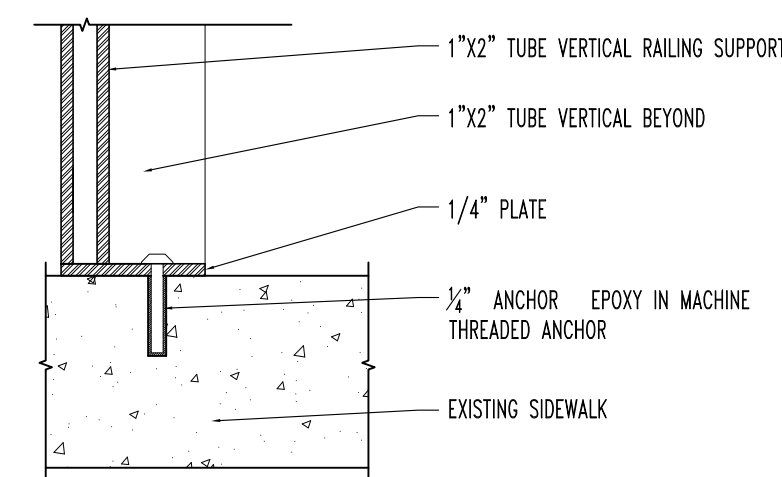


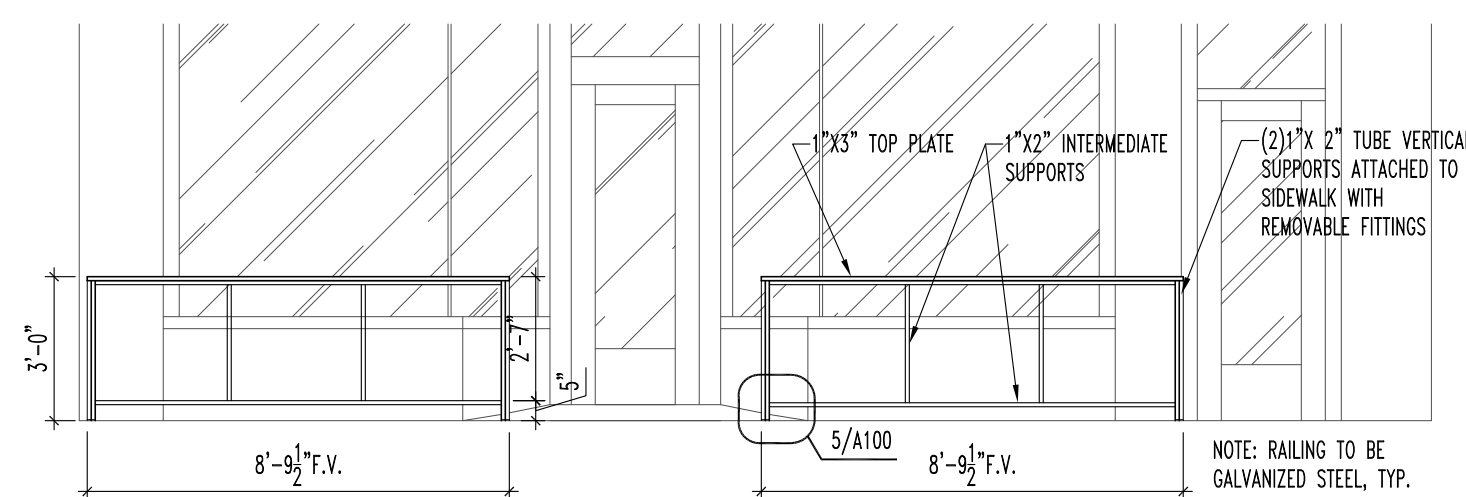
6 CONNECTION DETAIL - PLAN

Scale: 3" = 1'-0"



