

1101 INDIANA ST.

LAWRENCE, KS

PROJECT NOTES

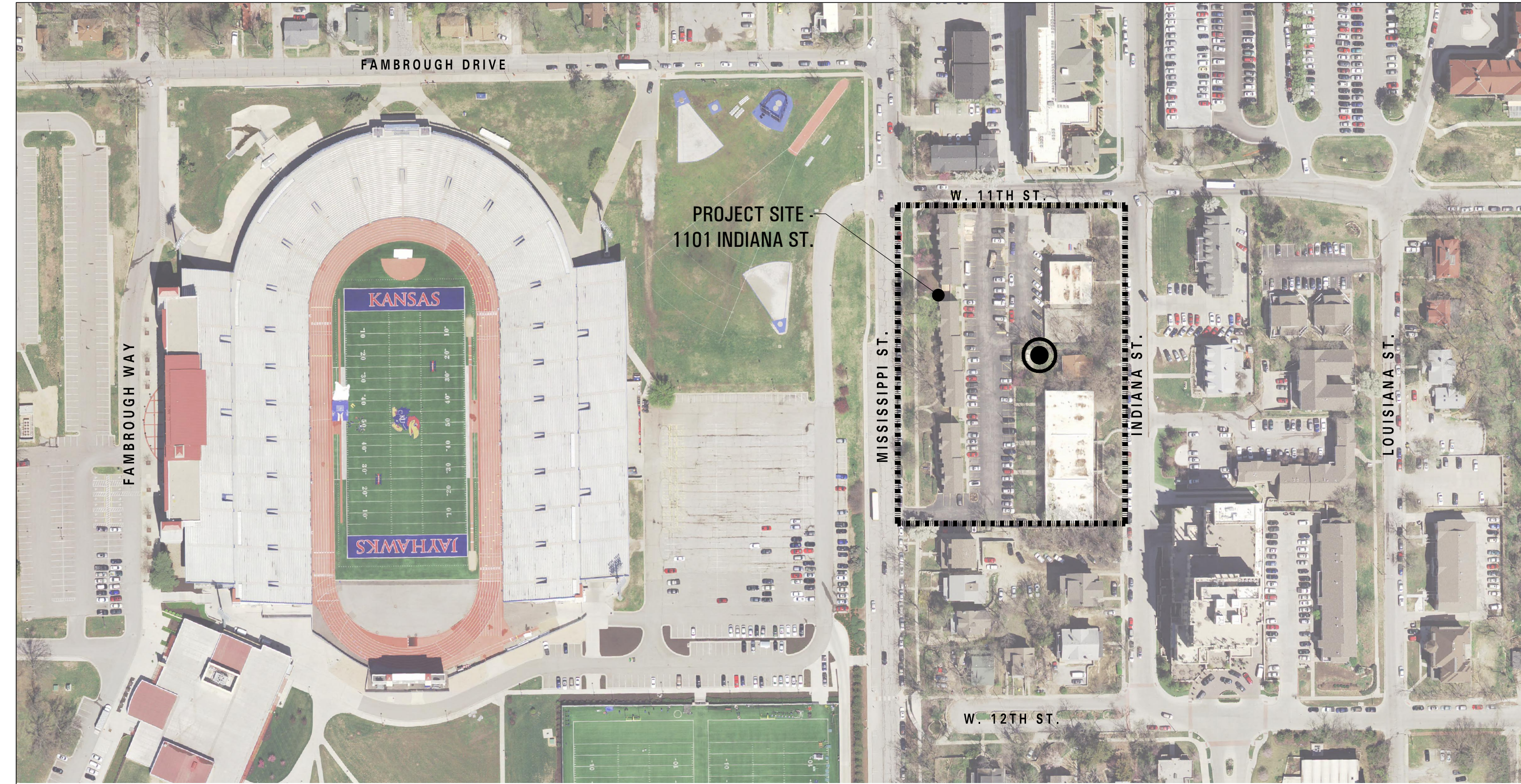
| DEVELOPER | PROPERTY OWNERS OF RECORD | GENERAL NOTES |
|--|--|---|
| HERE Kansas, LLC 908 N. Halsted, Chicago, IL 60607 p. 312 642 0170 jwh@here-llc.com | ADDRESS: 1101 INDIANA STREET PARCEL: 023-067-36-0-40-02-001.06-0 OWNER: BERKELEY FLATS APARTMENTS, LLC ADDRESS: 1115 INDIANA STREET PARCEL: 023-067-36-0-40-02-009.00-0 OWNER: GEORGIA R. BELL | 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. |
| 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. | |

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 | 445,300 SF | (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 | + 28 UNITS/ ACRE |
| # OF UNITS (ACTUAL) | 103 UNITS | 95 UNITS | 172 UNITS | + 77 UNITS |
| # OF UNITS (PER ZONING CALCULATION) | 103 UNITS | 95 UNITS | 172 UNITS | + 77 UNITS |
| OFF STREET PARKING PROVIDED | 165 SPACES | 165 SPACES | 577 SPACES | + 412 SPACES |
| RETAIL | - | - | 13,137 SF | + 13,137 SF |
| MECH/STORAGE | - | - | 21,109 SF | + 21,109 SF |
| RESIDENTIAL AMENITY | - | - | 16,716 SF | + 16,716 SF |
| RESIDENTIAL OFFICE | - | - | 2,696 SF | + 2,696 SF |
| COMMON OPEN SPACE | - | - | 39,121 SF | + 39,121 SF |
| RECREATIONAL OPEN SPACE | - | - | 20,162 SF | + 20,162 SF |
| OUTDOOR AREA (per sec. 20-601-a) | 50 SF/UNIT | 25,257 SF (107 SF/UNIT) | 57 SF/UNIT | + 57 SF/UNIT |
| TOTAL SITE AREA | 112,120 SF | 112,120 SF | - | |
| TOTAL IMPERVIOUS AREA (SQ. FT.) | 69,758 SF | 69,758 SF | 0 | |
| % IMPERVIOUS | 63.3% | 63.3% | 0 | |
| TOTAL PERVIOUS AREA (SQ. FT.) | 40,362 SF | 40,362 SF | 0 | |
| % PERVIOUS | 36.7% | 36.7% | 0 | |

| 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 SHARED PARKING | -1 SPACE / 5 POINTS | -1 | - | |
| | 5% OF PARKING PROVIDED | -36 | - | |
| TOTAL | | 683 | 683 | |



LOCATION MAP

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 |

| BUILDING AREA BY FLOOR | | | | | | | | | | | |
|------------------------|-----------|------------|-----------------|-----------------|--------|---------|------------|-------------|---------------------|--------------------|---------|
| SHEET | FLOOR | OPEN SPACE | REC. OPEN SPACE | OUTDOOR AMENITY | 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 | 4,380 | 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 |
| 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.

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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

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| 05/06/14 | PDP RESUBMITTAL |
| 06/11/14 | PDP RESUBMITTAL |
| 07/02/14 | PDP RESUBMITTAL |

HARTSHORNE PLUNKARD ARCHITECTURE



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

PROJECT DATA & LOCATION PLAN

PDP-01

CODE ANALYSIS

Table containing building code analysis requirements, organized by chapter (1-9) and section (100-1100). Columns include requirement descriptions, applicable code sections, and notes.

Table containing building code analysis requirements, organized by chapter (10-11) and section (100-1100). Columns include requirement descriptions, applicable code sections, and notes.

AREA FOR CITY APPROVAL STAMP

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HERE KANSAS logo and contact information including address (908 N. HALSTED) and phone number (312.642.0170).

Table with 2 columns: DATE and ISSUED FOR. Contains dates (02/05/14, 05/08/14, 06/11/14, 07/02/14) and corresponding PDP RESUBMITTAL entries.

