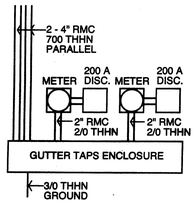
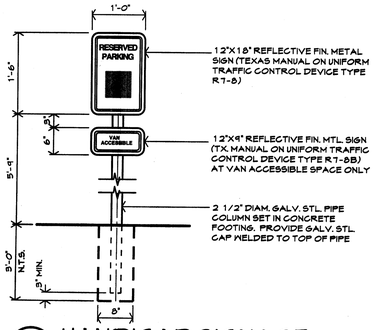
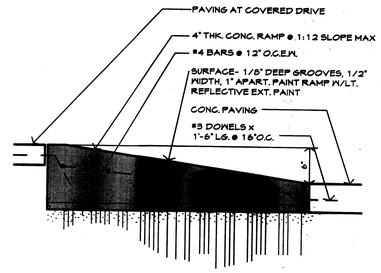


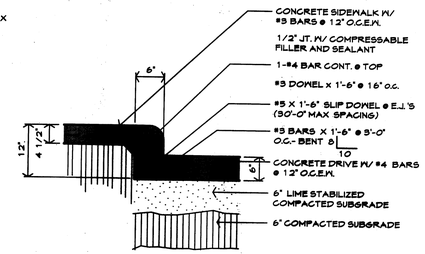
OFFICE/WAREHOUSE ELECT. SERVICE DIAGRAM



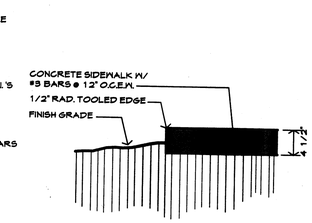
6 HANDICAP SIGNAGE
3/4" = 1'-0"



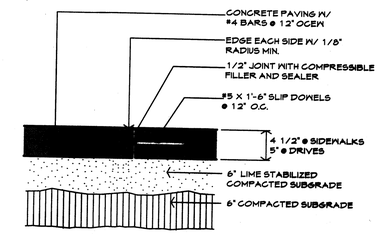
5 SIDEWALK H.C. RAMP
1"= 1'-0"



4 CURB @ SIDEWALK
1"= 1'-0"



3 SIDEWALK EDGE
1"= 1'-0"



2 EXPANSION JOINT
1"= 1'-0"

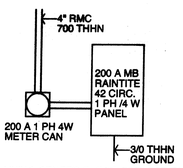
OFFICE/WAREHOUSE CONNECTED LOAD CALCULATIONS

40,000 VA (1) HVAC, 4 TONS W/ 40 KW HEAT
8,750 VA (2) LIGHTING - RETAIL, 2,000 S.F. x 3.5 VA PSF = 7,000 x 1.25 = 8,750
3,000 VA (2) LIGHTING - WAREHOUSE, 2,400 SF x 1 VA PSF = 2,400 x 1.25 = 3,000
938 VA (2) LIGHTING - EXTERIOR, 3 - 250 W HID WALL PACKS - 750 x 1.25 = 938
1,125 VA (2) LIGHTING - EXTERIOR, 4 - 100 W SOFFIT LIGHTS = 400 x 1.25 = 1,125
4,000 VA (2) RECEPTACLES, 20 x 180 VA EACH = 4,000
3,750 VA (4) EXTERIOR SIGNS, 2 @ 1,500 VA EACH - 3,000 x 1.25 = 3,750

66,563 / 1000 = 66.56 KVA

66,563 VA / (208 x 1.73) = 185 AMPS ON 120/208 V, 3 PH, 4 W

USE 250 AMP SERVICE



TRAINING CENTER ELECT. SERVICE DIAGRAM

TRAINING CENTER CONNECTED LOAD CALCULATIONS

60,000 VA (1) HVAC, 12 TONS W/ 60 KW HEAT
15,750 VA (2) LIGHTING - 3,600 S.F. x 3.5 VA PSF = 12,600 x 1.25 = 15,750
625 VA (2) LIGHTING - EXTERIOR, 2 - 250 W HID WALL PACKS = 500 x 1.25 = 625
1,500 VA (2) LIGHTING - EXTERIOR, 12 - 100 W SOFFIT LIGHTS = 1,200 x 1.25 = 1,500
18,000 VA (9) RECEPTACLES, 100 x 180 VA EACH = 18,000
3,750 VA (4) EXTERIOR SIGNS, 2 @ 1,500 VA EACH - 3,000 x 1.25 = 3,750

99,625 / 1000 = 99.63 KVA

99,625 VA / (208 x 1.73) = 277 AMPS ON 120/208 V, 3 PH, 4 W

USE 400 AMP SERVICE

OWNER INFORMATION

KEITH CLEMENTS
201 WELLBORN ROAD
COLLEGE STATION, TEXAS 77840
979-696-4464

SITE INFORMATION

LOT 1, BLOCK 2
ALLEN RIDGE SUBDIVISION, PHASE 3
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS
ZONING: C-2

AREA ANALYSIS

BUILDING AREA: 3,600 Sq ft
SITE AREA: 28,101 Sq ft, 0.65 Acres
DEVELOPED AREA: 12,195 Sq ft (43%)

