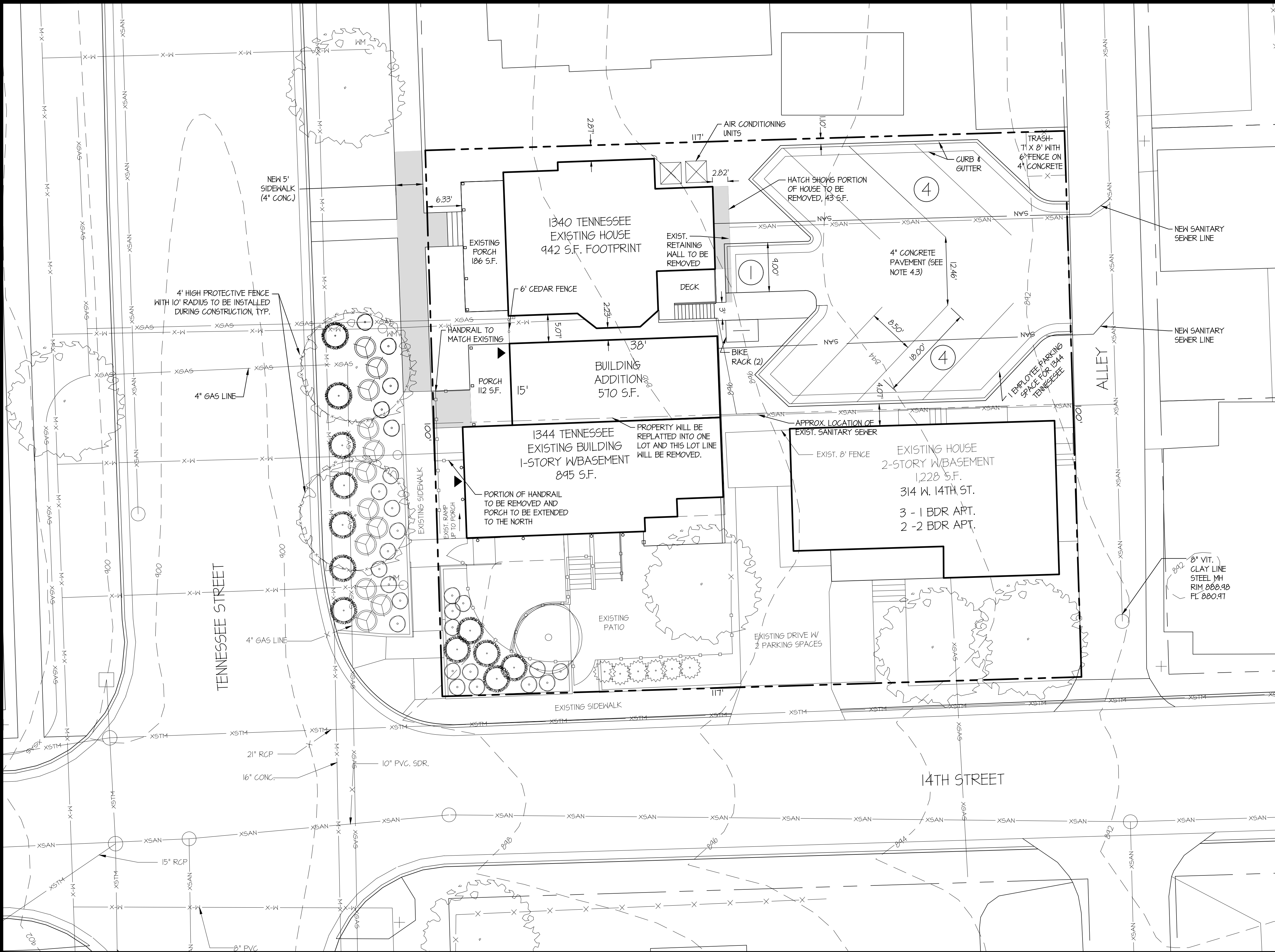


LOCATION MAP:

NOT TO SCALE



LEGAL DESCRIPTION:

TENNESSEE STREET, LOT 214 AND 216, 100'X117', CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

PROJECT SUMMARY:

- 1. CURRENT ZONING: MU
- 2. PREVIOUS USE: BAR OR LOUNGE, 5 BEDROOM MULTI-DWELLING STRUCTURE (314 W. 14TH) 6 BEDROOM MULTI-DWELLING STRUCTURE (1340 TENNESSEE)
- 3. PROPOSED USE: BAR OR LOUNGE, 5 BEDROOM MULTI DWELLING STRUCTURE (314 W. 14TH) 8 BEDROOM CONGREGATE RESIDENCE (1340 TENNESSEE)
- 4. LAND AREA: 0.245 ACRES (11,700 SQ. FT. +/-)
- 5. DENSITY ZONED: MU (PRIMARY ZONE - 32 UNITS PER ACRE)

