



Wichita-Sedgwick County Metropolitan Area Planning Department

November 7, 2019

Edgehill Happiness Plaza LLC
Attn: Tory Demarce
4455 E. Camelback Rd, Suite A-242
Phoenix, AZ 85018-2843

Edgehill Happiness Plaza LLC
Attn: Ryan Francisco
4455 E. Camelback Rd, Suite A-242
Phoenix, AZ 85018-2843

Edgehill Happiness Plaza LLC
Attn: Anthony Francisco
4455 E. Camelback Rd, Suite A-242
Phoenix, AZ 85018-2843

Re: BZA2019-45: City zoning Administrative Adjustment to reduce parking requirement from 82 spaces to 64 spaces (22% reduction); generally located at the southwest corner of East Douglas Avenue and South Clifton Avenue (3555, 3429, and 3543 East Douglas Ave.)

Legal Description: LOT 1 & W 23 1/4 FT LOT 3 & 20 FT VAC ST ON N & 7 1/2 FT VAC ALLEY ON S EXC W 6.10 FT N 120.13 FT THEREOF; E 1 3/4 FT LOT 3 ALL LOTS 5-7 & 20 FT VAC ST ON N & 7 1/2 FT VAC ALLEY (ON S LENORE ADD.); LOTS 9-11 EXC S 9 FT & 20 FT VAC ST (ON N LENORE ADD.); N 9 FT S 18 FT LOTS 13-15; LOTS 13-15 EXC S 18 FT-ALL LOT 17 & 20 FT VAC ALLEY ON N DOUGLAS AVE.; LOTS 19-21-23 & 20 FT VAC ST ON N & 7 1/2 FT VAC ALLEY (ON S LENORE ADD.), LENORE ADDITION, WICHITA, SEDGWICK COUNTY, KANSAS.

Dear Applicant,

We reviewed your Zoning Adjustment request to reduce the parking requirement for the above-referenced property on parking lots owned by Edgehill Happiness Plaza from 82 to 64 spaces.

Sec. V-1.2. (i) of the Unified Zoning Code allows reduction of the parking requirement for LC Limited Commercial zoning by up to 25% when the conditions required by Sec. V-1.6 of the Code are met. We find that the parking requirement reduction as proposed meets the four conditions required by Sec. V-1.6 of the Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction in parking requirement should have no impact on the safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area.

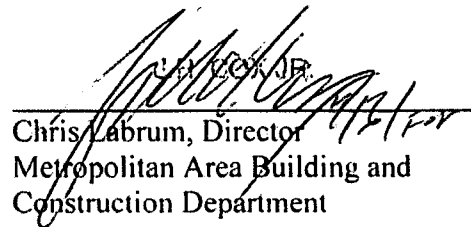
- 2) Impact on existing uses in surrounding areas: The proposed reduction in parking should not impact the surrounding uses in the immediate area.
- 3) Compatibility with existing or permitted uses on abutting sites: Surrounding properties are zoned LC and TF-3 Two-Family Residential and are developed with uses permitted those zoning districts. Therefore a 22% parking reduction should not compromise existing or permitted uses on abutting sites. Street visibility will not be affected.
- 4) Effect on public health, safety or welfare: The public's safety, health and welfare should not be impacted.

Our signatures below indicate that an Administrative Adjustment to reduce required parking spaces from 82 to 64 spaces is hereby granted for the aforementioned property subject to the following conditions:

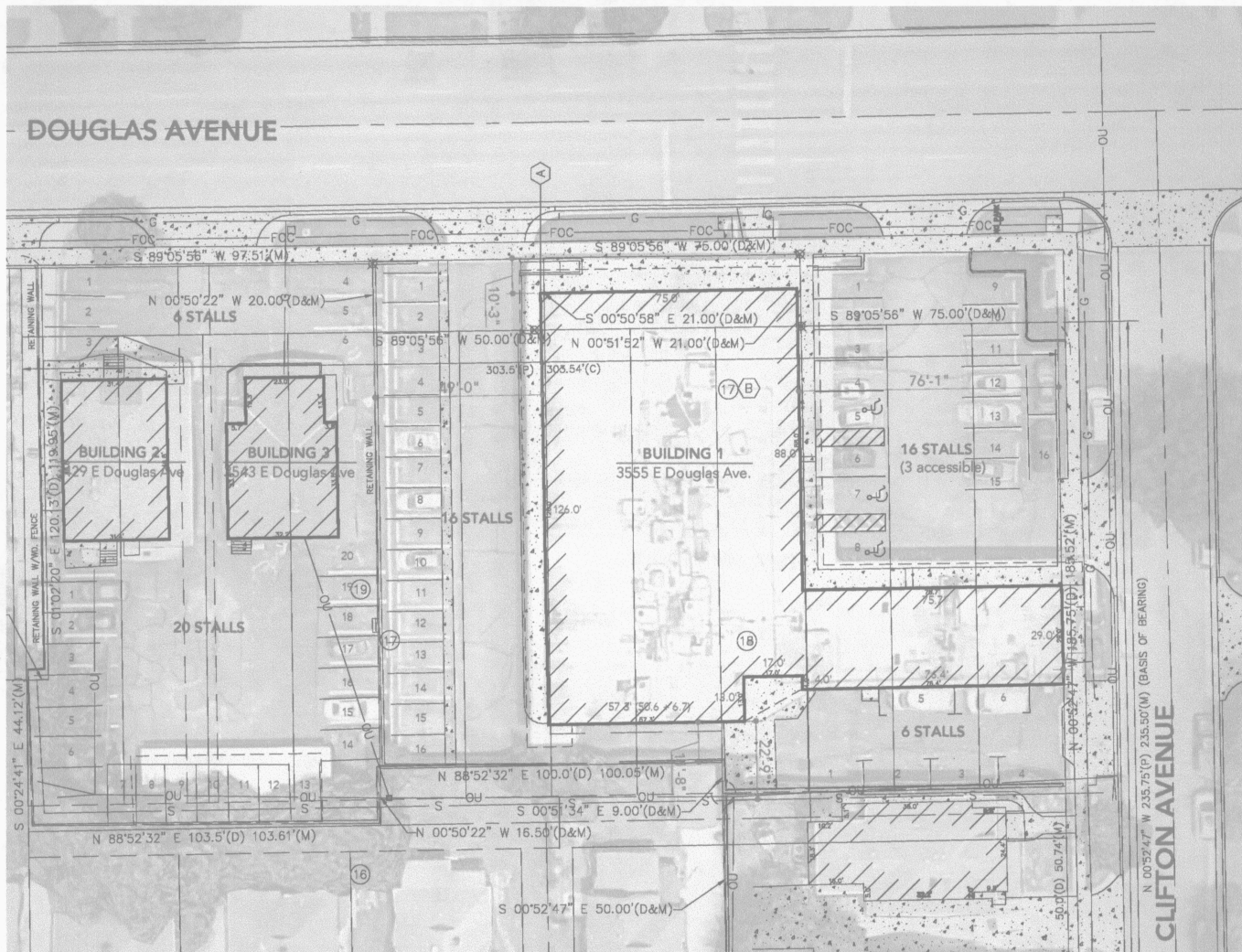
- 1) The site shall be developed in general conformance with the approved site plan.
- 2) This adjustment shall apply only to the restaurant and retail uses indicated on the approved site plan. Any additional uses will require parking standards to be met.
- 3) All parking on the site shall be paved and marked in accordance with City standards.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Administrative Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.


Dale Miller, Director
Metropolitan Area Planning Department


Chris Labrum, Director
Metropolitan Area Building and
Construction Department

cc: MABCD
Brandon Johnson, CM District I
Kameelah Alexander, Community Services Representative District I



PARKING ADMINISTRATIVE ADJUSTMENT PLAN

ADMIN. ADJUST. REQUEST

DESCRIPTION

The property Owners + Architect request an administrative adjustment to reduce the required parking count by 25% for the Happiness Plaza building located at 3555 E Douglas Ave., Wichita KS 67218.

