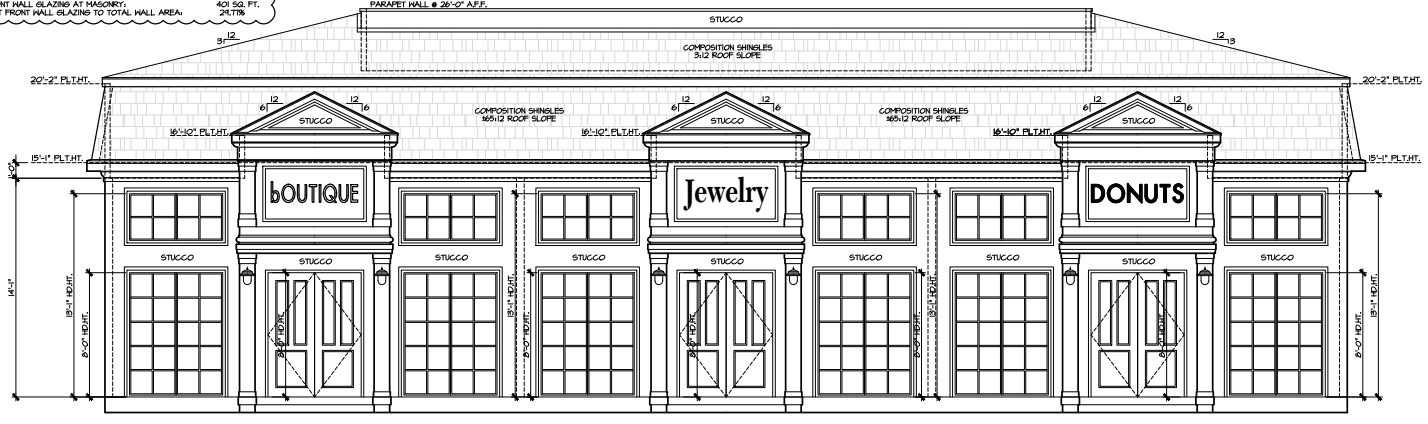
FRONT ELEVATION GLAZING PERCENTAGE

NET FRONT WALL AREA:	1341 SQ. FT.
NET FRONT WALL AREA MASONRY:	812 SQ. FT.
PERCENT OF MASONRY:	60.28%
NET FRONT WALL GLAZING AT MASONRY:	401 SQ. FT.
PERCENT FRONT WALL GLAZING TO TOTAL WALL AREA:	29.71%



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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www.JackPrestonWood.com
Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN

Parent Plan: E2088 BU-L-v5

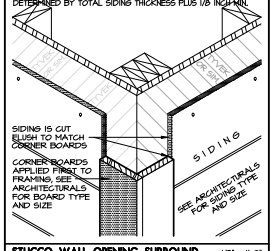
EXTERIOR NOTES AND SPECIFICATIONS

WALLS:
PRIMARY EXTERIOR MATERIAL: STUCCO
SECONDARY EXTERIOR MATERIAL: 4"x10" HARDIE PANEL
WALL OPENINGS:
ALL DOOR & WINDOW OPENINGS TO HAVE MATCHING SURROUNDS. MATCH TRANSOMS TO UNITS BELOW.
EAVES/FASCIA/SOFFIT:
PRIMARY FASCIA SIZE/TYPE: 1x8 HARDIE
VENTING AT SOFFIT: 8400 COR-A-VENT
ATTIC VENTING PER BUILDER SPECIFICATIONS.
EAVE VENTING ALONG A FIRE-RATED WALL IS NOT ALLOWED.

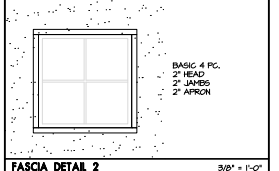
1. CLAPBOARD STYLE SIDING SHALL BE PLACED IN BETWEEN ALL CORNER BOARDS AND WALL OPENING SURROUNDS, THE CORNER BOARDS AND SURROUNDS SHALL BE THICK ENOUGH TO COMPLETELY COVER THE EXPOSED ENDS OF THE CLAPBOARD SIDING. THE CUT ENDS OF NON-CEMENTIOUS CLAPBOARDS SHALL BE COATED WITH A PRIMER PRIOR TO INSTALLATION. CLAPBOARD SIDING SHALL NOT BE INSTALLED VERTICALLY.
2. SHIPLAP STYLE SIDING CAN BE PLACED IN BETWEEN CORNER BOARDS AND WALL OPENING SURROUNDS OR CAN BE PLACED UNDERNEATH. THE CUT ENDS OF NON-CEMENTIOUS SHIPLAP SHALL BE COATED WITH A PRIMER PRIOR TO INSTALLATION. SHIPLAP CAN BE INSTALLED VERTICALLY.
3. BOARD AND BATTEN STYLE SIDING SHALL BE PLACED UNDER ALL CORNER BOARDS AND WALL OPENING SURROUNDS. PROVIDE Z-MOLDING OR EQUAL AT ALL HORIZONTAL SEAMS, ALL VERTICAL SEAMS OF THE BOARD SHALL HAVE A WATERPROOF UNDERLAYMENT AT THE SEAMS.
4. PANELBOARD STYLE SIDING SHALL HAVE Z-MOLDING AT ALL HORIZONTAL SEAMS, H-MOLDING OR H-MOLDING AT ALL VERTICAL PANEL EDGES, AND J-MOLD AT ALL OUTSIDE VERTICAL EDGES.
5. BRICK SHALL NOT BE PLACED BETWEEN WALL OPENINGS WHERE THE OPENINGS ARE LESS THAN 8 INCHES APART.

CB-3 CORNER BOARD DETAIL 1 1/2" = 1'-0"

TRADITIONAL LOOK - FLUSH - SHIPLAP AND CLAPBOARD SIDING
CORNER BOARDS ARE USED TO TRIM THE CORNERS OF SIDED (WOOD OR HARDIE-TYPE) STRUCTURES AND PROTECT THE ENDS OF THE HORIZONTAL SIDING. CORNER BOARD THICKNESS AS DETERMINED BY TOTAL SIDING THICKNESS PLUS 1/8 INCH MIN.



STUCCO WALL OPENING SURROUND 1/2" = 1'-0"



FASCIA DETAIL 2 3/8" = 1'-0"

SIDING VENEER (STUCCO SIMILAR)

2x6 RAFTERS
1x8 FASCIA
1x2 GUTTER MOLD
1x4 FRIEZE (MIN.)

SEE ELEVATIONS FOR ROOF SLOPE VALUE, OVERHANG VALUE, AND ROOF MATERIAL

AAG INVESTMENT, INC.
Subdivision Lot Block COMMERCIAL BUILDING 1
133RD STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number: F6001-COMM. BLDG 1-v2

PERMIT SET Date: 7 July 2026

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RIGHT ELEVATION WALL OPENING PERCENTAGE

FIRST FLOOR RIGHT TOTAL WALL LENGTH:	34'-0"
TOTAL LENGTH OF FULL HEIGHT RIGHT WALL OPENINGS:	15'-1"
NET FIRST FLOOR RIGHT WALL LENGTH:	34'-0"
FIRST FLOOR TOTALRIGHT WALL HEIGHT: (FROM TOP OF SLAB TO UNDERSIDE CEILING)	15'-1"
FIRST FLOOR TOTAL RIGHT WALL AREA:	522 SQ. FT.
TOTAL RIGHT WALL OPENINGS:	135 SQ. FT.
FIRST FLOOR NET RIGHT WALL AREA:	387 SQ. FT.
NET RIGHT WALL AREA MASONRY:	387 SQ. FT.
PERCENT OF MASONRY:	74.14%
NET WALL RIGHT AREA SIDING, OTHER:	0 SQ. FT.
PERCENT OF RIGHT SIDING, OTHER:	0%
PERCENT LEFT WALL OPENINGS TO TOTAL WALL AREA:	25.86%

NOTES:
"TOTAL WALL AREA" DESCRIBES WALL SURFACES THAT INCLUDES WALL OPENINGS.
"NET WALL AREA" DESCRIBES WALL SURFACES WITH WALL OPENINGS SUBTRACTED.
GABLES AND CATHEDRALS ARE NOT PART OF THE WALL AREAS.
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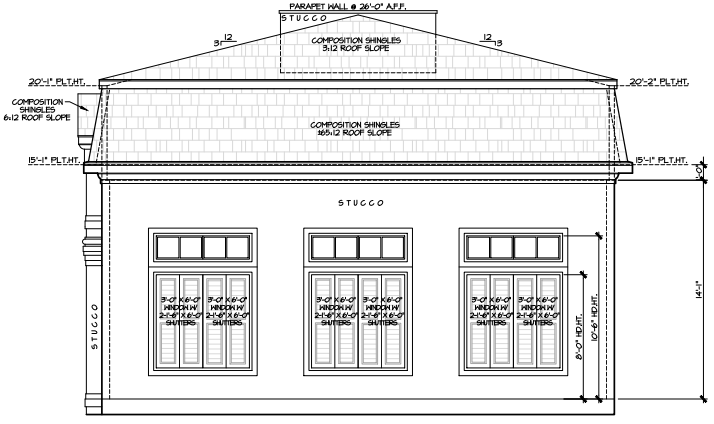
"MASONRY" ITEMS INCLUDE, BUT NOT LIMITED TO BRICK, STONE, CMU AND STUCCO.

1 REV. 2026-07-07

RIGHT ELEVATION GLAZING PERCENTAGE

NET RIGHT WALL AREA:	522 SQ. FT.
NET RIGHT WALL AREA MASONRY:	387 SQ. FT.
PERCENT OF MASONRY:	74.14%
NET RIGHT WALL GLAZING AT MASONRY:	23 SQ. FT.
PERCENT RIGHT WALL GLAZING TO TOTAL WALL AREA:	25.86%



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION WALL OPENING PERCENTAGE

FIRST FLOOR REAR TOTAL WALL LENGTH:	80'-10"
TOTAL LENGTH OF FULL HEIGHT REAR WALL OPENINGS:	15'-1"
NET FIRST FLOOR REAR WALL LENGTH:	80'-0"
FIRST FLOOR TOTAL REAR WALL HEIGHT: (FROM TOP OF SLAB TO UNDERSIDE CEILING)	15'-1"
FIRST FLOOR TOTAL REAR WALL AREA:	1265 SQ. FT.
TOTAL REAR WALL OPENINGS:	159 SQ. FT.
FIRST FLOOR NET REAR WALL AREA:	1106 SQ. FT.
NET REAR WALL AREA MASONRY:	1106 SQ. FT.
PERCENT OF MASONRY:	100%
NET WALL REAR AREA SIDING, OTHER:	159 SQ. FT.
PERCENT OF REAR SIDING, OTHER:	12.6%

NOTES:
"TOTAL WALL AREA" DESCRIBES WALL SURFACES THAT INCLUDES WALL OPENINGS.
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1 REV. 2026-07-07

REAR ELEVATION GLAZING PERCENTAGE

NET REAR WALL AREA:	1265 SQ. FT.
NET REAR WALL AREA MASONRY:	1106 SQ. FT.
PERCENT OF MASONRY:	87.43%
NET REAR WALL GLAZING AT MASONRY:	79 SQ. FT.
PERCENT REAR WALL GLAZING TO TOTAL WALL AREA:	6.24%

REAR ELEVATION

SCALE: 1/4" = 1'-0"

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Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN

Parent Plan: E2088 BU-L-v5

EXTERIOR NOTES AND SPECIFICATIONS

WALLS:
PRIMARY EXTERIOR MATERIAL: STUCCO
SECONDARY EXTERIOR MATERIAL: 4'x10' HARDIE PANEL
WALL OPENINGS:
ALL DOOR & WINDOW OPENINGS TO HAVE MATCHING SURROUNDS. MATCH TRANSOMS TO UNITS BELOW.
EAVES/FASCIA/SOFFIT:
PRIMARY FASCIA SIZE/TYPE: 1x8 HARDIE
VENTING AT SOFFIT: 54OO COR-A-VENT
ATTIC VENTING PER BUILDER SPECIFICATIONS.
EAVE VENTING ALONG A FIRE-RATED WALL IS NOT ALLOWED.

1. CLAPBOARD STYLE SIDING SHALL BE PLACED IN BETWEEN ALL CORNER BOARDS AND WALL OPENING SURROUNDS, THE CORNER BOARDS AND SURROUNDS SHALL BE THICK ENOUGH TO COMPLETELY COVER THE EXPOSED ENDS OF THE CLAPBOARD SIDING. THE CUT ENDS OF NON-CEMENTIOUS CLAPBOARDS SHALL BE COATED WITH A PRIMER PRIOR TO INSTALLATION. CLAPBOARD SIDING SHALL NOT BE INSTALLED VERTICALLY.
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4. PANELBOARD STYLE SIDING SHALL HAVE Z-MOLDING AT ALL HORIZONTAL SEAMS, I-MOLDING OR H-MOLDING AT ALL VERTICAL PANEL EDGES, AND J-MOLD AT ALL OUTSIDE VERTICAL EDGES.
5. BRICK SHALL NOT BE PLACED IN BETWEEN WALL OPENINGS WHERE THE OPENINGS ARE LESS THAN 8 INCHES APART.

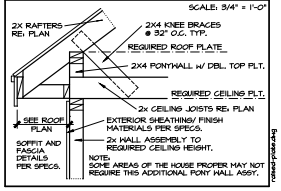
AAG INVESTMENT, INC.
Subdivision Lot Block COMMERCIAL BUILDING 1
133RD STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number: F6001-COMM. BLDG 1-v2

PERMIT SET | Date: 7 July 2026

RAISED PLATE DETAIL

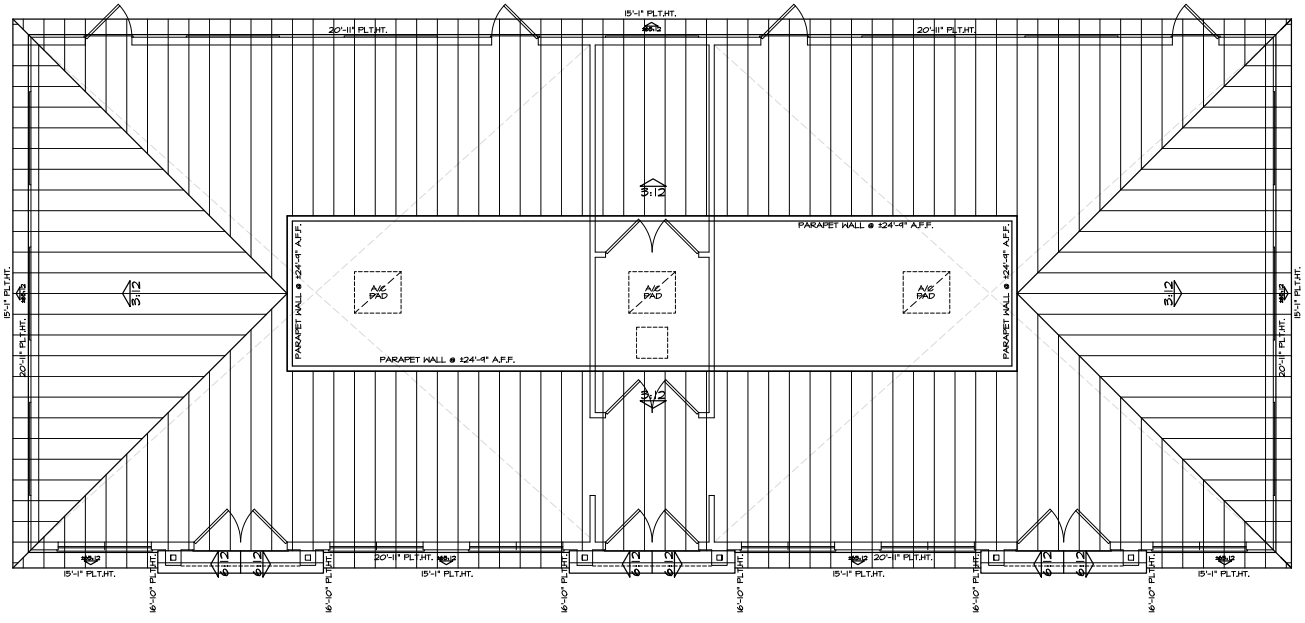
SCALE: 3/4" = 1'-0"



MINIMUM ROOF/ATTIC VENTILATION

R806.2 EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.

NET FREE VENTILATING AREA (NFVA)	
ATTIC AREA:	2643 sq.ft.
MINIMUM NFVA - UPPER HALF OF ATTIC (@50%):	634 sq.in.
MINIMUM NFVA - LOWER HALF OF ATTIC (@50%):	634 sq.in.
TOTAL MINIMUM NFVA REQUIRED:	1269 sq.in.



ROOF PLAN

SCALE: 1/4" = 1'-0"

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Jack Preston Wood PBD Certification: TX-432
AMERICAN INSTITUTE OF BUILDING DESIGN

Parent Plan: E2088 BU-L-v5

ROOF PLAN NOTES

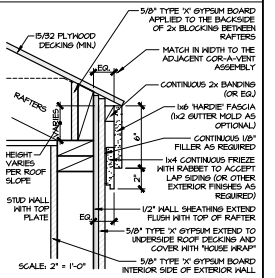
PRIMARY ROOF MATERIAL: ASPHALT (COMPOSITION)

TYPICAL OVERHANG VALUES FROM FRAME WALL (UNO):
EAVES: 12"
GABLES: 6"
DORMERS: 6"
ONE-HOUR FIRE-RATED WALLS: 0" (FLUSH OVERHANG)

NOTE: FLUSH OVERHANGS ARE DIAGRAMMATICALLY SHOWN 2" AWAY FROM THE FRAME WALL LINES SO THAT THE FLUSH OVERHANG LINE CAN BE SEEN (ON THE SITE PLAN PAGE).

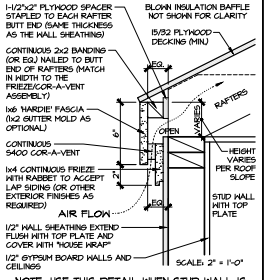
1. PLATE HEIGHTS AS NOTED.
2. SLOPES AS NOTED.
3. SOFFIT AND RIDGE VENTING PER BUILDER SPECIFICATIONS.
4. PROJECTIONS TOWARDS A PROPERTY LINE SHALL NOT BE CLOSER THAN 2 FEET TO THE PROPERTY LINE.
5. EAVES/OVERHANGS ARE NOT ALLOWED WHEN THE SUPPORTING WALL IS FACING TO AND CLOSER THAN 3 FEET TO A PROPERTY LINE.
6. EAVES FACING TO AND CLOSER THAN 5 FEET TO A PROPERTY LINE SHALL BE FIRE-RATED ON THE FACE AND UNDERSIDE.
7. PLUMBING VENTS AND OTHER PENETRATIONS THRU THE ROOF DECKING SHALL BE DIRECTED TO THE BACK OR SIDE ROOF PLANE.
8. MINIMIZE VENT PENETRATIONS THRU THE ROOF DECKING.
9. COLOR COORDINATE VENT PENETRATIONS TO ROOFING MATERIAL WHERE APPLICABLE.
10. WHERE REQUIRED, INFORM PLUMBER AND MECHANICAL CONTRACTOR OF ANY SOLAR READY ZONES AND TO KEEP AREA CLEAR OF ALL OBSTRUCTIONS AND PENETRATIONS THRU THE ROOF DECKING THAT IS WITHIN THE DESIGNATED SOLAR READY ZONE.

