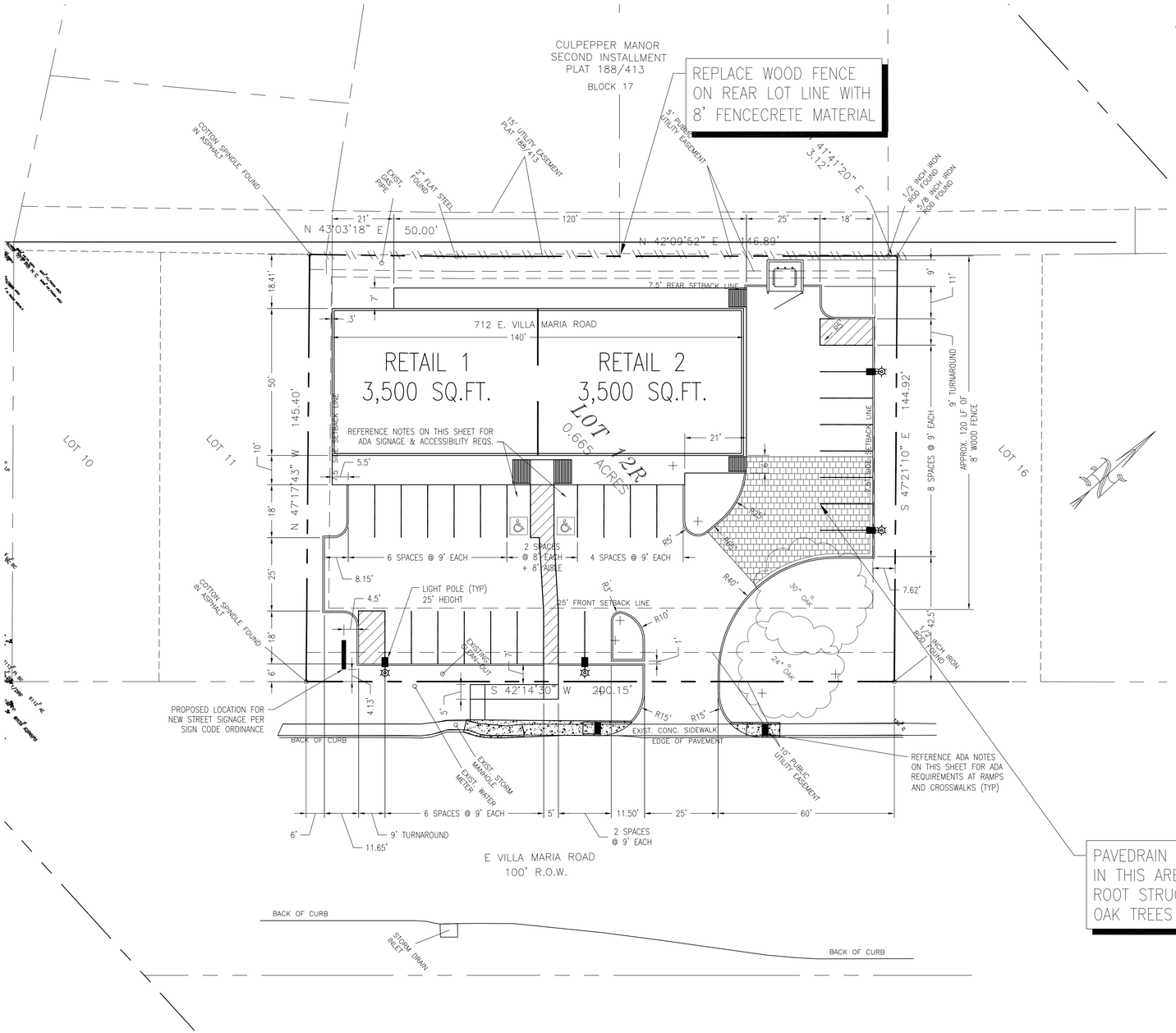
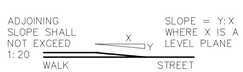
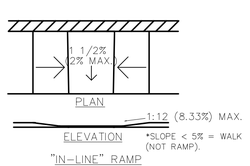


1 LAYOUT SITE PLAN

1" = 20'-0"



MEASUREMENT OF CURB RAMP SLOPE



"IN-LINE" RAMP

NOTES: A CURB RAMP(S) MUST BE PROVIDED ALONG AN ACCESSILBLE PATH FROM THE PARKING LOT TO WALGREENS CURBED SIDEWALK.

