

OREAD CIRCLE HOTEL

LEGAL DESCRIPTION

SEE APPLICATION
PROPERTY OWNERS OF RECORD

- PROPERTY OWNERS**
- | | | |
|--|---|---|
| 1. TRIPLE T, LLC
645 PROSPECTS ST.
SUITE 300
LAURENCE, KS 66044 | 2. JEROME T. & DEBORAH LAMON
2020 N. 100TH STREET
CLARE, KS 66001 | 3. 4. SETSCAPED OF LAWRENCE
300 STREET AVE.
HAWTHORNE, KS 66022 |
|--|---|---|

PROJECT SUMMARY

- | | | | |
|----|-----------------|----------|---|
| U | COMMON ZONE-1 | CL, H=12 | OFFICE 200, RESIDENTIAL & COMMERCIAL |
| L2 | PROPOSED ZONE-1 | PCD-2 | PROPOSED 1000, 7 STORY ABOVE GROUND MULTI-USE BUILDING - (12,000 SF)
HOTEL, 200 FLOORS 1-5 / HOTEL, COMMON SPACE: 10,000 G.S.F.
RESIDENTIAL 200, FLOORS 6-7 EXTENDED STAY ROOMS (20 BEDROOMS)
RESTAURANCE/CLUB, 1000 G.S.F.
RETAIL SPACE 4,000 G.S.F. |

IMPERVIOUS SURFACE SUMMARY:

PROJECT SITE: 0.746 ACRES (32,000 SQ. FT. +/-) DISTINGUISH CONDITIONS		PROPOSED CONDITIONS	
	SQ. FT.		SQ. FT.
LAND AREA	32,000	LAND AREA	32,000
BUILDING FOOTPRINT	0.746	BUILDING FOOTPRINT	10,000
PAVED AREA	1,440	PAVED AREA	2,640
TOTAL IMPROVEMENTS	36,180	TOTAL IMPROVEMENTS	35,670
TOTAL PERCENT	0.582	TOTAL PERCENT	0.485

GENERAL NOTES

- [illegible]

PARKING INFORMATION:

- HOTEL - 1 SPACE PER GUEST ROOM + 1 SPACE PER 15 EMPLOYEES, 14 ROOMS AND EMPLOYEES = 14 REQUIRED
 RETAIL - 1 SPACE PER 200 S.F., 4000 S.F. @ .028 = 3000 = 0 REQUIRED
 RESTAURANT - 1000 S.F. @ .028 = 4000 + 1 SPACE PER 200 S.F. = 20 REQUIRED @ .028 = 0 REQUIRED
 DIVIDED SEAT ROOMS - 1 SPACE PER DESKTOP = 30 REQUIRED

TYPE	REMARKS	PROVIDED
REMARKS	02	01
ACCESSIBLE	0	0
STAGE	00	01
BICYCLE	5	5 0 WAGO

54. **REINFORCE:** APPROXIMATES: 1" - 4000 PSI CONCRETE W/ 6% BARS 12" O.C. - PER CITY STANDARD
DRAINAGE: CONCRETE - PER CITY STANDARD

25 24 GIPS & ENTER AS SHOWN ON PLAN.

- | LANDSCAPING NOTES: | | | | DATE | TIME |
|--------------------|------------|------|---------------|---------------|--------------|
| 1 | CONCRETE | STY. | APPROVED | NORMALISED | |
| 2 | PAVE TREES | 1 | RED OAK | GENUS NURS. | 2/10/74 0.10 |
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4.3 ALL TARP AREAS TO BE SECTORED WITH K-9 POLICE

- 4.4 ALL LANDSCAPED AREAS ASSOCIATED WITH THE PROJECT SHALL BE IRRIGATED.

WAIVERS APPLIED FOR:

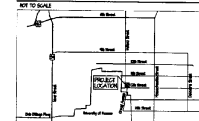
- 5.1 FLD OF ONLY 30 ACRES
5.2 ALL PERMANENT SETBACKS REDUCED TO 0'

BENCHMARK:

- ## OFF-SITE IMPROVEMENTS

61 IMPROVEMENTS TO GREAT AVENUE TO BE COMPLETED BY 2008.

LOCATION MAP:



NSPJ
NEARING STAATS PRELOGAR & JONES AIA CHARTERED
ARCHITECTS
3525 NW 77th Ave, Suite 201
POMONA HILLS, CALIFORNIA 91768
TEL: 909.861.3500 FAX: 909.861.3500
WWW.NSPJARCHITECTS.COM

paulwerner
ARCHITECTS

545 COLUMBIA DRIVE
SUITE 1002
LAWRENCE, KS 66044
OFFICE: 785.832.0804
FAX: 785.832.0880

DEVELOPER
SIMPLE 7, LLC
410 PARACHUTES
SUITE 300
LAURENCE, KS 66044
OFFICE: 785-845-6146
BOB@SIMPLE7.COM

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**OREAD CIRCLE HOTEL
PRELIMINARY DEVELOPMENT PLAN**
17TH & INDIANA
LAURENCE, KANSAS