FLUSH OVERHANG - ONE-HOUR FIRE-RATED WALL



NOTE: USE THIS DETAIL WHEN ADJACENT FASCIA EMPLOYS COR-A-VENT

FLUSH OVERHANG - S400 COR-A-VENT



NOTE: USE THIS DETAIL WHEN STUD WALL IS GREATER THAN 60" TO A PROPERTY LINE

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PERMIT SET | Date: 7 July 2026

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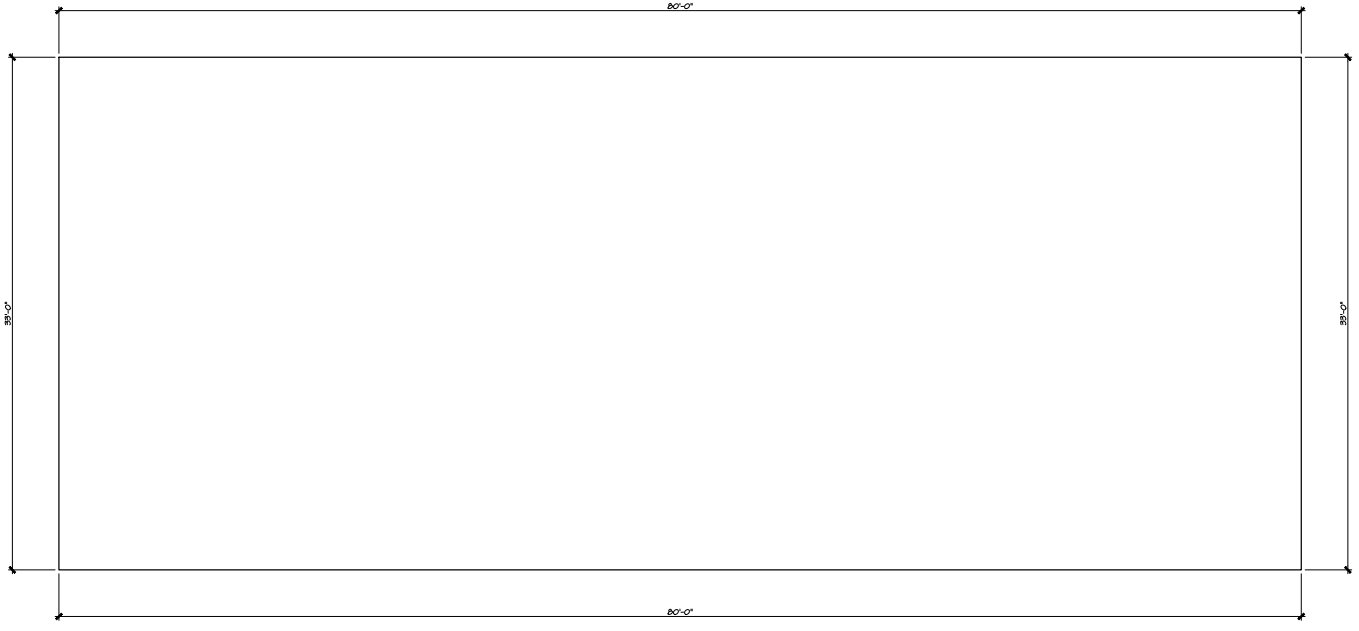

FOUNDATION OUTLINE

SCALE: 1/4" = 1'-0"

PW+A

PRESTON WOOD & ASSOCIATES, LLC
3217 Mercer Street, Houston, TX 77027
phone: 713.522.2724
www.JackPrestonWood.com
Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN

Parent Plan: E2088 B1.1-L-v5

FOUNDATION NOTES

1. WHERE DISCREPANCIES ARISE BETWEEN THIS DRAWING AND THE STRUCTURAL DOCUMENT, THE DIMENSIONS, DROP LOCATIONS AND DROP VALUES SHOWN ON THIS PAGE SHALL TAKE PRECEDENCE.
2. SPOT ELEVATIONS (WHERE REQUIRED) SHALL BE CLOSELY COMPARED TO OTHER DRAWINGS IN THIS DOCUMENT AS WELL AS THE ELEVATION CERTIFICATE FOR CONSTRUCTION PRIOR TO SETTING THE FOUNDATION FORMS.

TYPICAL DROP VALUES (UON):
- 3 1/2" AT PORCHES, TIRE STOPS, SHOWER STALLS.
- 1 1/2" AT OVERHEAD DOOR SILL.
- 12" AT ELEVATOR PITS.

ABBREVIATIONS:

EDGE	PORCH, STAIR NOSING OR OTHER LEADING EDGE
SILL	OVERHEAD DOOR SILL
TOS	TOP OF GARAGE SLAB OR CRAWL SPACE SLAB

AAG INVESTMENT, INC.
Subdivision Lot Block COMMERCIAL BUILDING 1
133RD STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number: F6001-COMM. BLDG 1-v2

PERMIT SET Date: 7 July 2026

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GENERAL NOTES

1. DO NOT SCALE DRAWING. NOTIFY OWNER/PW+A THRU PROJECT SUPERINTENDENT OF ANY DISCREPANCIES FOUND TO EXISTING CONDITIONS OR DIMENSIONS OF CONSTRUCTION SHOWN ON THESE PLANS.
2. ALL DIMENSIONS SHOWN SHOWN IN THIS DOCUMENT IS BASED ON ROUGH FRAMING DIMENSIONS U.N.O. ON PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND SHALL BE SOLELY AND FULLY RESPONSIBLE FOR THE JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOBSITE AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL PROVIDE SUPERVISION, FIELD LAYOUT, AND ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE CONSTRUCTION WORK AS INDICATED IN THE CONTRACT DOCUMENTS.
6. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS. ANY CONFLICTS BETWEEN CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

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SCOPE OF WORK

A NEW 4-STORY MULTI-FAMILY ATTACHED DWELLING WITH A 2-CAR ATTACHED GARAGE ACCESSED FROM A PRIVATE ACCESS EASEMENT.

A1.2-L UNIT 1 | A1.1-R UNIT 2 | A1.1-L UNIT 3 | A1.1-R UNIT 4 | A1.1-L UNIT 5 | A1.2-R UNIT 6

PW+A PRESTON WOOD & ASSOCIATES, L L C.
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Jack Preston Wood REB Certification #3-461
AMERICAN INSTITUTE OF DESIGNS 000000

Forest Fax: 83008 SU-L-O

CODE INFORMATION

BUILDING CODE:	2018 I.R.C. WITH CITY OF OLATHE AMENDMENTS
OCCUPANCY:	GROUP R-3 RESIDENTIAL TOWNHOMES
BUILDING CONSTRUCTION TYPE:	TYPE V-B NON-RATED
FIRE PROTECTION:	GROUP R-3 2018 IRC SECTION R313.2 NFPA 13 R SPRINKLER SYSTEM REQUIRED TO BE FULLY SPRINKLERED. ELEVATOR SHALL BE PHASE I EMERGENCY RECALL & MUST BE INSTALLED IN ELEVATOR SHAFT
ALLOWABLE HEIGHT:	2018 IRC SECTION R314.2 AUTOMATIC SPRINKLER NUMBERS 4 STORY FLOORS WITH MAXIMUM HEIGHT OF 60'-0"
ALLOWABLE AREA:	2018 IRC TABLE R506 UNLIMITED
FLOOD PRONE AREA:	FEMA Zone: X
ACCESS TO DWELLING:	PRIVATE DRIVE FROM A P.A.E.

Plan Name: MASTER BUILDING 3 & 7

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RENDERED FRONT M-1
SITE PLAN (NOT INCLUDED) M-2
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SECOND FLOOR PLAN M-4
THIRD FLOOR PLAN M-5
FOURTH FLOOR PLAN M-6
FRONT & LEFT ELEVATIONS M-7
REAR & RIGHT ELEVATIONS M-8
ROOF PLAN M-9
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UNIT A1.2-L (UNIT 1)
FIRST & SECOND FLOOR PLAN A-2
THIRD & FOURTH FLOOR PLAN A-3
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MILLWORK A-6
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FIRST & SECOND FLOOR PLAN A-2
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UNIT A1.1-L (UNITS 3 & 5)
FIRST & SECOND FLOOR PLAN A-2
THIRD & FOURTH FLOOR PLAN A-3
SECTIONS A-A & B-B A-5
MILLWORK A-6
FIRST & SECOND ELECT. PLAN A-7
THIRD & FOURTH ELECT. PLAN A-8

UNIT A1.2-R (UNIT 6)
FIRST & SECOND FLOOR PLAN A-2
THIRD & FOURTH FLOOR PLAN A-3
SECTIONS A-A & B-B A-5
MILLWORK A-6
FIRST & SECOND ELECT. PLAN A-7
THIRD & FOURTH ELECT. PLAN A-8

STANDARD DETAILS LAST SHEET

AAG INVESTMENT, INC.
Subdivision Lot BLDG 3 Units 14, BLDG 7 UNITS 14
32ND STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PW+A Project Number: M-1
PERMIT SET Date: 7 July 2020

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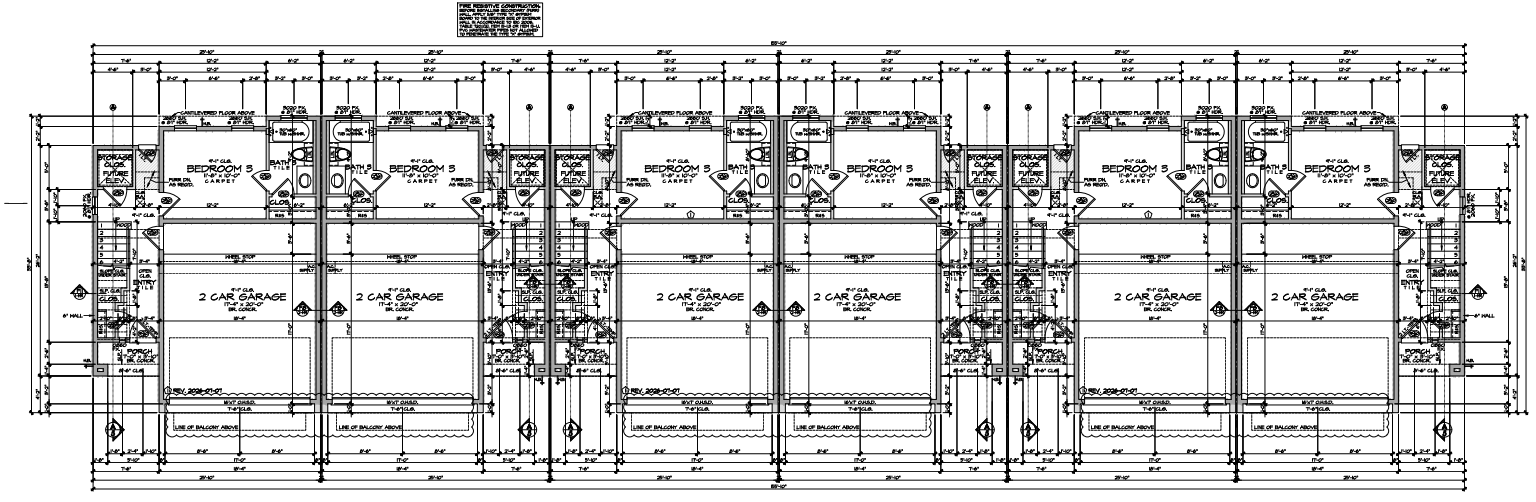

MASTER FIRST FLOOR PLAN
BUILDING 3 & 7 (TYP.)

SCALE: 1/4" = 1'-0"
9' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL U.N.O. UNLESS NOTED OTHERWISE)
PRIMARY FLOOR COVERING: TILE/CARPET U.N.O.

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phone: 913.681.0704
www.prestonwood.com
Jack Preston Wood KS Certification 12-02...
AMERICAN INSTITUTE OF BUILDING DESIGN

Permit Plan: EXCISE DU-L-O

PLAN NOTES AND SPECIFICATIONS

ROOFING:
EXTERIOR: LIGHT GOLD LEAVE ON WOOD AND FIBERGLASS/STEEL
ALL ROOFS TO BE CLASS "A" ASPHALT SHINGLES
ALL FLASHING TO BE PROVIDED AT CHIMNEY, SAFETY GLASS, MASONRY/STUCCO WALLS AND WHERE ROOF MEETS VERTICAL SURFACE AS REQUIRED.

WINDOWS:
FRAME TYPE: _____
GLAZING: _____
FINISH: _____
EXTERIOR TRIM: _____
INTERIOR TRIM: PAINTED/STAINED
HARDWARE FINISH: SATIN

NOTES:
1. TILE FLOORING AT ALL WET AREAS.
2. CARPET AND PAD TO BE INSTALLED PER MANUFACTURER SPECS.
3. CONTRACTOR TO VERIFY ALL MEASUREMENTS PRIOR TO ORDERING MATERIALS.
4. ALL DIMENSIONS ARE GIVEN TO FACE OF STUD UNLESS NOTED.

FRAMING NOTES:
1. PROVIDE 5/8" GYP. BD. UNDER HALLS AT W.I.C. AS REQUIRED.
2. PROVIDE 5/8" GYP. BD. UNDER STAIRS IF NOT ENCLOSED BELOW.
3. ALL DOORS TO BE 1-3/8" THICK SOLID CORE WOOD DOORS, U.N.O.
4. ALL DOORS TO BE HUNG ON 3 HINGES.
5. ALL DOORS TO BE 6'-8" HIGH, U.N.O.
6. ALL DOORS TO BE 2'-6" WIDE, U.N.O.
7. ALL DOORS TO BE 2'-8" WIDE AT ENTRY DOORS, U.N.O.
8. ALL DOORS TO BE 2'-4" WIDE AT BEDROOMS, U.N.O.
9. ALL DOORS TO BE 2'-0" WIDE AT BATHROOMS, U.N.O.
10. ALL DOORS TO BE 2'-0" WIDE AT LAUNDRY, U.N.O.
11. ALL DOORS TO BE 2'-0" WIDE AT PANTRY, U.N.O.
12. ALL DOORS TO BE 2'-0" WIDE AT LINEN, U.N.O.
13. ALL DOORS TO BE 2'-0" WIDE AT CLOSETS, U.N.O.
14. ALL DOORS TO BE 2'-0" WIDE AT COAT CLOSETS, U.N.O.
15. ALL DOORS TO BE 2'-0" WIDE AT BROOM CLOSETS, U.N.O.
16. ALL DOORS TO BE 2'-0" WIDE AT MECHANICAL CLOSETS, U.N.O.
17. ALL DOORS TO BE 2'-0" WIDE AT WATER HEATER CLOSETS, U.N.O.
18. ALL DOORS TO BE 2'-0" WIDE AT FURNACE CLOSETS, U.N.O.
19. ALL DOORS TO BE 2'-0" WIDE AT ATTIC ACCESS, U.N.O.
20. ALL DOORS TO BE 2'-0" WIDE AT CRAWL SPACE ACCESS, U.N.O.
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100. ALL DOORS TO BE 2'-0" WIDE AT CRAWL SPACE ACCESS, U.N.O.

LINE LEGEND

WALLS	6" STUD WALL 4" STUD WALL	CABINETS	WALL ROD & SHELF ROD & SHELF
CEILINGS	SOFFIT/DROP DROPPED FOR DUCTWORK		DOUBLE ROD & SHELF DRAWERS OVER DOOR
	SOFFIT/DROP DROPPED FOR DUCTWORK	CABINETS	WALL BASE
			30" UNDER COUNTER 30" UNDER/CONTINUOUS T/O COUNTER
			CONVEYOR @ 36" AFF. T/O

SYMBOLS

SECTION CUT — SHEET LOCATION
CAMERA & AUDIO LOCATION — SHEET LOCATION
SEE WALL TYPE — DETAIL LOCATED ON SHEET S1.0.1

AAG INVESTMENT, INC.
Subdivision Lot BLDG 3 Units 14, BLDG 7 UNITS 14
93RD STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number: 19006-MASTER_BLDG 1 & 2-2

M-3

PERMIT SET — Date: 7 July 2020

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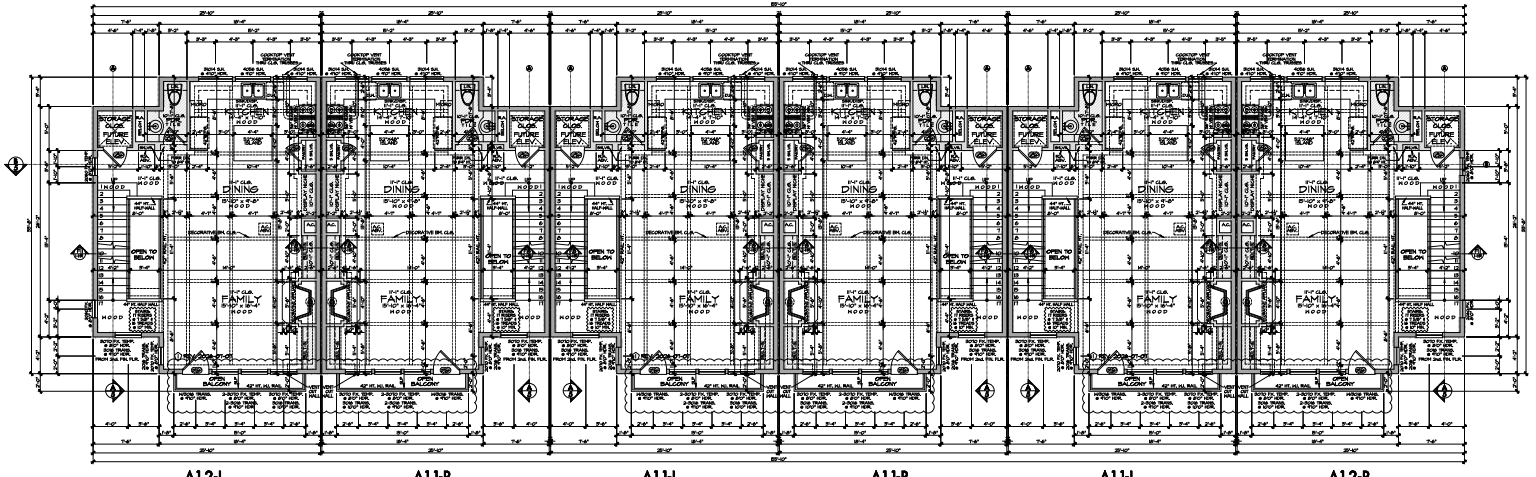

A1.2-L UNIT 1 | A1.1-R UNIT 2 | A1.1-L UNIT 3 | A1.1-R UNIT 4 | A1.1-L UNIT 5 | A1.2-R UNIT 6

MASTER SECOND FLOOR PLAN
BUILDING 3 & 7 (TYP.)

SCALE: 1/4" = 1'-0"
9' STUD HT., WITH 2 X 4'S @ 16" O.C. TYPICAL U.N.O. UNLESS NOTED OTHERWISE)
PREVAILING FLOOR COVERINGS: WOOD U.N.O.
SUGGESTED FLOOR SYSTEM: 20" TRUSSES

PRESTON WOOD & ASSOCIATES, LLC
8227 Nieman Road, Lenexa, KS 66214
phone 913.814.9994
info@prestonwood.com
Jack Preston Wood KS Certification #1-00...
AMERICAN INSTITUTE OF BUILDING DESIGN

Permit Plan: 2020B 3U-L-O

PLAN NOTES AND SPECIFICATIONS

FLOORING:
EXTERIOR: LAP SIDING AND/OR BRICK AND/OR STONE AS SHOWN ON ELEVATIONS
ALL WINDOWS IN BEDROOMS TO BE EGRESS APPROVED.
ALL WINDOWS IN BATHROOMS TO BE OBSCURED SAFETY GLASS.
WEATHERSTRIPPING AS REQUIRED.

WINDOWS:
FRAME TYPE:
INTERIOR TRIM:
EXTERIOR TRIM:
EXTERIOR TRIM - WOOD/VINYL:
INTERIOR SILL:
INTERIOR TRIM:

NOTES:
1. TOP FLOORS AT ALL WET AREAS.
2. CONFIRM CLOSET AND LINEN SHELVING AND ROD HEIGHTS.
3. CONFIRM LOCATIONS OF ALL FLOOR AND WALL OUTLETS.
4. ALL MEASUREMENTS ARE FROM FACE OF FINISH MATERIAL.

FRAMING NOTES:
1. ALL BEARING WALLS ON 2X6 WALLS AT 16" O.C. AS SHOWN/NOTED.
2. ALL NON-BEARING WALLS TO BE 2X4 WALLS AT 16" O.C. U.N.O.
3. ALL 2X6 EXTERIOR WALLS TO BE INSULATED WITH R-19 BATT INSULATION.
4. ALL 2X4 EXTERIOR WALLS TO BE INSULATED WITH R-13 BATT INSULATION.
5. ALL 2X6 & 2X4 INTERIOR WALLS TO BE INSULATED WITH R-13 BATT INSULATION.
6. ALL 2X6 & 2X4 INTERIOR WALLS ADJACENT TO GARAGE TO BE INSULATED WITH R-13 BATT INSULATION.
7. ALL FLOORS OVER UNHEATED SPACES TO BE INSULATED WITH R-30 BATT INSULATION.
8. ALL CEILINGS AT TOP FLOOR TO BE INSULATED WITH R-38 BATT INSULATION.
9. ALL FLOORS OVER CRAWL SPACES TO BE INSULATED WITH R-19 BATT INSULATION.
10. ALL FLOORS OVER CRAWL SPACES TO BE INSULATED WITH R-19 BATT INSULATION.
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LINE LEGEND

WALLS	CEILING
4" STUD WALL	ROD & SHELF
6" STUD WALL	SOFFIT
COVE	CLOSET
SEPARATION PAINT	DOUBLE ROD & SHELF
SEPARATION TILE	SINGLE ROD & SHELF
SEPARATION PLAN	CLOSET
42" HIGH GUARDRAIL	42" HIGH GUARDRAIL
36" HIGH HANDRAIL	CONVEYOR # 86" AFF. TYP.

SYMBOLS

SECTION MARK — CAMERA & ROOM LOCATION — SHEET LOCATION — SHEET LOCATION — WALL TYPE

SHEET LOCATION — SHEET LOCATION — LAST SHEET

DETAIL LOCATED

EGRESS REQUIREMENTS (2018 I.R.C.)

EGRESS WINDOWS: ALL BEDROOMS PROVIDED WITH EMERGENCY EGRESS OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. ALL EGRESS OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION OF 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHERE A WELL ROOM IS REQUIRED FOR AN EGRESS OR RESCUE WINDOW, THE WELL ROOM SHALL HAVE A WELL SIZED AT NOT MORE THAN 44 INCHES FROM THE WALL.

