

CODE ANALYSIS

BUILDING CODE ANALYSIS		IBC - 2021 ORDINANCE REQUIREMENTS		IBC CODE SECTION	
USE AND OCCUPANCY CLASSIFICATIONS - CHAPTER 3					
REQUIREMENTS					
I. SECTION 302-303, 305-311: USE AND OCCUPANCY CLASSIFICATION		RESIDENTIAL - GROUP R-2 MERCANTILE - GROUP M ASSEMBLY - GROUP A-2 PARKING - GROUP S-2			302.1
A. INCIDENTAL USES, SEPARATIONS					
1. STORAGE ROOMS OVER 100 SF		1 HR OR PROVIDE AUTOMATIC FIRE EXTINGUISHER SYSTEM		TABLE 509	
2. PARKING GARAGE		2 HR OR 1 HR w/ SPRINKLERS		TABLE 406.4.6	
3. ROOMS WITH ANY BOILER OF 15 PSI 4 10 HP		1 HR OR PROVIDE AUTOMATIC FIRE EXTINGUISHER SYSTEM		TABLE 509	
4. ROOMS CONTAINING FIRE PUMPS IN HIGH-RISE BUILDINGS		2 HR		TABLE 932.1	
B. OCCUPANCY SEPARATIONS (SEPARATED USES PER IBC 302.1 + 508.4.1)					
R2 RESIDENTIAL TO S2 GARAGE		2 HRS OR 1 HR WITH AUTO FIRE EXTINGUISHER SYSTEM, PER TABLE 302.1.1		TABLE 508.4	
R2 RESIDENTIAL TO R2 RESIDENTIAL		1 HR		109	
R2 RESIDENTIAL TO A2 ASSEMBLY		2 HRS OR 1 HR WITH AUTO FIRE EXTINGUISHER SYSTEM, PER TABLE 302.1.1		TABLE 508.4	
R2 RESIDENTIAL TO M MERCANTILE		2 HRS OR 1 HR WITH AUTO FIRE EXTINGUISHER SYSTEM, PER TABLE 302.1.1		TABLE 508.4	
A2 ASSEMBLY TO S2 GARAGE		2 HRS OR 1 HR WITH AUTO FIRE EXTINGUISHER SYSTEM, PER TABLE 302.1.1		TABLE 508.4	
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1. TYPE OF CONSTRUCTION		TYPE 1A FOR BUILDINGS LESS THAN 420 FT. RATINGS MAY BE REDUCED TO THOSE REQUIRED IN TYPE 1B CONSTRUCTION (EXCEPT COLUMNS)		403.2.1	
2. SHAFT ENCLOSURE		2HR PROVIDED OR 1 HR WHERE SPRINKLERS ARE ARE WITHIN THE SHAFT AT THE TOP AND AT ALTERNATE FLOOR LEVELS		403.2.1.2	
3. SPRAYED FIRE-RESISTANT MATERIALS (SPRM)		3/8" MIN BOND STRENGTH OF 430 PSI		403.2.4	
4. AUTOMATIC SPRINKLER SYSTEM		CONTAINS SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1		403.2.4	
5. WATER SUPPLY TO REQUIRED FIRE PUMPS		FIRE PUMP SUPPLIED BY TWO WATER MAIN CONNECTIONS (TWO CONNECTIONS TO ONE MAIN ARE PERMITTED IF MAIN IS VALVED)		403.3.2	
6. EMERGENCY SYSTEMS					
a. SMOKE DETECTION		AREA SMOKE DETECTION AND DUCT SMOKE DETECTION PROVIDED		403.4.1	
b. FIRE ALARM SYSTEM		SMOKE DETECTION, FIRE DEPARTMENT COMMUNICATION PROVIDED SYSTEM, AND EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM		902.13	
c. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM		PAGING ZONES AT ELEVATORS, EXITS, STAIRS, AND AODS PROVIDED		902.13.2	
d. EMERGENCY RESPONDER RADIO COVERAGE		PROVIDED IN ACCORDANCE WITH SECTION 510 OF THE IFC		IFC 510	
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II. SEPARATION		1 HR MIN. FIRE BARRIER		911.2	
III. SIZE		MIN. 100 SF WITH A MIN DIMENSION OF 10'		911.3	
IV. LAYOUT APPROVAL		APPROVAL OF LAYOUT IS REQUIRED BEFORE INSTALLATION		911.4	
V. REQUIRED FEATURES		EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM CONTROL UNIT, FIRE DEPT. COMMUNICATION SYSTEM, FIRE DETECTION AND ALARM ANNUNCIATOR, ANNUNCIATOR ELEVATOR OPERATION INDICATOR, STATUS INDICATORS AND CONTROLS FOR AIR DISTRIBUTION, FIRE-FIGHTER CONTROL PANEL, STAIRWAY DOOR CONTROLS, SPRINKLER VALVE AND WATER FLOW PANELS, EMERGENCY AND STANDBY POWER STATUS INDICATORS, FIRE DEPT. TELEPHONE, FIRE PUMP STATUS, SCHEMATIC BUILDING PLANS WITH APPLICABLE FIRE DETAILING, WORK TABLE, GENERATOR CONTROLS, PUBLIC ADDRESS SYSTEM, ELEVATOR RECALL SWITCH, ELEVATOR EMERGENCY OR STANDBY POWER SELECTOR SWITCH		911.5	
a. SMOKE REMOVAL		NATURAL AND MECHANICAL VENTILATION PROVIDED		403.4.1	
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b. STANDBY POWER LOADS		POWER AND LIGHTING, VENT, AND FIRE DETECTION, ELEVATORS		403.4.8.2	
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9. MEANS OF EGRESS					
a. REMOTENESS OF EXIT STAIR ENCLOSURE		NOT LESS THAN 30' OR NOT LESS THAN 1/4 OF THE LENGTH OF THE OF THE MAX. OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED, WHICHEVER IS LESS		403.5.1	
b. SMOKE-PROOF EXIT ENCLOSURES		REQUIRED FOR STAIRWAYS SERVING FLOOR MORE THAN 15' HIGHEST POINT OF FIRE DEPT. VEHICLE ACCESS		403.5.4	
c. LUMINOUS EGRESS PATH		REQUIRED IN ACCORDANCE WITH SECTION 1024		403.5.5	
d. EMERGENCY ESCAPE AND RESCUE		EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED BY SECTION 1029 ARE NOT REQUIRED		403.5.6	
10. ELEVATORS					
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A. RESIDENTIAL GROUP R2 (PRIMARY OCCUPANCY)		TYPE 1B - 11 STORIES MAX. HEIGHT, UNLIMITED AREA			TABLE 503
ASSEMBLY GROUP A-2		TYPE 1B - 11 STORIES MAX. HEIGHT, UNLIMITED AREA			
MERCANTILE GROUP M		TYPE 1B - 11 STORIES MAX. HEIGHT, UNLIMITED AREA			
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B. INTERIOR FLOOR FINISH, TRIM AND MILLWORK		EXTERIOR WALLS WHERE NO FIRE RATING IS REQUIRED, ROOF CONST.			
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B. BEARING WALLS (EXTERIOR)		2 HR			
C. BEARING WALLS (INTERIOR)		2 HR			
D. NON BEARING WALLS AND PARTITIONS		PER TABLE 602 - 0 HR FOR INT. / 1 HR FOR EXT.			
E. FLOOR CONSTRUCTION AND SECONDARY MEMBERS		2 HR			
F. ROOF, INCLUDING SUPPORTING BEAMS AND JOISTS		1 HR			
IV. TABLE 602: FIRE SEPARATION DISTANCE FOR EXTERIOR WALLS					
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I. INTERIOR / EXTERIOR FIRE SEPARATION		1 HR RATING (GROUP A-2, R-2, S-2), 2 HR RATING (GROUP M)			
LESS THAN 15 FT.		1 HR RATING (GROUP A-2, R-2, S-2), 2 HR RATING (GROUP M)			
MORE THAN 15 FT. LESS THAN 10 FT.		1 HR RATING (ALL OCCUPANCIES)			
MORE THAN 10 FT. LESS THAN 30 FT (1HR RATINGS)		1 HR RATING (ALL OCCUPANCIES)			
MORE THAN 30 FT		NO RATING REQUIRED (ALL OCCUPANCIES)			
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A. TYPE 1B CONSTRUCTION		PROJECTIONS FROM WALL (NON-COMBUSTIBLE) - N/A PER EXCEPTION			703.2
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B. CHUTES		SPRINKLER # TOP OF RUBBISH CHUTE			903.2.12
C. STANDARDS		PER NFPA 13			903.3.1
D. NFPA 13 R (IF APPLICABLE)		LESS THAN 4 STORIES IN HEIGHT ALLOWED			903.3.12
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A. PER INTERNATIONAL FIRE CODE		AS REQUIRED - 1 / 1250 SF OR 1 / 15' TRAVEL DISTANCE			906.1
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MEANS OF EGRESS - CHAPTER 10			
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A. GENERAL REQUIREMENTS			
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2. HEADROOM		6'0" OR 6'-8" (STAIRS)	1003.3.1
3. HORIZONTAL PROJECTIONS		NOT MORE THAN 4"	1003.3.3
EXCEPTIONS: HANDRAILS SERVING STAIRS AND RAMPS		PERMITTED 45" FROM WALL	
4. FLOOR SURFACE		SLIP-RESISTANT SURFACE	1003.4
5. ELEVATION CHANGE		LESS THAN 1/2" (GREATER PER RAMP REQUIREMENTS)	1003.5
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1. MAXIMUM ALLOWABLE FLOOR AREA		RESIDENTIAL: 200 GROSS FLOOR AREA PER OCCUPANT	TABLE 1004.12
