

PROJECT INFORMATION & CODE REVIEW

Project Address: BREWSTER STREET ICE HOUSE SOUTHSIDE

Project Address: NW CORNER OF STAPLES ST. & HOLLY ROAD CORPUS CHRISTI, TEXAS

Code References: 2016 IBC
City of Corpus Christi Zoning Map
City of Corpus Christi UDC
Texas Accessibility Standards (TAS)

Type of Project: New Construction

Project Description: Single story restaurant/bar building with elevated outside deck for dining. Primary structure to be pre-engineered metal building support system. Exterior to be pre-formed metal panels. Overhead doors to be insulated glass panel doors w/ rolling barn door type covers.

Project Data: Total Interior Dining area: 6,940 S.F.
Kitchen: 3,890 S.F.
Total Interior Area: 10,830 S.F.

Outdoor Dining Deck: 4,305 S.F.

Building Occupancy: A2
Construction Type: VB

Maximum Allowable Area: IBC 2015 - Table 503: 6,000 S.F.

Frontal Area Increase: [464/645 - 2.5] 30 / 30 = .46 Allowable Increase

Area Modification: 6000 X 2 (FIRE SPRINKLER MDD.) = 12,000 S.F.

Actual Building Area: 10,830 S.F.

Occupancy (18,455 / 15) = 1,231

Minimum Egress Width (1,231 X .3) = 369 Inches

Maximum Allowable Exit Travel Distance: 250 Feet

Minimum Number of Exits Required: 4 Exits

FIRE SPRINKLER REQUIREMENTS SECTION 903.2.1.2 - GROUP A2 OCCUPANCY:
The Fire Area exceeds 5,000 SF and the Occupant Load exceeds 100, thus requiring that the building has an Automatic Fire Sprinkler System.

SITE AND ZONING REQUIREMENTS:
Site Zoning: CG2
UDC Property Use Table 4.5.2: PERMISSIBLE

PARKING REQUIREMENT:
TOTAL GROSS AREA INCLUDING DECK: 15,135
PARKING RATIO PER UDC (1 SPACE PER 150 SF) 15,135 / 150 = 101

STANDARD DRAWING SYMBOLS

Drawing Title: 1 = Drawing Number on Sheet
A1 = Sheet Number
FLOOR PLAN = Drawing Title
SCALE: 3/16" = 1'-0" = Drawing is presented at a scale of 3/16"=1'-0" Always verify w/ dimensions - DO NOT SCALE.

Section or Elevation Indicators. Arrow points in direction of view and references Drawing 1, on Sheet A1 in this instance.

Enlarged plan or plan detail reference. Enlarged area will be enclosed in heavy dotted line. The Enlarged Plan or Plan Detail can be found as Drawing No. 1 on Sheet A1 in this instance.

Door Number (01 in this instance)

Window Type (A in this instance)

Wall Type (A in this instance)

Room number box identifying this room as room number 101.

Height or elevation indicator. In this instance the line or object referenced is at a height of 10'-2"

Step down or step up or level change symbol.

Roof slope symbol. In this instance the roof pitch would be set at 3 feet or rise for every 12 feet horizontal

Existing Grade Elevation - In this instance, 105.5 ft.

New Grade Elevation - In this instance, 105.5 ft.

