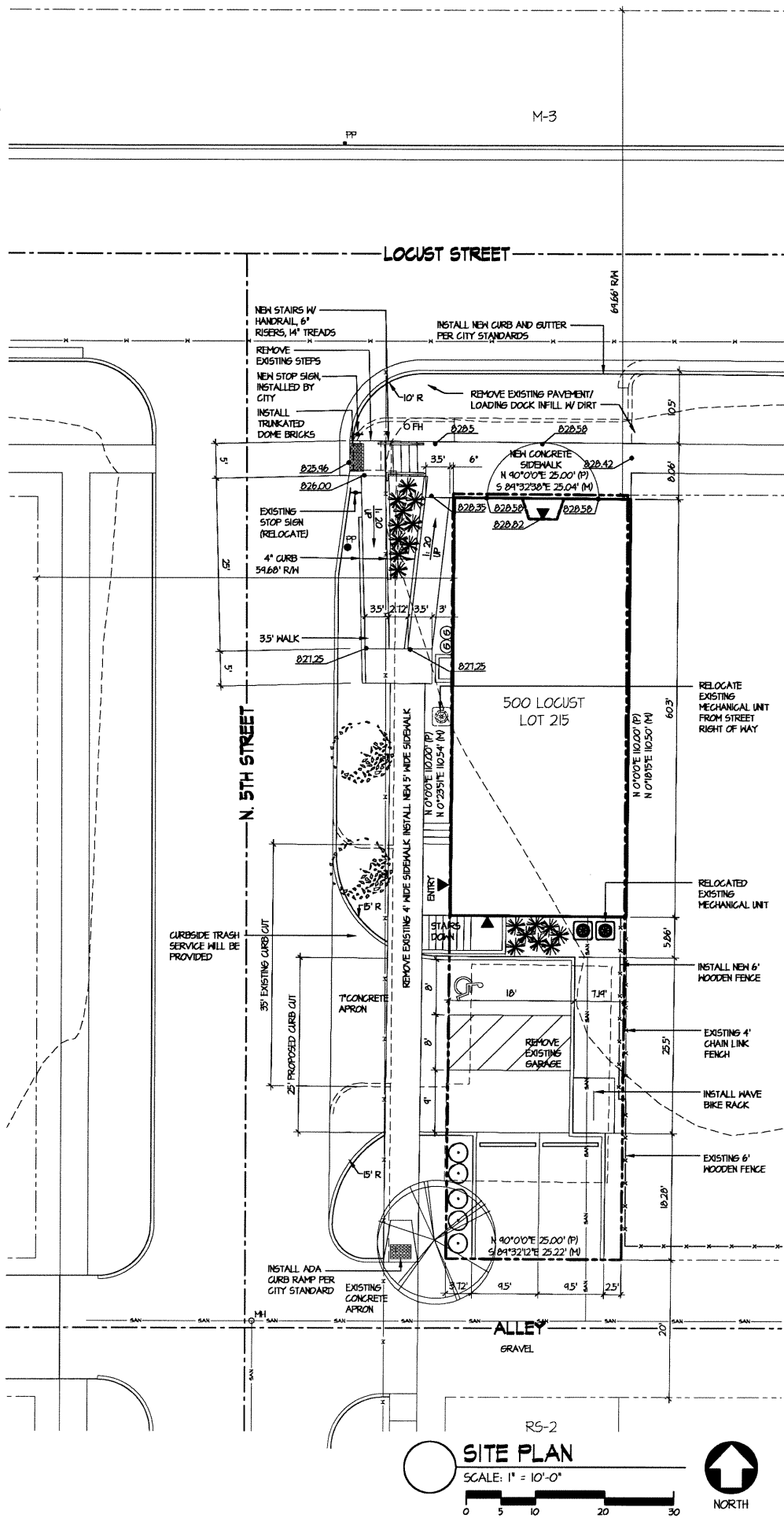
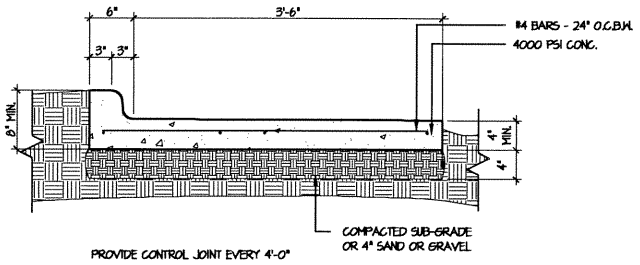
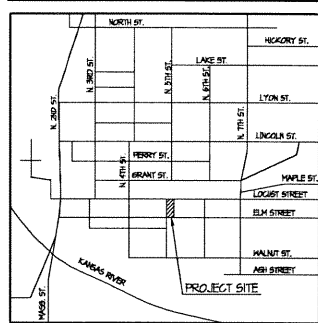


