

# VILLA MARIA GAS STATION

## 1919 WEST VILLA MARIA ROAD BRYAN , TX 77807

### CODES TO BE USED :-

- 1- 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2- 2021 INTERNATIONAL PLUMBING CODE (IPC)
- 3- 2021 INTERNATIONAL FUEL GAS CODE (IFGC)
- 4- 2021 INTERNATIONAL FIRE CODE (IFC)
- 5- 2021 INTERNATIONAL MECHANICAL CODE (IMC)
- 6- 2020 INTERNATIONAL ELECTRIC CODE (NEC)
- 7- 2012 TEXAS ACCESSIBILITY STANDARDS (TAS)
- 8- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
WITH BRYAN'S AMENDMENTS TO THE ADOPTED CODES.

### NOTE :-

ANY CHANGE TO THE PLANS DURING CONSTRUCTION NEED TO BE APPROVED BY THE ARCHITECT AND/OR ENGINEER OF RECORD AND THE CITY.

### DEFERRED SUBMITTALS :-

- 1- FUEL CANOPY
- 2- UNDER GROUND FUEL TANK
- 3- WALK IN COOLERS
- 4- TYPE -I KITCHEN HOOD
- 5- SECURITY CAMERAS
- 6- SECURITY DOORS (SHUTTERS)
- 7- PYLON SIGN



### KEY MAP # 48027C 0295E

### INDEX TO DRAWINGS

#### ARCHITECTURAL

- A-00 COVER SHEET, INDEX AND VICINITY MAPS
- A-001 SPECIFICATIONS & GENERAL NOTES
- A-002 ACCESSIBILITY DETAILS AND NOTES
- A-003 ACCESSIBILITY DETAILS AND NOTES
- A-004 ACCESSIBILITY DETAILS AND NOTES
- A-005 FIRE CODE REVIEW SHEET
- AS-101 FIRE ACCESS LANE PLAN
- AS-102 PARKING SITE PLAN & LANDSCAPE
- A-101 STORE FLOOR PLAN
- A-102 EQUIPMENT & LIFE SAFETY PLAN
- A-103 REFLECTED CEILING PLAN
- A-104 ROOF PLAN
- A-201 EXTERIOR ELEVATIONS NORTH AND SOUTH
- A-202 EXTERIOR ELEVATIONS WEST AND EAST
- A-203 RESTROOMS ELEVATIONS
- A-204 INTERIOR ELEVATIONS
- A-301 EXTERIOR WALL SECTIONS
- A-302 EXTERIOR WALL SECTIONS
- A-303 EXTERIOR WALL SECTIONS
- A-501 DUMPSTER DETAILS
- A-601 WALL TYPE, DOOR, WINDOW, FINISH SCHEDULE

#### CIVIL

- C0.0- COVER SHEET
- C1.0- TOPOGRAPHIC SURVEY
- C1.1- DRIVEWAY TRAFFIC CONTROL PLAN
- C2.0- PAVING & DRAINAGE SITE PLAN
- C2.1- DRAINAGE AREA MAP
- C3.0- STORM WATER POLLUTION PROTECTION PLAN
- C3.1- STORM WATER QUALITY POLLUTION PREVENTION DETAILS
- C4.0- DRAINAGE SECTIONS
- C5.0- SITE DETAILS AND DETENTION CALCULATION
- C6.0- SITE DETAILS

#### STRUCTURAL

- S0.0- GENERAL NOTES
- S1.0- FOUNDATION PLAN
- S2.0- ROOF FRAMING PLAN
- S3.0- FOUNDATION DETAILS
- S4.0- WALL SECTIONS FRAMING
- S5.0- WALL SECTIONS FRAMING
- S6.0- TYPICAL FRAMING SECTIONS & DETAILS

#### PLUMBING

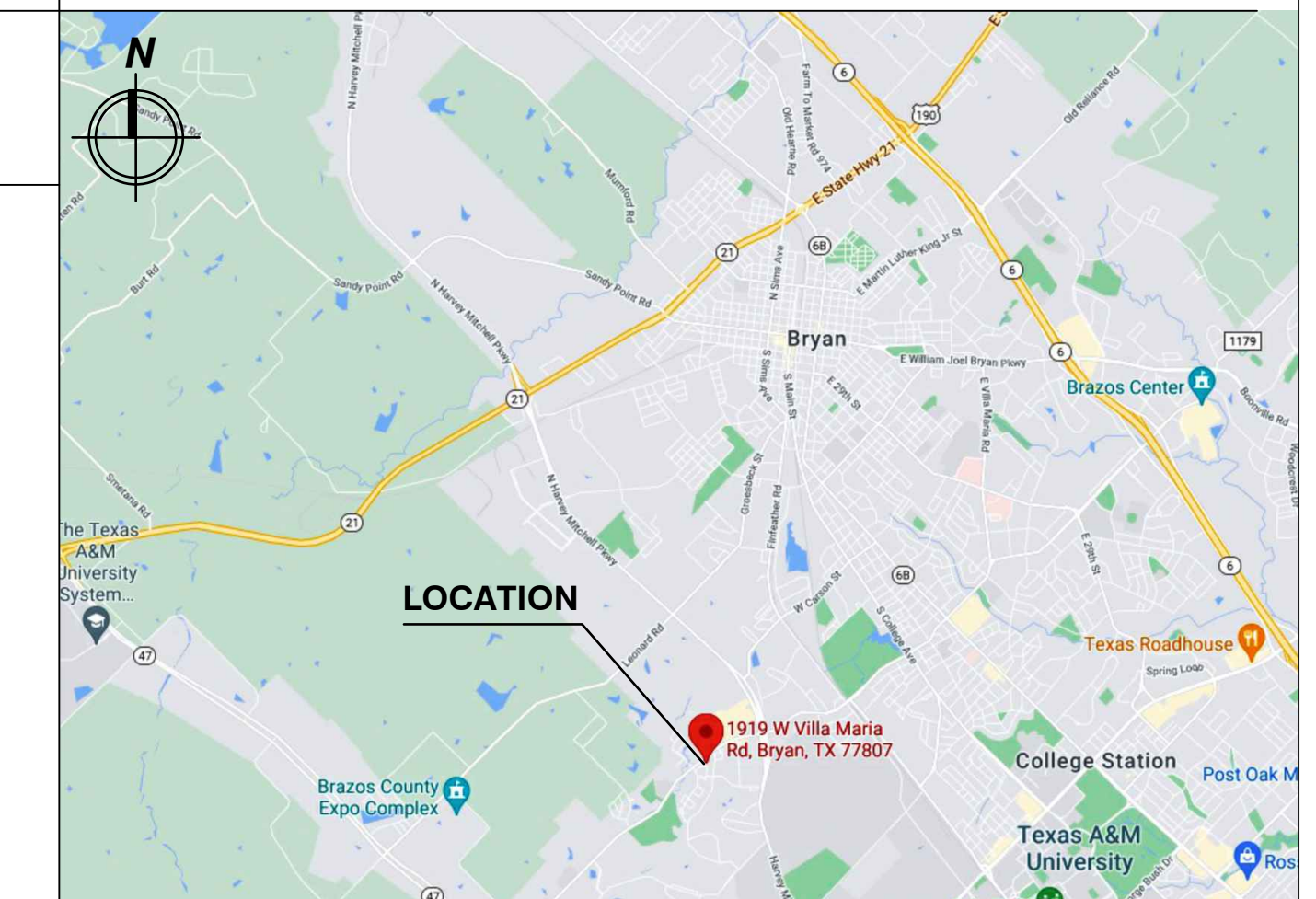
- P-00 PLUMBING GENERAL NOTES
- P-101 WASTE LINE FLOOR PLAN
- P-102 PLUMBING WATER & GAS LINES FLOOR PLAN
- P-103 WATER LINE PROFILE
- P-601 PLUMBING SCHEDULES
- PS-101 PLUMBING SITE PLAN

#### MECHANICAL

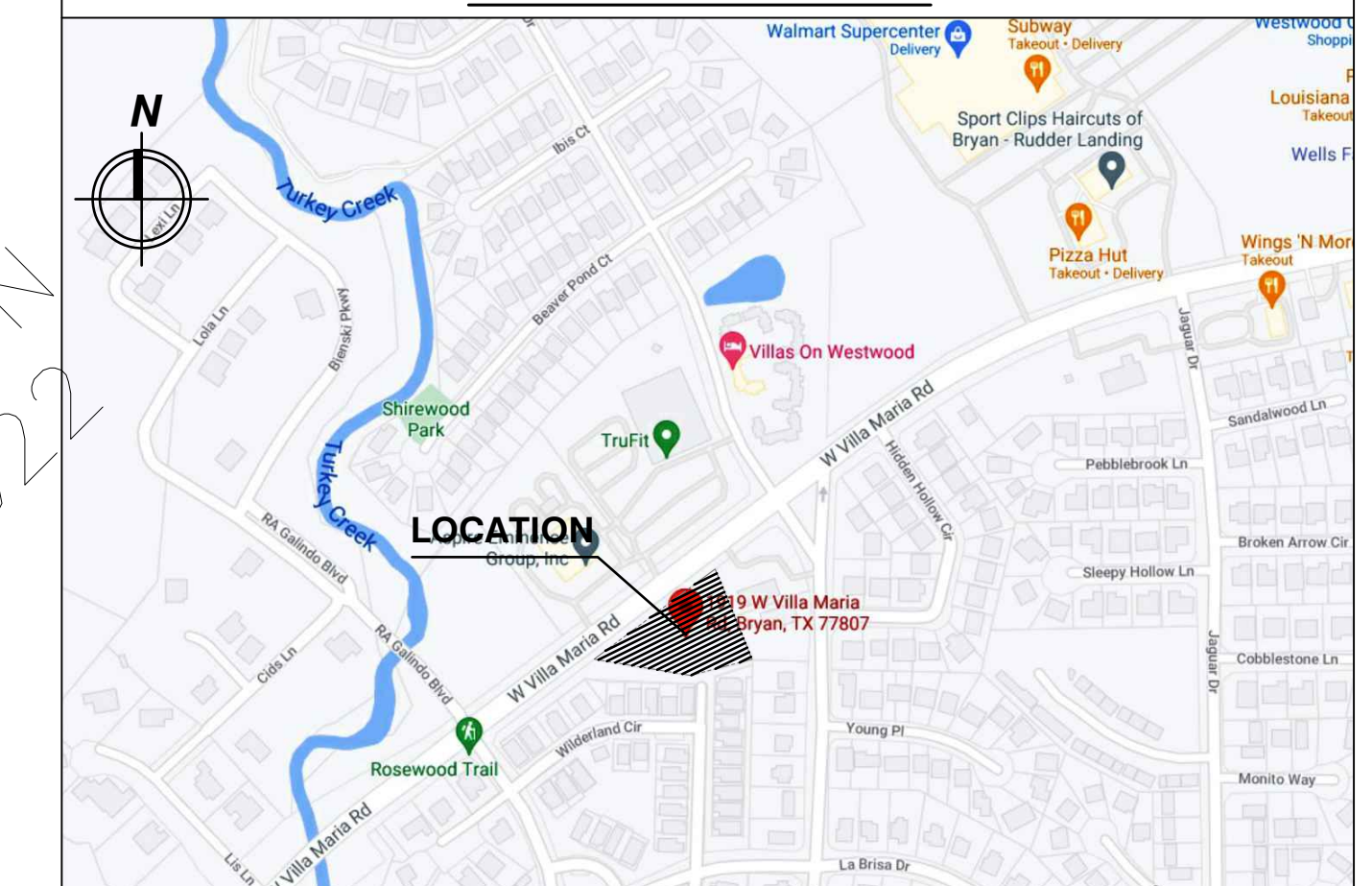
- M-1.0 MECHANICAL LEGEND & GENERAL NOTES
- M-2.0 MECHANICAL FLOOR PLAN
- M-3.0 MECHANICAL SCHEDULES

#### ELECTRICAL

- E-1.0 ELECTRICAL SITE PLAN
- E-2.0 MASTER LIGHTING PLAN
- E-3.0 MASTER POWER PLAN
- E-4.0 PANELS AND RISER DIAGRAM



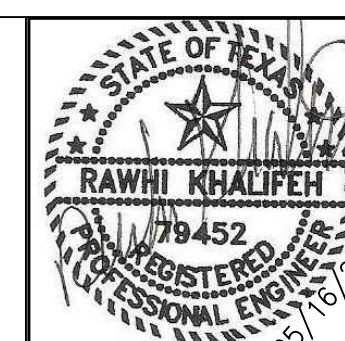
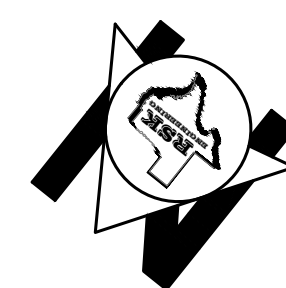
### VICINITY MAP



FOR CONSTRUCTION 05-16-2022

NONE

GRAPHIC SCALE



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
5-16-22	ISSUE FOR PERMITTING	CONSTRUCTION DRAWINGS	
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#### RSK ENGINEERING

ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS

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#### VILLA MARIA GAS STATION

1919 WEST VILLA MARIA ROAD  
BRYAN , TX 77807

#### COVER SHEET, INDEX & VICINITY MAPS

DRAWN BY: BM	DATE: 9-15-2021	SHEET: <b>A-00</b>	Rev: 0
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4		

<p><b>OUTLINE SPECIFICATIONS</b></p> <p><b>BIDDING REQUIREMENTS</b></p> <p><b>00005 INTRODUCTORY NOTES</b></p> <p>A. FOR BREVITY PURPOSES, WORK WHICH MAY OCCUR IN TWO OR MORE SECTIONS OF THE FINAL PROJECT MANUAL IS, IN SOME INSTANCES, INCORPORATED INTO ONE BROAD-SCOPE SECTION. THE INTENT BEHIND THIS PACKAGE IS TO:</p> <p>B. IDENTIFY, TO THE EXTENT POSSIBLE, THE MATERIALS AND METHODS OF CONSTRUCTION INTENDED FOR THE PROJECT AND TO GIVE THE DESIGN TEAM THE OPPORTUNITY TO CONFIRM BUDGET PRICING.</p> <p>2. SELECT A GENERAL CONTRACTOR TO BECOME A MEMBER OF THE DESIGN TEAM AS A BUDGET CONFIRMATION RESOURCE AND ULTIMATELY FOR DEVELOPMENT OF A GMP CONTRACT. OWNER RESERVES THE RIGHT TO SOLICIT COMPETITIVE BIDS AT FINAL COMPLETION OF CONSTRUCTION DOCUMENTS IN THE EVENT THE NEGOTIATING G.C. IS UNABLE TO DEVELOP A GMP WITHIN THE OWNER'S ACCEPTABLE RANGE.</p> <p>C. A LISTING OF A SINGLE MANUFACTURER OR PRODUCT IS NOT NECESSARILY INTENDED TO RESTRICT COMPETITIVE BIDDING.</p> <p>D. GENERAL CONDITIONS AND EXECUTION STATEMENTS ARE GENERALLY EITHER OMITTED OR ABBREVIATED AT THIS LEVEL UNLESS THEY BEAR UNIQUELY ON THIS PROJECT.</p> <p><b>00700 GENERAL CONDITIONS</b></p> <p>A. THE GENERAL CONDITIONS FOR THIS CONTRACT ARE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", AIA DOCUMENT A201, FOURTEENTH EDITION, 1987, AND ARE INCORPORATED HEREIN AS IF REPRODUCED IN TOTAL.</p> <p><b>00800 SUPPLEMENTARY CONDITIONS</b></p> <p>A. SUPPLEMENTARY CONDITIONS MODIFYING THE GENERAL CONDITIONS MAY BE ISSUED WITH THE CONTRACT DOCUMENTS.</p> <p><b>DIVISION 1 - GENERAL REQUIREMENTS</b></p> <p><b>01010 SUMMARY OF WORK</b></p> <p>A. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, SERVICES, EQUIPMENT REQUIRED IN CONJUNCTION WITH OR PROPERLY INCIDENTAL TO ALL CONSTRUCTION WORK, INCLUDING GENERAL CONSTRUCTION, ALL SITEWORK, PLUMBING, HEATING, VENTILATING, AIR CONDITIONING, AND ELECTRICAL WORK.</p> <p>B. WORK BY OTHERS: WORK ON PROJECT WHICH WILL BE EXECUTED ALONG WITH WORK OF THIS CONTRACT AND WHICH IS SPECIFICALLY EXCLUDED FROM THIS CONTRACT IS AS FOLLOWS:</p> <ol style="list-style-type: none"> <li>FURNITURE, FIXTURES AND EQUIPMENT AS SPECIFIED IN THE EQUIPMENT LIST.</li> <li>FUTURE LEASE SPACE BUILDOUT</li> <li>FUEL GAS TANKS, GAS PUMPS, AND CANOPY</li> <li>ALL EXTERIOR SIGNAGE .</li> </ol> <p><b>01020 ALLOWANCES</b></p> <p>A. PRODUCTS &amp; SERVICES WHICH SPECIFIED BY ALLOWANCE INCLUDE:</p> <ol style="list-style-type: none"> <li>LANDSCAPING: \$25,000.</li> </ol> <p><b>DIVISION 2 - SITEWORK</b></p> <p><b>02220 EARTHWORK FOR BUILDINGS</b></p> <p>A. REFERENCE STRUCTURAL DRAWING BY CONTRACTOR.</p> <p><b>DIVISION 3 - CONCRETE</b></p> <p>REFER TO CIVIL &amp; STRUCTURAL DRAWINGS.</p> <p><b>DIVISION 4 - MASONRY</b></p> <p><b>04100 MORTAR</b></p> <p>A. Mortar:</p> <ol style="list-style-type: none"> <li>ASTM C 270, TYPE M, 1800 PSI FOR LOAD BEARING WALLS.</li> <li>MORTAR COLOR SHALL BE EARTH-TONE TO MATCH COLOR OF CMU.</li> </ol> <p>B. Grout:</p> <ol style="list-style-type: none"> <li>AGGREGATE: ASTM C404.</li> <li>2,500 PSI AT 28 DAYS, 9-1/2" SLUMP, FOR BOND BEAMS AND FILLED CELLS OF CONCRETE MASONRY.</li> </ol> <p><b>04200 UNIT MASONRY</b></p> <p>A. CONCRETE MASONRY UNITS:</p> <ol style="list-style-type: none"> <li>TYPE: HOLLOW LOAD BEARING, ASTM C90, TYPE I, GRADE N.</li> <li>Sizes/Style:       <ol style="list-style-type: none"> <li>SPLIT-FACED BLOCK: 8"x8"x16" NOMINAL, EARTH-TONE.</li> </ol> </li> <li>BOND: RUNNING.</li> <li>SPECIAL SHAPES: BOND BEAMS AND LINTELS.</li> </ol> <p>B. REINFORCING AND ACCESSORIES:</p> <ol style="list-style-type: none"> <li>HORIZONTAL JOINT REINFORCEMENT: COMPLY WITH ASTM A 82, TRUSS OR LADDER DESIGN.</li> </ol> <p>C. RE: STRUCTURAL DRAWINGS FOR ADDL. REQUIREMENTS.</p>	<p><b>DIVISION 5 - METALS</b></p> <p><b>05120 STRUCTURAL STEEL</b></p> <p>RE: STRUCTURAL DRAWINGS.</p> <p><b>DIVISION 6 - WOOD AND PLASTICS</b></p> <p><b>06100 ROUGH CARPENTRY</b></p> <p>A. WORK INCLUDED: WOOD NAILERS, BLOCKING, FURRING, CURBS, ANCHORS AND ACCESSORIES.</p> <p>B. MATERIALS:</p> <ol style="list-style-type: none"> <li>LUMBER: NO. 2 GRADE SOUTHERN YELLOW PINE OR EQUIVALENT GRADE, WEST COAST DOUGLAS FIR, SURFACED S4S NOMINAL SIZES; CONFORMING TO PRODUCT STANDARD PS-20.</li> <li>PLYWOOD: COMPLY WITH PRODUCT STANDARD PS 1-74.</li> <li>Anchor bolts: Conform to ASTM A 307, galvanized FINISH, COMPLETE WITH NUTS AND WASHERS.</li> <li>NAILS: COMPLY WITH FS FF-N-105 HOT-DIP GALVANIZED OR ALUMINUM FOR EXTERIOR LOCATIONS; PLAIN FINISH FOR INTERIOR; SIZE AND TYPE TO SUIT APPLICATION.</li> <li>MOISTURE PRESERVATIVE TREATMENT: WATER-BORNE PRESERVATIVE TREATMENT COMPLYING WITH AWPB LP-2 REQ'D FOR MEMBERS IN CONTACT WITH CONC. OR MASONRY.</li> </ol> <p><b>06200 FINISH CARPENTRY</b></p> <p>A. AWI CUSTOM GRADE FOR EXPOSED CONSTRUCTION (PUBLIC AREAS), AND ECONOMY FOR STORAGE AND OTHER UTILITY AREAS.</p> <p>B. COUNTER TOPS: LAMINATED PLASTIC, COMPLETE WITH APRONS AND BACKSPLASHES AND CUTOUTS.</p> <p>C. Materials:</p> <ol style="list-style-type: none"> <li>INDUSTRIAL PARTICLEBOARD: 45 TO 47 PCF DENSITY, GRADED TO COMPLY WITH AWI STANDARDS.</li> <li>PLASTIC LAMINATE:       <ol style="list-style-type: none"> <li>NEMA LD 3, 0.050" PLUS OR MINUS 0.005", GENERAL PURPOSE GRADE.</li> <li>COLOR, TEXTURE AND PATTERNS: AS SELECTED BY OWNER FROM ANY MAJOR MANUFACTURER.</li> </ol> </li> <li>UTILITY SHELVING: A/B GRADE FIR VENEER PLYWOOD WITH FIR OR PINE EDGING.</li> </ol> <p><b>DIVISION 7 - THERMAL &amp; MOUNTING PROTECTION</b></p> <p><b>06410 CUSTOM CASEWORK</b></p> <p>A. COUNTER TOPS: LAMINATED PLASTIC, COMPLETE WITH APRONS</p> <p>B. TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. AND BACKSPLASHES AND CUTOUTS.</p> <p><b>07213 BATT AND BLANKET INSULATION</b></p> <p>A. THERMAL INSULATION:</p> <ol style="list-style-type: none"> <li>GLASS FIBER COMPLYING WITH ASTM C 665, FRICTION FIT, TYPE WITH ALUMINUM FOIL VAPOR BARRIER WITH FLAME SPREAD OF 25 OR LESS.</li> <li>R FACTOR: 19 AT EXTERIOR WALLS.</li> <li>ACCEPTABLE PRODUCTS: OWENS CORNING FIBERGLAS, MANVILLE CO.</li> </ol> <p>B. SAFING: MINERAL FIBER SAFING INSULATION WITH FLAME SPREAD OF 25 SHALL BE USED TO FILL VOIDS BETWEEN FLOORS AND ROOF OF STOREFRONT SYSTEM.</p> <p><b>07530 BUILT-UP ROOFING SYSTEM</b></p> <p>A. TPO, TWENTY (20) YEAR BONDABLE-TYPE, ROOF, FLASHINGS, ACCESSORIES AND RELATED ITEMS, MINIMUM, SPECIFIED AND INSTALLED IN ACCORDANCE WITH A ROOFING MATERIALS OVER 4" RIGID INSULATION (R VALUE 25).</p> <p><b>07535 SHEET METAL ROOF</b></p> <p>A. STANDING SEAM METAL ROOF: ULTRA-DEK 124 AS MANUFACTURED BY MBCI (OR EQUAL).</p> <p>C. COLOR: BY OWNER (MATCH BUILDING)</p> <p><b>07600 SHEET METAL FLASHINGS AND TRIM</b></p> <p>A. Products</p> <ol style="list-style-type: none"> <li>SHEET METAL FLASHING AND TRIM:       <ol style="list-style-type: none"> <li>ZINC-COATED STEEL: ASTM A 526, C90 HOT-DIP GALVANIZED, 26 GAUGE.</li> </ol> </li> <li>FLEXIBLE SHEET MEMBRANE FLASHING: NON REINFORCED FLEXIBLE BLACK ELASTIC SHEET, 50 TO 65 MILS THICK, NEOPRENE SYNTHETIC RUBBER SHEET.</li> </ol> <p><b>07900 JOINT SEALANTS</b></p> <p>A. VERTICAL JOINTS SUBJECT TO MOVEMENT: TWO-PART NON-SAG GRADE POLYURETHANE, MATCH COLOR OF SUBSTRATES.</p> <p>B. INTERIOR JOINTS NOT SUBJECT TO MOVEMENT: ACRYLIC LATEX OF SOLVENT CURE ACRYLIC.</p> <p>C. PROVIDE NECESSARY BACK RODS, BOND BREAKER TAPES AND CLOSED CELL POLYETHYLENE EXPANSION JOINT FILLERS.</p>	<p><b>DIVISION 8 - DOORS AND WINDOWS</b></p> <p><b>08100 STEEL DOORS AND FRAMES</b></p> <p>A. Hollow Metal Doors:</p> <ol style="list-style-type: none"> <li>18 GA. COLD-ROLLED STRETCHER-LEVEL STEEL SHEETS INTERIOR DOORS AND 16 GA. GALVANIZED SHEETS FOR EXTERIOR DOORS.</li> <li>SIZE: 1-3/4" X 3'-0" X 7'-0"</li> </ol> <p>B. PRESSED STEEL FRAMES:</p> <ol style="list-style-type: none"> <li>WELDED CONSTRUCTION, 14 GA. GALVANIZED STEEL FOR EXTERIOR AND 16 GA. PRIMED FOR INTERIOR.</li> </ol> <p><b>08410 ALUMINUM ENTRANCES, STOREFRONTS, AND WINDOWS</b></p> <p>A. STOREFRONT SYSTEM:</p> <ol style="list-style-type: none"> <li>ALUMINUM FRAMED GLAZING SYSTEM, FRONT LOADED, FLUSH GLAZING SYSTEM, SIMILAR TO KAWNEER TRIFAB 450.</li> <li>WIND LOAD: 20 PSF (EXTERIOR); 5 PSF (INTERIOR).</li> <li>GLASS: 1" CLEAR INSULATING GLASS, DOUBLE PANE WITH LOW E ( SHGC 0.41,U=491).</li> </ol> <p>B. ALUMINUM ENTRANCE DOORS:</p> <ol style="list-style-type: none"> <li>TUBULAR FRAME MEMBERS, 1-3/4" DEEP, MEDIUM STILE DESIGN, COMPLYING WITH NAAMM ENTRANCE MANUAL.</li> <li>PROVIDE OFFSET PIVOTS, CLOSER, PULL BARS, EXIT DEVICES, THRESHOLDS 1/2" MAX, WEATHER-STRIPPING AND LATCH LOCKS MUST MEET (IAS) SECTION 4.13.9 &amp; 4.13.9</li> <li>GLASS: SAME AS STOREFRONTS. TEMPERED</li> </ol> <p>C. FINISHES</p> <ol style="list-style-type: none"> <li>COATING: KYNAR 500 (70% RESIN) FINISH</li> <li>COLOR: BY OWNER</li> </ol> <p><b>08710 HARDWARE</b></p> <p>A. FINISH HARDWARE:</p> <ol style="list-style-type: none"> <li>LOCKSETS: COMMERCIAL GRADE WITH LEVERS.</li> <li>PROVIDE BALL BEARING HINGES, LOCKSETS AND FLOOR STOPS ON ALL DOORS.</li> <li>PROVIDE THREE SILENCERS FOR SINGLE DOORS.</li> <li>PROVIDE STAINLESS STEEL KICK PLATES ON KITCHEN AND OTHER SERVICE DOORS.</li> <li>FINISH: US 32D UNLESS NOTED OTHERWISE.</li> </ol> <p>B. EXTERIOR HOLLOW METAL DOORS WILL BE PROVIDED WITH ALUMINUM WEATHER-STRIPPING AND THRESHOLDS.</p> <p><b>08800 GLAZING</b></p> <p>A. SAFETY GLASS: ASTM A1036, TEMPERED TO ASTM C1048 GLAZING SELECT QUALITY, FULLY TEMPERED, 1/4" THICK MINIMUM. INSTALL AT ALL ALUM. AND GLASS DOORS AND THE LIGHT AT EACH SIDE OF DOORS AS PER CODE.</p> <p>B. OTHER GLASS: 1/4" FLOAT</p> <p>C. UNFRAMED MIRRORS: 1/4" CLEAR FLOAT INSTALLED WITH MASTIC AND SETTING CLIPS</p> <p>D. GLAZING GASKETS: NEOPRENE, VINYL OR COMPATIBLE WITH GLAZING SYSTEM.</p> <p><b>DIVISION 9 - INTERIOR FINISHES</b></p> <p><b>09250 GYPSUM BOARD SYSTEMS</b></p> <p>A. METAL SUPPORT MATERIALS</p> <ol style="list-style-type: none"> <li>INSTALL IN ACCORDANCE WITH ASTM C 754 AND GYPSUM ASSOCIATION SPECIFICATION GA-203 "INSTALLATION OF SCREW-TYPE STEEL MEMBERS TO RECEIVE GYPSUM BOARD"</li> <li>INTERIOR WALL FRAMING: 25 GA. LIGHT-GAUGE FRAMING/ING STUDS, "C" SHAPED, CONFORMING TO ASTM C 645 OF REQUIRED DEPTHS.</li> </ol> <p>B. GYPSUM BOARD PRODUCTS:</p> <ol style="list-style-type: none"> <li>COMPLY WITH GA-216.</li> <li>GYPSUM WALLBOARD: ASTM C 36, 5/8" THICK</li> <li>MOISTURE RESISTANT GYPSUM WALLBOARD AS BACKING FOR CERAMIC WALL TILE: ASTM C 630, 5/8" THICK.</li> </ol> <p><b>09300 TILE</b></p> <p>A. GENERAL:</p> <ol style="list-style-type: none"> <li>COMPLY WITH ANSI/ASTM A118.4 FOR MORTAL AND ANSI/ASTM A118.6 FOR GROUT MATERIALS. INSTALL IN ACCORDANCE WITH A108.5 AND A108.10.</li> </ol> <p>B. PORCELAIN TYPE CERAMIC MOSAIC TILE (UNGLAZED): LOCATION AND SIZE</p> <p><b>09511 SUSPENDED ACOUSTICAL CEILINGS</b></p> <p>A. SUSPENSION SYSTEM</p> <ol style="list-style-type: none"> <li>INTERMEDIATE DUTY SYSTEM, COMPLYING WITH ASTM C 635, non-fire rated.</li> </ol> <p>B. ACOUSTIC UNITS</p> <ol style="list-style-type: none"> <li>3/4" THICK, MINERAL FIBER</li> <li>3/4" WASHABLE VINYL FACED UNIT OVER FOOD PREP areas.</li> </ol> <p><b>09650 RESILIENT FLOORING</b></p> <p>A. VINYL COMPOSITION TILE: 1/8" X 12" X 12"; PREMIUM PATTERN AS SELECTED BY OWNER.</p> <p>B. BASE: 4" HIGH RUBBER</p> <p>C. REDUCER STRIPS: CENTERED UNDER DOORS AT TRANSITION BETWEEN VINYL COMPOSITION FLOOR AND EXPOSED CONCRETE FLOORS.</p>	<p><b>09800 STUCCO FINISHES</b></p> <p><b>FINESTONE EXTERIOR WALL SURFACING SYSTEMS</b></p> <p>A. REFER TO SECTION AND ARCHITECTURAL DETAILS</p> <p><b>09900 Painting</b></p> <p>A. EXTERIOR SURFACES:</p> <ol style="list-style-type: none"> <li>EXPOSED FERROUS MEAL SURFACES:       <ol style="list-style-type: none"> <li>APPLY PRIMER AND TWO COATS IN INDUSTRIAL ENAMEL (ALKYD PAINT).</li> </ol> </li> <li>EXPOSED GALVANIZED STEEL SURFACES:       <ol style="list-style-type: none"> <li>WASH SURFACES WITH GALVAPREP AND APPLY PRIME COAT AND TWO COATS OF INDUSTRIAL ENAMEL (ALKYD PAINT).</li> </ol> </li> </ol> <p>B. INTERIOR SURFACES:</p> <ol style="list-style-type: none"> <li>WOOD - PAINTED: TWO COATS LATEX SEMIGLOSS ENAMEL.</li> <li>WOOD - NATURAL FINISH: TWO COATS OIL BASED VARNISH.</li> <li>WOOD - STAINED: ONE COAT EACH INTERIOR WIPING STAIN AND TWO COATS VARNISH.</li> <li>GYPSUM BOARD WALLS: TWO COATS LATEX SEMIGLOSS ENAMEL PAINT.</li> <li>CONCRETE AND CONCRETE BLOCK MASONRY: BLOCK FILLER AND TWO COATS SEMI-GLOSS LATEX ENAMEL.</li> <li>EXPOSED FERROUS METAL: PRIMER AND TWO COATS OF SEMI-GLOSS LATEX ENAMEL.</li> <li>EXPOSED GALVANIZED STEEL: WASH WITH GALVAPREP AND APPLY PRIME COAT AND TWO COATS OF SEMI-GLOSS LATEX ENAMEL.</li> </ol> <p><b>DIVISION 10 - SPECIALTIES</b></p> <p>NOT USED</p> <p><b>DIVISION 11 - EQUIPMENT</b></p> <p>CONTRACTOR SHALL PROVIDE BLOCKING BEHIND ALL FIXTURES AND TV.</p> <p><b>DIVISION 12 - FURNISHINGS</b></p> <p><b>DIVISION 13 - SPECIAL CONSTRUCTION</b></p> <p>LIGHT POLE CONCRETE BASE TO BE PROVIDED BY GENERAL CONTRACTOR.</p> <p><b>DIVISION 14 - ELEVATORS</b></p> <p>NOT USED</p> <p><b>DIVISION 15 - MECHANICAL</b></p> <p>SEE MECHANICAL &amp; PLUMBING DRAWINGS</p> <p><b>DIVISION 16 - ELECTRICAL</b></p> <p>SEE ELECTRICAL DRAWINGS</p> <p><b>ACCESSIBILITY</b></p> <p>SEE SHEET A-002, A-003, A-004 FOR ACCESSIBILITY REQUIREMENTS</p>
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FOR CONSTRUCTION 05-16-2022

GRAPHIC SCALE



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
5-16-22	ISSUE FOR PERMITTING	CONSTRUCTION DRAWINGS	
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-	-	-	-
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**RSK ENGINEERING**  
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 FIRM # F-11211

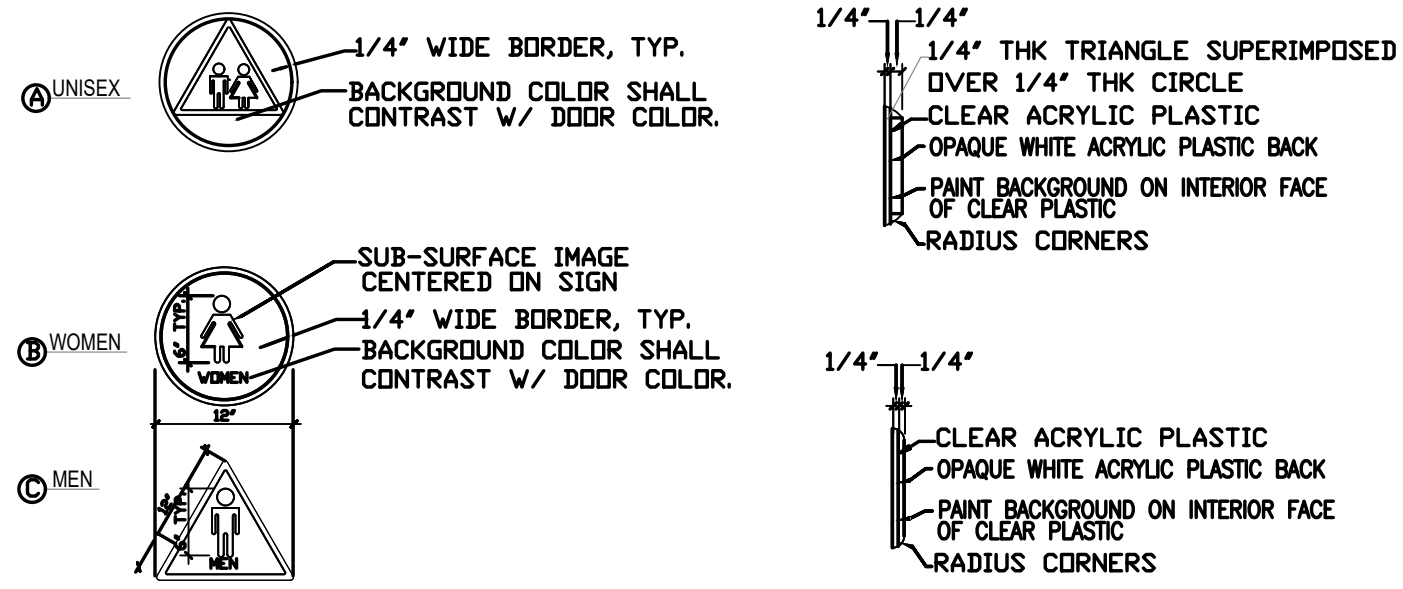
<b>VILLA MARIA GAS STATION</b>		
1919 WEST VILLA MARIA ROAD		
BRYAN, TX 77807		
<b>SPECIFICATIONS &amp; GENERAL NOTES</b>		
DRAWN BY: BM	DATE: 9-15-2021	SHEET: <b>A-001</b>
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	Rev: 0

# ACCESSIBILITY NOTES

# GENERAL NOTES

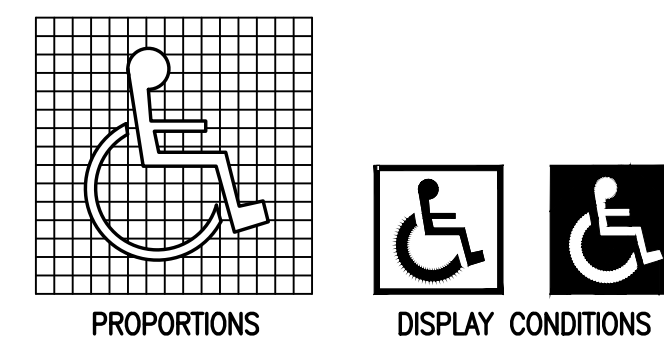
# ACCESSIBILITY STANDARD NOTES (TAS)

### ACCESSIBLE SIGN LEGEND



NOTE: WHITE FIGURE ON A BLUE BACKGROUND, THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B, AND IN BRAILLE.

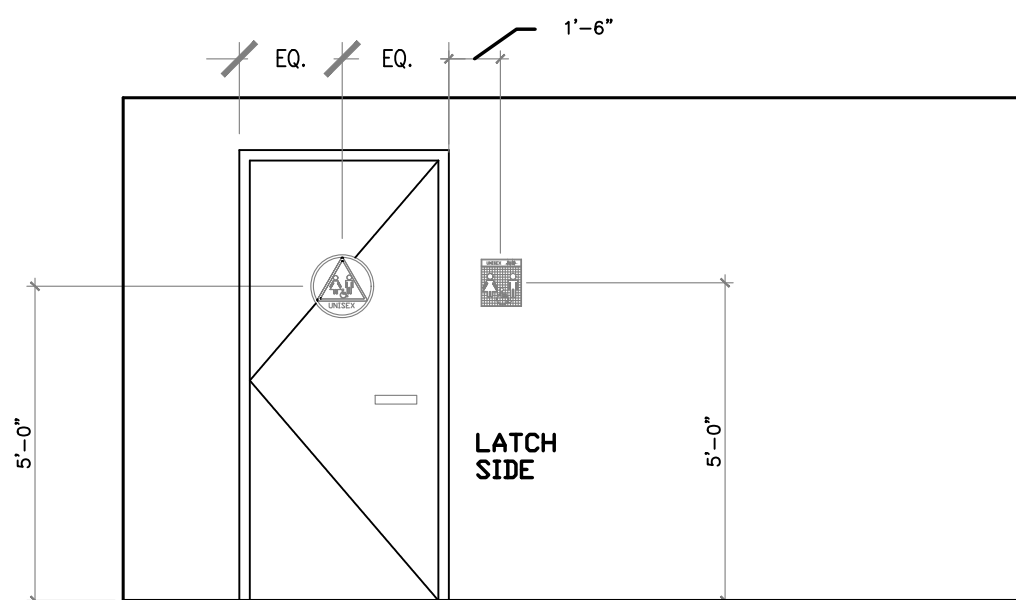
ATTACH SIGN USING (3) THREE FLATHEAD WOOD SCREWS, COUNTERSUNK, BE CENTERED ON DOOR & ADHESIVE. SIGN SHALL ABOVE THE FLOOR.