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2. OCCUPANT LOAD			
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b. ACCESSORY STORAGE / MECHANICAL		300 SF / PERSON GROSS	
c. OUTDOOR TERRACES / ASSEMBLY UNCONCENTRATED		5 SF / PERSON NET	
d. FITNESS CENTER (EXERCISE ROOMS)		50 SF / PERSON GROSS	
e. RESIDENTIAL		200 SF / PERSON GROSS	
f. MERCANTILE		30 SF / PERSON GROSS (SALES FLOOR) 300 SF / PERSON (STORAGE)	
g. POOLS		50 SF / PERSON GROSS (POOL) 15 SF / PERSON GROSS (POOL DECK)	
C. EGRESS WIDTH			
1. MINIMUM WITH SPRINKLERS			
a. STAIRWAYS: FACTOR 0.30		SEE OCCUPANCY / TRAVEL DISTANCE CALCULATION SHEET	TABLE 1005.1
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2. BUILDINGS WITH 4 OR MORE STORIES		ELEVATOR COMPLYING w/ SECTION 1007.4 NOT REQ'D w/ SPRINKLERS	1007.1.1
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4. AREAS OF REFUGE			
a. MAXIMUM TRAVEL DISTANCE		NOT MORE THAN PERMITTED PER OCCUPANCY	1007.1.6
b. ACCESS		ENCLOSED STAIRWAY OR THROUGH CORRIDOR	
c. SIZE		30" X 48" SPACE PER 200 OCCUPANTS	1007.1.6.1
d. SEPARATION		SMOKE BARRIER OR SPRINKLERS	1007.1.6.2
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a. DOORS IN DUELLING UNITS		NOT LESS THAN 78" IN HEIGHT	
b. INTERIOR OR EGRESS DOORS IN DUELLING UNITS		NOT REQUIRED TO BE ACCESSIBLE	
2. PROJECTIONS		4" MAXIMUM	1008.1.1.1
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4. FLOOR ELEVATION		5 LBS	1008.1.3
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b. EXCEPTIONS: INTERIOR FLOOR FINISH		PERMITTED SWING OVER LANDING # TOP STEP OF STAIRS	
5. THRESHOLDS		NOT MORE THAN 1 1/2" IN HEIGHT	1008.1.7
6. HANDRAILS HEIGHT		NOT TO EXCEED 1 1/2" HIGH (DUELLING UNITS) 1/2" HIGH (OTHER DOORS)	1008.1.8
7. STAIRWAY DOORS		34" MINIMUM 48" MAXIMUM	1008.1.9
a. UNLOCKED FROM BOTH SIDES OR LOCKABLE OPPOSITE THE PATH OF EGRESS AND TIED TO FIRE COMMAND CENTER TO FAIL SAFE			1008.1.9.1, 403.5.3
F. STAIRWAYS AND HANDRAILS			
1. STAIRWAY WIDTH		NOT LESS THAN 44" OR 3'-8" (36" MIN. W/IN DUELLING UNIT)	1009.4
2. HEADROOM		NOT LESS THAN 80"	1009.5
3. STAIR TREADS AND RISERS		RISERS 7" MAXIMUM / 4" MINIMUM	1009.12
4. STAIRWAY LANDINGS		TREADS 11" MINIMUM	
5. VERTICAL RISE		NOT LESS THAN STAIRWAY WIDTH	1009.8
6. HANDRAILS		NOT MORE THAN 1'-0" RISE EACH SIDE OF STAIRS	1009.9
a. HEIGHT		BETWEEN 34" - 38"	1009.2
b. INTERMEDIATE HAND RAILS		STAIRWAY WIDTH WITHIN 36"	1009.5
c. HANDRAIL GRASPABILITY		MIN. 1 1/2" OUTSIDE DIAMETER NOT MORE THAN 2"	1009.3
d. EXTENSIONS		12" # TOP TREAD WIDTH, 7" TREAD # BOTTOM	1009.6
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2. VERTICAL RISE		MAXIMUM 30" OR 2'-6"	1010.5
3. WIDTH		36" MINIMUM	1010.6.1
4. LANDINGS		WIDTH X 60" (ONE DIRECTION) 60" X 60" (CHANGE IN DIRECTION)	1010.7
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2. OCCUPANT LOAD		GROUP R - MAXIMUM OF 10 PERSONS FOR ONE EXIT ONLY	TABLE 1015.1
3. DOORWAY ARRANGEMENTS: REMOTENESS		NOT LESS THAN 15 REQUIRED DIAGONAL DISTANCE OF ROOM	1015.2
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b. BOLLERS, INCINERATORS, AND FURNACE ROOMS OVER 300 SF		TWO EXIT ACCESS DOORWAYS	1015.3
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B. TRAVEL DISTANCE, OCCUPANCY GROUP R		250'-0" WITH SPRINKLERS (100'-0" WITHOUT)	TABLE 1016.2
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B. CORRIDOR WIDTH		NOT LESS THAN 44"	1018.2
C. DEAD ENDS		36" WITHIN DUELLING UNIT NOT MORE THAN 10'-0"	1018.4
D. AIR MOVEMENT IN CORRIDORS		WITH AUTOMATIC SPRINKLER 30'-0" MAXIMUM CORRIDOR SHALL NOT SERVE AS A VENTILATION AIR DUCT	1018.4.2 1018.5
V. SECTION 1019: NUMBER OF EXITS / CONTINUITY			
A. NUMBER OF EXITS AND CONTINUITY		1 - 500 (2 EXITS MINIMUM)	TABLE 1019.2
VI. SECTION 1022: VERTICAL EXIT ENCLOSURES			
A. ENCLOSURES REQUIRED		2-HR RATING WHERE STAIRS CONNECT 4 OR MORE STORIES	1022.2
B. ENCLOSURES UNDER STAIRWAYS		1-HR RATING REQUIRED	
C. UNIT STAIRWAYS		NOT REQ'D TO BE ENCLOSED	
D. SMOKEPROOF ENCLOSURES		STORIES OVER 19 FT. ABOVE THE LOWEST LEVEL, SMOKEPROOF ENCLOSURE OR PRESSURIZED STAIRWAY REQ'D	1022.10
E. SMOKEPROOF ENCLOSURES		2-HR RATED EXIT PASSAGEWAY FROM STAIRWAY	1022.10.1
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A. WIDTH		NOT LESS THAN 44" EXCEPT PASSAGEWAYS SERVING OCCUPANT LOAD LESS THAN 50 PERSONS SHALL BE NOT LESS THAN 36"	1023.2
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A. ENCLOSURE		2 HR ENCLOSURE	1025.2
B. OPENING PROTECTIVES		SELF-CLOSING FIRE DOORS	1025.3
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A. GENERAL			
1. EMERGENCY ESCAPE AND RESCUE REQUIREMENTS		AT LEAST ONE EXTERIOR EMERGENCY ESCAPE BASEMENT / SLEEPING ROOMS LESS THAN 4 STORIES	1026.1
2. MINIMUM SIZE		MINIMUM NET CLEAR OPENING OF 5.7 SF	1026.2
3. MINIMUM DIMENSIONS		HEIGHT OF 14" WITHIN 10"	1026.3
4. MAXIMUM HEIGHT FROM FLOOR		44" FROM THE FLOOR TO CLEAR OPENING WITHOUT KEY OR TOOLS	1026.4
5. OPERATIONAL CONSTRAINTS			
6. WINDOW WALLS		OPENING SHALL BELOW ADJACENT GROUND LEVEL	1026.5
a. MINIMUM SIZE		MINIMUM ACCESSIBLE NET CLEAR AREA OF 5.9 ft x 36"	1026.6
b. LADDERS OR STEPS: WINDOW WALLS DEPTH GREATER THAN 44"		PERMANENT LADDER 10 1/2" MINIMUM 3" PROJECTION	1026.6.2
ACCESSIBILITY - CHAPTER 11			
REQUIREMENTS			
I. SECTION 1024: ACCESSIBLE ROUTE			
A. SITE ARRIVAL / WITHIN A SITE		ACCESSIBLE ROUTE	1104.1
B. CONNECTED SPACES		ACCESSIBLE ROUTE	1104.3
II. SECTION 1026: PARKING AND PASSENGER LOADING FACILITIES			
A. GROUP R2 - ACCESSIBLE PARKING SPACES		FOR 501-1000 SPACES: 2% TOTAL SPACES TO BE ACCESSIBLE	TABLE 1106.1
B. GROUP R2 - ACCESSIBLE PARKING SPACES		GROUP R	1016.1
C. GROUP R2 - ACCESSIBILITY COMPLIANCE FOR GREATER THAN 10 UNITS		2% OF TOTAL UNITS TO BE TYPE A, ALL OTHER UNITS TO BE TYPE B	1016.2, 1016.13
III. SECTION 1103: SIGNAGE			
A. SIGNS		AREA OF REFUGE, TOILETS, ENTRANCES, PARKING SPACES	
ACCESSIBILITY - FHA REQUIREMENTS			
I. ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE			CHAPTER 1
A. ACCESSIBLE ENTRANCE FROM THE PUBLIC WAY		ACCESSIBLE ROUTE	
B. ACCESSIBLE ENTRANCE FROM THE PARKING		ACCESSIBLE ROUTE	
II. ACCESSIBLE COMMON AND PUBLIC USE AREA			CHAPTER 2
A. AMENITY SPACES AND LOBBY		COMMON AREAS ARE ACCESSIBLE	
III. USABLE DOORS			CHAPTER 3
A. DOOR WIDTH 32" MINIMUM		PROVIDED	
B. MANEUVERABILITY AT DOORS		PROVIDED	
IV. ACCESSIBLE ROUTE INTO AND THROUGH A DUELLING UNIT		PROVIDED	CHAPTER 4
V. LIGHT SWITCHES, ELEC. OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS		PROVIDED	CHAPTER 5
VI. REINFORCED WALLS AND BATHROOMS FOR GRAB BARS		PROVIDED	CHAPTER 6
VII. USABLE KITCHENS AND BATHROOMS		PROVIDED	CHAPTER 1

