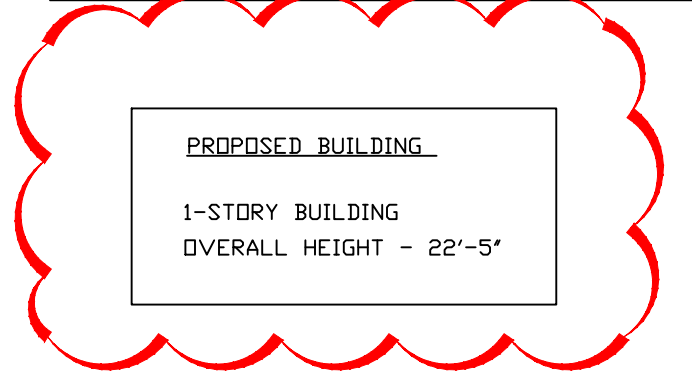


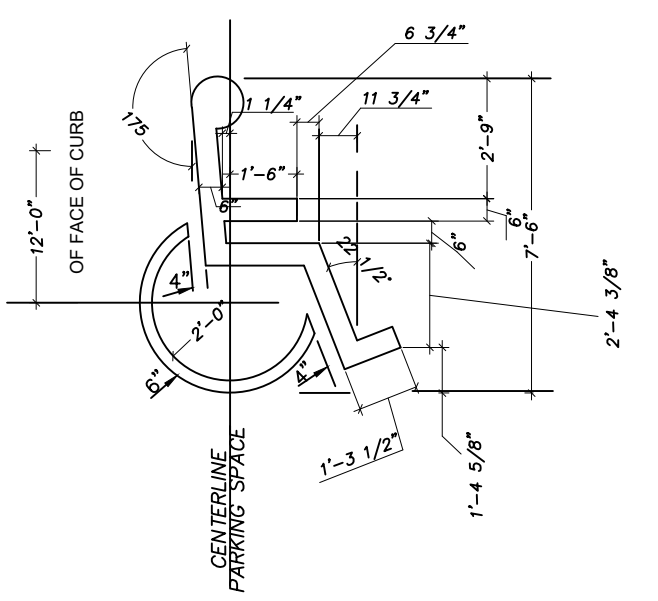
PARKING LOT ANALYSIS BLD. 1

- 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

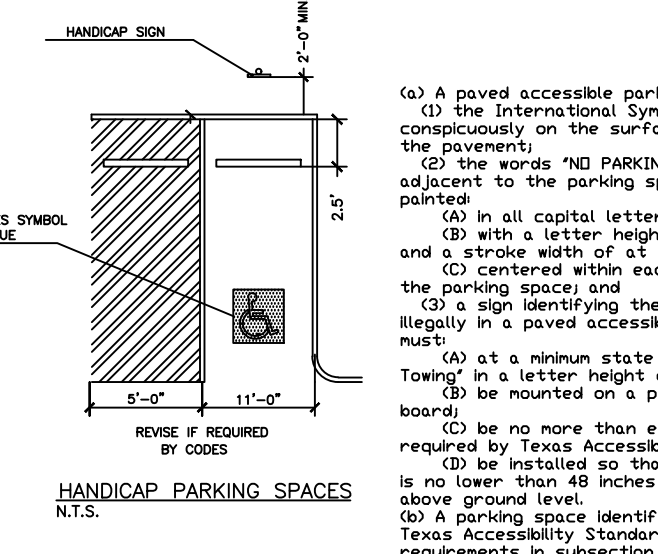
BUILDING # 1 = 3,000 SQ.FT.
 BUILDING # 2 = 11,880 SQ.FT.
 PARKING LOT = 47,183 SQ.FT.
 TOTAL IMPERVIOUS COVER = 62,063 SQ.FT.



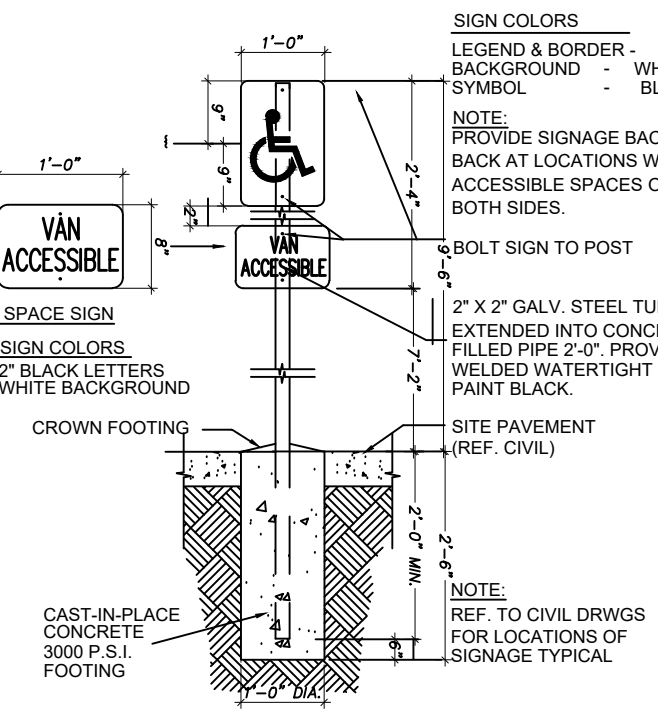
- DETENTION POND AREA
- IRON FENCE
- 6" CURB
- FIRE LANE
- BOLLARD
- NEW CONCRETE
- CAR DISPLAY AREA
- 25' FIRE LANE



HANDICAP SYMBOL
 SCALE: N.T.S.



