

**NOTES:**

"All building or ground mounted equipment including but not limited to mechanical equipment, utilities boxes and meters, shall be fully screened from view of adjacent properties and from street rights-of-way (as measured 6 feet above ground level) in accordance with the standards of Section 20-1006(b) of the Development Code."  
 "All site information shall be field verified."

"Per City Code Section 9-902, the outdoor play area will be managed to prevent stormwater pollution. Pet waste, trash and other solid wastes will be collected and disposed of properly. Collection must be frequent enough to prevent wastes from being carried off by stormwater runoff. Pavement and furnishings must be cleaned frequently enough to prevent contamination of stormwater runoff. Fluid waste, including wastewater from Outdoor Play Area, will be collected and discharged to the sanitary sewer system."

"All existing sidewalk and ramps along the property frontage shall be brought into compliance with current City and ADA standards. This includes but is not limited to sidewalk cross slope, running slope, vertical discontinuities, width, etc."

"The building has been designed to comply with the provisions of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) for buildings and facilities, appendix A to 28 CFR Part 36."

Previously approved Variances  
 Board of Zoning Appeals with variance B-05-16-02 on August 1, 2002:  
 1) use of striped parking lot islands rather than landscaped.  
 2) reduction of parking lot setback from right-of-way from 15 ft to 21'  
 3) extension of eastern curb of access drive on W 23rd Street beyond the property line.

Bike Rack shall be: An area whose minimum dimensions are two feet by six feet or two feet by four feet for upright storage."

The artificial turf will be installed to allow for rainwater and pet waste to be absorbed. Estimated useful life of the pet turf is 15 years. Weekly cleaning of pet hair with a specialized machine is required. Additional cleaning is required on an as-needed basis with the use of natural enzymes. A curb is installed as part of the fencing details. See updated site plan. See A5.5 for the fencing and turf details.

"The City Commission, at their September 4th, 2018 meeting, voted to approve the request for approximately 3,369 sq ft of artificial turf in the fenced outdoor play area."

PROPERTY SURFACE SUMMARY	
EXISTING SUMMARY	SUMMARY AFTER PROJECT
TOTAL BUILDINGS 8,055 SF	TOTAL BUILDINGS 8,055 SF
TOTAL PAVEMENT 34,330 SF	TOTAL PAVEMENT 29,138 SF
TOTAL IMPERVIOUS 42,385 SF	TOTAL IMPERVIOUS 37,193 SF
TOTAL PERVIOUS 2,435 SF	TOTAL PERVIOUS 7,627 SF
TOTAL PROPERTY AREA 44,820 SF	TOTAL PROPERTY AREA 44,820 SF

PARKING SUMMARY	
19 AUTO SPACES REQUIRED	
1 ADA PARKING STALL	
1 VAN ADA PARKING STALL	
1 BIKE PARKING	

**POCHE LEGEND:**

- EXISTING PERVIOUS AREAS
- BUILDING ROOF AREA
- NEW DOG TURF PERVIOUS AREA
- LANDSCAPE MULCH PERVIOUS AREA
- EXISTING IMPERVIOUS MATERIALS
- NEW CONCRETE

- EXISTING TREE
- NEW TREE
- EXISTING SHRUB
- NEW SHRUB

ARCHITECT:  
 BEN MOORE STUDIO, LLC  
 KS CERT OF AUTHORIZATION # A-992  
 CORPORATE ADDRESS:  
 1501 H AVE  
 COUNCIL GROVE, KS 66846

NO NEW CURB CUTS OR ENTRY FROM WEST 23RD.

EXISTING ONE STORY COMMERCIAL BUILDING  
 8055 SQ. FT.

PARKING REQUIREMENTS:  
 ZONED CS  
 ADJ. RES RM32

KENNEL = 1/500 SF  
 (6325 / 500 = 12.65 OR 13)

SALES/GROOMING / OFFICE = 1/300  
 (1730 / 300 = 5.7 OR 6)

19 PARKING SPACES REQUIRED.

19 PARKING SPACES PROVIDED

ADA - 26-50 - 1 AUTO / 1 VAN

BIKE PARKING 1/10 AUTO SPACES OF GROOMING ONLY  
 6 REQUIRED = 1 BIKE SPACES

BUFFER YARD REQUIREMENTS:  
 116' FACING R

1.16 X 4 TREES = 4.64 OR 5 TREES  
 1.16X 15 SHRUBS = 17.4 OR 18 SHRUBS

NO CHANGE TO PARKING LOT LIGHTING

NO CHANGE TO STORM WATER FLOW OR TOPOGRAPHY OF NON-PERMEABLE AREAS

NEW DOG TURF IS PERMEABLE.

\*ALL NEW MECHANICAL EQUIPMENT IS PLACED ON THE ROOF

**LANDSCAPE SCHEDULE & LEGEND**

1. NEW TREE = IVORY SILK LILAC TREE - 2 1/2" CALIPER
2. NEW SHRUB = GOLD COAST JUNIPER - 48" TALL JUNIPERUS X PFITZERIANA
3. CYPRUS MULCH BEDDING

**Ben Moore Studio, LLC**  
 Architecture • Planning



**WOOF'S**  
 Play - Stay - Grooming  
 1519 West 23rd Street  
 Lawrence, Kansas, 66046

CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT THE JOB SITE

DATE: 8/23/18

REVISION:

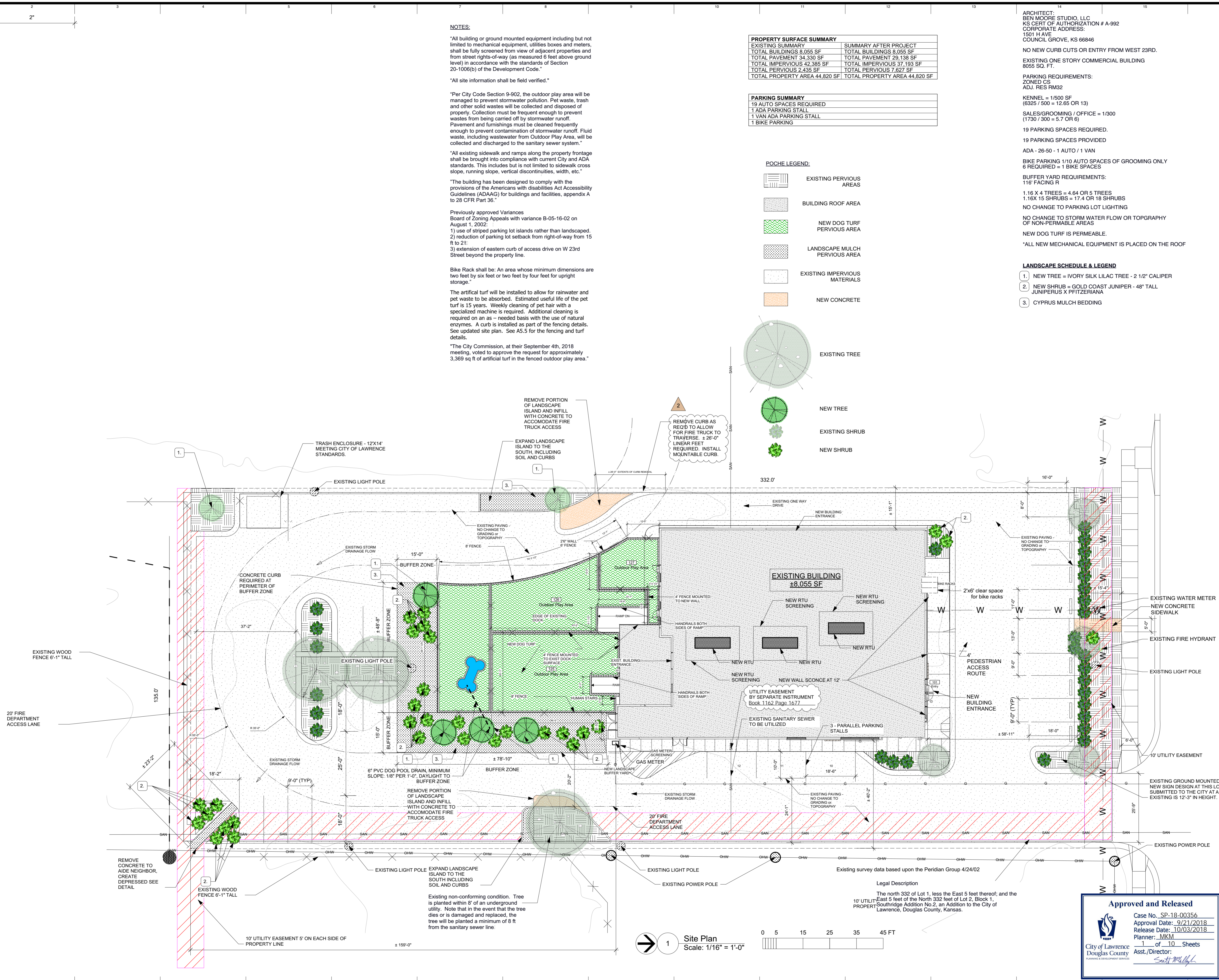
- 1 Code 9/7/18
- 2 Site Plan 9/19/18

TITLE: SITE PLAN

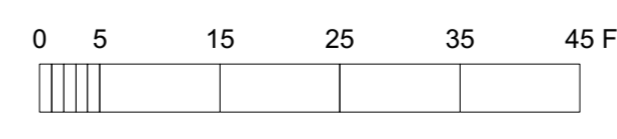
SHEET

**A1.0**  
 OF 31

PROJECT: 18-22



1 Site Plan  
 Scale: 1/16" = 1'-0"



**Approved and Released**

Case No. SP-18-00356  
 Approval Date: 9/21/2018  
 Release Date: 10/03/2018  
 Planner: MKM  
 of 10 Sheets  
 Asst./Director: *Scott M. Kelly*

City of Lawrence  
 Douglas County  
(PLANNING & DEVELOPMENT SERVICES)



CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT THE JOB SITE

DATE: 8/23/18

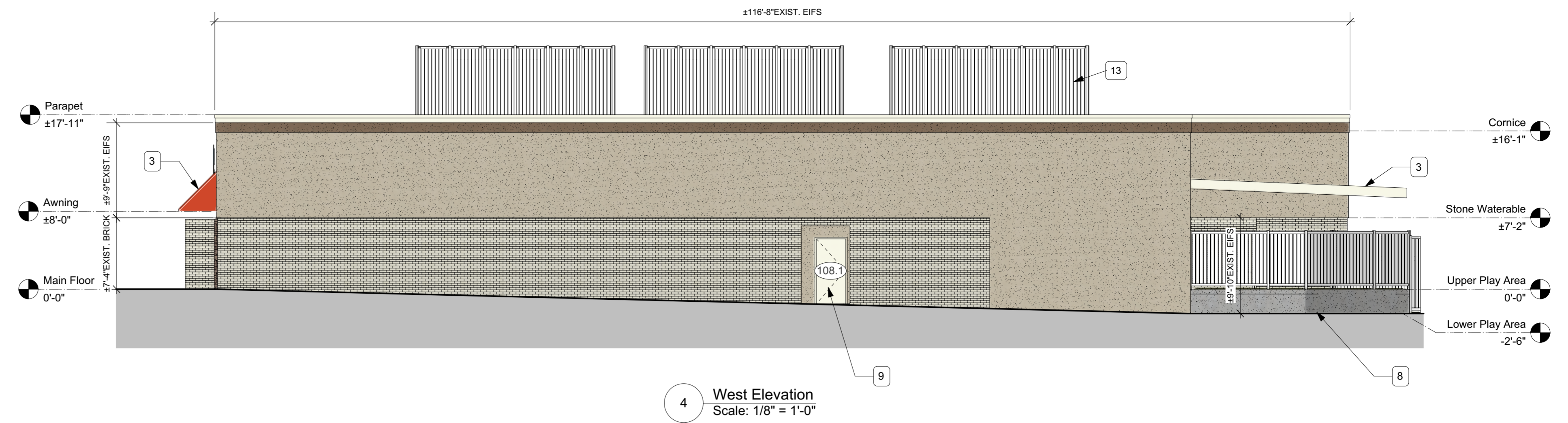
REVISION:

TITLE: ELEVATIONS

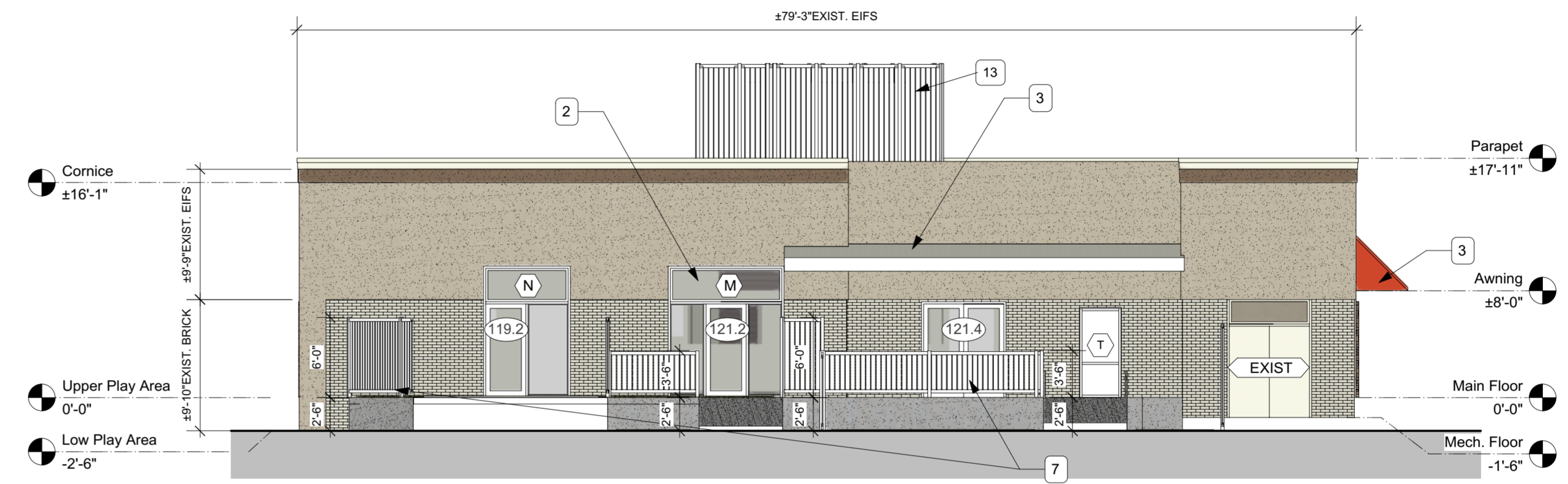
SHEET:

