

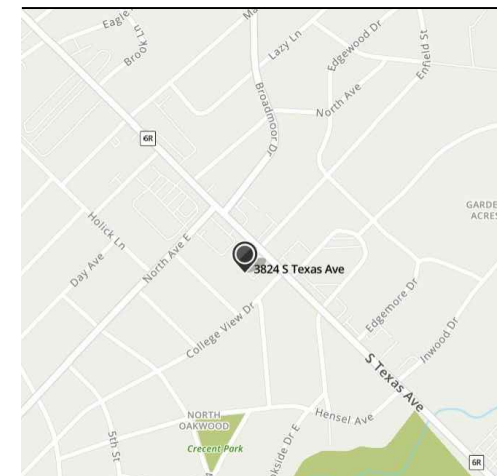


MEXICAN RESTAURANT BRYAN, TEXAS

ARCHITECT:
R.A.I. DESIGNS, INC.
4500 CARTER CREEK
SUITE 203
BRYAN, TEXAS 77802
(979) 846-3366

OWNER:
JOSE'S MEXICAN RESTAURANT
3824 S. TEXAS AVE.
BRYAN, TEXAS 77802
(979) 255-0536

NEW AREA SUMMARY	
EXISTING TOTAL AREA	3,897 SF
NEW REAR DINING	813 SF
NEW FRONT ENTRY	181 SF
NEW GRAND TOTAL	4,891 SF



 VICINITY MAP
N.T.S.

BUILDING CODE DATA	
BUILDING CODE:	THE INTERNATIONAL BUILDING CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
ACCESSIBILITY CODE:	TEXAS ACCESSIBILITY STANDARDS
PLUMBING CODE:	THE INTERNATIONAL PLUMBING CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
MECHANICAL CODE:	THE INTERNATIONAL MECHANICAL CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
ELECTRICAL CODE:	THE NATIONAL ELECTRICAL CODE (2020 EDITION) w/ ADOPTED AMENDMENTS
ENERGY CODE:	THE INTERNATIONAL ENERGY CONSERVATION CODE (2018 EDITION) w/ ADOPTED AMENDMENTS
FIRE PREVENTION CODE:	THE INTERNATIONAL FIRE CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
TYPE OF CONSTRUCTION:	TYPE V-B
OCCUPANCY CLASSIFICATION:	RETAIL RESTAURANT (C-2)

© COPYRIGHT 2022 BY R.A.I.

