

PROPERTY DESCRIPTION
MASSACHUSETTS STREET S/2 LT 54 25 X 117

LEGAL DESCRIPTION
MASSACHUSETTS STREET S 1/2 LT 54

EXISTING OCCUPANT LOAD
94 OCCUPANTS

UP TO 150 OCCUPANTS CAPACITY
FOR BOTH TOILET ROOMS

SIDEWALK DINING FURNITURE SET



Garden Treasures Davenport Black Mesh Seat Wrought Iron Patio Dining Chair without Cushion - Welded Frame

Item #: 355052 | Model #: MW-238

\$35.00 @ Lowes



4 TOP Hampton Bay Vera 44 in. Round Patio Dining Table
Model # HD14603
Internet # 204464665
Store SKU # 1000018803

\$149.00 / each @ Home Depot



2 TOP Hampton Bay Vera Patio Bistro Table
Model # HD14601
Internet # 204464663
Store SKU # 1000018777
Write a review
Write the First Review

\$69.00 / each @ Home Depot

FURNITURE INFORMATION
NOT TO SCALE

PROPERTY SURFACE SUMMARY			
SUMMARY OF EXISTING CONDITIONS		SUMMARY AFTER COMPLETION	
Total Building	2,185 SF	Total Building	2,185 SF
Total Pavement	83 SF	Total Pavement	83 SF
Total Impervious	2,268 SF	Total Impervious	2,268 SF
Total Pervious	470 SF	Total Pervious	470 SF
Total Area	2,738 SF	Total Area	2,738 SF

NO NET CHANGES TO ANY FIGURES

General Notes:

- Project Description -- Sidewalk Dining
- Zoning- CD
- Project Location- 818 Massachusetts Street
- Legal Description of Property - Massachusetts Street S 1/2 LT 54
- Building Owner - G & P LC - 1313 VANTUYL DR LAWRENCE, KS, 66049
- Tenant contact - Brandon Sterr 785-856-6700
- Property Surface Summary - See table below (bottom left corner)
- Hospitality Legal Description - MGS Franchising dba Pickleman's Gourmet Cafe
- Hospitality sf - 2,185 SF
- Refuse Disposal location - Right inside front door & Across alley in rear
- Parking - Not required in the CD Zoning District
- Lighting - No lighting will be added for this project.
- ADA note - This facility has been designed to comply with the provisions of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) for buildings and facilities, appendix A to 28 CFR Part 36.
- Table umbrellas - Umbrellas will NOT be will be used.
- Outdoor music - Music will NOT be played outdoors

Enforcement Compliance Criteria:

- The sidewalk dining area is not being used when the restaurant or food service establishment is closed;
- Advertising signage is not present in the sidewalk dining area except for the name of the establishment on chairs or tables as approved by the City, or as otherwise permitted by City Code;
- All amenities including railings, barriers, chairs, and tables are maintained in good condition;
- Six (6) feet of unobstructed pedestrian clearance is maintained between the perimeter fence and curb, tree, or any other improvement in the right-of-way;
- Any and all umbrellas are maintained at a height no less than 80 inches from the sidewalk surface to the lowest part of the umbrella's opened canopy.
- Any amplified music or sound complies with the city's noise ordinance;
- There is no blockage of building entrances or exits in the sidewalk dining area;
- The sidewalk dining area; the area from the front building facade to the curb line; and five (5) feet along the adjacent sidewalk to both sides of the sidewalk dining area, contain no trash;
- No trash or refuse storage containers are in the sidewalk dining area or on adjacent sidewalk areas;
- Pursuant to Section 9-902 of the City Code, sidewalk dining areas must be managed to prevent stormwater pollution;
- Food waste, trash, cigarettes and other solid wastes must be contained, collected, and disposed properly. Collection must be frequent enough to prevent wastes carried off by wind or stormwater runoff;
- 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. Installation of a nearby sanitary sewer cleanout is recommended for this purpose;
- Pavement and furnishings must be cleaned frequently enough to prevent contamination of stormwater runoff;
- Food preparation is not permitted within sidewalk dining areas;
- If the establishment no longer has a current sidewalk dining license, the Codes Enforcement Division will contact the former licensee or owner of the premises to require removal of the railing or other amenities (chairs, tables, etc.) remaining in the right of way.

