

- AREAS TO BE CONSTRUCTED BY OTHERS AT AN UNKNOWN FUTURE TIME

- NOTE:
1. LOTS 3,4,5,6 AND 7 WILL BE DEVELOPED SEPARATELY WITH NO ASSIGNED PHASE OR TIMING.
  2. FRONTAGE ROAD FROM OUSDAHL ROAD TO MICHIGAN STREET AND ALL ACCESSES INTO THE MENARDS PARKING LOT WILL BE COMPLETED AS PART OF THE MENARDS PHASE. ALL OTHER ACCESSES INTO OUTLOTS WILL BE DEVELOPED SEPARATELY.
  3. STREET TREES ALONG W. 31ST STREET WILL BE INSTALLED DURING MENARDS PHASE.

**MENARDS**

LOT 1  
MENARDS TRACT  
915,887± SQ. FT.  
21.026± ACRES

LOT 2  
207,593± SQ. FT.  
4.766± ACRES

BUILDABLE AREA  
123,747± SQ. FT.  
2.84± ACRES

LOT 3  
355,466± SQ. FT.  
8.160± ACRES

BUILDABLE AREA  
226,920± SQ. FT.  
5.21± ACRES

LOT 6  
63,190 SQ. FT.  
1.451 ACRES

LOT 5  
77,693 SQ. FT.  
1.784 ACRES

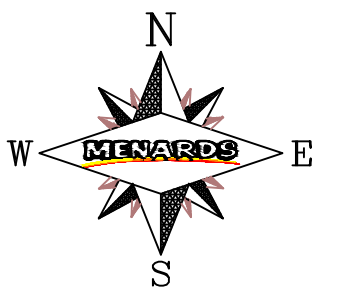
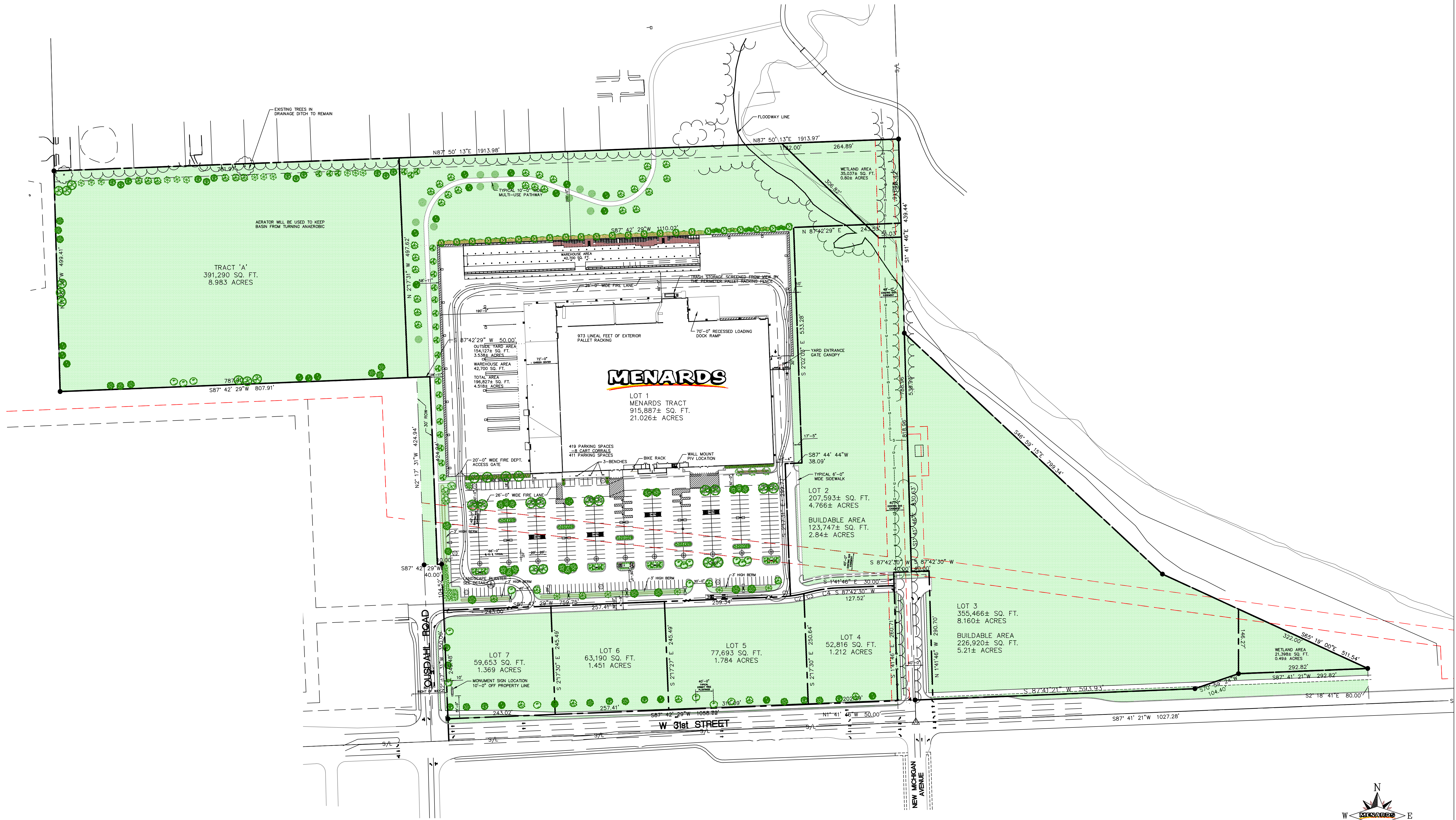
LOT 4  
52,816 SQ. FT.  
1.212 ACRES

LOT 7  
59,653 SQ. FT.  
1.369 ACRES

**MENARDS**

Lawrence, Kansas  
Conceptual Site Plan  
June 10, 2014  
Scale: 1" = 60'-0"

CT10



**MENARDS**

Tyler Edwards  
 Menard, Inc.  
 Real Estate Representative  
 5101 Menard Drive  
 Eau Claire, WI 54703

Lawrence, Kansas  
 Menards Site Plan  
 June 10, 2014  
 Scale: 1" = 100'-0" CT1m

ZONE: RS7  
 FUTURE: LOW DENSITY RESIDENTIAL  
 EXISTING: NEIGHBORHOOD

ZONE: PCF  
 FUTURE: COMMERCIAL  
 EXISTING: RETAIL

ZONE RM12  
 EXISTING: TRAILER PARK

ZONE: PCF  
 FUTURE: COMMERCIAL  
 EXISTING: RETAIL

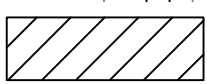
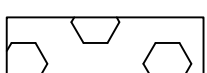
ZONE: PRD

ZONE RM12  
 FUTURE: MEDIUM DENSITY RESIDENTIAL  
 EXISTING: TRAILER PARK

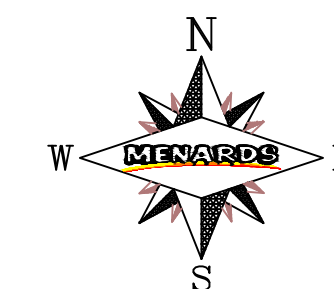
ZONE: A  
 FUTURE: MEDIUM DENSITY RESIDENTIAL  
 EXISTING: FLOODWAY/FLOODPLAIN

ZONE: PCF  
 FUTURE: COMMERCIAL  
 EXISTING: RETAIL

ZONE: RM15  
 FUTURE: MEDIUM DENSITY RESIDENTIAL  
 EXISTING: APARTMENTS

-  FLOODWAY (ZONE AE, PER FEMA FIRM)
-  100-YR FLOODPLAIN (ZONE AE, PER FEMA FIRM)

PROPERTY SURFACE SUMMARY			
Existing Summary		Summary After Project Completion	
Total Buildings	5,220 Sq Ft	Total Buildings	245,648 Sq Ft
Total Pavement	150,470 Sq Ft	Total Pavement	381,368 Sq Ft
Total Impervious	155,690 Sq Ft	Total Impervious	633,112 Sq Ft
Total Pervious	772,356 Sq Ft	Total Pervious	687,256 Sq Ft
Total Property Area	2,123,558 Sq Ft	Total Property Area	2,123,588 Sq Ft



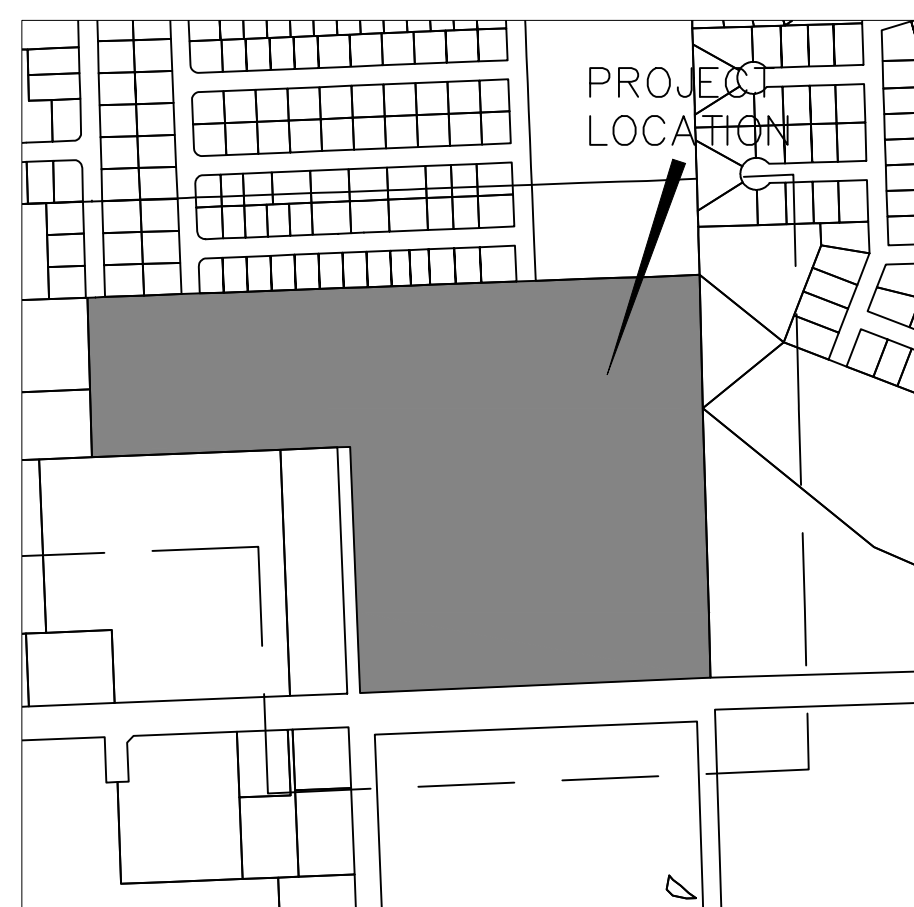
Tyler Edwards  
 Menard, Inc.  
 Real Estate Representative  
 5101 Menard Drive  
 Eau Claire, WI 54703



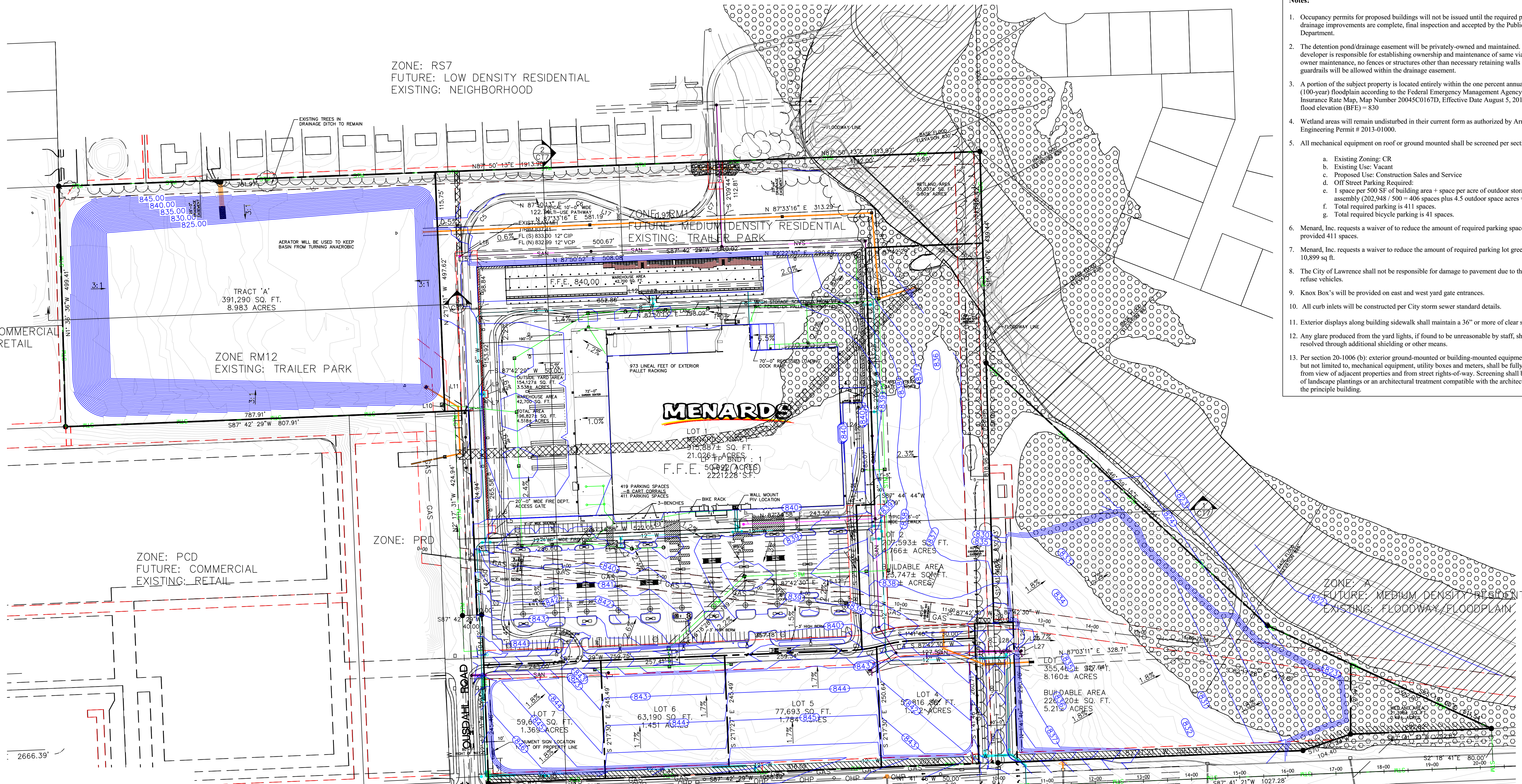
Lawrence, Kansas  
 Overall Site Plan  
 June 10, 2014  
 Scale: 1" = 100'-0"

