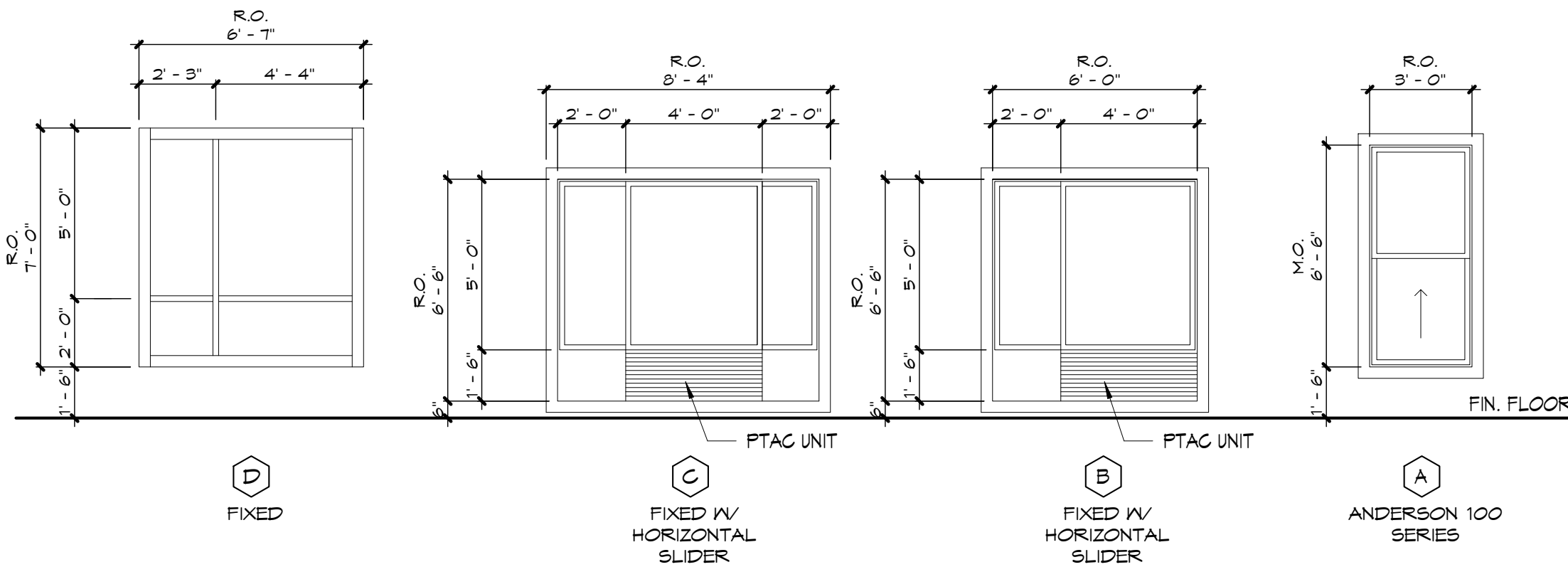


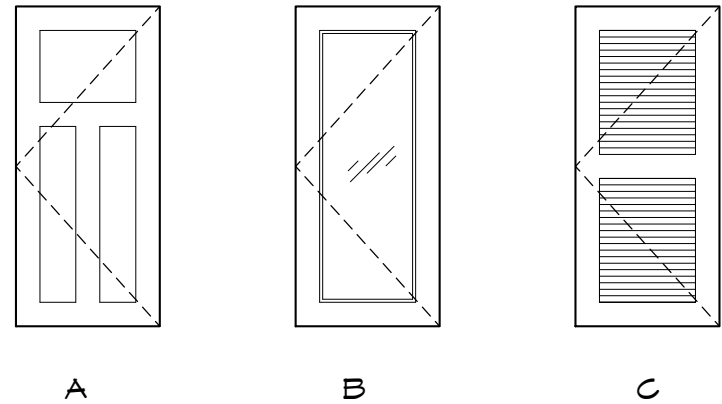


NORTH WEST PERSPECTIVE



WINDOW TYPES

APARTMENT UNIT TYPE DOOR SCHEDULE					
Mark	Description	DOORS		FIRE RATING LABEL (MIN.)	NOTES
		WIDTH	HGT.		
A	UNIT ENTRY - INSULATED METAL	3'-0"	6'-8"	A	20 MIN. INSULATED HOLLOW METAL
B	BEDROOM / BATHROOM	2'-10"	6'-8"	A	SOLID CORE
C	FURNACE CLOSET / LOUVERED	3'-0"	6'-8"	C	LOUVERED
D	CLOSET	5'-0"	6'-8"	A	BYPASS
E	CLOSET	4'-0"	6'-8"	A	BYPASS
F	BALCONY - FULL VIEW INSULATED GLASS	2'-3 1/2"	6'-6"	B	WOOD CLAD - PAINT GRADE



DOOR TYPES

CIVIL ENGINEER



TREANOR ARCHITECTS, P.A.
1501 West 6th Street
Lawrence, KS 66044
(785) 843-5554
FAX (785) 841-9738
www.treanorarchitects.com
Contact: Matt Murphy

STRUCTURAL ENGINEER



BOB D. CAMPBELL & CO., INC.
4338 Bellevue
Kansas City, MO 64111
(816) 531-4144
FAX (816) 531-8572
www.bdc-engrs.com
Contact: Mike Falbe

MECH. ENGINEER



Latimer Sommers & Associates, P.A.
3639 SW Summerfield Drive, Suite A
Topeka, KS 66614
(785) 233-3232
FAX (785) 233-0647
Contact: Dave Everhart

ARCHITECT



TREANOR ARCHITECTS, P.A.
110 McDonald Drive, Suite 192
Lawrence, KS 66044
(785) 842-4858
FAX (785) 842-7536
www.treanorarchitects.com
Contact: Micah Kimball

Code Information

FACILITY NAME: 900 NEW HAMPSHIRE
ADDRESS: 900 NEW HAMPSHIRE
