

PERMIT DOCUMENTS

FOR

TAKE 5 OIL CHANGE

SAN JACINTO LANE & N. TEXAS AVENUE

BRYAN, TX 77803

April 2022

OWNER:
SPINNAKER TEXAS AVENUE, LLC
409 N TEXAS AVE
BRYAN, TX 77803
PHONE: 713-828-7995

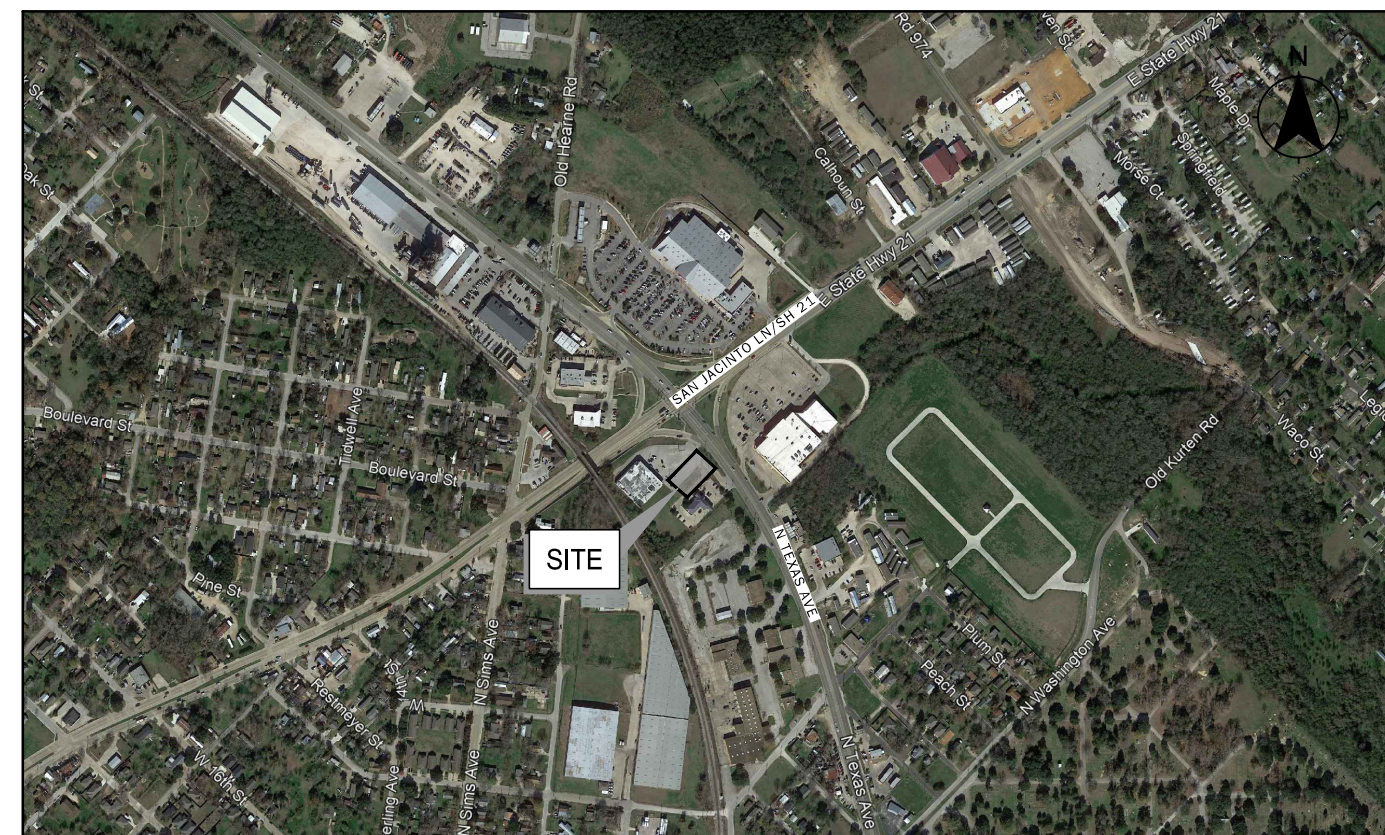
LESEE:
DRIVEN BRANDS, INC.
440 S. CHURCH STREET, SUITE 700
CHARLOTTE, NC 28202
CONTACT: REBECCA MCALLISTER
PHONE: 713-817-4452
E-MAIL: REBECCA.MCALLISTER@DRIVENBRANDS.COM

ARCHITECT:
ALTAR GROUP, PLLC
PO BOX 1305
CYPRESS, TX 77410
CONTACT: JOHN LINTON
PHONE: 713-248-7752
E-MAIL: JOHN@ALTARGRP.COM

CIVIL ENGINEER:
ALTAR GROUP, PLLC
PO BOX 1305
CYPRESS, TX 77410
CONTACT: AUSTIN HAYNES
PHONE: 281-794-3015
E-MAIL: AUSTIN@ALTARGRP.COM

LANDSCAPE ARCHITECT:
INTEGRATED LANDSCAPE ARCHITECTURE, LLC
765 ROLLINGS OAKS DRIVE
DRIFTWOOD, TX 78619
CONTACT: DUANE BUNGO
PHONE: 713-973-7851
E-MAIL: BUNGO@LANDARCHTX.COM

SURVEYOR:
KERR SURVEYING
409 N. TEXAS AVENUE,
BRYAN, TX 77803
CONTACT: J. DILLON MEANS
PHONE: 979-268-3195

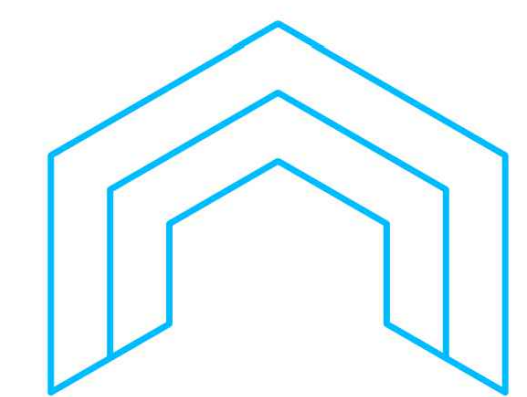


VICINITY MAP
NTS



Sheet Number	Sheet Title
C-001	COVER SHEET
C-050	SITE PLAN SUBMITTAL
L-100	LANDSCAPE PLAN
A-200	BUILDING ELEVATIONS