GENERAL NOTES:

- 21. SITE INFORMATION WAS INCLUDED FROM SITE MEASUREMENTS AND CITY OF LAWRENCE GIS INFORMATION.
- 22. NO ADDITIONAL EXTERIOR LIGHTING TO BE PROVIDED. ANY CHANGES TO EXTERIOR LIGHTING WILL BE SUBMITTED AND REVIEWED PER 20-1103(C). LIGHTING TO BE LESS THAN 150 WATT INCANDESCENT.
- 23. PLAN FOR CITY APPROVAL ONLY! CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
- 24. TRASH TO BE DEPOSITED IN CARTS TO BE KEPT IN TRASH AREA AS SHOWN ON PLAN.
- 25. BUILDING WILL BE EQUIPPED WITH A FIRE ALARM AND SPRINKLER SYSTEM.
- 26. SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES, 24 CFR, CHAPTER 1, SUBCHAPTER A, APPENDIX II, OF THE FAIR HOUSING ACT OF 1968, AS AMENDED.

LANDSCAPING NOTES:

SYM	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	EXISTING TREES	REFER TO SITE PLAN				
	EVERGREEN SHRUB	2	SARGENT JUNIPER	JUNIPERUS CHINENSIS 'SARGENTII'	3 GAL.	CONT
	DECIDUOUS SHRUBS	3	ANTHONY WATERER SPIREA	SPIRAEA X BUMALDA 'ANTHONY WATERER'	3 GAL.	CONT
	DECIDUOUS SHRUBS	5	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	3 GAL.	
3.1 ALL TURF AREAS TO BE SEEDED WITH DROUGHT TOLERANT GRASS. ANY INSTALLATION OF ARTIFICIAL TURF SHALL BE MADE TO THE CITY COMMISSION PRIOR TO INSTALLATION.						
3.2 STREET TREES REQUIRED: TENNESSEE STREET - 100 LF/40=3 TREES & 14TH STREET - 117 LF/40=3 TREES, DUE TO LARGE EXISTING TREE CANOPY ALONG TENNESSEE ONLY TWO STREET TREES ARE PROVIDED.						

PARKING INFORMATION:

- 4.1 1340 TENNESSEE - PARKING REQUIRED: 8 SPACES (1 SPACE PER 1 BEDROOM), 2 BIKE PARKING (1 PER 4 AUTO) PARKING PROVIDED: 9 SPACES , 2 BIKE PARKING (1 VEHICLE SPACE IS DESIGNATED FOR EMPLOYEE PARKING AT 1344 TENN)
- 4.2 1344 TENNESSEE - PARKING REQUIRED: NO PARKING REQUIRED PER PREVIOUSLY APPROVED SUP
- 4.3 314 W. 14TH - PARKING PROVIDED: EXISTING HOUSE WITH 2 SPACES IN DRIVEWAY
- 4.4 THE CONCRETE PARKING AREA @ 1340 TENNESSEE WILL BE IN COMPLIANCE WITH SURFACING STANDARDS IN 20-113(6). MINIMUM 4" - 4000 PSI REINFORCED CONCRETE
- 4.5 NO PARKING REQUIRED PER PREVIOUSLY APPROVED SUP/SP FOR BULLWINKLES. 2 SPACES EXIST FOR THE RESIDENTIAL USE AT 1344 TENNESSEE

IMPERVIOUS SURFACE SUMMARY:

EXISTING CONDITIONS:			PROPOSED CONDITIONS:		
	SQ. FT.	AC.		SQ. FT.	AC.
LAND AREA	11,700	100%	LAND AREA	11,700	100%
BUILDING FOOTPRINT:	3,345	28%	BUILDING FOOTPRINT:	4,034	34%
PAVEMENT AREAS:	1,471	17%	PAVEMENT AREAS:	4,441	38%
TOTAL IMPERVIOUS:	5,366	46%	TOTAL IMPERVIOUS:	8,475	72%
TOTAL PERVIOUS:	6,334	54%	TOTAL PERVIOUS:	3,225	28%

