

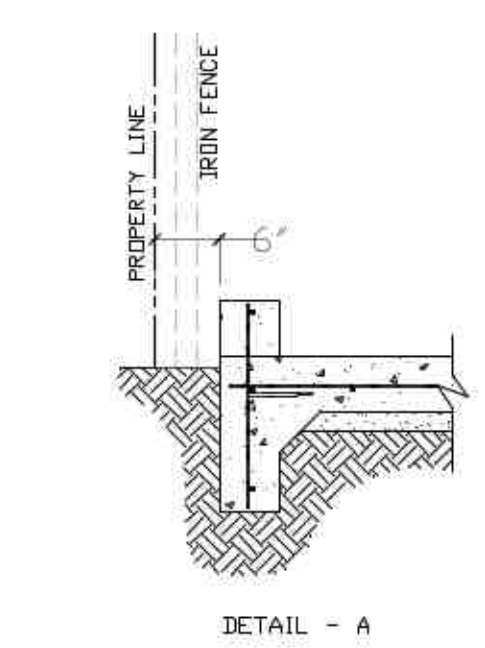
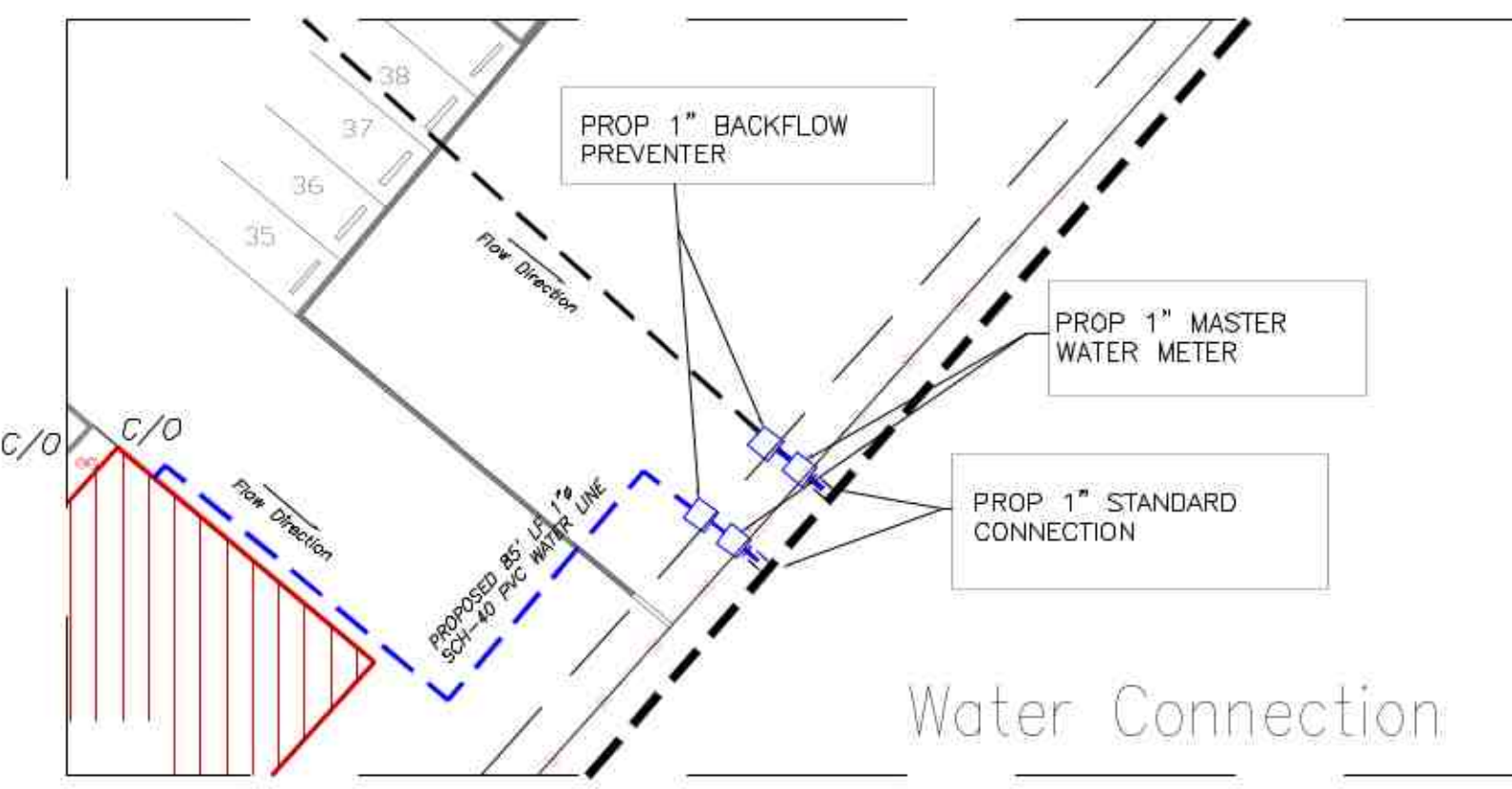
