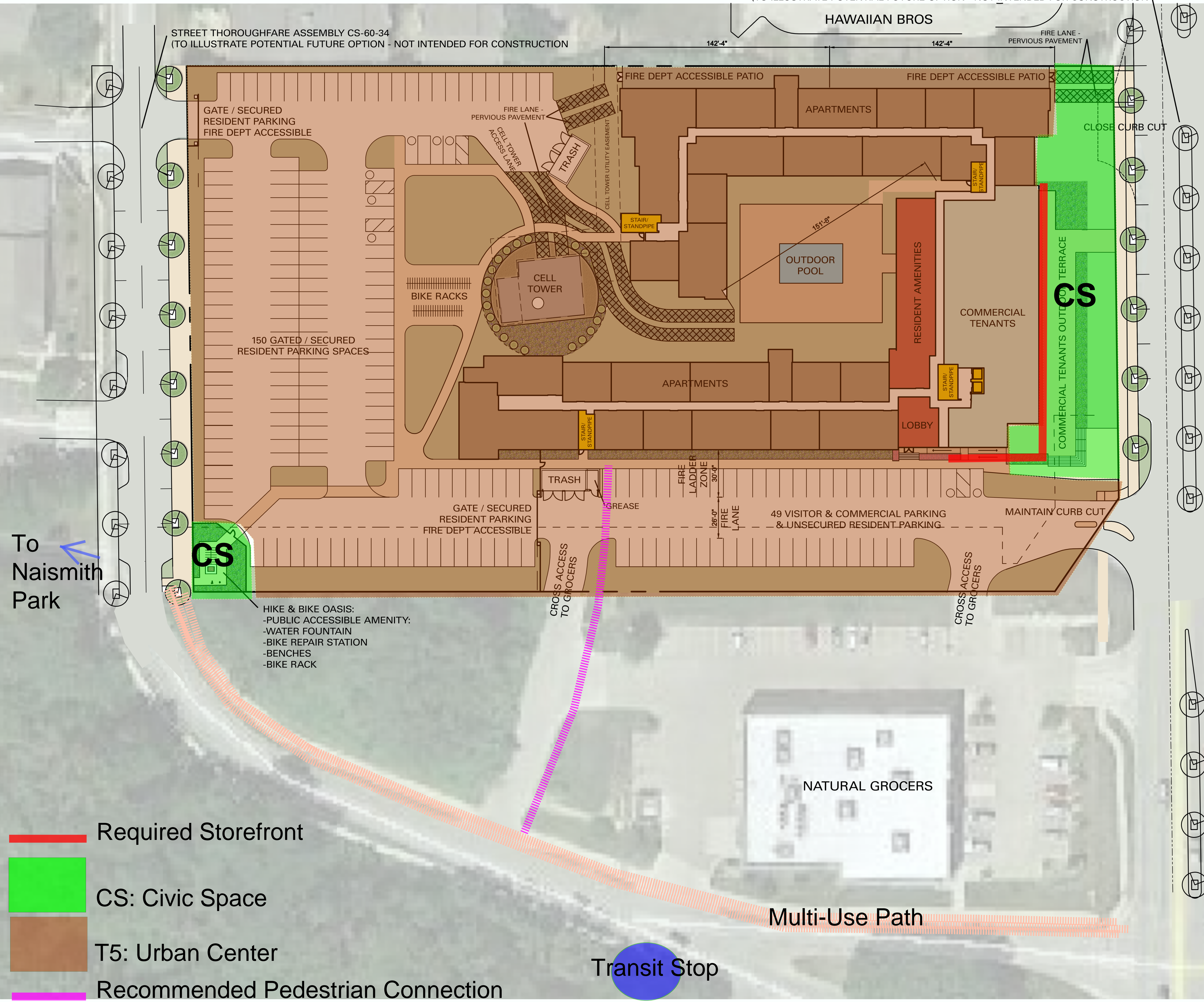


JT DATE: December 28, 2018 - 10:58am  
 PLAN  
 Opus A & E - I:\31398 - KU Student Housing\000\Arch\31398 - KUSH\_Smartcode V2 esmt.dwg [AS1] [B] December 28, 2018 - 10:58am gk

STREET THOROUGHFARE ASSEMBLY AV-90-56  
 (TO ILLUSTRATE POTENTIAL FUTURE OPTION - NOT INTENDED FOR CONSTRUCTION)

STREET THOROUGHFARE ASSEMBLY CS-60-34  
 (TO ILLUSTRATE POTENTIAL FUTURE OPTION - NOT INTENDED FOR CONSTRUCTION)



- Required Storefront
- CS: Civic Space
- T5: Urban Center
- Recommended Pedestrian Connection

Transect Zones Summary	Required	Provided
<b>Allocation of Zones</b>		
TND		yes
<b>Minimum Base Density</b>		
Residential	24u/Ac Min.	27u/Ac
Other Functions	30% min	42.19%
<b>Block Size</b>		
Block Perimeter	2000' max	1924'
<b>Public Frontages</b>	<b>SS, AV, CS, BV</b>	
Curb	Raised 5-20' R	yes
Walkway	12-20'	yes
Planter	Cont. 4-6'	yes
<b>Civic Spaces</b>		
Green, Square, Plaza		Link to Trail
<b>Lot Occupation</b>		
Lot Width	150' Max	273.75'
Lot Coverage	80% Max	70%
<b>Building Disposition</b>		
Front Setback	0-12' max	39.5'-49.6'
Side Setback West	0-12' max	6.6'-14.6'
Side Setback East	0-12' max	83.2'-90'
Rear Setback	3' min	169.2'
<b>Building Type</b>		
Sidyard	yes	yes
Rearyard	yes	yes
<b>Parking Layout</b>		
First Layer	no	yes*
Second Layer	warrant	yes
Third Layer	yes	yes
<b>Private Frontages</b>		
Shopfront & Awning	yes	yes
Gallery	yes	yes
<b>Building Height</b>		
	2-5 stories	3 stories
<b>Building Function</b>		
Residential	yes	yes
Office	yes	yes
Retail	yes	yes
<b>Area Calculations</b>		
Site Area		4.44 Ac
Building Area		141,194 sf +/-
Number of Units		117
Retail Area		8,682 sf +/-
<b>Parking Calculations</b>		
Apts Code Requirement		117
Amount in Excess		55
Subtotal Apts		172
Retail at 1/3000 sf		27
Total Parking		199
<b>Design Standards</b>		
Storefront Glass	70% min	72%
Openings Above 1st Floor	40% Max	40% max

**OPUS**  
 THE OPUS GROUP

Opus AE Group, L.L.C.  
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 Kansas City, MO 64108  
 816-480-4303

Opus Design Build, L.L.C.  
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 816-480-4400

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ISSUE RECORD  
 PLANNING 01.02.2019  
 PLANNING 01.16.2019

DATE

PROJECT MANAGER  
 Mark Winschel

DRAWN BY

CHECKED BY

REGISTRATION

FOR PLANNING  
 APPROVAL ONLY  
 NOT FOR CONSTRUCTION

SEE CIVIL DRAWINGS FOR  
 COMPLETE DIMENSIONING,  
 EASEMENTS, & DETAILS

SHEET TITLE  
 SITE LAYOUT

0 15 30 60  
 SHEET NUMBER

PLAN NORTH

Regulating Plan

AS.1