Door Swing - Pointed Side of Swing Symbol indicates hinged side of door

Electric Ceiling Fan w/ Light

INDEX OF DRAWINGS

- ARCHITECTURAL DRAWINGS:
- T1 TITLE SHEET, LOCATION MAPS, INDEX OF DRAWINGS
 - A0 ARCHITECTURAL SITE PLAN
 - A1 FLOOR PLAN, ROOM FINISH SCHEDULE, DOOR SCHEDULE
 - A1.1 ENLARGED PLAN AND ELEVATIONS - RESTROOMS
 - A1.2 ENLARGED PLAN -BAR AREA, REFLECTED CEILING PLAN, ROOF PLAN
 - A2 EXTERIOR BUILDING ELEVATIONS
 - A3 BUILDING SECTIONS
 - A3.1 WALL SECTIONS
 - A3.2 WALL SECTIONS
- CIVIL ENGINEERING DRAWINGS
- C1 SITE DEMOLITION PLAN
 - C2 DIMENSIONS CONTROL PLAN
 - C3 DRAINAGE PLAN AND CALCULATIONS
 - C4 SITE UTILITY PLAN
 - C5 EROSION AND SEDIMENTATION CONTROL PLAN
 - C6 CONSTRUCTION DETAILS
- STRUCTURAL DRAWINGS
- S1 FOUNDATION PLAN AND NOTES
 - S2 DETAILS AND NOTES
 - S3 ROOF FRAMING PLAN AND NOTES
- MEP DRAWINGS
- MEP1 MECHANICAL SITE PLAN
 - M1 HVAC FLOOR PLAN
 - M2 ENLARGED HVAC PLAN
 - M3 MECHANICAL SCHEDULES
 - M4 MECHANICAL DETAILS
 - M5 MECHANICAL SPECIFICATIONS
 - E1.0 LIGHTING FLOOR PLAN
 - E2.0 POWER FLOOR PLAN, SCHEDULES AND KEY NOTES
 - E2.1 ENLARGED KITCHEN POWER PLAN
 - E3.0 FIRE ALARM PLAN AND NOTES
 - E4.0 PANEL SCHEDULES AND DIAGRAMS
 - E5.0 ELECTRICAL SPECIFICATIONS
 - P1 PLUMBING WASTE AND VENT PLAN
 - P2 ENLARGED PLUMBING WASTE AND VENT PLAN
 - P3 PLUMBING DOMESTIC WATER AND GAS PLAN
 - P4 ENLARGED PLUMBING DOMESTIC WATER AND GAS PLAN
 - P5 PLUMBING FIXTURE SCHEDULE
 - P6 PLUMBING SYMBOLS & NOTES, GREASE TRAP INFO, GAS NOTES
 - P7 PLUMBING RISER DIAGRAMS AND DETAILS
 - P8 PLUMBING, GAS, AND FIRE SPRINKLER SPECIFICATIONS
- FOOD SERVICE DRAWINGS:
- FS-1 EQUIPMENT PLAN
 - FS-2 EQUIPMENT SCHEDULE
 - FS-3 EQUIPMENT ELEVATIONS
 - FS-4 SPECIAL CONDITIONS PLAN
 - FS-5 ROOF TOP PLAN
 - FS-6 CHEF'S COUNTER SHOP DRAWINGS
 - FS-7 VENT HOOD SHOP DRAWINGS
 - FS-8 WALK-IN COOLER SHOP DRAWINGS