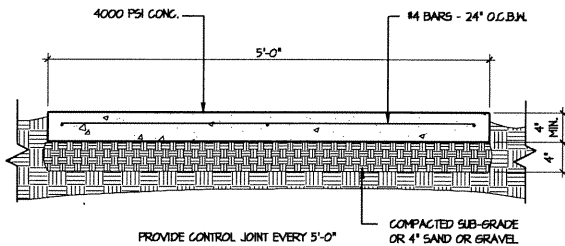


LOCATION MAP:



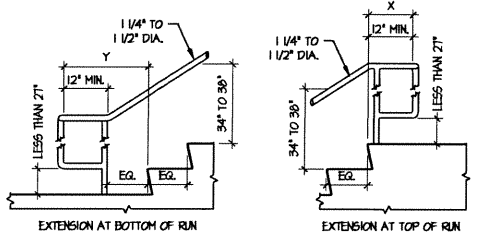
SIDEWALK/ 4" CURB DETAIL

SCALE: 1" = 1'-0"



SIDEWALK

SCALE: 1" = 1'-0"



NOTE:
"Y" IS THE MINIMUM HANDRAIL EXTENSION
OF 12 INCH PLUS THE WIDTH OF ONE TREAD
THAT IS REQUIRED AT EACH BOTTOM RISER.

NOTE:
'X' IS THE 12 INCH MINIMUM HANDRAIL
EXTENSION REQUIRED AT THE TOP RISER.

NOTES:

1. GRIPPING SURFACES SHALL BE UNINTERRUPTED BY NEWEL POSTS, OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS.
2. TOP OF HANDRAIL GRIPPING SURFACE SHALL BE MOUNTED BETWEEN 34 AND 38 INCHES ABOVE STAIR NOSINGS. (REFER TO DETAIL)
3. ENDS OF HANDRAILS SHALL BE ROUNDED & RETURNED SMOOTHLY TO POST.
4. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

HANDRAILS @ STAIRS

SCALE: $1/2'' = 1'-0''$

LEGAL DESCRIPTION:

LOT 215 OF THE SOUTH HALF OF BLOCK 5 OF NORTH LAWRENCE, DOUGLAS COUNTY, KANSAS, CONTAINING .063 ACRES, MORE OR LESS.

PROJECT SUMMARY:

- | | | | |
|-----|-------------------|---|--|
| 1.1 | CURRENT ZONING: | M-3 | |
| 1.2 | CURRENT USE: | FIRST FLOOR, VACANT
SECOND FLOOR, RESIDENCE (NON CONFORMING) | |
| 1.3 | PROPOSED USE: | FIRST FLOOR, UNDETERMINED
SECOND FLOOR, RESIDENCE (NON CONFORMING) | PARKING REQUIRED: 1500 GSF @ 10% 1050 NSF @ 1/200 = 5.25
PARKING REQUIRED: 1.5 PER 2 BEDROOM = 1x 1.5 = 1.5
TOTAL PARKING REQUIRED: = 7 SPACES |
| 1.4 | LAND AREA: | .063 ACRES (2,750 SQ. FT. +/-) | |
| 1.5 | DENSITY PROPOSED: | N/A | |

GENERAL NOTES:

21. ALL GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-44004 .
22. ALL ACCESSIBLE SIDEWALK RAMPS BY A.D.A. STANDARDS.
23. SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAMS) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28CFR PART 36.
24. SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE MINIMUM PROVISIONS OF THE FINAL FAIR HOUSING ACCESSIBILITY GUIDELINES, 24 CFR, CHAPTER I, SUBCHAPTER A, APPENDIX II, OF THE FAIR HOUSING ACT OF 1960, AS AMENDED.
25. TRASH TO BE PICKED UP ON 5TH STREET, AS IT IS DONE CURRENTLY.
26. NO PROPOSED PARKING LOT LIGHTS AT THIS TIME.
PARKING LOT LIGHTS MAY BE INSTALLED IN FUTURE PER CITY CODE.
27. PLAN FOR CITY APPROVAL ONLY! CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
28. INFORMATION TAKEN FROM AERIAL PHOTOS, AVAILABLE DOCUMENTS AND ON SITE INVESTIGATIONS.

PARKING INFORMATION:

3.1	TYPE: REGULAR ACCESSIBLE	REQUIRED: 6	PROVIDED: 3
	TOTAL	1	1
	BICYCLE	5	5 (1 RACK)
3.2	TYPICAL DIMENSIONS: 1' SPACES - 4' X 10' (0.5' X 1.5' OVERHANG AT SIDEWALKS) SIDEWALKS SHALL BE 4" CONCRETE - 5' OR 6.5' WIDE DEPENDING ON THE LOCATION. 1' SPACES - 8' X 20' (5' OR 8' ASIDE)		
3.3	PAVEMENT:	APPROACHES: DRIVES: PARKING AREAS:	
		2" - 4000 PSI CONCRETE W/ 15 BARS 12" O.C.B.W. MIN. 6" ASPHALT ON 4" GRAVEL OR 5" CONCRETE MIN. 5" ASPHALT ON 4" GRAVEL OR 4" CONCRETE	
3.4	24" CURB & GUTTER AT ENTRANCE.		