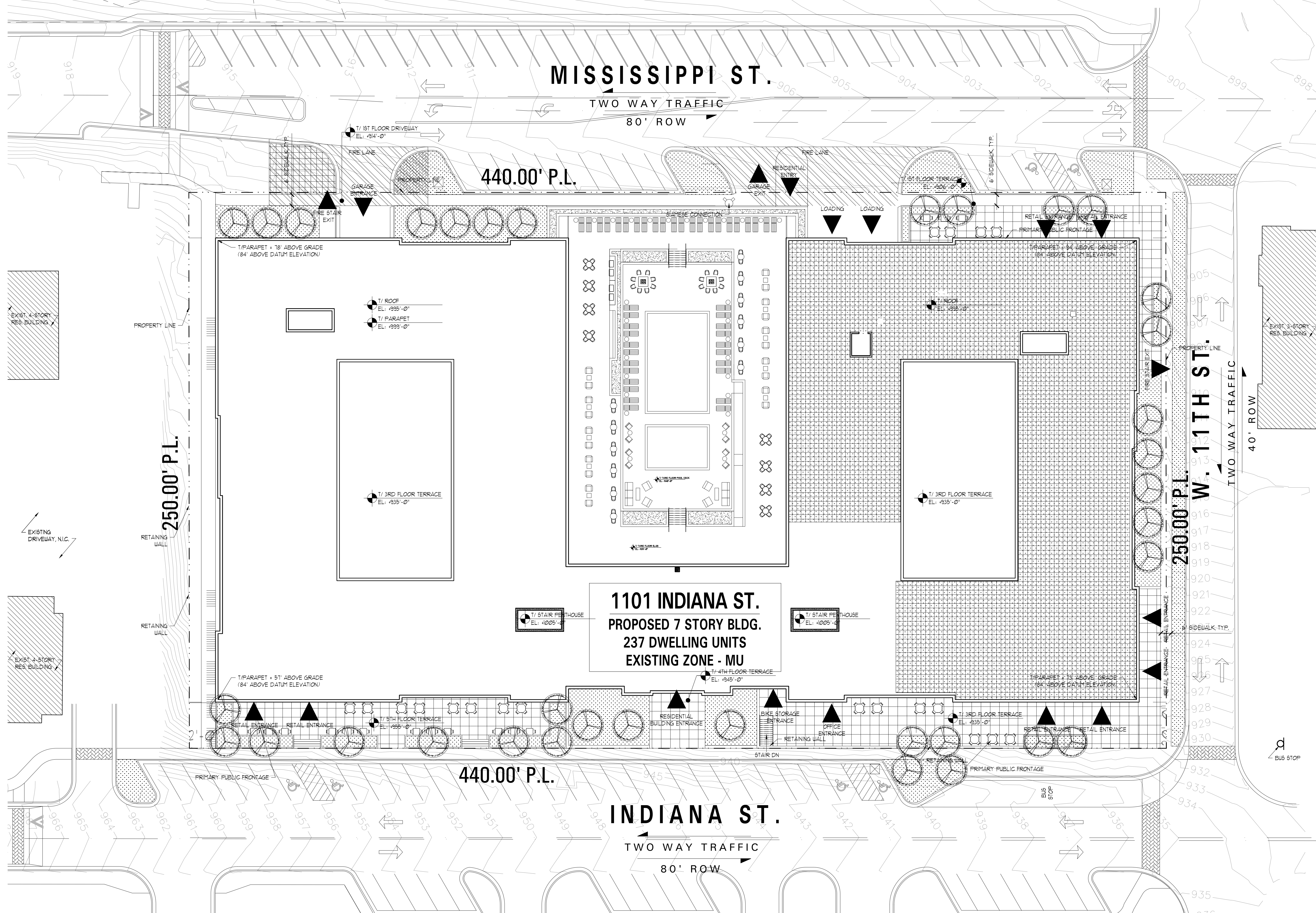


HARTSHORNE PLUNKARD ARCHITECTURE logo and address (232 NORTH CARPENTER STREET, CHICAGO, IL 60607).

Project information including PROJ.# 1324, SCALE, CK BY: JM, DN BY: KF, NS, JP, and a large PDP-01.1 stamp.

| OPEN SPACE CALCULATIONS | | |
|-------------------------|-----------------|-----------------|
| | REQUIRED SF (%) | PROPOSED SF (%) |
| OPEN SPACE | 22,024 SF (20%) | 38,121 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



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 CHICAGO IL 60607
 p. 312.642.0170
 jwh@here-llc.com

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| 07/02/14 | PDP RESUBMITTAL |

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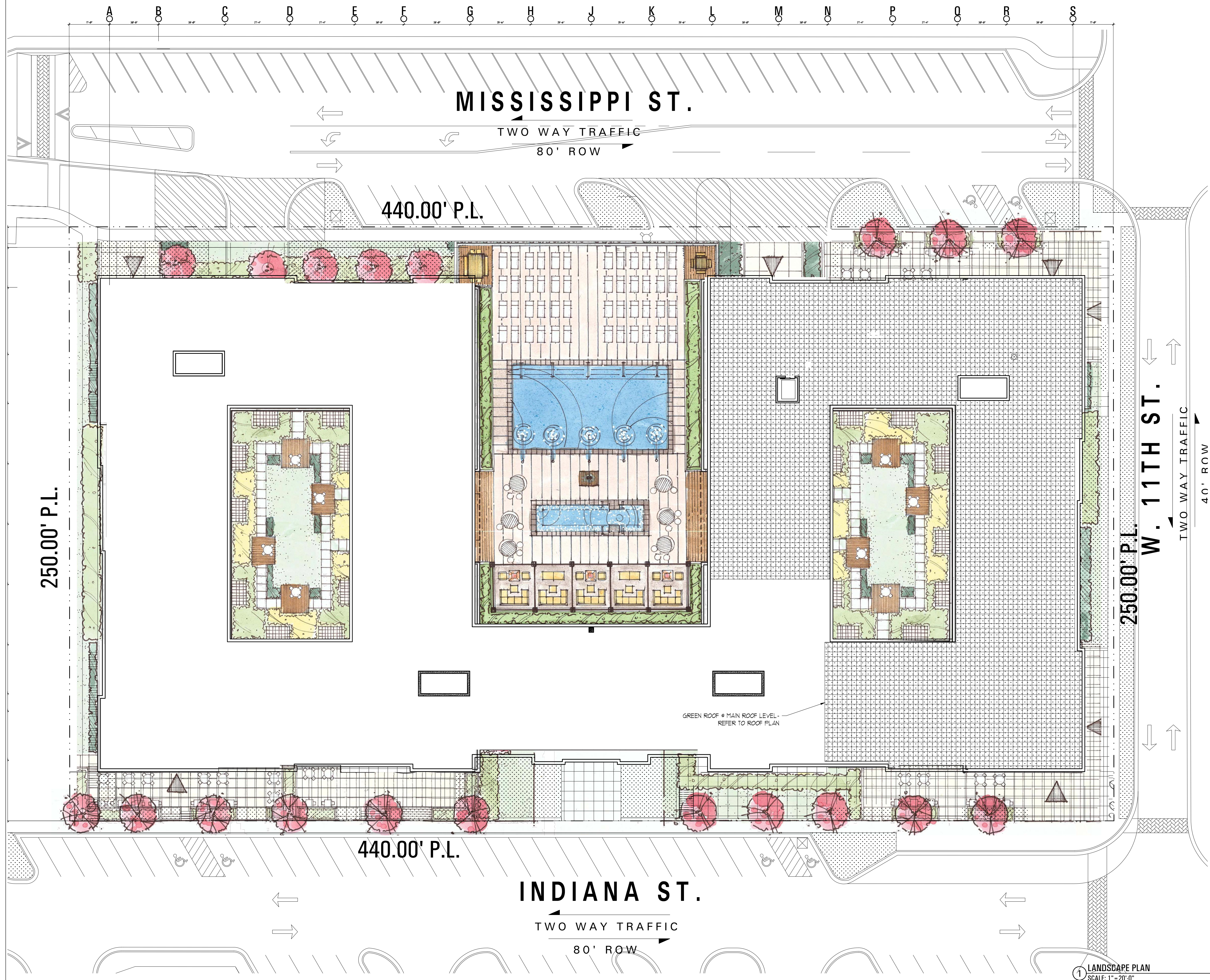
HPA 232 NORTH CARPENTER STREET
 CHICAGO, IL 60607
 312.238.4488
 HPARCHITECTURE.COM

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

SITE PLAN

Project North **PDP-02**

1 SITE 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 carpatca 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

AREA FOR CITY APPROVAL STAMP

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HARTSHORNE PLUNKARD ARCHITECTURE