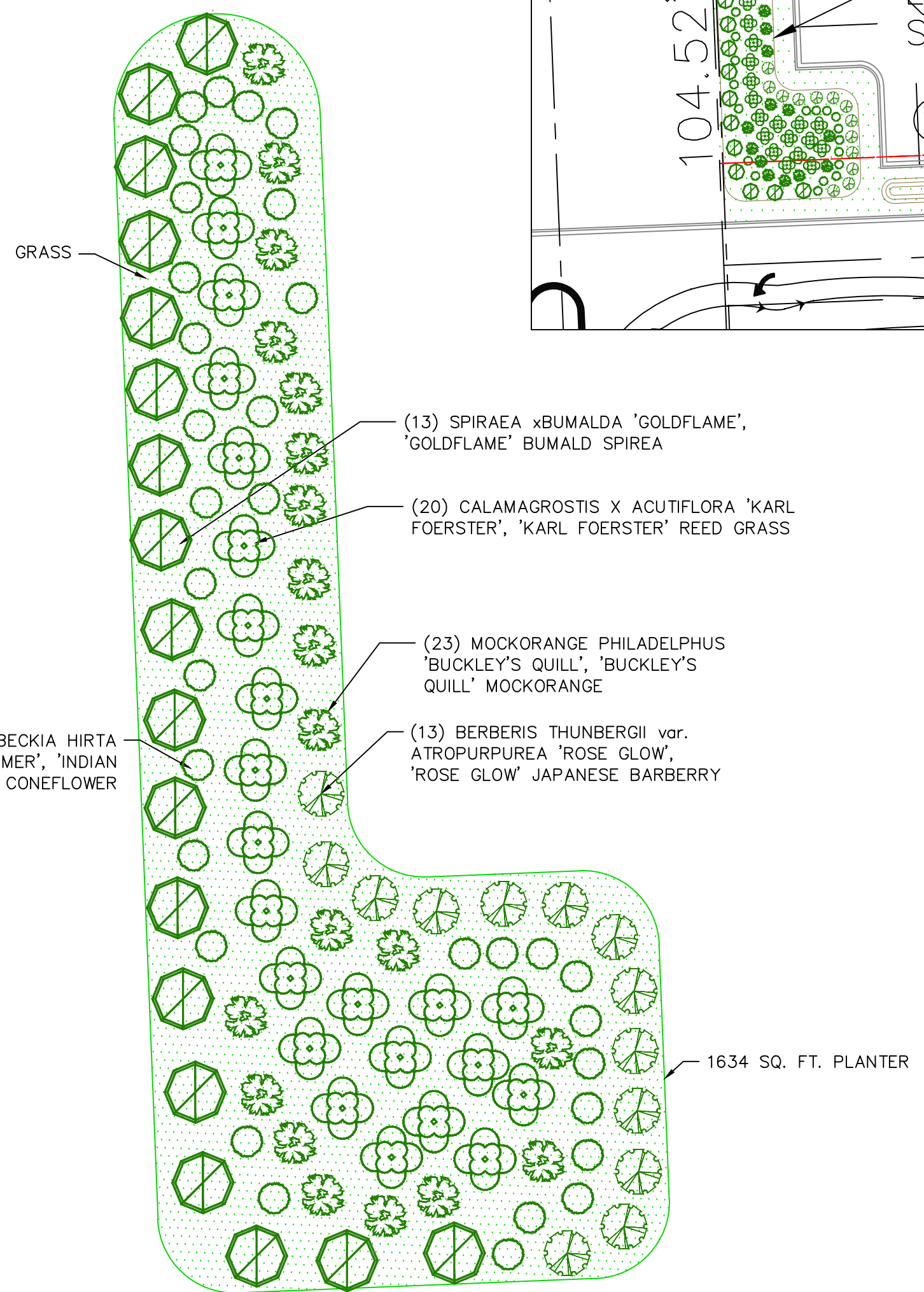
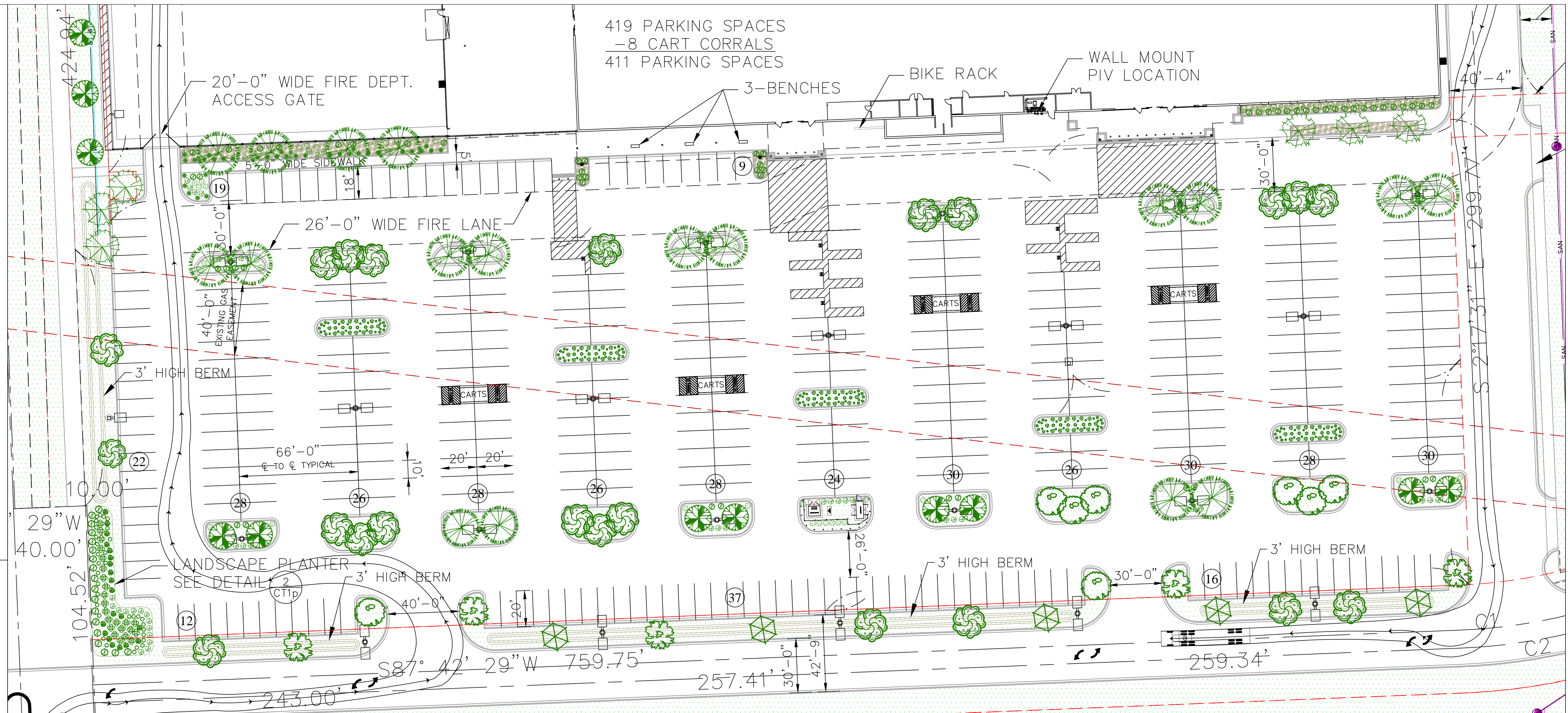
B.Ash  
 CT10

- Notes:**
- Occupancy permits for proposed buildings will not be issued until the required public drainage improvements are complete, final inspection and accepted by the Public Works Department.
  - The detention pond/drainage easement will be privately-owned and maintained. The developer is responsible for establishing ownership and maintenance of same via individual owner maintenance, no fences or structures other than necessary retaining walls and/or guardrails will be allowed within the drainage easement.
  - A portion of the subject property is located entirely within the one percent annual chance (100-year) floodplain according to the Federal Emergency Management Agency, Flood Insurance Rate Map, Map Number 20045C0167D, Effective Date August 5, 2010. The base flood elevation (BFE) = 830
  - Wetland areas will remain undisturbed in their current form as authorized by Army Corps of Engineering Permit # 2013-01000.
  - All mechanical equipment on roof or ground mounted shall be screened per section 20-1006.
    - Existing Zoning: CR
    - Existing Use: Vacant
    - Proposed Use: Construction Sales and Service
    - Off-Street Parking Required:
    - 1 space per 500 SF of building area + space per acre of outdoor storage or assembly (202,948 / 500 = 406 spaces plus 4.5 outdoor space acres = 5 spaces)
    - Total required parking is 411 spaces.
    - Total required bicycle parking is 41 spaces.
  - Menard, Inc. requests a waiver of to reduce the amount of required parking spaces to the provided 411 spaces.
  - Menard, Inc. requests a waiver to reduce the amount of required parking lot green space to 10,899 sq ft.
  - The City of Lawrence shall not be responsible for damage to pavement due to the weight of refuse vehicles.
  - Knox Box's will be provided on east and west yard gate entrances.
  - All curb inlets will be constructed per City storm sewer standard details.
  - Exterior displays along building sidewalk shall maintain a 36" or more of clear sidewalk area.
  - Any glare produced from the yard lights, if found to be unreasonable by staff, shall be resolved through additional shielding or other means.
  - Per section 20-1006 (b); exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utility boxes and meters, shall be fully screened from view of adjacent properties and from street rights-of-way. Screening shall be in the form of landscape plantings or an architectural treatment compatible with the architectural detail of the principle building.



SEC. 12-T135-R19E  
 CITY OF LAWRENCE  
 DOUGLAS COUNTY, KANSAS  
 SCALE: 1" = 600'



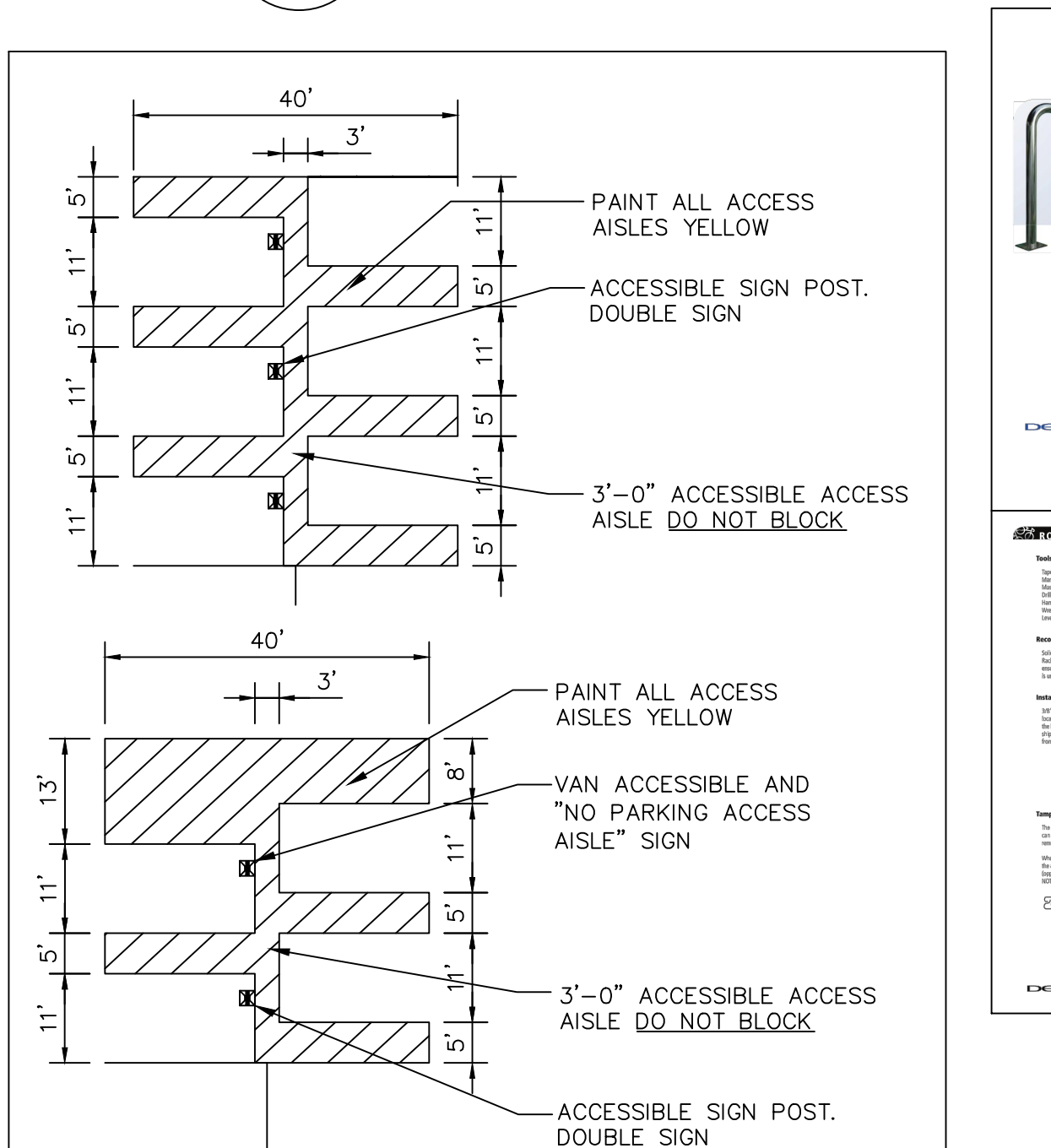


2 LANDSCAPE PLANTER LAYOUT  
SCALE: 1/8" = 1'-0"

LANDSCAPE LEGEND

SYMBOL	SCIENTIFIC, COMMON NAME	MINIMUM SIZE	QTY.	MATURE SIZE
	CARPINUS CAROLINIANA, AMERICAN HORNBEAM	2 1/2" ø	32	20'-0" TO 30'-0" TALL 20'-0" TO 30'-0" WIDE
	PLATANUS ACERIFOLIA 'BLOODGOOD', 'BLOODGOOD' LONDON PLANE TREE	2 1/2" ø	12	70'-0" TO 100'-0" TALL 65'-0" TO 80'-0" WIDE
	ACER PLATANOIDES 'EMERALD GREEN', 'EMERALD GREEN' NORWAY MAPLE	2 1/2" ø	43	40'-0" TO 60'-0" TALL WIDTH VARIES
	NYSSA SYLVATICA, BLACK TUPELO (BLACK GUM)	2 1/2" ø	17	30'-0" TO 50'-0" TALL 20'-0" TO 30'-0" WIDE
	PICEA ABIES, NORWAY SPRUCE	6'-0" TALL	23	40'-0" TO 60'-0" TALL 25'-0" TO 30'-0" WIDE
	ACER TRUNCATUM, SHANTUNG MAPLE	1 3/4" ø	27	20'-0" TO 30'-0" TALL 20'-0" TO 25'-0" WIDE
	SYRINGA RETICULATA 'IVORY SILK', 'IVORY SILK' JAPANESE TREE LILAC	1 3/4" ø	6	20'-0" TO 30'-0" TALL 15'-0" TO 25'-0" WIDE
	ACER GLABRUM 'THORNLESS COMMON HONEYLOCUST'	2 1/2" ø	36	30'-0" TO 70'-0" TALL 30'-0" TO 70'-0" WIDE
	QUERCUS RUBRA, RED OAK	2 1/2" ø	22	60'-0" TO 75'-0" TALL 60'-0" TO 75'-0" WIDE
	ULMUS PARVIFOLIA, LACEBARK ELM	2 1/2" ø	20	40'-0" TO 50'-0" TALL 40'-0" TO 50'-0" WIDE
	TILIA CORDATA 'GREENSPIRE', 'GREENSPIRE' LITTLELEAF LINDEN	2 1/2" ø	17	60'-0" TO 70'-0" TALL 30'-0" TO 45'-0" WIDE
	EUONYMUS ALATUS, WINGED BURNING BUSH	24" MIN. HT.	33	10'-0" TALL 10'-0" WIDE
	PHYSOCARPUS OPULIFOLIUS 'SEWARD', 'SEWARD' SUMMER WINE NINEBARK	24" MIN. HT.	33	6'-0" TALL 6'-0" WIDE
	MOCKORANGE PHILADELPHUS 'BUCKLEY'S QUILL', 'BUCKLEY'S QUILL' MOCKORANGE	24" MIN. HT.	23	6'-0" TALL 4'-0" WIDE
	SYRINGA MEYERI 'PALIBIN', 'PALIBIN' DWARF KOREAN LILAC	24" MIN. HT.	70	6'-0" TALL 6'-0" WIDE
	SPIRAEA XBUMALDA 'GOLDFLAME', 'GOLDFLAME' BUMALD SPIREA	24" MIN. HT.	88	3'-0" TALL 4'-0" WIDE
	BERBERIS THUNBERGII var. ATROPURPUREA 'ROSE GLOW', 'ROSE GLOW' JAPANESE BARBERRY	24" MIN. HT.	81	5'-0" TO 6'-0" TALL 5'-0" TO 6'-0" WIDE
	LIRIOPE SPICATA, CREEPING LILY TURF	2 GALLON	34	12" TO 15" TALL 7'-0" WIDE
	RUDBECKIA HIRTA 'INDIAN SUMMER', 'INDIAN SUMMER' CONEFLOWER	2 GALLON	32	4'-0" TALL 2'-0" WIDE
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER', 'KARL FOERSTER' REED GRASS	2 GALLON	20	4'-0" TALL 2'-0" WIDE
	HEMEROCALLIS 'HAPPY RETURNS', 'HAPPY RETURNS' DAYLILIES	1 GALLON	50	1'-3" TO 1'-8" TALL 1'-3" TO 1'-8" WIDE
	ECHINACEA PURPUREA, PURPLE CONEFLOWER	1 GALLON	30	3'-0" TO 5'-0" TALL 2'-0" TO 3'-0" WIDE
	RUDBECKIA HIRTA, BLACK-EYED SUSAN	1 GALLON	70	1'-0" TO 3'-0" TALL 2'-0" WIDE
	SCHIZACHYRIUM SCOPARIUM, LITTLE BLUESTEM	1 GALLON	80	2'-0" TO 3'-0" TALL 1'-0" WIDE
	HYDROSEED AS NEEDED			
	4" TO 8" ROCK RIP-RAP (BEHIND WAREHOUSE)			
	WHITE WOOD MULCH			

1 PARKING LOT LAYOUT  
SCALE: 1" = 30'-0"



3 ACCESSIBLE PARKING LAYOUTS  
SCALE: 1" = 20'-0"

Rolling Rack

Signage Specifications

Material Specifications

PARKING LOT GREENSPACE PERCENTAGE:  
211,190± SQ. FT. PARKING LOT SIZE  
10,899± SQ. FT. GREENSPACE  
10,899± / 211,190± = 5.16%

