PARKING LOT ANALYSIS BLD. 1

A. PROPOSED SHOWROOM
Square feet = 2,903 Sq.Ft.
1 SPACE FOR EVERY 400 SQUARE 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
ACCESIBLE PARKING SPACES

PARKING LOT ANALYSIS BLD. 2

A. PROPOSED OFFICE STORAGE WAREHOUSE
Square feet = 11,880 Sq.Ft.
1 PARKING SPACE PER EVERY 900 SQ.FT.

REQUIRED PARKING SPACES = 11,880/900 = 13

2. NUMBER OF PARKING SPACES PROPOSED: 38

AS PER TABLE 1106.1
ACCESIBLE PARKING SPACES

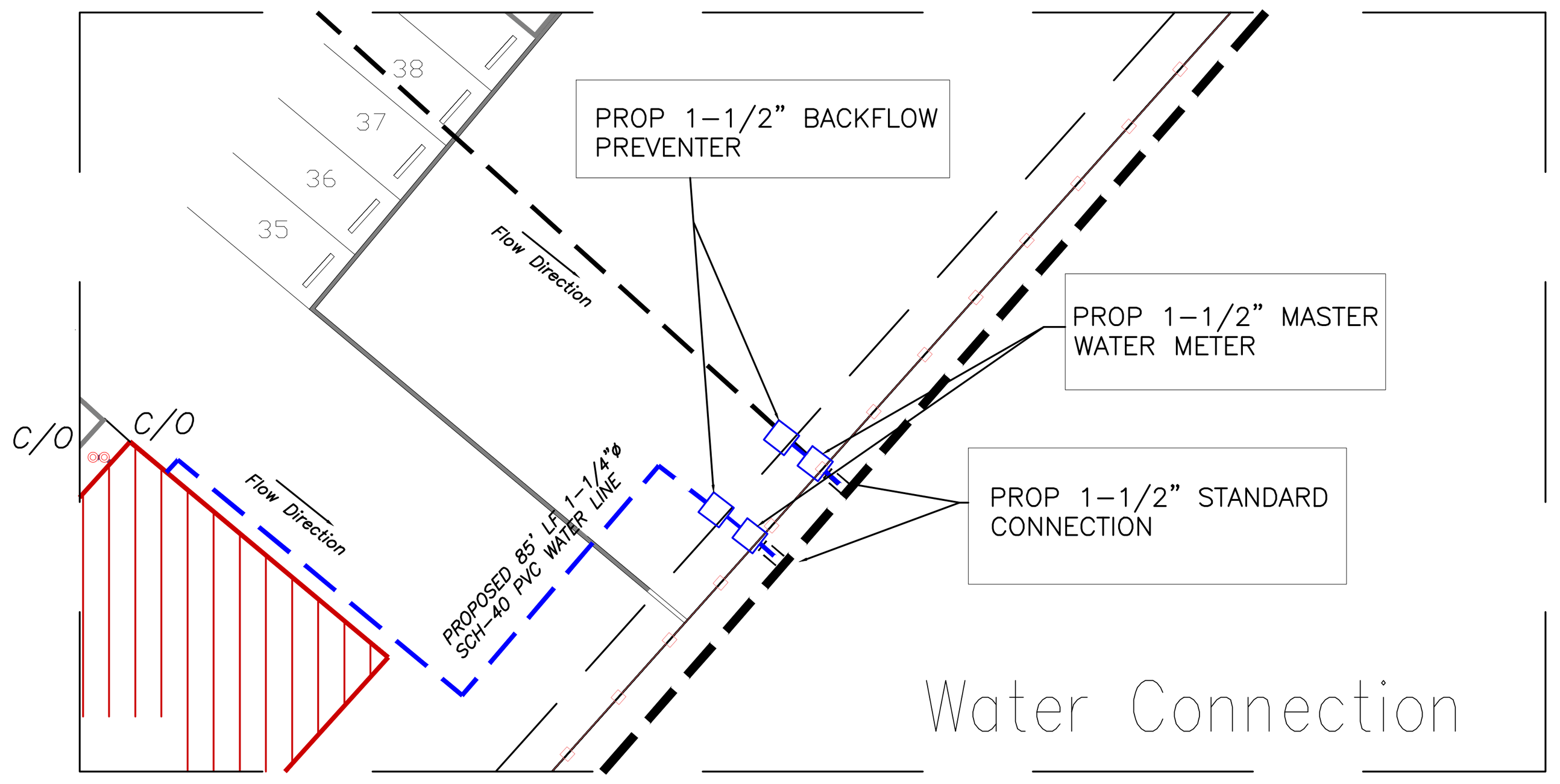
BUILDING # 1 = 3,000 SQ.FT.
BUILDING # 2 = 11,880 SQ.FT.
PARKING LOT = 47,183 SQ.FT.

