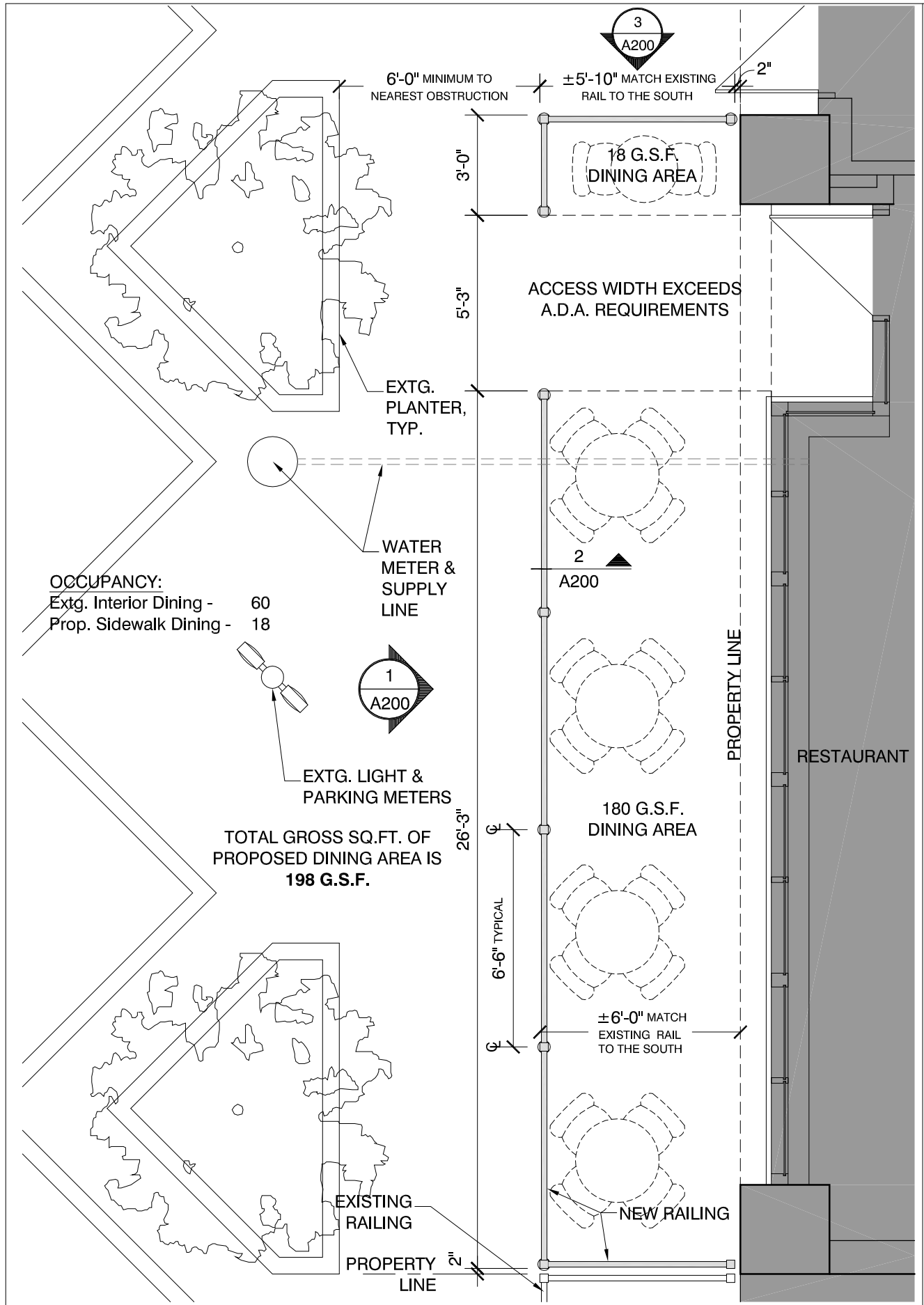
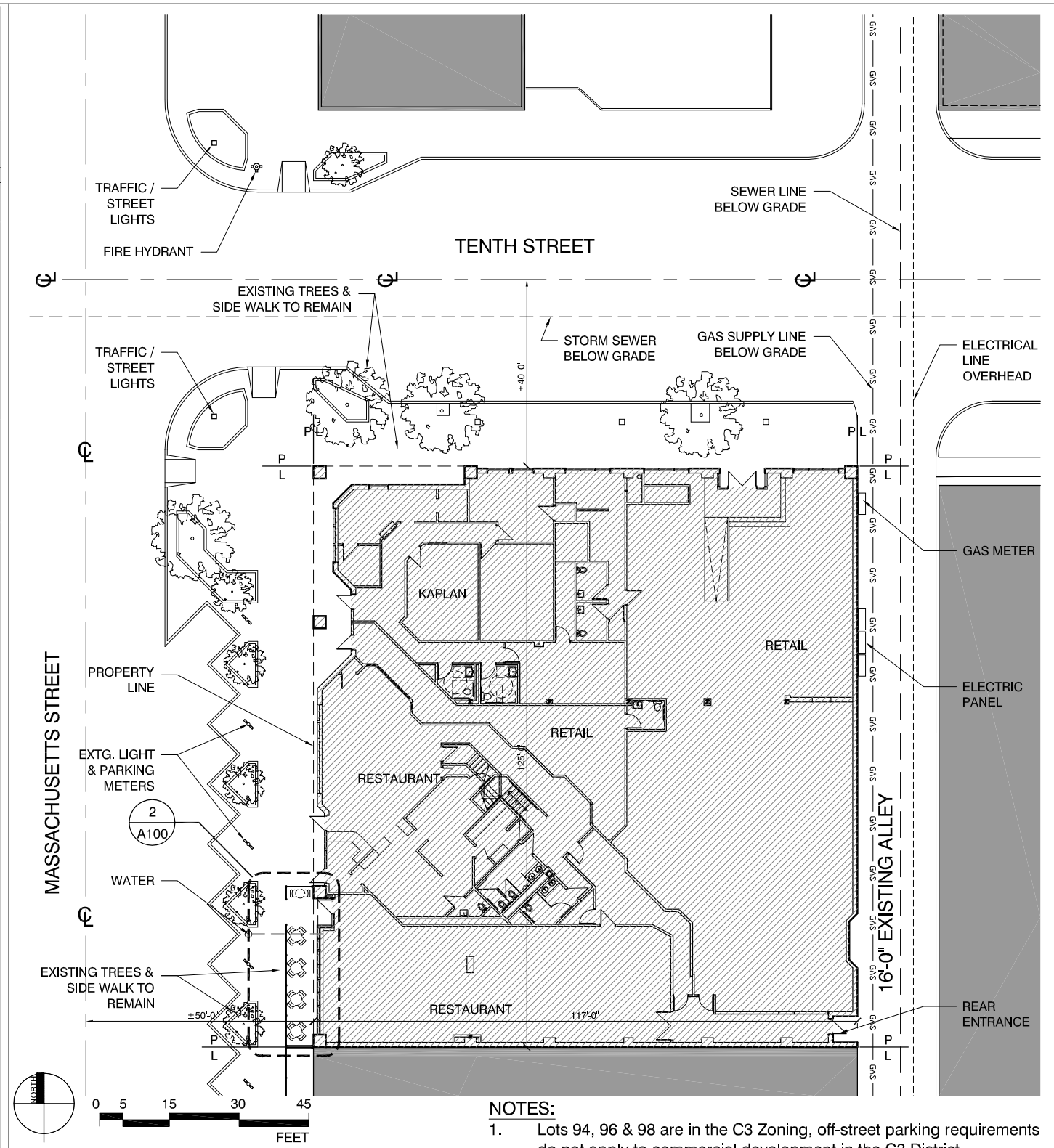