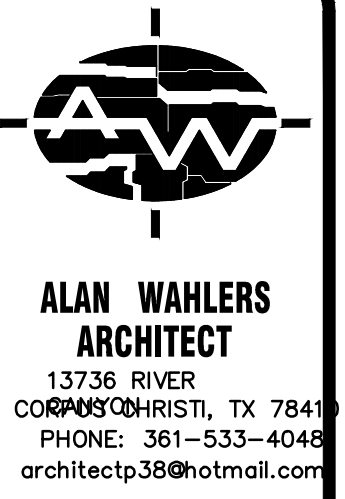


Southside

Northwest Corner of South Staples & Holly Road

Corpus Christi, Texas

TDLR REGISTRATION NUMBER: EABPRJ B 7816829



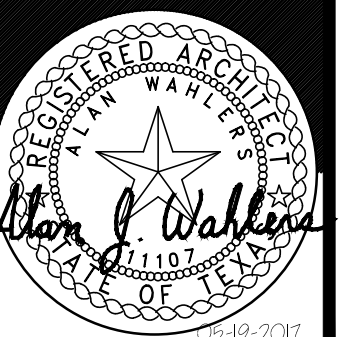
SCALE: AS INDICATED

DRAWN BY: AJW

REVISIONS

DATE:	REVISION NUMBER

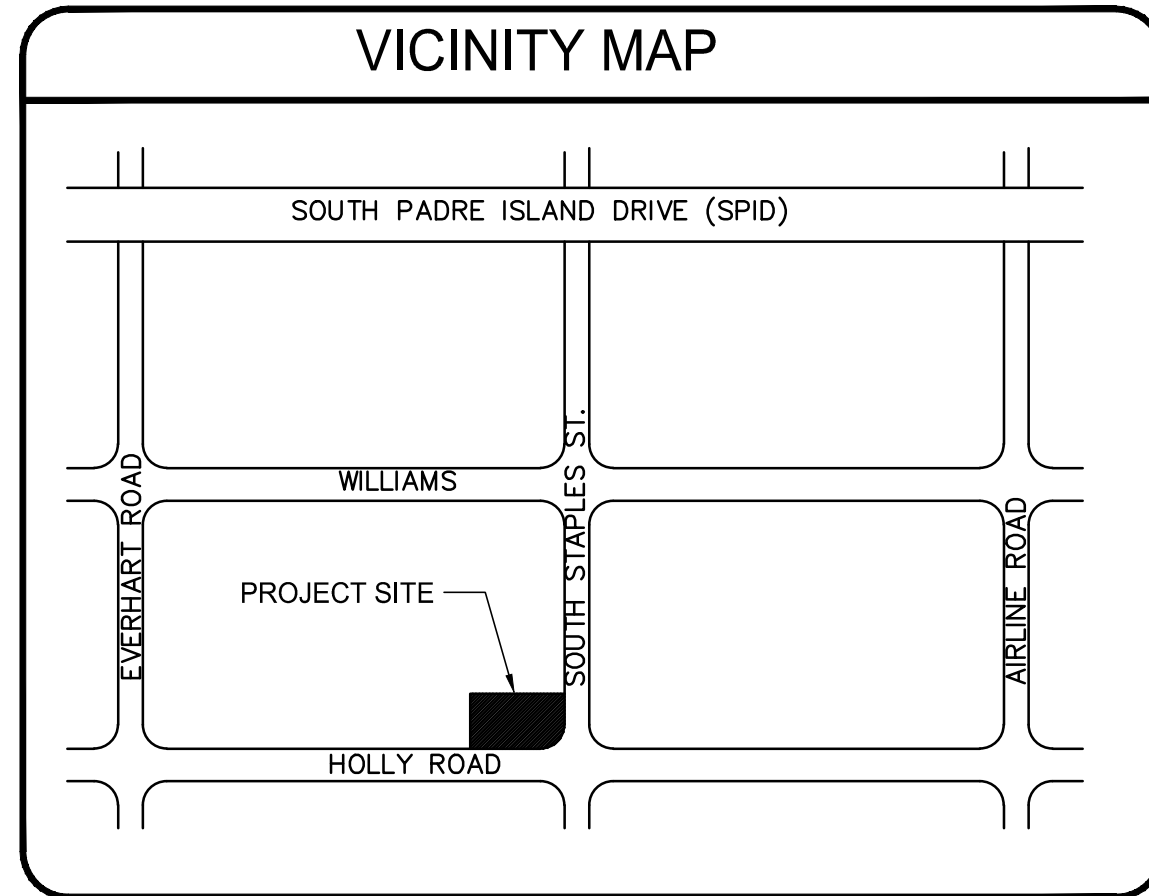
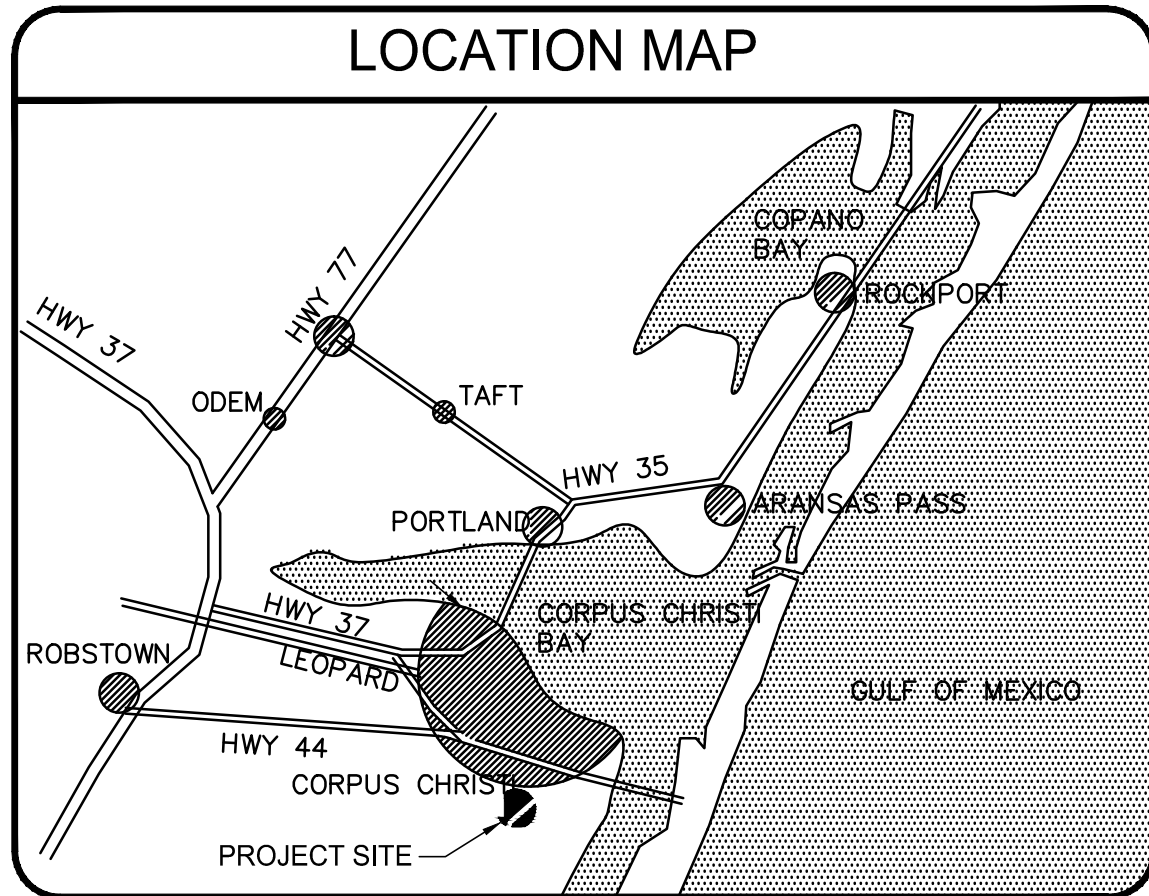
NEW FACILITY
BREWSTER STREET SOUTHSIDE
CORPUS CHRISTI, TEXAS