LANDSCAPING NOTES:

<u>SYM</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>APPROVED TYPES</u>	<u>BOTANICAL NAMES</u>	<u>SIZE</u>	<u>COND.</u>
	EXISTING TREES	1	REFER TO SITE PLAN			REFER TO SITE PLAN
	SHADE TREES	2	JAPANESE TREE LILAC TRINITY FLOWERING PEAR COLUMNAR MAPLE INDIAN SUMMER CRABAPPLE	SYRINGA RETICULATA PYRUS CALLERYANA 'TRINITY' ACER PLATANOIDES 'COLUMNAR' MALUS 'INDIAN SUMMER'	2'-25" GAL	B&B
	DECIDUOUS SHRUBS	5	DWARF JAPANESE BARBERRY LEATHERLEAF VIBURNUM BEAUTY BUSH DWARF KOREAN LILAC	BERBERIS THUNBERGII 'CRIMSON PYGMY' VIBURNUM RHYTHIDOPHYLLUM KOLCHITZIA AMABALIS SYRINGA MEYERI 'PALEIN'	18"-24" HT.	CONT
	EVERGREEN SHRUBS	10	CARMEL CREEPER CREEPING ROSEMARY BLUE PFITZER JUNIPER BAR HARBOR JUNIPER CREEPER ENGLISH YEW	CAENOTHUS GRISUEDS HORIZONTALIS ROSEMARY PROSTRATUS JUNIPERUS CHINENSIS 'PFITZERIANA GLAUCO' JUNIFERUS HORIZONTALIS 'BAR HARBOR' TAXUS BACCATA	24"- 36" HT.	CONT

- 4.1 THERE MUST BE A MIN. OF (2) SPECIES USED IN EACH CATEGORY.
- 4.2 ALL TURF AREAS TO BE SEEDED WITH K-31 FESCUE
- 4.3 REQUIRED INTERIOR LANDSCAPING AREA = NOT REQUIRED

IMPERVIOUS SURFACE SUMMARY:

EXISTING CONDITIONS:		PROPOSED CONDITIONS:	
	50 FT. AC.		50 FT. AC.
LAND AREA	2,150 0.063	LAND AREA	2,150 0.063
BUILDING FOOTPRINT:	2173 0.050	BUILDING FOOTPRINT:	1500 0.034
PAVEMENT AREAS:	0 0.000	PAVEMENT AREAS:	912 0.021
TOTAL IMPERVIOUS:	2173 0.050	TOTAL IMPERVIOUS:	2,412 0.055
TOTAL PERVIOUS:	571 0.013	TOTAL PERVIOUS:	338 0.008

BZA APPLIED: MAY 6, 2005

MAY 6, 2005

B-05-15-05 APPROVED JUNE 2, 2005

- 5.1 VARIANCE TO MINIMUM LOT AREA FROM REQUIRED 20,000 SQ. FT. IN A M-3 DISTRICT TO AN EXISTING 2,750 SQ. FT.
- 5.2 VARIANCE TO MINIMUM LOT WIDTH FROM REQUIRED 100 FT. IN A M-3 DISTRICT TO AN EXISTING CONDITION OF 25 FT.
- 5.3 VARIANCE TO FRONT SETBACK FOR A BUILDING IN A M-3 ZONING FROM 50 FT TO AN EXISTING OF 0 FT.
- 5.4 VARIANCE TO SIDE SETBACK FOR A BUILDING IN A M-3 ZONING ON A MINOR THOROUGHFARE FROM 25FT. TO AN EXISTING 0 FT.
- 5.5 VARIANCE TO SIDE SETBACK FOR A BUILDING IN A M-3 ZONING ADJOINING AN INDUSTRIAL ZONING FROM 15 FT. TO AN EXISTING 0 FT.
- 5.6 VARIANCE TO PARKING SETBACK FROM AN 15 FT. TO 0 FT.
- 5.7 VARIANCE TO PARKING REQUIRED FROM A 1 SPACES TO 3 SPACES.

RELEASE:	
1.0	BZA SUBMITTAL
2.0	SITE PLAN SUBMITTAL
3.0	REVISED PER SITE PLAN REVIEW

paulwerner
ARCHITECTS

645 COLUMBIA DRIVE
SUITE 1002
LAWRENCE, KS 66049

OFFICE: 785.832.0804
FAX: 785.832.0890

OWNER:
SID ZIEGLER
1610 HEDGECROFT DRIVE
LAWRENCE KS. 66044
785-841-4250

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500 LOCUST STREET
LAWRENCE, KANSAS

PROJECT # 23170

MAY 5, 2005

RELEASE:	DATE:
1.0	5-06-05
2.0	6-06-05
3.0	8-03-05

SP-1