

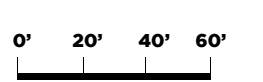
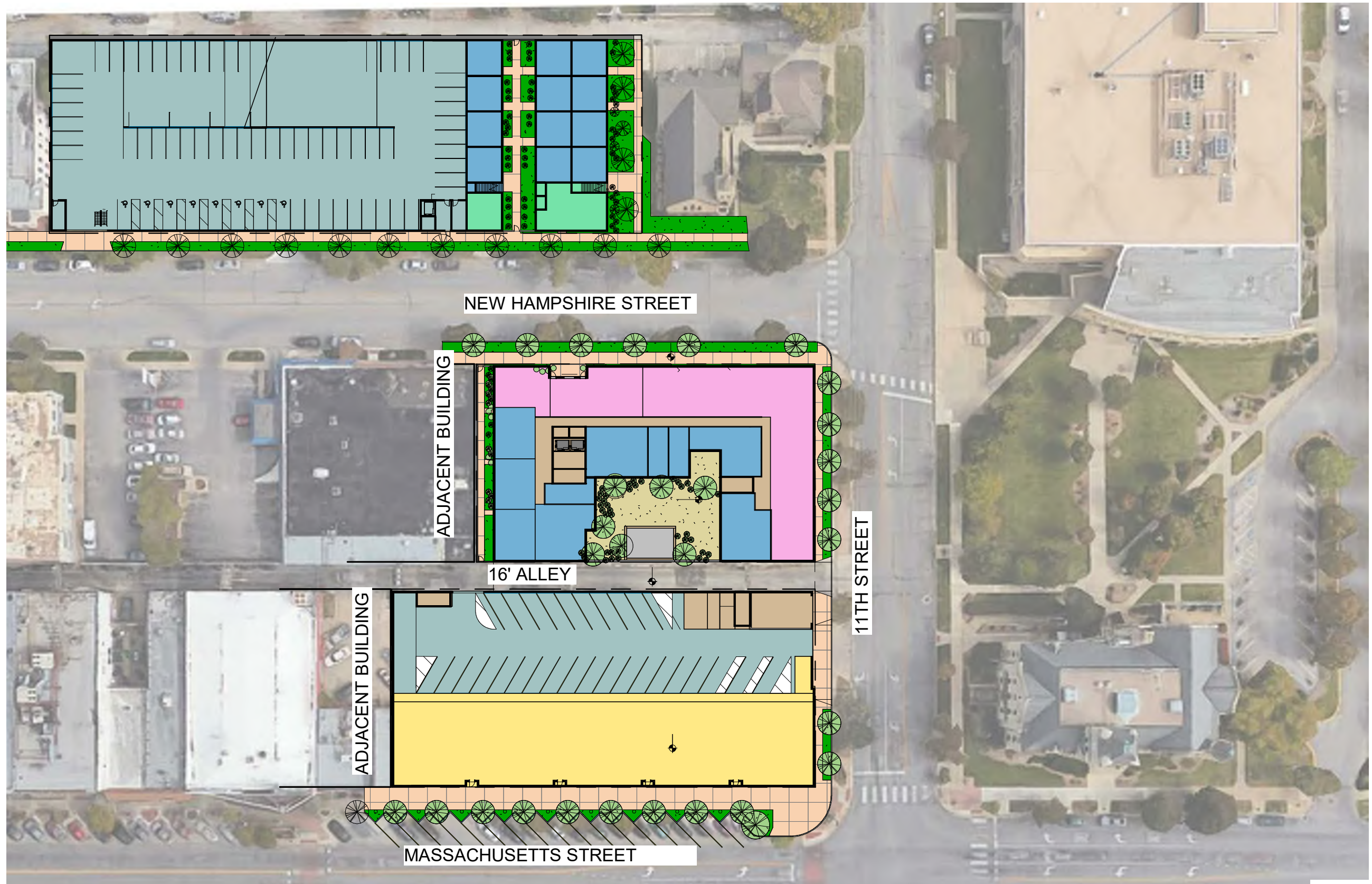


THE HUB AT LAWRENCE

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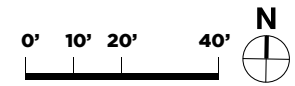
OVERALL SITE PLAN

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1ST FLOOR/SITE PLAN



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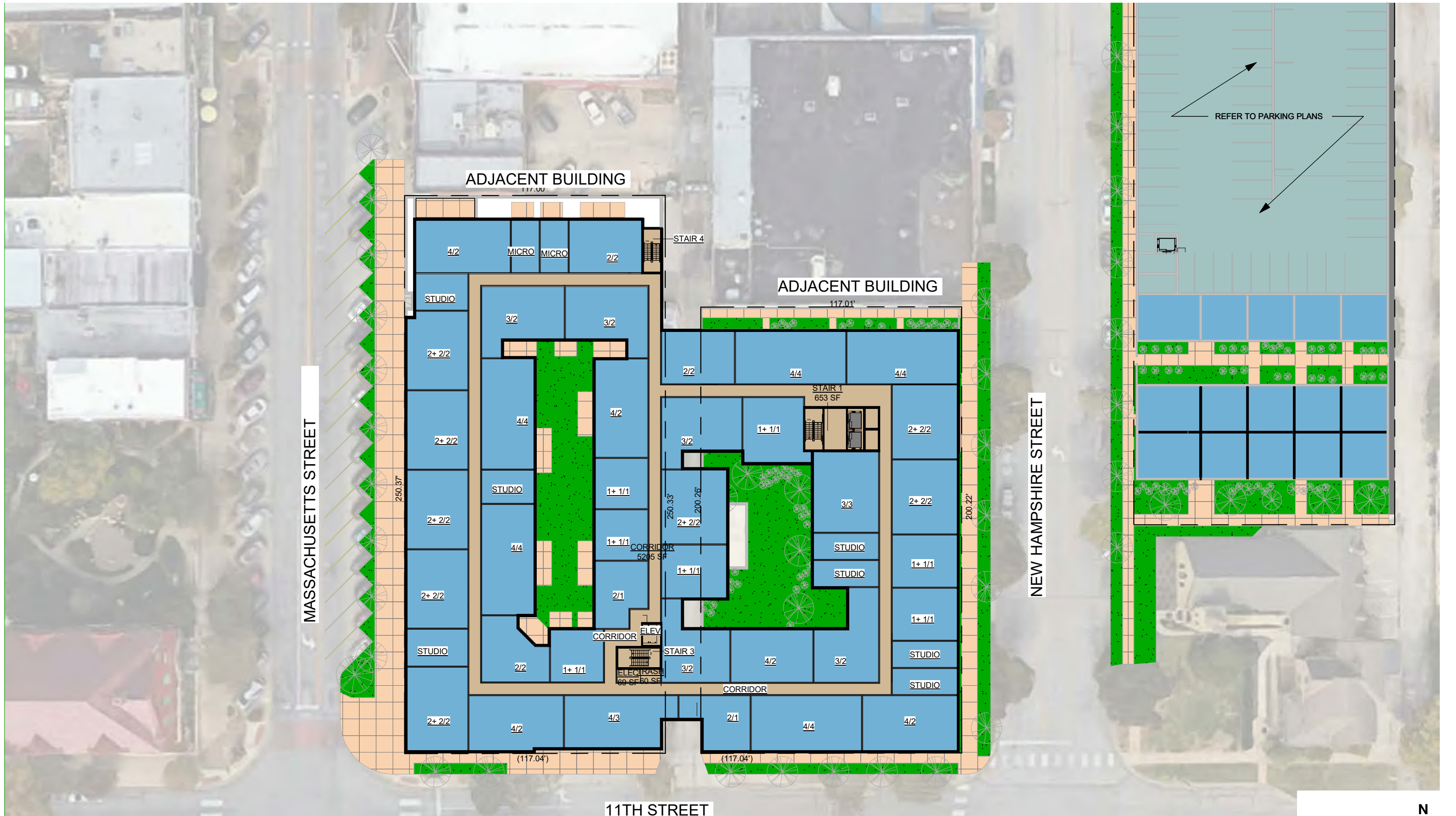
MEZZ FLOOR PLAN

