

# FISH LANDING CENTER BRYAN, TEXAS

SITE DESIGNER:  
**R.A.I. DESIGNS, INC.**

3206 LONGMIRE DRIVE  
SUITE A19  
COLLEGE STATION, TEXAS 77845  
(979) 846-3366

OWNER:  
**NATHAN FISH**

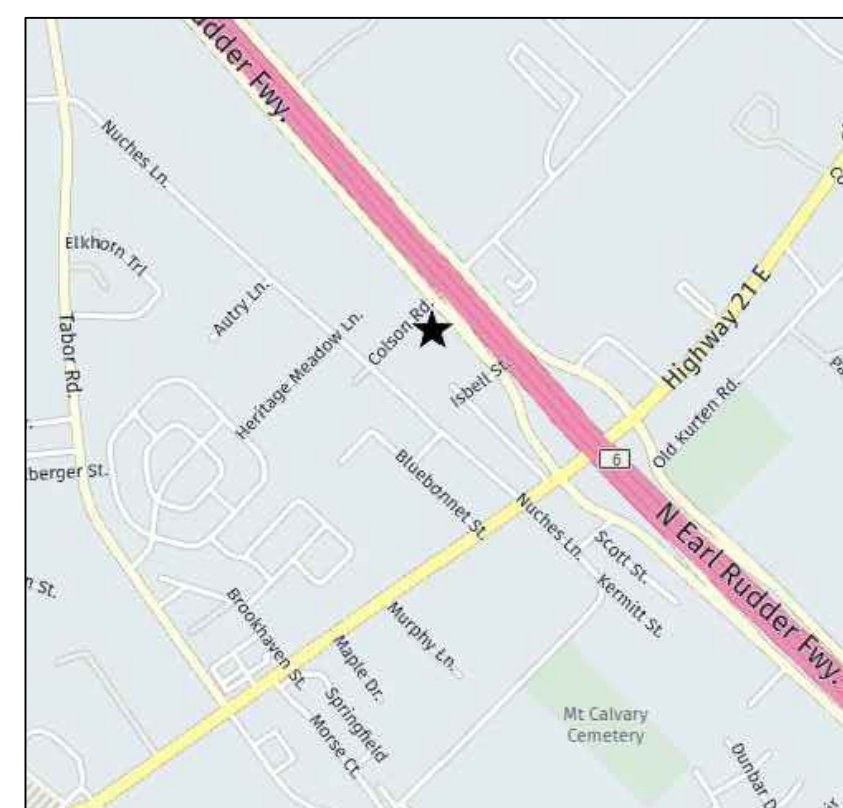
BRYAN, TEXAS 77802  
nathanfish04@gmail.com

SURVEYOR:  
**ATM SURVEYING**

COLLEGE STATION, TEXAS 77840  
(979) 209-9291

CIVIL ENGINEER:  
**CORDOBA GROUP, LLC**

534 RIVERWALK  
GARLAND STATION, TEXAS 75040  
(496) 325-8800



**VICINITY MAP**  
N.T.S.

PROJECT DESCRIPTION: PROPOSED OFFICE/FLEX  
FOR COMMERCIAL USE CENTER.



BUILDING AREA SUMMARY	
UNIT 101	838 SF
UNIT 102	819 SF
UNIT 103	819 SF
UNIT 104	819 SF
UNIT 105	838 SF
TOTAL LEASE AREA	4,133 SF
STONE-LEDGE	30 SF
PERIMETER	295'-8" LF
TOTAL SLAB	4,163 SF

SITE AREA	
TOTAL ACREAGE =	0.4393 ACRES
TOTAL SQ. FT. =	19,079 SQ. FT.

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 2-B
OCCUPANCY CLASSIFICATION:	C-3
ZONING CLASSIFICATION:	C-3

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B/CS UNIFIED STANDARD DETAILS	S-2.1
LANDSCAPING PLAN	S-3.0
HANDICAP DETAILS	G-1.0
HANDICAP DETAILS	G-1.1

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**R.A.I.**  
DESIGNS, INC.

R.A.I. JOB#: 24-094

PROJECT SITE INFO:  
3101 COLSON ROAD  
BRYAN, TX 77803  
BRAZOS COUNTY  
COULTER'S SUB of MCGEE, LOT 2 (PT OF)

DEVELOPMENT INFORMATION:  
FISH LANDING CENTER

02-11-25  
02-19-25  
04-15-25  
02-02-26

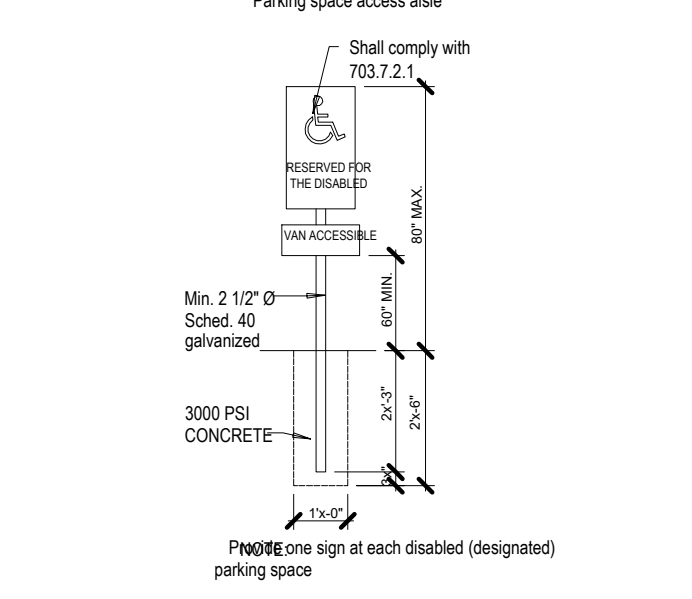
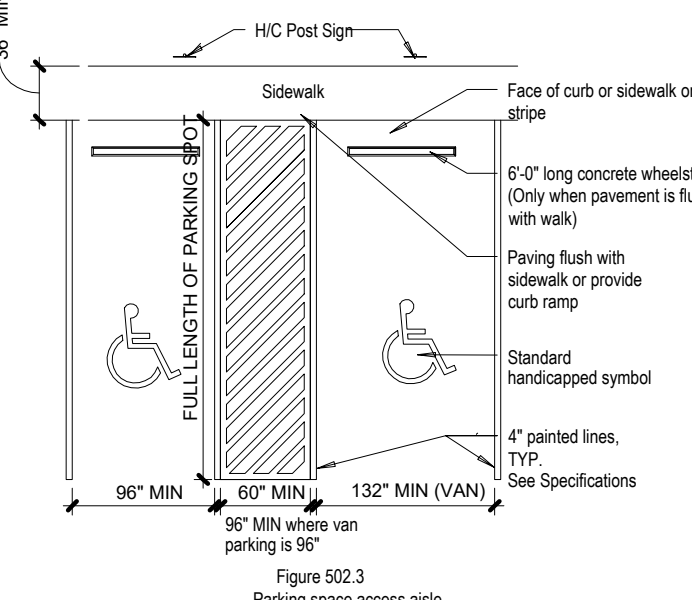
JTR- INITIAL LAYOUT  
JTR- SD-2  
JTR- SD-2  
JTR- 3rd SUBMITTAL SET

SHEET  
**S-0.1**  
OF  
EIGHT  
DATE:  
02-02-2026

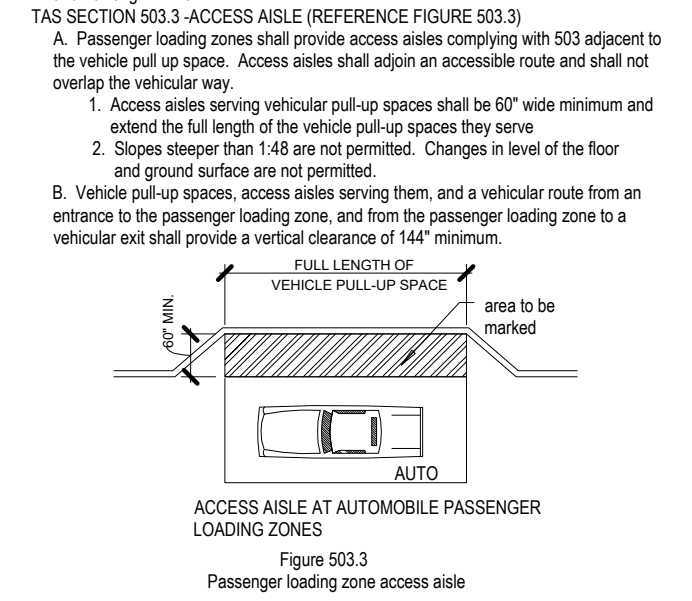


CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

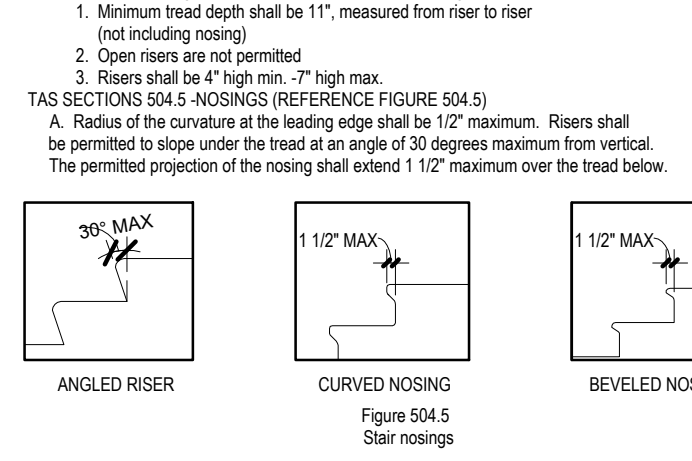
TAS SECTION 502 - PARKING SPACES (REFERENCE FIGURE 502.3)  
 A. Accessible car parking spaces shall be at least 96" minimum wide and van accessible parking shall be 132" minimum wide.  
 1. Van parking spaces may be 96" wide minimum where there is an accessible aisle 96" wide minimum.  
 2. Access aisles serving car and van parking shall be a minimum 60" wide and shall adjoin an accessible route.  
 3. Access aisles shall be marked to discourage people from parking in them and extend the full length of the parking space.  
 B. Surface slope shall not exceed 1:48 in all directions (Note: no built up curb ramp may be located in an accessible parking access aisle).  
 C. Access aisles shall not overlap the wheelchair.  
 D. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces, which shall have access aisles located on the passenger side of the parking space.



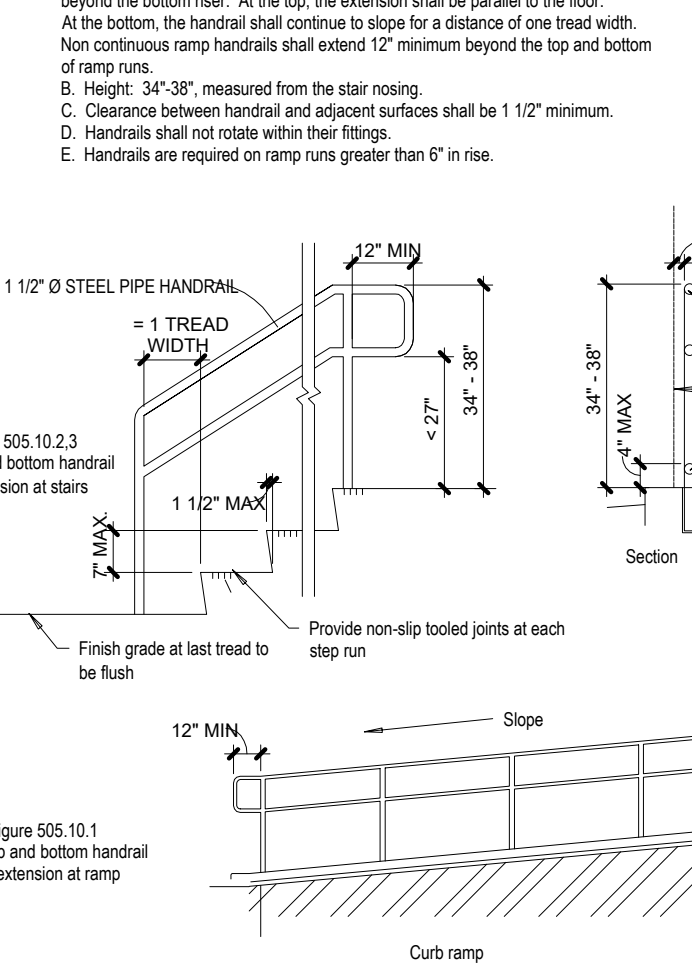
TAS SECTION 503 - PASSENGER LOADING ZONES  
 A. Passenger loading zones shall provide a vehicular pull-up space 96" wide minimum and 20' long minimum.  
 TAS SECTION 503.1 - ACCESS AISLE (REFERENCE FIGURE 503.1)  
 A. Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular area.  
 1. Access aisles serving vehicular pull-up spaces shall be 60" wide minimum and extend the full length of the vehicle pull-up spaces they serve.  
 2. Slopes steeper than 1:48 are not permitted. Changes in level of the floor and ground surface are not permitted.  
 B. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 144" minimum.



TAS SECTION 504 - STAIRWAYS  
 TAS SECTION 504.1 - TRISERS AND RISERS  
 A. All steps on a flight of stairs shall have uniform riser heights and tread widths. Minimum tread depth shall be 11" unless form riser to riser (not including nosing).  
 2. Open risers are not permitted.  
 3. Risers shall be 4" high maximum.  
 TAS SECTION 504.2 - NOSINGS (REFERENCE FIGURE 504.2)  
 A. Radius of the curvature at the leading edge shall be 1/2" maximum. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1/2" maximum over the top and bottom of ramp runs.  
 B. Height: 34"-38", measured from the stair nosing.  
 C. Clearance between handrail and adjacent surfaces shall be 1 1/2" minimum.  
 D. Handrails shall not cross within their fittings.  
 E. Handrails are required on ramp runs greater than 6" in rise.

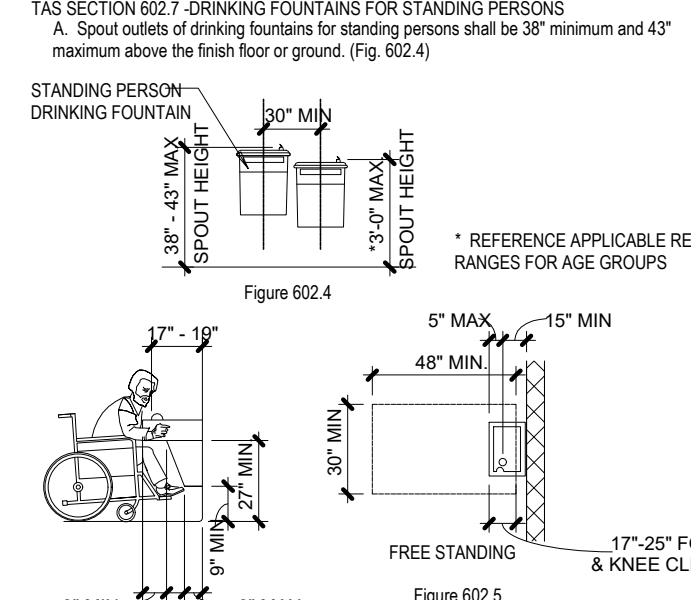


TAS SECTION 505 - HANDRAILS (REFERENCE FIGURES 505.10.1, 505.10.2, 3)  
 A. Handrails shall be provided on both sides of stairs and ramps. Non-continuous handrails shall extend 12" beyond the top riser and the width of one tread beyond the bottom riser. At the top, the extension shall be parallel to the floor. At the bottom, the handrail shall continue to slope for a distance of one tread width. Non-continuous handrails shall extend 12" minimum beyond the top and bottom of ramp runs.  
 B. Height: 34"-38", measured from the stair nosing.  
 C. Clearance between handrail and adjacent surfaces shall be 1 1/2" minimum.  
 D. Handrails shall not cross within their fittings.  
 E. Handrails are required on ramp runs greater than 6" in rise.