RELEASES

- 1.0 SITE PLAN SUBMITTAL
- 1.1 SITE PLAN SUBMITTAL

paulwerner
ARCHITECTS

123 W. 8th STREET
SUITE B2
LAWRENCE, KS 66049

OFFICE: 785.832.0804
FAX: 785.832.0890

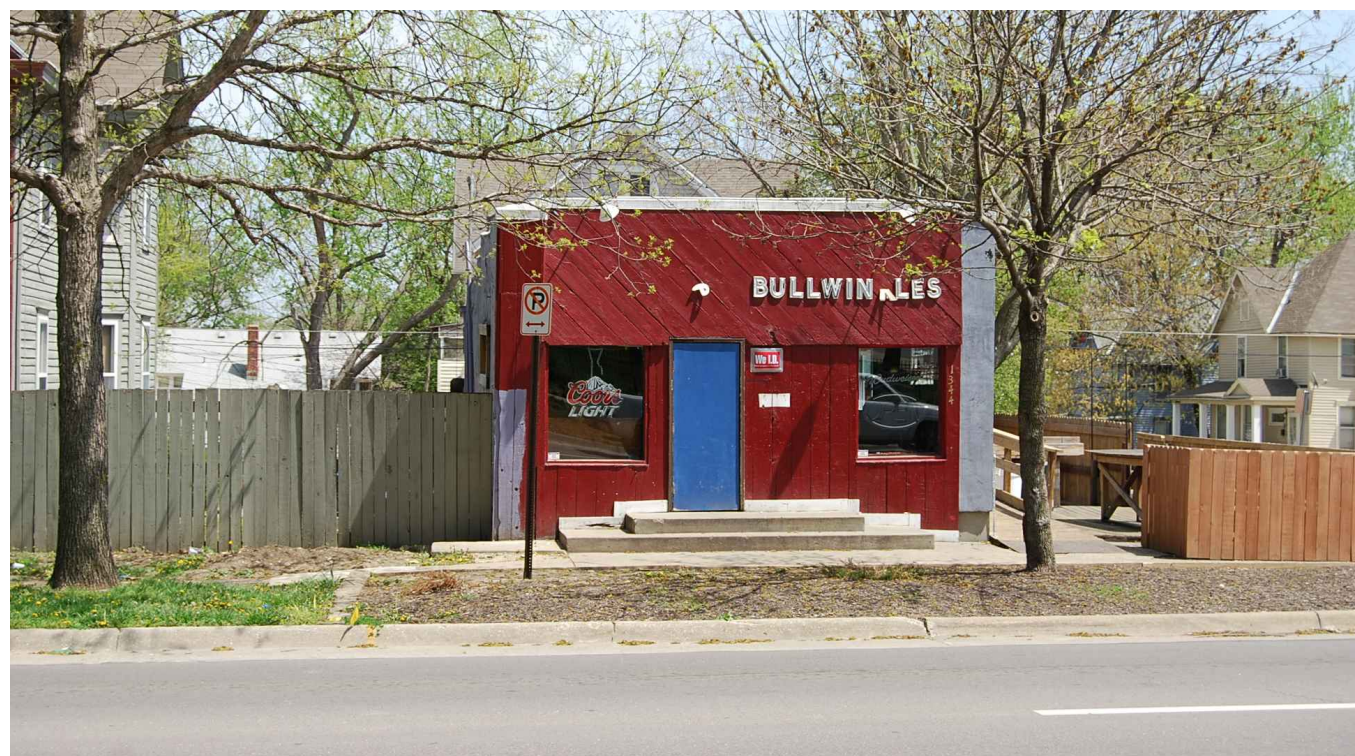
1340 & 1344 TENNESSEE
& BULLWINKLES ADDITION
1340 TENNESSEE STREET
LAWRENCE, KANSAS