ALTAR GROUP



ARCHITECTURE
ENGINEERING

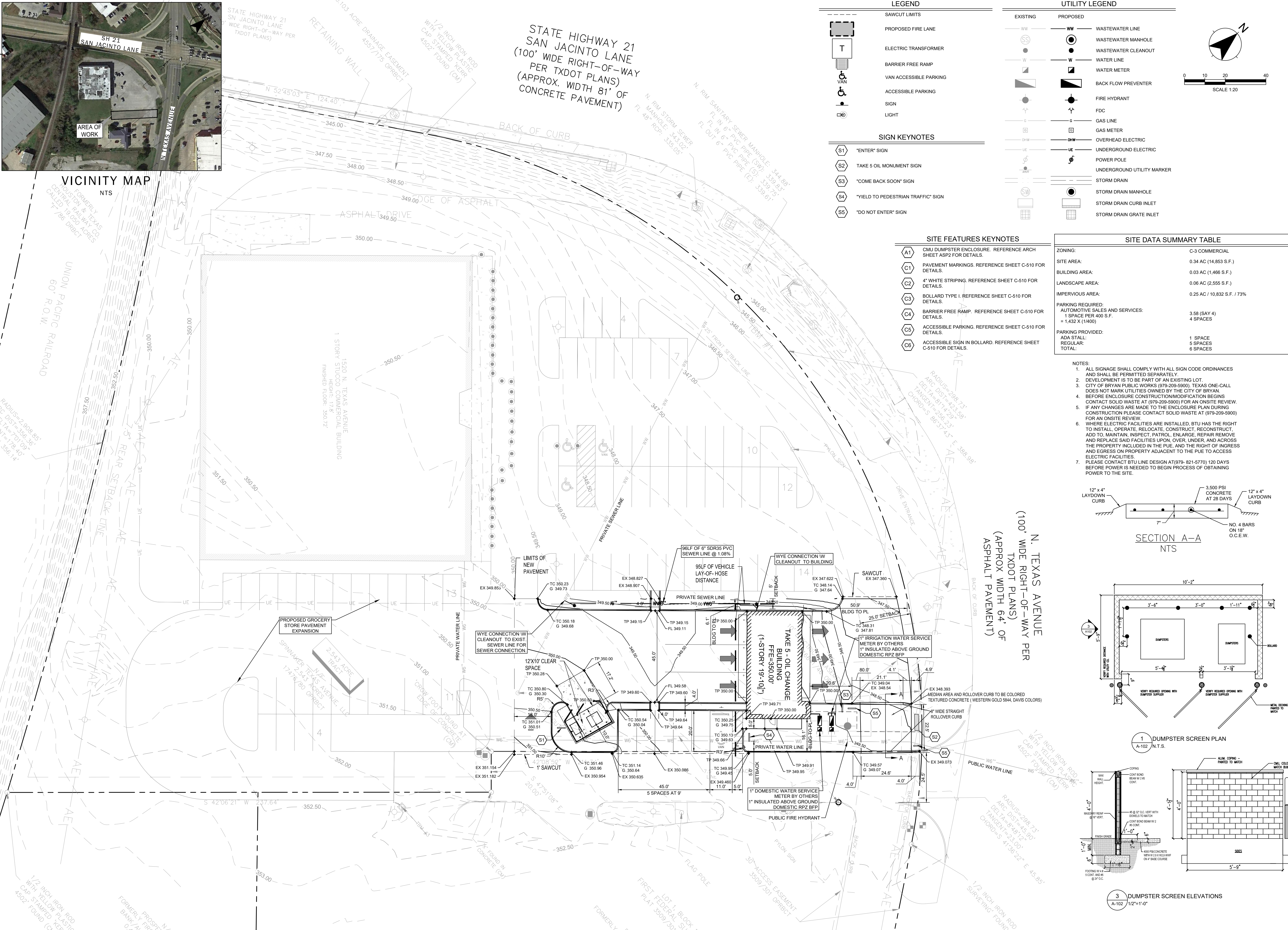


VICINITY MAP
NTS

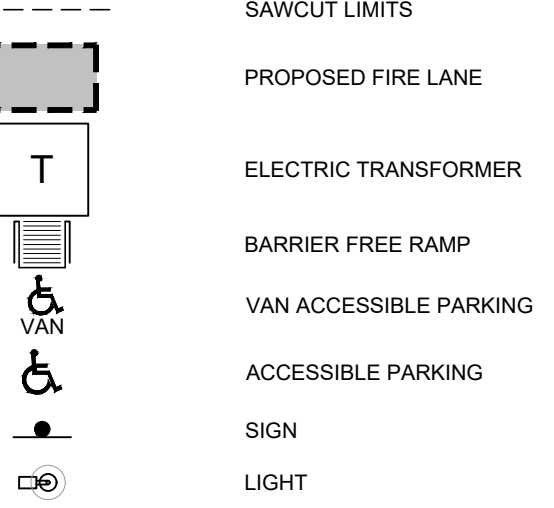
FORMERLY TEXAS
CENTRAL RAILWAY CO.
CALLED 19,050 ACRES
7,780 DBPCT

UNION PACIFIC RAILROAD
60' R.O.W.

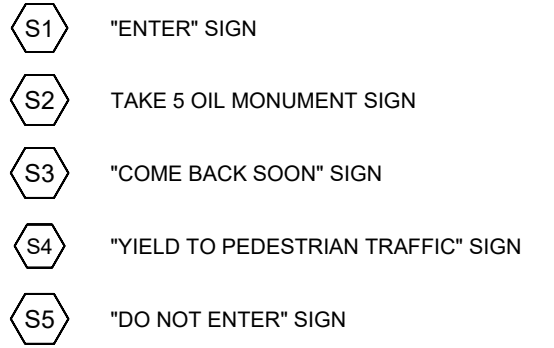
1520 N. TEXAS AVENUE
1 STORY STUDIO COMMERCIAL BUILDING
HEIGHT: 17.5'
FINISHED FLOOR: 360.72'



LEGEND



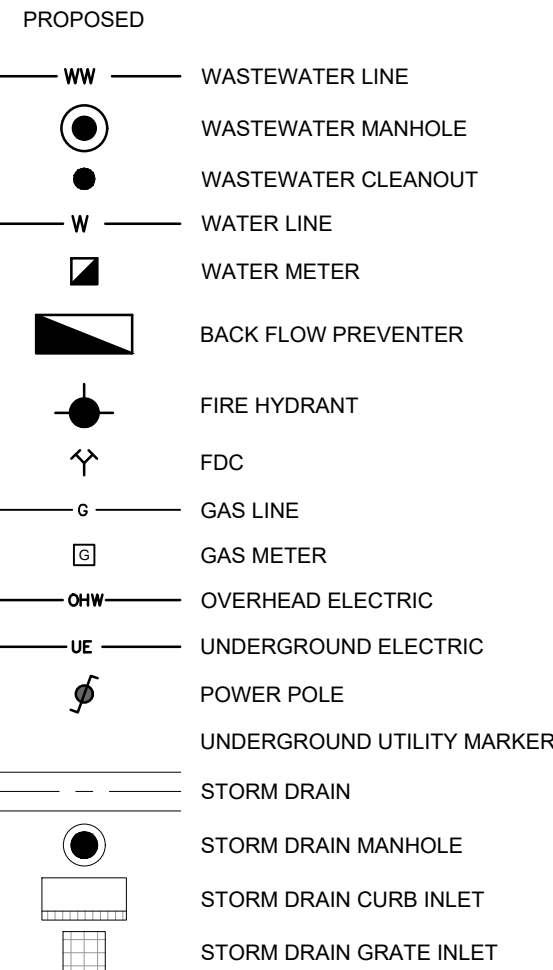
SIGN KEYNOTES



SITE FEATURES KEYNOTES

- A1 CMU DUMPSTER ENCLOSURE. REFERENCE ARCH SHEET ASP2 FOR DETAILS.
- C1 PAVEMENT MARKINGS. REFERENCE SHEET C-510 FOR DETAILS.
- C2 4" WHITE STRIPING. REFERENCE SHEET C-510 FOR DETAILS.
- C3 BOLLARD TYPE I. REFERENCE SHEET C-510 FOR DETAILS.
- C4 BARRIER FREE RAMP. REFERENCE SHEET C-510 FOR DETAILS.
- C5 ACCESSIBLE PARKING. REFERENCE SHEET C-510 FOR DETAILS.
- C6 ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-510 FOR DETAILS.