SMOKE DETECTORS: ALL SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS.

CARBON MONOXIDE DETECTORS: CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

HANDRAILS: HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RAMP OR STAIRWAY WITH FOUR OR MORE RISERS. HANDRAILS SHALL BE LOCATED NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES ABOVE THE NOSING OF THE TREAD OR RAMP SURFACE. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS OR RAMP. ENDS OF HANDRAILS SHALL BE RETURNED OR TERMINATED TO THE WALL, POST OR FLOOR. HANDRAILS SHALL HAVE A GRIPPING SURFACE WITH A CIRCULAR CROSS SECTION OF NOT LESS THAN 1 1/4 INCHES AND NOT MORE THAN 2 INCHES. NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES AND NOT MORE THAN 6 1/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCHES.

GUARDRAILS: GUARDRAILS SHALL BE PROVIDED ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW. GUARDRAILS SHALL BE NOT LESS THAN 42 INCHES IN HEIGHT. OPEN GUARDRAILS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.

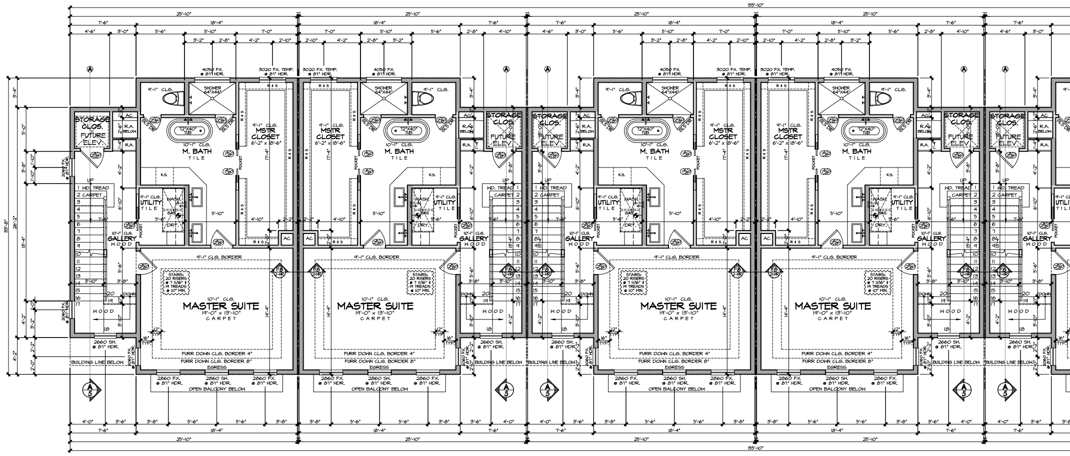
STAIRWAYS: STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE MINIMUM BLOCKED DRIVING CLEARANCE AT THE SCUTTLE HOLE SHALL BE 20 INCHES. THE MAXIMUM RISER HEIGHT SHALL BE 8 INCHES. THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 22 INCHES. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 30 INCHES.

HEADROOM: THE MINIMUM HEADROOM IN ALL HABITABLE SPACES, BASEMENTS AND HALLWAYS SHALL BE VERTICALLY FROM THE NOSE OF A TREAD DOWN TO THE SET OF AN ADJACENT STEP OR LANDING SHALL BE 6 FEET 8 INCHES. THE MINIMUM HEADROOM IN ATTICS USED FOR STORAGE OR EQUIPMENT SHALL BE 6 FEET.

AAG INVESTMENT, INC.
Subdivision Lot 3020 3 Units 14, 3020 7 Units 14
32ND STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number: 19006AGRIS_3020 1 & 7-A2 | M-4

PERMIT SET — Date: 7 July 2020



A1.2-L
UNIT 1

A1.1-R
UNIT 2

A1.1-L
UNIT 3

A1.1-R
UNIT 4

A1.1-L
UNIT 5

A1.2-R
UNIT 6

MASTER THIRD FLOOR PLAN
BUILDING 3 & 7 (TYP.)

SCALE: 1/4" = 1'-0"
10' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)
PRIMARY FLOOR COVERING: WOOD U.N.O.
SUGGESTED FLOOR SYSTEM: 20" TRUSSES
PROVIDE METAL PAN W/ 2" DRAIN OUTSIDE IN UTILITY

PW+A

PRESTON WOOD & ASSOCIATES, LLC
3217 Mercer Street, Houston, TX 77027
phone: 713.522.2724
www.JackPrestonWood.com
Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN

Parent Plan: E2088 B1.1-L-v5

PLAN NOTES AND SPECIFICATIONS

DOORS:
EXTERIOR 1-3/4" SOLID CORE OR INSULATED FIBERGLASS/STEEL.
INTERIOR 1-3/8" SOLID OR HOLLOW CORE.
ALL GLAZING, IF PROVIDED, IS TEMPERED SAFETY GLASS.
HARDWARE PER BUILDER SPEC'S.
WEATHERSTRIPPING AS REQUIRED.

WINDOWS:
FRAME TYPE: ______
FRAME COLOR: ______
GLAZING: ______
EXTERIOR TRIM: ______
INTERIOR TRIM - HEAD/JAMB: ______
INTERIOR TRIM - SILL: ______

ROOMS:
1. TILE FLOORS AT ALL WET AREAS.
2. COUNTERTOPS AND SPLASHES PER BUILDER SPEC'S.
3. GYPSUM CASED OPENING RETURNS OR PER BUILDER SPEC'S.
4. BASEBOARDS AND CROWN MOLDING PER BUILDER SPEC'S.

FRAMING NOTES:
1. PROVIDE 2x4 OR 2x6 STUD WALLS AT 16" O.C. AS INDICATED.
2. WHERE WALL HEIGHT EXCEEDS 10 FEET, PROVIDE 2-2x4 STUDS, 4x4 STUDS OR 2x6 STUDS AT 16 INCH O.C. AT ALL EXTERIOR AND LOAD BEARING WALLS.
3. LOAD BEARING WALLS SUPPORTING 2 OR MORE FLOORS SHALL BE 2-2x4 STUDS, 4x4 STUDS OR 2x6 STUDS AT 16 INCH O.C.
4. CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN. CEILING HEIGHTS IN GARAGES TAKEN FROM THE TOP OF THE TIRE STOP (TOP OF SLAB OR PERIMETER CURB).
5. WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS ARE TAKEN FROM THE (MAIN) FLOOR LEVEL (AT THE STAIRWELL).
6. TRANSOM WINDOWS ABOVE DOORS TO MATCH HEAD HEIGHTS TO ADJACENT WINDOWS WITH TRANSOMS OR MATCH HEAD HEIGHTS TO ADJACENT WINDOWS WITHOUT TRANSOMS (FIELD VERIFY).
7. WHERE WALL OPENINGS ARE LESS THAN 16 INCHES BELOW THE TOP OF THE TOP PLATE AND THERE IS A FLOOR LEVEL ABOVE THE WALL OPENING, LOCATE THE WALL OPENING HEADER ABOVE THE TOP PLATE (INSIDE THE FLOOR SYSTEM CAVITY).
8. COORDINATE WITH DOOR AND WINDOW VENDOR FOR TEMPERED GLAZING LOCATIONS.
9. ROOF PLATE HEIGHTS TAKEN FROM THE (MAIN) FLOOR LEVEL.

SYMBOLS

SECTION CUTS — SHEET LOCATION
CABINET & WALL ELEVATIONS — SHEET LOCATION
FIRE WALL TYPE — DETAIL LOCATED LAST SHEET (U.N.O.)

LINE LEGEND

WALLS:
4" STUD WALL
6" STUD WALL

CEILINGS
DESIGNATION FOR FURRED DOWN CLG.
DESIGNATION FOR OPEN FRAMING ABOVE. (STAIR VOIDS & OPENINGS).

CLOSETS: WALL
ROD & SHELF
WALL
DOUBLE ROD & SHELF

CABINETS: WALL
UPPER CABINET 18" ABOVE COUNTERTOP TYP.
COUNTERTOP @ 36" HT. TYP.

EGRESS REQUIREMENTS 2018 I.R.C.

R310.1 IRC 2021 EMERGENCY ESCAPE AND RESCUE REQUIRED
BASEMENTS W/ HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE ATLEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118mm) ABOVE THE FLOOR.
R310.1.1 IRC 2021 MINIMUM OPENING AREA
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (0.530 m2).
R310.1.2 IRC 2021 MINIMUM OPENING HEIGHT
THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 mm).
R310.1.3 IRC 2021 MINIMUM OPENING WIDTH
THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 mm).
R310.1.4 IRC 2021 OPERATIONAL CONSTRAINTS
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS
OPERABLE WINDOW SILL HEIGHT - A MINIMUM OF 25" OFF OF FINISH FLOOR HEIGHT AT SECOND FLOOR AND ABOVE.

AAG INVESTMENT, INC.
Subdivision Lot BLDG 3 UNITS 1-6, BLDG 7 UNITS 1-6
133RD STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number:
F6001-MASTER_BLDG 1 & 2-v2

M-5

PERMIT SET
Date: 7 July 2026

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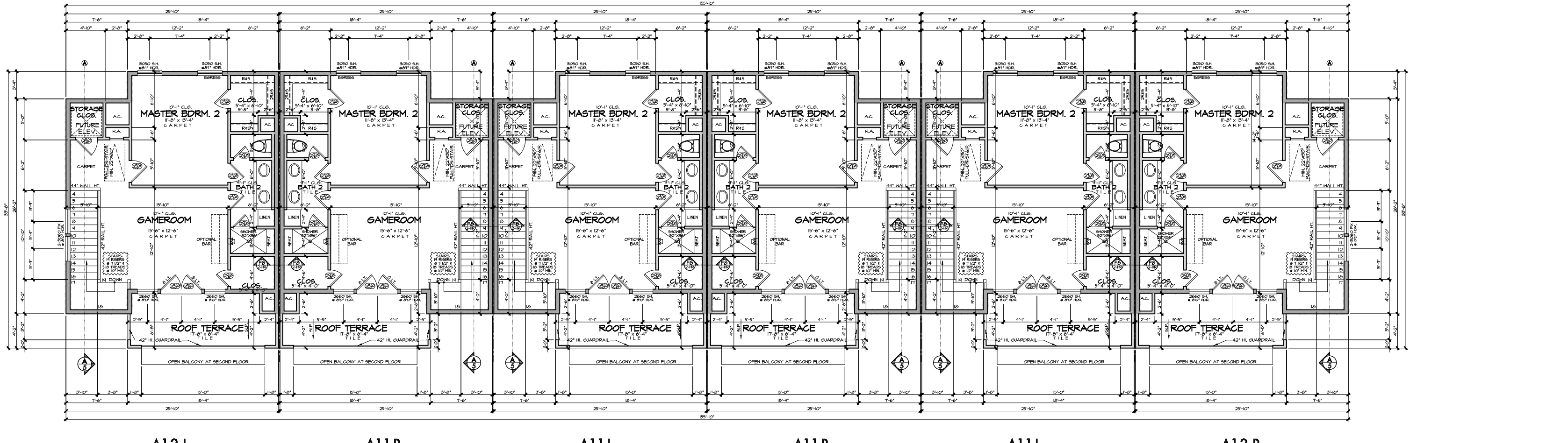

A1.2-L
UNIT 1

A1.1-R
UNIT 2

A1.1-L
UNIT 3

A1.1-R
UNIT 4

A1.1-L
UNIT 5

A1.2-R
UNIT 6

MASTER FOURTH FLOOR PLAN
BUILDING 3 & 7 (TYP.)

SCALE: 1/4" = 1'-0"
10' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)
PRIMARY FLOOR COVERING: CARPET U.N.O.
SUGGESTED FLOOR SYSTEM: 20" TRUSSES

PRESTON WOOD & ASSOCIATES, LLC
3217 Mercer Street, Houston, TX 77027
phone: 713.522.2724
www.JackPrestonWood.com
Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN

Parent Plan: E2088 B1.1-L-v5

PLAN NOTES AND SPECIFICATIONS

DOORS:
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INTERIOR 1-3/8" SOLID OR HOLLOW CORE.
ALL GLAZING, IF PROVIDED, IS TEMPERED SAFETY GLASS.
HARDWARE PER BUILDER SPEC'S.
WEATHERSTRIPPING AS REQUIRED.

WINDOWS:
FRAME TYPE: ________
FRAME COLOR: ________
GLAZING: ________
EXTERIOR TRIM: ________
INTERIOR TRIM - HEAD/JAMB: ________
INTERIOR TRIM - SILL: ________

ROOMS:
1. TILE FLOORS AT ALL WET AREAS.
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SYMBOLS

SECTION CUTS — SHEET LOCATION
CABINET & WALL ELEVATIONS — SHEET LOCATION
FIRE WALL TYPE — DETAIL LOCATED LAST SHEET (U.N.O.)

LINE LEGEND

WALLS: 4" STUD WALL; 6" STUD WALL
CEILINGS: DESIGNATION FOR FURRED DOWN CLG.; DESIGNATION FOR OPEN FRAMING ABOVE, (STAIR VOIDS & OPENINGS).
CLOSETS: ROD & SHELF; DOUBLE ROD & SHELF
CABINETS: UPPER CABINET 18" ABOVE COUNTERTOP TYP.; COUNTERTOP @ 36" HT. TYP.

EGRESS REQUIREMENTS 2018 I.R.C.

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AAG INVESTMENT, INC.
Subdivision Lot BLDG 3 UNITS 1-6, BLDG 7 UNITS 1-6
133RD STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number: F6001-MASTER_BLDG 1 & 2-v2

M-6

PERMIT SET — Date: 7 July 2026

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LEFT ELEVATION WALL OPENING PERCENTAGE

FIRST FLOOR LEFT TOTAL WALL LENGTH:	33'-7 1/2"
TOTAL LENGTH OF FULL HEIGHT LEFT WALL OPENINGS:	47'-2"
NET FIRST FLOOR LEFT WALL LENGTH:	33'-7 1/2"
FIRST FLOOR TOTAL LEFT WALL HEIGHT: (FROM TOP OF SLAB TO UNDERSIDE CEILING)	9'-1"
FIRST FLOOR TOTAL LEFT WALL AREA:	364 SQ. FT.
TOTAL LEFT WALL OPENINGS:	12 SQ. FT.
FIRST FLOOR NET LEFT WALL AREA:	352 SQ. FT.
FIRST FLOOR NET LEFT WALL AREA MASONRY:	352 SQ. FT.
PERCENT OF MASONRY:	96.70%
NET LEFT WALL AREA SIDING, OTHER:	0 SQ. FT.
PERCENT OF LEFT SIDING, OTHER:	0%
SECOND FLOOR TOTAL LEFT WALL LENGTH @ 11'-1":	33'-7 1/2"
MASONRY TOTAL LEFT WALL LENGTH:	33'-7 1/2"
SECOND FLOOR TOTAL LEFT WALL HEIGHT (11'-1" + 1'-9"): (FROM UNDERSIDE FLOOR SYSTEM TO TOP PLATE)	12'-10"
TOTAL LEFT WALL AREA AT MASONRY:	432 SQ. FT.
TOTAL LEFT WALL OPENINGS AT MASONRY:	41 SQ. FT.
NET LEFT WALL AREA AT MASONRY:	391 SQ. FT.
PERCENT MASONRY TO TOTAL LEFT WALL AREA:	90.51%
PERCENT LEFT WALL OPENINGS TO TOTAL WALL AREA:	9.49%
THIRD FLOOR TOTAL LEFT WALL LENGTH @ 10'-1":	33'-7 1/2"
MASONRY TOTAL LEFT WALL LENGTH:	33'-7 1/2"
THIRD FLOOR TOTAL LEFT WALL HEIGHT (10'-1" + 1'-9"): (FROM UNDERSIDE FLOOR SYSTEM TO TOP PLATE)	11'-10"
TOTAL LEFT WALL AREA AT MASONRY:	398 SQ. FT.
TOTAL LEFT WALL OPENINGS AT MASONRY:	36 SQ. FT.
NET LEFT WALL AREA AT MASONRY:	362 SQ. FT.
PERCENT MASONRY TO TOTAL LEFT WALL AREA:	90.95%
PERCENT LEFT WALL OPENINGS TO TOTAL WALL AREA:	9.05%
FOURTH FLOOR TOTAL LEFT WALL LENGTH @ 10'-1":	33'-7 1/2"
MASONRY TOTAL LEFT WALL LENGTH:	33'-7 1/2"
FOURTH FLOOR TOTAL LEFT WALL HEIGHT (10'-1" + 1'-9"): (FROM UNDERSIDE FLOOR SYSTEM TO TOP PLATE)	11'-10"
TOTAL LEFT WALL AREA AT MASONRY:	395 SQ. FT.
TOTAL LEFT WALL OPENINGS AT MASONRY:	36 SQ. FT.
NET LEFT WALL AREA AT MASONRY:	359 SQ. FT.
PERCENT MASONRY TO TOTAL LEFT WALL AREA:	90.89%
PERCENT LEFT WALL OPENINGS TO TOTAL WALL AREA:	9.11%

---- OVERALLS ----

FIRST FLOOR NET LEFT WALL AREA:	364 SQ. FT.
SECOND FLOOR NET LEFT WALL AREA @ 11'-1":	432 SQ. FT.
THIRD FLOOR NET LEFT WALL AREA @ 10'-1":	398 SQ. FT.
FOURTH FLOOR NET LEFT WALL AREA	395 SQ. FT.
FIRST FLOOR NET LEFT WALL AREA MASONRY:	352 SQ. FT.
SECOND FLOOR NET LEFT WALL AREA MASONRY @ 11'-1":	391 SQ. FT.
THIRD FLOOR NET LEFT WALL AREA MASONRY @ 10'-1":	362 SQ. FT.
FOURTH FLOOR NET LEFT WALL AREA MASONRY:	359 SQ. FT.
NET LEFT WALL AREA ALL FLOORS:	1589 SQ.FT.
NET LEFT WALL AREA MASONRY:	1464 SQ. FT.
PERCENT MASONRY TO NET LEFT WALL AREA:	92.13%
NET LEFT WALL OPENINGS AT MASONRY:	125 SQ. FT.
PERCENT LEFT WALL OPENINGS TO TOTAL WALL AREA:	7.87%

NOTES:
"TOTAL WALL AREA" DESCRIBES WALL SURFACES THAT INCLUDES WALL OPENINGS.
"NET WALL AREA" DESCRIBES WALL SURFACES WITH WALL OPENINGS SUBTRACTED.
GABLES AND CATHEDRALS ARE NOT PART OF THE WALL AREAS.
"WALL OPENINGS" DESCRIBES BOTH DOORS AND WINDOWS.
"MASONRY" ITEMS INCLUDE, BUT NOT LIMITED TO BRICK, STONE, CMU AND STUCCO.

