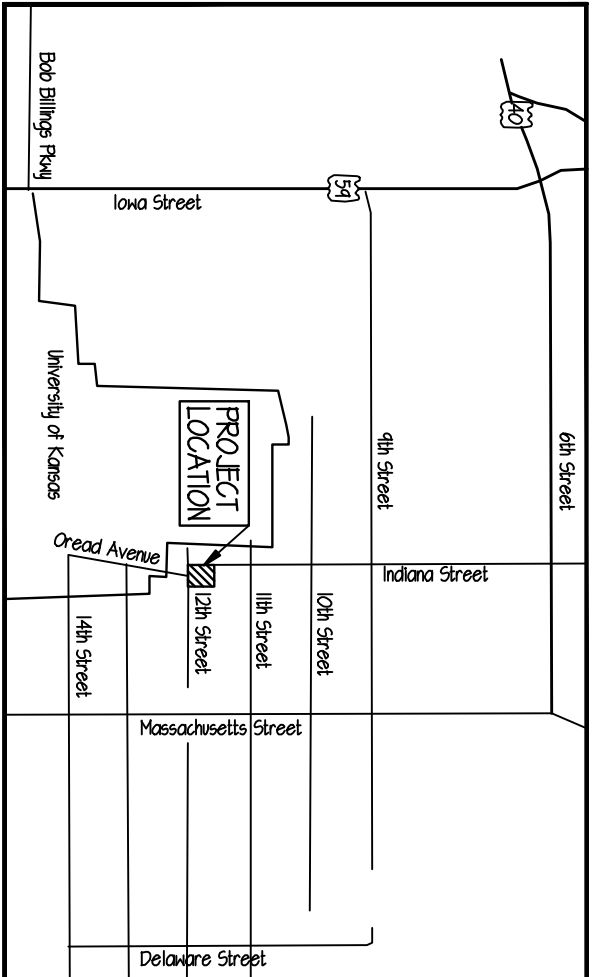


THE OREAD

LOCATION MAP:



OFF-SITE IMPROVEMENTS

51. IMPROVEMENTS TO OREAD AVENUE TO BE CONSTRUCTED WHEN NOT IN SESSION BETWEEN MAY 1 SEPTEMBER 2008 OR 2009.

PDP PREVIOUS CONDITIONS OF APPROVAL:

PDP-07-03-07

61. PUBLIC TERRACES PROVIDE COMMON OPEN SPACE FOR THE DEVELOPMENT AND SHALL NOT BE INCURRED WITHOUT APPROVAL OF A REVISED PRELIMINARY DEVELOPMENT PLAN AND APPROVAL OF REDUCTION IN THE REQUIRED OPEN SPACE PROVISIONS AS APPLICABLE.
62. ORGANIZED ACTIVITIES WITHIN THE TERRACE AREAS SHALL NOT EXCEED 11:00 PM SUNDAY THROUGH THURSDAY AND 12:00 AM ON WEDNESDAYS THROUGH SATURDAY NIGHTS.
63. ALL OPEN AREAS SHALL BE CONSTRUCTED PER CITY STORM SEWER STANDARD DETAILS.
64. THE BUILDING HEIGHT SHALL NOT EXCEED 10% AS MEASURED FROM THE ADJACENT SPACE AT THE MAIN SOUTH OBSERVATION DECK FLOOR LINE SHALL NOT EXCEED 14' FROM GRADE AT MAIN ENTRANCE.
65. THE EXTERIOR FACADES OF THE HOTEL STRUCTURE SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THOSE ELEVATION DRAWINGS PRESENTED AT THE FEBRUARY 12, 2008 CITY COMMISSION MEETING, SUBMITTED AS EXHIBIT A, AND THE EXTERIOR FACADES SHOWN ON THE FINAL DEVELOPMENT PLAN SHALL BE REVIEWED BY THE CITY AND THE EXTERIOR FACADES SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THOSE ELEVATION DRAWINGS AS EXHIBIT A, PRIOR TO THE FINAL APPROVAL OF THE FINAL DEVELOPMENT PLAN. IF THE HISTORIC RECORDS ADMINISTRATOR FINDS THERE TO BE ANY SUBSTANTIAL DESIGN ALTERATIONS ON THE FINAL DEVELOPMENT PLAN BUILDING PERMIT SHALL BE REVISED AND APPROVED BY THE CITY COMMISSION PRIOR TO ISSUANCE OF A BUILDING PERMIT.

WAIVERS APPROVED PER PDP 07-03-07:

71. AREA REDUCTION FROM 2 ACRES TO 1.3 ACRES.
72. WAIVER TO ALLOW ONE (1) ACCESS TO A LOCAL STREET.
73. YARD REDUCTIONS ALONG THE NORTH SIDE TO A MINIMUM OF 21' REAR / REAR-YARD YARD SETBACK.
74. YARD REDUCTIONS ALONG THE EAST SIDE TO A MINIMUM OF 2' SIDE / REAR-YARD YARD SETBACK.
75. YARD REDUCTIONS ALONG THE SOUTH SIDE TO A MINIMUM OF 2' SIDE / REAR-YARD YARD SETBACK.
76. YARD REDUCTIONS ALONG THE WEST SIDE TO A MINIMUM OF 2' SIDE / REAR-YARD YARD SETBACK.
77. OFF-STREET PARKING TO A MINIMUM OF 165 SPACES AS SHOWN ON THE PLAN DATED 9/10/07.

DETAILED PROJECT SUMMARY:

FLOOR	69471	PARK 9203	TERRACES	PUBLIC
F4	9392	5		
F3	23141	63		
F2	23141	63		
F1	23141	51		
B1	23141		460	
2nd FLS	17185			
3rd FLS	16866			
4th FLS	15946		3267	
5th FLS	16842			
6th FLS	16842			
7th FLS	16842			
8th FLS	16842			
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10th FLS	16842			
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97th FLS	16842			
98th FLS	16842			
99th FLS	16842			
100th FLS	16842			

OPEN SPACE CALCULATION:

61. OPEN SPACE REQUIRED: 20.3 * 32604 SQ FT = 6520 SQ FT.
62. OPEN SPACE PROVIDED: 460 * 3.03 % = 1395 SQ FT.
63. 5TH FLS 1 OBSERVATION DECKS = 6440 27.42 %
64. TOTAL PROVIDED = 4920 30.45 %
65. MIN. OPEN SPACE TO BE 50% GREATER THAN REQUIRED: 6520 X 1.5 = 9780 SQ FT.

BENCHMARK:

DEVELOPMENT PLAN DRAINAGES:

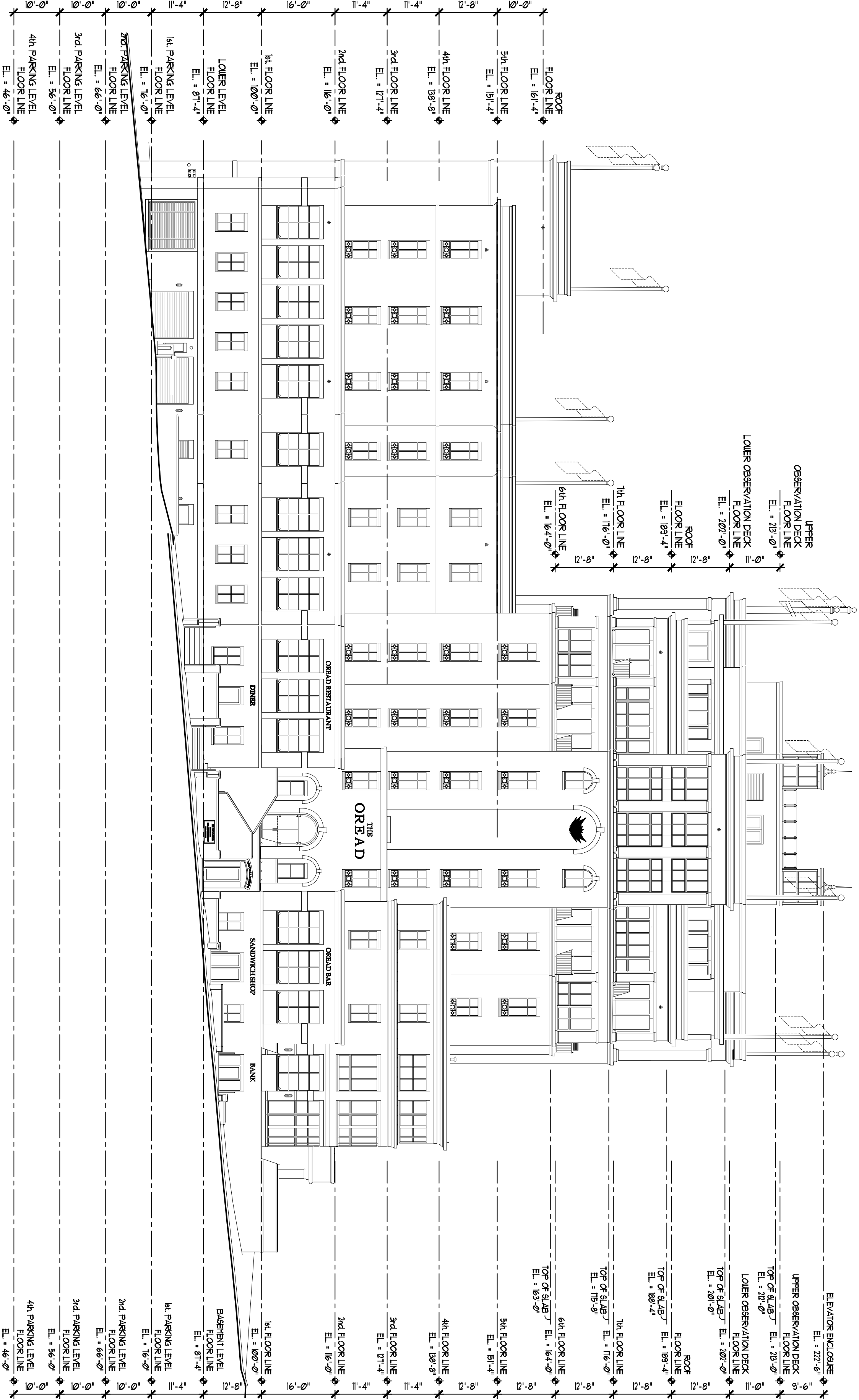
41. THE DEVELOPMENT AGREEMENT HAS BEEN RECORDED AT THE REGISTER OF DEEDS, BOOK 1035, PAGE 1646.
42. THE FINAL DEVELOPMENT PLAN MUST COMPLY WITH THE DEVELOPMENT CODE AND THE REDEVELOPMENT AGREEMENT. THE PROVISIONS OF THE DEVELOPMENT CODE AND THE REDEVELOPMENT AGREEMENT ARE INCORPORATED INTO THE DEVELOPMENT PLAN. THE DEVELOPMENT PLAN SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THE DEVELOPMENT CODE AND THE REDEVELOPMENT AGREEMENT.
43. ALL PROPERTY OWNERS HAVE THEIR RIGHT TO APPROVE OR DISAPPROVE ANY ALTERATION TO THE DEVELOPMENT PLAN.

RELEASE SCHEDULE:

- 1/0 REVISED PDP 1 PDP SUBMITTAL 04/02/08
- 1/2 REVISED PDP 1 PDP SUBMITTAL 04/14/08
- 1/3 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/4 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/5 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/6 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/7 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/8 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/9 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/10 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/11 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/12 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/13 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/14 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/15 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/16 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/17 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/18 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/19 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/20 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/21 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/22 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/23 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/24 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/25 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/26 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/27 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/28 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/29 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/30 REVISED PDP 1 PDP SUBMITTAL 05/02/08
- 1/31 REVISED PDP 1 PDP SUBMITTAL 05/02/08

PROPERTY OWNER OF RECORD & DESCRIPTION:

1. PROPERTY OWNER (PRIOR TO 4/10/08): 645 WILKINSON ST. LAWRENCE, KS 66044
2. PROPERTY OWNER (AFTER 4/10/08): 645 WILKINSON ST. LAWRENCE, KS 66044
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133. PROPERTY OWNER (AFTER 4/10/08): 645 WILK



