



CITY CODE REQUIREMENTS:

1. 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 FAÇADE 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 REFUGE 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;
 - I. 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;
 - II. 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;
 - III. PAVEMENT AND FURNISHINGS MUST BE CLEANED FREQUENTLY ENOUGH TO PREVENT CONTAMINATION OF STORMWATER RUNOFF;
 - K. FOOD PREPARATION IS NOT PERMITTED WITHIN SIDEWALK DINING AREAS;
 - L. 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.
2. '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. COLLECTION MUST BE FREQUENT ENOUGH TO PREVENT WASTES CARRIED OFF BY WIND OR STORMWATER RUNOFF. PAVEMENT AND FURNISHINGS MUST BE CLEANED FREQUENTLY ENOUGH TO PREVENT CONTAMINATION OF STORMWATER RUNOFF. FLUID WASTE, INCLUDING WASTEWATER FROM PAVEMENT OR FURNITURE CLEANING, WILL BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER SYSTEM.'

SITE PLAN NOTES:
 Zoning: CD
 Legal Description:
 MASSACHUSETTS STREET S 1/2 LT 29 & N 1/2 LT 31
 OUTDOOR DINING: 6 FEET ABUTTING AND ADJACENT TO THE EAST 25 FOOT PROPERTY LINE OF LT 31.

ORIGINAL SITE PLAN
 DONE BY:
 Architect:
 Henny Associates, Inc.
 920 Massachusetts St. Suite 2
 Lawrence, KS 66044-2868

SITE PLAN AREAS

719 MASSACHUSETTS	-2,252 S.F.
BASEMENT	
GROUND FLOOR	=2,713 S.F.
SECOND FLOOR	=2,500 S.F.
721 MASSACHUSETTS	-1,619 S.F.
BASEMENT	
GROUND FLOOR	=2,925 S.F.
SECOND FLOOR	=2,375 S.F.

BUILDING USE

719 MASSACHUSETTS		=STORAGE
BASEMENT		
GROUND FLOOR		=RESTAURANT
SECOND FLOOR		=OFFICES
721 MASSACHUSETTS		=STORAGE
BASEMENT		
GROUND FLOOR		=RESTAURANT/BAR
SECOND FLOOR		=OFFICES

SCREENING WALLS/FENCES
 NONE

GARBAGE DISPOSAL
 EXISTING DUMPSTERS IN ALLEY

FIRE SPRINKLER
 717, 719, & 721 MASSACHUSETTS STREET ARE CURRENTLY FULLY FIRE SPRINKLED

PROPERTY SURFACE SUMMARY

EXISTING SUMMARY	
TOTAL BUILDINGS	5,638 S.F.
TOTAL PAVEMENT	212 S.F.
TOTAL IMPERVIOUS	5,850 S.F.
TOTAL PERVIOUS	0 S.F.
TOTAL PROPERTY AREA	5,850 S.F.
SUMMARY AFTER COMPLETION	
TOTAL BUILDINGS	5,618 S.F.
TOTAL PAVEMENT	232 S.F.
TOTAL IMPERVIOUS	5,850 S.F.
TOTAL PERVIOUS	0 S.F.
TOTAL PROPERTY AREA	5,850 S.F.

719 AND 721 MASSACHUSETTS ARE NO LONGER CONSIDERED INTERCONNECTED. THE OPENING IN THE EXISTING PARTY WALL HAS BEEN INFILLED.

Approved and Released

Case No. _____
 Approval Date: _____
 Release Date: _____
 Planner: _____
 City of Lawrence
 Douglas County
 Asst./Director: _____

This project includes provisions for a wheelchair accessible ramp and bathrooms. ADA and ADAAG guidelines have many different interpretations and allow for situational variance. The provisions for accessibility included with this project have followed the guidelines of ADA and ADAAG to the greatest extent possible given the constraints of existing construction and reasonable means. Local agencies have been consulted and are in agreement.



8-1-2014 REVISION TO 'SITE PLAN' FOR OUTDOOR DINING AREA AND TO CLOSE INTERCONNECTION WITH 719 MASSACHUSETTS ST. AT GROUND FLOOR

LADYBIRD DINER AND ADJACENT SPACE
 719 - 721 MASSACHUSETTS STREET
 LAWRENCE, KANSAS

sabatini architects

730 NEW HAMPSHIRE ST.
 LAWRENCE, KS 66044
 785-331-3399

REVISION DATE:
 2014/09/07