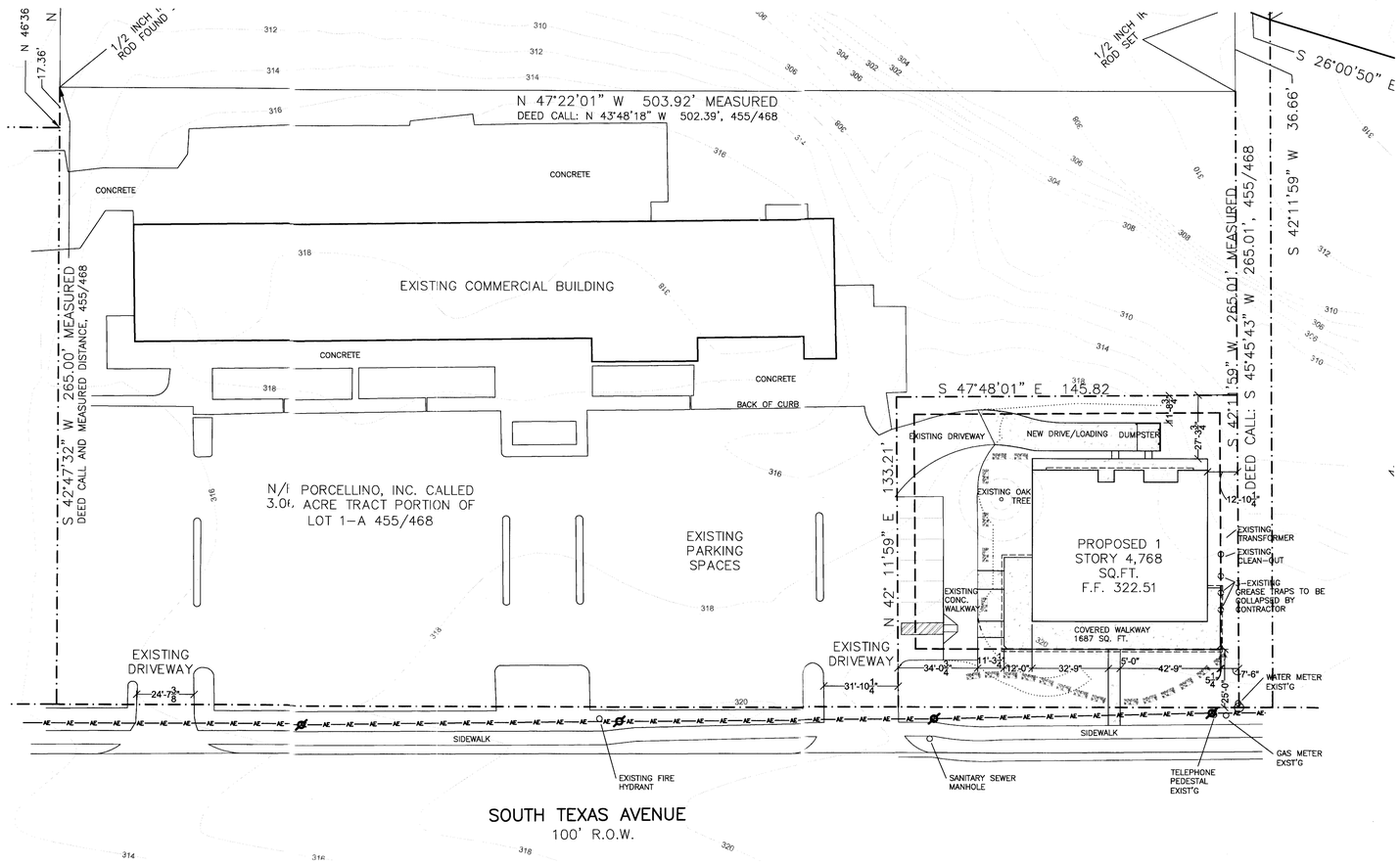
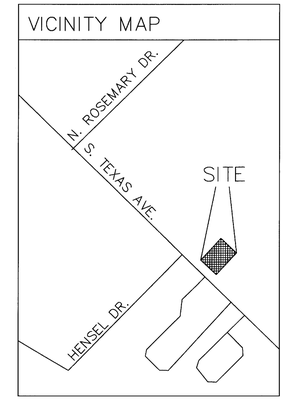


1 OVERALL SITE PLAN
SCALE: 1:30



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

DRAINAGE NOTE:

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

THIS SITE DOES NOT LIE WITHIN A FLOOD PLANE

EXISTING DRAINAGE PLANE TO REMAIN DUE TO NO INCREASE ON THE SIZE OF THE STRUCTURE PREVIOUSLY ON SITE.