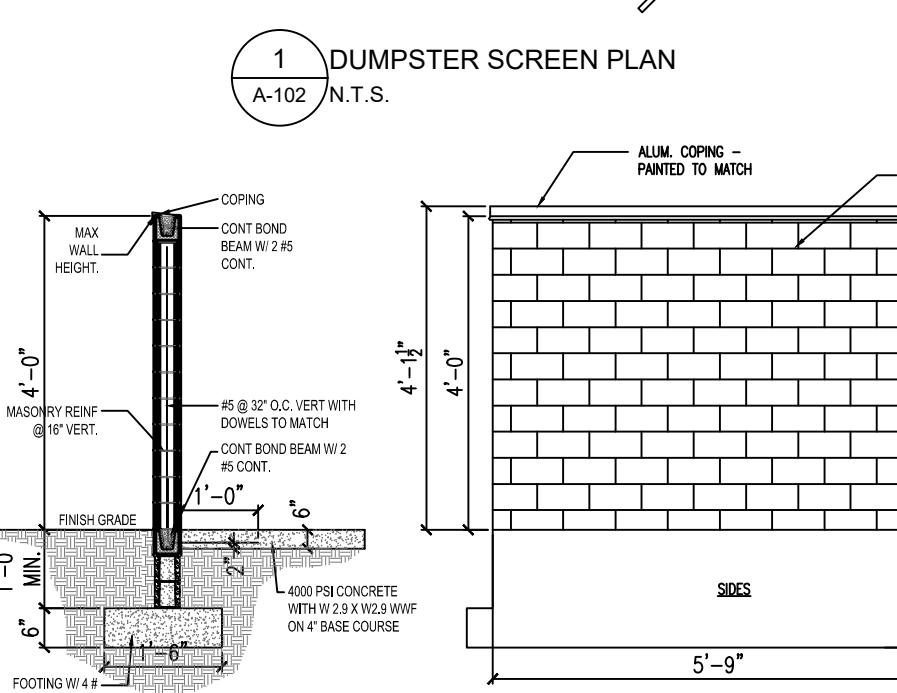
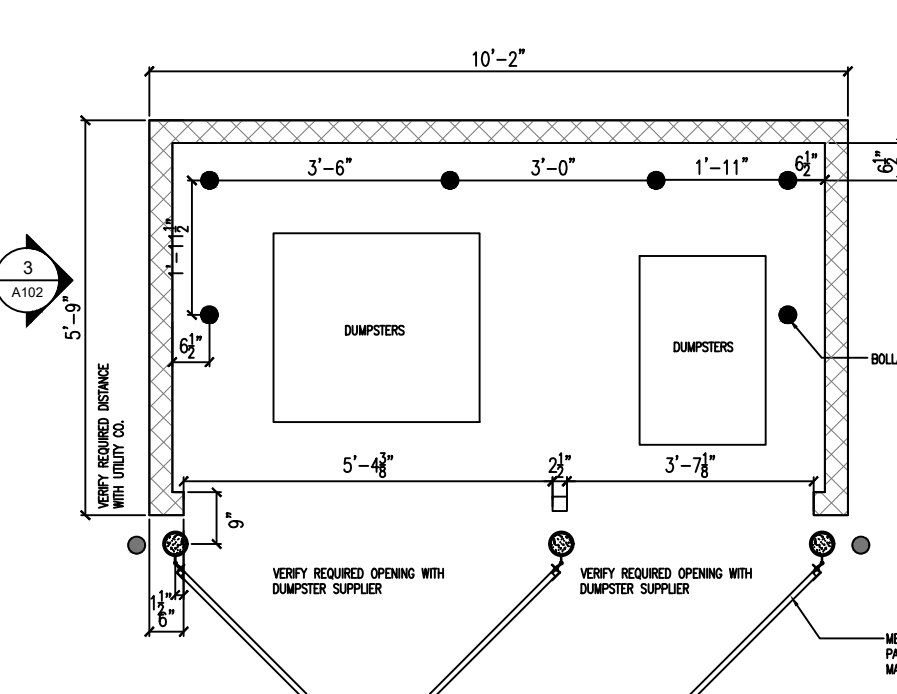
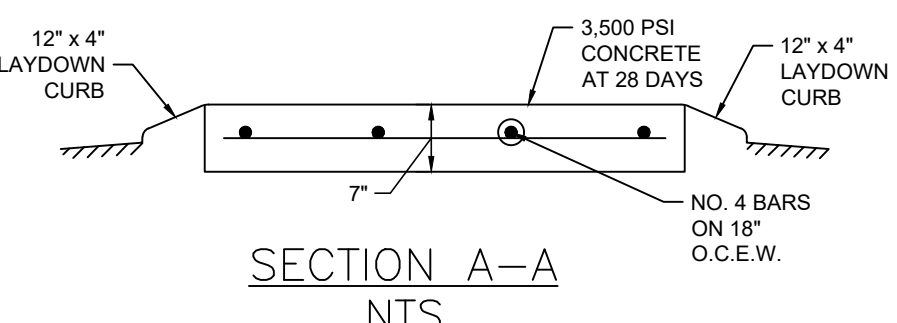
UTILITY LEGEND



SITE DATA SUMMARY TABLE

ZONING:	C-3 COMMERCIAL
SITE AREA:	0.34 AC (14,853 S.F.)
BUILDING AREA:	0.03 AC (1,466 S.F.)
LANDSCAPE AREA:	0.06 AC (2,555 S.F.)
IMPERVIOUS AREA:	0.25 AC / 10,832 S.F. / 73%
PARKING REQUIRED:	
AUTOMOTIVE SALES AND SERVICES:	3.58 (SAY 4)
1 SPACE PER 400 S.F.:	4 SPACES
= 1,432 X (1400)	
PARKING PROVIDED:	
ADA STALL:	1 SPACE
REGULAR:	5 SPACES
TOTAL:	6 SPACES

- NOTES:**
- ALL SIGNAGE SHALL COMPLY WITH ALL SIGN CODE ORDINANCES AND SHALL BE PERMITTED SEPARATELY.
 - DEVELOPMENT IS TO BE PART OF AN EXISTING LOT.
 - CITY OF BRYAN PUBLIC WORKS (979-209-5900), TEXAS ONE-CALL DOES NOT MARK UTILITIES OWNED BY THE CITY OF BRYAN.
 - BEFORE ENCLOSURE CONSTRUCTION/ MODIFICATION BEGINS CONTACT SOLID WASTE AT (979-209-5900) FOR AN ONSITE REVIEW. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING CONSTRUCTION PLEASE CONTACT SOLID WASTE AT (979-209-5900) FOR AN ONSITE REVIEW.
 - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
 - PLEASE CONTACT BTU LINE DESIGN AT (979- 821-5770) 120 DAYS BEFORE POWER IS NEEDED TO BEGIN PROCESS OF OBTAINING POWER TO THE SITE.

