

---

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

---

**A. 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 9<sup>th</sup> & New Hampshire LLC, property owner of record.

**B. 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 Standards and Guidelines for Evaluating the Effect of Projects on Environs 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 7<sup>th</sup> Street, the main entrance shall face 7<sup>th</sup> 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 8<sup>th</sup> and Vermont Street has a primary façade along 8<sup>th</sup> 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 (7<sup>th</sup>, 8<sup>th</sup>, 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 workman-like 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.

---

## **19. Lighting**

- 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**

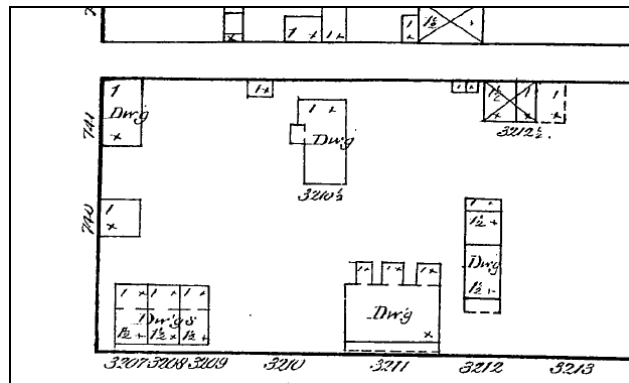
### **Project Overview**

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 9<sup>th</sup> 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 9<sup>th</sup> 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.

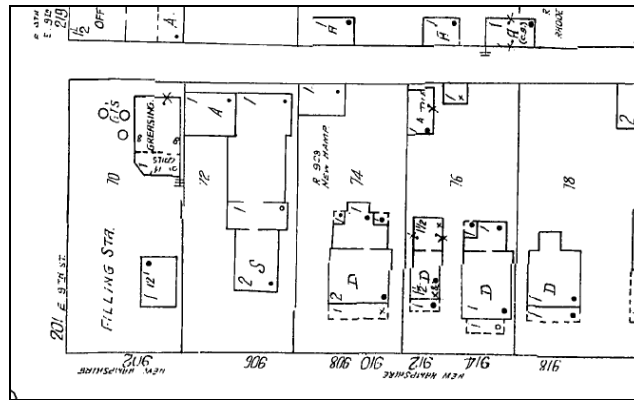


1883

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.



1949

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 nomination. The district illustrates typical residential land use from the last quarter of the nineteenth century and the first quarter 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](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](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 fortunate 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 its 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:

1. **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 should be maintained. The district and the environs have one, two, and some three story 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 9<sup>th</sup> 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 9<sup>th</sup> 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 9<sup>th</sup> 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 Standards and Guidelines for Evaluating the Effect of Projects on Environs, 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.



**NORTH WEST PERSPECTIVE**

**Code Information**

FACILITY NAME: 900 NEW HAMPSHIRE  
 ADDRESS: 900 NEW HAMPSHIRE  
 OWNER: NINTH & NEW HAMPSHIRE LLC  
 CITY: LAWRENCE  
 COUNTY: DOUGLAS

UTILITIES:  
 WATER: CITY OF LAWRENCE (785)832.1818  
 ELECTRIC: WESTAR ENERGY (800)389.1183  
 GAS: BLACK HILLS ENERGY (888)840.5554

ZONING: CD (DOWNTOWN COMMERCIAL)  
 ALLOWABLE USES: MERCANTILE / COMMERCIAL / MULTI-FAMILY HOUSING

APPLICABLE CODES: 2009 INTERNATIONAL BUILDING CODE  
 2009 NATIONAL ELECTRIC CODE  
 2009 INTERNATIONAL MECHANICAL CODE  
 2009 INTERNATIONAL PLUMBING CODE  
 2009 INTERNATIONAL FIRE CODE  
 2009 INTERNATIONAL ENERGY CONSERVATION CODE

ACCESSIBILITY: 2009 IBC CHAPTER 11, ANSI 111.1  
 CONSTRUCTION TYPE: TYPE I-A: BASEMENT & 1ST FLOOR  
 TYPE III-A: 2ND FLOOR & ABOVE

ALLOWABLE HEIGHT: 2009 IBC REQUIREMENTS  
 I-A: 11 STORIES  
 SUBJECTIVE RESTRICTIONS (PER DOWNTOWN DESIGN GUIDELINES, 90)  
 III-A: 5 STORIES / 85'

CORRIDOR FIRE-RESISTANCE RATING: 5 HOURS (TABLE 1017.1)  
 FIRE PROTECTION: FULLY SPRINKLED (PER 903.3.1.1)

OCCUPANT GROUP: A-3 ASSEMBLY / M - MERCANTILE / R-2  
 OCCUPANCY SEPARATION: A-3 / M - 1 HOUR (TABLE 508.3.3)  
 M / R-2 - 3 HOUR (TABLE 508.3.3)  
 A-3 / R-2 - 3 HOUR (TABLE 508.3.3)  
 R-2 / R-2 - DWELLING UNIT SEPARATION WALL & FLOOR ASSEMBLIES 1 HOUR (SECTION 702)

SHAFT ENCLOSURES: 2 HOURS (101.4)  
 PARTY WALLS: 2 HOURS (105.4)  
 BEARING WALLS: 2 HOURS (105.4)

*\* REFER TO CODE PLANS FOR ADDITIONAL INFORMATION.*

**PRELIMINARY PRICING**

DATE: May 27th, 2011  
 Client Name

**900 NH- Marriott TownePlace**  
 Lawrence, Kansas

**TREANOR ARCHITECTS P.A.**  
 1501 W. 6th Street, Suite B  
 Lawrence, KS 66044  
 Office: 785.843.5554  
 Fax: 785.841.9738  
 www.treanorarchitects.com

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY: Author  
 CHECKED BY: Checker

REVISIONS		
NO.	DESCRIPTION	DATE
1	HRC SUBMITTAL	02.03.2012


**G000**

COVER SHEET


TREANOR NO. DV11.003.00B

**CIVIL ENGINEER**  
  
**TREANOR ARCHITECTS P.A.**

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

**STRUCTURAL ENGINEER**  
  
**B D C**  
 Structural Engineers - Since 1957

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

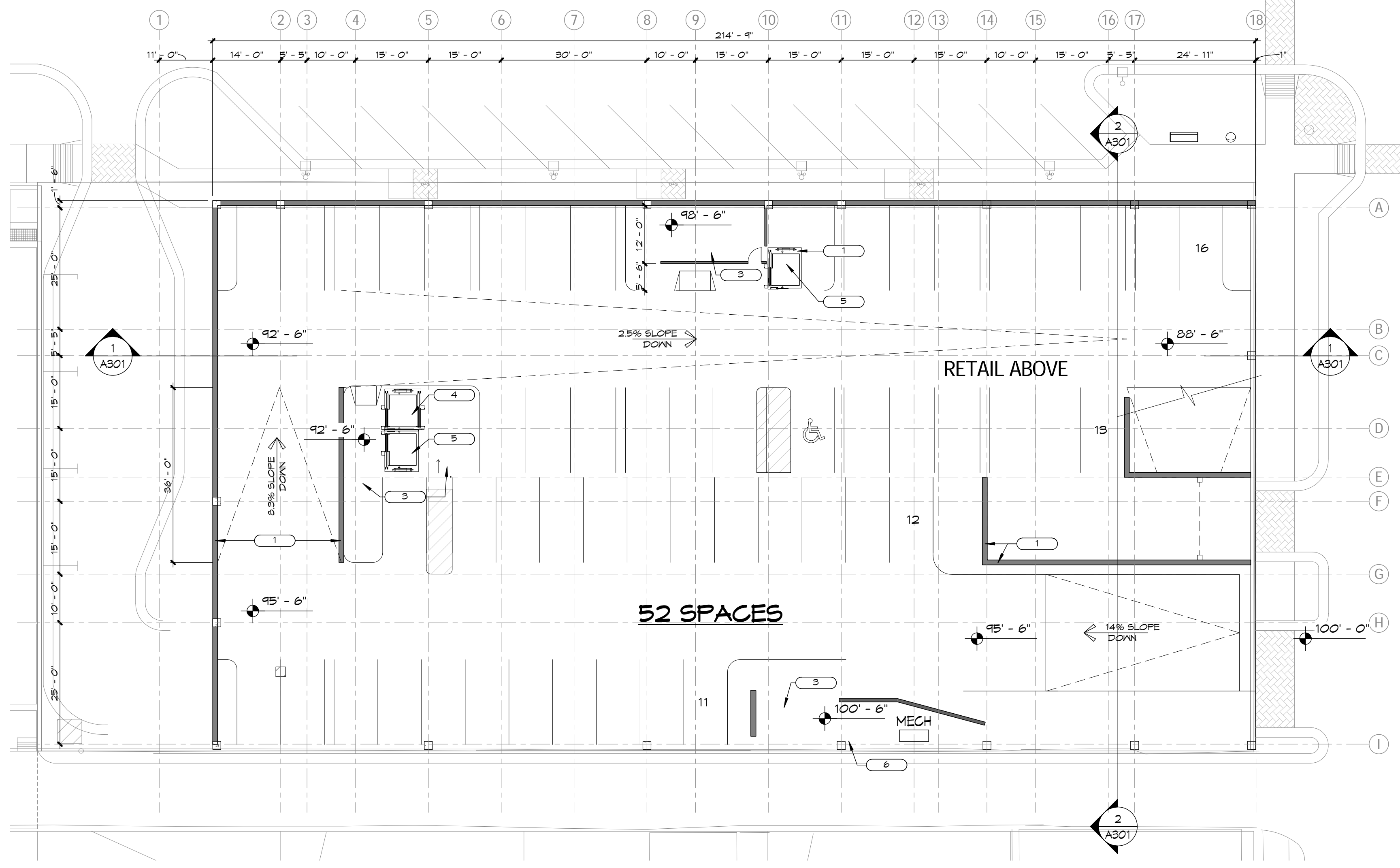
**MECH. ENGINEER**  
  
**LS&A**  
 Latimer Sommers & Associates, P.A.

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

**ARCHITECT**  
  
**TREANOR ARCHITECTS P.A.**

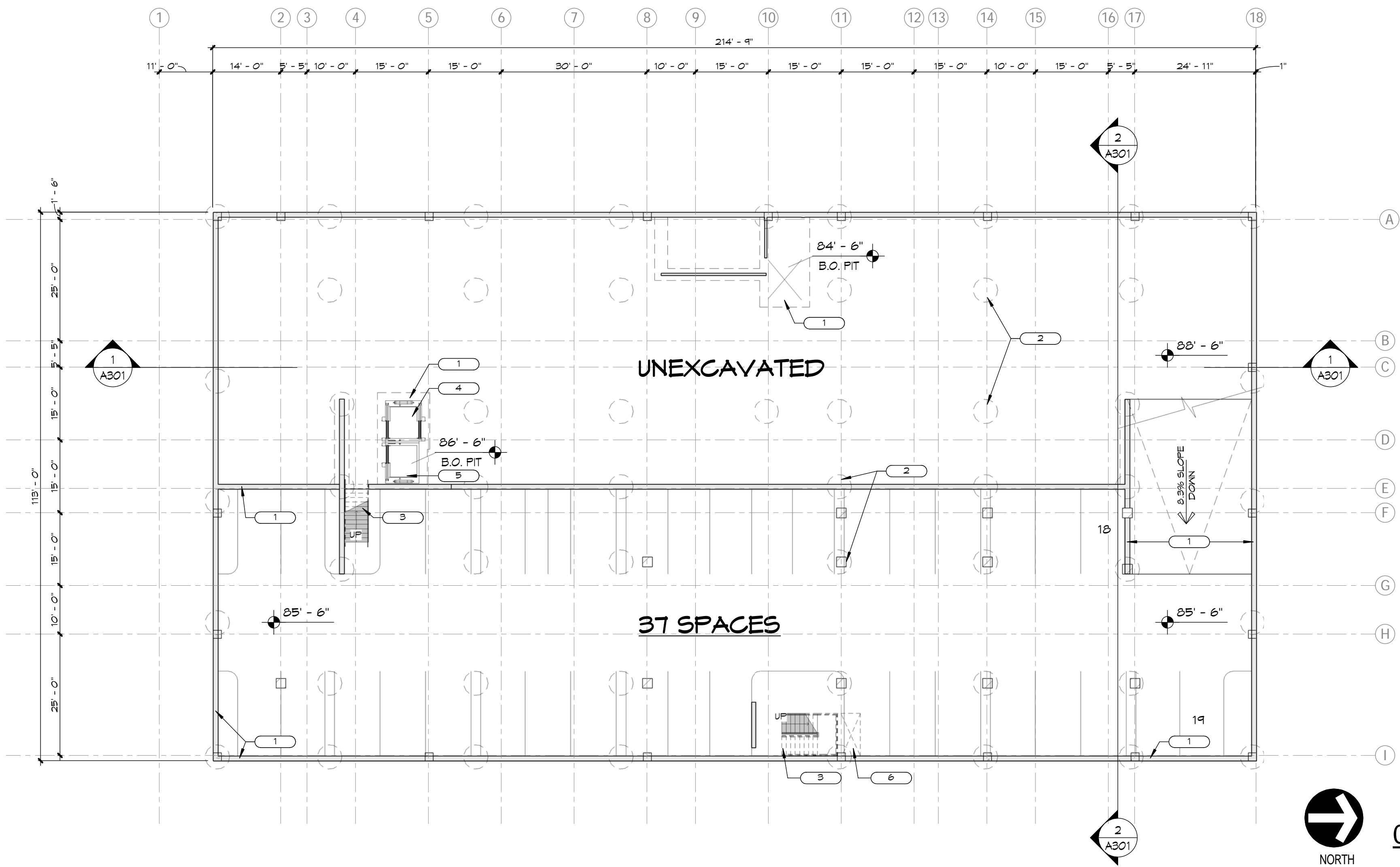
TREANOR ARCHITECTS, P.A.  
 110 McDonald Drive, Suite 192  
 Lawrence, KS 66044  
 (785) 842-4858  
 FAX (785) 842-7536  
 www.treanorarchitects.com  
 Contact: Micah Kimball

DATE PRINTED: 2/2/2012 2:33:20 PM  
 FILE PATH: D:\6000 N.H.Current\Drawings.rvt



**PLAN KEY NOTES:**

- 1 12" CAST IN PLACE FOUNDATION WALL W/ #5 REBAR @ 12" O.C. EA. MAY
- 2 60" Ø CONG. PIER TO AN ASSUMED DEPTH OF 15' BELOW SLAB (TYP. @ COLUMN LOCATIONS)
- 3 STEEL PAN STAIRS & WELDED STEEL GUARD RAIL
- 4 4,000 LB. SERVICE ELEVATOR (1 STOPS)
- 5 2,500 LB. PASSENGER ELEVATOR (4 STOPS @ APTS. 5 STOPS @ HOTEL)
- 6 PARKING GARAGE VENTILATION



**PARKING ANALYSIS:**

00 PARKING LOWER	37
05 PARKING UPPER	52
STREET PARKING	14
VALET PARKING	10
PARALLEL PARKING	4
DROP OFF PARKING	2
<b>TOTAL</b>	<b>114 SPACES</b>



**PRELIMINARY PRICING**

DATE: May 27th, 2011

Client Name

**900 NH- Marriott TownePlace**  
 Lawrence, Kansas

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

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY: Author  
 CHECKED BY: Checker

REVISIONS		
NO.	DESCRIPTION	DATE
1	HRC SUBMITTAL	02.03.2012

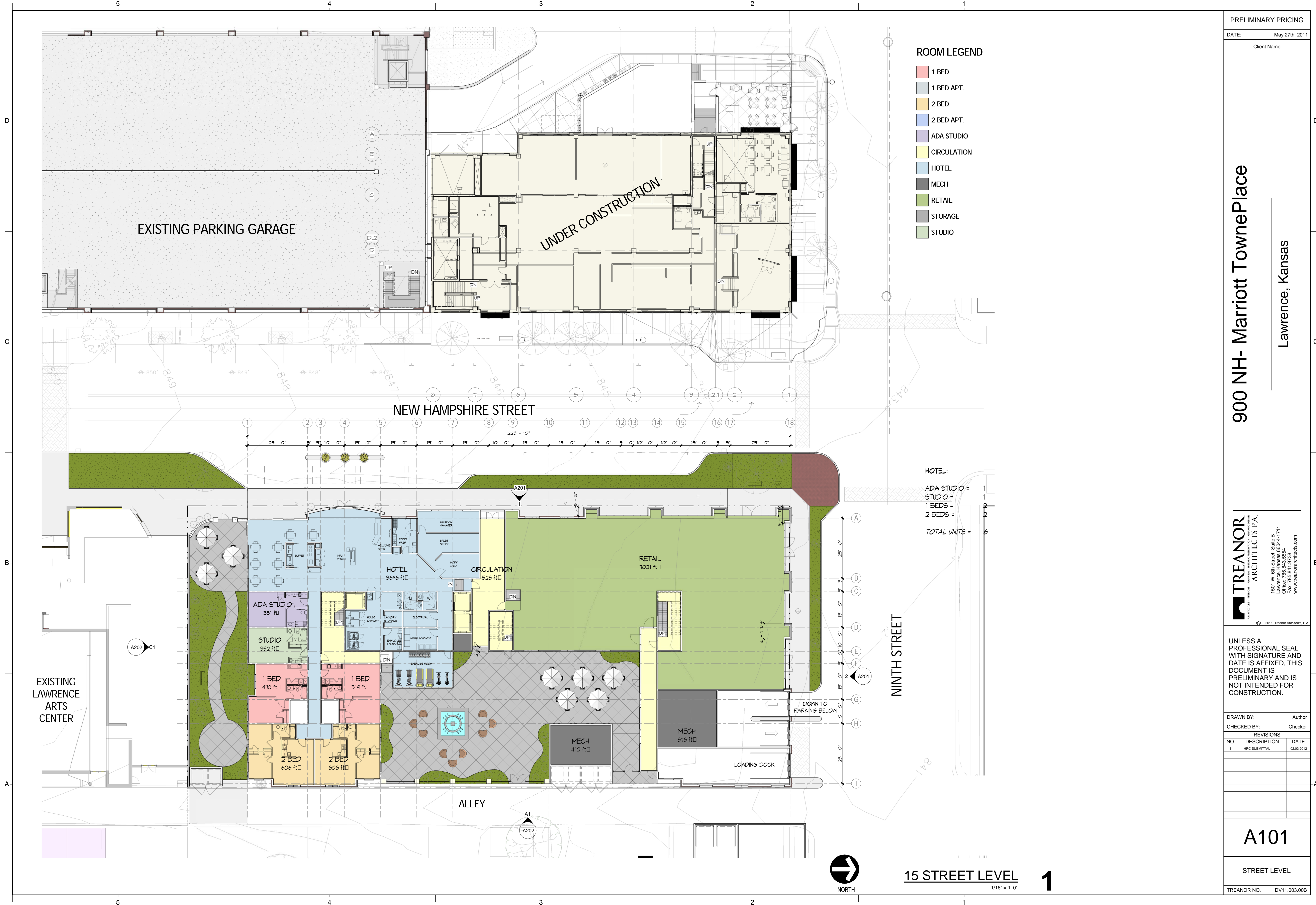
**A100**

PARKING LEVELS

TREANOR NO. DV11.003.00B



DATE PRINTED: 2/2/2012 2:34:29 PM  
 FILE PATH: D:\5000 N.H.Current\Drawings.rvt



**ROOM LEGEND**

- 1 BED
- 1 BED APT.
- 2 BED
- 2 BED APT.
- ADA STUDIO
- CIRCULATION
- HOTEL
- MECH
- RETAIL
- STORAGE
- STUDIO

HOTEL:  
 ADA STUDIO = 1  
 STUDIO = 1  
 1 BEDS = 2  
 2 BEDS = 2  
**TOTAL UNITS = 6**

PRELIMINARY PRICING

DATE: May 27th, 2011

Client Name

**900 NH- Marriott TownePlace**

Lawrence, Kansas

**TREANOR ARCHITECTS P.A.**  
 1501 W. 6th Street, Suite B  
 Lawrence, Kansas 66044-1711  
 Office: 785.843.5554  
 Fax: 785.841.9738  
 www.treanorarchitects.com

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY: Author  
 CHECKED BY: Checker

REVISIONS		
NO.	DESCRIPTION	DATE
1	HRC SUBMITTAL	02.03.2012

**A101**

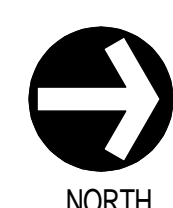
STREET LEVEL

TREANOR NO. DV11.003.00B

**15 STREET LEVEL**

**1**

1/16" = 1'-0"



DATE PRINTED: 2/23/2012 2:35:21 PM  
 FILE PATH: D:\600 N.H.Current\_Drains.rvt

**ROOM LEGEND**

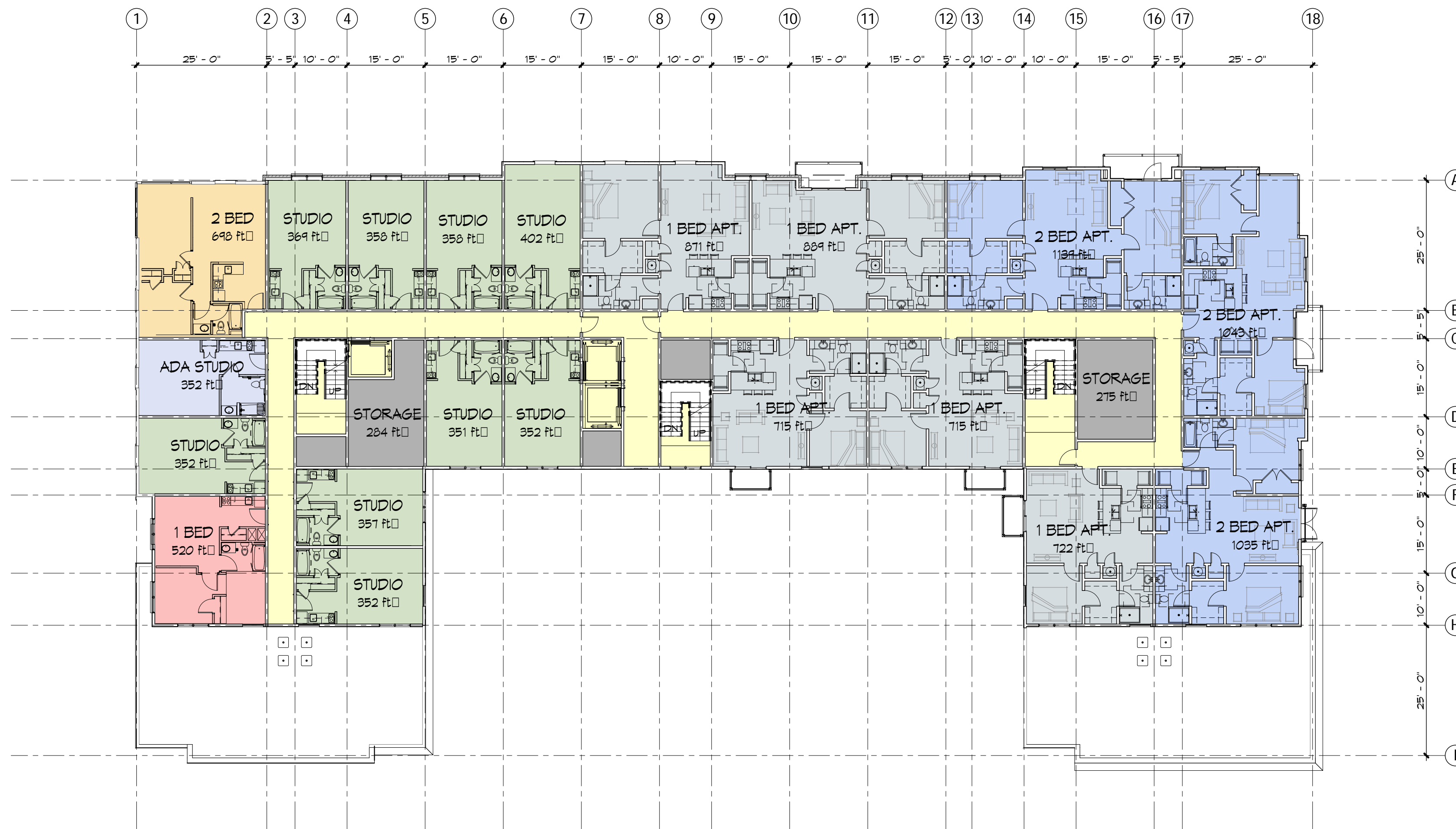
- 1 BED
- 1 BED APT.
- 2 BED
- 2 BED APT.
- ADA STUDIO
- CIRCULATION
- STORAGE
- STUDIO

**HOTEL:**

- ADA STUDIO = 1
- STUDIO = 9
- 1 BEDS = 1
- 2 BEDS = 1
- TOTAL UNITS = 12**

**APARTMENT:**

- 1 BEDS = 5
- 2 BEDS = 3
- TOTAL APTS. = 8**



**40 4th FLOOR (HOTEL/APTS.)**

1/16" = 1'-0"

**2**

**ROOM LEGEND**

- 1 BED
- 1 BED APT.
- 2 BED
- 2 BED APT.
- ADA STUDIO
- CIRCULATION
- HOTEL
- MECH
- RETAIL
- STORAGE
- STUDIO

**HOTEL:**

- ADA STUDIO = 1
- STUDIO = 23
- 1 BEDS = 3
- 2 BEDS = 6
- TOTAL UNITS = 33**



**20 2nd & 3rd Floor (HOTEL)**

1/16" = 1'-0"

**1**

**PRELIMINARY PRICING**

DATE: May 27th, 2011

Client Name

**900 NH- Marriott TownePlace**

Lawrence, Kansas



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

© 2011 Trenor Architects, P.A.

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY: Author  
 CHECKED BY: Checker

REVISIONS		
NO.	DESCRIPTION	DATE
1	HRC SUBMITTAL	02.03.2012

**A102**

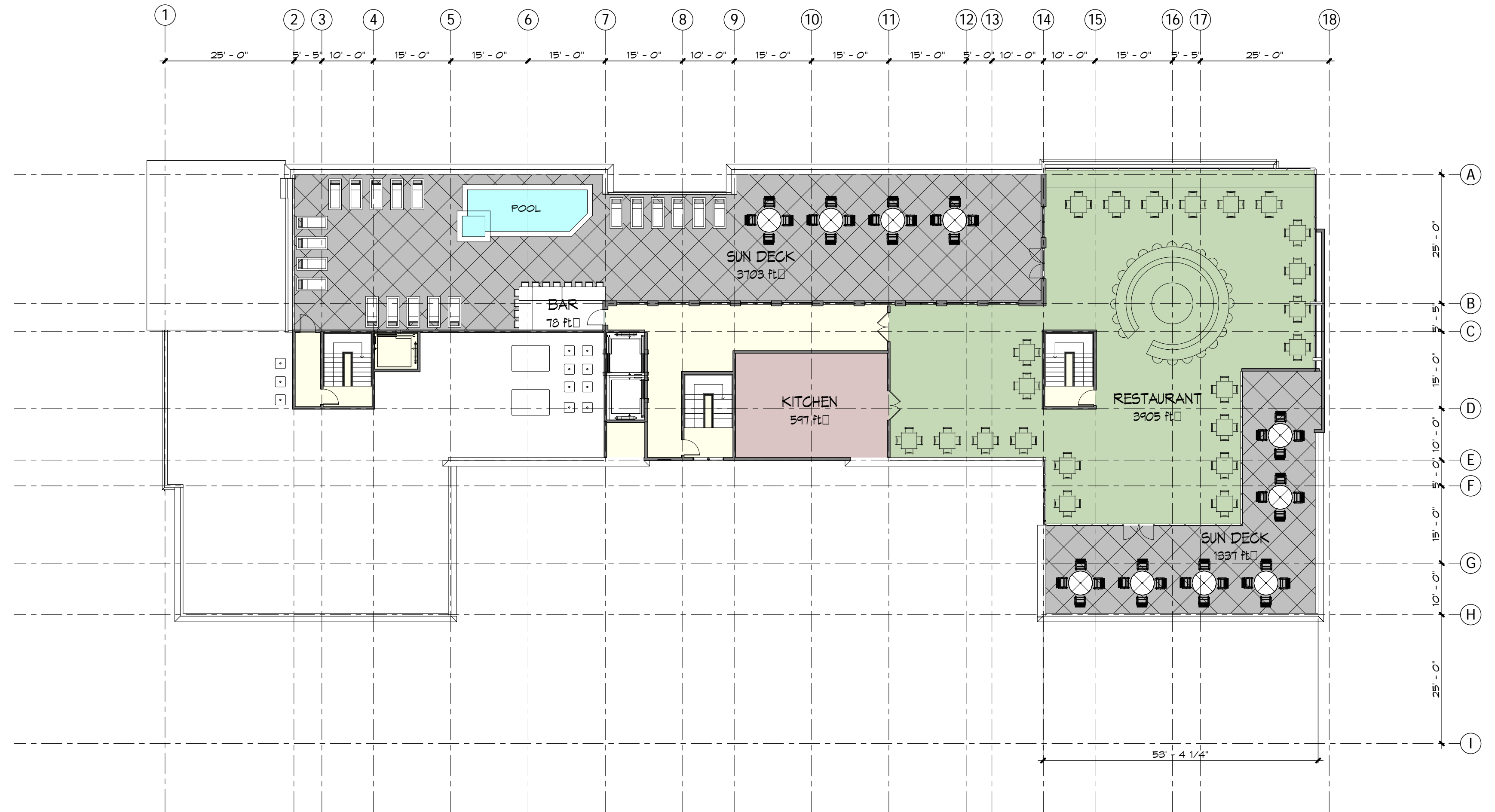
2nd-4th FLOORS

TRENOR NO. DV11.003.00B

DATE PRINTED: 2/23/2012 2:37:10 PM  
 FILE PATH: D:\6000 N.H.Current\Drawings.rvt

**Hotel Legend**

- BAR
- CIRCULATION
- KITCHEN
- RESTAURANT
- SUN DECK

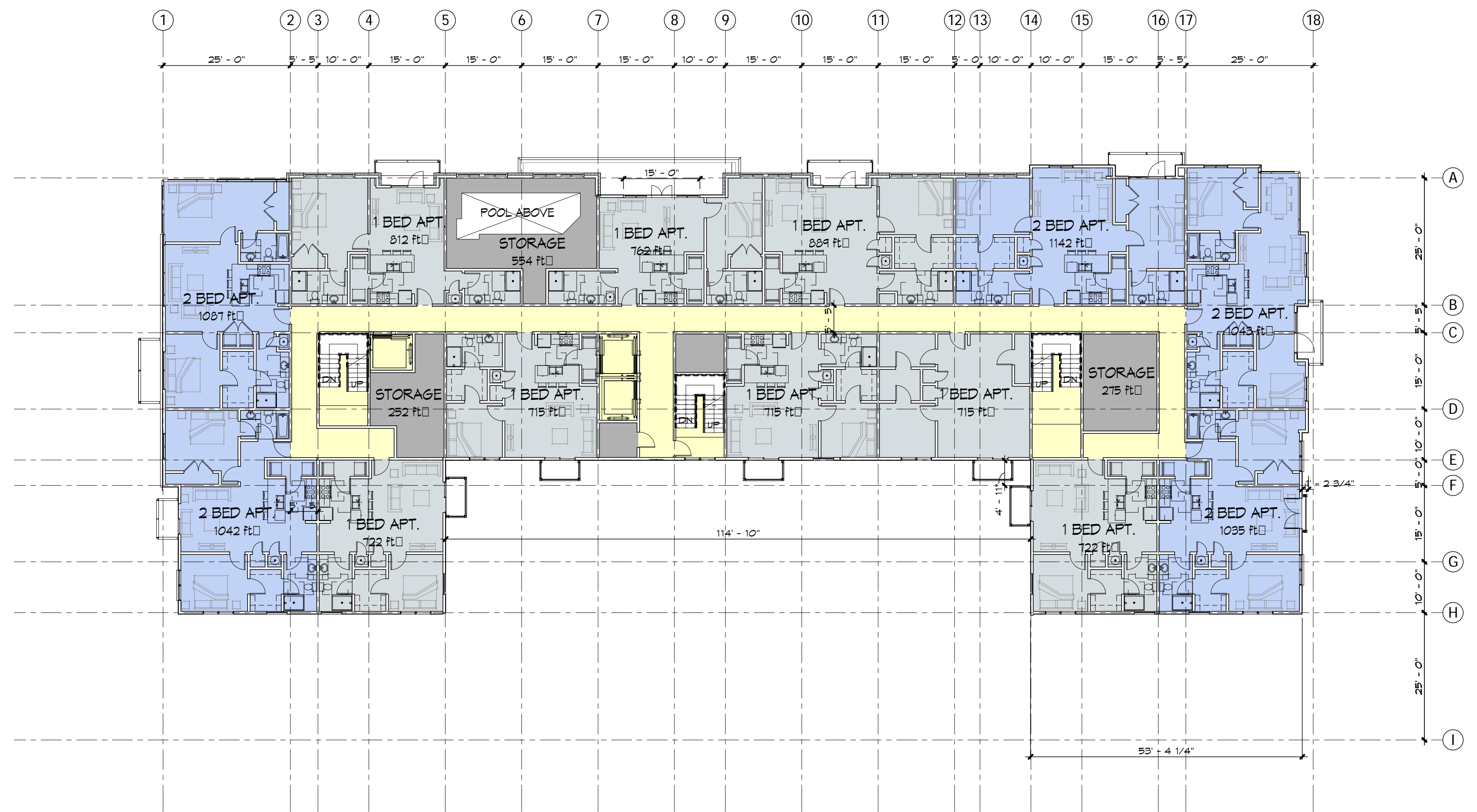


**60 6th FLOOR (POOL/REST.)**  
 NORTH  
 1/16" = 1'-0" **2**

**ROOM LEGEND**

- 1 BED APT.
- 2 BED APT.
- CIRCULATION
- STORAGE

APARTMENT:  
 1 BEDS = 8  
 2 BEDS = 5  
**TOTAL APTS. = 13**



**50 5th FLOOR (APTS.)**  
 NORTH  
 1/16" = 1'-0" **1**

**PRELIMINARY PRICING**

DATE: May 27th, 2011

Client Name

**900 NH- Marriott TownePlace**

Lawrence, Kansas

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

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY: Author  
 CHECKED BY: Checker

REVISIONS		
NO.	DESCRIPTION	DATE
1	HRC SUBMITTAL	02.03.2012

**A103**  
 5th-6th FLOORS  
 TREANOR NO. DV11.003.00B

900 NH- Marriott TownePlace

Lawrence, Kansas

**TREANOR**  
ARCHITECTS P.A.

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

© 2011 Treanor Architects, P.A.

