PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING AGENDA

Tuesday, February 25, 2025
7:00 PM

THE PLANNING AND ZONING BOARD SHALL HOLD ITS REGULAR MEETING IN THE COUNCIL CHAMBER IN THE CITY HALL, LOCATED AT 121 S. MERIDIAN AVE., BEGINNING AT 7:00 P.M. (MEETING WILL ALSO BE BROADCASTED ON CITY'S YOUTUBE CHANNEL AND/OR COX PUBLIC ACCESS CHANNEL 7)

1) **CALL TO ORDER THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS**

2) **PLEDGE OF ALLEGIANCE**

3) **ROLL CALL**

___Gary Janzen	___Steve Conway	___Dalton Wilson
___Paul Spranger	___Rick Shellenbarger	
___Amy Bradley	___Scot Phillips	

4) **SET/AMEND AGENDA**
Motion made by (_____). Seconded by (_____). For___Against___

5) **APPROVAL OF DRAFT MINUTES**
January 28th, 2025 DRAFT meeting minutes
Motion made by (_____). Seconded by (_____). For___Against___

6) **COMMUNICATIONS**

7) **PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS**

1. Continue review of SD-2025-01, which was tabled at the January 28th, 2024 meeting. Application of KWH Investments, LLC, pursuant to City Code 16.04, who is petitioning for approval of a preliminary plat for land located southeast of the intersection of Interurban Dr. and W 93rd St N. in Sedgwick County, KS.

- Chairperson opens hearing for comments from the public: TIME_____
- Chairperson closes public hearing: TIME_____

RECOMMENDED MOTION: Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) SD-2025-01. Seconded by_____. For___ Against___

2. Review of Landscaping Plan for SP-2025-02, Baughman Co, pursuant to City Code 17.03.36, submitted the landscaping plan for the new elementary school on property

addressed as 1500 E Tanner Trail, located northwest of the intersection of Seneca St and Tanner Trail, Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME_____
- Chairperson closes public hearing: TIME_____

RECOMMENDED MOTION: Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) SP-2025-02. Seconded by_____. For___ Against___

3. Review of SP-2025-03, application of Rodney Bruntz, pursuant to City Code 17.12, who is petitioning to build a 4,050 sq. ft. commercial building on property currently addressed as 595 W Clay, Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME_____
- Chairperson closes public hearing: TIME_____

RECOMMENDED MOTION: Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) SP-2025-03. Seconded by_____. For___ Against___

8) OLD/UNFINISHED BUSINESS

9) NEW BUSINESS

10) STAFF REPORTS

11) ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

___Gary Janzen	___Steve Conway	___Dalton Wilson
___Paul Spranger	___Rick Shellenbarger	
___Amy Bradley	___Scot Phillips	

12) ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BZA

Motion made by _____. Seconded by _____. For___ Against___

Note to Planning and Zoning Board Members: If you are unable to attend this meeting, please contact Kyle Fiedler (316-755-7320) prior to the meeting.

*All items listed on this agenda are potential action items unless otherwise noted. The agenda may be modified or changed at the meeting without prior notice. At anytime during the regular Planning and Zoning Board meeting, the Planning and Zoning Board may meet in executive session for consultation concerning cases to be deliberated. This is an open meeting, open to the public, subject to the Kansas Open Meetings Act (KOMA). The City of Valley Center is committed to providing reasonable accommodations for persons with disabilities upon request of the individual. Individuals with disabilities requiring an accommodation to attend the meeting should contact the Community Development Department in a timely manner, at **communitydevelopment@valleycenterks.org** or by phone at (316)755-7320. For additional information on any item on the agenda, please visit **www.valleycenterks.org** or call (316) 755-7320.*

PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING MINUTES
CITY OF VALLEY CENTER, KANSAS

Tuesday, January 28, 2025 7:00 P.M.

CALL TO ORDER: Chairperson, Gary Janzen, called the meeting to order at 7:00 P.M. with the following board members present: Scot Phillips Amy Bradley, Paul Spranger, Steve Conway, and Rick Shellenbarger .

Members Absent: Dalton Wilson

City Staff Present: Kyle Fiedler, Brittney Ortega and Brent Clark

Audience: Jordan Noone, Ron Colbert, Doug Cunningham, Kitt Noah, Karen Mathews, Dan Garber, Mary Carlson, Tyler Everett, Michael & Tammy Miller, Jessica & David Rutschman, James & Nancy Craven, Greg Lehr, Benjamin Snider, Matt Stamm, Amy Patrick, Patty & Ray Schoenecker, Robert Faires, Betty Whitted, Lee Calvert, Gina & Jim Gregory, Brian McDowell, Kirk Miller, Ken Thiessen, Tom Sandoval, Curtis Calvert and Tyler Sherhod.

AGENDA: A motion was made by Janzen and seconded by Spranger to set the agenda. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES: Janzen made a motion to approve December 19, 2024, meeting minutes. The motion was seconded by Spranger. Motion passed unanimously.

COMMUNICATIONS: None

PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS:

1. Review of V-2024-05, application of Tyler Everett, pursuant to City Code 17.10.08, who is petitioning for a variance to have a 1,500 square-foot accessory structure where zoning code allows for 720 square feet. The property is addressed as 659 N Abilene, Valley Center, KS 67147.

Fiedler gave a summary of his staff report. Notices were sent to the property owners within 200 feet as well as published in the *Ark Valley News*. There has been no communication in favor or opposition to this variance. City Staff are recommending approval of this application.

Janzen opened the hearing for comments from the public: 7:04 PM

There were no comments from the public.

Janzen closed the hearing for comments from the public: 7:05 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Janzen made a motion to approve V-2024-05. Motion was seconded by Shellenbarger. The vote was unanimous. Motion passed.

2. Review of V-2025-01, application of Karen Mathews, pursuant to City Code 17.10.08, who is petitioning for a variance to have approximately a 13-feet front yard setback where code requires 25-feet. The property is addressed as 525 N Ash Ave, Valley Center, KS 67147.

Janzen opened the hearing for comments from the public: 7:06 PM

Fiedler gave a summary of his staff report. Notices were sent to the property owners within 200 feet as well as published in the *Ark Valley News*. Staff received 2 calls and 1 email pertaining to this application. All were neutral and looking for more details on the application. City Staff are recommending approval of this application.

There were no comments from the public.

Janzen closed the hearing for comments from the public: 7:08 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Janzen made a motion to approve V-2025-01. Motion was seconded by Bradley. The vote was unanimous. Motion passed.

3. Review of RZ-2025-01, application of I2 Investments LLC, pursuant to City Code 17.11, who is petitioning for a rezoning of land that is currently zoned R-1B, which is the City's designation for a single-family district, to R-3, which is the City's designation for a multi-family district. The property is currently addressed at 328 N Birch Ave, Valley Center, KS 67147.

Janzen opened the hearing for comments from the public: 7:09 PM

Fiedler gave a summary of his staff report. The subject property is in a predominantly R-1B zoned neighborhood, however, there are some two-family multi-family homes nearby. Notices were sent to the property owners within 200 feet as well as published in the *Ark Valley News*. Staff received 3 phone calls all in opposition to this application. Additional traffic, alleyway parking, and privacy were some of the concerns expressed. Staff recommended approval of this application due to the Comprehensive Plan 2025-2035 that is also being considered this evening recognizes that more diverse housing is needed in Valley Center, as well as that there are other two-family and multi-family lots withing a block in either direction of the subject property.

Jordan Noone, applicant, addressed the board. He shared his plan to build a fourplex on the property and provided a general site plan and façade. He has not committed to this plan but wanted to give a general idea of what he would like to do.

Kitt Noah addressed the board in opposition. Increase in traffic, the potential for danger due to this increase, and blocked driveways were concerns she expressed.

Tyler Sherhod addressed the board in opposition. He expressed concern over the potential for increased taxes, decreased property value, parking and traffic.

Brian McDowell addressed the board in opposition. His concerns include property value decrease, property tax increase and the potential difficulty selling his property.

Lee Calvert addressed the board in opposition. He is not against having single family homes but is opposed to a multifamily dwelling in this location.

Betty Whitted addressed the board in opposition. She owns multiple properties and is concerned about the alley access and increased traffic this may bring.

Janzen closed the hearing for comments from the public: 7:25 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Janzen made a motion to approve RZ-2025-01. Motion was seconded by Conway. The vote was 4 in favor and 2 opposed. Motion passed.

4. Review of LS-2025-01, application of Kimberly Logan, pursuant to City Code 16.09.01, who is petitioning for a lot split involving the splitting of property the applicant owns and is currently addressed as 520 S Ramsey Dr., Valley Center, KS 67147.

Fiedler gave a summary of his staff report. The applicant would like to split her lot to sell the rear portion. Notices were sent to the surrounding property owners as well as published in the *Ark Valley News*. Staff did receive 1 phone call regarding this application. The resident inquired as to what would happen with the lot once split as they would be in favor of a residential structure but is concerned about commercial. Staff are recommending approval of this lot split.

Janzen opened the hearing for comments from the public: 7:33 PM

The board and Fiedler had a brief discussion regarding the current zoning and regulations.

The agent for the potential buyer of the lot was present and available for questions.

Janzen closed the hearing for comments from the public: 7:40 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Janzen made a motion to approve LS-2025-01. Motion was seconded by Shellenbarger. The vote was unanimous. Motion passed.

5. Review of SD-2025-01, application of KWH Investments, LLC, pursuant to City Code 16.04, who is petitioning for approval of a preliminary plat for land located

southeast of the intersection of Interurban Dr. and W 93rd St N. in Sedgwick County, KS.

Janzen opened the hearing for comments from the public: 7:50 PM\

Fiedler gave a background on this property, City staff had previously met with the agent for the applicant to review the proposed plats, of which two were presented, one large lot sub-division with access easements for interior parcels and one small lot sub-division with paved roads that connected in at least on place to the existing sub-division to the east. The agent shared the applicant did not want to annex and staff shared with the agent that this land was in the County and that they would need to file the plat with Sedgwick County. The applicant purchased the property and proceeded to file the preliminary plat with Sedgwick County where they were told that the jurisdiction fell to Valley Center. Since then, staff learned that it is exempt from Sedgwick County zoning regulations and falls to the City of Valley Center's jurisdiction and zoning regulations. Notices were sent to the surrounding property owners within 200 feet of the property in the City and within 1,000 feed of the property in Sedgwick County as well as published in the *Ark Valley News.* After staff reviewed the preliminary plat, it was determined that it did not conform with our subdivision regulations and recommended denial of the plat.

Dan Garber, agent for the applicant addressed the board. Garber provided a similar background on the history of this preliminary plat. Garber asked that the Board consider approving the preliminary plat, because the applicant is invested in this property after having some mis-communication with staff.

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Janzen made a motion to recess LS-2025-01 and the public hearing until the next meeting on February 25, 2025, at 7:00PM. Motion was seconded by Spranger. The vote was unanimous. Motion to recess passed.

6. Review of SP-2025-01, application of Village VC LLC, pursuant to City Code 17.12, who is petitioning to build a 6,500 sq. ft. addition on their commercial building on property currently addressed as 335 S. Meridian Ave., Valley Center, KS 67147.

Janzen opened the hearing for comments from the public: 8:23 PM

Fiedler gave a summary of his staff report. The applicant is wanting to build an addition to their current facility to be able to expand the production capacity at their location in Valley Center. The City Review Team provided comments on the Site Plan and the applicant made those changes. Notices were sent to the property owners within 200 feet as well as published in the *Ark Valley News.* Staff did not receive any communications on this site plan. Staff are recommending approval of this Site Plan.

Janzen closed the hearing for comments from the public: 8:24 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Janzen made a motion to approve SP-2025-01. Motion was seconded by Phillips. The vote was unanimous. Motion passed.

7. Review of SP-2025-02, application of Alloy Architecture, pursuant to City Code 17.12, who is petitioning to build a 80,172 sq. ft. elementary school on property currently northwest of the intersection of Seneca St and Tanner Trail, Valley Center, KS 67147.

Janzen opened the hearing for comments from the public: 8:26 PM

Fiedler gave a summary of his staff report. The applicant plans to build a new elementary school. The City Review Team provided comments on the Site Plan and the applicant made those changes. Notices were sent to the property owners within 200 feet as well as published in the *Ark Valley News.* Staff received 1 call on this site plan, the general questions were about traffic, location of building, lighting and just gathering additional information. Staff are recommending approval of this Site Plan.

USD 262 Superintendent Greg Lehr and Robert Faires, Principal Architect, Alloy Architecture, applicant(s), spoke about the project and discussed the plan for traffic flow, stacking and bus parking as well as answered questions about capacity.

Ken Thiessen asked for clarification on the flow of traffic in and out of the site as he lives across the street from the planned site.

Jerry Hawkins asked if there would be lighting improvements along Seneca.

Janzen closed the hearing for comments from the public: 8:39 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Bradley made a motion to approve SP-2025-02. Motion was seconded by Phillips. The vote was unanimous. Motion passed.

8. Review of zoning regulation change exempting property from the Downtown Overlay District.

Janzen opened the hearing for comments from the public: 8:44 PM

Fiedler provided a summary of his staff report. The applicant would like to exempt their property from the Downtown Overlay District. Fiedler referenced the 2025-2035 Comprehensive Plan, which provides a goal to expand the Overlay District to maintain the core of the community. Fiedler also referenced one property that is exempted as well as a couple of businesses that are currently non-conforming with the overlay, that are grandfathered in. Staff are recommending denial of this request, based on the Comprehensive Plan goal to expand the overlay district.

Mike Miller, applicant, addressed the current exception and the Comprehensive Plan goal of expansion of the overlay district. He relayed their goal of converting the facility into an indoor storage facility and discussed the traffic flow around the facility.

Janzen asked for clarification on what is allowed in the Down Overlay District. Fiedler reported what is not allowed, as that is a more exhaustive list and provided a short list of types of businesses that are permitted.

David Foster, Foster Design Associates, addressed the board and suggested they consider the exemption and limit it to the property owner.

Fiedler confirmed that the Overlay District was in place when they applicants purchased the property.

Janzen closed the hearing for comments from the public: 8:51 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Janzen made a motion to deny zoning regulation changes. Motion was seconded by Spranger. The vote was unanimous. Motion passed.

9. Review of 2025-2035 Comprehensive Plan.

David Foster, Foster Design Associates presented the 2025-2035 Comprehensive Plan 1/24/2025 draft, which includes changes that were made from the 1/2/2024 draft.

Janzen opened the hearing for comments from the public: 9:22 PM

Fiedler addressed a few items for consideration of changes. On page 3-18, recommended an asterisk to note that the data is from the Census. Recommended the land at the south of W 93rd St N between Interurban Dr and Meridian Ave reflect Single-Family Residential on the Future Land Use Map, as well as most of the land on the east side of Seneca between 5th street and 69th St N reflect Industrial on the Future Land Use Map. Page 6-28, recommend that our historic downtown list 2 banks.

Jerry Hawkins provided some comments. The scale of the maps is small, and they are hard to read, he asked for larger maps to be available as well as a copy of the existing zoning to be included for comparison. Hawkins also recommended that exclamation points be removed from the document, as they seemed to emphasize one point of the plan seem more important than others and that in the History section, he recommended removing the statement about the US Army driving out the Native American's as needed.

Debra Foster, Foster Design Associates addressed that the maps in their entirety will be included as a supplement to the document. She also let the Board know that she would make any changes she was directed to by them.

Janzen closed the hearing for comments from the public: 9:38 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Spranger made a motion to approve Resolution 01282025 adopting the Valley Center 2025-2035 Comprehensive Plan draft from 1/24/2025 with the following revisions: on page 3-18, recommended an asterisk to note that the data is from the Census, change Future Land Use Map to reflect the land at the south of W 93rd St N between Interurban Dr and Meridian Ave show Single-Family Residential, as well as most of the land on the east side of Seneca between 5th street and 69th St N show Industrial, on page 6-28, recommend that our historic downtown list 2 banks, remove exclamation points from the document, remove the statement in the History section about the US Army driving out the Native American's as needed, and that the Future Land Use Maps will be available for review by pdf as a supplement to the plan.

Motion was seconded by Shellenbarger. The vote was unanimous. Motion passed.

OLD/UNFINISHED BUSINESS: None

NEW BUSINESS: None

STAFF REPORTS: None

ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:
Gary Janzen - none
Paul Spranger - none
Rick Shellenbarger - none
Scot Phillips - none
Steve Conway - none
Dalton Wilson - absent

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING: At 9:44P.M., a motion was made by Janzen to adjourn and seconded by Spranger. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

_____
/s/ Kyle Fiedler, Secretary

_____
Gary Janzen, Chairperson

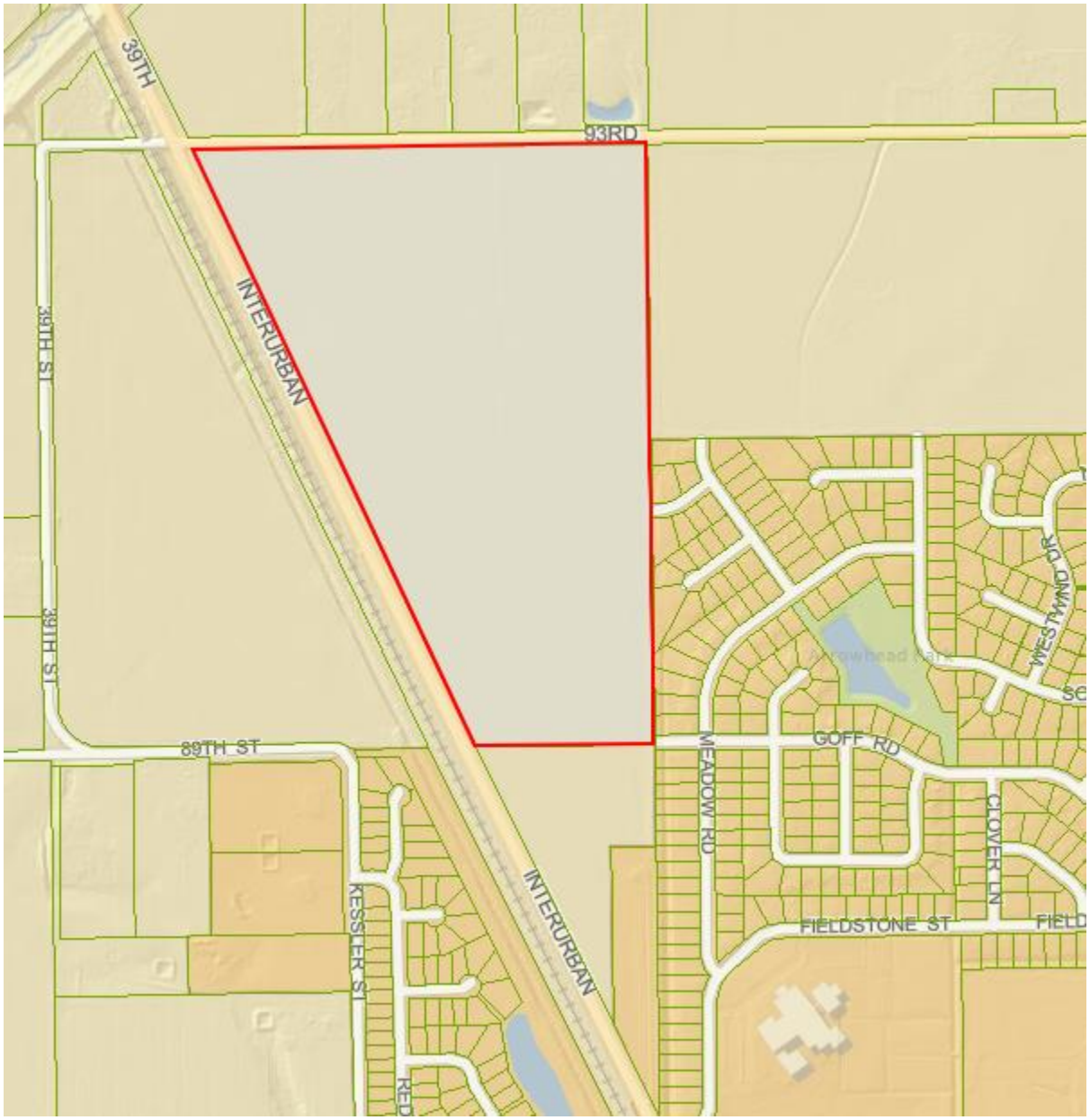
Date: February 25, 2025

To: City of Valley Center Planning and Zoning Board

From: Kyle Fiedler, *Community Development Director*

Preliminary Plat Approval for Bobwhite Estates Subdivision Plat (SD-2025-01)

KWH Investments, LLC, pursuant to Section 16.04., is petitioning the City of Valley Center Planning and Zoning Board to approve a preliminary plat for the land (outlined in red below) currently not addressed, but at the southeast corner of Interurban Dr. and West 93rd St N. Sedgwick County, KS.



Applicant's Reasons for Platting:

The property owner is working to transform a portion of this existing agricultural property into a suburban-style neighborhood with new large single-family lots.

Staff Comments:

The revised preliminary plat has been reviewed by the City Staff Review Team, which has provided comments/revisions that have been incorporated into the preliminary plat documents, which are included as a separate attachment with this staff report. The preliminary plat meets all the requirements listed in the required contents section (16.05.01) for preliminary plats submitted to the City of Valley Center for approval. Once the preliminary plat is approved by the Planning and Zoning Board, the final plat will be reviewed by City Staff and the Planning and Zoning Board for approval (scheduled for the March 25, 2025 board meeting). Once the final plat is approved by this board, it will go to City Council for final approval in April. This property is currently in Sedgwick County but falls within our extraterritorial jurisdiction. It is zoned in the County as Rural Residential. As currently shown, this plat will create a total of 9 new parcels which do not touch any portion of the City of Valley Center City Limits.

These parcels do not touch the City Limits of Valley Center and there is not a reasonable connection opportunity as there is no infrastructure immediately adjacent to these lots. Because of this, they are not required to follow the Subdivision Regulations 16.06.11.6 that require connection to City services.

A public notice was published in *The Ark Valley News*, along with letters sent to all property owners within 200 feet of the boundary of the proposed preliminary plat for properties inside the incorporated boundary of Valley Center and 1,000 feet for property in the unincorporated area surrounding the land included in the proposed preliminary plat for the January 28th, 2025 meeting. This item was tabled until the February 25, 2025 meeting to allow for more revisions of the plat. As of the date of this report, there have been no inquiries regarding this application, and no one has submitted any protest this proposed preliminary plat.

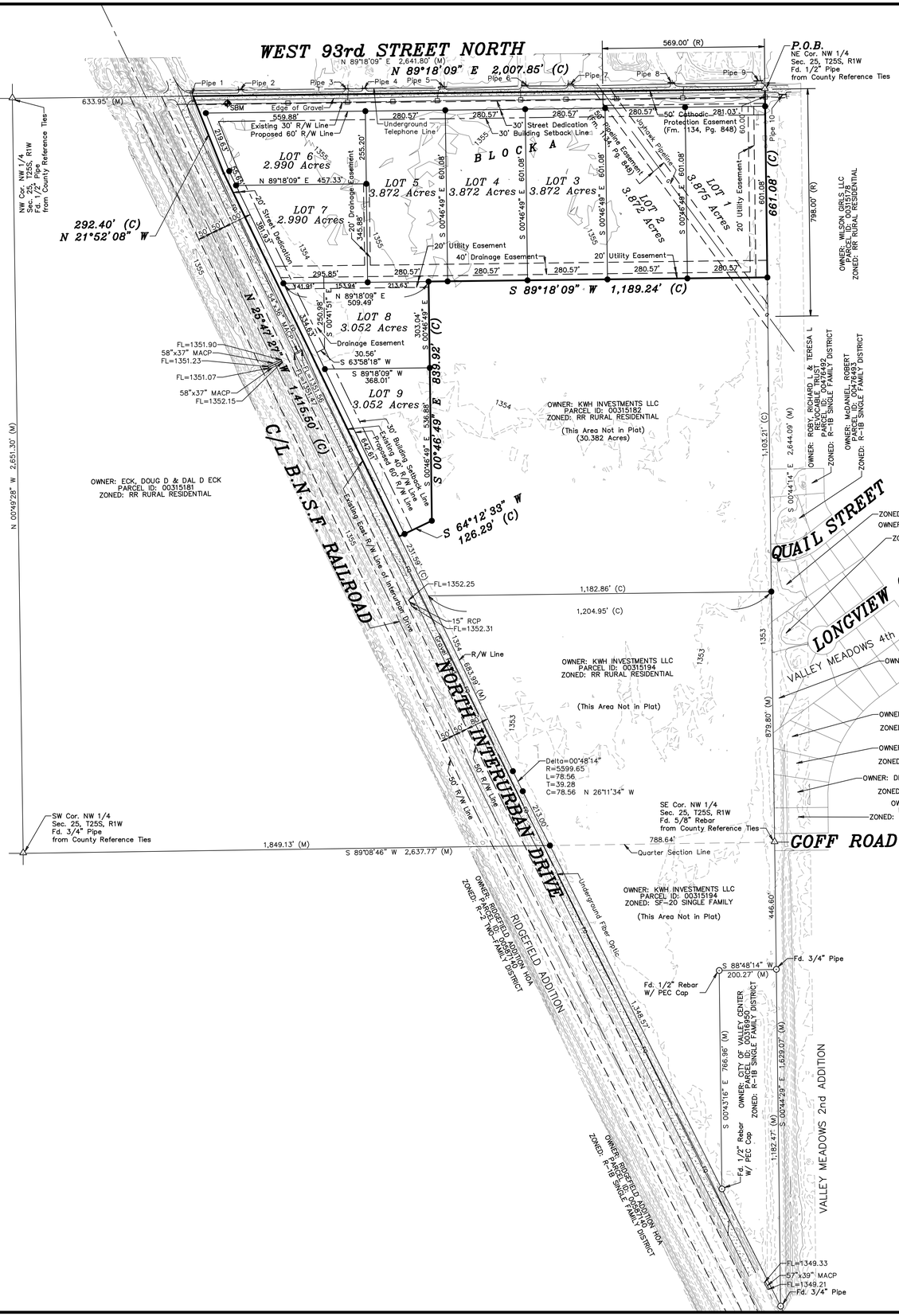
Staff Recommendation:

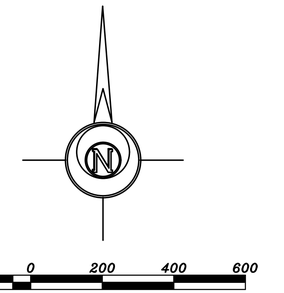
City staff recommend approval of this preliminary plat application.

PRELIMINARY PLAT

BOBWHITE SUBDIVISION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6th PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS

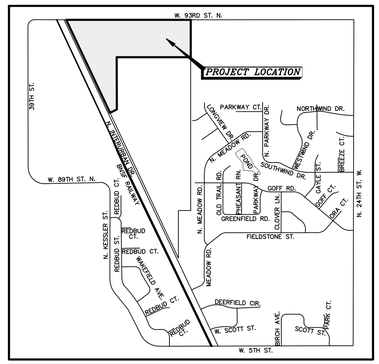




BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

LEGEND

- △ – Sectional Monument Found
- ○ – Fd. 5/8" Rebar w/GSS Cap
- ● – 5/8" x 24" Iron Rebar Set w/GSS Cap
- ⊕ – Power Pole
- ⊞ – Underground Telephone Pedestal
- (C) – Calculated
- (M) – Measured
- (R) – Record Measurement
- SBM – Site Benchmark
- P.O.B. – Point of Beginning



VALLEY CENTER, KANSAS
VICINITY MAP
(NOT DRAWN TO SCALE)

PIPES ALONG WEST 93rd STREET NORTH			
PIPE #	MATERIAL/SIZE	FLOW LINE ELEV. (IN)	FLOW LINE ELEV. (OUT)
PIPE 1	60"x40" MACP	1354.05 (N)	1353.51 (S)
PIPE 2	15" RCP	1354.64 (E)	1354.62 (W)
PIPE 3	15" RCP	1354.44 (W)	1354.22 (E)
PIPE 4	15" Steel	1354.14 (E)	1353.90 (W)
PIPE 5	15" CMP	1354.76 (W)	1354.33 (E)
PIPE 6	18" CMP	1354.30 (E)	1354.07 (W)
PIPE 7	15" CMP	1354.06 (E)	1353.71 (W)
PIPE 8	15" CMP	1353.53 (E)	1353.25 (W)
PIPE 9	24" Steel	1353.80 (W)	1353.28 (E)
PIPE 10	18" RCP	1353.36 (W)	1353.31 (E)

DESCRIPTION:

A portion of the West Half of the Northwest Quarter of Section 25, Township 25 South, Range 1 West of the 6th Principal Meridian in Sedgwick County, Kansas more particularly described by Daniel E. Garber, Professional Surveyor #683, on November 7, 2024 as follows:

Beginning at the Northeast corner of the West Half of the Northwest Quarter of Section 25, Township 25 South, Range 1 West of the 6th Principal Meridian; Thence with a bearing South 00°44'14" East (basis of bearings is NAD 83 Kansas South Zone) along the East line of the West Half of said Northwest Quarter a distance of 661.08 feet; Thence South 89°18'09" West parallel with the North line of said Northwest Quarter a distance of 1,189.24 feet; Thence South 00°46'49" East a distance of 839.92 feet; Thence South 64°12'33" West a distance of 126.29 feet to the Northeasterly right-of-way line of North Interurban Drive; Thence North 25°47'27" West along said right-of-way line a distance of 1,415.50 feet; Thence continuing along said right-of-way line with a bearing of North 21°52'08" West a distance of 292.40 feet to the North line of said Northwest Quarter; Thence North 89°18'09" East along the North line of said Northwest Quarter a distance of 2,007.85 feet to the point of beginning containing **34.947 Acres.**

DIGSAFE:

Utilities shown were located by respective owners. Any Utilities not shown are due to no response to Kansas One Call "1-800-DIG-SAFE" Ticket #24447781 & #24447802.

Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket #24447781 & #24447802 on September 4, 2024. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.

FLOOD NOTE:

According to Flood Insurance Rate Map No. 20173C0182G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within **Zone "X",** which is defined as "Areas Determined to be Outside the 0.2% Annual Chance Floodplain and with Reduced Flood Risk due to Levee.

BENCHMARK:

SBM:

Spike set in North face of first power pole East of North Interurban Road and South of West 93rd Street North ±18.0 feet South and ±755.2 feet East of the Northwest Corner of the Northwest Quarter of Section 25, Township 25 South, Range 1 West in Valley Center, Sedgwick County, Kansas.

Elevation=1356.91 (NAVD88)

LIDAR HORIZONTAL AND VERTICAL CONTROL:
http://www.kansasgis.org/

FILE: BE_2018_14SPG4090 (2018) & BE_2018_14SPG4085 (2018)

HORIZONTAL DATUM: North American Datum of 1983 (NAD83)

VERTICAL DATUM: North American Vertical Datum of 1988 (NAVD88)

NOTE: Contours shown at 1' intervals.

OWNER/SUBDIVIDER:

KALEB HOWELL
KWH INVESTMENTS, LLC
4208 S. 359th ST. W.
CHENEY, KANSAS 67025
(316) 249-3771

SURVEYOR:

DANIEL E. GARBER
GARBER SURVEYING SERVICE, P.A.
2908 N. PLUM ST.
HUTCHINSON, KANSAS 67502
(620) 665-7032

PRELIMINARY PLAT

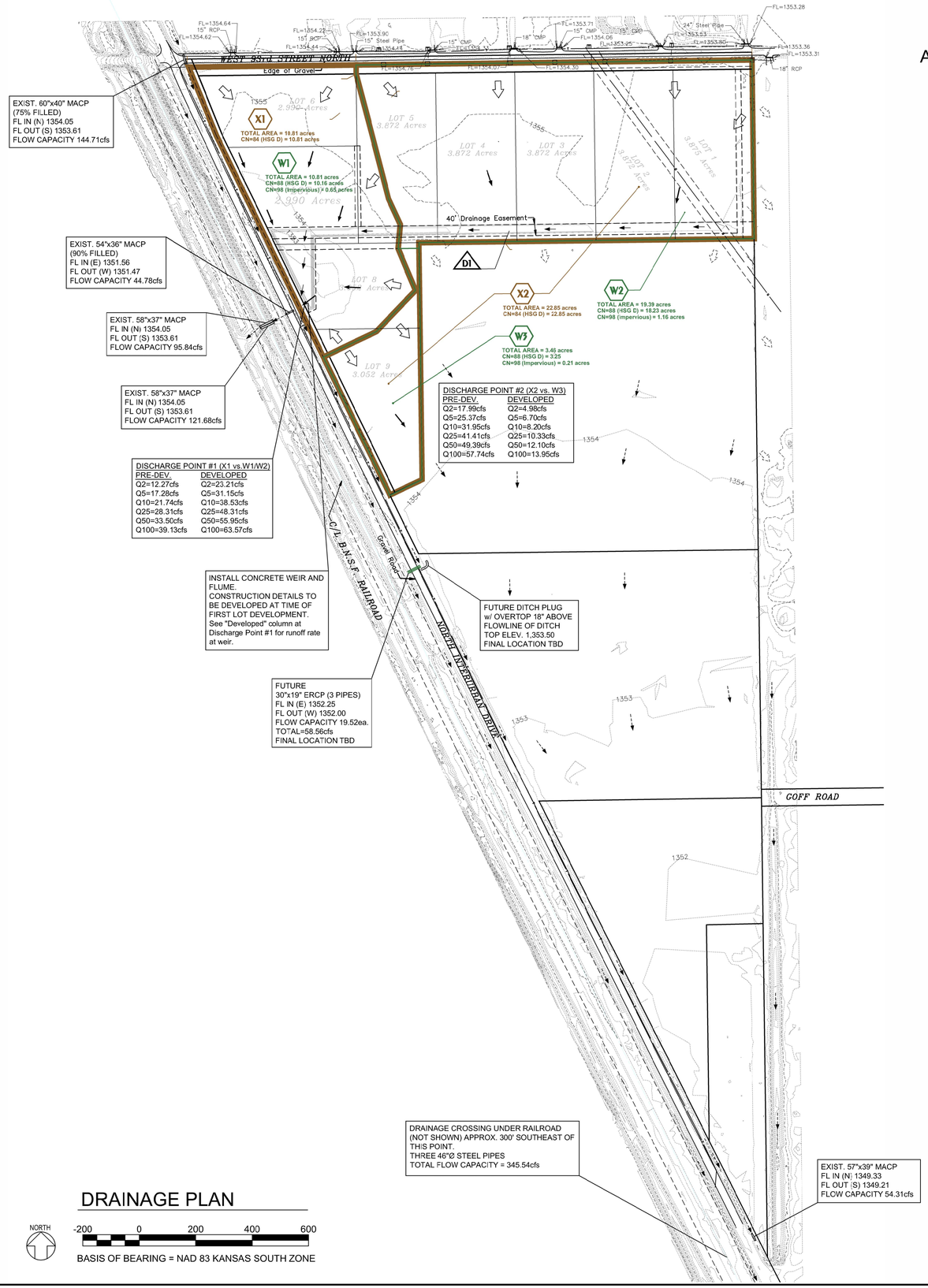
Description: BOBWHITE SUBDIVISION SEDGWICK COUNTY, KANSAS

Prepared By: Garber Surveying Service, P.A.
HUTCHINSON
2908 North Plum St. 67502
Ph. 620-665-7032
(Main Office)
BRANCH OFFICES:
MANHATTAN Ph. 785-320-4810
MCPHERSON Ph. 620-241-4441
NEWTON Ph. 316-283-5053
SALINA Ph. 785-404-6302
WICHITA Ph. 316-260-9933

Drawn By: CDS	Scale: 1"=200'	Date of Field Work: September 6, 2024	Job No: G2024-661
Checked By: DEG	Date: 02/20/2025	Sheet 1 of 1 Sheet(s)	

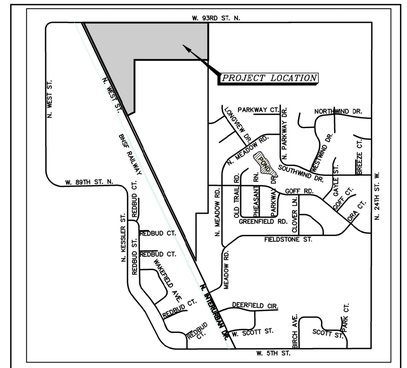
BOBWHITE ESTATES

A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN IN SEDGWICK COUNTY, KANSAS



DRAINAGE PLAN

DRAINAGE LEGEND	
SYMBOL	DESCRIPTION
	OFFSITE SHEET FLOW
	SHEET FLOW
	OFFSITE CONCENTRATED FLOW
	SHALLOW CONCENTRATED FLOW
	PROPOSED CONCENTRATED FLOW
	EXISTING DRAINAGE BOUNDARY
	PROPOSED DRAINAGE BOUNDARY
	EXISTING CONTOURS



SEDGWICK COUNTY, KANSAS
VICINITY MAP
(NOT DRAWN TO SCALE)

EXISTING DRAINAGE SUMMARY CHART - SCS METHOD						
DRAINAGE BASIN	DRAINAGE AREA (Acres)	% IMPERVIOUS	CURVE NUMBER (CN)	RETURN PERIOD	TC (Min)	PEAK DISCHARGE (cfs)
X1	10.81	0	84	2	49	12.27
				5		17.28
				10		21.74
				25		28.31
				50		33.50
				100		39.13
X2	22.85	0	84	2	81	17.99
				5		25.37
				10		31.95
				25		41.41
				50		49.39
				100		57.74

DEVELOPED DRAINAGE SUMMARY CHART - SCS METHOD						
DRAINAGE BASIN	DRAINAGE AREA (Acres)	% IMPERVIOUS	CURVE NUMBER (CN)	RETURN PERIOD	TC (Min)	PEAK DISCHARGE (cfs)
W1	10.81	6	89	2	49	14.80
				5		19.90
				10		24.36
				25		30.71
				50		36.00
				100		41.50
W2	19.39	6	89	2	81	18.80
				5		25.32
				10		31.02
				25		39.10
				50		45.86
				100		52.90
W3	3.46	6	89	2	47	4.98
				5		6.70
				10		8.20
				25		10.33
				50		12.10
				100		13.95

EXISTING VS. PROPOSED DRAINAGE SUMMARY CHART (FULL SITE) - SCS METHOD				
DRAINAGE AREA (Acres)	RETURN PERIOD	EXISTING PEAK DISCHARGE (cfs)	PROPOSED PEAK DISCHARGE (cfs)	CHANGE IN PEAK DISCHARGE (cfs)
33.66	2	27.17	25.07	-2.10
	5	38.35	33.64	-4.71
	10	48.31	41.62	-6.69
	25	62.63	52.20	-10.43
	50	74.71	60.44	-14.27
	100	87.36	68.62	-18.74

SURVEYOR:
DANIEL E. GARBER
GARBER SURVEYING SERVICE, PA
2908 N. PLUM ST
HUTCHINSON, KS 67502
620-665-7032

OWNERS:
KALEB HOWELL
KWH INVESTMENTS, LLC
208 S. 359TH ST W.
CHENEY, KS 67025
316-249-3771

LEGAL DESCRIPTION:

A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN IN SEDGWICK COUNTY, KANSAS MORE PARTICULARLY DESCRIBED BY DANIEL E. GARBER, PROFESSIONAL SURVEYOR #683, ON NOVEMBER 7, 2024 AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 25 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE WITH A BEARING SOUTH 00°44'14" EAST (BASIS OF BEARINGS IS NAD 83 KANSAS SOUTH ZONE) ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER A DISTANCE OF 661.08 FEET; THENCE SOUTH 89°18'09" WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1,189.24 FEET; THENCE SOUTH 00°46'49" EAST A DISTANCE OF 839.92 FEET; THENCE SOUTH 64°12'33" WEST A DISTANCE OF 126.29 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTH INTERURBAN DRIVE; THENCE NORTH 25°47'27" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1,415.50 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE WITH A BEARING OF NORTH 21°52'08" WEST A DISTANCE OF 292.40 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°18'09" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2,007.85 FEET TO THE POINT OF BEGINNING CONTAINING 34.947 ACRES.