(979) 846-3366
4500 Carter Creek Dr. #203
Bryan, TX 77802
www.raidesigns.com



R.A.I. JOB#:
21-107

PROJECT SITE INFO:
NORTH OAKWOOD SUBDIVISION
LOTS 3 & 4, BLOCK-1
0.6439 ACRES

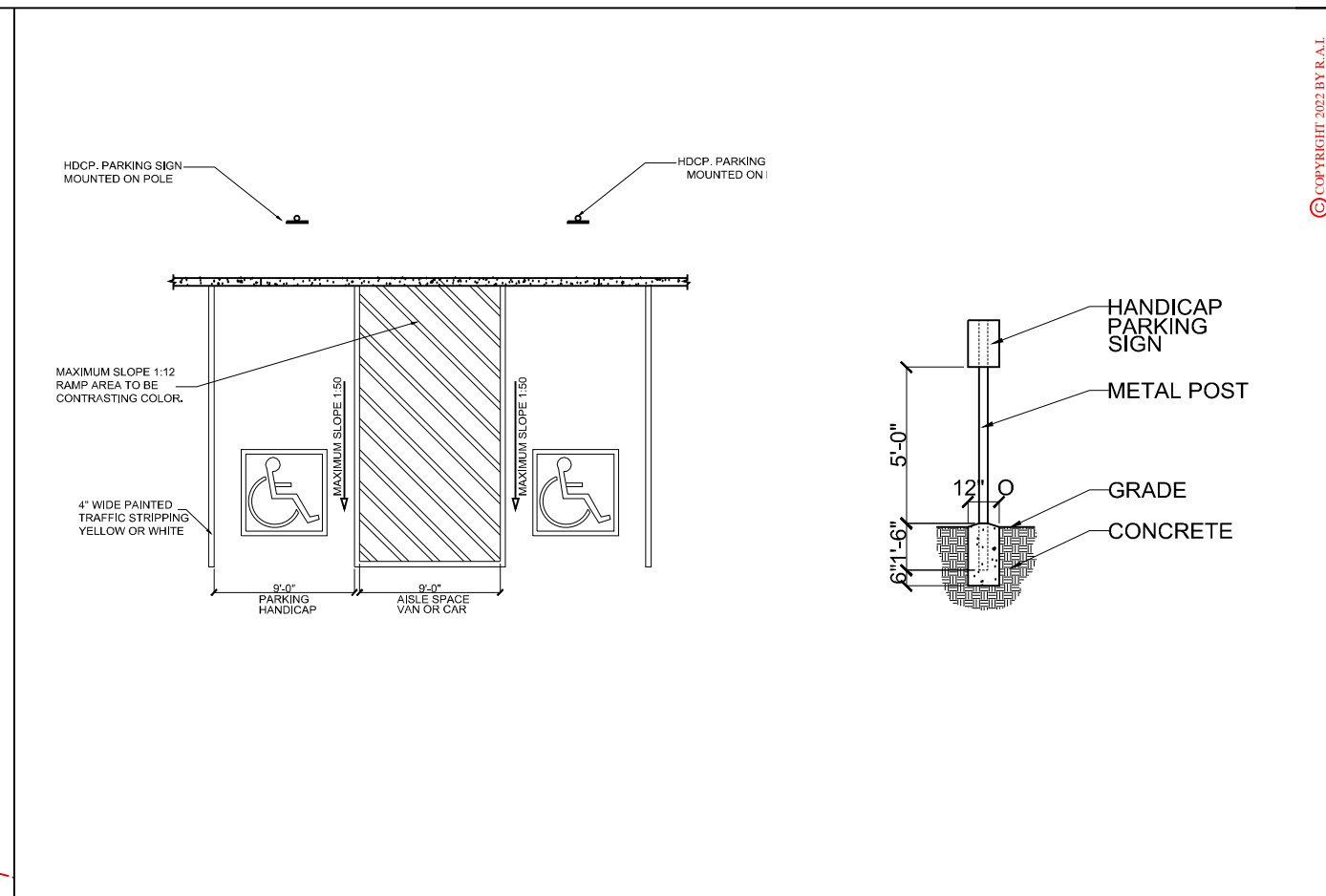
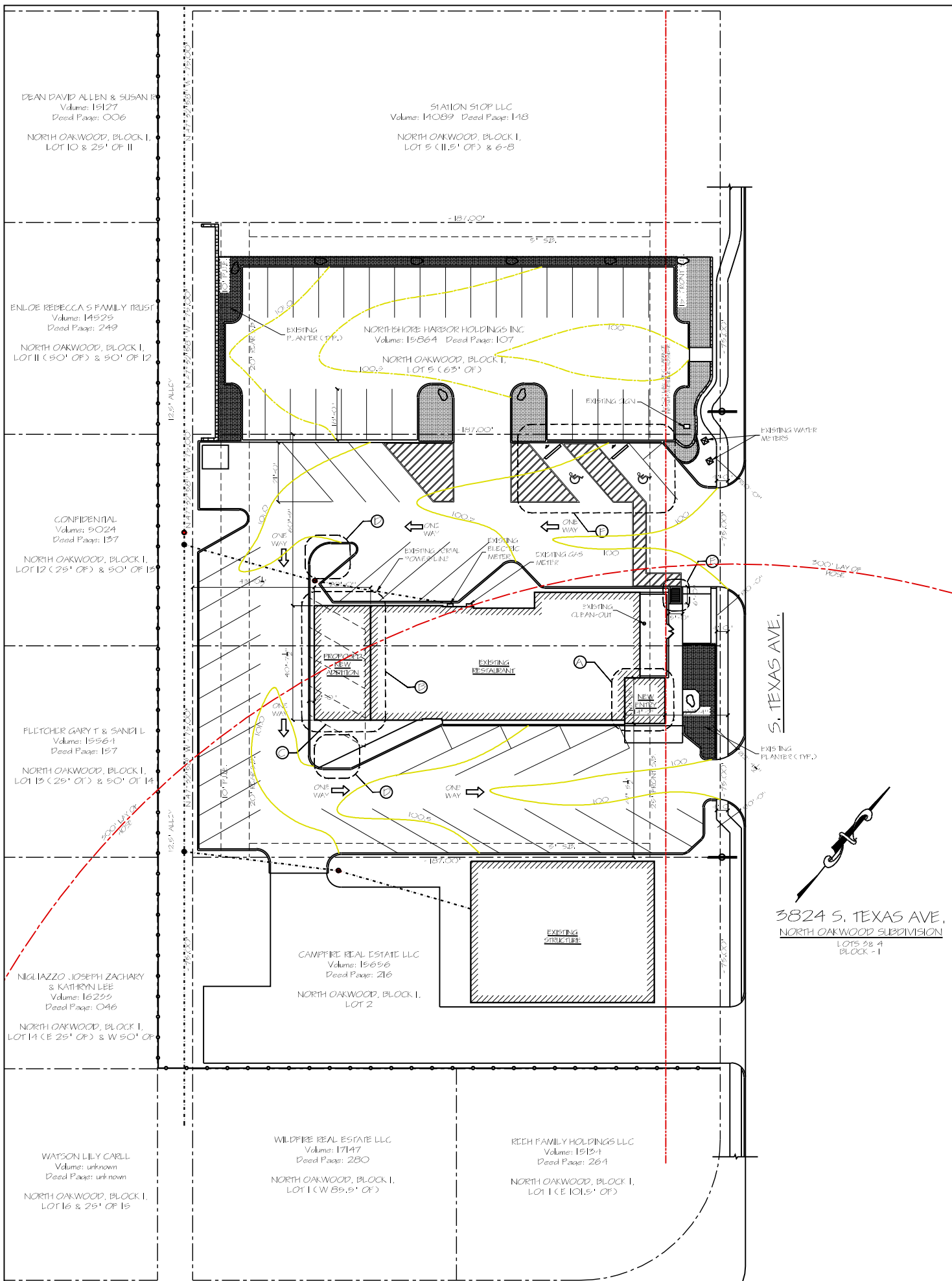
3824 S. TEXAS AVE.
BRYAN, TEXAS