DATE: 05-19-2017

REV. NO: T1

T1



ARCHITECT'S NOTES

- Scales indicated in drawing titles are for ease of reading only. Contractor, Sub-Contractors, and Material Suppliers are to verify that the scale indicated under the drawing titles is correct for the drawing called out by the drawing title. If in error, notify the architect immediately in writing. DO NOT EVER SCALE DRAWINGS. Use dimensions indicated on the drawings. The Architect is not responsible for scaling errors.
- Should discrepancies be discovered between the architectural floor plans, elevations, sections, details, and schedules, notify the architect, in writing, immediately.
- Should discrepancies be discovered between the architectural drawings and civil, mechanical, and electrical drawings, notify the architect, in writing, immediately.
- Should an error or discrepancy in the drawings be discovered and the contractor proceeds with construction or installation without written clarification from the architect, he is doing so at his own risk and liability, and will have to remove the construction should it be in conflict with the decision or clarification notice from the architect.
- It is the responsibility of the Contractor, Sub-Contractors and Material Suppliers to fully review the Construction Drawings and Contract Documents prior to bidding the project. During the preparation of the bid, the Contractor, Sub-Contractors, and Material Suppliers may address, in writing, any questions or concerns they have for the project and the drawings to the architect for clarification or correction. Contractors, Sub-Contractors, and Material Suppliers are to base their bids on dimensioned drawings and are to not scale drawings in order to determine quantities of materials. By submitting his bid, the Contractor, Sub-Contractors, and Material Suppliers signify that they have based their bids on the contract drawings and any revisions or addendums as issued by the architect during the bidding period.