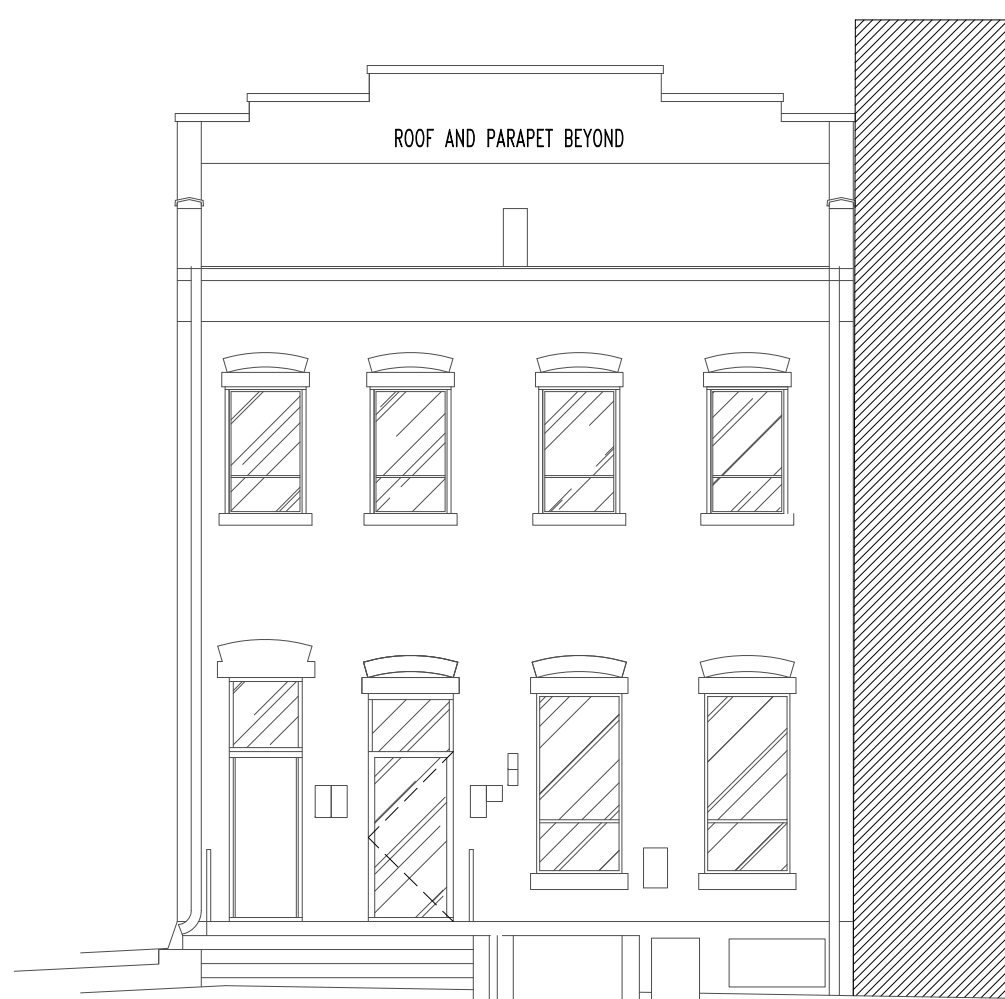
5 CONNECTION DETAIL - SECTION

Scale: 3" = 1'-0"



4 PARTIAL EAST ELEVATION (STREET)

Scale: 1/4" = 1'-0"



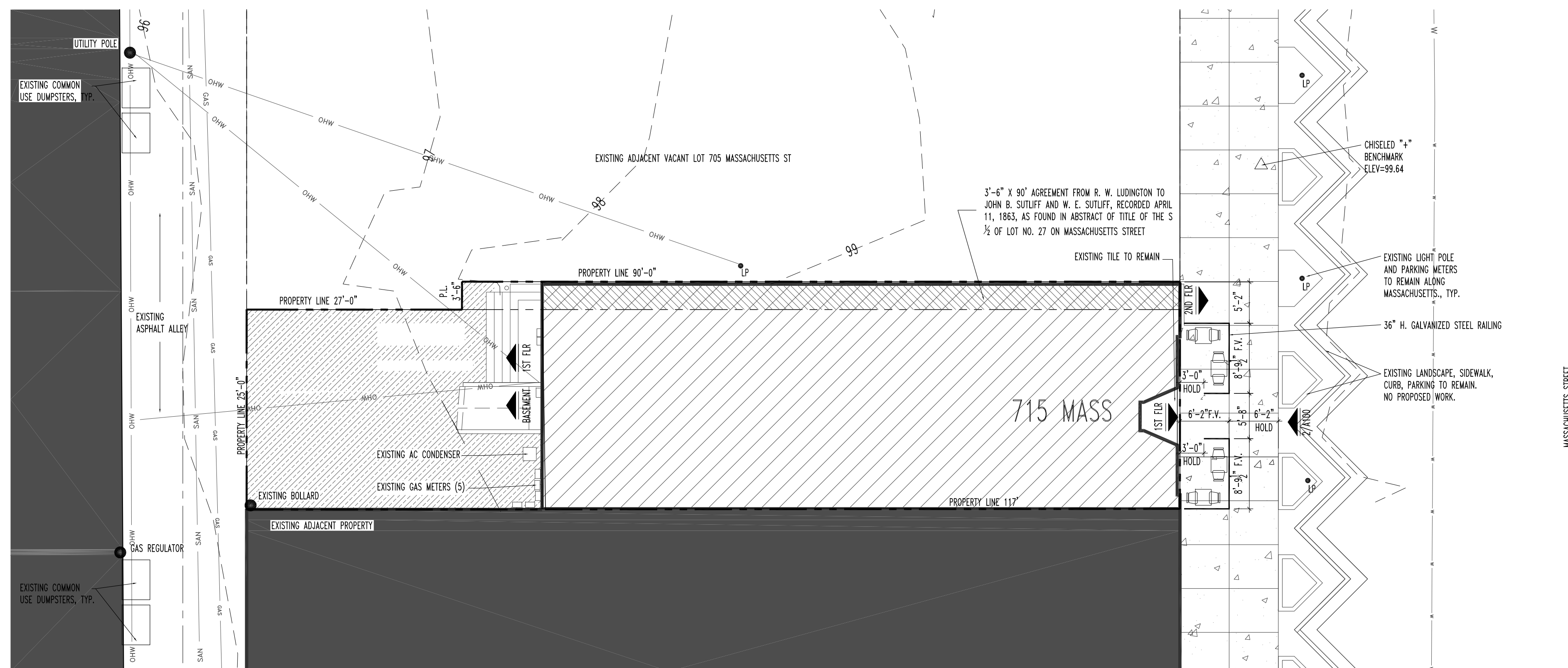
3 WEST ELEVATION (ALLEY)

