

ALTERATIONS TO

the timbers

PACKAGE 3

DATA INFORMATION

SITE

ZONING: "B"

FIRE ZONE: NUMBER THREE (3)

COVER DENSITY: TEN (10) UNITS/ACRE

PARKING SPACES: ONE HUNDRED FORTY-FOUR (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 3,126 S.F./BLDG. = 9,384 S.F.

TOI 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 TOI FACILITY: = 29,337 S.F.

ISOI FACILITY:

FIRST FLOOR: = 9,458 S.F.

BASEMENT: = 1,479 S.F.

TOTAL ISOI FACILITY: = 10,937 S.F.

MAINTENANCE BUILDINGS: 2 BUILDINGS = 13,094 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)
TOI FACILITY: B-2
ISOI FACILITY: B-2

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

LIVE LOADS: ROOF: THIRTY POUNDS PER SQUARE FOOT (30 P.S.F.)
FLOOR: AT LIVING UNITS: FORTY POUNDS PER SQUARE FOOT (40 P.S.F.)
TOI FACILITY: ONE HUNDRED POUNDS PER SQUARE FOOT (100 P.S.F.)
ISOI 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: 3 BUILDING NINE (9): 3
UNIT C: 3 BUILDING ELEVEN (11): 3
BUILDING TEN (10): 65 ISOI FACILITY: 45
BASEMENT: 46 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: TOI FACILITY: 1200 AMP (AT MAINS SWITCH)
ISOI FACILITY: 500 AMP (AT MAIN SWITCH)
MAINTENANCE BUILDINGS: 60 AMP
SIXPLEX "A" LIVING UNITS: 500 AMP
FOURPLEX "A" LIVING UNITS: 200 AMP
FOURPLEX "C" LIVING UNITS: 225 AMP

DATA INFORMATION

ZONING: "B"

GARAGE/MAINTENANCE BUILDING

OCCUPANCY GROUP: S-3/F-1

CONSTRUCTION TYPE: V-N

FIRE PROTECTION: FIRE EXTINGUISHERS (PORTABLE)

GROSS BUILDING AREA: 1533 S.F. MAINTENANCE SECTION
2700 S.F. GARAGE SECTION
4233 S.F. TOTAL

BUILDING HEIGHT: 20'-0"

