1101 INDIANA ST.

LAWRENCE, KS

PROJECT NOTES

DEVELOPER

HERE Kansas, LLC
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p. 312 642 0170
jwh@here-llc.com

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.

PROPERTY OWNERS OF RECORD

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

GENERAL NOTES

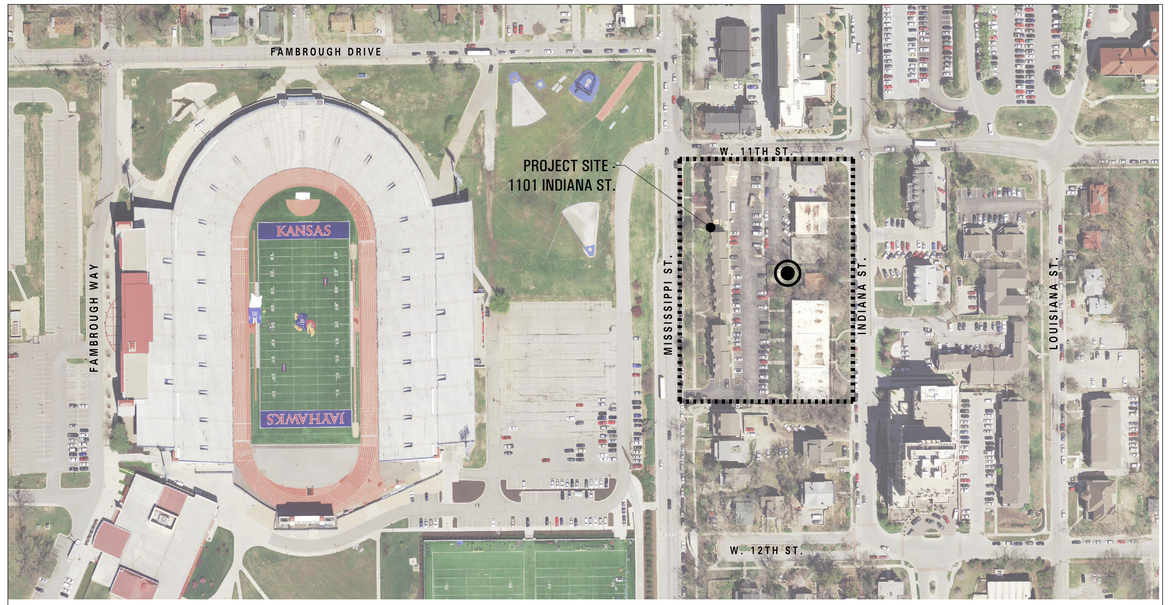
1. NO BALCONIES ARE PROPOSED ON THIS PROJECT.
2. ALL ACCESSIBLE SIDEWALK RAMPS PER ADA STANDARDS.
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO EXCAVATION.
4. SWIMMING POOL SHALL COMPLY WITH CITY CODE CHAPTER 19, ARTICLE 11, IF PROVIDED.
5. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE 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.

PROJECT DATA

	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 RETAIL MECH/STORAGE RESIDENTIAL AMENITY	- - - - - -	
LAND AREA (SQ FT)				
RESIDENTIAL	40 UNITS/ ACRE -	68 UNITS/ ACRE 265,604 SF	+ 28 UNITS/ ACRE + 265,604 SF	1-BD = 0.4 unit; 2-BD = 0.6 unit; 3-BD = 0.8 unit; 4+BD = 1 unit
# OF UNITS (ACTUAL) # OF UNITS (PER ZONING CALCULATION)	103 UNITS 95 UNITS	237 UNITS 172 UNITS	+ 134 UNITS + 77 UNITS	56 (1 bed) x 0.4 = 22 67 (2 bed) x 0.6 = 40
OFF STREET PARKING PROVIDED	165 SPACES -	577 SPACES 126,038 SF	+ 412 SPACES + 126,038 SF	22 (3 bed) x 0.8 = 18 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 RECREATIONAL OPEN SPACE OUTDOOR AREA (per sec. 20-601-a)	- - 50 SF/UNIT	39,121 SF 20,162 SF 25,257 SF (107 SF/UNIT)	+ 39,121 SF + 20,162 SF + 57 SF/UNIT	SEE SHEET PDP-06 FOR NOTES + CALCULATIONS (LABELED AS OUTDOOR AMENITY)
TOTAL SITE AREA	112,120 SF	112,120 SF	-	
TOTAL IMPERVIOUS AREA (SQ FT) % IMPERVIOUS	69,758 SF 63.3%	69,758 SF 63.3%	0 0	
TOTAL PERVIOUS AREA (SQ FT) % PERVIOUS	40,362 SF 36.7%	40,362 SF 36.7%	0 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)	35	-	
RESTAURANT PARKING	1 / 45 SF (ESTIMATE) + 10 (EMPLOYEES)	43	-	
OFF STREET PROVIDED	-		577	
ON STREET PROVIDED	-		106	
DEVELOPMENT BONUS POINTS	-1 SPACE / 5 POINTS	-1		
SHARED PARKING	5% OF PARKING PROVIDED	-36		
TOTAL		683	683	



LOCATION MAP

SCALE: N.T.S.

LEGEND

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

BUILDING AREA BY FLOOR											
SHEET	FLOOR	OPEN SPACE	REC. OPEN SPACE	OUTDOOR AMENTIY	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

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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1101 INDIANA ST
LAWRENCE, KS

	DATE	ISSUED FOR
1	02/05/14	PDP RESUBMITTAL
2	05/06/14	PDP RESUBMITTAL
3	06/11/14	PDP RESUBMITTAL
4	07/02/14	PDP RESUBMITTAL

