GENERAL NOTES:

-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.

-NOTE: DEMOLTION/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.

-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.

-POTABLE WATER PROTECTION - ALL DEVICES APPURTENANCES, APPLIANCES, AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECT TO THE WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.

3 VICINITY MAP
NOT TO SCALE

Site

Lot	N/A
Block	N/A
Acres	0.143

Applicable Codes

Building Code	2009 IBC
Mechanical Code	2009 IMC
Electrical Code	2011 NEC
Plumbing Code	2009 IPC
Energy Code	2009 IECC
Fire Code	2009 IFC
Access. Standards	2012 TAS
Other	Fair Housing Act

Building

Propsed Square Footage	2730
Construction Type	V-A
Sprinkled?	No

Fire Resistance Ratings	
Structural Frame	1
Exterior Bearing Wall	1
Interior Bearing Wall	1
Floor Construction	1
Roof Construction	1

Proposed Area and Height by Occupancy			
R-2	2	Stories	
	1365	SF	

Allowable Area and height by Occupancy			Modifications
R-2	2	Stories	None
	7000	SF	

Egress

Occupant Load	Table 1004.1.1
Residential	200 gross

Egress Width per Occupant Served		
Occupancy	Without Sprinkler	
	Stairways	Other components
R	0.3	0.2

Spaces with One Means of Egress	Table 1015.1
Occupancy	Max Occupancy
Residential	10

Exit Access Travel Distance	Table 1016.1
Occupancy	Without Sprinkler
Residential	200

Zoning

Zoned	MF
Max. Lot Coverage	0.75
Max. Building Height	35'
Setbacks	
Front	25'
Side	7.5'
Rear	7.5'
Side Adj. to Street	N/A

Occupancy

Classifications	
Residential	R-2

Separation	Rating
Between Units	2 hour

Occupancy Calculations

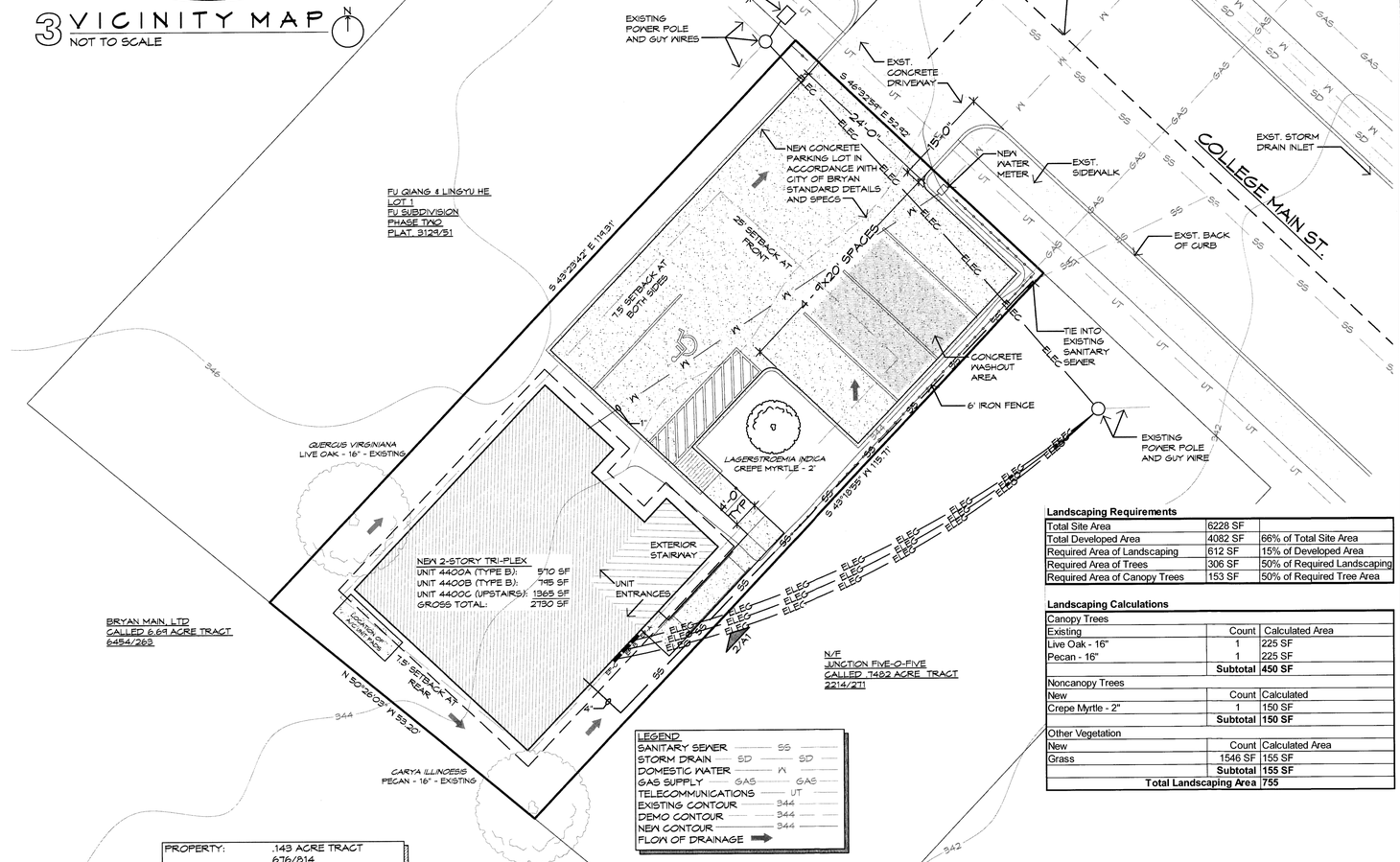
Occupancy	SF	SF/Occupant	Occupants
Residential	2730	200	14