09-13-22 CLIENT:

JTR- SECOND SUBMITTAL

SHEET:
S-1
OF
FOUR
DATE:
09-14-2022



HANDICAP PARKING DETAILS

- SITE NOTES**
1. THIS PROPERTY DOES NOT LIE WITH-IN A 100-YEAR FLOODPLAIN PER FEMA D-FIRM PANEL NO. 48041C0215F, DATED APRIL 2, 2014.
 2. FOR UTILITY NOTIFICATION CONTACT
 BTU - (979) 821-5700
 CITY OF BRYAN - (979) 209-5900
 3. OFF-SITE DRAINAGE SHALL BE CONTROLLED BY DRAINAGE SWALES AND BEING DETAINED IN THE DRIVE AISLES. BY DOING THIS THE NEIGHBORING PROPERTIES WILL NOT BE AFFECTED.
 4. 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.
 5. PLEASE HAVE CONTRACTOR CONTACT BTU LINE DESIGN AT 821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE. PLEASE PROVIDE A DETAILED LOAD ANALYSIS, AS WELL AS THE SERVICE REQUIREMENTS (VOLTAGE, AMPS, SINGLE PHASE VS THREE PHASE) AT THIS TIME.
 6. THIS PROPERTY IS ZONED FOR COMMERCIAL USE
 7. ALL SETBACKS WILL BE CONSISTENT WITH THE LOT DEVELOPMENT STANDARDS FOUND IN LAND AND SITE DEVELOPMENT ORDINANCE SECTION 62-593.
 8. NO MECHANICAL EQUIPMENT SHALL BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
 9. NOT having any new plumbing fixtures that will make the need for a new grease trap to be added.

NEW AREA SUMMARY

EXISTING TOTAL AREA	3,897 SF
NEW REAR DINING	813 SF
NEW FRONT ENTRY	181 SF
NEW GRAND TOTAL	4,891 SF

PARKING RATIO CALCULATIONS

GROSS AREA = 3,897 SQ.FT.