The request is made due to the constraints of the existing conditions and urban location of the renovation project. A restaurant is being introduced to the building which increases the parking requirements from their previous count and therefore an adjustment is needed. Additional parking, while not considered part of this project, can be found on the surrounding streets.

APPLICANT NAME(s)

Tory Demarce
Owner - Happiness Plaza Concepts LLC, 3555 E Douglas Ave., Wichita KS 67218, torydemarce@gmail.com, (480) 682-8058
Michael Cathcart
Architect - Cathcart Architects LLC, 843 E Cypress Court, Derby KS 67037, michael@cathcartarchitects.com, (316) 262-3100

PARKING

(Sedgwick County Zoning Code)

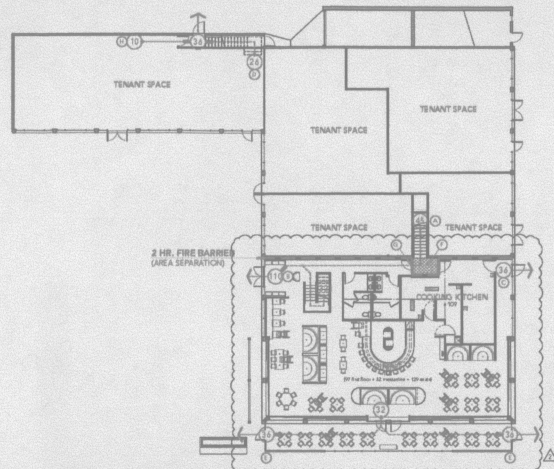
Parking will be shared with 2 commercial buildings to the west of this building. 3429, 3543 and 3555 E Douglas Ave. All properties are owned by the same entity.

Building 1 (3555 E Douglas Ave)
A-2 Occupancy Req'd.: 1 per 3 seats or 169 (total inside + out) - 16 (patio reduction) = 153 / 3 = 51 stalls
(1 per 333 sf) 7,367/333=22.1
Tenants in Bldg. 1
Building 2 (3429 E Douglas Ave)
(1 per 333 sf) 1500/333=4.5
Building 3 (3543 E Douglas Ave)
(1 per 333 sf) 1600/333=4.8
Subtotal
Request Admin.Reduction: 82.4 x 25% = 20.6
Total Req'd.: 82.4 - 20.6=61.8 or 62 stalls req'd
Accessible Req'd.: 3 req'd.
Total Provided: 64 parking stalls provided, 3 are accessible

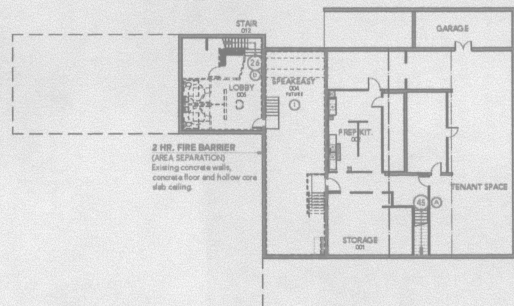


10/18/19

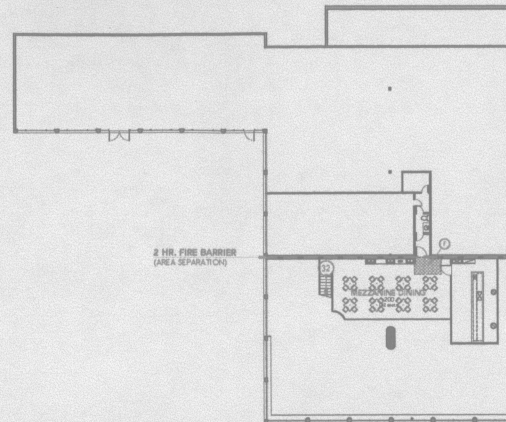
EGRESS/FIRE AREA PLAN (first floor) 1/8"=1'-0"