PARKING LOT SHADE TREES REQUIRED:  
1 SHADE TREE PER 10 PARKING SPACES  
410 PARKING SPACES / 10 = 41 TREES  
PARKING LOT SHADE TREES PROVIDED = 45

PARKING LOT SHRUBS REQUIRED:  
3 SHRUBS PER 10 PARKING SPACES  
410 PARKING SPACES / 10 = 41x3 = 123 SHRUBS REQUIRED  
PARKING LOT SHRUBS PROVIDED = 130

INTERIOR GREEN SPACE PARKING SUMMARY:  
16,280 SQ. FT. REQUIRED  
10,899 SQ. FT. PROVIDED

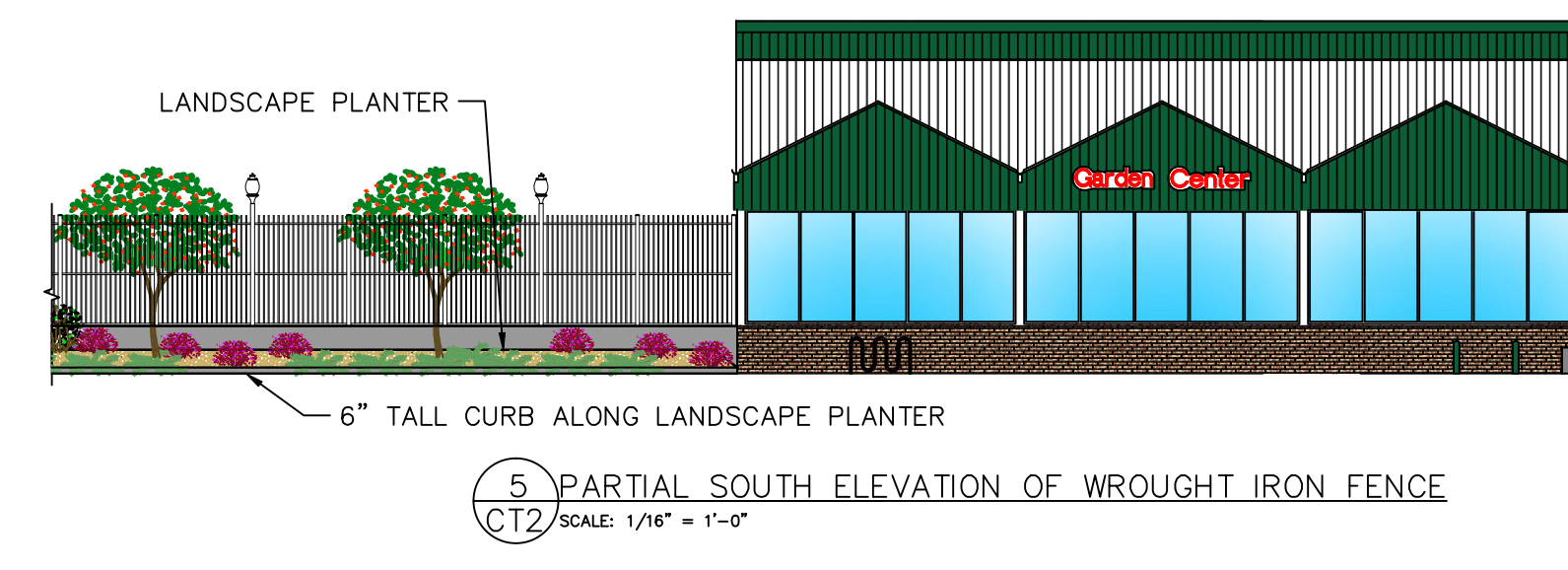
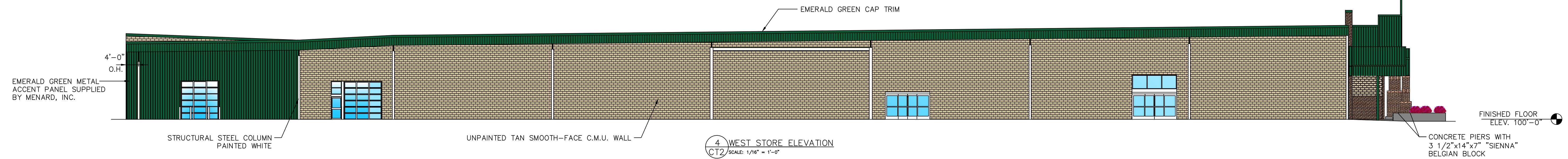
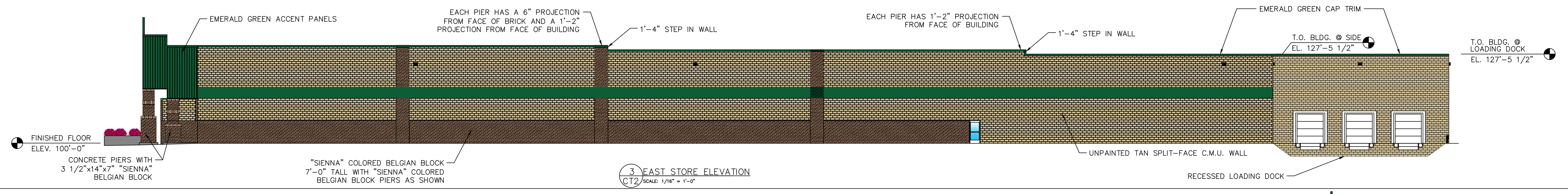
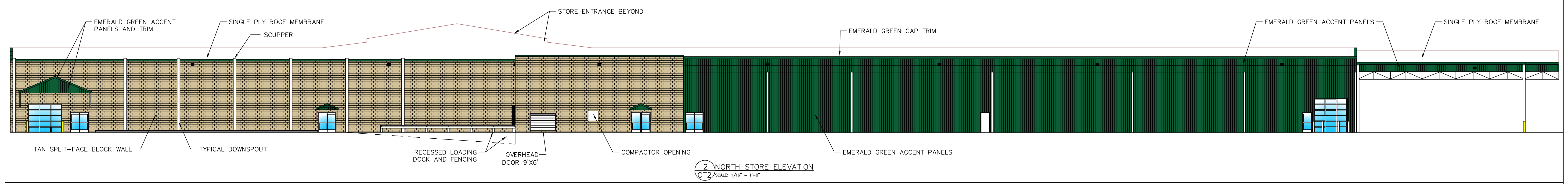
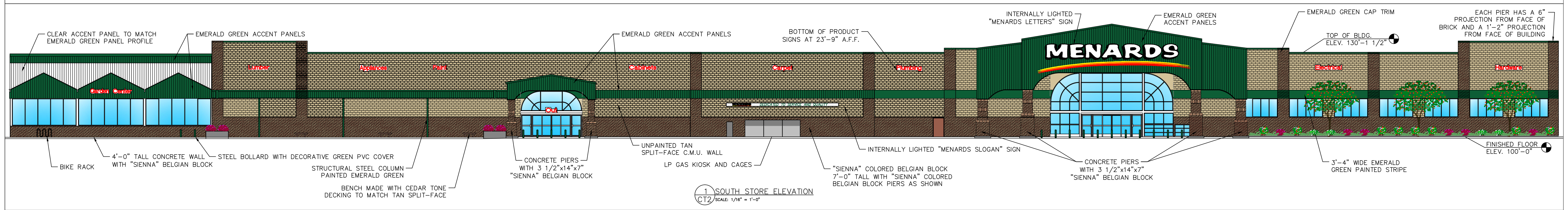
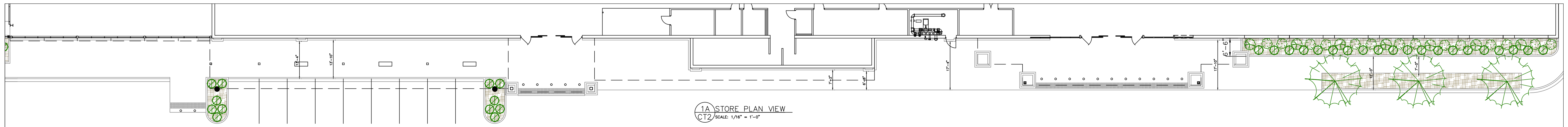
MINIMUM PARKING SPACE SIZE:  
90 DEGREES - 18' x 8.5'  
PROVIDED - 20' x 10'

NOTE:  
PARKING REQUIRED IS 411  
PARKING PROVIDED IS 411

Tyler Edwards  
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**MENARDS**

Lawrence, Kansas  
Menards Parking Lot & Landscape Details  
June 10, 2014  
Scale: 1" = 100'-0" CT1p

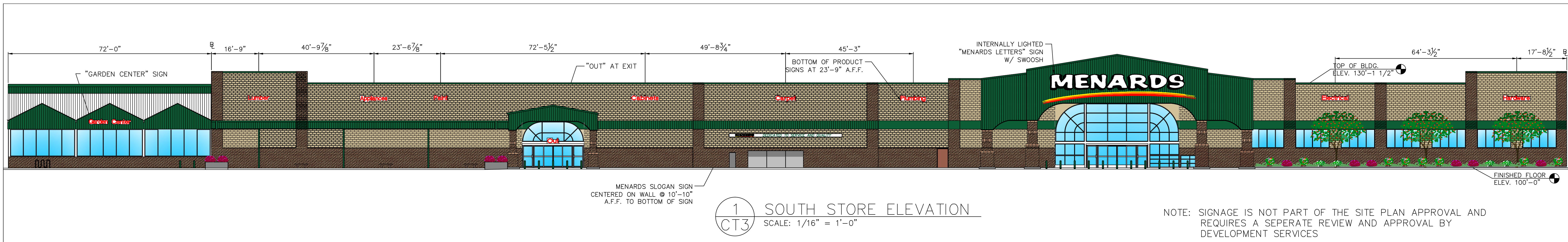


FRONT ELEVATION TOTALS

MATERIAL	SQ. FT.	PERCENT
SPLIT-FACE BLOCK (TAN)	6484	37.2
BELGIAN BLOCK (SIENNA)	3960	22.7
STEEL ACCENT PANELS AND COLUMNS (GREEN)	3307	19.0
PAINTED STRIPE (GREEN)	482	2.8
CLEAR ACCENT PANEL (CLEAR)	467	2.7
GLASS AND ALUMINUM FRAMES	2651	15.2
CONCRETE (GRAY)	97	0.6
TOTAL	17448	100.00

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**MENARDS**  
Lawrence, Kansas  
Menards Building Elevations  
June 10, 2014  
Scale: 1/16" = 1'-0" CT2



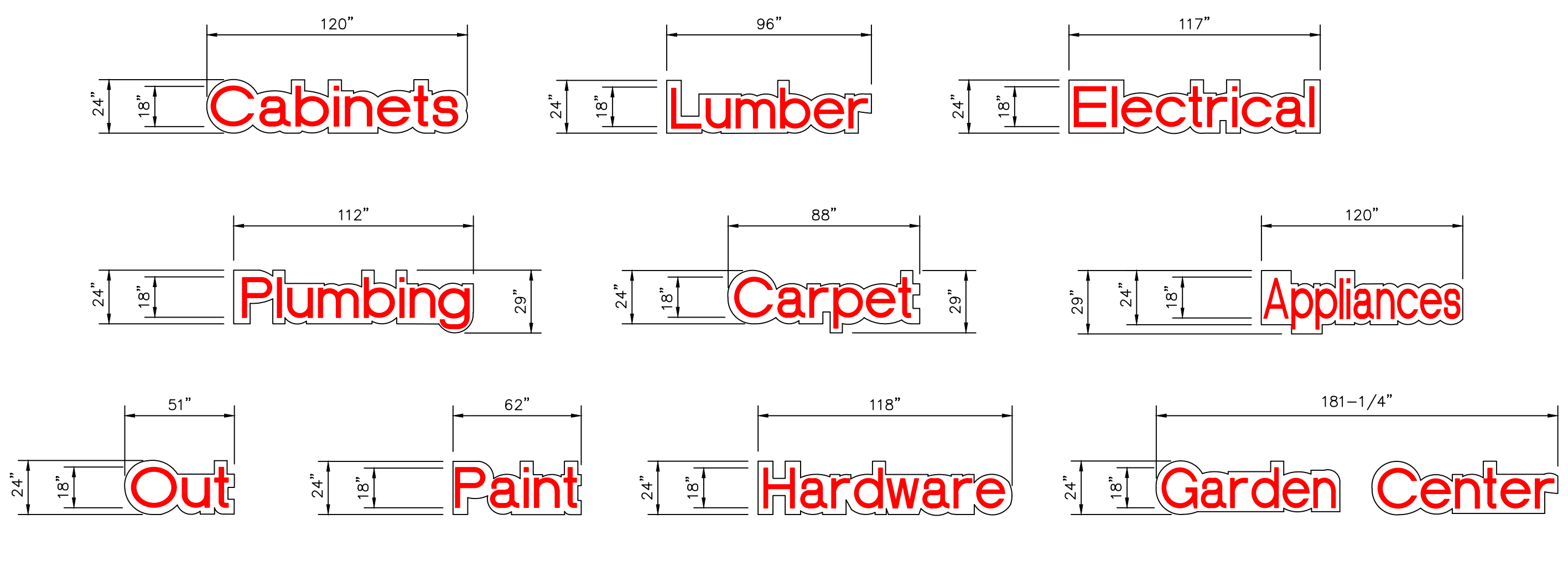
1 SOUTH STORE ELEVATION  
SCALE: 1/16" = 1'-0"

NOTE: SIGNAGE IS NOT PART OF THE SITE PLAN APPROVAL AND REQUIRES A SEPERATE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES

SIGN LEGEND

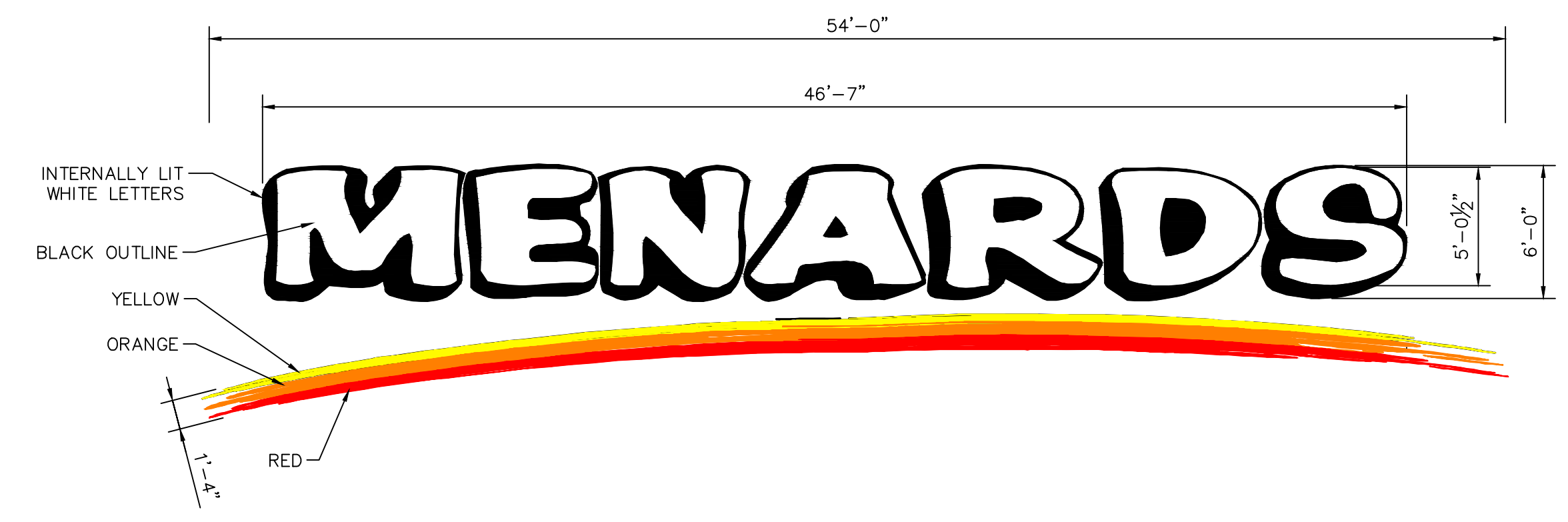
QTY	DESCRIPTION	HEIGHT	LENGTH	SQ. FT.
1	MENARDS	6'-0"	46'-7"	279.5
1	'SWOOSH'	1'-4"	54'-0"	71.9
1	SLOGAN SIGN	1'-2"	40'-0"	46.6
1	Appliances	2'-5"	10'-0"	24.1
1	Paint	2'-0"	5'-2"	10.3
1	Lumber	2'-0"	8'-0"	16.0
1	Carpet	2'-5"	7'-4"	17.7
1	Cabinets	2'-0"	10'-0"	20.0
1	Electrical	2'-0"	9'-9"	19.5
1	Plumbing	2'-4 3/4"	9'-4"	22.2
1	Hardware	2'-0"	9'-10"	19.7
1	Out	2'-0"	4'-3"	8.5
1	Garden Center	2'-0"	15'-1 1/4"	30.2
1	LUMBER YARD ENTRANCE	3'-0"	8'-0"	24.0
1	OUT	1'-6"	4'-0"	6.0
1	IN	1'-6"	4'-0"	6.0