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

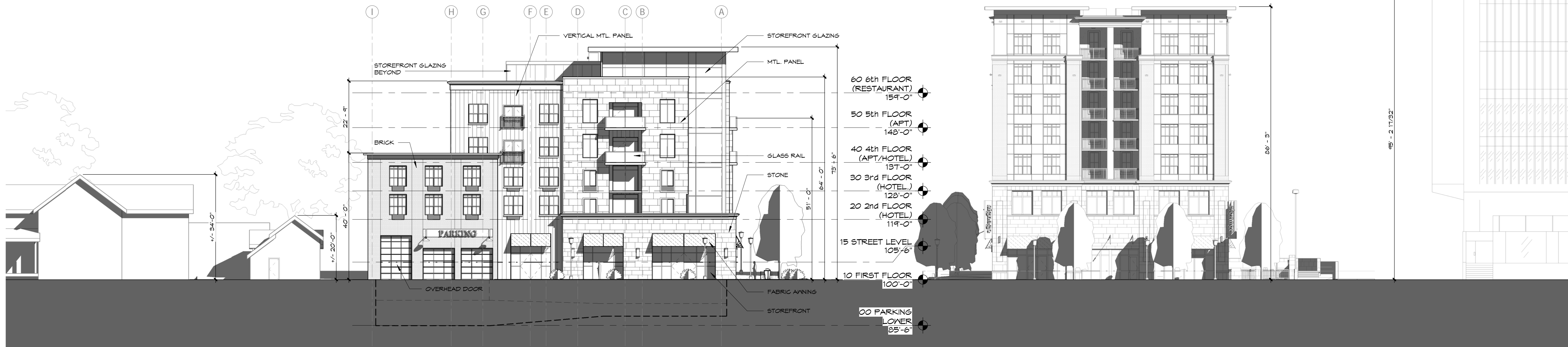
DRAWN BY: Author

CHECKED BY: Checker

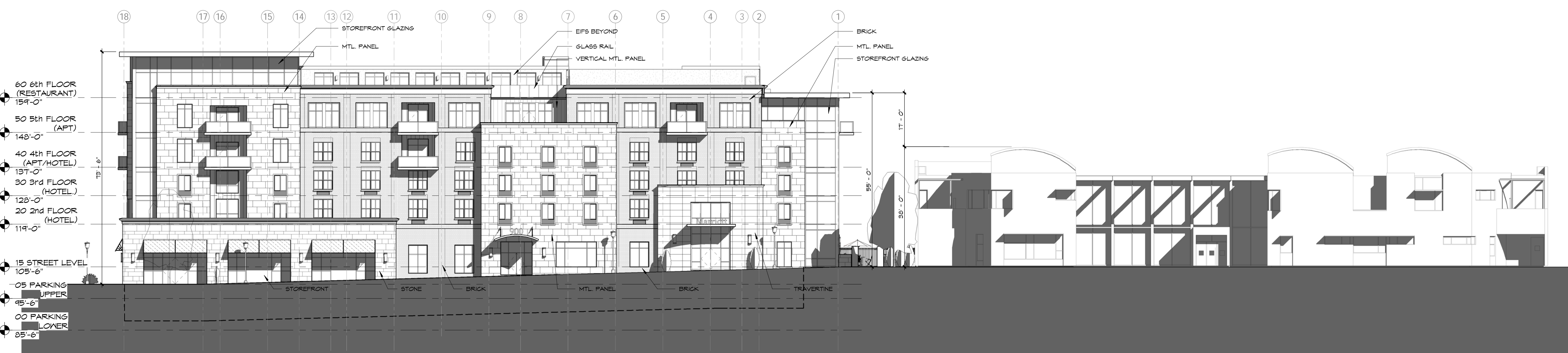
REVISIONS		
NO.	DESCRIPTION	DATE
1	HRC SUBMITTAL	02.03.2012

A201

ELEVATIONS



9th STREET ELEVATION 2  
1/16" = 1'-0"



NEW HAMPSHIRE ST. ELEVATION 1  
1/16" = 1'-0"

5

4

3

2

1

D

C

B

A

PRELIMINARY PRICING

DATE: May 27th, 2011

Client Name

900 NH- Marriott TownePlace

Lawrence, Kansas

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

© 2011 Treanor Architects, P.A.

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY: Author  
CHECKED BY: Checker

REVISIONS		
NO.	DESCRIPTION	DATE
1	HRC SUBMITTAL	02.03.2012

A202

ELEVATIONS

TREANOR NO. DV11.003.00B

DATE PRINTED: 2/2/2012 4:08:12 PM  
FILE PATH: D:\5000 NH\Current\Drawings.rvt

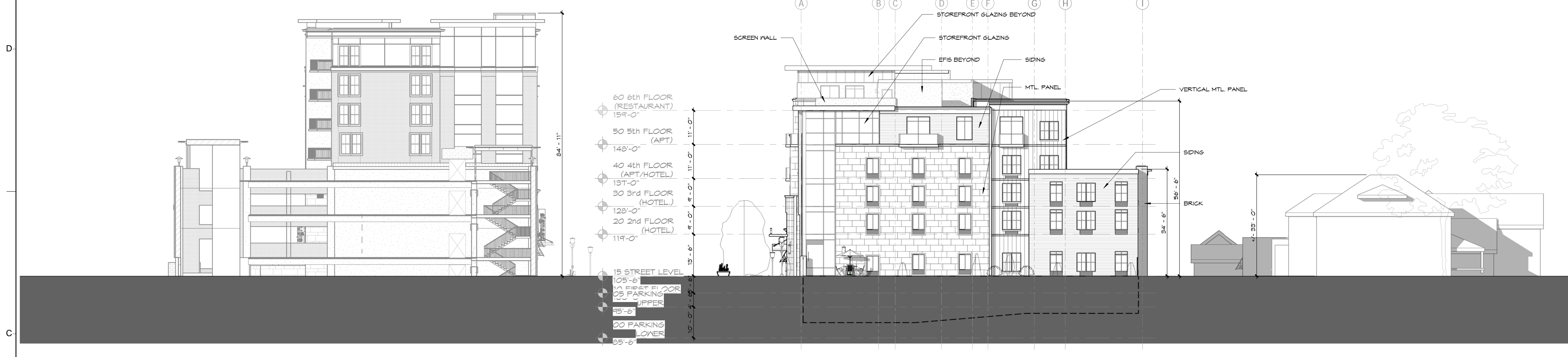
5

4

3

2

1



**SOUTH ELEVATION C1**  
1/16" = 1'-0"



**ALLEY ELEVATION A1**  
1/16" = 1'-0"

5

4

3

2

1



3D View 19 **3**



3D View 12 **2**



SOUTH WEST PERSPECTIVE **1**

DATE PRINTED: 2/2/2012 2:58:03 PM  
 FILE PATH: D:\900 N.H.Current\_1.dwg, rvt

PRELIMINARY PRICING

DATE: May 27th, 2011

Client Name

900 NH- Marriott TownePlace

Lawrence, Kansas



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

© 2011 Trenor Architects, P.A.

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY: Author  
 CHECKED BY: Checker

REVISIONS		
NO.	DESCRIPTION	DATE

A203

PERSPECTIVES

TRENOR NO. DV11.003.00B

5

4

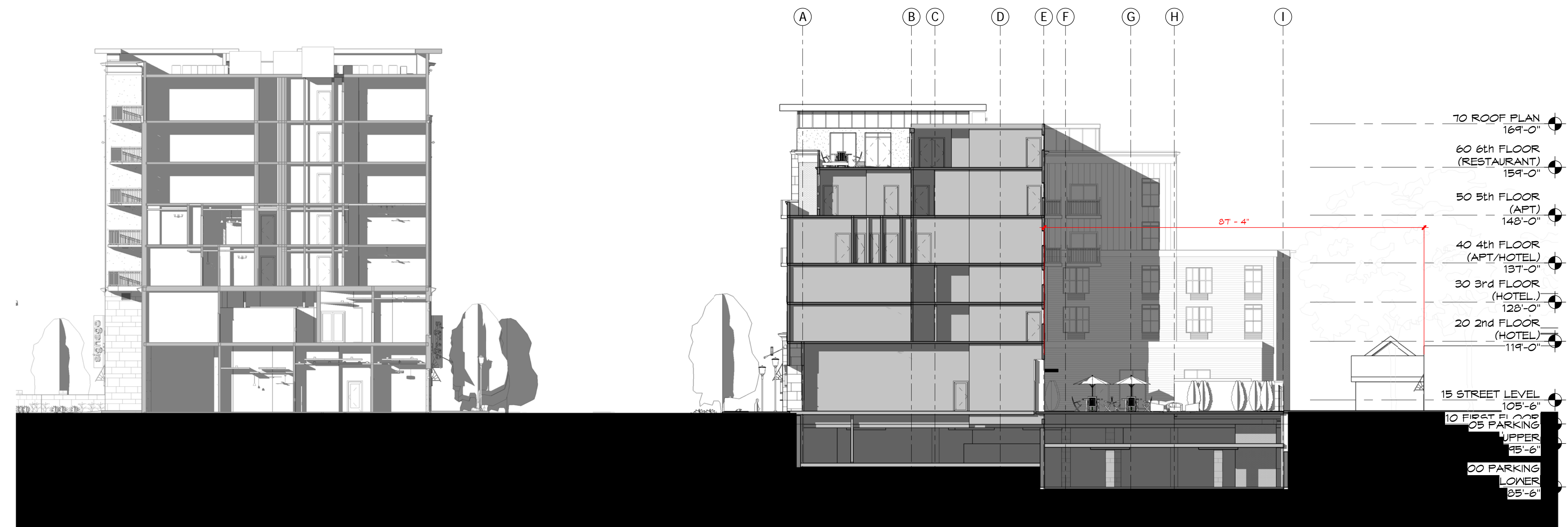
3

2

1



**NORTH EAST PERSPECTIVE 2**



- TO ROOF PLAN 169'-0"
- 60 6th FLOOR (RESTAURANT) 159'-0"
- 50 5th FLOOR (APT) 148'-0"
- 40 4th FLOOR (APT/HOTEL) 137'-0"
- 30 3rd FLOOR (HOTEL) 128'-0"
- 20 2nd FLOOR (HOTEL) 119'-0"
- 15 STREET LEVEL 105'-6"
- 10 FIRST FLOOR 95'-6"
- 05 PARKING UPPER 85'-6"
- 00 PARKING LOWER 75'-6"

DATE PRINTED: 2/2/2012 3:41:42 PM  
 FILE PATH: D:\900 NH\Current\Drawings.rvt

PRELIMINARY PRICING

DATE: May 27th, 2011

Client Name

900 NH- Marriott TownePlace

Lawrence, Kansas



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

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY: Author  
 CHECKED BY: Checker

REVISIONS		
NO.	DESCRIPTION	DATE

A204

COURTYARD

**Section 1 1**  
 1/16" = 1'-0"

DATE PRINTED: 2/2/2012 3:47:40 PM  
 FILE PATH: D:\600 N.H.Current\_1.dwg.rvt



PRELIMINARY PRICING

DATE: May 27th, 2011

Client Name

900 NH- Marriott TownePlace

Lawrence, Kansas

**TREANOR**  
 ARCHITECTS P.A.

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

© 2011 Treanor Architects, P.A.

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY: Author

CHECKED BY: Checker

REVISIONS

NO.	DESCRIPTION	DATE

NO. DESCRIPTION DATE

A205

PERSPECTIVES

TREANOR NO. DV11.003.006











900

NEW HAMPSHIRE

2.2.2012 HRC Submittal

# Site Plan

NEW HAMPSHIRE STREET

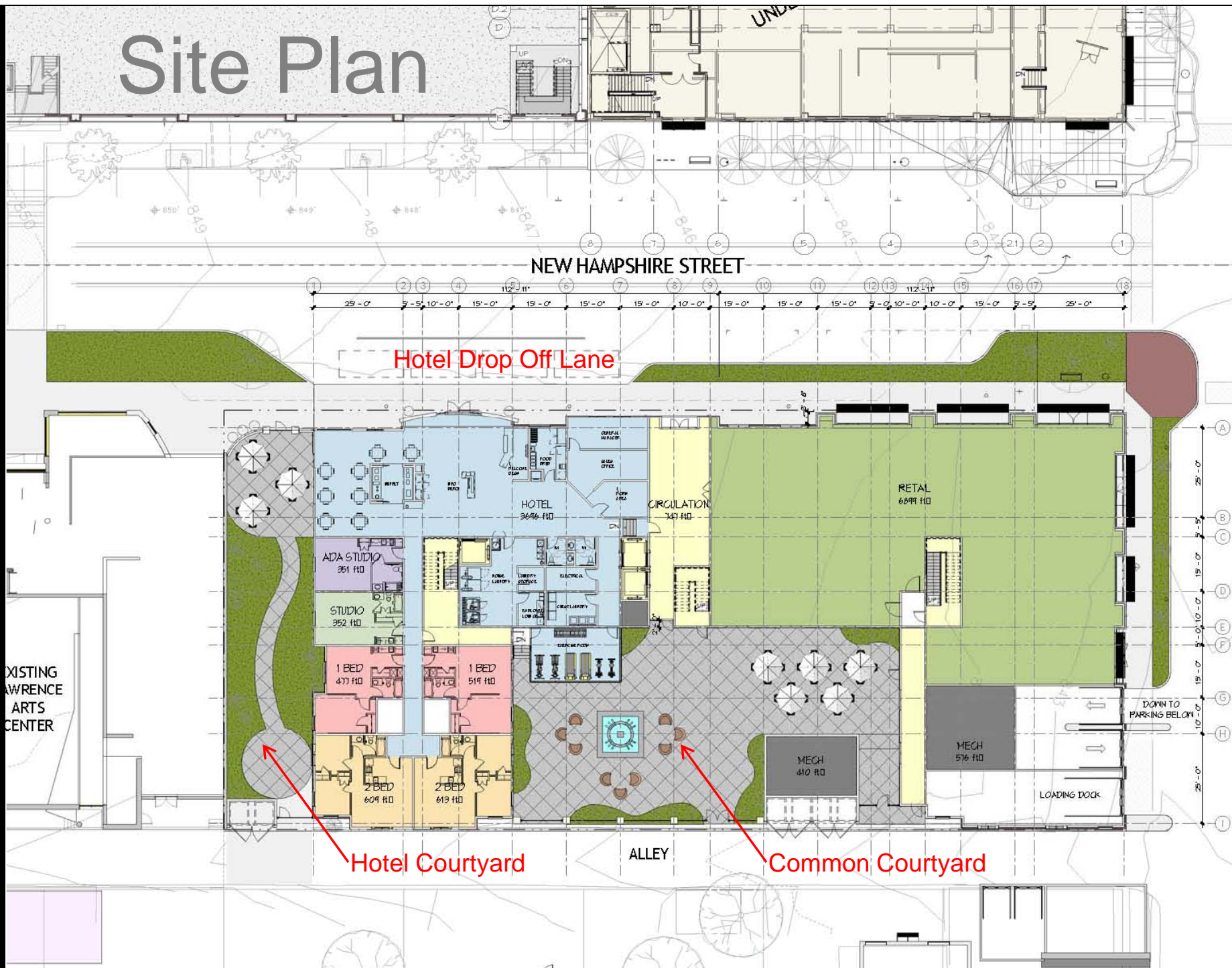
Hotel Drop Off Lane

EXISTING LAWRENCE ARTS CENTER

Hotel Courtyard

ALLEY

Common Courtyard



# 2nd & 3rd Floor Hotel

## ROOM LEGEND

- 1 BED
- 1 BED APT.
- 2 BED
- 2 BED APT.
- ADA STUDIO
- CIRCULATION
- HOTEL
- MECH
- RETAIL
- STORAGE
- STUDIO

HOTEL:  
 ADA STUDIO = 1  
 STUDIO = 23  
 1 BEDS = 3  
 2 BEDS = 6  
 TOTAL UNITS = 33



# 4<sup>th</sup> Floor Hotel/Apartments

## ROOM LEGEND

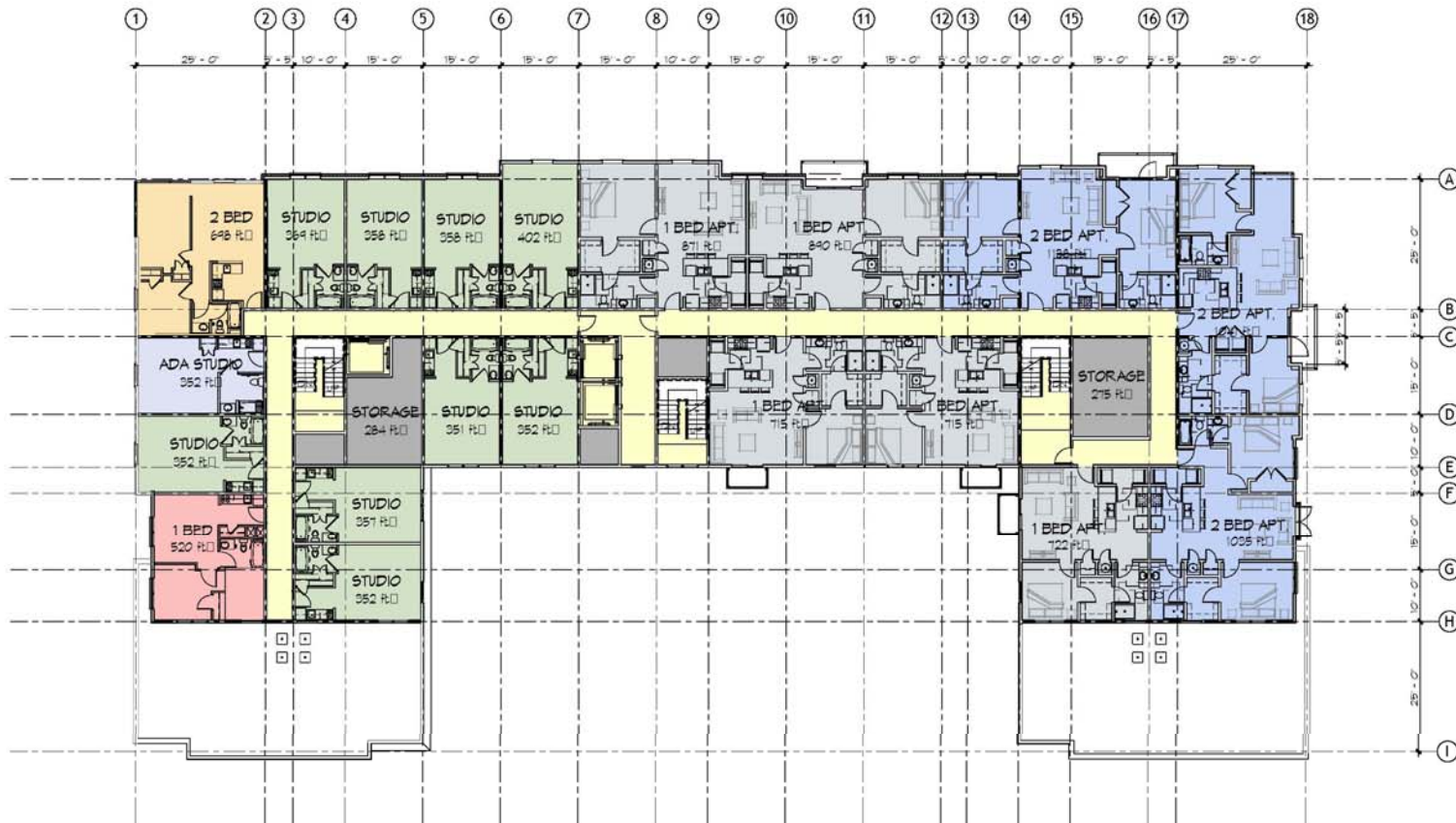
- 1 BED
- 1 BED APT.
- 2 BED
- 2 BED APT.
- ADA STUDIO
- CIRCULATION
- STORAGE
- STUDIO

### HOTEL:

- ADA STUDIO = 1
- STUDIO = 9
- 1 BEDS = 1
- 2 BEDS = 1
- TOTAL UNITS = 12**

### APARTMENT:

- 1 BEDS = 5
- 2 BEDS = 3
- TOTAL APTS = 8**





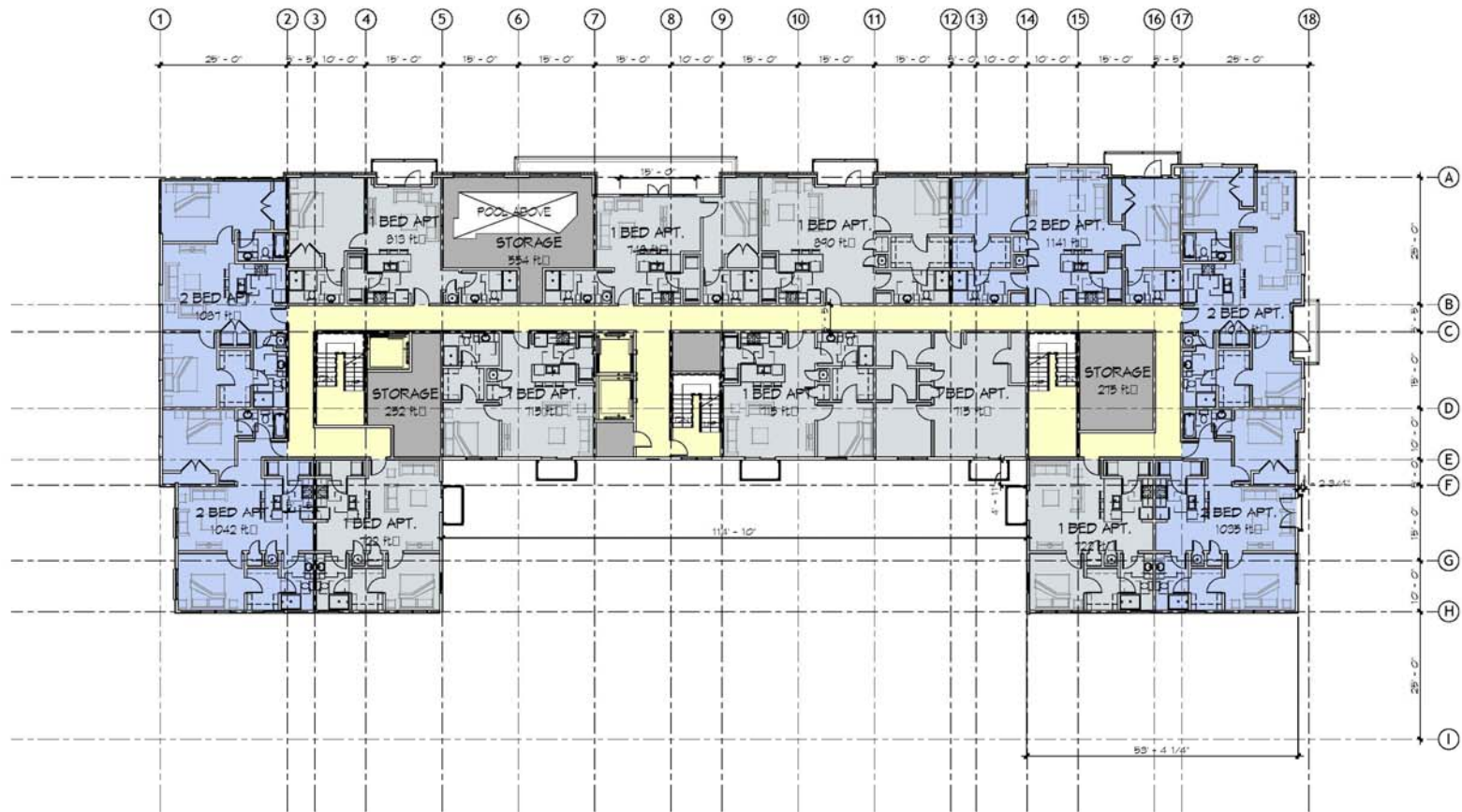
# 5<sup>th</sup> Floor Apartments

## ROOM LEGEND

- 1 BED APT.
- 2 BED APT.
- CIRCULATION
- STORAGE

## APARTMENT:

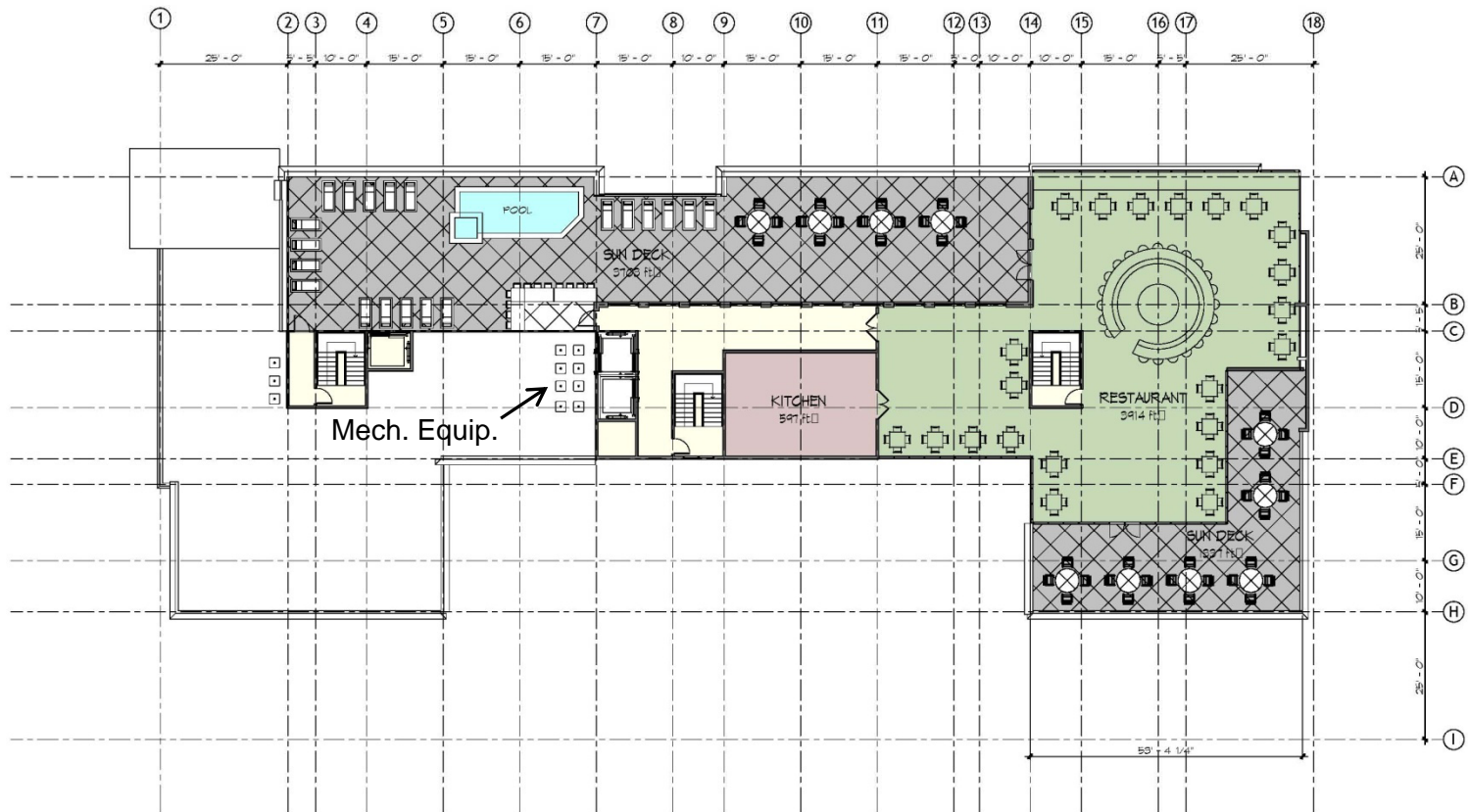
- 1 BEDS = 8
- 2 BEDS = 5
- TOTAL APTS. = 13



# Rooftop Pool and Restaurant

## Hotel Legend

- BAR
- CIRCULATION
- KITCHEN
- RESTAURANT
- SUN DECK





Proposed 9<sup>th</sup> Street Facade



Proposed New Hampshire Street Facade



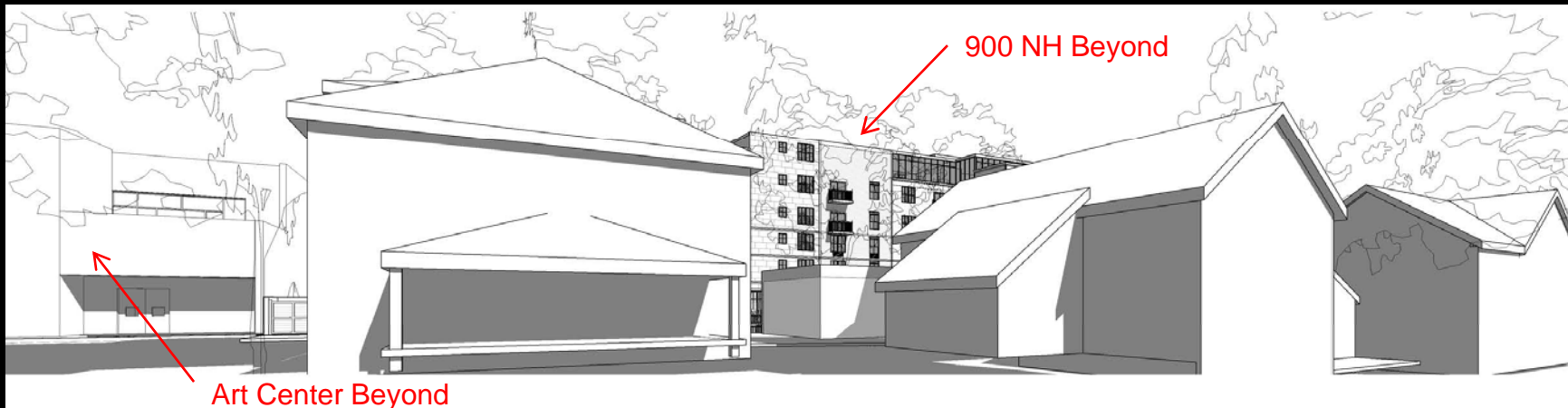
Proposed 9<sup>th</sup> and New Hampshire Perspective



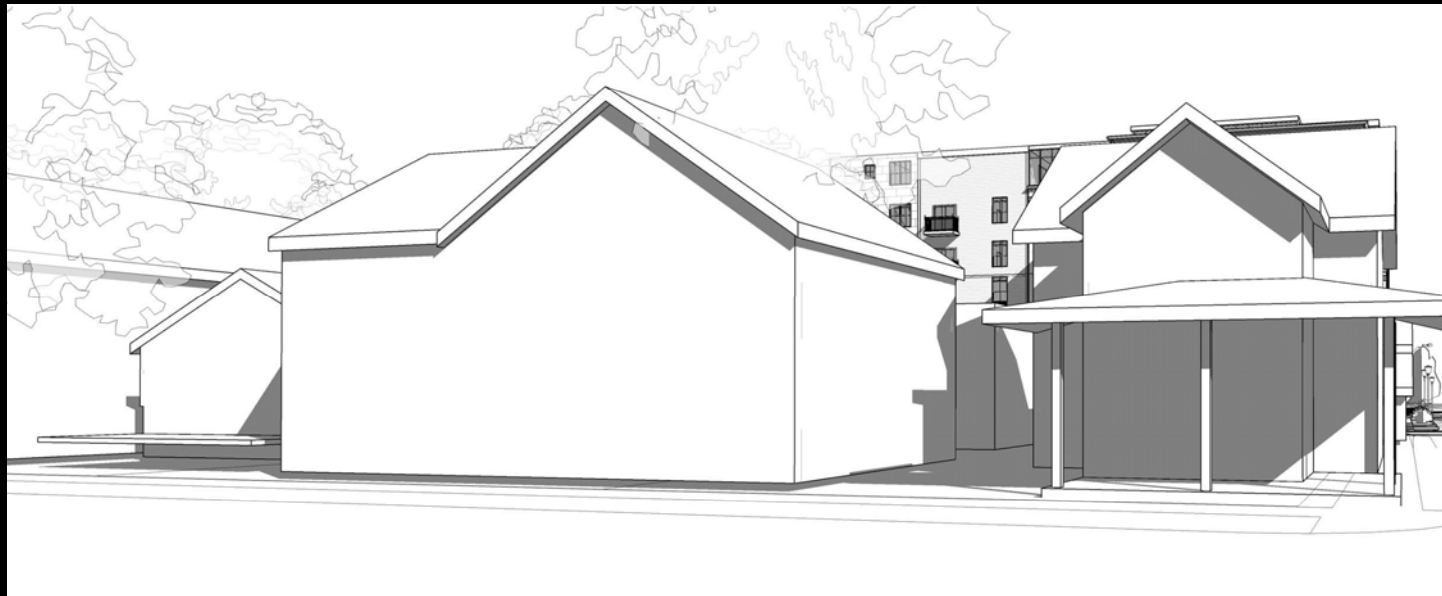
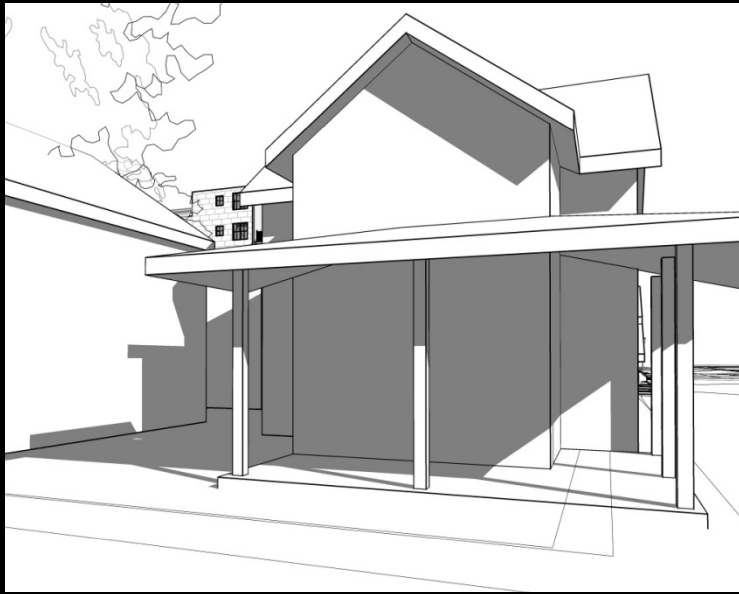
New Hampshire Street Perspective looking Northeast