1.25 X PER 100 SQ.FT. SPACES REQUIRED

3,897 / 100 = 39

39 x 1.25 = 49 SPACES REQUIRED

60 SPACES PROVIDED

SITE SCHEDULE

TAG	ITEM
Ⓐ	AREA FOR NEW ENTRY ADDITION - HEIGHT IS 27'-0"
Ⓑ	AREA FOR NEW REAR DINING
Ⓒ	(4) EXISTING PARKING SPACES REMOVED
Ⓓ	EXISTING TREE TO BE PROTECTED DURING CONSTRUCTION.
Ⓔ	NEW HANDICAP RAMP INSTALLED
Ⓕ	NEW HANDICAP PARKING AND STRIPING

NOTE: ALL SITE DETAILS TO MEET B/ CS U.D.O. REQUIREMENTS. ALL SELECTIONS TO BE MADE BY OWNER BEFORE CONSTRUCTION BEGINS.

SCALE: 1" = 20'-0" | 03 NOTES

SCALE: N.T.S. | 01

SITE PLAN

COPYRIGHT 2022 BY R.A.I.
 (979) 846-3366
 4500 Carter Creek Dr. #203
 Bryan, TX 77802
 www.raidesigns.com

R.A.I.
 DESIGNS, INC.

R.A.I. JOB#: 21-107

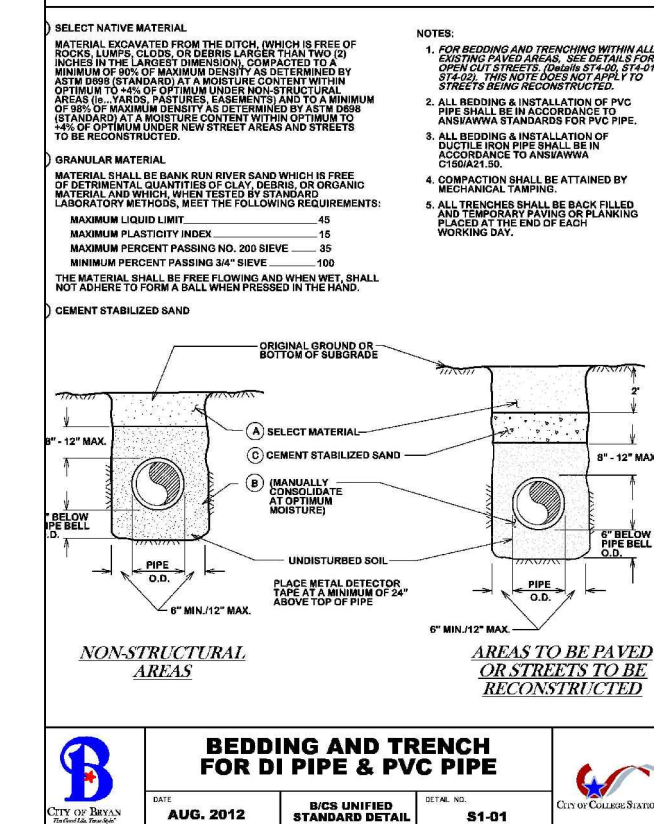
