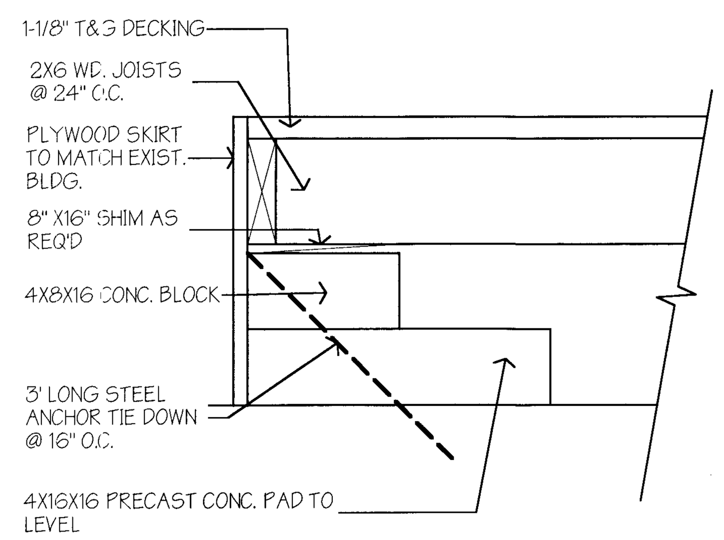
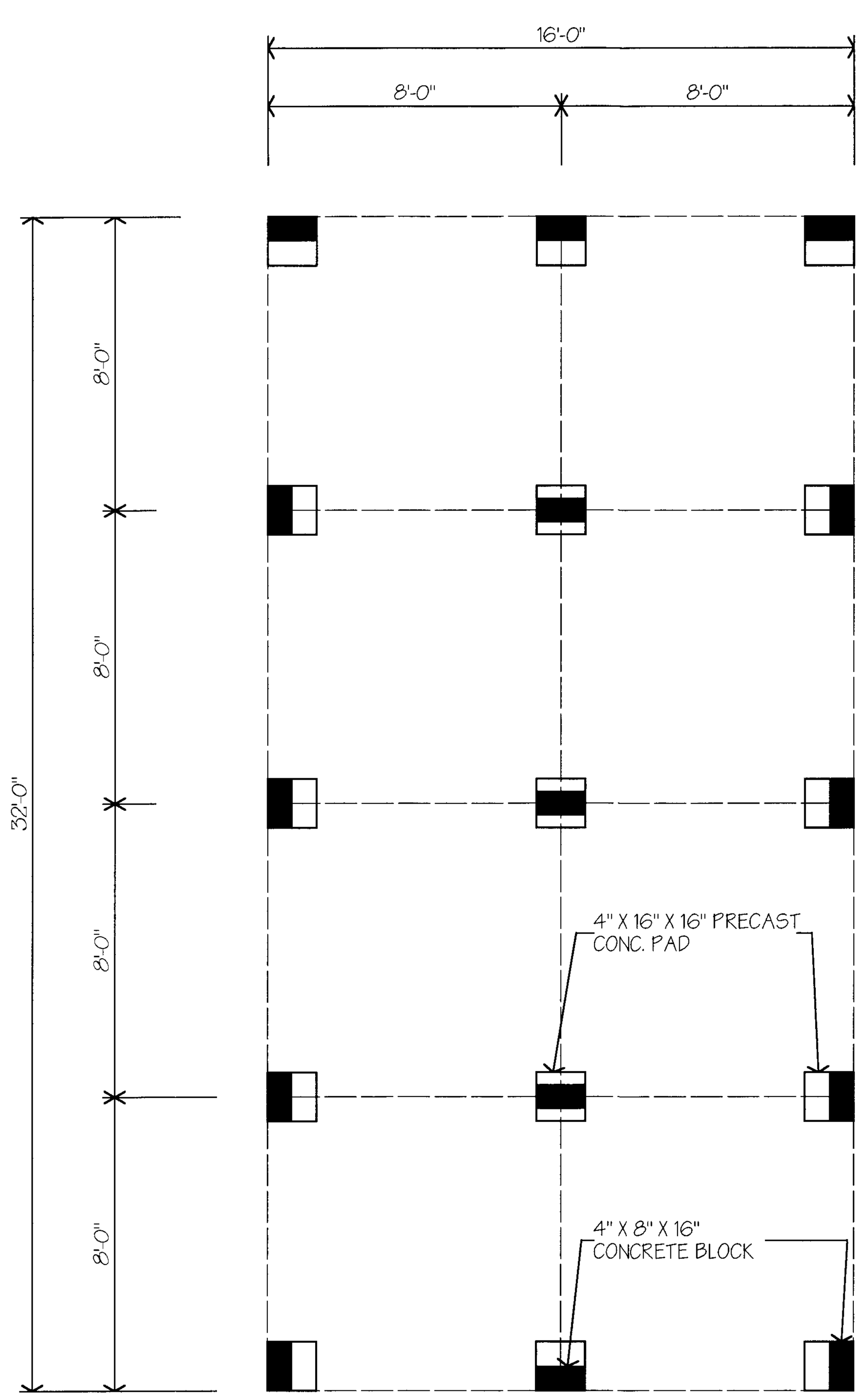
