

LANDSCAPING LEGEND

SYMBOL	SIZE	NAME & TYPE	QUANTITY	POINT VALUE	POINTS
	2.0" Caliper or greater	Willow Oak (Quercus phellos)	3	150	450

NOTES:
 1. ALL PLANTINGS ARE LOW WATER USAGE / DROUGHT TOLERANT AND NATIVE TO TEXAS.
 2. A DRIP SYSTEM WILL BE INSTALLED.

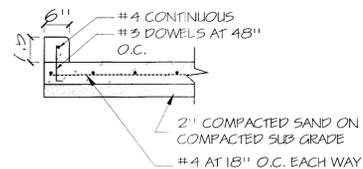
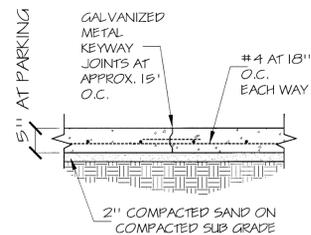
MINIMUM OFF-STREET PARKING

Personal Service Shop: 1,040 SQ.FT. / 250 = 4.16

TOTAL SPACES REQUIRED = 4.16
 TOTAL SPACES PROVIDED = 7

LANDSCAPING NOTES

SCALE: N.T.S. 04

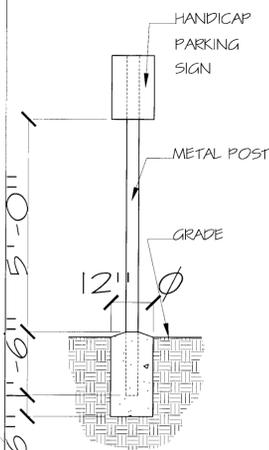
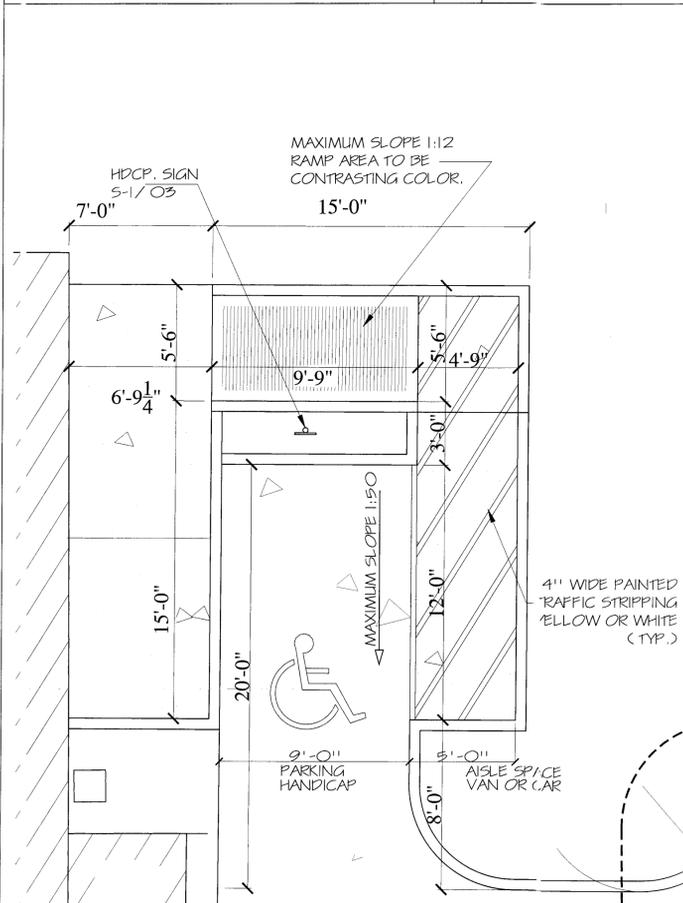