1 REV. 2026-07-07

LEFT ELEVATION GLAZING PERCENTAGE

NET LEFT WALL AREA ALL FLOORS:	1589 SQ.FT.
NET LEFT WALL AREA MASONRY:	1464 SQ. FT.
PERCENT MASONRY TO NET LEFT WALL AREA:	92.13%
NET LEFT WALL GLAZING AT MASONRY:	112 SQ. FT.
PERCENT LEFT WALL GLAZING TO TOTAL WALL AREA:	7.05%

FRONT ELEVATION WALL OPENING PERCENTAGE

FIRST FLOOR FRONT TOTAL WALL LENGTH:	155'-10"
TOTAL LENGTH OF FULL HEIGHT FRONT WALL OPENINGS:	53'-1 7/16"
NET FIRST FLOOR FRONT WALL LENGTH:	155'-10"
FIRST FLOOR TOTAL FRONT WALL HEIGHT: (FROM TOP OF SLAB TO UNDERSIDE CEILING)	9'-1"
FIRST FLOOR TOTAL FRONT WALL AREA:	1415 SQ. FT.
TOTAL FRONT WALL OPENINGS:	813 SQ. FT.
FIRST FLOOR NET FRONT WALL AREA:	602 SQ. FT.
FIRST FLOOR NET FRONT WALL AREA MASONRY:	602 SQ. FT.
PERCENT OF MASONRY:	42.54%
NET FRONT WALL AREA SIDING, OTHER:	0 SQ. FT.
PERCENT OF FRONT SIDING, OTHER:	0%
SECOND FLOOR TOTAL FRONT WALL LENGTH @ 11'-1":	155'-10"
MASONRY TOTAL FRONT WALL LENGTH:	155'-10"
SECOND FLOOR TOTAL FRONT WALL HEIGHT (11'-1" + 1'-9"): (FROM UNDERSIDE FLOOR SYSTEM TO TOP PLATE)	12'-10"
TOTAL FRONT WALL AREA AT MASONRY:	2000 SQ. FT.
TOTAL FRONT WALL OPENINGS AT MASONRY:	786 SQ. FT.
NET LEFT WALL AREA AT MASONRY:	1232 SQ. FT.
PERCENT MASONRY TO TOTAL FRONT WALL AREA:	61.6%
PERCENT FRONT WALL OPENINGS TO TOTAL WALL AREA:	39.3%
THIRD FLOOR TOTAL FRONT WALL LENGTH @ 10'-1":	155'-10"
MASONRY TOTAL FRONT WALL LENGTH:	155'-10"
THIRD FLOOR TOTAL FRONT WALL HEIGHT (10'-1" + 1'-9"): (FROM UNDERSIDE FLOOR SYSTEM TO TOP PLATE)	11'-10"
TOTAL FRONT WALL AREA AT MASONRY:	1844 SQ. FT.
TOTAL FRONT WALL OPENINGS AT MASONRY:	420 SQ. FT.
NET FRONT WALL AREA AT MASONRY:	1424 SQ. FT.
PERCENT MASONRY TO TOTAL FRONT WALL AREA:	77.22%
PERCENT FRONT WALL OPENINGS TO TOTAL WALL AREA:	22.78%
FOURTH FLOOR TOTAL FRONT WALL LENGTH @ 10'-1":	155'-10"
MASONRY TOTAL FRONT WALL LENGTH:	155'-10"
FOURTH FLOOR TOTAL FRONT WALL HEIGHT (10'-1" + 1'-9"): (FROM UNDERSIDE FLOOR SYSTEM TO TOP PLATE)	11'-10"
TOTAL FRONT WALL AREA AT MASONRY:	2015 SQ. FT.
TOTAL FRONT WALL OPENINGS AT MASONRY:	420 SQ. FT.
NET FRONT WALL AREA AT MASONRY:	1595 SQ. FT.
PERCENT MASONRY TO TOTAL FRONT WALL AREA:	79.16%
PERCENT FRONT WALL OPENINGS TO TOTAL WALL AREA:	20.84%

---- OVERALLS ----

FIRST FLOOR NET FRONT WALL AREA:	1415 SQ. FT.
SECOND FLOOR NET FRONT WALL AREA @ 11'-1":	2000 SQ. FT.
THIRD FLOOR NET FRONT WALL AREA @ 10'-1":	1844 SQ. FT.
FOURTH FLOOR NET FRONT WALL AREA	2015 SQ. FT.
FIRST FLOOR NET FRONT WALL AREA MASONRY:	813 SQ. FT.
SECOND FLOOR NET FRONT WALL AREA MASONRY @ 11'-1":	768 SQ. FT.
THIRD FLOOR NET FRONT WALL AREA MASONRY @ 10'-1":	318 SQ. FT.
FOURTH FLOOR NET FRONT WALL AREA MASONRY:	420 SQ. FT.
NET FRONT WALL AREA ALL FLOORS:	7274 SQ.FT.
NET FRONT WALL AREA MASONRY:	4853 SQ. FT.
PERCENT MASONRY TO NET FRONT WALL AREA:	66.72%
NET FRONT WALL OPENINGS AT MASONRY:	2439 SQ. FT.
PERCENT FRONT WALL OPENINGS (GLAZING) TO TOTAL WALL AREA:	33.53%

NOTES:
"TOTAL WALL AREA" DESCRIBES WALL SURFACES THAT INCLUDES WALL OPENINGS (GLAZING).
"NET WALL AREA" DESCRIBES WALL SURFACES WITH WALL OPENINGS (GLAZING) SUBTRACTED.
GABLES AND CATHEDRALS ARE NOT PART OF THE WALL AREAS.
"WALL OPENINGS" DESCRIBES BOTH DOORS AND WINDOWS GLAZING.
"MASONRY" ITEMS INCLUDE, BUT NOT LIMITED TO BRICK, STONE, CMU AND STUCCO.

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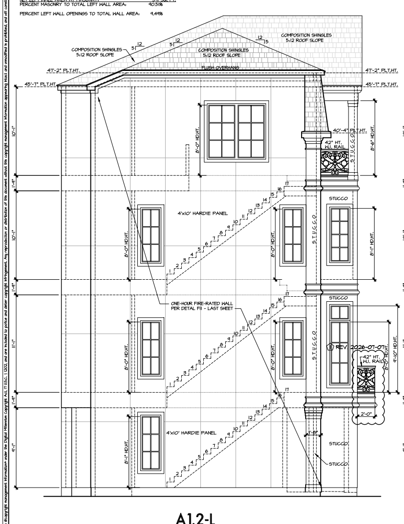
FRONT ELEVATION GLAZING PERCENTAGE

NET FRONT WALL AREA ALL FLOORS:	7274 SQ.FT.
NET FRONT WALL AREA MASONRY:	4853 SQ. FT.
PERCENT MASONRY TO NET FRONT WALL AREA:	66.72%
NET FRONT WALL GLAZING AT MASONRY:	1371 SQ. FT.
PERCENT FRONT WALL GLAZING TO TOTAL WALL AREA:	18.85%



A1.2-L
UNIT 1

LEFT ELEVATION BUILDING 3 & 7 (TYP.)

SCALE: 1/4" = 1'-0"

A1.2-L	A1.1-R	A1.1-L	A1.1-R	A1.1-L	A1.2-R
UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6

FRONT ELEVATION BUILDING 3 & 7 (TYP.)

SCALE: 1/4" = 1'-0"

PW+A
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3217 Mercer Street, Houston, TX 77027
phone: 713.522.2724
www.JackPrestonWood.com
Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN

Parent Plan: E2088 B1.1-L-v5

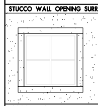
EXTERIOR NOTES AND SPECIFICATIONS

WALLS:
PRIMARY EXTERIOR MATERIAL: STUCCO
SECONDARY EXTERIOR MATERIAL: 4'x10' HARDIE PANEL
WALL OPENINGS:
ALL DOOR & WINDOW OPENINGS TO HAVE MATCHING SURROUNDS. MATCH TRANSOMS TO UNITS BELOW.
EAVES/FASCIA/SOFFIT:
PRIMARY FASCIA SIZE/TYPE: 1x6 HARDIE
VENTING AT SOFFIT: S400 COR-A-VENT
ATTIC VENTING PER BUILDER SPECIFICATIONS.
EAVE VENTING ALONG A FIRE-RATED WALL IS NOT ALLOWED.

1. CLAPBOARD STYLE SIDING SHALL BE PLACED IN BETWEEN ALL CORNER BOARDS AND WALL OPENING SURROUNDS. THE CORNER BOARDS AND SURROUNDS SHALL BE THICK ENOUGH TO COMPLETELY COVER THE EXPOSED ENDS OF THE CLAPBOARD SIDING. THE CUT ENDS OF NON-CEMENTOUS CLAPBOARDS SHALL BE COATED WITH A PRIMER PRIOR TO INSTALLATION. CLAPBOARD SIDING SHALL NOT BE INSTALLED VERTICALLY.
2. SHIPLAP STYLE SIDING CAN BE PLACED IN BETWEEN CORNER BOARDS AND WALL OPENING SURROUNDS OR CAN BE PLACED UNDERNEATH. THE CUT ENDS OF NON-CEMENTOUS SHIPLAP SHALL BE COATED WITH A PRIMER PRIOR TO INSTALLATION. SHIPLAP CAN BE INSTALLED VERTICALLY.
3. BOARD AND BATTEN STYLE SIDING SHALL BE PLACED UNDER ALL CORNER BOARDS AND WALL OPENING SURROUNDS. PROVIDE Z-MOLDING OR EQUAL AT ALL HORIZONTAL SEAMS. ALL VERTICAL SEAMS OF THE BOARD SHALL HAVE A WATERPROOF UNDERLAYMENT AT THE SEAMS.
4. PANELBOARD STYLE SIDING SHALL HAVE Z-MOLDING AT ALL HORIZONTAL SEAMS, T-MOLDING OR H-MOLDING AT ALL VERTICAL PANEL EDGES, AND J-MOLD AT ALL OUTSIDE VERTICAL EDGES.
5. BRICK SHALL NOT BE PLACED IN BETWEEN WALL OPENINGS WHERE THE OPENINGS ARE LESS THAN 8 INCHES APART.

STUCCO WALL OPENING SURROUND

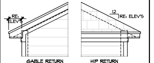
1/2" = 1'-0"



BASIC 4 PC.
4" HEAD
4" JAMBS
4" APRON

FASCIA DETAIL 2

3/8" = 1'-0"



GABLE RETURN | HIP RETURN

SIDING VENEER (STUCCO SIMILAR)

2x6 RAFTERS
1x6 FASCIA
1x2 GUTTER MOLD
1x4 FRIEZE (MIN.)

SEE ELEVATIONS FOR ROOF SLOPE VALUE, OVERHANG VALUE, AND ROOF MATERIAL

AAG INVESTMENT, INC.
Subdivision Lot BLDG 3 UNITS 1-6, BLDG 7 UNITS 1-6
133RD STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number: F6001-MASTER_BLDG 1 & 2-v2

M-7

PERMIT SET | Date: 7 July 2026

REAR ELEVATION WALL OPENING PERCENTAGE

FIRST FLOOR REAR TOTAL WALL LENGTH:	155'-10"
TOTAL LENGTH OF FULL HEIGHT REAR WALL OPENINGS:	45'-7"
NET FIRST FLOOR REAR WALL LENGTH:	155'-10"
FIRST FLOOR TOTAL REAR WALL HEIGHT: (FROM TOP OF SLAB TO UNDERSIDE CEILING)	9'-1"
FIRST FLOOR TOTAL REAR WALL AREA:	1415 SQ. FT.
TOTAL REAR WALL OPENINGS:	296 SQ. FT.
FIRST FLOOR NET REAR WALL AREA:	1119 SQ. FT.
FIRST FLOOR NET REAR WALL AREA MASONRY:	1119 SQ. FT.
PERCENT OF MASONRY:	79.08%
NET WALL REAR AREA SIDING, OTHER:	0 SQ. FT.
PERCENT OF REAR SIDING, OTHER:	0%
SECOND FLOOR TOTAL REAR WALL LENGTH @ 11'-1":	155'-10"
MASONRY TOTAL REAR WALL LENGTH:	155'-10"
SECOND FLOOR TOTAL REAR WALL HEIGHT (11'-1" + 1'-9"): (FROM UNDERSIDE FLOOR SYSTEM TO TOP PLATE)	12'-10"
TOTAL REAR WALL AREA AT MASONRY:	2000 SQ. FT.
TOTAL REAR WALL OPENINGS AT MASONRY:	193 SQ. FT.
NET REAR WALL AREA AT MASONRY:	1807 SQ. FT.
PERCENT MASONRY TO TOTAL REAR WALL AREA:	90.35%
PERCENT REAR WALL OPENINGS TO TOTAL WALL AREA:	9.65%
THIRD FLOOR TOTAL REAR WALL LENGTH @ 10'-1":	155'-10"
MASONRY TOTAL REAR WALL LENGTH:	155'-10"
THIRD FLOOR TOTAL REAR WALL HEIGHT (10'-1" + 1'-9"): (FROM UNDERSIDE FLOOR SYSTEM TO TOP PLATE)	11'-10"
TOTAL REAR WALL AREA AT MASONRY:	1844 SQ. FT.
TOTAL REAR WALL OPENINGS AT MASONRY:	126 SQ. FT.
NET REAR WALL AREA AT MASONRY:	1718 SQ. FT.
PERCENT MASONRY TO TOTAL REAR WALL AREA:	93.17%
PERCENT REAR WALL OPENINGS TO TOTAL WALL AREA:	6.83%
FOURTH FLOOR TOTAL REAR WALL LENGTH @ 10'-1":	155'-10"
MASONRY TOTAL REAR WALL LENGTH:	155'-10"
FOURTH FLOOR TOTAL REAR WALL HEIGHT (10'-1" + 1'-9"): (FROM UNDERSIDE FLOOR SYSTEM TO TOP PLATE)	11'-10"
TOTAL REAR WALL AREA AT MASONRY:	1844 SQ. FT.
TOTAL REAR WALL OPENINGS AT MASONRY:	180 SQ. FT.
NET REAR WALL AREA AT MASONRY:	1664 SQ. FT.
PERCENT MASONRY TO TOTAL REAR WALL AREA:	90.24%
PERCENT REAR WALL OPENINGS TO TOTAL WALL AREA:	9.76%

---- OVERALLS ----

FIRST FLOOR NET REAR WALL AREA:	1415 SQ. FT.
SECOND FLOOR NET REAR WALL AREA @ 11'-1":	2000 SQ. FT.
THIRD FLOOR NET REAR WALL AREA @ 10'-1":	1844 SQ. FT.
FOURTH FLOOR NET REAR WALL AREA	1844 SQ. FT.
FIRST FLOOR NET REAR WALL AREA MASONRY:	1119 SQ. FT.
SECOND FLOOR NET REAR WALL AREA MASONRY @ 11'-1":	1807 SQ. FT.
THIRD FLOOR NET REAR WALL AREA MASONRY @ 10'-1":	1718 SQ. FT.
FOURTH FLOOR NET REAR WALL AREA MASONRY:	1664 SQ. FT.
NET REAR WALL AREA ALL FLOORS:	7103 SQ.FT.
NET REAR WALL AREA MASONRY:	6308 SQ. FT.
PERCENT MASONRY TO NET REAR WALL AREA:	88.81%
NET REAR WALL OPENINGS AT MASONRY:	795 SQ. FT.
PERCENT REAR WALL OPENINGS TO TOTAL WALL AREA:	11.19%

NOTES:
"TOTAL WALL AREA" DESCRIBES WALL SURFACES THAT INCLUDES WALL OPENINGS.
"NET WALL AREA" DESCRIBES WALL SURFACES WITH WALL OPENINGS SUBTRACTED.
GABLES AND CATHEDRALS ARE NOT PART OF THE WALL AREAS.
"WALL OPENINGS" DESCRIBES BOTH DOORS AND WINDOWS.
"MASONRY" ITEMS INCLUDE, BUT NOT LIMITED TO BRICK, STONE, CMU AND STUCCO.

1 REV. 2026-07-07

REAR ELEVATION GLAZING PERCENTAGE

NET REAR WALL AREA ALL FLOORS:	7103 SQ.FT.
NET REAR WALL AREA MASONRY:	6308 SQ. FT.
PERCENT MASONRY TO NET REAR WALL AREA:	88.81%
NET REAR WALL GLAZING AT MASONRY:	687 SQ. FT.
PERCENT REAR WALL GLAZING TO TOTAL WALL AREA:	9.67%

RIGHT ELEVATION WALL OPENING PERCENTAGE

FIRST FLOOR RIGHT TOTAL WALL LENGTH:	33'-7 1/2"
TOTAL LENGTH OF FULL HEIGHT RIGHT WALL OPENINGS:	47'-2"
NET FIRST FLOOR RIGHT WALL LENGTH:	33'-7 1/2"
FIRST FLOOR TOTAL RIGHT WALL HEIGHT: (FROM TOP OF SLAB TO UNDERSIDE CEILING)	9'-1"
FIRST FLOOR TOTAL RIGHT WALL AREA:	364 SQ. FT.
TOTAL RIGHT WALL OPENINGS:	12 SQ. FT.
FIRST FLOOR NET RIGHT WALL AREA:	352 SQ. FT.
FIRST FLOOR NET RIGHT WALL AREA MASONRY:	352 SQ. FT.
PERCENT OF MASONRY:	96.70%
NET RIGHT WALL AREA SIDING, OTHER:	0 SQ. FT.
PERCENT OF RIGHT SIDING, OTHER:	0%
SECOND FLOOR TOTAL RIGHT WALL LENGTH @ 11'-1":	33'-7 1/2"
MASONRY TOTAL RIGHT WALL LENGTH:	33'-7 1/2"
SECOND FLOOR TOTAL RIGHT WALL HEIGHT (11'-1" + 1'-9"): (FROM UNDERSIDE FLOOR SYSTEM TO TOP PLATE)	12'-10"
TOTAL RIGHT WALL AREA AT MASONRY:	432 SQ. FT.
TOTAL RIGHT WALL OPENINGS AT MASONRY:	41 SQ. FT.
NET RIGHT WALL AREA AT MASONRY:	391 SQ. FT.
PERCENT MASONRY TO TOTAL LEFT WALL AREA:	90.51%
PERCENT RIGHT WALL OPENINGS TO TOTAL WALL AREA:	9.49%
THIRD FLOOR TOTAL RIGHT WALL LENGTH @ 10'-1":	33'-7 1/2"
MASONRY TOTAL RIGHT WALL LENGTH:	33'-7 1/2"
THIRD FLOOR TOTAL RIGHT WALL HEIGHT (10'-1" + 1'-9"): (FROM UNDERSIDE FLOOR SYSTEM TO TOP PLATE)	11'-10"
TOTAL RIGHT WALL AREA AT MASONRY:	398 SQ. FT.
TOTAL RIGHT WALL OPENINGS AT MASONRY:	36 SQ. FT.
NET RIGHT WALL AREA AT MASONRY:	362 SQ. FT.
PERCENT MASONRY TO TOTAL RIGHT WALL AREA:	90.95%
PERCENT RIGHT WALL OPENINGS TO TOTAL WALL AREA:	9.05%
FOURTH FLOOR TOTAL RIGHT WALL LENGTH @ 10'-1":	33'-7 1/2"
MASONRY TOTAL RIGHT WALL LENGTH:	33'-7 1/2"
FOURTH FLOOR TOTAL RIGHT WALL HEIGHT (10'-1" + 1'-9"): (FROM UNDERSIDE FLOOR SYSTEM TO TOP PLATE)	11'-10"
TOTAL RIGHT WALL AREA AT MASONRY:	395 SQ. FT.
TOTAL RIGHT WALL OPENINGS AT MASONRY:	36 SQ. FT.
NET RIGHT WALL AREA AT MASONRY:	359 SQ. FT.
PERCENT MASONRY TO TOTAL LEFT WALL AREA:	90.89%
PERCENT RIGHT WALL OPENINGS TO TOTAL WALL AREA:	9.11%

---- OVERALLS ----

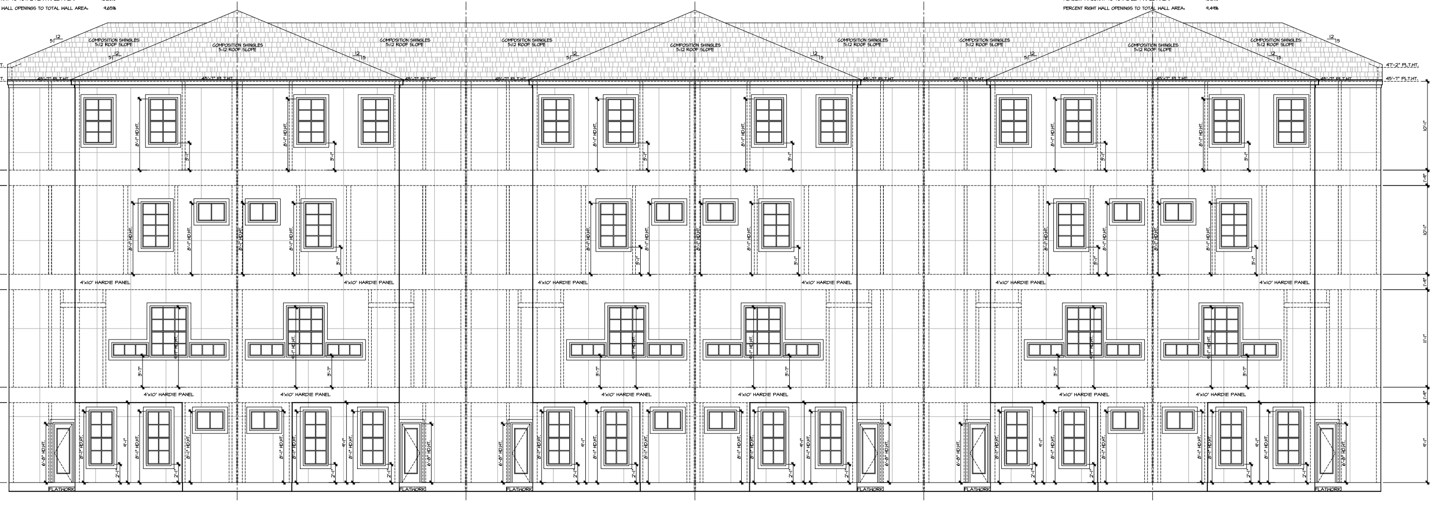
FIRST FLOOR NET RIGHT WALL AREA:	364 SQ. FT.
SECOND FLOOR NET RIGHT WALL AREA @ 11'-1":	432 SQ. FT.
THIRD FLOOR NET RIGHT WALL AREA @ 10'-1":	398 SQ. FT.
FOURTH FLOOR NET RIGHT WALL AREA	395 SQ. FT.
FIRST FLOOR NET RIGHT WALL AREA MASONRY:	352 SQ. FT.
SECOND FLOOR NET RIGHT WALL AREA MASONRY @ 11'-1":	391 SQ. FT.
THIRD FLOOR NET RIGHT WALL AREA MASONRY @ 10'-1":	362 SQ. FT.
FOURTH FLOOR NET RIGHT WALL AREA MASONRY:	359 SQ. FT.
NET RIGHT WALL AREA ALL FLOORS:	1589 SQ.FT.
NET RIGHT WALL AREA MASONRY:	1464 SQ. FT.
PERCENT MASONRY TO NET RIGHT WALL AREA:	92.13%
NET RIGHT WALL OPENINGS AT MASONRY:	125 SQ. FT.
PERCENT RIGHT WALL OPENINGS TO TOTAL WALL AREA:	7.87%

NOTES:
"TOTAL WALL AREA" DESCRIBES WALL SURFACES THAT INCLUDES WALL OPENINGS.
"NET WALL AREA" DESCRIBES WALL SURFACES WITH WALL OPENINGS SUBTRACTED.
GABLES AND CATHEDRALS ARE NOT PART OF THE WALL AREAS.
"WALL OPENINGS" DESCRIBES BOTH DOORS AND WINDOWS GLAZING.
"MASONRY" ITEMS INCLUDE, BUT NOT LIMITED TO BRICK, STONE, CMU AND STUCCO.

