

1101 INDIANA ST.

LAWRENCE, KS

PROJECT NOTES

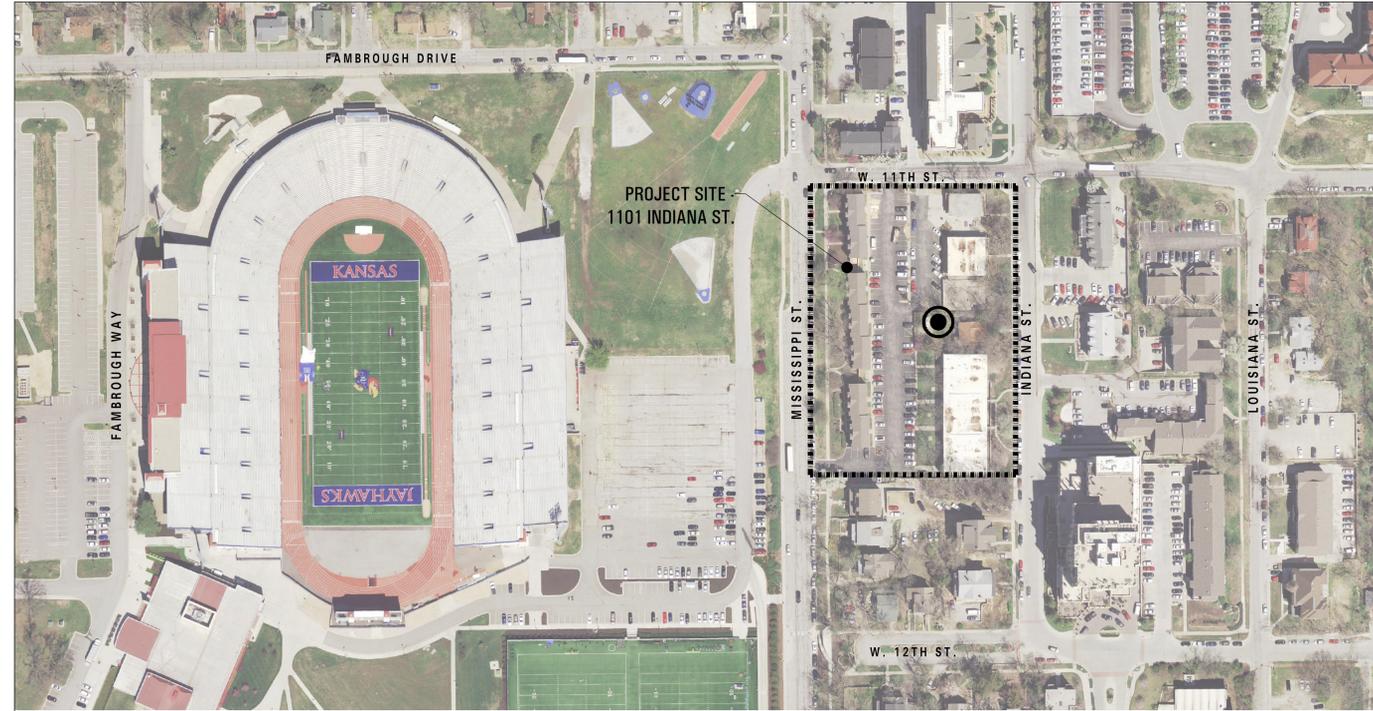
DEVELOPER	PROPERTY OWNERS OF RECORD	GENERAL NOTES
HERE Kansas, LLC 908 N. Halsted, Chicago, IL 60607 p. 312 642 0170 jwh@here-llc.com	ADDRESS: 1101 INDIANA STREET PARCEL: 023-067-36-0-40-02-001.06-0 OWNER: BERKELEY FLATS APARTMENTS, LLC ADDRESS: 1115 INDIANA STREET PARCEL: 023-067-36-0-40-02-009.00-0 OWNER: GEORGIA R. BELL	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.
PROPERTY DESCRIPTION	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.	