TYPICAL PAVING DETAIL

SCALE: N.T.S. 06

CURB DETAIL

SCALE: N.T.S. 05



H.D.C.P. PARKING SPACE

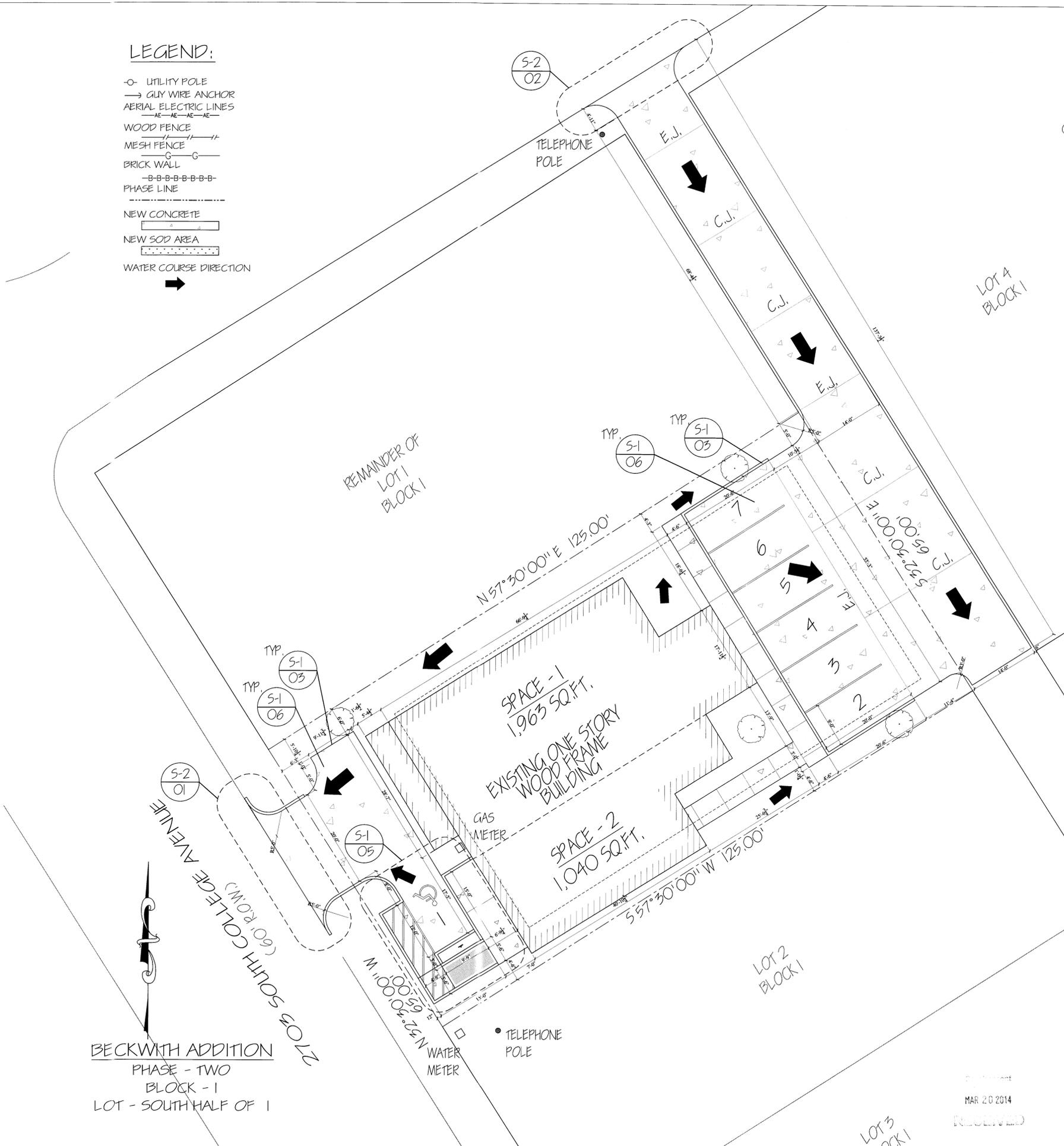
SCALE: 1/4" = 1'-0" 05

H.D.C.P. SIGN SCALE: N.T.S. 02

SITE PLAN

LEGEND:

- O- UTILITY POLE
- > GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- WOOD FENCE
- MESH FENCE
- BRICK WALL
- PHASE LINE
- NEW CONCRETE
- NEW SOD AREA
- WATER COURSE DIRECTION



**BECKWITH ADDITION
 PHASE - TWO
 BLOCK - 1
 LOT - SOUTH HALF OF 1**

RECEIVED
 MAR 20 2014

SCALE: 1" = 10'-0" 01

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 4500 Carter Creek Dr. #203
 Bryan, TX 77802
 www.raidesigns.com
R.A.I. DESIGNS, INC.
 JOB# 13-099
 PROJECT SITE INFO:
 2703 SOUTH COLLEGE AVENUE
 BRYAN, TEXAS
 RUDY & CONNIE LOPEZ
 12-30-13 CLIENT:
 KA-SITE
 SHEET: **S-1** OF TWO
 DATE: 03-17-14

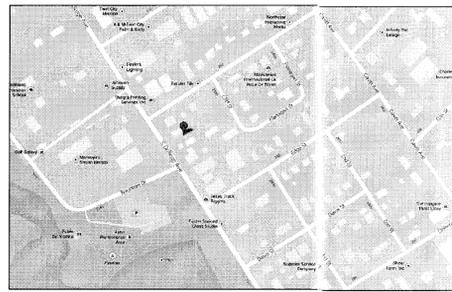
BUILDING CODE DATA

BUILDING CODE:	THE INTERNATIONAL BUILDING CODE (2009 EDITION) w/ ADOPTED AMENDMENTS
ACCESSIBILITY CODE:	TEXAS ACCESSIBILITY STANDARDS
PLUMBING CODE:	THE INTERNATIONAL PLUMBING CODE (2009 EDITION) w/ ADOPTED AMENDMENTS
MECHANICAL CODE:	THE INTERNATIONAL MECHANICAL CODE (2009 EDITION) w/ ADOPTED AMENDMENTS
ELECTRICAL CODE:	THE NATIONAL ELECTRICAL CODE (2005 EDITION) w/ ADOPTED AMENDMENTS
ENERGY CODE:	THE INTERNATIONAL ENERGY CONSERVATION CODE (2009 EDITION) w/ ADOPTED AMENDMENTS
FIRE PREVENTION CODE:	THE INTERNATIONAL FIRE PREVENTION CODE (2009 EDITION) w/ ADOPTED AMENDMENTS
TYPE OF CONSTRUCTION:	TYPES I & III
OCCUPANCY CLASSIFICATION:	BUSINESS GROUP "B"

PROJECT SITE INFORMATION

SITE ADDRESS: 2703 SOUTH COLLEGE
BRYAN, TEXAS

LEGAL INFO.: BECKWITH SUBDIVISION
1/2 OF LOT 1, BLOCK 1
BRAZOS COUNTY

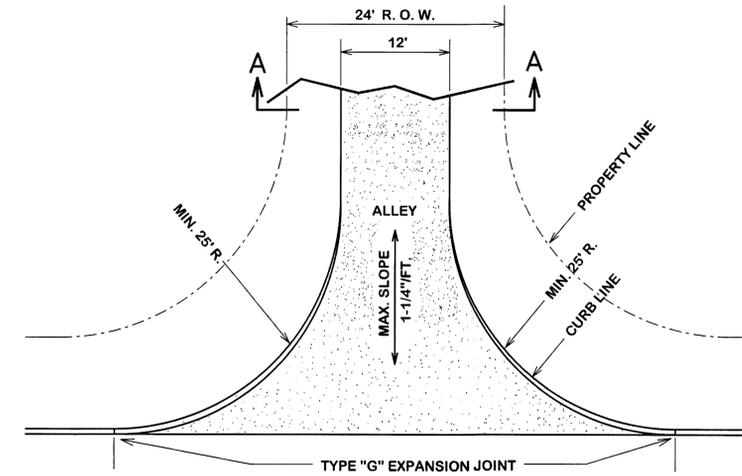
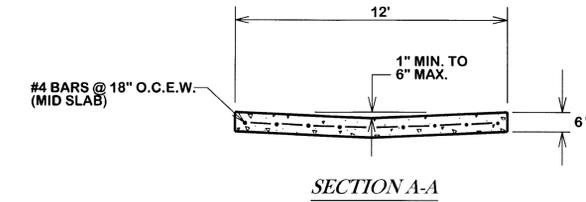


VICINITY MAP

SCALE: N.T.S.

