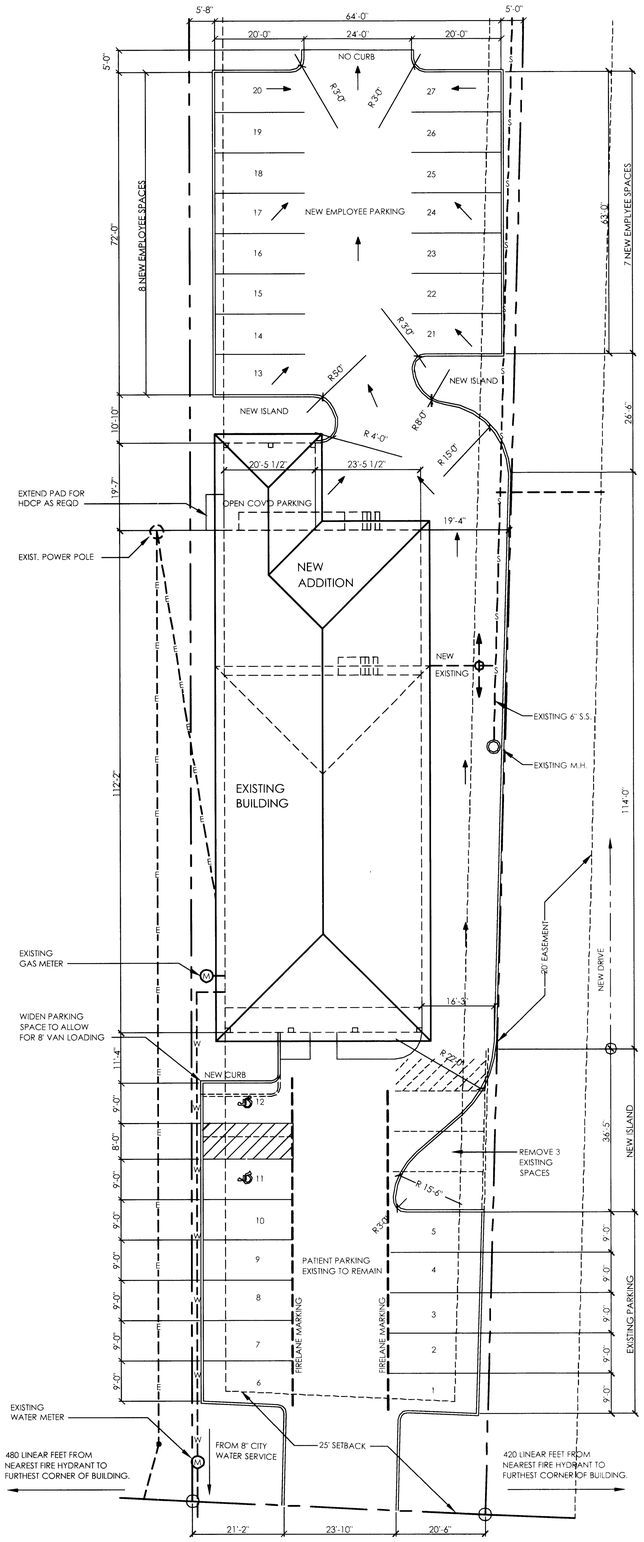
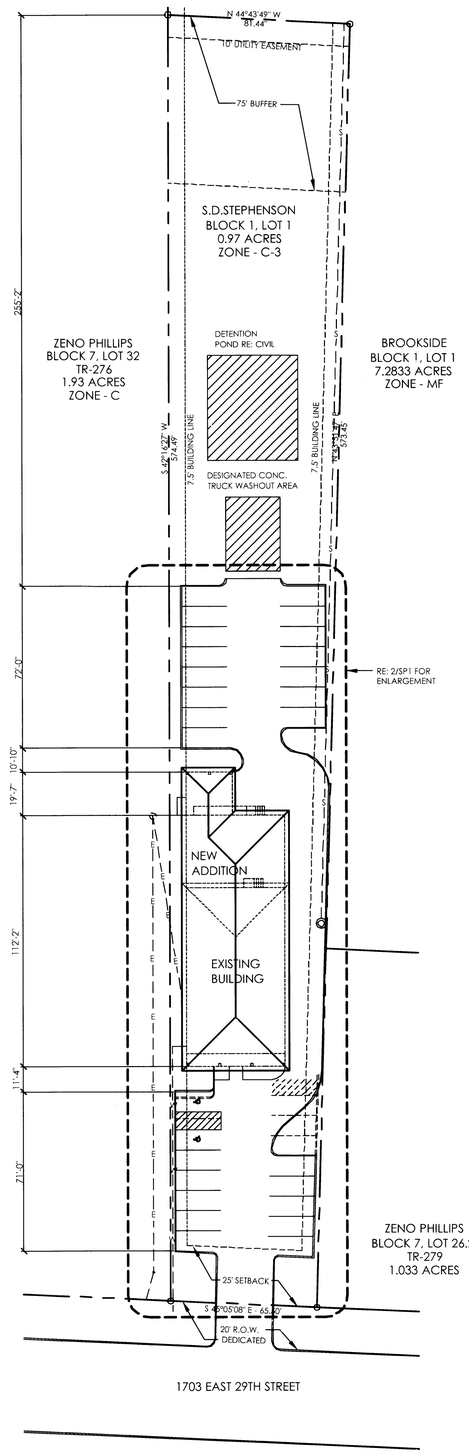