9<sup>th</sup> Street Perspective looking Southwest



Perspective from Rhode Island



Perspectives from Rhode Island Street



Aerial Axonometric



# Alley Concerns

- Too much Traffic
- Width is too small
- Head lights in windows
- Courtyard at grade and open
- Articulated Façade
- Do not create a canyon



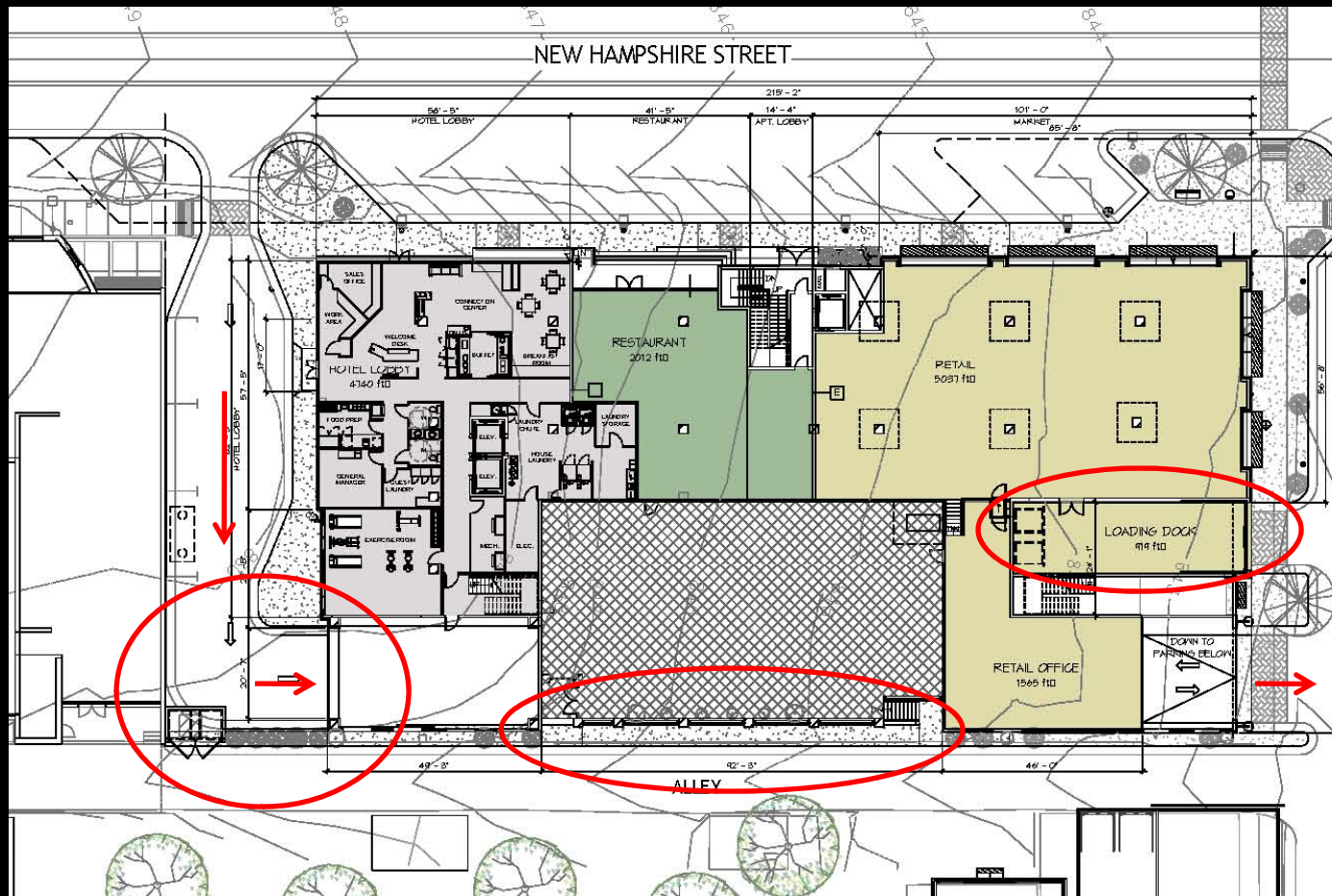
Existing Alley looking North



\*\*Rendering reflects previous design

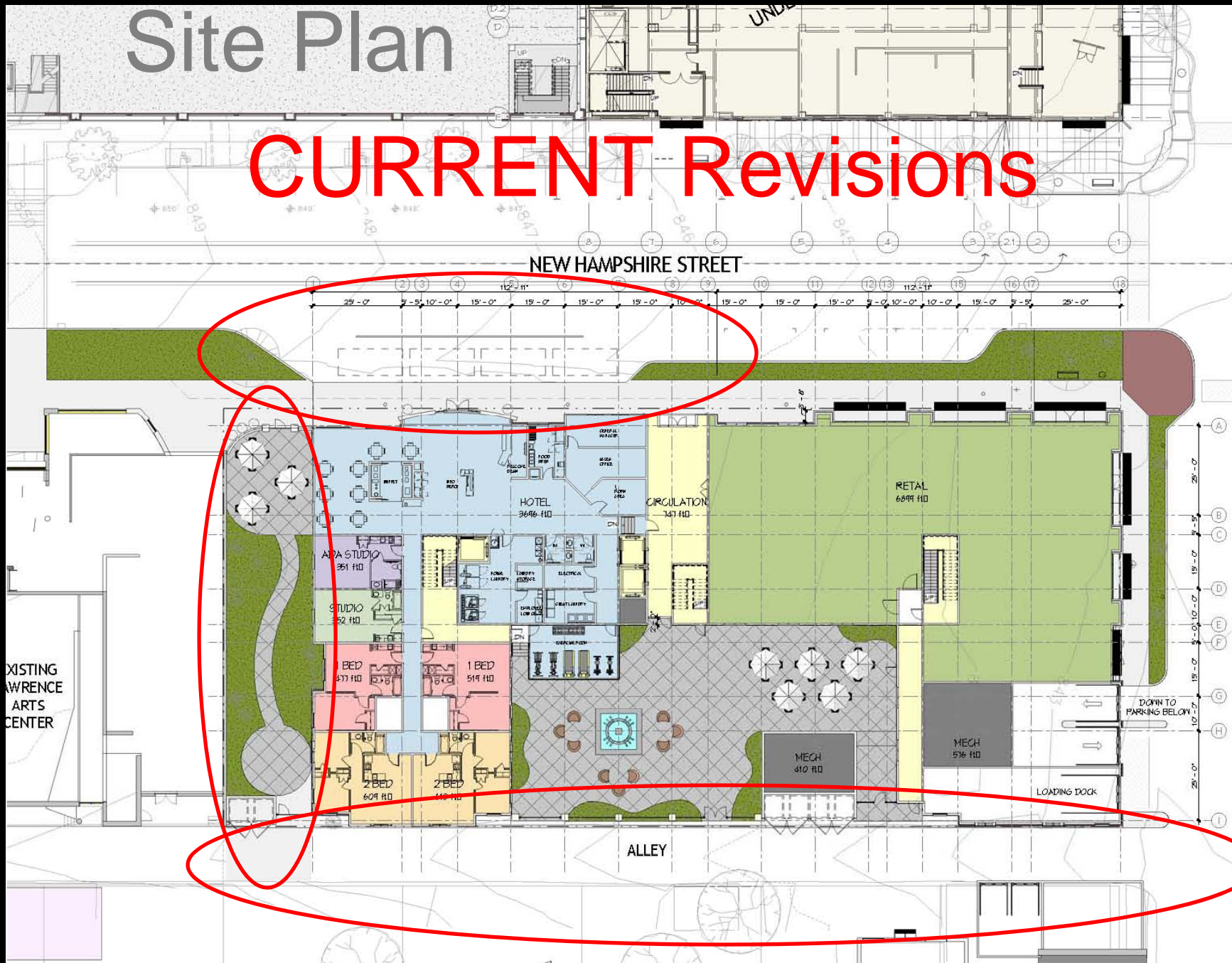
# Previous Alley Considerations

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



# Site Plan

## CURRENT Revisions





Courtyard at Alley



Alley looking South

# 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



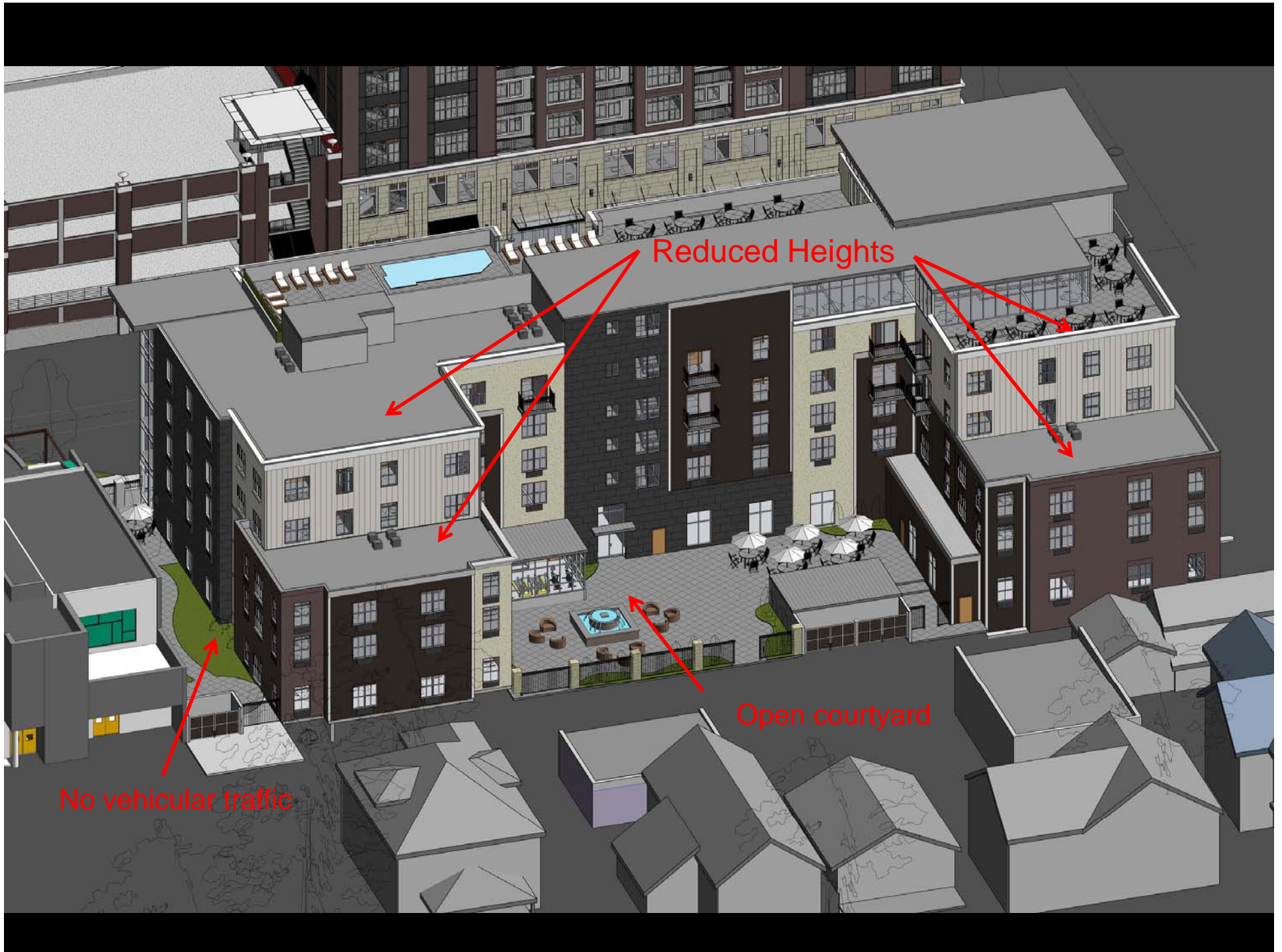


# Current Proposal: Reduced to 38' & 64'





PREVIOUS: Courtyard Perspective



Reduced Heights

Open courtyard

No vehicular traffic

# PREVIOUS Massing & Materials

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



# CURRENT PROPOSAL



# CURRENT PROPOSAL



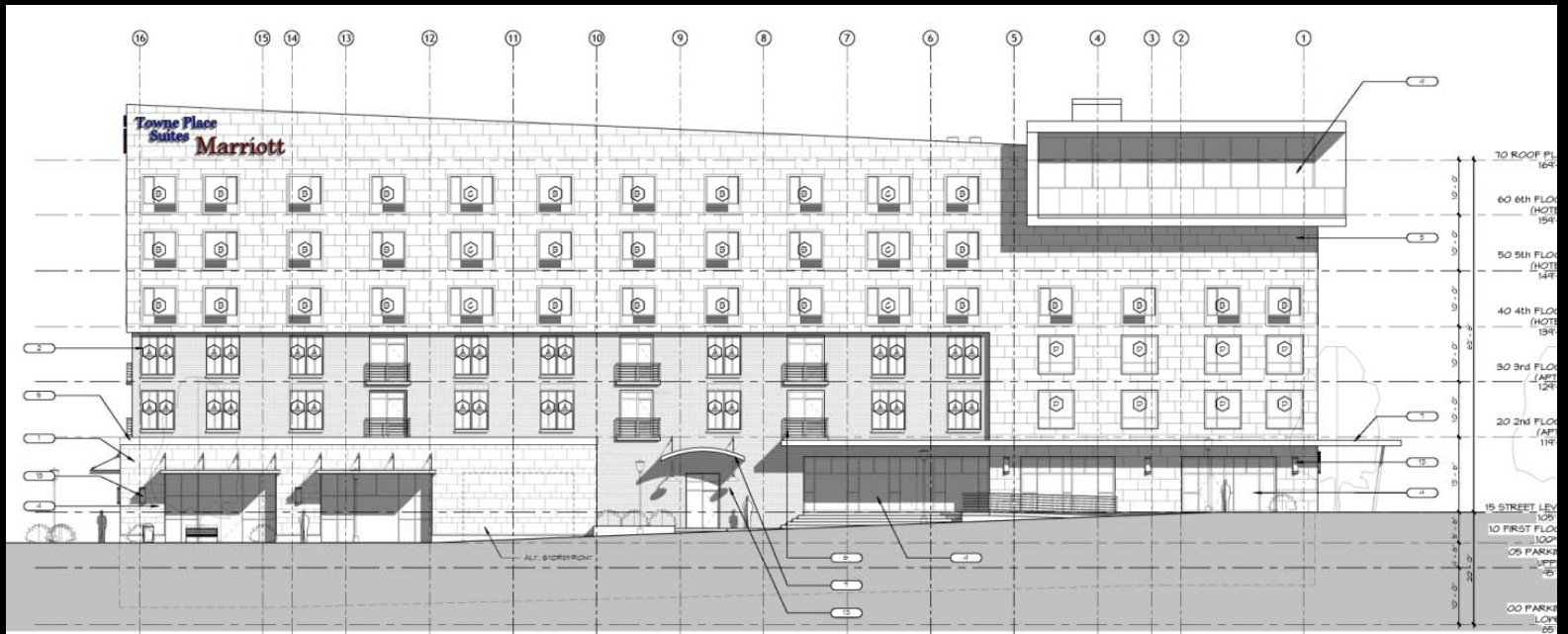
# CURRENT PROPOSAL



# CURRENT PROPOSAL







Original New Hampshire Street Elevation: 9.9.11

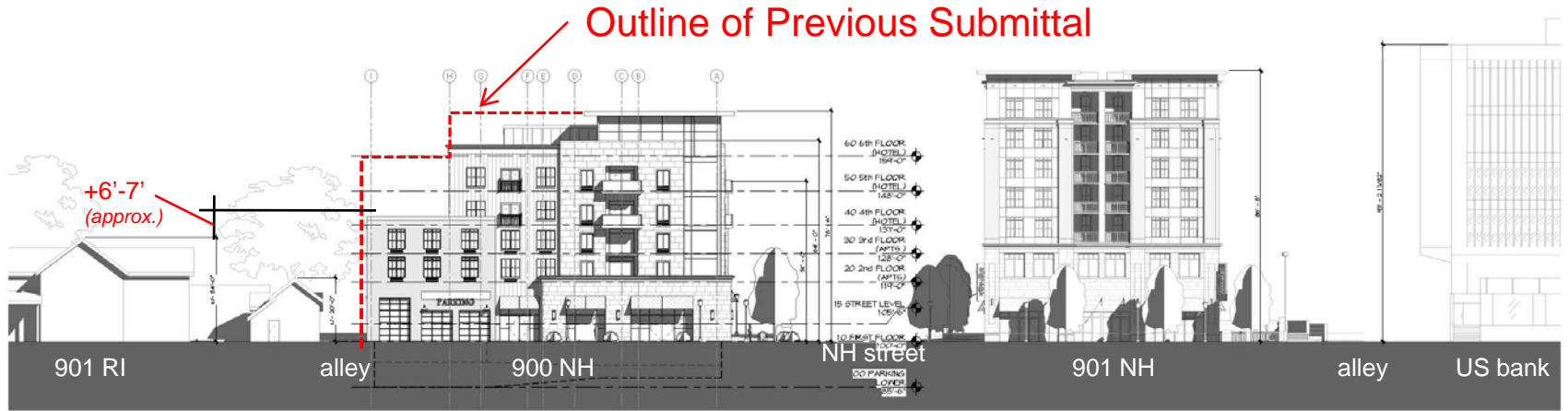


Revised (REDUCED) New Hampshire Street Elevation: 12.6.2011

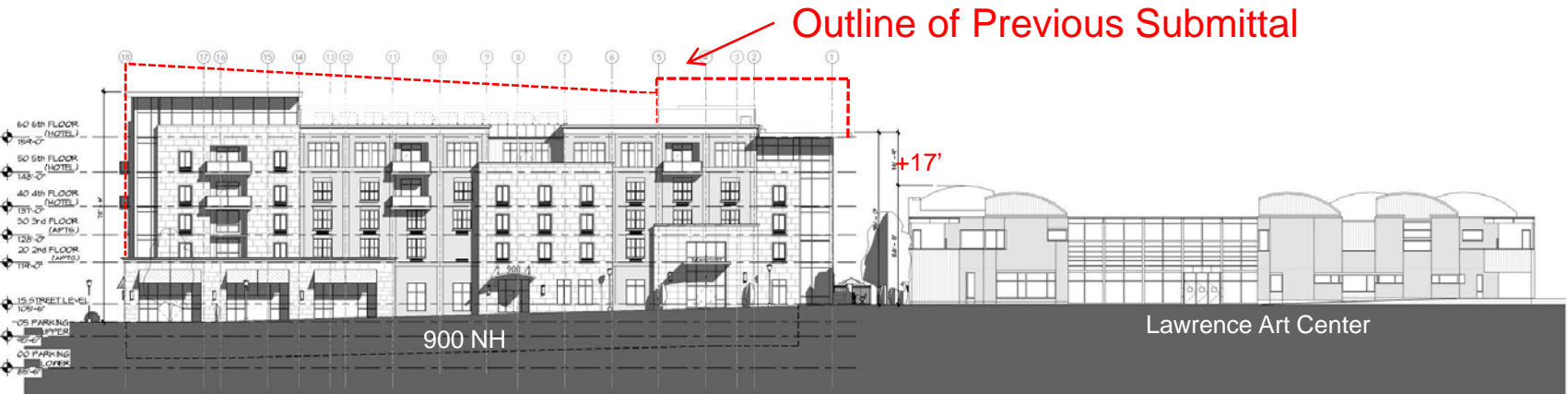
# CURRENT NH ELEVATION

2.2.2012

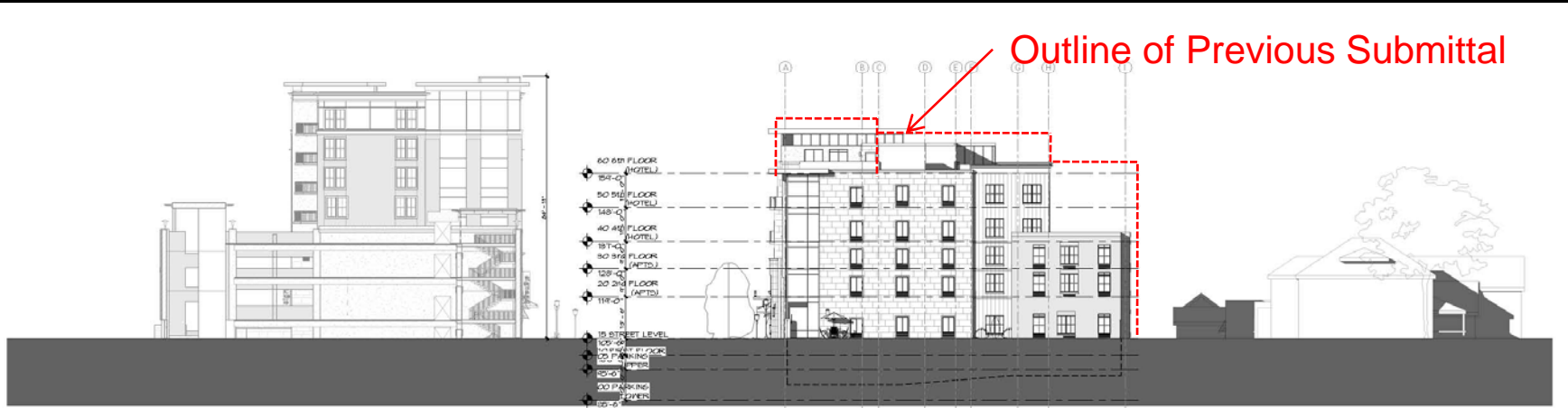




9th STREET ELEVATION 2  
1/8" = 1'0"



NEW HAMPSHIRE ST. ELEVATION 1  
1/8" = 1'0"

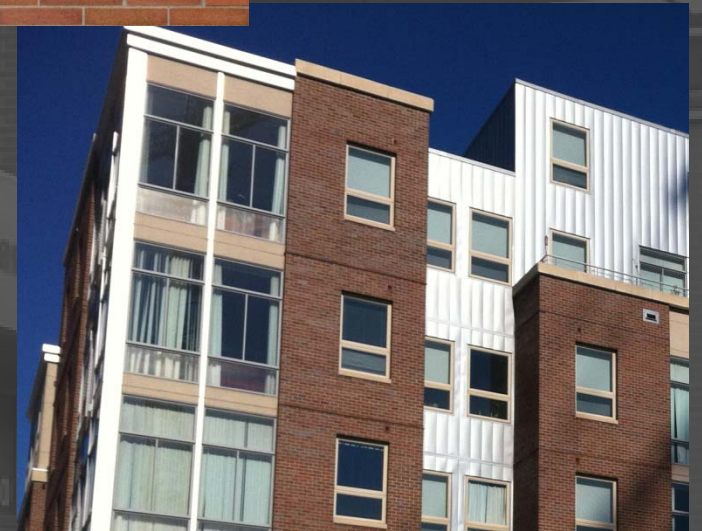
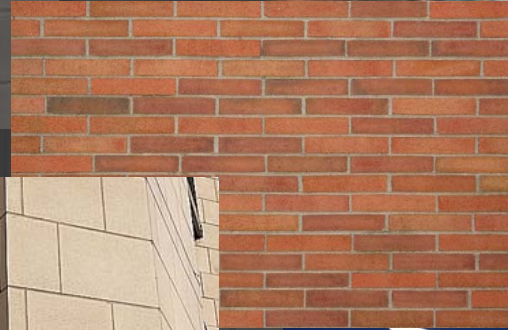


SOUTH ELEVATION **C1**  
1/8" = 1'-0"



ALLEY ELEVATION **A1**  
1/8" = 1'-0"

# Materials



900

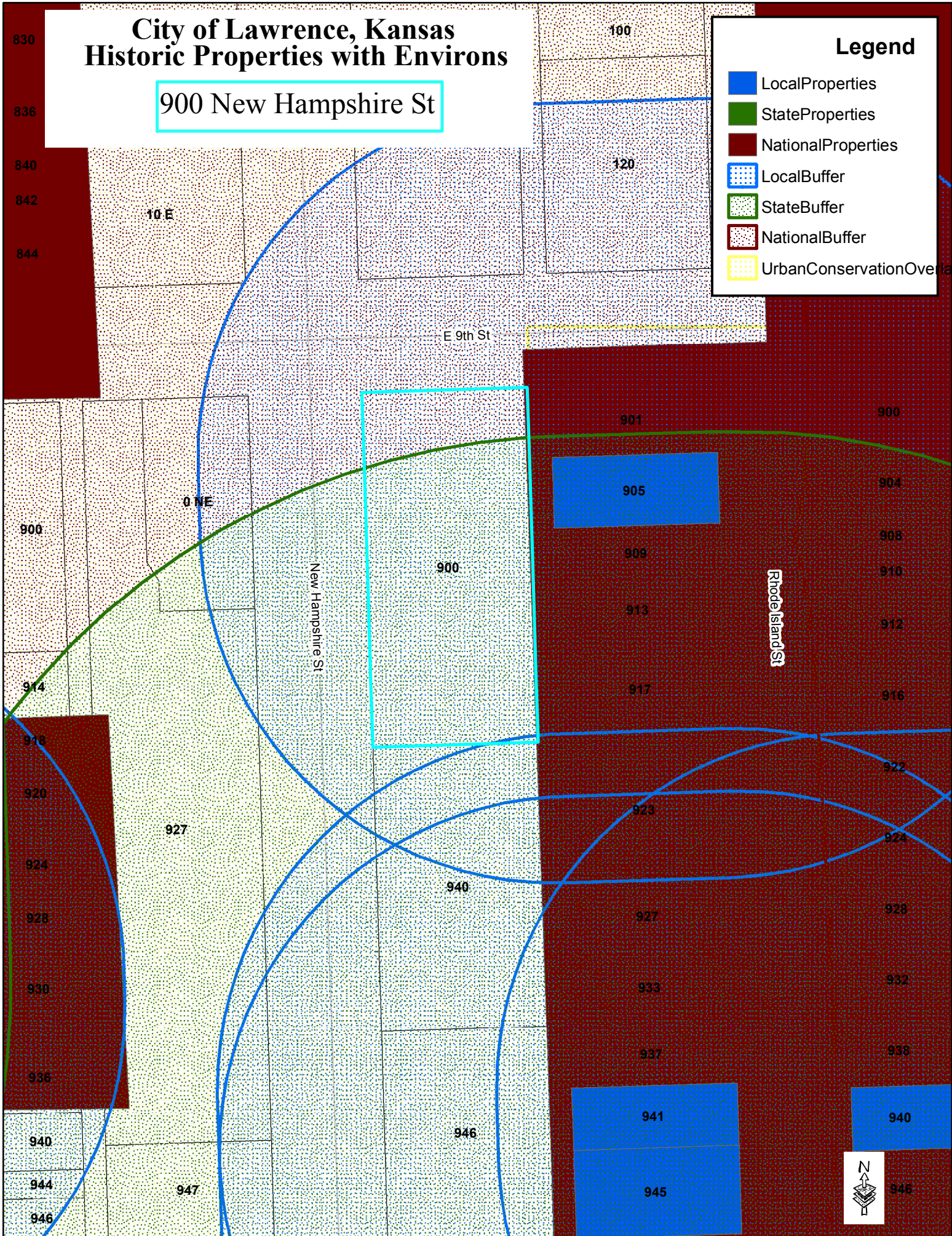
NEW HAMPSHIRE

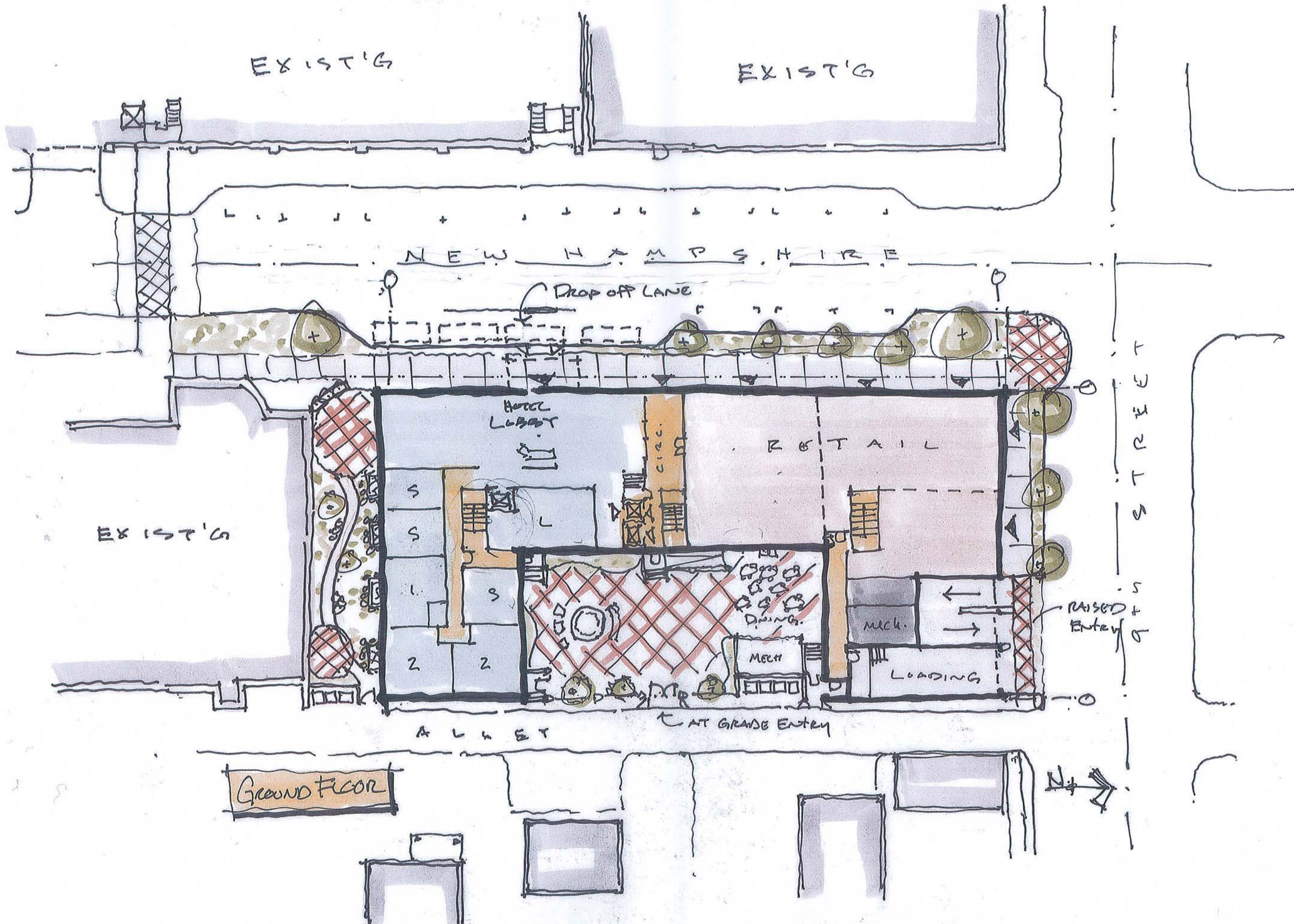
# City of Lawrence, Kansas Historic Properties with Environs

900 New Hampshire St

### Legend

- LocalProperties
- StateProperties
- NationalProperties
- LocalBuffer
- StateBuffer
- NationalBuffer
- UrbanConservationOverlayDis





