PARKING ANALYSIS

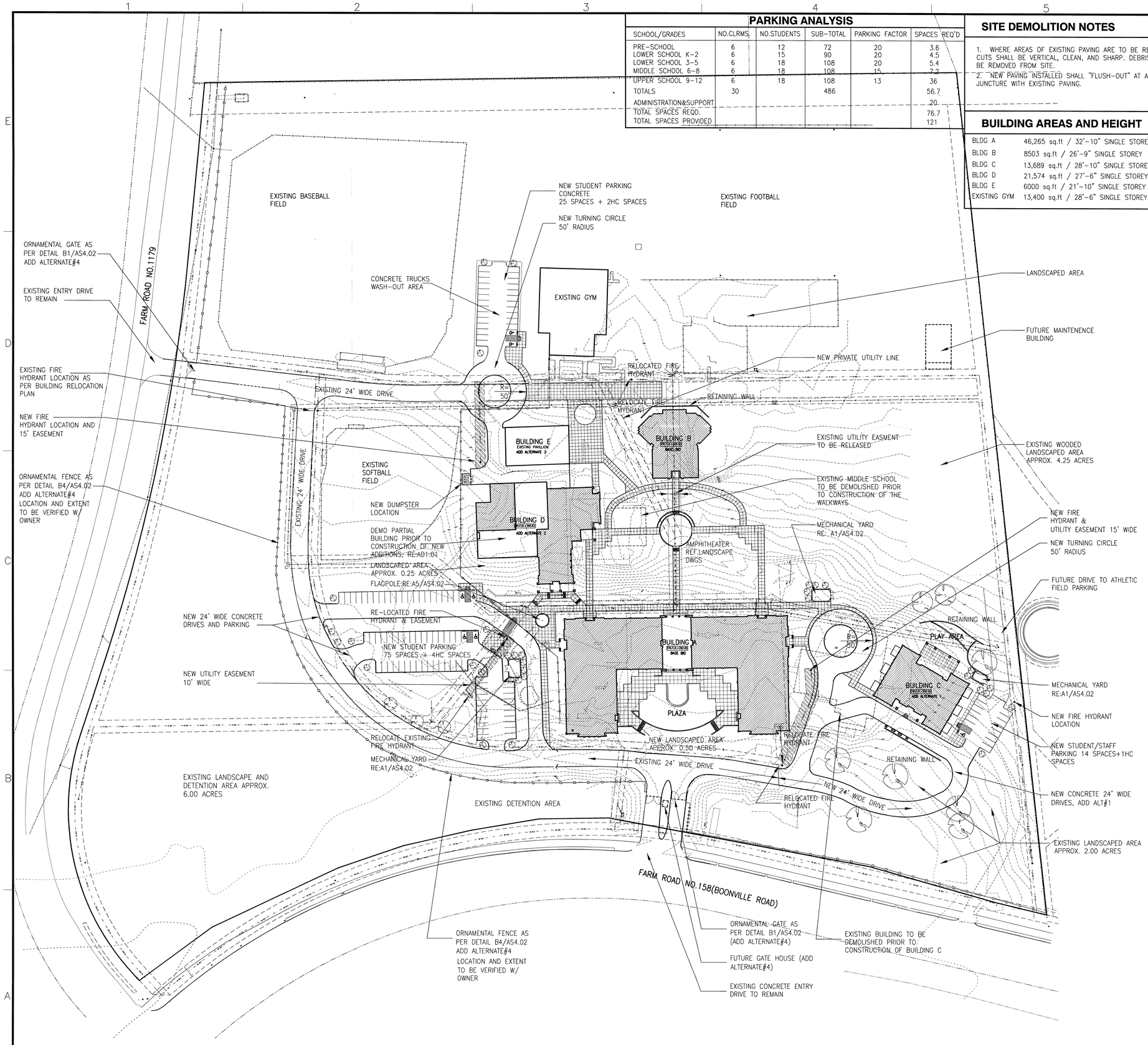
SCHOOL/GRADES	NO.CLRMS.	NO.STUDENTS	SUB-TOTAL	PARKING FACTOR	SPACES REQ'D
PRE-SCHOOL	6	12	72	20	3.6
LOWER SCHOOL K-2	6	15	90	20	4.5
LOWER SCHOOL 3-5	6	18	108	20	5.4
MIDDLE SCHOOL 6-8	6	18	108	15	7.2
UPPER SCHOOL 9-12	6	18	108	13	36
TOTALS	30		486		56.7
ADMINISTRATION&SUPPORT					20
TOTAL SPACES REQD.					76.7
TOTAL SPACES PROVIDED					121

SITE DEMOLITION NOTES

1. WHERE AREAS OF EXISTING PAVING ARE TO BE REMOVED, CUTS SHALL BE VERTICAL, CLEAN, AND SHARP. DEBRIS SHALL BE REMOVED FROM SITE.
2. NEW PAVING INSTALLED SHALL "FLUSH-OUT" AT ANY JUNCTURE WITH EXISTING PAVING.