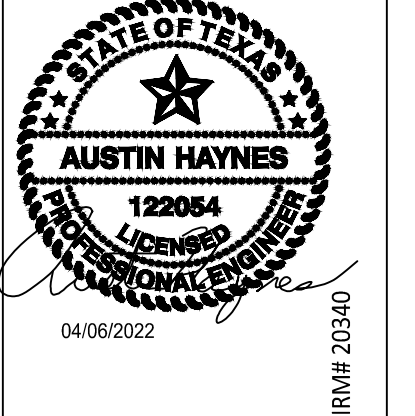


LEGAL DESCRIPTION:
1.54 ACRES
S.F. AUSTIN LEAGUE No. 10, ABSTRACT 63
BRYAN, BRAZOS COUNTY, TEXAS

OWNER INFORMATION:
SPINNER TEXAS AVENUE, LLC
10201 MEMORIAL DRIVE
HOUSTON, TEXAS 77024
713-628-7995

ENGINEERING FIRM / APPLICANT INFORMATION:
ALTAR GROUP PLLC
PO BOX 1305
CYPRESS, TEXAS 77429
281-794-3015

SURVEYOR:
KEER SURVEYING TPELS FRM #10018500
409 N TEXAS AVENUE
BRYAN, TEXAS 77803



TAKE 5 OIL CHANGE
SAN JACINTO LANE & N. TEXAS AVENUE
BRYAN, TX 77803

No.	DATE	ISSUE	

Drawn: Checked: KC
AH

03/23/2022

Project No. 21-077
Title
SITE PLAN SUBMITTAL

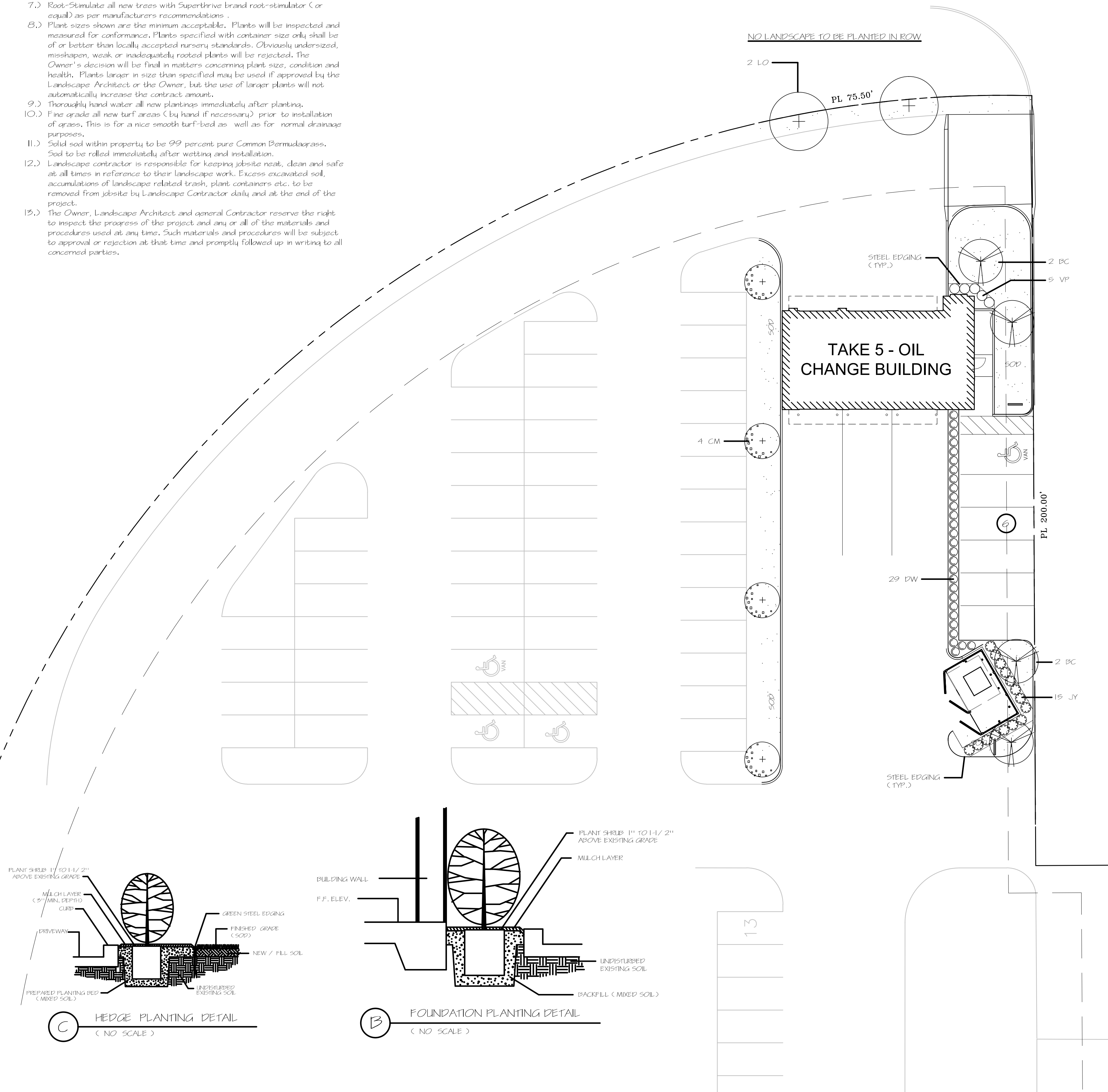
Sheet No.

C-050

LANDSCAPE CONSTRUCTION SPECIFICATIONS :