EXIST'G

EXIST'G

NEW HAMPSHIRE

DROP OFF LANE

HOTEL LOBBY

RETAIL

EXIST'G

STREET

RAISED Entry

ALBANY

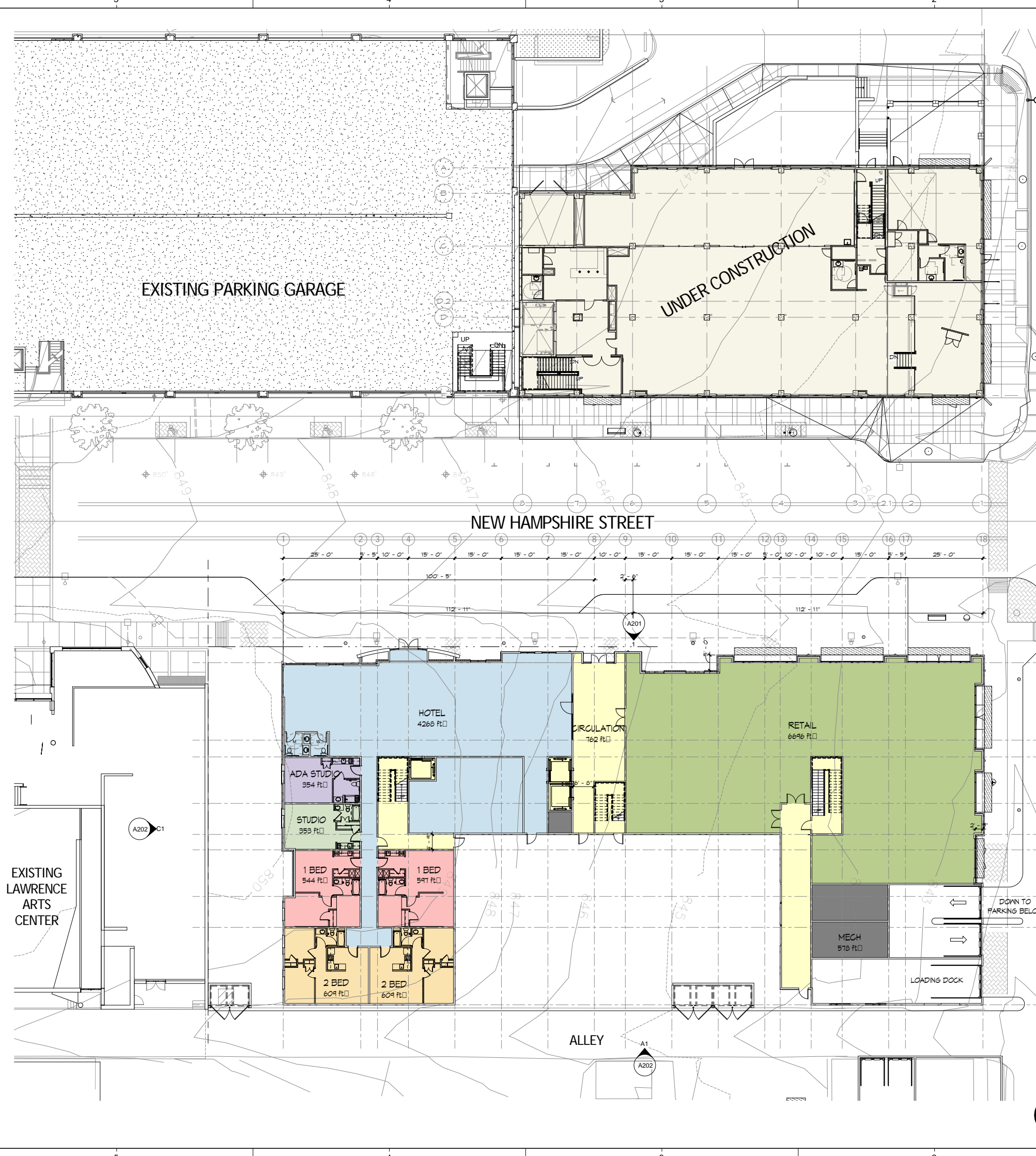
AT GRADE ENTRY

Ground Floor





DATE PRINTED: 1/25/2012 2:02:29 PM  
 FILE PATH: D:\900 NH\Current\ldraws.rvt



- KEY NOTES:**
- DIV 03 CONCRETE (REF: STRUCTURAL DWGS.)
  - 3.01 CONG. FOOTING & FOUNDATION
  - 3.02 CONG. SLAB OVER VAPOR BARRIER
  - 3.03 VB & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT
  - 3.04 1/2" W/ STRIP-TOP JOINT FILLER W/ SEALANT
  - 3.05 SLOPE SLAB TO DRAIN
  - 3.06 CONG. MIDSLAB
  - 3.07 CONG. PIER
  - 3.08 CAST IN PLACE CONCRETE
  - 3.09 CONCRETE REINFORCEMENT
  - 3.10 WELDED WIRE FABRIC 6x6-W/ 4XW/ 4 U.N.O.
  - 3.11 MORTAR NET
  - DIV 04 MASONRY (REF: EXTERIOR FINISH SCHEDULE)
  - 4.01 MASONRY WALL W/ HORIZ. JOINT RENF. @ 24" O.C.; REF: STRUCTURAL FOR VERT. RENF.
  - 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-WALL FLASHING W/ MTL. DRIP EDGE & KEEPS @ 24" O.C. MAX
  - 4.05 SOLID GROUT FILL BELOW THRU-WALL FLASHING
  - 4.06 MASONRY CONTROL JOINT 3/8" W/ CONT. SEALANT & BACKER ROD
  - 4.07 BRICK ROYLOCK 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)
  - 4.11 CHASED FACE STONE W/ ADJ. ANCHORS @ 24" HOR. x 16" VERT. O.C. TYP. (LOCATION OF STONE FACE FROM COLUMN LINE)
  - 4.12 CONCRETE BLOCK (CMU)
  - 4.13 CONCRETE PAVERS
  - 4.14 SMOOTH FACE STONE VENEER (2")
  - DIV 05 METALS (REF: STRUCTURAL DWGS.)
  - 5.01 STRUCTURAL STEEL COLUMN
  - 5.02 STRUCTURAL STEEL BEAM
  - 5.03 STRUCTURAL STEEL CHANNEL
  - 5.04 STRUCTURAL STEEL TUBE
  - 5.05 STRUCTURAL STEEL ANGLE
  - 5.06 STRUCTURAL STEEL DECK
  - 5.07 COLD-FORMED MTL. FRAMING @ 16" O.C. U.N.O. (SIZE)
  - 5.08 CONG. FILLED PIPE BOLLARD
  - 5.09 COLD-FORMED RESILIENT CHANNEL
  - 5.10 MTL. FURRING CHANNEL
  - 5.11 ORNAMENTAL RAILING
  - 5.12 ALUMINUM TUBE
  - 5.13 STEEL BAR
  - 5.14 STEEL PLATE, PROVIDE BLOCKING AS REQUIRED
  - 5.15 PERFORATED METAL
  - DIV 06 WOOD, PLASTICS AND COMPOSITES
  - 6.01 WOOD BLOCKING (SIZE)
  - 6.02 PRESERVATIVE TREATED WOOD BLOCKING (SIZE)
  - 6.03 EXT. GRADE PLYWOOD (SIZE)
  - 6.04 1/2" GLASS-MAT GYP. SHT. - SEAL JOINTS TYP.
  - 6.05 1/2" GLASS-MAT GYP. SOFFIT BD.
  - 6.06 1/2" GLASS-MAT ROOF BOARD SHEATHING
  - 6.07 1/4" CEMENT BOARD SHT. - BEHIND TILE
  - 6.08 STAINED WOOD TRIM
  - 6.09 HARDIE BOARD PANEL
  - 6.10 HARDIE TRIM (SIZE)
  - 6.11 HARDIE REVEAL HORIZONTAL TRIM
  - 6.12 BLOCKING FOR FUTURE GRAB BARS PER. ANSII 117.1
  - 6.13 PLYWOOD
  - DIV 07 THERMAL AND MOISTURE PROTECTION
  - 7.01 SELF-ADHERED SHEET MEMBRANE AIR/VAPOR/WATER BARRIER
  - 7.02 2" x 24" MIN. RIGID PERKMEETER INSULATION
  - 7.03 BATT INSULATION
  - 7.04 ACOUSTICAL BATT INSULATION
  - 7.05 AIR-MOISTURE BARRIER COATING @ SHT. TYP.
  - 7.06 6 MIL POLY VAPOR BARRIER W/ JOINTS SEALED
  - 7.07 1 1/2" (UNO) WATER DRAINAGE EFS. MECHANICALLY ATTACH TO SHEATHING
  - 7.08 FRIE FINISHED EXTRUDED METAL CORNICE
  - 7.09 EIFS REVEAL
  - 7.10 2" x 4" 'ELLA' CERAMIC TILE BY PANTEON
  - 7.11 METAL PANEL TRIM
  - 7.12 CONJUN. BENCH-PLY ROOF MEMBRANE
  - 7.13 WALKWAY PADS
  - 7.14 ELASTIZELL INSULATING CONCRETE
  - 7.15 1/4" TAPERED INSUL. TO DRAIN
  - 7.16 PREFIN. SHT. MTL. CORING & CONT. GLEAT
  - 7.17 PREFIN. SHT. MTL. FLASHING; FOLD-BACK EDGES, TYP.
  - 7.18 THRU-WALL FLASHING
  - 7.19 PREFINISHED BREAK METAL
  - 7.20 COMPATIBLE SEALANT, W/ BACKER ROD AS NEEDED
  - 7.21 CONT. 3/8" SEALANT W/ KEEPS @ 24" O.C.
  - 7.22 FASTENER W/ NEOPRENE WASHER
  - 7.23 MHA-DRAIN 6000 OVER MIRAPLY-V WATERPROOFING MEMBRANE
  - 7.24 850 GREENSTREAK PVC WATER STOP
  - 7.25 POLYSTYRENE BOARD INSULATION
  - 7.26 DRAIN EDGE
  - 7.27 EIFS AQUALASH SYSTEM
  - 7.28 EMSEAL COMPRESSIBLE EXPANSION JOINT
  - DIV 08 OPENINGS
  - 8.01 PTD. HOLLOW METAL DOOR & FRAME EXTERIOR DOORS TO BE INSULATED
  - 8.02 HOLLOW METAL ANCHORS, MIN. 5 PER JAMB
  - 8.03 ALUM. STOREFRONT FRAMING SYSTEM W/ SHIMS AT HEAD
  - 8.04 ALUM. ENTRANCE DOOR W/ TEMP. GLAZING
  - 8.05 FLUSH MTD. EMERGENCY KEY ACCESS BOX @ 5'-6" ABOVE GRADE - VERIFY LOCATION W/ FIRE MARSHAL
  - 8.06 SPANDREL GLASS
  - 8.07 INSULATED LOW-E GLASS - TEMPER @ 1"
  - 8.08 SINGLE HUNG WINDOW
  - DIV 09 FINISHES
  - 9.01 5/8" TYPE 'X' GYP. BD. W/ CJS @ 30'-0" MAX
  - 9.02 MOISTURE RESISTANT TYPE 'X' GYP. BD. (SIZE)
  - 9.03 MTL. STUDS @ 16" O.C. U.N.O. (SIZE)
  - 9.04 C-H STUDS @ 24" O.C.
  - 9.05 SECURE MTL. RAILING
  - 9.06 1/8" RESILIENT HAT CHANNEL
  - 9.07 PORCELAIN / CERAMIC TILE
  - 9.08 PAINT
  - 9.09 J-TRIM
  - DIV 10 SPECIALTIES
  - 10.01 TYPICAL SIGNAGE (N.C.) - PROVIDE PLYWOOD BACKING & ELEC. ROYER CONNECTION
  - 10.02 4" HT. INT. MTD. WHITE PSV BUILDING ADDRESS NUMBERS ABV. EXT. ENTRY/EXIT DOORS - VERIFY TEXT W/ OWNER GROUP
  - 10.03 FABRIC AWNING W/ PTD. ALUMINUM FRAMES
  - 10.04 MTL. RAILING
  - 10.05 MAIL BOXES
  - DIV 11 EQUIPMENT
  - 11.01 GAS METER LOCATION
  - DIV 22 PLUMBING (REF: PLUMBING DWGS.)
  - 22.01 PLUMBING EQUIPMENT
  - 22.02 ROOF DRAIN
  - 22.03 OVERFLOW ROOF DRAIN
  - 22.04 OVERFLOW LEADER
  - DIV 23 HVAC (REF: MECH DWGS.)
  - 23.01 ROOFTOP HVAC UNIT
  - 23.02 CONDENSER PIPE
  - 23.03 MECHANICAL EQUIPMENT
  - 23.04 ALUMINUM LOUVER
  - 23.05 FUTURE HOOD EXHAUST LOCATION
  - DIV 26 ELECTRICAL (REF: ELECTRICAL DWGS.)
  - 26.01 ELECTRICAL TRANSFORMER
  - 26.02 MAIN ELECTRICAL SERVICE ENTRANCE
  - 26.03 ELECTRICAL LIGHT FIXTURE, TYP.
  - DIV 31 EARTHWORK
  - 31.01 4" MIN. DRAINAGE FILL
  - 31.02 COMPACTED BACKFILL
  - 31.03 4" DRAIN TILE W/ FILTER FABRIC
  - 31.04 1" BEDDING SAND
  - DIV 32 EXTERIOR IMPROVEMENTS
  - 32.01 4" BROOM-FINISH CONG. P.V.M.T.
  - 32.02 ASPHALT PAVING

- ROOM LEGEND**
- 1 BED
  - 1 BED APT.
  - 2 BED
  - 2 BED APT.
  - ADA STUDIO
  - CIRCULATION
  - HOTEL
  - MECH
  - RETAIL
  - STORAGE
  - STUDIO

**HOTEL:**  
 ADA STUDIO = 1  
 STUDIO = 2  
 1 BEDS = 4  
 2 BEDS = 4  
**TOTAL UNITS = 16**



**15 STREET LEVEL**

**1**

- DIV 03 CONCRETE (REF: STRUCTURAL DWGS.)
- 3.01 CONG. FOOTING & FOUNDATION
- 3.02 CONG. SLAB OVER VAPOR BARRIER
- 3.03 VB & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT
- 3.04 1/2" W/ STRIP-TOP JOINT FILLER W/ SEALANT
- 3.05 SLOPE SLAB TO DRAIN
- 3.06 CONG. MIDSLAB
- 3.07 CONG. PIER
- 3.08 CAST IN PLACE CONCRETE
- 3.09 CONCRETE REINFORCEMENT
- 3.10 WELDED WIRE FABRIC 6x6-W/ 4XW/ 4 U.N.O.
- 3.11 MORTAR NET
- DIV 04 MASONRY (REF: EXTERIOR FINISH SCHEDULE)
- 4.01 MASONRY WALL W/ HORIZ. JOINT RENF. @ 24" O.C.; REF: STRUCTURAL FOR VERT. RENF.
- 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-WALL FLASHING W/ MTL. DRIP EDGE & KEEPS @ 24" O.C. MAX
- 4.05 SOLID GROUT FILL BELOW THRU-WALL FLASHING
- 4.06 MASONRY CONTROL JOINT 3/8" W/ CONT. SEALANT & BACKER ROD
- 4.07 BRICK ROYLOCK 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)
- 4.11 CHASED FACE STONE W/ ADJ. ANCHORS @ 24" HOR. x 16" VERT. O.C. TYP. (LOCATION OF STONE FACE FROM COLUMN LINE)
- 4.12 CONCRETE BLOCK (CMU)
- 4.13 CONCRETE PAVERS
- 4.14 SMOOTH FACE STONE VENEER (2")
- DIV 05 METALS (REF: STRUCTURAL DWGS.)
- 5.01 STRUCTURAL STEEL COLUMN
- 5.02 STRUCTURAL STEEL BEAM
- 5.03 STRUCTURAL STEEL CHANNEL
- 5.04 STRUCTURAL STEEL TUBE
- 5.05 STRUCTURAL STEEL ANGLE
- 5.06 STRUCTURAL STEEL DECK
- 5.07 COLD-FORMED MTL. FRAMING @ 16" O.C. U.N.O. (SIZE)
- 5.08 CONG. FILLED PIPE BOLLARD
- 5.09 COLD-FORMED RESILIENT CHANNEL
- 5.10 MTL. FURRING CHANNEL
- 5.11 ORNAMENTAL RAILING
- 5.12 ALUMINUM TUBE
- 5.13 STEEL BAR
- 5.14 STEEL PLATE, PROVIDE BLOCKING AS REQUIRED
- 5.15 PERFORATED METAL
- DIV 06 WOOD, PLASTICS AND COMPOSITES
- 6.01 WOOD BLOCKING (SIZE)
- 6.02 PRESERVATIVE TREATED WOOD BLOCKING (SIZE)
- 6.03 EXT. GRADE PLYWOOD (SIZE)
- 6.04 1/2" GLASS-MAT GYP. SHT. - SEAL JOINTS TYP.
- 6.05 1/2" GLASS-MAT GYP. SOFFIT BD.
- 6.06 1/2" GLASS-MAT ROOF BOARD SHEATHING
- 6.07 1/4" CEMENT BOARD SHT. - BEHIND TILE
- 6.08 STAINED WOOD TRIM
- 6.09 HARDIE BOARD PANEL
- 6.10 HARDIE TRIM (SIZE)
- 6.11 HARDIE REVEAL HORIZONTAL TRIM
- 6.12 BLOCKING FOR FUTURE GRAB BARS PER. ANSII 117.1
- 6.13 PLYWOOD
- DIV 07 THERMAL AND MOISTURE PROTECTION
- 7.01 SELF-ADHERED SHEET MEMBRANE AIR/VAPOR/WATER BARRIER
- 7.02 2" x 24" MIN. RIGID PERKMEETER INSULATION
- 7.03 BATT INSULATION
- 7.04 ACOUSTICAL BATT INSULATION
- 7.05 AIR-MOISTURE BARRIER COATING @ SHT. TYP.
- 7.06 6 MIL POLY VAPOR BARRIER W/ JOINTS SEALED
- 7.07 1 1/2" (UNO) WATER DRAINAGE EFS. MECHANICALLY ATTACH TO SHEATHING
- 7.08 FRIE FINISHED EXTRUDED METAL CORNICE
- 7.09 EIFS REVEAL
- 7.10 2" x 4" 'ELLA' CERAMIC TILE BY PANTEON
- 7.11 METAL PANEL TRIM
- 7.12 CONJUN. BENCH-PLY ROOF MEMBRANE
- 7.13 WALKWAY PADS
- 7.14 ELASTIZELL INSULATING CONCRETE
- 7.15 1/4" TAPERED INSUL. TO DRAIN
- 7.16 PREFIN. SHT. MTL. CORING & CONT. GLEAT
- 7.17 PREFIN. SHT. MTL. FLASHING; FOLD-BACK EDGES, TYP.
- 7.18 THRU-WALL FLASHING
- 7.19 PREFINISHED BREAK METAL
- 7.20 COMPATIBLE SEALANT, W/ BACKER ROD AS NEEDED
- 7.21 CONT. 3/8" SEALANT W/ KEEPS @ 24" O.C.
- 7.22 FASTENER W/ NEOPRENE WASHER
- 7.23 MHA-DRAIN 6000 OVER MIRAPLY-V WATERPROOFING MEMBRANE
- 7.24 850 GREENSTREAK PVC WATER STOP
- 7.25 POLYSTYRENE BOARD INSULATION
- 7.26 DRAIN EDGE
- 7.27 EIFS AQUALASH SYSTEM
- 7.28 EMSEAL COMPRESSIBLE EXPANSION JOINT
- DIV 08 OPENINGS
- 8.01 PTD. HOLLOW METAL DOOR & FRAME EXTERIOR DOORS TO BE INSULATED
- 8.02 HOLLOW METAL ANCHORS, MIN. 5 PER JAMB
- 8.03 ALUM. STOREFRONT FRAMING SYSTEM W/ SHIMS AT HEAD
- 8.04 ALUM. ENTRANCE DOOR W/ TEMP. GLAZING
- 8.05 FLUSH MTD. EMERGENCY KEY ACCESS BOX @ 5'-6" ABOVE GRADE - VERIFY LOCATION W/ FIRE MARSHAL
- 8.06 SPANDREL GLASS
- 8.07 INSULATED LOW-E GLASS - TEMPER @ 1"
- 8.08 SINGLE HUNG WINDOW
- DIV 09 FINISHES
- 9.01 5/8" TYPE 'X' GYP. BD. W/ CJS @ 30'-0" MAX
- 9.02 MOISTURE RESISTANT TYPE 'X' GYP. BD. (SIZE)
- 9.03 MTL. STUDS @ 16" O.C. U.N.O. (SIZE)
- 9.04 C-H STUDS @ 24" O.C.
- 9.05 SECURE MTL. RAILING
- 9.06 1/8" RESILIENT HAT CHANNEL
- 9.07 PORCELAIN / CERAMIC TILE
- 9.08 PAINT
- 9.09 J-TRIM
- DIV 10 SPECIALTIES
- 10.01 TYPICAL SIGNAGE (N.C.) - PROVIDE PLYWOOD BACKING & ELEC. ROYER CONNECTION
- 10.02 4" HT. INT. MTD. WHITE PSV BUILDING ADDRESS NUMBERS ABV. EXT. ENTRY/EXIT DOORS - VERIFY TEXT W/ OWNER GROUP
- 10.03 FABRIC AWNING W/ PTD. ALUMINUM FRAMES
- 10.04 MTL. RAILING
- 10.05 MAIL BOXES
- DIV 11 EQUIPMENT
- 11.01 GAS METER LOCATION
- DIV 22 PLUMBING (REF: PLUMBING DWGS.)
- 22.01 PLUMBING EQUIPMENT
- 22.02 ROOF DRAIN
- 22.03 OVERFLOW ROOF DRAIN
- 22.04 OVERFLOW LEADER
- DIV 23 HVAC (REF: MECH DWGS.)
- 23.01 ROOFTOP HVAC UNIT
- 23.02 CONDENSER PIPE
- 23.03 MECHANICAL EQUIPMENT
- 23.04 ALUMINUM LOUVER
- 23.05 FUTURE HOOD EXHAUST LOCATION
- DIV 26 ELECTRICAL (REF: ELECTRICAL DWGS.)
- 26.01 ELECTRICAL TRANSFORMER
- 26.02 MAIN ELECTRICAL SERVICE ENTRANCE
- 26.03 ELECTRICAL LIGHT FIXTURE, TYP.
- DIV 31 EARTHWORK
- 31.01 4" MIN. DRAINAGE FILL
- 31.02 COMPACTED BACKFILL
- 31.03 4" DRAIN TILE W/ FILTER FABRIC
- 31.04 1" BEDDING SAND
- DIV 32 EXTERIOR IMPROVEMENTS
- 32.01 4" BROOM-FINISH CONG. P.V.M.T.
- 32.02 ASPHALT PAVING

**PRELIMINARY PRICING**

DATE: May 27th, 2011

Client Name \_\_\_\_\_

**900 NH- Marriott TownePlace**

Lawrence, Kansas

**TREANOR ARCHITECTS P.A.**

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

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY: Author

CHECKED BY: Checker

NO.	DESCRIPTION	DATE

**A101**

STREET LEVEL

TREANOR NO. DV11.003.00B

5 4 3 2 1

D C B A

15 STREET LEVEL

1

1/16" = 1'-0"

NORTH

DATE PRINTED: 1/25/2012 2:13:00 PM  
 FILE PATH: D:\900 NH\Current\Drawings.dwg

**ROOM LEGEND**

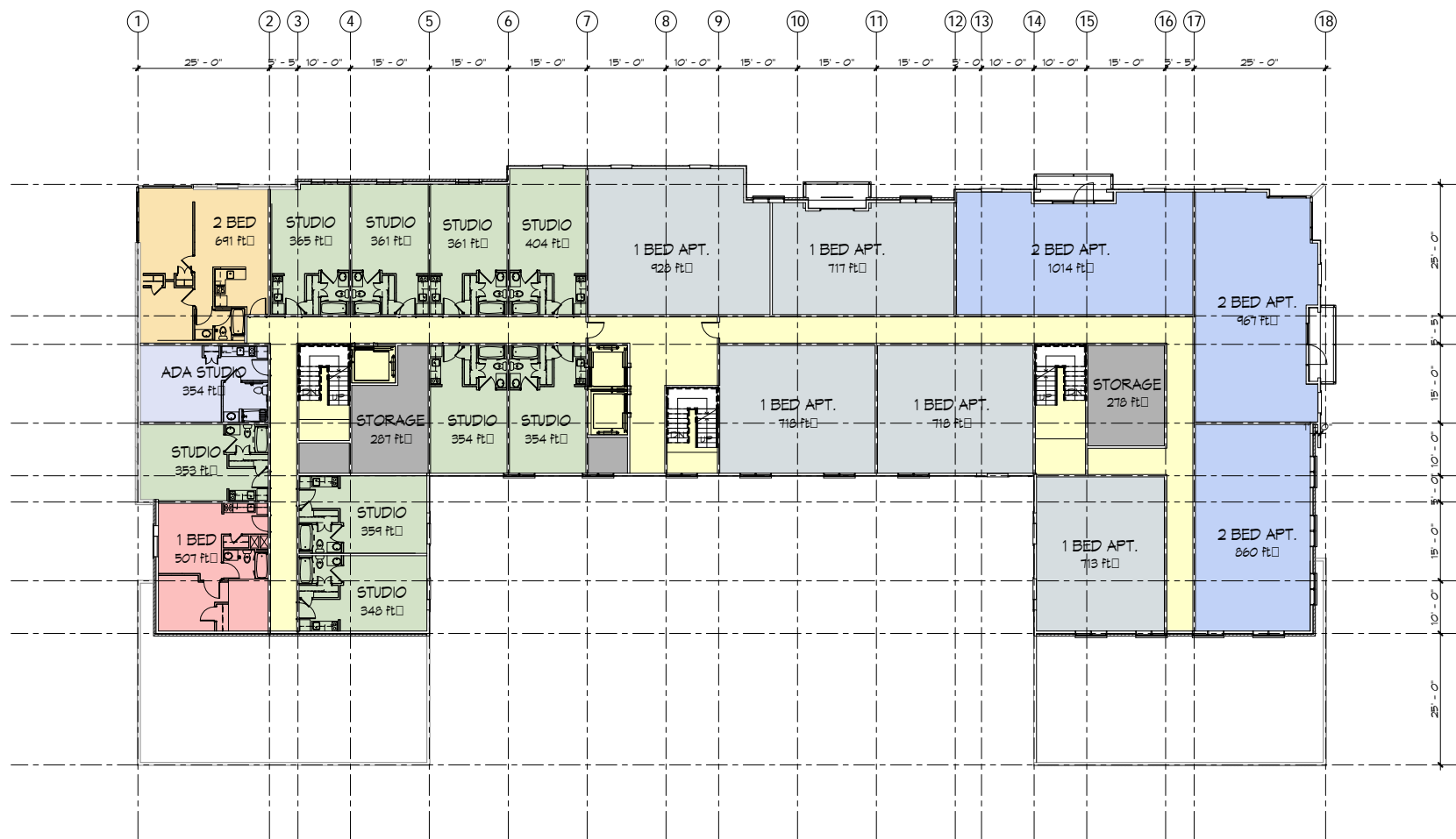
- 1 BED
- 1 BED APT.
- 2 BED
- 2 BED APT.
- ADA STUDIO
- CIRCULATION
- STORAGE
- STUDIO

**HOTEL:**

- ADA STUDIO = 1
- STUDIO = 9
- 1 BEDS = 1
- 2 BEDS = 1
- TOTAL UNITS = 12**

**APARTMENT:**

- 1 BEDS = 5
- 2 BEDS = 3
- TOTAL APTS. = 8**



**40 4th FLOOR (HOTEL/APTS.)**

1/16" = 1'-0"

**2**

**KEY NOTES:**

- DIV 03 CONCRETE (REF. STRUCTURAL DWGS.)
  - 3.01 CONC. FOOTING & FOUNDATION
  - 3.02 CONC. SLAB OVER VAPOR BARRIER
  - 3.03 VB & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT
  - 3.04 1/2" W/ STRIP-TOP JOINT FILLER W/ SEALANT
  - 3.05 SLOPE SLAB TO DRAIN
  - 3.06 CONT. MUDELAB
  - 3.07 CONC. PIER
  - 3.08 CAST IN PLACE CONCRETE
  - 3.09 CONCRETE REINFORCEMENT
  - 3.10 WELDED WIRE FABRIC 6x6-W/4XW/4 U.N.O.
  - 3.11 MORTAR NET
- DIV 04 MASONRY (REF. EXTERIOR FINISH SCHEDULE)
  - 4.01 MASONRY WALL W/ HORIZ. JOINT RENF. @ 24" O.C.; REF. STRUCTURAL FOR VERT. RENF.
  - 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-WALL FLASHING W/ MTL. DRIP EDGE & KEEPS @ 24" O.C. MAX
  - 4.05 SOLID GROUT FILL BELOW THRU-WALL FLASHING
  - 4.06 MASONRY CONTROL JOINT 3/8" W/ CONT. SEALANT & BACKER ROD
  - 4.07 BRICK ROYLOCK COURSE
  - 4.08 BRICK SOLDIER COURSE
  - 4.09 STONE TRIM (SEE PROFFILES)
  - 4.10 SMOOTH FACE STONE W/ ADJ. ANCHORS @ 24" HOR. x 16" VERT. O.C. TYP (LOCATION OF STONE FACE FROM COLUMN LINE)
  - 4.11 GHAILED FACE STONE W/ ADJ. ANCHORS @ 24" HOR. x 16" VERT. O.C. TYP (LOCATION OF STONE FACE FROM COLUMN LINE)
  - 4.12 CONCRETE BLOCK (CMU)
  - 4.13 CONCRETE PAVERS
  - 4.14 SMOOTH FACE STONE VENEER (2')
- DIV 05 METALS (REF. STRUCTURAL DWGS.)
  - 5.01 STRUCTURAL STEEL COLUMN
  - 5.02 STRUCTURAL STEEL BEAM
  - 5.03 STRUCTURAL STEEL CHANNEL
  - 5.04 STRUCTURAL STEEL TUBE
  - 5.05 STRUCTURAL STEEL ANGLE
  - 5.06 STRUCTURAL STEEL DECK
  - 5.07 COLD-FORMED MTL. FRAMING @ 16" O.C. U.N.O. (SIZE)
  - 5.08 CONC. FILLED PIPE BOLLARD
  - 5.09 COLD FORMED RESILIENT CHANNEL
  - 5.10 MTL. FURRING CHANNEL
  - 5.11 ORNAMENTAL RAILING
  - 5.12 ALUMINUM TRIM
  - 5.13 STEEL BAR
  - 5.14 STEEL PLATE, PROVIDE BLOCKING AS REQUIRED
  - 5.15 PERFORATED METAL
- DIV 06 WOOD, PLASTICS AND COMPOSITES
  - 6.01 WOOD BLOCKING (SIZE)
  - 6.02 PRESERVATIVE TREATED WOOD BLOCKING (SIZE)
  - 6.03 EXT. GRADE PLYWOOD (SIZE)
  - 6.04 1/2" GLASS-MAT GYP. SHT. - SEAL JOINTS TYP
  - 6.05 1/2" GLASS-MAT GYP. SOFFIT BD.
  - 6.06 1/2" GLASS-MAT ROOF BOARD SHEATHING
  - 6.07 1/4" CEMENT BOARD SHT. - BEHIND TILE
  - 6.08 STAINED WOOD TRIM
  - 6.09 HARDEE BOARD PANEL
  - 6.10 HARDEE TRIM (SIZE)
  - 6.11 HARDEE REVEAL HORIZONTAL TRIM
  - 6.12 BLOCKING FOR FUTURE GRAB BARS PER. ANSI 117.1
  - 6.13 PLYWOOD
- DIV 07 THERMAL AND MOISTURE PROTECTION
  - 7.01 SELF-ADHERED SHEET MEMBRANE AIR/VAPOR/WATER BARRIER
  - 7.02 2" x 24" MIN. RIGID PERIMETER INSULATION
  - 7.03 BATT INSULATION
  - 7.04 ACOUSTICAL BATT INSULATION
  - 7.05 AIR-MOISTURE BARRIER COATING @ SHT. TYP
  - 7.06 6 MIL POLY. VAPOR BARRIER W/ JOINTS SEALED
  - 7.07 1 1/2" (UNO) WATER DRAINAGE EPS. MECHANICALLY ATTACH TO SHEATHING
  - 7.08 EPS REVEAL
  - 7.09 EIFS REVEAL
  - 7.10 2" x 4" 'ELLA' CERAMIC TILE BY PANtheon
  - 7.11 METAL PANEL TRIM
  - 7.12 CONCLN. BENCH-FLY ROOF MEMBRANE
  - 7.13 WALKWAY PADS
  - 7.14 ELASTIZELL INSULATING CONCRETE
  - 7.15 1/4" TAPERED INSUL. TO DRAIN
  - 7.16 PREFIN. SHT. MTL. COPING & CONT. GLEAT
  - 7.17 PREFIN. SHT. MTL. FLASHING; FOLD-BACK EDGES, TYP
  - 7.18 THRU-WALL FLASHING
  - 7.19 PREFINISHED BREAK JAMB
  - 7.20 COMPATIBLE SEALANT, W/ BACKER ROD AS NEEDED
  - 7.21 CONT. 3/8" SEALANT W/ KEEPS @ 24" O.C.
  - 7.22 FASTENER W/ NEOPRENE WASHER
  - 7.23 MEM-DRAIN GOOD OVER MIRAFLY-V WATERPROOFING MEMBRANE
  - 7.24 850 GREENSTREAK PVC WATER STOP
  - 7.25 POLYSTYRENE BOARD INSULATION
  - 7.26 DRIP EDGE
  - 7.27 EIFS AQUAFASH SYSTEM
  - 7.28 EMSEAL COMPRESSIBLE EXPANSION JOINT
- DIV 08 OPENINGS
  - 8.01 PTD. HOLLOW METAL DOOR & FRAME EXTERIOR DOORS TO BE INSULATED
  - 8.02 HOLLOW METAL ANCHORS, MIN. 5 PER JAMB
  - 8.03 ALUM. STOREFRONT FRAMING SYSTEM W/ SHIMS AT HEAD
  - 8.04 ALUM. ENTRANCE DOOR W/ TDM GLAZING
  - 8.05 FLUSH MTD. EMERGENCY KEY ACCESS BOX @ 5'-6" ABOVE GRADE - VERIFY LOCATION W/ FIRE MARSHAL
  - 8.06 SPANDREL GLASS
  - 8.07 INSULATED LOW-E GLASS - TEMPER @ 1"
  - 8.08 SINGLE HUNG WINDOW
- DIV 09 FINISHES
  - 9.01 5/8" TYPE "X" GYP. BD. W/ GJS @ 30'-0" MAX
  - 9.02 MOISTURE RESISTANT TYPE "X" GYP. BD. (SIZE)
  - 9.03 MTL. STUDS @ 16" O.C. U.N.O. (SIZE)
  - 9.04 C-4 STUDS @ 24" O.C.
  - 9.05 SECURE MTL. RAINNER
  - 9.06 7/8" RESILIENT HAT CHANNEL
  - 9.07 PORCELAIN / CERAMIC TILE
  - 9.08 PAINT
  - 9.09 J-TRIM
- DIV 10 SPECIALTIES
  - 10.01 TYPICAL SIGNAGE (N/C) - PROVIDE PLYWOOD BACKING & ELEC. POWER CONNECTION
  - 10.02 4" HT INT. MTD. WHITE PSV. BUILDING ADDRESS NUMBERS ABV. EXT. ENTRY/EXIT DOORS - VERIFY TEXT W/ OWNER GROUP
  - 10.03 FABRIC AWNING W/ PTD. ALUMINUM FRAMES
  - 10.04 MTL. RAILING
  - 10.05 MAIL BOXES
- DIV 11 EQUIPMENT
  - 11.01 GAS METER LOCATION
- DIV 22 PLUMBING (REF. PLUMBING DWGS.)
  - 22.01 PLUMBING EQUIPMENT
  - 22.02 ROOF DRAIN
  - 22.03 OVERFLOW ROOF DRAIN
  - 22.04 OVERFLOW LEADER
- DIV 23 HVAC (REF. MECH DWGS.)
  - 23.01 ROOFTOP HVAC UNIT
  - 23.02 CONDENSER PIPE
  - 23.03 MECHANICAL EQUIPMENT
  - 23.04 ALUMINUM LOUVER
  - 23.05 FUTURE HOOD EXHAUST LOCATION
- DIV 26 ELECTRICAL (REF. ELECTRICAL DWGS.)
  - 26.01 ELECTRICAL TRANSFORMER
  - 26.02 MAIN ELECTRICAL SERVICE ENTRANCE
  - 26.03 ELECTRICAL LIGHT FIXTURE, TYP
- DIV 31 EARTHWORK
  - 31.01 4" MIN. DRAINAGE FILL
  - 31.02 COMPACTED BACKFILL
  - 31.03 4" DRAIN TILE W/ FILTER FABRIC
  - 31.04 1" BEDDING SAND
- DIV 32 EXTERIOR IMPROVEMENTS
  - 32.01 4" BROOM-FINISH CONC. PVMT.
  - 32.02 ASPHALT PAVING