STANDARD ABBREVIATIONS

#	AT	CI	CONTROL JOINT	FD	FLOOR DRAIN	LIB	LABEL	SAC	SUSPENDED ACOUSTICAL CEILING
#	NUMBER OR POUNDS	CLG	CEILING	FIN	FINISH, FINISHED	LIB	LIBRARY	SAN	SANITARY
&	AND	CLR	CLEAR	FKT	FKTURE	LQ	LIQUID	SC	SOLID CORE
0'-0"	*INDICATES FEET - *INDICATES INCHES	CMU	CONCRETE MASONRY UNIT	FLR	FLOOR	LT	LIGHT	SCHED	SCHEDULE OR SCHEDULED
ABV	ABOVE	COMP	COMPOSITION	FLX	FLEXIBLE	LTC	LIGHTING	SECT	SECTION
AC	AIR CONDITIONING, ALTERNATE CURRENT	CONC	CONCRETE	FPM	FEET PER MINUTE	MACH	MACHINE	SF	SQUARE FOOT
ACCESS.	ACCESSIBLE	CONST.	CONSTRUCTION	FPS	FEET PER SECOND	MAINT	MAINTENANCE	SHT	SHEET
ACI	AMERICAN CONCRETE INSTITUTE	CPT	CARPET	FRM	FRAME	MATL	MATERIAL	SPECS	SPECIFICATIONS
ACOUS.	ACOUSTICAL OR ACOUSTIC	CT	CERAMIC TILE	FT	FOOT	MFG	MANUFACTURER	SQ	SQUARE
ADA	AMERICANS WITH DISABILITIES ACT	CU.FT.	CUBIC FEET	FURN	FURNISH, FURNITURE	MIN	MINIMUM	STD	STANDARD
ADH.	ADHESIVE	CU.YD.	CUBIC YARD	FURR	FURNISH	MM	MILLIMETER	STL	STEEL
ADJ.	ADJUST, ADJUSTABLE, ADJACENT	CYL	CYLINDER	GA	GAUGE, GAGE	MTD	MOUNTED	STOR	STORAGE
AFF	ABOVE FINISHED FLOOR	CY	CUBIC YARD	GAL	GALLON	MTL	MATERIAL	STRUC.	STRUCTURE, STRUCTURAL
AI	AMERICAN INSTITUTE OF ARCHITECTS	DBL	DOUBLE	GALV	GALVANIZED	NEC	NATIONAL ELECTRICAL CODE	SY	SQUARE YARD
ASC	AMERICAN INSTITUTE OF STEEL	DC	DIRECT CURRENT	GB	GRAB BAR	NIC	NOT IN CONTRACT	T&B	TOP AND BOTTOM
ALLOW	ALUMINUM	DEG	DEGREE	GC	GENERAL CONTRACTOR	NTS	NOT TO SCALE	TEMP	TEMPERATURE, TEMPERED
AMP	AMPERE, AMPACITY	DEM	DEMOLISH	GFCI	GROUNDFAULT CIRCUIT INTERRUPTER	OC	ON CENTER	THK	THICK, THICKNESS
APPROX.	APPROXIMATE, APPROXIMATELY	DET	DETAIL	GR	GROUND FAULT INTERRUPTED	OCEN	ON CENTER EACH WAY	VERT	VERTICAL
ARCH.	ARCHITECT, ARCHITECTURAL	DIA	DIAMETER	GRV	GROUNDFAULT INTERRUPTED	OD	OUTSIDE DIAMETER	VOL	VOLUME
AVC.	AVERAGE	DM	DIMENSION	GI	GALVANIZED IRON	OVH	OVERHEAD	VOL	VOLUME
BDRM.	BEDROOM	DTL	DETAIL	GOVT.	GOVERNMENT	OPP	OPPOSITE	WVC	VINYL WALL COVERING
BETWN.	BETWEEN	DTL	DETAIL	GM	GALLONS PER MINUTE	PERP	PERSPECTICULAR	W/	WITH
BT.	BITUMINOUS	DWG	DRAWING	GPS	GALLONS PER SECOND	PLYWD	PLY WOOD	W/O	WITHOUT
BLDG.	BUILDING	DWGS	DRAWINGS	GYP.BD.	GYPSPUM BOARD	PLUMB	PLUMBING	WC	WATER CLOSET
BOT.	BOTTOM	EA	EACH	HB	HOSE BIB	PNL	PANEL	WD	WOOD
BTU	BRITISH THERMAL UNIT	EFIS	EXTERIOR INSULATION AND FINISH SYSTEM	HC	HOLLOW CORE	PREFAB	PREFABRICATED	WDW	WINDOW
BTU/H	BRITISH THERMAL UNIT PER HOUR	EJ	EXPANSION JOINT	HDR	HEADER	PVC	POLYVINYL CHLORIDE	WF	WIDE FLANGE
BUR.	BUILT-UP ROOF	EJ	EXPANSION JOINT	HDW	HARDWARE	PVT	PRIVATE	WH	WATER HEATER
CAB	CABINET	ELEC	ELECTRICAL	HM	HOLLOW METAL	PIR	POWER	WP	WATERPROOF
CAD	COMPUTER-AIDED DRAFTING	ELEV	ELEVATION	HORZ	HORIZONTAL	QUAL	QUALITY	WSCOT	WAINSCOT
CAT	CATALOG	ENG	ENGINEER	HT	HEIGHT	QUAN	QUANTITY	WT	WEIGHT
CC	CUBIC CENTIMETER	EQ	EQUAL	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	R	RADIUS	WPT	WELDED WIRE FABRIC
CDX	C - GRADE, EXTERIOR PLYWOOD	EQUIP	EQUIPMENT	HWY	HIGHWAY	RA	RETURN AIR	YD	YARD
CEM	CEMENT	EST	ESTIMATE, ESTIMATED	IN	INCH	REBAR	REINFORCING BAR		
CEM	CERAMIC	EW	EACH WAY	IN	INCH	RECP	RECEPTICAL		
CF	CUBIC FEET	EW	ELECTRIC WATER COOLER	INCDND	INCANDESCENT	REF	REFER, REFRIGERATOR		
CFM	CUBIC FEET PER MINUTE	EW	ELECTRIC WATER HEATER	INSUL	INSULATION	REF	REINFORCEMENT, REINFORCE		
CG	CORNER GUARD	EXST.	EXISTING	INT	INTERIOR	REQ	REQUIRED		
CL	CAST IRON	EXP	EXPANSION	JT	JOINT	RCH	ROUGH		
CR	CIRCLE, CIRCULAR, CIRCUIT	EXT	EXTERIOR	KN	KELCHWATT	RH	RIGHT HAND		
		FC	FILE CABINET	LB	POUND	ROW	RIGHT OF WAY		