(D) INTERNATIONAL SYMBOL OF ACCESSIBILITY



(E) LISTENING SIGN



2 ACCESSIBLE SIGNS  
NOT SCALE

### TOILET SIGNS

IDENTIFICATION SYMBOLS: ON DOORWAYS LEADING TO MENS' SANITARY FACILITIES, AN EQUILATERAL TRIANGLE 1/4\"/>

### BRAILLE ROOM NUMBERS

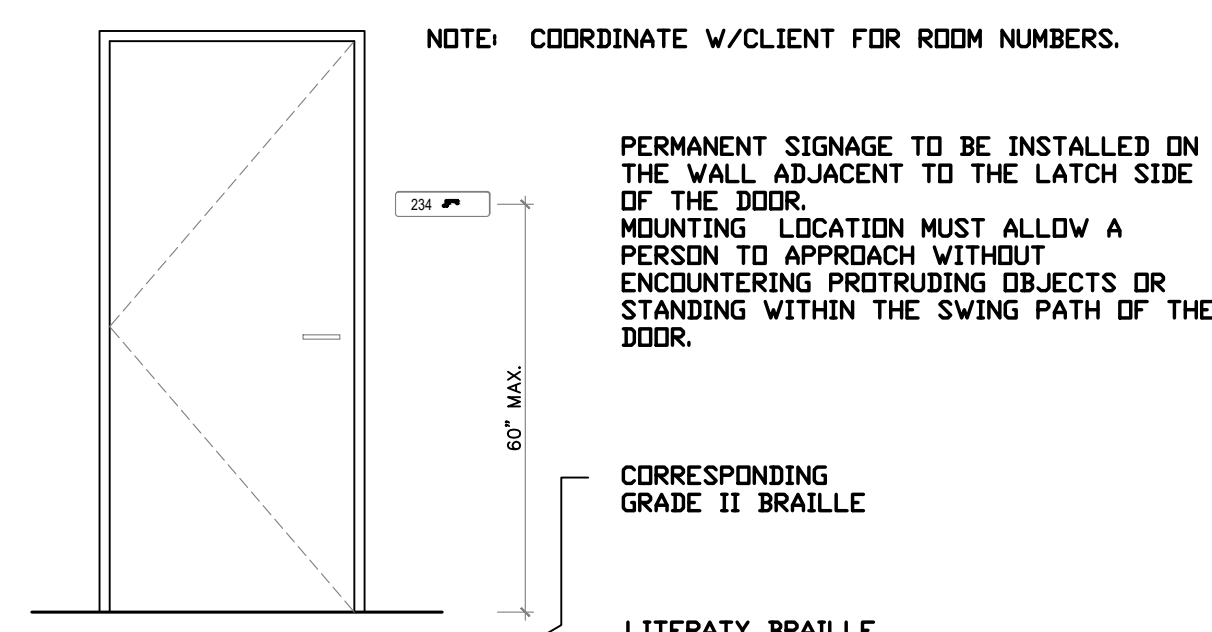
REMOVE EXISTING ROOM NUMBER SIGNS. PROVIDE AND INSTALL NEW BRAILLE TYPE ROOM NUMBER SIGNS TO REPLACE EXISTING. NOTE: ROOM NUMBERS ON PLANS ARE FOR CONSTRUCTION PURPOSE ONLY. DO NOT USE ROOM NUMBERS ON PLANS. VERIFY NEW ROOM NUMBER SIGNS WITH DISTRICT BEFORE INSTALLING. LETTERS AND NUMERALS SHALL BE RAISED 1/32\"/>

### ACCESSIBLE SIGNS AND IDENTIFICATION:

- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES AS SET FORTH IN THESE BUILDING STANDARDS AND AS SPECIFICALLY REQUIRED IN THIS SECTION. NOTE: SEE FIGURE BELOW.
- COLOR OF SYMBOL: THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND, THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B. EXCEPTION: THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE SPECIAL SIGNS AND IDENTIFICATION NECESSARY TO COMPLEMENT DECOR OR UNIQUE DESIGN WHEN IT IS DETERMINED THAT SUCH SIGNS AND IDENTIFICATION PROVIDES ADEQUATE DIRECTION TO PERSONS WITH DISABILITIES.
- BRAILLE SYMBOLS: CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 1/10-INCH ON CENTERS IN EACH CELL WITH 2/10-INCH SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40-INCH ABOVE THE BACKGROUND.
- LETTER SIZE: LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10.
- CONTRAST OF SYMBOL: CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.  
 RAISED AND RECESSED CHARACTERS: WHEN RAISED OR RECESSED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING:  
 A. LETTER TYPE: LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED OR RECESSED 1/32-INCH MINIMUM AND SHALL BE SANS-SERIF CHARACTERS.  
 B. SYMBOL SIZE: RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8-INCH HIGH. RECESSED CHARACTERS OR SYMBOLS SHALL HAVE A 1/4-INCH MINIMUM STROKE WIDTH.  
 ENTRANCE SIGNS: ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.
- INFORMATION POSTED: BUILDINGS THAT HAVE BEEN REMODELED TO PROVIDE SPECIFIC SANITARY FACILITIES FOR PUBLIC USE THAT CONFORM TO THESE BUILDING STANDARDS SHALL HAVE THIS INFORMATION POSTED IN THE BUILDING LOBBY, PREFERABLY AS PART OF THE BUILDING DIRECTORY.

### ACCESSIBILITY SIGN SCHEDULE

MALE: DOORS BLDG A 09; BLDG B 46, 130; BLDG C 41, 49, 92; BLDG E 12, 20; 546  
 FEMALE: DOORS BLDG A 05, BLDG B 52, 27, 29; BLDG C 42, 48, 91; BLDG F 15, 16, 545  
 UNISEX: DOORS BLDG A 19; BLDG C 8;



PERMANENT SIGNAGE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNTING LOCATION MUST ALLOW A PERSON TO APPROACH WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING PATH OF THE DOOR.

NOTE: COORDINATE W/CLIENT FOR ROOM NUMBERS.

CORRESPONDING GRADE II BRAILLE

LITERARY BRAILLE STANDARD DIMENSIONS:

DOT DIAMETER	.059 INCHES
INTER-DOT SPACING	.090 INCHES
HORIZONTAL SEPARATION BETWEEN CELLS	.241 INCHES
VERTICAL SEPARATION BETWEEN CELLS	.395 INCHES

1 TYPICAL ACCESSIBLE SIGNS @ DOORS  
NOT SCALE

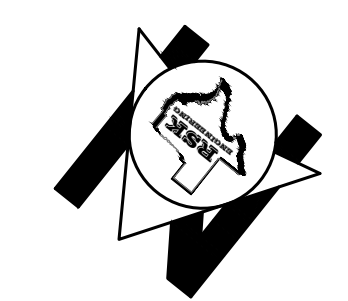
- INTERPRETATION OF CONSTRUCTION DOCUMENTS
  - ALL INFORMATION DEPICTED IN THESE DRAWINGS AND RELATIVE TO EXISTING CONDITIONS IS BASED ON THE BEST AVAILABLE DATA AT THE TIME THESE CONSTRUCTION DOCUMENTS WERE BEING EXECUTED, BUT WITHOUT GUARANTEE OF ACCURACY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND SHALL REPORT ANY DISCREPANCIES TO ENGINEER OF RECORD (E.O.R) PRIOR TO COMMENCING ANY WORK.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS INCURRED RESULTING FROM THE REMOVAL OR REPLACEMENT OF WORK INSTALLED WITHOUT PROPER COORDINATION TO ALL OTHER TRADES, AND OR PRIOR TO OBTAINING CLARIFICATION FROM THE ENGINEER OF RECORD (E.O.R) WHERE CONFLICTING INFORMATION EXISTS ON THE DRAWINGS.
  - THE CONTRACTOR SHALL FURNISH ALL BIDDERS WITH A COMPLETE SET OF CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS AND ADDENDUMS.
  - ALL BIDS AND LINE ITEM COSTS SUBMITTED BY THE CONTRACTOR IN CONJUNCTION WITH HIS SUBCONTRACTORS ARE CONSIDERED TO INCLUDE COMPLETE COORDINATION BETWEEN THE VARIOUS DISCIPLINES AS WELL AS ALL OTHER REQUIREMENTS OF THESE CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO BUILDING CODE AND ORDINANCE & PUBLIC UTILITY REQUIREMENTS.  
 FURTHER, WHERE THERE ARE CONFLICTING SOLUTIONS IN THE CONSTRUCTION DOCUMENTS AND A BID OR LINE ITEM COST IS SUBMITTED BY THE CONTRACTOR WITHOUT ANY FORMAL WRITTEN REQUEST FOR CLARIFICATION PRIOR TO BID OPENING, ALL SUCH ITEMS WILL BE CONSIDERED TO INCLUDE THE MOST EXPENSIVE OF THE POSSIBLE SOLUTIONS DEPICTED IN THE CONSTRUCTION DOCUMENTS.
  - MODIFICATIONS OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE (E.O.R) AND CITY.
- DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.
- CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FINISH FACE OF CEILING.
- PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A/C EQUIPMENT, TOILET FIXTURES & ACCESSORIES, RAILINGS, GRAB BARS, AND ALL OTHERS REQUIRING SAME.
- INSULATE HOT WATER SUPPLY AND TRAP AT LAVATORIES IF HOT WATER IS PROVIDED. THERE SHALL BE NO SHARP EDGES OR ABRASIVE SURFACES.
- SEE INTERNATIONAL FIRE CODE (IFC) 2021 CHAPTER 33 FOR FIRE SAFETY REQUIREMENTS DURING CONSTRUCTION. STRICTLY ADHERE TO THE REQUIREMENTS IN THIS SECTION. REVIEW THE WORK ON AN ON-GOING BASIS FOR COMPLIANCE.

- REF:
- (E.O.R) ENGINEER OF RECORD: RAWHI KHALIFEH LIC # 79452
  - BUILDING CODE TO COMPLY WITH 2021 IBC & 2020 NEC & BRYAN'S AMENDMENTS TO THE ADOPTED CODES.

- TAS SECTION 4.13--DOORS**  
**SECTION 4.13.4-- DOUBLE-LEAF DOORWAYS**  
 A. DOORWAYS WITH TWO INDEPENDENTLY OPERATED LEAVES SHALL HAVE AT LEAST ONE LEAF THAT MEETS THE REQUIREMENTS IN 4.13.5 AND 4.13.6.
- SECTION 4.13.5-- CLEAR WIDTH**  
 A. DOORWAYS SHALL PROVIDE A CLEAR OPENING OF 32" MINIMUM, WITH THE DOOR OPEN 90°.  
 1. CLEAR OPENING SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND STOP.  
 2. OPENINGS MORE THAN 24" IN DEPTH SHALL PROVIDE A CLEAR OPENING OF 36" MINIMUM.  
 EXCEPTION: DOORS NOT REQUIRING FULL USER PASSAGE, SUCH AS SHALLOW CLOSETS, SHALL HAVE A CLEAR OPENING OF 20" MINIMUM.
- SECTION 4.13.6-- MANEUVERING CLEARANCES AT DOORS**  
 A. PROVIDE LEVEL AND CLEAR MANEUVERING AREA AT DOORS AS FOLLOWS:  
 FRONT APPROACH PULL SIDE \_18" MIN. BESIDE STRIKE EDGE.  
 FRONT APPROACH PUSH SIDE \_0" BESIDE STRIKE EDGE.  
 12" IF DOOR HAS BOTH A CLOSER AND A LATCH.  
 HINGE SIDE APPROACH PULL SIDE \_60" MIN. WIDTH 36" MIN. BESIDE STRIKE EDGE.  
 HINGE SIDE APPROACH PUSH SIDE \_42" MIN. WIDTH.  
 42" MIN. WIDTH IF DOOR HAS BOTH A CLOSER AND A LATCH.  
 LATCH SIDE APPROACH PULL SIDE \_48" MIN. WIDTH AND 24" MIN. BESIDES STRIKE EDGE.  
 54" MIN. WIDTH IF DOOR HAS A CLOSER.  
 LATCH SIDE APPROACH PUSH SIDE \_42" MIN. WIDTH AND 42" MIN. BESIDES STRIKE EDGE.  
 54" MIN. WIDTH IF DOOR HAS A CLOSER.
- SECTION 4.13.8-- THRESHOLDS AT DOORWAYS**  
 A. MAXIMUM THRESHOLD HEIGHT: 1/2" (6" AT EXTERIOR SLIDING DOOR). RAISED THRESHOLDS AND FLOOR LEVEL CHANGES SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
- SECTION 4.13.9-- DOOR HARDWARE**  
 A. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.  
 1. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPE HANDLES ARE ACCEPTABLE DESIGNS.  
 2. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.  
 3. HARDWARE REQUIRED FOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.
- SECTION 4.13.11-- DOOR OPENING FORCE**  
 A. THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:  
 1. FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATION AUTHORITY.  
 2. OTHER DOORS:  
 A. EXTERIOR HINGED DOORS: NOT REQUIRED  
 B. INTERIOR HINGED DOORS: 5 LBF.  
 C. SLIDING OR FOLDING DOORS: 5 LBF.  
 THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.

FOR CONSTRUCTION  
05-16-2022

SCALE: AS SHOWN  
 GRAPHIC SCALE



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
5-16-22	ISSUE FOR PERMITTING	CONSTRUCTION DRAWINGS	
-	-	-	
-	-	-	
-	-	-	

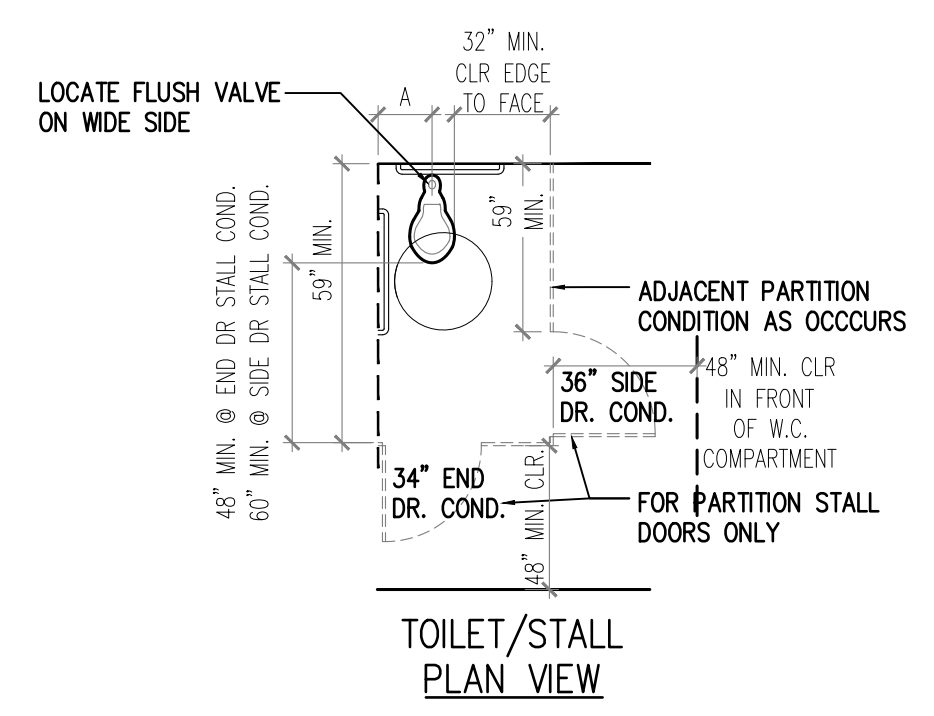
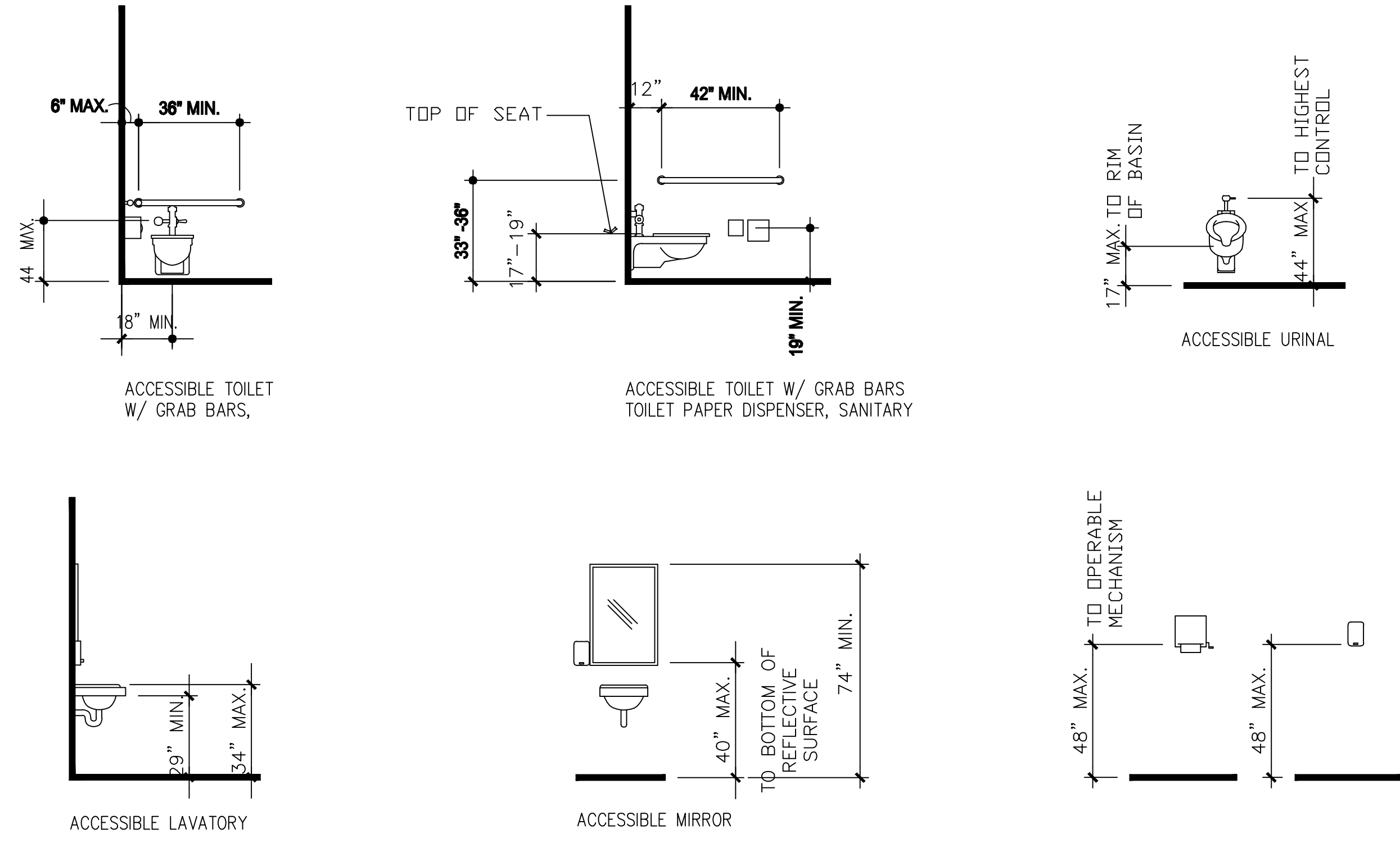
**RSK ENGINEERING**  
 ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS  
 11302 TANNER RD. TEL: (281) 580-4585  
 HOUSTON, TEXAS 77041 FAX: (281) 580-4399  
 FIRM # F-11211

VILLA MARIA GAS STATION  
 1919 WEST VILLA MARIA ROAD  
 BRYAN, TX 77807  
**ACCESSIBILITY DETAILS AND NOTES**

DRAWN BY: BM	DATE: 9-15-2021	SHEET: <b>A-002</b>
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	REV. 0

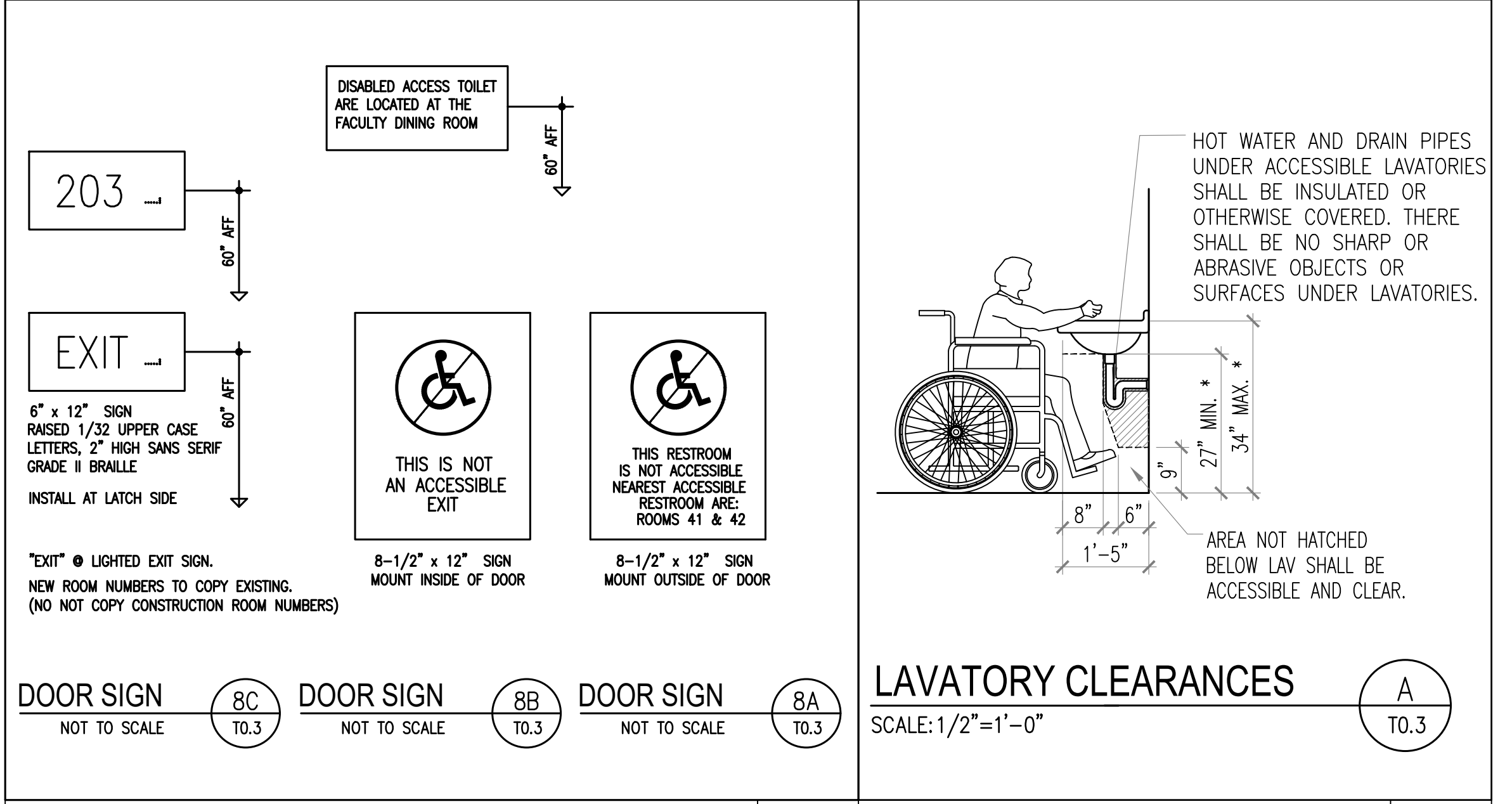
NOTES:

- TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS NO MORE THAN THE TABLE OF DEVIATED DIMENSION SCHEDULE ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5-POUNDS.
- FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5-POUNDS PER FOOT.
- HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5-POUNDS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
- A GRAB BAR OR ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
- GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH.
- A FLEXIBLE HAND HELD SHOWER UNIT WITH A HOSE AT LEAST 60-INCHES LONG SHALL BE PROVIDED WITH A HEAD MOUNTING HEIGHT OF 48-INCHES ABOVE THE SHOWER FLOOR.
- WHERE LOCKERS ARE PROVIDED FOR PUBLIC, CLIENTS, EMPLOYEES, MEMBERS OR PARTICIPANTS, AT LEAST ONE AND NOT LESS THAN ONE PERCENT OF ALL LOCKERS SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES. A PATH OF TRAVEL NOT LESS THAN 44-INCHES IN CLEAR WIDTH SHALL BE PROVIDED TO THESE LOCKERS.
- ANY WOOD FOR ANY WALL BLOCKING MUST BE TREATED WITH A FIRE RETARDANT.

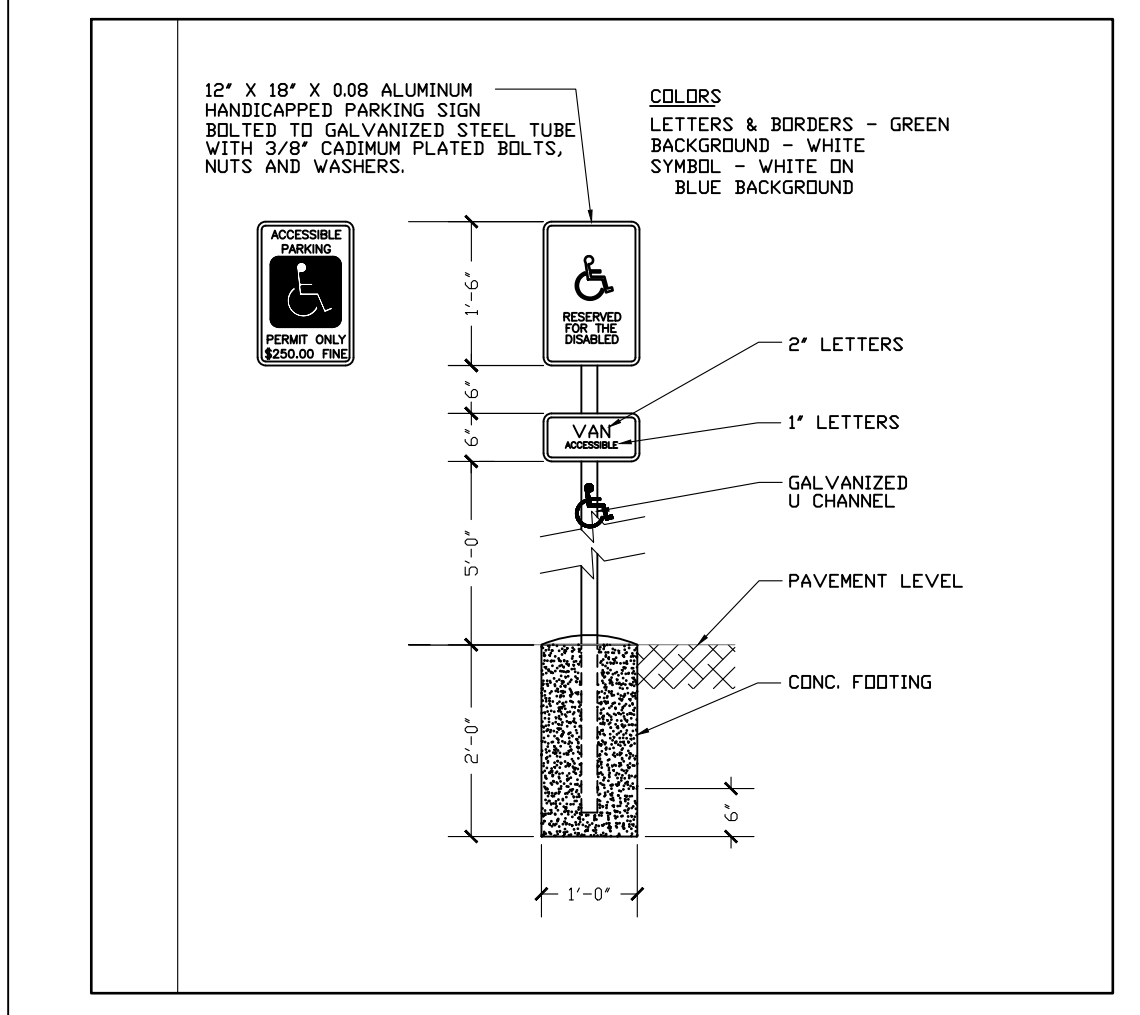


- PROVIDE FLOOR DRAIN IN EACH RESTROOMS. SLOPE SHALL NOT EXCEED 1:50
- ALL RESTROOMS FLOOR AND WALL FINISHES ARE TILES, COLOR AND DESIGN WILL BE SELECTED BY ARCHITECT AND OWNER. TILES WILL BE MULTIPLE COLORS.
- ALL GYP BOARD USED IN THE RESTROOM AND WET AREA SHALL BE MOISTURE RESISTANT.
- PROVIDE TOILET ACCESSORY IN EACH OF THE RESTROOM INCLUDING SOAP DISPENSER, MIRROR, TOILET PAPER DISPENSER, PAPER TOWEL DISPENSER, HAND DRYER, & HOOKS. ADDITIONAL SANITARY NAPKIN DISPENSER AND SANITARY NAPKIN DISPOSAL SHALL BE PROVIDED IN GIRLS RESTROOMS.
- PROVIDE GRAB BARS IN ALL ACCESSIBLE RESTROOM AS SHOWN IN THE PLAN.
- TOILET ACCESSORY MANUFACTURER: BRADLY CORP, BOBRICK OR AMERICAN SPECIALITIES INC. MODEL WILL BE SELECTED BY OWNER
- ALL DIMENSIONAL REQUIREMENTS FOR PLUMBING EQUIPMENT AND MOUNTING HEIGHT TO COMPLY WITH TAS REQUIREMENTS.
- ALL TOILET PARTITIONS, SHOWER COMPARTMENTS SHALL BE SOLID POLYMER FLOOR MOUNTED OVERHEAD BRACED WITH NON CORROSIVE PANEL DOORS

FOR ADDITIONAL DETAILS REFER TO A-004



DOOR SIGNS N.T.S LAVATORY CLEARANCES N.T.S



THIS SIGN SHALL READ IN 1" MIN LETTERS:

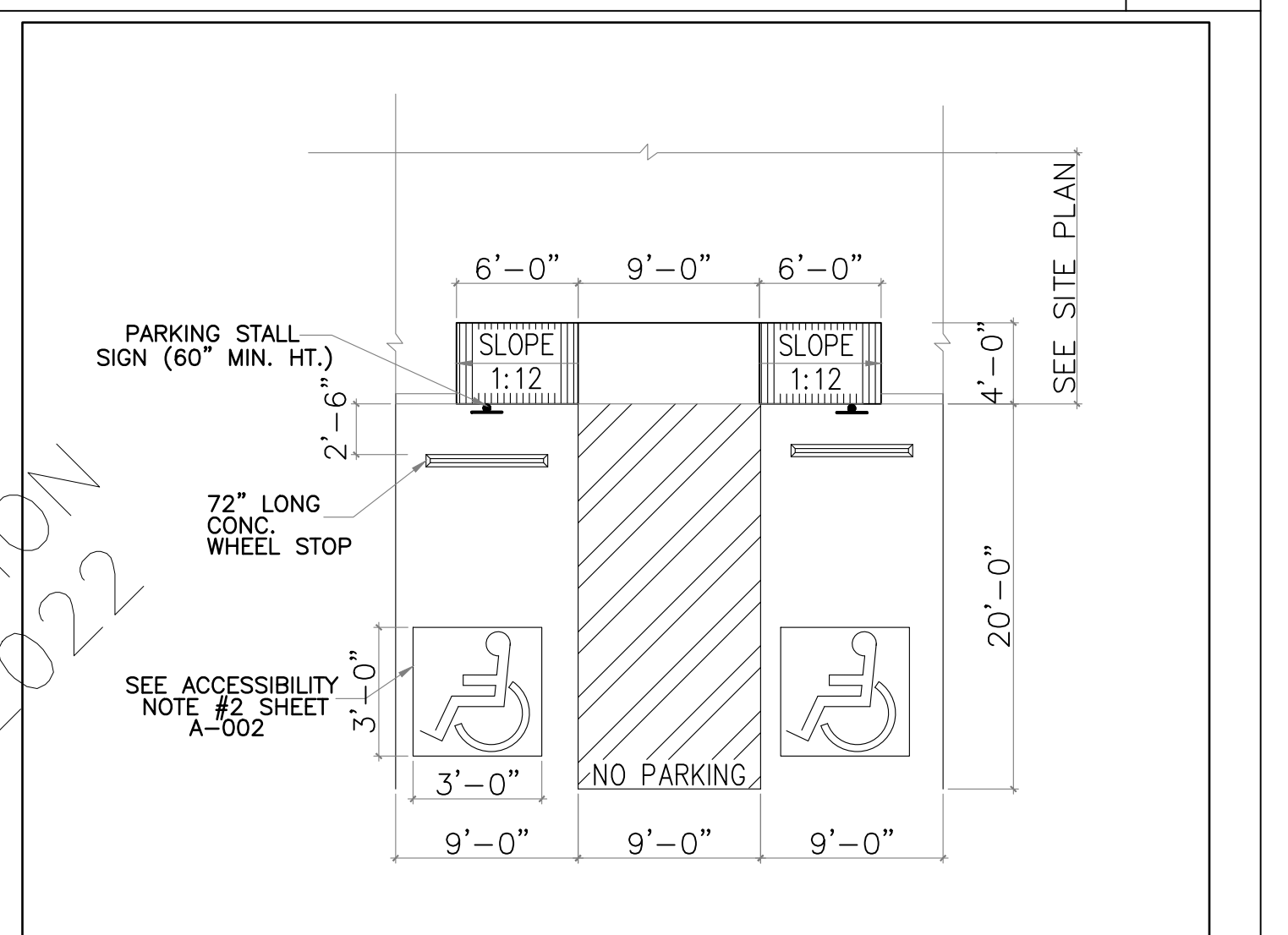
" UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE.

SIGN TO BE POSTED IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO THE OFFSTREET PARKING FACILITY. 5 LOCATIONS.

SIGN SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 216 OF 2012 TEXAS ACCESSIBILITY STANDARDS AND SHALL COMPLY WITH CHAPTER 703.

INFORMATION SHALL BE PERMANENT PART OF THE SIGN.

DISABLED ACCESS SIGN AND DISABLED ACCESS ENTRY SIGN N.T.S



ACCESSIBILITY NOTES

TOILET ACCESSORIES	A (ADULT)
TOILET CENTER LINE FROM WALL	18"
TOILET SEAT HEIGHT	17"-19"
GRAB BAR HEIGHT (SIDE)	33"
TOILET PAPER IN FRONT OF TOILET	15"-48"
DISPENSER OR MIRROR	40" MAX.
LAVATORY/SINK TOP HEIGHT	34" MAX.
LAVATORY/SINK KNEE CLEARANCE	29" MIN.
URINAL LIP HEIGHT	17" MAX.
URINAL FLUSH HANDLE HEIGHT	44" MAX.

ACCESSIBLE RAMP NO.3

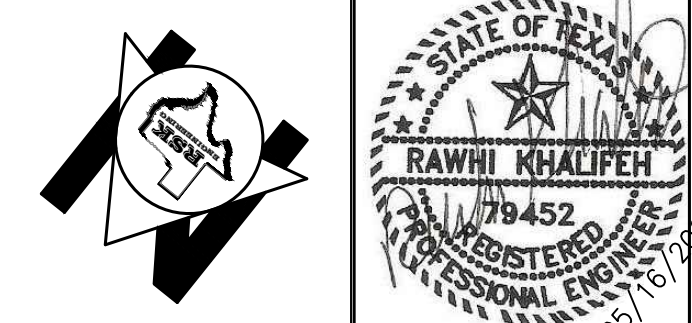
TYPICAL PLUMBING FIXTURES & ACCESSORIES INFORMATON

N.T.S

90° ACCESSIBLE PARKING

N.T.S

GRAPHIC SCALE



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
5-16-22	ISSUE FOR PERMITTING	CONSTRUCTION DRAWINGS	
-	-	-	-
-	-	-	-
-	-	-	-

**RSK ENGINEERING**  
ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS  
11302 TANNER RD. TEL. (281) 580-4585  
HOUSTON, TEXAS 77041 FAX (281) 580-4399  
FIRM # F-11211

**VILLA MARIA GAS STATION**  
1919 WEST VILLA MARIA ROAD  
BRYAN, TX 77807  
**ACCESSIBILITY DETAILS AND NOTES**

DRAWN BY: BM DATE: 9-15-2021 SHEET:  
CHECKED BY: RSK PROJ. NO.: VR151003.317.4 **A-003** Rev.0

603 Toilet and Bathing Rooms  
 603.2 Clearances. Clearances shall comply with 603.2.  
 603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.  
 603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.  
 603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.  
 603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604 Water Closets and Toilet Compartments  
 604.2 Location. 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 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

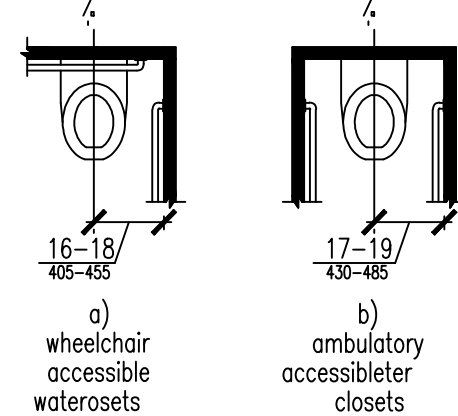


Figure 604.2 Water Closet Location

604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

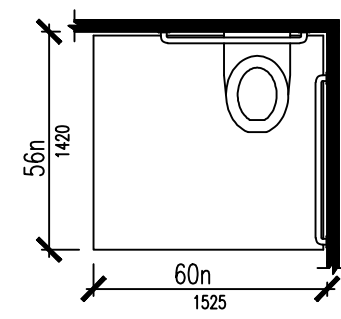


Figure 604.3.1 Size of Clearance at Water Closets

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 water closet clearance.

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

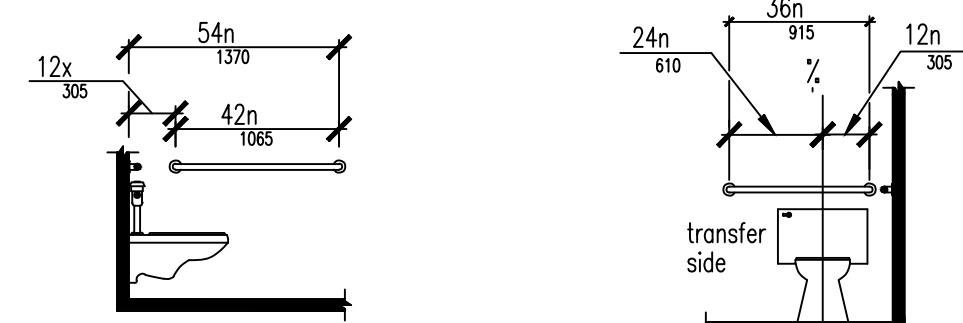


Figure 604.5.1 Side Wall Grab Bar at Water Closets Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

604.6 Flush Controls. 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 604.8.2.

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

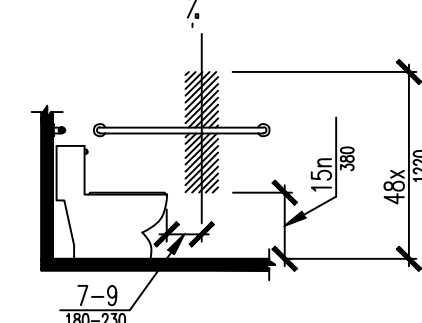


Figure 604.7 Dispenser Outlet Location

604.8 Toilet Compartments. 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.

604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.  
 604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

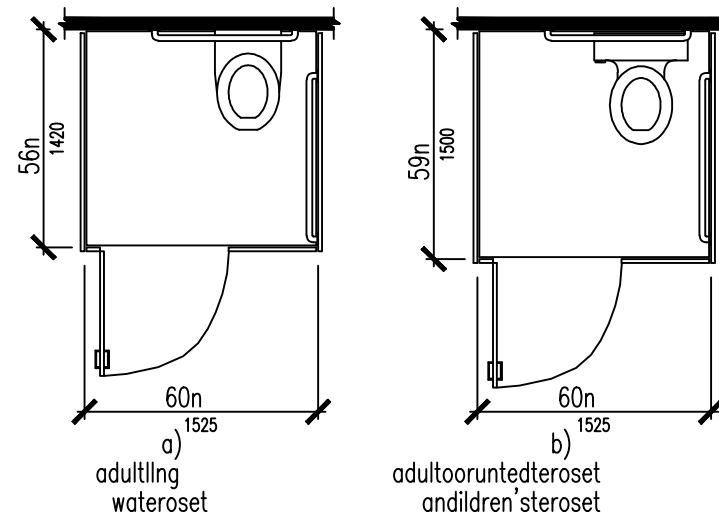


Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that 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 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) 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 compartment area.

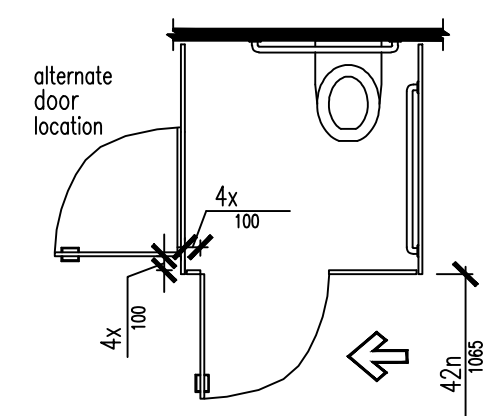


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

604.8.1.3 Approach. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.8.1.4 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor.

EXCEPTION: Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches (1650 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650 mm) deep.

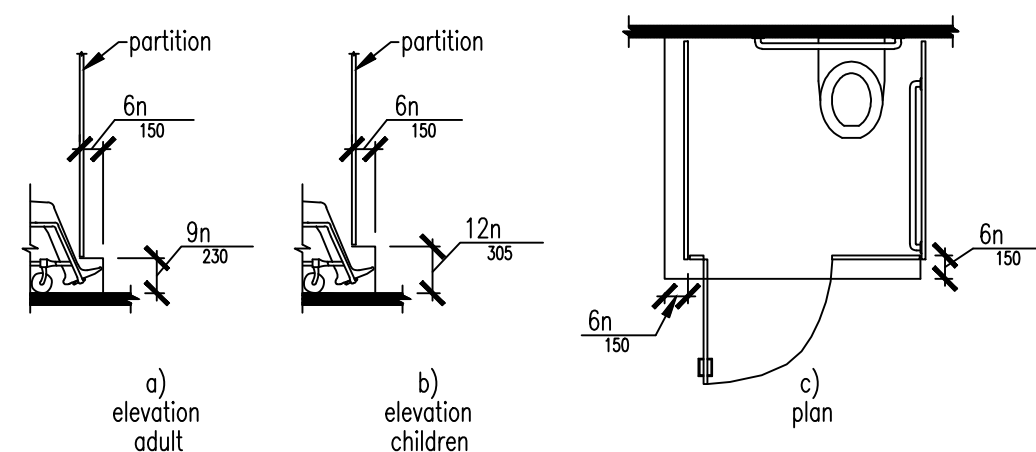


Figure 604.8.1.4 Wheelchair Accessible Toilet Compartment Toe Clearance

604.8.1.5 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with 604.5.2 shall be provided.

604.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall comply with 604.8.2.

604.8.2.1 Size. Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 35 inches (890 mm) minimum and 37 inches (940 mm) maximum.

604.8.2.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404, except that 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 inches (1065 mm) minimum. 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 compartment area.

604.8.2.3 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.

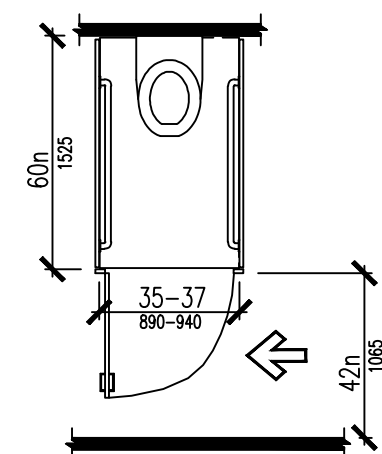


Figure 604.8.2 Ambulatory Accessible Toilet Compartment

604.8.3 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604.9 Water Closets and Toilet Compartments for Children's Use. Water closets and toilet compartments for children's use shall comply with 604.9.

604.9.1 Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 12 inches (305 mm) minimum and 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.9.2 Clearance. Clearance around a water closet shall comply with 604.3.

604.9.3 Height. The height of water closets shall be 11 inches (280 mm) minimum and 17 inches (430 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.9.4 Grab Bars. Grab bars for water closets shall comply with 604.5.

604.9.5 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.2 and 309.4 and shall be installed 36 inches (915 mm) maximum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.9.6 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14 inches (355 mm) minimum and 19 inches (485 mm) maximum above the finish floor. There shall be a clearance of 1 1/2 inches (38 mm) minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

604.9.7 Toilet Compartments. Toilet compartments shall comply with 604.8.

605 Urinals

605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

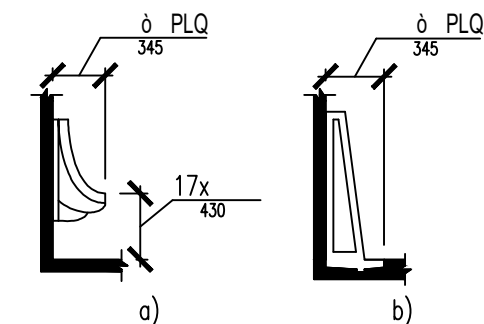


Figure 605.2 Height and Depth of Urinals

605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

606 Lavatories and Sinks

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.5 Exposed Pipes and Surfaces. 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 and sinks.

