

COMMUNITY UNIT PLAN FOR GARDNERS RIVERLAWN

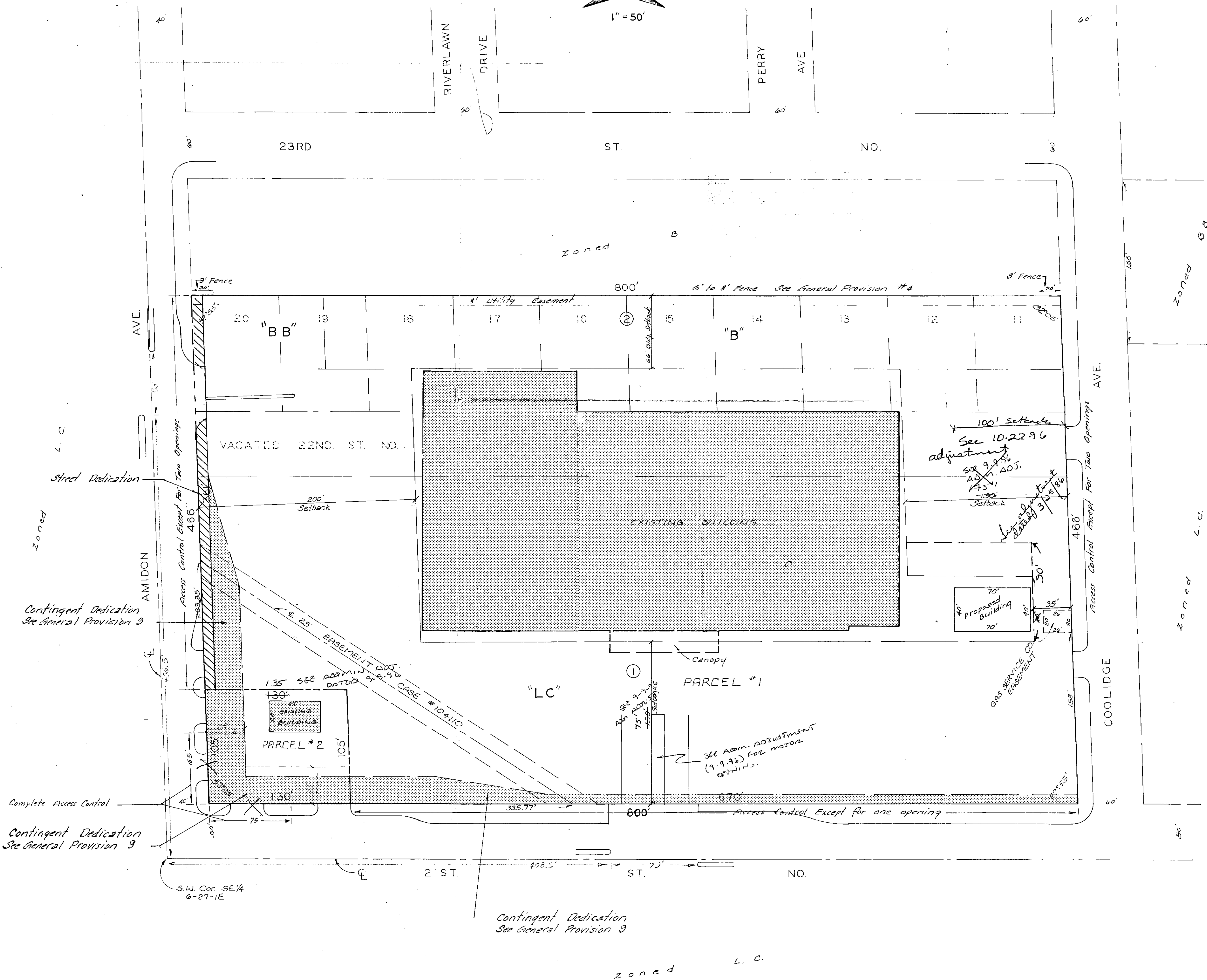
DP-76

APPROVED CUP

MAPC 12-3-81
BCC 1-5-82

NORTH

1" = 50'



GENERAL PROVISIONS

- Total Net Land Area 368,943 Sq. Ft. or 8.47 Acres
- Maximum Building Coverage shall not exceed 30% of the total net land area.
- Signs as permitted by zoning ordinance.
- A 6 to 8 foot high fence consisting of removable metal panels so designed as to prevent the passage of light from vehicles and to prevent the blowing of debris shall be constructed along the north property line of Parcel #1. Said fence shall be reduced to 3 feet in height within twenty feet of Amidon and Coolidge and shall be so designed that the vertical supports shall be not less than 16 feet on center. The property owner shall be responsible for maintaining the fence in good repair and such obligation shall run with the land. Any relocation or construction of the fence necessitated by its location within a utility easement shall be without cost to the City or any utility company. Failure to maintain said fence shall constitute a violation of the C. U. P.
- Curb Cuts