OWNER: NINTH & NEW HAMPSHIRE LLC
CITY: LAWRENCE
COUNTY: DOUGLAS
UTILITIES:
WATER: CITY OF LAWRENCE (785)832.1818
ELECTRIC: WESTAR ENERGY (800)383.1183
GAS: BLACK HILLS ENERGY (888)840.5554
ZONING: CD (DOWNTOWN COMMERCIAL)
ALLOWABLE USES: MERCANTILE / COMMERCIAL / MULTI-FAMILY HOUSING
APPLICABLE CODES: 2009 INTERNATIONAL BUILDING CODE
2009 NATIONAL ELECTRIC CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL PLUMBING CODE
2009 INTERNATIONAL FIRE CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
ACCESSIBILITY: 2009 IBC CHAPTER 11, ANSI 117.1
CONSTRUCTION TYPE: TYPE I-A: BASEMENT & 1ST FLOOR
TYPE III-A: 2ND FLOOR & ABOVE
ALLOWABLE HEIGHT: 2009 IBC REQUIREMENTS
I-A: 11 STORIES
SUBJECTIVE RESTRICTIONS (PER DOWNTOWN DESIGN GUIDELINES, 90')
III-A: 5 STORIES / 85'
CORRIDOR FIRE-RESISTANCE RATING: .5 HOURS (TABLE 1017.1)
FIRE PROTECTION: FULLY SPRINKLED (PER 903.3.1.1)
OCCUPANT GROUP: A-3 ASSEMBLY / M - MERCANTILE / R-2
OCCUPANCY SEPARATION: A-3 / M - 1 HOUR (TABLE 502.3.3)
M / R-2 - 3 HOUR (TABLE 502.3.3)
A-3 / R-2 - 3 HOUR (TABLE 502.3.3)
R-2 / R-2 - DWELLING UNIT
SEPARATION WALL & FLOOR ASSEMBLIES 1 HOUR (SECTION 102)
SHAFT ENCLOSURES: 2 HOURS (107.4)
PARTY WALLS: 2 HOURS (705.4)
BEARING WALLS: 2 HOURS (705.4)
* REFER TO CODE PLANS FOR ADDITIONAL INFORMATION.