DRAINAGE NOTES:

1. THE SCS METHOD WAS USED TO COMPUTE THE PEAK DISCHARGES FOR EXISTING AND DEVELOPED CONDITIONS. CN-VALUES WERE ASSIGNED TO THE EXISTING SITE AND PROPOSED IMPROVEMENTS FROM CITY OF WICHITA DRAINAGE MANUAL. PROPOSED LOTS WERE ASSUMED TO BE 6% IMPERVIOUS. THE RATIONAL METHOD WAS UTILIZED TO DETERMINE CULVERT SIZES.
2. SOIL TYPES WERE DETERMINED FROM THE NATURAL RESOURCE CONSERVATION SOIL SURVEY WEBSITE. THE ENTIRE SITE CONSISTS OF THE FOLLOWING HYDROLOGIC SOILS GROUP(S): 100% HSG D.
3. THE PLATTED PROPERTY IS LOCATED WITHIN ZONE X ON MAP 20173C0182G, DATED DECEMBER 22, 2016, WHICH IS DEFINED AS, "AREAS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY LEVEE SYSTEM."
4. WATER QUALITY TREATMENT IS NOT REQUIRED FOR SEDGWICK COUNTY DEVELOPMENTS OUTSIDE OF THE LATEST US CENSUS URBANIZED AREA.
5. DETENTION IS PROVIDED BY DETENTION POND D1.
6. ALL ELEVATIONS SHOWN ARE IN NAVD 88 VERTICAL DATUM.

BENCHMARKS:

SPIKE SET IN NORTH FACE OF FIRST POWER POLE EAST OF NORTH INTERURBAN ROAD AND SOUTH OF WEST 93RD STREET NORTH ±18.0 FEET SOUTH AND ±755.2 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 25 SOUTH, RANGE 1 WEST IN VALLEY CENTER, SEDGWICK COUNTY, KANSAS.
ELEVATION = 1356.91 (NAVD88)

NOTE:
BOUNDARY SURVEY COMPLETED BY GARBER SURVEYING SERVICE, PA ON SEPTEMBER 6, 2024

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION (NAVD88)
1	A	1,356.50
2	A	1,356.50
3	A	1,356.50
4	A	1,356.50
5	A	1,356.50
6	A	1,356.50
7	A	1,356.50
8	A	1,356.50
9	A	1,356.50

POND 'D1'	
POND BOTTOM ELEVATION	1,352.00
PROPOSED 10YR STAGE	1,354.11
PROPOSED 10YR PEAK DISCHAGE (cfs)	38.53cfs
PROPOSED 100YR STAGE	1,354.56
PROPOSED 100YR PEAK DISCHAGE (cfs)	63.57cfs

		TOTAL DETENTION STORAGE	
STAGE (Elv)	AREA (acres)	(Cu. Ft.)	(Acre-Ft.)
1,352.00	0	0	0
1,352.50	0.422	3,420	0.079
1,353.00	0.672	15,236	0.350
1,353.50	1.083	34,180	0.785
1,354.00	1.602	63,252	1.452
1,354.50	3.469	117,189	2.690
1355.00	4.990	208,805	4.793

MINIMUM AVAILABLE DETENTION VOLUME TO BE MAINTAINED BELOW EL. 1354.50		
LOT	BLOCK	VOLUME (Acre-Ft.)
1	A	0.191
2	A	0.102
3	A	0.088
4	A	0.092
5	A	0.070
6	A	N/A
7	A	N/A
8	A	N/A
9	A	N/A

PROVIDE GRADING AS REQUIRED AT EACH LOT IN ORDER TO MAINTAIN POSITIVE FLOW TO SOUTH DRAINAGE AREA

ENGINEERING P.A.
CONSULTANTS
1227 NORTH MAIN STREET
HUTCHINSON, KANSAS 67501
P 620-665-6394
www.echutch.com
F 620-665-0218

ANDREW J. GORING
LICENSED
29177
12-14-2024
KANSAS
PROFESSIONAL ENGINEER

BOBWHITE ESTATES
DRAINAGE
VALLEY CENTER, KANSAS

Revision Schedule

No	Description	Date

DATE: FEBRUARY 14, 2025
JOB No: 24-194
DESIGN BY: V V
DRAWN BY: V V / TC
CHECK BY: AG

BOBWHITE ESTATES

DRAINAGE PLAN

C1.0
OF
1

2/13/2025 8:59:04 AM N:\KWKH INVESTMENTS\24-194 BOBWHITE ESTATES\DRAINAGE\00-CIVIL\24-194 -C BOBWHITE ESTATES DRAINAGE_R1.DWG

Date: January 28, 2025

To: City of Valley Center Planning and Zoning Board

From: Kyle Fiedler, *Community Development Director*

Applicant: Baughman Co (**SP-2025-02**)

Location of Landscaping Plan: The proposed 80,000 elementary school will be constructed on the property located at the northwest corner of Seneca St. and Tanner Trail, Valley Center, KS 67147. The proposed building will add a fourth elementary school to USD 262 in Valley Center. The map below shows the lot on which the proposed building will be constructed (outlined in red). The proposed building will be constructed towards the middle of the parcel.

Existing Zoning: R-1B (Single-Family District)

Size of Parcel: The property on which the proposed building will be constructed is approximately 18 acres in size. The submitted site plan meets all bulk regulations required of the zoning district.

Purpose of Landscape Plan:

17.03.36 Screening and Landscape Plan Requirements:

A. *Screening and/or landscaping shall be provided when a zoning permit is issued on all properties developed for multiple-family, Manufactured Home Park and all nonresidential uses when such uses are established on property within or adjacent to any residential districts in accordance with standards and procedures as listed below:*

B. *Screening shall be provided along all side or rear lot lines adjacent to such residential districts.*

- The west portion of the property is adjacent to a future residential development, however due to the layout of the site, screening on the west side of the property is not required as it will be landscaped. Screening will be around the trash disposal area, as addressed and approved in the Site Plan at the January 28, 2025 meeting.

C. *Landscaping shall be provided along a front lot line to the depth of at least 10 feet whenever such front lot line is adjacent to or across from such residential districts. No other uses except driveways and signs as permitted by Chapter 17.07 shall be allowed in such a landscaped area.*

- The landscaping plan shows a variety of 23 trees, 65 shrubs and grass being planted across the entire site, not just the first 10 feet.

D. *Screening shall be provided on all required development sufficient to reasonably hide from ground level view all loading docks, trash receptacles, outdoor storage, outdoor display, outdoor working areas, parking spaces and similar uses from such residential districts.*

- Trash receptables will be screened as previously approved. The primary parking lot will have 65 shrubs along the southern border to screen it.

E. *Screening on the side or rear lot line may be reduced in height and intensity in the front yard area extending to the front lot line, i.e., the street right-of-way; however, screening shall not be required along such lot lines in that portion of the front yard which may be landscaped.*

- As already mentioned, the property will be landscaped with a variety of trees, shrubs and grass.

F. *Whenever properties are developed adjacent to an alley, screening may be omitted at driveways deemed essential for ingress and egress to uses established on the property.*

- No alley's adjacent to this property.

G. *Screening may consist of fencing and/or landscaping provided that such screening will serve to adequately reduce:*

1. *The visual effects on the environment caused by adjacent nonresidential or higher density residential uses*
2. *Noise*
3. *Lighting*
4. *Glare*
5. *Blowing trash*

- Landscaping will be the primary method used for screening of this property. The parking lot will be screened by shrubs and the trash receptacle will be screened with a built enclosure. Lighting previously approved should not shine beyond the property lines. There will also be fencing along the south, east and north property lines to keep the grounds secure and also to prevent trash from blowing off of the site.

H. *All screening and landscaping shall meet the requirements of the vision triangle in Section 17.03.37. (See Section 17.02.09 for definition of VISION TRIANGLE.)*

- Based on the planting submission, screening and landscaping will not impact the vision triangle.

I. *Landscaping along the front lot line shall involve bringing the soil surface to a smooth finished grade and installing sufficient trees, shrubs, ground cover and grass to soften building lines, provide shade and generally produce a pleasing visual effect of the premises.*

- The landscaping plan appears to cover these requirements.

J. *The selection of landscape materials shall consider the "mature" growth and habit of such plants so that vegetation will not overhang or obstruct the public street or a sidewalk area in such a manner as to conflict with pedestrian and vehicular access.*

- Plantings appear to be placed so that even at mature growth, it should not impact public streets or sidewalks.

K. *The type of fencing should be compatible with the kind and intensity of the land use and the architectural style of the development and adjacent properties.*

- Chain link fencing will be around the perimeter of the property to the east and north of the building, similar to what is on the rest of the school sites in town.

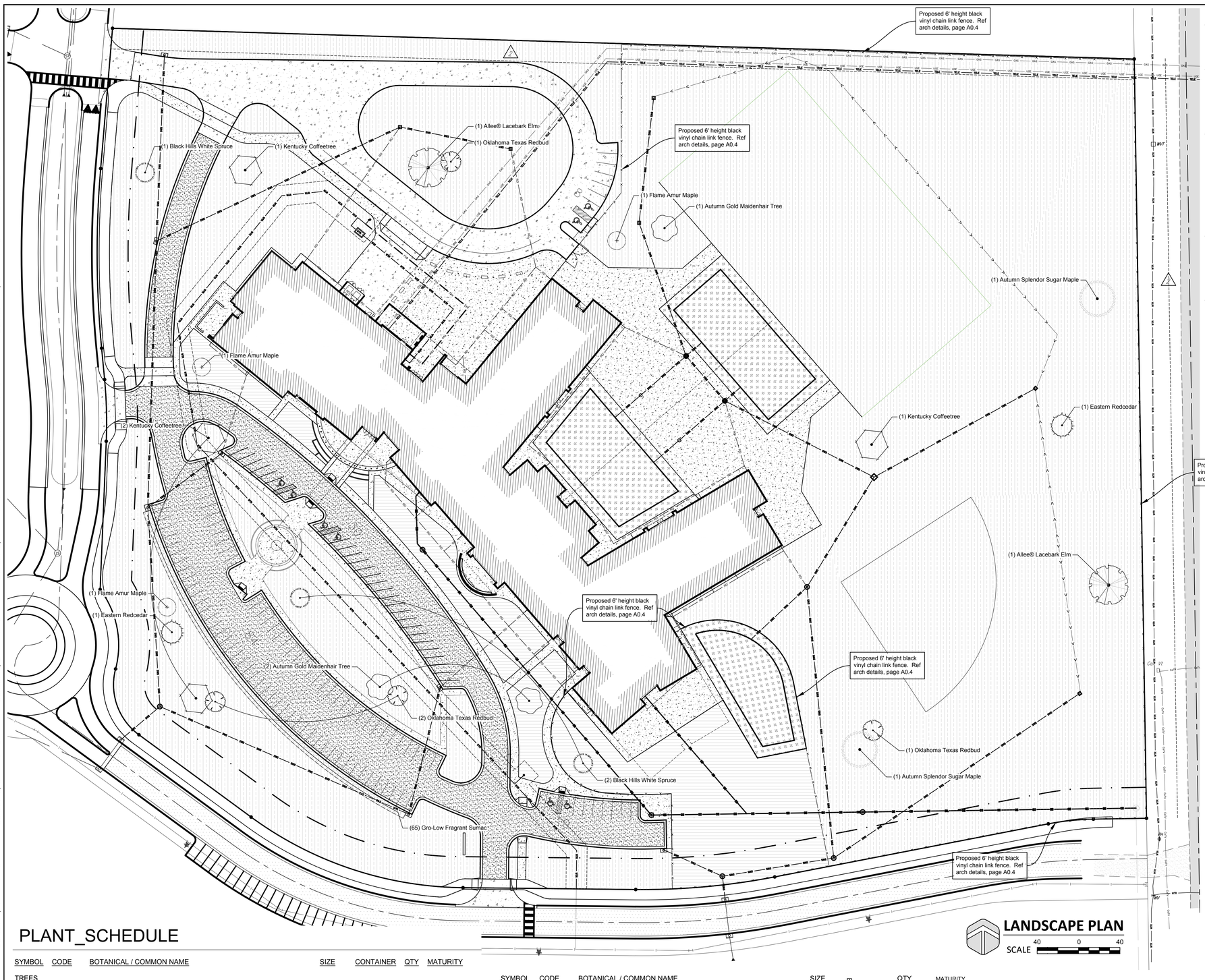
L. *Whenever such screening is required, a screening plan for the area shall accompany the application for a zoning permit. Such plan shall be transmitted to the Planning Commission for their review and approval prior to the issuance of the zoning permit.*

- See attached plan for your consideration.

M. *The screening plan shall be in such detail as to provide enough information to determine if the plan meets the above criteria. Such plan shall contain the location, type and height of any fence and the location, mature size and the type of any plant materials along with their common and botanical names. The sizing, grading and condition of the plant materials shall be specified according to the American Association of Nurserymen Standards.*

- *Fencing will be 6' chain link, as depicted on the plan, the common and botanical names are listed on the plan as well as the size of each when planted.*

STAFF RECOMMENDATION: City staff recommends approval of this landscaping plan.



PLANT_SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	MATURITY
TREES						
	ACE FLM	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	2.5" CAL.	B&B	3	15-20' HT/15-25' W
	ACE ASP	ACER SACCHARUM 'AUTUMN SPLENDOR' / AUTUMN SPLENDOR SUGAR MAPLE	2.5" CAL.	B&B	2	45' HT/30' W
	CER OKL	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' / OKLAHOMA TEXAS REDBUD	2.5" CAL.	B&B	4	15-20' HT/15-20' W
	GIN AUT	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL.	B&B	3	50-60' HT/25-40' W
	GYM KEN	GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE	2.5" CAL.	B&B	4	50-60' HT/30-45' W
	JUN EAS	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	6` HT.	B&B	2	30-40' HT/25' W
	PIC DEN	PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE	6` HT.	B&B	3	30-40' HT/15-20' W
	ULM ALL	ULMUS PARVIFOLIA 'ALLEE' / ALLEE® LACEBARK ELM	2.5" CAL.	B&B	2	40-60' HT/35-50' W

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	m	QTY	MATURITY
SHRUBS						
	RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	POT	65	2-3' HT/6-8' W
GROUND COVERS						
	FES AR2	FESTUCA ARUNDINACEA / TALL FESCUE PER SPECIFICATIONS.	SEED		433,875 SF	
	FES ARU	FESTUCA ARUNDINACEA / TALL FESCUE PER SPECIFICATIONS.	SOD		42,837 SF	

Landscape Calculation:

Parking:
65 shrubs to screen parking lot

Street Yard:
23 trees total; 18 deciduous and 5 evergreen

LEGAL DESCRIPTION

Lot 1, Block F, Trails End, An Addition to Valley Center, Sedgwick County, Kansas.

SITE INFORMATION

Total Area:	**±779,695.4 sq. ft. (17.89 acres)**
Disturbed Area:	**±779,695.4 sq. ft. (17.89acres)**
Impervious Area, pre-const:	**±0 sq. ft. (0.00 acres)**
Impervious Area, post-const:	**±167,209 sq. ft. (3.84 acres)**

BENCHMARKS

Platted Site Benchmark - 1
"X" Chiseled on Top of SE Corner of gate valve box, 30'± NW of NW Property Corner. Elevation=1353.46 (NAVD 88)

Platted Site Benchmark - 2
"[ ]" Chiseled on Concrete Walk Way, Elevation=1354.00 (NAVD 88)
(Refer to survey, revised February 2025, for benchmark locations, elevations, and datum confirmation.)

KANSAS ONE CALL

Contractor shall be required to provide notice to Kansas One Call at 287-2470 a minimum of three (3) working days prior to any excavation or work adjacent to utilities.
Kansas One Call 1-800-DIG-SAFE

UTILITY CONTACTS

The Contractor must notify the following in case of an emergency:

Kansas Gas Service (Gas)	**1-888-482-4950**
Black Hills Energy (Gas)	**1-800-303-0357**
Evergy (Electric)	**383-8650**
Cox Communications (Telecommunication)	**262-4270**
AT&T (Telecommunication)	**268-2759**
City of Valley Center Water Dept (Water)	**755-7320**
City of Valley Center Sewer Maint. (San.Sewer)	**755-7330**
City of Valley Center Storm Sewer Maint. (Storm Sewer)	**755-7320**
City of Valley Center Traffic Maint.(Traf. Control)	**755-7320**
Conoco Pipeline Co. (Petroleum)	**1-800-231-2551**
Williams Pipeline Co. (Petroleum)	**529-6600 or 1-800-324-9696**
Phillips Pipeline Co. (Petroleum)	**1-800-766-8230**

LANDSCAPE NOTES

1. **All landscape work shall be done in accordance with industry standards.**
2. **All areas called out as seeded shall be seeded at 2.5 to 3 lbs per 1,000 sq ft and fertilized at 40 lbs per acre.**
3. **Trees with broken leaders or no central leader will not be accepted.**
4. **All planting beds shall be prepared by killing all existing vegetation with Round-Up (or equal) according to label directions. A Pre-emergent herbicide such as Treflan (5%) (or equal) shall be applied per label directions. All planting beds to receive 2" organic matter (such as cotton bur mulch, compost, or humus) and shall be rototilled in to a depth of 10-12".**
5. **Mulch all planting beds with min. 3" of mulch. Mulch all tree saucer wells with min. 3" of mulch. Mulch material to be premium cedar mulch of uniform consistency.**
6. **Metal edging shall be used to separate all turf areas from planting beds. Edging shall be 10 gauge thickness, commercial grade, or approved equal.**
7. **General Contractor to supply and place at a depth of 4", all topsoil on site within the Limits of Construction.**
8. **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 trash, or other matter toxic to plant growth.**
9. **Topsoil shall be delivered in an unfrozen and non- muddy condition and shall be subject to approval by the Landscape Architect.**
10. **Prior to any excavation for landscaping purposes the location of underground utilities shall be determined by calling Kansas One Call at 687-2470/1-800-344-7233. Contractor shall be responsible for any damage done to existing utilities.**
11. **Report any discrepancies in the planting plan to the Landscape Architect, prior to starting construction.**
12. **The Landscape Contractor shall coordinate with the G.C. to gain site access to install the plants and maintain grounds, until final acceptance from owner. Upon final acceptance, the one (1) year guarantee period will begin.**
13. **The Landscape Contractor shall coordinate with the G.C. to install the plants and maintain grounds, until final acceptance from owner.**
14. **The Landscape Contractor shall submit bid with unit prices for all plants, including mulch, installation, 1 year guarantee, bed preparation, fertilizer, etc.**
15. **The Landscape Contractor is responsible for any damage done to the exterior of the building or any part of the parking lot when installing or maintaining the plantings before final acceptance.**
16. **Fall planting season shall be September 1 thru October 31. Spring planting season shall be April 1 thru June 30. For grass seeding, fall season shall be September 1 thru mid October. Spring season for seeding shall be from March 15 thru mid May.**
17. **Landscape to be watered manually. If automatic system is requested by owner, contractor to consult Irrigation notes below.**

IRRIGATION NOTES

1. **All irrigation work is to be installed in compliance with all local codes and regulations.**
2. **Irrigation Contractor shall design system so turf heads are on separate zones from shrub spray heads.**
3. **The Irrigation Contractor does not start irrigation construction until final shop drawings are submitted and approved to the Landscape Architect and/or Owner prior to construction for final approval which: Use Rainbird, Toro, Hunter products, or approved equal, which will illustrate type of head, head coverage, valve location, piping and accessories, and main line location. Included in shop drawings show zone pressure, valve size, GPM requirements and pipe sizing. Also specify a rain switch or moisture sensing device per City Codes.**
4. **Prior to construction, Irrigation Contractor to locate all existing and proposed utilities and electrical wiring.**
5. **Contractor shall not install irrigation system when any obstructions in the field exist. Contact the Landscape Architect for clarification before proceeding around obstructions.**
6. **All irrigated turf areas shall be head-to-head coverage with triangle spacing where possible. Contractor is responsible for adequate coverage in shrub bed zones using drip system and/or spray heads.**
7. **Heads to be adjusted to not spray on buildings, walks, or drives. Spray Heads will be located nearest to planting bed edge using funny pipe and fittings. Spray Heads to be located and sized so not to be susceptible to damage by automobile overhangs.**
8. **Irrigation Contractor shall coordinate with Paving Contractor to locate and install required irrigation lines sleeving prior to any paving. Combine piping when possible to save on sleeving material. Sleeves to be min. 20" below finish grade. Verify final depth w/ Paving Contractor for adequate coverage.**
9. **Automatic drainage valves to be located at the ends of lines and at the lowest points on the lines.**
10. **Irrigation Contractor to verify location of water supply with GC prior to installation of system. Irrigation Contractor shall verify static pressure.**
11. **Locate Irrigation Controller per Owner's direction.**

BAUGHMAN
315 S. Ellis, Wichita, KS 67211 (316) 262-7271
BaughmanCo.com

DATE:
BID SET
01.31.2025

REVISIONS
1 02.12.2025 Addendum 01

alloy ARCHITECTURE
alloyarchitecture.com
165 S. ROCK ISLAND, SUITE 200
WICHITA, KS 67202
p: 316.634.1111

AARON HARNDEN
LICENSED
886
02/24/2025
KANSAS
LANDSCAPE ARCHITECT

PROJECT NUMBER
24000

USD 262 Elementary School
Valley Center, Kansas

SHEET
L1.0
OF

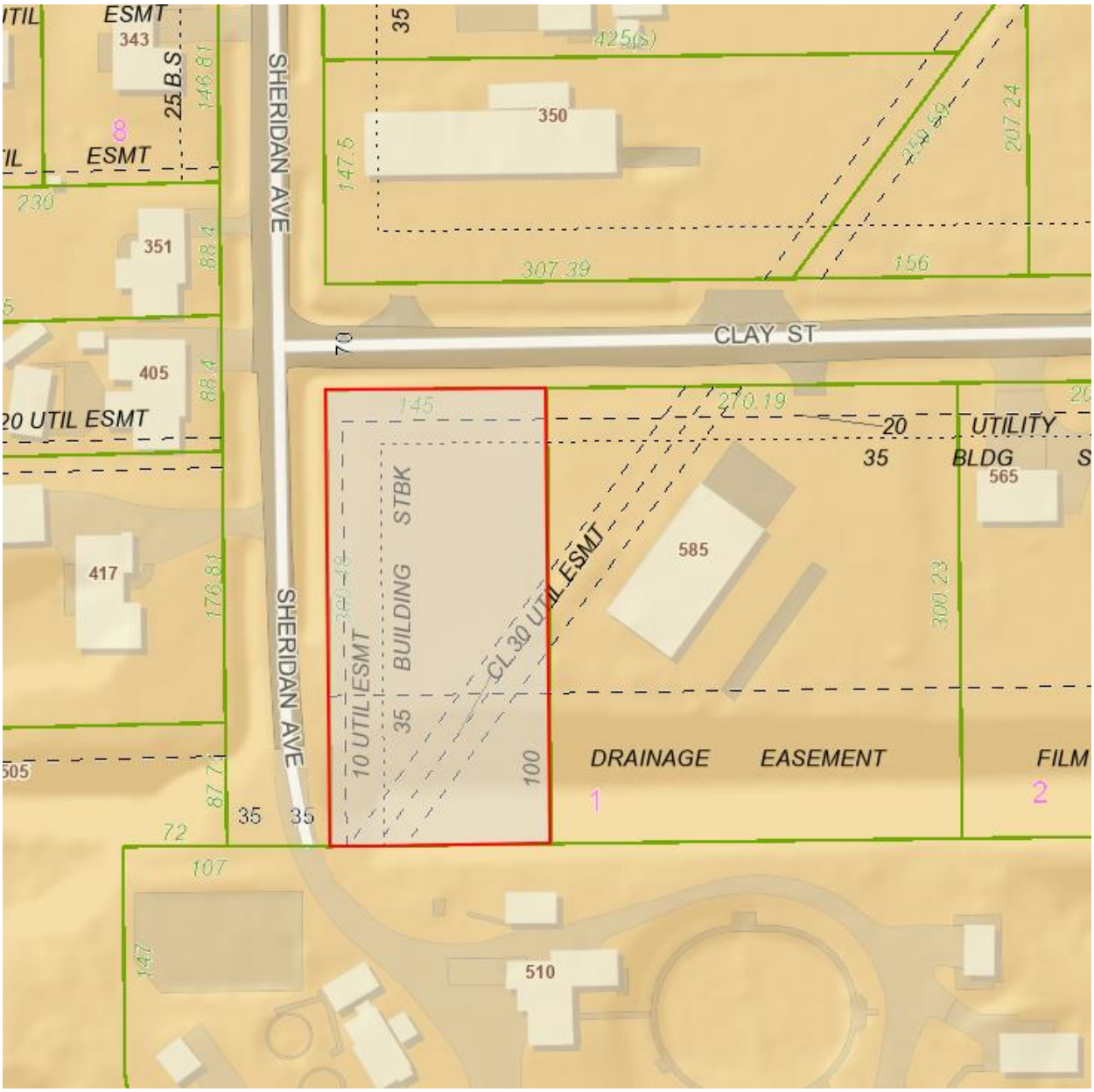
Date: February 25, 2025

To: City of Valley Center Planning and Zoning Board

From: Kyle Fiedler, *Community Development Director*

Applicant: Rodney Bruntz (**SP-2025-03**)

Location of Site Plan: The proposed 4,050 commercial building will be constructed on the property located at 595 W Clay, Valley Center, KS 67147. The map below shows the lot on which the proposed building will be constructed (outlined in red). The proposed building will be constructed towards the middle of the parcel.



Existing Zoning: I (Industrial District)

Size of Parcel: The property on which the proposed building will be constructed is 1 acre in size. The submitted site plan meets all bulk regulations required of the zoning district.

Purpose of Site Plan Application:

17.12.05 Site Plan Requirements:
Projects which are subject to review by the Planning and Zoning Board generally are required to meet the following standards:

A. *Show the location and dimensions of all right-of-way, easements and setback lines either required by these regulations or by platting or separate instruments.*

- The proposed building will be constructed within the site development area noted on the associated site plans.

B. *The site plan map generally should be oriented to the north with north arrow and scale plus dimensions and property boundary lines for the zoning lot.*

- Dimensions are shown on the site plan and the site plan is generally oriented to the north and a scale is present. Property boundary lines are also shown on the site plan map.

C. *Topography by contour lines may be required if slopes exceed 5%, buffer berms are used, or a drainage plan is required.*

- Topography by contour lines is shown on the site drainage plan.

D. *Show existing and proposed structures by bulk dimensions plus number of stories, gross floor area and entrances.*

- The site plan shows the dimensions of the proposed building. The proposed building will be 4,050 sq. ft. once constructed. The building will be one story, with 3 doors, one will be an overhead door and two of which will be primary entry/ exit locations.

E. *Existing and proposed curb cuts, aisles, off-street parking, loading spaces and walkways, including type of surfacing and number of parking spaces. Delineate the traffic flow with directional arrows and indicate the location of direction signs and other motorist's aids (if any).*

- This project will add one new driveway connecting to a public street. There are 6 proposed paved parking spaces. There is a sidewalk along the parking areas at the front of the building.

F. *Location, direction, and intensity of proposed lighting. All exterior lighting must be "full-cut-off" light fixtures when located near adjacent residential properties (no light should spill over on adjacent residential parcels)*

- The electrical plan shows the lighting layout to only be on the east side of the building, the opposite side of the residential properties.

G. *Location and height of all existing (to remain) and proposed signs on the site, the setback dimensions from any sign to property lines, location and routing of electrical supply, surface area of the sign in square feet, size of letters and graphics, description of sign, frame materials and colors.*

- There are no proposed signs with this project.

H. *If disposal containers will be on the site, indicate how such areas will be fully screened from public view by means of a structure (including swinging doors) constructed with either solid treated lumber walls, cement block (with or without brick), or other materials deemed acceptable. The enclosure must also have the capability of latching the doors in a closed position, or when trash is being picked up, in an open position. Outdoor storage areas may also need to be screened if required by these zoning regulations.*

- There is no external screening in the plan for disposal containers. However, because this property is located adjacent to a residential area, it is subject to screening requirements. A screening plan is attached.

I. *Vehicular ingress and egress to and from the site and circulation within the site to provide safe, efficient and convenient movement of traffic, not only within the site but on adjacent roadways.*

- Vehicular ingress and egress to and from the site will be safe, efficient, and convenient.

J. *Site plan provides for the safe movement of pedestrians within the site.*

- The proposed development does provide for the safe movement of pedestrians within the site.

STAFF RECOMMENDATION: City staff recommends approval of this site plan application.

Purpose of Landscape Plan:

17.03.36 Screening and Landscape Plan Requirements:

A. *Screening and/or landscaping shall be provided when a zoning permit is issued on all properties developed for multiple-family, Manufactured Home Park and all nonresidential uses when such uses are established on property within or adjacent to any residential districts in accordance with standards and procedures as listed below:*

B. *Screening shall be provided along all side or rear lot lines adjacent to such residential districts.*

- The west portion of the property is adjacent to residential development. Screening/Landscaping is being proposed by 3 trees along the north and west sides of the building as well as a 6’ tall wood fence south of the building.

C. *Landscaping shall be provided along a front lot line to the depth of at least 10 feet whenever such front lot line is adjacent to or across from such residential districts. No other uses except driveways and signs as permitted by Chapter 17.07 shall be allowed in such a landscaped area.*

- The landscaping plan shows a variety of 3 trees being planted along the north and west sides of the building. The applicant has shared that he also intends to leave the existing grass in place or restore grass that is removed during construction.

D. *Screening shall be provided on all required development sufficient to reasonably hide from ground level view all loading docks, trash receptacles, outdoor storage, outdoor display, outdoor working areas, parking spaces and similar uses from such residential districts.*

- Specific screening for trash receptacles is not show, however there is fencing south of the building screening likely placement of trash receptacles.

E. *Screening on the side or rear lot line may be reduced in height and intensity in the front yard area extending to the front lot line, i.e., the street right-of-way; however, screening shall not be required along such lot lines in that portion of the front yard which may be landscaped.*

- As already mentioned, the property will be landscaped and screened on the west portion where there is

residential development. The north, east and south properties are all in Industrial zoning and do not require screening.

F. *Whenever properties are developed adjacent to an alley, screening may be omitted at driveways deemed essential for ingress and egress to uses established on the property.*

- There is a private access easement on the south end of the west property line, where the screening will stop.

G. *Screening may consist of fencing and/or landscaping provided that such screening will serve to adequately reduce:*

1. *The visual effects on the environment caused by adjacent nonresidential or higher density residential uses*
2. *Noise*
3. *Lighting*
4. *Glare*
5. *Blowing trash*

- Landscaping and fencing will be the screening methods used on this property. The parking lot does not require screening. Lighting proposed will only be on the east side of the building and should not project on to the residential properties.

H. *All screening and landscaping shall meet the requirements of the vision triangle in Section 17.03.37. (See Section 17.02.09 for definition of VISION TRIANGLE.)*

- Based on the planting submission, screening and landscaping will not impact the vision triangle.

I. *Landscaping along the front lot line shall involve bringing the soil surface to a smooth finished grade and installing sufficient trees, shrubs, ground cover and grass to soften building lines, provide shade and generally produce a pleasing visual effect of the premises.*

- The landscaping plan appears to cover these requirements.

J. *The selection of landscape materials shall consider the "mature" growth and habit of such plants so that vegetation will not overhang or obstruct the public street or a sidewalk area in such a manner as to conflict with pedestrian and vehicular access.*

- Plantings appear to be placed so that even at mature growth, it should not impact public streets or sidewalks.

K. *The type of fencing should be compatible with the kind and intensity of the land use and the architectural style of the development and adjacent properties.*

- Wood fencing will be along the southern portion of the west property line of the property. The fencing type is appropriate in residential uses and similar to several of the neighboring residential properties.

L. *Whenever such screening is required, a screening plan for the area shall accompany the application for a zoning permit. Such plan shall be transmitted to the Planning Commission for their review and approval prior to the issuance of the zoning permit.*

- See attached plan for your consideration.

M. *The screening plan shall be in such detail as to provide enough information to determine if the plan meets the above criteria. Such plan shall contain the location, type and height of any fence and the location, mature size and the type of any plant materials along with their common and botanical names. The sizing, grading and condition of the plant materials shall be specified according to the American Association of Nurserymen Standards.*

- *Fencing will be 6' wood, as depicted on the plan, the common and botanical names are listed on the plan as well as the size of each when planted, grass will either remain on-site or be replanted where construction tears it up.*

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Board require at least 6 Cedar trees to screen the west side of the building. From the specifications in the plan each cedar will have a 13' spread at maturity, only screening 26' of the 90' building. 6 Cedar trees would screen 78' of the 90' building. All other screening requirements are recommended for approval.

250039

City of Valley Center Case No. SP 03 - 2025 - 03

SITE PLAN REVIEW APPLICATION

This application is for a Site Plan Review before the City Planning and Zoning Board. The form must be completed in accordance with directions on the accompanying instructions and filed with the Zoning Administrator at Public Works, 545 W Clay, Valley Center, Kansas 67147-0188 or FAX: (316) 755-7324. An incomplete application will not be accepted. For questions, call (316) 755-7310.

