

S. WASHINGTON STREET US HWY. 87 S

SITE PLAN

This Lot is zoned C-2:

ACTUAL:		REQUIRED:	
• Lot Area	78,349 sf.	Min. Lot Area	5,000 sf.
• Lot Width	192.66 ft.	Min. Lot Width	50.0 ft.
• Building Heights -	As shown	Max. Building Height -	3 stories, 38 ft.
• Front Setback	206.5'	Min. Front Setback	15.0'
• Interior Side Setbacks	19.4' & 48.	Min. Interior Setbacks	0.0'
• Rear Setback	94.0'	Min. Rear Setback	0.0'
• Impervious Cover	44%	Max. Impervious Cover	80%
• Building Coverage	8562 sf. 11%	Max. Bldg. Cov., % of Lot	75%

• All exterior lighting shall be shielded and ordinance compliant.

Parking:

- Cantina: 1 space per 30 sf. of sitting area required.
 $1650 \text{ sf.} \div 30 = 55 \text{ spaces}$
- Lodge Hall: 1 space per 40 sf. of sitting area required.
 $2716 \text{ sf.} \div 40 = 68 \text{ spaces.}$
- Total Spaces Required: 123
Spaces Provided: Paved 70
Overflow on Grass 54
- Total Spaces Provided: 124

2.15.2020

PRELIMINARY DRAFT #1
NEW LODGE FOR VFW POST 7105 - FREDERICKSBURG

Notes:

HVAC Units to be located in attic spaces as indicated - sizing, routing and final location to be determined per HVAC Contractor subject to Owner & GC approval.

Set tops of windows @ 8'-0" AFF typical.

Typical ceiling height is 9' except where otherwise indicated.

Weld-up Steel Building to be by others.

All Exterior framed walls to be 2x6 @ 24" O.C. typical.

All Interior framed walls to be 2x6 @ 16" O.C. typical.

All exterior walls to be sheathed with MUDER "Zip System" per manufacturer's specifications and insulated with full depth, long fiber fiberglass, blown-in batts.

Closed-cell sprayed foam insulation to be installed at underside of roof decking. Minimum 6" thickness.

Under-side surface of sprayed foam to be coated with an Intumescent Thermal and Ignition Barrier per the manufacturer's specifications for compliance with all applicable codes.

"DC315 Thermal Barrier Paint for Spray Foam", Dark Grey, as manufactured by RDR Technologies - rdrotechnologies.com

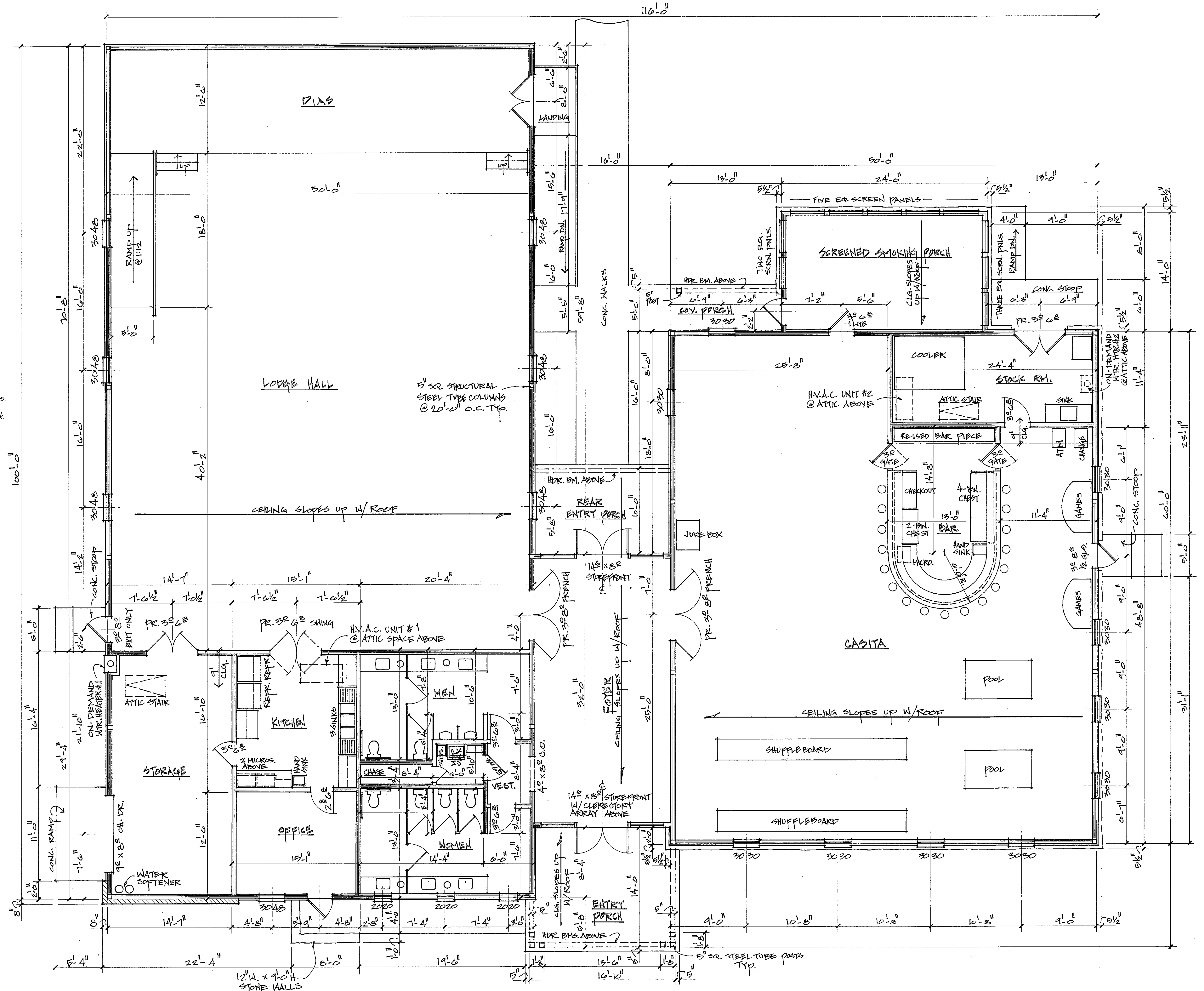
Apply Flat Black latex paint as required to cover at sloped ceilings.