HOTEL ROOM COUNT	
4th Floor:	32
Studios:	22
1 bed suites:	3
2 bed suites:	6
5th Floor:	28
Studios:	20
1 bed suites:	3
2 bed suites:	5
6th Floor:	21
Studios:	17
1 bed suites:	3
2 bed suites:	1
Total (3 Floors):	80

GSF PER FLOOR	
Level	Area
00 PARKING LOWER	12241 ft ²
05 PARKING UPPER	23327 ft ²
15 STREET LEVEL	16949 ft ²
20 2nd FLOOR (APTS)	16776 ft ²
30 3rd FLOOR (APTS.)	16776 ft ²
40 4th FLOOR (HOTEL)	17155 ft ²
50 5th FLOOR (HOTEL)	17155 ft ²
60 6th FLOOR (HOTEL)	14395 ft ²
	134775 ft ²

APT. UNIT TYPES:(per floor)	
studio:	1
1 bed unit:	11
2 bed unit:	6
Total Per Floor:	18
Total (x2 Floors):	36

PARKING ANALYSIS:	
00 PARKING LOWER	37
05 PARKING UPPER	52
STREET PARKING	14
VALET PARKING	10
PARALLEL PARKING	4
DROP OFF PARKING	2
TOTAL	119 SPACES

SHEET INDEX

A104	ROOF PLAN
A120	VERTICAL CIRCULATION
A121	VERTICAL CIRCULATION
A203	PERSPECTIVES
A302	BUILDING SECTION
A303	WALL SECTIONS
A304	WALL SECTIONS
A305	WALL SECTIONS
A401	REF. CEILING PLANS
A501	DOOR TYPES
A502	WINDOW AND DOOR TYPES
A503	WINDOW TYPES
A700	CASEWORK ELEVATIONS
CF101	CODE FOOTPRINT
G002	GEN. NOTES & SPECS
G003	GEN. NOTES & SPECS
G000	COVER SHEET
G001	SYMBOLS & PART. TYPES
A100	PARKING LEVELS
A101	STREET LEVEL
A102	2nd-4th FLOORS
A103	HOTEL FLOORS
A105	APARTMENT UNIT PLANS
A201	ELEVATIONS
A202	ELEVATIONS
A301	BUILDING SECTIONS

PROJECT ANALYSIS		
Name	Net Area	Count
RESTAURANT		
15 STREET LEVEL		
RESTAURANT	2012 ft ²	1
	2012 ft ²	
RESTAURANT TOTAL	2012 ft ²	
MARKET		
15 STREET LEVEL		
LOADING DOCK	1192 ft ²	1
RETAIL	5064 ft ²	1
RETAIL OFFICE	1654 ft ²	1
	7909 ft ²	
MARKET TOTAL	7909 ft ²	
HOTEL		
15 STREET LEVEL		
HOTEL LOBBY	4740 ft ²	1
	4740 ft ²	
40 4th FLOOR (HOTEL)		
1 BED	1384 ft ²	3
2 BED	3688 ft ²	6
CIRCULATION	364 ft ²	4
LINEN	271 ft ²	1
S-330	3190 ft ²	10
S-345	1383 ft ²	4
S-380	4583 ft ²	7
S-ADA	388 ft ²	1
STORAGE	928 ft ²	6
	16177 ft ²	
50 5th FLOOR (HOTEL)		
1 BED	1384 ft ²	3
2 BED	3107 ft ²	5
CIRCULATION	364 ft ²	4
LINEN	271 ft ²	1
S-330	2904 ft ²	9
S-345	1383 ft ²	4
S-380	4149 ft ²	6
S-ADA	388 ft ²	1
STORAGE	1723 ft ²	5
	15672 ft ²	
60 6th FLOOR (HOTEL)		
1 BED	912 ft ²	2
2 BED	613 ft ²	1
BAR	183 ft ²	1
CIRCULATION	359 ft ²	4
LINEN	271 ft ²	1
POOL	2144 ft ²	1
S-330	2871 ft ²	9
S-345	690 ft ²	2
S-380	4044 ft ²	6
S-ADA	388 ft ²	1
STORAGE	437 ft ²	3
SUN DECK	2013 ft ²	1
	14923 ft ²	
HOTEL TOTAL	51512 ft ²	
APARTMENT		
20 2nd FLOOR (APTS)		
1 BED	5580 ft ²	9
2 BED	6847 ft ²	7
CIRCULATION	2462 ft ²	6
STORAGE	307 ft ²	1
STUDIO	558 ft ²	1
	15753 ft ²	
30 3rd FLOOR (APTS.)		
1 BED	5580 ft ²	9
2 BED	6851 ft ²	7
CIRCULATION	2336 ft ²	4
STORAGE	307 ft ²	1
STUDIO	558 ft ²	1
	15630 ft ²	
APARTMENT TOTAL	31383 ft ²	
GRAND TOTAL	92817 ft ²	

