BOARDWALK IMPROVEMENTS

OLD TOWN "BREW PUB"

Project No.

472-76-245-82293-000-000-001

CITY OF WICHITA, KANSAS

Michael E. Lindebak City Engineer

INDEX NO. : 705533

MAJOR ITEMS OF WORK AND APPROXIMATE QUANTITIES

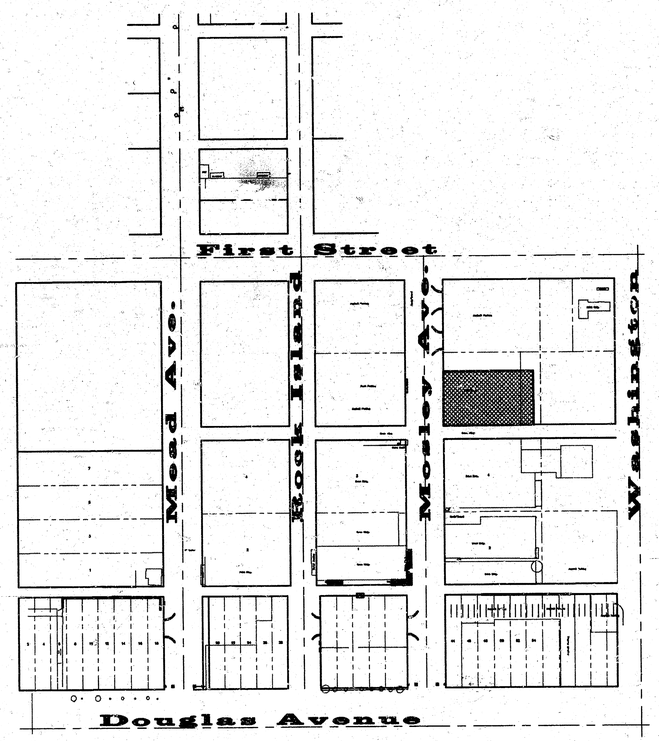
ITEM	QTY	UNITS
2 3/4 inch Brick Pvmt Including 1 inch Sand Course	129	S.Y.
4 inch Crushed Rock Base	129	S.Y.
12 inch X 8 inch Reinf. Conc. Header	129	L.F.
12 inch Reinf. Conc. Planter Wall w/ Brick Face and Conc. Cap	163	L.F.
8 inch Walkway Support Wall	328	L.F.
8 inch H.C. Ramp Support Wall	50	L.F.
Wood Decking	2225	S.F.
H.C. Ramp	230	S.F.
Wood Steps (per set)	5	EACH
Wrought Iron Railing	378	L.F.
H.C. Steel Railing	61	L.F.
Cedar Screen Fence w/ Gates	1	L.S.
4 inch Reinf. Conc. Pvmt.	91	S.F.
Temp. 6x6 inch Cedar Header	16	L.F.
Road Gravel	1	L.S.
Topsoil	28	C.Y.
10 Inch PVC Drain Pipe	44	L.F.
6 Inch PVC Drain Pipe	36	L.F.
3 Inch PVC Irrig. Sleeve	50	L.F.
Site Clearing and Preparation	1	L.S.

Benchmarks

BM #1 "□" CUT ON CONC. LANDING 375.32' S. & 32' W. OF THE ℄ INTERSECTION OF FIRST STREET & MOSLEY AVENUE. ELEV. = 110.2 CITY DATUM

BM #2 "□" CUT ON HEAD OF THE N.E. CURB RETURN FIRST STREET & MOSLEY AVENUE. ELEV. = 110.27 CITY DATUM

BM #3 "□" CUT IN ALLEY AT E. LINE WASHINGTON STREET ELEV. = 10.20 CITY DATUM



Project Area

Index

1. COVER SHEET
2. NOTES & DETAILS
3. SITE PLAN
4. SECTIONS
5. TYPICAL SECTIONS

SCALE: 1" = 100'

A.Z.

As Built 8-19-93

N. BRENT WOOTEN LICENSED 8476 KANSAS PROFESSIONAL ENGINEER

REVISED FEB 9, 93
REVISED FEB 3, 93
REVISED JAN 27, 93
JAN. 8, 1993

BAUGHMAN COMPANY P. A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK AS SPECIFIED HEREIN.

2. MOSLEY AVENUE TRAFFIC SHALL NOT BE INTERUPTED DURING CONSTRUCTION OF THIS PROJECT.

3. UTILITY SERVICE LINES, POLES, VALVE BOXES, METERS, AND ETCETERA ARE TO BE ADJUSTED AS NECESSARY BY OTHERS PRIOR TO CONSTRUCTION UNLESS THE PLANS SPECIFICALLY CALL FOR THEIR ADJUSTMENT BY THE CONTRACTOR OR UNLESS THE PLANS SPECIFICALLY IDENTIFY A UTILITY TO BE ADJUSTED BY ITS OWNER DURING CONSTRUCTION. EXISTING UTILITIES AND THEIR LOCATION, AS SHOWN ON THE PLANS, REPRESENT THE BEST INFORMATION OBTAINABLE FOR DESIGN. THE CONTRACTOR WILL BE REQUIRED TO WORK AROUND EXISTING UTILITIES WITHIN THE RIGHT-OF-WAY WHICH DO NOT CONFLICT WITH PROPOSED CONSTRUCTION.

4. RUBBLE FROM THE REMOVAL OF MISCELLANEOUS STRUCTURES AND EXCESS EXCAVATION WHICH IS TO BE WASTED SHALL BE DISPOSED OF ON SITES TO BE PROVIDED BY THE CONTRACTOR. THESE SITES SHALL BE APPROVED BY THE ENGINEER AS TO SUITABILITY, APPEARANCE AND SITE LOCATION. LOCATIONS THAT, IN THE OPINION OF THE ENGINEER, WILL LEAVE AN UNSIGHTLY APPEARANCE WILL NOT BE APPROVED. ALL DISPOSAL SITES MUST BE APPROVED BY THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT. MATERIAL EITHER STOCKPILED OR DISPOSED OF IN A FLOOD PLAIN WOULD REQUIRE A KANSAS STATE BOARD OF AGRICULTURE PERMIT. ANY MATERIAL DUMPED IN WATERS OF THE UNITED STATES OR WETLANDS IS SUBJECT TO U.S. CORPS. OF ENGINEERS PERMITTING REGULATIONS. ANY MATERIAL BURIED OR STOCKPILED BEYOND APPROVED CONSTRUCTION LIMITS WOULD REQUIRE ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS UNLESS BURIED IN A PREVIOUSLY APPROVED BORROW LOCATION.

5. IN AREAS WHERE EXCAVATION HAS OCCURED AND CONCRETE FOOTINGS ARE TO BE INSTALLED, AREAS SHALL BE FILL FROM 5' OUTSIDE THE FOOTING BACK TO EXISTING BRICK BUILDING AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. CONTRACTOR SHALL COMPLETE ALL FILLING PRIOR TO EXCAVATING ANY SUPPORT WALLS AND/OR FOOTINGS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY CORNERS. THE CONTRACTOR WILL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY CORNERS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH CORNERS SHALL BE RE-ESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.

7. THE CONTRACTOR SHALL GIVE ALL PROPERTY OWNERS AND/OR TENANTS OF DEVELOPED PROPERTY ABUTTING THE PROJECT LIMITS A MINIMUM OF FIVE (5) DAYS NOTICE PRIOR TO START OF CONSTRUCTION.

8. WHERE RAILROAD TRACKS ARE INDICATED ON THE PLANS TO BE REMOVED, ALL RAILS AND TIES SHALL BE REMOVED.

9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE CLEARING AND PREPARATION.

CONCRETE NOTES:

1. FOOTINGS MAY BE POURED TO NEAT LINES OF EXCAVATION PROVIDED VERTICAL LINES OF EXCAVATIONS CAN BE MAINTAINED DURING CONCRETE PLACEMENT.