A CURB RAMP(S) MUST ALSO BE PROVIDED IN THE PARKING LOT AT ALL INTERMEDIATE AND PERIMETER CURBS ALONG THE ACCESSIBLE ROUTE CONNECTING TO PUBLIC SIDEWALKS.

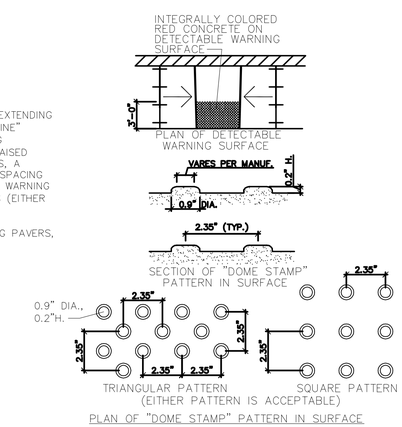
A RAMP IS ANY SLOPE GREATER THAN 1:20 (5%) AND SHALL HAVE A MAXIMUM SLOPE OF 1:12 (8.33%). THE MAXIMUM SLOPE IS 1" OF RISE PER FOOT OF DISTANCE TRAVELED. ALL DETECTABLE WARNING AREAS OF THE RAMP ARE TO HAVE AN INTEGRAL RED COLOR.

THE CLEAR WIDTH OF ANY RAMP IS A MINIMUM OF 36".

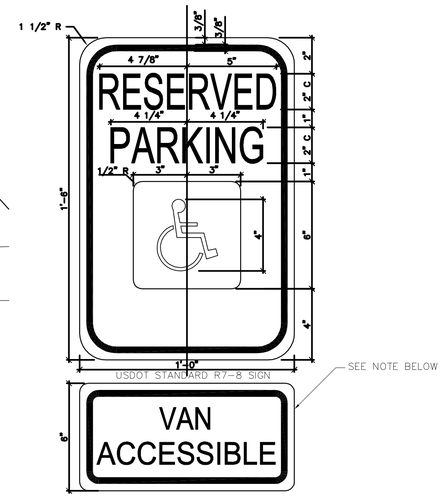
CURB RAMPS HAVE A MAXIMUM RISE OF 6" AND DO NOT REQUIRE HANDRAILS.
ANY RAMP WITH GREATER THAN A 6" RISE SHALL HAVE HANDRAILS ON BOTH SIDES AND CURBED EDGE PROTECTION ON BOTH SIDES. EDGE PROTECTION CONSISTS OF CURBS, WALLS, RAILINGS, OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OFF THE RAMP. HANDRAIL DETAILS SHALL FOLLOW ACCESSIBLE GUIDELINES.

CURB RAMPS MUST HAVE A DETECTABLE WARNING FEATURE EXTENDING THE FULL WIDTH AND DEPTH OF THE RAMP (MID-WALK "IN-LINE" RAMPS ONLY NEED DETECTABLE WARNINGS AT WALK/PARKING TRANSITION). THE DETECTABLE SURFACE MUST CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER-TO CENTER SPACING OF NOMINAL 2.35 INCHES. THE TEXTURE OF THE DETECTABLE WARNING FEATURE MUST CONTRAST WITH THE SURROUNDING SURFACES (EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT). SEE ABOVE.
ACCEPTABLE PAVER MANUFACTURERS:
-HANOVER ARCHITECTURAL PRODUCTS, DETECTABLE WARNING PAVERS,
www.hanoverpavers.com/html/detectable.html
-TekWay® - DETECTABLE WARNING SYSTEM
www.stronggo.com/ourproducts.html
-NuWay, CAST IN TACT, DETECTABLE WARNING PAVERS
www.nuwayinc.com/CAST_IN_TACT_1.pdf

LOCAL JURISDICTION
THERE ARE LOCAL JURISDICTIONS THAT SPECIFICALLY REQUIRE DETECTIBLE WARNINGS ON THE SIDE FLARES OR TOP OF RAMP (CA.). THERE ARE LOCAL JURISDICTIONS THAT HAVE REDEFINED DETECTIBLE WARNINGS (e.g. EXPOSED CONTRASTING COLOR AGGREGATE, GROOVES IN A PARALLEL OR DIAMOND PATTERN ETC.). ACCESSIBILITY GUIDLINES DEFINED BY LOCAL ORDINANCE SHOULD SUPERSEDE WHEN MORE STRINGENT THAN ADAAG. IN THE ABSENCE OF A DEFINITION, FOLLOW ADAAG.