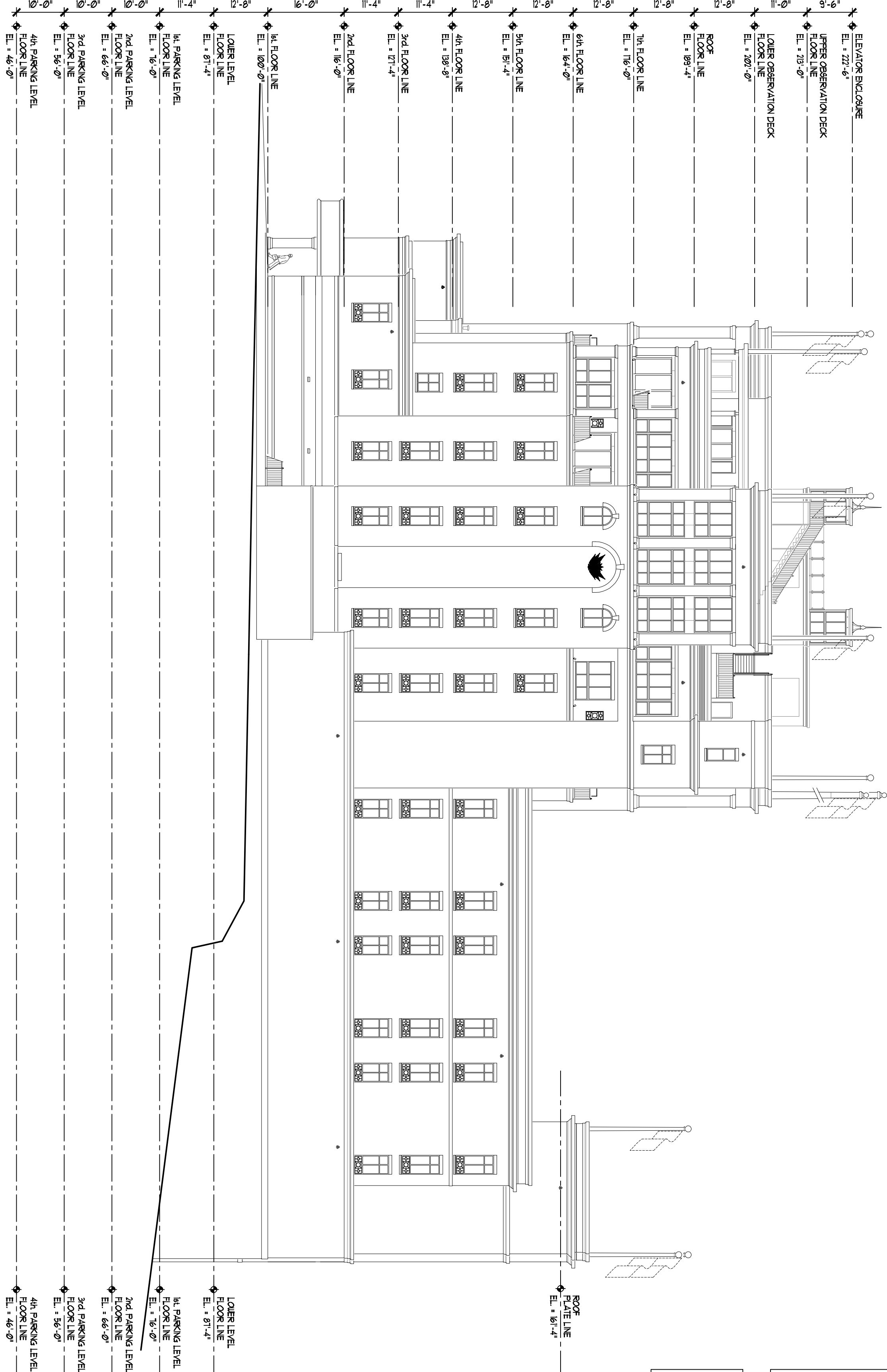
WEST ELEVATION

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



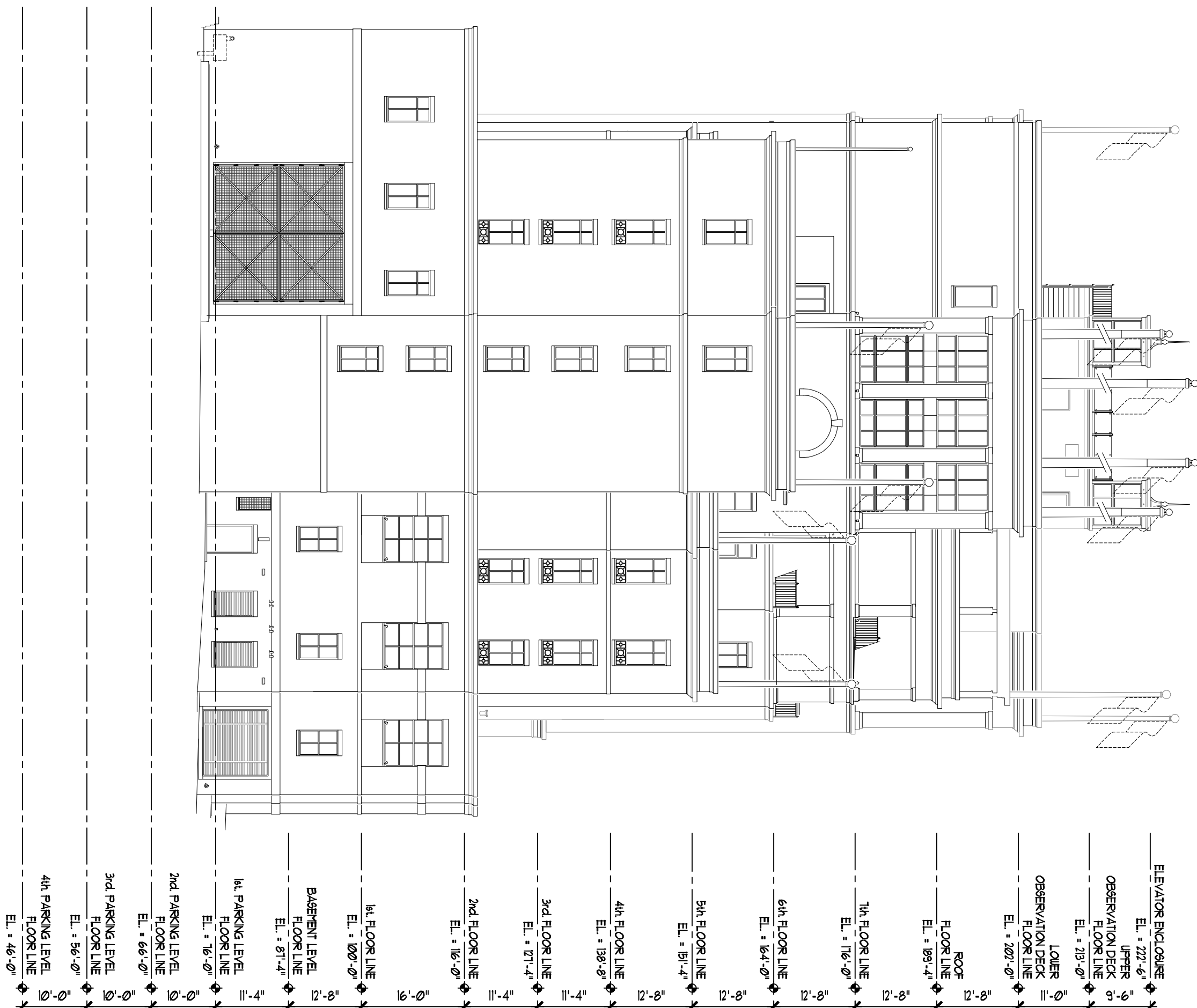
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

EXHIBIT E
AN ALTERNATE PROPOSED SCHEME OF THE EXISTING BUILDING FACADES OF THE OREAD BUILDING, 1200 OREAD AVENUE, LAWRENCE, KANSAS, FOR THE PROPOSED BUILDING MATERIALS, INCLUDING LITHOTON BRICK, OR OTHER MATERIAL, NO USE OF ARTIFICIAL STUCCO.
COMPLETION OF AND COMPLIANCE WITH A PHOTOGRAPHIC PLAN PRESENT TO CITY REQUIREMENTS IN ACCORDANCE WITH THE CITY CODE.

FLOOR LEVEL	ARCHITECTURAL ELEVATION	SKETCHED ELEVATION
FIRST FLOOR	6000	4851
P1	6000	4851
P2	6000	4851
P3	6000	4851
P4	6000	4851

THE OREAD FINAL DEVELOPMENT PLAN

1200 OREAD AVE.
LAWRENCE, KANSAS

PROJECT # 21100
OCTOBER 26, 2007

RELEASE:	DATE:
1.0	04.02.06
1.1	04.03.06
1.2	04.14.06
2.0	05.02.06
3.0	01.08.04
3.1	02.16.04

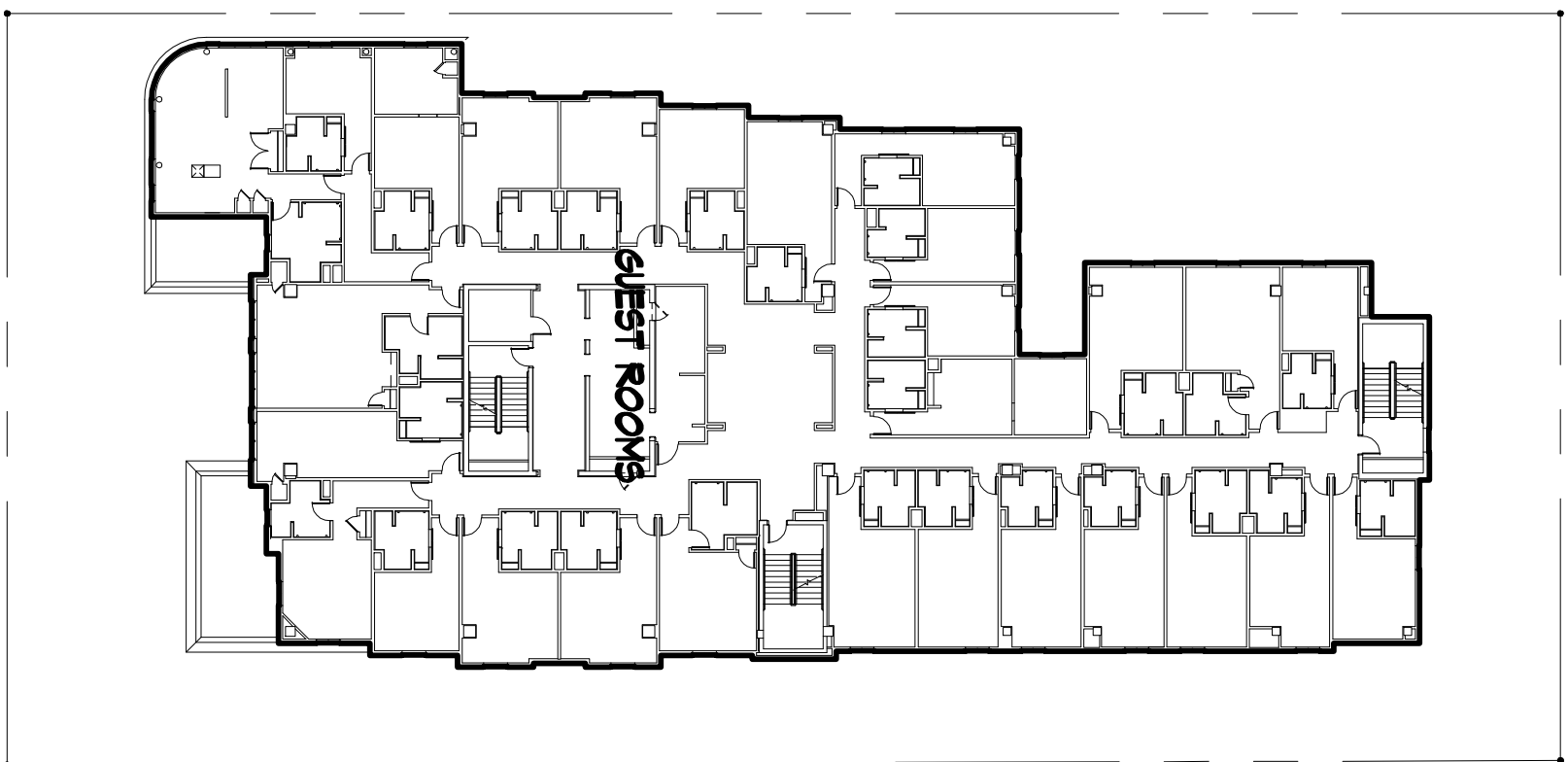
FDP-3

paulwerner
ARCHITECTS

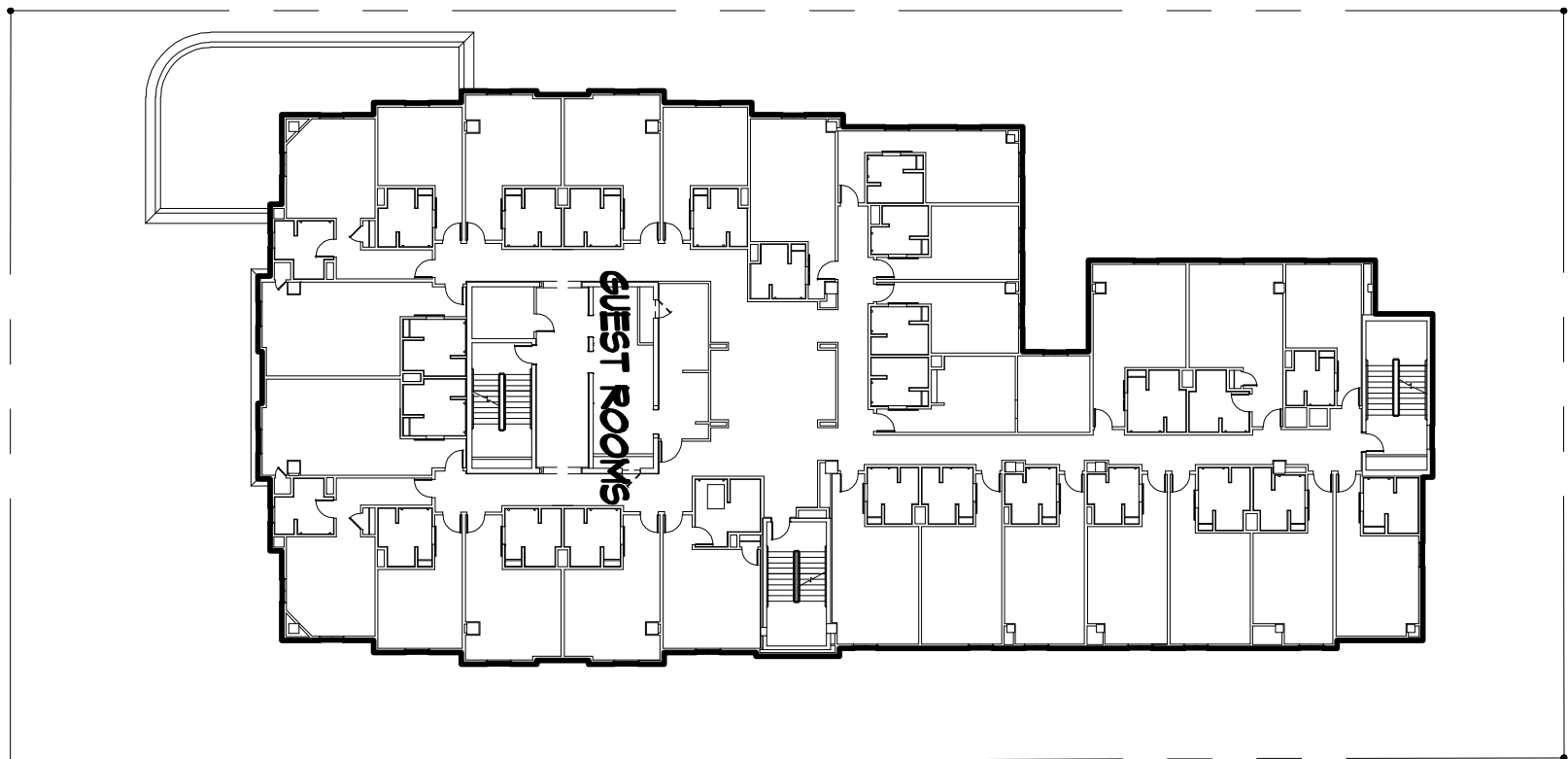
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LAWRENCE, KS 66048
OFFICE: 785.832.0804
FAX: 785.832.0890

