Project Name: COPA MARINA - ROBERT'S POINT
Project Address: 301 J.C. BARR BLVD., PORT ARANSAS, TX 78373

DESIGN CRITERIA / FACILITY DATA / CODE EVALUATION

Site Address: 301 J.C. Barr Blvd., Port Aransas, TX 78373, Nueces County

Applicable Building Codes:
- 2015 International Building Codes
- Technical construction codes adopted by the City of Port Aransas, TX
- City of Port Aransas, TX

Applicable Energy Code:
- 2015 IECC

Insulation Materials and R-Values:

Parking Requirements:
- Existing, No Change

Attn Phone:
- Corpus Christi 2725 Urban Engineering

Civil:
- John Rodriguez
  - EDR Architects
  - Mr. 361 S. Point
  - Suite 360 PLLC, Ste 3601, AIA
  - 361 S. Point
  - Port Aransas, TX 78373
  - (361) 749-1000, (537) 2922
  - P.E.

Symbol Legend:
- Detail Tag
- Door Tag
- Revision Tag
- Wall Tag
- North Arrow
- Wall Marker
- Elevator Marker
- Window Tag

Structural & Windstorm:
- EDR Architects, PLLC
  - P.O. Box 274313
  - Corpus Christi, TX 78404
  - Attn: Mike Windstorm
  - Phone: (361) 749-1000, Fax: (537) 2922

Architect:
- 361 S. Point
  - Suite 360
  - AIA
  - 361 S. Point
  - Port Aransas, TX 78373
  - (361) 749-1000, (537) 2922

Owner:
- City of Port Aransas
  - 301 J.C. Barr Blvd.
  - Port Aransas, TX 78373
  - (310) 1000, (749) 1000
  - Mr. David Parsons

EDR Architects
- 361 S. Point
  - Suite 360
  - 3601 AIA
  - 361 S. Point
  - Port Aransas, TX 78373
  - (361) 749-1000, (537) 2922
  - P.E.

 MEP Engineering
- HBG Engineering
  - Suite 360
  - 3601 AIA
  - 361 S. Point
  - Port Aransas, TX 78373
  - (361) 749-1000, (537) 2922
  - P.E.

Civil Engineering
- IRB Engineering
  - Suite 360
  - 3601 AIA
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Architectural
- EDR Architects
  - 361 S. Point
  - 3601 AIA
  - 361 S. Point
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  - (361) 749-1000, (537) 2922
  - AIA

Geotechnical
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  - Suite 360
  - 3601 AIA
  - 361 S. Point
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Plumbing
- IRB Engineering
  - Suite 360
  - 3601 AIA
  - 361 S. Point
  - Port Aransas, TX 78373
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Electrical
- IRB Engineering
  - Suite 360
  - 3601 AIA
  - 361 S. Point
  - Port Aransas, TX 78373
  - (361) 749-1000, (537) 2922
  - P.E.

Structural
- IRB Engineering
  - Suite 360
  - 3601 AIA
  - 361 S. Point
  - Port Aransas, TX 78373
  - (361) 749-1000, (537) 2922
  - P.E.

Demolition
- IRB Engineering
  - Suite 360
  - 3601 AIA
  - 361 S. Point
  - Port Aransas, TX 78373
  - (361) 749-1000, (537) 2922
  - P.E.

Restroom
- IRB Engineering
  - Suite 360
  - 3601 AIA
  - 361 S. Point
  - Port Aransas, TX 78373
  - (361) 749-1000, (537) 2922
  - P.E.

Project Team:
Flood Note:
By graphic plotting only, this property is currently in Zone "AE" (EL 98) of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0380G, Nueces County, Texas, which bears an effective date of October 13, 2022 and is in a Special Flood Hazard Area. The FIRM Panel 48355C0380G is based on the North American Vertical Datum of 1988 (NAVD88).

Note:
This topographic map was prepared for design purposes only.
This map was prepared without the benefit of a current title commitment. The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership of title evidence or any other facts that an accurate title search may disclose.

General Notes:
1. Elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88), Geoid 12A.
2. Some features shown on this survey may be out of scale for clarity.
3. This survey was prepared from field data obtained on Feb. 06, 2023.
4. This is not a Boundary survey.

