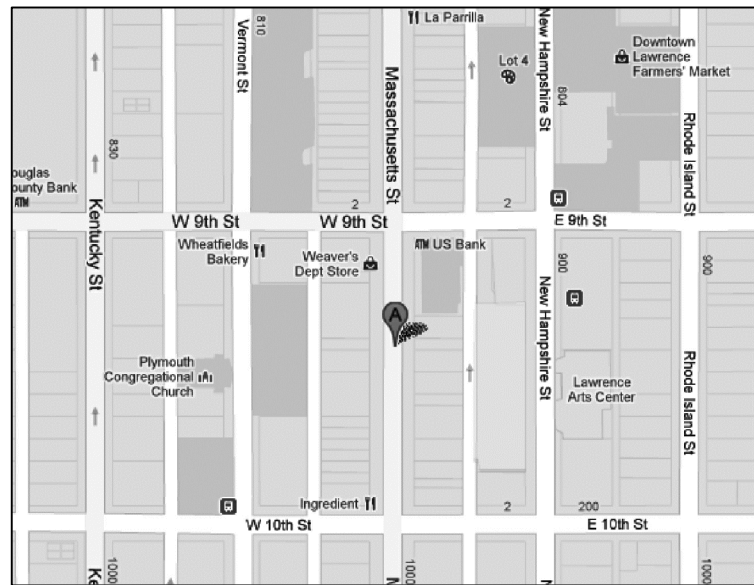


# CHUTNEY'S



1  
S-1  
**LOCATION MAP**  
N.T.S.

### CONDITIONS OF APPROVAL

"Per City Code Section 9-902, the outdoor dining area will be managed to prevent stormwater pollution. Food waste, trash, cigarettes and other solid wastes will be collected and disposed of properly. Fluid waste, including wastewater from pavement or furniture cleaning, will be collected and discharged to the sanitary sewer system."

### PROPERTY SURFACE SUMMARY

Existing Summary	Summary after project completion
Total Buildings 2593 ft.2	Total Buildings 2593 ft.2
Total Pavement 332 ft.2	Total Pavement 332 ft.2
Total Impervious 332 ft.2	Total Impervious 332 ft.2
Total Pervious 0 ft.2	Total Pervious 0 ft.2
Total Property Area 2925 ft.2	Total Property Area 2925 ft.2

### LEGAL DESCRIPTION

SOUTH HALF OF LOT SEVENTY-EIGHT (78), MASSACHUSETTS STREET IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS. ADDRESS: 918 MASSACHUSETTS ST.

### LOT AREA: SOUTH HALF OF LOT # 78

25.0' X 117.0' = 2925 SQ.FT.  
.067 ACRES

### SITE SUMMARY

EXISTING BUILDING (NON-PERVIOUS) 2593 S.F.  
AREA @ REAR OF BUILDING (PERVIOUS/NON-PERVIOUS) 332 S.F.  
TOTAL SITE 2925 S.F.

### ZONING: CD

DOWNTOWN "COMMERCIAL DISTRICT"

### BUILDING USE: GROUP "A" (2009 IBC)

"CHUTNEY'S" INDIAN DINING  
GROSS SQ. FOOTAGE = 2593 S.F.

### ENFORCEMENT COMPLIANCE CRITERIA:

Two times each year, the Codes Enforcement Division will visually inspect the sidewalk dining area. The Codes Enforcement Division will verify the licensee is operating the sidewalk dining area consistent with the site plan and conditions; Use of Right of Way Agreement; all applicable City Code provisions; and Guidelines For Sidewalk Dining Areas. Specifically, the Codes Enforcement Division will verify:

- The sidewalk dining area is not being used when the restaurant or food service establishment is closed;
- Advertising signage is not present in the sidewalk dining area except for the name of the establishment on chairs or tables as approved by the City, or as otherwise permitted by City Code;
- All amenities including railings, barriers, chairs, and tables are maintained in good condition;
- Six (6) feet of unobstructed pedestrian clearance is maintained between the perimeter fence and curb, tree, or any other improvement in the right-of-way;
- Any and all umbrellas are maintained at a height no less than 80 inches from the sidewalk surface to the lowest part of the umbrella's opened canopy;
- Any amplified music or sound complies with the city's noise ordinance;
- There is no blockage of building entrances or exits in the sidewalk dining area;
- The sidewalk dining area; the area from the front building facade to the curb line; and five (5) feet along the adjacent sidewalk to both sides of the sidewalk dining area, contain no trash;
- No trash or refuse storage containers are in the sidewalk dining area or on adjacent sidewalk areas;
- Pursuant to Section 9-902 of the City Code, sidewalk dining areas must be managed to prevent stormwater pollution; a. Food waste, trash, cigarettes and other solid wastes must be contained, collected, and disposed properly. Collection must be frequent enough to prevent wastes carried off by wind or stormwater runoff; b. Wastewater from the cleaning of pavement, buildings, furniture or other outdoor surfaces must be collected and discharged to the sanitary sewer system or other approved wastewater treatment process. Installation of a nearby sanitary sewer cleanout is recommended for this purpose; c. Pavement and furnishings must be cleaned frequently enough to prevent contamination of stormwater runoff;
- Food preparation is not permitted within sidewalk dining areas;
- If the establishment no longer has a current sidewalk dining license, the Codes Enforcement Division will contact the former licensee or owner of the premises to require removal of the railing or other amenities (chairs, tables, etc.) remaining in the right of way.
- For sidewalk dining licensees with a valid drinking establishment license or cereal malt beverage license and City Commission approval to sell, and its patrons to possess and consume alcoholic beverages or cereal malt beverages in the public right of way, the Codes Enforcement Division will inspect the sidewalk dining area to ensure compliance with the following:
  - Possession and consumption of alcohol in the sidewalk dining area is limited to patrons seated at tables;
  - An employee of the licensee is working in the sidewalk dining area, or otherwise able to monitor the sidewalk dining area, to prevent alcoholic beverages or cereal malt beverages from leaving the licensed premises and to ensure compliance with other alcohol related provisions;
  - All alcoholic beverages or cereal malt beverages consumed in the sidewalk dining area are in appropriate containers (no glasses, cans or bottles) unless the establishment demonstrates it meets the 55% food sales requirement;
  - No taps, kegs, coolers, or other alcoholic beverage or cereal malt beverage storage devices are used in the sidewalk dining area.

### BUILDING OCCUPANCY:

TOTAL = 124 PEOPLE

### BUILDING CONSTRUCTION TYPE:

V-B (AS PER 2009 IBC)  
EXISTING HEIGHT = 30'-0" (2 STORY)  
EXISTING FLOOR AREA 2593 S.F. (FIRST FLOOR)

### PARKING:

THERE ARE NO PARKING REQUIREMENTS FOR THE SITE.  
PROPERTY IS ZONED CD (DOWNTOWN COMMERCIAL DISTRICT), WHICH DOES NOT HAVE A PARKING REQUIREMENT.

### PHOTOMETRIC PLAN:

THERE IS ONE EXISTING EXTERIOR LIGHT FIXTURE AT THE ENTRY DOOR ON THE SITE AND ONE PUBLIC LIGHT STANDARD ON THE PUBLIC SIDEWALK IN FRONT (WEST SIDE) OF THE BUILDING. AS PER SECTION 20-1103(c) OF THE LAWRENCE CITY CODE.

### LANDSCAPING:

THERE IS NO LANDSCAPING ON THE SITE

### OWNER:

DALTON PALEY  
YUBA CITY LLC  
PO BOX 842  
LAWRENCE, KANSAS 66044

### GENERAL NOTES:

- WRITTEN DIMENSIONS WILL PREVAIL OVER SCALED DIMENSIONS.
- SITE SHARES COMMON TRASH BINS WITH NEIGHBORING PROPERTIES. TRASH BINS ARE LOCATED IN PUBLIC PARKING LOT BEHIND THE SITE.
- THE SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES. (ADAAG)
- BUILDING IS AN EXISTING STRUCTURE.