Property owner(s) Name & Address RODNEY BRUNTZ 543 W 3RD VALLEY CENTER, KS 67147

Phone 316-299-3279 ~~fax#~~ E-MAIL RB789@ATT.NET

Petitioners Name & Address SAME

Phone SAME fax#

Contact email address RB789@ATT.NET Contact Cell Phone 316-299-3279

Relationship of applicant to property is that of X Owner ___Tenant ___Lessee ___Other

Property now used for VACANT LOT

Property Zoning/Land Use Plan is now INDUSTRIAL

Proposed Rezoning/Land Use Plan Amendment INDUSTRIAL

Property shown on Valley Center Land Use Plan is now INDUSTRIAL

Address /Location of Request SE CORNER SHERIDAN & CLAY

Parcel number(s) 1

Legal Description THE WEST 145 FEET OF LOT 1, BLOCK 1, VALLEY CENTER INDUSTRIAL PARK 2ND ADDITION

Dimensions of the Property are 300 feet deep by 145' wide with frontage proposed on CLAY and having a total of 43,500 square feet.

I realize that this application cannot be processed unless it is complete per Zoning Regulations section 17.12.05 and any other site plan criteria as agreed to in the pre-application meeting, and this application is accompanied by sufficient copies per Zoning Regulations section 17.12.04.

Applicant	Date	Agent (If any)	Date
Rodney Bruntz	2/12/25		

Office use only

A pre-application meeting occurred with the applicant on 2/11/2025 via phone. This application was received at 8:00 (am) (pm) on Feb 12, 2025 by the Zoning Administrator acting on behalf of the Planning Commission and City Council. It has been checked and found to be complete and accompanied by the required documents and a nonrefundable fee of $200.00.

Planned usage Rodney Bruntz **VC Building** **2/12/25**

45X90X14 red iron building Sheridan & Clay. 480V 3phase 200 amp power.

6" concrete floor, concrete parking lot. Machine shop with manual and cnc machinery.

Initially, finish several personal projects, later or as opportunities arise,

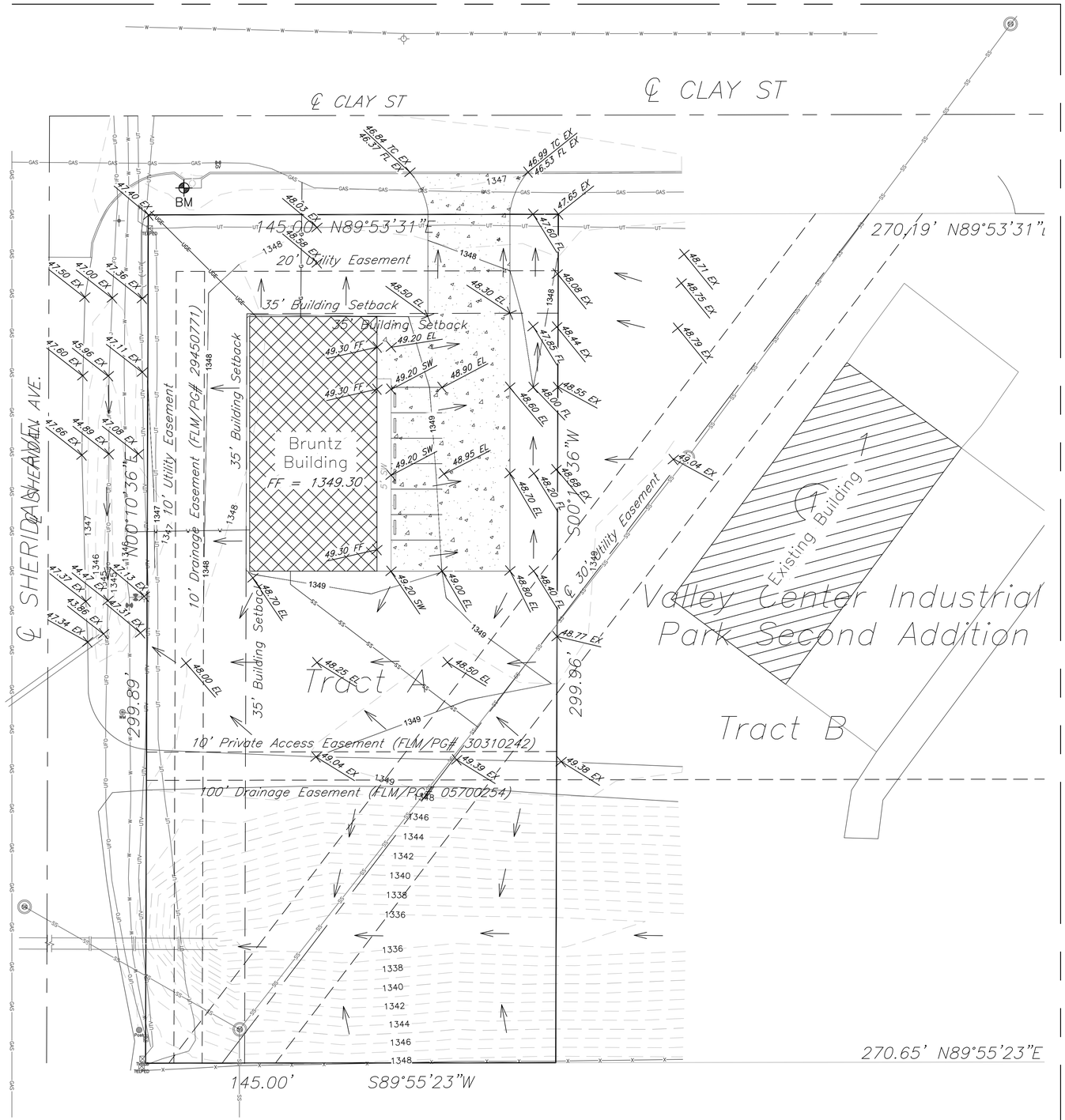
develop business to provide tooling and prototype manufacturing

for commercial/aerospace industry. Small precision parts. 3-8 employees.

Rodney Bruntz

rb789@att.net

316-299-3279



THIS SHEET HAS BEEN SIGNED, SEALED AND DATED DIGITALLY

KIRK E. MILLER LICENSED 12.03.2024 11283 KANSAS PROFESSIONAL ENGINEER

Benchmark
Square Cut on SW Corner of Existing Curb Inlet Located SE of the Sheridan Ave and Clay St Intersection. Elevation=1346.80' (NAVD88)

Legal Description:
The West 145 Feet of Lot 1, Block 1, Valley Center Industrial Park 2nd Addition

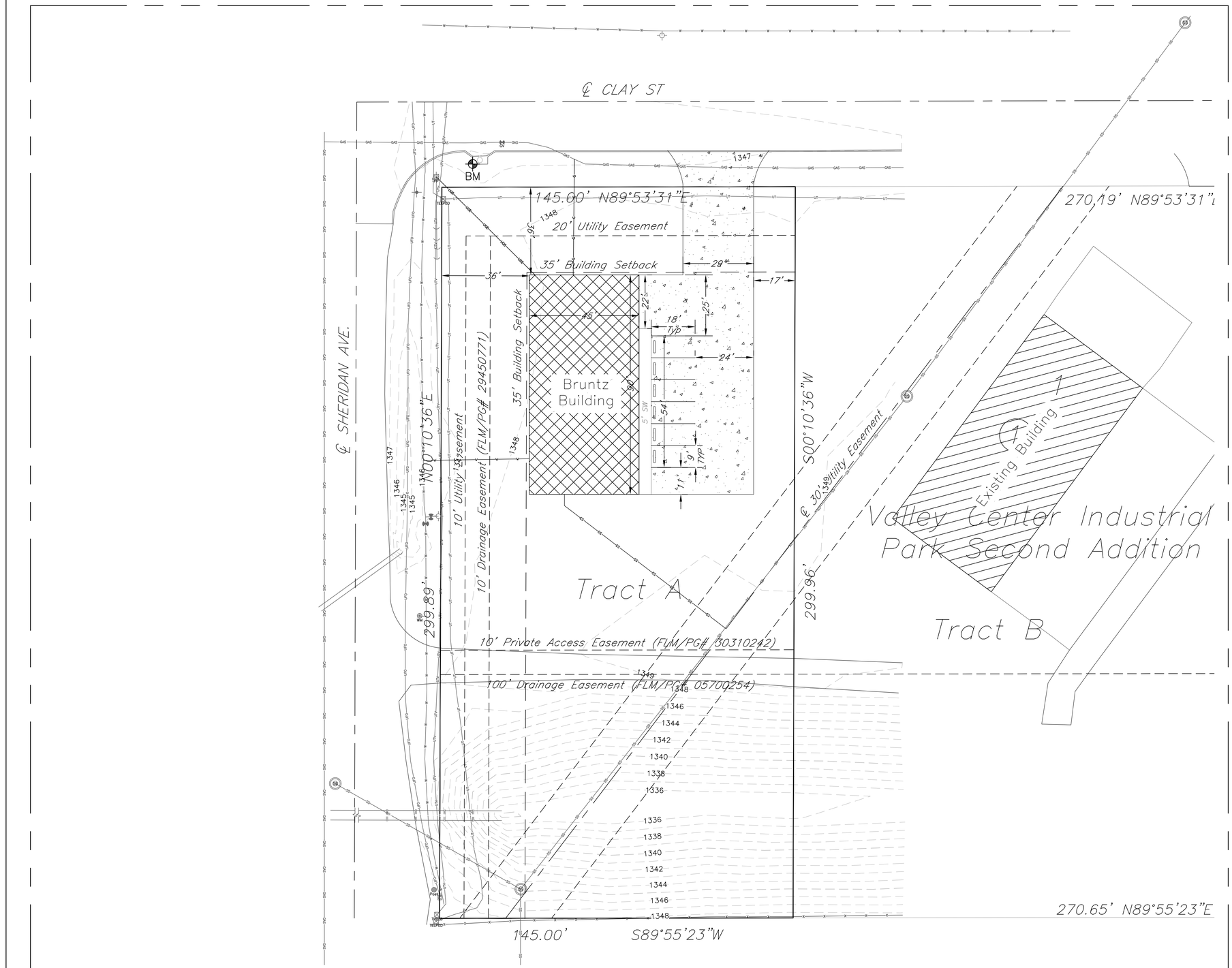
HORIZONTAL SCALE
(IN FEET)
1 inch = 20 ft.

Sheridan & Clay
Grading Plan
Valley Center, Kansas

KEMILLER ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0242

PROJECT NUMBER			
KEM NO. 24138	FILE	DATE 10/2024	SHEET 1.0
DESIGN KM	DRAWN PG	REVISED	

December 3, 2024



Benchmark
Square Cut on SW Corner of Existing Curb Inlet Located SE of the Sheridan Ave and Clay St Intersection.
Elevation=1346.80' (NAVD88)

Legal Description:
The West 145 Feet of Lot 1, Block 1, Valley Center Industrial Park 2nd Addition

20 0 10 20 40 80
HORIZONTAL SCALE
(IN FEET)
1 inch = 20 ft.

Sheridan & Clay
Site Plan
Valley Center, Kansas

KEMILLER ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0242

PROJECT NUMBER			
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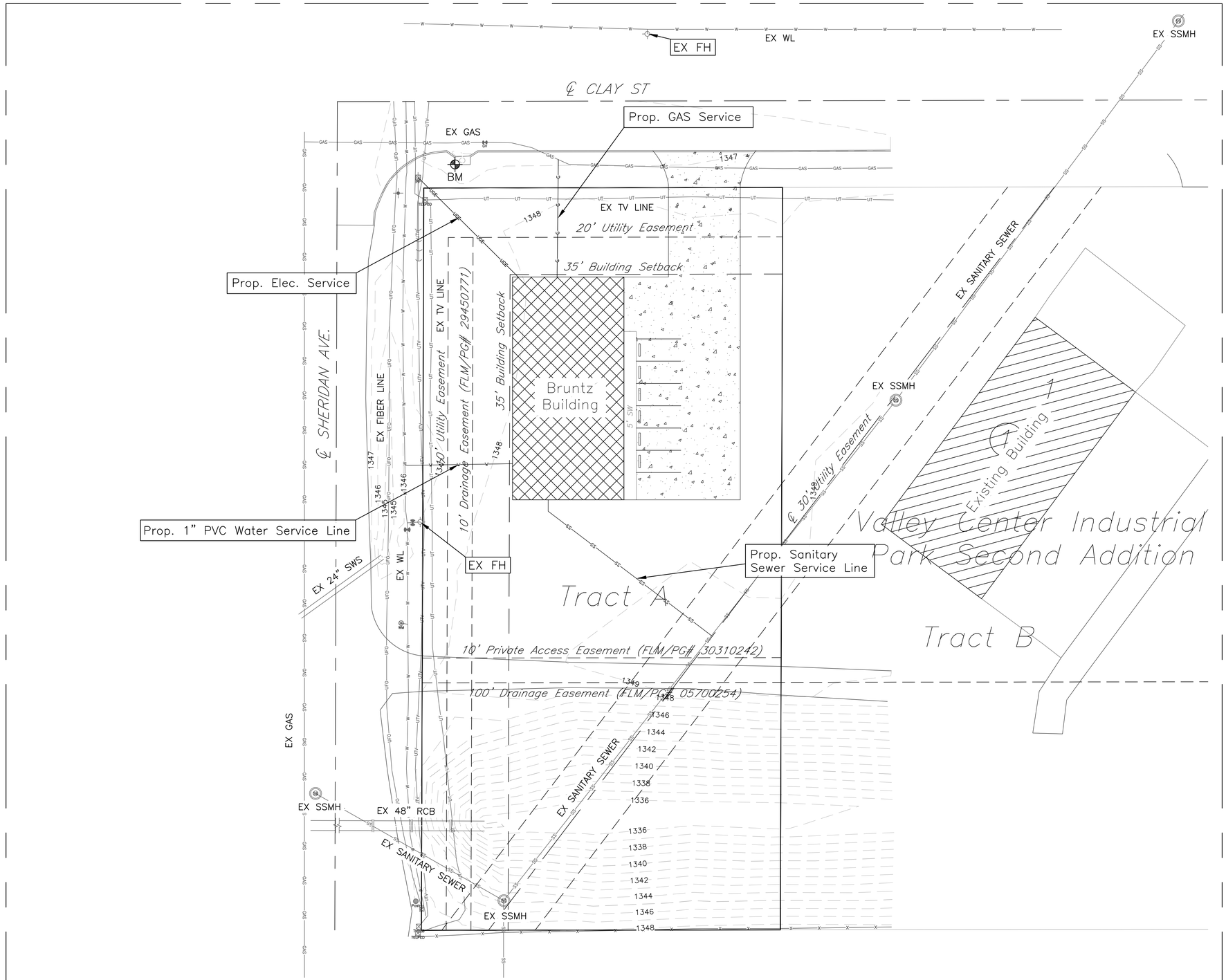
DESIGN KM	DRAWN PG	REVISED	

December 3, 2024



KIRK E. MILLER
LICENSED
12.03.2024
11283
KANSAS
PROFESSIONAL ENGINEER

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED DIGITALLY

Benchmark
Square Cut on SW Corner of Existing Curb Inlet Located SE of the Sheridan Ave and Clay St Intersection. Elevation=1346.80' (NAVD88)

Legal Description:
The West 145 Feet of Lot 1, Block 1, Valley Center Industrial Park 2nd Addition

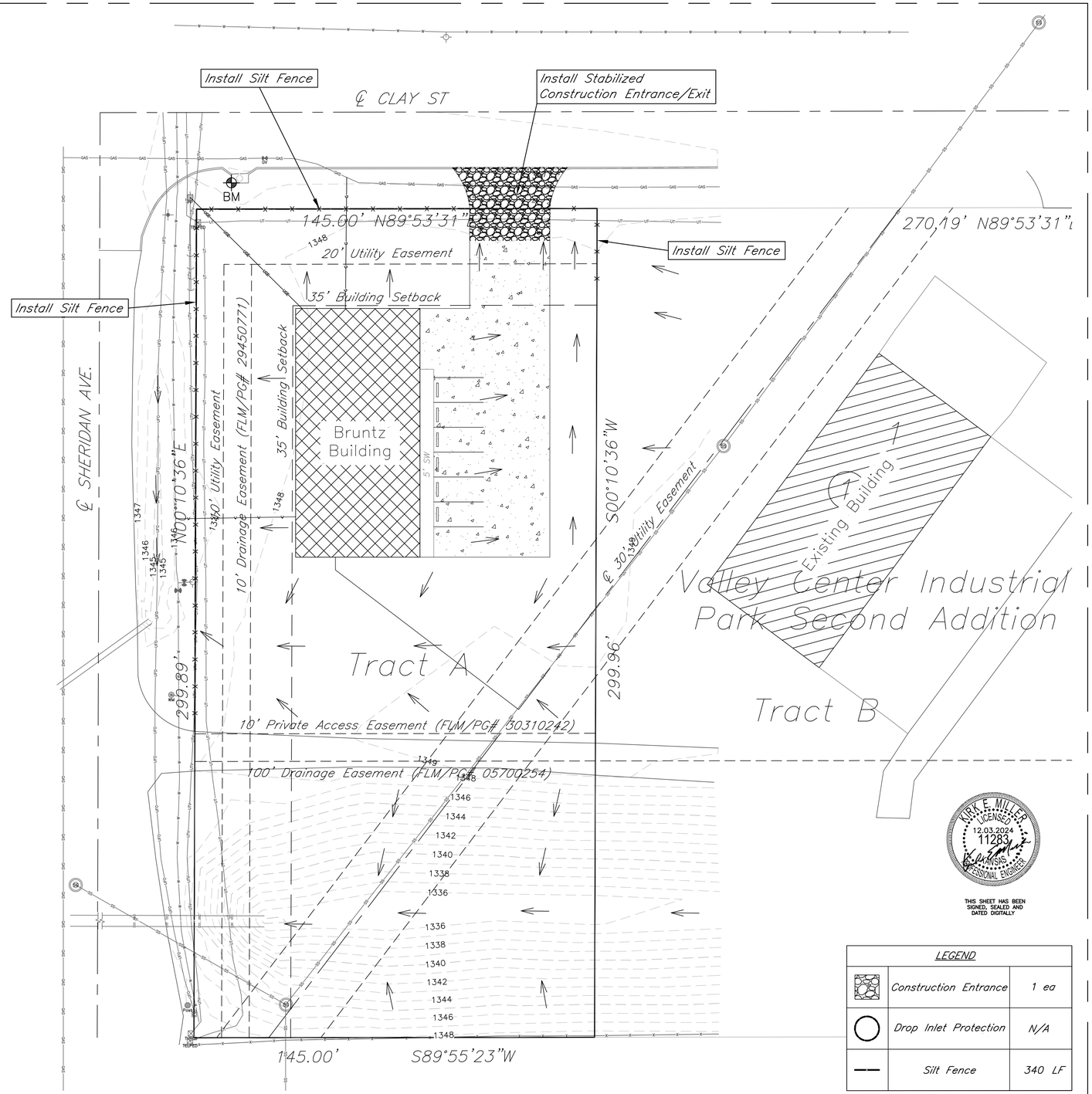
20 0 10 20 40 80
HORIZONTAL SCALE
(IN FEET)
1 inch = 20 ft.

Sheridan & Clay
Utility Plan
Valley Center, Kansas

KEMILLER ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0242

PROJECT NUMBER			
KEM NO. 24138	FILE	DATE 10/2024	SHEET 3.0
DESIGN KM	DRAWN PG	REVISED	

December 3, 2024



LEGEND		
	Construction Entrance	1 ea
	Drop Inlet Protection	N/A
	Silt Fence	340 LF

KIRK E. MILLER
LICENSED
12.03.2024
11283
KANSAS
PROFESSIONAL ENGINEER

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED DIGITALLY

December 3, 2024

General Notes:

1. The BMP's shown on this sheet are considered minimum standards. Whenever sediment enters the streets, storm sewers, ditches, or ponds, contractor will install additional BMP's, as needed, to correct the problem.
2. The soil erosion BMP's shown hereon must be in place at all times during construction until such time as the site is re-established with paving or grass.
3. Back of curb protection can include hay bale, silt fence, Curlex barrier, or approved alternate as shown on BMP standard details. This BMP must remain in place until the area between the curb and right-of-way line has been permanently stabilized.
4. The General Contractor is responsible for the installation and maintenance per the prevention maintenance plan.
5. Concrete trucks will be permitted to wash out only at approved locations, then maintain and clean up as conditions require, by contractor. No hazardous materials are expected to be encountered. Any spills (diesel, fuel, oil, etc.) will be cleaned up and removed immediately. Portable toilets will be supplied and maintained at various sites along the project. Disposal of sewage will be handled by a contracting firm specializing in this activity.
6. The above mentioned storm water prevention methods will be monitored daily and maintained as required. A weekly erosion control log will be posted in the job trailer onsite, and updated weekly. Site inspections are required within 24 hours after a precipitation event of 0.5" or greater.
7. Stabilize disturbed areas within 14 days after soil disturbing activities cease. Stabilize with mulch or similarly effective BMPs, in addition to seeding.

LEGEND:

→ Flow Direction

Inlet Protection – to be provided at all inlets subject to silt laden runoff.

Silt Fence or Hay Bale Barrier – to be installed along property lines where runoff from construction site can run onto other properties.

Stabilized Construction Entrance – to be used at all locations where vehicles or equipment enter or exit property.

Benchmark

Square Cut on SW Corner of Existing Curb Inlet Located SE of the Sheridan Ave and Clay St Intersection.
Elevation=1346.80' (NAVD88)

Legal Description:

The West 145 Feet of Lot 1, Block 1, Valley Center Industrial Park 2nd Addition

20 0 10 20 40 80

HORIZONTAL SCALE
(IN FEET)
1 inch = 20 ft.

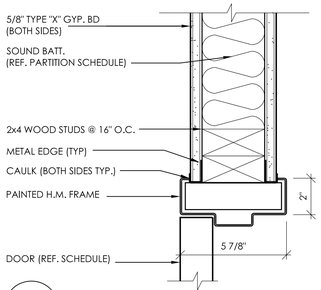
Sheridan & Clay
Erosion Control Plan
Valley Center, Kansas

KEMILLER ENGINEERING PA
117 E. Lewis, Wichita, KS 67202 (316)264-0242

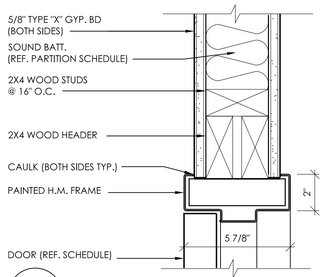
PROJECT NUMBER			
KEM NO. 24138	FILE	DATE 10/2024	SHEET 4.0
DESIGN KM	DRAWN PG	REVISED	

GENERAL NOTES:

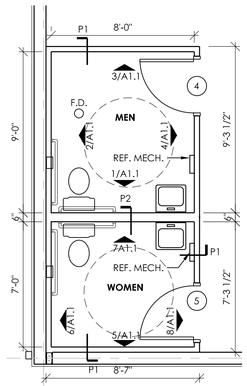
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AS SHOWN ON PLANS AND BE FAMILIAR WITH EXISTING CONDITIONS.
2. INSIDE DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE ON PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS IN THE FIELD. IF DISCREPANCIES ARE FOUND WITHIN THE ARCHITECTS PLANS OR BETWEEN ARCHITECTURAL AND CONSULTANTS PLANS, THE G.C. SHALL NOTIFY THE ARCHITECT AND CONSULTING ENGINEER OF SUCH DISCREPANCIES BEFORE CONTINUING WITH CONSTRUCTION.
4. ANY OBSTACLES OR PROBLEMS ENCOUNTERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR RESOLUTION PRIOR TO ANY ACTION ON THE CONTRACTOR'S PART.
5. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMANCE TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE INSTALLATION OF SITE UTILITIES, HOOKUPS TO THE BUILDINGS, SERVICE ENTRANCE AND PANEL LOCATIONS, AND COORDINATION OF WORK BY ELECTRICAL, H.V.A.C., AND PLUMBING SUBCONTRACTORS.
8. CONTRACTOR SHALL COORDINATE ALL EQUIPMENT FURNISHED BY OTHERS WITH OWNER FOR REQUIREMENTS AS TO SIZE LOCATIONS, ELECTRICAL SERVICE AND CAPACITY, WATER SERVICE, DRAINAGE REQUIREMENTS, AND/OR GAS SERVICE.
9. PROVIDE 2A-10BC FIRE EXTINGUISHERS AND CABINETS WHERE SHOWN.



11 INT. H.M. DOOR JAMB
3 5/8" M.S. 3"=1'-0"

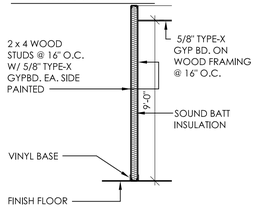


10 INT. H.M. DOOR HEAD
3 5/8" M.S. 3"=1'-0"

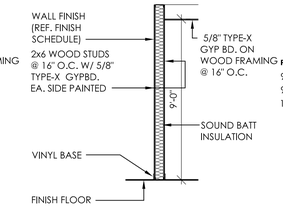


9 ENLARGED FLOOR PLAN
1/4"=1'-0"

PARTITION TYPES



P1



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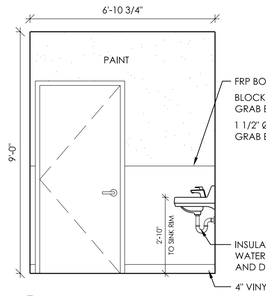
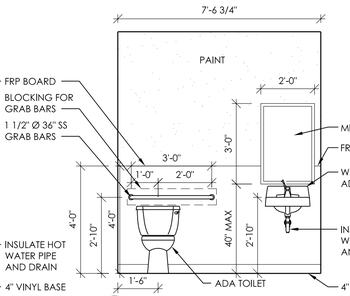


8 BATH ELEVATION
3/8"=1'-0"



7 BATH ELEVATION
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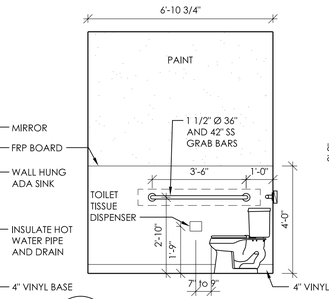
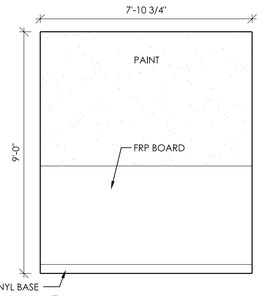
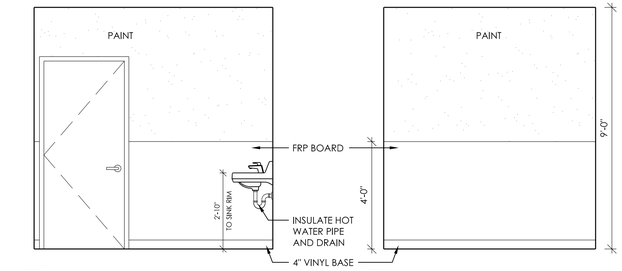


6 BATH ELEVATION
3/8"=1'-0"

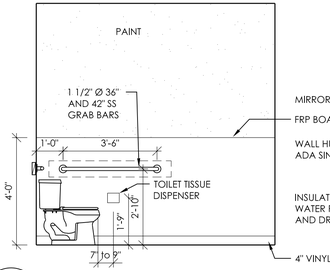


5 BATH ELEVATION
3/8"=1'-0"

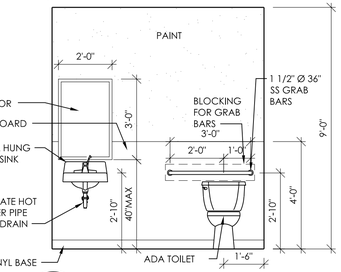


4 BATH ELEVATION
3/8"=1'-0"

3 BATH ELEVATION
3/8"=1'-0"



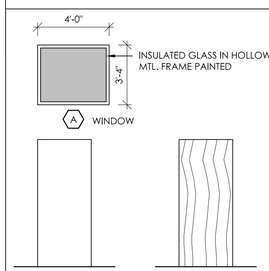
2 BATH ELEVATION
3/8"=1'-0"



1 BATH ELEVATION
3/8"=1'-0"

DOOR AND FRAME TYPES WINDOWS

1/4" = 1'-0"



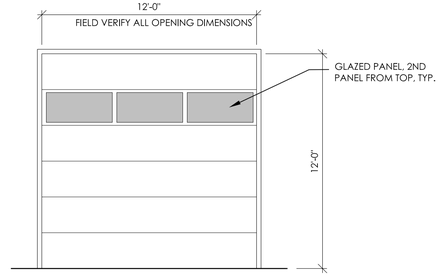
DOOR NOTES:

1. ALL DOORS REQUIRED FOR EGRESS SHALL BE INSTALLED WITH APROVED HARDWARE AS LISTED BELOW:
2. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
3. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.

   ALL HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE ADA COMPLIANT.
4. EXIT DOORS REQUIRED TO HAVE READILY VISIBLE SIGN WITH 1" HIGH LETTERS POSTED ON EGRESS SIDE STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"

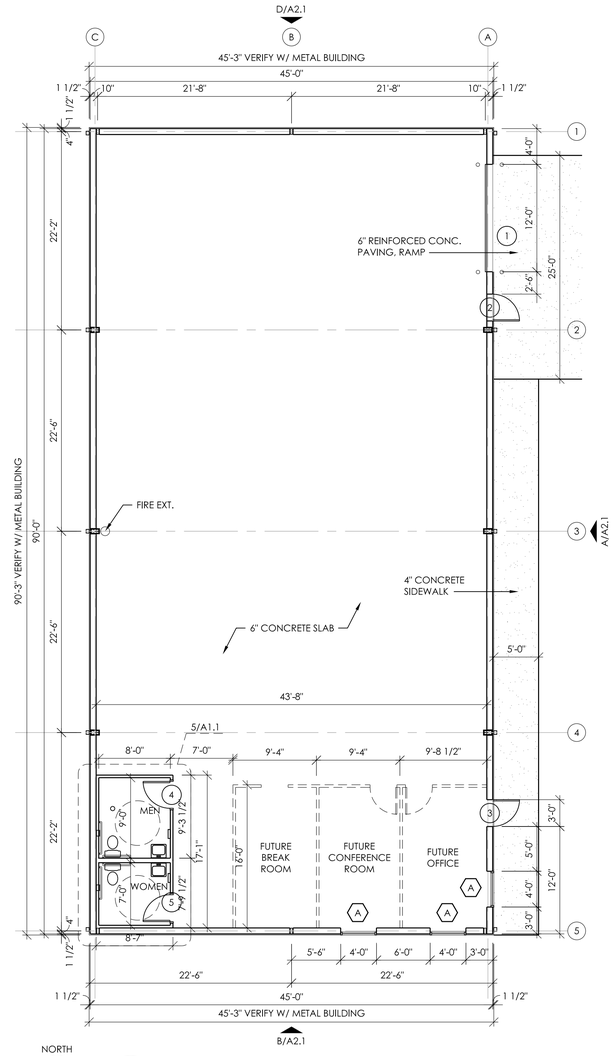
OVERHEAD DOOR TYPES

1/4" = 1'-0"



DOOR SCHEDULE

MK.	SIZE	DOOR TYPE	FRAME TYPE	DOOR MAT'L.	DETAIL	DOOR FINISH	FRAME FINISH	REMARKS
1	12'-0" x 12-0"	III		STL.		PRE-FINISHED	PAINT	LOCKSET BY DOOR SUPPLIER
2	3'-0" x 7'-0" x 1 3/4"	I	HMF	I.H.M.	6.7/A1.1	PAINT	PAINT	PANIC DEVICE, CLOSER
3	3'-0" x 7'-0" x 1 3/4"	I	HMF	I.H.M.	6.7/A1.1	PAINT	PAINT	PANIC DEVICE, CLOSER
4	3'-0" x 7'-0" x 1 3/4"	II	HMF	WOOD	6.7/A1.1	PAINT	PAINT	PRIVACY SET
5	3'-0" x 7'-0" x 1 3/4"	II	HMF	WOOD	6.7/A1.1	PAINT	PAINT	PRIVACY SET



NORTH

A FLOOR PLAN 4,083.81 sq. ft.
0' 4' 8' 12' 1/8"=1'-0"

Wichita-Sedgwick County
Metropolitan Area Building
and Construction Department

REVIEWED FOR CODE COMPLIANCE

CORRECTIONS OR COMMENTS MADE ON THESE DRAWINGS AND THIS DOCUMENT DURING THIS REVIEW DO NOT RELIEVE CONTRACTOR FROM COMPLIANCE WITH ALL REQUIREMENTS OF THE CODE OF THE MABCD, THE CITY OF WICHITA OR SEDGWICK COUNTY. THIS REVIEW IS ONLY FOR GENERAL CONFORMANCE OF THE CODE. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING AND CORRELATING ALL TECHNIQUES OF CONSTRUCTION. THIS APPROVAL IS SUBJECT TO PROVISIONS OF SECTION 107.4 OF THE 2012 INTERNATIONAL BUILDING CODE.

DATE: 12/12/24 BY: Gary Cox

DATE DRAWN
9-16-24

REVISIONS

PRINTS ISSUED

9-16-24	OWNER REVIEW
9-27-24	OWNER REVIEW
12-3-24	PERMIT

KREHBIEL ARCHITECTURE
1300 E. Lewis
Wichita KS 67211
316.267.8233
316.267.8566 fax
krehbielarchitecture.com

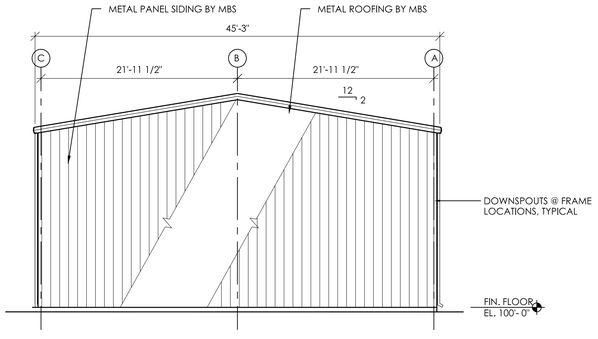
JEFFREY L. KREHBIEL LICENSED 1961 12-3-24 KANSAS ARCHITECT

MACHINE SHOP FOR
RODNEY BRUNTZ
VALLEY CENTER, KS

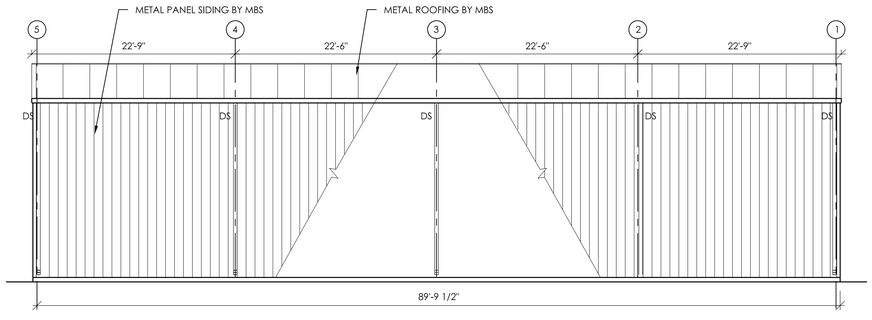
PROJECT NO.
24026

SHEET TITLE
FLOOR PLAN
ENLARGED TOILET PLAN
DOOR SCHEDULES
PARTITION TYPE
INTERIOR ELEVATIONS

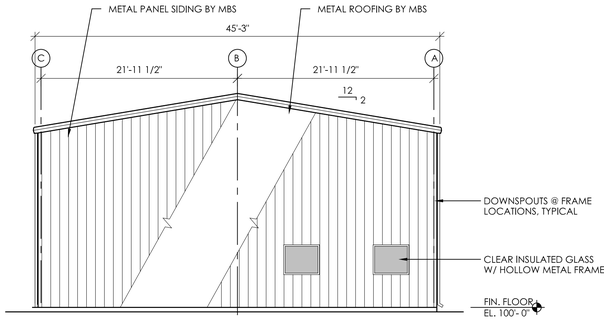
SHEET NO.
A1.1



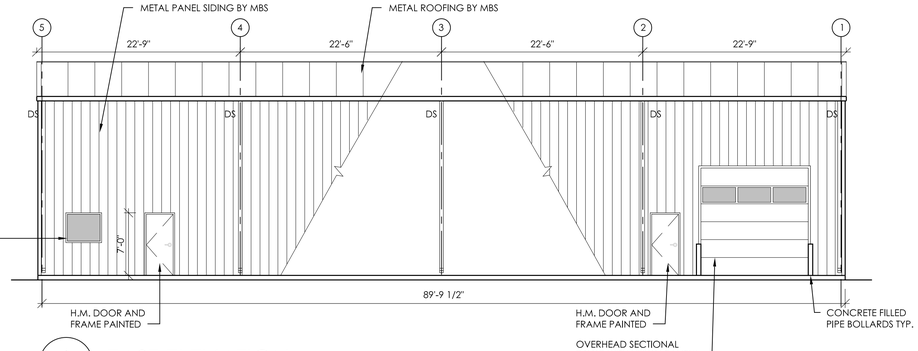
D NORTH ELEVATION
1/8" = 1'-0"



C WEST ELEVATION
1/8" = 1'-0"



B SOUTH ELEVATION
1/8" = 1'-0"



A EAST ELEVATION
1/8" = 1'-0"

DATE DRAWN
9-16-24
REVISIONS

PRINTS ISSUED

9-16-24	OWNER REVIEW
9-27-24	OWNER REVIEW
12-3-24	PERMIT

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ARCHITECTURE

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Wichita KS 67211
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krehbielarchitecture.com

JEFFREY L. KREHBIEL
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1961
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KANSAS
ARCHITECT

MACHINE SHOP FOR
RODNEY BRUNTZ
VALLEY CENTER, KS

PROJECT NO.
24026
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A2.1

EQUIPMENT CONNECTION SCHEDULE

ICE

SCH. CODE
SW=DISC. SW
CB=CIR.BKR.
T=TOGGLE SW.