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

PROJECT DATA & LOCATION PLAN

PDP-01

CODE ANALYSIS

BUILDING CODE ANALYSIS	IBC - 2012 ORDINANCE REQUIREMENTS	IBC CODE SECTION
USE AND OCCUPANCY CLASSIFICATIONS - CHAPTER 3		
REQUIREMENTS		
1. SECTION 301-303, 309-311: USE AND OCCUPANCY CLASSIFICATION	RESIDENTIAL - GROUP R-2 MERCANTILE - GROUP M ASSEMBLY - GROUP A-2 PARKING - GROUP S-2	302.1
A. INCIDENTAL USE: 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 & 10 H.P.	1 HR OR PROVIDE AUTOMATIC FIRE EXTINGUISHER SYSTEM	TABLE 509
4. ROOMS CONTAINING FIRE PUMPS IN HIGH-RISE BUILDINGS	2 HR	TABLE 913.2.1
B. OCCUPANCY SEPARATIONS: (SEPARATED USES PER IBC 302.1 + 508.4.)		
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	708
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
SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY - CHAPTER 4		
REQUIREMENTS		
1. SECTION 403: HIGH RISE BUILDINGS		403.2
A. REDUCTION IN FIRE-RESISTANCE RATING		
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)	403.2.1.1
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 (SFRM)	SFRM MIN. BOND STRENGTH OF 430 PSF	403.2.4
4. AUTOMATIC SPRINKLER SYSTEM	CONTAINS SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1	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	907.2.13
c. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM	PAGING ZONES AT ELEVATORS, EXITS STAIRS, AND A/OR PROVIDED	907.5.2.2
d. EMERGENCY RESPONDER RADIO COVERAGE	PROVIDED IN ACCORDANCE WITH SECTION 510 OF THE IFC	IFC 510
e. FIRE COMMAND		
I. LOCATION AND ACCESS	APPROVAL BY FIRE CHIEF	911.1.1
II. SEPARATION	1 HR MIN. FIRE BARRIER	911.1.2
III. SIZE	MIN. 200 SF WITH A MIN DIMENSION OF 10'	911.1.3
IV. LAYOUT APPROVAL	APPROVAL OF LAYOUT IS REQUIRED BEFORE INSTALLATION	911.1.4
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	911.1.5
e. SMOKE REMOVAL	NATURAL AND MECHANICAL VENTILATION PROVIDED	403.4.7
7. STANDBY POWER		
a. SPECIAL REQUIREMENTS FOR STANDBY POWER	2 HR FIRE BARRIER PROVIDED FOR GENERATOR ROOM	403.4.8.1
b. STANDBY POWER LOADS	POWER AND LIGHTING, VENT. AND FIRE DETECTION, ELEVATORS	403.4.8.2
8. EMERGENCY POWER SYSTEMS		
a. EMERGENCY POWER LOADS	EXIT SIGNS, AND MEANS OF EGRESS ILLUMINATION, ELEVATOR CAR LIGHTING, EMERGENCY VOICE/ALARM COMMUNICATIONS SYSTEM, AUTOMATIC FIRE DETECTION SYSTEMS, FIRE ALARM SYSTEM, ELECTRICALLY POWERED FIRE PUMP.	403.4.9.1
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 75' HIGHEST FLOWT 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		
a. FIRE SERVICE ACCESS ELEVATOR	REQUIRED FOR BUILDINGS OVER 120' (N/A FOR THIS PROJECT)	403.6.1
GENERAL BUILDING HEIGHTS AND AREAS - CHAPTER 5		
REQUIREMENTS		
1. SECTION 503		
A. RESIDENTIAL GROUP R2 (PRIMARY OCCUPANCY) ASSEMBLY GROUP A-2 MERCANTILE GROUP M PARKING GARAGE GROUP S-2	TYPE IB - 11 STORIES MAX. HEIGHT, UNLIMITED AREA) TYPE IB - 11 STORIES MAX. HEIGHT, UNLIMITED AREA) TYPE IB - 11 STORIES MAX. HEIGHT, UNLIMITED AREA) TYPE IB - 11 STORIES MAX. HEIGHT, 79,000SF MAX. AREA/ FLOOR)	TABLE 503
TYPE OF CONSTRUCTION - CHAPTER 6		
REQUIREMENTS		
1. SECTION 602: CONSTRUCTION CLASSIFICATION		
A. TYPE IB	NON-COMBUSTIBLE MATERIALS	602.2
II. SECTION 603: COMBUSTIBLE MATERIALS IN TYPE 1A# 2A		
A. FIRE RETARDANT TREATED WOOD PERMITTED	NON BEARING PARTITIONS AND EXTERIOR WALLS, NON BEARING ROOF EXTERIOR WALLS WHERE NO FIRE RATING IS REQUIRED, ROOF CONST.	
B. INTERIOR FLOOR FINISH, TRIM AND MILLWORK	PERMITTED	
C. INSTALLED LESS THAN 15'-0" ABOVE GRADE: WINDOWS, NAILING, OR FURRING STRIPS	PERMITTED	
III. TABLE 601: FIRE RESISTANCE RATING FOR BUILDING ELEMENTS		601
A. STRUCTURAL FRAME (COLUMNS, GIRDERS AND TRUSSES)	2 HR	
B. BEARING WALLS (EXTERIOR)	2 HR	
BEARING WALLS (INTERIOR)	2 HR	
C. NON BEARING WALLS AND PARTITIONS	PER TABLE 602 - 0HR FOR INT. / 1HR FOR EXT.	
D. FLOOR CONSTRUCTION AND SECONDARY MEMBERS	2 HR	
E. ROOF: INCLUDING SUPPORTING BEAMS AND JOISTS	1 HR	
IV. TABLE 602: FIRE SEPARATION DISTANCE FOR EXTERIOR WALLS		
A. TYPE IB CONSTRUCTION		
I. INTERIOR / EXTERIOR FIRE SEPARATION		
LESS THAN 5FT.	1 HR RATING (GROUP A-2, R-2, S-2). 2HR RATING (GROUP M)	
MORE THAN 5 FT, LESS THAN 10FT.	1 HR RATING (GROUP A-2, R-2, S-2). 2HR RATING (GROUP M)	
MORE THAN 10FT, LESS THAN 30FT (1HR RATING)	1 HR RATING (ALL OCCUPANCIES)	
MORE THAN 30FT	NO RATING REQUIRED (ALL OCCUPANCIES)	
FIRE RESISTANCE - RATED CONSTRUCTION - CHAPTER 7		
REQUIREMENTS		
I. SECTION 705: EXTERIOR WALLS		
A. TYPE IB CONSTRUCTION	PROJECTIONS FROM WALL (NON-COMBUSTIBLE) - N/A PER EXCEPTION	705.2
B. VERTICAL SEPARATION OF OPENINGS	DOES NOT APPLY WITH AUTOMATIC SPRINKLER SYSTEM	705.8.5
C. PARAPETS	PROVIDED	705.11
II. SECTION 706: FIRE WALLS		
A. PER TABLE 706.4		706.4
OCCUPANCY GROUP R-2, A-2, M	3 HRS	
OCCUPANCY GROUP S-2	2 HRS	
III. SECTION 707: FIRE BARRIERS/ SHAFT ENCLOSURES		
A. SHAFTS	2 HRS (CONNECTING 4 + STORIES) 1 HR (CONNECTING LESS THAN 4 STORIES)	707.3.1/ 713.4
B. SHAFT OPENINGS	PER FIRE BARRIER REQUIREMENTS	707.6
C. REFUSE AND LAUNDRY CHUTES		
1. OPENINGS	SELF CLOSING W/ SMOKE DETECTOR	713.13.1
2. ACCESS ROOMS	1 HR ENCLOSURE (3/4 HR FOR SELF-CLOSING DOORS)	713.13.3
3. TERMINATION ROOM	RATING TO MATCH THE REQUIRED RATING FOR THE SHAFT ENCLOSURE	713.13.4
4. SPRINKLERS	AUTOMATIC SPRINKLERS REQUIRED	713.13.6
D. ELEVATOR LOBBY		
I. SEPARATION	FIRE-RATED DOORS - REQUIREMENT APPLIES IS SERVING AN OCCUPIED FLOOR AT LEAST 75' ABOVE FD ACCESS	713.14.1.4
IV. SECTION 708: FIRE PARTITIONS		
A. SEPARATION OF SLEEPING UNITS: GROUP R2	1 HR DEMISING WALLS	708.3
B. CORRIDOR WALLS	1/2 HR	708.3
C. ELEVATOR LOBBY	1 HR	713.14.1
V. SECTION 709: SMOKE BARRIERS		
A. REQUIREMENTS	1 HR	709.3
VI. SECTION 716: OPENING PROTECTIVES		
A. FIRE RATED GLASS: LIMIT AREA	1-2 HRS (100 SQ IN)	716.5
VII. SECTION 716: DUCTS AND AIR TRANSFER OPENINGS		
A. FIRE DAMPERS	NOT REQUIRED AT RATED PENETRATIONS	717.5.4
FIRE PROTECTION SYSTEMS - CHAPTER 9		
REQUIREMENTS		
I. SECTION 903: AUTOMATIC SPRINKLER SYSTEMS		
A. GROUP R2	REQUIRED AUTOMATIC SPRINKLER SYSTEM	903.2.8
B. CHUTES	SPRINKLER @ TOP OF RUBBISH CHUTE	903.2.11.2
C. STANDARDS	PER NFPA 13	903.3.1
D. NFPA 13 R (IF APPLICABLE)	LESS THAN 4 STORIES IN HEIGHT ALLOWED	903.3.1.2
E. ALARMS AND CONTROLS	AS REQUIRED	903.4.2
II. SECTION 906: PORTABLE FIRE EXTINGUISHERS		
A. PER INTERNATIONAL FIRE CODE	AS REQUIRED - 1/ 11,250 SF OR 1/ 75' TRAVEL DISTANCE	906.1
III. SECTION 907: FIRE ALARM AND DETECTION SYSTEMS		
A. GROUP R2	REQUIRED	907.2.9
B. SINGLE AND MULTIPLE STATION SMOKE ALARMS	OUTSIDE SLEEPING UNITS	907.2.11.2

