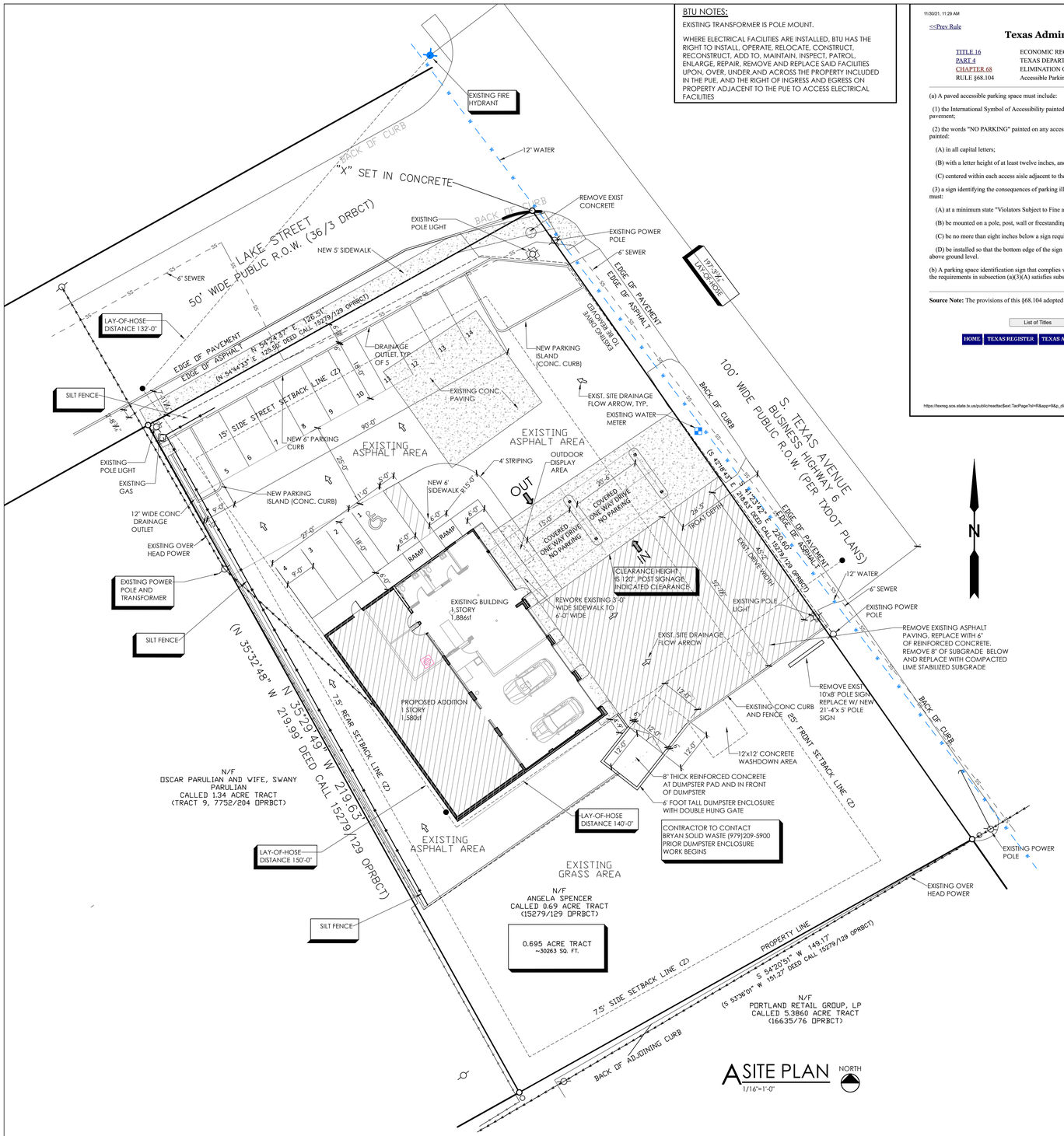


A SITE PLAN

1/16"=1'-0"

NORTH

BTU NOTES:

EXISTING TRANSFORMER IS POLE MOUNT.

