

1101 INDIANA ST.

LAWRENCE, KS

PROJECT NOTES

DEVELOPER

HERE Kansas, LLC
908 N. Halsted, Chicago, IL 60607
p. 312 642 0170
jwh@here-llc.com

LEGAL DESCRIPTION

Lots 1, Block One, HERE Addition, a subdivision in the City of Lawrence, 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
OWNES:
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 IN ACCORDANCE WITH SECTION 20 1006 (b) OF THE LAND DEVELOPMENT CODE.
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.
8. PER CITY CODE SECTION 9-902, THE OUTDOOR DINING AREA WILL BE MANAGED TO PREVENT STORMWATER POLLUTION. FOOD WASTE, TRASH, CIGARETTES, AND OTHER SOLID WASTES WILL BE COLLECTED AND DISPOSED OF PROPERLY. COLLECTION MUST BE FREQUENT ENOUGH TO PREVENT WASTES CARRIED OFF BY WIND OR STORMWATER RUNOFF. PAVEMENT AND FURNISHINGS MUST BE CLEANED FREQUENTLY ENOUGH TO
9. PREVENT CONTAMINATION OF STORMWATER RUNOFF. FLUID WASTE, INCLUDING WASTEWATER FROM PAVEMENT OR FURNITURE CLEANING, WILL BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER SYSTEM.
9. OCCUPANCY PERMITS FOR PROPOSED BUILDINGS WILL NOT BE ISSUED UNTIL THE REQUIRED PUBLIC DRAINAGE IMPROVEMENTS ARE COMPLETE, FINAL INSPECTED, AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT.
10. APPLICANT SHALL SUBMIT LIGHTING DETAILS INCLUDING A POINT-BY-POINT PHOTOMETRIC PLAN FOR STAFF REVIEW PRIOR TO INSTALLATION OF EXTERIOR FIXTURES TO DEMONSTRATE COMPLIANCE WITH SECTION 20-1103 OF THE LAND DEVELOPMENT CODE.
11. IT WILL BE THE RESPONSIBILITY OF THE OWNER/MANAGEMENT COMPANY TO HAVE TRASH AND RECYCLING CONTAINERS IN THE DRIVE LINE AREA FOR SERVICE ON DAYS OF PICKUP. THE SOLID WASTE DIVISION WILL NOT GO INTO THE TRASH ROOMS TO RETRIEVE OR RETURN THE TRASH AND RECYCLING CONTAINERS.
12. THIS DEVELOPMENT SHALL PROVIDE AND MAINTAIN FOR GREEN ROOF FOR STORMWATER RUNOFF PER THE APPROVAL OF THE CITY STORMWATER ENGINEER.
13. CONSTRUCTION OF STRUCTURE SHALL BE LEED CERTIFIABLE.
14. CONSTRUCTION OF RESIDENTIAL UNITS/STRUCTURE SHALL BE ENERGY STAR CERTIFIABLE.

PROJECT DATA

	PROPOSED	NOTES
UNDERLYING ZONE USES	MU (PLANNED DEVELOPMENT) RESIDENTIAL/ RETAIL	
SITE AREA	110,120 SF (2.53 ACRES)	REFER TO PLANS FOR AREA SUMMARY.
GROSS BUILDING AREA	454,333 SF	(W/O OPEN SPACE, REC OPEN + OUTDOOR AMENITY)

	EXISTING / REQUIRED	PROPOSED	CHANGE	NOTES
SITE SUMMARY	MU PLANNED DEVELOPMENT	MU PLANNED DEVELOPMENT		
LAND USE	RESIDENTIAL PARKING	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;
# OF UNITS (ACTUAL)	103 UNITS	237 UNITS	+ 134 UNITS	3-BD = 0.8 unit; 4+ BD = 1 unit
# OF UNITS (PER ZONING CALCULATION)	95 UNITS	172 UNITS	+ 77 UNITS	56 (1 bed) x 0.4 = 22
NON GROUND FLOOR DWELLING UNITS		237 UNITS		67 (2 bed) x 0.6 = 40
LIVE/WORK DWELLING UNITS		2 UNITS		22 (3 bed) x 0.8 = 18
OFF STREET PARKING PROVIDED	165 SPACES	577 SPACES	+ 412 SPACES	92 (4 bed) x 1.0 = 92
		125,251 SF	+ 125,251 SF	
RETAIL - SALES	-	7,679 SF	+ 7,679 SF	
RETAIL - EATING AND DRINKING	-	5,882 SF	+ 5,882 SF	
MECH/STORAGE	-	27,965 SF	+ 27,965 SF	REFER TO FDP-02 FOR CALCULATION
RESIDENTIAL AMENITY	-	19,863 SF	+ 19,863 SF	
RESIDENTIAL OFFICE	-	2,104 SF	+ 2,104 SF	
COMMON OPEN SPACE	-	33,387 SF	+ 33,387 SF	SEE SHEET FDP-06 FOR NOTES + CALCULATIONS
RECREATIONAL OPEN SPACE	-	24,039 SF	+ 24,039 SF	(LABELED AS OUTDOOR AMENITY)
OUTDOOR AREA (per sec. 20-601-a)	50 SF/UNIT	15,687 SF (66 SF/UNIT)	+ 16 SF/UNIT	
TOTAL BUILDING AREA	25,476 SF	54,750 SF	+ 29,274 SF	
	23%	49.7%	+ 26.7%	
TOTAL PAVEMENT	44,282 SF	15,000 SF	-29,442 SF	
	40%	13.6%	-26.4%	
TOTAL IMPERVIOUS AREA (SQ. FT)	69,758 SF	69,750 SF	-8 SF	
% IMPERVIOUS	63%	63%	-0%	
TOTAL PERVIOUS AREA (SQ FT)	40,362 SF	40,370 SF	+8 SF	
% PERVIOUS	37%	37%	+ 0%	
TOTAL SITE AREA	110,120 SF	110,120 SF	0	
	100%	100%	0	

USE	REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED	NOTES
UNIT PARKING	1 / BEDROOM	624		
GUEST PARKING	1 / 10 UNITS	18		
RETAIL PARKING				
1ST FLOOR (RESTAURANT)	1/100 SF DINING ROOM + 10 EMPLOYEES (EST.)	40		
2ND FLOOR (FAST ORDER FOOD)	1/100 SF DINING ROOM + 9 EMPLOYEES (EST.)	21		
3RD (RETAIL)	1/300 SF (EST.)	10		
5TH (RETAIL)	1/300 SF (EST.)	9		
OFF STREET PROVIDED			577	
ON STREET PROVIDED			108	
OFF-SITE SHARED PARKING				
DEVELOPMENT BONUS POINTS SHARED PARKING	-1 SPACE / 5 POINTS	-1		
	5% OF PARKING PROVIDED	-36		
TOTAL		685	685	

UNIT BIKE STORAGE	1 / 4 PARKING SPACES	156	156
GUEST BIKE STORAGE	1 / 10 UNITS	18	50
RETAIL STORAGE	5 PER TENANT SPACE	16	INCLUDED IN GUEST
TOTAL		190	206



LOCATION MAP

SCALE: N.T.S.

LEGEND

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

SHEET	FLOOR	OPEN SPACE	REC. OPEN SPACE	OUTDOOR AMENITY	RETAIL	PARKING	MECHANICAL	RESIDENTIAL	RESIDENTIAL AMENITY	RESIDENTIAL OFFICE	TOTAL
FDP-01		33,387	24,039		5,882	49,328	6,386	3,142			33,387
FDP-04	1ST					1,036	1,508				64,738
FDP-05	2ND					75,923	8,798				78,467
FDP-06	3RD			15,720	5,214		31,706		14,828	750	61,298
FDP-07	4TH						34,312		5,035	1,354	42,620
FDP-08	5TH				2,465		3,475				60,458
FDP-09	6TH						2,761				58,300
FDP-10	7TH						2,761				60,817
FDP-11	8TH						829				27,637
TOTAL		33,387	24,039	15,720	13,561	125,251	27,965	265,589	19,863	2,104	454,333

(W/O OPEN SPACE, + OUTDOOR AMENITY)

HERE KANSAS

OWNER: HERE KANSAS
908 N. HALSTED
CHICAGO IL 60607
p. 312 642 0170
jwh@here-llc.com

1101 INDIANA ST
LAWRENCE, KS

DATE	ISSUED FOR
05/06/14	PDP RESUBMITTAL
06/11/14	PDP RESUBMITTAL
07/02/14	PDP RESUBMITTAL
08/06/14	PDP RESUBMITTAL
08/27/14	PDP RESUBMITTAL
09/29/14	FDP SUBMITTAL
11/14/14	FDP RESUBMITTAL
02/02/15	FDP RESUBMITTAL
02/12/15	FDP RESUBMITTAL
03/20/15	FDP RESUBMITTAL
05/15/15	FDP RESUBMITTAL
06/05/15	FDP RESUBMITTAL

HARTSHORNE PLUNKARD ARCHITECTURE

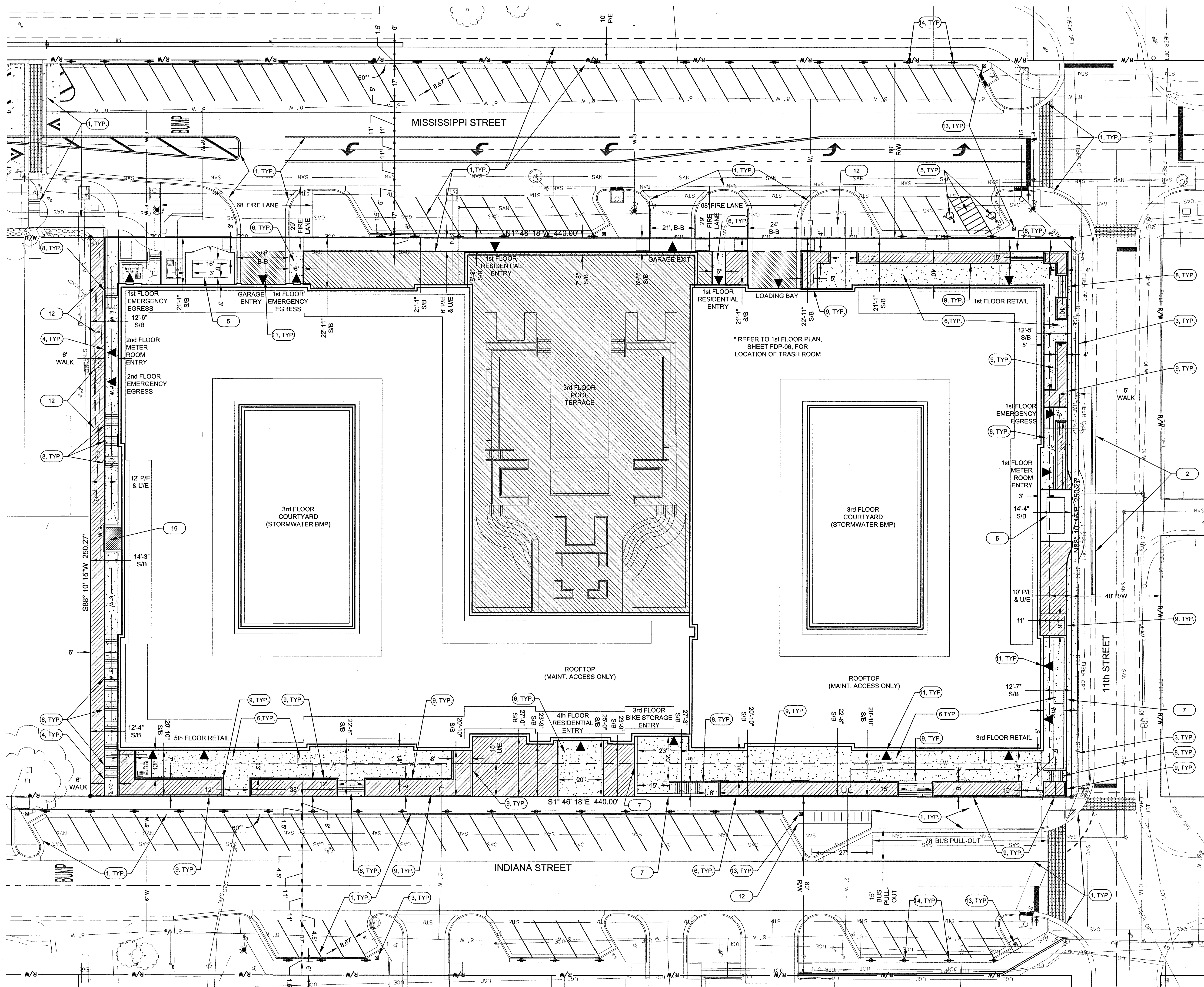
HPA
232 NORTH CARPENTER STREET
CHICAGO, IL 60607
312.226.4488
HPARCHITECTURE.COM

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

PROJECT DATA & LOCATION PLAN

FDP-01

Douglas County Register of Deeds
Book: 18 Page: 808-825
Receipt #: 468971
Pages Recorded: 18
Custody Initials: rec
Authorized By: [Signature]
Recording Fee: \$414.00
Date Recorded: 7/28/2015 1:38:18 PM



KEYED NOTES:

