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**545 COLUMBIA DRIVE
SUITE 1002
LAWRENCE, KS 66048
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1200 OREAD AVE.
LAWRENCE, KANSAS 66044

RELEASE:	DATE:
1.0	04.02.00
1.1	04.03.00
1.2	04.14.00
2.0	05.02.00

APPROVAL SIGNATURES:

SCOTT MC GILLLOUGH
DIRECTOR OF PLANNING SERVICES
CITY OF LAWRENCE

GRANT ECHMON
PLANNING COMMISSION CHAIRPERSON

PROPERTY DESCRIPTION:	PROPERTY OWNER (PRIOR TO 4/8/08):	PROPERTY OWNER (AFTER 4/8/08):
LOT 1 - TRIPLE T ADDITION MINOR SUBDIVISION LAWRENCE, KANSAS	TRIPLE T, LLC 643 MASSACHUSETTS ST. SUITE 300 LAWRENCE, KS 66044	OREAD INN, LLC 643 MASSACHUSETTS ST. SUITE 300 LAWRENCE, KS 66044

[illegible]

L3 LAND AREA: 0.149 ACRES (32604 SQ. FT. +/-).

14 DENSITY PROPOSED: PRIVATE RESIDENCES SHALL NOT EXCEED 26 UNITS. (35 UNITS PER ACRE).

15 SEE ALLOWED USES LISTED SEPARATELY.

EXISTING CONDITIONS		PROPOSED CONDITIONS	
PROJECT SITE: 0.146 ACRES	82604-50, FT. +/-	50, FT.	AC.
LAND AREA	32.604	0.146	0.144
BUILDING FOOTPRINT:			
PAVING:	8,148	0.302	0.292
TOTAL PERIMETER:	36,339	0.602	0.190
TOTAL PERIMETER:	36,339	0.602	0.660
TOTAL PERIMETER:	6,566	0.146	0.080

NOTE: INCREASE IN PERIMETER SURFACE IS 49.26%

[illegible][illegible]

3.4 TOTAL ESTIMATED PARKING SPACES = 30 SPACES (NOTE: FDP APPROVED VARIANCE

3.5	PARKING PROVIDED. SEE NOTE 11. FOR 320 SPACES REDUCED TO 161	TYPE, REGULAR ACCESSIBLE	REQUIRED: 161 6	PROVIDED: 144 6	10 (2 RACKS)
		TOTAL	167	200	
		BICYCLE	5 (1 RACK)		

3.6 TYPICAL DIMENSIONS:

R¹ SPACES - 8' X 10'
H¹ SPACES - 8' X 20' (5' OR 8' AS L¹)
SIDEWALKS SHALL BE 4' CONCRETE - 5" WIDE

3.7 PAVEMENT:

APPROACHES: T - 4000 PSI CONCRETE W/ #5 BARS 12" O.C. DN - PER CITY STANDARD
DRIVES: 5" CONCRETE - PER CITY STANDARD
PARKING AREAS: 5" CONCRETE

SP. #	DESCRIPTION	QTY.	APPROXIMATED TITLES	BOTANICAL NAMES	SIZE	COND.
1	SHADE TREES	10	RED OAK	QUERCUS ROBUR	2'-2 1/2' CAL.	B + B
2	CONVENTIONAL TREES	2	THORNLESS HONEY LOCUST	GLISTERIA THACANTIDES VAR. INERMS	1 1/2'-2' CAL.	B + B
3	DECIDUOUS SHRUBS	31	LEATHERFLY VERBENUM DWARF CAMELIA DWARF AZALEA CANE BERRY	VERBENA LILAC LILAC LILAC	10'-24" HT.	CONT.
4	EVERGREEN SHRUBS	40	BIG BLUE LIRIOPE BOXWOOD DWARF HYDRANGEA HINN AGONIA	VERBENA LILAC LILAC LILAC	10'-24" HT.	CONT.
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5.1 IMPROVEMENTS TO OREAD AVENUE TO BE CONSTRUCTED WHEN KU IS NOT IN SESSION, BETWEEN MAY 4 SEPTEMBER 2008 OR 2004.