Surveyor's Certificate:
We, Urban Engineering, have made an on the ground field survey, under my direction and supervision, of the property legally described herein; observable, aboveground evidence of buildings, structures and other improvements situated on the premises have been seen; said property has access to and from a dedicated roadway. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category B, Topographic Survey.

Urban Engineering
Brian D. Lorentzen, RPLS
License No. 6839

DATE: Feb 17, 2023
SCALE: 1:100
SHEET: 1 OF 1
DRAWN BY: UAC

UrbanEngineering.com
2023 by Urban Engineering
ARCHITECTURAL GENERAL NOTES:

1. Contractor shall check all plans and as constructed reports for accuracy and completeness. The Architect will not be held responsible for any discrepancies found.

2. Contractor shall be responsible for verifying all construction details and dimensions with the Architect and the Owner.

3. Architectural Dimensions are to be checked by the Contractor and verified by the Architect.

4. Contractor shall verify the location and amount of fire extinguishers with the Architect.

5. All signage shall be approved by the Architect.

6. All signage shall be Exterior Grade Powder Coated Aluminum.

ARCHITECTURAL-SCHMATIC SITE PLAN

Plan North

SCALE: 1" = 1' - 0"

ARCHITECTURAL-SCHMATIC SITE PLAN

ARCHITECTURAL-SCHMATIC SITE PLAN
DEMOLITION GENERAL NOTES:
1. Contractor shall coordinate all utilities, including, but not limited to, gas, water, electric, and sewer, with appropriate authorities for the disconnection of the related utilities.
2. Contractor shall provide security fencing around complete area of demolition.
3. Contractor shall coordinate all utilities and contact the City and electrical with appropriate authorities for the disconnection of utilities in accordance with the related City and Electrical codes and amendments that apply to this project

ARCHITECTURAL GENERAL NOTES:
1. Arch Architectural Dimensions are to face of stud
2. Apparel, and shall be properly fastened to CMU or outside face of stud if required.
3. Contractor shall verify locations and amounts of fire extinguishers with fire marshal, typical provide 6" between fire extinguisher centers. P.B. shall be surface applied, typical.
4. Refer to G.A. 200 "Lighting Details" for all MUP's typical.
5. All signage shall be Exterior Grade Powder Coated Aluminum.
6. All signage shall be approved by the Architect.
7. All signage shall be properly affixed to surface.
**Architectural General Notes:**

1. The architect is responsible for checking with all State and Local building codes and amendments that apply to this project. Notify Architect if there are any changes in these codes or a change in the project's scope.
2. All materials shall comply with all state and local building codes and amendments.
3. This schedule is courtesy of Architectural Finish Section (AFS) for exterior CMU and architectural finishes.

**Architecture Finish Schedule**

<table>
<thead>
<tr>
<th>Number</th>
<th>Room Name</th>
<th>Ceiling</th>
<th>Wall Material</th>
<th>Base</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>EW1</td>
<td>EXISTING CMU Repaint</td>
<td>Rock a/1/2 inside edge of stone, CMC</td>
<td>MATT BLACK POWDER COATED</td>
<td>12'</td>
<td>All walls to be prepped and primed prior to painting. Color: TBD. Install per manufacturer's recommendations. Locations: All interior walls, including trim and accessories.</td>
</tr>
</tbody>
</table>
ARCHITECTURAL GENERAL NOTES:
1. Contractor shall verify all dimensions and notify Architect if discrepancies are found.
2. Contractor shall be responsible for complying with all State and Local building codes and amendments that apply to this project. Notify Architect if discrepancies are found.
3. Architectural Dimensions are to face of stud, face of CMU, or outside face of foundation. Unless Noted Otherwise.
4. Contractor shall verify locations and amounts of fire extinguishers with fire Marshall, typical. Provide FF within every 50', typical. FF shall be surface mounted and comply with all ADA/TDLR requirements.
5. Refer to G-sheets for information regarding Codes and ADA/TAS, typical.
6. Refer to MEP for all MEP, typical.
7. CMU walls: All items, including toilet accessories, shall be properly fastened to CMU to comply with all codes.