- General Contractor to bring all areas to final grade with a boxblade using a good quality, gradeable topsoil.
- Prepare all new planting beds by removing all rocks, concrete and construction debris and fill in 2" to 4" of new Soil Mix and pre-emergent herbicide (such as Flumet or Eptam) at the recommended rates, then rake all bed areas smooth prior to planting.
- Grade all planting beds to edges of beds and away from buildings prior to planting for positive drainage away from foundation. Install green Roperon Steel landscape edging (1/8" thick x 4" tall) between turf and planting beds. Cut exposed corners at 45 degrees when steel butts up against curbs or walkways for pedestrian safety.
- Fertilize all new trees and shrubs with Osmocote (or equal) time-release fertilizer.
- Mulch all new planting beds and trees with a 2" (avg.) layer of shredded hardwood topdress mulch.
- Double-Stake all specified trees (see plant list) with 2 (7' tall painted metal T-Posts, multi-strand coated steel wire and clear vinyl tubing.
- Root-Stimulate all new trees with Superthrive brand root-stimulator (or equal) as per manufacturers recommendations.
- Plant sizes shown are the minimum acceptable. Plants will be inspected and measured for conformance. Plants specified with container size only shall be of or better than locally accepted nursery standards. Obviously undersized, misshapen, weak or inadequately rooted plants will be rejected. The Owner's decision will be final in matters concerning plant size, condition and health. Plants larger in size than specified may be used if approved by the Landscape Architect or the Owner, but the use of larger plants will not automatically increase the contract amount.
- Thoroughly hand water all new plantings immediately after planting.
- Fine grade all new turf areas (by hand if necessary) prior to installation of grass. This is for a nice smooth turf-bed as well as for normal drainage purposes.
- Solid sod within property to be 99 percent pure Common Bermudagrass. Sod to be rolled immediately after wetting and installation.
- Landscape contractor is responsible for keeping jobsite neat, clean and safe at all times in reference to their landscape work. Excess excavated soil, accumulations of landscape related trash, plant containers etc. to be removed from jobsite by Landscape Contractor daily and at the end of the project.
- The Owner, Landscape Architect and general Contractor reserve the right to inspect the progress of the project and any or all of the materials and procedures used at any time. Such materials and procedures will be subject to approval or rejection at that time and promptly followed up in writing to all concerned parties.

NOTRH TEXAS AVENUE



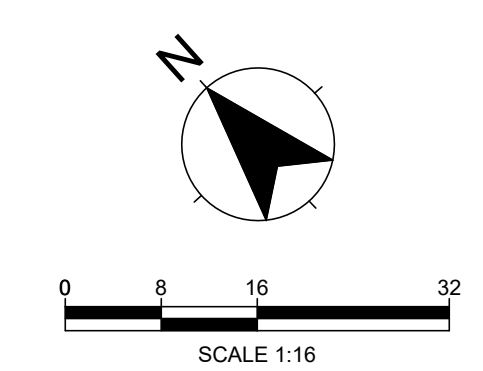
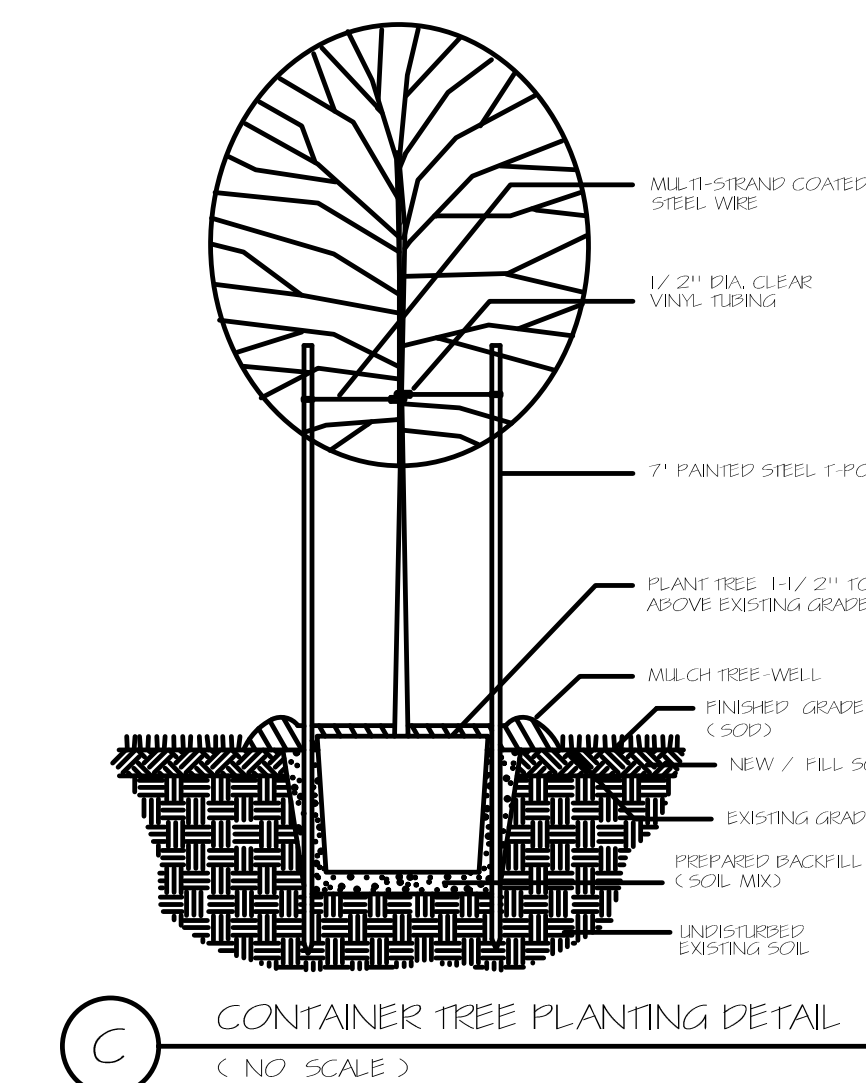
LANDSCAPE POINTS CALCULATIONS			
STREETSCAPE	NORTH TEXAS AVE.	(55' FRONTAGE)	
	55' / 32' =	2	CANOPY TREES REQUIRED
	55' X 6' =	330	POINTS REQUIRED
POINTS PER PROJECT AREA (14,853 SF)			
	14,853 SF / 1000 =	14.85	
	14.85 X 30 =	456	POINTS REQUIRED
TOTAL POINTS REQUIRED		800	
TOTAL POINTS PROVIDED		1990	

PLANT LEGEND					
SYMBOL	SIZE	PLANT TYPE	QUANT.	POINTS EACH	POINTS SUBTOTAL
LO	65 GAL. 3" MIN. CAL.	LIVE OAK QUERCUS VIRGINIANA	2	225	450
BC	65 GAL. 3" MIN. CAL.	BALD CYPRESS TAXODIUM DISTICHUM	4	225	900
CM	30 GAL. 3" MIN. CAL.	W.R. GRAPE MYRTLE LAGERSTROEMIA INDICA	4	40	160
VP	5 GAL.	VARI. PITTOSPORIUM PITTOSPORIUM TOBRA VAR.	5	10	50
JY	5 GAL.	JAPANESE YEW PODOCARPUS MACROPHYLL.	15	10	140
DW	5 GAL.	DWARF WAX MYRTLE MYRTICA CERIFERA DWARF	29	10	290
SOD		COMMON BERMUDAGRASS			

PLANT LIST				
QUANT.	SYMBOL	PLANT TYPE	SIZE	NOTES
4	B C	BALD CYPRESS Taxodium distichum	65 GAL. 3" CAL. MIN.	SINGLE-TRUNK, DOUBLE-STAKED 9'-11" HT. X 4'-5" SPR., MATCHING
4	C M	CRAPE MYRTLE, "Watermelon Red" Lagerstroemia indica	30 GAL. 3" CAL. MIN.	MULTI-TRUNK, DOUBLE-STAKED 8'-10" HT. X 4'-5" SPR., MATCHING
29	D W	DWARF WAX MYRTLE Myrica cerifera / Dwarf	5 GAL.	2'-6" O.C., FULL, HEALTHY, MATCHING 12'-14" HT. X 10'-12" SPR.
14	J Y	JAPANESE YEW Podocarpus macrophyllus	5 GAL.	SINGLE-TRUNK, FULL HEALTHY 3'-3.5" HT. X 1" MIN. SPR.
2	L O	LIVE OAK Quercus virginiana	65 GAL. 3" CAL. MIN.	SINGLE-TRUNK, DOUBLE-STAKED 11'-14" HT. X 5'-6" SPR., MATCHING
5	V P	VARIEGATED PITTOSPORIUM Pittosporum tobira Variegata	3 GAL.	2'-9" O.C., FULL, HEALTHY, MATCHING 24"-28" HT. X 22"-26" SPR.
	S O D	COMMON BERMUDAGRASS Cynodon dactylon	SQ. YD.	SOLID SOD, ROLLED INSTALL WHERE INDICATED