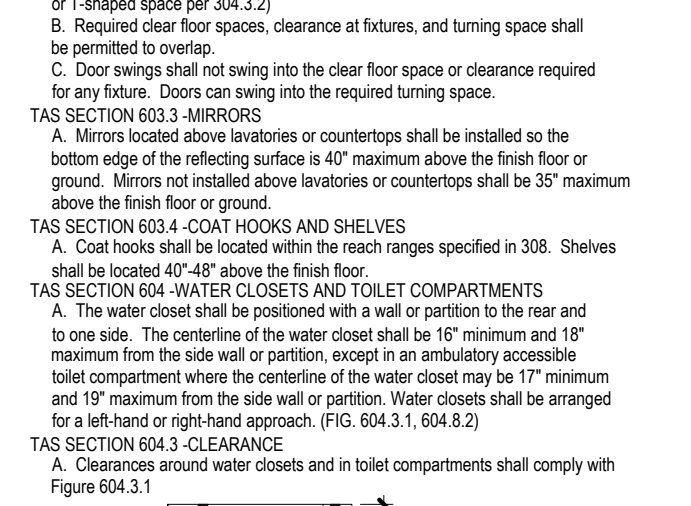


CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES

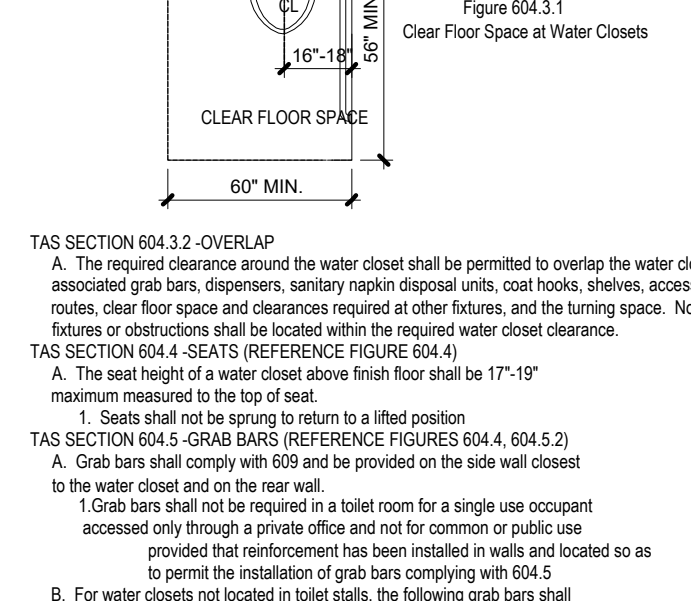
TAS SECTION 602 - DRINKING FOUNTAINS  
 A. Drinking fountains shall comply with 307 (protruding objects) and 602.  
 B. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearances must comply with 306. Operable parts shall comply with 309. (FIG. 602.3)  
 TAS SECTION 602.1 - SPOUT LOCATION (REFERENCE FIGURE 602.4 FOR ACCESSIBLE UNIT)  
 A. Accessible spouts shall be a minimum 36" above the finish floor or ground.  
 B. The spout shall be located 15" minimum from the vertical support and 5" minimum from the front edge of the unit, including burping.  
 C. Where spouts are located less than 3" from the front of the unit, the water stream shall be 30 degrees maximum. Where the spout is located between 3"-5" maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.  
 TAS SECTION 602.2 - DRINKING FOUNTAINS FOR STANDING PERSONS  
 A. Spout outlets of drinking fountains for standing persons shall be 38" minimum and 43" maximum above the finish floor or ground. (FIG. 602.4)



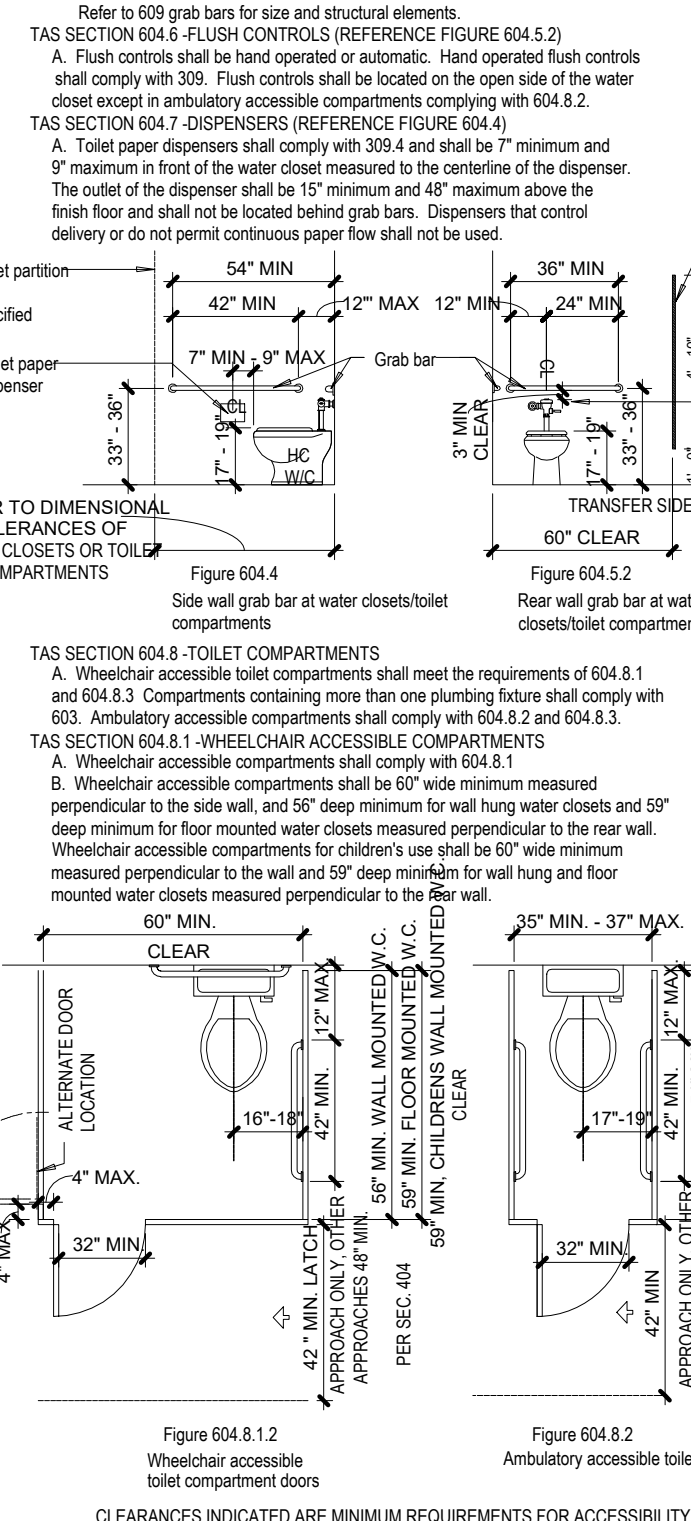
TAS SECTION 603 - TOILET AND BATHING ROOMS  
 A. Turning space complying with 304 shall be provided within the room. 60" diameter or shaped spaces per 304.2.3.  
 B. Required clear floor space, clearance at fixtures, and turning space shall be permitted to overlap.  
 C. Door swings shall not swing into the clear floor space or clearance required for any fixture. Doors can swing into the required turning space.  
 TAS SECTION 603.3 - MIRRORS  
 A. Mirrors located above lavatories or countertops shall be installed so the bottom edge of the reflecting surface is 40" maximum above the finish floor or ground. Mirrors not installed above lavatories or counters shall be 35" maximum above the finish floor or ground.  
 TAS SECTION 603.4 - COAT HOOKS AND SHELVES  
 A. Coat hooks shall be located within the reach ranges specified in 308. Shelves shall be located 47"-49" above the finish floor.  
 TAS SECTION 604 - WATER CLOSETS AND TOILET COMPARTMENTS  
 A. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16" minimum and 15" maximum from the side wall or partition, except in an ambulatory accessible toilet compartment where the centerline of the water closet may be 17" minimum and 19" maximum from the side wall or partition. Water closets shall be arranged for a left hand or right hand approach. (FIG. 604.3.1, 604.3.2)  
 TAS SECTION 604.3 - CLEARANCE  
 A. Clearances around water closets and in toilet compartments shall comply with Figure 604.3.1.



TAS SECTION 604.3.2 - OVERLAP  
 The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required clearances.  
 TAS SECTION 604.4 - SEATS (REFERENCE FIGURE 604.4)  
 A. The seat height of water closets shall be 17"-19" maximum measured to the top of seat.  
 1. Seats shall not be sprung to return to a fixed position.  
 TAS SECTION 604.5 - GRAB BARS (REFERENCE FIGURES 604.5.1, 604.5.2)  
 A. Grab bars shall comply with 609 and be provided on the side wall closest to the water closet and on the rear wall.  
 1. Grab bars shall not be required in a toilet room for a single use occupant accessed only through a private office and not for common or public use provided that restrooms have been installed in walls and located so as to permit the installation of grab bars complying with 604.5.  
 B. For water closets not located above the following grab bars shall be provided: 36" above the finish floor.  
 1. Side wall: 42" long minimum, located 12" maximum from back wall.  
 2. Rear wall: 36" long minimum and extend from the centerline of the water closet 12" minimum on one side and 24" minimum on the other side. Refer to 609 grab bars for size and structural requirements.  
 TAS SECTION 604.6 - FLUSH CONTROLS (REFERENCE FIGURE 604.6)  
 A. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.2.  
 TAS SECTION 604.7 - DISPENSERS (REFERENCE FIGURE 604.7)  
 A. Toilet paper dispensers shall comply with 309. Paper dispensers shall be 4" minimum and 9" maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" minimum and 48" maximum above the finish floor and shall not be located behind grab bars. Dispensers that control delivery or do not permit continuous paper flow shall not be used.

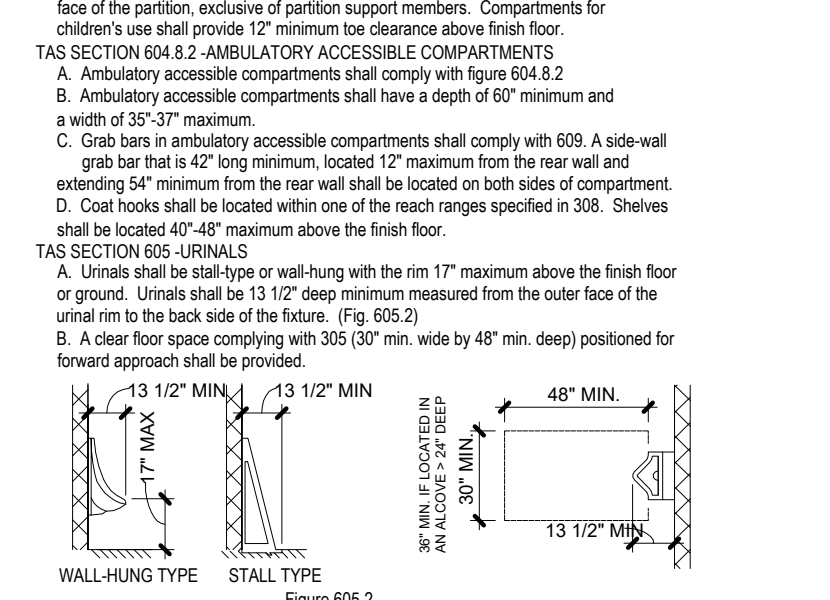


TAS SECTION 605 - TOLERANCES OF WATER CLOSETS OR TOILET COMPARTMENTS  
 A. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.  
 TAS SECTION 604.8.1 - WHEELCHAIR ACCESSIBLE COMPARTMENTS  
 A. Wheelchair accessible compartments shall comply with 604.8.1.  
 B. Wheelchair accessible compartments shall be 60" wide minimum measured perpendicular to the side wall, and 56" deep minimum for wall hung water closets and 59" deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60" wide minimum measured perpendicular to the wall and 59" deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.  
 TAS SECTION 609 - GRAB BARS  
 A. Grab bars with circular cross sections shall have an outside diameter of 1 1/4" minimum and 2" maximum. Grab bars with non-circular cross sections shall have a cross-section dimension of 2" maximum and a perimeter dimension of 4" minimum and 4.8" maximum.  
 B. The space between the wall and grab bar shall be 1/2". The space between the grab bar and projecting objects below shall be 1/2" minimum. The space between the grab bar and projecting objects above shall be 1/2" minimum.  
 C. Grab bars shall be installed in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the gripping surface. Refer to chart for children accessible heights for exceptions.  
 D. Allowable stresses shall not be exceeded for materials used when a horizontal or vertical force of 250 pounds is applied at any point of the grab bar or any of its components.  
 TAS SECTION 610.2 - BATHING SEATS  
 A. Seat shall be able to stand vertical and horizontal forces of 250 pounds and shall have the following features:  
 1. Shall be 17"-18" above finish floor.  
 2. Removable seats shall be 15"-18" deep and capable of secure placement.  
 3. Permanent seats shall be 15" deep minimum and extend from the back wall to or beyond the clear edge of the bathtub.  
 TAS SECTION 610.3 - SHOWER SEATS  
 A. Seats shall be shaped with the rear edge 2 1/2" maximum from the wall and 15"-16" maximum from the seat wall. The rear edge of the "L" portion shall be 1 1/2" maximum from the wall and the front edge shall be 14"-15" from the wall. The end of the "L" shall be 22"-23" from the main seat wall. Seats shall have the ability to stand vertical and horizontal forces of 250 lb.  
 1. Shall be 17"-18" above finish floor.  
 2. Where a seat is provided in a roll-in type shower it must be the fold-up type.  
 TAS SECTION 611 - WASHING MACHINES AND CLOTHES DRYERS  
 A. Top loading machines shall have the door to the laundry compartment located 36" maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located 15"-38" above the finish floor.

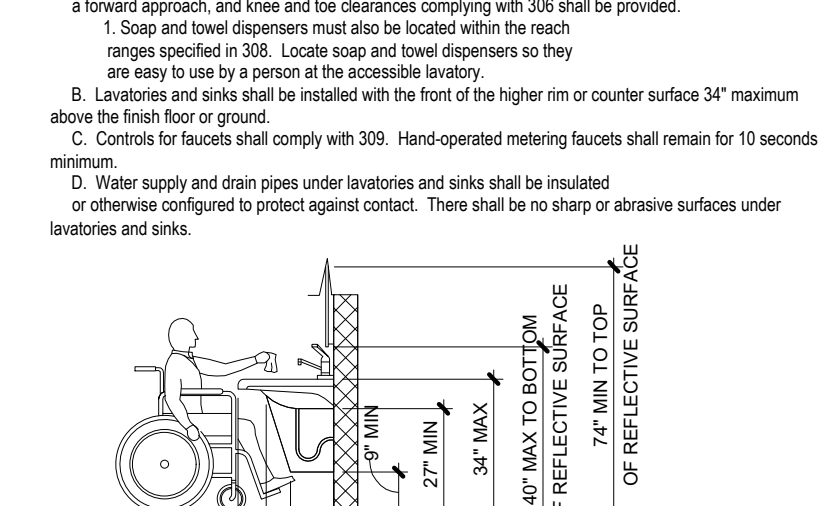


CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES (CONTINUED)

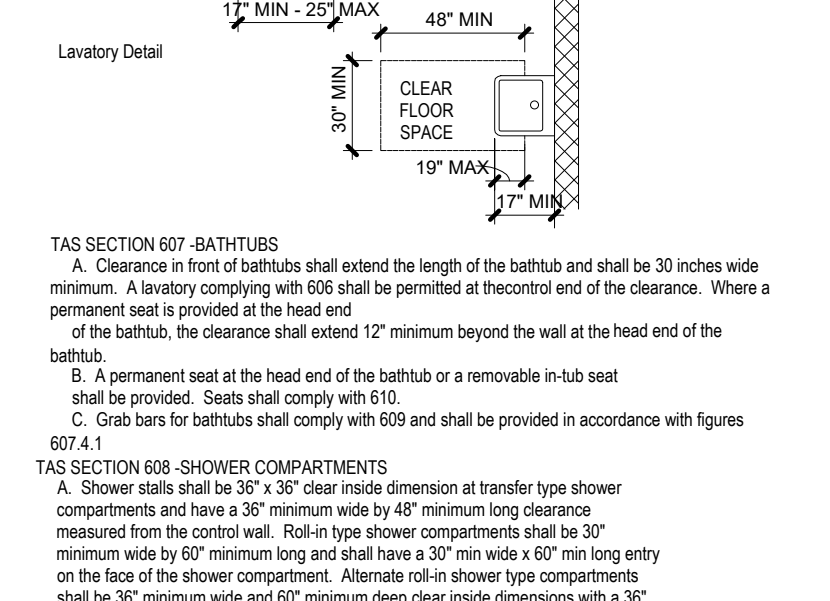
TAS SECTION 604.8.1.2 - DOORS (REFERENCE FIGURES 604.8.1.2, 604.8.2)  
 A. Toilet compartments doors, including door hardware, shall comply with 404 except if the approach is to the latch side of the compartment door: clearance between the door side of the compartment and any obstruction shall be 42" minimum. Doors shall be located in the front partition or in the side wall or partition furthest from the water closet. Where located in the side wall or partition, the door opening shall be 4" maximum from the side wall or partition furthest from the water closet. Where located in the side wall or partition, the door opening shall be 4" maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required clear area.  
 B. Compartments shall be arranged for left hand and right hand approach to the water closet.  
 TAS SECTION 604.8.1.4 - TOILET CLEARANCE  
 A. The front partition and at least one side partition shall provide a clearance of 8" minimum above finish floor and 6" deep minimum beyond the compartment side face of the partition, exclusive of partition support members. Compartments for children's use shall provide 12" minimum toe clearance above finish floor.  
 TAS SECTION 604.8.2 - AMBULATORY ACCESSIBLE COMPARTMENTS  
 A. Ambulatory accessible compartments shall comply with Figure 604.8.2.  
 B. Ambulatory accessible compartments shall have a depth of 60" minimum and a width of 35" 3/8" maximum.  
 C. Grab bars in ambulatory accessible compartments shall comply with 609. A side-wall grab bar that is 42" long minimum, located 12" maximum from the rear wall and extending 34" minimum from the rear wall shall be located on both sides of compartment. D. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 47"-49" maximum above the finish floor.  
 TAS SECTION 605 - URINALS  
 A. Urinals shall be wall-type or wall-hung with the rim 17" maximum above the finish floor or ground. Urinals shall be 13 1/2" deep minimum measured from the outer face of the urinal rim to the back side of the fixture. (FIG. 605.2)  
 B. A clear floor space complying with 305 (30" min. wide by 48" min. deep) positioned for forward approach shall be provided.