LAWRENCE, KS

OWNER

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LOTS 1-6 IN BLOCK 14, LANE'S SECOND ADDITION,
AN ADDITION TO THE CITY OF LAWRENCE; AND LOT 1
THE NORTH HALF OF LOT 2, AND ALL OF LOTS 3-5
AND 9-12 IN BLOCK 9, OREAD ADDITION TO THE CITY
OF LAWRENCE, ALL IN DOUGLAS COUNTY, KANSAS.

GENERAL NOTES

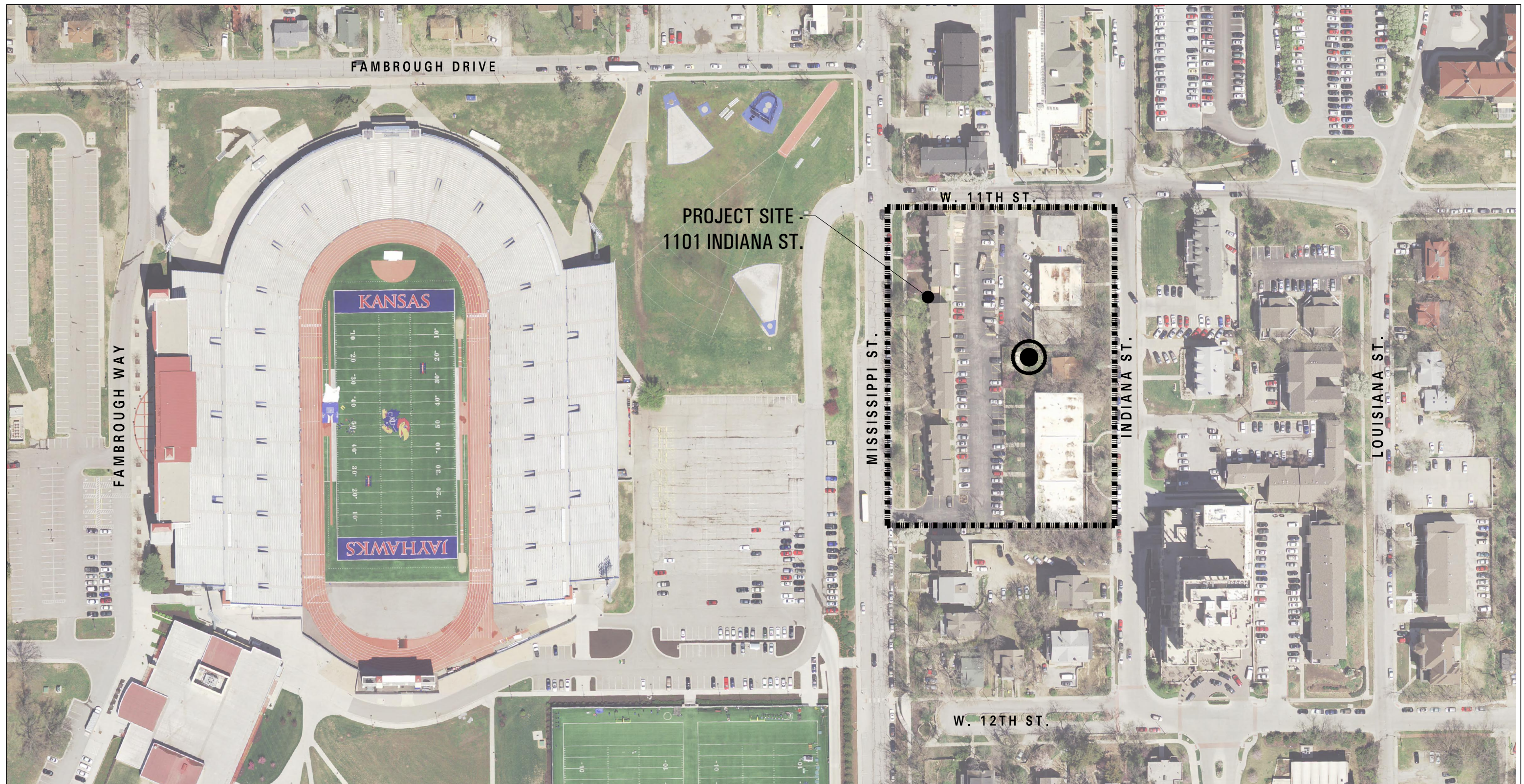
1. NO BALCONIES ARE PROPOSED ON THIS PROJECT.
2. ALL ACCESSIBLE SIDEWALK RAMPS PER ADA STANDARDS.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO EXCAVATION.
4. SWIMMING POOL SHALL COMPLY WITH CITY CODE CHAPTER 19, ARTICLE 11, IF PROVIDED.
5. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE RIGHT-OF-WAY PER CITY REQUIREMENTS.
6. ALL EXISTING BUILDINGS AND STRUCTURES CURRENTLY ON THE SITE ARE PROPOSED TO BE DEMOLISHED.
7. THIS SITE PLAN IS INTENDED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDING, PARKING, AND PEDESTRIAN ACCESS.

	PROPOSED	NOTES
UNDERLYING ZONE USES	MU (PLANNED DEVELOPMENT) RESIDENTIAL/ RETAIL	
SITE AREA GROSS BUILDING AREA	110,120 SF (2.53 ACRES) 445,300 SF	REFER TO PLANS FOR AREA SUMMARY. (W/O OPEN SPACE, REC OPEN + OUTDOOR AMENITY)

SITE SUMMARY		EXISTING / REQUIRED	PROPOSED	CHANGE	NOTES
LAND USE		MU PLANNED DEVELOPMENT RESIDENTIAL PARKING - - - - - -	MU PLANNED DEVELOPMENT RESIDENTIAL PARKING - - - - MECH/STORAGE RESIDENTIAL AMENITY -	- - - - - - -	
LAND AREA (SQ FT)					
RESIDENTIAL	40 UNITS/ ACRE	-	68 UNITS/ ACRE	+ 28 UNITS/ ACRE	1-BD = 0.4 unit; 2-BD = 0.6 unit; 3-BD = 0.8 unit; 4+ BD = 1 unit
# OF UNITS (ACTUAL)	103 UNITS	-	265,604 SF	+ 265,604 SF	56 (1 bed) x 0.4 = 22
# OF UNITS (PER ZONING CALCULATION)	95 UNITS	-	237 UNITS	+ 134 UNITS	67 (2 bed) x 0.6 = 40
OFF STREET PARKING PROVIDED	165 SPACES	-	173 UNITS	+ 77 UNITS	22 (3 bed) x 0.8 = 18
	-	-	126,038 SF	+ 126,038 SF	92 (4 bed) x 1.0 = 92
RETAIL	-	-	13,137 SF	+ 13,137 SF	
MECH/STORAGE	-	-	21,109 SF	+ 21,109 SF	REFER TO PDP-02 FOR CALCULATION
RESIDENTIAL AMENITY	-	-	16,716 SF	+ 16,716 SF	
RESIDENTIAL OFFICE	-	-	2,696 SF	+ 2,696 SF	
COMMON OPEN SPACE	-	-	39,121 SF	+ 39,121 SF	SEE SHEET PDP-06 FOR NOTES + CALCULATIONS
RECREATIONAL OPEN SPACE	-	-	20,162 SF	+ 20,162 SF	(LABELED AS OUTDOOR AMENITY)
OUTDOOR AREA (per sec. 20-601-a)	50 SF/UNIT	-	25,257 SF (107 SF/UNIT)	+ 57 SF/UNIT	
TOTAL SITE AREA	112,120 SF	-	112,120 SF	-	
TOTAL IMPERVIOUS AREA (SQ FT)	69,758 SF	-	69,758 SF	0	
% IMPERVIOUS	63.3%	-	63.3%	0	
TOTAL PERVIOUS AREA (SQ FT)	40,362 SF	-	40,362 SF	0	
% PERVIOUS	36.7%	-	36.7%	0	

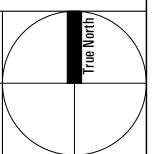
PARKING SUMMARY

USE	REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED	NOTES
UNIT PARKING	1 / BEDROOM	624	-	
GUEST PARKING	1 / 10 UNITS	18	-	
RETAIL PARKING	1 / 300 SF (ESTIMATE)	34	-	
RESTAURANT PARKING	1 / 45 SF (ESTIMATE)	38	-	
	+ 10 (EMPLOYEES)			
OFF STREET PROVIDED	-		577	
ON STREET PROVIDED	-		107	
DEVELOPMENT BONUS POINTS	-1 SPACE / 5 POINTS	-2		
SHARED PARKING	5% OF PARKING PROVIDED	-28		
TOTAL		684	684	



LOCATION MAP

SCALE: N.T.S.



LEGEND

	ELEVATION MARKING		ROOM		BATT. INSUL. OR SOUND ATTN. BLANKET		MORTAR, GROUT, THINSET OR CEMENT PLASTER
	REVISION		PARTITION TYPE		BRICK (SECTION)		GYPSUM BOARD
	LARGE SCALE DETAIL		DOOR MARK		BRICK (ELEVATION)		METAL LATH & PLASTER
	DETAIL SHEET NUMBER		EXISTING CONSTRUCTION TO REMAIN		CARPET		FLYWOOD
	SECTION SHEET NUMBER		NEW PARTITION - SEE PLANS FOR TYPE		CONCRETE		QUARRY TILE OR CERAMIC TILE
	ELEVATION SHEET NUMBER		EXISTING CONSTRUCTION TO BE REMOVED		CONCRETE BLOCK		RIGID INSULATION
			ACOUSTIC TILE		GLASS (ELEVATION)		STEEL
			ALUMINUM		GLASS (SECTION)		WOOD FINISH
							WOOD ROUGH OR FRAMING

BUILDING AREA BY FLOOR

SHEET	FLOOR	OPEN SPACE	REC. OPEN SPACE	OUTDOOR AMENITY	RETAIL	PARKING	MECHANICAL	RESIDENTIAL	RESIDENTIAL AMENITY	RESIDENTIAL OFFICE	TOTAL
PDP-01		39,121	20,162								59,283
PDP-04	1ST				5,988	52,165	2,380	2,444			62,977
PDP-05	2ND					73,873		392			74,265
PDP-06	3RD			25,257	4,476		9,703	33,309	12,326	1,327	86,986
PDP-07	4TH						2,384	32,469	4,390	1,369	40,612
PDP-08	5TH				2,673		2,308	55,551			60,532
PDP-09	6TH						2,246	56,225			58,471
PDP-10	7TH						2,088	59,056			61,144
PDP-11	7TH UPPER							26,158			26,158
											529,840
TOTAL		39,121	20,162	25,257	13,137	126,038	21,109	265,604	16,716	2,696	445,300

(W/O OPEN SPACE,
REC OPEN +
OUTDOOR AMENITY)

AREA FOR CITY APPROVAL STAMP

DRAWING LIST

PDP-01	PROJECT DATA & LOCATION PLAN
PDP-01.1	CODE ANALYSIS
PDP-02	SITE PLAN
PDP-03	LANDSCAPE PLAN
PDP-04	FIRST FLOOR
PDP-05	SECOND FLOOR
PDP-06	THIRD FLOOR
PDP-07	FOURTH FLOOR
PDP-08	FIFTH FLOOR
PDP-09	SIXTH FLOOR
PDP-10	SEVENTH FLOOR
PDP-11	SEVENTH UPPER FLOOR
PDP-12	ROOF
PDP-13	ELEVATIONS
PDP-14	ELEVATIONS
PDP-15	ENLARGED ELEVATIONS
PDP-16	SITE SECTIONS

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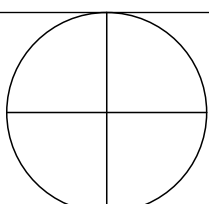
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jwh@here-llc.com

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[illegible]**HARTSHORNE PLUNKARD ARCHITECTURE**