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

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

LANDSCAPE PLAN

PDP-03

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

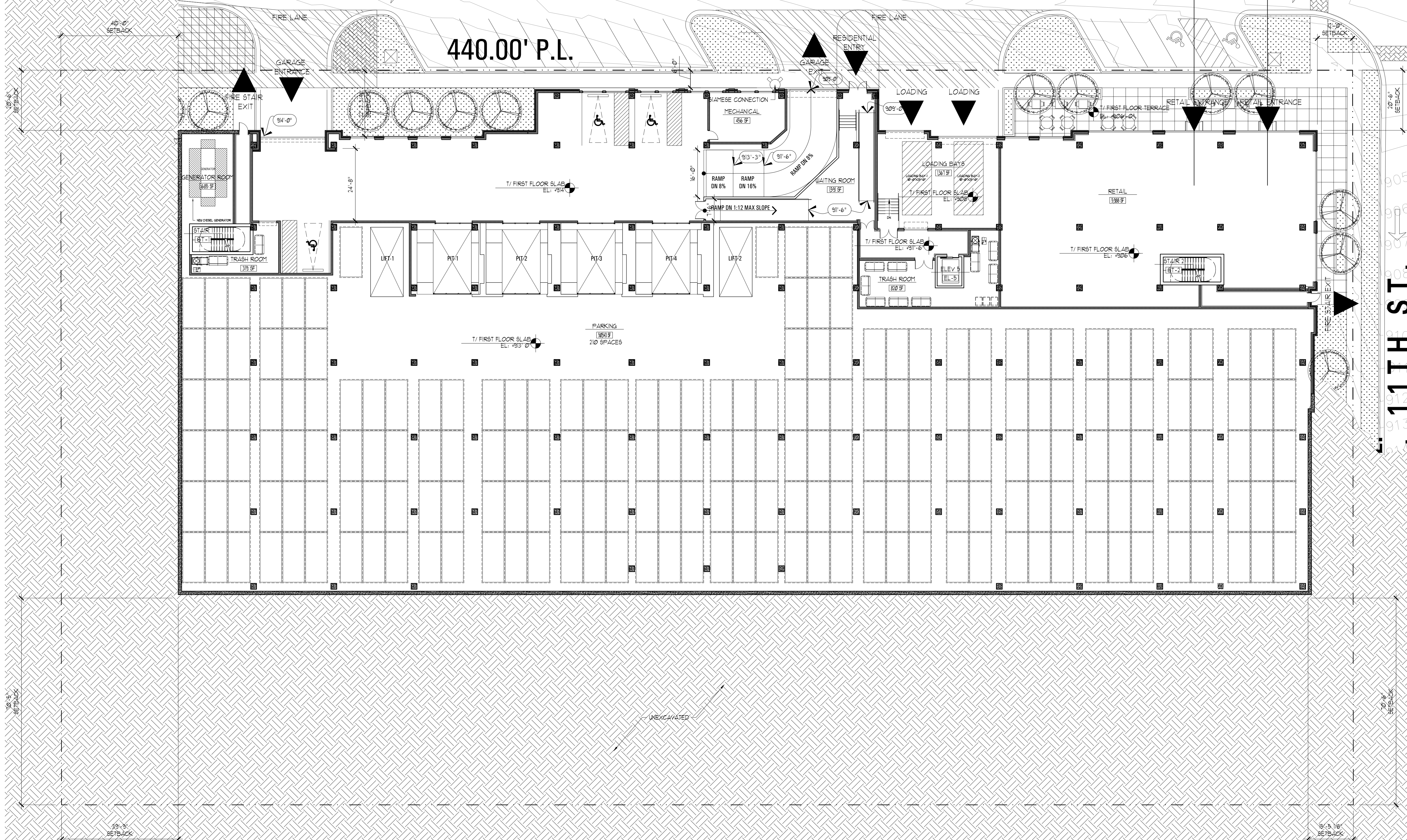
| FIRST FLOOR | |
|-------------|----------|
| USE | AREA(SF) |
| RETAIL | 5,988 |
| PARKING | 52,165 |
| MECHANICAL | 2,380 |
| RESIDENTIAL | 2,444 |
| TOTAL | 62,977 |

MISSISSIPPI ST.

TWO WAY TRAFFIC
80' ROW

440.00' P.L.

11TH ST.



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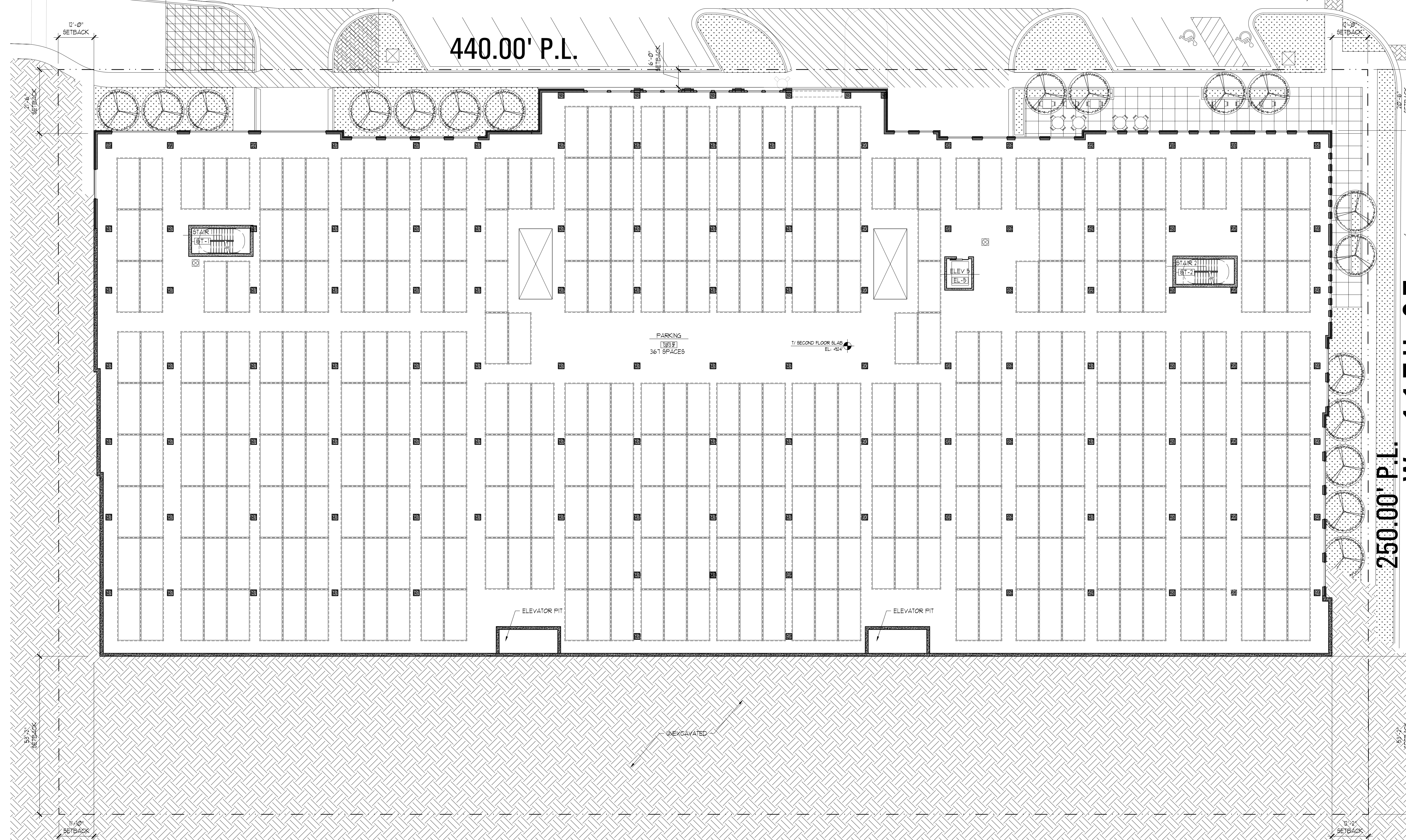
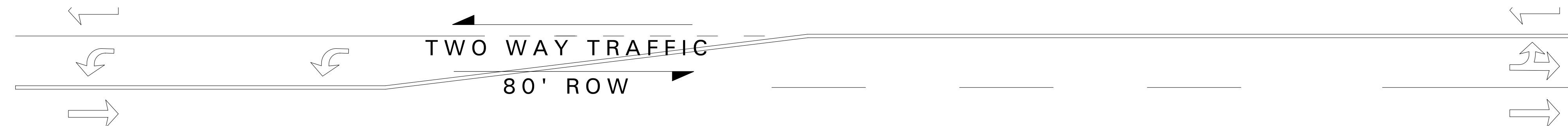
PROJ. # 1324 SCALE: 1/16" = 1'-0"
CK. BY: JM DN. BY: KF, NS, JP

FIRST FLOOR

Project North **PDP-04**

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

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



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 312.236.4498
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PROJ. # 1324 SCALE: 1/16" = 1'-0"
 CK. BY: JM DN. BY: KF, NS, JP