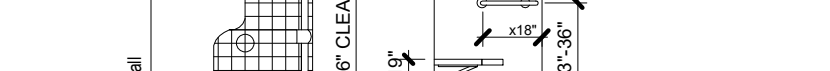
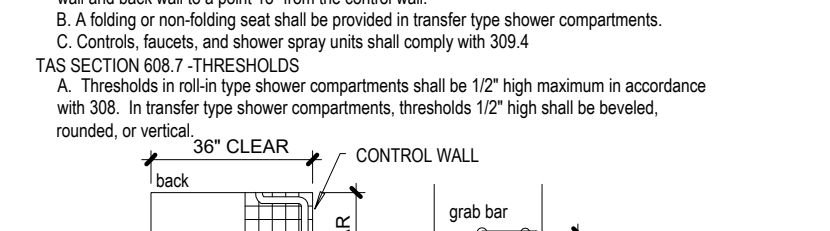
TAS SECTION 606 - LAVATORIES AND SINKS  
 A. A clear floor space complying with 305 (30" min. wide by 48" min. deep) positioned for a forward approach, and knee and toe clearances complying with 306 shall be provided.  
 1. Soap and towel dispensers shall be located within the reach ranges specified in 308. Locate soap and towel dispensers so they are easy to use by a person at an accessible lavatory.  
 B. Lavatories and sinks shall be installed with the front of the higher or counter surface 34" maximum above the finish floor or ground.  
 C. Controls for faucets shall comply with 309. Hand-operated operating faucets shall remain for 10 seconds minimum.  
 D. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories or sinks.



TAS SECTION 607 - BATHUBS  
 A. Clearance in front of bathtubs shall extend the length of the bathtub and shall be 30 inches wide minimum. A lavatory complying with 606 shall be permitted at the end of the clearance. Where a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12" minimum beyond the wall at the head end of the bathtub.  
 B. A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with 610.  
 C. Grab bars for bathtubs shall comply with 609 and shall be provided in accordance with figures 607.1.1.



TAS SECTION 704.2 - WHEELCHAIR ACCESSIBLE TELEPHONES  
 A. A clear floor or ground space complying with 305 shall be provided. The clear floor or ground space shall not be obstructed by bases, enclosures, or seats.  
 B. Parallel Approach: The distance from the side of the telephone enclosure to the face of the enclosure shall be 17" maximum. (FIG. 704.2.1.1)  
 C. Forward Approach: The distance from the front edge of a counter within the telephone enclosure to the face of the telephone unit shall be 20" maximum. (FIG. 704.2.1.2)  
 D. The cord from the telephone to the handset shall be 29" minimum long.  
 TAS SECTION 704.3 - VOLUME CONTROL TELEPHONES  
 A. Volume control must provide a gain adjustable to 0dB minimum. For incremental volume control, provide at least intermediate step of 12 dB of gain minimum. An automatic reset shall be provided.



TAS SECTION 705 - DETECTABLE WARNINGS  
 A. Truncated domes in a detectable warning surface shall have a base diameter of 9"-14" maximum, a top diameter of 60% of the base diameter, and a height of 2".  
 B. Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light.  
 C. Platform boarding edges shall be 24" wide and shall extend the full length of the public use areas of the platform.  
 TAS SECTION 706 - ASSISTIVE LISTENING SYSTEMS  
 A. Receivers required for use with an assistive listening system shall include a 1/8" standard mono jack.  
 B. Receivers required to be hearing aid compatible shall interface with telecoils in hearing aids through the provision of neckloops.  
 C. Assistive listening systems shall be capable of providing a sound pressure level of 110-115 dB with a dynamic range that is adjustable to 0dB minimum.  
 D. The signal-to-noise ratio for internally generated noise in assistive listening systems shall be 18 dB minimum. Peak-clipping shall not exceed 18 dB of clipping relative to the peaks of speech.

CHAPTER 7: COMMUNICATION ELEMENTS AND FEATURES

TAS SECTION 702 - FIRE ALARM SYSTEMS  
 A. Fire alarm systems shall have permanently installed audible and visual alarms complying with NFPA 72 (1999 or 2002 edition) except that the maximum allowable sound level of audible notification appliances complying with section 432.1 of NFPA 72 (1999 addition) shall have a sound level no more than 110dB at the maximum hearing distance from the audible audies.  
 TAS SECTION 703 - SIGNS  
 A. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.  
 B. Characters shall be uppercase and raised 1/32" minimum above their background.  
 C. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of any other unusual form. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55%-110% percent of the height of the uppercase letter "I".  
 D. Character height measured vertically from the baseline of the character shall be 5/8"-2" maximum based on the letter "I".  
 E. Braille shall be contracted Grade 2 and shall comply with table 703.3.1. Braille shall be located below the entire text.  
 F. Tactile characters or signs shall be located 48" minimum above the finish floor measured from the baseline of the lowest character and 60" maximum above finish floor measured from the baseline of the highest tactile character.  
 TAS SECTION 703.4.2 - LOCATION  
 A. Where a tactile sign is provided at a door, the sign shall be located alongside the latch side. Where a tactile sign is provided at double doors with two active leaves, the sign shall be placed on the inactive leaf. If the double door has two active leaves, the tactile sign shall be placed to the right of the right hand door. Where there is no wall space at the latch side of the door or the right side of the double doors, signs shall be located on the adjacent wall. Signs containing tactile letters shall be located so that a minimum clear space of 19x18", centered on the tactile letters is provided, beyond the arc of any door swing between the closed position and 45 degrees open position.  
 TAS SECTION 703.5 - VISUAL CHARACTERS  
 A. Characters and their background shall have a non-glossy finish. Characters shall contrast with their background with either light characters on a dark background or vice versa.  
 B. Characters shall be uppercase or lowercase or a combination of both.  
 C. Characters shall be conventional form. Characters shall not be italic, oblique, script, highly decorative or of any other unusual form. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55%-110% of the height of the uppercase letter "I".  
 D. Character height shall comply with table 703.5.5 Visual Character Height.  
 E. Visual characters shall be 40" maximum above the finish floor or ground.  
 TAS SECTION 703.6 - PICTOGRAMS  
 A. Pictograms shall have a field height of 6" minimum. Characters and braille shall not be located in the pictogram field.  
 B. Pictograms and their field shall have a non-glossy finish. Pictograms shall contrast with their background with either light characters on a dark background or vice versa.

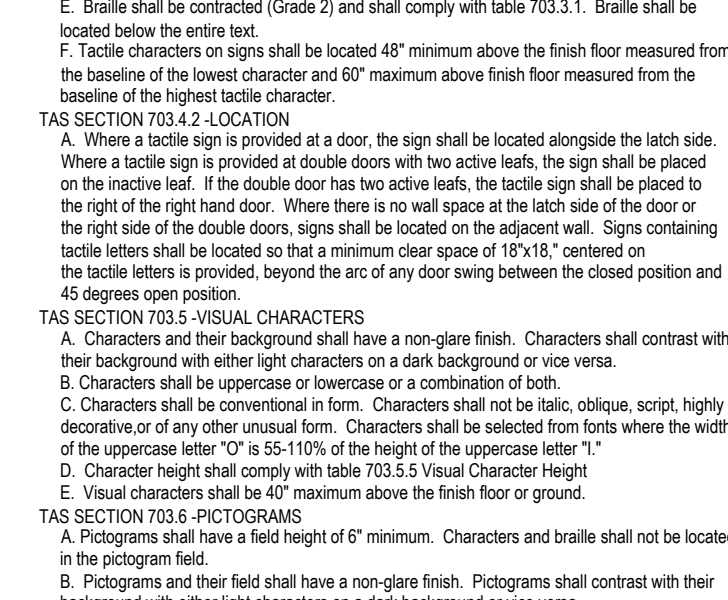


Figure 703.2.1: International Symbol of Accessibility. A diagram showing the international symbol of accessibility (wheelchair) and its placement on a wall.

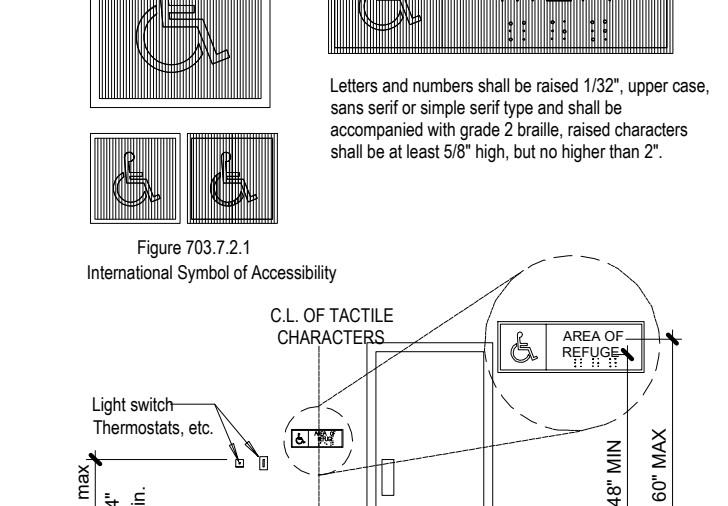


Figure 703.4.1: Height of tactile characters above finish floor or ground. A diagram showing a tactile character with a height of 5/8 inch to 2 inches above the finish floor.

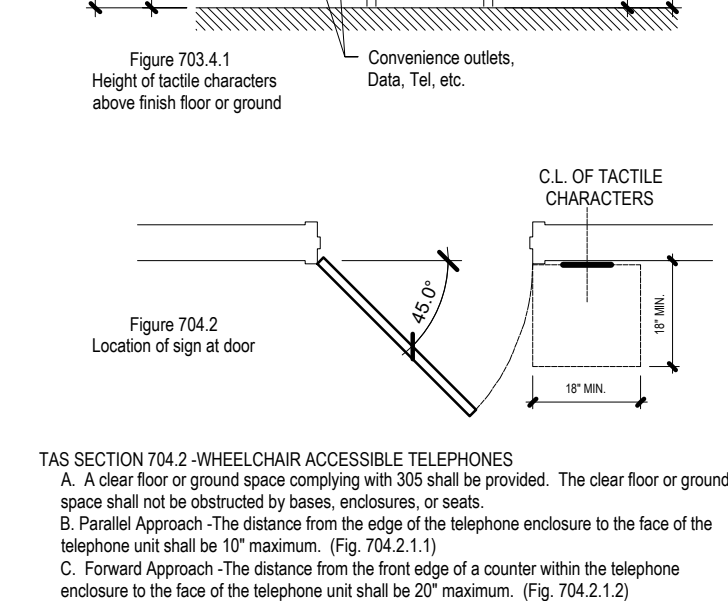
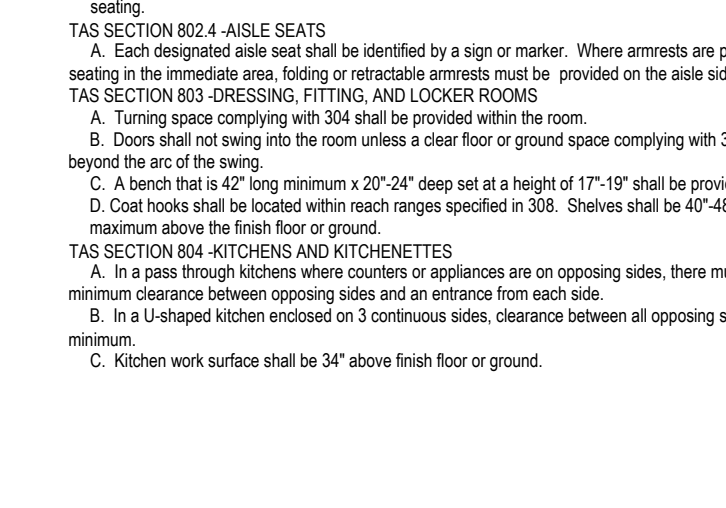


Figure 704.1: Location of sign for door. A diagram showing a sign for a door with a height of 48 inches above the finish floor.

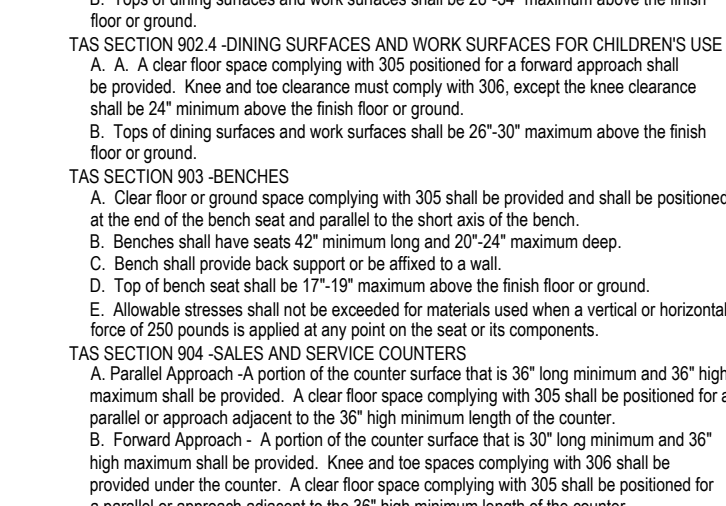
CHAPTER 8: SPECIAL ROOMS, SPACES, AND ELEMENTS

TAS SECTION 802.1 - WHEELCHAIR SPACES  
 A. The floor or ground surface of wheelchair spaces shall comply with 302. Changes in level are not permitted.  
 B. A single wheelchair space shall be 36" wide minimum.  
 C. Where a wheelchair space can be entered from the front or rear, the wheelchair space shall be 48" deep minimum. Where a wheelchair space can be entered only from the side, the wheelchair space shall be 60" deep minimum.  
 D. Wheelchair spaces shall adjoin accessible routes. Accessible routes shall not overlap wheelchair spaces.  
 E. Lines of sight to the screen, performance area, or playing field for spectators shall comply with 802.2 (have line of sight over heads of spectators, dependent on spectators position).  
 TAS SECTION 802.3 - COMPANION SEATING  
 A. Companion seats should be positioned to have shoulder alignment with adjacent wheelchair spaces. The shoulder alignment post shall be measured 30" from the front of the wheelchair space. The floor surface should be the same for the wheelchair space and companion seats.  
 B. Companion seats should be equal in size, quality, comfort, and the amenities of immediate seating.  
 TAS SECTION 802.4 - AISLE SEATS  
 A. Each designated aisle seat shall be identified by a sign or marker. Where armrests are provided on either seating in the immediate area, folding or retractable armrests must be provided on the aisle side of the seat.  
 TAS SECTION 803 - DRESSING, FITTING, AND LOCKER ROOMS  
 A. Turning space complying with 304 shall be provided within the room.  
 B. Doors shall not swing into the room unless a clear floor or ground space complying with 305.3 is provided beyond the end of the swing.  
 C. Coat hooks shall be located within reach ranges specified in 308. Shelves shall be 40"-48" maximum above the finish floor or ground.  
 TAS SECTION 804 - KITCHENS AND KITCHENETTES  
 A. In a pass through kitchens where counters or appliances are on opposing sides, there must be a 40" minimum clearance between opposing sides and an entrance from each side.  
 B. In a U-shaped kitchen enclosed on 3 continuous sides, clearance between all opposing sides must be 60" minimum.  
 C. Kitchen work surface shall be 34" above finish floor or ground.



