LAWRENCE HISTORIC RESOURCES COMMISSION ITEM NO. 3: DR-12-185-11 **STAFF REPORT**

Α. SUMMARY

DR-12-185-11 900 New Hampshire St; New Construction; Certified Local Government Review, Certificate of Appropriateness Review, and Downtown Urban Conservation Overlay District Review. The property is in the environs of Lawrence's Downtown Historic District and the North Rhode Island Historic District, National Register of Historic Places and within the Downtown Urban Conservation Overlay District. It is also in the environs of the Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places and the Social Service League (905-907 Rhode Island), Lawrence Register of Historic Places. Submitted by Micah Kimball of Treanor Architects for 9th & New Hampshire LLC, property owner of record.

Β. **PROJECT DESCRIPTION**

The applicant is requesting to construct a new, multi-use structure (approximately 126,800sf) that will contain a mix of hotel, apartment and commercial uses with underground parking. The lot is currently vacant and is zoned CD.



Northeast view of 900 New Hampshire St.

Southeast view of 900 New Hampshire St.

C. STANDARD FOR REVIEW

Certificate of Appropriateness

For Certificate of Appropriateness Review, Section 22-505 of the Code of the City of Lawrence indicates that the least stringent standard of evaluation be applied to properties within the environs of listed properties:

4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or

demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.

For projects requiring a Certificate of Appropriateness, the Historic Resources Commission must use the general standards and design criteria listed in Section 22-505 of the Code of the City of Lawrence. Therefore, the following standards apply to the proposed project:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;

4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.

The environs definition of the Social Service League adopted by the City Commission in 2000 is divided into two separate areas. 900 New Hampshire Street is located in Area 2 and should be reviewed in the following manner.

Area 2: Because the area no longer reflects the residential character of the historic environs the area should reflect the development patterns established for the commercial areas of downtown.

The proposed alteration or construction should meet the intent of the Secretary of the Interior Standards for Rehabilitation, the Standards and Guidelines for Evaluating the Effect on Project on Environs, and the Criteria set forth in 22-205. Design elements that are important are scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings and sense of entry. Maintaining views to the listed property and maintaining the rhythm and pattern in the environs are the primary focus of review.

General Standards

For projects that require a Certificate of Appropriateness, the Historic Resources Commission is required to use the general standards and the design criteria listed in the Conservation of Historic Resources Code, Chapter 22 of the City of Lawrence Code.

Typically, the design criteria in section 22-506 are used in the review of projects. The following is the design criteria that apply to the project.

NEW CONSTRUCTION AND ADDITIONS TO EXISTING BUILDINGS

- (a) The design for new construction shall be sensitive to and take into account the special characteristics that the district is established to protect. Such consideration may include, but should not be limited to, building scale, height, orientation, site coverage, spatial separation from other buildings, façade and window patterns, entrance and porch size and general design, materials, textures, color, architectural details, roof forms, emphasis on horizontal or vertical elements, walls, fences, landscaping, and other features deemed appropriate by the Commission.
- (b) New buildings need not duplicate older styles of architecture but must be compatible with the architecture within the district. Styles of architecture will be controlled only to insure that their exterior design, materials, and color are in harmony with neighboring structures.

Secretary of the Interior's Standards for Rehabilitation

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Certified Local Government

For Certified Local Government Review of projects within the environs of listed properties, the Historic Resources Commission has typically used the <u>Standards and Guidelines for Evaluating the</u> <u>Effect of Projects on Environs</u> to evaluate the proposed project. Therefore, the following standards apply to the proposed project:

1. The character of a historic property's environs should be retained and preserved. The removal or alteration of distinctive buildings, structures, landscape features, spatial relationships, etc. that characterize the environs should be avoided.

2. The environs of a property should be used as it has historically been used or allow the inclusion of new uses that require minimal change to the environs' distinctive materials, features, and spatial relationships.

6. New additions, exterior alterations, infill construction, or related new construction should not destroy character-defining features or spatial relationships that characterize the environs of a property. The new work shall be compatible with the historic materials, character-defining features, size, scale and proportion, and massing of the environs.

Guidelines for Evaluating the Effect of Projects on Environs

Introduction

In an environs review the objective is to determine the impact of a proposed project on a listed property and its environs. While the issue of materials and design may be discussed in relationship to compatibility with the environs and impact on the listed property, personal opinions regarding the aesthetics of a proposed project are not germane.

Identify, Retain and Preserve

Like the treatments for historic properties, guidance for environs review begins with the identification of the character-defining features of the environs, its historic and current character, and what must be retained in order to preserve that character. The character of a listed property's environs may be defined by form; exterior materials such as masonry, wood or metal; exterior features and elements such as roofs, porches, windows or construction details; as well as size, scale and proportion, massing, spatial relationships, etc.

Protect, Maintain, Repair and/or Replacement

After identifying those materials and features that are important, the effect of the proposed work on the environs of a listed property must be determined. Work that generally involves the least degree of intervention is recommended. Protecting historic features and materials through cyclical maintenance and repair lessens the need for replacement, which is always the less-preferable alternative and is usually more costly. Substitute materials can be installed when the degree of deterioration requires replacement provided the substitution is compatible with the environs.

Alterations / Additions for the New Use

Interior alterations of properties within the environs of a listed property have little, if any, impact on the listed property. Exterior alterations of properties in the environs of a listed property are generally needed to assure continued use, but it is important that such alterations do not change, obscure, or destroy any character-defining spaces, materials, features and/or relationships. Alterations may include demolition of structure(s) and/or features, providing additional parking, modification of entries, installation of signs, or cyclical maintenance involving repairs with incompatible materials.

The construction of additions is sometimes essential for the continued use of the property, but the addition should only be reviewed for its impact on the listed property and the environs. The line of sight between a listed property and a proposed project is often directly related to the impact of a project on the listed property.

NEW / INFILL CONSTRUCTION Recommended

New construction should relate to the setback, size, form, patterns, textures, materials and color of the features that characterize the environs of the listed property.

Where there are inconsistent setbacks or varied patterns, the new construction should fall within the range of typical setbacks and patterns in the environs of the listed property.

Not Recommended

New construction that is inconsistent and/or incompatible with the character of the environs of the listed property.

New construction that destroys existing relationships within the environs of a listed property.

New construction that dominates the environs.

New construction that obstructs views or vistas from or to the listed property.

Downtown Design Guidelines

The City Commission and the Historic Resources Commission have adopted a set of *Downtown Design Guidelines* (2009) to review projects within the Downtown Urban Conservation Overlay District. The guidelines that relate to this project are:

PART TWO – PRINCIPLES, STANDARDS, AND CRITERIA

4. General Urban Design Principles

- 4.1 Promote pedestrian-oriented urban forms.
- 4.2 Maximize connectivity and access.
- 4.3 Encourage adaptive reuse and support the preservation of historically significant buildings.
- 4.4 Encourage creativity, architectural diversity, and exceptional design.
- 4.5 Encourage the integration of public art into public and private development.
- 4.6 Emphasize strong, mixed-use core activity development along Massachusetts Street and east/west streets.
- 4.7 Maintain existing Downtown vehicular, streetscape, and pedestrian traffic patterns.
- 4.8 Promote safety and appeal through appropriate boundaries and transitions.

5. Street and Landscape Elements

- 5.1 Existing street patterns and layout shall be maintained. Closure of existing streets or alleyways shall not be permitted.
- 5.2 Alleyways shall be maintained for vehicular and/or pedestrian traffic.
- 5.3 Accent paving shall be used at intersections and mid-block crossings.
- 5.4 Street trees and pedestrian-scale lighting shall be an integral part of the streetscape.
- 5.5 Existing landscaping features such as raised planters and street trees shall be maintained.
- 5.6 A curbed or non-curbed landscape bed shall separate the street and the pedestrian sidewalk.
- 5.7 Landscape strips shall be centered around required street trees.
- 5.8 An irrigation system shall be provided for all plant materials in the landscape bed.
- 5.9 An agreement to participate in a benefit district for streetscape improvements may be executed in lieu of immediate improvements.

6. Block Elements

- 6.1 Buildings should have retail and commercial uses at street level.
- 6.2 The main or primary entrance to buildings shall be oriented toward the primary street. For instance, if a building fronts Massachusetts Street, the main entrance shall face Massachusetts Street. Likewise, if a building faces 7th Street, the main entrance shall face 7th Street.
- 6.3 Corner buildings may have entrance doors that face the intersection or both streets.
- 6.4 Buildings located on corner sites are considered anchor buildings and their building form should reflect this designation. Anchor buildings should be larger in scale and massing, and more ornate than adjacent infill buildings.
- 6.5 Buildings located on corner sites shall have a primary façade and a secondary façade. For instance, the building located at 8th and Vermont Street has a primary façade along 8th Street and a secondary façade along Vermont Street.
- 6.6 Buildings that are adjacent to parking areas or structures shall have the main or primary entrance on the street-facing elevation. A secondary or minor entrance may be provided on the parking lot elevation.
- 6.7 Buildings shall reflect the existing topography by providing "stepping down" of the façade. The "stepping down" of a façade helps maintain a sense of pedestrian scale.
- 6.11 Buildings fronting Vermont and New Hampshire Streets should be constructed to zero front and side lot lines.
- 6.12 Buildings fronting numbered streets (7th, 8th, etc.) shall be constructed to zero front and side lot lines. Exceptions may be made for architectural features such as recessed or projecting entries and balconies. Exceptions may be made for detached building forms which are traditionally set back from the property line.
- 6.13 Storefronts should respect the 25-foot or 50-foot development pattern ratios that prevail. Upper story facades may vary from this pattern but must unify the building as a whole.
- 6.14 Buildings shall maintain the pattern of multiple-story buildings throughout the downtown area. Existing one-story buildings should be considered for compatible redevelopment.
- 6.15 Buildings shall maintain a distinction between upper stories and the street-level façade.
- 6.16 For buildings that provide a separate upper-story entrance on the exterior façade, the street level use entrance should be the primary focus of the building façade while entrances for upper story uses shall be a secondary feature of the building façade.

7. New Construction

- 7.1 New infill buildings should be multistory in height, up to and within appropriate limits.
- 7.2 The height of a new building must be in acceptable proportion to its width, following patterns and proportions established by existing structures; likewise, story-to-story heights must be appropriate.
- 7.3 The height of new buildings and additions shall relate to the prevailing heights of nearby buildings. New construction that greatly varies in height from adjacent buildings shall not be permitted.
- 7.5 A building's overall proportion (ratio of height to width) must be consistent with existing historic structures.
- 7.6 Storefront- and/or display-style windows must be included in all retail developments at the street level on the primary façade.
- 7.7 Corner buildings shall be a minimum of two-stories in height; taller buildings are encouraged at corner locations.
- 7.8 In cases of infill construction, the width of a building's façade should fill the entire available space.
- 7.9 Façade widths for new buildings and additions should correspond with other buildings widths in the same block. On Massachusetts Street, widths are typically built to increments of 25 feet.
- 7.10 If a site is large, the mass of a new building's façade should be broken into a number of smaller

bays to maintain a rhythm similar to surrounding buildings. This is particularly true for storefront level façade elements.

- 7.11 The size and proportion of window and door openings on a new building should be similar to other buildings in the block.
- 7.12 The ratio of window area to solid wall for new construction shall be similar to other buildings in the block.
- 7.13 New construction shall be built with party-wall construction methods. Exceptions will be made for detached governmental, civic, or institutional buildings and when required by residential egress requirements.
- 7.14 The composition of an infill façade (that is, the scale, massing, and organization of its constituent parts) shall be similar to the composition of surrounding facades in the block.
- 7.15 The setback of a proposed building shall be consistent with the setback of adjacent buildings, and/or with nearby buildings fronting on the same street. Buildings must be placed with the express goal of continuing the overall building line of a streetscape.
- 7.16 Rhythms that carry throughout a block (such as the patterns, placement, sizes, and spans of windows, doors, etc.) shall be sustained and incorporated into new facades.

9. Detached Building Forms

- 9.1 Detached building forms should have a high degree of architectural embellishment.
- 9.2 Detached building forms should be set back from the property line. The setback, typically three to five feet, serves as a green space between the building and the sidewalk.
- 9.3 The overall design of a detached building should be carried throughout all of the facades; for detached buildings, primary and secondary facades may be appropriately differentiated by changes in material and by degrees of architectural embellishment.

10. Building Materials

- 10.1 Original building materials, whether located on primary, secondary, or rear facades, shall be retained to every extent possible. If the original material has been overlaid by such coverings as aluminum or stucco, these alterations should be removed and the original material maintained, repaired or replaced with similar materials.
- 10.2 Building materials shall be traditional building materials consistent with the existing traditional building stock. Brick, stone, terra cotta, stucco, etc., shall be the primary façade materials for buildings fronting along Massachusetts Street.
- 10.3 While traditional building materials such as brick, stone, terra cotta, stucco, etc., are the preferred building materials for buildings fronting New Hampshire, Vermont Street, or numbered streets, consideration will be given to other materials.
- 10.4 Materials should be compatible between storefronts or street-level facades, and upper levels.
- 10.6 While permanent materials should be considered for party-wall construction, other materials which meet associated building and fire code requirements will be considered.
- 10.7 Masonry walls, except in rare instances, shall not be clad with stucco, artificial stone, parging, or EIFS (Exterior Insulation and Finish Systems). This includes publicly visible party-walls constructed of brick or rubble limestone.
- 10.8 Existing unpainted masonry walls, except in rare instances, shall not be painted. This includes publicly visible party-walls.

11. Commercial Storefronts and Street Level Facades

- 11.5 Solid, non-traditional 'security-style' doors shall not be used in primary storefronts.
- 11.6 Storefronts shall be designed to reflect the traditional pattern of containment. The storefront shall be bounded by the enframing storefront cornice and piers on the side and the sidewalk on the bottom.

- 11.8 Storefronts may be recessed or extended slightly (typically, 3 to 9 inches) to emphasize the feeling of containment and provide architectural variety.
- 11.9 Storefronts should provide for a recessed entry.
- 11.10 Storefronts shall be pedestrian oriented and consist primarily of transparent glass. Most storefronts in Downtown Lawrence contain 65% to 80% glass. Storefront designs shall reflect this glass to other building material ratio.
- 11.11 Storefront designs should reflect the traditional three-part horizontal layer by providing for a transom area, display windows, and a bulkhead.
- 11.12 Storefront materials typically consist of wood, metal, steel, or brick. Renovations and/or new construction should reflect these materials. Use of unpainted rough cedar is an example of an inappropriate storefront material.

12. Upper Story Façades

- 12.8 Upper-story façade elements should reflect existing window to wall surface ratios (typically 20% to 40% glass-to-wall).
- 12.9 Upper-story windows shall have only minimal tinting and should appear transparent from street level. Dark or reflective tinting is not allowed on upper story windows.
- 12.10 Metal screens or bars shall not cover upper-story window openings.
- 12.11 Upper windows on non-visible party-walls may be filled in with compatible material only if the treatment is reversible.

13. Secondary and Rear Facades

- 13.1 Secondary facades for corner buildings (i.e., facades that do not face the primary north/south street) shall contain secondary display windows and/or secondary storefronts.
- 13.2 Secondary facades shall contain upper story windows.
- 13.3 Secondary facades should be balanced in design and shall provide a distinction between lower and upper sections of the building.
- 13.4 Secondary facades should not directly compete with the primary façade.
- 13.5 While rear facades on older structures are more symmetrical in their design, more recent buildings may provide a more utilitarian design approach. In most cases, rear entrances and openings should occupy a relatively small part of the rear façade and exhibit more of a utilitarian character.
- 13.6 Rear facades should be maintained and developed to support the overall appearance of Downtown Lawrence.
- 13.7 Rear entrances on buildings that face public-parking areas are encouraged.
- 13.8 Rear facades should provide sufficient architectural features, such as window and door openings, to articulate the building façade.
- 13.9 Rear facades should not compete with the primary façade of the structure.
- 13.10 Pedestrian-level window and door openings may be covered with security features such as screens or bars. However, every effort should be made to maintain the visual appearance on rear facades which face surface parking areas.
- 13.11 Maintain the pattern created by upper-story windows and their alignment on rear facades that face surface-parking areas.
- 13.12 Existing windows on rear facades should not be eliminated or decreased in size or shape.
- 13.13 While not encouraged, upper windows on rear facades that do not face parking areas may be closed in a reversible manner with compatible material.

14. Office, Institutional, Religious, Utility, and Other Non-Retail Buildings

14.1 Non-retail buildings fronting Massachusetts Street shall contain storefronts or a storefront appearance at the street level. Storefronts shall be pedestrian oriented, include fundamental

storefront elements such as recessed entry and/or division into bays, and consist primarily of transparent glass. Most storefronts in Downtown Lawrence contain 65% to 80% glass. Storefront designs shall reflect this prevailing, glass-to-other-building-material ratio.

- 14.2 Non-retail buildings fronting numbered-streets, Vermont Street, or New Hampshire Street shall be pedestrian oriented. A ratio of 40% to 60% window area to wall surface shall be provided on street level facades at these locations.
- 14.3 The existing form of non-retail category buildings such as churches, industrial facilities, warehouses, etc. shall not be obscured or so transformed as to render the original form unrecognizable.

15. Architectural Details, Ornamentation, and Cornices

15.7 New construction should provide for a variety of form, shape, and detailing in individual cornice lines.

16. Rooflines and Parapets

16.2 Mechanical equipment should not be visible from the pedestrian level and should be screened through the use of parapet walls or projecting cornices.

18. Signs and Signage

- 18.1 All signs shall conform to the Sign Code provisions in Article 7 of the Code of the City of Lawrence.
- 18.2 The primary focus of signs in Downtown Lawrence shall be pedestrian-oriented in size, scale, and placement, and shall not be designed primarily to attract the notice of vehicular traffic.
- 18.3 'Permanent' sign types that are allowed are: awning, hanging, projecting, wall, and window signs. Freestanding signs will not be considered except in cases where a detached building is set back from the street.
- 18.4 Temporary (i.e., sidewalk, easel-mounted or freestanding) signage is permitted as long as it is in compliance with other City codes, and does not obscure significant streetscape vistas or architectural features.
- 18.5 In no case shall a temporary sign substitute as a permanent sign.
- 18.6 Wall signs must be flush-mounted on flat surfaces and done in such a way that does not destroy or conceal architectural features or details.
- 18.7 Signs identifying the name of a building, the date of construction, or other historical information should be composed of materials similar to the building, or of bronze or brass. These building identification signs should be affixed flat against the building and should not obscure architectural details; they may be incorporated into the overall façade design or mounted below a storefront cornice.
- 18.8 Signs should be subordinate to the building's façade. The size and scale of the sign shall be in proportion to the size and scale of the street level façade
- 18.9 Storefront signs should not extend past the storefront upper cornice line. Storefront signs are typically located in the transom area and shall not extend into the storefront opening.
- 18.12 Wall-mounted signs on friezes, lintels, spandrels, and fascias over storefront windows must be of an appropriate size and fit within these surfaces. A rule of thumb is to allow twenty (20) square inches of sign area for every one foot of linear façade width.
- 18.13 A hanging sign installed under an awning or canopy should be a maximum of 50% of the awning or canopy's width and should be perpendicular to the building's façade.
- 18.19 Sign brackets and hardware should be compatible with the building and installed in a workmanlike manner.

