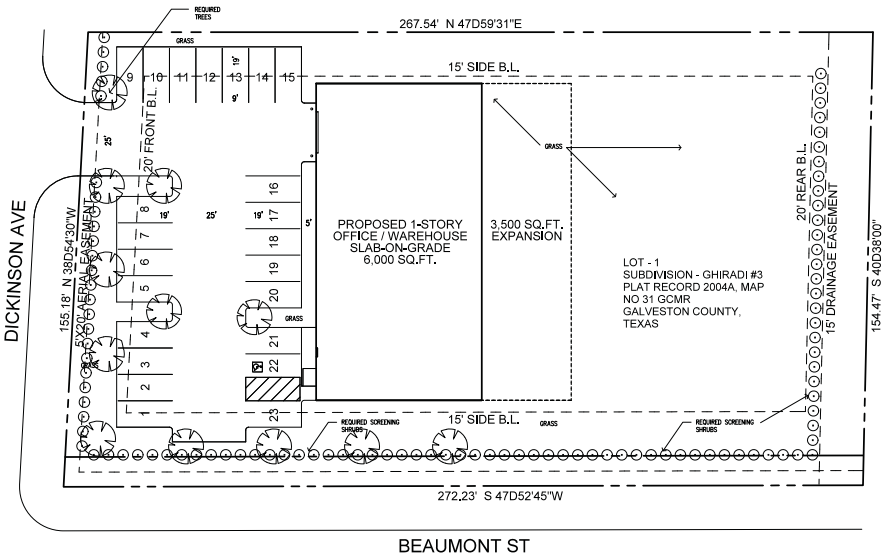


MAX. PARKING REQUIRED		
3,500 OFFICE	1/250	14
6,000 S.F. WAREHOUSE	1/1000	06
TOTAL REQUIRED		20
TOTAL PARKING PROVIDED:		23
GREENSPACE REQUIREMENTS:		
TOTAL SITE @ 41,788 S.F.	15%	6,370 S.F.
GREENSPACE PROVIDED	66%	27,668 S.F.

SITE DEVELOPMENT & LANDSCAPING PLAN

1" = 20'-0"

2. SITE WORK:

Land Clearing: Includes cleaning and scalping of proposed building site only; but does not include clearing the remainder of site of all trees and bushes unless otherwise noted. All cleared vegetation will be buried, burned or hauled from the site at Contractor's discretion.

Soil Stabilization: Stabilization of the subgrade soils can only be determined by the Geotechnical report. This proposal assumes no stabilization is required unless otherwise noted.

Building Fill Dirt: Place and compact acceptable fill or stabilized soil materials in layers to required elevations. Use soil material free of clay, rock or gravel (larger than 2" in any dimension), vegetable matter and waste. The proposal assumes that no more than 1 foot of fill will be required.

Detention Pond Construction: A detention pond may be required for the site and will be included in the Contract Price, as applicable if included in the box below as an included item under Detention Pond Construction.

Site Grading: Provide grading, shaping and compacting of existing material as required for building foundation, drive areas, storage yard and parking lot.

Site Work items included in this Project:

Qty.	Units	Description
0	Square Feet	Land Clearing
0	Square Feet	Soil Stabilization
0	Square Feet	Building Fill Dirt
0	Cubic Yards	Detention Pond Construction
0	Square Feet	Site Clearing

3. FOUNDATION AND SLAB: DRIVES, PARKING, AND STORAGE AREAS:

It is very important for the owner to notify the Contractor if there are any special requirements or circumstances which may affect the foundation and slab, drives, parking, and storage areas, including, without limitation, heavy equipment, forklifts, inventory stacking and weight requirements, or large or heavy vehicles, otherwise all concrete will be as specified in the chart below. Unless disclosed to Design/Builder prior to the execution of this Agreement, Design/Builder shall have no liability or warranty obligation for any failures which result from or arise out of such undisclosed requirements or circumstances.

