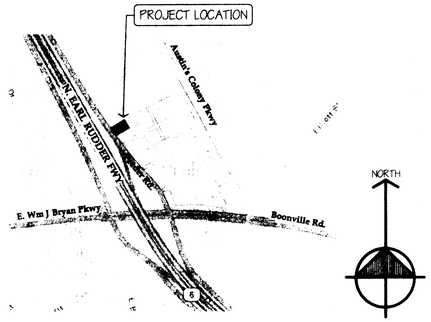


VICINITY MAP

N.T.S. (20)

PARKING ANALYSIS:
REQUIRED PARKING (1.25 PER 100 SQ. FT.)
PER LAND AND SITE DEVELOPMENT ORDINANCE, CHAPTER 62-297(.) (2) (C) (2)

TOTAL SPACES REQUIRED (49.9 SF x 1.25)	63 SPACES
TOTAL SPACES PROVIDED (INCLUDING 3 HANDICAP)	74 SPACES
EXISTING	32 SPACES
NEW (INCLUDING 14 SPACES IN THE ACCESS EASEMENT)	42 SPACES

LEGAL DESCRIPTION:
LOT 4, BLOCK 1
PREMIERE SUBDIVISION,
1.00 ACRES
JOTH AUSTIN, LEAGUE A-2
BRYAN, BRAZOS COUNTY, TEXAS

SITE IS NOT WITHIN 100 YR. FLOOD PLAIN - MAP NUMBER #: 48041C0134 C, JULY 2, 1992

PARKING ANALYSIS

N.T.S. (19)

OWNER:	BRYDENPEAR PREMIERE L.P., GARY MOORE 109 WEST FOURTH ST., BIG SPRING, TEXAS 79720
CONTACT:	PATTERSON ARCHITECTS, (979) 775-6036 701 SOUTH TEXAS AVENUE, BRYAN, TEXAS 77803
BUILDING ADDRESS:	TONY ROMA'S EARL RUDDER FRWY. BRYAN, TEXAS
BUILDING AREAS ENCLOSED HEATED TOTAL	 4,990 SF GROSS 5,432 SF GROSS
OCCUPANCY CLASSIFICATION IBC 2006 (303)	ASSEMBLY GROUP "A"
ZONED	A-2 RESTAURANTS
OCCUPANCY MAX. OCCUPANCY LOAD	200 PEOPLE
KITCHEN: 1600/200 DINING AREA: 2568/15 TOTAL	8 172 180
CONSTRUCTION TYPE IBC (TABLE 503)	TYPE V (COMBUSTIBLE EXT. & INT.)
FIRE SPRINKLER FIRE SEPARATION FIRE ALARM	NONE NONE NONE
FRONTAGE ROAD CLASSIFICATION	MINOR COLLECTOR

PROJECT DATA

N.T.S. (18)

1) THE CONTRACTOR SHALL BE 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 OCCURRENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE.
2) CONSTRUCTION WASTE HANDLE BY THE WASH OUT AREA INDICATED AT THE SITE PLAN
3) RESIDENTIAL ROLL OFF CONTAINER WILL BE USED FOR SOLID WASTE
4) NO TEMPORARY ACCESS WILL BE USED FOR VEHICLES DURING CONSTRUCTION
5) NO PROPOSED SIGNAGE WILL BE DONE
6) DEMOLITION/CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
7) NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN PER FIRM PANEL #48041C0215E.
8) DUMPSTERS ON 8" THICK CONCRETE PAD WITH #5 BARS @ 12" O.C.E.W. PAD EXTENDS 10' IN FRONT OF CONTAINMENT AREA.
9) DUMPSTERS ENCLOSED WITH 6' WOODEN FENCE ON THREE SIDES.

GENERAL NOTES

N.T.S. (17)