- 1 REFER TO PUBLIC IMPROVEMENT PLANS (PW1417) FOR LOCATIONS, DIMENSIONS AND DETAILS OF ALL STREET IMPROVEMENTS TO MISSISSIPPI STREET AND INDIANA STREET, INCLUDING PAVEMENTS, CURB AND GUTTER, DRIVEWAYS, ANGLED PARKING STALLS, SIDEWALKS, STRIPING AND UTILITIES.
- 2 CLOSE EXISTING 11th STREET CURB CUTS WITH CITY STANDARD STRAIGHT BACK CURB AND GUTTER (TYPE CG-1).
- 3 REPLACE EXISTING 11th STREET SIDEWALK WITH 5' WIDE, 4" THICK, CONCRETE SIDEWALK, AS SHOWN.
- 4 PEDESTRIAN CONNECTION BETWEEN INDIANA STREET AND MISSISSIPPI STREET TO BE INSTALLED AT 6' WIDE WITH 4" THICK CONCRETE.
- 5 CONCRETE TRANSFORMER PAD WITH ASSOCIATED ENCLOSURE; ENCLOSURE TO BE 6' HIGH WOOD FENCE, 3' OF CLEARANCE TO BE PROVIDED ON ALL SIDES OF TRANSFORMER; COORDINATE SERVICE CONNECTION WITH WESTAR ENERGY.
- 6 OUTDOOR TERRACES, RETAIL, RESIDENTIAL AND EMERGENCY ENTRANCES TO BE PAVED WITH 4" THICK CONCRETE.
- 7 CONCRETE RETAINING WALL W/ HANDRAIL, AS REQUIRED BY CODE; REFER TO GRADING PLAN FOR ELEVATIONS.
- 8 CONCRETE STEPS W/ HANDRAILS, AS REQUIRED BY CODE.
- 9 CONCRETE PLANTER WALL; REFER TO GRADING PLAN FOR ELEVATIONS.
- 10 EXISTING CONCRETE RETAINING WALL TO REMAIN.
- 11 BUILDING ENTRY AND OR EXIT.
- 12 CONCRETE PAD FOR 25 BIKE PARKING SPACES; REFER TO PUBLIC IMPROVEMENT PLANS (PW1417) FOR DETAILS.
- 13 PARKING METER PAY STATION, TYP.
- 14 PARKING SPACE SIGN, TYP.
- 15 ACCESSIBLE PARKING SPACES AND AISLE.
- 16 HVAC AIR INTAKE VAULT W/ ACCESSIBLE METAL GRATE COVER.

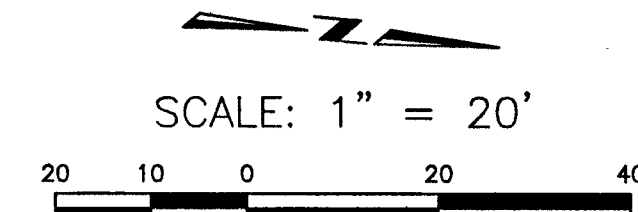
SETBACK SUMMARY:

BUILDING FACE	SETBACK
NORTH	83'-0" @ 12'-5" 73'-8" @ 14'-4" 51'-8" @ 12'-7" 208'-4" @ 13'-1"
AVERAGE	
EAST	224'-8" @ 20'-10" 93'-4" @ 22'-8" 48'-8" @ 27'-3" 26'-0" @ 23'-9" 20'-4" @ 25'-0" 415'-0" @ 22'-8"
AVERAGE	
SOUTH	83'-0" @ 12'-6" 73'-8" @ 14'-3" 51'-8" @ 12'-4" 208'-4" @ 13'-0"
AVERAGE	
WEST	216'-8" @ 21'-11" 93'-4" @ 22'-11" 58'-0" @ 6'-8" 47'-0" @ 7'-8" 415'-0" @ 17'-11"
AVERAGE	
BUILDING TOTAL	1,246'-8" @ 17'-9"

OPEN SPACE SUMMARY:

	REQUIRED	PROPOSED
OPEN SPACE	22,024 SF (20%)	33,387 SF (30%)
REC. OPEN SPACE	11,012 SF (10%)	24,039 SF (22%)

NOTE: ALL EXTERIOR AT-GRADE SPACE, EXCEPT DRIVEWAYS AND LOADING SPACES, ARE TO BE DEVELOPED AS OPEN SPACE



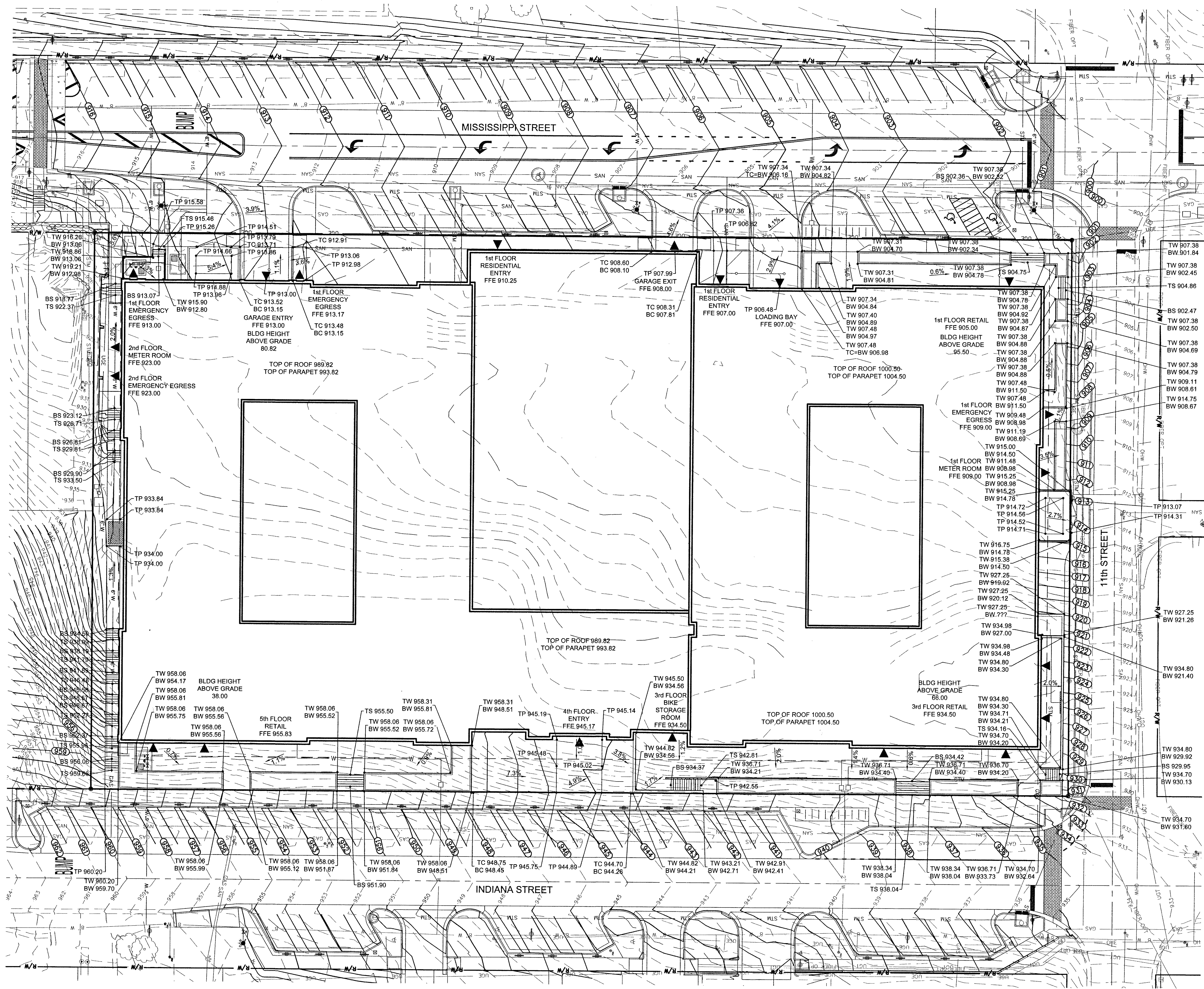
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Soth Valley 7-27-15
PLANNING COMMISSION
SOUTHWEST KANSAS COUNTY METROPOLITAN
DEVELOPMENT SERVICES

**1101 INDIANA STREET
LAWRENCE, KANSAS 66044
HERE @ KANSAS
FINAL DEVELOPMENT PLAN
LAYOUT PLAN**

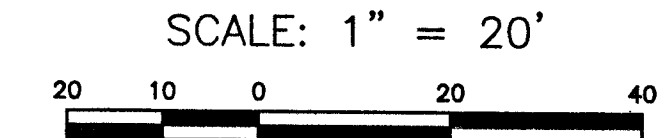
REV	DATE	DESCRIPTION
1	12/4/14	REV DEPT. COMMENTS
2	2/3/15	REV DEPT. COMMENTS
3	5/15/15	REV DEPT. COMMENTS
4	6/5/15	REV DEPT. COMMENTS

DATE:	10/3/14
PROJECT NO.:	20132015
DESIGNED BY:	HPA/LPE
DRAWN BY:	BS
CHECKED BY:	BS



GRADING LEGEND:

- FFE FINISH FLOOR ELEVATION
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TP TOP OF PAVEMENT
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TS TOP OF STEP
- BS BOTTOM OF STEP



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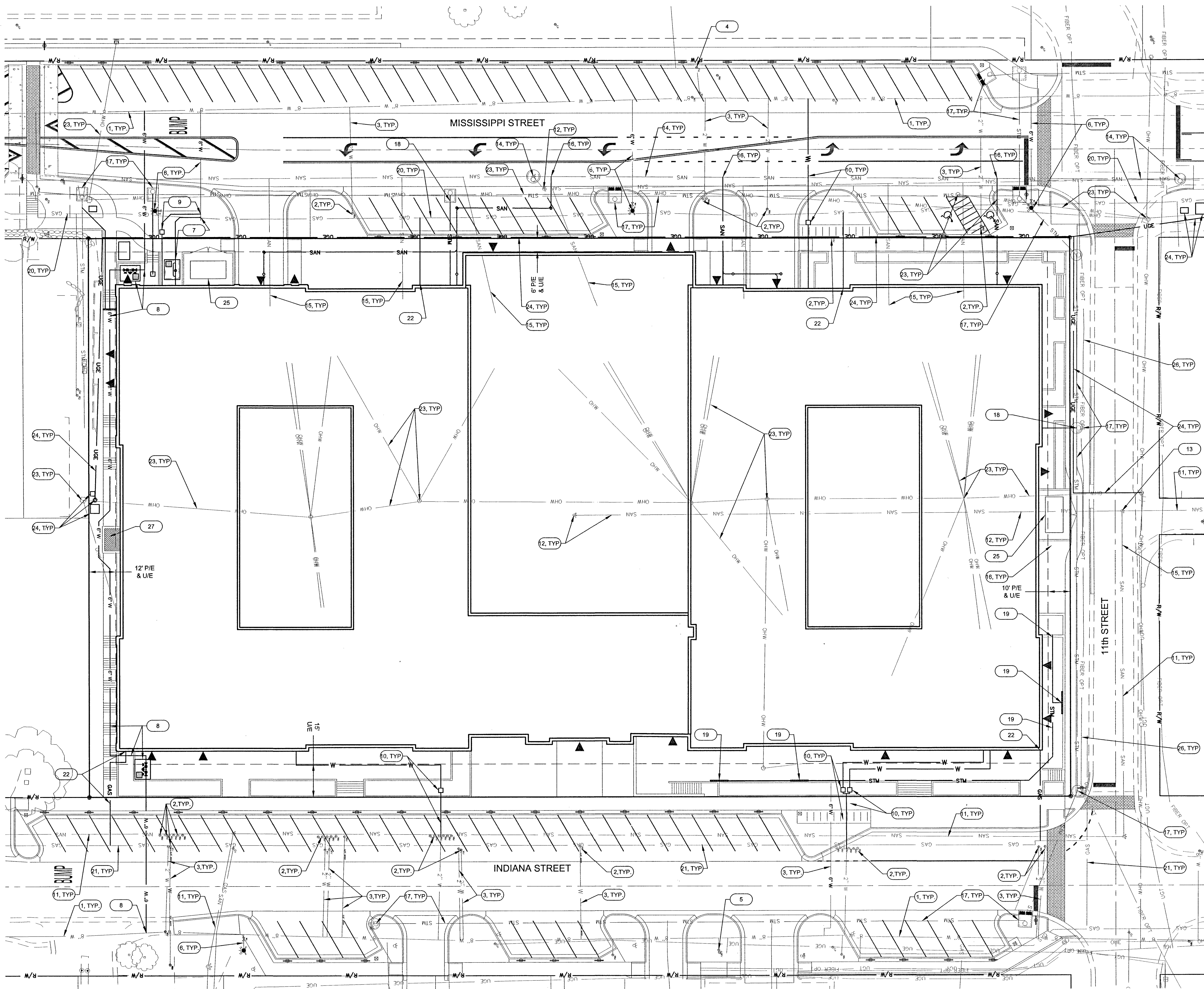
Blair
CLARENCE DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
7-27-15
LAWRENCE PLANNING AND DEVELOPMENT SERVICES

**1101 INDIANA STREET
LAWRENCE, KANSAS 66044
HERE @ KANSAS
FINAL DEVELOPMENT PLAN
GRADING PLAN**

REV	DATE	DESCRIPTION
1	12/4/14	PER DEPT. COMMENTS
2	2/3/15	PER DEPT. COMMENTS
3	5/15/15	PER DEPT. COMMENTS
4	6/5/15	PER DEPT. COMMENTS

DATE:	10/31/14
PROJECT NO.:	20132015
DESIGNED BY:	HPA/LPE
DRAWN BY:	BS
CHECKED BY:	BS

ISSUE SHEET NO.
FDP-03
OF 18 SHEETS



KEYED NOTES:

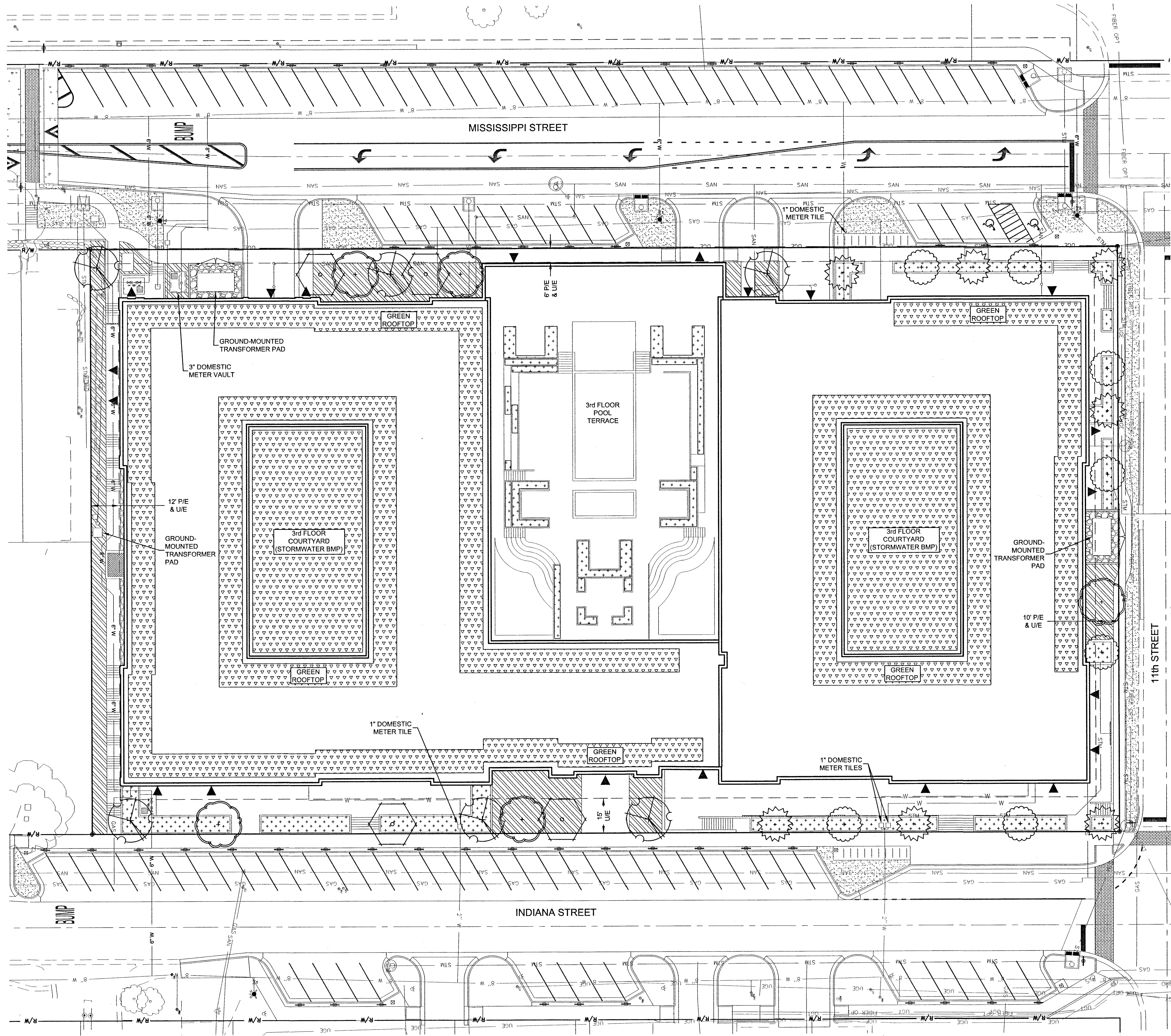
- EXISTING 8" PVC WATERLINE TO REMAIN.
- EXISTING WATER METER TO BE REMOVED. COORDINATE WITH THE CITY OF LAWRENCE UTILITY DEPARTMENT. SALVAGE EXISTING WATER METER TILE AND COVER AND BACKFILL METER PIT.
- EXISTING WATER SERVICE LINE TO BE ABANDONED. COORDINATE WITH CITY OF LAWRENCE UTILITY DEPARTMENT TO DISCONNECT LINES AT THE WATER MAIN BY REMOVING CORPORATION STOPS AND TAPPING SADDLES AND REPLACING THEM WITH STAINLESS STEEL REPAIR CLAMPS. REFER TO PUBLIC IMPROVEMENT PLANS (PW1417) FOR DETAILS.
- EXISTING FIRE HYDRANT TO BE REMOVED. COORDINATE WITH THE CITY OF LAWRENCE UTILITY DEPARTMENT TO SALVAGE EXISTING HYDRANT.
- EXISTING FIRE HYDRANT TO REMAIN
- INSTALL PUBLIC WATERLINE AND ASSOCIATED FIRE HYDRANT. REFER TO PUBLIC IMPROVEMENT PLANS (PW1417) FOR LOCATIONS AND DETAILS OF ALL PUBLIC WATERLINES, VALVES AND HYDRANTS.
- COORDINATE WITH CITY OF LAWRENCE UTILITY DEPARTMENT TO INSTALL 3" DOMESTIC WATER TAP AND METER AND ASSOCIATED CONCRETE VAULT PER CITY STANDARDS. FIELD VERIFY THE EXACT LOCATION, SIZE AND DEPTH OF CONNECTION.
- COORDINATE WITH CITY OF LAWRENCE UTILITY DEPARTMENT TO INSTALL 6" FIRE PROTECTION LINE AND ASSOCIATED DOUBLE-CHECK VALVE BACKFLOW PREVENTION DEVICE PER CITY STANDARDS. FIELD VERIFY THE EXACT LOCATION, SIZE AND DEPTH OF CONNECTION.
- COORDINATE WITH CITY OF LAWRENCE UTILITY DEPT. TO INSTALL A 1" IRRIGATION TAP AND METER PER CITY STANDARDS. FIELD VERIFY THE EXACT LOCATION, SIZE AND DEPTH OF CONNECTION.
- COORDINATE WITH CITY OF LAWRENCE UTILITY DEPT. TO INSTALL 1" DOMESTIC WATER TAPS AND METERS PER CITY STANDARDS. FIELD VERIFY THE EXACT LOCATION, SIZE AND DEPTH OF CONNECTION.
- EXISTING 8" SANITARY SEWER MAIN TO REMAIN.
- EXISTING 8" SANITARY SEWER MAIN AND MANHOLE TO BE REMOVED; REFER TO PUBLIC IMPROVEMENT PLANS (PW1417) FOR DETAILS.
- EXISTING SANITARY SEWER MANHOLE TO REMAIN; COORDINATE WITH CITY OF LAWRENCE UTILITY DEPT. TO CAP THE ABANDONED SOUTH LINE AND FILL WITH FLOWABLE MORTAR, AS NEEDED; REFER TO PUBLIC IMPROVEMENT PLANS (PW1417) FOR DETAILS.
- INSTALL 8" PUBLIC SANITARY SEWER MAIN AND ASSOCIATED MANHOLES. REFER TO PUBLIC IMPROVEMENT PLANS (PW1417).
- EXISTING SAN. SEWER SERVICE LINE TO BE REMOVED. COORDINATE WITH CITY OF LAWRENCE UTILITY DEPT. TO EXPOSE, DISCONNECT AND CAP SERVICES WITHIN 5 FEET OF MAIN. REMOVE REMAINING ABANDONED SERVICES DURING EXCAVATION.
- COORDINATE WITH CITY OF LAWRENCE UTILITY DEPARTMENT TO CONNECT 6" SCH. 40 PVC SAN. SEWER SERVICE LINE TO EXISTING MAIN. FIELD VERIFY EXACT LOCATION AND INVERT ELEVATION.
- INSTALL PUBLIC STORM SEWER MAIN AND ASSOCIATED JUNCTION BOXES AND CURB INLETS; REFER TO PUBLIC IMPROVEMENT PLANS (PW1417) FOR LOCATIONS AND DETAILS OF ALL PUBLIC STORM SEWER AND STRUCTURES
- COORDINATE WITH CITY OF LAWRENCE PUBLIC WORKS DEPT. TO CONNECT PRIVATE 15" HDPE STORM SEWER TO PROP. PUBLIC JUNCTION BOX.
- INSTALL TRENCH DRAINS AND ASSOCIATED 4" PVC STORM LINE TO CONVEY TERRACE RUN-OFF TO PLANTER BOX, AS SHOWN
- EXISTING 2" PLASTIC GAS MAIN TO REMAIN.
- EXISTING 4" PLASTIC GAS MAIN TO REMAIN.
- COORDINATE WITH BLACK HILLS ENERGY FOR THE INSTALLATION OF UNDERGROUND GAS SERVICE PIPING AND INSTALLATION OF THE GAS METER AT THE LOCATION SHOWN.
- EXISTING OVERHEAD WIRE AND ASSOCIATED UTILITY POLES TO BE REMOVED. COORDINATE WITH WESTAR ENERGY, AT&T AND WIDE OPEN WEST (WOWI) ON REMOVAL AND ANY RECONNECTIONS TO TEMPORARILY SERVE ADJACENT CUSTOMERS
- COORDINATE WITH WESTAR, AT&T AND WOWI TO PROVIDE UNDERGROUND JOINT TRENCH AND ANY NEW POLES ASSOCIATED WITH ELECTRIC, TELEPHONE AND CABLE FACILITIES. TRENCH DIMENSIONS MUST CONFORM TO WESTAR, AT&T AND WOWI SPECIFICATIONS. COORDINATE FINAL JOINT TRENCH LAYOUT WITH ALL UTILITIES.
- TENTATIVE LOCATION OF 8x16' CONCRETE TRANSFORMER PAD AND ASSOCIATED 6' TALL ENCLOSURE; COORDINATE FINAL LOCATIONS AND SERVICE CONNECTIONS WITH WESTAR ENERGY.
- EXISTING FIBER OPTIC LINE TO REMAIN
- HVAC AIR INTAKE VAULT W/ ACCESSIBLE METAL GRATE COVER

SCALE: 1" = 20'

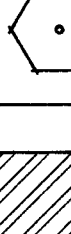
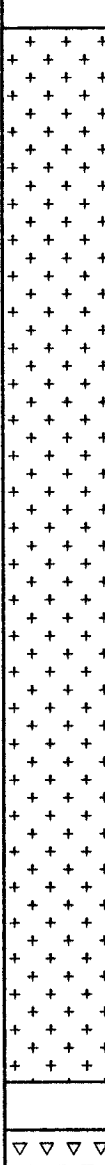
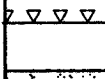


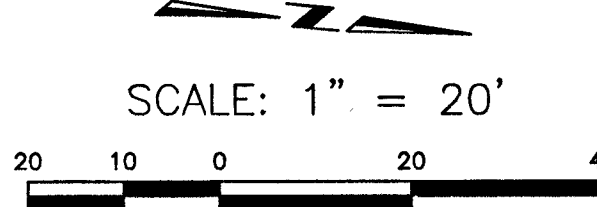
REV	DATE	DESCRIPTION
1	12/4/14	PER DEPT. COMMENTS
2	2/2/15	PER DEPT. COMMENTS
3	5/15/15	PER DEPT. COMMENTS
4	6/5/15	PER DEPT. COMMENTS

DATE:	10/3/14
PROJECT NO.:	20132015
DESIGNED BY:	HP/A/LPE
DRAWN BY:	BS
CHECKED BY:	BS
ISSUE	SHEET NO.
	FDP-04
	OF 18 SHEETS



PLANT SCHEDULE:

SYMBOL	QTY.	NAME	SIZE	COND.		
STREET TREES						
	6	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2.5" CAL.	B&B		
	7	CERCIS CANADENSIS EASTERN REDBUD	2.5" CAL.	B&B		
	7	MAGNOLIA 'JANE' JANE MAGNOLIA	2.5" CAL.	B&B		
	5	PLATANUS x ACERIFOLIA 'BLOODGOOD' LONDON PLANETREE	2.5" CAL.	B&B		
	4	TILIA AMERICANA 'REDMOND' REDMOND LINDEN	2.5" CAL.	B&B		
AT-GRADE SHRUB & GROUNDCOVER MIX						
	4,930 SF	CORNUS STOLONIFERA 'ARCTIC FIRE' DOGWOOD	5 GAL.	CONT.		
		COTONEASTER HORIZONTALIS ROCK COTONEASTER	3 GAL.	CONT.		
		FORSYTHIA x INTERMEDIA 'LYNWOOD GOLD' FORSYTHIA	5 GAL.	CONT.		
		HEMEROCALLIS x 'HAPPY RETURNS' 'HAPPY RETURNS' DAYLILY	1 GAL.	CONT.		
		HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' OAKLEAF HYDRANGEA	5 GAL.	CONT.		
		ILEX VERTICILLATA 'WINTER RED' 'WINTER RED' WINTERBERRY HOLLY	5 GAL.	CONT.		
		JUNIPERUS CHINENSIS 'SEA GREEN' 'SEA GREEN' JUNIPER	5 GAL.	CONT.		
		LIRIOPE MUSCARI 'BIG BLUE' 'BIG BLUE' LIRIOPE	1 GAL.	CONT.		
		MISCANTHUS SINENSIS 'GRACILLIMUS' MAIDEN GRASS	3 GAL.	CONT.		
		PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN DWARF FOUNTAIN GRASS	3 GAL.	CONT.		
		PHYSOCARPUS OPULIFOLIUS 'SEWARD' SUMMER WINE NINEBARK	5 GAL.	CONT.		
		RUDBECKIA FULGIDA 'GOLDSTRUM' 'GOLDSTRUM' BLACK-EYED SUSAN	1 GAL.	CONT.		
		SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	3 GAL.	CONT.		
		SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	3 GAL.	CONT.		
		VIBURNUM PRUNIFOLIUM BLACKHAW VIBURNUM	5 GAL.	CONT.		
		TAXUS x MEDIA 'DENSIFORMIS' DENSIFORMIS YEW	5 GAL.	CONT.		
RAISED PLANTER SHRUB, PERENNIAL & GROUNDCOVER MIX						
	4,000 SF	ACHILLEA x 'MOONSHINE' 'MOONSHINE' YARROW	1 GAL.	CONT.		
		AJUGA TENORII 'CHOCOLATE CHIP' 'CHOCOLATE CHIP' BUGLEWEED	PLUG	FLAT		
		COREOPSIS VERTICILLATA 'MOONBEAM' 'MOONBEAM' THREADLEAF TICKSEED	1 GAL.	CONT.		
		BUXUS MICROPHYLLA 'WINTERGREEN' 'WINTERGREEN' BOXWOOD	5 GAL.	CONT.		
		FOTHERGILLA GARDENII x MAJOR 'BLUE SHADOW' FOTHERGILLA	5 GAL.	CONT.		
		HEUCHERA x 'PALACE PURPLE' 'PALACE PURPLE' CORAL BELLS	1 GAL.	CONT.		
		HOSTA x 'BLUE ANGEL' 'BLUE ANGEL' PLANTAIN LILY	1 GAL.	CONT.		
		ITEA VIRGINICA 'HENRY'S GARNET' 'HENRY'S GARNET' SWEETSPICE	5 GAL.	CONT.		
		MUHLBERGIA CAPILLARIS PINK MUHLY GRASS	1 GAL.	CONT.		
		PACHYSANDRA TERMINALIS JAPANESE SPURGE	1 GAL.	CONT.		
		VINCA MINOR 'MRS BOWLES' 'MRS. BOWLES' PERIWINKLE	PLUG	FLAT		
		GREEN ROOF				
			30,825 SF	OMNI ECOSYSTEMS (BRAND) PROPRIETARY SEDUM MIX	N/A	TRAY
		GROUNDCOVER				
			4,120 SF	TURF-TYPE TALL FESCUE	N/A	SOD
			640 SF	RIVER ROCK	4" DIA.	N/A



LANDPLAN ENGINEERING PA
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1310 McKersie Drive, Suite 100
Lawrence, KS 66044
785.843.7530 (p) | 785.843.2410 (f)
info@landplan-pa.com | www.landplan-pa.com

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Charles Lawrence
CHARLES LAWRENCE, KANSAS COUNTY METROPOLITAN PLANNING COMMISSION
DIRECTOR, CITY OF LAWRENCE PLANNING AND DEVELOPMENT SERVICES
7-27-15

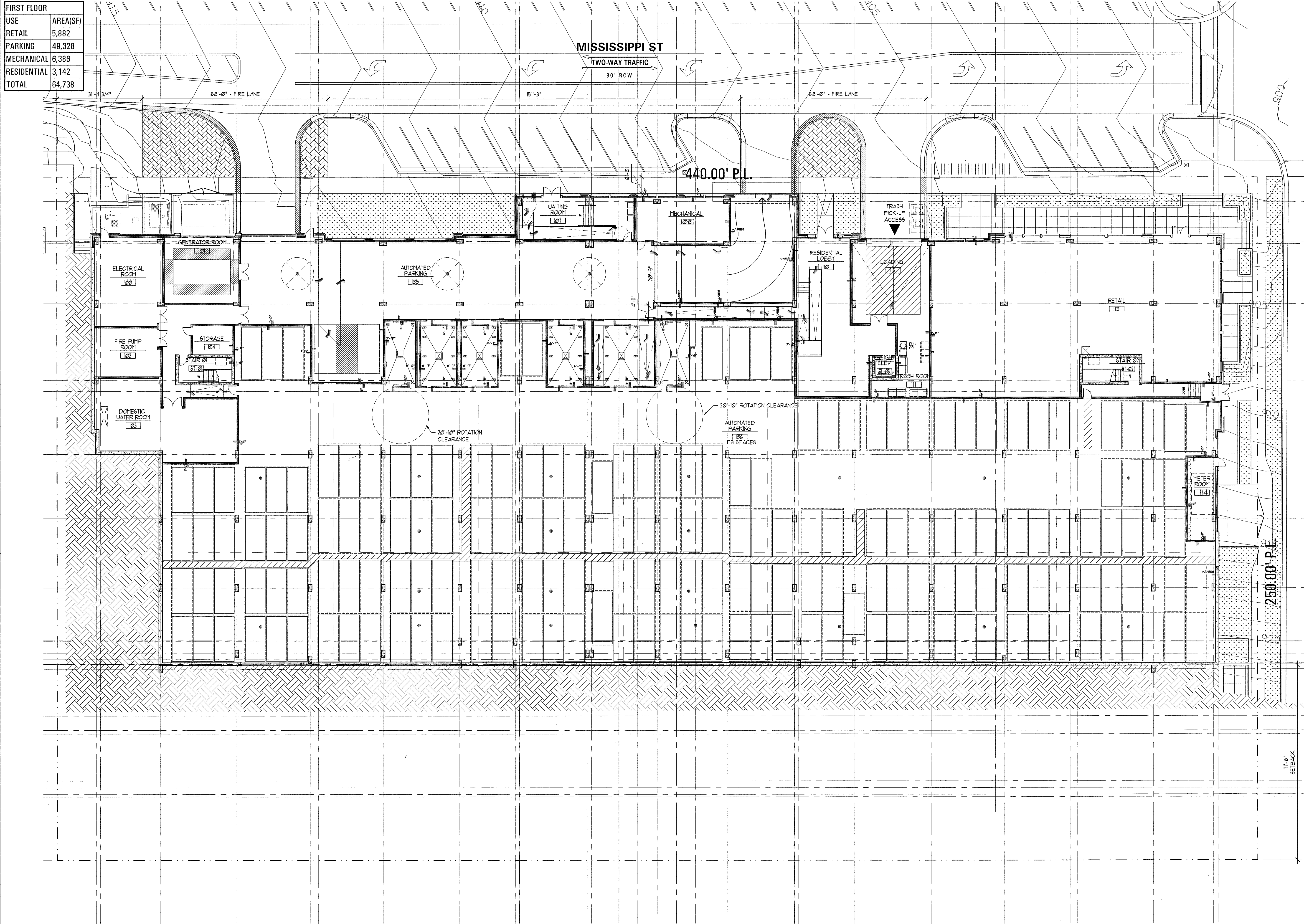
1101 INDIANA STREET
LAWRENCE, KANSAS 66044
HERE @ KANSAS
FINAL DEVELOPMENT PLAN
LANDSCAPE PLAN

REV	DATE	DESCRIPTION
1	12/4/14	PER DEPT. COMMENTS
2	2/3/15	PER DEPT. COMMENTS
3	5/15/15	PER DEPT. COMMENTS
4	6/2/15	PER DEPT. COMMENTS

DATE: 10/3/14
PROJECT NO.: 20132015
DESIGNED BY: HPAALPE
DRAWN BY: BS
CHECKED BY: BS

ISSUE SHEET NO.
FDP-05
OF 17 SHEETS

FIRST FLOOR	
USE	AREA(SF)
RETAIL	5,882
PARKING	49,328
MECHANICAL	6,386
RESIDENTIAL	3,142
TOTAL	64,738



Chair, Lawrence-Douglas County Metropolitan Planning Commission
South Mallett 7-27-15
 Director, City of Lawrence Planning and Development Services

AREA FOR CITY APPROVAL STAMP

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 p. 312.642.0170
 jwh@here-llc.com

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 LAWRENCE, KS

DATE	ISSUED FOR
05/06/14	PDP RESUBMITTAL
06/11/14	PDP RESUBMITTAL
07/02/14	PDP RESUBMITTAL
08/06/14	PDP RESUBMITTAL
08/27/14	PDP RESUBMITTAL
09/29/14	FDP SUBMITTAL
11/14/14	FDP RESUBMITTAL
02/02/15	FDP RESUBMITTAL
03/20/15	FDP RESUBMITTAL
05/15/15	FDP RESUBMITTAL
06/05/15	FDP RESUBMITTAL

HARTSHORNE PLUNKARD ARCHITECTURE

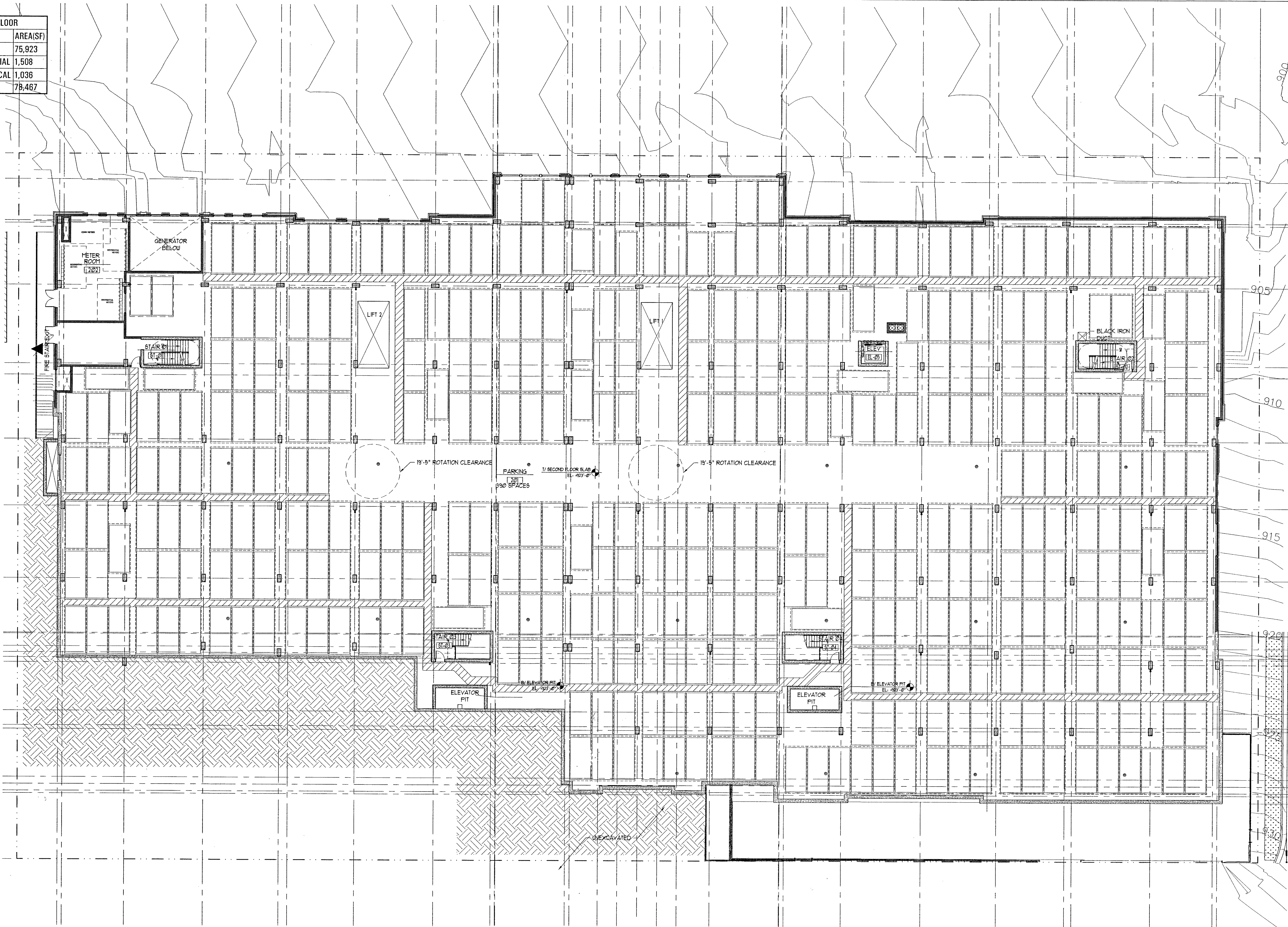
232 NORTH CARPENTER STREET
 CHICAGO, IL 60607
 312.226.4488
 HPARCHITECTURE.COM

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

FIRST FLOOR

FDP-06

SECOND FLOOR	
USE	AREA(SF)
PARKING	75,923
RESIDENTIAL	1,508
MECHANICAL	1,036
TOTAL	78,467



Handwritten signature
 Chair, Lawrence-Douglas County Metropolitan Planning Commission
Handwritten signature 7-27-15
 Director, City of Lawrence Planning and Development Services
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05/06/14	PDP RESUBMITTAL
06/11/14	PDP RESUBMITTAL
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09/29/14	FDP SUBMITTAL
11/14/14	FDP RESUBMITTAL
02/02/15	FDP RESUBMITTAL
03/20/15	FDP RESUBMITTAL
05/15/15	FDP RESUBMITTAL