NOTES :

- ALL NEW LANDSCAPE AREAS AND PLANTINGS TO BE IRRIGATED WITH A PROFESSIONALLY DESIGNED AND INSTALLED AUTOMATIC LANDSCAPE IRRIGATION SYSTEM WITH RAIN SWITCH. SEE IRRIGATION PLAN TO BE PROVIDED AFTER SITE APPROVAL.

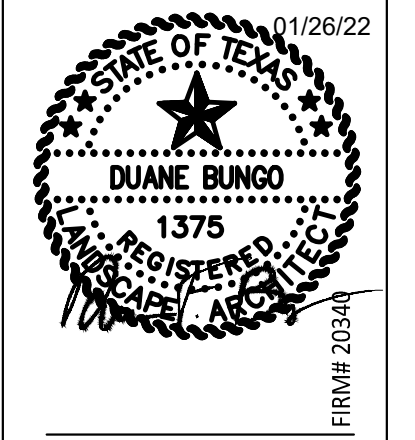


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PO BOX 1305
CYPRESS, TEXAS 77729
281-794-3015

SURVEYOR:
KEPP SURVEYING TPBELS FIRM #10018500
409 N TEXAS AVENUE
BRYAN, TEXAS 77803



TAKE 5 OIL CHANGE
SAN JACINTO LANE & N. TEXAS AVENUE
BRYAN, TX 77803

NO.	DATE	ISSUE
	01/26/2022	ISSUE FOR PERMIT

Drawn Checked: **DH AH**

ISSUE FOR PERMIT
01/26/22

Project No. 21-077

Title: **LANDSCAPE PLAN**

Sheet No.