[illegible]

6.] PUBLIC TERRACES PROVIDE COMMON OPEN SPACE FOR THE DEVELOPMENT AND SHALL NOT BE ENCLOSED WITHOUT APPROVAL OF A REVISED PRELIMINARY DEVELOPMENT PLAN AND APPROVAL OF REDUCTION IN THE REQUIRED OPEN SPACE PROVISIONS AS APPLICABLE.

- 6.1 PUBLIC TRAVELERS PROVIDE COMFORT GREEN SPACE FOR THE DEVELOPER AND SHALL NOT BE REDUCED IN RESPONSE TO A REVISED RECREATION DEVELOPMENT PLAN AND APPROVAL OF RECREATION.
- 6.2 EXERCISE ACTIVITIES WITHIN THE TERRACE AREAS SHALL NOT EXCEED 1000 PM. SNOOT THROUGH TERRACE AND GYM ARE ON RECREATING TRAIL AND SANITARY NIGHTS.
- 6.3 ALL COURT AREAS WILL BE CONSTRUCTED PER CITY-SPECIFIED STANDARD DETAILS.
- 6.4 THE BUILDING SHALL NOT EXCEED 90' AS MEASURED FROM THE GROUND ELEVATION. THE GROUND ELEVATION SHALL BE THE FINISHED GRADE ELEVATION OF THE GROUND SURFACE. THE BUILDING SHALL NOT EXCEED 10' FROM GRADE AT MAIN ENTRANCE.
- 6.5 THE EXTERIOR FACADES OF THE HOTEL STRUCTURE SHALL BE A SUBSTANTIAL COMPLIANCE WITH THOSE OF THE EXISTING HOTEL. THE EXTERIOR FACADES OF THE HOTEL STRUCTURE SHALL BE REVISED BY THE HISTORIC PRESERVATION ADMINISTRATION TO MATCH THE FINAL DEVELOPMENT PLAN. IF THE HISTORIC RESOURCE ADMINISTRATION FINDS THERE IS NO SUBSTANTIAL DESIGNAL ALTERATIONS ON THE FINAL DEVELOPMENT PLAN, THE EXTERIOR FACADES SHALL BE REVISED AND APPROVED BY THE CITY COMMISSIONER OF PLANNING AND BUILDING DEPARTMENT.

71 AREA REDUCTION FROM 2 ACRES TO .15 ACRES.
72
73 HAVE TO ALLOW DIRECT ACCESS TO A LOCAL STREET.
74
75 YARD REDUCTIONS ALONG THE NORTH SIDE TO A MINIMUM OF 21 FEET / PERIPHERAL YARD SETBACK
76 YARD REDUCTIONS ALONG THE EAST SIDE TO A MINIMUM OF 25 FEET / PERIPHERAL YARD SETBACK
77 YARD REDUCTIONS ALONG THE SOUTH SIDE TO A MINIMUM OF 25 FEET / PERIPHERAL YARD SETBACK
78 YARD REDUCTIONS ALONG THE WEST SIDE TO A MINIMUM OF 25 FEET / PERIPHERAL YARD SETBACK
79 YARD REDUCTIONS ALONG THE EAST SIDE TO A MINIMUM OF 25 FEET / PERIPHERAL YARD SETBACK
80
81 (ATT-REDUCED PARKING TO A MINIMUM OF 605 SPACES AS SHOWN ON THE PLAN DATED 9/20/01.

FLOCK:	OFF	SPACES
P4	13556	1
P3	28165	12
P2	28165	68
P1	28602	54

FLOOR:	GSF(1)	PUBLIC TERRACES
BI	28,293	2,424
1st FLR	21,455	
2nd FLR	17,113	
3rd FLR	16,616	

0.1. OPEN SPACE REQUIRED: 20 % = 52,604 SQ. FT. = 6,520 SQ. FT.
0.2. OPEN SPACE PROVIDED:
OPEN SPACE @ GRADE = 480 3.02 %
PUBL. TERACES = 11,714 36.94 %
TOTAL PROVIDED = 12,197 39.97 %
0.3. MIN. OPEN SPACE TO BE 50% GREATER THAN REQUIRED: 6,520 X 1.15 = 9,180 SQ. FT.