900 NH- Marriott TownePlace

Lawrence, Kansas



1501 W. 6th Street, Suite B
Lawrence, KS 66044-1711
Office: (785) 843-5554
Fax: (785) 841-9738
www.treanorarchitects.com

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COVER SHEET

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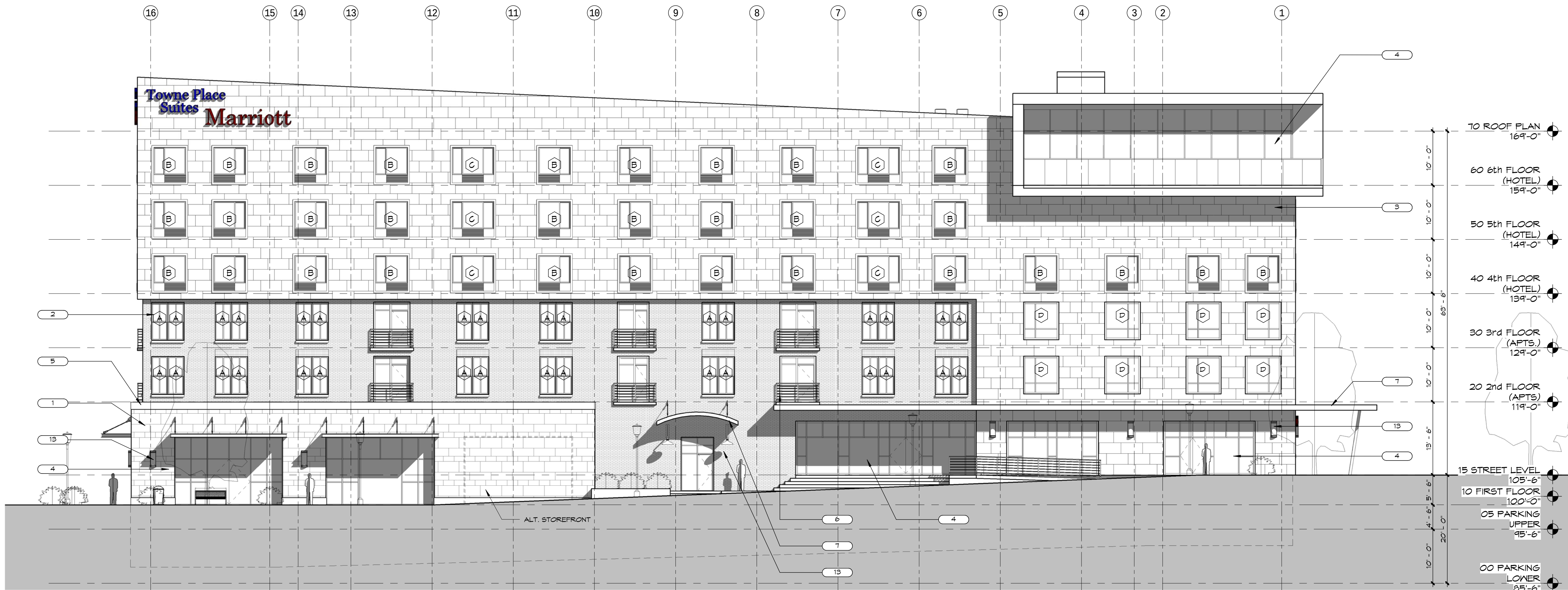


