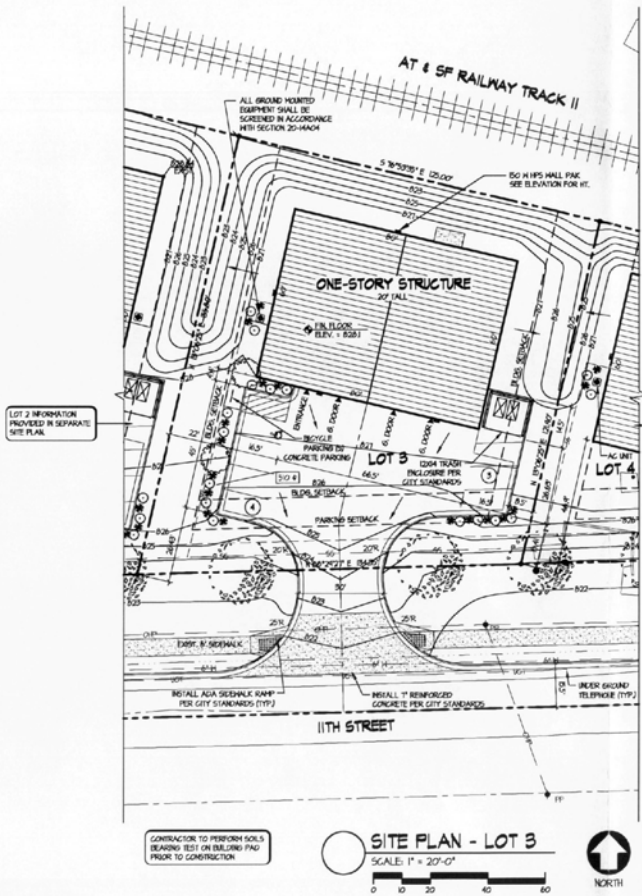




BENCHMARKS:

BM 16. GRAVELED 12" FRONT CENTER STORM INLET NORTH SIDE 11TH STREET AND ON WEST SIDE OF AT & SF RAILROAD TRACKS. ELEV. 828.84
BM 17. GRAVELED 12" TOP OF CURB AT END OF CURB EAST OF JACKSON AVENUE AND ON NORTH SIDE OF 11TH STREET. ELEV. 828.86
AS INDICATED BY FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY AND INCORPORATED AREAS, MAY REMAIN DOOR-TO-DOOR 6" EFFECTIVE DATE NOVEMBER 1, 2006. THE ENTIRE POLK SUBDIVISION IS WITHIN A 100-YEAR FLOODPLAIN HAZARD AREA. THE 100-YEAR BASE FLOOD WATER SURFACE ELEVATION FOR THIS SHORE AREA IS 825.0.
THE MINIMUM FINISH FLOOR ELEVATION FOR ANY BUILDING WITHIN THIS SUBDIVISION SHALL BE 828.0.

GENERAL NOTES:

11. LOCATION: CITY OF LAWRENCE, 1800 EAST 11TH STREET
12. LEGAL DESCRIPTION: POLK SUBDIVISION, LOT 3
13. CURRENT ZONING: M-2, PROPOSED USE: USE GROUP 1A, CONTRACTOR SHOP
14. LAND AREA: 41 AC. (82,500 SQ. FT. +/-)
15. PARKING SURFACE: 4" REINFORCED CONCRETE
16. PARKING REQUIRED: PARKING GROUP 15, 1 SPACE PER 500 SQ. FT. OFFICE: 1,000 SQ. FT. + 10% = 110 SPACES + 13 SPACES VEHICLE STORAGE: 3,000 SQ. FT. + 10% = 330 SPACES + 3 SPACES
17. PARKING PROVIDED: 1 SPACES PROVIDED 1 ACCESSIBLE SPACES (5 BICYCLE SPACES)
18. TYPICAL DIMENSIONS: 10' SPACES - 8' X 30' 15' SPACES - 8' X 30'
19. CITY OF LAWRENCE NOT TO BE HELD RESPONSIBLE FOR DAMAGE BY TRASH TRUCKS.
20. PLAN FOR CITY APPROVAL ONLY. CONSTRUCTION DOCUMENTS FURNISHED AT THE REQUEST OF THE OWNER.
21. ACCESSIBLE RAMPS BY A.D.A. STANDARDS.
22. BUILDING SIZE: BUILDING FOOTPRINT - 4,800 SQ. FT.
23. PROPOSED USE: CONTRACTOR OFFICE / SHOP / VEHICLE STORAGE
24. SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ACCESSIBILITY GUIDELINES) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
25. REFER TO A FLOOD PLAIN MANAGEMENT STUDY PREPARED BY EDH & ASSOCIATES FOR ADDITIONAL INFORMATION.
26. TRASH WILL BE PLACED BY THE CURB BY BUILDING OCCUPANTS.
27. THE ENTIRE LOT IS LOCATED IN THE 100-YEAR FLOOD PLAIN