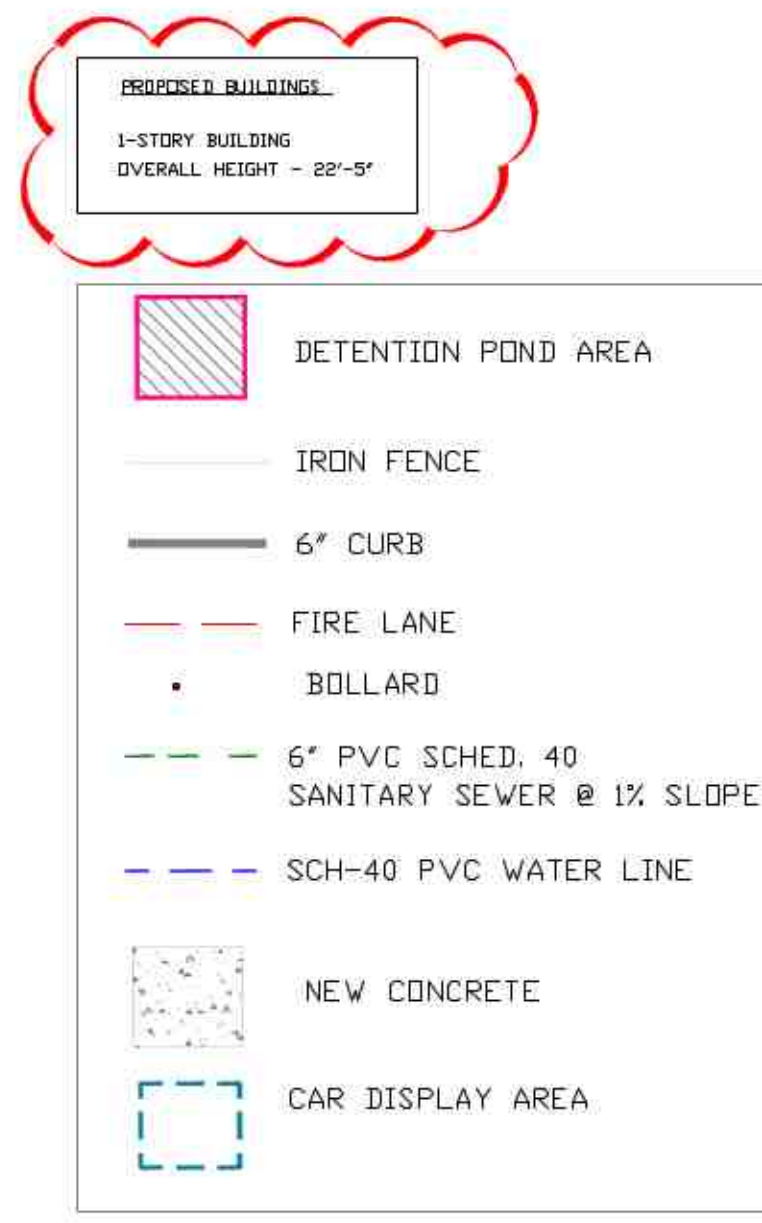
PARKING LOT ANALYSIS BLD. 1