MEANS OF EGRESS - CHAPTER 10		
REQUIREMENTS		
I. SECTION 1003: GENERAL MEANS OF EGRESS		
A. GENERAL REQUIREMENTS		
A. GENERAL REQUIREMENTS		
1. CEILING HEIGHT	NOT LESS THAN 7'-6" (7'-6" IN GARAGES AND BATHROOMS)	1003.2.1
2. HEADROOM	80" 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 12" (GREATER PER RAMP REQUIREMENTS)	1003.5
EXCEPTIONS: SINGLE STEP @ 1" MAXIMUM		
B. OCCUPANT LOAD		
1. MAXIMUM ALLOWABLE FLOOR AREA	RESIDENTIAL: 200 GROSS FLOOR AREA PER OCCUPANT	TABLE 1004.1.2
a. CALCULATIONS PER FLOOR	SEE OCCUPANCY / TRAVEL DISTANCE CALCULATION SHEET	
2. OCCUPANT LOAD		
a. PARKING GARAGES	200 SF/ PERSON GROSS	
b. ACCESSORY STORAGE / MECHANICAL	300 SF/ PERSON GROSS	
c. OUTDOOR TERRACES / ASSEMBLY UNCONCENTRATED	15 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
b. OTHER EGRESS: FACTOR 0.20	SEE OCCUPANCY / TRAVEL DISTANCE CALCULATION SHEET	TABLE 1005.1
2. ILLUMINATION REQUIREMENTS	NOT REQUIRED FOR R2 DUELLING UNITS	1006.1
D. ACCESSIBLE MEANS OF EGRESS		
1. REQUIREMENTS	MUST COMPLY FOR NEW BUILDINGS	1007.1
2. BUILDINGS WITH 4 OR MORE STORIES	ELEVATOR COMPLYING W/ SECTION 1007.4 NOT REQ'D W/ SPRINKLERS	1007.2.1
3. ENCLOSED EXIT STAIRWAYS		1007.3
a. AREA OF REFUGE	INSIDE STAIRWELL OR REMOTE ENCLOSED ROOM	1007.3
b. EXCEPTIONS	4'-0" CLEAR BETWEEN HANDRAILS NOT REQUIRED W/ SPRINKLERS	1007.3.2
4. AREAS OF REFUGE		
a. MAXIMUM TRAVEL DISTANCE	NOT MORE THAN PERMITTED PER OCCUPANCY	1007.6
b. ACCESS	ENCLOSED STAIRWAY OR THROUGH CORRIDOR	
c. SIZE	30" X 48" SPACE PER 200 OCCUPANTS	1007.6.1
d. SEPARATION	SMOKE BARRIER OR SPRINKLERS	1007.6.2
e. TWO-WAY COMMUNICATION	TO CENTRAL CONTROL POINT	1007.6.3
f. IDENTIFICATION	DOORWAY SIGNAGE WITH ILLUMINATION	1007.9
E. DOORS		
1. DOORS: SIZE	32" MINIMUM / 48" MAXIMUM (80" MIN. HEIGHT)	1008.1.1
EXCEPTIONS: GROUP R2	MINIMUM & MAXIMUM NOT APPLY TO INTERIOR UNITS DOORS	
a. DOORS IN DUELLING UNITS	NOT LESS THAN 78" IN HEIGHT	
b. INTERIOR EGRESS DOORS IN DUELLING UNITS	NOT REQUIRED TO BE ACCESSIBLE	
2. PROJECTIONS:	4" MAXIMUM	1008.1.1.1
3. DOOR SWING	IN THE DIRECTION OF EGRESS TRAVEL. (IF MORE THAN 50 OCCUPANTS)	1008.1.2
OPENING FORCE	5 LBS	1008.1.3
4. FLOOR ELEVATION	LEVEL ON EITHER SIDE OF DOOR	1008.1.5
a. EXCEPTIONS: DOOR SERVING R2	PERMITTED SWING OVER LANDING @ TOP STEP OF STAIRS	
b. EXCEPTIONS: INTERIOR FLOOR FINISH	NOT MORE THAN 1/2" IN HEIGHT	
5. THRESHOLDS:	NOT TO EXCEED 3/4" HIGH (DUELLING UNITS), 1/2" HIGH (OTHER DOORS)	1008.1.7
6. HARDWARE HEIGHT	34" MINIMUM & 48" MAXIMUM	1008.1.9.2
7. STAIRWAY DOORS	UNLOCKED FROM BOTH SIDES, OR LOCKABLE OPPOSITE THE PATH OF EGRESS AND TIED TO FIRE COMMAND CENTER TO FAIL SAFE	1008.1.9.3, 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 TREADS 11" MINIMUM	1009.1.2
4. STAIRWAY LANDINGS	NOT LESS THAN STAIRWAY WIDTH	1009.8
5. VERTICAL RISE	NOT MORE THAN 12'-0" RISE	1009.10
6. HANDRAILS	EACH SIDE OF STAIRS	1009.15
a. HEIGHT	BETWEEN 34" - 38"	1012.2
b. INTERMEDIATE HAND RAILS	STAIRWAY WIDTH WITHIN 30"	1012.8
c. HANDRAIL GRASPABILITY	MIN. 1 1/4" OUTSIDE DIAMETER (NOT MORE THAN 2")	1012.3.1
d. EXTENSIONS	12" @ TOP TREAD WIDTH, 12" + TREAD @ BOTTOM	1012.6
e. CLEARANCE	NOT LESS THAN 1 1/2" FROM WALL	1012.7.1
f. STAIRWELL TO ROOF: 4 OR MORE STORIES	REQUIRED: ONE STAIRWAY ACCESS	1009.16
G. RAMPS		
1. SLOPE	1 : 12 SLOPE (MAX @ 8%)	1010.3
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)	1010.7.1
5. HANDRAILS	REQUIRED EACH SIDE FOR RISE MORE THAN 6"	1010.9
II. SECTION 1015: EXIT # EXIT ACCESS DOORWAYS		
A. EXIT AND EXIT ACCESS DOORWAYS		
1. REQUIREMENTS	TWO EXITS REQUIRED (MINIMUM)	1015.1
2. OCCUPANT LOAD	GROUP R - MAXIMUM OF 10 PERSONS FOR ONE EXIT ONLY	TABLE 1015.1
3. DOORWAY ARRANGEMENTS: REMOTENESS	NOT LESS THAN 1/3 REQUIRED DIAGONAL DISTANCE OF ROOM	1015.2.1
a. WITH SPRINKLERS	NOT LESS THAN 1/3 REQUIRED DIAGONAL DISTANCE OF ROOM	
4. BOILERS, INCINERATORS, AND FURNACE ROOMS OVER 500 SF	TWO EXIT ACCESS DOORWAYS	1015.3
III. SECTION 1016: EXIT ACCESS TRAVEL DISTANCE		
A. LIMITATIONS	PER TABLE: A-2, M, R-2 = 250', S-2 + 400'	
B. TRAVEL DISTANCE: OCCUPANCY GROUP R	250'-0" WITH SPRINKLERS (200'-0" WITHOUT)	TABLE 1016.2
IV. SECTION 1018: CORRIDORS		
A. CORRIDOR FIRE RESISTANCE RATING	1/2 HR W/ SPRINKLERS (R-2), 0 HR W/ SPRINKLERS (A-2, M, S-2)	TABLE 1018.1
B. CORRIDOR WIDTH	NOT LESS THAN 44"	1018.2
1. EXCEPTION	36" WITHIN DUELLING UNIT	
C. DEAD ENDS	NOT MORE THAN 20'-0"	1018.4
1. EXCEPTION	WITH AUTOMATIC SPRINKLER 50'-0" MAXIMUM	1018.4.2
D. AIR MOVEMENT IN CORRIDORS	CORRIDOR SHALL NOT SERVE AS A VENTILATION AIR DUCT	1018.5
V. SECTION 1019: NUMBER OF EXITS & CONTINUITY		
A. NUMBER OF EXITS AND CONTINUITY		
1. MINIMUM: OCCUPANT LOAD	1 - 500 (2 EXITS MINIMUM)	TABLE 1021.2
IV. 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 75 FT. ABOVE THE LOWEST LEVEL. SMOKEPROOF ENCLOSURE OR PRESSURITED STAIRWAY REQ'D.	1022.10
1. ENCLOSURE EXIT	2-HR RATED EXIT PASSAGEWAY FROM STAIRWAY	1022.10.1
V. SECTION 1023: EXIT PASSAGEWAYS		
A. WIDTH	NOT LESS THAN 44", EXCEPT PASSAGEWAYS SERVING OCCUPANT LOAD LESS THAN 50 PERSONS SHALL BE NOT LESS THAN 36"	1013.2
VI. SECTION 1025: HORIZONTAL EXITS		
A.	2 HR ENCLOSURE	1025.2
B. OPENING PROTECTIVES	SELF-CLOSING FIRE DOORS	1025.3
C. CAPACITY OF REFUGE AREA	3 SF / OCCUPANT	1025.4
VII. SECTION 1029: EMERGENCY ESCAPE AND RESCUE		
A. GENERAL		
1. EMERGENCY ESCAPE AND RESCUE REQUIREMENTS	AT LEAST ONE EXTERIOR EMERGENCY ESCAPE BASEMENT + SLEEPING ROOMS LESS THAN 4 STORIES	1029.1
2. MINIMUM SIZE	MINIMUM NET CLEAR OPENING OF 5.7 SF	1029.2
3. MINIMUM DIMENSIONS	HEIGHT OF 24", WIDTH OF 20"	1029.2.1
4. MAXIMUM HEIGHT FROM FLOOR	44" FROM THE FLOOR TO CLEAR OPENING	1029.3
5. OPERATIONAL CONSTRAINTS	WITHOUT KEY OR TOOLS	1029.4
6. WINDOW WELLS	OPENING SILL BELOW ADJACENT GROUND LEVEL	1029.5
a. MINIMUM SIZE	MINIMUM ACCESSIBLE NET CLEAR AREA OF 9 SF. W + 36"	1029.5.1
b. LADDERS OR STEPS: WINDOW WELLS DEPTH GREATER THAN 44"	PERMANENT LADDER W/17" MININUM, 3" PROJECTION	1029.5.2
ACCESSIBILITY - CHAPTER 11		
REQUIREMENTS		
I. SECTION 1104: ACCESSIBLE ROUTE		
A. SITE ARRIVAL / WITHIN A SITE	ACCESSIBLE ROUTE	1104.1
B. CONNECTED SPACES	ACCESSIBLE ROUTE	1104.3
II. SECTION 1106: PARKING AND PASSENGER LOADING FACILITIES		
A. GROUP R2 - ACCESSIBLE PARKING SPACES	FOR 501-1000 SPACES: 2% TOTAL SPACES TO BE ACCESSIBLE	TABLE 1106.1
III. SECTION 1107: DUELLING AND SLEEPING UNITS		
A. DESIGN	GROUP R	1107.6
B. GROUP R2 ACCESSIBILITY COMPLIANCE FOR GREATER THAN 20 UNITS	2% OF TOTAL UNITS TO BE TYPE A, ALL OTHER UNITS TO BE TYPE B	1107.6.2.1, 1107.6.2.1.2
IV. SECTION 1110: 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. MANUVERABILITY 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 AT BATHROOMS FOR GRAB BARS	PROVIDED	CHAPTER 6
VII. USABLE KITCHENS AND BATHROOMS	PROVIDED	CHAPTER 7