LANDSCAPING NOTES:

2015	DESCRIPTION	QTY.	RECOMMENDED TREES	RECOMMENDED TREES	SIZE	COND.
1	SHADE TREES	2	SHAW TOWYI OAK, HONOLULU MAPLE	GERBERD ACUTIFORM, ACER VERNUM, RED BARKED	2'-2 1/2" CAL. D & B	
2	ORNAMENTAL TREES	2	CLEVELAND SELECT PEAR, PYRAMIDAL GINKGO, 'SILVERDUST' GINKGO, 'SILVERDUST' GINKGO, 'SILVERDUST' GINKGO	PYRAMIDAL GINKGO, 'SILVERDUST' GINKGO, 'SILVERDUST' GINKGO	1 1/2"-2" CAL. D & B	
3	DECIDUOUS SHRUBS	14	RED BURNINGBUSH, LEAFY LILAC, BEAUTY BUSH, DWARF GINKGO, LILAC	RED BURNINGBUSH, LEAFY LILAC, BEAUTY BUSH, DWARF GINKGO, LILAC	8"-24" HT. COND.	
4	EVERGREEN SHRUBS	5	CAMEL CREEPER, GINKGO, 'SILVERDUST' GINKGO, 'SILVERDUST' GINKGO, 'SILVERDUST' GINKGO	CAMEL CREEPER, GINKGO, 'SILVERDUST' GINKGO, 'SILVERDUST' GINKGO, 'SILVERDUST' GINKGO	8"-24" HT. COND.	

21. THERE MUST BE A MIN. OF 10 SPECIES USED IN EACH SHRUB CATEGORY.

22. ALL TURF AREAS TO BE SEEDS WITH K-3 PEGS.

23. REQUIRED INTERIOR LANDSCAPING AREA = 1,000 SQ. FT. PROPOSED INTERIOR LANDSCAPING AREA = 1,000 SQ. FT.

EXISTING CONDITIONS:		PROPOSED CONDITIONS:	
TOTAL BUILDINGS	0 SQ. FT.	TOTAL BUILDINGS	4,800 SQ. FT.
TOTAL PAVEMENT	0 SQ. FT.	TOTAL PAVEMENT	4,800 SQ. FT.
TOTAL INTERIORS	0 SQ. FT.	TOTAL INTERIORS	4,800 SQ. FT.
PROPERTY AREA	82,500 SQ. FT.	PROPERTY AREA	82,500 SQ. FT.

LOCATION MAP:

NOT TO SCALE



paul werner
ARCHITECTS

840 COLUMBIA DRIVE
SUITE 1002
LAWRENCE, KS 66048
OFFICE: 785.832.0804
FAX: 785.832.0880

DEVELOPER / OWNER:
MR. HOLMES, LLC
1800 E. 11TH
LAWRENCE, KS 66044
(785) 840-1818

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POLK SPEC BUILDING
POLK SUBDIVISION LOT 3
1800 EAST 11TH STREET
LAWRENCE, KANSAS

PROJECT # 25485
AUGUST 4, 2005

RELEASE: DATE:

SP-1
PRELIMINARY DOCUMENTS

REDUCED PRINT
NOT TO SCALE