	UNIT DESIG.	LOAD 120/60/1	LOAD 208/60/1	LOAD 208/60/3	H.P.	FLA	MCA	PANEL DEVICE RATING (AMPS/POLE) 20/1	30/1	30/2	30/3	40/1	40/2	40/3	50/1	50/2	50/3	DISCONNECTING DEVICE AT UNIT (AMPS/POLE) FUSTAT	30/1	30/2	30/3	60/1	60/2	60/3	STARTER (SIZE/POLE) SIZE FUSE	NEMA3R	0/3	1/3	2/3	IN MCC	AT UNIT	NEMA3R	CIRCUIT NUMBER	FEEDER IDENT.
2	EH-1	●					8.3	●											2														LA-2	20,2
2	EH-2	●					8.3	●											2														LA-4	20,2
3	UH-1	●			FRAC			●											T														LA-6	20,2
3	UH-2	●			FRAC			●											T														LA-8	20,2
4	EF-1	●			FRAC			●											T														LA-10	20,2
4	EF-2	●			FRAC			●											T														LA-12	20,2
	WH-1	●					20.8	●											T														LA-14	30,2

EQUIPMENT CONNECTION SCHEDULE NOTES

ICE

GENERAL NOTES:

a. ALL CONNECTIONS AND ELECTRICAL EQUIPMENT LISTED IN THIS SCHEDULE SHALL BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR

b. REFER TO THE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR THE REQUIREMENTS ASSOCIATED WITH WIRING AND CONNECTIONS OF INTERLOCKING, THERMOSTAT LOCATIONS, EXHAUST FAN CONTROL SWITCHES AND OTHER CONTROLS OF MECHANICAL EQUIPMENT.

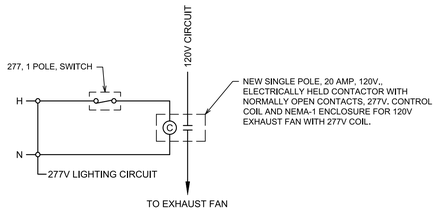
SCHEDULE NOTES:

1. WALL HEATER TO BE PROVIDED WITH ENCLOSED CIRCUIT BREAKER FOR LOCAL DISCONNECTING MEANS. COORDINATE ALL ELECTRICAL REQUIREMENTS WITH EQUIPMENT PROVIDED.
2. WALL HEATER TO BE CONTROLLED THROUGH MANUFACTURER PROVIDED THERMOSTAT. COORDINATE ALL ELECTRICAL REQUIREMENTS WITH EQUIPMENT PROVIDED.
3. UNIT HEATER TO BE THERMOSTAT CONTROLLED. COORDINATE THERMOSTAT LOCATION WITH MECHANICAL PRIOR TO ROUGH-IN.
4. EXHAUST FAN TO BE CONTROLLED THROUGH LIGHTS. REFER TO DETAIL C/E1,1 FOR MORE INFORMATION.

GENERAL NOTES

ICE

1. VERIFY ALL OUTLET LOCATIONS ON THE JOB PRIOR TO ROUGH-IN.
2. REFER TO RELATED ARCHITECTURAL, MECHANICAL, AND STRUCTURAL DRAWINGS FOR RELATED INFORMATION.
3. REFER TO THE SPECIFICATIONS FOR DATA NOT ON THE DRAWINGS.
4. COORDINATE OUTLET BOX LOCATIONS WITH MASONRY TO MINIMIZE CUTTING OF BRICK OR BLOCK.
5. WALL MOUNTING HEIGHTS TO CENTERLINE OF DEVICE UNLESS OTHERWISE NOTED.
6. E.C. SHALL REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS FOR THE REQUIREMENTS ASSOCIATED WITH WIRING AND CONNECTION OF INTERLOCKING AND CONTROLS OF MECHANICAL UNITS AND THERMOSTAT LOCATIONS.
7. CONDUIT RUN W/CONDUCTORS AS INDICATED. CONDUIT SIZE AS REQUIRED. CONDUIT RUN TO PANEL DEVICE SIZE AS INDICATED (AMP/ POLE). CIRCUIT WITHOUT INDICATION IS ROUTED TO 20A.,1P, BREAKER. CONDUCTOR COUNT IS NOT SHOWN ON THE DRAWINGS FOR #12 SIZE CONDUCTORS. ELECTRICAL CONTRACTOR SHALL PROVIDE NUMBER OF CONDUCTORS AS REQUIRED FOR CIRCUITING, SWITCHING AND/OR CONTROL AS REQUIRED. ALL REQUIREMENTS OF THE CURRENT NATIONAL ELECTRICAL CODE SHALL BE FOLLOWED FOR CONDUIT FILL AND CONDUCTOR DE-RATING IF APPLICABLE.
8. EXIT LIGHTS AND EMERGENCY LIGHT FIXTURES WITH BATTERY BACKUP SHALL BE CIRCUITED WITH UNSWITCHED HOT CONDUCTOR FROM AREA LIGHTING CIRCUIT FOR POWER SENSING AND CHARGING. IN ADDITION, PROVIDE SWITCHED CIRCUITS TO ANY REQUIRED EMERGENCY LIGHT FIXTURES REQUIRING SAME FOR LOCAL AREA CONTROL.
9. "CT" INDICATED ADJACENT TO DEVICE INDICATES DEVICE IS MOUNTED ABOVE BACKSPLASH OF COUNTER TOP. VERIFY EXACT HEIGHT WITH ARCHITECTURAL PLANS AND ELEVATIONS.
10. A GROUND CONDUCTOR SIZED PER N. E. C. ARTICLE 250 IS REQUIRED IN ALL POWER, RECEPTACLE, AND LIGHTING CIRCUITS. GROUND CONDUCTORS ARE NOT SHOWN ON DRAWINGS.
11. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MARKING ALL ELECTRICAL EQUIPMENT WITH THE AVAILABLE FAULT CURRENT PER NEC SECTION 480.6. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

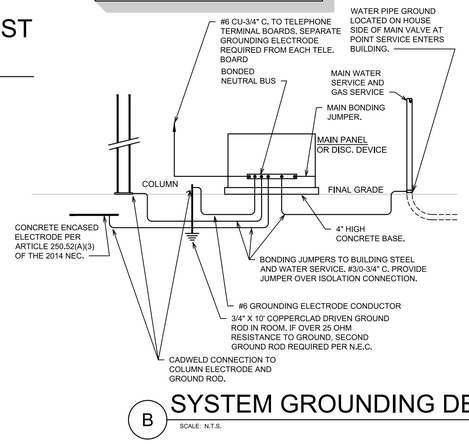


277V LIGHTING TO 120V EXHAUST FAN WIRING DIAGRAM

C

SCALE: N.T.S.

PROVIDE INTERSYSTEM BONDING TERMINATION CONSISTING OF A 2"x4" COPPER BUS WITH A MINIMUM OF (3) TERMINATION POINTS FOR OTHER SYSTEMS, CONNECTED TO THE GROUNDING ELECTRODE SYSTEM WITH A #6 COPPER CONDUCTOR.



COPPER BONDING JUMPER SIZING CHART	
SERVICE SIZE	SIZE OF CONDUCTOR
≤90A	8
100-150A	6
200A	4
225A-300A	2
400A	1/0
425-500A	2/0
≥525A	3/0

SYSTEM GROUNDING DETAIL

B

SCALE: N.T.S.

CU FEEDER SCHEDULE

ICE

FEEDER IDENT.	CONDUCTORS SETS	QUANT. PER SET	SIZE	GROUND SIZE PER SET	ISOLATED GRD. SIZE PER SET	CONDUIT SIZE PER SET
20,X	1	SEE NOTE 'b'	#12	#12	-----	1/2"
30,X	1	SEE NOTE 'b'	#10	#10	-----	1/2"
40,X	1	SEE NOTE 'b'	#8	#10	-----	3/4"
50,X	1	SEE NOTE 'b'	#6	#10	-----	1"
60,X	1	SEE NOTE 'b'	#4	#10	-----	1 1/4"
70,X	1	SEE NOTE 'b'	#4	#8	-----	1 1/4"
80,X	1	SEE NOTE 'b'	#3	#8	-----	1 1/4"
90,X	1	SEE NOTE 'b'	#2	#8	-----	1 1/4"
100,X	1	SEE NOTE 'b'	#1	#8	-----	1 1/2"
150,X	1	SEE NOTE 'b'	#1/0	#6	-----	2"
200,X	1	SEE NOTE 'b'	#3/0	#6	-----	2"
225,X	1	SEE NOTE 'b'	#4/0	#4	-----	2-1/2"
250,X	1	SEE NOTE 'b'	#250 KCMIL	#4	-----	2-1/2"
300,X	1	SEE NOTE 'b'	#350 KCMIL	#4	-----	3"
400,X	1	SEE NOTE 'b'	#600 KCMIL	#3	-----	4"
450,X	2	SEE NOTE 'b'	#4/0	#2	-----	2-1/2"
500,X	2	SEE NOTE 'b'	#250 KCMIL	#2	-----	2-1/2"
600,X	2	SEE NOTE 'b'	#350 KCMIL	#1	-----	3"
800,X	2	SEE NOTE 'b'	#600 KCMIL	#1/0	-----	4"
1200,X	4	SEE NOTE 'b'	#350 KCMIL	#3/0	-----	3"
1600,X	5	SEE NOTE 'b'	#400 KCMIL	#4/0	-----	3-1/2"
2000,X	6	SEE NOTE 'b'	#400 KCMIL	#250	-----	3-1/2"
2500,X	7	SEE NOTE 'b'	#500 KCMIL	#350	-----	4"

FEEDER SCHEDULE NOTES:

a. THIS PROJECT MAY NOT REQUIRE ALL FEEDER TYPES LISTED IN THIS SCHEDULE.

b. THE NUMBER OF CONDUCTORS WILL BE BASED ON THE FOLLOWING NOTATION AT THE END OF EACH FEEDER TAG:

EXAMPLE: XXXX.X

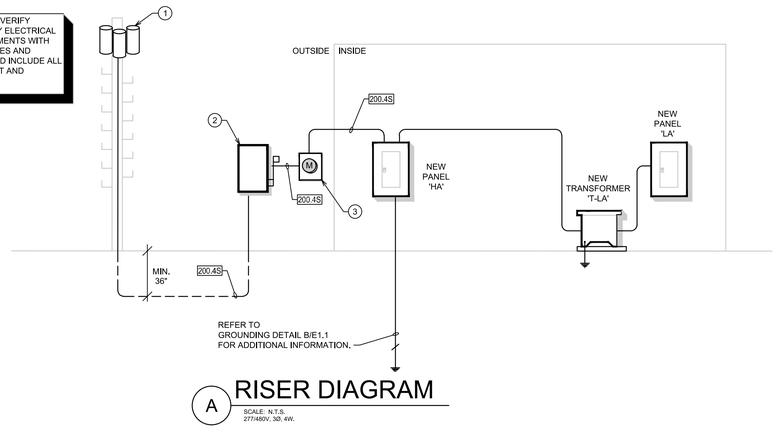
- AMPACITY
- XXXX.XS: INDICATES THE SERVICE FEEDER SIZE, AND NUMBER OF CONDUCTORS. NO GROUND SHALL BE REQUIRED FOR SERVICE FEEDERS.
- XXXX.2: INDICATES (2) HOT CONDUCTORS (OR 1 HOT + 1 NEUTRAL) FOR SINGLE PHASE CONNECTIONS
- XXXX.3: INDICATES (3) HOT CONDUCTORS FOR THREE PHASE CONNECTIONS,(OR 2 HOT +1 NEUTRAL) FOR SINGLE PHASE CONNECTIONS
- XXXX.4: INDICATES (3) HOT CONDUCTORS & (1) NEUTRAL CONDUCTOR, FOR THREE PHASE CONNECTIONS

SYMBOL LIST

ICE

SYMBOL	DESCRIPTION	MOUNTING
A	LED FIXTURE & FIXTURE LETTER	CEILING
A	LED FIXTURE & FIXTURE LETTER	CEILING
A A	LED FIXTURE & FIXT. LETTER	SURF./RECESSED
A	LED FIXTURE & FIXT. LETTER	WALLBRACKET
	EXIT FIXT. - SHADING DENOTES FACE(S)	CEIL./WALL
E	EMERGENCY LIGHT	CEIL./WALL
	GFCI DUPLEX GROUNDED RECEPTACLE	1'-6" AFF
	DUPLEX GROUNDED RECEPTACLE	1'-6" AFF
	EXTERIOR GFCI RECEPT. WEATHERPROOF	1'-6" AFF
	DOUBLE DUPLEX RECEPTACLE	1'-6" AFF
	SPECIAL OUTLET, SEE SCHEDULE OR AS NOTED	
	OCCUPANCY SENSOR, SEE SCHEDULE OR AS NOTED	
	PHONE/DATA OUTLET	1'-6" AFF
	DATA OUTLET	1'-6" AFF
	CATV OUTLET	1'-6" AFF
	SWITCHED RECEPTACLE	1'-6" AFF
	TELEPHONE OUTLET (W= 44")	1'-6" AFF
$ $3 $4 $D $K $P	SWITCHES (1-POLE,3-WAY,4-WAY,DIMMER,KEY,PILOT)	4'-0" TO TOP
	PUSH BUTTON	
J	JUNCTION BOX	
A	BRANCH CIRCUIT PANEL & PANEL DESIG.	6'-6"TO TOP
30/3/240	H.D. SAFETY SWITCH (AMPS,POLE,VOLTAGE)	6'-6"TO TOP
0/3/240	STARTER (SIZE,POLE,VOLTAGE)	6'-6"TO TOP
X	PLAN NOTE	
	MOTOR	
	CONDUIT RUN W/ CONDUCTORS SEE NOTE #7	CEIL./WALL
	CONDUIT RUN 2 CIRCUIT, SEE NOTE #7	EARTH/FLOOR
	PARTIAL HOMERUN (MULTIPLE LOAD LOCATIONS)	
30.3 / 30A	FEEDER 30.3 30A CIRCUIT SEE NOTE #7	
	CIRCUIT SUPPLIED FROM EMERGENCY SYSTEM	
XXX.X	FEEDER IDENTIFICATION, SEE SCHEDULE	
CM	CEILING MOUNT	
CT	SEE NOTE #9	
WP	WEATHERPROOF	
EM	ITEM SUPPLIED FROM EMERGENCY SYSTEM	
a,b,c	INDICATES SWITCHING SCHEME	
TP	TAMPER PROOF	

ELECTRICAL CONTRACTOR TO VERIFY ALL PRIMARY AND SECONDARY ELECTRICAL SERVICE ENTRANCE REQUIREMENTS WITH LOCAL UTILITY COMPANY. CODES AND ORDINANCES PRIOR TO BID AND INCLUDE ALL ASSOCIATED FEES, EQUIPMENT AND INSTALLATION WITHIN BID.



RISER DIAGRAM

A

SCALE: N.T.S.
277/480V, 3Ø, 4W.

RISER NOTES:

1. NEW POLE MOUNTED ELECTRIC UTILITY TRANSFORMER FOR 277/480V 3-PHASE 4 WIRE SERVICE TO NEW BUILDING. COORDINATE EXACT REQUIREMENTS WITH LOCAL UTILITY ELECTRIC PRIOR TO INSTALL. TRENCHING AND ALL UNDERGROUND CONDUITS SHALL BE PROVIDED BY CONTRACTOR.
2. PROVIDE 200A/3P/480V NON- FUSED, NEMA 3R LOAD BREAKING DISCONNECT SWITCH ON THE LINE SIDE OF METER PER EVERGY STANDARDS, COORDINATE ALL REQUIREMENTS WITH EVERGY PRIOR TO INSTALL.
3. NEW METER PROVIDED BY UTILITY, INSTALLED BY CONTRACTOR.

TRANSFORMER SCHEDULE

ICE

UNIT DESIG.	KVA	PRIMARY OCPD	PRIMARY PRIM. FEED	GROUNDING ELECTRODE	SECONDARY OCPD	SECONDARY SEC. FEED
T-LA	75	125	150,3	1#2 - 1/2"C	225	225,4

Wichita-Sedgwick County
Metropolitan Area Building
and Construction Department

REVIEWED FOR CODE COMPLIANCE

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DATE: 12/12/24 BY: Gary Cox

FOR CITY & COUNTY APPROVAL STAMP

ISSUE DATE:
12-04-2024

REVISIONS

Integrated Consulting Engineers, Inc.

349 S. Hydraulic
Wichita, KS 67203
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www.iconengineers.net

MACHINE SHOP FOR RODNEY BRUNTZ

VALLEY CENTER, KS

DATE: 12-04-2024
DRAWN BY: DT
CHECKED BY: CK

PROJECT NO. 24276.00

ELECTRICAL SCHEDULES & RISER

E1.1

12/4/2024 2:43:48 PM Corey Kiser
M:\2024\24276.00 - 582 - Machine Shop for Rodney Bruntz\Electrical Files\24276.00 - E.1X.dwg

Panel: LA

Load Type:
L= Lighting, R=Receptacle,
M=Motors,HO= Hotel K=Kitchen,
H=HVAC, MI= Misc

Voltage: 208/120 **A.I.C. Rating:** 10000A
Phase: Three **Mains Rating:** 225A
Wires: 4W + G **Main Breaker Size:** 225A
Enclosure: Type 1 **Panel Lugs:** Main Circuit Breaker
Sections: One **Mounting:** Surface

Circ No.	Load Description	Trip	Poles	Load	A		B		C		Load	Poles	Trip	Load Description	Circ No.
1	RECEPTS - SHOP	20	1	R	360	1000					H	1	20	EH-1	2
3	OVERHEAD DOOR	20	1	MI			1200	1000			H	1	20	EH-2	4
5	RECEPTS - OFFICE	20	1	R					1080	500	H	1	20	UH-1	6
7	RECEPTS - OFFICE	20	1	R	1080	500					H	1	20	UH-2	8
9	RECEPTS - BREAKROOM	20	1	R			720	500			H	1	20	EF-1	10
11c	REFRIGERATOR - GFCI	20	1	R					1200		H	1	20	EF-2	12
13	SPARE	20	1			2500					MI	1	30	WH-1	14
15	SPARE	20	1											SPACE ONLY	16
17	SPARE	20	1											SPACE ONLY	18
19	SPARE	20	1											SPACE ONLY	20
21	SPARE	20	1											SPACE ONLY	22
23	SPARE	20	1											SPACE ONLY	24
25	SPARE	20	1											SPACE ONLY	26
27	SPACE ONLY													SPACE ONLY	28
29	SPACE ONLY													SPACE ONLY	30
31	SPACE ONLY													SPACE ONLY	32
33	SPACE ONLY													SPACE ONLY	34
35	SPACE ONLY													SPACE ONLY	36
37	SPACE ONLY													SPACE ONLY	38
39	SPACE ONLY													SPACE ONLY	40
41	SPACE ONLY													SPACE ONLY	42

a - Arc Fault Breaker	Total (KVA)	5.44	3.42	2.78
b- Shunt Trip Breaker	Total Connected (KVA):		11.64	
c - GFCI Breaker	Total Connected (Amps):		32.31	

Notes:

Per NEC, Article 220 for Lighting and General Receptacle Loads

Load Summary

Load Classification	Connected Load (KVA)	Demand Factor	Demand (KVA)	Panel Totals	
Lights	0.0	1.25 Continuous	0.0		
Receptacles	4.4	Per NEC 220	4.4	Total Demand (KVA):	11.6
Motors	0.0	Per NEC 220	0.0	Demand Amps:	32.3
Hotel	0.0	Per NEC 220	0.0		
Kitchen	0.0	Per NEC 220	0.0		
HVAC	3.5	Per NEC 220	3.5		
Misc	3.7	1.00	3.7		

Panel: HA

Load Type:
L= Lighting, R=Receptacle,
M=Motors,HO= Hotel K=Kitchen,
H=HVAC, MI= Misc

Voltage: 480/277 **A.I.C. Rating:** 65000A
Phase: Three **Mains Rating:** 225A
Wires: 4W + G **Main Breaker Size:** 200A
Enclosure: Type 1 **Panel Lugs:** Main Circuit Breaker
Sections: One **Mounting:** Surface

Circ No.	Load Description	Trip	Poles	Load	A		B		C		Load	Poles	Trip	Load Description	Circ No.
1	LIGHTS - SHOP/R.R.	20	1	L	1700									SPACE ONLY	2
3	EXTERIOR LIGHTS	20	1	L			200							SPACE ONLY	4
5	SPARE	20	1											SPACE ONLY	6
7	SPARE	20	1											SPACE ONLY	8
9	SPARE	20	1											SPACE ONLY	10
11	SPARE	20	1											SPACE ONLY	12
13	SPARE	20	1											SPACE ONLY	14
15	SPARE	20	1											SPACE ONLY	16
17	SPACE ONLY													SPACE ONLY	18
19	SPACE ONLY													SPACE ONLY	20
21	SPACE ONLY													SPACE ONLY	22
23	SPACE ONLY													SPACE ONLY	24
25	SPACE ONLY													SPACE ONLY	26
27	SPACE ONLY													SPACE ONLY	28
29	SPACE ONLY													SPACE ONLY	30
31	SPACE ONLY													SPACE ONLY	32
33	SPACE ONLY													SPACE ONLY	34
35	SPACE ONLY													SPACE ONLY	36
37	SPACE ONLY					5440					MI	3	125	TRANSFORMER T-LA	38
39	SPACE ONLY							3420			MI				40
41	SPACE ONLY									2780	MI				42

a - Arc Fault Breaker	Total (KVA)	7.14	3.42	2.78
b- Shunt Trip Breaker	Total Connected (KVA):		13.34	
c - GFCI Breaker	Total Connected (Amps):		16.05	

Notes:

Per NEC, Article 220 for Lighting and General Receptacle Loads

Load Summary

Load Classification	Connected Load (KVA)	Demand Factor	Demand (KVA)	Panel Totals	
Lights	1.9	1.25 Continuous	2.4		
Receptacles	0.0	Per NEC 220	0.0	Total Demand (KVA):	14.0
Motors	0.0	Per NEC 220	0.0	Demand Amps:	16.9
Hotel	0.0	Per NEC 220	0.0		
Kitchen	0.0	Per NEC 220	0.0		
HVAC	0.0	Per NEC 220	0.0		
Misc	11.6	1.00	11.6		

Wichita-Sedgwick County
Metropolitan Area Building
and Construction Department

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DATE: 12/12/24 BY: Gary Cox

FOR CITY & COUNTY APPROVAL STAMP

ISSUE DATE:
12-04-2024

REVISIONS

DAN HELDT
LICENSED
#20948
12-04-2024
KANSAS
PROFESSIONAL ENGINEER

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MACHINE SHOP FOR
RODNEY BRUNTZ

VALLEY CENTER, KS

DATE: 12-04-2024
DRAWN BY: DT
CHECKED BY: CK

PROJECT NO. 24276.00

PANEL SCHEDULES

E1.2

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Corey Meier
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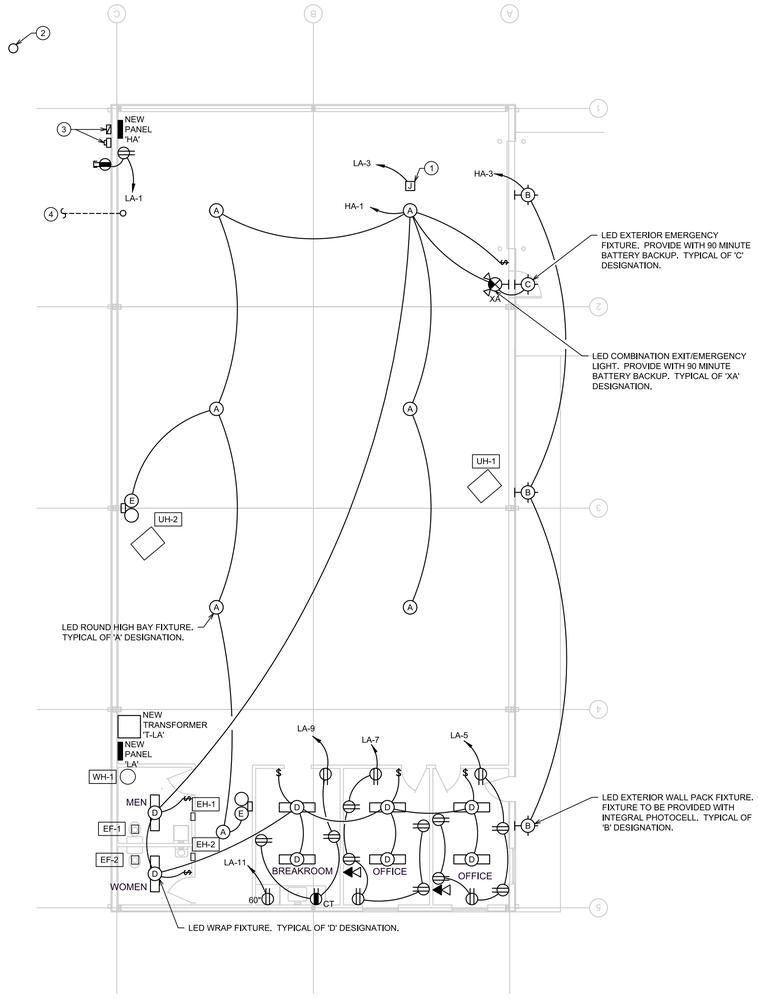

A POWER AND LIGHTING PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

NORTH

Wichita-Sedgwick County
Metropolitan Area Building
and Construction Department

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DATE: 12/12/24 BY: Gary Cox

FOR CITY & COUNTY APPROVAL STAMP

ISSUE DATE:
12-04-2024

REVISIONS

GENERAL NOTES:

1. ALL CIRCUITS INDICATED ON DRAWINGS SHALL BE 20A, 120V CIRCUITS WITH (2)-#12'S AND (1)-#12 G. IN 0.5" CONDUIT U.O.N.
2. LABEL ALL SNAP SWITCH COVERPLATES WITH THE PANEL AND CIRCUIT NUMBER.
3. REFER TO RELATED ARCHITECTURAL DRAWINGS FOR RELATED INFORMATION.
4. WALL MOUNTING HEIGHTS TO CENTERLINE OF DEVICE UNLESS OTHERWISE NOTED.
5. A GROUND CONDUCTOR SIZED PER N.E.C. ARTICLE 250 IS REQUIRED IN ALL POWER, RECEPTACLE, AND LIGHTING CIRCUITS. GROUND CONDUCTORS ARE NOT SHOWN ON DRAWINGS.

PLAN NOTES:

1. PROVIDE JUNCTION BOX FOR 120V POWER CONNECTION TO OVERHEAD DOOR. COORDINATE ALL ELECTRICAL REQUIREMENT WITH EQUIPMENT PROVIDED PRIOR TO ROUGH-IN.
2. APPROXIMATE LOCATION OF NEW UTILITY POLE MOUNTED TRANSFORMER. REFER TO DETAIL A/E1.1 FOR MORE INFORMATION.
3. APPROXIMATE LOCATION OF NEW UTILITY METER AND DISCONNECT. REFER TO DETAIL A/E1.1 FOR MORE INFORMATION.
4. APPROXIMATE ROUTING OF (2) 3" EMPTY CONDUITS WITH PULL STRING FOR COMMUNICATIONS STUBBED UP IN SPACE. COORDINATE EXACT ROUTING OF CONDUITS WITH LOCAL COMMUNICATIONS UTILITY PRIOR TO ROUGH-IN.

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MACHINE SHOP FOR
RODNEY BRUNTZ

VALLEY CENTER, KS

DATE: 12-04-2024
DRAWN BY: DT
CHECKED BY: CK

PROJECT NO. 24276.00

FLOOR PLAN
POWER & LIGHTING

E2.1

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12/4/2024 2:44:53 PM Corey Arter

Wichita-Sedgwick County
Metropolitan Area Building
and Construction Department

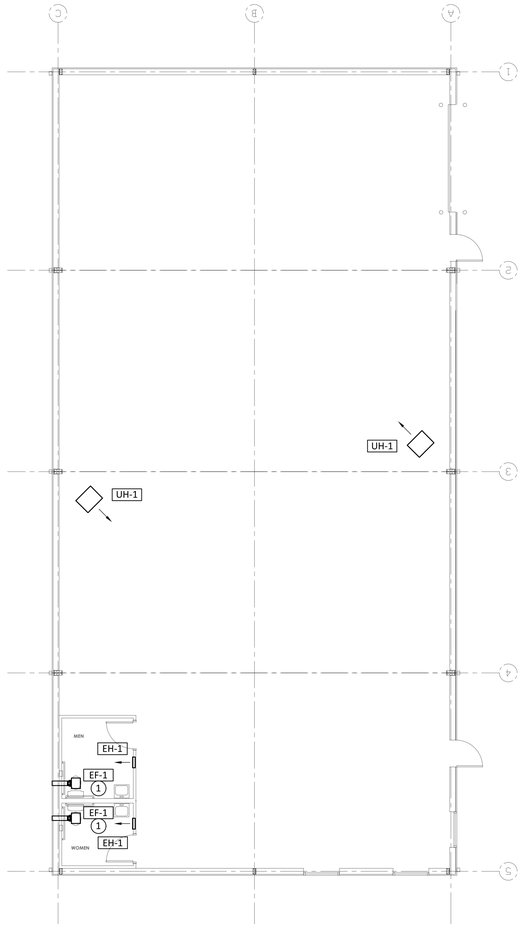
REVIEWED FOR CODE COMPLIANCE

CORRECTIONS OR COMMENTS MADE ON THESE DRAWINGS AND THIS DOCUMENT DURING THIS REVIEW DO NOT RELIEVE CONTRACTOR FROM COMPLIANCE WITH ALL REQUIREMENTS OF THE CODE OF THE MABCD, THE CITY OF WICHITA OR SEDGWICK COUNTY. THIS REVIEW IS ONLY FOR GENERAL CONFORMANCE OF THE CODE. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING AND CORRELATING ALL TECHNIQUES OF CONSTRUCTION. THIS APPROVAL IS SUBJECT TO PROVISIONS OF SECTION 107.4 OF THE 2012 INTERNATIONAL BUILDING CODE.

DATE: 12/12/24 BY: Gary Cox

MECHANICAL KEYED NOTES:

1. EXTEND EXHAUST DUCT THRU WALL & TERMINATE WITH WALL CAP. SEAL PENETRATION WEATHER TIGHT.



NORTH

A MECHANICAL FLOOR PLAN

SCALE: 1/8" = 1'-0" 0 4 8 16

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MACHINE SHOP FOR RODNEY BRUNTZ

- VALLEY CENTER, KS

Issue:

22 NOV 2024
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MECHANICAL FLOOR PLAN

M1.0

MECHANICAL GENERAL NOTES:

1. PLANS ARE SCHEMATIC IN NATURE. CONTRACTOR SHALL VISIT THE JOB SITE & FIELD VERIFY ALL EXISTING CONDITIONS RELATING TO PROJECT PRIOR TO ORDERING, FABRICATING OR INSTALLING ANY MATERIALS.
2. MECHANICAL CONTRACTOR SHALL COORDINATE INSTALLATION OF MECHANICAL SYSTEMS WITH G.C. & OTHER TRADES AS REQUIRED.
3. MECHANICAL CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL EQUIPMENT WHICH THEY FURNISH AND INSTALL, AND SHALL REPLACE ANY FAULTY MATERIALS OR DEFECTS AT NO COST TO THE OWNER.
4. MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCT & DIFFUSER / GRILLE LOCATIONS WITH FINAL CEILING GRID LAYOUT, SPRINKLER HEADS, SPRINKLER PIPING, LIGHT FIXTURES & OTHER DISCIPLINES.
5. ALL OUTDOOR AIR INTAKES SHALL MAINTAIN A 10' HORIZONTAL CLEARANCE FROM ALL EXHAUST FAN TERMINATIONS, COMBUSTION EXHAUST TERMINATIONS, OR PLUMBING VENTS, PER IMC.
6. DO NOT ROUTE DUCTWORK ABOVE ELECTRICAL PANELS, EQUIPMENT OR GEAR. COORDINATE WITH OTHER TRADES.
7. FLEX DUCT SHALL ONLY BE USED IN CONCEALED LOCATIONS. THE MAXIMUM ALLOWABLE LENGTH OF FLEX DUCT SHALL BE 5'-0".
8. SUPPLY, RETURN & RESTROOM EXHAUST DUCT SHALL BE GALVANIZED STEEL & SHALL COMPLY WITH SMACNA STANDARDS (GAUGE, BRACING, JOINTS, ETC.). SEAL ALL SEAMS AND JOINTS AIR AND WATER TIGHT. FIBERGLASS DUCT BOARD IS NOT ALLOWED.
9. FOR CLIMATE ZONE 4, SUPPLY AIR DUCTS IN A CONCEALED / UNCONDITIONED SPACE SHALL HAVE R-3.5 OR GREATER DUCT INSULATION. SUPPLY AIR DUCTS IN A VENTILATED ATTIC OR IN AN ATTIC ABOVE INSULATION SHALL HAVE R-6 OR GREATER INSULATION, & RETURN AIR DUCT SHALL HAVE R-3.5 OR GREATER DUCT INSULATION. SEAL & TAPE ALL JOINTS AND SEAMS. INSULATION SHALL HAVE A MAXIMUM RATING OF 25 FLAME SPREAD AND 50 SMOKE DEVELOPED.
10. ALL PENETRATIONS OF A RATED FIRE WALL ASSEMBLY SHALL BE FIRE PROOFED.
11. ALL DUCT DIMENSIONS SHOWN ON PLANS ARE A CLEAR INSIDE DIMENSION.
12. PROVIDE A PROGRAMMABLE THERMOSTAT WITH AUTO CHANGEOVER, UNLESS DIRECTED OTHERWISE BY OWNER. COORDINATE FINAL LOCATION WITH OWNER. AVOID LOCATING THERMOSTAT NEAR HEAT PRODUCING EQUIPMENT, OR IN CONFLICT WITH WALL MOUNTED WORK.
13. A CERTIFIED MECHANICAL AIR TEST & BALANCE SHALL BE PERFORMED.
14. HVAC SYSTEMS PROVIDING AIRFLOW GREATER THAN 2000 CFM SHALL BE EQUIPPED WITH A RETURN AIR DUCT SMOKE DETECTOR & AUTOMATIC SHUT-OFF CAPABILITIES PER IMC.
15. MAINTAIN ALL MANUFACTURER'S RECOMMENDED CLEARANCES & PROVIDE ACCESS PANEL AS REQUIRED.
16. SEAL ALL EXTERIOR PENETRATIONS WEATHER TIGHT.

MECHANICAL SYMBOLS SCHEDULE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
18x12	DUCTWORK (WIDTHxHEIGHT)	T	THERMOSTAT	##-#	MECHANICAL EQUIPMENT TAG
		S	THERMOSTAT SENSOR		
	RECTANGULAR DUCT UP, DUCT DOWN			#	KEYED NOTE
	ROUND DUCT UP, DUCT DOWN				CONNECT TO EXISTING
		SA	SUPPLY AIR		
	RECTANGULAR VANED ELBOW	RA	RETURN AIR	(E)	EXISTING DUCTWORK
		EA	EXHAUST AIR		
	ROUND ELBOW	OA	OUTSIDE AIR		
M	MANUAL DAMPER, MOTORIZED DAMPER				
		GC	GENERAL CONTRACTOR		
FD FS	FIRE DAMPER, FIRE/SMOKE DAMPER	MC	MECHANICAL CONTRACTOR		
		EC	ELECTRICAL CONTRACTOR		
		PC	PLUMBING CONTRACTOR		

(NOT ALL SYMBOLS LISTED ABOVE ARE BEING USED ON THIS PROJECT)

EXHAUST SCHEDULE

MARK	TYPE	MANUF.	MODEL	FAN				ELECTRICAL		WT.	FAN CONTROL, REMARKS
				CFM	E.S.P	RPM	DRIVE	WATTS / HP	VOLT		
EF-1	CEILING	COOK	GC-148	100	0.375	1075	DIRECT	45W	120/1	12	A

NOTES:

1. EC TO FURNISH & INSTALL ALL SWITCHES, RELAYS, INTERLOCKS, TRANSFORMERS & TIMECLOCKS.
2. WHERE MULTIPLE EXHAUST GRILLES PER FAN, PROVIDE MANUAL BALANCING DAMPER IN EACH BRANCH DUCT.