PROJ. #	1324	SCALE:
CK. BY:	JM	DN. BY: KF, NS, JP

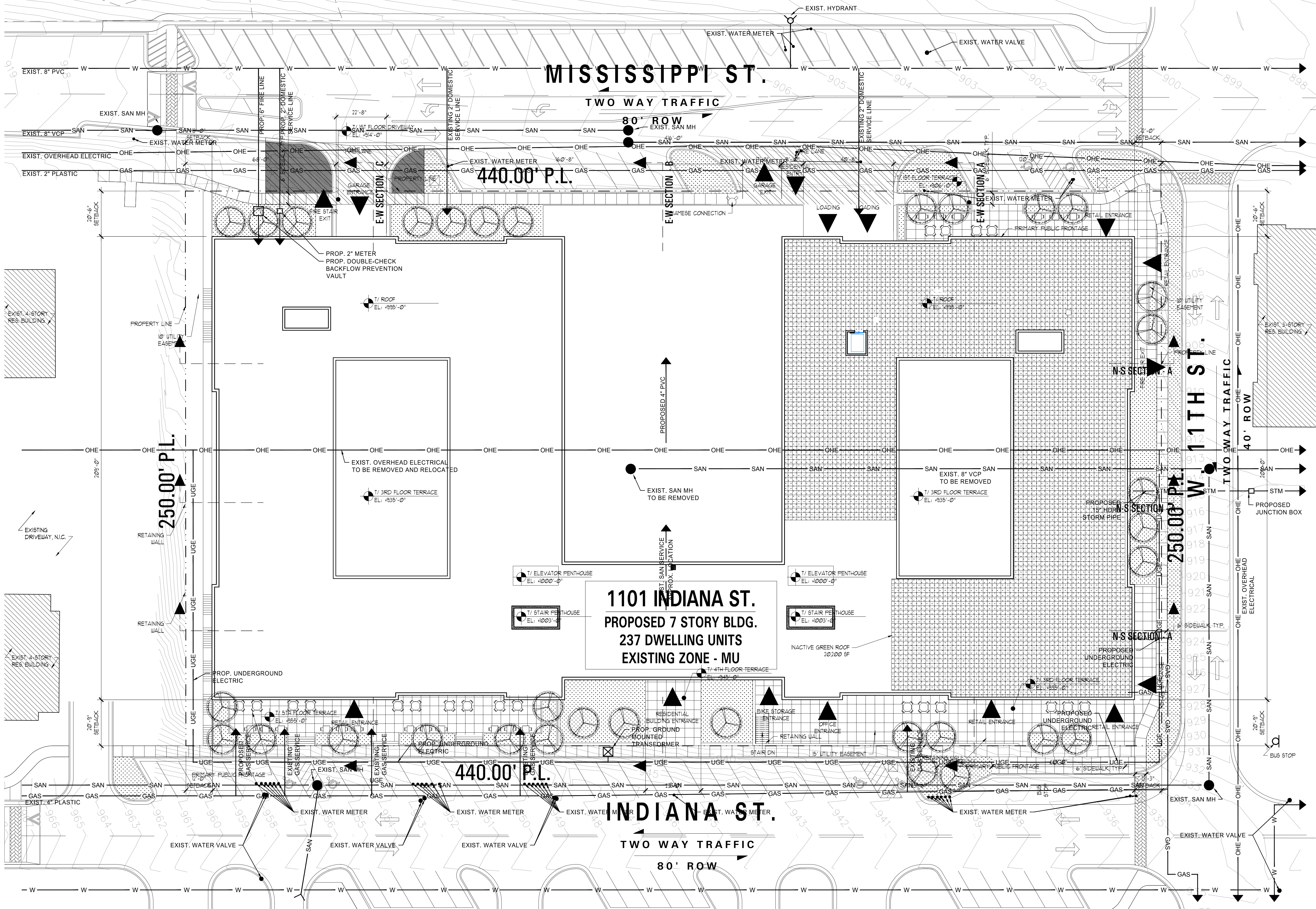
PROJECT DATA & LOCATION PLAN



PDP-01

OPEN SPACE CALCULATIONS		
	REQUIRED SF (%)	PROPOSED SF (%)
OPEN SPACE	22,024 SF (20%)	39,121 SF (36%)
REC. OPEN SPACE	11,012 SF (10%)	20,162 SF (18%)

NOTE: ALL EXTERIOR AT-GRADE SPACE, EXCEPT DRIVEWAYS AND LOADING SPACES TO BE DEVELOPED AS OPEN SPACE



1 SITE PLAN
SCALE: 1" = 20'-0"

AREA FOR CITY APPROVAL STAMP

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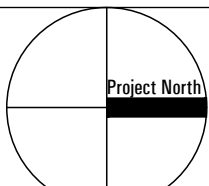
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05/06/14	PDP RESUBMITTAL
06/11/14	PDP RESUBMITTAL

HARTSHORNE PLUNKARD ARCHITECTURE

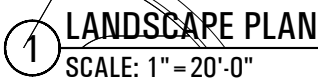
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312.228.4488
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PROJ. # 1324 SCALE: 1" = 20'-0"
CK. BY: JM DN. BY: KF, NS, JP

SITE PLAN



PDP-02



Perennials
ACHILLEA Paprika
AGASTACHE Blue Fortune
ALCHEMILLA mollis Thriller
AQUILEGIA caerulea
ASTER novi Alert
ASTER Professor Kippenburg
ASTILBE arendsii Fanal
ASTILBE arendsii Rhineland
BAPTISIA australis
BERGENIA cordifolia Winter Glow
BRUNNERA macrophylla
CAMPANULA carpatica White Clips
COREOPSIS verticillata Moonbeam
COREOPSIS verticillata Zagreb
ECHINACEA purpurea Magnus
GERANIUM cinereum Ballerina
HEMEROCALLIS Happy Returns
HEMEROCALLIS Shy Prince

HEMEROCALLIS Stella D'oro
HEUCHERA micrantha Palace Purple
HEUCHERA Caramel
HOSTA Blue Angel
HOSTA Frances William
HOSTA Gold Standard
HOSTA Patriot
HOSTA plantaginea Royal Standard
HOSTA sieboldiana Elegans
IRIS Caesar's Brother
MONARDA Petite Delight
NEPETA Walkers Low
PEROVSKIA atriplicifolia
PHLOX paniculata David
PHYSTOSTEGIA virginiana Vivid
RUDBECKIA fulgida Goldsturm
SEDUM spectabile Autumn Joy
SOLIDAGO Fireworks

Groundcovers & Vines
AJUGA Chocolate Chip
CLEMATIS x jackmanii
EUONYMUS fort Coloratus
EUONYMUS fort Coloratus
LONICERA japonica Halliana
PACHYSANDRA terminalis
PARTHENOCISSUS quinquefolia
VINCA minor Bowles

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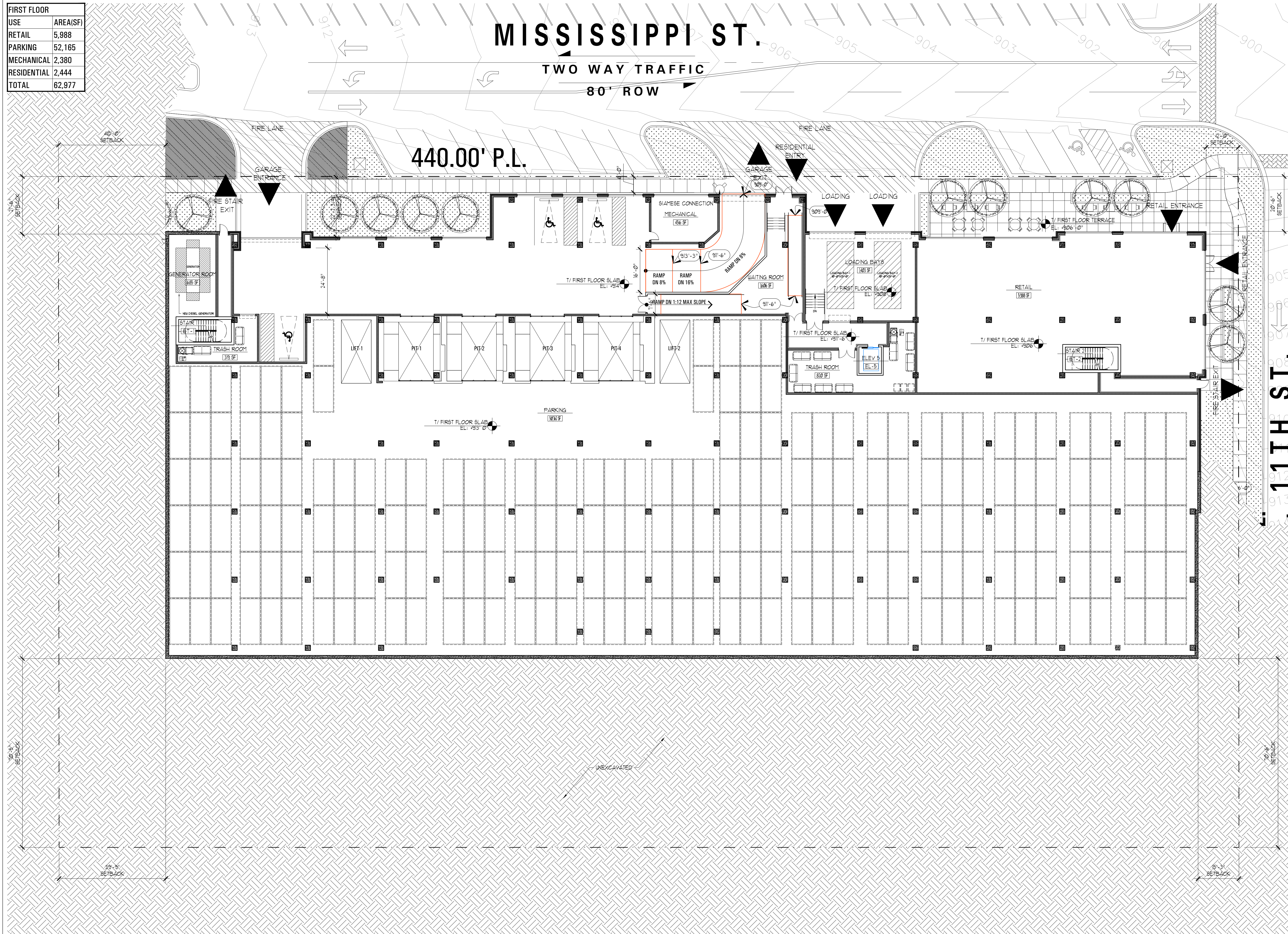
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PROJ. #	1324	SCALE:	1" = 20'-0"
CK. BY:	JM	DN. BY:	KF, NS, JP

LANDSCAPE PLAN



FIRST FLOOR	
USE	AREA(SF)
RETAIL	5,988
PARKING	52,165
MECHANICAL	2,380
RESIDENTIAL	2,444
TOTAL	62,977



AREA FOR CITY APPROVAL STAMP

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HARTSHORNE PLUNKARD ARCHITECTURE