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PRAIRIE VILLAGE, KANSAS 66208
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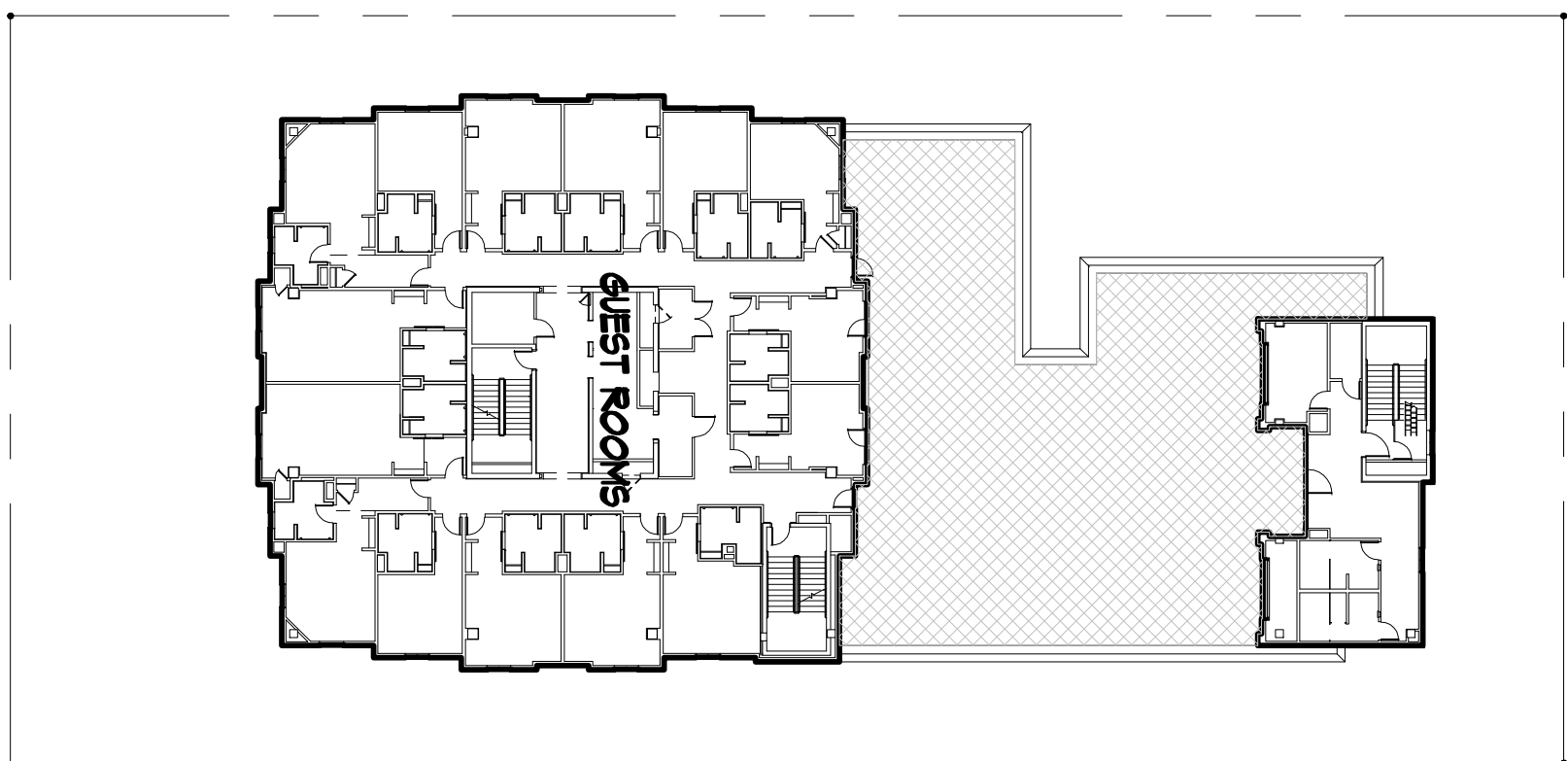
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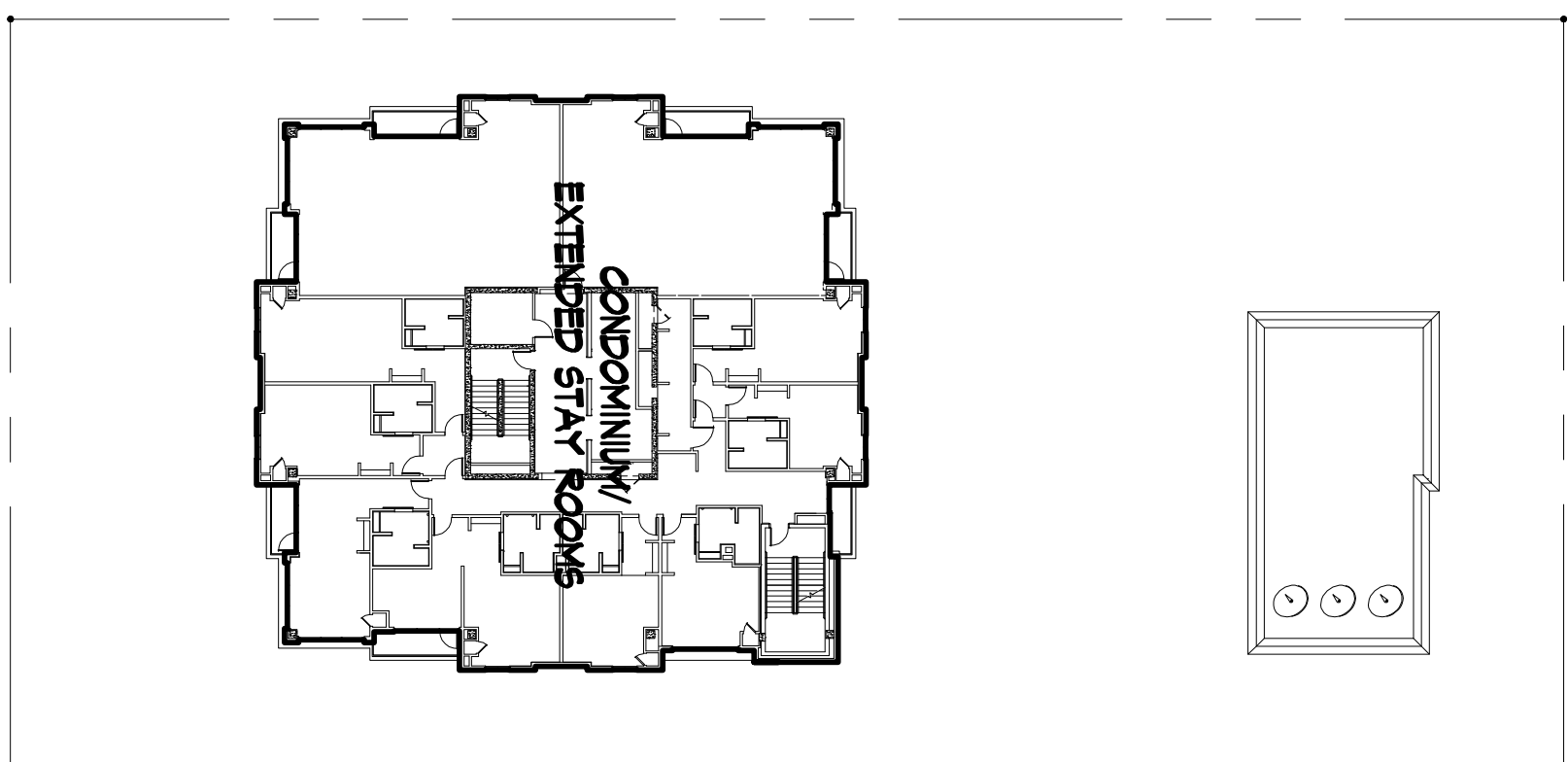
FLOOR PLAN LEVEL 3
16,616 G.S.F.



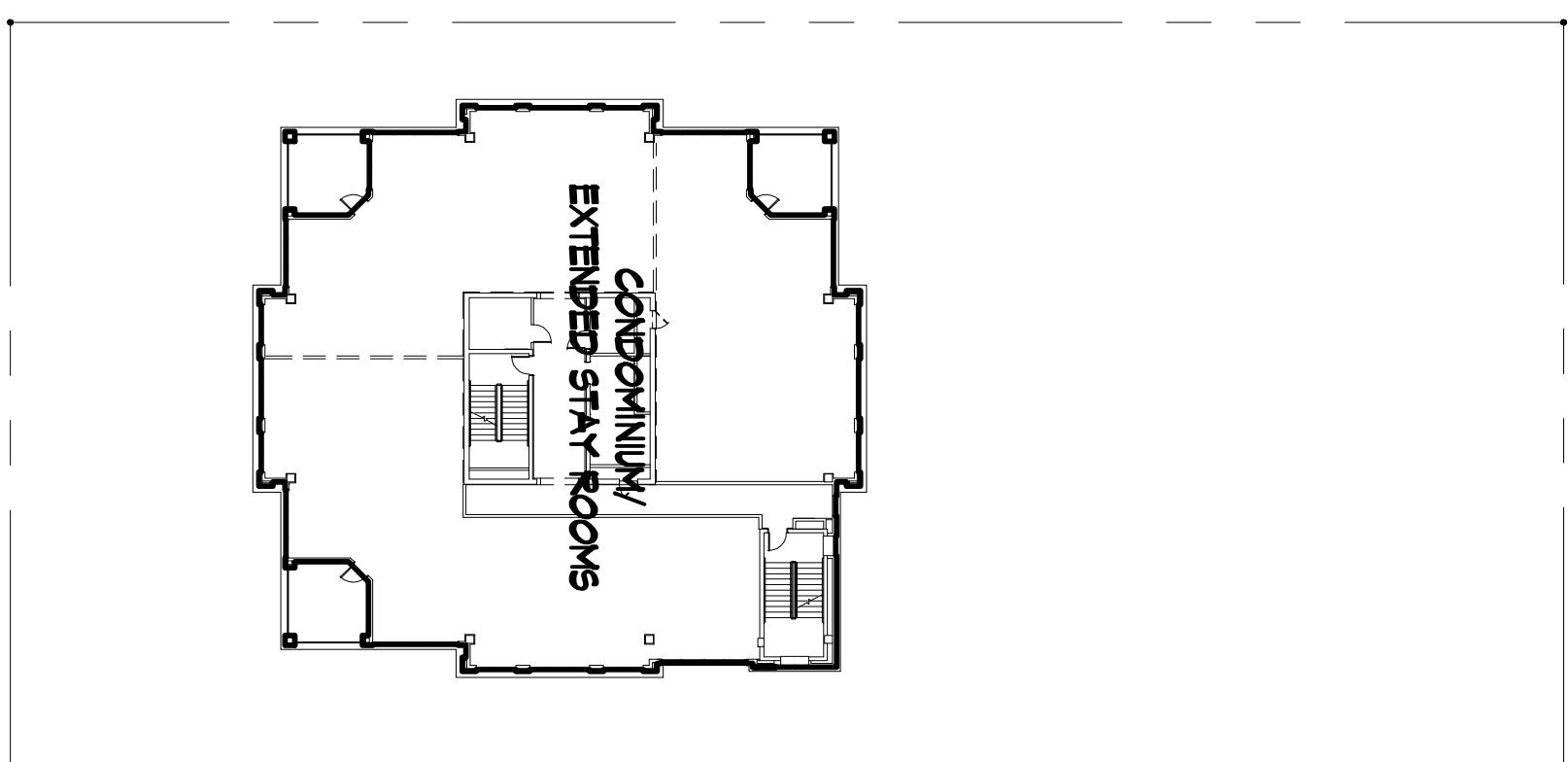
FLOOR PLAN LEVEL 4
15,041 G.S.F.



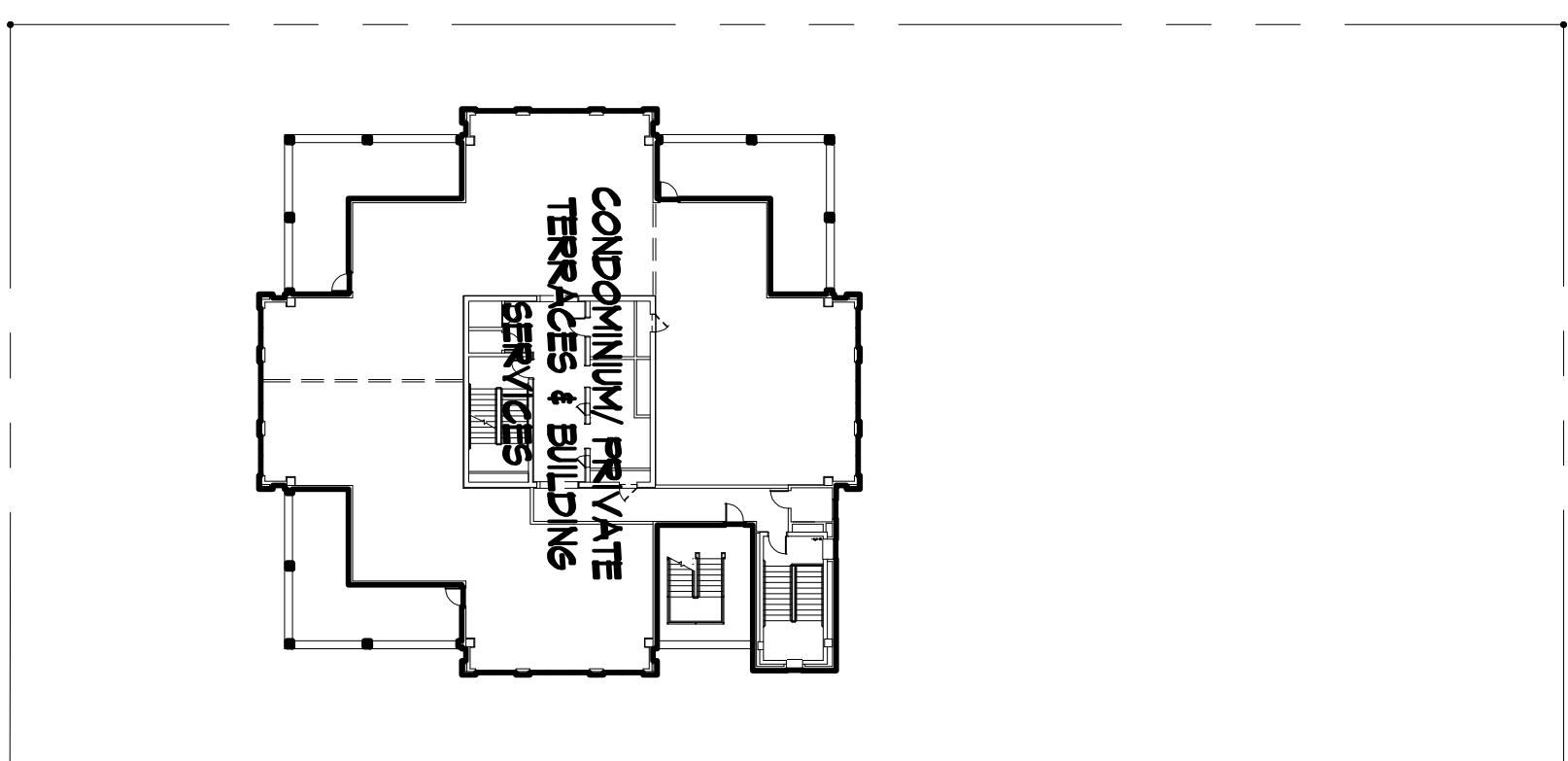
FLOOR PLAN LEVEL 5
10,235 G.S.F.
3,261 G.S.F. TERRACE