OCCUPANCY LOAD: GARAGE SECTION 90
MAINTENANCE SECTION 51
TOTAL 141

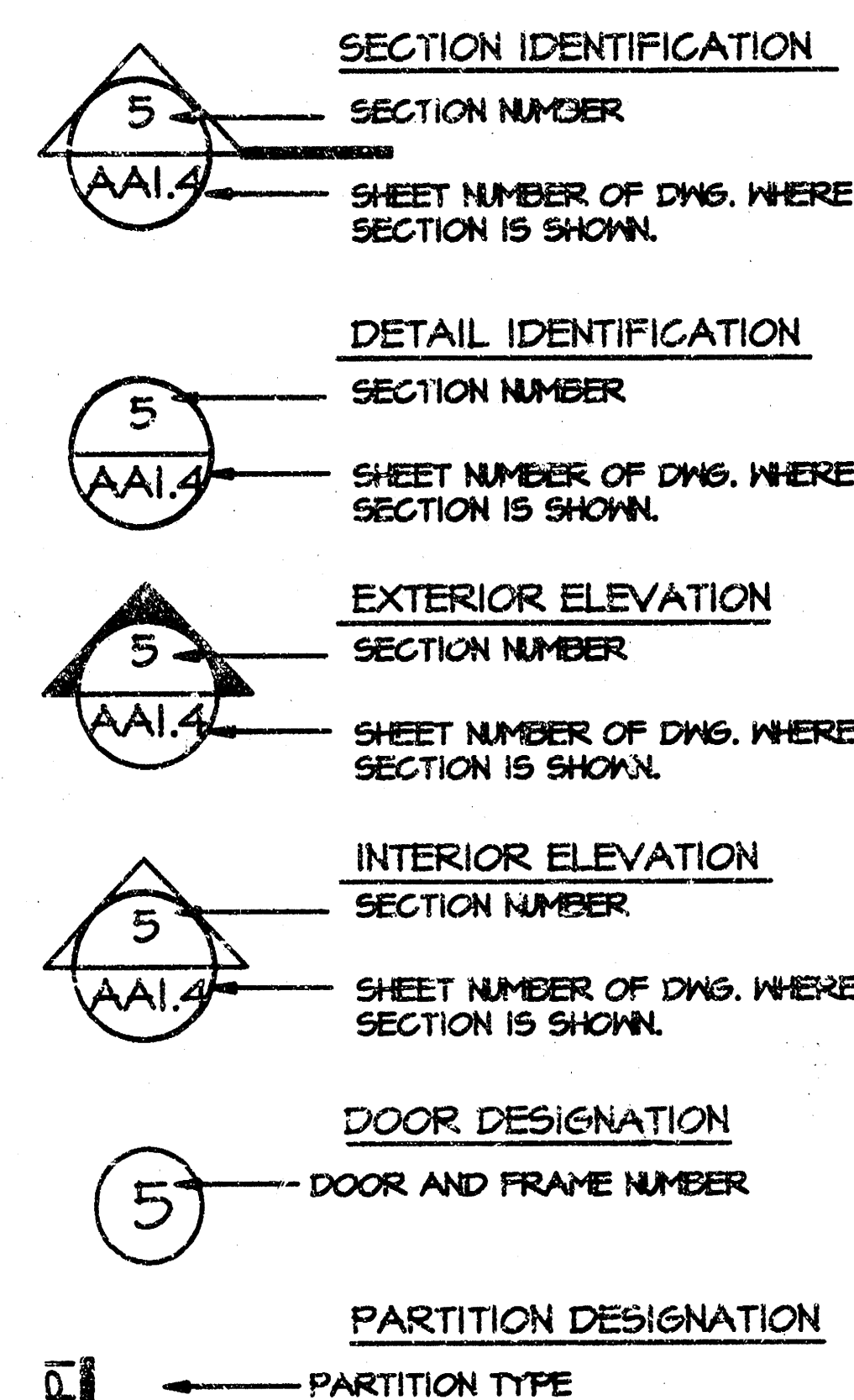
UBC 1994 TABLE 5-C: S-3, V-N 8000 S.F. MAX.
F-1, V-N 8000 S.F. MAX.