2. ALL STRUCTURAL REGULAR WT. CONCRETE SHALL ATTAIN A MIN. COMPRESSIVE STRENGTH OF 3500 PSI @ 28 DAYS. ALL CONCRETE SHALL BE IN CONFORMANCE WITH THE LATEST ACI 301 STANDARDS PUBLICATION.

3. ALL REINFORCING BARS SIZE SHALL MEET ASTM A615 GRADE 60, DETAILED AND PLACED PER A.C.I. STANDARDS.

4. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE 2" CLEAR FOR FORMED SURFACES, & 3" CLEAR FOR FOOTINGS.

5. CONTROL JOINTS TO BE PLACED AT A MAX. OF 15 FT. ON CENTER, SEE DETAIL SHEET 5.

6. THE MAXIMUM NET ALLOWABLE TOTAL LOAD SOIL BEARING PRESSURE DOES NOT EXCEED 2000 PSF FOR WALL FOOTINGS. FOOTINGS SHALL BEAR INTO UNDISTURBED NON-ORGANIC SOIL OR ON CONTROLED FILL. IF ACTUAL SITE CONDITIONS DO NOT SATISFY THESE REQUIREMENTS, COORDINATE ADJUSTMENTS WITH PROJECT ENGINEER.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING STEEL SLEEVES FOR WROUGHT IRON RAILING WHEN FORMING CONC WALL.

8. ALL EXPOSED CONCRETE SHALL BE OLD TOWN COLOR MIX OR APPROVED EQUAL. CURED CONCRETE COLOR TO BE APPROVED BY ENGINEER PRIOR TO CONSTRUCTION.

9. ALL SLAB ON GRADE OR PAVEMENT CONCRETE SHALL CONFORM WITH THE CITY OF WICHITA STANDARD SPECIFICATIONS.

10. △1 ALL EXPOSED VERTICAL FACES ON CONCRETE SUPPORT WALL TO HAVE A ROUGH BOARD FINISH. ROUGH BOARD FINISH TO RANGE FROM 1/4" - 1/2" OFFSET WITH A MAXIMUM 5" CANT. ROUGH BOARD FORM TO BE APPROVED BY THE PROJECT ENGINEER PRIOR TO START OF ANY CONSTRUCTION. DEDUCT ALT.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OFF ANY IMPERFECTIONS ON FACE OF ROUGH BOARD FINISH WITH A LIGHT SANDBLAST. DO NOT EXPOSE ANY AGGREGATE WITH SANDBLASTING PROCEDURE.

BRICK WALL NOTES:

1. ALL EXPOSED BRICK IN RAISED SEATING WALLS TO BE GRADE SW HOLLOW MASONRY UNITS MEETING ASTM DESIGNATION C652 OR GRADE SW SOLID MASONRY UNITS MEETING ASTM SPEC C216-86.

2. TYPE N MORTAR SHALL BE USED FOR ALL EXPOSED BRICK, MORTAR THICKNESS TO BE 3/8", COLOR TO MATCH EXPOSED CONCRETE.

3. ALL EXPOSED CONCRETE SHALL BE "OLD TOWN COLOR MIX" OR APPROVED EQUAL. CURED CONCRETE COLOR TO BE APPROVED BY ENGINEER PRIOR TO CONSTRUCTION.

4. BRICK USED IN RAISED SEATING WALLS SHALL BE "MIDLAND OXIDE RED" STANDARD SIZE BRICK MANUFACTURED BY GLEN GERRY OR APPROVED EQUAL.

5. ALL BRICK AND MORTAR WORK SHALL CONFORM TO THE 1991 UNIFORM BUILDING CODE, AS ADOPTED BY THE CITY OF WICHITA.

METAL RAILING FENCE:

1. ALL SURFACES SHALL BE SHOP PAINTED WITH ONE COAT PRIMER AND TWO COATS FLAT BLACK FINISH. PAINT SYSTEM TO BE USED SHALL BE APPROVED BY THE ENGINEER PRIOR TO FABRICATION. ALL FIELD SCRATCHES SHALL BE TOUCHED UP AFTER ERECTION, USING SAME PAINT SYSTEM.

2. THE 2"x2" TUBE POST TO MEET ASTM A500 GRADE.

3. THE CHANNEL RAILS, VERTICAL RAILS, AND ROLLED RAILS TO MEET ASTM A-36 STANDARDS.

WOOD CONSTRUCTION NOTES:

1. THE DESIGN LIVE LOAD FOR THE BOARDWALK, STAIRS, AND RAMP IS 100 psf.

2. ALL WOOD SPECIFIED TO BE DIXIE CCA TREATED YELLOW PINE #2 OR BETTER, OR APPROVED EQUAL.

3. CCA TREATED WOOD SHALL BE PRESSURE IMPREGNATED IN ACCORDANCE WITH THE RECOMMENDED PRACTICES OF THE AWPA AND SHALL CARRY THE APPROPRIATE AMERICAN WOOD PRESERVERS BUREAU QUALITY ASSURANCE MARK INDICATING COMPLIANCE WITH THE APPROPRIATE AWPB QUALITY CONTROL STANDARDS.

4. ALL CCA TREATED LUMBER SHALL BE TREATED TO A MINIMUM RETENTION OF 0.25 LBS CCA PER CUBIC FOOT AND SHALL BEAR THE AWPB QUALITY MARK, LP-2 "ABOVE GROUND USE".

5. ALL JOIST HANGERS SHALL BE OF HOT DIPPED GALVANIZED STEEL, 18 GAUGE MATERIAL. MEETING FHA (HUD) MINIMUM PROPERTY STANDARDS.

6. ALL FASTENERS TO BE ZINC PLATED OR GALVANIZED.

7. PLACE 1/8" GAP BETWEEN DECK BOARDS.

8. ALL FRAMING AND ATTACHMENTS SHALL CONFORM TO 1991 UNIFORM BUILDING CODES, AS ADOPTED BY THE CITY OF WICHITA.

TOPSOIL NOTES:

1. TOPSOIL FOR THIS PROJECT WILL BE REQUIRED IN ALL RAISED PLANTER BEDS.

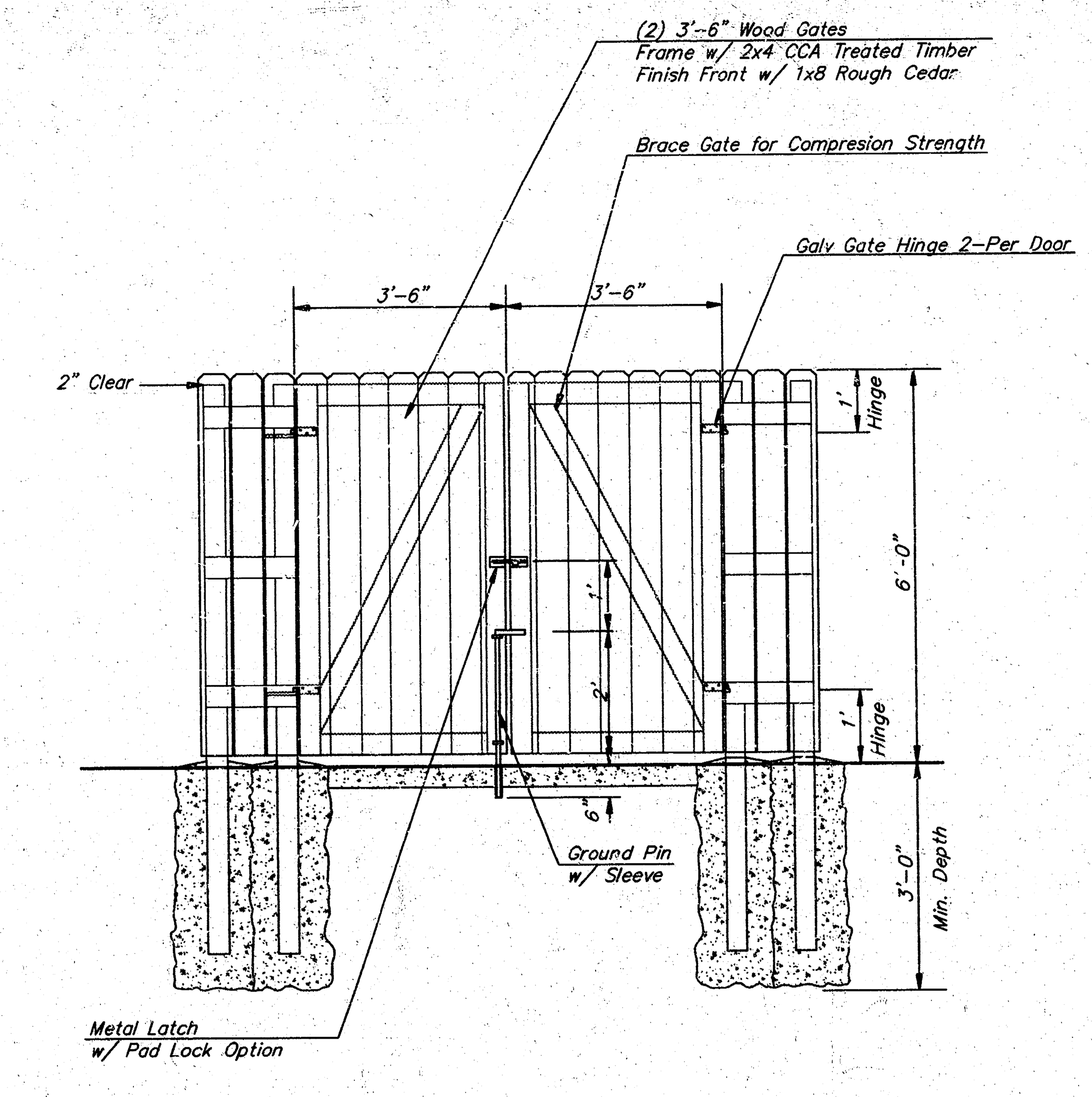
2. TOPSOIL HAULED ONTO SITE SHALL BE FERTILE, FRIABLE, NATURAL LOAM TOPSOIL, OF UNIFORM QUALITY CHARACTERISTIC OF REPRESENTATIVE LOCAL SOILS WHICH PRODUCE HEAVY GROWTH OF CROPS, GRASS, OR OTHER VEGETATION. IT SHALL BE FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, ROOTS, STONES, TRASH, OR OTHER MATTER TOXIC TO PLANT GROWTH.

3. TOPSOIL SHALL BE DELIVERED IN AN UNFROZEN AND NON-MUDDY CONDITION AND SHALL BE SUBJECT TO APPROVAL BY THE PROJECT ENGINEER.

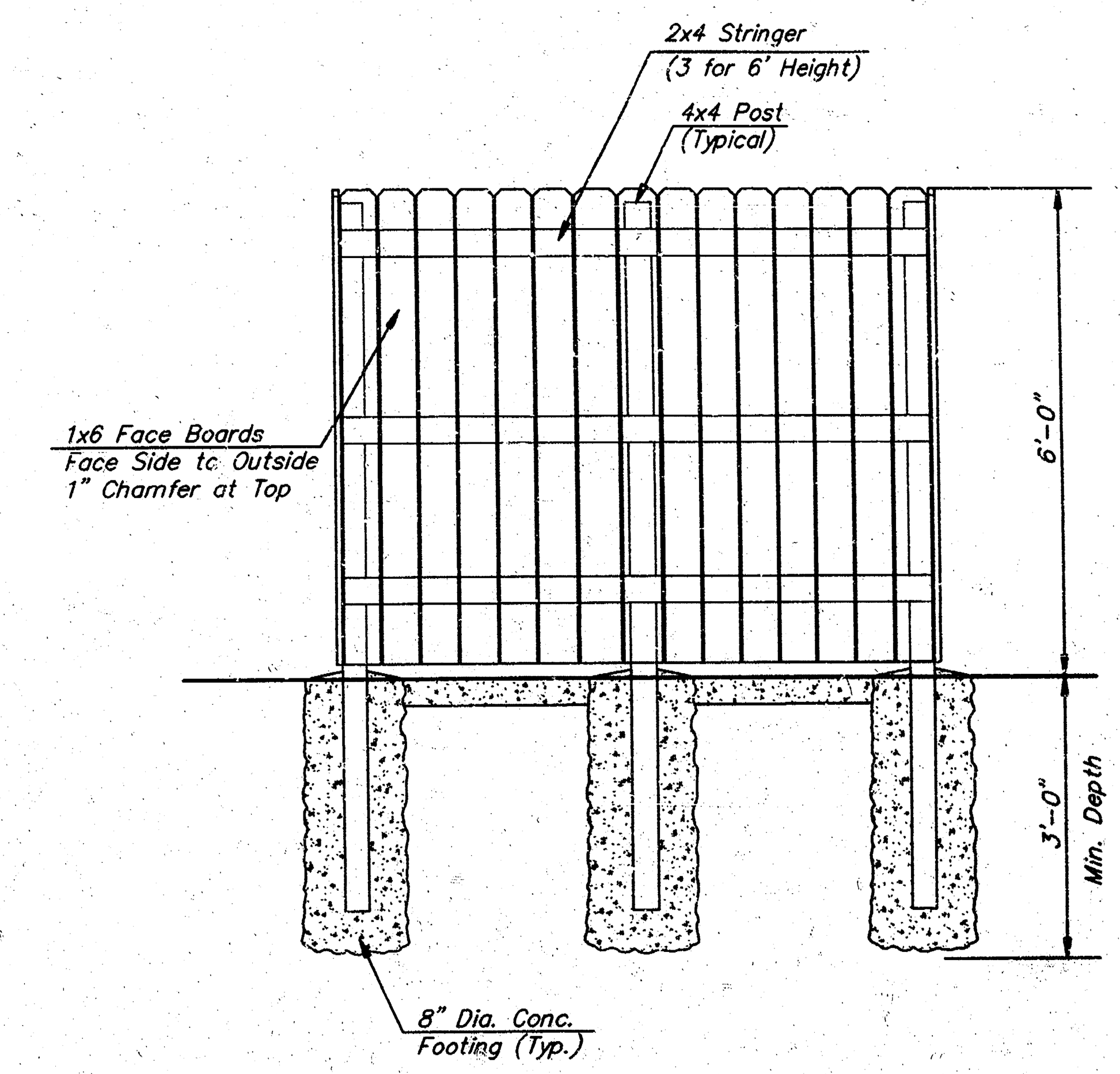
CONSTRUCTION PHASING NOTES:

1. △1 CONTRACTOR SHALL CONSTRUCT AND COMPLETE THE SUPPORT WALL, DECKING, AND RAILING ALONG THE WEST SIDE OF THE "BREW PUB", ALONG WITH THE SUPPORT WALLS, HANDICAP RAMP, DECKING, AND RAILING ON THE NORTH SIDE OF THE BUILDING FROM THE WEST BOARDWALK TO THE EAST EDGE OF THE STEPS, AT THE NORTHERN ENTRANCE BY MARCH 19, 1993.