FAN CONTROL:

A. SWITCH WITH ROOM LIGHTS
B. SEPARATE SWITCH ON WALL
C. 24HR/7DAY TIMECLOCK
D. CONTINUOUS
E. THERMOSTAT

APPROVED MANUFACTURER'S: COOK, GREENHECK, BROAN

GAS UNIT HEATER SCHEDULE

MARK	MANUF.	MODEL	FAN			FLUE		HEATING (MBH)		REMARKS
			CFM	HP	ELEC	VENT	INTAKE	INPUT	OUTPUT	
UH-1	REZNOR	UDAP150	-	1/30	120/1	4"Ø	4"Ø	150	-	-

NOTES:

1. EQUIPMENT SELECTION BASED ON POWER VENTED, LOW STATIC AXIAL FAN, GAS FIRED UNIT HEATER

APPROVED MANUFACTURER'S: REZNOR

ELECTRIC HEATER SCHEDULE

MARK	TYPE	MANUF.	MODEL	KW	BTUH	ELECTRICAL			REMARKS
						AMPS	VOLTS	PHASE	
EH-1	WALL	-	SELECT. BY OTHERS	1.0	-	-	120	1	RECESSED IN WALL

NOTES:

1. EQUIPMENT SELECTION BASED ON FAN FORCED ELECTRIC HEATER.
2. PROVIDE WITH INTEGRAL THERMOSTAT & BUILT IN CIRCUIT BREAKER.

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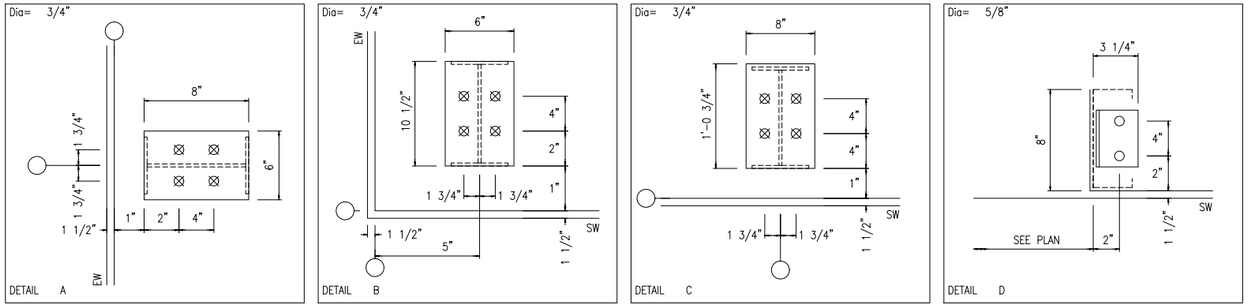
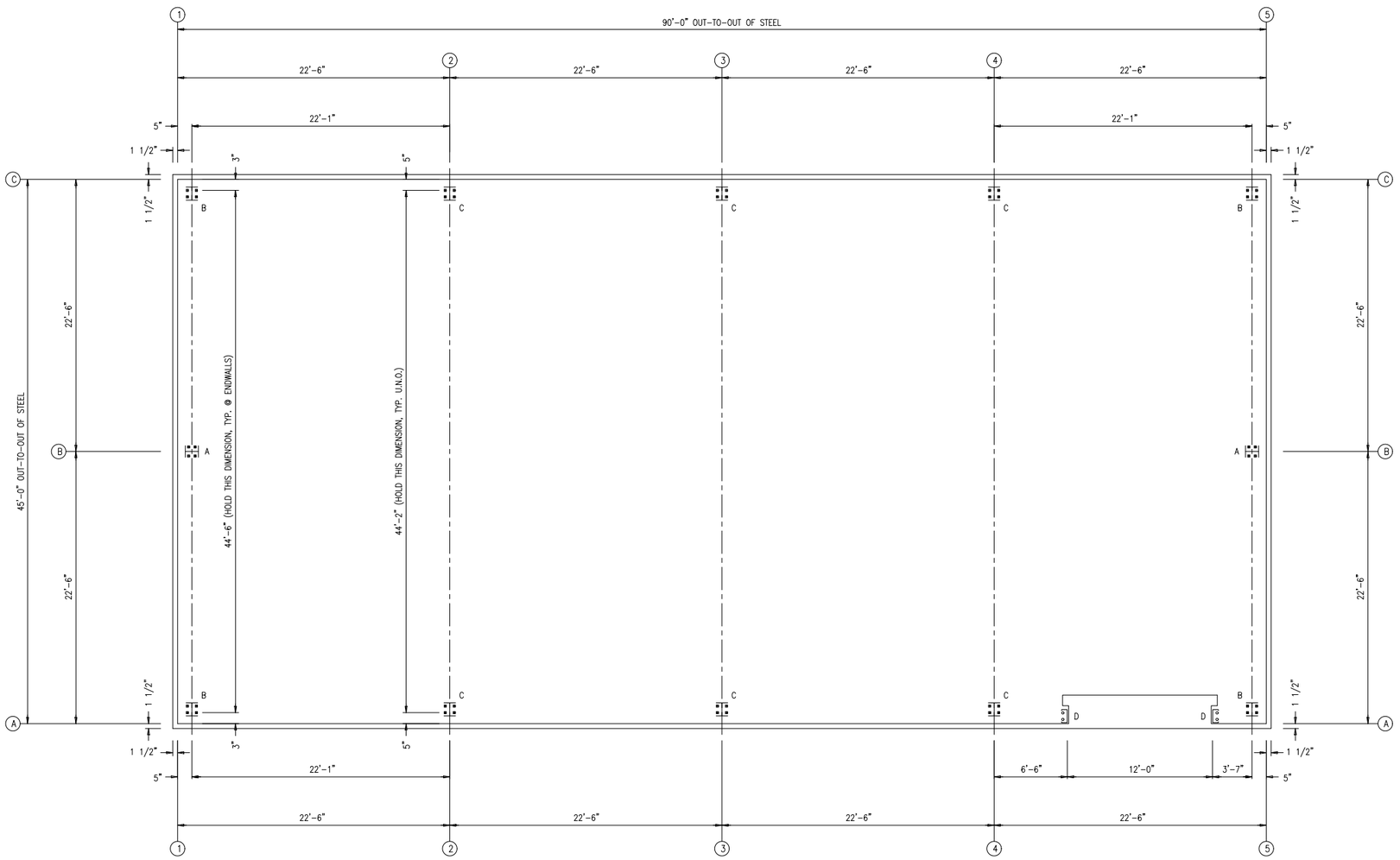
MACHINE SHOP FOR RODNEY BRUNTZ
- VALLEY CENTER, KS

Issue:
22 NOV 2024
PERMIT SET

MECHANICAL SCHEDULES

M2.0





ANCHOR ROD PLAN
NOTE: All Base Plates @ 100'-0" (U.N.O.)

ANCHOR RODS: ALL RODS HAVE (1) WASHER

	Qty	Locate	Dia (in)	Proj (in)
○	4	Jamb	5/8"	2"
⊠	8	Endwall	3/4"	2"
⊠	40	Frame	3/4"	2"

GENERAL NOTES:

1.) ANCHOR ROD DIAMETERS WERE DETERMINED BY ALLOWABLE SHEAR & TENSION PER 'AISC' SPECIFICATIONS (FY = 36 KSI). ANCHOR ROD LENGTH AND METHOD OF TRANSFERRING FORCES FROM ANCHOR ROD TO FOOTINGS ARE TO BE DETERMINED BY OTHERS.

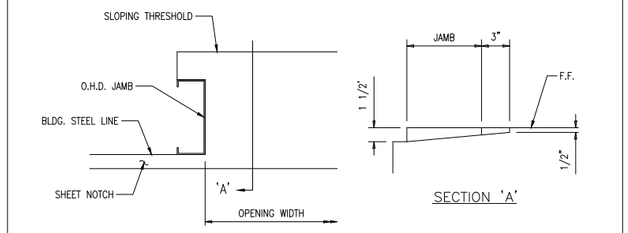
2.) FOUNDATION MUST BE LEVEL, SQUARE, AND SMOOTH. ANCHOR RODS MUST BE ACCURATELY PLACED AS SHOWN ON THIS DRAWING OR STEEL WILL NOT FIT.

3.) BC STEEL BUILDINGS DETERMINES THE QUANTITY AND DIAMETER OF ANCHOR RODS TO PERMIT THE TRANSFER OF FORCES BETWEEN THE BASE PLATE AND THE ANCHOR ROD IN SHEAR AND TENSION. HOWEVER, BC STEEL BUILDINGS IS NOT RESPONSIBLE FOR THE TRANSFER OF ANCHOR ROD FORCES TO THE CONCRETE OR THE ADEQUACY OF THE ANCHOR ROD IN RELATION TO THE CONCRETE.

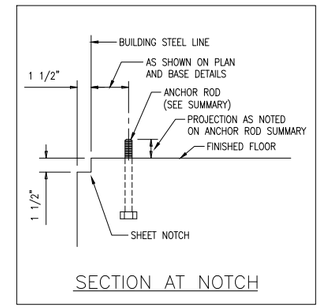
4.) BC STEEL IS NOT RESPONSIBLE FOR THE DESIGN, MATERIALS AND WORKMANSHIP OF THE FOUNDATION. IT IS STRONGLY RECOMMENDED THAT THE ANCHORAGE AND FOUNDATION OF THE BUILDING BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER EXPERIENCED IN THE DESIGN OF SUCH STRUCTURES. (MBMA 2006, PART IV, SEC. 3.2.2 AND APPENDIX A 3.1)

5.) THE FOUNDATION DESIGNER IS RESPONSIBLE FOR THE DETERMINATION OR THE APPROVAL OF THE ANCHOR ROD TYPE AND LENGTH OF EMBEDMENT.

6.) ANCHOR RODS SHALL CONFORM TO ASTM F1554 GRADE 36 KSI MIN.



OVERHEAD DOOR THRESHOLD DETAIL (OPTIONAL)



SECTION AT NOTCH

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FOR CONSTRUCTION DRAWINGS

IAS ACCREDITED Metal Building Systems AC 472

BC STEEL BUILDINGS
OKLAHOMA CITY, OKLAHOMA

ACAD DRAWINGS BY:	RKM
DETAILED BY:	---
DATE ISSUED:	09/18/24

Hughes Construction
ANCHOR ROD PLAN & ANCHOR ROD BASE DETAILS

DRAWING FILE NAME: 1862-01_(316)	SHEET NUMBER: AB 1 OF 2		REVISION #
DRAWING SIZE: 3/16:12, "D"			
SCALE: NONE	CHECKED BY: AL 09/19/24	JOB NUMBER: 1862-01	

NOTES FOR REACTIONS

1. All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
2. Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data:

Width (ft)	=	45.0
Length (ft)	=	90.0
Eave Height (ft)	=	14.0/ 14.0
Roof Slope (rise/12)	=	2.0/ 2.0
Dead Load (psf)	=	1.7
Collateral Load (psf)	=	3.0
Live Load (psf)	=	20.0
Snow Load (psf)	=	10.5
Wind Speed (mph)	=	111.0
Wind Code	=	IBC 18
Exposure	=	C
Closure	=	Enclosed
Importance Wind	=	1.00
Importance Seismic	=	1.00
Seismic Zone	=	B
Seismic Coeff (Fa*Ss)	=	0.14

5. Loading conditions are:

1 Dead+Collateral+Live
2 Dead+Collateral+0.75Live+0.45Wind_Left1
3 Dead+Collateral+0.75Live+0.45Wind_Right1
4 0.6Dead+0.6Wind_Left1
5 0.6Dead+0.6Wind_Right1
6 0.6Dead+0.6Wind_Left2
7 0.6Dead+0.6Wind_Right2
8 0.6Dead+0.6Wind_Long1L
9 0.6Dead+0.6Wind_Long1R
10 0.6Dead+0.6Wind_Long2L
11 0.6Dead+0.6Wind_Long2R
12 0.6Dead+0.6Wind_Right1+0.6Wind_Suction
13 0.6Dead+0.6Wind_Pressure+0.6Wind_Long2L

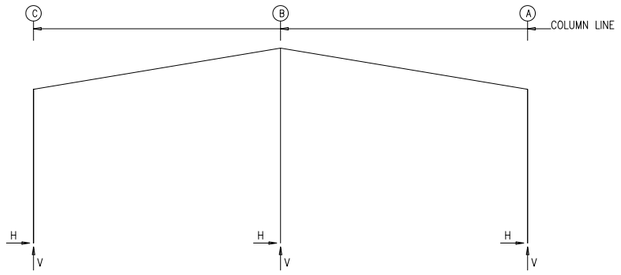
BUILDING BRACING REACTIONS

Wall Loc	Col Line	Col Line	± Reactions(k) Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Panel_Shear (lb/ft) Wind	Seis	Note
L_EW	1								(h)
F_SW	A	2,3	2.9	1.6	0.5	0.2			
R_EW	5								(h)
B_SW	C	3,2	2.9	1.6	0.5	0.2			

(h)Rigid frame at endwall

Reactions for seismic represent shear force, Eh

FRAME LINES: 1 5



RIGID FRAME: MAXIMUM REACTIONS

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin
1	C	3	1.0	1.9	6	−1.2	−1.0
		1	0.4	3.0	9	0.5	−1.7
1	A	7	1.2	−1.0	2	−1.0	1.9
		1	−0.4	3.0	11	−0.5	−1.7
1	B	12	2.1	−3.2	13	−1.9	−2.9
		1	0.0	8.0	5	0.0	−2.7

RIGID FRAME: MAXIMUM REACTIONS

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin
5	C	3	1.0	1.9	6	−1.2	−1.0
		1	0.4	3.0	9	0.5	−1.7
5	A	7	1.2	−1.0	2	−1.0	1.9
		1	−0.4	3.0	11	−0.5	−1.7
5	B	12	2.1	−3.2	13	−1.9	−2.9
		1	0.0	8.0	5	0.0	−2.7

FRAME LINES: 2 3 4

RIGID FRAME: MAXIMUM REACTIONS

Frm Line	Col Line	Column_Reactions(k) Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin
2*	C	1	5.7	13.2	4	−3.2	−4.8
					8	−0.2	−5.1
2*	A	5	3.2	−4.8	1	−5.7	13.2
		1	−5.7	13.2	10	0.2	−5.1

2* Frame lines: 2 3 4

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead Horiz	Dead Vert	Collateral Horiz	Collateral Vert	Live Horiz	Live Vert	Snow Horiz	Snow Vert	Wind_Left1 Horiz	Wind_Left1 Vert	Wind_Right1 Horiz	Wind_Right1 Vert
1	C	0.0	0.5	0.0	0.3	0.3	2.2	0.2	1.1	−1.7	−3.3	1.4	−1.2
1	A	0.0	0.5	0.0	0.3	−0.3	2.2	−0.2	1.1	−1.4	−1.2	1.7	−3.3
1	B	0.0	1.1	0.0	0.9	0.0	6.0	0.0	3.2	0.0	−5.6	0.0	−5.6

Frame Line	Column Line	Wind_Left2 Horiz	Wind_Left2 Vert	Wind_Right2 Horiz	Wind_Right2 Vert	Wind_Press Horiz	Wind_Press Vert	Wind_Suct Horiz	Wind_Suct Vert	Wind_Long1 Horiz	Wind_Long1 Vert	Wind_Long2 Horiz	Wind_Long2 Vert
1	C	−2.1	−2.2	1.0	−0.1	0.0	0.0	0.0	0.0	0.8	−3.3	0.3	−2.1
1	A	−1.0	−0.1	2.1	−2.2	0.0	0.0	0.0	0.0	−0.3	−2.1	−0.8	−3.3
1	B	0.0	−3.7	0.0	−3.7	−3.2	0.0	3.6	0.0	0.0	−5.5	0.0	−5.5

Frame Line	Column Line	Seismic_Left Horiz	Seismic_Left Vert	Seismic_Right Horiz	Seismic_Right Vert	MIN_SNOW Horiz	MIN_SNOW Vert	F1UNB_SL_L Horiz	F1UNB_SL_L Vert	F1UNB_SL_R Horiz	F1UNB_SL_R Vert
1	C	−0.1	0.0	0.1	0.0	0.2	1.6	0.1	1.3	0.1	0.2
1	A	−0.1	0.0	0.1	0.0	−0.2	1.6	−0.1	0.2	−0.1	1.3
1	B	0.0	0.0	0.0	0.0	0.0	4.5	0.0	2.7	0.0	2.7

Frame Line	Column Line	Dead Horiz	Dead Vert	Collateral Horiz	Collateral Vert	Live Horiz	Live Vert	Snow Horiz	Snow Vert	Wind_Left1 Horiz	Wind_Left1 Vert	Wind_Right1 Horiz	Wind_Right1 Vert
2*	C	0.6	1.6	0.7	1.5	4.5	10.1	2.3	5.3	−5.8	−9.6	−0.1	−6.3
2*	A	−0.6	1.6	−0.7	1.5	−4.5	10.1	−2.3	5.3	0.1	−6.3	5.8	−9.6

Frame Line	Column Line	Wind_Left2 Horiz	Wind_Left2 Vert	Wind_Right2 Horiz	Wind_Right2 Vert	Wind_Long1 Horiz	Wind_Long1 Vert	Wind_Long2 Horiz	Wind_Long2 Vert	Seismic_Left Horiz	Seismic_Left Vert	Seismic_Right Horiz	Seismic_Right Vert
2*	C	−5.5	−5.6	0.2	−2.4	−1.0	−10.1	−1.6	−8.7	−0.1	−0.1	0.1	0.1
2*	A	−0.2	−2.4	5.5	−5.6	1.6	−8.7	1.0	−10.1	−0.1	0.1	0.1	−0.1

Frame Line	Column Line	Seismic_Long Horiz	Seismic_Long Vert	MIN_SNOW Horiz	MIN_SNOW Vert	F2UNB_SL_L Horiz	F2UNB_SL_L Vert	F2UNB_SL_R Horiz	F2UNB_SL_R Vert
2*	C	0.0	−0.3	3.3	7.6	2.0	5.2	2.0	3.1
2*	A	0.0	−0.3	−3.3	7.6	−2.0	3.1	−2.0	5.2

Frame Line	Column Line	Dead Horiz	Dead Vert	Collateral Horiz	Collateral Vert	Live Horiz	Live Vert	Snow Horiz	Snow Vert	Wind_Left1 Horiz	Wind_Left1 Vert	Wind_Right1 Horiz	Wind_Right1 Vert
5	C	0.0	0.5	0.0	0.3	0.3	2.2	0.2	1.1	−1.7	−3.3	1.4	−1.2
5	A	0.0	0.5	0.0	0.3	−0.3	2.2	−0.2	1.1	−1.4	−1.2	1.7	−3.3
5	B	0.0	1.1	0.0	0.9	0.0	6.0	0.0	3.2	0.0	−5.6	0.0	−5.6

Frame Line	Column Line	Wind_Left2 Horiz	Wind_Left2 Vert	Wind_Right2 Horiz	Wind_Right2 Vert	Wind_Press Horiz	Wind_Press Vert	Wind_Suct Horiz	Wind_Suct Vert	Wind_Long1 Horiz	Wind_Long1 Vert	Wind_Long2 Horiz	Wind_Long2 Vert
5	C	−2.1	−2.2	1.0	−0.1	0.0	0.0	0.0	0.0	0.8	−3.3	0.3	−2.1
5	A	−1.0	−0.1	2.1	−2.2	0.0	0.0	0.0	0.0	−0.3	−2.1	−0.8	−3.3
5	B	0.0	−3.7	0.0	−3.7	−3.2	0.0	3.6	0.0	0.0	−5.5	0.0	−5.5

Frame Line	Column Line	Seismic_Left Horiz	Seismic_Left Vert	Seismic_Right Horiz	Seismic_Right Vert	MIN_SNOW Horiz	MIN_SNOW Vert	F3UNB_SL_L Horiz	F3UNB_SL_L Vert	F3UNB_SL_R Horiz	F3UNB_SL_R Vert
5	C	−0.1	0.0	0.1	0.0	0.2	1.6	0.1	1.3	0.1	0.2
5	A	−0.1	0.0	0.1	0.0	−0.2	1.6	−0.1	0.2	−0.1	1.3
5	B	0.0	0.0	0.0	0.0	0.0	4.5	0.0	2.7	0.0	2.7

2* Frame lines: 2 3 4

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FOR CONSTRUCTION DRAWINGS

IAS ACCREDITED Metal Building Systems AC 472

IBC STEEL BUILDINGS OKLAHOMA CITY, OKLAHOMA

Hughes Construction

COLUMN REACTIONS

ACAD DRAWINGS BY: RKM			
DETAILED BY: ---			
DATE ISSUED: 09/18/24			
DRAWING FILE NAME: 1862-01_(316)	SHEET NUMBER: AB 2 OF 2		REVISION #
DRAWING SIZE: 3/16:12, "D"			
SCALE: NONE	CHECKED BY: AL 09/19/24	JOB NUMBER: 1862-01	

JOBSITE ADDRESS:
585 W Clay St.
Valley Center, KS 67147
County: Sedgwick

DESIGN CRITERIA:

Building Code: IBC 18

Building Risk Category: II – Normal

Roof Dead Load:
Superimposed: 1.69 psf (Purlins + Panel)

Collateral Load: 3.00 psf

Roof Live Load: 20.00 psf Load Reduction: No

Snow Load Data:

Ground Snow Load (Pg):	15.00 psf	
Snow Load Importance Factor (Is):	1.00	
Flat Roof Snow Load (Pf):	10.50 psf	(Code Calculated)
Low Slope Min Roof Snow Load (Pmin):	15.00 psf	(Code Calculated)
Snow Exposure Factor (Ce):	1.00	
Thermal Factor (Ct):	1.00	

Unbalanced and Drifting Snow loads are determined per Sections 7.6 and 7.7 of ASCE 7, using the Ground Snow Load (Pg) indicated above:

Wind:

Jobsite Elevation:	1348.0000 ft.	(Above Sea Level)
Ultimate Wind Speed (Vult):	111 mph	(3-second gust)
Nominal Wind Speed (Vasd):	85.98 mph	(IBC Section 1609.3.1)
Serviceability Wind Speed:	77.00 mph	
Wind Exposure Category:	C	
Internal Pressure Coef (GCpi):	0.18/-0.18	
Wind Enclosure:	Enclosed	

Components and cladding:
The design of exterior components and cladding materials including:
Doors, Windows, and sectional overhead Doors supplied by others shall be designed by others for:
Pressure: 23.440 psf, Suction: -31.253 psf
These values are the maximum values required based on a 10 sq ft area.
Components with larger areas may have lower wind loads.

Seismic:

Seismic Importance Factor (Ie): 1.00
Seismic Design Category: B
Soil Site Class: D
Ss: 0.0871 g Sds: 0.0928 g
S1: 0.0541 g Sd1: 0.0864 g

Analysis Procedure: Equivalent Lateral Force
Basic Force Resisting System
Response Modification Coefficient (R):
OMF = 3.00
OCBF = 3.00

Seismic Response Coefficient (Cs):
OMF = 0.0309
OCBF = 0.0309

Design Base Shear in kips (V):
Long. = 0.90 k
Transverse = 0.96 k

Basic Structural System (From ASCE 7 Table 12.2-1)
H – Steel System not Specifically Detailed for Seismic Resistance

SPECIAL NOTES:

1.14 A325 BOLT TIGHTENING REQUIREMENTS

Except for large crane or high seismic design conditions noted below, all bolted connections used by BC Steel Buildings, Inc., are non-slip-critical and need only be tightened to the snug tight condition. Snug tight is the condition that exists when all plies in the connection have been pulled into firm contact by the bolts in the joint and all bolts in the joint have been tightened sufficiently to prevent removal of the nuts without the use of a wrench. Washers are not required in snug-tightened joints, except as required when the outer face of the joint has a slope greater than 1:20; or when a slotted or oversized hole occurs in an outer ply.

OVERHEAD CRANES

1.) For overhead cranes greater than 5-ton capacity, the AISC Specification requires pretensioning of various connections, including crane runway beams to support framing; and for angle bracing of crane runway beams. See RCSC, "Specification for Structural joints using High-Strength Bolts", Dec. 31, 2009, Sec. 4.2.

HIGH SEISMIC DESIGN

2.) The use of snug tightened bolts in moment endplate connections has not been verified for high seismic applications, that is, Seismic Design Categories D, E or F. (AISC Design Guide 4, 2nd. ed., p 2.)

For large overhead cranes or high seismic conditions, BC Steel Building standard method of pretensioning is achieved by "Turn-of-Nut" method unless otherwise specified by the End Customer in the Contract Documents. See Table 8.2. from RCSC, "Specification for Structural joints using High-Strength Bolts", Dec. 31, 2009.

Turn-of-Nut Pretensioning: All bolts shall first be installed to snug tightened condition, with washers where required. Subsequently, the nut or head rotation specified in Table 8.2 shall be applied to all fastener assemblies in the joint, progressing systematically from the most rigid part of the joint in a manner that will minimize relaxation of previously pretensioned bolts. The part not turned by the wrench shall be prevented from rotating during this operation. Upon completion of the application of the required nut rotation for pretensioning. It is not permitted to turn the nut in the loosening direction except for the purpose of complete removal of 'the individual fastener assembly. Such fastener assemblies shall not be reused except as permitted in Section 2.3.3.

Match-marking of the nut and protruding end of the bolt after snug tightening can be helpful in the installation process and is an aid to inspection.

Table 8.2 Nut Rotation from Snug-Tight Condition for Turn-of-Nut Pretensioning[a,b]

Bolt Length[c]	Disposition of Outer Faces of Bolted Parts		
	Both faces normal to bolt axis	One face normal to bolt axis, other sloped not more than 1:20[d]	Both faces sloped not more than 1:20 from normal to bolt axis[d]
Not more than 4d[b]	1/3 turn	1/2 turn	2/3 turn
More than 4d[b] but not more than 8d[b]	1/2 turn	2/3 turn	5/6 turn
More than 8d[b] but not more than 12d[b]	2/3 turn	5/6 turn	1 turn

[a] Nut rotation is relative to bolt regardless of the element (nut or bolt) being turned. For all required nut rotations, the tolerance is plus 60 degrees (1/6 turn) and minus 30 degrees.

[b] Applicable only to joints in which all material within the grip is steel.

[c] When the bolt length exceeds 12d, the required nut rotation shall be determined by actual testing in a suitable tension calibrator that simulates the condition of solidly fitting steel.

[d] Beveled washer not used.

3.) To achieve required tolerances, grouting of columns and shimming of runway beams may be required. Alignment of runway beams must be with respect to beam webs, so the center of the aligned rail is over the runway beam web.

4.) All field welds shall be made using E70xx electrode and conform with AWS D1.1.

BUILDING SCREW USE

SEE ERECTION MANUAL PAGE 809 FOR FASTENER #'S
ROOF SCREW LENGTH: 1-1/2"
ROOF SCREW FINISH: LONG LIFE
WALL SCREW LENGTH: 1-1/4"
WALL SCREW FINISH: STANDARD

BACK PANEL SCREW FINISH WILL MATCH ROOF PANEL SCREW FINISH.

WINDWARD PARTITION SCREW LENGTH AND SCREW FINISH WILL MATCH WALL SCREW LENGTH AND SCREW FINISH.

SOFFIT, NON-WINDWARD PARTITION, AND FACADE SCREW FINISH WILL MATCH WALL SCREW FINISH.

BUILDING PANEL SCHEDULE

PANEL LOCATION:	PANEL TYPE:	PANEL COLOR:
ROOF PANEL	PBR 26	GALV A
WALL PANEL	PBR 26	LGHT STN

BUILDING TRIM SCHEDULE

ALL TRIM 26 GA. UNLESS NOTED OTHERWISE

TRIM TYPE:	TRIM COLOR:
EAVE GUTTER	HAWIN BL
GUTTER EAVE TRIM	HAWIN BL
GABLE TRIM	HAWIN BL
CORNER TRIM	HAWIN BL
DOWNSPOUTS	HAWIN BL
FRAMED OPENING TRIM	LGHT STN
WALK DOOR TRIM	LGHT STN
WINDOW TRIM	LGHT STN
BASE TRIM	LGHT STN

BUILDING ACCESSORY SCHEDULE

(2) 3070 WALK DOOR
(3) 4030 HORZ. SLIDING WINDOW

ERECTOR'S NOTES:

1.) Design criteria as noted is as given within the order documents and is applied in general accordance with the applicable provisions of the model code and/or specification indicated. Neither BC Steel Buildings nor the certifying engineer declares or attests that the loads as designated are proper for local provisions that may apply or for site specific parameters. The design criteria is supplied by the builder, project owner, or an Architect and/or Engineer of Record for the overall construction project.

2.) This project is designed using the BC Steel Buildings standard serviceability criteria. Generally this means that all deflections are within typical performance limits for normal occupancy and standard metal building products.

3.) The metal building system is designed as enclosed. All exterior components (i.e. doors, windows, vents, etc) must be designed to withstand the specified wind loading for the design of components and cladding in accordance with the specified building code.

4.) Framed openings, walk doors, and open areas shall be located in the bay and elevation shown in the erection drawings. The cutting or removal of girts shown on the erection drawings due to the addition of framed openings, walk doors, or open areas not shown may void the design certifications supplied by BC Steel Buildings.

5.) The design collateral load has been uniformly applied to the design of the materials provided by BC Steel Buildings. Hanging loads are to be attached to the purlin web.

6.) The rigid frames at grid lines 1 & 5 are designed as a non-expandable rigid frames. Corresponding frame reactions are calculated based upon actual tributary area.

7.) The metal building manufacturer has not designed the structure for snow accumulation loads at the ground level which may impose snow load son the wall framing provided by the manufacturer.

8.) The material supplied by the manufacturer has been designed with the following minimum deflection criteria. The actual deflection may be less depending on actual load and actual member length.

BUILDING DEFLECTION LIMITS.....: Bldg – A

Panels:	
Wall Panel (Wind):	L/60
Roof Panel (Live):	L/60
Roof Panel (Wind):	L/60
Purlins:	
Purlin (Live):	L/180
Purlin (Wind):	L/180
Purlin (Total):	L/120
Girts:	
Wall Girts:	L/90
Endwalls:	
EW Columns:	L/120
EW Rafter (Live):	L/180
EW Rafter (Wind):	L/180
EW Rafter (Total):	L/120
Frame:	
Frame Vertical (Live):	L/180
Frame Vertical (Wind):	L/180
Frame Vertical (Total):	L/120
Frame Horizontal (Wind):	H/60
Frame Horizontal (Seismic):	H/50

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IAS ACCREDITED Metal Building Systems AC 472

IBC STEEL BUILDINGS OKLAHOMA CITY, OKLAHOMA

ACAD DRAWINGS BY: RKM
DETAILED BY: ---
DATE ISSUED: 09/18/24

Hughes Construction

DESIGN DATA

DRAWING FILE NAME: 1862-01_(316)
DRAWING SIZE: 3/16:12, 'D'
SCALE: NONE CHECKED BY: AL 09/19/24
SHEET NUMBER: E 1 OF 12
JOB NUMBER: 1862-01
REVISION #

1. GENERAL NOTES

1.1 SPECIFICATIONS

BC Steel Buildings, Inc.'s standard product specifications apply and unless stipulated otherwise in the Contract Documents, BC Steel Buildings, Inc.'s design, fabrication, quality criteria, standard practices, methods and tolerances shall govern the work.

1.2 DISCREPANCIES

In case of discrepancies between BC Steel Buildings, Inc.'s plans and plans for other trades, BC Steel Buildings, Inc.'s plans will govern.

1.3 COORDINATION

The BUILDER/CONTRACTOR or A/E Firm is responsible for overall project coordination. All interface, compatibility and design considerations concerning any material not furnished by BC Steel Buildings, Inc. are to be considered and coordinated by the BUILDER/CONTRACTOR or A/E Firm. Unless specific design criteria concerning this interface between materials are furnished as part of the contract documents, BC Steel Buildings, Inc. assumes no responsibility. (Section 4 and Commentary AISC Code of Standard Practice for Steel Buildings and Bridges, Thirteenth Edition).

1.4 DOORS AND WINDOWS

BC Steel Buildings, Inc. assumes that all overhead doors, windows and walk doors, which are not furnished by BC Steel Buildings, Inc., have been designed to resist the required wind load of the building. In many cases, openings that have not been designed for full wind load will reclassify the building as partially open, thereby increasing wind load coefficients. Increased wind load coefficients may require additional girts and purlins, as well as increased wind reactions on rigid frames. If overhead doors, windows, walk doors or any other material to enclose the building have not been designed for full wind load, notify BC Steel Buildings, Inc. immediately so that the building can be properly designed for partially open conditions.

1.5 FOUNDATION DESIGN

BC Steel Buildings, Inc. is not responsible for the design, materials and workmanship of the foundation. Anchor rod plans prepared by BC Steel Buildings, Inc. are intended to show only location, diameter, and projection of the anchor rods required to attach the metal building system to the foundation. BC Steel Buildings, Inc. is responsible for providing to the BUILDER/CONTRACTOR the loads imposed by the metal building system on the foundation. It is the responsibility of the BUILDER/CONTRACTOR to ensure that adequate provisions are made for specifying rod embedment, bearing angles, tie rods, and/or other associated items embedded in the concrete foundation, as well as foundation design for loads imposed by the metal building system, other imposed loads and bearing capacity of the soil and other conditions of the building site. (Section 3.2.2 – Common Industry Practices – Metal Building Systems Manual, 2006 Edition).

1.6 NOT ENGINEER OF RECORD

It is the responsibility of the BUILDER/CONTRACTOR to insure that BC Steel Buildings, Inc.'s plans comply with applicable requirements of any governing building authorities. The supplying of sealed engineering data and drawings for the metal building system does not imply or constitute an agreement that BC Steel Buildings, Inc. or its design engineers are acting as the Engineer of Record or Design Professional for a Construction Project. These drawings are sealed only to certify the design of the structural components furnished by BC Steel Buildings, Inc. (Section 3.3.2 – Common Industry Practices – Metal Building Systems Manual, 2006 Edition).

1.7 PERMITS

It is the responsibility of the BUILDER/CONTRACTOR to obtain appropriate approvals and secure necessary permits from the City, County, State or Federal Agencies as required.

1.8 ANCHOR RODS AND ERECTION

The BUILDER/CONTRACTOR is responsible for setting anchor rods and erection of steel in accordance with BC Steel Buildings, Inc.'s "For Construction" drawings. The BUILDER/CONTRACTOR shall determine, furnish and install all temporary supports, such as temporary guys, beams, falsework, cribbing, or other elements required for the erection operation. (Section 7 AISC Code of Standard Practice for Steel Buildings and Bridges, Thirteenth Edition).

1.9 FABRICATION

Fabrication shall be in accordance with BC Steel Buildings, Inc. standard practices in compliance with the applicable sections relating to design requirements and allowable stresses of the latest edition of the "AWS Structural Welding Codes – D1.1 and D1.3".

MATERIALS	*ASTM DESIGNATION	MINIMUM YIELD
Structural Steel Bars	A529, GR 50	Fy = 50 ksi
Structural Steel Plate	A572/A1011/A1018, GR 50	Fy = 50 ksi
Hot Rolled Angle	A36M-08, GR 36	Fy = 36 ksi
Hot Rolled Beam & Channel	A992/A572/A529	Fy = 50 ksi
Tube	A500, GR B	Fy = 46 ksi
Pipe	A500, GR B	Fy = 42 ksi
Cold Formed Light Gage Shapes	A1011, GR 55	Fy = 55 ksi
Round Bar	A529, GR 50	Fy = 50 ksi
Roof and Wall Sheets	A792, GR 50/GR 80	Fy = 50 ksi/80 ksi
High Strength Bolts (1/2" to 1")	A325, type 1	Fy = 120 ksi
High Strength Bolts (1 1/8" to 1 1/2")	A325, type 1	Fy = 105 ksi
Anchor Rods	F1554	Fy = 36 ksi

*Latest Issue

1.10 PRIMER

Shop primer paint is a rust inhibitive prime coat, which meets the end performance of Federal Specification TT-P-636 and BC Steel Buildings, Inc.'s Brown Oxide or Gray color. The shop coat of paint is the prime coat of the protective system. It is intended as protection for only a short period of exposure in ordinary atmospheric conditions, and is considered a temporary and provisional coating. BC Steel Buildings, Inc. is not responsible for deterioration of the shop coat that may result from exposure to ordinary atmospheric conditions or corrosive conditions that are more severe than ordinary atmospheric conditions. Touch-up of abrasions caused by handling after painting shall be the responsibility of the BUILDER/CONTRACTOR. BC Steel Buildings, Inc. shall not be responsible for any field applied paint and/or coatings. (Section 6.5 AISC Code of Standard Practice for Steel Buildings and Bridges, Thirteenth Edition).