**BOBRIK** 1 1/4" (32mm) DIAMETER STAINLESS STEEL GRAB BARS WITH SNAP FLANGE **B-580616 SERIES**

Technical Data

Specify Finish Required:  Satin finish  Satin finish with peened gripping surface; add suffix .99 to model number

NOTE: GRAB BARS IS DESIGNED FOR 250 LB IN CONCENTRATED LOAD IN ANY DIRECTION AS PER IRC 2021 SECTION 1607.7.2.

End Mounting Flange Intermediate Flange Snap Flange Cover

HORIZONTAL VERTICAL

B-5806 x 18, 24, 30, 36, 42, 48

TWO-WALL TUB / SHOWER / TOILET COMPARTMENT BAR B-5837

HORIZONTAL TUB / SHOWER / TOILET COMPARTMENT BAR 24 x 36 B-5864

TWO-WALL TOILET COMPARTMENT BAR 42 x 54 B-5897

ANCHORAGE GRAB BARS AND CABINET

The illustrations and descriptions herein are applicable to production as of the date of this Technical Data Sheet. The manufacturer assumes the responsibility for any design changes and improvements in materials and dimensions.

Rev. 01/13/15B Printed in U.S.A. © 2013 by Bobrik Washroom Equipment, Inc.

FASTEN AT BOTH ENDS WITH MIN. 4 TAPPING SCREWS.

CUT HORIZONTAL FASTENER FROM STUD

VERTICAL WALL STUDS AT 16" [406mm] OR 24" [610mm] O.C.

ISOMETRIC

WALL FINISH

FLAN

GENERAL NOTES:

1. CONTRACTOR SHALL COORDINATE LOCATIONS OF HORIZONTAL FASTENERS.

**ANCHORAGE - GRAB BARS AND CABINETS**

NTS

Department of Veterans Affairs

DETAIL TITLE / ANCHORAGE - GRAB BARS AND CABINETS

SCALE : NONE

DATE ISSUED: DECEMBER 2008 CAD DETAIL NO.: S0055000-02.DWG

GRAPHIC SCALE

ISSUE HISTORY

DATE	ISSUED FOR	REVISIONS	DESCRIPTION
5-16-22	ISSUE FOR PERMITTING		CONSTRUCTION DRAWINGS
-	-	-	-
-	-	-	-
-	-	-	-

RAWHI KHALIFEH REGISTERED PROFESSIONAL ENGINEER

**RSK ENGINEERING**  
 ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS  
 11302 TANNER RD. HOUSTON, TEXAS 77041  
 TEL. (281) 580-4585 FAX (281) 580-4399  
 FIRM # F-11211

VILLA MARIA GAS STATION  
 1919 WEST VILLA MARIA ROAD  
 BRYAN, TX 77807

**ACCESSIBILITY DETAILS AND NOTES**

DRAWN BY: BM DATE: 9-15-2021 SHEET: **A-004** Rev.0

CHECKED BY: RSK PROJ. NO.: VR151003.317.4

**1 BUILDING PLANNING & DESCRIPTION**

NEW CONSTRUCTION  SHELL BUILDING 
LEASE SPACE BUILD-OUT (LSBO)  CHANGE OF OCCUPANCY 
SUBSTANTIAL IMPROVEMENT  OTHER: \_\_\_\_\_

SINGLE OCCUPANCY  MIXED OCCUPANCY  SEPARATED USE  NON-SEPARATED USE

TYPE OF CONSTRUCTION: II B (CHAPTER 6 IBC 2021)
HEIGHT LIMITATION: 55' AREA LIMITATION: 12,500 (TABLE 504.3 IBC 2021)
FRONTAGE INCREASE CALCULATIONS ARE SHOWN ON SHEET: \_\_\_\_\_

BUILDING VALUATION
BUILDING NUMBER: 1 OF 1
ADDRESS: 1919 WEST VILLA MARIA ROAD
CITY, ST: BRYAN, TX ZIP CODE: 77807 SUITE: \_\_\_\_\_
CALL CENTERPOINT ENERGY AHEAD OF TIME, AT 713-207-4460, TO OBTAIN AN ADDRESS

GROSS SQUARE FOOTAGE: 3,971.3 #OF FLOORS: 1 HEIGHT: 32 FT.
ESTIMATED COST OF CONSTRUCTION: \$ \$600,000
T.D.L.R #: 0000000 (REQUIRED FOR CONSTRUCTION OVER \$50,000)
TEXAS DEPARTMENT OF LICENSING AND REGULATIONS
TELEPHONE: (512) 463-6599 TOLL FREE (IN TEXAS): 800-803-9202
FAX: (512) 475-2871 RELAY TEXAS-TDD: 800-735-2989
SHELL BUILDING PERMIT #: \_\_\_\_\_ CIVIL PROJECT #: \_\_\_\_\_
PUBLIC UTILITIES: YES  NO 
OSSF: YES  NO  PROJECT/PERMIT #: \_\_\_\_\_

LIST BELOW THE PURPOSE/USE OF THE BUILDING OR AREA BEING REVIEWED. INCLUDE DETAILS ON THE PRODUCTS/MATERIALS BEING STORED/FABRICATED AND NOTE HOW THEY ARE BEING PACKAGED.

3,971.3 S.F. ONE STORY RETAIL GAS STATION WITH 4 GAS PUMPS

**2 OCCUPANCY TYPE AND LOAD**

Table with 6 columns (A-1 to H-5) and 2 rows (F-1, I-1) showing occupancy classification types.

Table with 5 columns (RBC-8A to RBC-16B) showing occupancy classification types.

**BREAK DOWN AREAS AND OCCUPANT LOADS PER FLOOR**

Table with 5 columns: OCCUPANCY CLASSIFICATION, SPECIFIC USE, SQUARE FOOTAGE, SF PER OCCUPANT, DESIGN OCCUPANTS. Rows include SALE AREA, SEATING AREA, OFFICE/CASHIER, KITCHEN, COOLERS/MAINTENANCE, CORRIDOR/RESTROOMS/ MISC.

TOTAL 3,971.3 48

**3 MEANS OF EGRESS**

Table with 4 columns: MEANS OF EGRESS, # OF REQUIRED EXITS, # OF EXITS PROVIDED, SHEET #. Rows: STAIRWAYS (PER FLOOR), EGRESS @ 1ST FL OR LSBO.

PANIC HARDWARE ON EXIT DOORS? YES  NO 
STAIRWAYS (SECTION 1011 IBC 2021) N/A
MINIMUM CLEAR WIDTH SHOWN ON: \_\_\_\_\_ (EACH STAIRWELL)
EGRESS WIDTHS ARE SHOWN ON: \_\_\_\_\_
ACCESSIBLE AREAS OF REFUGE & 2-WAY COMMUNICATIONS SHOWN ON: \_\_\_\_\_
EXIT SIGNS/EGRESS ILLUMINATION (SECTION 1008 & 1013 IBC 2021)
REQUIRED AND SHOWN ON: A-103 (HIGHLIGHT ON PLANS)
EXTERIOR MEANS OF EGRESS LIGHTING PROVIDED? YES  (SECTION 1008 IBC 2021)
EXIT TRAVEL DISTANCE (TABLE 1017.2 IBC 2021)

Table with 4 columns: OCCUPANCY TYPE, MAX TRAVEL DISTANCE, PROVIDE TRAVEL DISTANCE, SHEET #. Row: M(STORE), 200, 99, A-102.

ELEVATORS N/A
NEW  EXISTING  ELEVATOR KEYBOX LOCATED IN LOBBY? YES  NO 
(MUST BE WITHIN 20' OF THE CALL BUTTON)

**4 FIRE PROTECTION & LIFE SAFETY SYS.**

ALL FIRE PROTECTION PLANS SHALL BE SUBMITTED FOR REVIEW AFTER BUILDING PERMIT HAS BEEN ISSUED (I.E. UNDERGROUND FIRE LINE, SPRINKLER SYSTEM, FIRE ALARM SYSTEM, STANDPIPE, FIRE PUMP ROOM, AND FIRE PROTECTION WATER SUPPLY SYSTEMS)
AUTOMATIC FIRE SPRINKLER SYSTEM/ALTERNATIVE AUTOMATIC FIRE EXTINGUISHING SYSTEM
ALL SPRINKLERS SHALL COMPLY WITH MONITORING AND OCCUPANT NOTIFICATION PER 903.4.2.1 (SECTION 903.4 IFC 2021)
PROVIDED AS NOTED ON: \_\_\_\_\_ NOT REQUIRED PER SECTION 903
SYSTEM PROVIDED: \_\_\_\_\_ SPRINKLER HEAD PROVIDED: \_\_\_\_\_ FIRE PUMP PROVIDED: \_\_\_\_\_
NFPA 13  STANDARD  YES 
NFPA 13R  ELO  NO 
NFPA 13D  ESFR 
OTHER: \_\_\_\_\_ QUICK RESPONSE 
FIRE DEPARTMENT ACCESS TO SPRINKLER CONTROLS: N/A
SPRINKLER RISER ROOM OR POST INDICATOR VALVE SHOWN ON: \_\_\_\_\_ (SECTION 901.4.6 IFC 2021)
FDC SHOWN ON: \_\_\_\_\_ (FDC SHALL COMPLY WITH SECTION 912 IFC 2021) N/A

SUPPRESSION SYSTEM PROVIDED (SECTION 904 IFC 2021)
REQUIRED AND SHOWN ON: A-103,M3.0
NOT REQUIRED  NOTE 17

STANDPIPE SYSTEM & HOSE CONNECTIONS (SECTION 905 IFC 2021) (I.E. IN STAIRWAYS, STAGES, MALLS)
PROVIDED AS NOTED ON: \_\_\_\_\_, TYPE OF SYSTEM PROVIDED: \_\_\_\_\_ (CLASS I, II OR III)
NOT REQUIRED PER SECTION 905

PORTABLE FIRE EXTINGUISHERS (SECTION 906 IFC 2021)
PROVIDED AS NOTED ON: A-601, NUMBER PROVIDED: 1 (HIGHLIGHT ON PLANS)

FIRE ALARM & DETECTION SYSTEMS (SECTION 907 IFC 2021)
FIRE ALARM SYSTEM (DEFERRED SUBMITTAL)  DEDICATED FUNCTION (SPRINKLER MONITORING, ELEVATOR RECALL, PRE-ACTION, EMERGENCY ALARM, SMOKE CONTROL) 
NOT REQUIRED PER SECTION 907 
EMERGENCY VOICE EVACUATION 
OTHER: \_\_\_\_\_

HVAC & AIR DISTRIBUTION SYSTEM CONTROLS (SECTION 606 IMC 2021)
SMOKE DETECTORS PROVIDED TO SHUT DOWN UNITS OVER 2,000 CFM PROVIDED ON: M3.0
NO HVAC UNITS OVER 2,000 CFM 
FIRE/SMOKE DAMPERS IN THE BUILDING SHOWN ON: \_\_\_\_\_
NO FIRE/SMOKE DAMPERS IN THE BUILDING

SMOKE CONTROL SYSTEMS (SECTION 909 IFC 2021)(I.E. FOR HIGH RISE, ATRIUMS OR STAIRWAY PRESSURIZATION)
PROVIDED AS NOTED ON: \_\_\_\_\_
NOT REQUIRED PER SECTION 909

SMOKE & HEAT VENTILATION (SECTION 910 IFC 2021)
CALCULATIONS PROVIDED AS NOTED ON: \_\_\_\_\_
NOT REQUIRED PER SECTION 910

NOTE: WHERE AREAS OF THE BUILDING ARE EQUIPPED WITH EARLY SUPPRESSION FAST-RESPONSE (ESFR) SPRINKLERS, AUTOMATIC SMOKE AND HEAT VENTS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS, MEETING LOCAL JURISDICTION REQUIREMENTS.

**5 FIRE-RESISTANCE RATE CONSTRUCTION**

SHOW DETAILS OF FIRE WALLS OR FIRE BARRIERS MEETING HORIZONTAL WALLS AND ROOF DECKS (SEE SECTION 706.5, 706.6 & 707.5 IBC 2021)
FIRE-RESISTANCE RATING REQUIREMENTS (TABLES 601 & 602 IBC 2021)

Table with 4 columns: BUILDING ELEMENTS, HOURS REQUIRED, HOURS PROVIDED, UL OR IBC STANDARD USED & DESIGN DETAIL SHOWN ON. Rows include STRUCTURAL FRAME, EXTERIOR BEARING WALLS, EXTERIOR NON-BEARING WALLS, INTERIOR BEARING WALLS, INTERIOR NON-BEARING WALLS, FLOOR CONSTRUCTION, ROOF CONSTRUCTION, STAIRWELLS, ELEVATOR SHAFTS, CORRIDORS, FIRE RATED DOORS, DEMISING/PARTITION WALL, FIRE BARRIER, FIRE WALL, DRAFTSTOPS, HAVE YOU CHECKED WIDTH OF OPENINGS IN FIRE RATED WALLS?, FIRE SEPARATION DISTANCE, ROOF COVERING CLASSIFICATION PROVIDED.

**6 WATER SUPPLY (FOR FIREFIGHTING)**

3,971.3 GROSS SIZE OF BUILDING IN SQUARE FEET (INCLUDE ALL OVERHANGS UNDER ROOF)
PUBLIC WATER SUPPLY WITH FIRE HYDRANTS (FOR PROPOSED AND EXISTING FIRE HYDRANTS ONLY)
NAME OF THE MUNICIPAL UTILITY DISTRICT: CITY OF BRYAN
NUMBER OF HYDRANTS WITHIN 400 FT (NON-SPRINKLED) OR 600 FT (SPRINKLED) OF BUILDING: 2 SHOWN ON: AS-101
REQUIRED GPM: 1,750 DURATION: 2 (TABLE B105.1 IFC 2021)
75% REDUCTION? YES  NO  (MUST MAINTAIN MINIMUM PER TABLE B105.1 (1) OR B105.1 (2))
WATER SOURCE FOR RURAL AREAS WITHOUT FIRE HYDRANTS N/A (COMPLETE THE FIRE FLOW CALCULATOR)
\*\*\*DRY HYDRANT  UNDERGROUND STORAGE 
ABOVEGROUND STORAGE  OTHER: \_\_\_\_\_
DESIGN SPECIFICATIONS AND LOCATIONS SHOULD MEET MINIMUM REQUIRED WATER SUPPLY FROM THE FIRE FLOW CALCULATOR NFPA 1142 (AVAILABLE ON THE WEBSITE).
\*\*\*SUBMIT DRY HYDRANT DESIGN PLANS & CALCULATIONS TO FIRE PROTECTION FOR REVIEW & APPROVAL (AVAILABLE ON THE WEBSITE)

**7 FIRE LANE ACCESS**

FIRE LANE LAYOUT PLAN, WHICH SHALL INCLUDE THE SITE PLAN, THE FIRE LANE & FIRE HYDRANTS, IS SHOWN ON: AS-101. (HIGHLIGHT THE FIRE HYDRANT LOCATIONS ON THE PLANS) AERIAL ACCESS LAYOUT, FOR BUILDINGS OVER 30 FT, IS SHOWN ON: N/A.
FIRE LANES WILL BE APPROVED CONCEPTUALLY DURING THE CIVIL REVIEW PROCESS. HOWEVER, THE FIRE CODE PLAN REVIEWER MAY CHANGE THE FIRE LANE LAYOUT BASED ON THE BUILDING SPECIFICATIONS.
PROVIDING A REMOTE FIRE HOSE CONNECTION TO COMPLY WITH FIRE LANE HOSE COVERAGE. SUBMIT PLANS TO FIRE PROTECTION FOR REVIEW (SECTION 918.1)

**8 INTERIOR FINISH**

Table with 5 columns: OCCUPANCY GROUP, EXIT ENCLOSURES AND EXIT PASSAGEWAYS, CORRIDORS, ROOMS AND ENCLOSED SPACES, SHEET #. Row: M, A, B, C, A-101,A-60.

**9 STORAGE: STANDARD & HIGH PILED N/A**

PRODUCTS BEING STORED: \_\_\_\_\_
STORAGE PACKAGING (I.E. PALLETS, RACKS, SOLID PILED, DRUMS, CARDBOARD BOXES, WRAPPED IN PLASTIC, ETC.): \_\_\_\_\_
MAXIMUM HEIGHT OF COMMODITY: \_\_\_\_\_
\*\*\*THIS BUILDING IS DESIGNED FOR THE INTENT OF HIGH PILED STORAGE. IF YES, THEN PROVIDE HIGH PILED STORAGE FORM
FIRE DEPARTMENT ACCESS DOORS
HIGH PILED STORAGE RACK LAYOUT/ELEVATIONS, CODE ANALYSIS, ETC. SHOWN ON: \_\_\_\_\_

**10 HAZARDOUS MATERIALS**

DOES THE BUILDING HAVE HAZARDOUS MATERIAL USE OR STORAGE? IF YES, THEN PROVIDE ALL HMIS SUMMARY AND MSDS REPORTS.
IF YES, DO THE QUANTITIES EXCEED THE MAXIMUM ALLOWABLE PER IFC 2018?
IF YES, YOU WILL BE REQUIRED TO PROVIDE THE FOLLOWING:
CODE ANALYSIS BY FIRE PROTECTION ENGINEER TO SHOW COMPLIANCE WITH IFC 2018. CODES AND REFERENCED STANDARDS SHOWN ON SHEET(S) \_\_\_\_\_

**11 SPECIAL CONDITIONS**

PROPERTIES WITH FENCE AND GATES SHALL PROVIDE A 911 KEY BOX AT ENTRY GATE
ATRIUM(S) PER 404 IBC 2018? YES  NO  PAINT SPRAY BOOTHS, COATINGS, DIPPING OR INDUSTRIAL OVENS USED PER 2404, 2405, 2406 AND CHAPTER 30 IFC 2018?
HIGH RISE BLDG PER 403 IBC 2018?
ANY FUEL STORAGE TANKS PER 5704 IFC 2018?
CRITICAL FACILITIES (HARRIS COUNTY REGULATIONS AND AMENDMENTS) YES  NO  HEALTH DEPARTMENT APPROVAL? REQUIRED FOR ALL ESTABLISHMENTS THAT SERVE/PREPARE FOOD AND BEVERAGES FOR THE PUBLIC OR HAVE REFRIGERATED FOOD STORAGE.
OTHER: \_\_\_\_\_

**COMMENTS & NOTES**

-UNDER GROUND FUEL TANKS AND FUEL PUMPS & CANOPY TO BE PERMITTED UNDER SEPARATE SUBMITTAL.

A COPY OF THESE APPROVED CONSTRUCTION PLANS MUST BE KEPT AT PROJECT SITE FOR THE FINAL INSPECTION OF THE BUILDING

CODES TO BE USED :-
1- 2021 INTERNATIONAL BUILDING CODE (IBC)
2- 2021 INTERNATIONAL PLUMBING CODE (IPC)
3- 2021 INTERNATIONAL FUEL GAS CODE (IFGC)
4- 2021 INTERNATIONAL FIRE CODE (IFC)
5- 2021 INTERNATIONAL MECHANICAL CODE (IMC)
6- 2020 INTERNATIONAL ELECTRIC CODE (NEC)
7- 2012 TEXAS ACCESSIBILITY STANDARDS (TAS)
8- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
9- BRYAN'S AMENDMENTS TO THE ADOPTED CODES.

FOR CONSTRUCTION 05-16-2022

GRAPHIC SCALE, ISSUE HISTORY, REVISIONS, RSK ENGINEERING ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS, VILLA MARIA GAS STATION 1919 WEST VILLA MARIA ROAD BRYAN, TX 77807 FIRE CODE REVIEW SHEET, DRAWN BY: BM, DATE: 9-15-2021, CHECKED BY: RSK, PROJ. NO.: VR151003.317.4, SHEET: A-005 Rev.9

**LEGEND :**

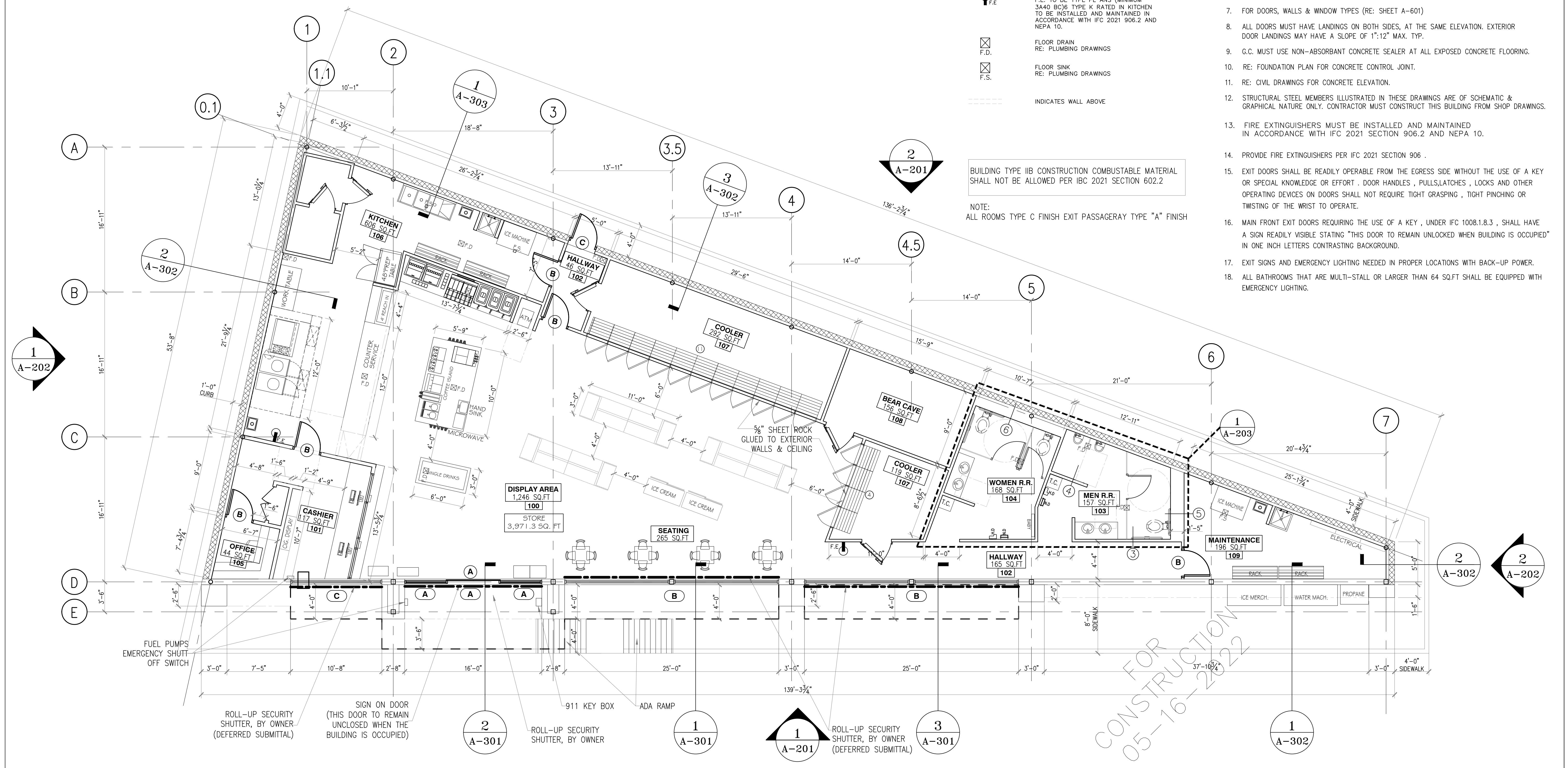
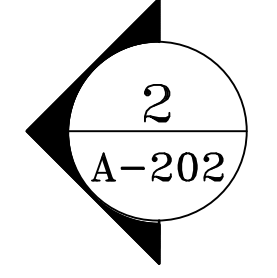
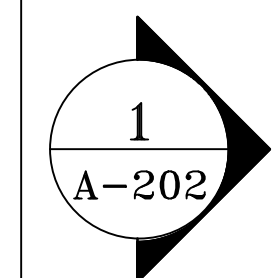
- ① — WALL TYPE RE: A-601
- Ⓐ — INDICATE DOOR TYPE—  
RE: A-601 FOR DOOR SCHEDULE
- Ⓐ — INDICATED WINDOW TYPE.  
RE: A-601
- 100 — INDICATE ROOM NO.—  
RE: A-601 FOR ROOM  
FINISH SCHEDULE.
- F.E. — LOCATION OF FIRE EXTINGUISHER  
F.E. TO BE TYPE PLANS (MINIMUM  
3A40 BC)S, TYPE K RATED IN KITCHEN  
TO BE INSTALLED AND MAINTAINED IN  
ACCORDANCE WITH IFC 2021 906.2 AND  
NEPA 10.
- F.D. — FLOOR DRAIN  
RE: PLUMBING DRAWINGS
- F.S. — FLOOR SINK  
RE: PLUMBING DRAWINGS
- — INDICATES WALL ABOVE

**GENERAL NOTES:**

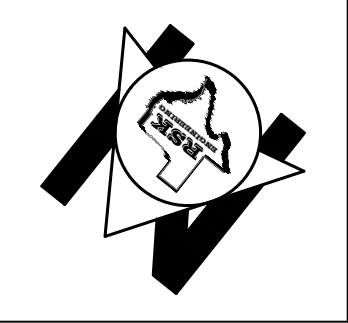
1. MAIN BUILDING OVERALL DIMENSIONS ARE EDGE OF CONCRETE TO EDGE OF CONCRETE.
2. CONTRACTOR MUST PROVIDE ALUMINUM THRESHOLD (ADA COMPLIANT) AT EXTERIOR DOORS.
3. CONTRACTOR MUST PROVIDE & INSTALL CLEAR ANODIZED ALUMINUM FRAME FOR ALL WINDOWS & DOOR FRAMES (U.N.O.).
4. ALL INTERIOR WALLS ARE TO BE 6" ABOVE CEILING HIGH. (U.N.O.)
5. FOR ALL EQUIPMENT (RE: EQUIPMENT SCHEDULE ON SHEET A-102)
6. ALL WALLS IN STORAGE, RESTROOMS AND WORK AREAS SHALL RECEIVE SMOOTH, NON-ABSORBENT, EASILY CLEANABLE AND LIGHT COLOR FINISH .
7. FOR DOORS, WALLS & WINDOW TYPES (RE: SHEET A-601)
8. ALL DOORS MUST HAVE LANDINGS ON BOTH SIDES, AT THE SAME ELEVATION. EXTERIOR DOOR LANDINGS MAY HAVE A SLOPE OF 1":12" MAX. TYP.
9. G.C. MUST USE NON-ABSORBANT CONCRETE SEALER AT ALL EXPOSED CONCRETE FLOORING.
10. RE: FOUNDATION PLAN FOR CONCRETE CONTROL JOINT.
11. RE: CIVIL DRAWINGS FOR CONCRETE ELEVATION.
12. STRUCTURAL STEEL MEMBERS ILLUSTRATED IN THESE DRAWINGS ARE OF SCHEMATIC & GRAPHICAL NATURE ONLY. CONTRACTOR MUST CONSTRUCT THIS BUILDING FROM SHOP DRAWINGS.
13. FIRE EXTINGUISHERS MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH IFC 2021 SECTION 906.2 AND NEPA 10.
14. PROVIDE FIRE EXTINGUISHERS PER IFC 2021 SECTION 906 .
15. EXIT DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT . DOOR HANDLES , PULLS,LATCHES , LOCKS AND OTHER OPERATING DEVICES ON DOORS SHALL NOT REQUIRE TIGHT GRASPING , TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
16. MAIN FRONT EXIT DOORS REQUIRING THE USE OF A KEY , UNDER IFC 1008.1.8.3 , SHALL HAVE A SIGN READILY VISIBLE STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IN ONE INCH LETTERS CONTRASTING BACKGROUND.
17. EXIT SIGNS AND EMERGENCY LIGHTING NEEDED IN PROPER LOCATIONS WITH BACK-UP POWER.
18. ALL BATHROOMS THAT ARE MULTI-STALL OR LARGER THAN 64 SQ.FT SHALL BE EQUIPPED WITH EMERGENCY LIGHTING.

BUILDING TYPE IIB CONSTRUCTION COMBUSTABLE MATERIAL SHALL NOT BE ALLOWED PER IBC 2021 SECTION 602.2

NOTE:  
ALL ROOMS TYPE C FINISH EXIT PASSAGERAY TYPE "A" FINISH



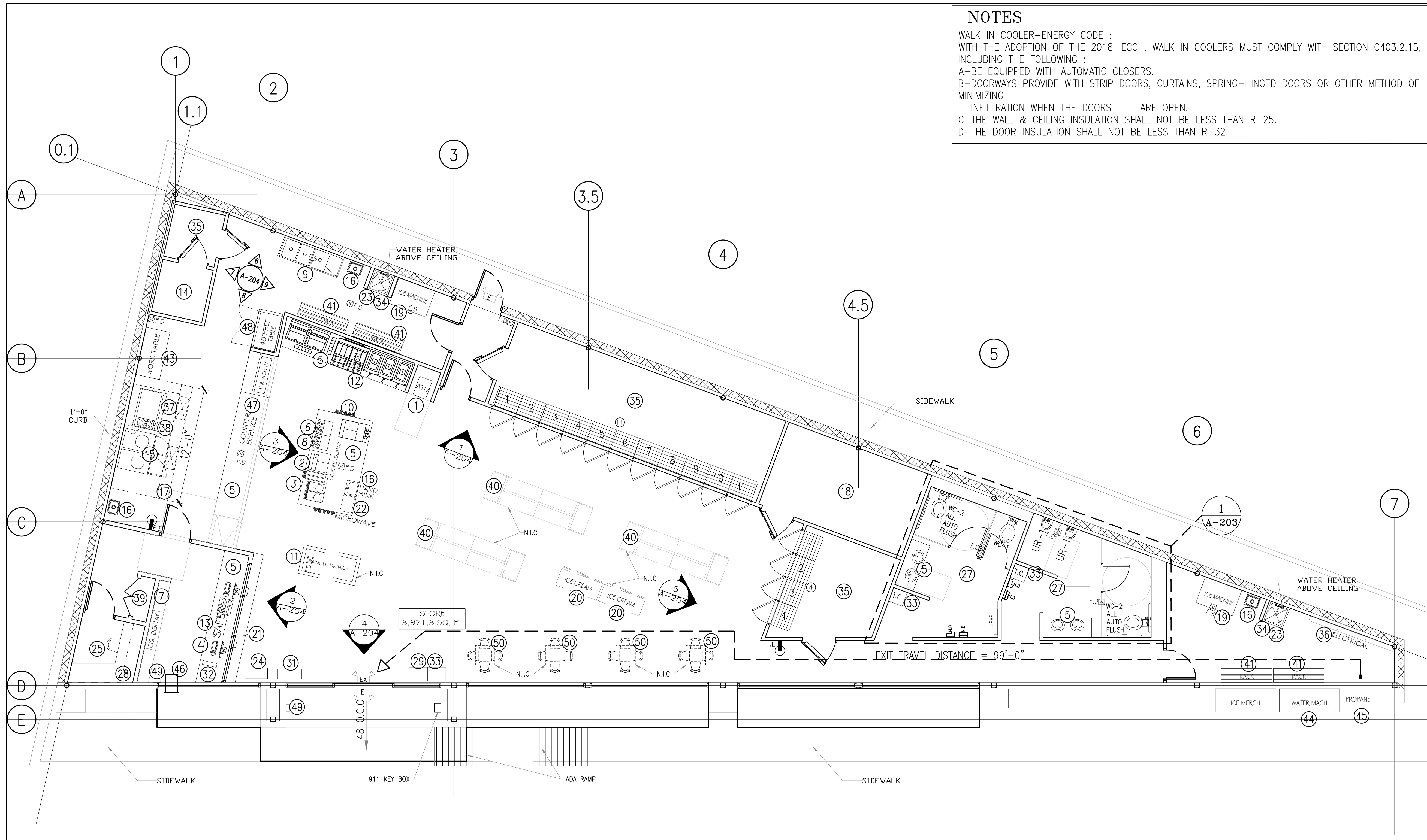
SCALE: 3/16" = 1'-0"  
GRAPHIC SCALE



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
5-16-22	ISSUE FOR PERMITTING	CONSTRUCTION DRAWINGS	
-	-	-	-
-	-	-	-
-	-	-	-

**RSK ENGINEERING**  
ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS  
11302 TANNER RD. HOUSTON, TEXAS 77041  
TEL: (281) 580-4585 FAX: (281) 580-4399  
FIRM # F-11211

<b>VILLA MARIA GAS STATION</b>			
1919 WEST VILLA MARIA ROAD BRYAN, TX 77807			
<b>STORE FLOOR PLAN</b>			
DRAWN BY: BM	DATE: 9-15-2021	SHEET:	<b>A-101</b> Rev.0
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4		



**NOTES**  
 WALK IN COOLER-ENERGY CODE :  
 WITH THE ADOPTION OF THE 2018 IECC , WALK IN COOLERS MUST COMPLY WITH SECTION C403.2.15,  
 INCLUDING THE FOLLOWING :  
 A-BE EQUIPPED WITH AUTOMATIC CLOSERS.  
 B-DOORWAYS PROVIDE WITH STRIP DOORS, CURTAINS, SPRING-HINGED DOORS OR OTHER METHOD OF  
 MINIMIZING  
 INFILTRATION WHEN THE DOORS ARE OPEN.  
 C-THE WALL & CEILING INSULATION SHALL NOT BE LESS THAN R-25.  
 D-THE DOOR INSULATION SHALL NOT BE LESS THAN R-32.

**STORE KEYED NOTES**

- 01 ATM MACHINE BY OWNER
- 02 MILK SHACK
- 03 SLUSH MACHINE - (F'REAL MODEL: 11-CSGF-X1-FRRL)
- 04 CASH REGISTER
- 05 COUNTER, 34" HIGH, GRANITE - CONTRACTOR
- 06 3" W. CAPPUCCINO MACHINE - OWNER
- 07 12"-0" X 14" D. CIGARETTE RACKS VENDOR
- 08 3" W. COFFEE MACHINE - OWNER
- 09 3 COMPARTMENT SINK 15"x15"x12"(LXWXD) - CONTRACTOR
- 10 CUP-DISPENSER W/ LIDS AND STRAWS - CONTRACTOR
- 11 DRINK BOX
- 12 6" W. 12 HEAD DRINK DISPENSER W/ ICE (F'REAL MODEL: 11-CSGF-X1-FR2)
- 13 FLOOR SAFE
- 14 WALK IN FREEZER
- 15 2-40 LB FRYERS 15'-2" x 30" AUTO LIFT ELECTRIC
- 16 HAND SINK W/ PAPER TOWEL HOLDER - CONTRACTOR
- 17 12'-0" HOOD CAPTIVE AIR- CONTRACTOR
- 18 BEER CAVE
- 19 ICE MAKER MACHINES WDXH (24X21X27)(ICE-O-MATIC MODEL: GEMO650-PEARL ICE MAKER)
- 20 2-ICE MERCHANDISER-(TURBO AIR MODEL: TGF-72F(B))
- 21 MEDICINE DISPLAY - CONTRACTOR
- 22 MICROWAVE OVEN - AMANA COMERCIAL MICROWAVE MODEL RMS10DS
- 23 MOP SINK - CONTRACTOR
- 24 NEWSPAPER STAND
- 25 OFFICE - CONTRACTOR
- 26 PUMPS & CARBONATOR SYSTEM
- 27 REST ROOM SPACE WITH EQUIPMENT - CONTRACTOR
- 28 CABINETS ABOVE - CONTRACTOR
- 29 SHOPPING BASKETS
- 30 LOTTO MACHINE
- 31 SUNGLASS DISPLAY
- 32 TELEPHONE LINE - CONTRACTOR
- 33 TRASH RECEPTACLE, LAM. PLASTIC - CONTRACTOR
- 34 WATER HEATER ABOVE MOP SINK / ABOVE CEILING ( AO-SMITH MODEL: DSE-100)
- 35 WALK IN COOLER
- 36 ELECTRICAL PANELS
- 37 4' FLAT GRILL - ROYAL RANGE OF CALIFORNIA RMG 48"
- 38 2 HEAD BURNER 24" GAS RESTAURANT RANGE - ROYAL RANGE OF CALIFORNIA RR-2612
- 39 CIGARETTES STORAGE
- 40 DISPLAY SHELVING
- 41 STANDING RACKS
- 42 CHECK CASHING REGISTER
- 43 STAINLESS STEEL WORKTABLE ADVANCE TABCO SS303-30
- 44 REFILL WATER MACHINE
- 45 PROPANE TANK CAGE
- 46 NIGHT DROP BOX
- 47 4'-0" SERVICE-BELL COOK
- 48 PREP TABLE COOLER
- 49 EMERGENCY DISCONNECT FOR FUEL PUMPS SHUTT OFF (PER IFC2021 CH.23-SEC. 2303.2)
- 50 TABLES & CHAIRS SEATING

- LEGEND :**
- ① INDICATE STORE EQUIPMENT
  - ⚡ F.E. LOCATION OF FIRE EXTINGUISHER  
F.E. TO BE TYPE PL ANS (MINIMUM 3A40 BC)6 TYPE K RATED IN KITCHEN TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH IFC 2021 906.2 AND NEPA 10.
  - TRAVEL DISTANCE ROUT
  - ELEVATION: SHEET# INTERIOR ELEVATIONS SEE A-204
  - EX COMBINATION EXIT AND EMERGENCY LIGHT FIXTURE (2-26 WATTS, 120 VOLTS) WITH BATTERY BACK-UP
  - E EMERGENCY LIGHT FIXTURE (2-26 WATTS, 120 VOLTS) WITH BATTERY BACK-UP
  - O.C.C. OCCUPANT LOAD
  - N.I.C. NOT IN CONTRACT

**COOLER NOTES**  
 COOLER WALL CONSTRUCTION NOTES (IBC 2021 SECTION 2803.3)  
 2021 IBC SECTION 2803.3 ALSO, FOR COOLERS UNDER 400 SQUARE FEET WITHIN NON-SPRINKLED BUILDING, MANUFACTURER INFORMATION SHALL SHOW THAT THE FOAM NON-SPRINKLED BUILDING MANUFACTURER INFORMATION SHALL SHOW THAT THE FOAM INSULATION DOES NOT EXCEED 4 INCHES IN THICKNESS WITH A MAXIMUM FLAME SPREAD OF 75, AND THAT THE FOAM PLASTIC IS COVERED BY A METAL FACING NOT LESS THAN .032 INCH-THICK ALUMINUM OR CORROSION-RESISTANT STEEL WITH A MINIMUM BASE METAL THICKNESS UP TO 10 INCHES IS PERMITTED WHERE PROTECTED BY A THERMAL BARRIER. ALL SPECIFICATION SHH BE ESTABLISHED BY AN ACCREDITED TESTING AGENCY SUCH AS UL.  
 THERMAL BARRIER  
 USE 5/8" GYP.BD TYPE X ON ALL WALLS SURROUNDING MAIN COOLERS, AND IN CEILING ABOVE COOLER ROOF.

**GENERAL NOTES**

- 1- ALL EQUIPMENTS SHALL BE CERTIFIED OR COMPATIBLE BY ONE OF THE FOLLOWING: NSF, ULEPH, ETL OR SIMILARLY CERTIFIED FOR SANITATION OR COMPARABLE.
- 2- WALL AND CEILING COLOR SHALL HAVE MIN 40 LRV
- 3- CEILING IN KITCHEN AND FOUNTAIN DRINKS AREA SHOULD BE WHITE COLOR, SMOOTH, EASILY CLEARABLE AND NON-ABSORBENT SHEET ROCK PAINTED GLOSS TYPE.
- 4- WALLS IN KITCHEN AND BEHIND ALL SELF SERVICE DRINKS STATIONS ARE BEIGE COLORS CERAMIC TILE OR FRP FULL WALL HEIGHT. SEE A-204
- 5- THE STORE AND RESTAURANT ARE OPERATED BY SAME OWNER.
- 6- VERIFY EXACT REQUIREMENTS OF ELECTRICAL EQUIPMENT WITH OWNER FOR THIS PROJECT. IN CASE OF A DISCREPANCY BETWEEN THE ACTUAL SELECTION OF EQUIPMENT AND THOSE IN DRAWINGS, ADVISE THE OWNER BEFORE WORK BEGINS.
- 7- FIELD VERIFY ROUTING INFORMATION FOR ALL LIGHTS AND EQUIPMENT BEFORE INSTALLATION.
- 8- CONTRACTOR SHALL PROVIDE HEALTH DEPARTMENT WITH PHYSICAL SAMPLES OF CEILING, WALL TILES, WALL COVERING, PAINT CHIPS IF OTHER THAN WHITE PAINT IN AREAS WHERE ROOM FINISH CODE APPLIES (FOOD, BEVERAGE, PREP, STOVE SERVICE, DISPLAY, WARE-WASHING, ETC.) FOR VERIFICATION CODE COMPLIANCE. LABEL EACH SAMPLE INCLUDING PROJECT NUMBER, NAME AND CODE NUMBER OF THE COLOR TILE, ... ETC.
- 9- CONTRACTOR SHALL PROVIDE STAINLESS STEEL PLATE BEHIND COOKING EQUIPMENTS UNDER HOOD
- 10- CONTRACTOR SHALL INSTALL BACKFLOW PREVENTOR AT ALL BEVERAGE DISPENSERS MANUFACTURER SPECIFICATIONS OF INSTALLATION GUIDE ATTACHED IN SPECIFICATIONS

**NOTES**  
 CEILING IN FOOD PREPARATION, FOOD STORAGE, FOOD SERVICE, UTENSIL WASHING AND UTENSIL STORAGE TO BE SMOOTH, NONABSORBENT, EASILY CLEANABLE, AND LIGHT COLORED (40 LRV OR GREATER).