CHAPTER 9: BUILT-IN ELEMENTS

TAS SECTION 902 - DINING SURFACES AND WORK SURFACES  
 A. A clear floor space complying with 305 positioned for a forward approach shall be provided. Knee and toe clearance must comply with 306.  
 B. Tops of dining surfaces and work surfaces shall be 28"-34" maximum above the finish floor or ground.  
 TAS SECTION 902.4 - DINING SURFACES AND WORK SURFACES FOR CHILDREN'S USE  
 A. A clear floor space complying with 305 positioned for a forward approach shall be provided. Knee and toe clearance must comply with 306, except the knee clearance shall be 24" minimum above the finish floor or ground.  
 B. Tops of dining surfaces and work surfaces shall be 28"-30" maximum above the finish floor or ground.  
 TAS SECTION 903 - BENCHES  
 A. Clear floor or ground space complying with 305 shall be provided and shall be positioned at the end of the bench seat and parallel to the short end of the bench.  
 B. Benches shall have seats 17" minimum long and 20"-24" maximum deep.  
 C. Benches shall provide back support or be affixed to a wall.  
 D. Top of benches shall be 17" maximum above the finish floor or ground.  
 E. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds is applied at any point on the seat or its components.  
 TAS SECTION 904 - SALES AND SERVICE COUNTERS  
 A. Parallel Approach: A portion of the counter surface that is 36" long minimum and 36" high maximum shall be provided. A clear floor space complying with 305 shall be positioned for a parallel or approach adjacent to the 36" high minimum length of the counter.  
 B. Forward Approach: A portion of the counter surface that is 36" long minimum and 36" high maximum shall be provided. Knee and toe spaces complying with 306 shall be provided under the counter. A clear floor space complying with 305 shall be positioned for a parallel or approach adjacent to the 36" high minimum length of the counter.  
 C. The accessible portion of the countertop shall extend the same depth as the sales/service counter.

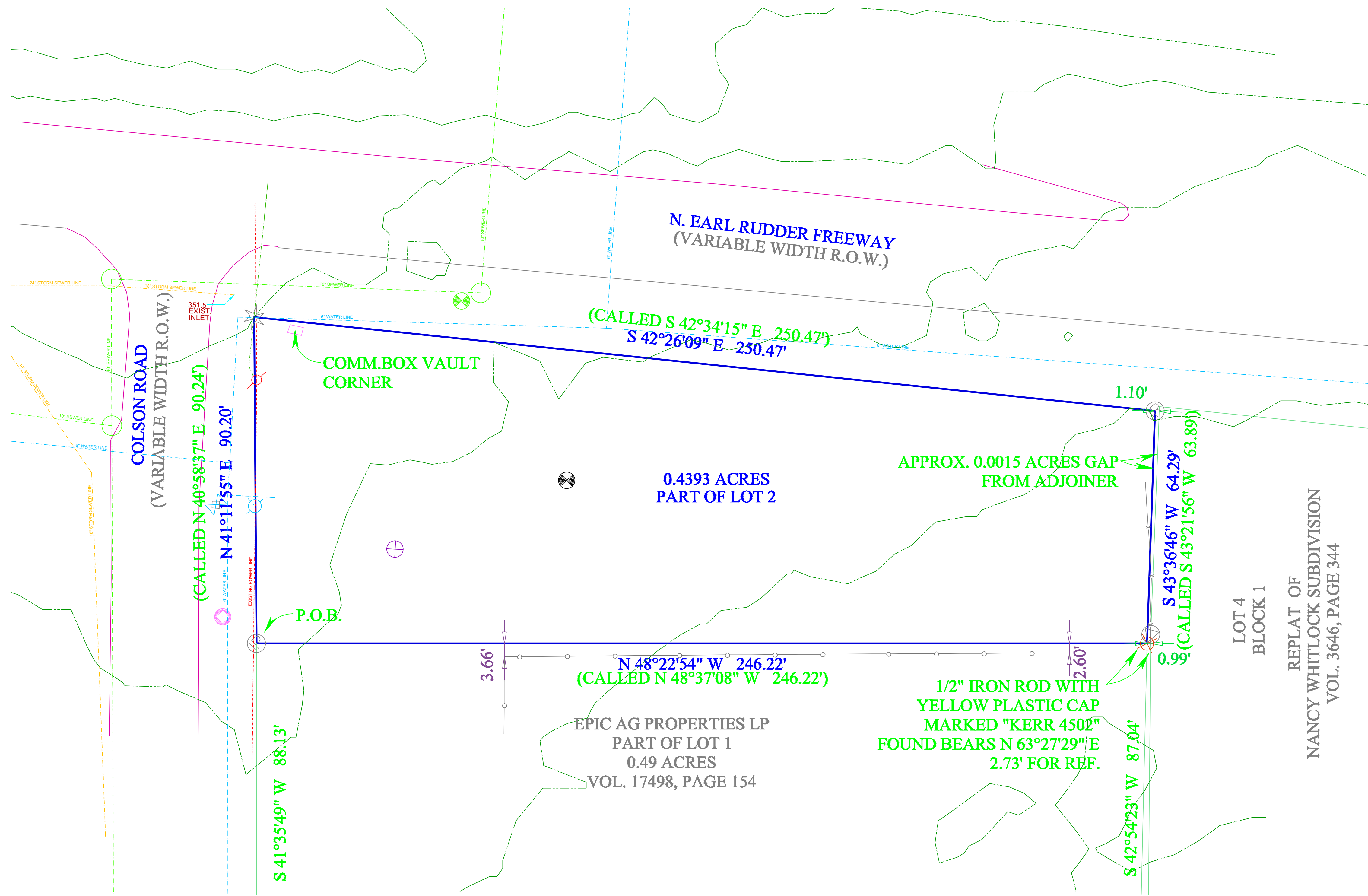


AGE BASED DIMENSIONAL INFORMATION TABLE FOR CHILDREN

HANDRAILS	REACH RANGE - FORWARD OR SIDE	SECONDARY HANDRAIL @ 28" MAX WITH MIN 9" CLEARANCE BETWEEN UPPER HANDRAIL RECOMMENDED				305.4
		34" MIN - 38" MAX	16" MIN - 48" MAX	16" MIN - 44" MAX	16" MIN - 40" MAX	
WC CENTERLINE TO WALL	16" - 18"	15" - 16"	12" - 15"	12"	604.9	
WC CENTERLINE TO WALL (LABORATORY)	17" - 19"				604.2	
WC TOP OF SEAT	17" - 19"	15" - 17"	12" - 15"	11" - 12"	604.9	
GRAB BARS (TO TOP)	33" - 36"	25" - 27"	20" - 25"	18" - 20"	604.9	
DISPENSER HEIGHT	15" - 48"	17" - 19"	14" - 17"	14"	604.9	
LAV. MIN. KNEE CLEAR	27" FORWARD APPROACH ONLY	24" FORWARD APPROACH ONLY	24" FORWARD APPROACH ONLY	PARALLEL APPROACH ALLOWED	606.2.4	
LAV. MAX. RIM/COUNTERTOP	34"	31"	31"		606.2.4	
LAV. MAX TO FAUCETS FROM FRONT	24"				308.1	
MIRRORS ABOVE LAV. MAX TO BOTTOM OF REFLECTIVE SURFACE	40"				603.3	
MIRRORS NOT ABOVE LAV. MAX TO BOTTOM OF REFLECTIVE SURFACE	34"				603.3	
MIN TOP OF MIRROR	75"				603.3	
LAV. MAX TO LOW SPOUT	36"	30" (SPOUT MUST BE 3" FROM WALL)	30" (SPOUT MUST BE 3" FROM WALL)		602.2	
LAV. MAX TO HIGH/STANDARD PERSON SPOUT	38" - 43"				602.7	

\*\*NOTE: - INDICATES NO EXCEPTIONS MADE FOR THAT ITEM PER TAS 2012 STANDARDS

3101 COLSON RD  
 COULTER'S SUBDIVISION OF MCGEE TRACT  
 LOT 2



EXISTING SITE PLAN

SCALE: 1/16" = 10'-0" | 01

SITE LEGEND			
	PROPERTY LINES		EXISTING CONTOUR LINES
	SET BACK / P.U.E. LINES		PROPOSED CONTOUR LINES
	WATER LINES		STORM SEWER LINES
	SEWER/SAN LINES		UTILITY LINES
	POWER LINES (AERIAL)		GAS LINES
	POWER LINES (UNDER GROUND)		VEHICLE LAY OF HOSE (V.L.O.H.)
	FENCE LINE		CONCRETE PAVEMENT
	TREE PROTECTION		GROUND COVER
	6'-0" TALL PRIVACY FENCE		GRAVEL
	FIRE HYDRANT (EXISTING)		

NOTES

02

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(979) 846-3366  
 3206 Longmire Dr. A19  
 College Station, TX 77845  
 www.raidesigns.com

**R.A.I.**  
DESIGNS, INC.

R.A.I. JOB#: 24-094

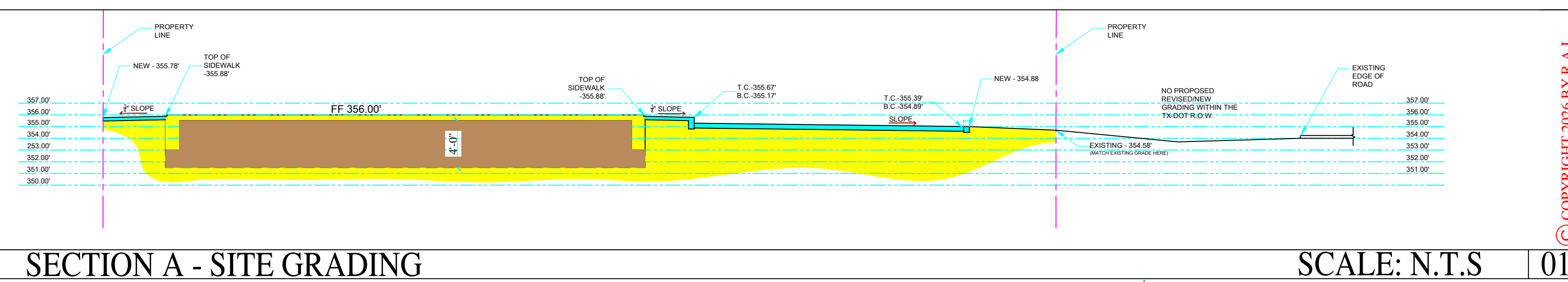
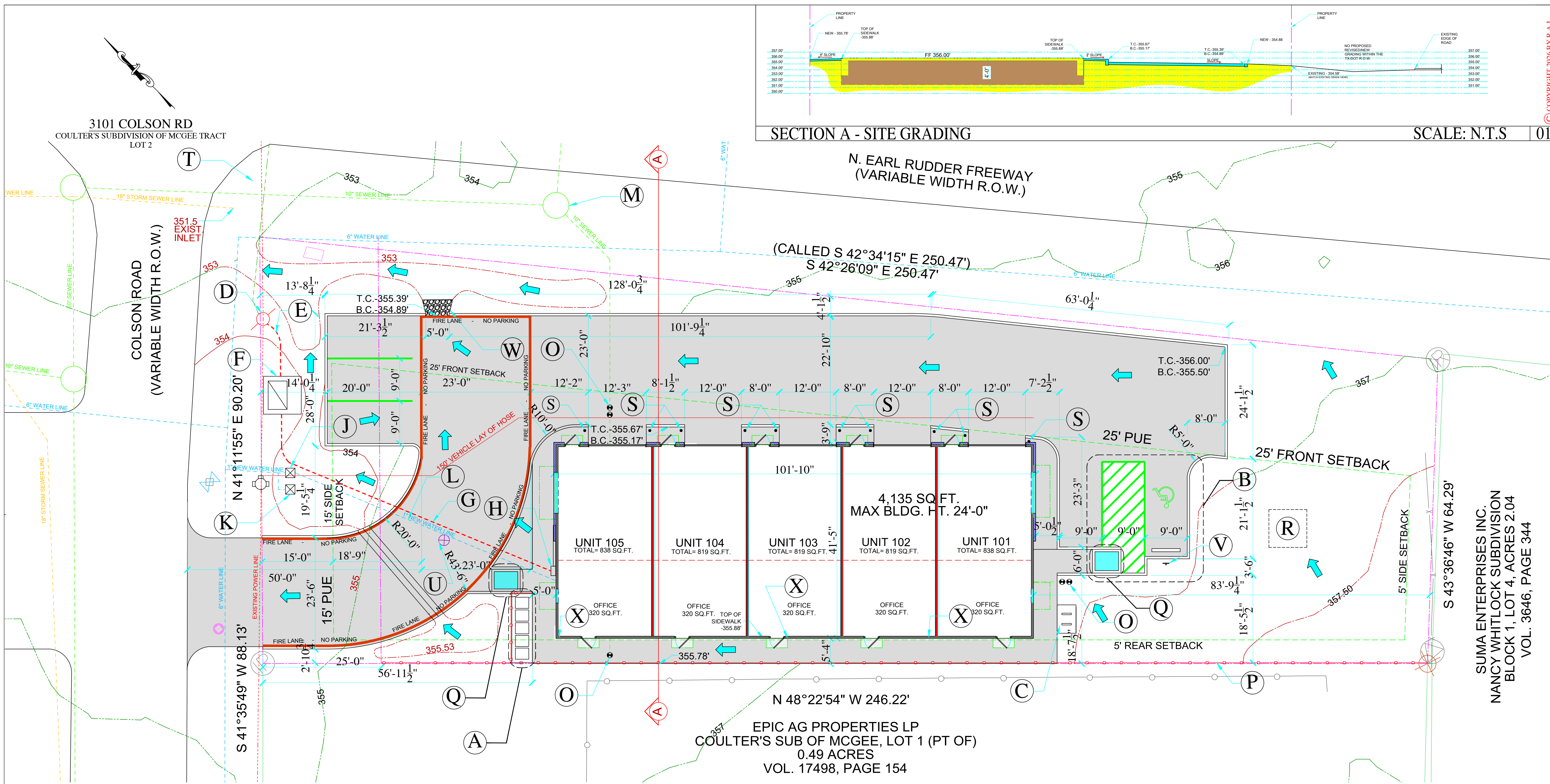
PROJECT SITE INFO:  
 3101 COLSON ROAD  
 BRYAN, TX 77803  
 BRAZOS COUNTY  
 COULTER'S SUB of MCGEE, LOT 2 (PT OF)

DEVELOPMENT INFORMATION:  
 FISH LANDING CENTER

LOT 4  
 BLOCK 1  
 REPLAT OF  
 NANCY WHITLOCK SUBDIVISION  
 VOL. 3646, PAGE 344

JTR- INITIAL LAYOUT	02-11-25
JTR- SD-2	02-19-25
JTR- SD-2	04-15-25
JTR- 3rd SUBMITTAL SET	02-02-26

SHEET  
**S-0.2**  
 OF  
 EIGHT  
 DATE:  
 02-02-2026



PROPOSED SITE PLAN - "A"

SCALE: 1" = 10'-0" | 01

- SITE NOTES**
- THIS PROPERTY DOES NOT LIE WITH-IN A 100-YEAR FLOODPLAIN PER FEMA D-FIRM PANEL NO. 48041C0215F, DATED APRIL 2, 2014.
  - FOR UTILITY NOTIFICATION CONTACT  
BTU - (979)821-5700  
CITY OF BRYAN - (979) 209-5900
  - OFF-SITE DRAINAGE SHALL BE CONTROLLED BY DRAINAGE SWALES AND BEING DETAINED IN THE DRIVE AISLES. BY DOING THIS THE NEIGHBORING PROPERTIES WILL NOT BE AFFECTED.
  - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
  - PLEASE HAVE CONTRACTOR CONTACT BTU LINE DESIGN AT 821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE. PLEASE PROVIDE A DETAILED LOAD ANALYSIS, AS WELL AS THE SERVICE REQUIREMENTS (VOLTAGE, AMPS, SINGLE PHASE VS THREE PHASE) AT THIS TIME.
  - THIS PROPERTY IS ZONED FOR COMMERCIAL DISTRICT (C-3).
  - ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - NO MECHANICAL EQUIPMENT SHALL BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
  - NOT HAVING ANY NEW PLUMBING FIXTURES THAT WILL MAKE THE NEED FOR A NEW GREASE TRAP TO BE ADDED.
  - SIGNAGE TO BE INCLUDED WITH SEPARATE PERMIT.
  - ALL MECHANICAL EQUIPMENT TO BE MOUNTED ON ROOFTOP.
  - THE BACK WALL OF THE BUILDING WILL BE A 1-HOUR RATED WALL DUE TO THE PROXIMITY TO THE PROPERTY LINE.

