

LEARNARD AVE.



Site Plan

Scale: 1" = 30'-0"



LEGAL DESCRIPTION

LOTS 1 AND 3 OF
A REPLAT OF A PORTION OF TRACT "D"
EVERGREEN ADDITION, IN THE CITY OF
LAWRENCE, DOUGLAS COUNTY, KANSAS

REV. 8/21/09
Aug. 6, 2009

LOT 2
(N/A this site plan)

848

LOT 1
MEBO 851.4

423 E 19TH ST

850

851 BFE

FL Elev.
853.75

One story
Duplex

852

853

854

856

LOT 3

MEBO 852.2

1926 LEARNARD AVE.

FL Elev.
854.75

One story
Duplex

1926 Learnard Ave. PROPERTY SURFACE SUMMARY

Existing Summary

Total Buildings	0 #
Total Pavement	0 #
Total Impervious	0 #
Total Pervious	20604 #
Total Property	20604 #

Summary after project

Total Buildings	1788 #
Total Pavement	3907 #
Total Impervious	4695 #
Total Pervious	15909 #
Total Property	20604 #

Site Area in Regulatory Floodplain 5278 #
Impervious surface 300 # Pervious surface 4978 #

423 E. 19th. St. PROPERTY SURFACE SUMMARY

Existing Summary

Total Buildings	0 #
Total Pavement	0 #

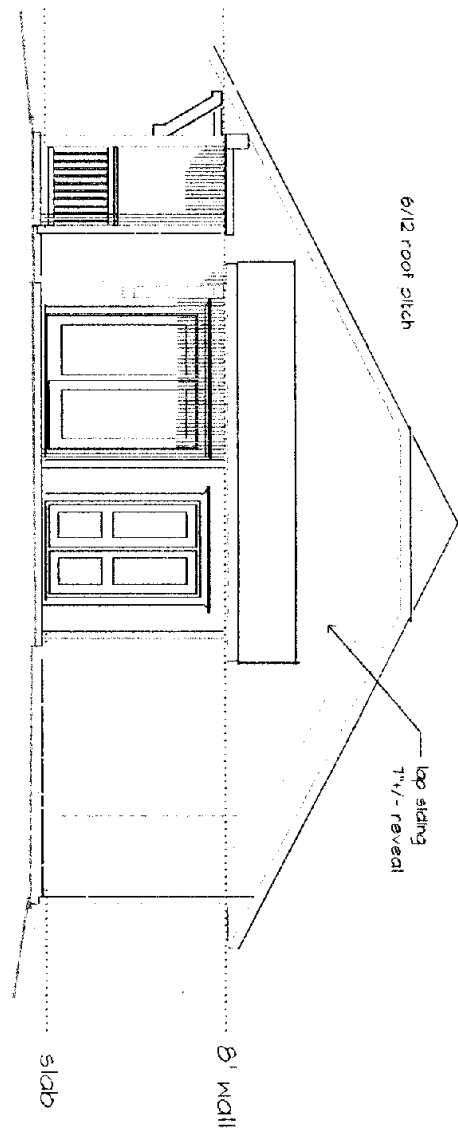
Summary after project

Total Buildings	1788 #
Total Pavement	1707 #

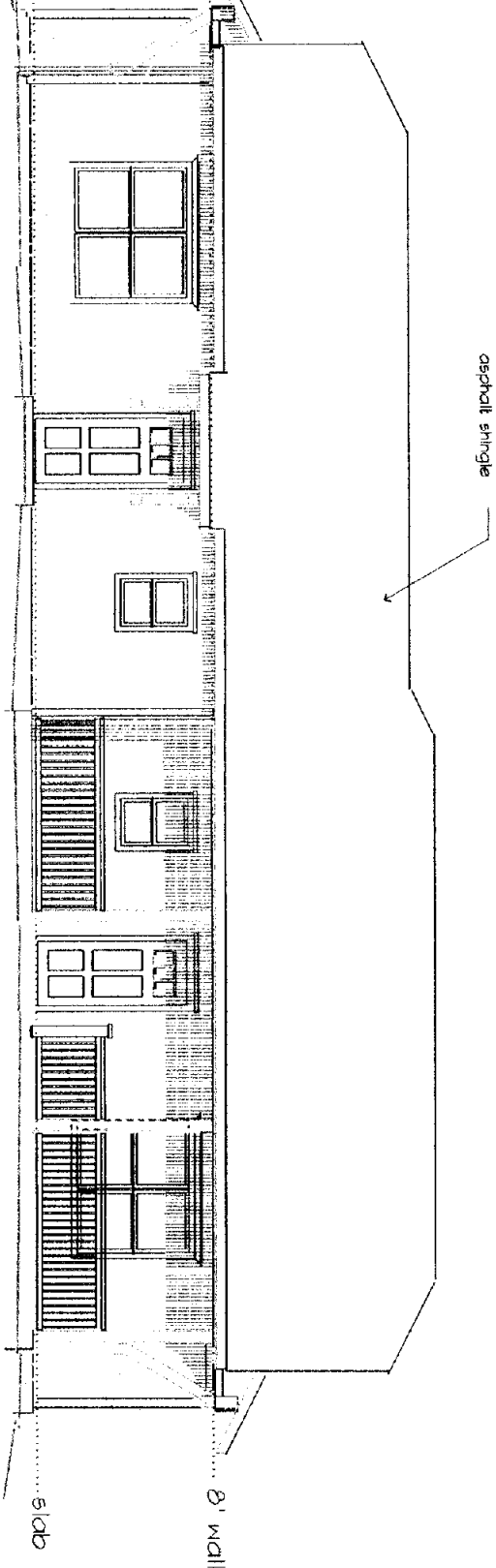
NOTES:

1) The drainage easement will remain free of any natural or non-natural structures or vegetative barriers (including but not limited to trees, shrubbery, berms, fences, and walls). (City code 20-110(f)) The property owner is responsible for routine maintenance of the drainage easement.

2) Base Flood Elevation is 851 as determined by the Flood Insurance Study.



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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10000 CARDINAL BLVD

1A

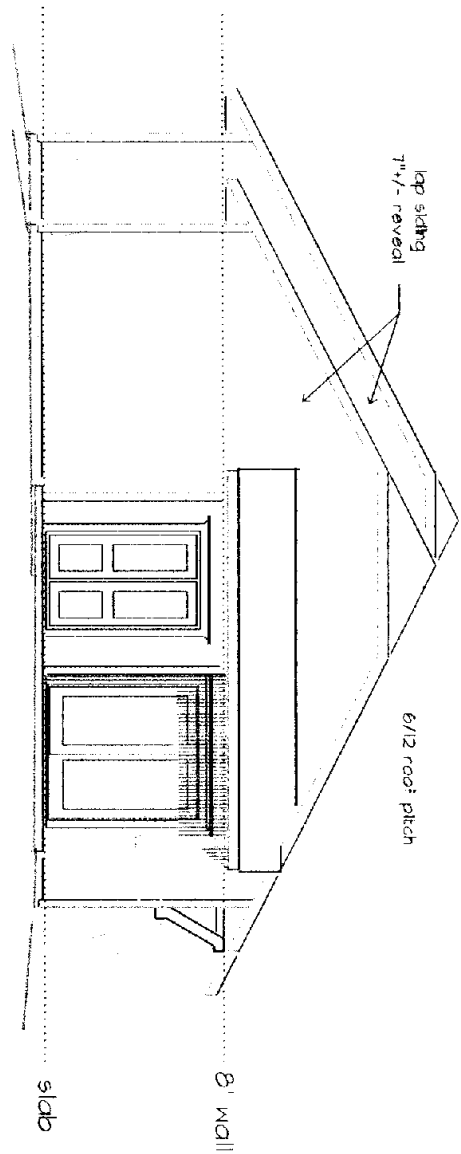
Learnard Ave Duplex

Builder: Cardinal Construction Inc.