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2ND FLOOR PLAN



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3RD FLOOR PLAN



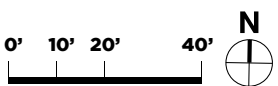
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4TH FLOOR PLAN



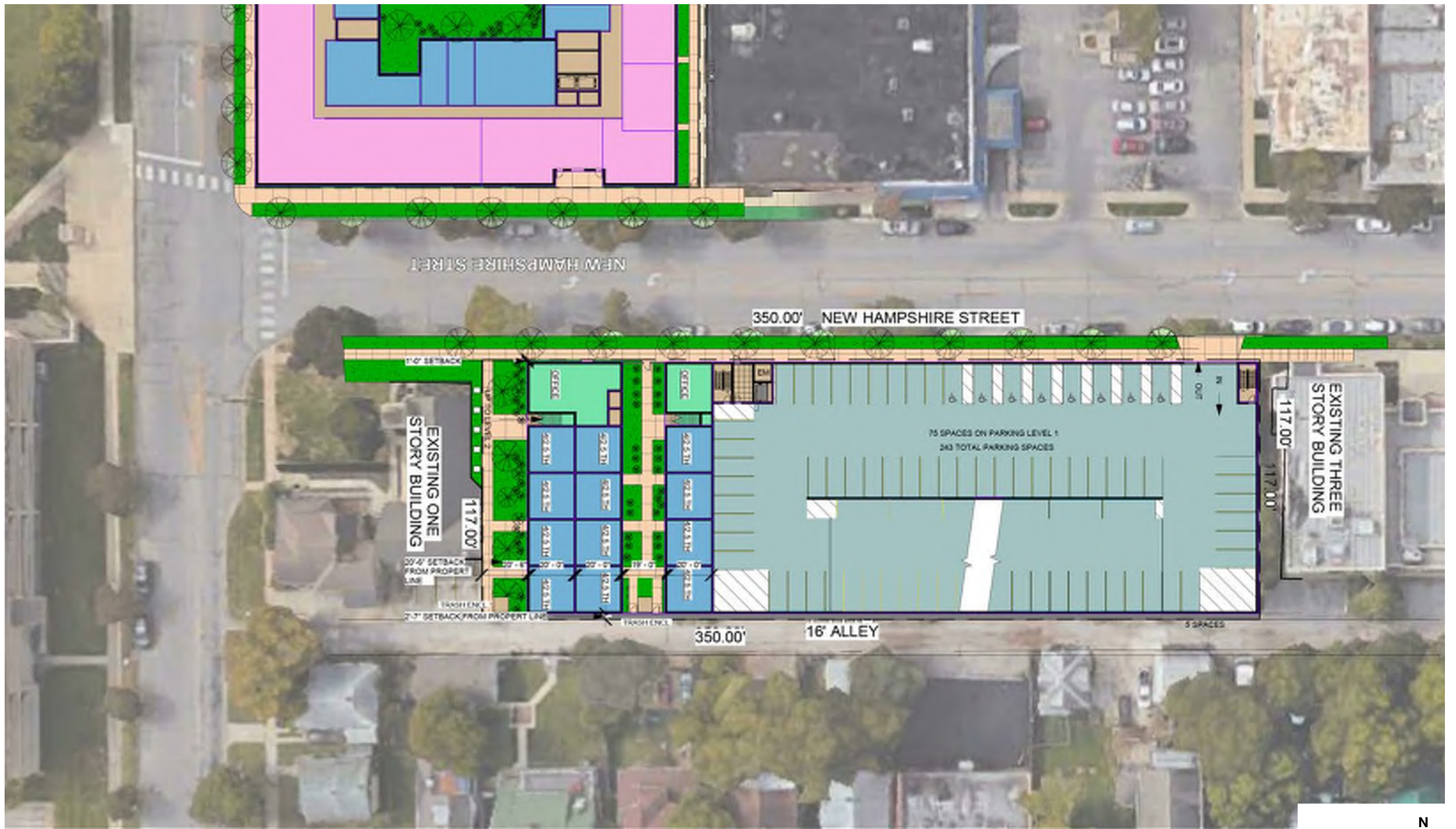
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5TH FLOOR PLAN



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POOL TERRACE PLAN



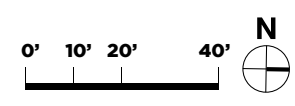
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PARKING STRUCTURE - LEVEL 1



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PARKING STRUCTURE - LEVEL 2



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PARKING STRUCTURE - LEVEL 3

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UNIT MATRIX

The Hub at Lawrence, Kansas // Mixed-Use Development FEBRUARY 4, 2019

LEVEL	UNIT COUNT																				BED COUNT													BATHROOM VS BEDS	LEVEL								
	4/4.5TH	4/4TH	4/3TH	4/2.5TH	3/3TH	2/2TH	4 BEDS / 4 BATHS	4 BEDS / 3 BATHS	4BED/ 2BATH	3BED/ 3BATH	3BED/ 2BATH	2+2 / 2	2+1 / 2	2BED/ 2BATH	2BED/ 1BATH	1+1 / 1	1 BED	STUDIO	MICRO	TOTAL UNITS	4/4.5 TH	4/4 TH	4/3TH	4/2.5TH	3/3TH	2/2TH	4BED/ 4BATH	4BED/ 3BATH	4BED/ 2BATH	3BED/ 3BATH	3BED/ 2BATH	2+2/2	2+1 / 2			2BED/ 2BATH	2 BED/ 1BATH	1+1 / 1	1 BED	STUDIO	MICRO	TOTAL BEDS	
5	0	0	0	0	0	0	3	0	5	1	4	9	0	2	0	7	1	4	1	37	0	0	0	0	0	0	0	12	0	20	3	12	36	0	4	0	14	1	4	1	107		5
4	0	0	0	0	0	0	5	1	5	1	5	8	0	3	2	7	0	6	3	46	0	0	0	0	0	0	0	20	4	20	3	15	32	0	6	4	14	0	6	3	127		4
3	0	0	0	0	0	0	5	1	5	1	5	8	0	3	2	7	0	7	2	46	0	0	0	0	0	0	0	20	4	20	3	15	32	0	6	4	14	0	7	2	127		3
2/P3	0	0	0	0	0	0	5	0	5	1	3	7	0	3	0	3	1	9	2	39	0	0	0	0	0	0	0	20	0	20	3	9	28	0	6	0	6	1	9	2	104		2/P3
MEZ/P2	0	4	0	0	2	3	1	0	3	1	2	1	0	1	0	2	0	5	0	25	0	16	0	0	6	6	4	0	12	3	6	4	0	2	0	4	0	5	0	68		MEZ/P2	
1/P1	0	3	0	13	0	0	1	0	1	1	1	0	0	0	0	0	0	3	0	23	0	12	0	52	0	0	4	0	4	3	3	0	0	0	0	0	3	0	81		1		
%	0%	7%	0%	13%	2%	3%	20%	2%	24%	6%	20%	33%	0%	12%	4%	26%	2%	34%	8%	216%	0%	28%	0%	52%	6%	6%	80%	104%	96%	18%	60%	132%	0%	24%	8%	52%	2%	34%	8%	614%			

CORE MIX DIFFERENCE	0	0	0	0	0	0	5	3	52	0	0	19	0	12	28	9	9	30	169	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160
	0	7	0	13	2	3	15	3	28	6	20	14	0	24	17	25	22	47	47	160	132	160	160	108	154	154	80	56	92	24	60	132	0	10	14	22	52	24	10	5	609		