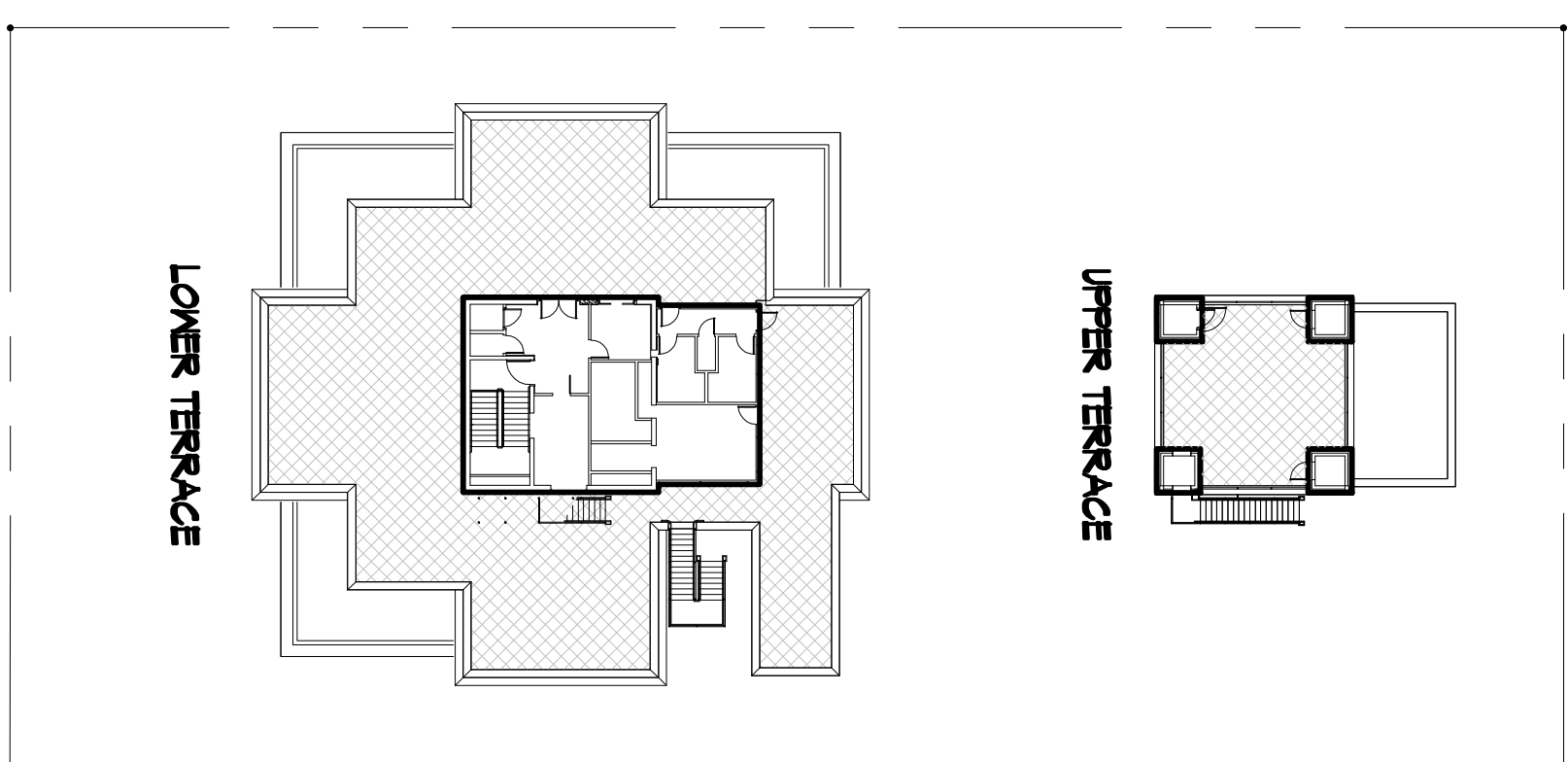
FLOOR PLAN LEVEL 6
8,942 G.S.F.



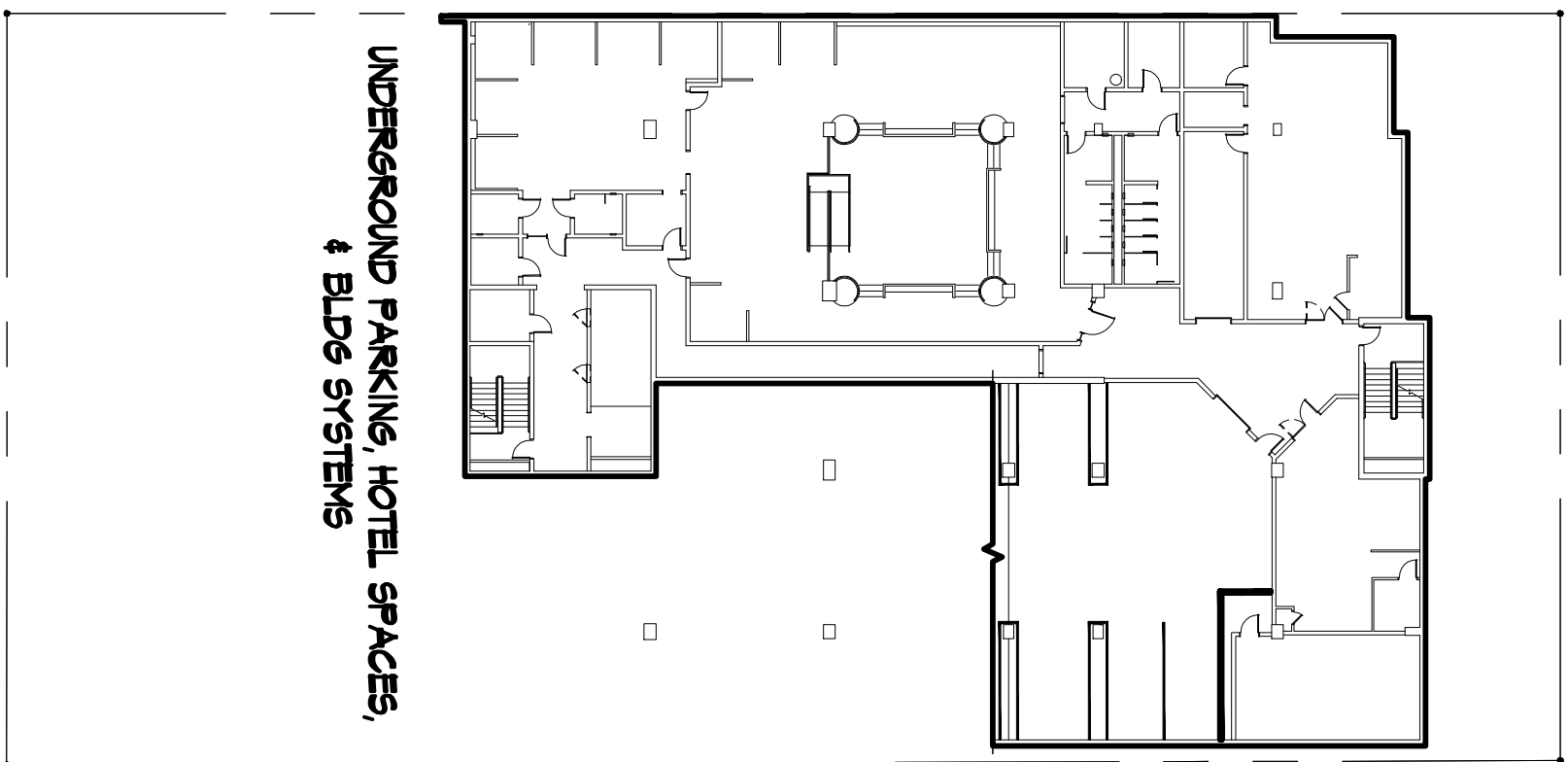
FLOOR PLAN LEVEL 7
8,224 G.S.F.



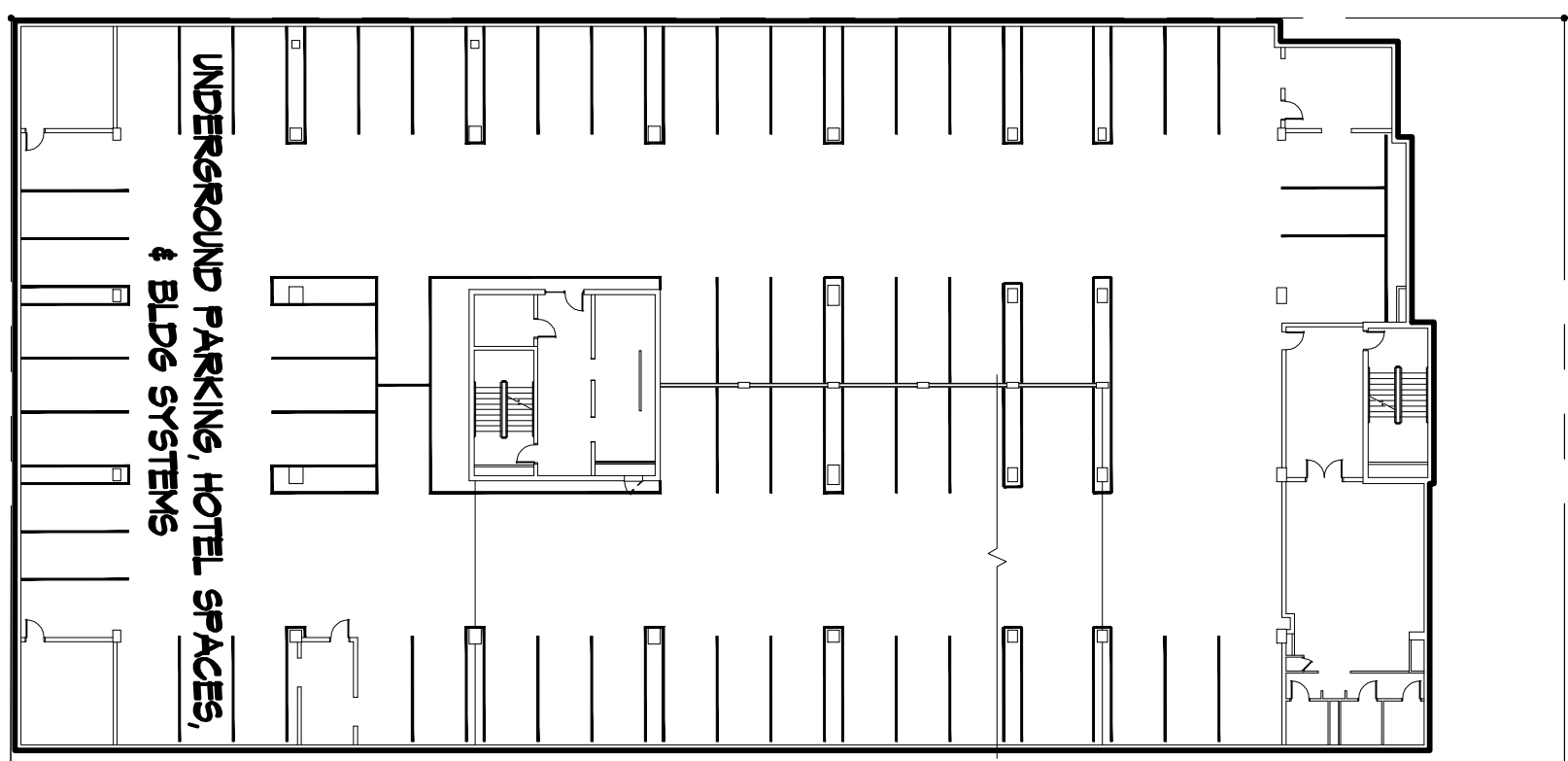
ROOF PLAN
8,431 G.S.F.