L100



Driven Brands

TAKE 5 OIL CHANGE

SAN JACINTO LANE & N. TEXAS AVENUE
BRYAN, TX 77803

NO.	DATE	ISSUE
1	03/23/22	RE ISSUE FOR PERMIT

Drawn: GM
Checked: JL

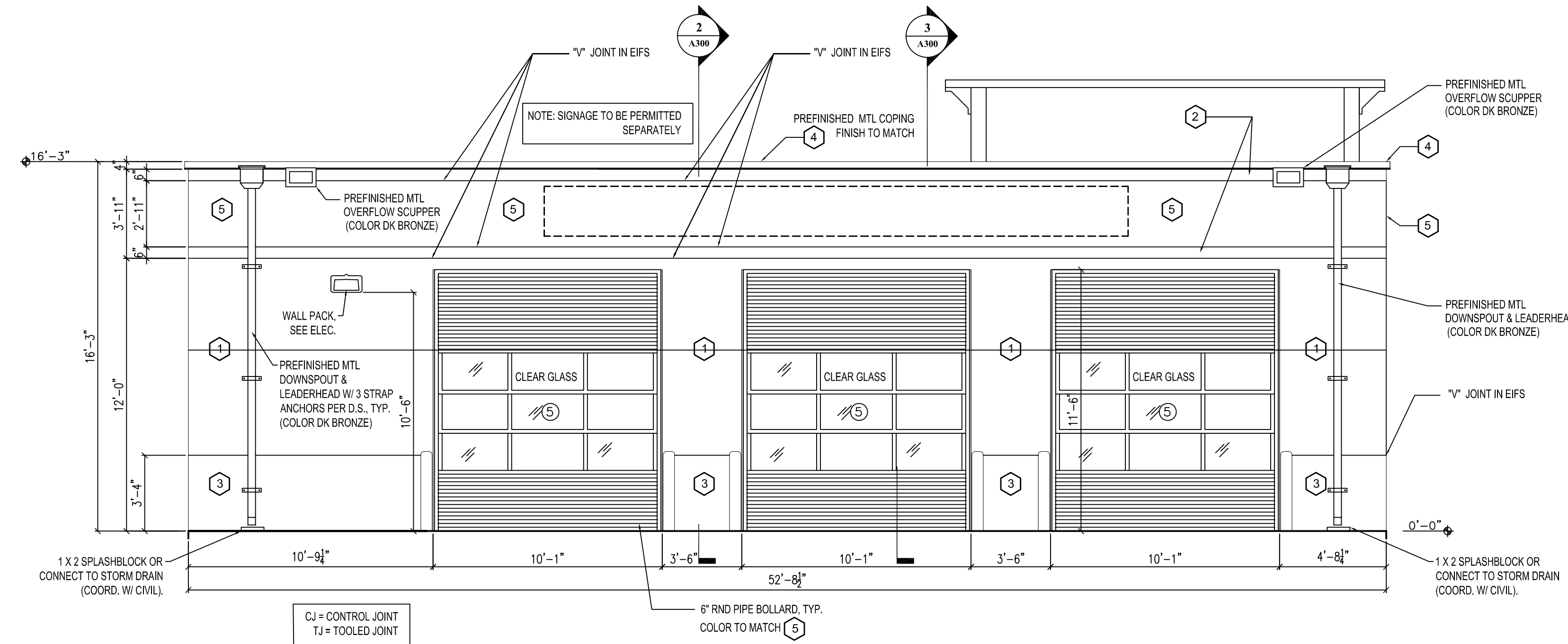
01/21/22

Project No. 21-077
Title

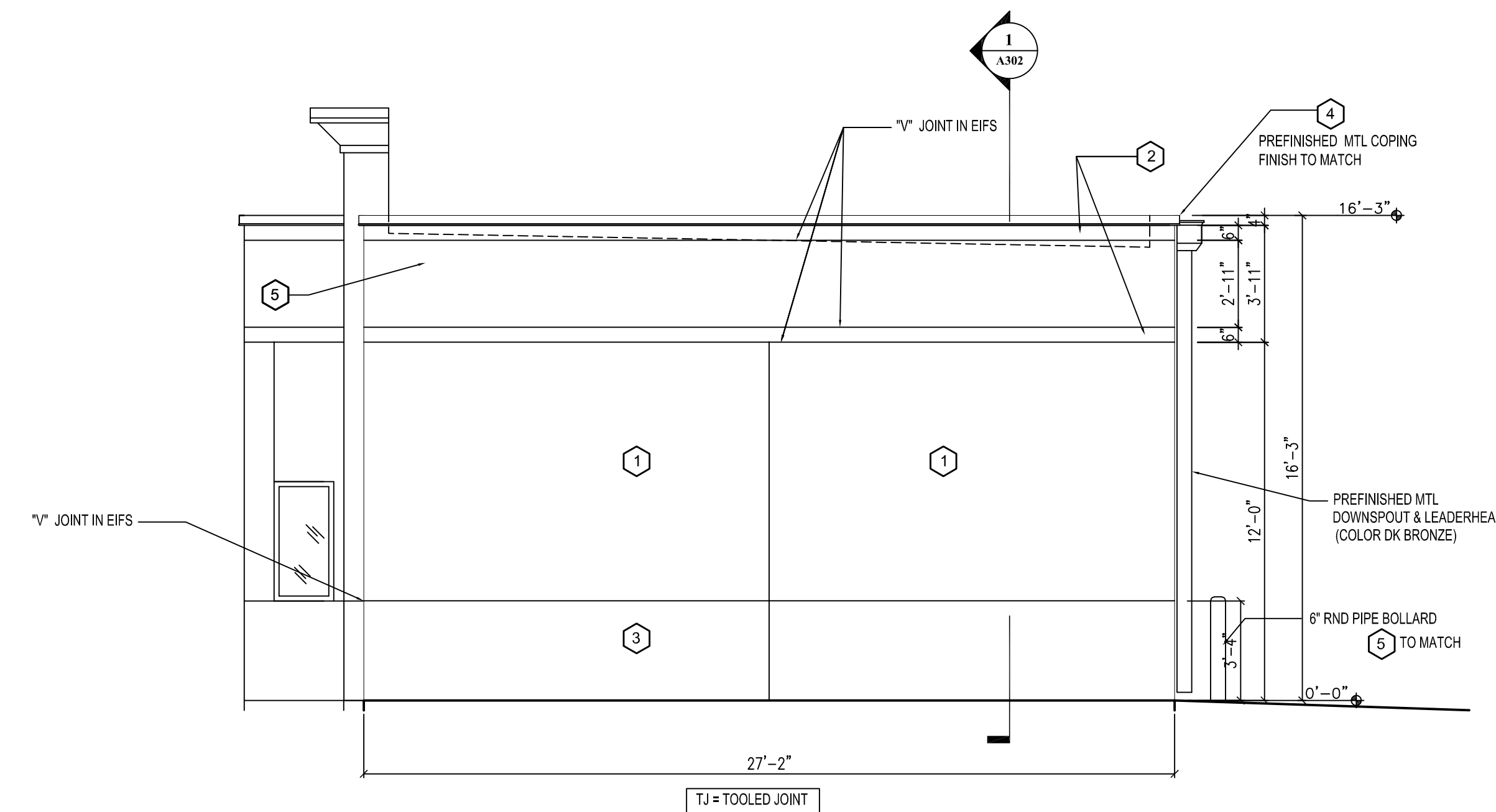
ELEVATIONS

Sheet No.