**A2.1**  
 OF  
 31

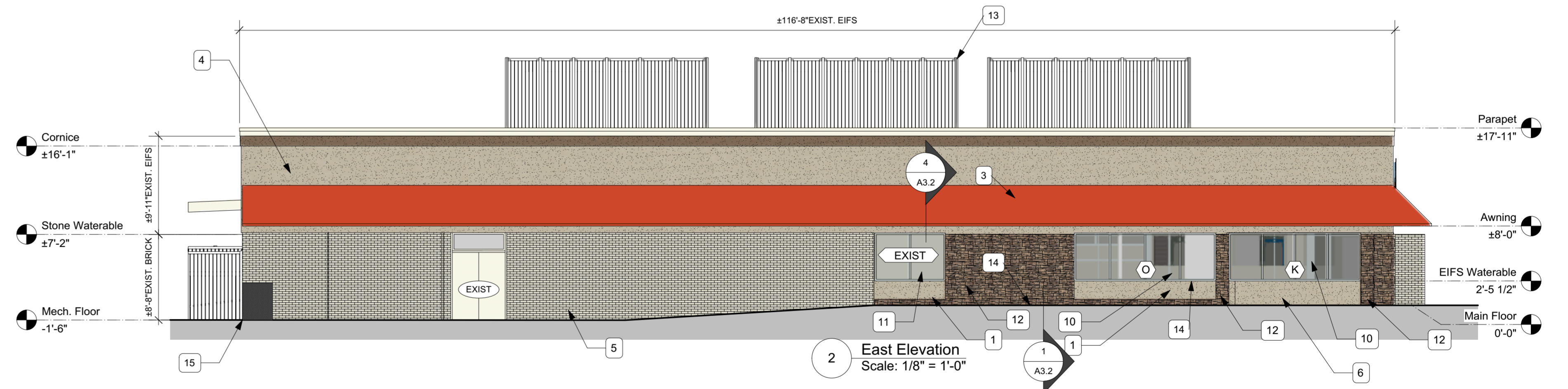
PROJECT: 18-22



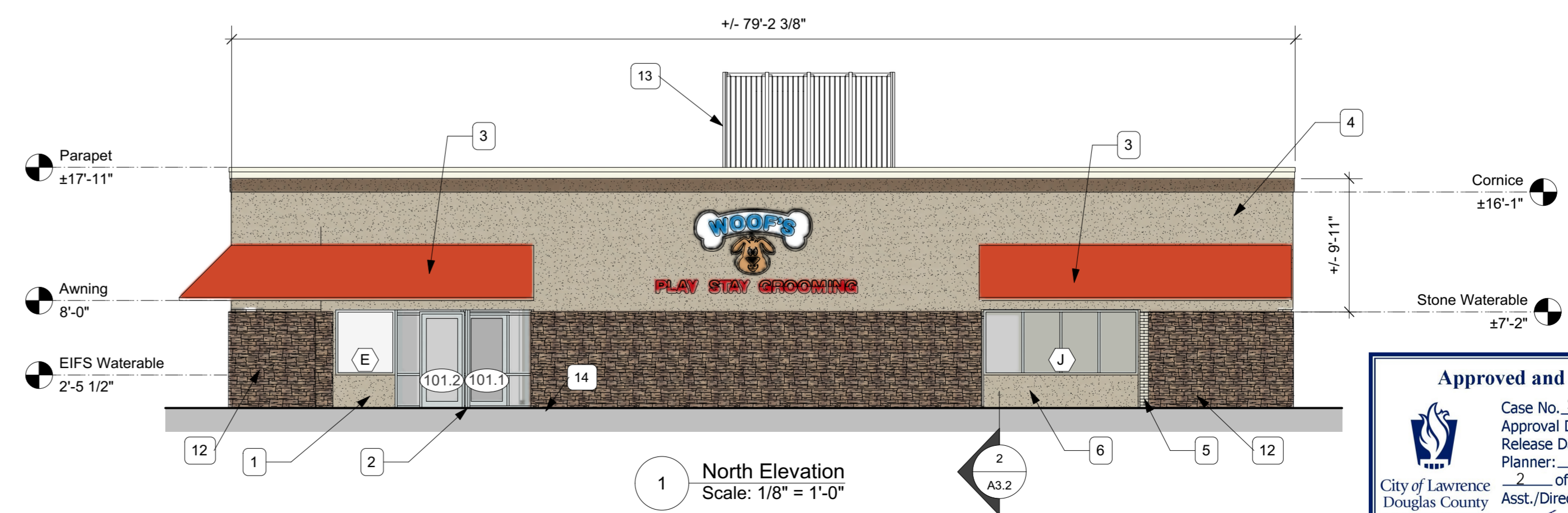
**4 West Elevation**  
 Scale: 1/8" = 1'-0"



**3 South Elevation**  
 Scale: 1/8" = 1'-0"



**2 East Elevation**  
 Scale: 1/8" = 1'-0"



**1 North Elevation**  
 Scale: 1/8" = 1'-0"

**Elevation Notes**

- 1. EXISTING BULKHEAD
- 2. NEW STOREFRONT SYSTEM, SEE STRUCTURAL
- 3. EXISTING AWNING
- 4. EXISTING EIFS
- 5. EXISTING BRICK WALL
- 6. INFILL EXIST. OPENING W/ EIFS BULKHEAD AND SF ASSEMBLY
- 7. NEW VINYL FENCE
- 8. EXISTING LOADING DOCK
- 9. NEW DOOR IN EXISTING MASONRY WALL, PROVIDE NEW CONCRETE LANDING AT EXTERIOR, SEE FLOOR PLAN AND DETAILS
- 10. NEW STOREFRONT SYSTEM IN EXISTING OPENING
- 11. EXISTING STOREFRONT SYSTEM TO REMAIN
- 12. EXISTING STONE
- 13. Rooftop Screening System @ RTU
- 14. Break metal flashing see wall sections.
- 15. Vinyl fence screening at gas meter

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 Release Date: 10/03/2018  
 Planner: MKM  
 2 of 10 Sheets  
 Asst./Director: *Sally Mally*

City of Lawrence  
 Douglas County  
LAWRENCE ECONOMIC DEVELOPMENT SERVICES



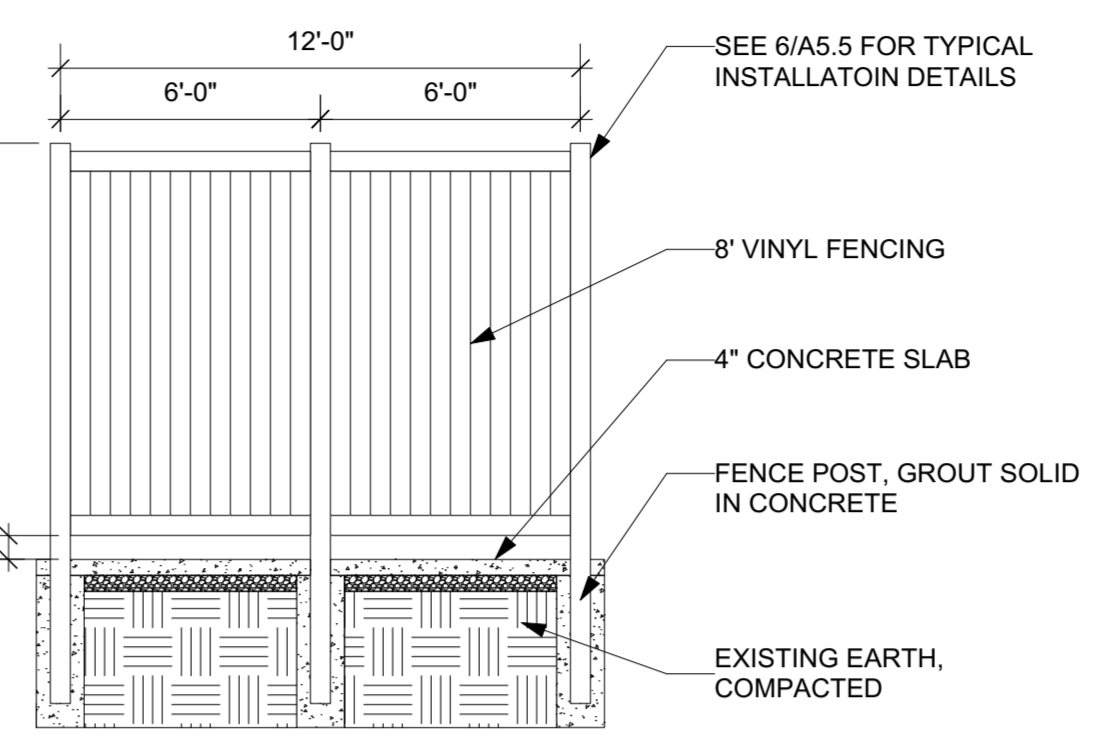
CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT THE JOB SITE  
DATE: 8/20/18

REVISION:

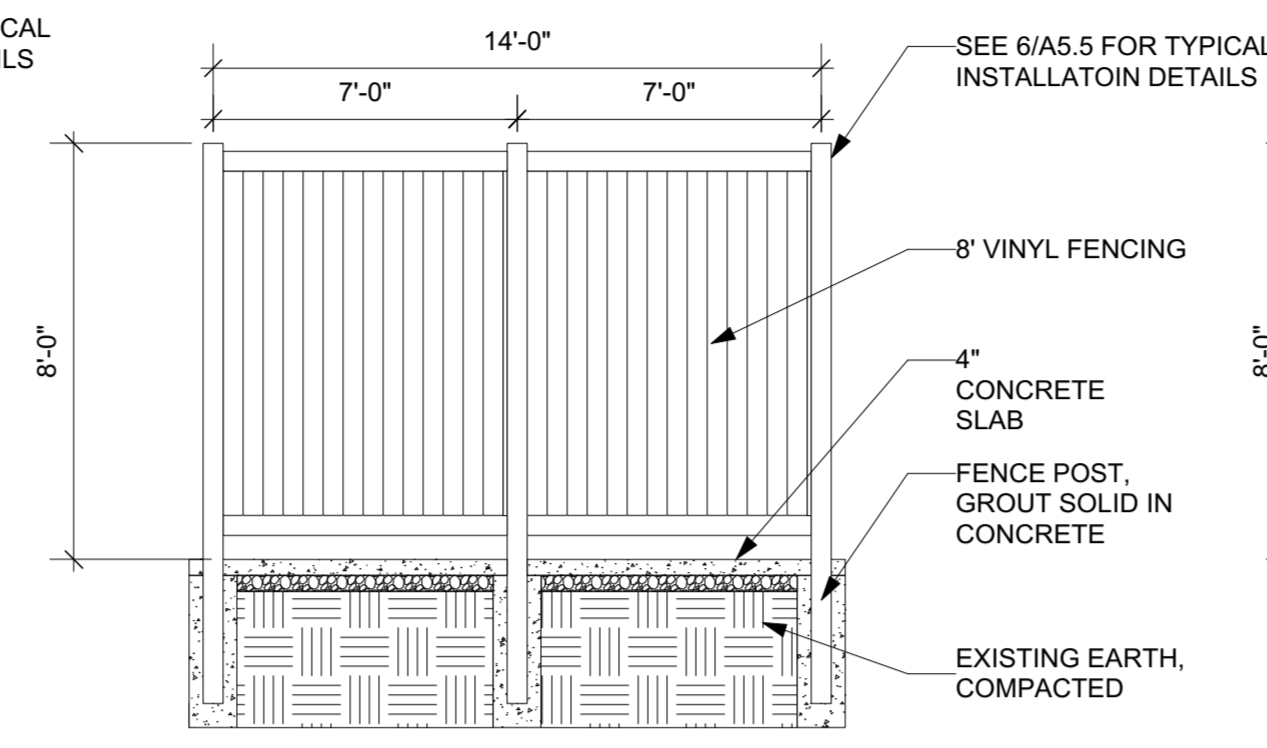
TITLE: TRASH ENCLOSURE

SHEET: **A5.3**  
OF 31  
PROJECT: 18-22

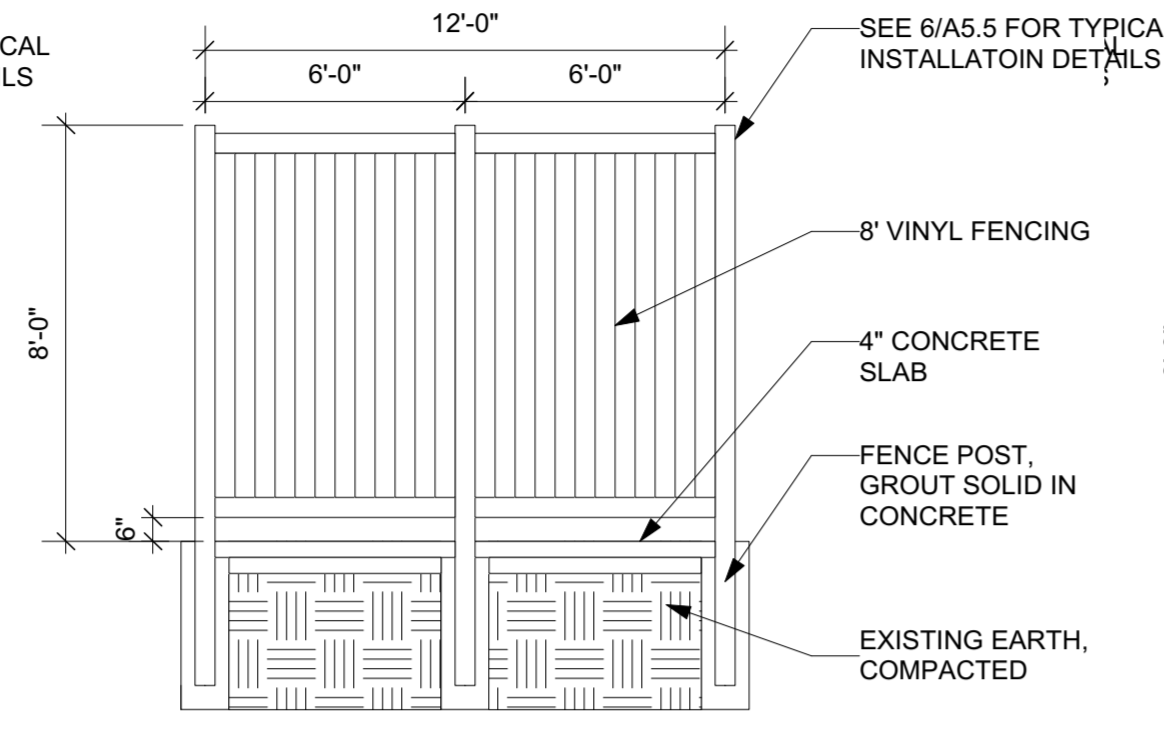
Approved and Released  
Case No. SP-18-00356  
Approval Date: 9/21/2018  
Release Date: 10/03/2018  
Planner: MKM  
3 of 10 Sheets  
City of Lawrence Douglas County Asst./Director: *Scott Mally*