UNIT TYPE AND BATHROOM RATIO																					TOTAL BATHROOMS
	4/4.5 TH	4/4 TH	4/3 TH	4/2.5 TH	3/3 TH	2/2 TH	4 BEDS / 4 BATHS	4 BEDS / 3 BATHS	4BED/ 2BATH	3BED/ 3BATH	3BED/ 2BATH	2+1 / 2	2+1 / 2	2BED/ 2BATH	2BED/ 1BATH	1+1 / 1	1 BED	STUDIO	MICRO	TOTAL BATHROOMS	
Bath Per Unit	4.5	4	3	2.5	3	2	4	3	2	3	2	2	2	2	1	1	1	1	1	1	
Unit Type Count	0	7	0	13	2	3	20	2	24	6	20	33	0	12	4	26	2	34	8	8	429

* NORTH EAST TOWNHOUSES AT EAST PARCEL INCLUDED IN CALCULATIONS

UNIT TYPE BY ZONING ORDINANCE	
TYPE	COUNT
TYPE A - 825 SF+	75
TYPE B - 650-824 SF	16
TYPE C - 470-649SF	26
TYPE D - under 470sf	-
Efficiencies under	42

Bath-to-Bed Ratio 69.8%
Bed-to-Bath Ratio 1.43

LEVEL	BEDROOM COUNT																			
	4/4.5 TH	4/4TH	4/3 TH	4/2.5 TH	3/3 TH	2/2 TH	4 BEDS / 4 BATHS	4 BEDS / 3 BATHS	4BED/ 2BATH	3BED/ 3BATH	3BED/ 2BATH	2+1 / 2	2+1 / 2	2BED/ 2BATH	2BED/ 1BATH	1+1 / 1	1 BED	STUDIO	MICRO	TOTAL UNITS
5	0	0	0	0	0	0	12	0	20	3	12	18	0	4	0	7	1	4	1	82
4	0	0	0	0	0	0	20	4	20	3	15	16	0	6	4	7	0	6	3	104
3	0	0	0	0	0	0	20	4	20	3	15	16	0	6	4	7	0	7	2	104
2/P3	0	0	0	0	0	0	20	0	20	3	9	14	0	6	0	3	1	9	2	87
MEZ/P2	0	16	0	0	6	6	4	0	0	0	0	0	0	0	0	0	0	5	0	37
1/P1	0	12	0	52	0	0	4	0	0	0	0	0	0	0	0	0	0	3	0	71
%	0	28	0	52	6	6	80	8	80	12	51	64	0	22	8	24	2	34	8	485

PROJECT AREA ANALYSIS 4 - 6 STORY | 49 - 76 FT.

LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	COMMERCIAL - OFFICE								RETAIL / B.O.H.		PARKING/LOADING		Total GSF W/O BALCONIES	Total GSF	FAR area	
			COMMON	AMENITIES	RSF	Public Terrace	Private Terrace / Balcony	OFFICE	BEDS	UNITS	RETAIL /	COMMON/LOADING	AREA	SPACES				
POOL TERRACE/ MECH. PENTHOUSE	15'	80'	1,408		-	5,448							2,500			3,908	9,356	3,908
5	11'	65'	6,204		32,659	6,430	700		107	37						38,863	45,993	38,863
4	11'	54'	6,468		38,850		700		127	46						45,318	46,018	45,318
3	11'	43'	6,448		39,153		700		127	46						45,601	46,301	45,601
2	11'	32'	6,453		35,849	4,451	1,200		104	39						42,302	47,953	42,302
MEZ		21'	2,621		20,025				61	22						22,646	22,646	22,646
1	21'	21'	4,897	7,759	8,225	3,296	500		33	11	14,083		-	12,898	29	47,862	51,658	34,964
BUILDING TOTALS	80		34,499	7,759	174,761	19,625	3,800		559	201	14,083		2,500	12,898	29	246,500	269,925	233,602

PARKING - AT EAST PARCEL

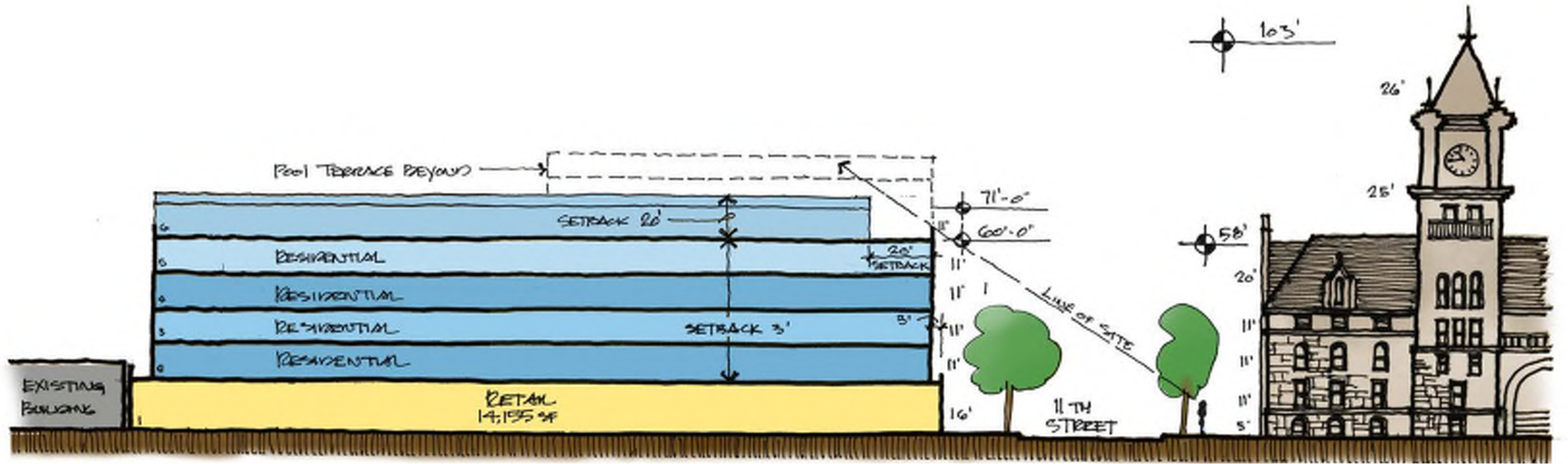
LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	COMMERCIAL - OFFICE								RETAIL / B.O.H.		PARKING/LOADING		Total GSF W/O BALCONIES	Total GSF	FAR area	
			COMMON	AMENITIES	RSF	Public Terrace	Private Terrace / Balcony	OFFICE	BEDS	UNITS	RETAIL /	COMMON/LOADING	AREA	SPACES				
3	10'-0"		691											23,827	79	24,518	24,518	691
2	10'-0"		687											26,712	89	27,399	27,399	687
1	10'-0"	0'-0"	661										-	26,173	75	26,834	26,834	661
BUILDING TOTALS			2,039	-	-	-	-	-	-	-	-	-	-	76,712	243	78,751	78,751	2,039

NORTH EAST TOWNHOUSES - AT EAST PARCEL

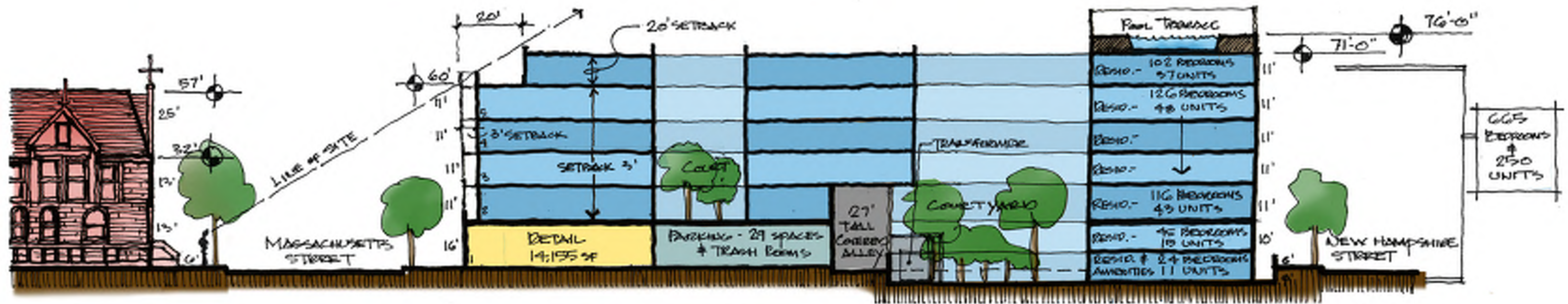
LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	COMMERCIAL - OFFICE								RETAIL / B.O.H.		PARKING/LOADING		Total GSF W/O BALCONIES	Total GSF	FAR area	
			COMMON	AMENITIES	RSF	Public Terrace	Private Terrace / Balcony	OFFICE	BEDS	UNITS	RETAIL /	COMMON/LOADING	AREA	SPACES				
3	10'-0"				7,321											7,321	7,321	7,321
2	10'-0"				7,074				7	3						7,074	7,074	7,074
1	10'-0"	0'-0"	70		5,461			1,756	48	12						7,287	7,287	5,531
BUILDING TOTALS			70	-	19,856	-	-	1,756	55	15	-	-	-	-	-	21,682	21,682	19,926