RESOURCES:
# Sheet Title: 23007
# Project No: COPA MARINA
# Project Name: ROBERT'S POINT RESTROOM RENOVATIONS
# Date: 4/25/2023

COPA MARINA - RESTROOM

- All floor finishes shall comply with all state and local building codes and amendments and Texas Architectural Barriers (ADA) Section 302 for floor or ground surfaces.
- Contractor shall supply and install tactile signs complying with ADA/TAS, typical and as required by code, typical.
- All signage shall be exterior grade powder coated aluminum. 38"-43" to spouts, 34"-36" to spouts.
- All signage shall be approved by Architect.
- Insulation (2015 IECC):
  1. Building is not conditioned.

EXT. ELEV. - PLAN NORTH

Scale: 1/4" = 1'-0"

EXT. ELEV. - PLAN WEST

Scale: 1/4" = 1'-0"

EXT. ELEV. - PLAN EAST

Scale: 1/4" = 1'-0"

EXT. ELEV. - EWC's

Scale: 1/4" = 1'-0"
Plan North

ELECTRICAL DEMOLITION PLAN

SCALE 1" = 1'-0"
GENERAL PLUMBING NOTES:
1. COORDINATE WITH ALL ENGINEERING AND ELECTRICAL CONTRACTORS AT THE TIME OF SUBMITTAL REVIEW TO ENSURE THAT ALL PLumbing SYSTEMS ARE COMPLIANT WITH THE REQUIREMENTS OF THE ENGINEERING AND ELECTRICAL CONTRACTORS.
2. COORDINATE WITH ALL CONTRACTORS AT THE TIME OF SUBMITTAL REVIEW TO ENSURE THAT ALL PLumbing SYSTEMS ARE COMPLIANT WITH THE REQUIREMENTS OF THE GENERAL CONTRACTOR.
3. COORDINATE WITH ALL CONTRACTORS AT THE TIME OF SUBMITTAL REVIEW TO ENSURE THAT ALL PLumbing SYSTEMS ARE COMPLIANT WITH THE REQUIREMENTS OF THE SUBCONTRACTORS.
4. COORDINATE WITH ALL CONTRACTORS AT THE TIME OF SUBMITTAL REVIEW TO ENSURE THAT ALL PLumbing SYSTEMS ARE COMPLIANT WITH THE REQUIREMENTS OF THE MATERIAL SUPPLIERS.
5. COORDINATE WITH ALL CONTRACTORS AT THE TIME OF SUBMITTAL REVIEW TO ENSURE THAT ALL PLumbing SYSTEMS ARE COMPLIANT WITH THE REQUIREMENTS OF THE INSPECTORS.

PLUMBING DEMO KEYED NOTES:
☐ SPECIFY AND LOCATION OF EXISTING PIPING AND FITTINGS.
☐ SPECIFY AND LOCATION OF EXISTING DRAINAGE SYSTEMS.
☐ SPECIFY AND LOCATION OF EXISTING PLUMBING FIXTURES.
☐ SPECIFY AND LOCATION OF EXISTING METER BOXES.
☐ SPECIFY AND LOCATION OF EXISTING PLUMBING MASTERS.

PLUMBING KEYED NOTES:
1. ACTUAL MATERIALS AND FINISHES MAY DIFFER FROM THOSE SPECIFIED.
2. ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD BE CHECKED BY THE CONTRACTOR.
3. ALL PLUMBING SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES AND REGULATIONS.
4. ALL PLUMBING SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. ALL PLUMBING SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH THE LOCAL INSPECTOR'S REQUIREMENTS.
6. ALL PLUMBING SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH THE GENERAL CONTRACTOR'S REQUIREMENTS.
7. ALL PLUMBING SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH THE SUBCONTRACTOR'S REQUIREMENTS.
8. ALL PLUMBING SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH THE MATERIAL SUPPLIER'S REQUIREMENTS.
# PLUMBING FIXTURE SCHEDULE

<table>
<thead>
<tr>
<th>Type</th>
<th>Plan View</th>
<th>Location</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
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<td>A-1000</td>
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<td></td>
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<tr>
<td>3&quot;</td>
<td>A-3000</td>
<td>4&quot; x 4&quot;</td>
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# PLUMBING PIPE MATERIALS SCHEDULE

<table>
<thead>
<tr>
<th>Pipe Size</th>
<th>Pipe Material</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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