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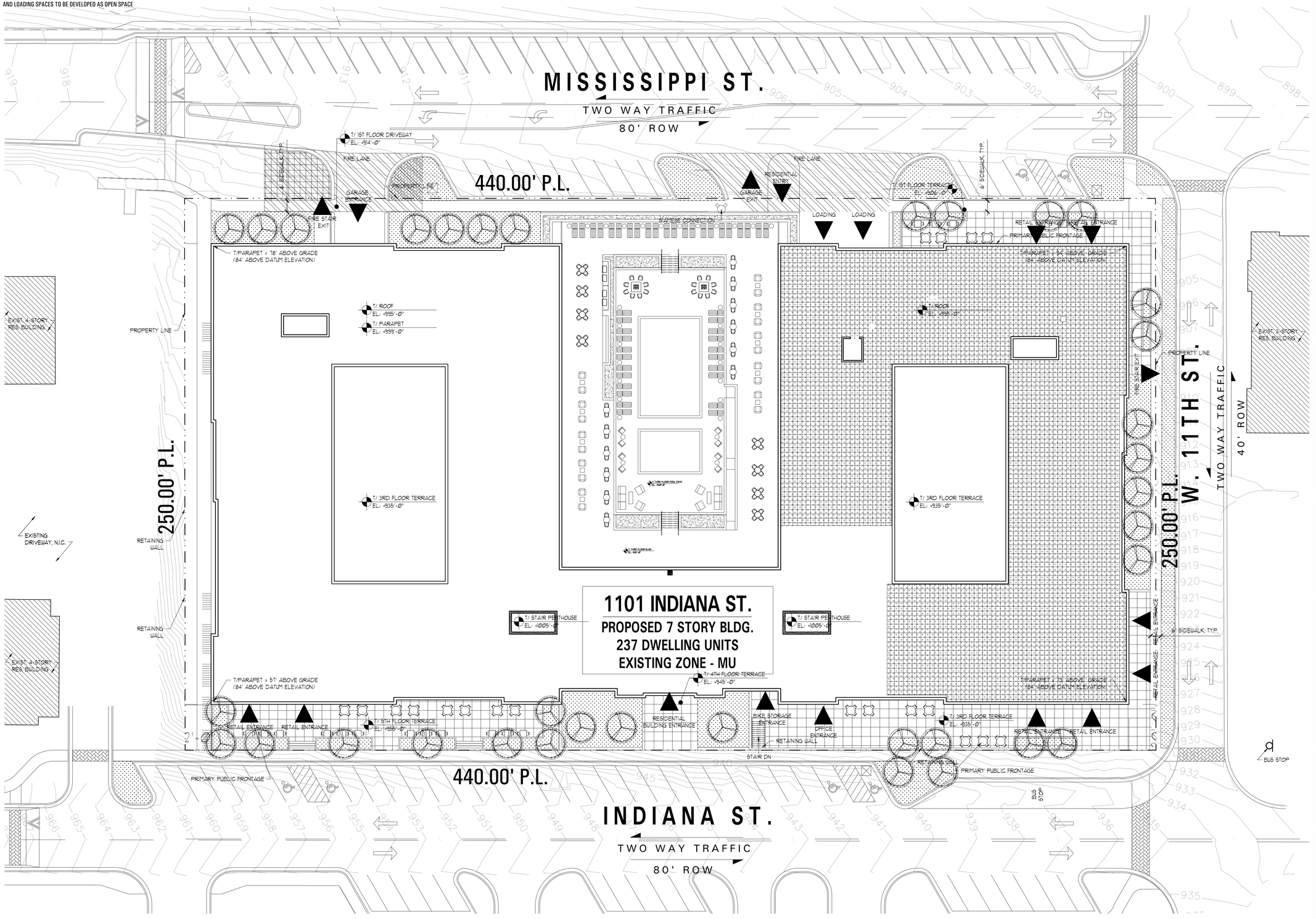
PROJ. # 1324	SCALE:
CK. BY: JM	DN. BY: KF, NS, JP

CODE ANALYSIS

PDP-01.1

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"

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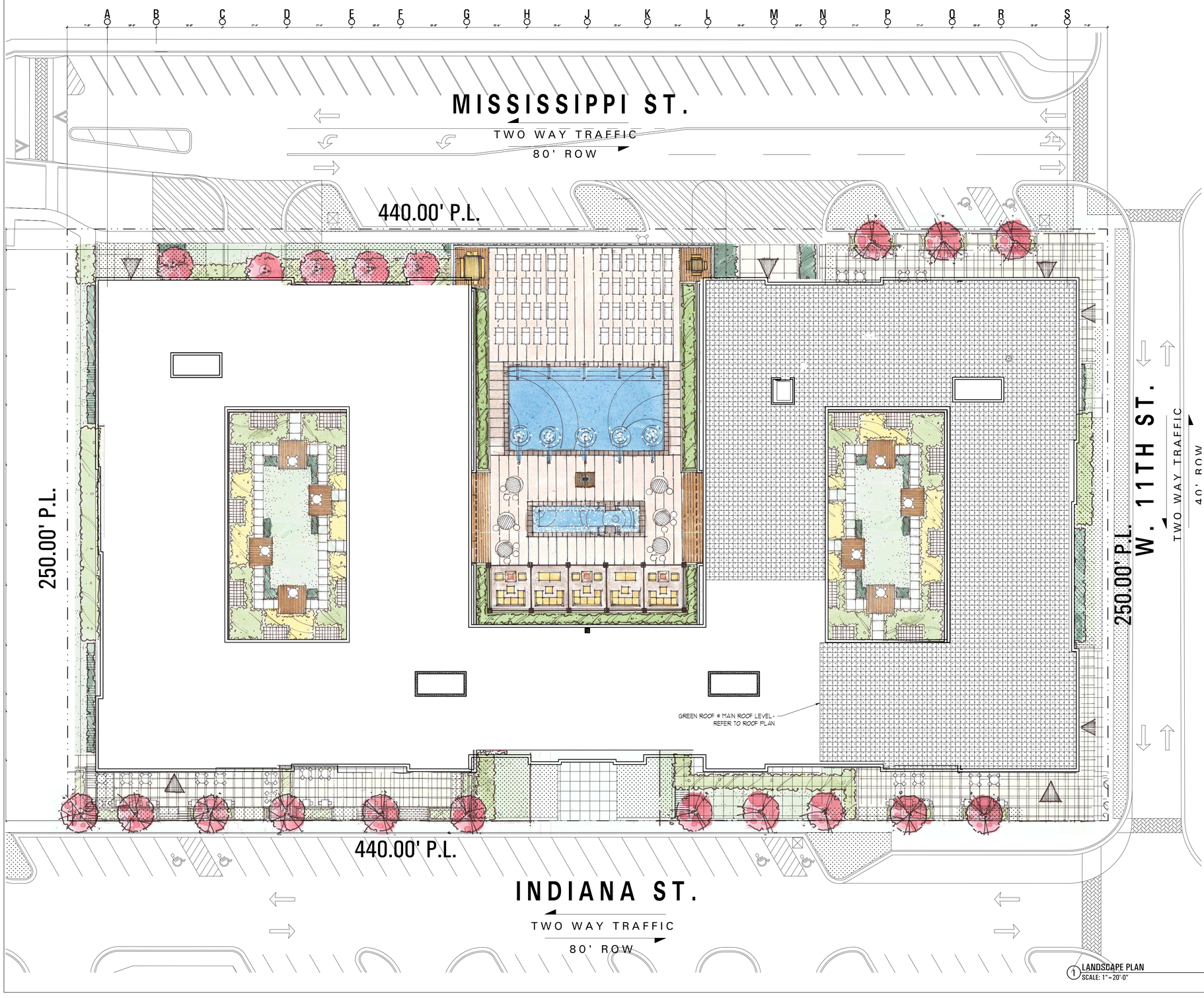
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SITE PLAN

Project North

PDP-02



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

Ornamental & Native Grasses
ANDROPOGON gerardi
CALAMAGROSTIS x acutifolia Karl Foerster
CAREX Ice Dance
CAREX stricta
CHASMANTHIUM latifolium
FESTUCA ovina Elijah Blue
LIRIOPE muscari Variegata
LIRIOPE spicata
MISCANTHUS sinensis Gracillimus
MISCANTHUS sinensis Gracillimus
MISCANTHUS sinensis Morning Light
PANICUM virgatum
PANICUM virgatum Heavy Metal
PANICUM virgatum Northwind
PANICUM virgatum Shenandoah
PENNISETUM alopecuroides Hameln
PENNISETUM alopecuroides Hameln
SCHIZACHYRIUM scoparium The Blues
SORGHASTRUM nutans
SPOROBOLUS heterolepis

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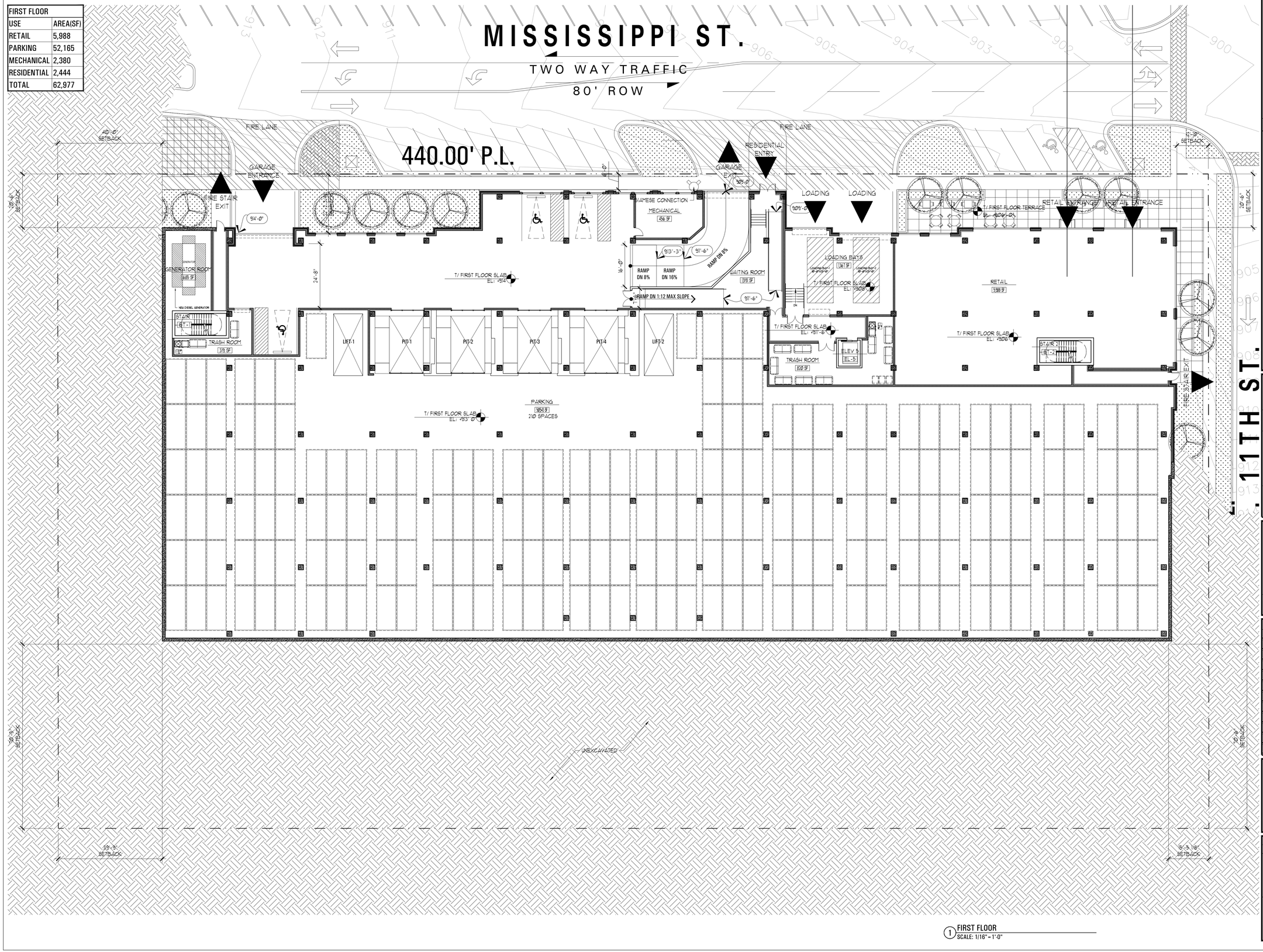
PROJ. # 1324	SCALE: 1" = 20'-0"
CK. BY: JM	DN. BY: KF, NS, JP