TOTALS

LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	COMMERCIAL - OFFICE								RETAIL / B.O.H.		PARKING/LOADING		Total GSF W/O BALCONIES	Total GSF	FAR area
			COMMON	AMENITIES	RSF	Public Terrace	Private Terrace / Balcony	OFFICE	BEDS	UNITS	RETAIL /	COMMON/LOADING	AREA	SPACES			
PROJECT TOTALS			36608	7759	194617	19625	3800	1756	614	216	14083	2500	89610	272	346,933	370,358	255,567

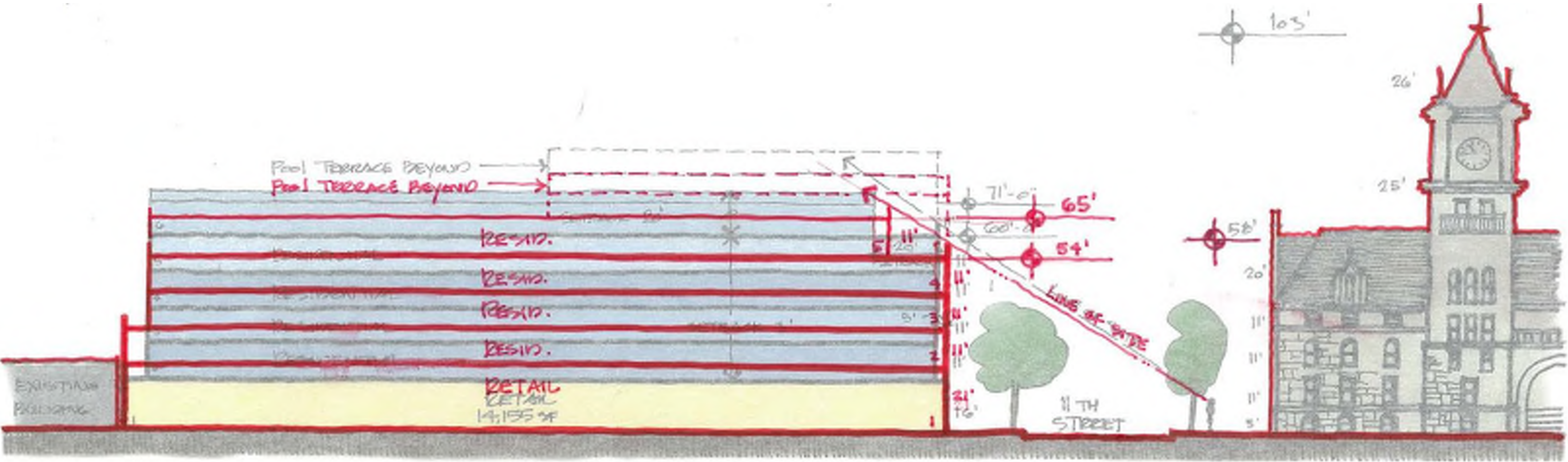


NORTH-SOUTH SECTION

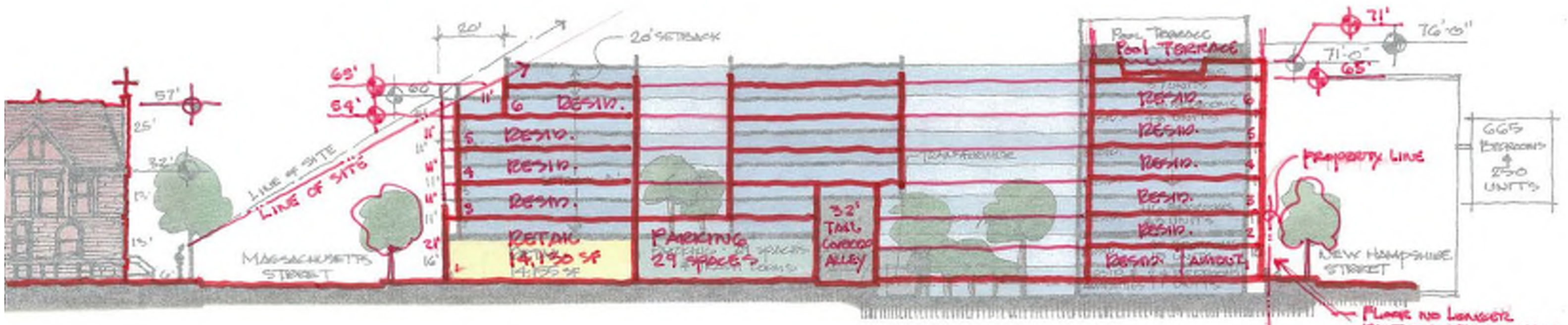


EAST-WEST SECTION

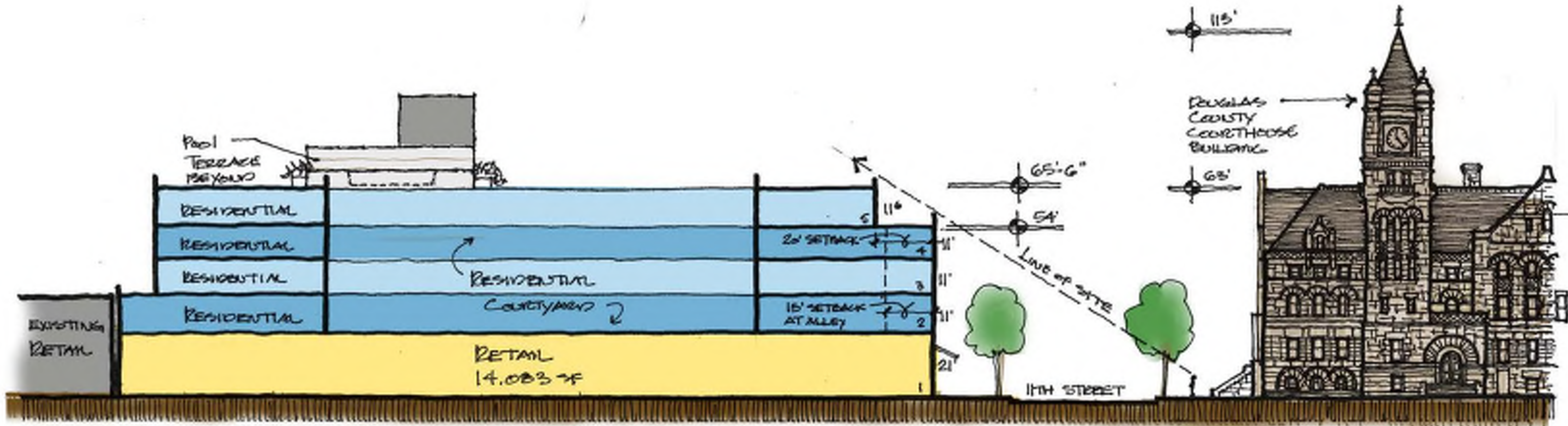