HANDICAPPED PARKING SPACES
 N.T.S.



HANDICAPPED SIGN DETAIL
 SCALE: N.T.S.

(a) A paved accessible parking space must include:
 (1) the International Symbol of Accessibility painted conspicuously on the surface in a color that contrasts the pavement;
 (2) the words "NO PARKING" painted on any access aisle adjacent to the parking space. The words must be painted:
 (A) in all capital letters;
 (B) with a letter height of at least twelve inches, and a stroke width of at least two inches; and
 (C) centered within each access aisle adjacent to the parking space; and
 (3) a sign identifying the consequences of parking illegally in a paved accessible parking space. The sign must:
 (A) at a minimum state "Violators Subject to Fine and Towing" in a letter height of at least one inch;
 (B) be mounted on a pole, post, wall or freestanding board;
 (C) be no more than eight inches below a sign required by Texas Accessibility Standards, 3824; and
 (D) be installed so that the bottom edge of the sign is no lower than 48 inches and no higher than 80 inches above ground level.
 (b) A parking space identification sign that complies with Texas Accessibility Standards, 302.6, that includes the requirements in subsection (a)(3)(A) satisfies subsection (a)(3).

SIGN COLORS
 LEGEND & BORDER - WHITE
 BACKGROUND - BLUE
 SYMBOL - BLUE
 NOTE:
 PROVIDE SIGNAGE BACK TO BACK AT LOCATIONS WITH ACCESSIBLE SPACES ON BOTH SIDES.
 BOLT SIGN TO POST
 2" x 2" GALV. STEEL TUBE EXTENDED INTO CONCRETE FILLED PIPE 2" PROVIDE WELDED WATERTIGHT CAP. PAINT BLACK.
 SITE PAVEMENT (REF. CIVIL)
 NOTE: REF. TO CIVIL DRAWINGS FOR LOCATIONS OF SIGNAGE TYPICAL.

(a) A paved accessible parking space must include:
 (1) the International Symbol of Accessibility painted conspicuously on the surface in a color that contrasts the pavement;
 (2) the words "NO PARKING" painted on any access aisle adjacent to the parking space. The words must be painted:
 (A) in all capital letters;
 (B) with a letter height of at least twelve inches, and a stroke width of at least two inches; and
 (C) centered within each access aisle adjacent to the parking space; and
 (3) a sign identifying the consequences of parking illegally in a paved accessible parking space. The sign must:
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 (B) be mounted on a pole, post, wall or freestanding board;
 (C) be no more than eight inches below a sign required by Texas Accessibility Standards, 302.6; and
 (D) be installed so that the bottom edge of the sign is no lower than 48 inches and no higher than 80 inches above ground level.
 (b) A parking space identification sign that complies with Texas Accessibility Standards, 302.6, that includes the requirements in subsection (a)(3)(A) satisfies subsection (a)(3).

Property ID: 100517
 Legal Description: SUGGEST PH 1, BLOCK 1 (PT DP), ACRES 7.0
 Geographic ID: 572000-1001-000
 Agent:
 Type: Real
 Location:
 Address: 1500 N EARL RUDDER FREEWAY TX
 Map ID: 540-242
 Neighborhood CD: A11000C
 Owner:
 Owner ID: 55591
 Name: SRS INVESTMENTS LLC
 Mailing Address: 3 SMITH D E
 PO BOX 138
 KURTIEN, TX 77662-0138

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

Property ID: 358450
 Legal Description: PROGRESS PARK PH 2, BLOCK 2, LOT 5
 Geographic ID: 572025-0000-0000
 Agent:
 Type: Real
 Location:
 Address: 1860 N EARL RUDDER FREEWAY TX
 Map ID: 540-242
 Neighborhood CD: A11000C
 Owner:
 Owner ID: 371298
 Name: CROSSWAY FARMS INC
 Mailing Address: 22007 SARATOGA VIDEOS DR
 MONTGOMERY, TX 77316