PROJECT # 2700
JULY 11, 2007

RELEASE	DATE
10	10-01

10	10/07
11	09/07
12	08/07

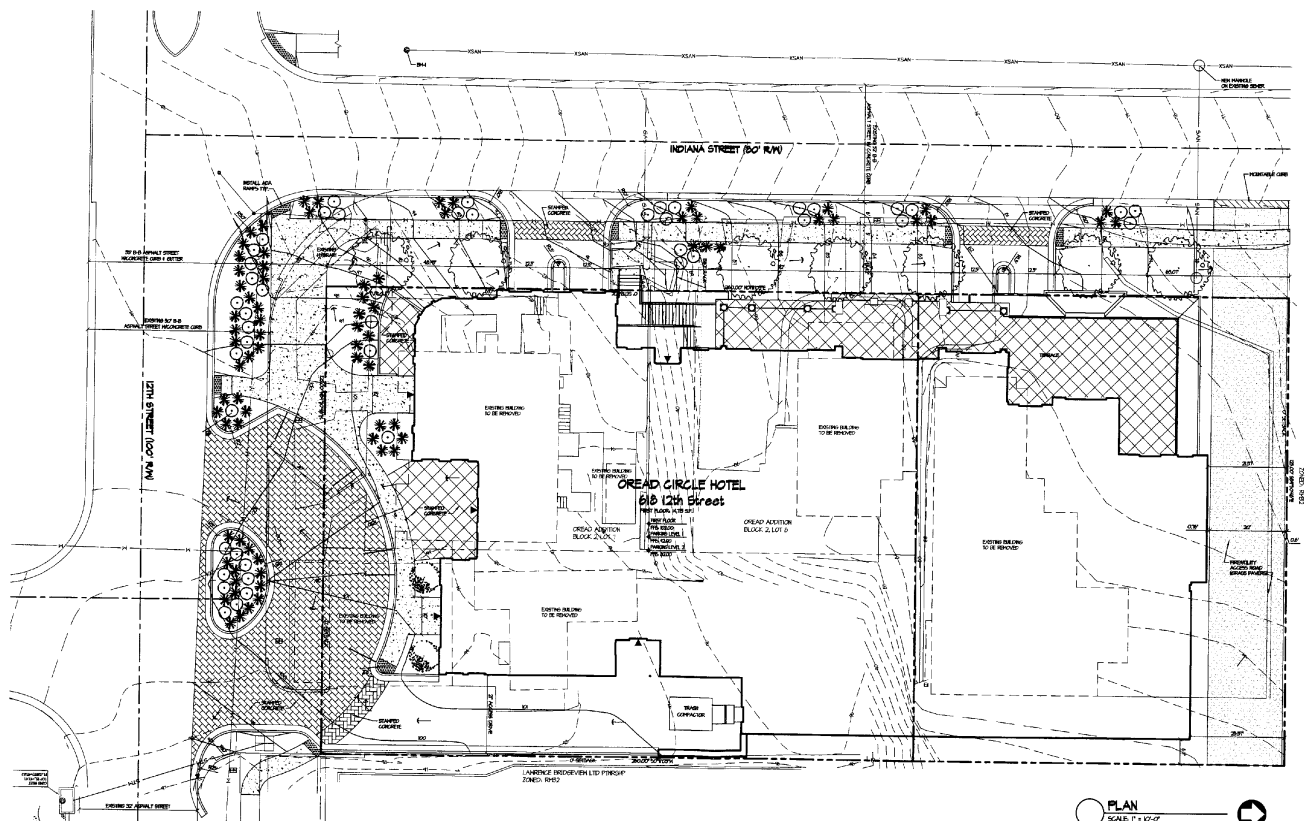
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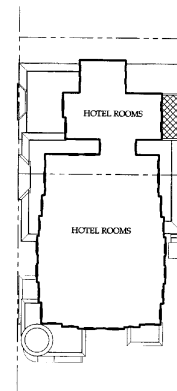
**OREAD CIRCLE HOTEL
PRELIMINARY DEVELOPMENT PLAN**
12TH & INDIANA
LAURENCE, KANSAS

RELEASE:	DATE:
10	7/1/01
11	8/10/01
12	9/10/01

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○ THIRD AND FOURTH FLOOR PLANS

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