2 SITE PLAN (ENLARGED)
SCALE: 1/16"=1'-0"



1 SITE PLAN
SCALE: 1/32"=1'-0"

1703 EAST 29TH STREET

GENERAL INFORMATION

LOCATION:	OWNER:	CONTACT:
S.D.STEPHENSON BLOCK 1, LOT 1	DR. CHERIAN 1703 EAST 29TH ST. BRYAN, TX	LISA KETCHUM OFFICE: 779-4796 MOBILE: 229-7032

ZONING: C-3

AREA TABULATIONS

EXISTING FLOOR AREA (HEATED)	3241
NEW FLOOR AREA (HEATED)	1302
TOTAL PROPOSED FLOOR AREA (HEATED)	4543

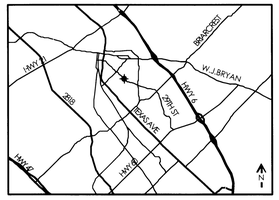
PARKING ANALYSIS

EXISTING CLINIC 3241 SQ. FT.:
NEW ADDITION 1302 SQ. FT.:
TOTAL AREA 4543 SQ. FT.: 1 SPACE / 200 SQ. FT. = 22.72

TOTAL NUMBER OF PARKING SPACES REQUIRED: 23
TOTAL NUMBER OF PROVIDED PARKING SPACES: 27
THEREFORE: THE PARKING REQUIREMENTS ARE SATISFIED

GENERAL NOTES:

1. THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOODPLAIN ACCORDING TO F.I.R.M. MAP NO. 48041C0133 C EFFECTIVE DATE 07/02/1992.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT & PROPER DISPOSAL OF ALL LIQUID & SOLID WASTE ASSOCIATED W/ THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
3. WASTE WATER GENERATED FROM THIS SITE WILL BE NORMAL DOMESTIC WASTE WATER ONLY.
4. ANY ACCESSIBLE ROUTE SHALL HAVE A SLOPE NO GRATER THAN 1:20 WITH A CROSS SLOPE NO GREATER THAN 1:50.
5. THERE SHALL BE NO GRATING ALONG HANDICAP ACCESSIBLE POUTE.
6. PROVIDE MIN. VERTICLE CLEARANCE OF 114" @ ACCESSIBLE PASSENGER LOADING ZONES & PROVIDE MIN. VERTICLE CLEARANCE OF 96" @ THE PARKING SPACE ALONG VEHICLE ACCESS ROUTE FROM SITE ENTRANCE TO SITE EXITS.
7. ACCESSIBLE ROUTES SHALL NOT HAVE LEVEL CHANGES MORE THAN 1/2" OTHER THAN THOSE PROVIDED BY A RAMP.
8. SURFACE SLOPES @ HANDICAP PARKING & ACCESS ISLE SHALL NOT EXCEEDE 1:50 IN ANY DIRECTION.
9. RAMP SURFACES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS OR GROOVES EXTENDING THE FULL WIDTH & DEPTH OF THE OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
10. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
11. A 12-FOOT VARIANCE TO THE MINIMUM 25-FOOT WIDTH REQUIREMENT FOR TWO-WAY TRAFFIC ON THIS PROPERTY WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON OCTOBER 16, 1997.
12. SOLID WASTE TO BE HANDLED WITH CONTAINERS. (NO DUMPSTER)
13. PAST USE OF SITE IS AS A MEDICAL CLINIC AND FUTURE USE WILL REMAIN AS A MEDICAL CLINIC.
14. THIS SITE DOES PROVIDE X-RAY SERVICES, AND CONDUCTS CHEMICAL DEVELOPMENT OF X-RAYS. THIS SITE WILL NOT WILL NOT MAINTAIN A SILVER RECOVERY SYSTEM ON SITE.
15. THIS IS A SINGLE LEVEL BUILDING. THE ADDITION MAINTAINS THE SAME ROOF LINE AS EXISTING, APPROX. 19'-6" FROM FIN. FLR. TO TOP OF ROOF.
16. THIS SITE IS REQUIRED TO PROVIDE CONTAINMENT OF WASTE PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL OFF BOXES OR METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTORS.



VICINITY MAP
NTS

DRAWING INDEX

SP1	SITE PLANS
SP2	SITE PLAN DETAILS
SP3	LANDSCAPE PLAN
A1	EXIST/NEW FLOOR PLANS
A2	ELEVATIONS AND ROOF PLANS
MEP1	ELECTRICAL POWER AND LIGHTING PLANS
MEP2	PLUMBING AND MECHANICAL PLANS

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REVISIONS	

DATE	11/03/2008
DRAWN	RMC
CHECKED	NW

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THESE PLANS HAVE BEEN PREPARED FOR CONSTRUCTION FOR ONE HOUSE ON ONE LOT. FURTHER REPRODUCTION & DISTRIBUTION IS STRICTLY PROHIBITED.
THESE PLANS HAVE BEEN PREPARED AS A LIMITED SET FOR A PROFESSIONAL CONTRACTOR. NOT ALL INFORMATION REQUIRED TO CONSTRUCT THIS PROJECT IS GIVEN. ENGINEERING AND SURVEYING SHALL BE PROVIDED & COORDINATED BY OTHERS.

NATHAN WINCHESTER DESIGNS
201A NORTH MAIN, BRYAN, TEXAS 77803
(979)823-4039

TEXAS MEDICAL CLINIC
1703 EAST 29TH STREET
BRYAN, TX

JOB NO.:	TX MEDICAL CLINIC
NAME:	AS NOTED
SCALE:	1/32" = 1'-0"

SHEET
SP1
1 OF 3

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