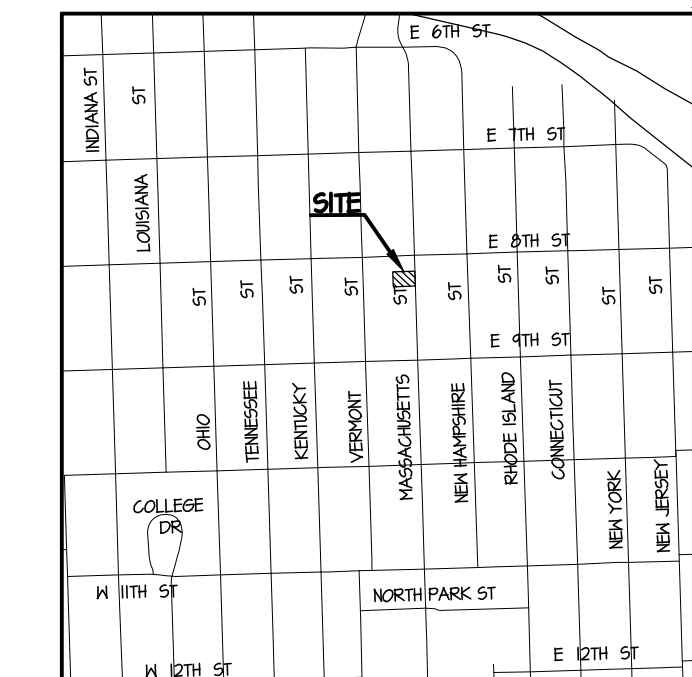


LOCATION MAP:
NOT TO SCALE



GENERAL NOTES:

- 1.1 LEGAL DESCRIPTION : MASSACHUSETTS STREET, LOT 45.
ADDRESS : 801 & 803 MASSACHUSETTS STREET
- 1.2 CURRENT ZONING / USE : CD
- 1.3 LAND AREA : 5,850 SQ. FT.
- 1.4 PROPOSED PROJECT : EATING & DRINKING ESTABLISHMENT, RESTAURANT, QUALITY WITH ACCESSORY BAR
- 1.5 PARKING REQUIRED : EXEMPT
- 1.6 TRASH WILL BE DEPOSITED IN EXISTING COLLECTIVE DUMPSTER AREA BEHIND 123 W 8TH.
- 1.7 PLAN FOR CITY APPROVAL, NOT FOR CONSTRUCTION.
- 1.8 PROPERTY WILL NOT BE REPLANTED
- 1.9 EXISTING GROSS SQUARE FOOTAGE 803 MASSACHUSETTS, MAIN FLOOR: 2,425 SQ. FT. - BAR/RESTAURANT
- 1.10 SIDEWALK HOSPITALITY LICENSE TO BE OBTAINED UPON FINAL APPROVAL OF THE PLAN.
- 1.11 PER CITY CODE SECTION 9-402, THE OUTDOOR DINING AREA WILL BE MANAGED TO PREVENT STORM WATER 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.
- 1.12 NO ADDITIONAL EXTERIOR LIGHTING WILL BE INSTALLED.
- 1.13 RAILING SHALL NOT BE ATTACHED TO THE BUILDING.
- 1.14 INFORMATION TAKEN FROM AERIAL PHOTOS, ONSITE INSPECTION, AND CITY UTILITY MAPS.
- 1.15 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 28CFR PART 36.
- 1.16 IF THE TENANT/OWNER OF 801 MASSACHUSETTS CHANGES, THE SIDEWALK DINING AREA MAY NEED TO BE REVISED TO MEET EGRESS REQUIREMENTS.

LANDSCAPING:

- 2.1 NO ADDITIONAL LANDSCAPING IS PROPOSED.