- 18.20 The light for a sign should be an indirect source, such as shielded, external lamps.
- 18.21 Whether they are wall-mounted, suspended, affixed to awnings, or projecting, signs must be placed in locations that do not obscure any historic architectural features of the building or obstruct any views or vistas of historic downtown.
- 18.22 Signs illuminated from within are generally not appropriate. Lighting for externally illuminated signs must be simple and unobtrusive and must not obscure the content of the sign or the building façade.

<u>19. Lighting</u>

- 19.1 New exterior lighting should be compatible with the historic nature of the structure, the property, and the district. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, material, use, size, scale, color, and brightness.
- 19.2 Lighting fixtures should be installed to be as unobtrusive as possible; they should be installed such that they will not damage or conceal any historic architectural features.
- 19.3 Lighting levels should provide adequate safety, but not detract from or overly emphasize the structure or property.
- 19.4 Landscape lighting should be located and directed such that there is no infringement on adjacent properties.
- 19.5 Exterior lighting in parking lots must be directed into the parking area itself, and not onto adjacent properties.

20. Parking

- 20.2 Surface-parking lots fronting New Hampshire and Vermont Streets shall be contained within the interior of the block.
- 20.3 Parking structures fronting New Hampshire and Vermont Streets should be contained within the interior of the block. Exceptions will be made for parking structures that have commercial, retail or office uses on the ground floor.
- 20.4 Existing corner surface-parking areas fronting New Hampshire and Vermont Streets should be targeted for appropriate infill.
- 20.5 Primary access to surface parking areas shall be taken from New Hampshire or Vermont Streets. The alleyway may be used for secondary access to the parking area.
- 20.6 While there is no established setback for surface parking areas, there should be a clear separation between vehicular parking areas and pedestrian areas. Pedestrian-scale landscaping, fencing, and/or walls shall be provided to separate the parking area from the pedestrian sidewalk.
- 20.7 Pedestrian-scale lighting shall be provided in surface parking areas.
- 20.8 The materials and design of screening for parking areas should be compatible with the adjacent structures and the district.
- 20.9 While some interior landscaping shall be provided, surface-parking areas shall not be required to meet landscaping provisions set forth in 20-14A04.6 (a) of the City of Lawrence Zoning Code.
- 20.10 Surface-parking areas shall meet the provisions set forth in 20-1205 and 20-1217 of the City of Lawrence Zoning Code.
- 20.11 Primary access to parking structures shall be taken from New Hampshire or Vermont Streets. The alleyway may be used for secondary access to the parking structure.
- 20.12 Parking structures should be constructed to zero-lot lines.
- 20.13 Parking structures adjacent to registered historic structures, such as the English Lutheran Church or the Lucy Hobbs Taylor Building, shall respect the historic property by providing a transition between the proposed structure and the historic property in the form of additional setback, green space and/or reductions in building height.
- 20.14 The inclusion of retail, commercial or office uses is encouraged at the ground floor of parking

structures.

- 20.15 The primary façade of a parking structure should be designed to be compatible with neighboring buildings.
- 20.16 Parking structure facades should contain building materials consistent with the existing traditional building stock: brick, stone, terra cotta, etc.
- 20.17 Parking structures facades shall contain sufficient detail to break up the overall massing of the structure.
- 20.18 Parking structures shall meet the provisions set forth in 20-1205 and 20-1217 of the City of Lawrence Zoning Code.
- 20.19 Saw-tooth parking shall be maintained along Massachusetts Street. Otherwise, on-street parking shall be parallel in orientation. Special consideration will be given for existing angle parking in the 600 block of Vermont Street.

21. Safety and Accessibility Features

- 21.1 Review proposed new uses for existing historic buildings to determine if meeting related building code and accessibility requirements is feasible without compromising the historic character of the building and the site.
- 21.2 Meet health and safety code and accessibility requirements in ways that do not diminish the historic character, features, materials, and details of the building.
- 21.3 Where possible, locate fire exits, stairs, landings, and decks on rear or inconspicuous side elevations where they will not be visible from the street.
- 21.4 It is not appropriate to introduce new fire doors if they would diminish the original design of the building or damage historic materials and features. Keep new fire doors as compatible as possible with existing doors in proportion, location, size, and detail.
- 21.5 When introducing reversible features to assist people with disabilities, take care that historic materials or features are not damaged.
- 21.6 If possible, comply with accessibility requirements through portable or temporary, rather than permanent, ramps.

22. Utilities and Energy Retrofit

- 22.1 Retain and preserve the inherent energy-conservation features of a historic building, such as operable windows, transoms, awnings, and shutters.
- 22.2 Generally, it is not appropriate to replace operable windows or transoms with fixed glass.
- 22.3 Locate roof ventilators, hardware, antennas, and solar collectors inconspicuously on roofs where they will not be visible from the street.
- 22.4 Install mechanical equipment, including heating and air conditioning units, in areas and spaces requiring the least amount of alteration to the appearance and the materials of the building such as roofs. Screen the equipment from view.
- 22.5 Locate exposed exterior pipes, raceways, wires, meters, conduit, and fuel tanks on rear elevations or along an inconspicuous side of the building. Screen them from view.
- 22.6 Locate window air-conditioning units on rear or inconspicuous elevations whenever possible.
- 22.7 It is not appropriate to install large antennas and satellite dishes on primary elevations. Small, digital satellite dishes must not be visible from a public street and must be screened from view.

D. STAFF ANALYSIS

Project Overview

The proposed project is a multi-story mixed use building that includes two levels of underground

parking, TownePlace Marriot extended stay hotel (84 units), residential apartments (21 units), a restaurant, and a ground floor retail space. The structure will be approximately 126,831 square feet with the hotel occupying part of the first floor, the second and third floors, and part of the fourth floor. The apartments are limited to the fifth floor and part of the fourth floor. The restaurant will be located on the sixth floor. The proposed structure will be concrete and steel framed with materials that include stone, brick, and metal panels. The height of the structure at the corner of 9th and New Hampshire Streets will be 73'6". The proposed structure incorporates varying numbers of stories to address transitioning from New Hampshire Street and the commercial district to the North Rhode Island Street Residential Historic District. The height at the alley is 40' and the height at the Arts Center is 55'. Overhead doors are located on the north elevation to allow for access to the loading dock and the underground parking. Storefront systems are located on the north and west elevations. Ground floor fenestration also includes the entrance to the building and to the hotel lobby.

History and Background

The southeast corner of 9th and New Hampshire was part of the original town plat. The corner is included on the earliest Sanborn map from 1883. At that time there was a series of one and a half story dwellings located on the site. On the 1949 Sanborn map, the corner has a filling station, a store and one and two story dwellings.



From these maps, spanning almost 70 years, it is evident that the site has historically been used for small business and residential uses, keeping New Hampshire Street in context and scale with the residential neighborhood to the east, what is now the North Rhode Island Street Residential Historic District. Prior to the construction of the Lawrence Arts Building in 2001, there were two story homes along New Hampshire. With the demolition of these structures and the subsequent development of the Downtown Conservation Overlay District, the City identified this area to be developed as part of the commercial core of Lawrence. The 2000, the environs definition adopted for the Social Service League Building identified this area as Area 2:

Area 2: Because the area no longer reflects the residential character of the historic environs the area should reflect the development patterns established for the commercial areas of downtown. Currently the residential type structures on four lots directly abutting the alleyway to the east of the proposed project are zoned CS for commercial use.



The North Rhode Island Street Historic Residential District was listed in the National Register of Historic Places in 2004 for its significance in Architecture and community planning and development. The identified period of significance for the district is identified as c.1857 to 1935, according to the The district illustrates typical residential land use from the last quarter of the nomination. nineteenth century and the first guarter of the twentieth century as building patterns in East Lawrence followed local population, social, economic, and architectural trends described in the multiple property context for Lawrence (Lawrence Thematic National Register Nomination http://www.lawrenceks.org/pds/historic_resources). The district has a cohesive streetscape that creates a strong residential boundary that contrasts dramatically to the commercial area to the west. Historically, residential structures were located on New Hampshire Street as part of this residential neighborhood. However, some of the residential structures also housed commercial enterprises. As this area of Lawrence continued to develop, the downtown commercial area pressed eastward and the clear residential neighborhood boundary began to shift and zigzag. While the 700 and 800 blocks of New Hampshire were developed early as commercial, the 900 block retained residential structures until their demolition for the Arts Center. The residential boundary for this neighborhood is now established in the 900 block at the alley between the residential type structures on Rhode Island Street and the commercial on New Hampshire Street.

Lawrence's Downtown Historic District was listed in the National Register of Historic Places in 2004 under Criterion A in the areas of Commerce and Community Planning and Development, and under Criterion C in the area of Architecture. The district comprises the extant core of the historic central business district of Lawrence. Various buildings within this district are associated with one or more of all of the historic contexts outlined in the MPDF mentioned above. (See http://www.lawrenceks.org/pds/historic_resources).

The Social Service League building was listed in the Lawrence Register of Historic Places in 2000 under criteria 3, 4, 8, and 9. The recommendation for listing identifies:

(3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;

While not directly related to an individual person, the structures association with the Social Service League of Lawrence has contributed to the development of the community. Throughout the League's history, its members have helped to shape the community in the name of the League. The League's role in development of the Lawrence Memorial Hospital, its role during the war years, and in the education of the less fortune have greatly affected the development of Lawrence.

(4) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

905-907 Rhode Island represents one of the few extant examples of the stone gable front form type which is representative of the City Building Period. The in the East Lawrence Survey there were only two other stone gable front dwellings. 905-907 Rhode Island represents one of the most intact examples of this style of architecture from its period of construction.

(8) Its unique location or singular physical characteristics that make it an established or familiar visual feature;

The 907-905 Rhode Island Street would qualify for listing under this category given is singular physical characteristics and its familiar visual appearance. To attest to this fact, it should be noted that this property is one of the most recognizable landmarks in East Lawrence.

(9) Its character as a particularly fine or unique example of a utilitarian structure; including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance;

905-907 is one of most intact cut-stone residential structures which is utilitarian in nature. While the structure does not possess a great deal of detailing, the structure does have a very high level of integrity of the original features.

Chapter 6 of Horizon 2020 advocates for keeping the downtown business district the focus of Lawrence. It mentions that the general building pattern of the area is mixed-use, multi-story and pedestrian oriented. In the section titled "Mixed-Use Redevelopment Center", it calls for buildings much like the one proposed on land that hasn't been used for its original purpose for an extended period of time. Neighborhood integration is repeatedly mentioned and suggested through alleyways, landscaping, mass and scale. The long range plan of downtown Lawrence encourages infill projects as a means of increasing density.

Required Reviews (See Section C. Standard for Review for specific standards.)

Do to the location of the proposed project, three separate reviews are required:

- Certificate of Appropriateness Review because the property is located in the environs of the Social Service League (905-907 Rhode Island), Lawrence Register of Historic Places;
- 2. **State Law Review** (also called CLG review) because the property is located in the environs of Lawrence's Downtown Historic District and the North Rhode

Island Historic District, National Register of Historic Places and the Shalor Eldridge Residence (945 Rhode Island), Register of Historic Kansas Places; and

3. **Downtown Design Guidelines review** because the property is located in the Downtown Urban Conservation Overlay District.

Certificate of Appropriateness Review

Chapter 22 of the Code of the City of Lawrence identifies the scope of review for projects on properties that are located within 250 feet – the environs – of properties listed in the Lawrence Register of Historic Places. Specifically, there is a presumption that the CoA will be issued unless *"the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district."* In addition to this scope of review is the environs definition adopted by the City Commission when the landmark was placed in the Lawrence Register.

The proposed project is directly adjacent to the Social Service League building listed in the Lawrence Register. In the environs definition approved by the HRC and the City Commission, it is clear that the proposed project site would develop in context with the commercial downtown area and not the residential area in which the Social Service League building exists. The threshold of "significantly encroach on, damage, or destroy" is not defined in the code.

In reviewing the standards outlined in Section 22-505 (B) of the Code, the proposed project will contain uses that are consistent with the environs of the listed property. The new structure will not alter or destroy any historic fabric in the environs as the lots are currently vacant. The vacant lots have not achieved historic significance in their own right and the proposed structure is modern in design and will not create an earlier appearance. Of note for staff are standards 8 and 9.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.

Information has been submitted to the HRC that indicates there may be archaeological resources located on the project site. Staff notes that the project site has been disturbed by prior development and subsequent land grading. The applicant has indicated that they will make every reasonable effort to document and preserve any archaeological resources discovered on the property.

Standard 9 identifies that contemporary design should not be discouraged. Staff is of the opinion the proposed structure is contemporary in design. Standard 9 also states that the design should be compatible with the size, scale, color, material, and character of the property, neighborhood, or environs. The Social Service League Building is a two-story stone structure that has a non-compatible addition to the west. The colors and most of the materials for the proposed project are compatible with the Social Service League Building. The commercial character of the proposed

building is actually in keeping with the use of the Service League Building if not the residential character of the building. The proposed structure is not compatible with the Social Service League Building in size and scale.

While the proposed building is not compatible with the Social Service League Building in size and scale, there is a presumption that the CoA will be issued in the environs unless *"the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district."* The applicant has altered the design of the structure so that the portion of the structure that is directly adjacent to the Social Service League Building is three stories in height and an open courtyard area. Staff is of the opinion that this transitional section of the new structure is successful in creating a more compatible size and scale for the structure at the ally and adjacent to the Social Service League Building. This mitigation appears to preclude the *"significant" encroach upon finding to the Social Service League Building, but staff continues to have concerns about the actual possibility of structural damage that may occur to the Social Service League Building during the construction of such a large structure on the adjacent lot. To mitigate this potential harm, the applicant should work with the Social Service League to ensure the property is not damaged during construction.*

Because the environs definition for the Social Service League Building identifies that the lots proposed for construction will be commercial in nature; because the City of Lawrence has identified these lots as part of the Downtown Conservation Overlay District and zoned the properties commercial; and because the proposed new construction will not significantly encroach upon, damage, or destroy the Social Service League Building if measures are taken to protect the actual Social Service League Building; staff is of the opinion that the proposed new construction at 900 New Hampshire Street will not significantly encroach upon, damage, or destroy the Social Service League Building.

State Law Review

The proposed project requires review under the State Preservation Law because the project site is located in the environs of Lawrence's Downtown Historic District, the North Rhode Island Street District, and the Shalor Eldridge Residence (945 Rhode Island). Staff is of the opinion that the proposed project does not encroach upon, damage or destroy the environs of Lawrence's Downtown Historic District or the Shalor Eldridge Residence.

The most challenging review for this project is the potential effect on the North Rhode Island Street Historic District as the project addresses the transition between the downtown commercial district and the residential North Rhode Island Street historic district. The review is complicated because the environs to the west of the district have continued to change over time with commercial development becoming more dominant and residential detached dwellings disappearing. The historic environs included a mix of residential detached dwellings and commercial structures and uses. At the time the district was listed in the National Register, the environs west of the district were dominated by commercial structures. The proposed new development is directly on the western boundary of the North Rhode Island Street Residential Historic District. In relation to the district, 900 New Hampshire Street will be separated from the district by an alleyway. This vacant lot is very important for the future development of downtown and the protection of the North Rhode Island Street Residential Historic District environs as it will create the transition from the commercial core to the residential district.

Environs review begins with the identification of the character-defining features of the environs, its historic and current character, and what must be retained in order to preserve that character. The historic environs for the North Rhode Island Street Residential Historic District were pedestrian scale residential structures some of which included commercial uses. With the demolition of the structures on what is now the project site, the environs were significantly altered and residential structures were removed from this area of the environs. Subsequent construction, until recently, has been of a scale that is still compatible with the pedestrian scale of the district. The current environs of the district now include Hobbs Taylor Lofts and the large mixed use structure located at 901 New Hampshire Street. To preserve the character of the environs of the North Rhode Island Street Residential Historic District, Staff is of the opinion that the pedestrian scale of structures with scale and massing that is appropriate to the height.

In comparison to the residential district, the proposed structure is too large for the project site and is too large to be compatible with the environs of the residential historic district. The uses are compatible with the historic uses of the environs and make an appropriate transition from commercial to residential with the mix of commercial and residential in one structure. The number of uses, however, requires program spaces that create the size of the structure. The applicant has indicated the mix of uses as proposed is the only way to make the project work financially. Without the reduction in uses and the associated reduction in the size of the structure, the scale and proportion and massing cannot be reduced. The applicant has implemented architectural techniques to reduce the visual impact of the proposed structure but the location of the structure with only the narrow alley to separate the project from the district does not allow for the full impact of these techniques. If there were additional space between the proposed structure and the historic district, like is the case with Hobbs Taylor Lofts, these techniques might be more successful. The applicant has also reduced the height of the proposed structure to three stories at the alley. While this is a significant alteration that truly reduces the impact to the historic district, the overall building size, scale and proportion, and massing of the proposed structure is still not compatible with the pedestrian scale of the historic district.

Downtown Design Guidelines Review

The Downtown Design Guidelines are not meant to dictate design choices or serve as a checklist for "good" design. A project can meet the intent of the Design Guidelines without meeting each individual guideline (1.9). The purpose of the Design Guidelines is to ensure that development in the downtown area takes place in such a way as to maintain and enhance Lawrence's unique character and scale. 1.12 in the Design Guidelines Document states "City Staff and the Historic Resources Commission have the authority and discretion to examine the whole situation, or extenuating circumstances, and approve projects that do not meet the letter of these guidelines. Where exceptions are granted, staff will clearly document the reasons."

The following guidelines are identified for new construction in the Downtown Urban Conservation Overlay District.

7. New Construction

7.1 New infill buildings should be multistory in height, up to and within appropriate limits.

The proposed structure is multistory and within the range of height for buildings in the district.

7.2 The height of a new building must be in acceptable proportion to its width, following patterns and proportions established by existing structures; likewise, story-to-story heights must be appropriate.

The height of the structure is in proportion to its width and with the building articulation and design, the proposed structure follows the patterns and proportions established by existing structures in the district. The story-to-story heights are within the range found in the district.

7.3 The height of new buildings and additions shall relate to the prevailing heights of nearby buildings. New construction that greatly varies in height from adjacent buildings shall not be permitted.

Height is an issue for this project. For the Downtown Design Guidelines review, height is reviewed in the context of the overlay district. If the height is compared to the height of the new structure located at 900 New Hampshire, the height is a transitional height between 900 New Hampshire and edge of the district to the east. If the height is compared to the height of the Arts Center, it does not vary greatly but transitions from 17' taller than the Arts Center to 73' 6" at the corner of 9th and New Hampshire. If height is viewed from the structure to the north, it varies greatly. The typical height of structures in the district is 2 stories. The range of heights varies with the tallest buildings being the US Bank building and the new structure at 901 New Hampshire. While the proposed structure may not vary greatly from 901 New Hampshire and the Arts Center, it is significantly taller than the average of buildings in the district.