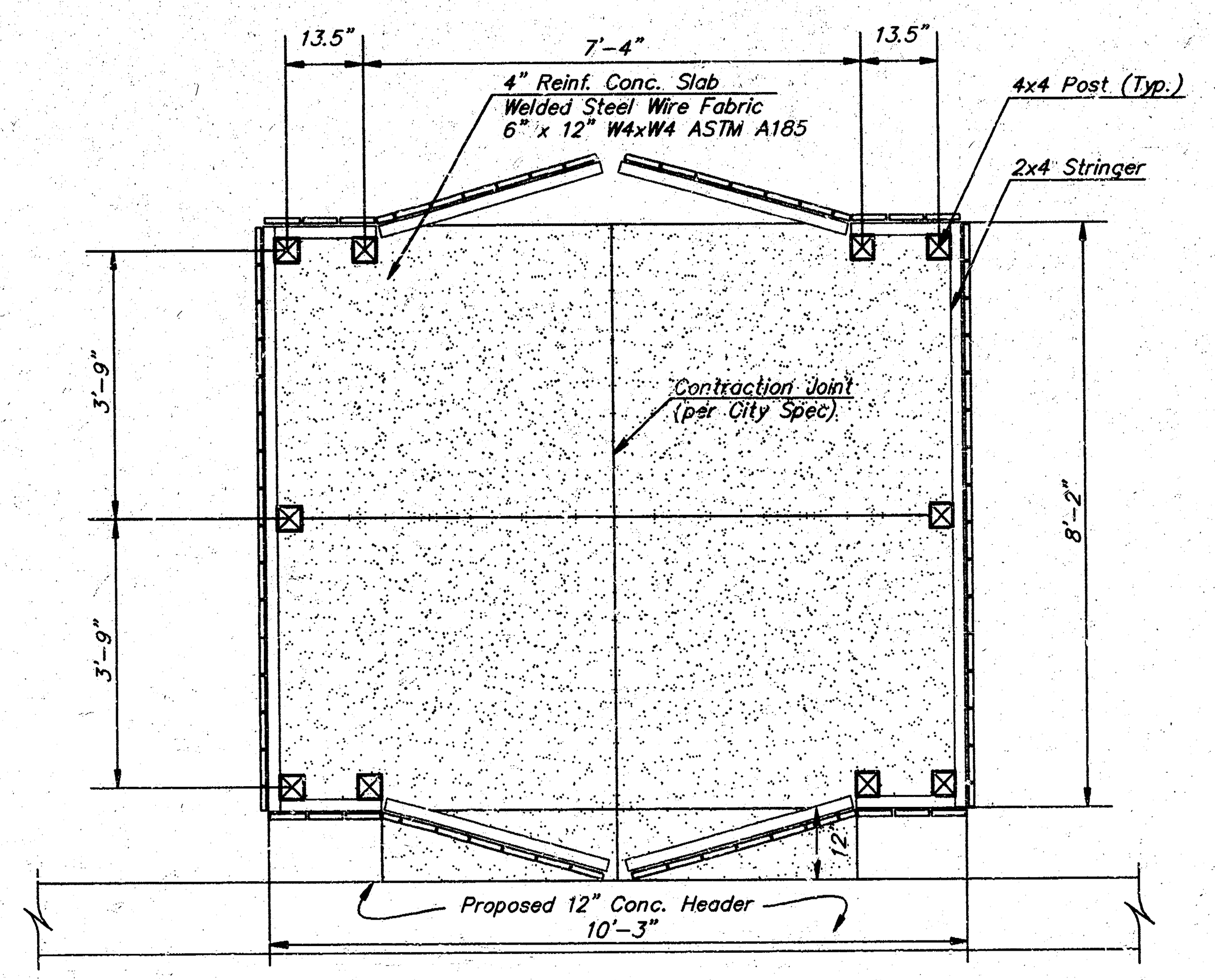
2. THE REMAINING ITEMS SPECIFIED IN THESE PLANS SHALL BE COMPLETED BY APRIL 16, 1993.



EAST & WEST FACE OF CEDAR ENCLOSURE
Scale: 1/2"= 1'-0"



NORTH & SOUTH FACE OF CEDAR ENCLOSURE
Scale: 1/2"= 1'-0"



CEDAR TRASH ENCLOSURE PLAN
Scale: 1/2"= 1'-0"

CEDAR ENCLOSURE NOTES:

1. All Materials are 100% Premium Grade WESTERN RED CEDAR in Natural Finish. All Surfaces are Rough Sawn.

2. All Boards to be:
   - (a) Near Blemish and Knot Free.
   - (b) Contain Tight Knots Only (Knots That do not Fall Out).
   - (c) Of Uniform Thickness and Width.
   - (d) Rough Sawn With no Traces of Bark, Rotted Areas, Splits or Cracks.

3. All Support Rails and Support Posts to be:
   - (a) CCA Treated Lumber.
   - (b) Uniform in Size and Appearance.
   - (c) Contain Tight Knots Only.

4. All Finish Surfaces are to be Left in Their Natural State After Installation and are not to be Painted or Stained.

△1 REVISED JAN 27, 1993

OLD TOWN BREW PUB DECK PLAN
DETAILS & NOTES

92-12-E481

BAUGHMAN COMPANY P. A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER
472-76-245-82293-000-000-001

DESIGN	DRAWN	UTIL. CHECK'D	DATE	SCALE	SHEET
PJM	EML		Jan. 8, 1993	as shown	2 OF 5

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Note:
Maintain Positive Drainage Under Deck
Daylight at Each Staircase, Surface
Area w/2" of Road Gravel.

2 – 2x14 CCA Treated Header Nail and Glue Together Ends To Bear 3" on Ledge @ Support Wall and Bear 3 1/2" on Brick @ Existing Wall. Remove Brick as Necessary From Pocket Creation For Solid Anchorage.

Install 3" PVC Sleeve for Irrigation

Fill Planter Bed With Approved Topsoil

Construct Raised Seating Planter Support Wall & Deck (See Sheet 4)

Place Construction Joint

Install 3" PVC Sleeve for Irrigation

Fill Planter Bed With Approved Topsoil

(1) (2) 6" PVC Drain Pipe

Contractor to Remove All Railroad Track & Ties That Fall Within Construction Limits of This Project.

Temporary 6 x 6 Cedar Header

Boardwalk Stairs 7 Risers Required
Average Height 5.9" Each
(See Typical Section, Sheet)

Const. 2 3/4" Brick Walk
W/4" Rock Base
Herringbone Pattern

Construct 12" x 8" Conc. Header

Construct Handicap Ramp Support Walls & Deck

Proposed 6" Curb "By Others" See Parking Lot Improvement Plans, Sheet 7 of 24.

Existing Conc. Stairs to be Revoved

2 x 8 Decking to Run Perpendicular to Building

Adjust typical Boardwalk width adjacent to Handicap Ramp, as indicated.

1'-6" Raised Seating Planter (See Sheet 5)

Door 113.22± FF Elev.

2 x 8 Decking Run Perpendicular to Building

1'-6" Raised Seating Planter (See Sheet 5)

Door 113.39± FF Elev.

Boardwalk Steps – 7 Risers Required
Average Height – 7" Each
(See Typ. Section, Sheet 5)

Mosley

"Brew Pub"
150 N. Mosley
Lot 6

140 N. Mosley

Note:
Contractor to Verify Finish Floor Elevation For Brew Pub Building Final Deck Elevation to Match Finish Floor Elevation.

Conc. Pvmt. to remain

120'±

Transverse Beam to Bear on Concrete Support Walls

4"x4" Post (Typ.) See Section C–C

Door 112.78± FF Elev.

2 x 8 Decking Run Parallel to Building in Front of Stairs (See Sheet 2)

2 x 8 Stringers

2 x 8 Transverse Beams

DEDUCT ALT.

1'–6" Raised Seating Planter (See Sheet 5) (DEDUCT ALT.)

114.19± Dock Elev. Door

8" PVC Drain Pipe

6" PVC Drain Pipe

Note:
Maintain Positive Drainage Under Deck Daylight at Each Staircase, Surface Area w/2" of Road Gravel.

Temp 6" x 6" Cedar Header

Boardwalk Steps – 6 Risers Required
Average Height 6.3" Each
(See Typ. Section, Sheet 5)
Header, Landing & Platform
Install 3" PVC Sleeve for Irrigation

Planting Bed

Door Elevation Location not Shot due to Demolition

Electrical Service Meters to be Adjusted as Necessary

6" PVC Drain Pipe

2 x 8 Decking Run Perpendicular to Building

(2) – 6" PVC Drain Pipes

1'–6" Raised Seating Planter (See Sheet 5) (DEDUCT ALT.)