1. PROPOSED SHOWROOM
 Square feet = 2,900 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 SPACES = 2,900/400 = 7 PARKING SPACES
 2,900 / 2000 = 1 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

PARKING LOT ANALYSIS BLD. 2

1. 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
 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.

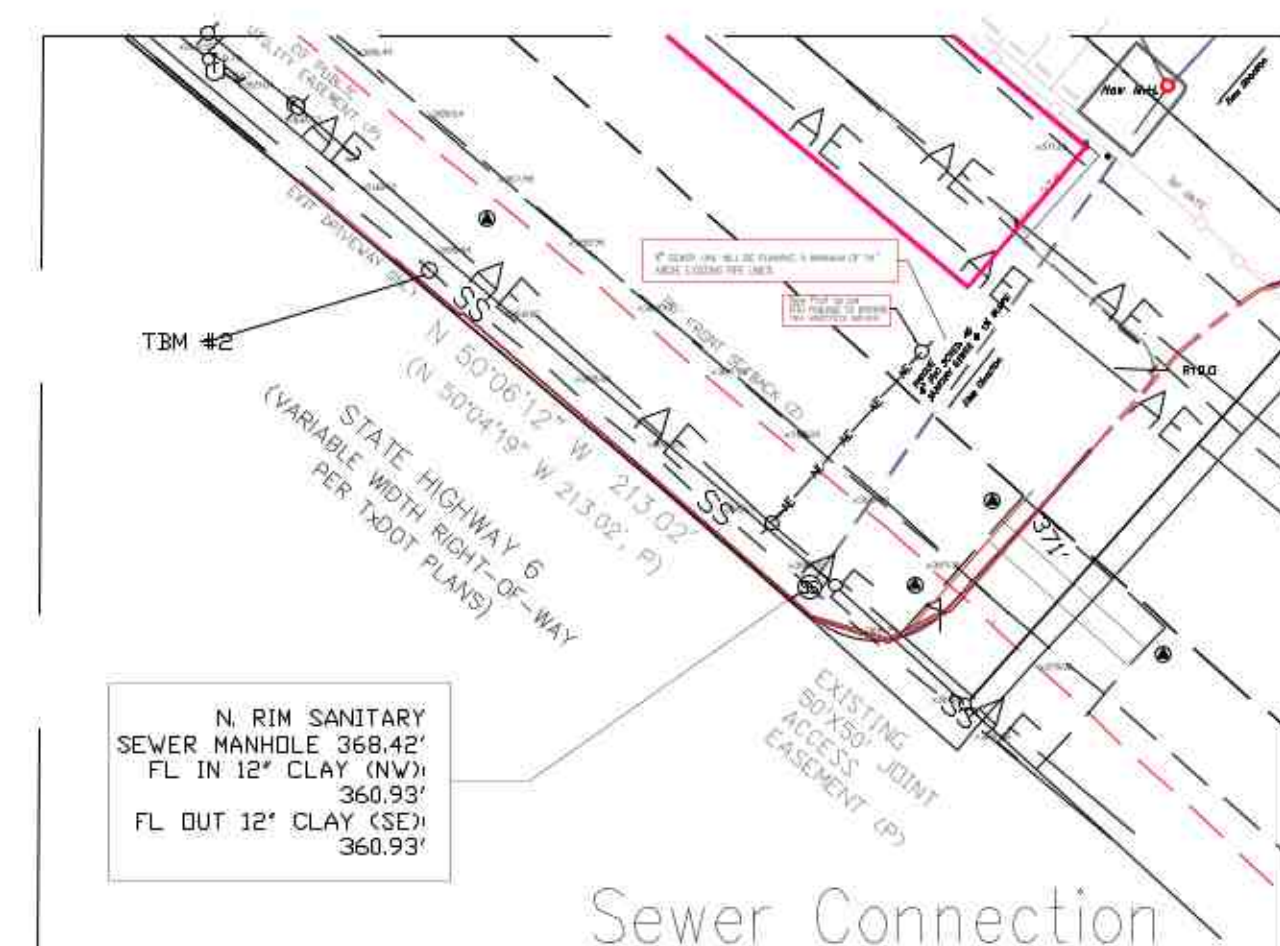


Fire Department Access Requirements
 Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. 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.