PARKING INFORMATION:

- 3.1 PARKING REQUIRED: CD ZONING EXEMPT PER CITY CODE SECTION 20-401(f);

ENFORCEMENT COMPLIANCE CRITERIA:

- ON A QUARTERLY BASIS THE CODES ENFORCEMENT DIVISION WILL VISUALLY INSPECT THE LOCATION OF EACH LICENSED SIDEWALK DINING LICENSEE AND 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:
1. THE SIDEWALK DINING AREA IS NOT BEING USED WHEN THE RESTAURANT OR FOOD SERVICE ESTABLISHMENT IS CLOSED.
 2. 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.
 3. ALL AMENITIES INCLUDING RAILINGS, BARRIERS, CHAIRS, AND TABLES ARE MAINTAINED IN GOOD CONDITION.
 4. THERE IS NO BLOCKAGE OF BUILDING ENTRANCES OR EXITS IN THE SIDEWALK DINING AREA.
 5. THE SIDEWALK DINING AREA, THE AREA FROM THE REAR BUILDING FACE TO THE EDGE OF THE EXISTING CANOPY, AND FIVE FEET ALONG THE ADJACENT SIDEWALK TO BOTH SIDES OF THE SIDEWALK DINING AREA, CONTAIN NO TRASH.
 6. NO TRASH OR REFUSE STORAGE CONTAINERS ARE IN THE SIDEWALK DINING AREA OR ON ADJACENT SIDEWALK AREAS.
 7. PURSUANT TO SECTION 9-402 OF THE CITY CODE, SIDEWALK DINING AREAS MUST BE MANAGED TO PREVENT STORMWATER POLLUTION.
 8. 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.
 9. 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.
 10. PAVEMENT AND FURNISHINGS MUST BE CLEANED FREQUENTLY ENOUGH TO PREVENT CONTAMINATION OF STORMWATER RUNOFF.
 11. FOOD PREPARATION IS NOT PERMITTED WITHIN SIDEWALK DINING AREAS.
 12. 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 REMAINING IN THE RIGHT OF WAY.
 13. THERE WILL BE NO SOUND AMPLIFICATION DEVICES OR OTHER MEANS OF NOISE PRODUCTION UTILIZED IN THE SIDEWALK HOSPITALITY AREA.

FOR SIDEWALK DINING LICENSEES WITH A VALID DRINKING ESTABLISHMENT LICENSE AND CITY COMMISSION APPROVAL TO SELL, AND ITS PATRONS TO POSSESS AND CONSUME ALCOHOLIC BEVERAGES IN THE PUBLIC RIGHT OF WAY, THE CODES ENFORCEMENT DIVISION WILL INSPECT THE SIDEWALK DINING AREA TO ENSURE COMPLIANCE WITH THE FOLLOWING:

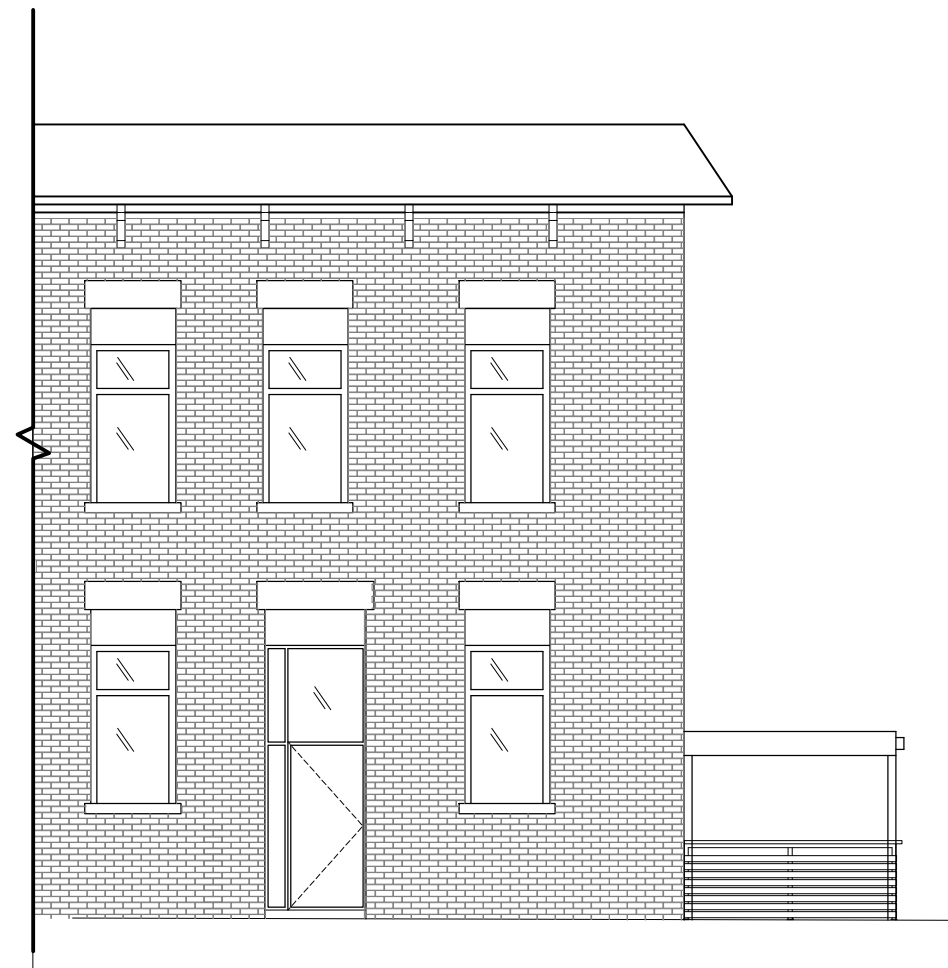
1. POSSESSION AND CONSUMPTION OF ALCOHOL IN THE SIDEWALK DINING AREA IS LIMITED TO PATRONS SEATED AT TABLES.
2. AN EMPLOYEE OF THE LICENSEE IS WORKING IN THE SIDEWALK DINING AREA, OR OTHERWISE ABLE TO MONITOR THE SIDEWALK DINING AREA, TO PREVENT ALCOHOLIC BEVERAGES FROM LEAVING THE LICENSED PREMISES AND TO ENSURE COMPLIANCE WITH OTHER ALCOHOL RELATED PROVISIONS.
3. ALL ALCOHOLIC BEVERAGES CONSUMED IN THE SIDEWALK DINING AREA ARE IN THE APPROPRIATE CONTAINERS (NO GLASSES, CANS OR BOTTLES) UNLESS THE ESTABLISHMENT DEMONSTRATES IT MEETS THE 55% FOOD SALES REQUIREMENT.
4. NO TAPS, KEGS, COOLERS, OR OTHER ALCOHOLIC BEVERAGE STORAGE DEVICES ARE USED IN THE SIDEWALK DINING AREA.

IMPERVIOUS SURFACE TABLE:

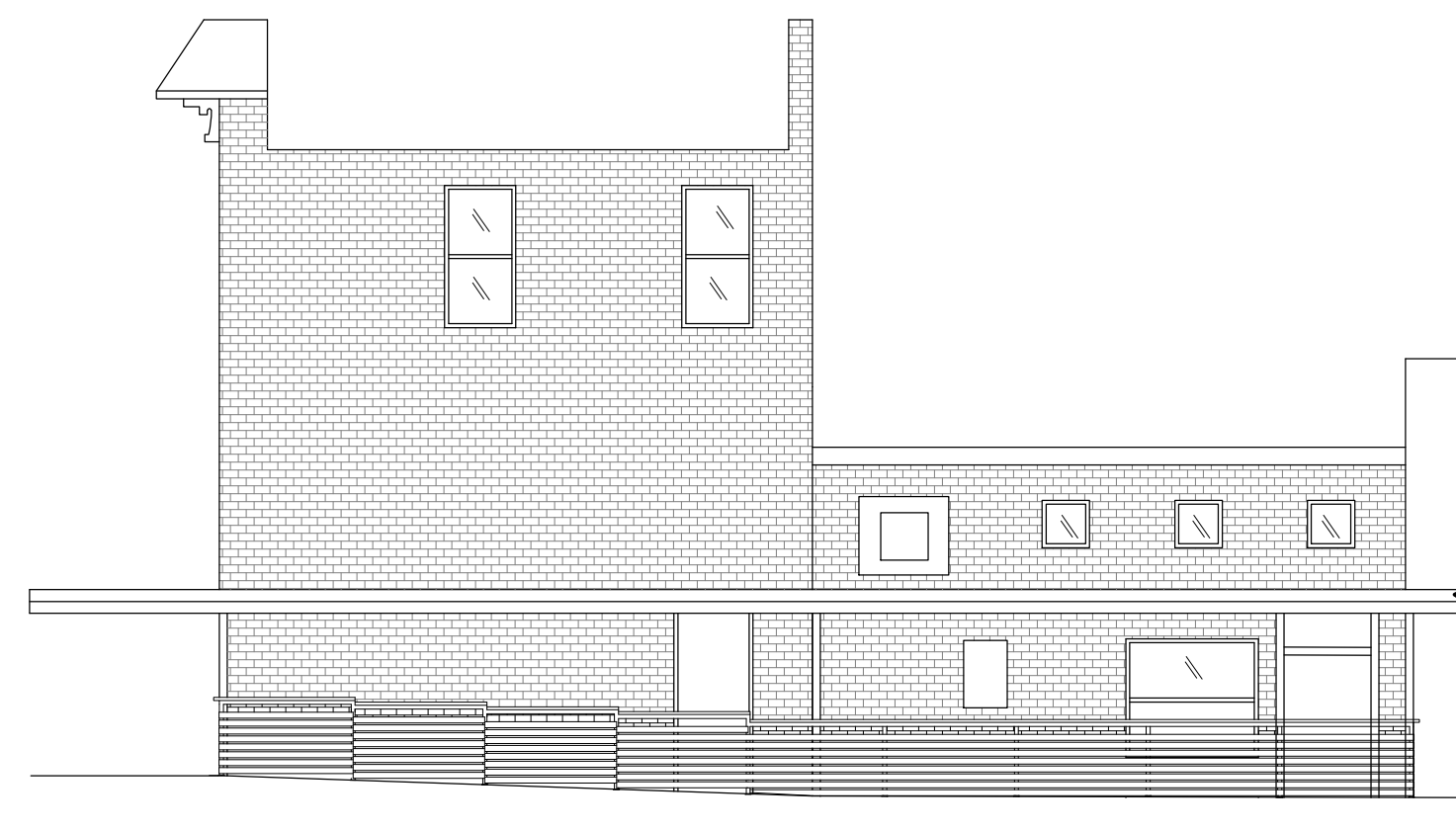
PROJECT SITE:	5,850 SQ. FT. = .134 AC.		
EXISTING CONDITIONS:	PROPOSED CONDITIONS:		
BUILDING FOOTPRINT:	5,850 SQ. FT.	BUILDING FOOTPRINT:	5,850 SQ. FT.
PAVEMENT AREA:	0 SQ. FT.	PAVEMENT AREA:	0 SQ. FT.
TOTAL IMPERVIOUS:	5,850 SQ. FT.	TOTAL IMPERVIOUS:	5,850 SQ. FT.
TOTAL PERVIOUS:	0 SQ. FT.	TOTAL PERVIOUS:	0 SQ. FT.