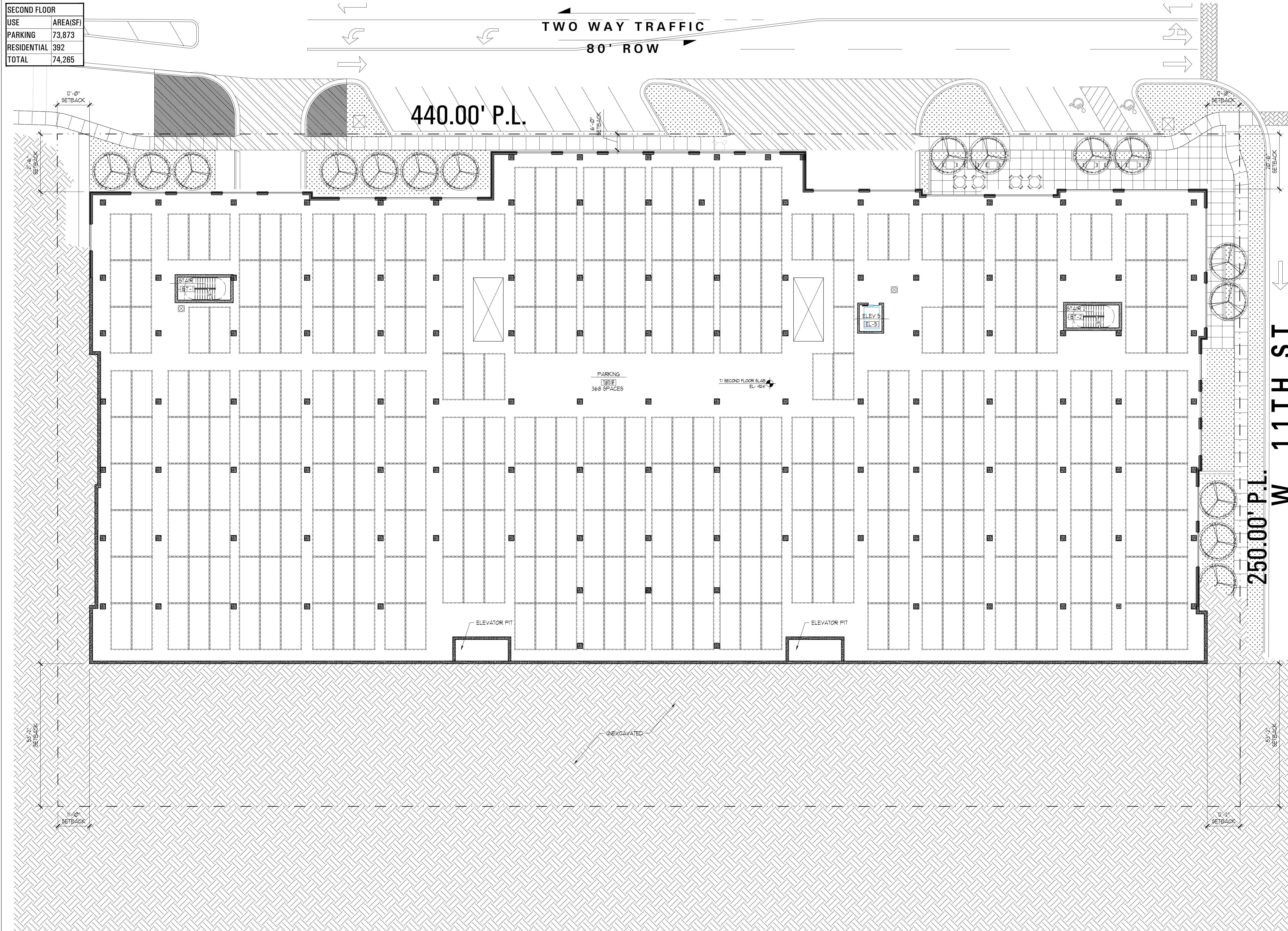
PROJ. #	1324	SCALE:	1/16" = 1'-0"
CK. BY:	JM	DN. BY:	KF, NS, JP

FIRST FLOOR



1 FIRST FLOOR
SCALE: 1/16" = 1'-0"

SECOND FLOOR	
USE	AREA(SF)
PARKING	73,873
RESIDENTIAL	392
TOTAL	74,265



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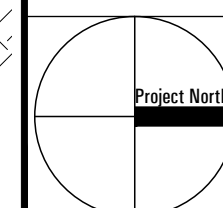
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HARTSHORNE PLUNKARD ARCHITECTURE



PROJ. #	1324	SCALE:	1/16" = 1'-0"
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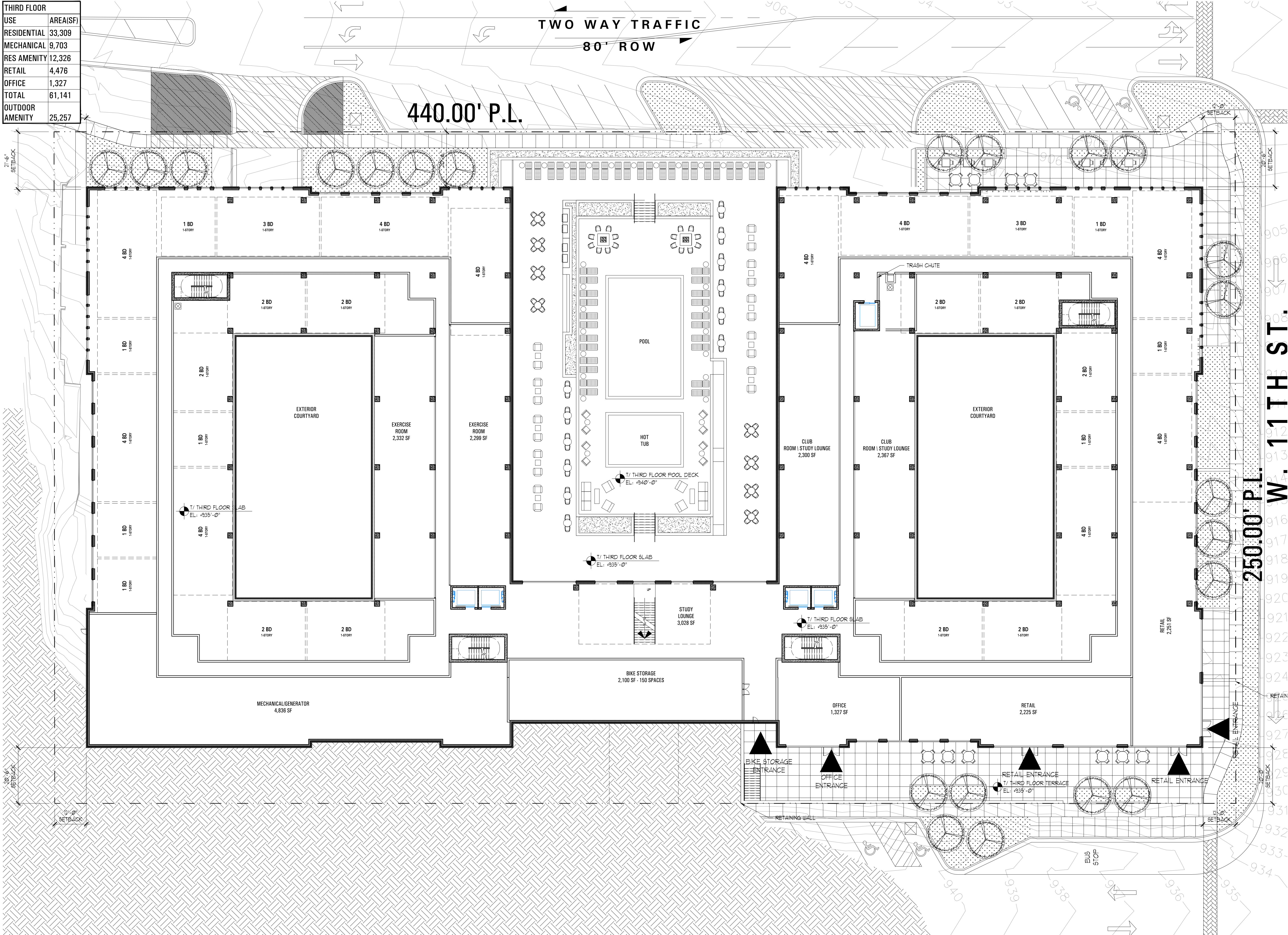
SECOND FLOOR



PDP-05

1 SECOND FLOOR
SCALE: 1/16" = 1'-0"

THIRD FLOOR	
USE	AREA(SF)
RESIDENTIAL	33,309
MECHANICAL	9,703
RES AMENITY	12,326
RETAIL	4,476
OFFICE	1,327
TOTAL	61,141
OUTDOOR AMENITY	25,257



1 THIRD FLOOR
SCALE: 1/16" = 1'-0"

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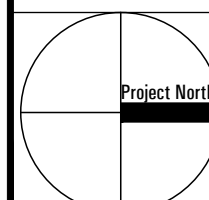
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06/11/14	PDP RESUBMITTAL

