PROJECT NOTES DEVELOPER

HERE Kansas, LLC 908 N. Halsted, Chicago, II 60607 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: PARCEL: OWNER:

PARCEL

1115 INDIANA STREET ADDRESS: 023-067-36-0-40-02-009.00-0 OWNER: GEORGIA R. BELL

1101 INDIANA STREET

023-067-36-0-40-02-001.06-0

BERKELEY FLATS APARTMENTS, LLC

GENERAL NOTES

PARKING, AND PEDESTRIAN ACCESS.

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.

PROJECT DATA

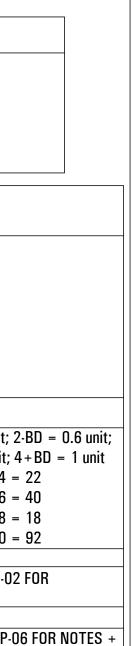
PARKING SUMMARY

		PROPOSED		NOTES		
UNDERLYING ZONE USES		MU (PLANNED DEVELOPM RESIDENTIAL/ RETAIL	-			
SITE AREA GROSS BUILDING AREA		110,120 SF (2.53 AC) 445,30		REFER TO PLANS FOR AR (W/O OPEN SPACE, REC O	EA SUMMARY. IPEN + OUTDOOR AMENIT	-Y)
SITE SUMMARY	E)	KISTING / REQUIRED		PROPOSED	CHANGE	NOTES
LAND USE	MU	PLANNED DEVELOPMENT RESIDENTIAL PARKING	MUI	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 3-BD = 0.8 unit; 4+BD = 1
# 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 RESIDENTIAL AMENITY				21,109 SF 16,716 SF	+ 21,109 SF + 16,716 SF	REFER TO PDP-02 FOR Calculation
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 NOT CALCULATIONS (LABELED AS OUTDOOR AMI
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	

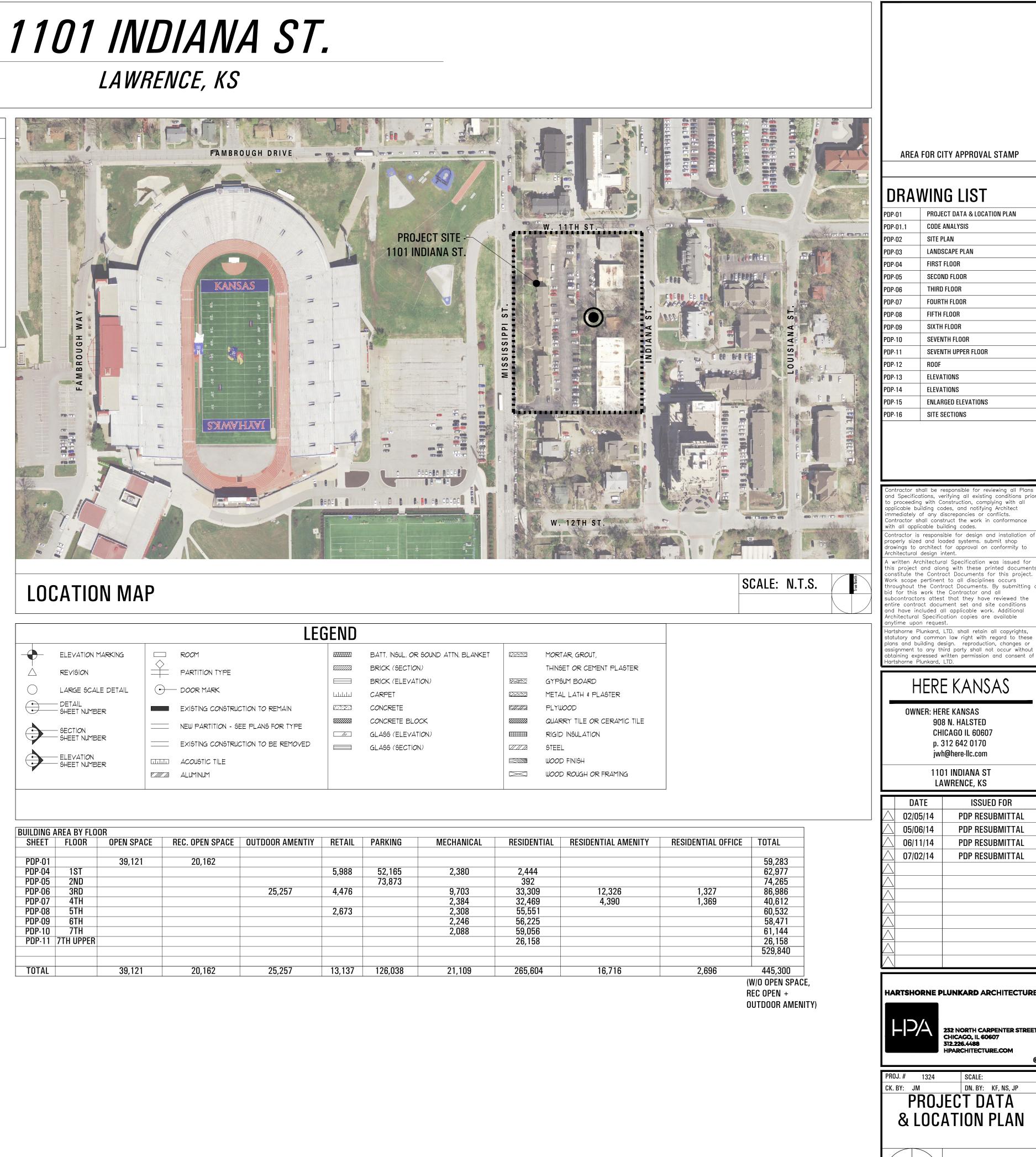
USE	REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED	NOTES
UNIT PARKING	1 / BEDROOM	624	-	
GUEST PARKING	1 / 10 UNITS	18	-	
RETAIL PARKING	1 / 300 SF (ESTIMATE)	35		
RESTAURANT PARKING	1 / 45 SF (ESTIMATE)	43		
	+ 10 (EMPLOYEES)			
OFF STREET PROVIDED			577	
ON STREET PROVIDED			106	
		1		
DEVELOPMENT BONUS POINTS	-1 SPACE / 5 POINTS			
SHARED PARKING	5% OF PARKING PROVIDED	-36		
TOTAL		683	683	

LAWRENCE, KS

7. THIS SITE PLAN IS INTENDED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDING,



DUTDOOR AMENITY)

