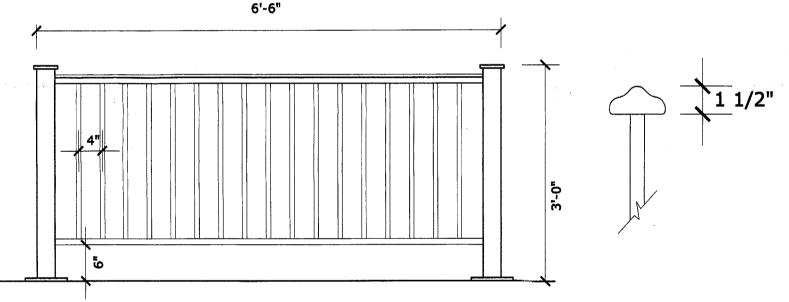
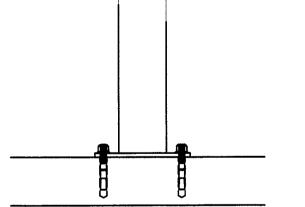




WEST ELEVATION NO SCALE

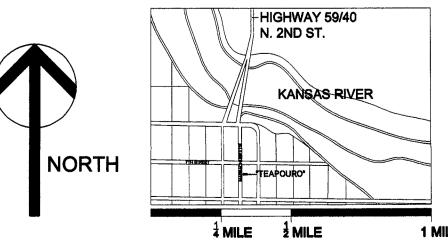


TYP. RAILING DETAIL SCALE: 1" =1'-0"



TYP. RAILING POST SCALE: 1" =1'-0"

4- 1/2" DIA. BOLT SET IN CONCRETE WITH EPOXY PER RAILING POST



LOCATION MAP:

LEGEND	
	PROPERTY LINE
	EXISTING TOPOS
W	WATER LINE
TELE.	TELEPHONE
———GAS———	- — — GAS
SAN.	SEWER
———ELEC.——	ELECTRIC LINE

RAILING COLOR: BLACK

LEGAL DESCRIPTION

LOT TWENTY-EIGHT (28), LESS THAN SIX INCHES OFF THE NORTH SIDE THEREOF, ON MASSACHUSETTS STREET IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

LOT AREA: NORTH HALF OF LOT # 28 24.5' X 117.0' = 2866.5 SQ.FT. .065 ACRES

OWNER BUSH/CRAIG LLC 4321 W 6TH STREET LAWRENCE, KANSAS

ZONING: CD DOWNTOWN "COMMERCIAL DISTRICT"

BUILDING USE: GROUP "A" (1997 UBC) "TEA/EXPRESSO SHOP" NET SQ. FOOTAGE=1420 S.F. PUBLIC AREA IN BLDG. = 986 S.F.

BUILDING OCCUPANCY: 986 S.F. + 15 SQ.FT. PER PERSON = 66 PEOPLE

SITE SUMMARY

EXISTING SUMMARY		SUMMARY AFTER PROJECT COMPLETION	
TOTAL BUILDINGS	4496.6 s.f.	TOTAL BUILDINGS	4496.6 s.f.
TOTAL PAVEMENT	1294.9 s.f.	TOTAL PAVEMENT	1294.9 s.f.
TOTAL IMPERVIOUS	5484.0 s.f.	TOTAL IMPERVIOUS	5484.0 s.f.
TOTAL PERVIOUS	307.5 s.f.	TOTAL PERVIOUS	307.5 s.f.
TOTAL PROPERTY AREA	5791.5 s.f.	TOTAL PROPERTY AREA	5791.5 s.f.

PROJECT SUMMARY

THE EXISTING BUILDING AT 712 MASS ST. IS A TEAS AND COFFEE SHOP. AN OUTDOOR SIDEWALK DINING AREA IS TO BE ADDED TO THE BUILDING.

