

PROJECT DESCRIPTION

Site Plan for Conversion from Single Family Dwelling to Bed & Breakfast Hospitality Dwelling.

Owner:
Serina Hearn, Rainbow Works, LLC.
1941 Massachusetts St.
Lawrence, KS 66046

Applicant:
Serina Hearn & Tony Backus
1941 Massachusetts St.
Lawrence, KS 66046
ph. 785-423-0678

Architect:
Hernly Architects
920 Massachusetts St. Suite 2
Lawrence, KS 66044

ZONING DISTRICT RS-5

OCCUPANCY - PROPOSED

Bed & Breakfast with On-Site Manager
Employees - (1)
Bed/Breakfast Bedrooms - (3)

HISTORIC RESOURCES COMMISSION

Pending

FLOOR AREAS AND USES

Basement - 1,160 S.F. Caretaker's Suite
First Floor - 1,345 S.F. Main Dwelling
Second Floor - 1,160 S.F. Main Dwelling
Third Floor - 1,160 S.F. Main Dwelling
Total - 4,825 S.F.

LEGAL DESCRIPTION

Lots Two and four and the east half of Lot Six, on Pinckney (now 6th) Street and also the following tract: Beginning at a point 4 feet north of the northwest corner of Lot Thirty-one on Tennessee street thence north 12 feet to the south line of Lot Six on Pinckney (now 6th) Street: thence east 6 feet along the south line of said Lot Six: thence southwesterly to the point of beginning, all in the city of Lawrence, in Douglas County, Kansas.

OFF-STREET PARKING

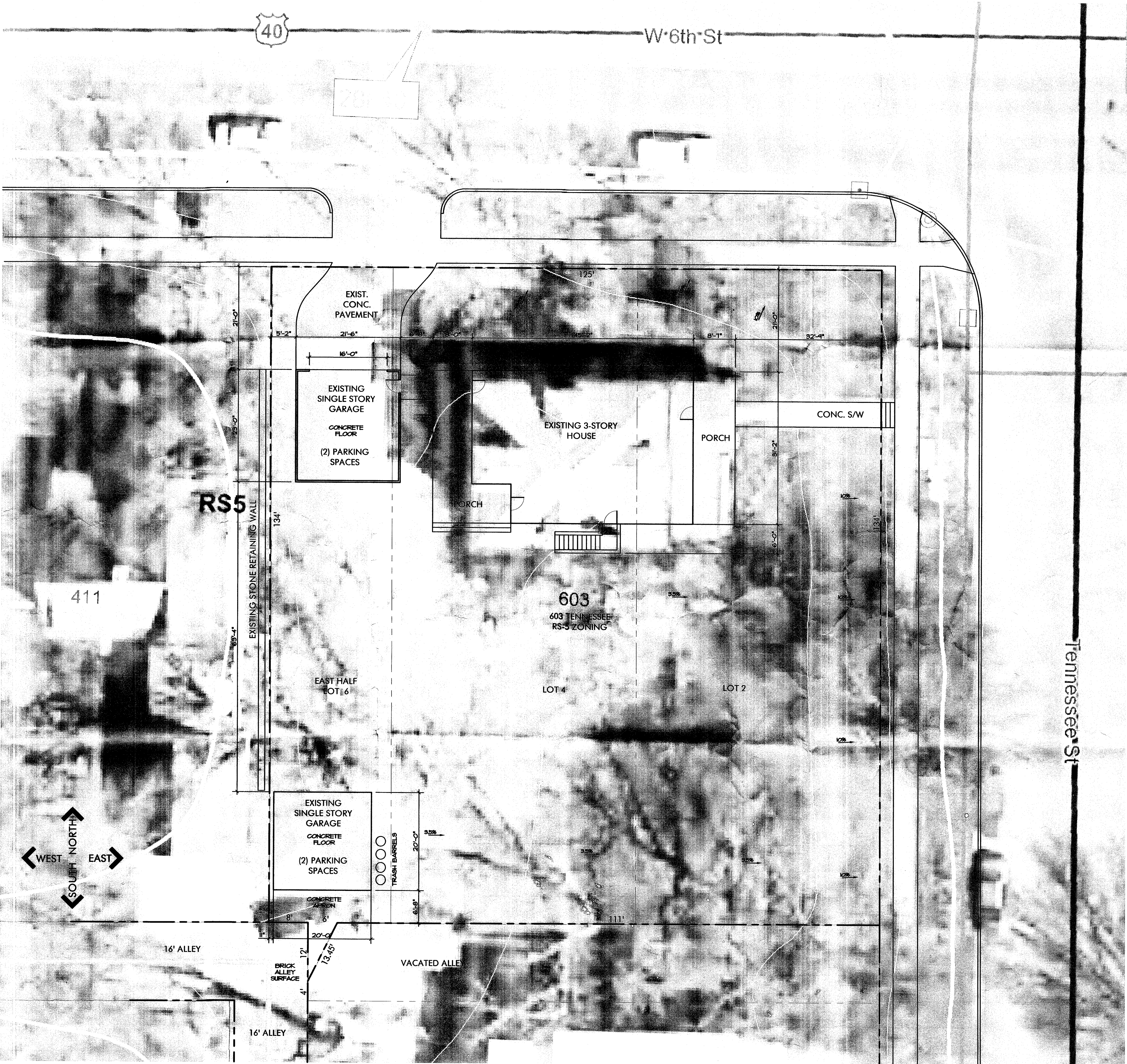
Required: 4 Spaces
Provided: 4 Spaces

LIGHTING

Ornamental light fixtures of 100 watt maximum will be utilized at all of the exterior doors to the structure (as is typical for a residential dwelling). No additional lighting is proposed. No photometric plan is provided.

REFUSE REMOVAL & STORAGE

4 Trash Cans located along existing carriage house (screened by existing construction) - City Sanitation Department removal.



SITE NOTES

1 SITE PLAN

1" = 10'-0"

0' 5' 10' 15' 20' 25'

603 TENNESSEE - RENOVATION
LAWRENCE, KANSAS

Hernly
ASSOCIATES

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Lawrence, Kansas
66044
785 - 749 - 5804
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SITE PLAN

Date: 06/15/09
Drawn by: MMYERS
Checked by:
Revisions:

C1.0