TOTAL SQ. FOOTAGE = 622.2

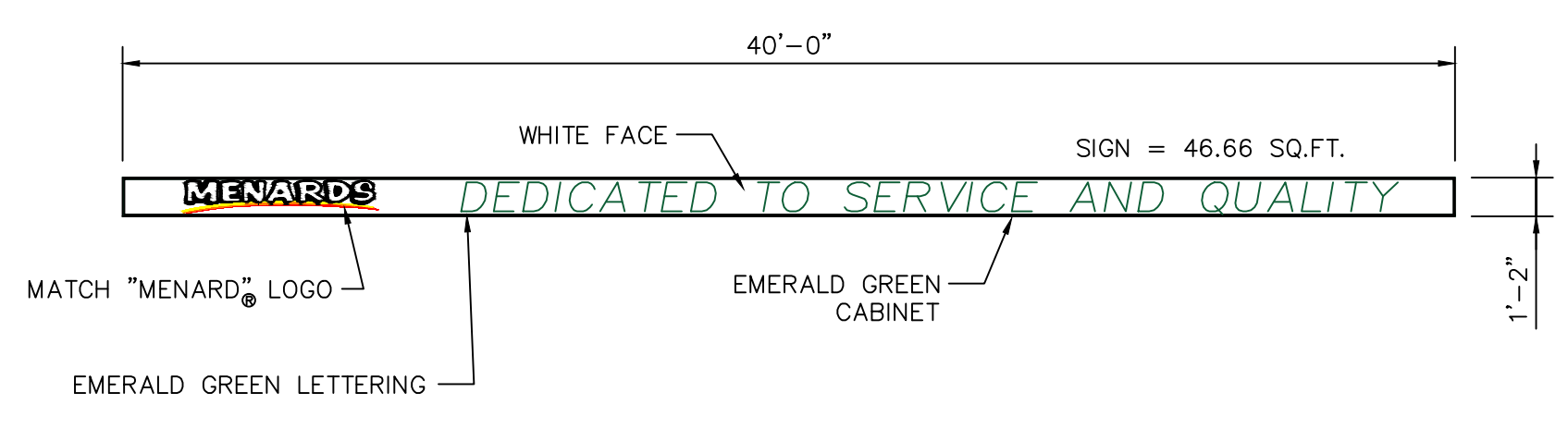


WHITE ACRYLIC FACE WITH RED CABINETS  
THE PRODUCT SIGN LETTERING SHOWN IS NOT TRUE TO SCALE, BUT SIMILAR. THE SIGN SIZES ARE CORRECT AS INDICATED.

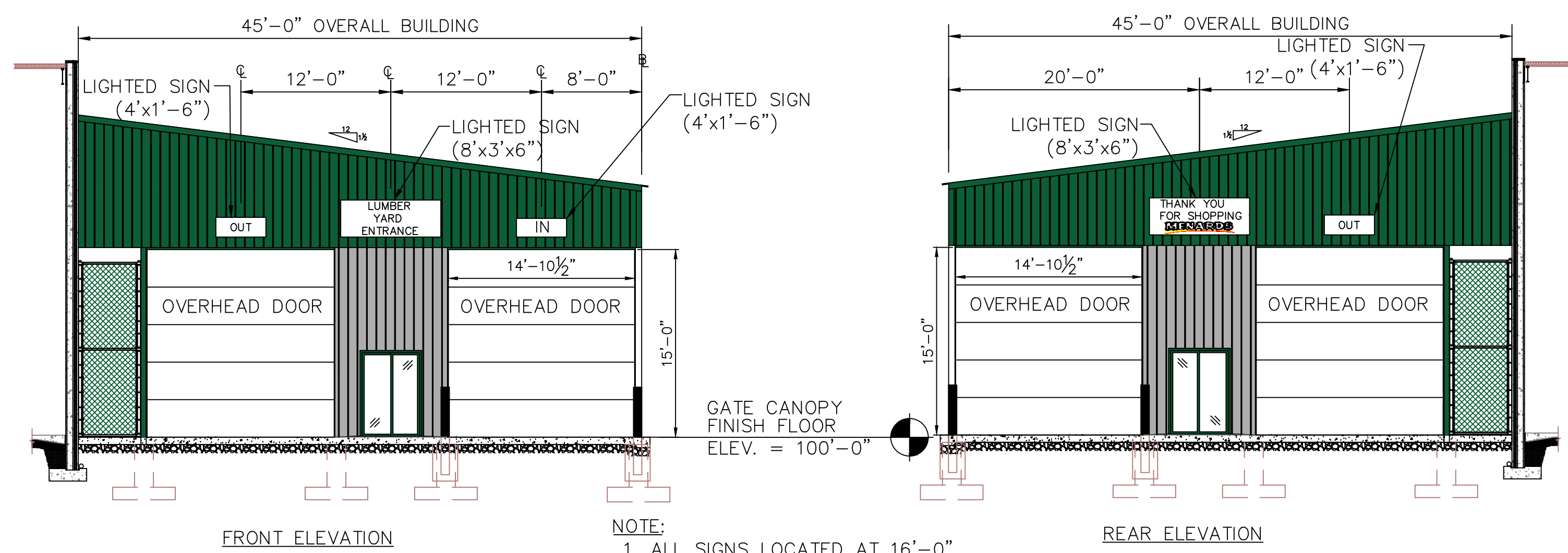
2 PRODUCT SIGN ELEVATIONS  
SCALE: 1/4" = 1'-0"



3 'MENARDS' SIGN WITH 'SWOOSH'  
SCALE: 3/16" = 1'-0"

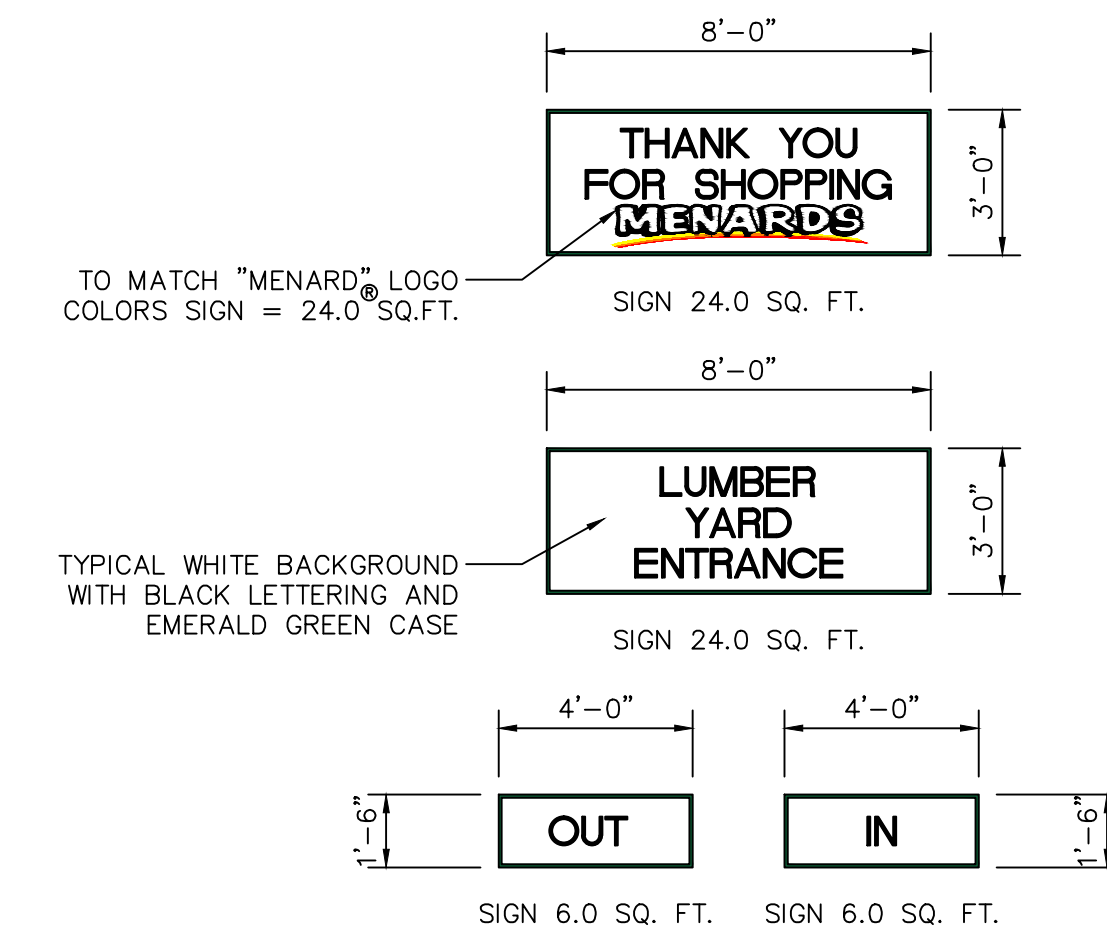


4 'MENARDS' SLOGAN SIGN  
SCALE: 3/16" = 1'-0"

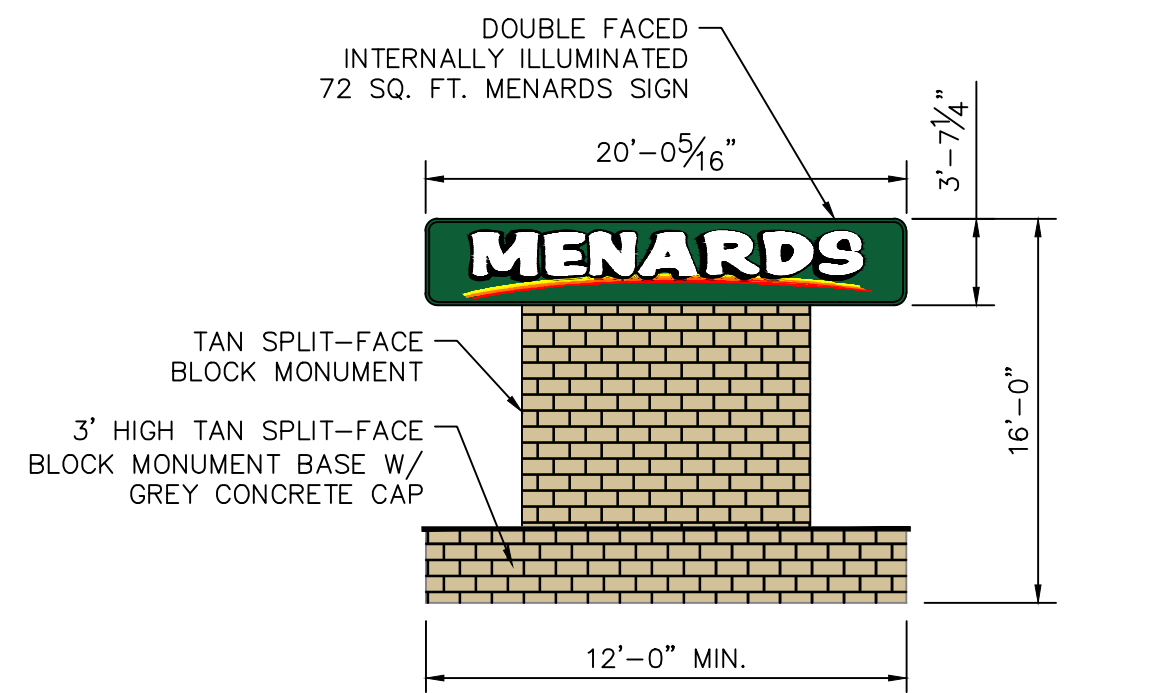


NOTE:  
1. ALL SIGNS LOCATED AT 16'-0" FROM FINISHED FLOOR CANOPY SLAB  
2. MECHANICAL OVERHEAD DOORS  
3. KNOX BOX'S PROVIDED FOR FIRE ACCESS

6 YARD ENTRANCE ELEVATIONS  
SCALE: 1/8" = 1'-0"

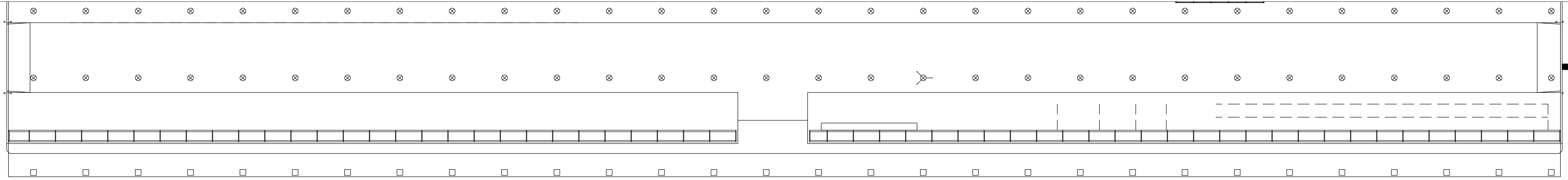


7 YARD ENTRANCE SIGN ELEVATIONS  
SCALE: 1/4" = 1'-0"

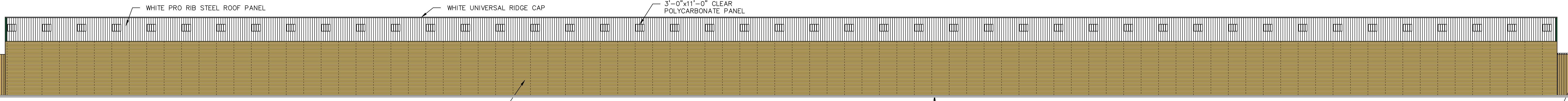


5 MONUMENT SIGN ELEVATION  
SCALE: 1/4" = 1'-0"

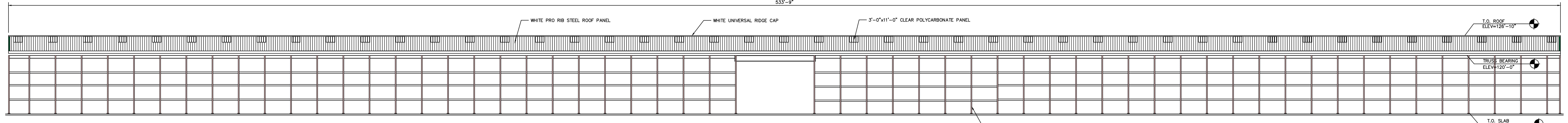
**MENARDS**  
Lawrence, Kansas  
Proposed Building Signage  
June 10, 2014  
Scale: as noted



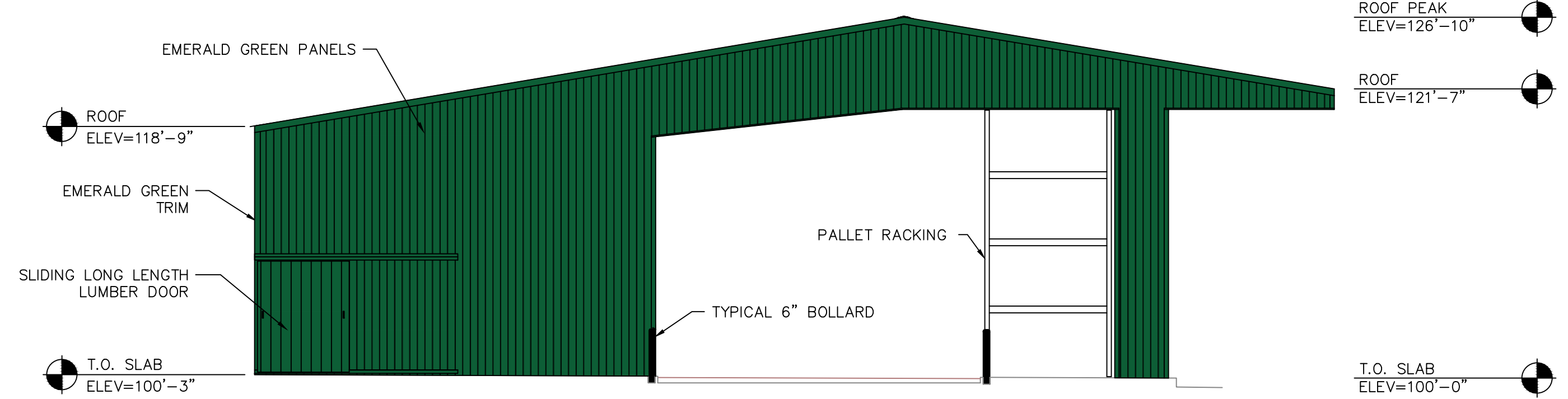
1 WAREHOUSE PLAN VIEW  
 CT4 SCALE: 1/16" = 1'-0"



