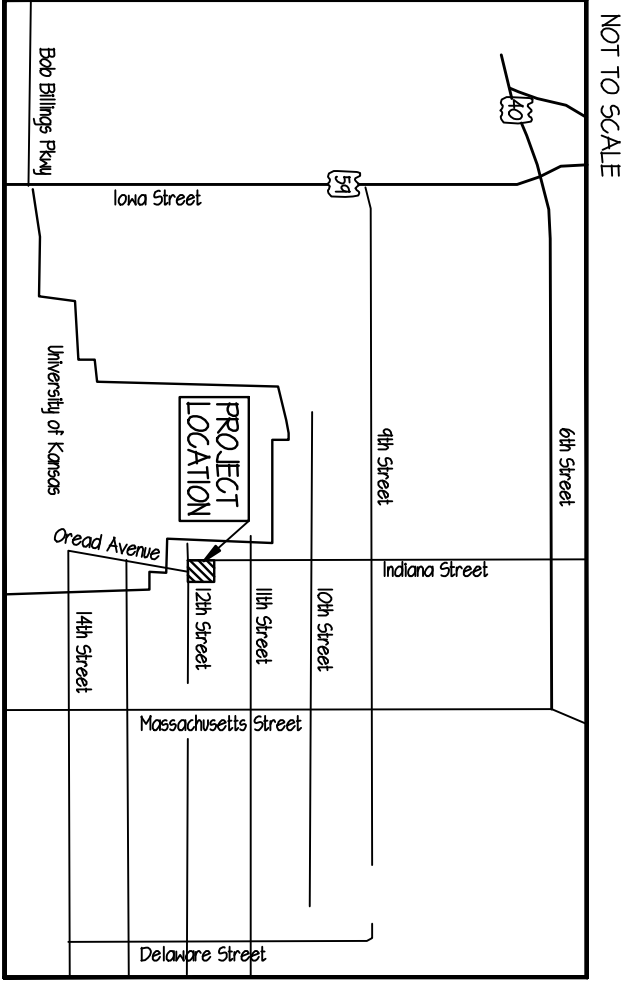


THE OREAD

LOCATION MAP:



PDP PREVIOUS CONDITIONS OF APPROVAL: PDP-07-03-07

61. PUBLIC TREES: REMOVE COMMON OPEN SPACE FOR THE DEVELOPMENT AND SHALL NOT BE EXCLUDED ORIGINATED ACTIVITIES WITHIN THE TERRACE AREAS SHALL NOT EXCEED 11:00 PM SMOKE THROUGH THRESHOLD AND 1:00 AM ON WEEKENDS, HOLIDAYS AND SUNDAY NIGHTS.
62. ALL OPEN AREAS SHALL BE CONSTRUCTED PER CITY STORM WATER DRAINAGE DETAIL.
63. THE BUILDING HEIGHT SHALL NOT EXCEED 22' AS MEASURED FROM THE ADJACENT GRADE AT THE MAIN SOUTH ENTRANCE TO THE TOP OF THE 7TH FLOOR DECK PARAPET AS SHOWN ON THE 200M ELEVATION. THE OBSERVATION DECK FLOOR LINE SHALL NOT EXCEED 14' FROM GRADE AT MAIN ENTRANCE.
64. THE EXISTING FACADES OF THE HOTEL STRUCTURE SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THOSE SHOWN ON THE 200M ELEVATION. THE EXISTING FACADES SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THOSE SHOWN ON THE 200M ELEVATION. THE EXISTING FACADES SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THOSE SHOWN ON THE 200M ELEVATION. THE EXISTING FACADES SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THOSE SHOWN ON THE 200M ELEVATION.
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MAYERS APPROVED PER PDP 07-03-07:

DETAILED PROJECT SUMMARY:

PARKING LEVELS:

| FLOOR | GF | SPACES |
|-------|-------|--------|
| P4 | 1356 | 1 |
| P3 | 2635 | 12 |
| P2 | 2835 | 66 |
| P1 | 28602 | 54 |
| TOTAL | 46680 | 200 |

BUILDING SPACE:

| FLOOR | GF | SPACES |
|-------------|-------|--------|
| B1 | 26283 | |
| B4 F.R. | 2445 | 2454 |
| 2nd F.R. | 1135 | |
| 3rd F.R. | 8646 | |
| 4th F.R. | 5644 | |
| 5th F.R. | 10355 | 5041 |
| 6th F.R. | 8445 | |
| 7th F.R. | 8511 | |
| ROOF | 1348 | |
| GREEN/DECKS | | 4254 |
| TOTAL | 85250 | 1174 |

OPEN SPACE CALCULATION:

81. OPEN SPACE REQUIRED: 20.8 * 32604 SQ FT = 6520 SQ FT.
82. OPEN SPACE PROVIDED: 980 3.05 %
83. MIN. OPEN SPACE TO BE 50% GREATER THAN REQUIRED: 6520 * 1.5 = 9780 SQ FT.

