

GENERAL NOTES

- 1) No portion of a sidewalk dining area shall be used for any purpose other than dining and circulation therein.
- 2) The sidewalk dining area does not occupy more than thirty (30) percent of the total area of the primary restaurant operation.
- 3) The sidewalk dining area shall be delineated by an approved railing that is clearly visible to pedestrians. The railing shall take into consideration ADA requirements.
- 4) The sidewalk dining area shall be the same elevation as the adjoining sidewalk. Paint, artificial turf, carpets, platforms, or any other surface cover or treatment of any kind are prohibited from being placed upon the designated area at any time.
- 5) The height of the railing shall not be more than thirty-six (36") inches.
- 6) Railings shall be designed in a manner to make them removable. The City shall have the authority to require any sidewalk dining area to suspend operation and clear such area, or to move or modify the location or operation of the sidewalk dining area, for such things as, but not limited to:
- a. Any permitted special event;
 - b. Any street, sidewalk, or utility construction;
 - c. Any emergency situations;
 - d. The protection of the health, safety, and welfare of the public.
- 7) Railings and barriers shall be constructed of ornamental metal, wrought iron or other compatible materials and shall reflect the character of the area.
- 8) The railing shall not be attached to the building.
- 9) The sidewalk dining area shall be unenclosed and shall be open to the sky with the exception that it may be covered with a retractable awning or fixed awning, which is compatible with the surrounding area.
- 10) Sidewalk dining area furnishings may not include outdoor heaters.
- 11) Sidewalk cafes shall not operate when the restaurant or food service establishment kitchen is closed;
- 12) Advertising signage shall not be permitted in the sidewalk dining area except for the name of the establishment on chairs or tables as approved by the City.
- 13) All amenities including railings, barriers, chairs, and tables shall be maintained in good condition.
- 14) No blockage of building entrances or exits shall be permitted in the sidewalk dining area.
- 15) The establishment operating the sidewalk dining area shall be responsible for trash removal and must maintain the following areas in a clean and litter-free manner during the hours of operation:
- a. The sidewalk dining area
 - b. The area from the front building facade to the curb line;
 - c. Five (5) feet along the adjacent sidewalk to both sides of the sidewalk dining area.
- 16) Trash and refuse storage for the sidewalk dining area shall not be permitted within the sidewalk dining area or on adjacent sidewalk areas, and the permittee shall remove all trash and litter as it accumulates.
- 17) The outdoor dining area shall be managed to prevent stormwater pollution:
- a. Food waste, trash, cigarettes and other solid wastes must be contained, collected and disposed of properly. Collection must be frequent enough to prevent wastes carried offsite by wind or stormwater runoff.
 - b. Wastewater from the cleaning of pavement, buildings, furniture or other outdoor surfaces must be collected and discharged to the sanitary sewer system or other approved wastewater treatment process.
 - c. Pavement and furnishings must be cleaned frequently enough to prevent contamination of stormwater runoff;
 - d. Failure to comply may result in fines, stop work orders or disconnection of utility service.
- 18) Food preparation is not permitted within sidewalk dining areas. Sidewalk dining areas must comply with all applicable state and local health codes.

DEVELOPMENT SUMMARY

DESCRIPTION AND EXTENT OF WORK:
EXTERIOR WORK IS LIMITED TO PAINTING NON-MASONRY AREAS AND THE ADDITION OF A SIDEWALK DINING AREA.

ZONING:
CD (DOWNTOWN COMMERCIAL DISTRICT)

ADJACENT ZONING AND USES:
NORTH - CD (DOWNTOWN COMMERCIAL DISTRICT)
SOUTH - OS (OPEN SPACE DISTRICT)
EAST - GPI (GENERAL PUBLIC & INSTITUTIONAL DISTRICT)
WEST - GPI (GENERAL PUBLIC & INSTITUTIONAL DISTRICT)

EXISTING USE: OFFICE AND DANCE HALL
PROPOSED USE: OFFICE AND RESTAURANT

PARKING SUMMARY:
NONE REQUIRED OR PROVIDED

PAVING:
ALL PAVING ON SITE TO CITY STANDARDS

LIGHTING
EXISTING LIGHTING TO REMAIN UNCHANGED.

MECHANICAL EQUIPMENT: ROOF MOUNTED AND SCREENED FROM VIEW BY ROOF PARAPET.