LANDSCAPE PLAN

Project North

PDP-03

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



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

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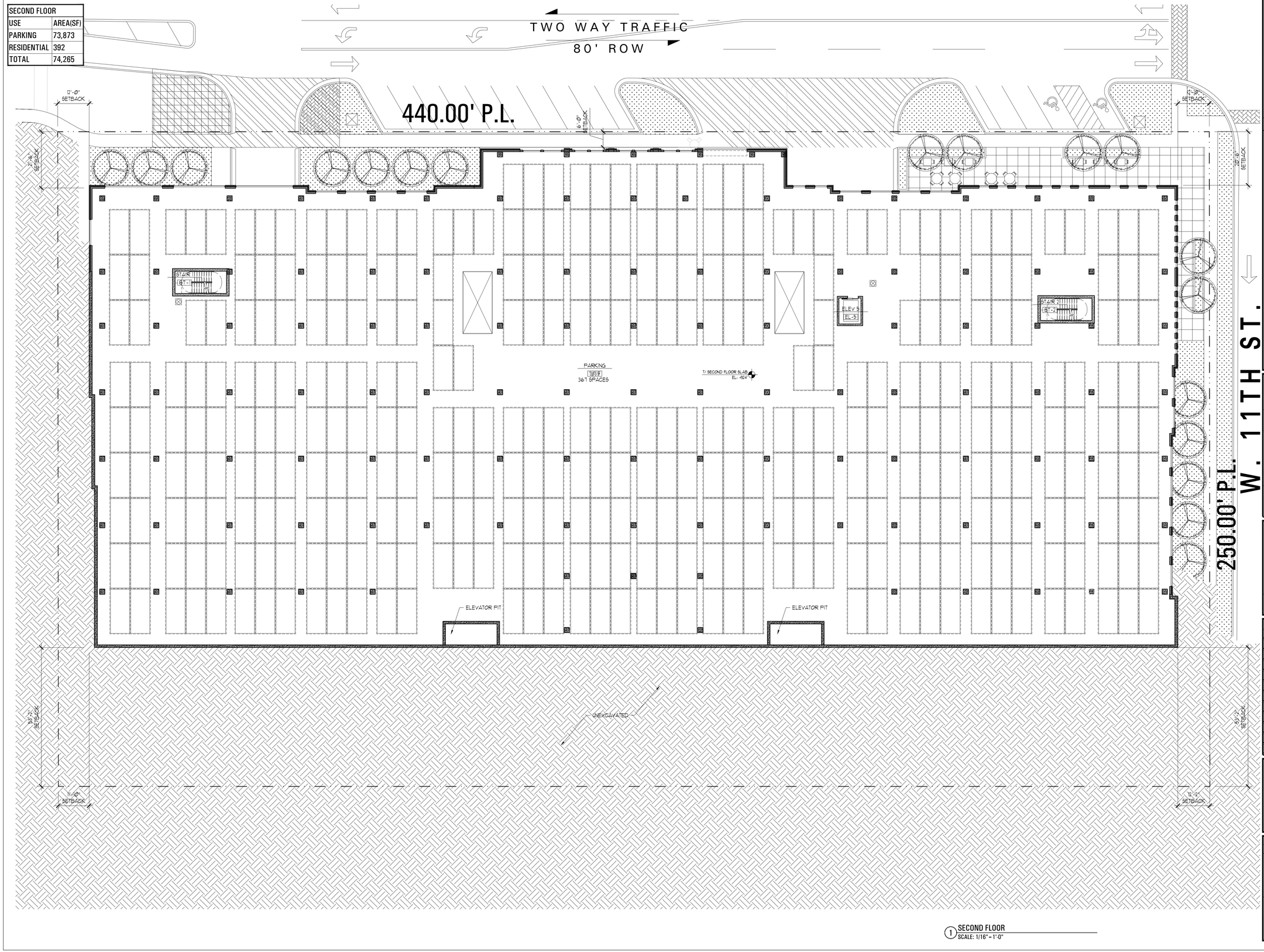
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FIRST FLOOR

Project North

PDP-04

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



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

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SECOND FLOOR

Project North

PDP-05

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.

250.00' P.L.

W. 11TH ST.

21'-6" SETBACK

12'-0" SETBACK

1 BD 1-STORY
2 BD 1-STORY
3 BD 1-STORY
4 BD 1-STORY
MECH
EXTERIOR COURTYARD
EXERCISE ROOM 2,332 SF
EXERCISE ROOM 2,299 SF
POOL
HOT TUB
T/ THIRD FLOOR POOL DECK EL: +940'-0"
T/ THIRD FLOOR SLAB EL: +935'-0"
STUDY LOUNGE 3,028 SF
UP
BIKE STORAGE 2,100 SF - 150 SPACES
MECHANICAL/GENERATOR 4,836 SF
CLUB ROOM \ STUDY LOUNGE 2,300 SF
CLUB ROOM \ STUDY LOUNGE 2,387 SF
TRASH CHUTE
OFFICE 1,312 SF
RETAIL 2,225 SF
RETAIL 2,251 SF
RETAIL ENTRANCE
BIKE STORAGE ENTRANCE
OFFICE ENTRANCE
T/ THIRD FLOOR TERRACE EL: +935'-0"
RETAIN
RETAINING WALL
BUS STOP

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

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THIRD FLOOR

Project North

PDP-06

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

12'-0" SETBACK
20'-6" SETBACK
23'-6"
1 BD 1-STORY
3 BD 1-STORY
4 BD 1-STORY
2 BD 1-STORY
MECH
3RD FLOOR EXTERIOR COURTYARD BELOW
WEIGHT ROOM BELOW
CARDIO BELOW
T/ FOURTH FLOOR SLAB EL: +945'-0"
OPEN TO BELOW
DN
LOBBY 4,390 SF
MECHANICAL BELOW
CLUB ROOM BELOW
STUDY LOUNGES BELOW
TRASH CHUTE
OFFICE 1,369 SF
RETAIL BELOW
RESIDENTIAL BUILDING ENTRANCE T/ FOURTH FLOOR TERR. EL: +945'-0"
STAIR DN
RETAIN
905
906
907
908
909
910
911
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ANA ST.

AY TRAFFIC

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

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3	06/11/14	PDP RESUBMITTAL
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252 NORTH CARPENTER STREET
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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

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

12'-0" SETBACK

21'-6" SETBACK

20'-6"

3 BD 1-STORY | 1 BD 1-STORY | 4 BD 1-STORY | 4 BD 1-STORY

4 BD 1-STORY | MECH | 2 BD 1-STORY | 2 BD 1-STORY | MECH

1 BD 1-STORY | 2 BD 1-STORY | 3RD FLOOR EXTERIOR COUTYARD BELOW | 2 BD 1-STORY

4 BD 1-STORY | 1 BD 1-STORY | 1 BD 1-STORY | 4 BD 1-STORY

T/ FIFTH FLOOR SLAB EL: 955'-0"

1 BD 1-STORY | 4 BD 1-STORY | 2 BD 1-STORY | 2 BD 1-STORY | MECH

2 BD 1-STORY | 2 BD 1-STORY | 2 BD 1-STORY

3 BD 1-STORY | LOBBY BELOW | 3 BD 1-STORY

MECH | 2 BD 1-STORY | 2 BD 1-STORY | MECH

943'-4"

RETAIL 2,673 SF

2 BD 2-STORY LIVE/WORK | 2 BD 2-STORY LIVE/WORK

1 BD 1-STORY | 4 BD 1-STORY | 1 BD 1-STORY

943'-9"

956'-2"

RETAIL ENTRANCE | RETAIL ENTRANCE | T/ FIFTH FLOOR TERRACE EL: 955'-0"

1 BD 1-STORY | 4 BD 1-STORY | 3 BD 1-STORY | 1 BD 1-STORY

4 BD 1-STORY

12'-0" SETBACK

20'-6" SETBACK

4 BD 1-STORY | 3 BD 1-STORY | 1 BD 1-STORY | 4 BD 1-STORY

TRASH CHUTE | MECH | MECH

2 BD 1-STORY | 2 BD 1-STORY

3RD FLOOR EXTERIOR COUTYARD BELOW

1 BD 1-STORY | 4 BD 1-STORY

2 BD 1-STORY | 1 BD 1-STORY

MECH | 2 BD 1-STORY | 2 BD 1-STORY | MECH

1 BD 1-STORY | 4 BD 1-STORY | 3 BD 1-STORY | 1 BD 1-STORY

4 BD 1-STORY

12'-0" SETBACK

20'-6" SETBACK

INDIANA ST.