Construct 8" Reinf. Conc. Pad per City Code, Contr. to supply 2–3 1/2' gates in handrail for truck unloading access. Gates to be approved prior to start of any construction.

Construct Support Wall & Deck (See Sheet 4)

Note:
See Parking Lot Improvement Plans Sheet 7 of 24 For Adjacent Information

Scale: 1" = 10'

Boardwalk Steps – 5 Risers Required
Average Height – 6" Each
(See Typical Section, Sheet 5)

2 – 2x14 CCA Treated Header Nail and Glue Together Ends To Bear 3" on Ledge @ Support Wall and Bear 3 1/2" on Brick @ Existing Wall. Remove Brick as Necessary From Pocket Creation For Solid Anchorage.

Install 3" PVC Sleeve for Irrigation

Construct 12"x8" Concrete Header (Typical)

Construct Cedar Trash Enclosure W/ 4" Conc. Floor (See Detail ~~Sheet 9~~) to the right)

Fill Planter Bed With Approved Topsoil

Planting Bed

Construct Raised Seating Planter, Support Wall & Deck (See Sheet 4)

Const. 2 3/4" Brick Walk W/ 4" Rock Base Harringbone Pattern

Proposed Conc. Header "By Others" See Parking Lot Improvement Plans, Sheet 7 of 24.

Boardwalk Steps – 6 Risers Required
Average Height 7" Each
(See Typical Section, Sheet 5)

4" KPL Gas Line

8 Stalls @ 8.2'± each Space Equal

Truck Loading Area Conc. Pavers on Conc. Base (per city spec) Center on handrail Gates

Gate Location in Handrail

12 Stalls @ 8.5' each

Add Utility Enclosures to side of Cedar Trash Enclosure 2.5' Wide – w/ 2 3' Gates each Length to Match Trash Enclosure Cover Tops 1X6 Cedar Panels

NOTE: Contractor to supply a handrail on both sides of each staircase (typ) attach 1 1/2" dia. std. pipe rail to both sides of staircase (railing and/or building side) w/ "L" brackets, leave a min. of 1 1/2" clearance, attach per code. (see sheet 5 of 5).

As Built 8-19-93 A.Z.

△ REVISED FEB 9, 93
△ REVISED FEB 2, 93
△ Revised Jan. 27, 1993

OLD TOWN BREW PUB DECK PLAN
SITE PLAN

92-12-E481

BAUGHMAN COMPANY P. A.
ENGINEERING & SURVEYING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PROJECT NUMBER 472-76-245-82293-000-000-001

SHEET 3 OF 5

DESIGN	DRAWN	UTIL. CHECKED	DATE	SCALE
PJM	EML		Jan. 8, 1993	1" = 10'

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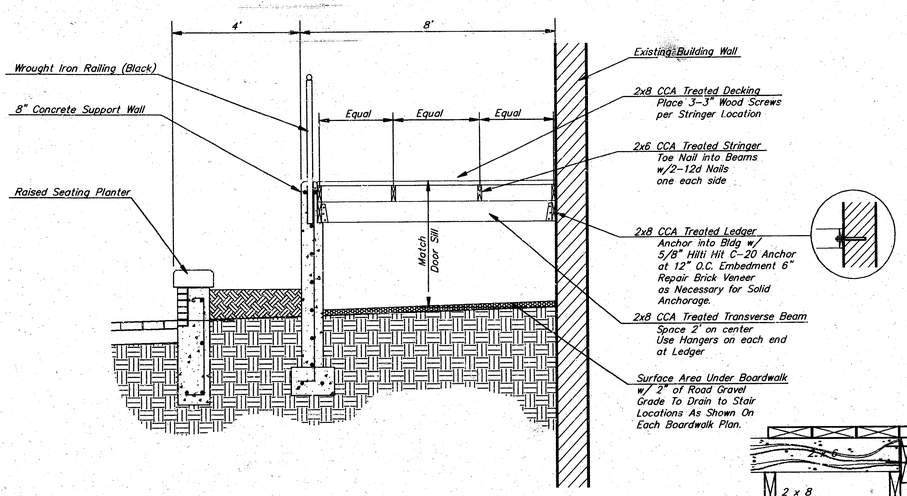
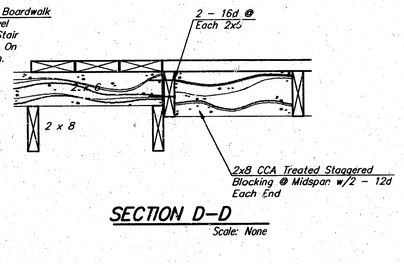


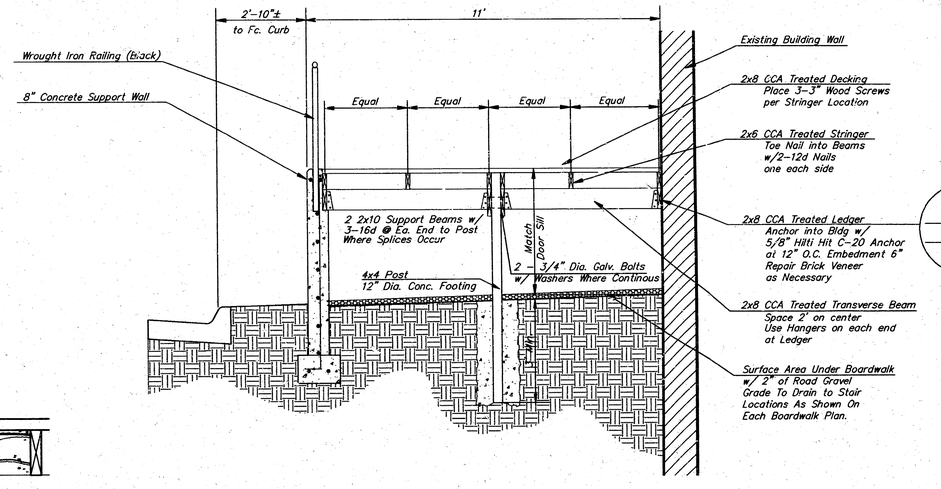
BOARDWALK SECTION B - B

Scale: 1/2"= 1'-0"