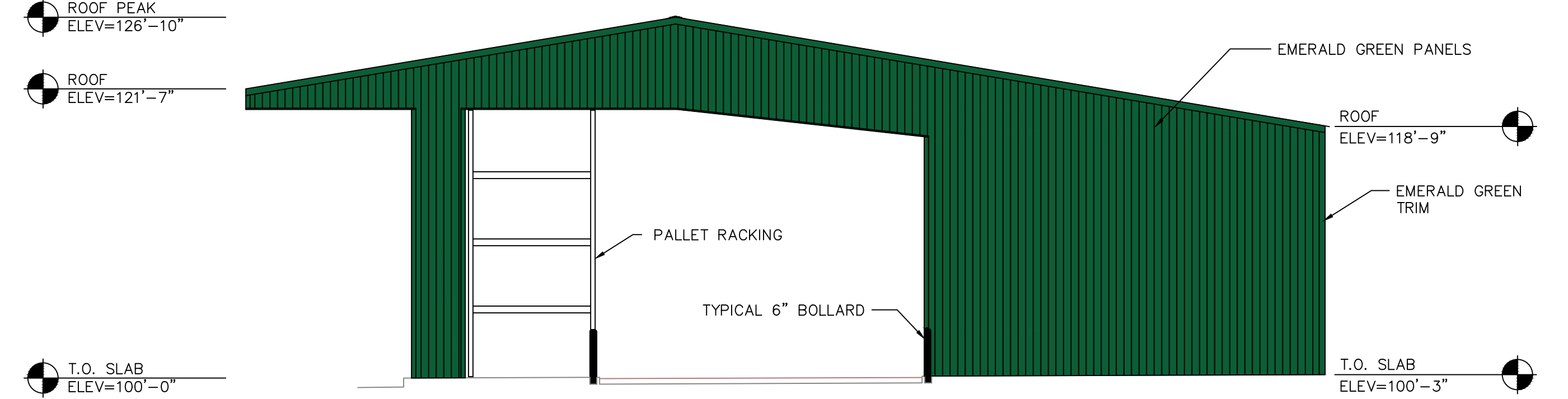
2 WAREHOUSE REAR ELEVATION  
 CT4 SCALE: 1/16" = 1'-0"



3 WAREHOUSE FRONT ELEVATION  
 CT4 SCALE: 1/16" = 1'-0"



4 WAREHOUSE RIGHT ELEVATION  
 CT4 SCALE: 3/32" = 1'-0"

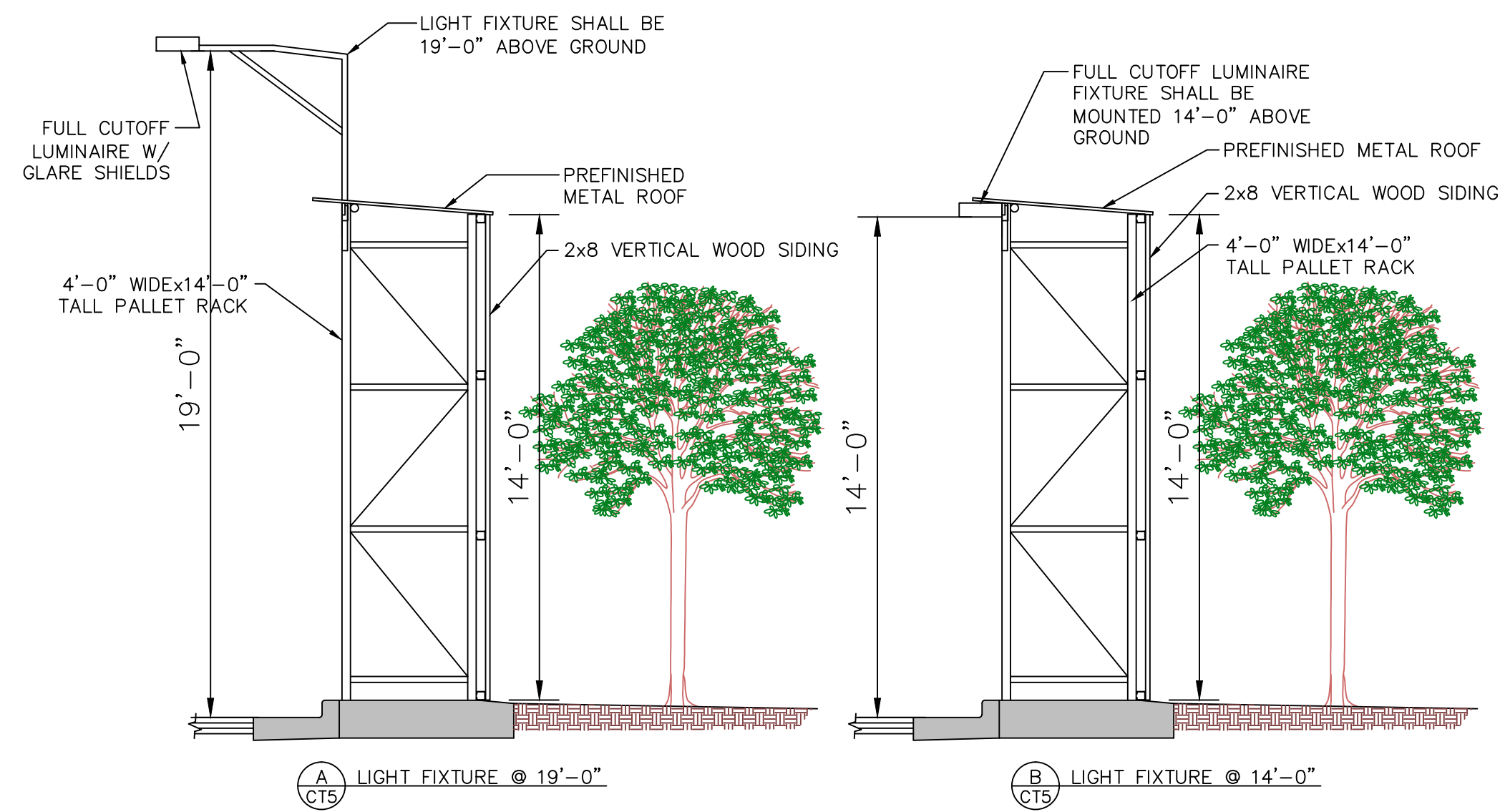


5 WAREHOUSE LEFT ELEVATION  
 CT4 SCALE: 3/32" = 1'-0"

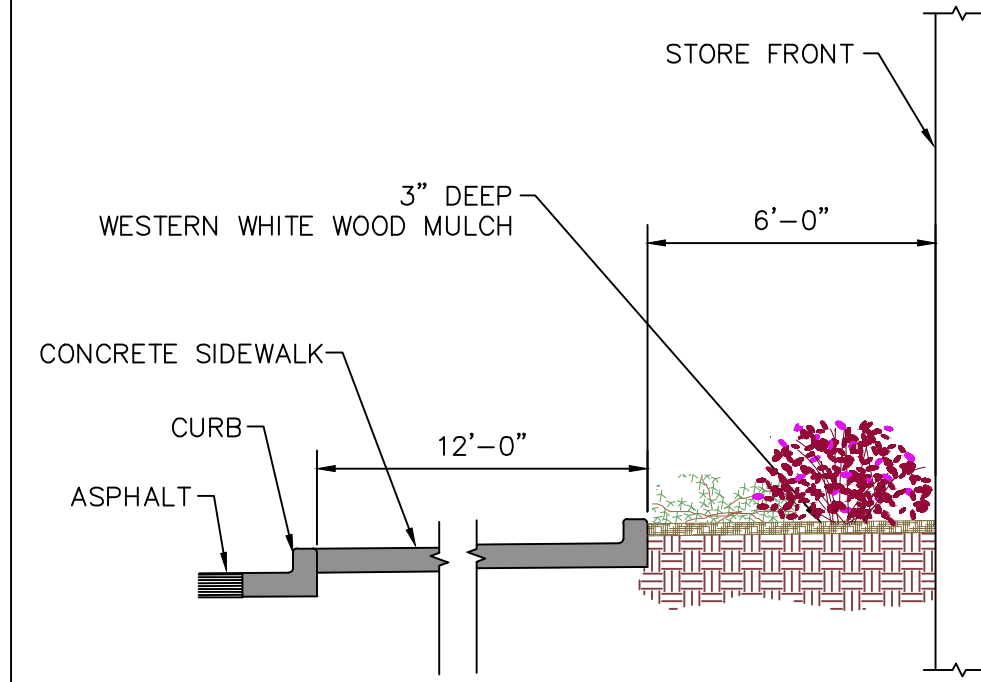


Lawrence, Kansas  
 Menards Warehouse Elevations  
 June 10, 2014  
 Scale: as noted

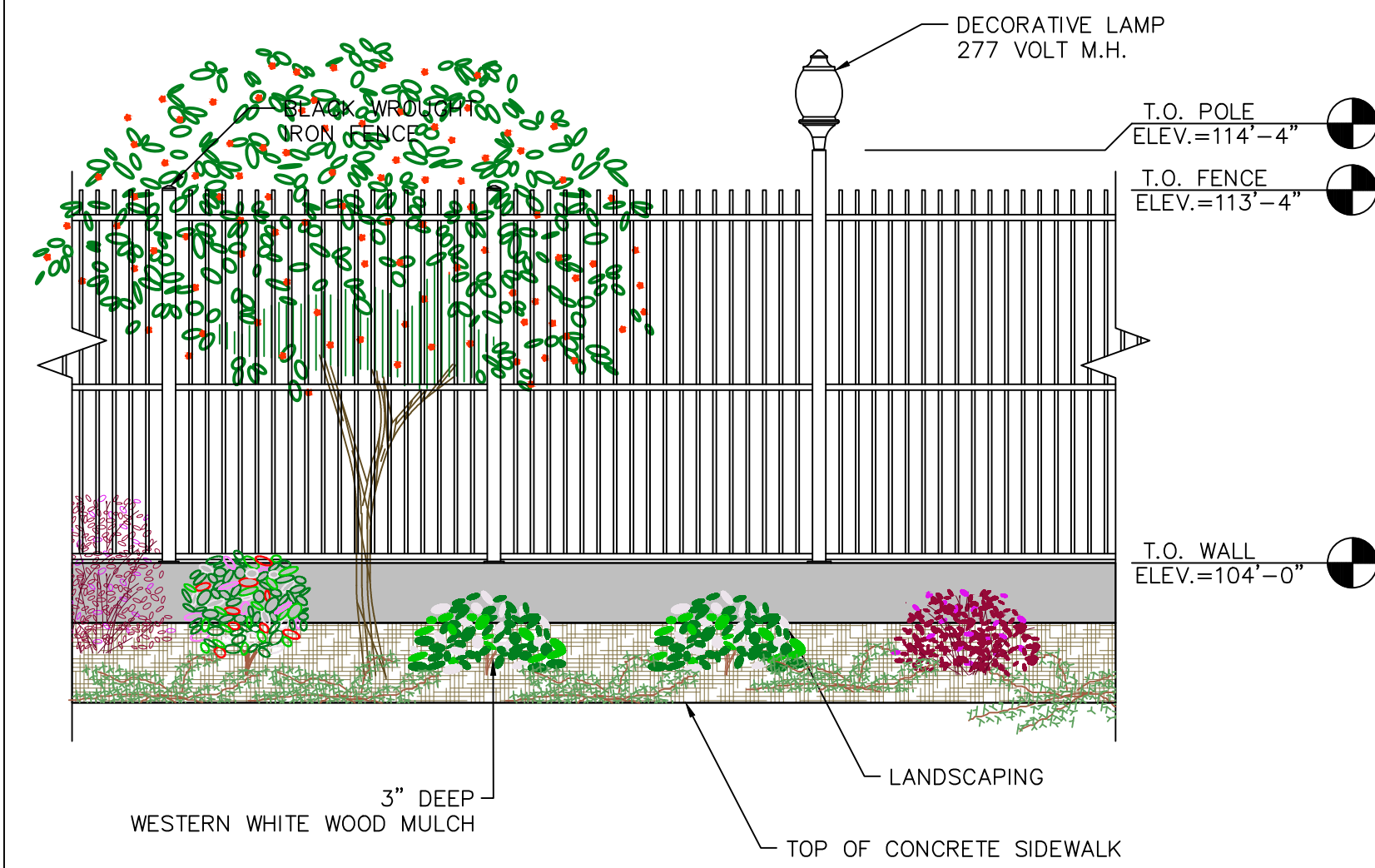
CT4



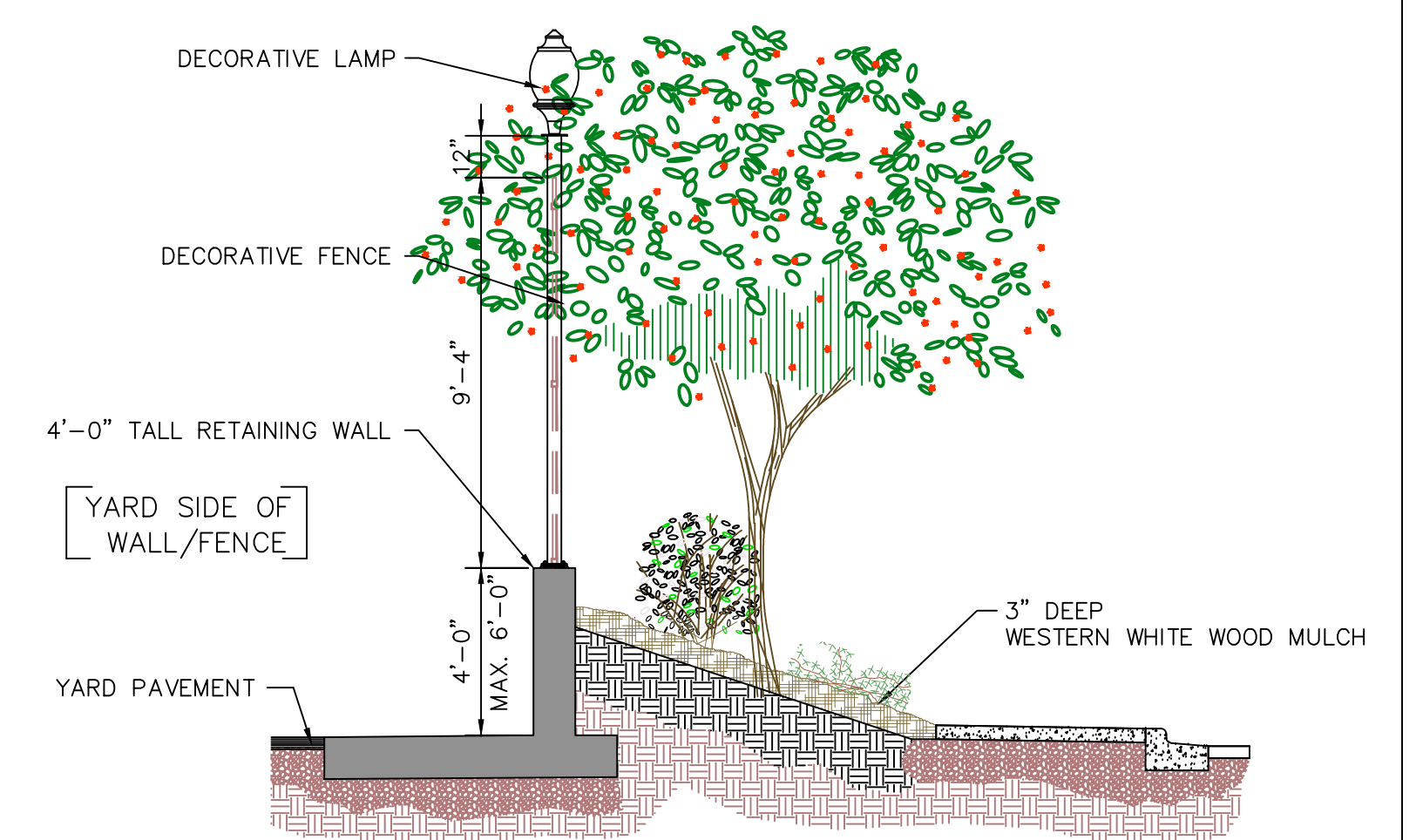
1 PALLET RACKING SCREENING FENCE SECTION  
 CT5 SCALE: 1/4" = 1'-0"