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

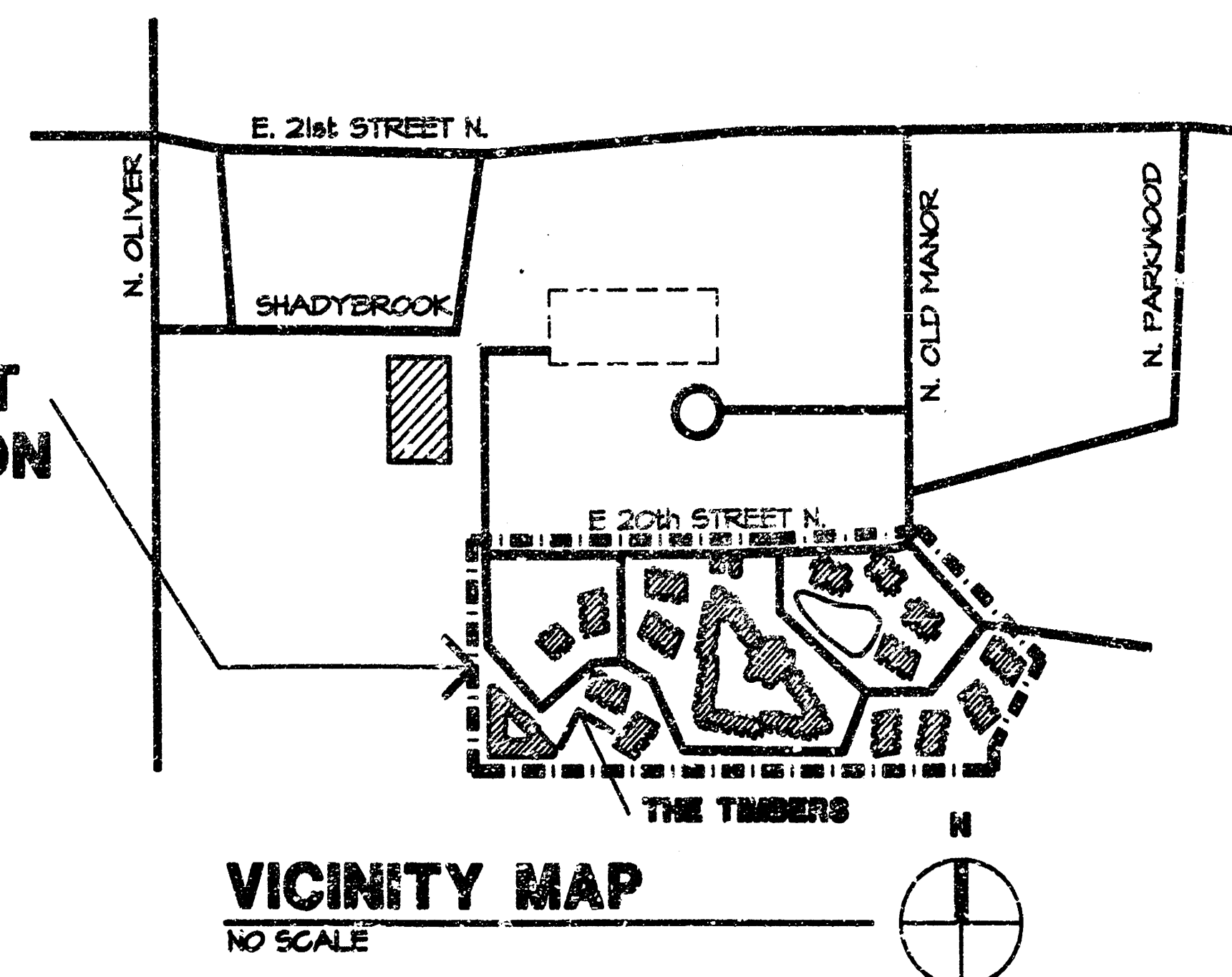
BUILDING ACTUAL 12710 S.F. IS LESS THAN WHAT IS ALLOWED
BY CODE 16000 S.F.

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

SYMBOL LEGEND



PROJECT
LOCATION



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 URH 9/30/96

DRIVEWAY APPROACHES _____

WATER MAIN _____

PAVING _____

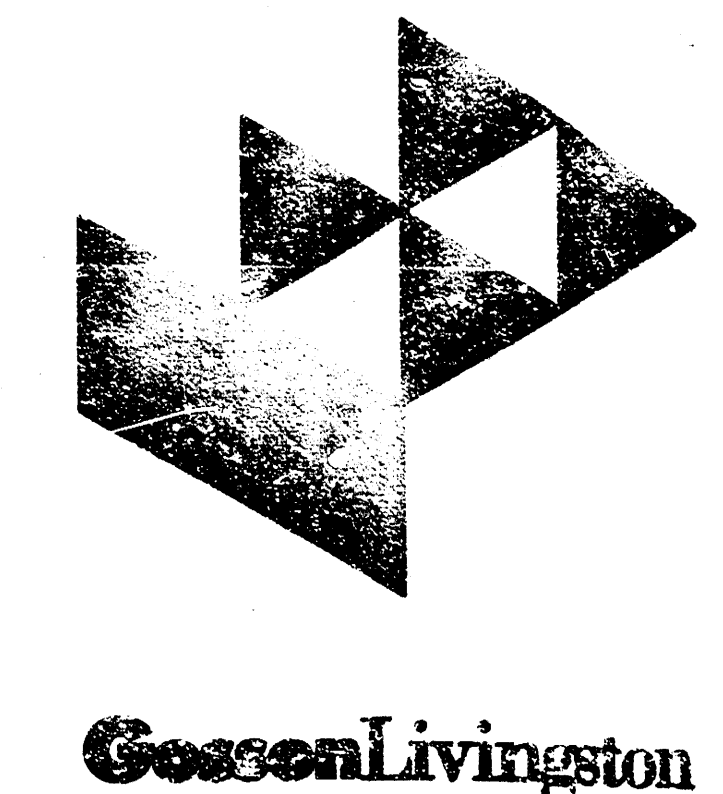
CITY OF WICHITA
MICHAEL E. LINDEBAK, P.E. - CITY ENGINEER
PRIVATE PROJECT NO. = 65TFPS(607861)

