UP

MINIMUM PARKING REQUIREMENTS PER CITY OF CORPUS CHRISTI UDC 2016

EDUCATIONAL - ELEMENTARY

1 PER CLASSROOM, PLUS 1 PER 3 SEATS IN ANY AREA INTENDED TO BE USED AS AN AUDITORIUM

2 EXISTING CLASSROOMS TO REMAIN = 2 REQUIRED SPACES

14 PROPOSED CLASSROOMS = 14 REQUIRED SPACES

16 PARKING SPACES REQUIRED

63 EXISTING PARKING SPACES PROVIDED (3 H.C. SPACES REQUIRED)

PARKING CALCULATIONS

1. REFER TO CIVIL DRAWINGS FOR SITE GEOMETRY, EASEMENTS, DIMENSIONAL CONTROL, SITE UTILITIES, GRADING AND DRAINAGE, PAVING DETAILS, PAVING MARKERS, CONCRETE SIDEWALK AND CURB DETAILS, PAVING STRIPING AND CURB MARKING, TYPICAL HANDICAP SIGNAGE AND SPACES.

2. REFER TO MEP SITE DRAWINGS FOR SITE LIGHTING LOCATIONS AND SIZES, REFER TO CIVIL FOR ELECTRICAL SLEEVING AND SIZES, PULL BOX LOCATIONS FOR TELEPHONE, CABLE TV AND VARIOUS SITE LIGHTING ELEMENTS AND UTILITY COORDINATION.

3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY EXISTING TREES, GRASS, OR VEGETATION THAT IS NOT NOTED TO BE REMOVED. PROVIDE NEW TOPSOIL AND SEEDING AT ALL UNPAVED AREAS THAT REQUIRE SUCH DUE TO CONSTRUCTION WORK PER SPEC SECTION 32-92 19.

4. REFER TO GEOTECHNICAL REPORT FOR SOIL AND BUILDING DRAINAGE REQUIREMENTS. USE FLEXIBLE DRAINAGE DIVERTERS AND DOWNSPOUT EXTENSIONS TO KEEP WATER AWAY FROM BUILDING FOUNDATION.

5. REFERENCE EXISTING SITE SURVEY FOR ANY EXISTING CONDITIONS AND ANY ADDITIONAL DEMOLITION WORK THAT MAY BE REQUIRED.

SITE PLAN GENERAL NOTES

A3.1

1. REFER TO CIVIL DRAWINGS FOR SITE GEOMETRY, EASEMENTS, DIMENSIONAL CONTROL, SITE UTILITIES, GRADING AND DRAINAGE, PAVING DETAILS, PAVING MARKERS, CONCRETE SIDEWALK AND CURB DETAILS, PAVING STRIPING AND CURB MARKING, TYPICAL HANDICAP SIGNAGE AND SPACES.

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5. REFERENCE EXISTING SITE SURVEY FOR ANY EXISTING CONDITIONS AND ANY ADDITIONAL DEMOLITION WORK THAT MAY BE REQUIRED.
EXISTING TO REMAIN
EXISTING PLAYGROUND
PROPOSED RELOCATION

ALTERNATE #1 - KEEP "STARFISH" EXISTING PORTABLE

1" X 6" #1 GRADE CEDAR FENCE PICKETS ALTERNATING SIDES FOR AIR MOVEMENT, STAIN IN COLOR AS SELECTED BY ARCHITECT

1" X FENCE CAP POST MASTER STEEL POST CONCEAL METAL POST W/ 1X TO MATCH ADJACENT WOOD

2" X 4" PRESSURE TREATED WOOD RAILS 6' - 2"

CONCRETE FOOTING 5 / A1.0B

11' - 0" 13' - 6"

NEW STEEL PIPE BOLLARD, REF. CIVIL SHEET 6800 FOR DETAIL

2/ A1.0B

1" X 6" #1 GRADE CEDAR FENCE PICKETS ALTERNATING SIDES FOR AIR MOVEMENT, STAIN IN COLOR AS SELECTED BY ARCHITECT

1" X FENCE CAP 8' - 0" O.C. MAX.