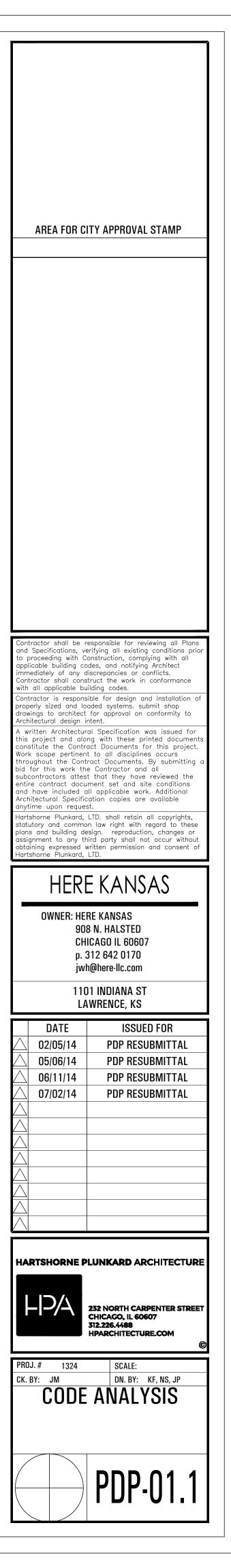


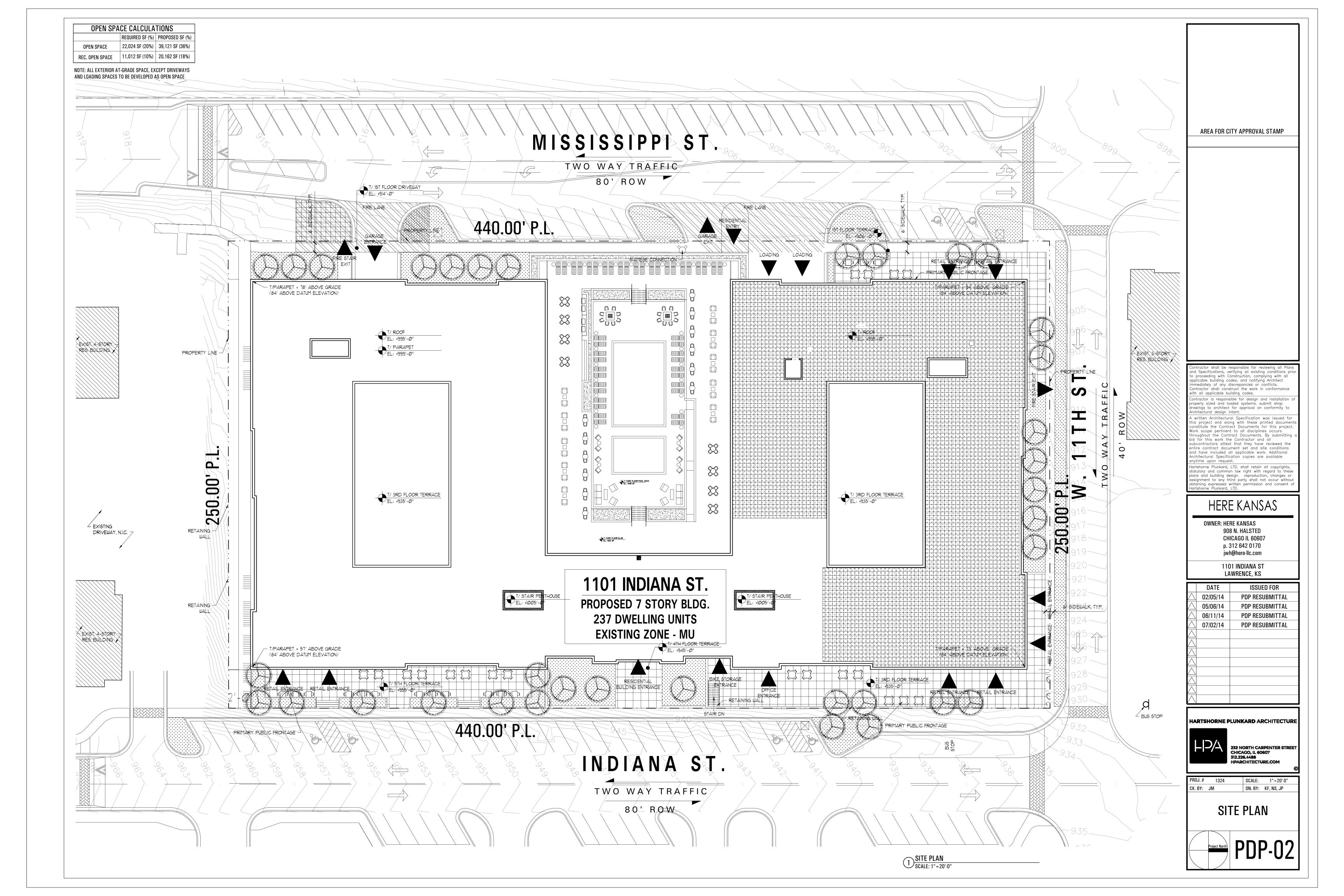
PDP-01

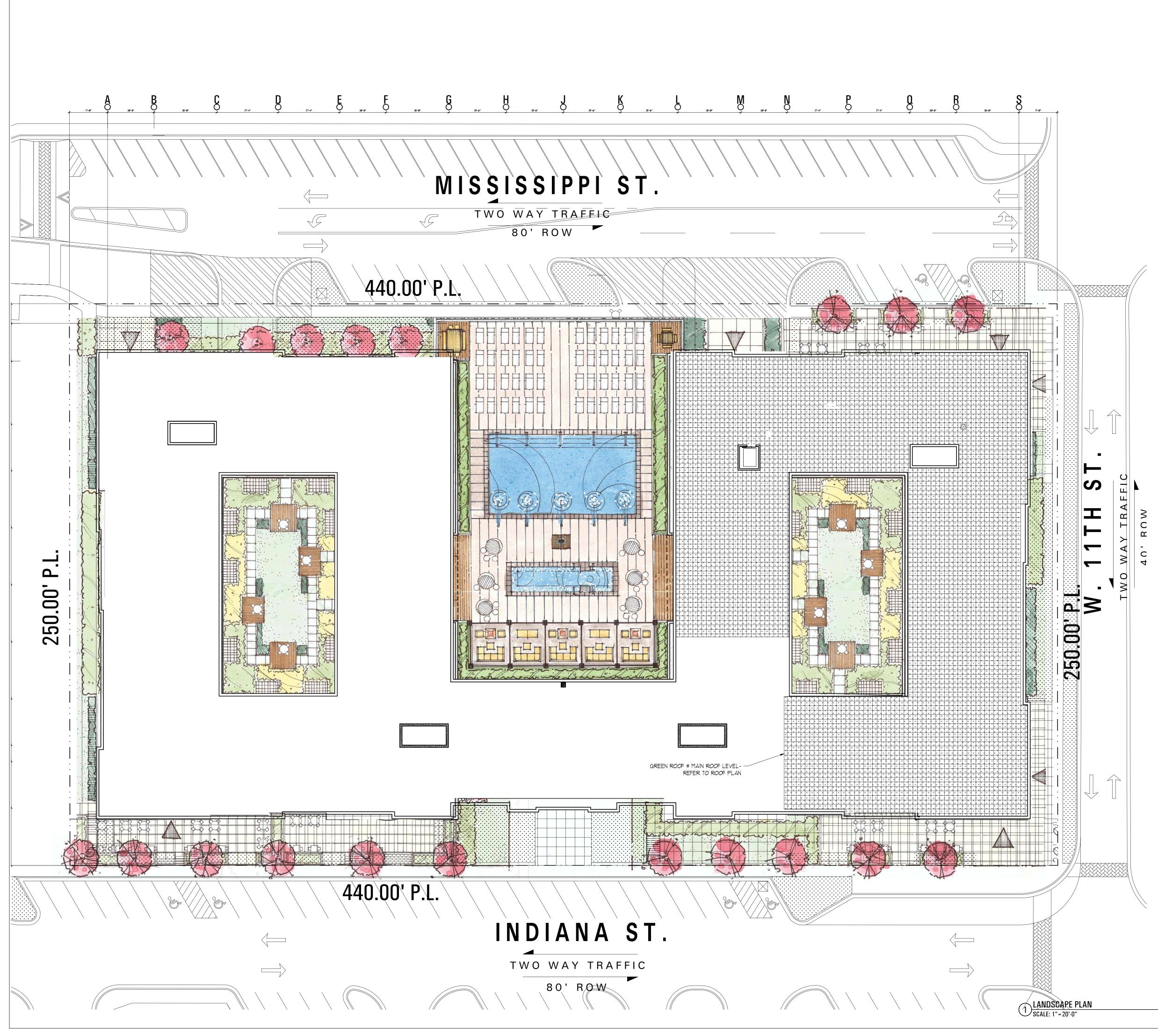
			LEG	END		
-	ELEVATION MARKING		ROOM		BATT, INSUL. OR SOUND ATTN, BLANKET	
\wedge	REVISION		PARTITION TYPE		BRICK (SECTION)	
					BRICK (ELEVATION)	
\bigcirc	LARGE SCALE DETAIL	\bullet	- DOOR MARK		CARPET	
	— DETAIL — SHEET NUMBER		EXISTING CONSTRUCTION TO REMAIN		CONCRETE	
			NEW PARTITION - SEE PLANS FOR TYPE		CONCRETE BLOCK	
	— SECTI <i>O</i> N — SHEET NUMBER				GLASS (ELEVATION)	
			EXISTING CONSTRUCTION TO BE REMOVED		GLASS (SECTION)	
	— ELEVATI <i>O</i> N — SHEET NUMBER		ACOUSTIC TILE			
			ALUMINUM			\bowtie

BUILDING	AREA BY FLO	OR						
SHEET	FLOOR	OPEN SPACE	REC. OPEN SPACE	OUTDOOR AMENTIY	RETAIL	PARKING	MECHANICAL	RESIE
PDP-01		39,121	20,162					
PDP-04	1ST				5,988	52,165	2,380	2,4
PDP-05	2ND					73,873		39
PDP-06	3RD			25,257	4,476		9,703	33,
PDP-07	4TH						2,384	32,
PDP-08	5TH				2,673		2,308	55,
PDP-09	6TH						2,246	56,
PDP-10	7TH						2,088	59,
PDP-11	7TH UPPER							26,
TOTAL		39,121	20,162	25,257	13,137	126,038	21,109	265

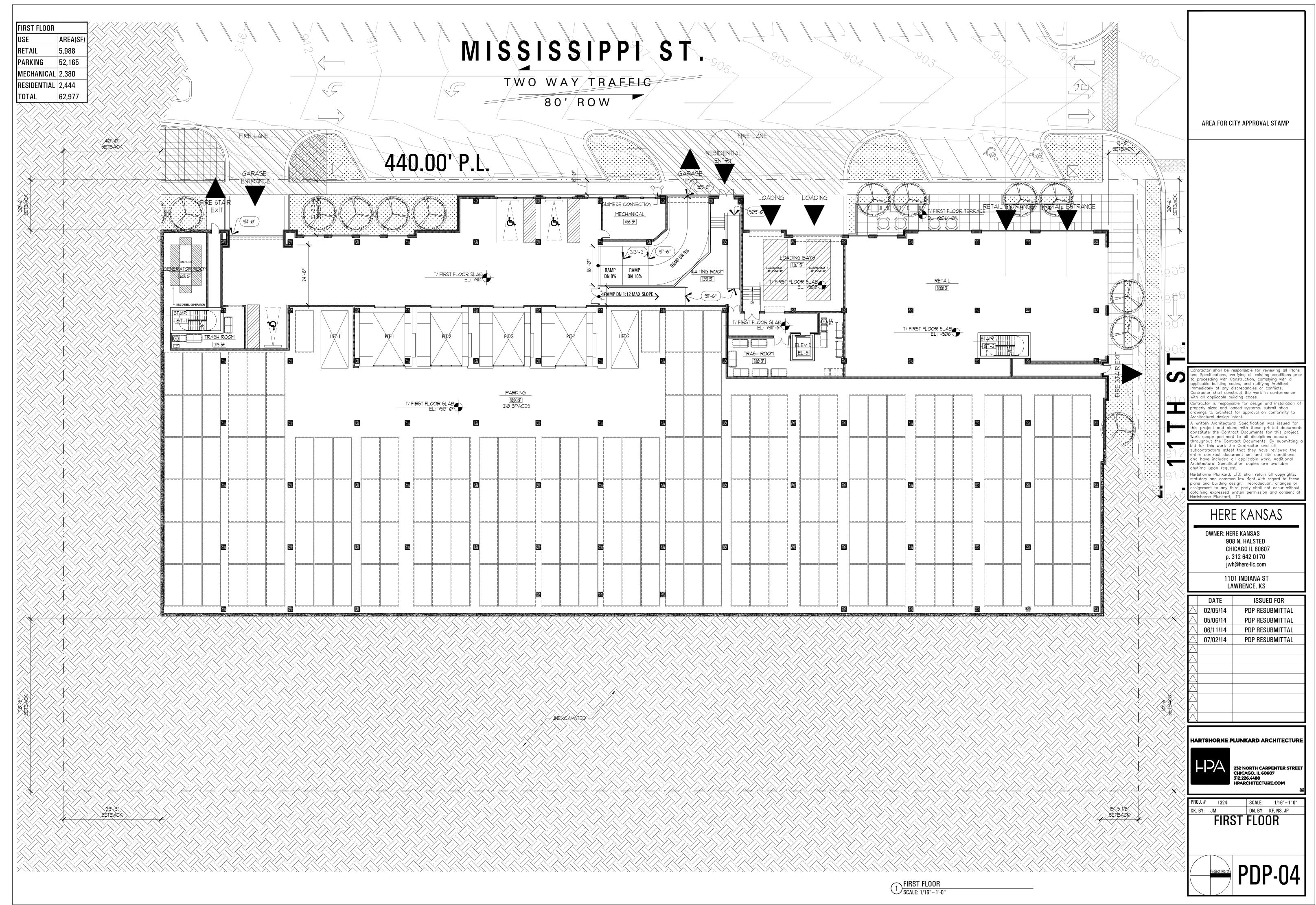
NING CODE ANALYSIS ND OCCUPANCY CLASSIFICATIONS - CHAPTER 3	IBC - 2012 ORDINANCE REQUIREMENTS	IBC CODE SECTION	MEANS OF EGRESS - CHAPTER 10 REQUIREMENTS		
REMENTS I. SECTION 301-303, 309-311: USE AND OCCUPANCY CLASSIFICATION	RESIDENTIAL - GROUP R-2	3Ø2.1	I. SECTION 1003: GENERAL MEANS OF EGRESS		
	MERCANTILE - GROUP M ASSEMBLY - GROUP A-2		A. GENERAL REQUIREMENTS 1. CEILING HEIGHT	NOT LESS THAN 1'-6" (1'-6" IN GARAGES AND BATHROOMS)	109
	PARKING - GROUP 5-2		2. HEADROOM 3. HORIZONTAL PROJECTIONS	80" OR 6'-8" (STAIRS) NOT MORE THAN 4"	10
A. INCIDENTAL USE: SEPARATIONS	I HR OR PROVIDE AUTOMATIC FIRE EXTINGUIGHER SYSTEM	TABLE 509	EXCEPTIONS: HANDRAILS SERVING STAIRS AND RAMPS 4. FLOOR SURFACE	PERMITTED 4.5" FROM WALL SLIP-RESIGNANT SURFACE	100
2. PARKING GARAGE	2 HR OR I HR W/ SPRINKLERS 1 HR OR PROVIDE AUTOMATIC FIRE EXTINGUISHER SYSTEM	TABLE 406.4.6 TABLE 509	5. ELEVATION CHANGE	LESS THAN 12" (GREATER PER RAMP REQUIREMENTS)	12
3. ROOMS WITH ANY BOILER OF 15 PSI & 10 H.P. 4. ROOMS CONTAINING FIRE PUMPS IN HIGH-RISE BUIDLINGS	2 HR	TABLE 903 TABLE 913.2.1	EXCEPTIONS: SINGLE STEP @ 1" MAXIMUM B. OCCUPANT LOAD		
B. OCCUPANCY SEPARATIONS: (SEPARATED USES PER IBC 302.1 & 508.4) R2 RESIDENTIAL TO S2 GARAGE	2 HRS OR I HR WITH AUTO FIRE EXTINGUISHER SYSTEM, PER TABLE 302.1.1	TABLE 508.4	1. MAXIMUM ALLOWABLE FLOOR AREA a. CALCULATIONS PER FLOOR	RESIDENTIAL: 200 GROSS FLOOR AREA PER OCCUPANT SEE OCCUPANCY / TRAVEL DISTANCE CALCULATION SHEET	TABLE 10
R2 REGIDENTIAL TO R2 REGIDENTIAL R2 REGIDENTIAL TO A2 AGGEMBLY	1 HR 2 HRS OR 1 HR WITH AUTO FIRE EXTINGUISHER SYSTEM, PER TABLE 302.1.1	108 TABLE 508.4	2. OCCUPANT LOAD a. PARKING GARAGES	200 SF/ PERSON GROSS	
R2 RESIDENTIAL TO M MERCANTILE A2 ASSEMBLY TO S2 GARAGE	2 HRS OR 1 HR WITH AUTO FIRE EXTINGUIGHER SYSTEM, PER TABLE 302.1.1 2 HRS OR 1 HR WITH AUTO FIRE EXTINGUIGHER SYSTEM, PER TABLE 302.1.1	TABLE 508.4 TABLE 508.4	b. ACCESSORY STORAGE / MECHANICAL c. OUTDOOR TERRACES / ASSEMBLY UNCONCENTRATED	300 SF/ PERSON GROSS 15 SF/ PERSON NET	
IAL DETAILED REQUIRMENTS BASED ON USE AND OCCUPANCY - CHAPTER 4			d. FITNESS CENTER (EXERCISE ROOMS) e. RESIDENTIAL	50 SF/ PERSON GROSS 200 SF/ PERSON GROSS	
IREMENTS I. SECTION 403: HIGH RISE BUILDINGS		4Ø3.2	f. MERCANTILE g. POOLS	30 5F/ PERSON GROSS (SALES FLOOR), 300 5F/ PERSON (STORAGE) 50 5F/ PERSON GROSS (POOL), 15 5F/ PERSON GROSS (POOL DECK)	
A. REDUCTION IN FIRE-REGISTANCE RATING 1. TYPE OF CONSTRUCTION	TYPE 1A FOR BUILDINGS LESS THAN 420 FT, RATINGS MAY BE REDUCED		C. EGRESS WIDTH I. MINIMUM WITH SPRINKLERS		
2. SHAFT ENCLOSURE	TO THOSE REQUIRED IN TYPE IB CONSTRUCTION (EXCEPT COLUMNS) 2HR PROVIDED OR I HR WHERE SPRINKLERS ARE ARE WITHIN THE	4Ø3.2.1.1 4Ø3.2.1.2	a. STAIRWAYS: FACTOR 0.30 b. OTHER EGRESS: FACTOR 0.20	SEE OCCUPANCY / TRAVEL DISTANCE CALCULATION SHEET SEE OCCUPANCY / TRAVEL DISTANCE CALCULATION SHEET	TABLE 1 TABLE 1
3. SPRAYED FIRE-RESISTANT MATERIALS (SFRM)	SHAFT AT THE TOP AND AT ALTERNATE FLOOR LEVELS SFRM MIN, BOND STRENGTH OF 430 PSF	4Ø3.2.4	2. ILLUMINATION REQUIREMENTS D. ACCESSIBLE MEANS OF EGRESS	NOT REQUIRED FOR R2 DWELLING UNITS	14
4. AUTOMATIC SPRINKLER SYSTEM 5. WATER SUPPLY TO REQUIRED FIRE PUMPS	CONTAINS SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 9/03.3.1.1 FIRE PUMP SUPPLIED BY TWO WATER MAIN CONNECTIONS	4Ø3.2.4 4Ø3.3.2	REQUIREMENTS BUILDINGS WITH 4 OR MORE STORIES	MUST COMPLY FOR NEW BUILDINGS ELEVATOR COMPLYING W/ SECTION 10/07.4 NOT REQ'D W/ SPRINKLERS	1
6. EMERGENCY SYSTEMS	(TWO CONNECTIONS TO ONE MAIN ARE PERMITTED IF MAIN IS VALVED)		3. ENCLOSED EXIT STAIRWAYS a. AREA OF REFUGE	INSIDE STAIRWELL OR REMOTE ENCLOSED ROOM	16
a. SMOKE DETECTION	AREA SMOKE DETECTION AND DUCT SMOKE DETECTION PROVIDED SMOKE DETECTION, FIRE DEPARTMENT COMMUNICATION PROVIDED	403.4.1 907.2.13	b. EXCEPTIONS	4'-0" CLEAR BETWEEN HANDRAILS NOT REQUIRED W/ SPRINKLERS	100
	SYSTEM, AND EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM		4. AREAS OF REFUGE a. MAXIMUM TRAVEL DISTANCE		10
c. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM d. EMERGENCY RESPONDER RADIO COVERAGE	PAGING ZONES AT ELEVATORS, EXITS STAIRS, AND A.O.R. PROVIDED PROVIDED IN ACCORDANCE WITH SECTION 510 OF THE IFC	907.5.2.2 IFC 510	b. ACCE69 c. 9IZE	ENCLOSED STAIRWAY OR THROUGH CORRIDOR 30" X 48" SPACE PER 200 OCCUPANTS	100
e. FIRE COMMAND i. LOCATION AND ACCESS	APPROVAL BY FIRE CHIEF	911.1.1	d. SEPARATION e. TWO-WAY COMMUNICATION	SMOKE BARRIER OR SPRINKLERS TO CENTRAL CONTROL POINT	100
ii. SEPARATION iii. SIZE	I HR MIN. FIRE BARRIER MIN. 200 SF WITH A MIN DIMENSION OF 10'	911.1.2 911.1.3	f. IDENTIFICATION E. DOORS	DOORWAY SIGNAGE WITH ILLUMINATION	10
IV. LAYOUT APPROVAL V. REQUIRED FEATURES	APPROVAL OF LAYOUT IS REQUIRED BEFORE INSTALLATION EMERGENCY VOICE/ ALARM COMMUNICATION SYSTEM CONTROL UNIT	911.1.4 911.1.5	I. DOORS: SIZE EXCEPTIONS: GROUP R2	32" MINIMUM / 48" MAXIMUM (80" MIN. HEIGHT) MINIMUM & MAXIMUM NOT APPLY TO INTERIOR UNITS DOORS	IØ
	FIRE DEPT. COMMUNICATION SYSTEM, FIRE DETECTION AND ALARM ANNUNCIATOR, ANNUNCIATOR ELEVATOR OPERATION INDICATOR,		a. DOORS IN DWELLING UNITS b. INTERIOR EGRESS DOORS IN DWELLING UNITS	NOT LESS THAN 18" IN HEIGHT NOT REQUIRED TO BE ACCESSIBLE	
	STATUS INDICATORS AND CONTROLS FOR AIR DISTRIBUTION, FIRE-FIGHTER CONTROL PANEL, STAIRWAY DOOR CONTROLS, SPRINKLER		2. PROJECTIONS: 3. DOOR SWING	4" MAXIMUM IN THE DIRECTION OF EGRESS TRAVEL (IF MORE THAN 50 OCCUPANTS)	100
	VALVE AND WATER FLOW PANELS, STAINWAT DOOR CONTROLS, STAINLER STATUS INDICATORS, FIRE DEPT, TELEPHONE, FIRE PUMP STATUS,		OPENING FORCE 4. FLOOR ELEVATION	5 LBS LEVEL ON EITHER SIDE OF DOOR	
	SCHEMATIC BUILDING PLANS WITH APPLICABLE FIRE DETAILING,		a. EXCEPTIONS: DOOR SERVING R2	PERMITTED SWING OVER LANDING @ TOP STEP OF STAIRS	
	WORK TABLE, GENERATOR CONTROLS, PUBLIC ADDRESS SYSTEM, ELEVATOR RECALL SWITCH, ELEVATOR EMERGENCY OR STANDBY		b. EXCEPTIONS: INTERIOR FLOOR FINISH 5. THRESHOLDS:	NOT MORE THAN 1/2" IN HEIGHT NOT TO EXCEED 3/4" HIGH (DWELLING UNITS), 1/2" HIGH (OTHER DOORS)	10
e. SMOKE REMOVAL	POWER SELECTOR SWITCH NATURAL AND MECHANICAL VENTILATION PROVIDED	4Ø3.4.1	6. HARDWARE HEIGHT 1. STAIRWAY DOORS	34" MINIMUM & 48" MAXIMUM UNLOCKED FROM BOTH SIDES, OR LOCKABLE OPPOSITE THE PATH OF	100 1008.1.9.11, 40
1. STANDBY POWER a. SPECIAL REQUIREMENTS FOR STANDBY POWER	2 HR. FIRE BARRIER PROVIDED FOR GENERATOR ROOM	403.4.8.1	F. STAIRWAYS AND HANDRAILS	EGRESS AND TIED TO FIRE COMMAND CENTER TO FAIL SAFE	
b. STANDBY POWER LOADS 8. EMERGENCY POWER SYSTEMS	POWER AND LIGHTING, VENT. AND FIRE DETECTION, ELEVATORS	4Ø3.4.8.2	1. STAIRWAY WIDTH 2. HEADROOM	NOT LESS THAN 44" OR 3'-8" (36" MIN. W/IN DWELLING UNIT) NOT LESS THAN 80"	10 10
a. EMERGENCY POWER LOADS	EXIT SIGNS, AND MEANS OF EGRESS ILLUMINATION, ELEVATOR CAR LIGHTING, EMERGENCY VOICE/ALARM COMMUNICATIONS SYSTEM,	4Ø3.4.9.1	3. STAIR TREADS AND RISERS	RIGERG 1" MAXIMUM / 4" MINIMUM TREADS II" MINIMUM	100
	AUTOMATIC FIRE DETECTION SYSTEMS, FIRE ALARM SYSTEM, ELECTRICALLY POWERED FIRE PUMP		4. STAIRWAY LANDINGS 5. VERTICAL RISE	NOT LEGS THAN STAIRWAY WIDTH NOT MORE THAN 12'-0" RIGE	10
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	4Ø3.5.1	6. HANDRAILS a. HEIGHT	EACH SIDE OF STAIRS BETWEEN 34" - 38"	10
a. Religiteness of exit stair enclosure	OF THE MAX OVERALL DIAGONAL DIMENSION OF THE BUILDING OR	۱. د. د ص ب	b. INTERMEDIATE HAND RAILS	STAIRWAY WIDTH WITHIN 30"	1
6. SMOKE PROOF EXIT ENCLOSURES	AREA TO BE SERVED, WHICHEVER IS LESS REQUIRED FOR STAIRWAYS SERVING FLOOR MORE THAN 15'	4Ø3.5.4	c. HANDRAIL GRASPABILITY d. EXTENSIONS	MIN. 1 ¼" OUTSIDE DIAMETER (NOT MORE THAN 2") 12" @ TOP TREAD WIDTH, 12" + TREAD @ BOTTOM	10