1 REV. 2026-07-07

RIGHT ELEVATION GLAZING PERCENTAGE

NET RIGHT WALL AREA ALL FLOORS:	1589 SQ.FT.
NET RIGHT WALL AREA MASONRY:	1464 SQ. FT.
PERCENT MASONRY TO NET FRONT WALL AREA:	92.13%
NET RIGHT WALL GLAZING AT MASONRY:	112 SQ. FT.
PERCENT RIGHT WALL GLAZING TO TOTAL WALL AREA:	7.05%



A1.2-R
UNIT 6

A1.1-L
UNIT 5

A1.1-R
UNIT 4

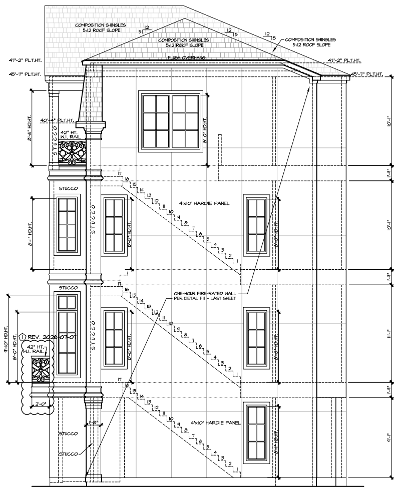
A1.1-L
UNIT 3

A1.1-R
UNIT 2

A1.2-L
UNIT 1

REAR ELEVATION
BUILDING 3 & 7 (TYP.)

SCALE: 1/4" = 1'-0"



A1.2-R
UNIT 6

RIGHT ELEVATION
BUILDING 3 & 7 (TYP.)

SCALE: 1/4" = 1'-0"

PW+A

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phone: 713.522.2724
www.JackPrestonWood.com
Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN

Parent Plan: E2088 B1.1-L-v5

EXTERIOR NOTES AND SPECIFICATIONS

WALLS:
PRIMARY EXTERIOR MATERIAL: STUCCO
SECONDARY EXTERIOR MATERIAL: 4'x10' HARDIE PANEL
WALL OPENINGS:
ALL DOOR & WINDOW OPENINGS TO HAVE MATCHING SURROUNDS. MATCH TRANSOMS TO UNITS BELOW.
EAVES/FASCIA/SOFFIT:
PRIMARY FASCIA SIZE/TYPE: 1x6 HARDIE
VENTING AT SOFFIT: S400 COR-A-VENT
ATTIC VENTING PER BUILDER SPECIFICATIONS.
EAVE VENTING ALONG A FIRE-RATED WALL IS NOT ALLOWED.

1. CLAPBOARD STYLE SIDING SHALL BE PLACED IN BETWEEN ALL CORNER BOARDS AND WALL OPENING SURROUNDS. THE CORNER BOARDS AND SURROUNDS SHALL BE THICK ENOUGH TO COMPLETELY COVER THE EXPOSED ENDS OF THE CLAPBOARD SIDING. THE CUT ENDS OF NON-CEMENTOUS CLAPBOARDS SHALL BE COATED WITH A PRIMER PRIOR TO INSTALLATION. CLAPBOARD SIDING SHALL NOT BE INSTALLED VERTICALLY.
2. SHIPLAP STYLE SIDING CAN BE PLACED IN BETWEEN CORNER BOARDS AND WALL OPENING SURROUNDS OR CAN BE PLACED UNDERNEATH. THE CUT ENDS OF NON-CEMENTOUS SHIPLAP SHALL BE COATED WITH A PRIMER PRIOR TO INSTALLATION. SHIPLAP CAN BE INSTALLED VERTICALLY.
3. BOARD AND BATTEN STYLE SIDING SHALL BE PLACED UNDER ALL CORNER BOARDS AND WALL OPENING SURROUNDS. PROVIDE Z-MOLDING OR EQUAL AT ALL HORIZONTAL SEAMS. ALL VERTICAL SEAMS OF THE BOARD SHALL HAVE A WATERPROOF UNDERLAYMENT AT THE SEAMS.
4. PANELBOARD STYLE SIDING SHALL HAVE Z-MOLDING AT ALL HORIZONTAL SEAMS, T-MOLDING OR H-MOLDING AT ALL VERTICAL PANEL EDGES, AND J-MOLD AT ALL OUTSIDE VERTICAL EDGES.
5. BRICK SHALL NOT BE PLACED IN BETWEEN WALL OPENINGS WHERE THE OPENINGS ARE LESS THAN 8 INCHES APART.

AAG INVESTMENT, INC.
Subdivision Lot BLDG 3 UNITS 1-6, BLDG 7 UNITS 1-6
133RD STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number: F6001-MASTER_BLDG 1 & 2-v2 | M-8
PERMIT SET | Date: 7 July 2026

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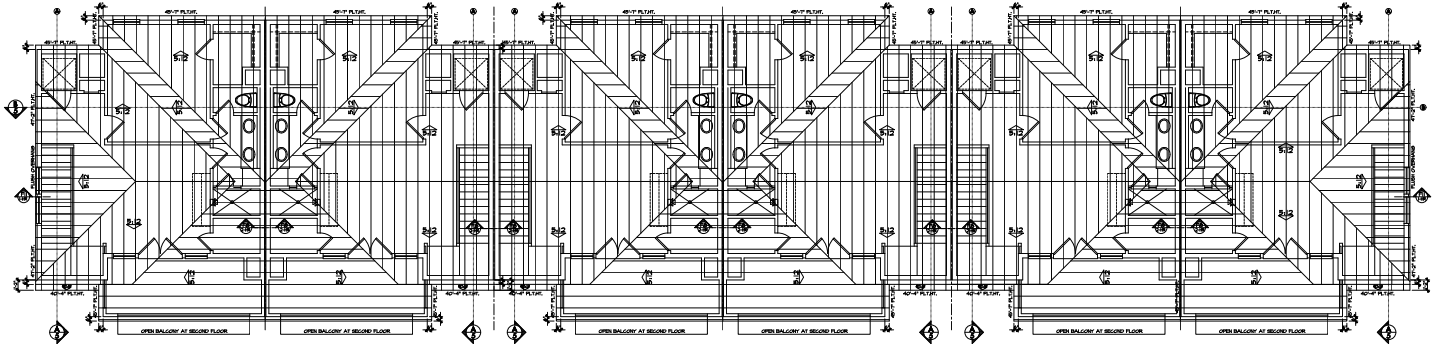
MINIMUM ROOF/ATTIC VENTILATION
PER IRC/IECC EXCEPTION, THE PRIMARY SET FREE VENTILATING AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.

1/2 SQ. FT. VENTILATING AREA EXPRESSED IN SQ. IN.	
ATTIC AREA	600 sq.ft.
MINIMUM NFVA - UPPER HALF OF ATTIC (NFVA)	92 sq.in.
MINIMUM NFVA - LOWER HALF OF ATTIC (NFVA)	94 sq.in.
TOTAL MINIMUM NFVA REQUIRED	222 sq.in.

RAISED PLATE DETAIL

SCALE: 3/4" = 1'-0"



A1.2-L
UNIT 1

A1.1-R
UNIT 2

A1.1-L
UNIT 3

A1.1-R
UNIT 4

A1.1-L
UNIT 5

A1.2-R
UNIT 6

MASTER ROOF PLAN
BUILDING 3 & 7 (TYP.)

SCALE: 1/4" = 1'-0"

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AMERICAN INSTITUTE OF BUILDING DESIGN

Permit Rev: 220308 SU-L-D

ROOF PLAN NOTES

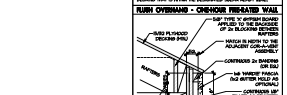
PRIMARY ROOF MATERIAL: ASPHALT COMPOSITION

TYPICAL OVERHANG VALUES FROM FRAME WALL GNDL
SIDES: 12"
GABLES: 12"
SOFFITS: 4"
OVERHANG FOR RAKED WALLS: 0" FLUSH OVERHANG

NOTE: FLUSH OVERHANGS ARE CHARACTERISTICALLY SHOWN 0" ON THE ROOF PLAN. THIS IS DONE FOR CLARITY SO THAT THE FLUSH OVERHANG LINE CAN BE SEEN OVER THE EXTERIOR FINISH PLANES.

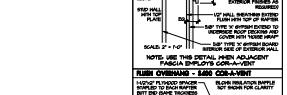
1. PLACE GUSSETS AS NOTED.
2. FLOOR AS NOTED.
3. SOFFIT AND FASCIA VENTING PER BELOW SPECIFICATION.
4. ROOF OVERHANGS ARE NOT ALLOWED OVER ANY PROPERTY LINE THAT IS CLOSER THAN 2 FEET TO THE PROPERTY LINE.
5. GUTTERS/DOWNSPOUTS ARE NOT ALLOWED OVER THE SUPPORTING WALL OF A HOUSE TO ANY CLOSER THAN 2 FEET TO A PROPERTY LINE.
6. WHERE FACING TO AND CLOSER THAN 5 FEET TO A PROPERTY LINE, ROOF OVERHANGS SHALL BE OF NON-COMBUSTIBLE MATERIAL.
7. ALL EXTERIOR WALLS AND COVER PENETRATIONS TYPE TO BE PROPERLY FLASHED AND CAULKED TO PREVENT WATER FROM ENTERING FRAME.
8. CONTRACTOR RESPONSIBLE FOR FIELD VERIFYING ALL ROOF OVERHANGS AND CONSTRUCTION TO ADJOINING PROPERTIES.
9. ALL VENTS, PIPES, ETC. THROUGH ROOF TO BE PAINTED TO MATCH ROOFING COLOR AS SELECTED BY OWNER.
10. WHERE PROPOSED SEWER PLUMBING AND MECHANICAL EQUIPMENT VENTS ARE LOCATED ON ROOF, CONTRACTOR SHALL BE AWARE OF ALL OBSTRUCTIONS AND PENETRATIONS. THESE PLANS DESIGNS THAT IS WITHIN THE DESIGNATED SOLAR ENERGY ZONE.

FLUSH OVERHANG - CHEVRON FIBREATED WALL



NOTE: USE THIS DETAIL WHEN ADJACENT FASCIA EMPLOYS CORA-V-VENT

FLUSH OVERHANG - 5.625 COR-A-VENT



NOTE: USE THIS DETAIL WHEN STUD WALL IS GREATER THAN 60' TO A PROPERTY LINE

AAG INVESTMENT, INC
Subdivision Lot BLDG 3 Units 14, BLDG 7 UNITS 14
82ND STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number
M-9
N:\000\MASTER_BLDG 1 & 2-d

PERMIT SET Date 7 July 2022

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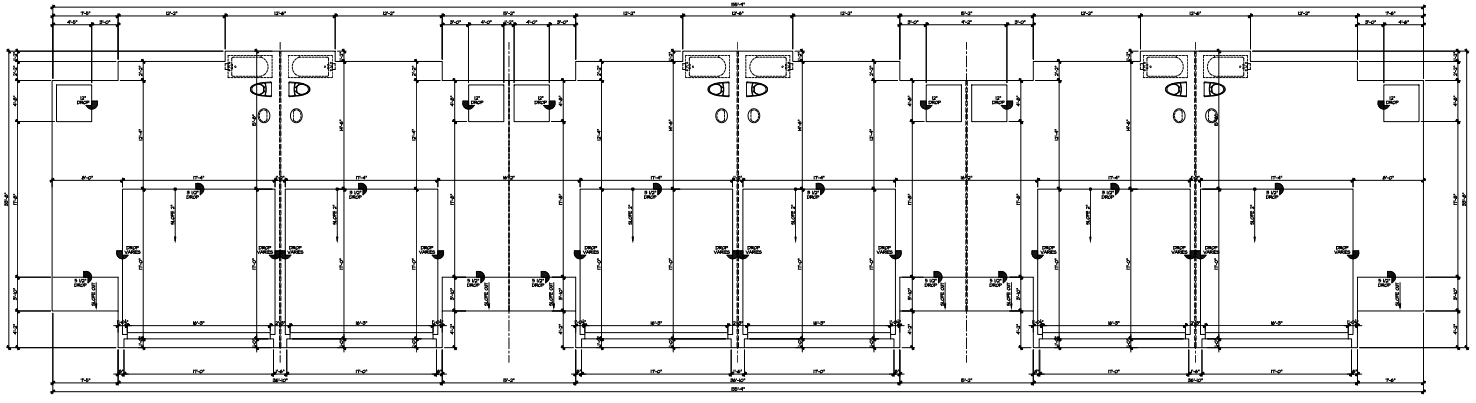

FOUNDATION OUTLINE
BUILDING 3 & 7 (TYP.)
SCALE: 1/4" = 1'-0"

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Job Name: Wood MD Certification 12-01
AMERICAN DISTRICT OF HOUSING DESIGN

Project Plan: E3050-DUA-v0

FOUNDATION NOTES

1. UNDER CONSTRUCTION, ABOVE DETAILS THIS DRAWING AND THE STANDARD DOCUMENT, THE DIMENSIONS, DROP LOCATIONS AND DROP VALUES WHICH ON THIS PAGE SHALL TAKE PRECEDENCE.
2. SPOT ELEVATIONS UNDER REGISTERED SHALL BE CLOSELY COMPARED TO OTHER DRAWINGS IN THIS DOCUMENT AS PER ANY SITE ELEVATION CERTIFICATE FOR CONSTRUCTION PRIOR TO SETTING THE FOUNDATION FORMS.

TYPICAL DROP VALUES (SPD):
- 3 1/2" AT PORCHES, SEE STOPS, SIGNER SHALLS.
- 1 1/2" AT DOWNSPOUT DOOR SILL.
- 12" AT ELEVATOR PITS.

ABBREVIATIONS:

SEWER	PORCH SEWER SEWING OR OTHER LEADING SEWER
SILL	DOWNSPOUT DOOR SILL
TOS	TOP OF SURFACE SLAB OR GRAVEL SPACE SLAB

AAG INVESTMENT, INC.
Subdivision Lot BLDG 3 UNITS 1-6, BLDG 7 UNITS 1-6
133RD STREET AND BLACKSON ROAD
OLATHE, KANSAS 66062

PWA Project Number
FRESHMAKER_BLDG 1 & 2-v2

M-10

PRINT SET Date 7 July 2020

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www.JackPrestonWood.com
Jack Preston Wood PDD Certification TX-421
AMERICAN INSTITUTE OF BUILDING DESIGN

Permit Plan: EQUIV BUILD-2

CODE INFORMATION

BUILDING CODE: 2018 I.R.C. WITH CITY OF OLATHE AMENDMENTS

OCCUPANCY: GROUP R-3
RESIDENTIAL TOWNHOMES

BUILDING CONSTRUCTION TYPE: TYPE V-B NON-RATED

FIRE PROTECTION: GROUP R-3
2018 IBC, SECTION 903.2.8
NFPA 13D SPRINKLER SYSTEM
RESIDENCE TO BE FULLY SPRINKLED.
NOT INSTALLED IN CONCEALED SPACES, & MUST BE INSTALLED IN ELEVATOR SHAFT

ALLOWABLE HEIGHT:
2018 IBC, SECTION 504.2 AUTOMATIC SPRINKLER INCREASE.
4 TOTAL FLOORS WITH MAXIMUM HEIGHT OF 60'-0"

ALLOWABLE AREAS: 2018 IBC, TABLE 507: UNLIMITED

FLOOD PRONE AREA

FEMA Zone: X

ACCESS TO DWELLING

PRIVATE DRIVE FROM A P.A.E.

SCOPE OF WORK

A NEW 4-STORY, MULTI-SINGLE FAMILY ATTACHED DWELLING WITH A 2-CAR ATTACHED GARAGE ACCESSED FROM A PERMANENT ACCESS EASEMENT.

Plan Name MASTER BUILDING 4

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THIRD & FOURTH ELECT. PLAN A-8

UNIT B1.1-L (UNIT 3, 5, 7 & 9)
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FIRST & SECOND ELECT. PLAN A-7
THIRD & FOURTH ELECT. PLAN A-8

UNIT B1.2-R (UNIT 10)
FIRST & SECOND FLOOR PLAN A-3
THIRD & FOURTH FLOOR PLAN A-4
SECTIONS A-A & B-B A-5
MILLWORK A-6
FIRST & SECOND ELECT. PLAN A-7
THIRD & FOURTH ELECT. PLAN A-8

STANDARD DETAILS LAST SHEET

AAG INVESTMENT, INC.
Subdivision Lot Block BUILDING 4 UNITS 1-10
133RD STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number: P4001-MASTER_BLDG 4

M-1

PERMIT SET Date 7 July 2020

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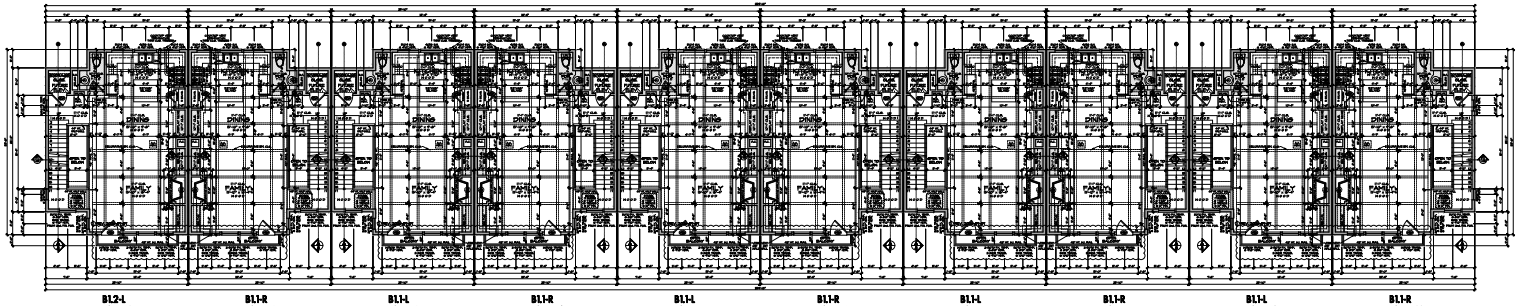
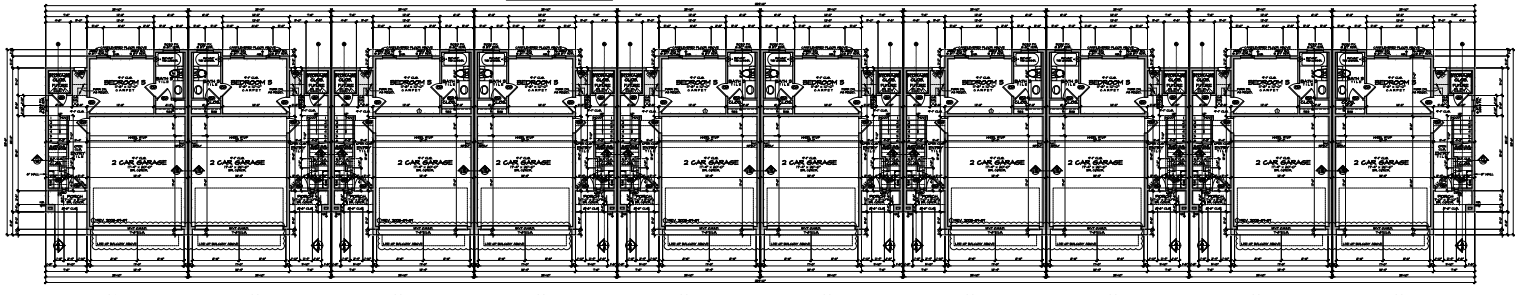


MASTER SECOND FLOOR PLAN
BUILDING 4

SCALE: 1/8" = 1'-0"
11' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE)
PRIMARY FLOOR COVERING: WOOD U.N.O.
SUGGESTED FLOOR SYSTEM: 20" TRUSSES

FIRE RESISTIVE CONSTRUCTION:
WHERE REQUIRED SECONDARY TURN WALL APPLY SUB TYPE "X" SYSTEM
EXTEND TO THE INTERIOR SIDE OF EXTERIOR WALL IN ACCORDANCE TO IRC 2009
TYPE "X" GYPSUM BOARD SHALL BE 5/8" FULL
TWO THICKNESSES TYPES NOT ALLOWED TO PENETRATE THE TYPE "X" SYSTEM



MASTER FIRST FLOOR PLAN
BUILDING 4

SCALE: 1/8" = 1'-0"
9' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE)
PRIMARY FLOOR COVERING: TILE/CARPET U.N.O.

