

HANNAY & ASSOCIATES ARCHITECTS
1125 South Atlantic, Suite 100
Wichita, Kansas 67202
Phone (316) 833-8855
Fax (316) 833-1441

2021
COLLEGE HILL PLAZA
PARKING STUDY

4618 EAST CENTRAL - WICHITA, KANSAS

HOURS of OPERATION

Lease Spaces 1, 2, and 4 8:00
am to 5:30 pm

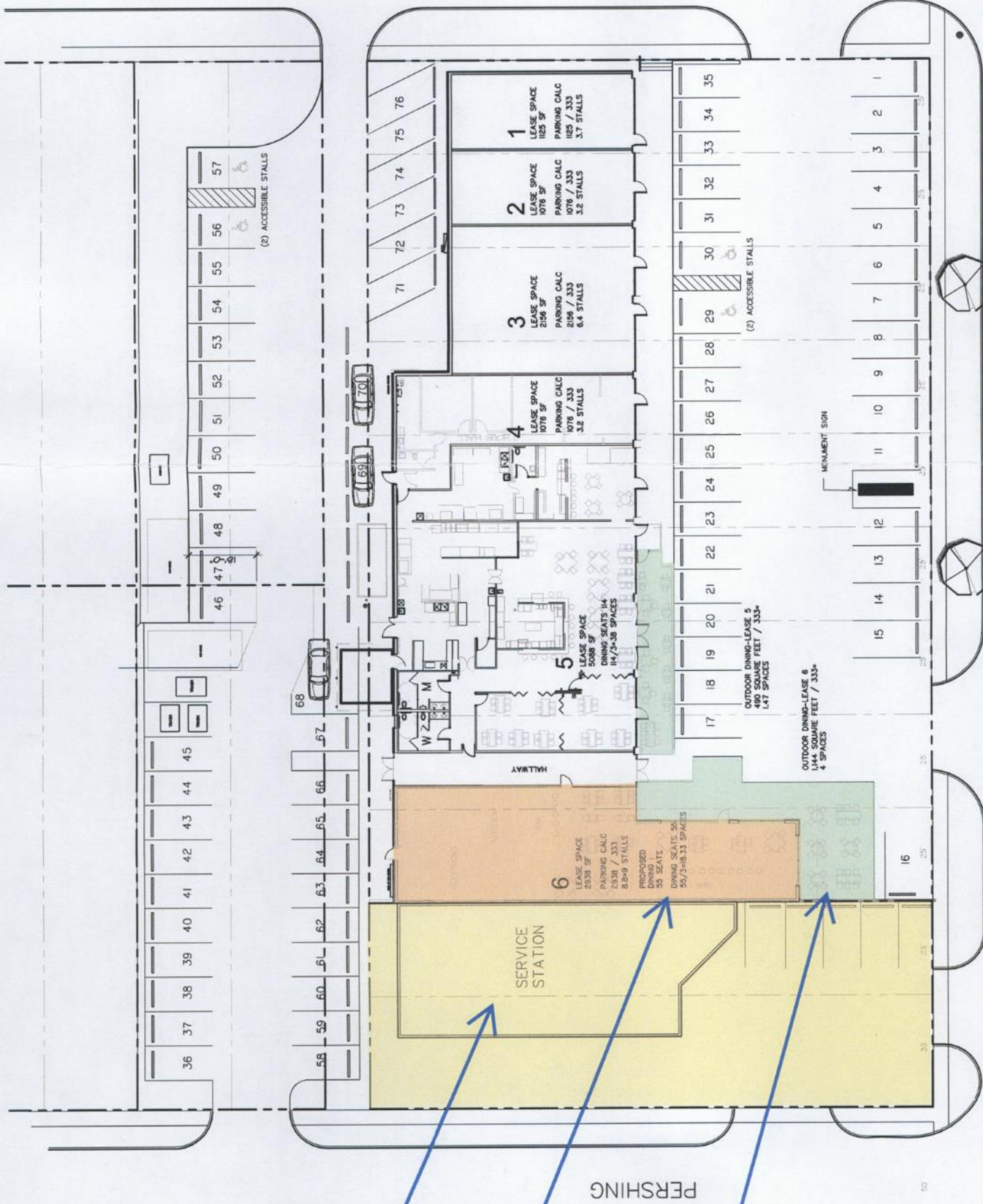
Lease Space 3 (Metro PC) 9:00
am to 8:00 pm

Lease Space 5 (Georges)

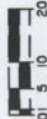
Lease Space 6 (future) 11:00
am to 2:00 pm (lunch) 4:30 pm
to 10:00 pm (dinner)

APPROVED
4-29-2021
K. HANNAY

SITE PLAN



A PARKING PLAN
SCALE: 1/8" = 1'-0"



ADOPTED BUILDING CODES

BUILDING CODE: 2018 International Building Code (IBC)
(with Local Amendments)
MECHANICAL CODE: 2018 International Mechanical Code (IMC)- Resolution 059-2017
(with Local Amendments)
PLUMBING CODE: 2015 Uniform Plumbing Code (UPC)- Amended
ELECTRICAL CODE: 2017 National Electrical Code (NEC)
FIRE CODE: 2012 International Fire Code (IFC)
ADA GUIDELINES: 2010 American's with Disabilities Act (ADA)

Architectural:

Hannay & Associates Architects
1125 South Atlantic, Suite 100
Wichita, Kansas 67202
Phone: 316-833-8855
Email: martin@hannayarchitects.com
Date Prepared: 07/29/21

EXISTING BUILDING

Occupancy Classification: A2
Type of Construction: II-B

Owner:

BUILDERS INC.
500 South Main
PO Box 20000
Wichita, Kansas 67208
316-884-1600 Phone
316-884-1600 Fax
Contact: Larry Shoemaker
Email: l-shoemaker@builders.net

PARKING CALCULATION

LEASE SPACE - 1
Business Occupancy
1125 s.f. / 333
4 Parking Spaces Required
LEASE SPACE - 2
Business Occupancy
1076 s.f. / 333
4 Parking Spaces Required
LEASE SPACE - 3
Business Occupancy
2156 s.f. / 333
7 Parking Spaces Required
LEASE SPACE - 4
Business Occupancy
1076 s.f. / 333
4 Parking Spaces Required
LEASE SPACE - 5
Restaurant Occupancy
1125 s.f. / 333
4 Parking Spaces Required
LEASE SPACE - 6
Restaurant Occupancy
1125 s.f. / 333
4 Parking Spaces Required
Total Required: 28.47 Parking Spaces Required

ZONING - OFFICE STREET PARKING

OFFICE, GENERAL - ONE per 333 Square Feet
RETAIL, GENERAL - ONE per 500 Square Feet
RESTAURANT - ONE per 3 Seats

Zoning for Off-Street Parking allows for the first 18-outdoor seats at a bar or restaurant.

There will be two different restaurants, this exception applies to each restaurant.

(76) Parking Spaces Provided

(83) Parking Spaces Required

(4) ADA Spaces Required

(4) ADA Spaces Provided

Administrative Adjustment to Required Parking by 10-Percent

76 Spaces Provided x .1 = 7.6

76 + 7.6 = 83.6

83.6 < 83.66 (ok)

DATE: FEBRUARY, 2021

DRAWN BY: CHECKED BY:

MM, CH, TH, TC

1-FRH

SHEET

SP-1

OF SHEETS

COMPUTER DRAWING
PARKING_STUDY.dwg

NO.	DATE	ITEM	ISSUED
01	02/01	REVIEW	
02	02/01	REVIEW	
03	04/09	REVIEW	