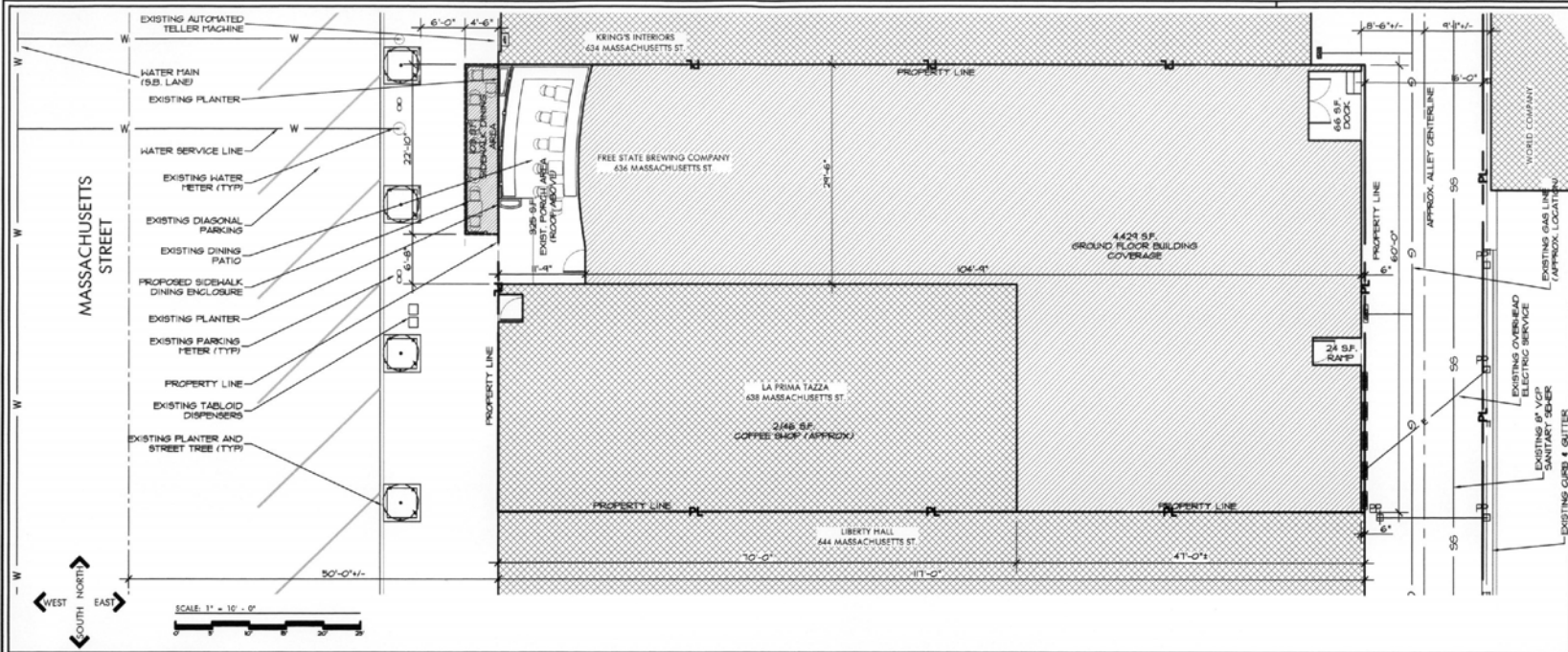




1 SITE PLAN

1" = 10' - 0" N.T.S.

PROJECT DESCRIPTION

Sidewalk Dining Enclosure

CONTACTS

Free State Brewing Owner:
Chuck Magerl
636 Massachusetts St.
Lawrence, KS 66044
785-843-4555

Property Owner:
Liberty Hall Associates
644 Massachusetts St.
Lawrence, KS 66044
785-749-1912

Architect:
Hernly Associates
920 Massachusetts St. Suite 2
Lawrence, KS 66044
Phone 785-749-5806

LEGAL DESCRIPTION

MASSACHUSETTS STREET S 10 3/4
FT LT 14 & ALL LT 16 (UO1134 & 1137
COMBINED 1988)

ZONING DISTRICT

C-3

HISTORIC RESOURCES APPROVAL

March 17, 2005

EXISTING & PROPOSED USE GROUPS

Existing:
Brewpub - A3-Occupancy

Proposed:
No Change

SITE PLAN AREAS

Total Property Area: 7,020 S.F.
Total Site Area 4,874 S.F.
Bldg. Footprint 4,429 S.F.
(ground floor of brewpub)
Other: 2,146 S.F. (sep. business)
Open Area on Ground Floor: 445 S.F.
(total of dock, ramp, porch, misc)
Proposed Sidewalk Dining: 103 S.F.

PARKING

Not applicable in zoning district

LIGHTING

None proposed

RECEIVED

MAR 22 2005

City County Planning Office
Lawrence, Kansas

FREE STATE BREWING COMPANY

SIDEWALK DINING ENCLOSURE
636 MASSACHUSETTS - LAWRENCE, KS.

Hernly
ASSOCIATES

920 Massachusetts
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1915

SITE PLAN

Date: 03/22/05
Drawn by: JUT/MS
Checked by:
Reviewed:

SITE DATA

C1.0