

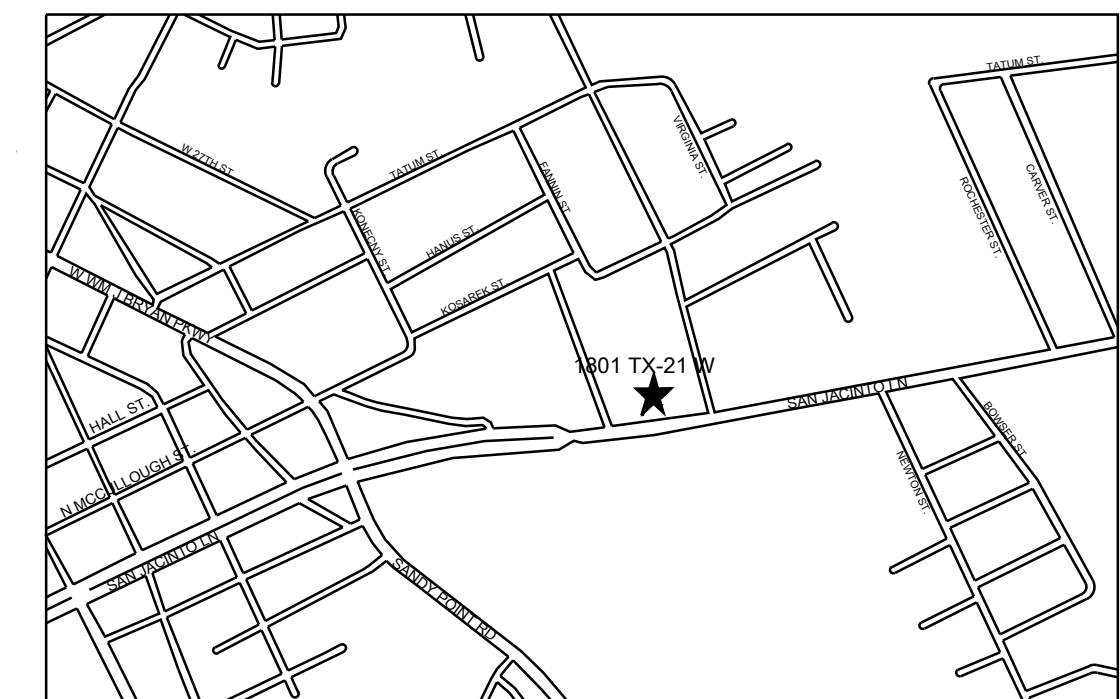
ARRIAGA TIRE SHOP
BRYAN, TEXAS

ARCHITECT;
R.A.I. DESIGNS, INC.
3206 LONGMIRE DRIVE
SUITE A19
COLLEGE STATION, TEXAS 77845
(979) 846-3366

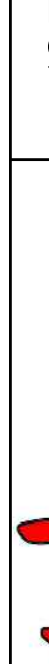

OWNER:
BERNARDINO ARRIAGA
BRYAN, TEXAS 77802
(979) 213-8817

STRUCTURAL ENGINEER:
CORDOBA GROUP, LLC
1815 W CAMPBELL RD
GARLAND, TEXAS 75044
(469) 325-8800

BUILDING CODE DATA	
BUILDING CODE:	THE INTERNATIONAL BUILDING CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
ACCESSIBILITY CODE:	TEXAS ACCESSIBILITY STANDARDS
PLUMBING CODE:	THE INTERNATIONAL PLUMBING CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
MECHANICAL CODE:	THE INTERNATIONAL MECHANICAL CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
ELECTRICAL CODE:	THE NATIONAL ELECTRICAL CODE (2020 EDITION) w/ ADOPTED AMENDMENTS
ENERGY CODE:	THE INTERNATIONAL ENERGY CONSERVATION CODE (2018 EDITION) w/ ADOPTED AMENDMENTS
FIRE PREVENTION CODE:	THE INTERNATIONAL FIRE CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
TYPE OF CONSTRUCTION:	TYPE <u>V</u> B
OCCUPANCY CLASSIFICATION:	BUSINESS GROUP B
ZONING CLASSIFICATION:	RETAIL DISTRICT C-2



VICINITY MAP
N.T.S.