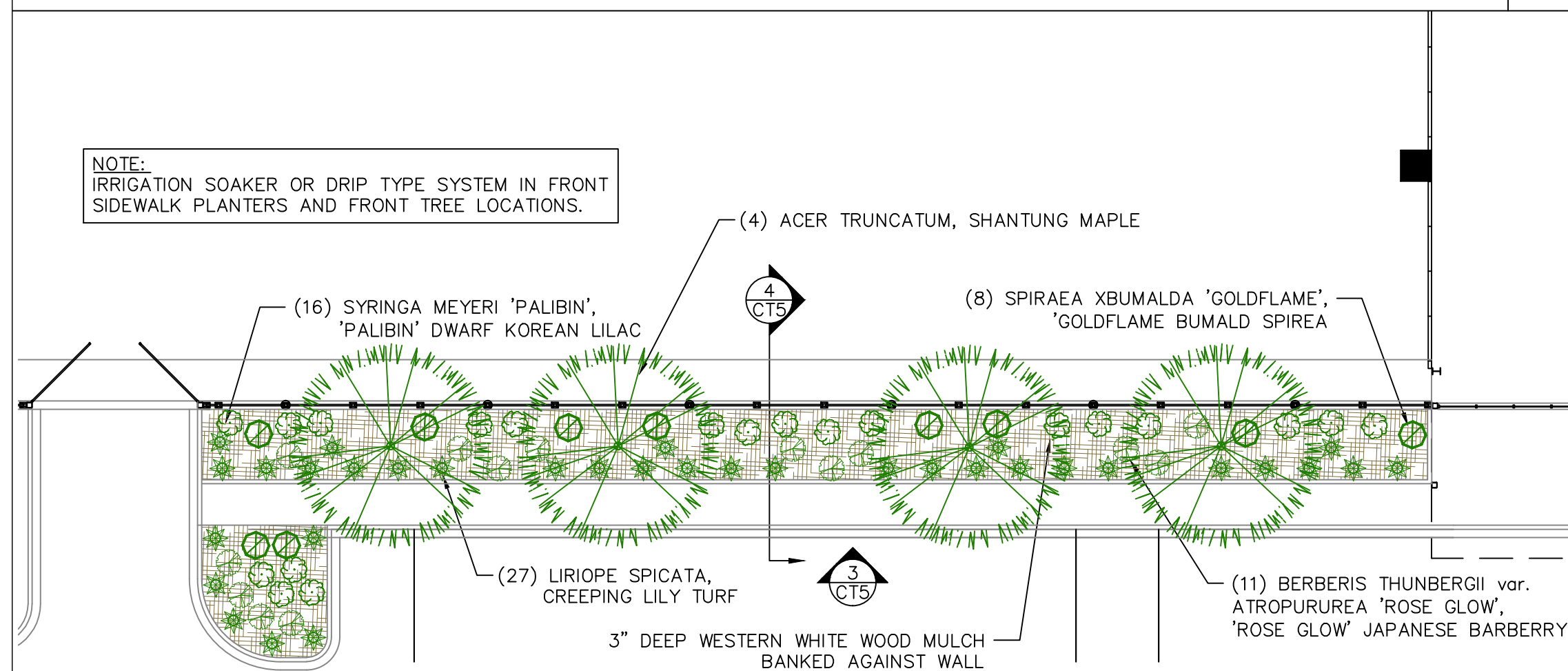
2 FRONT PLANTER SECTION  
 CT5 SCALE: 1/4" = 1'-0"



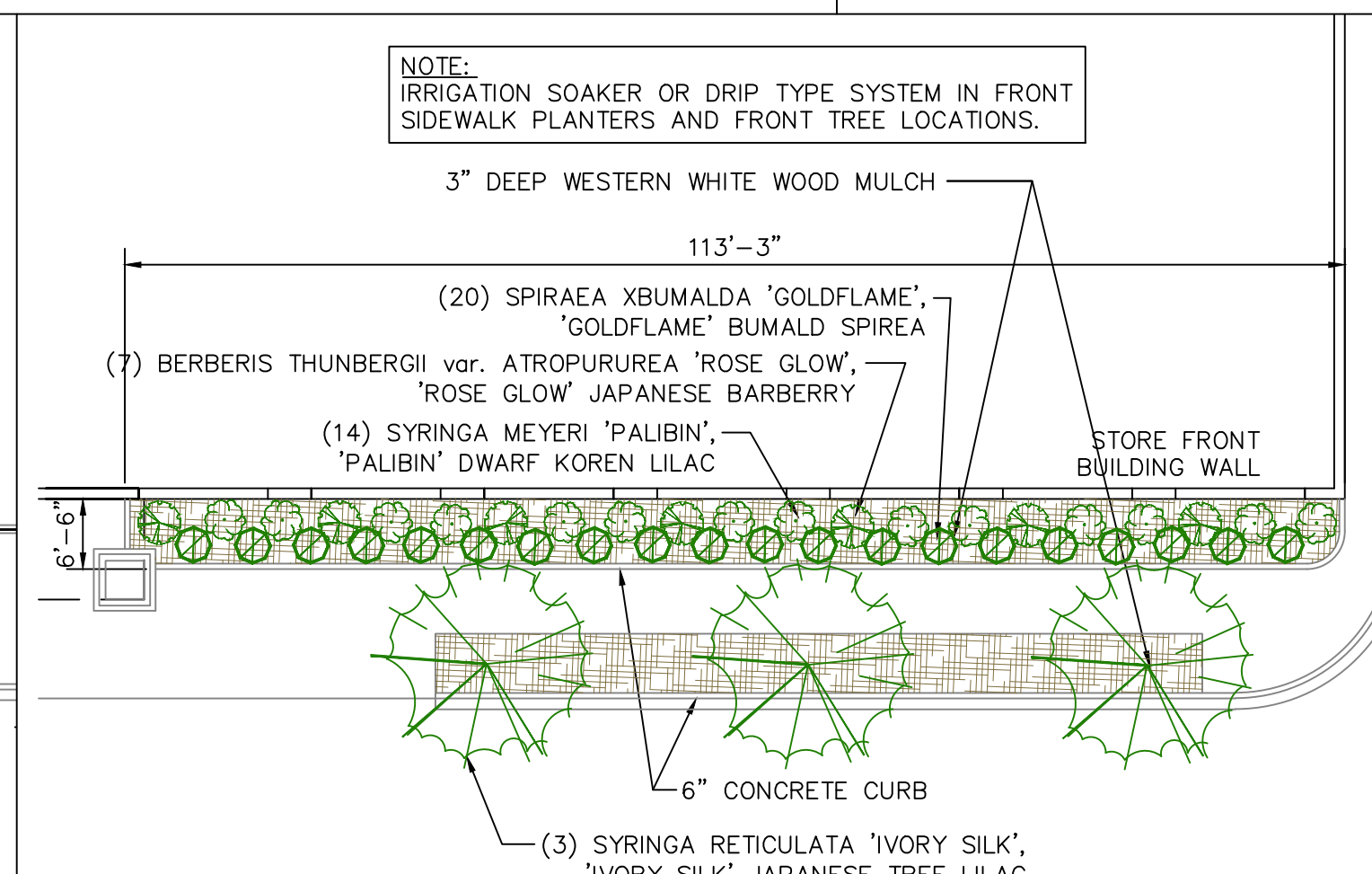
3 DECORATIVE FENCE ELEVATION  
 CT5 SCALE: 1/4" = 1'-0"



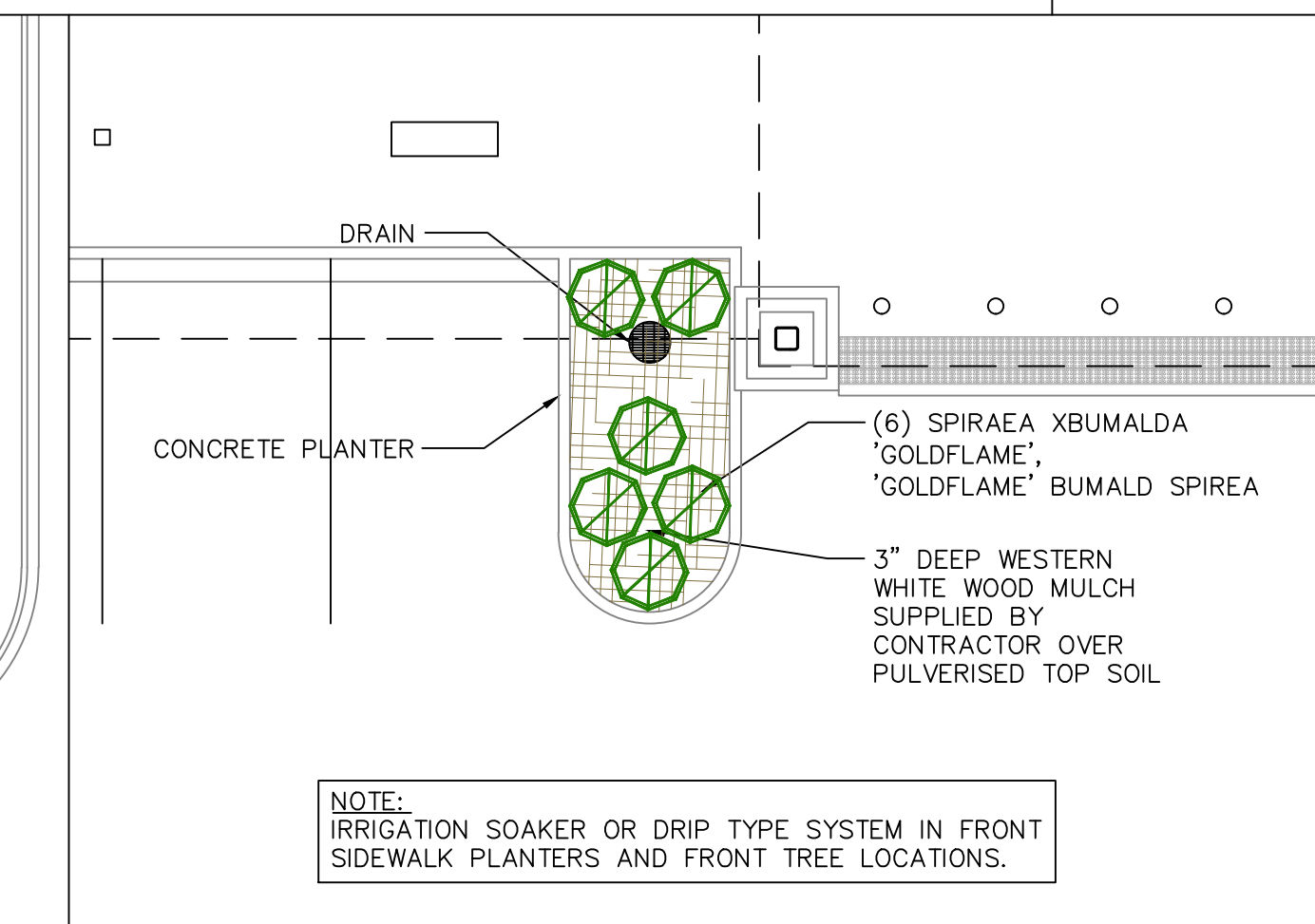
4 GARDEN CENTER PLANTER SECTION  
 CT5 SCALE: 1/4" = 1'-0"



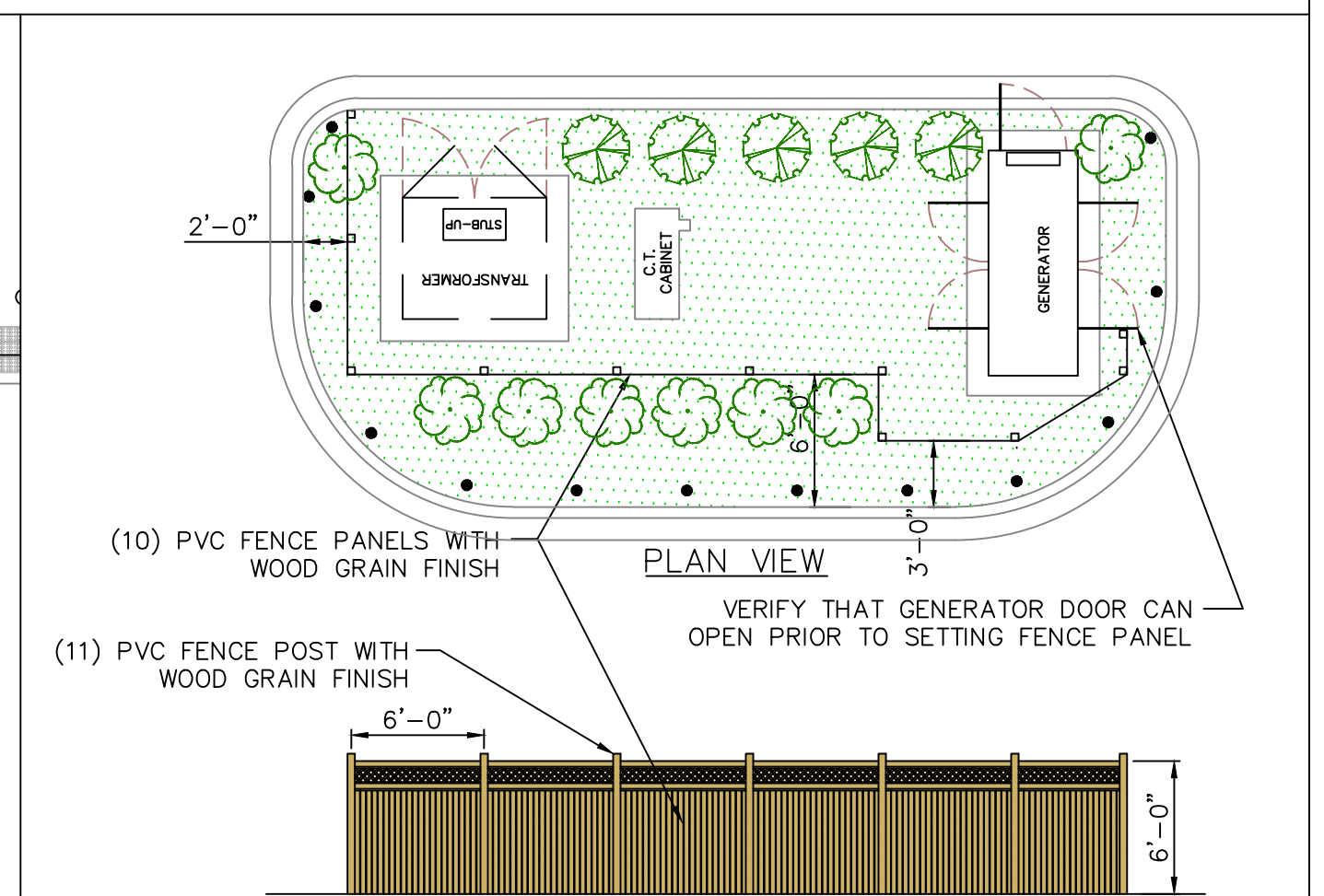
5 GARDEN CENTER LANDSCAPING  
 CT5 SCALE: 1/16" = 1'-0"



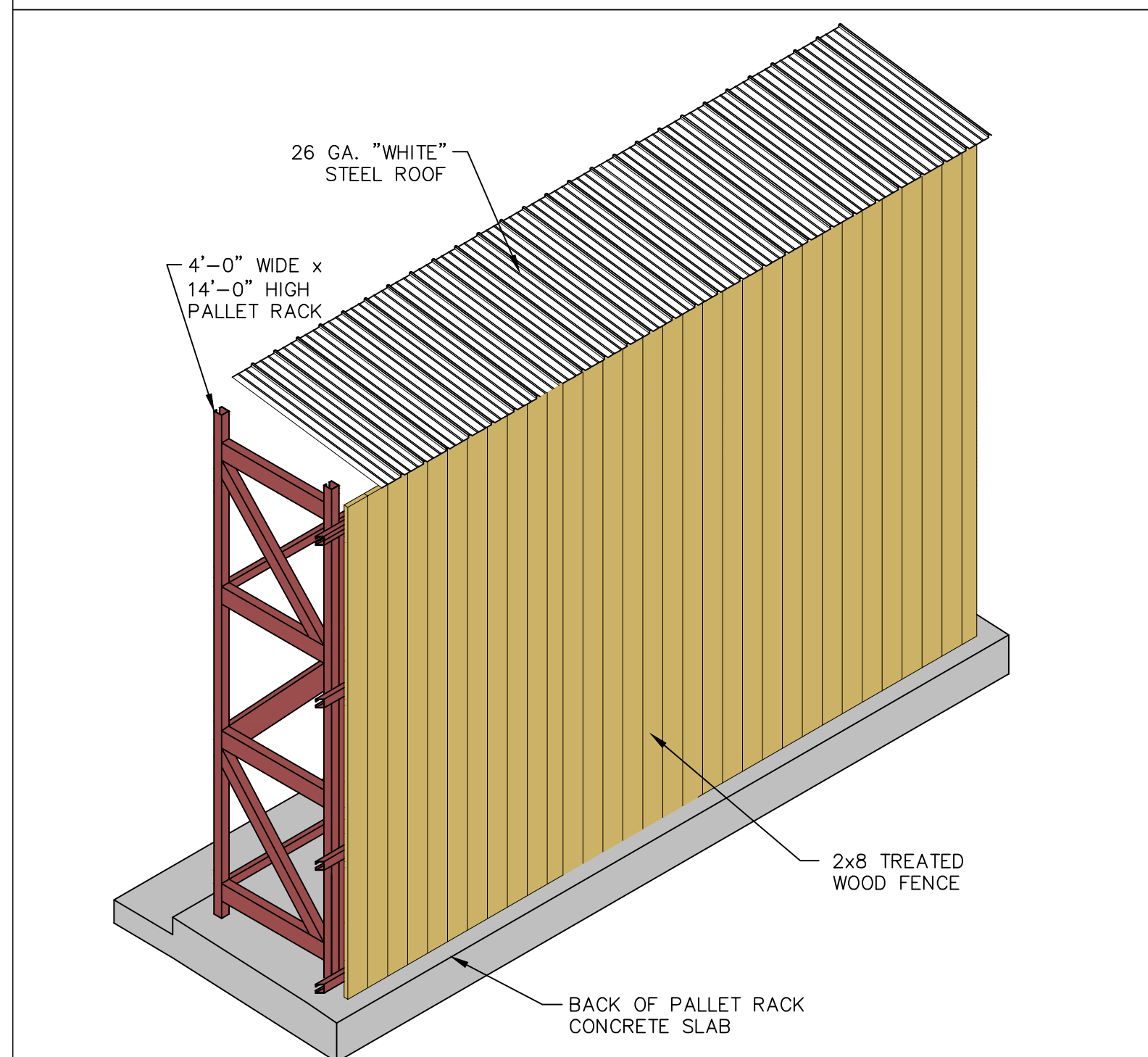
6 LANDSCAPE PLANTER  
 CT5 SCALE: 1/16" = 1'-0"