PROJECT DATA

UNDERLYING ZONE USES	PROPOSED	NOTES
SITE AREA	MU (PLANNED DEVELOPMENT) RESIDENTIAL/ RETAIL	
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 RETAIL 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	95 UNITS	237 UNITS + 134 UNITS	56 (1 bed) x 0.4 = 22 67 (2 bed) x 0.6 = 40 22 (3 bed) x 0.8 = 18 92 (4 bed) x 1.0 = 92
# OF UNITS (PER ZONING CALCULATION)	165 SPACES	577 SPACES	+ 412 SPACES + 126,038 SF	
OFF STREET PARKING PROVIDED	-	13,137 SF	+ 13,137 SF	
RETAIL	-	21,109 SF	+ 21,109 SF	REFER TO PDP-02 FOR CALCULATION
MECH/STORAGE	-	16,716 SF	+ 16,716 SF	
RESIDENTIAL AMENITY	-	2,696 SF	+ 2,696 SF	
RESIDENTIAL OFFICE	-	39,121 SF	+ 39,121 SF	SEE SHEET PDP-06 FOR NOTES + CALCULATIONS (LABELED AS OUTDOOR AMENITY)
COMMON OPEN SPACE	-	20,162 SF	+ 20,162 SF	
RECREATIONAL OPEN SPACE	-	50 SF/UNIT	+ 57 SF/UNIT	
OUTDOOR AREA (per sec. 20-601-a)	-	112,120 SF	112,120 SF	
TOTAL SITE AREA	69,758 SF	69,758 SF	0	
TOTAL IMPERVIOUS AREA (SQ. FT.)	63.3%	63.3%	0	
% IMPERVIOUS	40,362 SF	40,362 SF	0	
TOTAL PERVIOUS AREA (SQ. FT.)	36.7%	36.7%	0	
% PERVIOUS				

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)	35	-	
RESTAURANT PARKING	1 / 45 SF (ESTIMATE) + 10 (EMPLOYEES)	43	-	
OFF STREET PROVIDED	-	-	577	
ON STREET PROVIDED	-	-	106	
DEVELOPMENT BONUS POINTS SHARED PARKING	-1 SPACE / 5 POINTS 5% OF PARKING PROVIDED	-1	-36	
TOTAL		683	683	



LOCATION MAP

SCALE: N.T.S.

LEGEND

	ELEVATION MARKING		ROOM		BATT. INSUL. OR SOUND ATTN. BLANKET		MORTAR GROUT,
	REVISION		PARTITION TYPE		BRICK (SECTION)		THINSET OR CEMENT PLASTER
	LARGE SCALE DETAIL		DOOR MARK		BRICK (ELEVATION)		GYPSUM BOARD
	DETAIL SHEET NUMBER		EXISTING CONSTRUCTION TO REMAIN		CARPET		METAL LATH & PLASTER
	SECTION SHEET NUMBER		NEW PARTITION - SEE PLANS FOR TYPE		CONCRETE		FLYWOOD
	ELEVATION SHEET NUMBER		EXISTING CONSTRUCTION TO BE REMOVED		CONCRETE BLOCK		QUARRY TILE OR CERAMIC TILE
			ACOUSTIC TILE		GLASS (ELEVATION)		RIGID INSULATION
			ALUMINUM		GLASS (SECTION)		STEEL
							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	4,380	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
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

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

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LAWRENCE, KS

DATE	ISSUED FOR
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HARTSHORNE PLUNKARD ARCHITECTURE



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

PROJECT DATA
& LOCATION PLAN

PDP-01

CODE ANALYSIS

Table with columns: BUILDING CODE ANALYSIS, IBC - 2002 ORDINANCE REQUIREMENTS, IBC CODE SECTION, and detailed code analysis rows for various building systems and fire safety requirements.

Table with columns: MEANS OF EGRESS - CHAPTER 10, REQUIREMENTS, and detailed code analysis rows for egress routes, stairs, and exits.



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HERE KANSAS logo and contact information including address (1101 INDIANA ST LAWRENCE, KS) and phone number (316.642.0170).

Table with columns: DATE and ISSUED FOR, listing submission dates and corresponding PDP Resubmittal numbers.