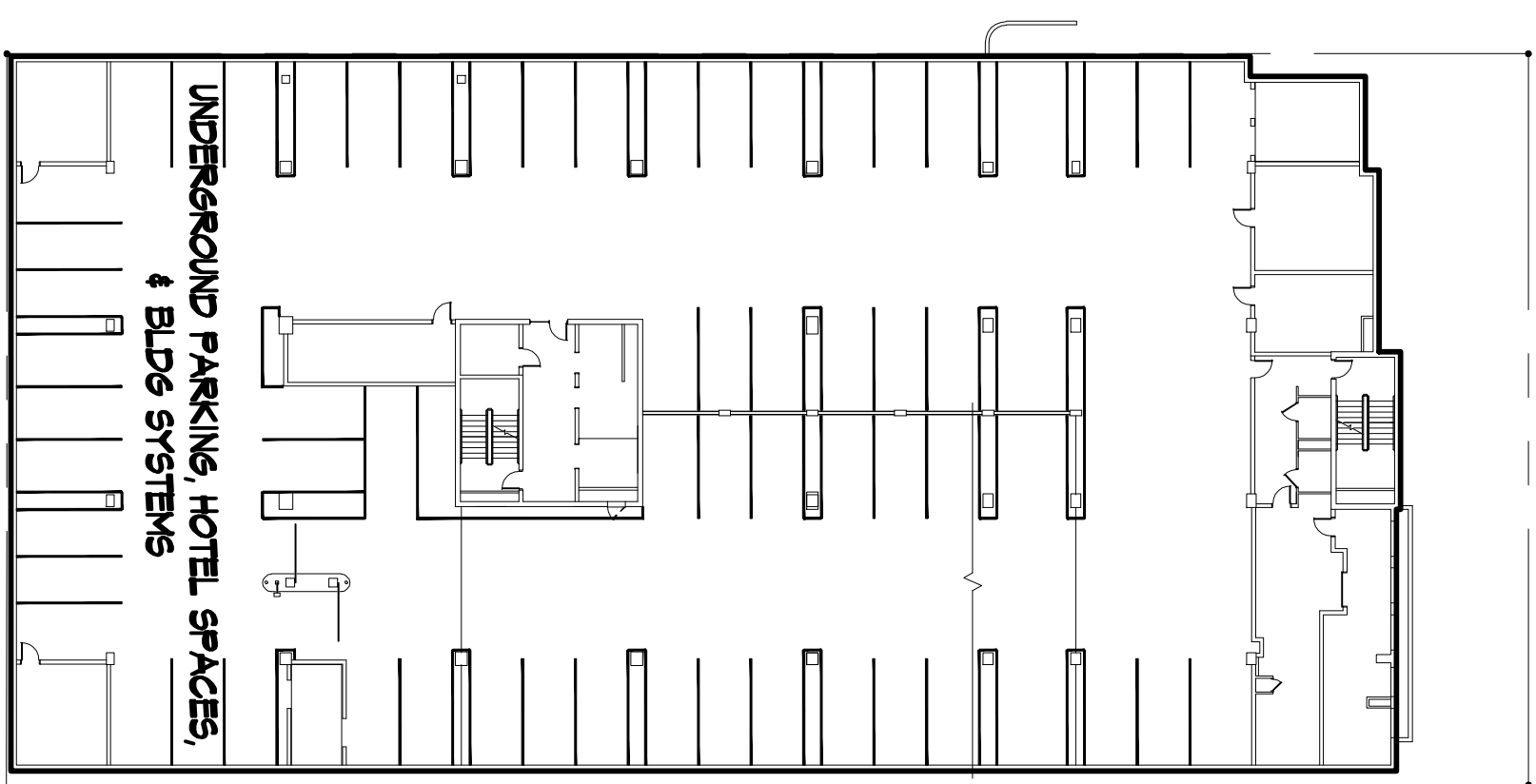
OBSERVATION TERRACES
1,541 G.S.F.
5,673 G.S.F. UPPER & LOWER TERRACES



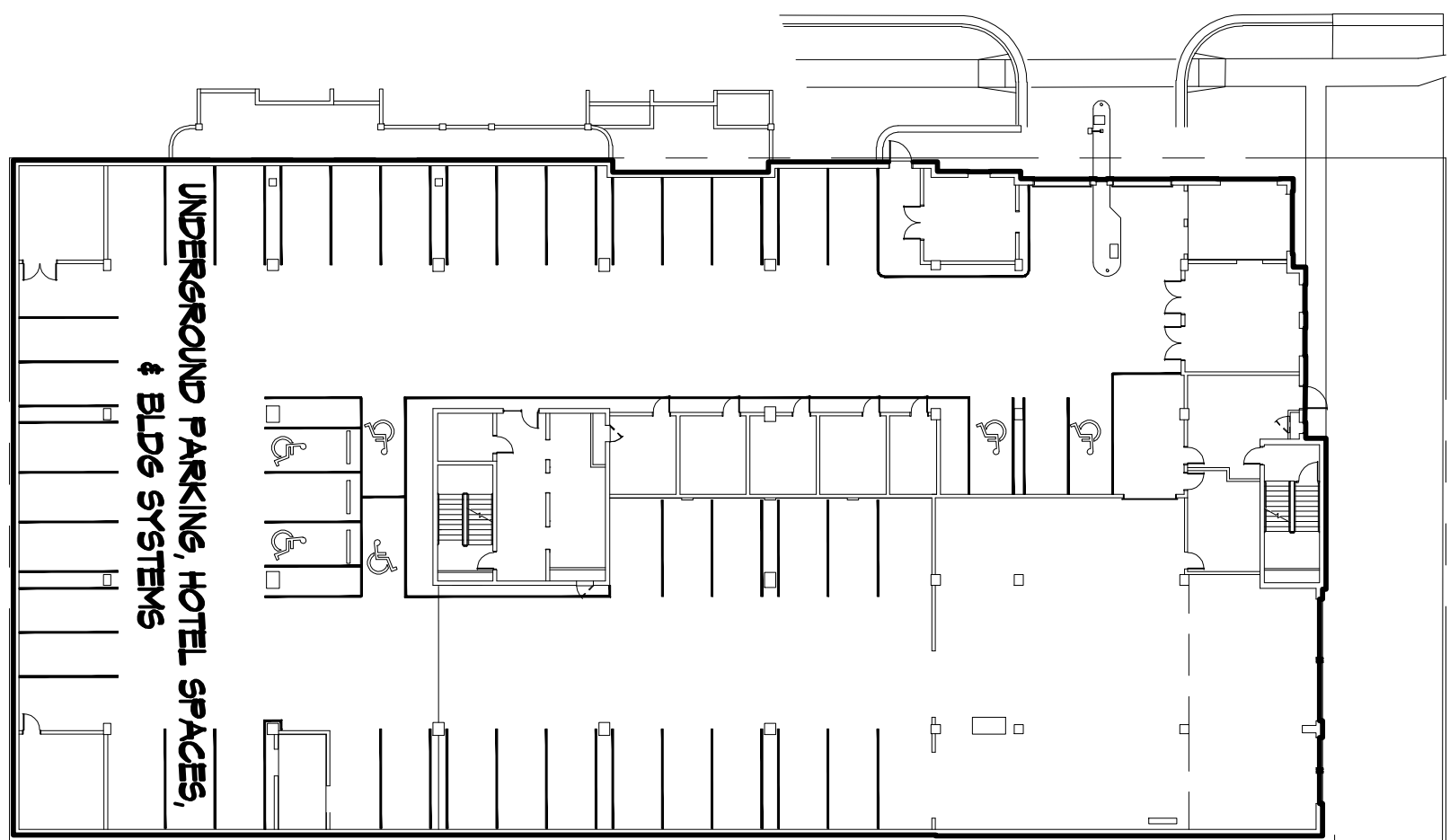
PARKING LEVEL 4
13,552 G.S.F.



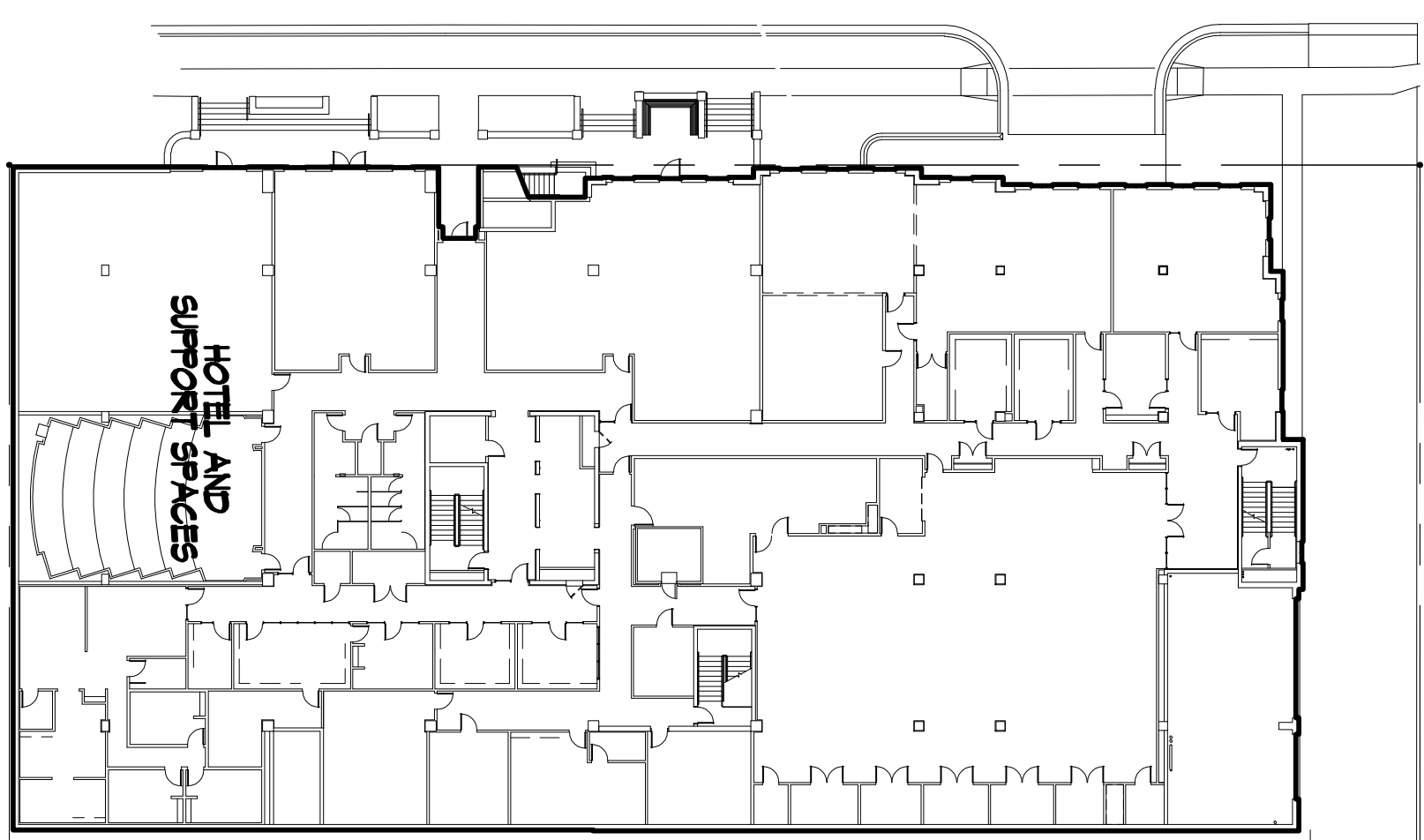
PARKING LEVEL 3
20,141 G.S.F.



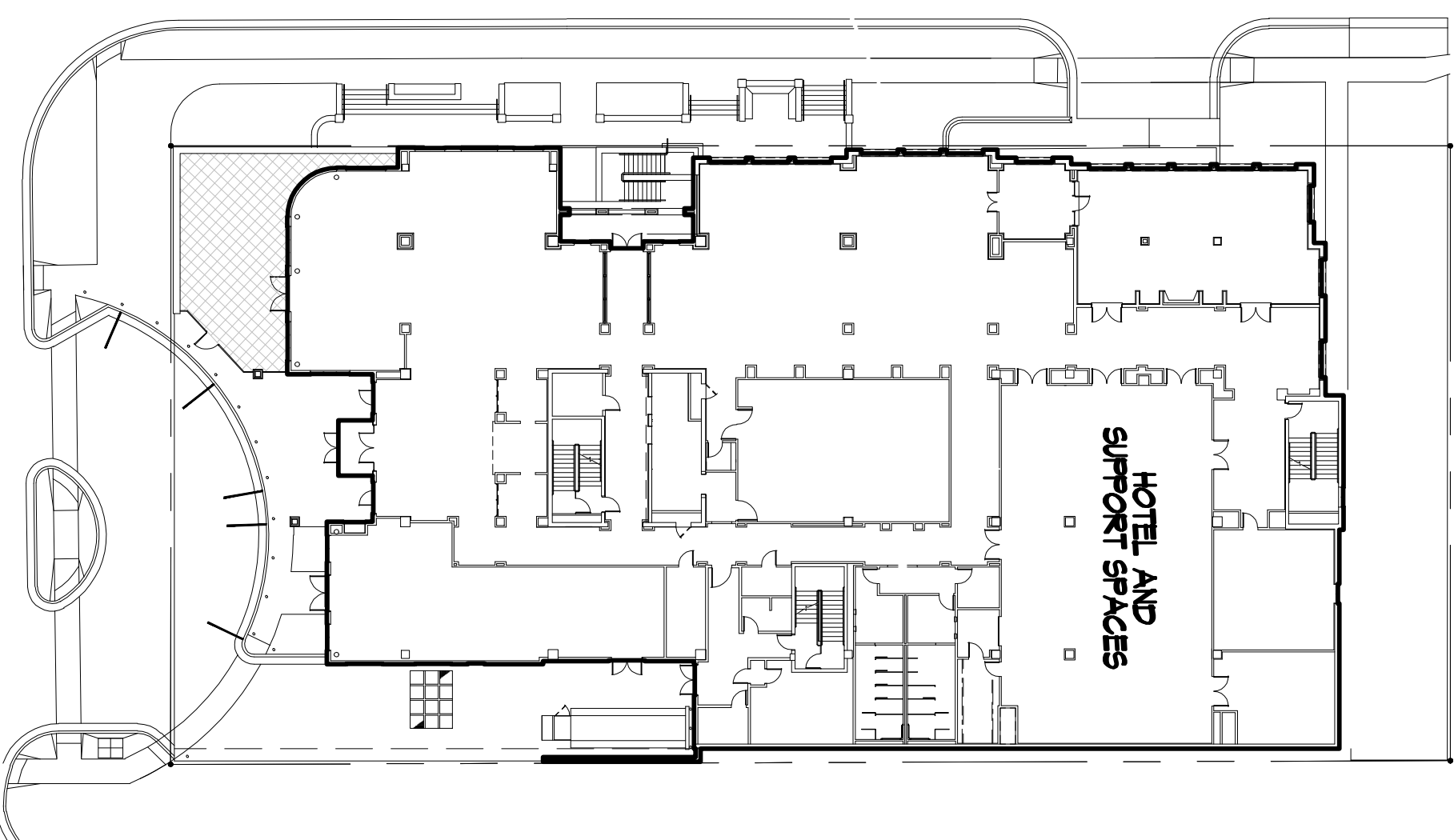
PARKING LEVEL 2
20,141 G.S.F.



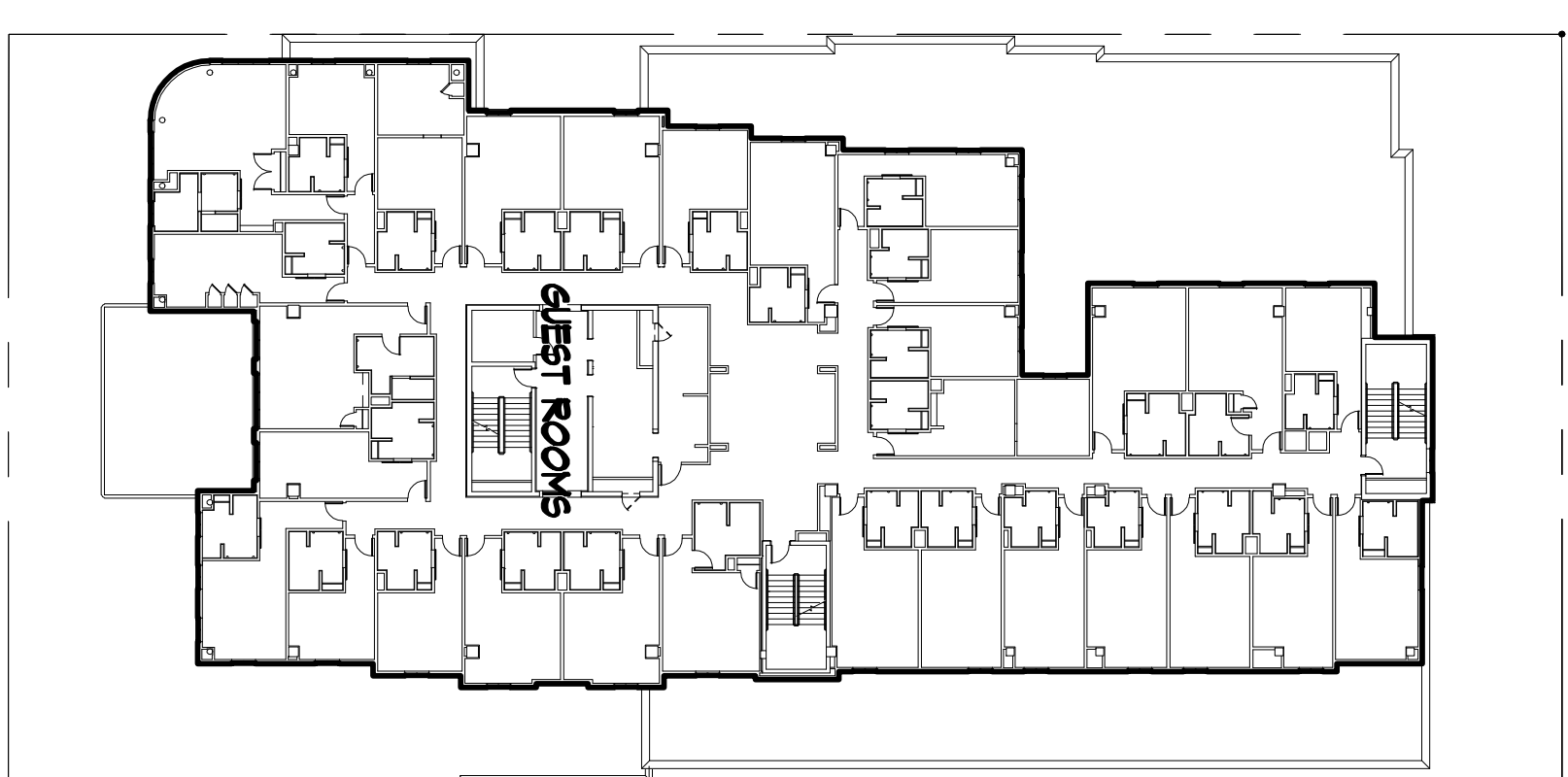
PARKING LEVEL 1
20,576 G.S.F.



BASMENT LEVEL 1
20,283 G.S.F.



FLOOR PLAN LEVEL 1
21,445 G.S.F.



FLOOR PLAN LEVEL 2
11,133 G.S.F.