1.11 UNLOADING

BUILDER/CONTRACTOR is responsible for checking goods listed on the Shipping Bill Of Materials presented at time of delivery. Shortages and damages must be noted on the shipping documents prior to signing for materials. Any shortages not readily evident at time of delivery must be reported to BC Steel Buildings, Inc. within seven (7) calendar days. Driver WILL NOT ASSIST IN UNLOADING of materials.

1.12 ERECTION NOTES

BC Steel Buildings, Inc. is not responsible for the erection of the Metal Building System, the supply of any tools or equipment, or any other field work unless it has specifically contracted for these responsibilities. BC Steel Buildings, Inc. does not provide any field supervision for the erection of the structure nor does BC Steel Buildings, Inc. perform any intermediate or final inspections of the Metal Building System during or after erection. (Section 6.1 – Common Industry Practices – Metal Building Systems Manual, 2006 Edition).

All bracing, strapping and bridging shown and provided by BC Steel Buildings, Inc. for this building is required and shall be installed by the erector as a permanent part of the structure unless noted otherwise on the Erection Drawings. The building stability relies on diaphragm action from the wall panels. Do not add any openings (doors, windows, etc.) not shown on the erection drawings and/or do no move any openings without prior written authorization from BC Steel Buildings, Inc. If additional bracing is required for stability during erection, it shall be the erector's responsibility to determine the amount of such bracing and to procure and install as needed.

For information not shown on these Erection Drawings, refer to BC Steel Buildings, Inc. pages included in the drawing package. If fabrication errors, defective materials, and/or discrepancies on the Erection Drawings are discovered, notify BC Steel Buildings, Inc.'s Customer Service Department immediately. Failure to notify BC Steel Buildings, Inc. of any field corrections or modifications on this project may void any and all warranties, and BC Steel Buildings, Inc. will not honor any back charges that may occur. Follow the procedures under "CORRECTION OF ERRORS AND REPAIRS".

1.13 OTHER TRADES

Neither BC Steel Buildings, Inc. nor the BUILDER/CONTRACTOR shall cut, drill or otherwise alter their work, nor the work of other trades, to accommodate other trades, unless such work is clearly specified in the contract documents. When such work is so specified, the BUILDER/CONTRACTOR shall furnish complete information as to materials, size, location and number of alterations in a timely manner so as not to delay the preparation of shop and erection drawings. (Section 7.15 AISC Code of Standard Practice for Steel Buildings and Bridges, Thirteenth Edition).

1.14 FIELD MODIFICATIONS

There shall be no field modifications to any primary or secondary structural steel members except as authorized and specified by BC Steel Buildings, Inc.

1.15 WARNING

In no case should Aluminized Zinc coated steel (Galvalume) panels be used in conjunction with lead or copper. Both lead and copper have harmful corrosive effects on the Aluminized Zinc alloy coating when they are in contact with Aluminized Zinc steel panels. Even run-off from copper flashing, wiring or tubing onto the Aluminized Zinc should be avoided.

1.16 VERTICAL DEFLECTION OF RIGID FRAMES

BUILDER/CONTRACTORS of buildings which are located in regions of the country where snow and ice accumulation may occur should be aware that purlins and rigid frames, particularly long span frames, will deflect vertically when subjected to snow and ice loads. Two areas which require special precaution during interior erection and are greatly affected by vertical deflection, should be carefully considered:

1. Studs should never be attached directly to rigid frames or purlins without slotted clips. Even a 3/8" vertical deflection can cause a stud to bow 5 to 6 inches.
2. Care should be taken when supporting acoustical or other type hanging ceiling tiles from purlins or rigid frames. In hallways or small rooms the tiles should be supported from permanent walls and partitions rather than the purlins. In larger rooms where the ceiling must be supported from the roof system, it is important to allow the ceiling to deflect at the outside walls at the same rate it deflects in the center of the room. If the ceiling is supported continuously along any non-yielding wall while the rest of the ceiling is deflecting, obvious problems occur.

2. FIELD SERVICE CORRECTION OF ERRORS AND REPAIRS

(Section 6.10 – Common Industry Practices – Metal Building Systems Manual, 2006 Edition).

2.1 MINOR MISFITS

The correction of minor misfits by the use of drift pins to draw the components into line, shimming, moderate amounts of reaming, chipping and cutting and the replacement of minor shortages of material are a normal part of the erection and are not subject to claim.

Visible gaps between column and/or rafter connection plates can occur as a result of various causes without critical effect to the structural integrity. Minimal shimming at bolt locations is considered acceptable regardless of material yield and does not require full surface contact of the connection plates. The purpose of shimming, besides any aesthetic benefits, is to provide resistance to the tightening procedures of high-strength bolts for proper installation. The types of shim can be of a uniform thickness, full size, tapered or notched around bolts to permit installation without removal of bolts. Bolt holes oversized by 3/16" are permitted in full-size shims to facilitate alignment.

2.2 BUILDER/CONTRACTOR RESPONSIBILITIES

BC Steel Buildings, Inc. does not pay claims for error correction unless the following claim and authorization procedure is strictly complied with by the BUILDER/CONTRACTOR or if the corrective work is begun prior to receipt by the BUILDER/CONTRACTOR of BC Steel Buildings, Inc.'s written "Authorization for Corrective Work". If erection is not by BUILDER/CONTRACTOR, the Erector is responsible for providing BUILDER/CONTRACTOR the information necessary to make claim to BC Steel Buildings, Inc. as provided below.

BC Steel Buildings, Inc. is not liable for any claim resulting from use of any drawings or literature not specifically released for construction for the project.

BC Steel Buildings, Inc. is not liable for any claim resulting from use by the Erector of any improper material or material containing defects, which can be detected by visual inspection. Costs of disassembling such improper or defective material and costs of erecting replacement material are not subject to claim.

2.3 INITIAL CLAIM

In the event of an error, the BUILDER/CONTRACTOR shall promptly make a written or verbal "Initial Claim" to BC Steel Buildings, Inc. for the correction of the design, drafting, bill of material or fabrication error. The "Initial Claim" includes:

1. Description of nature and extent of the errors including quantities.
2. Description of nature and extent of proposed corrective work including estimated man-hours.
3. Material to be purchased from other than BC Steel Buildings, Inc. including estimated quantities and cost.
4. Maximum total cost of proposed corrective work and material to be purchased from other than BC Steel Buildings, Inc. (SEE 2.6)

2.4 AUTHORIZATION FOR CORRECTIVE WORK

If the error is the fault of BC Steel Buildings, Inc., an "Authorization for Corrective Work" shall be issued in writing by BC Steel Buildings, Inc. to authorize the corrective work at cost not to exceed the maximum total cost set forth. (SEE 2.6)

2.5 FINAL CLAIM

The "Final Claim" in writing shall be forwarded by the BUILDER/CONTRACTOR to BC Steel Buildings, Inc. within ten days of completion of the corrective work authorized by BC Steel Buildings, Inc. The "Final Claim" shall include:

1. Actual number of man-hours by date of direct labor used on corrective work and actual hourly rates of pay,
2. Taxes and insurance on total actual direct labor
3. Other direct costs on actual direct labor.
4. Cost of material (not minor supplies) authorized by BC Steel Buildings, Inc. to be purchased from other than BC Steel Buildings, Inc. including copies of paid invoices.
5. Total actual direct cost of corrective work (sum of 1, 2, 3, and 4). The "Final Claim" shall be signed and certified true and correct by the BUILDER/CONTRACTOR. "Final Claims" are paid to such BUILER/CONTRACTOR by BC Steel Buildings, Inc. in an amount not to exceed the lesser of the maximum total cost as set forth in the written "Authorization for Corrective Work" or the total actual direct cost of corrective work.

Cost of equipment (rental or depreciation), small tools, supervision, overhead and profit are not subject to claim. (SEE 2.6)

2.6 FIELD SERVICE CONTACT INFORMATION

Rodney Burt
P) 405-324-5100
E) fieldservice@bcsteel.com

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PERMIT DRAWINGS

IAS ACCREDITED Metal Building Systems AC 472

BC STEEL BUILDINGS OKLAHOMA CITY, OKLAHOMA

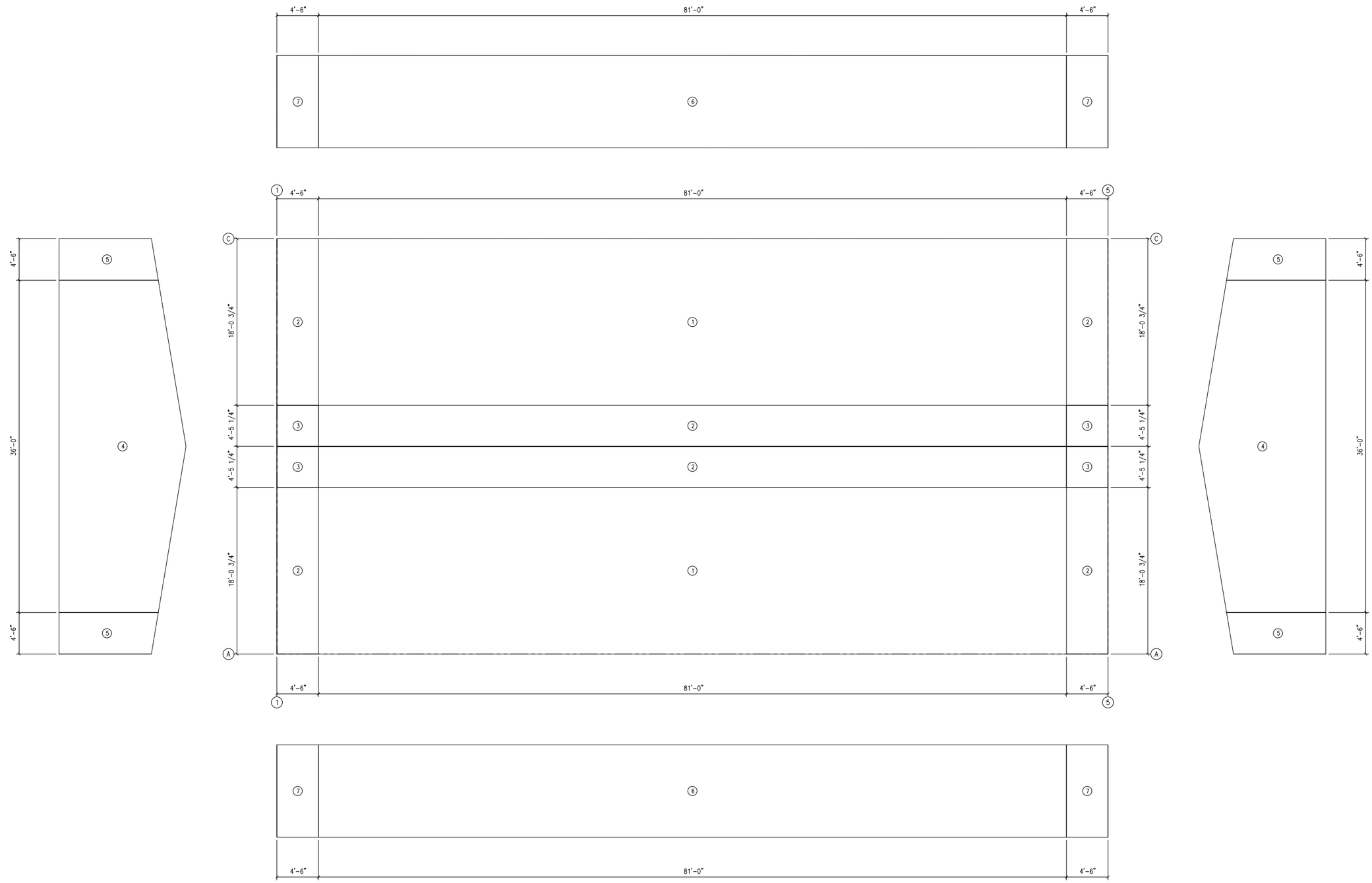
ACAD DRAWINGS BY:	RKM
DETAILED BY:	---
DATE ISSUED:	09/18/24

Hughes Construction

GENERAL NOTES

DRAWING FILE NAME: 1862-01_(316)	SHEET NUMBER: E 2 OF 12	REVISION #
DRAWING SIZE: 3/16:12, 'D'		
SCALE: NONE	CHECKED BY: AL 09/19/24	JOB NUMBER: 1862-01

COMPONENTS AND CLADDING (PSF)			(Unfactored)	
	Member		Panel	
○ ID	Pressure	Suction	Pressure	Suction
1	16.00	−16.00	16.00	−47.31
2	16.00	−28.64	16.00	−69.07
3	16.00	−43.04	16.00	−81.85
4	18.95	−20.91	23.44	−31.25
5	18.95	−22.37	23.44	−31.25
6	19.00	−20.90	23.40	−31.30
7	19.00	−22.36	23.40	−31.30



PANEL ZONE LAYOUT
(Wind Pressures, Unfactored (psf))

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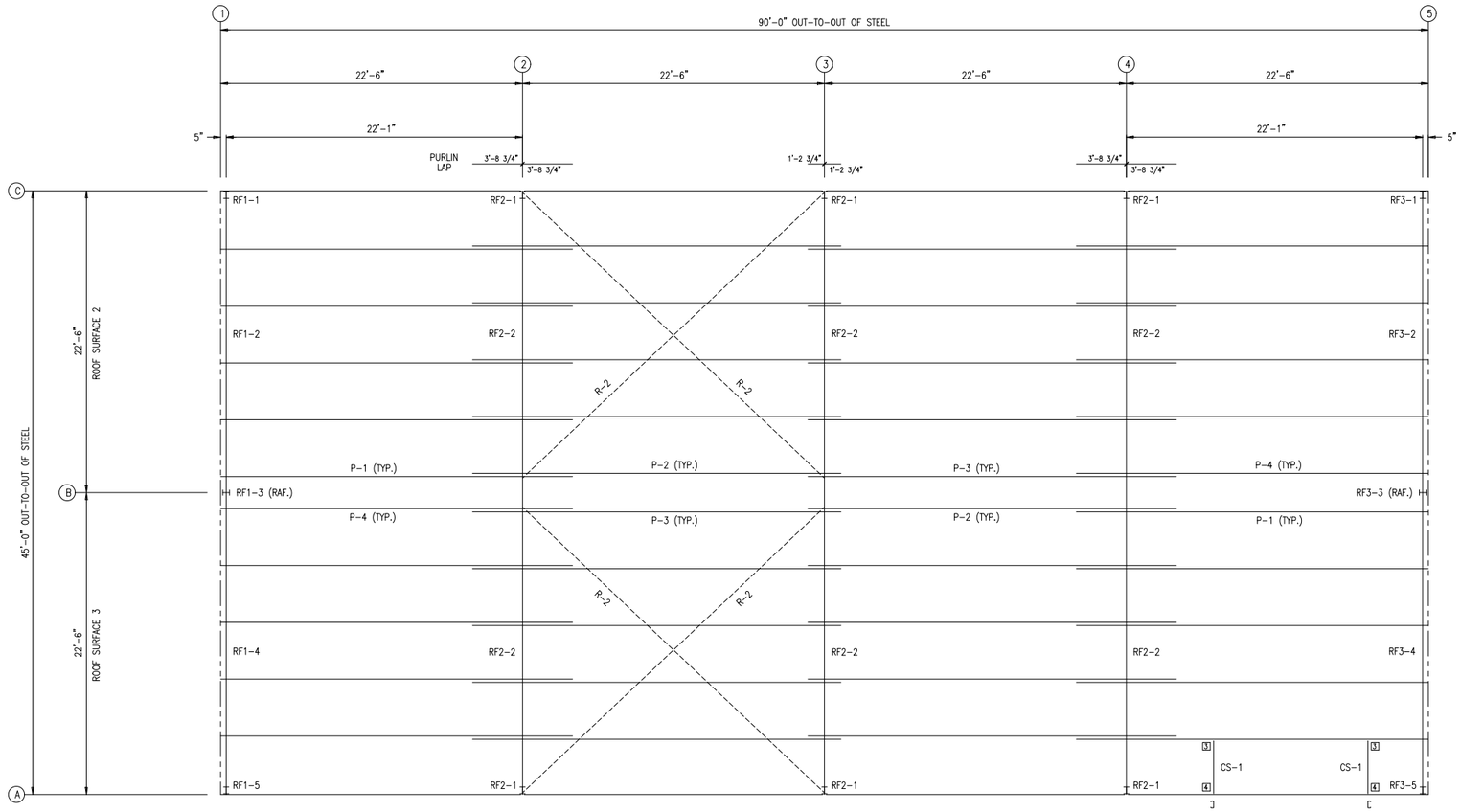
WIND PRESSURE ZONES
COMPONENTS & CLADDING PLAN

DRAWING FILE NAME: 1862-01_(316)	SHEET NUMBER: E 3 OF 12	REVISION #
DRAWING SIZE: 3/16:12, "D"		
SCALE: NONE	CHECKED BY: AL 09/19/24	JOB NUMBER: 1862-01

CONNECTION PLATES ROOF PLAN	
QTY	MARK/PART
3	WGC-1
4	C-72



ROOF FRAMING PLAN

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STEEL BUILDINGS OKLAHOMA CITY, OKLAHOMA

ACAD DRAWINGS BY:	RKM
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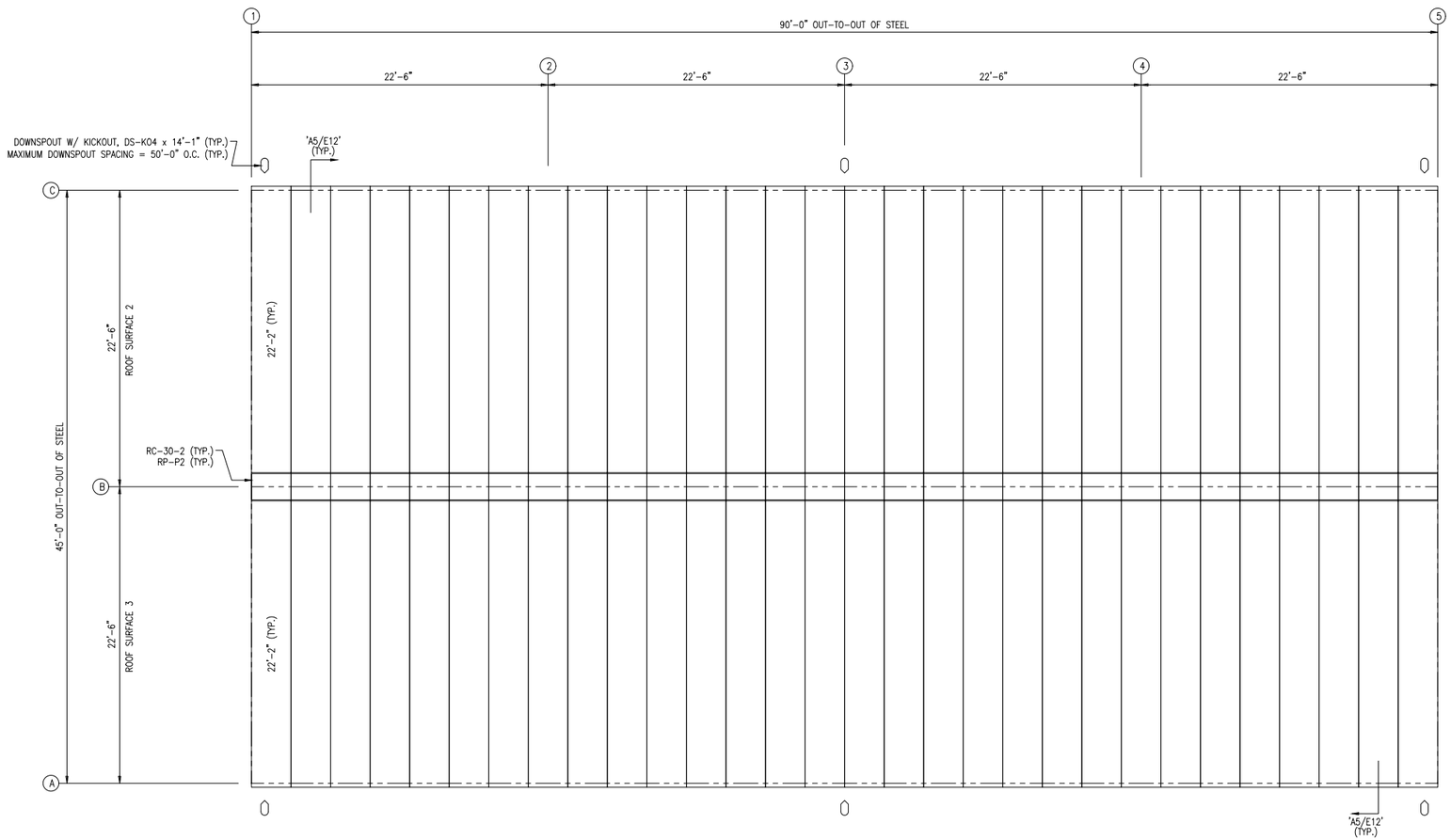
ROOF FRAMING PLAN

DRAWING FILE NAME: 1862-01_(316)	SHEET NUMBER: E 4 OF 12		REVISION #
DRAWING SIZE: 3/16:12, 'D'			
SCALE: NONE	CHECKED BY: AL 09/19/24	JOB NUMBER: 1862-01	



ROOF SHEETING PLAN

0 = DOWNSPOUT LOCATIONS

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ROOF SHEETING PLAN

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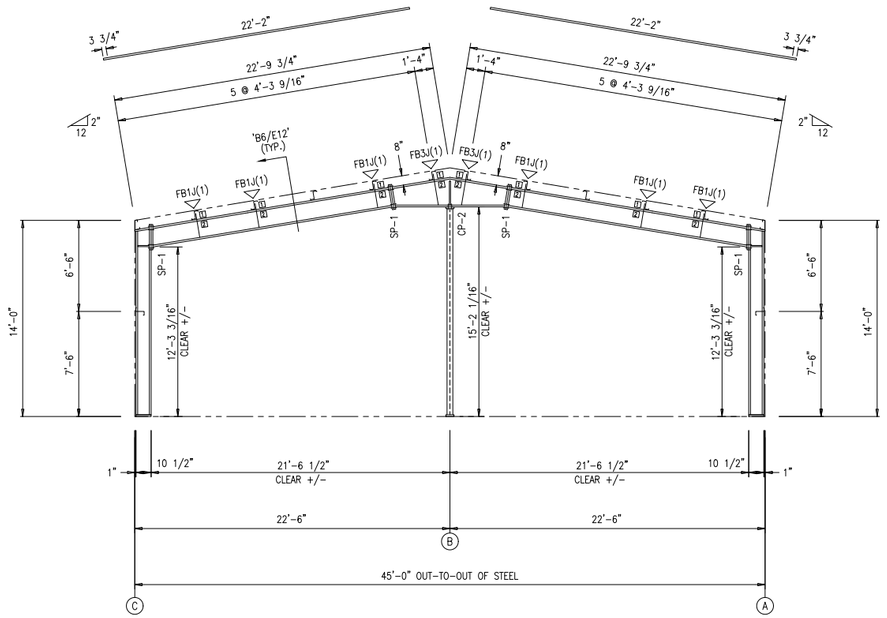
SCALE: NONE	CHECKED BY: AL 09/19/24	JOB NUMBER:	1862-01



RIGID FRAME ELEVATION: FRAME LINE 1

SPLICE BOLT TABLE						
	Qty					
Mark	Top	Bot	Int	Type	Dia	Length
SP-1	4	4	0	A325	3/4"	1 3/4"

CAP PLATE BOLTS				
Mark	Qty	Type	Dia	Length
CP-2	4	A325	3/4"	1 3/4"

CONNECTION PLATES	
☐ ID	Mark/Part
1	C-87
2	C-88

▽ = FLANGE BRACES: (1) One Side; (2) Two Sides
FBxxJ(1)
J - L2x2x12

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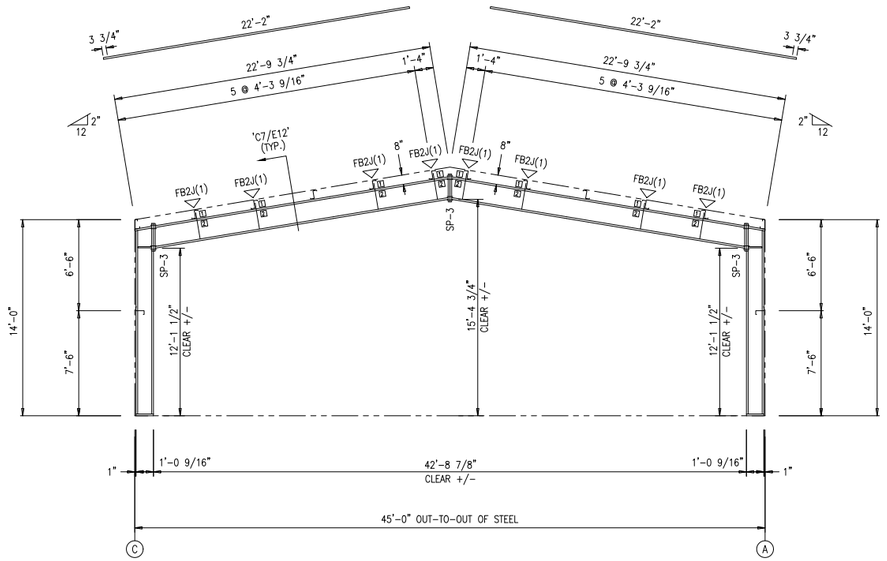
RIGID FRAME CROSS SECTION

DRAWING FILE NAME: 1862-01_[316]	SHEET NUMBER: E 6 OF 12		REVISION #
DRAWING SIZE: 3/16:12, 'D'			
SCALE: NONE	CHECKED BY: AL 09/19/24	JOB NUMBER: 1862-01	



RIGID FRAME ELEVATION: FRAME LINE 2 3 4

SPLICE BOLT TABLE						
Mark	Qty Top	Bot	Int	Type	Dia	Length
SP-3	4	4	0	A325	3/4"	2"

CONNECTION PLATES	
ID	Mark/Part
1	C-87
2	C-88

▽ = FLANGE BRACES: (1) One Side; (2) Two Sides
FBxxJ(1)
J - L2x2x12

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RIGID FRAME CROSS SECTION

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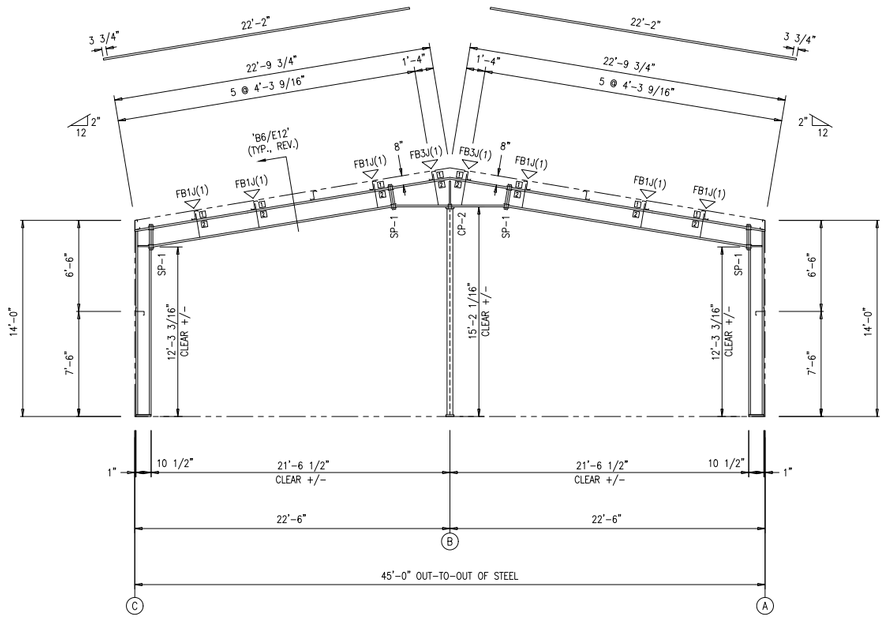
DRAWING SIZE: 3/16:12, 'D'			
SCALE: NONE	CHECKED BY: AL 09/19/24	JOB NUMBER: 1862-01	



RIGID FRAME ELEVATION: FRAME LINE 5

SPLICE BOLT TABLE						
	Qty					
Mark	Top	Bot	Int	Type	Dia	Length
SP-1	4	4	0	A325	3/4"	1 3/4"

CAP PLATE BOLTS				
Mark	Qty	Type	Dia	Length
CP-2	4	A325	3/4"	1 3/4"

CONNECTION PLATES	
☐ ID	Mark/Part
1	C-87
2	C-88

▽ = FLANGE BRACES: (1) One Side; (2) Two Sides
FBxxJ(1)
J = L2x2x12

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PERMIT DRAWINGS

IAS ACCREDITED Metal Building Systems AC 472

IBC STEEL BUILDINGS OKLAHOMA CITY, OKLAHOMA

ACAD DRAWINGS BY: RKM
DETAILED BY: ---
DATE ISSUED: 09/18/24

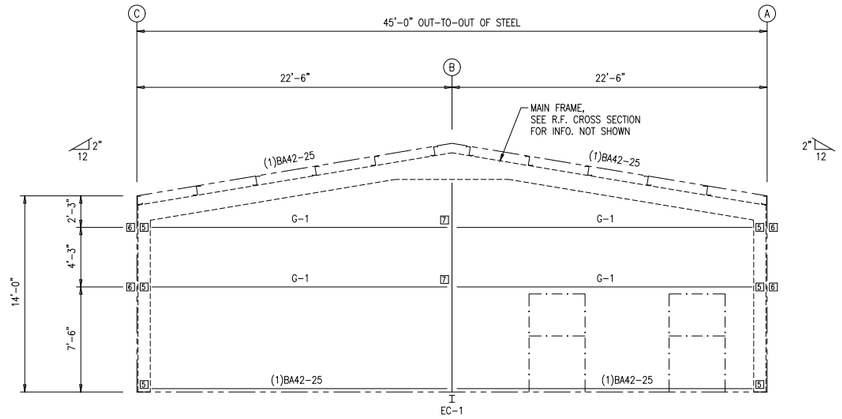
Hughes Construction

RIGID FRAME CROSS SECTION

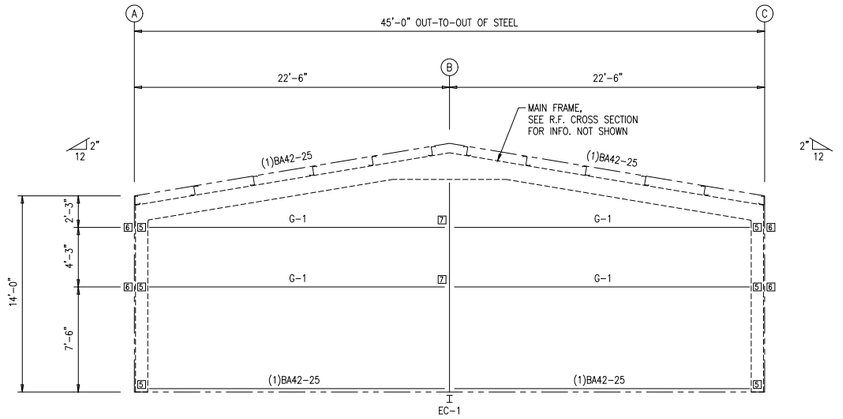
DRAWING FILE NAME: 1862-01_[316]
SHEET NUMBER: E 8 OF 12
REVISION #
DRAWING SIZE: 3/16:12, 'D'
SCALE: NONE
CHECKED BY: AL 09/19/24
JOB NUMBER: 1862-01

BOLT TABLE FRAME LINE 1 & 5				
LOCATION	QUAN	TYPE	DIA	LENGTH
EC- / R. FRAME	(SEE R.F. CROSS SECTION)			

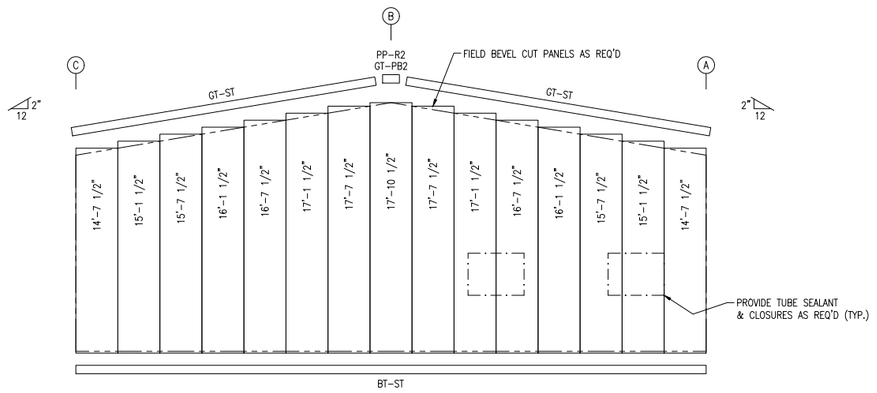
CONNECTION PLATES FRAME LINE 1 & 5	
QTY	MARK/PART
5	SZL5-08
6	SGC-C1
7	SGC-1



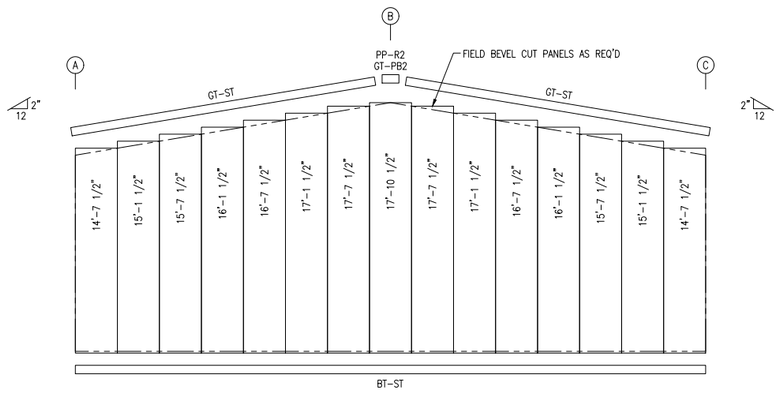
ENDWALL FRAMING: FRAME LINE 1



ENDWALL FRAMING: FRAME LINE 5



ENDWALL SHEETING & TRIM: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 5

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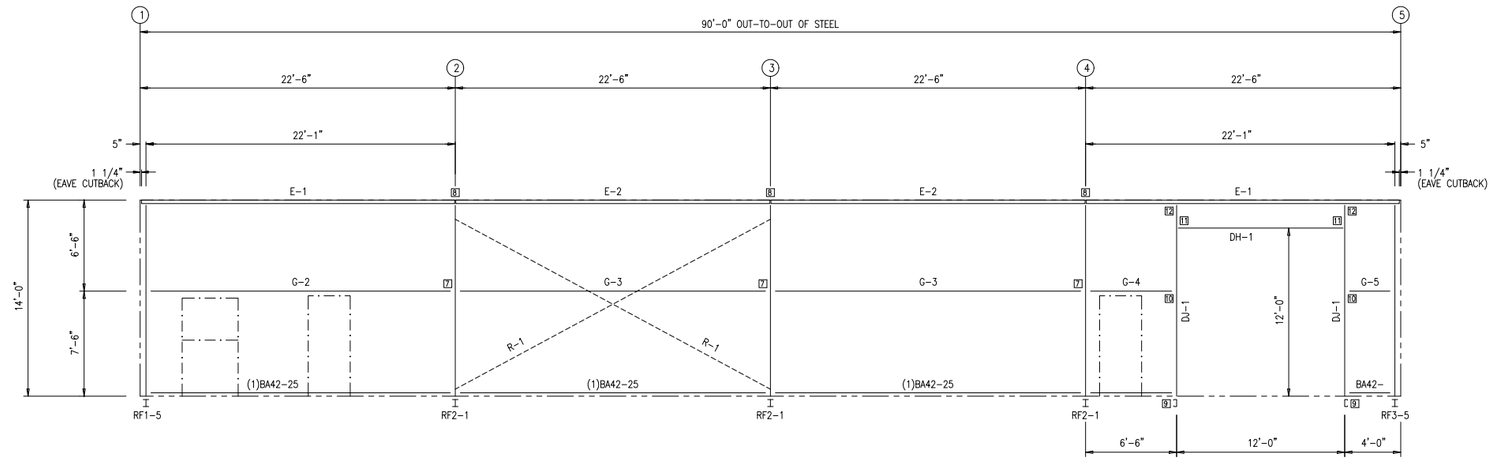
ENDWALL ELEVATIONS