Maximum number allowed to Amidon	3 points
Maximum number allowed to 21st Street	2 points
Maximum number allowed to Coolidge	2 points
- A fire lane, hard surfaced and twenty (20) feet minimum in width, shall be provided around all main structures constructed within Parcels #1 and #2. Said fire lane shall have a 3 1/2 inch asphalt base with 1 1/2 inch asphalt surface. No parking shall be allowed in said fire lane, although it may be used for passenger loading and unloading. Prior to final approval of the parking plan, the Fire Chief, or his designated representative, shall approve the plan as to the location and design of the fire lane.
- A lot grading plan of subject property shall be submitted to the Department of Engineering prior to the issuance of any building permits involving substantial redevelopment of the existing uses on Parcel 1.
- All utilities installed after the date of approval of this plan by the Board of City Commissioners shall be installed underground.
- Contingent Dedication In the event that the contingent dedications located within Parcel #1 and #2 are needed by the City of Wichita for fill, paving, installation of utilities, or other similar street uses, the additional street right-of-way as indicated on the plan shall become effective.
- The transfer of title of all or any portion of the land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.

PARCEL #1

Net Land Area 355,302 Sq. Ft. or 8.16 Acres
 Maximum Building Coverage shall not exceed 30% of the Net Land Area or 106,590 Sq. Ft.
 Maximum Gross Floor Area 159,885 Sq. Ft.
 Floor Area Ratio 45%
 Maximum Building Height 35 Feet
 Maximum Number of Buildings 2 SEE 9.9.96 ADM. ADJ.
 Building Setbacks
 200 feet from Amidon
 75-150 feet from 21st Street
 145-150 feet & 35 feet (as shown on plan) from Coolidge SEE ADM. ADJUST. 9.9.96
 66 feet from north property line

Curb Cuts

2 to Amidon
 1 to 21st Street
 2 to Coolidge
 The curb cut to 21st Street North and one curb cut to Amidon SEE ADM. ADJ. 9.9.96 shall be designated and constructed to Major Approach Standards DOTD 9.9.96 and shall be completed prior to the issuance of an occupancy permit for the proposed new use.

Parking Ratio

As per zoning ordinance

Proposed Land Use

Grocery - Department Store - Retail Auto Supply and Services (MARTER SHOP)
 Retail and personal service shops.

PARCEL #2

Net Land Area 13,641 Sq. Ft. or 0.31 Acre
 Maximum Building Coverage shall not exceed 30% of the Net Land Area or 4090 Sq. Ft.
 Maximum Gross Floor Area 6138 Sq. Ft.
 Floor Area Ratio 45%
 Maximum Building Heights 20 feet
 Maximum Number of Buildings One
 Building Setbacks
 35 feet from Amidon
 35 feet from 21st Street

Curb Cuts

1 to Amidon
 1 to 21st Street

Parking Ratio

As per zoning ordinance

Proposed Land Use

Service Station - Liquor Store - Convenience grocery store - Retail and personal service shops, but excluding fast food/carry out establishments.

Revised 11-4-81
 Revised 4-17-80
 Revised 3-25-80
 Revised 3-3-80
 2-28-76

Boughman Co.

MATCHLINE LS2

BED PREPARATION

ALL SHRUB AND GROUND COVER AREAS SHALL RECEIVE TWENTY-ONE (21) CUBIC FEET OF PINE BARK MULCH, NINE (9) CUBIC FEET OF AGED, STERILIZED COW MANURE, AND EIGHT (8) CUBIC FEET OF COARSE SAND PER 100 SQUARE FEET OF BED AREA. ROTO-TILL AMENDMENTS INTO SOIL TO A DEPTH OF EIGHT (8) INCHES.

MIX SIERRA 17-6-12 PLUS MINORS INTO THE TOP TWO (2) INCHES OF SOIL IN THE PLANTING BEDS AT A RATE OF FIVE (5) POUNDS PER 100 SQUARE FEET.

EACH TREE SHALL RECEIVE THREE (3) CUBIC FEET OF PINE BARK MULCH AND ONE (1) CUBIC FOOT OF AGED, STERILIZED COW MANURE. MIX WITH THE TOPSOIL AND USE AS A BACKFILL. APPLY FOUR (4) AGRIFORM TABLETS (20-10-5 PLUS MINORS, 21 GRAM) TO EACH TREE SMALLER THAN TWO INCHES IN CALIPER. APPLY SIX (6) AGRIFORM TABLETS (20-10-5 PLUS MINORS, 21 GRAM) TO EACH TREE HAVING A TRUNK TWO INCHES IN CALIPER OR LARGER. EACH PINE TREE SHALL RECEIVE FOUR (4) TABLETS PER TREE. EQUALLY SPACE TABLETS SIX (6) INCHES OUTSIDE THE BURLAP AND FOUR (4) INCHES BELOW FINISH GRADE.