WHERE ELECTRICAL 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 ELECTRICAL FACILITIES

11/30/21, 11:29 AM — Texas Administrative Code

<<Prev Rule — Next Rule>>

Texas Administrative Code

TITLE 16	ECONOMIC REGULATION
PART 4	TEXAS DEPARTMENT OF LICENSING AND REGULATION
CHAPTER 68	ELIMINATION OF ARCHITECTURAL BARRIERS
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).

Source Note: The provisions of this §68.104 adopted to be effective August 1, 2020, 45 TexReg 5166

List of Titles | Back to List

HOME | TEXAS REGISTER | TEXAS ADMINISTRATIVE CODE | OPEN MEETINGS

https://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_ploc=&p_tac=&ti=16&pt=4&ch=68&rl=104 1/1

NEW CONCRETE SITE PAVING

SIDEWALKS:
3,500 PSI CONCRETE 4" THICK MIN. WITH #3 BARS @ 12"o.c.e.w.
SIDEWALKS TO HAVE A 2% MAX. SLOPE IN ALL DIRECTIONS
LIGHT BROOM FINISH

6" THICK STANDARD SITE PAVING:
4,000 PSI CONCRETE WITH #4 BARS @ 12"o.c.e.w.

8" THICK CONCRETE AT DUMPSTER PAD AND IN 12' x PAD WIDTH IN FRONT OF DUMPSTER
4,000 PSI CONCRETE WITH #4 BARS @ 12"o.c.e.w.

DUMPSTER ENCLOSURE

6' HIGH PICKET FENCE ENCLOSURE:

ALL LUMBER SHALL BE WEATHER RESISTANT CEDAR OR PRESSURE TRATED..

PICKETS ARE TO BE 1x6, DOG EARED, FASTENED W/ 1 1/2" GALV SCREWS MIN. 2 PER CONNECTION

RAILS TO BE 2x4 FASTENED W/ 3" GALV SCREWS, MIN 3 PER CONNECTION

POSTS ARE TO BE 4x4 PLACED AT 6'o.c. AND SET IN 3,000 PSI CONCRETE

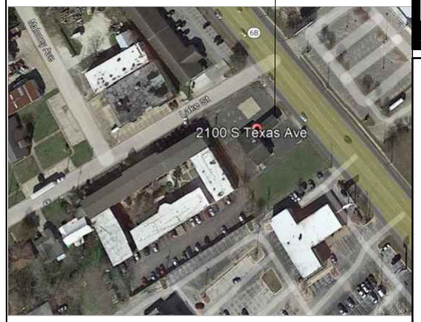
ACCESSIBLE ROUTES

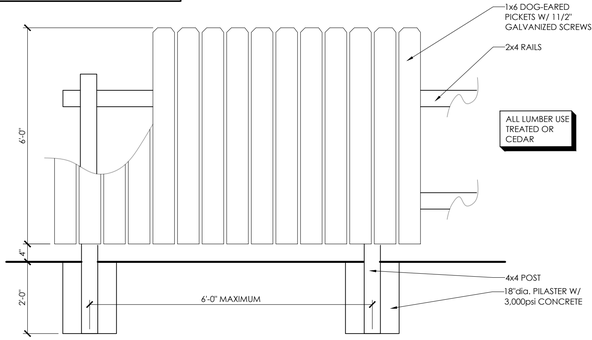
MAXIMUM CROSS SLOPE FOR ALL ADA ACCESSIBLE ROUTES IS 2% FOR SIDEWALKS AND PAVEMENT. THE MINIMUM CROSS SLOPE FOR SIDEWALKS IS 1%