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PRESTON WOOD & ASSOCIATES, LLC
2327 Mercer Road, Houston, TX 77027
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Jack Preston Wood PDD Certification TX-426
AMERICAN INSTITUTE OF BUILDING DESIGN

Panel Plan: EQ066 BV-1-4

PLAN NOTES AND SPECIFICATIONS

DOORS:
EXTERIOR: 1-3/4" SOLID CORE OR INSULATED FIBERGLASS/STEEL.
INTERIOR: 1-3/8" SOLID OR HOLLOW CORE.
ALL GLAZING, IF PROVIDED, IS TEMPERED SAFETY GLASS.
HARDWARE PER BUILDER SPECS.
WEATHERSTRIPPING AS REQUIRED.

WINDOWS:
FRAME TYPE:
FRAME COLOR:
GLAZING:
EXTERIOR TRIM:
INTERIOR TRIM - HEADJAMB:
INTERIOR TRIM - SILL:

ROOMS:
1. TILE FLOORS AT ALL WET AREAS.
2. COUNTERTOPS AND SPLASHES PER BUILDER SPECS.
3. KITCHEN CASED OPENING RETURNS OR PER BUILDER SPECS.
4. BASEBOARDS AND CROWN MOLDING PER BUILDER SPECS.

FRAMING NOTES:
1. PROVIDE 2x6 OR 2x8 STUD WALLS AT 16" O.C. AS INDICATED.
2. WHERE WALL HEIGHT EXCEEDS 10 FEET, PROVIDE 2-2x4 STUDS, 2x6 STUDS OR 2x8 STUDS AT 16 INCH O.C. AT ALL EXTERIOR AND LOAD BEARING WALLS.
3. FOR LOAD BEARING WALLS SUPPORTING 2 OR MORE FLOORS, SHALL BE 2-2x4 STUDS, 2x6 STUDS OR 2x8 STUDS AT 16 INCH O.C.
4. CEILING HEIGHTS TAKEN FROM FLOOR TILE OR SLAB @ LOCATION OF THE PLAN, CEILING HEIGHTS IS ESTIMATED TAKEN FROM THE TOP OF THE SUBFLOOR TO THE BOTTOM OF THE CEILING FINISH.
5. ALL STAIRWELL OPENINGS TO BE FRAMED PER BUILDING CODE. FLOOR LEVEL YEAH HEIGHTS IN STAIRWELLS ARE TAKEN FROM THE MAIN FLOOR LEVEL (AT THE STAIRWELL).
6. ALL ANGLES ARISING ABOVE 60 DEGREES TO MATCH HEAD HEIGHTS TO ADJACENT HEIGHTS WITH THE EXCEPTION OF 90 DEGREE HEIGHTS TO ADJACENT HEIGHTS WITH THE EXCEPTION OF 90 DEGREE ANGLES.
7. WHERE WALL OPENINGS ARE LESS THAN 6'-8" FROM BELOW THE TOP OF THE TOP PLATE AND THERE IS A FLOOR LEVEL ABOVE THE WALL OPENING, OR THE WALL OPENING RENDER ABOVE THE TOP PLATE, THE WALL SHALL BE FRAMED AS A BEARING WALL.
8. COORDINATE WITH FLOOR JOIST FRAMING LAYOUT FOR TEMPERED GLAZING LOCATIONS.
9. ROOF PLANE HEIGHTS TAKEN FROM THE MAIN FLOOR LEVEL.

LINE LEGEND

WALLS: 4" STUD WALL, 6" STUD WALL
CABINETS: WALL, ROD & SHELF, DOUBLE ROD & SHELF, LINEN CABINET
CEILINGS: OBSERVATION FOR FURRED DOWN SOFFIT, OBSERVATION FOR OPEN TO ABOVE, OBSERVATION FOR VAULTED CEILING
CABINETS: WALL, LINEN CABINET
36" ABOVE COUNTERTOP TYP.
COUNTERTOP 4 3/4" HT. TYP.

SYMBOLS

SECTION CUT, CABINET & WALL ELEVATIONS, MID WALL TRIM
SHEET LOCATION, SHEET LOCATION, DETAIL LOCATED LAST SHEET (U.N.O.)

EGRESS REQUIREMENTS 2009 I.R.C.

R310.1 IRC 2012 - EMERGENCY ESCAPE AND RESCUE OPENINGS
BASEMENTS W/ HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE A DOOR OPENING HAVING A FLOOR ELEVATION IS PROVIDED AS A MEANS, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1mm) ABOVE THE FLOOR.

R310.2.1 IRC 2012 MINIMUM OPENING AREA
ALL BASEMENT EGLAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (0.530 M2).
R310.2.2 IRC 2012 MINIMUM OPENING HEIGHT
THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 mm).
R310.2.3 IRC 2012 MINIMUM OPENING WIDTH
THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 mm).
R310.2.4 IRC 2012 OPERATIONAL CONSTRAINTS
EMERGENCY EGLAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS
OPENABLE WINDOW SILL HEIGHT - A MINIMUM OF 24" OFF OF FINISH FLOOR HEIGHT AT SECOND FLOOR AND ABOVE.

AAG INVESTMENT, INC.
Subdivision Lot Block BUILDING 4 UNITS 1-10
133RD STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number: F4001-MASTER_BLDG 4

M-3

PERMIT SET — Date: 7 July 2020

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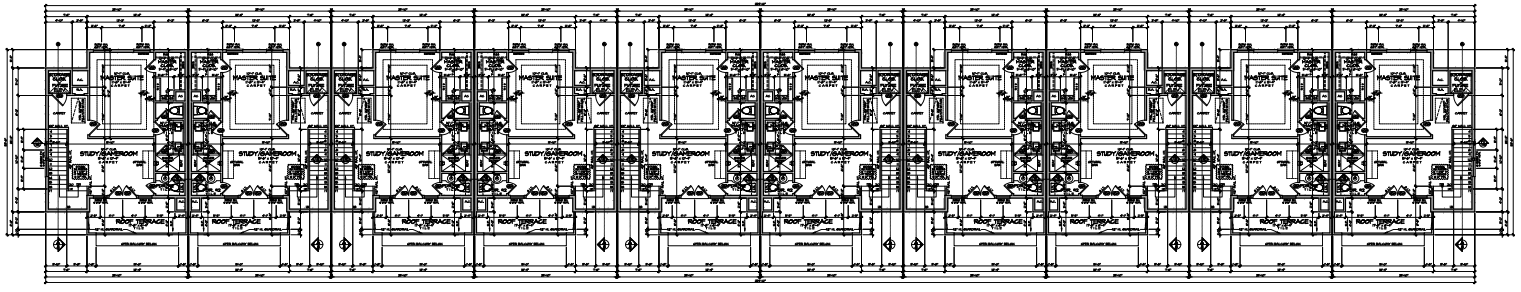

B1.2-L UNIT 1 | B1.1-R UNIT 2 | B1.1-L UNIT 3 | B1.1-R UNIT 4 | B1.1-L UNIT 5 | B1.1-R UNIT 6 | B1.1-L UNIT 7 | B1.1-R UNIT 8 | B1.1-L UNIT 9 | B1.1-R UNIT 10

MASTER THIRD FLOOR PLAN
BUILDING 4

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

10" STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL U.N.O. (UNLESS NOTED OTHERWISE)
PRIMARY FLOOR COVERING: WOOD U.N.O.
SUGGESTED FLOOR SYSTEM: 20" TRUSSES

PROVIDE METAL PAN W/ 2" DRAIN OUTSIDE IN UTILITY

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www.JackPrestonWood.com
Jack Preston Wood TBID Certification TX-426
AMERICAN INSTITUTE OF BUILDING DESIGN

Permit Plan: ECCNS SN-1-v9

PLAN NOTES AND SPECIFICATIONS

DOORS:
EXTERIOR: 1 3/4" SOLID CAPPE OR INSULATED FIBERGLASS/STEEL.
INTERIOR: 1-3/8" SOLID OR HOLLOW CORE.
ALL GLAZING, IF PROVIDED, IS TEMPERED SAFETY GLASS.
HARDWARE PER BUILDER SPEC'S.
WEATHERSTRIPPING AS REQUIRED.

WINDOWS:
FRAME TYPE:
FRAME COLOR:
GLAZING:
EXTERIOR TRIM:
INTERIOR TRIM - HEAD/JAMB:
INTERIOR TRIM - SILL:

ROOMS:
1. TILE FLOORS AT ALL WET AREAS.
2. COUNTERTOPS AND SPLASHES PER BUILDER SPEC'S.
3. SYTHEM CASED OPENING REQMD'S OR PER BUILDER SPEC'S.
4. BASEBOARDS AND CROWN MOLDING PER BUILDER SPEC'S.

FRAMING NOTES:
1. PROVIDE 2x4 OR 2x6 STUD WALLS AT 16" O.C. AS INDICATED.
2. WHERE WALL HEIGHT EXCEEDS 10 FEET, PROVIDE 2-2x4 STUDS, 4x4 STUDS OR 2x6 STUDS AT 16 INCH O.C. AT ALL EXTERIOR AND LOAD BEARING WALLS.
3. ALL LOAD BEARING WALLS SUPPORTING 2 OR MORE FLOORS SHALL BE 2-2x4 STUDS, 4x4 STUDS OR 2x6 STUDS AT 16 INCH O.C.
4. CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN. CEILING HEIGHTS IN GARAGES TAKEN FROM THE TOP OF THE SLAB. CEILING HEIGHTS IN UTILITIES TAKEN FROM THE TOP OF THE SUBFLOOR. HEAD HEIGHTS TAKEN FROM THE SUBFLOOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS ARE TAKEN FROM THE STAIR FLOOR LEVEL (AT THE STAIRWELL).
5. TRUSSES ARRISING ABOVE DOORS TO MATCH HEAD HEIGHTS OF ADJACENT WINDOWS WITH THE MINIMUM HEAD HEIGHTS TO ADJACENT WINDOWS WITH THE MINIMUM PITCH HEAD HEIGHTS.
6. WHERE WALL OPENINGS ARE LESS THAN 84 INCHES BELOW THE TOP OF THE TOP PLATE AND THERE IS A FLOOR LEVEL ABOVE THE WALL OPENING, LOCATE THE WALL OPENING HEADER ABOVE THE TOP OF THE OPENING A DISTANCE OF 84 INCHES.
7. COORDINATE WITH DOOR AND WINDOW VENDOR FOR TEMPERED GLAZING LOCATIONS.
8. ROOF PLATE HEIGHTS TAKEN FROM THE MAIN FLOOR LEVEL.

SYMBOLS

SECTION CUT — SHEET LOCATION
CARPET & WALL ELEVATIONS — SHEET LOCATION
W22 WALL TYPE — DETAIL LOCATED LAST SHEET (LAD.)

LINE LEGEND

WALLS
4" STUD WALL
6" STUD WALL
CEILINGS
DESIGNATION FOR: TURNED DOWN CLGS.
DESIGNATION FOR: SOFFIT BELOW
CEILING TO SOFFIT (VOID) 9 OPENINGS)
CLOSETS
WALL
ROD & SHELF
WALL
DOUBLE ROD & SHELF
CABINETS
WALL
UPPER CABINET 84" ABOVE COUNTERTOP TYP.
COUNTERTOP @ 36" HT. TYP.

EGRESS REQUIREMENTS 2018 I.R.C.

R302.2 IRC 2012 "EMERGENCY ESCAPE AND RESCUE REQUIRED"
BASEMENTS W/ HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE A DOOR OPENING HAVING A FLOOR ELEVATION IS PROVIDED AS A MEANS OF EGRESS IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (114mm) ABOVE THE FLOOR.
R310.2.1 IRC 2012 MINIMUM OPENING AREA
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (0.053 m2).
R310.2.2 IRC 2012 MINIMUM OPENING HEIGHT
THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 mm).
R310.2.3 IRC 2012 MINIMUM OPENING WIDTH
THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 mm).
R310.2.4 IRC 2012 OPERATIONAL CONSTRAINTS
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS
OPENABLE WINDOW SILL HEIGHT - A MINIMUM OF 24" OFF OF FINISH FLOOR HEIGHT AT SECOND FLOOR AND ABOVE.

AAG INVESTMENT, INC.
Subdivision Lot Block BUILDING 4 UNITS 1-10
13310 STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number: P4001-MASTER_BLDG 4

M-4

PERMIT SET — Date: 7 July 2020

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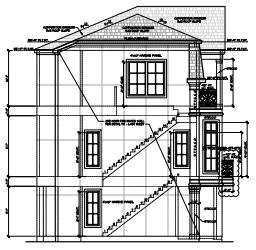


B1.2-L
UNIT 1

LEFT ELEVATION
BUILDING 4

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

B1.2-L UNIT 1 | B1.1-R UNIT 2 | B1.1-L UNIT 3 | B1.1-R UNIT 4 | B1.1-L UNIT 5 | B1.1-R UNIT 6 | B1.1-L UNIT 7 | B1.1-R UNIT 8 | B1.1-L UNIT 9 | B1.2-R UNIT 10

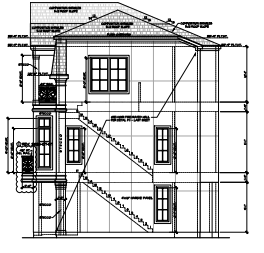
FRONT ELEVATION
BUILDING 4

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

B1.2-R UNIT 10 | B1.1-L UNIT 9 | B1.1-R UNIT 8 | B1.1-L UNIT 7 | B1.1-R UNIT 6 | B1.1-L UNIT 5 | B1.1-R UNIT 4 | B1.1-L UNIT 3 | B1.1-R UNIT 2 | B1.2-L UNIT 1

REAR ELEVATION
BUILDING 4

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



B1.2-R
UNIT 10

RIGHT ELEVATION
BUILDING 4

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

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Jack Preston Wood PSD Certification TX-456
AMERICAN INSTITUTE OF BUILDING DESIGN

Parent Plan: 22068 BLDG-7

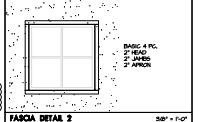
EXTERIOR NOTES AND SPECIFICATIONS

WALLS:
PRIMARY SIDING MATERIAL: STUCCO
SECONDARY SIDING MATERIAL: JAMES HARDIE PANEL
WALL OPENINGS:
ALL DOOR & WINDOW OPENINGS TO HAVE MASONRY SURROUNDS.
WINDOW TRIM/SIZES TO MATCH BELOW.
BASEMENT/FOUNDATION:
PRIMARY FINISH SIZE/TYPE: 3x8 HARDIE
TRIM: BASE CAP: 4" BASE CAP-N-VENT
VENT: VENTED PER BUILDER SPECIFICATIONS
SHAVE HEIGHT ALONG A FIRED-RATED WALL IS NOT ALLOWED.

1. CLAPBOARD STYLE SIDING SHALL BE PLACED IN BETWEEN ALL CORNER BOARDS AND WALL OPENING BOARDING, TRIMMED BOARDS AND SHINGLED SHALL BE TRUE ENDED TO COMPLETELY COVER THE EXPOSED ENDS OF THE CLAPBOARD SIDING. THE CUT ENDS OF NON-SHINGLED CLAPBOARDS SHALL BE COATED WITH A PRIMER COAT OF PAINT BEFORE CLAPBOARD SIDING IS SET IN PLACE.
2. SHIPLAP STYLE SIDING SHALL BE PLACED IN BETWEEN CORNER BOARDS AND WALL OPENING BOARDING. CUTS SHALL BE SQUARED, THE CUT ENDS OF NON-SHINGLED SHIPLAP SHALL BE COATED WITH A PRIMER COAT OF PAINT BEFORE SHIPLAP SIDING IS INSTALLED.
3. BOARD AND BATTEN STYLE SIDING SHALL BE PLACED UNDER ALL CORNER BOARDS AND WALL OPENING BOARDING, TRIMMED BOARDS OR EAVES, AT ALL HORIZONTAL SEAMS, ALL VERTICAL SEAMS SHALL BE BATTENED. BATTENS SHALL BE NAILED ALTERNATELY AT THE EDGES.
4. PANELBOARD STYLE SIDING SHALL HAVE 2-MOLDING AT ALL HORIZONTAL SEAMS, 1-MOLDING AT ALL VERTICAL SEAMS, AND 1-MOLDING AT ALL PERIMETER EDGES AND OPENINGS.
5. SIDING SHALL NOT BE PLACED IN BETWEEN CORNER BOARDS WHERE THE DISTANCE BETWEEN THEM IS LESS THAN 8 INCHES APART.

STUCCO WALL OPENING SURROUND

1/2" = 1'-0"



FASCIA DETAIL 2

3/8" = 1'-0"

AAG INVESTMENT, INC.
Subdivision Lot Block BUILDING 4 UNITS 1-10
133RD STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number: F4001-MASTER_BLDG 4

M-5

PERMIT SET — Date: 7 July 2022

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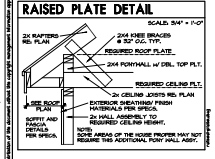
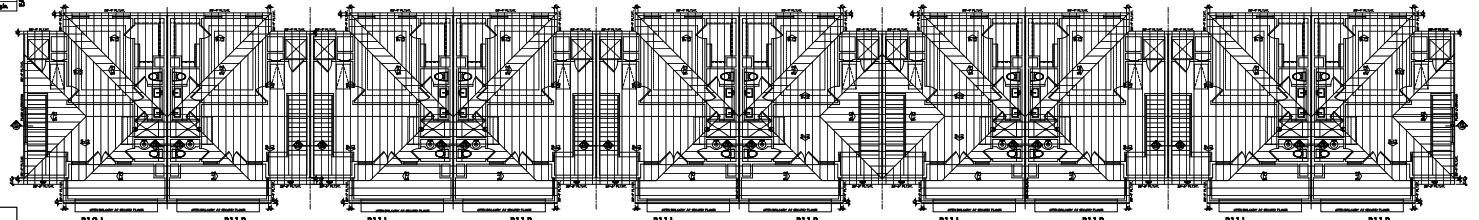
MINIMUM ROOF/ATTIC VENTILATION	
UNLESS EXCEPTION 1 OR 2 APPLIES, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.	
NET FREE VENTILATING AREA (NFVA)	
ATTIC AREA:	600 sq.ft.
MINIMUM NFVA - UPPER HALF OF ATTIC (50%):	1/2 sq.in.
MINIMUM NFVA - LOWER HALF OF ATTIC (50%):	1/2 sq.in.
TOTAL MINIMUM NFVA REQUIRED:	300 sq.in.

EACH UNIT

RAISED PLATE DETAIL

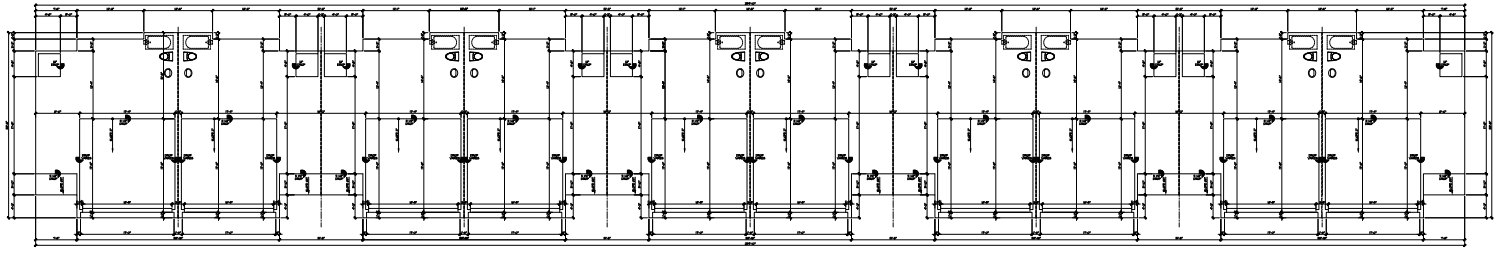
SCALE: 3/4" = 1'-0"





MASTER ROOF PLAN
BUILDING 4

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



FOUNDATION OUTLINE
BUILDING 4

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

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AMERICAN INSTITUTE OF BUILDING DESIGN

Panel Plan: E2066 BU-L-R

ROOF PLAN NOTES

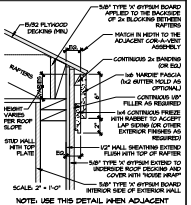
PRIMARY ROOF MATERIAL: ASPHALT COMPOSITION

TYPICAL OVERHANG VALUES FROM FRAME WALL (UNO):
EAVES: 12"
RAKES: 6"
DORMERS: 6"
ONE-HOUR FIRE-RATED WALLS: 0" (FLUSH OVERHANG)

NOTE: FLUSH OVERHANG ARE (MANUFACTURALLY) RAISED 2" AWAY FROM THE FRAME WALL LINES SO THAT THE FLUSH OVERHANG LINE CAN BE SEEN ON THE SITE PLAN PANEL.