**PRELIMINARY PRICING**

DATE: May 27th, 2011

Client Name

**900 NH- Marriott TownePlace**

Lawrence, Kansas

**TREANOR ARCHITECTS P.A.**  
 1501 W. 6th Street, Suite B  
 Lawrence, KS 66044-7111  
 Office: 785.843.5554  
 Fax: 785.841.9738  
 www.treanorarchitects.com

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY:	Author	
CHECKED BY:	Checker	
REVISIONS		
NO.	DESCRIPTION	DATE

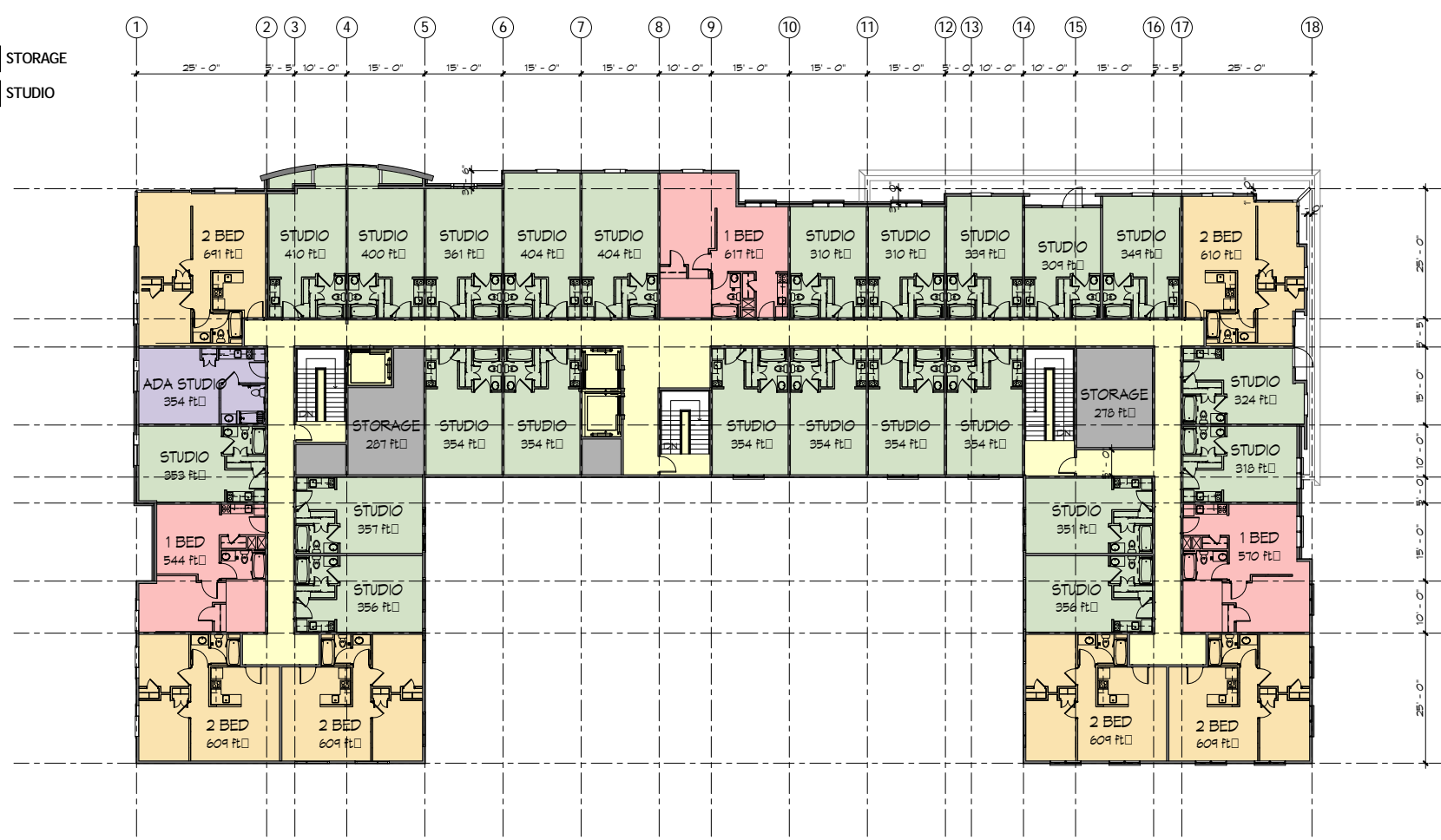
**A102**  
 2nd-4th FLOORS  
 TREANOR NO. DV11.003.00B

**ROOM LEGEND**

- 1 BED
- 1 BED APT.
- 2 BED
- 2 BED APT.
- ADA STUDIO
- CIRCULATION
- HOTEL
- MECH
- RETAIL
- STORAGE
- STUDIO

**HOTEL:**

- ADA STUDIO = 1
- STUDIO = 23
- 1 BEDS = 3
- 2 BEDS = 6
- TOTAL UNITS = 33**



**20 2nd & 3rd Floor (HOTEL)**

1/16" = 1'-0"

**1**

- DIV 03 CONCRETE (REF. STRUCTURAL DWGS.)
  - 3.01 4" MIN. DRAINAGE FILL
  - 3.02 COMPACTED BACKFILL
  - 3.03 4" DRAIN TILE W/ FILTER FABRIC
  - 3.04 1" BEDDING SAND
- DIV 32 EXTERIOR IMPROVEMENTS
  - 32.01 4" BROOM-FINISH CONC. PVMT.
  - 32.02 ASPHALT PAVING

DATE PRINTED: 1/25/2012 2:14:45 PM  
FILE PATH: D:\900 NH\Current\Drawings.rvt

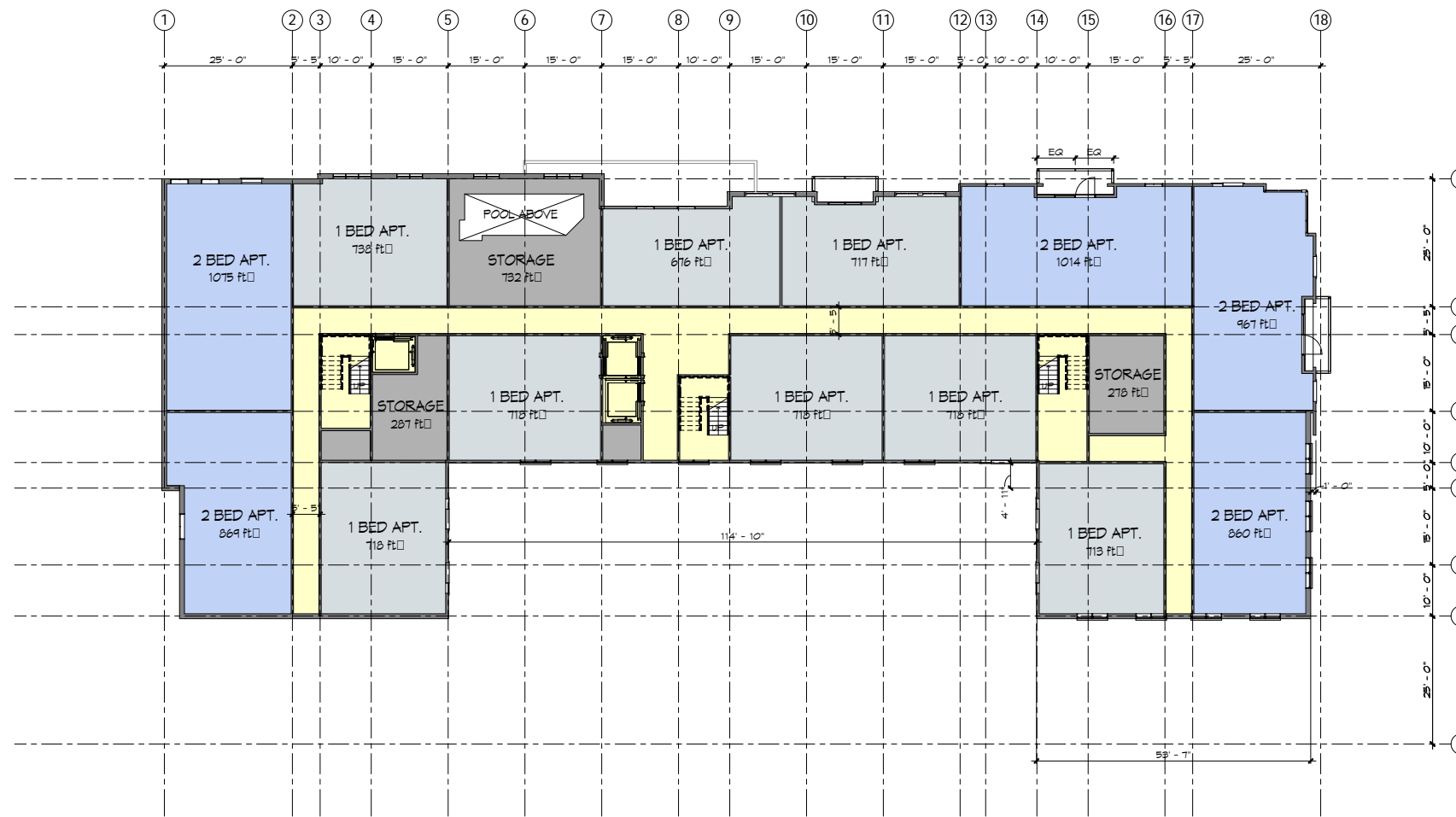
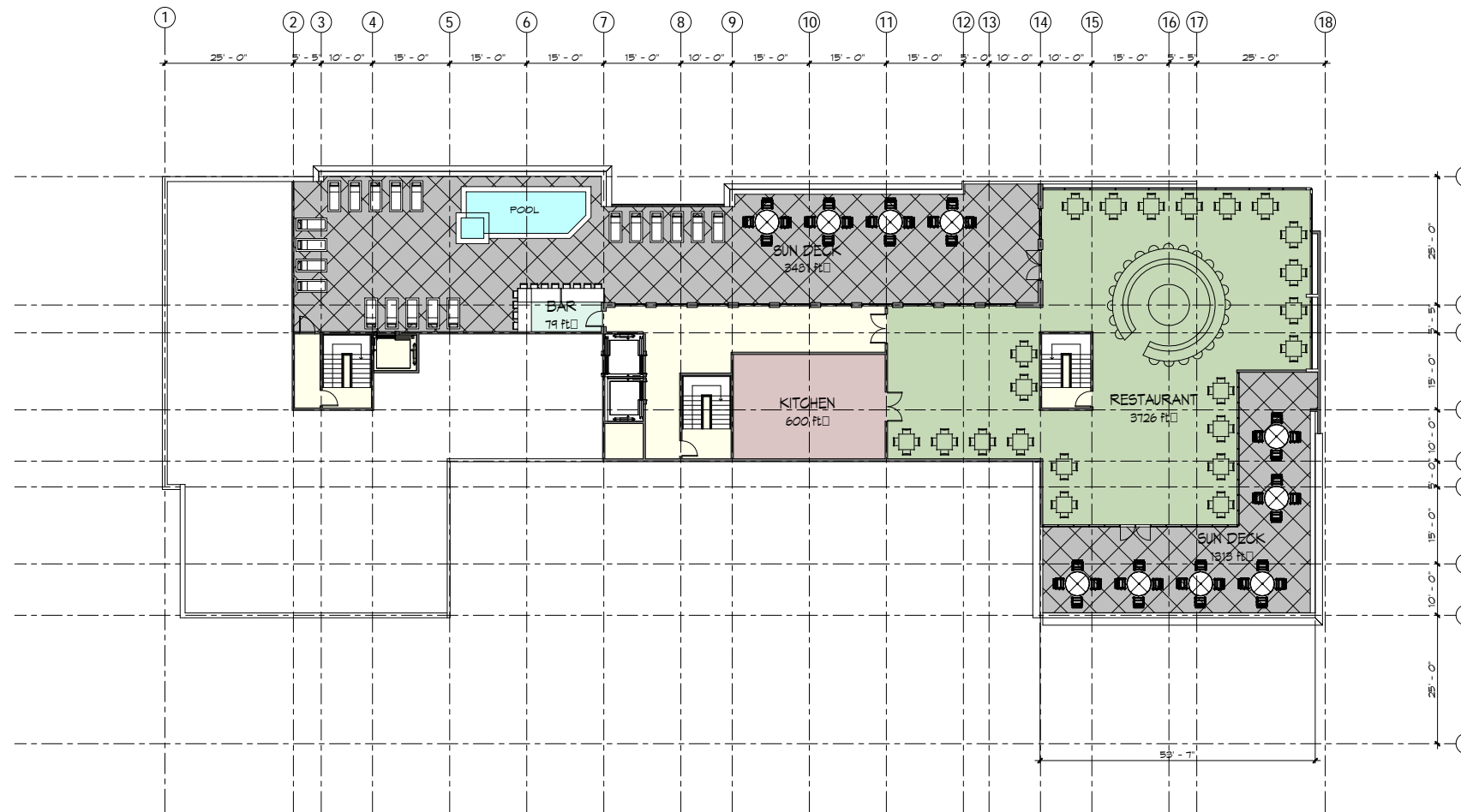
**Hotel Legend**

- BAR
- CIRCULATION
- KITCHEN
- RESTAURANT
- SUN DECK

**ROOM LEGEND**

- 1 BED APT.
- 2 BED APT.
- CIRCULATION
- STORAGE

**APARTMENT:**  
1 BEDS = 8  
2 BEDS = 5  
**TOTAL APTS. = 13**



**KEY NOTES:**

**DIV 03 CONCRETE (REF: STRUCTURAL DWGS.)**  
 3.01 CONG. FOOTING & FOUNDATION  
 3.02 CONG. SLAB OVER VAPOR BARRIER  
 3.03 VB & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT  
 3.04 1/2" W/ STRIP-TOP JOINT FILLER W/ SEALANT  
 3.05 SLOPE SLAB TO DRAIN  
 3.06 CONT. MUDESLAB  
 3.07 CONG. PIER  
 3.08 CAST IN PLACE CONCRETE  
 3.09 CONCRETE REINFORCEMENT  
 3.10 WELDED WIRE FABRIC 6x6-W/4XW/4 U.N.O.  
 3.11 MORTAR NET

**DIV 04 MASONRY (REF: EXTERIOR FINISH SCHEDULE)**  
 4.01 MASONRY WALL W/ HORIZ. JOINT RENF. @ 24" O.C.; REF: STRUCTURAL FOR VERT. RENF.  
 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-WALL FLASHING W/ MTL. DRIP EDGE & KEEPS @ 24" O.C. MAX  
 4.05 SOLID GROUT FILL BELOW THRU-WALL FLASHING  
 4.06 MASONRY CONTROL JOINT 3/8" W/ CONT. SEALANT & BACKER ROD  
 4.07 BRICK ROYLOCK COURSE  
 4.08 BRICK SOLDIER COURSE  
 4.09 STONE TRIM (INT. USE PROFILES)  
 4.10 SMOOTH FACE STONE W/ ADJ. ANCHORS @ 24" HOR. x 16" VERT. O.C. TYP (LOCATION OF STONE FACE FROM COLUMN LINE)  
 4.11 GHAZZLED FACE STONE W/ ADJ. ANCHORS @ 24" HOR. x 16" VERT. O.C. TYP (LOCATION OF STONE FACE FROM COLUMN LINE)  
 4.12 CONCRETE BLOCK (CMU)  
 4.13 CONCRETE PAVERS  
 4.14 SMOOTH FACE STONE VENEER (2")

**DIV 05 METALS (REF: STRUCTURAL DWGS.)**  
 5.01 STRUCTURAL STEEL COLUMN  
 5.02 STRUCTURAL STEEL BEAM  
 5.03 STRUCTURAL STEEL CHANNEL  
 5.04 STRUCTURAL STEEL TUBE  
 5.05 STRUCTURAL STEEL ANGLE  
 5.06 STRUCTURAL STEEL DECK  
 5.07 COLD-FORMED MTL. FRAMING @ 16" O.C. U.N.O. (SIZE)  
 5.08 CONG. FILLED PIPE BOLLARD  
 5.09 COLD FORMED RESILIENT CHANNEL  
 5.10 MTL. FURRING CHANNEL  
 5.11 ORNAMENTAL RAILING  
 5.12 ALUMINUM TRIM  
 5.13 STEEL BAR  
 5.14 STEEL PLATE, PROVIDE BLOCKING AS REQUIRED  
 5.15 PERFORATED METAL

**DIV 06 WOOD, PLASTICS AND COMPOSITES**  
 6.01 WOOD BLOCKING (SIZE)  
 6.02 PRESERVATIVE TREATED WOOD BLOCKING (SIZE)  
 6.03 EXT. GRADE PLYWOOD (SIZE)  
 6.04 1/2" GLASS-MAT GYP. SHT. - SEAL JOINTS TYP  
 6.05 1/2" GLASS-MAT GYP. SOFFIT BD.  
 6.06 1/2" GLASS-MAT ROOF BOARD SHEATHING  
 6.07 1/4" CEMENT BOARD SHT. - BEHIND TILE  
 6.08 STAINED WOOD TRIM  
 6.09 HARDE BOARD PANEL  
 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

**DIV 07 THERMAL AND MOISTURE PROTECTION**  
 7.01 SELF-ADHERED SHEET MEMBRANE AIR/VAPOR/WATER BARRIER  
 7.02 2" x 24" MIN. RIGID PERIMETER INSULATION  
 7.03 BATT INSULATION  
 7.04 ACOUSTICAL BATT INSULATION  
 7.05 AIR-MOISTURE BARRIER COATING @ SHT. TYP  
 7.06 6 MIL POLY VAPOR BARRIER W/ JOINTS SEALED  
 7.07 1 1/2" (UNO) WATER DRAINAGE EFS. MECHANICALLY ATTACH TO SHEATHING  
 7.08 EIFS FINISHED EXTRUDED METAL CORNICE  
 7.09 EIFS REVEAL  
 7.10 2" x 4" "ELLA" CERAMIC TILE BY PANtheon  
 7.11 METAL PANEL TRIM  
 7.12 CONCLN. SEMI-RFLY ROOF MEMBRANE  
 7.13 WALKWAY PADS  
 7.14 ELASTIZELL INSULATING CONCRETE  
 7.15 1/4" TAPERED INSL. TO DRAIN  
 7.16 PREFIN. SHT. MTL. CORNING & CONT. GLEAT  
 7.17 PREFIN. SHT. MTL. FLASHING; FOLD-BACK EDGES, TYP  
 7.18 THRU-WALL FLASHING  
 7.19 PREFINISHED BREAK METAL  
 7.20 COMPATIBLE SEALANT, W/ BACKER ROD AS NEEDED  
 7.21 CONT. 3/8" SEALANT W/ KEEPS @ 24" O.C.  
 7.22 FASTENER W/ NEOPRENE WASHER  
 7.23 MEM-DRAIN GOOD OVER MIRAFLY-W/ WATERPROOFING MEMBRANE  
 7.24 850 GREENSTREAK PVC WATER STOP  
 7.25 POLYSTYRENE BOARD INSULATION  
 7.26 DRAIN EDGE  
 7.27 EIFS AQUAFASH SYSTEM  
 7.28 EMSEAL COMPRESSIBLE EXPANSION JOINT

**DIV 08 OPENINGS**  
 8.01 PTD. HOLLOW METAL DOOR & FRAME EXTERIOR DOORS TO BE INSULATED  
 8.02 HOLLOW METAL ANCHORS, MIN. 3 PER JAMB  
 8.03 ALUM. STOREFRONT FRAMING SYSTEM W/ SHIMS AT HEAD  
 8.04 ALUM. ENTRANCE DOOR W/ TEMP. GLAZING  
 8.05 FLUSH MTD. EMERGENCY KEY ACCESS BOX @ 5'-6" ABOVE GRADE - VERIFY LOCATION W/ FIRE MARSHAL  
 8.06 SPANDREL GLASS  
 8.07 INSULATED LOW-E GLASS - TEMPER @ 1"  
 8.08 SINGLE HUNG WINDOW

**DIV 09 FINISHES**  
 9.01 5/8" TYPE "X" GYP. BD. W/ G.S @ 30'-0" MAX  
 9.02 MOISTURE RESISTANT TYPE "X" GYP. BD. (SIZE)  
 9.03 MTL. STUDS @ 16" O.C. U.N.O. (SIZE)  
 9.04 C-4 STUDS @ 24" O.C.  
 9.05 SECURE MTL. RAINNER  
 9.06 7/8" RESILIENT HAT CHANNEL  
 9.07 PORCELAIN / CERAMIC TILE  
 9.08 PAINT  
 9.09 J-TRIM

**DIV 10 SPECIALTIES**  
 10.01 TYPICAL SIGNAGE (N/C) - PROVIDE PLYWOOD BACKING & ELEC. POWER CONNECTION  
 10.02 4" HT INT. MTD. WHITE PSV BUILDING ADDRESS NUMBERS ABV EXT. ENTRY/EXIT DOORS - VERIFY TEXT W/ OWNER GROUP  
 10.03 FABRIC WINNING W/ PTD. ALUMINUM FRAMES  
 10.04 MTL. RAILING  
 10.05 MAIL BOXES

**DIV 11 EQUIPMENT**  
 11.01 GAS METER LOCATION

**DIV 12 PLUMBING (REF: PLUMBING DWGS.)**  
 22.01 PLUMBING EQUIPMENT  
 22.02 ROOF DRAIN  
 22.03 OVERFLOW ROOF DRAIN  
 22.04 OVERFLOW LEADER

**DIV 13 HVAC (REF: MECH DWGS.)**  
 23.01 ROOFTOP HVAC UNIT  
 23.02 CONDENSER PIPE  
 23.03 MECHANICAL EQUIPMENT  
 23.04 ALUMINUM LOUVER  
 23.05 FUTURE HOOD EXHAUST LOCATION

**DIV 14 ELECTRICAL (REF: ELECTRICAL DWGS.)**  
 24.01 ELECTRICAL TRANSFORMER  
 24.02 MAIN ELECTRICAL SERVICE ENTRANCE  
 24.03 ELECTRICAL LIGHT FIXTURE, TYP

**DIV 15 EARTHWORK**  
 31.01 4" MIN. DRAINAGE FILL  
 31.02 COMPACTED BACKFILL  
 31.03 4" DRAIN TILE W/ FILTER FABRIC  
 31.04 1" BEDDING SAND

**DIV 16 EXTERIOR IMPROVEMENTS**  
 32.01 4" BROOM-FINISH CONG. PVMT.  
 32.02 ASPHALT PAVING

**PRELIMINARY PRICING**  
 DATE: May 27th, 2011  
 Client Name  
 900 NH- Marriott TownePlace  
 Lawrence, Kansas  
 TREATNOR ARCHITECTS P.A.  
 1501 W. 6th Street, Suite B  
 Lawrence, KS 66044-1711  
 Office: 785.843.5554  
 Fax: 785.841.9738  
 www.treatnorarchitects.com  
 © 2011 Treatnor Architects, P.A.  
 UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.  
 DRAWN BY: Author  
 CHECKED BY: Checker  
 REVISIONS  
 NO. DESCRIPTION DATE  
 A103  
 5th-6th FLOORS  
 TREATNOR NO. DV11.003.00B

A103

5th-6th FLOORS

TREATNOR NO. DV11.003.00B

900 NH- Marriott TownePlace

Lawrence, Kansas



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

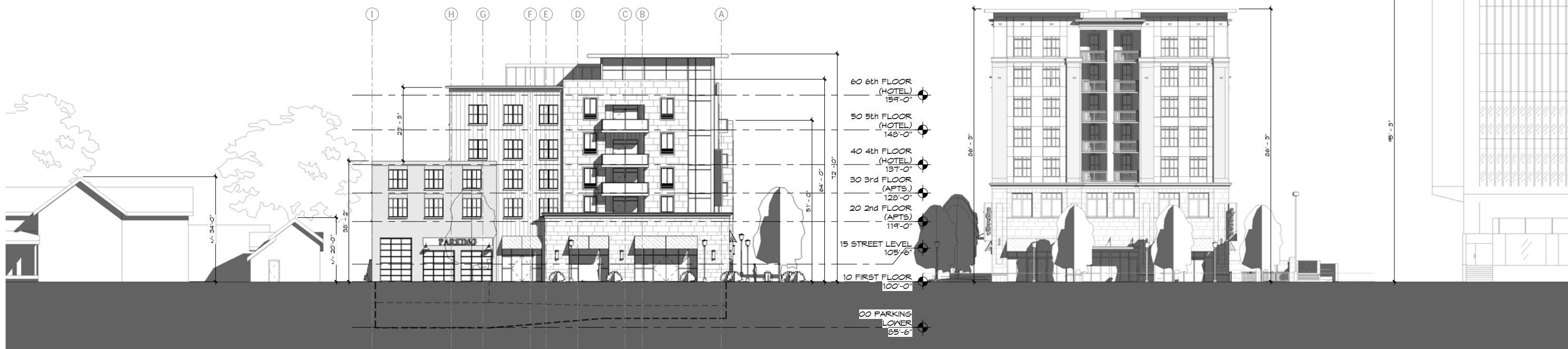
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY: Author  
CHECKED BY: Checker

REVISIONS		
NO.	DESCRIPTION	DATE

A201

ELEVATIONS



9th STREET ELEVATION 2  
1/16" = 1'-0"



NEW HAMPSHIRE ST. ELEVATION 1  
1/16" = 1'-0"

900 NH- Marriott TownePlace

Lawrence, Kansas

**TREANOR**  
ARCHITECTS P.A.

1501 W. 6th Street, Suite B  
Lawrence, KS 66044-7111  
Office: 785.843.5554  
Fax: 785.841.9738  
www.treanorarchitects.com

© 2011 Treanor Architects, P.A.

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY: Author  
CHECKED BY: Checker

REVISIONS		
NO.	DESCRIPTION	DATE

**A201**

ELEVATIONS

TREANOR NO. DV11.003.00B



9th STREET ELEVATION 2  
1/16" = 1'-0"



NEW HAMPSHIRE ST. ELEVATION 1  
1/16" = 1'-0"

DATE PRINTED: 1/25/2012 12:32:08 PM  
FILE PATH: D:\900 NH\Current\ldavis.rvt



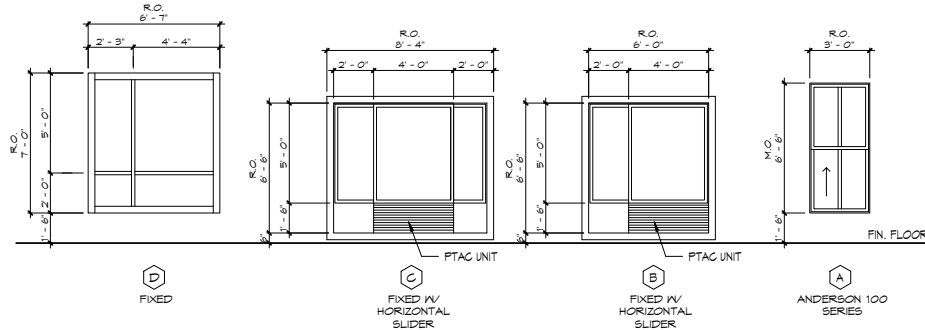






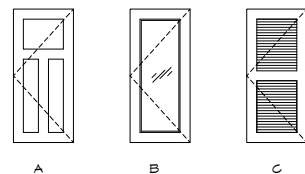


**NORTH WEST PERSPECTIVE**



**WINDOW TYPES**

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



**DOOR TYPES**

**Code Information**

FACILITY NAME: 900 NEW HAMPSHIRE  
 ADDRESS: 900 NEW HAMPSHIRE  
 OWNER: NINTH & NEW HAMPSHIRE LLC  
 CITY: LAWRENCE  
 COUNTY: DOUGLAS  
 UTILITIES: CITY OF LAWRENCE  
 WATER: (785)852-7878  
 ELECTRIC: WESTAR ENERGY (800)783-1183  
 GAS: BLACK HILLS ENERGY (888)840-5554  
 ZONING: CD (DOWNTOWN COMMERCIAL)  
 ALLOWABLE USES: MERCANTILE / COMMERCIAL / MULTI-FAMILY HOUSING  
 APPLICABLE CODES: 2009 INTERNATIONAL BUILDING CODE  
 2009 NATIONAL ELECTRIC CODE  
 2009 INTERNATIONAL MECHANICAL CODE  
 2009 INTERNATIONAL PLUMBING CODE  
 2009 INTERNATIONAL FIRE CODE  
 2009 INTERNATIONAL ENERGY CONSERVATION CODE  
 ACCESSIBILITY: 2009 IBC CHAPTER 11, ANSI 111.1  
 CONSTRUCTION TYPE: TYPE I-A: BASEMENT & 1ST FLOOR  
 TYPE III-A: 2ND FLOOR & ABOVE  
 ALLOWABLE HEIGHT: 2009 IBC REQUIREMENTS  
 I-A: 11 STORIES  
 SUBJECTIVE RESTRICTIONS (PER DOWNTOWN DESIGN GUIDELINES '07)  
 III-A: 5 STORIES / 85'  
 CORRIDOR FIRE RESISTANCE RATING: 5 HOURS (TABLE 1011.1)  
 FIRE PROTECTION: FULLY SPRINKLED (PER 903.3.1.1)  
 OCCUPANT GROUP: A-3 ASSEMBLY / M - MERCANTILE / R-1 / R-1.1 / S-2, (CHAPTER 3)  
 OCCUPANCY SEPARATION: A-3 / M - 1 HOUR (TABLE 508.3.3)  
 M / R-2 - 3 HOUR (TABLE 508.3.3)  
 A-3 / R-2 - 3 HOUR (TABLE 508.3.3)  
 R-2 / R-2 - DWELLING UNIT SEPARATION WALL & FLOOR ASSEMBLIES 1 HOUR (SECTION 105)  
 SHAFT ENCLOSURES: 2 HOURS (107.4)  
 PARTY WALLS: 2 HOURS (105.4)  
 BEARING WALLS: 2 HOURS (105.4)

\* REFER TO CODE PLANS FOR ADDITIONAL INFORMATION

GSF PER FLOOR	
Level	Area
Not Placed	Not Placed
00 PARKING LOWER	12241 ft <sup>2</sup>
05 PARKING UPPER	23327 ft <sup>2</sup>
15 STREET LEVEL	16706 ft <sup>2</sup>
20 2nd FLOOR (APTS)	16823 ft <sup>2</sup>
30 3rd FLOOR (APTS.)	16896 ft <sup>2</sup>
40 4th FLOOR (HOTEL)	15626 ft <sup>2</sup>
50 5th FLOOR (HOTEL)	14007 ft <sup>2</sup>
60 6th FLOOR (HOTEL)	13742 ft <sup>2</sup>
	129367 ft <sup>2</sup>

PARKING ANALYSIS:	
00 PARKING LOWER	31
05 PARKING UPPER	52
STREET PARKING	14
VALET PARKING	10
PARALLEL PARKING	4
DROP OFF PARKING	2
<b>TOTAL</b>	<b>114 SPACES</b>

PROJECT ANALYSIS		
Name	Net Area	Count
<b>RESTAURANT</b>		
15 STREET LEVEL RESTAURANT	2012 ft <sup>2</sup>	1
	2012 ft <sup>2</sup>	
	2012 ft <sup>2</sup>	
<b>MARKET</b>		
15 STREET LEVEL LOADING DOCK	1390 ft <sup>2</sup>	1
RETAIL	5037 ft <sup>2</sup>	1
RETAIL OFFICE	1565 ft <sup>2</sup>	1
	7992 ft <sup>2</sup>	
	7992 ft <sup>2</sup>	
<b>HOTEL</b>		
Not Placed		
CIRCULATION	0 ft <sup>2</sup>	1
S-330	0 ft <sup>2</sup>	2
	0 ft <sup>2</sup>	
15 STREET LEVEL HOTEL LOBBY	4740 ft <sup>2</sup>	1
	4740 ft <sup>2</sup>	
40 4th FLOOR (HOTEL)		
1 BED	1476 ft <sup>2</sup>	3
2 BED	3510 ft <sup>2</sup>	6
CIRCULATION	2262 ft <sup>2</sup>	3
LINEN	271 ft <sup>2</sup>	1
S-330	3168 ft <sup>2</sup>	10
S-345	1383 ft <sup>2</sup>	4
S-380	2640 ft <sup>2</sup>	7
S-ADA	388 ft <sup>2</sup>	1
STORAGE	837 ft <sup>2</sup>	5
	15935 ft <sup>2</sup>	
50 5th FLOOR (HOTEL)		
1 BED	950 ft <sup>2</sup>	2
2 BED	1750 ft <sup>2</sup>	3
CIRCULATION	2099 ft <sup>2</sup>	4
LINEN	271 ft <sup>2</sup>	1
S-330	3168 ft <sup>2</sup>	10
S-345	1383 ft <sup>2</sup>	4
S-380	2267 ft <sup>2</sup>	6
S-ADA	368 ft <sup>2</sup>	1
STORAGE	1670 ft <sup>2</sup>	4
	13925 ft <sup>2</sup>	
60 6th FLOOR (HOTEL)		
1 BED	484 ft <sup>2</sup>	1
2 BED	613 ft <sup>2</sup>	1
BAR	183 ft <sup>2</sup>	1
CIRCULATION	2099 ft <sup>2</sup>	4
LINEN	271 ft <sup>2</sup>	1
POOL	2128 ft <sup>2</sup>	1
S-330	3168 ft <sup>2</sup>	10
S-345	690 ft <sup>2</sup>	2
S-380	2267 ft <sup>2</sup>	6
S-ADA	368 ft <sup>2</sup>	1
STORAGE	370 ft <sup>2</sup>	2
SUN DECK	1916 ft <sup>2</sup>	1
	14557 ft <sup>2</sup>	
	49156 ft <sup>2</sup>	
<b>APARTMENT</b>		
Not Placed		
1 BED	0 ft <sup>2</sup>	1
	0 ft <sup>2</sup>	
20 2nd FLOOR (APTS)		
1 BED	4227 ft <sup>2</sup>	7
2 BED	7697 ft <sup>2</sup>	9
CIRCULATION	2293 ft <sup>2</sup>	5
STORAGE	610 ft <sup>2</sup>	2
STUDIO	558 ft <sup>2</sup>	1
	15385 ft <sup>2</sup>	
30 3rd FLOOR (APTS.)		
1 BED	4227 ft <sup>2</sup>	7
2 BED	7701 ft <sup>2</sup>	8
CIRCULATION	2166 ft <sup>2</sup>	3
STORAGE	610 ft <sup>2</sup>	2
STUDIO	558 ft <sup>2</sup>	1
	15262 ft <sup>2</sup>	
	30648 ft <sup>2</sup>	
20 2nd FLOOR (APTS)		
CIRCULATION	202 ft <sup>2</sup>	1
	202 ft <sup>2</sup>	
	202 ft <sup>2</sup>	
	90010 ft <sup>2</sup>	

PRELIMINARY PRICING  
 DATE: May 27th, 2011  
 Client Name: \_\_\_\_\_  
**900 NH- Marriott TownePlace**  
 Lawrence, Kansas  
**TREANOR ARCHITECTS P.A.**  
 1501 W. 6th Street, Suite B  
 Lawrence, Kansas 66044-1711  
 Fax: 785.841.9738  
 www.treanorarchitects.com  
 © 2011 Treanor Architects, P.A.  
 UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.  
 DRAWN BY: \_\_\_\_\_ Author  
 CHECKED BY: \_\_\_\_\_ Checker  
 REVISIONS  
 NO. DESCRIPTION DATE  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
**G000**  
 COVER SHEET  
 TREANOR NO. DV11.003.00B

DATE PRINTED: 12/19/2011 11:05:43 AM  
 FILE PATH: D:\900 NH 4 STORIES @ ALLEY.dwg  
 ALLEY.dwg

CIVIL ENGINEER  
**TREANOR ARCHITECTS P.A.**

STRUCTURAL ENGINEER  
**B D C**  
 Structural Engineers - Since 1957

MECH. ENGINEER  
**LS&A**  
 Latimer Sommers & Associates, P.A.