ENLARGED PLAN 02

SCALE: 1/4" = 1'-0"



SITE SUMMARY

Existing Zoning:	C3
Proposed Zoning:	C3
Site Area:	14,625 S.F.
Building Area: 1 Story	14,013 S.F.
Net Building Area:	11,700 S.F.
Total Units:	(5)
Existing Impervious Surface:	14,625 S.F.
Existing Pervious Surface:	0 S.F.

NOTES:

1. Lots 94, 96 & 98 are in the C3 Zoning, off-street parking requirements do not apply to commercial development in the C3 District.
2. This Site Plan has been designed to comply with the provisions of the Americans with Disablities Act Accessibility Guidelines (ADAAG) for buildings and facilities, Appendix A to 28CFR Part 36.
3. Existing Use: (2) Restaurants, Office and (2) Retail
   Proposed Use: To be maintained as they exist.
4. Trash storage area occurs on the east side of the alley and is not located within this property.
5. Existing gas line and electrical service are located in the 16'-0" alley behind building.
6. No change to existing lighting.

LEGAL DESCRIPTION: The Sidewalk Dining area consists of a 6'-0" deep area along the West most edge of the North Half of lot Ninety-eight (98) on Massachusetts Street, in the City of Lawrence, Douglas County, Kansas.

SITE PLAN 01

SCALE: 1" = 30'-0"

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Olé Tapas

Sidewalk Dining - Railing

BERKELEY SQUARE BUILDING

LAWRENCE ~ KANSAS

Project No.	02035.00
Drawn by:	DV
Checked by:	-

Description	Date
REVIEW	02/17/2006
REVIEW	
FINAL	03/27/2006
REVISED	04/19/2006

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Sheet No.

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