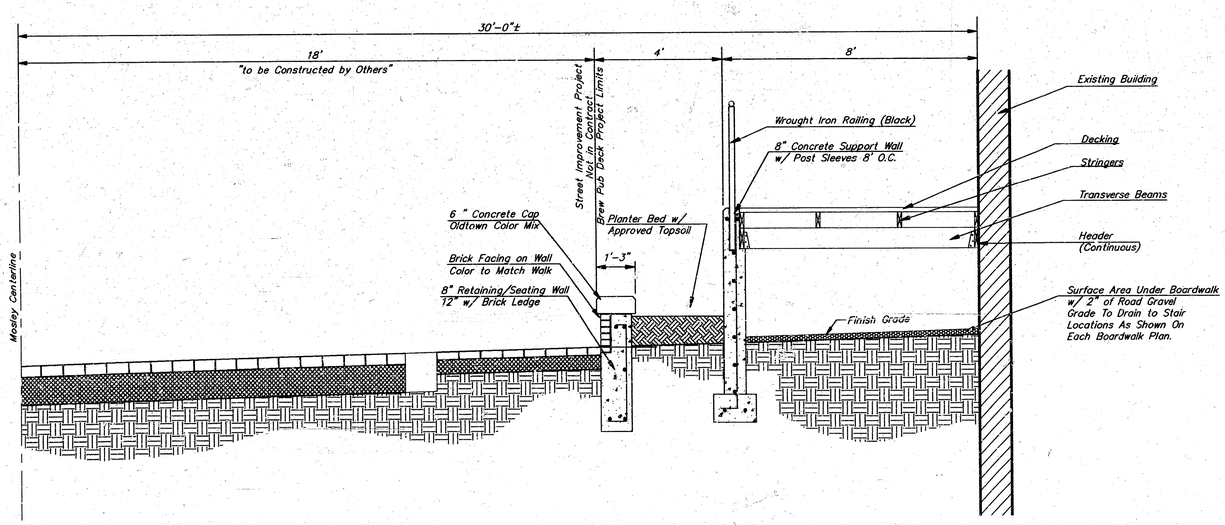
SECTION D-D

Scale: None



BOARDWALK SECTION C - C

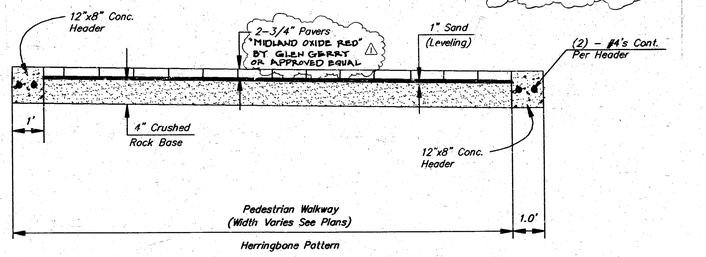
Scale: 1/2"= 1'-0"



BOARDWALK & PLANTER BED SECTION - SECTION A-A

Scale: 1/2"= 1'-0"

NOTE: DEDUCT ALT. CONCRETE PAVERS SHALL BE "TERRA COTTA" COLOR, BY BARBOUR CONCRETE PAVERS OR APPROVED EQUAL



BRICK WALK & CONCRETE HEADER SECTION (TYPICAL)

Scale: 1/2"= 1'-0"

Note: See Sheet 5 for Seating and Support Wall Detail, Boardwalk Step Detail, Metal Railing Detail and General Boardwalk/Planter Section.

REVISED FEB 2, 93
REVISED JAN. 27, 93

OLD TOWN BREW PUB DECK PLAN
SECTIONS

92-12-E481

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PROJECT NUMBER				SHEET 4 OF 5
DESIGN PJM	DRAWN EML	UTIL. CHECK'D	DATE JAN 8, 1993	SCALE as shown

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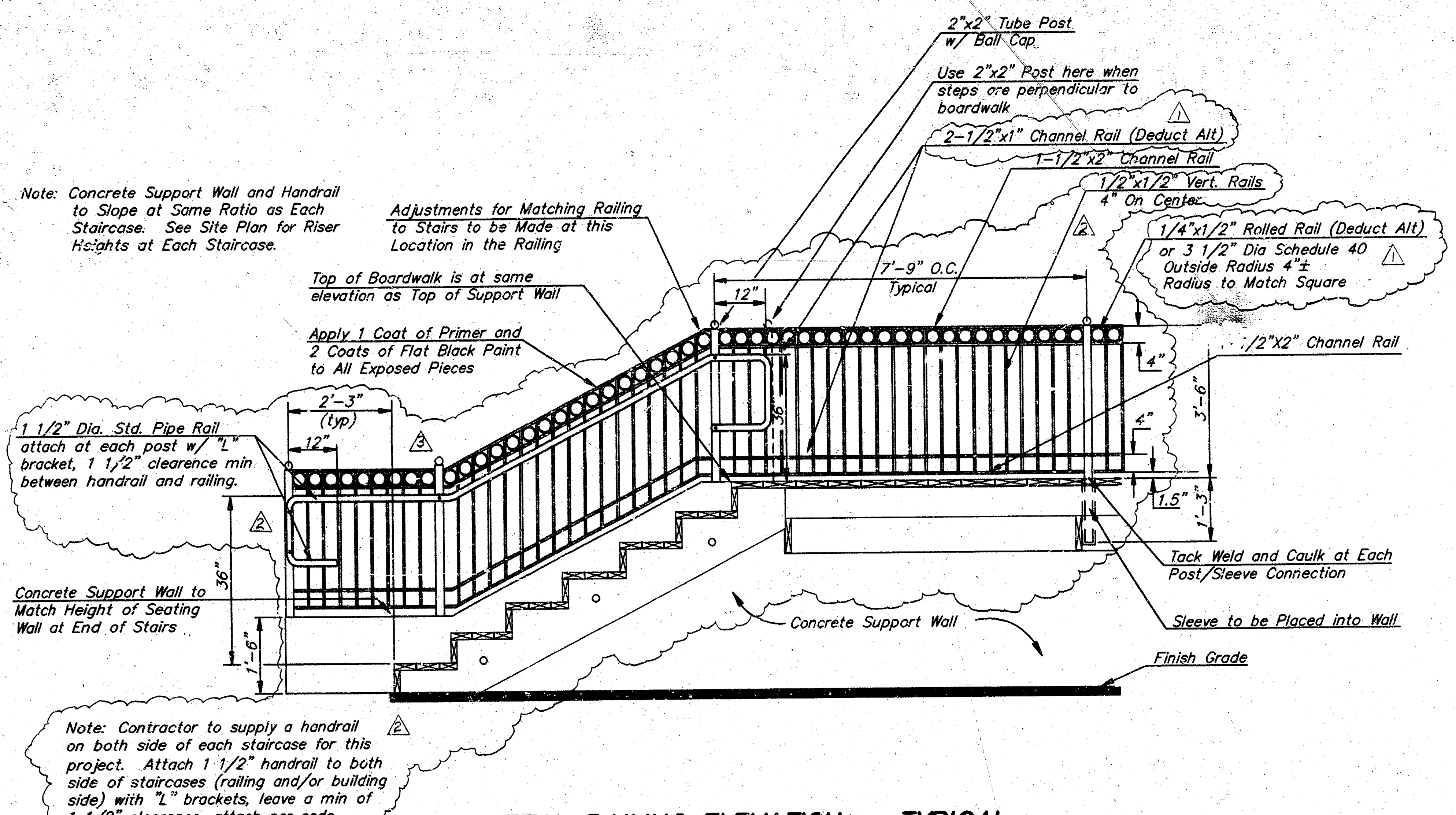
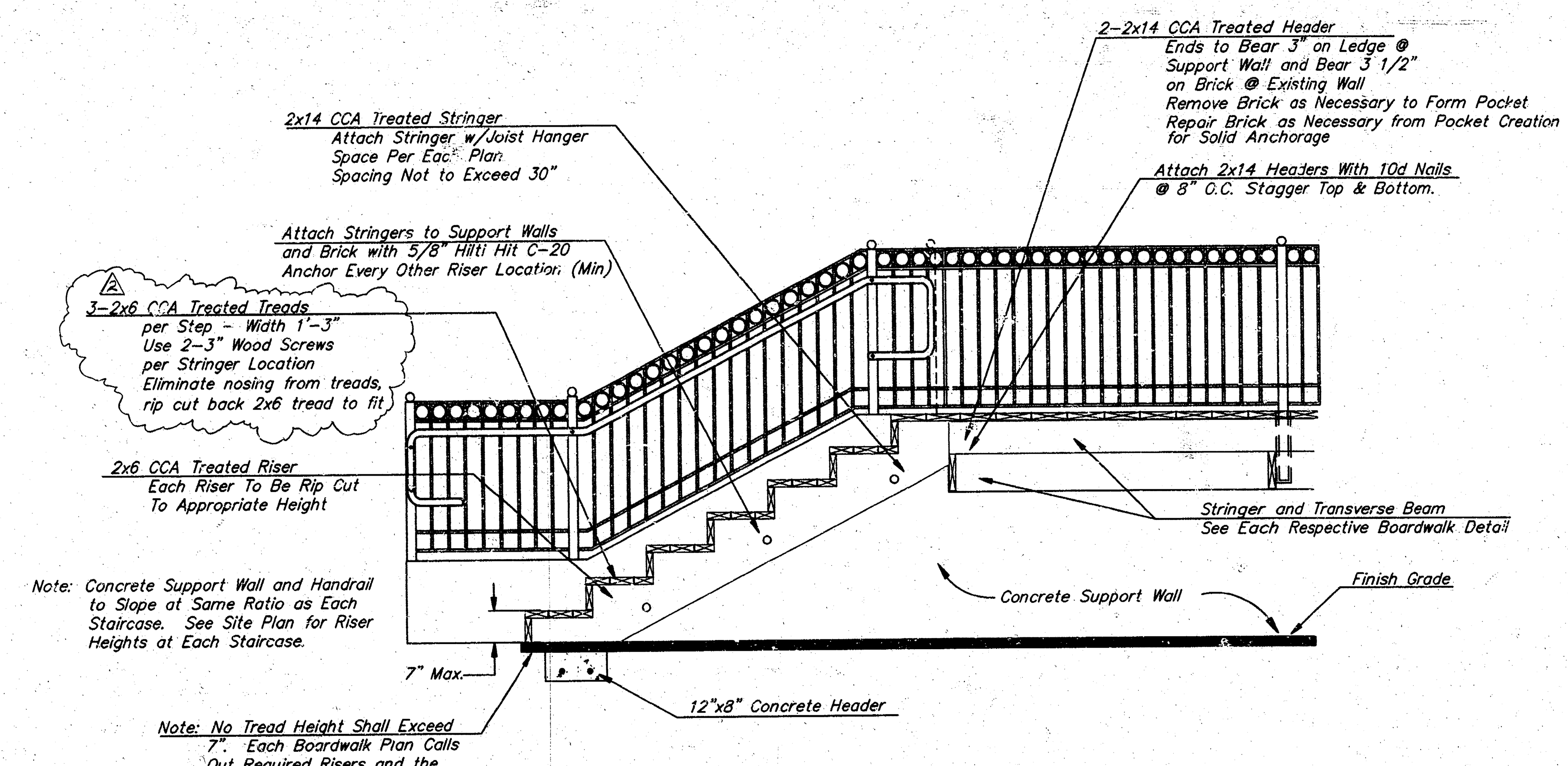
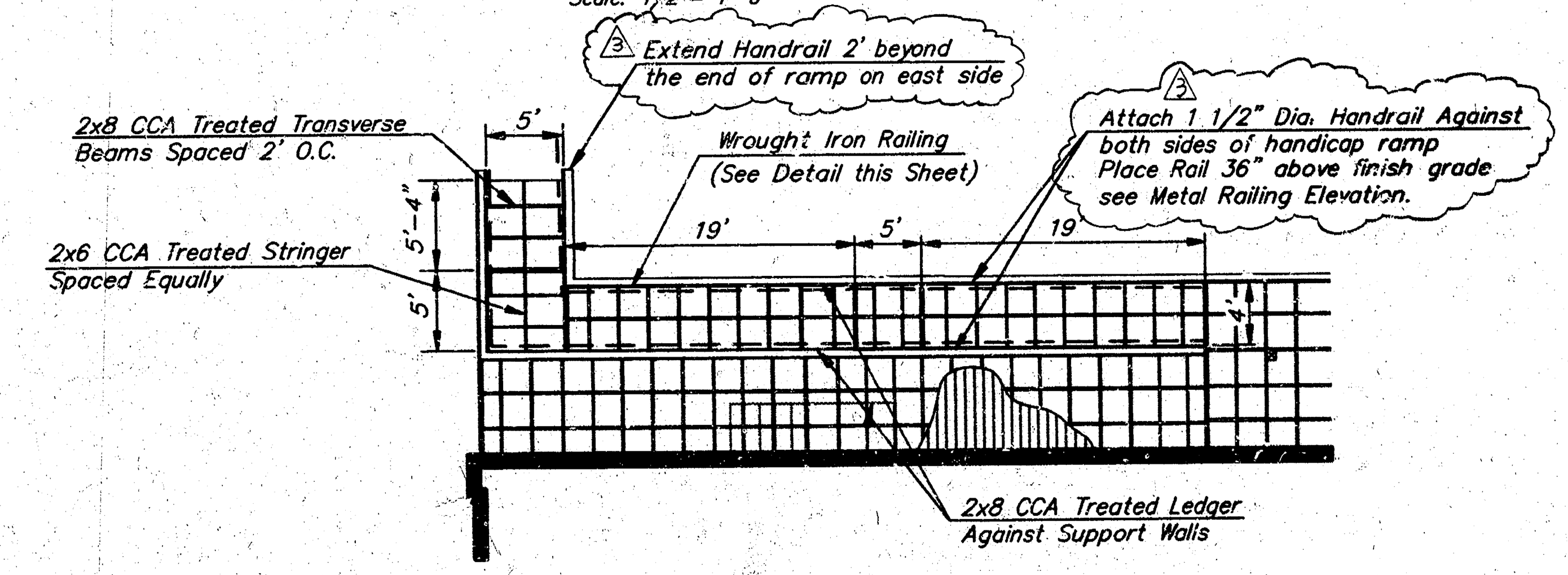