BENCHMARK:

10/2 REVISED PDP # PDP 07-03-07

RELEASE SCHEDULE:

10/2 REVISED PDP # PDP 07-03-07

DEVELOPMENT PLAN DRAWINGS

| DATE | RELEASE |
|----------|---------|
| 04.02.08 | 1/0 |
| 04.03.08 | 1/1 |
| 04.14.08 | 1/2 |

PROPERTY OWNER OF RECORD & DESCRIPTION:

PROPERTY DESCRIPTION: LOT 1 - TRINITY ADDITION, TRINITY LLC, 1200 OREAD AVE, SUITE 300, LAWRENCE, KS 66044

PROJECT SUMMARY:

11. CURRENT ZONING: RCD-2
12. PROPOSED ZONING: RCD-2
13. LAND AREA: 0.141 ACRES (32604 SQ. FT. +/-)
14. DENSITY: 1200 OREAD AVE, SUITE 300, LAWRENCE, KS 66044
15. SEE ALLOWED USES LISTED SEPARATELY.

IMPERVIOUS SURFACE SUMMARY:

| EXISTING CONDITIONS | PROPOSED CONDITIONS |
|---|--------------------------|
| LAND AREA: 30.11 AC | LAND AREA: 30.11 AC |
| BUILDING FOOTPRINT: 6748 | BUILDING FOOTPRINT: 3264 |
| PAVED AREAS: 1740 | PAVED AREAS: 3264 |
| TOTAL PAVED: 2588 | TOTAL PAVED: 3264 |
| NOTE: INCREASE IN IMPERVIOUS SURFACE IS 42% | |

GENERAL NOTES:

21. ALL ACCESSIBLE SIDEWALK RAMP BY ADA STANDARDS.
22. SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICAN WITH DISABILITIES ACT (ADA) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 2010 ADA STANDARDS.
23. SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES (FHA) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 2008 FAIR HOUSING ACCESSIBILITY GUIDELINES.
24. THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR PARKING DAMAGE CAUSED BY TROG TRUCKS.
25. ALL UTILITIES PROVIDER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY TROG TRUCKS.
26. PLAN FOR CITY APPROVAL ONLY. CONSTRUCTION DOCUMENTS TO BE SUBMITTED BY THE OWNER.
27. TOPOGRAPHIC INFORMATION OBTAINED FROM THE 2008 AND ALL POINTS SURVEYING 2001.
28. ALL TRAFFIC CONTROL SIGNS, SIGNALS, AND TRAFFIC CONTROL DEVICES SHALL BE PROVIDED BY THE OWNER.
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PARKING INFORMATION:

31. HOTEL 40 GUEST ROOMS 3211 N.E. # 1220 = 146 SPACES
32. CONDOMINIUMS 3 - 3 BED UNIT # 12 SPACES / UNIT = 103 SPACES
33. COMMERCIAL SPACE 1032 N.E. # 1220 = 41 SPACES
34. TOTAL ESTIMATED PARKING SPACES: 31 SPACES (NOTE: 107 APPROVED VEHICLES FOR 320 SPACES REMOVED TO 67)
35. PARKING PROVIDED: SEE NOTE 11.