HARTSHORNE PLUNKARD ARCHITECTURE

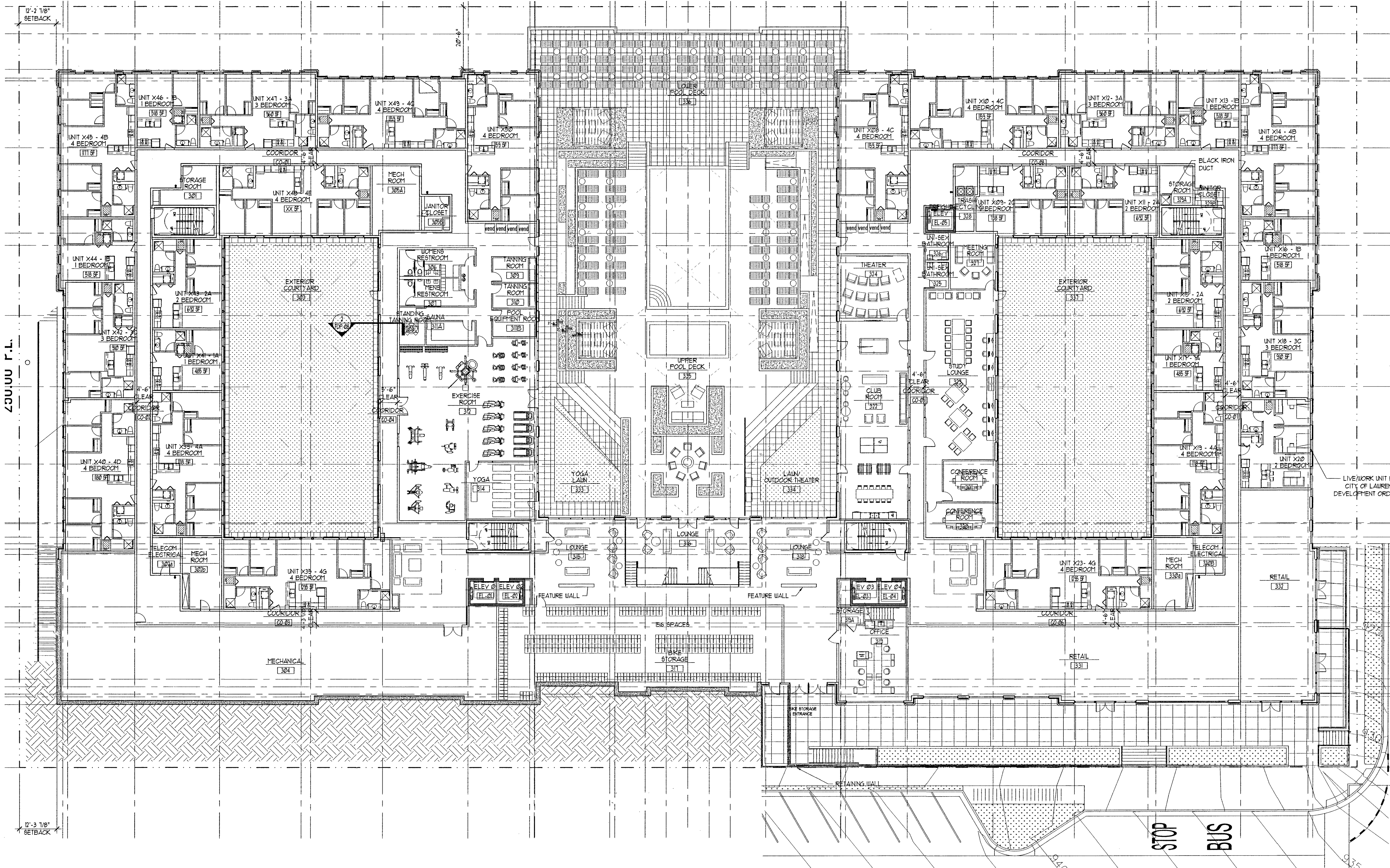
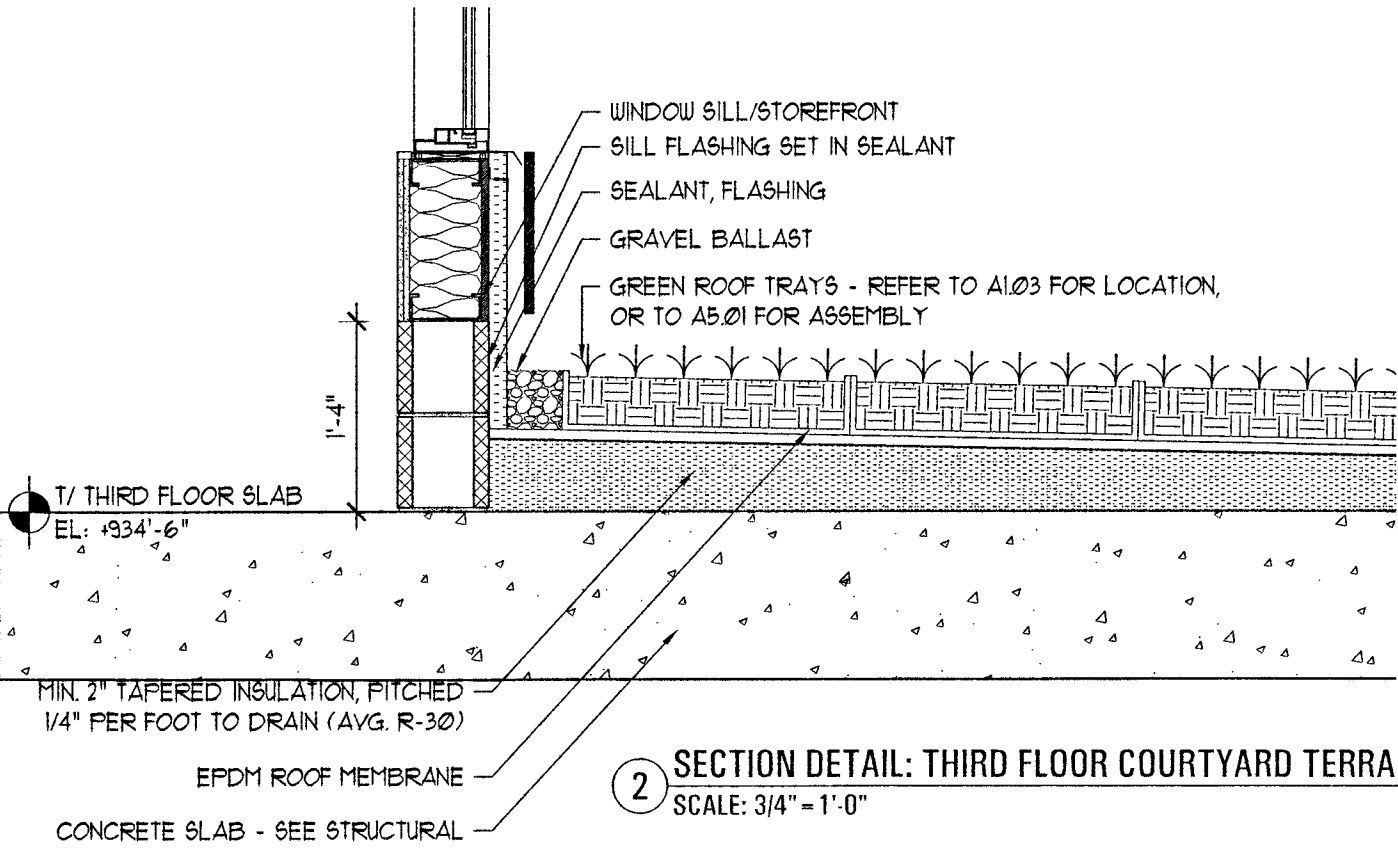
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 CHICAGO, IL 60607
 312.226.4488
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PROJ. # 1324 SCALE: 1/16" = 1'-0"
 CK. BY: JM DN. BY: KF, NS, JP
SECOND FLOOR

FDP-07

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

THIRD FLOOR	
USE	AREA(SF)
RESIDENTIAL	31,706
MECHANICAL	8,798
RES AMENITY	14,828
RETAIL	5,214
OFFICE	750
TOTAL	61,296
OUTDOOR AMENITY	15,720
GREEN ROOF	9,886



[Signature]
 Chair, Lawrence-Douglas County Metropolitan Planning Commission
[Signature] 7-27-15
 Director, City of Lawrence Planning and Development Services
 AREA FOR CITY APPROVAL STAMP

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07/02/14	PDP RESUBMITTAL
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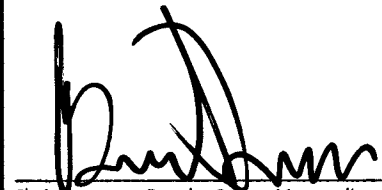
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 CHICAGO, IL 60607
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PROJ. # 1324 SCALE: 1/16" = 1'-0"
 CK. BY: JM DN. BY: KF, NS, JP
THIRD FLOOR

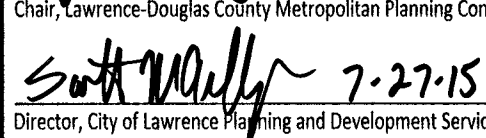
FDP-08

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

FOURTH FLOOR	
USE	AREA(SF)
RESIDENTIAL	34,312
MECHANICAL	1,919
RES AMENITY	5,035
OFFICE	1,354
TOTAL	42,620



Chair, Lawrence-Douglas County Metropolitan Planning Commission



7-27-15
Director, City of Lawrence Planning and Development Services

AREA FOR CITY APPROVAL STAMP

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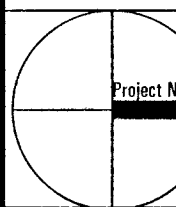
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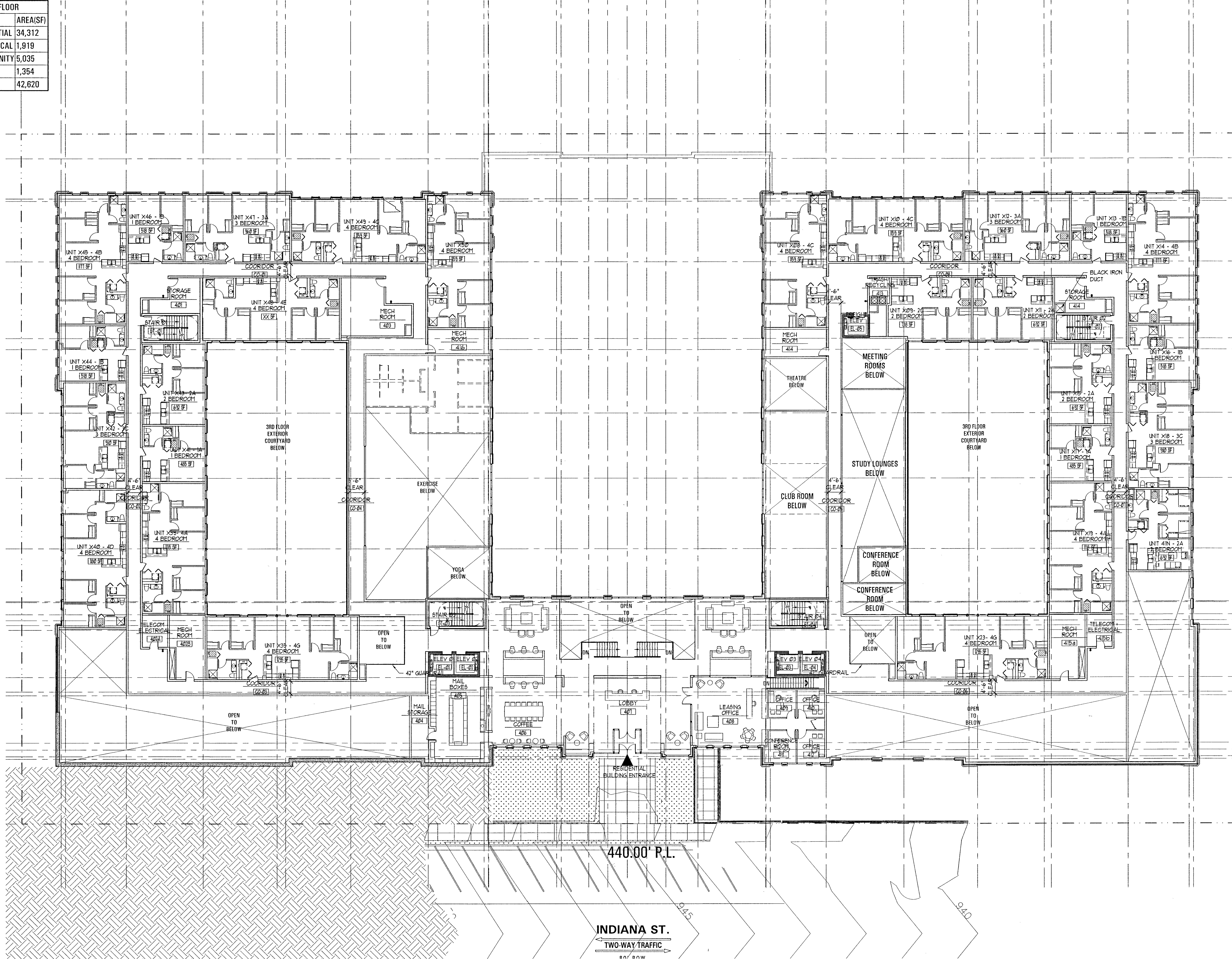
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CK. BY:	JM	DN. BY:	KF, NS, JP