LEGEND
PUBLIC TERRACES

THE OREAD FINAL DEVELOPMENT PLAN

1200 OREAD AVE.
LAURENCE, KANSAS

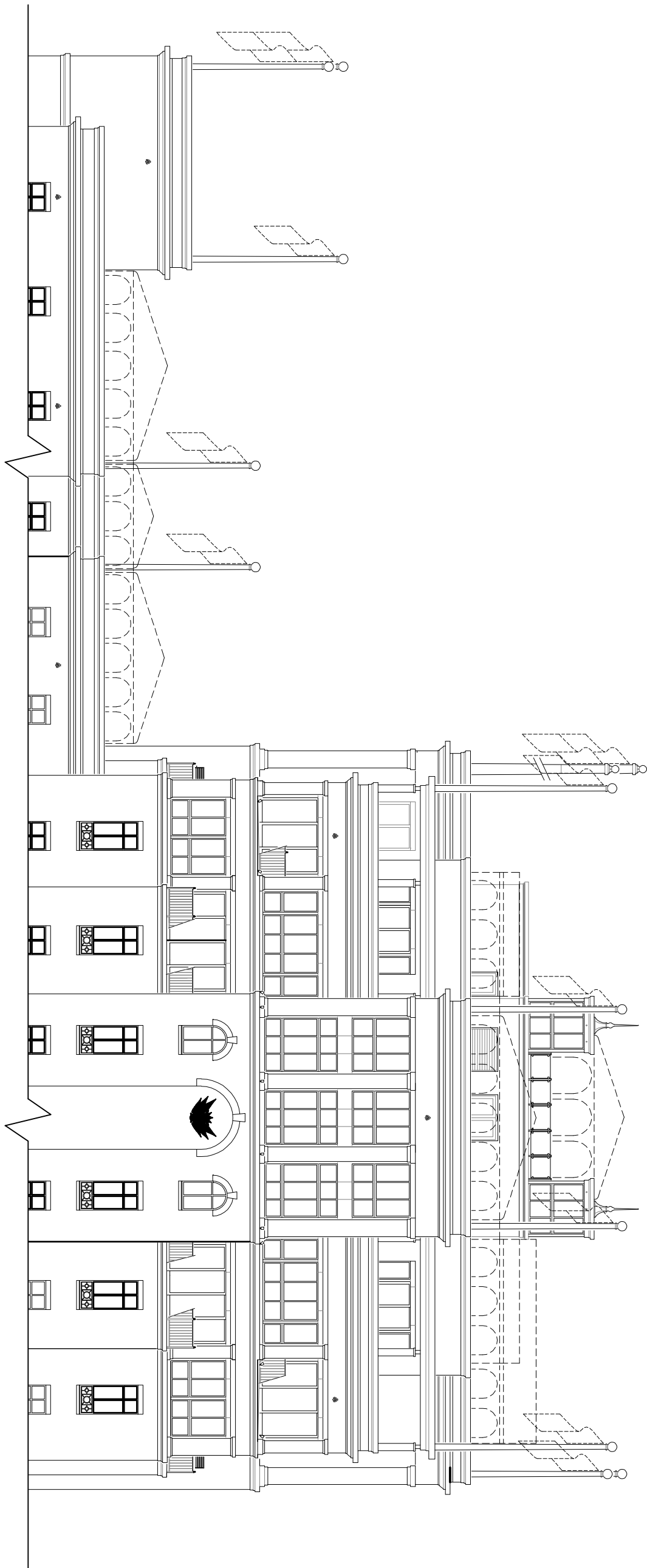
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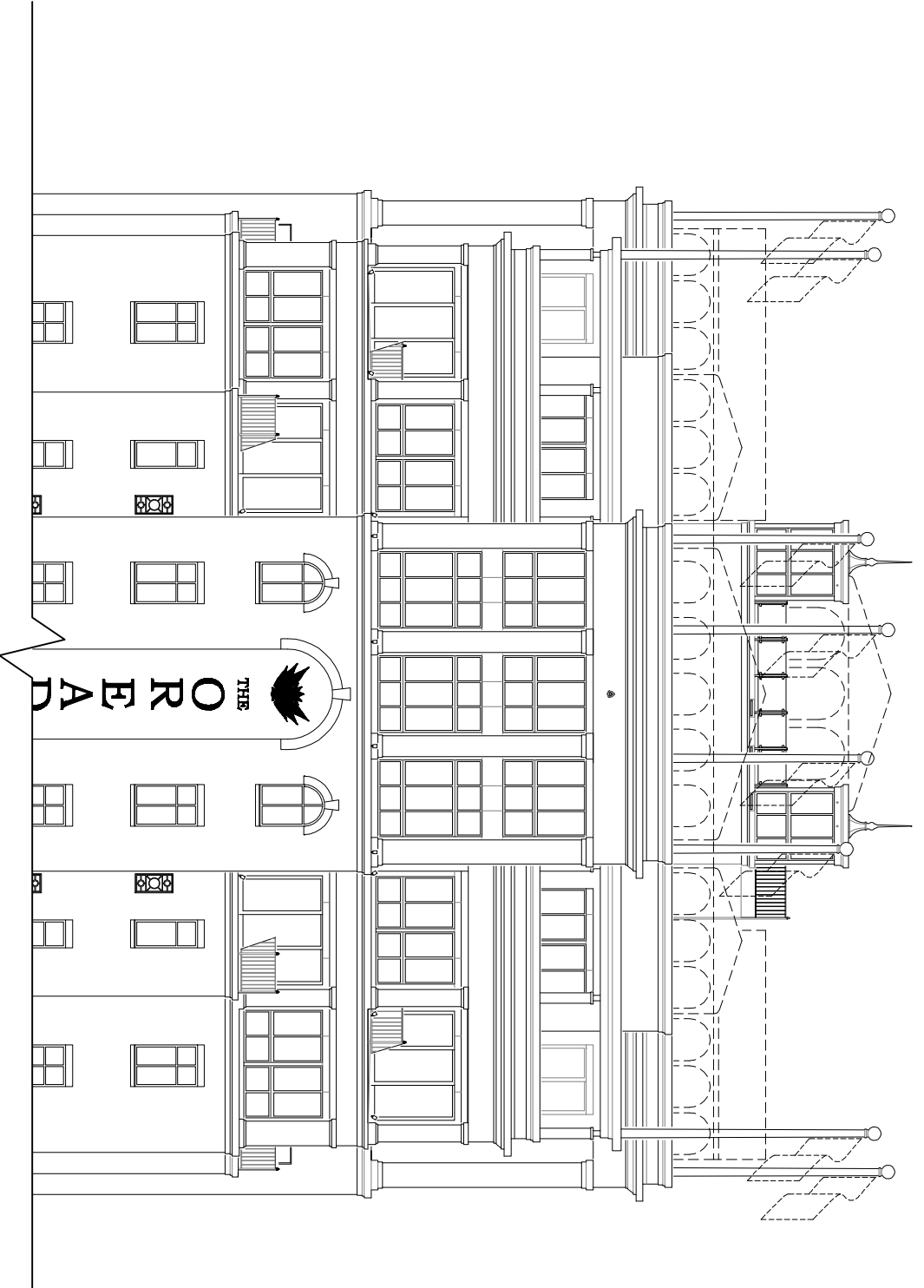
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www.nspjarch.com
PHONE 913.831.1415 FAX 913.831.1563

PROJECT # 21100
OCTOBER 26, 2007
RELEASE: DATE:
1.0 04.02.08
1.1 04.03.08
1.2 04.14.08
2.0 05.02.08
3.0 01.08.09
3.1 02.16.09