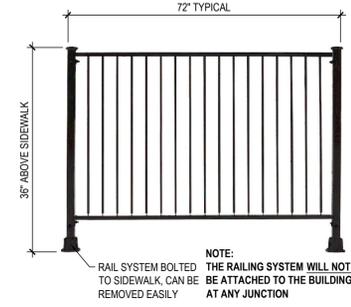
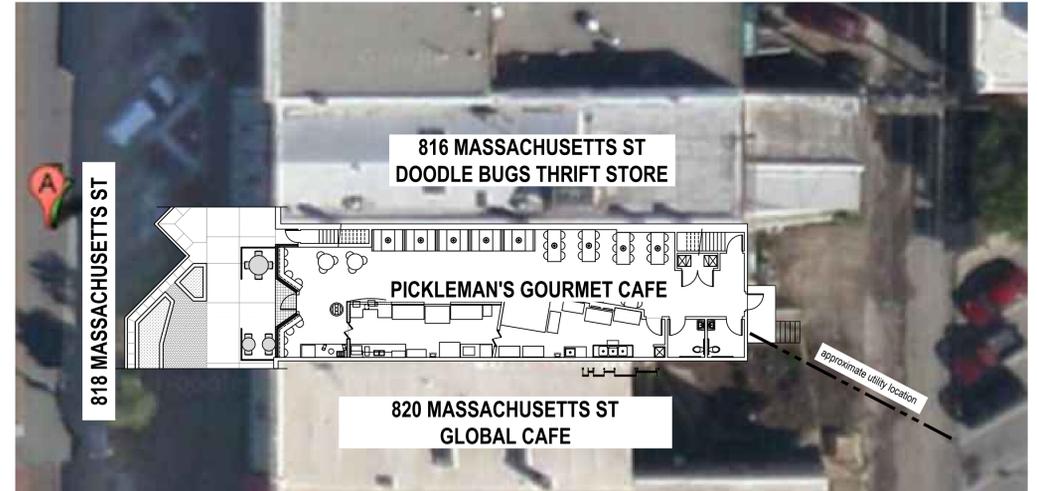


IMAGE OF STEEL RAIL
NOT TO SCALE

Storm Water Notes:

Per City Code Section 9-902, the outdoor dining area will be managed to prevent stormwater pollution. Food waste, trash, cigarettes and other solid wastes will be collected and disposed of properly. Collection must be frequent enough to prevent wastes carried off by wind or stormwater runoff. Pavement and furnishings must be cleaned frequently enough to prevent contamination of stormwater runoff. Fluid waste, including wastewater from pavement or furniture cleaning, will be collected and discharged to the sanitary sewer system



SITE MAP
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FRONT ELEVATION FROM STREET
NOT TO SCALE



FRONT ELEVATION FROM SIDEWALK
NOT TO SCALE

APPROVAL BLOCK



PICKLEMAN'S FRANCHISING, LLC
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1106 EAST BROADWAY
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EMAIL: FRANCHISING@PICKLEMANS.COM

CONSTRUCTION CONTACT:
DANIEL L. VARGAS
MOBILE: 660-353-1158
EMAIL: DANIEL@PICKLEMANS.COM

DESIGN CONSULTANT

DOCUMENT RELEASE INFORMATION

#	DESCRIPTION	DATE
1	SIDEWALK PLAN	06/24/2014
2	REVISED SIDEWALK PLAN	08/27/2014

PICKLEMAN'S GOURMET CAFE
818 MASSACHUSETTS ST
LAWRENCE KANSAS 66044

SHEET TITLE
SIDEWALK SEATING PLAN

SHEET NUMBER
A100

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