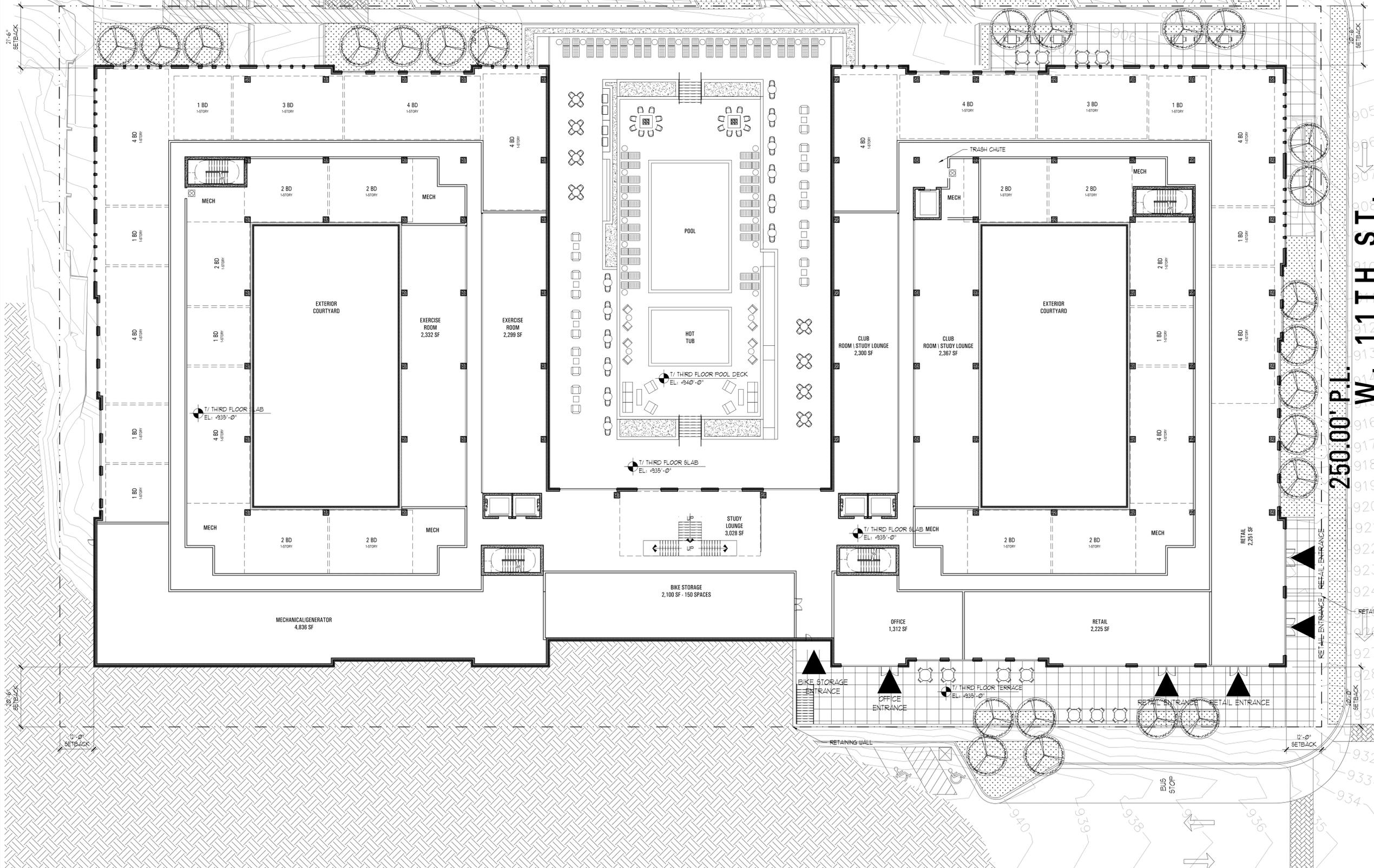
HARTSHORNE PLUNKARD ARCHITECTURE logo and HPA logo, along with project details: PROJ. # 1324, SCALE, CK. BY: JM, DN. BY: KF, NS, JP, and CODE ANALYSIS PDP-01.1.

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

TWO WAY TRAFFIC
80' ROW

440.00' P.L.