**CHUTNEY'S**  
**918 MASSACHUSETTS**  
**LAWRENCE, KS**

Fred A. Schneider - Architect  
KS # 3976

This drawing has been prepared by the Architect, or under his supervision. This drawing is provided as an instrument of service by the Architect/Consultant and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement, and composition of spaces and elements appearing herein, constitute the original, copyrighted work of the Architect/Consultant. Any reproduction, use, or disclosure of information contained herein without the prior written consent of the Architect is strictly prohibited.

© COPYRIGHT 2013

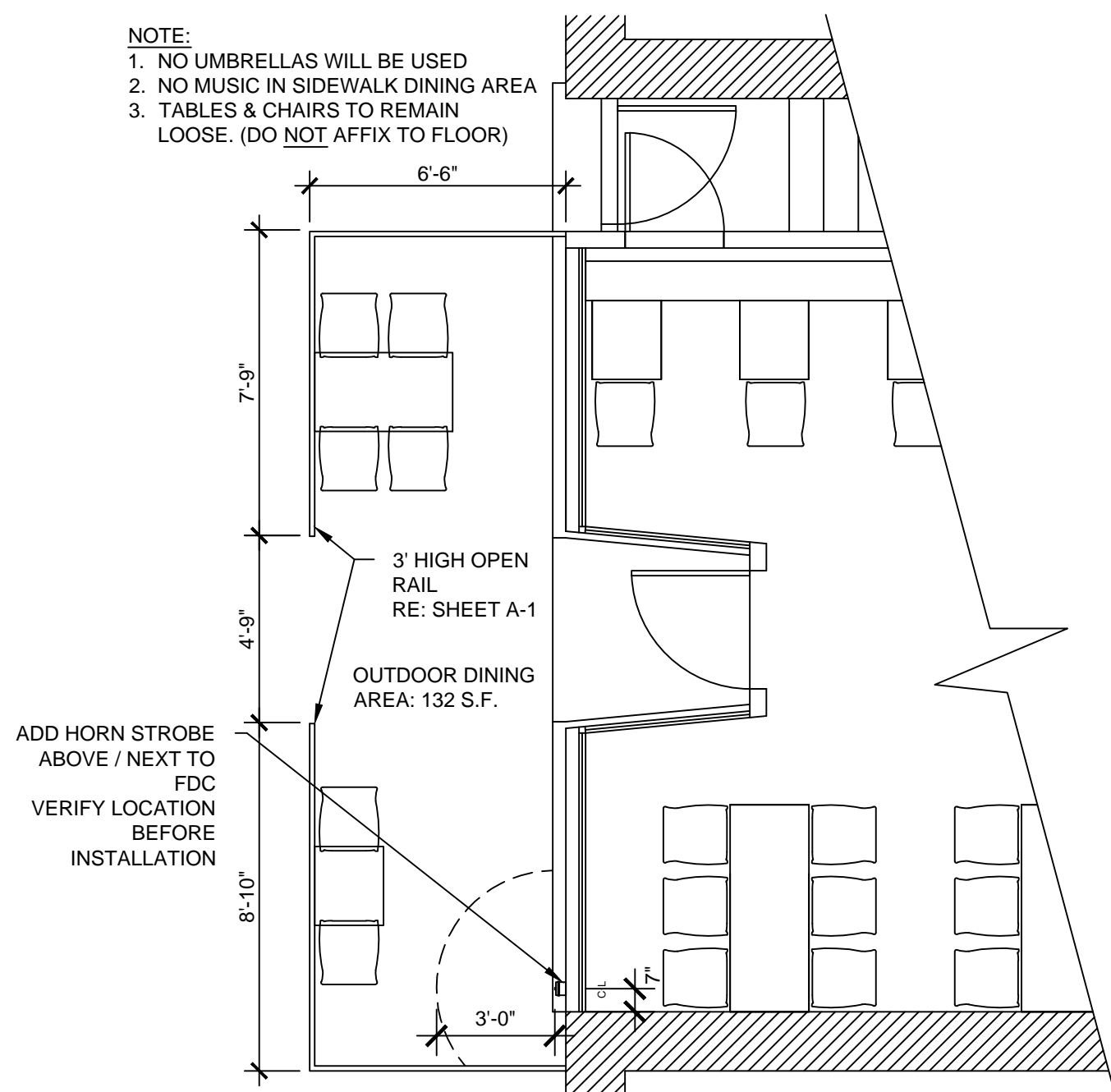
SITE  
PLAN

Issue Date:  
03-22-2013

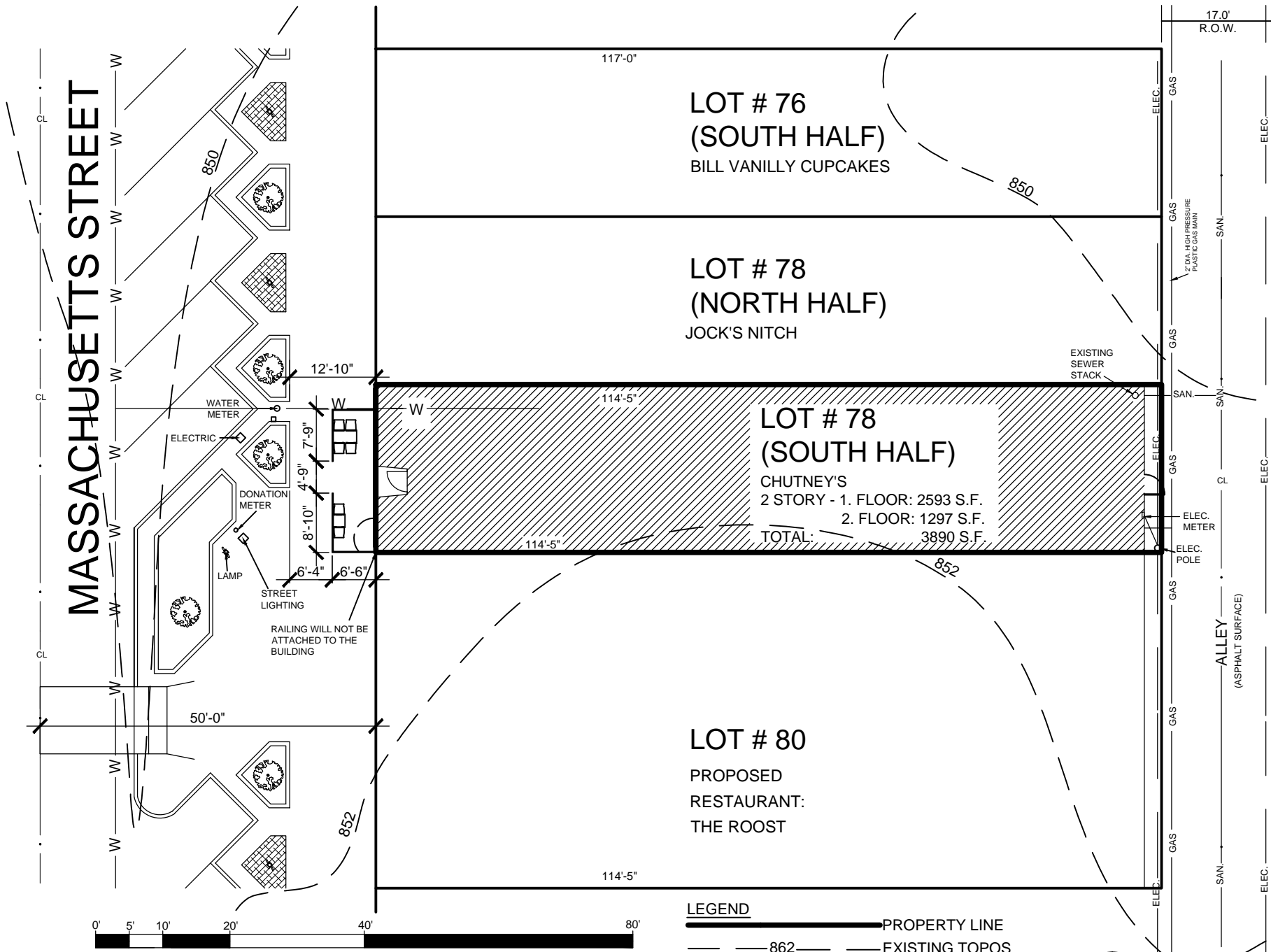
Sheet:  
**S-1**

### NOTE:

- NO UMBRELLAS WILL BE USED
- NO MUSIC IN SIDEWALK DINING AREA
- TABLES & CHAIRS TO REMAIN LOOSE. (DO NOT AFFIX TO FLOOR)



