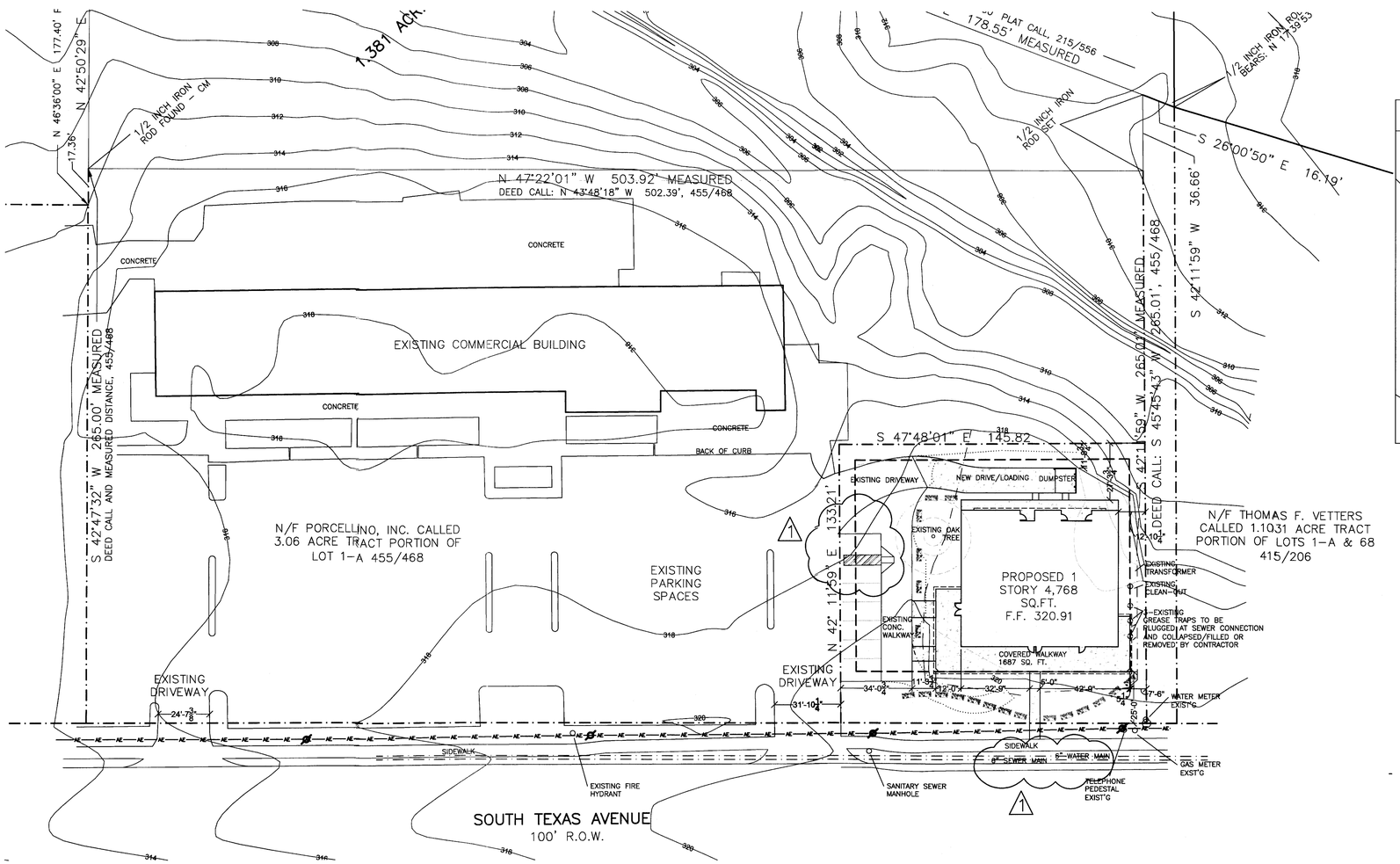

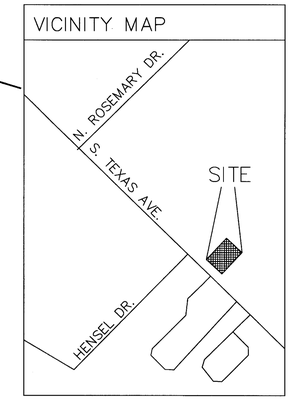

N 1 **OVERALL SITE PLAN**
SCALE: 1:30

PROJECT ADDRESS
PARK CENTRAL
4403 S. TEXAS AVE.
BRYAN, TEXAS 77802

LEGAL DESCRIPTION:

.45 ACRE TRACT PORTION OF LOT 1-A
BEVERLEY ESTATES VOLUME 215, PAGE 556
BRYAN, BRAZOS COUNTY, TEXAS:

OWNER ::
PORCILLINO, INC.
2800 S. TEXAS AVE.
BRYAN, TX 77802
STE 401
AGENT: JOHN SCHMID
(512)970-7046

ARCHITECT:
SPRING ARCHITECTS, INC.
JON SALINAS, AIA
2003 S. LAMAR BLVD.
STE 9
AUSTIN, TX 78704
(512)900-4425

CONTRACTOR:
STRUCTURA INC.
BO STEWART
9233 WATERFORD CENTRE BLVD.
STE 100
AUSTIN, TX
(512) 808-6442

GENERAL NOTES:

-ALL SIGNAGE WILL BE PERMITTED SEPARATELY

-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.

-DEMOLITION/CONSRUCTION 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 CONTRACTORS ONLY

-IRRIGATION SYSTEM POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY AND INSTALLED AS PER CITY ORDINANCE

-FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY TESTABLE DOUBLE CHECK VALVE ASSEMBLY AND INSTALL AS PER CITY ORDINANCE

-POTABLE WATER PROTECTION-ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.

APPLICABLE CODES:

2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL FIRE CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL FUEL GAS CODE
2009 INTERNATIONAL PLUMBING CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2011 NATIONAL ELECTRIC CODE

1

PROJECT DATA:

ZONING:
C-2

USE:
TYPE M - RETAIL SERVICES (SHELL)
(TO BE DETERMINED WITH TENANT FINISH-OUT)

OCCUPANT LOAD:
TO BE DETERMINED WITH TENANT FINISH-OUT

AREA
HVAC 4768 SQ. FT.
COVERED WALKWAY 1687 SQ. FT

TYPE VB NON-SPRINKLED CONSTRUCTION

PROJECT CALCULATIONS:

SITE SQ. FTG. 19505 SQ. FT.

EXISTING IMPERVIOUS COVERAGE
WALKWAY: 2262 SQ.FT.
PARKING: 1374 SQ.FT.
DRIVEWAY: 750 SQ.FT.
TOTAL: 4386 SQ.FT.

PROPOSED IMPERVIOUS COVERAGE
WALKWAY: 3720 SQ. FT.
PARKING: 1374 SQ. FT.
DRIVE/LOADING: 1564 SQ. FT.
BLDG.: 4768 SQ. FT.
TOTAL: 11,426 SQ. FT.