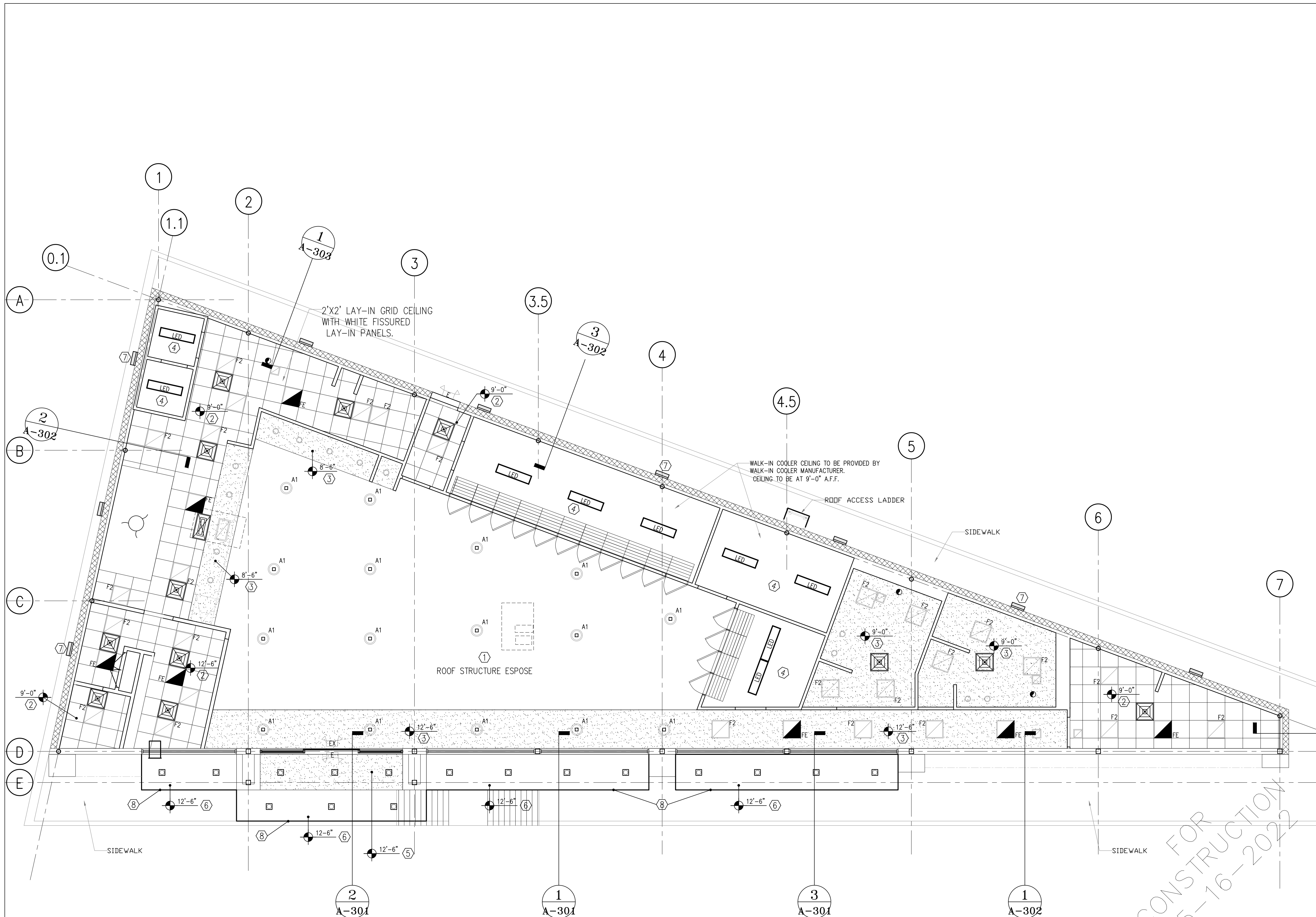
**NOTE**  
 THE WALL BEHIND ALL THE SELF-SERVE DRINK STATIONS WILL HAVE LIGHT COLORED IMPERVIOUS WALL COVER CERAMIC UP TO CEILING

**NOTES**  
 1-FOOD ESTABLISHMENT PERMIT AND INSPECTION REQUIRED PRIOR TO OPERATION SEE NOTE ON A-601 .  
 2-AT LEAST ONE CERTIFIED MANAGER SHALL BE PRESENT AT ALL TIMES AT ALL FOOD EMPLOYEES SHALL HAVE A FOOD HANDLER CARD ON SITE FOR INSPECTION .

FOR CONSTRUCTION 05-16-2022

<p>SCALE: 3/16" = 1'-0"</p> <p>GRAPHIC SCALE</p>		<p><b>RISK ENGINEERING</b>        ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS        11302 TANNER RD. HOUSTON, TEXAS 77041        TEL. (281) 580-4585 FAX (281) 580-4399        FIRM # F-11211</p>	<p><b>VILLA MARIA GAS STATION</b>        1919 WEST VILLA MARIA ROAD        BRYAN, TX 77807  <b>EQUIPMENT &amp; LIFE SAFETY PLAN</b></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">ISSUE HISTORY</th> <th colspan="2">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>ISSUED FOR</th> <th>DESCRIPTION</th> <th></th> </tr> </thead> <tbody> <tr> <td>5-16-22</td> <td>ISSUE FOR PERMITTING</td> <td>CONSTRUCTION DRAWINGS</td> <td></td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> </tbody> </table>	ISSUE HISTORY		REVISIONS		DATE	ISSUED FOR	DESCRIPTION		5-16-22	ISSUE FOR PERMITTING	CONSTRUCTION DRAWINGS		-	-	-	-	-	-	-	-	-	-	-	-
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DRAWN BY: BM		DATE: 9-15-2021		SHEET: A-102 Rev.0																								
CHECKED BY: RSK		PROJ. NO.: VR151003.317.4																										





- ### KEYED NOTES
- ① ROOF STRUCTURE EXPOSED
  - ② 2'x2' VINYL FACED CEILING TILE @ 9'-0" A.F.F. SMOOTH NON-ABSORBANT & EASILY CLEANABLE & LIGHT IN COLOR (40 LRV OR GREATER) & SMOOTH
  - ③ FURR-DOWN SOFFIT BOARD CEILING PRIME & PAINTED WITH 2 COAT LATEX SMOOTH (40 LRV OR GREATER). STANDARD COLOR COORDINATE SELECTION WITH OWNER
  - ④ COOLER CEILING BY MANUFACTURER
  - ⑤ CANOPIES SOFT STUCCO
  - ⑥ METAL PANELS
  - ⑦ EXTERIOR LIGHT FIXTURE TYP.
  - ⑧ LINE OF CANOPY ABOVE

- ### LEGEND
- A1 LED STAR LIGHTING 150W LED HIGH BAY 5,000K
  - FE 2'x2' 50W LED STAR LIGHTING WITH BATTERY PACK RE: ELECTRICAL DWG.
  - F2 2'x2' 50W LED STAR LIGHTING RE: ELECTRICAL DWG.
  - GYP. BOARD CEILING
  - 2'x2' CEILING GRID
  - 2'x2' RETURN A/C GRILL
  - 1'x4' SURFACE MOUNTED LED FIXTURE
  - OUTDOOR WALL MTID. INC. LT. FIXTURE (2-75 WATT, 120V)
  - 20W LED RECESSED CAN DOWN LIGHT
  - CANOPY LIGHT 16" SQUARE SPECULAR REFLECTOR TEMPERED GLASS LENS
  - EX COMBINATION EXIT AND EMERGENCY LIGHT FIXTURE (2-26 WATTS, 120 VOLTS) WITH BATTERY BACK-UP
  - E EMERGENCY LIGHT FIXTURE (2-26 WATTS, 120 VOLTS) WITH BATTERY BACK-UP
  - J "J" BOX
  - 2'x2' A/C VENT AIR SUPPLY (RE: MECHANICAL PLANS)
  - EXHAUST FAN (RE: MECHANICAL PLANS)
  - CEILING ELEVATION
  - HOOD LIGHT FIXTURE

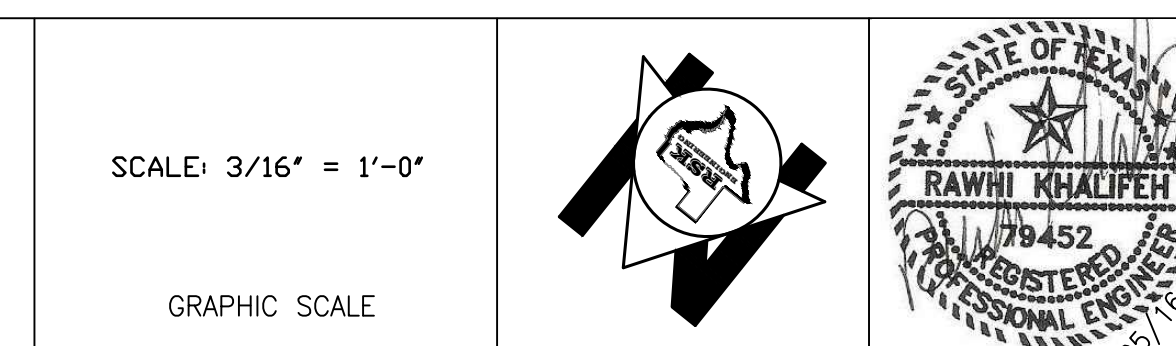
### GENERAL NOTES

1. ALL LIGHT FIXTURES ARE LED. RE: ELECTRICAL DRAWINGS.

FOR CONSTRUCTION 05-16-2022

SCALE: 3/16" = 1'-0"

GRAPHIC SCALE

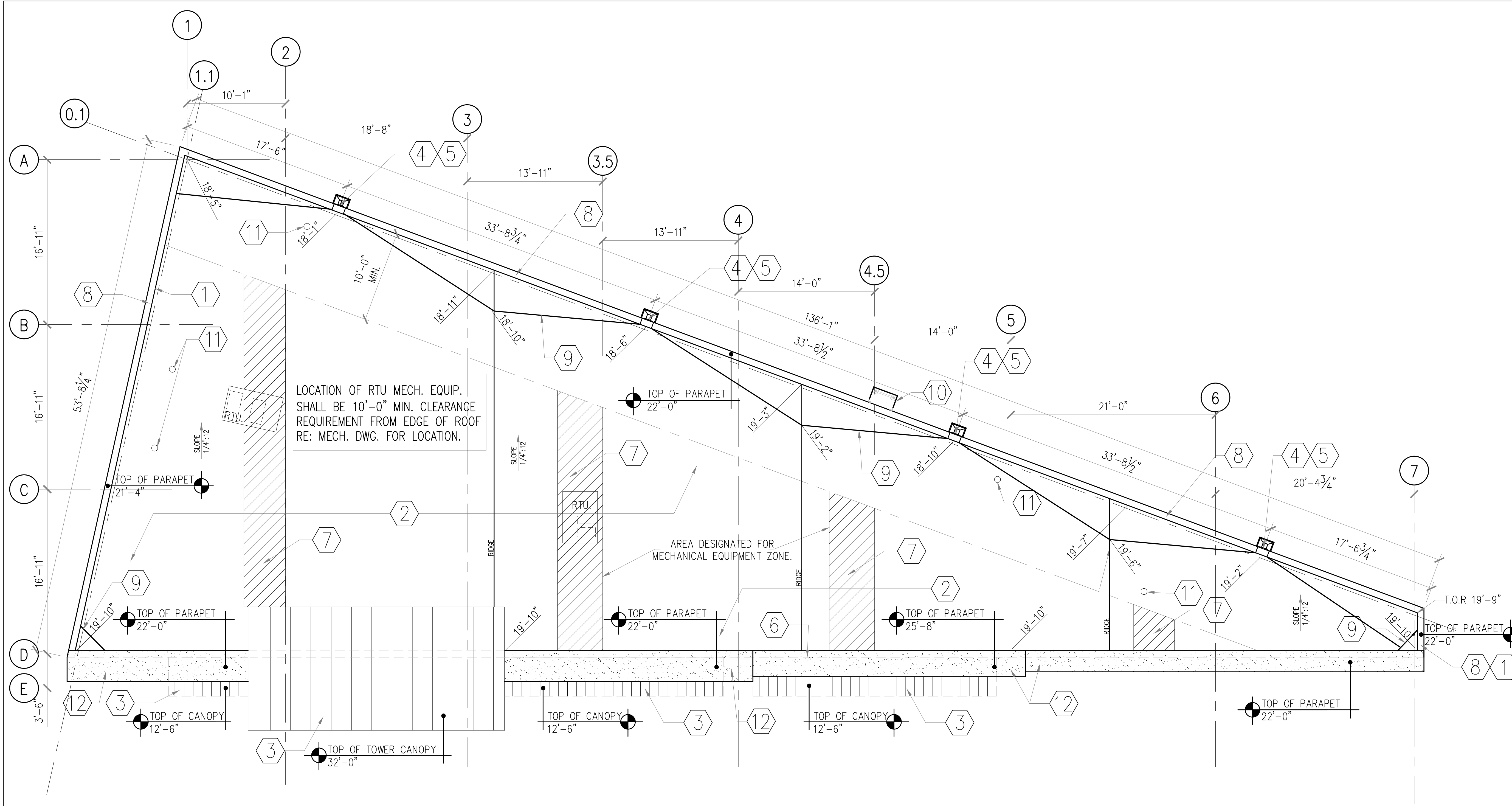


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 HOUSTON, TEXAS 77041 FAX (281) 580-4399  
 FIRM # F-11211

**VILLA MARIA GAS STATION**  
 1919 WEST VILLA MARIA ROAD  
 BRYAN, TX 77807  
**REFLECTED CEILING PLAN**

DRAWN BY: BM DATE: 9-15-2021 SHEET: **A-103** Rev.0  
 CHECKED BY: RSK PROJ. NO.: VR151003.317.4



**KEYED NOTES**

- ① PARAPET WALL (REFER TO ELEVATIONS FOR HEIGHT)
- ② 60 MIL. T.P.O. ROOFING SYSTEM  
4" RIDING INSULATION OVER METAL DECK
- ③ CANOPY
- ④ SCUPPER
- ⑤ DOWNSPOUTS 6"x6" PAINTED (TYPICAL)
- ⑥ WALL BELOW
- ⑦ MECHANICAL AREA
- ⑧ METAL CAP GALVANIZED (TYP.)
- ⑨ ROOF CRICKET
- ⑩ ACCESS LEDGER
- ⑪ EXHAUST DUCT RE: MECHANICAL DRAWINGS
- ⑫ STANDING SEAM METAL ROOFING

**NOTES:**

ALL ROOF TOP EQUIPMENT TO BE SUPPLIED WITH CURBS AND MOUNTED WITH CANT STRIP & CRICKET AROUND IT.

AS PER 2015 IBC OR LATEST OVERFLOW DRAINS HAVING THE SAME SIZE AS THE ROOF DRAINS SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.

BUILT UP ROOFING SYSTEM WITH FLASHING SHEET EXTENDING UP PARAPET AND TERMINATED UNDER COPING.

ROOF CONTRACTOR TO USE JOHNS MANVILLE SINGLE PLY TPO 45 MILL MECHANICALLY FASTENED ROOF SYSTEM (NO SUBSTITUTES)

INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

ALL WOOD USED ON ROOF DECK TO BE PRESSURE TREATED, FIRE RATED.

FIRE RETARDANT WOOD TO BE USED IN LOCATIONS AS ALLOWED PER SECTION 603.1. - IBC 2015

ROOF TO HAVE A MINIMUM SLOPE OF 1/4" PER 1'-0" IN A HORIZONTAL RUN

ALL ROOF MOUNTED EQUIPMENT SHALL NOT EXCEED PARAPET HEIGHT.

CLASS C ROOF SYSTEM AS REQUIRED FOR TYPE 2-B CONSTRUCTION PER IBC 2015 TABLE 1505.1. SECTION 1505.4 INSULATION ENTIRELY ABOVE DECK; HIGH ALBEDO ROOF REQUIRED, 3-YEAR AGED SOLAR REFLECTANCE = 0.55, THERMAL EMITTANCE = 0.75(E).

**NOTE:**  
ROOF SHALL HAVE A COOL ROOF COVERING THE EXTERIOR ROOF SURFACE SHALL MEET THE CRITERIA OF 2015 IECC TABLE C402.3 FOR 3 YEAR AGED 0.55 SOLAR REFLECTANCE & 0.75 THERMAL EMITTANCE OR A 3 YEAR AGED SOLAR REFLECTANCE INDEX 64. TEST METHODS AS FOLLOW:

AGED SOLAR REFLECTANCE TEST METHOD:  
ASTM C1549, ASTM E903 ASTM E1918 OR CRR-1.

AGED THERMAL EMITTANCE TEST METHOD:  
ASTM C1317, ASTM E408 OR CKRC-1 SOLAR REFLECTANCE INDEX (SRI) IN ACCORDANCE WITH ASTM E1980.

**NOTE:**

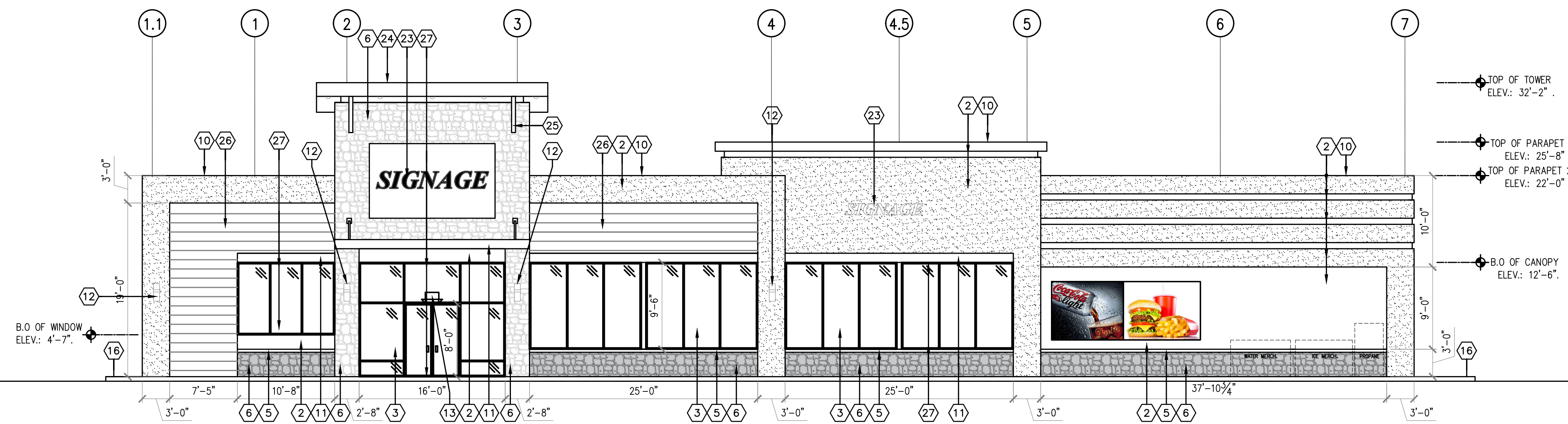
1-ROOF SYSTEM, WALLS SYSTEM AND FIXTURES SHALL COMPLY WITH MANUFACTURER SPECIFICATIONS AND REQUIREMENTS

2-MECHANICAL EQUIPMENT GUARDS - SECTION 1013.6-2015 IBC GUARDS SHALL BE PROVIDED WHERE APPLIANCES, EQUIPMENT, FANS, ROOF HATCH OPENING OR OTHER COMPONENTS THAT REQUIRE SERVICE ARE LOCATED WITHIN 10 FEET (3048 MM) OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES (762MM) ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF 21-INCH DIAMETER (533MM) DIAMETER SPHERE. THE GUARD SHALL EXTEND NOT LESS THAN 30 INCHES BEYOND EACH END OF SUCH APPLIANCE, EQUIPMENT, FAN OR COMPONENT.

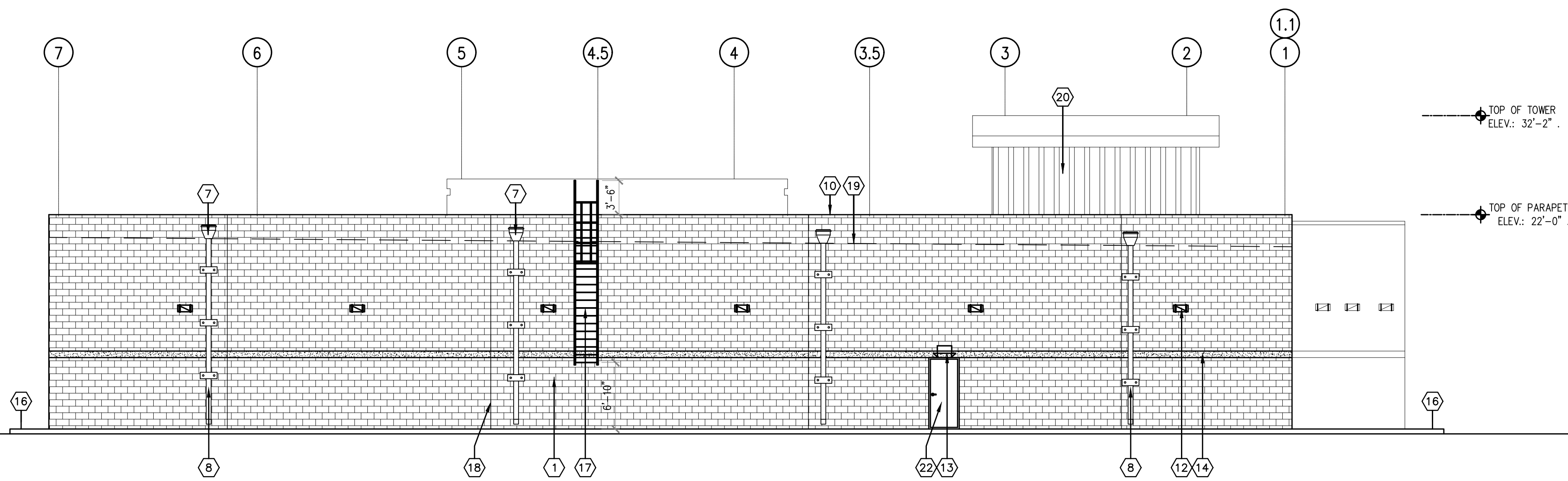
3-ALL ROOF ELEVATIONS SHOWN ARE FROM TOP OF FINISH FLOOR.

FOR CONSTRUCTION 05-16-2022

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1 NORTH ELEVATION



2 SOUTH ELEVATION

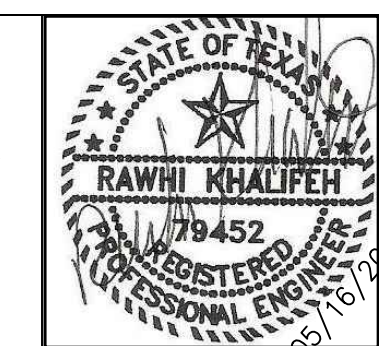
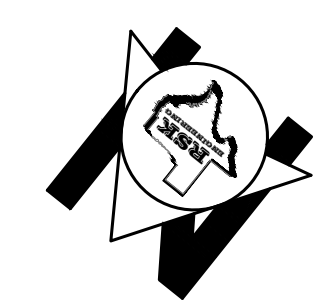
**KEYED NOTES**

- ① 8"x16" SMOOTH FACE CMU BLOCK. SEALED AND PAINTED (TYP.)
- ② 7/8" HARD COAT STUCCO RES: GENERAL NOTES
- ③ ALUMINUM TINTED INSULATED GLASS STORE FRONT
- ④ NOT USED
- ⑤ 3" CAST STONE
- ⑥ 2" STONE VENEER.
- ⑦ SCUPPER & CONDUCTOR HEAD
- ⑧ PRE-FINISHED ALUMINUM 6"x6" DOWNSPOUT
- ⑨ NOT USED
- ⑩ PRE-FINISHED 25 GA. AL. CAP FLASHING
- ⑪ METAL CANOPY
- ⑫ WALL PACK LIGHT FIXTURE (RE: ELECTRICAL)
- ⑬ EXTERIOR EMERGENCY LIGHT FIXTURE (RE: ELECTRICAL)
- ⑭ BOND BEAM @ 7'-4" CMU WALLS (TYP) RE: STRUCTURAL
- ⑮ NOT USED
- ⑯ 5" THICK SIDEWALK
- ⑰ METAL LADDER
- ⑱ EXPANSION JOINT (TYP.)
- ⑲ 60 MIL. T.P.O. ROOFING SYSTEM
- ⑳ METAL SIDING PANEL
- ㉑ AWNING (NOT USED)
- ㉒ HOLLOW METAL DOOR, PAINTED
- ㉓ SIGNAGE (BY OWNER)
- ㉔ METAL TRIM
- ㉕ METAL BRACE
- ㉖ WOOD SIDING
- ㉗ EXTERIOR SECURITY SHUTTER, BY OWNER

FOR CONSTRUCTION  
05-16-2022

SCALE: 1/8" = 1'-0"

GRAPHIC SCALE



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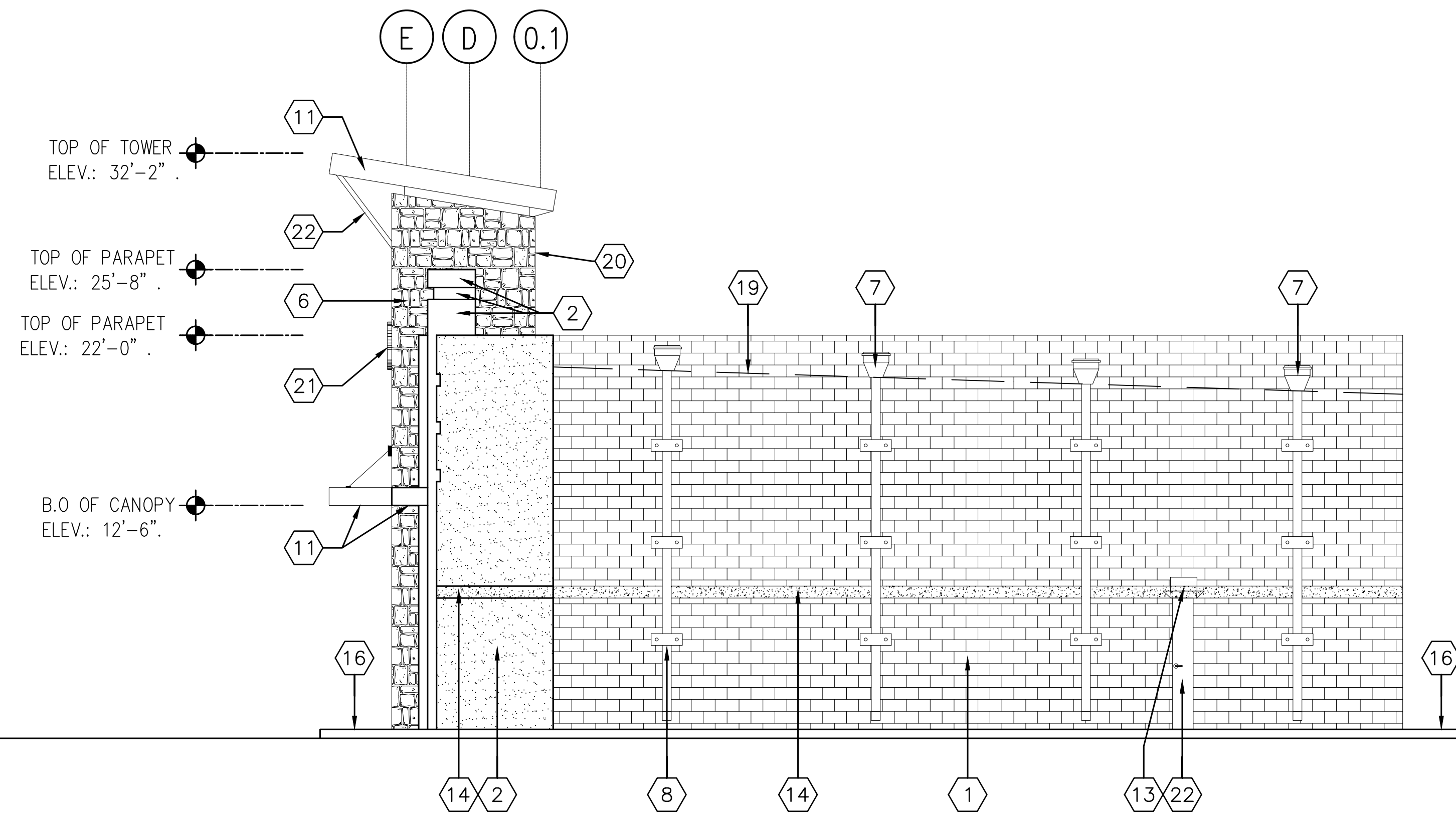
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**VILLA MARIA GAS STATION**  
1919 WEST VILLA MARIA ROAD  
BRYAN, TX 77807  
**EXTERIOR ELEVATIONS NORTH AND SOUTH**

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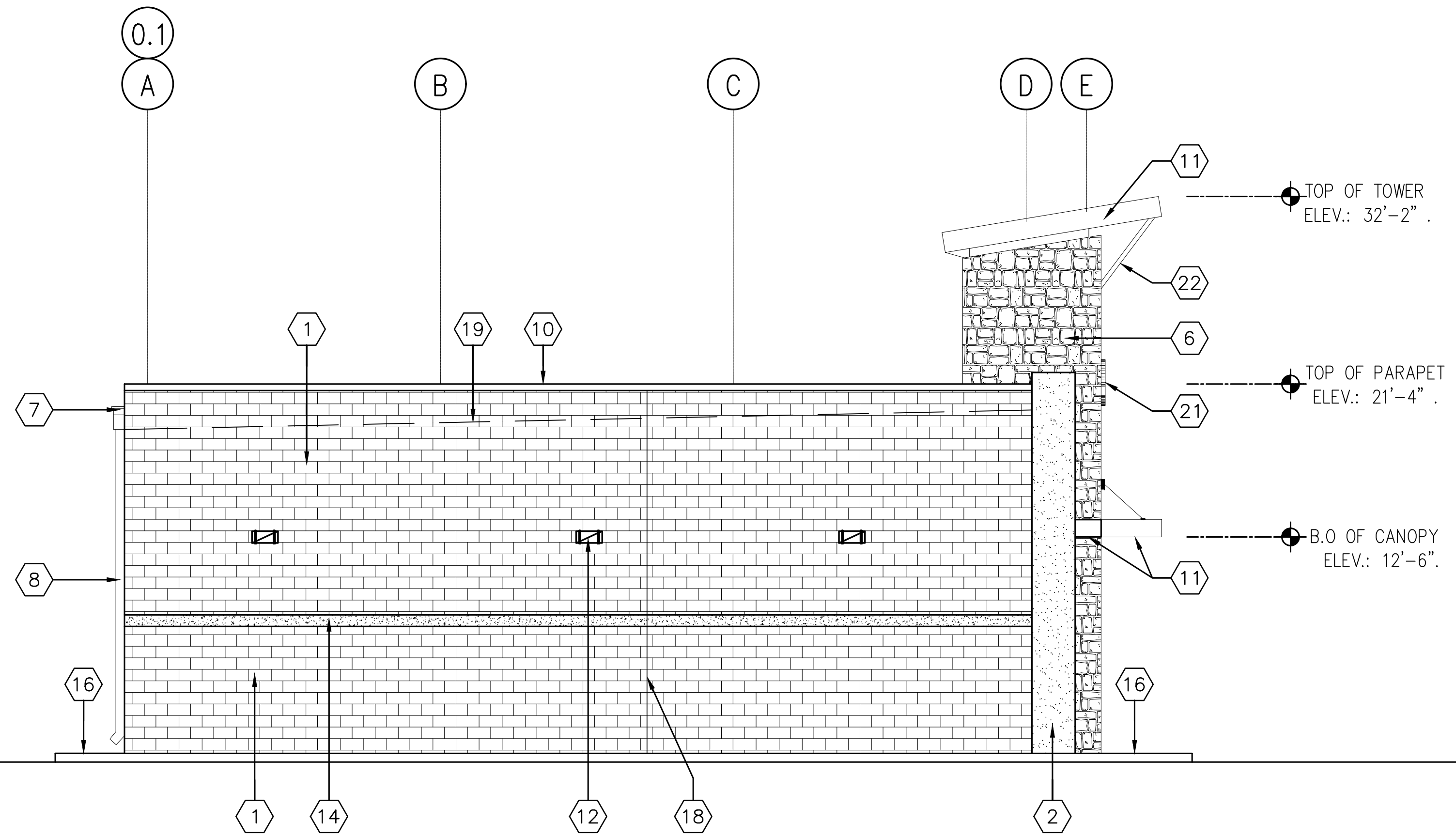
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- ⑱ EXPANSION JOINT (TYP.)
- ⑲ 60 MIL. T.P.O. ROOFING SYSTEM
- ⑳ METAL SIDING PANEL
- ㉑ SIGNAGE (BY OWNER)
- ㉒ METAL BRACE



**WEST ELEVATION**

1



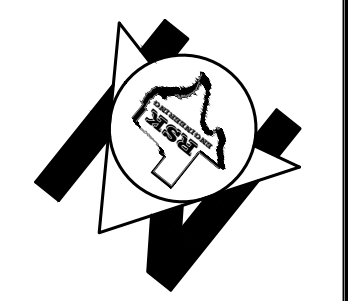
**EAST ELEVATION**

2

FOR CONSTRUCTION 05-16-2022

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GRAPHIC SCALE



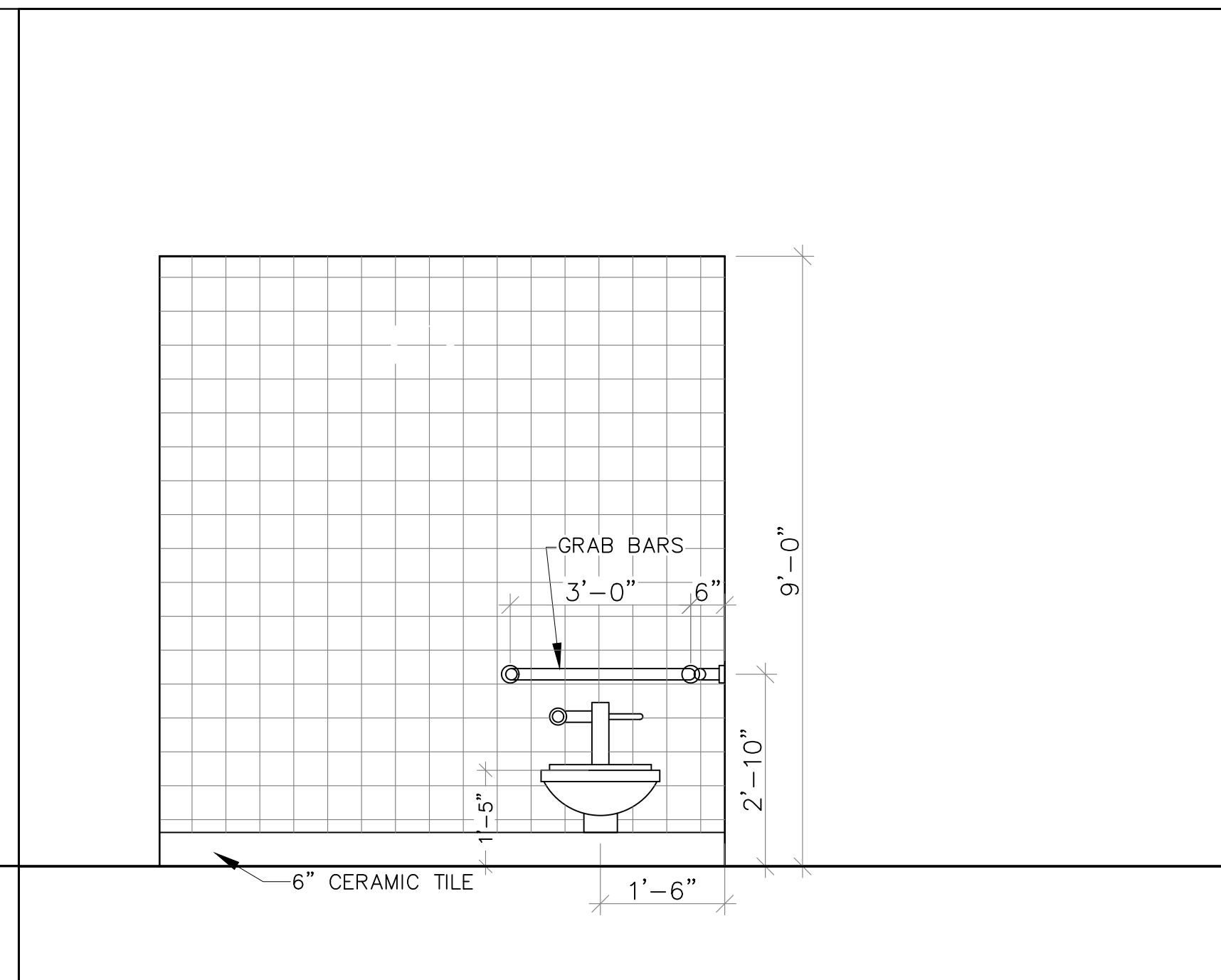
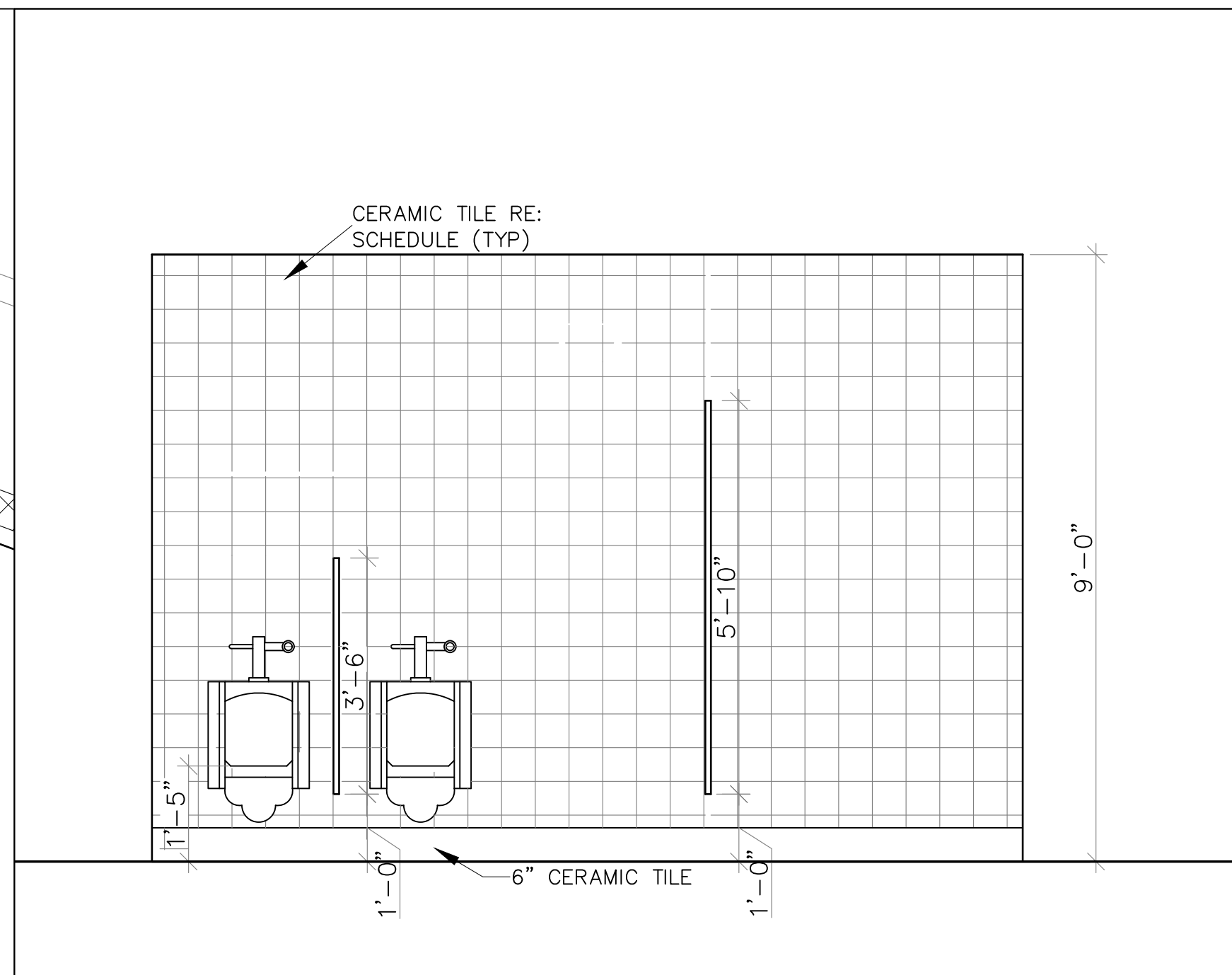
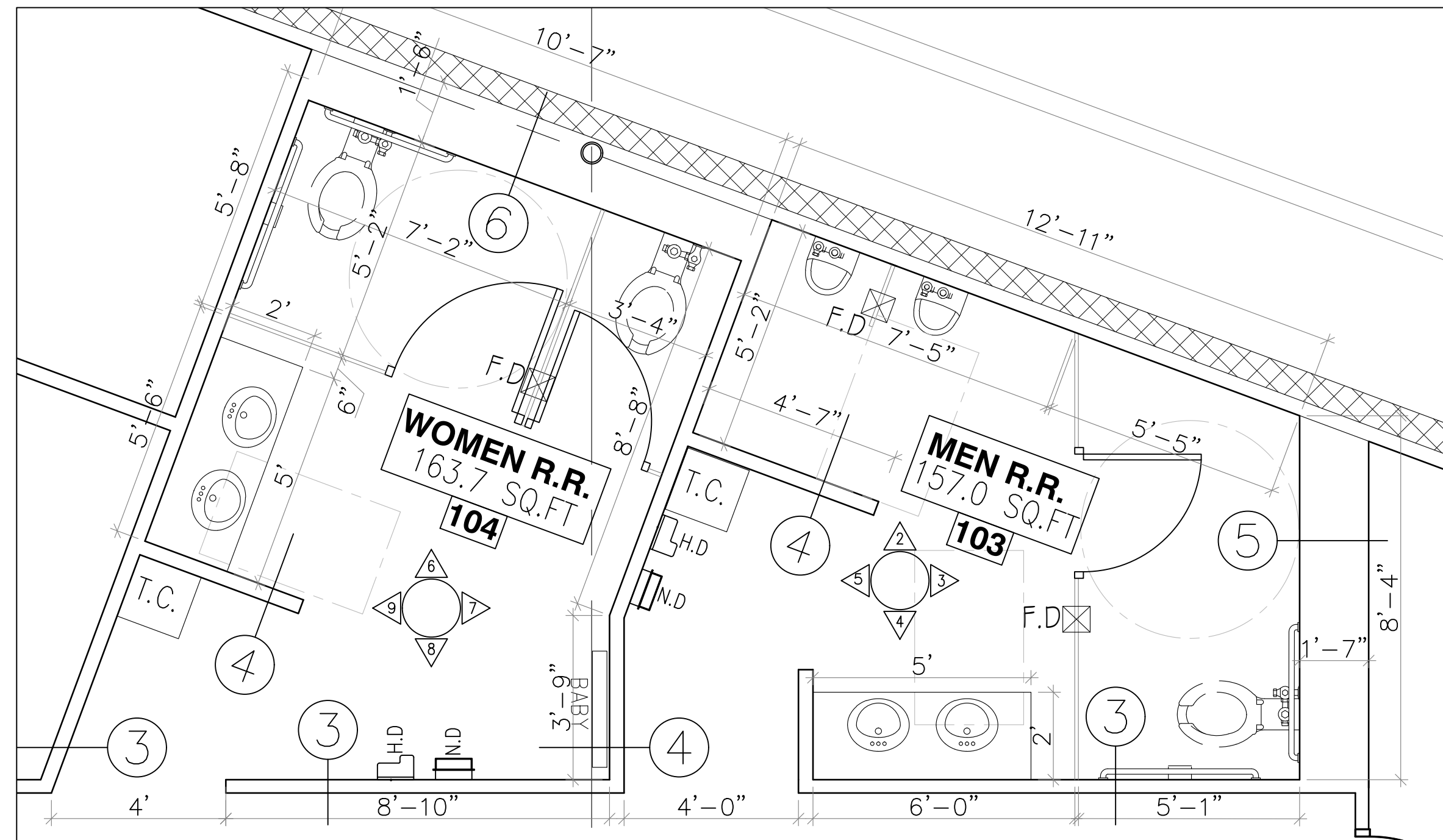
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**VILLA MARIA GAS STATION**  
**1919 WEST VILLA MARIA ROAD**  
**BRYAN, TX 77807**  
**EXTERIOR ELEVATIONS WEST AND EAST**