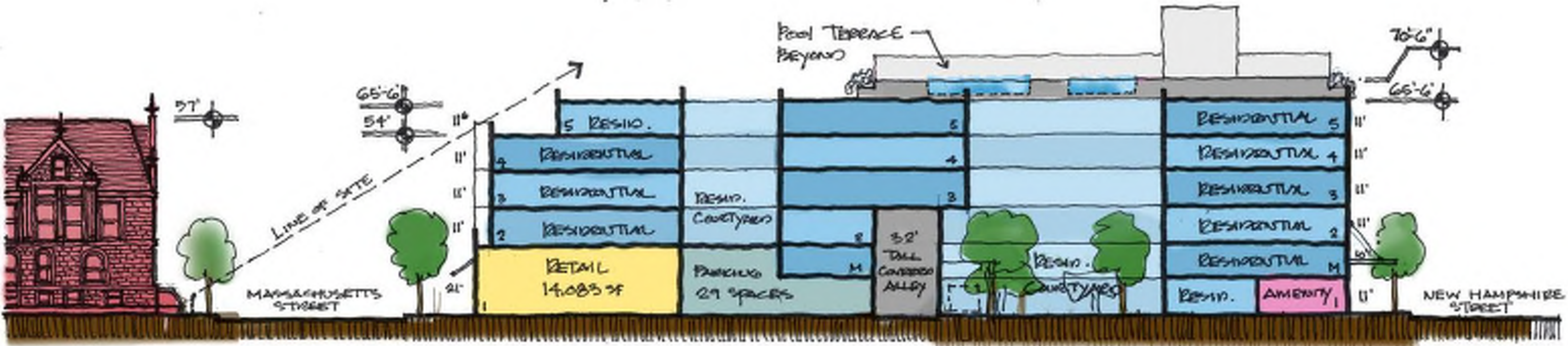
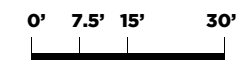
NORTH-SOUTH SECTION 0' 7.5' 15' 30'



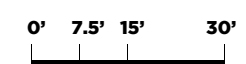
EAST-WEST SECTION 0' 7.5' 15' 30'

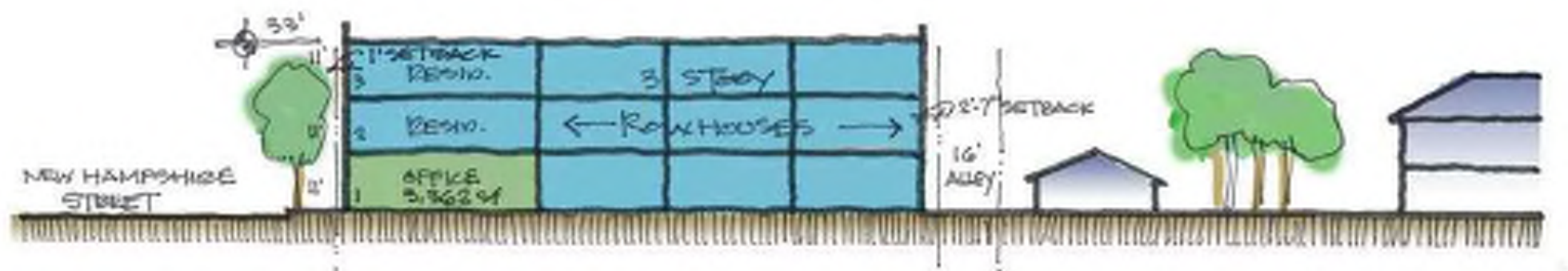
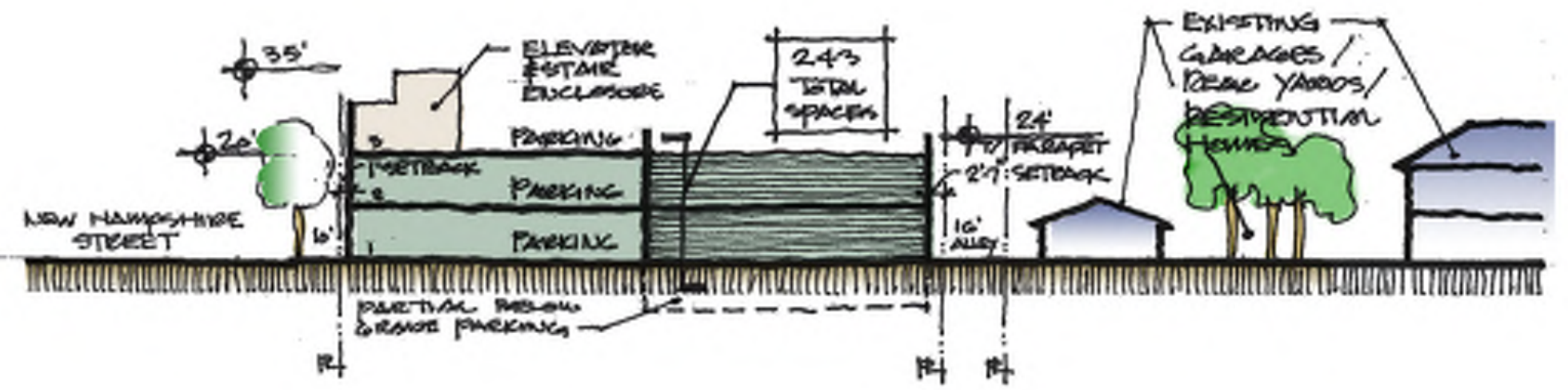
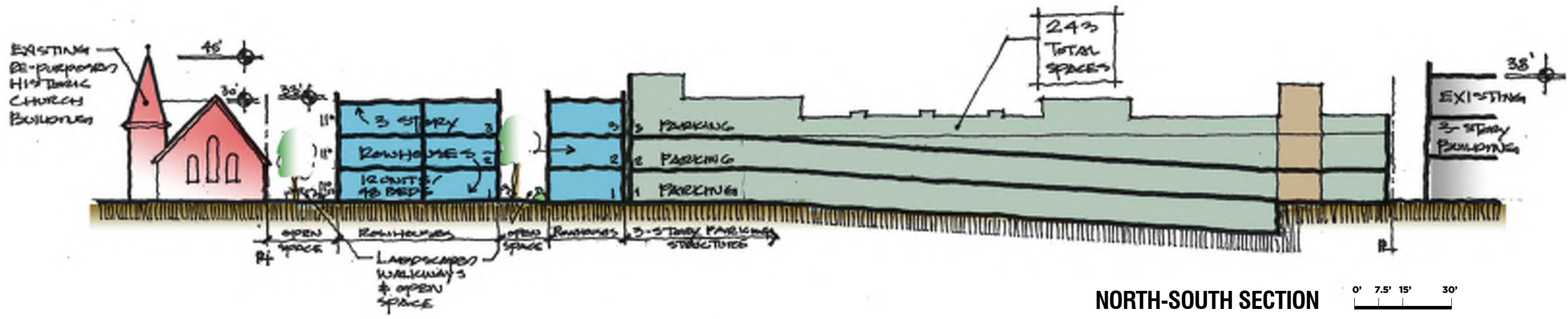


NORTH-SOUTH SECTION



EAST-WEST SECTION







STUCCO

STUCCO

STUCCO SIDING
WITH REVEAL JOINTS

BRICK TYPE 1 DARK
BROWN

STUCCO

CAST STONE

INSULATED LOW E GLASS

BRICK TYPE 2 RED

70'

54'

43'

32'