2" - 6"

1' - 0"

CONCRETE FOOTING 5 / A1.0B

11' - 0"

NEW STEEL PIPE BOLLARD, REF. CIVIL SHEET 6800 FOR DETAIL

3/ A1.0B

1/2" X 2 - 3/4" HOT-DIPPED GALVANIZED ANCHOR BOLTS - 4 PER PLATE

FENCE POST WELDED TO ANCHOR PLATE

1101 OCEAN DRIVE, CORPUS CHRISTI, TEXAS 78404

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PROJECT NO. SEASHORE LEARNING CENTER
DATE:  7/28/2017
REVISIONS: 7/29/2017 10:39:57 AM

SCALE: 3/64" = 1'-0" A1.0B

1 SITE PLAN - ALTERNATE #1 & SITE DETAILS

TRUE NORTH PLAN

KEY PLAN

SITE KEYNOTES

01 PATCH AND REPAIR EXISTING SIDEWALK WITH NEW, REF. CIVIL

02 NEW ACCESSIBLE RAMP AND HANDRAIL/GUARDRAIL, REF. CIVIL

03 RELOCATED EXISTING DUMPSTER, PROVIDE NEW SCREEN FENCE AND GATE.

04 SANITARY SEWER MANHOLE, REF. CIVIL

05 NEW ACCESSIBLE SIDEWALK, SLOPED FLATWORK/ RAMP, AND HANDRAILS, REF. SHEET A5.6 FOR HANDRAIL DETAILS

06 NEW ACCESSIBLE SIDEWALK; REF. CIVIL

07 NEW ACCESSIBLE CURB-CUT; REF. CIVIL

08 EXTEND EXISTING SPEED BUMP; REF. CIVIL

09 NEW TRANSFORMER; REF. MEP AND NEW WOOD FENCE RE: 1& 2/A1.1

10 NEW ACCESSIBLE SIDEWALK, STAIRS, AND HANDRAIL/GUARDRAIL; REF. CIVIL

11 NEW TIMBER RETAINING WALL AND WOOD FENCE, REF. CIVIL FOR DETAILS

12 NEW FIRE HYDRANT TIED TO EXISTING WATER LINE, REF. CIVIL DRAWINGS

13 PROJECT CONSTRUCTION SIGN; REFER TO DETAIL 2/ A1.0A. COORDINATE FINAL LOCATION WITH ARCHITECT AND OWNER.

SCALE: 1/2" = 1'-0" A1.0B

3 WOOD FENCE ELEVATION

SCALE: 1/4" = 1'-0" A1.0B

4 ENLARGED DUMPSTER ENCLOSURE

SCALE: 1 1/2" = 1'-0" A1.0B

5 METAL FENCE POST DETAIL

SITE KEYNOTES

A - EXISTING

B - ALTERNATE #1

C - ALT #1

H - EXISTING TO REMAIN

J - PROPOSED RELOCATION

4 M - EXISTING PLAYGROUND

8 - EXISTING BOLLARD

10 - EXISTING SIDEWALK

12 - TO FRAME

14 - TO PLOW

F - EXISTING鳥 FENCE

G - ALTERNATE "STARFISH" EXITING PORTABLE
A5.6 ENLARGED RAMP PLAN AND SECTIONS

1. BUILDING A - RAMP
2. RAMP - BUILDING A - N/S
3. RAMP - BUILDING A - E/W
4. BUILDING B - RAMP
5. WALL MOUNT HANDRAIL
6. STAIRS - BUILDING C
7. RAMP - BUILDING B
8. RAMP - BUILDING B
9. RAMP - BUILDING B
10. BUILDING C - STAIRS

SCALE: 3/8" = 1'-0" A5.6

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DATE: 7/28/2017
PROJECT NO.

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2486
1101 OCEAN DRIVE, CORPUS CHRISTI, TEXAS 78404

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GENERAL NOTES - REFLECTED CEILING PLAN

1. PROVIDE 24" X 24" FINISHED STEEL ACCESS PANELS FOR ALL ROOMS WITH GYPSUM BOARD CEILING AND
   INSTALL ABOVE CEILING AND/OR DECK WHERE STRUCTURE ALLOW.

2. REFER TO INTERIOR ELEVATIONS AND/OR SECTIONS FOR LIGHT FIXTURE HEIGHTS.

3. ALL LIGHTING SHOWN IN ARCHITECTURAL RCPS ARE FOR LOCATION PURPOSES ONLY. TYPE SHALL BE DICTATED
   BY MEP DRAWINGS. SHOULD QUANTITY OF LIGHTS DIFFER BETWEEN THE TWO, CONTRACTOR SHALL INFORM
   ARCHITECT IN WRITING OF ALL SUCH DISCREPANCIES. IF CLARIFICATION CANNOT BE MADE PRIOR TO BID,
   ARCHITECT TO SELECT COLOR(S).

4. ALL CONDUITS SERVING LIGHTING IS TO BE CONCEALED, INSTALL ABOVE CEILING AND/OR DECK WHERE
   STRUCTURE ALLOW.

5. ALL "EXPOSED TO VIEW" ITEMS (STRUCTURE, DUCTWORK, CONDUIT, ETC.) SHALL RECEIVE PAINTED FINISH
   TO THE ARCHITECT FOR APPROVAL PRIOR THE DESIGN, FABRICATION AND/OR INSTALLATION OF ANY SYSTEM.