PARKING ANALYSIS

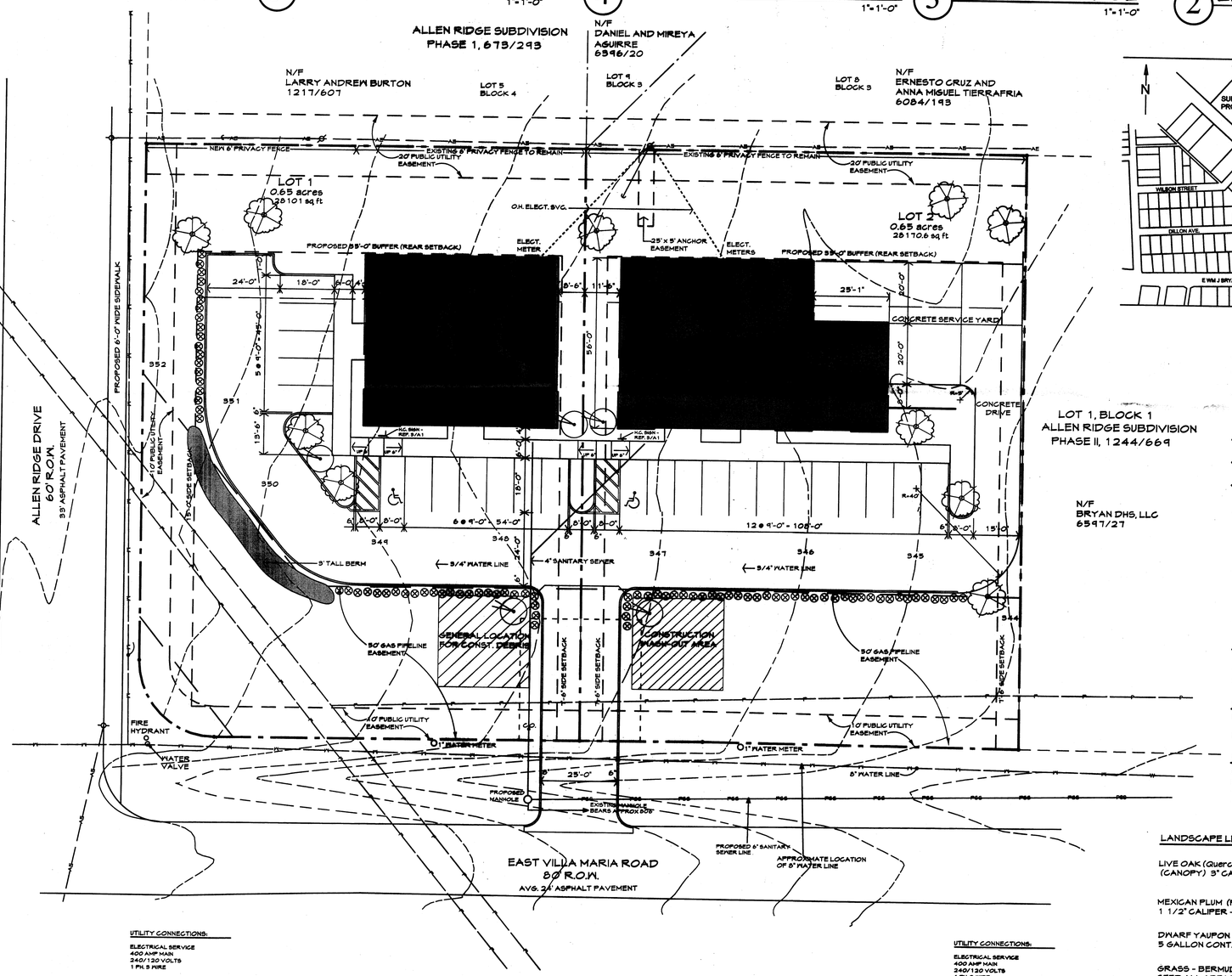
REQUIRED: 3,600 s.f. office @ 1/300 = 12 spaces
PROVIDED: 12 spaces (incl. 1 handicap space)

LANDSCAPE ANALYSIS

DEVELOPED AREA: 12,195 s.f. x .15 = 1829.25
BUFFER REDUCTION: 1801.57 s.f. = 1801.57
TOTAL LANDSCAPE REQUIRED: 3630.62
TOTAL LANDSCAPE PROVIDED: 3630.62

LANDSCAPE LEGEND:

LIVE OAK (Quercus virginiana) (CANOPY) 3" CALIPER - CONTAINER	4 -	X 350	= 1400
MEXICAN PLUM (Prunus mexicana) 1 1/2" CALIPER - B & B	3 -	X 150	= 450
DWARF YAUPON (Ilex vomitoria 'Nana') 5 GALLON CONTAINER	45 -	X 10	= 450
GRASS - BERMUDA & RYEGRASS MIX SEED ALL AREAS DISTURBED DURING CONSTRUCTION	15,906 s.f. -	X .10	= 1590
			3890



1 SITE DEVELOPMENT PLAN
1" = 20'-0"

UTILITY CONNECTIONS:

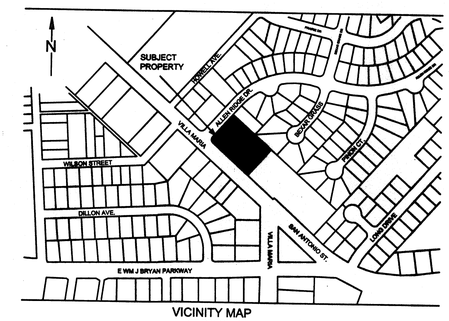
ELECTRICAL SERVICE
400 AMP MAIN
240/120 VOLTS
1 PH, 3 WIRE

4" SANITARY SEWER

1" WATER METER
3/4" METER (IRRIGATION)
1 1/2" WATER LINE TO BLDG.

2" EMPTY CONDUIT FOR TELEPHONE

2" EMPTY CONDUIT FOR CABLE



VICINITY MAP
NOT TO SCALE

GENERAL SITE NOTES

* THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOODPLAIN
* CONSTRUCTION ACCESS ROAD NOT REQUIRED, PERMANENT ACCESS AND PARKING AREA TO BE USED FOR CONSTRUCTION.
* THE CONTRACTOR IS 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 OCCURANCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
* EXISTING CONTOURS BASED ON PRELIMINARY PLAT PREPARED BY KERR SURVEYING, PROJECT NO. 06-810, DATED 02/09/07
* DISPOSAL OF SOLID WASTE TO BE ACCOMPLISHED BY CURBSIDE PICK-UP OF 90 GALLON CONTAINERS.
* ALL TREES, SHRUBS AND GRASS ARE WITHIN 150' OF HOSE BIBS (H.B.)

OWNER INFORMATION

ANGEL CACHO-NEGRETE
1861 BRIARCREST DRIVE
BRYAN, TEXAS 77802
979-774-4571

SITE INFORMATION

LOT 2, BLOCK 2
ALLEN RIDGE SUBDIVISION, PHASE 3
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS
ZONING: C-2

AREA ANALYSIS

BUILDING AREA: 4,400 Sq ft
SITE AREA: 28,170 Sq ft, 0.65 Acres
DEVELOPED AREA: 15,640 Sq ft (55.5%)

PARKING ANALYSIS

REQUIRED: 2000 s.f. retail @ 1/250 = 8 spaces
2,400 s.f. warehouse @ 1/600 = 4 spaces
PROVIDED: 12 spaces (incl. 1 handicap space)

LANDSCAPE ANALYSIS

DEVELOPED AREA: 14,505 s.f. x .15 = 2175.75
BUFFER REDUCTION: 1450 s.f. = 1444.14
TOTAL LANDSCAPE REQUIRED: 4125.75
TOTAL LANDSCAPE PROVIDED: 4150.00

LANDSCAPE LEGEND:

LIVE OAK (Quercus virginiana) (CANOPY) 3" CALIPER - CONTAINER	6 -	X 350	= 2100
MEXICAN PLUM (Prunus mexicana) 1 1/2" CALIPER - B & B	2 -	X 150	= 300
DWARF YAUPON (Ilex vomitoria 'Nana') 5 GALLON CONTAINER	40 -	X 10	= 400
GRASS - BERMUDA & RYEGRASS MIX SEED ALL AREAS DISTURBED DURING CONSTRUCTION	15,500 s.f. -	X .10	= 1550
			4150

UTILITY CONNECTIONS:

ELECTRICAL SERVICE
400 AMP MAIN
240/120 VOLTS
1 PH, 3 WIRE

4" SANITARY SEWER

3/4" WATER METER
3/4" METER (IRRIGATION)
1" WATER LINE TO BLDG.

2" EMPTY CONDUIT FOR TELEPHONE

2" EMPTY CONDUIT FOR CABLE

Received
SEP 26 2007
Development & Engineering Services

REGISTERED ARCHITECT
CHAD GRAUKE
919079
STATE OF TEXAS
EXPIRATION DATE: 10/31/07

Chad Grauke
Architect
4323 Wellborn Road * Bryan, Texas 77801 * (979) 260-2029

NEW BUILDINGS FOR
KITCHEN DESIGNS / EQUITY REAL ESTATE
BRYAN TEXAS

DATE SEPT. 2007

A 1