LANDSCAPING NOTES:

31. PLANTING: APPROXIMATELY 17' - 4500 PSI CONCRETE IN 4" BARS 12" O.C. IN - PER CITY STANDARD
32. PLANTING: APPROXIMATELY 17' - 4500 PSI CONCRETE IN 4" BARS 12" O.C. IN - PER CITY STANDARD
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40. PLANTING: APPROXIMATELY 17' - 4500 PSI CONCRETE IN 4" BARS 12" O.C. IN - PER CITY STANDARD

OFF-SITE IMPROVEMENTS

31. IMPROVEMENTS TO OREAD AVENUE TO BE CONSTRUCTED WHEN NO IS NOT IN SESSION BETWEEN MAY 4 SEPTEMBER 2008 OR 2009.

THE OREAD PRELIMINARY DEVELOPMENT PLAN

1200 OREAD AVE.
LAWRENCE, KANSAS

paulwerner
ARCHITECTS

645 COLUMBIA DRIVE
SUITE 1002
LAWRENCE, KS 66048
OFFICE: 785.892.0804
FAX: 785.892.0880

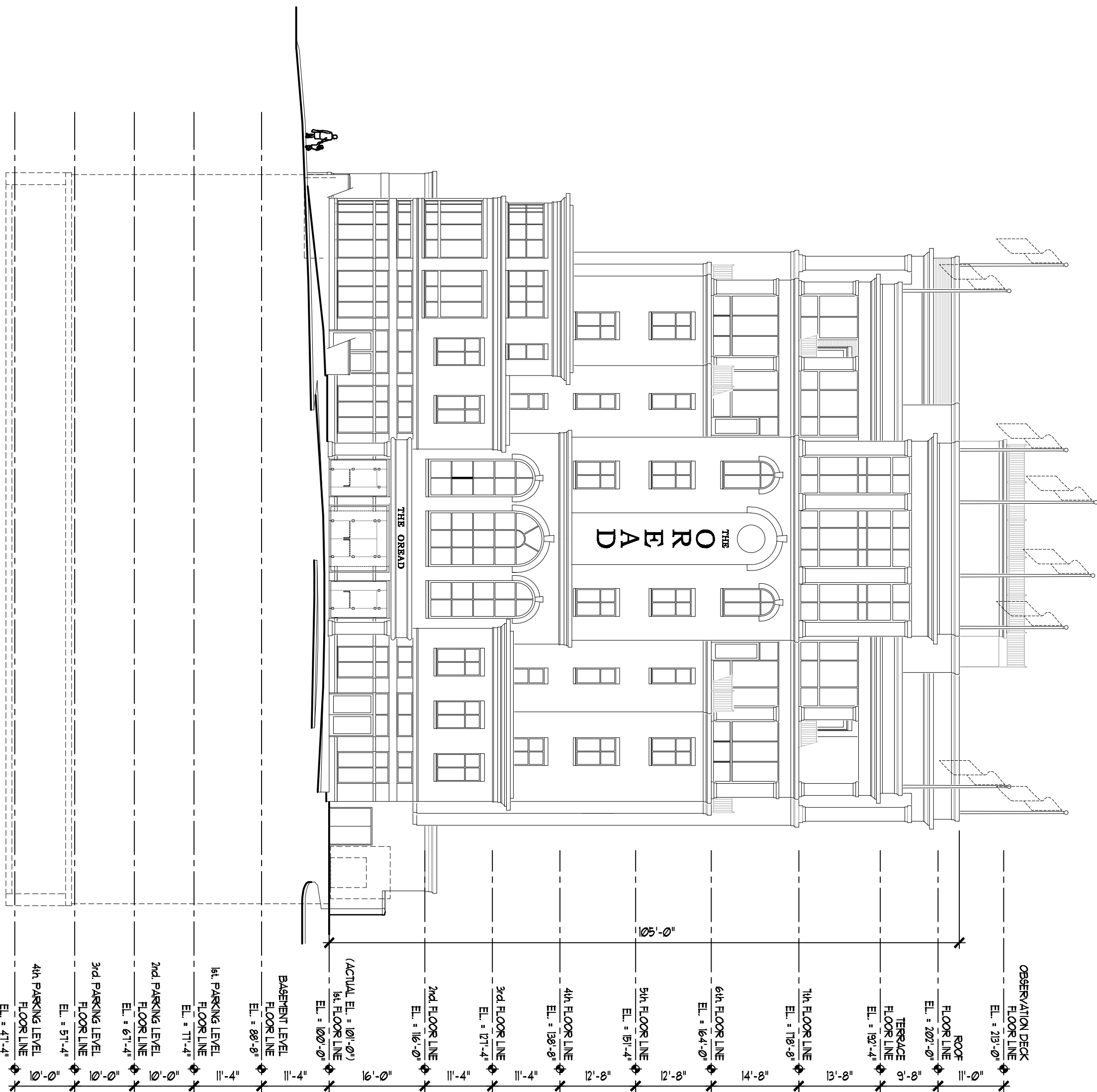
NSPJ
NEARING STAATS PRELOGAR & JONES AIA CHARTERED
ARCHITECTS

3515 W. 78th St., Ste. 201
PRAIRIE VILLAGE, KANSAS 66206
PHONE 913.831.1415 FAX 913.831.1563



WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

EXHIBIT
AT LEAST FIFTY PERCENT TOTAL OF ALL EXTERIOR BUILDING FACADES OF EACH BUILDING WITHIN THE OREAD SITE INCORPORATE THE USE OF NATIVE BUILDING MATERIALS, INCLUDING LIVESIDE BRICK, OR OTHER NATURAL STONE.
NO USE OF ARTIFICIAL STUCCO.
COMPLETION OF AND COMPLIANCE WITH A PHOTOGRAPHIC PLAN PRESENT TO CITY RESIDENTS IN ACCORDANCE WITH THE CITY CODE.

THE OREAD PRELIMINARY DEVELOPMENT PLAN

1200 OREAD AVE.
LAWRENCE, KANSAS

PROJECT # 2100
OCTOBER 26, 2007

RELEASE: DATE:
10 04.02.08
11 04.03.08
12 04.10.08

PDP-3

545 COLUMBIA DRIVE
SUITE 1002
LAWRENCE, KS 66048
OFFICE: 785.832.0804
FAX: 785.832.0880

paul werner
ARCHITECTS

NSPJ
NEARING STAATS PRELOGAR & JONES AIA CHARTERED
ARCHITECTS

3015 W. 78th St., Suite 201
PRAIRIE VILLAGE, KANSAS 66208
www.nspjarch.com
PHONE 913.831.1415 FAX 913.831.1563

- USE GROUP 1. AGRICULTURAL-ANIMAL HUSBANDRY-(NOT ALLOWED)
- USE GROUP 2. AGRICULTURAL-FIELD CROPS- (NOT ALLOWED)
- USE GROUP 3. RESIDENTIAL-SINGLE-FAMILY DETACHED- (NOT ALLOWED)
- USE GROUP 3A. RESIDENTIAL-ORLEX-(NOT ALLOWED)
1. Residential Uses- Single family detached or duplex
 2. Accessory Uses (Ord. 4241, Sec. 3)
- USE GROUP 4. RESIDENTIAL - MULTI-FAMILY
- Medium and high-density multi-family residences.
3. Residential Uses
 4. Multi-family dwelling including duplex
 5. Single-family detached dwelling (row house or townhouse)
 6. Bed & Breakfast establishment except in the RM districts
 7. It is not permitted in RM-D and RM-H
 8. Accessory Uses (Ord. 6048, Sec. 1; Ord. 6392)
- USE GROUP 5. RESIDENTIAL-DORMITORY.
- High-density residential uses other than those permitted in Use Group 4.
5. Dormitory Uses
 6. Apartment Units
 7. Dormitory-type residence hall
 8. Fraternality
 9. Sorority
 10. Accessory Uses
- USE GROUP 6. RESIDENTIAL - MOBILE HOME PARK- (NOT ALLOWED)
- USE GROUP 1. COMMUNITY FACILITIES - PUBLIC UTILITIES
- (a) may appropriately be located in residential areas to provide education, recreation, health, and other essential services and (b) do not create significant objectionable influences in residential areas.