EGRESS/FIRE AREA PLAN (basement) 1/8"=1'-0"



EGRESS/FIRE AREA PLAN (mezzanine) 1/8"=1'-0"



EGRESS/FIRE AREA KEYNOTES

1. 22.8 people from the future Speakeasy + 4.22 from the prep kitchen/storage area + 18.6 from the tenant space = 45.6 (45) people.
2. 32 people (1/3rd of the dining area) + 68 people from the basement + 32 people from the mezzanine = 132 people. Doors can accommodate 360 people (72"x72" per person).
3. 4 people from the kitchen and bar + 32 from the dining area.
4. 23 from the future Speakeasy + 1 from the lobby.
5. 16 (half from Dining area) + 25 (half of patio) = 41 people.
6. 2 Hour Fire rated floor/ceiling assembly - UL 243/Design L554, System 1 Flooring, System 2A Wood Joists.
7. Horizontal Exit - 45 min. rated door in 2 Hour Fire Area Separation wall - At first floor/mezzanine - UL 243/Design L201.
8. 24 people from basement + 10 from tenant space.
9. Future Speakeasy will be limited to 49 occupants.

EGRESS PLANS LEGEND

- 1. Exit door - 8 of occupants exiting through this exit.
- 2. 2 HOUR Area Separation - Floor/Ceiling assembly - UL 243/Design L554, System 1 Flooring, System 2A Wood Joists.
- 3. 2 HOUR Area Separation - Wall, At first floor/mezzanine, UL 243/Design L201, Configuration B.

SYMBOL LEGEND

- 1. Hoorwall
- 2. Existing wall
- 3. Partition Type (See Sheet A1.1)
- 4. Window Type (See Sheet A4.2)
- 5. Door Number (See Sheet A4.2)
- 6. Toler Accessories (See Sheets A1.1 + A1.2)
- 7. Column Line
- 8. Building Section
- 9. Wall Section
- 10. Elevation (interior or exterior)
- 11. Enlarged Detail

BUILDING CODE DATA

BUILDING - PROJECT DATA
 Name: The Belmont
 Address: 3555 E Douglas Avenue
 City, State, Zip: Wichita, KS 67218
 County: Sedgwick
 Project Type: Interior remodel
 Project Scope: See Project Description on this page

ARCHITECT CONTACT INFORMATION
 Name: Michael Cathart
 Email: michaelcathart@architects.com
 Phone: 316.242.3100

OCCUPANCY - CONSTRUCTION TYPE
 Occupancy Type: A-2 (first floor restaurant) and B (basement kitchen, B and M (other tenant spaces))
 Construction Type: 2.0

CHANGES IN OCCUPANCY
 Change from: Former tenant was a B occupancy (flower shop), new tenant is an A-2 (restaurant)

ALLOWABLE BUILDING AREA (Table 503 - Section 507)
 Max. Bldg Area - A-2 Occ. 6,000 sf / 1 story
 Max. Bldg Area - B + M 9,000 sf / 1 story

ACTUAL AREA (building footprint)
 A-2 Occupancy: 3,600 sf
 B + M Occupancy: 7,696 sf
 Total building (1st floor): 11,296 sf

AREA MODIFICATIONS (Table 508)
 A-2 Occupancy: 3,600 sf (Storage increase of 0.51)
 B + M Occupancy: 13,890 sf (Storage increase of 0.51)

OCCUPANCY SEPARATION (Table 508.2.4)
 Mixed-use, separated: 2 Hour, non-sprinklered, A-2 and B occupancy (Table 508.4)
 Ratio: 3,600 sf / 13,890 sf = 0.259 (0.26) (B occupancy allowed)