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EB21	GARAGE/MAINTENANCE BUILDING FLOOR PLAN

SWS
BOOKED
2-12-97
MCS
D-328

As Built
also 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 MEO/GDL
CHECKED MEK

G1
OF

LEGAL DESCRIPTION

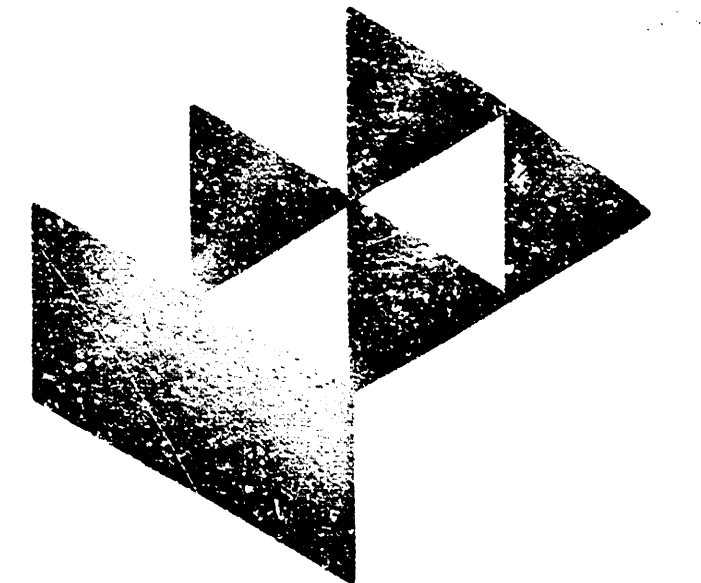
BEGINNING AT THE NW CORNER OF LOT 51, BLOCK 1, FIRST ADDITION TO CRESTVIEW HEIGHTS, WICHITA, KANSAS; THENCE SOUTHWESTERLY ALONG THE NORTH-WESTERLY LINE OF SAID LOT 51 BEARING S 27°59'20" W A DISTANCE OF 144.12 FEET; THENCE SOUTH ALONG THE WEST LINE OF LOT 51 BEARING S 00°17'27" W A DISTANCE OF 64.55 FEET TO THE SOUTHWEST CORNER OF SAID LOT 51; THENCE WEST ALONG THE SOUTH LINE OF SAID CRESTVIEW HEIGHTS ADDITION BEARING S 41°56' E A DISTANCE OF 104.43 FEET; THENCE NORTH BEARING N 00°00'00" E A DISTANCE OF 442.35 FEET; THENCE BEARING N 84°56' E A DISTANCE OF 516.64 FEET TO THE P.C. OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT WHOSE RADIUS IS 442.71 FEET AND THROUGH A CENTRAL ANGLE OF 21°54'00" A DISTANCE OF 25.63 FEET TO A POINT THE WEST R/L 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 HAVING A RADIUS OF 704.13 FEET THROUGH A CENTRAL ANGLE OF 34°36'14" A DISTANCE OF 422.64 FEET TO THE POINT OF BEGINNING.