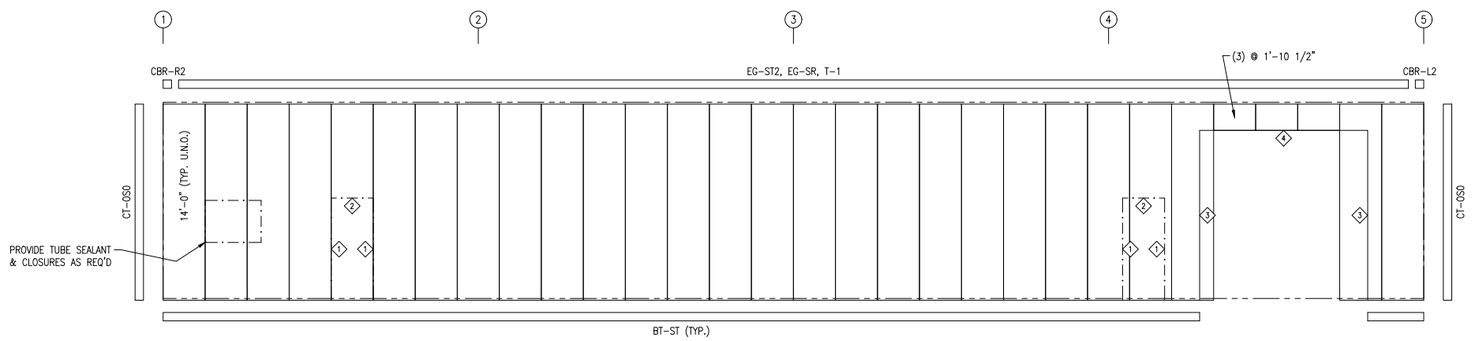
DRAWING FILE NAME: 1862-01_(316)	SHEET NUMBER: E 9 OF 12		REVISION #
DRAWING SIZE: 3/16:12, 'D'			
SCALE: NONE	CHECKED BY: AL 09/19/24	JOB NUMBER: 1862-01	

TRIM TABLE FRAME LINE A		
◇ID	MARK	LENGTH
1	JT-ST	7'-6"
2	HT-ST	3'-6"
3	JT-ST	12'-6"
4	HT-ST	12'-6"

CONNECTION PLATES FRAME LINE A	
□ID	MARK/PART
7	SGC-1
8	STC-69
9	C-30
10	C-37
11	HC-1
12	JC8-2



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

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PERMIT DRAWINGS

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IBC STEEL BUILDINGS OKLAHOMA CITY, OKLAHOMA

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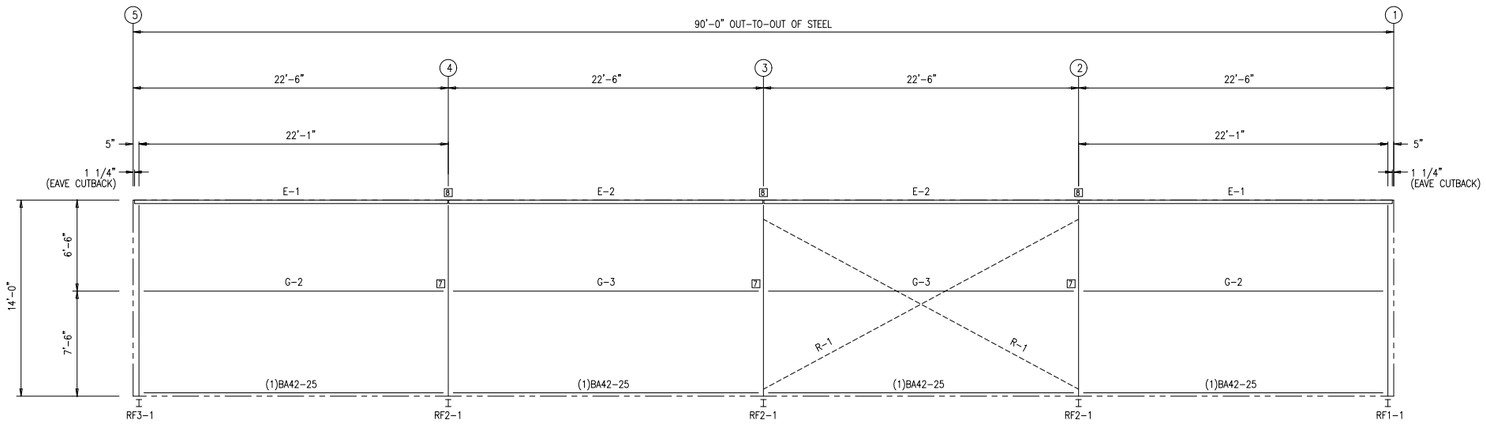
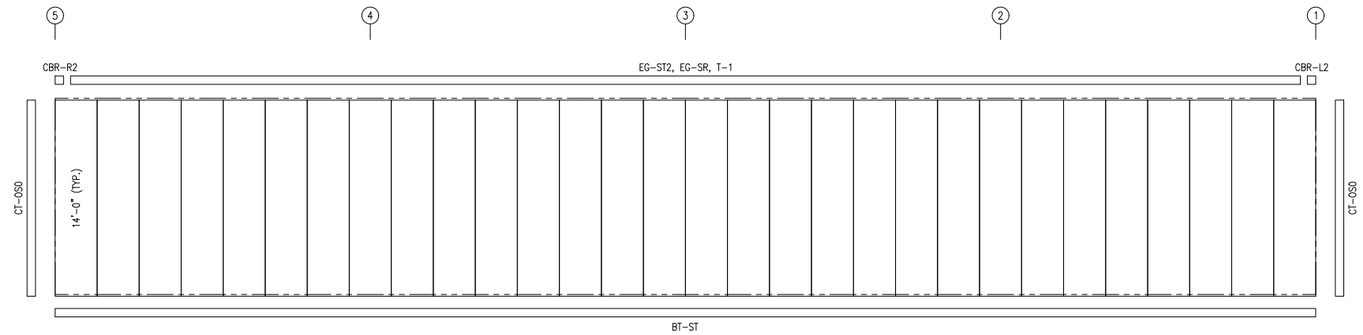
SIDEWALL ELEVATIONS

ACAD DRAWINGS BY:	RKM		
DETAILED BY:	---		
DATE ISSUED:	09/18/24		
DRAWING FILE NAME:	1862-01_(316)	SHEET NUMBER:	E 10 OF 12
DRAWING SIZE:	3/16:12, 'D'		REVISION #
SCALE:	NONE	CHECKED BY: AL 09/19/24	JOB NUMBER: 1862-01

CONNECTION PLATES FRAME LINE C	
QTY	MARK/PART
7	SGC-1
8	STC-69



SIDEWALL FRAMING: FRAME LINE C



SIDEWALL SHEETING & TRIM: FRAME LINE C

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SIDEWALL ELEVATIONS

DRAWING FILE NAME: 1862-01_(316)	SHEET NUMBER: E 11 OF 12		REVISION #
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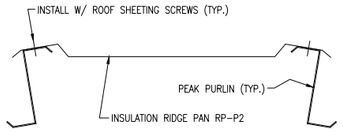
SCALE: NONE	CHECKED BY: AL 09/19/24	JOB NUMBER: 1862-01	



RIDGE PAN INSTALLATION NOTES:

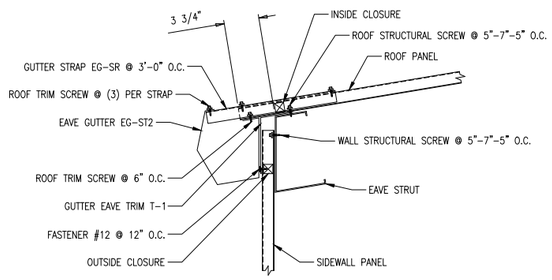
1.) OPTIONAL RIDGE PAN TRIM RP-P2

2.) INSTALL TRIM AS INSULATION AND ROOF SHEETING ARE BEING APPLIED.

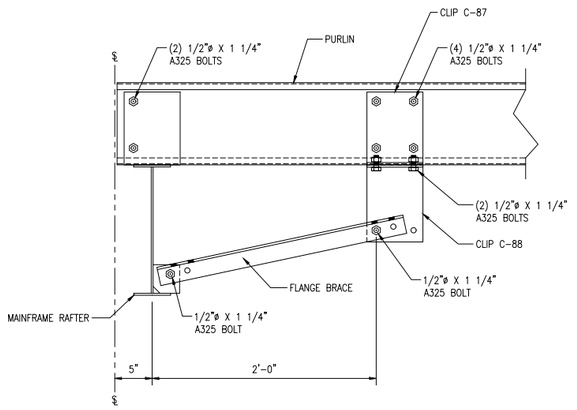
3.) TEMPORARY ATTACHMENT, IF REQUIRED, IS BY OTHERS.

4.) PROVIDE (6) TRIM SCREWS PER LAP

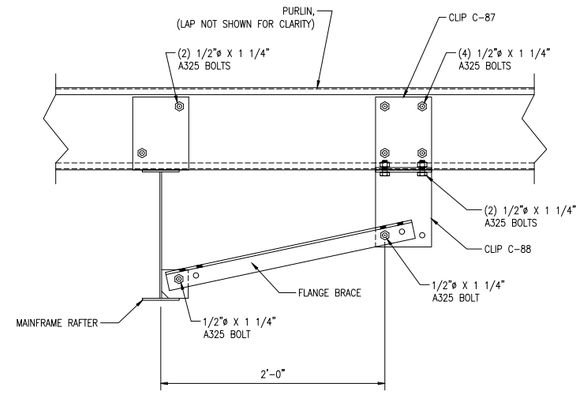
RIDGE PAN RP-P2 INSTALLATION DETAIL



SECTION 'A5/E12'



SECTION 'B6/E12'



SECTION 'C7/E12'

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PERMIT DRAWINGS

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BC STEEL BUILDINGS OKLAHOMA CITY, OKLAHOMA

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DETAILED BY:	---
DATE ISSUED:	09/18/24

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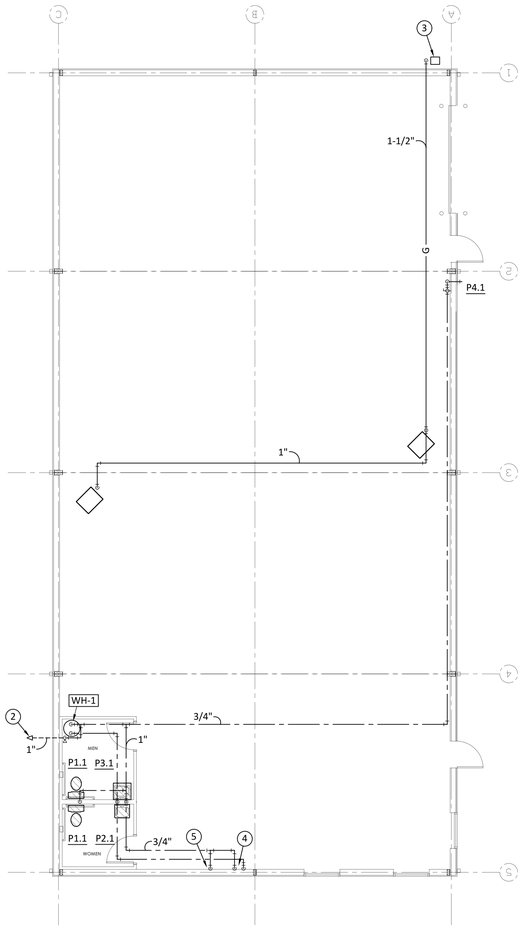
SECTIONS & DETAILS

DRAWING FILE NAME: 1862-01_(316)	SHEET NUMBER: E 12 OF 12		REVISION #
DRAWING SIZE: 3/16:12, 'D'			
SCALE: NONE	CHECKED BY: AL 09/19/24	JOB NUMBER: 1862-01	

PLUMBING KEYED NOTES:

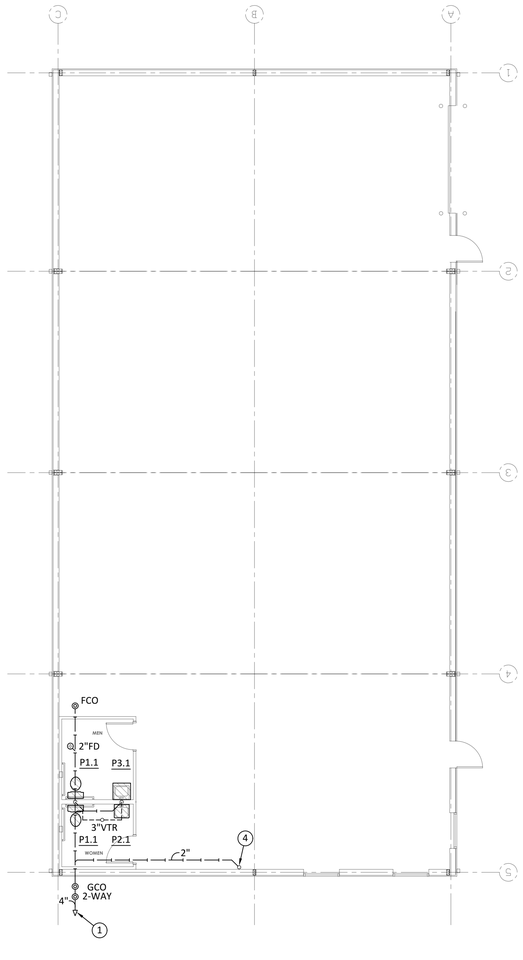
1. EXTEND NEW 4" WASTE MAIN TO EXISTING SANITARY SEWER MAIN ON SITE. COORDINATE ACTUAL ROUTING & FLOW ELEVATIONS PRIOR TO ROUGH-IN.
2. EXTEND NEW COLD WATER MAIN TO EXISTING DOMESTIC WATER MAIN ON SITE. PROVIDE SHUT-OFF BALL VALVE.
3. PROPOSED LOCATION OF NEW GAS METER & SERVICE LINE BY GAS COMPANY (300 MBH CONNECTED LOAD, ~200 MBH FUTURE). GAS PIPING SIZED AT EQUIVALENT PIPE LENGTH OF 150'.
4. ROUGH-IN 2"W, 1-1/2"V, 1/2"CW & 1/2"HW FOR FUTURE SINK THIS AREA.
5. ROUGH-IN 1/2"CW FOR FUTURE ICE MAKER.



NORTH

B PLUMBING FLOOR PLAN - WATER & GAS

SCALE: 1/8" = 1'-0" 0 4 8 16



NORTH

A PLUMBING FLOOR PLAN - WASTE & VENT

SCALE: 1/8" = 1'-0" 0 4 8 16

PIKE consulting engineers
mech | elec | plumb
Tel: 316.215.7025
garret@pikeengineers.com

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MACHINE SHOP FOR RODNEY BRUNTZ

- VALLEY CENTER, KS

Issue:

22 NOV 2024
PERMIT SET

PLUMBING FLOOR PLAN

P1.0

PLUMBING GENERAL NOTES:

1. PLANS ARE SCHEMATIC IN NATURE. CONTRACTOR SHALL VISIT THE JOB SITE & FIELD VERIFY ALL EXISTING CONDITIONS RELATING TO PROJECT PRIOR TO ORDERING, FABRICATING OR INSTALLING ANY MATERIALS.
2. PLUMBING CONTRACTOR SHALL COORDINATE INSTALLATION OF PLUMBING SYSTEMS WITH G.C. & OTHER TRADES AS REQUIRED.
3. PLUMBING CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL EQUIPMENT WHICH THEY FURNISH AND INSTALL, AND SHALL REPLACE ANY FAULTY MATERIALS OR DEFECTS AT NO COST TO THE OWNER.
4. PLUMBING CONTRACTOR SHALL COORDINATE ROUTING OF PLUMBING PIPING WITH FIRE SPRINKLER PIPING, DUCTWORK, LIGHTS, ELECTRICAL CONDUIT, CEILING GRID, STRUCTURAL ELEMENTS, ETC. PROVIDE OFFSET AS REQUIRED TO AVOID CONFLICTS.
5. ALL OUTDOOR AIR INTAKES SHALL MAINTAIN A 10' HORIZONTAL CLEARANCE FROM ALL EXHAUST FAN TERMINATIONS, COMBUSTION EXHAUST TERMINATIONS, OR PLUMBING VENTS, PER IMC.
6. DO NOT ROUTE PIPING ABOVE ELECTRICAL PANELS, EQUIPMENT OR GEAR. COORDINATE WITH OTHER TRADES.
7. REFER TO PLUMBING FIXTURE SCHEDULE FOR PLUMBING FIXTURE ROUGH-IN SIZES.
8. PROVIDE WASTE CLEANOUTS AT THE BASE OF ALL WASTE STACKS, WHERE SHOWN ON PLANS, & WHERE REQUIRED PER UPC. MAINTAIN ACCESS.
9. PLUMBING CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES (SANITARY SEWER, DOMESTIC WATER, NATURAL GAS) INCLUDING LOCATION, FLOW ELEVATION & CONNECTION REQUIREMENTS. COORDINATE WITH LOCAL UTILITIES & G.C.
10. DRAIN, WASTE & VENT PIPING SHALL BE PVC. DOMESTIC WATER PIPING SHALL BE COPPER (TYPE L ABOVE GRADE, TYPE K BELOW GRADE) OR PEX. GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL.
11. INSULATE ALL DOMESTIC COLD & HOT WATER PIPING WITH RIGID FIBERGLASS INSULATION (1" HOT, 1/2" COLD) & SEAL ALL FITTINGS.
12. DOMESTIC WATER PIPING SHALL BE ROUTED ON WARM SIDE OF BUILDING INSULATION. PIPING SHALL NOT BE ROUTED IN AN UNCONDITIONED ATTIC, UNCONDITIONED SPACE, OR EXTERIOR WALL. G.C. SHALL PROVIDE FURR-OUT WALL FOR PIPING WHERE ROUTED ADJACENT TO EXTERIOR WALL.
13. PROVIDE TRAP PRIMER OR TRAP GUARD AT ALL P-TRAPS IN ACCORDANCE WITH IPC AND LOCAL AUTHORITY HAVING JURISDICTION.
14. PLUMBING CONTRACTOR SHALL VERIFY LOCATION & CONNECTION REQUIREMENTS OF ALL PLUMBING FIXTURES PRIOR TO CONSTRUCTION.

PLUMBING SYMBOLS SCHEDULE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
— – —	COLD WATER	RD	ROOF DRAIN	##-#	PLUMBING EQUIPMENT
— – – —	HOT WATER	ORD	OVERFLOW ROOF DRAIN		
— – – – – —	HOT WATER RECIRCULATION	FD	FLOOR DRAIN	P#.#	PLUMBING FIXTURE TAG
—G—	NATURAL GAS	FS	FLOOR SINK		
— — —	SANITARY WASTE	VTR	VENT THROUGH ROOF	(#)	KEYED NOTE
—GW—	GREASE WASTE	WCO	WALL CLEANOUT		
— – – – – – – —	SANITARY VENT	FCO	FLOOR CLEANOUT		CONNECT TO EXISTING
— RD —	ROOF DRAIN PIPING	GCO	GRADE CLEANOUT		
—ORD—	OVERFLOW ROOF DRAIN PIPING	AFF	ABOVE FINISH FLOOR	— (E) —	EXISTING PIPING
	ELBOW, TEE	GC	GENERAL CONTRACTOR		
	ELBOW UP, ELBOW DOWN	MC	MECHANICAL CONTRACTOR		
	TEE UP, TEE DOWN	EC	ELECTRICAL CONTRACTOR		
	SHUT-OFF BALL VALVE	PC	PLUMBING CONTRACTOR		
	CIRCUIT SETTER	GW	GREASE WASTE		
	GAS PRESSURE REDUCING VALVE				
	GAS SOLENOID VALVE				

(NOT ALL SYMBOLS LISTED ABOVE ARE BEING USED ON THIS PROJECT)

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE					TRIM (FAUCET / VALVE)		BRANCH SIZE				NOTES
	TYPE	-	SELECT. BY OTHERS	MOUNTING	ADA	MANUF.	MODEL	W	V	CW	HW	
P1.1	WATER CLOSET	-	SELECT. BY OTHERS	FLOOR	●	-	-	3", 4"	2"	1/2"	-	-
P2.1	LAVATORY	-	SELECT. BY OTHERS	WALL	●	-	SELECT. BY OTHERS	2"	1-1/2"	1/2"	1/2"	-
P3.1	LAUNDRY TUB	-	SELECT. BY OTHERS	FLOOR		-	SELECT. BY OTHERS	3"	1-1/2"	3/4"	3/4"	-
P4.1	HOSE BIB	-	SELECT. BY OTHERS	WALL		-	-	-	-	3/4"	-	-

GENERAL NOTES:

1. FINAL PLUMBING FIXTURE / TRIM SELECTIONS TO BE APPROVED BY OWNER.
2. ADA PLUMBING FIXTURES SHALL BE INSTALLED TO MEET ADA STANDARDS.
3. PROVIDE FIXTURES WITH ALL ASSOCIATED TRIM & ACCESSORIES REQUIRED FOR PROPER INSTALLATION & OPERATION.
4. PROVIDE WALL MOUNT FIXTURES WITH WADE CARRIER AS REQUIRED.
5. EXPOSED P-TRAPS & WATER LINES SHALL BE INSULATED WITH TRUEBRO LAV GUARD PIPE COVERS.
6. PROVIDE ASSE 1070 POINT OF USE MIXING VALVE AT ALL HAND WASHING FIXTURES. SET TEMPERATURE TO 120°.
7. PROVIDE WATER HAMMER ARRESTORS AS NEEDED FOR FLUSH VALVE APPLICATIONS.

FIXTURE NOTES:

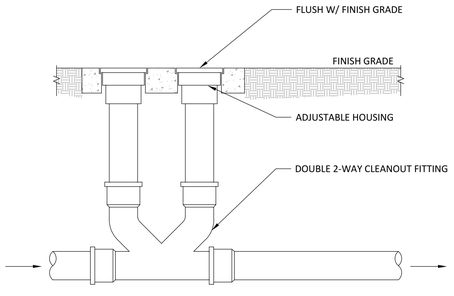
1. WATER CLOSET - ELONGATED, PROVIDE WITH WHITE OPEN-FRONT SEAT, LESS COVER. ADA WATER CLOSETS TO BE INSTALLED CENTERLINE 18" FROM NEAREST WALL & TRIP LEVER HANDLE ON WIDE SIDE OF FIXTURE.
2. HOSE BIB - EXTERIOR, TO BE FREEZELESS, AUTOMATIC DRAINING, WITH CHECK VALVES, RECESSED WALL BOX & LOOSE KEY STOPS.

WATER HEATER SCHEDULE

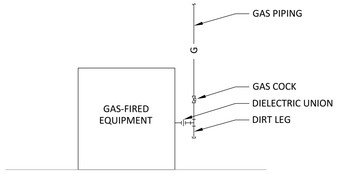
MARK	MANUF.	MODEL	TYPE	STORAGE GALLONS	RECOV. GPH / FLOW GPM	DEG. RISE	GAS		ELECTRIC				REMARKS
							INPUT MBH	VENT/ INTAKE	INPUT KW	QTY ELEM.	SIMULT. OPERATION	VOLT.	
WH-1	-	SELECT. BY OTHERS	TANK	20	8 GPH	90°F	-	-	2.5	1	-	120/1	-

NOTES:

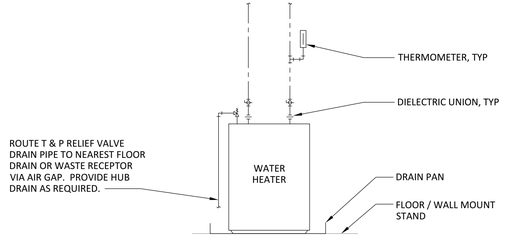
1. TANK TYPE WATER HEATER.
2. SET WATER HEATER TEMPERATURE TO 140°F.
3. FOR TANK TYPE WATER HEATERS, PROVIDE EXPANSION TANK.



1 2-WAY GRADE CLEANOUT DETAIL
NO SCALE



2 GAS-FIRED EQUIPMENT PIPING DETAIL
NO SCALE



3 WATER HEATER DETAIL
NO SCALE

PIKE consulting engineers
mech | elec | plumb
Tel: 316.215.7025
garret@pikeengineers.com

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MACHINE SHOP FOR RODNEY BRUNTZ

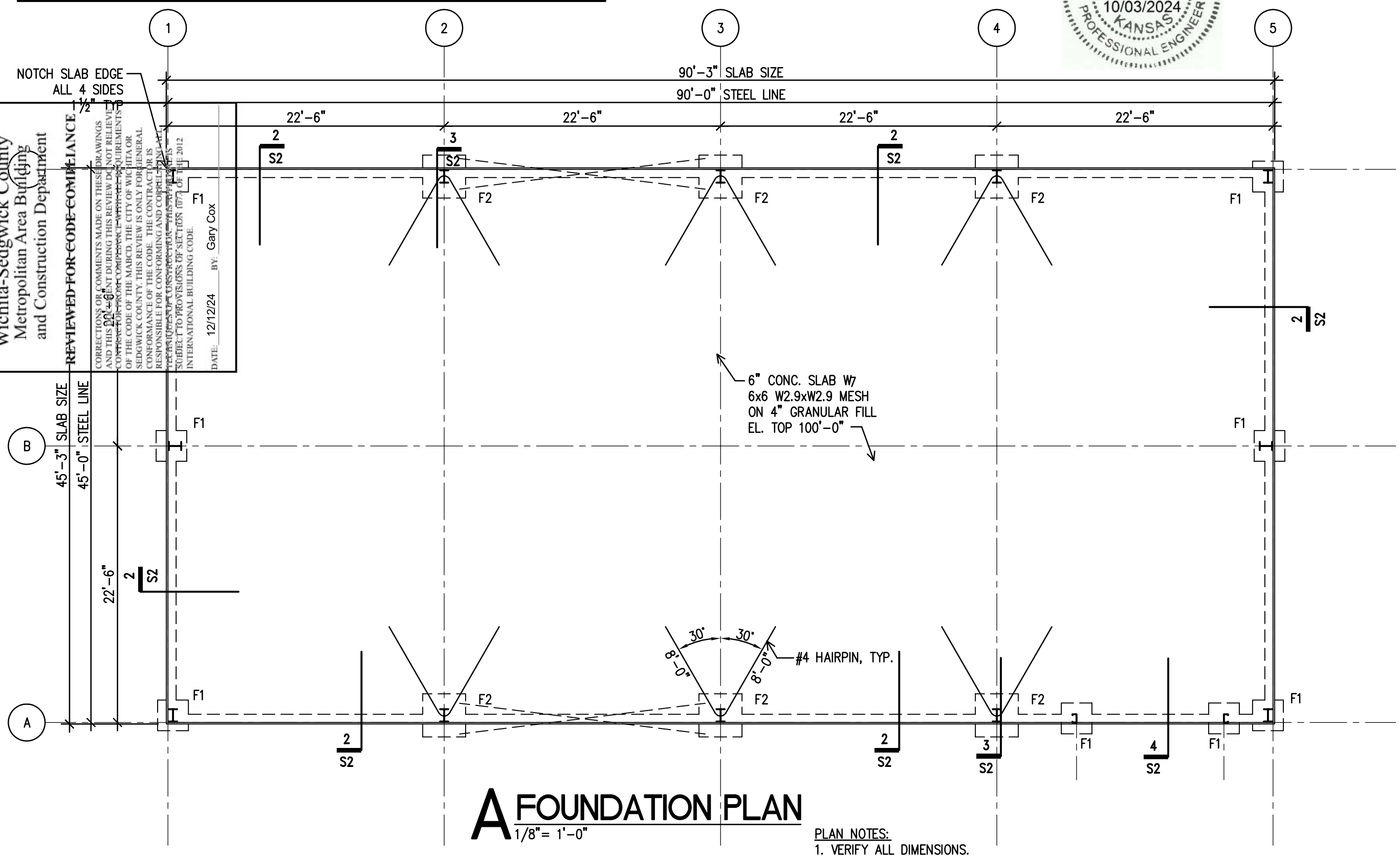
- VALLEY CENTER, KS

Issue:
22 NOV 2024
PERMIT SET

PLUMBING SCHEDULES

P2.0

COLUMN FOOTING SCHEDULE			
MARK	EL. TOP	FOOTING SIZE	REINF. EACH WAY
F1	99'-4"	2'-6" x 2'-6" x 3'-0"	(3) #4 x 2'-0" TOP & BOTT.
F2	99'-4"	3'-6" x 3'-6" x 3'-0"	(4) #5 x 3'-0" TOP & BOTT.



Wichita-Sedgwick County Metropolitan Area Building and Construction Department

REVIEWED FOR CODE COMPLIANCE

CORRECTIONS OR COMMENTS MADE ON THESE DRAWINGS AND THIS REVIEW DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ALL REQUIREMENTS OF THE CODE OF THE MABCD, THE CITY OF WICHITA OR SEDGWICK COUNTY. THIS REVIEW IS ONLY FOR GENERAL CONFORMANCE OF THE CODE. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING AND CORRECTING ALL DEFICIENCIES DISCREPANCIES OR OMISSIONS WHETHER OR NOT SUCH ITEMS WERE NOTED DURING THIS REVIEW. THIS REVIEW IS SUBJECT TO PROVISIONS OF SECTION 107.1 OF THE 2012 INTERNATIONAL BUILDING CODE.

DATE: 12/12/24 BY: Gary Cox

PAUL D. SULLIVAN
16333
10/03/2024
KANSAS
PROFESSIONAL ENGINEER

METAL BUILDING FOUNDATION

For Rodney Bruntz

585 West Clay

Valley Center, KS

Paul Sullivan, PE

5317 EAST FUNSTON
WICHITA, KS. 67218
Phone 316-265-0457

paul.kspe@gmail.com

ENGR: PDS DR: PDS

PROJECT NO.: 24-9104

SHEET TITLE

PLAN
& SCHEDULE

SHEET

S1

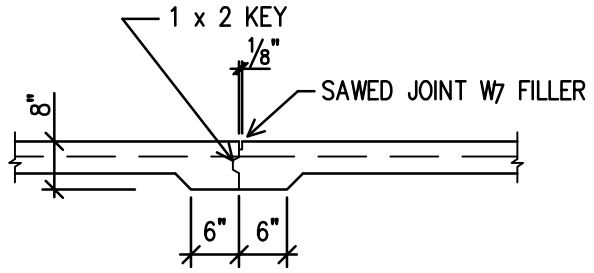
OF SHEETS

A FOUNDATION PLAN

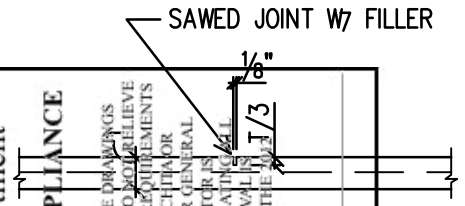
1/8"= 1'-0"

PLAN NOTES:

1. VERIFY ALL DIMENSIONS.



CONSTRUCTION JOINT

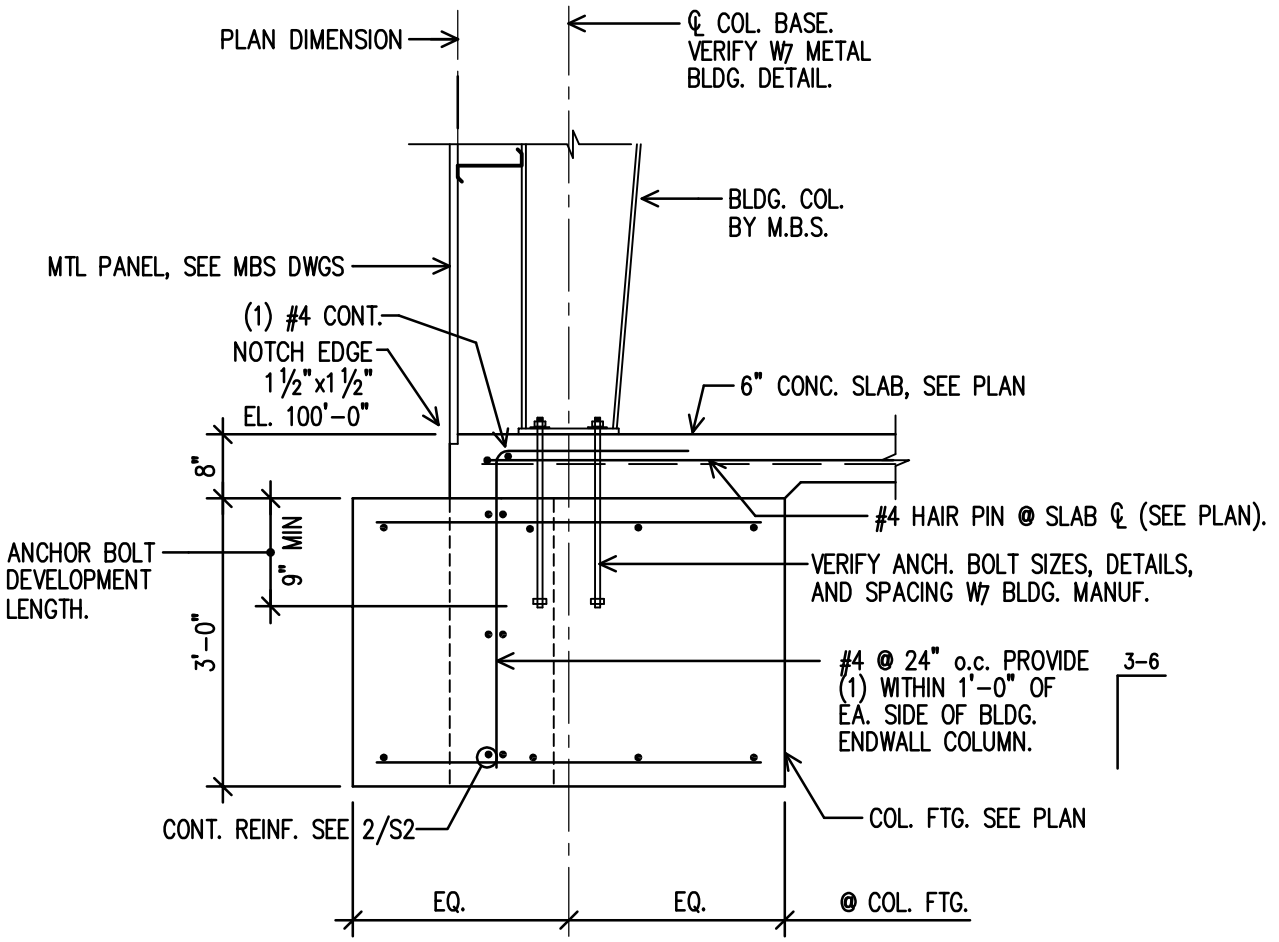


CONTROL JOINT

NOTE: JOINT TO BE TOOLED TO FORM APPROX. SQUARE PANELS
SLABS TO BE CUT AS SOON AS POSSIBLE AFTER PLACEMENT
& MUST BE CUT THE SAME DAY THE CONCRETE IS PLACED!