AREA FOR CITY APPROVAL STAMP



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HARTSHORNE PLUNKARD ARCHITECTURE

HPA 232 NORTH CARPENTER STREET
CHICAGO, IL 60607
312.236.4488
HPARCHITECTURE.COM

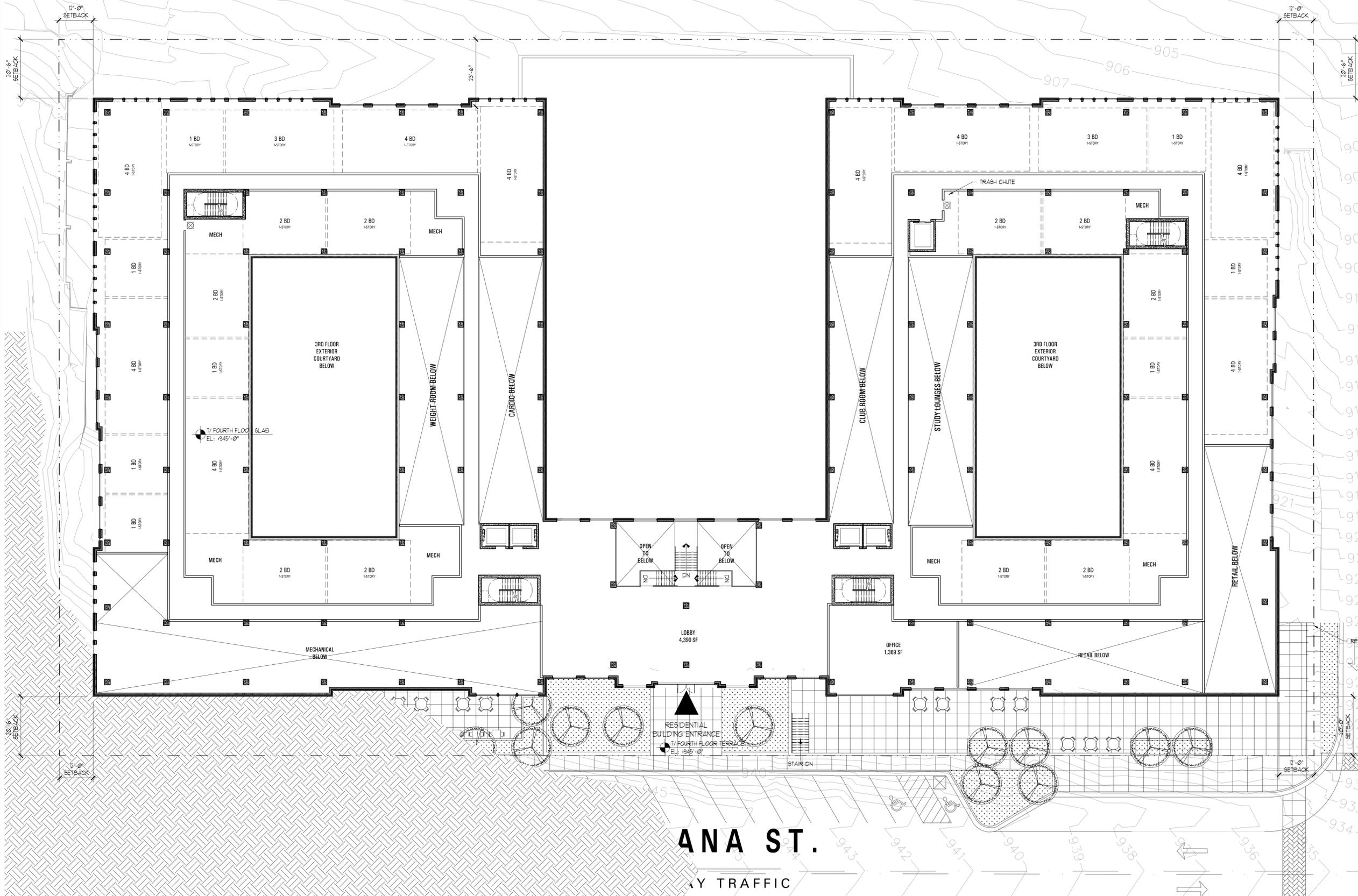
PROJ. # 1324	SCALE: 1/16" = 1'-0"
CK. BY: JM	DN. BY: KF, NS, JP