BUILDING AREAS AND HEIGHT

BLDG A	46,265 sq.ft	/ 32'-10" SINGLE STOREY
BLDG B	8503 sq.ft	/ 26'-9" SINGLE STOREY
BLDG C	13,689 sq.ft	/ 28'-10" SINGLE STOREY
BLDG D	21,574 sq.ft	/ 27'-6" SINGLE STOREY
BLDG E	6000 sq.ft	/ 21'-10" SINGLE STOREY
EXISTING GYM	13,400 sq.ft	/ 28'-6" SINGLE STOREY



TOTAL SITE AREA: 39.315 ACRES
EXISTING & NEW LANDSCAPED AREA: 13.00 ACRES (33% +/-)

NOTE: FIRE HYDRANT/WATERLINE EASEMENT DESCRIPTIONS WILL BE DETERMINED BASED ON ACTUAL CONSTRUCTION RECORD DOCUMENTS

A1 **OVER ALL SITE PLAN**
1"= 60'-0"
0 15 30 60 120

SITE GENERAL NOTES

1. FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE BEGINNING WORK.
2. OBTAIN AVAILABLE PLANS DEPICTING EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO SAID UTILITIES CAUSED BY CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. ALL STREET WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF BRYAN STANDARD DETAILS. ADJACENT SIDEWALKS SHALL ALSO CONFORM. OBTAIN NECESSARY CITY PERMITS BEFORE WORKING WITHIN THE STREET RIGHT OF WAY.
4. PROTECT ADJACENT PLANTINGS FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. PLACE TEMPORARY CONSTRUCTION FENCE 3' PAST THE DRIP LINE OF TREES TO REMAIN WITHIN THE STAGING AND CONSTRUCTION AREAS. DO NOT USE THE AREA WITHIN THESE CONSTRUCTION FENCES FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN CONSENT OF THE ARCHITECT.
5. AREAS OF CONSTRUCTION SHALL BE FENCED AND SECURED THROUGHOUT THE PROJECT DURING CONSTRUCTION. VERIFY THE EXTENT OF FENCING REQUIRED DUE TO STAGING AREAS, JOB SITE TRAILER LOCATIONS, & FOR OTHER USES DURING CONSTRUCTION.
6. REFERENCE CIVIL AND MEP DOCUMENTS FOR ADDITIONAL HARDSCAPE, SAW CUTTING, EARTH REMOVAL, TRENCHING, AND RELOCATION AND/OR DEMOLITION OF EXISTING UTILITIES UNDER AND ABOVE GROUND, TYP.
7. REFERENCE CIVIL DRAWINGS FOR COORDINATION WITH LEGACY ROAD CONSTRUCTION AND PUBLIC ROAD ACCESS.
8. UON, FURNISH AND INSTALL 10" WIDE X 4" THICK CONCRETE MOW STRIP BELOW ALL CHAIN LINK FENCING. REINFORCE WITH WITH 4 X 4 X W1.4 X W1.4 W.W.M. - CENTERED BELOW FENCE.
9. REFER TO LANDSCAPE AND IRRIGATION DRAWINGS FOR SLEEVE LOCATIONS.

SITE GRAPHICS AND SIGNAGE PLAN GENERAL NOTES

1. DIMENSIONS FOR GRAPHICS AND SIGNAGE ARE FROM BACK OF CURB, TYP.
2. GRAPHICS AND SIGNAGE ARE TO BE FABRICATED IN ACCORDANCE WITH THE CITY OF BRYAN AND THE STATE OF TEXAS STANDARDS, TYP.
3. FIRELANE STRIPING TO BE IN ACCORDANCE WITH CITY OF BRYAN REQUIREMENTS, TYP.
4. VERIFY SIGNAGE LOCATIONS, MESSAGES, GRAPHICS, AND FACE DIRECTION(S) WITH ARCHITECT PRIOR TO FABRICATION.
5. PARKING SPACE STRIPING: 4" WIDE WHITE TRAFFIC PAINT, TYP.
6. ISLAND AND MISC STRIPING: 4" WIDE WHITE TRAFFIC PAINT, TYP.