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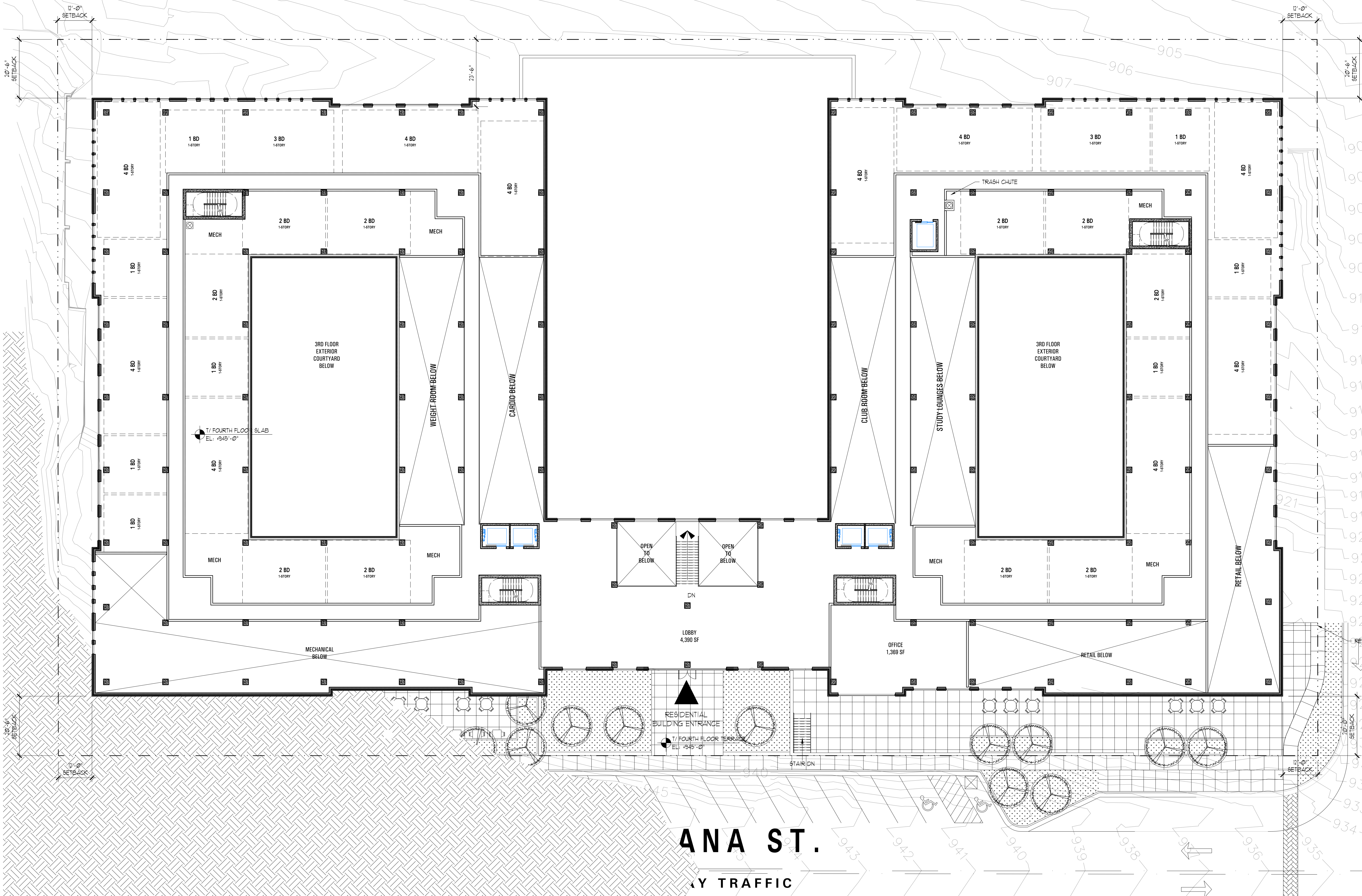
PROJ. # 1324 SCALE: 1/16" = 1'-0"
CK. BY: JM DN. BY: KF, NS, JP

THIRD FLOOR



PDP-06

FOURTH FLOOR	
USE	AREA(SF)
RESIDENTIAL	32,469
MECHANICAL	2,384
RES AMENITY	4,390
OFFICE	1,369
TOTAL	40,612



AREA FOR CITY APPROVAL STAMP

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FOURTH FLOOR

Project North

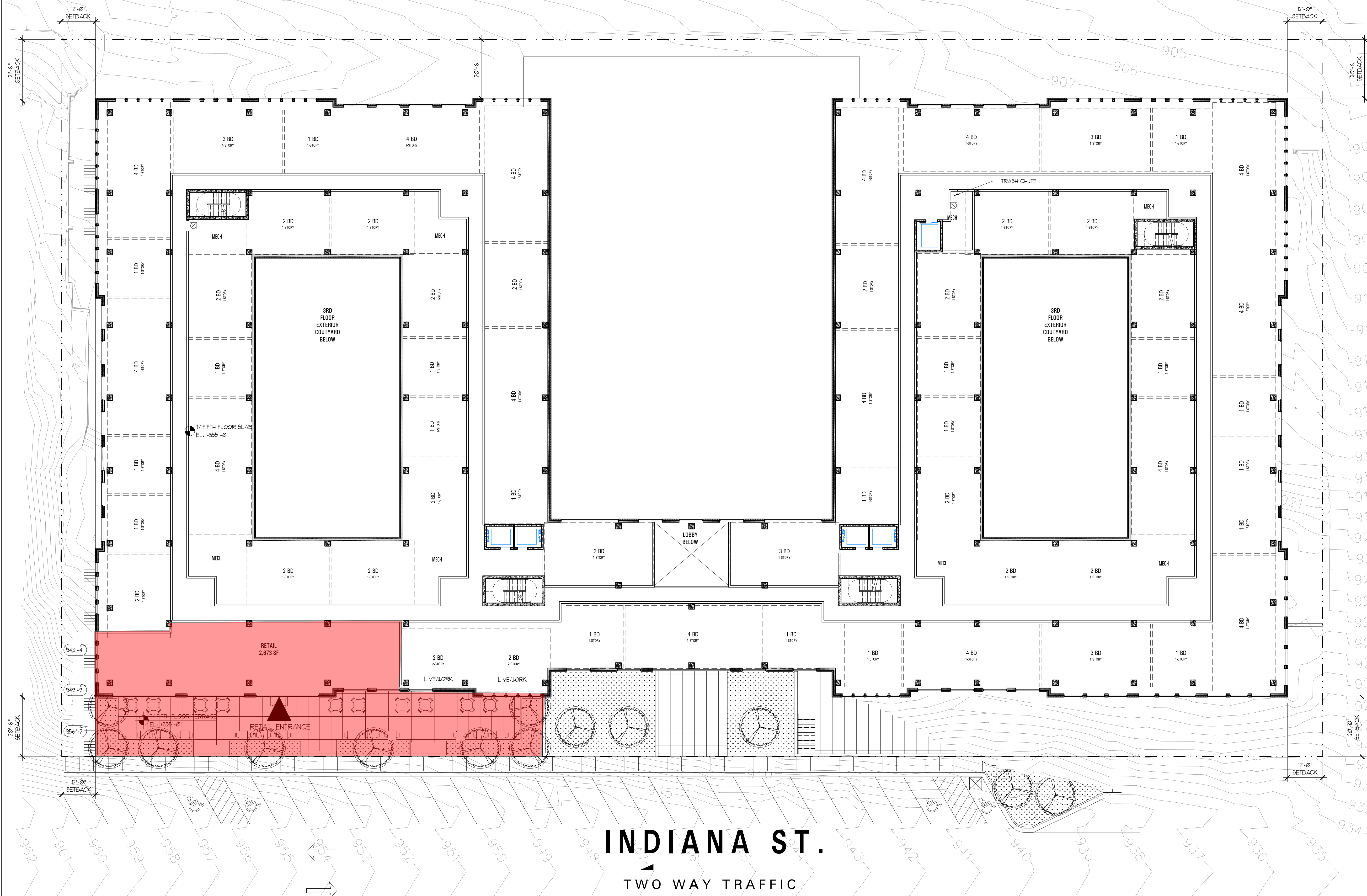
PDP-07

ANA ST.

VEHICLE TRAFFIC

1 FOURTH FLOOR
SCALE: 1/16" = 1'-0"

FIFTH FLOOR	
USE	AREA(SF)
RESIDENTIAL	55,551
MECHANICAL	2,308
RETAIL	2,673
TOTAL	60,532



AREA FOR CITY APPROVAL STAMP

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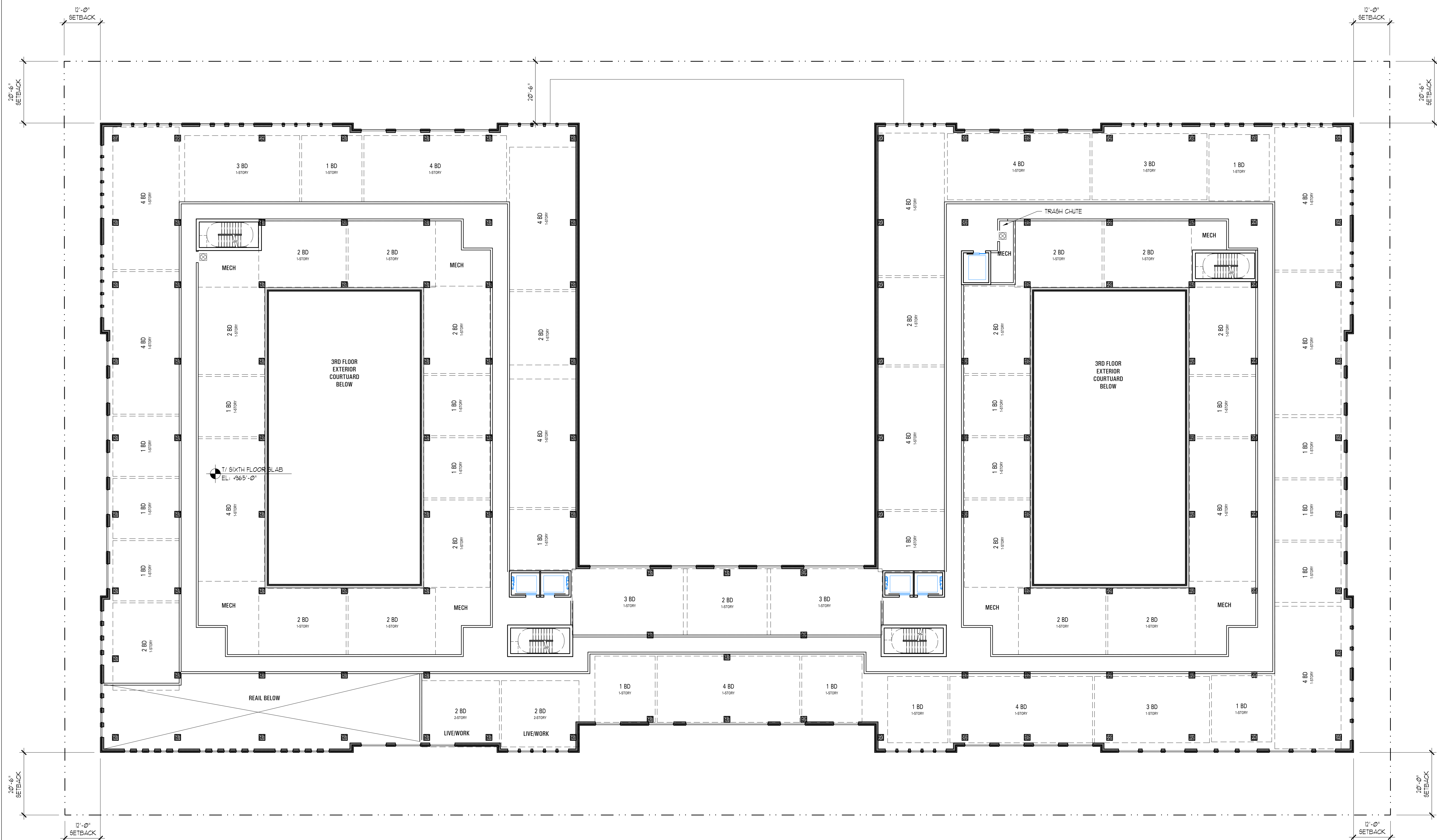
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FIFTH FLOOR