PROJECT LOCATION PLAN

NORTH

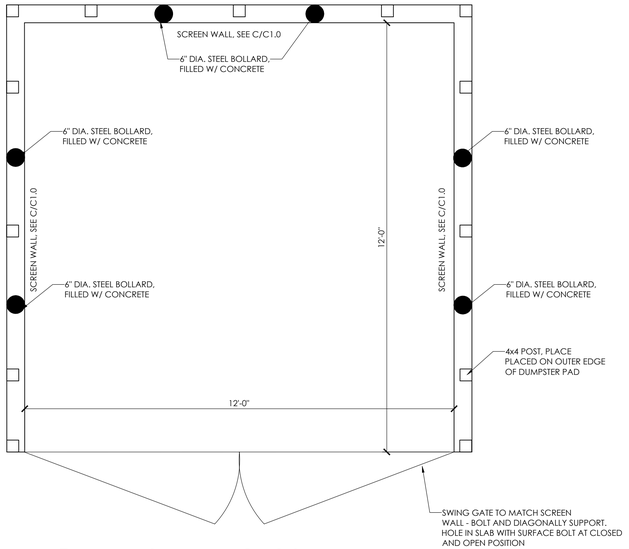
PROJECT LOCATION





C BUMPSTER SCREENING WALL

NOT TO SCALE



B BUMPSTER ENCLOSURE PLAN

NOT TO SCALE

PROJECT INFORMATION

NAME OF DEVELOPMENT:
JOBM TEXAS,LLC
LEGAL DESCRIPTION OF PROPERTY:
ZENO PHILLIPS, BLOCK 5, LOT 2

ACREAGE: 0.695 ACRES

OWNER/DEVELOPER:
JOBM TEXAS,LLC

ADDRESS OF PROJECT:
2100 SOUTH TEXAS, BRYAN, TEXAS 77802

PLANNED USE OF SITE: TIRE/WHEEL RENTAL
ZONING DESIGNATION: C-3

EXISTING BUILDING FLOOR SLAB AREA: 1,886 SF

NEW ADDITION SLAB AREA: 1580 SF

TOTAL SLAB AREA: 3466 SF

FLOOD HAZARD NOTE:
ACCORDING TO THE BRYAN FEMA FIRM NUMBER AND EFFECTIVE DATE TO BE 48041C0215F REVISED AS OF APRIL 2, 2014

PARKING NOTES:

NEW GROSS BUILDING AREA: 3466 SF

PARKING REQUIREMENTS FOR RETAIL:
1 PER 250 SF OF GROSS FLOOR AREA

GFA / 250 SF = REQUIRED PARKING

3466 / 250= 14 PARKING SPOTS REQUIRED

PARKING PROVIDED:
13 REGULAR SPACES
PLUS
1 ACCESSIBLE SPACE (VAN)

OWNER'S ADDRESS:

OWNER/DEVELOPER: MIKE FARRAR (678) 468-9447
JOBM TEXAS, LLC
2895 113th STREET
GRAND PRARIE TEXAS, 75050

SITE SIGNAGE:

EXISTING SIGNS - TO BE REMOVED

SIGN #1
POLE SIGN 10'x8', 80sf DOUBLE FACED ILLUMINATED

SIGN #2
BUILDING FACADE SIGN 6'x6', 36sf MOUNTED ON TOWER, SINGLE FACED, NON-ILLUMINATED

PROPOSED SIGNAGE

SIGN #1
BUILDING FACADE SIGN - 12'-4'x5'-0" 61.65sf, MOUNTED TO THE EXTERIOR FACE OF CANOPY GABLE.
SINGLE-FACE FLEX FACE SIGN CABINET W/ INTERNAL LED ILLUMINATION.

SIGN#2
BUILDING FACADE SIGN - 5'x2' (4 TOTAL) 40sf, MOUNTED TO THE FRONT BUILDING FACADE ABOVE OVERHEAD DOORS.
ALUMINUM PANEL W/DIRECT PRINT GRAPHICS, NON-ILLUMINATED

SIGN #3
POLE MOUNTED SIGN - 12'-4'x5', 61.65sf.
DOUBLE -FACED FLEX FACE SIGN CABINET W/INTERNAL LED ILLUMINATION.

WINCHESTER ARCHITECTS
201A NORTH MAIN STREET, BRYAN, TEXAS 77803 - 979-823-4039

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RAW WHEELS + TIRES BY BOSCH WHEEL RENTACTIVE

SITE PLAN
MINOR SITE DEVELOPMENT
Raw Wheels/Tires
2100 S Texas Ave
Bryan Tx. 77802
PROJECT # 21165

REGISTERED ARCHITECT NATHAN WINCHESTER 21822 STATE OF TEXAS
4/27/2022

DRAWN	amt
CHECKED	NW
DATE	4/27/2022
REVISIONS	

SHEET
C1.0