7.5 A building's overall proportion (ratio of height to width) must be consistent with existing historic structures.

The proposed structure may not meet this guideline. The typical width of structures in the district is 25' to 50' with lots that are 117' and buildings with a range to that depth. The typical height is two stories. The proposed structure is 225'10" wide on the New Hampshire Street side and 110' on the 9th Street side. The height of the structure varies from 55' to 73' 6".

7.6 Storefront- and/or display-style windows must be included in all retail developments at the street level on the primary façade.

The proposed structure includes storefront and display windows at the street level. However, the storefronts are a modern interpretation of a traditional storefront and do not include a bulkhead or a design to suggest a bulkhead.

7.7 Corner buildings shall be a minimum of two-stories in height; taller buildings are encouraged at corner locations.

The proposed structure is six stories at the corner.

7.8 In cases of infill construction, the width of a building's façade should fill the entire available space.

The proposed structure does not meet this guideline as it does not fill the entire available space.

The courtyard area adjacent to the alley is used to transition the building to the east. The courtyard area to the south is used to allow upper floors to have windows on the south side of the proposed structure.

7.9 Façade widths for new buildings and additions should correspond with other buildings widths in the same block. On Massachusetts Street, widths are typically built to increments of 25 feet.

The proposed structure does not meet this guideline. However, the other building widths in the same block do not reference the typical 25' to 50' storefronts on Massachusetts. To make the building more compatible with the district, the structure does have vertical emphasis achieved by articulation and building materials.

7.10 If a site is large, the mass of a new building's façade should be broken into a number of smaller bays to maintain a rhythm similar to surrounding buildings. This is particularly true for storefront level façade elements.

The proposed structure meets this guideline with the division of the New Hampshire Street and 9th Street elevations into sections defined by plane and materials.

7.11 The size and proportion of window and door openings on a new building should be similar to other buildings in the block.

The majority of structures on this block are atypical for the district. The proposed structure falls within the range of window and door openings in the district.

7.12 The ratio of window area to solid wall for new construction shall be similar to other buildings in the block.

The majority of structures on this block are atypical for the district. The proposed structure falls within the range of window area to solid wall area. Additional window area was added in the storefront features and in the display windows located on New Hampshire Street.

7.13 New construction shall be built with party-wall construction methods. Exceptions will be made for detached governmental, civic, or institutional buildings and when required by residential egress requirements.

The proposed structure does not meet this guideline. However, it should be noted that the Arts Center building located directly to the south is a civic building.

7.14 The composition of an infill façade (that is, the scale, massing, and organization of its constituent parts) shall be similar to the composition of surrounding facades in the block.

The majority of structures on this block are atypical for the district. The proposed structure is similar to the composition of surrounding facades in the block.

7.15 The setback of a proposed building shall be consistent with the setback of adjacent buildings, and/or with nearby buildings fronting on the same street. Buildings must be placed with the express goal of continuing the overall building line of a streetscape.

The majority of structures on this block are atypical for the district. The proposed structure falls

within the range of setbacks for this block and is recessed only slightly (approximately 3'8") to allow for a larger sidewalk between the building and the grass strip that separates the sidewalk from the street.

7.16 Rhythms that carry throughout a block (such as the patterns, placement, sizes, and spans of windows, doors, etc.) shall be sustained and incorporated into new facades.

The majority of structures on this block are atypical for the district. The proposed structure falls within the range created by the structures on this block.

The proposed project meets the design guidelines for detached building forms.

9. Detached Building Forms

- 9.1 Detached building forms should have a high degree of architectural embellishment.
- 9.2 Detached building forms should be set back from the property line. The setback, typically three to five feet, serves as a green space between the building and the sidewalk.
- 9.3 The overall design of a detached building should be carried throughout all of the facades; for detached buildings, primary and secondary facades may be appropriately differentiated by changes in material and by degrees of architectural embellishment.

Materials

- 10.3 While traditional building materials such as brick, stone, terra cotta, stucco, etc., are the preferred building materials for buildings fronting New Hampshire, Vermont Street, or numbered streets, consideration will be given to other materials.
- 11.12 Storefront materials typically consist of wood, metal, steel, or brick. Renovations and/or new construction should reflect these materials.

The use of the aluminum store fronts is a modern interpretation of a traditional feature. The use of limestone on the street level is not typical. Brick is common on the historic buildings of downtown Lawrence. Of concern for staff are the metal panels and EIFS. Final material selection should be reviewed and approved by the Architectural Review Committee.

Signage

- 18.2 The primary focus of signs in Downtown Lawrence shall be pedestrian-oriented in size, scale, and placement, and shall not be designed primarily to attract the notice of vehicular traffic.
- 18.8 Signs should be subordinate to the building's facade. The size and scale of the sign shall be in proportion to the size and scale of the street level facade
- 18.9 Storefront signs should not extend past the storefront upper cornice line. Storefront signs are typically located in the transom area and shall not extend into the storefront opening.

On the submitted plans, there are two primary signs – one for the Marriott over the hotel entrance and one that identifies the parking garage. Within the Urban Conservation Overlay District, signs should focus on being pedestrian oriented. While the Marriott sign is higher than typical sign heights in the district, this particular sign is part of the overall entrance design. The parking sign should be lowered to the transom area to be more in keeping with the height of signs in the district.

Scale

The greatest challenge for the proposed project is the overall scale of the structure. With an overall footprint of approximately 24,500 sf (including the courtyard to the east) and an overall building height of 73"6" the structure is larger than the average structure in the district and will be one of the largest structures in the district. The applicant has worked diligently with staff and the ARC to try to reduce the overall appearance of the mass and scale of the structure. Architectural elements and treatments are used to break down the mass and create a pedestrian scale. The separation of the ground level with different materials and pedestrian scale storefronts and display windows helps to create a pedestrian scale. While the overall scale of the structure is large, it is within the existing ranges for the district.

E. STAFF RECOMMENDATION

1. Certificate of Appropriateness Review

In accordance with Chapter 22 of the Code of the City of Lawrence, the standard of evaluation, Staff recommends the Commission approve the proposed project and make the determination that the proposed project does not encroach upon, damage or destroy the listed historic property and its environs. This approval should be subject to the following conditions:

- 1. The applicant will work with the Social Service League to ensure that damage to the listed structure does not occur during construction;
- 2. The applicant will work with Architectural Review Committee (ARC) to finalize the design and materials of the structure;
- 3. The applicant provide complete construction documents with material notations to be reviewed and approved by the HRA prior to release of a building permit;
- 4. Any changes to the approved project will be submitted to the Historic Resources Commission for review and approval prior to the commencement of any related work;
- 5. The property owner will allow staff access to the property to photo document the project before, during, and upon completion of the project.

2. State Law Review (also called CLG review)

In accordance with the <u>Standards and Guidelines for Evaluating the Effect of Projects on Environs</u>, the standard of evaluation, staff is of the opinion the proposed project does not encroach upon, damage, or destroy the environs of the Shalor Eldridge Residence of Lawrence's Downtown Historic District. However, staff is of the opinion the proposed project does encroach upon, damage, or destroy the environs of the North Rhode Island Street Residential Historic District and recommends the Commission deny the proposed project and make the determination that the proposed project

does encroach upon, damage, or destroy the environs of one or more listed historic properties. As proposed, the project does not meet the following guidelines:

2. The environs of a property should be used as it has historically been used or allow the inclusion of new uses that require minimal change to the environs' distinctive materials, features, and spatial relationships.

The proposed project is not a minimal change to the environs of the North Rhode Island Street Residential Historic District and will significantly change the environs spatial relationships due to the height and scale of the proposed structure.

6. New additions, exterior alterations, infill construction, or related new construction should not destroy character-defining features or spatial relationships that characterize the environs of a property. The new work shall be compatible with the historic materials, character-defining features, size, scale and proportion, and massing of the environs.

While the proposed project is appropriate for the downtown area, its location in the environs of the North Rhode Island Street Residential Historic District requires that it be analyzed with this district's features and spatial relationships in mind. The proposed project is not compatible with the historic residential district in height, size, scale and proportion, and massing.

3. Downtown Design Guidelines Review

In accordance with the *Downtown Design Guidelines*, the standard of evaluation, Staff recommends the Commission approve the proposed project and make the determination that the proposed meets the overall intent of the guidelines. This approval should be subject to the following conditions:

- 1. The applicant will work with Architectural Review Committee (ARC) to finalize the design and materials of the structure;
- 2. The applicant provide complete construction documents with material notations to be reviewed and approved by the HRA prior to release of a building permit;
- 3. Any changes to the approved project will be submitted to the Historic Resources Commission for review and approval prior to the commencement of any related work;
- 4. The property owner will allow staff access to the property to photo document the project before, during, and upon completion of the project.



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2.2.2012 HRC Submittal



2nd & 3rd Floor Hotel



4th Floor Hotel/Apartments



5th Floor Apartments



Rooftop Pool and Restaurant





Proposed 9th Street Facade



Proposed New Hampshire Street Facade



Proposed 9th and New Hampshire Perspective



New Hampshire Street Perspective looking Northeast



9th Street Perspective looking Southwest



Perspective from Rhode Island





Perspectives from Rhode Island Street



Alley Concerns

- 0
- Width is too small \bullet
- Head lights in windows ullet
- Courtyard at grade and open ightarrow
- Articulated Façade \bullet
- Do not create a canyon \bullet





Existing Alley looking North

Previous Alley Considerations

- Revising the parking garage to keep thru traffic on site
- Loading dock to decreases truck traffic for market
- Reducing the building foot print to add two feet to the alley width







Height: Recap (Previous Adjustments)

- Reduced parapet height: Total Height reduced to 74' & 52'
- Lowered the building by 22' at the alley.
- Reduced hotel unit count to 78 from 80 to achieve the additional height reduction.
- Relocated the stair along the north side to enlarge transition area.



Originally 62' along alley



Reduced by 10 additional feet to 52'



Enlarged transition area along alley by relocating the stair tower



Current Proposal: Reduced to 38' & 64'





PREVIOUS: Courtyard Perspective



PREVIOUS Massing & Materials

- Revised elevations.
- Revised massing into smaller bays.
- Provided more verticality of building materials and patterns.















