

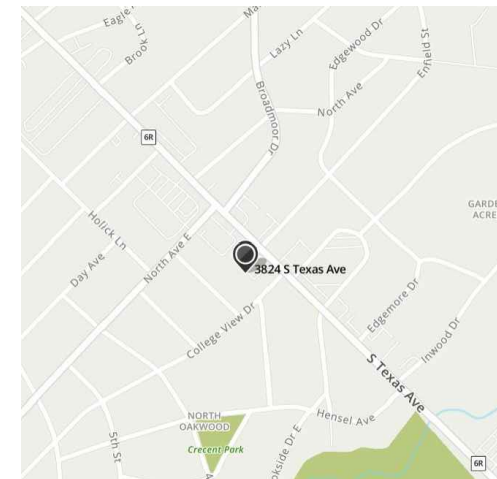


MEXICAN RESTAURANT BRYAN, TEXAS

ARCHITECT:
R.A.I. DESIGNS, INC.
 4500 CARTER CREEK
 SUITE 203
 BRYAN, TEXAS 77802
 (979) 846-3366

OWNER:
JOSE'S MEXICAN RESTAURANT
 3824 S. TEXAS AVE.
 BRYAN, TEXAS 77802
 (979) 255-0536

NEW AREA SUMMARY	
EXISTING TOTAL AREA	3,897 SF
NEW REAR DINING	813 SF
NEW FRONT ENTRY	181 SF
NEW GRAND TOTAL	4,891 SF



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

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 V-B
OCCUPANCY CLASSIFICATION:	MULTI-FAMILY

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(979) 846-3366
 4500 Carter Creek Dr. #203
 Bryan, TX 77802
 www.raidesigns.com



R.A.I. JOB#:

21-078

PROJECT SITE INFO:

NORTH OAKWOOD SUBDIVISION
 LOTS 3 & 4, BLOCK-1
 0.6439 ACRES

3824 S. TEXAS AVE.
 BRYAN, TEXAS

CLIENT:



08-11-22

08-15-22

JTR- TOWN HOME LAYOUT

JTR- THIRD SUBMITTAL

SHEET:

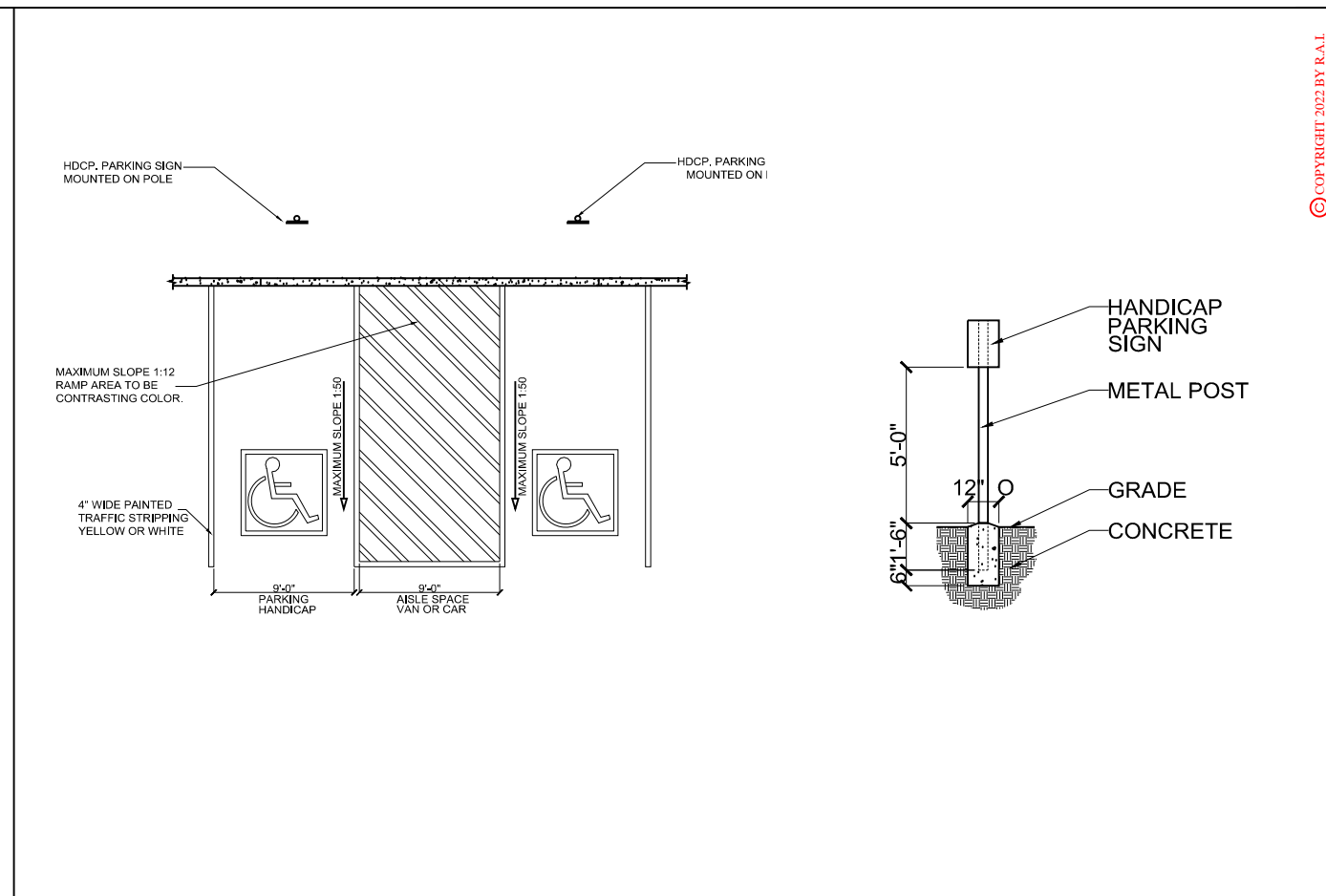
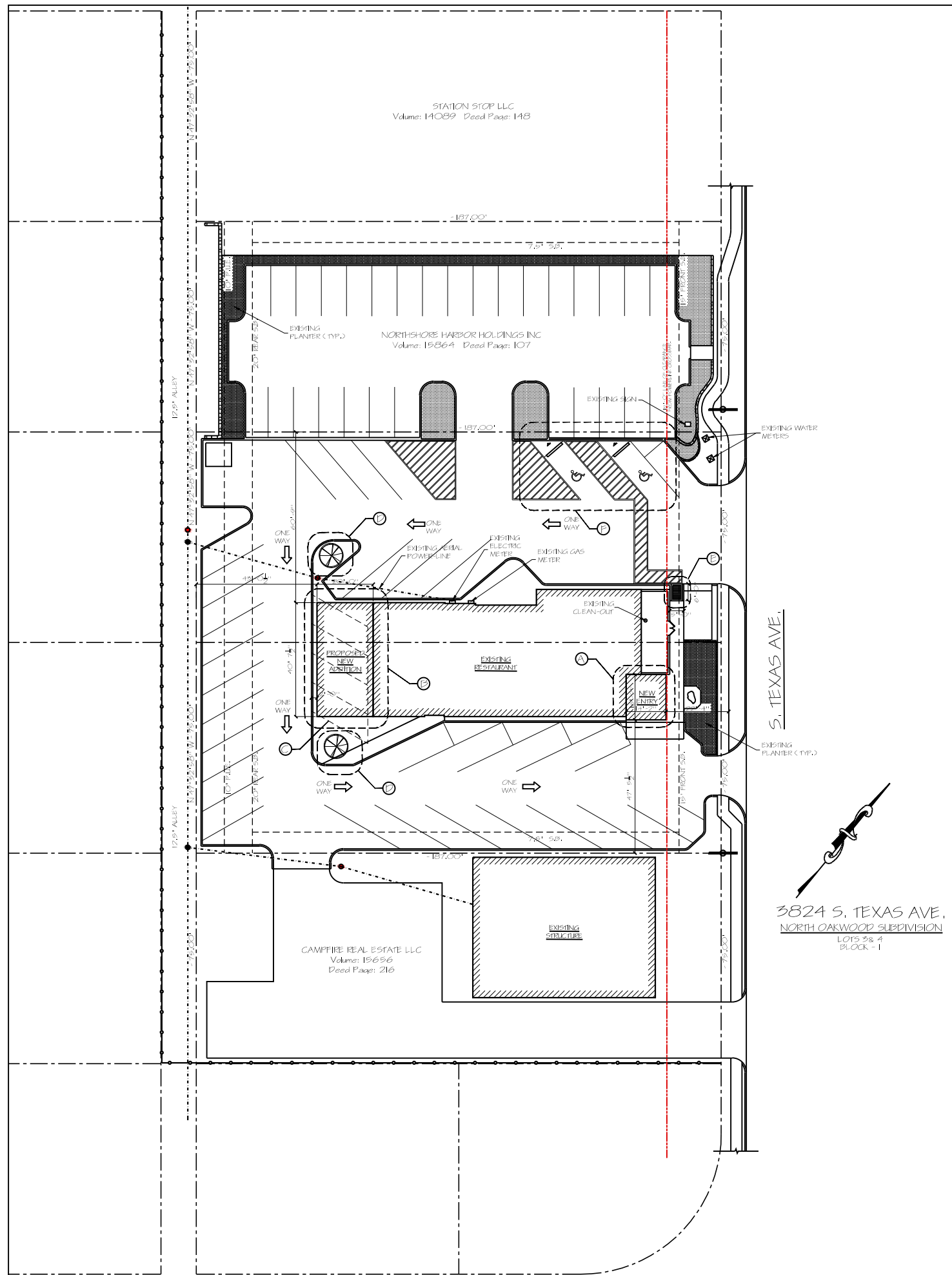
S-1

OF

THREE

DATE:

08-25-2022



HANDICAP PARKING DETAILS

SITE NOTES

- THIS PROPERTY DOES NOT LIE WITHIN 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 USE
- ALL SETBACKS WILL BE CONSISTENT WITH THE LOT DEVELOPMENT STANDARDS FOUND IN LAND AND SITE DEVELOPMENT ORDINANCE SECTION 62-593.
- NO MECHANICAL EQUIPMENT SHALL BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

NEW AREA SUMMARY

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PARKING RATIO CALCULATIONS

DINING AREA = 2,373 SQ.FT.

$2,373 / 65 = 36.5$ SPACES REQUIRED

SITE SCHEDULE

TAG	ITEM
Ⓐ	AREA FOR NEW ENTRY ADDITION - HEIGHT IS 27'-0"
Ⓑ	AREA FOR NEW REAR DINING
Ⓒ	(4) EXISTING PARKING SPACES REMOVED
Ⓓ	EXISTING TREE TO BE PROTECTED DURING CONSTRUCTION.
Ⓔ	NEW HANDICAP RAMP INSTALLED
Ⓕ	NEW HANDICAP PARKING AND STRIPING

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

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LOTS 3 & 4, BLOCK-1
0.6439 ACRES

3824 S. TEXAS AVE.
BRYAN, TEXAS

CLIENT: **GoGo's** (BY RETAIL FOOD)

JTR - TOWN HOME LAYOUT 08-11-22
JTR - THIRD SUBMITTAL 08-15-22

SHEET: **S-2** OF THREE
DATE: 08-25-2022