Elevation Key Notes:

- 1 4" BOTTOM LEDGE COTTONWOOD LIMESTONE
- 2 MODULAR BRICK
- 3 2" x 4" "TELLA" CERAMIC TILE BY PANTHEON
- 4 ALUMINUM STOREFRONT
- 5 MTL. CORNICE
- 6 POWDER COATED STEEL GAUDDRAIL
- 7 POWDER COATED STEEL CANOPY
- 8 CEMENTITIOUS LAP SIDING
- 9 CEMENTITIOUS TRIM
- 10 EIFS
- 11 6" STEEL FENCE
- 12 MTL. WRAPPED ACCENT BAND
- 13 DECORATIVE LIGHT FIXTURE
- 14 GLASS GAUDDRAIL
- 15 DOUBLE BRICK SOLDIER COURSE
- 16 CEMENTITIOUS SMOOTH PANEL
- 17 VERT. BATT STRIPS

9TH STREET ELEVATION C1

3/32" = 1'-0"



NEW HAMPSHIRE STREET ELEVATION A1

3/32" = 1'-0"

KEY NOTES:

- DIV 03 CONCRETE (REF: STRUCTURAL DWGS.)
- 3.01 CONC. FOOTING & FOUNDATION
 - 3.02 CONC. SLAB OVER VAPOR BARRIER
 - 3.03 V.B. & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT
 - 3.04 1/2" IV STRIP-TOP JOINT FILLER IV SEALANT
 - 3.05 SLOPE SLAB TO DRAIN
 - 3.06 CONT. MUDSLAB
 - 3.07 CONC. PIER
 - 3.08 CAST IN PLACE CONCRETE
 - 3.09 CONCRETE REINFORCEMENT
 - 3.10 WELDED WIRE FABRIC #6@14"X14" U.N.O.
 - 3.11 MORTAR NET
- DIV 04 MASONRY (REF: EXTERIOR FINISH SCHEDULE)
- 4.01 MASONRY WALL IV HORIZ. JOINT REINF. @ 24" O.C.; REF: STRUCTURAL FOR VERT. REINF.
 - 4.02 CLAY MASONRY VENEER IV ADJ. ANCHORS @ 24" HOR. x 16" VERT. O.C. TYP. (LOCATION OF MASONRY FACE FROM COLUMN LINE)
 - 4.03 1" MIN. CAVITY IV DRAINAGE MESH @ BASE
 - 4.04 MASONRY THRU-WALL FLASHING IV MTL. DRIP EDGE & WEEPS @ 24" O.C. MAX
 - 4.05 SOLID GROUT FILL BELOW THRU-WALL FLASHING
 - 4.06 MASONRY CONTROL JOINT 3/8" IV CONT. SEALANT & BACKER ROD
 - 4.07 BRICK ROWLOCK COURSE
 - 4.08 BRICK SOLDIER COURSE
 - 4.09 STONE TRIM UNIT (SEE PROFILES)
 - 4.10 SMOOTH FACE STONE IV ADJ. ANCHORS @ 24" HOR. x 16" VERT. O.C. TYP. (LOCATION OF STONE FACE FROM COLUMN LINE)
 - 4.11 CHISELED FACE STONE IV ADJ. ANCHORS @ 24" HOR. x 16" VERT. O.C. TYP. (LOCATION OF STONE FACE FROM COLUMN LINE)
 - 4.12 CONCRETE BLOCK (CMU)
 - 4.13 CONCRETE PAVERS
 - 4.14 SMOOTH FACE STONE VENEER (2")
- DIV 05 METALS (REF: STRUCTURAL DWGS.)
- 5.01 STRUCTURAL STEEL COLUMN
 - 5.02 STRUCTURAL STEEL BEAM
 - 5.03 STRUCTURAL STEEL CHANNEL
 - 5.04 STRUCTURAL STEEL TUBE
 - 5.05 STRUCTURAL STEEL ANGLE
 - 5.06 STRUCTURAL STEEL DECK
 - 5.07 COLD-FORMED MTL. FRAMING @ 16" O.C. U.N.O. (SIZE)