SITE CONSTRUCTION PHASING NOTES

1. PHASE -I : BUILDING A & B (BASE BID)
2. PHASE -II : PAVEMENTS AND WALKWAYS CONNECTING BUILDING A & B, AMPHITHEATER (BASE BID)
3. PHASE -III : BUILDING C, PARKING LOT AND MAIN PARKING LOT, ROADS
4. PHASE -IV : BUILDING D ADDITIONS AND RENOVATIONS (ADD ALT.#2) AND SERVICE ROAD LOOP, PARKING FOR EXISTING GYM
5. PHASE -V : PAVILION E RENOVATIONS, WALKWAYS CONNECTING D, E AND EXISTING GYM (ADD ALT.#3)
6. PHASE -VI : FENCE AND GATES (ADD ALT.#4)

SITE DEMOLITION PHASING NOTES

1. PHASE -I : DEMO ROAD FROM EXISTING UPPER SCHOOL GOING NORTH TO THE EXISTING GYM AND DEMO THE PARKING LOT ON EAST OF EXISTING PAVILION
2. PHASE -II : DEMO EXISTING MIDDLE SCHOOL, EXISTING WALKWAYS AT MIDDLE SCHOOL
3. PHASE -II : DEMO EXISTING UPPER SCHOOL, LOWER SCHOOL, AND PRE-SCHOOL. DROP OFF DRIVEWAY AT PRE-SCHOOL AND UPPER SCHOOL, WALKWAYS AND PAVED AREAS AT THESE BUILDINGS. RELOCATE LIBRARY BUILDING-VERIFY LOCATION WITH OWNER

LEGEND

- NEW BUILDING
- CONCRETE SIDEWALK W/ GRID PATTERN
- NEW UTILITY EASEMENT

SITE INFORMATION

NAME: ALLEN

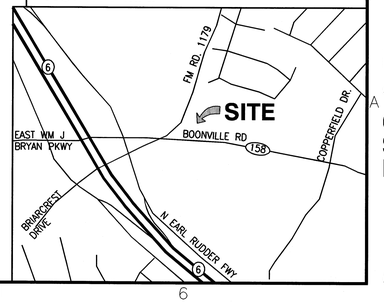
ADDRESS: 3201 BOONVILLE ROAD, BRYAN, TEXAS

LEGAL DESCRIPTION: LOT 1, BLOCK 1, SILVER OAK SUBDIVISION SECTION 1

SITE ACREAGE: 39.315 ACRES

ZONING: PLANNED DEVELOPMENT - MIXED USE DISTRICT

VICINITY MAP



SHW
SHW Group LLP
Architects + Engineers + Planners

Consultants:
CIVIL:
BROOKS & SPARKS, INC.
CONSULTING ENGINEERING
STRUCTURAL:
SHW Group LLP
Architects + Engineers + Planners
MEP:
DBR
FOOD SERVICE:
MILLUNZI AND ASSOCIATES, INC.
FOODSERVICE FACILITIES CONSULTANTS
LANDSCAPING:
NAUD BURNETT AND PARTNERS
landscape architecture • urban design
development planning • feasibility studies

REVIEW DOCUMENTS FOR SITE PLAN APPROVAL ONLY

FOR INFORMATION ONLY, NOT FOR CONSTRUCTION

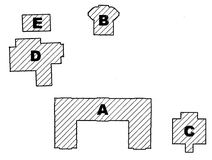
ALLEN

BRYAN, TEXAS

Project Number:	4406.019.00
Drawing Date:	07/19/2006
Drawn:	PMV
Checked:	AA
Scale:	
ACAD File:	ALLA_AS102.dwg

© 2006 SHW Group LLP

Revisions:



KEY PLAN (NTS) TRUE NORTH PLAN NORTH

Sheet Title:
OVERALL SITE PLAN AND DEMO PLAN

AS 1.02

Received
JUL 19 2006
Development & Engineering Services

Jul 19, 2006 - 7:52am User: pmvyas
Y:\Project Documents\Allen Academy\4406.019.00\04CD\ALLA_AS102.dwg