1 FIFTH FLOOR
SCALE: 1/16" = 1'-0"

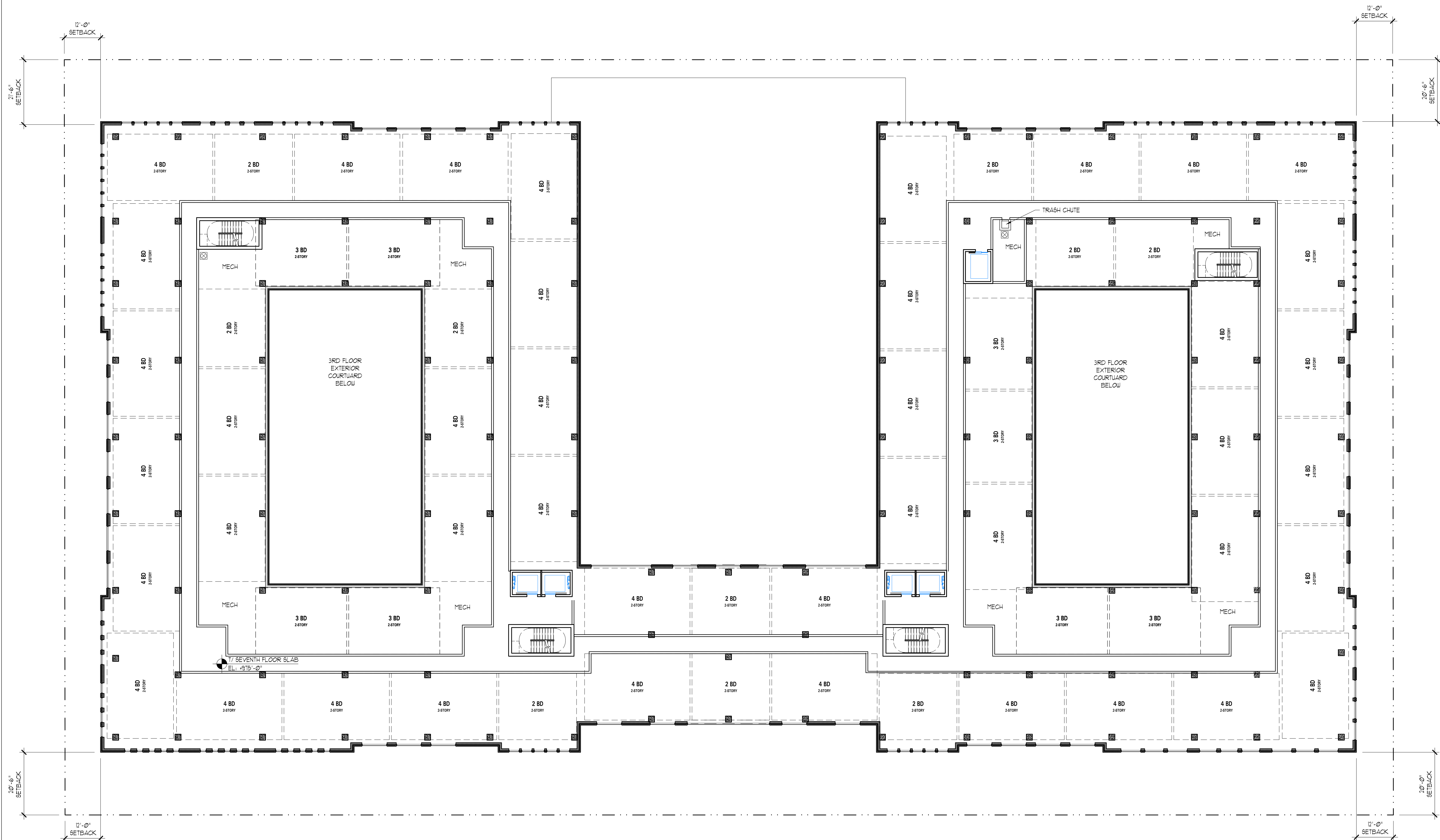
SIXTH FLOOR	
USE	AREA(SF)
RESIDENTIAL	56,225
MECHANICAL	2,246
TOTAL	58,471



① **SIXTH FLOOR**
SCALE: 1/16" = 1'-0"

AREA FOR CITY APPROVAL STAMP																									
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<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p style="font-size: 24px; font-weight: bold; margin: 0;">HPA</p> </div> <div style="text-align: left;"> <p style="margin: 0;">HARTSHORNE PLUNKARD ARCHITECTURE</p> <p style="margin: 5px 0;">232 NORTH CARPENTER STREET CHICAGO, IL 60607 312.226.4488 HPA@ARCHITECTURE.COM</p> </div> </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">PROJ.# 1324</td> <td style="padding: 5px;">SCALE: 1/16" = 1'-0"</td> </tr> <tr> <td style="padding: 5px;">CK. BY: JM</td> <td style="padding: 5px;">DN. BY: KF, NS, JP</td> </tr> </table>	PROJ.# 1324	SCALE: 1/16" = 1'-0"	CK. BY: JM	DN. BY: KF, NS, JP	<h1 style="margin: 0;">SIXTH FLOOR</h1>																				
PROJ.# 1324	SCALE: 1/16" = 1'-0"																								
CK. BY: JM	DN. BY: KF, NS, JP																								
<p style="font-size: 10px; margin: 5px 0;">Project North</p>	<h1 style="margin: 0;">PDP-09</h1>																								

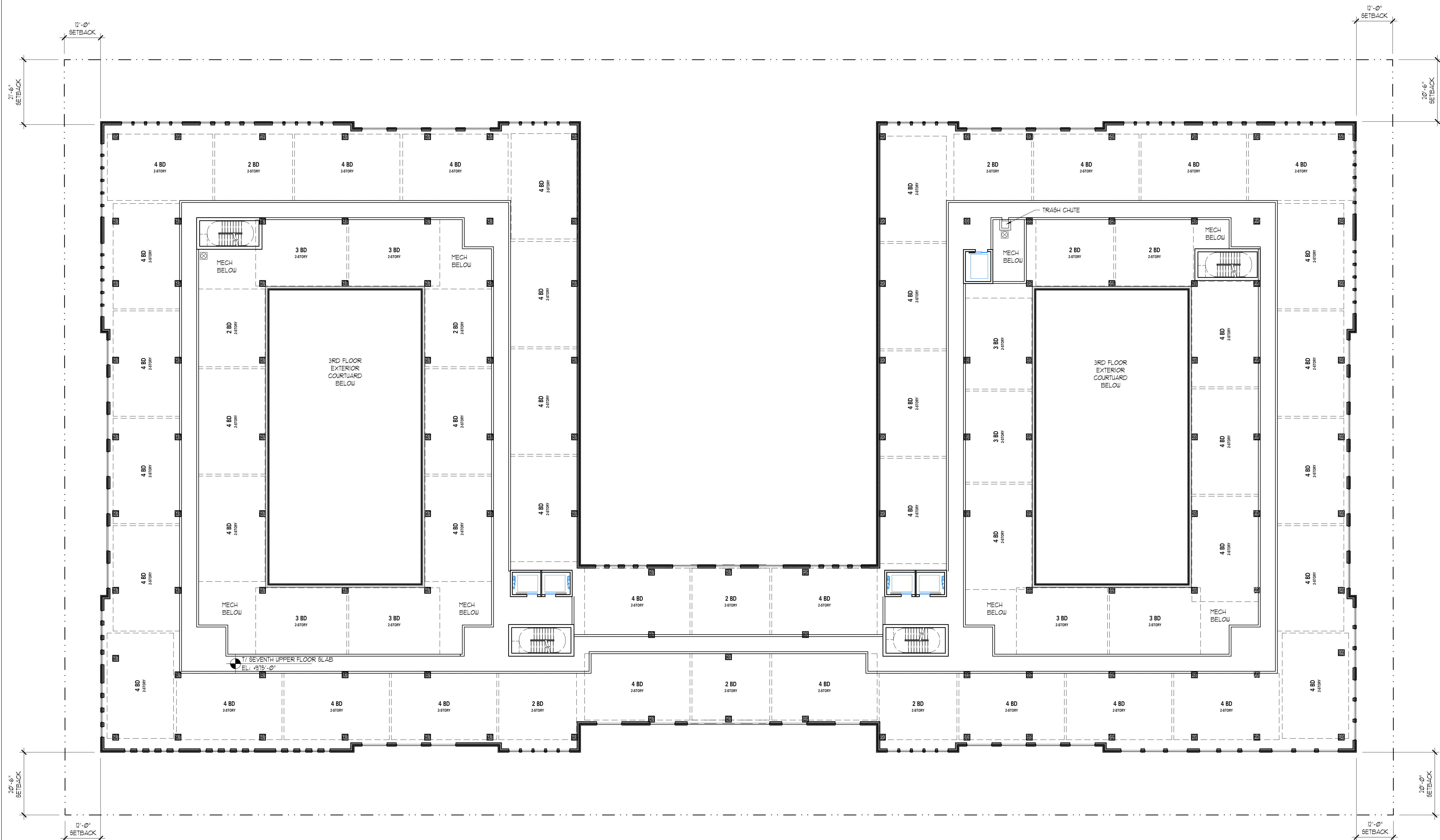
SEVENTH FLOOR	
USE	AREA(SF)
RESIDENTIAL	59,056
MECHANICAL	2,088
TOTAL	61,144



1 SEVENTH FLOOR
SCALE: 1/16" = 1'-0"

AREA FOR CITY APPROVAL STAMP	
Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable building codes, and notifying Architect immediately of any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.	
Contractor is responsible for design and installation of properly sized and loaded systems, submit shop drawings to architect for approval on conformity to Architectural design intent.	
A written Architectural Specification was issued for this project and along with these printed documents constitute the Contract Documents for this project. Work scope pertinent to all disciplines occurs throughout the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors attest that they have reviewed the entire contract document set and site conditions and have included all applicable work. Additional Architectural Specification copies are available anytime upon request.	
Hartshorne Plunkard, LTD. shall retain all copyrights, statutory and common law right with regard to these plans and building design. reproduction, changes or assignment to any third party shall not occur without obtaining expressed written permission and consent of Hartshorne Plunkard, LTD.	
HERE KANSAS	
OWNER: HERE KANSAS 908 N. HALSTED CHICAGO IL 60607 p. 312 642 0170 jwh@here-llc.com	
1101 INDIANA ST LAWRENCE, KS	
DATE	ISSUED FOR
<input type="checkbox"/> 02/05/14	<input type="checkbox"/> PDP RESUBMITTAL
<input type="checkbox"/> 05/06/14	<input type="checkbox"/> PDP RESUBMITTAL
<input type="checkbox"/> 06/11/14	<input type="checkbox"/> PDP RESUBMITTAL
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
HARTSHORNE PLUNKARD ARCHITECTURE	
LPA	232 NORTH CARPENTER STREET CHICAGO, IL 60607 312.226.4488 HPARCHITECTURE.COM
PROJ. # 1324	SCALE: 1/16" = 1'-0"
CK. BY: JM	DN. BY: KF, NS, JP
SEVENTH FLOOR	
	PDP-10

SEVENTH UPPER FLOOR	
USE	AREA(SF)
RESIDENTIAL	26,158
MECHANICAL	0
TOTAL	26,158



1 SEVENTH UPPER FLOOR
SCALE: 1/16" = 1'-0"

AREA FOR CITY APPROVAL STAMP

Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable building codes, and notifying Architect immediately of any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

Contractor is responsible for design and installation of properly sized and loaded systems. submit shop drawings to architect for approval on conformity to Architectural design intent.