SECOND FLOOR

PDP-05

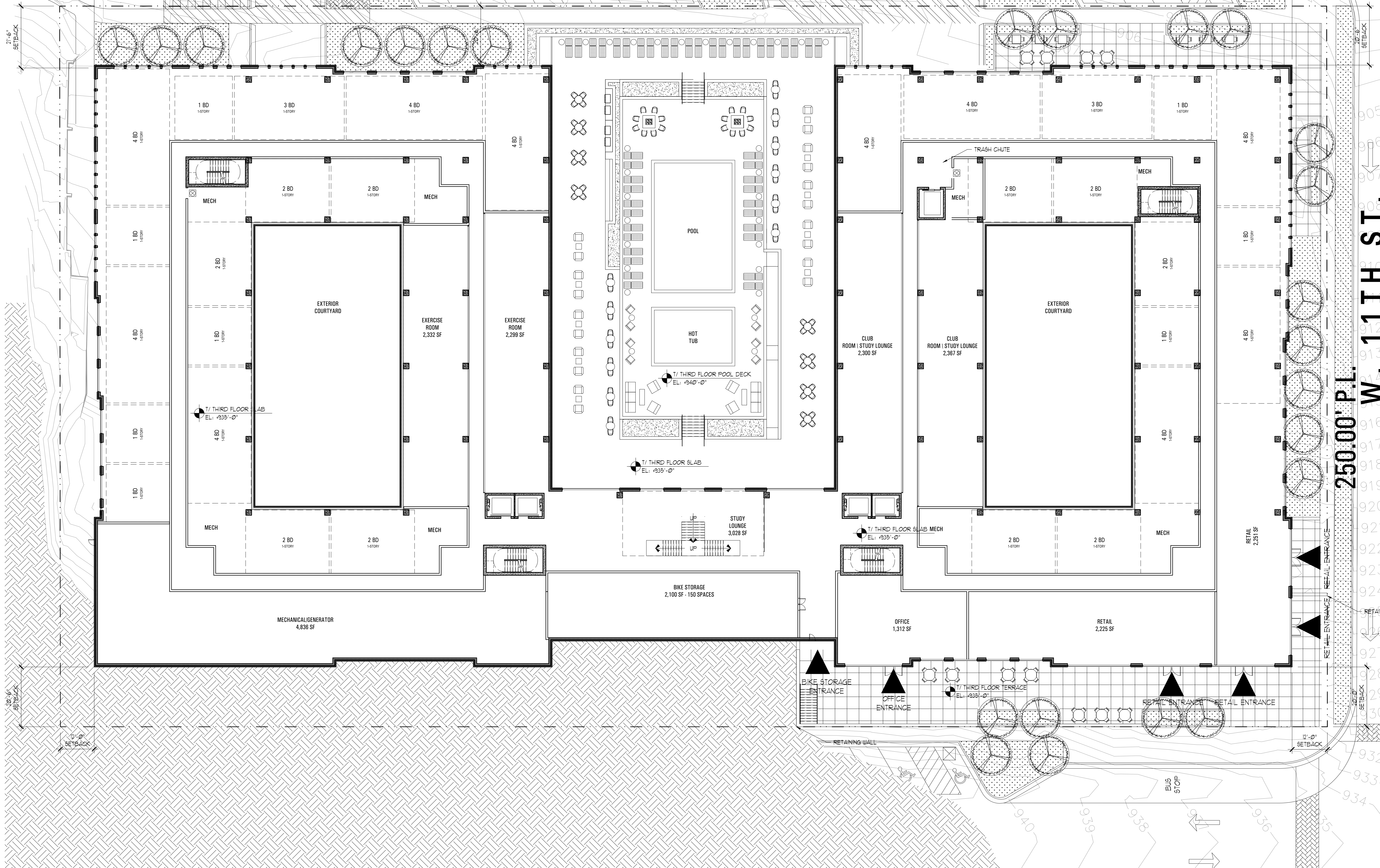
① SECOND FLOOR
 SCALE: 1/16" = 1'-0"

| 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.

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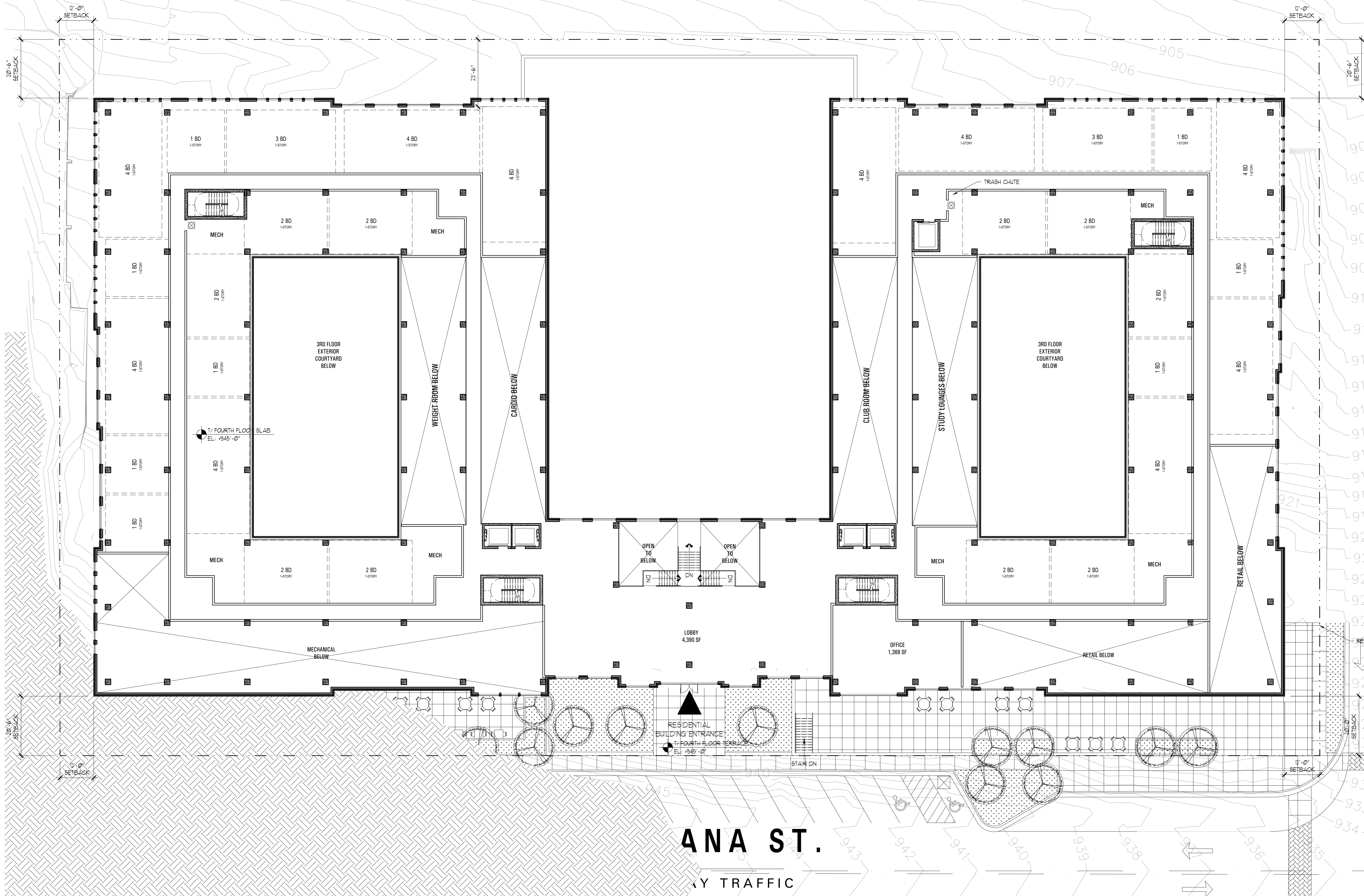
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| PROJ. # 1324 | SCALE: 1/16" = 1'-0" |
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THIRD FLOOR

Project North **PDP-06**

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

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



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| 06/11/14 | PDP RESUBMITTAL |
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HARTSHORNE PLUNKARD ARCHITECTURE