**SITE LEGEND**

	PROPERTY LINES		EXISTING CONTOUR LINES
	SET BACK / P.U.E. LINES		PROPOSED CONTOUR LINES
	WATER LINES		STORM SEWER LINES
	SEWER/SAN LINES		UTILITY LINES
	POWER LINES (AERIAL)		GAS LINES
	POWER LINES (UNDER GROUND)		VEHICLE LAY OF HOSE (V.L.O.H.)
	FENCE LINE		CONCRETE PAVEMENT
	TREE PROTECTION		GROUND COVER
	6'-0" TALL PRIVACY FENCE		GRAVEL
	FIRE HYDRANT (EXISTING)		

**SITE SCHEDULE**

TAG	ITEM
Ⓐ	4'-4"x14'-7" PAD w/ SCREENING ON SIDES FOR 5 95-GALLON ROLL-OUT BINS.
Ⓑ	SEE HANDICAP PARKING & SIGNAGE DETAILS - SHEET G-1.1 & S-2.1/02
Ⓒ	BIKE RACK 4'-0"x6'-0" PAD - SHEET S-2.0
Ⓓ	ELECT. - POWER POLE w/ NEW UNDERGROUND CONNECTIONS
Ⓔ	ELECT. - PRIMARY ELECT. SERVICE: 2'-4" PVC CONDUIT (GREY) w/ PULL-STRING (MIN. 48" COVER)
Ⓕ	ELECT. - TRANSFORMER & PAD (FURNISHED BY CoBRYAN)
Ⓖ	ELECT. - SECONDARY SERVICE: 3'-4" PVC CONDUIT (GREY) w/ PULL-STRING (MIN. 36" COVER)
Ⓗ	ELECT. - METER BOX
Ⓙ	WATER - EXISTING (1) 1" DOMESTIC WATER METER w/ (1) DOUBLE CHECK VALVE
Ⓚ	WATER - (1) 1" IRRIGATION WATER METER w/ (1) DOUBLE CHECK VALVE
Ⓛ	WATER - EXISTING 1" WATER METER & MAIN SERVICE(RESET)
Ⓜ	SEWER - EXISTING SEWER MAN-HOLE
Ⓝ	SEWER - NEW 4" SANITARY SEWER LINE
Ⓟ	SEWER - CLEAN-OUT (TYPICAL)
Ⓠ	NEW 6'-0" TALL WOOD OPAQUE SCREENING
Ⓡ	SEE HANDICAP RAMP DETAILS - SHEET G-1.0 & S-2.1/02.
Ⓢ	CONCRETE WASH-OUT & DEBRIS AREA
Ⓣ	PIPE BOLLARD
Ⓤ	EXISTING CULVERT
Ⓡ	REMOVE AND CAP EXISTING GAS LINE
Ⓥ	HANDICAP PARKING SIGN MOUNTED ON POLE
Ⓡ	CURB CUT WITH RIPRAP
Ⓧ	BACK WALL OF BUILDING TO BE A 1-HOUR RATED WALL.

NOTE: ALL SITE DETAILS TO MEET B/C/S U.D.O. REQUIREMENTS. ALL SELECTIONS TO BE MADE BY OWNER BEFORE CONSTRUCTION BEGINS.

**PARKING RATIO CALCULATIONS**

GROSS AREA = 4,135 SQ.FT.

(office) 1.00 X PER 300 SQ.FT. SPACES REQUIRED

(warehouse) 1.00 X PER 2,000(max) SQ.FT. SPACES REQUIRED

Office:  $\frac{320}{300} = 5.3$

Warehouse:  $\frac{835}{2000} = 2.5$

5.3+2.5=7.8

(8) SPACES REQUIRED

(10) SPACES PROVIDED

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**IMPERVIOUS COVER CALCULATIONS**

TOTAL SITE SQ.FT. = 19,079

TOTAL IMPERVIOUS MATERIAL = 8,580 SQ. FT.

TOTAL BUILDING SLAB SQ.FT. = 4,135 SQ.FT.

