



ALVARADO GROUP, LLC

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Houston, Tx 77092

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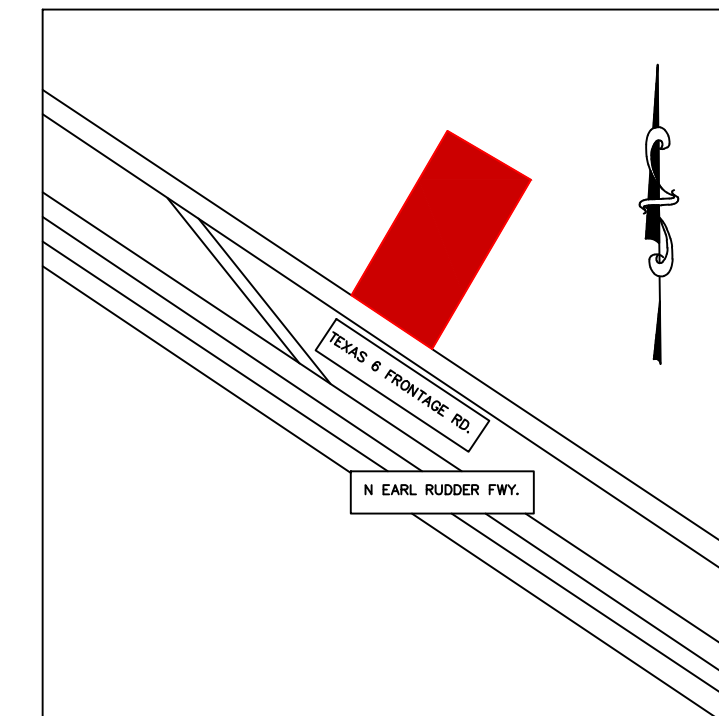
MIGUEL ALVARADO

CONTACT INFO:

832-466-3126

ramiro.agllc@live.com

SEAL:



FOR CONSTRUCTION

PARKING LOT ANALYSIS BLD. 1

A. PROPOSED SHOWROOM

Square feet = 2,903 SQ.FT.
1 SPACE FOR EVERY 400 SQUARE FEET OF ENCLOSED SPACE, AND
1 FOR EVERY 2000 SQUARE FEET OF OUTSIDE DISPLAY AREA
REQUIRED PARKING SPACE = 2,903/400 = 7 PARKING SPACES
2,903 / 400 = 7 SPACES
DISPLAY AREA = 4,000 SQ.FT OF DISPLAY AREA = 2 PARKING SPACES

2. NUMBER OF PARKING SPACES PROPOSED: **9**

AS PER TABLE 1106.1
ACCESSIBLE PARKING SPACES

BUILDING # 1 = 2,903 SQ.FT.
BUILDING # 2 = 10,762 SQ.FT.
PARKING LOT = 35,326 SQ.FT.
NEW DRIVEWAY = 2,833 SQ.FT.

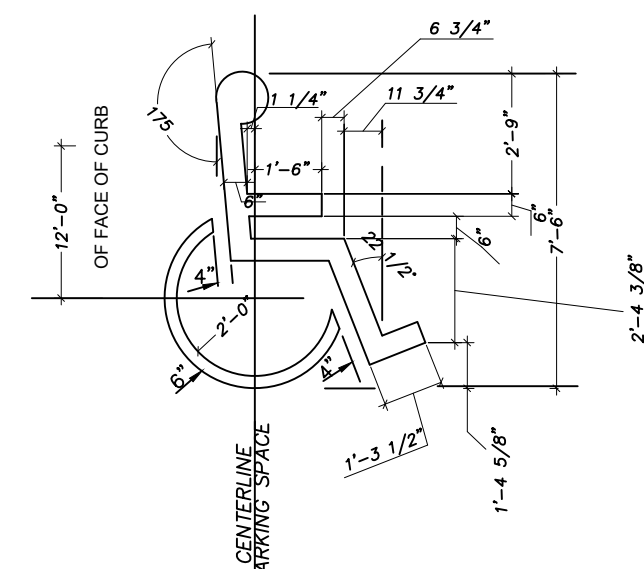
TOTAL IMPERVIOUS COVER = 51,824 SQ.FT.