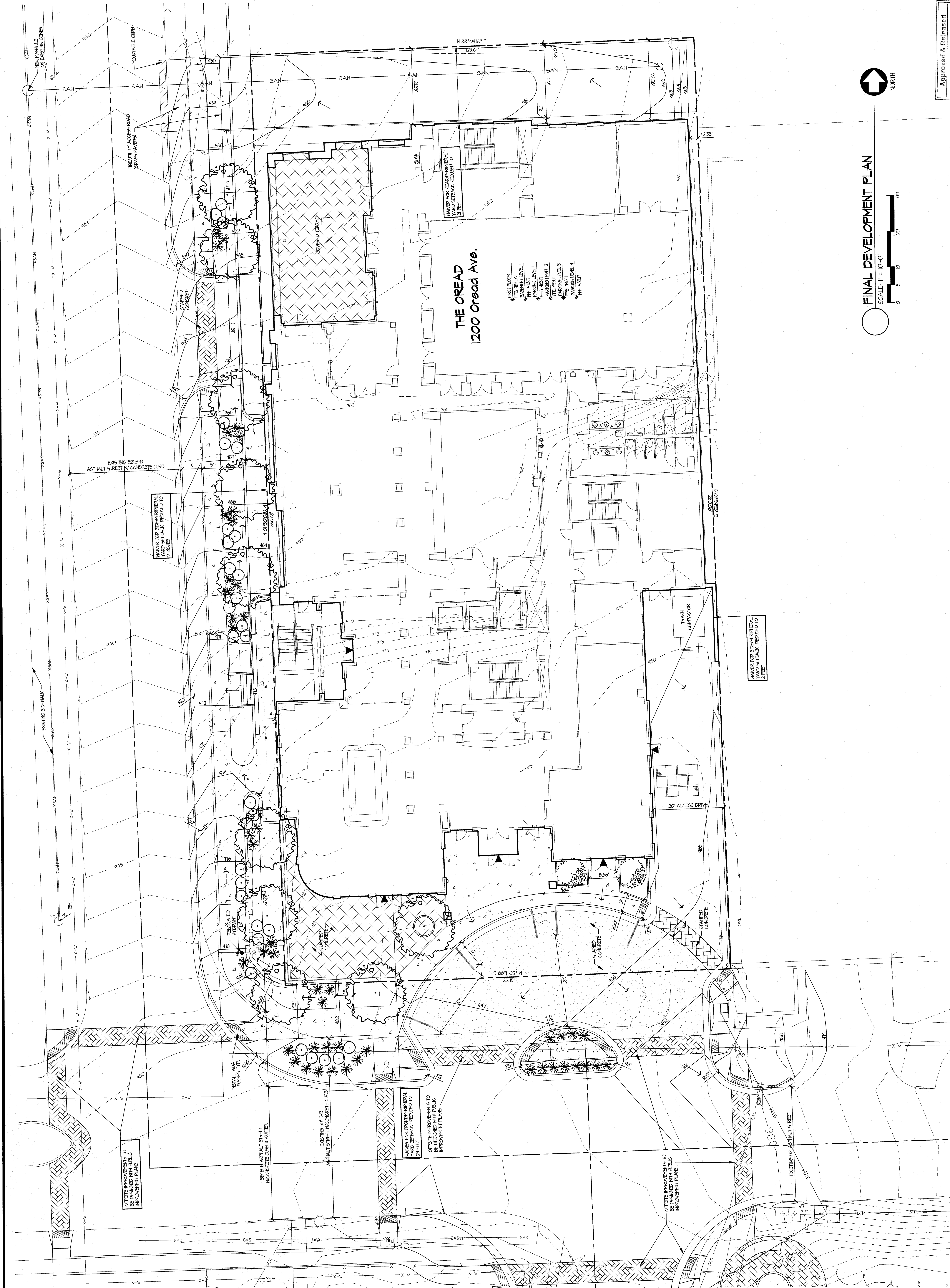
BN-1: TOP OF LID SANITARY MANHOLE WEST OF SUBJECT PROPERTY