1. Community facilities
 2. Educational facilities listed as a landmark or the Lawrence State or National Regions of Historic Places or included in the Lawrence or National Register of Historic Districts
 3. Art gallery or museum
 4. Cemetery, columbarium or mausoleum
 5. Child care center—daycare, primary provider
 6. Child care home—noncommercial primary provider
 7. Church or other place of worship, including student center
 8. Club or lodge, provide except those whose chief activity is carried on as a business
 9. Communication Towers
 10. Community center
 11. Day-care center
 12. Educational facilities
 13. Health center—government operated
 14. Hospital, generalist, not including ambulatory
 15. Hospital, specialist, not including ambulatory
 16. Library or museum, public or private, open to public, without charge
 17. Manufacturing, central or satellite, installation of telephone facilities
 18. Performing arts center or theater
 19. Public housing or real home
 20. Public library
 21. Public safety or police station
 22. Private recreation facility (exclusive of family swimming pools and swimming pools that are accessory uses to hotels, motels and apartments)
 23. Rehabilitation center for persons with disabilities
 24. Senior center
 25. School, public, parochial or private, non-profit
 26. Social service and social meeting facilities
 27. Studio for professional work or for teaching of any form of the arts e.g. photography, music, dancing, drama, etc.
 28. Theater, live (if indoors)
 29. Youth center
 30. Youth center—after-school
 31. Radio or television transmitter or tower
 32. Sewage disposal plant, provide
 33. Telephone exchange, but not including garages, shops, or service
 34. Water treatment plant, pumping station, elevated storage or reservoir
- All other uses which (1) are similar to the listed uses in function, traffic-generating capacity, and effects on other land uses and (2) are not included in any other use group
4. Accessory Uses
- (Ord. 6394; Ord. 6392; Ord. 6404)
- USE GROUP 8. TEMPORARY USES- (NOT ALLOWED)
- (a) subject to the provisions of the Ord. which need to be located in residential areas on a temporary basis.
- (b) Uses of a commercial nature which are temporary and where in duration, traffic generation, or intensity are allowable in residential neighborhoods or as accessory commercial uses to established commercial operations.
1. Temporary Uses - Non-residential Nature
 - Advertising signs
 - Construction building and/or yard
 - Earth moving and excavation, depositing construction materials, clay, earth, gravel, minerals, rock, sand or stone on the ground
 - Off-street parking and loading
 2. Temporary Uses - Commercial Nature
 - Temporary outdoor sales area as an accessory use to an established
 - Licensed transient merchant's temporary structures as defined in Chapter 6, Article 8, of the City Code. (Ord. 6499)