Property ID: 100517
Legal Description: SEGERT PH 1, BLOCK 1 (PT OF), ACRES 7.0
Geographic ID: 572000-1001-0010
Agent:
Type: Real
Location
Address: 1900 N EARL RUDDER FREEWAY TX
Map ID: 540-242
Neighborhood CD: A11000.C
Owner
Owner ID: 55591
Name: SPS INVESTMENTS LLC
Mailing Address: X SMITH O E
PO BOX 138
KURTEN, TX 77862-0138

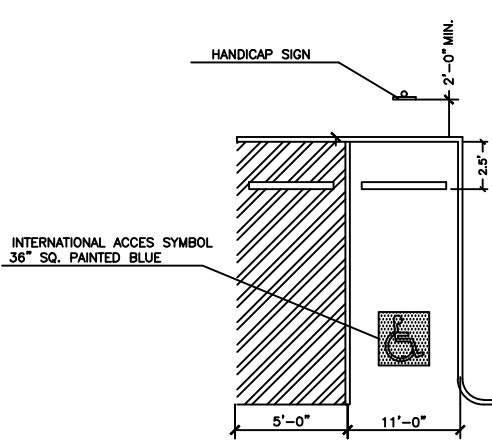
N/F
PIERCE P. STACY, III
CALLED 7.00 ACRES
(2835/191 OPRBCT)

Property ID: 358420
Legal Description: PROGRESS PARK PH 2, BLOCK 2, LOT 5
Geographic ID: 517025-0202-0050
Agent:
Type: Real
Location
Address: 1860 N EARL RUDDER FREEWAY TX
Map ID: 540-242
Neighborhood CD: A11000.C
Owner
Owner ID: 371298
Name: CROSSWAY FARMS INC
Mailing Address: 23507 SARATOGA WOODS DR
MONTGOMERY, TX 77316

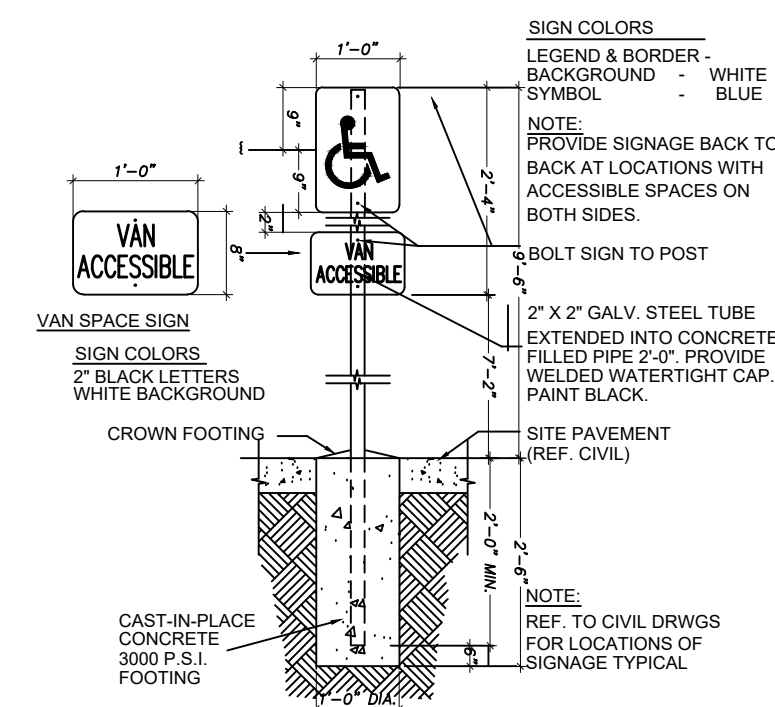
4.124
ACRES
LOT 5



HANDICAP SYMBOL
SCALE: N.T.S.