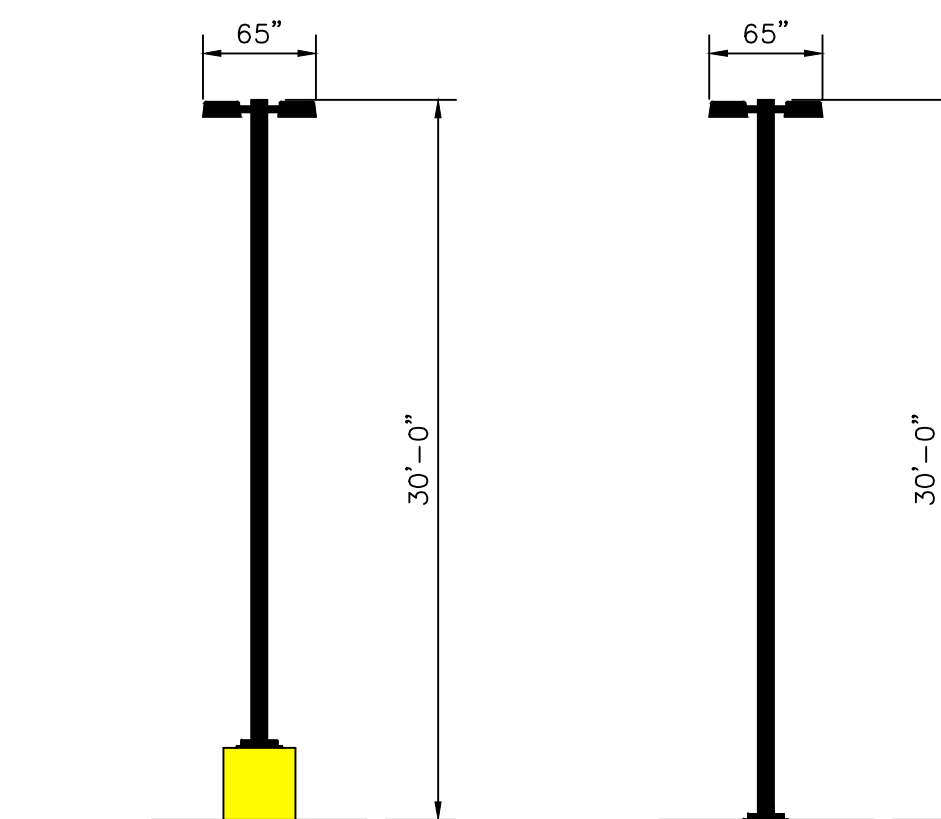
7 LANDSCAPE PLANTER  
 CT5 SCALE: 1/8" = 1'-0"



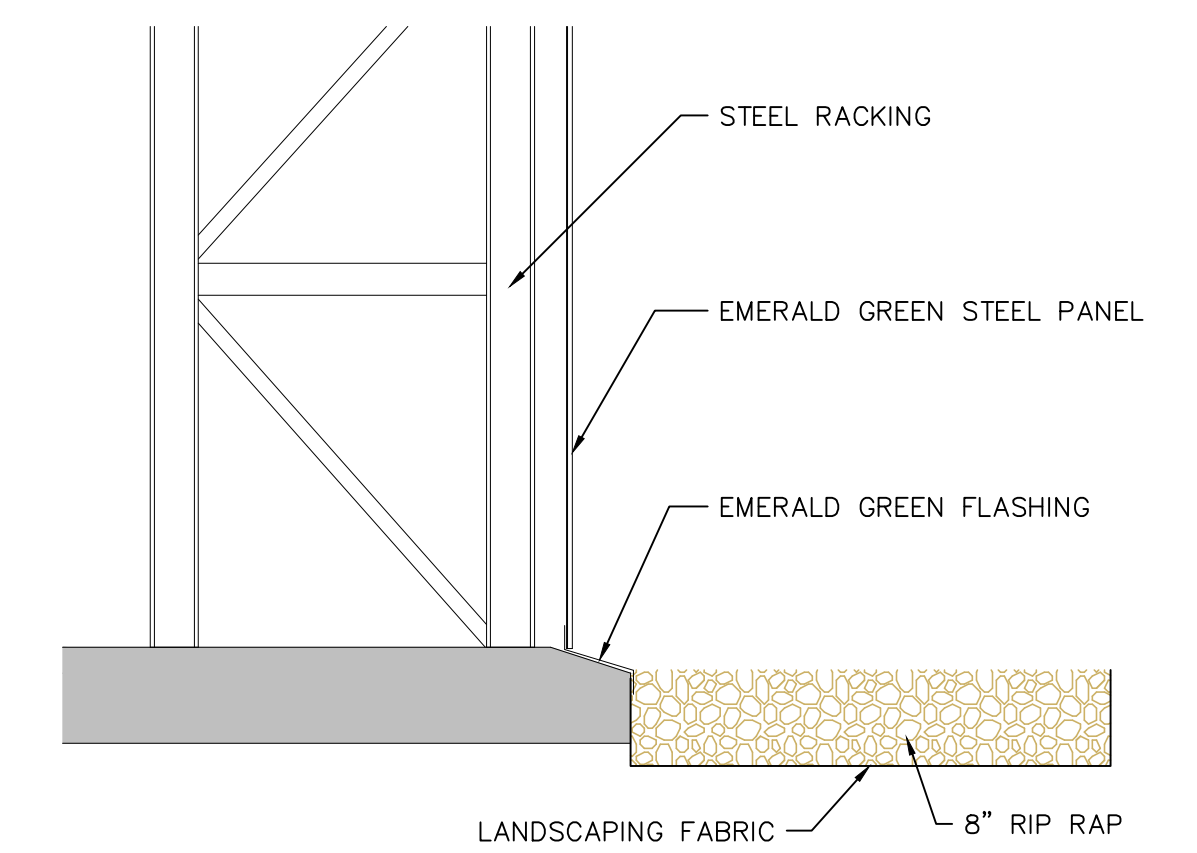
8 TRANSFORMER/GENERATOR SCREENING FENCE  
 CT5 SCALE: 1/8" = 1'-0"



9 PALLET RACKING SCREENING FENCE SECTION  
 CT5 SCALE: NONE



11 PARKING LOT LIGHT POLE ELEVATIONS  
 CT5 SCALE: 1/8" = 1'-0"



12 WAREHOUSE SECTION AT BACK WALL  
 CT5 SCALE: 1/8" = 1'-0"



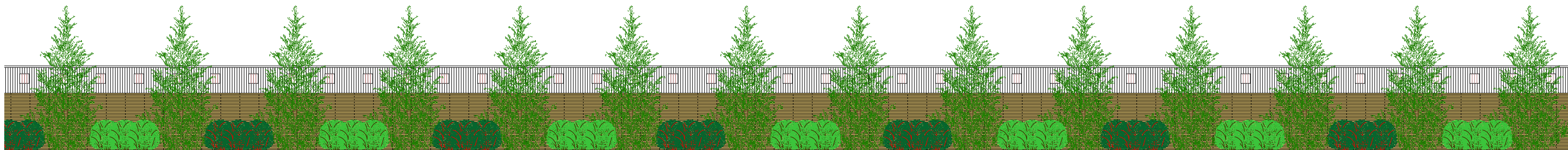
Lawrence, Kansas  
 Site Details  
 June 10, 2014  
 Scale as noted

CT5





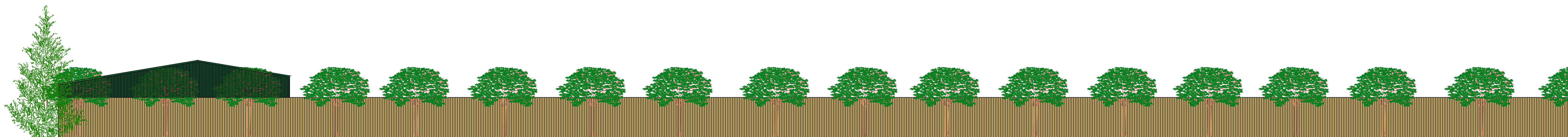
1 NORTH FENCE LINE VIEW FROM RESIDENTIAL PROPERTY  
 CT6 SCALE: 1" = 30'-0"



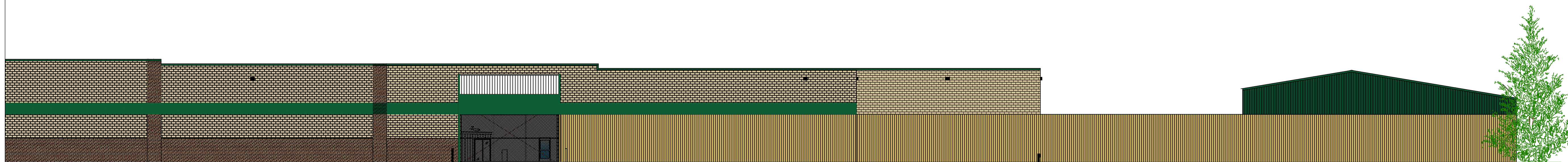
2 WESTERN PART OF NORTH FENCE LINE  
 CT6 SCALE: 1/16" = 1'-0"



3 EASTERN PART OF NORTH FENCE LINE  
 CT6 SCALE: 1/16" = 1'-0"



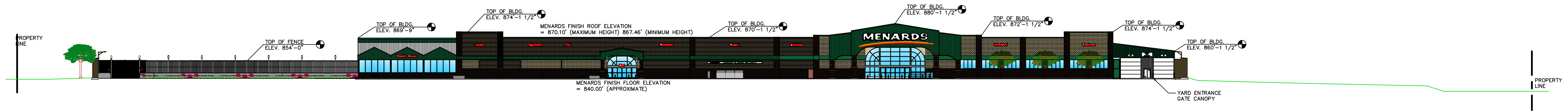
4 WESTERN FENCE LINE  
 CT6 SCALE: 1/16" = 1'-0"



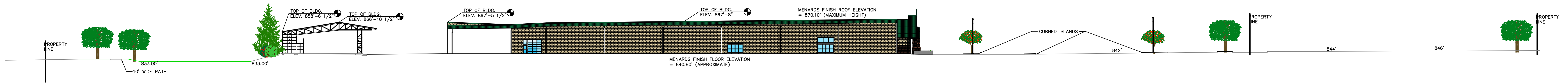
5 EASTERN FENCE LINE  
 CT6 SCALE: 1/16" = 1'-0"

**MENARDS**

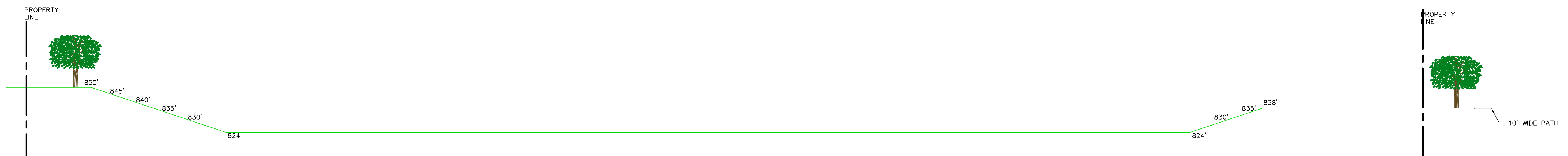
Lawrence, Kansas  
 North Fence Line Elevations  
 June 10, 2014  
 Scale: as noted



1 SITE CROSS SECTION  
 CT7 SCALE: 1" = 40'-0" (FACING NORTH)



2 SITE CROSS SECTION  
 CT7 SCALE: 1" = 40'-0" (FACING EAST)



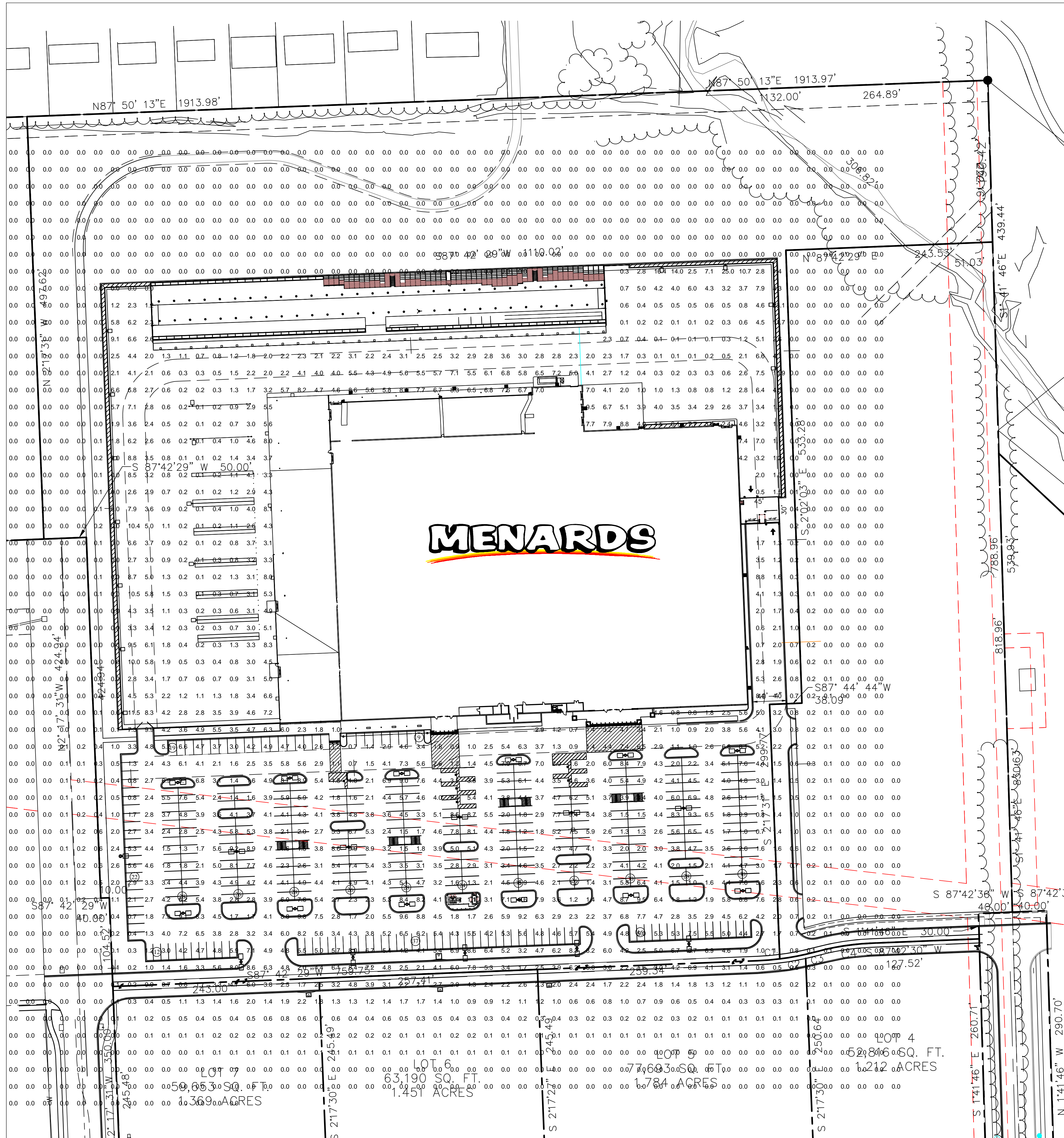
3 SITE CROSS SECTION  
 CT7 SCALE: 1" = 30'-0" (FACING NORTH)

