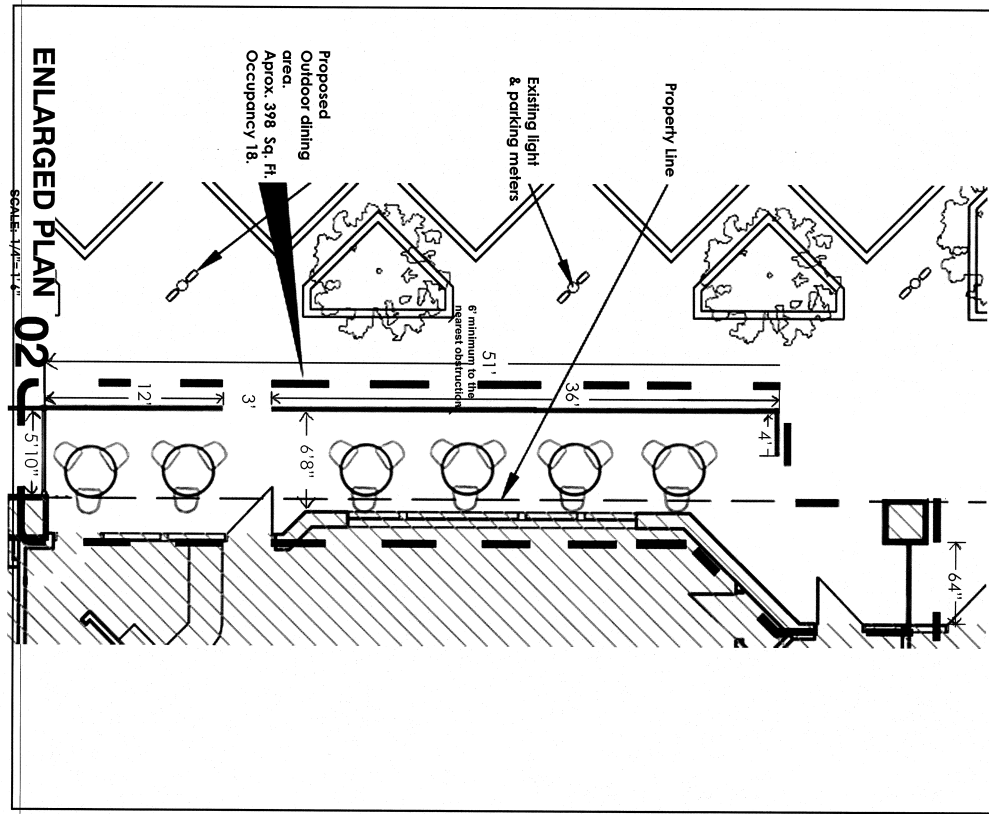
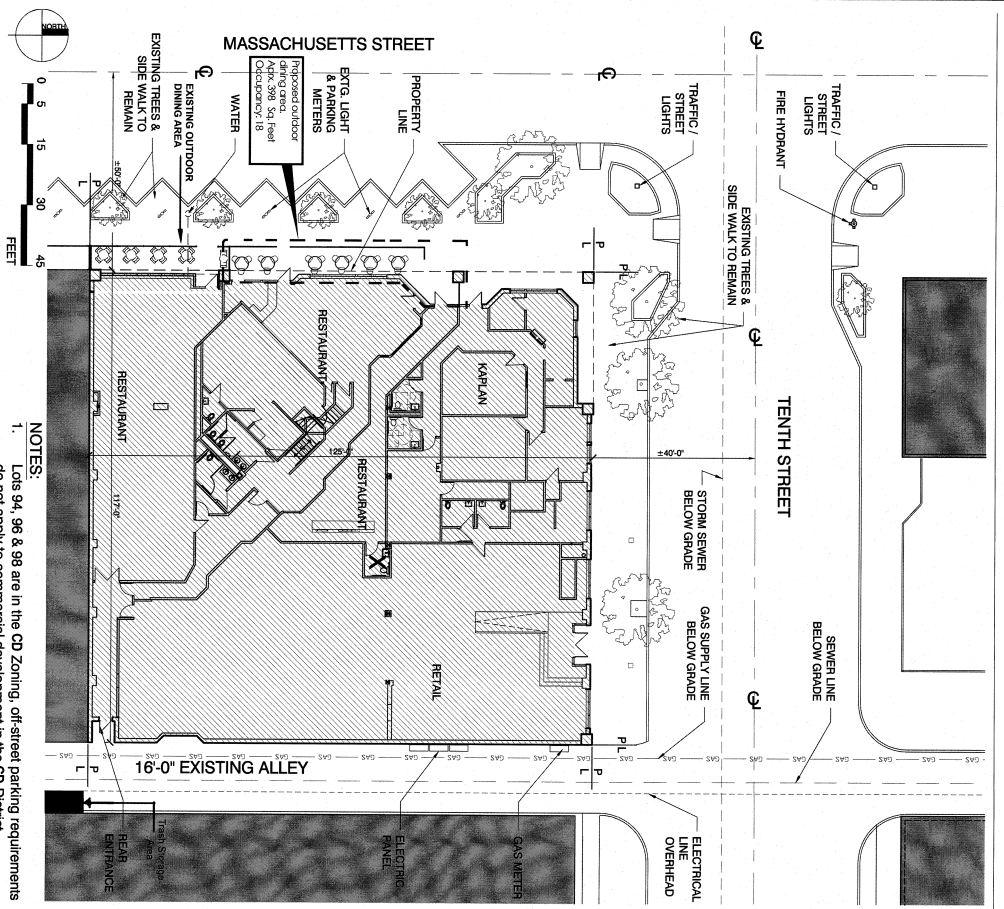


MFG Brand Name: Village Ironsmith
MFG Model #: VHS10
1/2 in. x 1/2 in. vertical pickets are spaced 4 in. on center
1 1/4 in. wide x 7/8 in. deep top and bottom rails.
Installed height 36 in.



ENLARGED PLAN 02
SCALE: 1/4" = 1'-0"



SITE SUMMARY
Existing Zoning: CD
Proposed Zoning: CD
Site Area: 14,625 S.F.
Building Area: 14,013 S.F.
Net Building Area: 11,700 S.F.
Total Units: (9)
Existing Impervious Surface: 14,625 S.F.
Existing Pervious Surface: 0 S.F.

NOTES:
1. Lots 94, 96 & 98 are in the CD Zoning, off-street parking requirements do not apply to commercial development in the CD District.
2. This 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 28CFR Part 36.
3. Existing Use: (3) Restaurants, Office and (1) Retail
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.

General Description: A 14,625 sq. ft. sidewalk dining area running 51' along the west most edge of 1004-06 Mass. Street. The area is has a minimum of 6' 0" between the closest obstruction and is designed in compliance with HRC guidelines. The area is to be used and maintained by Angler's Seafood House.

SITE PLAN 01
SCALE: 1" = 30'-0"

Angler's Seafood House
1004/1006 Massachusetts Street
Sidewalk Dining- Railing
BERKELEY SQUARE BUILDING
LAWRENCE, KS

RECEIVED
JUL 07 2009
City/County Planning Office