TOTAL PROPOSED IMPERVIOUS COVERAGE: 58.6%

JUN 24 2014

SPRING ARCHITECTS
512.900.4425
2003 S. LAMAR, STE. 9
AUSTIN, TEXAS 78704

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REGISTERED ARCHITECT JON SALINAS 22773 STATE OF TEXAS

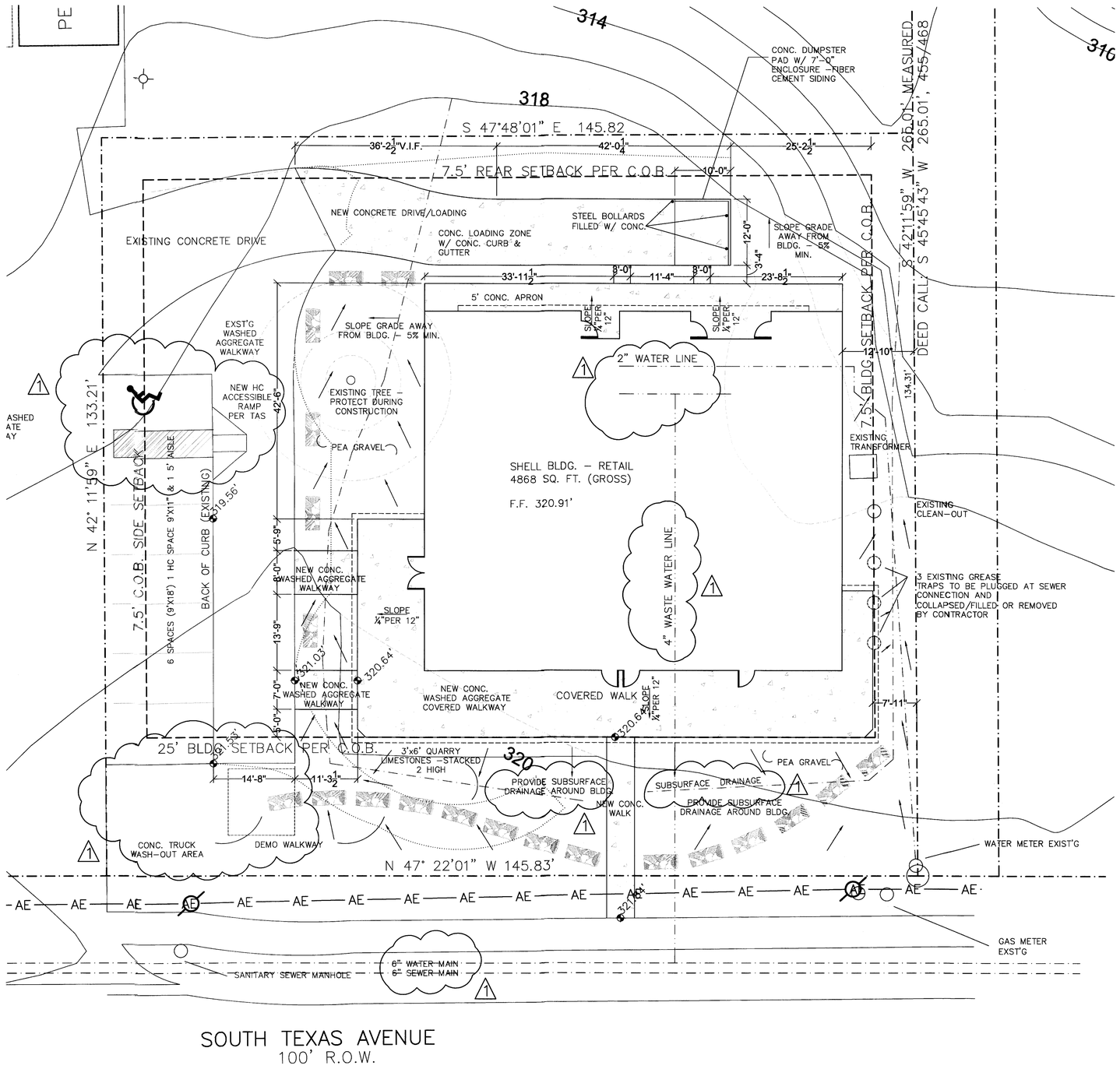
6.23.2014

DRAWN BY: JS
CHECKED BY: JS
PROJECT #: 14-122

PARK CENTRAL SHELL RETAIL BLDG.
4403 S. TEXAS AVE.
BRYAN TX 77802

REVISIONS
1 6.23.14

ISSUED FOR PERMIT T.B.D.
ISSUED FOR BID T.B.D.
ISSUED FOR CONSTRUCTION T.B.D.
DWG NAME
DATE 06/24/2014
DESCRIPTION ARCH SITE PLAN
SHEET A100



DRAINAGE NOTE:

CONTOURS SHOWN HEREON ARE A DIGITAL OVERLAY OF MAPS OBTAINED FROM THE CITY OF BRYAN.

THIS LOT DOES NOT LIE WITHIN THE 100 YR FLOODPLAIN ACCORDING TO THE F.I.R.M. FOR BRAZOS COUNTY, TX. MAP NUMBER 4801C0215F AND INCORPORATED AREAS EFFECTIVE APRIL 2, 2014

THE PROPOSED IMPROVEMENTS WILL NOT OBSTRUCT OR DIVERT STORMWATER ON ADJACENT PROPERTIES

PROVIDE SWALE AT 5% MIN. AND SUBSURFACE DRAINAGE AROUND PERIMETER OF BUILDING FOR DRAINAGE

JUN 25 2014

1 SITE PLAN
SCALE: 1:20

SPRING ARCHITECTS
512.900.4425
2003 S. LAMAR, STE. 9
AUSTIN, TEXAS 78704

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REGISTERED ARCHITECT JON A. SALINAS 22773 STATE OF TEXAS

6.23.2014

DRAWN BY: JS

CHECKED BY: JS

PROJECT #: 14-122

PARK CENTRAL SHELL RETAIL BLDG.

4403 S. TEXAS AVE.
BRYAN TX 77802

REVISIONS

1 6.23.14

ISSUED FOR PERMIT: T.B.D.

ISSUED FOR BID: T.B.D.

ISSUED FOR CONSTRUCTION: T.B.D.

DWG NAME

DATE: 06/24/2014

DESCRIPTION: ARCH SITE PLAN

SHEET: A101