ARCHITECT  
**TREANOR ARCHITECTS P.A.**

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

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

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

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



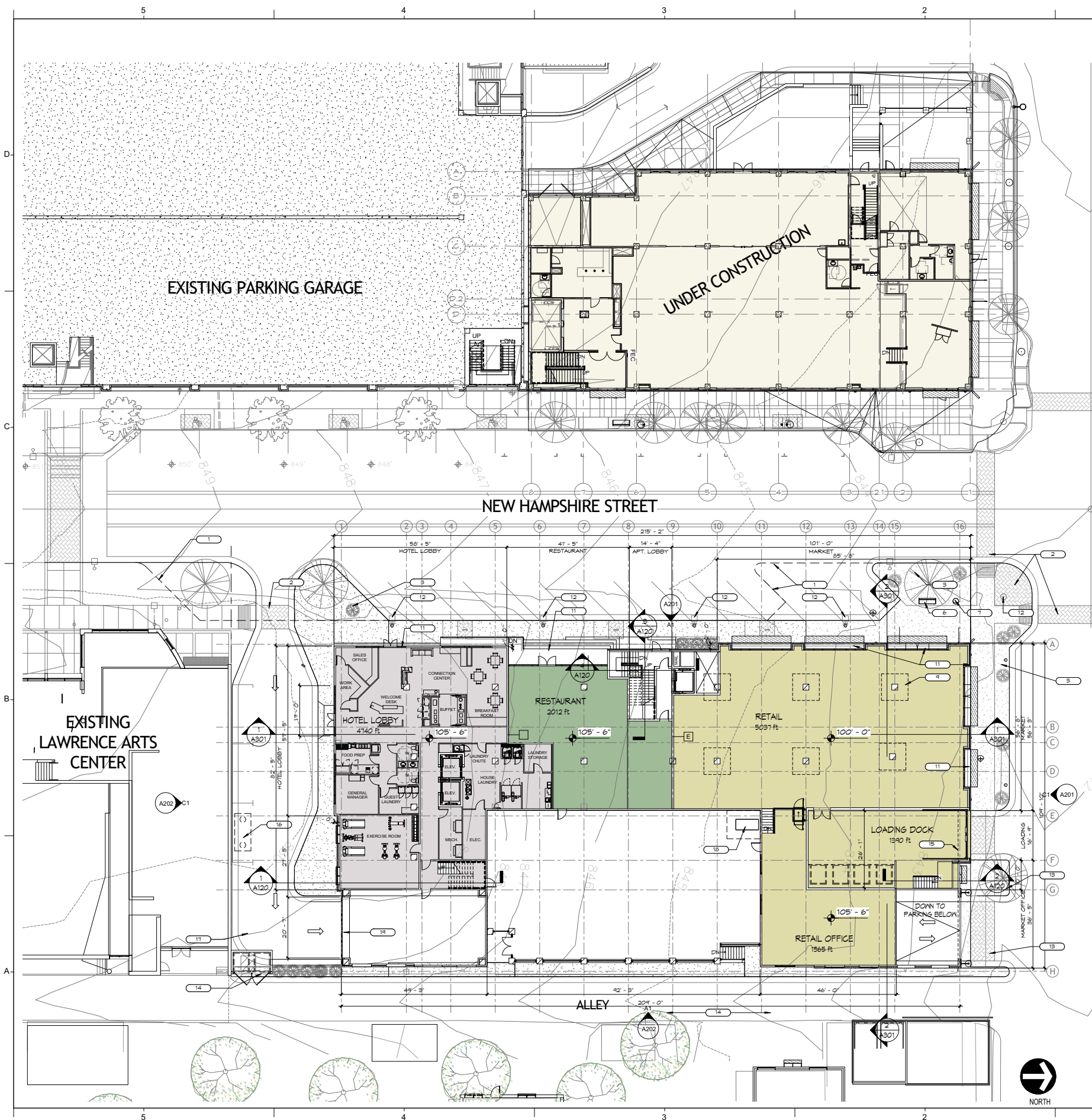
DATE PRINTED: 12/19/2011 10:14:13 AM  
FILE PATH: D:\900 NH & 4 STORES @  
ALLEY.dwg

### Plan Key Notes:

- 1 DEMO EXISTING CURB & GUTTER & PAVING
- 2 STAMPED CONC. SIDEWALK
- 3 LANDSCAPED AREA
- 4 FIRE HYDRANT
- 5 DECORATIVE 1" LIGHT POLE
- 6 STEEL SITE BENCH
- 7 DECORATIVE STEEL TRASH CAN
- 8 FUTURE DENISING WALL
- 9 POTENTIAL LOCATIONS, N.I.C. COLUMN DROPS ABOVE
- 10 STEEL 6" FENCE
- 11 ALUM. STOREFRONT @ RETAIL
- 12 PROVIDE CURB CUTS @ NEW PARKING METERS AS SHOWN.
- 13 NEW CURB & GUTTER
- 14 PATCH & REPAIR ALLEY AS REG'D
- 15 OVERHEAD DOOR
- 16 1,000 GAL. GREASE INTERCEPTOR
- 17 TRASH ENCLOSURE
- 18 GENERATOR
- 19 3" EMBEAL DSM EXPANSION JOINT
- 20 DOCK LEVELER

### Department Legend

- HOTEL
- MARKET
- RESTAURANT



**PARKING ANALYSIS:**

00 PARKING LOWER	37
05 PARKING UPPER	52
STREET PARKING	14
VALET PARKING	10
PARALLEL PARKING	4
DROP OFF PARKING	2
<b>TOTAL</b>	<b>119 SPACES</b>

### KEY NOTES:

- DIV 03 CONCRETE (REF. STRUCTURAL DINGS.)**
- 3.01 CONC. FOOTING & FOUNDATION
  - 3.02 CONC. SLAB OVER VAPOR BARRIER
  - 3.03 VB 4 DRAINAGE FILL ONLY AT SLAB BLOCK-OUT
  - 3.04 1/2" STRIP-DRIP-CONTROL FILLER IN SEALANT
  - 3.05 SLOPE SLAB TO DRAIN
  - 3.06 CONT. MIDSLAB
  - 3.07 CONC. FILL
  - 3.08 CAST-IN PLACE CONCRETE
  - 3.09 CONCRETE REINFORCEMENT
  - 3.10 WELDED WIRE FABRIC (SW-30) AWVL 4 U.N.O.
  - 3.11 MORTAR NET
- DIV 04 MASONRY (REF. EXTERIOR FINISH SCHEDULE)**
- 4.01 MASONRY WALL (V. HORIZ. JOINT REIN. @ 24" O.C., REF. STRUCTURAL FOR VERT. REIN.)
  - 4.02 CLAY MASONRY VENEER (V. ADJ. ANCHORS @ 24" HOR. x 16" VERT. O.C. TYP. (LOCATION OF MASONRY FACE FROM COLUMN LINE))
  - 4.03 1" MIN. CAVITY IN DRAINAGE MESH @ BASE
  - 4.04 MASONRY THRU-WALL FLASHING (V. MTL. DRIP EDGE @ 1/2" MIN. @ 4" MAX)
  - 4.05 SOLID GROUT FILL BELOW THRU-WALL FLASHING
  - 4.06 MASONRY CONTROL JOINT 3/8" (V. CONT. SEALANT @ BACKER ROD)
  - 4.07 BRICK ROOFLOCK COURSE
  - 4.08 BRICK SOLDIER COURSE
  - 4.09 STONE TRIM (UNT. USE PROFILES)
  - 4.10 SMOOTH FACE STONE (V. ADJ. ANCHORS @ 24" HOR. x 16" VERT. O.C. TYP. (LOCATION OF STONE FACE FROM COLUMN LINE))
  - 4.11 CHEELED FACE STONE (V. ADJ. ANCHORS @ 24" HOR. x 16" VERT. O.C. TYP. (LOCATION OF STONE FACE FROM COLUMN LINE))
  - 4.12 CONCRETE BLOCK (CMU)
  - 4.13 CONCRETE PAVERS
  - 4.14 SMOOTH FACE STONE VENEER (2")
- DIV 05 METALS (REF. STRUCTURAL DINGS.)**
- 5.01 STRUCTURAL STEEL COLUMN
  - 5.02 STRUCTURAL STEEL BEAM
  - 5.03 STRUCTURAL STEEL CHANNEL
  - 5.04 STRUCTURAL STEEL TUBE
  - 5.05 STRUCTURAL STEEL ANGLE
  - 5.06 STRUCTURAL STEEL DECK
  - 5.07 COLD-FORMED MTL. FRAMING @ 16" O.C. U.N.O. (SIZE)
  - 5.08 CONC. FILLED PORE DOLLARD
  - 5.09 GOLD FORMED RESILIENT CHANNEL
  - 5.10 MTL. FURRING CHANNEL
  - 5.11 ORNAMENTAL SEALING
  - 5.12 ALUMINUM TUBE
  - 5.13 STEEL BAR
  - 5.14 STEEL PLATE (PROVIDE BLOCKINGS AS REQUIRED)
  - 5.15 PERFORATED METAL
- DIV 06 WOOD, PLASTICS AND COMPOSITES**
- 6.01 WOOD BLOCKINGS (SIZE)
  - 6.02 PRESERVE-TREATED FLOOR BLOCKINGS (SIZE)
  - 6.03 EXT. GRASS FLOORWOOD (SIZE)
  - 6.04 1/2" GLASS-MAT GYP. SHT. - SEAL JOINTS TYP
  - 6.05 1/2" GLASS-MAT GYP. SHT. - SFT. ED.
  - 6.06 1/2" GLASS-MAT ROOF BOARD SHEATHING
  - 6.07 1/4" CEMENT BOARD SHT. - BEHIND TILE
  - 6.08 STAINED WOOD TRIM
  - 6.09 HARDEE BOARD PANEL
  - 6.10 HARDEE TRIM (SIZE)
  - 6.11 HARDEE RESILIENT HORIZONTAL TRIM
  - 6.12 BLOCKING FOR FUTURE GRAB BARS PER ANSI 111.1
  - 6.13 PLYWOOD
- DIV 07 THERMAL AND MOISTURE PROTECTION**
- 7.01 SELF-ADHERED SHEET MEMBRANE AIR/VAPOR/WATER BARRIER
  - 7.02 2" X 24" MIN. RIGID PERIMETER INSULATION
  - 7.03 BATT INSULATION
  - 7.04 ACoustICAL BATT INSULATION
  - 7.05 AIR/MOISTURE BARRIER COATINGS @ SHT. TYP.
  - 7.06 6 ML. POLY. VAPOR BARRIER (V. JOINTS SEALED)
  - 7.07 1" (2" IN) WATER DRAINAGE EPS. MECHANICALLY ATTACH TO SHEATHING
  - 7.08 PRE-FINISHED EXTRUDED METAL GORNING
  - 7.09 EPS RESILIENT
  - 7.10 2" X 4" ELLA CERAMIC TILE BY PANtheon
  - 7.11 METAL PANEL TRIM
  - 7.12 CONCRETE EDGE-PLY ROOF MEMBRANE
  - 7.13 WALKWAY PADS
  - 7.14 ELASTICIT INSULATING CONCRETE
  - 7.15 1/4" THINNED INSUL. TO DRAIN
  - 7.16 PREFIN. SHT. MTL. COPING & CONT. GLEAT
  - 7.17 PREFIN. SHT. MTL. FLASHING - FOLD-BACK EDGES TYP
  - 7.18 THRU-WALL FLASHING
  - 7.19 PREFINISHED BREAK METAL
  - 7.20 COMPATIBLE SEALANT, IN BACKER ROOF AS NEEEDED
  - 7.21 CONT. 3/8" SEALANT (V. JOINTS @ 24" O.C.)
  - 7.22 FASTENER (V. NEOPRENE WASHER)
  - 7.23 MINI-DRAIN 6005 OVER MIRAPLY-V WATERPROOFING MEMBRANE
  - 7.24 830 GREENSTREAK PVC WATER STOP
  - 7.25 POLY-ETHYLENE BOARD INSULATION
  - 7.26 DRIP EDGE
  - 7.27 EPS AQUAFLEX SYSTEM
  - 7.28 DISEAL COMPRESSIBLE EXPANSION JOINT
- DIV 08 OPENINGS**
- 8.01 FTD HOLLOW METAL DOOR & FRAME EXTERIOR DOORS TO BE INSULATED
  - 8.02 HOLLOW METAL ANCHORS, MIN. 3 PER JAMB
  - 8.03 ALUM. STOREFRONT FRAMING SYSTEM (V. SHIMS AT HEAD
  - 8.04 ALUM. ENTRANCE DOOR (V. TEMP. GLAZING)
  - 8.05 FLUSH MTD. EMERGENCY KEY ACCESS BOX @ 5'-6" ABOVE
  - 8.06 GRACE - VENT. LOCATION (V. FIRE MARSHAL SPANDREL GLASS)
  - 8.07 INSULATED LOW-E GLASS - TEMPER @ 1"
  - 8.08 SINGLE HANG WINDOW
- DIV 09 FINISHES**
- 9.01 5/8" TYPE "X" GYP. BD. (V. G.J.B @ 30'-0" MAX
  - 9.02 MOISTURE RESISTANT TYPE "X" GYP. BD. (SIZE)
  - 9.03 MTL. STUDS @ 16" O.C. (U.N.O. (SIZE))
  - 9.04 C-H STUDS @ 24" O.C.
  - 9.05 SECURE MTL. J. RUNNER
  - 9.06 7/8" RESILIENT MAT CHANNEL
  - 9.07 PORCELAIN / CERAMIC TILE
  - 9.08 PAINT
  - 9.09 J-TRIM
- DIV 10 SPECIALTIES**
- 10.01 TYPICAL SIGNAGE (N.I.C.) - PROVIDE PLYWOOD BACKING & ELEC. POWER CONNECTION
  - 10.02 4" HT. INT. MTD. WHITE PSV. BUILDING ADDRESS NUMBERS ASBY EXT.
  - 10.03 FABRIC APPLNS (V. FTD. ALUMINUM FRAMES
  - 10.04 MTL. RAILING
  - 10.05 HAIL BOXES
- DIV 11 EQUIPMENT**
- 11.01 GAS METER LOCATION
- DIV 22 PLUMBING (REF. PLUMBING DINGS.)**
- 22.01 PLUMBING EQUIPMENT
  - 22.02 ROOF DRAIN
  - 22.03 OVERFLOW ROOF DRAIN
  - 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 DINGS.)**
- 26.01 ELECTRICAL TRANSFORMER
  - 26.02 MAIN ELECTRICAL SERVICE ENTRANCE
  - 26.03 ELECTRICAL LIGHT FUTURE, TYP.
- DIV 31 EARTHWORK**
- 31.01 4" MIN. DRAINAGE FILL
  - 31.02 COMPACTED BACKFILL
  - 31.03 4" DRAIN TILE (V. FILTER FABRIC
  - 31.04 1" BEDDING SAND
- DIV 32 EXTERIOR IMPROVEMENTS**
- 32.01 4" BROOM-FINISH CONC. FINVT.
  - 32.02 ASPHALT PAVING
- LOAD BEARING WALL

PRELIMINARY PRICING

DATE: May 27th, 2011

Client Name \_\_\_\_\_

# 900 NH-Marrriott TownePlace

Lawrence, Kansas

**TREANOR ARCHITECTS P.A.**

1901 W. 8th Street, Suite B  
Lawrence, Kansas 66044-1711  
Tel: 785.841.9784  
Fax: 785.841.9788  
www.treanorarchitects.com

© 2011 Treanor Architects, P.A.

---

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY:	Author	
CHECKED BY:	Checker	
REVISIONS		
NO.	DESCRIPTION	DATE

## A101

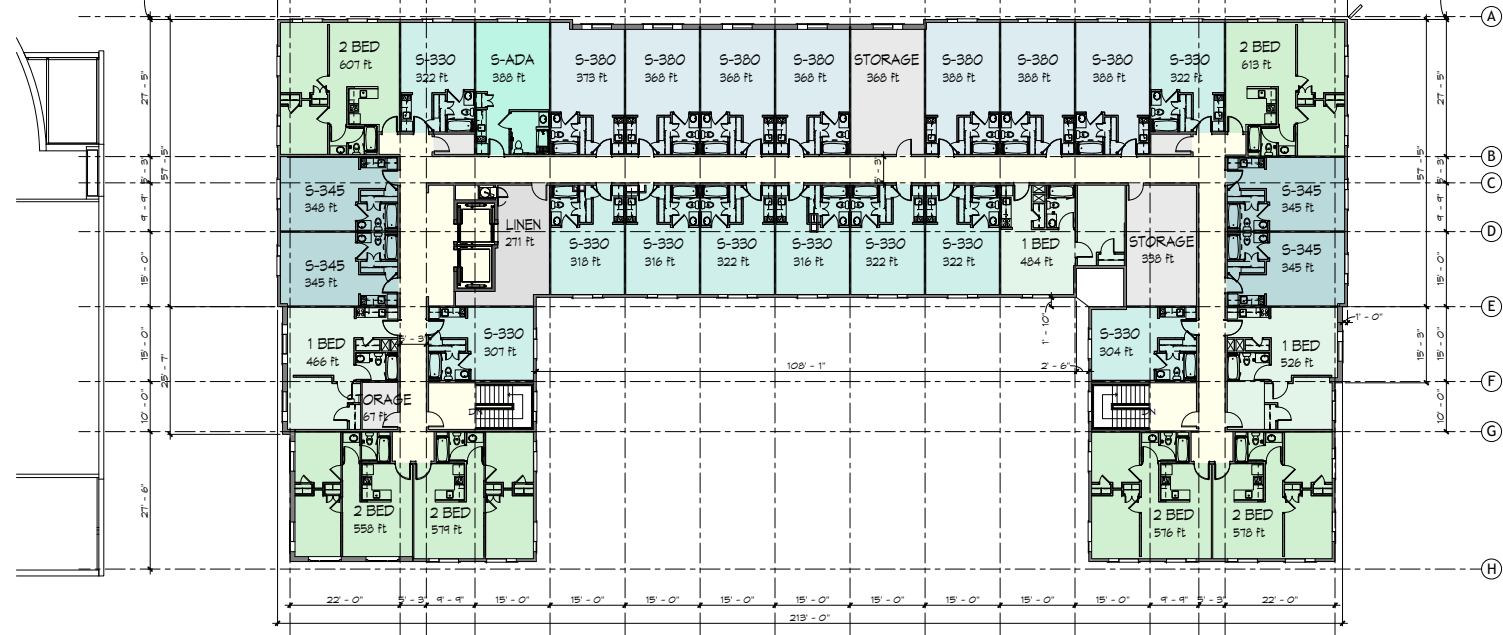
STREET LEVEL

TREANOR NO. DV11.003.00B

### Number Legend

- 1 BED
- 2 BED
- BAR
- CIRCULATION
- LINEN
- POOL
- S-330
- S-345
- S-380
- S-ADA
- STORAGE
- SUN DECK

2 BED : 6 UNITS  
 1 BED : 3 UNITS  
 S-ADA : 1 UNIT  
 S-380 : 7 UNITS  
 S-345 : 4 UNITS  
 S-330 : 10 UNITS  
  
**31 TOTAL UNITS**



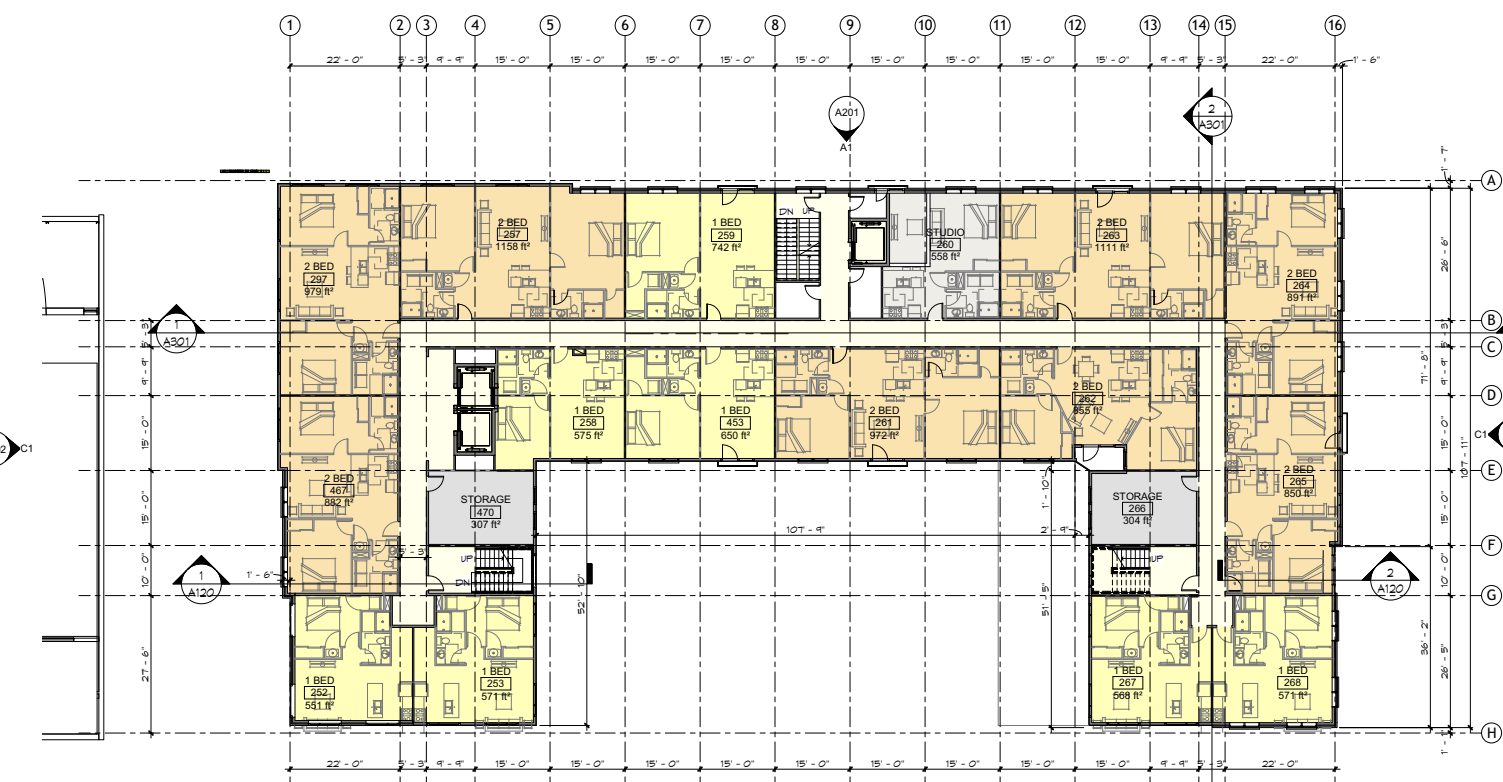
\* REFERENCE MARRIOTT SHEETS FOR ENLARGED UNIT PLANS.

**40 4th FLOOR (HOTEL)**  
 1/16" = 1'-0" 2

### ROOM LEGEND

- 1 BED
- 2 BED
- CIRCULATION
- STORAGE
- STUDIO

STUDIO : 1 UNIT  
 1 BED : 7 UNITS  
 2 BED : 8 UNITS  
  
**16 TOTAL UNITS**



\* REFERENCE SHEET A104 FOR ENLARGED UNIT PLANS.

**20 2nd Floor (APTS)**  
 1/16" = 1'-0" 1

PRELIMINARY PRICING  
DATE: May 27th, 2011

Client Name: \_\_\_\_\_  
 900 NH- Marriott TownePlace  
 Lawrence, Kansas

TRENOR ARCHITECTS P.A.

1801 W. 8th Street, Suite B  
Lawrence, Kansas 66044-1711  
Fax: 785.841.9738  
www.trenorarchitects.com

© 2011 Trenor Architects P.A.

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY:	Author	
CHECKED BY:	Checker	
NO.	DESCRIPTION	DATE
<b>A102</b>		
2nd-4th FLOORS		
TRENOR NO.	DV11.003.00B	

- #### KEY NOTES:
- DIV 03 CONCRETE (REF: STRUCTURAL DWGS.)  
 3.01 CONC. FOOTINGS & FOUNDATION  
 3.02 CONC. SLAB OVER VAPOR BARRIER  
 3.03 VB & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT  
 3.04 1/2" IN STRIP-TOP JOINT FILLER IV SEALANT  
 3.05 SLOPE SLAB TO DRAIN  
 3.06 CONT. MIDSLAB  
 3.07 CONC. PER  
 3.08 CAST IN PLACE CONCRETE  
 3.09 CONCRETE REINFORCEMENT  
 3.10 WELDED WIRE FABRIC (4#x9#14) U.I.O.  
 3.11 MORTAR NET
- DIV 04 MASONRY (REF: EXTERIOR FINISH SCHEDULE)  
 4.01 MASONRY WALL IV HORIZ. JOINT REIN. @ 24" O.C. REF. STRUCTURAL FOR VERT. REIN.  
 4.02 CLAY MASONRY VENEER IV ADJ. ANCHORS @ 24" HOR. x 16" VERT. O.G. TYP. (LOCATION OF MASONRY FACE FROM COLUMN LINE)  
 4.03 1" MIN. CAVITY IV DRAINAGE MESH @ BASE  
 4.04 MASONRY THRU-WALL FLASHING IV MTL. DRIP EDGE & KEEPS @ 24" O.C. MAX.  
 4.05 SOLID SMOOT FILL BELOW THRU-WALL FLASHING  
 4.06 MASONRY CONTROL JOINT 3/8" IV CONT. SEALANT & BACKER ROD  
 4.07 BRICK ROYLOCK COURSE  
 4.08 BRICK SOLDIER COURSE  
 4.09 STONE TRIM UNIT (SEE PROFILES)  
 4.10 SMOOTH FACE STONE IV ADJ. ANCHORS @ 24" HOR. x 16" VERT. O.G. TYP. (LOCATION OF STONE FACE FROM COLUMN LINE)  
 4.11 CHASED FACE STONE IV ADJ. ANCHORS @ 24" HOR. x 16" VERT. O.G. TYP. (LOCATION OF STONE FACE FROM COLUMN LINE)  
 4.12 CONCRETE BLOCK (CMU)  
 4.13 CONCRETE PAVERS  
 4.14 SMOOTH FACE STONE VENEER (2")
- DIV 05 METALS (REF: STRUCTURAL DWGS.)  
 5.01 STRUCTURAL STEEL COLUMN  
 5.02 STRUCTURAL STEEL BEAM  
 5.03 STRUCTURAL STEEL CHANNEL  
 5.04 STRUCTURAL STEEL TUBE  
 5.05 STRUCTURAL STEEL ANGLE  
 5.06 STRUCTURAL STEEL DECK  
 5.07 GOLD-FORMED MTL. FRAMING @ 18" O.C. U.I.O. (SIZE)  
 5.08 CONC. FILLED PIPE SLOTTED  
 5.09 GOLD FORMED RESILIENT CHANNEL  
 5.10 MTL. FURRING CHANNEL  
 5.11 ORNAMENTAL RAILING  
 5.12 ALUMINUM TUBE  
 5.13 STEEL BAR  
 5.14 STEEL PLATE PROVIDE BLOCKING AS REQUIRED  
 5.15 PERFORATED METAL
- DIV 06 WOOD, PLASTICS AND COMPOSITES  
 6.01 WOOD BLOCKING (SIZE)  
 6.02 PRESERVATIVE TREATED WOOD BLOCKING (SIZE)  
 6.03 EXT. GRADE-FR. WOOD (SIZE)  
 6.04 1/2" GLASS-MAT GYP. SATH. - SEAL JOINTS TYP.  
 6.05 1/2" GLASS-MAT GYP. SOFFIT ED.  
 6.06 1/2" GLASS-MAT ROOF BOARD SHEATHING  
 6.07 1/4" CEMENT BOARD SATH. - BEHIND TILE  
 6.08 STAINED WOOD TRIM  
 6.09 HARDE BOARD PANEL  
 6.10 HARDE TRIM (SIZE)  
 6.11 HARDE RESAL. HORIZONTAL TRIM  
 6.12 BLOCKING FOR FUTURE GRAB BARS PER ANSI 1111  
 6.13 PLYWOOD
- DIV 07 THERMAL AND MOISTURE PROTECTION  
 7.01 SELF-ADHERED SHEET MEMBRANE AIR/VAPOR/WATER BARRIER  
 7.02 2" X 4" MIN. RIGID FERMITEER INSULATION  
 7.03 BATT INSULATION  
 7.04 ACQUISICAL BATT INSULATION  
 7.05 ARMO-STAR BARRIER COATINGS @ SATH. TYP.  
 7.06 6 MIL. POLY. VAPOR BARRIER IV JOINTS SEALED  
 7.07 1/2" (MIN.) WATER DRAINAGE EPS, MECHANICALLY ATTACH TO SHEATHING  
 7.08 PRE FINISHED EXTRUDED METAL GORNING  
 7.09 EPS REVEAL  
 7.10 2" X 4" ELLA' CERAMIC TILE BY PANTHEON  
 7.11 METAL PANEL TRIM  
 7.12 CONGRU. EDG. PLY. ROOF MEMBRANE  
 7.13 WALKWAY PADS  
 7.14 ELASTIC INSULATING CONCRETE  
 7.15 1/4" THINNEED INSL. TO DRAIN  
 7.16 PREFIN. SHT. MTL. COPING & CONT. GLEAT  
 7.17 PREFIN. SHT. MTL. FLASHING - FOLD-BACK EDGES TYP.  
 7.18 THRU-WALL FLASHING  
 7.19 PREFINISHED BREAK METAL  
 7.20 COMPATIBLE SEALANT, IV BACKER ROD AS NEEDED  
 7.21 CONT. 3/8" SEALANT IV KEEPS @ 24" O.C.  
 7.22 FASTENER IV NEOPRENE WASHER  
 7.23 MIRA-DRAIN 6000 OVER MIRAPLY-IV WATERPROOFING MEMBRANE  
 7.24 880 GREENSTREAK PVC WATER STOP  
 7.25 POLYSTYRENE BOARD INSULATION  
 7.26 DRIFP EDGE  
 7.27 EPS AQUAFLASH SYSTEM  
 7.28 DISEAL COMPRESSIBLE EXPANSION JOINT
- DIV 08 OPENINGS  
 8.01 PTD. HOLLOW METAL DOOR & FRAME EXTERIOR DOORS TO BE INSULATED  
 8.02 HOLLOW METAL ANCHORS, MIN. 3 PER JAMB  
 8.03 ALUM. STOREFRONT FRAMING SYSTEM IV SHMS AT HEAD  
 8.04 ALUM. ENTRANCE DOOR IV TEMP. GLAZING  
 8.05 FLUSH MTD. EMERGENCY KEY ACCESS BOX @ 5'-6" ABOVE GRADE - VERIFY LOCATION IV FIRE MARSHAL SPANDREL GLASS  
 8.06 INSULATED LONE GLASS - TEMPER @ 1"  
 8.07 2" HANG WINDOW
- DIV 09 FINISHES  
 9.01 5/8" TYPE 'X' GYP. BD. IV GJS @ 30'-0" MAX.  
 9.02 MOISTURE RESISTANT TYPE 'X' GYP. BD. (SIZE)  
 9.03 MET. STUDS @ 16" O.C. U.I.O. (SIZE)  
 9.04 C-H STUDS @ 24" O.C.  
 9.05 SECURE MTL. J RUNNER  
 9.06 7/8" RESILIENT MAT CHANNEL  
 9.07 PORCELAIN / CERAMIC TILE  
 9.08 PAINT  
 9.09 TRIM
- DIV 10 SPECIALTIES  
 10.01 TYPICAL SIGNAGE (NC) - PROVIDE PLYWOOD BACKING & ELEC. POWER CONNECTION  
 10.02 4" HT. MTD. WHITE P.V. BUILDING ADDRESS NUMBERS AS BY EXT.  
 10.03 FABRIC ANNYS IV PTD. ALUMINUM FRAMES  
 10.04 MTL. RAILING  
 10.05 MAIL BOXES
- DIV 11 EQUIPMENT  
 11.01 GAS METER LOCATION
- DIV 12 PLUMBING (REF: PLUMBING DWGS.)  
 12.01 PLUMBING EQUIPMENT  
 12.02 ROOF DRAIN  
 12.03 OVERFLOW ROOF DRAIN  
 12.04 OVERFLOW LEADER
- DIV 13 HVAC (REF: MECH DWGS.)  
 13.01 ROOFTOP HVAC UNIT  
 13.02 CONDENSER PIPE  
 13.03 MECHANICAL EQUIPMENT  
 13.04 ALUMINUM LOUVER  
 13.05 FUTURE HOOD EXHAUST LOCATION
- DIV 14 ELECTRICAL (REF: ELECTRICAL DWGS.)  
 14.01 ELECTRICAL TRANSFORMER  
 14.02 MAIN ELECTRICAL SERVICE ENTRANCE  
 14.03 ELECTRICAL LIGHT FIXTURE, TYP.
- DIV 15 EARTHWORK  
 15.01 4" MIN. DRAINAGE FILL  
 15.02 COMPACTED BACKFILL  
 15.03 4" DRAIN TILE IV FILTER FABRIC  
 15.04 1" BEDDING SAND
- DIV 16 EXTERIOR IMPROVEMENTS  
 16.01 4" BROOM-FINISH CONC. PWMT.  
 16.02 ASPHALT PAVING
- LOAD BEARING WALL