- q) THE DEVELOPMENT AGREEMENT HAS BEEN RECORDED AT THE REGISTER OF DEEDS, BOOK 1093, PAGE 646
- r) THE FINAL DEVELOPMENT PLAN MUST COMPLY WITH THE DEVELOPMENT CODE AND THE DEVELOPMENT AGREEMENT AS AMENDED; IF THE PROPOSER OR OWNER OF THE PROJECT REQUESTS A VARIATION TO THE DEVELOPMENT AGREEMENT, ANY SUCH VARIATION MUST BE APPROVED BY THE BOARD OF SUPERVISORS AND THE DEVELOPMENT AGREEMENT WILL REMAIN IN FULL FORCE AND EFFECT UNTIL THE NEXT ANNUAL MEETING OF THE BOARD OF SUPERVISORS. THEREAFTER, THE BOARD OF SUPERVISORS WILL CONTROL TO THE EXTENT PERMITTED BY LAW.
- s) THE PROPOSED PROJECT SHALL BE CONSIDERED TO BE A PRELIMINARY DEVELOPMENT PLAN. THE PROPOSED PROJECT SHALL NOT BE CONSIDERED TO BE A FINAL DEVELOPMENT PLAN UNTIL IT IS APPROVED BY THE BOARD OF SUPERVISORS. THE BOARD OF SUPERVISORS MAY, AT ITS DISCRETION, APPROVE OR DISAPPROVE ANY ALTERATIONS TO THE PRELIMINARY DEVELOPMENT PLAN.

FDP-1	OVERALL PLAN & NOTES
FDP-2	DEVELOPMENT PLAN
FDP-3	BUILDING ELEVATIONS

1.0 REVISED POP & POP 9/18/08 INITIAL 04/02/08
1.1/1.2 REVISED POP & POP BASED ON STAFF COMMENTS 04/14/08
2.0 REVISED POP PER PLANNING COMMISSION COMMENTS 04/21/08

APPROVAL SIGNATURES:



FINAL DEVELOPMENT PLAN

SCALE: 1" = 10⁻¹ O³

Approved & Released

Case No. FDP-3488 Date: 5/26

Planner Initials: SLC # of Sheets 5

Director: Sett Mully 5/27/00

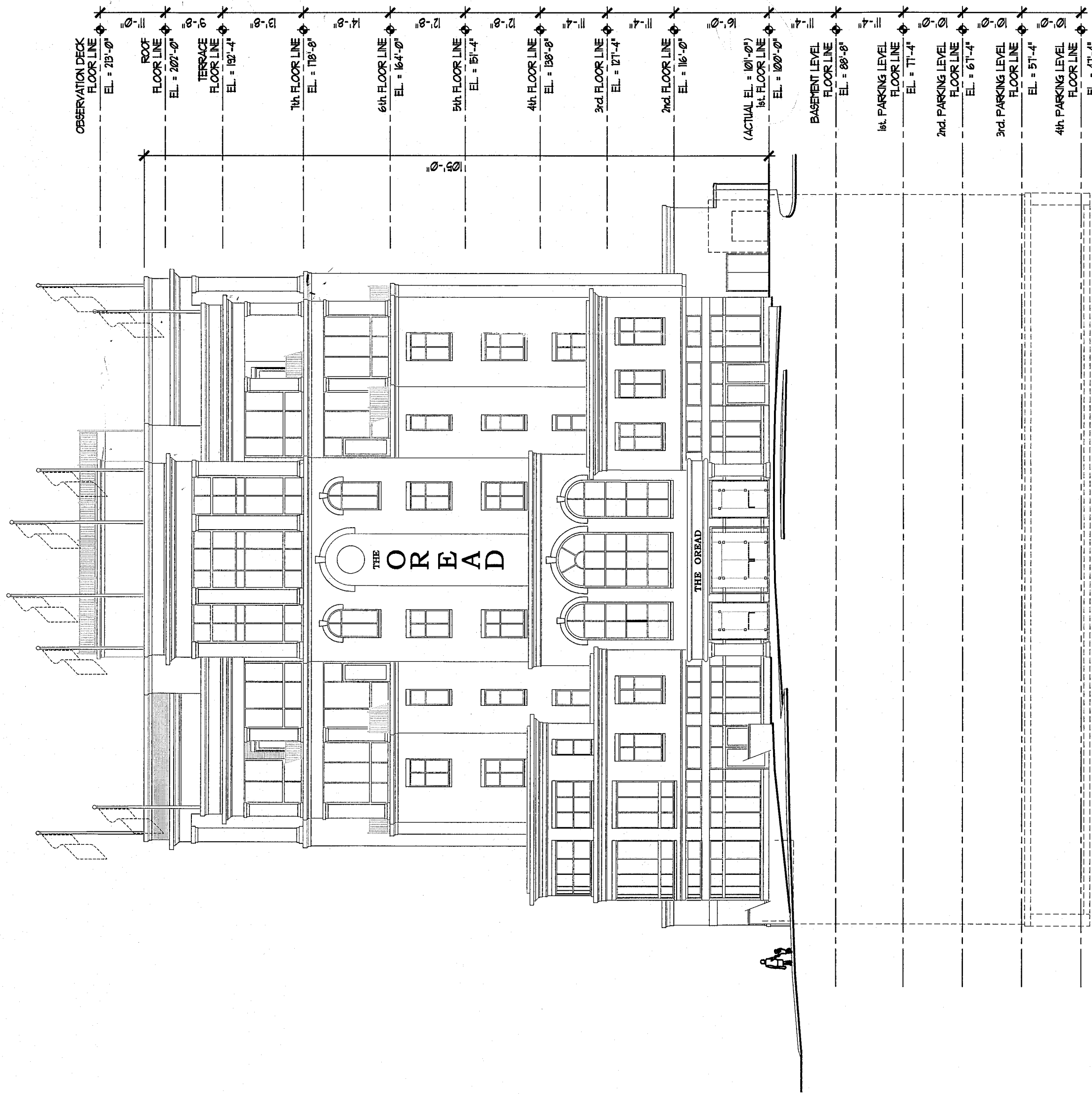
PC approved 4/21/08

THE OREAD
FINAL DEVELOPMENT PLAN
LAURENCE, KANSAS