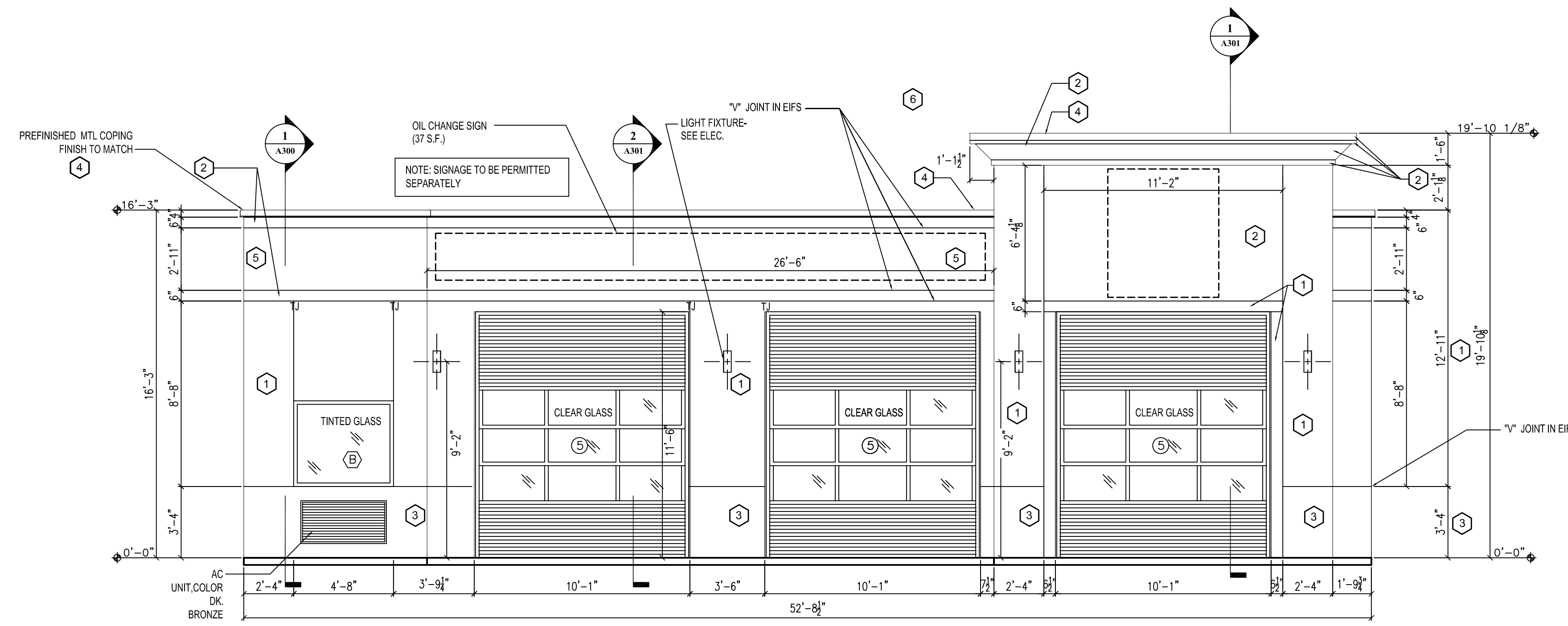
A200



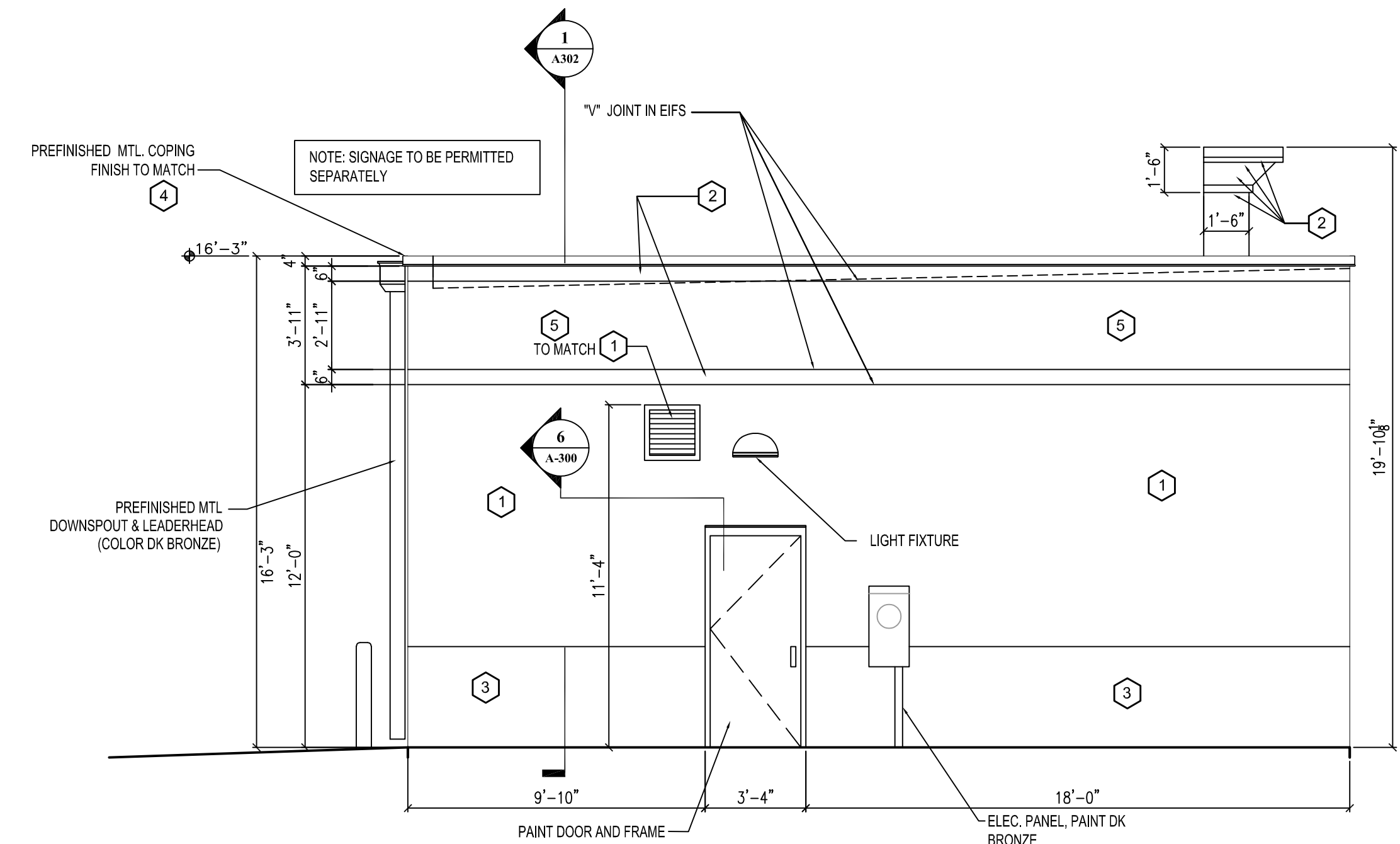
1 NORTH ELEVATION
A-200 1/4"=1'-0"



3 EAST ELEVATION
A-200 1/4"=1'-0"



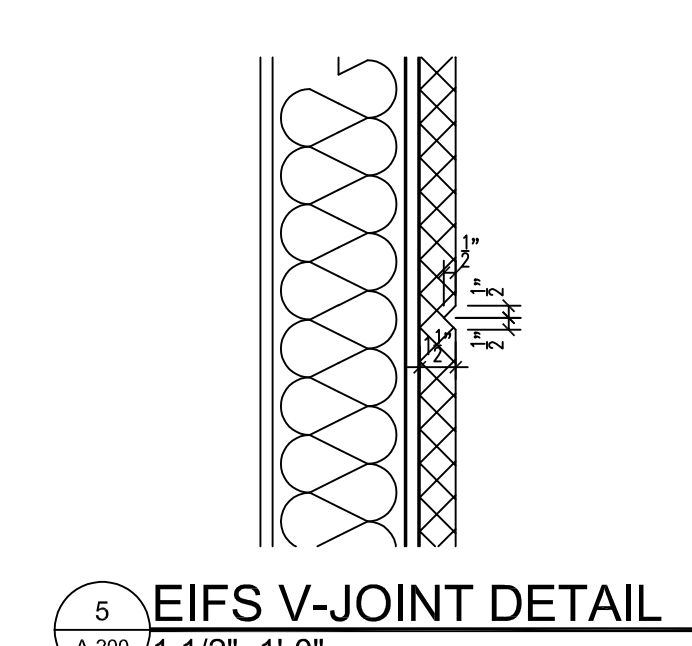
2 SOUTH ELEVATION
A-200 1/4"=1'-0"



4 WEST ELEVATION
A-200 1/4"=1'-0"

NO.	AREA	COATS	COLOR
1	EIFS MAIN COLOR	-	MATCH SW COLOR #7693, STONEBRIAR
2	EIFS ACCENT BAND	-	MATCH SW COLOR #7678, COTTAGE CREAM
3	EIFS WAINSCOT	-	MATCH SW COLOR #6097, STURDY BROWN
4	COPING / CORNICE	-	MATCH SW COLOR #6871, POSITIVE RED
5	EIFS SECONDARY COLOR	-	MATCH SW COLOR #6871, POSITIVE RED
6	TOWER PREFINISHED STANDING SEAM ROOF	-	MATCH SW COLOR #6871, POSITIVE RED

FACADE ARTICULATION CALCULATIONS : TOTAL VERTICAL SQ FT = 2,862 SQ. FT.			
WEST ELEVATION: 515 TOTAL SQ. FT.		NORTH ELEVATION: 916 TOTAL SQ. FT.	
NO.	DESCRIPTION	SQ. FT. OF EACH MATERIAL & COLOR	SQ. FT. OF EACH MATERIAL & COLOR
1	EIFS W/ MAIN COLOR	280 SQ. FT.	480 SQ. FT.
2	EIFS ACCENT BAND	34 SQ. FT.	160 SQ. FT.
3	EIFS WAINSCOT	92 SQ. FT.	80 SQ. FT.
4	COPING / CORNICE	17 SQ. FT.	22 SQ. FT.
5	EIFS SECONDARY COLOR	92 SQ. FT.	132 SQ. FT.
6	TOWER PREFINISHED STANDING SEAM METAL ROOF	0 SQ. FT.	42 SQ. FT.
EAST ELEVATION 515 TOTAL SQ. FT.		SOUTH ELEVATION: 916 TOTAL SQ. FT.	
NO.	DESCRIPTION	SQ. FT. OF EACH MATERIAL & COLOR	SQ. FT. OF EACH MATERIAL & COLOR
1	EIFS W/ MAIN COLOR	274 SQ. FT.	480 SQ. FT.
2	EIFS ACCENT BAND	34 SQ. FT.	160 SQ. FT.
3	EIFS WAINSCOT	104 SQ. FT.	80 SQ. FT.
4	COPING / CORNICE	11 SQ. FT.	22 SQ. FT.
5	EIFS SECONDARY COLOR	92 SQ. FT.	132 SQ. FT.
6	TOWER PREFINISHED STANDING SEAM METAL ROOF	0 SQ. FT.	42 SQ. FT.



5 EIFS V-JOINT DETAIL
A-200 1 1/2"=1'-0"