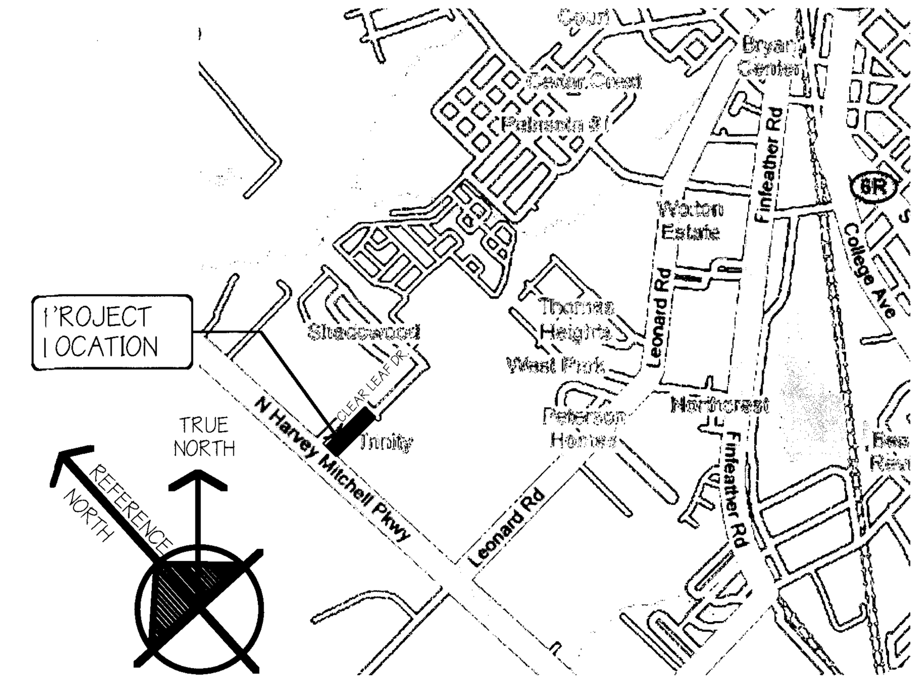