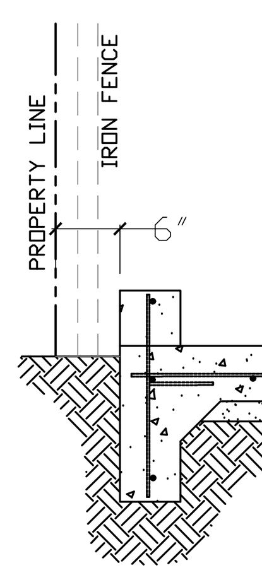
TOTAL IMPERVIOUS COVER = 62,063 SQ.FT.

PROPOSED BUILDINGS

1-STORY BUILDING
OVERALL HEIGHT - 22'-5"

DETENTION POND AREA
IRON FENCE
6" CURB
FIRE LANE
BOLLARD
6" PVC SCHED. 40 SANITARY SEWER @ 1% SLOPE
SCH-40 PVC WATER LINE
NEW CONCRETE
CAR DISPLAY AREA





DETAIL - A

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 code official.

Fire Lane Design Information
(Fire lanes need 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 repeated throughout the entirety of the fire lane.

FIRE NOTES:

1-KNOX BOX WILL BE INSTALLED, FIELD INSPECTION SHALL BE REQUIRED FOR PROPER PLACEMENT

2-ADDRESESS SHALL BE POSTED ON BUILDING ON A CONTRASTING BACKGROUD AND SHALL BE VISIBLE FROM THE STREET.

*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

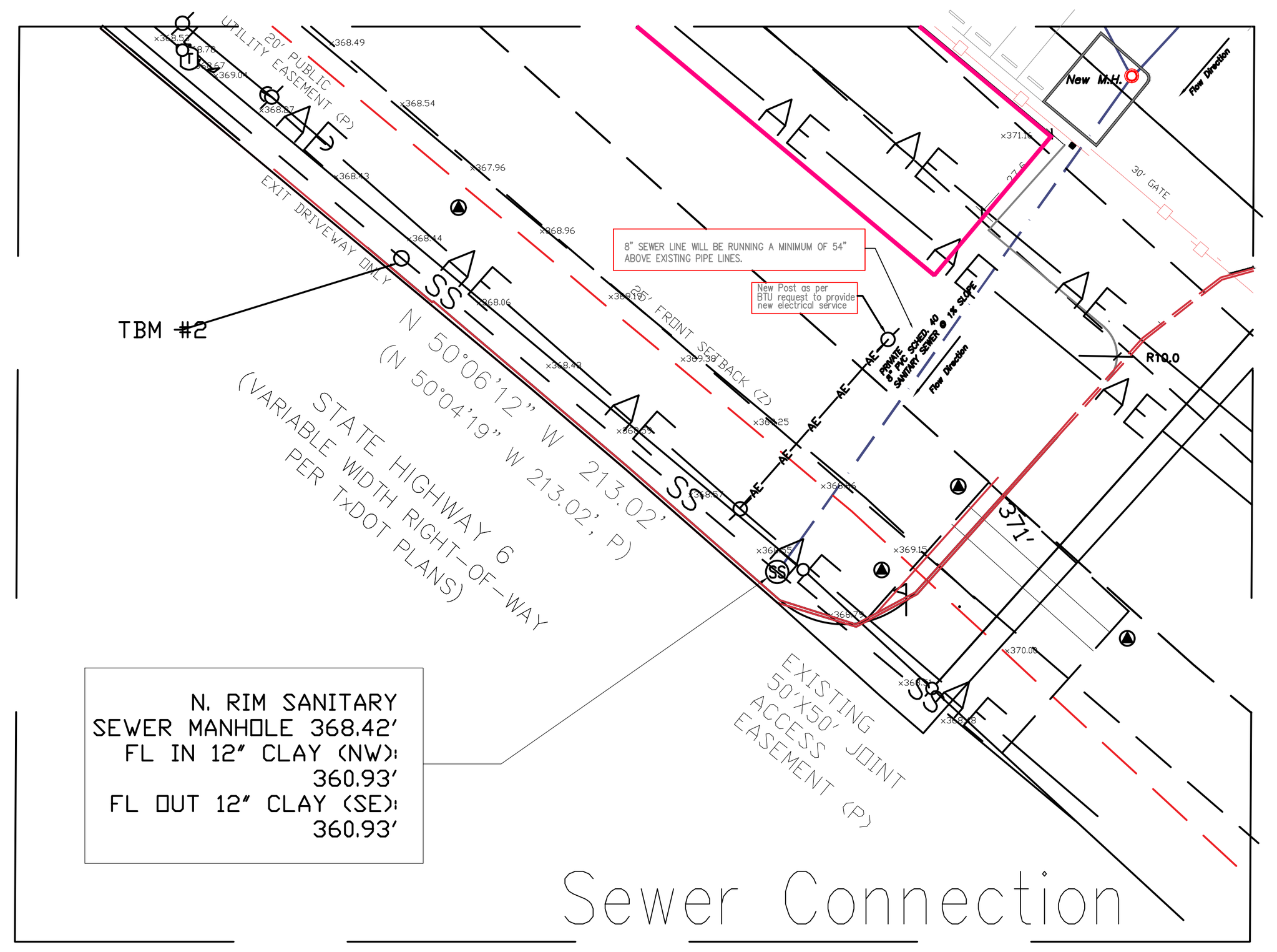
*Methods of locking shall be submitted for approval by the fire code official.

