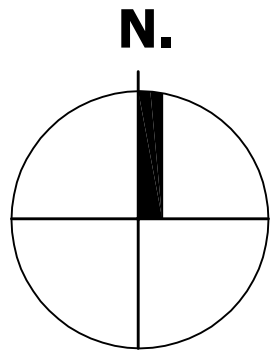


SITE PLAN

1/8" = 1'-0"



PROJECT INFORMATION:

OWNER

CONSOLIDATED PROPERTIES
OF LAWRENCE, INC.

ARCHITECT

RON W. DERUSSEAU, ARCHITECT, P.A.

TENANT

ALI JIWANI
PYRAMID PIZZA
1029 MASSACHUSETTS

GENERAL CONTRACTOR

NOT APPLICABLE

LEGAL DESCRIPTION:

MASSACHUSETTS STREET, NORTH HALF OF LOT 107, LESS
THE NORTH 8", LAWRENCE, DOUGLAS COUNTY, KANSAS

PROPERTY ADDRESS:

1029 MASSACHUSETTS STREET

SITE ZONING AND COMPLIANCE

	EXISTING	PROPOSED
ZONING	CD	CD
AREA	3,041 SQ. FT.	NO CHANGE
HEIGHT	1 STORY, 22 FT.	NO CHANGE

OUTDOOR AREA FOR RIGHT-OF-WAY ORDINANCE:

6'-2" X 24'-8" = **150 SQ. FT.**

USE GROUPS AND AREA

BASEMENT		
FIRST FLOOR - A-2 RESTAURANT	2,798 SQ. FT.	99 WITH MEZZ AREA
OUTDOOR SEATING AREA	150 SQ. FT.	13 ADDED

OCC. LOAD

SITE GENERAL CONDITIONS

- SITE PLAN DESIGN TO MEET ADA GUIDELINES AS PER CITY CODES
- EXISTING SIGNAGE AND ANY EXTERIOR LIGHTING TO REMAIN
- TENANT PERMITTED TO USE COMMON USE TRASH ENCLOSURES LOCATED IN ALLEY

PROPERTY SURFACE SUMMARY

EXISTING SUMMARY		SUMMARY AFTER POJECT COMPLETION	
TOTAL BUILDING	2,798 SQ. FT.	TOTAL BUILDING	NO CHANGE
TOTAL PAVEMENT	243 SQ. FT.		NO CHANGE
TOTAL IMPERVIOUS	3,041 SQ. FT.		NO CHANGE
TOTAL PERVIOUS	0 SQ. FT.		NO CHANGE
TOTAL SITE	3,041 SQ. FT.		NO CHANGE

20-403 NONRESIDENTIAL DISTRICT USE TABLE

20-213 DOWNTOWN COMMERCIAL DISTRICT
RESTAURANT QUALITY PERMITTED

20-902.F OFF-STREET PARKING SCHEDULE

ZONE CD- EXEMPT FROM OFF-STREET PARKING LOADING AND BICYCLE PARKING

20-1001.B.5 LANDSCAPING

LANDSCAPING REQUIREMENTS NOT APPLICABLE

20- 1005 BUFFER YARDS

NOT REQUIRED PER TABLE 20-1005 (C)

20-1105 SIDEWALKS

EXISTING CITY SIDEWALKS ALONG WEST PROPERTY LINE TO REMAIN

20-1201 FLOOD PLAIN AND STORM WATER MANAGEMENT

NO CHANGE TO IMPERVIOUS AREA FROM PREVIOUSLY APPROVED SITE PLAN
MOST CURRENT FLOOD PLAN AND STORM WATER STUDY - AUGUST 5, 2010

1029 Massachusetts

Pyramid Pizza
Lawrence, KS 66044

RON W. DERUSSEAU,
ARCHITECT P.A.

1768 E. 1310 ROAD
LAWRENCE, KS. 66044
785-841-7333 OR 785-423-4383
E-MAIL: RWD@SUNFLOWER.COM

07/27/2011 SUBMITTAL

SHEET
SP-1