

**GENERAL NOTES**

A) REFER TO GENERAL INFORMATION SHEETS G11.01 AND G11.02 FOR TYPICAL NOTES, SYMBOLS AND DETAILS.

B) WINDOW / STOREFRONT SYSTEMS MANUF. SHALL PROVIDE SYSTEM DESIGN IN ACCORDANCE TO IBC 2021 SECTION 2408 AND 2409 FOR THE APPROPRIATE CONDITIONS & DESIGN LOADS FOR THIS PROJECT.

C) PROPERTY ACREAGE: 0.351 ACRES

D) PROPERTY OWNER: EDEVELOPMENT LLC 832.771.4873

E) SURVEYOR: KERR SURVEYING 979.268.3195

F) ZONING DESIGNATION: C-3

G) THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0205F, REVISED DATE: 04-02-2014

**DESCRIPTION OF WORK:**

PROJECT IS A TENANT INTERIOR REMODEL OF 2,387 SF OF THE EXISTING SINGLE STORY BUILDING LOCATED IN BRYAN TEXAS. THE SCOPE OF WORK CONSISTS OF NEW CEILING, FLOORING, PAINT, ELECTRICAL, MECHANICAL AND PLUMBING UPDATES. THE BUILDING IS NOT SPRINKLERED.

**PARKING SPACES CALCULATION**

**BUILDING PARKING ANALYSIS**  
CLASS 8 OCCUPANT

**FIRST FLOOR**  
SQ FT: 2,500 S.F.  
BUSINESS TYPE: RETAIL  
1 PARKING SPACES PER 250 S.F. OF GFA  
(2,500 / 250 S.F.) = 10

10 PARKING SPACES REQUIRED  
10 PARKING SPACES PROVIDED

**KEYNOTES**

KEY VALUE	KEYNOTE TEXT
15	CONCRETE SIDEWALK
16	6" CONCRETE CURB; SEE DETAIL 1/A11.04; RE: CIVIL
17	CONCRETE WHEEL STOP; SEE DETAIL 7/A11.04; RE: CIVIL
18	STANDARD PARKING STRIPING, 4" WIDE X 20'-0" LONG; WHITE
20	ACCESSIBLE PARKING SIGN; RE: 8/A11.04 AND CIVIL
21	LIGHT POLE; RE: 5/A11.04 FOR DETAILS
23	EXTERIOR WALL MOUNT SCOUNCE RE: MEP
25	HANDICAP PARKING SYMBOL
31	PREMANUFACTURED ALUMINUM FRAME AWNING WITH PREFINISHED STANDING SEAM METAL ROOF; TO BE DEFERRED SUBMITTAL BY CANOPY MNFR. RE: 3/503 STRUCTURAL
39	PREFINISHED MTL. SCUPPER BOX UP 6" DIAMETER PREFINISHED METAL DOWNSPOUT; RE: 4, 5/A71.01 FOR DETAILS
43	ROOF ACCESS LADDER; RE: 6/A71.01 FOR DETAILS
44	ELECTRICAL LINE TO BE PLACED IN NE CORNER OF BUILDING; COORDINATE WITH MEP
50	EXTERIOR WALL PACK TO BE MOUNTED AT 9' 6" (CENTER OF FIXTURE), UNLESS OTHERWISE NOTED
51	EXTERIOR WALL PACK TO BE MOUNTED AT 9' 6" (CENTER OF FIXTURE), UNLESS OTHERWISE NOTED WITH EMERGENCY BATTERY PACK
52	UNDERGROUND LEADER, DAYLIGHT THROUGH CURB



