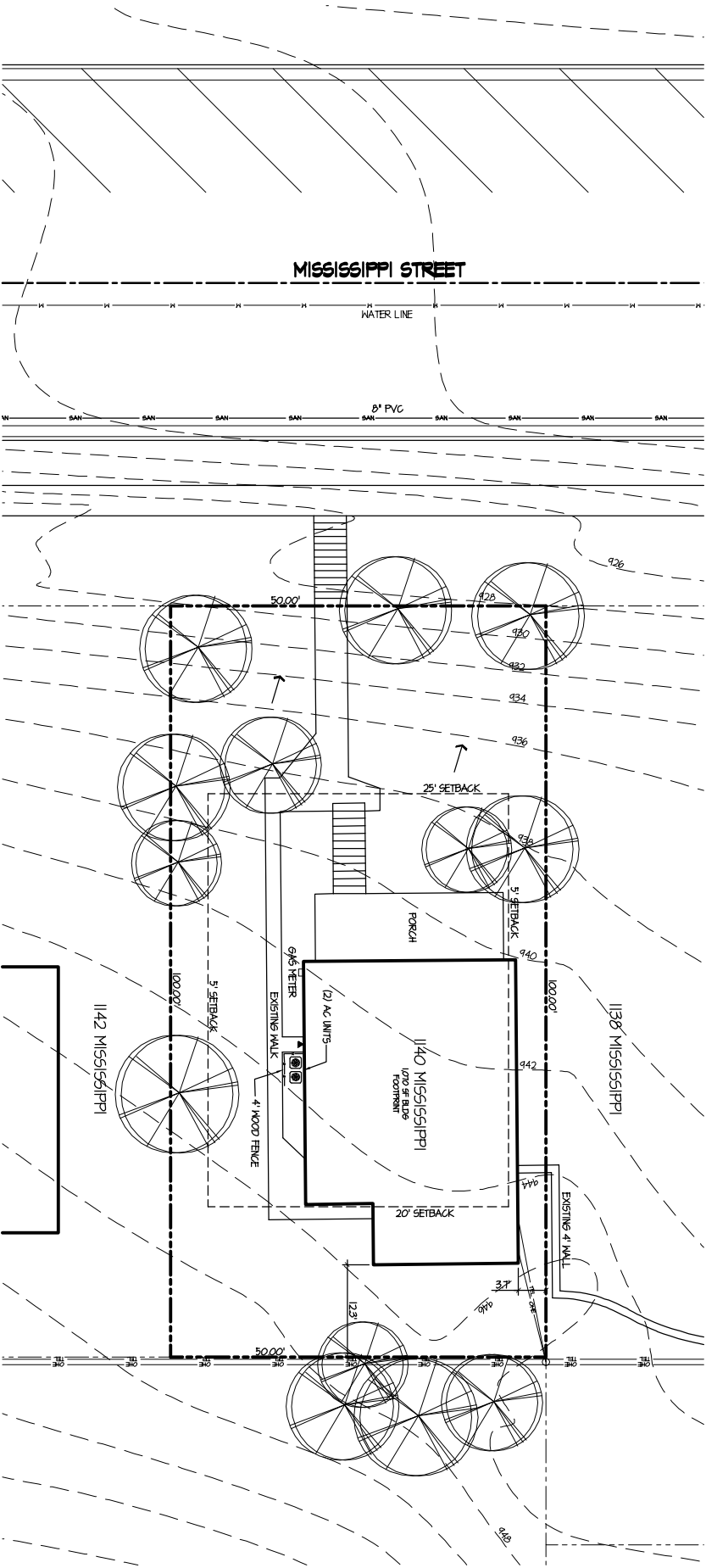




SITE PLAN - EXISTING



LEGAL DESCRIPTION:

ORLAND ADDITION, BLOCK 4, N 1/2 OF N 1/2 OF LOT 1, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

PROJECT SUMMARY:

- 11. CURRENT ZONING: RD (R1B2)
- 12. PRIOR USE: 2 UNIT APARTMENT HOUSE
- 13. PROPOSED USE: BOARDING HOUSE, 1 BEDROOMS / 1 OCCUPANTS
- 14. LAND AREA: .115 ACRES (5,000 SQ. FT. +/-)
- 15. DENSITY PROPOSED: 1 UNIT

GENERAL NOTES:

- 21. ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-44-04.
- 22. PLAN FOR CITY APPROVAL ONLY (CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER)
- 23. INFORMATION TAKEN FROM AERIAL PHOTOS, AVAILABLE DOCUMENTS AND ON SITE INVESTIGATIONS.
- 24. NO ADDITIONAL EXTERIOR LIGHTING TO BE INSTALLED
- 25. FIRE ALARM AND SPRINKLER SYSTEM TO BE INSTALLED PER CODE. PLAN SUBJECT TO FIRE DEPARTMENT REVIEW AND APPROVAL

PARKING INFORMATION:

31. PARKING REQUIRED: 15 CAR PER 2 OCCUPANTS, PER SECTION 20-12-2

TYPE	REQUIRED	PROVIDED
STREET	3	0
ACCESSIBLE	1	0
TOTAL	4	0

32. TYPICAL DIMENSIONS: R: SPACES - 9' X 18' (16.5' X 15' OVERHANG AT SIDEWALKS)
SIDEWALKS SHALL BE 4' CONCRETE - 5' OR 6.5' WIDE DEPENDING UPON THE LOCATION
N: SPACES - 8' X 20' (5' OR 6' AISLE)

33. PAVEMENT: APPROXIMATES: T - 4000 PSI CONCRETE W/ 5% BASE 12" O.C.B.M.
DRIVES: MILL 6" ASPHALT ON 4" GRAVEL OR 5" CONCRETE
PARKING AREAS: MILL 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE

34. 24" CURB & GUTTER AT ENTRANCE.

IMPERVIOUS SURFACE SUMMARY:

PROJECT SITE: .048 ACRES (6,250 SQ. FT. +/-)	EXISTING CONDITIONS:	PROPOSED CONDITIONS:
LAND AREA	50.00	50.00
PAVEMENT FOOTPRINT:	10.00	10.00
PAVEMENT AREAS:	940	940
TOTAL IMPERVIOUS:	1460	1460
TOTAL PERVIOUS:	3540	3540
	0.081	0.081

LANDSCAPING NOTES:

SMA	DESCRIPTION	QTY	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
EXISTING TREES	IB	REFER TO SITE PLAN			REFER TO SITE PLAN	

BENCHMARKS:

CHASED LOT TOP (CENTER SOUTHWEST CORNER OF REMAINING WALL AT SOUTH BVD PARKING LOT FOR BENCHMARK PLANS APARTMENTS - 1101 MISSISSIPPI.

FEBRUARY 3, 2005

BZA APPROVED

B-04-12-08

- 41. PARKING VARIANCE SECTION 20-12-2 TO EXISTING CONDITION OF (0)
- 42. LOT AREA VARIANCE FROM 6,000 SF TO EXISTING CONDITION OF 5,000 SF
- 43. SETBACK VARIANCES
 - SIDE FROM 5 FEET TO EXISTING CONDITION OF 31 FEET
 - REAR FROM 20 FEET TO EXISTING CONDITION OF 12.5 FEET

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