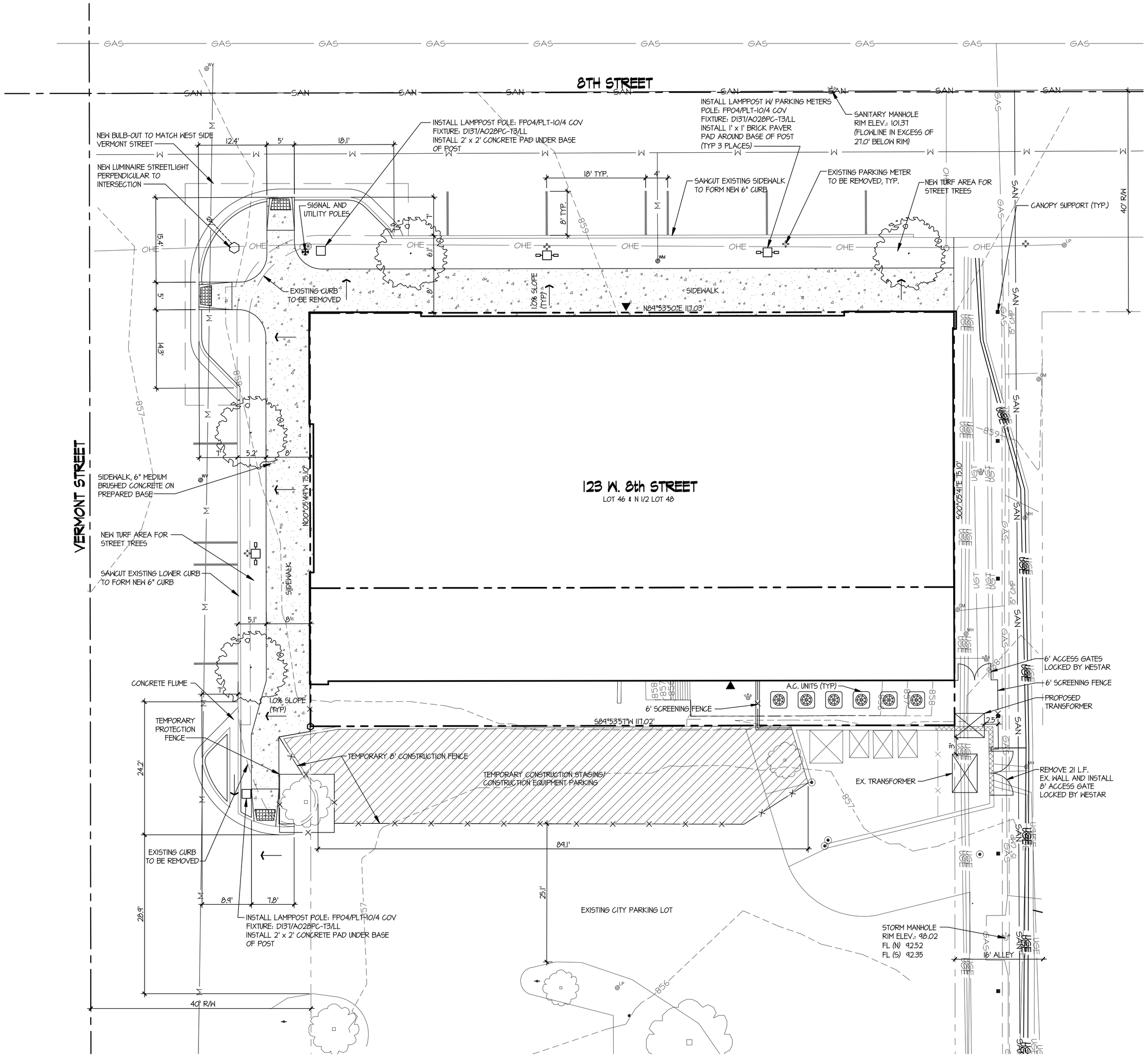


SITE PLAN

SCALE: 1" = 10'-0"

0 5 10 20 30

NORTH

LEGAL DESCRIPTION:

VERMONT STREET LOT 46 & N 1/2 LOT 48, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, CONTAINING .134 ACRES, MORE OR LESS.

PROJECT SUMMARY:

1.1 CURRENT ZONING: CD

1.2 CURRENT USE: OFFICE BUILDING

1.3 PROPOSED USE: OFFICE BUILDING

1.4 LAND AREA: 8,787 SQ. FT. (.202 ACRE)

1.5 PARKING REQUIRED: EXEMPT; NONE REQ'D

GENERAL NOTES:

2.1 PROPOSED PROJECT: INTERIOR RENOVATION

2.2 DUMPSTER: SHARED DUMPSTER IN ALLEY

2.3 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.