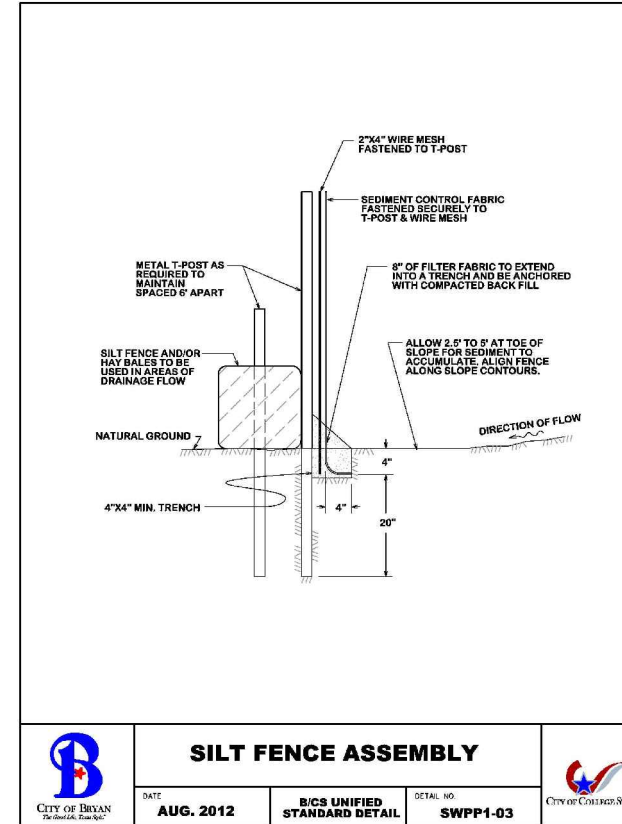
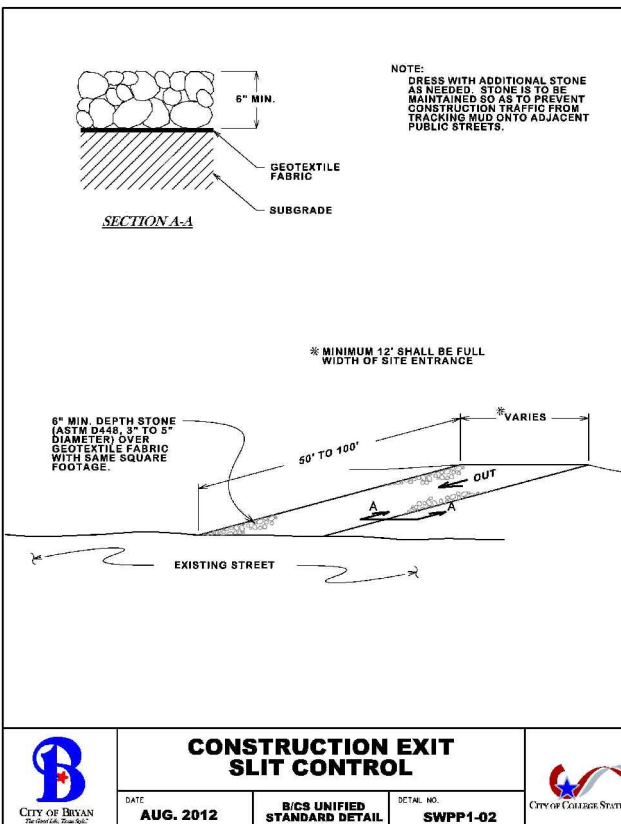
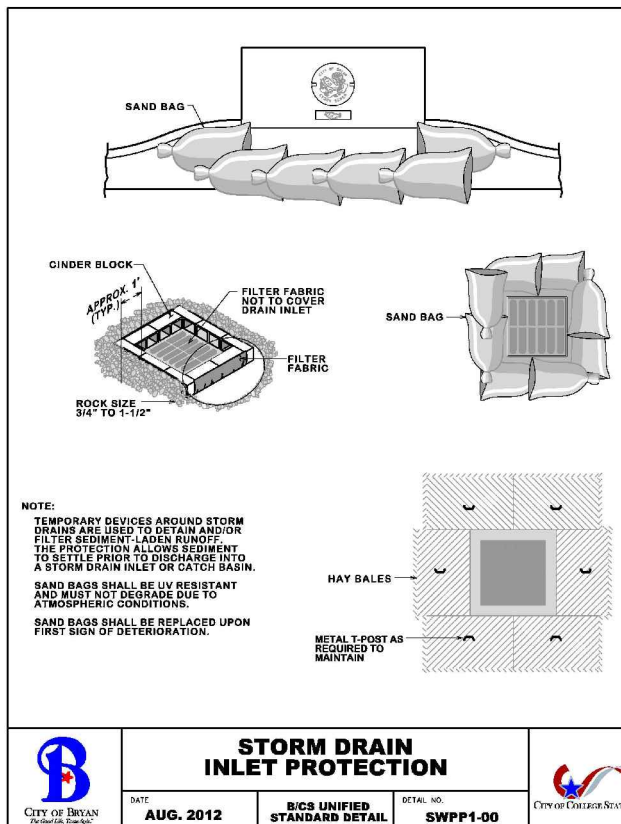
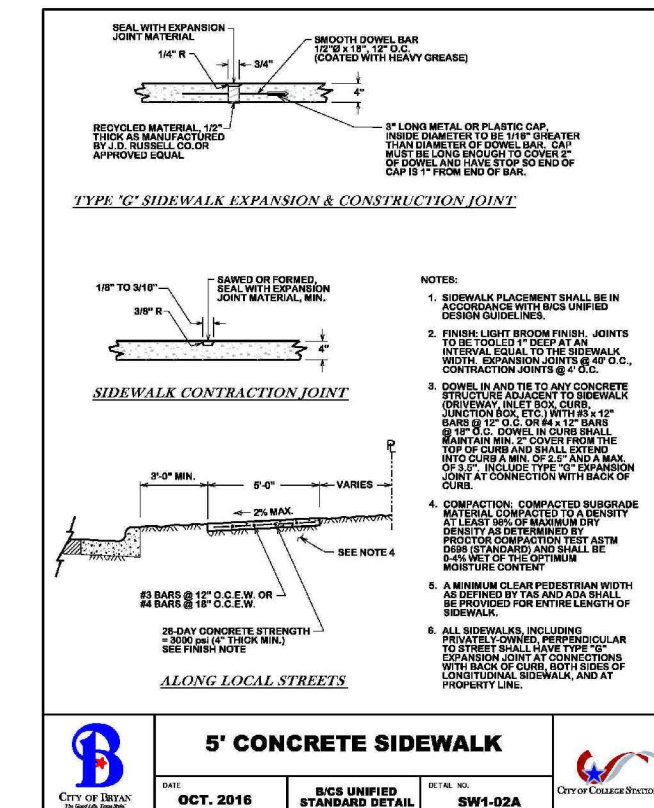
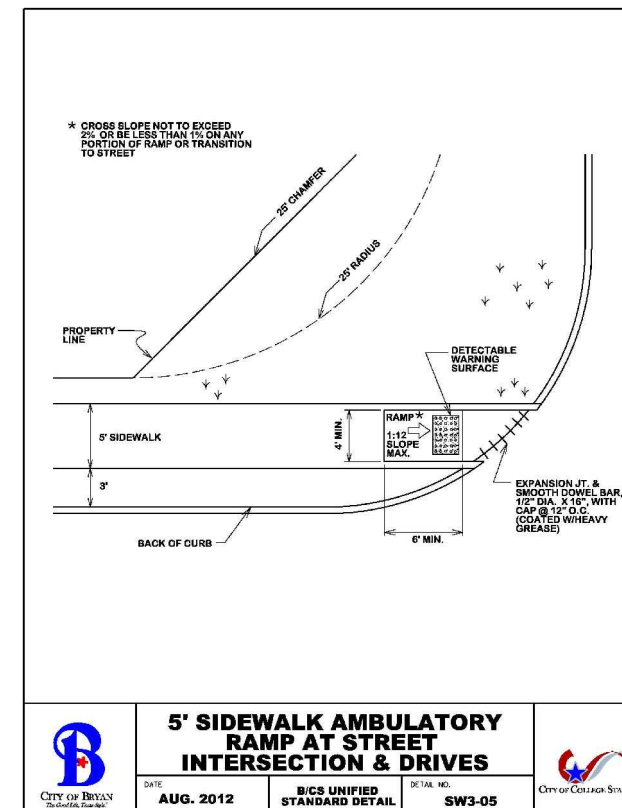
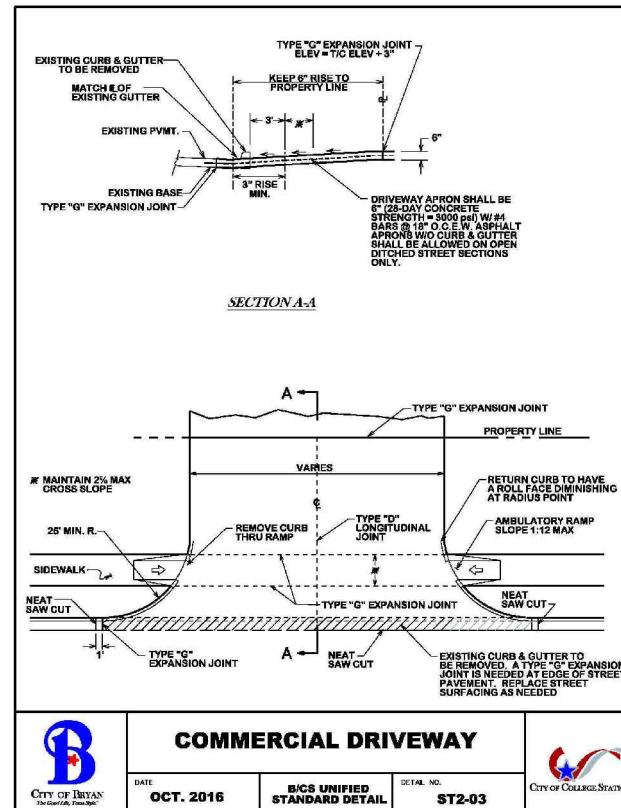
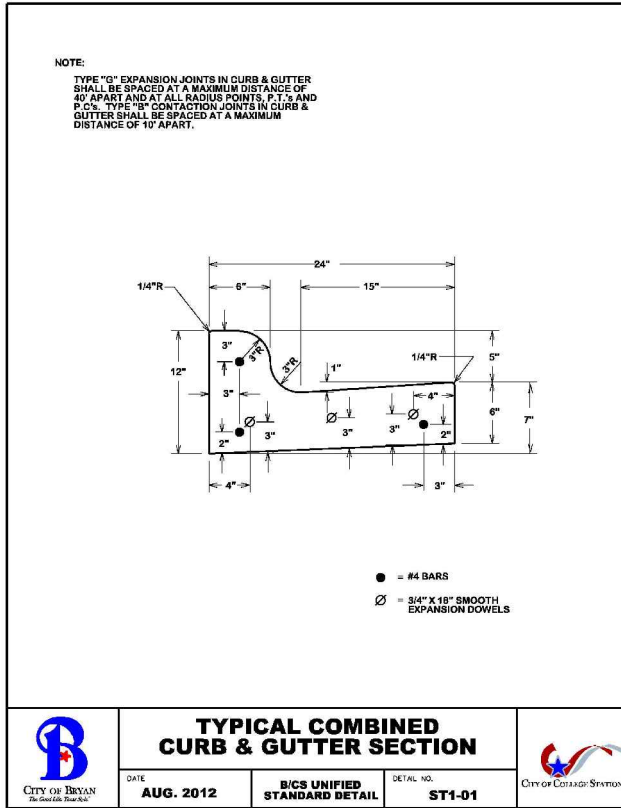
PROJECT SITE INFO: NORTH OAKWOOD SUBDIVISION LOTS 3 & 4, BLOCK-1 0.6439 ACRES