6. ALL GAPS, CRACKS AND SEAL ALL PENETRATIONS THROUGHOUT CEILINGS AT RATED ASSEMBLIES.

7. CROSS AND SERVICE AREAS THAT ARE TO BE INSTALLED "EXPOSED TO VIEW". SUBMIT THIS COORDINATED PLAN
   TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

8. REFER FINISH SCHEDULES FOR MATERIAL DESIGNATIONS SHOWN ON INTERIOR ELEVATIONS.

9. ITEMS NOTED AS AFF ARE CONSIDERED ABOVE FINISHED FLOOR IMMEDIATELY BELOW. ITEMS NOTED IN
   AFF ARE TO BE COORDINATED RELATIVE TO FINISHED FLOOR.

10. GENERAL CONTRACTOR TO COORDINATE AND DEVELOP A LAYOUT OF ALL MEP & SPRINKLER SYSTEMS THAT
    ARE TO BE INSTALLED "EXPOSED TO VIEW". SUBMIT THIS COORDINATED PLAN TO THE ARCHITECT FOR APPROVAL
    PRIOR TO BID.

11. VERIFY SCALE LOCATION FOR FURNITURE PROVIDE SCALES UNLESS SLIGHTLY SMALL IN ROOMS.
### ROOM FINISH SCHEDULE - BUILDING A

<table>
<thead>
<tr>
<th>No.</th>
<th>Room Name</th>
<th>Floor</th>
<th>Base</th>
<th>Walls</th>
<th>Millwork</th>
<th>Ceilings</th>
<th>Clg.</th>
<th>ht.</th>
<th>Remarks</th>
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<tr>
<td>1</td>
<td>Lobby</td>
<td>1st</td>
<td>GYP</td>
<td>GYP</td>
<td>GYP</td>
<td>GYP</td>
<td>GYP</td>
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<tr>
<td>2</td>
<td>Classroom</td>
<td>1st</td>
<td>GYP</td>
<td>GYP</td>
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<td>GYP</td>
<td>GYP</td>
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<tr>
<td>3</td>
<td>Bathroom</td>
<td>1st</td>
<td>GYP</td>
<td>GYP</td>
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<td>GYP</td>
<td>9'</td>
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</tr>
<tr>
<td>4</td>
<td>Cafeteria</td>
<td>1st</td>
<td>GYP</td>
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<td>GYP</td>
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<td>GYP</td>
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### ROOM FINISH SCHEDULE - BUILDING B

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<th>Floor</th>
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<th>Walls</th>
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<th>Ceilings</th>
<th>Clg.</th>
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<tr>
<td>2</td>
<td>Office</td>
<td>1st</td>
<td>PLAM</td>
<td>PLAM</td>
<td>PLAM</td>
<td>PLAM</td>
<td>PLAM</td>
<td>9'</td>
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</tr>
<tr>
<td>3</td>
<td>Kitchen</td>
<td>1st</td>
<td>PLAM</td>
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<tr>
<td>4</td>
<td>Conference</td>
<td>1st</td>
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### ROOM FINISH SCHEDULE - BUILDING C - BASE BID

<table>
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<th>No.</th>
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<th>Millwork</th>
<th>Ceilings</th>
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<tr>
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<td>Auditorium</td>
<td>1st</td>
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<tr>
<td>4</td>
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</tbody>
</table>

### LEGEND - ROOM FINISH SCHEDULE

#### Room Finish Schedule

- **Rooms:**
  - **Exposed Concrete:**
  - **Painted Concrete:**
  - **Exposed Soffit:**
  - **Painted Soffit:**
  - **Exposed Ceiling:**
  - **Painted Ceiling:**
  - **Exposed Millwork:**
  - **Painted Millwork:**

#### Colors

- **Exterior:**
  - **Gresso:**
  - **Snow White:**
  - **Pebble Beach:**

- **Interior:**
  - **Tradition Blue:**
  - **Rally Green:**
  - **Cheer Yellow:**
  - **Degrees Silver:**

### WPC Materials

- **Canadian Pine:**
- **Canadian Spruce:**
- **Canadian Fir:**
- **Western Hemlock:**
- **Western Red Cedar:**
- **Douglas Fir:**
- **Ponderosa Pine:**

### Remarks - Room Finish Schedule

1. Refer to finish floor plans for size and color of tile, direction, and size of areas.
2. Refer to finish floor plans for size and color of base, direction, and size of areas.
3. Refer to finish floor plans for size and color of millwork, direction, and size of areas.
4. Refer to finish floor plans for size and color of ceilings, direction, and size of areas.
5. Refer to finish floor plans for size and color of cladding, direction, and size of areas.
6. Refer to finish floor plans for size and color of cabinets, direction, and size of areas.
7. Refer to finish floor plans for size and color of counters, direction, and size of areas.
8. Refer to finish floor plans for size and color of other finishes, direction, and size of areas.