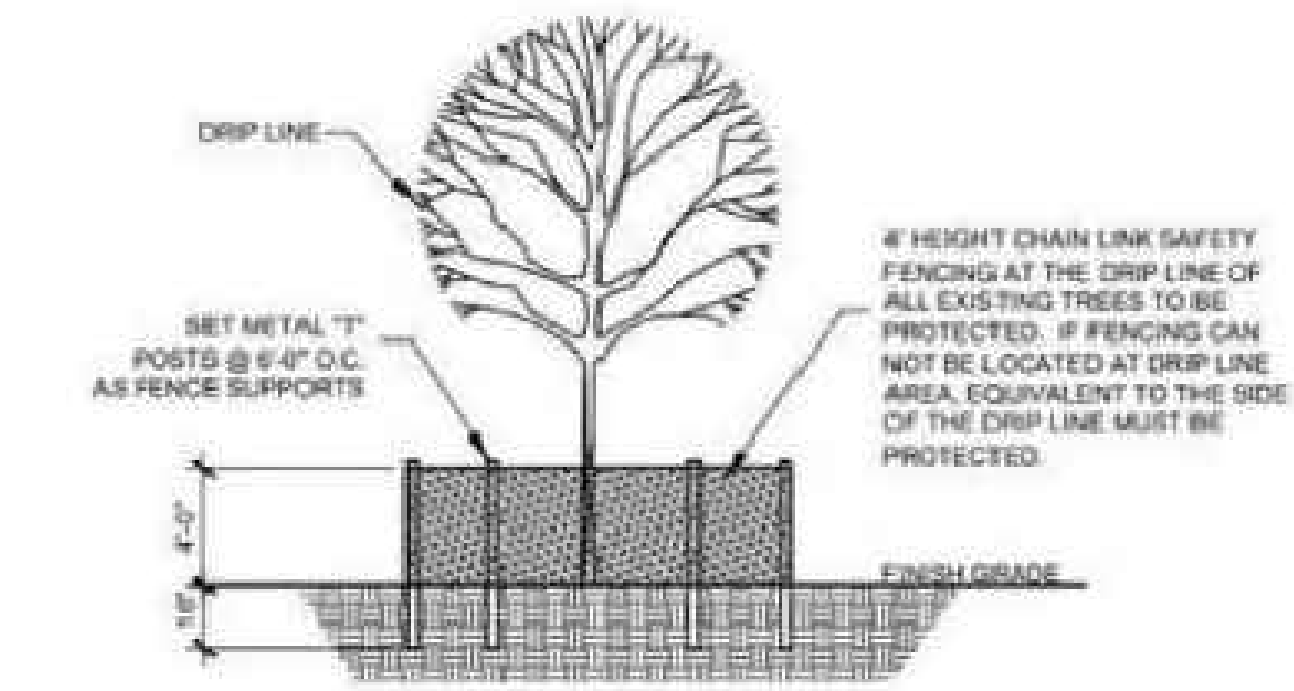
SHEET: S-1 OF FIVE DATE: 03-07-2025	JTR- INITIAL LAYOUT	08-10-23	CLIENT: ARRIAGA FAMILY TIRE SHOP	PROJECT SITE INFO: HANUS ADDITION SUBDIVISION LOTS SR-A, BLOCK-4 0.696 ACRES	R.A.I. JOB#: 22-099		(979) 846-3366 3206 Longmire Drive A 19 College Station, TX 77845 www.raidesigns.com	
	JTR- 1st SITE SUBMITTAL	10-16-23						
	JTR- 2nd SITE SUBMITTAL	09-30-24						
	JTR- 3rd SITE SUBMITTAL	02-26-25						
	JTR- 4th SITE SUBMITTAL, PERMIT SET	03-07-25						
	JTR- 5th SITE SUBMITTAL, PERMIT SET	03-26-25						



LANDSCAPING REQUIREMENTS	
TOTAL SQUARE FEET OF THE SITE = 30,317.76 30,317.76 x .15% = 4,548 THERE ARE A TOTAL OF 4,548 LANDSCAPING POINTS REQUIRED FOR THIS PROJECT.	
TOTAL PROVIDED 4,600.	
THE TOTAL LANDSCAPING REQUIREMENTS AMOUNT OF 15% MEETS THE MINIMUM 15% REQUIRED.	

EXISTING IRRIGATION SYSTEM WILL BE EXPANDED TO INCLUDE ALL NEW PLANTINGS.

NOTES:	
1.	FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION
2.	NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.



F 1 TREE PROTECTION DETAIL

- TREE PROTECTION NOTES**
- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
 - DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL, SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
 - NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
 - NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
 - NO MATERIALS SHALL BE STORED WITHIN THE DRIP LINE AREA OF A TREE TO BE PRESERVED.

NOT TO SCALE

LANDSCAPING SCHEDULE								
SYMBOL	NO. OF PLANTS	SIZE	BOTANICAL NAME	COMMON NAME	TYPE	NOTES	POINTS EACH	TOTAL POINTS
	7	8" or HIGHER CALIPER	QUERCUS VIRGINIANA	LIVE OAK	EXISTING CANOPY TREE	BARRICADE PROTECTION	400	2800
	9	1.5" to 3.0" CALIPER	TAXODIUM DISTICHUM	BALD CYPRESS	CANOPY TREE	30 GALLON	200	1800
								4,600

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College Station, TX 77845
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R.A.I.

DESIGNS, INC.

R.A.I. JOB#:

22-099

PROJECT SITE INFO:

HANUS ADDITION SUBDIVISION
LOTS SK-A, BLOCK-4
0.696 ACRES

CLIENT:

08-10-23
01-16-23
09-30-24
02-26-25
03-07-25
03-26-25

ARRIAGA FAMILY
TIRE SHOP

SHEET
4
OF
FIVE

DATE:
03-07-2025

JTR- INITIAL LAYOUT
JTR- 1st SITE SUBMITTAL
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