

1 SITE PLAN

3/16" = 1'-0"



ZONING:	CD
LEGAL DESCRIPTION:	South Half Lot 29 Massachusetts Street
PROJECT DESCRIPTION:	Sidewalk Hospitality Enclosure
BUILDING OWNER:	Robert and Sandra Schumm 1720 St. Andrews Drive Lawrence, KS 66047
ARCHITECT:	Hernly Associates, Inc. 920 Massachusetts St. Suite 2 Lawrence, KS 66044-2868
PROPERTY SURFACE SUMMARY - (BUILDING SITE NOT SIDEWALK R.O.W.)	
EXISTING SUMMARY	SUMMARY AFTER PROJECT COMPLETION
TOTAL BUILDINGS = 2,663 S.F.	TOTAL BUILDINGS = 2,663
TOTAL PAVEMENT = 262 S.F.	TOTAL PAVEMENT = 262 S.F.
TOTAL IMPERVIOUS = 0 S.F.	TOTAL IMPERVIOUS = 2,925 S.F.
TOTAL PERVIOUS = 0 S.F.	TOTAL PERVIOUS = 0 S.F.
TOTAL PROPERTY AREA = 2,925 S.F.	TOTAL PROPERTY AREA = 2,925 S.F.
HOSPITALITY ENCLOSURE AREA	= 156 S.F.

LEGAL DESCRIPTION OF HOSPITALITY AREA:
Legal Description: - Commencing at the Northeast corner of Lot 29, Massachusetts Street, Lawrence, Douglas County, Kansas, thence South 24 feet along the East line of said lot 29 to the point of beginning, thence South 90 degrees East a distance of 6 feet, thence South 0 degrees west a distance of 26 feet, thence south 90 degrees west a distance of 6 feet, thence north a distance of 26 feet to the point of beginning, said tract containing 156 feet, more or less.

REFUSE DISPOSAL
Existing Dumpsters in Alley

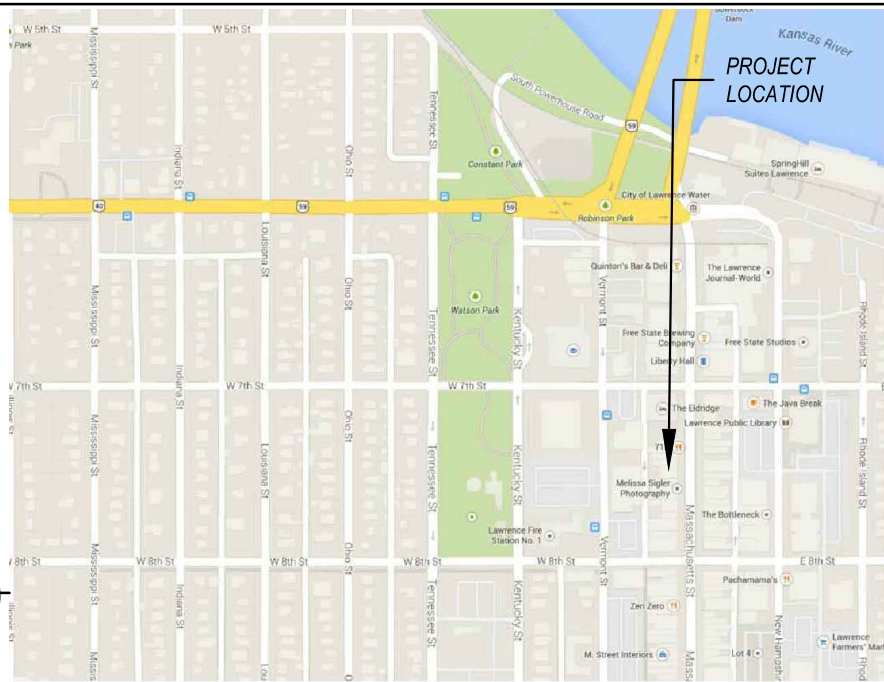
PARKING
Not applicable in zoning district

LIGHTING
None proposed - Street lights exist

SITE NOTES



BUILDING ELEVATION & RAILING DETAIL



LOCATION MAP

- a. The sidewalk dining area is not being used when the restaurant or food service establishment is closed;
- b. 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;
- c. All amenities including railings, barriers, chairs, and tables are maintained in good condition;
- d. 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;
- e. 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;
- f. Any amplified music or sound complies with the city's noise ordinance;
- g. There is no blockage of building entrances or exits in the sidewalk dining area;
- h. 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;
- i. No trash or refuse storage containers are in the sidewalk dining area or on adjacent sidewalk areas;

- j. Stormwater needs: 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.
- k. Food preparation is not permitted within sidewalk dining areas;
- l. 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.
- m. For sidewalk dining licensees with a valid drinking establishment license or cereal malt beverage license and City Commission approval to sell, and its patrons to possess and consume alcoholic beverages or cereal malt beverages in the public right of way, the Codes Enforcement Division will inspect the sidewalk dining area to ensure compliance with the following:
- i. Possession and consumption of alcohol in the sidewalk dining area is limited to patrons seated at tables;
- ii. An employee of the licensee is working in the sidewalk dining area, or otherwise able to monitor the sidewalk dining area, to prevent alcoholic beverages or cereal malt beverages from leaving the licensed premises and to ensure compliance with other alcohol related provisions;
- iii. All alcoholic beverages or cereal malt beverages consumed in the sidewalk dining area are in appropriate containers (no glasses, cans or bottles) unless the establishment demonstrates it meets the 55% food sales requirement;
- iv. No taps, kegs, coolers, or other alcoholic beverage or cereal malt beverage storage devices are used in the sidewalk dining area.

UTILITIES NOTE
There are no changes to the interior plumbing fixtures with the proposed modifications to the sidewalk area or any other utility modifications proposed with this sidewalk hospitality enclosure project.

FIRE DEPARTMENT NOTE
This building is fully fire sprinkled. The sidewalk enclosure structure will be constructed with an opening allowing 18" minimum clearance at the front and sides of the fire department hose connection.

ADA NOTE
This plan has been designed within reasonable professional efforts 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. No warranty is given that this plan complies with all interpretations of said provisions.



SIDEWALK FURNITURE

Approved and Released	
	Case No. _____
	Approval Date: _____
	Release Date: _____
	Planner: _____
	Asst./Director: _____
	of _____ Sheets

MASS STREET FISH HOUSE AND OYSTER BAR

719 MASSACHUSETTS LAWRENCE, KANSAS

Hernly ASSOCIATES

920 Massachusetts
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

DRAWINGS

Date: 2016/09/22
Drawn by: M.MYERS
Checked by:
Revisions: 2016/12/02

C1.0