LEGEND

- 3IN - TREE AND DIAMETER
- SN - SIGN AND POSTS
- IP - IRON PIPE
- 214.49 - SPOT ELEVATION AND LOCATION
- PP - POWER POLE AND DEARMAN
- ECB - ELECTRIC BOX
- 210 - CONTOUR LINE
- EDGE OF TREES
- UNDERGROUND ELECTRIC LINE
- FENCE
- BH - BENCHMARK
- SWH - STORM WATER MANHOLE
- SSH - SANITARY SEWER MANHOLE
- RETAINING WALL
- LP - LIGHT POLE
- FH - FIRE HYDRANT
- WV - WATER VALVE
- WM - WATER METER
- ICV - IRRIGATION CONTROL VALVE
- GI - GRATE INLET
- TR - TELEPHONE RISER
- SSP - STORM SEWER PIPE
- GL - GAS LINE
- TL - TELEPHONE LINE

BENCH MARK: CITY OF WICHITA 1050, 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.



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ALTERATIONS TO
the timbers
PACKAGE 3
WICHITA, KANSAS

OVERALL SITE
SURVEY

FOR REFERENCE ONLY

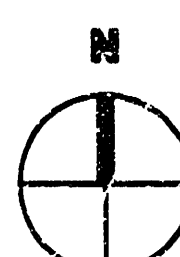
SITE SURVEY

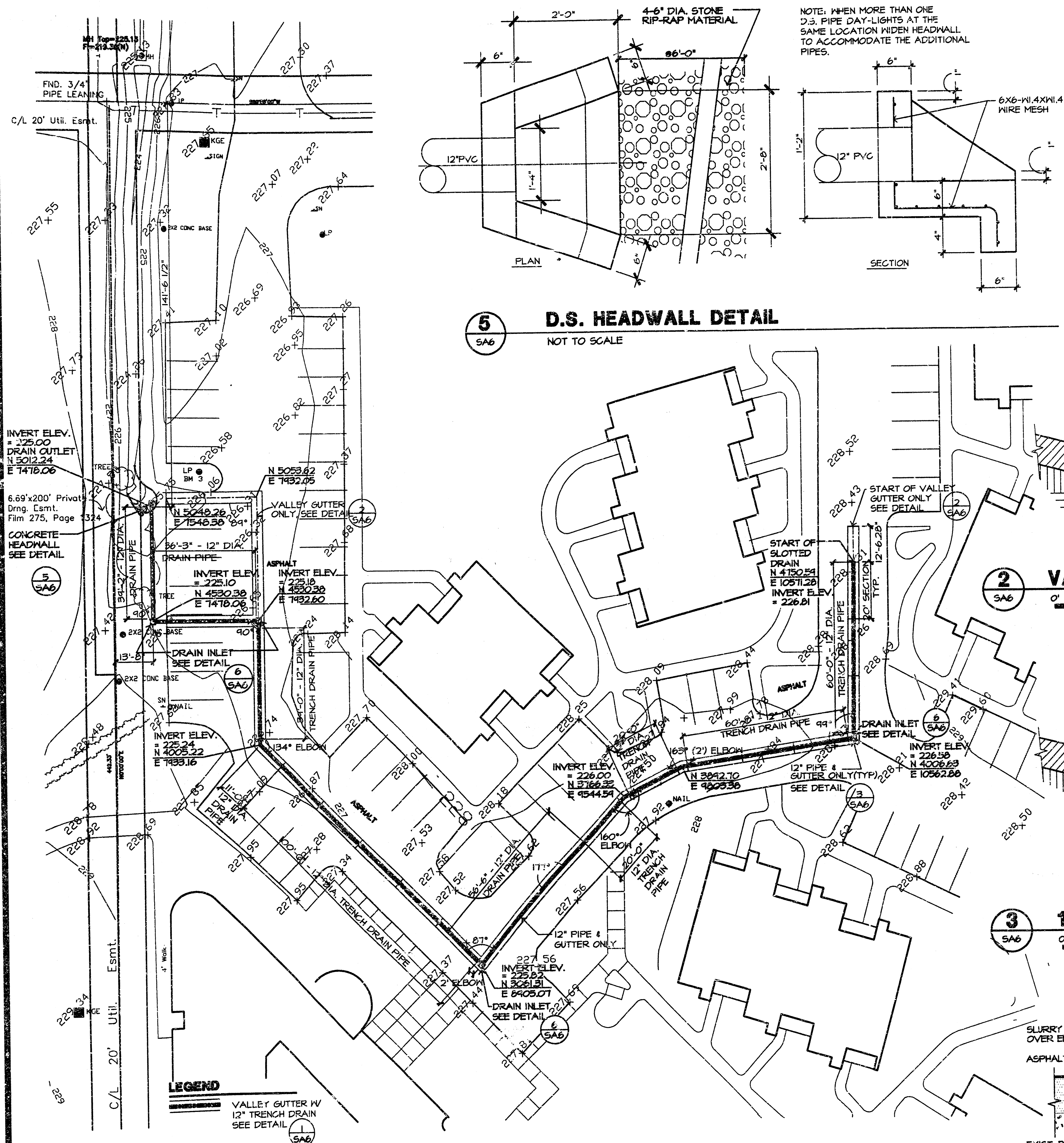
JOB NO. 050.000
DATE 3-21-46
DRAWN DRW
CHECKED MEK