45% TOTAL IMPERVIOUS COVER

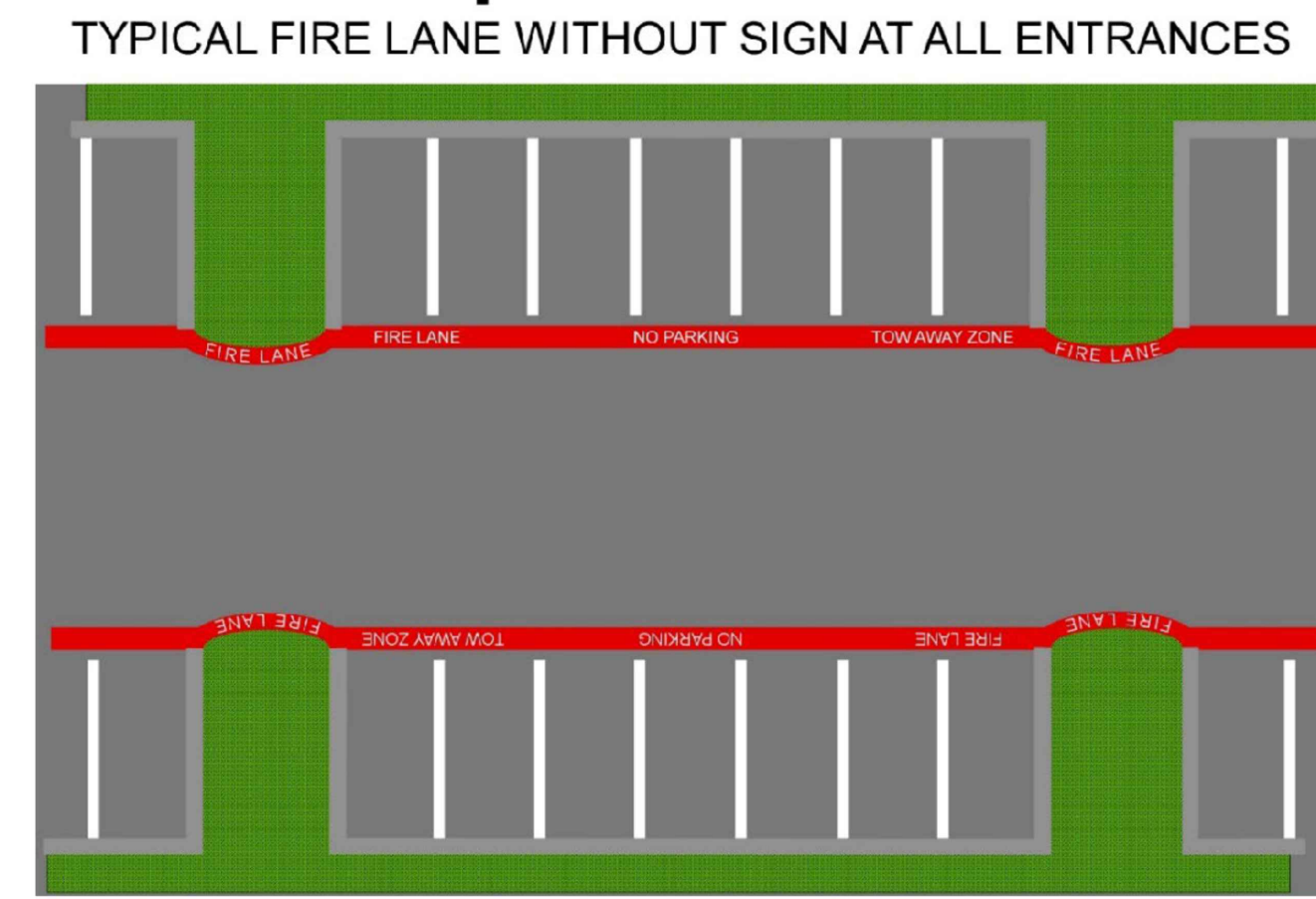
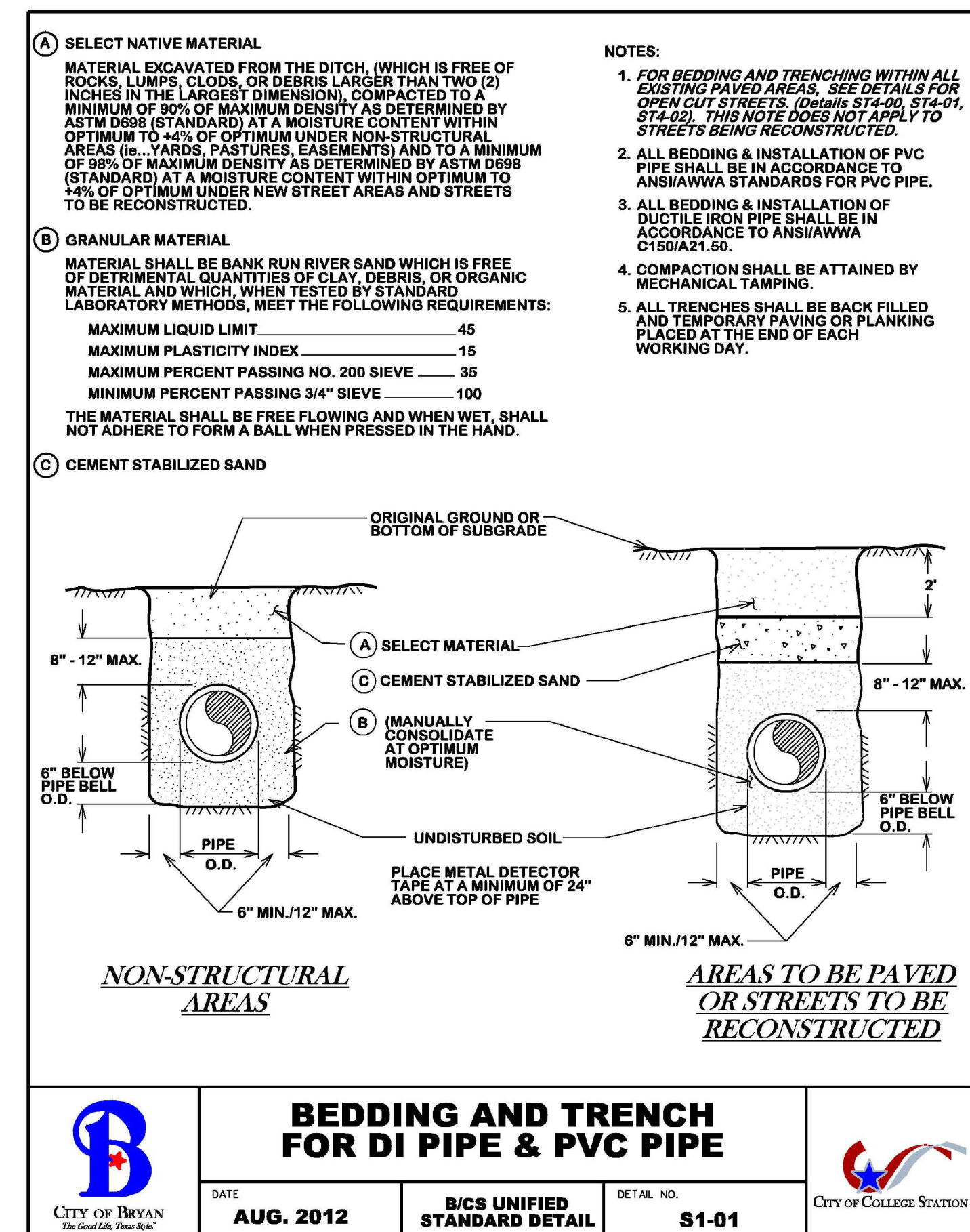
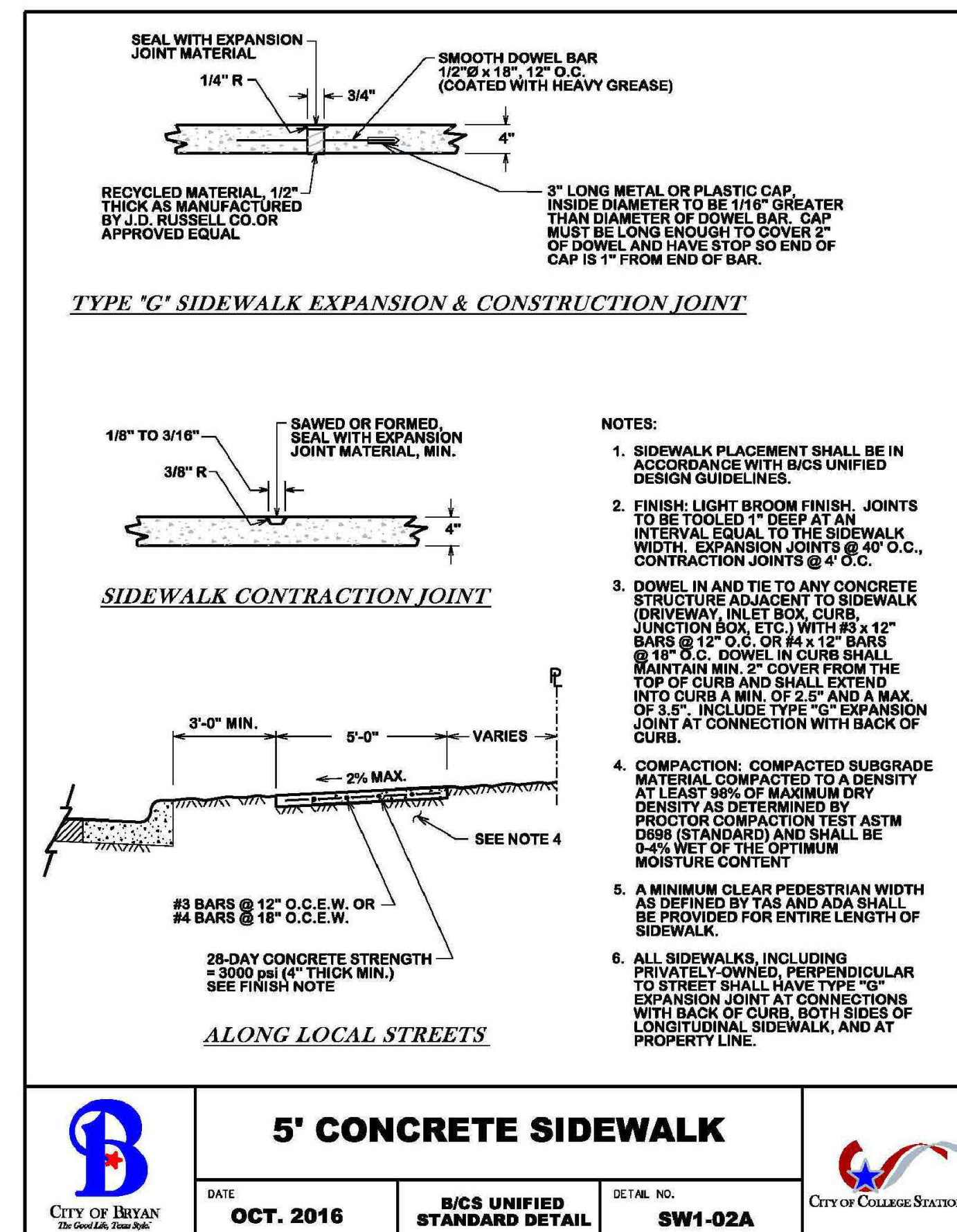
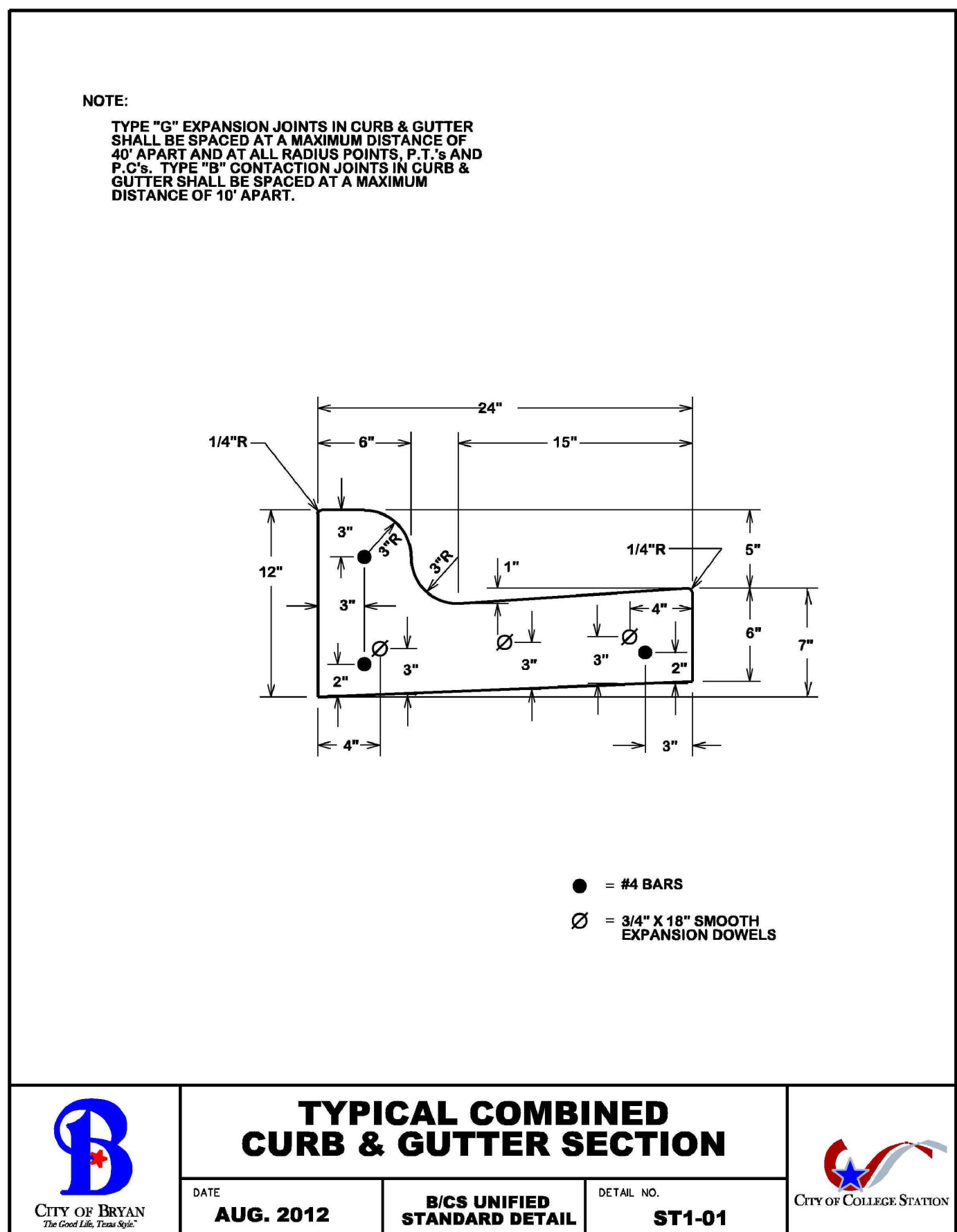
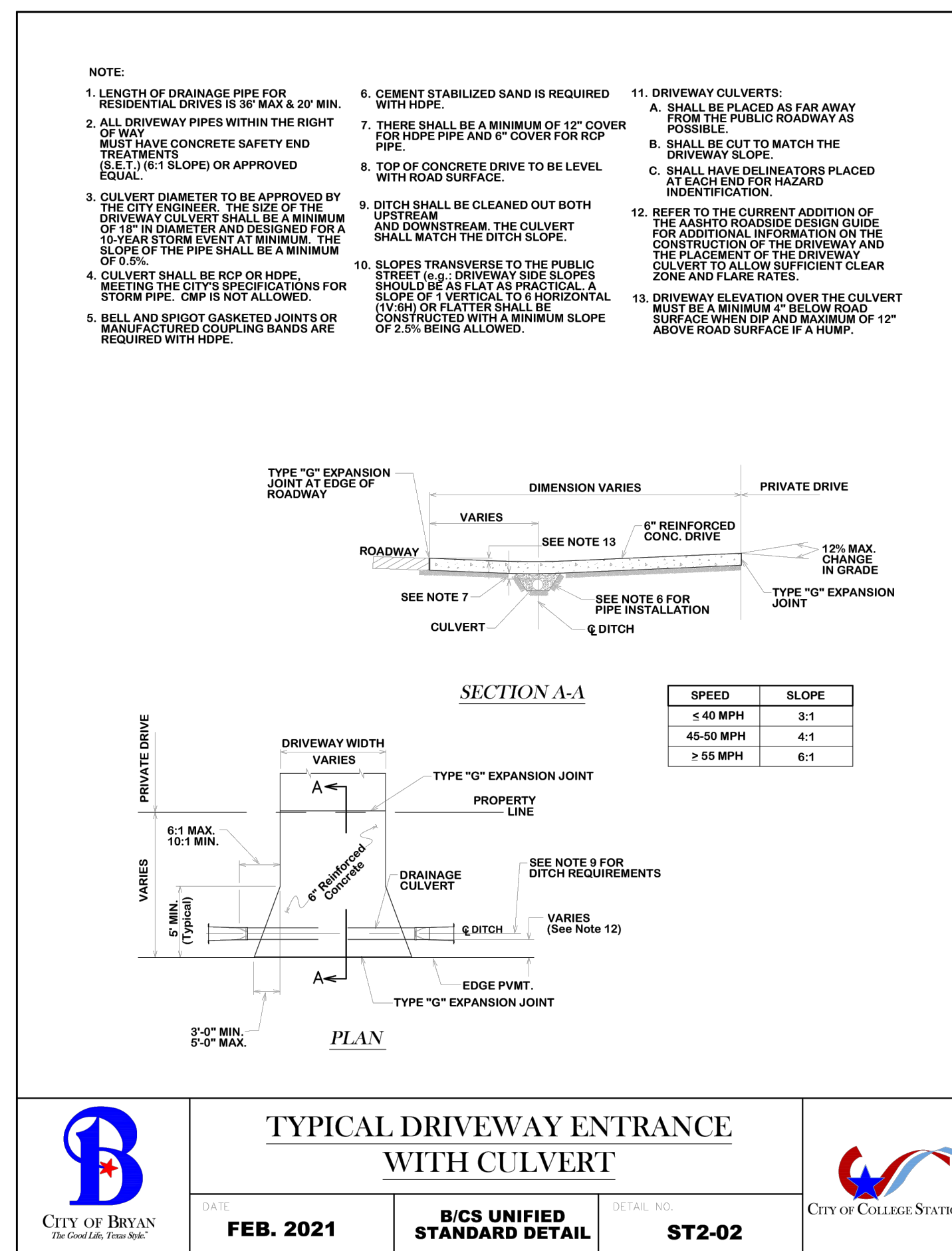
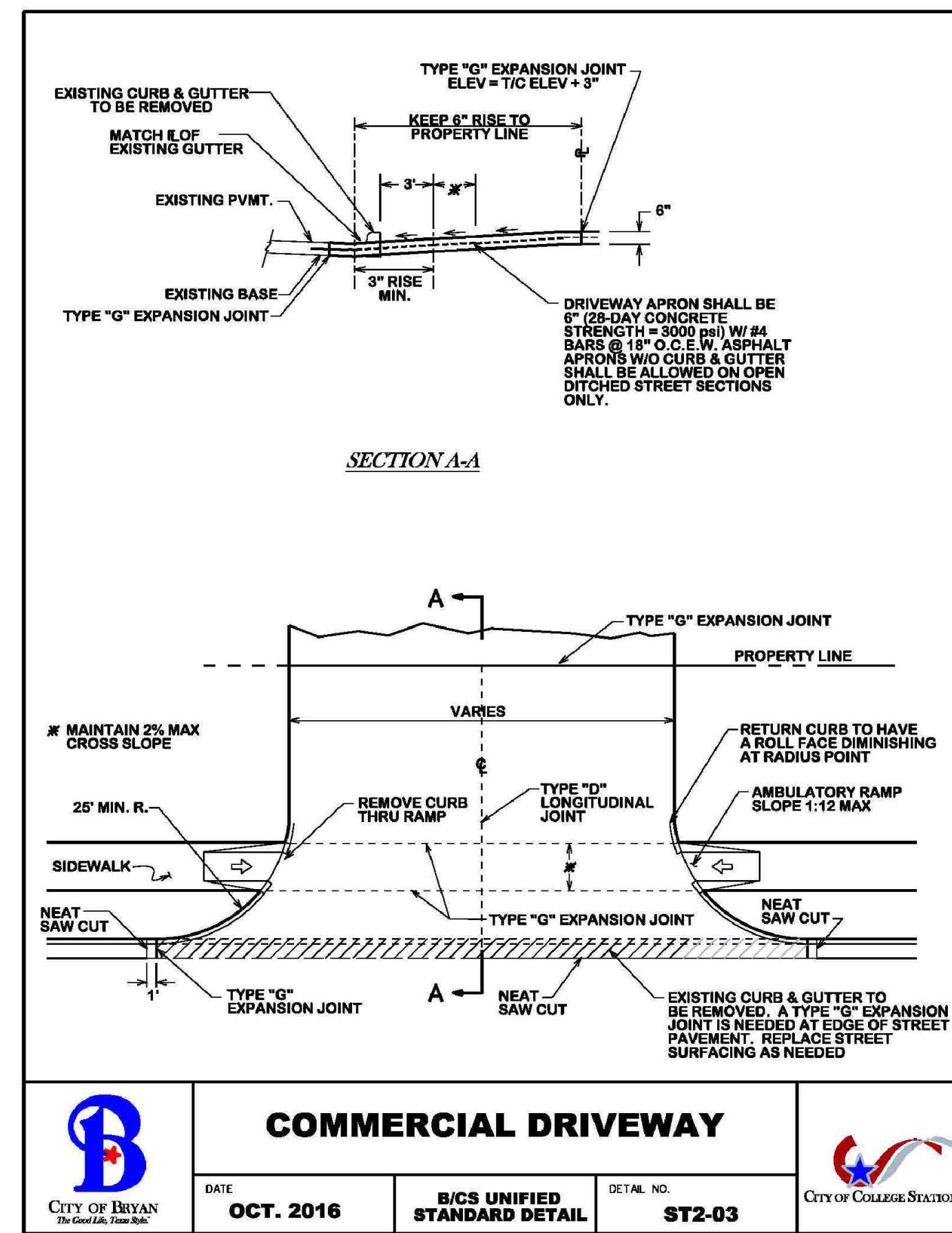
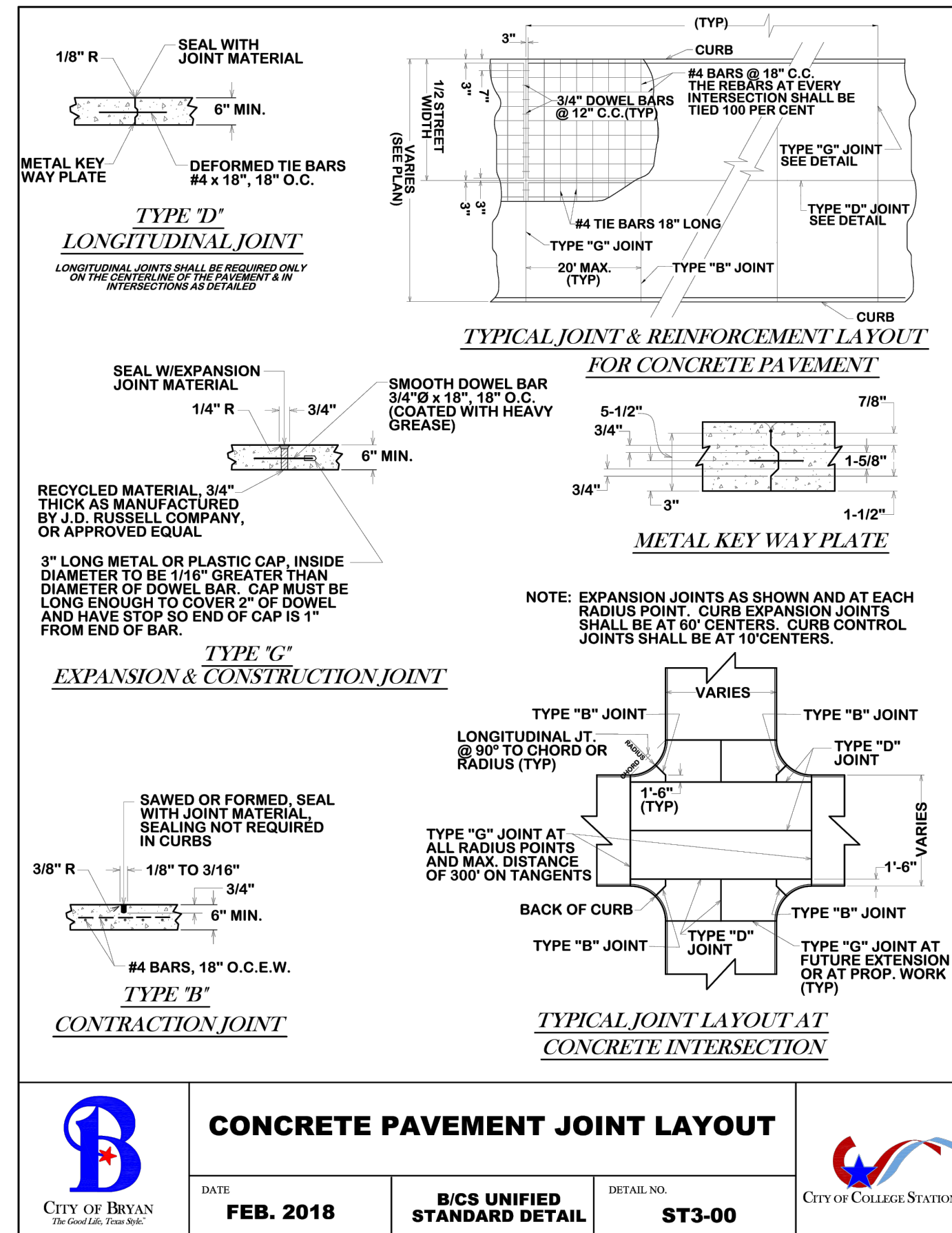
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**BUILDING AREA SUMMARY**