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

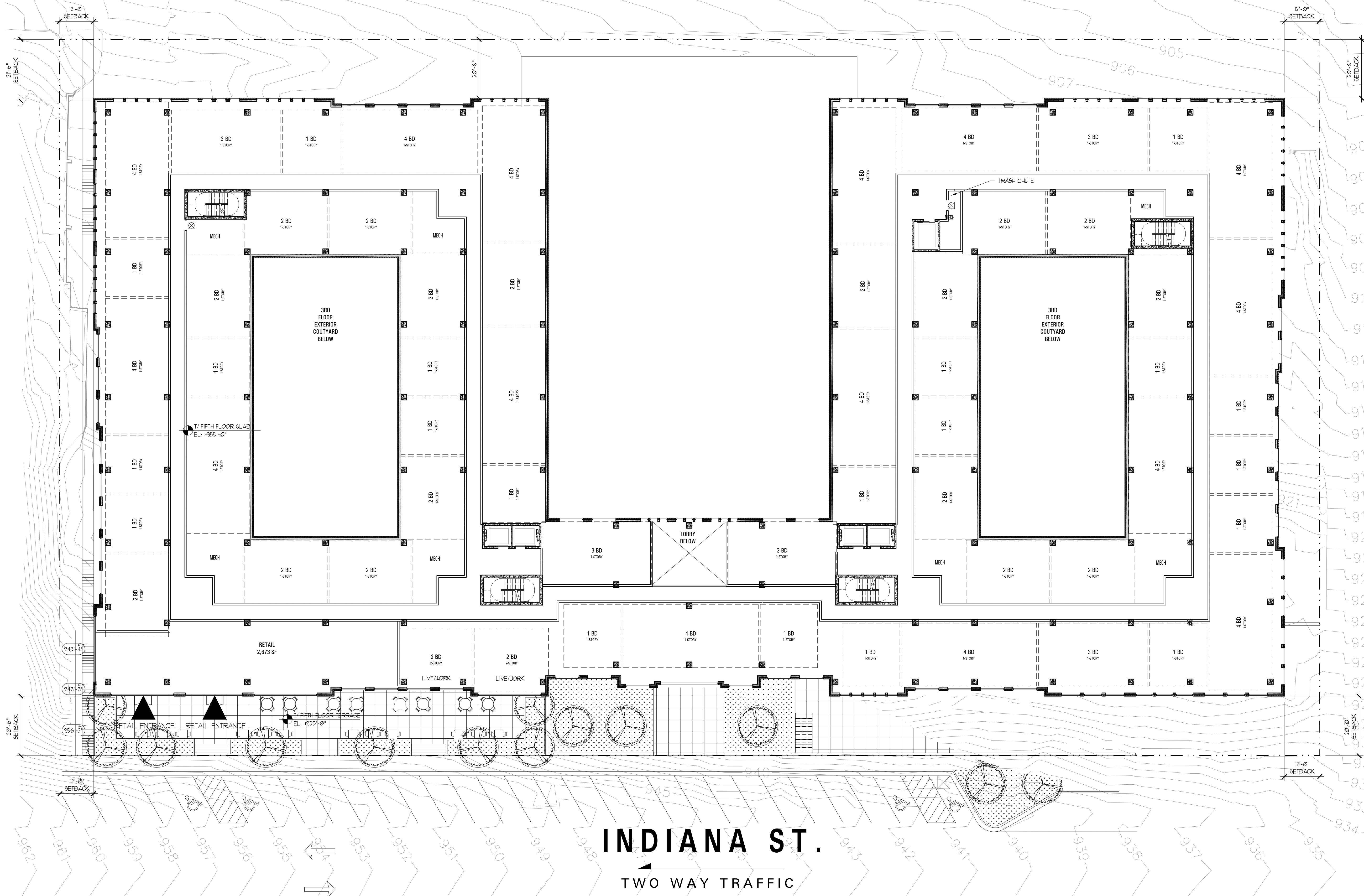
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| PROJ. # 1324 | SCALE: 1/16" = 1'-0" |
| CK. BY: JM | DN. BY: KF, NS, JP |

FOURTH FLOOR

Project North **PDP-07**

① FOURTH FLOOR
 SCALE: 1/16" = 1'-0"

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



AREA FOR CITY APPROVAL STAMP

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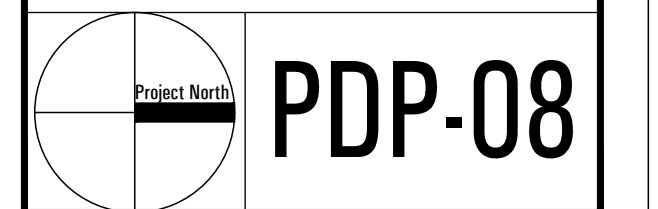
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| 06/11/14 | PDP RESUBMITTAL |
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HARTSHORNE PLUNKARD ARCHITECTURE



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

FIFTH FLOOR

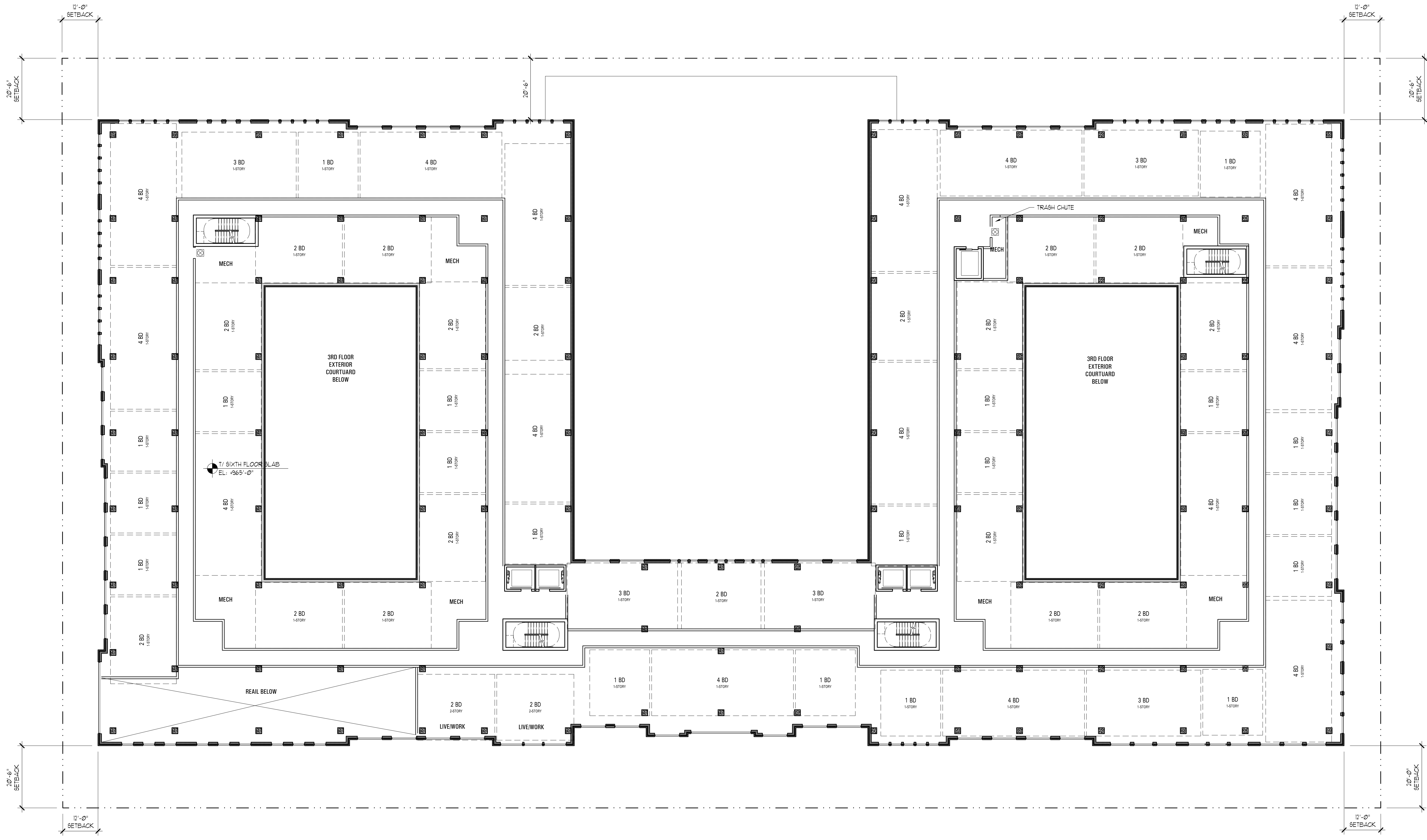


INDIANA ST.