c. LUMINOUS EGRESS PATH	HIGHEST POINT OF FIRE DEPT VEHICLE ACCESS REQUIRED IN ACCORDANCE WITH SECTION 1024	4Ø3.5.5	e. CLEARANCE f. STAIRWELL TO ROOF: 4 OR MORE STORIES	NOT LESS THAN 1 1/2" FROM WALL REQUIRED: ONE STAIRWAY ACCESS	10
d. EMERGENCY ESCAPE AND RESCUE	EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED BY SECTION 1023 ARE NOT REQUIRED	4Ø3.5.6	G. RAMPS I. SLOPE	1 : 12 SLOPE (MAX @ 8%)	l
10. ELEVATORS a. FIRE SERVICE ACCESS ELEVATOR	REQUIRED FOR BUILDINGS OVER 120' (N/A FOR THIS PROJECT)	403.6.1	2. VERTICAL RISE 3. WIDTH	MAXIMUM 30" OR 2'-6" 36" MINIMUM	1¢
RAL BUILDING HEIGHTS AND AREAS - CHAPTER 5			4. LANDINGS	WIDTH X 60" (ONE DIRECTION) 60" X 60" (CHANGE IN DIRECTION)	1
IREMENTS			5. HANDRAILS	REQUIRED EACH SIDE FOR RISE MORE THAN 6"	16
A. RESIDENTIAL GROUP R2 (PRIMARY OCCUPANCY)	TYPE IB - 11 STORIES MAX. HEIGHT, UNLIMITED AREA) TYPE IB - 11 STORIES MAX. HEIGHT, UNLIMITED AREA)	TABLE 503	II. SECTION 1015: EXIT & EXIT ACCESS DOORWAYS		
ASSEMBLY GROUP A-2 MERCANTILE GROUP M RARKING GARAGE GROUP & 2	TYPE IB - 11 STORIES MAX. HEIGHT, UNLIMITED AREA)		A. EXIT AND EXIT ACCESS DOORWAYS	TWO EXITS REQUIRED (MINIMUM)	+ /
PARKING GARAGE GROUP 5-2	TYPE IB - 11 STORIES MAX. HEIGHT, 19,000SF MAX. AREA/ FLOOR)		OCCUPANT LOAD OCCUPANT LOAD OORWAY ARRANGEMENTS: REMOTENESS	GROUP R - MAXIMUM OF 10 PERSONS FOR ONE EXIT ONLY NOT LESS THAN 1/2 REQUIRED DIAGONAL DISTANCE OF ROOM	
OF CONSTRUCTION - CHAPTER 6 IREMENTS			a. WITH SPRINKLERS 4. BOILERS, INCINERATORS, AND FURNACE ROOMS OVER 500 SF	NOT LESS THAN 1/3 REQUIRED DIAGONAL DISTANCE OF ROOM TWO EXIT ACCESS DOORWAYS	1
I. SECTION 602: CONSTRUCTION CLASSIFICATION A. TYPE IB	NON-COMBUSTIBLE MATERIALS	602.2	III. SECTION 1016: EXIT ACCESS TRAVEL DISTANCE A. LIMITATIONS	PER TABLE: A-2, M, R-2 = 250', 9-2 = 400'	
I. SECTION 603: COMBUSTIBLE MATERIALS IN TYPE IA4 2A A. FIRE RETARDANT TREATED WOOD PERMITTED	NON BEARING PARTITIONS AND EXTERIOR WALLS, NON BEARING ROOF		B. TRAVEL DISTANCE: OCCUPANCY GROUP R IV. SECTION 1018: CORRIDORS	250'-0" WITH SPRINKLERS (200'-0" WITHOUT)	TABLE I
B. INTERIOR FLOOR FINISH, TRIM AND MILLWORK	EXTERIOR WALLS WHERE NO FIRE RATING IS REQUIRED, ROOF CONST.		A. CORRIDOR FIRE RESISTANCE RATING B. CORRIDOR WIDTH	½ HR W/ SPRINKLERS (R-2), Ø HR W/ SPRINKLERS (A-2, M, S-2) NOT LESS THAN 44"	TABLE
C. INSTALLED LESS THAN 15'-O" ABOVE GRADE: WINDOWS, NAILING, OR FURRING STRIPS	PERMITTED		I. EXCEPTION C. DEAD ENDS	36" WITHIN DWELLING UNIT NOT MORE THAN 20'-0"	
I. TABLE 601: FIRE RESISTANCE RATING FOR BUILDING ELEMENTS A. STRUCTURAL FRAME (COLUMNS, GIRDERS AND TRUSSES)	2 HR	601	I. EXCEPTION D. AIR MOVEMENT IN CORRIDORS	WITH AUTOMATIC SPRINKLER 50'-0" MAXIMIUM CORRIDOR SHALL NOT SERVE AS A VENTILATION AIR DUCT	10
B. BEARING WALLS (EXTERIOR) BEARING WALLS (INTERIOR)	2 HR 2 HR 2 HR		V. SECTION 1019: NUMBER OF EXITS & CONTINUITY A. NUMBER OF EXITS AND CONTINUITY		1
C. NON BEARING WALLS AND PARTITIONS	PER TABLE 602 - OHR FOR INT. / IHR FOR EXT.		1. MINIMUM: OCCUPANT LOAD	1 - 500 (2 EXITS MINIMUM)	TABLE
D. FLOOR CONSTRUCTION AND SECONDARY MEMBERS E. ROOF: INCLUDING SUPPORTING BEAMS AND JOISTS	2 HR 1 HR			2-HR RATING WHERE STAIRS CONNECT 4 OR MORE STORIES	
/. TABLE 602: FIRE SEPARATION DISTANCE FOR EXTERIOR WALLS A. TYPE IB CONSTRUCTION			B. ENCLOSURES UNDER STAIRWAYS C. UNIT STAIRWAYS	I-HR RATING REQUIRED NOT REQ'D TO BE ENCLOSED	
1. INTERIOR / EXTERIOR FIRE SEPARATION LESS THAN 5FT:	1 HR RATING (GROUP A-2, R-2, 6-2), 2HR RATING (GROUP M)		D. SMOKEPROOF ENCLOSURES	STORIES OVER 15 FT. ABOVE THE LOWEST LEVEL, SMOKEPROOF ENCLOSURE OR PRESSURIZED STAIRWAY REQ'D.	10
MORE THAN 5 FT, LESS THAN 10FT: MORE THAN 10FT, LESS THAN 30FT (1HR RATING)	1 HR RATING (GROUP A-2, R-2, S-2), 2HR RATING (GROUP M) 1 HR RATING (ALL OCCUPANCIES)		1. ENCLOSURE EXIT V. SECTION 1023: EXIT PASSAGEWAYS	2-HR RATED EXIT PASSAGEWAY FROM STAIRWAY	10
MORE THAN 30FT	NO RATING REQUIRED (ALL OCCUPANCIES)		A. WIDTH	NOT LESS THAN 44", EXCEPT PASSAGEWAYS SERVING OCCUPANT LOAD LESS THAN 50 PERSONS SHALL BE NOT LESS THAN 36"	1
RESISTANCE - RATED CONSTRUCTION - CHAPTER 1			VI. SECTION 1025: HORIZONTAL EXITS	2 HR ENCLOSURE	
I. SECTION 105: EXTERIOR WALLS A. TYPE IB CONSTRUCTION	PROJECTIONS FROM WALL (NON-COMBUSTIBLE) - N/A PER EXCEPTION	105.2	B. OPENING PROTECTIVES C. CAPACITY OF REFUGE AREA	SELF-CLOSING FIRE DOORS 3 SF / OCCUPANT	1s
B. VERTICAL SEPARATION OF OPENINGS	DOES NOT APPLY WITH AUTOMATIC SPRINKLER SYSTEM	705.8.5	VII. SECTION 1029: EMERGENCY ESCAPE AND RESCUE		
C. PARAPETS I. SECTION 106: FIRE WALLS	PROVIDED	105.11.1	A. GENERAL 1. EMERGENCY ESCAPE AND RESCUE REQUIREMENTS	AT LEAST ONE EXTERIOR EMERGENCY ESCAPE	
A. PER TABLE 106.4 OCCUPANCY GROUP R-2, A-2, M	3 HR6	706.4	2. MINIMUM SIZE	BAGEMENT + SLEEPING ROOMS LESS THAN 4 STORIES MINIMUM NET CLEAR OPENING OF 5.1 SF	1
OCCUPANCY GROUP 5-2 I. SECTION 101: FIRE BARRIERS/ SHAFT ENCLOSURES	2 HR6		3. MINIMUM DIMENSIONS 4. MAXIMUM HEIGHT FROM FLOOR	HEIGHT OF 24", WIDTH OF 20" 44" FROM THE FLOOR TO CLEAR OPENING	1¢
A, SHAFTS	2 HRS (CONNECTING 4 + STORIES) 1 HR (CONNECTING LESS THAN 4 STORIES)	707.3.1/ 713.4	5. OPERATIONAL CONSTRAINTS 6. WINDOW WELLS	WITHOUT KEY OR TOOLS OPENING SILL BELOW ADJACENT GROUND LEVEL	
B. SHAFT OPENINGS C. REFUSE AND LAUNDRY CHUTES	PER FIRE BARRIER REQUIREMENTS	107.6	a. MINIMUM SIZE b. LADDERS OR STEPS: WINDOW WELLS DEPTH	MINIMUM ACCESSIBLE NET CLEAR AREA OF 9 SF, W = 36" PERMANENT LADDER W=12" MINIMUM, 3" PROJECTION	10 10
I. OPENINGS 2. ACCESS ROOMS	SELF CLOSING W/ SMOKE DETECTOR	T13.13.1 T13.13.3	GREATER THAN 44"		
2. ACCESS ROOTS 3. TERMINATION ROOM 4. SPRINKLERS	I HR ENCLOSURE (3/4 HR FOR SELF-CLOSING DOORS) RATING TO MATCH THE REQUIRED RATING FOR THE SHAFT ENCLOSURE AUTOMATIC SPRINKLERS REQUIRED	TI3.I3.4	ACCESSIBILITY - CHAPTER II REQUIREMENTS		
D. ELEVATOR LOBBY		0.0.01	I. SECTION 1104: ACCESSIBLE ROUTE		
1. SEPARATION	FIRE-RATED DOORS - REQUIREMENT APPLIES IS SERVING AN OCCUPIED FLOOR AT LEAST 15' ABOVE FD ACCESS	713.14.1.4	A. SITE ARRIVAL / WITHIN A SITE B. CONNECTED SPACES	ACCESSIBLE ROUTE ACCESSIBLE ROUTE	1
/. SECTION 108: FIRE PARTITIONS A. SEPARATION OF SLEEPING UNITS: GROUP R2	I HR DEMISING WALLS	708.3	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
B. CORRIDOR WALLS C. ELEVATOR LOBBY	1/2 HR 1	708.3 713.14.1	III. SECTION 1107: DWELLING AND SLEEPING UNITS A. DESIGN	GROUP R	1
V. SECTION 109; SMOKE BARRIERS A. REQUIREMENTS		109.3	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, 110
I. SECTION 116: OPENING PROTECTIVES			A. SIGNS	AREA OF REFUGE, TOILETS, ENTRANCES, PARKING SPACES	
A. FIRE RATED GLASS: LIMIT AREA I. SECTION TIG: DUCTS AND AIR TRANSFER OPENINGS		716.5	ACCESSIBILITY - FHA		
A. FIRE DAMPERS	NOT REQUIRED AT RATED PENETRATIONS	117.5.4	REQUIREMENTS I. ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE		CHAPTER
PROTECTION SYSTEMS - CHAPTER 3			A. ACCESSIBLE ENTRANCE FROM THE PUBLIC WAY B. ACCESSIBLE ENTRANCE FROM THE PARKING	ACCESSIBLE ROUTE ACCESSIBLE ROUTE	
	REQUIRED AUTOMATIC SPRINKLER SYSTEM	9Ø32.8	II. ACCESSIBLE COMMON AND PUBLIC USE AREA A. AMMENITY SPACES AND LOBBY	COMMON AREAS ARE ACCESSIBLE	CHAPTER
I. SECTION 903: AUTOMATIC SPRINKLER SYSTEMS			III, USABLE DOORS		CHAPTER
A. GROUP R2 B. CHUTES	SPRINKLER @ TOP OF RUBBISH CHUTE	9Ø3.2.11.2			
A. GROUP R2 B. CHUTES C. STANDARDS D. NFPA I3 R (IF APPLICABLE)	PER NFPA 13 LESS THAN 4 STORIES IN HEIGHT ALLOWED	9Ø3.3.1 9Ø3.3.1.2	A. DOOR WIDTH 32" MINIMUM B. MANUVERABILITY AT DOORS	PROVIDED PROVIDED	
A. GROUP R2 B. CHUTES C. STANDARDS	PER NFPA 13	9 Ø3.3.1	A. DOOR WIDTH 32" MINIMUM		CHAPTER CHAPTER