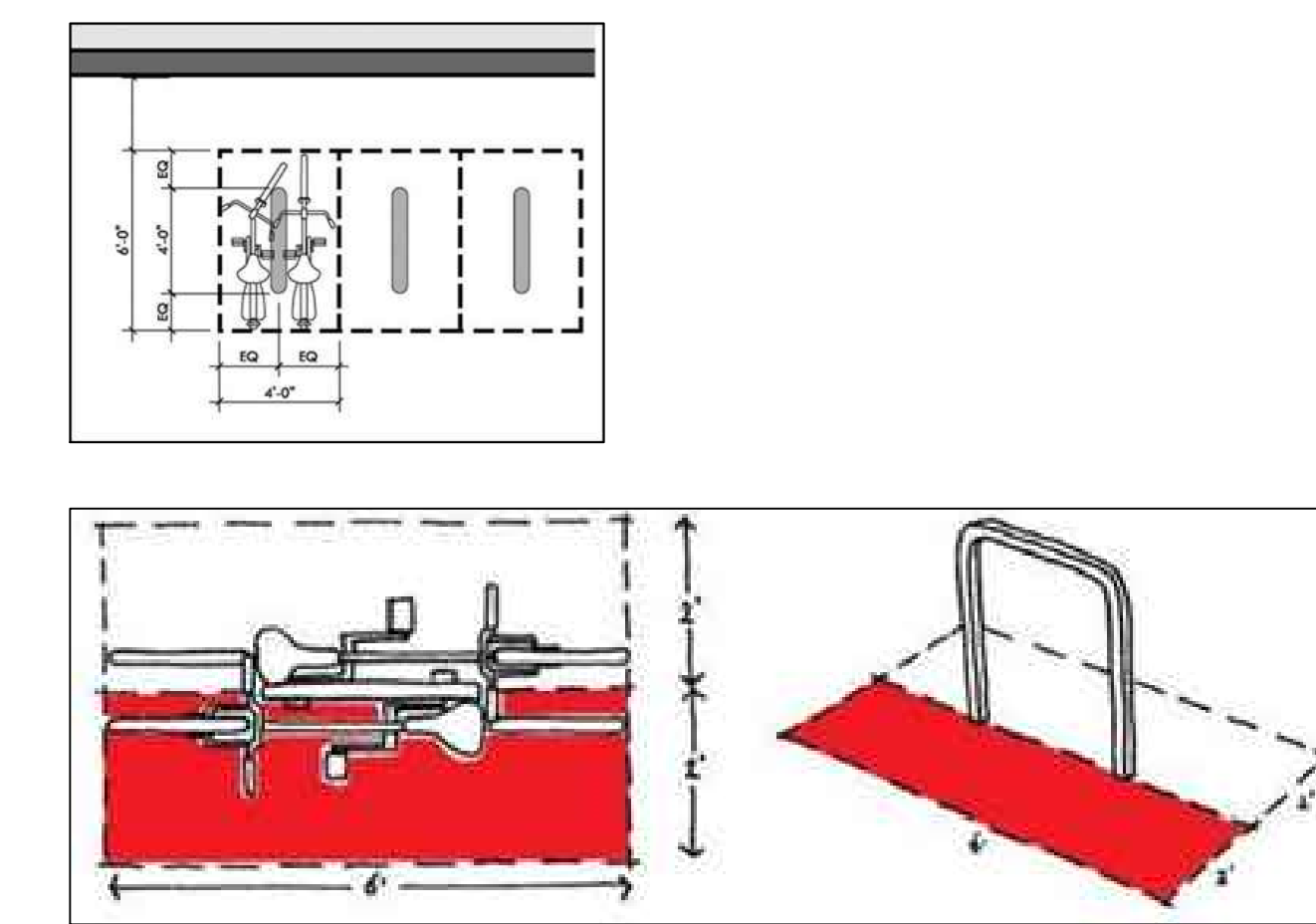
TOTAL BUILDING SQ.FT. = 4,134 SQ. FT.

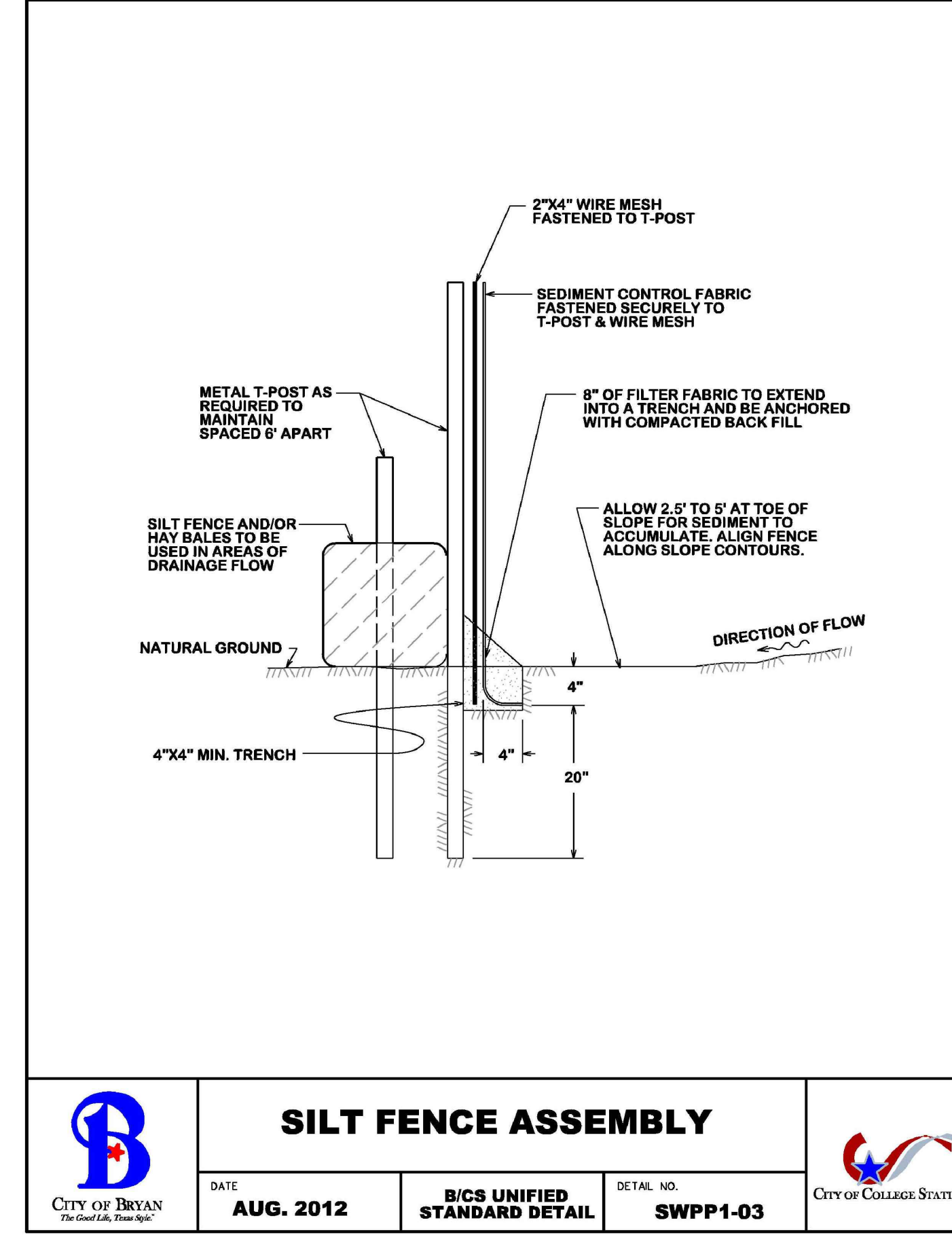
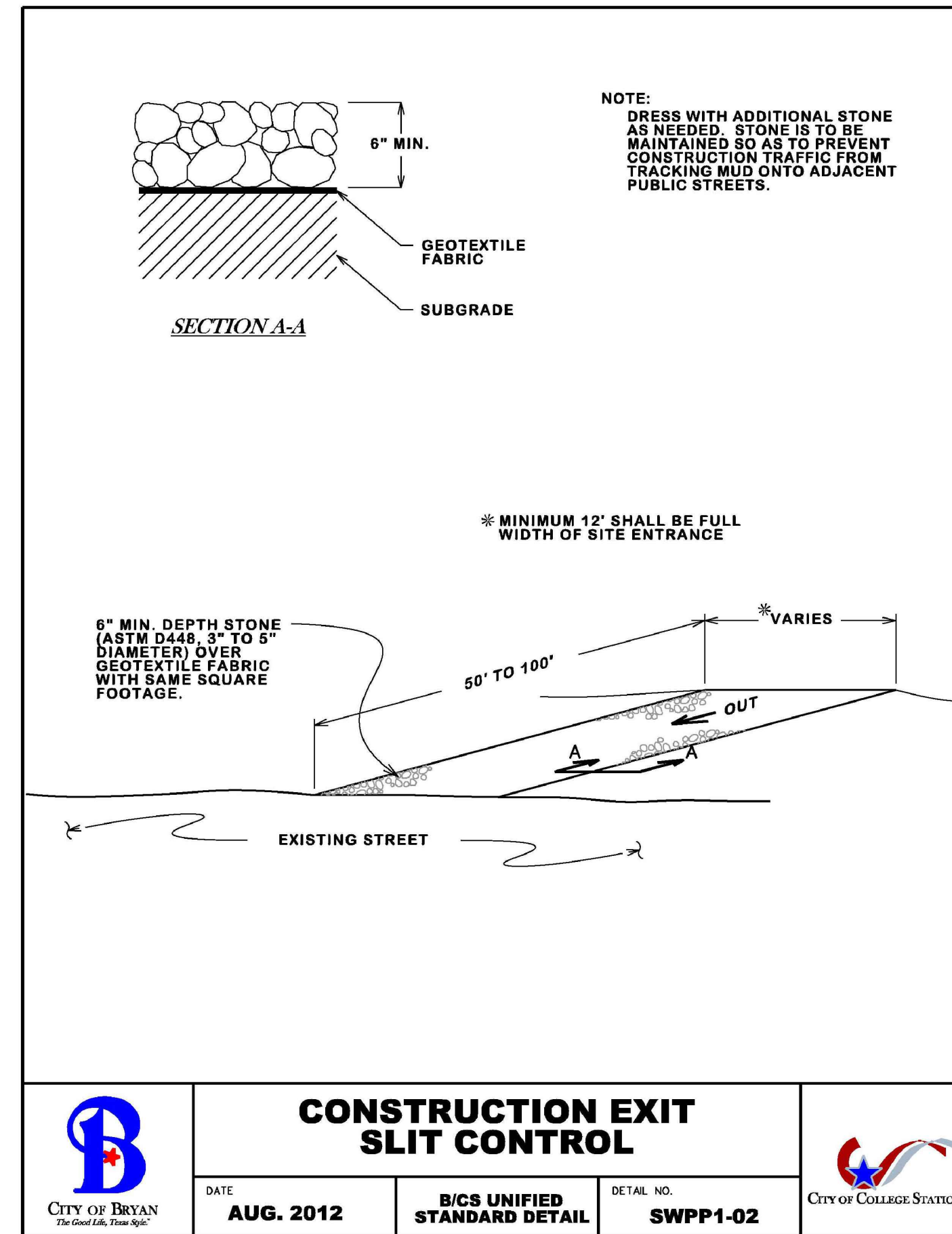
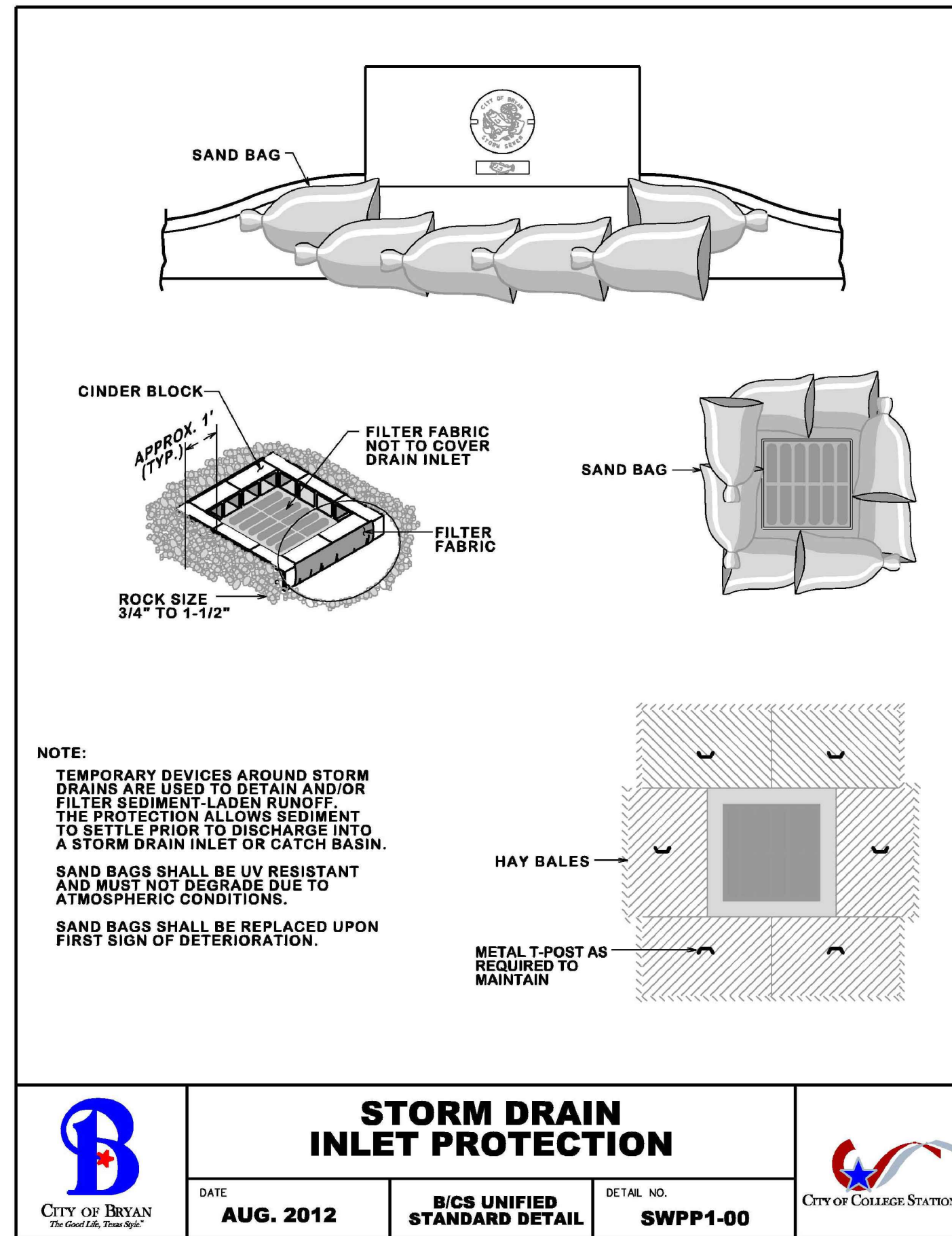
BUILDING HEIGHT = 23' - 6"