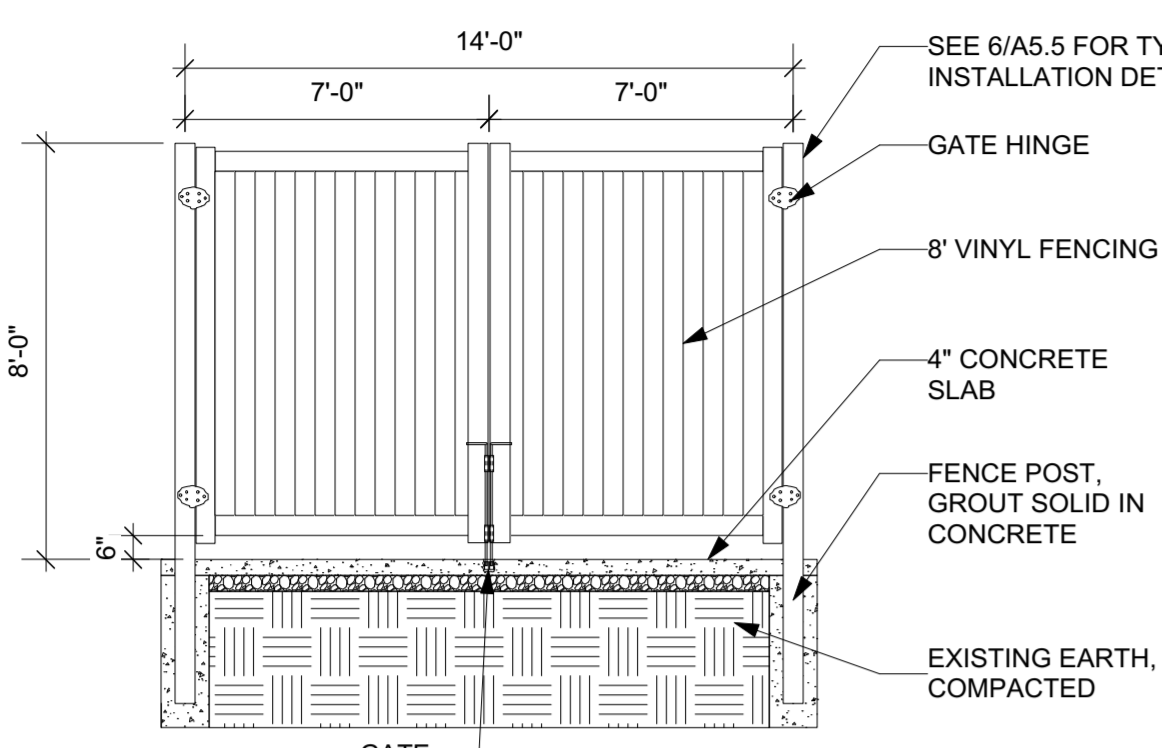
6 Trash Enclosure Elevation - Side  
Scale: 1/4" = 1'-0"



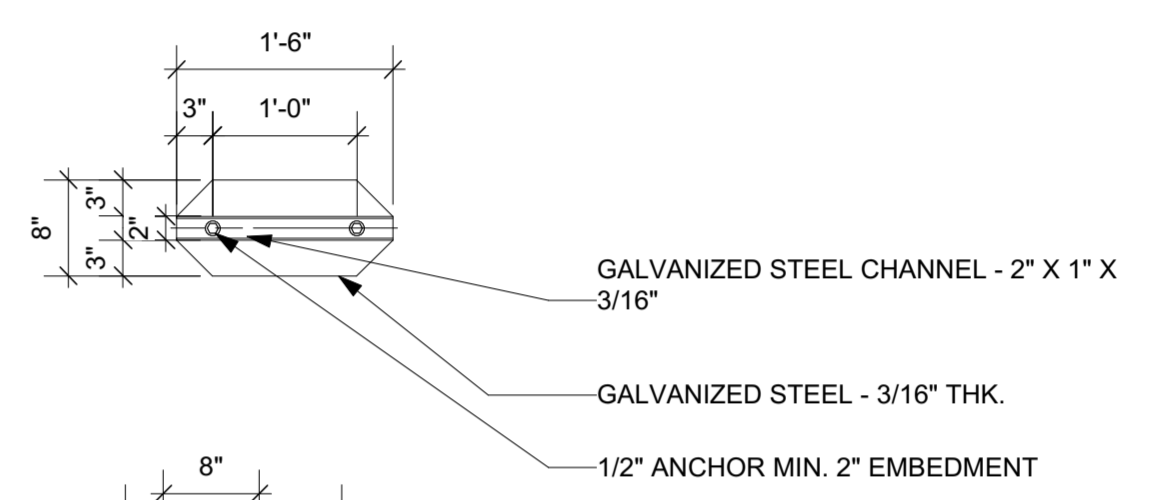
7 Trash Enclosure - Back  
Scale: 1/4" = 1'-0"



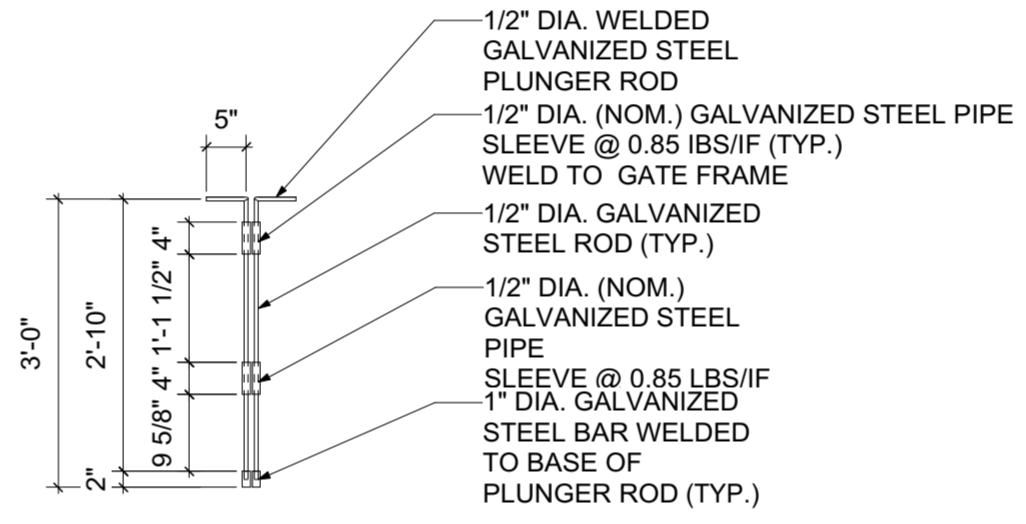
8 Trash Enclosure Elevation - Side  
Scale: 1/4" = 1'-0"



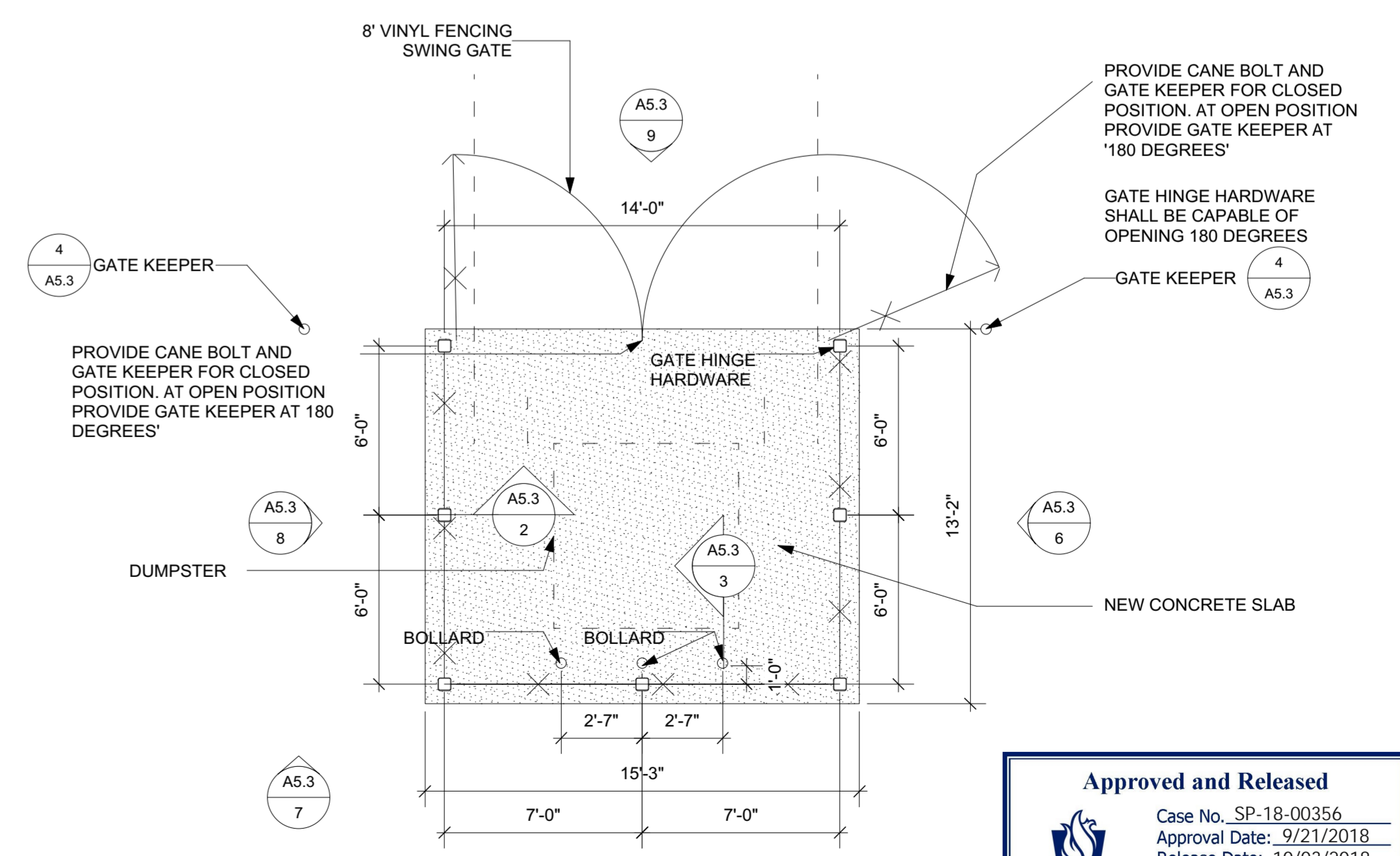
9 Trash Enclosure Elevation - Front Gate  
Scale: 1/4" = 1'-0"



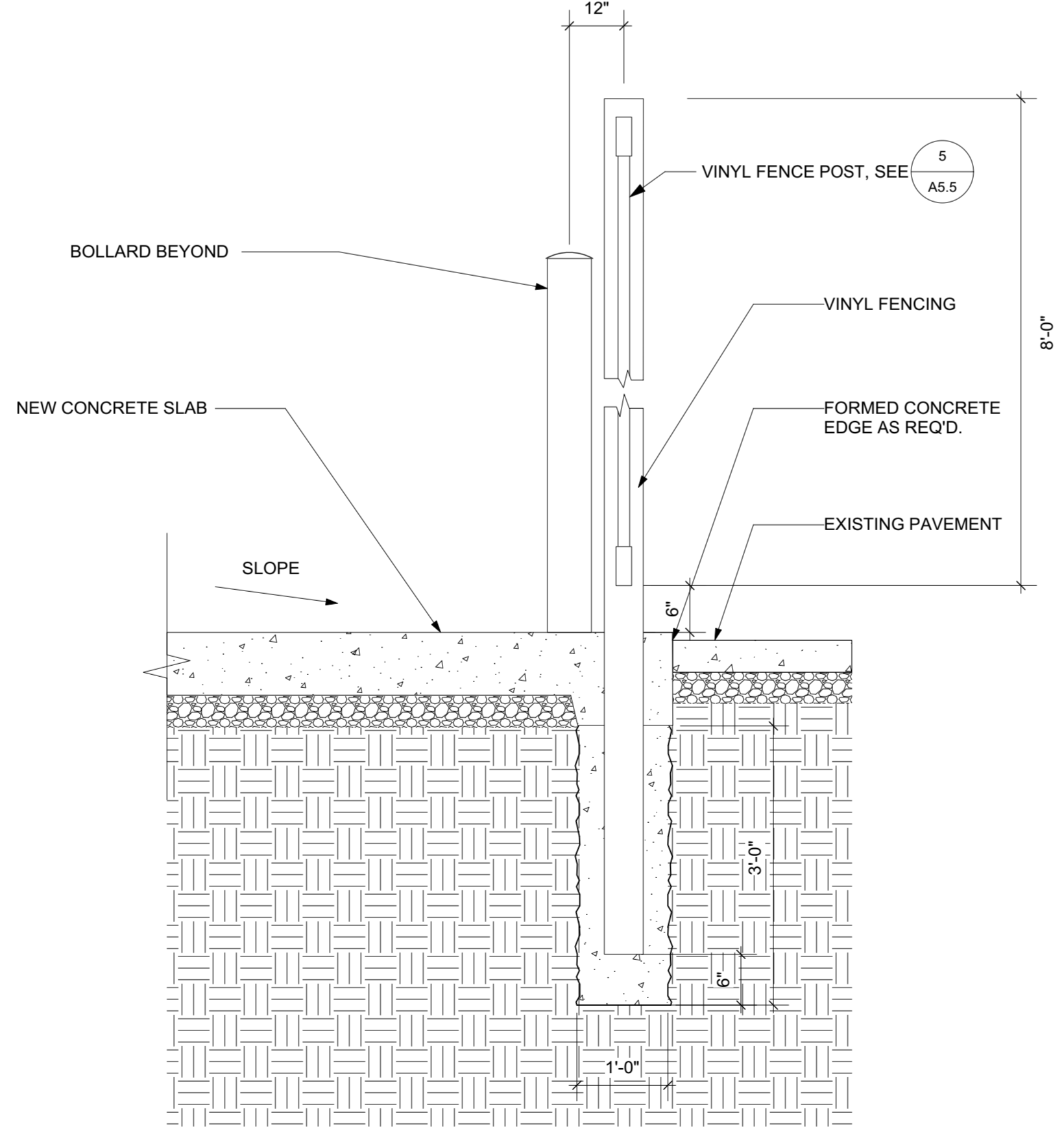
4 Gate Keeper Detail  
Scale: 3/4" = 1'-0"



