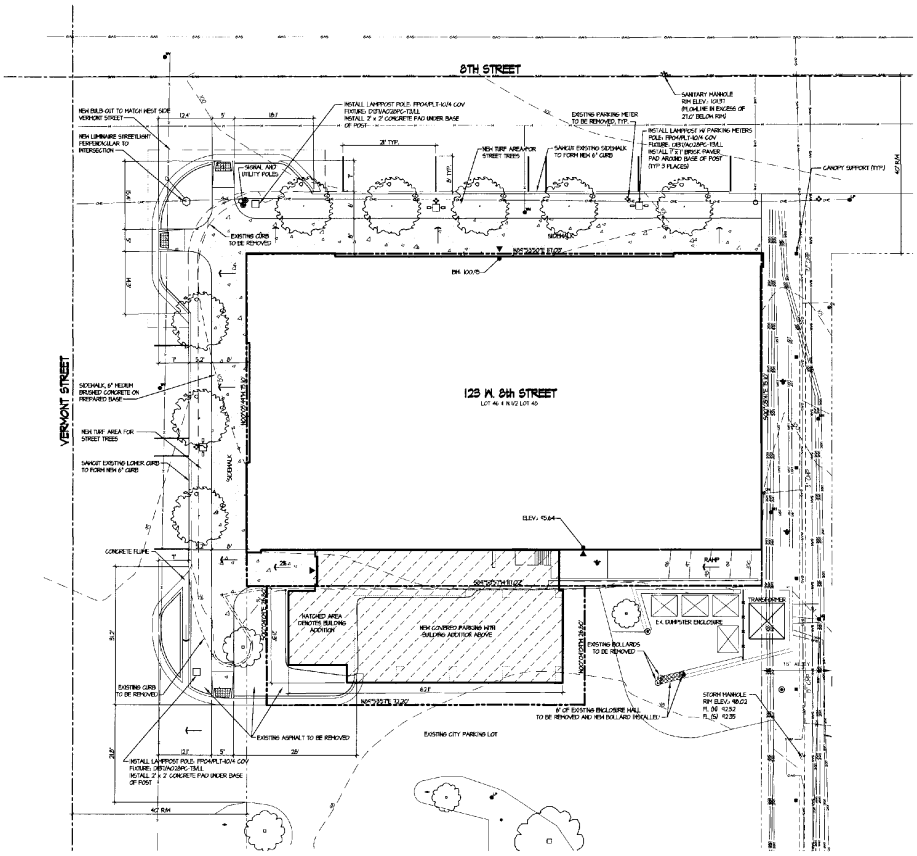


SITE PLAN
SCALE: 1" = 10'-0"
0 5 10 20 30
NORTH

LEGAL DESCRIPTION:

VERMONT STREET LOT 46 & N1/2 LOT 48, CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, CONTAINING .334 ACRES, MORE OR LESS.

ADDITIONAL PROPERTY:
BEGINNING AT THE SOUTHWEST CORNER OF ABOVE DESCRIBED PROPERTY, THENCE EAST ALONG SOUTH PROPERTY LINE 43.0 FEET, THENCE NORTHEAST 26.00 FEET, THENCE NORTHSOUTH 72.20 FEET, THENCE NORTHEAST 26.00 FEET TO THE SOUTH PROPERTY LINE, THENCE ALONG SAID SOUTH PROPERTY LINE 72.20 FEET TO THE POINT OF BEGINNING. CONTAINING .044 ACRES MORE OR LESS.

PROJECT SUMMARY:

1.1 CURRENT ZONING: CD
1.2 CURRENT USE: OFFICE BUILDING
1.3 PROPOSED USE: OFFICE BUILDING
1.4 LAND AREA: 8,187 SQ. FT. (.202 ACRES)
1.5 PARKING REQUIRED: EXEMPT, NONE REQ'D

GENERAL NOTES:

1.1 PROPOSED PROJECT: INTERIOR RENOVATION, BUILDING ADDITION
1.2 DUMPSTER: SHARED DUMPSTER IN ALLEY
1.3 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.
1.4 PLAN SUBJECT TO FIRE DEPARTMENT APPROVAL.
1.5 PLAN FOR CITY APPROVAL, NOT FOR CONSTRUCTION.
1.6 EXISTING GROSS SQ. FT.: LOWER LEVEL: 1,140 GROSS SQ. FT.
FIRST FLOOR: 1,140 GROSS SQ. FT.
SECOND FLOOR: 1,140 GROSS SQ. FT.
LOFT FLOOR: 1,140 GROSS SQ. FT.
PROPOSED GROSS SQ. FT.: LOWER LEVEL: 8,368 GROSS SQ. FT.
FIRST FLOOR: 8,175 GROSS SQ. FT.
SECOND FLOOR: 8,175 GROSS SQ. FT.
LOFT FLOOR: 8,175 GROSS SQ. FT.
1.7 SITE PLAN PERFORMANCE AGREEMENT TO BE PROVIDED UPON FINAL APPROVAL OF PLAN.
1.8 PROPERTY OWNER AGREES NOT TO PROTEST THE FORMATION OF A BENEFIT DISTRICT FOR 8TH AND VERMONT STREET.
1.9 PUBLIC IMPROVEMENT PLANS FOR SIDEWALK, STREETLIGHT, AND CURB IMPROVEMENTS TO BE PROVIDED PRIOR TO CONSTRUCTION.

HRC:

2.1 SUBMITTED FOR 8.15.07 MEETING.

IMPERVIOUS SURFACE TABLE:

PROJECT SITE: 8,187 SQ. FT. = .202 AC.

EXISTING CONDITIONS:		PROPOSED CONDITIONS:	
BUILDING FOOTPRINT:	1,714 SQ. FT.	BUILDING FOOTPRINT:	8,254 SQ. FT.
PAVEMENT AREA:	1,473 SQ. FT.	PAVEMENT AREA:	528 SQ. FT.
TOTAL IMPERVIOUS:	3,187 SQ. FT.	TOTAL IMPERVIOUS:	8,781 SQ. FT.
TOTAL PERVIOUS:	0 SQ. FT.	TOTAL PERVIOUS:	0 SQ. FT.

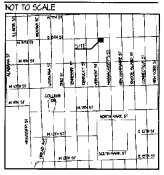
LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	SHADE TREES	8	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS "INERMIS"	2"-3 1/2" CAL.	B & B
			NORWEGIAN SUNset MAPLE	ACER TRIFLCATUM "NORWEGIAN SUNSET"		
			LITTLELEAF LINDEN	TILIA CORDATA "GREENSPIRE"		
	EXISTING TREES	2				

3.1 GRASS AREAS TO BE EQUIPPED WITH SPRINKLER SYSTEM

LOCATION MAP:

NOT TO SCALE



NORTH

REDUCED PRINT
NOT TO SCALE

paulwerner ARCHITECTS
545 COLUMBIA DRIVE
SUITE 1002
LAWRENCE, KS 66049
OFFICE: 785.832.0804
FAX: 785.832.0890

DEVELOPER:
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LAWRENCE, KS 66044

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123 W. 8TH STREET

123 W. 8TH STREET
LAWRENCE, KANSAS

PROJECT #26575

MAY 21, 2007

RELEASE:	DATE:
1.0	3.13.07
2.0	5.07.07
2.1	5.21.07

SP-1

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