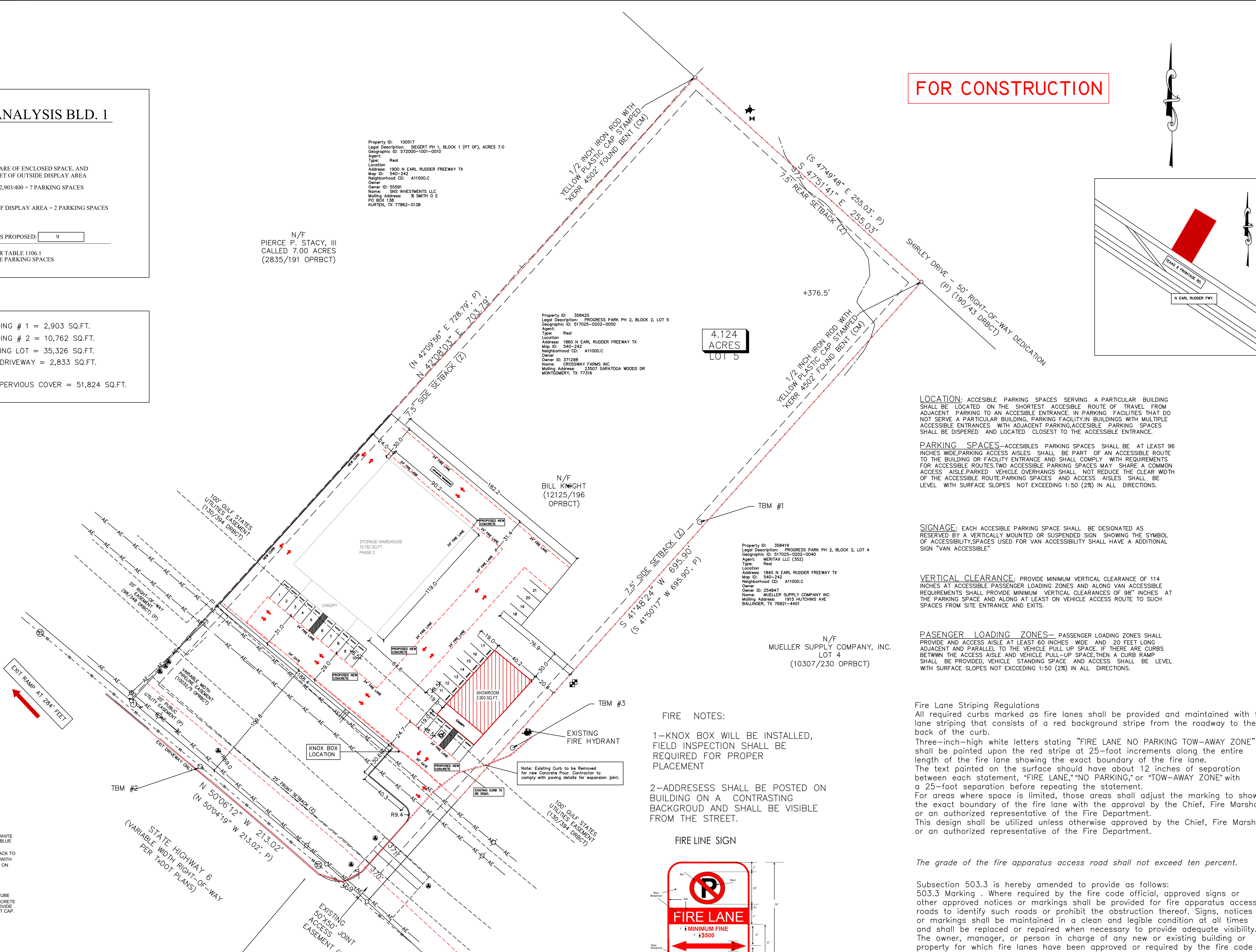


HANDICAP PARKING SPACES
N.T.S.



HANDICAPPED SIGN DETAIL
SCALE: N.T.S.

NOTE: THERE WILL BE NO
BIG TRUCKS OR 18 WHEELER TRUCKS
ENTERING THE SITE.



LOCATION: ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, PARKING FACILITY IN BUILDINGS WITH MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPersed AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCE.