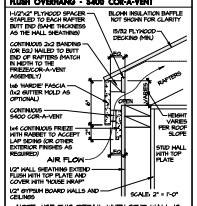
1. PLATE HEIGHTS AS NOTED.
2. SLOPES AS NOTED.
3. SOFFIT AND RIDGE VENTING PER BUILDER SPECIFICATIONS.
4. ANY ROOFING TOWARDS A PROPERTY LINE SHALL NOT BE CLOSER THAN 3'-0" TO THE PROPERTY LINE.
5. EAVES/OVERHANGS ARE NOT ALLOWED WHEN THE SUPPORTING WALL IS FACING TO AND CLOSER THAN 5 FEET TO A PROPERTY LINE.
6. EAVES FACING TO AND CLOSER THAN 5 FEET TO A PROPERTY LINE WALL BE FIRE-RATED ON THE FACE AND UNDERSIDE.
7. PLUMBING VENTS AND OTHER PENETRATIONS THRU THE ROOF DECKING SHALL BE DIRECTED TO THE BACK OF THE ROOF PLANE.
8. MINIMIZE VENT PENETRATIONS THRU THE ROOF DECKING.
9. SEAL ALL PLUMBING VENT PENETRATIONS TO ROOFING MATERIALS, WHERE APPLICABLE.
10. WHERE REQUIRED, INFORM PLUMBER AND MECHANICAL CONTRACTOR OF ANY SOLAR READY ZONES AND TO KEEP AREA CLEAR OF ALL OBSTRUCTIONS AND PENETRATIONS THRU THE ROOF DECKING THAT IS WITHIN THE DESIGNATED SOLAR READY ZONE.

FLUSH OVERHANG - ONE-HOUR FIRE-RATED WALL



NOTE: USE THIS DETAIL WHEN ADJACENT FASCIA EMPLOYS COR-A-VENT

FLUSH OVERHANG - S400 COR-A-VENT



NOTE: USE THIS DETAIL WHEN STUD WALL IS GREATER THAN 60" TO A PROPERTY LINE

AAG INVESTMENT, INC.
Subdivision Lot Block BUILDING 4 UNITS 1-10
133RD STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number: F4001-MASTER_BLDG 4

M-6

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AMERICAN INSTITUTE OF BUILDING DESIGN

Parcel Plan: EDGE BLVD-2

CODE INFORMATION

BUILDING CODE: 2018 I.R.C. WITH CITY OF OLATHE AMENDMENTS

OCCUPANCY: GROUP R-3
RESIDENTIAL TOWNHOMES

BUILDING CONSTRUCTION TYPE: TYPE V-B NON-RATED

FIRE PROTECTION: GROUP R-3
2018 IBC, SECTION 903.2.8
NFPA 13D SPRINKLER SYSTEM
RESIDENCE TO BE FULLY SPRINKLED.
NOT INSTALLED IN CONCEALED SPACES, & MUST BE INSTALLED IN ELEVATOR SHAFT

ALLOWABLE HEIGHT:
2018 IBC, SECTION 504.2 AUTOMATIC SPRINKLER INCREASE.
4 TOTAL FLOORS WITH MAXIMUM HEIGHT OF 60'-0"

ALLOWABLE AREAS: 2018 IBC, TABLE 507: UNLIMITED

FLOOD PRONE AREA

FEMA Zone: X

ACCESS TO DWELLING

PRIVATE DRIVE FROM A P.A.E.

SCOPE OF WORK

A NEW 4-STORY, MULTI-SINGLE FAMILY ATTACHED DWELLING WITH A 2-CAR ATTACHED GARAGE ACCESSED FROM A PERMANENT ACCESS EASEMENT.

Plan Name MASTER BUILDING 5

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- FIRST & SECOND ELECT. PLAN A-7
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STANDARD DETAILS LAST SHEET

AAG INVESTMENT, INC.
Subdivision Lot Block BUILDING 5 UNITS 1-9
103RD STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number: P4001-MASTER_BLDG 5

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PERMIT SET Date 7 July 2020

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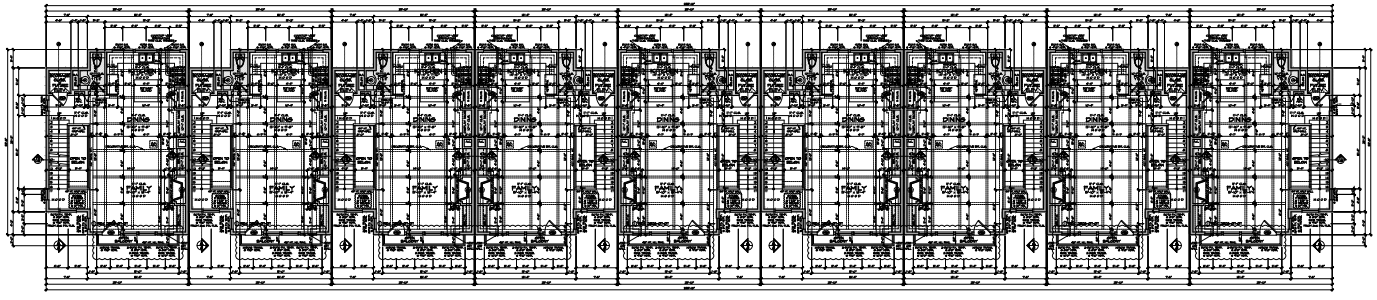
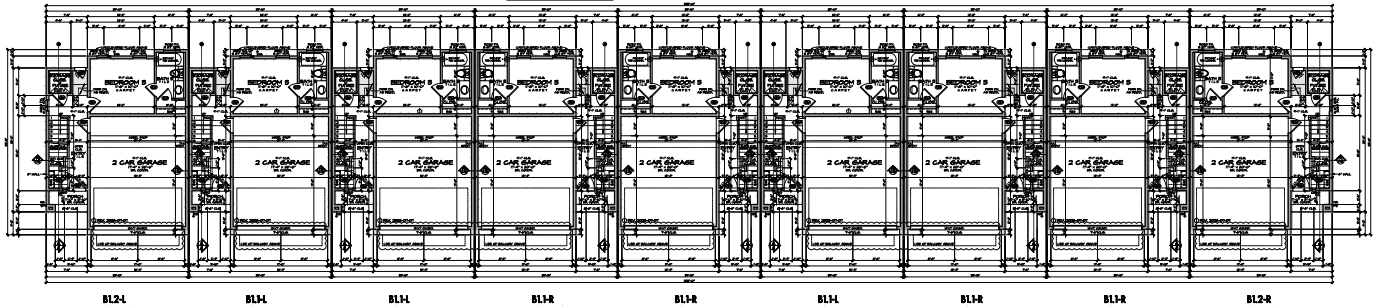


MASTER SECOND FLOOR PLAN
BUILDING 5

SCALE: 1/8" = 1'-0"
11" STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL U.N.O. (UNLESS NOTED OTHERWISE)
PRIMARY FLOOR COVERING: WOOD U.N.O.
SUGGESTED FLOOR SYSTEM: 20" TRUSSES

FIRE RESISTIVE CONSTRUCTION: EXTERIOR WALLS IN SECONDARY FIRE WALL AREA 1 5/8" TYPE 'X' GYPSUM BOARD APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS IN ACCORDANCE TO IBC 2012 TABLE 602 WITH FIRE RATING OF 1 HR U.L. P.V.C. WATERWATER NOT ALLOWED TO PENETRATE TO TYPE 'X' GYPSUM.



MASTER FIRST FLOOR PLAN
BUILDING 5

SCALE: 1/8" = 1'-0"
11" STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL U.N.O. (UNLESS NOTED OTHERWISE)
PRIMARY FLOOR COVERING: TILE/CARPET U.N.O.

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AMERICAN INSTITUTE OF BUILDING DESIGN

Panel Plan: EQ066 BL-L-R

PLAN NOTES AND SPECIFICATIONS

DOORS:
EXTERIOR: 1 3/4" SOLID CORE OR INSULATED FIBERGLASS/STEEL.
INTERIOR: 1-3/8" SOLID OR HOLLOW CORE.
ALL GLAZING, IF PROVIDED, IS TEMPERED SAFETY GLASS.
HARDWARE PER BUILDER SPECS.
WEATHERSTRIPPING AS REQUIRED.

WINDOWS:
FRAME TYPE: _____
FRAME COLOR: _____
GLAZING: _____
EXTERIOR TRIM: _____
INTERIOR TRIM - WOOD/MDF: _____
INTERIOR TRIM - SILL: _____

ROOFING:
1. TILE FLOORS AT ALL WET AREAS.
2. CONTROL JOINTS AND SPLASHES PER BUILDER SPECS.
3. STEEL LINTELS OVER OPENINGS PER BUILDER SPECS.
4. BASEBOARDS AND CROWN MOLDING PER BUILDER SPECS.

FRAMING NOTES:
1. PROVIDE 2x6 OR 2x8 STUD WALLS AT 16" O.C. AS INDICATED.
2. 9' STUD WALL HEIGHT DESIRED TO MEET PROVIDE 2-2x4 STUDS, and STUDS OR 2x6 STUDS AT 16 SIGN O.C. AT ALL EXTERIOR AND LOAD BEARING WALLS.
3. 10' STUD BEARING WALLS SUFFICIENT 2 OR MORE FLOORS SHALL BE 2-2x4 STUDS, and STUDS OR 2x6 STUDS AT 16 SIGN O.C.
4. CEILING HEIGHTS TAKEN FROM FLOOR, THE FLOOR IS LOCATED ON THE PLAN, CEILING HEIGHTS IS DIMENSIONS TAKEN FROM THE TOP OF THE SUBFLOOR TO THE BOTTOM OF THE CEILING JOIST.
5. FLOOR TO FLOOR HEIGHTS ARE TAKEN FROM THE FINISHED FLOOR LEVEL TO THE FINISHED FLOOR LEVEL ABOVE. FINISH FLOOR HEIGHTS IN STAIRWELLS ARE TAKEN FROM THE FINISH FLOOR LEVEL AT THE STAIRWELL.
6. ALL DOORS ARE SET AT 90 DEGREES TO WATCH HEAD HEIGHTS UNLESS NOTED OTHERWISE. DOORS SHALL HAVE 6" MIN. HEAD HEIGHTS TO ADJACENT HEIGHTS WITH THE EXCEPTION OF BI-FOLD DOORS.
7. WHERE WALL OPENINGS ARE LESS THAN 8' IN HEIGHT BELOW THE TOP OF THE TOP PLATE AND THERE IS A FLOOR LEVEL ABOVE THE WALL OPENING, LOCATE THE WALL OPENING HEADER ABOVE THE TOP PLATE AND NOT ABOVE THE WALL OPENING.
8. COORDINATE WITH DOOR AND WINDOW VENDOR FOR TEMPERED GLAZING LOCATIONS.
9. ROOF PLANE HEIGHTS TAKEN FROM THE PLANS FLOOR LEVEL.

LINE LEGEND

WALLS
- 4" STUD WALL
- 6" STUD WALL

CEILINGS
- OBSERVATION FOR FURRED DOWN SOFFIT
- OBSERVATION FOR OPEN TO ABOVE
- OBSERVATION FOR VOICE + DATA/SIGNAL

CABINETS
- WALL
- TOP CABINET 60" ABOVE CASEWORK TYP.
- CASEWORK 4' 36" HT. TYP.

CLOSETS
- WALL
- DOUBLE ROD & SHELF
- SINGLE ROD & SHELF

SYMBOLS

- SECTION CUT — SHEET LOCATION
- CASEMENT & WALL ELEVATIONS — SHEET LOCATION
- MID WALL TYP. — DETAIL LOCATED LAST SHEET (UNO)

EGRESS REQUIREMENTS 2012 I.R.C.

R310.1 IRC 2012 EMERGENCY ESCAPE AND RESCUE OPENING
BASEMENTS IN HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND IS PROVIDED AS A MEANS OF EMERGENCY ESCAPE AND RESCUE IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (114mm) ABOVE THE FLOOR.

R310.2.1 IRC 2012 MINIMUM OPENING AREA
ALL BASEMENT ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (0.530 M2).
RESOLU IRC 2012 MINIMUM OPENING HEIGHT
THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 mm).
RESOLU IRC 2012 MINIMUM OPENING WIDTH
THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 mm).
RESOLU IRC 2012 OPERATIONAL CONTROLS
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS
OPENABLE WINDOW SILL HEIGHT - A MINIMUM OF 24" OFF OF FINISH FLOOR HEIGHT AT SECOND FLOOR AND ABOVE.

AAG INVESTMENT, INC.
Subdivision Lot Block BUILDING 5 UNITS 1-9
133RD STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number: F4001-MASTER_BLDG 5

M-3

PERMIT SET — Date: 7 July 2014

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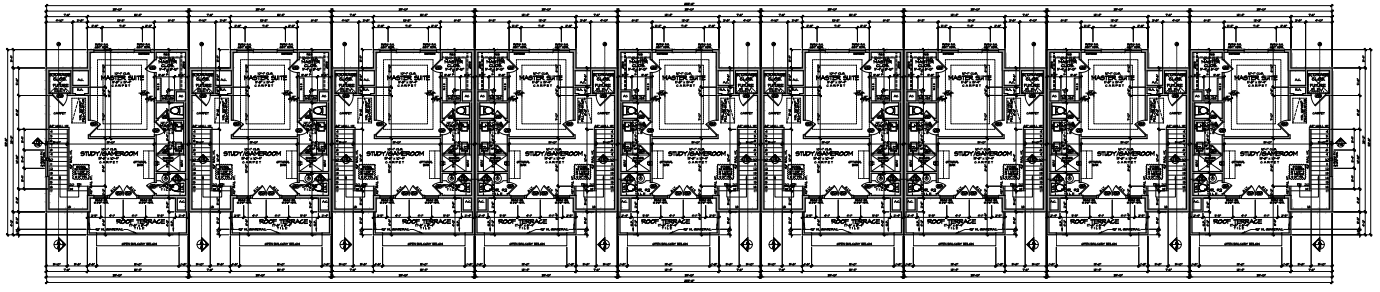

MASTER THIRD FLOOR PLAN
BUILDING 5

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

10' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL, U.N.O. (UNLESS NOTED OTHERWISE)
PRIMARY FLOOR COVERING: WOOD U.N.O.
SUGGESTED FLOOR SYSTEM: 20" TRUSSES

PROVIDE METAL PAN W/ 2" DRAIN OUTSIDE IN UTILITY

PW+A

PRESTON WOOD & ASSOCIATES, LLC
2202 Norvar Road, Houston, TX 77007
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Jack Preston Wood FAIA Certification TX-4BL
AMERICAN INSTITUTE OF BUILDING DESIGN

Panel Plan: E2066 BV-L-9

PLAN NOTES AND SPECIFICATIONS

DOORS:
EXTERIOR: UNIT SOLID CORE OR INSULATED FIBERGLASS/STEEL.
INTERIOR: HOW SOLID OR HOLLOW CORE.
ALL GLAZING, IF PROVIDED, IS TEMPERED SAFETY GLASS.
HARDWARE PER BUILDER SPEC'S.
WEATHERSTRIPPING AS REQUIRED.

WINDOWS:
FRAME TYPE: _____
FRAME COLOR: _____
GLAZING: _____
EXTERIOR TRIM: _____
INTERIOR TRIM - HEAD/JAMB: _____
INTERIOR TRIM - SILL: _____

ROOFING:
1. TILE FLOORS AT ALL WET AREAS.
2. COUNTERTOPS AND SPLASHES PER BUILDER SPEC'S.
3. SYTHAY CABINET DESIGN REQUIRED OR PER BUILDER SPEC'S.
4. BASEBOARDS AND CROWN MOLDING PER BUILDER SPEC'S.

FRAMING NOTES:
1. PROVIDE 2x4 OR 2x6 STUD WALLS AT 16" O.C. AS INDICATED.
2. WHERE WALL HEIGHT EXCEEDS 10 FEET, PROVIDE 2-2x4 STUDS, 4x4 STUDS OR 2x6 STUDS AT 16 INCH O.C. AT ALL EXTERIOR AND LOAD BEARING WALLS.
3. LOAD BEARING WALLS SUPPORTING 2 OR MORE FLOORS SHALL BE 2-2x4 STUDS, 4x4 STUDS OR 2x6 STUDS AT 16 INCH O.C.
4. CEILING HEIGHTS TAKEN FROM MAINS. THE NOTE IS LOCATED ON THE PLAN. CEILING HEIGHTS IN GARAGES TAKEN FROM THE TOP OF THE SLAB. CEILING HEIGHTS IN UTILITIES TAKEN FROM THE TOP OF THE SLAB.
5. THE HEAD HEIGHT NOTED TAKEN FROM THE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS ARE TAKEN FROM THE STAIR FLOOR LEVEL (AT THE STAIRWELL).
6. TRIMMER ARCHING ABOVE DOORS TO MATCH HEAD HEIGHTS.
7. ALL HEAD HEIGHTS ARE TAKEN FROM THE MAIN FLOOR. HEAD HEIGHTS TO ADJACENT HEROOMS WITH TRANSOM PITCH HEAD HEIGHTS.
8. WHERE WALL OPENINGS ARE LESS THAN 84 INCHES BELOW THE TOP OF THE TOP PLATE AND THERE IS A FLOOR LEVEL ABOVE THE WALL OPENING LOCATE THE WALL OPENING HEADER ABOVE THE TOP PLATE OF THE WALL BELOW THE FLOOR LEVEL.
9. COORDINATE WITH DOOR AND WINDOW VENDOR FOR TEMPERED GLAZING LOCATIONS.
10. ROOF PLATE HEIGHTS TAKEN FROM THE 2nd MAIN FLOOR LEVEL.

SYMBOLS

SECTION CUT — SHEET LOCATION
CARPET & WALL ELEVATIONS — SHEET LOCATION
W22 WALL TYPE — DETAIL LOCATED LAST SHEET (LAD.)

LINE LEGEND

WALLS
4" STUD WALL
6" STUD WALL

CLOSETS
WALL
ROD & SHELF
WALL
DOUBLE ROD & SHELF

CEILINGS
DESIGNATION FOR: FURRED DOWN CLG.
DESIGNATION FOR: TRAY CEILING
GROUP OF CLGS.
(CEIL. # OPENINGS)

CABINETS
WALL
UPPER CABINET
36" ABOVE COUNTERTOP TYP.
COUNTERTOP @ 36" HT. TYP.

EGRESS REQUIREMENTS 2012 I.R.C.

SEC. R310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED
BASEMENTS IN HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE A DOOR IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118mm) ABOVE THE FLOOR.
SEC. R310.2.1 MINIMUM OPENING AREA
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (0.053 m2).
EXCEPTION: SEC. 2.2 GRADE-FLOOR OPENING
THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 mm).
EXCEPTION: SEC. 2.2 GRADE-FLOOR OPENING
THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 mm).
SEC. R310.2.2 WINDOW SILL HEIGHT
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.
OPENABLE WINDOW SILL HEIGHT - A MAXIMUM OF 24" OFF OF FINISH FLOOR HEIGHT AT SECOND FLOOR AND ABOVE.

AAG INVESTMENT, INC.
Subdivision Lot Block BUILDING 5 UNITS 1-9
133RD STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number: F4001-MASTER_BLDG 5

M-4

PERMIT SET — Date: 7 July 2014

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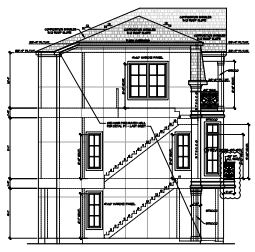


B1.2-L
UNIT 1

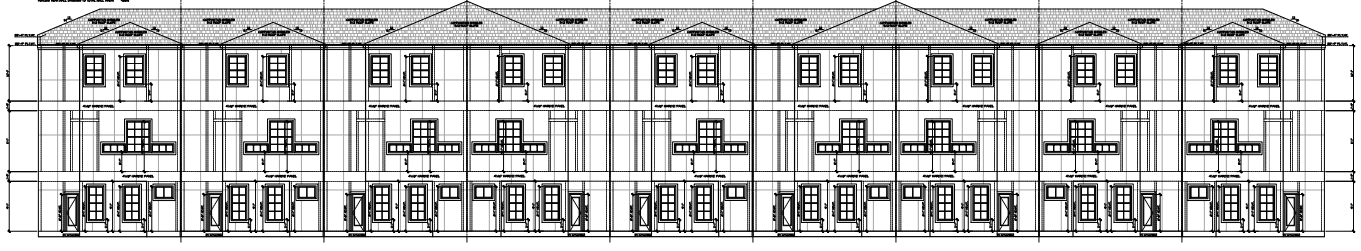
LEFT ELEVATION BUILDING 5

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

B1.2-L UNIT 7 | B1.1-L UNIT 6 | B1.1-L UNIT 7 | B1.1-R UNIT 8 | B1.1-R UNIT 7 | B1.1-L UNIT 8 | B1.1-R UNIT 7 | B1.1-R UNIT 8 | B1.2-R UNIT 8

FRONT ELEVATION BUILDING 5

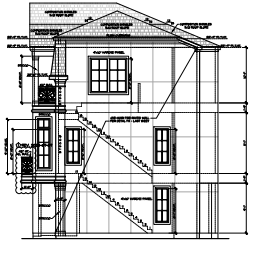
SCALE: 1/8" = 1'-0"



B1.2-R UNIT 9 | B1.1-R UNIT 8 | B1.1-R UNIT 7 | B1.1-L UNIT 6 | B1.1-R UNIT 5 | B1.1-R UNIT 4 | B1.1-L UNIT 3 | B1.1-L UNIT 2 | B1.2-L UNIT 1

REAR ELEVATION BUILDING 5

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



B1.2-R
UNIT 9

RIGHT ELEVATION BUILDING 5

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

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Jack Preston Wood TBID Certification TX-481
AMERICAN INSTITUTE OF BUILDING DESIGN

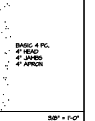
Permit Plan: 52006 BLD-2

EXTERIOR NOTES AND SPECIFICATIONS

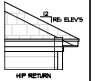
WALLS:
PRIMARY SIDING MATERIAL: STUCCO
SECONDARY SIDING MATERIAL: PART BOARD/ PART BATTEN
WALL OPENINGS:
ALL DOOR & WINDOW OPENINGS TO HAVE MASONRY SURROUNDS.
WATER TABLE(S) TO UNITS BELOW.
ENGINEERED/QUANTITY:
PRIMARY FASCIA SIZE/TYPE: 1x8 HARDIE
SOFFIT: SMOOTH BOARD SOFFIT BOARD CDX-N-VENT
VENTS: VENTING PER BUILDER SPECIFICATIONS
EAVE: EAVES ALONG A FIRE-RATED WALL IS NOT ALLOWED.