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



2 EAST ELEVATION (STREET)

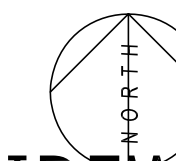
Scale: 1/8" = 1'-0"



1 SITE PLAN

Scale: 1" = 10'-0"

0 2'-6" 5' 10'



PROJECT INFORMATION

OWNER:
RIVER CITY HOLDINGS LLC

TENANT:
715 LLC

GENERAL CONTRACTOR:
GRVA INC.
312 INDUSTRIAL LANE
LAWRENCE, KANSAS 66044
PHONE: 785.856.5389
FAX: 785.856.0089
CONTACT: SCOTT TRETTEL

ARCHITECT:
SABATINI ARCHITECTS INC.
730 NEW HAMPSHIRE STE. 233
LAWRENCE, KANSAS 66044
PHONE: 785.331.3399
FAX: 785.331.0846
CONTACT: DAN SABATINI

GENERAL NOTES

- EXISTING BACK FLOW PREVENTER IS PRESENT ON EXISTING FIRE LINE
- TENANT TO PROVIDE GREASE INTERCEPTOR. TENANT TO COORDINATE WITH CITY ON SPECIFICATION.
- TENANT PERMITTED TO USE COMMON USE TRASH RECEPTACLES LOCATED IN ALLEY.
- SITE PLAN DESIGN TO MEET ADA GUIDELINES.
- EXISTING AWNING, SIGNAGE, AND EXTERIOR LIGHTING TO REMAIN.

LEGAL DESCRIPTION

MASSACHUSETTS ST S 1/2 LT 27

USE GROUPS AND AREA

		OCC LOAD
BASEMENT: A-2 RESTAURANT	1674 GSF	5
1ST FLOOR: A-2 RESTAURANT	1837 GSF	131
2ND FLOOR: CURRENT - UNOCCUPIED	1836 GSF	
TOTAL BUILDING AREA	5347 GSF	

OUTDOOR SEATING AREA 113 GSF 8

*FUTURE 2ND EXIT TO BE PROVIDED BY MEANS OF FUTURE FIRE ESCAPE

ZONING REQUIREMENTS & COMPLIANCE

ZONING	EXISTING	PROPOSED
	CD	CD
LOT AREA	3,240SF	3,240SF
LOT WIDTH	25'	25'
STORIES	2	2
HEIGHT	36'	36'

20-403 NONRESIDENTIAL DISTRICT USE TABLE

20-213 DOWNTOWN COMMERCIAL DISTRICT
RESTAURANT QUALITY: PERMITTED

20-1201 FLOODPLAIN & STORMWATER MANAGEMENT

NO CHANGE TO IMPERVIOUS AREA FROM PREVIOUSLY APPROVED SITE PLAN.

PROPERTY SURFACE SUMMARY

EXISTING SUMMARY		SUMMARY AFTER PROJECT COMPLETION	
TOTAL BUILDING	2,280 SF	TOTAL BUILDING	2,280 SF
TOTAL PAVEMENT	960 SF	TOTAL PAVEMENT	960 SF
TOTAL IMPERVIOUS	3,240 SF	TOTAL IMPERVIOUS	3,240 SF
TOTAL PERVIOUS	0 SF	TOTAL PERVIOUS	0 SF
TOTAL	0 SF		

20-902.F OFF-STREET PARKING SCHEDULE

ZONE CD - EXEMPT FROM OFF-STREET PARKING, LOADING AND BICYCLE PARKING REQ.

20-1001.B.5 LANDSCAPING

LANDSCAPE REQUIREMENTS NOT APPLICABLE

20-1005 BUFFERYARDS

NOT REQUIRED PER TABLE 20-1005(C); ZONE CD TO CD. ALL ADJACENT PROPERTIES ZONED CD.

20-1103 OUTDOOR LIGHTING

NO CHANGES TO OUTDOOR LIGHTING FROM EXISTING.

20-1105 SIDEWALKS

EXISTING CITY SIDEWALKS ALONG EAST PROPERTY LINE TO REMAIN.

KEY PLAN:



VICINITY MAP
N.T.S.