PROPERTY SURFACE SUMMARY

SUMMARY OF EXISTING CONDITIONS

LOT AREA = 5850 SF
IMPERVIOUS AREA = 5850 SF

SUMMARY AFTER PROJECT COMPLETION

LOT AREA = 5850 SF
IMPERVIOUS AREA = 5850 SF

GRADING AND STORMWATER RUNOFF:
NO CHANGES IN GRADING OR DIRECTION OF RUNOFF ARE PROPOSED

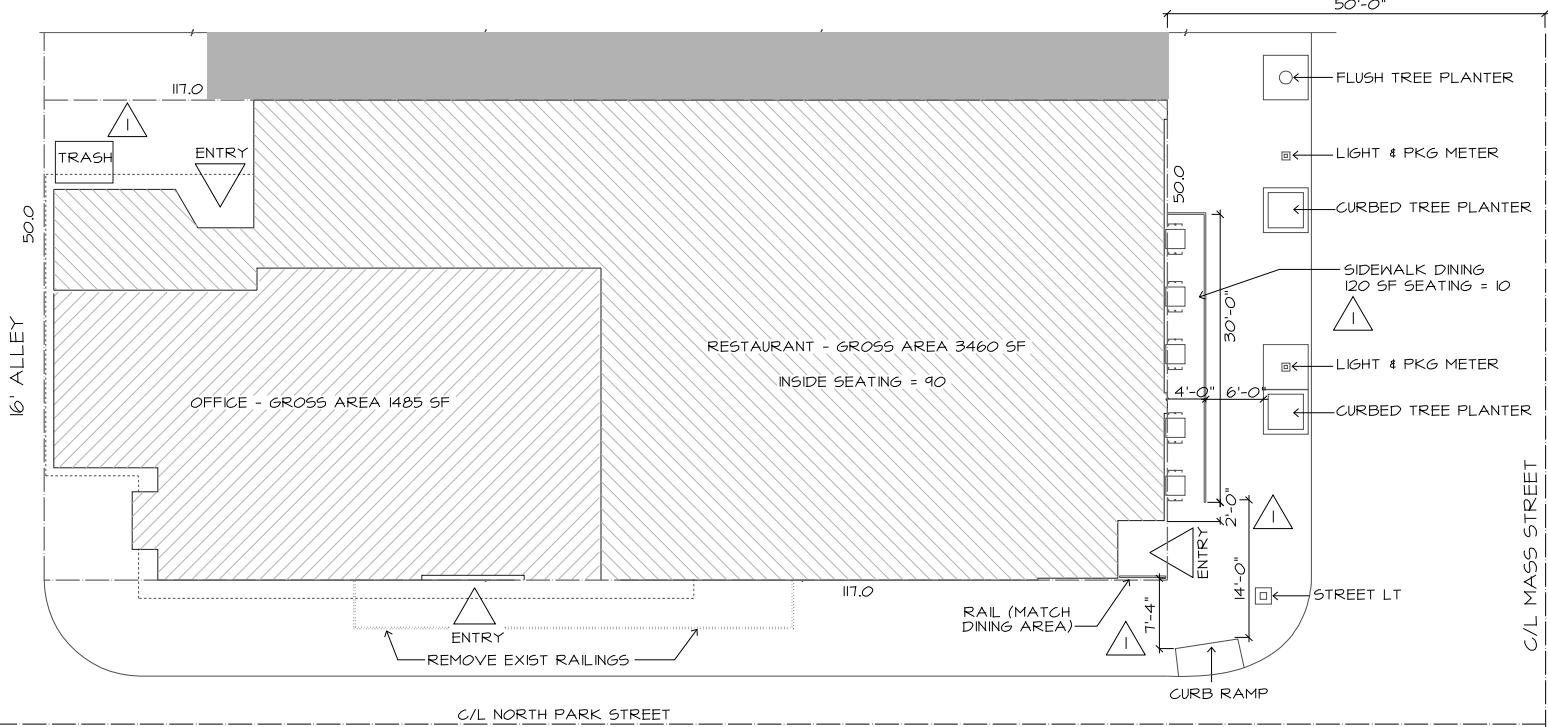
PLANTINGS AND LANDSCAPING
NONE REQUIRED OR PROPOSED

LEGAL DESCRIPTION:
THE SOUTH 1/2 OF THE SOUTH 1/2 OF LOTS 17 & 19 PLUS THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE EAST 17 FEET OF LOT 21 ALL ALONG PARK STREET IN THE OREAD ADDITION TO THE LAWRENCE ORIGINAL TOWNSITE (COMBINED IN 1988)

LEGAL DESCRIPTION OF SIDEWALK DINING AREA: BEGINNING AT A POINT 8' NORTH OF THE SOUTHEAST CORNER OF LOT 17 IN THE OREAD ADDITION TO THE LAWRENCE ORIGINAL TOWNSITE, THEN NORTH 120', THEN EAST 4', THEN SOUTH 120', THEN WEST 4' TO THE POINT OF BEGINNING. THE AREA DESCRIBED IS WITHIN THE RIGHT OF WAY OF MASSACHUSETTS STREET.



VICINITY MAP



SITE PLAN

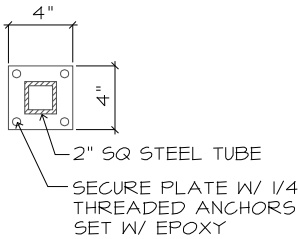
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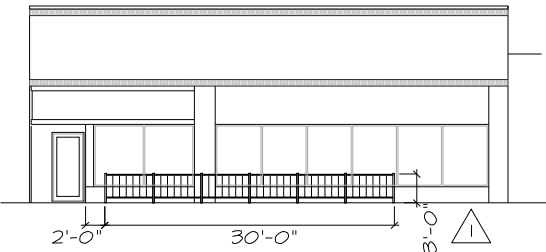
0 10 20 40



SOUTH (PARK ST) ELEVATION
SCALE: 1" = 20'



RAIL BASE DETAIL
SCALE: 1" = 1'-0"



EAST (MASS STREET) ELEVATION
SCALE: 1" = 20'

FUZZY'S TACO SHOP
1115 MASS STREET, LAWRENCE, KS

SITE

13 SEP 2011
26 AUG 2011
16 AUG 2011

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