TWO WAY TRAFFIC

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

AREA FOR CITY APPROVAL STAMP

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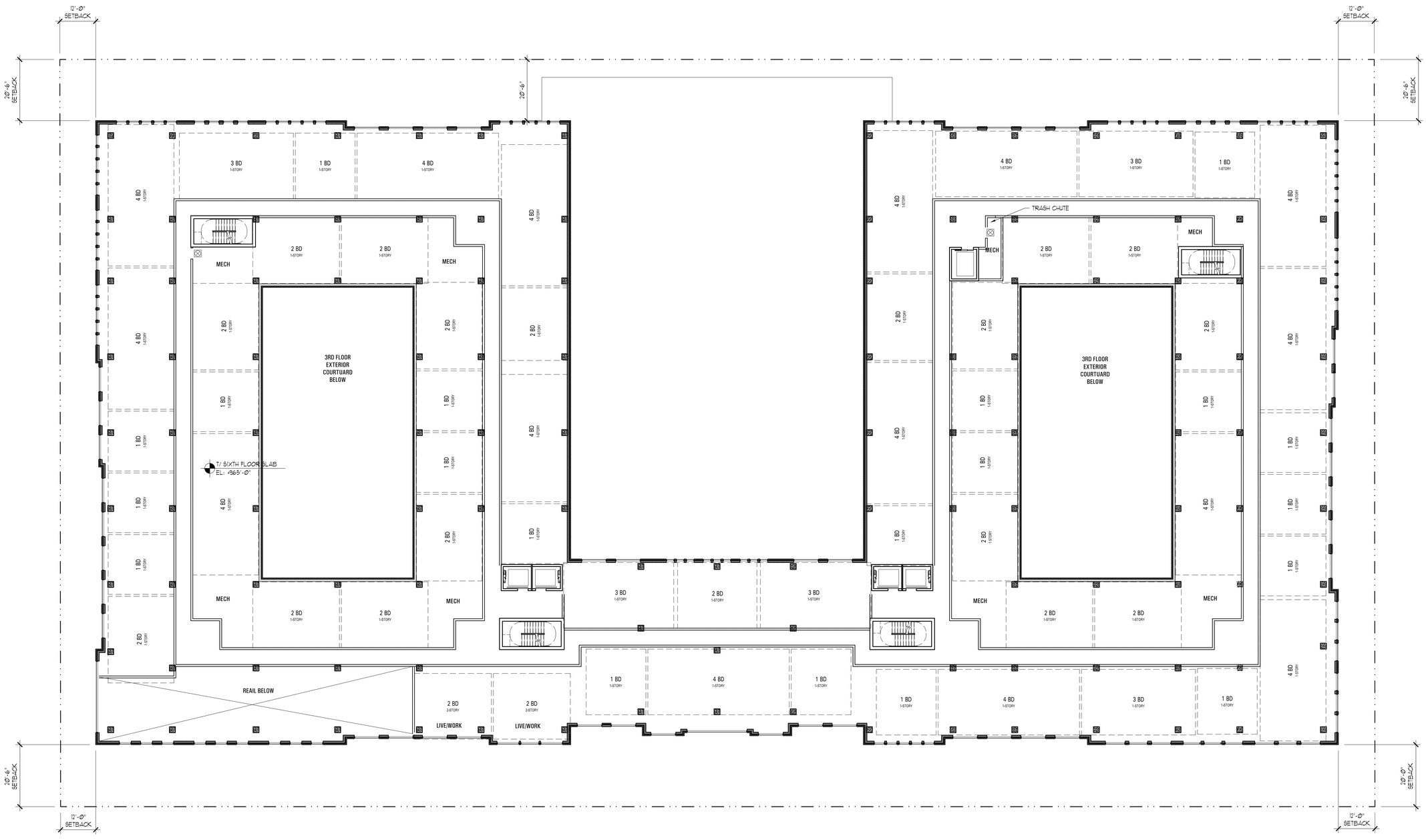
PROJ. # 1324	SCALE: 1/16" = 1'-0"
CK. BY: JM	DN. BY: KF, NS, JP

FIFTH FLOOR

Project North

PDP-08

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



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

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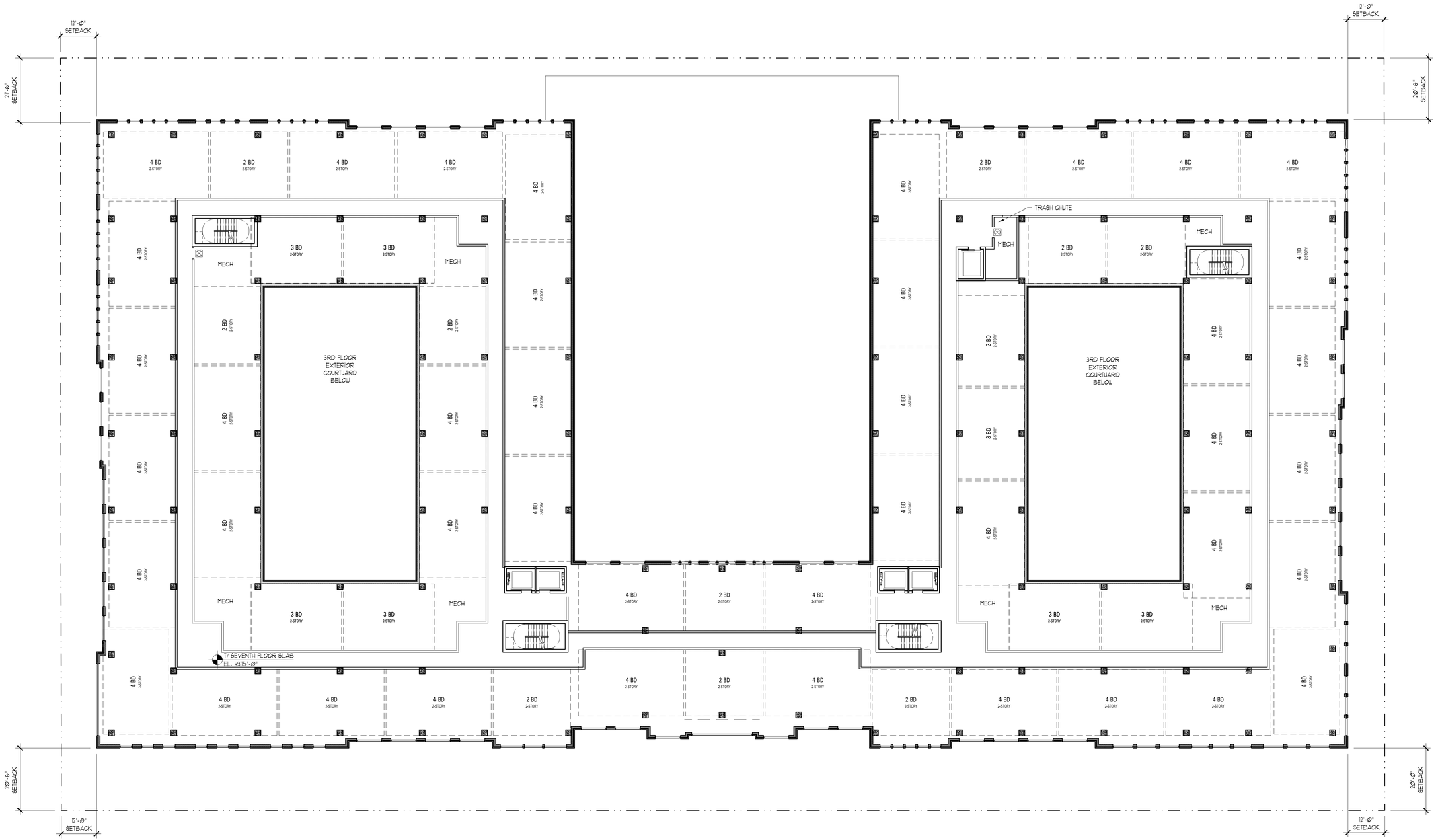
PROJ. # 1324	SCALE: 1/16" = 1'-0"
CK. BY: JM	DN. BY: KF, NS, JP