TWO WAY TRAFFIC

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

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



AREA FOR CITY APPROVAL STAMP

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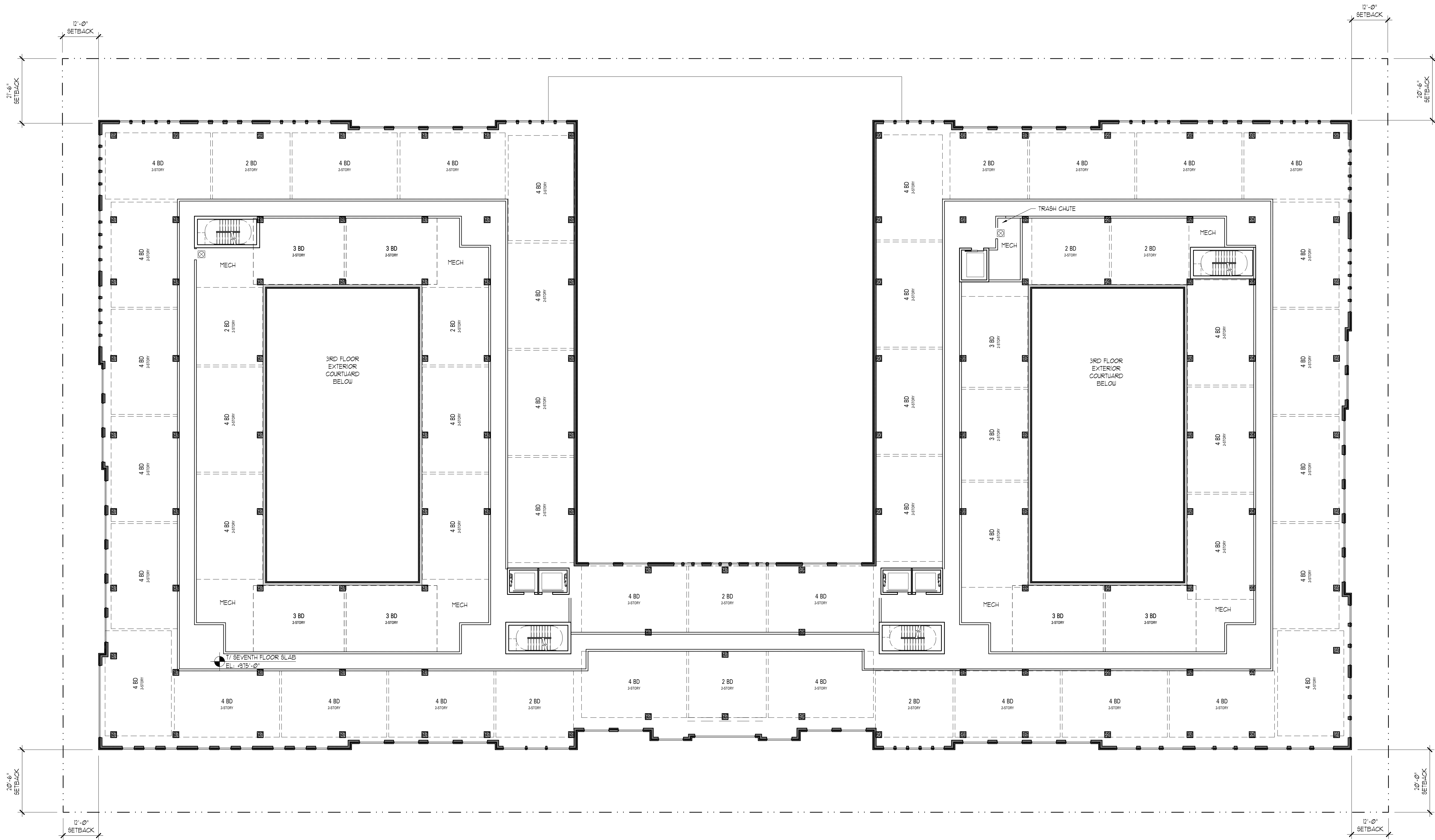
PROJ. # 1324 SCALE: 1/16" = 1'-0"
 CK. BY: JM DN. BY: KF, NS, JP

SIXTH FLOOR

Project North **PDP-09**

① SIXTH FLOOR
 SCALE: 1/16" = 1'-0"

| SEVENTH FLOOR | |
|---------------|----------|
| USE | AREA(SF) |
| RESIDENTIAL | 59,056 |
| MECHANICAL | 2,088 |
| TOTAL | 61,144 |



AREA FOR CITY APPROVAL STAMP

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

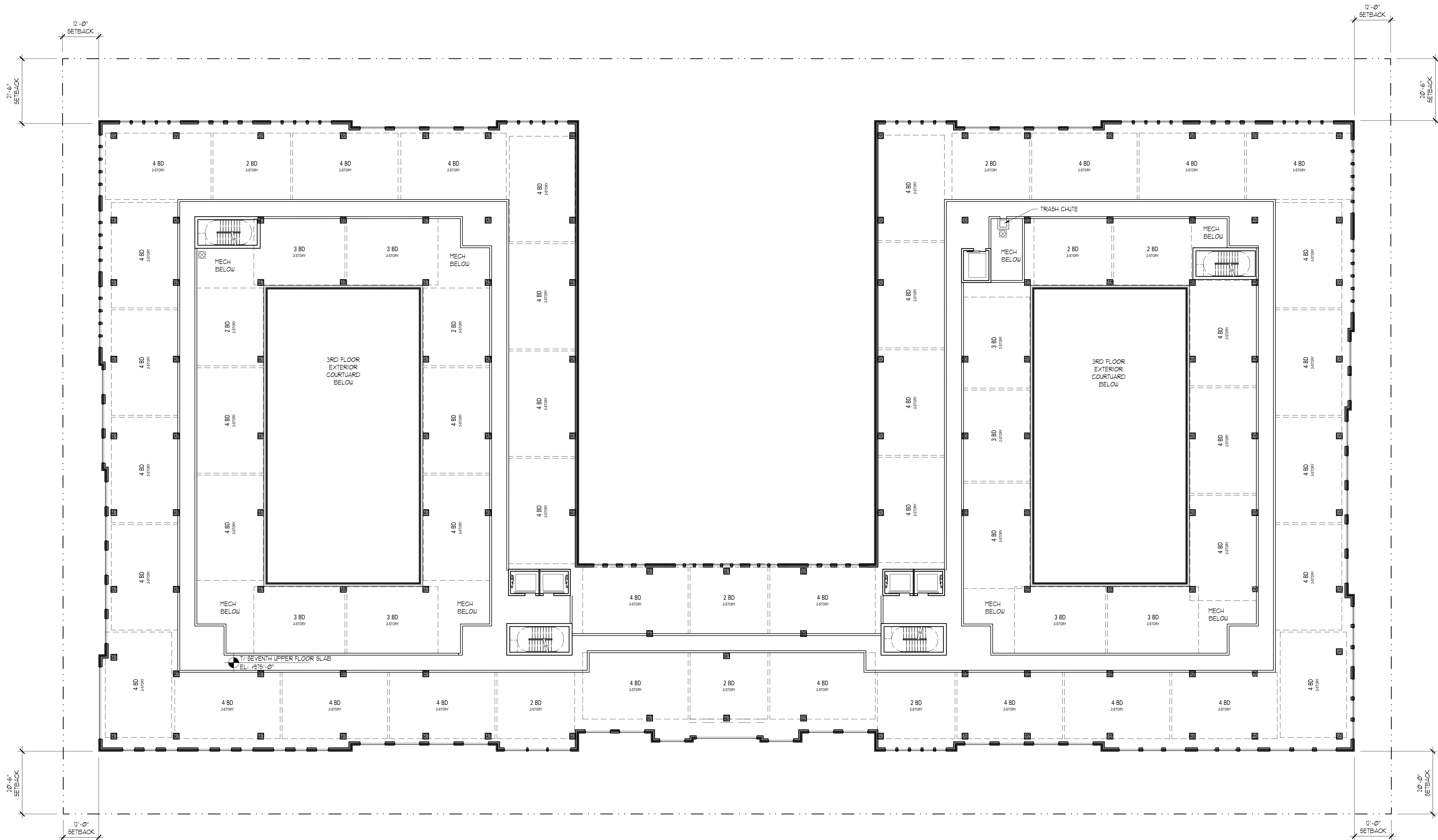
SEVENTH FLOOR

Project North

PDP-10

① SEVENTH FLOOR
 SCALE: 1/16" = 1'-0"

| | |
|----------------------------|----------|
| SEVENTH UPPER FLOOR | |
| USE | AREA(SF) |
| RESIDENTIAL | 26,158 |
| MECHANICAL | 0 |
| TOTAL | 26,158 |