- USE GROUP 4. PROFESSIONAL OFFICES.
- Offices for medical, professional and governmental purposes and accessory use, not including retail sales to the public, that are of a nature that may be located adjacent to or combined with residential uses without harmful effects to said residential uses.
1. Medical and related Offices
 2. Engineering, architectural, electronic, medical, optical, optometric, osteopathic, including 2, office
 3. Accounting, architecture, engineering, governmental, insurance sales, law, real estate
 4. Veterinary office and incidental boarding with no open kennel or yard where animals are housed
 5. Financial institutions
 6. (food banking branch or freestanding ATM would be plausible uses for the hotel and the neighborhood)
 7. Studio for professional work or for teaching of any form of the arts e.g. photography, music, dancing, drama, etc.
- All other offices which (1) are similar to the listed uses in function, traffic-generating capacity, effects on other land uses, and (2) are not included in any other use group.
- Accessory Uses.
- (Ord. 6231; Ord. 6110; Ord. 1041 rev.)
- USE GROUP 4A. LIMITED SERVICES.
- These uses are limited in development, intensity and traffic-generating capacity to uses which are compatible with established residential neighborhoods.
1. Bank, savings & loan, and trust company
 2. Freestanding automated banking or dispensing facility
 3. Freestanding automated banking or dispensing facility
 4. Freestanding automated banking or dispensing facility
 5. Loan office
 6. Personal services
 7. Photographic studio
 8. Post Office branch facility
 9. Radio and television studio
 10. Recording studio
 11. School, commercial or trade, when not involving any danger of fire or explosion, nor of offensive odor, noise, dust, glare, heat, vibration or other objectionable factors
 12. Secretarial service, work or for teaching of any form of the arts i.e. photography, music, dancing, drama, etc.
 13. Telephone answering service
 14. Accessory Uses
- USE GROUP 10. OFF-STREET PARKING.
- Off-street parking areas and accessory uses for customer parking or parking for a taxi.
1. Off-street parking
 2. Off-street parking lot, taxi or customer
- (Ord. 6102)
- USE GROUP 11. INNER NEIGHBORHOOD COMMERCIAL USES.
- These uses are limited in development, intensity, and traffic-generating capacity to uses which are compatible with established residential neighborhoods.
1. Bicycle sales, rental or repair
 2. Book store, new or used
 3. Dry cleaning outlet store
 4. Food store, including 24 hr. convenience store
 5. Hair care and hair salon
 6. Laundry, self-service
 7. Professional Offices, excluding medical and veterinarian offices and clinics
 8. Quick copy center
 9. Restaurant, not including one with drive-up facilities or service to automobiles
 10. Retail bakery
 11. Retail clothing
 12. Retail furniture, home furnishings, sales, rental, repair
 13. Shoe repair service
 14. Small-recreation facilities (recreating)
 15. Studio for professional work or for teaching of any form of the arts i.e. photography, music, dancing, drama, etc.
 16. Accessory Uses (Ord. 6316; Ord. 6111)
- USE GROUP 12. RETAIL STORES - PERSONAL SERVICES.
- Certain types of retail stores and service establishments which:
- (a) Provide for a wide variety of local consumer and transient needs, and
 - (b) Have a small service area and are, therefore, not distributed widely throughout the city.
- (1) Retail Stores and Service Establishments
 - (2) Altering, pressing, repairing of wearing apparel
 - (3) Antique sales
 - (4) Appliances, furniture, home furnishings, sales, rental, repair
 - (5) Automobile-repair-repairs
 - (6) Barber, savings & loan and trust company
 - (7) Barber or beauty shop
 - (8) Bicycle sales, rental, repair
 - (9) Book sales
 - (10) Bowling alley
 - (11) Camera or photographic supply sales
 - (12) Cleaning services
 - (13) Clothing sales
 - (14) Computer store sales, service and equipment
 - (15) Confectionery store
 - (16) Dry cleaning
 - (17) Eating place, enclosed, without dancing or entertainment and not providing service in automobiles
 - (18) Food and grocery store
 - (19) Food convenience store, including gasoline sales and single-serve auto wash
 - (20) Food store, including retail bakery
 - (21) Furniture store, including storage of first-
 - (22) Gift, novelty, souvenir sales