 - 5.08 CONC. FILLED PIPE BOLLARD
 - 5.09 COLD FORMED RESILIENT CHANNEL
 - 5.10 MTL. FURRING CHANNEL
 - 5.11 ORNAMENTAL RAILING
 - 5.12 ALUMINUM TUBE
 - 5.13 STEEL BAR
 - 5.14 STEEL PLATE, PROVIDE BLOCKING AS REQUIRED
 - 5.15 PERFORATED METAL
- DIV 06 WOOD, PLASTICS AND COMPOSITES
- 6.01 WOOD BLOCKING (SIZE)
 - 6.02 PRESERVATIVE TREATED WOOD BLOCKING (SIZE)
 - 6.03 EXT. GRADE PLYWOOD (SIZE)
 - 6.04 1/2" GLASS-MAT GYP. SHT. - SEAL JOINTS TYP
 - 6.05 1/2" GLASS-MAT GYP. SOFFIT BD.
 - 6.06 1/2" GLASS-MAT ROOF BOARD SHEATHING
 - 6.07 1/4" GYPSUM BOARD SHT. - BEHIND TILE
 - 6.08 STAINED WOOD TRIM
 - 6.09 HARDIE BOARD PANEL
 - 6.10 HARDIE TRIM (SIZE)
 - 6.11 HARDIE REVEAL HORIZONTAL TRIM
 - 6.12 BLOCKING FOR FUTURE GRAB BARS PER ANSI 117.1
 - 6.13 PLYWOOD
- DIV 07 THERMAL AND MOISTURE PROTECTION
- 7.01 SELF-ADHERED SHEET MEMBRANE AIR/VAPOR/WATER BARRIER
 - 7.02 2" x 24" MIN. RIGID PERIMETER INSULATION
 - 7.03 BATT INSULATION
 - 7.04 ACQUISICAL BATT INSULATION
 - 7.05 AIR-MOISTURE BARRIER COATING @ SHT. TYP
 - 7.06 6 MIL POLY VAPOR BARRIER IV JOINTS SEALED
 - 7.07 1 1/2" (AND) WATER DRAINAGE EIFS, MECHANICALLY ATTACH TO SHEATHING
 - 7.08 PRE FINISHED EXTRUDED METAL CORNICE
 - 7.09 EIFS REVEAL
 - 7.10 2" x 4" "TELLA" CERAMIC TILE BY PANTHEON
 - 7.11 METAL PANEL TRIM
 - 7.12 CONKLIN BENCH-PLY ROOF MEMBRANE
 - 7.13 WALKWAY PADS
 - 7.14 ELASTIZELL INSULATING CONCRETE
 - 7.15 1/4" TAPERED INSUL. TO DRAIN
 - 7.16 PREFIN. SHT. MTL. COPING & CONT. GLEAT
 - 7.17 PREFIN. SHT. MTL. FLASHING; FOLD-BACK EDGES, TYP
 - 7.18 THRU-WALL FLASHING
 - 7.19 PREFINISHED BREAK METAL
 - 7.20 COMPATIBLE SEALANT IV BACKER ROD AS NEEDED
 - 7.21 CONT. 3/8" SEALANT IV WEEPS @ 24" O.C.
 - 7.22 FASTENER IV NEOPRENE WASHER
 - 7.23 MIRA-DRAIN 6000 OVER MIRAFLY-V WATERPROOFING MEMBRANE
 - 7.24 350 GREENSTREAK PVC WATER STOP
 - 7.25 POLYSTYRENE BOARD INSULATION
 - 7.26 DRIP EDGE
 - 7.27 EIFS AQUAFLEX SYSTEM
 - 7.28 ENSEAL COMPRESSIBLE EXPANSION JOINT
- DIV 08 OPENINGS
- 8.01 FTD. HOLLOW METAL DOOR & FRAME EXTERIOR DOORS TO BE INSULATED
 - 8.02 HOLLOW METAL ANCHORS; MIN. 3 PER JAMB
 - 8.03 ALUM. STOREFRONT FRAMING SYSTEM IV SHIMS AT HEAD
 - 8.04 ALUM. ENTRANCE DOOR IV TEMP GLAZING