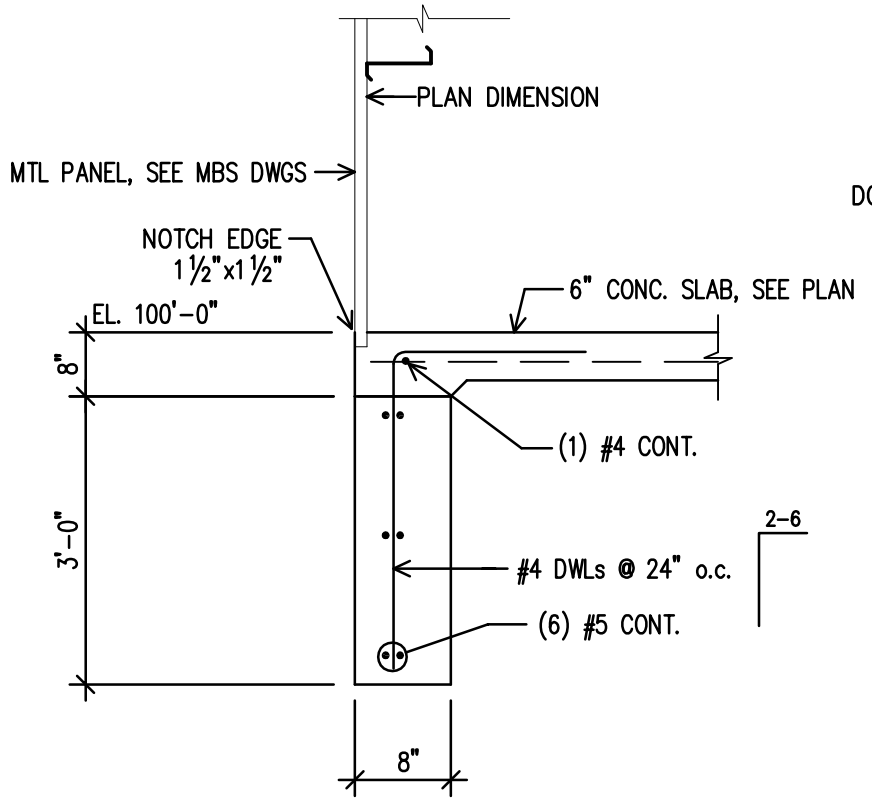
1 SLAB JOINT DETAIL

NO SCALE



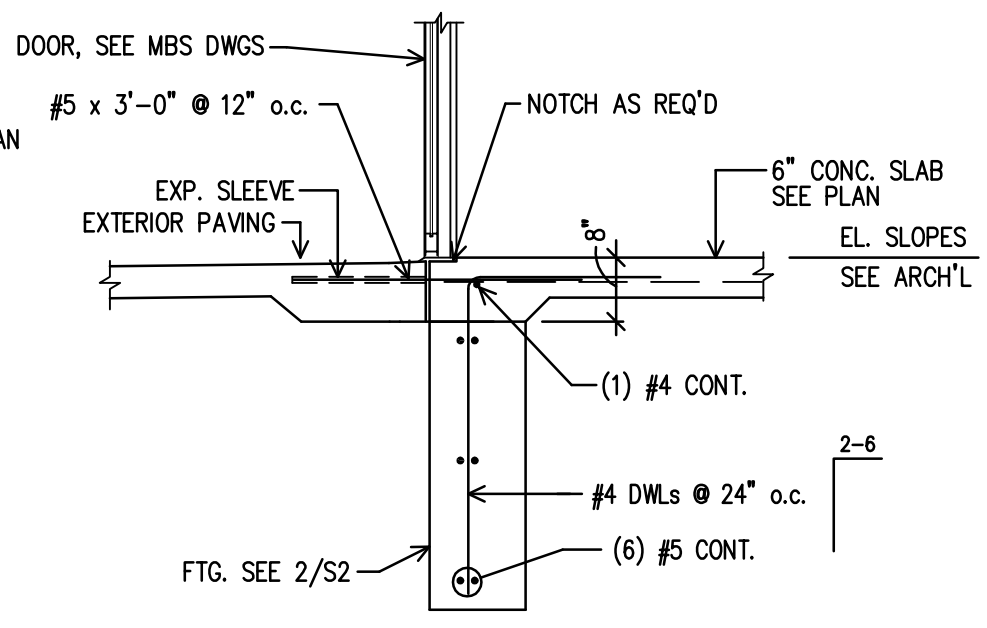
3 TRENCH FTG. at COL. FTG.

1/2" = 1'-0"



2 TYP. TRENCH FTG.

1/2" = 1'-0"



4 SECT. at DOOR

1/2" = 1'-0"

DESIGN LOADS & SOIL PRESSURES PER MBS DRAWINGS:

GOVERNING CODE: 2018 IBC	
DESIGN LIVE LOADS	
ROOF:	20 PSF
SNOW LOAD:	
ROOF SNOW LOAD, Pg:	15.0 PSF
EXPOSURE COEFFICIENT, Ce:	1.0
IMPORTANCE FACTOR, I:	1.0
THERMAL FACTOR, Ct:	1.0
WIND LOADS	
BASIC WIND SPEED:	115 MPH
IMPORTANCE FACTOR, I:	1.0
EXPOSURE:	C
SEISMIC:	
USE GROUP:	II
DESIGN CATEGORY	B
IMPORTANCE FACTOR, I:	1.0
S_S:	0.0871
S_1:	0.0541
S_{DS}:	0.0928
S_{D1}:	0.0864
SITE CLASS:	D
RESPONSE MODIFICATION, R	3
BASIC SEISMIC-FORCE-RESISTING SYSTEM:	FRAME
ANALYSIS PROCEDURE:	E.L.F.
DESIGN SOIL PRESSURE:	1500 PSF
ASSUMED SEE NOTE FS1/S3	

METAL BUILDING FOUNDATION
For Rodney Bruntz
585 West Clay
Valley Center, KS

Paul Sullivan, PE
5317 EAST FUNSTON
WICHITA, KS. 67218
Phone 316-265-0457
paul.kspe@gmail.com

ENGR: PDS DR: PDS
PROJECT NO.: 24-9104

SHEET TITLE
FTG DETAILS
& NOTES

SHEET
S2
OF SHEETS

GENERAL NOTES:

****

ALL NOTES HEREAFTER ARE TYPICALLY APPLICABLE UNLESS OTHERWISE NOTED ON PLANS OR DETAILS.

****

GENERAL:

G 1 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE MANUFACTURER'S PLANS BEFORE STARTING WORK.

G 2 SEE MANUFACTURER PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF OPENINGS IN WALLS, ROOF AND FLOOR SYSTEMS.

G 3 THE CONTRACTOR SHALL VERIFY ALL MECHANICAL OPENING SIZES, LOCATIONS AND UNIT WEIGHTS WITH MECHANICAL CONTRACTOR.

G 4 SUBMIT ALL SHOP DRAWINGS ON ONE REPRODUCIBLE PRINT AND TWO BLUE-LINE PRINTS. THE REPRODUCIBLE PRINT WILL BE RETURNED. ALL BLUE-LINE PRINTS REQUIRED BY THE CONTRACTOR ARE THE RESPONSIBILITY OF THE CONTRACTOR.

G 5 GENERAL CONTRACTOR SHALL APPROVE AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING FOR STRUCTURAL REVIEW. ALL DEVIATIONS FROM THE CONTRACT DRAWINGS SHALL BE HIGHLIGHTED BY THE FABRICATOR AND GENERAL CONTRACTOR.

G 6 CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY BRACING, SHORING, GUYING, ETC. AND OTHER METHODS TO PREVENT EXCESSIVE STRESSES AND TO ALL STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. THESE PROVISIONS TO REMAIN IN PLACE UNTIL SUFFICIENT PERMANENT MEMBERS ARE CONSTRUCTED TO INSURE THE SAFETY OF THE STRUCTURE.

G 7 ALL DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS, UNLESS SHOWN OTHERWISE.

FOUNDATION/SOILS:

FS 1 FOUNDATION DESIGN BASED ON AN ASSUMED BEARING CAPACITY. PREPARATION OF SOILS AT BUILDING PAD AND ALL SOILS WORK, INCLUDING BACKFILL OF UTILITY TRENCHES AND VERIFICATION OF BEARING MATERIALS, SHALL BE UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER. PROXIMITY OF UTILITY TRENCHES TO BUILDING FOUNDATION SYSTEM SHALL BE AS APPROVED BY THE SOILS ENGINEER TO INSURE THE INTEGRITY OF THE BEARING SOILS.

FS 2 ALL FOUNDATIONS SHALL BEAR ON UNDISTURBED EARTH OR ENGINEERED FILL AT ELEVATIONS SHOWN ON DETAILS. BEARING MATERIALS TO BE VERIFIED BY A LICENSED SOILS ENGINEER.

FS 3 ALL ABANDONED FOUNDATIONS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED. BEAR NEW FOUNDATIONS ON ENGINEERED FILL OR INCREASE BEARING DEPTH TO UNDISTURBED EARTH AT REMOVED OBSTRUCTIONS.

FS 4 ALL FOUNDATIONS (OR PORTIONS THEREOF) BELOW GRADE MAY BE EARTH FORMED BY NEAT EXCAVATIONS, SOIL PERMITTING.

FS 5 FOOTINGS TO BE CENTERED ON WALLS, OR COLUMNS, U.N.O.

CONCRETE:

C 1 SHOP DRAWINGS SHALL BE PREPARED IN KEEPING WITH THE CURRENT NATIONAL STANDARDS: A.C.I. AND C.R.S.I.

C 2 CONCRETE SHALL CONFORM TO THE CURRENT "ACI MANUAL OF CONCRETE PRACTICE".

C 3 ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS AND HAVE 4% TO 6% ENTRAINED AIR.

C 4 PORTLAND CEMENT SHALL MEET ASTM C150, TYPE I OR III.

C 5 ALL AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33.

C 6 SEE DETAILS FOR CONTROL AND/OR CONSTRUCTION JOINTS.

C 7 NO ADMIXTURES, OTHER THAN AIR ENTRAINMENT, SHALL BE USED WITHOUT THE ARCHITECT'S OR ENGINEER'S PRIOR APPROVAL.

C 8 REINFORCING SHALL BE DETAILED, FABRICATED, AND PLACED PER CRSI AND ACI. INCLUDING CONCRETE COVER AND BAR SUPPORTS. (DESIRED METHOD OF SUPPORTING TOP BARS IN THICK MATS TO BE VERIFIED WITH CONTRACTOR.) PROVIDE CORNER BARS AT ALL "TRENCH FOOTING" AND WALL INTERSECTIONS INCLUDING THICKENED SLABS. CORNER BARS TO MATCH HORIZONTAL REINFORCING IN QUANTITY, SIZE AND SPACING. AT INTERSECTIONS OF CONTINUOUS OR SPREAD FOOTINGS, EXTEND ALL BARS TO FAR SIDE OF INTERSECTING FOOTING.

C 9 LAP BARS AT ALL SPLICES AND DOWELS. MINIMUM LAP AS SCHEDULED BELOW, UNLESS NOTED OTHERWISE ON PLANS AND/OR DETAILS. STAGGER ALL SPLICES 24" MINIMUM, MINIMUM LAP IS 24":

BAR SIZE	VERTICAL BARS	HORIZONTAL BARS	CORNER BARS
#6 AND SMALLER	36 BAR DIAMETERS	46 BAR DIAMETERS	33 BAR DIAMETERS
#7 AND LARGER	45 BAR DIAMETERS	58 BAR DIAMETERS	42 BAR DIAMETERS

C 10 LAP WELDED WIRE FABRIC 6" OR ONE FULL MESH, WHICHEVER IS GREATER.

C 11 ALL REINFORCING SHALL MEET ASTM A615, GRADE 60. REINFORCING TO BE WELDED SHALL MEET ASTM A706, GRADE 60. ALL WELDED WIRE FABRIC (WWF) SHALL MEET ASTM A185.

C 12 CONCRETE PROTECTION FOR REINFORCING: 3" AT FOUNDATIONS; 2" AT FORMED SURFACES LATER EXPOSED TO SOIL OR WEATHER; 1 1/2" AT ALL OTHER FORMED SURFACES; 3/4" AT SLABS.

C 13 WELDING OF REINFORCEMENT SHALL BE WITH LOW HYDROGEN ELECTRODES IN CONFORMANCE WITH "WELDING REINFORCING STEEL, ETC.", AWS D12.1. REINFORCING TO BE WELDED SHALL MEET ASTM A706, GRADE 60.

C 14 ALL CONCRETE SLABS SHALL HAVE FROM 4% TO 6% ENTRAINED AIR.

C 15 ALL SLABS ON GRADE SHALL BE 6" THICK WITH MESH.

C 16 FLOOR SLABS ON GRADE SHALL HAVE SAWN CONTROL JOINTS LOCATED TO FORM APPROXIMATELY SQUARE PANELS OF NOT MORE THAN 125 SQUARE FEET. CONSTRUCTION JOINTS MAY BE SUBSTITUTED AT CONTRACTORS OPTION. CONTROL JOINTS SHALL BE CENTERED ON COLUMN CENTERLINES WHEREVER POSSIBLE.

C 17 NO HOLES OR OPENINGS THROUGH FOUNDATION WALLS AND/OR FOOTINGS ARE PERMITTED WITHOUT ENGINEERS APPROVAL.

C 18 NO ALUMINUM SHALL BE EMBEDDED IN ANY CONCRETE.

C 19 PROVIDE 2-#5, 4'-0" LONGER THAN OPENING DIMENSION, ON ALL SIDES OF OPENINGS IN ALL CONCRETE.

C 20 LOCATION OF CONSTRUCTION JOINTS, RUSTICATION JOINTS AND BRICK LEDGES SHALL BE APPROVED BY ARCHITECT OR ENGINEER.

C 21 EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4".

C 22 CONDUIT OR PIPE SHALL NOT EXCEED 30% OF SLAB THICKNESS AND SHALL BE PLACED BELOW TOP LAYER OF REINFORCING. CONCENTRATION OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.

SPECIAL INSPECTIONS

ALL WORK SPECIFIED HEREIN SHALL BE INSPECTED IN ACCORDANCE WITH THE BUILDING CODE AND ALL LOCAL ORDINANCES. THE OWNER SHALL HIRE AN EXPERIENCED, QUALIFIED INSPECTOR TO PERFORM ALL THE REQUIRED INSPECTION WORK. THE ENGINEER WILL NOT PERFORM THE REQUIRED INSPECTION AS PART OF HIS DESIGN SERVICE. THE ENGINEER MAY VISIT THE SITE TO ASCERTAIN GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS AND SUCH VISITS ARE NOT TO BE CONSTRUDED AS MEETING INSPECTION REQUIREMENTS UNLESS THE ENGINEER SPECIFICALLY SO STATES IN WRITING.

PREFABRICATED METAL BUILDING:

MB 1 THE BUILDING SHALL BE A PREFABRICATED METAL STRUCTURE OF THE SIZE AND CONFIGURATION SHOWN. THE BUILDING SHALL BE FABRICATED ACCORDING TO AISC, MBMA AND AISI LATEST SPECIFICATIONS. WHEN CONFLICTS OCCUR BETWEEN AISC, MBMA, AND AISI, THE MOST STRINGENT SHALL CONTROL. THE DIMENSIONAL TOLERANCES OUTLINED IN THE AWS CODE UNDER WORKMANSHIP AND THE TOLERANCES APPLICABLE TO ROLL FORMED STEEL UNDER THE AISC "STANDARD MILL PRACTICE" SECTION SHALL BE REQUIRED IN THE FABRICATION OF THE STEEL BUILDING FRAMES.

MB 2 THE BUILDING SHALL BE DESIGNED ACCORDING TO THE AISC, MBMA AND AISI LATEST SPECIFICATIONS AND ANY ADDITIONAL REQUIREMENTS DICTATED BY LOCAL CODE OR GIVEN IN THESE NOTES. WHEN CONFLICTS OCCUR, THE MOST STRINGENT SHALL GOVERN.

MB 3 A COMPLETE DESIGN ANALYSIS OUTLINING BUILDING LOAD CASE COMBINATIONS INCLUDING GRAVITY, WIND AND SEISMIC LOADING TO RIGID FRAMES, GIRTS, PURLINS AND X-BRACING, ETC. SHALL BE SUBMITTED WITH THE METAL BUILDING SHOP DRAWINGS. ANALYSIS SHALL SHOW RESULTANT FORCES TO METAL BUILDING SUPPORT STRUCTURE SUCH AS FOUNDATIONS OR WALLS. SHOP DRAWINGS SHALL INCLUDE DETAILS OF ALL MAIN MEMBERS, TYPICAL CONNECTIONS (SHOWING BOLT HOLES AND WELDS), AND ERECTION DRAWINGS INCLUDING A LAYOUT OF ANCHOR BOLTS AND OTHER EMBEDDED ITEMS. SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED BEARING THE SEAL OF AN ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED.

MB 4 ANCHOR BOLTS SHALL BE DESIGNED BY THE METAL BUILDING MANUFACTURER. THERE SHALL BE NO CONCRETE COLD JOINTS WITHIN THE DEVELOPMENT LENGTH OF ANY ANCHOR BOLT. SEE DETAILS.

MB 5 CONTRACTOR SHALL SUBMIT METAL BUILDING DESIGN, AS OUTLINED ABOVE, TO ARCHITECT/ENGINEER, PRIOR TO COMMENCING FOUNDATION CONSTRUCTION, TO ALLOW VERIFICATION OF FOOTING DESIGNS AND CONFIGURATIONS FOR LOADS FROM METAL BUILDING.

MB 6 THE BUILDING SHALL BE DESIGNED TO SUPPORT ALL MECHANICAL EQUIPMENT INCLUDING HEATERS, SPRINKLERS, EXHAUST SYSTEMS, AND ALL OTHER SUCH DEVICES. ADDITIONAL GIRTS OR PURLINS SHALL BE PLACED IN CONVENIENT LOCATIONS FOR ATTACHMENT OF ALL EQUIPMENT.

MB 7 THE BUILDING FRAME SHALL BE DESIGNED TO LIMIT THE LATERAL DEFLECTION TO h/200 AT THE BUILDING EAVE FOR A BASIC WIND SPEED OF 90 MPH PER GENERAL STRUCTURAL NOTES. DO NOT REDUCE ANY LOADS.

MB 8 CROSS BRACING SHALL USED TO TAKE LATERAL DIAPHRAGM LOADS UNLESS THE METAL PANELS ARE THROUGH FASTENED TO THEIR SUPPORTS. LOAD TESTS ON METAL PANELS MUST BE SUBMITTED WHERE THESE ARE USED AS A DIAPHRAGM.

MB 9 DESIGN OF METAL ROOF PURLINS, GIRTS AND X-BRACING FOR RESULTANT WIND FORCES IN ALL DIRECTIONS BY MANUFACTURER.

MB 10 METAL ROOF DESIGNER RESPONSIBLE FOR ALL MEMBERS AND CONNECTIONS TRANSFERRING RESULTANT LATERAL ROOF FORCES TO BUILDING WALLS INCLUDING TOP OF WALL SUPPORT. HORIZONTAL DEFLECTION SHALL BE LESS THAN OR EQUAL TO L/360.

MB 11 THE ROOF SYSTEM SHALL BE DESIGNED TO SUPPORT ALL MISCELLANEOUS EQUIPMENT. ADDITIONAL GIRTS AND/OR PURLINS SHALL BE PLACED IN CONVENIENT LOCATIONS FOR ATTACHMENT/SUPPORT (INCLUDING LATERAL) OF ALL EQUIPMENT. DESIGN FOR L/360 LIVE LOAD AND L/240 TOTAL LOAD.

METAL BUILDING FOUNDATION

For Rodney Bruntz

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Valley Center, KS

Paul Sullivan, PE

5317 EAST FUNSTON
WICHITA, KS. 67218
Phone 316-265-0457

paul.kspe@gmail.com

ENGR: PDS DR: PDS

PROJECT NO.: 24-9104

SHEET TITLE

GENERAL NOTES

SHEET

S3

OF SHEETS

MACHINE SHOP FOR
RODNEY BRUNTZ
VALLEY CENTER, KS

ABBREVIATIONS

A	
A.B.	ANCHOR BOLT
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ALT	ALTERNATE
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH	ARCHITECT (URAL)
ASPH	ASPHALT
AUTO	AUTOMATIC
B	
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLW	BELOW
B.M.	BENCH MARK
B.O.	BOTTOM OF
B.O.S.	BOTTOM OF STRUCTURE
BRG	BEARING
BTM	BOTTOM
BTWN	BETWEEN
C	
CAB	CABINET
CAULK	CAULK (ING)
CEM	CEMENT
C.F.	CUBIC FEET
C.G.	CORNER GUARDS
CI	CAST IRON
CIP	CAST IRON PIPE/ CAST IN PLACE
CJ	CONSTRUCTION JOINT/ CONTROL JOINT
CL, ℄	CENTER LINE
CLG	CEILING
CLR	CLEAR (ANCE)
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUE (CONTINUOUS)
CONTR	CONTRACT (OR)
CONSTR	CONSTRUCTION
CT	CERAMIC TILE
CU FT	CUBIC FEET
CY	CUBIC YARD
CPT	CARPET
CHEM	CHEMICAL
D	
DBL	DOUBLE
DF	DRINKING FOUNTAIN
DIA Ø	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION/DIVIDER
DL	DEAD LOAD
DN	DOWN
DOC	DOCUMENTS
DP	DEEP
DPR	DAMPER
DR	DOOR
DWG	DRAWING
DTL	DETAIL
DS	DOWNSPOUT
E	
E	EAST
EA	EACH
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
EL, ELEV	ELEVATION
ELEC	ELECTRIC (AL)
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXP.	EXPOSED
F	
FAB	FABRICATE/FABRICATION
FD	FLOOR DRAIN
FDN	FOUNDATION
FEC	FIRE EXTINGUISHER CABINET
FH	FIRE HYDRANT
FIN	FINISH
FIN FLR	FINISH FLOOR
FLR.FL.	FLOOR
FL	FLOW LINE
FLUOR	FLUORESCENT
FND.	FOUNDATION
FR	FRAME (D)(ING)/FIRE RATED
FT (')	FOOT
FTG	FOOTING
F.P.H.B.	FROST PROOF HOSE BIB
G	
G	GAS
GA	GAGE, GAUGE
GALV.	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GI	GALVANIZED IRON
GL	GLASS, GLAZING
GYP.BD.	GYPSUM BOARD
H	
H	HIGH
HC	HOLLOW CORE
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
H.O.C.	HOSE OUTLET CABINET
HPDL	HIGH PRESSURE DECORATIVE LAMINATE
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HW	HOT WATER
HYD	HYDRANT
I	
ID	INSIDE DIAMETER
IN (")	INCH
INCL	INCLUDE
INSUL	INSULATION
INT	INTERIOR
J	
JC	JANITORS CLOSET
JST.	JOIST
JT	JOINT
K	
K	KIP (1000 LBS.)
L	
L	LONG; LENGTH
LAM	LAMINATE
LAV	LAVATORY
lb. #	POUND
LF	LINEAR FOOT
LH	LEFT HAND
LL	LIVE LOAD
LSD	LIQUID SOAP DISPENSER
LT	LIGHT
M	
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MDR	MOP DRYING RACK
MECH	MECHANICAL
MFR	MANUFACTURER
MG	MIRROR GLASS
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
M.O.	MASONRY OPENING
MOD	MODULAR
MTD	MOUNTED
MTL	METAL
N	
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
O.C.	ON CENTER (S)
OCC	OCCUPANT
OD	OUTSIDE DIAMETER
OH.DR.	OVERHEAD DOOR
OPNG	OPENING
OPP	OPPOSITE
OH	OVERHEAD
P	
PART.BD.	PARTICLE BOARD
PCF	POUNDS PER CUBIC FOOT
P.F.M.U.	PREFIN. MASONRY UNIT
PL	PLATE
P.L.	PROPERTY LINE
P.LAM	PLASTIC LAMINATE
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PNT	PAINT (ED)
PR	PAIR
PREFIN	PREFINISHED
PROJ	PROJECT
P.S	PROJECTION SCREEN
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
R	
R	RADIUS; RISER
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RECP	RECEPTACLE
REF	REFERENCE/REFRIGERATOR
REFL.	REFLECTED
REINF	REINFORCE (MENT)
REQ'D	REQUIRE (D)
RM	ROOM
R.O.	ROUGH OPENING
R.S.	ROUGH SAWN
R.O.W.	RIGHT OF WAY
R.T.U.	ROOF TOP UNIT
RB	RESILIENT BASE
RES./RESIST.	RESISTANT
S	
S	SOUTH
SAT	SUSPENDED ACOUSTICAL TILE
SCHED.	SCHEDULE
SD	STORM DRAIN
SEAL	SEALANT
SECT	SECTION
SF	SQUARE FOOT
SHT	SHEET
SIM	SIMILAR
SND	SANITARY NAPKIN DISPOSAL
SNTD	SANITARY NAPKIN/TAMPON DISPENSER
SPEC	SPECIFICATION
SS	SANITARY SEWER
S.S.	STAINLESS STEEL
ST	STREET
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STS	STORM SEWER
STRUCT	STRUCTURAL; STRUCTURE
SUSP	SUSPEND (ED)
S&V	STAIN & VARNISH
SW	SWITCH
SY	SQUARE YARD
T	
T	TREAD
T.O.C.	TOP OF CURB
TELE	TELEPHONE
TEMP	TEMPORARY
T&G	TONGUE & GROOVE
THRU	THROUGH
T.O.	TOP OF
T.O.W.	TOP OF WALL
TYP	TYPICAL
U,V,W & Y	
UG	UNDERGROUND
UH	UNIT HEATER
V	VOLT
V.C.T.	VINYL COMPOSITION TILE
W	WEST
WA	WATER
W.	WIDE
W/	WITH
W.C.	WATER CLOSET
WD	WOOD
WNDW	WINDOW
WH	WATER HEATER
W/O	WITHOUT
WT	WEIGHT
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WELDED WIRE MESH
YD	YARD

SHEET INDEX

PROJECT DATA

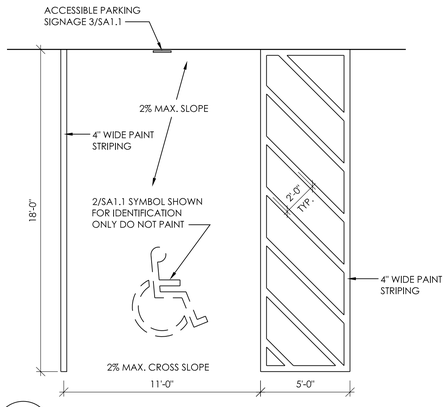
SITE DATA

LEGAL DESCRIPTION	THE WEST 145 FEET OF LOT 1, BLOCK 1, VALLEY CENTER INDUSTRIAL PARK SECOND ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS

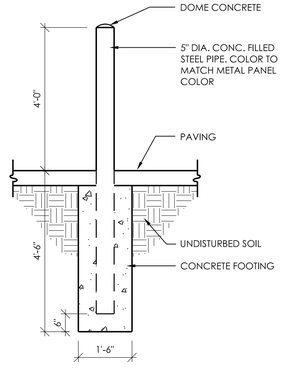
BUILDING DATA

OCCUPANCY GROUPS:	F1 FACTORY
TYPE OF CONSTRUCTION:	V B
BASIC ALLOWABLE AREA AND HEIGHT:	8,000 SQ.FT.
ACTUAL BUILDING AREA:	4,050 SQ. FT. < 8,000 SQ. FT.
BUILDING CODES:	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 UNIFORM PLUMBING CODE 2020 NATIONAL ELECTRICAL CODE 2001 LIFE SAFETY CODE 2010 GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG)
OCCUPANT LOAD:	FACTORY 4,050 SQ.FT. / 100 = 40.5 OCCUPANTS
EXIT WIDTH REQUIRED:	40.5 X 0.2" = 8.1 INCHES
EXIT WIDTH PROVIDED:	72 INCHES
SITE AREA:	

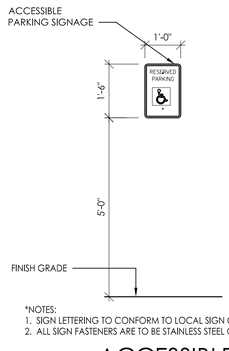
CONTACT AT KREHBIEL ARCHITECTURE:
JOHN.YOULE@KREHBIELARCHITECTURE.COM



1 PLAN @ ACCESSIBLE PARKING
ACCESSIBLE CONFIGURATIONS VARY - SEE SITE PLAN 1/4"=1'-0"

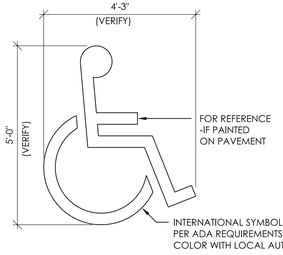


4 5" PIPE BOLLARD
1/2" = 1'-0"

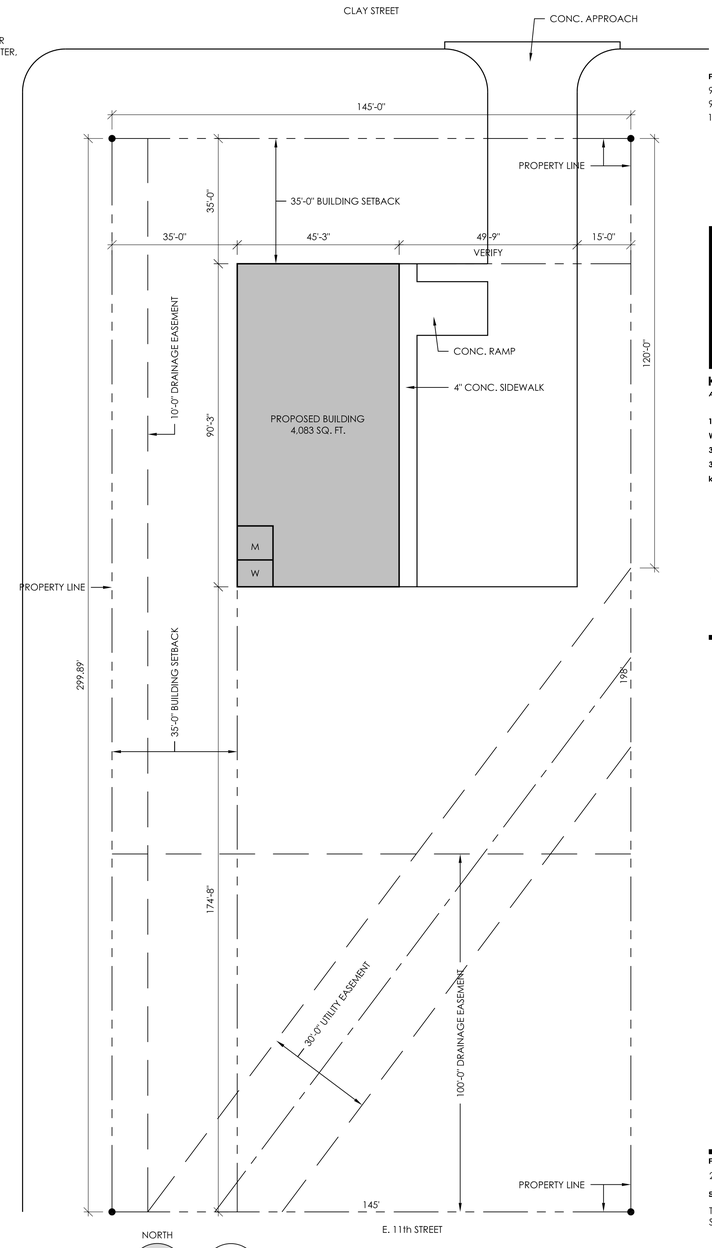


*NOTES:
1. SIGN LETTERING TO CONFORM TO LOCAL SIGN ORDINANCE.
2. ALL SIGN FASTENERS ARE TO BE STAINLESS STEEL OR GALVANIZED.

3 ACCESSIBLE PARKING SIGN
WALL MOUNTED 1/2" = 1'-0"



2 SYMBOL OF ACCESSIBILITY
1/2"=1'-0"



A SITE PLAN
1" = 20'-0" 0' 10' 20' 1"=20'-0"

Wichita-Sedgwick County
Metropolitan Area Building and Construction Department

REVIEWED FOR CODE COMPLIANCE

CORRECTIONS OR COMMENTS MADE ON THESE DRAWINGS AND THIS DOCUMENT DURING THIS REVIEW DO NOT RELIEVE CONTRACTOR FROM COMPLIANCE WITH ALL REQUIREMENTS OF THE CODE OF THE MABCD, THE CITY OF WICHITA OR SEDGWICK COUNTY. THIS REVIEW IS ONLY FOR GENERAL CONFORMANCE OF THE CODE. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING AND CORRELATING ALL TECHNIQUES OF CONSTRUCTION. THIS APPROVAL IS SUBJECT TO PROVISIONS OF SECTION 107.4 OF THE 2012 INTERNATIONAL BUILDING CODE.

DATE: 12/12/24 BY: Gary Cox

DATE DRAWN
9-16-24
REVISIONS

PRINTS ISSUED
9-16-24 OWNER REVIEW
9-27-24 OWNER REVIEW
12-3-24 PERMIT

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krehbielarchitecture.com

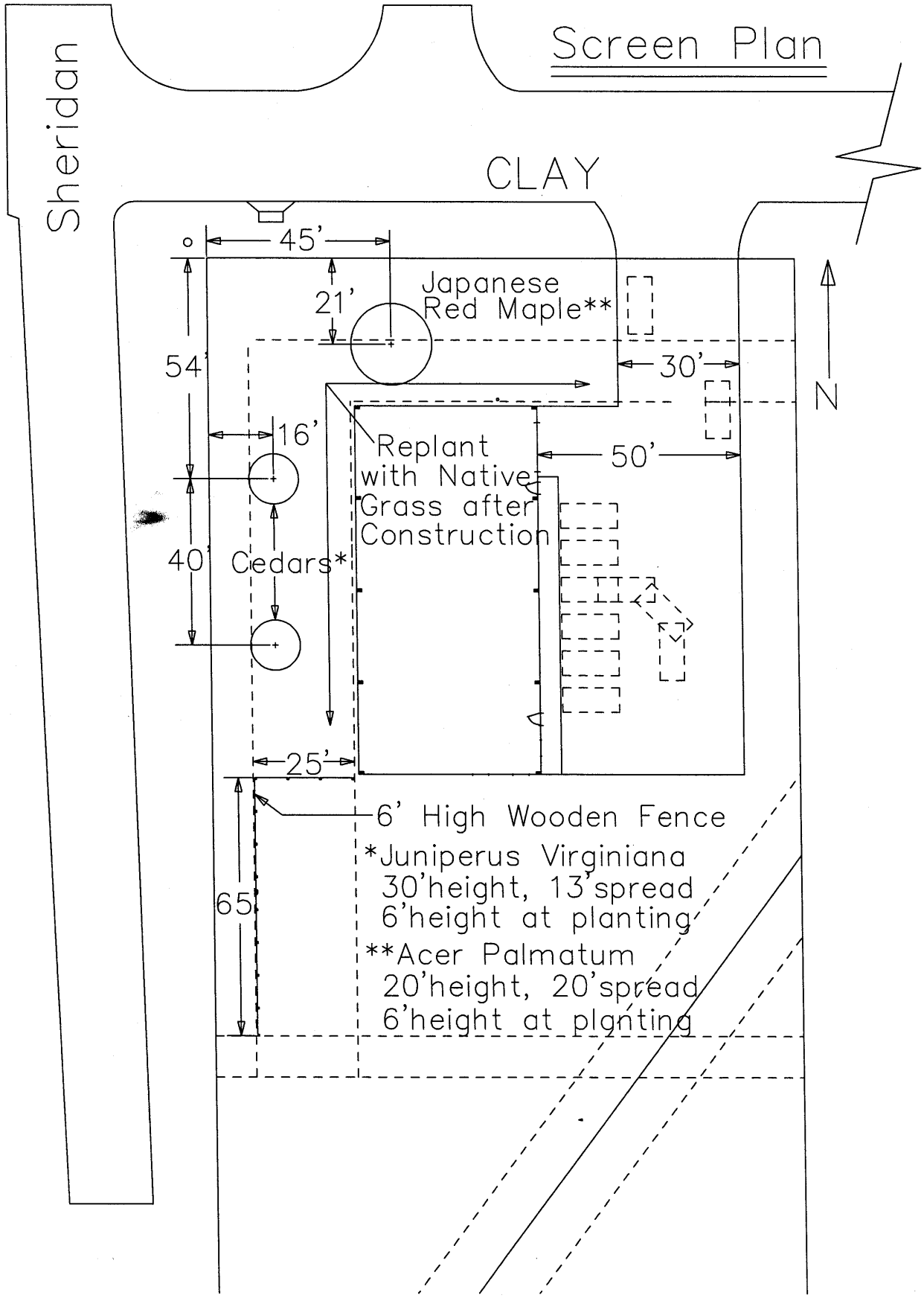
JEFFREY L. KREHBIEL 1961 12-3-24 KANSAS ARCHITECT

MACHINE SHOP FOR
RODNEY BRUNTZ
VALLEY CENTER, KS

PROJECT NO.
24026
SHEET TITLE
TITLE SHEET,
SITE PLAN

SHEET NO.
SA1.1

N:\24026\24026_SA1.1.dwg, 12/4/2024 10:53:07 AM, bcarroll


Screen Plan
Sheridan
CLAY
45'
21'
Japanese
Red Maple**
54'
30'
N
16'
Replant
with Native
Grass after
Construction
50'
40'
Cedars*
25'
6' High Wooden Fence
*Juniperus Virginiana
30'height, 13'spread
6'height at planting
65
**Acer Palmatum
20'height, 20'spread
6'height at planting