- Hardware store and small tool rental, but not including sales of lumber or individual hardware
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- Studio for professional work or for the teaching of any form of the arts, music, drama, etc.
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 78. Studio for professional work or for the teaching of any form of the arts, music, drama, etc.
 79. Studio for professional work or for the teaching of any form of the arts, music, drama, etc.
 80. Studio for professional work or for the teaching of any form of the arts, music, drama, etc.
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 96. Studio for professional work or for the teaching of any form of the arts, music, drama, etc.
 97. Studio for professional work or for the teaching of any form of the arts, music, drama, etc.
 98. Studio for professional work or for the teaching of any form of the arts, music, drama, etc.
 99. Studio for professional work or for the teaching of any form of the arts, music, drama, etc.
 100. Studio for professional work or for the teaching of any form of the arts, music, drama, etc.

- USE GROUP 14. RETAIL - WHOLESALE SALES AND SERVICES- (NOT ALLOWED)
- USE GROUP 15. AMUSEMENT, RECREATIONAL AND CULTURAL FACILITIES.
- Uses similar in nature and traffic-generating capacities that appeal to large groups of people or that provide uses with high density (people to space) ratios whose primary intent is one of amusement or recreational pursuits or cultural enrichment.
1. Indoor Recreational Amusement or Cultural Facilities
 2. Theater, indoor
 3. Theater, outdoor
 4. Amusement, recreational or cultural facilities
 5. Amusement, recreational or cultural facilities
 6. Amusement, recreational or cultural facilities
 7. Amusement, recreational or cultural facilities
 8. Amusement, recreational or cultural facilities
 9. Amusement, recreational or cultural facilities
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 99. Amusement, recreational or cultural facilities
 100. Amusement, recreational or cultural facilities

- USE GROUP 16. RESTAURANT, BAR, AND OTHER FOOD AND BEVERAGE SERVICES.
- Uses similar in nature and traffic-generating capacities that appeal to large groups of people or that provide uses with high density (people to space) ratios whose primary intent is one of amusement or recreational pursuits or cultural enrichment.
1. Restaurant, bar, and other food and beverage services
 2. Restaurant, bar, and other food and beverage services
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 97. Restaurant, bar, and other food and beverage services
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 99. Restaurant, bar, and other food and beverage services
 100. Restaurant, bar, and other food and beverage services

- USE GROUP 17. NIGHTLIFE AND ENTERTAINMENT.
- Uses similar in nature and traffic-generating capacities that appeal to large groups of people or that provide uses with high density (people to space) ratios whose primary intent is one of amusement or recreational pursuits or cultural enrichment.
1. Nightlife and entertainment
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- USE GROUP 18. NIGHTLIFE AND ENTERTAINMENT.
- Uses similar in nature and traffic-generating capacities that appeal to large groups of people or that provide uses with high density (people to space) ratios whose primary intent is one of amusement or recreational pursuits or cultural enrichment.
1. Nightlife and entertainment
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