HMA
Architects

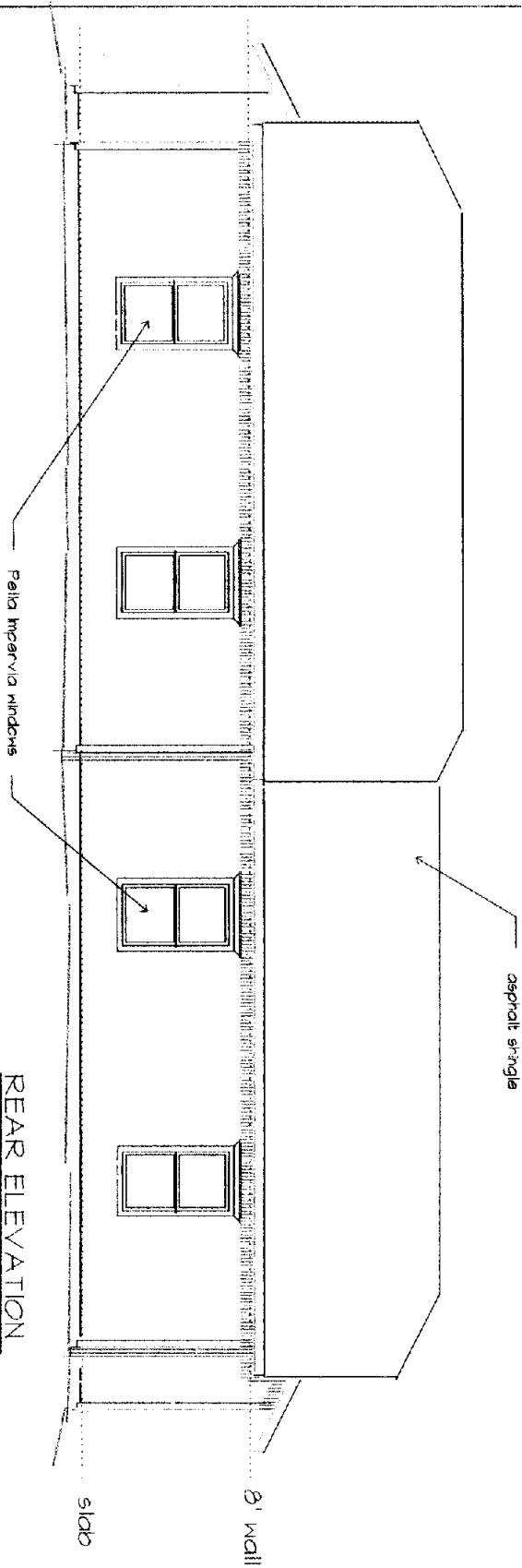
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Aug 10 2009