Concrete: Concrete: For Foundation, Slab, Misc.: Nominal 3000 psi cement to be type I Portland per ASTM Standard C-50, sand and gravel to conform to ASTM Standard C-33. Concrete for footings shall be 3,00 psi at 28 days. Concrete thickness shall be indicated in chart below.

Reinforcing steel to meet or exceed ASTM A-185 for welded steel mesh and ASTM a-615 Grade 60 for reinforcing bars, except #2 may be Grade 40. Plain, smooth dowls or rods shall conform to ASTM A-675, Grade 80.

A hand trowel shall be used to finish all interior concrete. Exterior concrete shall receive wood float or broom finished as noted on plans.

Foundation Piers (Footings) to be 8' depth below natural grade or to bearing clay and based upon bell-bottom shafts and 3,000 psf bearing soil. If underground conditions require straight shafts, the extra charge for this additional work will be $1,000 per pier. All additional work will be in the form of a Change Order.

Sidewalks: Pedestrian sidewalks are not included unless specifically detailed below, if required by City or County.

Crushed Concrete: If requested, Crushed Concrete yard with lime stabalized base will be specified below.

Curb: Standard 6" raised concrete curb with reinforced steel bar.

Truck Well: 55' x 12' (inside width) sloped truck well with drain, pump, 6" raised curb and safety rail may be included as noted below.

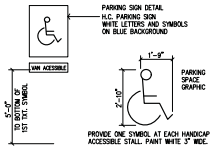
Wheel Stops: Wheel stops shall be precast concrete 6' long.

Parking Lot Striping: Striping for parking lot shall be 4" wide striping paint. All parking areas shall conform to the Americans with Disabilities Act of 1990.

Foundation and Slab, Drives, Parking and Storage Area Items included in this Project:

Qty.	Units	Description
0	Square Feet	6" Concrete Foundations: 3,000 psi, reinforced w/ #3 bars 16" O.C., 6 mil vapor barrier, leveling sand fill as required, and bell-bottom shafts for piers.
0	Square Feet	5" Concrete Foundations: 3,000 psi, reinforced w/ #3 bars 16" O.C., 6 mil vapor barrier, leveling sand fill as required, and bell-bottom shafts for piers.
0	Square Feet	4" Concrete Foundations: 3,000 psi, reinforced w/ #3 bars 16" O.C., 6 mil vapor barrier, leveling sand fill as required, and bell-bottom shafts for piers.
0	Square Feet	5 1/2" Concrete for Paving 3,000 psi, reinforced with #3 bars on 18" center, leveling sand fill as required.
0	Square Feet	4" Concrete Building Sidewalk: 3,000 psi – reinforced with 6x6x9 WWM, or #3 bars leveling sand fill required. Width is 4 feet.
0	Square Feet	X "Crushed Concrete over X" Lime Stabil.
0	Linear Feet	6" Curb
0	Linear Feet	55' x 4' deep Truck Well
0	Ea.	Wheel Stops
0	Lot	Parking Lot Striping

H.C. ACCESSIBLE DETAILS AND GENERAL SITE NOTES:



Gratings: If gratings are located in walking surfaces or along accessible routes, then the stall have spaces no greater than 1/2" wide in one direction. If gratings have elongated openings, then they shall be placed so that the long dimensions is perpendicular to the direction of travel.

Signage: Each accessible parking space shall be designated as reserved by a vertically mounted or suspended sign showing the symbol of accessibility.

Curb Ramp Surface: Textures shall consist of 1/4" wide 1/8" deep 2" O.C. grooves to provide a significant contrast between adjacent materials, and shall not allow water to accumulate. For purposes of warning the full length and depth of the curb ramp shall have a light reflective value and texture that significantly contrasts with that of adjoining pedestrian routes.

Cross Slope: The cross slopes shall not exceed 1:50 which is considered to be "flat".