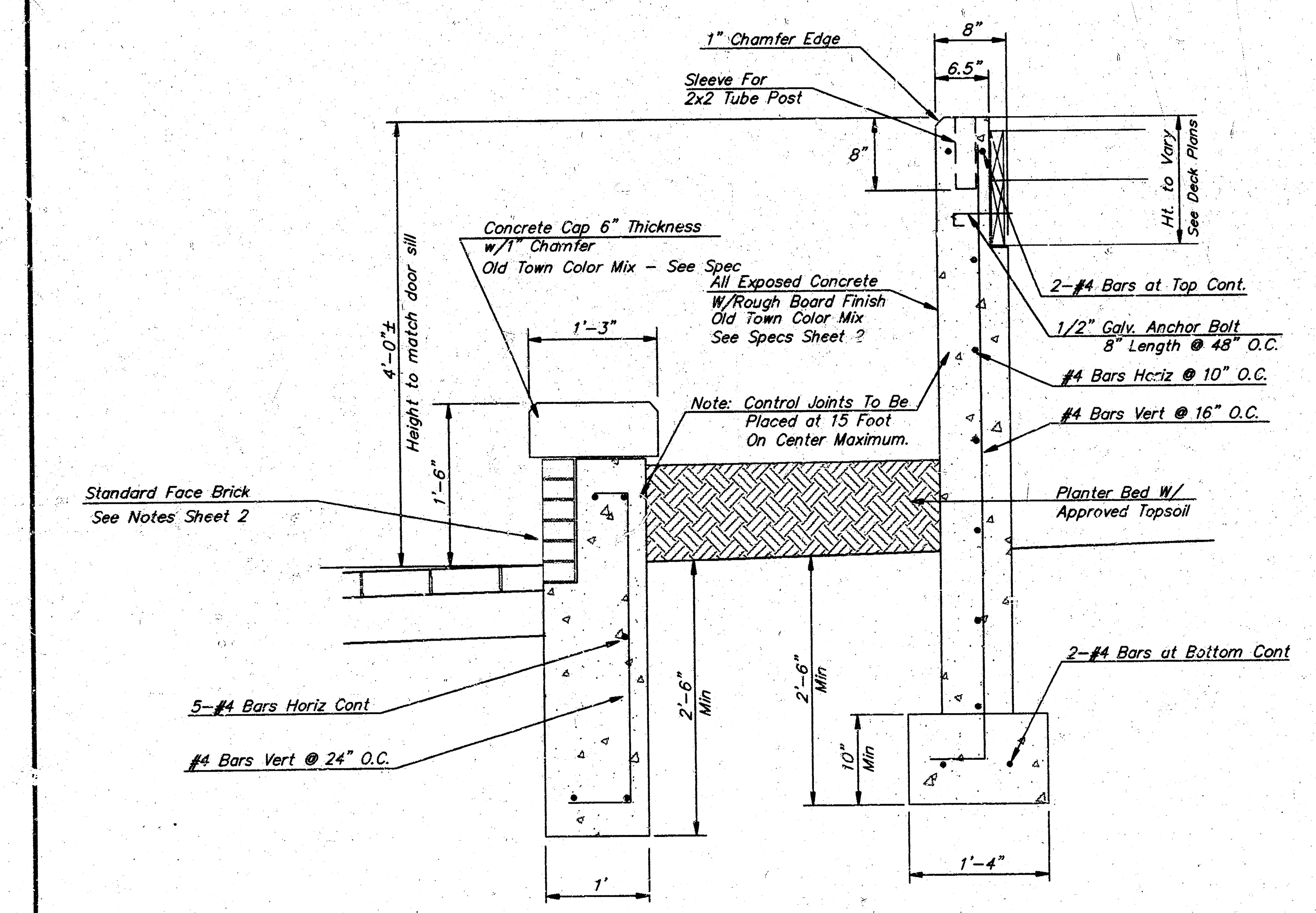
METAL RAILING ELEVATION – TYPICAL
Scale: 1/2"= 1'-0"



