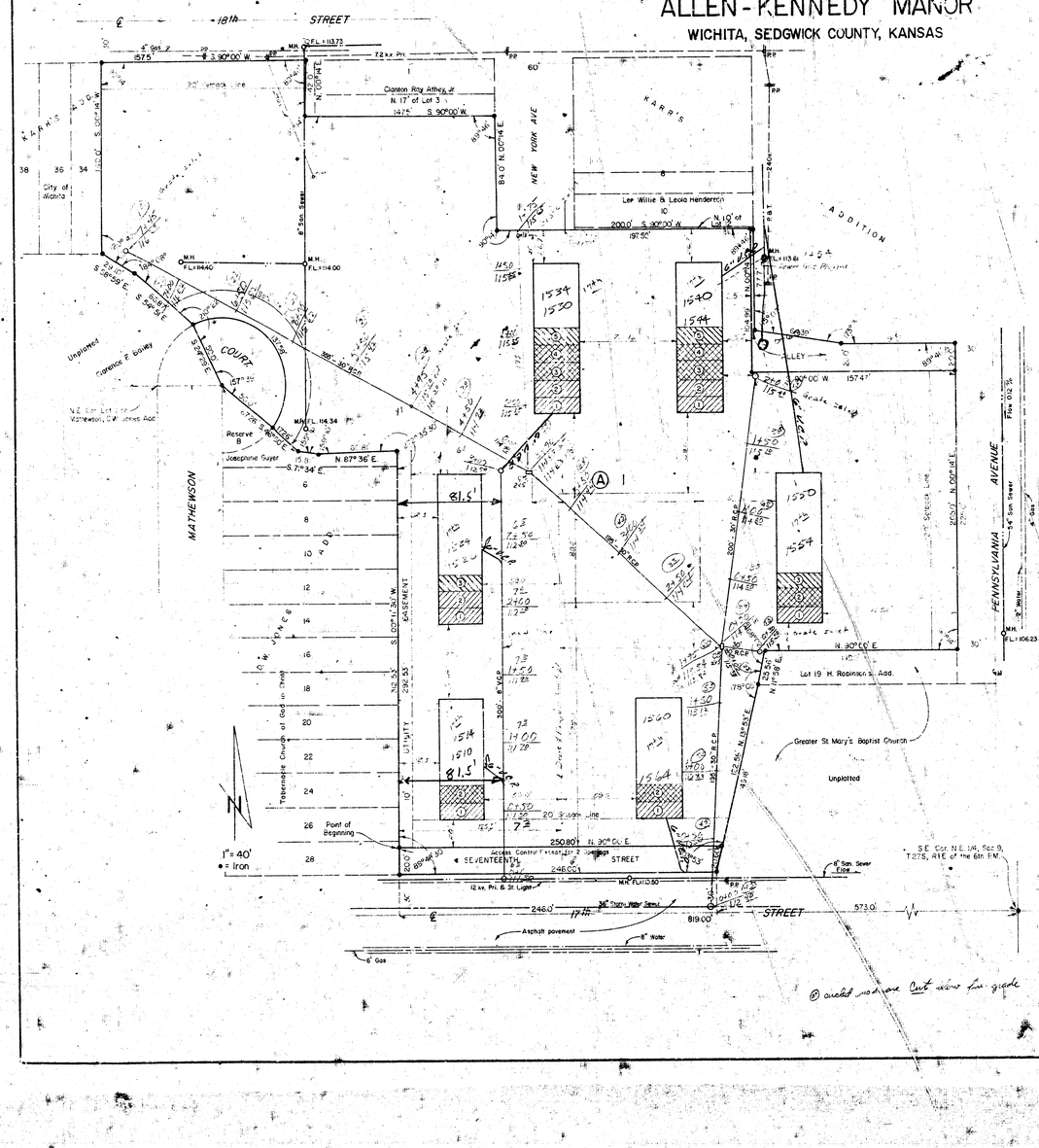
F.H.A. PROJECT NO. 35003 NP/SUP

ALLEN-KENNEDY MANOR

WICHITA, SEDGWICK COUNTY, KANSAS



STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED,

I, DON C. MUEHRING, C.E., A CIVIL ENGINEER IN SAID STATE AND COUNTY, DO HEREBY CERTIFY THAT I HAVE SURVEYED LOT 1, BLOCK A, ALLEN-KENNEDY MANOR, WICHITA, SEDGWICK COUNTY, KANSAS, more particularly described as follows: Beginning at a point 918.00 feet West and 50.00 feet North of the Southeast Corner of the Northeast 1/4 of Section 9, Township 27 South, Range 1 East of the 6th P.M.; thence West parallel with the South line of the Northeast 1/4 of said Section 9, and bearing N. 89° 46' W., a distance of 250.80 feet; thence North 13°53' East, a distance of 122.56 feet; thence N. 11° 58' E., a distance of 25.58 feet; thence N. 90°00' E., a distance of 140.00 feet; thence N. 00° 14' E., a distance of 205.00 feet; thence S. 90° 00' W., a distance of 157.47 feet; thence N. 00° 14' E., a distance of 104.99 feet; thence S. 90°00' W., a distance of 197.50 feet; thence N. 00°14' E., a distance of 84.00 feet; thence S. 90° 00' W., a distance of 147.50 feet; thence N. 00°14' E., a distance of 42.00 feet; thence S. 90°00' W., a distance of 157.50 feet; thence S. 00° 14' W., a distance of 140.00 feet; thence S. 58° 59' E., a distance of 29.10 feet; thence S. 54° 51' E., a distance of 66.87 feet to a point on a curve to the right having a Radius of 50.00 feet; thence Easterly and Southerly along said curve to the right, and through a central angle of 157° 39', a distance of 137.58 feet; thence S. 46° 50' E., a distance of 17.26 feet; thence S. 71° 34' E., a distance of 15.81 feet; thence N. 87° 36' E., a distance of 60.81 feet; thence S. 00° 11' 30" W., a distance of 292.33 ft. to the point of beginning, containing 4.91 Acres more or less. The Survey was actually made on the ground as per record description and is correct. There are no encroachments either way across property lines except as shown. This plat is a true and correct exhibit of said Survey.

Don C. Muehring, C.E.
Consulting Civil Engineers
Wichita, Kansas
304 Brown Bldg.
File No. 20062-A
11-22-68

BUILDING LEGEND

1. Footing Completed
2. First Floor Walls Completed
3. 2nd Floor Walls Framed
4. 2nd Floor Walls Boxed
5. 3rd Floor Walls Boxed

Completed as of 11-22-68

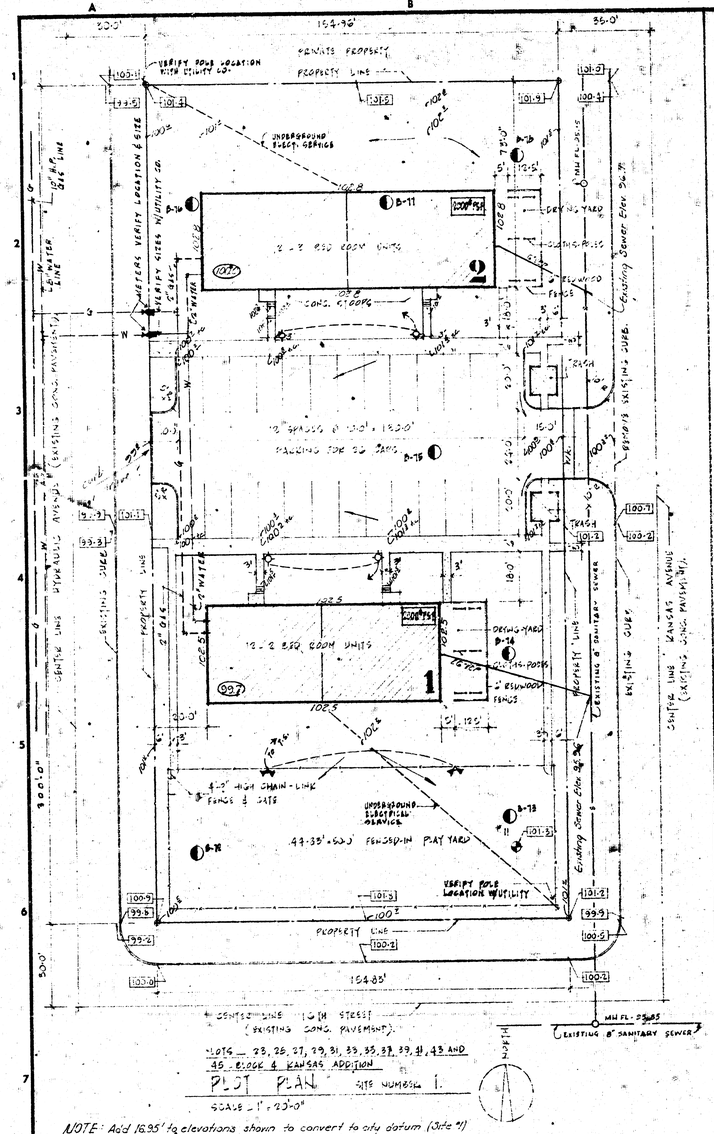
Completed as of 12-23-68

Completed as of 1-22-69

MONTHLY REVISIONS

REVISED DATE	INITIAL
12-23-68	
1-22-69	

Ⓐ curbed roads are Cut above finished grade

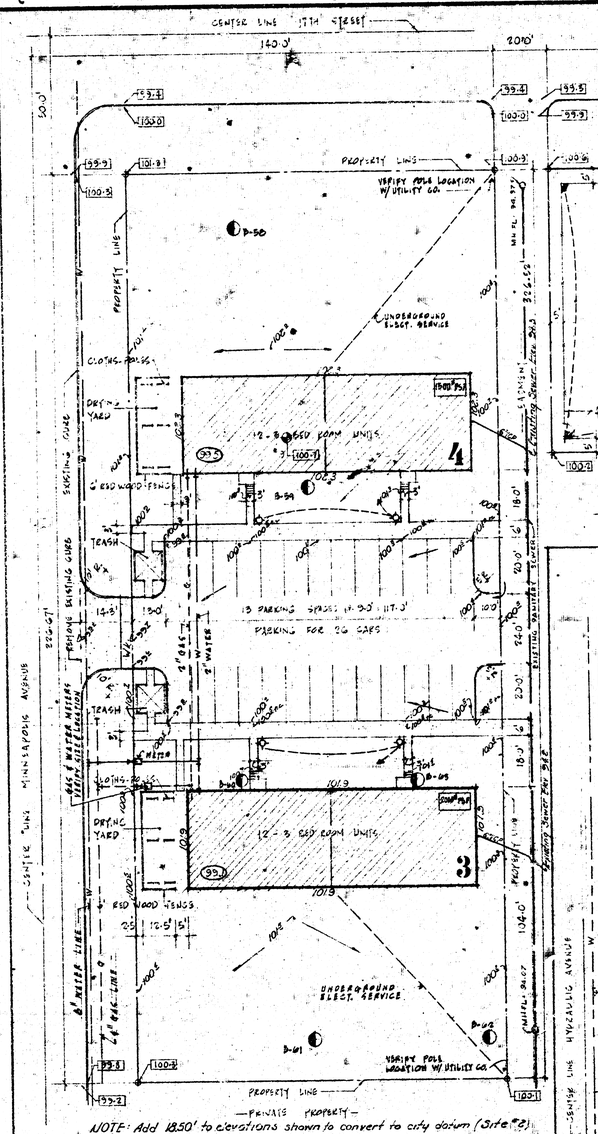


LOTS - 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43 AND 45 BLOCK 6 KANSAS ADDITION

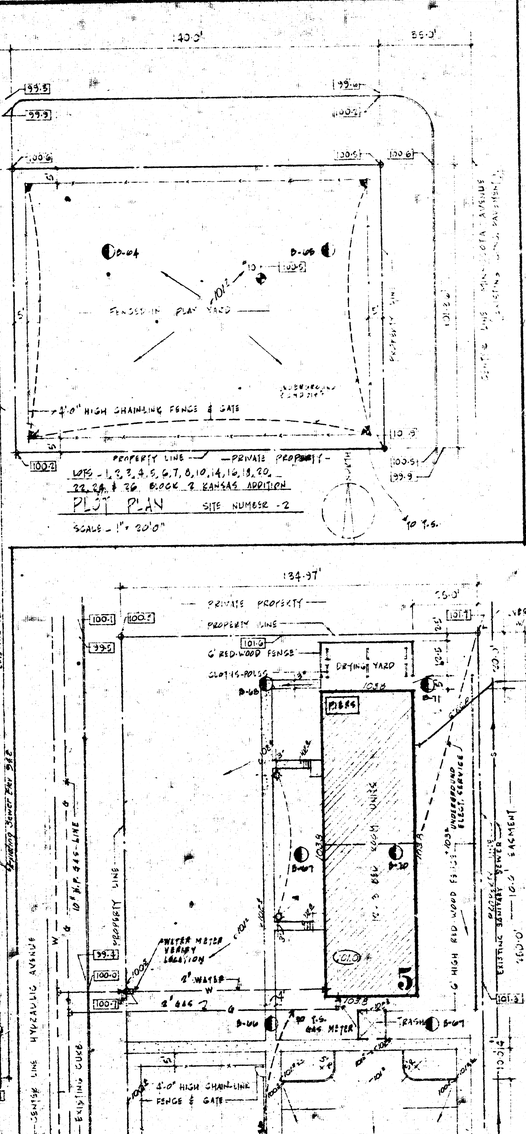
PLOT PLAN SITE NUMBER 1.

SCALE - 1" = 20'-0"

NOTE: Add 16.95' to elevations shown to convert to city datum (Site #1)



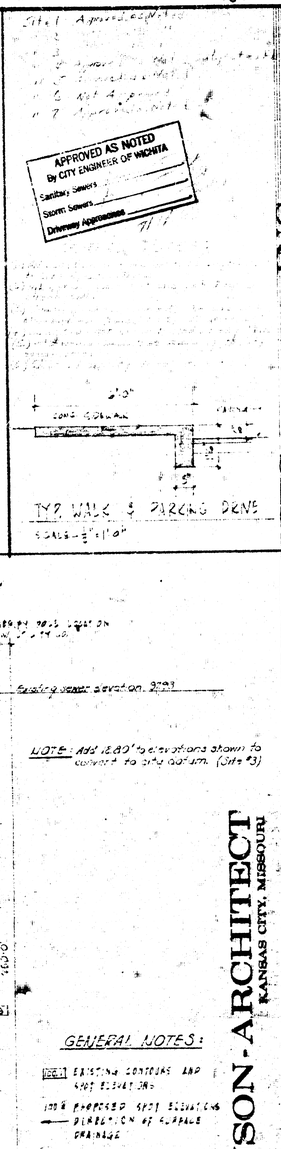
NOTE: Add 18.50' to elevations shown to convert to city datum (Site #2)



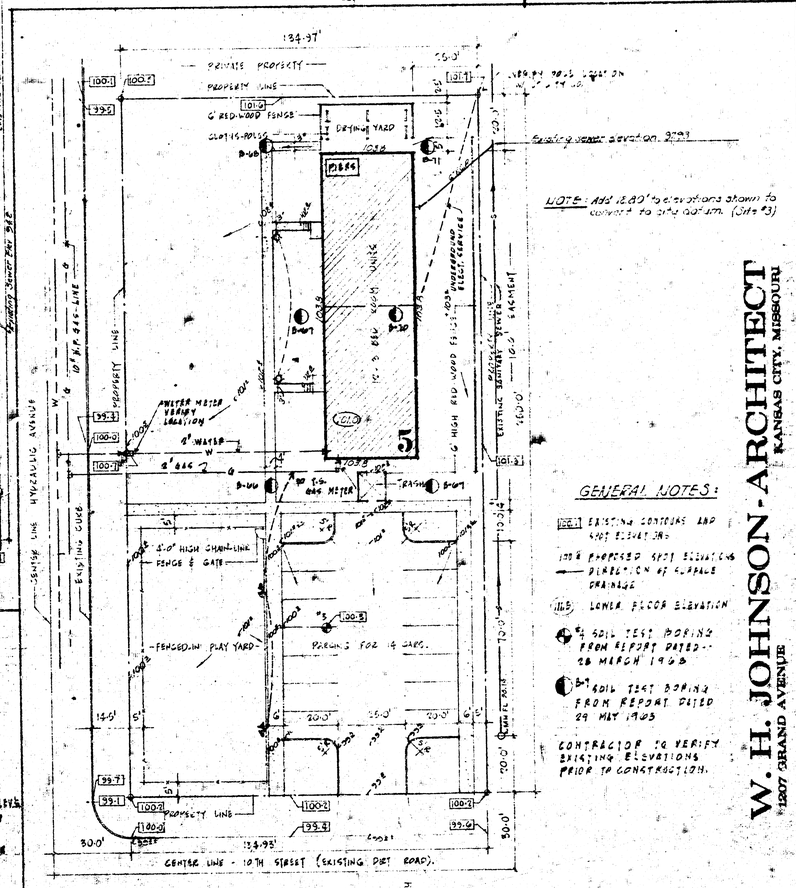
LOTS - 1, 2, 3, 4, 5, 6, 7, 8, 10, 14, 16, 18, 20, 22, 24 & 26 BLOCK 2 KANSAS ADDITION

PLOT PLAN SITE NUMBER 2

SCALE - 1" = 20'-0"



SCALE - 1" = 10'-0"



NOTE: Add 12.80' to elevations shown to convert to city datum (Site #3)

LOTS - 5, 7, 9, 11, 13, 15, 17, 19, 21 & 23 BALL.

PLOT PLAN SITE NUMBER 3

SCALE - 1" = 20'-0"

GENERAL NOTES:

- 100.1 EXISTING CONTOURS AND SPOT ELEVATIONS
- 100.8 PROPOSED SPOT ELEVATIONS & DIRECTION OF SURFACE DRAINAGE
- 105 LOWER FLOOR ELEVATION
- B-1 SOIL TEST BORING FROM REPORT DATED -- 28 MARCH 1963
- B-2 SOIL TEST BORING FROM REPORT DATED 29 MAY 1963

CONTRACTOR TO VERIFY EXISTING ELEVATIONS PRIOR TO CONSTRUCTION.

Site 1 Approved as noted

APPROVED AS NOTED
By CITY ENGINEER OF WICHITA
Sanitary Sewers
Storm Sewers
Driveway Approaches

ARCHITECTS ENGINEERS

MANTEL & STEELE ASSOCIATES

4550 MAIN STREET
KANSAS CITY, MISSOURI

ALLEN KERBEW JOHNSON
1766 North Piatt, Wichita, Kansas

W. H. JOHNSON - ARCHITECT
1207 GRAND AVENUE
KANSAS CITY, MISSOURI
LOGAN 1-0273 (816)

JOB NUMBER
DRAWN BY
DATE DRAWN
DATE ISSUED
CHECKED BY
REVISIONS
ENGINEERS
CONSULTERS

SHEET NUMBER 1

ARCHITECTS —
WILLIAM H. JOHNSON
1207 GRAND AVE. K.C.MO.
MANTEL & STEELE ASSOCIATE ARCH.

BY	TITLE	DATE

OWNER —
ALLEN KENNEDY MANOR, INC.
REV. A.A. MORGAN - PRESIDENT

BY	TITLE	DATE

GENERAL CONST. CONTRACTOR
NAME R.D. MONROE CONST. CO. INC

BY	TITLE	DATE

MORTGAGEE
NAME FIDELITY INVESTMENT CO. INC

BY	TITLE	DATE

BONDING COMPANY
NAME HOME FIRE INSURANCE CO.

BY	TITLE	DATE

ALLEN KENNEDY MANOR INC.

A 221-D-3 RENT SUPPLIMENT PROJECT

PROJECT NUMBER 102-35003 NP/SUP

SPONSORED BY ST. PAUL AFRICAN METHODIST EPISCOPAL CHURCH

1756 NORTH PIATT. WICHITA, KANSAS.

BISHOP H. THOMAS PRIMM ——— PRESIDING PRELATE.
REV. A.L. SIMPSON ——— PRESIDING ELDER
REV. A.A. MORGAN ——— PASTOR.
WILLIAM H JOHNSON ——— ARCHITECT.
MANTEL AND STEELE ——— ASSOCIATE ARCHITECTS.

GENERAL DATA —

SITE No.	1 BED RM.	2 BED RM.	3 BED RM.	LAND AREA	PARKING	RM. COUNT
1		12	12	44000	26 CARS	
2			24	60018	26	
3			12	38350	14	
4		24	24	90874	56	
5	8	16		42500	24	
6		24	24	225568	42	

DRAWING INDEX

1 SITE AND GRADING PLANS FOR SITES #1,2 AND 3
2 SITE AND GRADING PLANS FOR SITES #4, 5 AND PART 1 OF SITE 6
3 SITE AND GRADING PLANS FOR SITES 6, PART 2
4 SITE AND GRADING PLAN FOR COMMUNITY CENTER
5 LANDSCAPING PLAN FOR SITES 1, 2 AND 3
6 LANDSCAPING PLAN FOR SITES 4, 5 AND PART 1
7 LANDSCAPING PLAN FOR SITES 6 - PART 2
8 LANDSCAPING PLAN FOR COMMUNITY CENTER
9 FLOOR PLAN FOR 1 AND 2 BR. UNITS, KITCHEN AND BATH ELEVS.
10 FLOOR PLANS FOR BR. UNITS, ROOM FINISH SCHEDULE, DOOR SCHEDULE, PARTITION TYPES, WINDOW AND DOOR DETAILS
11 1/8" FLOOR PLANS 1, 2 AND 3 BR. UNITS AND ROOFING AND FLR. SCHEDULES.
12 ELEVATIONS 1, 2 AND BR. UNITS
13 TYPICAL WALL SECTION, PROJECT SIGN AND MISC. DET'S.
14 COMM. BLD'G FLOOR PLANS, RM. FIN. SCHED, DOOR SCHED & DET'S.
15 ELEVATIONS, WALL SECTIONS AND DET'S., COMMUNITY CENTER
16 MILLWORK, WALL SECTIONS AND KITCHEN ELEVATIONS
17 MECHANICAL PLANS & DETAILS FOR APARTMENTS
18 MECHANICAL PLANS FOR COMM. BLD'G.
19 ELECTRICAL PLANS AND DETAILS FOR APARTMENTS
20 ELECTRICAL PLUMBING DETAILS FOR COMM. BLD'G.
21 ELECTRICAL INTERCOM. DETAILS FOR COMM. BUILDING.

PIATT AVENUE
(EXISTING ASPHALT)

PRIVATE PROPERTY

SITE NO. 5

SITE NO. 4

SITE NO. 6 PART 1

SITE NO. 6 PART 2

PARKING - 26 CARS

PARKING 10 CARS

PARKING FOR 9 CARS

PLAY YARD

PLAY FIELD

Proposed 8" Sanitary Sewer

EXISTING 8" SANITARY SEWER

EXISTING EASEMENT

EASEMENT

MATCH LINE FOR PART 2 SITE #6

ASH AVENUE
(EXISTING CONC.)

119TH STREET

LOGAN STREET

Construct new concrete curb and pavement

See street plan profile for top of curb elev.

Match existing elev.

Note: Add 2385 to convert existing elevations to city datum.

Note: Existing 8" Water line 6'11" back of West curb

NOTE TO CONTRACTOR
This project will be constructed under the supervision of the CITY ENGINEER and conforming to the SPECIFICATIONS of the CITY OF WICHITA. The CONTRACTOR will reimburse the City of Wichita for all cost of Engineering, Plans, and Inspection.

NOTE: ADD 18.67 TO CONVERT EXISTING ELEVATIONS TO CITY DATUM.

W. H. JOHNSON - ARCHITECT
1207 GRAND AVENUE KANSAS CITY, MISSOURI

MANTEL & STEELE ASSOCIATE ARCHITECTS INC.
4550 MAIN STREET KANSAS CITY, MISSOURI LOGAN 1-0273 (816)

ALLEN KENNEDY MANUFACTURING INC.
1756 North Platt, Wichita, Kansas

SHEET NUMBER A2
TOTAL SHEETS

W. H. JOHNSON - ARCHITECT

1207 GRAND AVENUE — KANSAS CITY, MISSOURI

MANTEL & STEELE ASSOCIATE ARCHITECTS INC.

4550 MAIN STREET — KANSAS CITY, MISSOURI — LOGAN 1-0273 (816)

ALLEN KENNEDY MANOR INC.
1756 North Platt, Wichita, Kansas

SHEET NUMBER 3 TOTAL SHEETS

NO. ISSUED | DRAWN BY | DATE DRAWN | DATE ISSUED | CHECKED BY | REVISIONS | BY | APPROVED

NOTE:
NO ADDITIONS OR PAVING SHALL BE PLACED ON THIS SITE UNTIL SOILS ENGINEER HAS APPROVED SOIL CONDITION AS SUITABLE FOR INTENDED USE.

PLOT PLAN — SCALE 1" = 20'-0"

Demolish existing sanitary sewer. Plug hole in manhole

Storm Sewer Line #4

Storm Sewer Line #3

Storm sewer line #2

Storm Sewer Line

Sanitary Sewer Line

Existing Pole Location W. Utility Co.

Underground Electric Service

Existing Fire Hydrant

Existing Water Valve

Existing Gas Valve

Existing Manhole

Existing Telephone Pedestal

Existing Contours are shown thus ——— 916 ———

Proposed contours are shown thus ——— 916 ———

NOTES:

Property Line

Setback Line

Easement Line

Existing Sanitary Sewer

Existing Storm Sewer

Existing Water Line

Existing Gas Line

Existing Underground Telephone

Existing Underground Electric

Existing Overhead Electric

Existing Fence

Existing Curb

Existing Concrete

Existing Asphalt

Existing Building

Proposed Building

Proposed Concrete

Proposed Asphalt

Proposed Curb

Proposed Fence

Proposed Sanitary Sewer

Proposed Storm Sewer

Proposed Water Line

Proposed Gas Line

Proposed Underground Telephone

Proposed Underground Electric

Proposed Overhead Electric

Proposed Contours

Existing Contours

Pennsylvania Avenue

Centerline

Existing Sanitary Sewer

Existing Storm Sewer

Existing Water Line

Existing Gas Line

Existing Underground Telephone

Existing Underground Electric

Existing Overhead Electric

Existing Fence

Existing Curb

Existing Concrete

Existing Asphalt

Existing Building

Proposed Building

Proposed Concrete

Proposed Asphalt

Proposed Curb

Proposed Fence

Proposed Sanitary Sewer

Proposed Storm Sewer

Proposed Water Line

Proposed Gas Line

Proposed Underground Telephone

Proposed Underground Electric

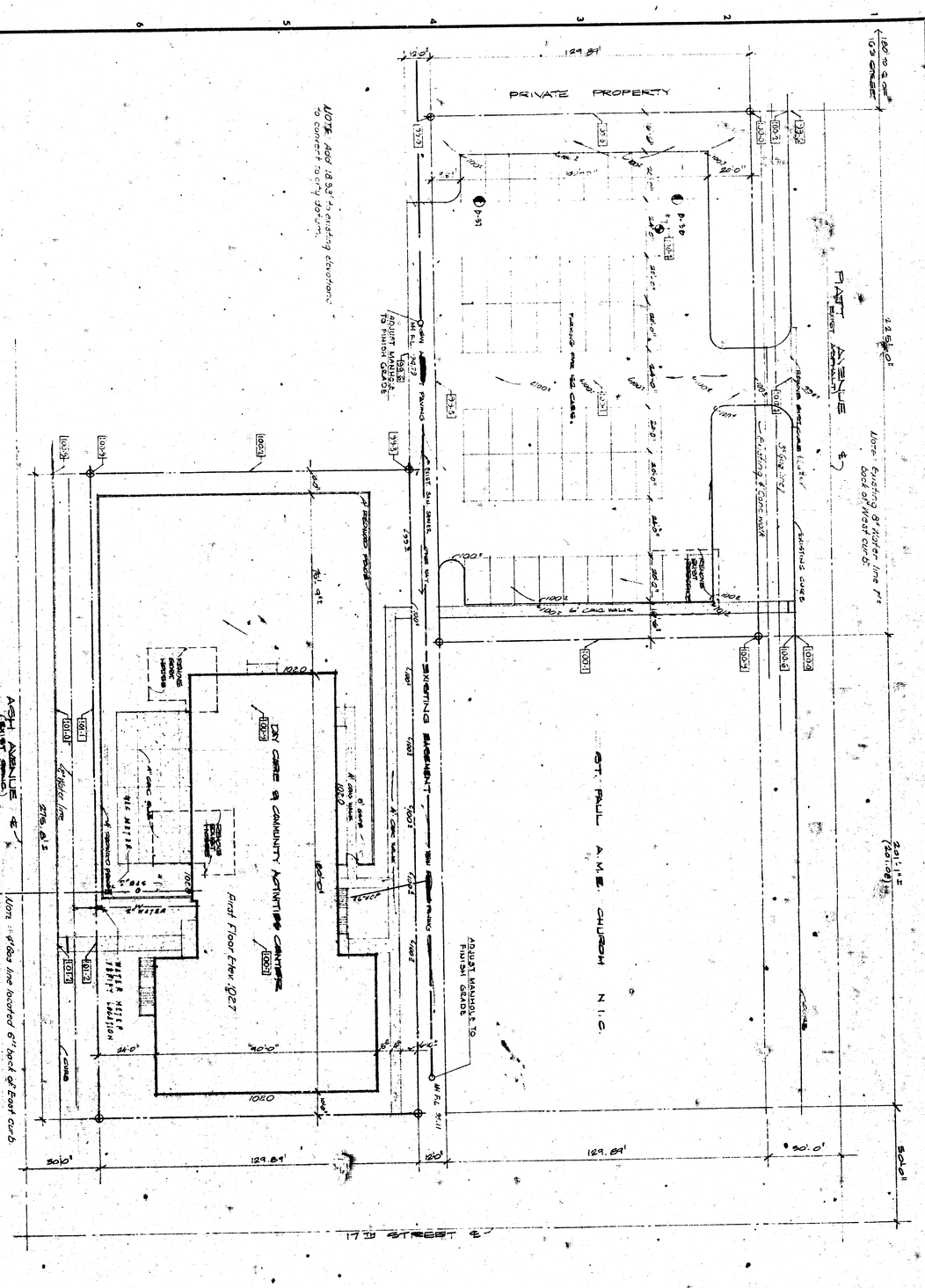
Proposed Overhead Electric

Proposed Contours

Existing Contours

Pennsylvania Avenue

Centerline



Note: Existing 8" storm line per book of record.

NOTE: Add 18.9 to existing elevations to convert to city datum.

SITE NO. 7

Lots 1 & 2, Block 12, Block 13, Block 14, Block 21, Block 22, Block 23, Block 24, Block 25, Block 26, Block 27, Block 28, Block 29, Block 30, Block 31, Block 32, Block 33, Block 34, Block 35, Block 36, Block 37, Block 38, Block 39, Block 40, Block

W. H. JOHNSON - ARCHITECT
1207 GRAND AVENUE KANSAS CITY, MISSOURI

MANTEL & STEELE ASSOCIATE ARCHITECTS INC.
4650 MAIN STREET KANSAS CITY, MISSOURI
LOGAN 1-0273 (816)

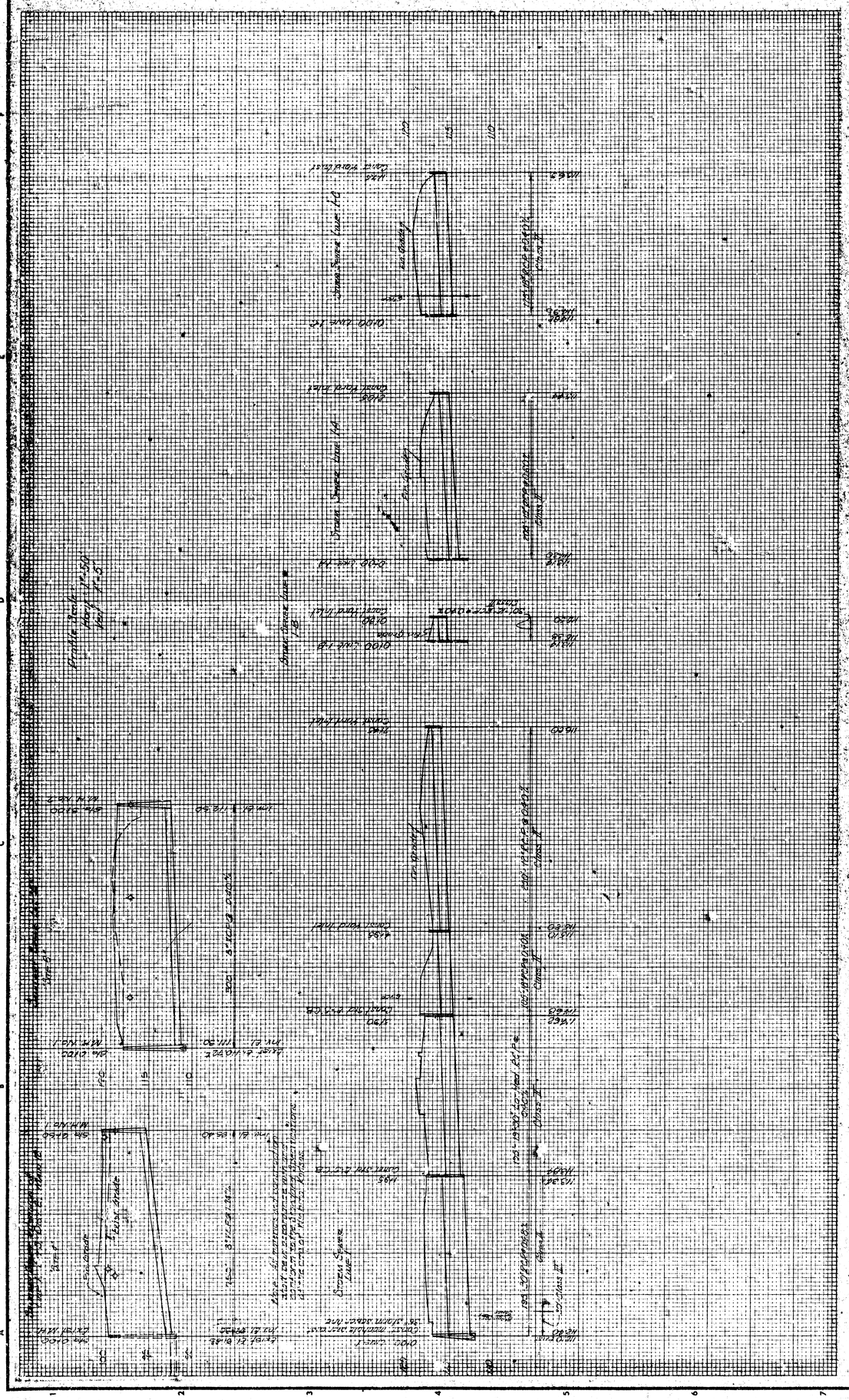
ALLEN KENNEDY MANOR INC
1756 North Plaza, Wichita, Kansas

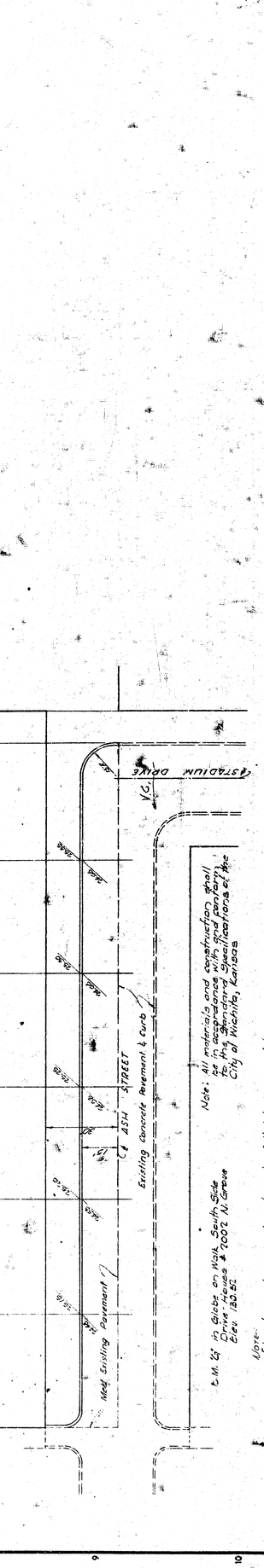
SHEET NUMBER U1
TOTAL SHEETS

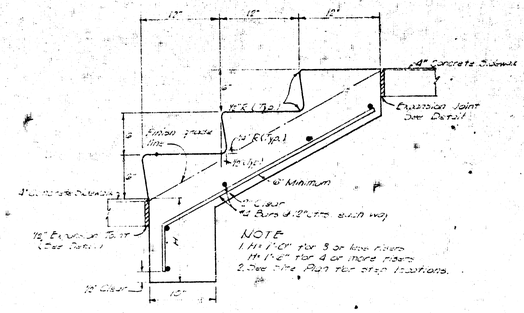
ENGINEER
ENGINEERING
DIVISIONS
CHECKED BY
DATE ISSUED
DRAWN BY
JOB NUMBER
NO.

NOTE TO CONTRACTOR
This project will be constructed under the supervision of the CONSTRUCTION ENGINEER and in accordance with the SPECIFICATIONS of the CITY OF WICHITA. The CONTRACTOR will reimburse the City of Wichita for all cost of engineering, Plans, and Inspections.

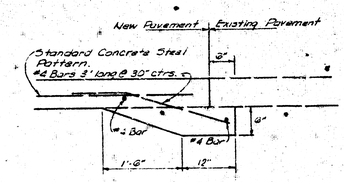
The Elevations shown on this plan are Zenithic, they will be Established or Verified, at time of Construction by the City Engineering Dept.



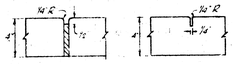




TYPICAL CONCRETE STEP DETAIL



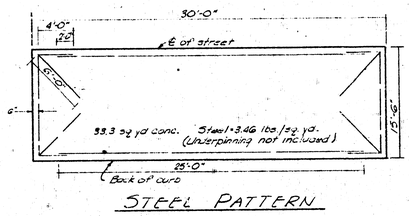
TYPICAL UNDERPINNING DETAIL



EXPANSION JOINT CONTRACTION JOINT

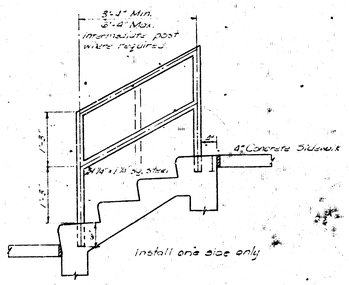
1. Sidewalk expansion joints shall be located at not more than 50 (feet) centers.
2. Expansion joint material shall be 1/2" Premoulded Bituminous Cellular Type and shall extend full thickness of sidewalk & for a 12" or greater width.
3. Sidewalk contraction joints shall be located at not more than 5' (feet) centers.
4. Sidewalks shall have 1/4" per foot cross-slope towards the street, parking area or roadway ditches.

SIDEWALK DETAILS

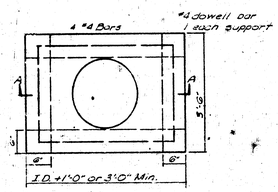


STEEL PATTERN

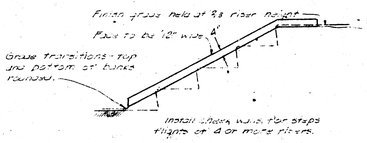
CONCRETE PAVEMENT DETAILS



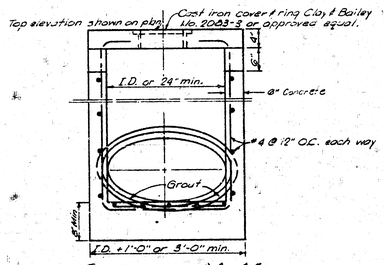
EXTERIOR HANDRAIL DETAIL



PLAN



CHEEK WALL DETAIL



SECTION "A-A"

YARD INLET DETAILS

W. H. JOHNSON - ARCHITECT
1207 GRAND AVENUE
KANSAS CITY, MISSOURI

MANTEL & STEELE ASSOCIATES, INC.
4550 MAIN STREET
KANSAS CITY, MISSOURI
ALLEN KENNEDY MANOR INC.
1756 North Platt, Wichita, Kansas

RALPH C. BUNNO LICENSED 5677 KANSAS PROFESSIONAL ENGINEER

JOB NUMBER
LOGAN 1-0273 (B16)
DRAWN BY
DATE DRAWN
DATE ISSUED
CHECKED BY
REVISIONS
ENGINEERS
ENGINEERS

SHEET NUMBER
D1

TOTAL SHEETS