■	CLIENT APPROVAL	10.30.14
□	BID SET	0
□	DEPARTMENT RVW.	0
□	METAL BLDG. DWGS.	0
□	PERMIT	0
□	CONSTRUCTION	0

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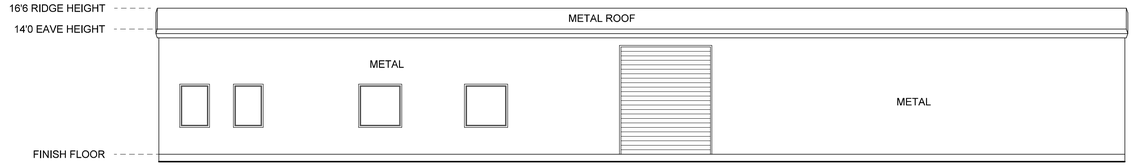
601 BEAUMONT, LEAGUE CITY

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job, and this office shall be notified of any variation from the dimensions and conditions shown by these drawings.

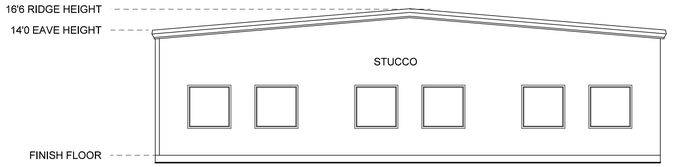
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REAR ELEVATION



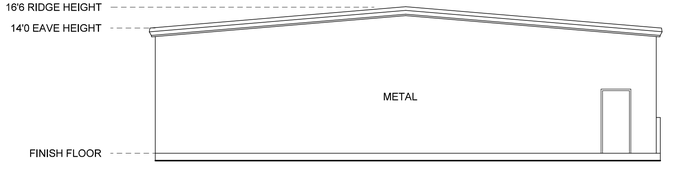
RIGHT ELEVATION

TRANSPARENCY TABLE

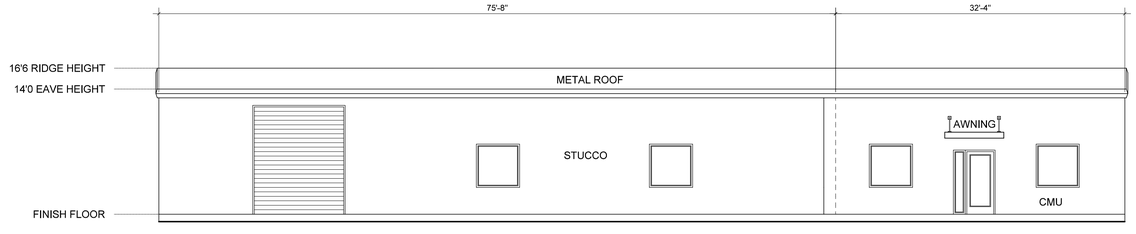
GROSS OFFICE WALL SPACE
56'0" X 8'0 = 448.0 S.F.

NET TRANSPARENCY
4'6 X 4'6 X 6 WINDOWS = 101.3 S.F.
TOTAL = 121.5 S.F.

NET OFFICE TRANSPARENCY WALL SPACE
121.5 / 440 = 27.6%



LEFT ELEVATION



FRONT ELEVATION

TRANSPARENCY TABLE

GROSS OFFICE WALL SPACE
32'4 X 8'0 = 258.4 S.F.

NET TRANSPARENCY
4'6 X 4'6 X 02 WINDOWS = 40.5 S.F.
5'0 X 7'0 X 1 GLASS DOOR = 35.0 S.F.
TOTAL = 75.5 S.F.

NET OFFICE TRANSPARENCY WALL SPACE
75.5 / 258.4 = 29.2%

NOTE:
ALL EXTERIOR GROUND, BUILDING, AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ON ALL SIDES.

- ☐ CLIENT APPROVAL 0
- ☐ BID SET 0
- ☐ DEPARTMENT RVW. 0
- ☐ METAL BLDG. DWGS. 0
- ☐ PERMIT 0
- ☐ CONSTRUCTION 0

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