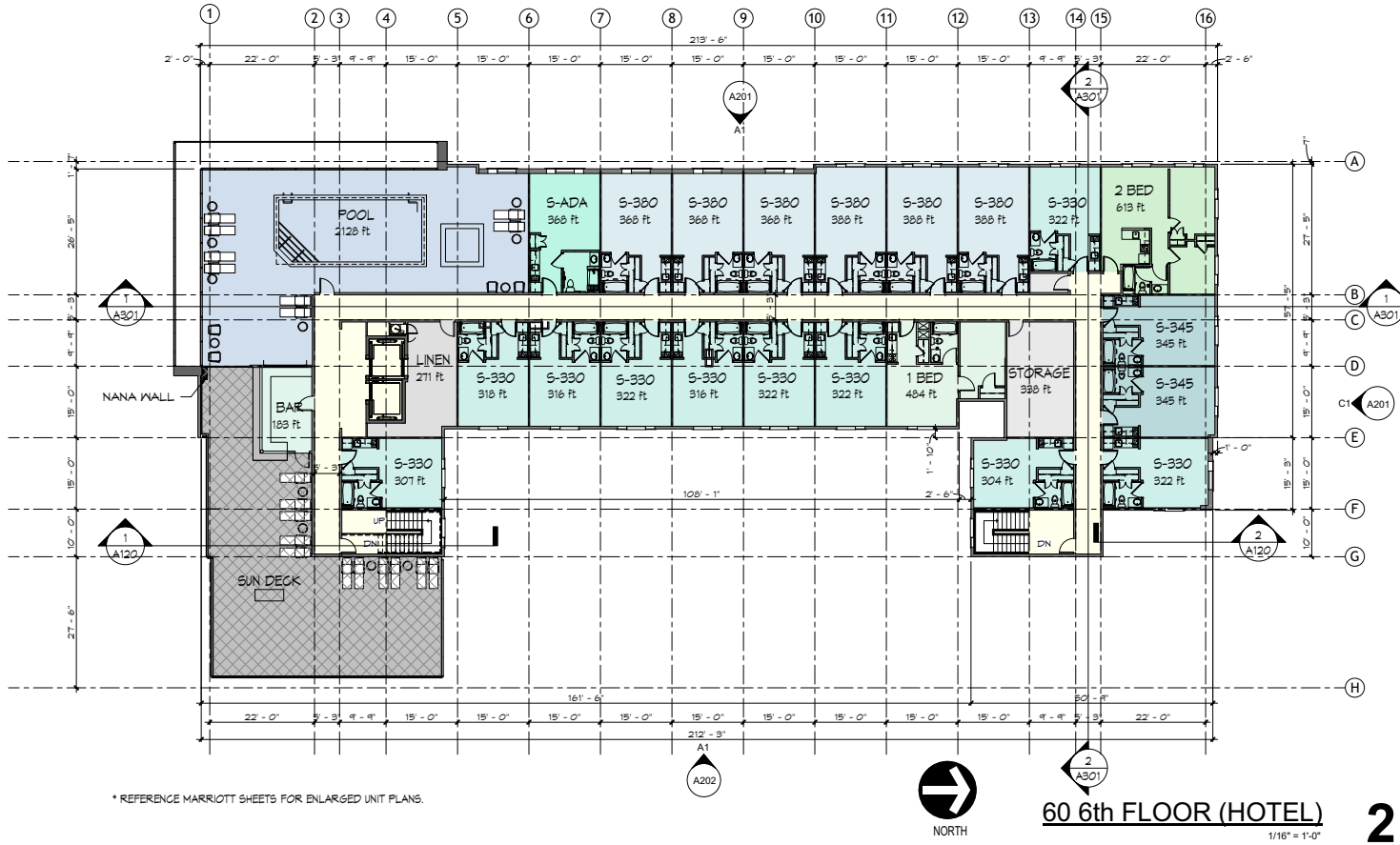
DATE PRINTED: 12/15/2011 10:16:30 AM  
 FILE PATH: D:\600 NH 4 STORIES @ ALLEY.dwg

- 2 BED : 1 UNITS
- 1 BED : 1 UNITS
- S-ADA : 1 UNIT
- S-380 : 6 UNITS
- S-345 : 2 UNITS
- S-330 : 10 UNITS

21 TOTAL UNITS

**Number Legend**

- 1 BED
- 2 BED
- BAR
- CIRCULATION
- LINEN
- POOL
- S-330
- S-345
- S-380
- S-ADA
- STORAGE
- SUN DECK



\* REFERENCE MARRIOTT SHEETS FOR ENLARGED UNIT PLANS.



60 6th FLOOR (HOTEL)

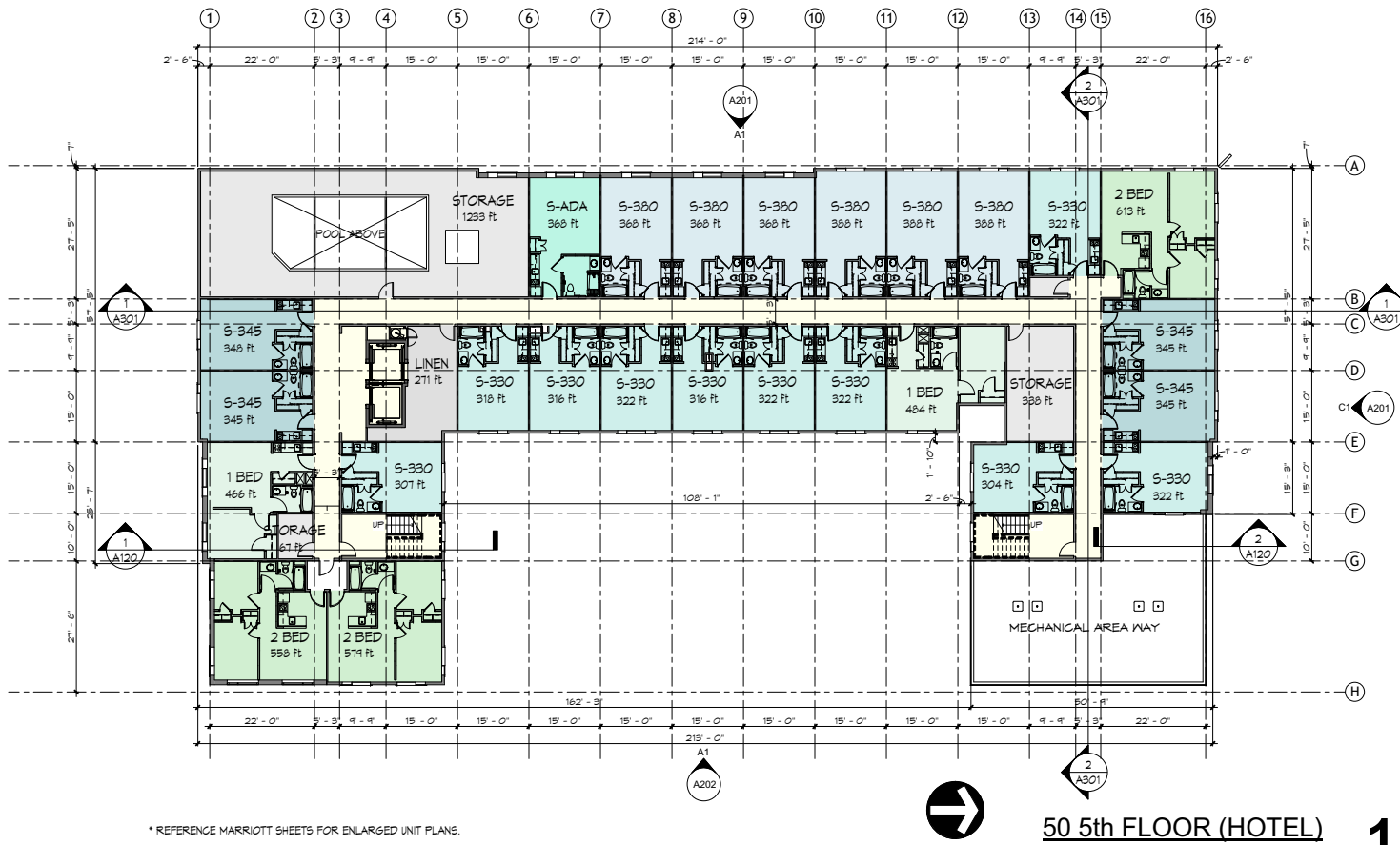
2

- 2 BED : 3 UNITS
- 1 BED : 2 UNITS
- S-ADA : 1 UNIT
- S-380 : 6 UNITS
- S-345 : 4 UNITS
- S-330 : 10 UNITS

26 TOTAL UNITS

**Number Legend**

- 1 BED
- 2 BED
- BAR
- CIRCULATION
- LINEN
- POOL
- S-330
- S-345
- S-380
- S-ADA
- STORAGE
- SUN DECK



\* REFERENCE MARRIOTT SHEETS FOR ENLARGED UNIT PLANS.



60 5th FLOOR (HOTEL)

1

**KEY NOTES:**

- DIV 03 CONCRETE (REF. STRUCTURAL DWGS.)
- 3.01 CONC. FOOTINGS & FOUNDATION
- 3.02 CONC. SLAB OVER VAPOR BARRIER
- 3.03 VB 4 DRAINAGE FILL ONLY AT SLAB BLOCK-OUT
- 3.04 1/2" IV STRIP-TOP JOINT FILLER IV SEALANT
- 3.05 SLOPE SLAB TO DRAIN
- 3.06 CONT. MIDLAB
- 3.07 CONC. PER
- 3.08 CAST IN PLACE CONCRETE
- 3.09 CONCRETE REINFORCEMENT
- 3.10 WELDED WIRE FABRIC (S&P) 4" U.N.O.
- 3.11 MORTAR NET
- DIV 04 MASONRY (REF. EXTERIOR FINISH SCHEDULE)
- 4.01 MASONRY WALL IV HORIZ. JOINT REIN. @ 24" O.C. REF. STRUCTURAL FOR VERT. REIN.
- 4.02 CLAY MASONRY VENEER IV ADJ. ANCHORS @ 24" HOR. X 16" VERT. O.C. TYP. (LOCATION OF MASONRY FACE FROM COLUMN LINE)
- 4.03 1" MIN. CAVITY IV DRAINAGE MESH @ BASE
- 4.04 MASONRY THRU-WALL FLASHING IV MTL. DRIP EDGE 4" KEEPS @ 24" O.C. MAX
- 4.05 SOLID SROUT FILL BELOW THRU-WALL FLASHING
- 4.06 MASONRY CONTROL JOINT 3/8" IV CONT. SEALANT 4" BACKER ROD
- 4.07 BRICK ROWLOCK COURSE
- 4.08 BRICK SOLDIER COURSE
- 4.09 STONE TRIM UNIT (SEE PROFILES)
- 4.10 SMOOTH FACE STONE IV ADJ. ANCHORS @ 24" HOR. X 16" VERT. O.C. TYP. (LOCATION OF STONE FACE FROM COLUMN LINE)
- 4.11 CHASED FACE STONE IV ADJ. ANCHORS @ 24" HOR. X 16" VERT. O.C. TYP. (LOCATION OF STONE FACE FROM COLUMN LINE)
- 4.12 CONCRETE BLOCK (CMU)
- 4.13 CONCRETE PAVERS
- 4.14 SMOOTH FACE STONE VENEER (2')
- DIV 05 METALS (REF. STRUCTURAL DWGS.)
- 5.01 STRUCTURAL STEEL COLUMN
- 5.02 STRUCTURAL STEEL BEAM
- 5.03 STRUCTURAL STEEL CHANNEL
- 5.04 STRUCTURAL STEEL TUBE
- 5.05 STRUCTURAL STEEL ANGLE
- 5.06 STRUCTURAL STEEL DECK
- 5.07 GOLD-FORMED MTL. FRAMING @ 18" O.C. U.N.O. (SIZE)
- 5.08 CONC. FILLED PIPE SOLLAND
- 5.09 GOLD FORMED RESILIENT CHANNEL
- 5.10 MTL. FURRING CHANNEL
- 5.11 ORNAMENTAL SEALING
- 5.12 ALUMINUM TUBE
- 5.13 STEEL BAR
- 5.14 STEEL PLATE PROVIDE BLOCKING AS REQUIRED
- 5.15 PERFORATED METAL
- DIV 06 WOOD, PLASTICS AND COMPOSITES
- 6.01 WOOD BLOCKING (SIZE)
- 6.02 PRESERVATIVE TREATED WOOD BLOCKING (SIZE)
- 6.03 EXT. GRADE FLYWOOD (SIZE)
- 6.04 1/2" GLASS-MAT GYP. SHT. - SEAL JOINTS TYP.
- 6.05 1/2" GLASS-MAT GYP. SOFFIT BD.
- 6.06 1/2" GLASS-MAT ROOF BOARD SHEATHING
- 6.07 1/4" CEMENT BOARD SHT. - BEHIND TILE
- 6.08 STAINED WOOD TRIM
- 6.09 HARDEE BOARD PANEL
- 6.10 HARDEE TRIM (SIZE)
- 6.11 HARDEE RESAL. HORIZONTAL TRIM
- 6.12 BLOCKING FOR FUTURE GRAB BARS PER ANSI 1111
- 6.13 PLYWOOD
- DIV 07 THERMAL AND MOISTURE PROTECTION
- 7.01 SELF-ADHERED SHEET MEMBRANE AIR/VAPOR/WATER BARRIER
- 7.02 2" X 2" MIN. RIGID FERMIFLEX INSULATION
- 7.03 BATT INSULATION
- 7.04 ACOUSTICAL BATT INSULATION
- 7.05 AIR/MOISTURE BARRIER COATINGS @ SHT. TYP.
- 7.06 6 MIL POLY. VAPOR BARRIER IV JOINTS SEALED
- 7.07 1 1/2" (UNO) WATER DRAINAGE EPS, MECHANICALLY ATTACH TO SHEATHING
- 7.08 PRE FINISHED EXTRUDED METAL GORNING
- 7.09 EPS REVEAL
- 7.10 2" X 4" ELLA CERAMIC TILE BY PANTHEON
- 7.11 METAL PANEL TRIM
- 7.12 CONCRETE EDGEB-PLY ROOF MEMBRANE
- 7.13 WALKWAY PADS
- 7.14 ELASTELL INSULATING CONCRETE
- 7.15 1/4" TAPERED MTL. TO DRAIN
- 7.16 PREFIN. SHT. MTL. COPING 4" CONT. CLEAT
- 7.17 PREFIN. SHT. MTL. FLASHING - FOLD-BACK EDGES TYP.
- 7.18 THRU-WALL FLASHING
- 7.19 PREFINISHED BREAK METAL
- 7.20 COMPATIBLE SEALANT, IV BACKER ROD AS NEEDED
- 7.21 CONT. 3/8" SEALANT IV KEEPS @ 24" O.C.
- 7.22 FASTENER IV NEOPRENE WASHER
- 7.23 MIRA-DRAIN 6000 OVER MIRA-PLY-V WATERPROOFING MEMBRANE
- 7.24 330 GREENSTREAK PVC WATER STOP
- 7.25 POLYETHYLENE BOARD INSULATION
- 7.26 DRIP EDGE
- 7.27 EPS AQUAFLEX SYSTEM
- 7.28 BISEAL COMPRESSIBLE EXPANSION JOINT
- DIV 08 OPENINGS
- 8.01 FTD HOLLOW METAL DOOR 4 FRAME EXTERIOR DOORS TO BE INSULATED
- 8.02 HOLLOW METAL ANCHORS, MIN. 3 PER JAMB
- 8.03 ALUM. STOREFRONT FRAMING SYSTEM IV SHIMS AT HEAD
- 8.04 ALUM. ENTRANCE DOOR IV TEMP. GLAZING
- 8.05 FLUSH MTD. EMERGENCY KEY ACCESS BOX @ 5'-6" ABOVE GRADE - VERIFY LOCATION IV FIRE MARSHAL SPANDREL GLASS
- 8.06 SPANDREL GLASS
- 8.07 INSULATED LONE GLASS - TEMPER @ 1"
- 8.08 SINGLE HANG WINDOW
- DIV 09 FINISHES
- 9.01 5/8" TYPE 'X' GYP. BD. IV C/S @ 30'-0" MAX
- 9.02 MOISTURE RESISTANT TYPE 'X' GYP. BD. (SIZE)
- 9.03 MTL. STUDS @ 24" O.C. (SIZE)
- 9.04 C-H STUDS @ 24" O.C.
- 9.05 SECURE MTL. J RUNNER
- 9.06 7/8" RESILIENT MAT CHANNEL
- 9.07 PORCELAIN / CERAMIC TILE
- 9.08 PAINT
- 9.09 TRIM
- DIV 10 SPECIALTIES
- 10.01 TYPICAL SIGNAGE (NC) - PROVIDE PLYWOOD BACKING 4 ELEC. POWER CONNECTION
- 10.02 4" HT. MTD. WHITE PSY. BUILDING ADDRESS NUMBERS ASBY EXT.
- 10.03 FABRIC FINISH IV FTD. ALUMINUM FRAMES
- 10.04 MTL. RAILING
- 10.05 MAIL BOXES
- DIV 11 EQUIPMENT
- 11.01 GAS METER LOCATION
- DIV 22 PLUMBING (REF. PLUMBING DWGS.)
- 22.01 PLUMBING EQUIPMENT
- 22.02 ROOF DRAIN
- 22.03 OVERFLOW ROOF DRAIN
- 22.04 OVERFLOW LEADER
- DIV 23 HVAC (REF. MECH DWGS.)
- 23.01 ROOFTOP HVAC UNIT
- 23.02 CONDENSER PIPE
- 23.03 MECHANICAL EQUIPMENT
- 23.04 ALUMINUM LOUVER
- 23.05 FUTURE HOOD EXHAUST LOCATION
- DIV 28 ELECTRICAL (REF. ELECTRICAL DWGS.)
- 28.01 ELECTRICAL TRANSFORMER
- 28.02 MAIN ELECTRICAL SERVICE ENTRANCE
- 28.03 ELECTRICAL LIGHT FIXTURE, TYP.
- DIV 31 EARTHWORK
- 31.01 4" MIN. DRAINAGE FILL
- 31.02 COMPACTED BACKFILL
- 31.03 4" DRAIN TILE IV FILTER FABRIC
- 31.04 1" BEDDING SAND
- DIV 32 EXTERIOR IMPROVEMENTS
- 32.01 4" BROOM-FINISH CONC. PAVT.
- 32.02 ASPHALT PAVING
- LOAD BEARING WALL

**PRELIMINARY PRICING**

DATE:	May 27th, 2011
Client Name:	
<b>900 NH- Marriott TownePlace</b>	
Lawrence, Kansas	
<b>A103</b>	
HOTEL FLOORS	
TREANOR NO.	DV11.003.00B

**TREANOR ARCHITECTS P.A.**  
 ARCHITECTS & INTERIORS  
 1901 W. 8th Street, Suite B  
 Lawrence, Kansas 66044-1711  
 Phone: 785.841.9734  
 Fax: 785.841.9738  
 www.treanorarchitects.com

© 2011 Treanor Architects, P.A.

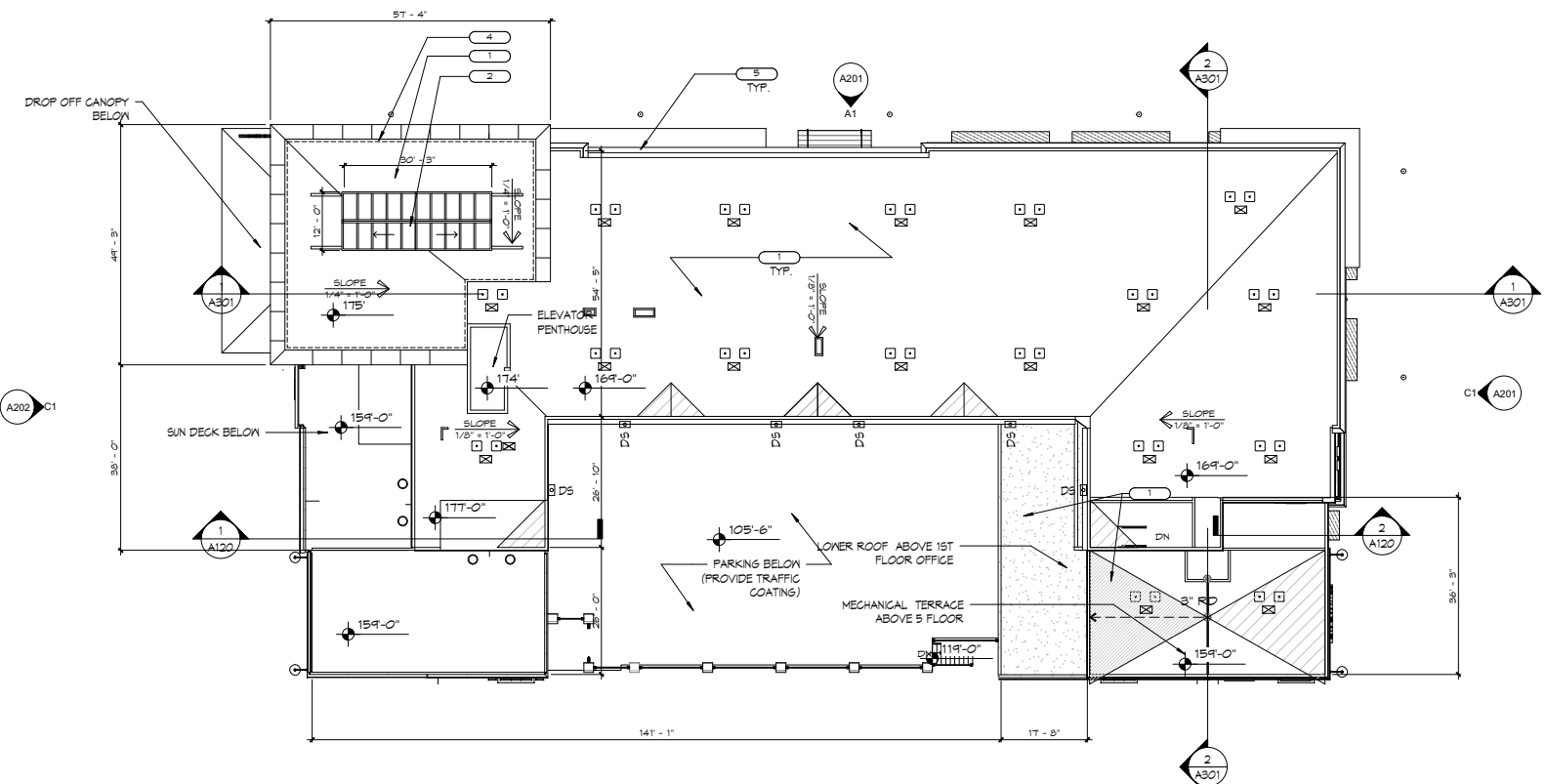
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY:	Author	
CHECKED BY:	Checker	
NO.	DESCRIPTION	DATE

5 4 3 2 1

D  
C  
B  
A

DATE PRINTED: 12/15/2011 10:17:20 AM  
FILE PATH: D:\900 NH 4 STORES @ ALLEY.dwg



### ROOF KEY NOTES:

- 1** CONKLIN BENCHPLY ROOFING ON ELASTIZELL INSULATED CONG. ROOF (1/8" PER FOOT SLOPE TO DRAIN TYP.)
  - 2** ROUTE OVEFLOW DRAINS TO SIDE WALL LEADERS LOCATED JUST BELOW ROOF LINE
  - 3** RETRACTABLE SKYLIGHT
  - 4** FLUSH SEAM METAL PANEL WRAP
  - 5** PREFINISHED METAL CORNICE (REF. ELEVATIONS)
- INDICATES VERTICAL CHASE LOCATIONS
- INDICATES RESIDENTIAL CONDENSER LOCATIONS

## 70 ROOF PLAN

1/16" = 1'-0"

### KEY NOTES:

DIV 03 CONCRETE (REF. STRUCTURAL DNGS.)

- 3.01 CONG. FOOTING & FOUNDATION
- 3.02 CONG. SLAB OVER VAPOR BARRIER
- 3.03 V.B. & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT
- 3.04 1/2" IN STRIP-TOP JOINT FILLER IN SEALANT
- 3.05 SLOPE SLAB TO DRAIN
- 3.06 CONT. MDSLAB
- 3.07 CONG. PER.
- 3.08 CAST IN PLACE CONCRETE
- 3.09 CONCRETE REINFORCEMENT
- 3.10 WELDED WIRE FABRIC 6X6-W/4X14 U.N.O.
- 3.11 MORTAR NET

DIV 04 MASONRY (REF. EXTERIOR FINISH SCHEDULE)

- 4.01 MASONRY WALL IN VERT. JOINT REINF. @ 24" O.C., REF. STRUCTURAL FOR VERT. REIN.
- 4.02 CLAY MASONRY VENEER IN ADJ. ANCHORS @ 24" HOR. x 16" VERT. O.C. TYP. (LOCATION OF MASONRY FACE FROM COLUMN LINE)
- 4.03 1" MIN. CAVITY IN DRAINAGE MESH @ BASE
- 4.04 MASONRY THRU-WALL FLASHING IN VTL DRIP EDGE & KEEPS @ 24" O.C. MAX.
- 4.05 SOLID GROUT FILL BELOW THRU-WALL FLASHING
- 4.06 MASONRY CONTROL JOINT 3/8" IN VTL CONT. SEALANT & BACKER ROD
- 4.07 BRICK ROPLOCK COURSE
- 4.08 BRICK SOLDIER COURSE
- 4.09 STONE TRIM UNIT (SEE PROFILES)
- 4.10 SMOOTH FACE STONE IN VTL ANCHORS @ 24" HOR. x 16" VERT. O.C. TYP. (LOCATION OF STONE FACE FROM COLUMN LINE)
- 4.11 GABELLED FACE STONE IN ADJ. ANCHORS @ 24" HOR. x 16" VERT. O.C. TYP. (LOCATION OF STONE FACE FROM COLUMN LINE)
- 4.12 CONCRETE BLOCK (CMU)
- 4.13 CONCRETE PAVERS
- 4.14 SMOOTH FACE STONE VENEER (S)

DIV 05 METALS (REF. STRUCTURAL DNGS.)

- 5.01 STRUCTURAL STEEL COLUMN
- 5.02 STRUCTURAL STEEL BEAM
- 5.03 STRUCTURAL STEEL CHANNEL
- 5.04 STRUCTURAL STEEL TUBE
- 5.05 STRUCTURAL STEEL ANGLE
- 5.06 STRUCTURAL STEEL DECA
- 5.07 COLD-FORMED MTL. FRAMING @ 16" O.C. U.N.O. (SIZE)
- 5.08 CONG. FILLED PIPE BOLLARD
- 5.09 COLD FORMED RESILIENT CHANNEL
- 5.10 MTL. FURRING CHANNEL
- 5.11 ORNAMENTAL RAILING
- 5.12 ALUMINUM TUBE
- 5.13 STEEL BAR
- 5.14 STEEL PLATE, PROVIDE BLOCKING AS REQUIRED
- 5.15 PERFORATED METAL

DIV 06 WOOD, PLASTICS AND COMPOSITES

- 6.01 WOOD BLOCKING (SIZE)
- 6.02 PRESERVATIVE TREATED WOOD BLOCKING (SIZE)
- 6.03 EXT. GRADE FLYWOOD (SIZE)
- 6.04 1/2" GLASS-MAT GYP. SHT. - SEAL JOINTS TYP.
- 6.05 1/2" GLASS-MAT GYP. SOFFIT BD.
- 6.06 1/2" GLASS-MAT ROOF BOARD SHEATHING
- 6.07 1/4" CEMENT BOARD SHT. - BEHIND TILE
- 6.08 STANDING WOOD TRIM
- 6.09 HARDE BOARD PANEL
- 6.10 HARDE TRIM (SIZE)
- 6.11 HARDE REVEL HORIZONTAL TRIM
- 6.12 BLOCKING FOR FUTURE GRADE BARS PER ANS1 111.1
- 6.13 FLYWOOD

DIV 07 THERMAL AND MOISTURE PROTECTION

- 7.01 SELF-ADHERED SHEET MEMBRANE AIR/VAPOR/WATER BARRIER
- 7.02 2" X 24" MIN. R5ID PERIMETER INSULATION
- 7.03 BATT INSULATION
- 7.04 ACOUSTICAL BATT INSULATION
- 7.05 AIR-AND-WATER BARRIER COATINGS @ SHT. TYP.
- 7.06 6 ML POLY. VAPOR BARRIER IN JOINTS SEALED
- 7.07 1 1/2" (MCI) WATER DRAINAGE EPS. MECHANICALLY ATTACH TO SHEATHING
- 7.08 PRE FINISHED EXTRUDED METAL CORNICE
- 7.09 EPS REVEL
- 7.10 7" x 4" TELL-MAT CERAMIC TILE BY PANHEON
- 7.11 METAL PANEL TRIM
- 7.12 CONKLIN BENCH-PLY ROOF MEMBRANE
- 7.13 WALKWAY PADS
- 7.14 ELASTIZELL INSULATING CONCRETE
- 7.15 1/4" TAPERED INSL. TO DRAIN
- 7.16 PREFIN. SHT. MTL. CORNICE & CONT. GLEAT
- 7.17 PREFIN. SHT. MTL. FLASHING; FOLD-BACK EDGES, TYP.
- 7.18 THRU-WALL FLASHING
- 7.19 PREFINISHED BREAK METAL
- 7.20 COMPATIBLE SEALANT, IN BACKER ROD AS NEEDED
- 7.21 CONT. 3/8" SEALANT IN VEEPS @ 24" O.C.
- 7.22 FACTERK IN WEAPONS PAGES
- 7.23 MIRA-DRAIN 6000 OVER MIRAPLY-V WATERPROOFING MEMBRANE
- 7.24 880 GREENSTREAK P/VG WATER STOP
- 7.25 POLYSTYRENE BOARD INSULATION
- 7.26 DRIP EDGES
- 7.27 EPS AQUAFLEX SYSTEM
- 7.28 ENSEAL COMPRESSIBLE EXPANSION JOINT

DIV 08 OPENINGS

- 8.01 PFD. HOLLOW METAL DOOR & FRAME EXTERIOR DOORS TO BE INSULATED
- 8.02 HOLLOW METAL ANCHORS: MIN. 3 PER JAMB
- 8.03 ALUM. STOREFRONT FRAMING SYSTEM IN V/SHMS AT HEAD
- 8.04 ALUM. ENTRANCE DOOR IN TEMP. GLAZING
- 8.05 FLUSH MTD. EMERGENCY KEY ACCESS BOX @ 5'-6" ABOVE GRADE - VERIFY LOCATION IN FIRE MARSHAL SPREADSHEET
- 8.06 INSULATED LOW-E GLASS - TEMPER @ 1"
- 8.07 SINGLE HING WINDOW

DIV 09 FINISHES

- 9.01 3/8" TYPE 'X' GYP. BD. IN V/CS @ 30'-0" MAX.
- 9.02 MOISTURE RESISTANT TYPE 'X' GYP. BD. (SIZE)
- 9.03 MTL. STUDS @ 16" O.C. U.N.O. (SIZE)
- 9.04 C-M STUDS @ 24" O.C.
- 9.05 SECURE MTL. J RUNNER
- 9.06 7/8" RESILIENT HAT CHANNEL
- 9.07 PORCELAIN / CERAMIC TILE
- 9.08 PAINT
- 9.09 J-TRIM

DIV 10 SPECIALTIES

- 10.01 TYPICAL SIGNAGE (NC) - PROVIDE PLYWOOD BACKING & ELEC. POWER CONNECTION
- 10.02 4" HT. INT. MTD. WHITE PSV. BUILDING ADDRESS NUMBERS ABV. EXT. ENTRY/EXIT DOORS - VERIFY TEXT IN OWNER GROUP FABRIC APPNS IN PFD.
- 10.03 ALUM. FINISH IN V/PFD.
- 10.04 MTL. RAILING
- 10.05 MAIL BOXES

DIV 11 EQUIPMENT

- 11.01 GAS METER LOCATION

DIV 22 PLUMBING (REF. PLUMBING DNGS.)

- 22.01 PLUMBING EQUIPMENT
- 22.02 ROOF DRAIN
- 22.03 OVERFLOW ROOF DRAIN
- 22.04 OVERFLOW LEADER

DIV 25 HVAC (REF. MECH DNGS.)

- 25.01 ROOFTOP HVAC UNIT
- 25.02 CONDENSER PIPE
- 25.03 MECHANICAL EQUIPMENT
- 25.04 ALUMINUM LOUVER
- 25.05 FUTURE HOOD EXHAUST LOCATION

DIV 26 ELECTRICAL (REF. ELECTRICAL DNGS.)