Original New Hampshire Street Elevation: 9.9.11



Revised (REDUCED)New Hampshire Street Elevation: 12.6.2011

CURRENT NH ELEVATION 2.2.2012





9th STREET ELEVATION 2



NEW HAMPSHIRE ST. ELEVATION

ALLEY ELEVATION A1

SOUTH ELEVATION C1



Outline of Previous Submittal












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KEY	NOTES:	PRELIMIN	ARY PRICING	
DIV 03 3.01 3.02	CONCRETE (REF: STRUCTURAL DWGS.) CONC. FOOTING & FOUNDATION CONC. SLAB OVER VAPOR BARRIER	DATE:	May 27th, 2011	1
3.03 3.04 3.05	VB & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT 1/2" W/ STRIP-TOP JOINT FILLER W/ SEALANT SLOPE SLAB TO DRAIN	Clie	nt Name	
3.06 3.07 3.08	CONT. MUDSLAB CONC. PIER CAST IN PLACE CONCRETE			
3.09 3.10 3.11	CONCRETE REINFORCEMENT MELDED MIRE FABRIC 6x6-M1.4xM1.4 U.N.O. MORTAR NET			
DIV 04	MASONRY (REF: EXTERIOR FINISH SCHEDULE)			
4.01	MABONKY MALL W HOKL, JOINI KEINT, & 24° O.C.; KEF: STRUCTURAL FOR VERT. REINF. CLAY MASONRY VENEER W ADJ. ANCHORS & 24° HOR. x 16°			
4.03	VERT. O.C. TYP (LOCATION OF MASONRY FACE FROM COLUMN LINE) 1° MIN CAVITY W/ DRAINAGE MESH @ BASE			-C
4.04	MASONRY THRU-WALL FLASHING W/ MTL: DRIP EDGE & WEEPS @ 24" O.C. MAX SOLID AROLIT FILL BELOW THRULWALL FLASHING			
4.06	MASONRY CONTROL JOINT 3/8" W/ CONT. SEALANT & BACKER ROD			
4.01 4.08 4.09	BRICK SOULDER COURSE STONE TRIM UNIT (SEE PROFILES)	۵)		
4.10 4.11	SMOOTH FACE STONE W/ ADJ, ANCHORS © 24" HOR, X 16" VERT. O.C. TYP (LOCATION OF STONE FACE FROM COLUMN LINE) CHIEFLED FACE STONE W/ ADJ, ANCHORS © 24" HOR, X 16"VERT.	ŏ		
4.12	O.C. TYP (LOCATION OF STONE FACE FROM COLUMN LINE) CONCRETE BLOCK (CMU) CONCRETE PAURES	<u>a</u>	1	
4.14	SMOOTH FACE STONE VENEER (2*)	<u>م</u>		
5.01 5.02	MEIALB (KEF: 5) RUC (UKAL DM65.) STRUCTURAL STEEL COLUMN STRUCTURAL STEEL BEAM	e e		
5.03 5.04 5.05	STRUCTURAL STEEL CHANNEL STRUCTURAL STEEL TUBE STRUCTURAL STEEL ANGLE	Ž	S	
5.06 5.07 5.08	STRUCTURAL STEEL DECK COLD-FORMED MTL. FRAMING @ 16° O.C. U.N.O. (SIZE) CONC. FUL FD PIPE FOUL ARD	6	sa:	
5.09 5.10	COLD FORMED RESILIENT CHANNEL MTL, FURRING CHANNEL	Ē	an	
5.12 5.13	ALUMINUM TUBE STEEL BAR	tt	Ϋ́	
5.14 5.15	STEEL PLATE, PROVIDE BLOCKING AS REQUIRED PERFORATED METAL	Ö	ġ.	
DIV 06	NOOD, PLASTICS AND COMPOSITES NOOD BLOCKING (SIZE) PRESERVATIVE TREATED WOOD BLOCKING (SIZE)	L)Ue	
6.03 6.04	EXT. GRADE PLYMOOD (SIZE) 1/2' GLASS-MAT GYP. SHTH SEAL JOINTS TYP 1/2 GLASS MAT GYP. SHTH SEAL JOINTS TYP	ื่อ	WL6	
6.05 6.06 6.07	1/2" GLASS-MAT GYP, SOFFIT BD. 1/2" GLASS-MAT ROOF BOARD SHEATHING 1/4" CEMENT BOARD SHTM BEHIND TILE	\geq	-a	-C
6.08 6.09 6.10	STAINED WOOD TRIM HARDIE BOARD PANEL HARDIE TRIM (SIZE)	<u> </u>		
6.11 6.12 6.13	HARDIE REVEAL HORIZONTAL TRIM BLOCKING FOR FUTURE GRAB BARS PER. ANSI 117.1 PL/WOOD	L		
DIV 07	THERMAL AND MOISTURE PROTECTION			
1.01 1.02 1.03	21: 22 th MIN. Rigid PERMETER INSULATION BATT INSULATION	Q		
1.04 1.05 1.06	ACOUSTICAL BATT INSULATION AIR-MOISTURE BARRIER COATING © SHTH. TYP 6 MIL POLY VAPOR BARRIER W/ JOINTS SEALED	00		
7.07 7.08	1 1/2" (UNO) WATER DRAINAGE EIFS. MECHANICALLY ATTACH TO SHEATHING PRE FINISHED EXTRUDED METAL CORNICE			
7.09 7.10	EIFS REVEAL 2' × 4' "ELLA" CERAMIC TILE BY PANTHEON			
7.12 7.13	MEIAL FAREL INIM CONKLIN BENCH-PLY ROOF MEMBRANE WALKWAY PADS			
7.14 7.15 7.16	ELASTIZELL INSULATING CONCRETE 1/4" TAPERED INSUL. TO DRAIN PREFIN. SHT. MTL. COPING & CONT. CLEAT			
7.17 7.18 7.19	PREFIN. SHT. MTL. FLASHING; FOLD-BACK EDGES, TYP THRU-WALL FLASHING PRFFINISHEP BREAK METAI			
7.20 7.21	COMPATIBLE SEALANT, W BACKER ROD AS NEEDED CONT. 3/0' SEALANT W WEEPS # 24" O.C.			
1.22	MIRA-DRAIN 6000 OVER MIRAPLY-V WATERPROOFING MEMBRANE	ن ال		
7.24 7.25 7.26	838 GREENSTREAK FVC WATER STOP POLYSTYRENE BOARD INSULATION DRIP EDGE	S P./	711	
7.27 7.28	EIFS AQUAFLASH SYSTEM EMSEAL COMPRESSIBLE EXPANSION JOINT	H	suite B 3044-1 s.com	
DIV 08 8.01	OPENINGS PTD. HOLLOM METAL DOOR & FRAME EXTERIOR DOORS TO BE		treet, S isas 66 3.5554 3738 3738 chitect	
8.02 8.03	HOLLOW METAL ANCHORS; MIN. 3 PER JAMB ALUM. STOREFRONT FRAMING SYSTEM W/ SHIMS AT HEAD		. 6th S ce, Kar 785.84 5.841.9 5.841.9 anorar	- C
8.04 8.05	ALUM: ENTRANCE DOOR W/ TEMP GLAZING FLUSH MTD: EMERGENCY KEY ACCESS BOX @ 5'-6" ABOVE GRADE - VERIFY LOCATION W/ FIRE MARSHAL		501 W awrenc Office: 7 ax: 78 ww.tre	
8.06 8.07 8.08	SPANDREL GLASS INSULATED LOW-E GLASS - TEMPER @ "T" SINGLE HUNG WINDOW	WE INTERV	- 10 L S	
DIV 09 1	FINISHES 5/8" TYPE "X" GYP. BD. W/ CJS @ 30'-0" MAX	ARCHTECT		
9.02 9.03	MOISTURE RESISTANT TYPE "X" GYP. BD. (SIZE) MTL. STUDS & 16" O.C. U.N.O. (SIZE) C+H STUDS & 24" O.C.	©©	2011 Treanor Architects, P.A.	1
9.05	SECURE MTL. J RUNNER 1/8" RESILIENT HAT CHANNEL BODCEL AND CERANG THE	UNLESS A	ONAL SEAI	
9.07 9.08 9.09	forgelain / geramic IILE Paint J-TRIM	WITH SIGN	ATURE AND	
DIV 10 10.01	SPECIALTIES TYPICAL SIGNAGE (NIC) - PROVIDE PLYWOOD BACKING & ELEC	DOCUMEN		L
10.02	POWER CONNECTION 4" HT INT MTD WHITE PSV BUILDING ADDRESS NUMBERS ABV EXT. ENTRY/EXIT DOORS - VERIFY TEXT W/ OWNER GROUP		IDED FOR	
10.03 10.04	FABRIC AWNING W/ PTD. ALUMINUM FRAMES MTL. RAILING MAIL ROYEG			
DIV 11 E	QUIPMENT	DRAWN BY:	Author	1
11.01 DIV 22 1	GAD METER LOCATION PLUMBING (REF: PLUMBING DWGS.)	CHECKED BY: RE\	Checker /ISIONS	
22.01 22.02 22.03	PLUMBING EQUIPMENT ROOF DRAIN OVERFLOW ROOF DRAIN	NO. DESCR	IPTION DATE]
22.04	OVERFLOW LEADER			-
23.01	ROOFTOP HVAC UNIT CONDENSER PIPE			
23.03 23.04 23.05	FILOHANICAL EQUIFMENT ALUMINUM LOUVER FUTURE HOOD EXHAUST LOCATION			+A
DIV 26 1	ELECTRICAL (REF: ELECTRICAL DWGS.) ELECTRICAL TRANSFORMER			1
26.02 26.03	MAIN ELECTRICAL SERVICE ENTRANCE ELECTRICAL LIGHT FIXTURE, TYP			1
DIV 31 E	ARTHYIORK 4° MIN. DRAINAGE FILL COMPACTED BACKEII I	Λ-	01	
31.02 31.03 31.04	4° DRAIN TILE W/ FILTER FABRIC 1° BEDDING SAND			
DIV 32 1 32.01	EXTERIOR IMPROVEMENTS 4° BROOM-FINISH CONC. PVMT.			1
32.02	ASPHALT PAVING - LOAD BEARING WALL	STREE	T LEVEL	
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3.03 VB & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT 3.04 1/2" W/ STRIP-TOP JOINT FILLER W/ SEALANT	Clie	nt Name
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 6x6-W1.4xW1.4 U.N.O.		
A.01 MASONRY (REF: EXTERIOR FINISH SCHEDULE) 4.01 MASONRY MALL W/ HORIZ JOINT REINF. @ 24" O.C.; REF:		
4.02 CLAY MASONRY VENEER W/ ADJ. ANCHORS @ 24" HOR: X 16"		
VERT. O.C. TYP (LOCATION OF MASONRY FACE FROM COLUMN LINE)		
4.03 1° MIN. CAVITY W/ DRAINAGE MESH @ BASE 4.04 MASONRY THRU-MALL FLASHING W/ MTL. DRIP EDGE & WEEPS @		
4.05 SOLID GROUT FILL BELOW THRU-WALL FLASHING		
4.06 MASONRY CONTROL JOINT 3/8" W/ CONT. SEALANT & BACKER ROD		
4.01 BRICK ROWLOCK COURSE 4.08 BRICK SOLDIER COURSE		
4.09 STONE TRIM UNIT (SEE PROFILES) 4.10 SMOOTH FACE STONE W/ ADJ. ANCHORS @ 24" HOR. x 16" VERT.	Ι ̈́́́́Ω	
 O.C. TYP (LOCATION OF STONE FACE FROM COLUMN LINE) CHISELED FACE STONE W/ ADJ. ANCHORS © 24" HOR. x 16"VERT. 		
O.C. TYP (LOCATION OF STONE FACE FROM COLUMN LINE) CONGRETE 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	1	
5.05 STRUCTURAL STEEL ANGLE 5.06 STRUCTURAL STEEL DECK	>	3S
5.01 COLD-FORMED MTL. FRAMING @ 16° O.C. U.N.O. (SIZE) 5.08 CONG. FILLED PIPE BOLLARD	0	N N
5.09 COLD FORMED RESILIENT CHANNEL 5.10 MTL. FURRING CHANNEL	┣━	l UK
5.11 ORNAMENTAL RAILING 5.12 ALUMINUM TUBE		
5.13 STEEL BAR 5.14 STEEL PLATE, PROVIDE BLOCKING AS REQUIRED	Ť	<u> </u>
5.15 PERFORATED METAL	0	e e
DIV 06 WOOD, PLASTICS AND COMPOSITES 6.01 WOOD BLOCKING (SIZE)	L L	Ĕ
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6.04 1/2" GLASS-MAT GYP. SHTH SEAL JOINTS TYP 6.05 1/2" GLASS-MAT GYP. GOETT BD		
6.06 1/2" GLASS-MAT ROOF BOARD SHEATHING 6.01 1/2" (CHAST ROOF BOARD SHEATHING 6.01 1/4" (CHENT BOARD GUT) - BEININ THE	\geq	μ
6.08 STAINED WOOD TRIM 6.08 ARTHE ROAPD PANEL		
6.10 HARDIE RIM (SIZE) HARDIE REVEAL HOPIZONTAL TPIM	- 	
6.12 BLOCKING FOR FUTURE GRAB BARS PER. ANSI 117.1 6.13 PLYMOOD	┶	
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1.02 2 X 24 MIN. RIGID FERIMETER INSULATION 1.03 BATT INSULATION 1.04 ACCURATE BATT INSULATION	1 X	
1.04 ACOUSTICAL BARTIER COATING & SHTH. TYP 1.05 AIR-MOISTURE BARRIER COATING & SHTH. TYP 1.06 ANIL POLY VARIOR BARRIER W/ JOINTS SEALED	l Q	
1.01 1 1/2" (UNO) WATER DRAINAGE EIFS. MECHANICALLY ATTACH TO SHEATHING		
1.08 PRE FINSHED EXTRUDED METAL CORNICE		
1.0 2' X 4' "ELLA" CERAMIC TILE BY PANTHEON	1	
1.12 CONSLI INM 1.12 CONSLI BENCH-PLY ROOF MEMBRANE 1.13 WAI KWAY PARC	1	
1.13 704LATVAT FADS 7.14 ELASTIZELL INSULATING CONCRETE	1	
7.15 1/4" TAPERED INSUL. TO DRAIN 7.16 PREFIN. SHT. MTL. COPING & CONT. CLEAT		
1.1 FREFIX. 3H L. MILL FLADHING; FOLD-BACK EDGES, TYP 7.16 THRU-WALL FLADHING 14 DEFENSIONE DEFENSION	1	
1.13 PREFINITIONED DREAK METAL 1.20 COMPATIBLE SEALANT, W BACKER ROD AS NEEDED 2.11 CONT BACK BEALANT, W WITTER A DATE OF		
1.21 CURL D/D SEALANT // WEEPS @ 24" O.C. 1.22 FASTER W/ NEOPRENE WASHER 1.23 MIRA DRAIN 6000 CURL VIEW CONTROL CONTROL		
MIRA-URAIN GUUU UVEK MIKAPLY-V WATERPROOFING MEMBRANE	نر ق ار	
1.24 030 UNEENDINGAN FVC WALEN SICH 1.25 POLYSTYRENE BOARD INSULATION 1.26 DERE EDAE		5
1.20 UKIF EUGE 1.21 EIFS AQUAFLASH SYSTEM 1.22 EIKSEAL COURSESSIDE E STANDON LOUT	LS C	ев 4-17.
1.20 LINULAL COMPRESSIBLE EXPANSION JOINT	$ \mathbf{Z}_{\text{M}}$	Suit 5604 518.cc
8.01 PTD. HOLLOW METAL DOOR & FRAME EXTERIOR DOORS TO BE		1738 3.555 3738 chiter
8.02 HOLLOW METAL ANCHORS; MIN. 3 PER JAMB 8.03 AUM STORFERIONT ERIAMING GYATEM MUCHING AT USAD	ПЩãõ	5th S 5.84 341.5 10ran
8.04 ALM. ENTRANCE DOOR W/ TEMP GLAZING 8.05 FI IGH MTD ENERGENCY KEY ACCEGEDOX & E' 4" ABOVE	2	I W. 6 епсе 785.1 .trear
GRADE - VERIEY LOCATION W/ FIRE MARSHAL 6 GRADE - VERIEY LOCATION W/ FIRE MARSHAL	1. saos	1501 Lawr Offici Fax: www
8.01 INSULATED LOW-E GLASS - TEMPER @ "T" 8.03 SINGLE HUNS WINDOW	·	
	нисоле	
4.01 5/8" TYPE "X" GYP. BD. W/ CJ5 @ 30'-0" MAX 4.02 MOISTIRE REGISTANT TYPE "X" GYP BD. (4175)	C VIIC	2011 Treanor Architects, P.A.
4.03 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 T/8" RESILIENT HAT CHANNEL	UNLESS A	
9.01 PORCELAIN / CERAMIC TILE 9.06 PAINT	WITH SIGN	UNAL SEAL
9.09 J-TRIM	DATE IS A	FFIXED, THIS
21V 10 SPECIALTIES 10,01 TYPICAL SIGNAGE (NIC) - PROVIDE PLYWOOD BACKING & FLEC		IT IS ARY AND IS
	NOT INTEN	NDED FOR
EXT. ENTRY/EXIT DOORS - VERIFY TEXT W OWNER GROUP 10.03 FABRIC AWNING W/ PTD ALIMININ FRAMES	CONSTRU	CTION.
10.04 MTL. RAILING		
	DRAWN BY:	Author
11.01 GAS METER LOCATION	CHECKED BY:	Checker
1V 22 PLUMBING (REF: PLUMBING DMGS.) 22.01 PLUMBING EQUIPMENT	REV	
22.02 ROOF DRAIN 22.03 OVERFLOW ROOF DRAIN	DESCR	
22.04 OVERFLOW LEADER		
DIV 23 HVAC (REF: MECH DINGS.) 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 DWG6.)		
26.01 ELECTRICAL TRANSFORMER 26.02 MAIN ELECTRICAL SERVICE ENTRANCE		
26.03 ELECTRICAL LIGHT FIXTURE, TYP		
	<u>۸</u>	100
NV 31 EARTHWORK 31.01 4° MIN. DRAINAGE FILL	1 A'	103
NY 31 EARTHWORK 31.01 4' MIN. DRAINAGE FILL 31.02 COMPACTED BACKFILL 31.03 4' DRAIN TILE W/ FILTER FABRIY.		
217 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		
NY 31 EARTHWORK 3101 4 MM, DRANAGE FILL 3102 COMPACTED BACKFILL 3103 4 / DRANT TLE/NY FILTER FABRIC 3104 / I BEDDING SAND 3104 / I BEDDING SAND 3201 4 / BEDDING HINEH COVIE PUMT		
IV 31 EARTHWORK 3101 - 4 MM, DRAINAGE FILL 3102 - COMPACTED BACKFILL 3103 - 4 ' DRAIN TLE IV' FILTER FABRIC 3104 - 1' BEDDING SAND 3104 - 1' BEDDING SAND 3201 - 4' BEDDING-HINSH CONC. FVMT. 3202 - ASPHALT FAVING	5th-6th	FLOORS
DY 31 EARTHWORK 31.01 4 ⁺ MIN, DRAINAGE FILL 31.02 COMPACTED BACKFILL 31.03 4 ⁻ DRAIN TILE VR FUTER FABRIC 31.04 1 ⁻ BEDING SAND 31.04 1 ⁻ BEDING SAND 32.01 4 ⁻ FROM-FINER CONC. FVMT. 32.02 ASPHALT PAVING - LOAD BEARING WALL	5th-6th	FLOORS



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Name	Net Area	Cou
RESTAURANT		
RESTAURANT	2012 ft ²	1
	2012 ft ²	
MARKET	2012 ft ²	
15 STREET LEVEL		
LOADING DOCK	1390 ft ²	1
	5037 ft ²	1
RETAIL OFFICE	7992 ft ²	
	7992 ft ²	
HOTEL Not Placed		
CIRCULATION	0 ft ²	1
S-330	0 ft ²	2
15 STREET LEVEL	0 ft²	
HOTEL LOBBY	4740 ft ²	1
40 4th ELCOD (1)CTC	4740 ft ²	
40 4th FLOOR (HOTEL 1 BED	_) 1476 ft²	3
2 BED	3510 ft ²	6
CIRCULATION	2262 ft ²	3
LINEN S-330	2/1 ft ² 3168 ft ²	1 10
S-345	1383 ft ²	4
S-380	2640 ft ²	7
S-ADA STORAGE	388 ft ² 837 ft ²	1 5
STORAGE	15935 ft ²	J
50 5th FLOOR (HOTEL	.)	_
1 BED 2 BED	950 ft ² 1750 ft ²	2
CIRCULATION	2099 ft ²	4
LINEN	271 ft ²	1
S-330	3168 ft ²	10
5-345 5-380	2267 ft ²	4
S-ADA	368 ft ²	1
STORAGE	1670 ft ²	4
60 6th FLOOR (HOTEL	13925 TC* _)	
1 BED	484 ft ²	1
2 BED	613 ft ²	1
CIRCULATION	2099 ft ²	4
LINEN	271 ft ²	1
POOL	2128 ft ²	1
S-330 S-345	3168 ft ² 690 ft ²	10 2
S-380	2267 ft ²	6
S-ADA	368 ft ²	1
STORAGE SUN DECK	370 ft ² 1916 ft ²	2
	14557 ft ²	•
ADADTMENT	49156 ft ²	
APAKIMENI Not Placed		
1 BED	0 ft ²	1
20.2-4 5 005	0 ft ²	
20 2nd FLOOR (APTS) 1 BED	4227 ft2	7
2 BED	7697 ft ²	, 9
CIRCULATION	2293 ft ²	5
STURAGE STUDIO	610 ft ² 558 ft ²	2
	15385 ft ²	·
30 3rd FLOOR (APTS.))	_
1 BED 2 BED	4227 ft ² 7701 ft ²	7 8
CIRCULATION	2166 ft ²	3
STORAGE	610 ft ²	2
STUDIO	558 ft ² 15262 ft ²	1
	30648 ft ²	
20.2md El 0.00 (1.000)		
20 ZNG FLOOR (APTS) CIRCULATION	202 ft ²	1
	202 ft ²	·
	202 ft ²	
	90010 ft ²	





