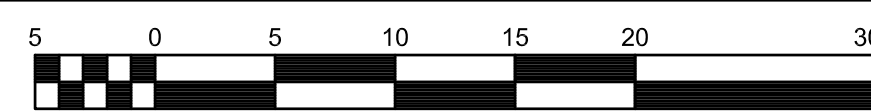


# 1 SITE PLAN

1/8" = 1'-0"



<b>ZONING:</b>	CD
<b>LEGAL DESCRIPTION:</b>	Massachusetts Street South 1/2 of lot 52
<b>PROJECT DESCRIPTION:</b>	Sidewalk Hospitality Enclosure
<b>BUILDING OWNER:</b>	Gerling, LLC
<b>ARCHITECT:</b>	Hernly Associates, Inc. 920 Massachusetts St. Suite 2 Lawrence, KS 66044-2868
<b>PROPERTY SURFACE SUMMARY - (BUILDING SITE NOT SIDEWALK R.O.W.)</b>	
<b>EXISTING SUMMARY</b>	<b>SUMMARY AFTER PROJECT COMPLETION</b>
TOTAL BUILDINGS = 2,312 S.F.	TOTAL BUILDINGS = 2,312 S.F.
TOTAL PAVEMENT = 613 S.F.	TOTAL PAVEMENT = 613 S.F.
TOTAL IMPERVIOUS = 2,925 S.F.	TOTAL IMPERVIOUS = 2,925 S.F.
TOTAL PERVIOUS = 0 S.F.	TOTAL PERVIOUS = 0 S.F.
TOTAL PROPERTY AREA = 2,925 S.F.	TOTAL PROPERTY AREA = 2,925 S.F.
<b>HOSPITALITY ENCLOSURE AREA</b>	
TOTAL SCREENING WALLS/FENCES	= 130 S.F.
<b>REFUSE DISPOSAL</b>	
Existing Dumpsters in Alley	
<b>PARKING</b>	
Not applicable in zoning district	
<b>LIGHTING</b>	
None proposed - Street lights exist	

## SITE NOTES

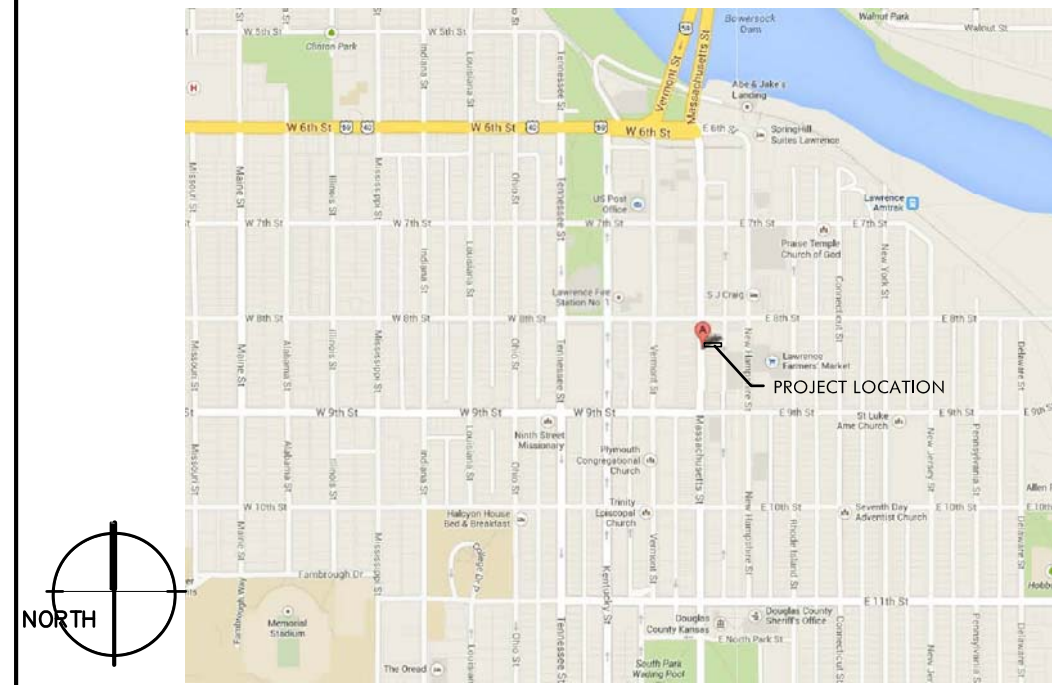


TYP. RAILING



BUILDING ELEVATION

1/4" = 1'-0"



## LOCATION MAP

Legal Description of Sidewalk Hospitality Area:

A tract of land in Lawrence, Douglas County, Kansas: Beginning at the northwest corner of the south 1/2 of Lot 52, Massachusetts Street; thence south along the west line of said Lot 52 a distance of 20 feet; thence west a distance of 6.5 feet; thence north parallel with the west line of Lot 52 a distance of 20 feet; thence easterly a distance of 6.5 feet to the point of beginning, said tract containing 130 square feet, more or less.

SIDEWALK LEGAL DESC.

- c. 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:
  - a. The sidewalk dining area is not being used when the restaurant or food service establishment is closed;
  - b. 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;
  - c. All amenities including railings, barriers, chairs, and tables are maintained in good condition;
  - d. 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;
  - e. 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.
  - f. Any amplified music or sound complies with the city's noise ordinance;
  - g. There is no blockage of building entrances or exits in the sidewalk dining area;
  - h. 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;
  - i. No trash or refuse storage containers are in the sidewalk dining area or on adjacent sidewalk areas;
  - j. Pursuant to Section 9-902 of the City Code, sidewalk dining areas must be managed to prevent stormwater pollution;
  - k. 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;
  - l. 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;
  - m. Pavement and furnishings must be cleaned frequently enough to prevent contamination of stormwater runoff;
  - n. Food preparation is not permitted within sidewalk dining areas;
  - o. 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.
- d. 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:
  - i. Possession and consumption of alcohol in the sidewalk dining area is limited to patrons seated at tables;
  - ii. 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;
  - iii. 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;
  - iv. No taps, kegs, coolers, or other alcoholic beverage or cereal malt beverage storage devices are used in the sidewalk dining area.

**ADA NOTE**  
This plan has been designed within reasonable professional efforts 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. No warranty is given that this plan complies with all interpretations of said provisions.



# 814 MASS - SIDEWALK HOSPITALITY ENCLOSURE

814 MASSACHUSETTS STREET  
LAWRENCE, KANSAS

Hernly ARCHITECTS

920 Massachusetts  
Lawrence, Kansas  
66044  
785 - 749 - 5806  
FAX 785 - 749 - 1515

DRAWINGS

Date: 2018/08/22  
Drawn by: HMYERS  
Checked by:  
Revisions: 2018/04/25  
2018/02/20

C1.0