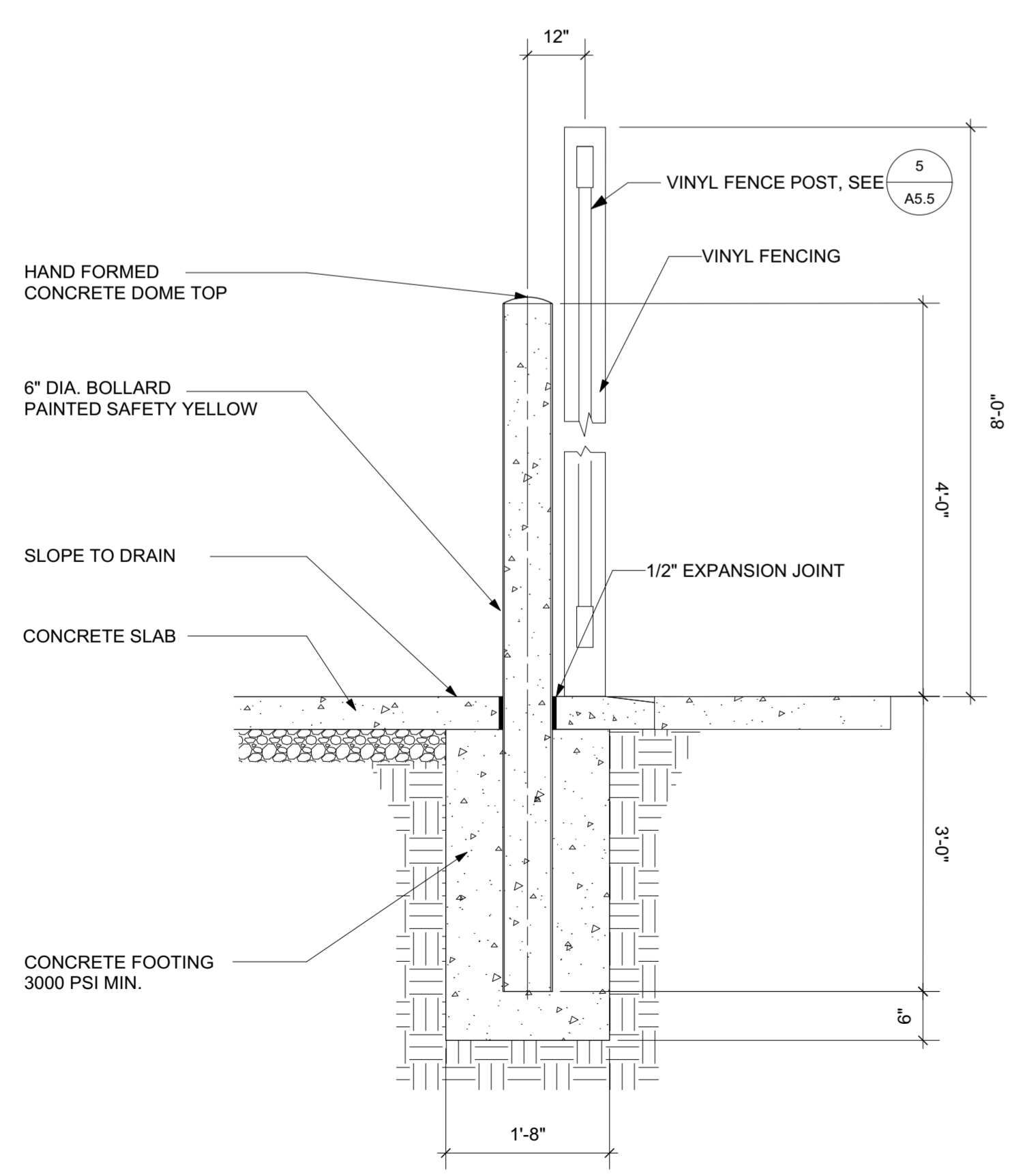
5 Gate Plunger Detail  
Scale: 1/2" = 1'-0"



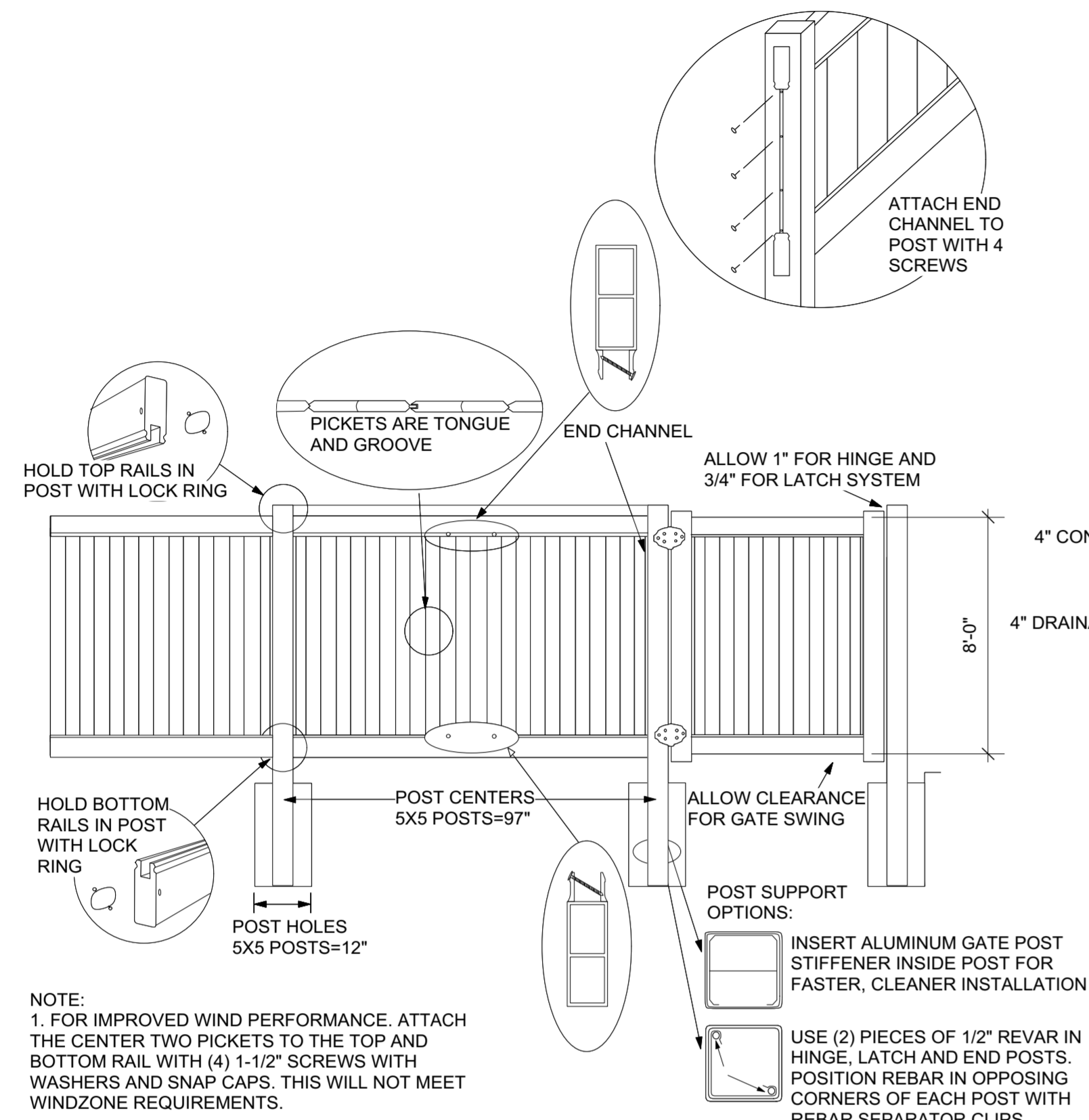
1 Trash Enclosure Plan  
Scale: 1/4" = 1'-0"



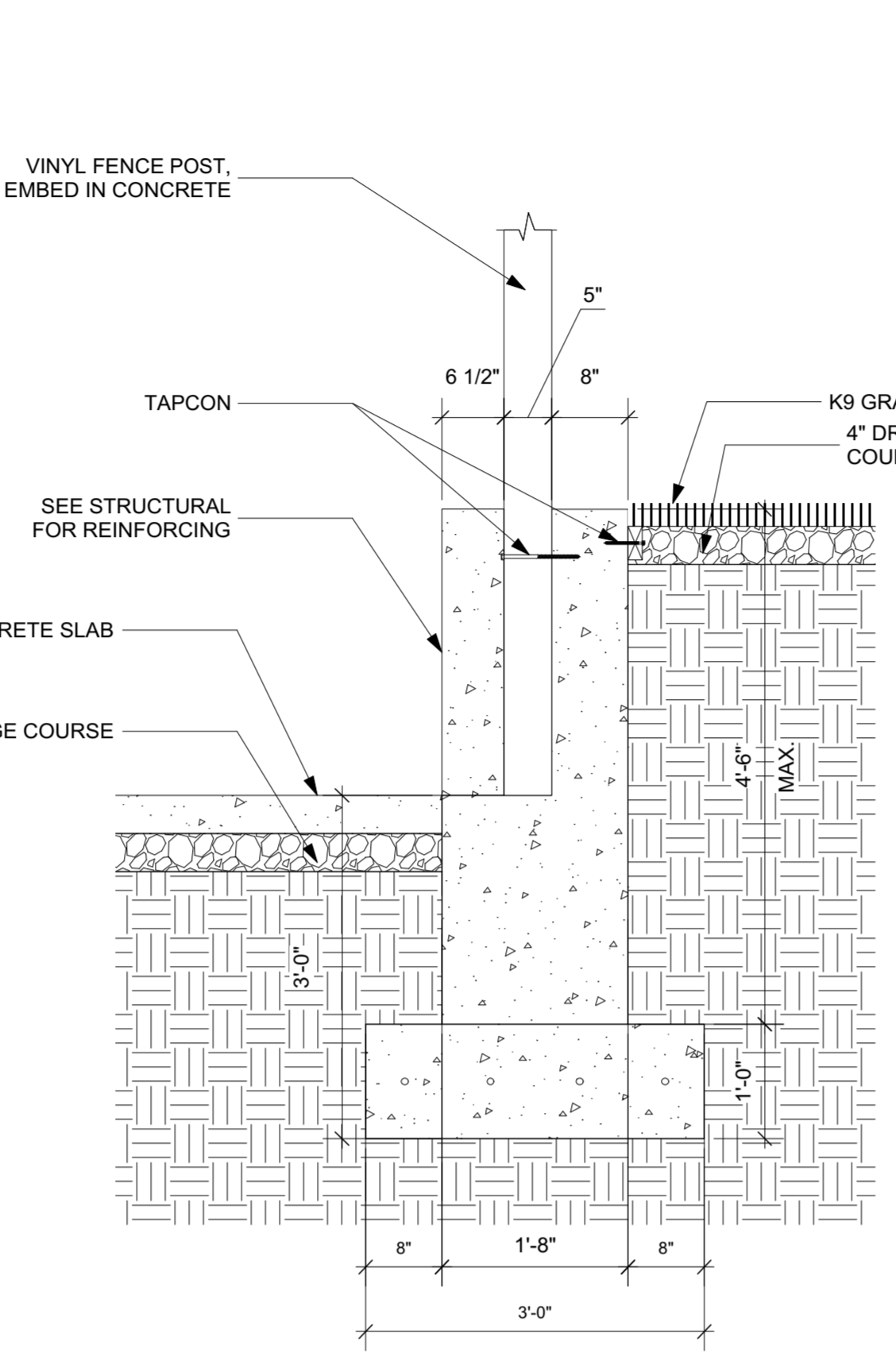
2 Post Detail  
Scale: 3/4" = 1'-0"