			PRICING
=9.	DIV 03 CONCRETE (REF: STRUCTURAL DWGS.)	DATE	11.07% 0044
	3.01 CONC. FOOTING & FOUNDATION 3.02 CONC. SLAB OVER VAPOR BARRIER	DATE:	May 27th, 2011
	3.04 1/2" W STRIP-TOP JOINT FILLER W SEALANT 3.05 SLOPE SLAB TO DRAIN	Client Na	me
2" O.C. EA.	3.06 CONT. MUDSLAB 3.07 CONC. PIER		
N ASSUMED	3.08 CAST IN PLACE CONCRETE 3.09 CONCRETE REINFORCEMENT		
LAB (TYP. @	3.10 WELDED WIRE FABRIC 6x6-W1.4xW1.4 U.N.O. 3.11 MORTAR NET		
LDED	DIV 04 MASONRY (REF: EXTERIOR FINISH SCHEDULE)		
	STRUCTURAL FOR VERT. REINF. 4.02 CLAY MASONRY VENEER W ADJ. ANCHORS # 24" HOR x 16"		
	VERT. O.C. TYP (LOCATION OF MASONRY FACE FROM COLUMN LINE)		-
ELEVATOR OPS @	4.03 1° MN. CAVITY W/ DRAINAGE MESH @ BASE 4.04 MASONRY THRU-WALL FLASHING W/ MTL. DRIP EDGE & MEEPS @		
	24' O.C. MAX 4.05 SOLID GROUT FILL BELOW THRU-WALL FLASHING		
TILATION	4.06 MASONRY CONTROL JOINT 3/8" W/ CONT. SEALANT & BACKER ROD		
	4.01 BRICK ROWLOCK COURSE 4.08 BRICK SOLDER COURSE		
	4.09 STONE TRIM UNIT (SEE PROFILES) 4.10 SMOOTH FACE STONE W/ ADJ. ANCHORS @ 24' HOR. x 16' VERT.	1 8	
	4.11 CHEELED FACE STONE W ADJ. ANCHORS © 24' HOR. X16' VERT.	ы ж	
	4.12 CONCRETE BLOCK (CMU) 4.12 CONCRETE BLOCK (CMU)		
	4.14 SMOOTH FACE STONE VENEER (2')		
	DIV 05 METALS (REF: STRUCTURAL DWGS.) 5.01 STRUCTURAL STEEL COLUMN	U U	
	5.02 STRUCTURAL STEEL BEAM 5.03 STRUCTURAL STEEL CHANNEL		-
	5.04 STRUCTURAL STEEL TUBE 5.05 STRUCTURAL STEEL ANGLE		S
	5.06 STRUCTURAL STEEL DECK 5.07 COLD-FORMED MTL. FRAMING @ 16" O.C. U.N.O. (SIZE)	6	g
	5.08 CONC. FILLED PIPE BOLLARD 5.09 COLD FORMED RESILENT CHANNEL	I I I	Ë
	5.10 MIL FURNING CHANNEL 5.11 ORNAMENTAL RALING		e
		I I I I	<u> </u>
	5.15 PERFORATED METAL	0	8
	DIV 06 WOOD, PLASTICS AND COMPOSITES 6.01 WOOD BLOCKING (SZE)		č
	6.02 PRESERVATIVE TREATED WOOD BLOCKING (SIZE) 6.03 EXT. GRADE PLYWOOD (SIZE)	a l	J.
	6.04 1/2" GLASS-MAT GYP. SHTH SEAL JOINTS TYP 6.05 1/2" GLASS-MAT GYP. SOFFIT BD.	ΪΫ́Ι	Š
	6.06 1/2" GLASS-MAT ROOF BOARD SHEATHING 6.01 1/4" CEMENT BOARD SHTH BEHIND TILE		Ľ
	6.05 STAINED WOOD TRM 6.04 HARDE BOARD PANEL 4.10 HARDE TRM (617**)		
	6.10 HANDIE INM (SUE) 6.11 HANDIE REVEAL HORIZONTAL TRIM 6.12 BL OCKNE FOR EMIDE CEAL BADD STR. AND 1171		
	6.13 PLYWOOD		
	DIV OT THERMAL AND MOISTURE PROTECTION 1.01 SELF-ADHERED SHEET MEMBRANE AR MAPOR WATER RAPPLED		
	1.02 2' x 24' MN. RIGD PERIMETER INSULATION 1.03 BATT INSULATION		
	1.04 ACOUSTICAL BATT INSULATION 1.05 AIR-MOISTURE BARRIER COATING @ SHTH. TYP		
	1.06 6 ML POLY VAPOR BARRIER W/ JOINTS SEALED 1.01 11/2" (INO) WATER DRAINAGE EIFS, MECHANICALLY ATTACH TO	ဂ	
2	SHEATHING 1.08 PRE FINISHED EXTRUDED METAL CORNICE		
L	1.09 EIFS REVEAL 1.10 2' x 4' 'ELLA' CERAMIC TILE BY PANTHEON		
	1.11 METAL PANEL TRIM 1.12 CONKLIN BENCH-PLY ROOF MEMBRANE		-
	7.13 WALKNAY PADS 7.14 ELASTIZELL INSULATING CONCRETE		
	1.15 1/4" TAPERED INSUL TO DRAN 1.16 PREFIN SHT, MTL, COPING & CONT, GLEAT 1.17 PREFIN SHT, MTL, COPING & CONT, GLEAT		
	1.11 PRETIX DRIL FLAGHING FOLD-DAUX EDGED, TTP 1.13 THRU-WALL FLAGHING 1.14 DREENIGLED BREAK VETAL		
	1.0 COMPATIBLE SEALANT, W/ BACKER ROD AS NEEDED 1.0 COMPATIBLE SEALANT, W/ BACKER ROD AS NEEDED		
	1.22 FASTENER W/ NEOPRENE WASHER 1.23 MIRA-DRAIN 6000 OVER MIRAPLY-V WATERPROOFING		
	1.24 838 GREENSTREAK PVC WATER STOP		
	1.25 POLYSTYRENE BOARD INSULATION 1.26 DRIP EDGE		11
	1.27 EIFS AQUAFLASH SYSTEM 1.28 EMSEAL COMPRESSIBLE EXPANSION JOINT		044-
as	DIV 08 OPENINGS		as 66 5554 38 itects
	NULATED INCLUSION NETAL ANCHORG MN 3 PER INGR		843.1 11.97
	8.03 ALUM, STOREFRONT FRAMING SYSTEM VV SHINS AT HEAD 8.04 ALUM, BITRAKE DOOR VV THIP GLATING	I R	noe. 785. 85.84 reanc
	8.05 FLISH MTD. BMERGENCY KEY ACCESS BOX @ 5'-6' ABOVE GRADE - VERIFY LOCATION W/ FIRE MARSHAL		Diffice Diffice ax: 7 wwv.t
	8.06 SPANDREL GLASS 8.01 NSULATED LOW-E GLASS - TEMPER @ "T"		1045
	8.08 SINGLE HUNG WINDOW	- HECHNE	
	401 5/8' TYPE X' GYP. BD. W/ GJS e 30'-0' MAX	© 2011	Treanor Architects, P.A.
	NO2 MODIUME REDIANT THE 'X' GYP. BD. (SIZE) 9.03 MTL. STUDS # 16' O.C. UN.O. (SIZE) 9.04 CH STUDS # 24' O.C.		
	9.05 SECURE MTL. J RUNNER 9.06 1/0" RESULENT HAT CHANNEL	UNLESS A	
	9.07 PORCELAIN / CERAMIC TILE 9.08 PANT	WITH SIGNAT	
	9.09 J-TRIM	DATE IS AFFI	ED, THIS
	DIV 10 SPECIALTIES 10.01 TYPICAL SIGNAGE (NIC) - PROVIDE PLYWOOD BACKING 4 ELEC.	PRELIMINARY	AND IS
	POMER CONNECTION 10.02 4' HT INT MTD WHITE PSV BUILDING ADDRESS NUMBERS ABV		D FOR
	EAL EXIL/28/ILLUCING - VENEY TEXT W/ OWNER GROUP 10:03 FABIC ANNING W/ PTD. ALUMINUM FRAMES 10:04 MTL RAILING		
	10.05 MAIL BOXES	DDAUGUST	
	DIV 11 EQUIPMENT 11.01 GAS METER LOCATION	CHECKED BY	Author
	DIV 22 PLUMBING (REF: PLUMBING DWGS.)	REVISIO	NS
	22.01 PLUMBING EQUIPMENT 22.02 ROOF DRAIN	NO. DESCRIPTIO	DN DATE
	22.03 OVERFLOW ROOF DRAN 22.04 OVERFLOW LEADER		
	DIV 23 HVAC (REF: MECH DNIGS.)		
	23.02 CONDENSER PIPE 23.02 CONDENSER PIPE 23.03 WECHANICAL EQUIPARIUM		
	23.05 MEDMANUAL EXUMPTION 23.04 ALUMNUM LOWER 23.05 BUDIE LOCATION		
	DIV 26 ELECTRICAL (REF. ELECTRICAL DWGS.)		
	A MARK AND A MARKAGE AND A		
	26.01 ELECTRICAL TRANSFORMER 26.02 MAIN ELECTRICAL GREVICE ENTRANCE		
	26.01 ELECTRICAL TRANSFORMER 26.02 MAIN ELECTRICAL SERVICE ENTRANCE 26.03 ELECTRICAL LIGHT FIXTURE, TYP		
	2601 ELECTRICAL TRANSFORMER 2602 MAN ELECTRICAL EVICE ENTRANCE 26.03 ELECTRICAL ELENT FINTURE, TYP DV 31 EARTHWORK 91/01 41 MIN, DRANAGE FILL	A 10	
	26.01 ELECTRICAL TRANSFORMER 26.02 WAS LECTRICAL SERVICE DETINANCE 26.03 ELECTRICAL LIGHT FIXTURE, TYP DV 31 ELECTRICAL LIGHT FIXTURE, TYP 31.01 4* NN TRAINAGE FILL 31.02 4* OPRIX TRAINAGE FILL 31.03 4* OPRIX TEXT VFLTER FRBRIC	A10	00
	2601 ELECTRICAL TRANSFORMER 2602 MAN ELECTRICAL SERVICE DETRINCE 2603 ELECTRICAL LIGHT FIXTURE, TYP DV 31 ELECTRICAL LIGHT FIXTURE, TYP 3101 41 VH, DRAINAGE FILL 3102 COMPACTED BACKFILL 3103 41 CPARTED BACKFILL 3104 11 FEDDING SAND	A10)0
_	2601 ELECTRICAL TRANSFORMER 2602 WAR LECTRICAL SERVICE BITAINCE 2603 ELECTRICAL SERVICE DETRINICE 2603 ELECTRICAL LIGHT FRITIRE, TYP DV 31 ELECTRICAL LIGHT FRITIRE, TYP DV 31 ELECTRICAL BACKET 3104 (* 1902 CONFIGNE CONFIGNE 3104 (* 1902 CONFIGNE CONFIGNE 3104 (* 1902 CONFIGNE CONFIGNE 3104 (* 1902 CONFIGNE CONFIGNE 3104 (* 1900 FRIGHT SECONFIGNE 3104 (* 1900 FRIGHT SECO	A10	
1	2601 ELECTRICAL TRANSFORME 2602 WAN ELECTRICAL SERVICE BITRANCE 2603 ELECTRICAL SERVICE BITRANCE 2603 ELECTRICAL LIGHT FIXTRE, TYP DV 31 ELECTRICAL LIGHT FIXTRE, TYP DV 31 ELECTRICAL BITRANCE 3103 4' DRAN TE AVIT FIXTRE 3103 4' DRAN TE AVIT FIXTRE 3104 1' ELECTRICAL BITRANCE DV 32 EXTENSION MIRROVERMITS 3201 4' BROW-FIXEH CONC. PVMT. 3202 ASFMALT PAVING 3100 4 FIXTRE 3100 4 FIXTRE	A10)0 EVELS



	KEY NOTES:	PRELIMINAF	RYPRICING
	3.01 CONC.RELE INET: 5 (RUGTURAL DM65.) 3.01 CONC. FOOTING & FOUNDATION 3.02 CONC. 5LAB OVER VAPOR BARRIER	DATE:	May 27th, 2011
TERA	3.03 VB & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT 3.04 1/2' W/ STRIP-TOP JOINT FILLER W/ SEALANT	Client 1	Name
	3.05 SLOPE SLAB TO DRAN 3.06 CONT. MUDSLAB		
	3.06 CAST IN PLACE CONCRETE 3.09 CONCRETE REINFORCEMENT		
e	3.10 WELDED WIRE FABRIC 6x6-W1.4xW1.4 UN.O. 3.11 MORTAR NET		
-	DIV 04 MASONRY (REF: EXTERIOR FINISH SCHEDULE)		
CAN	4.01 MASONRY WALL W/ HORIZ. JONT REINF. @ 24" O.C.; REF: STRUCTURAL FOR VERT. REINF.		
s	4.02 CLAY MASONRY VENEER W ADJ. ANCHORS @ 24' HOR. x 16' VERT. O.C. TYP (LOCATION OF MASONRY FACE FROM COLUMN		
	4.03 11 MIN. GAVITY W/ DRAINAGE MESH & BASE 4.04 MASONRY THRU-WALL FLASHING W/ MTL, DRIP EDGE & WEEPS &		
	24" 0.C. MAX 4.05 SOLID GROUT FILL BELOW THRU-WALL FLASHING		
N.	4.06 MAGONRY CONTROL JOINT 3/8" W/ CONT. SEALANT & BACKER ROD		
REQD	4.01 BRICK ROWLOCK COURSE 4.08 BRICK SOLDER COURSE		
	 4.09 STONE TRM UNT (SEE PROFILES) 4.10 SMOOTH FACE STONE W/ ADJ. ANCHORS © 24" HOR. x 16" VERT. 0.01 DOI: 10.01 TOUR STORE STORE	M	
	4.11 CHISELED FACE STONE W/ ADJ. ANCHORS @ 24" HOR. x 16"VERT. 0.179 (I OCATION OF STONE FACE FROM COLUMN LINE)	X	
	4.12 CONCRETE BLOCK (CMU) 4.13 CONCRETE PAVER5		1
JOINT	4.14 SMOOTH FACE STONE VENEER (2")		
	DIV 05 METALS (REF: STRUCTURAL DWGS.) 5.01 STRUCTURAL STEEL COLUMN	U U	
	5.02 STRUCTURAL STEEL BEAM 5.03 STRUCTURAL STEEL CHANNEL		
	5.04 SIRUGURAL STEEL INDE 5.05 STRUGURAL STEEL ANGLE 5.04 GTRUGURAL STEEL DECK	≥	S
	5.01 COLD-FORMED MTL. FRAMING @ 16' O.C. U.N.O. (SIZE) 5.06 CONC. FILLED PIPE BOLLARD	Ö	l SS
	5.09 COLD FORMED RESILIENT CHANNEL 5.10 MTL: FURRING CHANNEL		
	5.11 ORNAMENTAL RAILING 5.12 ALUMINUM TUBE	ب ً	¥
	5.13 STEEL BAR 5.14 STEEL PLATE, PROVIDE BLOCKING AS REQUIRED	L L	5
		∣.≍	<u> </u>
	6.01 WOOD BLOCKING (SIZE) 6.02 PRESERVATIVE TREATED WOOD BLOCKING (SIZE)		- G
	6.03 EXT. GRADE PLYNOOD (SIZE) 6.04 1/2' GLASS-MAT GYP. SHTH SEAL JOINTS TYP	<u>מ</u>	Ž
	6.05 1/2' GLASS-MAT GYP. SOFFIT BD. 6.06 1/2' GLASS-MAT ROOF BOARD SHEATHING		jaj
	6.00 TV4* CEMENT BOARD SHTH BEHIND TILE 6.08 STANED WOOD TRIM 6.08 HARDE BOARD PANEL	· ·	
\perp	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 OT THERMAL AND MOISTURE PROTECTION		
	1.01 SELF-ADHERED SHEET MEMBRANE AIR/VAPOR/WATER BARRIER 1.02 2' x 24' MIN. RIGID PERIMETER INSULATION	0	'
	1.05 BATT INSULATION 1.04 ACOUSTICAL BATT INSULATION 1.05 AR MOSTINE BURGER CONTINUE A CURL DIR	ŏ	
	1.00 AIK-MODIUKE BARKIEK COATING ® SHTH, TYP 1.06 6 MIL POLY VAPOR BARKIER W/ JOINTS SEALED 1.07 11/2" (INO) WATER DRAINAGE FIES, MECHANICALLY ATTACH TO	ا ق	
	1.01 1.12 UNCUTATIES URAINAGE EIFS. MECHANICALLY ATTACH TO SHEATHING 1.08 PRE FINISHED EXTRUDED METAL CORNICE		
	1.09 EPS REVEAL 1.09 EPS REVEAL 1.10 2 X 4" ELLA" CERAMIC THE BY PANTHEON		
	1.11 METAL PANEL TRIM 1.12 CONKLIN BENCH-PLY ROOF MEMBRANE		
\top	7.13 WALKWAY PADS 7.14 ELASTIZELL INSULATING CONCRETE		
	7.15 1/4' TAPERED INSUL. TO DRAIN 7.16 PREFIN. SHT. MTL. COPING & CONT. CLEAT		
	7.17 PREFIN. SHT. MTL. FLASHING; FOLD-BACK EDGES, TYP 7.18 THRU-WALL FLASHING		
	1.19 PREPINSHED BREAK METAL 1.20 COMPATIBLE SEALANT, W BACKER ROD AS NEEDED 1.21 CONT 3 (4) EAL ANT W MERS A 24 CC 1.21		
	122 FASTENER W/ NEOPRENE WASHER 123 MIRA-DRAIN 6000 Q/FR MIRAPLY-V WATERPROOFING		
	MEMBRANE 1.24 838 GREENSTREAK PVC WATER STOP	~ <	
	1.25 POLYSTYRENE BOARD INSULATION 1.26 DRIP EDGE		.12
	1.21 EITH AQUAFLACH SYSTEM 1.28 EMSEAL COMPRESSIBLE EXPANSION JOINT	エイ語	uite E 044-1 i.com
	DIV 08 OPENINGS 8.01 PTD. HOLLOW METAL DOOR 4 FRAME EXTERIOR DOORS TO BE		eet, 5 5554 5554 38 nitects
	8.02 HOLLOW METAL ANCHORS; MIN. 3 PER JAMB	E E	h Sth Kans 843 41.97 2rarct
	8.03 ALUM. STOREFRONT FRAMING SYSTEM W/ SHMS AT HEAD 8.04 ALUM. ENTRANCE DOOR W/ TEMP GLAZNG		W. 61 ance, 85.8- treand
	5.05 FLUSH MTD. EMERGENCY KEY ACCESS BOX @ 5'-6' ABOVE GRADE - VERIFY LOCATION W/ FIRE MARSHAL GRANDER GLASS		1501 Lawre Office Fax: 7 www.h
	8.07 INSULATED LOW-E GLASS - TEMPER # "T" 8.08 SINGLE HING WIN7/2M		
	DIV 04 FINISHES	C C C C C C C C C C C C C C C C C C C	
	9.01 5/8" TYPE "X" GYP. BD. W/ GJS @ 30'-0" MAX 9.02 MOISTURE RESISTANT TYPE "X" GYP. BD. (SIZE)	© 20	11 Treanor Architects, P.A.
	4.05 MTL. STUDS @ 16" O.C. U.N.O. (SIZE) 9.04 C-H STUDS @ 24" O.C. 105 USE JUL 24" O.C.		
	100 DECLIKE MILL J RUNNER 106 7/8" RESULENT HAT CHANNEL 107 PORCE AN / CEPANY THE	PROFESSION	VAL SEAL
	9.08 PAINT 9.09 J-TRM	WITH SIGNA	
	DIV 10 SPECIALTIES	DOCUMENT	IS
	10.01 TYPICAL SIGNAGE (NIC) - PROVIDE PLYNOOD BACKING & ELEC. POWER CONNECTION		Y AND IS
	10.02 4" HT NT MTD WHITE PSV BULDING ADDRESS NUMBERS ABV EXT. ENTRY/EXIT DOORS - VERIPY TEXT W/ OWNER GROUP 10.03 - FABRIC ANNON W/ CTD ALUMANUE PSVIPS	CONSTRUCT	ION.
	10.04 MTL: RALING 10.04 MTL: RALING 10.05 MAL BOXES		
	DIV 11 EQUIPMENT	DRAWN BY:	Author
	11.01 GAS METER LOCATION	CHECKED BY:	Checker
	DIV 22 PLIMBING (REF: PLIMBING DWG5.) 22.01 PLIMBING EQUIPMENT	REVIS NO. DESCRIPT	IONS
	22.02 ROOF DRAN 22.03 OVERLOW ROOF DRAN 23.04 OVERLOW EADER		
	22.04 OVERFLOW LEADER		
	23.01 ROOFTOP HVAC UNIT		
	23.02 CONDENSER PIPE		
	23.02 CONDENSER PIPE 23.03 MECHANICAL EQUIPMENT 23.04 ALUMINUM LOUVER		
	23.02 CONDENSER PPE 23.03 MECHANICAL EQIIPMENT 23.04 ALUMINIM LOWER 23.05 FUTURE HOOD EXHAUST LOCATION		
	2002 CONDENERS PER 2009 MECHANICAL EDIPINENT 2006 FUTURE HOOD EXHAUST LOCATION 2006 FUTURE HOOD EXHAUST LOCATION DV 20 ELECTRICAL (TRANSPORT 2001 ELECTRICAL TRANSPORTER		
	2002 CONCENSER PPT 2004 MEXANCE LOBRENT 2004 MEXANCE LOBRENT 2005 RUTHER COD ENHIST LOCATION 2006 RUTHER COD ENHIST LOCATION 2001 BLECTRICAL TRANSFORMER 2002 MAIN BLECTRICAL SERVICE ENTRANCE 2003 BLECTRICAL SERVICE ENTRANCE 2003 BLECTRICAL SERVICE ENTRANCE		
	30.02 CONCENSER PER 30.03 MECHANICAL BOILPHENT 30.44 AUMINIM LOVER 30.65 NUTRIE ROOD BANAUST LOCATION DV 26 BLECTRICAL TRANSFORMER 26.01 BLECTRICAL TRANSFORMER 26.02 MAIN BLECTRICAL SERVICE DITRANCE 26.03 BLECTRICAL SERVICE DITRANCE		
	302 CONSINGE PER 303 MECANACL ROIPHENT 304 MUNICAL ROIPHENT 304 NUNKACL ROIPHENT 305 NUNKACL ROUTENDAME 406 BLECTRICAL TRANSFORMER 406 BLECTRICAL TRANSFORMER 406 BLECTRICAL TRANSFORMER 107 ST BARTHYORK 3101 4' NN, DRAINAGE FLL 3102 COMPACTED BACKTL	A1	01
	30.00 CARDINAL EDIPART 30.4 AUMAN LOVER	A1	01
	30.00 Control Expandent 30.00 Control Expandent 30.04 AuritAnia Louria 30.04 AuritAnia Louria 20.04 AuritAnia Louria 20.04 AuritAnia Louria 20.04 AuritAnia Louria 20.05 Auritation Louria 20.05 Auritation Louria 20.05 Auritation Louria 20.05 Auritation Louris 20.05 Auritation Louritation Louritation Louris 20.05 Auritation Louris 20	A1	01
	3022 CONSERVENT RESIDENT 304 ALIANAN LOVIR 204 ALIANAN LOVIR 204 ALIANAN LOVIR 204 ALIANAN LOVIR 204 SELECTRICAL (REF: BLECTRICAL DOGS) 201 BLECTRICAL ISAN ENDER 200 BLECTRICAL LIGHT FINTURE, TYP 201 ALIAN DECEMBER 11 201 ALIANAN DECEMBER 11 201 ALIANA	A1 STREET	01