2.4 PLAN SUBJECT TO FIRE DEPARTMENT APPROVAL.

2.5 PLAN FOR CITY APPROVAL, NOT FOR CONSTRUCTION.

2.6 EXISTING GROSS SQ. FT.: LOWER LEVEL: 7,740 GROSS SQ. FT.
FIRST FLOOR: 7,740 GROSS SQ. FT.
SECOND FLOOR: 7,740 GROSS SQ. FT.
LOFT FLOOR: 7,740 GROSS SQ. FT.

2.7 OFFSITE IMPROVEMENTS SHOWN ON THIS PLAN SHALL BE COMPLETED BY THE APPLICANT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR THE PROPOSED CONSTRUCTION.

2.8 USE OF THE TEMPORARY CONSTRUCTION STAGING / CONSTRUCTION EQUIPMENT PARKING AREA SHALL NOT OCCUR UNTIL THE CITY MANAGER APPROVES AN AGREEMENT THAT ADDRESSES ISSUES THAT INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: THE DURATION OF USE, THE RESTORATION OF THE PARKING AREA UPON TERMINATION, AND COMPENSATION OF LOST PARKING METER REVENUE.

HRC CASE NO. DR-02-11-07:

3.1 APPROVED 4-19-2007

IMPERVIOUS SURFACE TABLE:

PROJECT SITE: 8,787 SQ. FT. = .202 AC.

EXISTING CONDITIONS:		PROPOSED CONDITIONS:	
BUILDING FOOTPRINT:	7,774 SQ. FT.	BUILDING FOOTPRINT:	7,774 SQ. FT.
PAVEMENT AREA:	1,013 SQ. FT.	PAVEMENT AREA:	1,013 SQ. FT.
TOTAL IMPERVIOUS:	8,787 SQ. FT.	TOTAL IMPERVIOUS:	8,787 SQ. FT.
TOTAL PERVIOUS:	0 SQ. FT.	TOTAL PERVIOUS:	0 SQ. FT.

LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	SHADE TREES	4	IMPERIAL HONEYLOCUST NORWEGIAN SUNSET MAPLE LITTLELEAF LINDEN CINNAMON ASH ZELKOVA GREEN VASE	GLEDITISIA TRIACANTHOS "IMPERIAL" ACER TRUNCATUM "NORWEGIAN SUNSET" TILIA CORDATA "GREENSPIRE"	2"-2 1/2" CAL	B & B
	EXISTING TREES	2				

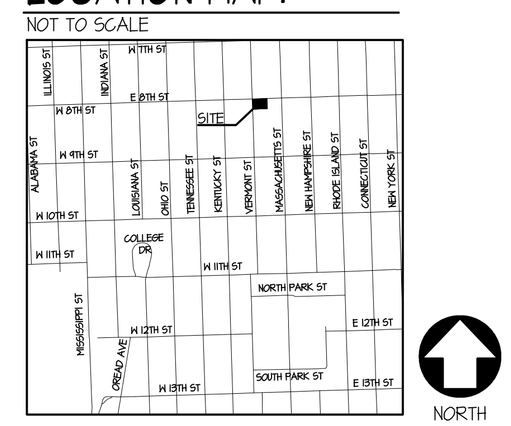
4.1 GRASS AREAS TO BE EQUIPPED WITH SPRINKLER SYSTEM

4.2 EXISTING TREES TO BE PROTECTED FROM CONSTRUCTION ACTIVITY.

4.3 LANDSCAPING IN R/W TO BE MAINTAINED BY OWNER.

LOCATION MAP:

NOT TO SCALE



NORTH

paulwerner ARCHITECTS

545 COLUMBIA DRIVE
SUITE 1002
LAWRENCE, KS 66049

OFFICE: 785.832.0804
FAX: 785.832.0890

DEVELOPER:
DFG CO. OF LAWRENCE
THOMAS FRITZEL
643 MASSACHUSETTS, STE. 300
LAWRENCE, KS 66044

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123 W. 8TH STREET

123 W. 8TH STREET
LAWRENCE, KANSAS

PROJECT #26575

JULY 26, 2007

RELEASE:	DATE:
1.0	3.13.07
2.0	5.07.07
2.1	5.21.07
2.2	7.26.07
2.3	1.25.08
3.0	6.27.08
3.1	10.21.08
3.2	11.3.08

SP-1

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