LEFT ELEVATION

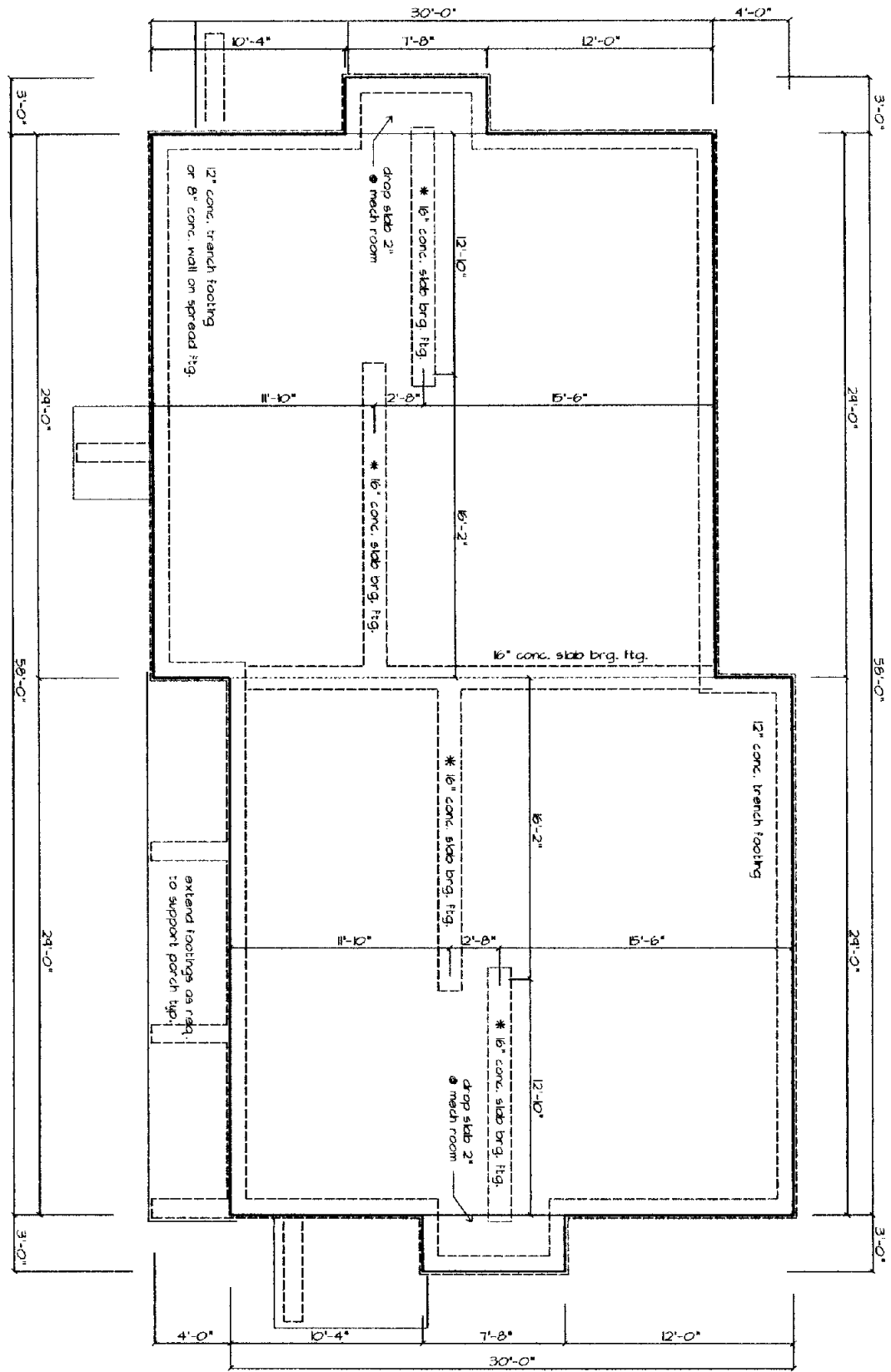
SCALE: 1/8" = 1'-0"



Pella Inpervia windows

REAR ELEVATION

SCALE: 1/8" = 1'-0"



- NOTES:
- 1) * noted interior footings only required if pre-eng. trusses require additional bearing the verify w/ truss engineer prior to placing conc. slab
 - 2) Verify slab elevation to comply with City req. MEBO elevations
 - 3) Verify all footings are founded in undisturbed soil or engineered fill 4.0 min. or 32" below grade
 - 4) Slab edge to be insulated w/ 2" foam to a depth of 24" below grade