ACTUAL USEABLE AREA (occupational area - restaurant)
 A-2 restaurant (1st floor): 3,572 sf
 A-2 restaurant (mezzanine): 1,034 sf
 B (pre-storage basement): 1,571 sf

OCCUPANT LOAD (Table 1004.1.2)
 Dining (1st floor): 97 seats
 Dining (mezzanine): 32 seats
 Dining (patio): 40 seats
 Kitchen (1st floor): 549 sf / 200 sf per person = 2.78
 Prep Kitchen (Bent): 655 sf / 200 sf per person = 3.28
 Storage/Cooling (Bent): 395 sf / 200 sf per person = 1.98
 Lobby/Wait (Bent): 395 sf / 200 sf per person = 1.98
 Office (Mezz): 128 sf / 100 sf per person = 1.28
 Storage (Mezz): 249 sf / 100 sf per person = 2.49
 Speakeasy: 49 seats (future - max. limit)
 TOTAL: 221 people (53 Speakeasy areas, 138 indoor restaurant areas, 40 restaurant patio)

BORGES
 Egress Width/No. Req'd: 231 = 2 + 44.2' / 3 min req'd. at restaurant (Sec. 103.3.1.2 Group A2, Wichita exception: 2 min req'd. + other areas)
 Egress Width/No. Req'd: (1) per 34' (72") main entry door + (2) 34' (72") main entry door + side entry doors provided

PLUMBING FIXTURES (Table 2903.1)
 Required: (1) 16 min, 114 women)
 Water Closet: 175
 Lavatory: 114 / 75 = 2 men + 2 women req'd.
 Drinking Fountain: 114 / 200 = 1 man + 1 woman req'd.
 Service Sinks: 1,550
 Provided: Water Closet: Men: 1 w/c + 1 urinal, Women: 2 w/c's
 Lavatory: Men: 2 lavs, Women: 2 lavs
 Drinking Fountain: Restaurant installation
 Service Sinks: 2 provided (at 1st floor / at bent)

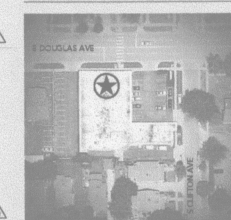
FIRE SAFETY
 Sprinkler (Sec. 103.2.1.2) Not provided at restaurant - 3 provided with per Wichita amendment
 To be provided at basement Speakeasy and Speakeasy Lobby/Wait area in future tenant will project, per conditional, no manual pull

Alarm
 Not provided
 Note: See notes on SAT. 1 for calculations
 Total Provided: 40 parking stalls provided, 2 are accessible (1 will be made accessible at Building 2 or 3 as a future date)

CODES - REGULATIONS
 2012 International Building Code,
 2015 International Mechanical Code,
 2015 International Plumbing Code,
 2017 National Electrical Code,
 2012 International Fire Code,
 2015 American with Disabilities Act

MABCD APPROVAL SEAL

LOCATION MAP



PROJECT DESCRIPTION

This project is a restaurant renovation. The restaurant occupies a portion of the first floor and a portion of the basement. A Speakeasy is planned for the lowest portion of the basement located 44' below the basement level and a small area of basement at the south side of the building. The Speakeasy will not be a part of this project beyond some needed to address egress through the space, current project plumbing/electrical/mechanical needs, future plumbing, and a future fire sprinkler system. The Speakeasy area will remain empty until a tenant infill design project is completed.

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- A3.2 Stair Sections
- A4.1 Fresh Plan + Schedule
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- S1.2 Massframe Framing Plan
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- E3.1 Floor Plan - Lighting - Basement
- E3.2 Floor Plan - Lighting - Mezzanine

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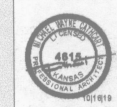
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17 Sept 2019 (permit review)
 18 Oct 2019 (permit review)
 18 Oct 2019 (review)

project no. 19-005

THE BELMONT
 3555 E Douglas Ave
 Wichita, KS 67218

code date
COVER

THE BELMONT

happiness plaza | 3555 e douglas avenue | wichita kansas