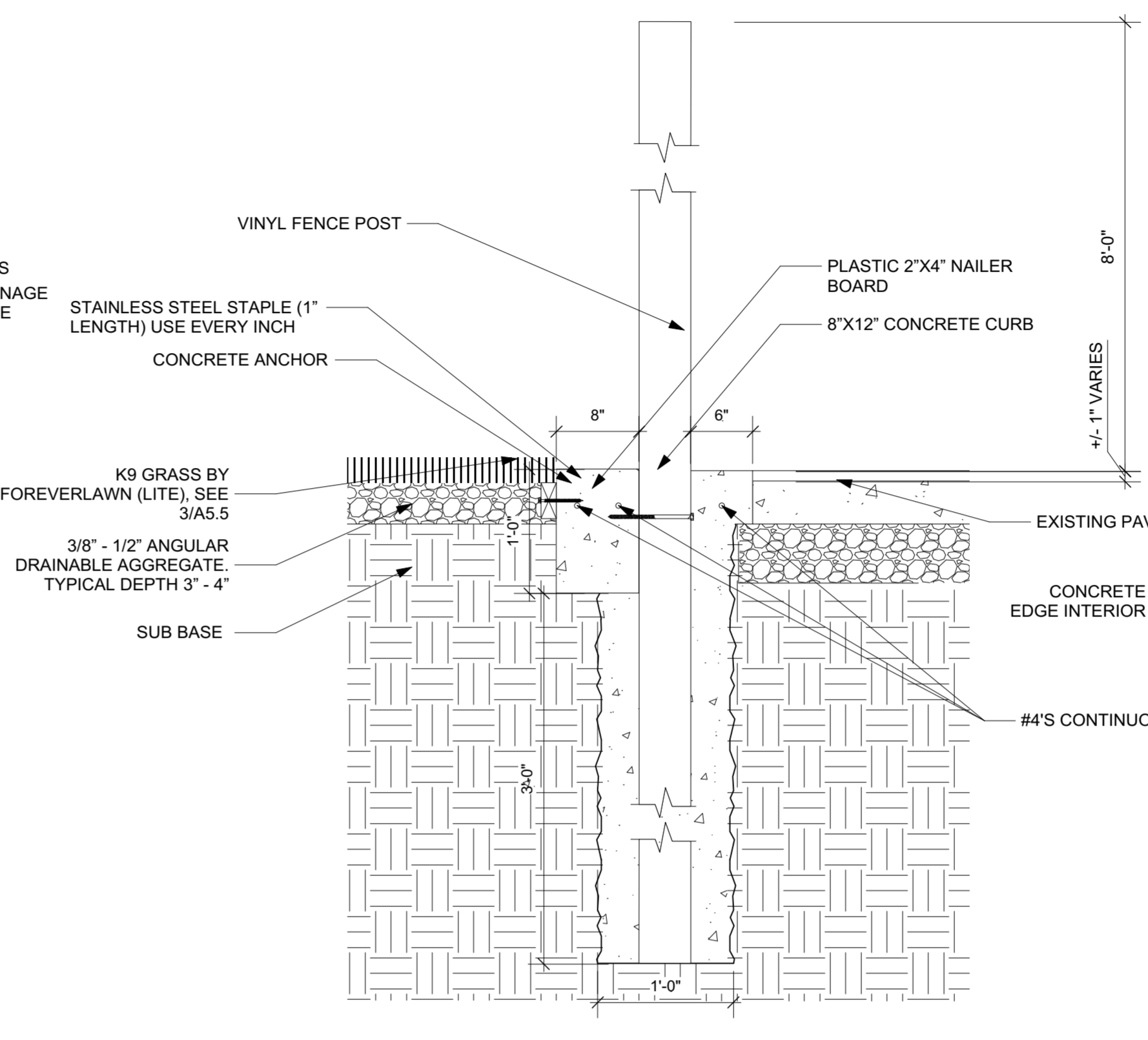
3 Bollard Detail  
Scale: 3/4" = 1'-0"



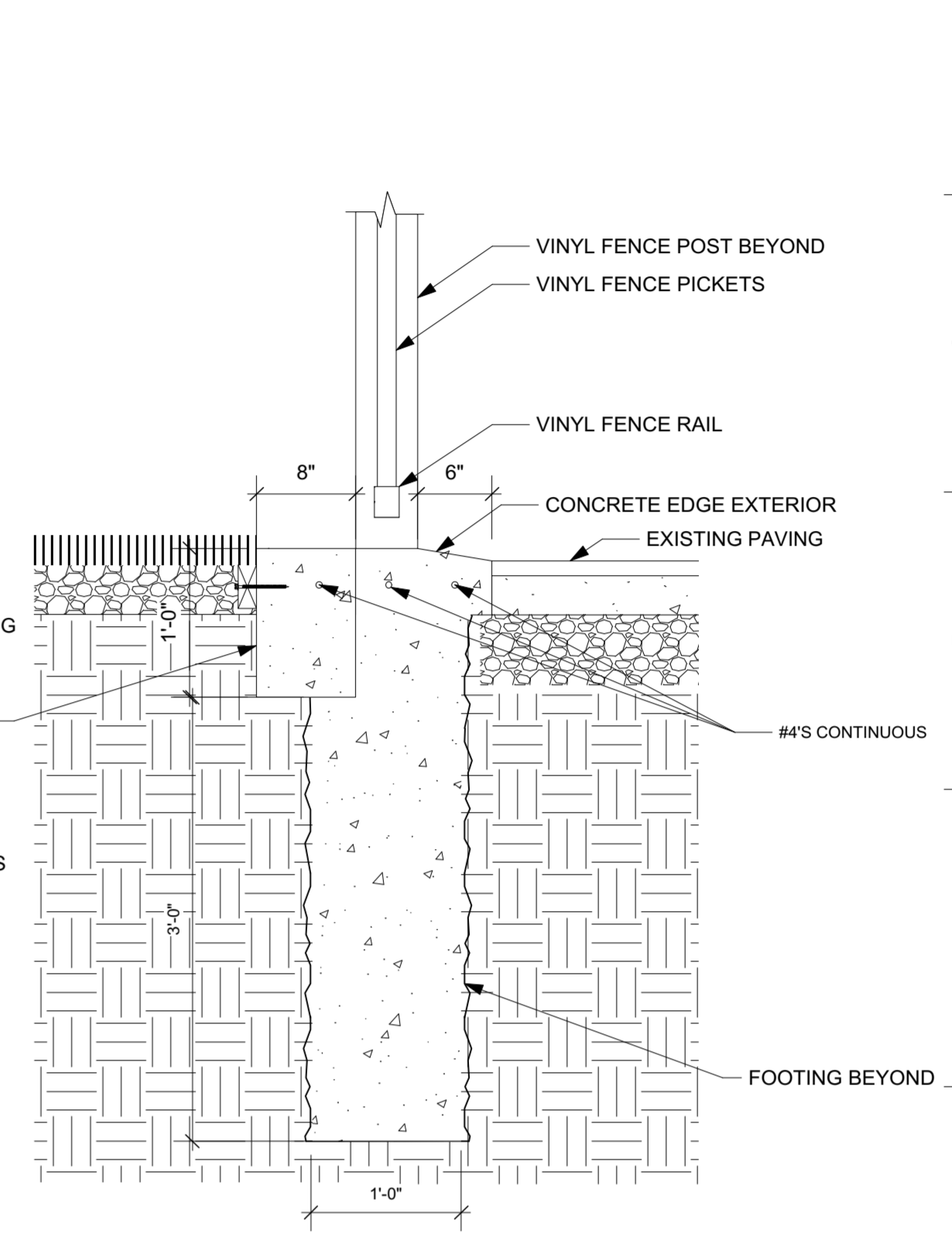
7 8' Vinyl Fence Detail  
Scale: 1/8" = 1'-0"



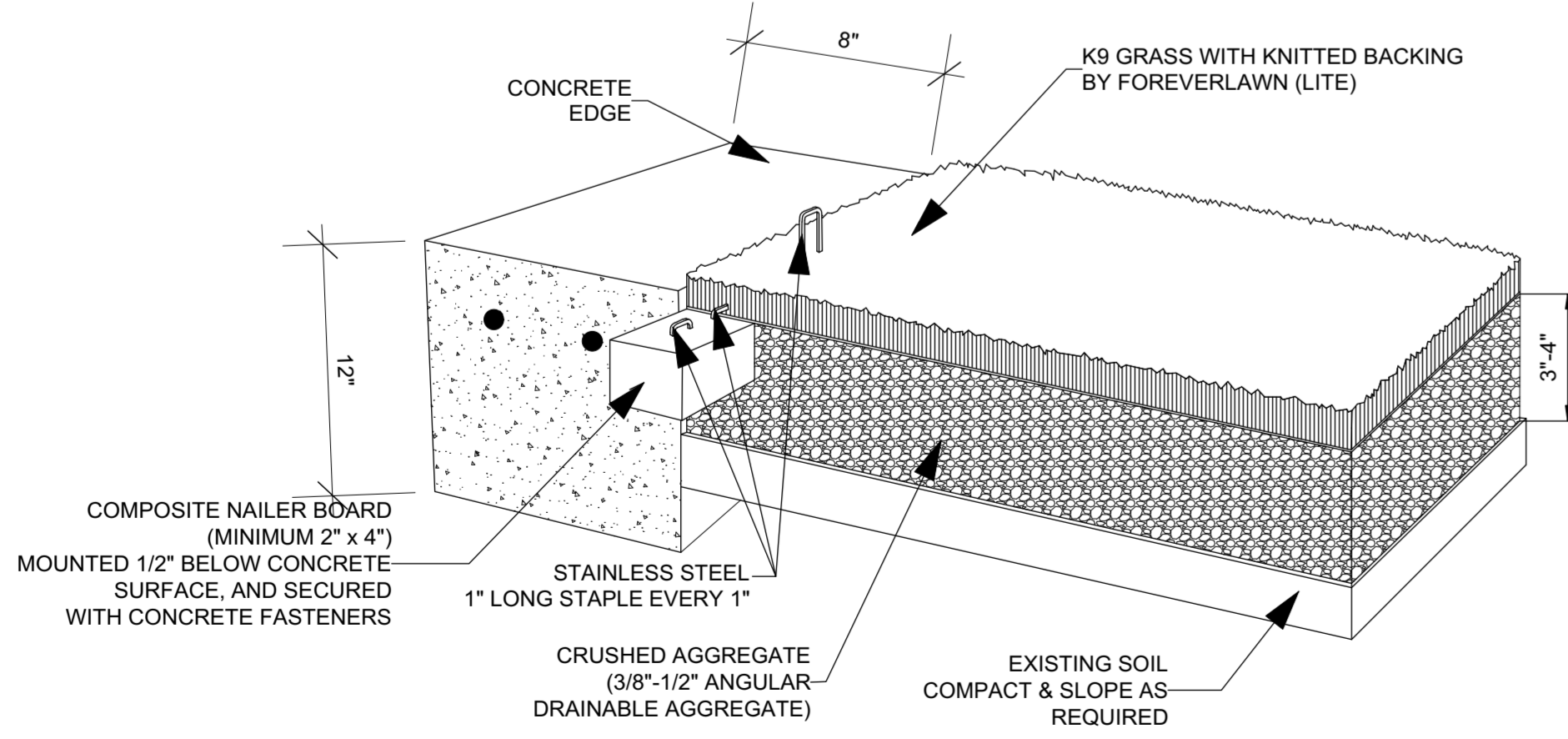
6 Elevated Play Yard Retaining Wall  
Scale: 3/4" = 1'-0"



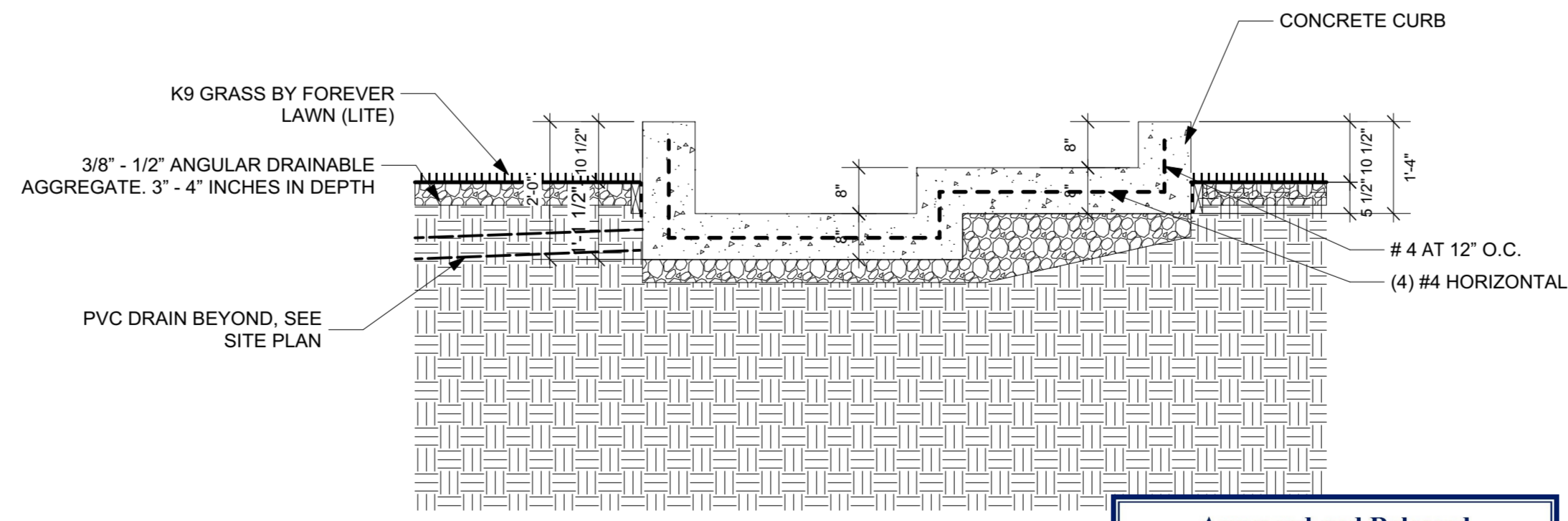
5 Fence Post Detail  
Scale: 1" = 1'-0"



