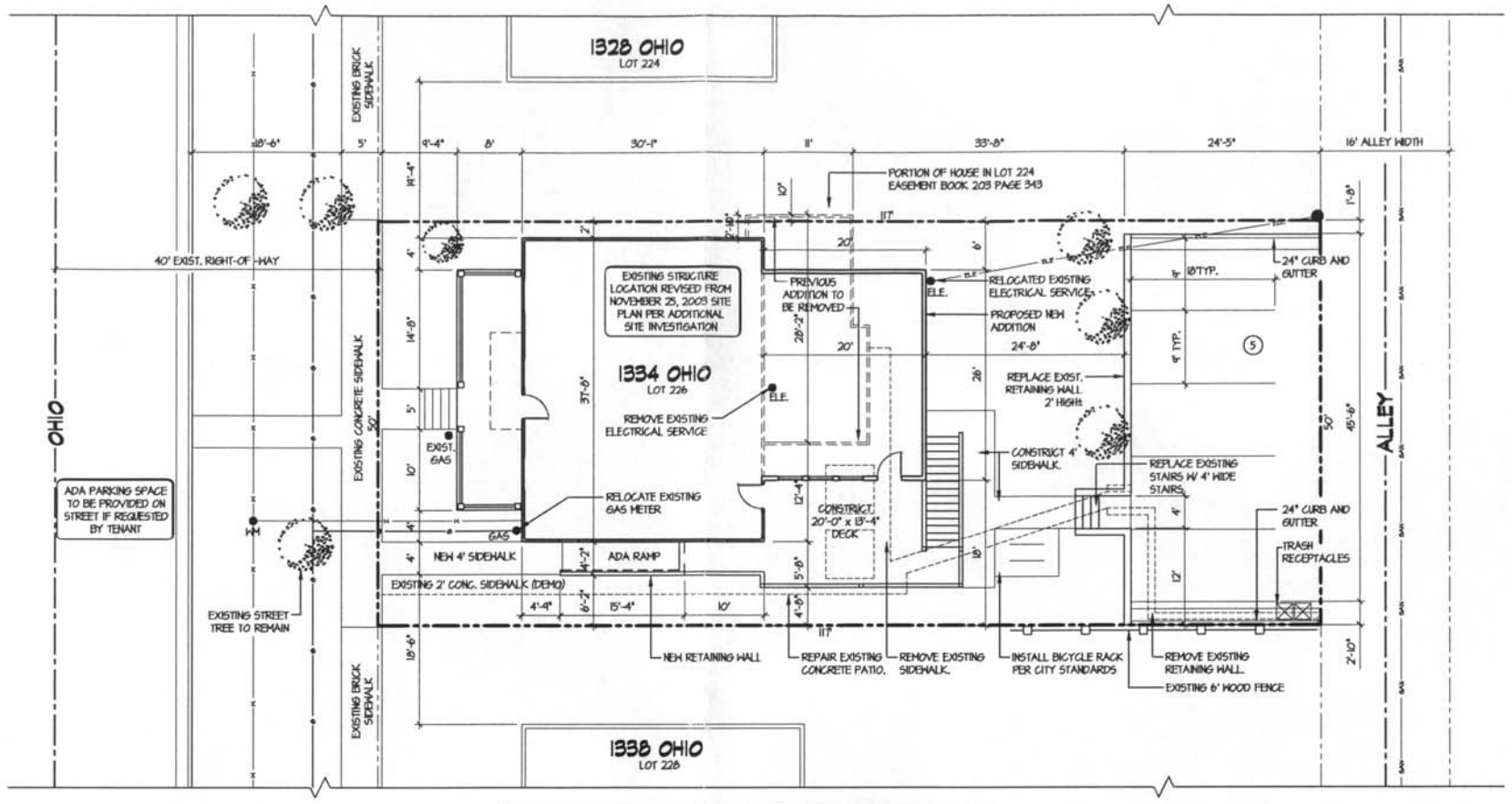

THE SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES, 24 CFR, CHAPTER 1, SUBCHAPTER A, APPENDIX II, OF THE FAIR HOUSING ACT OF 1968, AS AMENDED. (IT IS OUR OPINION THAT THIS STRUCTURE IS EXEMPT FROM THESE PROVISIONS)

SITE PLAN INFORMATION COMPILED FROM:

CITY AERIAL PHOTOS
CITY PLANIMETRIC MAPS
ON-SITE INVESTIGATIONS
EXISTING GRADES TO REMAIN UNCHANGED

SITE PLAN

SCALE: 1" = 10'

0 5 10 20 30

NORTH

GENERAL NOTES:

1.1 LEGAL DESCRIPTION: LOT 226 W/ EASEMENT FOR PORTION OF HOUSE IN LOT 224; BOOK 203, PAGE 343

1.2 CURRENT ZONING: RD

1.3 LAND AREA: 5,850 SQ. FT. = .13 ACRES

1.4 DENSITY ALLOWED: 1 UNIT / 800 SQ. FT. = 7.31 UNITS

1.5A PROJECT DENSITY: 1 UNIT, 12 BEDROOMS

1.5B MAXIMUM BEDROOMS PER PROJECT = 12
MAXIMUM TENANTS PER PROJECT =12

1.6 PARKING REQ'D: 1.5 PER 2 LAWFUL TENANTS = 9 SPACES

1.7 EXTERIOR LIGHTING: BY BUILDER / OWNER, TO MEET CITY STANDARDS

1.8 PLAN SUBJECT TO FIRE DEPARTMENT REVIEW & APPROVAL.

1.9 THIS PLAN FOR CITY APPROVAL ONLY!

1.10 TRASH COLLECTION SHALL BE CURB SIDE IN ALLEY

1.11 SQUARE FOOTAGE OF EACH FLOOR

EXISTING:		PROPOSED:	
BASEMENT	1,410 SQ. FT.	BASEMENT	1,534 SQ. FT.
FIRST FLOOR	1,448 SQ. FT.	FIRST FLOOR	1,531 SQ. FT.
SECOND FLOOR	1,150 SQ. FT.	SECOND FLOOR	1,366 SQ. FT.
THIRD FLOOR	424 SQ. FT.	THIRD FLOOR	424 SQ. FT.
TOTAL	4,432 SQ. FT.	TOTAL	5,351 SQ. FT.

1.12 FIRE ALARM SYSTEM TO BE INSTALLED PER CODE.

1.13 FIRE SPRINKLER SYSTEM TO BE INSTALLED PER CODE.

1.14 AREAS:

PROJECT SITE: 5,850 SQ. FT. = 0.13 AC.			
EXISTING CONDITIONS:		PROPOSED CONDITIONS:	
TOTAL BUILDING	1,745 SQ. FT.	TOTAL BUILDINGS	1,870 SQ. FT.
TOTAL PAVEMENT	539 SQ. FT.	TOTAL PAVEMENT	481 SQ. FT.
TOTAL IMPERVIOUS	2,334 SQ. FT.	TOTAL IMPERVIOUS	2,181 SQ. FT.
TOTAL PERVIOUS	3,516 SQ. FT.	TOTAL PERVIOUS	3,064 SQ. FT.
PROPERTY AREA	5,850 SQ. FT.	PROPERTY AREA	5,850 SQ. FT.

1.15 PARKING SURFACE TO COMPLY WITH CITY STANDARDS W/ 5" OF FULL DEPTH ASPHALT

LEGEND:

EXISTING TREES

VARIANCE GRANTED DECEMBER 9, 2003

1. SECTION 20-1212 ; REDUCE REQUIRED PARKING TO 5.

LOCATION MAP:

NOT TO SCALE

RELEASE 3.0:
SITE PLAN REVISED PER REVIEW COMMENT LETTER DATED: 12-24-03

REDUCED PRINT
NOT TO SCALE

PWA
PAUL WERNER ARCHITECTS, L.L.C.
545 COLUMBIA DRIVE
SUITE 1002
LAWRENCE, KS 66049
OFFICE (785) 832-0804
FAX (785) 832-0840
MAILING:
P.O. BOX 1536
LAWRENCE, KS 66044

OWNER:
D&D RENTALS
3120 MESA WAY
LAWRENCE KS, 66049
785-843-0325

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1334 OHIO REMODEL
LAWRENCE, KANSAS

RELEASE 3.0
PLANNING DOCUMENTS
PROJECT # 23415
JANUARY 5, 2004

SP-1

J:\Project\23000\23415\Sht_Site-REMODEL3.dwg Wed Jan 07 11:26:48 2004