 - 8.05 FLUSH MTD. EMERGENCY KEY ACCESS BOX @ 5'-6" ABOVE GRADE - VERIFY LOCATION IV FIRE MARSHAL
 - 8.06 SPANDREL GLASS
 - 8.07 INSULATED LOW-E GLASS - TEMPER @ "T"
 - 8.08 SINGLE HUNG WINDOW
- DIV 09 FINISHES
- 9.01 5/8" TYPE "X" GYP. BD. IV CJS @ 30'-0" MAX
 - 9.02 MOISTURE RESISTANT TYPE "X" GYP. BD. (SIZE)
 - 9.03 MTL. STUDS @ 16" O.C. U.N.O. (SIZE)
 - 9.04 C-H STUDS @ 24" O.C.
 - 9.05 SECURE MTL. J RUNNER
 - 9.06 7/8" RESILIENT HAT CHANNEL
 - 9.07 PORCELAIN / CERAMIC TILE
 - 9.08 PAINT
 - 9.09 J-TRIM
- DIV 10 SPECIALTIES
- 10.01 TYPICAL SIGNAGE (N/C) - PROVIDE PLYWOOD BACKING & ELEG. POWER CONNECTION
 - 10.02 4" HT. INT. MTD. WHITE PSV BUILDING ADDRESS NUMBERS ABX/EXT. ENTRY/EXIT DOORS - VERIFY TEXT IV OWNER GROUP
 - 10.03 FABRIC ANNING IV PTD. ALUMINUM FRAMES
 - 10.04 MTL. RAILING
 - 10.05 MAIL BOXES
- DIV 11 EQUIPMENT
- 11.01 GAS METER LOCATION
- DIV 22 PLUMBING (REF: PLUMBING DWGS.)
- 22.01 PLUMBING EQUIPMENT
 - 22.02 ROOF DRAIN
 - 22.03 OVERFLOW ROOF DRAIN
 - 22.04 OVERFLOW LEADER
- DIV 23 HVAC (REF: MECH DWGS.)
- 23.01 ROOFTOP HVAC UNIT
 - 23.02 CONDENSER PIPE
 - 23.03 MECHANICAL EQUIPMENT
 - 23.04 ALUMINUM LOUVER
 - 23.05 FUTURE HOOD EXHAUST LOCATION
- DIV 26 ELECTRICAL (REF: ELECTRICAL DWGS.)
- 26.01 ELECTRICAL TRANSFORMER
 - 26.02 MAIN ELECTRICAL SERVICE ENTRANCE
 - 26.03 ELECTRICAL LIGHT FIXTURE, TYP
- DIV 31 EARTHWORK
- 31.01 4" MIN. DRAINAGE FILL
 - 31.02 COMPACTED BACKFILL
 - 31.03 4" DRAIN TILE IV FILTER FABRIC
 - 31.04 1" BEDDING SAND
- DIV 32 EXTERIOR IMPROVEMENTS
- 32.01 4" BROOM-FINISH CONC. PVMT.
 - 32.02 ASPHALT PAVING
- LOAD BEARING WALL

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900 NH- Marriott TownePlace

Lawrence, Kansas

TREANOR
ARCHITECTS P.A.

1501 W. 6th Street, Suite B
Lawrence, KS 66044-1711
Office: 785.843.5554
Fax: 785.841.9738
www.treanorarchitects.com

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ELEVATIONS

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SOUTH WEST PERSPECTIVE

2



SOUTH PERSPECTIVE

1

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Lawrence, Kansas

TREANOR
ARCHITECTS P.A.

1501 W. 6th Street, Suite B
Lawrence, KS 66044-1711
Office: 785.843.5554
Fax: 785.841.9738
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