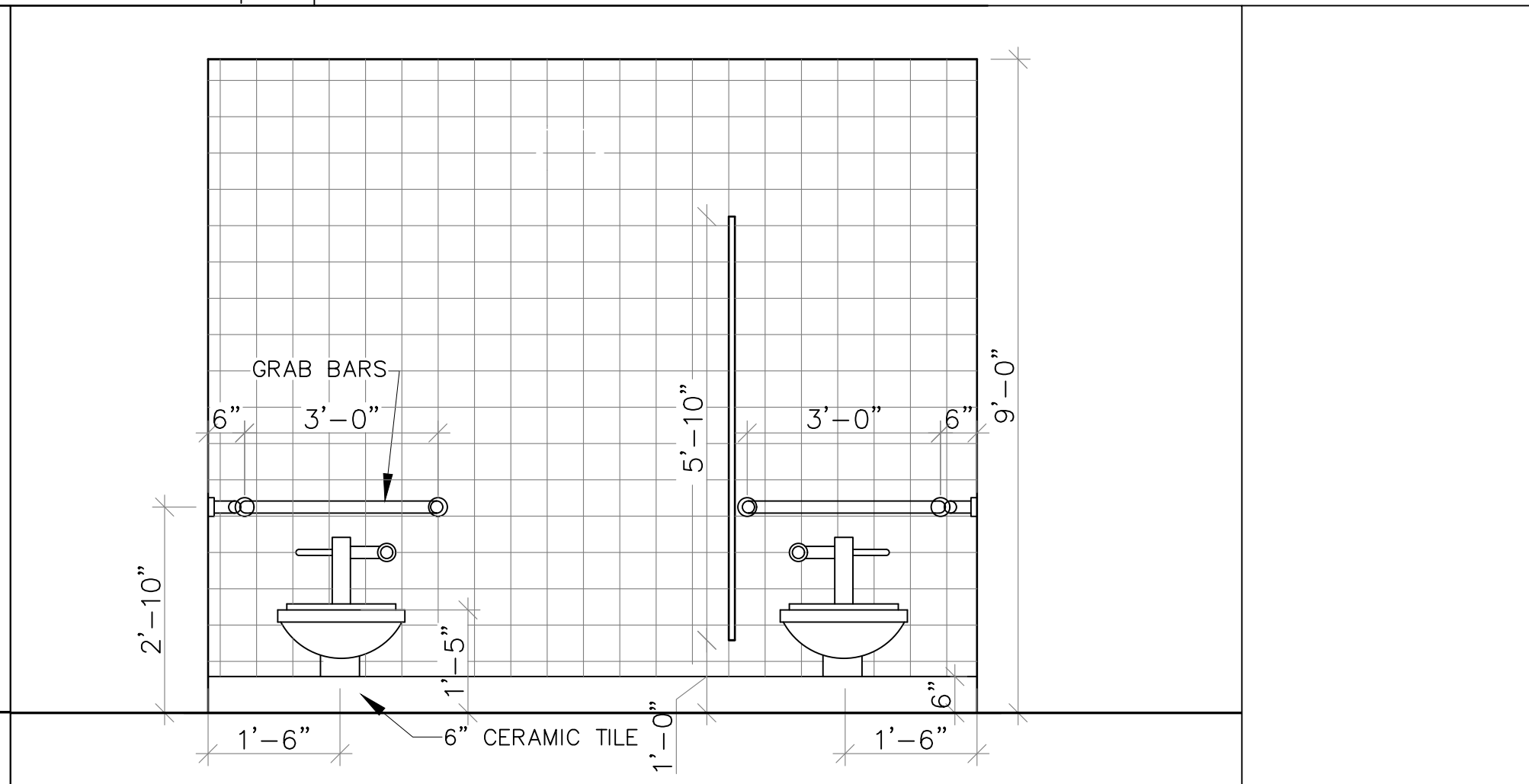
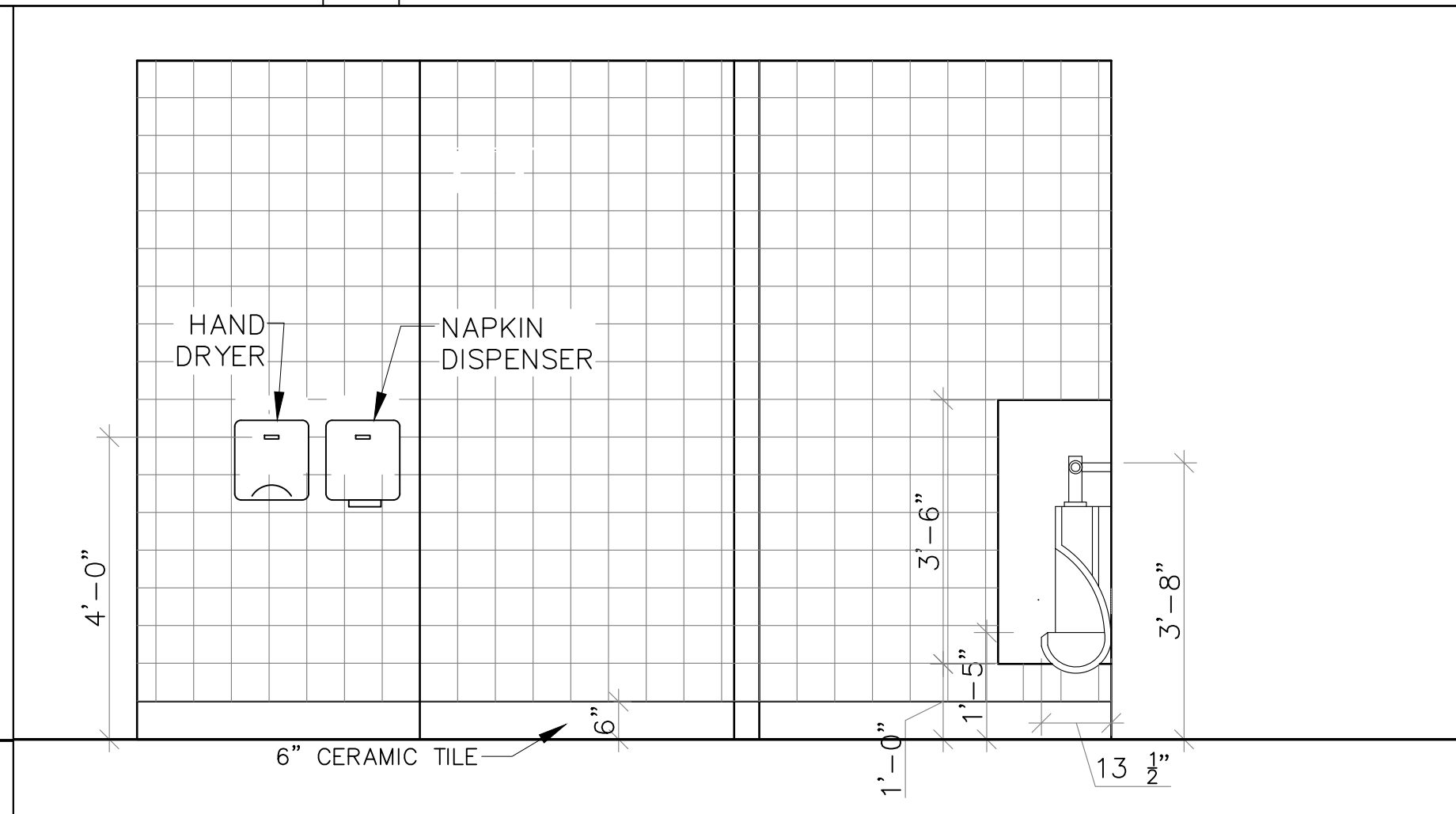
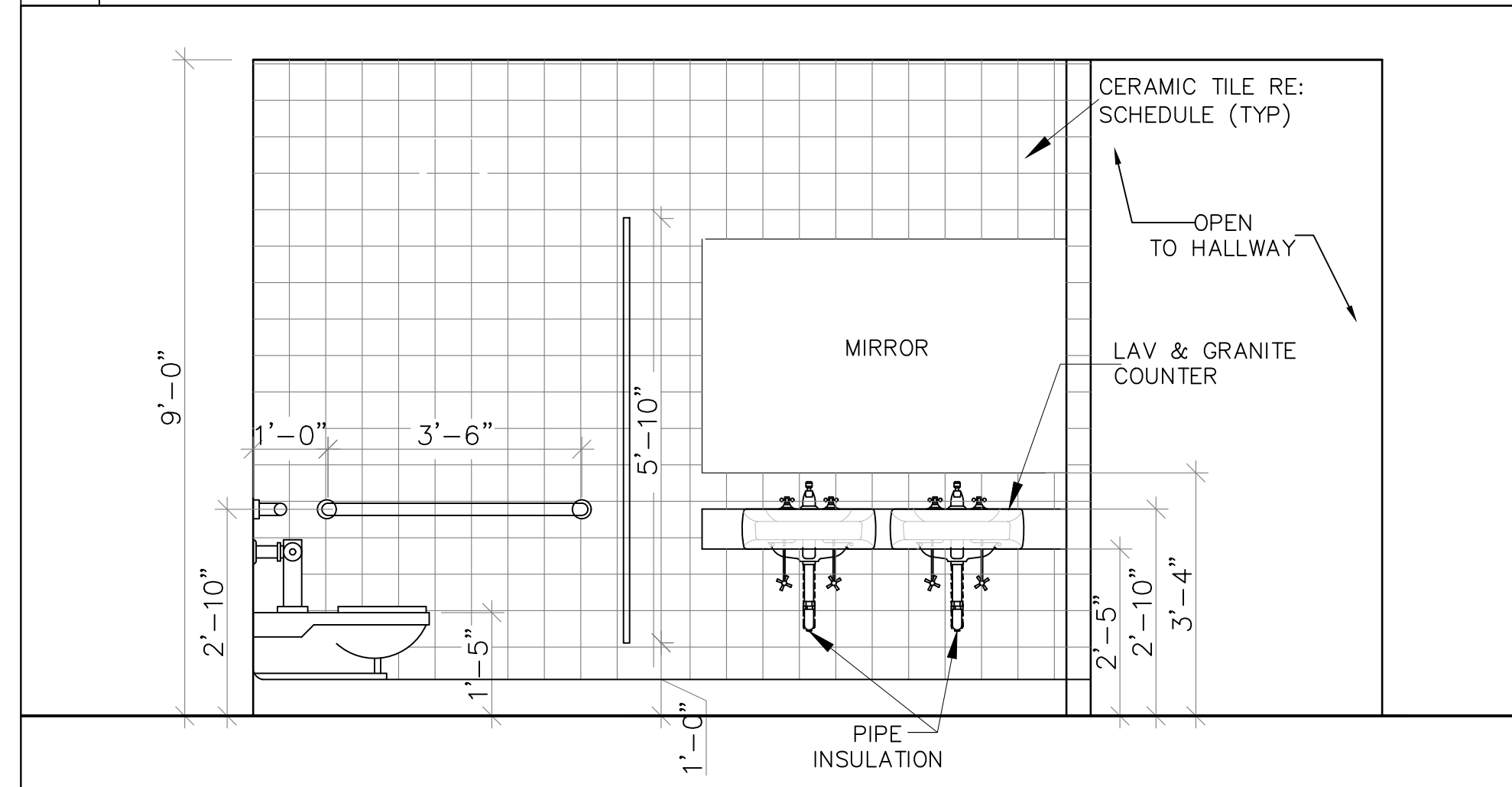
DRAWN BY: BM	DATE: 9-15-2021	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	<b>A-202</b> Rev.0



1 RESTROOMS FLOOR PLANS SCALE: 3/8" = 1'-0"

2 MEN RESTROOM

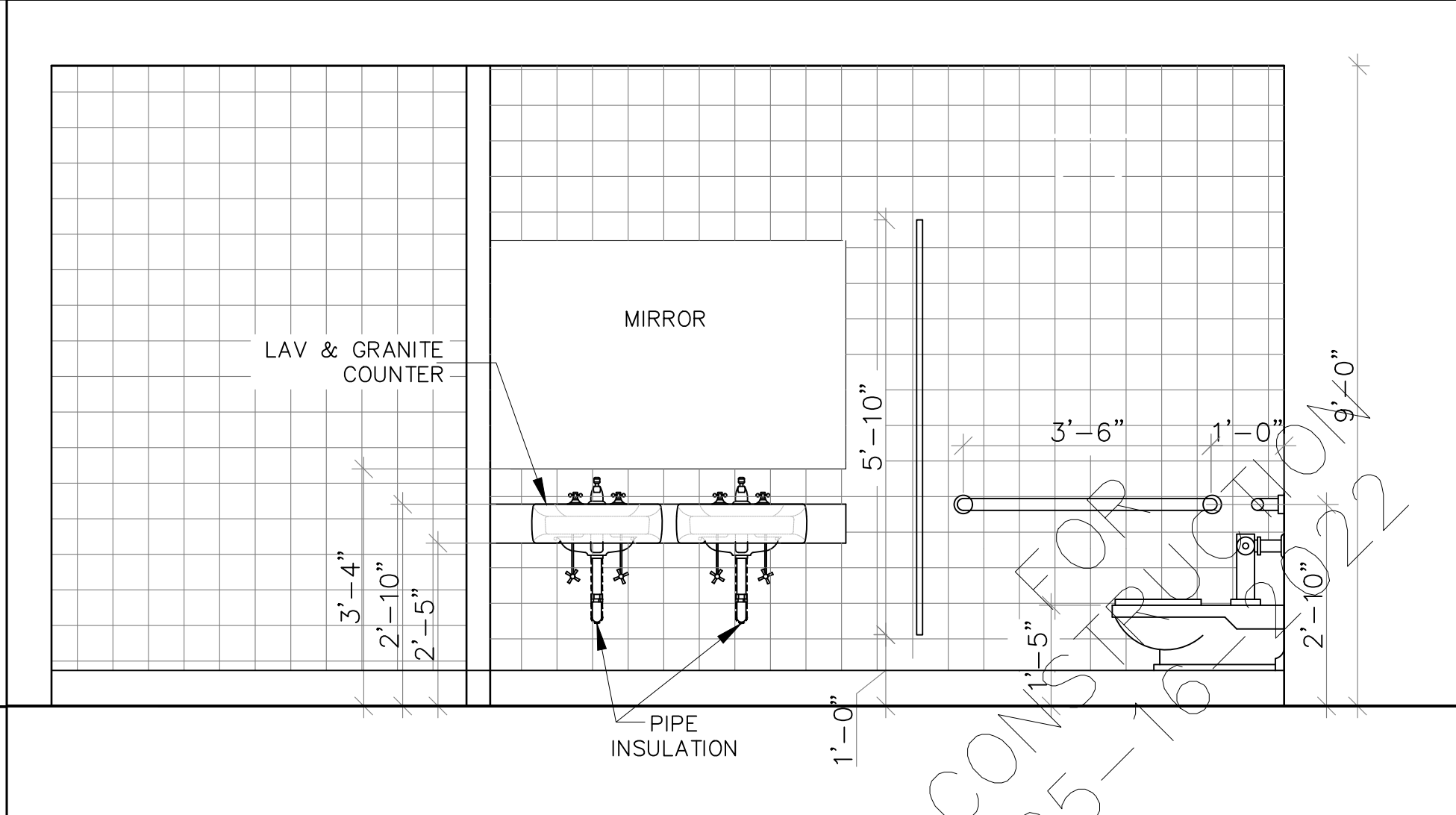
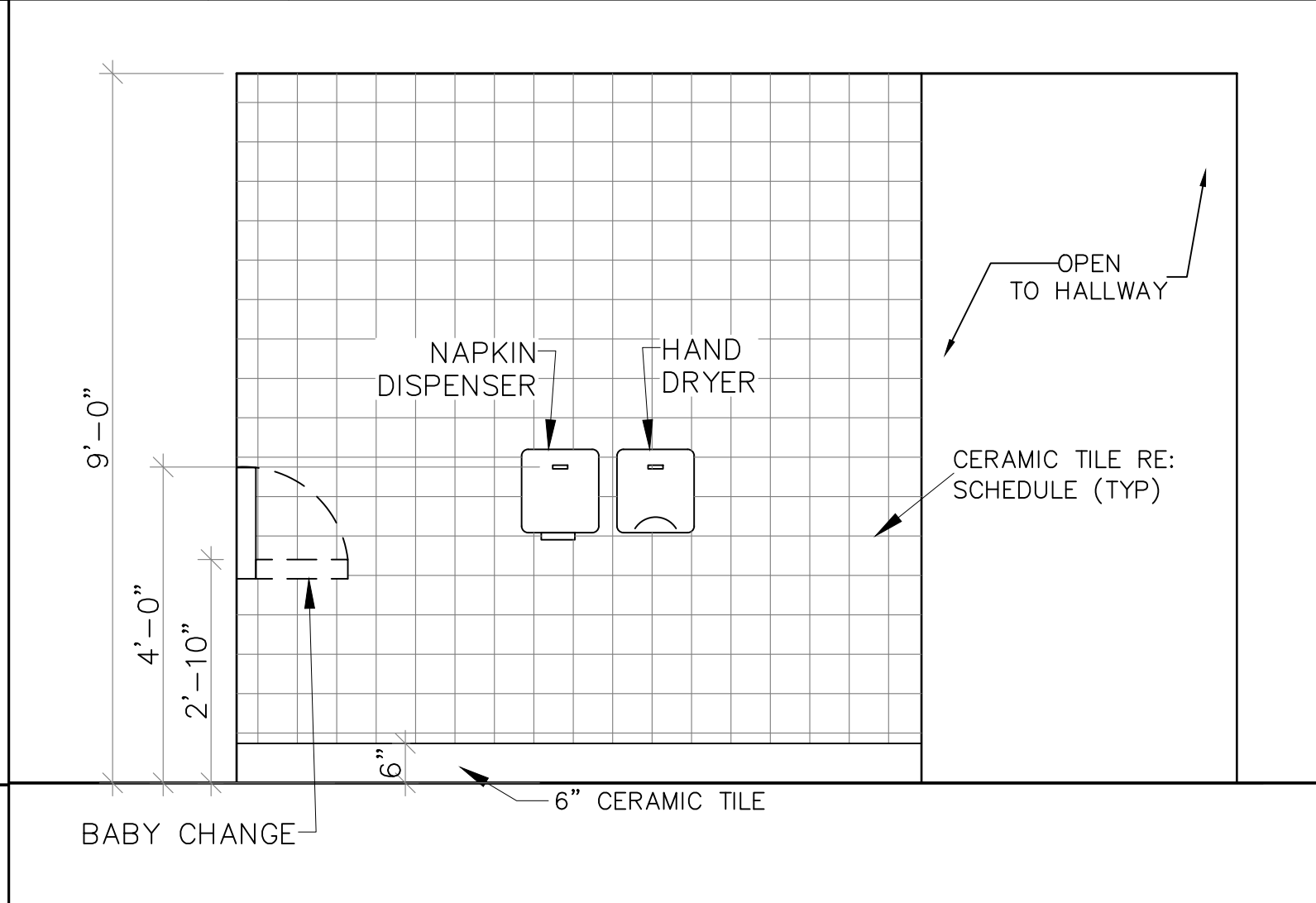
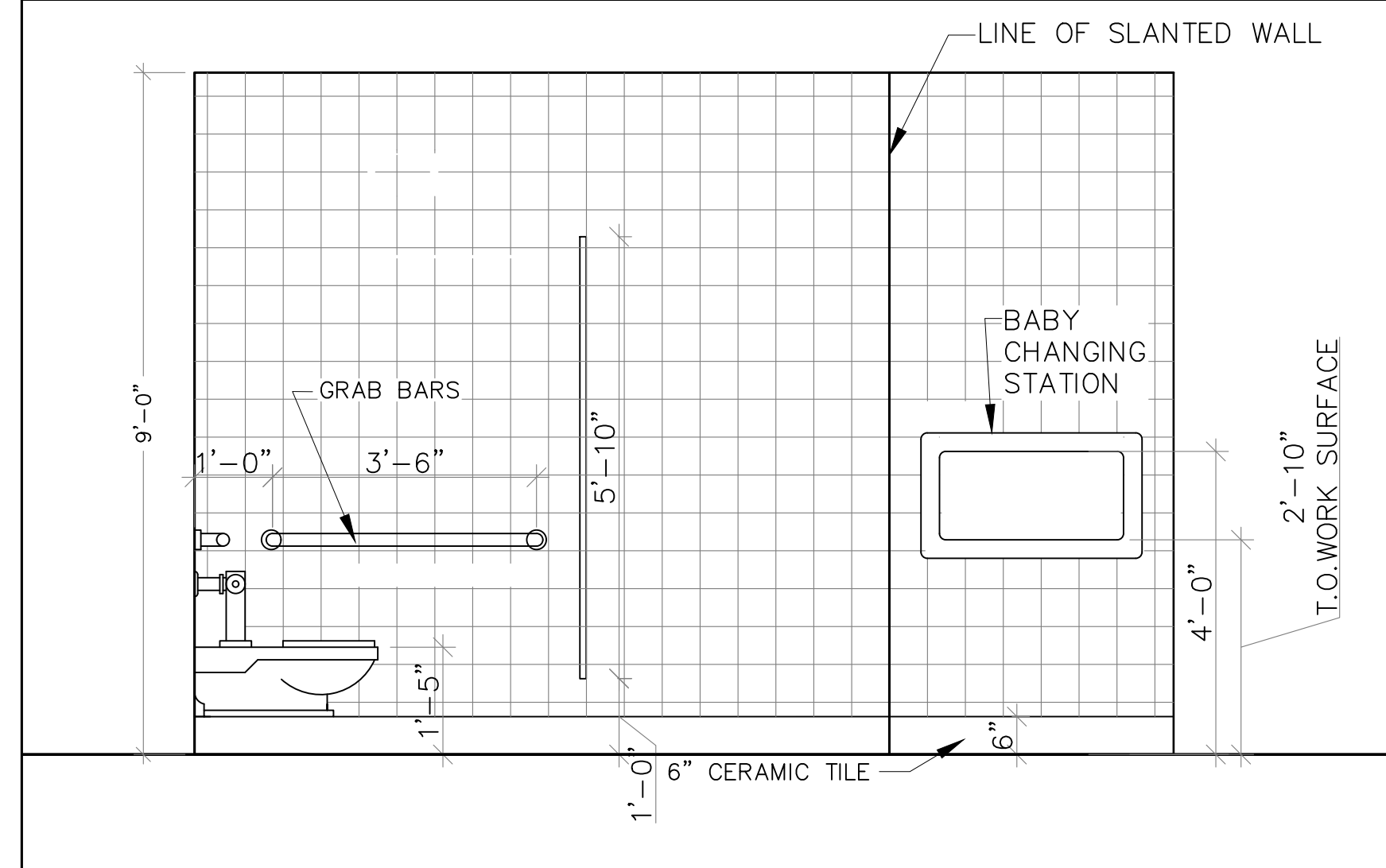
3 MEN RESTROOM



4 MEN RESTROOM

5 MEN RESTROOM

6 WOMAN RESTROOM



7 WOMEN RESTROOM

8 WOMEN RESTROOM

9 WOMEN RESTROOM

**GENERAL NOTES:**

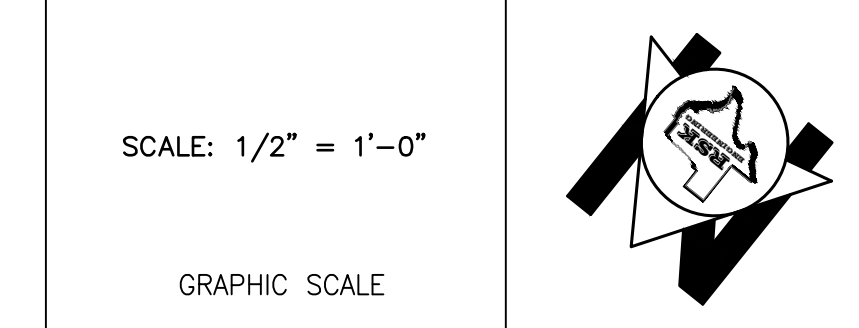
1. LAVATORY AND WATER CLOSETS ARE TO HAVE LEVER TYPE CONTROLS. WATER CLOSET CONTROLS SHALL BE LOCATED ON THE SIDE OPPOSITE TO THE NEAREST WALL.
2. A.D.A. HANDICAP SYMBOLS ( Δ W/ BRAILLE, GRADE 2) TO BE LOCATED WITHIN 2' ADJACENT TO DOOR LATCH & 60" TO CENTERLINE AS REQUIRED BY LOCAL AUTHORITY.
3. GRAB BAR AND SEAT SHALL WITHSTAND A LOAD OF NOT LESS THAN 250 POUNDS APPLIED AT ANY ONE POINT.
4. PROVIDE 1 1/2" CLEARANCE BETWEEN GRAB BAR AND WALL.
5. GRAB BAR ON SIDE WALL TO BE OFFSET 12" MAX. FROM REAR WALL.
6. HOT WATER AND DRAIN PIPES UNDER LAVATORY SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.
7. RESTROOM FLOORS & WALLS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES. (AS PER IBC 2015 SEC. 1210.1)

**HEALTH NOTES:**

1. G.C. MUST USE A MIN. 6" HIGH COVERED SANITARY BASE AT ALL WET LOCATIONS.

SCALE: 1/2" = 1'-0"

GRAPHIC SCALE



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
5-16-22	ISSUE FOR PERMITTING	CONSTRUCTION DRAWINGS	
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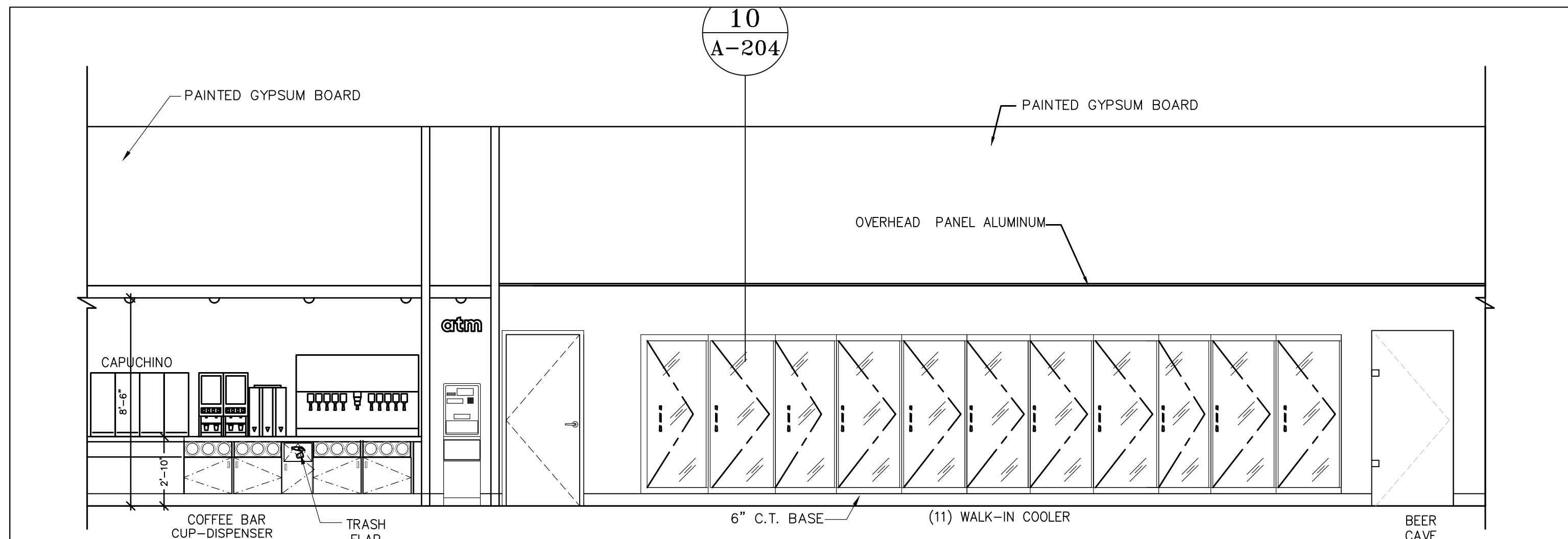
**RSK ENGINEERING**  
ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS

11302 TANNER RD. HOUSTON, TEXAS 77041  
FIRM # F-11211

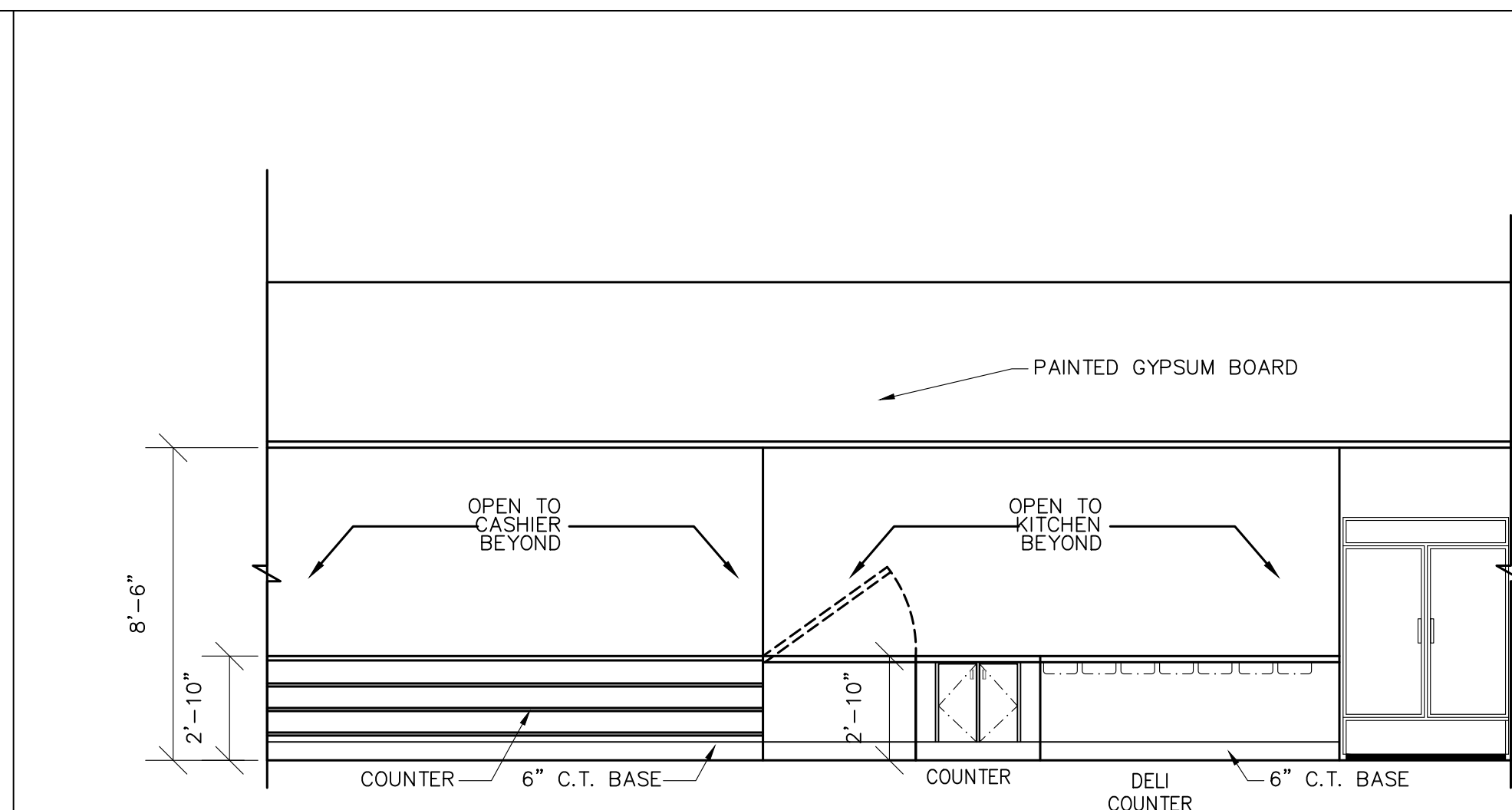
TEL. (281) 580-4585  
FAX (281) 580-4399

VILLA MARIA GAS STATION  
1919 WEST VILLA MARIA ROAD  
BRYAN, TX 77807  
**RESTROOMS ELEVATIONS**

DRAWN BY: BM DATE: 9-15-2021 SHEET: **A-203** Rev.0  
CHECKED BY: RSK PROJ. NO.: VR151003.317.4

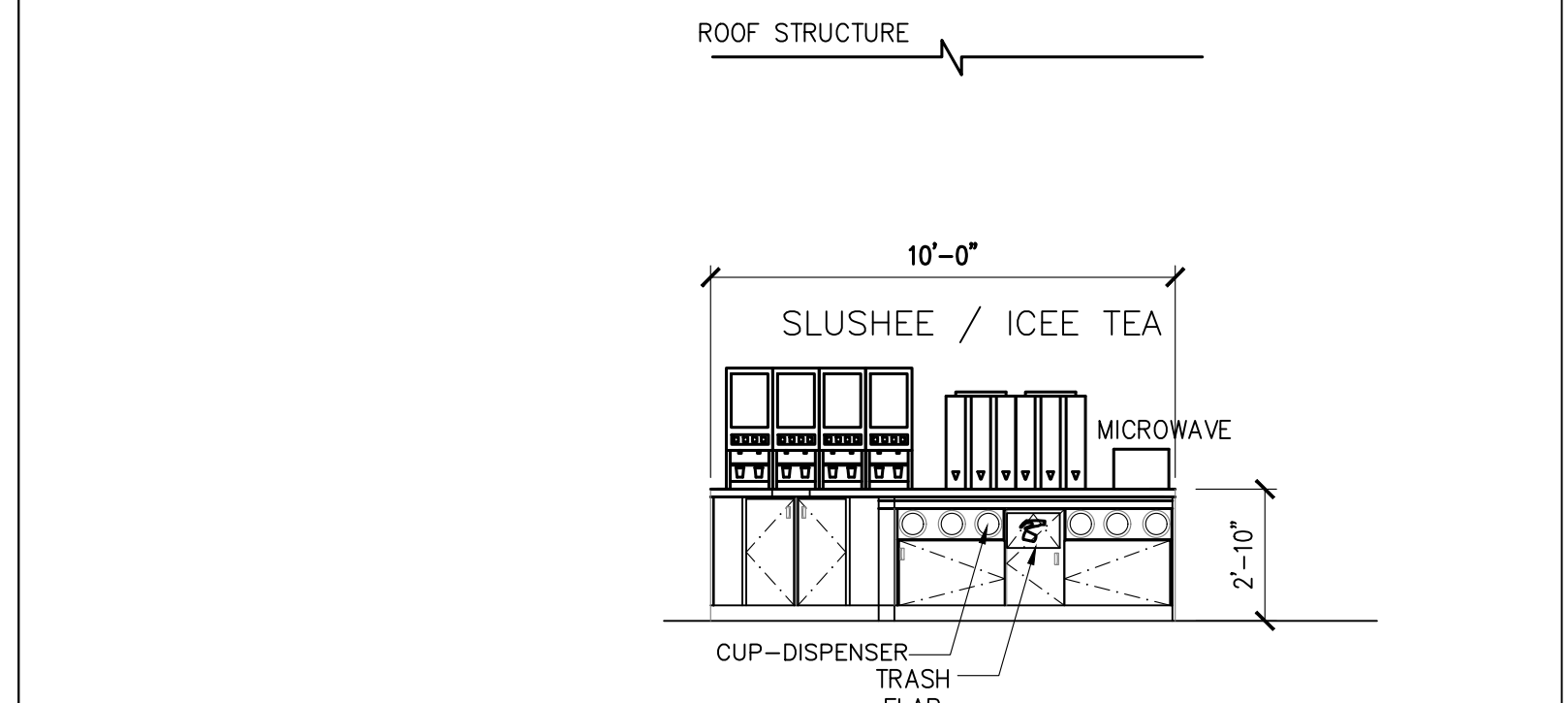


1 COOLER ELEVATION

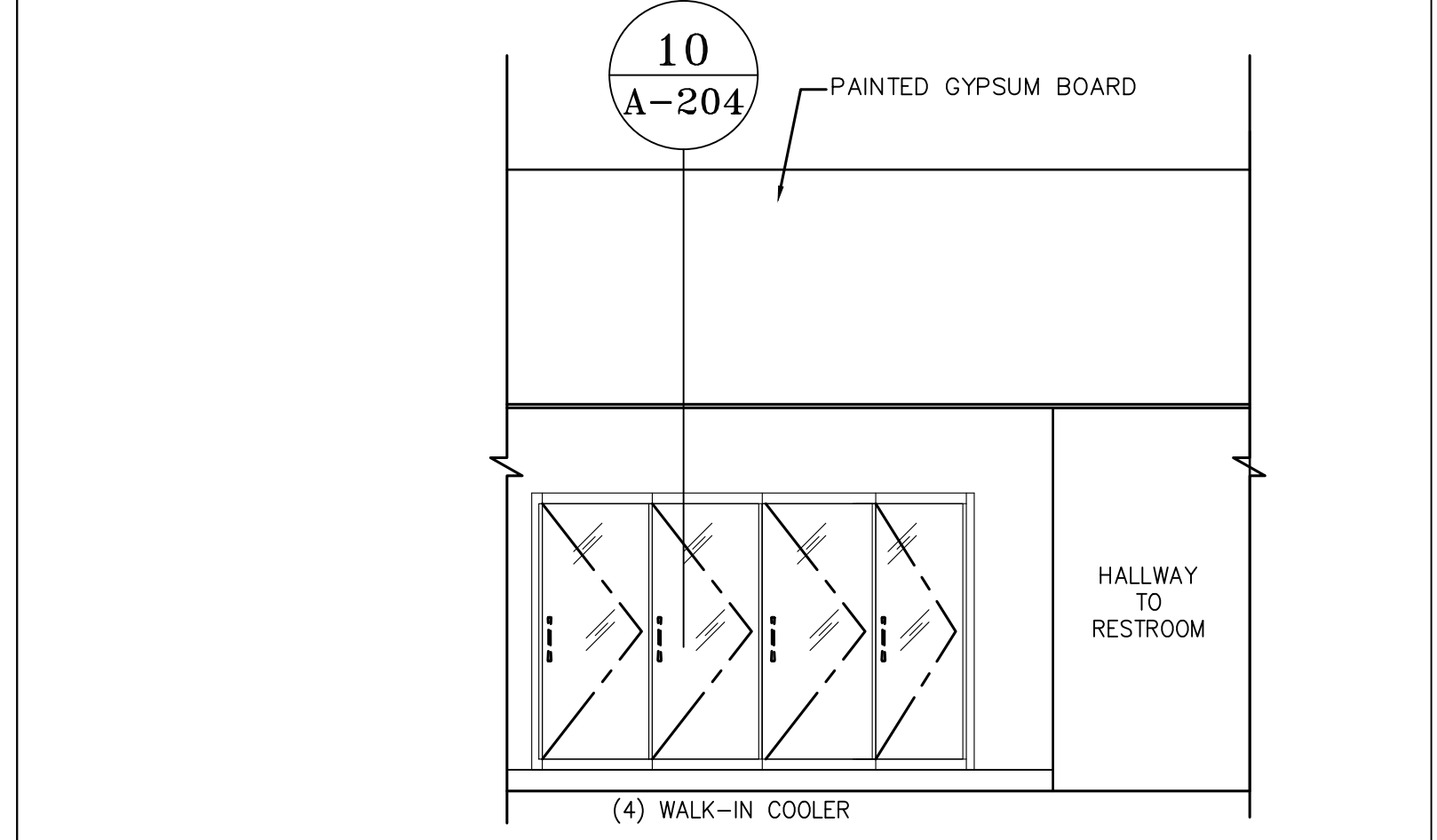
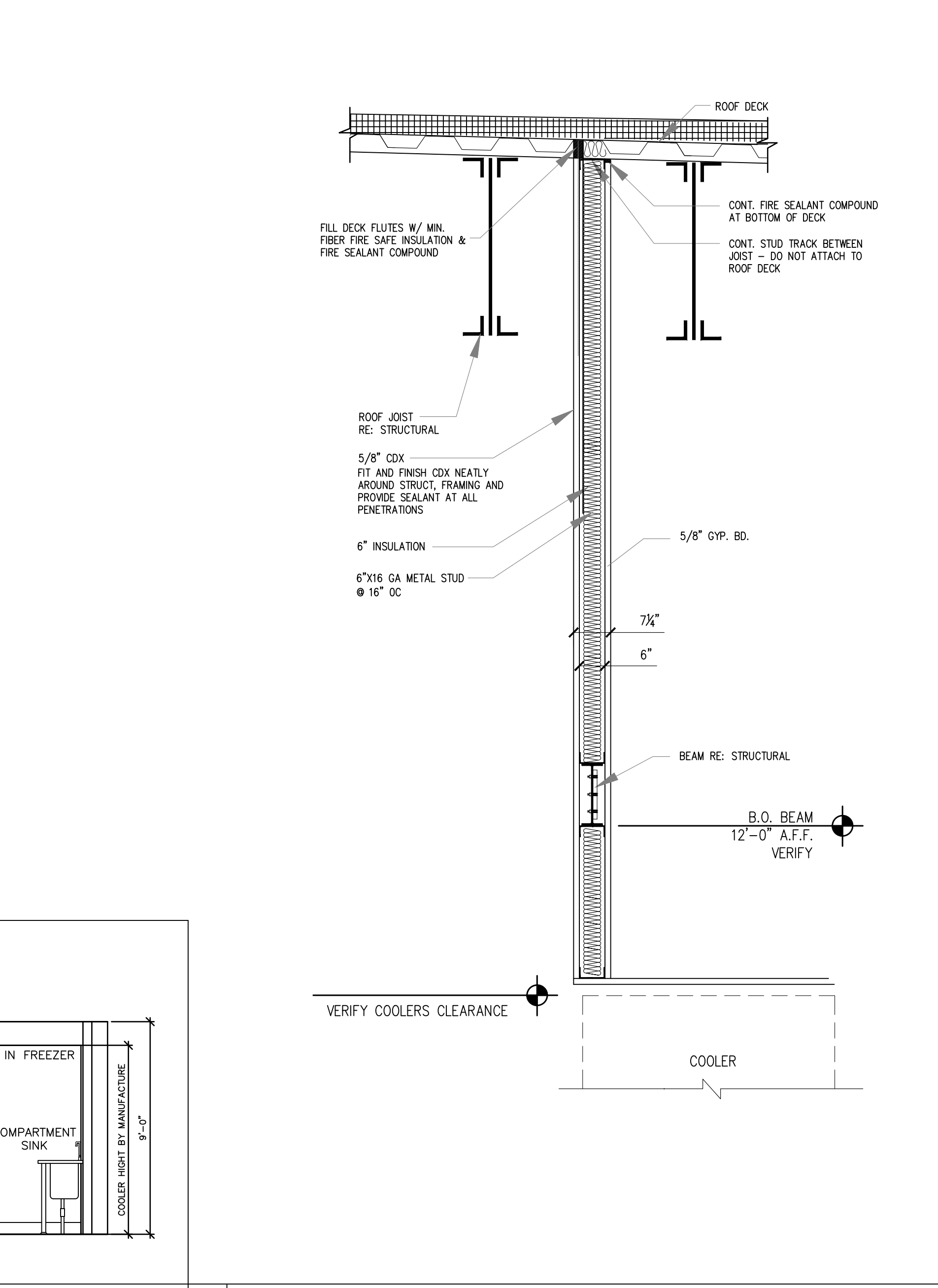