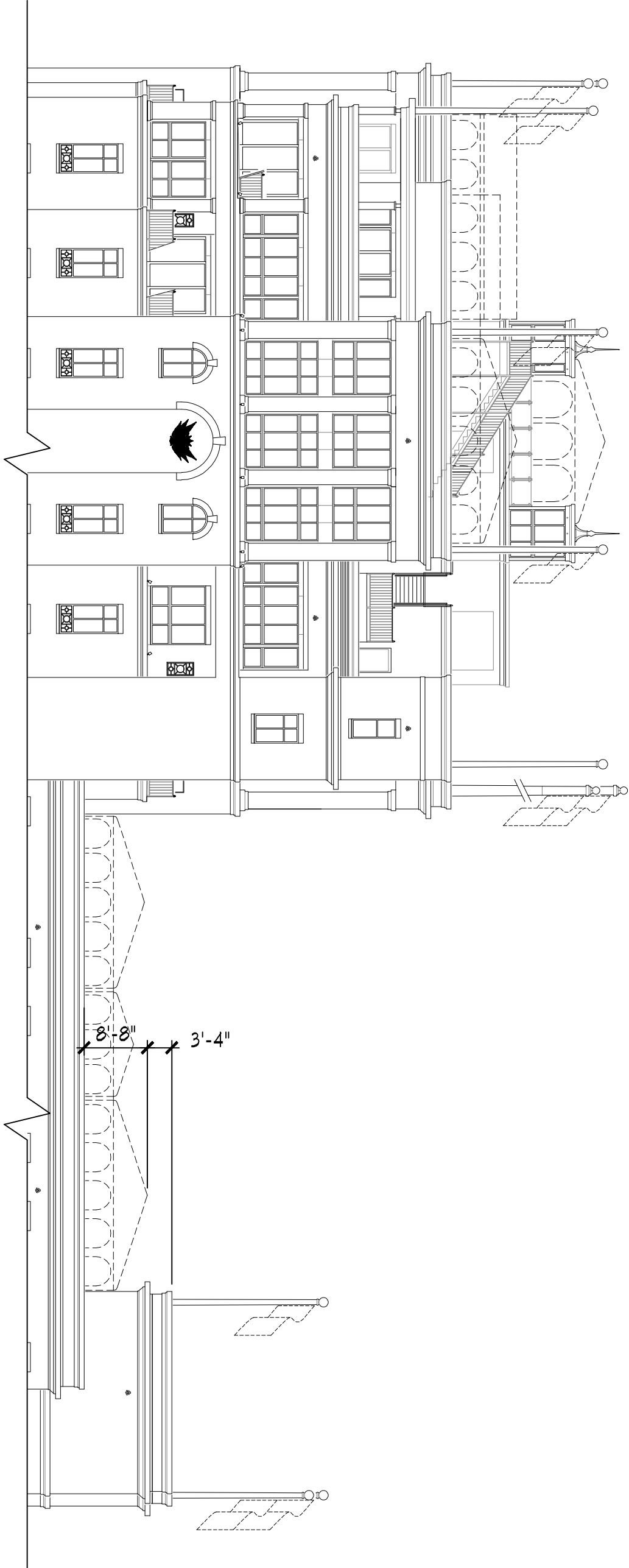
WEST ELEVATION
SEASONAL ENCLOSURES

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



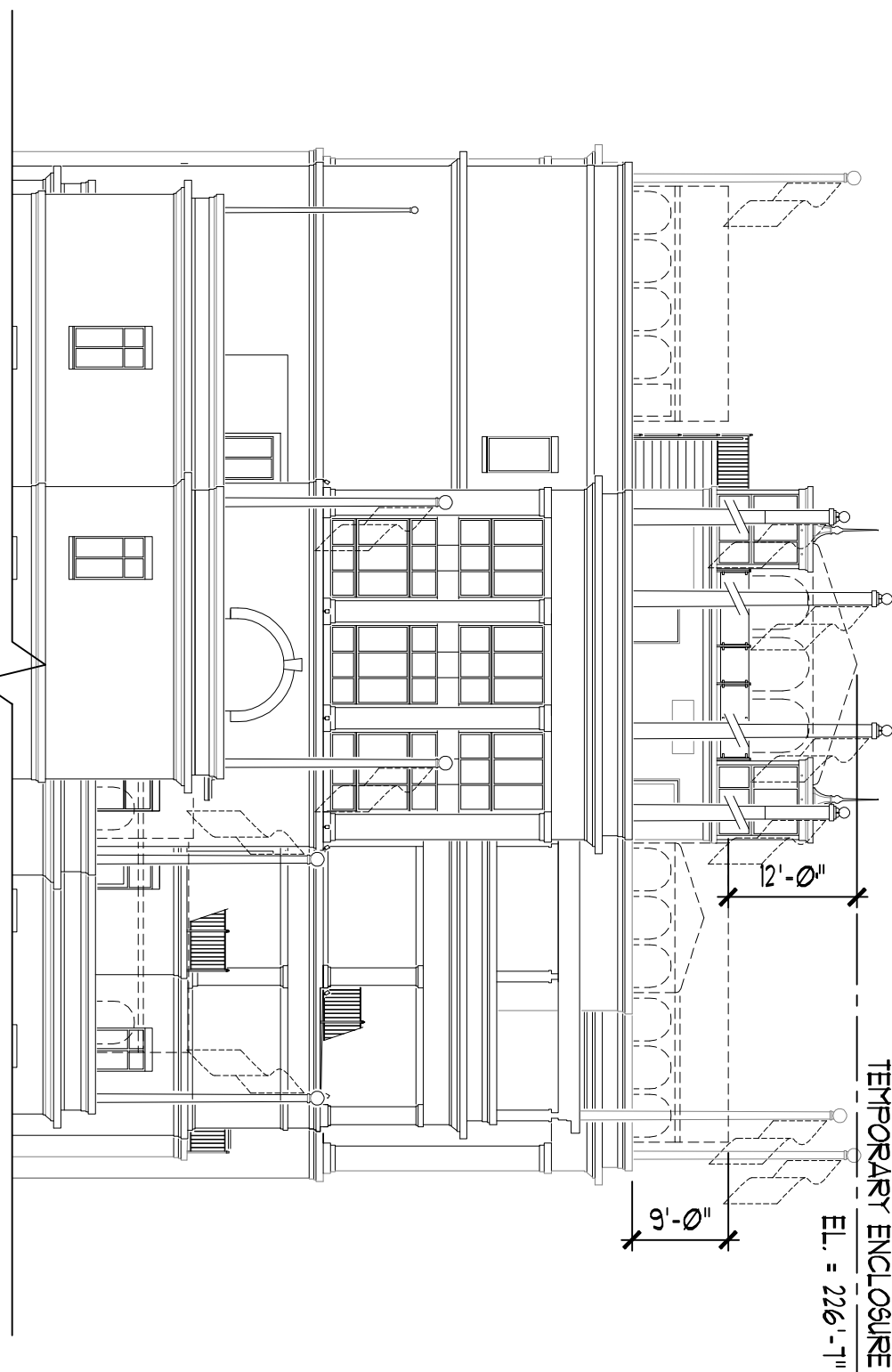
SOUTH ELEVATION
SEASONAL ENCLOSURES

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



EAST ELEVATION
SEASONAL ENCLOSURES

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

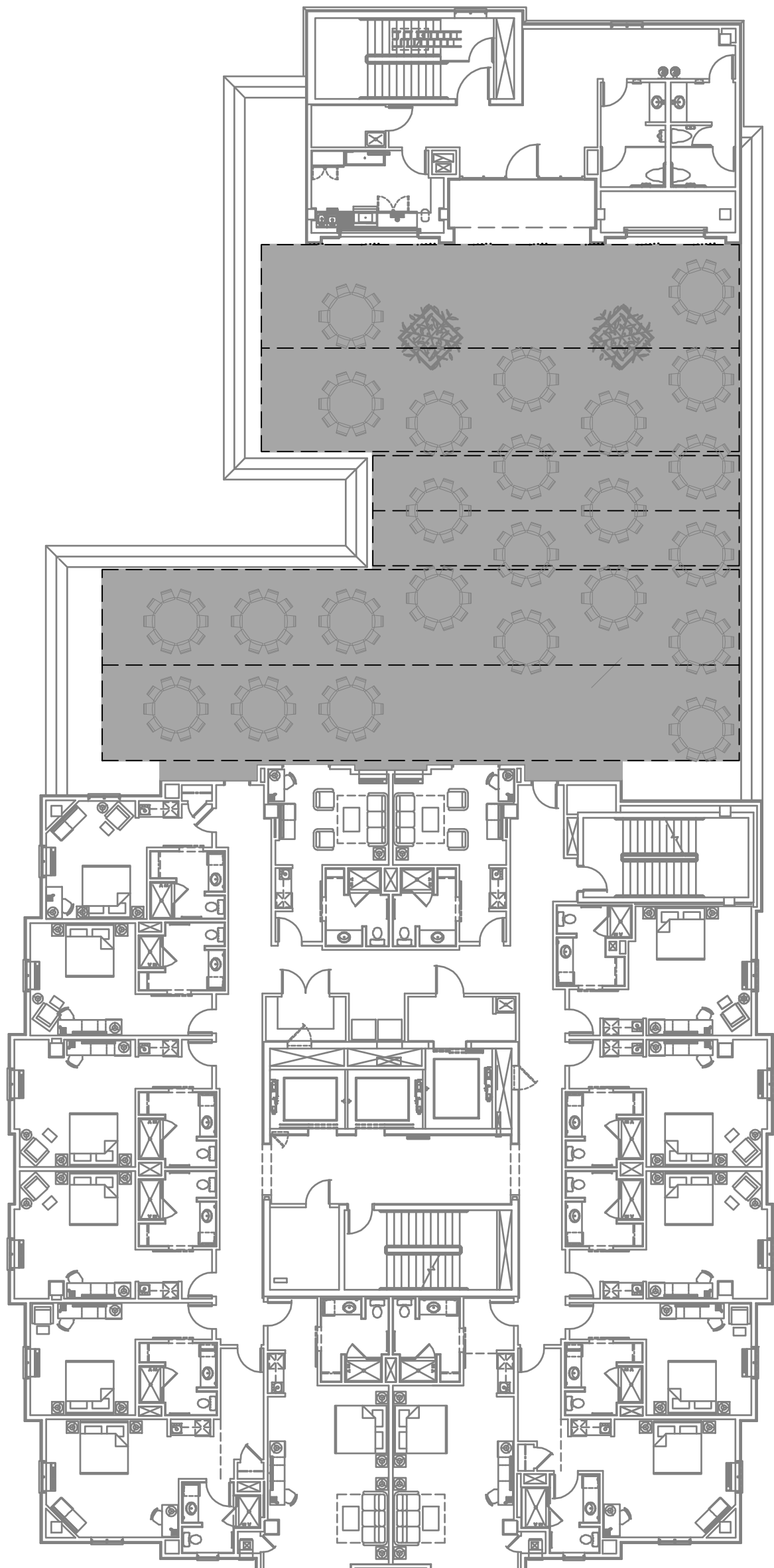


NORTH ELEVATION
SEASONAL ENCLOSURES

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

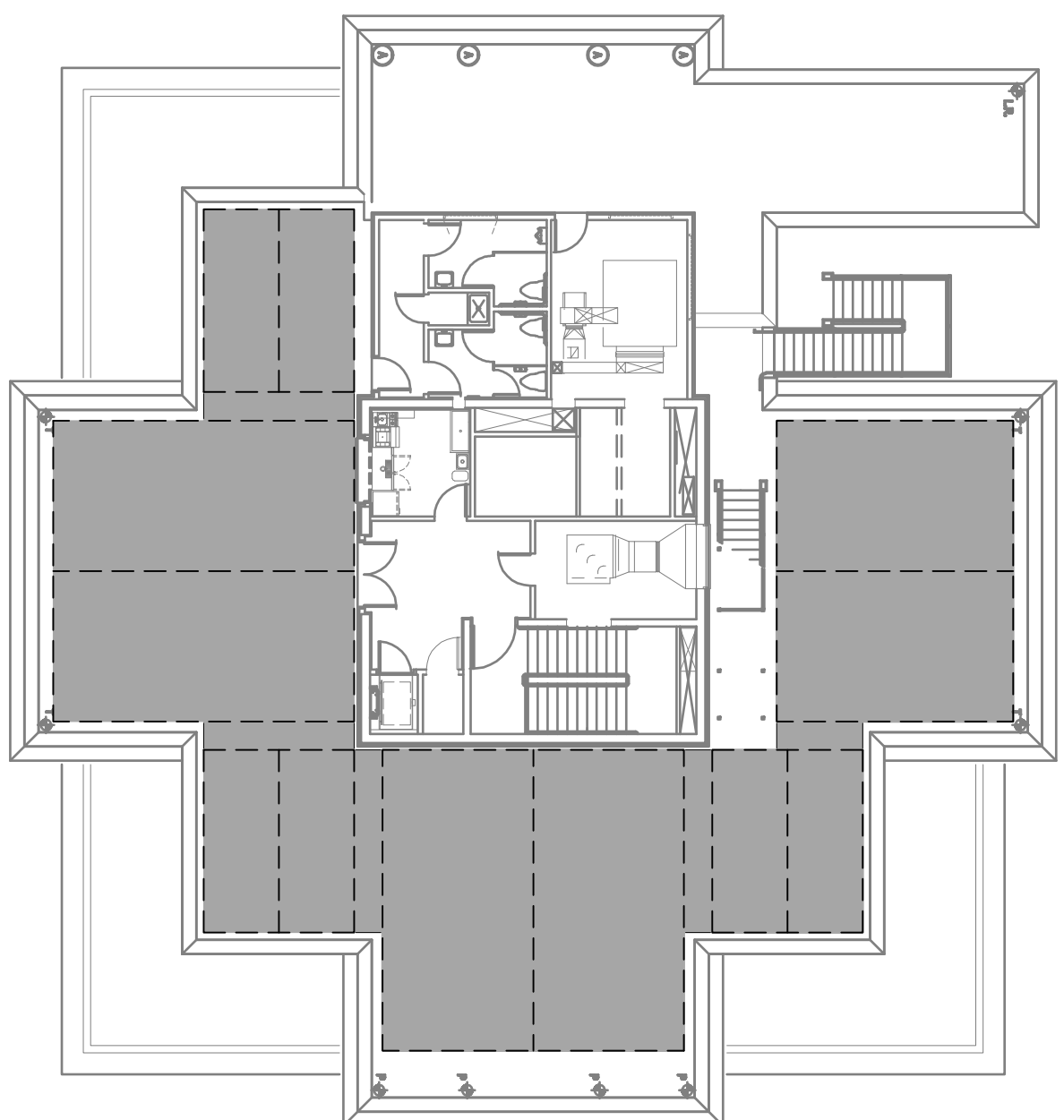
NOTES

1. THE TENTS WILL BE MADE FROM VINYL FABRIC (NEUTRAL COLOR) WITH THE SIDE PANELS MADE FROM THE SAME VINYL FABRIC AND CLEAR PLASTIC WINDOWS OPENINGS. THE STRUCTURE POLES AND FRAME WILL BE MADE FROM ALUMINUM IN A MILL FINISH.
2. THE INTENT OF THE ENCLOSURES ARE TO PROVIDE SEASONAL PROTECTION TO ALLOW FOR USE OF THE TERRACES WHICH OTHERWISE WOULD NOT ALLOW THE TERRACES TO BE USED. THE ENCLOSURES WILL BE UP FOR 4 WEEKS IN A CONTINUOUS DRY / NIGHTS BETWEEN MAY 1ST AND SEPT. 1ST. BETWEEN SEPTEMBER 1ST AND APRIL 30TH THE ENCLOSURES MAY BE UP FOR UP TO 4 WEEKS AT A TIME DUE TO WEATHER CONDITIONS.



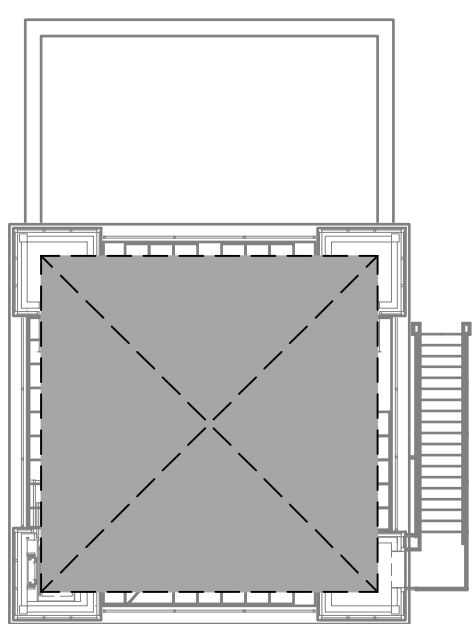
5TH FLOOR
SEASONAL ENCLOSURE PLAN

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



LOWER OBSERVATION DECK
SEASONAL ENCLOSURE PLAN

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



UPPER OBSERVATION DECK
SEASONAL ENCLOSURE PLAN

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

THE OREAD FINAL DEVELOPMENT PLAN

1200 OREAD AVE.
LAURENCE, KANSAS

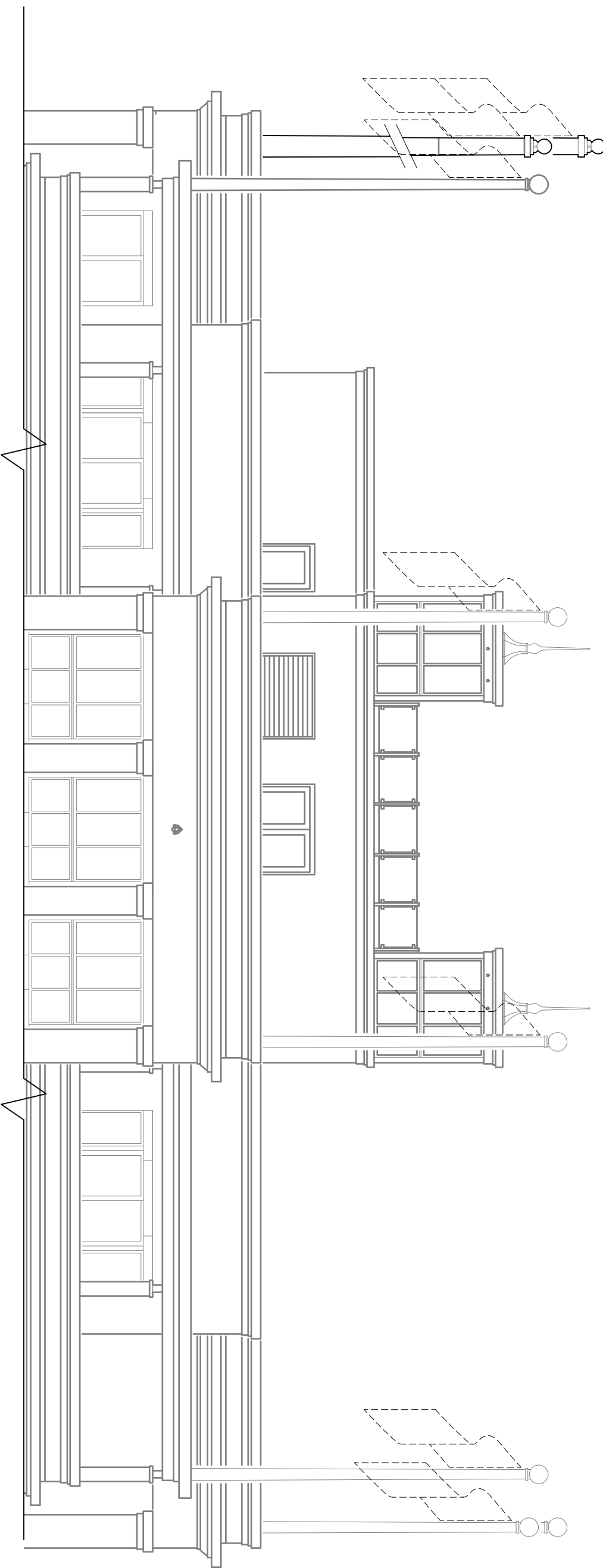
PROJECT # 21100	
OCTOBER 26, 2007	
RELEASE:	DATE:
1.0	04.02.08
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2.0	05.02.08
3.0	01.08.09
3.1	02.16.09

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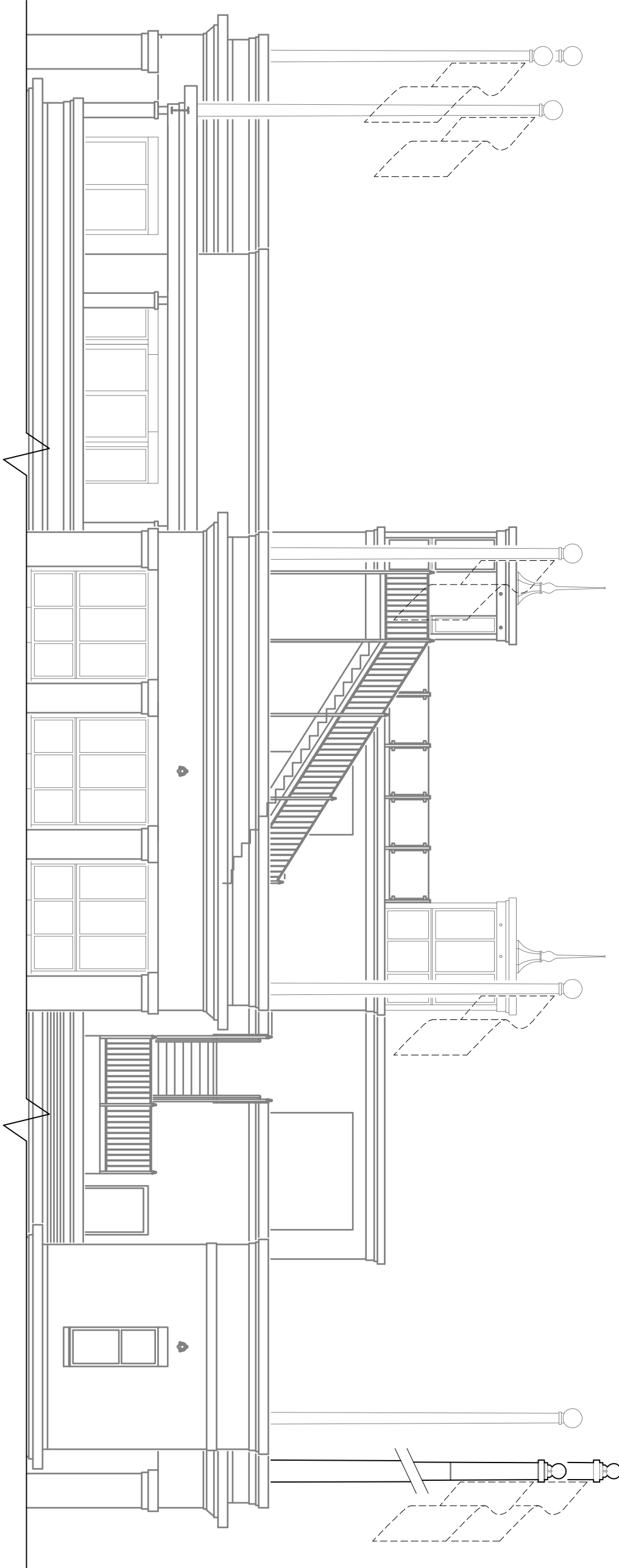
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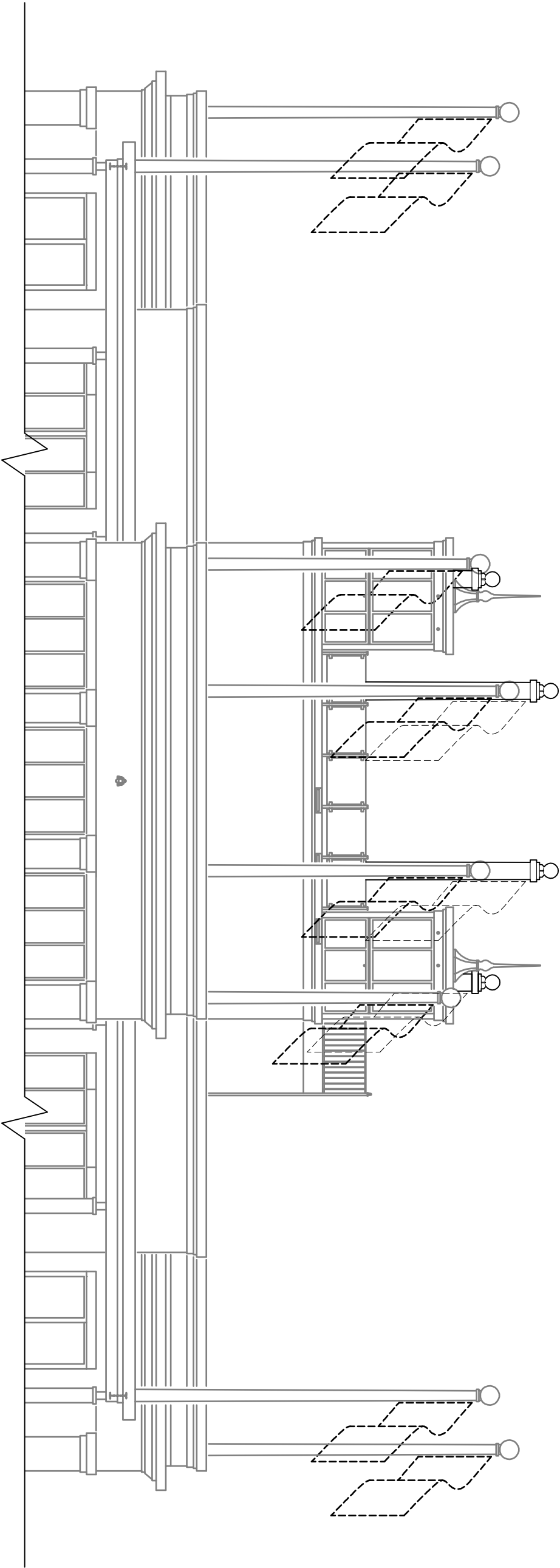
WEST ELEVATION
COMMUNICATION ANTENNAS