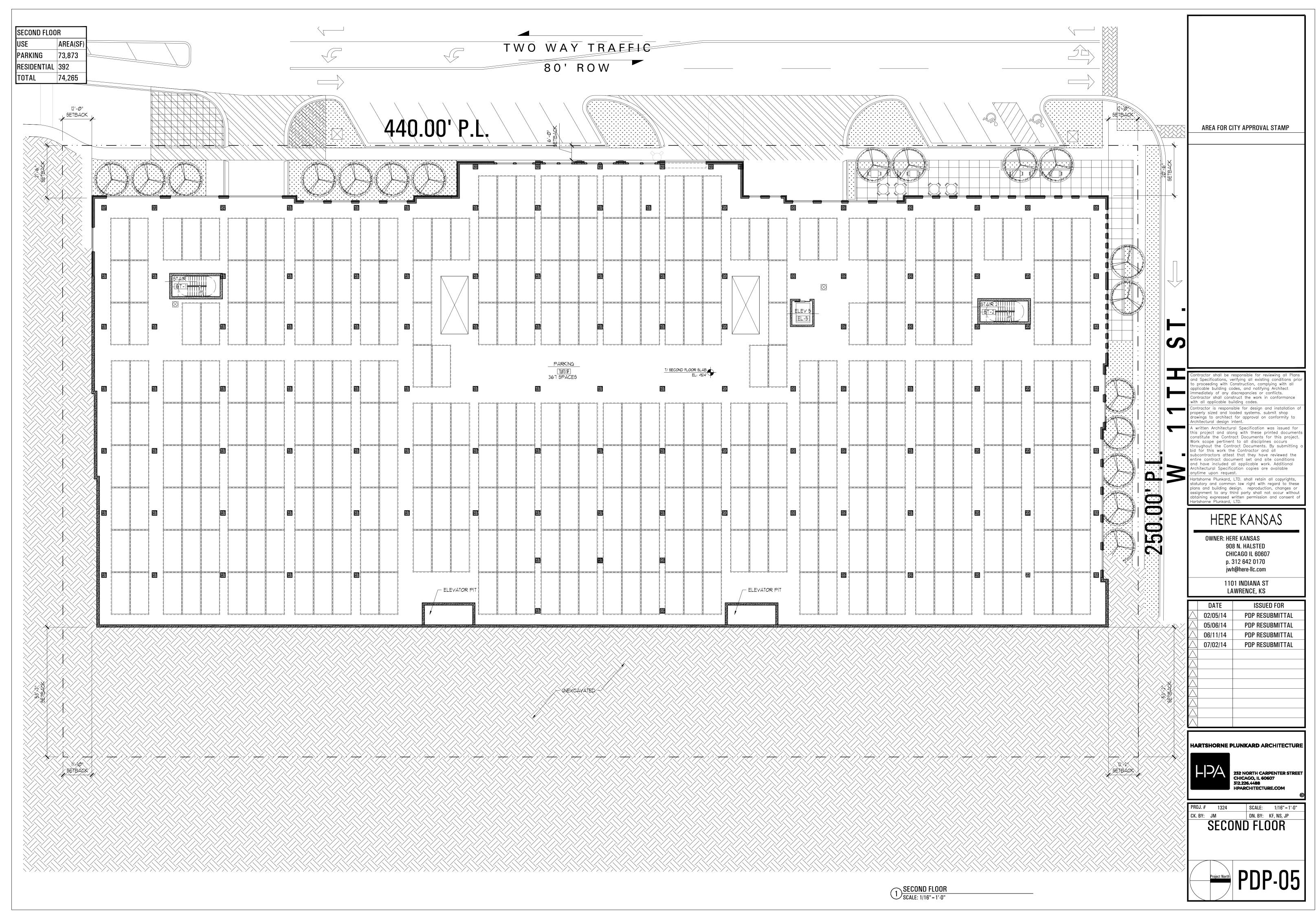


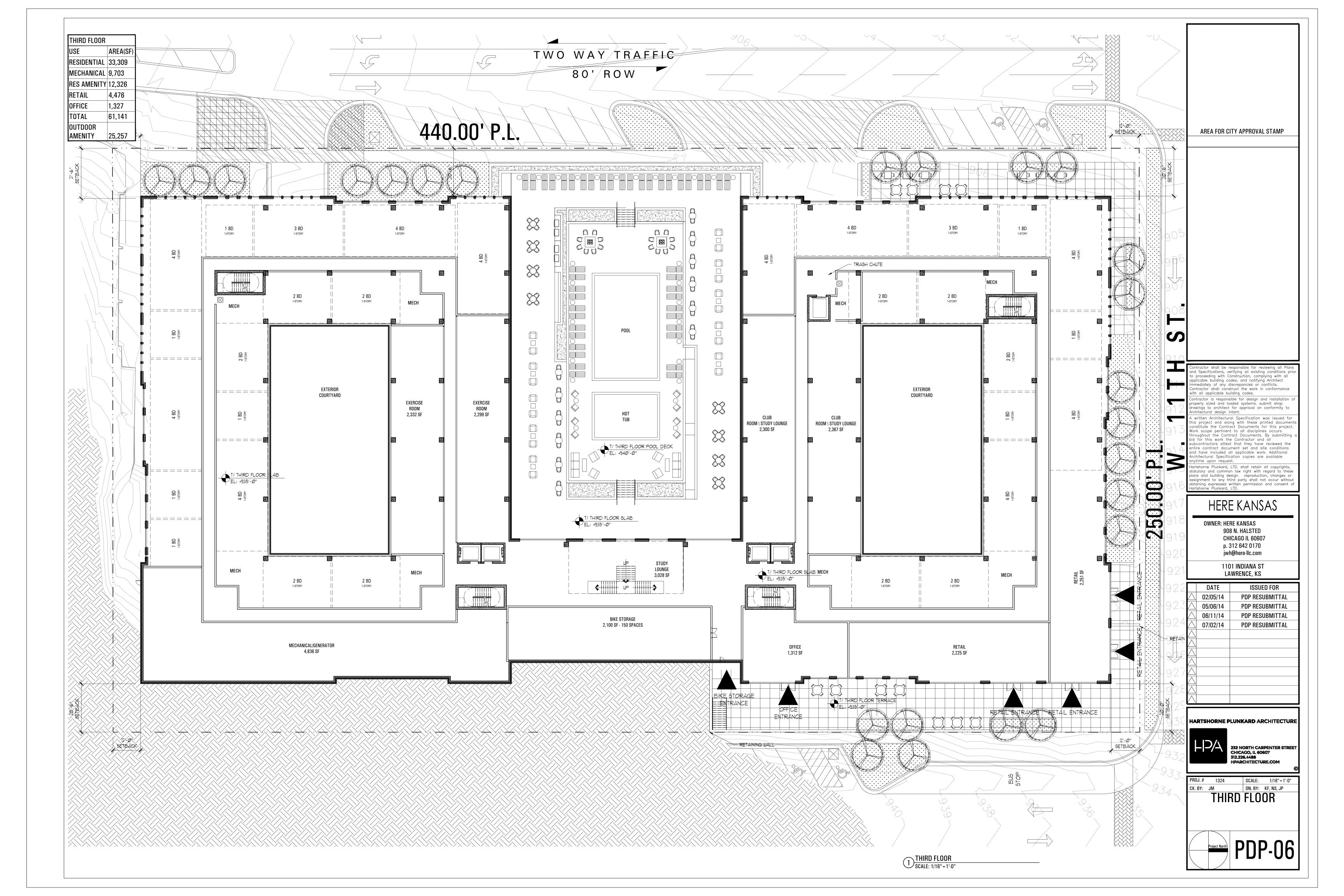


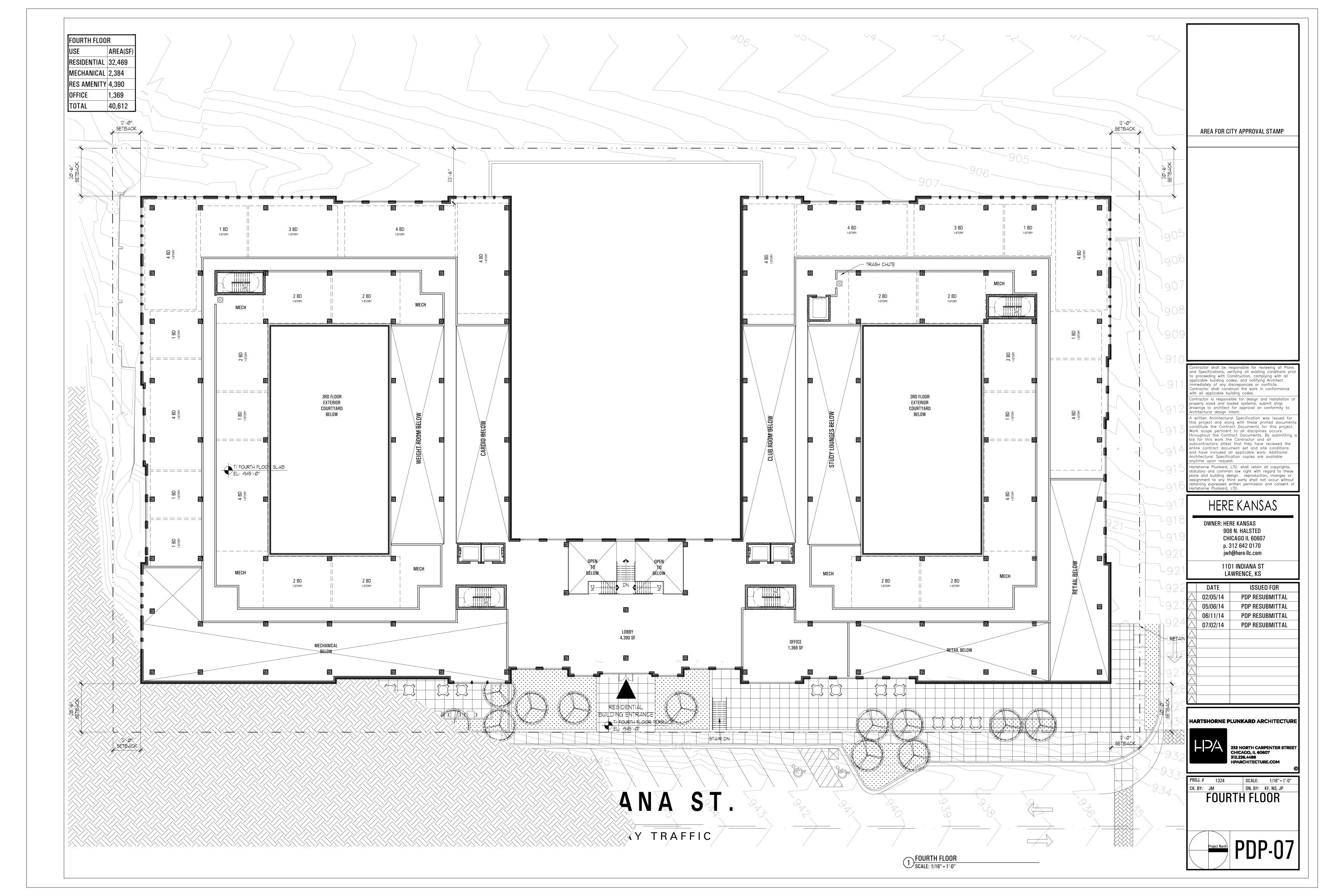


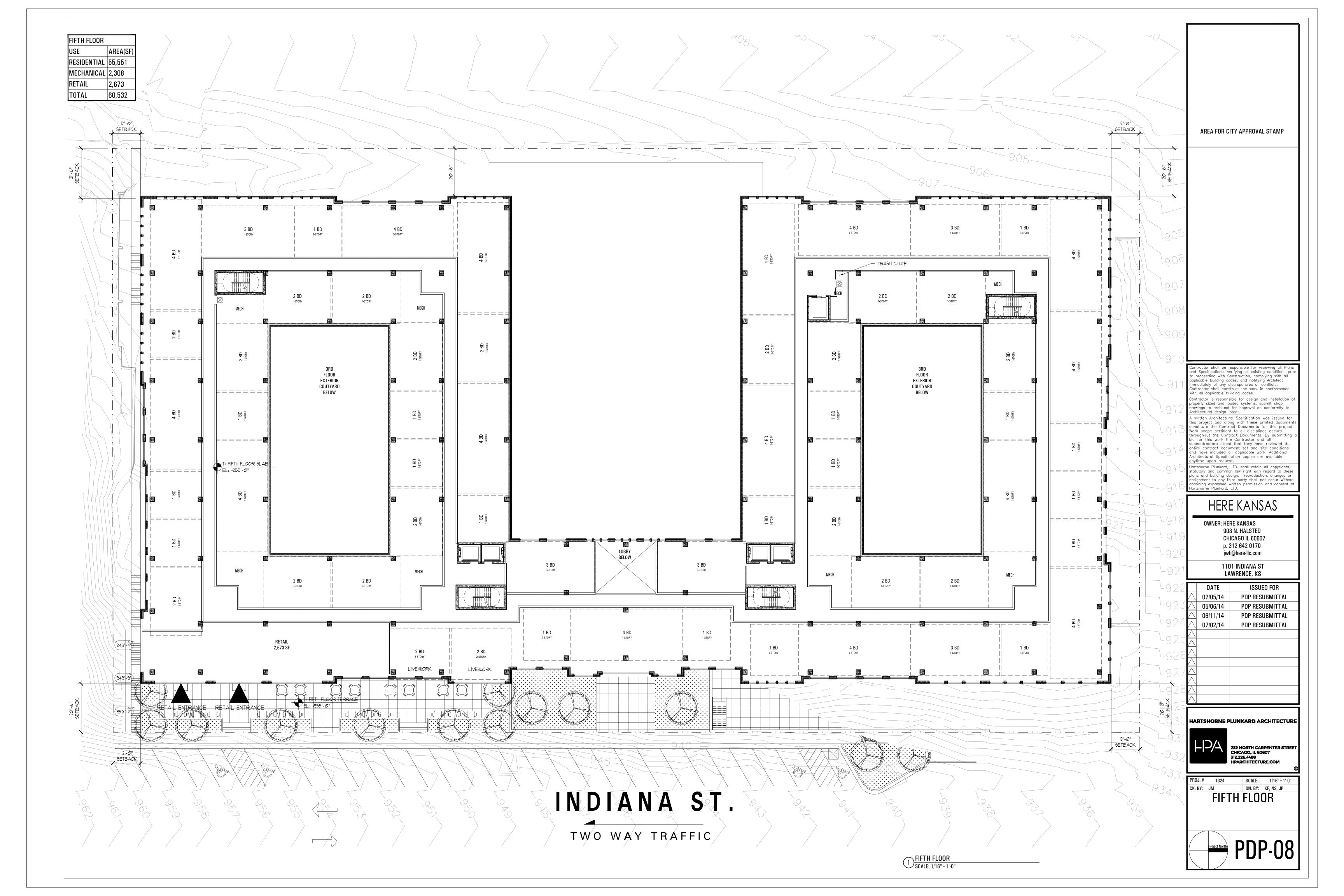
	_
Ornamental & Native Grasses	
CALAMAGROSTIS x acutifolia Karl Foerster	AREA FOR CITY APPROVAL STAMP
CAREX Ice Dance	
CAREX stricta	
CHASMANTHIUM latifolium	
FESTUCA ovina Elijah Blue LIRIOPE muscari Variegata	
LIRIOPE spicata	
MISCANTHUS sinensis Gracillimus	
MISCANTHUS sinensis Gracillimus	
MISCANTHUS sinensis Morning Light	[
PANICUM virgatum	
PANICUM virgatum Heavy Metal PANICUM virgatum Northwind	
PANICUM virgatum Shenandoah	
PENNISETUM alopecuroides Hameln	
PENNISETUM alopecuroides HameIn	
SCHIZACHYRIUM scoparium The Blues	[
SORGHASTRUM nutans	[
SPOROBOLUS heterolepis	
Perennials	
ACHILLEA Paprika AGASTACHE Blue Fortune	
AGASTACHE Blue Fortune ALCHEMILLA mollis Thriller	
AQUILEGIA caerulea	┨┝━━━━━━━━━━━━━━━━━━━━━━━━━━━━━━━━━━
ASTER novi Alert	Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all
ASTER Professor Kippenburg	applicable building codes, and notifying Architect immediately of any discrepancies or conflicts.
ASTILBE arendsii Fanal	Contractor shall construct the work in conformance with all applicable building codes.
ASTILBE arendsii Rhineland	Contractor is responsible for design and installation of properly sized and loaded systems. submit shop
BAPTISIA australis	drawings to architect for approval on conformity to Architectural design intent.
BERGENIA cordifolia Winter Glow BRUNNERA macrophylla	A written Architectural Specification was issued for this project and along with these printed documents constitute the Contract Documents for this project.
CAMPANULA carpatica White Clips	Work scope pertinent to all disciplines occurs throughout the Contract Documents. By submitting a
COREOPSIS verticillata Moonbeam	bid for this work the Contractor and all subcontractors attest that they have reviewed the entire contract document set and site conditions
COREOPSIS verticillata Zagreb	and have included all applicable work. Additional Architectural Specification copies are available
ECHINACEA purpurea Magnus	anytime upon request. Hartshorne Plunkard, LTD. shall retain all copyrights,
GERANIUM cinereum Ballerina	statutory and common law right with regard to these plans and building design. reproduction, changes or
HEMEROCALLIS Happy Returns	assignment to any third party shall not occur without obtaining expressed written permission and consent of Hartshorne Plunkard, LTD.
HEMEROCALLIS Stella D'Oro	
HEUCHERA micrantha Palace Purple HEUCHERA Caramel	- HERE KANSAS
HOSTA Blue Angel	
HOSTA Frances William	OWNER: HERE KANSAS 908 N. HALSTED
HOSTA Gold Standard	CHICAGO IL 60607
HOSTA Patriot	p. 312 642 0170
HOSTA plantaginea Royal Standard	jwh@here-llc.com
HOSTA sieboldiana Elegans	1101 INDIANA ST
IRIS Caesar's Brother MONARDA Petite Delight	LAWRENCE, KS
NEPETA Walkers Low	DATE ISSUED FOR
PEROVSKIA atriplicifolia	$- \bigcirc 02/05/14 \qquad \text{PDP RESUBMITTAL} \\ \bigcirc 05/00/14 \qquad \text{PDP RESUBMITTAL} \\ \bigcirc 00/00/14 \qquad \text{PD RESUBMITTAL} \\ \bigcirc 0$
PHLOX paniculata David	
PHYSOSTEGIA virginiana Vivid	O6/11/14 PDP RESUBMITTAL O7/02/14 PDP RESUBMITTAL
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	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
	Project North PDP-03