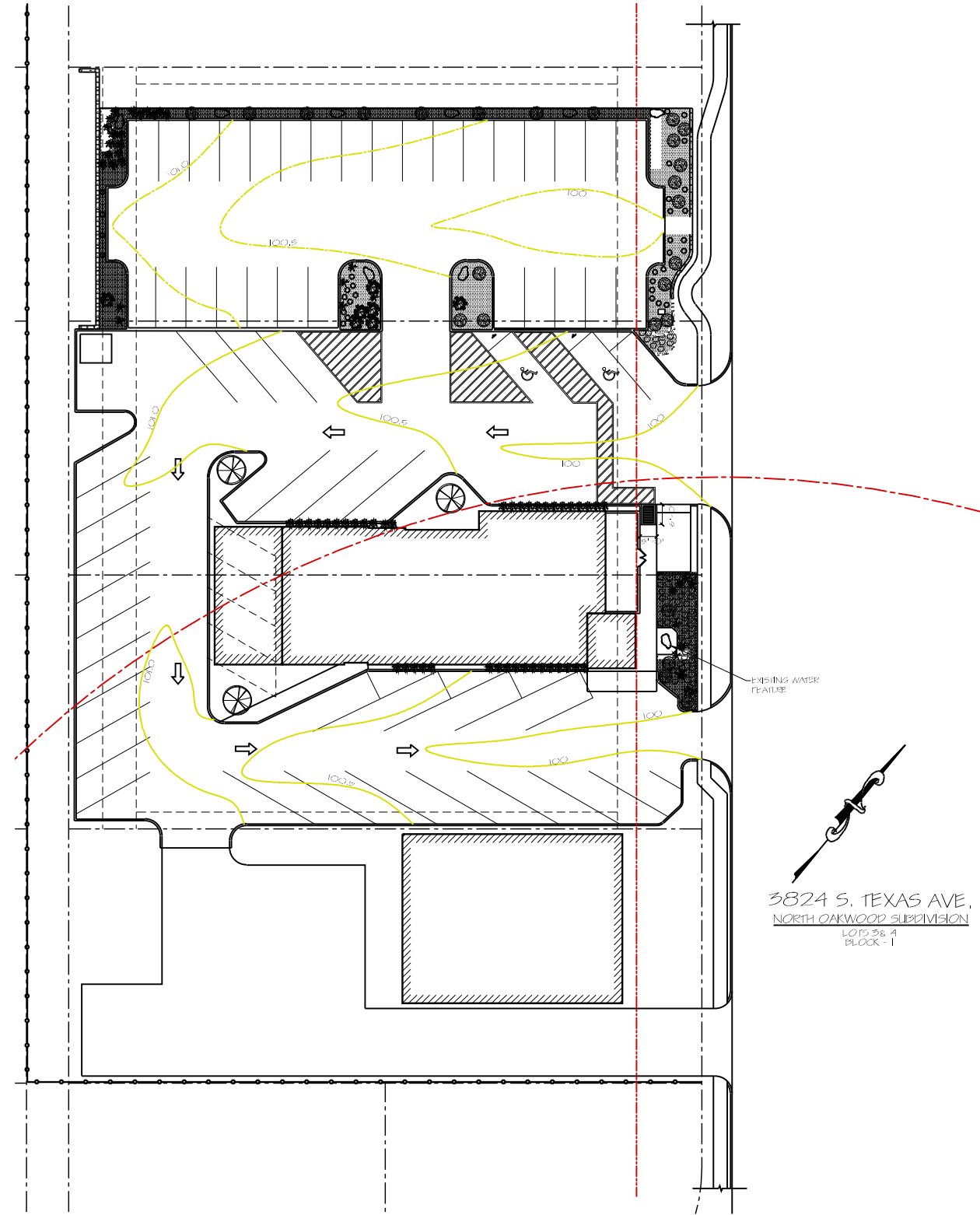
CLIENT: 3824 S. TEXAS AVE. BRYAN, TEXAS

09-13-22

JTR- SECOND SUBMITTAL

SHEET: S-2 OF FOUR DATE: 09-14-2022





3824 S. TEXAS AVE.
NORTH OAKWOOD SUBDIVISION
LOTS 3 & 4
BLOCK - 1

NEW AREA SUMMARY	
EXISTING TOTAL AREA	3,897 SF
NEW REAR DINING	813 SF
NEW FRONT ENTRY	181 SF
NEW GRAND TOTAL	4,891 SF

EXISTING LANDSCAPING SCHEDULE								
SYMBOL	NO. OF PLANTS	SIZE	BOTANICAL NAME	COMMON NAME	TYPE	NOTES	POINTS EACH	TOTAL POINTS
	3	1.5" to 3.0" CALIPER	TAXODIUM DISTICHUM	BALD CYPRESS	CANOPY TREE	30 GALLON	200	600
	60	2-15 Gal	CANNA INDICA	CANNAS	SHRUB	5 GALLON	10	600
	25	2-15 Gal	ROSA CHINENSIS	CHINA ROSE	SHRUB	5 GALLON	10	250
	11	2-15 Gal	HESPERALOE PARVIFLORA	RED YUCCA	SHRUB	5 GALLON	10	110
	50	2-15 Gal	HESPERALOE PARVIFLORA	MADAGASCAR PERIWINKLE	SHRUB	5 GALLON	10	500
	1	2-15 Gal	CYCAS REVOLUTA	SAGO PALM	SHRUB	5 GALLON	10	10
	3	2-15 Gal	ASPARAGUS DENSIFLORUS	ASPARAGUS FERN	SHRUB	5 GALLON	10	30
	32	2-15 Gal	TRACHELOSPERMIUM JASMINOIDES	STAR JASMINE	SHRUB	5 GALLON	10	320
	7	2-15 Gal	HESPERALOE PARVIFLORA	SWEET POTATO	SHRUB	5 GALLON	10	70

© COPYRIGHT 2022 BY R.A.I.
(979) 846-3366
4500 Carter Creek Dr. #203
Bryan, TX 77802
www.raidesigns.com

R.A.I.
DESIGNS, INC.

R.A.I. JOB#:
21-107

PROJECT SITE INFO:
NORTH OAKWOOD SUBDIVISION
LOTS 3 & 4, BLOCK-1
0.6439 ACRES

3824 S. TEXAS AVE.
BRYAN, TEXAS

CLIENT:

09-13-22

JTR- SECOND SUBMITTAL

SHEET:
S-4
OF
FOUR
DATE:
09-14-2022