MULCH

MULCH ALL PLANTING BEDS AND TREE WELLS WITH SHREDDED CYPRESS MULCH TO A DEPTH OF TWO INCHES.

LAWN

ALL AREAS INDICATED ON DRAWINGS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH SOLID SLAB HYBRID FESCUE SOD. WATER AND ROLL IN ACCORDANCE WITH STANDARD NURSERY PRACTICE.

SPRING: APPLY ULTIMATE GREEN 20-5-10 BY ZIPP INDUSTRIES AT A RATE OF FIVE (5) POUNDS PER 1,000 SQUARE FEET TO ALL LAWN AREAS.

FALL: APPLY 10-20-10 GRANULAR FERTILIZER AT A RATE OF FIVE (5) POUNDS PER 1,000 SQUARE FEET TO ALL LAWN AREAS.

GENERAL NOTES

CALL 1-800-344-7233 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY BE ON THE PROJECT SITE DURING LANDSCAPE INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.

PLANT TREES THREE (3) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND PULL BACK THE BURLAP FROM THE TOP 1/3 OF THE ROOT BALL.

ALL TREES PLANTED IN THE PARKING ISLANDS SHALL HAVE A ROCK SUMP 30" IN DEPTH AND 8" IN DIAMETER. ROCK SHALL BE 3/4" - 1 1/2" IN SIZE AND WASHED. TOP OF SUMP SHALL BE COVERED WITH FILTER FABRIC.

PLANT SHRUBS TWO (2) INCHES ABOVE FINISHED GRADE. CROWN ISLANDS 6" ABOVE TOP OF CURB OR AS DIRECTED ON THE DRAWINGS.

ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE OUT OF THE PLANTING BEDS.

PLANT SPACING

HETZI COLUMN JUNIPER	42" O.C.
MINT JULEP JUNIPER	42" O.C.
MAIDEN GRASS	36" O.C.
BROADMOOR JUNIPER	30" O.C.
'ANTHONY WATERER' SPIRAEA	21" O.C.
DWARF FOUNTAIN GRASS 'HAMELN'	18" O.C.
CRIMSON PYGMY BARBERRY	15" O.C.

LANDSCAPE REQUIREMENTS

LANDSCAPE BUFFER REQUIREMENT (NORTH PROPERTY LINE)
1 TREE PER 40 LF
785 LF FRONTAGE / 40 = 20

REQUIRED LANDSCAPE
20 SHADE TREES OR
40 ORNAMENTAL TREES

PROVIDED LANDSCAPE
41 ORNAMENTAL TREES

LANDSCAPE STREETYARD REQUIREMENT
TOTAL LINEAR FEET OF STREET FRONTAGE = 1,698 FT.
LESS THE GREATEST PERPENDICULAR DISTANCE = 423 FT.
ADJUSTED STREET FRONTAGE = 1,275 FT.

ADJUSTED STREET FRONTAGE * SF FACTOR = REQUIRED SF OF STREETYARD REQUIRED

REQUIRED LANDSCAPE
1,277 FT. * 20 = 25,540 SF
52 TREES

PROVIDED LANDSCAPE
44,419 SF
63 TREES

PARKING LOT LANDSCAPE REQUIREMENTS
1 TREE PER 20 SPACES
419 TOTAL PARKING SPACES
419 SPACES / 20 = 21

REQUIRED LANDSCAPE
21 SHADE TREES OR
42 ORNAMENTAL TREES

PROVIDED LANDSCAPE
21 SHADE TREES

NOTE:
ENTIRE SITE SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. SYSTEM SHALL BE DESIGNED USING SEPARATE ZONES FOR LAWN AND SHRUBS. A RAIN SENSOR WILL BE INSTALLED TO HELP CONSERVE WATER.

PLANT MATERIAL SCHEDULE

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
22	URBANITE ASH	FRAXINUS PENNSYLVANICA 'URBANITE'	3" C.A.L.; 12'-14' HT.
38	ARISTOCRAT PEAR	PYRUS CALLERYANA 'ARISTOCRAT'	2" C.A.L.; 8'-10' HT.
43	'PRAIRIFIRE' CRABAPPLE	MALUS SPP. 'PRAIRIFIRE'	2" C.A.L.; 7'-8' HT.
21	HETZI COLUMN JUNIPER	JUNIPERUS CHINENSIS 'HETZI COLUMNARIS'	5 GALLON; 18" HT. MIN.
323	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MINT JULEP MONLEP'	5 GALLON; 18" HT. MIN.
8	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	5 GALLON
183	'ANTHONY WATERER' SPIRAEA	SPIRAEA X. BUMALDA 'ANTHONY WATERER'	2 GALLON
494	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	1 GALLON
377	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	1 GALLON
275	DWARF FOUNTAIN GRASS 'HAMELN'	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GALLON
1089	STEEL BED EDGING (LF)	3/16" X 4" RYERSON OR APPROVED EQUAL	