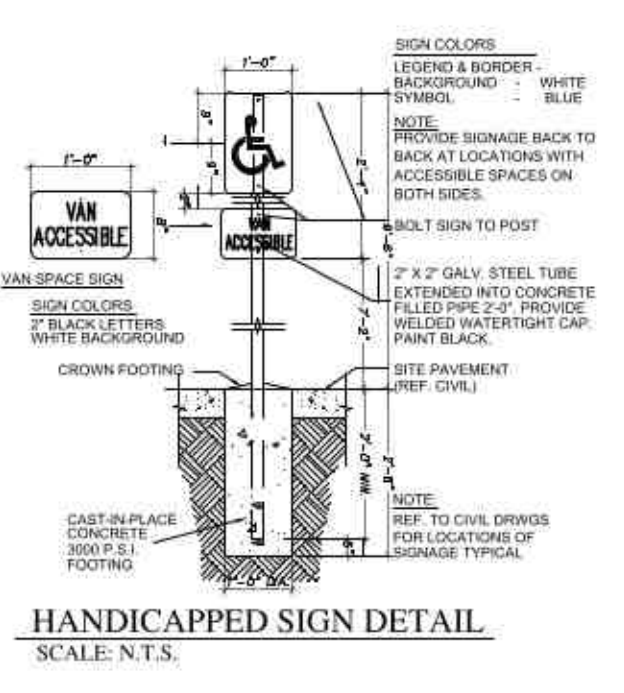
Fire Lane Design Information
 Fire lanes need to meet both sections below to be approved:
 1. Where fire lanes are required ALL curbs and ALL curb ends along the fire lane shall be painted red with four inch (4") white lettering stating FIRE LANE - NO PARKING - TDW AWAY ZONE.
 Each phrase should be spaced no more than 15ft apart. Ex: FIRE LANE (15ft space) NO PARKING (15ft space) TDW AWAY ZONE (15ft space) FIRE LANE (15ft space). Lettering shall be repeated throughout the entirety of the fire lane.
 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 >26ft 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 TDW 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 - TDW AWAY ZONE. Each phrase should be spaced no more than 15ft apart. Ex: FIRE LANE (15ft space) NO PARKING (15ft space) TDW AWAY ZONE (15ft space) FIRE LANE (15ft space). Lettering shall be repeated throughout the entirety of the fire lane.

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

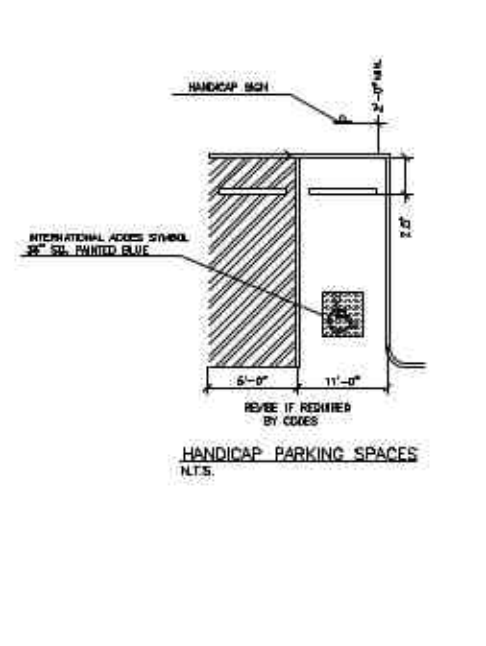
- *The installation of security gates across a fire apparatus access road shall be approved by the fire code official.
- *Security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates 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 KNEX 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.



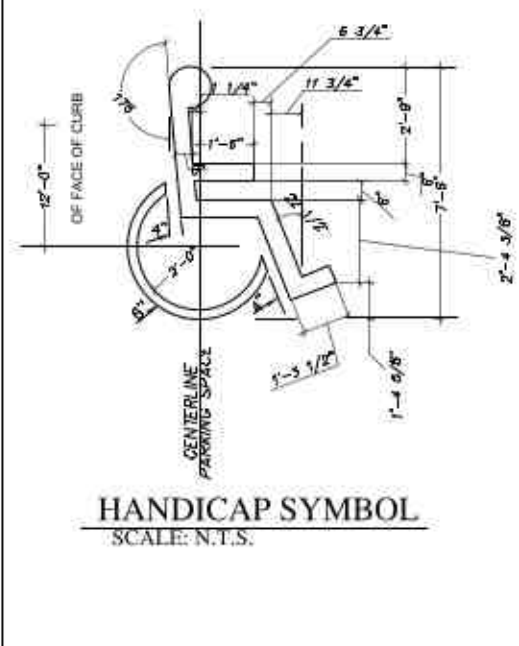
Note: The existing manhole proposed for connection will need to be cored with a boot installed for the connection.



RULE 801.14 Accessible Parking Spaces
 (a) A paved accessible parking space must include:
 (1) the International Symbol of Accessibility pointed conspicuously on the surface in a color that contrasts the pavement;
 (2) the words "NO PARKING" pointed 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 when 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, 502.8; 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).