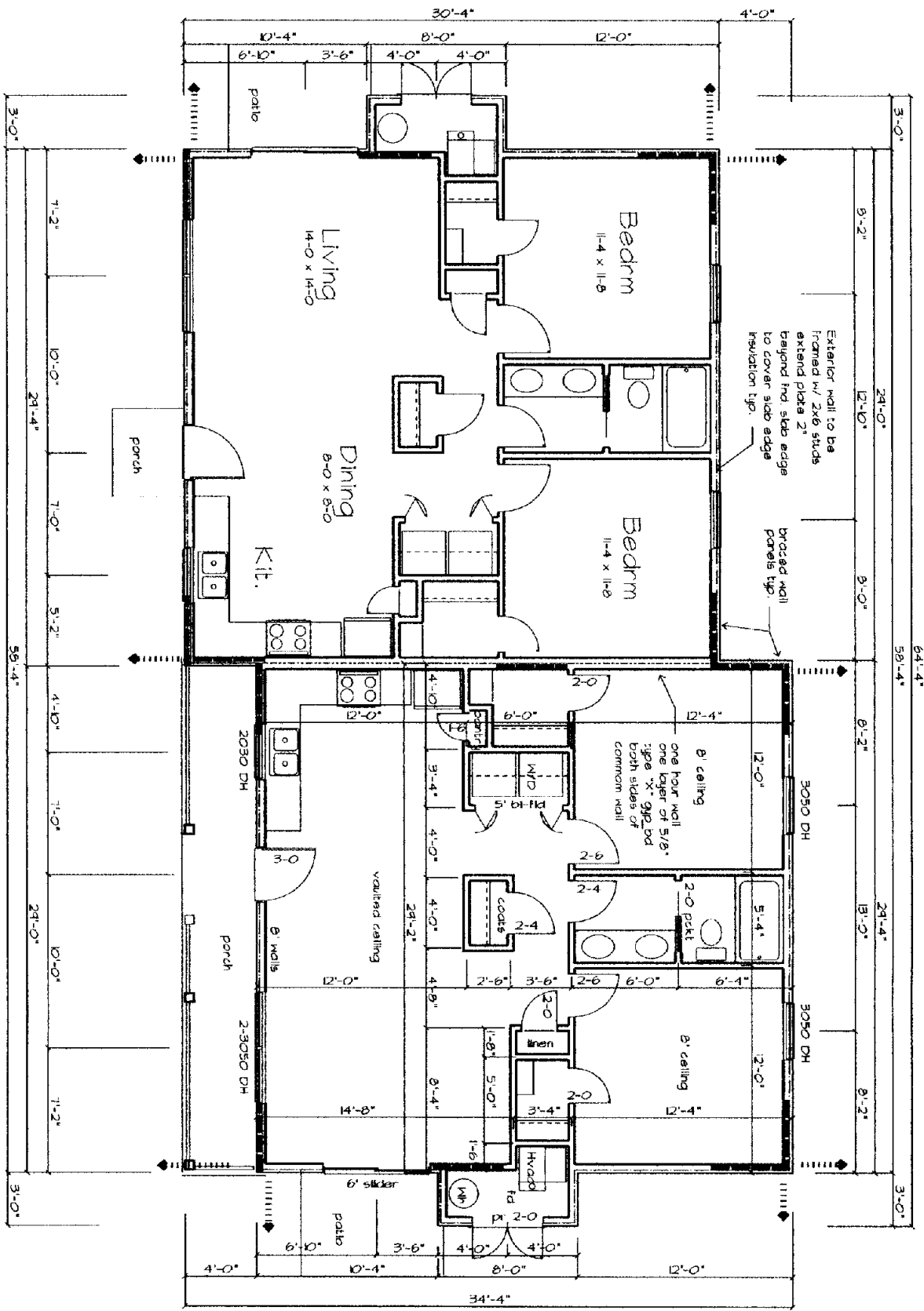
FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

2

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Builder: Cardinal Construction Inc.