2 CASHIER AND KITCHEN ELEVATION

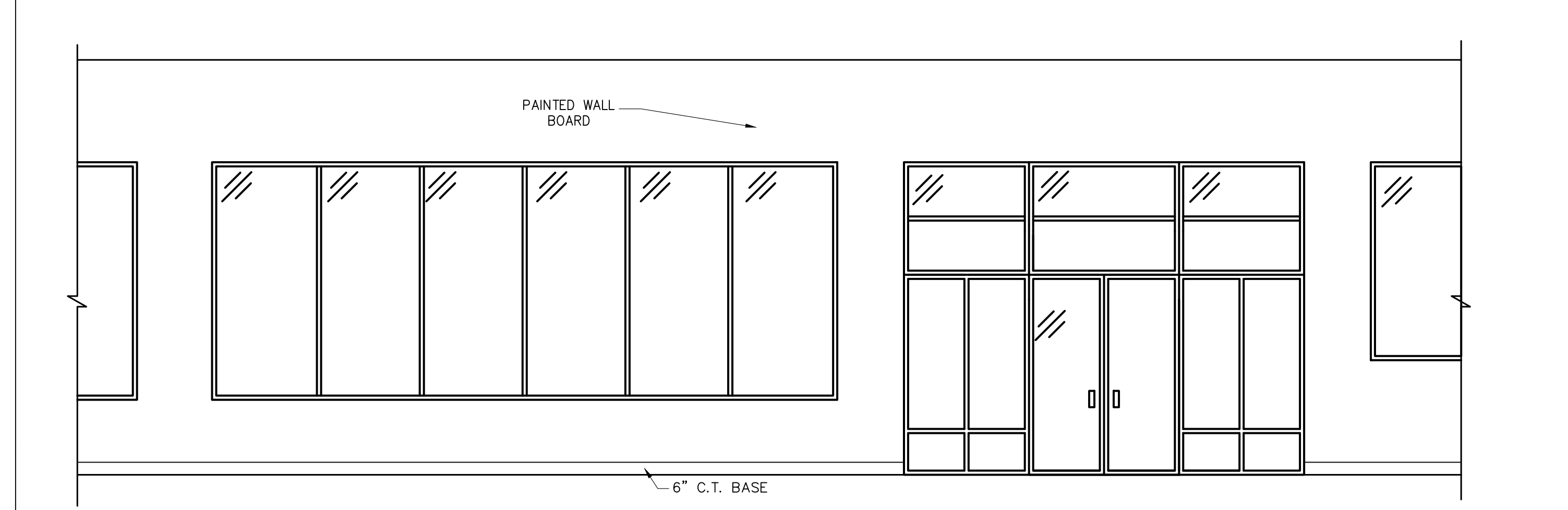
NOTE:  
BEHIND SERVICE COUNTERS TO  
HAVE LIGHT COLORED IMPERVIOUS  
WALL COVER LIKE TILE TO HEIGHT  
OF TALLEST DRINK MACHINE  
MINIMUM. SEE NOTE #4 SHEET#  
A-102



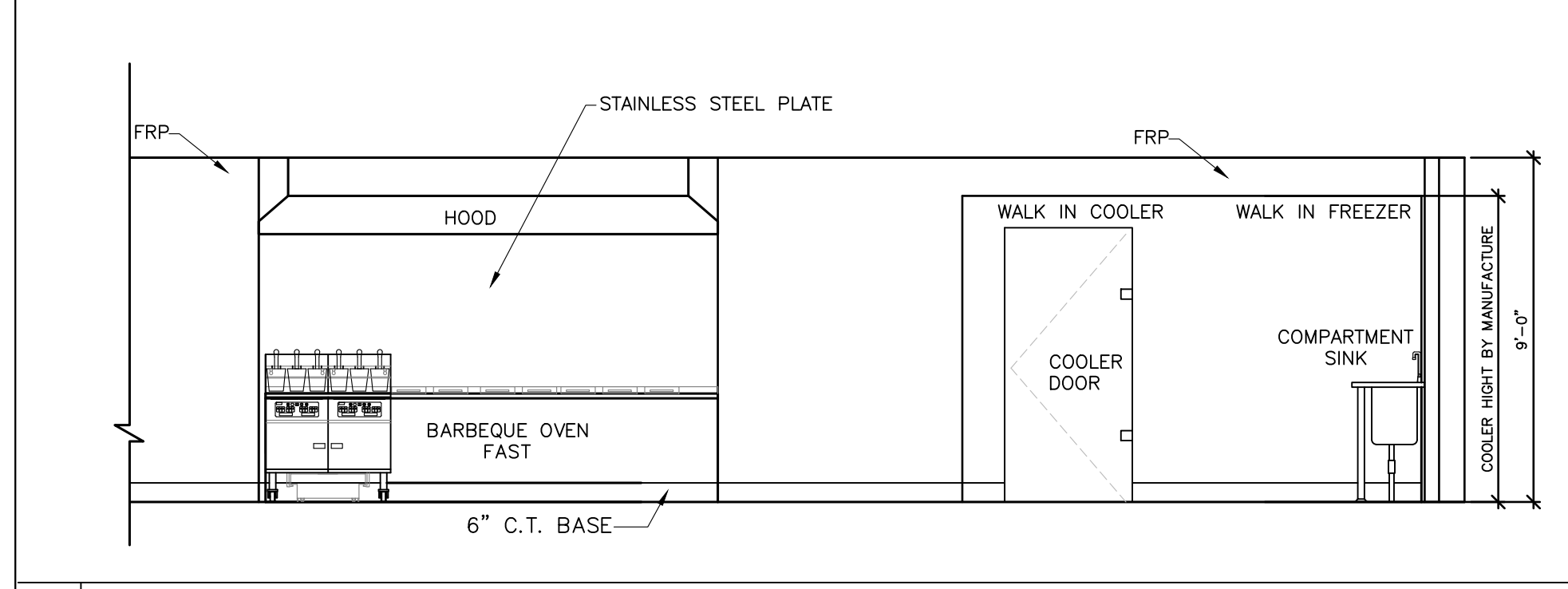
3 DRINK COUNTER ELEVATION



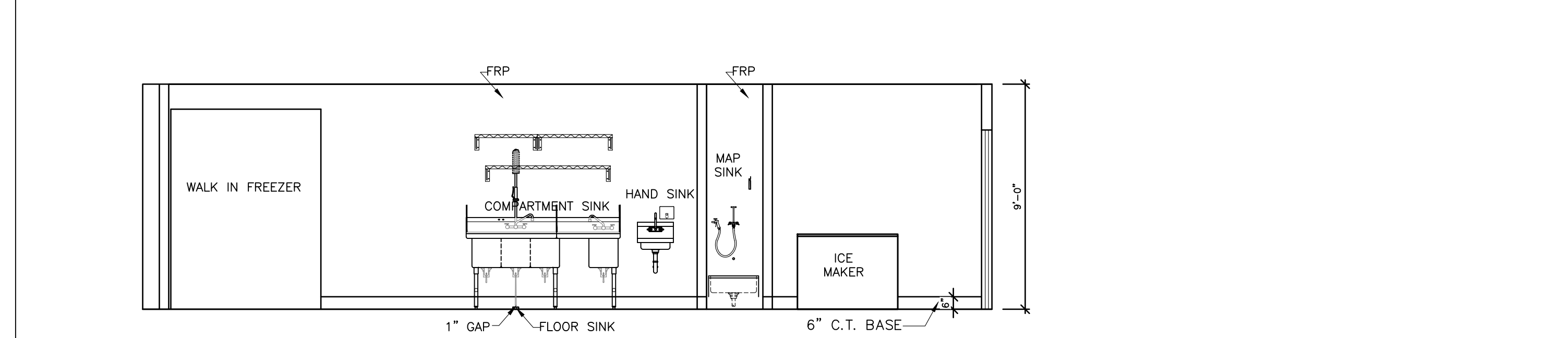
5 COOLER ELEVATION



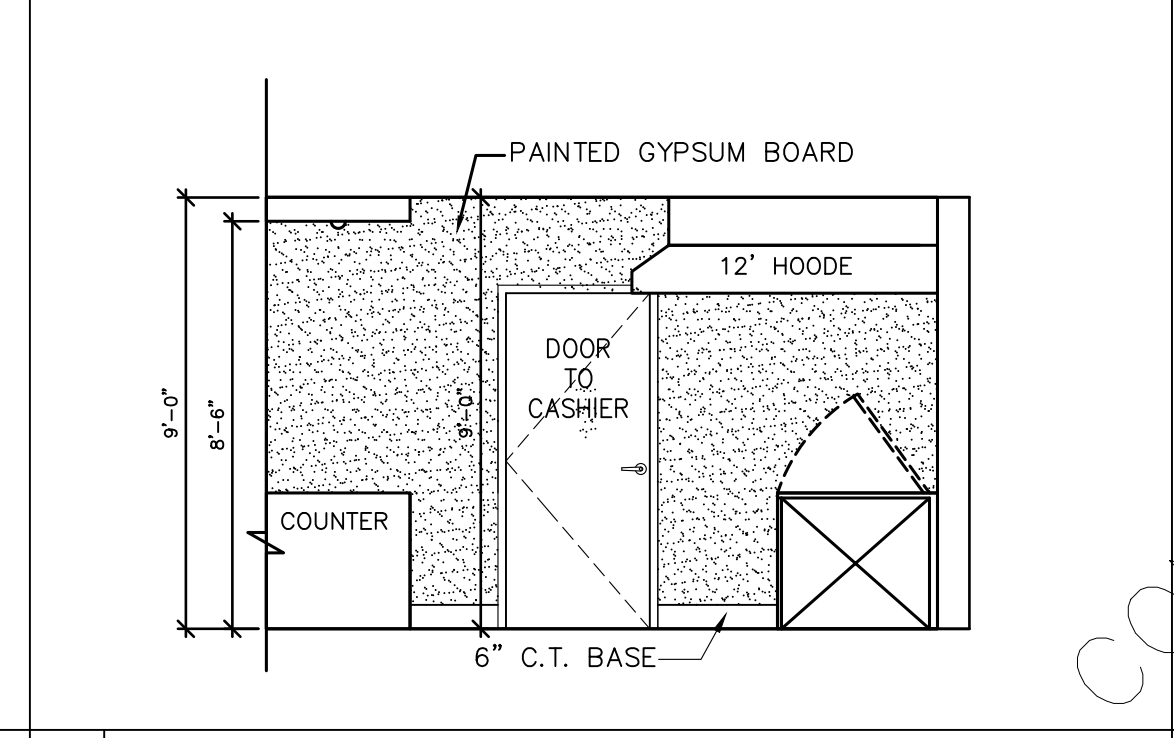
4 MAIN ENTRANCE ELEVATION



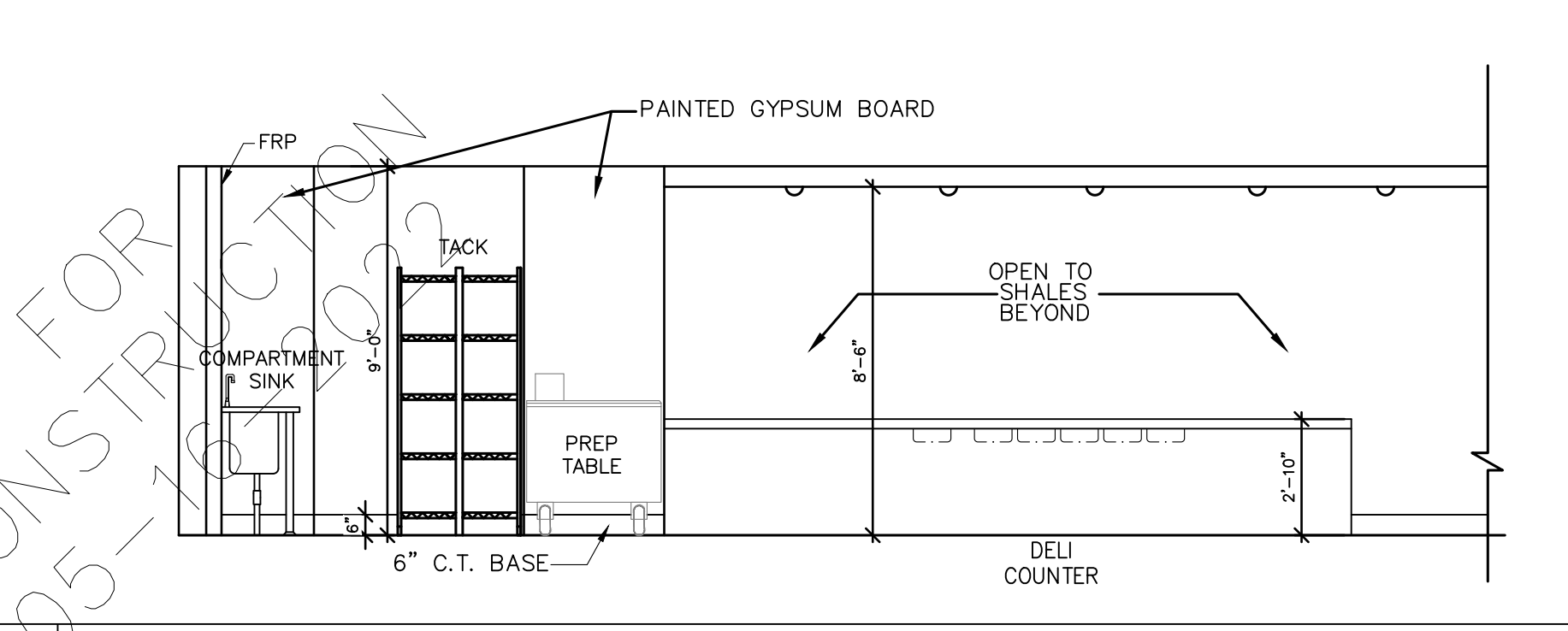
7 KITCHEN ELEVATION



6 KITCHEN ELEVATION



8 KITCHEN ELEVATION



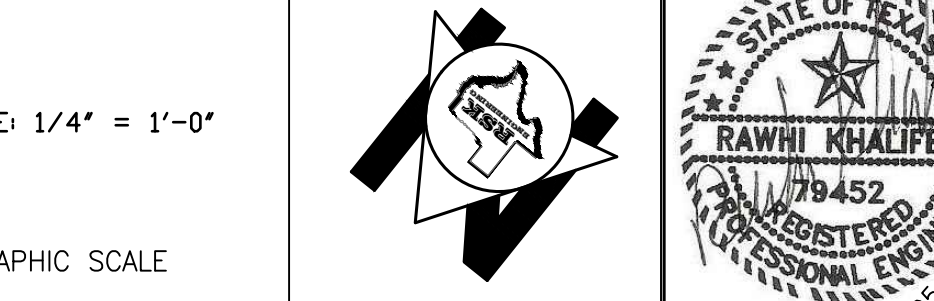
9 KITCHEN ELEVATION

7 KITCHEN ELEVATION

10 FURR DOWNS DETAIL @ WALK IN COOLER

N.T.S

SCALE: 1/4" = 1'-0"  
GRAPHIC SCALE



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VILLA MARIA GAS STATION  
1919 WEST VILLA MARIA ROAD  
BRYAN, TX 77807  
**INTERIOR ELEVATIONS**  
DRAWN BY: BM DATE: 9-15-2021 SHEET:  
CHECKED BY: RSK PROJ. NO.: VR151003.317.4 **A-204** Rev.0

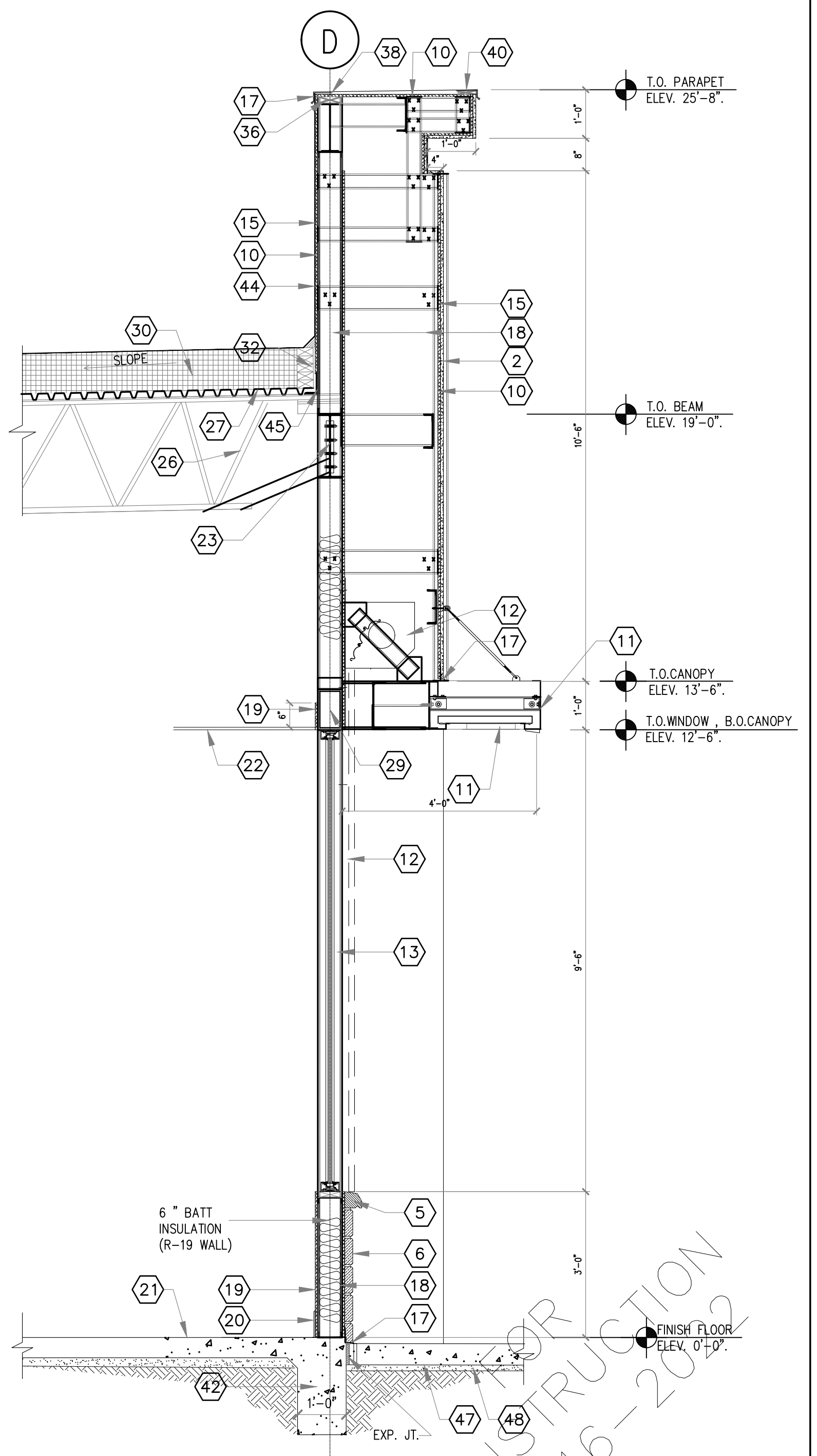
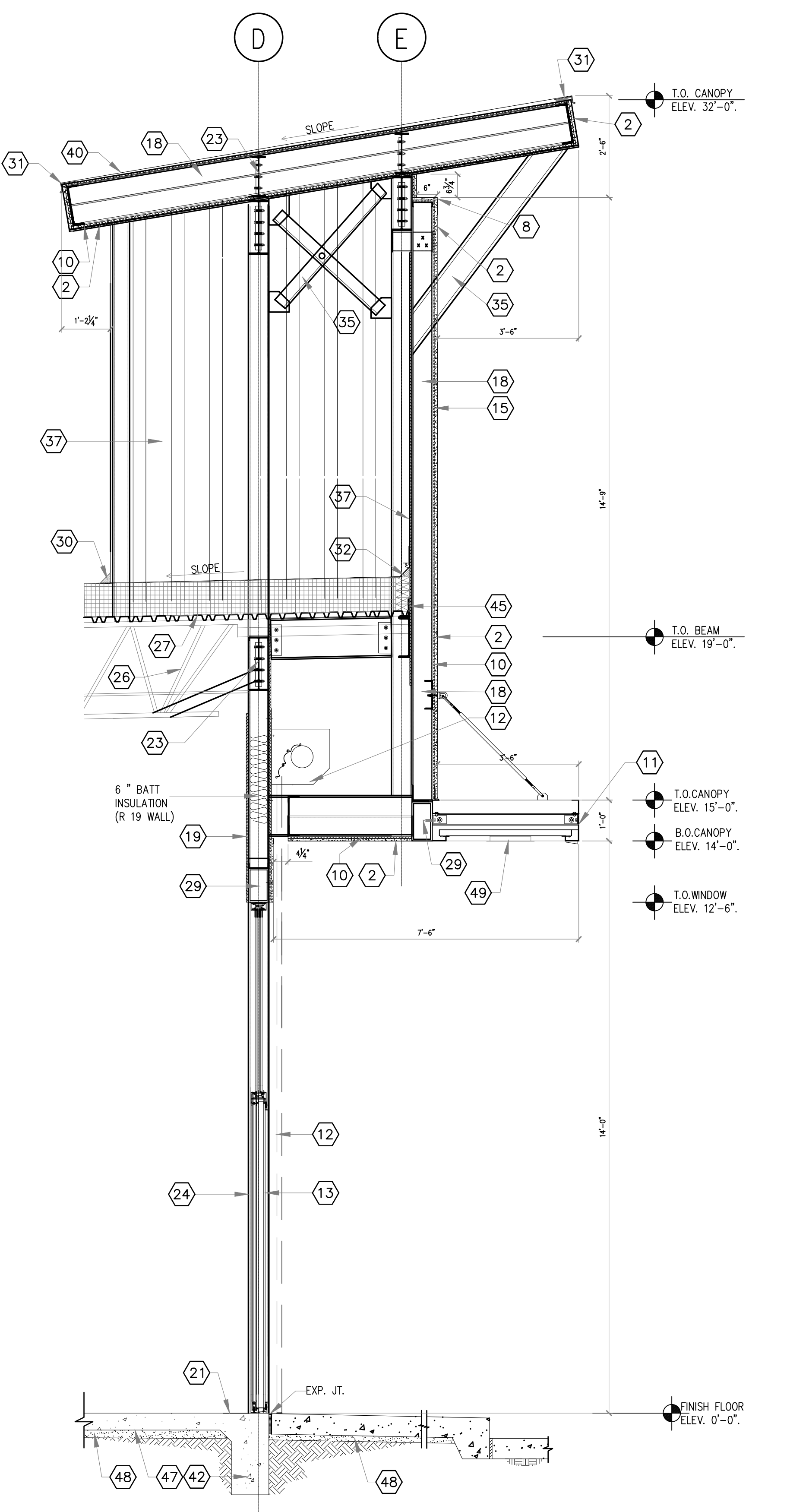
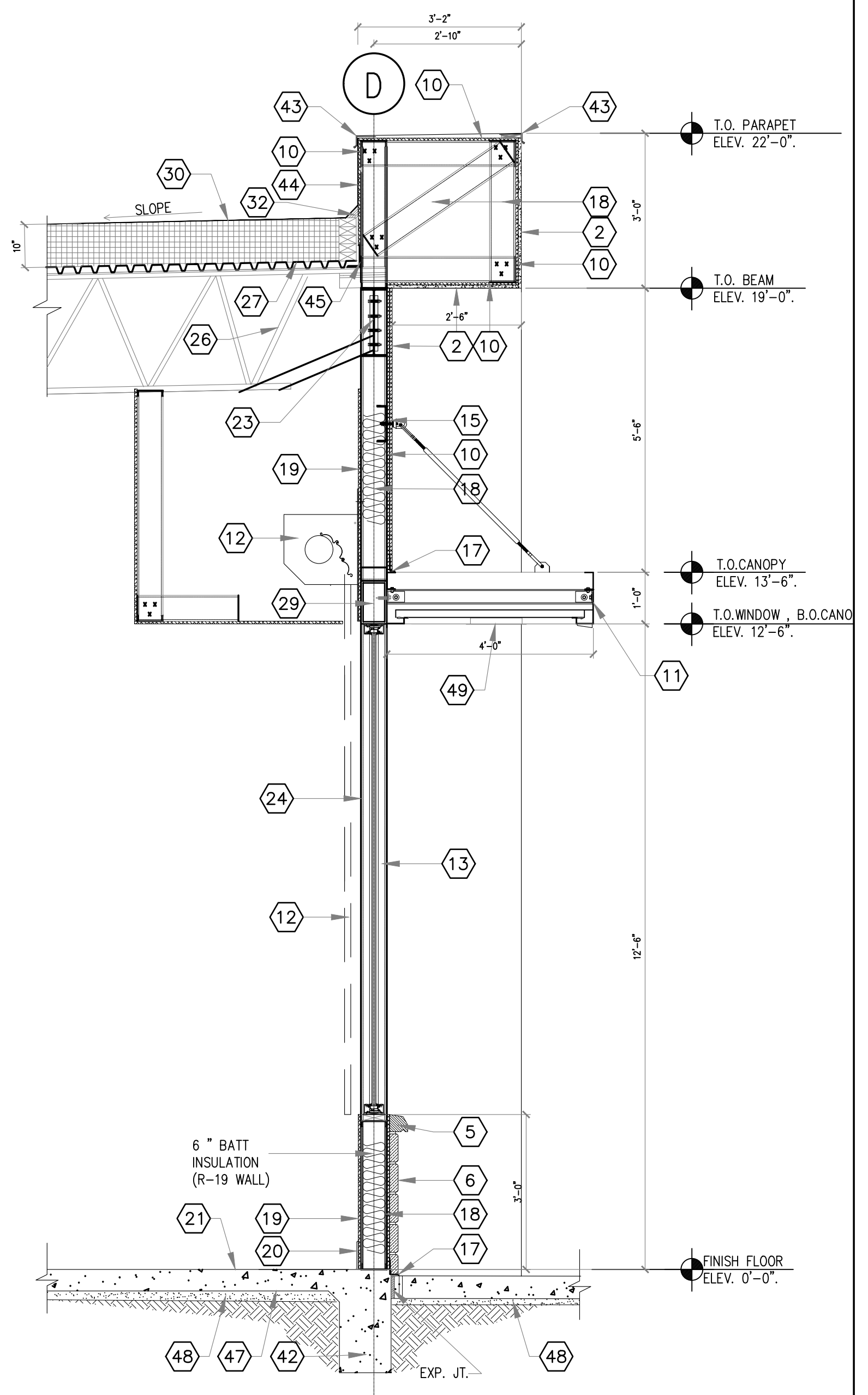
NOTE:  
FOR SECTION DETAILS NOT SHOWN RE:  
STRUCTURAL SECTIONS (TYP)

NOTE:  
ALL WOOD USED SHALL BE FIRE  
RETARDANT TREATED (TYP).

NOTE:  
SIDE WALK FLUSH WITH F.F.E AT  
DOORS. (TYP).

**KEYED NOTES**

- 1 8"x8"x16" CMU
- 2 7/8" HARD COAT STUCCO RES: GENERAL NOTES
- 3 BOND BEAM @ 7'-4" CMU WALLS (TYP)
- 4 E.I.F.S. TRIM
- 5 3" CAST STONE
- 6 2" STONE VENEER.
- 7 2" BRICK VENEER.
- 8 CORNER REINF. ,TYP.
- 9 PRE-FINISHED ALUMINUM 6"x6" DOWNSPOUT AND SCUPPER HEAD
- 10 5/8" EXT., FIRE RESISTANT PLYWOOD SHEATHING
- 11 METAL CANOPY
- 12 EXTERIOR STORE FRONT SECURITY SHUTTERS (BY OWNER)
- 13 ALUM. AND GLASS STORE FRONT RE: SCH.
- 15 WATER RESISTANT BARRIER.
- 16 SELF FURRING LATH & CEMENT PLASTER.
- 17 CONTINUOUS METAL FLASHING.
- 18 METAL STUD @ 16" O.C., UNLESS OTHERWISE NOTED (U.N.O.), RE: STRUCT. DWGS
- 19 8" GYP. BOARD TYPE X
- 20 6" BASE , RE: SCH
- 21 FINISH FLOOR
- 22 CEILING RE: RCP.
- 23 STEEL BEAM RE: STRUCT.
- 24 COLUMN RE: STRUCT
- 25 L4"x4"x8"x6" RE:STRU. FOR SPACING
- 26 STEEL JOIST RE: STRUCT.
- 27 METAL DECK , RE: STRUCT.
- 28 OUTRIGGER AT COLUMN RE: STRUCT.
- 29 TUBE STEEL CONT. RE: STRUCT.
- 30 60MIL-TPO ROOFING SYSTEM OVER 4"RIGID INSULATION OVER METAL ROOF DECK (TYP)
- 31 CAP OR COUNTERFLASHING.
- 32 CANT STRIP.
- 33 BASE FLASHING SHOULD EXTEND 8" ABOVE HIGHEST ANTICIPATED WATERLINE.
- 34 PRE-FINISHED 25 GA. GALVZ. CAP FLASHING TO MATCH STUCCO COLOR.
- 35 STRUCTURE BRACING AT COLUMN RE: STRUCT. DWGS.
- 36 SHAPED WOOD NAILER
- 37 METAL WALL PANEL RE: STRUCT. DWGS.
- 38 30 LBS FELT
- 39 PLATE (TYP.) RE:STRUCT.
- 40 STANDING SEAM ROOF OVER 5/8" TREATED PLYWOOD
- 41 METAL TRIM
- 42 RENF. CONC. SLAB AND FOOTING RE: SRUCT. DWGS
- 43 METAL COPING
- 44 PARAPET FLASHING
- 45 STEEL ANGLE RE: STRUCT DWGS
- 46 RENF. CMU BOND BEAM W/2.#5, CONT, RE:STRUCT DWGS
- 47 VAPOR BARRIER RE: SOILS REPORT
- 48 2" SAND BED
- 49 LIGHT FIXTURE, RE: ELECT. DWGS.



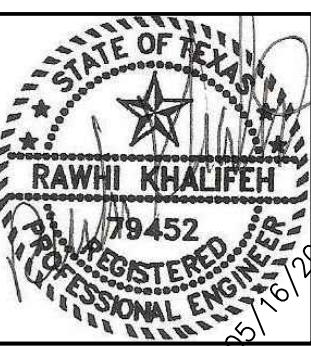
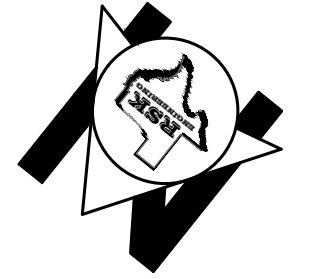
**1 EXTERIOR FRONT WALL**

**2 EXTERIOR FRONT WALL @ TOWER**

**3 EXTERIOR FRONT WALL**

SCALE: 1/2" = 1'-0"

GRAPHIC SCALE

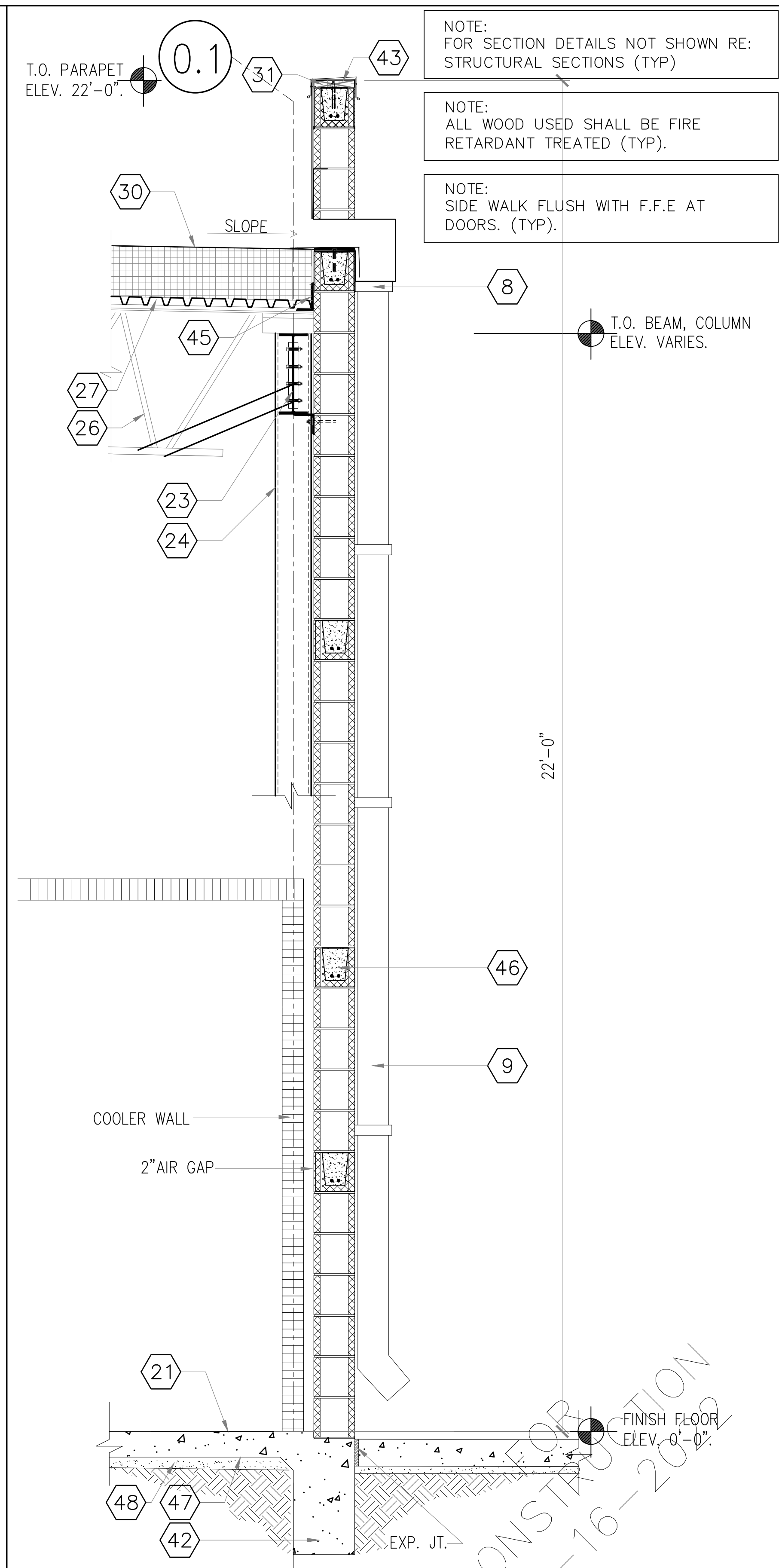
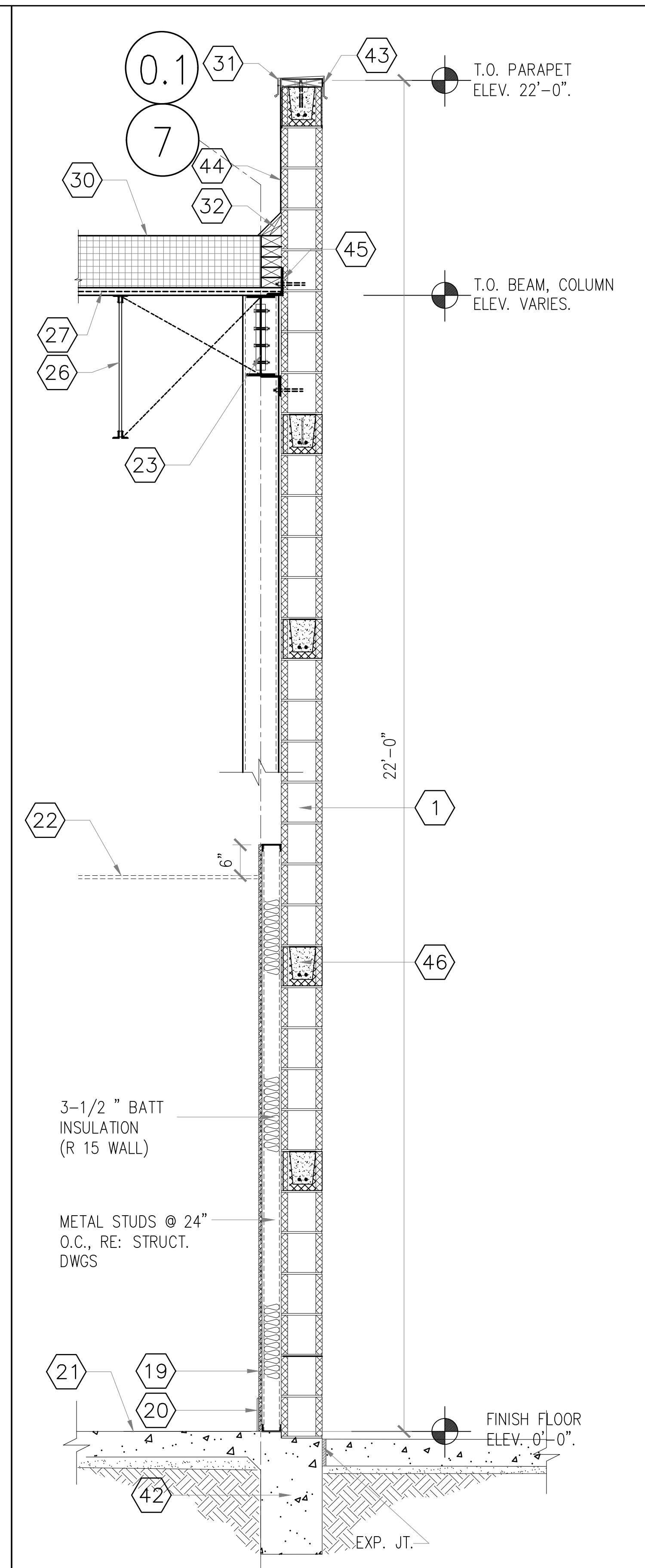
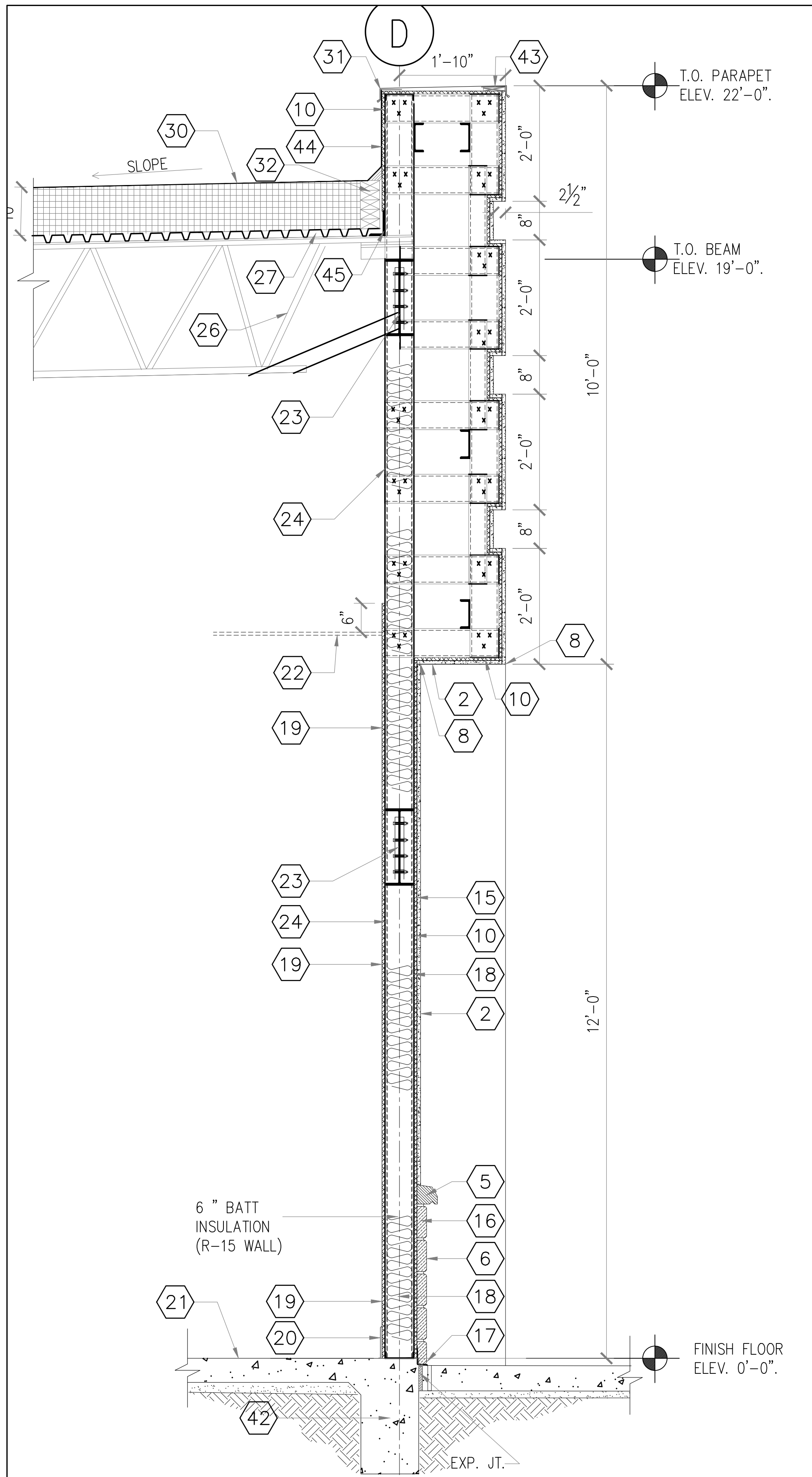


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FIRM # F-11211

VILLA MARIA GAS STATION  
1919 WEST VILLA MARIA ROAD  
BRYAN, TX 77807  
**EXTERIOR WALL SECTIONS**

DRAWN BY: BM DATE: 9-15-2021 SHEET: **A-301** Rev.0  
CHECKED BY: RSK PROJ. NO.: VR151003.317.4



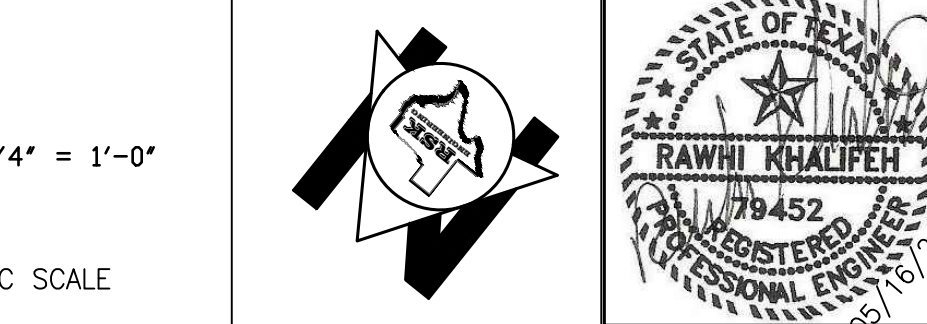
KEYED NOTES	
1	8"x8"x16" CMU
2	7/8" HARD COAT STUCCO RES: GENERAL NOTES
3	BOND BEAM @ 7'-4" CMU WALLS (TYP)
4	E.I.F.S. TRIM
5	3" CAST STONE
6	2" STONE VENEER.
7	2" BRICK VENEER.
8	CORNER REINF. ,TYP.
9	PRE-FINISHED ALUMINUM 6"x6" DOWNSPOUT AND SCUPPER HEAD
10	5/8" EXT., FIRE RESISTANT PLYWOOD SHEATHING
11	METAL CANOPY, BY MANUFACTURER
12	EXTERIOR STORE FRONT SECURITY SHUTTERS
13	ALUM. AND GLASS STORE FRONT RE: SCH.
15	WATER RESISTANT BARRIER.
16	SELF FURRING LATH & CEMENT PLASTER.
17	CONTINUOUS METAL FLASHING.
18	METAL STUD @ 16" O.C., UNLESS NOTED OTHERWISE (U.N.O.), RE: STRUCT. DWGS
19	5/8" GYP. BOARD TYPE X
20	6" BASE , RE: SCH
21	FINISH FLOOR
22	CEILING RE: RCP.
23	STEEL BEAM RE: STRUCT.
24	COLUMN RE: STRUCT
25	L4"x4"x8"x6" RE: STRU. FOR SPACING
26	STEEL JOIST RE: STRUCT.
27	METAL DECK , RE: STRUCT.
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30	60MIL-TPO ROOFING SYSTEM OVER 4"RIGID INSULATION OVER METAL ROOF DECK (TYP)
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35	STRUCTURE BRACING AT COLUMN RE: STRUCT. DWGS.
36	SHAPED WOOD NAILER
37	METAL WALL PANEL RE: STRUCT. DWGS.
38	30 LBS FELT
39	PLATE (TYP.) RE:STRUC.
40	STANDING SEAM ROOF OVER 5/8" TREATED PLYWOOD
41	METAL TRIM
42	RENF. CONC. SLAB AND FOOTING RE: SRUCT. DWGS
43	METAL COPING
44	PARAPET FLASHING
45	STEEL ANGLE RE: STRUCT DWGS
46	REINF. CMU BOND BEAM W/2.#5, CONT. RE:STRUCT DWGS
47	VAPOR BARRIER RE: SOILS REPORT
48	2" SAND BED
49	LIGHT FIXTURE, RE: ELEC. DWGS.