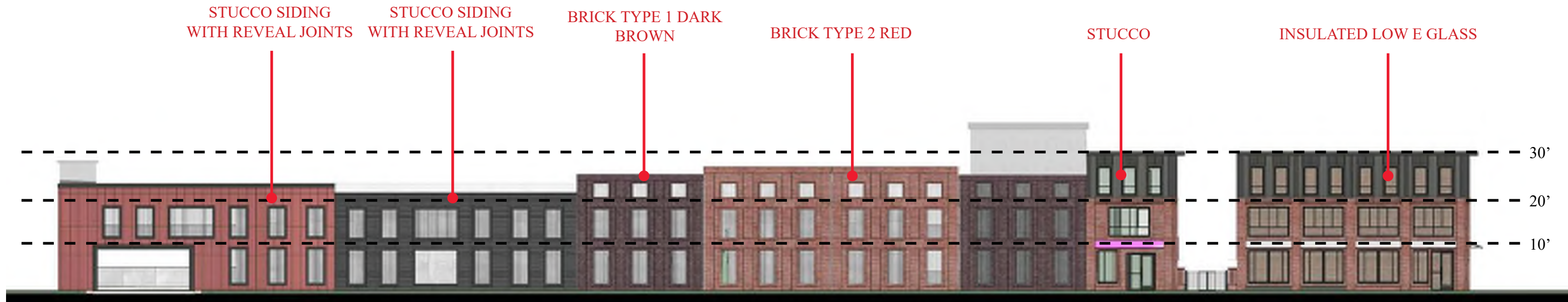
21'



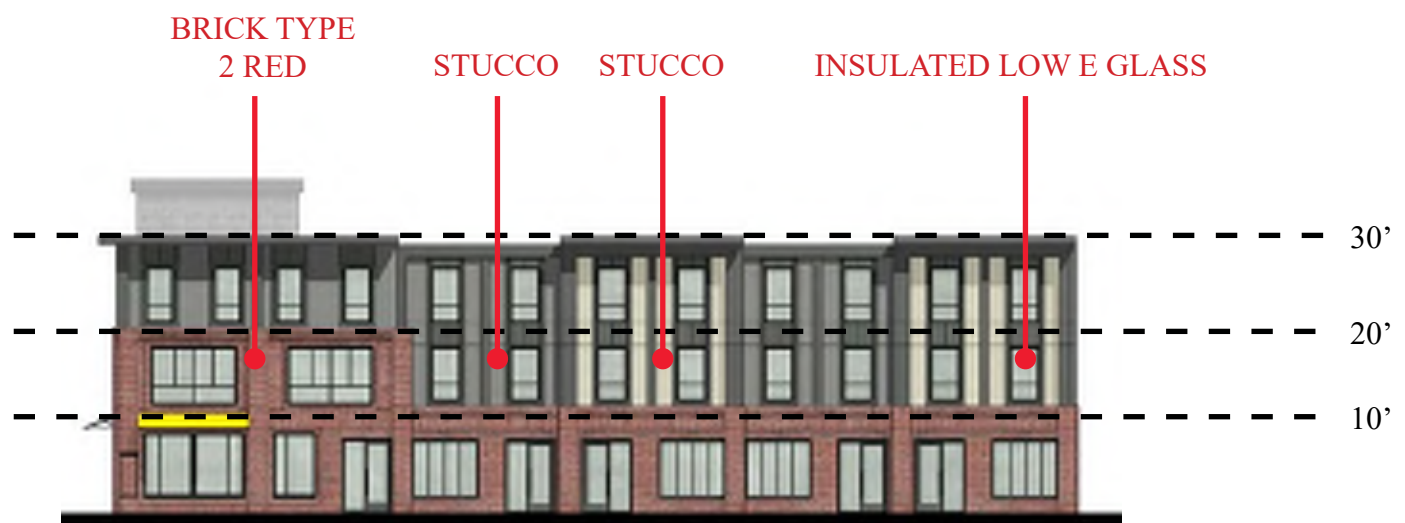


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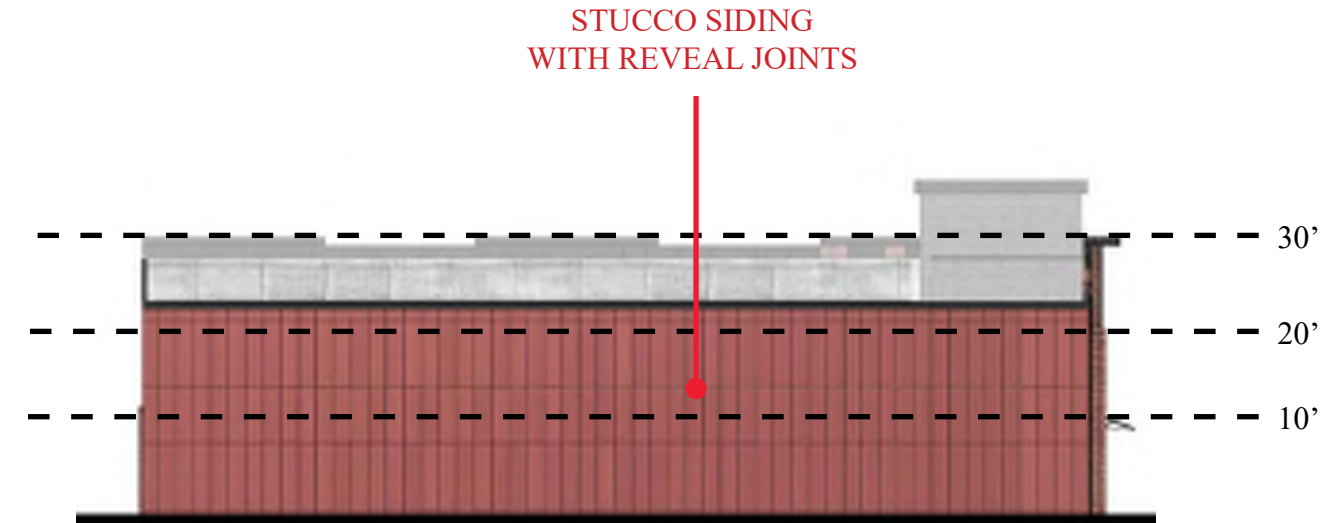




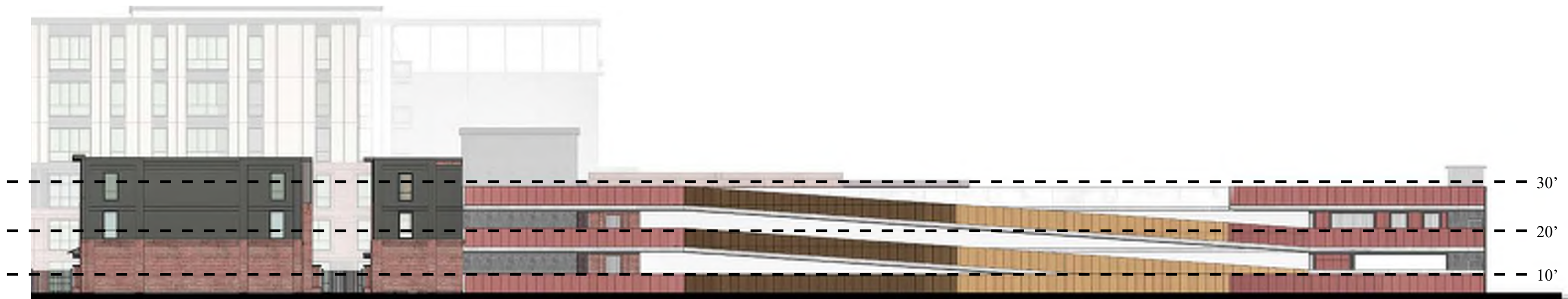
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION





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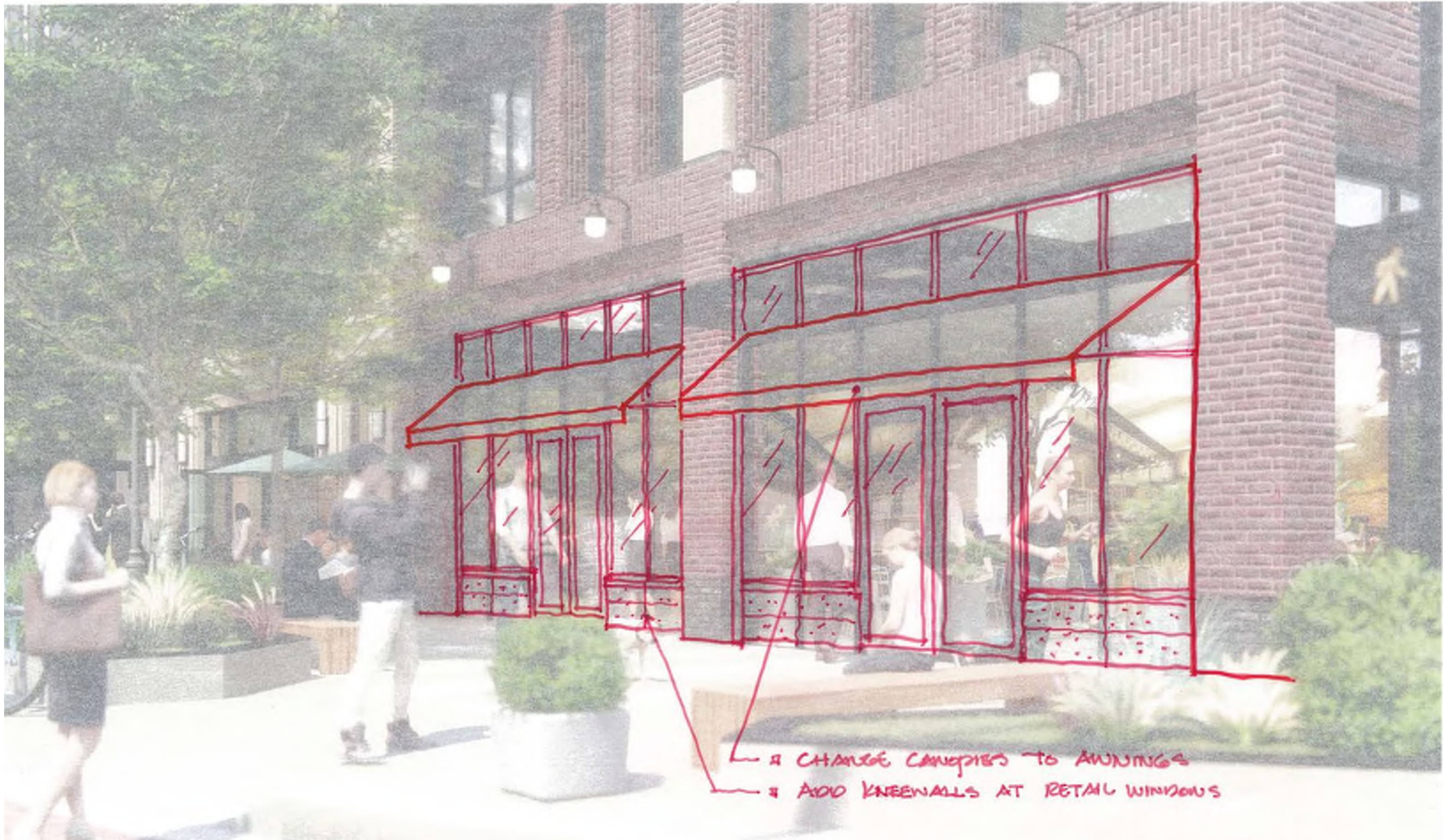


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CITY COMMENTS

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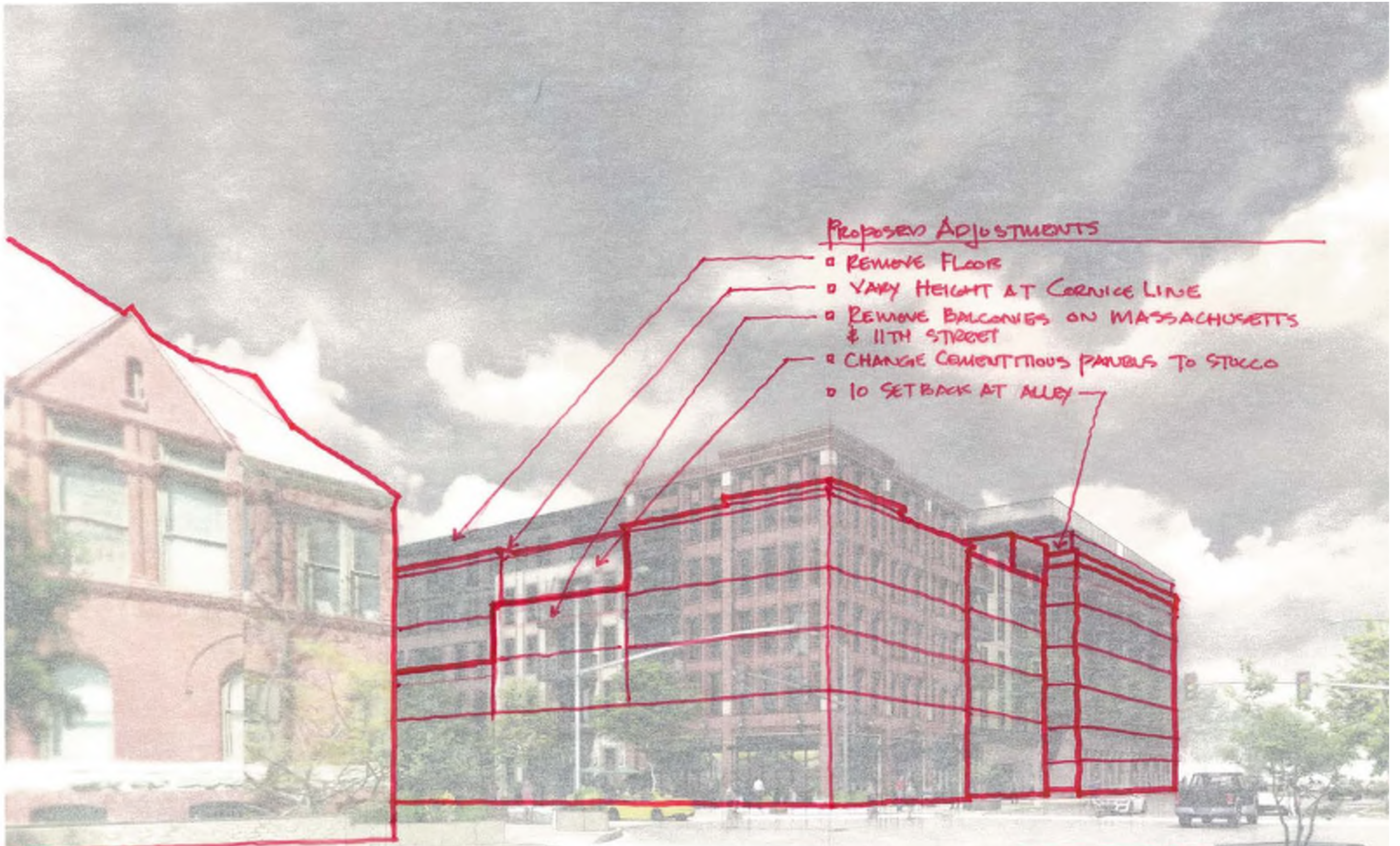


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PROPOSED ADJUSTMENTS

- REMOVE FLOOR
- VARY HEIGHT AT CORNICE LINE
- REMOVE BALCONIES ON MASSACHUSETTS & 11TH STREET
- CHANGE CEMENTITIOUS PANELS TO STUCCO
- 10 SETBACK AT ALLEY