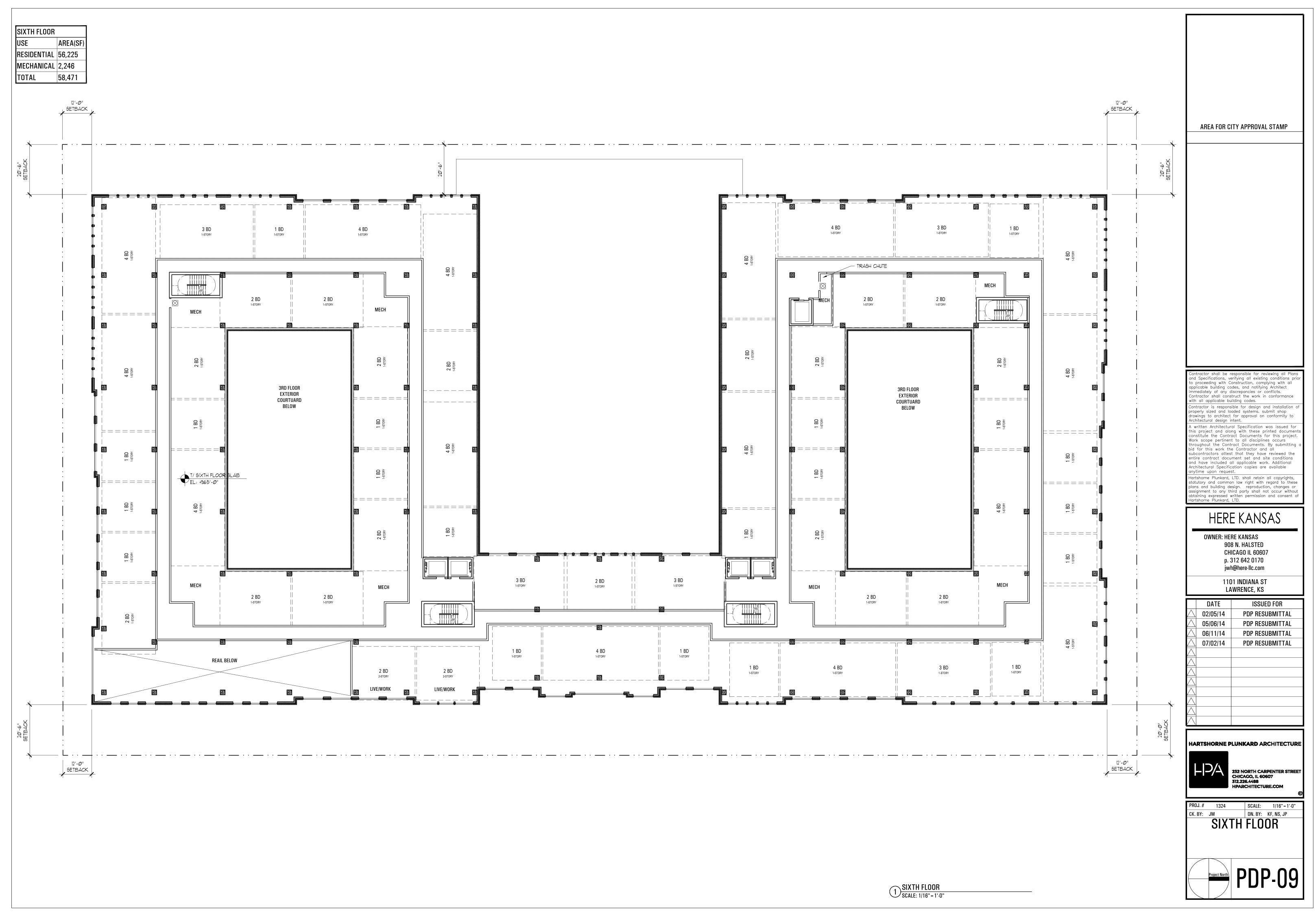


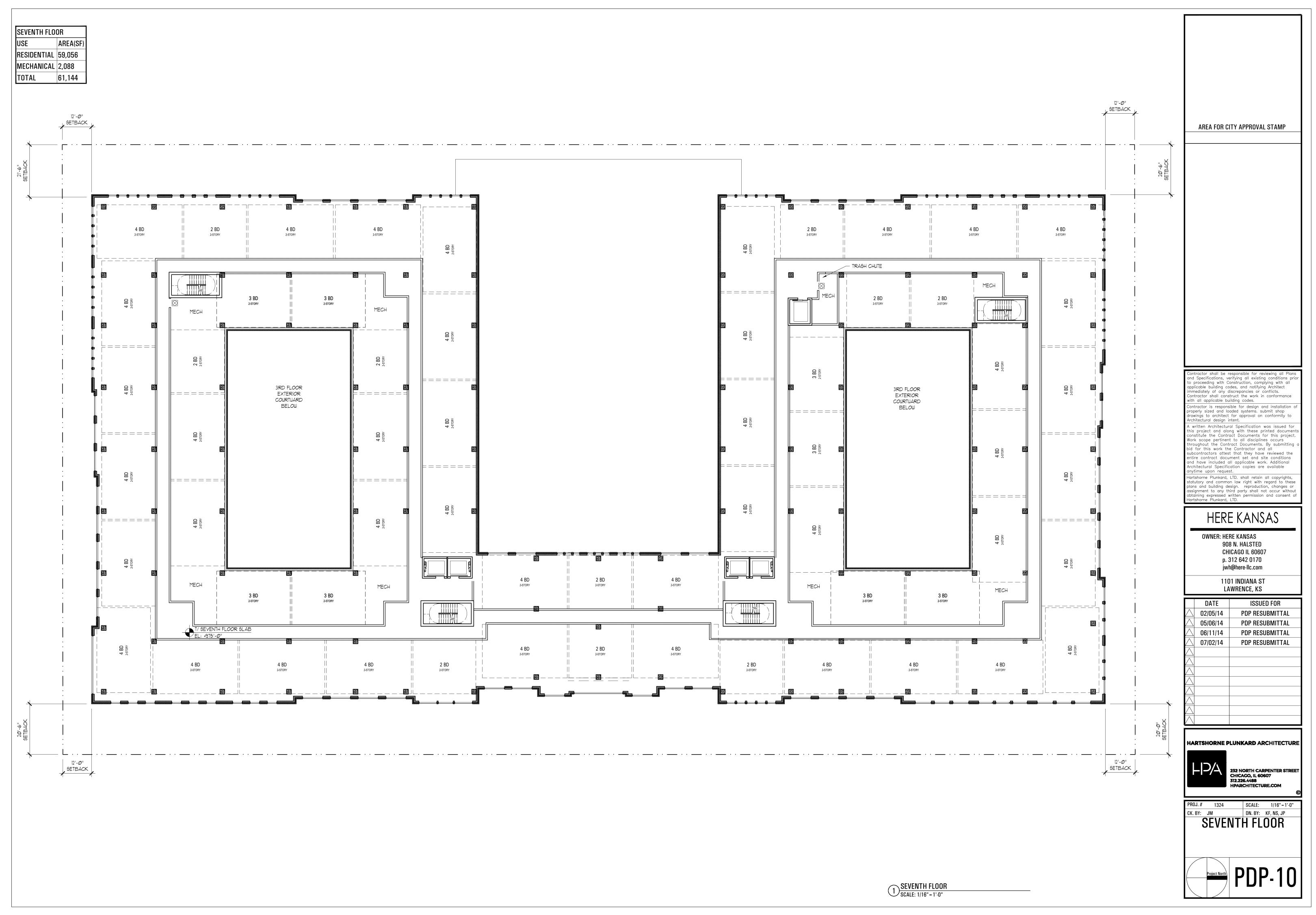


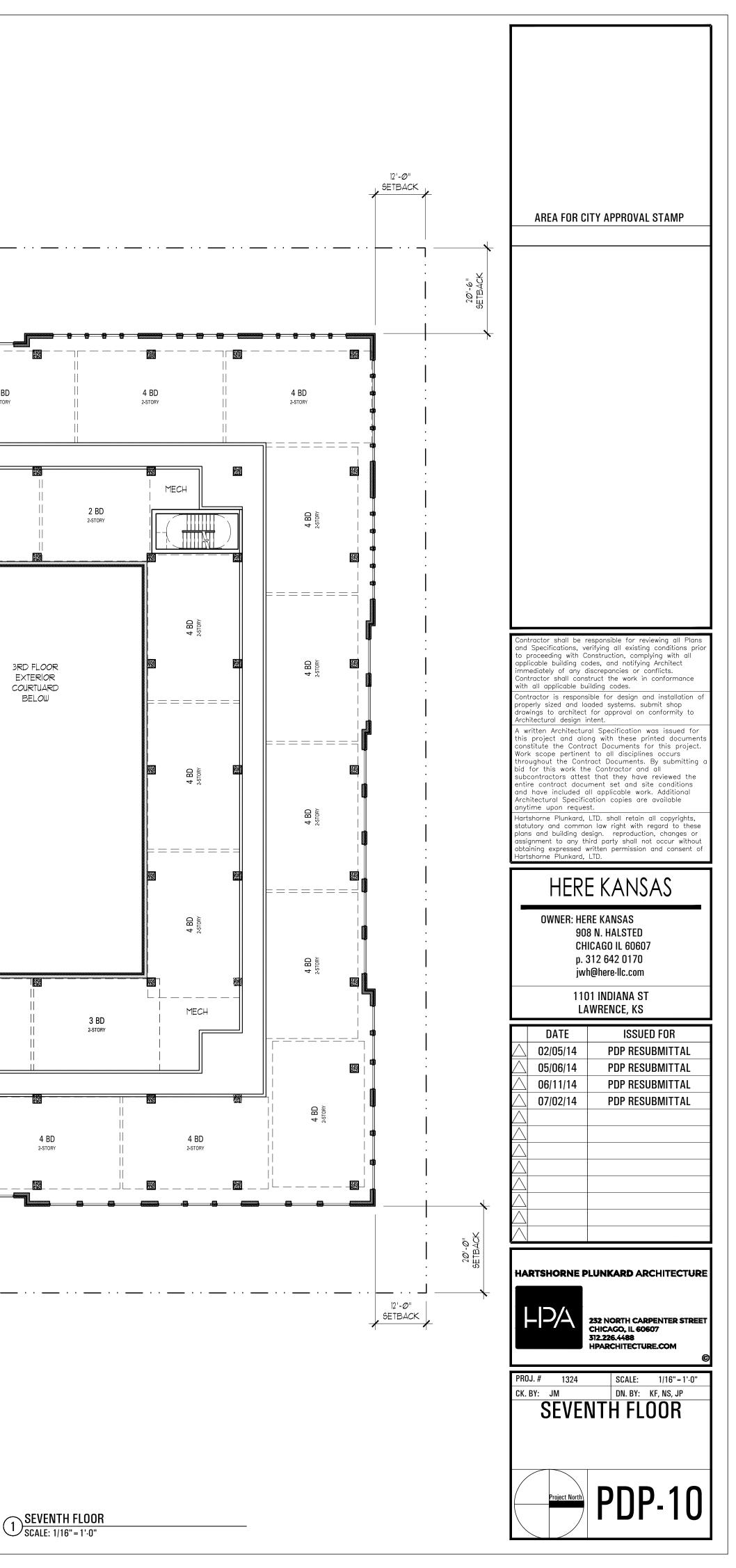


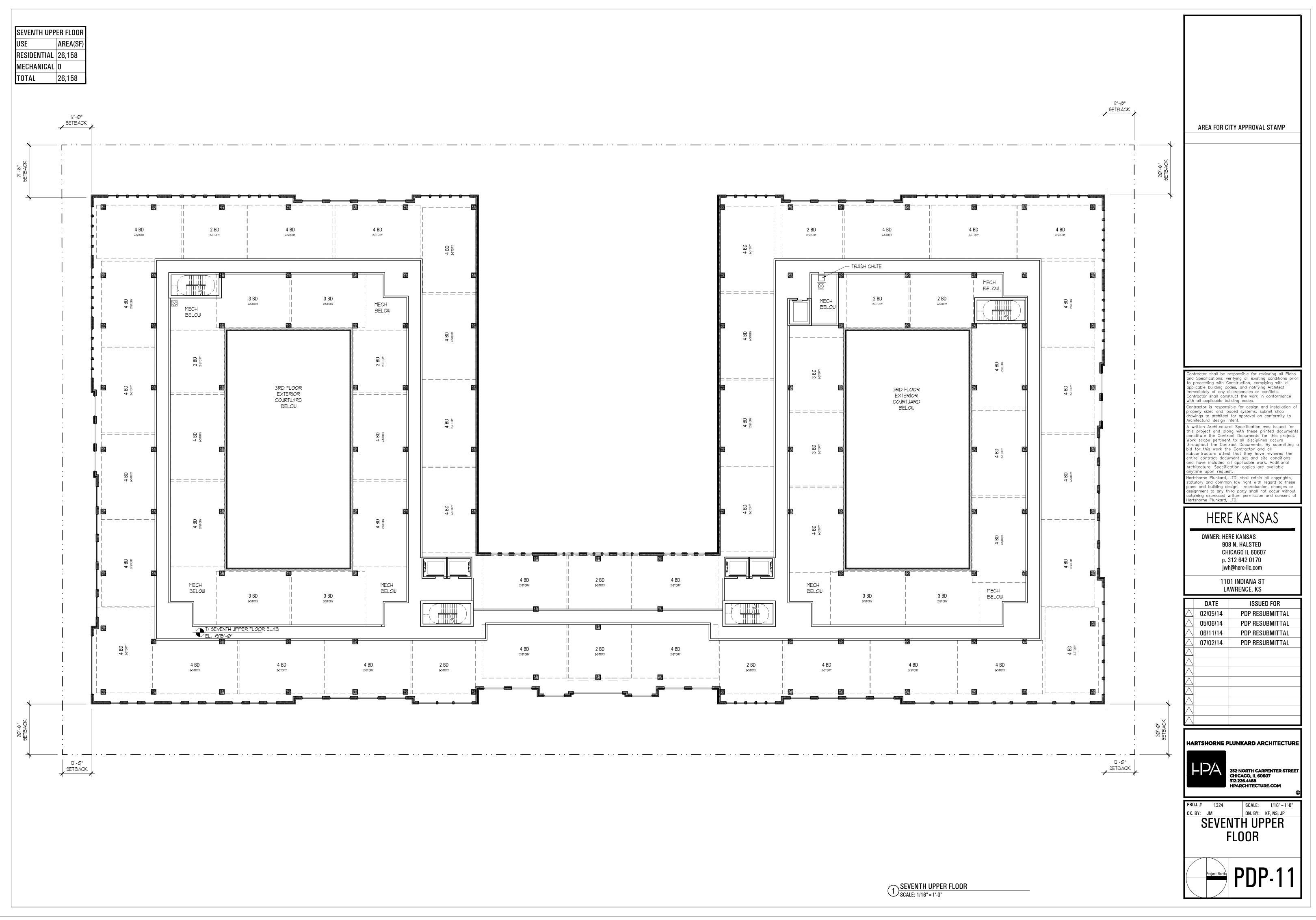


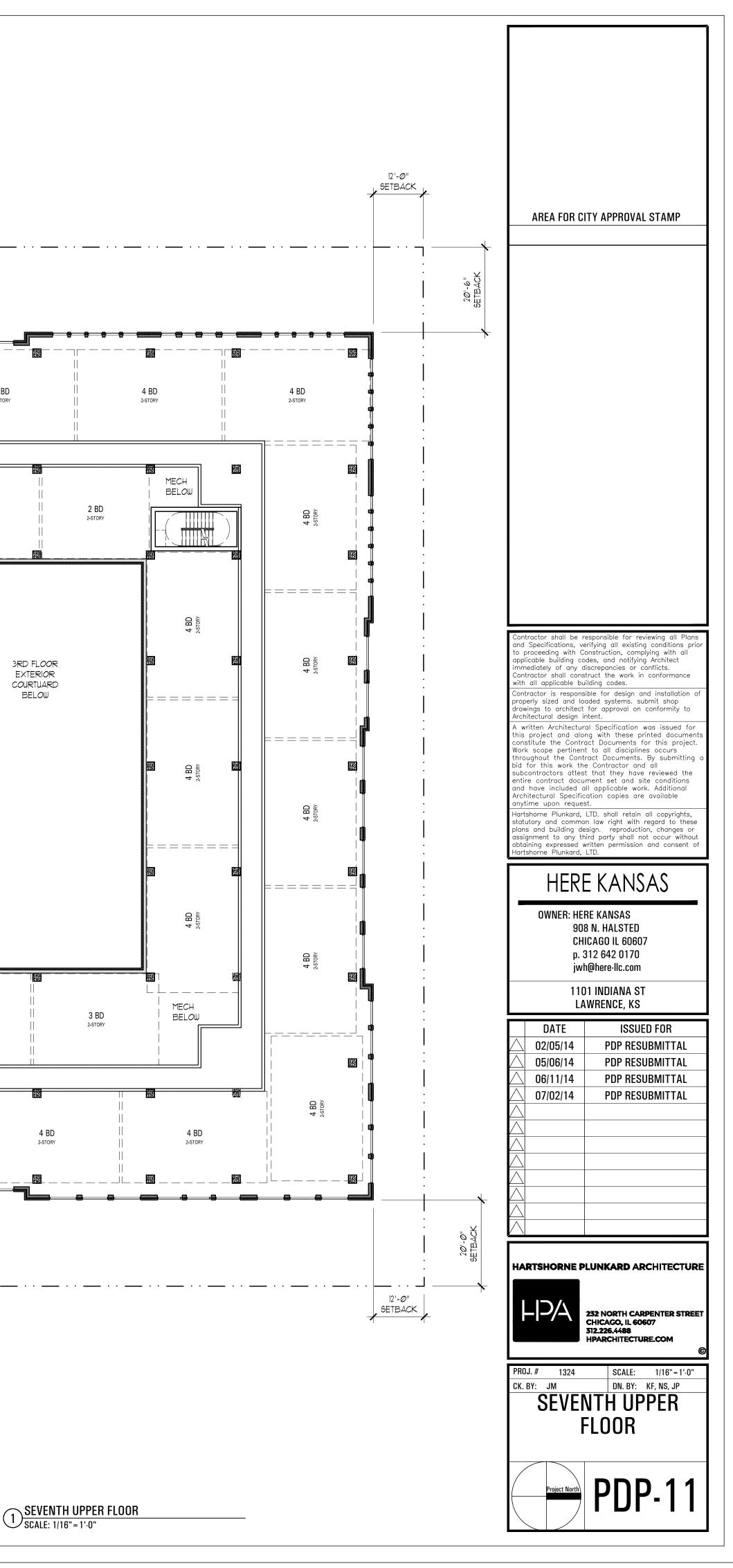


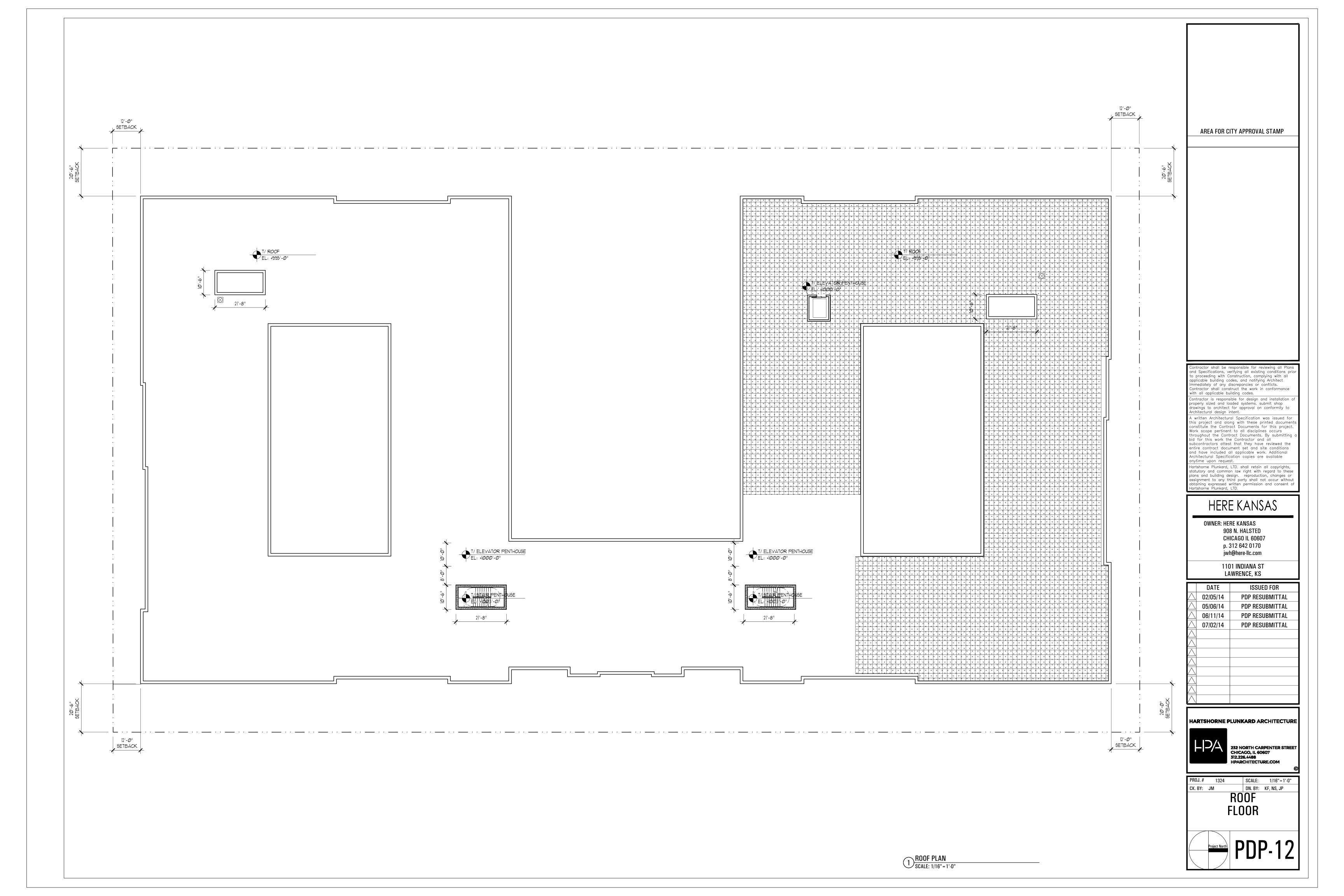


