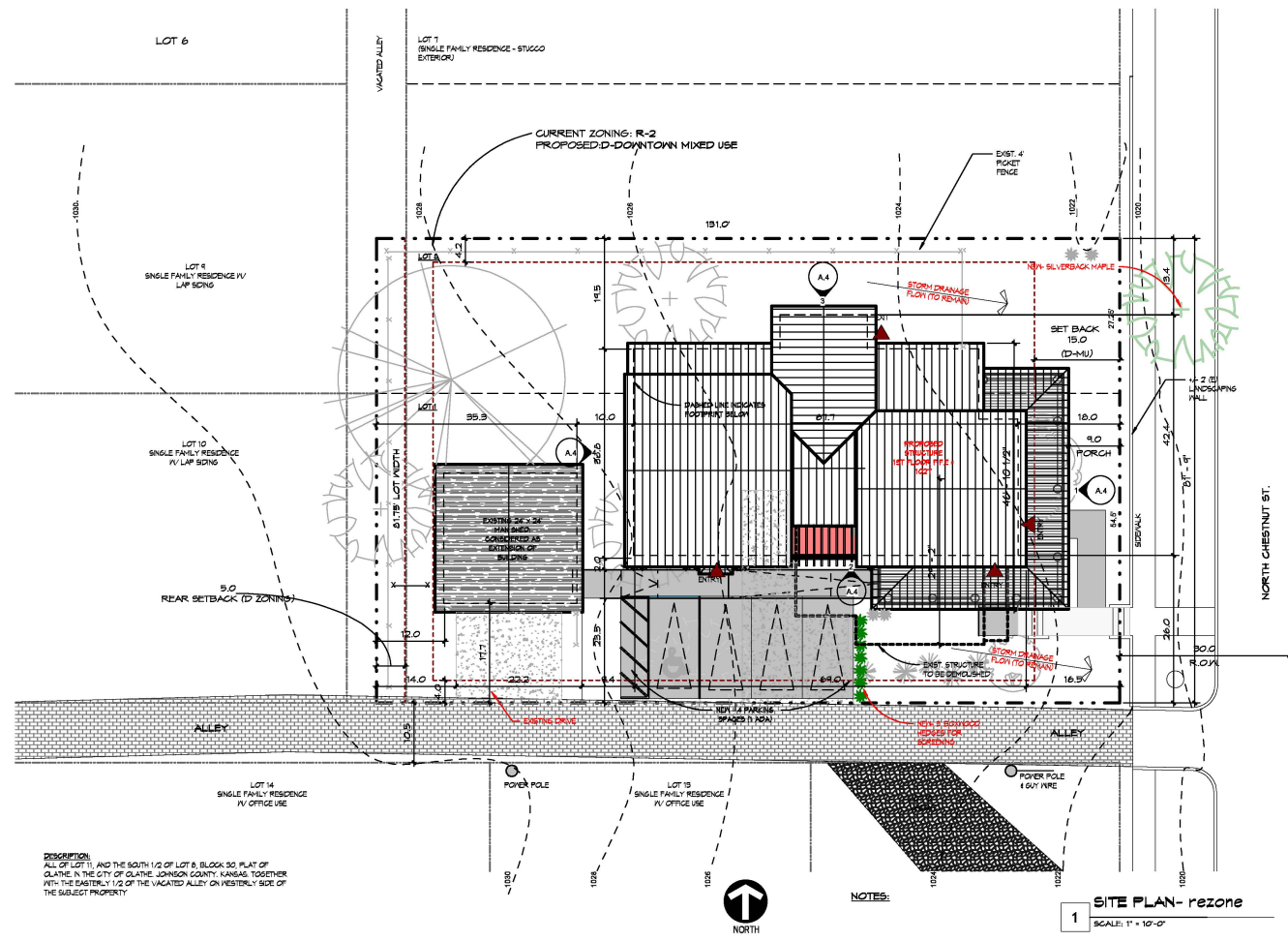
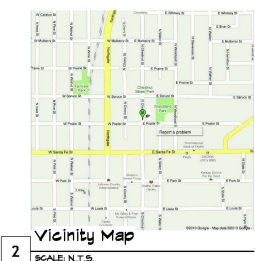


NOTE: EXISTING STRUCTURE TO BE DEMOLISHED

3 EXISTING STRUCTURE
SCALE: 3/16" = 1'-0" N.T.S.



Project Narrative:

Existing building is A 2 story residential structure being used as for a business by way of special use permit. Existing structure is proposed to be demolished and replaced with 2 story wood framed structure for business use. New structure is designed as 'transitional' due to site location in the downtown district and the residential adjacency .