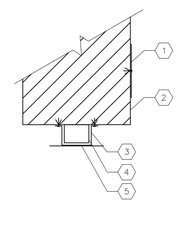


PLAN OF "DOME STAMP" PATTERN IN SURFACE



NOTE (R7-8 SIGN): THIS IS A STANDARD SIGN AND MAY BE ORDERED FROM ANY TRAFFIC SIGN SUPPLIER BY NUMBER. THE SIGN MUST BE SUPPLEMENTED WITH A "VAN ACCESSIBLE" SIGN AS APPLICABLE AND/OR AMOUNT OF THE FINE FOR ILLEGALLY PARKING IN THE RESERVED SPACE(S) A MUNICIPALITY MAY IMPOSE. CONFIRM WITH LOCAL REGULATIONS.

2 ACCESSIBILITY SIGNAGE



KEYED NOTES

1. SIGNS MOUNTED TO BUILDING WALL OR COLUMN IS THE PREFERRED DETAIL WHERE ALLOWED. FOR FREESTANDING SIGN, SEE DETAIL 4/C0.1
2. COLUMN/WALL
3. STAND-OFF BRACKET (WHEN DOWNSPOUT IS PRESENT) AT TOP AND BOTTOM OF SIGN. DO NOT ANCHOR SIGN TO DOWNSPOUT.
4. DOWNSPOUT
5. SIGN

3 ACCESSIBILITY SIGNAGE MOUNTING

PROPERTY INFORMATION

1. THE ZONING CLASSIFICATION FOR THIS PROPERTY IS "SINGLE FAMILY 7000".
2. THE INTENDED USE OF THIS PROPERTY IS FOR A RETAIL/RESTAURANT USE.

SITE DATA

PROPOSED LAND AREAS:

LOT 12R	=	0.665 AC
TOTAL	=	0.665 AC

BUILDING DATA

PROPOSED BUILDING AREAS:

RETAIL 1	=	3,500 SF
RETAIL 2	=	3,500 SF
TOTAL	=	7,000 SF

PARKING DATA

PARKING REQUIRED:
RETAIL (1/250) 28 SPACES

PARKING AVAILABLE:
PROPOSED ONSITE 28 SPACES

ACCESSIBLE PARKING DATA

PARKING REQUIRED:
1 HC SPACE PER 25 SPACES
PARKING PROVIDED:
1 STD HANDICAPPED ACCESSIBLE
1 VAN HANDICAPPED ACCESSIBLE
(ACCESSIBLE SPACES INCLUDED IN TOTAL)

ENVIRONMENTAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT.
2. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER AND DEBRIS FROM THE PROJECT SITE.
3. WASTE STREAMS PRESENT AT SITE:
   - NORMAL DOMESTIC WASTE WATER
4. DEMOLITION/CONSTRUCTION WASTE: CONTRACTOR 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.

STRIPING & SIGNAGE

1. ALL STRIPING SHALL BE PAINTED AS SHOWN ON SHEET C101 WITH TxDOT SPECIFICATION GRADE "YELLOW" PAINT FOR CONCRETE SURFACES, 4" WIDE, DOUBLE COATED TO COVER PAVING THOROUGHLY.
2. ALL LIGHT POLE BASES, SIGN BOLLARDS, ETC. SHALL BE PAINTED PER NOTE 1.
3. ALL DESIGNATED HANDICAP PARKING SPACES SHALL BE PAINTED WITH THE APPROPRIATE SYMBOLS AS REQUIRED BY THE TEXAS ACCESSIBILITY STANDARDS (T.A.S.) AND THE AMERICAN DISABILITIES ACT (A.D.A.).
4. ALL DESIGNATED HANDICAP PARKING SPACES SHALL BE IDENTIFIED WITH THE APPROPRIATE SIGNAGE AS REQUIRED BY THE T.A.S. AND THE A.D.A.
5. SPEED LIMIT SIGNS SHALL BE INSTALLED AT EACH DRIVEWAY ENTRANCE TO THE PROPERTY DESIGNATED AT "5 MPH".
6. STOP SIGNS SHALL BE INSTALLED AT EACH DRIVEWAY EXIT FROM THE PROPERTY.

DEVELOPMENT SERVICES, INC.
TEXAS REGISTRATION #F-002239
900 Town & Country Lane Suite 220 Houston, Texas 77024 (713) 647-9211

COMMERCIAL REDEVELOPMENT
712 EAST VILLA MARIA ROAD
BRYAN, TEXAS
REALM REALTY
900 TOWN & COUNTRY LANE, SUITE 210 HOUSTON, TEXAS 77024

No:	ISSUE:	DATE:
0	PERMIT	04/17/15

DRAWN	SWG
CHECKED	SWG
DATE	02/20/15
SHEET TITLE	LAYOUT SITE PLAN

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SHEET
C101