END SECTION @ FOOTING
1-1/2"=1'-0" (15)



FOOTING PLAN
1/4"=1'-0" (13)



VICINITY MAP
NO SCALE (12)

EXISTING PARKING ANALYSIS:
REQUIRED PARKING (1 SPACE PER 6 CHILDREN + 1 PER 2 STAFF)
PER LAND AND SITE DEVELOPMENT ORDINANCE, CHAPTER 62-297(I) (2) (B) (4)

TOTAL SPACES REQUIRED (44 CHILDREN + 5 STAFF)	11 SPACES
TOTAL SPACES PROVIDED (INCLUDING 1 HANDICAP)	11 SPACES

LEGAL DESCRIPTION:
LOT 1, BLOCK G
SHADOWOOD SUBDIVISION, PHASE 5
VOLUME 575, PAGE 283
2.676 ACRES
BRYAN, TEXAS

SITE IS NOT WITHIN 100 YR. FLOOD PLAIN - MAP NUMBER #: 48041C0141 C, JULY 2, 1992

LANDSCAPE ANALYSIS:

AREA OF EXISTING BUILDINGS W/ OVERHANG	2,813 SF
AREA OF NEW BUILDING	972 SF
AREA OF NEW COVERED WALKWAY	320 SF
AREA OF EXISTING PARKING AND PAVED SURFACES	12,847 SF
TOTAL DEVELOPED AREA	16,952 SF
REQUIRED LANDSCAPE SQUARE FOOTAGE (16,952 SF X 15%)	2,543 SF
EXISTING PLANTED CANOPY TREES, LIVE OAK 1 1/2" (7X 200)	1,400 SF
41 EXISTING 2 GALON DWARF BURFORD HOLLIES, 3'-0" O.C. (41X10)	410 SF
EXISTING GRASS (8,470/10)	847 SF
TOTAL LANDSCAPE SQUARE FOOTAGE PROVIDED	2,657 SF

SITE PLAN NOTES
NO SCALE (11)