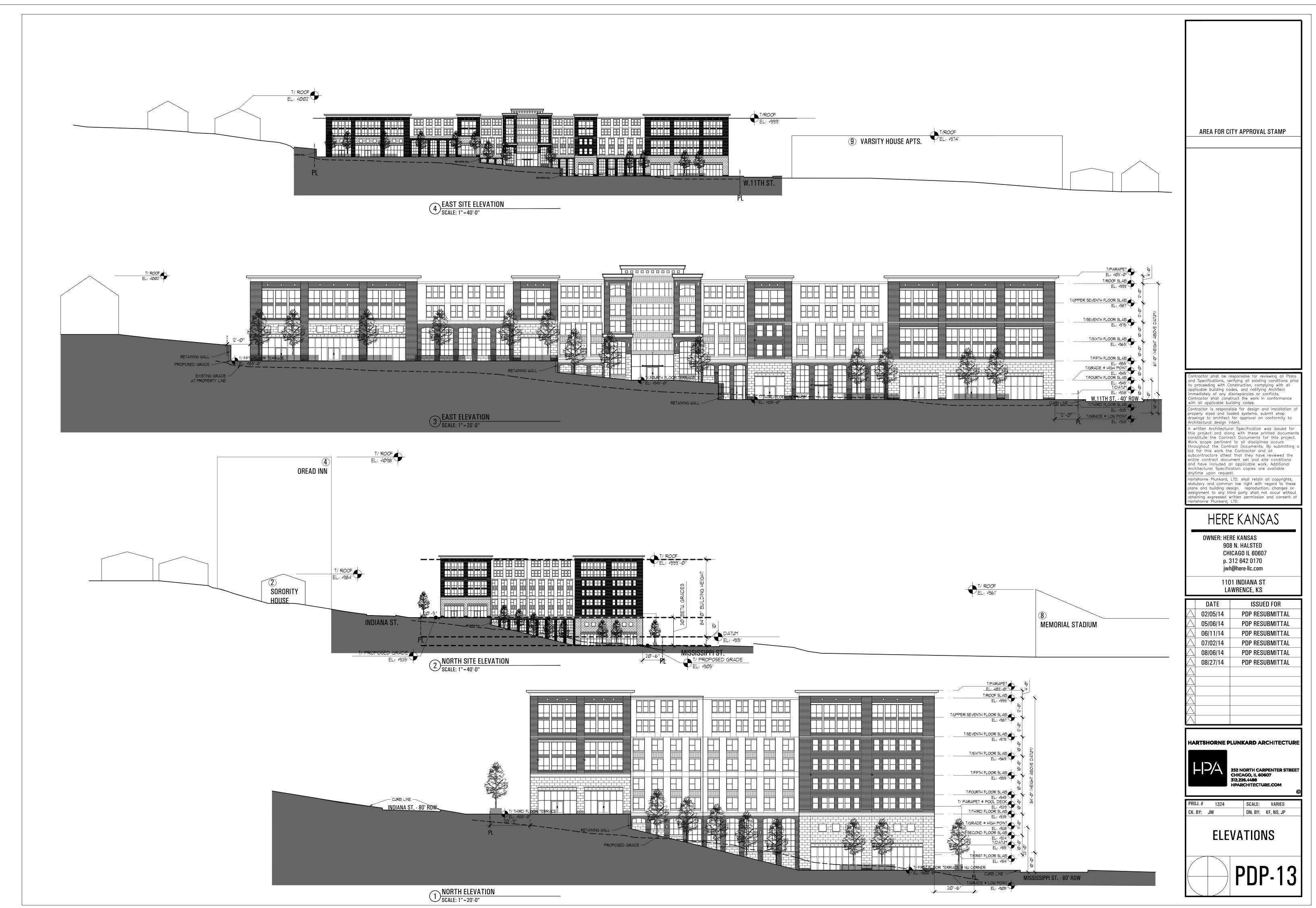




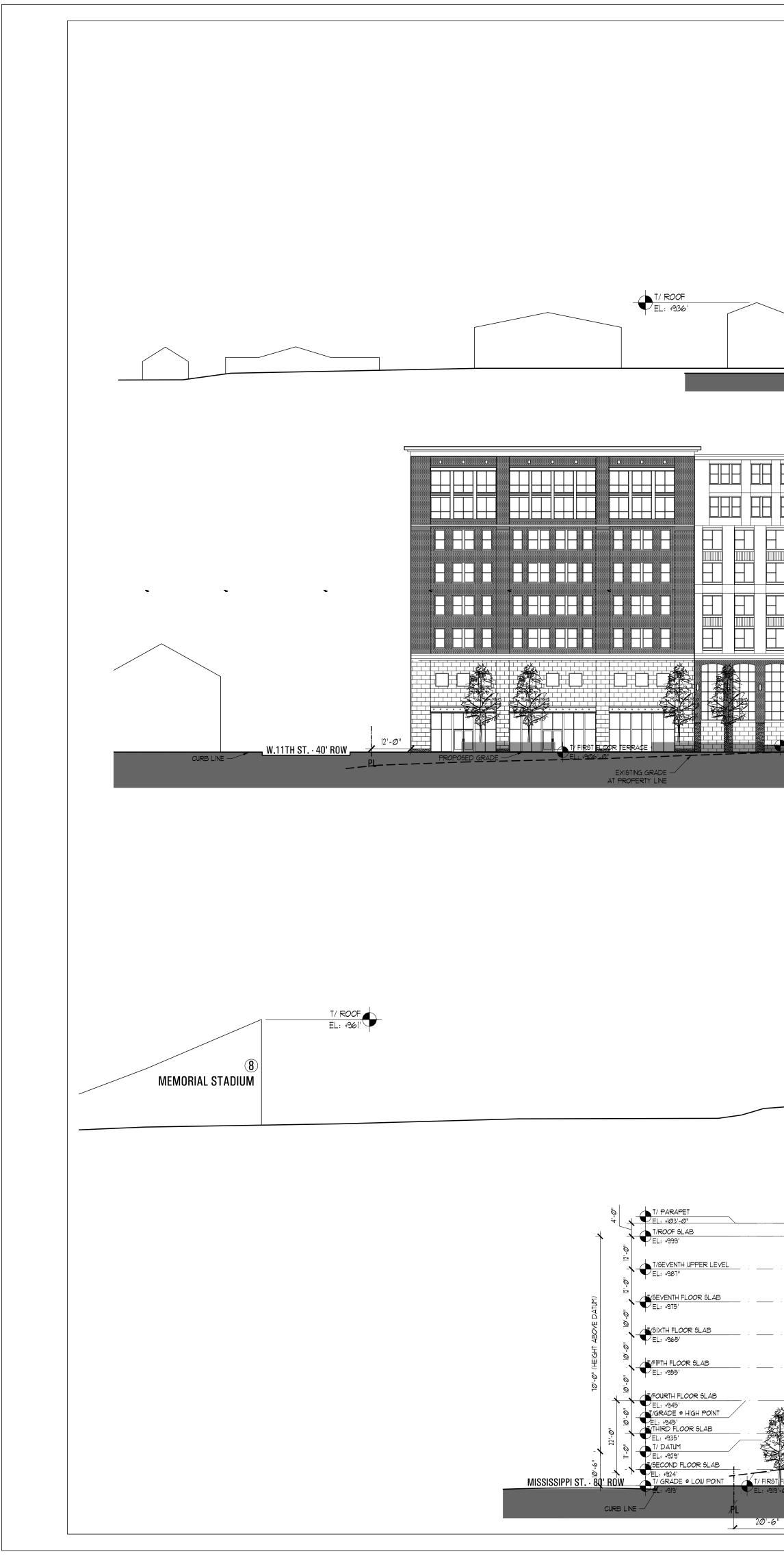




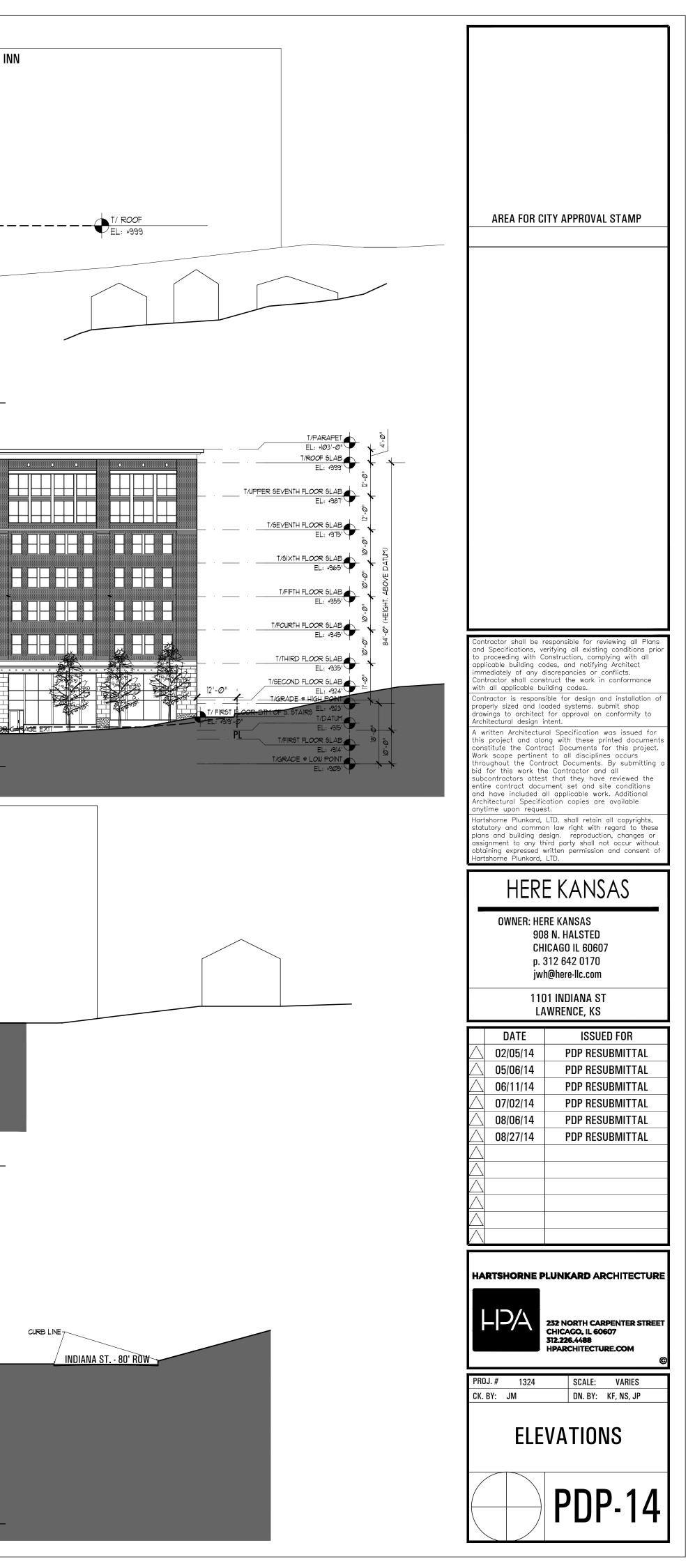


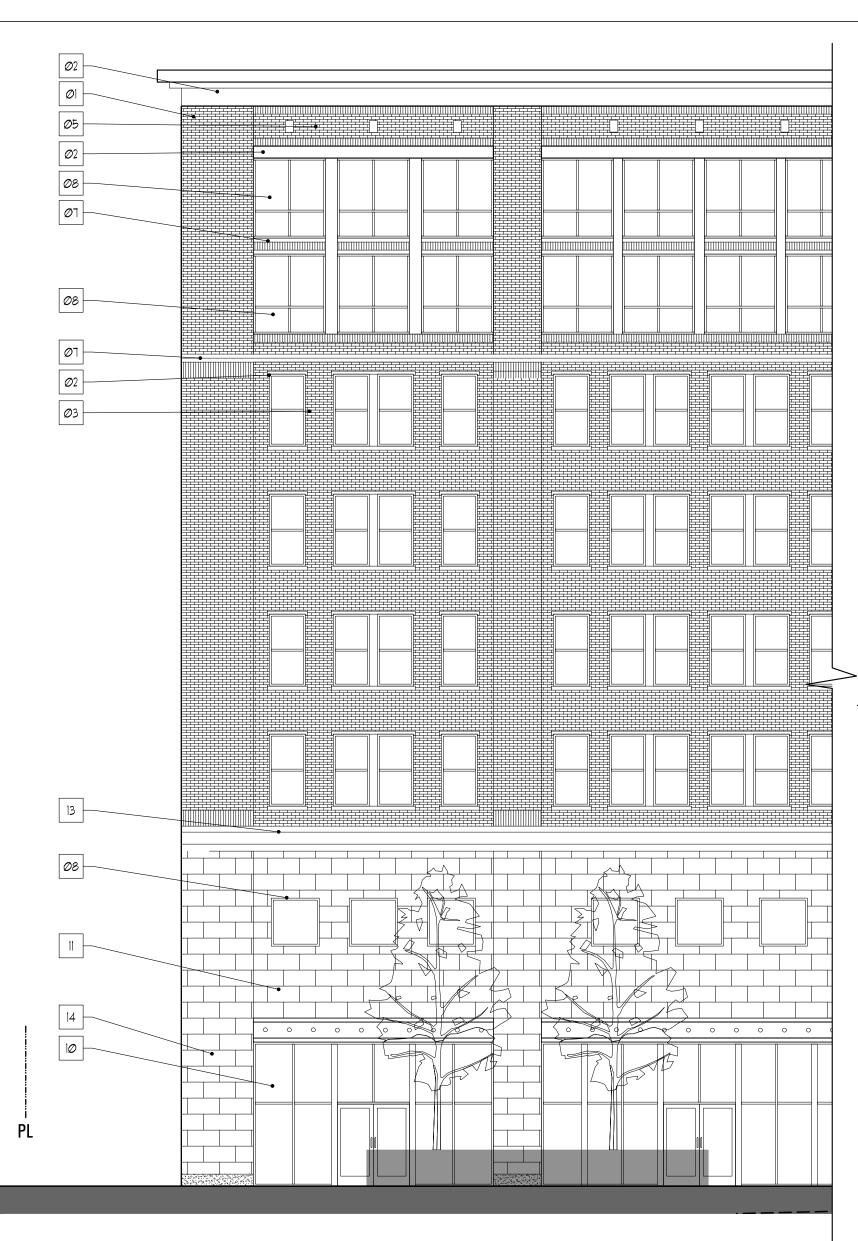


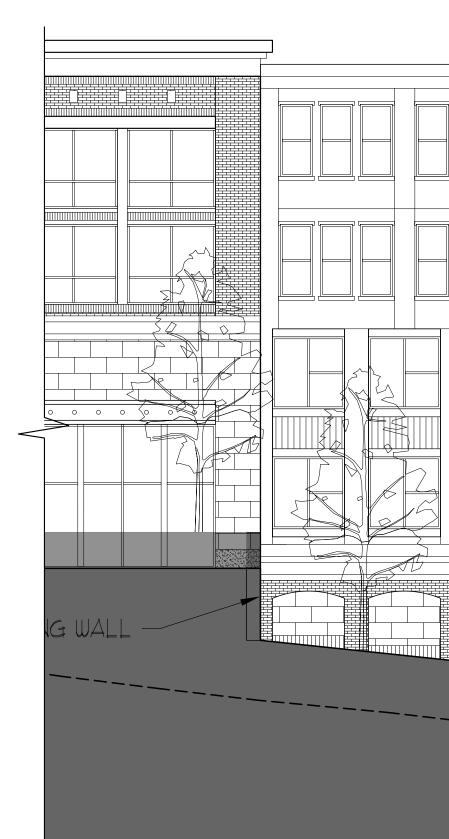
SCALE: 1"=40'-0"	EL: +305'	
T/ THIRD LE: 4935' PL		



	PL
T/ ROOF EL: +1098' T/ ROOF EL: +999' INDIANA ST. T/ PROPOSED GRADE EL: +955'	= BLDG.
	ION







<u>┙┼┙┼┙┼┙┼┙┼┙┼┙┼┙┼┙┼┙┼┙┼┙┼┙┼┙┼┙┼┙┼┙┼┙┼</u> ┛╫┚┼┙┼┙┼		
	Ø2	2) <u>ENLARGED</u> SCALE: 1/8" = 1