FOURTH FLOOR



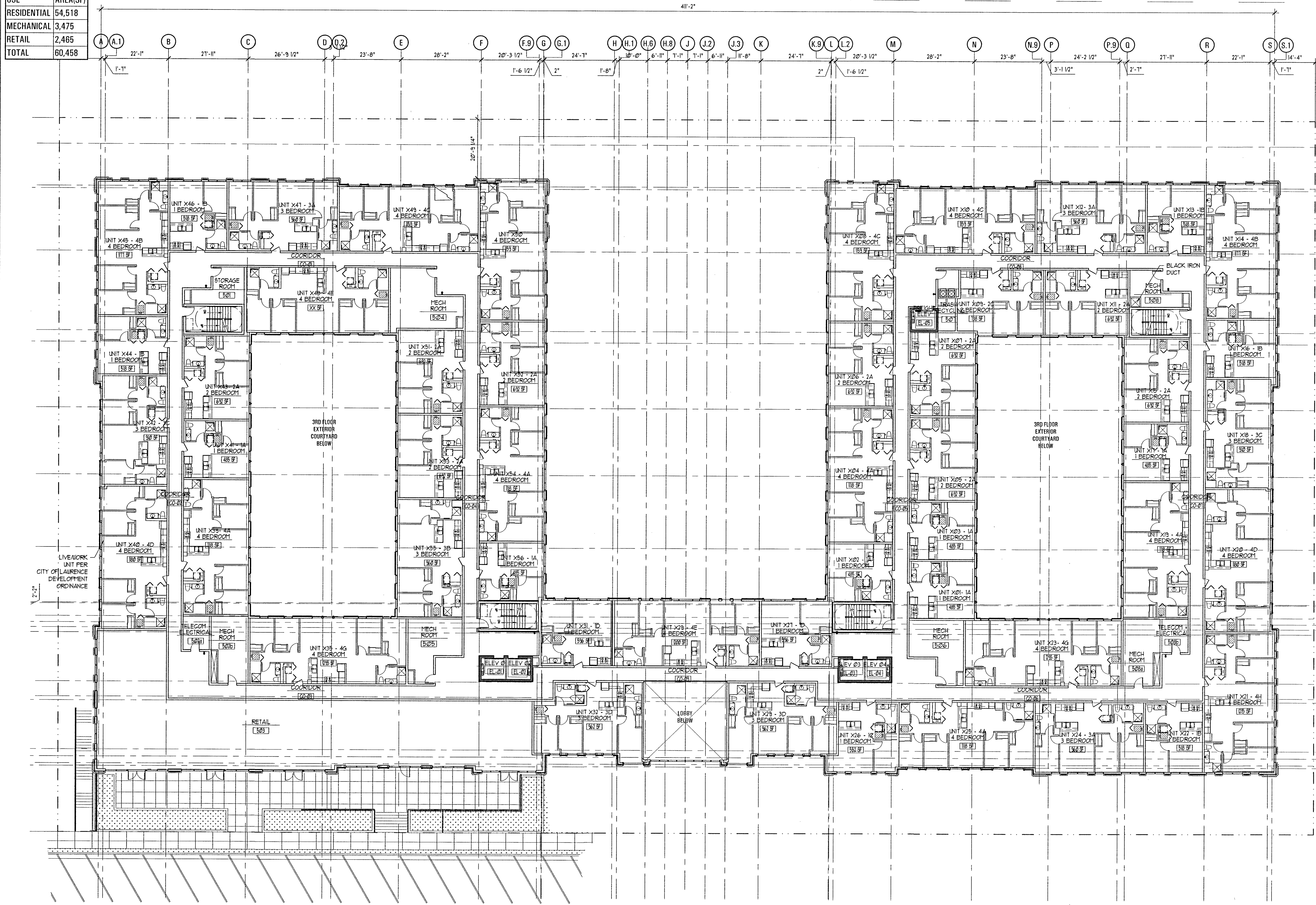
Project North

FDP-09



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

FIFTH FLOOR	
USE	AREA(SF)
RESIDENTIAL	54,518
MECHANICAL	3,475
RETAIL	2,465
TOTAL	60,458



Handwritten signature
 Chair, Lawrence Douglas County Metropolitan Planning Commission
Handwritten signature 7-27-15
 Director, City of Lawrence Planning and Development Services
 AREA FOR CITY APPROVAL STAMP

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06/11/14	PDP RESUBMITTAL
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PROJ. # 1324 SCALE: 1/16" = 1'-0"
 CK. BY: JM DN. BY: NF, NS, JP

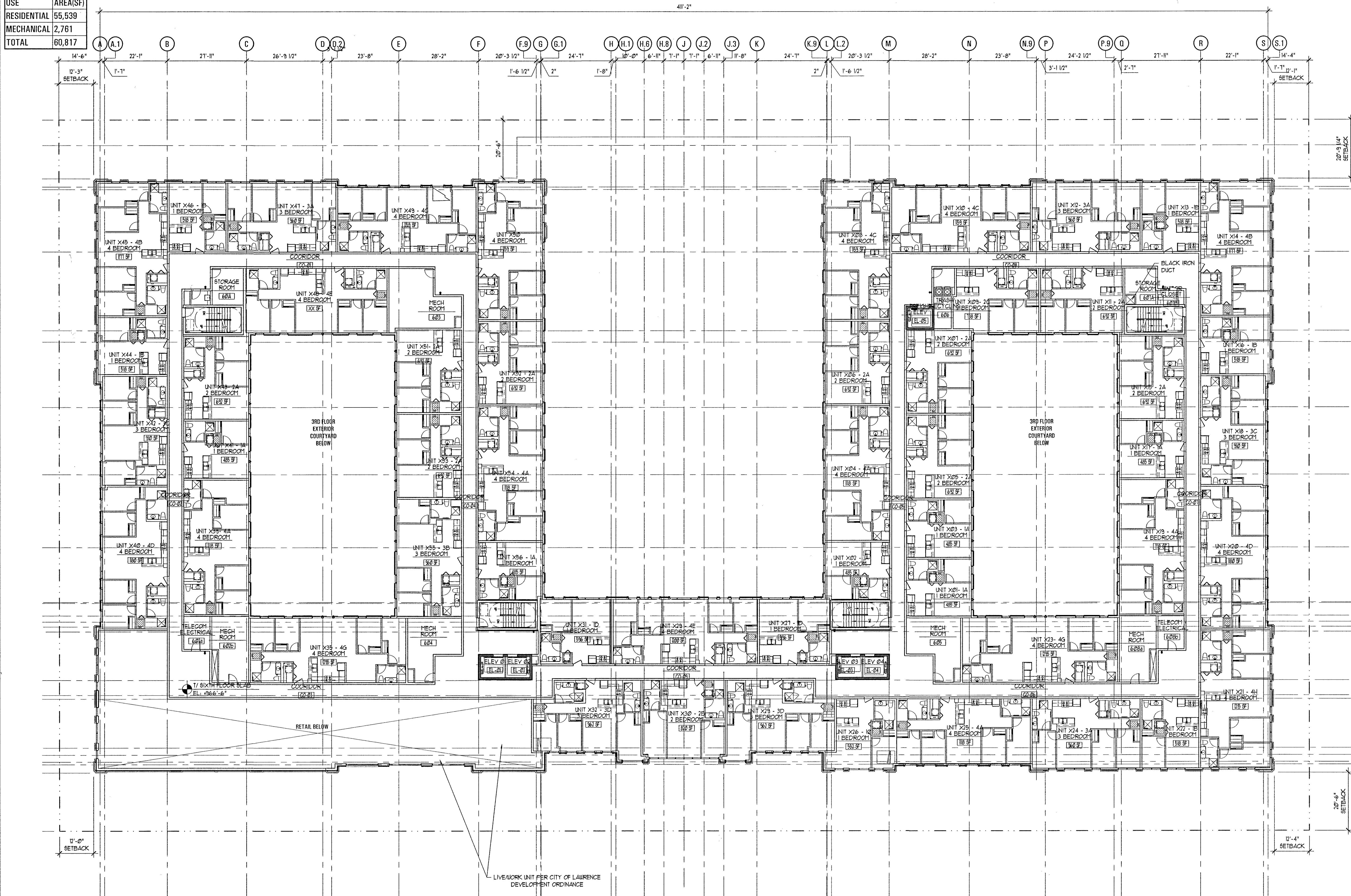
FIFTH FLOOR

FDP-10

Book 18 Page 317

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

SIXTH FLOOR	
USE	AREA(SF)
RESIDENTIAL	55,539
MECHANICAL	2,761
TOTAL	60,817




Chair, Lawrence-Douglas County Metropolitan Planning Commission

 7-27-15
Director, City of Lawrence Planning and Development Services

AREA FOR CITY APPROVAL STAMP

AREA FOR CITY APPROVAL STAMP

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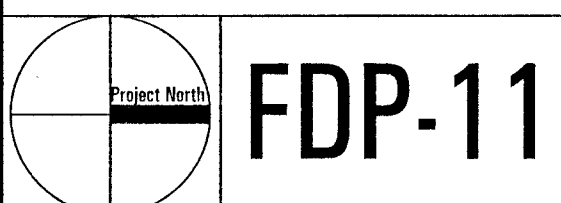
	DATE	ISSUED FOR
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△	05/06/14	PDP RESUBMITTAL
△	06/11/14	PDP RESUBMITTAL
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△	02/02/15	FDP RESUBMITTAL
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△	05/15/15	FDP RESUBMITTAL
△		

HARTSHORNE PLUNKARD ARCHITECTURE



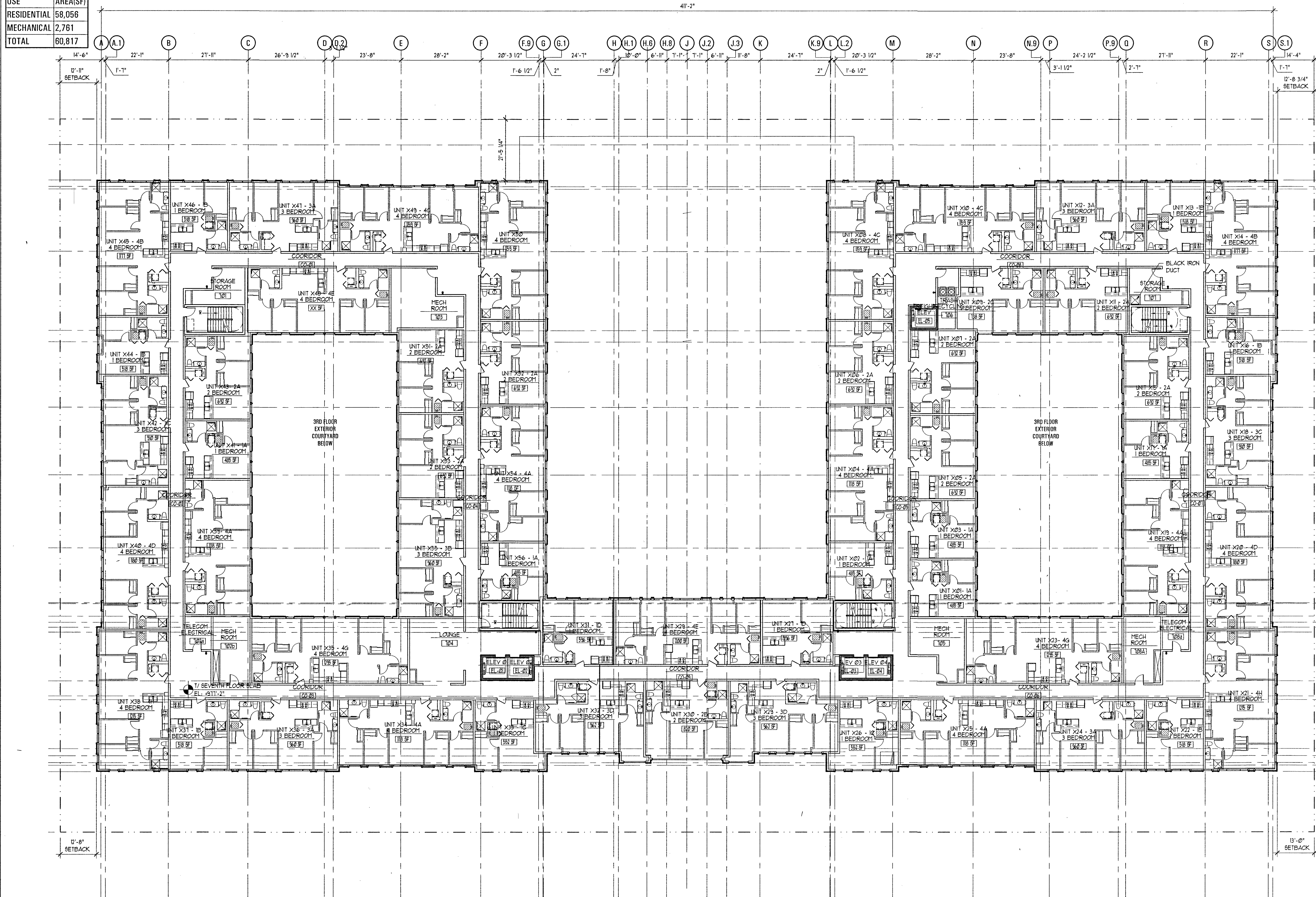
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CK. BY: JM	DN. BY: KF, NS, JP

SIXTH FLOOR



Book 18 Page 818

SEVENTH FLOOR	
USE	AREA(SF)
RESIDENTIAL	58,056
MECHANICAL	2,761
TOTAL	60,817



Chair, Lawrence-Douglas County Metropolitan Planning Commission
 Director, City of Lawrence Planning and Development Services
 AREA FOR CITY APPROVAL STAMP