ADDRESS/LAND OWNER:
313 N. CHESTNUT
OLATHE, KS 66601
JASON AND TRINA NUDSON

APPLICANT:
JASON & TRINA NUDSON

ARCHITECT: MICAH KIMBALL, AIA:
1040 VERMONT ST.
LAWRENCE, KS 66044

EXISTING USE: PROFESSIONAL OFFICE
(VIA special USE PERMIT)

EXISTING ZONING:
R-2
PROPOSED ZONING:
D-DOWNTOWN MIXED USE
HEIGHT (MAX.) - 1 STORIES: 90'
FRONT YARD: 15'
SIDE YARD (MIN.) 10% & 0' ALLOWED ONE SIDE
REAR YARD: 10'

PARKING REQ'D = 0 PER DOWNTOWN GUIDELINES
PARKING PROVIDED: 6+

PROPERTY IS NOT LOCATED WITHIN THE FEMA 100 YR. FLOOD PLAN

LEGAL DESCRIPTION:
ALL OF LOT 11, AND THE SOUTH 1/2 OF LOT 8, BLOCK 30, PLAT OF OLATHE, IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, TOGETHER WITH THE EASTERLY 1/2 OF THE VACATED ALLEY ON WESTERLY SIDE OF THE SUBJECT PROPERTY.

BUILDING DATA:
GROSS BUILDING AREA: (1st) 2,384 SF
(2nd) 1,902 SF
TOTAL 4,286 SF

PROPOSED BUILDING USE:
• 1ST FLOOR - B: 24 OCC'S
• 2ND FLOOR - B: 19 OCC'S
• ACCESSORY (CONSIDERED AS ONE BUILDING)
TOTAL OCCUPANTS: 43 OCC'S

OCCUPANCY GROUPS: B: BUSINESS
OCC. LOAD = 1 OCC./100 GROSS SF

CONSTRUCTION: TYPE V-B WOOD FRAMED - NON SPRINKLED

ALLOWABLE STORES (NS) = 2
ALLOWABLE AREA (NS) = 9,000 SF

REQUIRED RATINGS (TBL 601):
STRUCTURAL FRAME: OHR
BEARING WALLS: OHR
NON-BEARING WALLS: OHR
FLOORS: OHR
ROOF: OHR

REQUIRED # OF EXITS: 1 (TBL 1006.2.1)
MAX. EXIT DISTANCE: 75'

REQUIRED PLUMBING FIXTURES:
MC: 2 (1.25 FOR 1ST 50 OCC.)
LAV: 2 (1.25 FOR 1ST 50 OCC.)
DRINKING FOUNTAIN: 1
MOP SINK: 1

HANOVER REQUESTS:
1. UDO Section 15.02.0105.1, Minimum 80% frontage buildout for non-residential uses.
2. UDO Section 15.02.0105.3, No more than one (1) commercial off-street parking area may be located in a block.

TREANORHL
1040 Vermont
Lawrence, KS 66044
Phone: 785.842.6638
Fax: 785.842.7838
www.treanorhl.com

NUDSON
MY CHILD ADVOCATE
313 N. Chestnut,
Olathe, KS

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Issue For: REZONING
Date: 5.17.2019

