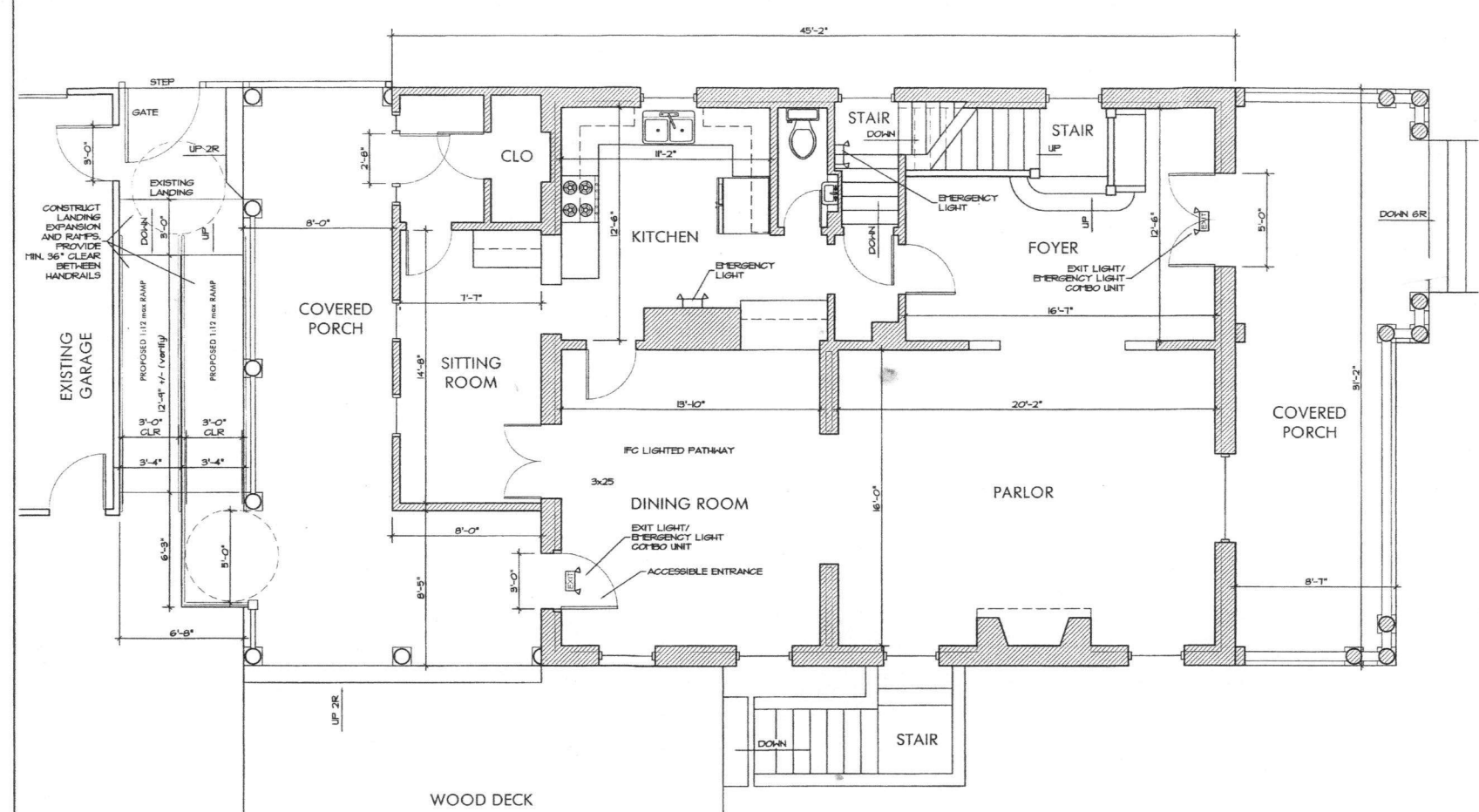
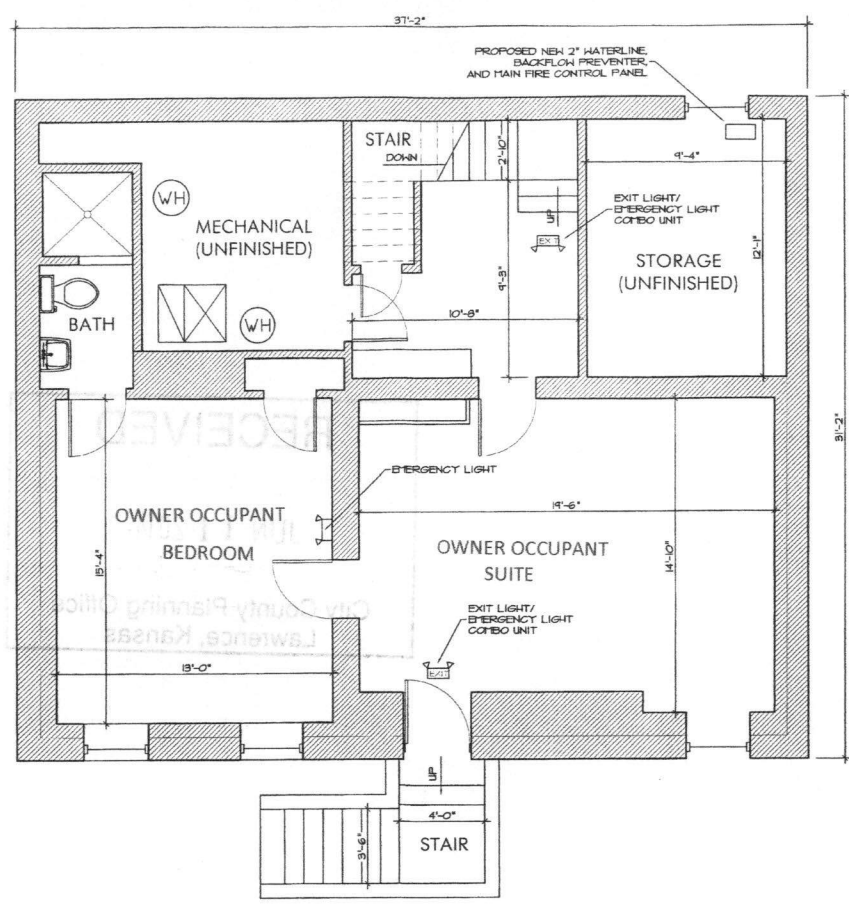