3  
S-1  
**OUTDOOR DINING**  
1/4" = 1'-0"

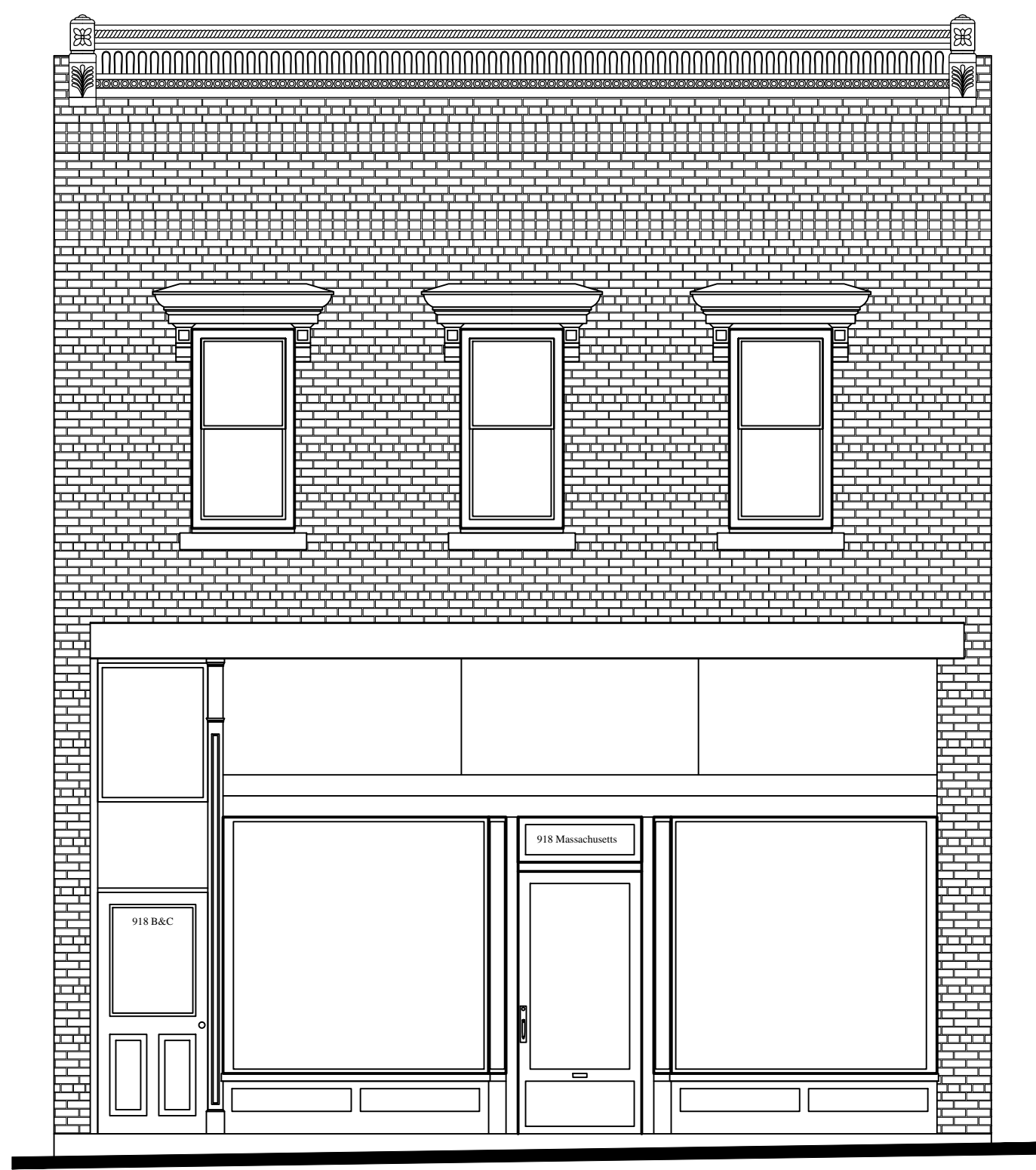


2  
S-1  
**SITE PLAN**  
1" = 20'-0"

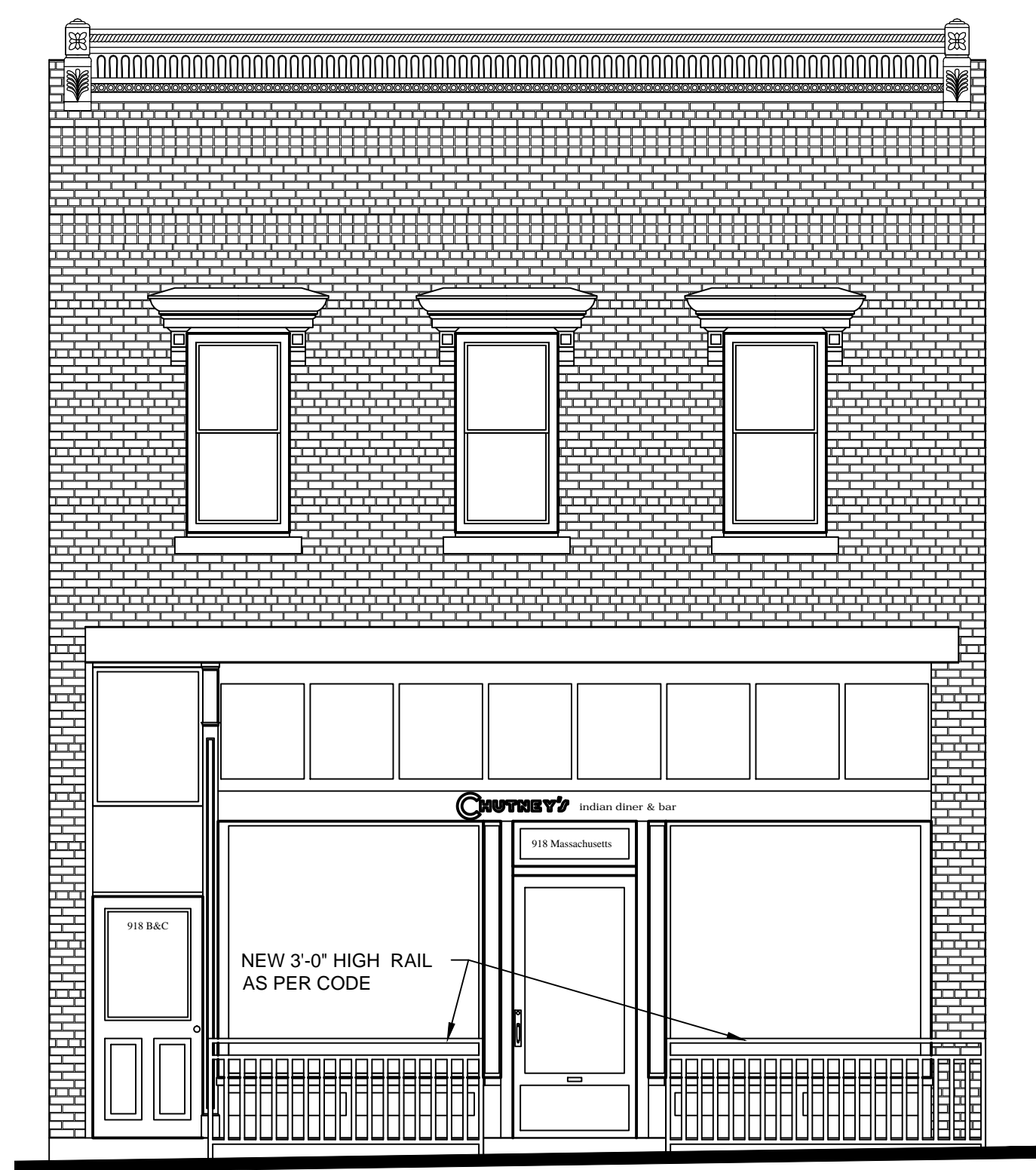
### LEGEND

— 862 —	PROPERTY LINE
— 862 —	EXISTING TOPOS
— W —	WATER LINE
— TELE. —	TELEPHONE
— GAS —	GAS
— SAN. —	SEWER
— ELEC. —	ELECTRIC LINE

**CHUTNEY'S**  
**918 MASSACHUSETTS**  
**LAWRENCE, KS**



1  
A-1 **EXIST. FRONT ELEVATION**  
1/4" = 1'-0"



2  
A-1 **NEW FRONT ELEV. W/ FENCE**  
1/4" = 1'-0"