SS1
OF

A SITE SURVEY

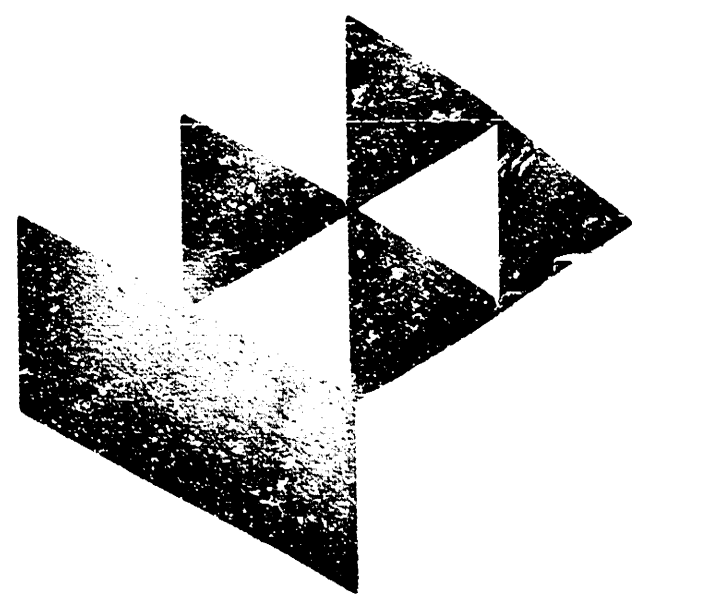
0' 25' 50'
1"=50'-0"





- LEGEND**
- IN - TREE AND DIAMETER
 - △ SN - SIGN AND POSTS
 - IP - IRON PIPE
 - 214 x 49 - SPOT ELEVATION AND LOCATION
 - PE - POWER POLE AND DEADMAN
 - EB - ELECTRIC BOX
 - CONTOUR LINE
 - EDGE OF TREES
 - UNDERGROUND ELECTRIC LINE
 - FENCE
 - BH - BENCHMARK
 - SWH - STORM WATER MANHOLE
 - SSH - SANITARY SEWER MANHOLE
 - RETAINING WALL
 - LP - LIGHT POLE
 - TH - FIRE HYDRANT
 - WV - WATER VALVE
 - WM - WATER METER
 - ICV - IRRIGATION CONTROL VALVE
 - GR - GRATE INLET
 - TR - TELEPHONE RISER
 - ST - STORM SEWER PIPE
 - GA - GAS LINE
 - TL - TELEPHONE LINE

- GENERAL NOTES**
- CONTRACTOR SHALL SEED ALL DISTURBED AREAS.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
 - AT LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW PAVEMENT, CONTRACTOR SHALL BLEND NEW PAVEMENT TO EXISTING GRADES.
 - 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.
 - 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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ALTERATIONS TO
the timbers
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