**1 EXTERIOR SIDE WALL**

**2 EXTERIOR SIDE WALL**

**3 EXTERIOR BACK WALL**

SCALE: 3/4" = 1'-0"  
GRAPHIC SCALE

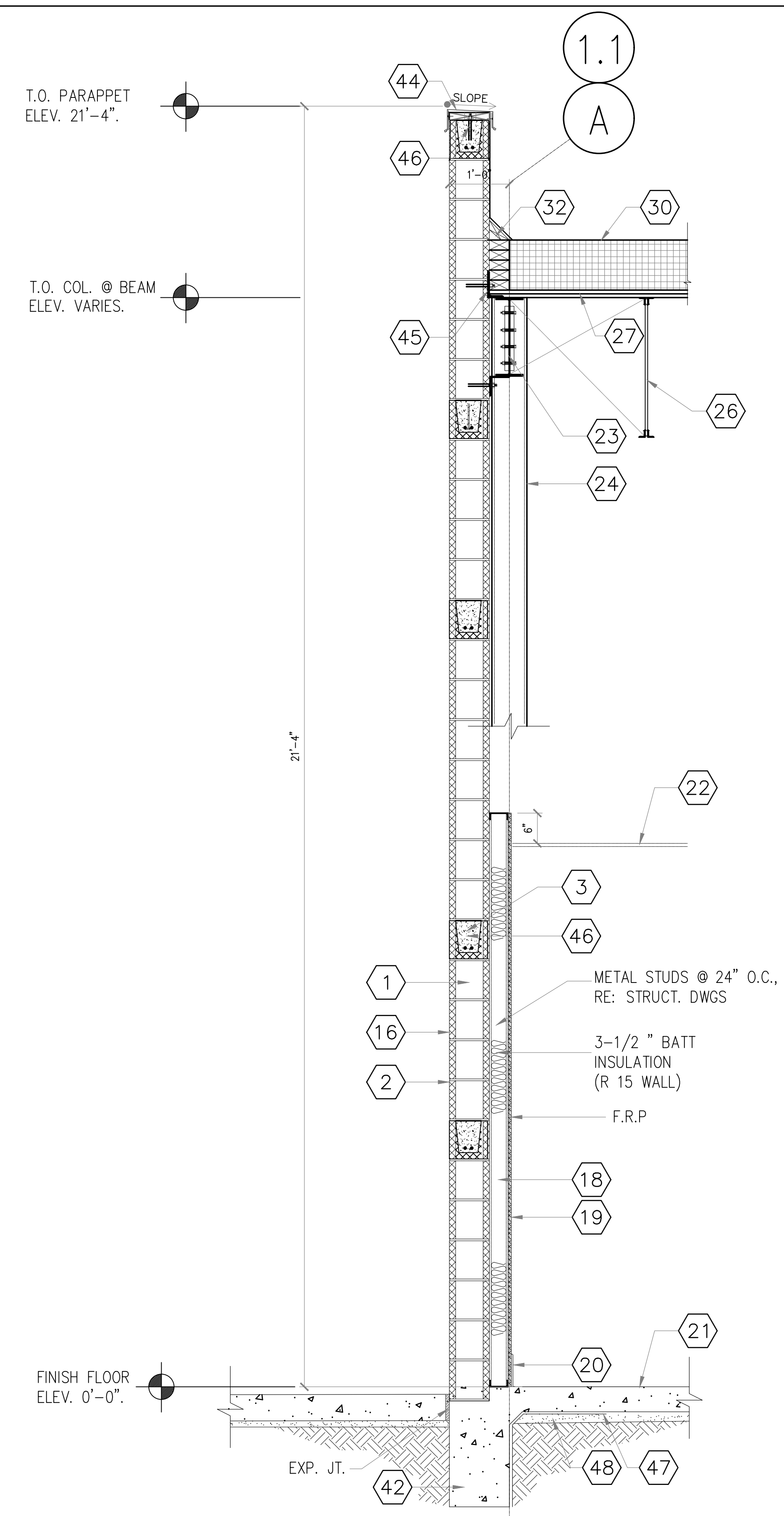
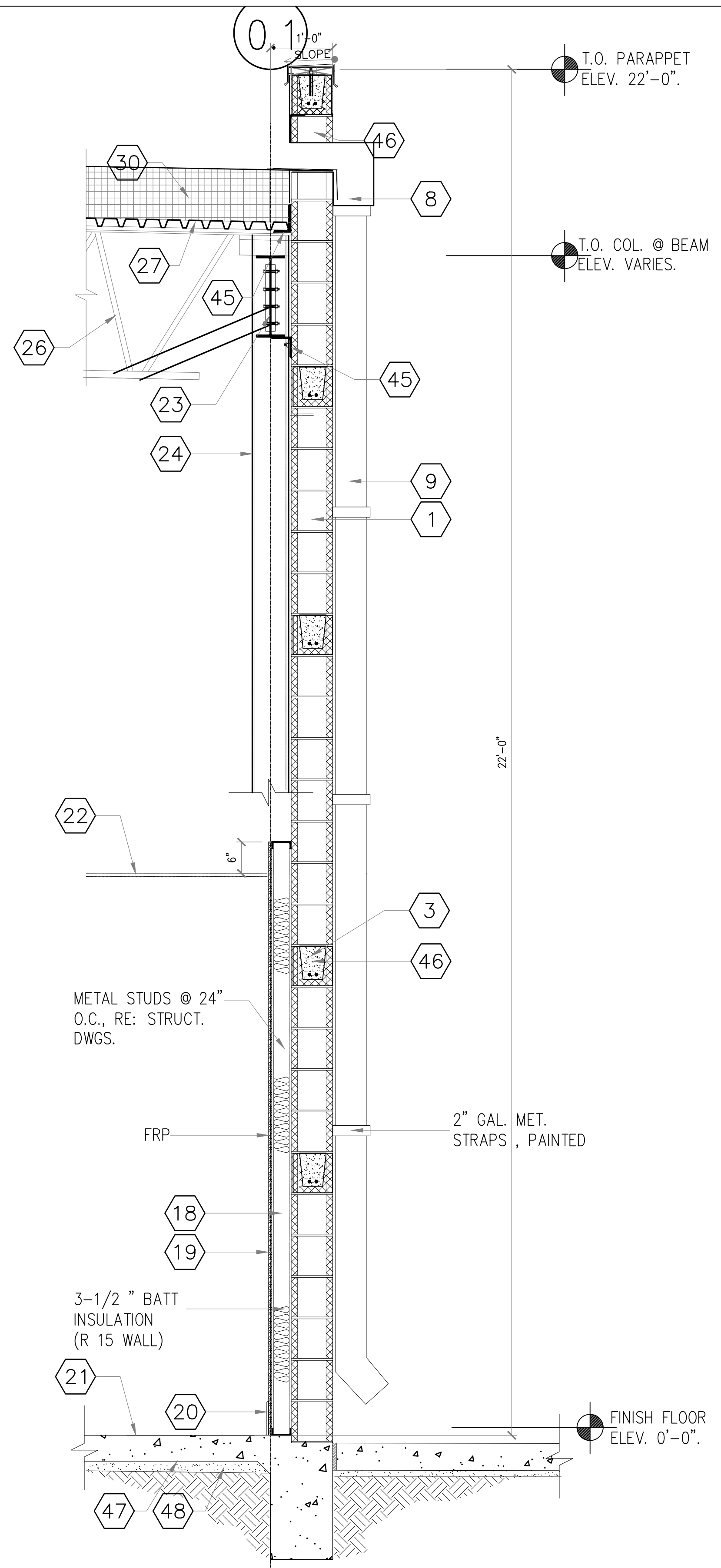


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TEL. (281) 580-4585  
FAX (281) 580-4399

VILLA MARIA GAS STATION  
1919 WEST VILLA MARIA ROAD  
BRYAN, TX 77807  
**EXTERIOR WALL SECTIONS**  
DRAWN BY: BM  
CHECKED BY: RSK  
DATE: 9-15-2021  
PROJ. NO.: VR151003.317.4  
SHEET: **A-302** Rev 0





NOTE:  
FOR SECTION DETAILS NOT SHOWN RE:  
STRUCTURAL SECTIONS (TYP)

NOTE:  
ALL WOOD USED SHALL BE FIRE  
RETARDANT TREATED (TYP).

NOTE:  
SIDE WALK FLUSH WITH F.F.E AT  
DOORS. (TYP).

### KEYED NOTES

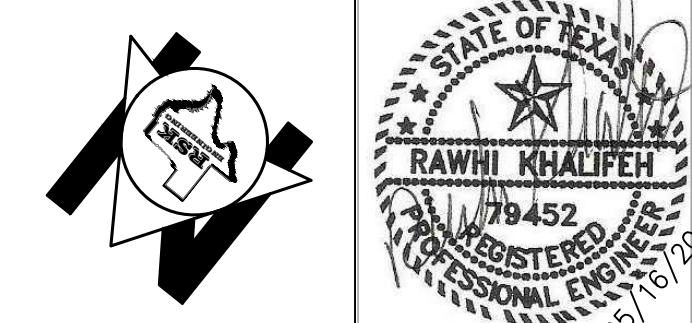
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- 18 METAL STUD @ 16" O.C, UNLESS NOTED OTHERWISE (U.N.O.) RE: STRUCT. DWGS.
- 19 3/8" GYP. BOARD TYPE X
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- 23 STEEL BEAM RE: STRUCT.
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- 25 L4"x4"x3/8"x6" RE: STRU. FOR SPACING
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- 45 STEEL ANGLE RE: STRUCT DWGS
- 46 REINF. CMU BOND BEAM W/2.#5, CONT, RE:STRUCT DWGS
- 47 VAPOR BARRIER RE: SOILS REPORT
- 48 2" SAND BED
- 49 LIGHT FIXTURE, RE: ELECT. DWGS.

**1 EXTERIOR REAR WALL**

**2 EXTERIOR SIDE WALL**

FOR CONSTRUCTION 05-16-2022

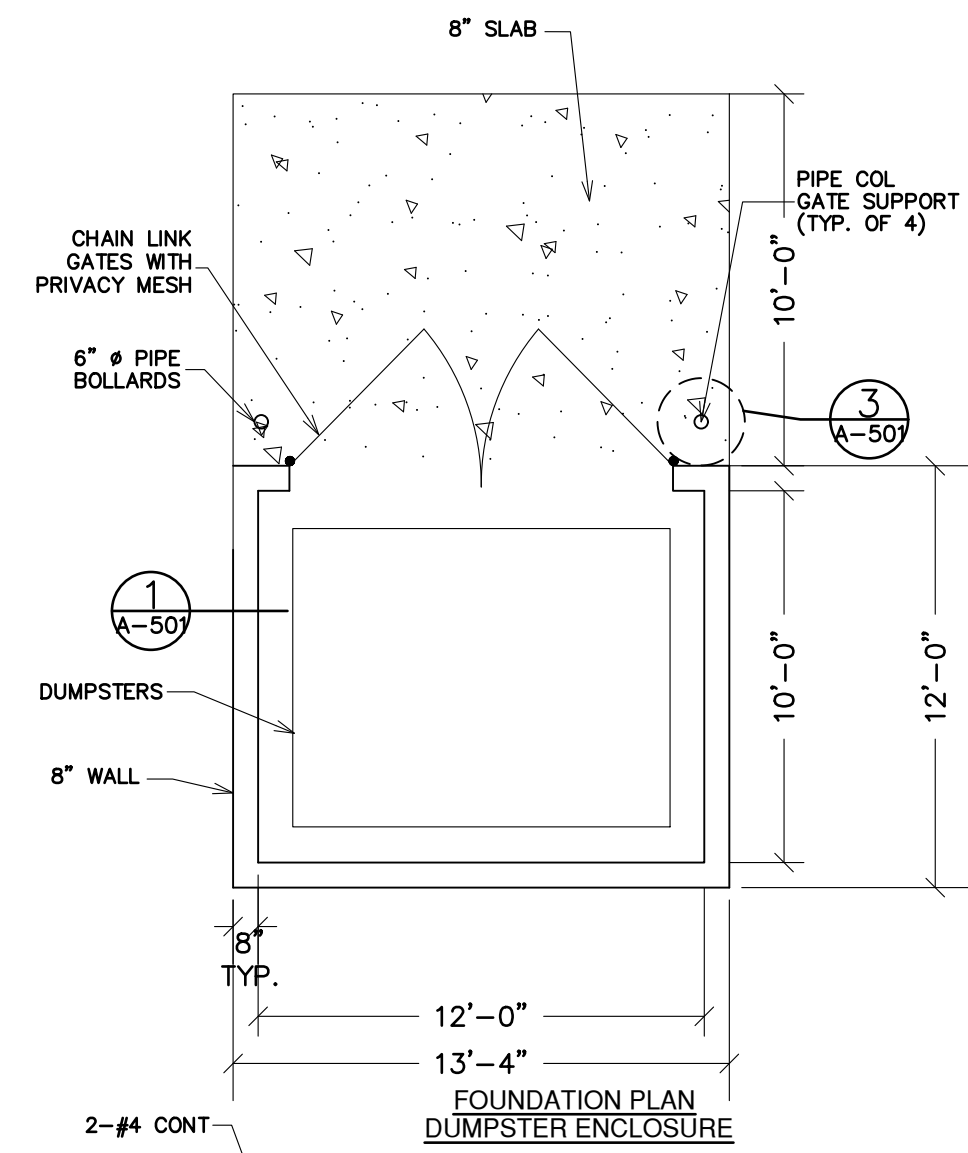
SCALE: 3/4" = 1'-0"  
GRAPHIC SCALE



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BRYAN, TX 77807  
**EXTERIOR WALL SECTIONS**  
DRAWN BY: BM DATE: 9-15-2021 SHEET:  
CHECKED BY: RSK PROJ. NO.: VR151003.317.4 **A-303** Rev.0

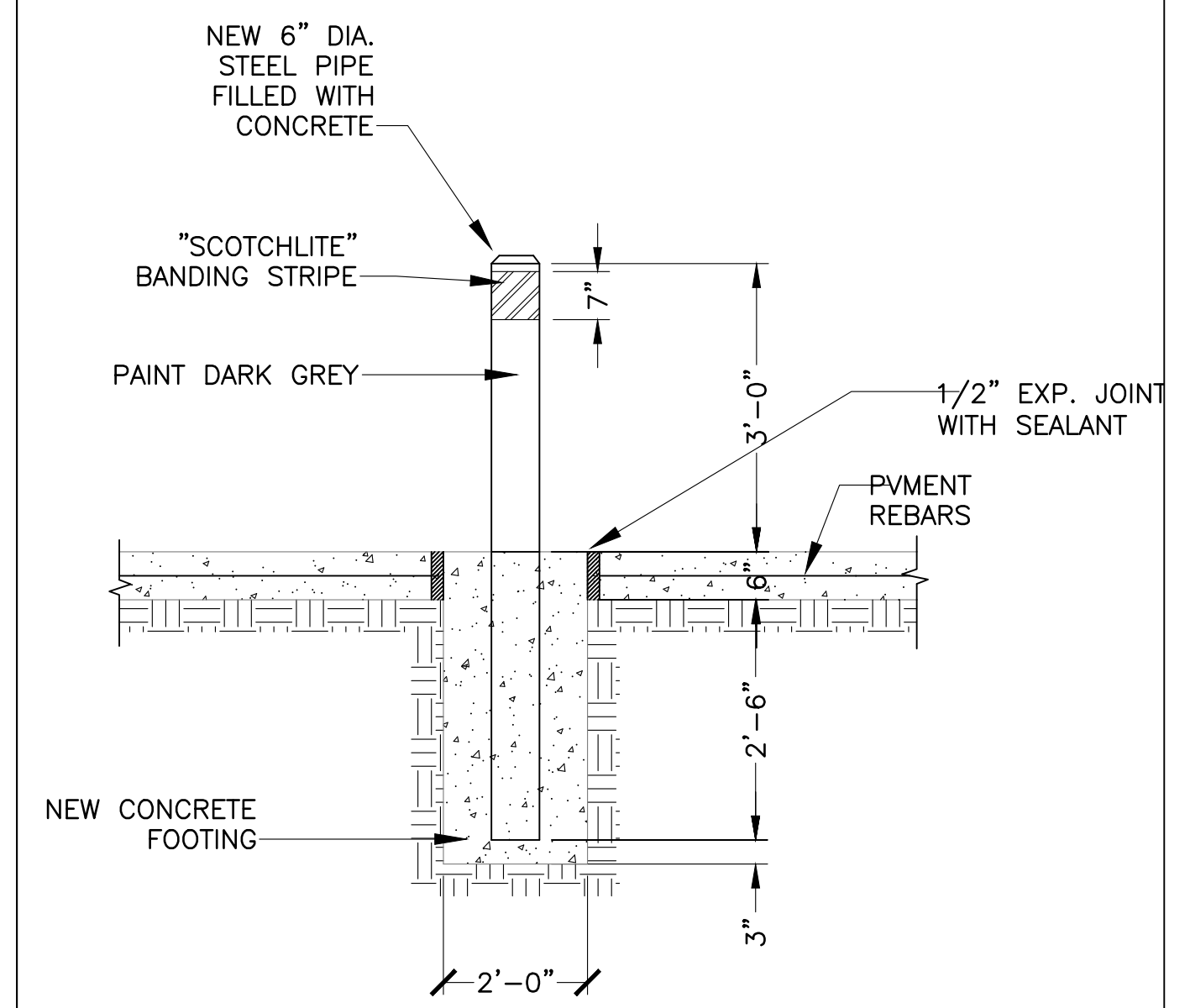
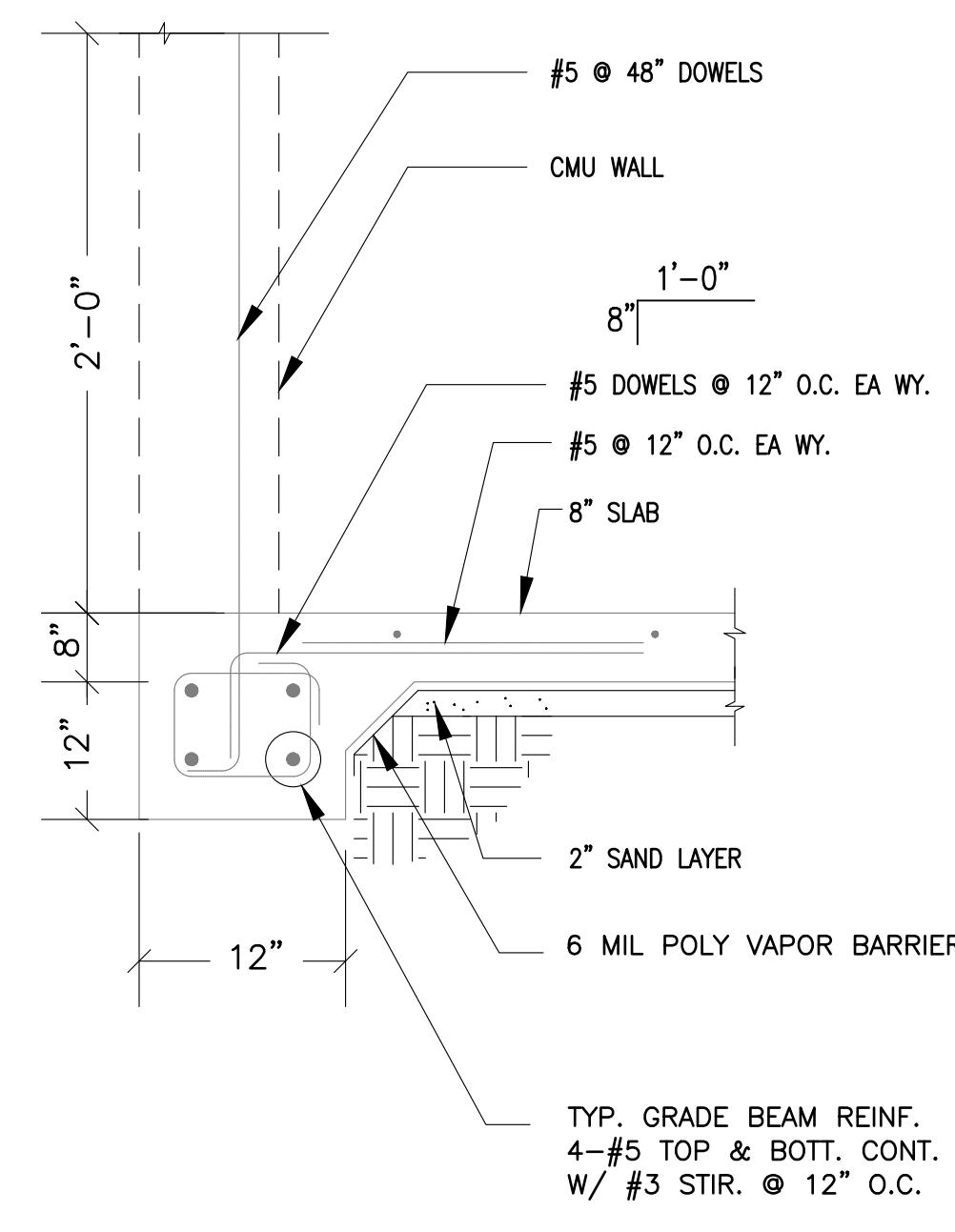
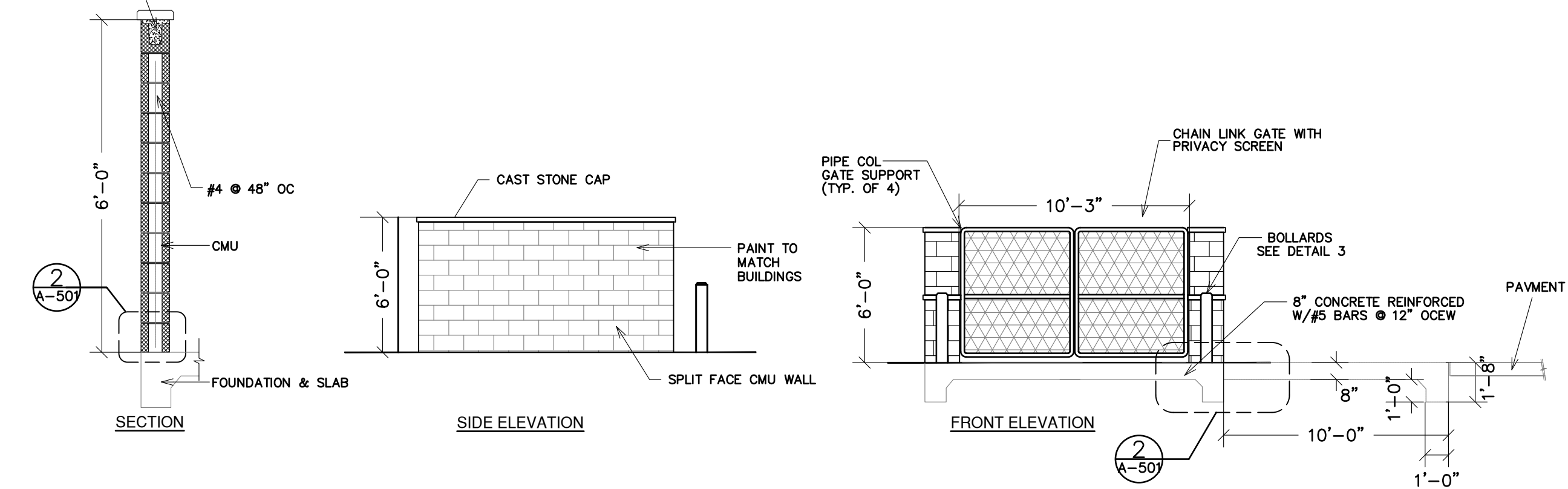


**NOTES**

- BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE , AT (979)209-5900 FOR AN ON-SITE REVIEW.
- IF ANY GANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.

**NOTES**

- INSTALL GATE TO SWING CLEAR OF PAVEMENT
- PROVIDE BOLTS TO SECURE GATES IN FULL OPEN OR CLOSED POSITION
- SEAL AND PAINT TO MATCH BUILDING.
- DUMPSTER ENCLOSURE DESIGNED FOR ULTIMATE DESIGN WIND SPEED 139 MPH, RISK CATEGORY II (SECTION 1609.3)
- SEE STRUCTURAL DRAWINGS FOR FOUNDATION AND WALL DETAILS.



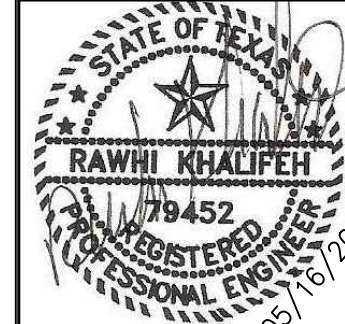
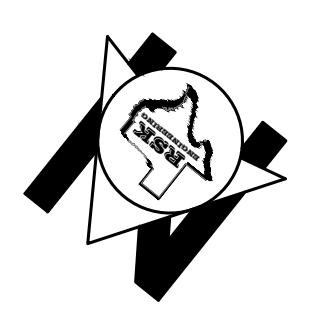
**1** DETAIL TYPICAL DUMPSTER PLAN & ELEVATIONS  
SCALE: NTS

**2** DETAIL FOR DUMPSTER ENCLOSURE GRADE BEAM  
SCALE: NTS

**3** DETAIL TYPICAL BOLLARD DETAIL  
SCALE: NTS

FOR CONSTRUCTION  
05-16-2022

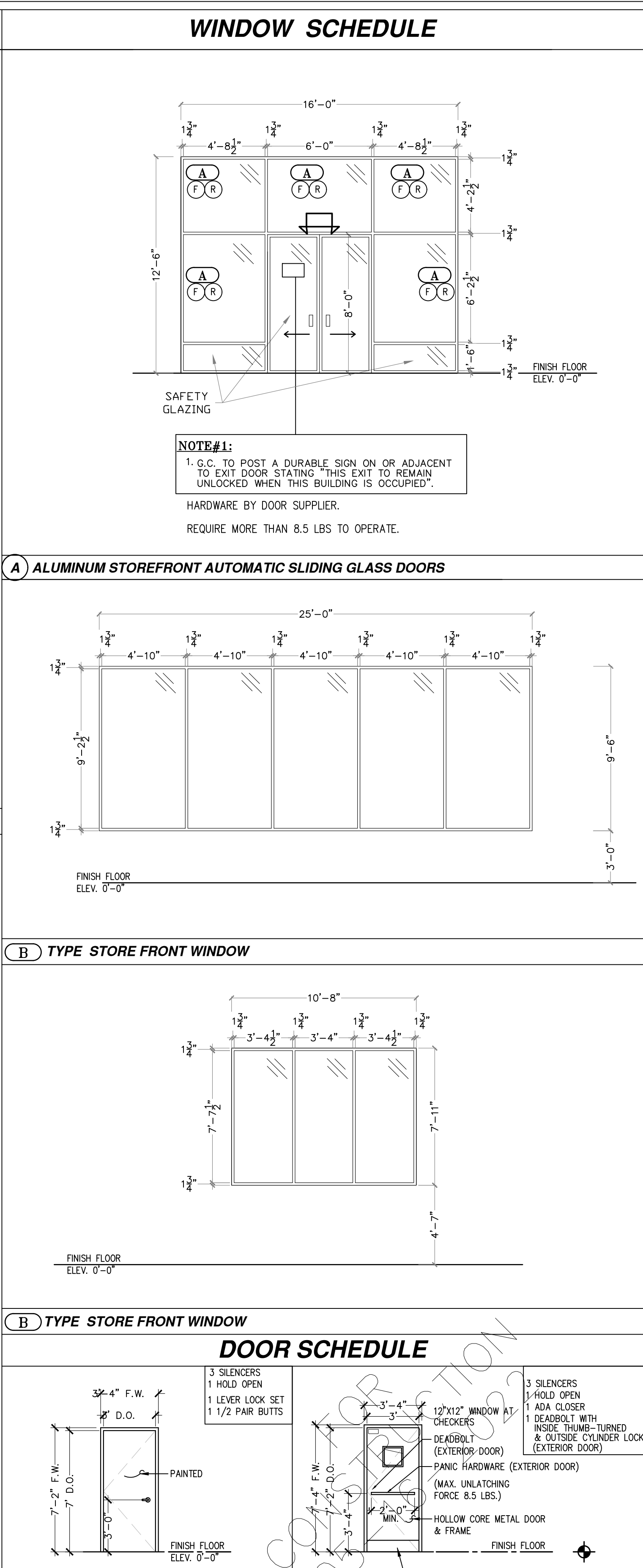
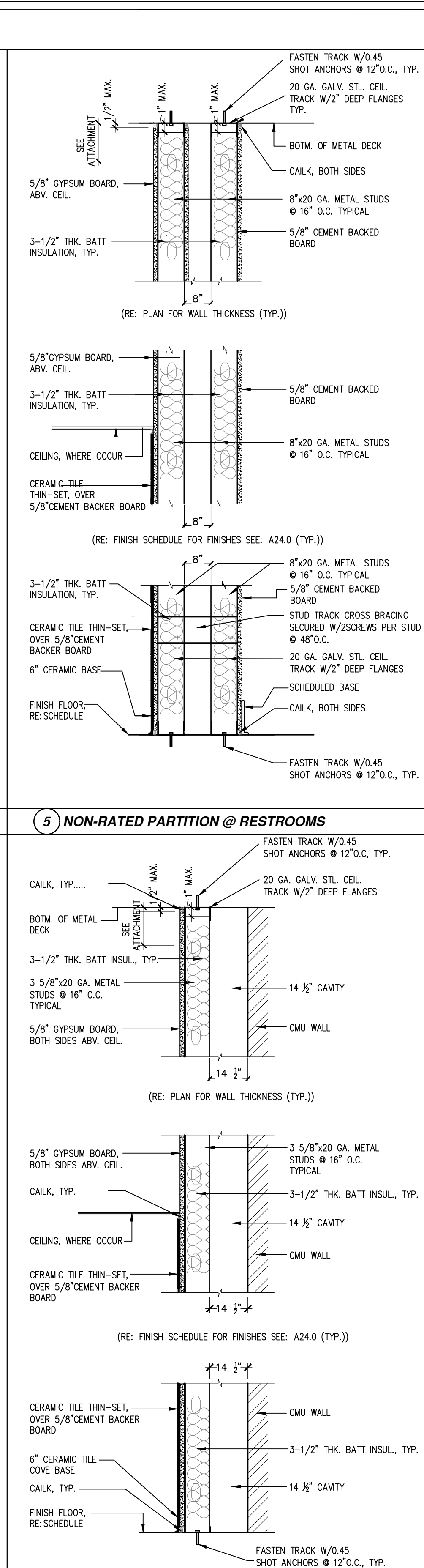
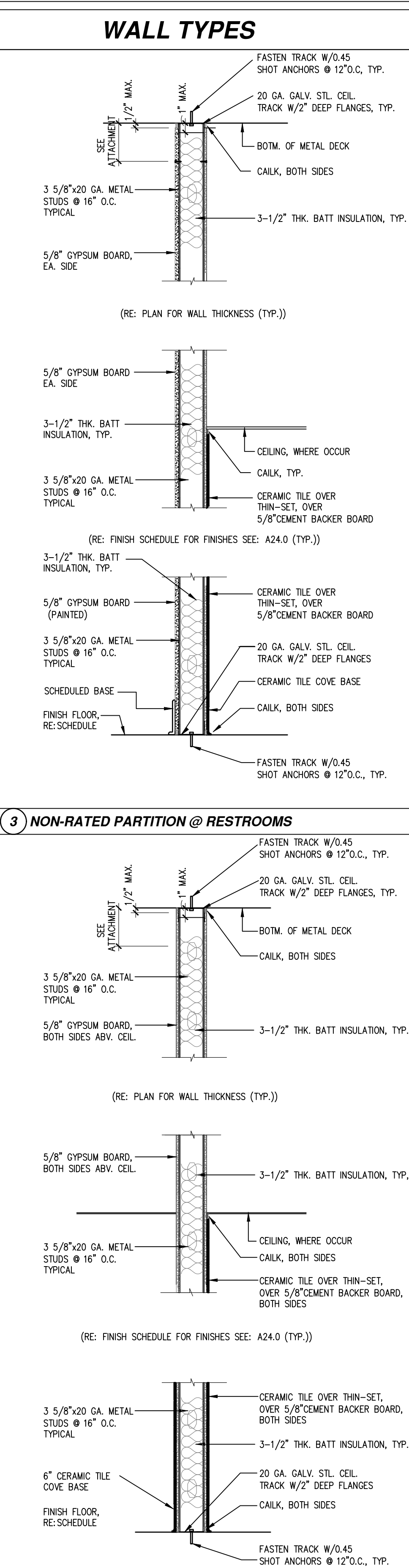
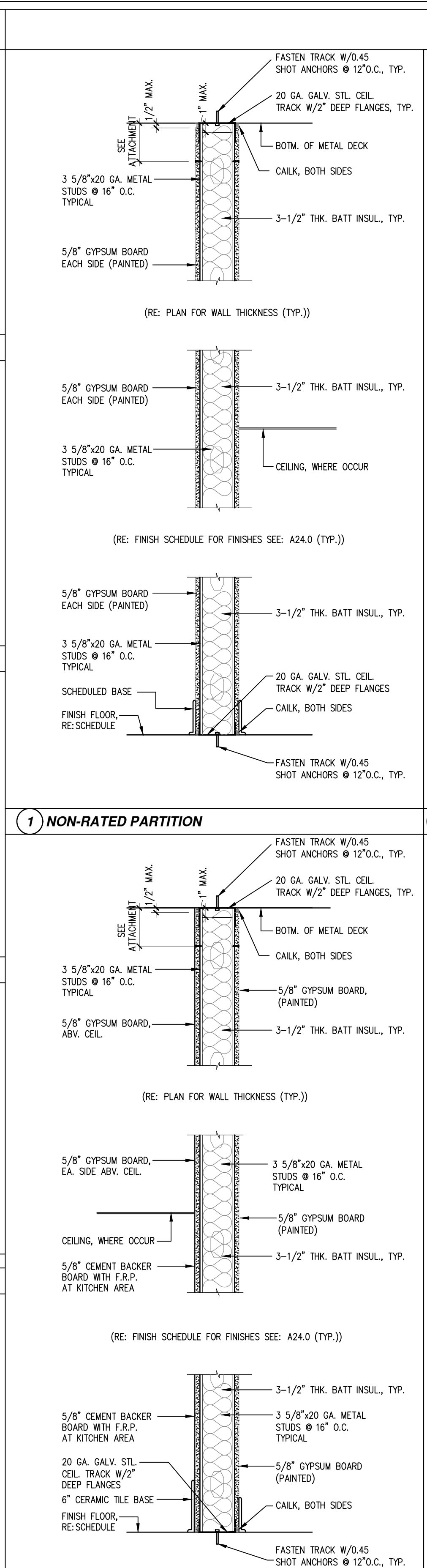
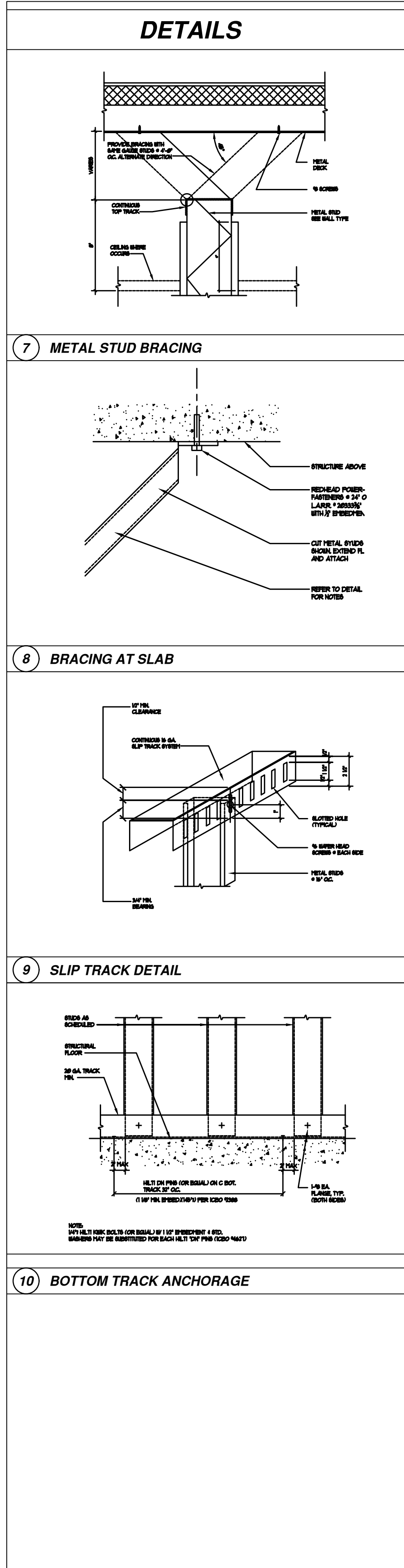
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GRAPHIC SCALE



ISSUE HISTORY		REVISIONS	
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**RSK ENGINEERING**  
ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS  
11302 TANNER RD. HOUSTON, TEXAS 77041  
FIRM # F-11211  
TEL (281) 580-4585  
FAX (281) 580-4399

<b>VILLA MARIA GAS STATION</b>		
1919 WEST VILLA MARIA ROAD BRYAN, TX 77807		
<b>DUMPSTER DETAILS</b>		
DRAWN BY: BM	DATE: 9-15-2021	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	<b>A-501</b> Rev.0



### GENERAL NOTES: DOORS

**EGRESS DOORS**  
GENERAL CONTRACTOR SHALL POST A READILY-VISIBLE DURABLE SIGN ON THE EGRESS SIDE OR ADJACENT TO THE DOOR STATING: "THIS EXIT TO REMAIN UNLOCKED WHEN THIS BUILDING IS OCCUPIED." THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON CONTRASTING BACKGROUND.

**HARDWARE**  
1. ALL HARDWARE SHALL BE PROVIDED & INSTALLED BY DOOR SUPPLIER.  
2. CLOSERS SHALL COMPLY WITH ADA REQUIREMENTS AND SHALL NOT REQUIRE MORE THAN 8.5 LBS TO OPERATE.  
3. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS ARE REQUIRED TO BE ACCESSIBLE (IBC 2015 SEC. 1008.1.9, AND SEC.1008.1.9.3)

### ADA STANDARD NOTES (DOORS)

**TAS SECTION 4.13-DOORS**  
SECTION 4.13.4- DOUBLE-LEAF DOORWAYS  
DOORWAYS WITH TWO INDEPENDENTLY OPERATED LEAVES SHALL HAVE AT LEAST ONE LEAF THAT MEETS THE REQUIREMENTS IN 4.13.5 AND 4.13.6.  
SECTION 4.13.5- CLEAR WIDTH  
DOORWAYS SHALL PROVIDE A CLEAR OPENING OF 32" MINIMUM, WITH THE DOOR OPEN 90°. 1. CLEAR OPENING SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND STOP. 2. OPENINGS MORE THAN 24" IN DEPTH SHALL PROVIDE A CLEAR OPENING OF 36" MINIMUM. EXCEPTION: DOORS NOT REQUIRING FULL USER PASSAGE, SUCH AS SHALLOW CLOSETS, SHALL HAVE A CLEAR OPENING OF 20" MINIMUM.  
SECTION 4.13.6- MANEUVERING CLEARANCES AT DOORS  
PROVIDE LEVEL AND CLEAR MANEUVERING AREA AT DOORS AS FOLLOWS:  
FRONT APPROACH PULL SIDE - 18" MIN. BESIDE STRIKE EDGE.  
FRONT APPROACH PUSH SIDE - 0" BESIDE STRIKE EDGE.  
HINGE SIDE APPROACH PULL SIDE - 60" MIN. WIDTH 36" MIN. BESIDE STRIKE EDGE.  
HINGE SIDE APPROACH PUSH SIDE - 42" MIN. WIDTH IF DOOR HAS BOTH A CLOSER AND A LATCH. 54" MIN. WIDTH IF DOOR HAS A CLOSER.  
LATCH SIDE APPROACH PULL SIDE - 48" MIN. WIDTH AND 24" MIN. BESIDE STRIKE EDGE.  
LATCH SIDE APPROACH PUSH SIDE - 42" MIN. WIDTH AND 42" MIN. BESIDE STRIKE EDGE. 54" MIN. WIDTH IF DOOR HAS A CLOSER.  
SECTION 4.13.8- THRESHOLDS AT DOORWAYS  
MAXIMUM THRESHOLD HEIGHT: 1/2" (AT EXTERIOR SLIDING DOOR) RAISED THRESHOLDS AND FLOOR LEVEL CHANGES SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.  
SECTION 4.13.9- DOOR HARDWARE  
HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.  
1. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPE HANDLES ARE ACCEPTABLE DESIGNS.  
2. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.  
3. HARDWARE REQUIRED FOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.  
SECTION 4.13.11- DOOR OPENING FORCE  
THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:  
1. FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATION AUTHORITY.  
2. OTHER DOORS:  
A. EXTERIOR HINGED DOORS: NOT REQUIRED  
B. INTERIOR HINGED DOORS: 5 LBF.  
C. SLIDING OR FOLDING DOORS: 5 LBF.  
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.