All over-head surfaces at sloped ceilings to be painted Flat Black.

Consult with owner about individual room finishes.

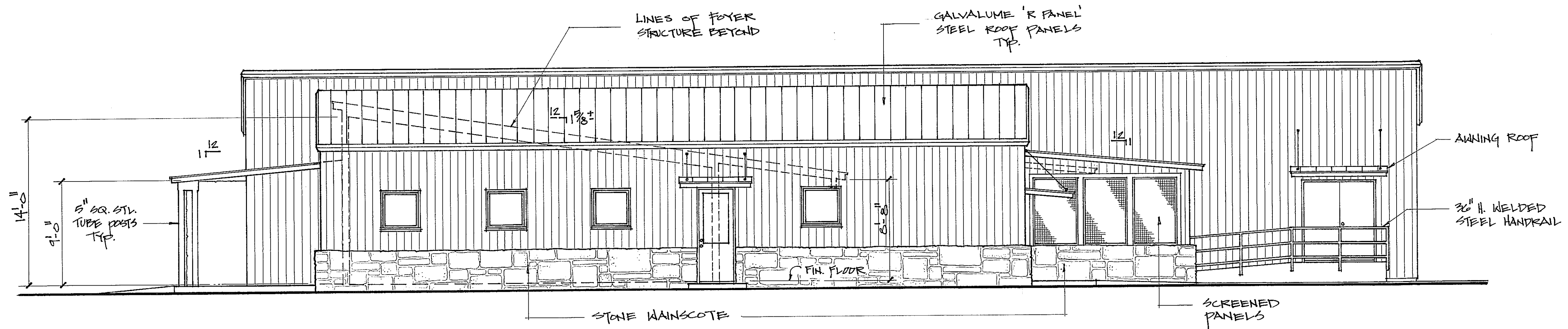
Appx. Areas:

Heated & Cooled:	
Lodge Hall Structure	5000 sf.
Foyer	512
Cantina	3000
Total	8512
Screened Smoking Porch	336
Covered Porches	268
Total Under Roof	5240