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

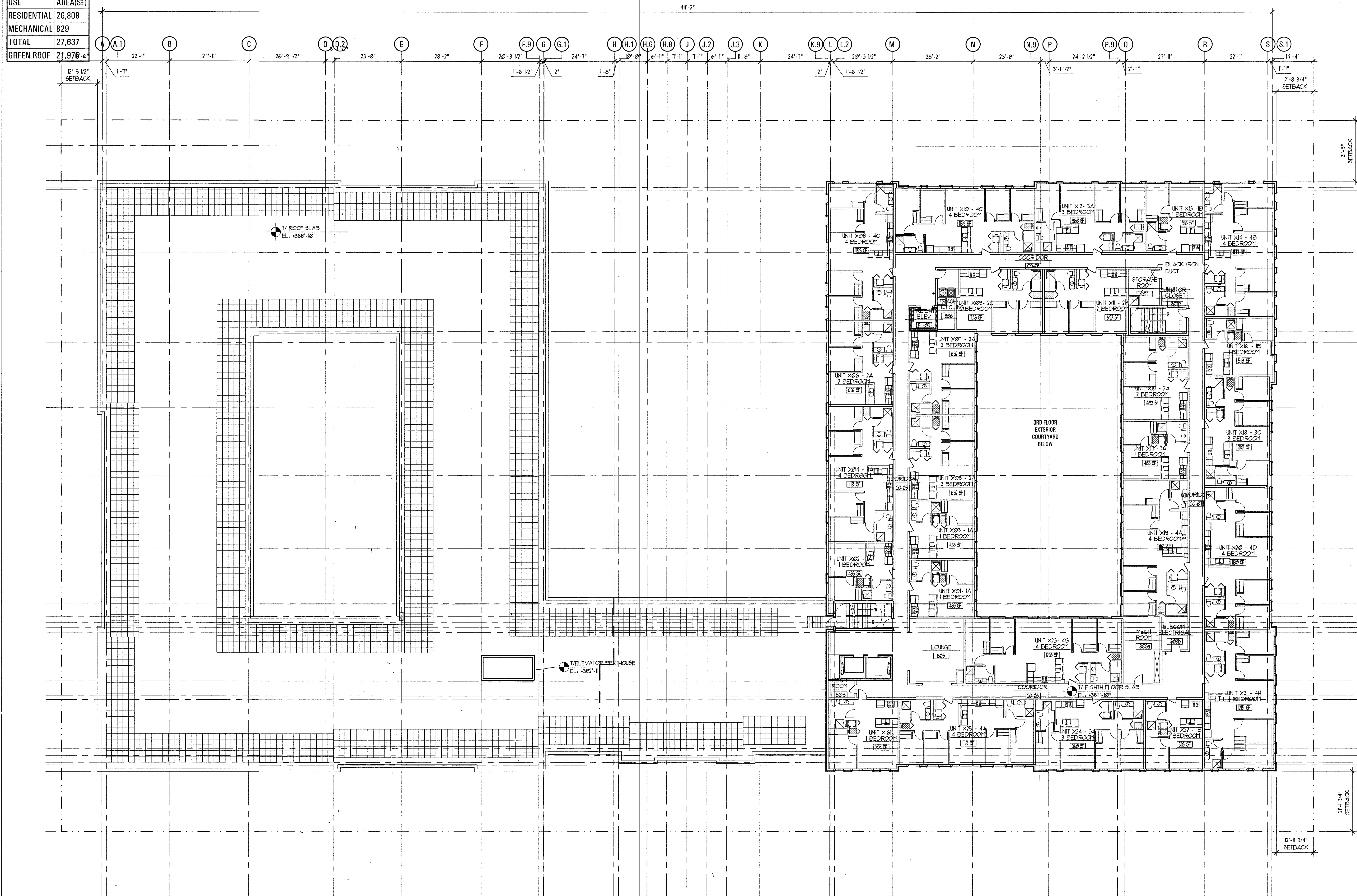
SEVENTH FLOOR

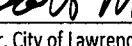
FDP-12

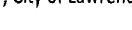
Book 18 Page 819

① SEVENTH FLOOR
 SCALE: 1/16" = 1'-0"

SEVENTH UPPER FLOOR	
USE	AREA(SF)
RESIDENTIAL	26,808
MECHANICAL	829
TOTAL	27,637
GREEN ROOF	21,975




Chair, Lawrence-Douglas County Metropolitan Planning Commission

 7-27-15
Director, City of Lawrence Planning and Development Services

AREA FOR CITY APPROVAL STAMP

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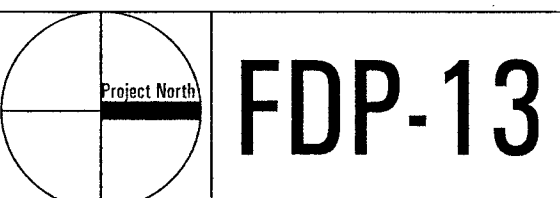
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LAWRENCE, KS

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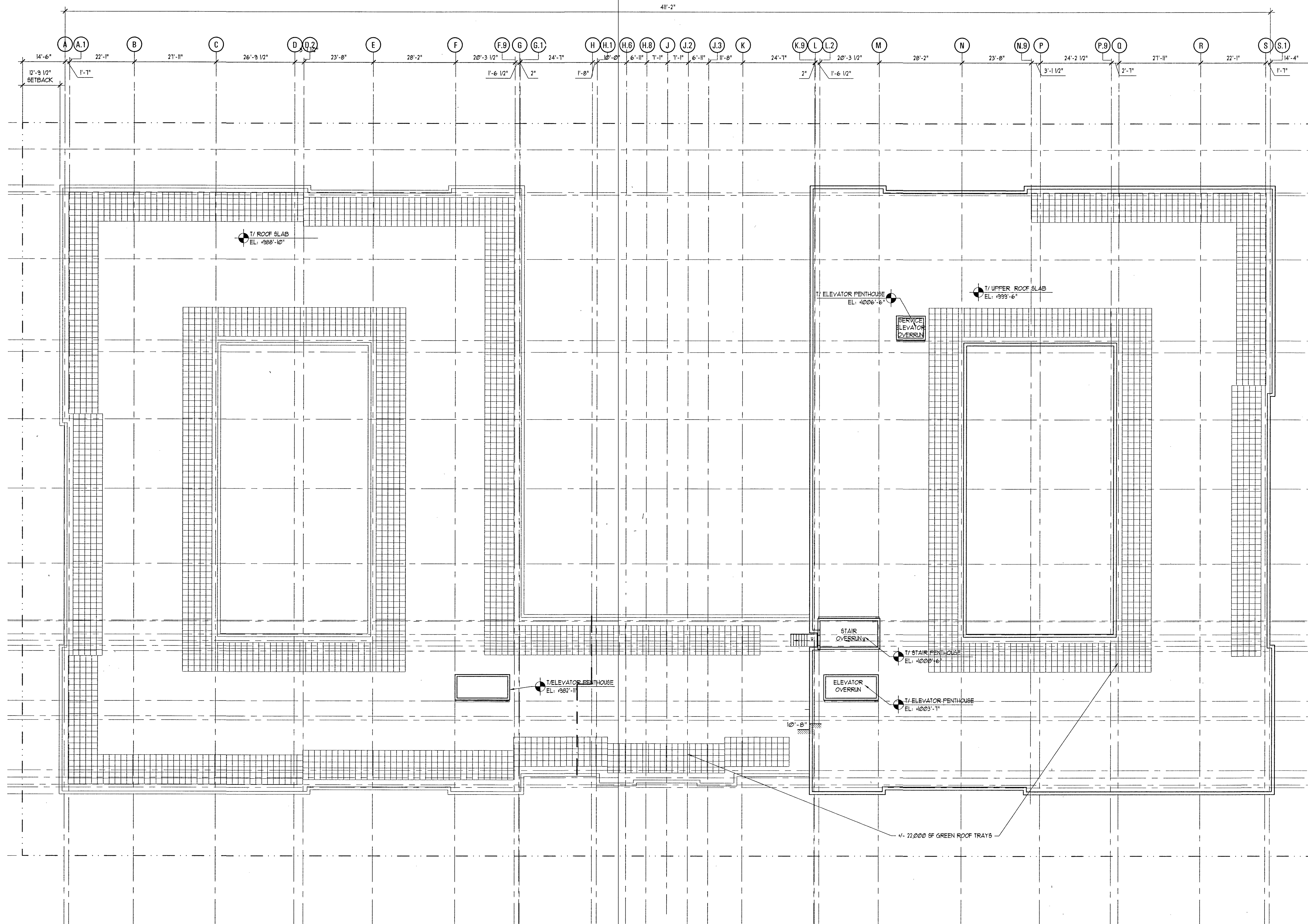
PROJ. #	1324	SCALE:	1/16" = 1'-0"
CK. BY:	JM	DN. BY:	KF, NS, JP

**EIGHTH
FLOOR**



Book 18 Page 820

① EIGHTH FLOOR
SCALE: 1/16" = 1'-0"



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

[Signature]
Chair, Lawrence-Douglas County Metropolitan Planning Commission
2-23-15
Director, City of Lawrence Planning and Development Services

AREA FOR CITY APPROVAL STAMP

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HERE KANSAS

OWNER: HERE KANSAS
908 N. HALSTED
CHICAGO IL 60607
p. 312 642 0170
jwh@here-llc.com

1101 INDIANA ST
LAWRENCE, KS

DATE	ISSUED FOR
02/05/14	PDP RESUBMITTAL
05/06/14	PDP RESUBMITTAL
06/11/14	PDP RESUBMITTAL
07/02/14	PDP RESUBMITTAL
08/06/14	PDP RESUBMITTAL
08/27/14	PDP RESUBMITTAL
09/29/14	FDP SUBMITTAL
11/14/14	FDP RESUBMITTAL
02/02/15	FDP RESUBMITTAL
03/20/15	FDP RESUBMITTAL
05/15/15	FDP RESUBMITTAL

HARTSHORNE PLUNKARD ARCHITECTURE

HPA
232 NORTH CARPENTER STREET
CHICAGO, IL 60607
312.226.4488
HPARCHITECTURE.COM

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

ROOF
PLAN

[North Arrow] **FDP-14**

h. plunkard
 Chair, Lawrence-Douglas County Metropolitan Planning Commission
Scott McCall 7-27-15
 Director, City of Lawrence Planning and Development Services

AREA FOR CITY APPROVAL STAMP

MATERIAL LEGEND:

- 01 FACE BRICK
- 02 CAST STONE BANDING
- 03 METAL PANEL
- 04 FIBER CEMENT PANEL
- 05 METAL COPING
- 06 ALUMINUM WINDOW WALL
- 07 CAST STONE SILL
- 08 ALUMINUM WINDOW
- 09 ALUMINUM CURTAIN WALL
- 10 ALUMINUM STOREFRONT
- 11 DECORATIVE STEEL "C" CHANNEL
- 12 OVERHEAD GARAGE DOOR
- 13 DECORATIVE BRICK
- 14 CAST STONE

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 jwh@here-llc.com

1101 INDIANA ST
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DATE	ISSUED FOR
02/05/14	POP RESUBMITTAL
05/06/14	PDP RESUBMITTAL
06/11/14	PDP RESUBMITTAL
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05/15/15	FDP RESUBMITTAL

HARTSHORNE PLUNKARD ARCHITECTURE

HPA 232 NORTH CARPENTER STREET
 CHICAGO, IL 60607
 312.226.4488
 HPARCHITECTURE.COM

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

ELEVATIONS

FDP-15

Book 18 Page 822



Lawrence Douglas County Metropolitan Planning Commission
 Chair, Lawrence-Douglas County Metropolitan Planning Commission
Scott McCully 7.27.15
 Director, City of Lawrence Planning and Development Services

AREA FOR CITY APPROVAL STAMP
MATERIAL LEGEND:

- [01] FACE BRICK
- [02] CAST STONE BANDING
- [03] METAL PANEL
- [04] FIBER CEMENT PANEL
- [05] METAL COPING
- [06] ALUMINUM WINDOW WALL
- [07] CAST STONE SILL
- [08] ALUMINUM WINDOW
- [09] ALUMINUM CURTAIN WALL
- [10] ALUMINUM STOREFRONT
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HERE KANSAS

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 CHICAGO IL 60607
 p. 312 642 0170
 jwh@here-llc.com