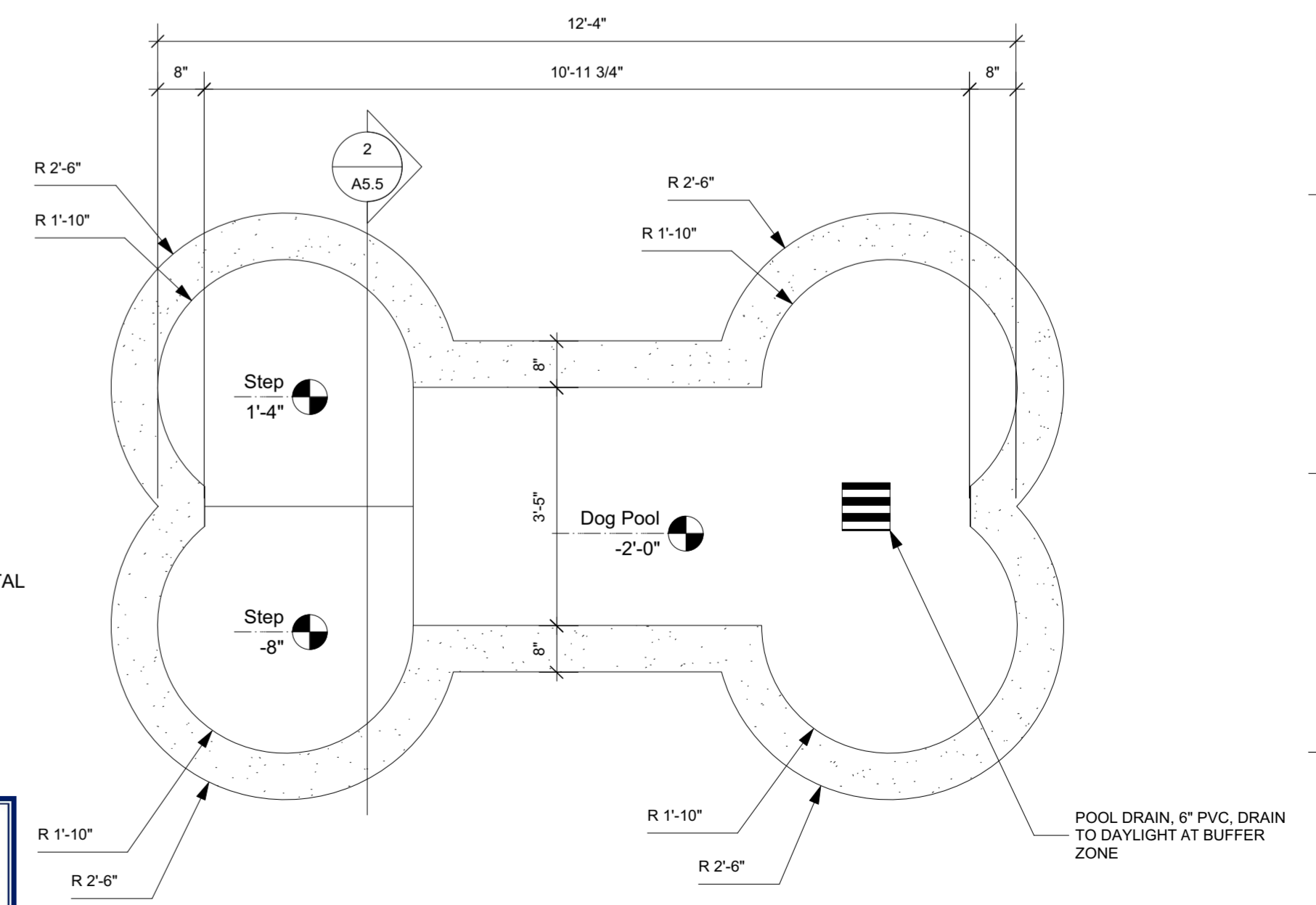
4 Fence - Section through Rails  
Scale: 1" = 1'-0"



3 K9 Grass Detail  
Scale: 1/2" = 1'-0"



2 Pool Section  
Scale: 1/2" = 1'-0"

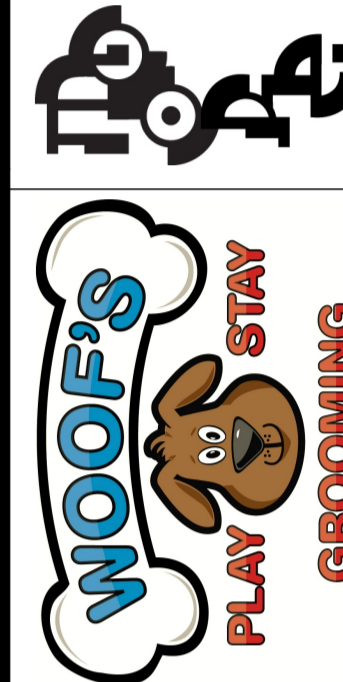


1 Pool Enlarged Plan  
Scale: 1/2" = 1'-0"

**Approved and Released**  
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 Planner: MKM  
 City of Lawrence  
 Douglas County  
 Planning & Development Services  
 Asst./Director  
*Sally Willy*

**SITE PLAN REVIEW**

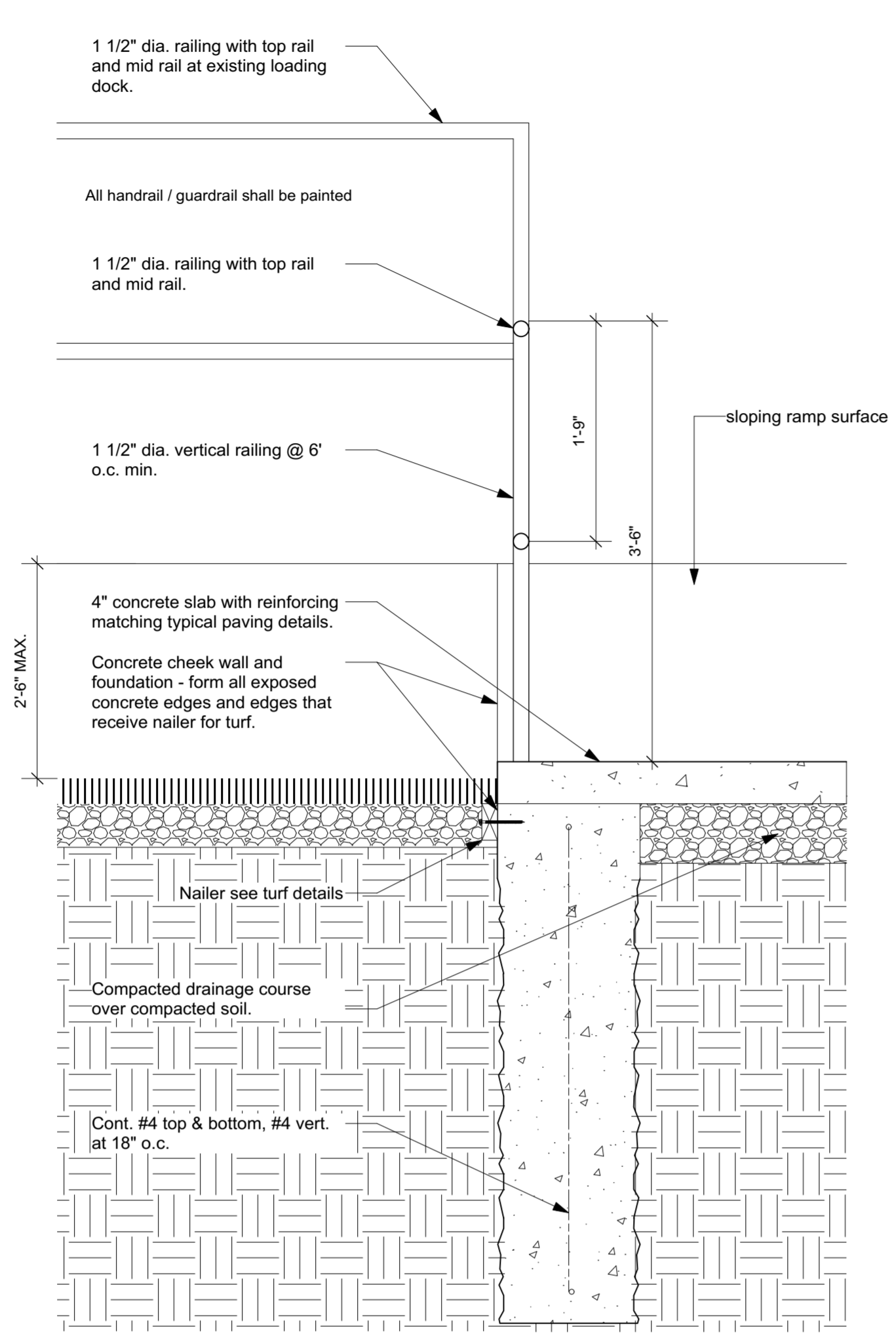
**Ben Moore Studio, LLC**  
 Architecture • Planning  
 Manhattan, KS • Council Grove, KS  
 785.560.3111  
 studio@benmoorestudio.com  
 Kansas State Certificate of Authorization • #A-992



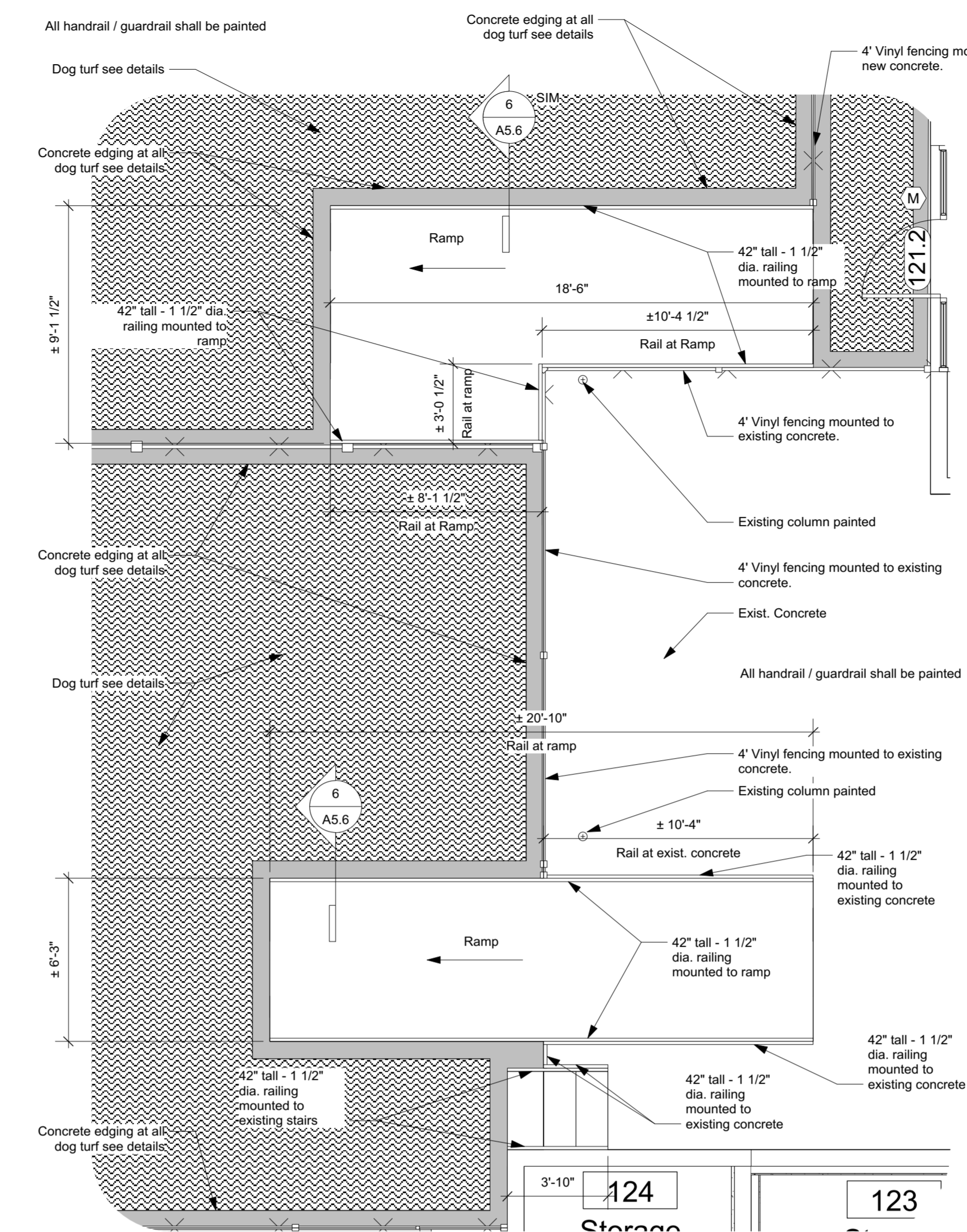
**WOOF'S**  
**Play - Stay - Grooming**  
 1519 West 23rd Street  
 Lawrence, Kansas, 66046

CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT THE JOB SITE  
 DATE: 8/20/18  
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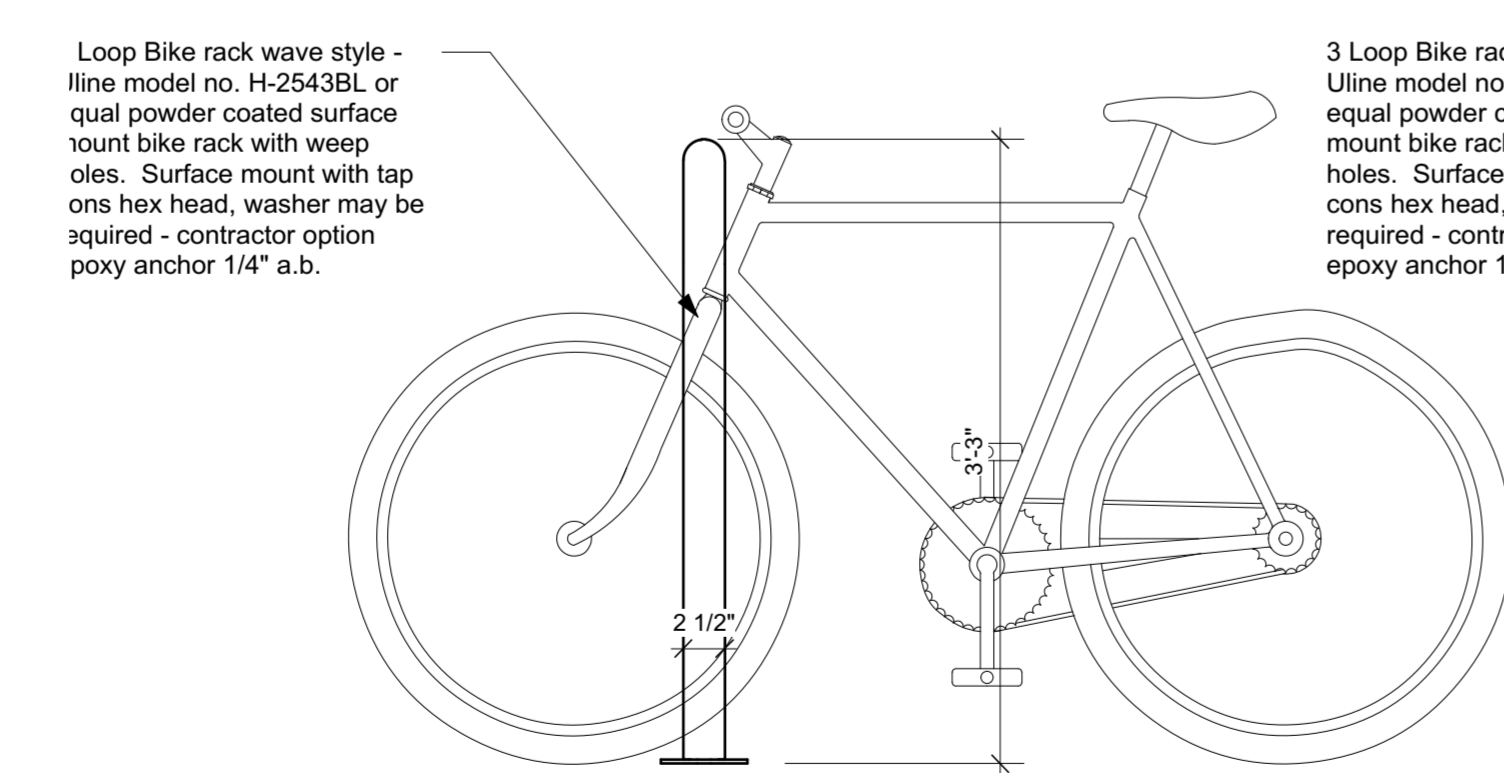
TITLE: POOL / FENCE DETAILS  
 SHEET: **A5.5** OF 31  
 PROJECT: 18-22



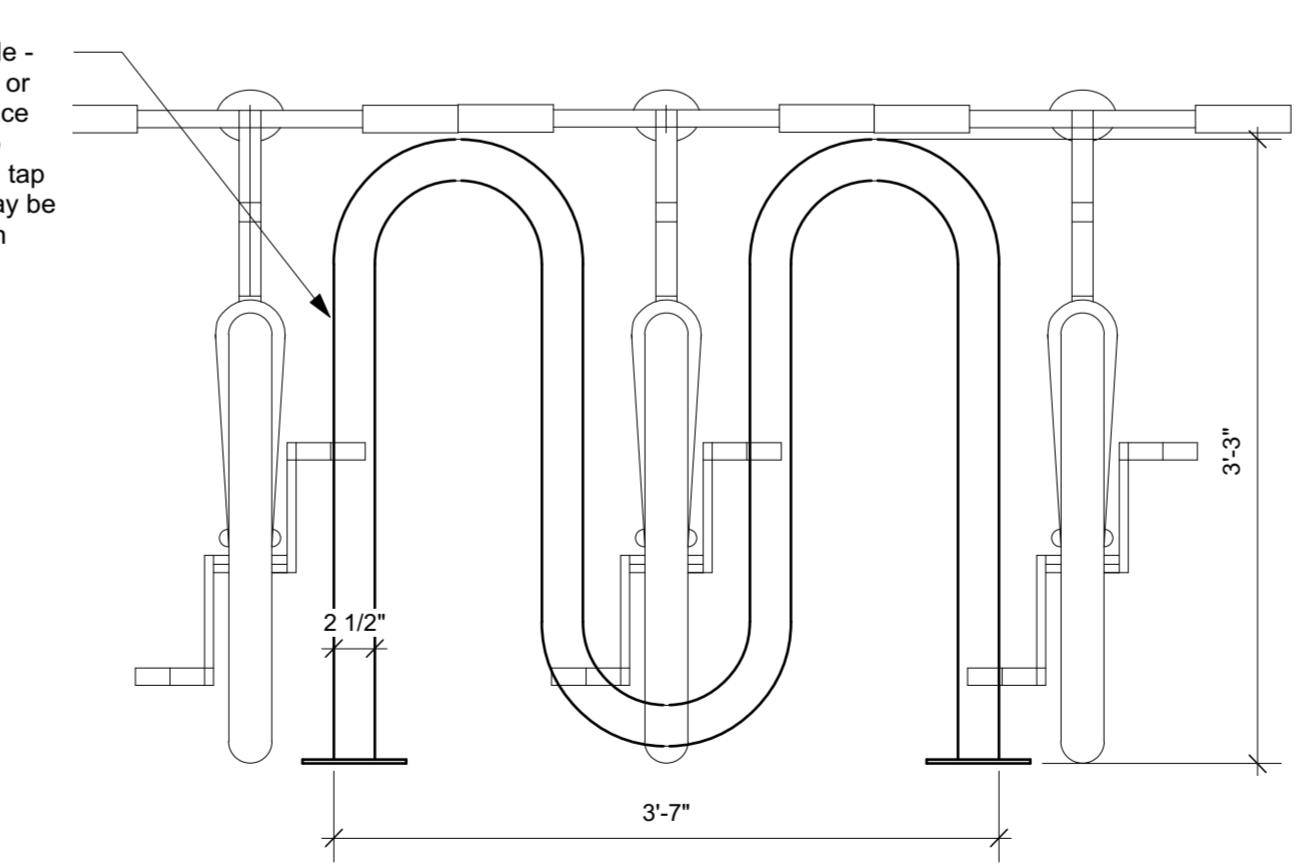
6 Hand Rail Section  
Scale: 1" = 1'-0"



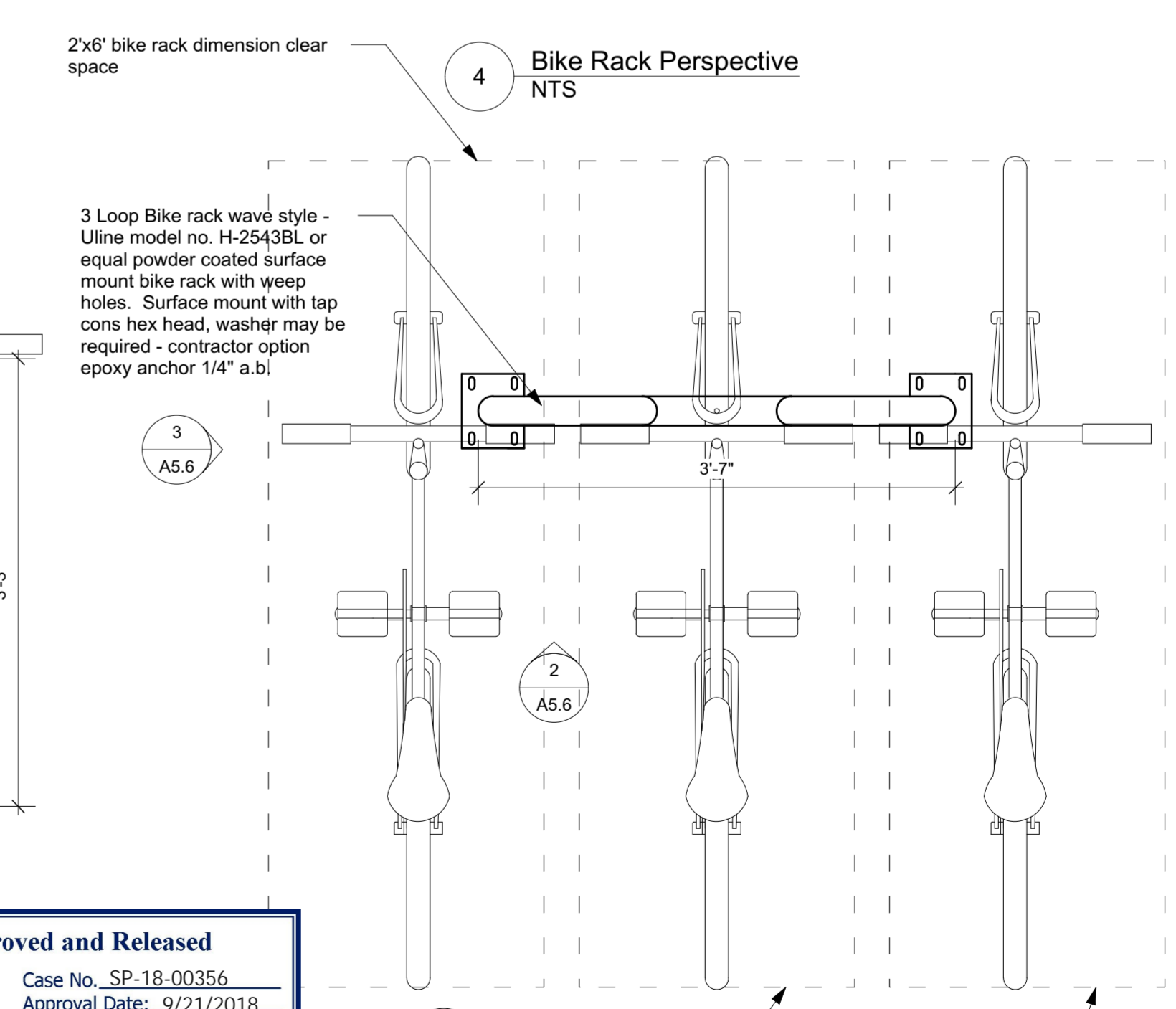
5 Ramp & Railing Plan  
Scale: 1/4" = 1'-0"



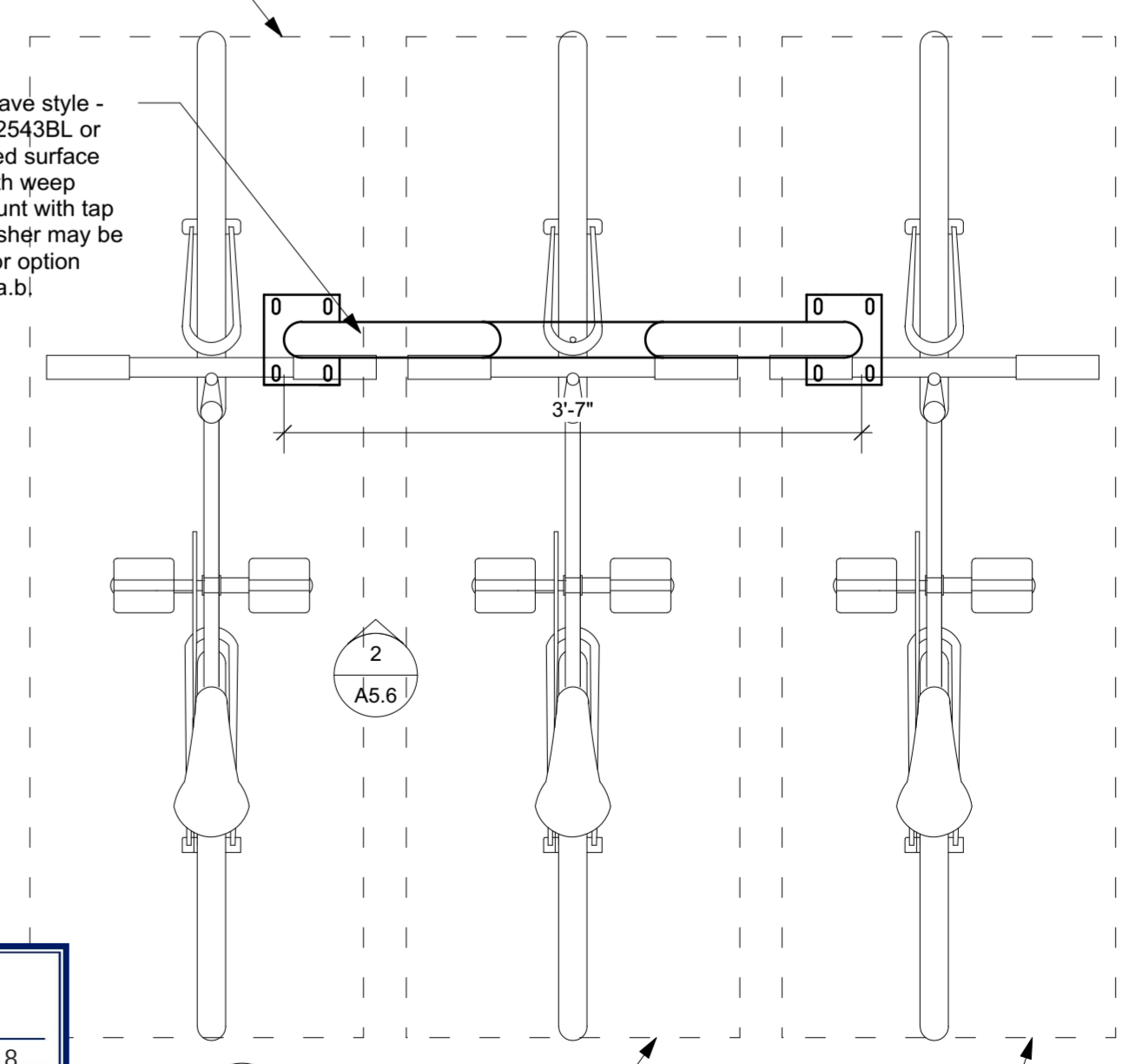
3 Bike Rack Elevation  
Scale: 1" = 1'-0"