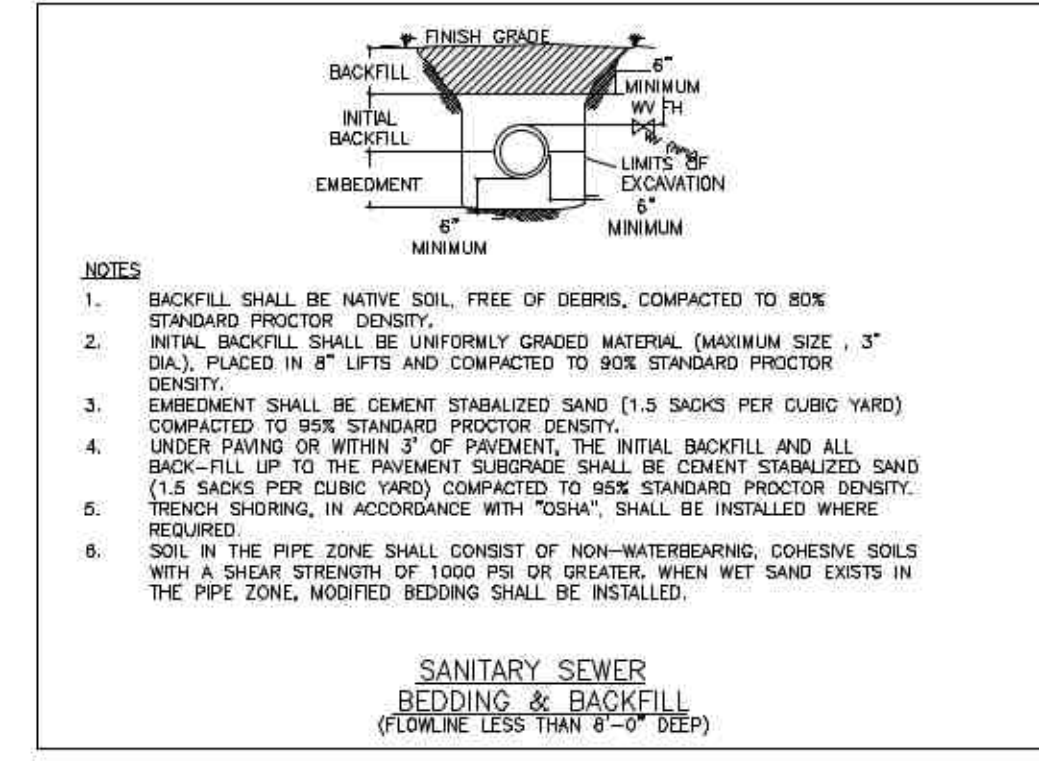
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 (b) A parking space identification sign that complies with Texas Accessibility Standards, 502.6, that includes the requirements in subsection (a)(3)(A) satisfies subsection (a)(3).



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 NOT 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**
- (8) THE WATER SAVING PERFORMANCE STANDARD FOR A PLUMBING FIXTURE ARE THOSE ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE(ANSI), CURRENT REVISION, OR THE FOLLOWING STANDARDS, WHICHEVER ARE MORE RESTRICTIVE.
 - (1) THE MAXIMUM FLOW FROM A SINK OR LAVATORY 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 ANSI 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 ANSI TESTING 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 ANSI TESTING PROCEDURES.
 - (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 ANSI TESTING PROCEDURES.
 - (5) THE MAXIMUM VOLUME OF WATER PER FLUSH FROM A WALL MOUNTED TOILET THAT EMPLOY A FLUSHMETER VALVE SHALL NOT EXCEED AN AVERAGE OF 2.00 GALLONS WHEN TESTED IN ACCORDANCE WITH ANSI TESTING PROCEDURES.
 - (6) ALL DRINKING WATER FOUNTAINS SHALL BE OPERATED BY A SELF CLOSING VALVE.



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DRAWN BY:
 MIGUEL ALVARADO



Diego Lamacchia
 28/February/2023

Diego Lamacchia, PE, PMP
 TBPE Firm - 18611

PROJECT NAME:
CROSSWAY AUTO CENTER

PLOT DATE:
 08/28/2023

SCALE:
 1:50

JOB NO:
 000

SHEET NAME:
 SITE PLAN

SHEET #:
 C-1

1860 N. EARL RUDDER FRWY.
 BRYAN TX, 77808