AUG 10 2004



870 sq. ft. per unit

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

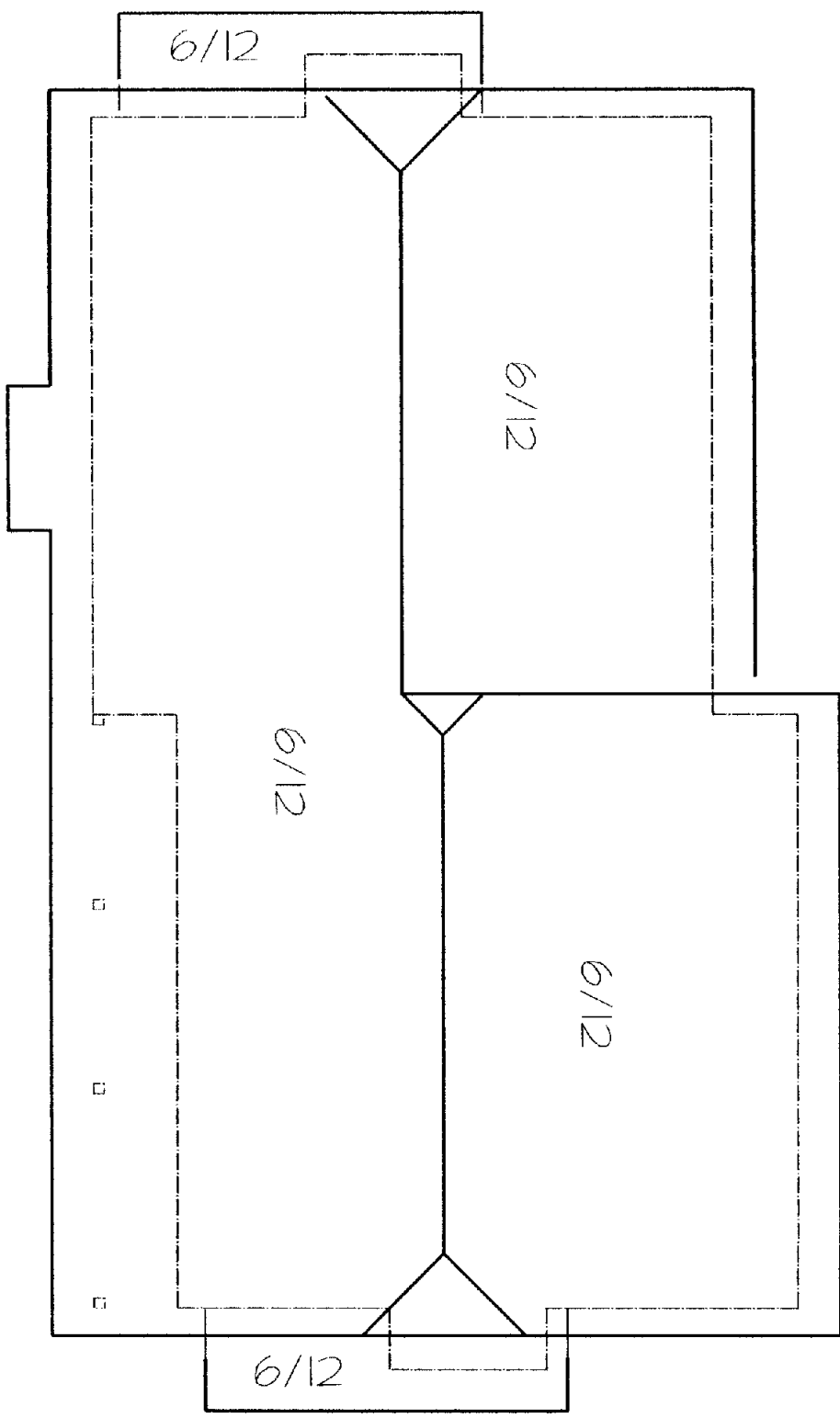
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DUPLEX - CARDINAL CONSTRUCTION

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AUG. 10, 2004



ROOF PLAN
SCALE: 1/8" = 1'-0"

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