2 Bike Rack Elevation  
Scale: 1" = 1'-0"



4 Bike Rack Perspective  
NTS



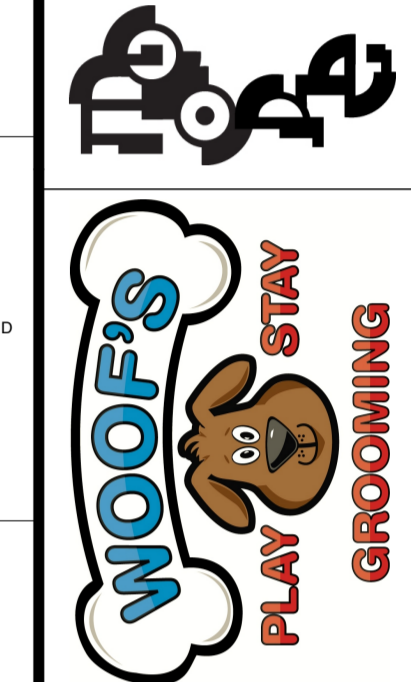
1 Bike Rack Plan  
Scale: 1/4" = 1'-0"

**Approved and Released**  
 Case No. SP-18-00356  
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 Release Date: 10/03/2018  
 Planner: MKM  
 5 of 10 Sheets  
 Asst./Director:  
*Scott McMillan*

3 Loop Bike rack wave style -  
 Uline model no. H-2543BL or  
 equal powder coated surface  
 mount bike rack with weep  
 holes. Surface mount with tap  
 cone hex head, washer may be  
 required - contractor option  
 epoxy anchor 1/4" a.b.  
 Powder Coat Color = black

**SITE PLAN REVIEW**

**Ben Moore Studio, LLC**  
 Architecture • Planning  
 Manhattan, KS • Council Grove, KS  
 785.560.3111  
 studio@benmoorestudio.com  
 Kansas State Certificate of Authorization - #KA-992



**WOOF'S**  
**Play - Stay - Grooming**  
 1519 West 23rd Street  
 Lawrence, Kansas, 66046

**CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT THE JOB SITE**  
 DATE: 8/20/18  
 REVISION:

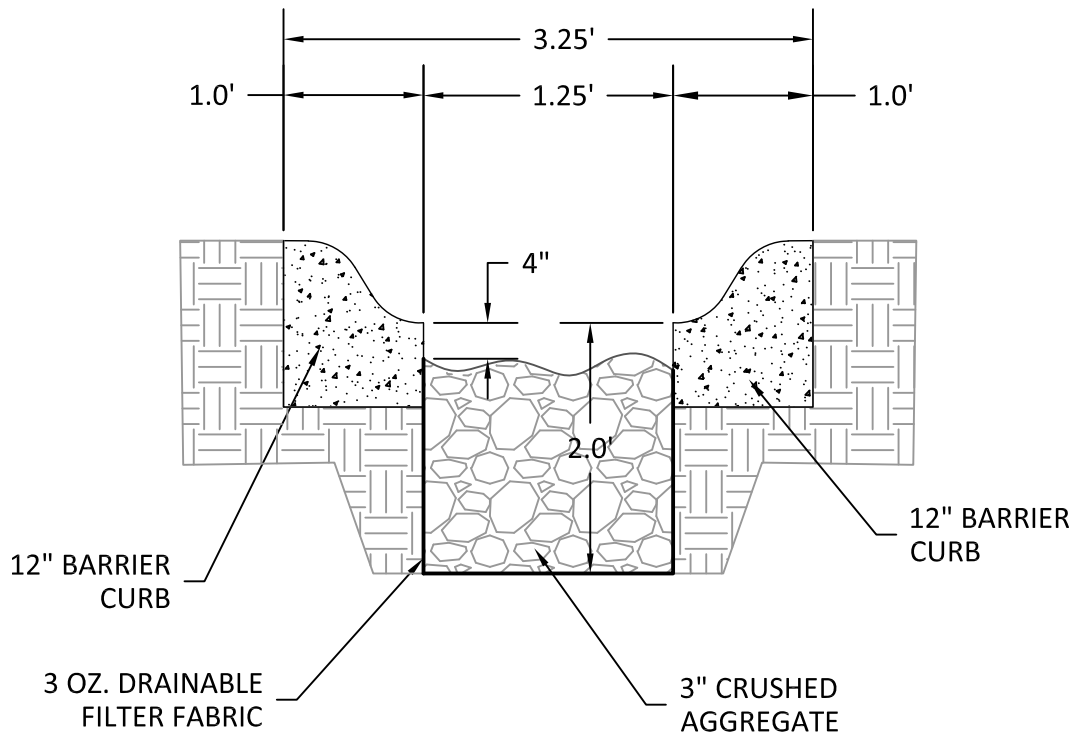
TITLE: BIKE RACK & RAMP  
 SHEET: **A5.6**  
 OF 31  
 PROJECT: 18-22

**Approved and Released**



City of Lawrence  
Douglas County  
PLANNING & DEVELOPMENT SERVICES

Case No. SP-18-00356  
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Planner: MKM  
6 of 10 Sheets  
Asst./Director:  
*Scott McCallahan*



**DEPRESSED SWALE**  
TYPICAL SECTION

NOTE: THE PROPOSED DEPRESSED SWALE DETAIL WAS AGREED UPON BY THE THE OWNER OF WOOF (PET - STAY -GROOM) AND THE ADJACENT PROPERTY OWNER.

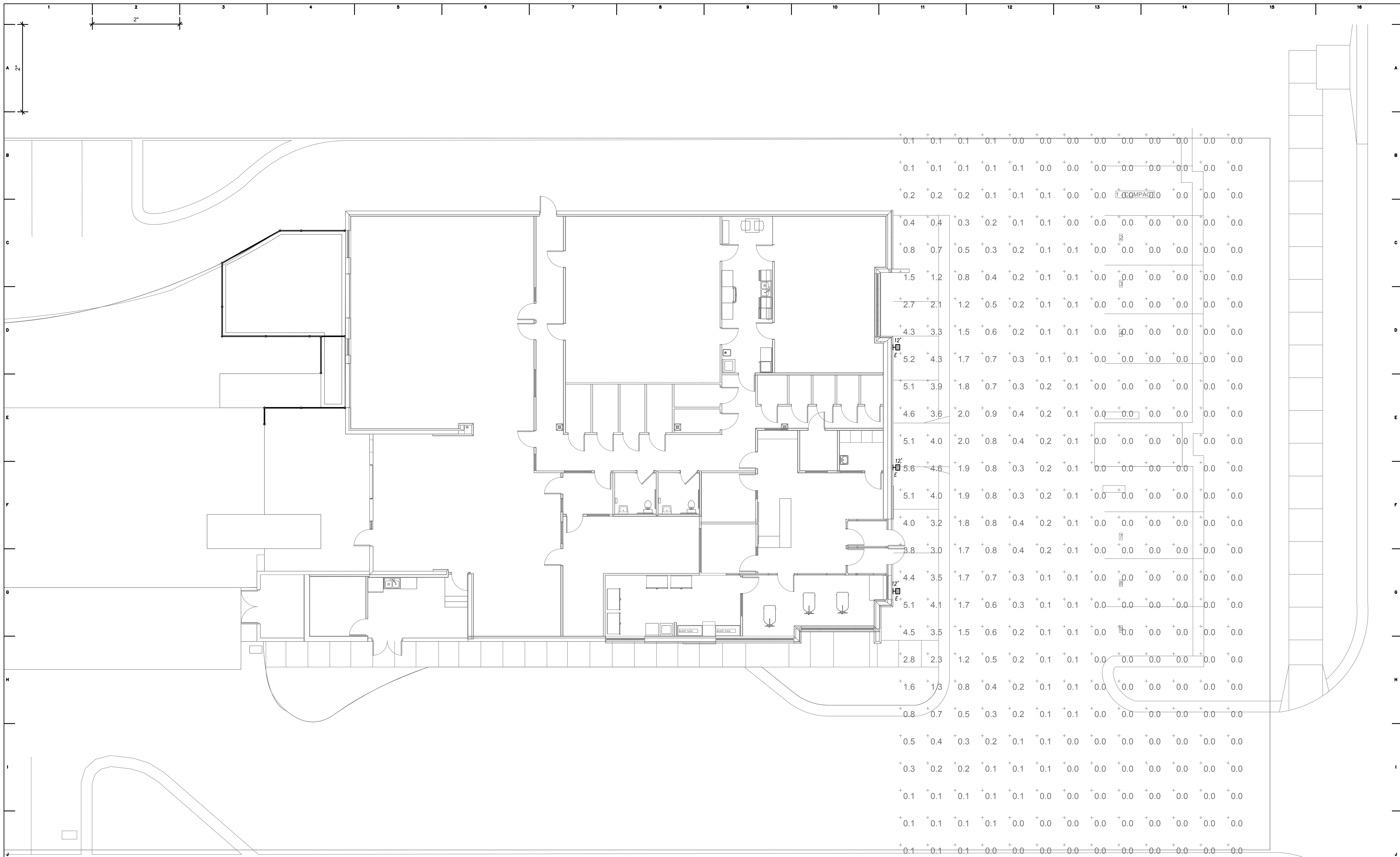
Project No.:  
N/A  
Date:  
9/5/2018  
Sheet No.:  
1 OF 1



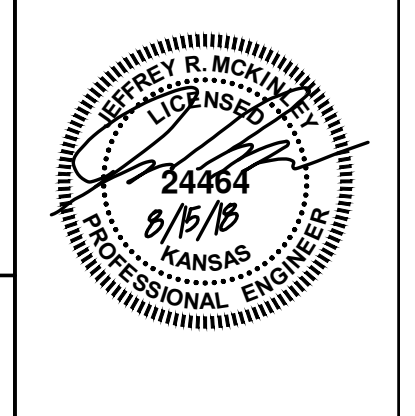
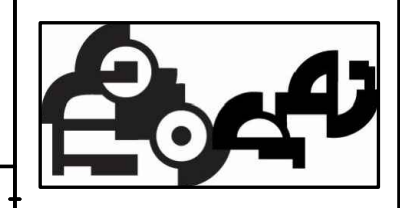
**DRIGGS DESIGN GROUP, PA**  
Surveying Engineering Planning  
MANHATTAN HAYS EMPORIA

CITY OF LAWRENCE, KANSAS  
WOOF'S (PLAY - STAY - GROOMING)  
STORM WATER DETAIL

No.	Revision	Date



**Ben Moore Studio, LLC**  
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 PO BOX 1883  
 Manhattan, KS 66505  
 785-560-3111  
 studio@benmoorestudio.com



**WOOF'S**  
 Play - Stay - Grooming  
 1519 West 23rd Street  
 Lawrence, KS 66046, Douglas County

CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT THE JOB SITE  
 DATE: 8/15/18

REVISION:

TITLE: LIGHTING

SHEET: E5

PROJECT: 17-14

**SITE PLAN - LIGHTING PHOTOMETRIC**  
 1/8" = 1'-0"

**Approved and Released**  
 Case No. SP-18-00356  
 Approval Date: 9/21/2018  
 Release Date: 10/03/2018  
 Planner: MKM  
 7 of 10 Sheets  
 Asst./Director: *Scott M. Kelly*

**EXTERIOR LIGHTING NOTES:**  
 THESE LIGHTING CALCULATIONS JUST ACCOUNT FOR THE NEW LIGHT FIXTURES ON THE BUILDING



PEARSON KENT MCKINLEY RAAF ENGINEERS LLC  
 2505 ANDERSON AVE, #202 MANHATTAN, KS 66502  
 785.320.5280 WWW.PKMRENG.COM

**CURBS PLUS, INC.**

**NuVue**  
Screen Systems

**Approved and Released**



City of Lawrence  
Douglas County  
PLANNING & DEVELOPMENT SERVICES

Case No. SP-18-00356

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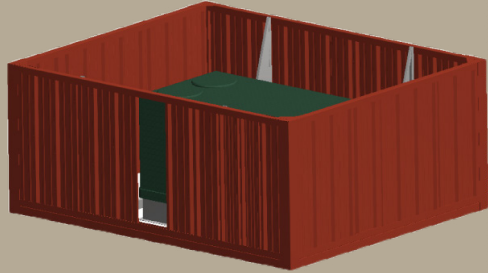
8 of 10 Sheets

Asst./Director:

Scott McAlley



# Screen Configurations



Typical 4 sided screen



Installation of screen around unit with pipe-chase.

The NuVue Screen System can be configured to work around most field conditions.



City of Lawrence  
Douglas County  
PLANNING & DEVELOPMENT SERVICES

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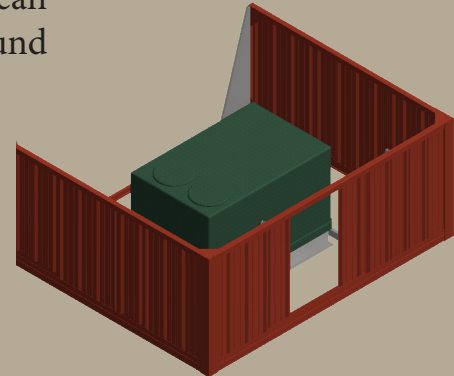
Planner: MKM

9 of 10 Sheets

Asst./Director:

*Scott McCallough*

Screen being installed to avoid existing roof piping.

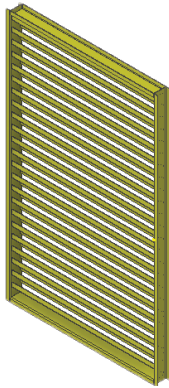


Typical 3 sided screen

PANEL PROFILE OPTIONS



Smooth



Louvered



Shadow



Corrugated  
(base)

STANDARD SCREEN  
AND TRIM COLORS\*

Royal Blue



Evergreen



Terra Cotta



Dark Bronze



Slate Gray

Surrey Beige



Regal White



OPTIONAL TRIM PROFILES

FLAT



STAIRCASE



Approved and Released



City of Lawrence  
Douglas County  
PLANNING & DEVELOPMENT SERVICES

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10 of 10 Sheets

Asst./Director:

*Scott McElly*

\*The NuVue Screen System is available in standard and cus