		1	
		PRELIMINA	RY PRICING
	3.01 CONC. FOOTING & FOUNDATION 3.02 CONC. SLAB OVER VAPOR BARRIER	DATE:	May 27th, 2011
	3.05 VB & DRAINAGE HILL ONLY AI SLAB BLOCK-OUT 3.04 1/2" MV STRIP-TOP JOINT FILLER MV SEALANT 3.05 SLOPE SLAB TO DRAIN	Client	Name
	3.06 CONT. MUDSLAB 3.07 CONC. PER 3.08 CAST. N. PLACE CONCRETE		
	3.04 CONCRETE REINFORCEMENT 3.10 NELDED WIRE FABRIC 6x6-W1.4xW1.4 U.N.O.		
-	DIV 04 MASONRY (REF: EXTERIOR FINISH SCHEDULE)		
•	4.01 MASONRY WALL W/ HORIZ, JOINT REINF, © 24" O.C.; REF: STRUCTURAL FOR VERT, REINF, 4.02 CLAY MASONRY VENER W/ ADJ. ANCHORS © 24" HOR V 14"		
	VERT. O.C. TYP (LOCATION OF MASONRY FACE FROM COLUMN LINE)		
	4.03 1° MN, CAVITY W/ DRAINAGE MESH @ BASE 4.04 MASONRY THRU-WALL FLASHING W/ MTL. DRIP EDGE & WEEPS @ 24° OC MAX		
	4.05 SOLD GROUT FILL BELOW THRU-WALL FLASHING 4.06 MASONRY CONTROL JOINT 3/6' W/ CONT. SEALANT & BACKER		
B	4.01 BRICK RONLOCK COURSE 4.08 BRICK SOLDER COURSE		
-0 -0	 4.09 STONE TRIM UNIT (SEE PROFILES) 4.10 SMOOTH FACE STONE W/ ADJ. ANCHORS © 24" HOR. X 16" VERT. 0.5 TVP (LOCATION OF STONE FACE FROM COLUMN LINE) 	l 8	
J	4.11 CHEELED FACE STONE W/ ADJ. ANCHORS & 24' HOR. X 16'VERT. O.C. TYP (LOCATION OF STONE FACE FROM COLUMN LINE)	ă	
-D	4.12 CONCRETE BLOCK (CMU) 4.13 CONCRETE PAVERS 4.14 SMOOTH FACE STONE VENEER (2')	$\overline{\mathbf{n}}$	
	DIV 05 METALS (REF: STRUCTURAL DWGS.)	0	
<u> </u>	5.01 STRUCTURAL STEEL COLUMN 5.02 STRUCTURAL STEEL BEAM 5.03 STRUCTURAL STEEL CHANNEL	Ĕ	
-(E)	5.04 STRUCTURAL STEEL TUBE 5.05 STRUCTURAL STEEL ANGLE 5.06 STRUCTURAL STEEL DECK	≥	s
	5.01 COLD-FORMED MTL. FRAMING @ 16" O.C. U.N.O. (SIZE) 5.03 CONC, FILLED PIPE BOLLARD	Ö	IS6
-(F)	5.09 COLD FORMED RESILENT CHANNEL 5.10 MTL FURRING CHANNEL 5.11 ORNAMENTAL RAILING		ar
\odot	5.12 ALUMNUM TUBE 5.13 STEEL BAR	LT	×
-6	5.15 PERFORATED METAL	<u> </u>	8
-	DIV 06 WOOD, PLASTICS AND COMPOSITES 6.01 WOOD BLOCKING (SZE) 6.02 PRESERVATIVE TREATED WOOD BLOCKING (417E)	L	Ú Č
	6.03 EXT. GRADE PLYWOOD (SIZE) 6.04 1/2' GLASS-MAT GYP. SHTH SEAL JOINTS TYP	<u>a</u>	Ă,
	b.05 1/2" GLASS-MAT GYP. 50FFIT BD. 6.06 1/2" GLASS-MAT ROOF BOARD SHEATHING 6.07 1/4" CEMENT BOARD SHTH BEHND TILE	≥	a l
	6.08 STANED WOOD TRIM 6.09 HARDE BOARD PANEL 6.10 HARDE TBIK (51/21)	_ <u> </u>	
-H	6.11 HARDIE REVEL HORIZONTAL TRIM 6.12 BLOCKING FOR FUTURE GRAB BARS PER. ANGI 111.1		
	6.13 PLYWOOD DIV OT THERMAL AND MOISTURE PROTECTION	Z	
	1.01 SELF-ADJERED SHEET MEMBRANE AR./VAPOR/WATER BARRIER 1.02 2' x 24' MN. RIGID PERMETER INSULATION	0	1
	1.03 BATTI INSULATION 1.04 ACOUSTICAL BATT INSULATION 1.05 AIR-MOISTURE BARRIER COATING @ SHTH. TYP	ō	
	1.06 6 ML POLY VAPOR BARRIER W JOINTS SEALED 1.01 11/2" (JNO) WATER DRAINAGE EIFS. MECHANICALLY ATTACH TO	ရ	
2	1.03 PRE FINGHED EXTRUDED METAL CORNICE 1.09 EFS REVEAL		
L	T.10 2' x 4' 'ELLA' GERAMIC TLE BY PANTHEON T.11 METAL PANEL TRIM T12 CONKI IN BENCH BY PROCE MEMORYANE		
	1.12 CONTRAIN BENCHT-LT ROOF MEMORANE 7.13 MALKNAY PADS 1.14 ELASTIZELL NSULATING CONCRETE		
	7.15 1/4" TAPERED INSUL. TO DRAIN 7.16 PREFIN. SHT. MTL. COPING 4 CONT. CLEAT 711 DEFEN SHT. MTL. AUMING. ECI. D. BACK EDGES, TYP		
	1.11 PREFIN SHI, MIL PLASHING POLD-BACK EUGES, TH 1.18 THRU-PALL PLASHING 1.19 PREFINSHED BREAK METAL		
	1.20 COMPATIBLE SEALANT, W/ BACKER ROD AS NEEDED 1.21 CONT. 3/8' SEALANT W/ MEPS # 24' O.C. 1.22 EASTINGER V/ MECREME WALLER		
	1.23 MRA-DRAIN 6000 OVER MRAPLY-V WATERPROOFING MEMERANE	نيرة لم	
	1.24 030 GREENSTREAK PVC NATER STOP 1.25 POLYSTYRENE BOARD INSULATION 1.26 DRP EDGE		5
-A	1.27 EF5 AQUAFLASH SYSTEM 1.28 EMSEAL COMPRESSIBLE EXPANSION JOINT		uite B 044-15 .com
	DIV 08 OPENINGS 8.01 PTD. HOLLOW METAL DOOR & FRAME EXTERIOR DOORS TO BE		eet, S sas 66 5554 738 hitects
	INSULATED 8.02 HOLLOW METAL ANCHORS; MN. 3 PER JAMB 8.03 AUM STORFFRONT REAMING SYSTEM W/ SUMS AT LIEAD	E	6th Str 8, Kans 15,843. 841.97 norard
	ALUM, ENTRANCE DOR NV TEMP GLAZING ACUM, ENTRANCE DOR NV TEMP GLAZING		01 W. wrence ice: 78 c: 785. w.treat
	5RADE - VENIT LOCATION W/ FIRE MARSHAL 3.05 SPANDREL 6LASS 3.01 NSULATED LON-E 6LASS - TEMPER # "T"		\$ 필 경 문 \$
-(B) 1	2.02 SINGLE HUNG WINDOW	HIECHAR	
	4.01 5.07 TYPE "X" GYP. BD. W CJS © 30'-0" MAX 4.02 MOISTURE RESISTANT TYPE "X" GYP. BD. (SIZE)	© 2	011 Treanor Architects, P.A.
-	9.03 MTL. STUDS 6 16' O.C. U.N.O. (SIZE) 9.04 C-H STUDS 6 24' O.C. 9.05 SECURE MTL. J. RUNNER		
-D	9.06 T/8' RESILIENT HAT CHANNEL 9.01 PORCELAIN / CERAMIC TILE	PROFESSIO	
C1 A201	9.09 J-TRIM	DATE IS AFF	TIXED, THIS
	DIV 10 SPECIALTIES 10.01 TYPICAL SIGNAGE (NIC) - PROVIDE PLYNOOD BACKING & ELEC. PORER CONNECTION	PRELIMINAF	RY AND IS
	10.02 4" HT INT MITE PSV BULDING ADDRESS NUMBERS ABV EXT. BITRY/EXIT DOORS - VERIEV TEXT W ONNER GROUP	ONSTRUC	DED FOR TION.
	10.03 FABRIC ANNING W/ PTD. ALUMINUM FRAMES 10.04 MTL RALING 10.05 MAIL ROXIES		
-(F)	DIV 11 EQUIPMENT	DRAWN BY:	Author
	DV 22 PLUMBING (REF: PLUMBING DWGS.)	CHECKED BY: REVIS	Checker
-6	22.01 PLIMBING EQUIPMENT 22.02 ROOF DRAN 23.03 G/GREU OR ROOF DRAN	NO. DESCRIP	TION DATE
	22.04 OVERFLOW LEADER		
	DIV 23 HVAG (REF: MECH DWGG.) 23.01 ROOFTOP HVAC UNIT 29.02 COURDENER PER	—	
	23.03 MECHANICAL EQUIPMENT 23.04 ALUMINUM LOUVER		
	23.05 FUTURE HOOD EXHAUST LOCATION		
-H	26.01 ELECTRICAL TRANSFORMER 26.02 MAIN ELECTRICAL SERVICE ENTRANCE	—	
	26.03 ELECTRICAL LIGHT FIXTURE, TYP DIV 31 EARTHWORK	-	
	31.01 4" MIN. DRANAGE FILL 31.02 COMPACTED BACKFILL	A1	02
	31.03 4" DRAN TILE W/ FILTER FABRIC 31.04 1" BEDDING SAND		
	DIV 32 EXTERIOR MPROVEMENTS 32.01 41 BROOM-FINISH CONC. PVMT. 32.02 APHALI PAVING	2004 444 7	
1	DV 32 EXTERIOR IMPROVEMENTS 32.01 47 BROOK-FINSH CONC. PVMT. 32.02 ASPHALT PAVING - LOAD BEARING WALL	2nd-4th F	LOORS



	KEY NOTES:	PRELIMINARY PRICING
	JUY 03 CORKETT (REF: STRUCTIRAL DW65.) 3.01 CORK: FORDATION 3.02 CORK: SAB OVER VARO BARRER 3.03 VS I DRAINAGE FLL ONLY AT SLAB BLOCK-OUT 3.04 VS I VRAINAGE FLL ONLY AT SLAB BLOCK-OUT 3.05 VSI VRAINAGE FLL ONLY AT SLAB BLOCK-OUT 3.05 SLOPE SLAB TO DRAIN 3.06 SLOPE SLAB TO DRAIN	DATE: May 27th, 2011 Client Name
	301 CONC. PER 306 CAST IN PLAS CONCRETE 307 CONCRETE REINFORCEMENT 30 PREJEMENT REINFORCEMENT 31 MORTAR NET DV 04 MASONY (REF. EXTERIOR FINGH SCHEDULE)	
(A)	401 MAGORY MALL W HORZ, JOHT REINF, 6-24' O.C., REF. STRUCTURAL FOR VERT. REINF. 402 CLAY MAGORY VIDEER W ADJ. ANCHORS 6-24' HORX × 16' VERT. O.C. TYP (LOCATION OF MAGORY FACE FROM OULIAN LINE) 403 LINE: AND Y DRIANGE MEN 6-34' CT DER EFICE & LEERS 6- 203 LINE WARD Y TOP INANCE MEN 6-34' CT DER EFICE & LEERS 6-	-
	24' 0.C MX 24' 0.C MX 24' 0.C MX 24' 0.C MX 405 SQLD SQLT FILL BELOW THRUMAL LEARNING 406 MASONEY CONTROL JOINT 3/8' W/ CONT. SEALANT / BACKER 800 407 BRCK ROWLOOK CORREE 406 BRCK SOLDERE CORREE	
	 409 STORE TRM NUT (SEE PROFILES) 5100 STORE TRALESTORY AND ANCHORS & 24" HOR, X 16" VERT. 62, TYP (LOCATION OF STORE FACE PROV COLUME LINE) 64, TYP (LOCATION OF STORE FACE PROV COLUME LINE) 64, TYP (LOCATION OF STORE FACE PROV COLUME LINE) 64, CARCETE PAVERS 	lace
(D) C1(A201)	4.14 SMOOTH FACE STORE VENEER (27) DN OF ETTLAS, (SEE STRUCTURE) DNA(5) STRUCTIRAL STEEL CALLANG 5/20 STRUCTIRAL STEEL CHANNEL 5/20 STRUCTIRAL STEEL CHANNEL 5/21 STRUCTIRAL STEEL CHANNEL	heΓ
(E) (F)	5.05 STRUCTURAL STELL ANGLE 5.06 STRUCTURAL STELL DECK 5.07 COLD-FORMED ML, RRAMING & 16' O.C. U.N.O. (52E) 5.06 COLD, FORMED RESLENT CHAINEL 5.06 COLD FORMED RESLENT CHAINEL 5.10 MTL, RIMING CHAINEL 5.11 ORTHAGENTAL RALING 5.12 ALUMENT THE	t Tow ^{Kansas}
	5:13 STEEL BAR 5:14 STEEL FLATE, PROVIDE BLOCKING AS REQUIRED 5:15 PERFORATED METAL DV: 06 WOOD, PLASTICS AND COMPOSITES 6:01 WOOD BLOCKING (GEL)	rriott
	6.02 PRESERVATURE TREATED HOOD BLOCKING (SIZE) 6.03 DKI 6404E FLYNGOD (SIZE) 6.04 L/2 (SLASSMAT GOD FORT) 6.05 L/2 (SLASSMAT GOD FORT) 6.06 L/2 (SLASSMAT GOD FORT) 6.07 L/2 (SLASSMAT GOD FORT) 6.07 L/4 (SLASSMAT GOD FORT) 6.07 L/4 (SLASSMAT GOD FORT) 6.07 HARDE BOARD PARL 6.01 HARDE BOARD PARL 6.01 HARDE FORT FORT	H- Mai
(H)	6.12 BLOCKING FOR FUTURE GRAB BARS PER, ANSI 111. 6.12 BLOCKING FOR FUTURE GRAB BARS PER, ANSI 111. 6.13 PLYNODD VOT THERNAL AND MOBINE PROTECTION TOT SELF-ADMERED BHET MEMERALE AR VAPOR WATER BARRER	
•	102 21 23 AM, RIGO PERMETER NOLLATION 104 ACQUART, BRAY BELATION 105 ARAMOSTIKE BARRIER CAATING 9 SHIT, TYP 106 MILLATION 107 IN ARAMOSTIKE BARRIER AV JOINTS SALED 107 II 1/21 (NO) ANTER DRANGE BETS MELHANCALLY ATTACH TO 108 BELATING DRIVEN METLA JOANNEL ANTACH TO 109 BELATING DRIVEN METLA JOANNEL ANTACH TO 109 BELATING DRIVEN METLA JOANNEL ANTACH TO 100 BELATING DRIVEN ANTACH TO 100 BELATING TO 100 BELATING DRIVEN ANTACH TO 100 BELATING TO 100 BELATI	906
2	104 EF\$ ROYEL 10 21 × 11 EIL & CERANG T.LE BY PANTHEON 11 METAL PANEL TRM 12 CONKIN BENJAHY ROOF MEMBRANE 13 WALKWY RAD5 14 ELASTEELL NOLATING CONCRETE 15 V41 TRREED NOLL TO DRAIN	
	116 PREFIX SHT, MTL, COPNA I CATOR CLEAT 119 PREFIX SHT, MTL, COPNA I CATOR CLEAT 119 PREFIXENT MILLIONNE, FOLD-BACK EDEED, TYP 110 PREFIXENCE BEAK WETAL 120 COMPARELE SEALWIT, WACKER ROD AS NEEDED 121 COMT, 310 ⁻ SEALWIT, WACKER ROD AS NEEDED 122 PASTERE KN INCORREN RAGER	
(A)	MONSEANE MONSEANE SERVENTERA FOR ANY CALLES STOP SERVENTERA CONFERENCE EXPANSION JONT	AOR Sector P.A. B. 1711 Acom
	DV 00 OPENNES 501 FTD: FOLLOW METAL DOOR 4 FRAME EXTERIOR DOORS TO BE NSULATE 502 HOLLOW METAL ANCHORS; MN. 3 PER LANS 503 AUM, STOREFECANT FRAMING SYSTEM AV SHINS AT HEAD 503 AUM, STOREFECANT FRAMING SYSTEM AV SHINS AT HEAD 504 AUM, DURANGEDOORN VTEMP GLAUES 504 AUM, DURANGEDOORN VTEMP GLAUES	REAN ARCHITE ARCHITE ARCHITE CHITE ARCHITE ARCHITE ARCHITE ARCHITE ARCHITE ARCHITE
B 1	GRADE - VERTY LOCATON W/ FRE MARSHAL 306 SPARTEL GLAGS 307 NSULATED LOAPE SLAGS - TEMPER # 1" 303 SINGLEHING WINDOW DIV 09 FINGHES	150 Law
	4.01 5/01 TYPE X 6/04 BD /W (Ja 8 30-01 MAX 4.02 M (STIPE X 6/04 BD /W (Ja 8 30-01 MAX 4.03 M (STIPE RESISTANT THE X 6/04 BD (SZE) 4.04 CH (STIPE 8 20 CL UNAC (SZE) 4.05 SECRET NL J RUNNER 4.06 SECRET NL J RUNNER 4.06 TØ (RESULT NL GRANNEL 4.07 FØRGELINN / CERANGE TLE 4.07 FØRGELINN / CERANGE TLE	© 2011 Treamer Architects, P.A. UNLESS A PROFESSIONAL SEAL
	406 FART 401 J-TRM DIV 10 SPECIALTES 101 TOPECAL SIGNASE (NC) - PROVIDE PLYWOOD BACKING I ELEC. PORER CONNECTON PORE CONNECTON 102 4 11 TM TID WITE POSIDING SUBJECT SUBJECT SUBJECT 102 5 FABRIC ANING MY TID ALLMINM FRAMES 1024 MIL RALING	WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.
(F)	10.05 MAIL BOXES DIV 11 EQUIPMENT 11.01 GAS METER LOCATION	DRAWN BY: Author CHECKED BY: Checker
6	111 24. Culmenter (RET FLUMente UMBO) 2201 FLUMENE EQUIPERT 2202 ROOF DRAN 2203 OVERLON ROOF DRAN 2204 OVERLON ROOF DRAN 2204 OVERLON ROOF DRAN	NO. DESCRIPTION DATE
	2301 ROCK HAD NO. 2301 ROCK HAD NO. 2303 VECHNICH EDITORY 2304 AUNNOL EDITORY 2304 AUNNOL EDITORY 2305 FUTURE HOOD EXHAUST LOCATION	
(H)	DIV 26 ELECTRICAL (REF. ELECTRICAL DW66.) 2601 ELECTRICAL TRANSFORMER 2602 MAN ELECTRICAL EXPLOYED ENTRANCE 2603 ELECTRICAL LIGHT FIXTURE, TYP	
	DIV 31 EARTHVORK 31.01 4° MIN DRANAGE FILL 31.02 COMPACTED BACKFILL	A103
	31.03 4" DRAIN TILE W/ FILTER FABRIC 31.04 1" BEDDING SAND	