PROJECT # 216-710
DECEMBER 5, 2016

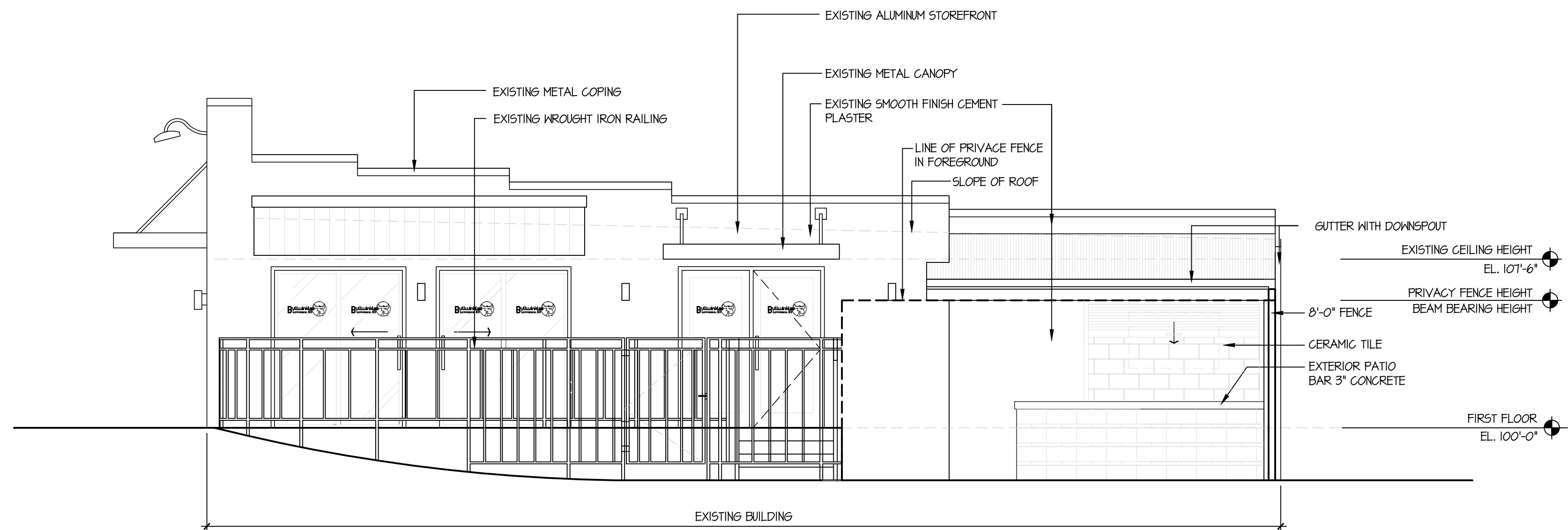
RELEASE: I.O. 12.15.16
I.J. 2.10.17



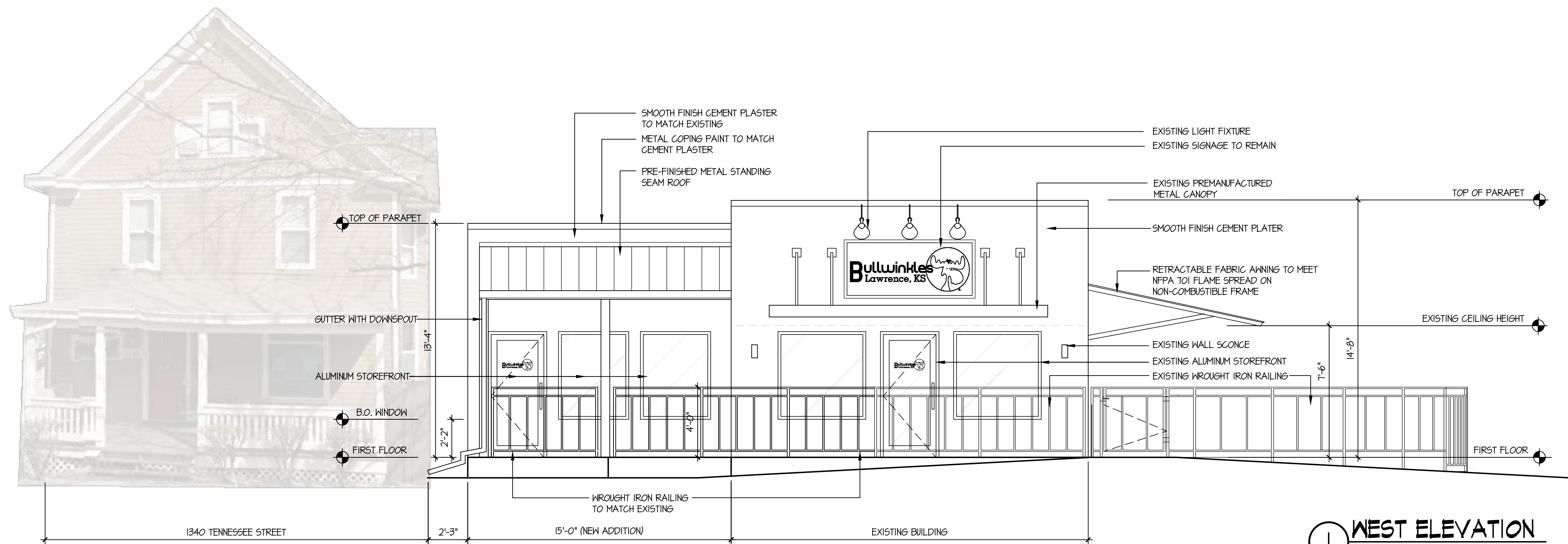
5 SOUTH ELEVATION BEFORE RENOVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION BEFORE RENOVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"