1101 INDIANA ST
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03/20/15	FDP RESUBMITTAL
05/15/15	FDP RESUBMITTAL

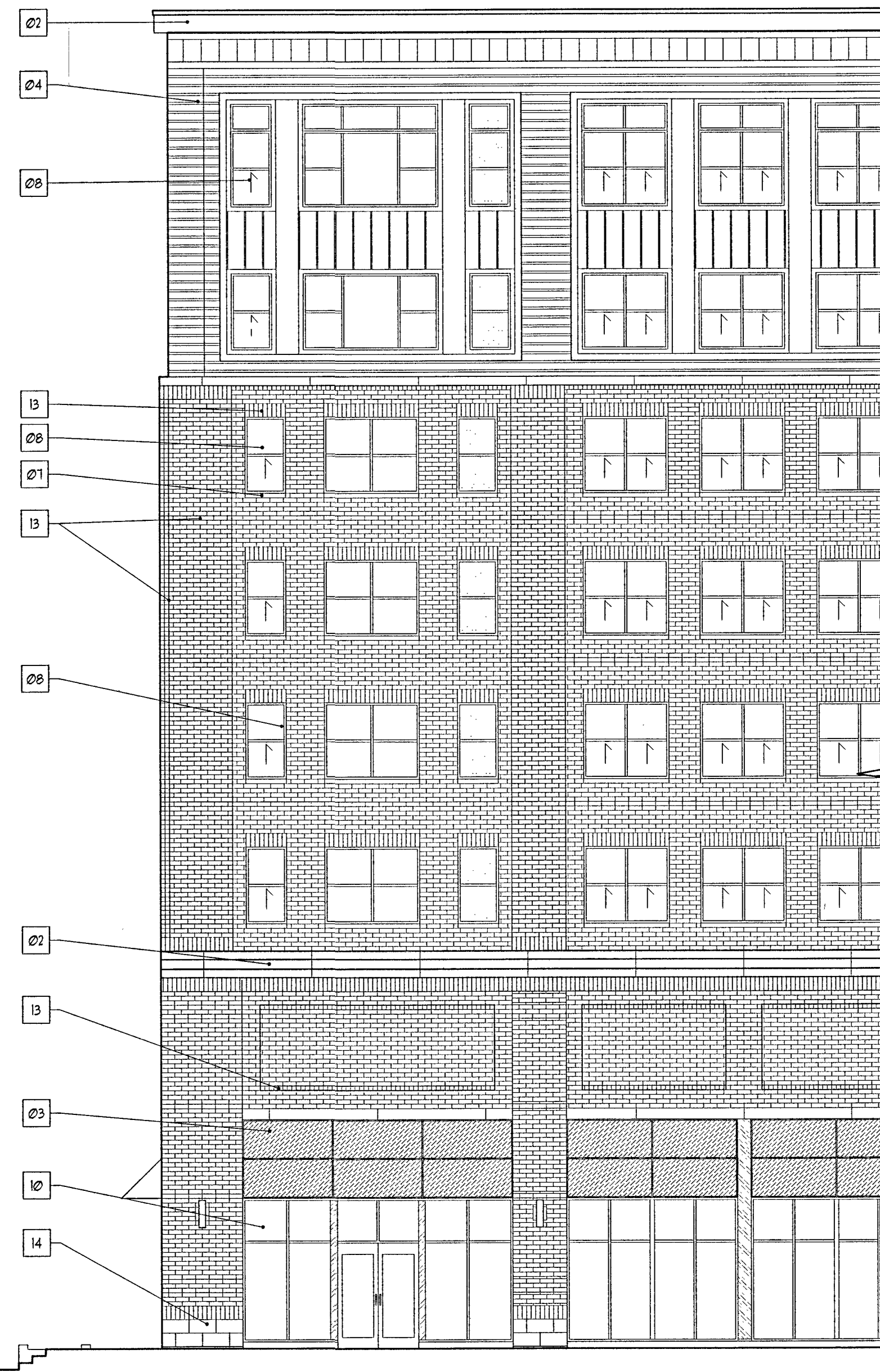
HARTSHORNE PLUNKARD ARCHITECTURE
HPA 232 NORTH CARPENTER STREET
 CHICAGO, IL 60607
 312.226.4408
 HPARCHITECTURE.COM

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

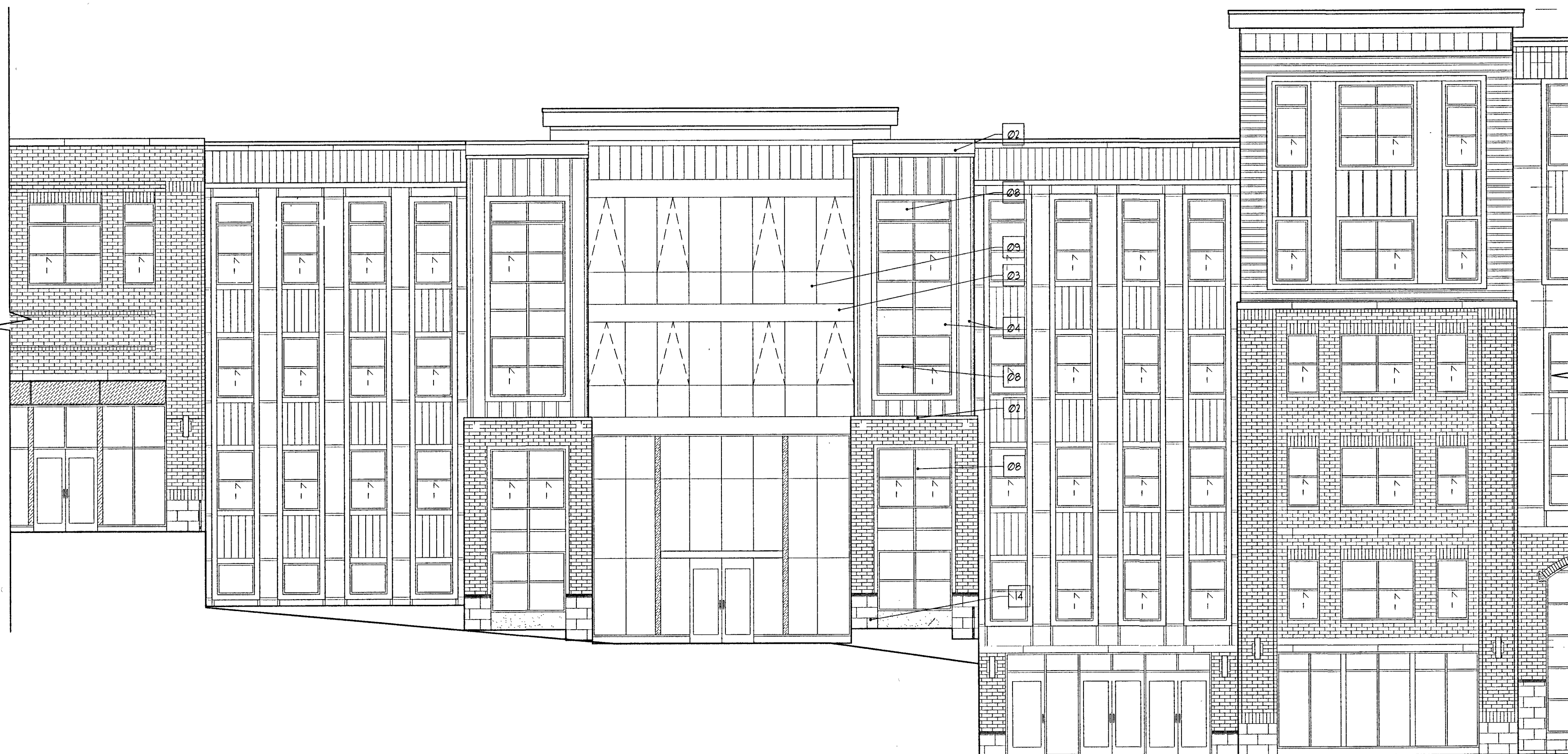
ELEVATIONS

FDP-16





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



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

T/FARAPET	EL: +1004'-6"
T/ROOF SLAB	EL: +999'-6"
T/SEVENTH FLOOR SLAB	EL: +988'-10"
T/SIXTH FLOOR SLAB	EL: +966'-6"
T/FIFTH FLOOR SLAB	EL: +955'-10"
T/FOURTH FLOOR SLAB	EL: +945'-2"
T/THIRD FLOOR SLAB	EL: +934'-6"
T/SECOND FLOOR SLAB	EL: +923'
T/GRADE * HIGH POINT	EL: +923'
T/DATUM	EL: +915'
T/FIRST FLOOR SLAB	EL: +912'
T/GRADE * LOW POINT	EL: +905'

84'-5"
(HEIGHT ABOVE DATUM)

Barbara
Chair, Lawrence-Douglas County Metropolitan Planning Commission
Seth McElroy 7-27-15
Director, City of Lawrence Planning and Development Services

AREA FOR CITY APPROVAL STAMP

MATERIAL LEGEND:

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HERE KANSAS

OWNER: HERE KANSAS
908 N. HALSTED
CHICAGO IL 60607
p. 312.642.0170
jwh@here-llc.com

1101 INDIANA ST
LAWRENCE, KS

DATE	ISSUED FOR
02/05/14	PDP RESUBMITTAL
05/06/14	PDP RESUBMITTAL
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05/15/15	FDP RESUBMITTAL

HARTSHORNE PLUNKARD ARCHITECTURE

HPA 232 NORTH CARPENTER STREET
CHICAGO, IL 60607
312.226.4498
HPARCHITECTURE.COM

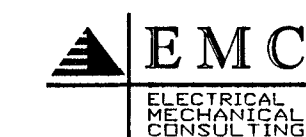
PROJ. # 1324 SCALE: 1/8" = 1'-0"
CK. BY: JM DN. BY: KF, NS, JP

ENLARGED ELEVATIONS

FDP-17



Campus Acquisitions Holdings, LLC
161 N Clark Suite 2050
Chicago, IL 60601
312.994.1874



[Signature]
City of Lawrence Planning and Development Services
7-27-15

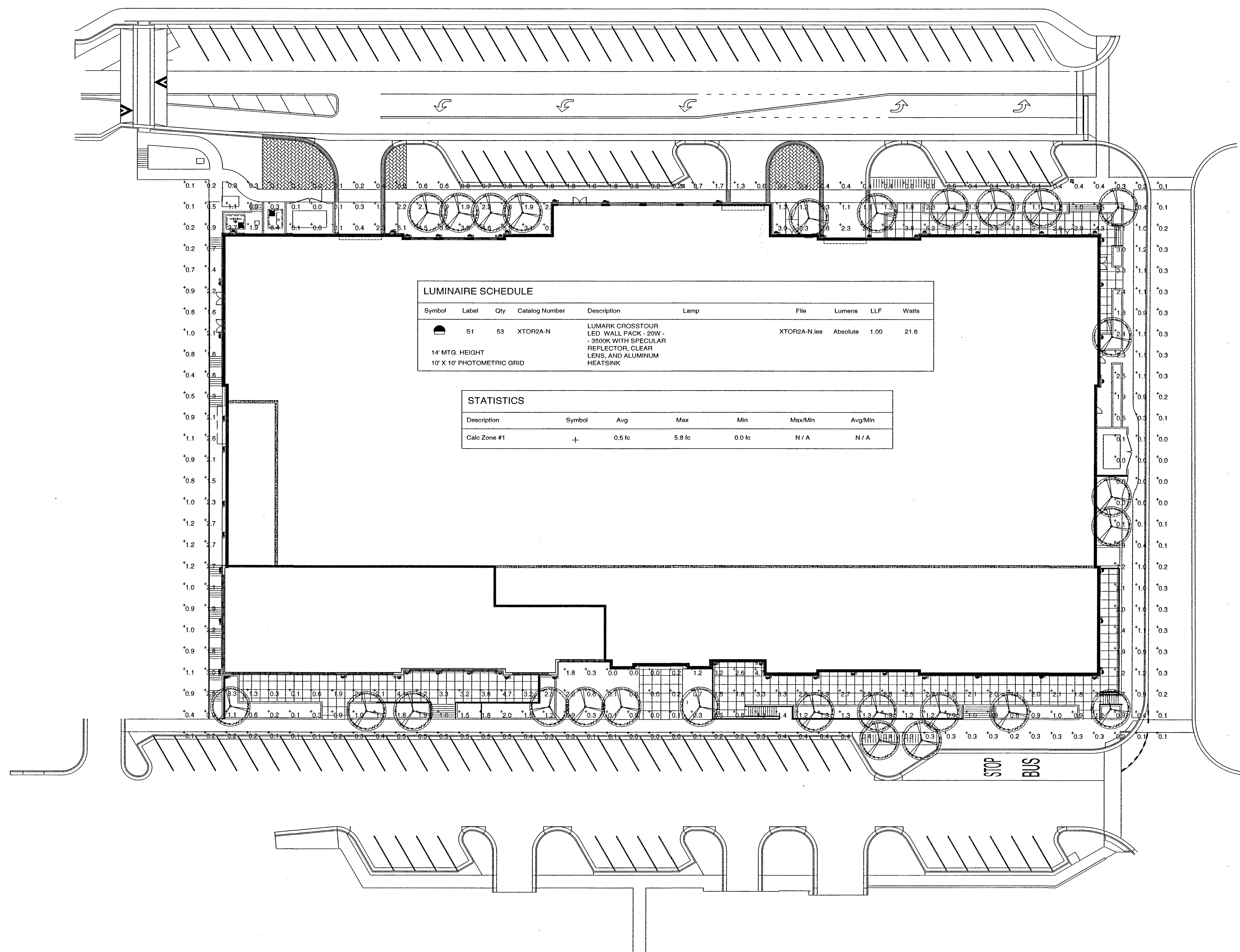
ISSUED FOR: _____ DATE: _____
REVISION: _____
REVISION: _____
REVISION: _____
REVISION: _____
REVISION: _____

ISSUED FOR: _____ DATE: _____
FOR REVIEW: 06/03/15
FOR REVIEW: _____
FOR PRICING: _____
FOR PERMIT: _____
FOR CONST.: _____

TENANT:
HERE KANSAS
1101 INDIANA ST
LAWRENCE, KS

PROJECT NO.: 15-43
DATE: 06/03/15
DRAWN BY: VMB
SCALE: 1/16" = 1'0"
FLOOR/LEVEL: FIRST
SQUARE FEET: 000,000'

SHEET NO.:
EP-1.0



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	S1	53	XTOR2A-N	LUMARK CROSSTOUR LED WALL PACK - 20W - 3500K WITH SPECULAR REFLECTOR, CLEAR LENS, AND ALUMINUM HEATSINK		XTOR2A-N.ies	Absolute	1.00	21.6
14' MTG. HEIGHT 10' X 10' PHOTOMETRIC GRID									

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.5 fc	5.8 fc	0.0 fc	N/A	N/A

HERE KANSAS - SIDEWALK LTG. PHOTOMETRIC ANALYSIS PLAN