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



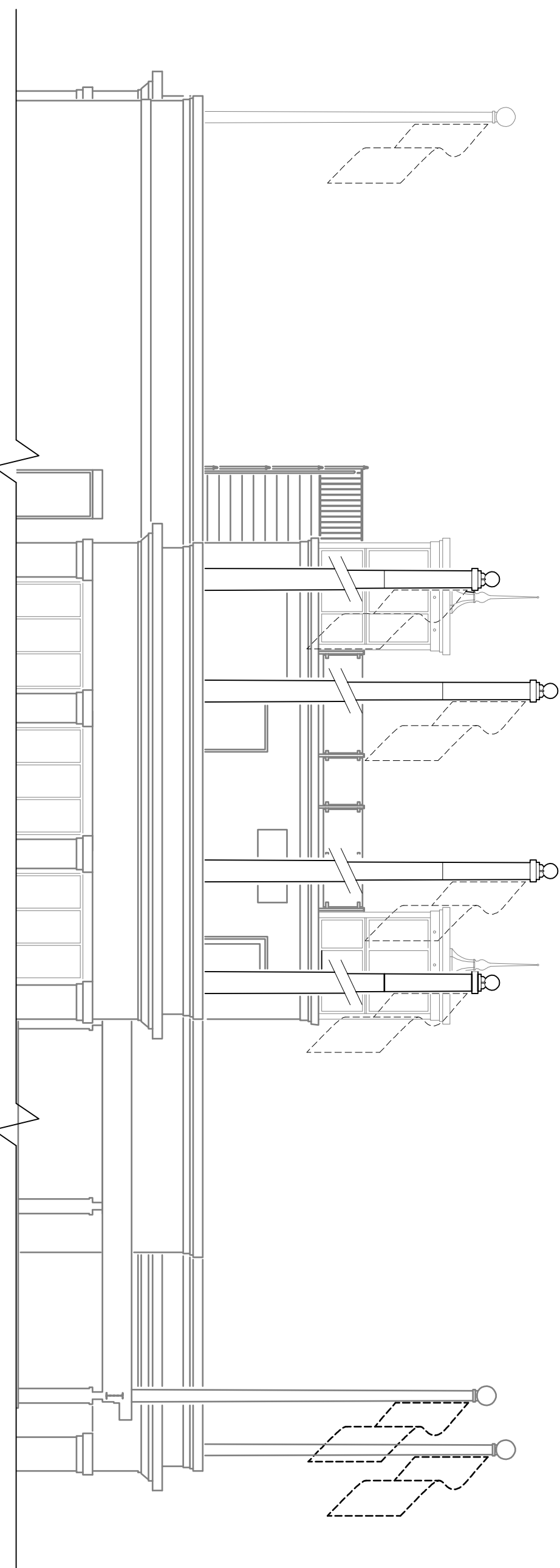
EAST ELEVATION
COMMUNICATION ANTENNAS

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



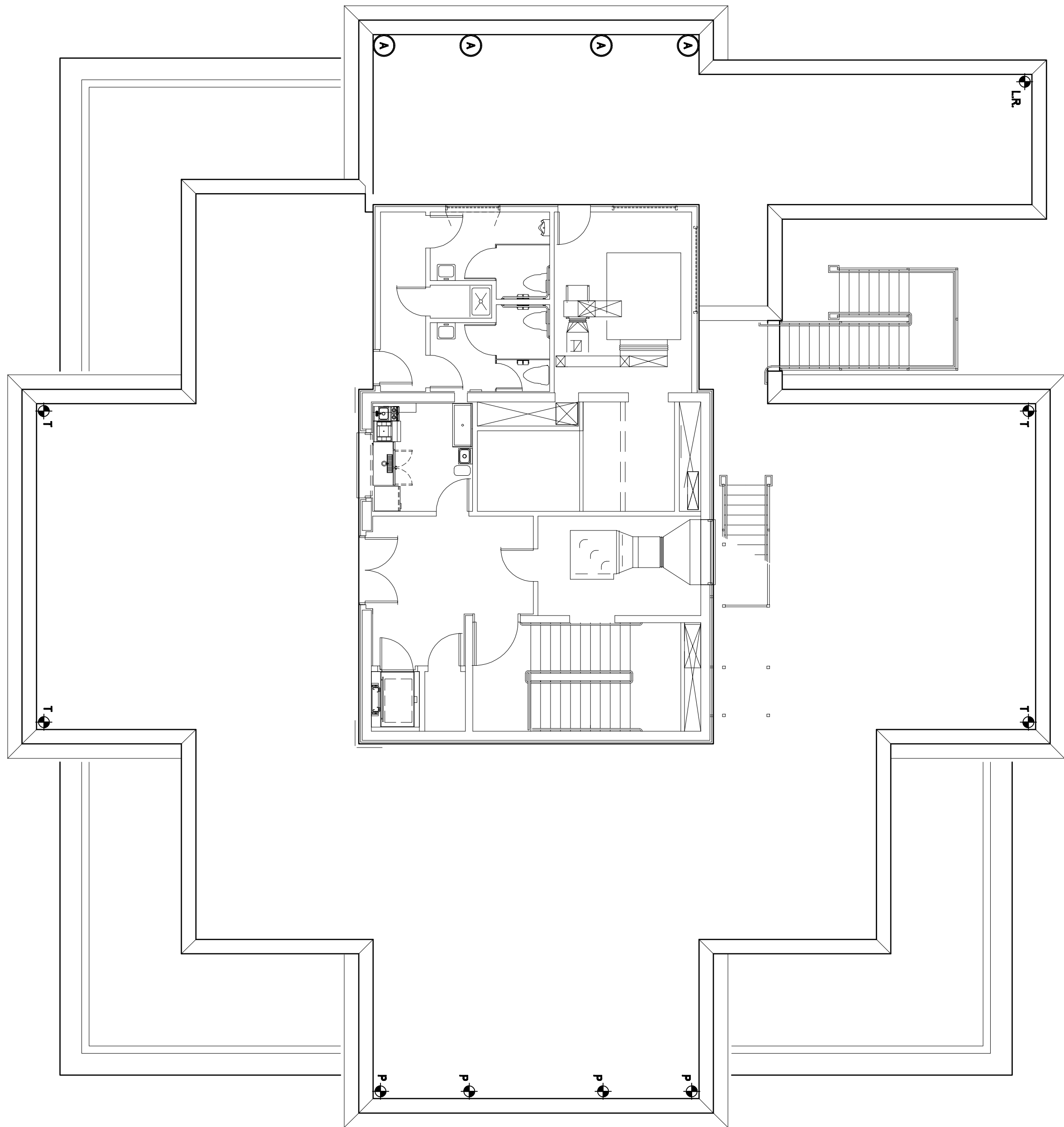
SOUTH ELEVATION
COMMUNICATION ANTENNAS

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



NORTH ELEVATION
COMMUNICATION ANTENNAS

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



LEGEND

- A) COMMUNICATION ANTENNA/FLAG POLE
- T) TEMPORARY FLAG POLE
- P) PERMANENT FLAG POLE
- LR) POSSIBLE LIGHTNING ROD DIVERTER LOCATION

NOTES

LOWER OBSERVATION DECK
FLAG POLE/ANTENNA PLAN

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



POLE SPECIFICATIONS	
POLE HEIGHT	30.00 FEET
TAPER	.0000 IN/FT
POLE SHAPE	ROUND

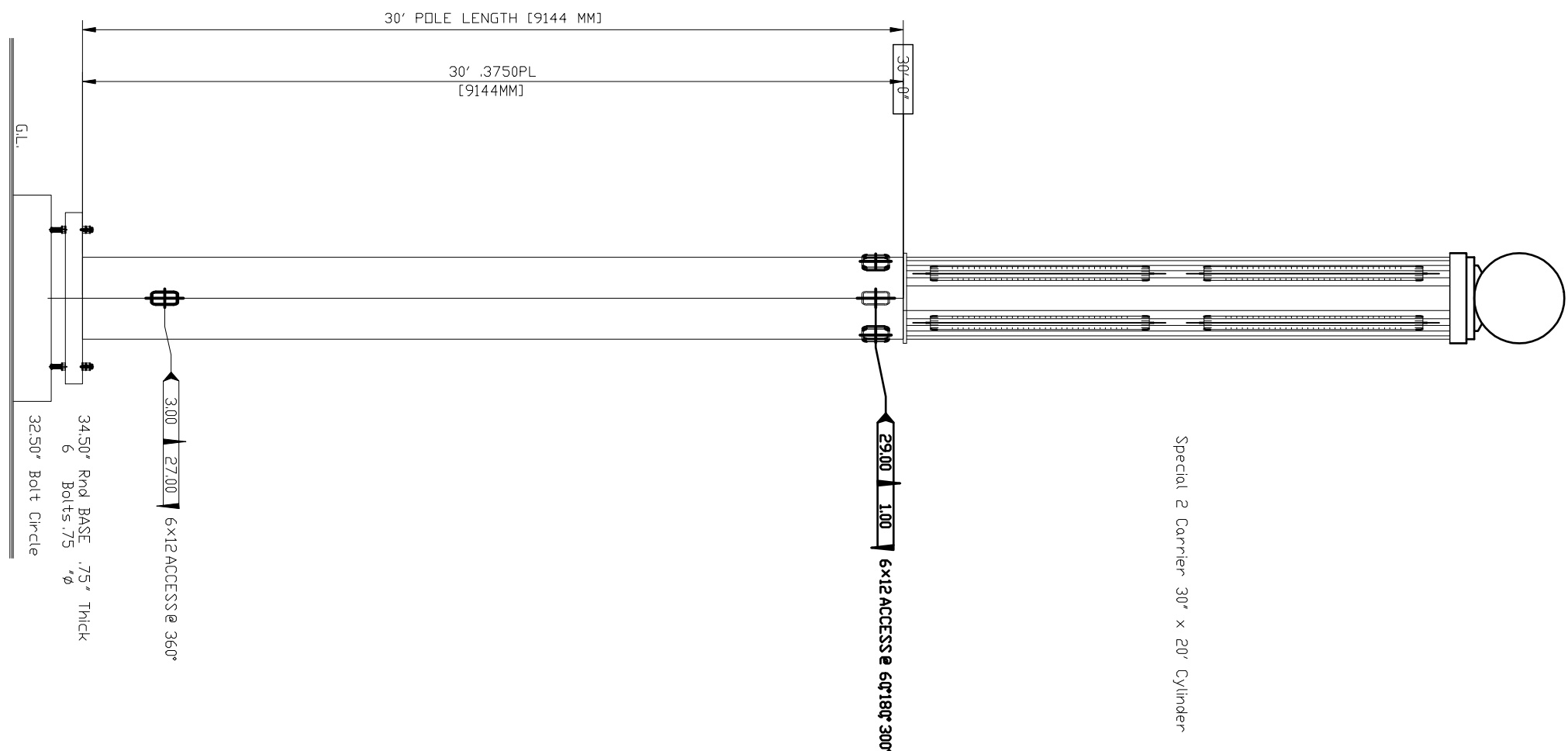
LEV	QTY	LT.	FEATURE	APPEARANCE / ANTENNA
1	30.00		Special 2 Corner 30" x 20" Cylinder	
1	51.25		30" DIAMETER DECORATIVE	
3	40.00		8" X 1" X 3"	

LEV	QTY	LT.	FEATURE	APPEARANCE / ANTENNA
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1	51.25		30" DIAMETER DECORATIVE	
3	40.00		8" X 1" X 3"	

- 1) THE MONOPOLE WAS DESIGNED IN ACCORDANCE WITH ANTENNA 22.5 STRUCTURE CLASSIFICATION CATEGORY C, 1000000000 CATEGORY 1.
- 2) THIS STRUCTURE HAS BEEN DESIGNED TO BE PLACED ON TOP OF A 20' TALL BUILDING.
- 3) ANCHOR BOLTS ARE TO BE DESIGNED AND SUPPLIED BY OTHERS.
- 4) THE STRUCTURAL INTEGRITY OF THE BUILDING IS TO BE VERIFIED BY OTHERS.
- 5) THIS PLAN IS FOR PRELIMINARY DESIGN ONLY AND IS SUBJECT TO RE-STUDY AND INDEPENDENT CONSULTANT REVIEW.
- 6) PRELIMINARY HEIGHT SHALL CONFORM TO GENERAL NOTE 2.22



MONOPOLE/ANTENNA ELEVATION

NO SCALE