ALTERATIONS TO

the timbers

PACKAGE 3

NOTE TO CONTRACTOR

INSPECTION AND TESTING FOR THIS PROJECT IS TO BE PROVIDED BY A LICENSED CONSULTING ENGINEERING FIRM UNDER CONTRACT WITH THE OWNER/DEVELOPER. SAID INSPECTION BE IN ACCORDANCE WITH THE CITY OF WICHITA STANDARD CONSTRUCTION ENGINEERING PRACTICES AND CERTIFIED BY LICENSED PROFESSIONAL ENGINEER. NO WORK SHALL BE PERFORMED IN DEDICATED EASEMENTS OR THE PUBLIC RIGHT-OF-WAY BY THE CONTRACTOR WITHOUT SUCH INSPECTION NOR SHALL ANY WORK BE COMMENCED IN DEDICATED EASEMENTS OR PUBLIC RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION BY THE CITY ENGINEER.

APPROVED AS NOTED
BY CITY ENGINEER OF WICHITA

SANITARY SEWERS _____

STORM SEWERS VRH 9/30/96

DRIVEWAY APPROACHES _____

WATER MAIN _____

PAVING _____

CITY OF WICHITA
MICHAEL E. LINDEBAK, P.E. - CITY ENGINEER
PRIVATE PROJECT NO. = 651PPS(607861)

DATA INFORMATION

SITE

ZONING: "B"

FIRE ZONE: NUMBER THREE (3)

COVER DENSITY: TEN (10) UNITS/ACRE

PARKING SPACES: ONE HUNDRED FORTY-TWO (142) REQUIRED
ONE HUNDRED SIXTY-FOUR (164) SHOWN

SIXPLEX "A" LIVING UNITS: 10 BUILDINGS AT 3,374 S.F./BLDG. = 33,740 S.F.

FOURPLEX "A" LIVING UNITS: 1 BUILDING AT 2,254 S.F./BLDG. = 2,254 S.F.

FOURPLEX "C" LIVING UNITS: 3 BUILDINGS AT 3,128 S.F./BLDG. = 9,384 S.F.

701 FACILITY:
"B" LIVING UNITS: 24 UNITS AT 560 S.F./UNIT = 13,440 S.F.
CONGREGATE: = 14,466 S.F.
BASEMENT: = 1,431 S.F.
TOTAL 701 FACILITY: = 29,337 S.F.

1301 FACILITY:
FIRST FLOOR: = 9,458 S.F.
BASEMENT: = 1,479 S.F.
TOTAL 1301 FACILITY: = 10,937 S.F.

MAINTENANCE BUILDINGS: 2 BUILDINGS = 1,309 S.F.

BUILDING TYPES: TYPE V UNPROTECTED
TYPE V ONE (1) HOUR AT BUILDING NUMBER'S ONE (1) AND TEN (10)

OCCUPANCIES: ALL FOURPLEX'S AND SIXPLEX'S: R-3 AND R-2 (MIXED)
701 FACILITY: B-2
1301 FACILITY: B-2

SEPARATION: TWO (2) HOUR AREA SEPARATION WALLS BETWEEN BUILDINGS NOTED AS NUMBERS EIGHT (8), NINE (9), TEN (10) AND ELEVEN (11) (701 FACILITY)

LIVE LOADS: ROOF: THIRTY POUNDS PER SQUARE FOOT (30 P.S.F.)
FLOOR: AT LIVING UNITS: FORTY POUNDS PER SQUARE FOOR (40 P.S.F.)
701 FACILITY: ONE HUNDRED POUNDS PER SQUARE FOOR (100 P.S.F.)
1301 FACILITY: ONE HUNDRED POUNDS PER SQUARE FOOT (100 P.S.F.)
WIND LOAD: TWENTY-FIVE POUNDS PER SQUARE FOOT (25 P.S.F.)

OCCUPANT LOADS:

UNIT A:	2		BUILDING EIGHT (8):	2
UNIT B:	2		BUILDING NINE (9):	3
UNIT C:	3		BUILDING ELEVEN (11):	3
BUILDING TEN (10):	65		1301 FACILITY:	93
BASEMENT:	96		BASEMENT:	5

NUMBER OF LIVING UNITS: ONE HUNDRED (100)

MECHANICAL

PLUMBING FIXTURE COUNT:

WATER CLOSETS	107		WATER COOLER	1
URINALS	2		ICE MACHINE	1
SINKS	214		WAITRESS WATER STATION	1
SHOWERS	100		WASHING MACHINES	4
DISHWASHERS	101			

SPRINKLERS: NO

FIRE HYDRANTS: YES

ELECTRICAL SERVICE:

701 FACILITY:	1200 AMP (AT MAINS SWITCH)
1301 FACILITY:	800 AMP (AT MAIN SWITCH)
MAINTENANCE BUILDINGS:	60 AMP
SIXPLEX "A" LIVING UNITS:	300 AMP
FOURPLEX "A" LIVING UNITS:	200 AMP
FOURPLEX "C" LIVING UNITS:	225 AMP

DATA INFORMATION

ZONING: "B"

GARAGE/MAINTANENCE BUILDING

OCCUPANCY GROUP: S-3/F-1

CONSTRUCTION TYPE: V-N

FIRE PROTECTION: FIRE EXTINGUISHERS (PORTABLE)

GROSS BUILDING AREA: 1538 S.F. MAINTENANCE SECTION
2700 S.F. GARAGE SECTION
4238 S.F. TOTAL

BUILDING HEIGHT: 20'-0"

OCCUPANCY LOAD: GARAGE SECTION 90
MAINTENANCE SECTION 51
TOTAL 141

UBC 1994 TABLE 5-C: S-3, V-N 8000 S.F. MAX.
F-1, V-N 8000 S.F. MAX.

AREA INCREASE: OPEN (4) SIDES 8000 S.F. X 2 = 16000 S.F.

BUILDING ACTUAL 12710 S.F. IS LESS THAN WHAT IS ALLOWED BY CODE 16000 S.F.

PARKING REQUIRED: 1 PER 3 EMPLOYEES = 2 SPACES
PARKING AVAILABLE: 4 SPACES

SYMBOL LEGEND

SECTION IDENTIFICATION
5 / A1.4
5 = SECTION NUMBER
A1.4 = SHEET NUMBER OF DWG. WHERE SECTION IS SHOWN.

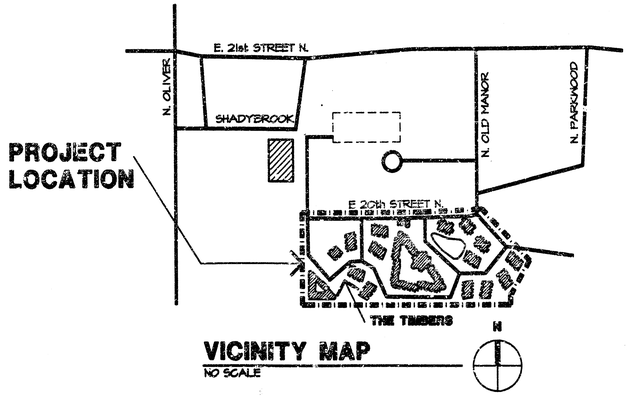
DETAIL IDENTIFICATION
5 / A1.4
5 = SECTION NUMBER
A1.4 = SHEET NUMBER OF DWG. WHERE SECTION IS SHOWN.

EXTERIOR ELEVATION
5 / A1.4
5 = SECTION NUMBER
A1.4 = SHEET NUMBER OF DWG. WHERE SECTION IS SHOWN.

INTERIOR ELEVATION
5 / A1.4
5 = SECTION NUMBER
A1.4 = SHEET NUMBER OF DWG. WHERE SECTION IS SHOWN.

DOOR DESIGNATION
5 = DOOR AND FRAME NUMBER

PARTITION DESIGNATION
P1 = PARTITION TYPE



VICINITY MAP
NO SCALE

SHEET INDEX

G1	COVER SHEET
	SITE
SG1	SITE SURVEY
SA1	PROJECT LOCATION SITE PLAN
SA2	SLURRY SEAL SITE PLAN
SA3	POND DEMOLITION, ARCHITECTURAL AND LANDSCAPE PLAN
SA4	GAZEBO AND DECK PLANS, ELEVATIONS, SECTIONS AND DETAILS
SA5	DECK GRADING, LANDSCAPE AND DETAILS
SA6	SITE SURVEY AND DRAINAGE IMPROVEMENT PLAN
SA7	BUILDING 701 COURTYARD
SA8	BUILDING 701 COURTYARD
SA9	BUILDING 1301 COURTYARD
SA10	GARAGE/MAINTENANCE BUILDING SITE ARCHITECTURAL PLAN
SA11	GARAGE/MAINTENANCE BUILDING PAVING DETAILS
SA12	PAVING RESURFACING SITE PLAN
SA13	UNDERSGROUND IRRIGATION SITE PLAN
	ARCHITECTURAL
A1.1	BUILDING 701 - DEMOLITION PLANS
A1.2	BUILDING 701 - FLOOR PLANS
A1.3	LIVING UNITS "A", "B" AND "C" - DEMOLITION PLANS
A1.4	LIVING UNITS "A", "B" AND "C" - FLOOR PLANS AND ROOM FINISH SCHEDULE
A1.5	LIVING UNITS "A", "B" AND "C" - ENLARGED PLANS AND INTERIOR ELEVATIONS
A2.1	EXISTING MAINTENANCE BUILDING FLOOR PLAN AND BUILDING ELEVATIONS
A2.2	BUILDING 701 - BUILDING ELEVATIONS
A2.3	BUILDING 701 - BUILDING ELEVATIONS
A2.4	BUILDING 1301 - BUILDING ELEVATIONS
A2.5	INDIVIDUAL LIVING UNITS BUILDING ELEVATIONS
A4.1	BUILDING 701 - ROOF PLAN
A4.2	BUILDING 1301 - ROOF PLAN
A4.3	BUILDING 701 AND BUILDING 1301 - MISCELLANEOUS DETAILS
A6.1	BUILDING 701 - ROOM FINISH SCHEDULE
AB1.1	GARAGE/MAINTENANCE BUILDING PLANS AND ROOM FINISH SCHEDULE
AB2.1	GARAGE/MAINTENANCE BUILDING ELEVATIONS AND SECTIONS
AB3.1	GARAGE/MAINTENANCE BUILDING WALL SECTIONS
AB3.2	GARAGE/MAINTENANCE BUILDING WALL SECTION AND MISCELLANEOUS DETAILS
AB5.1	GARAGE/MAINTENANCE BUILDING DOOR SCHEDULE AND DOOR DETAILS
	STRUCTURAL
SB1.1	GARAGE/MAINTENANCE BUILDING FOUNDATION AND ROOF FRAMING PLAN
SB2.1	GARAGE/MAINTENANCE BUILDING SECTION AND DETAILS
SB3.1	GARAGE/MAINTENANCE BUILDING SECTIONS, SCHEDULES AND GENERAL NOTES
	MECHANICAL
M1.1	LIVING UNITS "A", "B", & "C" HEAT PUMP REPLACEMENT SITE PLAN
M2.1	BUILDING 701 LAUNDRY MECHANICAL
M2.2	LIVING UNITS "A", "B" & "C" MECHANICAL PLANS
MB1.1	GARAGE/MAINTENANCE BUILDING MECHANICAL PLAN
	ELECTRICAL
E1	BUILDING 701 AND TYPICAL UNITS SCHEDULES
E2	BUILDING 701 FLOOR PLANS
E3	LIVING UNITS "A", "B", & "C" FLOOR PLANS
EB1.1	GARAGE/MAINTENANCE BUILDING SCHEDULE, DETAILS
EB2.1	GARAGE/MAINTENANCE BUILDING FLOOR PLAN

SWS BOOKED 2-12-97 MCG D-328

As Built 2/98 10/25/96

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ALTERATIONS TO
the timbers
PACKAGE 3
WICHITA, KANSAS

THE TIMBERS AND GARAGE/MAINTENANCE BUILDING

COVER SHEET

JOB NO.	850.000
DATE	3-21-96
DRAWN	MGO/GDL
CHECKED	MEK

G1
OF

LEGAL DESCRIPTION

BEGINNING AT THE NW CORNER OF LOT 91, BLOCK 1, FIRST ADDITION TO CRESTVIEW HEIGHTS, WICHITA, KANSAS; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 91 BEARING S 27°55'26" W A DISTANCE OF 149.12 FEET; THENCE SOUTH ALONG THE WEST LINE OF LOT 91 BEARING S 00°17'27" W A DISTANCE OF 64.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 91; THENCE WEST ALONG THE SOUTH LINE OF SAID CRESTVIEW HEIGHTS ADDITION AND BEARING S 89°56' W A DISTANCE OF 1014.49 FEET; THENCE NORTH BEARING N 00°00'00" E A DISTANCE OF 442.39 FEET; THENCE BEARING N 89°56' E A DISTANCE OF 576.64 FEET TO THE P.C. OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT WHOSE RADIUS IS 442.74 FEET AND THROUGH A CENTRAL ANGLE OF 27°54'08" A DISTANCE OF 215.63 FEET TO A POINT THE WEST R/W LINE OF OLD MANOR STREET AS PLATTED IN SAID CRESTVIEW HEIGHTS ADDITION; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT WHOSE CHORD HAS A BEARING OF S 45°16'15" E AND HAVINSA RADIUS OF 1041.13 FEET THROUGH A CENTRAL ANGLE OF 34°38'14" A DISTANCE OF 420.64 FEET TO THE POINT OF BEGINNING.

LEGEND

- 31IN - TREE AND DIAMETER
- SN - SIGN AND POSTS
- IP - IRON PIPE
- 214 x49 - SPOT ELEVATION AND LOCATION
- PP - H - POWER POLE AND DEADMAN
- ECE - ELECTRIC BOX
- 210 - CONTOUR LINE
- EDGE OF TREES
- E — E — UNDERGROUND ELECTRIC LINE
- FENCE
- BM• - BENCHMARK
- SSMH - STORM WATER MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- RETAINING WALL
- LP - LIGHT POLE
- FH - FIRE HYDRANT
- WV - WATER VALVE
- WM - WATER METER
- IC - IRRIGATION CONTROL VALVE
- GRATE INLET
- TR - TELEPHONE RISER
- STORM SEWER PIPE
- G — G — GAS LINE
- T — T — TELEPHONE LINE

BENCH MARK: CITY OF WICHITA IDSG, 33 FEET WEST & 42 FEET NORTH OF CENTER LINE INTERSECTION OF 21st STREET NORTH AND OLIVER. ELEVATION = 217.02

BENCH MARK: CHISELED SQUARE ON EAST END OF CURB RETURN AT SOUTHEAST CORNER OF INTERSECTION OF 20th STREET AND OLD MANOR. ELEVATION 224.25 AS PER LETTER DATED 1-26-78 FROM C. JEFFERIES.

A SITE SURVEY

0' 25' 50' 1"=50'-0"

N

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ALTERATIONS TO
the timbers
PACKAGE 3
WICHITA, KANSAS

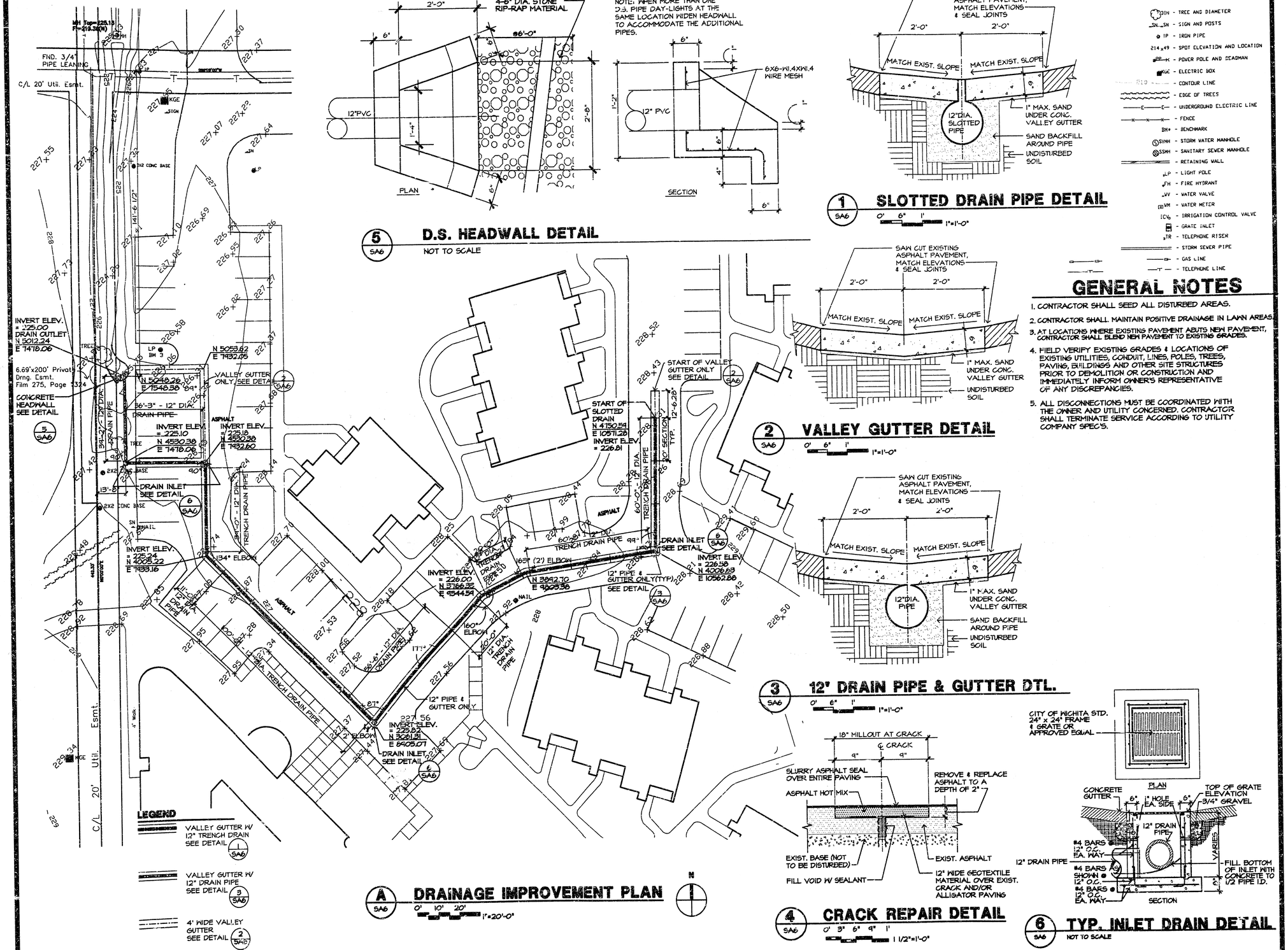
OVERALL SITE SURVEY

FOR REFERENCE ONLY

SITE SURVEY

JOB NO.	850.000
DATE	3-21-86
DRAWN	DRW
CHECKED	MEK

SS1
OF



A SA6 **DRAINAGE IMPROVEMENT PLAN**
0' 10' 20' 1"=20'-0"

N

5 SA6 **D.S. HEADWALL DETAIL**
NOT TO SCALE

NOTE: WHEN MORE THAN ONE D.S. PIPE DAY-LIGHTS AT THE SAME LOCATION WIDEN HEADWALL TO ACCOMMODATE THE ADDITIONAL PIPES.

1 SA6 **SLOTTED DRAIN PIPE DETAIL**
0' 6" 1' 1"=1'-0"

2 SA6 **VALLEY GUTTER DETAIL**
0' 6" 1' 1"=1'-0"

3 SA6 **12" DRAIN PIPE & GUTTER DTL.**
0' 6" 1' 1"=1'-0"

4 SA6 **CRACK REPAIR DETAIL**
0' 3" 6" 9" 1'
1 1/2"=1'-0"

6 SA6 **TYP. INLET DRAIN DETAIL**
NOT TO SCALE

LEGEND

- DIN - TREE AND DIAMETER
- SN SN - SIGN AND POSTS
- IP - IRON PIPE
- 214 x 49 - SPOT ELEVATION AND LOCATION
- PP H - POWER POLE AND DEADMAN
- KGE - ELECTRIC BOX
- 210 - CONTOUR LINE
- EDGE OF TREES
- E E - UNDERGROUND ELECTRIC LINE
- X X - FENCE
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- SSMH - SANITARY SEWER MANHOLE
- RETAINING WALL
- LP - LIGHT POLE
- FH - FIRE HYDRANT
- WV - WATER VALVE
- WM - WATER METER
- ICV - IRRIGATION CONTROL VALVE
- GRATE INLET
- TR - TELEPHONE RISER
- STORM SEWER PIPE
- GAS LINE
- T T - TELEPHONE LINE

GENERAL NOTES

1. CONTRACTOR SHALL SEED ALL DISTURBED AREAS.
2. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
3. AT LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW PAVEMENT, CONTRACTOR SHALL BLEND NEW PAVEMENT TO EXISTING GRADES.
4. FIELD VERIFY EXISTING GRADES & LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDINGS AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
5. ALL DISCONNECTIONS MUST BE COORDINATED WITH THE OWNER AND UTILITY CONCERNED. CONTRACTOR SHALL TERMINATE SERVICE ACCORDING TO UTILITY COMPANY SPEC'S.

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the timbers

ALTERATIONS TO
PACKAGE 3
WICHITA, KANSAS

BASE BID

SITE SURVEY AND DRAINAGE IMPROVEMENT PLAN

JOB NO.	850.000
DATE	3-21-96
DRAWN	DRW/GDL
CHECKED	MEK

SA6 OF