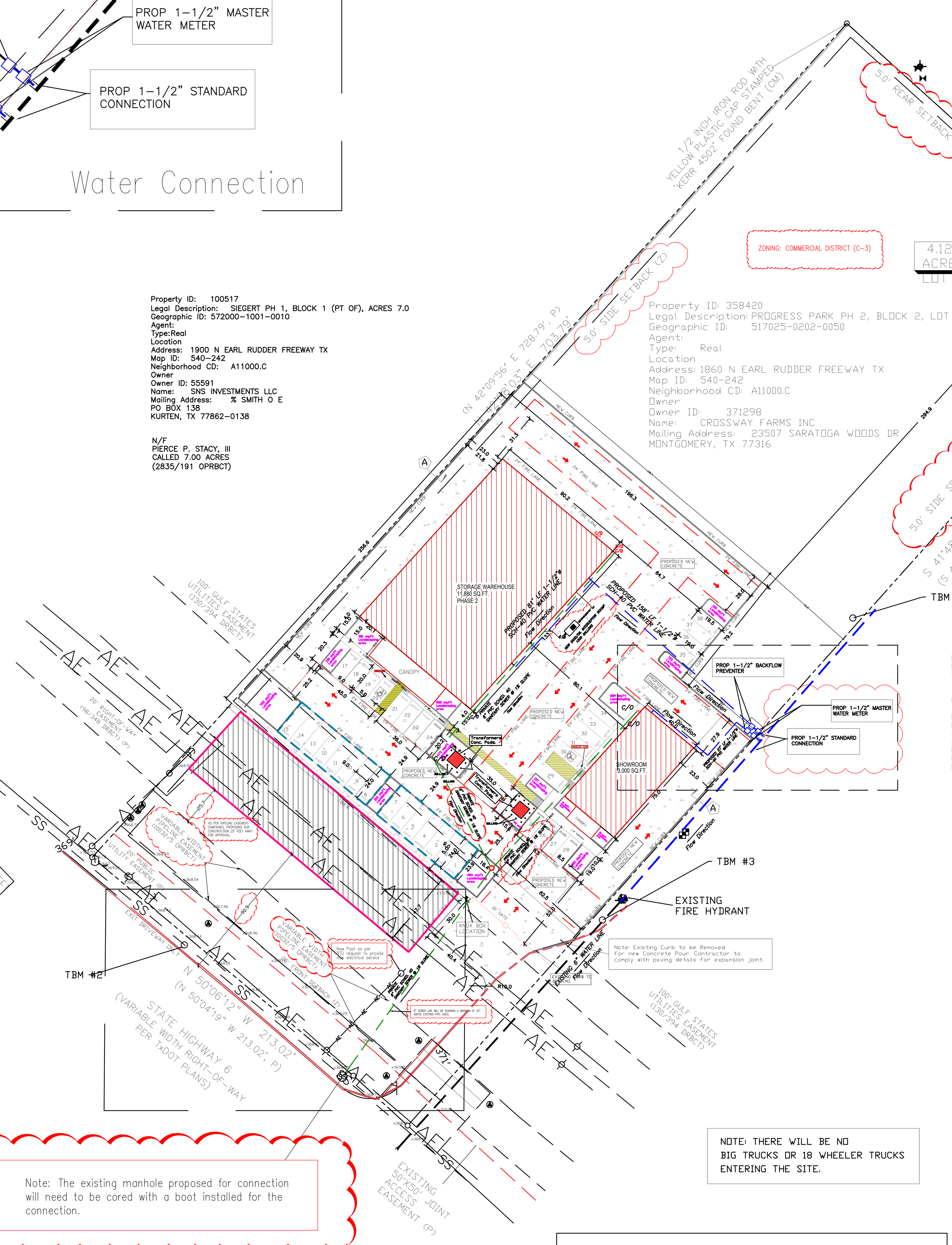
*Security gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.