REVISIONS		
NO	DESCRIPTION	DATE

S.1

Site Dev. Plan

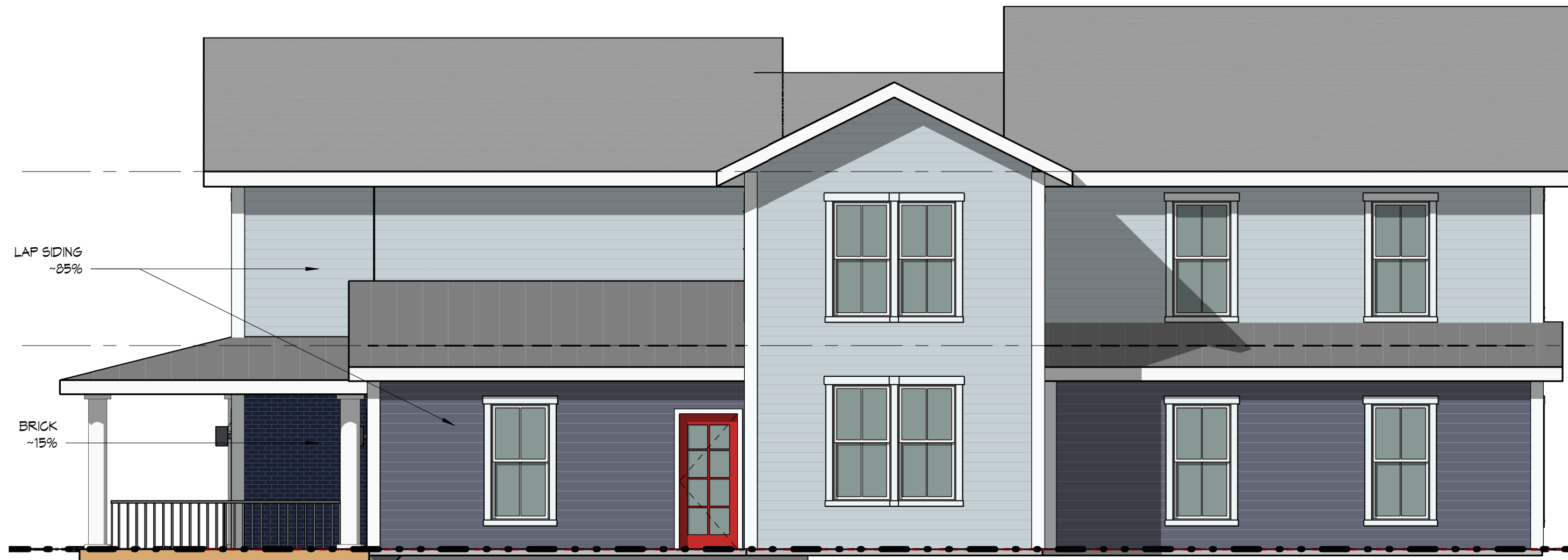
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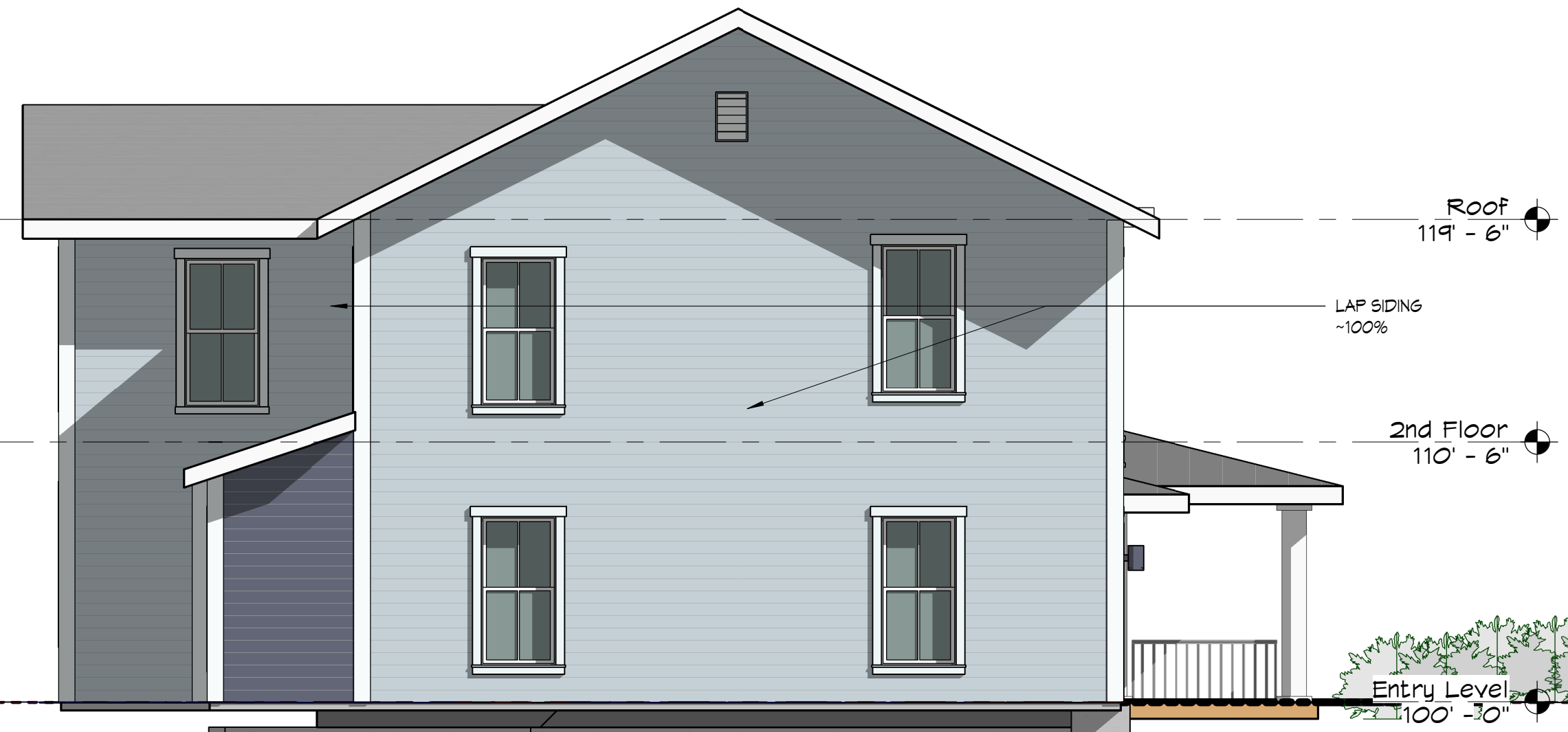
6 SOUTHEAST PERSPECTIVE
SCALE:



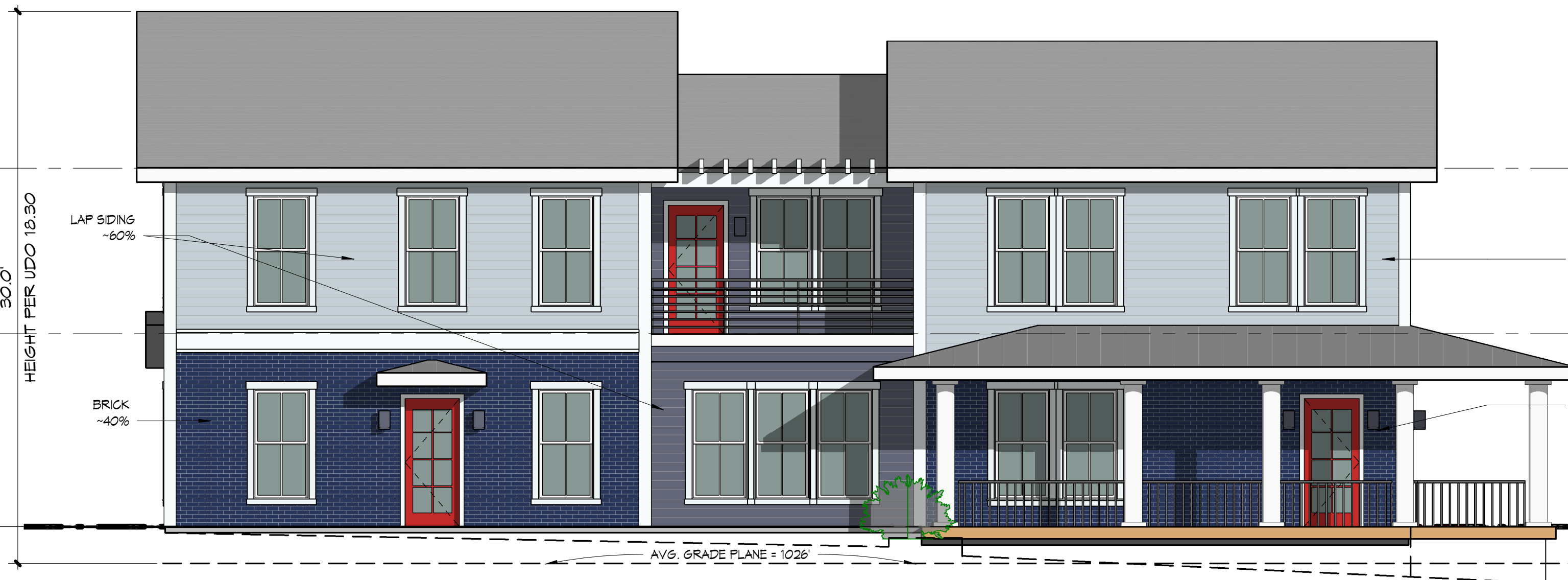
5 North Perspective
SCALE:



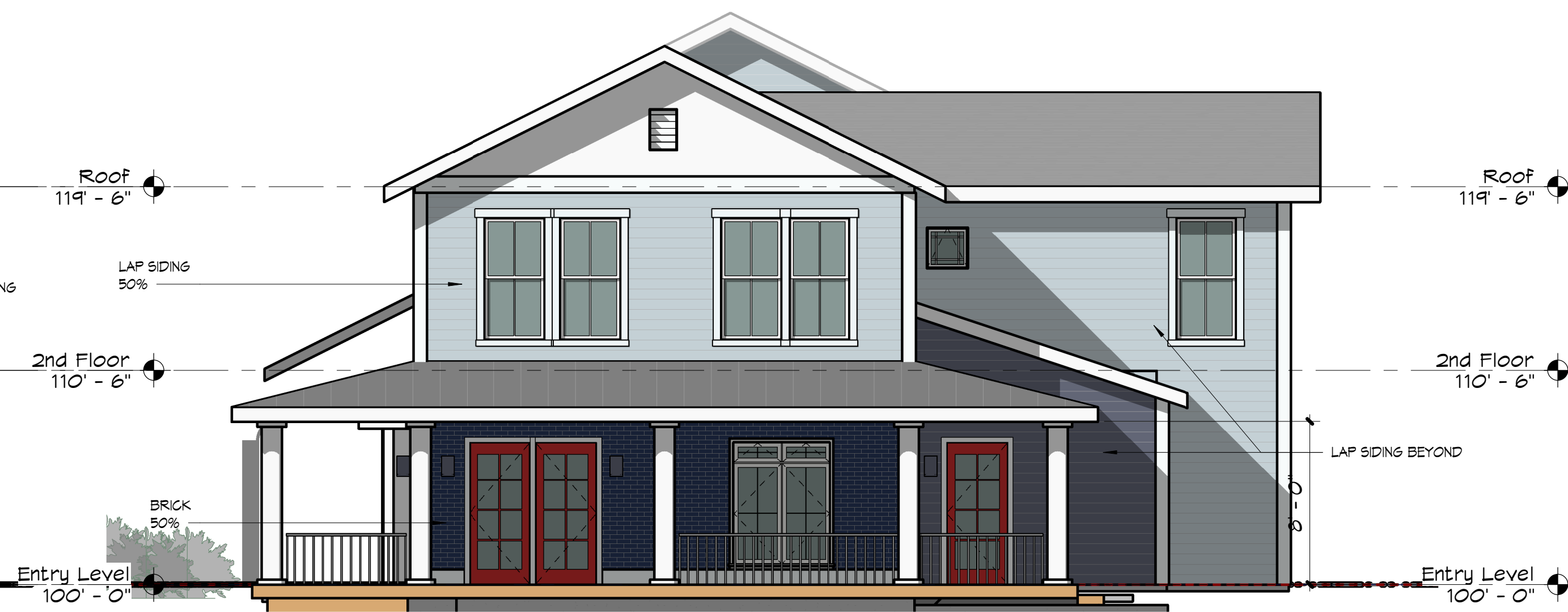
3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

TREANORHL

1040 Vermont
Lawrence, Kansas 66044
Cell: 785.842.7536
Fax: 785.842.7536
www.TreanorHL.com

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Issued For: REZONING
Date: 5.17/19

REVISIONS		
NO	DESCRIPTION	DATE

A.4
PROPOSED ELEVATIONS
TreanorHL NO. 4.2019