HRC SUBMITTAL DR-3-56-12

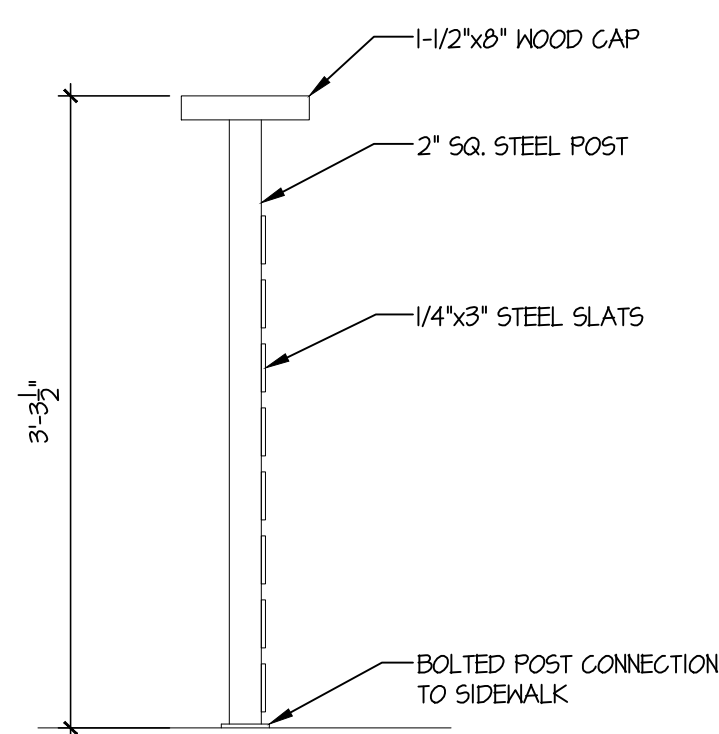
- 4.1 SUBMITTED FOR FIRST REVIEW



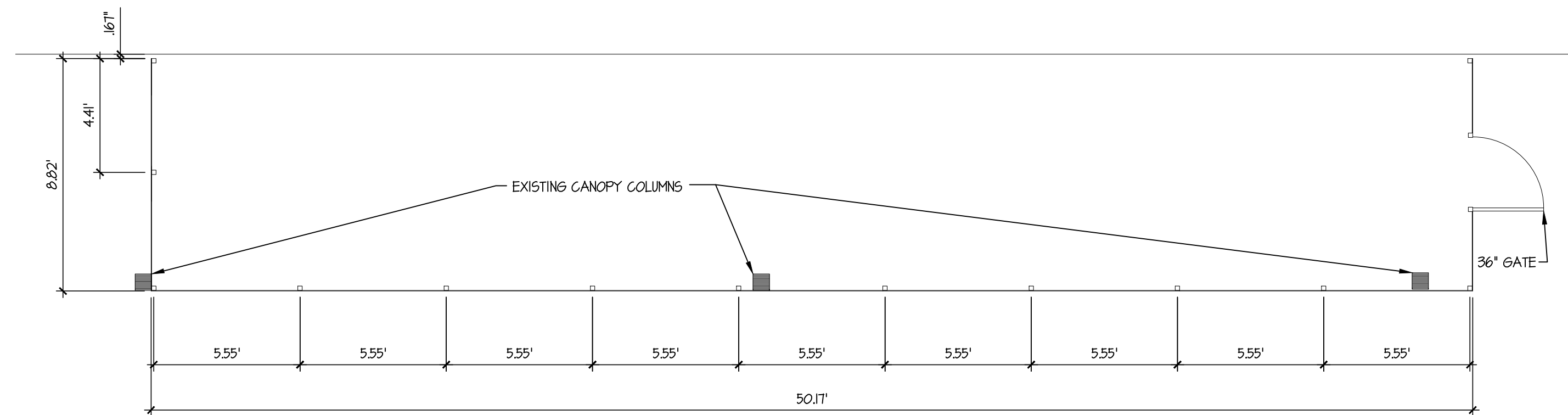
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SECTION THROUGH RAILING
SCALE: 1" = 1'-0"



ENLARGED PLAN OF DINING AREA
SCALE: 1/4" = 1'-0"