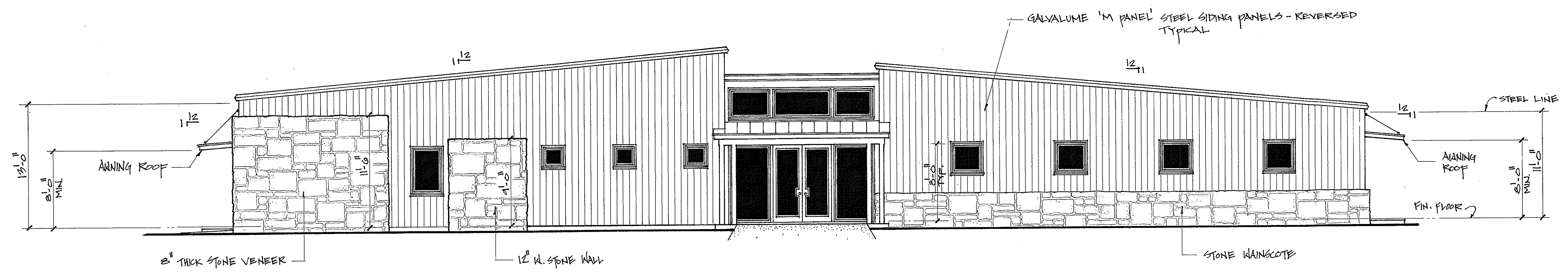
FLOOR PLAN

3/16=1'-0"



RIGHT SIDE (NORTH) ELEVATION

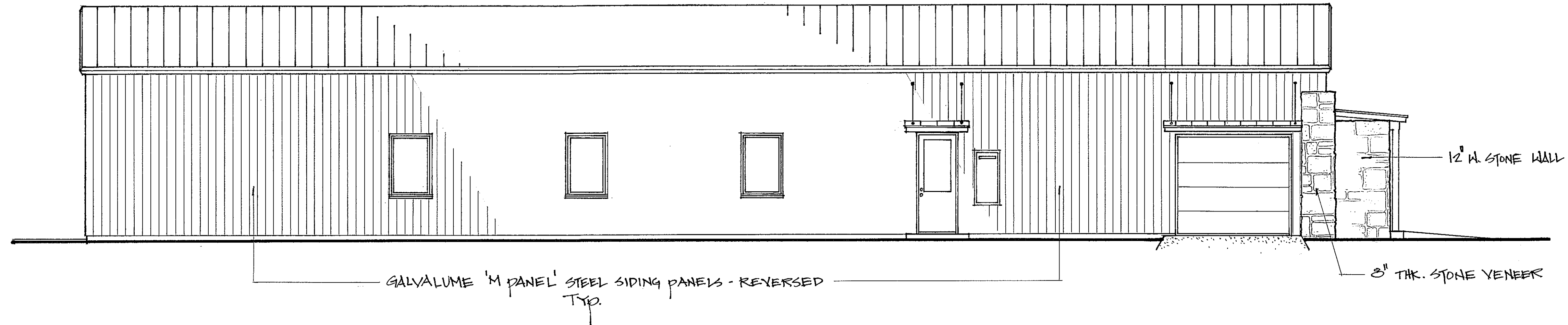
3/16" = 1'-0"



FRONT (EAST) ELEVATION

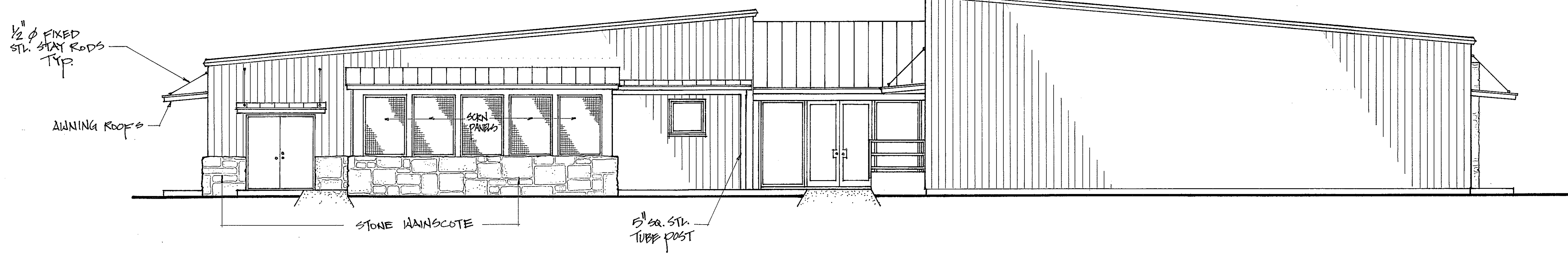
3/16" = 1'-0"

PRELIMINARY DRAFT #2
 NEW LODGE FOR VFW POST 7109 - FREDERICKSBURG, TEXAS



LEFT SIDE (SOUTH) ELEVATION

3/16" = 1'-0"



REAR (WEST) ELEVATION

3/16" = 1'-0"

PRELIMINARY DRAFT #2
 NEW LODGE FOR VFW POST 7105 - FREDERICKSBURG, TX

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2.15.2020