*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.





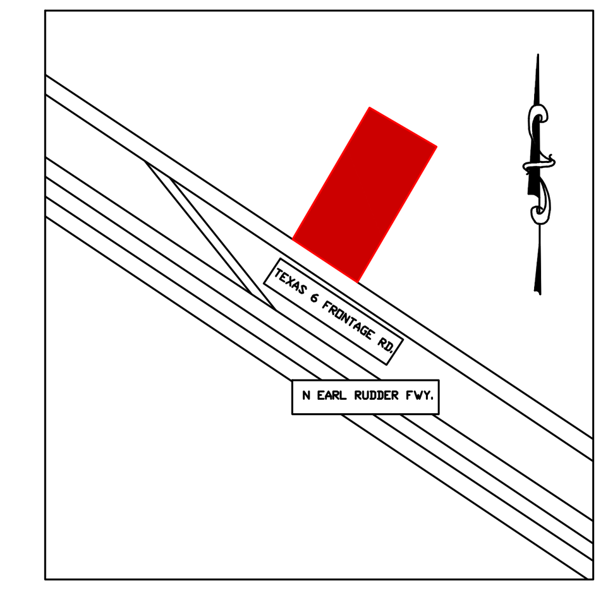
Property ID: 100517
Legal Description: SIEGERT PH 1, BLOCK 1 (PT OF), ACRES 7.0
Geographic ID: 572000-1001-0010
Agent:
Type:Real
Location
Address: 1900 N EARL RUDDER FREEWAY TX
Map ID: 540-242
Neighborhood CD: A11000.C
Owner
Owner ID: 55591
Name: SNS INVESTMENTS LLC
Mailing Address: % SMITH O E
PO BOX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

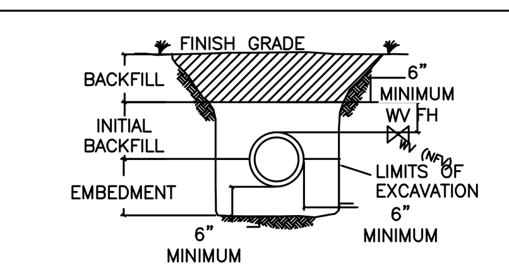
Property ID: 358419
Legal Description: PROGRESS PARK PH 2, BLOCK 2, LOT 4
Geographic ID: 517025-0202-0040
Agent: MERITAX LLC (352)
Type:Real
Location
Address: 1840 N EARL RUDDER FREEWAY TX
Map ID: 540-242
Neighborhood CD: A11000.C
Owner
Owner ID: 254847
Name: MUELLER SUPPLY COMPANY INC
Mailing Address: 1915 HUTCHINS AVE
BALLINGER, TX 76821-4401