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APR 12 2011
City County Planning Office
Lawrence, Kansas

603 TENNESSEE - BED AND BREAKFAST

LAWRENCE, KANSAS

A1.0



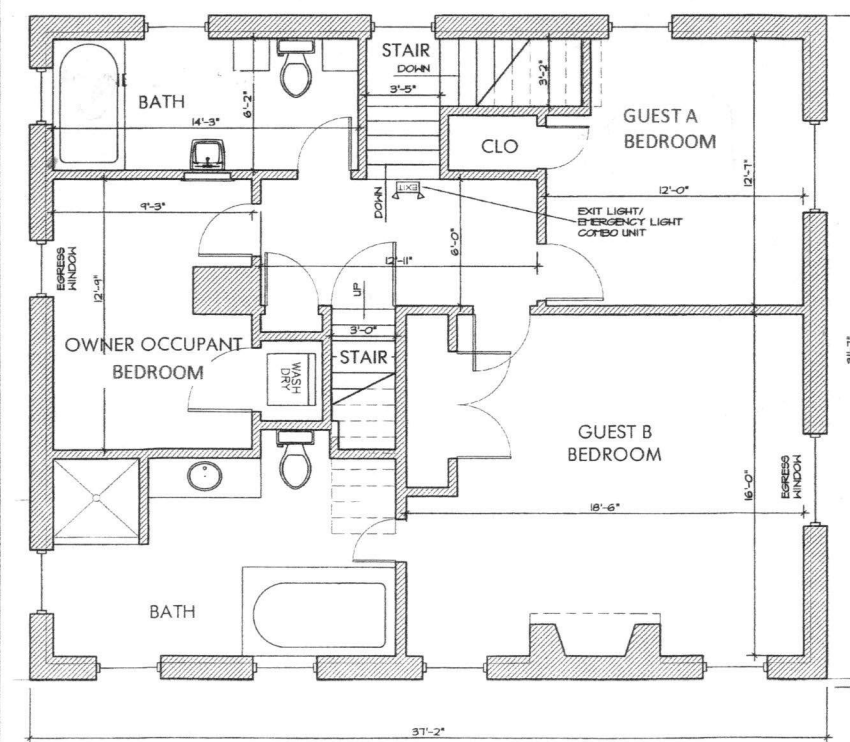
1 BASEMENT PLAN -
1/4" = 1'-0"