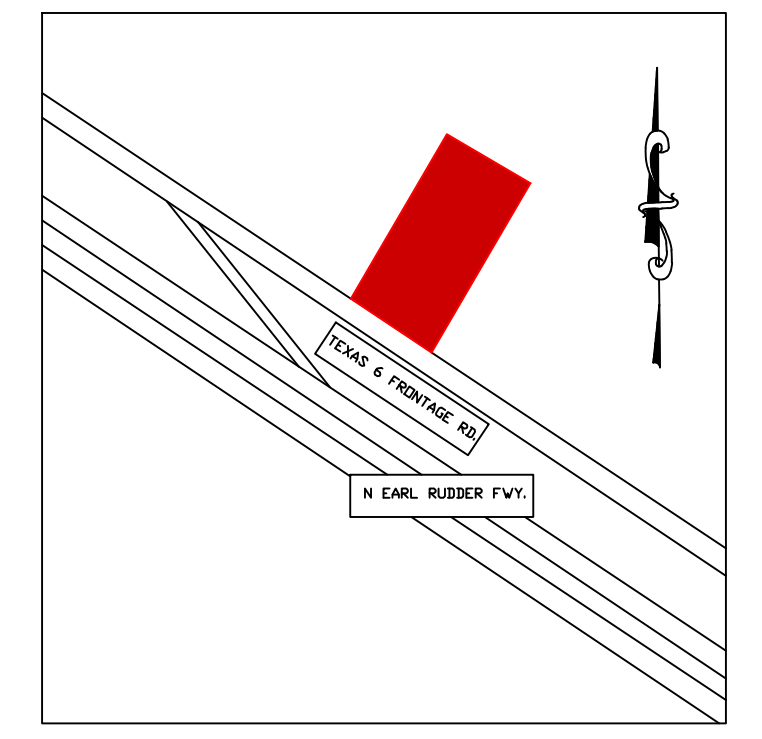
Property ID: 358419
 Legal Description: PROGRESS PARK PH 2, BLOCK 2, LOT 4
 Geographic ID: 572025-0000-0040
 Agent: HERTAX LLC (CSD)
 Type: Real
 Location:
 Address: 1860 N EARL RUDDER FREEWAY TX
 Map ID: 540-242
 Neighborhood CD: A11000C
 Owner:
 Owner ID: 254847
 Name: MUELLER SUPPLY COMPANY INC
 Mailing Address: 1915 HITCHENS AVE
 BULLINGER, TX 76801-4403

N/F
 MUELLER SUPPLY COMPANY, INC.
 LOT 4
 (10307/230 DPRBCT)

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.

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

FOR CONSTRUCTION



- *The installation of security gates across a fire apparatus access road shall be approved by the fire code official.
- *Security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200
- *Methods of locking shall be submitted for approval by the fire code official.
- *Security gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Fire code official.
- *All electrically operated gates are required to have a KNOX Gate Switch.
- *Security gates shall be equipped with an approved "Fail-safe" system to allow manual operation of the gate in the event of power failure or equipment malfunction.
- *Construction of gates shall be of materials that allow manual operation by one person.

Fire Department Access Requirements
 Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the Fire Lane Design Information (550e) (as indicated to meet both sections below to be approved)
 1. Where fire lanes are required ALL curbs and ALL curb ends along the fire lane shall be painted red with four inch (4") white lettering stating "FIRE LANE -NO PARKING -TOW AWAY ZONE"
 Each phrase should be spaced no more than 15ft apart. Ex: FIRE LANE (15ft space) NO PARKING (15ft space) TOW AWAY ZONE (15ft space) FIRE LANE (15ft space). Lettering shall be repeated throughout the entirety of the fire lane.
 Exceptions Per IFC 2015 Section D103.6.2

Exception 1: If the fire lane width (driving surface) is >26ft marking is only required on one side of the road.
 Exception 2: If fire lane width (driving surface) is >32ft, no marking is required.
 2. For Fire Lanes where there is no continuous curbing, along a level surface, or behind parking spaces there are two options. Either option is acceptable.
 Option 1: A sign twelve inches (12") wide and eighteen inches (18") in height stating "FIRE LANE DESIGNATED PARKING ONLY" with a companion sign twelve inches (12") wide and six inches (6") in height stating "TOW AWAY ZONE" shall be mounted in a conspicuous location at each entrance to the property. The top of the sign shall be mounted no more than 6ft above grade.
 Option 2: Where there is no curb including behind parking spaces a continuous 8 inch red stripe with 4 inch (4") white lettering stating "FIRE LANE -NO PARKING -TOW AWAY ZONE" Each phrase should be spaced no more than 15ft apart. Ex: FIRE LANE (15ft space) NO PARKING (15ft space) TOW AWAY ZONE (15ft space) FIRE LANE (15ft space). Lettering shall be repeated throughout the entirety of the fire lane.



ALVARADO GROUP, LLC
 7015 W. Tidwell Rd. G110
 Houston, TX 77092
 alvaradogroup12@gmail.com

DRAWN BY:
 MIGUEL ALVARADO

SEAL:



Diego Lamacchia, PE, PMP
 TBPE Firm - 18611

PROJECT NAME:
CROSSWAY AUTO CENTER

PLOT DATE:
 05/23/23

SCALE:
 1:40

JOB NO:
 000

SHEET NAME:
 SITE PLAN

SHEET #:
C-1

1860 N. EARL RUDDER FRWY. BUILDING 1
 BRYAN TX. 77808