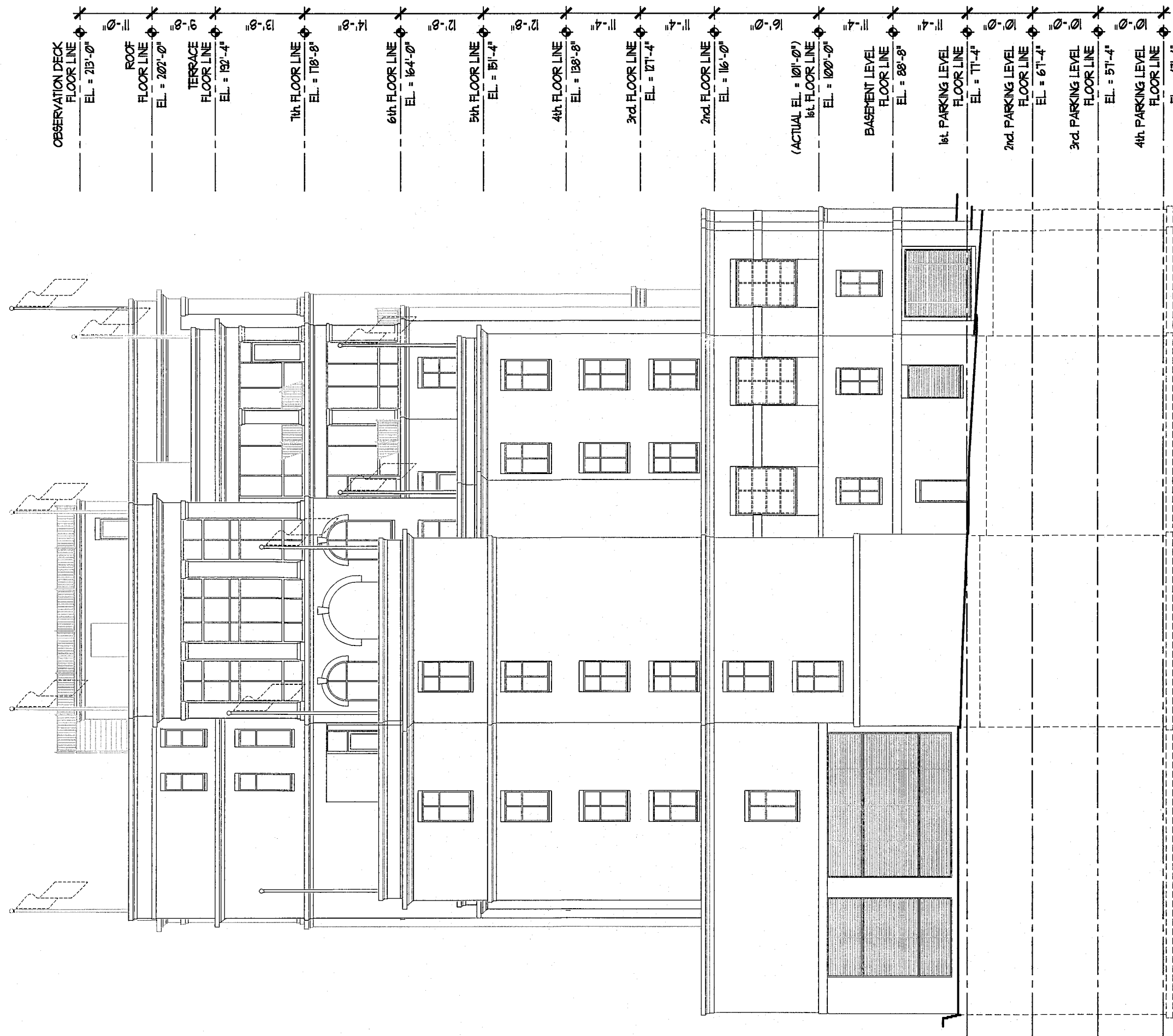
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OCTOBER 26, 2007
RELEASE: 10
DATE: 04.02.09
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04.14.09
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2.0 05.02.09