Tyler Edwards  
 Menard, Inc.  
 Real Estate Representative  
 5101 Menard Drive  
 Eau Claire, WI 54703



Lawrence, Kansas  
 Site Cross Sections  
 June 10, 2014  
 Scale: as noted

CT7



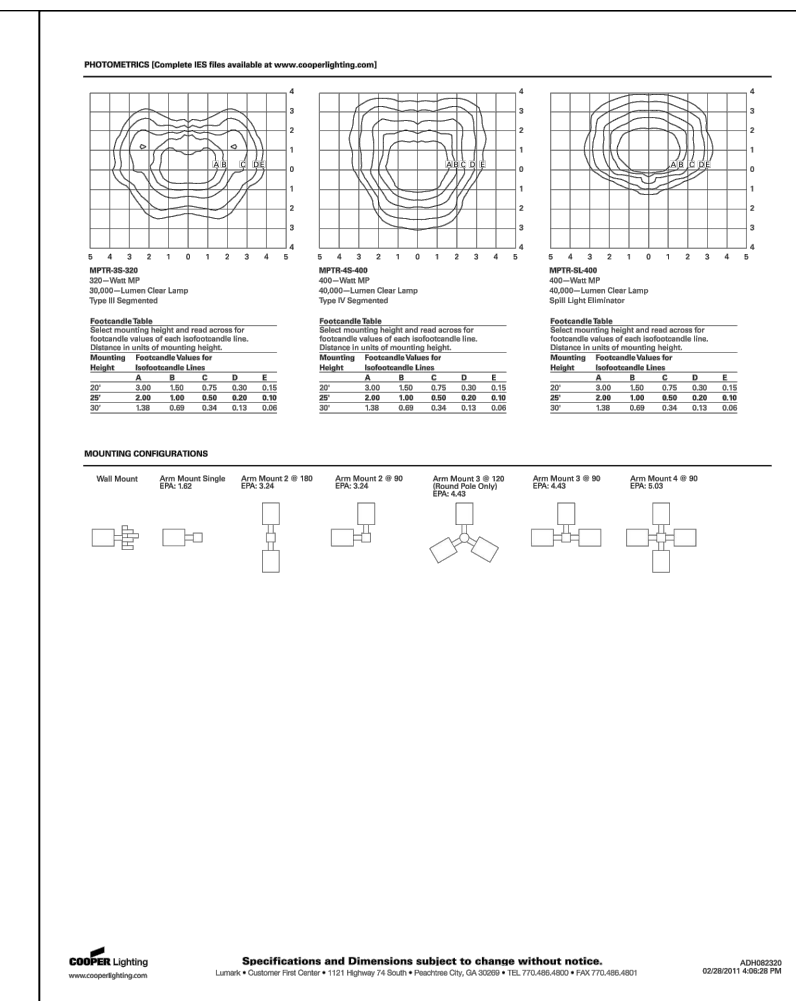
**COOPER LIGHTING - LUMARK**

**TR TRIBUTE**

Specifications and Dimensions subject to change without notice.

**COOPER LIGHTING - LUMARK**

Specifications and Dimensions subject to change without notice.



2 CUTOFF LUMINAIRE CUT SHEETS A,B,C,D,E

**NITE BRITES**

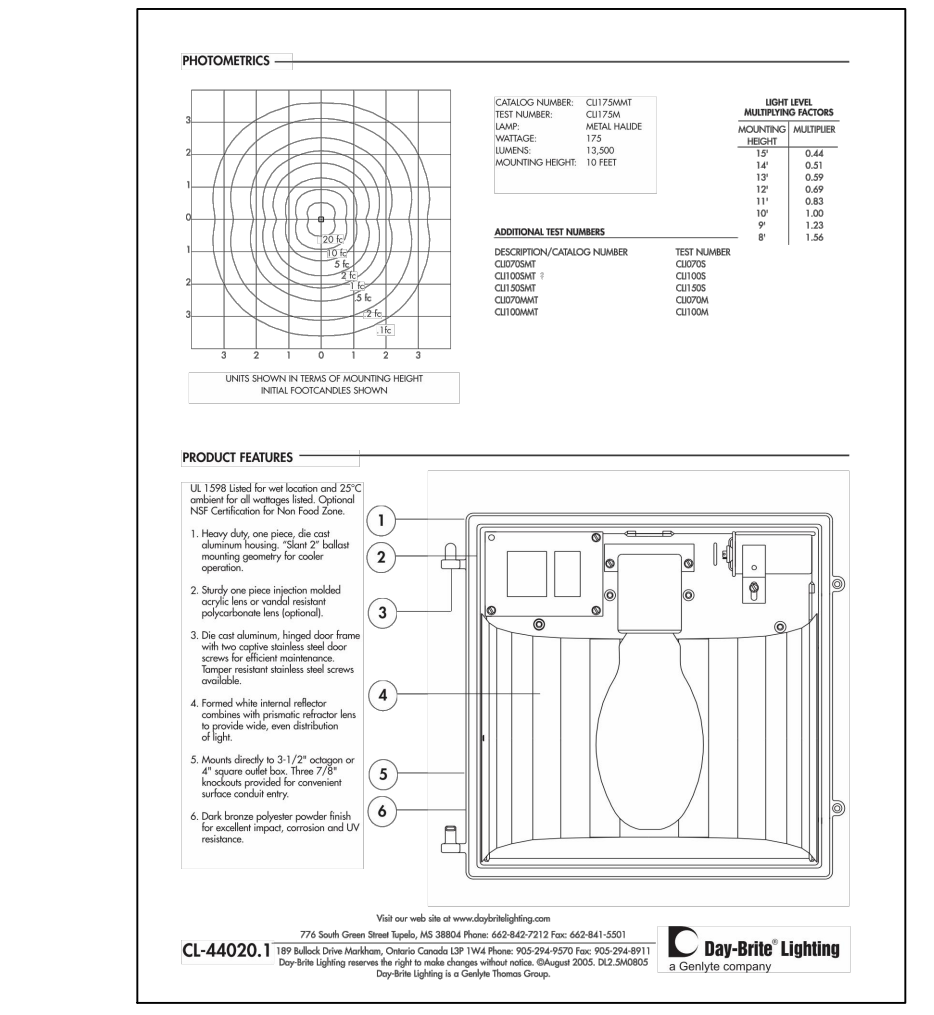
**CU-CANOPY LIGHT**

35-35 20' x 20' with 10000 Lumens  
30-40 watt Compact Fluorescent

ORDERING MARKING

ENERGY DATA

CL-44020.1



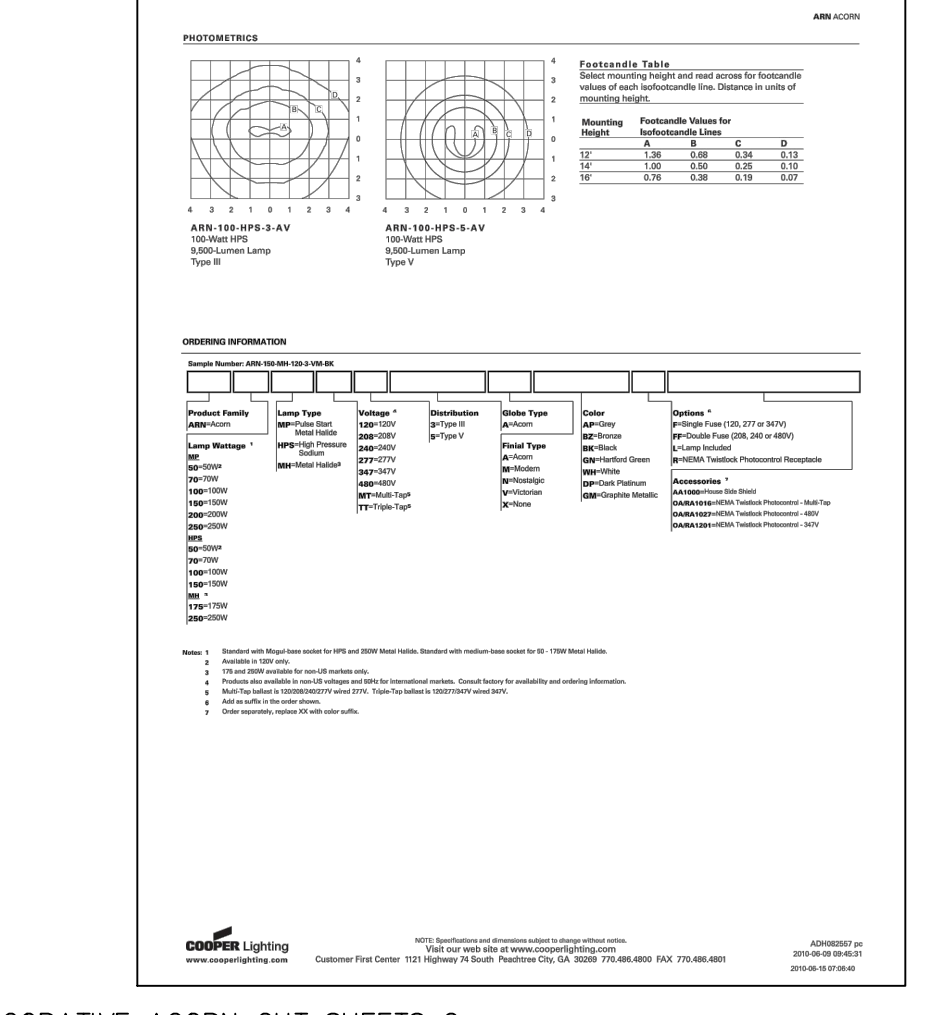
3 WAREHOUSE CANOPY CUT SHEETS F

**McGraw-Hill Construction Information**

**McGraw-Edison**

**AIN ACORN**

Specifications and Dimensions subject to change without notice.



4 DECORATIVE ACORN CUT SHEETS G

NOTE:  
1. LIGHTS WILL NOT BE VISIBLE ABOVE FENCE LINE ALONG THE NORTH FENCE  
2. ANY GLARE PRODUCED FROM THE YARD LIGHTS, IF FOUND TO BE UNREASONABLE BY STAFF, SHALL BE RESOLVED THROUGH ADDITIONAL SHIELDING OR OTHER MEANS

**Luminaire Schedule**

Symbol	Quantity	Manufacturer	Model Number	Description	Wattage	Number Lamps	Mounting Height	Light Loss Factor	Storage	Mounting
A	1	COOPER LIGHTING - LUMARK	MPTR-3F-300	ARCHITECTURAL AREA LUMINAIRE - TYPE III	30 WATT FLUORESCENT	1	33000	1	307	307
B	22	COOPER LIGHTING - LUMARK	MPTR-3F-300	ARCHITECTURAL AREA LUMINAIRE - TYPE III	30 WATT FLUORESCENT	1	33000	1	794	307
C	6	COOPER LIGHTING - LUMARK	MPTR-SL-300	ARCHITECTURAL AREA LUMINAIRE - SPILL LIGHT	30 WATT FLUORESCENT	1	33000	1	307	19
E	3	COOPER LIGHTING - LUMARK	MPTR-3F-300	ARCHITECTURAL AREA LUMINAIRE - TYPE III	30 WATT FLUORESCENT	1	33000	1	307	14
D	17	COOPER LIGHTING - LUMARK	MPTR-3F-300	ARCHITECTURAL AREA LUMINAIRE - TYPE III	30 WATT FLUORESCENT	1	33000	1	307	23/75
F	30	MPCL-150-MT		LUMARK HID SURFACE CANDY FIXTURE WITH PRISMATIC DROP LENS	150 WATT	1	12000	1	307	20
G	7	ANE158X65		150W MPS TYPE V POST TOP ACORN	150 WATT	1	16000	1	100	14

**Statistics**

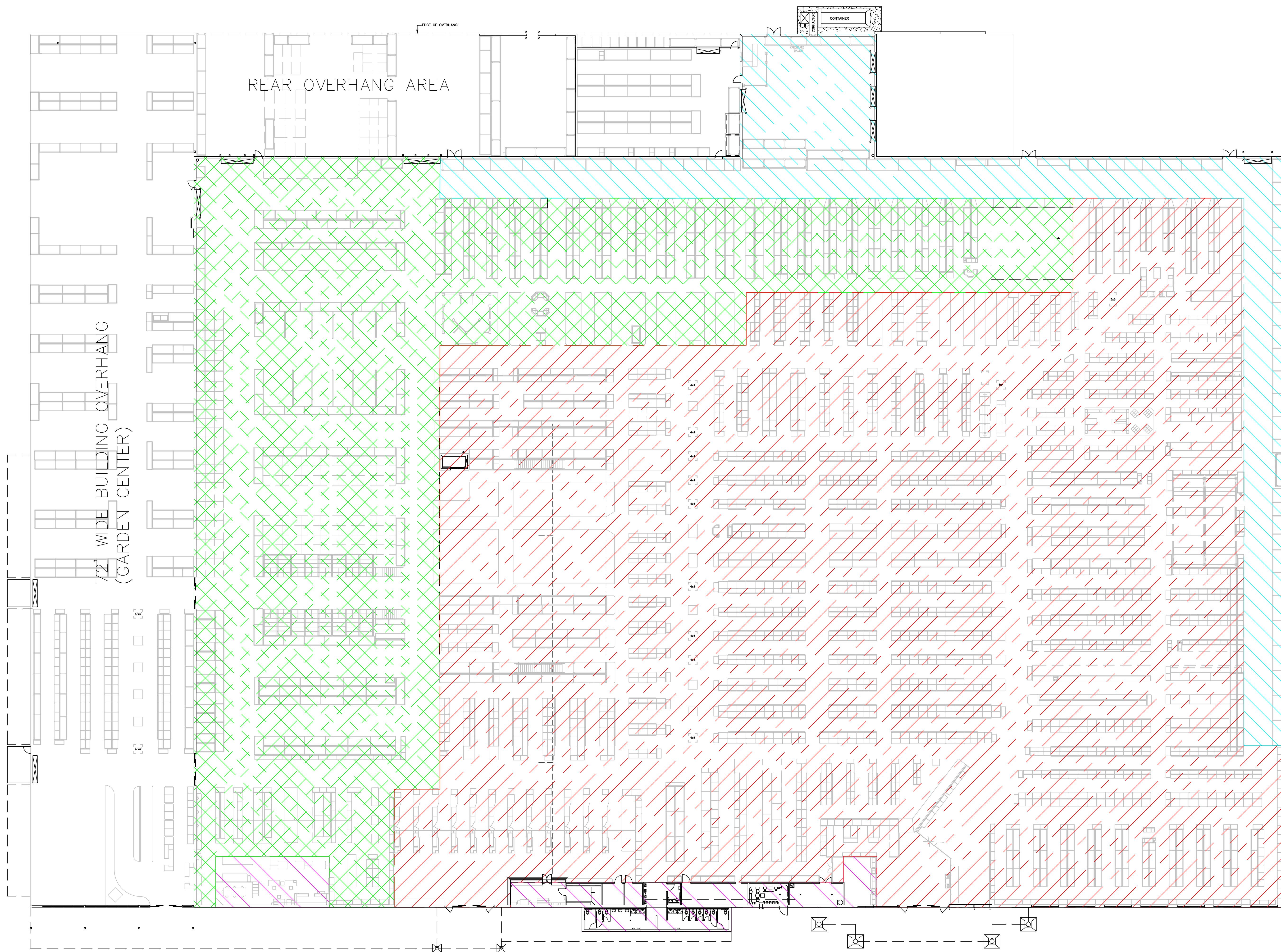
Description	Symbol	Avg	Max	Max/Min	Avg/Min	Avg/Max	Min
Calc Zone #1	+	1.6 fc	25.0 fc	N/A	N/A	0.1:1	0.0 fc

**MENARDS**

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Lawrence, Kansas  
Photometric Plan  
June 10, 2014  
Scale" 1" = 60'-0"

CT8



HEATED BUILDING AREA		
DEPARTMENT	SQ. FT.	COLOR
RETAIL AREA	95,922	RED
RECEIVING AREA	14,478	CYAN
WAREHOUSE AREA	48,198	GREEN
OFFICE/ RESTROOM AREAS	3,762	MAGEN TA
TOTAL HEATED BUILDING AREA	162,360	
UNHEATED BUILDING AREA		
REAR OVERHANG	12,960	----
GARDEN CENTER	27,648	----
TOTAL UNHEATED BUILDING AREA	24,928	
TOTAL BUILDING AREA	202,948	
UNHEATED OUTSIDE WAREHOUSE AREA		
BUILDING AREA	42,700	



Lawrence, Kansas  
 Menards Store Floor Plan  
 June 10, 2014  
 Scale: 1" = 20'-0" CT9