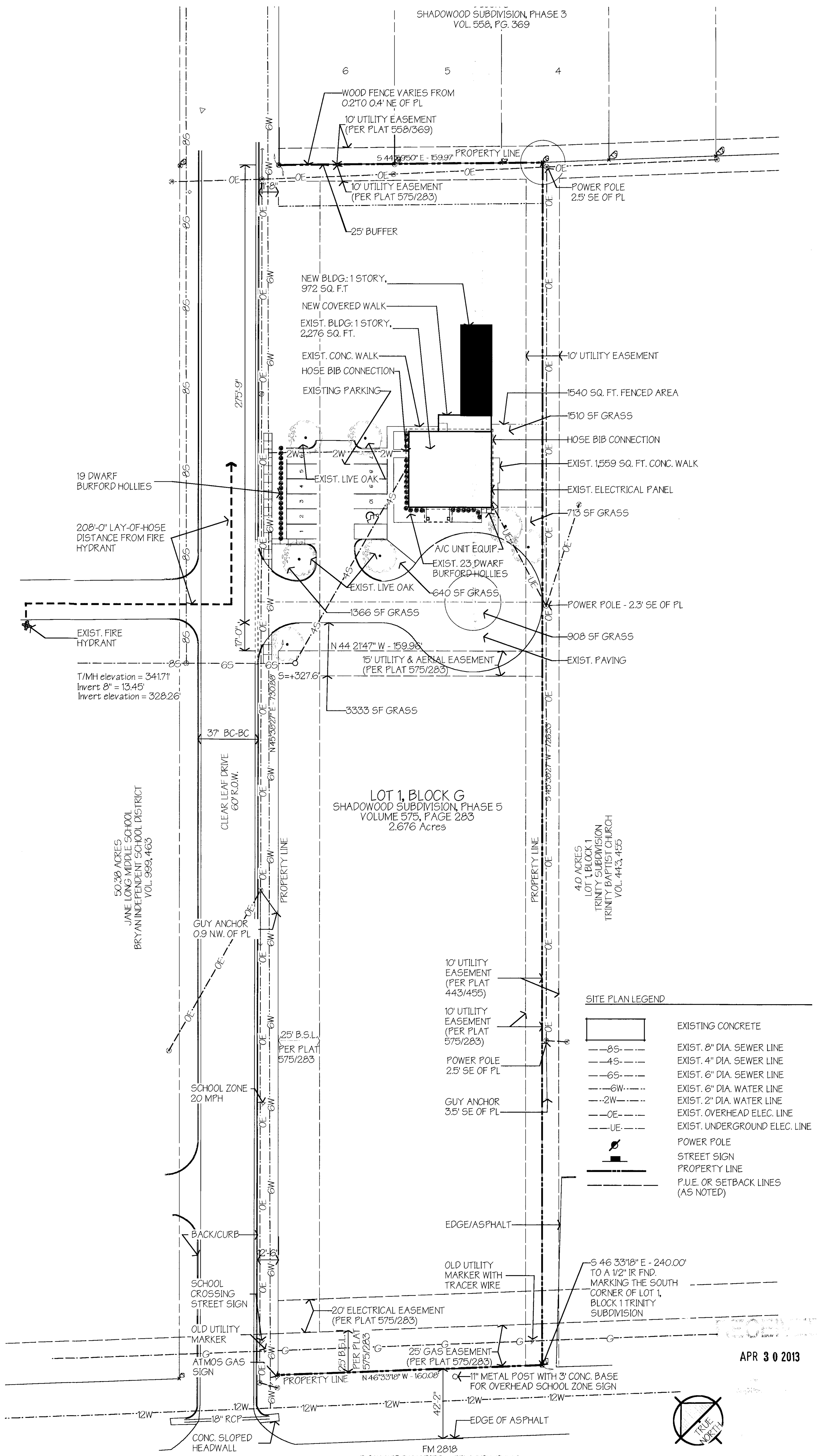
OWNER: FRANCISCO AND ANA MEJIA
CONTACT: PATTERSON ARCHITECTS (979) 775-6036

BUILDING ADDRESS:	ABC DUAL LANGUAGE LEARNING CENTER 1163 CLEAR LEAF DRIVE BRYAN, TEXAS
BUILDING AREAS	
EXISTING ENCLOSED HEATED	2,230 SF GROSS
NEW ENCLOSED HEATED	972 SF GROSS
TOTAL	3,202 SF GROSS
OCCUPANCY CLASSIFICATION IBC 2003 (308.5.2)	EDUCATIONAL, GROUP "E"
ZONED	C-1 OFFICE DISTRICT
OCCUPANCY MAX. OCCUPANCY LOAD	44 CHILDREN + 4 STAFF + 1 ADM. 49 PEOPLE
CONSTRUCTION TYPE IBC (TABLE 503)	TYPE V (COMBUSTIBLE EXT. & INT.)
FIRE SPRINKLER	NONE
FIRE SEPARATION	NONE
FIRE ALARM	NONE
FRONTAGE ROAD CLASSIFICATION	MINOR COLLECTOR

PROJECT DATA
NO SCALE (10)

1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE.
2) CONSTRUCTION WASTE HANDLE BY THE WASH OUT AREA INDICATED AT THE SITE PLAN
3) SITE IS NOT MANUFACTURING AND/OR PREPARING FOOD ITEMS TO PUBLIC/CUSTOMERS.
4) RESIDENTIAL ROLL OFF CONTAINER WILL BE USED FOR SOLID WASTE
5) NO TEMPORARY ACCESS WILL BE USED FOR VEHICLES DURING CONSTRUCTION
6) NO WASTEWATER PRE-TREATMENT DEVICES WILL BE USED
7) NO PROPOSED SIGNAGE WILL BE DONE
8) DEMOLITION/CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.

GENERAL NOTES
NO SCALE (9)



APR 3 0 2013

SITE PLAN
1"=40'-0" (1)

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M.E.P.

STRUCTURAL

CIVIL AND SURVEY

FRED A. PATTERSON
REGISTRATION NUMBER: 10389

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

ADDITIONS TO A CHILD CARE CENTER
ABC DUAL LANGUAGE LEARNING CENTER
1163 CLEAR LEAF DRIVE
BRYAN, TEXAS

No:	Date:	Issue Notes:

Drawn By:	
Checked By:	
Patterson Project No.:	1317
Building Inventory No.:	
Plot Date:	Apr 29, 2013
CAD File:	A1.1 Site Plan 1317.vwx
Project No.:	1317

Sheet Title:
SITE PLAN

Sheet
A1.1