SHOPS "A"
LOT 1

ALBERTSONS
LOT 1

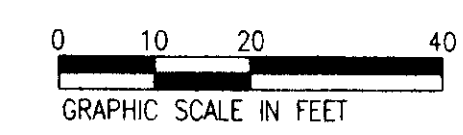
RAPID
MUFFLER

LANDSCAPE PLAN

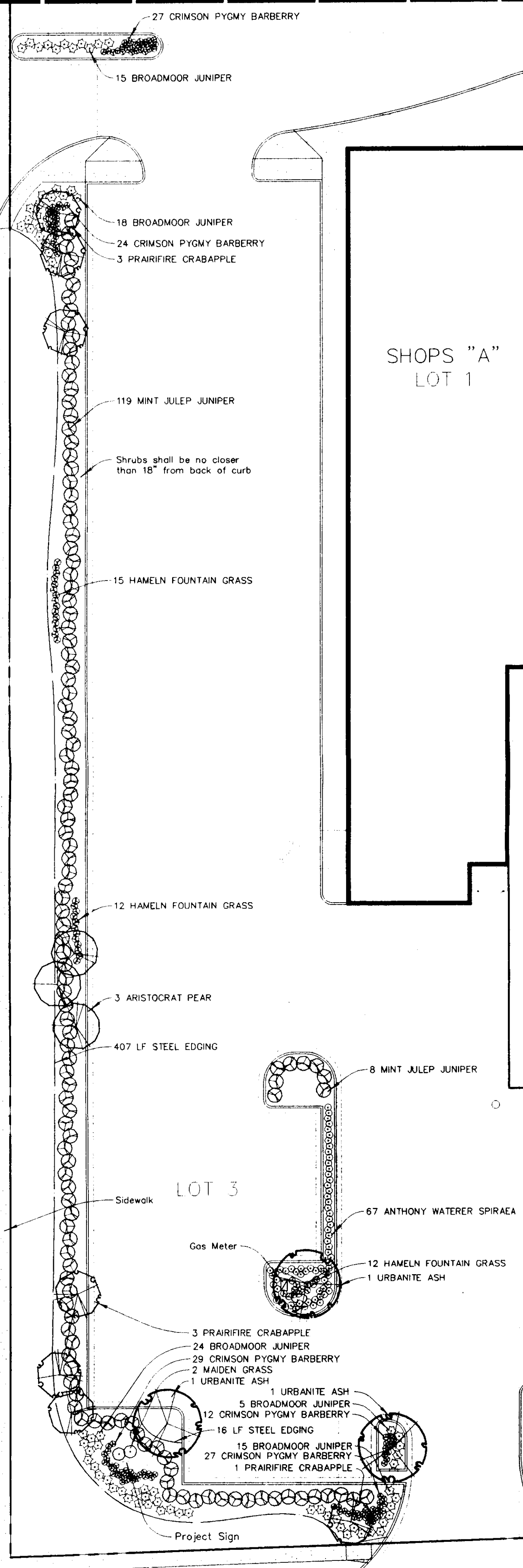
APPROVED 3/6/97 BY DM

DP-76

2/14/97 ISSUED FOR REVIEW	
NO.	DATE
REVISIONS	
ALBERTSONS AMIDON & 21ST STREET NORTH WICHITA, KANSAS	
ALBERTSONS 250 PARK CENTER BLVD.; BOX 20 BOISE, IDAHO 83726	
LANDSCAPE PLAN	
ALBERTSONS ARCHITECTS	
JOB NUMBER 27000033	PROTOTYPE
DESIGNED BY: DTA / AJR	STORE NUMBER
DRAWN BY: AJR	
APPROVED BY: DTA	
DATE: 2/14/97	
SHEET NUMBER	



COOLIDGE AVE.



21ST STREET NORTH

AMIDON

LIQUOR STORE
LOT 2

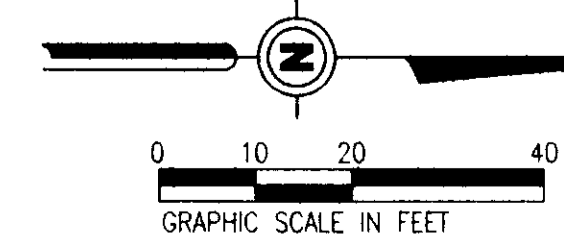
LEGAL DESCRIPTION
Block 1, vacated 22nd Street between Amidon Avenue and Coolidge Avenue, and Lots 11 through 20, inclusive, in Block 2, all in Gardner's Riverlawn Addition to the City of Wichita, Sedgwick County, Kansas; EXCEPT beginning at the Southwest corner of Block 1, Gardner's Riverlawn Addition; thence east along the South line of said Block 1 a distance of 17 feet; thence northwesterly along a curve to the right having a radius of 17.63 feet to a point on the West line of said Block 1; thence south along said West line a distance of 17 feet to the point of beginning; AND EXCEPT the west 10 feet of the north 195 feet of Block 1; the west 10 feet of the vacated 22nd Street adjacent to Block 1 on the North, and the west 10 feet of Lot 20, Block 2.
Lots 1, 2, 3
Amidon Plaza Addition
Wichita, Sedgwick County, Kansas

LANDSCAPE PLAN

APPROVED 2/14/97 BY *DM*

NOTE:
REFER TO SHEET LS-1 FOR LANDSCAPE PLANT MATERIALS SCHEDULE.

MATCHLINE LS1



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NO.	DATE	DESCRIPTION
	2/14/97	ISSUED FOR REVIEW

REVISIONS

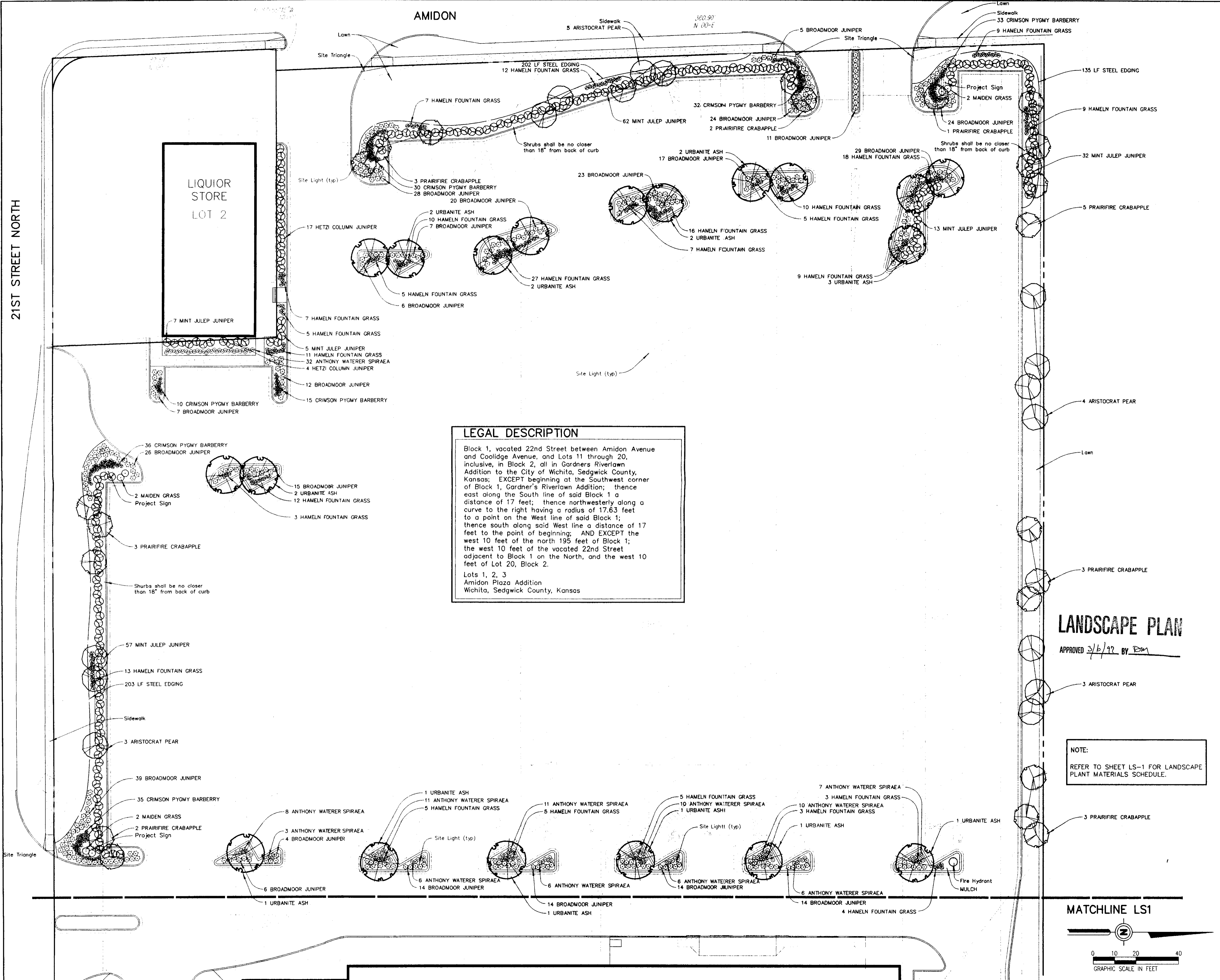
ALBERTSONS
AMIDON & 21ST STREET NORTH
WICHITA, KANSAS

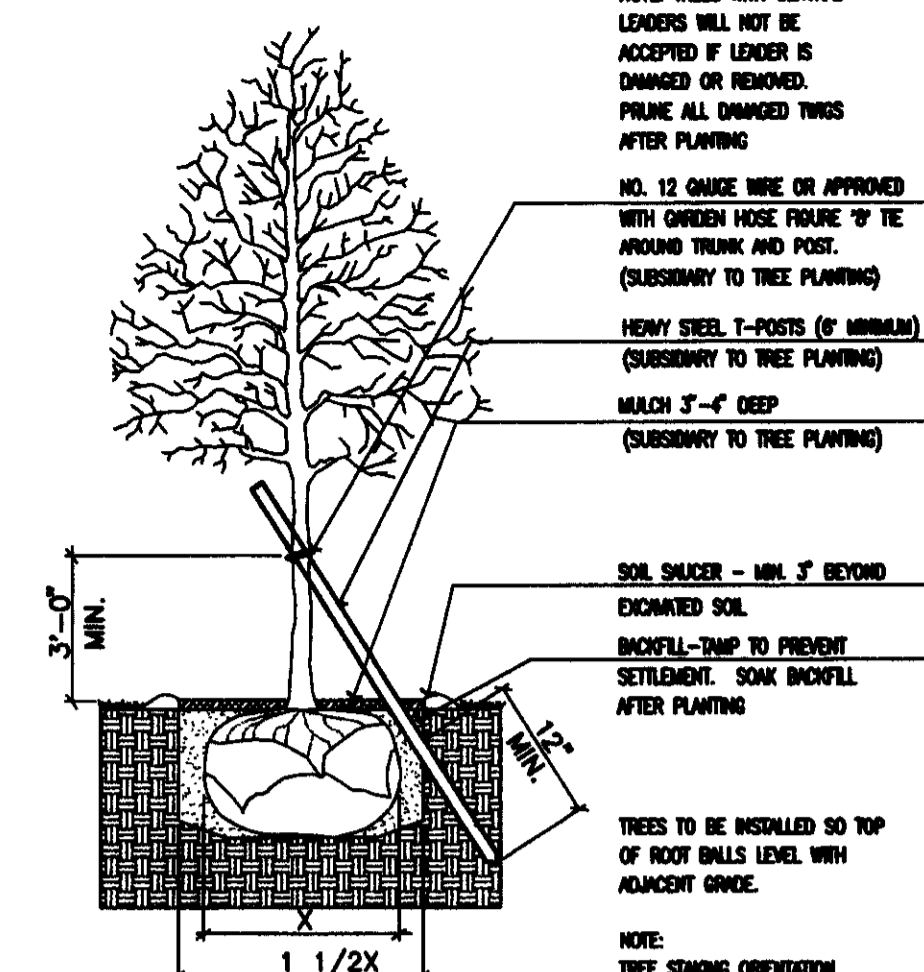
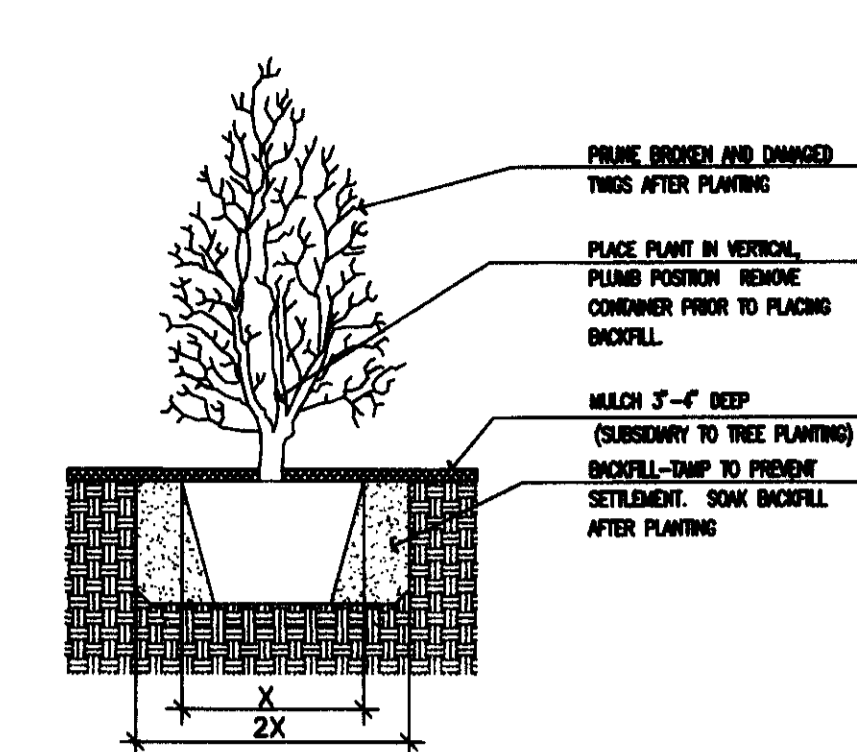
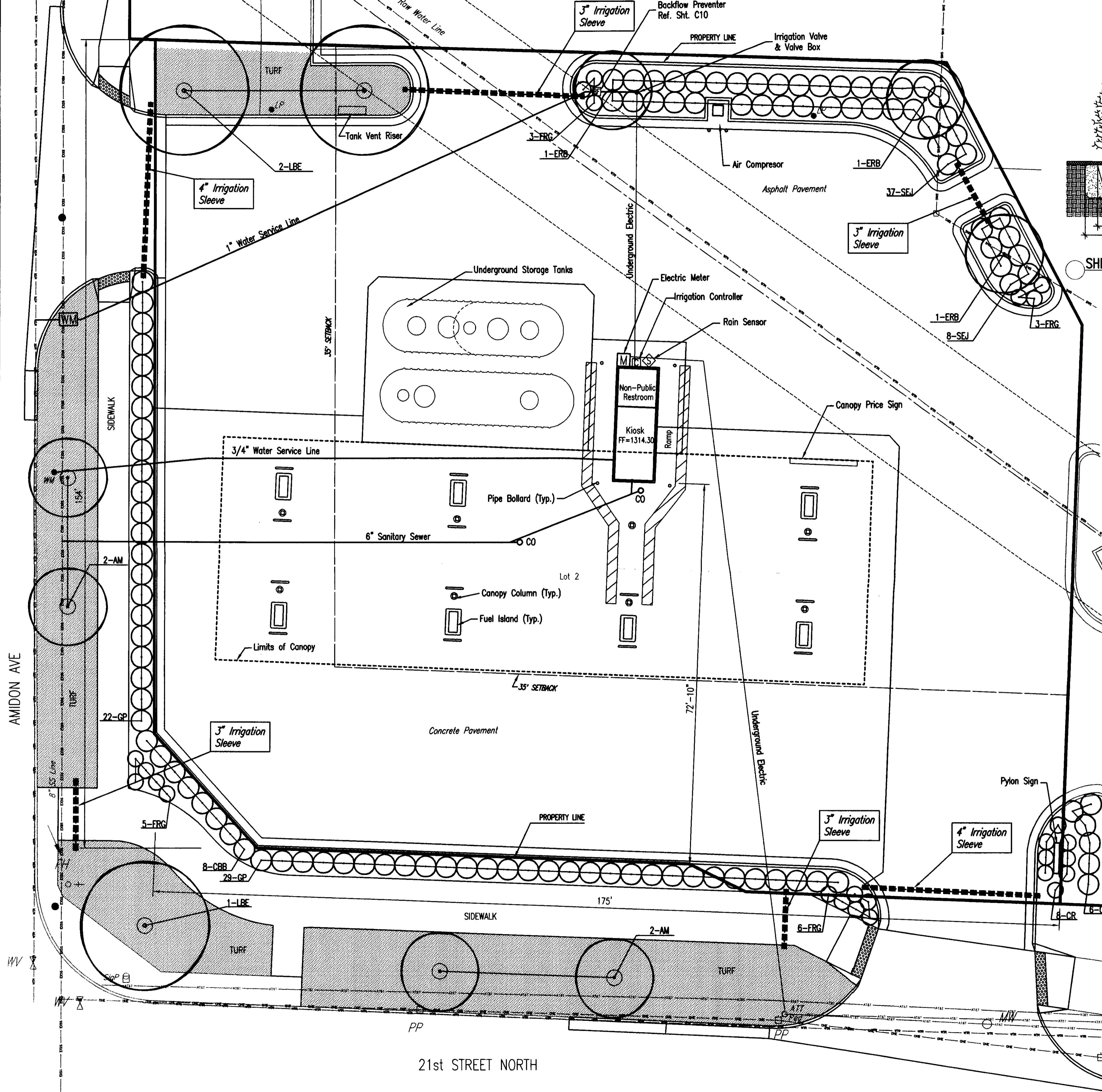
ALBERTSONS
250 PARK CENTER BLVD.; BOX 20
BOISE, IDAHO 83726

LANDSCAPE PLAN



JOB NUMBER 27000033	PROTOTYPE
DESIGNED BY: DTA / AJR	STORE NUMBER
DRAWN BY: AJR	
APPROVED BY: DTA	
DATE: 2/14/97	
SHEET NUMBER	LS102 of 2





PLANTING REQUIREMENTS:
 STREET FRONTAGE TOTAL: 329 FT.
 GREATEST STREET WALL PERPENDICULAR: 72 FT.
 STREETYARD CALCULATIONS: 329-72 = 256ft = 2056 SQ. FT.
 REQUIRED TREES: 5
 PROPOSED TREES: 6.5

LEGAL DESCRIPTION:
 LOT 2, AMIDON PLAZA ADDITION
 WICHITA, SEDGWICK CO., KANSAS
ZONING:
 L.C. - LIMITED COMMERCIAL

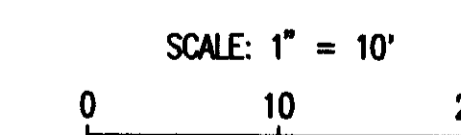
LANDSCAPE PLAN

APPROVED 7/30/10 BY NLS

PLANT MATERIALS LIST					
KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
SHRUBS / PERENNIALS					
CR	8	Carpet Rose	Rosa x 'nostrorum'	2 Gal.	Container
CBB	14	Compact Burning Bush	Euonymus alatus 'compacta'	2 Gal.	Container
FRG	17	Feather Reed Grass	Calamagrostis x oculiflora 'Karl Foester'	2 Gal.	Container
GP	51	Gnome Pyracantha	Pyracantha angustifolia 'Gnome'	2 Gal.	Container
SEJ	45	Sea Green Juniper	Juniperus chinensis 'Sea Green'	2 Gal.	Container
LBE	3	Loebark Elm	Ulmus parvifolia	2" Cal.	B & B
AM	4	Amur Maple	Acer tataricum var. ginnata	2" Cal.	B & B
ERB	3	Eastern Redbud	Cercis canadensis	2" Cal.	B & B
LANDSCAPE MATERIALS					
SOD AREA = 3,807.7698 SF (KANSAS PREMIUM BLEND FESCUE SOD) (TO BE IRRIGATED WITH SPRAYS)					
PLANTING BEDS ARE TO BE IRRIGATED WITH DRIP IRRIGATION, DRIP TUBING WITH 12" EMITTER SPACING BY RAINBIRD OR EQUAL					
SHREDDED CYPRESS MULCH = 215,7651 CU.YDS. (3" DEPTH FOR 3' DIA TREE RINGS AND ALL PLANTING BEDS)					

LANDSCAPE NOTES

- CONTRACTOR SHALL PROVIDE A MINIMUM FORTY EIGHT (48) HOURS ADVANCE NOTICE (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO BEGINNING ANY EXCAVATION, TO KANSAS ONE-CALL SYSTEM AT 811 TO REQUEST THE LOCATION OF ALL PUBLIC UTILITIES WITHIN THE PROJECT AREA.
- CONTRACTOR SHALL SATISFY HIMSELF OF SURFACE AND SUBSURFACE CONDITIONS PRIOR TO BIDDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
- THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND IMPROVEMENTS CONSTRUCTED UNDER OTHER PROJECTS AND SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO IMPROVEMENTS IN PLACE. COSTS FOR COORDINATION AND REPAIRS TO IMPROVEMENTS IN PLACE, IF REQUIRED, SHALL BE BORNE BY THE CONTRACTOR.
- ALL PLANT MATERIAL SHALL BE HIGH-QUALITY NURSERY GROWN STOCK WHICH MEETS THE "AMERICAN ASSOCIATION OF NURSERYMEN" STANDARDS AS SPECIFIED BY THE "AMERICAN NATIONAL STANDARDS INSTITUTE" IN ANSI Z60.1-1986 OR AS MAY BE AMENDED IN THE FUTURE.
- MULCH ALL SHRUB BEDS WITH A MINIMUM OF 3" SHREDDED CYPRESS MULCH.
- ALL TURF AREAS TO BE SODDED WITH KANSAS PREMIUM BLEND FESCUE SOD.
- ALL TURF AREAS TO HAVE A MINIMUM OF 6" TOPSOIL, FREE FROM ROCKS & DEBRIS.



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NOTE TO CONTRACTOR:
 THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL A.D.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR WIND LOADS. THE FAILURE OF THIS CONDITION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNERS/ARCHITECTS OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.



No.	DESCRIPTION	DATE	REVISIONS	
			DES.	CHK.

Project #: 35-06742-089A-0645
 Designed By: RMH
 Drawn By: CAE
 Checked By: DKK
 Date: JULY 12, 2013
 Scale: 1:10
 Disk File:
 Model:

Address: 1950 W. 21ST. STREET
 DILLONS #89 WICHITA, KS