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 BRAZOS COUNTY  
 COULTER'S SUB OF MCGEE, LOT 2 (PT OF)  
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 FISH LANDING CENTER  
 SHEET: S-1.0 OF EIGHT  
 DATE: 02-02-2026  
 JTR- INITIAL LAYOUT  
 JTR- SD-2  
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 SHEET: S-1.0 OF EIGHT  
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 JTR- 3rd SUBMITTAL SET  
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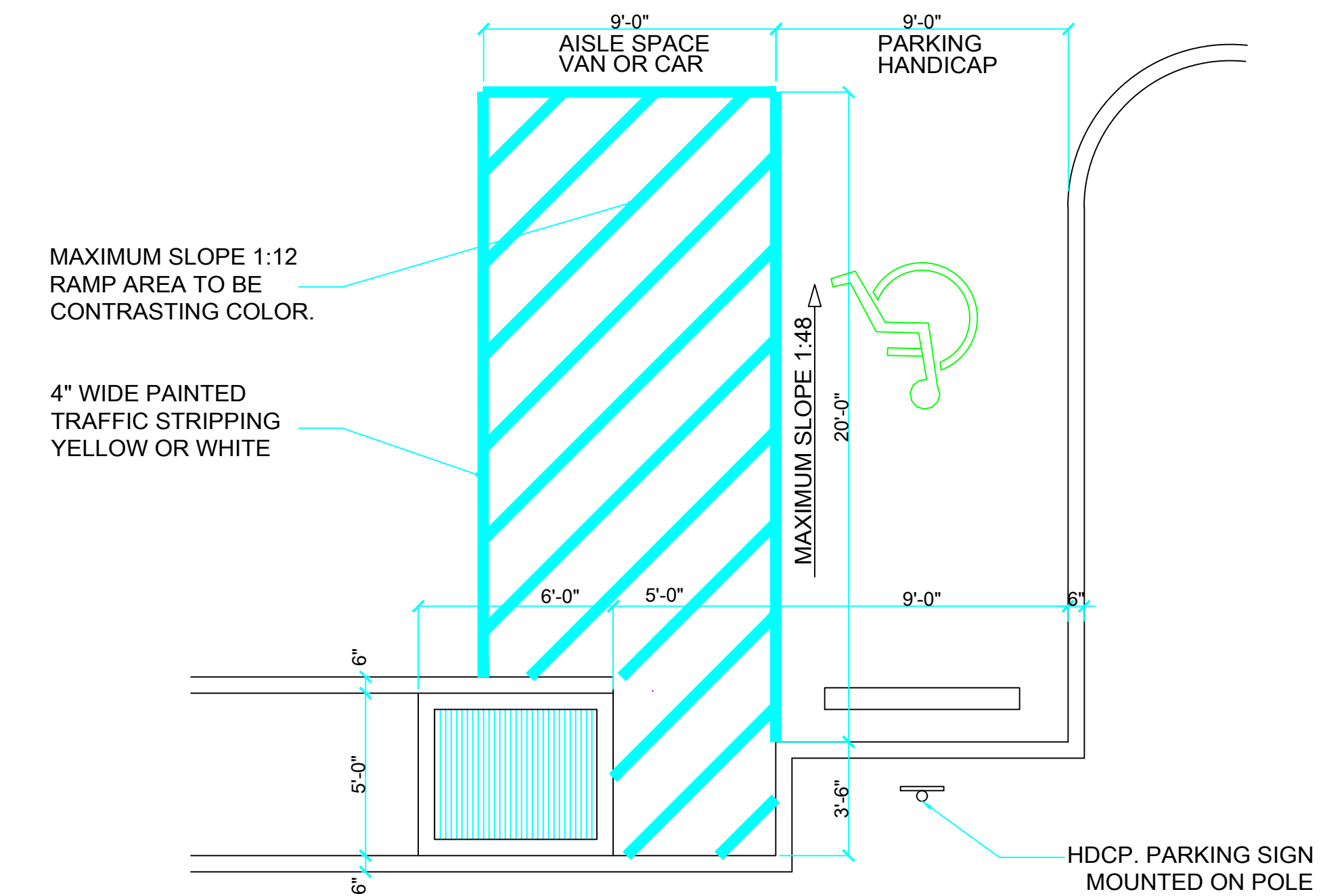
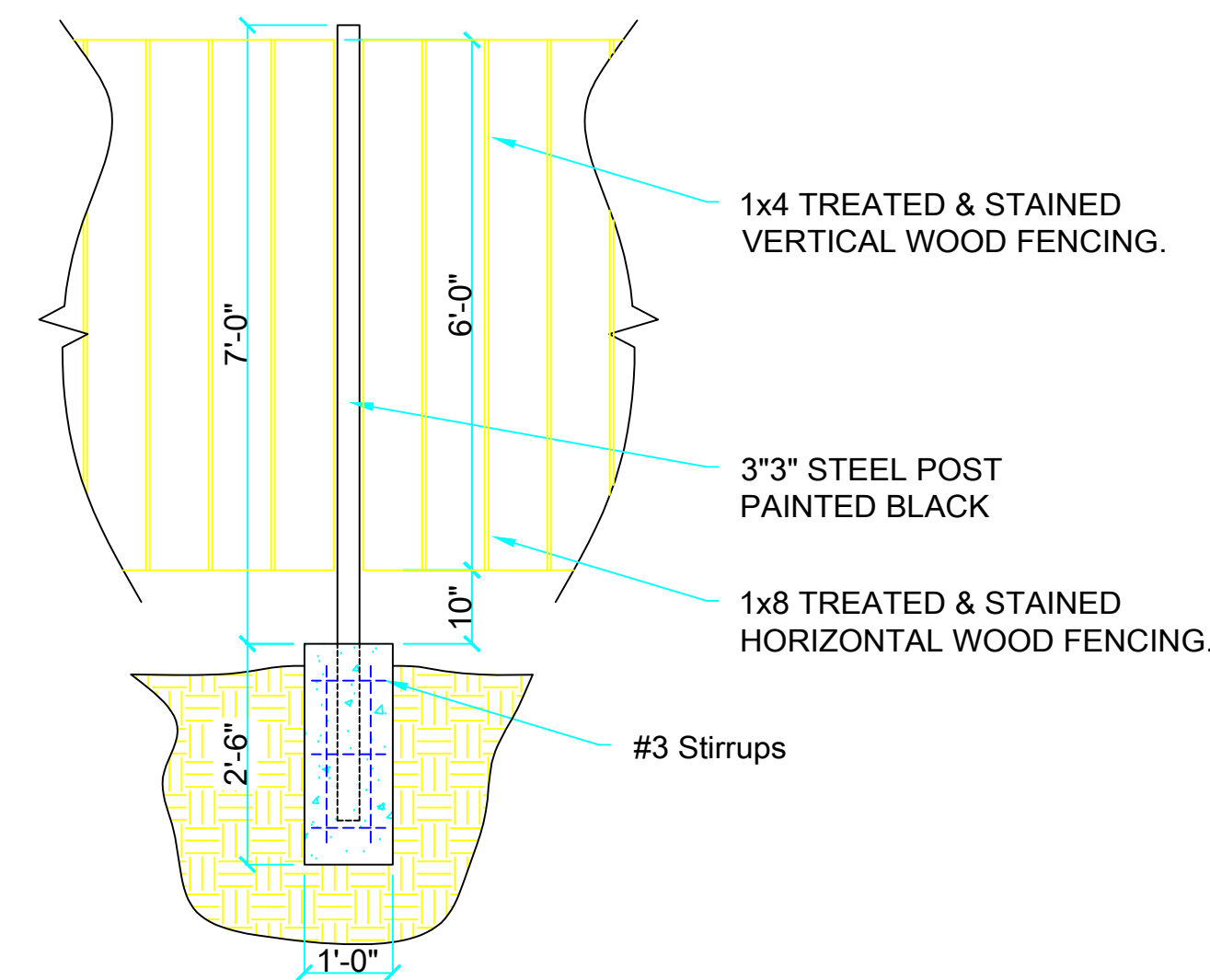
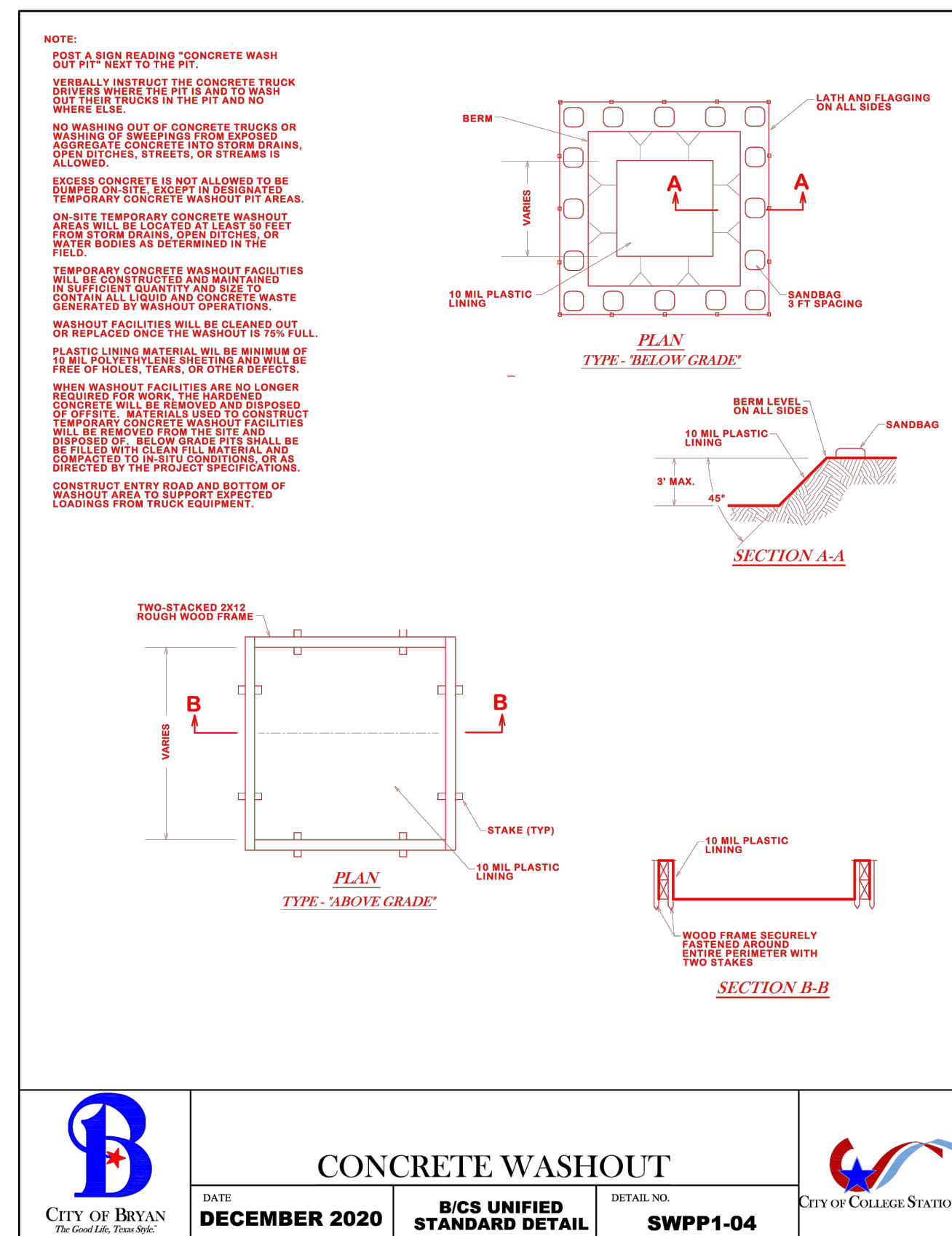
**FIRE LANE DETAIL SCALE: N.T.S. | 01**





STORM WATER PROTECTION DETAILS

SCALE: N.T.S. | 01



SITE DETAILS

SCALE: N.T.S. | 04

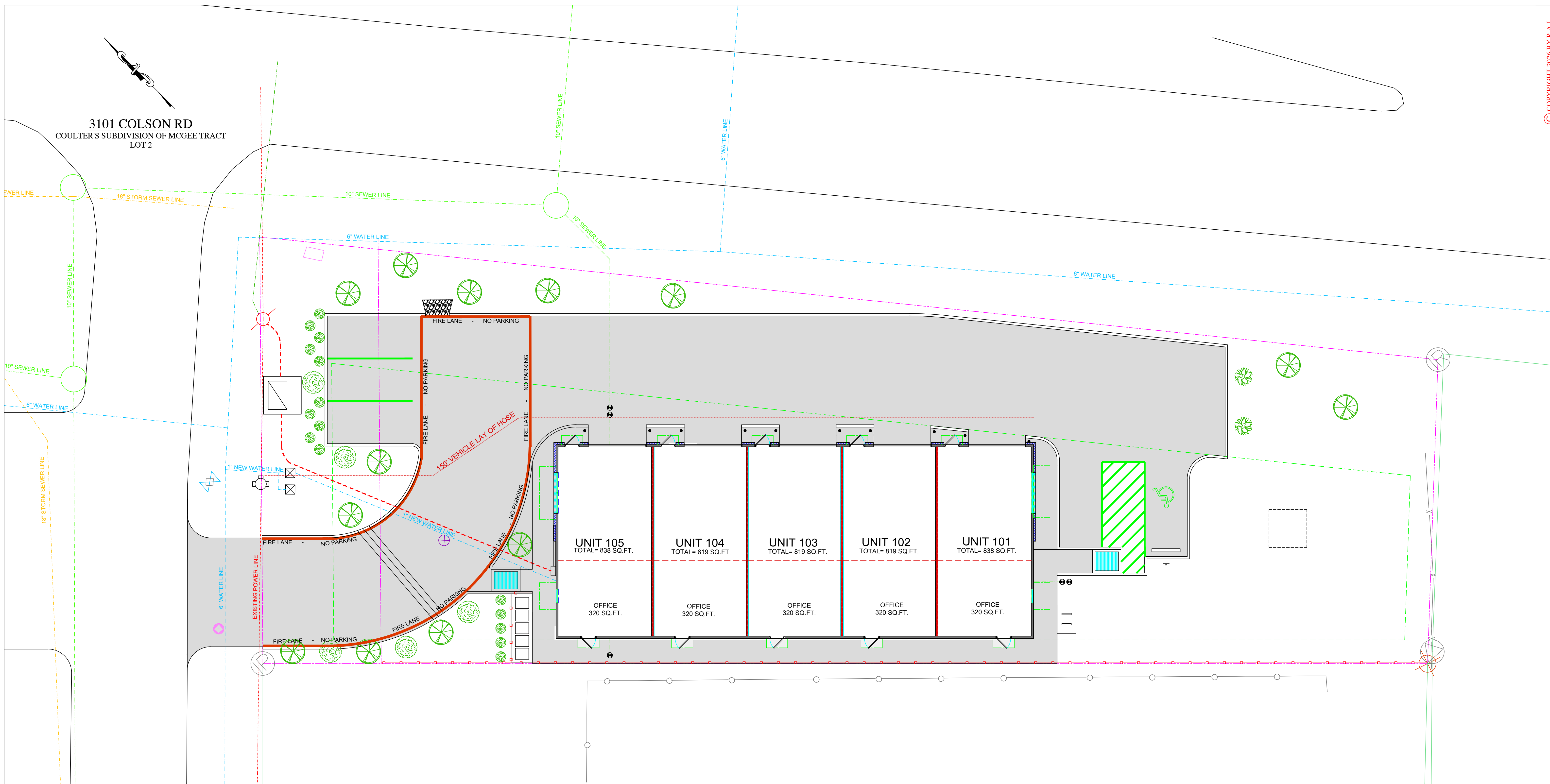
OPAQUE SCREENING DETAILS

SCALE: N.T.S. | 03

HANDICAP PARKING DETAIL

SCALE: N.T.S. | 02

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 (979) 846-3366  
 3206 Longmire Dr. A19  
 College Station, TX 77845  
 www.raidesigns.com  
**R.A.I. DESIGNS, INC.**  
 R.A.I. JOB#: 24-094  
 PROJECT SITE INFO:  
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 BRYAN, TX 77803  
 BRAZOS COUNTY  
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 DEVELOPMENT INFORMATION:  
 JTR- INITIAL LAYOUT 02-11-25  
 JTR- SD-2 02-19-25  
 JTR- SD-2 04-15-25  
 JTR- 3rd SUBMITTAL SET 02-02-26  
 SHEET **S-2.1** OF EIGHT  
 DATE: 02-02-2026



LANDSCAPING PLAN

SCALE: 1" = 10'-0" | 01

PROPOSED LANDSCAPING SCHEDULE								
SYMBOL	NO. OF PLANTS	SIZE	BOTANICAL NAME	COMMON NAME	TYPE	NOTES	POINTS EACH	TOTAL POINTS
	13	8" or HIGHER CALIPER	QUERCUS VIGINIANA	LIVE OAK	NEW CANOPY TREE	30 GALLON	200	2600
	2	2" TO 4" CALIPER	QUERCUS VIGINIANA	CRAPE MYRTLE	NEW NON-CANOPY TREE		150	300
	14	2-15 Gal	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	NEW SHRUB	SCREENING	10	140
	6	2-15 Gal	MISCANTHUS SINENSIS	MAIDEN GRASS	NEW SHRUB	5 GALLON	10	60
TOTAL								3,100

**LANDSCAPING REQUIREMENTS**

TOTAL SQUARE FEET OF THE SITE = 19,079  
 19,079 x 15% = 2,862

THERE ARE A TOTAL OF 2,862 LANDSCAPING POINT REQUIRED FOR THIS PROJECT.

TOTAL PROVIDED 3,100.

THE TOTAL LANDSCAPING REQUIREMENTS AMOUNT OF 15% MEETS THE MINIMUM 15% REQUIRED.

- ALL PLANTINGS PROPOSED ARE TO BE NEW PLANTINGS. NO EXISTING TREES ARE USED IN OUR LANDSCAPING CALCULATIONS.
- THE NEW PROPOSED IRRIGATION PLAN WILL BE A DIFFERED SUBMITTAL.