AREA FOR CITY APPROVAL STAMP

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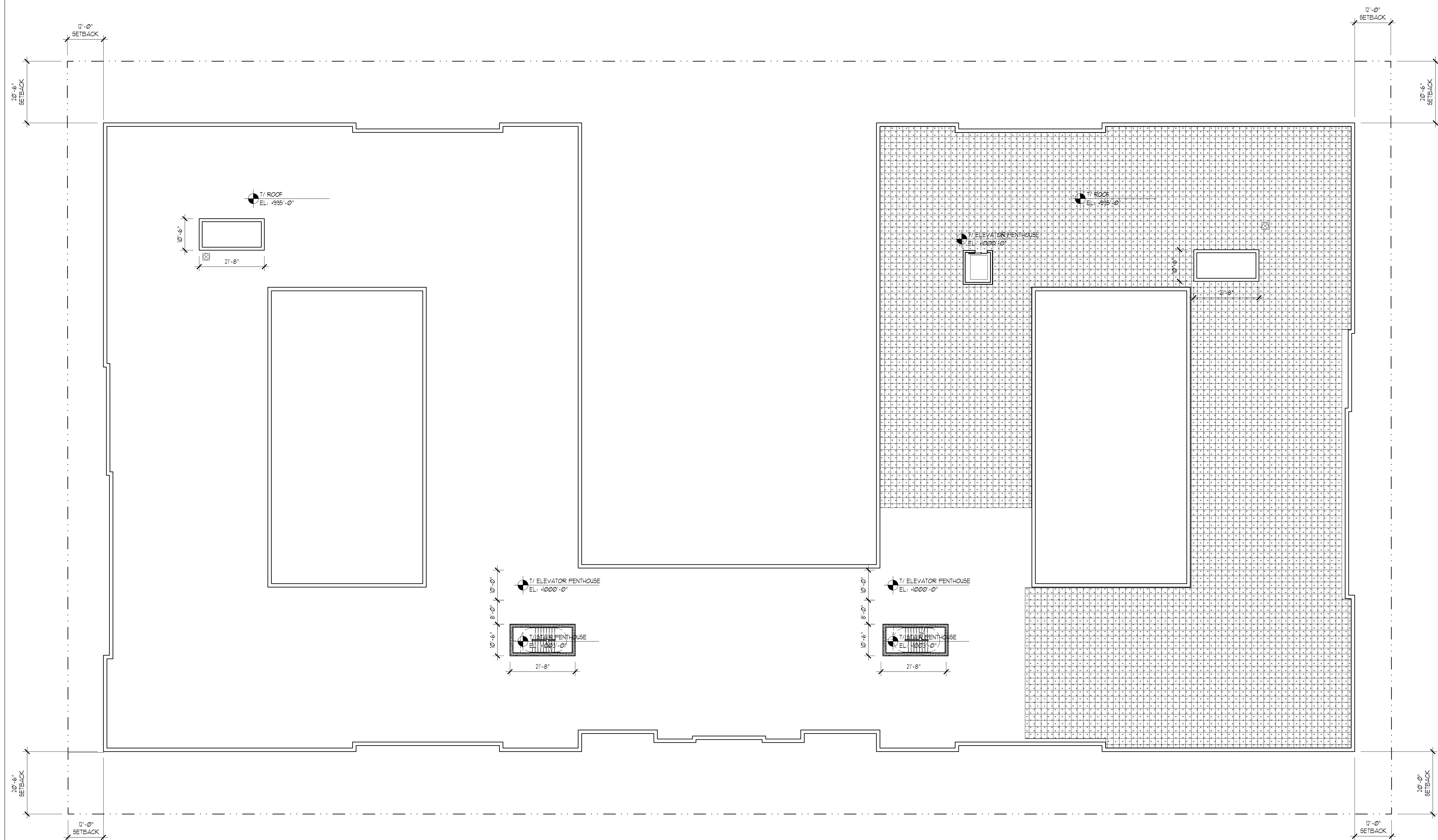


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| PROJ.# 1324 | SCALE: 1/16" = 1'-0" |
| CK. BY: JM | DN. BY: KF, NS, JP |

SEVENTH UPPER FLOOR

PDP-11

① SEVENTH UPPER 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 |

ROOF FLOOR

Project North **PDP-12**

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

AREA FOR CITY APPROVAL STAMP

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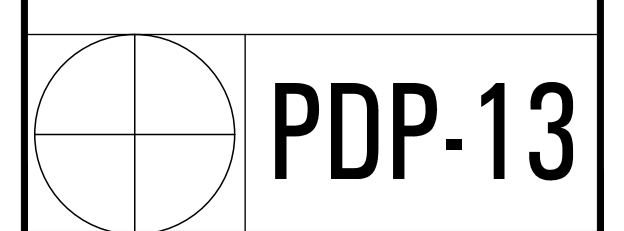
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HARTSHORNE PLUNKARD ARCHITECTURE



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

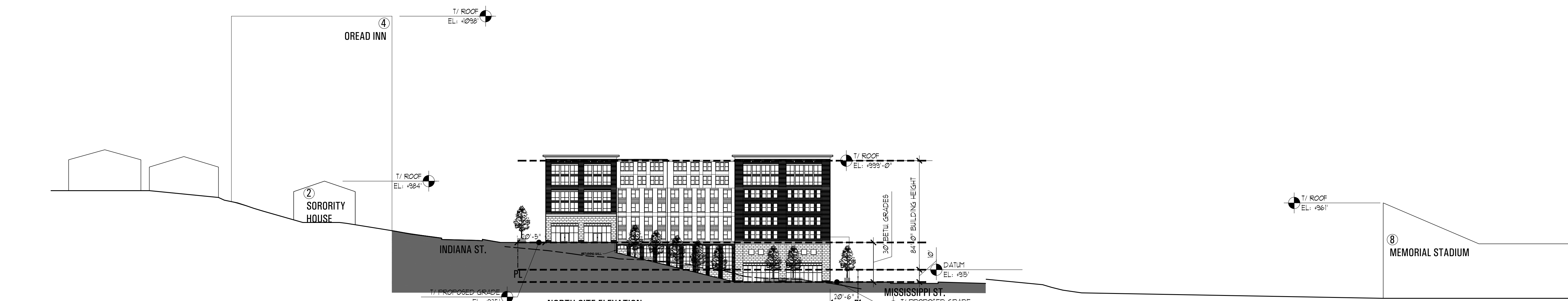
ELEVATIONS



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



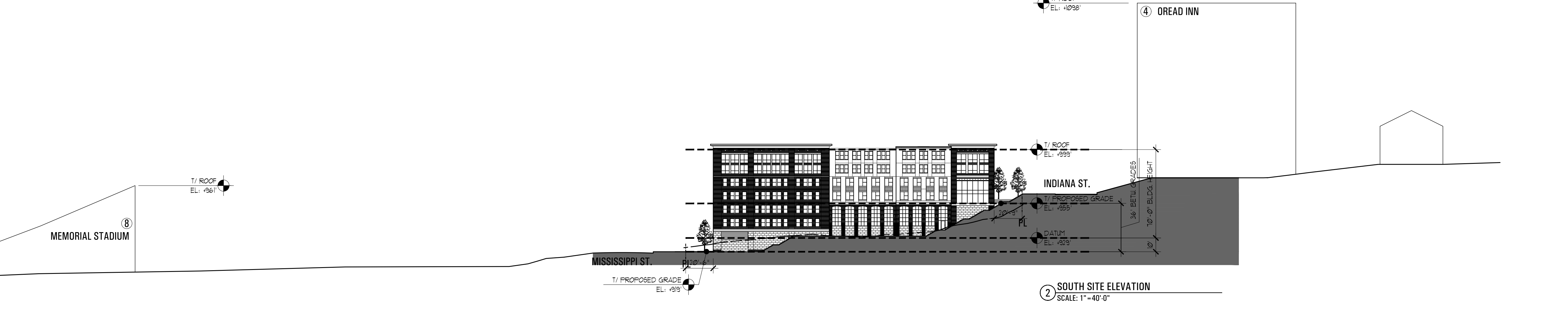
3 EAST ELEVATION
 SCALE: 1"=20'-0"