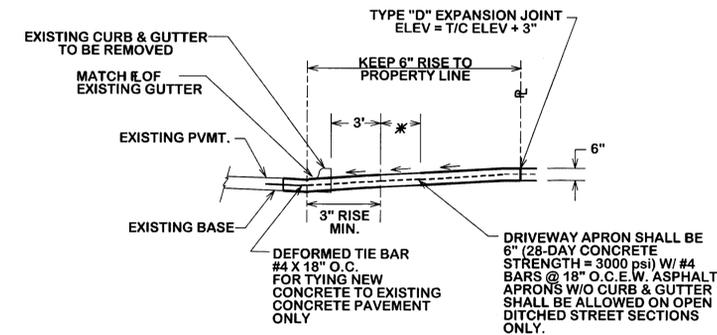
SITE PLAN GENERAL NOTES:

- ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
- EXTERIOR BUILDING AND SITE LIGHTING WILL MEET THE STANDARDS OF SECTION 7.10 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPAQUE HOUSING AND NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS. THE PARKING LOT SETBACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
- ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.
- THE BUILDING MATERIAL TYPE IS CONSIDERED "VB". BASED ON THIS MATERIAL TYPE AND SQUARE FOOTAGE (3,808sq.ft.), THE REQUIRED FIRE FLOW IS 1750 GPM, WHICH CAN BE PROVIDED FROM THE 3 ADJACENT FIRE HYDRANTS.
- DEVELOPER PROVIDES TEMPORARY BLANKET EASEMENT FOR CONSTRUCTION PURPOSES AND PROVIDES DESCRIPTIVE EASEMENTS FOR ELECTRIC INFRASTRUCTURE AS DESIGNED BY CSU FOR ELECTRIC LINES (WHERE APPLICABLE, INCLUDING STREET LIGHTS).
- DEVELOPER MAY BE RESPONSIBLE FOR LOCATING EASEMENTS ON SITE TO INSURE THAT ELECTRICAL INFRASTRUCTURE IS INSTALLED WITHIN EASEMENT BOUNDARIES.

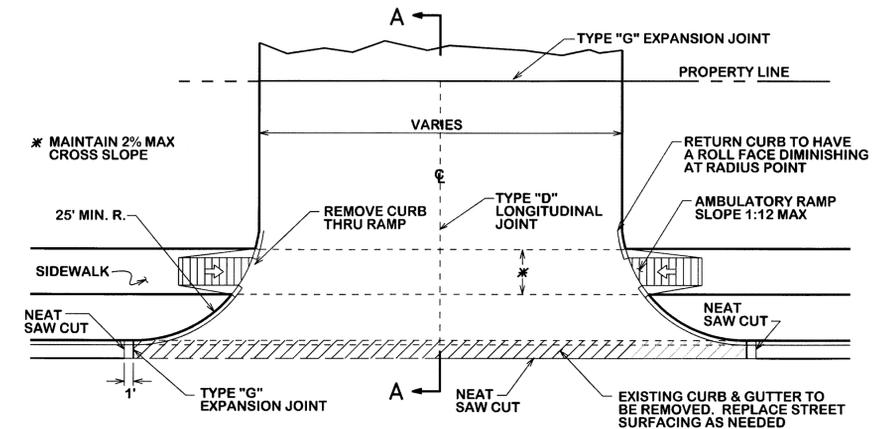


CITY STANDARD ALLEY DETAIL

SCALE: N.T.S. | 02



SECTION A-A



SCALE: N.T.S. | 03

CITY STANDARD COMMERCIAL DETAIL

SCALE: N.T.S. | 01

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