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



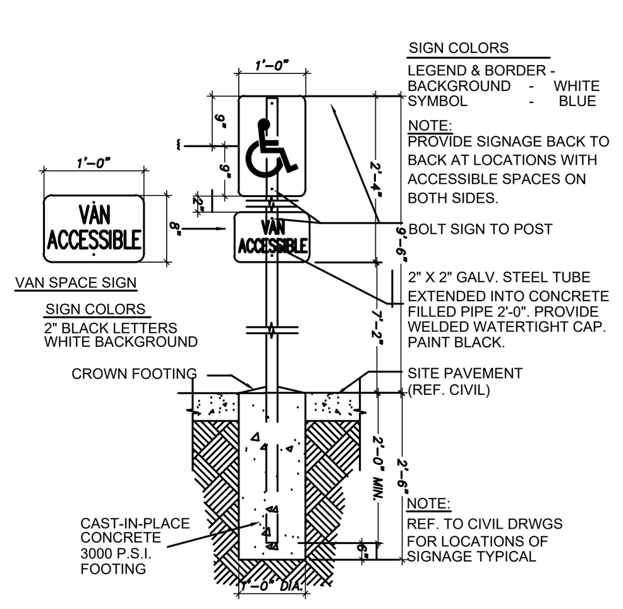
Note: The existing manhole proposed for connection will need to be cored with a boot installed for the connection.

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



NOTES
1. BACKFILL SHALL BE NATIVE SOIL, FREE OF DEBRIS, COMPACTED TO 80% STANDARD PROCTOR DENSITY.
2. INITIAL BACKFILL SHALL BE UNIFORMLY GRADED MATERIAL (MAXIMUM SIZE , 3" DIA.), PLACED IN 8" LIFTS AND COMPACTED TO 90% STANDARD PROCTOR DENSITY.
3. EMBEDMENT SHALL BE CEMENT STABALIZED SAND (1.5 SACKS PER CUBIC YARD) COMPACTED TO 95% STANDARD PROCTOR DENSITY.
4. UNDER PAVING OR WITHIN 3' OF PAVEMENT, THE INITIAL BACKFILL AND ALL BACK-FILL UP TO THE PAVEMENT SUBGRADE SHALL BE CEMENT STABALIZED SAND (1.5 SACKS PER CUBIC YARD) COMPACTED TO 95% STANDARD PROCTOR DENSITY.
5. TRENCH SHORING, IN ACCORDANCE WITH "OSHA", SHALL BE INSTALLED WHERE REQUIRED.
6. SOIL IN THE PIPE ZONE SHALL CONSIST OF NON-WATERBEARNIG, COHESIVE SOILS WITH A SHEAR STRENGTH OF 1000 PSI OR GREATER. WHEN WET SAND EXISTS IN THE PIPE ZONE, MODIFIED BEDDING SHALL BE INSTALLED.

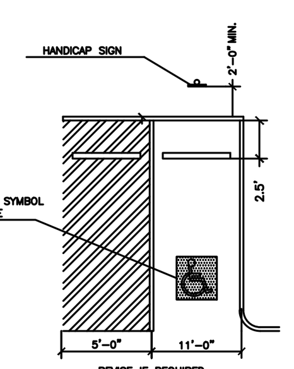
SANITARY SEWER
BEDDING & BACKFILL
(FLOWLINE LESS THAN 8'-0" DEEP)



HANDICAPPED SIGN DETAIL
SCALE: N.T.S.

RULE §68.104 Accessible Parking Spaces

(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, 502.6; 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, 502.6, that includes the requirements in subsection (a)(3)(A) satisfies subsection (a)(3).



HANDICAP PARKING SPACES
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:
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(B) be mounted on a pole, post, wall or freestanding board;
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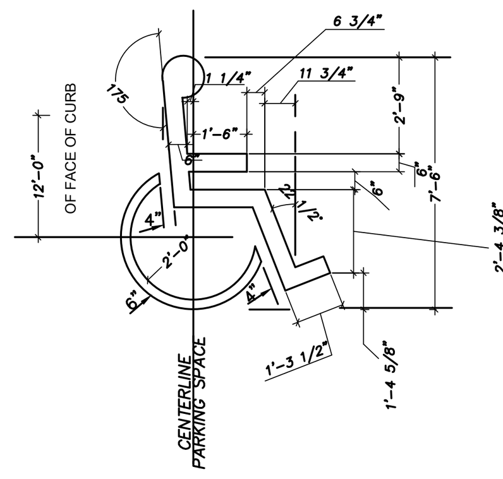

HANDICAP SYMBOL
SCALE: N.T.S.

NOTE: OWNER TO HAVE DIRECT RESPONSIBILITY TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF THE PRIVATE STORMWATER INFRASTRUCTURE AND DETENTION FACILITY. THE CITY OF BRYAN SHALL BOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE.

NOTE: APPROVED BTU DOCUMENTS WILL BE ATTACH TO THE FILE FOR ELECTRICITY TIES INTO EACH BUILDING.