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



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



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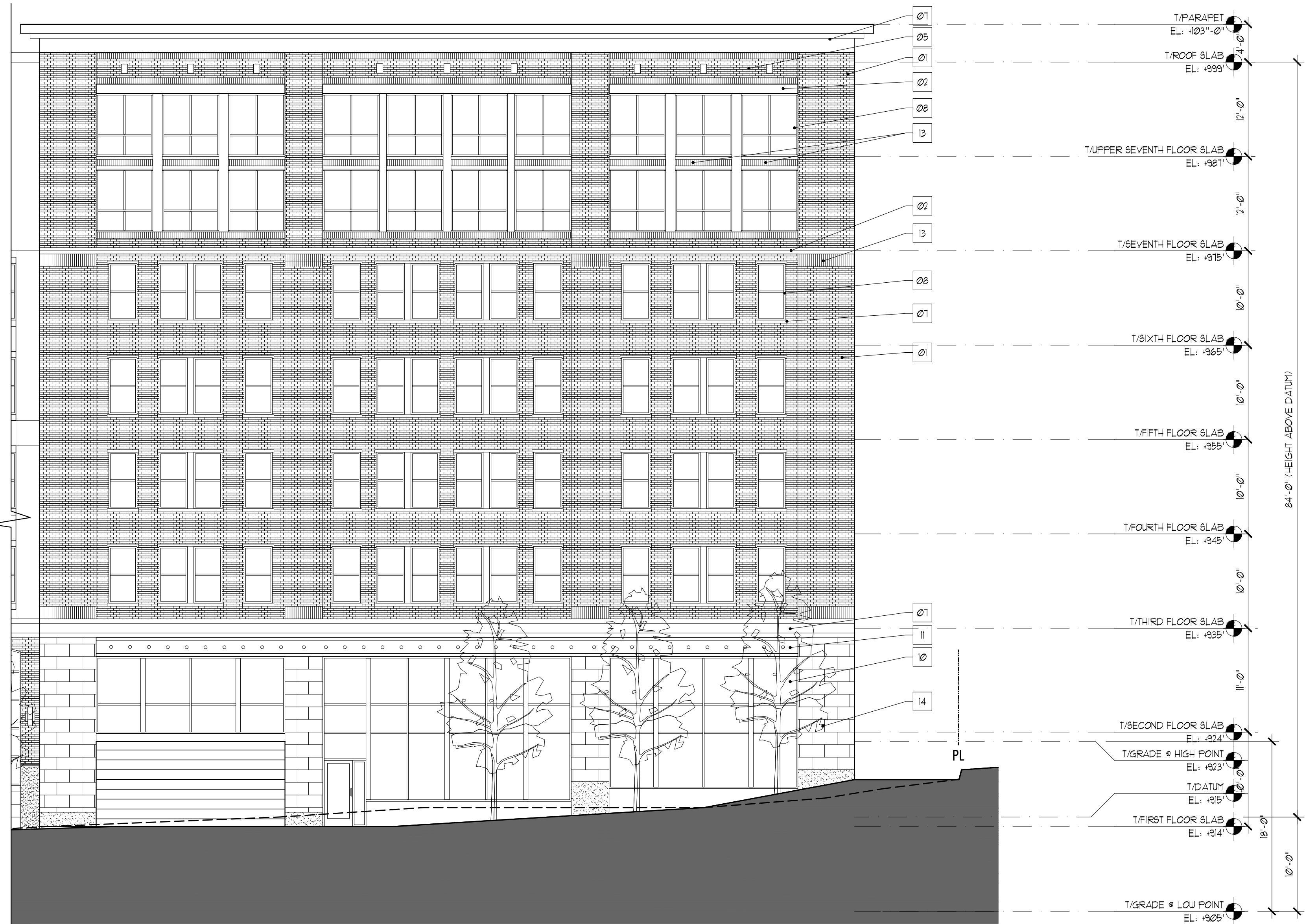
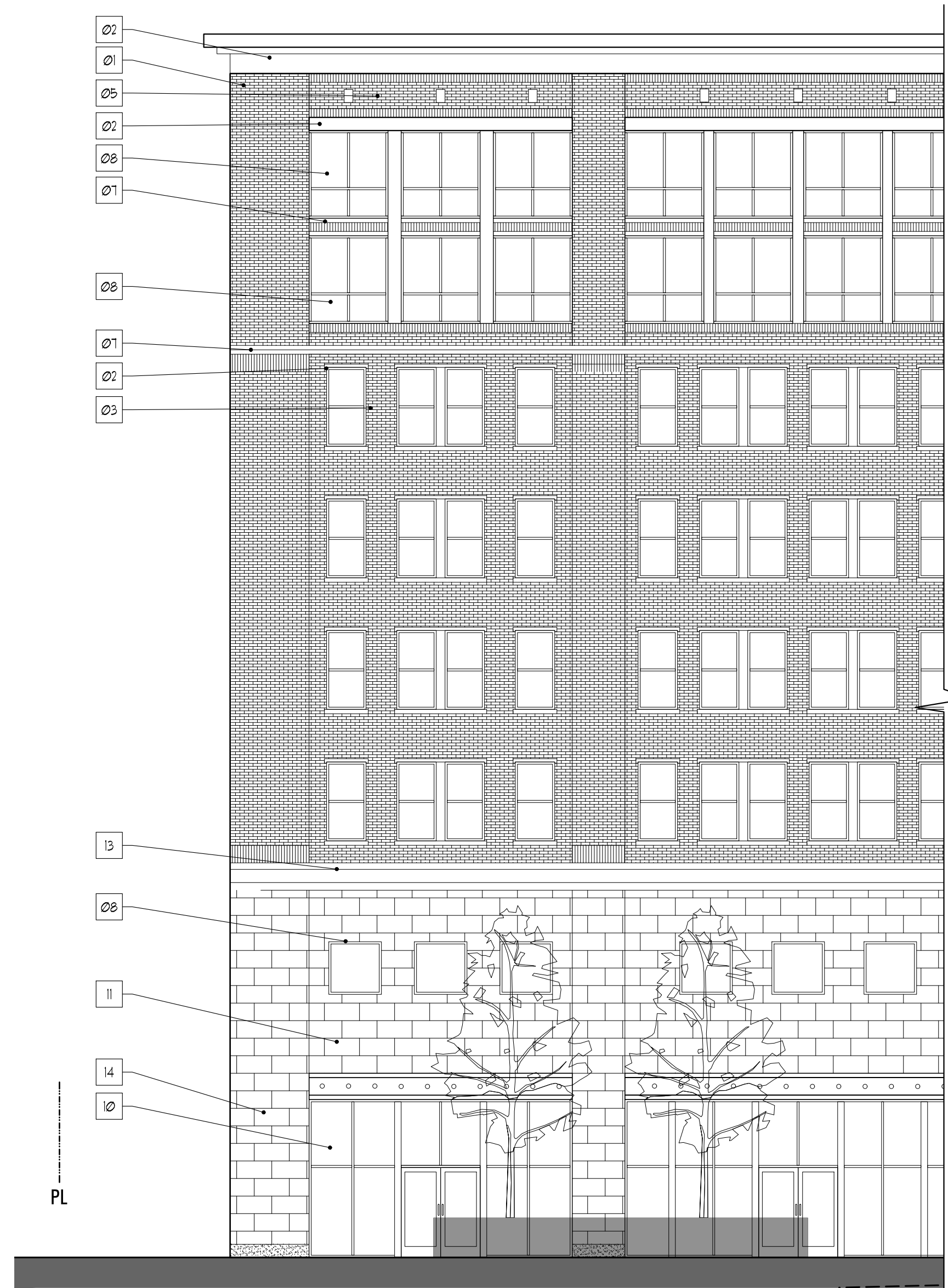
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PROJ. # 1324 SCALE: VARIES
 CK. BY: JM DN. BY: KF, NS, JP

ELEVATIONS

PDP-14



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:

- 01 FACE BRICK
- 02 LIMESTONE CORNICE
- 03 METAL PANEL
- 04 FIBER CEMENT PANEL
- 05 LIMESTONE DETAIL
- 06 ALUMINUM WINDOW WALL
- 07 LIMESTONE SILL
- 08 ALUMINUM WINDOW
- 09 ALUMINUM CURTAIN WALL
- 10 ALUMINUM STOREFRONT
- 11 DECORATIVE STEEL "C" CHANNEL
- 12 OVER-HEAD GARAGE DOOR
- 13 DECORATIVE BRICK
- 14 STONE

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PROJ. # 1324 SCALE: 1/8" = 1'-0"
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ENLARGED ELEVATIONS

PDP-15