Parking

Per 62-297(i)(2)a.2	Required Stalls	6
1 stall/bedroom	Provided Stalls	6
	Provided Handicapped Stalls	1

Plumbing Table 2902.1

Occupants	Water Closets	Lavatories	Bathtubs/Showers
14	1/unit	1/unit	1/unit
Required	3	3	3
Provided	5	5	5



Landscaping Requirements

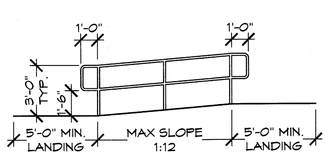
Total Site Area	6228 SF	
Total Developed Area	4082 SF	66% of Total Site Area
Required Area of Landscaping	612 SF	15% of Developed Area
Required Area of Trees	306 SF	50% of Required Landscaping
Required Area of Canopy Trees	153 SF	50% of Required Tree Area

Landscaping Calculations

Canopy Trees		
Existing	Count	Calculated Area
Live Oak - 16"	1	225 SF
Pecan - 16"	1	225 SF
	Subtotal	**450 SF**
Noncanopy Trees		
New	Count	Calculated
Crepe Myrtle - 2"	1	150 SF
	Subtotal	**150 SF**
Other Vegetation		
New	Count	Calculated Area
Grass	1546 SF	155 SF
	Subtotal	**155 SF**
Total Landscaping Area		**755**

PROPERTY:	.143 ACRE TRACT 676/814 J.E. SCOTT LEAGUE, A-50
PROPERTY OWNER:	BETTY HUBENAK PO BOX 97 SNOOK, TX 77878

1 SITE PLAN
SCALE: 1"=10'-0"



2 RAMP ELEVATION
SCALE: 1"=10'-0"

THETFORD ARCHITECTURE, LLC
COLLEGE STATION, TEXAS
(979) 537-6483 | alan@thetfordarchitecture.com

REGISTERED ARCHITECT ALAN E. THETFORD 14232 STATE OF TEXAS
7-26-16

WEBER CUSTOM HOMES, LLC
14821 FM 2154 STE. B
COLLEGE STATION, TEXAS 77845

A NEW TRI-PLEX FOR
BETTY HUBENAK
4400 COLLEGE MAIN ST.
BRYAN, TEXAS 77801

REVISIONS

SITE REVIEW	07-26-16

CONTENTS
SITE PLAN

RECEIVED
JUL 27 2016
Development Services

DATE
26 JULY 2016

SHEET
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