1. CLAPBOARD STYLE SIDING SHALL BE PLACED IN BETWEEN ALL CLAPBOARD SIDING TO ALL OPENINGS AND CORNERS. ALL CORNER BOARDS AND BANDING SHALL BE TRIM BOARD TO COMPLETELY COVER THE EXPOSED ENDS OF THE CLAPBOARD SIDING. THE CUT ENDS OF NON-CEMENTED CLAPBOARDS SHALL BE COATED WITH A PRIMER COAT PRIOR TO INSTALLATION. CLAPBOARD SIDING SHALL NOT BE USED ON GABLES.
2. SHIP-LAP STYLE SIDING CAN BE PLACED IN BETWEEN CORNER BOARDS AND ALL OPENING BANDING OR CAN BE PLACED UNDERNEATH THE CUT ENDS OF NON-CEMENTED SHIPLAP SHALL BE COATED WITH A PRIMER COAT PRIOR TO INSTALLATION. SHIPLAP CAN BE USED ON GABLES.
3. BOARD AND BATTEN STYLE SIDING SHALL BE PLACED UNDER ALL CORNER BOARDS AND WALL OPENING BANDING. PROVIDE 2-HOLES OR EQUIV. AT ALL HORIZONTAL SEAMS, ALL VERTICAL SEAMS SHALL BE CAULKED AND SHALL HAVE A MINIMUM SEAM WIDTH AT THE SEAMS.
4. PANELBOARD STYLE SIDING SHALL HAVE 2-HOLDING AT ALL HORIZONTAL SEAMS, 1-HOLDING AT ALL VERTICAL SEAMS, AND 1-HOLDING AT ALL EDGES AT BOTH SIDES OF OPENINGS.
5. SIDING SHALL NOT BE PLACED IN BETWEEN CORNER BOARDS AND WALL OPENINGS. ALL SIDING SHALL BE CUT TO FIT WHERE IT MEETS WHAT IS BEHIND.

STUCCO WALL OPENING SURROUND 1/2" = 1'-0"



FASCIA DETAIL 2 3/8" = 1'-0"



GABLE RETURN HIP RETURN
SIDING WHERE STUCCO ENDS

2x6 RAFTERS
1x6 FASCIA
1x2 INTER HOLD
1x4 FREZE (MIN.)

SEE ELEVATIONS FOR ROOF SLOPE VALUE, OVERHANG VALUE, AND ROOF MATERIAL

AAG INVESTMENT, INC.
Subdivision Lot Block BUILDING 5 UNITS 1-9
133RD STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number: F4001-MASTER_BLDG 5

M-5

PERMIT SET Date: 7 July 2020

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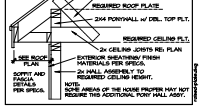
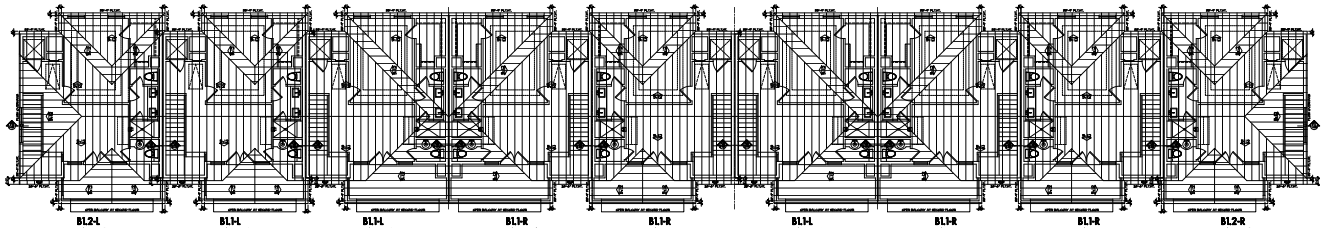
MINIMUM ROOF/ATTIC VENTILATION	
PER IRC2 EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE AREA OF THE VENTED SPACE WHERE A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION AND AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.	
NET FREE VENTILATING AREA (NFVA)	
ATTIC AREA:	000 sq.ft.
MINIMUM NFVA - UPPER HALF OF ATTIC (@50%):	114 sq.in.
MINIMUM NFVA - LOWER HALF OF ATTIC (@50%):	114 sq.in.
TOTAL MINIMUM NFVA REQUIRED:	000 sq.in.

BLDG UNIT

RAISED PLATE DETAIL

SCALE: 3/4" = 1'-0"

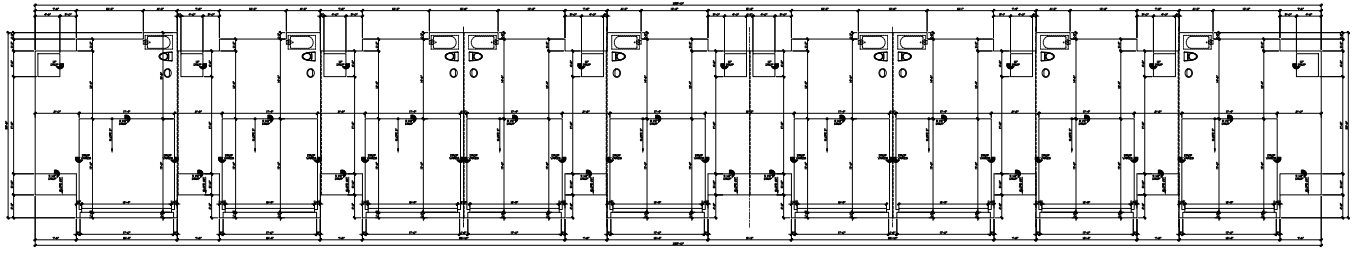




B1.2-L UNIT 1 | B1.1-L UNIT 2 | B1.1-L UNIT 3 | B1.1-R UNIT 4 | B1.1-R UNIT 5 | B1.1-L UNIT 6 | B1.1-R UNIT 7 | B1.1-R UNIT 8 | B1.2-R UNIT 9

MASTER ROOF PLAN
BUILDING 5

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



B1.2-L UNIT 1 | B1.1-L UNIT 2 | B1.1-L UNIT 3 | B1.1-R UNIT 4 | B1.1-R UNIT 5 | B1.1-L UNIT 6 | B1.1-R UNIT 7 | B1.1-R UNIT 8 | B1.2-R UNIT 9

FOUNDATION OUTLINE
BUILDING 5

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

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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR CORRECTING ANY ERRORS THAT SHOULD HAVE BEEN DISCOVERED. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MADE FROM THESE PLANS UNLESS HE IS EMPLOYED FOR CONSTRUCTION ADMINISTRATION AND THEN ONLY TO THE EXTENT OF HIS RESPONSIBILITIES AS DESCRIBED IN THE CONTRACT BETWEEN OWNER AND DESIGNER.

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OF THEIR AGENTS OR EMPLOYEES OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR SUPPLYING ANY MATERIALS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

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AMERICAN INSTITUTE OF BUILDING DESIGN

Panel Plan: E3266 BLI-L-R

ROOF PLAN NOTES

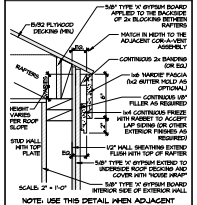
PRIMARY ROOF MATERIAL: ASPHALT COMPOSITION

TYPICAL OVERHANG VALUES FROM FRAME WALL (UNO):
EAVES: 12"
GABLES: 6"
DORMERS: 6"
ONE-HOUR FIRE-RATED WALLS: 0" (FLUSH OVERHANG)

NOTE: FLUSH OVERHANG ARE ENVIRONMENTALLY SHOWN 2" AWAY FROM THE FRAME WALL LINES SO THAT THE FLUSH OVERHANG LINE CAN BE SEEN ON THE SITE PLAN PANEL.

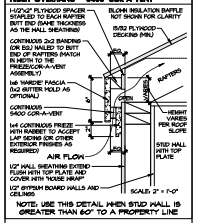
1. PLATE HEIGHTS AS NOTED.
2. SLOPES AS NOTED.
3. SOFFIT AND RIDGE VENTING PER BUILDER SPECIFICATIONS.
4. ANY ROOFING TOWARDS A PROPERTY LINE SHALL NOT BE CLOSER THAN 3 FEET TO THE PROPERTY LINE.
5. EAVES/OVERHANGS SHALL NOT BE ALLOWED WHERE THE SUPPORTING WALL IS FACING TO AND CLOSER THAN 3 FEET TO A PROPERTY LINE.
6. EAVES FACING TO AND CLOSER THAN 5 FEET TO A PROPERTY LINE WILL BE FIRE-RATED ON THE FACE AND UNDERSIDE.
7. PLUMBING VENTS AND OTHER PENETRATIONS THRU THE ROOF DECKING SHALL BE DIRECTED TO THE BACK OR SIDE ROOF PLANE.
8. MINIMIZE VENT PENETRATIONS THRU THE ROOF DECKING.
9. SEE ELECTRICAL PLANS FOR PENETRATIONS TO ROOFING MATERIALS, WHERE APPLICABLE.
10. WHERE REQUIRED, INFORM PLUMBER AND MECHANICAL CONTRACTOR OF ANY SOLAR READY ZONES AND TO KEEP AREA CLEAR OF ALL OBSTRUCTIONS AND PENETRATIONS THRU THE ROOF DECKING THAT IS WITHIN THE DESIGNATED SOLAR READY ZONE.

FLUSH OVERHANG - ONE-HOUR FIRE-RATED WALL



NOTE: USE THIS DETAIL WHEN ADJACENT FASCIA EMPLOYS COR-A-VENT

FLUSH OVERHANG - 5400 COR-A-VENT



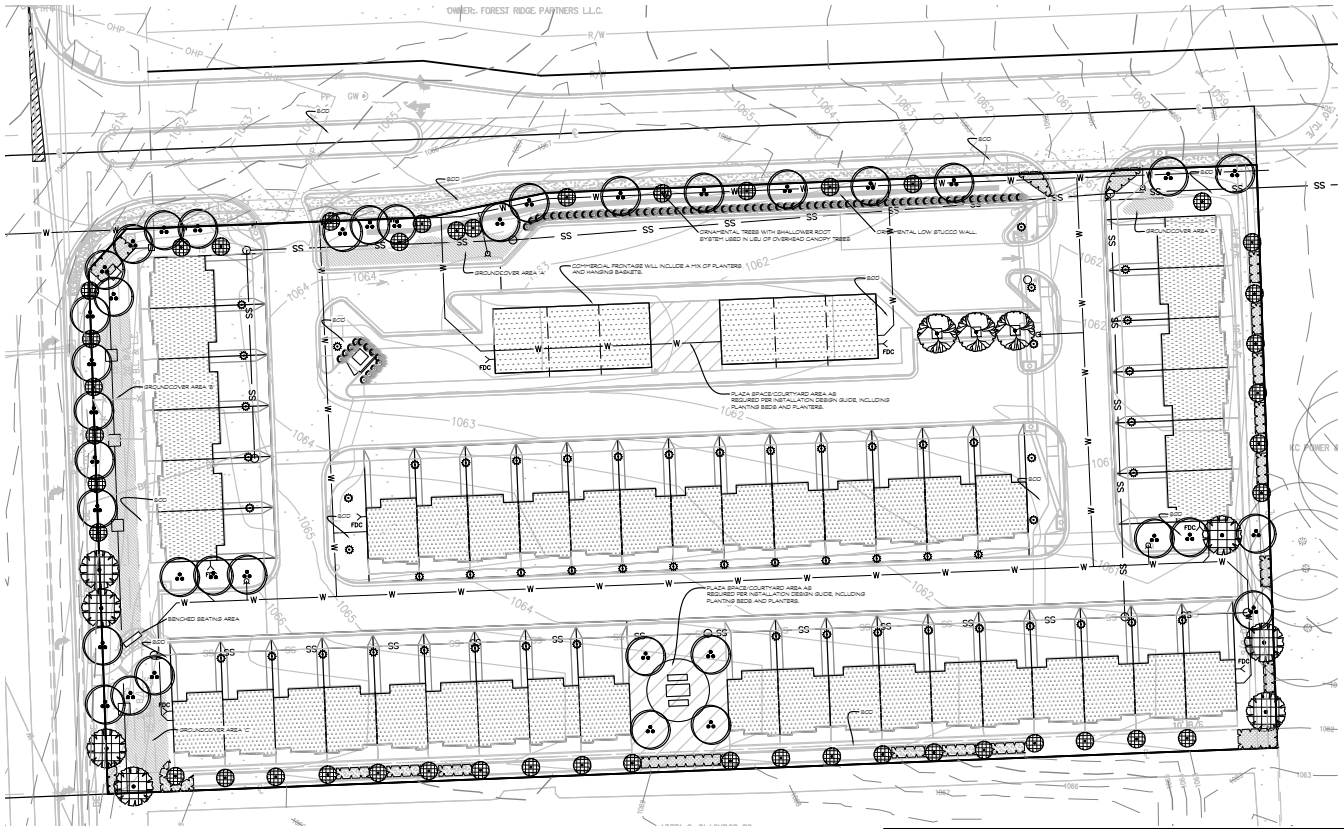
NOTE: USE THIS DETAIL WHEN STUD WALL IS GREATER THAN 60" TO A PROPERTY LINE

AAG INVESTMENT, INC.
Subdivision Lot Block BUILDING 5 UNITS 1-9
103RD STREET AND BLACKBOB ROAD
OLATHE, KANSAS 66062

PWA Project Number: P4001-MASTER_BLDG 5

M-6

PERMIT SET — Date: 7 July 2014



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
COLUMNAR TREES				
			4' Ht.	59
EVERGREEN TREES				
			6' Ht.	45
			6' Ht.	7
EXISTING TREES				
	EX.	Existing Tree / var.	---	9
ORNAMENTAL DECIDUOUS				
			1.5" Cal.	37
SHADE TREE				
			2" Cal.	3
EVERGREEN SHRUBS				
			2' Ht.	77

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
SHRUB AREAS		Note: continuous shrub beds shall also include annuals.			
			1 gal.	36" o.c.	268
GROUND COVERS					
			---		4,023 sf 0.91 lbs

CITY OF OLATHE NOTES

A. THE DEVELOPER, ITS SUCCESSOR AND/OR SUBSEQUENT OWNERS AND THEIR AGENTS WILL MAINTAIN LANDSCAPING ON THE PROPERTY ON A CONTINUING BASIS FOR THE LIFE OF THE DEVELOPMENT.

B. PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT PESTS, DISEASE AND/OR DAMAGE MUST BE APPROPRIATELY TREATED. DEAD PLANTS MUST BE PROMPTLY REMOVED AND REPLACED.

C. ALL LANDSCAPING IS SUBJECT TO PERIODIC INSPECTION BY THE PLANNING OFFICIAL OR DESIGNEE.

D. THE PROPERTY OWNER WILL MAINTAIN LANDSCAPE AREAS IN GOOD CONDITION AND IN A WAY THAT PRESENTS A HEALTHY, NEAT AND ORDERLY APPEARANCE. THIS MAINTENANCE MUST INCLUDE WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING OR OTHER MAINTENANCE, IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.

E. THE CITY MAY CAUSE REMOVAL OF ANY DEAD OR DISEASED TREES, PLANTS AND SHRUBS ON PRIVATE PROPERTY WITHIN THE CITY, WHEN THOSE TREES, PLANTS AND SHRUBS CONSTITUTE A HAZARD TO LIFE AND/OR PROPERTY OR HARBOR INSECTS OR DISEASE WHICH CONSTITUTES A POTENTIAL THREAT TO OTHER TREES, PLANTS OR SHRUBS WITHIN THE CITY.

F. NO TREE, SHRUB, OR WOODY VEGETATION WILL BE PLANTED WITHIN A DISTANCE OF 10 FEET FROM ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC).

G. NO TREES WILL BE PLANTED WITHIN 15 FEET OF A STREETLIGHT

H. NO TREES WILL BE PLACED WITHIN PUBLIC UTILITY EASEMENTS

I. ANY LANDSCAPE MATERIALS TO BE USED FOR SCREENING MUST BE AT LEAST THE HEIGHT OF THE MATERIAL THAT IT IS INTENDED TO SCREEN.

J. EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED UTILITIES MUST BE SCREENED ON THREE SIDES WITH PLANTINGS AT LEAST AS TALL AS THE UTILITY BOX AT THE TIME OF PLANTING, OR AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING.

18.30.130 Landscape Buffers and Screening Calculations

Referring Ordinance	Item	Road Type	Use Across Street, or Abutting	Adjoining Zoning Type	Frontage Length (lf)	Min. Buffer Width (lf)	Plantings	Shade Tree	Evergreen Tree	Ornamental Tree	Shrubs & Orn. Grasses
UDO 18.30.130.L.	North Buffer Facing 133rd Street	Arterial	R-4	Residential Use	579	15	Required	20		7	0
							Existing	0		0	0
							Provided	12		15	60*
UDO 18.30.130.H.	West Buffer Facing Black Bob Road	Arterial	CP-2/C-2	Nonresidential Use	297	25	Required	6		2	0
							Existing	0		0	0
							Provided	9		8	20
UDO 18.30.130.J.	South Boundary	n/a	CP-3	1	600	25	Required	6	6	6	120
							Existing	0	0	0	0
							Provided	0	21	0	120
UDO 18.30.130.J.	East Boundary	n/a	AG	1	297	25	Required	3	3	3	60
							Existing	0	0	0	0
							Provided	0	8	2	68
							Total	0	50	25	268

Referring Ordinance	Item	Dwelling Type	Total Units	Note	Plantings	Shade Tree or Evergreen	Ornamental Tree	Shrubs & Orn. Grasses
UDO 18.30.130.K.	Residential Landscaping	Multifamily	44	Perimeter and buffer landscaping trees will not count toward the required number of trees within the interior of any lots.	Required	44	0	0
					Existing	0	0	0
					Provided	60**	12	***
					Total	60	12	0

Referring Ordinance	Item	Total Auto Parking Spaces	1 Island Per	Total Islands Required	Plantings	Shade Trees Required*
UDO 18.30.130.M.	Parking Lot Landscaping	33	20 spaces	2	Required	2
					Existing	0
					Provided	3
					Total	3

* 65 evergreen shrubs along parking lot perimeter not included in this number

** Includes 59 columnar evergreen trees

*** Includes groundcover square footage as noted in platne schedule.

ADDITIONAL LANDSCAPING: 1:1 REPLACEMENT OF ALL SIGNIFICANT TREES FOUND ON PROPERTY.

811 Know what's below. Call before you dig.

UTILITY NOTES:
VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

N

SCALE: 1"=20'
0' 20' 40'

PHELPS ENGINEERING, INC.
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
www.phelpsengineering.com

LANDSCAPE PLAN

133RD AND BLACKBOB - MIXED USE
OLATHE, KANSAS

No.	Date	Revisions:	By	App.
1.	05/29/26	REVISED PER CITY COMMENTS	GST	REU
2.	06/24/26	REVISED PER CITY COMMENTS	AMO	REU
3.	07/07/26	REVISED PER CITY COMMENTS	GST	REU

PROJECT NO. 251268
DATE: 12-31-2025 DRAWN: MGM
CHECKED BY: APPROVED BY: REU
SURVEY BY: N/A
ADDRESS: NW 133RD ST & BLACKBOB RD
LEGAL DESCRIPTION: LOT 1, FOREST RIDGE 1ST PLAT, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS.
PARCEL ID: DP251268

SHEET
L100

\\PHELPS-SERVER\Projects\P\251268\Dwg\Preliminary\LANDSCAPE.dwg Layout:L100 - LANDSCAPE Jul 07, 2026 - 3:45pm Mike McGraw