THIRD FLOOR

Project North **PDP-06**

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

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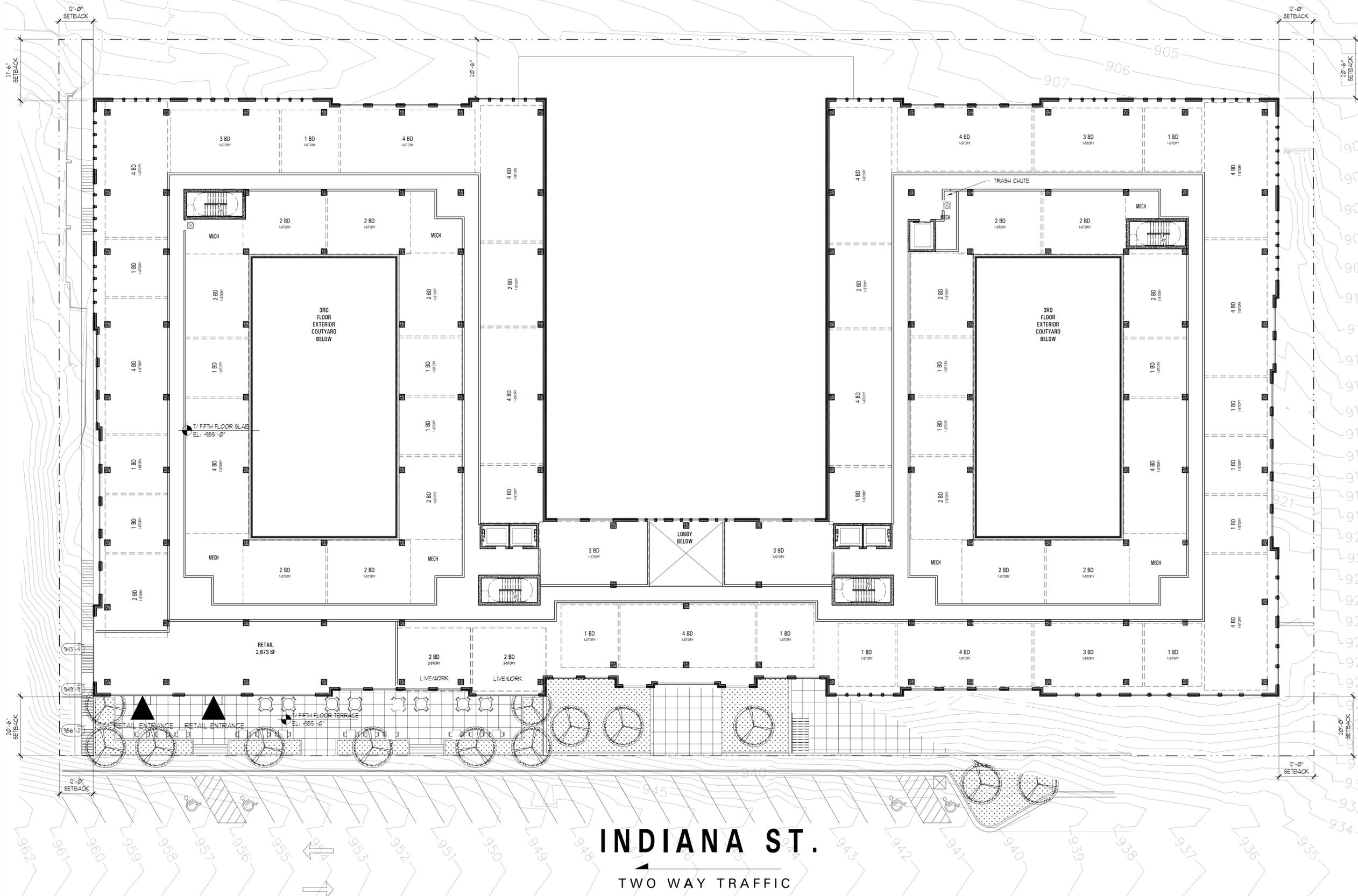
PROJ. # 1324	SCALE: 1/16" = 1'-0"
CK. BY: JM	DN. BY: KF, NS, JP

FOURTH FLOOR

Project North **PDP-07**

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



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HARTSHORNE PLUNKARD ARCHITECTURE



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

FIFTH FLOOR



INDIANA ST.
 TWO WAY TRAFFIC

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