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINTS OF SERVICE CONNECTION AT EXISTING SITE UTILITIES. REFER TO THE BUILDING ELECTRICAL AND PLUMBING SHEETS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
2. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED BY GENERAL CONTRACTOR DETERMINED FOR THE MOST ECONOMICAL INSTALLATION.
3. CONNECTIONS AND PROPOSED UTILITIES ARE SHOWN WHERE INTENDED TO BE CONSTRUCTED. ANY MOVEMENT OF THESE FACILITIES SHALL BE APPROVED BY THE DISTRICT ENGINEER PRIOR TO CONSTRUCTION.
4. SUBCONTRACTOR TO PROVIDE SEPARATE COST TO FURNISH AND INSTALL ONE SAMPLE WELL AS SHOWN AND TO INSTALL SAME AS REQUIRED BY LOCAL CODES.
5. GENERAL CONTRACTOR SHALL SUPPLY ALL HOSE CONNECTIONS AND OTHER INSTALLATIONS, WHERE AIR GAP CANNOT BE ASSURED, WITH A CITY OF JURISDICTION APPROVED BACKFLOW PREVENTATIVE.
6. LANDSCAPING IRRIGATION SLEEVES TO BE SCHEDULE 40 PVC PIPING OF SIZES SHOWN ON PLAN, STUB UP ABOVE GRADE AND COVER ENDS.
7. BACK FLOW PREVENTORS ARE TO BE TESTED ANNUALLY BY OWNER.

PLUMBING WATER CONSERVATION NOTES

(B) THE WATER SAVING PERFORMANCE STANDARD FOR A PLUMBING FIXTURE ARE THOSE ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE(AMSI), CURRENT REVISION, OR THE FOLLOWING STANDARDS, WHICHEVER ARE MORE RESTRICTIVE.

(1) THE MAXIMUM FLOW FROM A SINK OR LSVATORY FAUCET OR A FAUCET AERATOR SHALL NOT EXCEED 2.20 GALLON OF WATER PER MINUTE AT A PRESSURE OF 60 POUNDS PER SQUARE INCH WHEN TESTED IN ACCORDANCE WITH AMSI TESTING PROCEDURE.

(2) THE MAXIMUM FLOW FROM A SHOWER HEAD SHALL NOT EXCEED 2.75 GALLONS OF WATER PER MINUTE AT A CONSTANT PRESSURE EQUAL TO 80 POUND PER SQUARE INCH WHEN TESTED IN ACCORDANCE WITH AMSI TESTNG PROCEDURES.

(3) THE MAXIMUM VOLUME OF WATER PER FLUSH FROM A URINAL AND THE ASSOCIATED FLUSH VALVE, IF ANY, SHALL NOT EXCEED AN AVERAGE OF ONE GALLON WHEN TESTED IN ACCORDANCE WITH AMSI TESTING PROCESURES.

(4) THE MAXIMUM VOLUME OF WATER PER FLUSH FROM A TOILET SHALL NOT EXCEED AN AVERAGE OF 1.60 GALLON WHEN TESTED IN ACCORDANCE WITH AMSI TESTING PROCEDURES.

(5) THE MAXIMUM VOLUME OF WATER PER FLUSH FROM A WALL MOUNTED TOILET THAT EMPLOY A FLUSHOMETER VALVE SHALL NOT EXCEED AN AVERAGE OF 2.00 GALLONS WHEN TESTED IN ACCORDANCE WITH AMSI TESTING PROCEDURES.

(6) ALL DRINKING WATER FOUNTAINS SHALL BE OPERATED BY A SELF CLOSING VALVE.

ALVARADO GROUP, LLC

7015 W. Tidwell Rd. G110
Houston, Tx 77092

alvaradogroup12@gmail.com

DRAWN BY:
MIGUEL ALVARADO

SEAL:
Leviticus powered by AG

STATE OF TEXAS
DIEGO LAMACCHIA
102186
LICENSED PROFESSIONAL ENGINEER

28/AUGUST/2023

Diego Lamacchia, PE, PMP
TBPE Firm - 18611

PROJECT NAME:
CROSSWAY AUTO CENTER
1860 N. EARL RUDDER FRWY.
BRYAN TX, 77808

PLOT DATE:
08/28/2023

SCALE:
1:50

JOB No:
000

SHEET NAME:
SITE PLAN

SHEET #:
C-1