- 26.01 ELECTRICAL TRANSFORMER
- 26.02 MAIN ELECTRICAL SERVICE ENTRANCE
- 26.03 ELECTRICAL LIGHT FIXTURE, TYP.

DIV 31 EARTHWORK

- 31.01 4" MIN. DRAINAGE FILL
- 31.02 COMPACTED BACKFILL
- 31.03 4" DRAIN TILE IN FILTER FABRIC
- 31.04 1" BEDDING SAND

DIV 32 EXTERIOR IMPROVEMENTS

- 32.01 4" BROOM-FINISH CONG. P.V.M.T.
- 32.02 ASPHALT PAVING

- LOAD BEARING WALL

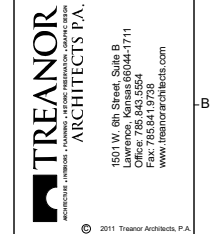
### PRELIMINARY PRICING

DATE: May 27th, 2011

Client Name

# 900 NH- Marriott TownePlace

Lawrence, Kansas



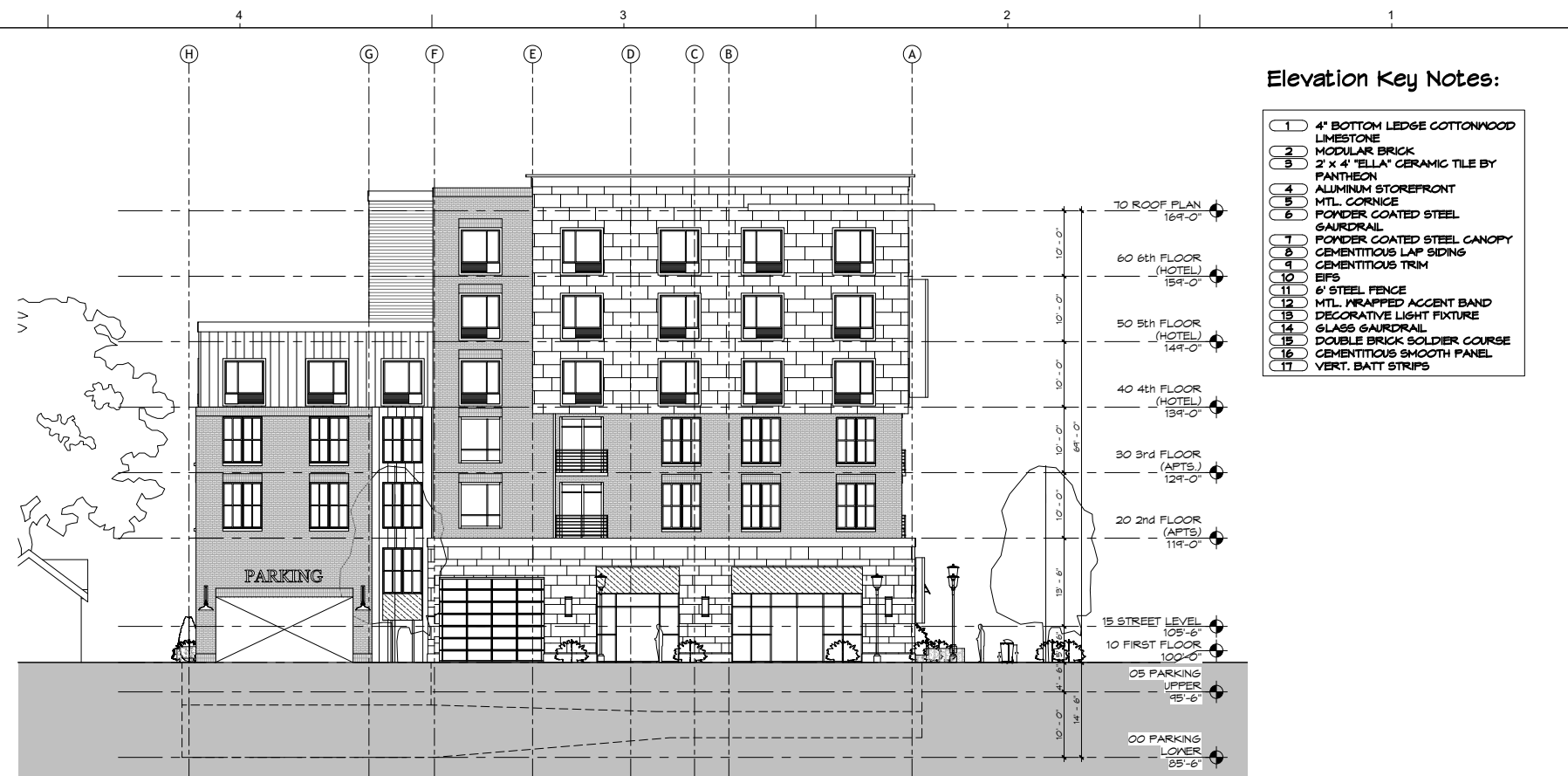
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY:	Author	
CHECKED BY:	Checker	
NO.	REVISIONS	DATE

# A104

ROOF PLAN

TREANOR NO. DV11.003.00B

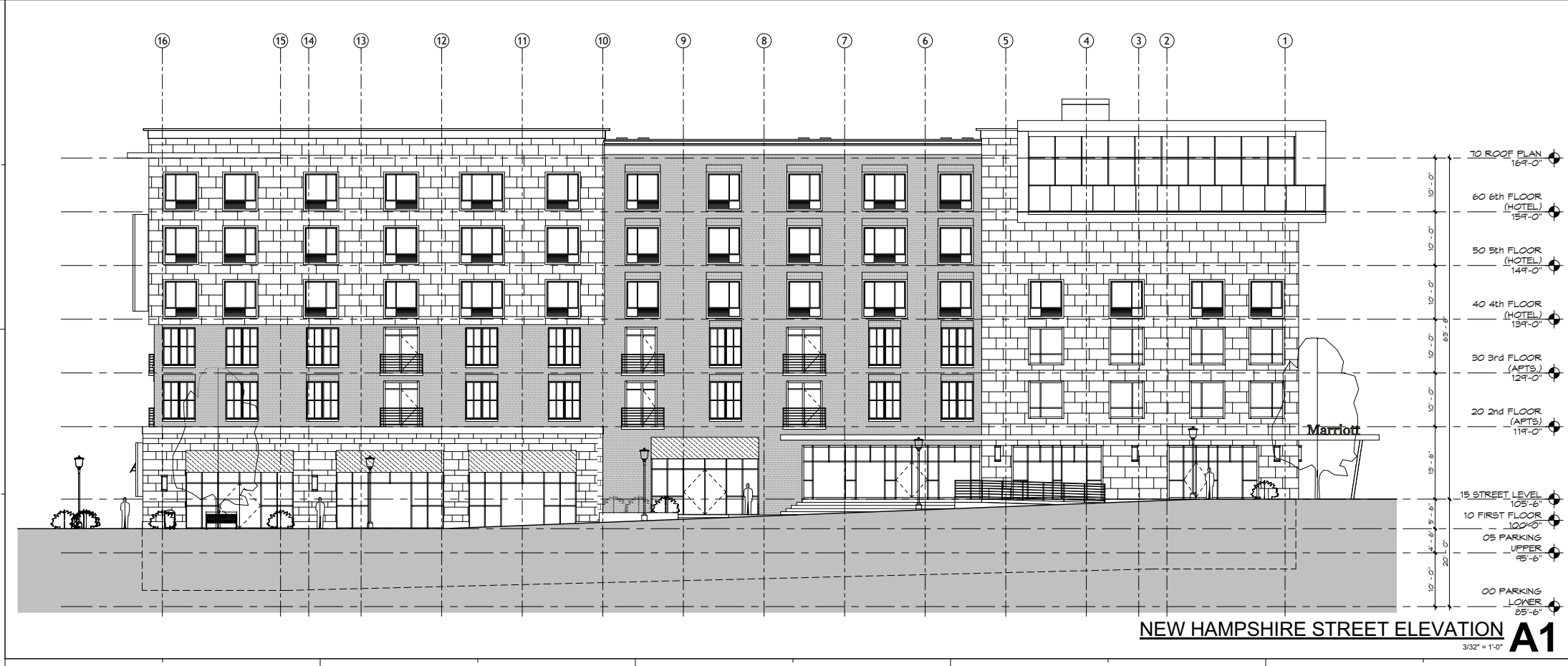


**Elevation Key Notes:**

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

- KEY NOTES:**
- DIV 03 CONCRETE (REF. STRUCTURAL DWGS.)
  - 3.01 CONC. FOOTING & FOUNDATION
  - 3.02 CONC. SLAB OVER VAPOR BARRIER
  - 3.03 VB & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT
  - 3.04 1/2" IN. STRIP-TOP JOINT FILLER IN SEALANT
  - 3.05 SLOPE SLAB TO DRAIN
  - 3.06 CONT. MIDSLAB
  - 3.07 CONC. PERK
  - 3.08 CAST IN PLACE CONCRETE
  - 3.09 CONCRETE REINFORCEMENT
  - 3.10 WELDED WIRE FABRIC (W-WF) U.N.D.
  - 3.11 MORTAR SET
  - DIV 04 MASONRY (REF. EXTERIOR FINISH SCHEDULE)
  - 4.01 MASONRY WALL IN VERT. JOINT REIN. @ 24" O.C., REF. STRUCTURAL FOR VERT. REIN.
  - 4.02 CLAY MASONRY VENEER IN ADJ. ANGLES @ 24" HOR. x 16" VERT. O.C. TYP. LOCATION OF MASONRY FACE FROM COLUMN LINE)
  - 4.03 1" MIN. CAVITY IN DRAINAGE MESH @ BASE
  - 4.04 MASONRY THROUGH-WALL FLASHINGS IN MTL. DRIP EDGE & WEEPS @ 24" O.C. MAX.
  - 4.05 SOLID GROUT FILL BELOW THROUGH-WALL FLASHINGS
  - 4.06 MASONRY CONTROL JOINT 3/8" IN. CONT. SEALANT & BACKER ROD
  - 4.07 BRICK SOLDIER COURSE
  - 4.08 BRICK SOLDIER COURSE
  - 4.09 STONE TRIM UNIT (SEE PROFILES)
  - 4.10 SMOOTH FACE STONE IN ADJ. ANGLES @ 24" HOR. x 16" VERT. O.C. TYP. (LOCATION OF STONE FACE FROM COLUMN LINE)
  - 4.11 GHEBELD FACE STONE IN ADJ. ANGLES @ 24" HOR. x 16" VERT. O.C. TYP. (LOCATION OF STONE FACE FROM COLUMN LINE)
  - 4.12 CONCRETE BLOCK (CMU)
  - 4.13 CONCRETE PAVERS
  - 4.14 SMOOTH FACE STONE VENEER (2')
  - DIV 05 METALS (REF. STRUCTURAL DWGS.)
  - 5.01 STRUCTURAL STEEL COLUMN
  - 5.02 STRUCTURAL STEEL BEAM
  - 5.03 STRUCTURAL STEEL CHANNEL
  - 5.04 STRUCTURAL STEEL TUBE
  - 5.05 STRUCTURAL STEEL ANGLE
  - 5.06 STRUCTURAL STEEL DECK
  - 5.07 GOLD-FORMED MTL. FRAMING @ 16" O.C. U.N.D. (SIZE)
  - 5.08 CONC. FILLED PIPE BOLLARD
  - 5.09 GOLD FORMED RESILIENT CHANNEL
  - 5.10 MTL. FURRING CHANNEL
  - 5.11 ORNAMENTAL RAILING
  - 5.12 ALUMINUM TUBE
  - 5.13 STEEL BAR
  - 5.14 STEEL PLATE, PROVIDE BLOCKING AS REQUIRED
  - 5.15 PERFORATED METAL
  - DIV 06 WOOD, PLASTICS AND COMPOSITES
  - 6.01 WOOD BLOCKING (SIZE)
  - 6.02 PRESERVATIVE TREATED WOOD BLOCKING (SIZE)
  - 6.03 EXT. GRADE FLYWOOD (SIZE)
  - 6.04 1/2" GLASS-MAT GYP. SHT. - SEAL JOINTS TYP
  - 6.05 1/2" GLASS-MAT GYP. SHT. - 50OFF. BD.
  - 6.06 1/2" GLASS-MAT ROOF BOARD SHEATHING
  - 6.07 1/4" CEMENT BOARD SHT. - BEHND TILE
  - 6.08 STAINED WOOD TRIM
  - 6.09 HARDIE BOARD PANEL
  - 6.10 HARDIE TRIM (SIZE)
  - 6.11 HARDIE REVEAL HORIZONTAL TRIM
  - 6.12 BLOCKING FOR FUTURE GRAB BARS PER ANSI 111.1
  - 6.13 PLYWOOD
  - DIV 07 THERMAL AND MOISTURE PROTECTION
  - 7.01 SELF-ADHERED SHEET MEMBRANE AIR/VAPOR/WATER BARRIER
  - 7.02 2' x 24" MIN. RIGID PERIMETER INSULATION
  - 7.03 BATT INSULATION
  - 7.04 ACoustICAL BATT INSULATION
  - 7.05 AIR-MOISTURE BARRIER COATING @ SHT. TYP
  - 7.06 6 MIL POLY-VAPOR BARRIER IN JOINTS SEALED
  - 7.07 1/2" (AND) WATER DRAINAGE EIFS, MECHANICALLY ATTACH TO SUBSTRATE
  - 7.08 PRE FINISHED EXTRUDED METAL CORNICE
  - 7.09 EIFS REVEAL
  - 7.10 2' x 4" TELLA CERAMIC TILE BY PANTHEON
  - 7.11 METAL PANEL TRIM
  - 7.12 CONKLIN BENCH-PLY ROOF MEMBRANE
  - 7.13 PALKONT PRDS
  - 7.14 ELASTIC INSULATING CONCRETE
  - 7.15 1/4" TAPERED INSUL. TO DRAIN
  - 7.16 PREFIN. SHT. MTL. GORING & CONT. GLEAT
  - 7.17 PREFIN. SHT. MTL. FLASHING, FOLD-BACK EDGES, TYP
  - 7.18 THROUGH-WALL FLASHING
  - 7.19 UNFINISHED BREAK METAL
  - 7.20 COMPATIBLE SEALANT, IN BACKER ROD AS NEEDED
  - 7.21 CONT. 3/8" SEALANT IN WEEPS @ 24" O.C.
  - 7.22 FASTENER IN NEOPRENE PACHES
  - 7.23 MIRA-DRAIN 6000 OVER MIRAPLY-V WATERPROOFING MEMBRANE
  - 7.24 850 GREENSTREAK PVC WATER STOP
  - 7.25 POLYSTYRENE BOARD INSULATION
  - 7.26 DRIP EDGE
  - 7.27 EIFS AQUAFLEX SYSTEM
  - 7.28 BMSAL COMPRESSIBLE EXPANSION JOINT
  - DIV 08 OPENINGS
  - 8.01 PFD. HOLLOW METAL DOOR & FRAME EXTERIOR DOORS TO BE INSULATED
  - 8.02 HOLLOW METAL ANCHORS, MIN. 3 PER JAMB
  - 8.03 ALUM. STOREFRONT FRAMING SYSTEM IN SHIMS AT HEAD
  - 8.04 ALUM. ENTRANCE DOOR IN TEMP. GLAZING
  - 8.05 FLUSH MTD. EMERGENCY KEY ACCESS BOX @ 5'-6" ABOVE GRADE - VERIFY LOCATION IN FIRE MARSHAL SPECIFICATIONS
  - 8.06 INSULATED LOW-E GLASS - TEMPER @ 1"
  - 8.07 SINGLE HUNG WINDOW
  - DIV 09 FINISHES
  - 9.01 5/8" TYPE 'X' GYP. BD. IN L.S. @ 30'-0" MAX.
  - 9.02 MOISTURE RESISTANT TYPE 'X' GYP. BD. (SIZE)
  - 9.03 MTL. STUDS @ 16" O.C. U.N.D. (SIZE)
  - 9.04 CH STRIPS @ 24" O.C.
  - 9.05 SECURE MTL. J RUNNER
  - 9.06 7/8" RESILIENT MAT CHANNEL
  - 9.07 PORCELAIN / CERAMIC TILE
  - 9.08 PAINT
  - 9.09 J-TRIM
  - DIV 10 SPECIALTIES
  - 10.01 TYPICAL SIGNAGE (NG) - PROVIDE PLYWOOD BACKING & ELEC. POWER CONNECTION
  - 10.02 4" HT. MTD. WHITE PSV. BUILDING ADDRESS NUMBERS AS/V EXT. ENTRY/EXIT DOORS - VERIFY TEXT IN OWNER GROUP SPECIFICATIONS
  - 10.03 FABRIC MOUNTING SYSTEM
  - 10.04 MTL. RAILING
  - 10.05 MAIL BOXES
  - DIV 11 EQUIPMENT
  - 11.01 GAS METER LOCATION
  - DIV 22 PLUMBING (REF. PLUMBING DWGS.)
  - 22.01 PLUMBING EQUIPMENT
  - 22.02 ROOF DRAIN
  - 22.03 OVERFLOW ROOF DRAIN
  - 22.04 OVERFLOW LEADER
  - DIV 23 HVAC (REF. MECH. DWGS.)
  - 23.01 ROOFTOP HVAC UNIT
  - 23.02 CONDENSER PPE
  - 23.03 MECHANICAL EQUIPMENT
  - 23.04 ALUMINUM LOUVER
  - 23.05 FUTURE HOOD EXHAUST LOCATION
  - DIV 24 ELECTRICAL (REF. ELECTRICAL DWGS.)
  - 24.01 ELECTRICAL TRANSFORMER
  - 24.02 MAIN ELECTRICAL SERVICE ENTRANCE
  - 24.03 ELECTRICAL LIGHT FIXTURE, TYP.
  - DIV 31 EARTHWORK
  - 31.01 4" MIN. DRAINAGE FILL
  - 31.02 COMPACTED BACKFILL
  - 31.03 4" DRAIN TILE IN FILTER FABRIC
  - 31.04 1" BEDDING SAND
  - DIV 32 EXTERIOR IMPROVEMENTS
  - 32.01 4" BROOM-FINISH CONC. PMT.
  - 32.02 ASPHALT PAVING

**9TH STREET ELEVATION C1**  
3/32" = 1'-0"



**NEW HAMPSHIRE STREET ELEVATION A1**  
3/32" = 1'-0"

DATE PRINTED: 12/15/2011 11:05:30 AM  
 FILE PATH: D:\600 NH & 4 STORES @ ALLEY.dwg  
 ALLEY.dwg  
 DWG

**PRELIMINARY PRICING**

DATE: May 27th, 2011

Client Name: \_\_\_\_\_

900 NH- Marriott TownePlace

Lawrence, Kansas

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY: \_\_\_\_\_ Author

CHECKED BY: \_\_\_\_\_ Checker

NO.	DESCRIPTION	DATE

A201

ELEVATIONS

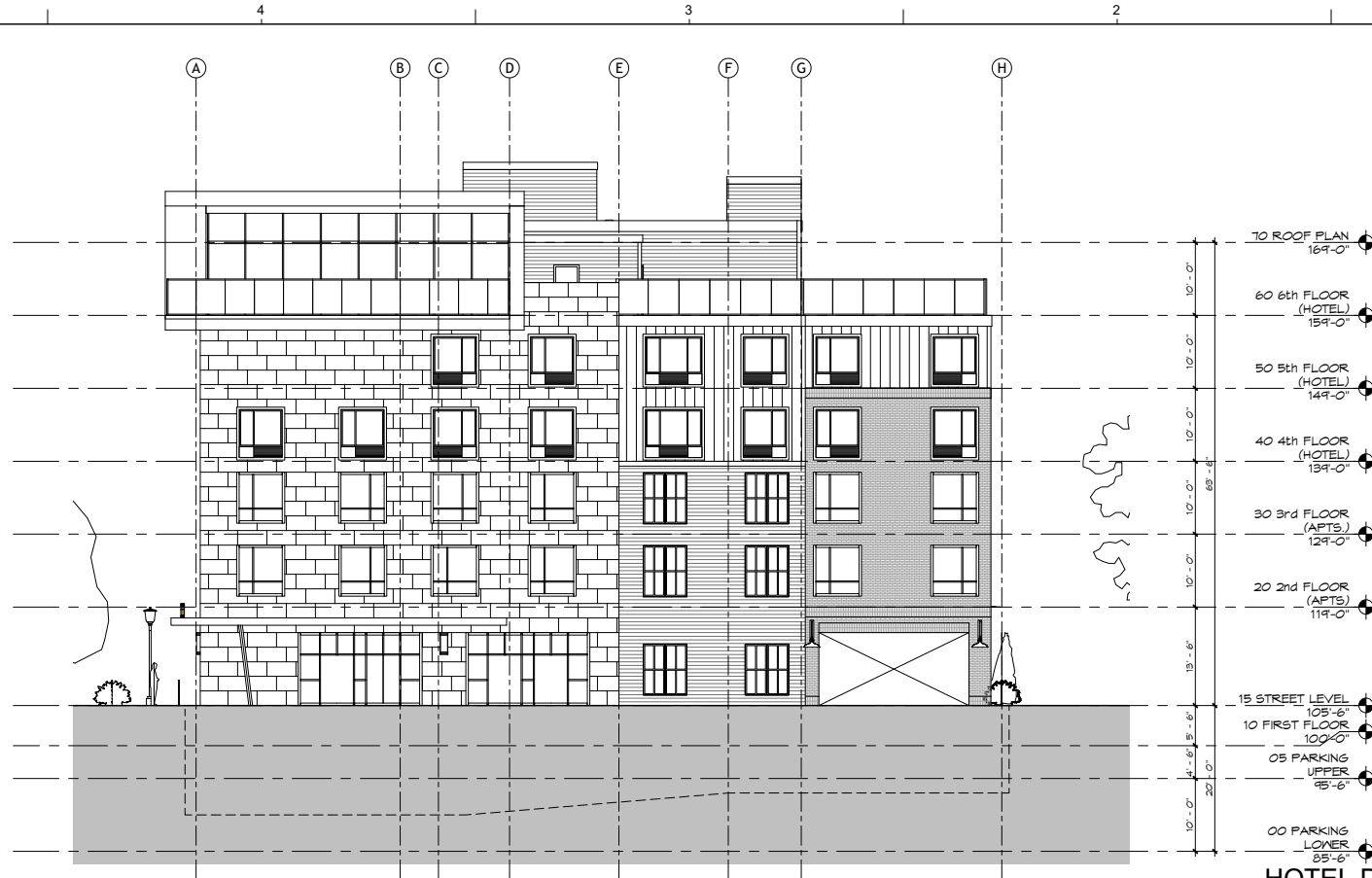
TREANOR NO. DV11.003.00B

TREANOR

ARCHITECTS P.A.

1901 W. 8th Street, Suite B  
 Lawrence, Kansas 66044-1711  
 Phone: 785.841.5738  
 Fax: 785.841.5738  
 www.treanorarchitects.com

© 2011 Treanor Architects P.A.



Elevation Key Notes:

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

HOTEL DROP-OFF ELEVATION C1  
 3/32" = 1'-0"



ALLEY ELEVATION A1  
 3/32" = 1'-0"

KEY NOTES:

- DIV 03 CONCRETE (REF. STRUCTURAL DINGS)
- 3.01 CONC. FOOTING & FOUNDATION
  - 3.02 CONC. SLAB OVER VAPOR BARRIER
  - 3.03 VS & DRAINAGE FILL ONLY AT SLAB BLOCK-OUT
  - 3.04 1/2" IV STRIP-TOP JOINT FILLER IV SEALANT
  - 3.05 SLOPE SLAB TO DRAIN
  - 3.06 CONC. W/SLAB
  - 3.07 CONC. PERK
  - 3.08 GAST PL. PLAC CONCRETE
  - 3.09 CONCRETE REINFORCEMENT
  - 3.10 WELDED WIRE FABRIC 6x6-MT-4MT-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.C.; REF. STRUCTURAL FOR VERT. REINF.
  - 4.02 CLAY MASONRY VENEER IV ADJ. ANCHORS @ 24" HOR. X 16" VERT. O.C. TYP. LOCATION OF MASONRY FACE FROM COLUMN LINE
  - 4.03 1" MIN. GAVITY IV DRAINAGE MESH @ BRP. EDGE & KEEPS @ 24" O.C. MAX.
  - 4.04 MASONRY THROUGH WALL FLASHING IV MTL. DRP. EDGE & KEEPS @ 24" O.C. MAX.
  - 4.05 SOLID GROUT FILL BELOW THROUGH WALL FLASHING
  - 4.06 MASONRY CONTROL JOINT 3/8" IV CONT. SEALANT & BACKER ROD
  - 4.07 BRICK ROVLKCK COURSE
  - 4.08 BRICK SOLDIER COURSE
  - 4.09 STONE TRIM UNIT (SEE PROFILES)
  - 4.10 SMOOTH FACE STONE IV ADJ. ANCHORS @ 24" HOR. X 16" VERT. O.C. TYP. (LOCATION OF STONE FACE FROM COLUMN LINE)
  - 4.11 CHISELED FACE STONE IV ADJ. ANCHORS @ 24" HOR. X 16" VERT. O.C. TYP. (LOCATION OF STONE FACE FROM COLUMN LINE)
  - 4.12 CONCRETE BLOCK (CMU)
  - 4.13 CONCRETE PAVERS
  - 4.14 SMOOTH FACE STONE VENEER (2")
- DIV 05 METALS (REF. STRUCTURAL DINGS)
- 5.01 STRUCTURAL STEEL COLUMN
  - 5.02 STRUCTURAL STEEL BEAM
  - 5.03 STRUCTURAL STEEL CHANNEL
  - 5.04 STRUCTURAL STEEL TUBE
  - 5.05 STRUCTURAL STEEL ANGLE
  - 5.06 STRUCTURAL STEEL DECK
  - 5.07 GOLD-FORMED MTL. FRAMING @ 16" O.C. U.N.O. (SIZE)
  - 5.08 CONC. FILLED PIPE BOLLARD
  - 5.09 GOLD FORMED RESILIENT CHANNEL
  - 5.10 MTL. FURRING CHANNEL
  - 5.11 ORNAMENTAL RAILING
  - 5.12 ALUMINUM TUBE
  - 5.13 STEEL BAR
  - 5.14 STEEL PLATE, PROVIDE BLOCKING AS REQUIRED
  - 5.15 PERFORATED METAL
- DIV 06 WOOD, PLASTICS AND COMPOSITES
- 6.01 WOOD BLOCKING (SIZE)
  - 6.02 PRESERVATIVE TREATED WOOD BLOCKING (SIZE)
  - 6.03 EXT. GRADE PLYWOOD (SIZE)
  - 6.04 1/2" GLASS-MAT GYP. SHT. - SEAL JOINTS TYP
  - 6.05 1/2" GLASS-MAT GYP. SOFFIT BD.
  - 6.06 1/2" GLASS-MAT ROOF BOARD SHEATHING
  - 6.07 1/4" CEMENT BOARD SHT. - BOND TILE
  - 6.08 STAINED WOOD TRIM
  - 6.09 HARDE BOARD PANEL
  - 6.10 HARDE TRIM (SIZE)
  - 6.11 HARDE REVEAL HORIZONTAL TRIM
  - 6.12 BLOCKING FOR FUTURE GRAB BARS PER ANS I 111.1
  - 6.13 PLYWOOD
- DIV 07 THERMAL AND MOISTURE PROTECTION
- 7.01 SELF-ADHERED SHEET MEMBRANE AIR-VAPOR/WATER BARRIER
  - 7.02 2" X 24" MIN. RIGID PERIMETER INSULATION
  - 7.03 BATT INSULATION
  - 7.04 ACOUSTICAL BATT INSULATION
  - 7.05 AIR-MOISTURE BARRIER COATING @ SHT. TYP
  - 7.06 8 MIL POLY VAPOR BARRIER IV JOINTS SEALED
  - 7.07 1 1/2" (UNO) WATER DRAINAGE EIFS MECHANICALLY ATTACH TO SHEATHING
  - 7.08 PRE-FINISHED EXTRUDED METAL CORNICE
  - 7.09 EIFS REVEAL
  - 7.10 2" X 4" "ELLA" CERAMIC TILE BY PANTHEON
  - 7.11 METAL PANEL TRIM
  - 7.12 CONCLN BENCH-PLY ROOF MEMBRANE
  - 7.13 PAULKWAY RADE
  - 7.14 ELASTICELL INSULATING CONCRETE
  - 7.15 1/4" TAPERED NSUL. TO DRAIN
  - 7.16 PREFIN. SHT. MTL. CORNICE & CONT. GLEAT
  - 7.17 PREFIN. SHT. MTL. FLASHING, FOLD-BACK EDGES, TYP
  - 7.18 THROUGH WALL FLASHING
  - 7.19 PREFINISHED BREAK METAL
  - 7.20 COMPATIBLE SEALANT, IV BACKER ROD AS NEEDED
  - 7.21 CONT. 3/8" SEALANT IV KEEPS @ 24" O.C.
  - 7.22 FASTENER IV NEOPRENE WASHER
  - 7.23 MIRA-DRAIN 6000 OVER MIRAPLY-IV WATERPROOFING MEMBRANE
  - 7.24 555 GREENSTREAK PVC WATER STOP
  - 7.25 POLYSTYRENE BOARD INSULATION
  - 7.26 DRP. EDGE
  - 7.27 EIFS ADHESIVE SYSTEM
  - 7.28 DBSEAL COMPRESSIBLE EXPANSION JOINT
- DIV 08 OPENINGS
- 8.01 PFD. HOLLOW METAL DOOR & FRAME EXTERIOR DOORS TO BE INSULATED
  - 8.02 HOLLOW METAL ANCHORS, MIN. 3 PER JAMB
  - 8.03 ALUM. STOREFRONT FRAMING SYSTEM IV SHMS AT HEAD
  - 8.04 ALUM. ENTRANCE DOOR IV TOP SLABING
  - 8.05 FLUSH MTD. EMERGENCY KEY ACCESS BOX @ 5'-0" ABOVE GRADE - VERIFY LOCATION IV FIRE MARSHAL
  - 8.06 EMERGENCY GLASS
  - 8.07 INSULATED LOWE SLANG - TEMPER @ 1"
  - 8.08 SINGLE HUNG WINDOW
- DIV 09 FINISHES
- 9.01 5/8" TYPE "X" GYP. BD. IV C/S @ 30'-0" MAX.
  - 9.02 MOISRE RESISTANT TYPE "X" GYP. BD. (SIZE)
  - 9.03 MTL. STUDS @ 16" O.C. U.N.O. (SIZE)
  - 9.04 G-1 STUDS @ 24" O.C.
  - 9.05 SECURE MTL. RUNNER
  - 9.06 1/8" RESILIENT HAT CHANNEL
  - 9.07 PORCELAIN / CERAMIC TILE
  - 9.08 PAINT
  - 9.09 J-TRIM
- DIV 10 SPECIALTIES
- 10.01 TYPICAL SIGNAGE (NG) - PROVIDE PLYWOOD BACKING & ELEC. POWER CONNECTION
  - 10.02 4" HT. NT MTD. WHITE PSV. BUILDING ADDRESS NUMBERS ABV EXT. ENTRY/EXIT DOORS - VERIFY TEXT IV OWNER GROUP
  - 10.03 FABRIC AWNINGS IV PFD. ALUMINUM FRAMES
  - 10.04 MTL. RAILING
  - 10.05 MAIL BOXES
- DIV 11 EQUIPMENT
- 11.01 GAS METER LOCATION
- DIV 22 PLUMBING (REF. PLUMBING DINGS)
- 22.01 PLUMBING EQUIPMENT
  - 22.02 ROOF DRAIN
  - 22.03 OVERFLOW ROOF DRAIN
  - 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 DINGS)
- 26.01 ELECTRICAL TRANSFORMER
  - 26.02 MAIN ELECTRICAL SERVICE ENTRANCE
  - 26.03 ELECTRICAL LIGHT FIXTURE, TYP
- DIV 31 EARTHWORK
- 31.01 4" MIN. DRAINAGE FILL
  - 31.02 COMPACTED BACKFILL
  - 31.03 4" DRAIN TILE IV FILTER FABRIC
  - 31.04 1" BEDDING SAND
- DIV 32 EXTERIOR IMPROVEMENTS
- 32.01 4" BROOM-FINISH CONC. PAVT.
  - 32.02 ASPHALT PAVING
- LOAD BEARING WALL

PRELIMINARY PRICING

DATE: May 27th, 2011

Client Name

900 NH- Marriott TownePlace

Lawrence, Kansas



© 2011 Treanor Architects P.A.

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY: Author  
 CHECKED BY: Checker

NO. DESCRIPTION REVISIONS DATE

A202

ELEVATIONS

TRENOR NO. DV11.003.00B





SOUTH WEST PERSPECTIVE **2**



SOUTH PERSPECTIVE **1**

DATE PRINTED: 12/19/2011 10:45:53 AM  
 FILE PATH: D:\900 NH 4 STORIES @  
 ALLEY.dwg

PRELIMINARY PRICING  
 DATE: May 27th, 2011  
 Client Name: \_\_\_\_\_

**900 NH- Marriott TownePlace**  
 \_\_\_\_\_  
 Lawrence, Kansas

**TREANOR**  
 ARCHITECTS P.A.  
 1501 W. 8th Street, Suite B  
 Lawrence, Kansas 66044-1711  
 Fax: 785.841.9738  
 www.treanorarchitects.com

© 2011 Treanor Architects, P.A.

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

DRAWN BY: \_\_\_\_\_ Author  
 CHECKED BY: \_\_\_\_\_ Checker

NO.	REVISIONS	DESCRIPTION	DATE

**A203**  
 PERSPECTIVES  
 TREANOR NO. DV11.003.00B





December 14, 2011  
Historic Resources Commissioners  
City of Lawrence  
6 East 6<sup>th</sup> 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.

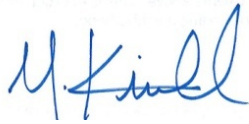
### 5. Storefront: Clearly defined storefront with compatible materials

- 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 15<sup>th</sup>, 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:

12/14/2011

**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.

#### 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 decrease 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