	EY NOTES:		PRELIMINA	RY PRICING
,	V 03 CONCRETE (REF: STRUCTURAL DWGS.)		DATE:	May 27th, 2011
•	3.02 CONC. SLAB OVER VAPOR BARRIER	BIOCK-OIT	Client	Name
	3.04 1/2" W/ STRIP-TOP JOINT FILLER W/ 1	EALANT	Olon	- and
00	3.06 CONT. MUDSLAB			
	3.08 CAST N PLACE CONCRETE			
	3.09 CONCRETE REINFORCEMENT 3.10 WELDED WIRE FABRIC 6x6-W1.4xW1.4	U.N.O.		
	3.11 MORTAR NET			
	IV 04 MASONRY (REF: EXTERIOR FINISH SCHE 4.01 MASONRY WALL W/ HORIZ. JOINT REI	20LE) NF. 0 24" O.C.; REF:		
	STRUCTURAL FOR VERT. REINF. 4.02 CLAY MASONRY VENEER IV ADJ. AN	CHOR5 @ 24" HOR. x 16"		
-	VERT. O.G. TYP (LOCATION OF MASC	NRY FACE FROM COLUMN		
	4.03 1" MN. CAVITY W/ DRAINAGE MESH @	BASE		
	4.04 MASONRY THRU-MALL FLASHING W/ 1 24' O.C. MAX	ITL. DRIP EDGE & NEEPS @		
	4.05 SOLID GROUT FILL BELOW THRU-WAL 4.06 MASONRY CONTROL JOINT 3/8' W/ C	L FLAGHNG ONT. SEALANT & BACKER		
	ROD 4.07 BRICK ROWLOCK COURSE			
	4.08 BRICK SOLDER COURSE 4.09 STONE TRIM UNIT (SEE PROFILES)		Ð	
SE	4.10 SMOOTH FACE STONE W/ ADJ. ANCH	ORS @ 24" HOR. x 16" VERT. FROM COLUMN LINE)	Ö	
	4.11 CHISELED FACE STONE W/ ADJ. ANG	IORS @ 24' HOR. x 16'VERT.	ā	
	4.12 CONCRETE BLOCK (CMU)	INDIA ODEDANY EINE/	<u> </u>	1
	4.13 CONCRETE PAVER5 4.14 SMOOTH FACE STONE VENEER (2')		Ω	
	IV 05 METALS (REF: STRUCTURAL DVIGS.)		(1)	
	5.01 STRUCTURAL STEEL COLUMN		ž	
	5.03 STRUCTURAL STEEL CHANNEL		1	
	5.05 STRUCTURAL STEEL NIGLE		>	St
	5.06 STRUCTURAL STEEL DECK 5.07 COLD-FORMED MTL. FRAMING @ 16"	O.C. U.N.O. (SIZE)	0	l S
	5.08 CONC. FLLED PIPE BOLLARD 5.09 COLD FORMED REALIENT CHANNEL		Ē	Ĕ
	5.10 MTL. FURRING CHANNEL 5.11 ORNAMENTAL PAILING		1	U U
	5.12 ALUMINUM TUBE		Ľ	
	5.15 STEEL BAR 5.14 STEEL PLATE, PROVIDE BLOCKING A	5 REQUIRED	5	6
	5.15 PERFORATED METAL		. <u></u>	Ŭ
	V 06 WOOD, PLASTICS AND COMPOSITES		L	
	6.02 PRESERVATIVE TREATED WOOD BLC	CKING (SIZE)	Б	1 2 1
	6.04 1/2" GLASS-MAT GYP. SHTH SEAL .	IONTS TYP	÷	≥
	6.05 1/2" GLASS-MAT GYP. SOFFIT BD. 6.06 1/2" GLASS-MAT ROOF BOARD SHEA	THING	2	מ
	6.07 1/4" CEMENT BOARD SHTH BEHND 6.08 STAINED WOOD TRIM	TLE	<u> </u>	
	6.09 HARDE BOARD PANEL 6.10 HARDE TRIM (SI7E)		÷	
	6.11 HARDE REVEAL HORIZONTAL TRIM	PEP ANG 1171	_	
	6.12 BLOCKING FOR FUTURE GRAB BARS 6.13 PLYWOOD	FOR, ANDI 117.1	7	
	IV OT THERMAL AND MOISTURE PROTECTION		~	
	1.01 SELF-ADHERED SHEET MEMBRANE A 1.02 2' x 24' MN RIGID PERIMETER INSUL	R/VAPOR/WATER BARRIER	0	
	1.03 BATT INSULATION		õ	
	1.05 AR-MOISTURE BARRIER COATING @ 1	нтн. түр	×	
	1.06 6 MIL POLY VAPOR BARRIER W JOI 1.07 1 1/2" (UNO) WATER DRAINAGE FIFS 1	ITS SEALED RECHANICALLY ATTACH TO	0	
CA I	SHEATHING T.08 PRE FINISHED EXTRUDED METAL COS	INCE		
LI I	1.09 EFS REVEAL	HECN		
	7.10 2 X + ELLA' GERAMIC TILE BY PANT 7.11 METAL PANEL TRIM			
	7.12 CONKLIN BENCH-PLY ROOF MEMBRA 7.13 WALKWAY PADS	NE		
	1.14 ELASTIZELL NOULATING CONCRETE			
	1.16 PREFIN. SHT. MTL. COPING 4 CONT. C	_EAT		
	1.17 PREFIN. SHT. MTL. FLASHING; FOLD-E 7.18 THRU-WALL FLASHING	ACK EDGES, TYP		
	1.19 PREFINISHED BREAK METAL 1.20 COMPATIBLE SEALANT W/ BACKER F	KOD AS NEEDED		
	1.21 CONT. 3/8" SEALANT W/ WEEPS @ 24	0.6.		
	1.23 MIRA-DRAIN 6000 OVER MIRAPLY-V	WATERPROOFING		
	1.24 838 GREENSTREAK PVC WATER STO	,	בו∠	
	1.25 POLYSTYRENE BOARD INSULATION 1.26 DRIP EDGE		\mathbf{O}	111
	1.27 EFS AQUAFLASH SYSTEM	IONT	¥:5	tte E com
. I	I 20 EMDERL COMPRESSIBLE EXPANSION	2011	Z	660 54 icts.c
PLAN	IV 08 OPENINGS 8.01 PTD, HOLLOW METAL DOOR & FRAM	EXTERIOR DOORS TO BE	≺≒	1738 1738 1738 chite
107-0 Y		R JAMB	Цįр	h S. Kar Kar 11.9 0ran
1	NSULATED 8.02 HOLLOW METAL ANCHORS: MN 3 PF			8 . 10 - 2 .
	NSULATED 8.02 HOLLOW METAL ANCHORS; MN. 3 PE 8.03 ALUM, STOREFRONT FRAMING SYSTE 0.04 ALUM, ENTRANCE DOWN	M W/ SHIMS AT HEAD	212	W. 6t noe, 85.8- 85.8- rean
LOOR	NSULATED HOLLOW METAL ANCHORS; MN. 3 PE A03 ALUM. STOREFRONT FRAMING SYSTE 3.04 ALUM. ENTRANCE DOOR W/ TEMP 6L 3.05 FLUSH MTD. EMERGENCY KEY ACCES	M W/ SHIMS AT HEAD AZING 5 BOX @ 5'-6" ABOVE	LR Z	501 W. 6t awrence, ffice: 785 ax: 785.8- ax: treane
	NSULATED 0.20 HOLLOW METAL ANCHORS; MN, 3 PE 8.03 ALUM. STOREFRONT FRAMING SYSTE 8.04 ALUM. ENTRAKE DOOR KIV TEMP GL. 05 FLUSH MTD, ENERGENCY KEY ACCES GRADE - VERIFY LOCATION W/ FRE 9.05 SPANDREL GLASG	M W/ SHIMS AT HEAD AZING 5 BOX @ 5'-6" ABOVE MARSHAL		1501 W. 6t Lawrence, Office: 785 Fax: 785.8- www.trean
100R 10TEL) 159-0"	NSULATED 0.00 METAL ANCHORS: MN 3 PE 0.03 ALUM. STOREFRONT FRAMING SYSTE 0.04 ALUM. STOREFRONT FRAMING SYSTE 0.05 FUBSH MTD. DERSENSIVE SYSTE 0.05 FUBSH TD. DERSENSIVE SYSTE 0.05 FANDEL GLASS 0.07 NSULATED LOW-E GLASS - TEMPER (0.05 SINGLE ING INNOVE STATES	M W/ SHIMS AT HEAD AZING 5 BOX © 5'-6" ABOVE YARSHAL		1501 W. 6t Lawrence, Office: 785 Fax: 785.85 Www.treand
100R 10TEL) 159-0"	NSILATED 0.03 CHLCOM METAL ANCHORS; MN. 3 PE 0.03 ALUM. STOREFRONT FRAMMS SYSTE 0.04 ALUM. STOREFRONT FRAMMS SYSTE 0.05 FLUSH MTD. DHERGENCY KEY ACCES 0.05 FLUSH MTD. DHERGENCY KEY ACCES 0.05 SHADREL GLAGS	M W/ SHMS AT HEAD AZNG 5 BOX @ 5'-6" ABOVE MARSHAL 1 T"		1501 W. 61 Lawence, Office: 785 Fax: 785.8- Www.tream
LOOR IOTEL) 159-0"	NSULATED 0.20 HOLLON METAL ANCHORS, MN. 3 PE 0.33 AUM. STORERROT RAVING SYSTE 0.40 MURDARGE DOR NY TEMP GL 0.41 DIRANCE DOR NY TEMP GL 0.55 FUBH MTD. EVERSIGNER KY ACCES 0.56 FUBH MTD. EVERSIGNER KY ACCES 0.57 FUBH MTD. EVERPIL CACTION VF RE 0.50 FUBH MTD. EVERPIL CACTION VF RE 0.50 FUBH MTD. EVER SHARE 0.51 FUBH MTD. EVER SHARE 0.55 FUBH MTD. EVER SHARE 0.56 FUBH MTD. EVER SHARE 0.57 FUBH MTD. EVER SHARE 0.58 FUBH MTD. EVER SHARE 0.59 FUBH MTD. EVER SHARE 0.50 FUBH MTD. EVER SHARE	M /V SHIVS AT HEAD A2NG 5 BOX 0 5'-6' ABOVE 4ARSHAL) T' O' MAX 20 (SHE)		10 10 10 10 10 10 10 10 10 10 10 10 10 1
100R 159-0"	NSLATE Object 21 HOLOW METAL ANCHORS; MN. 3 PE 23 AULK STORERONT REAMING STREED 24 MILM STORERONT REAMING STREED 25 AULK STORERONT REAMING STREED 26 AULK STORERONT REAMING STREED 26 AULK STREED 26 STANDERS 26 STANDERS 20 SINGLE HARG MORDOW 20 SINGLE HARG MORDOW 20 SINGLE HARG MORDOW 20 MOETINE RESISTANT TYPE X" OFF. ED. W C.G.S # 30 20 MIL STIPS SINGLE SINGLE MORE MORDOW	M /V SHINS AT HEAD A2NG 5 BOX 8 5-8" ABOVE 44RSHAL ; T' O' MAX 3D. (SIZE)		10 101 With the second
100R 10TEL) 159-0" 159-0"	NSULATE2 202 HOLLOW METAL ANCHORS; MN. 3 PE 203 AULW STORERONT REAMING STORE 204 AULW STORERONT REW ACCES 205 FULSH MTD. BERNSONT REW ACCES 205 FULSH BERNSONT REW ACCES 205 SNGEL RANS AND ROW 205 SNGEL RANS AND ROW 205 SNGEL RANS AND ROW 206 SNGEL RANS AND ROW 207 SNGEL RANS AND ROW 208 SNGEL RANS AND ROW 209 SNGEL RANS AND ROW 200 SNGEL RANS AND ROW 201 SNGEL RANS AND ROW 202 SNGEL RANS AND ROW 203 SNGEL RANS AND ROW 204 CH STORE SWOLL RUN ROW 204 CH STORE S 24° COL NO. (SEE) 205 SLORER RESIDENT L. RUNRER	M /V SHNG AT HEAD AZNG 5 BOX 6 5'-6' ABOVE MARSHAL 1 T' -0' MAX 30. (SIZE)		IUEBA1, WMM 582 L 201 MM 592 L 2019 10 Treanor Architects, P.A 10 Treanor Architects, P.A
LOOR 10TEL) 159-0" LOOR 10TEL)	NSULATE2 202 HOLLOW METAL ANCHORS; MN. 3 PE 203 ALUM, STORERROT FRAMIG STORE 204 ALW, STORERROT, FRAMIG STORE 204 ALW, STORERROT, FRAMIG STORE 205 FLUBH MTD. BMERBORK KEY ACCES 205 FLUBH MTD. BMERBORK KEY ACCES 206 SMOLER MIS GONDOW 207 FNELKEY 208 SMOLE KING KONDOW 209 MOLER KING KNOOK 200 MOLER KERSKINT THE KING KONDOW 201 SAVE THE KING KONDOW 201 SAVE THE KING KONDOW 201 MIL STIDD 5 IN CLING, SEZI 202 MOLTANE KERSKINT THE KING KONDOW 203 MIL, STIDD 5 IN CLING, SEZI 204 SAVE KERSKINT THE KING KONDOW 205 MIL, STIDD 5 IN CLING, SEZI 206 SAVE LI, SINDER 207 THE KING KING KANG KING KANG KING KANG KING KING KING KING KING KING KING KI	M NY SIMIS AT HEAD AZNIS 5 BOX 6 546' ABOVE 9 BOX 6 546' ABOVE 9 T' -0' MAX 30. (SIZE)		10 WILL SEAL
LOOR (OTEL) 159-0" LOOR (OTEL) 149-0"	NSLATE Object 20 HOLLOW METAL ANCHORS, MN, 3 PE 20 HOLLOW METAL ANCHORS, MN, 3 PE 20 HOLLOW METAL ANCHORS, MN, 3 PE 20 HOLM METAL ANCHORS, MN, 3 PE 20 SINGE INAN ANGON 20 MOLETINE RESIGNATIVE X GYP. BD, IV CLS & 30 20 MI, STORS & 30 COLLO, ANC, 1921 20 SIGLE ANCHORS, MN, 3 PE 20 SIGLE METAL ANCHORS, MN, 1992 20 SIGLE METAL ANCHORS, MN, 1992 20 SIGLE METAL, NO. 1921 20 SIGLE METAL, NO. 1921 20 SIGLE METAL ANCHORS, MN, 1992 20 SIGLE METAL, ANNER 20 PANT, MI, SIGLE METAL ANNEL 20 PANT, MI, MARKANDER	M NY SIMIS AT HEAD AZNIS 5 BOX 6 5% ABOVE MAKSHAL 1 T' -0' MAX 30. (5/2E)	UNLESS A PROFESSION DATE IS AFF	10 W1051 1920 W10
LOOR (JTEL) 159-0" LOOR (JTEL) 149-0" LOOR (JTEL) 139-0" (JTEL)	NBULATED 202 HOLLOW METAL ANCHORS; MN. 3 PE 2130 ALUK STORERONT RAMIG STORE 2140 ALUK STORERONT RAMIG STORE 2140 ALUK STORERONT RAMIG STORE 2141 ALUK STORERONT RAMIG STORE 2141 ALUK STORERONT RAMIG STORE 2145 ALUK STORERONT RAMIG STORE 2145 ALUK STORE 2156 ALUK STORE 2156 ALUK STORE 2157 ALUK STORE 2158 ALUK STORE 2157 ALUK STORE 2157 ALUK STORE 2157 ALUK STORE 2157 ALUK STORE	M M SHIRA AT READ ANIG B BOX 89 - ABOVE MARSHUL I T -0' MAX 30. (SIZE)	UNLESS A PROFESSIO WITH SIGNA DATE IS AFF	10 CONTRACT OF THE CONTRACT OF
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LOOR OTEL) 159-0" LOOR OTEL) 147-0" LOOR OTEL) 147-0"	INSULATE Observation 20 HOLLOW METAL ANCHORS; MN, 3 PE 20.3 ALLW STOREROOT REAMING STEL 20.4 MARK MORE 2000 M, 10 PF 20.5 SPANDEL LONE 6 LASS 20.6 SPANDEL LONE 6 LASS 20.7 MARK MORE 2000 M, 10 PF 20.7 MARK M, 2000	M M SHIRA XI RAD ANIG B BOX 83-6 ABOVE MEGNAL 9 T T O' MAX 80. (SZE) 1 7/MOOD BACKING 4 ELEG. 1 7/MOOD BACKING 4 ELEG. 1 7/ROOD BACKING 4 ELEG.	UNLESS A PROFESSIO WITH SIGNA DATE IS AFF DOCUMENT PRELIMINAF NOT INTENE CONSTRUCT	10 WHEN ADDRESS AND ADDRESS AN
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:5:	KEY NOTES: DV 03 CONCRETE (REF. STRUCTURAL DWS5.)	PRELIMINA	ARY PRICING
.	3.01 CONC. FOOTING & FOUNDATION 3.02 CONC. SLAB OVER VAPOR BARRIER	DATE	May 27th 2011
	3.03 VB # DRAINAGE FILL ONLY AT SLAB BLOCK-OUT		
	3.05 SLOPE SLAB TO DRAIN	Clier	nt Name
MOOD	3.06 CONT. MUDSLAB 3.07 CONC. PIER	1	
	3.08 CAST IN PLACE CONCRETE 3.09 CONCRETE REINFORCEMENT		
BY	3.10 WELDED WIRE FABRIC 6x6-W1.4xW1.4 U.N.O. 3.11 MORTAR NET		
	DV 04 MAGONRY (REF. EXTERIOR EINIGH SCHEDIII E)		
	4.01 MASONRY WALL W/ HORIZ. JOINT REINF. @ 24' O.C.; REF:		
	4.02 CLAY MASONRY VENER W ADJ. ANCHORS @ 24" HOR. x 16"		
	UNE)		
NOPT	4.03 1" MN. GAVITY W/ DRAINAGE MESH @ BASE 4.04 MASONRY THRU-WALL FLASHING W/ MTL. DRIP EDGE & MEEPS @		
	24' O.C. MAX 4.05 SOLID GROLT FILL BELOW THRUMALL FLASHING		
	4.06 MASONRY CONTROL JOINT 3/8' W/ CONT. SEALANT & BACKER		
J.D.	4.01 BRICK ROWLOCK COURSE		
	4.08 BRICK SOLDIER COURSE 4.09 STONE TRIM UNIT (SEE PROFILES)		
	4.10 SMOOTH FACE STONE W/ ADJ. ANCHORS @ 24" HOR. x 16" VERT. O.C. TYP (LOCATION OF STONE FACE FROM COLUMN LINE)	ΨŪ	
FL	4.11 CHISELED FACE STONE W/ ADJ. ANCHORS © 24' HOR. x 16'VERT.		
-	4.12 CONCRETE BLOCK (CMU)	J G	
	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	U U	
	5.03 STRUCTURAL STEEL CHANNEL	Ĺ	
	5.04 STRUCTURAL STEEL TUBE 5.05 STRUCTURAL STEEL ANGLE	5	
	5.06 STRUCTURAL STEEL DECK 5.07 COLD-FORMED MTL. FRAMING @ 16" O.C. U.N.O. (SIZE)		SE
	5.08 CONC. FILLED PIPE BOLLARD 5.09 COLD FORMED REGILIENT CHANNEL		X
	5.0 MIL FURRING CHANNEL	Ι	Ë
	5.11 ORNAMENTAL RALING 5.12 ALIMINUM TUBE	1.	a)
	5.13 STEEL BAR 5.14 STEEL PLATE, PROVIDE BLOCKING AS REQUIRED		x
	5.15 PERFORATED METAL	<u></u>	ω.
	DIV 06 WOOD, PLASTICS AND COMPOSITES	⊥ .≚	ΙÖ
	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. SHTH SEAL JOINTS TYP	a l	1 2
	6.05 1/2" GLASS-MAT GYP. SOFFIT BD.	Ĩ	∣≥
	6.07 1/4" CEMENT BOARD SHTH BEHND TILE		a
	6.01 HARDE BOARD PANEL	<u> </u>	
	6.10 HARDIE TRIM (SIZE) 6.11 HARDIE REVEAL HORIZONTAL TRIM	┿	
	6.12 BLOCKING FOR FUTURE GRAB BARS PER. ANSI 117.1 6.13 PLYWCOD	_	
		7	
	1.01 SELF-ADHERED SHEET MEMBRANE AR/VAPOR/WATER BARRIER	_	
	1.02 2' x 24' MN. RIGID PERIMETER INSULATION 1.03 BATT INSULATION	0	
	1.04 ACOUSTICAL BATT INSULATION 1.05 AIR-MOISTURE BARRIER COATING @ SHTH TYP	Ĭ	
	1.06 6 ML POLY VAPOR BARRIER W/ JOINTS SEALED		
	1.01 11/2" (UNO) WATER DRAINAGE EIPS. MECHANICALLY ATTACH TO SHEATHING	0	
$\frown $	1.08 PRE FINSHED EXTRUDED METAL CORNICE 1.09 EFS REVEAL		
	1.10 2' x 4' 'ELLA' CERAMIC TILE BY PANTHEON 111 METAL PANEL TRIM		
	1.12 CONKLIN BENCH-PLY ROOF MEMBRANE		
	1.13 WALKNAY PADS 1.14 ELASTIZELL INSULATING CONCRETE		
	1.15 1/4" TAPERED INSUL TO DRAN 116 PREFIN SHT MTL COPING & CONT CLEAT		
	7.17 PREFIN. SHT. MTL. FLASHING; FOLD-BACK EDGES, TYP		
	1.18 THRU-WALL FLASHING 1.19 PREFINISHED BREAK METAL		
	1.20 COMPATIBLE SEALANT, W/ BACKER, ROD AS NEEDED 1.21 CONT. 3/8' SEALANT W/ WEEPS @ 24' O.C.		
	1.22 FASTENER W/ NEOPRENE WASHER		
	MEMBRANE		
	1.24 DIS GREENSTREAK FVC MALER STOP 1.25 POLYSTYRENE BOARD INSULATION		
	1.26 DRIP EDGE 1.21 EIFS AQUAFLASH SYSTEM		711
	1.28 EMSEAL COMPRESSIBLE EXPANSION JOINT	ΙĽ	8 17 - 17
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59'-0"	8.01 PTD. HOLLOW METAL DOOR & FRAME EXTERIOR DOORS TO BE INSULATED		eet, 555 738 hite
	8.02 HOLLOW METAL ANCHORS; MN. 3 PER JAMB 8.03 ALUM, STOREFRONT FRAMING SYSTEM W/ SHIMS AT HEAD	1 Die	h Str Kant 843 11.97 rrarc rrarc
	8.04 ALUM. ENTRANCE DOOR IV/ TEMP GLAZING		V. 6th 006. 15.84 15.84 15.84
	GRADE - VERFY LOCATION W/ FRE MARSHAL		01 M Wrer Nce: X: 78 W.tr
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00R D <u>TEL)</u> 59'-0"	8.01 INSULATED LOWE GLASS - TEMPER @ 1		≈⊐0≞≥
00R D <u>TEL)</u> 59'-0"	8.08 SINGLE HUNG WINDOW		# 30 E \$
.00R DTEL) 59-0"	BUD INSULATE LUNC BLASS - TEMPER & T BUD SINGLE HUNG WINDOW DIV OF FINISHES		# 30£ \$
.00R <u>DTEL)</u> 59'-0"	202 1100LATED LONG OLDOG - LOWERN 0 1 202 SINGLE MAK SINKOO DIV OR FINSHES 4.01 5/0 TYPE X: GYP. BD. VV CJS 9 30'-0' MAX 4.02 MORTINE RESISTANT TYPE X: GYP. BD. (SZE)		2011 Treanor Architects, P.A.
OOR OTEL) OOR OTEL) OOR OTEL) $47-0^{\circ}$	2011 INSUATED COME BOARD - IEMPER # 1 2023 SINGLE MISK NINCOU DIV 04 FINSHES 401 5/0 TYPE X: 6YP. BD. (V/ CJS 6 30'-0' MAX 402 M/OSTIRE RESISTANT TYPE X: 6YP. BD (SIZE) 403 M/L. STUDS 6 10 /CU.X.D. (SIZE) 404 CH STUDS 6 24 / CC.		2011 Treanor Architects, P.A.
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	KEY NOTES:	PRELIMINAR	Y PRICING	
	DIV 03 CONCRETE (REF: STRUCTURAL DWGS.) 3.01 CONC. FOOTING & FOUNDATION 3.02 CONC SLAR OVER VADER RARRIER	DATE:	May 27th, 2011	
	3.03 VB & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT 3.04 1/2" W STRIP-TOP JOINT FILLER W SEALANT	Client N	ame	
	3.05 SLOPE SLAB TO DRAN 3.06 CONT. MUDSLAB			
	3.01 CONC. PER 3.08 CAST IN PLACE CONCRETE 3.04 CONCRETE REMEORCEMENT			
	3.10 WELDED WIRE FABRIC 6x6-W1.4xW1.4 U.N.O. 3.11 MORTAR NET			
	DIV 04 MASONRY (REF: EXTERIOR FINISH SCHEDULE)			
	4.01 MASONRY WALL IV HORIZ, JOINT REINF. @ 24' O.G.; REF: STRUCTURAL FOR VERT. REINF. 4.02 CLAY MASONRY VENERE WLAD L ANCHORS @ 24' HOR X 16'			
	VERT. O.C. TYP (LOCATION OF MASONRY FACE FROM COLUMN LINE)		-0	D
↔	4.03 1" MN. CAVITY W/ DRAINAGE MESH © BASE 4.04 MASONRY THRU-MALL FLASHING W/ MTL. DRIP EDGE & WEEPS ©			
	4.05 SOLID GROUT FILL BELOW THRU-WALL FLASHING 4.06 MASONRY CONTROL JOINT 3/0" W/ CONT SPALANT & BACKER			
•	ROD 4.01 BRICK ROWLOCK COURSE			
	4.08 BRICK SOLDIER COURSE 4.09 STONE TRIM UNIT (SEE PROFILES) 4.00 STONE TRIM UNIT (SEE PROFILES)	a)		
↔	 ALCONTRACE STORE IV ADJ. AND INCOME # 24 HOR X 10 VENT. O.C. TYP (LOGATION OF STORE FACE FROM COLUMN LINE) CHSELED FACE STORE W/ ADJ. ANCHORS # 24' HOR. X 16'VERT. 	Ŭ		
	O.C. TYP (LOCATION OF STONE FACE FROM COLUMN LINE) 4.12 CONCRETE BLOCK (CMU)	σ		
•	4.13 CONCRETE PAVERS 4.14 SMOOTH FACE STONE VENEER (2')			
1	DIV 05 METALS (REF: STRUCTURAL DWGS.) 5.01 STRUCTURAL STEEL COLUMN	<u></u>		
•	5.02 STRUCTURAL STEEL BEAM 5.03 STRUCTURAL STEEL CHANNEL 5.04 STRUCTURAL STEEL THE	Ĕ		_
*	5.05 STRUCTURAL STEEL ANGLE 5.06 STRUCTURAL STEEL DECK	≥	<u>s</u>	
•	5.01 COLD-FORMED MTL. FRAMING @ 16" O.C. U.N.O. (SIZE) 5.08 CONC. FILLED PIPE BOLLARD	Ó	Sa	
	5.09 COLD FORMED RESILENT CHANNEL 5.10 MTL. FURRING CHANNEL 5.11 ORNAMENTAL RALING		a l	
+	5.12 ALIMNUM TUBE 5.13 STEEL BAR	<u>ب</u>	ΙŸ	
- 6 -	5.14 STEEL PLATE, PROVIDE BLOCKING AS REQUIRED 5.15 PERFORATED METAL	ō	ο.	
•	DIV 06 KOOD, PLASTICS AND COMPOSITES 6.01 KIOOD BLOCKING (SIZE)	<u> </u>	2	
	6.02 PRESERVATIVE TREATED WOOD BLOCKING (SIZE) 6.03 EXT. GRADE PLYNOOD (SIZE)	л Г	l e	
+	6.05 1/2 GLASS-MAT GYP, SOFFIT BD, 6.05 1/2 GLASS-MAT GYP, SOFFIT BD, 6.06 1/2 GLASS-MAT ROOF BOARD SHEATHING	Ч		
	6.01 1/4" CEMENT BOARD SHTH BEHIND TILE 6.08 STAINED WOOD TRIM	2	· ۲	С
	6.09 HARDE BOARD FANEL 6.10 HARDE TRIM (SIZE) 6.11 HARDE REVEAL HORIZONTAL TRIM	↓		
	6.12 BLOCKING FOR FUTURE GRAB BARS PER. ANSI 117.1 6.13 PLYWOOD	L 🚽		
	1.02 2' x 24' MN. RIGID PERMETER INSULATION 1.03 BATT INSULATION	0	'	
	1.04 ACOUSTICAL BATT INSULATION 1.05 AIR-MOISTURE BARRIER COATING @ SHTH. TYP	Ō		
	1.06 5 ML POLT VAPOR BARKIER W JOINTS SEALED 1.07 11/2" (UNO) WATER DRAINAGE EIFS. MECHANICALLY ATTACH TO SHEATHING	တ		
N 🤈	1.06 PRE INIGHED EXTRUDED METAL CORNICE 1.09 EIFS REVEAL			
'-0"	1.10 2' X 4' 'ELLA' CERAMIC TILE BY PANTHEON 1.11 METAL PANEL TRIM 112 CONKI IN BENCHAPI Y ROOF MEMBRANE			
	1.13 WALKYAY PADS 7.14 ELASTZELL NSULATING CONCRETE			-
	1.15 1/4" TAPERED INSUL TO DRAN 1.16 PREFIN. SHT. MTL. COPING & CONT. CLEAT 1.17 PREFIN. SHT. MTL. COPING & CONT. CLEAT			
	1.18 THRU-HALL FLASHING 1.19 PREFINISHED BREAK METAL			
	1.20 COMPATIBLE SEALANT, W BACKER ROD AS NEEDED 1.21 CONT. 3/8' SEALANT W WEEPS 9 24" O.C.			
	1.22 PASTENER W NEOFRENE NASHER 1.23 MIRA-DRAIN 6000 OVER MRAPLY-V WATERPROOFING MEMBRANE			
	1.24 838 GREENSTREAK PVC WATER STOP 1.25 POLYSTYRENE BOARD INSULATION	∠!≾	_	
	1.26 DRIP EUGE 1.21 EIFS AQUAFLASH SYSTEM 1.28 BMSEAL COMPRESSIBLE EXPANSION JOINT	OE	e B -1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	
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	23.05 FUTURE HOOD EXHAUST LOCATION			
	DV 26 ELECTRICAL (REF: ELECTRICAL DWG5.) 26:01 ELECTRICAL TRANSFORMER 26:02 MAN ELECTRICAL SERVICE ENTRANCE			
	26.03 ELECTRICAL LIGHT FIXTURE, TYP			
	DIV 3) EARTHNORK 31.01 4' MIN. DRAINAGE FILL 31.02 COMPACTED BACKEU I	101	<u>า1 </u>	
	31.03 4" DRAIN LE W/ FILTER FABRIC 31.04 1" BEDDING SAND	ASI		
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December 14, 2011 Historic Resources Commissioners City of Lawrence 6 East 6th Street Lawrence, Kansas 66044