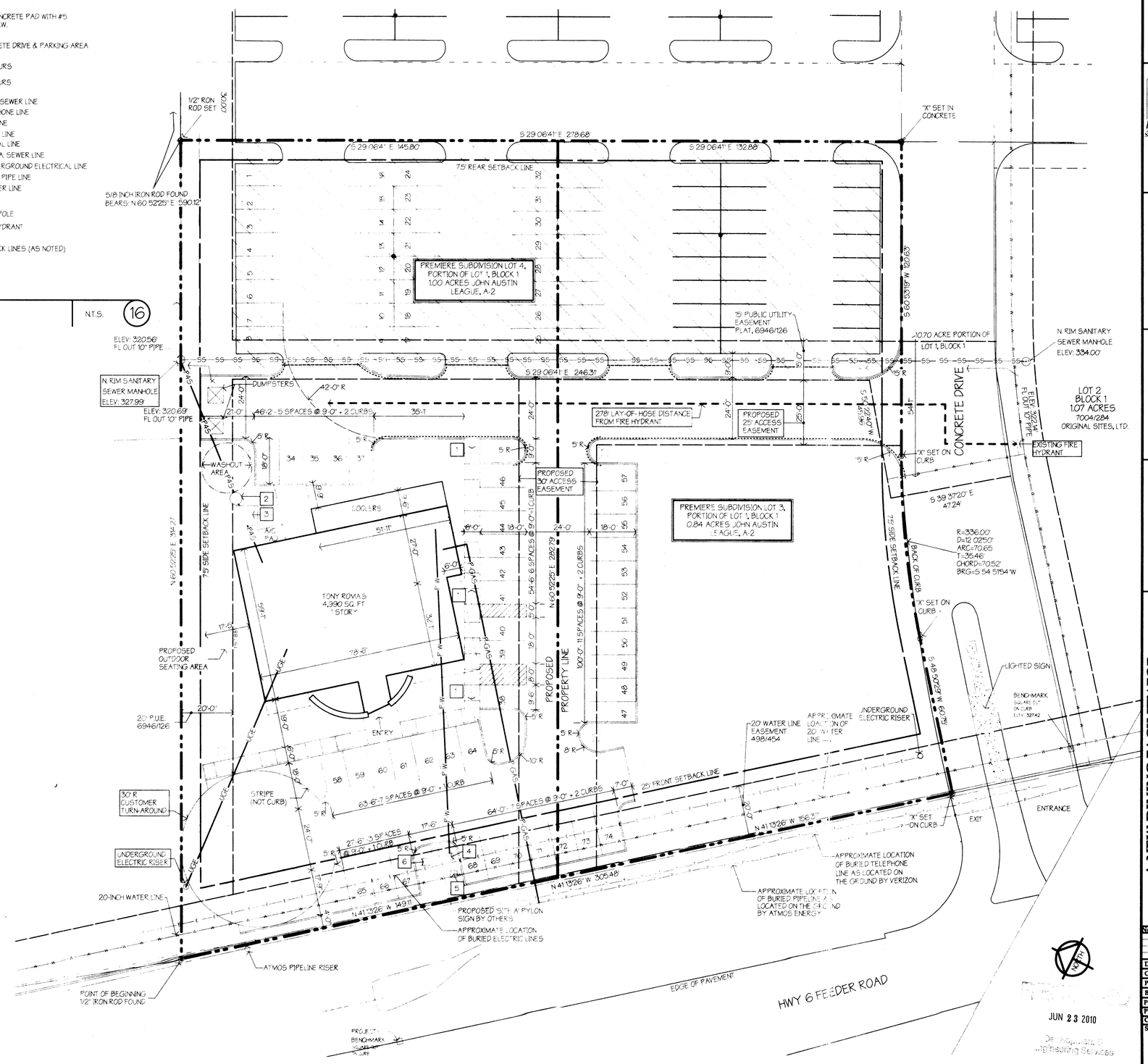
NEW CONCRETE SIDEWALK
SCORED JOINTS - EVENLY SPACED @ 5'-0" MAX.
EXPANSION JOINTS @ 30'-0" o.c. MAX.
NEW CONCRETE
NEW 8" THICK CONCRETE PAD WITH #5 BARS @ 12" O.C.E.W.
EXISTING CONCRETE DRIVE & PARKING AREA
EXISTING CONTOURS
FINISHED CONTOURS
EXISTING 8" DIA. SEWER LINE
EXISTING TELEPHONE LINE
EXISTING GAS LINE
EXISTING WATER LINE
EXIST. ELECTRICAL LINE
PROPOSED 4" DIA. SEWER LINE
PROPOSED UNDERGROUND ELECTRICAL LINE
PROPOSED GAS PIPE LINE
PROPOSED WATER LINE
NEW LIGHT POLE
EXISTING LIGHT POLE
EXISTING FIRE HYDRANT
PROPERTY LINE
P.U.E. OR SETBACK LINES (AS NOTED)
FIRE LANES

SITE PLAN LEGEND

N.T.S. (16)

KEY NOTE

1. CURB RAMPS
2. SAMPLE PORT, MIN. 15" INNER DIAMETER
3. GREASE TAP, 2500 GALLONS
4. PROPOSED 2" WATER METER FOR DOMESTIC SERVICE
5. WATER SERVICE TAP
6. PROPOSED WATER METER FOR IRRIGATION



SITE PLAN

1"=20' (1)

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CIVIL AND SURVEY

FRED A. PATTERSON
REGISTRATION NUMBER: 10389

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A NEW DINING FACILITY FOR
TONY ROMA'S
RIBS · SEAFOOD · STEAKS
EARL RUDDER FRWY. BRYAN, TEXAS

No:	Date:	Issue Notes:

Drawn By:
Checked By:
Patterson Project No.: 2938
Building Inventory No.:
Project No.:
Plot Date: 6/22/10
CAD File: A1.1 Site Plan-R 2938.dwg
Sheet Title: SITE PLAN

Sheet A1.1 of 2