CODE NOTES

1. OCCUPANCY USE TYPE = GROUP "A," "TEA AND COFFEE SHOP" 2. TYPE OF CONSTRUCTION = V-N, NON RATED 3. BUILDING CONSTRUCTION TO CONFORM TO TYPE SPECIFIED **AS SHOWN IN I.B.C. 2006.**

GENERAL NOTES

THE CONTRACTOR IS TO FIELD VERIFY CONDITIONS ON SITE AND VERIFY AND CHECK ALL DIMENSIONS AS THEY PERTAIN TO BLDG. CONSTRUCTION, PRIOR TO START OF CONSTRUCTION.

WRITTEN DIMENSIONS WILL PREVAIL OVER SCALED DIMINSIONS.

INTERPRETATION OF PLANS AND SPECIFICATIONS SHALL BE MADE BY THE ARCHITECT. ANY ERRORS, OMISSIONS, OR CONFLICTS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT.

ANY CHANGES NOT APPROVED BY THE ARCHITECT SHALL BE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION. THE CONSTRUCTION SHALL CONFORM TO THE "UNIFORM BUILDING CODE 1997, UPC '03, UMC '00, NEC '05."

THE CONTRACTOR AND EACH SUB CONTRACTOR IS RESPONSIBLE FOR INITIATING AND MAINTAINING ALL SAFETY PROGRAMS AND PRECAUTIONS **NECESSARY FOR COMPLETION OF WORK.**

IN THE EVENT OF CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.

THE SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.

BUILDING IS AN EXISTING STRUCTURE.

BUILDING CONSTRUCTION TYPE V-N (AS PER 1997 U.B.C) EXISTING HEIGHT = 27'-0" (2 STORY)

EXISTING FLOOR AREA 1420 S.F. (FIRST FLOOR)

ADA NOTES

THE GENERAL CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE HANDICAPPED REQUIREMENTS FOR THE STATE OF KANSAS AND THE AMERICAN DISABILITIES ACT (ADA) AND SHALL INSURE THAT THIS FACILITY WILL BE ACCESSIBLE. ACCORDING TO THE STRICTER REQUIREMENTS OF THE APPLICABLE STANDARDS.

CONSTRUCTION NOTES

1. CONTRACTOR AND SUBCONTRACTORS SHALL CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET.

2. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS AS APPROVED AND AMENDED BY THE GOVERNING CITY. PURCHASE ALL PERMITS ASSOCIATED WITH THE WORK. OBTAIN ALL INSPECTIONS REQUIRED BY CODE.

3. VERIFY SERVICE CONSTRUCTION POINTS, SIZES, ELEVATIONS, AND METERING LOCATIONS FOR PROJECT WITH LOCAL UTILITY COMPANIES.

PARKING

THERE ARE NO PARKING REQUIREMENTS FOR THE SITE. PROPERTY IS ZONED CD (DOWNTOWN COMMERCIAL DISTRICT), WHICH DOES NOT HAVE A PARKING REQUIREMENT.

PHOTOMETRIC PLAN

THERE IS NO EXETERIOR LIGHTING ON THE SITE, EXCEPT FOR ONE PUBLIC LIGHT STANDARD ON THE PUBLIC SIDEWALK IN FRONT (WEST SIDE) OF THE BUILDING. AS PER SECTION 20-1103(c) OF THE LAWRENCE CITY CODE, NO PHOTOMETRIC PLAN IS REQUIRED.

LANDSCAPING

THERE IS NO LANDSCAPING ON THE SITE

MAINTENCE OF OUTDOOR DINNING

THE OUTDOOR DINING AREA WILL BE MANAGED TO PREVENT STORM WATER POLLUTION, FOOD WASTE, TRASH, CIGARETTES AND OTHER SOLID WASTE, INCLUDING WASTEWATER FROM PAVEMENT OR FURNITURE CLEANING WILL BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER SYSTEM.

SCHNEIDER & ASSOC. 2859 Fourwheel Dr. Suite 16B Lawrence, Kansas 66047 (785) 841-3752

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Frederick A. Schneider Architect

9/19/08

SITE PLAN

c 2007 Fred Schneider Architects