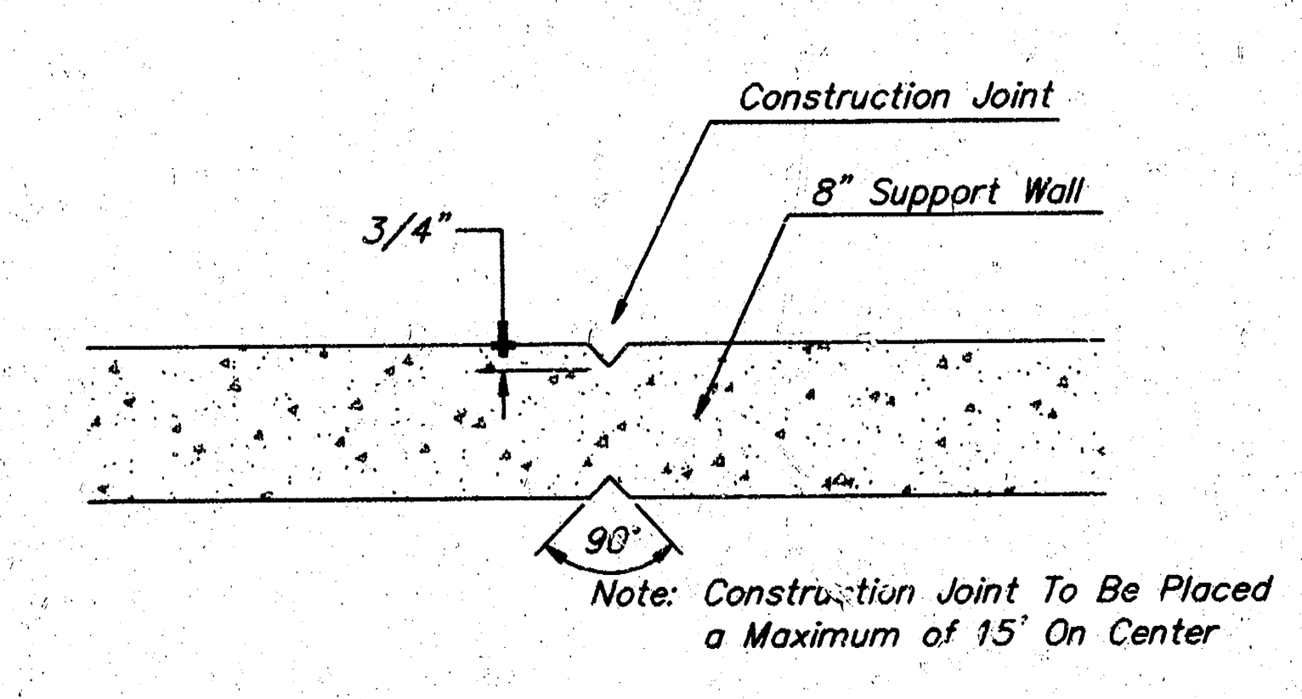
BOARDWALK STEPS ELEVATION – TYPICAL
Scale: 1/2"= 1'-0"



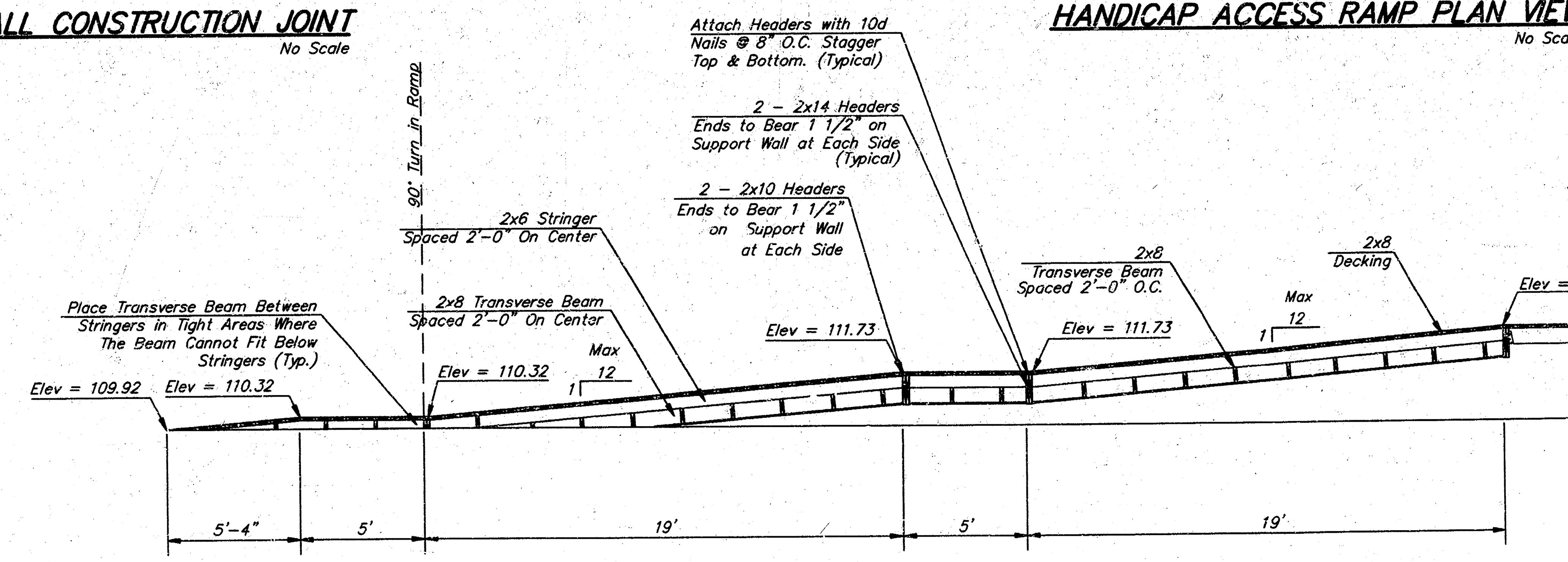
HANDICAP ACCESS RAMP PLAN VIEW
No Scale



SEATING & SUPPORT WALL SECTION – TYPICAL
Scale: 1"= 1'-0"



SUPPORT WALL CONSTRUCTION JOINT
Plan Section View
No Scale



REVISED FEB 9,93
REVISED FEB 3,93
REVISED JAN 27,93

HANDICAP ACCESS RAMP SECTION
Scale: 1/4"= 1'-0"

OLD TOWN BREW PUB DECK PLAN
SECTIONS

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PROJECT NUMBER	SHEET
472-76-245-82293-000-000-001	5 of 5

DESIGN	DRAWN	UTIL. CHECK'D	DATE	SCALE
PJM	EML		JAN 8, 1993	as shown

92-12-E481

21-20-01-91