

proposed temporary use



NOTES

1. BOARD OF ZONING APPEALS VARIANCES FOR PARKING LOT SURFACE AND CONCRETE CURB AND GUTTERS ARE VALID UNTIL SUCH TIME THAT LOCUST STREET IS IMPROVED. UPON COMPLETION OF LOCUST STREET IMPROVEMENTS, THE APPLICANT SHALL HAVE A PERIOD OF TWO (2) YEARS TO BRING THE ON-SITE PARKING AREA INTO COMPLIANCE WITH CITY STANDARDS.
2. ALL BOARD OF ZONING APPEALS SHALL EXPIRE AT SUCH TIME THAT THE STRUCTURE IS DEMOLISHED AND THE PROPERTY IS REDEVELOPED.

OWNER
CORY BRINKERHOFF
1221 LAWRENCE AVE.
LAWRENCE, KS 66044

SITE SUMMARY

NUMBER OF LOTS:	5 (LOTS 41,43,45,47,49) COMBINED
GROSS AREA	0.333 ACRES = 14,538 SF
BUILDINGS	
MANDRAKE ARMORY	1400 SF TOTAL GROSS
LANDSCAPE/HOT TUB	1114 SF TOTAL GROSS
VINTAGE JUNK	1114 SF TOTAL GROSS
	770 SF COVERED PORCH
COFFEE/WINE BAR	400 SF GROSS EXISTING
	80 SF GROSS PROPOSED ADDITION
	519 SF GROSS TOTAL BLDG.
	500 SF CONC. RATIO
PAVEMENT	2572 SF (GROSS)
OPEN SPACE	6135 SF (GROSS)
PROPOSED PARKING	9 STALLS
REQUIRED PARKING	20 STALLS

NOTE: IMPERVIOUS AND PERVIOUS CALCULATIONS WILL NOT CHANGE AFTER COMPLETION OF PROJECT.

LEGAL DESCRIPTION

311-317 NORTH 2ND ST.
LOT 4; LESS TWELVE FEET OFF
THE SOUTH SIDE THEREOF; AND LOT
43; LESS TRACT DESCRIBED IN
BOOK 308, PAGE 1675; ALSO LOTS
45, 47 AND 49; ALL ON BRIDGE
STREET IN BLOCK NUMBER 2;
TOGETHER WITH THAT PORTION OF
VACATED MASS. ST. ADJACENT TO
SAID LOTS; BY ORDINANCE NO. 3847,
RECORDED IN BOOK 215, PAGE 332,
IN THAT PART OF THE CITY OF
LAWRENCE KNOWN AS NORTH
LAWRENCE, DOUGLAS, K.S.

BUILDING USE

MIXED MANUFACTURING AND COMMERCIAL	GROUP #
MANDRAKE ARMORY	12
LANDSCAPING/HOT TUB	12
VINTAGE JUNK	12
COFFEE/WINE BAR	12

BLDG. 50. FOOTAGES

COMMERCIAL/MAUFACT.
3628 SF TOTAL GROSS
STORAGE BLDG.
437 SF TOTAL GROSS

BUILDING MATERIALS:

COMMERCIAL/ MANUFACTURING BLDG.
CONC. FOUNDATION AND FLOORS
LIMESTONE AND WOOD WALLS
METAL AND WD. FRAME ROOF
FLAT WD. ROOF ON WOOD JOISTS

BLOG TYPE: V-N

NON-RATED

NOTES:

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1. INTERIOR DIMENSIONS WERE MEASURED. OVERALL DIMENSIONS OF SITE FROM AIRIAL PHOTOS WERE RECORDED. SOME DIMENSIONS ARE SCALED FROM AIRIAL PHOTOS.
2. EXISTING TOPOGRAPHIC LINES ARE FROM AIRIAL PHOTOS.
3. TENANTS TO USE POLY-CART BINS FOR TRASH. LOCATE BIN ON CORNER PAD AT NORTH END OF SITE ON TRASH DAY FOR PICK-UP.
4. ALL TRAFFIC CONTROL SIGNS ARE TO BE OPEN PRIOR TO PROPERTY OPEN TO THE GENERAL PUBLIC. SHALL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION WITH RESPECT TO SIZE, SHAPE, COLOR, RETROREFLECTIVE VALUE.

LANDSCAPE SCHEDULE

NAME	SYMBOL	SIZE	QUANTITY	CONDITION
EXISTING TREES				
RED ELM	(E)	3" DIA. MIN.	4	EXISTING
AMERICAN ELM	(E)	4" DIA. MIN.	3	EXISTING
SIBERIAN ELM	(E)	3" DIA. MIN.	4	EXISTING
REDBUD	(R)	1.5" DIA.	2	EXISTING
HACKBERRY	(H)	3" DIA. MIN.	4	EXISTING
VARIOUS	(V)	<3" DIA.	6+	EXISTING
BUSH	(B)	N/A	X	EXISTING

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Approved & Released

Case No. 31-97-1042 Date: 2/6/92

Planner Initials DDP # of Sheets 1

Asst Director [Signature]

C. Campbell Kelly 3-17-92

SCHNEIDLER & ASSOC.

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RECEIVED

SEP 05

City-Touring F...
L...

Funderick A.
A. S.

SQRT: 1

DATE: 9/3