FDP-3

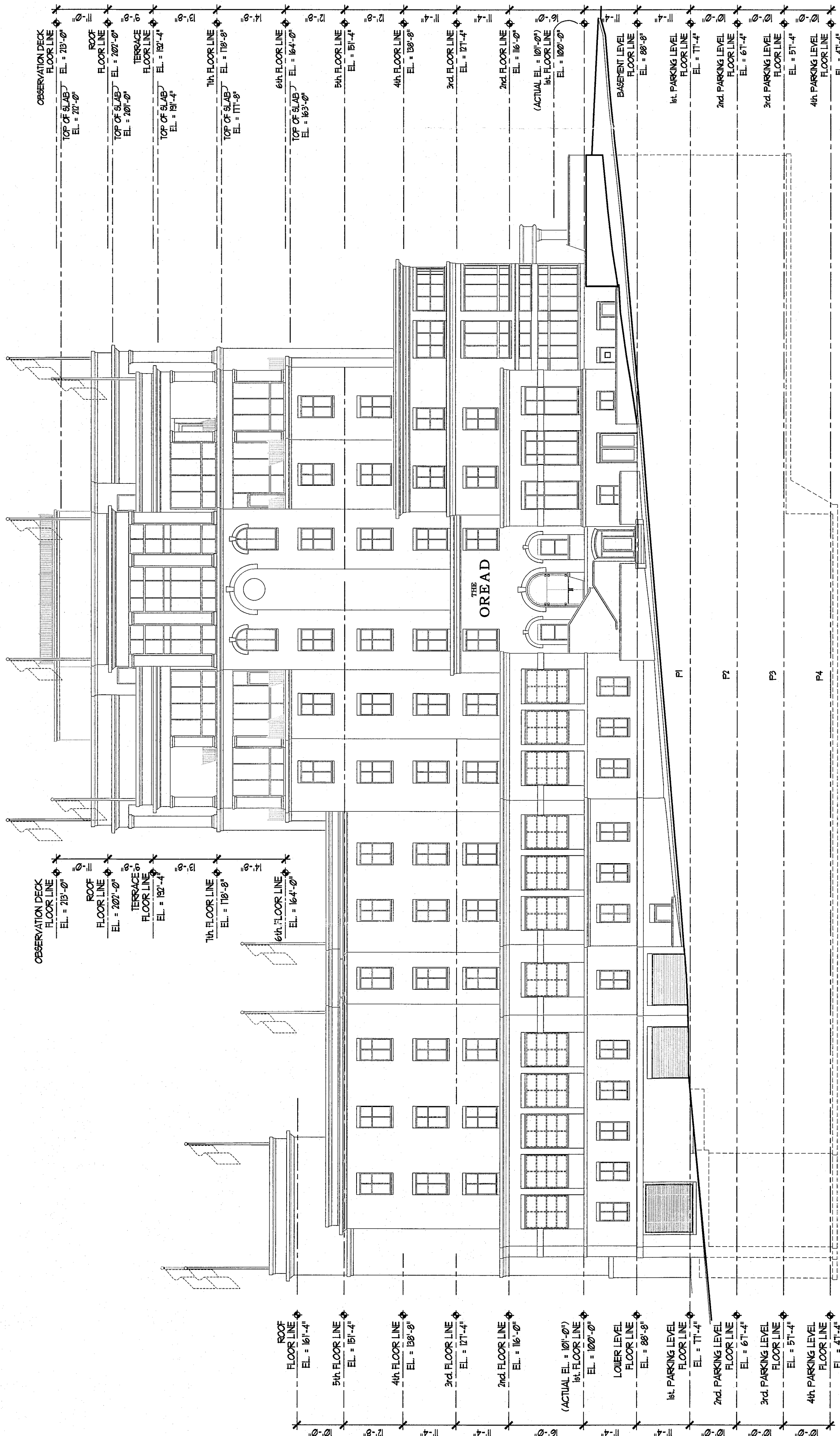
FD-348
Scale: 1/8" = 1'-0"
Sheet: 3 of 5
PC: approved 5/1/08