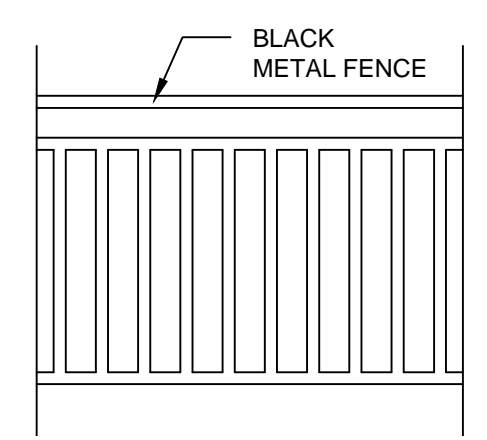
3  
A-1 **FURNITURE**  
**N.T.S.**  
NOTE:  
DO NOT AFFIX TABLES OR  
CHAIRS TO FLOOR. FURNITURE  
TO REMAIN LOOSE.



**MATERIAL LIST**

**FURNITURE:**  
2' x 2' METAL TABLE  
METAL CHAIR WITH WEBBING

**FENCE:**  
BLACK METAL FENCE BUILT OUT OF  
SQUARE METAL TUBING



4  
A-1 **BLACK METAL FENCE**  
1/2" = 1'-0"

Fred A. Schneider - Architect  
KS # 3976

This drawing has been prepared by the Architect, or under his supervision. This drawing is provided as an instrument of service by the Architect/Consultant and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement, and composition of spaces and elements appearing herein, constitute the original, copyrighted work of the Architect/Consultant. Any reproduction, use, or disclosure of information contained herein without the prior written consent of the Architect is strictly prohibited.  
© COPYRIGHT 2013

ELEVATIONS  
SPEC SHEET

Issue Date:  
03-22-2013

Sheet:  
**A-1**