SIXTH FLOOR

Project North

PDP-09

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

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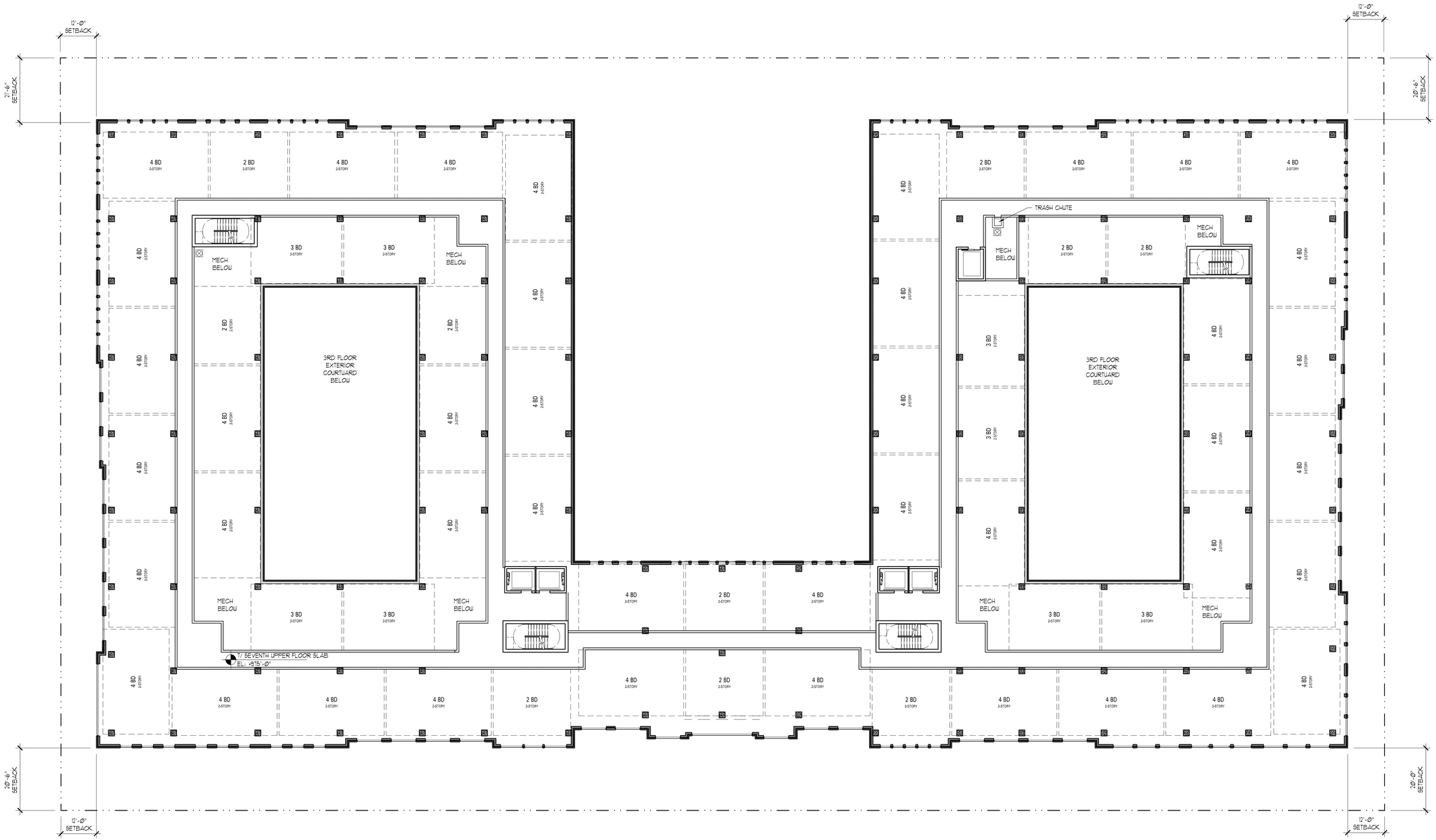
PROJ. # 1324	SCALE: 1/16" = 1'-0"
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SEVENTH FLOOR

Project North

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

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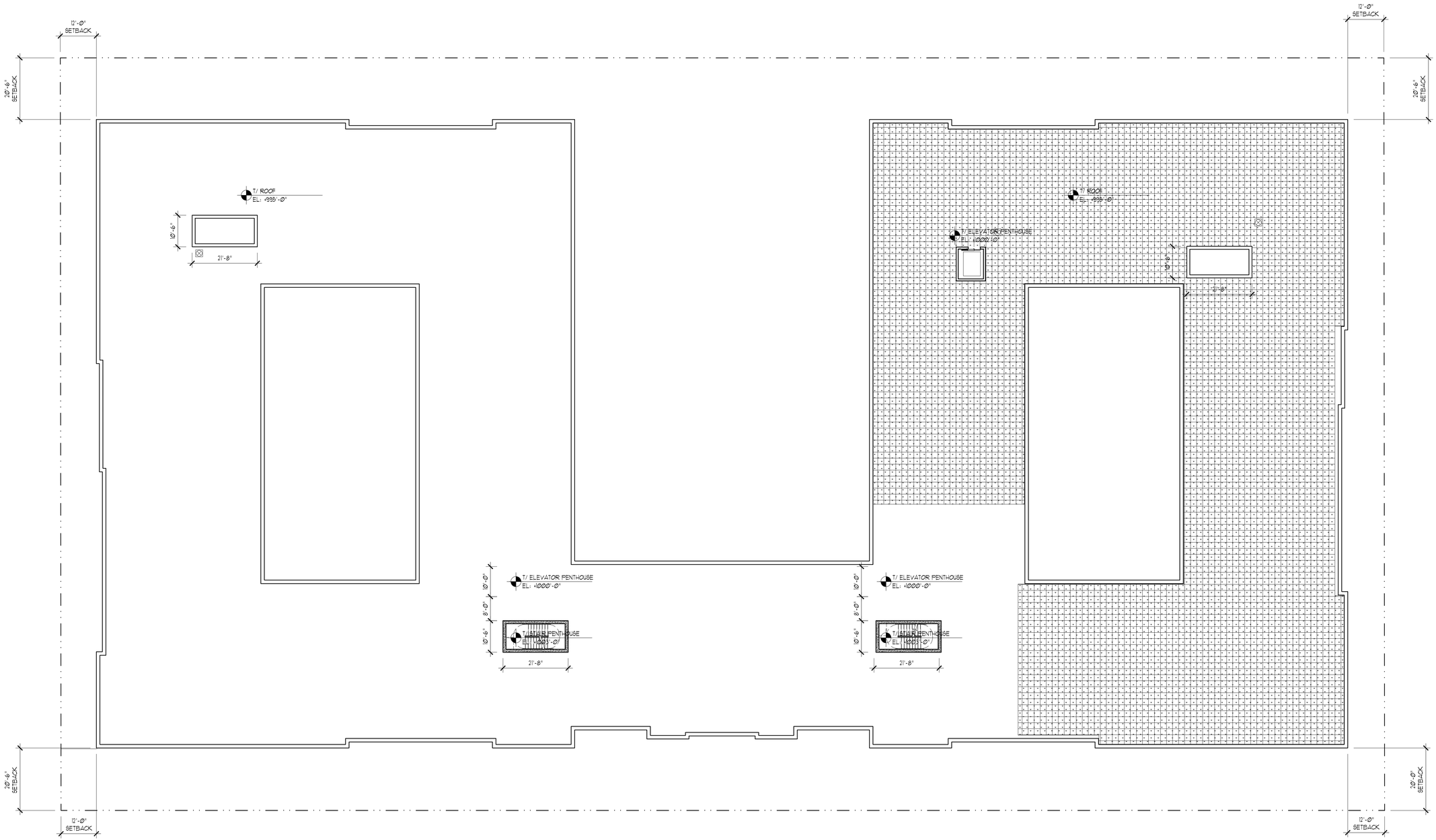
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PROJ. # 1324	SCALE: 1/16" = 1'-0"
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SEVENTH UPPER FLOOR

Project North

PDP-11



1 ROOF PLAN
SCALE: 1/16" = 1'-0"

AREA FOR CITY APPROVAL STAMP

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ROOF
FLOOR

Project North

PDP-12



4 EAST SITE ELEVATION
SCALE: 1" = 40'-0"



3 EAST ELEVATION
SCALE: 1" = 20'-0"



2 NORTH SITE ELEVATION
SCALE: 1" = 40'-0"



1 NORTH ELEVATION
SCALE: 1" = 20'-0"

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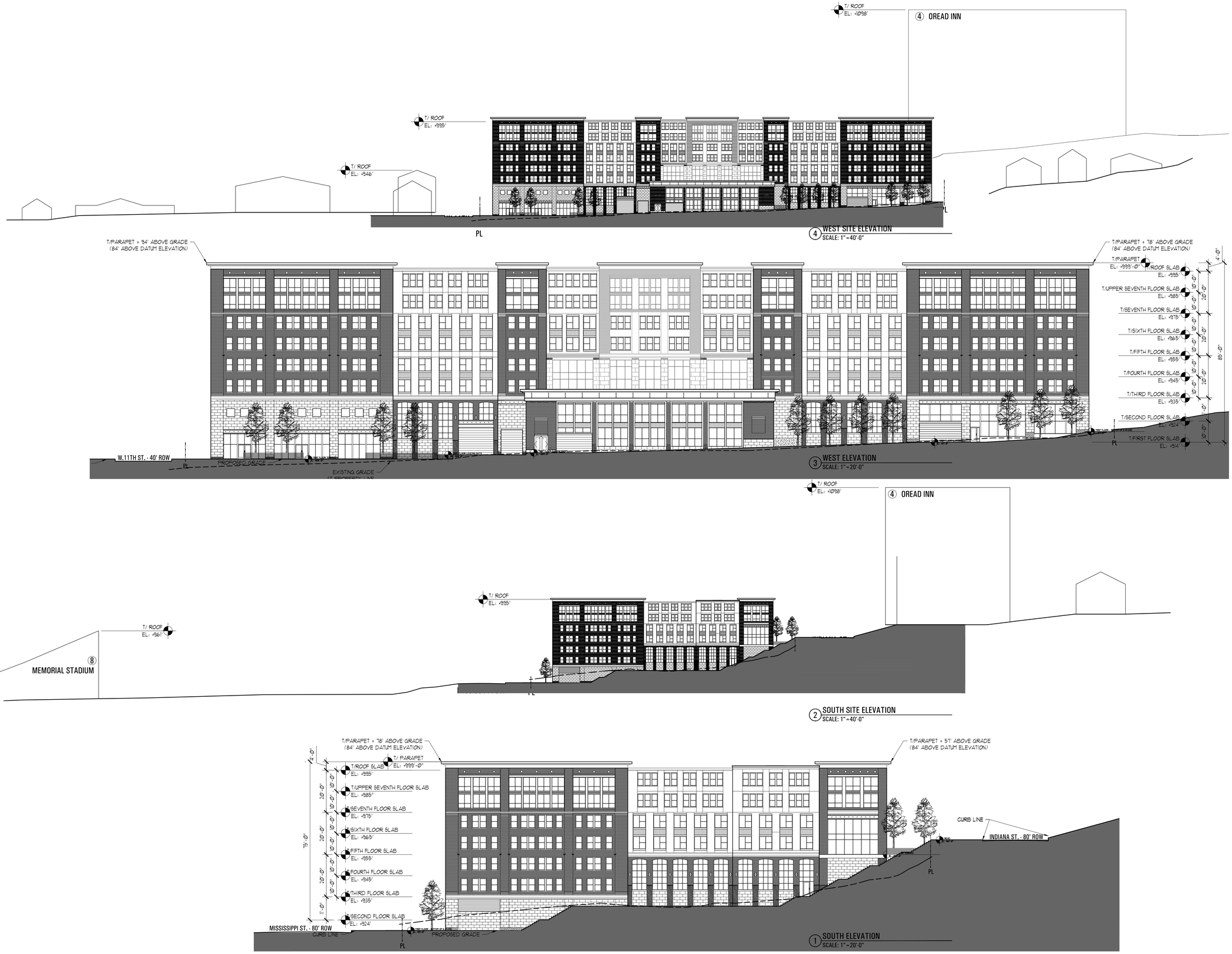
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PROJ. # 1324	SCALE: VARIES
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ELEVATIONS

PDP-13



AREA FOR CITY APPROVAL STAMP

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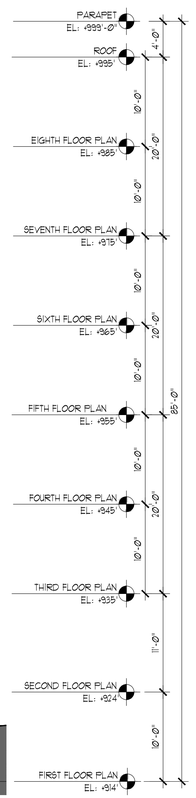
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ELEVATIONS

PDP-14



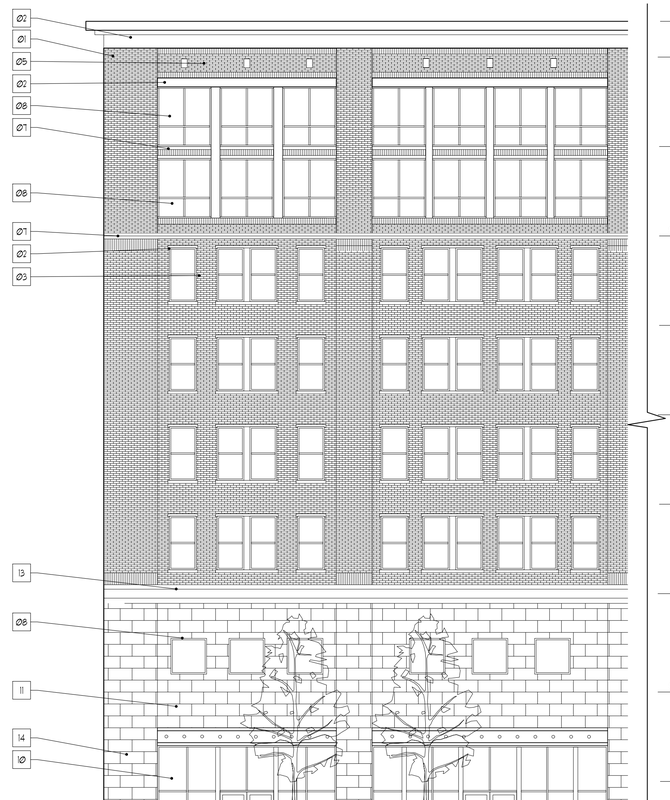


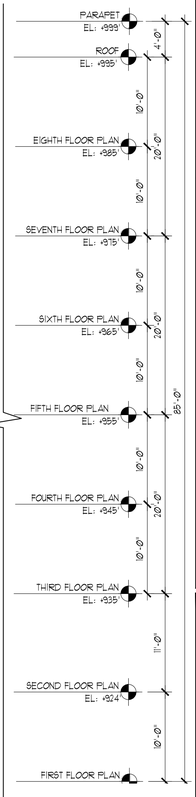
3 ENLARGED WEST ELEVATION
SCALE: 1/8" = 1'-0"

W.11TH ST. - 40' ROW

CURB LINE

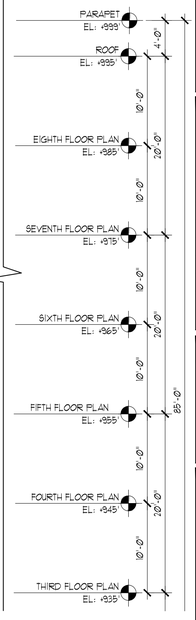
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2 ENLARGED WEST ELEVATION
SCALE: 1/8" = 1'-0"





1 ENLARGED EAST ELEVATION
SCALE: 1/8" = 1'-0"

AREA FOR CITY APPROVAL STAMP

MATERIAL LEGEND:

- Ø1 FACE BRICK
- Ø2 LIMESTONE CORNICE
- Ø3 METAL PANEL
- Ø4 FIBER CEMENT PANEL
- Ø5 LIMESTONE DETAIL
- Ø6 ALUMINUM WINDOW WALL
- Ø7 LIMESTONE SILL
- Ø8 ALUMINUM WINDOW
- Ø9 ALUMINUM CURTAIN WALL
- Ø ALUMINUM STOREFRONT
- 11 DECORATIVE STEEL "C" CHANNEL
- 12 OVERHEAD GARAGE DOOR
- 13 DECORATIVE BRICK
- 14 STONE

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PROJ. # 1324	SCALE: 1/8" = 1'-0"
CK. BY: JM	DN. BY: KF, NS, JP

ENLARGED ELEVATIONS

PDP-15

HERE @ Kansas

Property Address:	1101 & 1115 Indiana Street
Property Size (acres):	2.528
Current Base District:	Multi-Dwelling Residential District (RM 32)
Proposed Base District:	Proposed Zoning : Mixed-Use Planeed Development District (MU-PD)

Verticle Mix-Use Structure
Primary Development Zone - All three (3) levels above grade
Secondary Development Zone - All two (2) levels of parking garage
Max. Dwelling Units Per Acre - 32
Setbacks - Public Frontages - 0-10 feet/ Side (interior) 0-5
Max Building Coverage 100%
Max. Impervious Coverage - 100%
Max Height - 48 feet
Min. Outdoor Area (per dwelling unit) - 50 sq. ft.
Min. ground floor level nonresidential spaces:
- Height - 12 feet
- Area (sq. ft.) - 800

MU Development Bonus Calculation

Public Goal		Explanation	Points Earned
Goal II:	Non Ground Floor Dwellings	Ground floor commercial	25
	Live/Work Units	Provided	
	(points earned for provision of the above mentioned goals may be combined)		
Goal III:	Located adjacent to Designated Transit Stop	Bus route routes 10 & 11 stop in front of site on Mississippi	100
Goal IV:	Location within 1/2 mile of a fire station	Fire Station 1 (745 Kentucky Street) is located .475 miles from the site (per drawing A)	10
	Location within 1 mile of a police station	A Police Station (111 E 11th Street) is located .434 miles from the site (per drawing B)	10
	Location within 1/4 mile of a public park or open space	After further review of the code, onsite open space applies. This is consistent with Section 20-218 which states an Open Space District may also be applied to "Common Open Space" within a residential PD and Cluster Housing Projects. This interpretation is also consistent with Article 6 (c) Mixed Use District which states - "Min. Outdoor Space is not required for each dwelling unit onsite if a public park is located within 1/4 mile of the site" (FYI- South Park is located .308 miles - [310 feet too far] from the site per drawing C)	25
	Location within 1/4 mile of a school or cultural center	The Spencer Museum of Art (1301 Mississippi) is located .185 miles away from site	25
Goal V:	Provision of a green roof or rooftop garden to control storm water runoff		75
	Provision of a storm water best management practice as per adapted BMP Manual		50
	Construction of a Structure with LEED Certification		100
	Construction of a residential structure with Energy Star Certification		25
	TOTAL POINTS EARNED		**445**

MU-PD Development Bonus Utilization

					Total Points Used
Density	MU District Base Density Per Acre			32	
	PD Net Density Increase (25%)			40	
	Requested # of actual dwelling units per acre			94	
	Requested # of PD dwelling units per acre			68	
	Variance from MU-PD allowable density (units/acre)			28	
	Number of Points Needed (10 pts/unit/acre)				-280
Height	MU District Base Maximum Height			48	
	PD Maximum Base Height Increase (12' ft setback) (per 20-701(g)			60	
	Building Height measured per 20-601(h)(ii) in feet		Datum elevation is 10' above the lowest grade 5' away from the building. (Lowest datum = 915')	84	
	Tallest Mississippi Elevation Height from Datum			84	
	Tallest Indiana Elevation Height from Datum			84	
	Tallest 11th Street Elevation Height from Datum			84	
	Variance from MU-PD Allowable Height			19	
	Number of Points Used (8.33 points = 1 foot increase)				-158
	MU-PD Maiximum Base Height	60'			
	Variance from MU-PD Allowable Height From Points	79'			
	Height Variance Required -	**5'**	(84' - 79' = 5')		
Parking	Per 20-1108 (k)(1) Provision for On-Street Parking		Introduction of angled parking on Mississippi and Indiana Streets	-106	
	Per Article 11(m)(4) (5 points = 1 space reduction up 20 space maximum)			-1	-5
	MU Parking Requirement residential (1/bed)			624	
	MU Parking Requirement residential visitor (1/10 PD units)			18	
	MU Parking Requirement commercial:				
	Accessory Retail (estimate 2 of 3 commercial spaces)		1space/300sq. Ft.	35	
	Accessory Restaurant (estimate 1 of 3 commercial spaces) -		1 space for every 3 occupants+1 space /employee) 1 occupant for every 15 sq. ft. of usable space est. at 50% of gross + estimate of 10 employees	43	
	Total On Site Parking Required			613	
	Total On Site Parking Supplied			577	
	MU-PD Proposed Shared Parking Spaces		Propoasal assumes 5% of required on site parking spaces are shared	-36	
	Total Points Used				-443
	Total Points Remainng				2