A written Architectural Specification was issued for this project and along with these printed documents constitute the Contract Documents for this project. Work scope pertinent to all disciplines occurs throughout the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors attest that they have reviewed the entire contract document set and site conditions and have included all applicable work. Additional Architectural Specification copies are available anytime upon request.

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HERE KANSAS

OWNER: HERE KANSAS
908 N. HALSTED
CHICAGO IL 60607
p. 312 642 0170
jwh@here-llc.com

101 INDIANA ST
LAWRENCE, KS

[illegible]

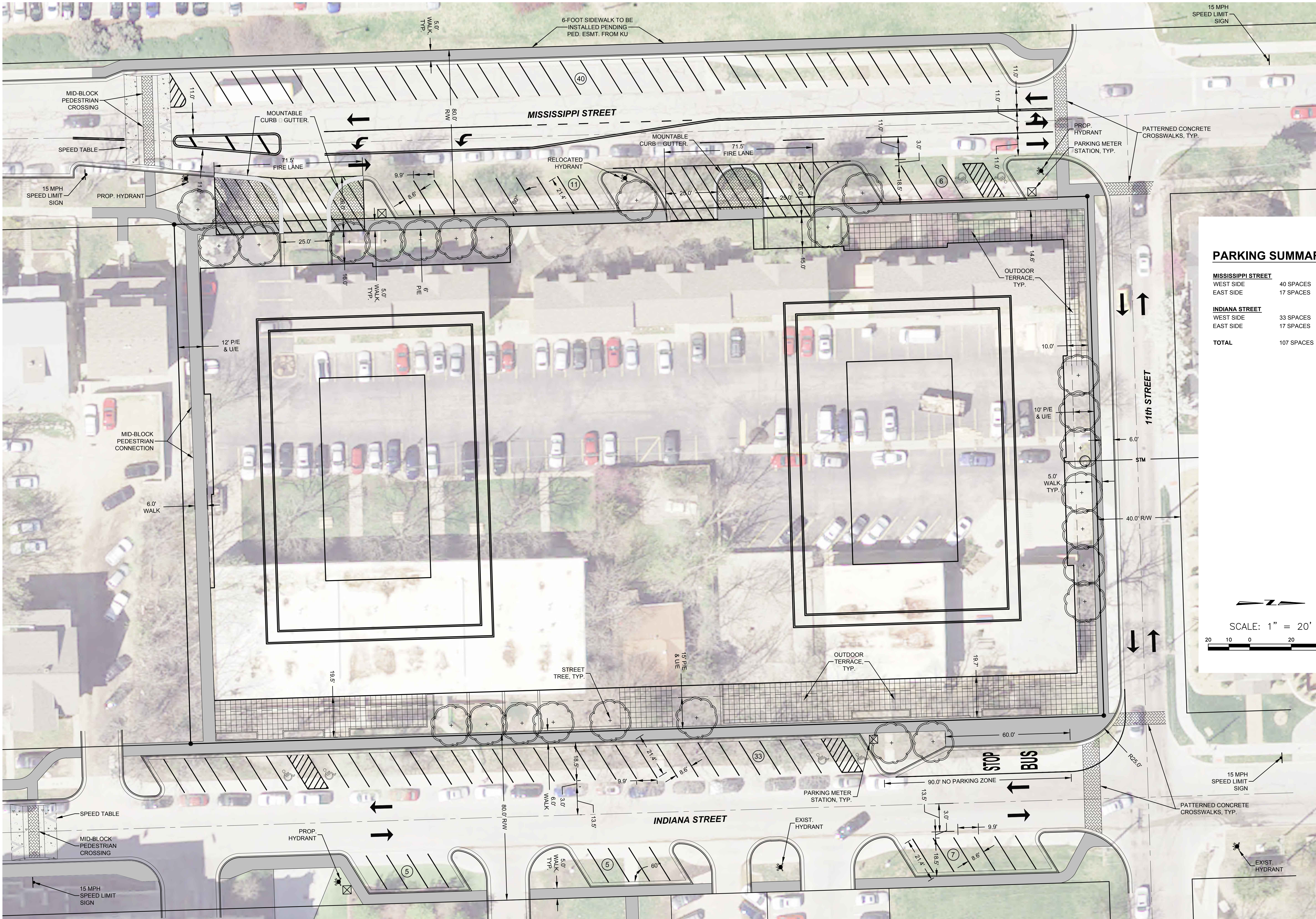
HARTSHORNE PLUNKARD ARCHITECTURE



PROJ. #	1324	SCALE:	1/16" = 1'-0"
CK. BY:	JM	DN. BY:	KF, NS, JP

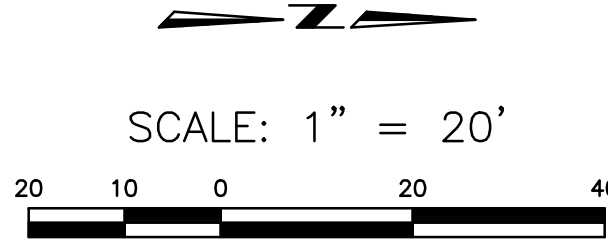
SEVENTH UPPER FLOOR





PARKING SUMMARY

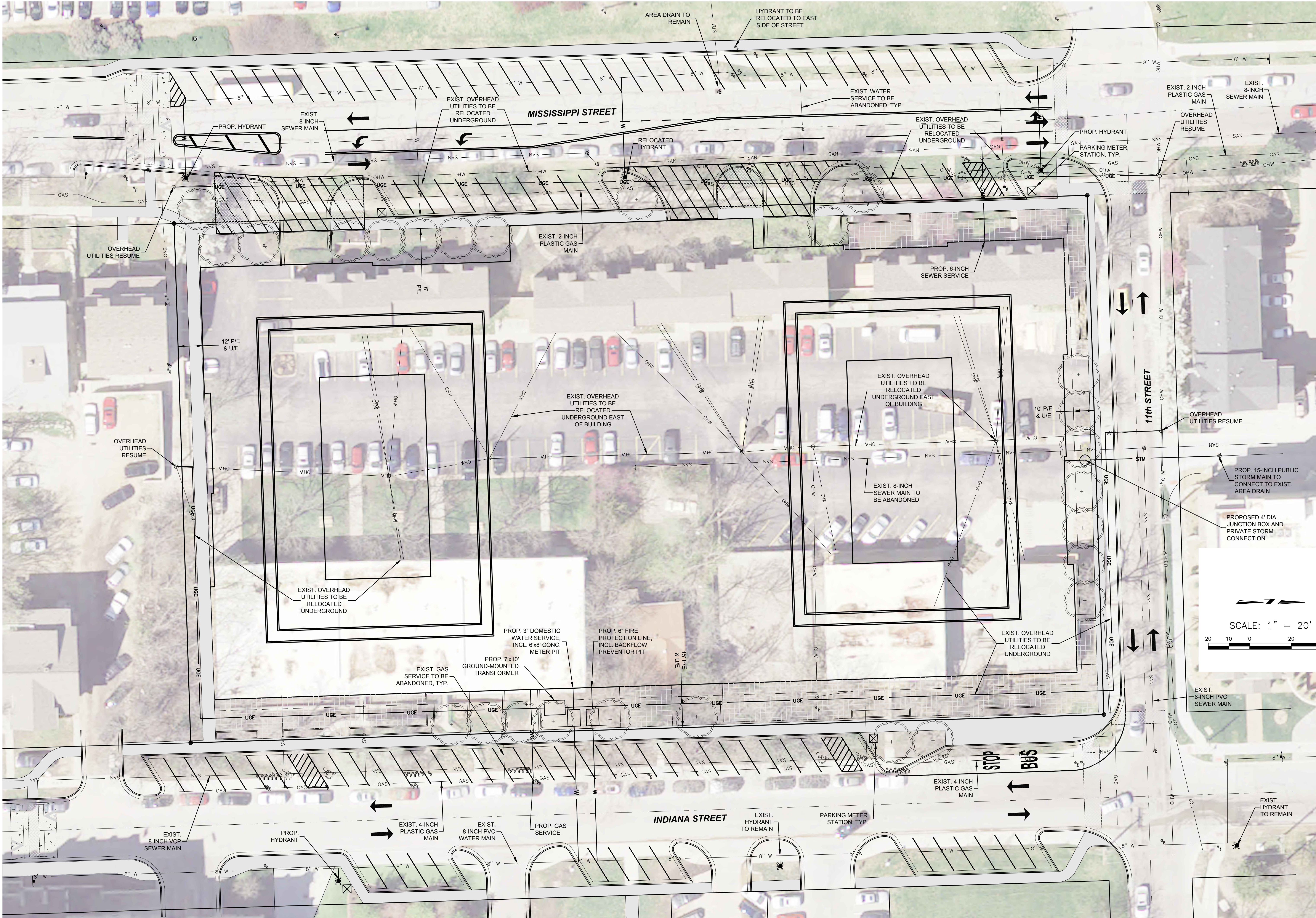
MISSISSIPPI STREET	
WEST SIDE	40 SPACES
EAST SIDE	17 SPACES
INDIANA STREET	
WEST SIDE	33 SPACES
EAST SIDE	17 SPACES
TOTAL	107 SPACES



REV	DATE	DESCRIPTION
1	6/13/14	PER CITY & KU COMMENTS
2	6/15/14	PER CITY & KU COMMENTS

DATE:	4/25/14
PROJECT NO.:	20132015
DESIGNED BY:	LPE/HPA
DRAWN BY:	BS
CHECKED BY:	CMS/MG

ISSUE	SHEET NO.
	1
	OF 2 SHEETS



**HERE @ Kansas
LAWRENCE, KANSAS
UTILITIES EXHIBIT**

REV	DATE	DESCRIPTION
1	6/13/14	PER CITY & KU COMMENTS
2	6/15/14	PER CITY & KU COMMENTS

DATE:	4/25/14
PROJECT NO.:	20132015
DESIGNED BY:	LPE/HPA
DRAWN BY:	BS
CHECKED BY:	CMS/MG

ISSUE	SHEET NO.
	2
	OF 2 SHEETS