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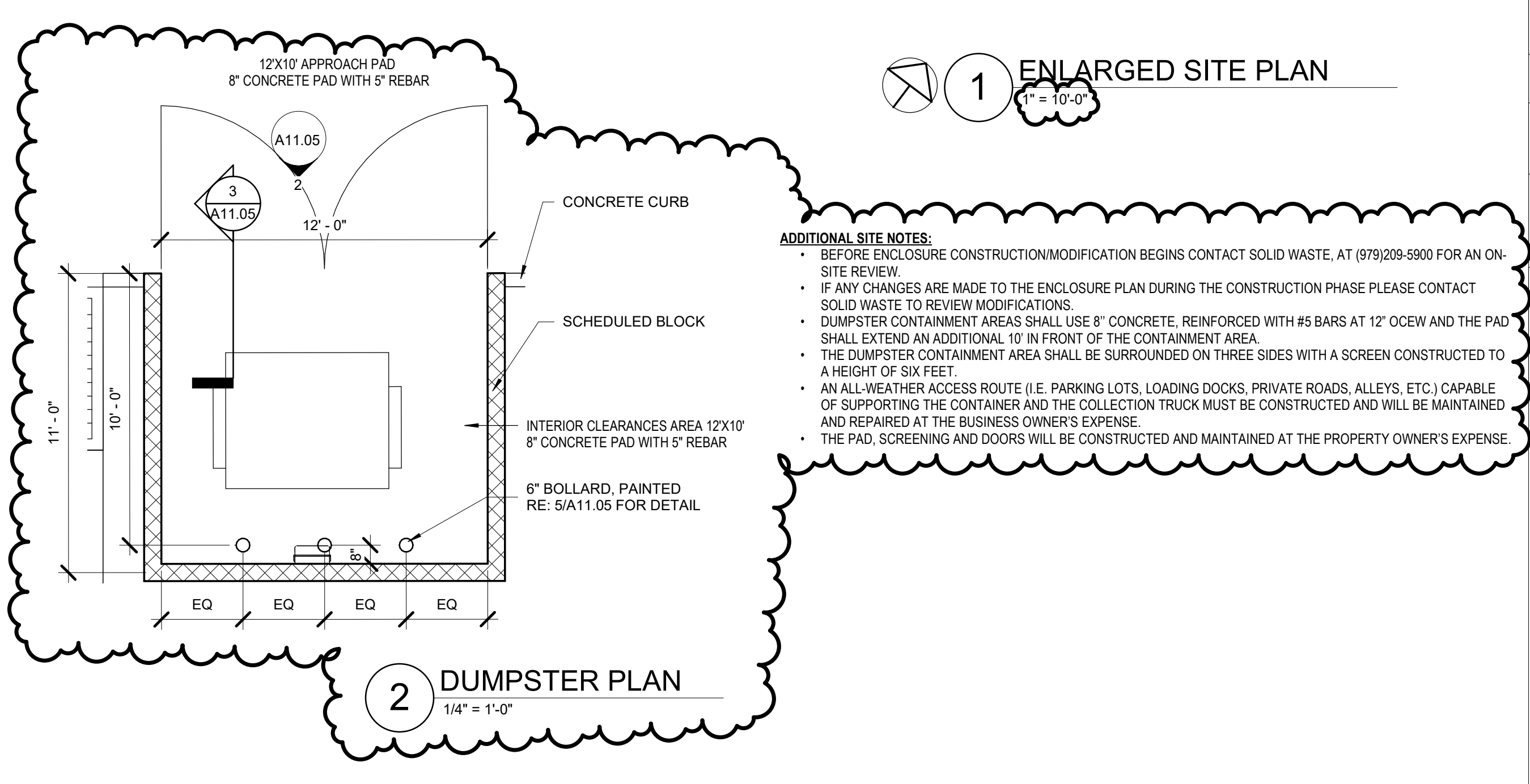
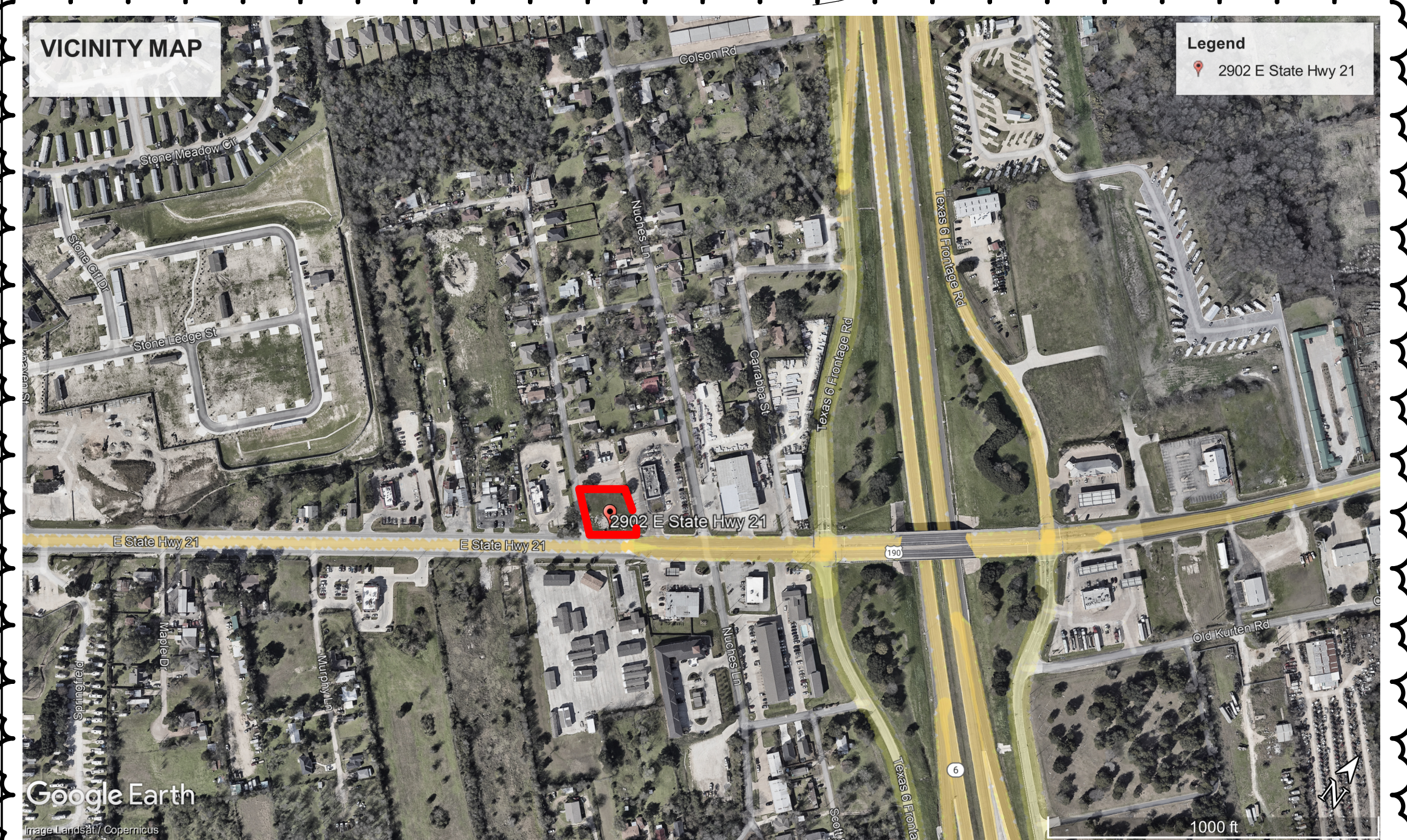
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No.	Issue Description	YYYY-MM-DD

No.	Revision Description	YYYY-MM-DD
1	ARCHITECTURAL SET	2024-08-07
2	CITY COMMENTS	2024-09-04
4	CITY COMMENTS	2024-10-07

**SITE PLAN**

Project number	15.034.03
Drawn by	NL
Checked by	JO

**A11.01**

Scale As indicated