RE: 900 New Hampshire- Proposed Mixed Use Building

Dear Commissioners,

This letter is to inform you further of the recommendations we have received from the HRC and the revisions we have made to accommodate these comments and the Downtown Design Guidelines. The staff analysis and review for the 10.27.2011 HRC hearing were as such:

"Summary of Findings

- 1. The use is appropriate for this site. The long range plans for Downtown Lawrence call for infill mixed-use development. Staff would like to see retail spaces occupied by businesses usable by the immediate neighborhood.
- 2. The following items should be reconsidered by the applicant, with an option to work with the Architectural Review Committee:
 - *Height:* needs to be a more appropriate transitional height
 - Massing: division of mass through vertical emphasis
 - Signs: pedestrian oriented
 - *Materials:* ceramic tile not appropriate
 - Storefront: clearly defined storefront with compatible materials"

In response to these findings we have prepared the following revisions:

- 1. Height: needs to be a more transitional height
 - Reduced parapet height: Total Height reduced to 74' & 52'
 - Lowered the building by 22' (2 stories) at the alley as a transition to the residences and commercial structures to the east. This includes an additional story (10') reduction in height to create a suitable transitional height beyond the original design.
 - Reduced hotel unit count to 78 from 80 to achieve the additional height reduction.
 - Relocated the stair along the north side to the interior courtyard side of the building in order to expand the 52' step down and enlarged the transition area.
 - Stepping the building at the alley helps to relate in scale to the existing 2-3 story surroundings.
- 2. Massing: division of mass through vertical emphasis
 - Revised the Ninth Street and New Hampshire Street elevations

- Revised massing into smaller bays to provide a rhythm that is more compatible with downtown streetscape
- Provided more verticality of building materials and patterns per staff's recommendation.
- 3. Materials: ceramic tile not appropriate
 - Alternate materials are being explored, such as metal panels or cement panel used as rain screen.
 - Revised materials along alley to break up massing and provide transition from commercial materials to residential style materials as the building approaches the alley.
 - Exploring alternate window types as recommended by staff.
- 4. Signs: Signs should focus on being pedestrian oriented
 - Replaced building signage at top of Northwest building corner with Blade signs

 This also lowered the overall building height
 - Lowered and reduced size of corner blade sign per direction of planning staff.
 - Relocated hotel signage to face New Hampshire Street and placed it at pedestrian level.

5. Storefront: Clearly defined storefront with compatible materials

- Redesigned storefronts to meet traditional 3 part layering at pedestrian level as suggested by staff.
- Aluminum material is considered an acceptable modern interpretation of a traditional feature.
- Replaced horizontal steel canopies at retail area with fabric awnings to be more compatible with typical downtown storefronts
- Enlarged storefront glazing at the apartment entrance

In addition to these revisions, we are going back to our clients and the ownership group to investigate alternative methods to revise the building and its layout in order to accomplish these recommendations. As well, we would like to set up a meeting with the ARC for further discussion of these revisions and recommendations.

Attached is a consolidated list of all of the revisions we have made for the project to date to accommodate the comments we have received from the surrounding neighborhood, the HRC, and the ownership group over the last few months. We look forward to presenting this project to you for your considerations on the night of December 15th, 2011.

Sincerely,

Micah Kimball, AIA, LEED ap Architect Treanor Architects, P.A.

(enclosures): 2011.12.14 900 NH Revisions



Date: December 14, 2011 Project: 900 New Hampshire -Project No.: DV.011.003

900 NH Revisions to date:

1. Height:

- Reduced parapet height: Total Height reduced to 74' & 52'
- Reduced the building by 22' (2 stories) at the alley as a transition to the residences and commercial structures to the east. This includes a 10' (1 story) additional reduction in height which was not originally planned for.
- Reduced number of income producing hotel rooms to reduce the building height.
- Stepping the building at the alley helps to relate in scale to the existing 2-3 story surroundings.
- Reduced Floor to Floor heights keep the overall scale down compared to existing surrounding structures.
- Relocated north stair to enlarge building step down and transition zone.
- Explored numerous options of building layout to reduce building height.

2. Massing:

- Revised the Ninth Street and New Hampshire Street elevations
- Revised massing into smaller bays to provide a rhythm that is more compatible with downtown streetscape
- Provided more verticality of building materials and patterns per staff's recommendation.
- Recessed courtyard along alley to create open space
- Located highest portion of the building on the hard corner per Downtown Design Guidelines.

3. Materials:

- Alternate materials are being pursued such as metal panel or cement panel used as rain screen in lieu of proposed Ceramic Tile.
- Revised materials along alley to break up massing and provide transition from commercial materials to residential type materials as the building approaches the alley.
- Looking into alternate window types as recommended by HRC staff.

12/14/2011



4. Signs:

- Replace building signage at top of Northwest building corner with compatible Blade signs
 - This allowed for an overall reduction in building height
- Relocated hotel signage to face New Hampshire Street and placed it at pedestrian level.
- Lowered and reduced size of blade sign per staff recommendation.

5. Storefronts:

- Redesigned storefronts to meet traditional 3 part layering at pedestrian level as suggested by staff.
- Redesigned storefronts address pedestrian scale at hard corner and commercial uses on the ground floor.
- Revised steel canopies to fabric awnings to match typical downtown storefronts.
- Enlarged storefront glazing at apartments per staff recommendation.

6. Parking:

• Providing approximately off street 120 spaces although not required by zoning. Most of these are below grade to serve the Hotel and Apartments.

7. Mechanical Noise:

- Apartment: condensing units will be on the roof and are residential scale
- Hotel: Thru wall units are same noise level on each side of the wall
 - Highest technology for customer satisfaction
- Specifying the quietest units possible

8. Alley and Traffic:

• Revised parking garage to keep project generated traffic on site and does not load onto the alley

- Eliminated additional traffic on alley by rerouting vehicles through the parking garage rather than through the alley
- Created one way traffic onto the site for the hotel drop off which will increase pedestrian safety around the site.
 - Screened hotel drop off so vehicle lights are not shining in rear windows across the alley
 - Loading dock to decreases truck traffic for market
 - Reducing the building foot print to add two feet to the alley width
- Revised alley elevations to "soften" the alley facades with additional openings and plantings

• Enhanced courtyard landscaping and screening to serve as an event space that could be available to neighbors for events such as Final Fridays.

9. Structural Concerns:

• Offered to rebuild adjacent Social Services League rear structure.



• Offered to analyze adjacent structures before and after the project to observe any movement considered to be created by the construction of this project.

9. Additional concerns:

- Additional Landscaping
- Covered bicycle parking will be accommodated.
- Seeking LEED certification
- Public Meeting requested with developers present which was held 11/17/2011 and

12/12/2011

• Seeking viable Market tenant to have produce available