PARKING SPACES-ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 96 INCHES WIDE, PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND SHALL COMPLY WITH REQUIREMENTS FOR ACCESSIBLE ROUTES. TWO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE. PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

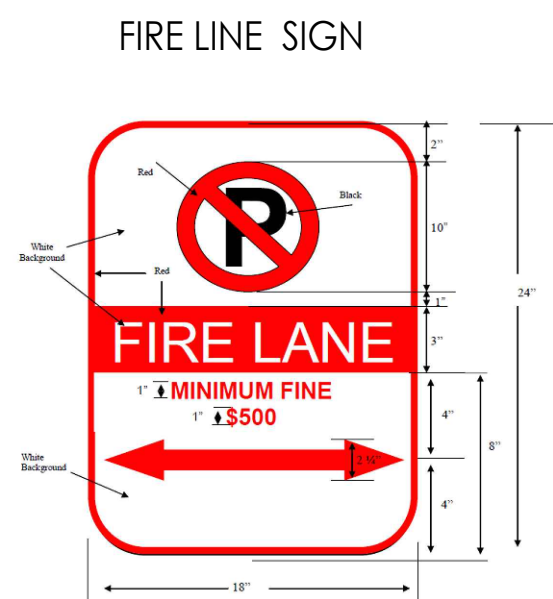
SIGNAGE: EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED OR SUSPENDED SIGN, SHOWING THE SYMBOL OF ACCESSIBILITY SPACES USED FOR VAN ACCESSIBILITY SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE"

VERTICAL CLEARANCE: PROVIDE MINIMUM VERTICAL CLEARANCE OF 114 INCHES AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VAN ACCESSIBLE REQUIREMENTS SHALL PROVIDE MINIMUM VERTICAL CLEARANCES OF 98" INCHES AT THE PARKING SPACE AND ALONG AT LEAST ON VEHICLE ACCESS ROUTE TO SUCH SPACES FROM SITE ENTRANCE AND EXITS.

PASSENGER LOADING ZONES- PASSENGER LOADING ZONES SHALL PROVIDE AND ACCESS AISLE AT LEAST 60 INCHES WIDE AND 20 FEET LONG ADJACENT AND PARALLEL TO THE VEHICLE PULL-UP SPACE. IF THERE ARE CURBS BETWEEN THE ACCESS AISLE AND VEHICLE PULL-UP SPACE, THEN A CURB RAMP SHALL BE PROVIDED, VEHICLE STANDING SPACE AND ACCESS SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

Fire Lane Striping Regulations
All required curbs marked as fire lanes shall be provided and maintained with fire lane striping that consists of a red background stripe from the roadway to the back of the curb.
Three-inch-high white letters stating "FIRE LANE NO PARKING TOW-AWAY ZONE" shall be painted upon the red stripe at 25-foot increments along the entire length of the fire lane showing the exact boundary of the fire lane.
The text painted on the surface should have about 12 inches of separation between each statement, "FIRE LANE," "NO PARKING," or "TOW-AWAY ZONE" with a 25-foot separation before repeating the statement.
For areas where space is limited, those areas shall adjust the marking to show the exact boundary of the fire lane with the approval by the Chief, Fire Marshal or an authorized representative of the Fire Department.
This design shall be utilized unless otherwise approved by the Chief, Fire Marshal or an authorized representative of the Fire Department.

FIRE NOTES:
1-KNOX BOX WILL BE INSTALLED, FIELD INSPECTION SHALL BE REQUIRED FOR PROPER PLACEMENT
2-ADDRESSES SHALL BE POSTED ON BUILDING ON A CONTRASTING BACKGROUND AND SHALL BE VISIBLE FROM THE STREET.



The grade of the fire apparatus access road shall not exceed ten percent.

Subsection 503.3 is hereby amended to provide as follows:
503.3 Marking . Where required by the fire code official, approved signs or other approved notices or markings shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs, notices or markings shall be maintained in a clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate visibility. The owner, manager, or person in charge of any new or existing building or property for which fire lanes have been approved or required by the fire code official shall mark and maintain said fire lanes as provided in this subsection.

503.3.1 Curb marking . All curbs and curb ends shall be painted red with white lettering at least three inches high with at least one half-inch stroke, stating "FIRE LANE," and at least one of the following phrases: "NO PARKING," or "TOW-AWAY ZONE". Wording shall not be spaced more than 25 feet apart.

CROSSWAY AUTO CENTER
1860 N. EARL RUDDER FRWY. BUILDING 1
BRYAN TX. 77808

PROJECT NAME:

PLOT DATE:

10/17/2022

SCALE:

1:40

JOB No:

000

SHEET NAME:

SITE PLAN

SHEET #:

C-1