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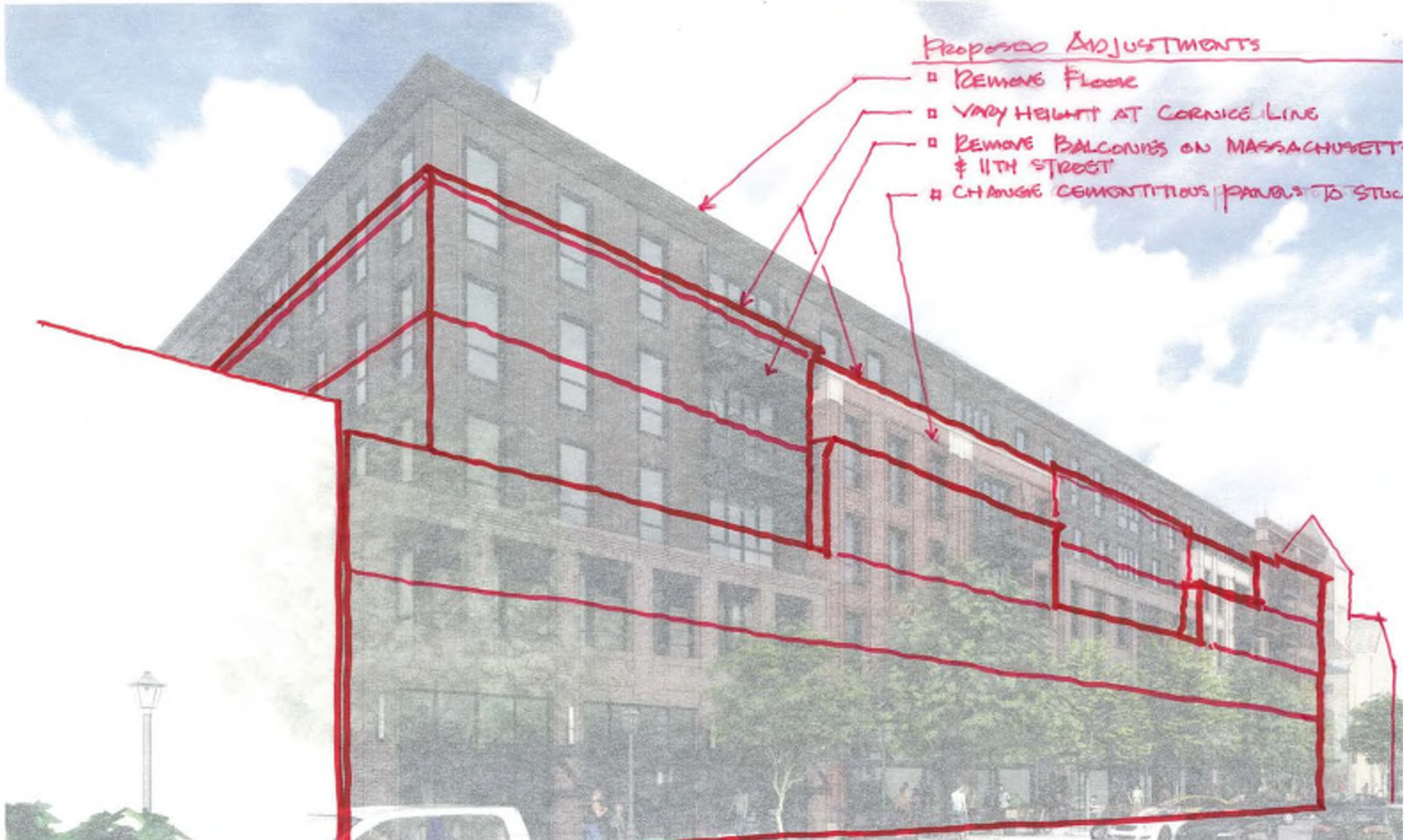


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Proposed Adjustments

- REMOVE FLOOR
- VARY HEIGHT AT CORNICE LINE
- REMOVE BALCONIES ON MASSACHUSETTS & 11TH STREET
- CHANGE CEMENTITIOUS PANELS TO STUCCO



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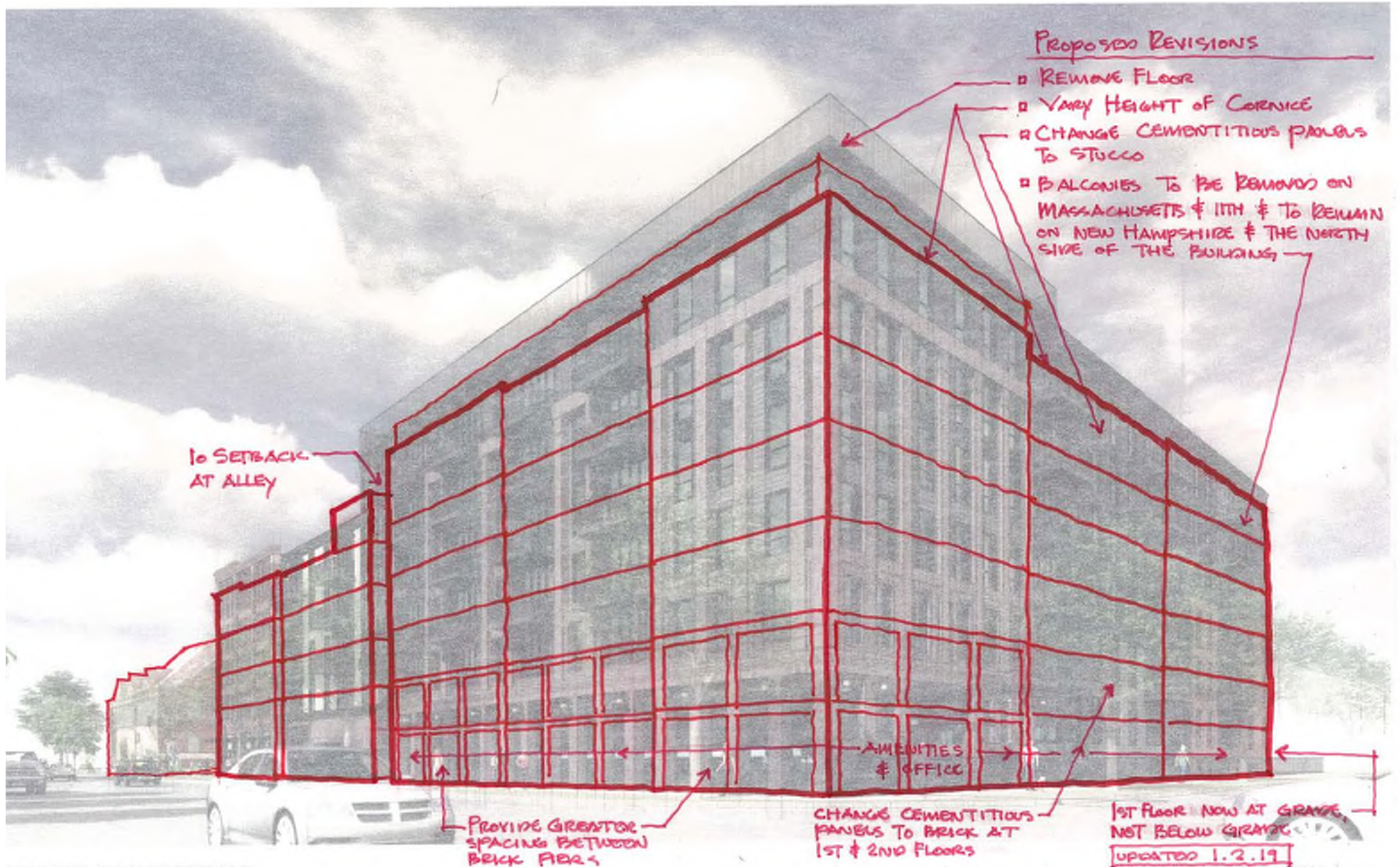


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- Proposed Revisions
- ▣ REMOVE FLOOR
 - ▣ VARY HEIGHT OF CORNICE
 - ▣ CHANGE CEMENTITIOUS PANELS TO STUCCO
 - ▣ BALCONIES TO BE REMOVED ON MASSACHUSETTS & 11TH & TO REMAIN ON NEW HAMPSHIRE & THE NORTH SIDE OF THE BUILDING

10 SETBACK AT ALLEY

AMENITIES & OFFICE

PROVIDE GREATER SPACING BETWEEN BRICK FLOORS

CHANGE CEMENTITIOUS PANELS TO BRICK AT 1ST & 2ND FLOORS

1ST FLOOR NOW AT GRADE, NOT BELOW GRADE
 [UPDATED 1.2.19]

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CITY COMMENTS



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