

ZONING: EXISTING RM-12, PROPOSED RM-O
LEGAL DESCRIPTION: Lots 118 and 120, Rhode Island Street
PROJECT DESCRIPTION: Historic preservation and new construction for a mixed-use property containing two residential rental units and an commercial office unit.
PROPERTY OWNER: Current - City of Lawrence
 Pending - 1106 Rhode Island, LLC, 920 Massachusetts, Suite 2, Lawrence, KS 66044
ARCHITECT: Herly Associates, Inc.
 920 Massachusetts St. Suite 2
 Lawrence, KS 66044-2868

PROPERTY SURFACE SUMMARY

EXISTING SUMMARY	SUMMARY AFTER PROJECT COMPLETION
TOTAL BUILDINGS = 2,407 S.F.	TOTAL BUILDINGS = 3,308 S.F.
TOTAL PAVEMENT = 443 S.F.	TOTAL PAVEMENT = 4,851 S.F.
TOTAL IMPERVIOUS = 3,050 S.F.	TOTAL IMPERVIOUS = 8,159 S.F.
TOTAL PERVIOUS = 8,650 S.F.	TOTAL PERVIOUS = 3,541 S.F.
TOTAL PROPERTY AREA = 11,700 S.F.	TOTAL PROPERTY AREA = 11,700 S.F.

PROPOSED USES
 Barn and Truck Shed - Administrative and Professional Office (Architects)
 Historic Dwelling - Detached Dwelling (3 Bedroom Rental)
 Proposed Dwelling - Detached Dwelling/Garage (1 Bedroom Rental)

PARKING
 Per the requirements in Article 9 of the Development Code:
 Administrative and Professional office = 1 space per 300 SF
 Detached Dwelling = 2 per dwelling unit
 Office = 2,010 S.F. 2,010/300 = 7 spaces req.
 Dwellings: = 2 proposed 2x2 = 4 spaces req.
 Total Required = 11 spaces
 Standard Stall = 8 spaces
 ADA Van Accessible = 1 space
 Garage = 2 spaces
 Total Provided = 11 spaces

Bike Parking - 1 req. per 10 Office spaces = 1 space
 Bike Parking Provided = 2 spaces

REFUSE DISPOSAL
 (3) 95 gallon poly trash carts will be located in a screened enclosure adjacent to the alley.

BENCHMARK:
 Site grading is based on and tied to NGS benchmark T 368:
 A stainless steel rod in hand hole located 190.9' north of the centerline of East 13th Street and 23.6' east of the centerline of Oregon Street. Elevation is 827.39' (NAVD 88).
 Local Benchmark: center of intersection 11th and Rhode Island 851.53'

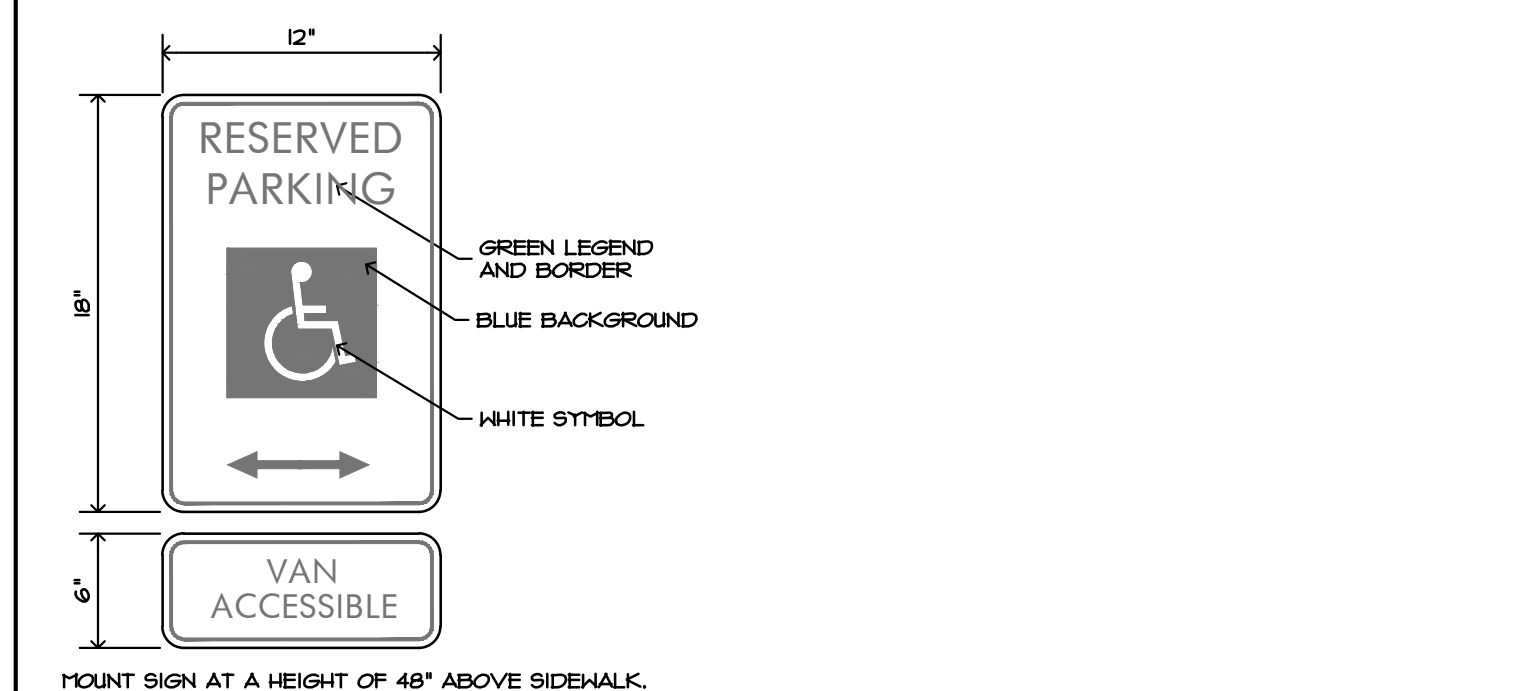
Zoning Variances Approved: (pending)
 Front Setback - reduction from 25 feet to 5 feet
 Rear Setback - reduction from 20 feet to zero feet
 South Side Setback - reduction from 5 feet to 3 feet
 North Side Building Setback - reduction from 10 feet to zero feet
 North Side Parking Setback - reduction from 25 feet to 5 feet

Design Review Approved:
 DR-14-00291 - The HRC approved the project on 8/21/2014.

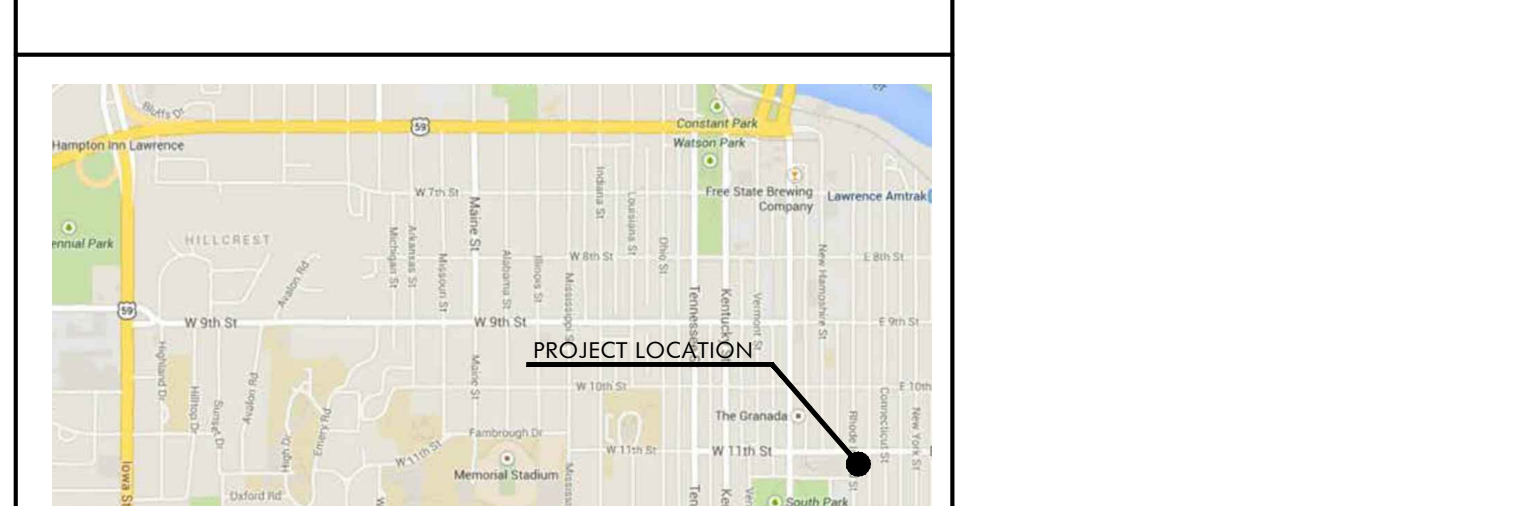
Special Use Permit Approved: (pending)

LIGHTING
 100 WATT DECORATIVE WALL LIGHT

ADA NOTE
 This site 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 site complies with all interpretations of said provisions.



SITE NOTES



Approved and Released

Case No. _____
 Approval Date: _____
 Release Date: _____
 Planner: _____ of _____ Sheets
 Asst./Director: _____

Date: 2014/07/21
 Drawn by: SCH/PT
 Checked by: _____
 Revisions: 2014/08/26

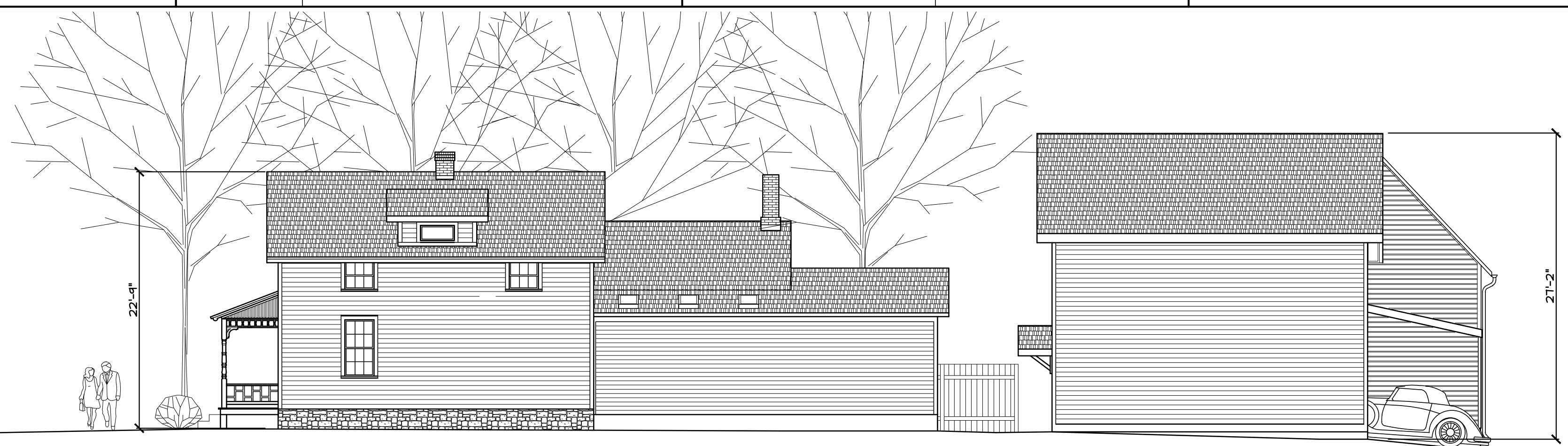
LOCATION MAP

1 SITE PLAN
 1/8" = 1'-0"

HISTORIC RHODY DELAHUNTY COMPLEX
 1100 - 1106 RHODE ISLAND
 LAWRENCE, KANSAS

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

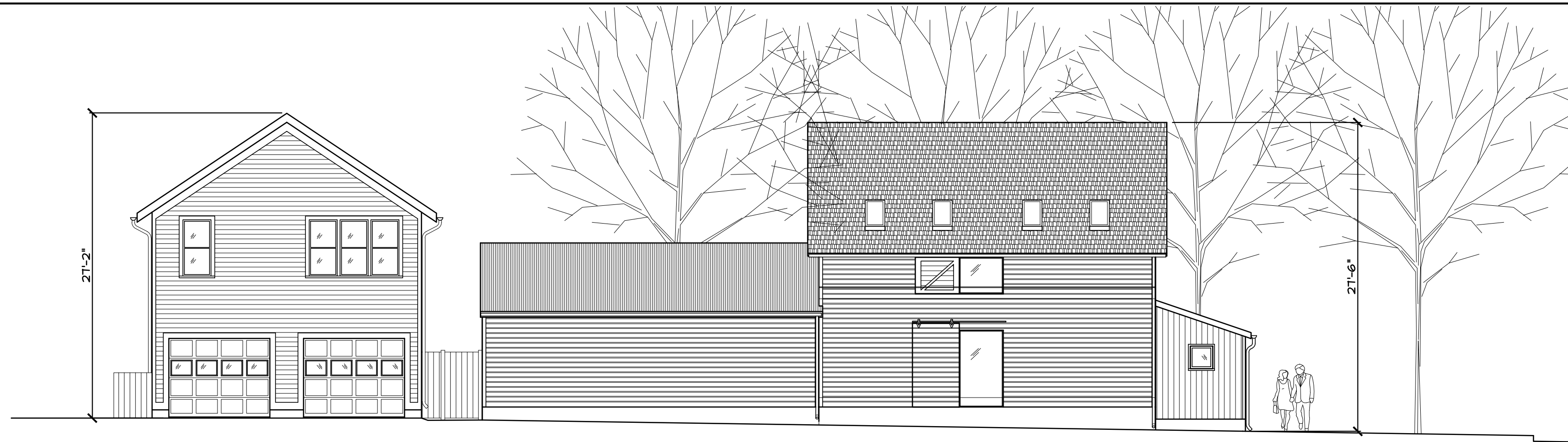
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1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

HISTORIC RHODY DELAHANTY COMPLEX
HISTORIC HOUSE - ROOM ADDITION/REMODEL
1100 - 1106 RHODE ISLAND, LAWRENCE, KANSAS

Hernly
ASSOCIATES

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

SITE ELEVATIONS

Date: 2014/08/26
Drawn by: MYERS
Checked by:
Revisions:

C2.0