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

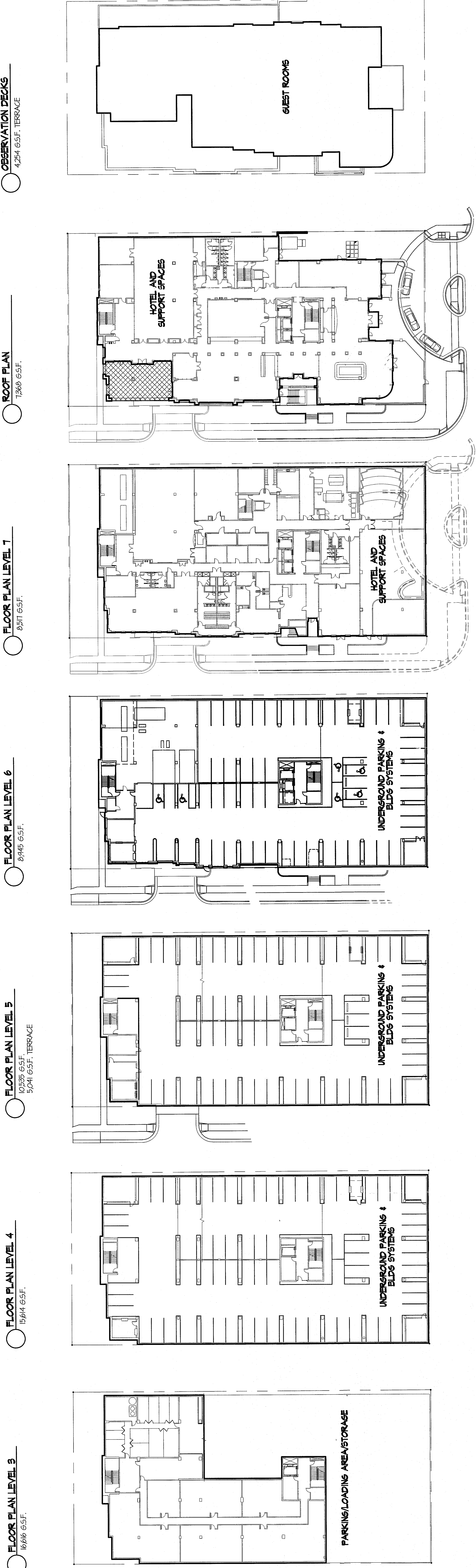
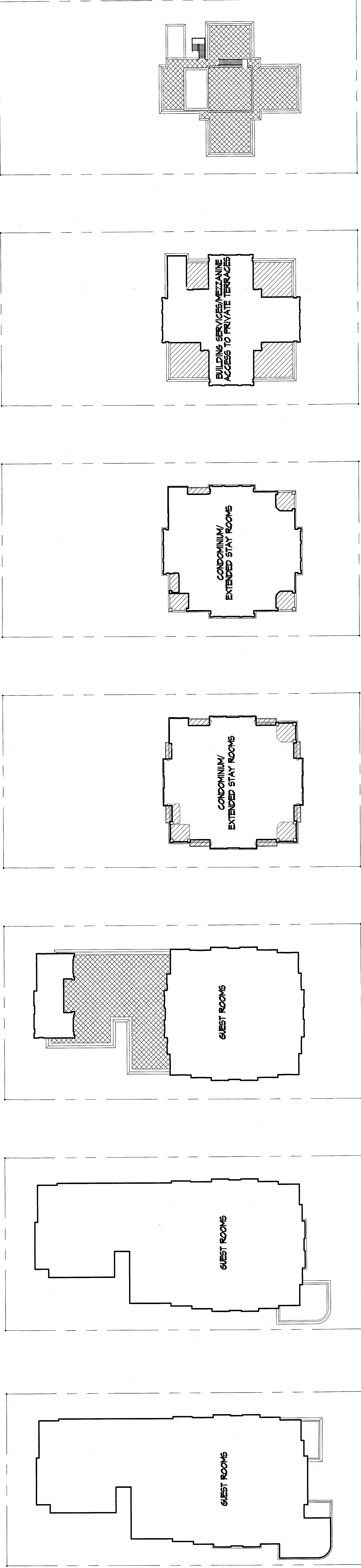


WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXHIBIT
AT LEAST FIFTY PERCENT OF ALL EXTERIOR BUILDING FACADES OF
THIS PROJECT SHALL BE FINISHED WITH NATURAL OR ARTIFICIAL
BUILDING MATERIALS INCLUDING LUSTRE, BRICK, OR OTHER NATURAL
STONE.
NO USE OF ARTIFICIAL STUCCO.
COMPLETION OF AND CONFORMANCE WITH A PHOTOGRAPHIC PLAN PRESENT
TO CITY RESUBMITTERS IN ACCORDANCE WITH THE CITY CODE.



EAST ELEVATION
SCALE: 1/8" = 1'-0"



Approved & Released

Case No. EDP-3-456-01-51%

Planner Initials: SLD # of Sheets: 5

Director: Scott Willey 5/2/08

VC approved 4/11/08

LEGEND

PUBLIC TERRACES

PRIVATE TERRACES