PROVIDE SWALE AT 2% MIN. AROUND PERIMETER OF BUILDING FOR DRAINAGE

PROJECT DATA:

ZONING:
C-2

USE:
TYPE M - RETAIL SERVICES (SHELL)

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%

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

6.3.2014

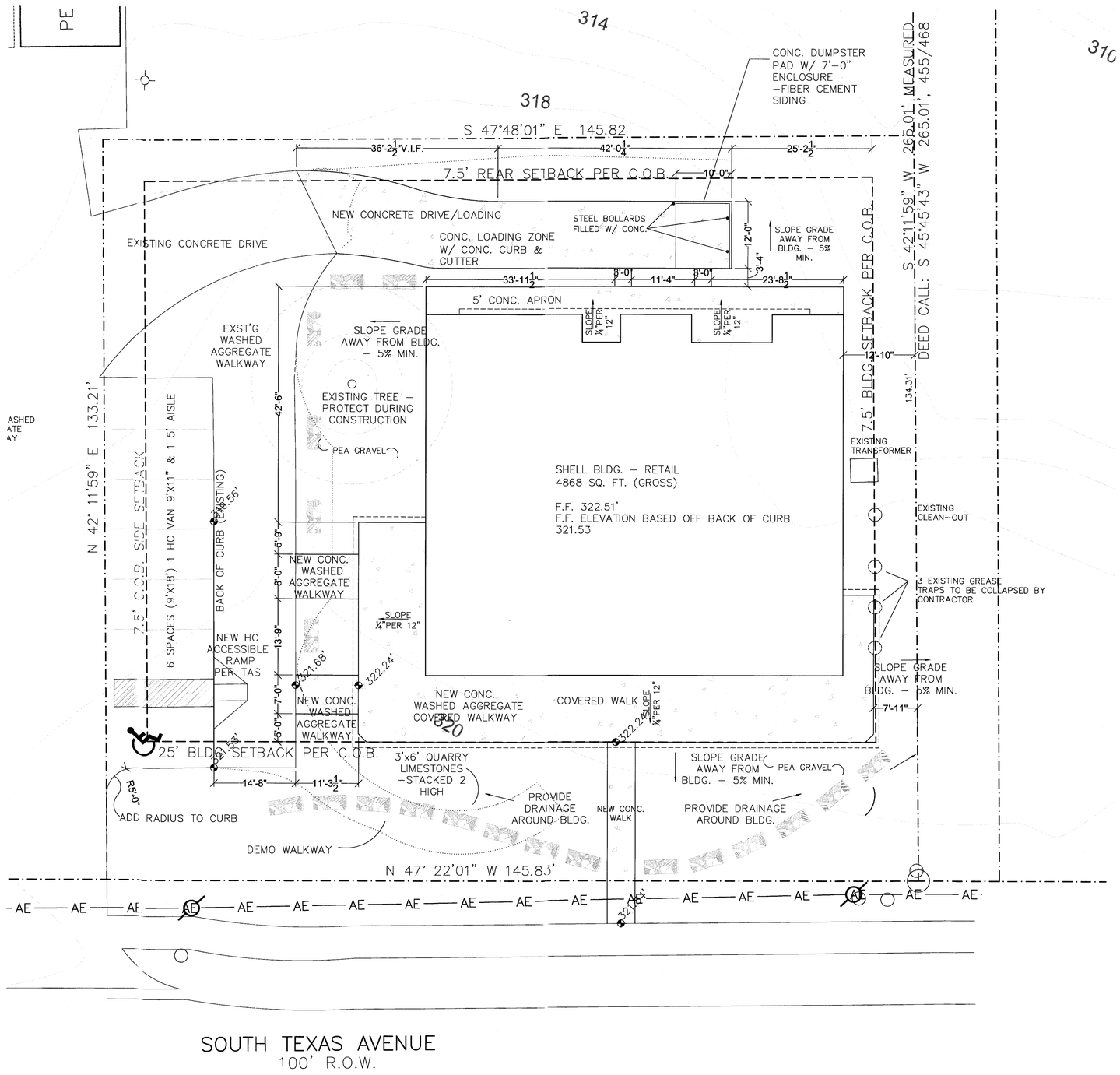
DRAWN BY: JS
CHECKED BY: JS
PROJECT #: 14-122

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

REVISIONS

JUN 04 2014

ISSUED FOR PERMIT T.B.D.
ISSUED FOR BID T.B.D.
ISSUED FOR CONSTRUCTION T.B.D.
DWG NAME
DATE 06/04/2014
DESCRIPTION ARCH SITE PLAN
SHEET A100



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 JOHN W. SPRING 22773 STATE OF TEXAS

6.3.2014

DRAWN BY: JS

CHECKED BY: JS

PROJECT #: 14-122

PARK CENTRAL SHELL RETAIL BLDG.

4403 S. TEXAS AVE.
BRYAN TX 77802

REVISIONS

ISSUED FOR PERMIT: T.B.D.

ISSUED FOR BID: T.B.D.

ISSUED FOR CONSTRUCTION: T.B.D.

DWG NAME

DATE: 06/04/2014

DESCRIPTION: ARCH SITE PLAN

SHEET: A101