2 FIRST FLOOR PLAN -
1/4" = 1'-0"

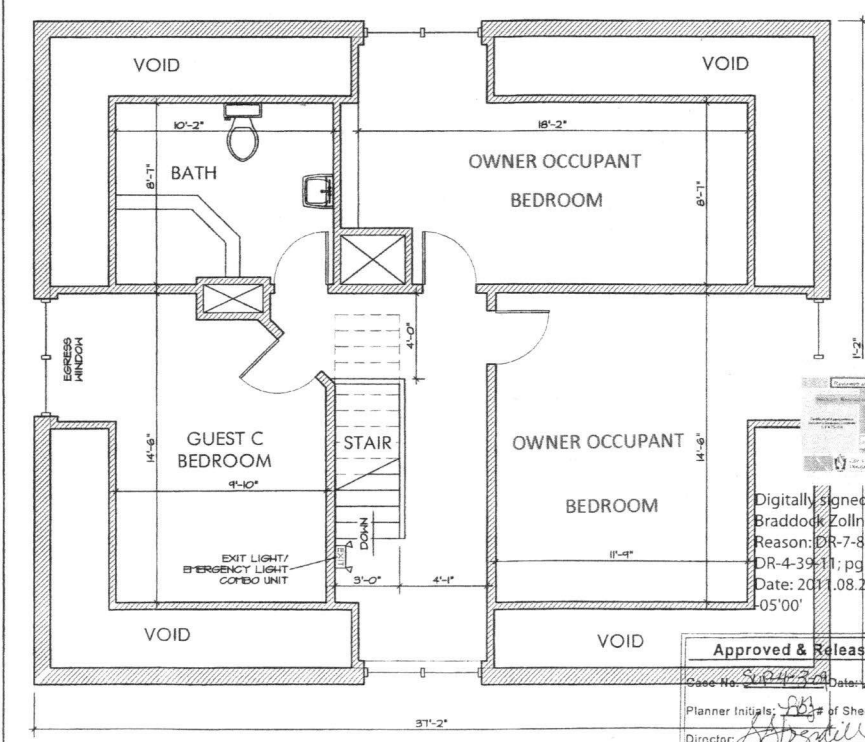
PROJECT NAME: 603 Tennessee Street B4B
PROJECT DESCRIPTION: Conversion of existing single family home 3 Guestroom, Owner Occupied, Bed and Breakfast establishment. No construction or remodeling work is proposed with this plan with the exception of what is required to make an accessible route into the structure, an egress window, and installation of a Type IIR fire suppression system.
PROJECT LOCATION: 603 Tennessee Street Lawrence, Kansas 66044
OWNER: Serina Hearn, Rainbow Works, LLC, 1941 Massachusetts St, Lawrence, KS 66044
OWNERSHIP CONTACT: Serina Hearn 603 Tennessee St Lawrence, KS 66044 Ph: 785.331.9489
ARCHITECT: Mike Myers Hensly Associates, Inc. 420 Massachusetts, Suite 2 Lawrence, Kansas 66044 P: 785-144-5806 F: 785-144-5815
CODES UTILIZED: 2009 International Building Code 2004 International Existing Bldg Code 2004 Uniform Plumbing Code
CONSTRUCTION TYPE: Type 5-B
FIRE SUPPRESSION: Type NFPA IIR Throughout with fire/smoke alarm and monitoring
COOKING EQUIPMENT: Cooking shall be limited to warming and baking only. No grease-laden vapors are to be emitted. No Type-I Hood will be installed.
OCCUPANCY GROUP: R-1 Boarding House (transient)
ALLOWABLE AREAS AND HTS: R-1, TYPE 5-B = 2-STORY, 1000 SF. With one additional story for fully fire sprinkled.
GROSS FLOOR AREAS: BASEMENT: 1341 SF. GROUND FLOOR: 1205 SF. SECOND FLOOR: 1016 SF. THIRD FLOOR: 160 SF.

OCCUPANT LOADS: BASEMENT 115/200 = 4 GROUND FLOOR 1205/200 = 6 SECOND FLOOR 1016/200 = 5 THIRD FLOOR 160/200 = 4 TOTAL = 19
MAX OCCUPANCY: (to be posted) GUEST SLEEPING AREAS SHALL BE POSTED FOR A MAXIMUM OF 10 TOTAL OVERNIGHT OCCUPANTS. This occupancy cap provision is not intended to limit the number of visitors during daylight use for gatherings.
REQUIRED EXITS: BASEMENT REQUIRED 1 - PROVIDED 2 GROUND FLOOR REQUIRED 1 - PROVIDED 3 SECOND FLOOR REQUIRED 1 - PROVIDED 1 THIRD FLOOR REQUIRED 1 - PROVIDED 1
Required Number of exits from 2nd and 3rd floors has been modified to (1) on the basis of a posted occupancy limit of (10) and on the basis of the Historic Designation and 2004 IEBC Section 308-1.
EMERGENCY ESCAPE WINDOWS: All Guest Bedrooms are to have an egress window. Existing windows which have a net area of 4 SF, and minimum dimensions of 22" high and 20" wide are allowed per 2004 IEBC 912.4.
MAXIMUM EXIT TRAVEL DISTANCE: BASEMENT 24 FEET GROUND FLOOR 40 FEET SECOND FLOOR 40 FEET THIRD FLOOR 52 FEET
FIRE SEPARATIONS: Fire sprinkled - non-separated uses. Listed 30 min. fire partitions and horizontal assemblies at sleeping unit separations are omitted per Section 103.7 of the 2004 International Existing Building Code. Existing construction includes 1/2" gypsum wallboard and lath and plaster finish on wood studs (in good condition)
ACCESSIBILITY: This project includes provisions for an accessible route from the parking area and into the building per Section 912.3 of the 2009 International Existing Building Code.

REVIEWED FOR CODE COMPLIANCE
APR 06 2011
DEVELOPMENT SERVICES DEPT.
CITY OF LAWRENCE



3 SECOND FLOOR PLAN -
1/4" = 1'-0"



4 THIRD FLOOR PLAN -
1/4" = 1'-0"

BUILDING CODE NOTES

Digitally signed by Lynne Braddock Zollner
Reason: DR-7-88-09 and DR-4-39-11; pg 2 of 2
Date: 2011.08.25 16:05:02
Approved & Released
Case No. 5047-301 Date: 5/11/11
Planner Initials: JDB # of Sheets: 20
Director: [Signature]
Date: 04/06/2011
Drawn by: MTMYERS
Checked by:
Revisions: