LEGEND

- PP — X — POWER POLE AND DEADMAN
- KGE — ELECTRIC BOX
- LP — LIGHT POLE
- WM — WATER METER
- S — S — STORM SEWER PIPE
- W — W — WATER LINE
- SS — SS — SANITARY SEWER LINE
- G — G — GAS LINE
- T — T — TELEPHONE LINE
- PM — PARKING METER

GENERAL NOTES:

PROPERTY SURVEY BY : MID-KANSAS ENGINEERING CONSULTANTS INC. WICHITA, KANSAS
PRESENT SITE ZONING: 'D' CENTRAL BUSINESS DISTRICT

BENCHMARK:

BM-1 " □ " CUT ON SW CORNER OF SIGNAL POLE BASE ON THE NE CORNER OF MARKET AND WATERMAN STREETS.
ELEVA. = 1102.1

BM-2 " □ " CUT ON SE CORNER OF SIGNAL POLE BASE ON THE SE CORNER OF BROADWAY AND ENGLISH STREETS.
ELEVA. = 1105.3

PROPOSED PARKING: 48 (2 HANDICAP STALLS INCL.)

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE START OF CONSTRUCTION.

CONTRACTOR IS TO PROVIDE ALL SAFETY BARRIERS, FENCING ETC. AROUND CONSTRUCTION SITE AS REQUIRED BY LOCAL REGULATIONS.

TOTAL AREA: 18,663.49 SQ. FT. (.428 ACRES)
LANDSCAPE AREA: 2,628.78 SQ. FT.
PERMEABLE PAVEMENT: 1194.75 SQ. FT.
IMPERVIOUS AREA 14839.96 SQ. FT.

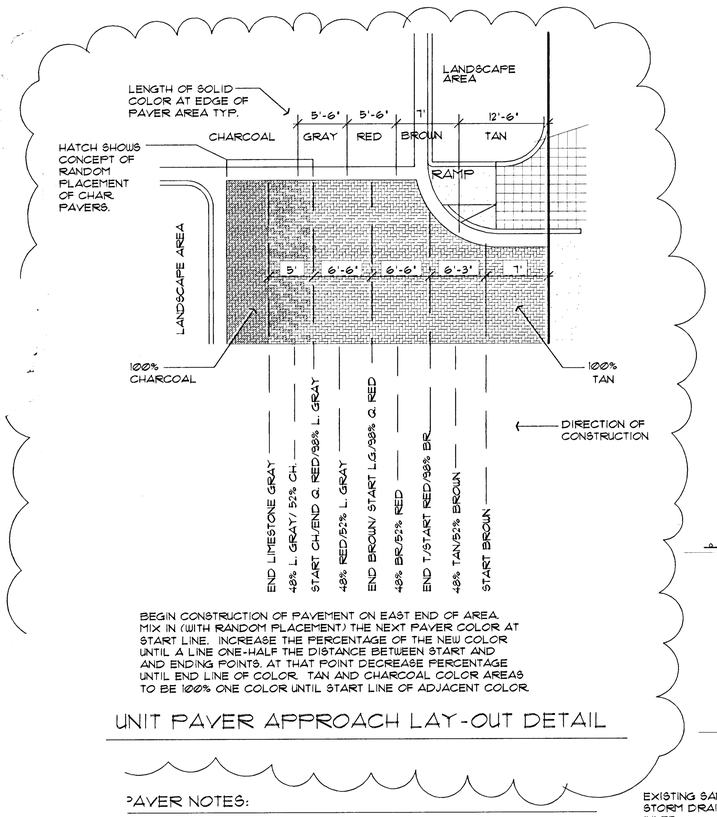
REQUIRED STREET YARD LANDSCAPE AREA: NONE BY CURRENT LANDSCAPE ORDINANCE
NEW STREET YARD LANDSCAPE AREA: 942 SQ. FT. (PARKING TO SIDEWALK)

NOTE: 8" WATER LINE EXISTS IN WEST R½W OF BROADWAY
8" WATER LINE EXISTS IN WEST R½W OF MARKET.

NOTE: UTILITIES SHOWN ARE AS PER UTILITY COMPANY RECORDS AND/OR FLAGGED LOCATIONS AND SHOULD BE VERIFIED BEFORE ANY CONSTRUCTION IS UNDER TAKEN.

LEGAL DESCRIPTION:

Lots 58,60,62,64,66, on Broadway Ave., Graiffenstein's Addition, Wichita, Kansas.



BEGIN CONSTRUCTION OF PAVEMENT ON EAST END OF AREA. MIX IN (WITH RANDOM PLACEMENT) THE NEXT PAVER COLOR AT START LINE. INCREASE THE PERCENTAGE OF THE NEW COLOR UNTIL A LINE ONE-HALF THE DISTANCE BETWEEN START AND AND ENDING POINTS. AT THAT POINT DECREASE PERCENTAGE UNTIL END LINE OF COLOR. TAN AND CHARCOAL COLOR AREAS TO BE 100% ONE COLOR UNTIL START LINE OF ADJACENT COLOR.

UNIT PAVER APPROACH LAY-OUT DETAIL

PAVER NOTES:

...VERS ARE TO MATCH THOSE THAT ARE TO BE INSTALLED AT THE SIDEWALKS ...AMS STREET BETWEEN BROADWAY AND MARKET STREET.

...' PAVER COLOR PATTERN ON THE PLAN (IN THE PARKING LOT DRIVE ...AR THE RAMPS AT THE SIDEWALK) ARE REFRESENTATIVE OF THE PATTERN ...NSTALLED. RANDOMLY, FROM EAST TO WEST,THE DARKER ACCENT COLORS ...BE ADDED INTO THE TAN BASE COLOR CREATING A GRADUAL CHANGE OF ...FROM TAN THROUGH BROWN, THROUGH QUARRY RED, THROUGH LIMESTONE ...D THE FINAL COLOR, CHARCOAL. THE WESTERN MOST ROWS OF THE DRIVE ... ARE TO BE ENTIRELY CHARCOAL IN COLOR.

...K:
...E/SHAPE: HANOVER-FREST CONCRETE PAVER, 12"x12"x2½" NOMINAL DIMENSIONS
...OR/FINISH: TAN/TUDOR FINISH
BROWN/TUDOR FINISH (ACCENTS)

... LOT DRIVE:
...E/SHAPE: HANOVER-FREST CONCRETE PAVER 4"x8"x3" NOMINAL DIMENSIONS
...OR/FINISH: TAN/TUDOR FINISH
BROWN/TUDOR FINISH
QUARRY RED/TUDOR FINISH
LIMESTONE GRAY/TUDOR FINISH
CHARCOAL/TUDOR FINISH
...ERN: HERRINGBONE LAY-OUT
BLENDED COLOR, FROM LIGHT TO DARK (EAST TO WEST)

REMOVE REMAINING MASONRY FRAGMENTS (FROM FREVIOUS DEMOLITION) FROM FACE OF PARKING GARAGE STRUCTURE AS REQUIRED AND INSTALL NEW FRAME AND EFIS WALL ON EXISTING FOUNDATION LEDGE UP TO BOTTOM OF EXISTING BUILDING WINDOWS. NEW WALL SHALL BE 3 5/8 x 20 GA. STUDS AT 16" O.C. W/ 1/2" GYP. SHEATHING AND 3/4" EFIS (SPRAY FINISH). TOP OF WALL SHALL HAVE 2x TREATED NAILER TO RECEIVE 24 GA. GALV. AND PAINTED FLASHING AT WINDOW SILL. HOLD WALL FINISH FACE TO SOUTH EDGE OF FOUNDATION - BRACE TO MAS. AT MID HEIGHT AND TOP OF WALL. - RETURN FINISH AT WALL ENDS BACK TO BLDG.

EXISTING BUILDING FOUNDATION TO REMAIN INFILL MISSING FOUNDATION SEGMENT AT EAST END WITH NEW CONCRETE OF MATCHING DEPTH. - REINFORCE TO BE #4 HORIZ. AT 12" O.C. AND #4 VERT. AT 12" O.C.

NOTE: CLEAN AND REPAINT BUILDING WALL SEGMENT ABOVE NEW OVERLAY WALL AT EAST END ABOVE WINDOW SILL.

BUILDING
S 89°59'00" E 149.48'
MH KGE
PM
MH KGE
WMO
R 41'
5'
15'-6"
124.92'
2'-3"
5'
8'
13'-6"
R 42'
117'
13 PARKING STALLS @ 9'-0"
58
LANDSCAPE AREA
14
EXISTING ALLEY
CO
SS
PP
CO
4" PVC SLEEVE FOR IRRIG. & LIGHTING
2' ROLL UP CURB AND GUTTER (SEE DETAIL)
EDGE OF NEW PAVEMENT
5' ASPHALT DRIVE AND LOT OVER CONTROL FILL
2' ROLL-UP CURB AND GUTTER
CONCRETE UNIT PAVERS ON PERMEABLE GRAVEL FILL. SIZE: 4"x7⅞"x3⅛" PATTERN: HERRINGBONE COLOR: TAN/BROWN/QUARRY RED/ LIMESTONE GRAY/CHARCOAL BLEND. ALL TAN AT EAST TO ALL CHARCOAL ON WEST SIDE.
6" CONCRETE EDGE STRIP AT PAVERS
RELOCATED EXISTING LIGHT POLE
CONCRETE UNIT PAVER SIDEWALK. SIZE: 12"x12"x2½" NOM. COLOR: TAN (TUDOR FINISH) W/ BROWN (TUDOR FIN.) ACCENTS (TYPICAL IN SIDEWALK)
LIGHT POLE TO BE RELOCATED
24' CONCRETE DRIVE APPROACH AS PER CITY CODES
EXISTING SIDEWALK TO BE REMOVED. PROPERTY LINE TO PROPERTY LINE
SIGN TO BE REMOVED
CONCRETE UNIT PAVER SIDEWALK. SIZE: 12"x12"x2½" NOM. COLOR: TAN (TUDOR FINISH) (TYP. IN SIDEWALK)
CONCRETE UNIT PAVER ACCENTS. SIZE: 12"x12"x2½" NOM. COLOR: BROWN (TUDOR FINISH) PATTERN: RANDOM PLACEMENT
EXISTING CURB/GUTTER TO BE REMOVED AND REPLACED BY CURB/GUTTER AS PER CITY CODE. (TYPICAL LENGTH OF SITE)
EDGE OF EXISTING WALK
PARKING LOT SIGNAGE (DESIGN TO BE DETERMINED)
EXISTING APPROACH RAMP TO BE REMOVED. REPLACE WITH CURB, GUTTER, AND PAVEMENT AS REQUIRED AS PER CITY CODES.
6" PVC SLEEVE FOR IRRIG. FROM EXISTING METER/TAP.
EXISTING CONCRETE PAVEMENT TO BE REMOVED
30'
22'-6"
7'-6"
24'
7'-6"
22'-6"
19'-9"
LP
LP
RAMP
6' PVC SLEEVE FOR IRRIG.
4" PVC SLEEVE
10 PARKING STALLS @ 9'-0"
62
10
18'
8'-6"±
30'
13'-6"
24'
6"W. CONC. CONC. CURB
18"W CONCRETE RETENTION STRIP. AT EDGE OF UNIT PAVER AREA.
HANDICAPPED STALL SIGNAGE AS PER ADA CODES. 2 LOCATIONS
2" ROLL-UP CURB AND GUTTER
5' ASPHALT DRIVE AND LOT OVER CONTROL FILL
4' WHITE PAINT STRIPING (TYP.)
2' ROLL-UP CURB AND GUTTER (SEE DETAIL)
EDGE OF NEW PAVEMENT
64
13 PARKING STALLS @ 9'-0"
66
R 23'
3'-3"
R 26'-6"
34'-4"
8"
N 00°00'52" W
S 89°59'00" E 149.50'
BUILDING
EXISTING SAN. STORM DRAIN INLET
16' ALLEY
BROADWAY AVE.
REMOVE MASONRY FRAGMENTS ON BOTTOM 2' OF WALL AND TUCK AND POINT MASONRY.
REMOVE REMAINING MASONRY FRAGMENTS FROM WALL FACE TO PROVIDE LEVEL FACE CONDITION TO RECEIVE INSTALLATION OF NEW EIFS COVERING (1¼" STYRENE BOARD) WITH "SKIP TROWEL" FINISH AND COLOR TO MATCH EXISTING MATERIAL ON EAST FACE OF EXISTING BUILDING (FULL HEIGHT TO EXISTING PARAPET CAP). PROVIDE MORTAR REMOVAL AND INFILL AS REQUIRED TO CREATE SURFACE APPROPRIATE TO EIFS INSTALLATION. ALL EDGES OF INSTALLATION SHALL BE TERMINATED INTO METAL "J" FORM. PROVIDE SEALANT BEAD TO CLOSE METAL "J" TO FACE OF WALL AT ENDS AND NEW PARAPET CAP TILES ACROSS TOP.

North

SITE LAY-OUT PLAN

SCALE: 1" = 10'-0"

Wilson Darnell Mann PA
architecture site planning interiors
105 N. Washington Wichita, Kansas 67202 316-262-4700

COPYRIGHT © 1993
Wilson Darnell Mann, PA

prints issued
5-11-94 FIELD CHK.
9-27-94 REVISION
(N. WALL & PAVERS)

WDA no. 94008

drawn LME check

319 & 325 BROADWAY
PARKING LOT
319 & 325 BROADWAY
WICHITA, KANSAS

SITE LAY-OUT PLAN

SA-1
of