### WINDOW LEGEND

① TEMPERED GLAZING    F FIXED    O OPERABLE    R REGULAR

### FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CEILING
100-DISPLAY AREA	CERAMIC TILE	6" CERAMIC BASE	PAINTED GYPSUM BOARD	OPEN TO ROOF STRUCTURE
101-CASHER AREA	CERAMIC TILE	6" CERAMIC BASE	PAINTED GYPSUM BOARD COLOR TO BE SELECTED BY OWNER	2x2 V.C.T. WHITE COLOR
102-HALLWAY	CERAMIC TILE	6" CERAMIC BASE	PAINTED GYPSUM BOARD	2x2 V.C.T. WHITE COLOR
103-MEN RR	CERAMIC TILE	6" CERAMIC TILE BASE	8"x2" CERAMIC TILE TO CEILING COLOR TO BE 40 OR GREATER LRV.	SHEET ROCK WHITE GLOSS PAINT
104-WOMEN RR	CERAMIC TILE	6" CERAMIC BASE	8"x2" CERAMIC TILE TO CEILING COLOR TO BE 40 OR GREATER LRV.	SHEET ROCK WHITE GLOSS PAINT
105-OFFICE AREA	CERAMIC TILE	6" CERAMIC BASE	PAINTED GYPSUM BOARD COLOR TO BE SELECTED BY OWNER	2x2 V.C.T. WHITE COLOR
106-KITCHEN AREA	CERAMIC TILE	6" CERAMIC BASE	F.R.P. WITH GYPSUM BOARD WHITE COLOR TO THE CEILING	2x2 V.C.T. WHITE COLOR
107-COOLER	SEALED SMOOTH FINISH CONCRETE	NONE	COOLER INSULATION (REFER TO COOLER NOTE ON SHEET A-001)	COOLER INSULATION (REFER TO COOLER NOTE ON SHEET A-001)
108-BEAR CAVE	SEALED SMOOTH FINISH CONCRETE	NONE	COOLER INSULATION (REFER TO COOLER NOTE ON SHEET A-001)	COOLER INSULATION (REFER TO COOLER NOTE ON SHEET A-001)
109-MAINTENANCE ROOM	SEALED SMOOTH FINISH CONCRETE	6" CERAMIC TILE BASE	F.R.P. WITH GYPSUM BOARD WHITE COLOR TO THE CEILING	2x2 V.C.T. WHITE COLOR

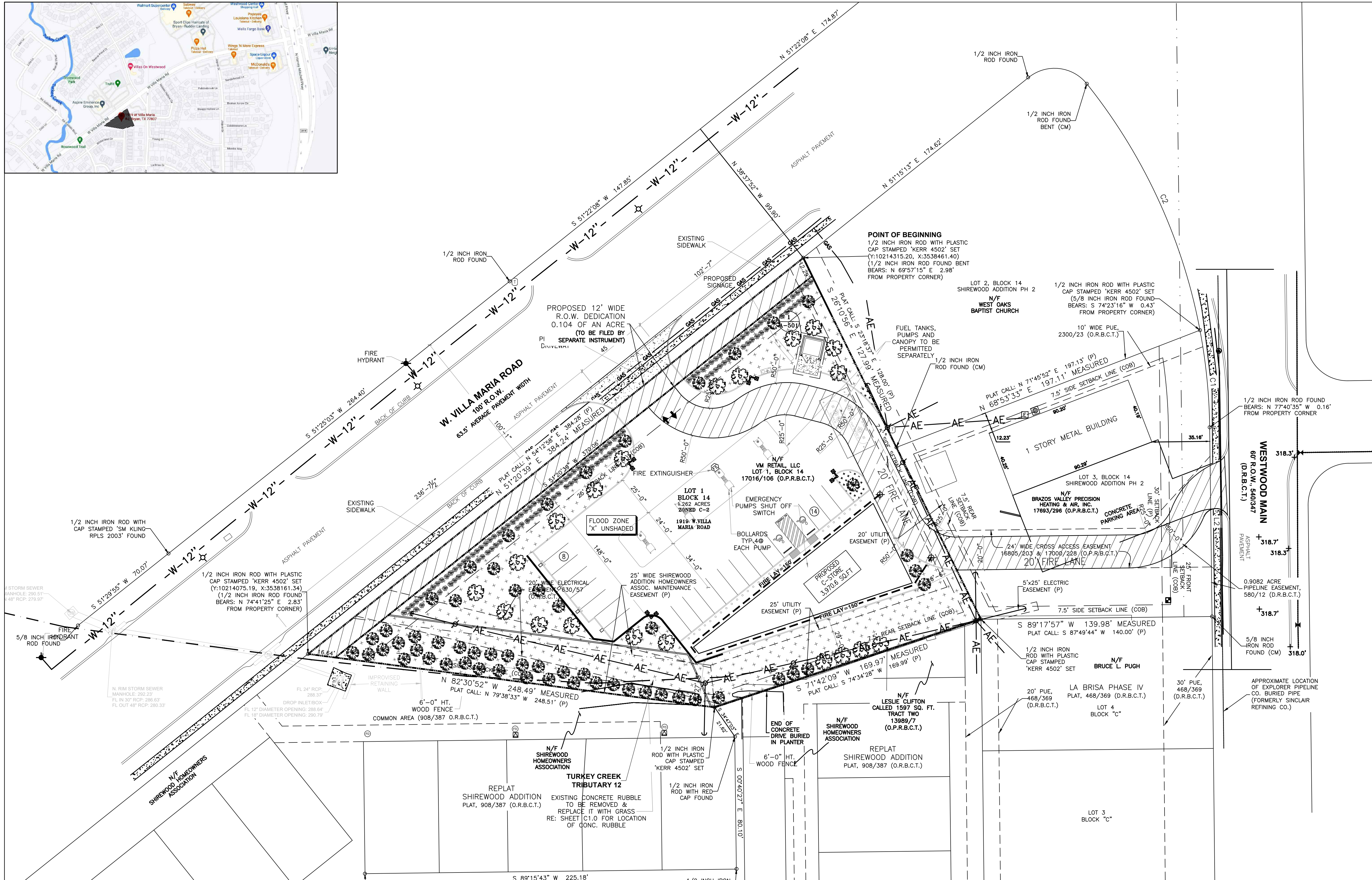
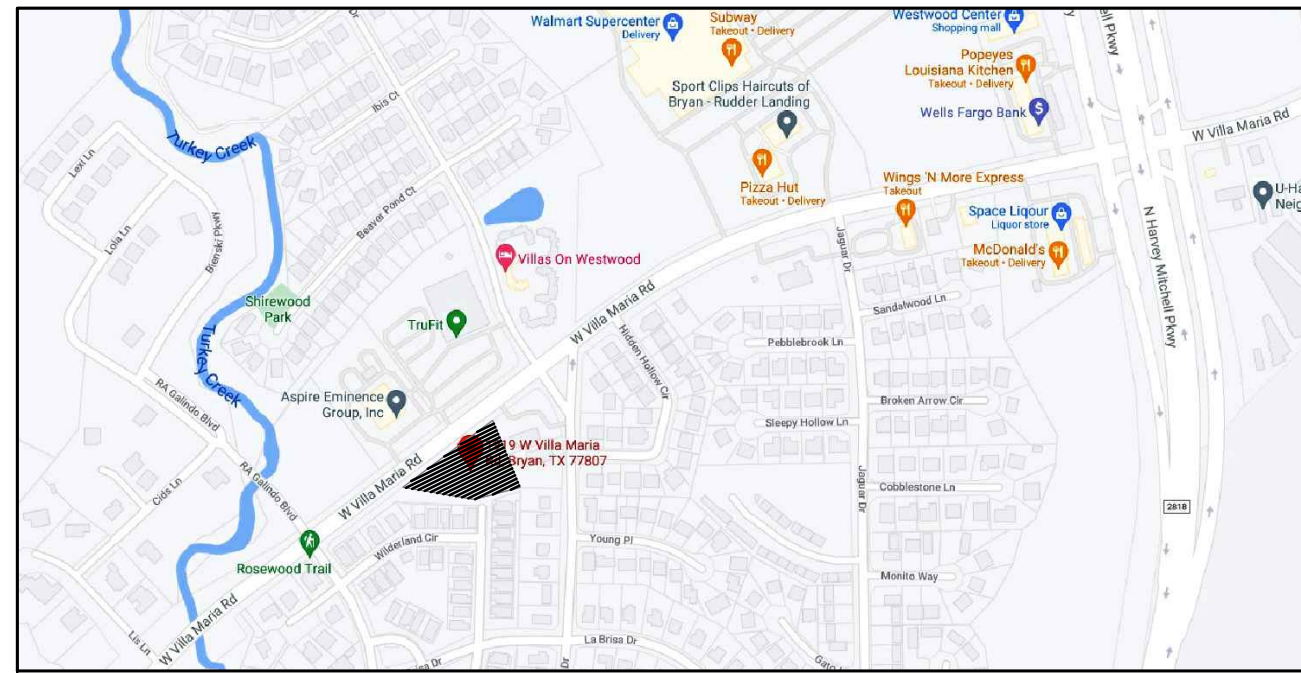
### BATHROOM GENERAL NOTES:

- LAVATORY AND WATER CLOSETS ARE TO HAVE LEVER TYPE CONTROLS. WATER CLOSET CONTROLS SHALL BE LOCATED ON THE SIDE OPPOSITE THE NEAREST WALL.
- ADA HANDICAP SINKS (W/SHALL, GRACE 2) TO BE LOCATED WITHIN 2' ADJACENT TO DOOR LATCH & 60" TO CENTERLINE AS REQUIRED BY LOCAL AUTHORITY.
- GRAB BAR AND SEAT SHALL WITHSTAND A LOAD OF NOT LESS THAN 250 POUNDS APPLIED AT ANYONE POINT.
- PROVIDE 1-1/2" CLEARANCE BETWEEN GRAB BAR AND WALL.
- GRAB BAR ON SIDE WALL TO BE OFFSET 12" MAX FROM REAR WALL.
- HOT WATER AND DRAIN PIPES UNDER LAVATORY SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.
- ACCESSIBLE RESTROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES. (AS PER IBC 2015 SEC. 1210.2.1)

### HEALTH NOTES:

- G.C. MUST USE A MIN. 6" HIGH COVERED SANITARY BASE AT ALL WET LOCATIONS.

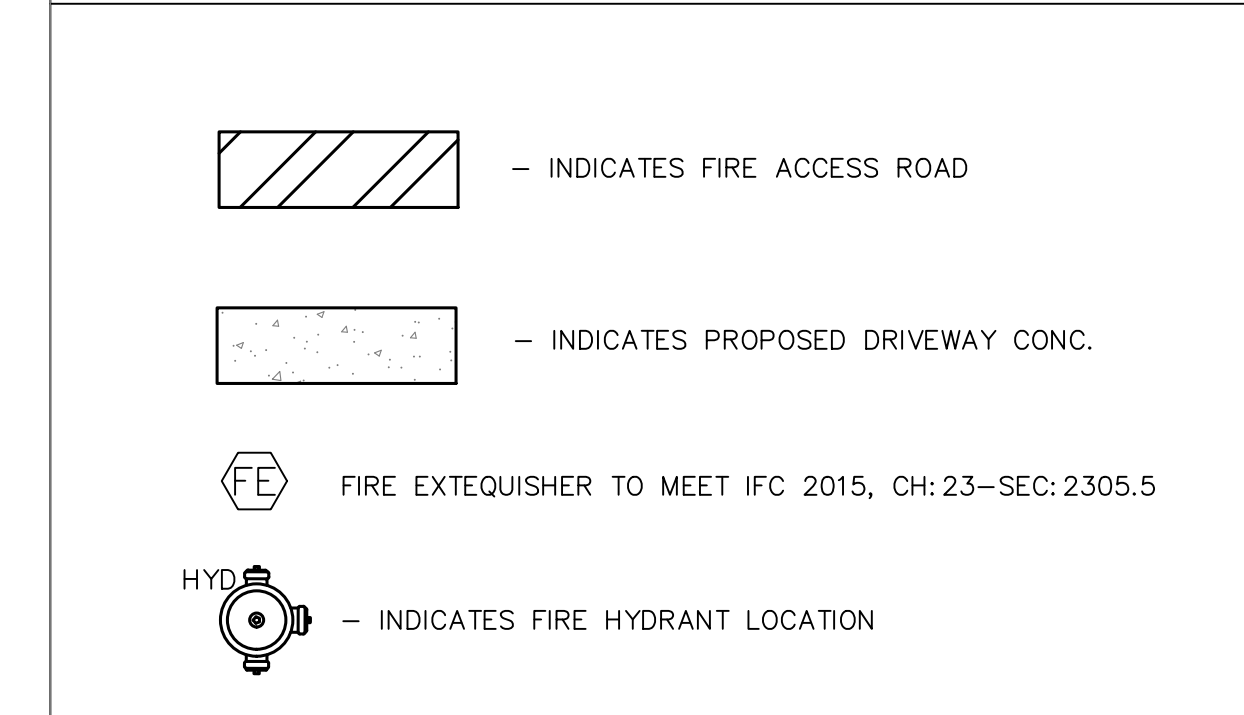
N.T.S			<table border="1"> <thead> <tr> <th colspan="2">ISSUE HISTORY</th> <th colspan="2">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>ISSUED FOR</th> <th>DESCRIPTION</th> <th></th> </tr> </thead> <tbody> <tr> <td>5-16-22</td> <td>ISSUE FOR PERMITTING</td> <td>CONSTRUCTION DRAWINGS</td> <td></td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> </tbody> </table>	ISSUE HISTORY		REVISIONS		DATE	ISSUED FOR	DESCRIPTION		5-16-22	ISSUE FOR PERMITTING	CONSTRUCTION DRAWINGS		-	-	-	-	-	-	-	-	-	-	-	-	<p><b>RSK ENGINEERING</b> ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS 11302 TANNER RD. HOUSTON, TEXAS 77041 FIRM # F-11211</p>	<p><b>VILLA MARIA GAS STATION</b> 1919 WEST VILLA MARIA ROAD BRYAN , TX 77807</p> <p><b>WALL TYPE, DOOR, WINDOW, FINISH SCHEDULE</b></p> <p>DRAWN BY: BM    DATE: 9-15-2021    SHEET: <b>A-601</b> Rev.0 CHECKED BY: RSK    PROJ. NO.: VR151003.317.4</p>
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**GENERAL NOTES: (FIRE)**

**A. GENERAL**  
 1. CURB LOCATED BETWEEN APPROVED FIRE LANE - TOW-AWAY-ZONE SIGN SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. CURB SHALL BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE - TOW-AWAY-ZONE" IN WHITE LETTERS AT LEAST 3 INCHES IN HEIGHT, AT INTERVALS NOT TO EXCEED 50 FEET.

**LEGEND:**



**NOTE:**

- CONTRACTOR SHALL PROVIDE BUILDING ADDRESS VISIBLE FROM FIRE DEPARTMENT ACCESS ROAD.
- FUEL DISPENSING FACILITY SHALL MEET THE IFC 2015 CH.23. FUEL DISPENSING, TANK, CANOPY TO BE PERMITTED SEPARATELY BY OTHERS.
- FOR INFORMATION NOT SHOWN RE: SITE SURVEY C1.0.
- FUEL TANKS, PUMPS AND CANOPY TO BE PERMITTED SEPARATELY.
- FUEL DISTRIBUTION SYSTEM PLANS SHALL MEET THE FOLLOWING REQUIREMENTS.
  - PROVIDE IMPACT PROTECTION FOR FUEL PUMP DISPENSING EQUIPMENT TO MEET IFC 2015, CHAPTER 23, SECTION 2306.7.3 .
  - PROVIDE EMERGENCY DISCONNECT FOR FUEL PUMP SHUT OFF TO MEET IFC 2015, CHAPTER 23, SECTION 2303.2 .
  - PROVIDE FIRE EXTINGUISHER PLACEMENT FOR FUEL ISLAND AND REFILL AT TANK TO MEET IFC 2015, CHAPTER 23, SECTION 2303.5.
  - IDENTIFY ON PLANS THE FUEL TANK VENT LOCATION.
  - PROVIDE NOTE ON PLANS THE FUEL DISPENSING FACILITY WILL MEET THE IFC 2015 CHAPTER 23 .
- SCOPE OF WORK IN THESE PLANS COVERS MERCANTILE BUILDING .
- EMERGENCY RESPONDER RADIO COVERAGE SHALL BE PROVIDE PER SECTION 915, 2015 IBC BUILDINGS STRUCTURES SHALL CMPLY WITH ALL APPLICABLE CODE PROVISIONS OF ERCC PROVISIONS ON SECTION 510 IPC 2015.

**OWNER INFORMATIONS:**

NAME: FRANK RAJAN  
 MAILING ADDRESS: 2001 S. COLLEGE AVE.  
 CITY: BRYAN STATE: TX. ZIP CODE: 77801  
 PHONE NUMBER: 979-229-3475  
 E-MAIL ADDRESS: FRANKRAJAN@YAHOO.COM

- NOTE:**
- EMERGENCY PROCEDURE SIGN WILL BE PLACED BY EMERGENCY DISCONNECT SWITCH AND SHALL READ:  
 IN CASE OF FIRE, SPILL, OR RELEASE USE EMERGENCY PUMP SHUTOFF REPORT THE ACCIDENT ! FIRE DEPARTMENT TELEPHONE NO. 9-1-1
  - FIRE EXTINGUISHERS WITH A RATING OF 2-A:20-B:C SHALL BE REQUIRED AND INSTALLED IN A MANNER TO PROVIDE ONE WITHIN 75 FT. OF EACH MOTOR FUEL DISPENSING PUMP.

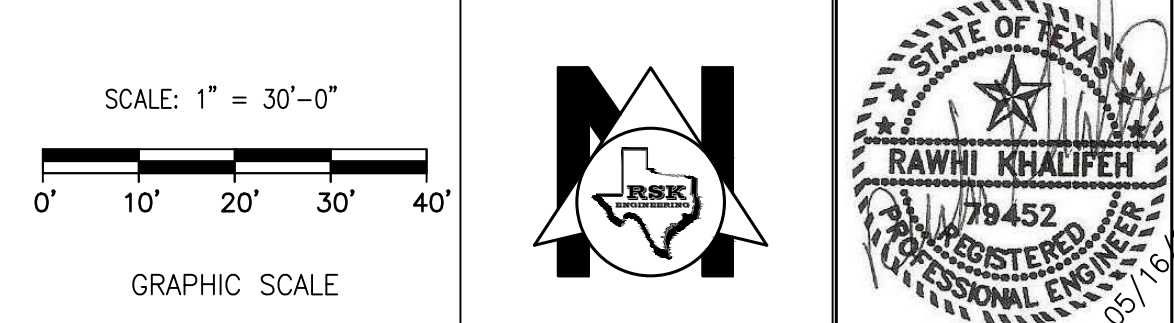
- WARNING SIGNS IN ACCORDANCE WITH IFC 2205.6 SHALL BE POSTED AT PUMPS.
- STATE LICENSED FIRE PROTECTION CONTRACTORS SHALL SUBMIT AS-BUILT PLANS AND INSTALLATION PAPERWORK DIRECTLY TO MCFMO AT THE END OF CONSTRUCTION BEFORE THE FINAL INSPECTION.
- FIRE LANE MARKINGS WILL BE REVIEWED DURING FINAL INSPECTION.

- PRIOR TO REQUESTING A FINAL INSPECTION, YOU MUST SUBMIT ANY FIRE PROTECTION CHECKLISTS TO OUR OFFICE. THESE CHECKLISTS ARE FOUND ON OUR WEBSITE.
- UPON COMPLETION OF ALL WORK, A REQUEST FOR FINAL INSPECTION FORM MUST BE SUBMITTED TO THE FIRE MARSHALS OFFICE. THIS PROJECT MAY NOT BE OCCUPIED UNTIL A FINAL INSPECTION HAS BEEN PERFORMED AND A CERTIFICATE OF COMPLIANCE HAS BEEN ISSUED.

- FIRE RATED ASSEMBLIES - ALL PENETRATIONS SHALL BE SEALED . ALL FIRE WALLS SHALL HAVE SIGNS OR STENCILING PERMANENTLY INSTALLED ABOVE ANY DECORATIVE CEILING AND /OR IN CONCEALED SPACES. THE LETTERING SHALL BE 2 INCHES IN HEIGHT AND SPACED EVERY 12 FEET. THE FOLLOWING WORDING IS REQUIRED: "(1) HOUR FIRE AND SMOKE WALL-PROTECT ALL PENETRATIONS"
- ALL BULK CO2 TANK SHALL BE PROVIDE WITH MONITOR AND NOTIFICATION DEVICE PER IFC 2015 5303.16.10 .
- ALL PROJECTS SHALL SUBMIT AN EMERGENCY RESPONSE INFORMATION FORM.

FOR CONSTRUCTION 05-16-2022

**LEGAL DESCRIPTION:-**  
 OF 1.262 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY ,TEXAS, BEING ALL OF LOT 1,BLOCK 14 SHIREWOOD ADDITION, PHASE 2, AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN VOLUME 583,PAGE 181 OF THE DEED RECORDS OF BRAZOS COUNTY TEXAS (DRBCT); SAID LOT 1 BEING THE SAME TRACT OF LAND CONVEYED TO VM RETAIL ,LLC IN VOLUME 17016,PAGE 106 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY,TEXAS (OPRBC)

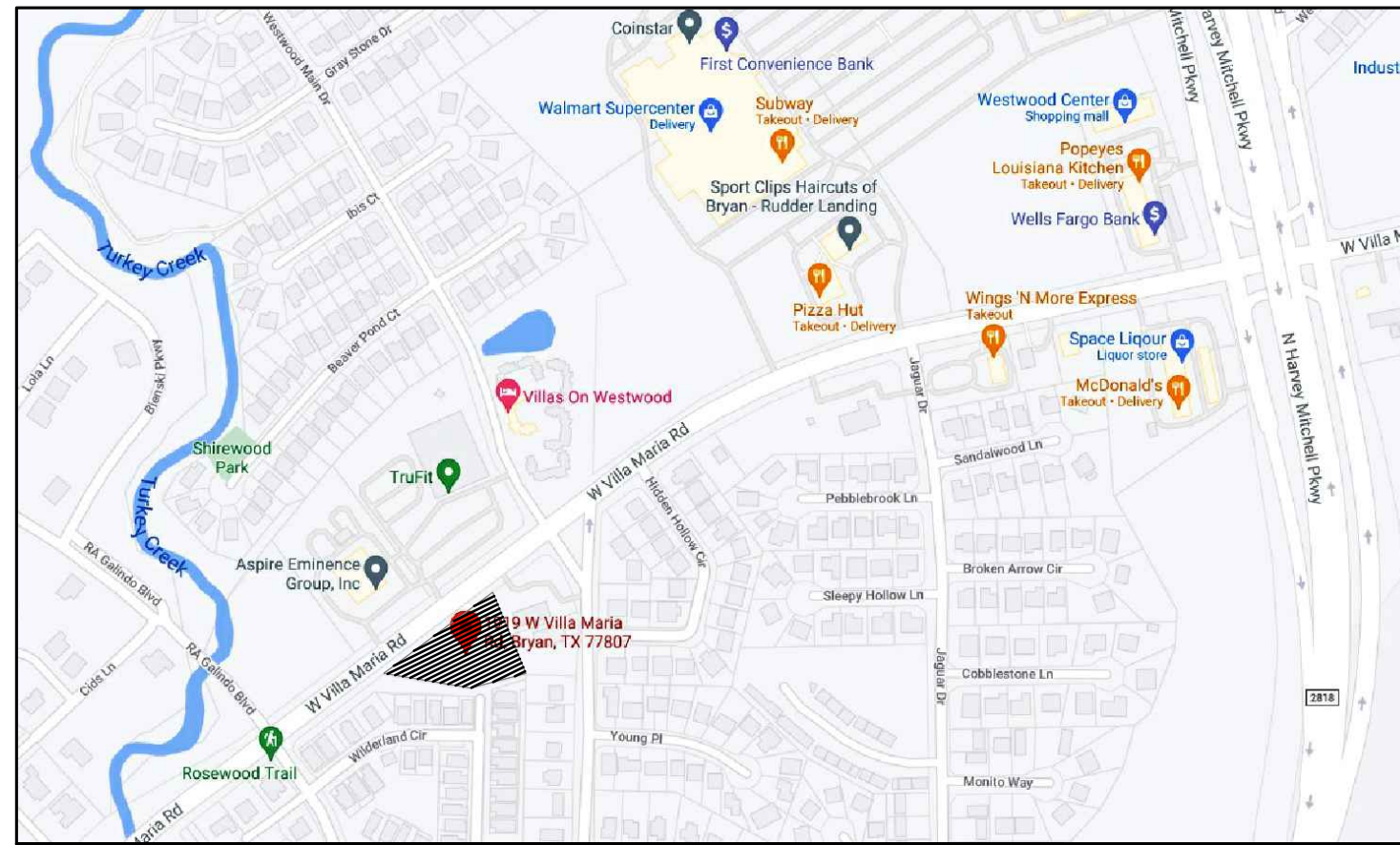


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 11302 TANNER RD. HOUSTON, TEXAS 77041  
 TEL: (281) 580-4585  
 FAX: (281) 580-4399  
 FIRM # F-11211

**VILLA MARIA GAS STATION**  
 1919 WEST VILLA MARIA ROAD  
 BRYAN , TX 77807  
**FIRE ACCESS LANE PLAN**

DRAWN BY: BM DATE: 12-6-2021 SHEET:  
 CHECKED BY: RSK PROJ. NO.: VR151003.317.4 **AS-101** 06v.0

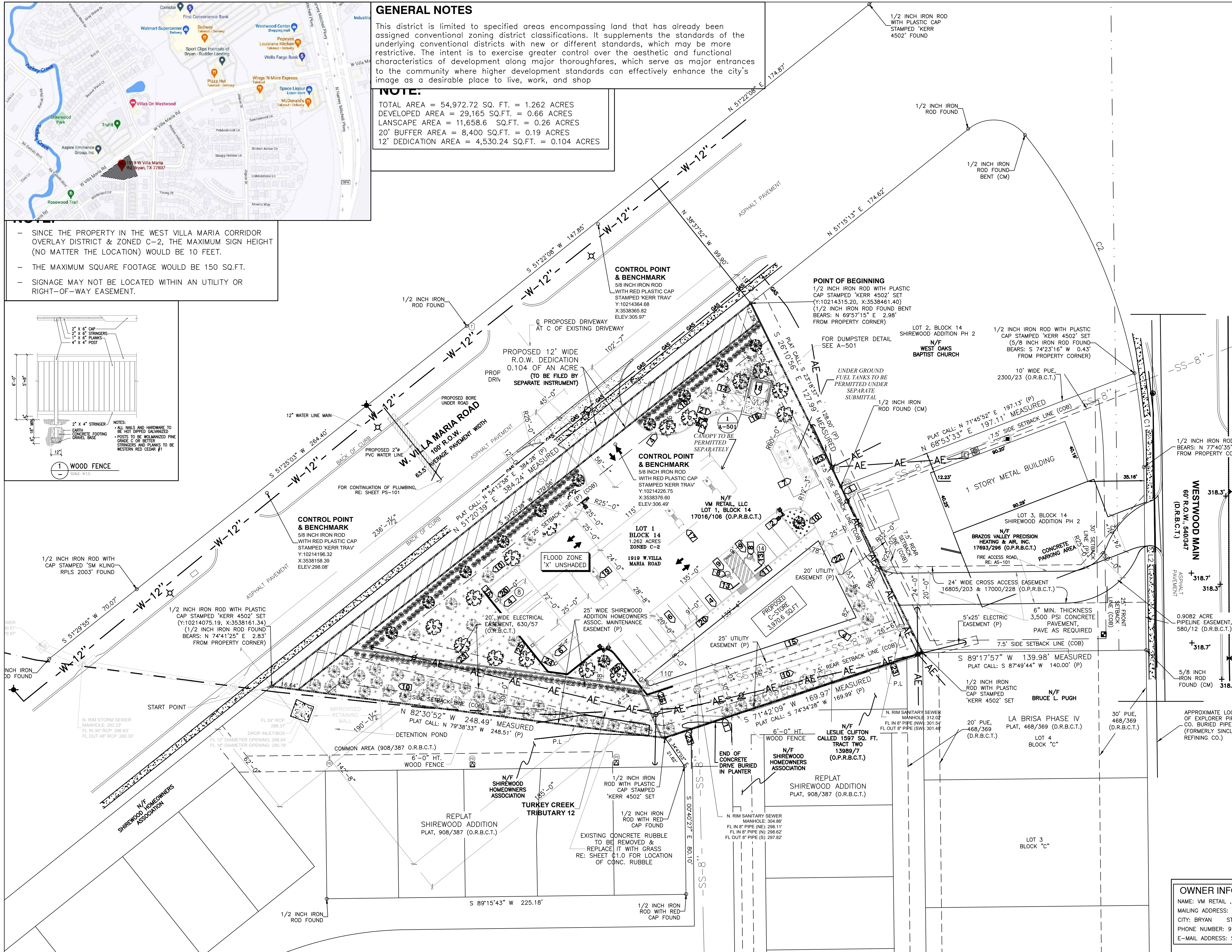
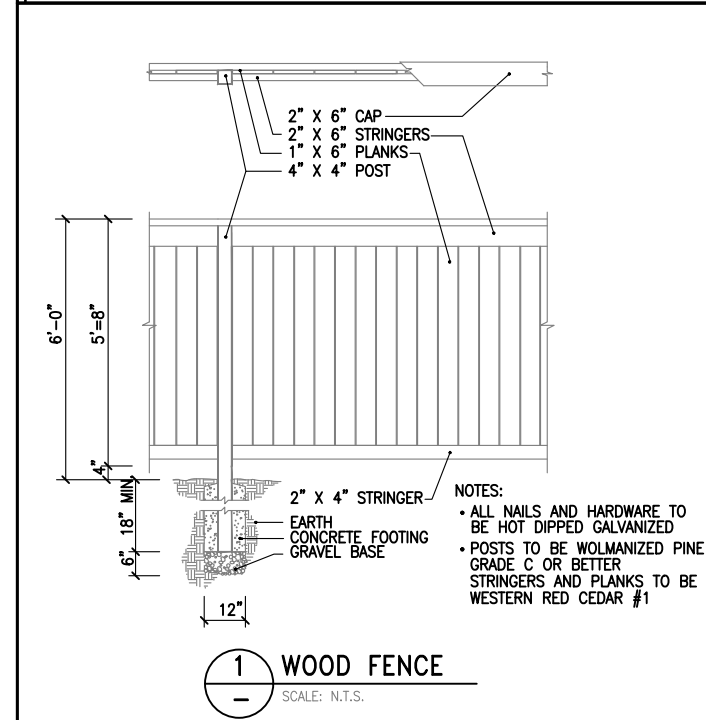


**GENERAL NOTES**

This district is limited to specified areas encompassing land that has already been assigned conventional zoning district classifications. It supplements the standards of the underlying conventional districts with new or different standards, which may be more restrictive. The intent is to exercise greater control over the aesthetic and functional characteristics of development along major thoroughfares, which serve as major entrances to the community where higher development standards can effectively enhance the city's image as a desirable place to live, work, and shop

**NOTE:**  
 TOTAL AREA = 54,972.72 SQ. FT. = 1.262 ACRES  
 DEVELOPED AREA = 29,165 SQ.FT. = 0.66 ACRES  
 LANDSCAPE AREA = 11,658.6 SQ.FT. = 0.26 ACRES  
 20' BUFFER AREA = 8,400 SQ.FT. = 0.19 ACRES  
 12' DEDICATION AREA = 4,530.24 SQ.FT. = 0.104 ACRES

- SINCE THE PROPERTY IN THE WEST VILLA MARIA CORRIDOR OVERLAY DISTRICT & ZONED C-2, THE MAXIMUM SIGN HEIGHT (NO MATTER THE LOCATION) WOULD BE 10 FEET.
- THE MAXIMUM SQUARE FOOTAGE WOULD BE 150 SQ.FT.
- SIGNAGE MAY NOT BE LOCATED WITHIN AN UTILITY OR RIGHT-OF-WAY EASEMENT.



- KEYED NOTES**
- 1 PROPERTY LINE
  - 2 25' STEEL LIGHT POLE (REFER TO ELECTRICAL)
  - 3 NEW PROPOSED CONCRETE DRIVEWAY
  - 4 6" CONCRETE CURB
  - 5 NEW CONCRETE PAVEMENT 6" THICK 3500 PSI (REFER TO CIVIL PLANS)
  - 6 REGULAR PARKING SPACES @ 9'-0" X 19'-0" TYP. (U.N.O.)
  - 7 UNDERGROUND FUEL TANK 8" THICK PAVING (VERIFY LOCATION WITH OWNER)
  - 8 H/C SIGNAGE GRAPHICS RE: C-503
  - 9 H/C PARKING SPACE (RE: SHEET A-003)
  - 10 LANDSCAPING
  - 11 RAMP 1:12 SLOPE
  - 12 PAVEMENT SIGNAGE SEE C-503
  - 13 6" CURB/WHEEL STOP
  - 14 PYLON SIGN, THE MAXIMUM SIGN HEIGHT 10' WITH 150 SF MAX. FOOTAGE (TO BE APPROVED BY OWNER)
  - 15 CONCRETE SIDE WALK (RE: CIVIL PLANS)
  - 16 8" THICKNESS PAVEMENT
  - 17 CANOPY (BY OTHERS)
  - 18 NEW TRASH DUMPSTER ENCLOSURE AS SCREEN WITH THICKEN SLAB TO 8" RE: A-501. TO MEET CITY OF BRYAN REQUIREMENTS
  - 19 GAS PUMP (BY OTHERS)
  - 20 6" BOLLARDS
  - 21 AIR AND WATER
  - 22 12" CONCRETE CURB
  - 23 6'-0" HT WOOD FENCE
  - 24 ELECTRICAL CHARGER STATION
  - 25 RETAINING WALL, SEE DETAIL (6) SHEET S3.0

- GENERAL NOTES**
- PARKING NOTES:**
- CONTRACTOR TO PAINT STRIPS, ARROWS AND ETC AS SPECIFIED AND AS SHOWN ON THE PLANS.
  - PROVIDE 4" WIDE YELLOW PARKING STRIPS.
  - FOR FIRE LANES MARKING RE: AS-101

- LEGEND**
- HYD - INDICATES FIRE HYDRANT LOCATION
  - DR - INDICATES PROPOSED DRIVEWAY CONC.
  - GR - GRASS/ LANDSCAPE BED SOD.
  - 1 1/2" LIVE OAK, SHADE TREE 6' HT. MIN.
  - 2" PARKING TREES, SHADE TREES 6' HT. MIN.
  - 1 1/2" LAGERSTROEMIA/ UNSHADED TREES 6' HT. MIN.
  - TREES MATURE HT. 30 FT. .
  - 2 GAL. SHRUBS/ INDIAN HAWTHORN MAX 36"HT NOT LESS THAN 18"
  - ⊕ - NUMBER OF PARKING SPACES
  - ♿ - HANDICAP PARKING SPACE
  - PROPERTY LINE
  - BUILDING LINE
  - LIGHT POLE . RE: ELECTRICAL SITE PLAN
  - INDICATES FOR (7'-0") CMU FENCE

**PARKING ANALYSIS**

OCCUPANCY TYPE	AREA (S.F. OF GFA)	REQUIRED RETAIL PARKING	NUMBER OF CAR PARKING REQUIRED
M	3,970.6	5/1,000 GSF	20
TOTAL REQUIRED PARKING			20
NUMBER OF PARKING PROVIDED AT PUMPS			8
NUMBER OF PARKING PROVIDED (INCLUDING 2 H/C)			22
TOTAL NUMBER OF PARKING (INCLUDING 2 H/C) & PARKING AT PUMPS.			30

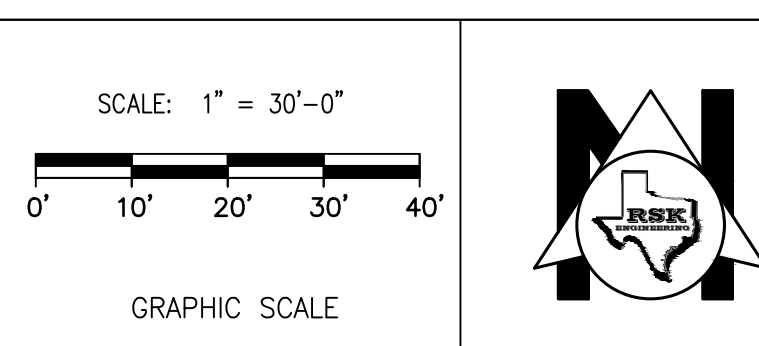
**LANDSCAPING**

SYMBOL	SIZE	OFFICIAL NAME	#	SF VALUE	TOTAL
⊕	1.5"-3.0" CALIPER	LIVE OAK QUERCUS VIRGINIANA CANOPY TREE	11	200	2,061.4
⊕	1.5"-3.0" CALIPER	DYNAMITE CREPE MYRTLE LAGERSTROEMIA INDICA (DYNAMITE) NON-CANOPY TREE	14	150	2,061.4
⊕	2-5 GALLON	KNOCK-OUT ROSE (ROSE RADRAZZ) SHRUB	200	10	2000
⊕	15 GALLON	INDIAN HAWTHORN (RHAPHIOLEPIS INDICA) SHRUB	130	15	1,900
✓	COVER (15% MAX)	BERMUDA GRASS	500 SF / 100	100	223

- LANDSCAPE REQUIREMENTS:**
- 15% OF DEVELOPED AREA 1.262 ACRES (54,972.72 SQ FT) = 8,245.9 SF LANDSCAPING
  - NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES—4,122.9 SF REQ'D; 4,701 PROVIDED
  - NOT LESS THAN 50% OF TREE PLANTED SHALL BE CANOPY; 2,061.4 SF REQ'D; 2,640 PROVIDED
  - ALL PARKING ISLANDS MUST HAVE A CANOPY TREE.
  - 30' REDUCED BUFFER AREA TO BE 20 FT. x 420 LN=8,400 SQ.FT./200 SQ.FT= 42 CANOPY TREES.
- TOTAL AREA REQUIRED: 8,245.9 SF  
 LANDSCAPED AREA PROVIDED: 11,658.6 SF  
 \*\* AUTOMATIC IRRIGATION IS REQUIRED FOR THIS PROJECT \*\*

**OWNER INFORMATIONS:**  
 NAME: VM RETAIL, LLC  
 MAILING ADDRESS: 2001 S. COLLEGE AVE.  
 CITY: BRYAN STATE: TX. ZIP CODE: 77801  
 PHONE NUMBER: 979-587-9992  
 E-MAIL ADDRESS: S.RAJAN@RAJAHOLDINGS.COM

**LEGAL DESCRIPTION:-**  
 OF 1.262 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 14 SHIREWOOD ADDITION, PHASE 2, AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN VOLUME 583, PAGE 181 OF THE DEED RECORDS OF BRAZOS COUNTY TEXAS (DRBCT); SAID LOT 1 BEING THE SAME TRACT OF LAND CONVEYED TO VM RETAIL, LLC IN VOLUME 17016, PAGE 106 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT)



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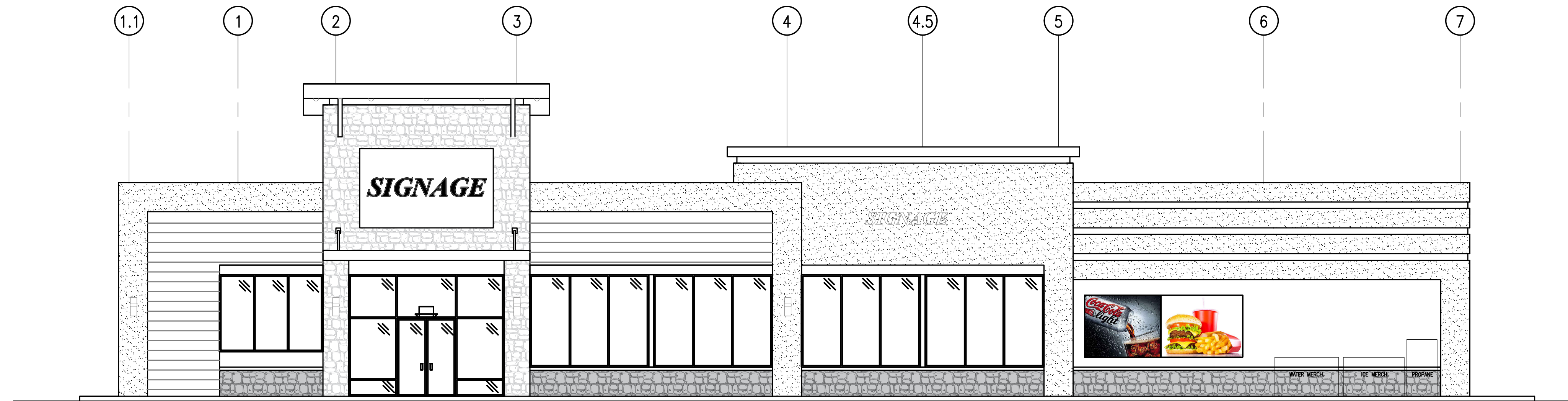
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 FIRM # F-11211

**VILLA MARIA GAS STATION**  
 1919 WEST VILLA MARIA ROAD  
 BRYAN, TX 77807  
**PARKING SITE PLAN AND LANDSCAPE**  
 DRAWN BY: BM DATE: 12-6-2021 SHEET: AS-102 Rev.0  
 CHECKED BY: RSK PROJ. NO.: VR151003.317.4

# VILLA MARIA GAS STATION

## 1919 WEST VILLA MARIA ROAD

### BRYAN , TX 77807

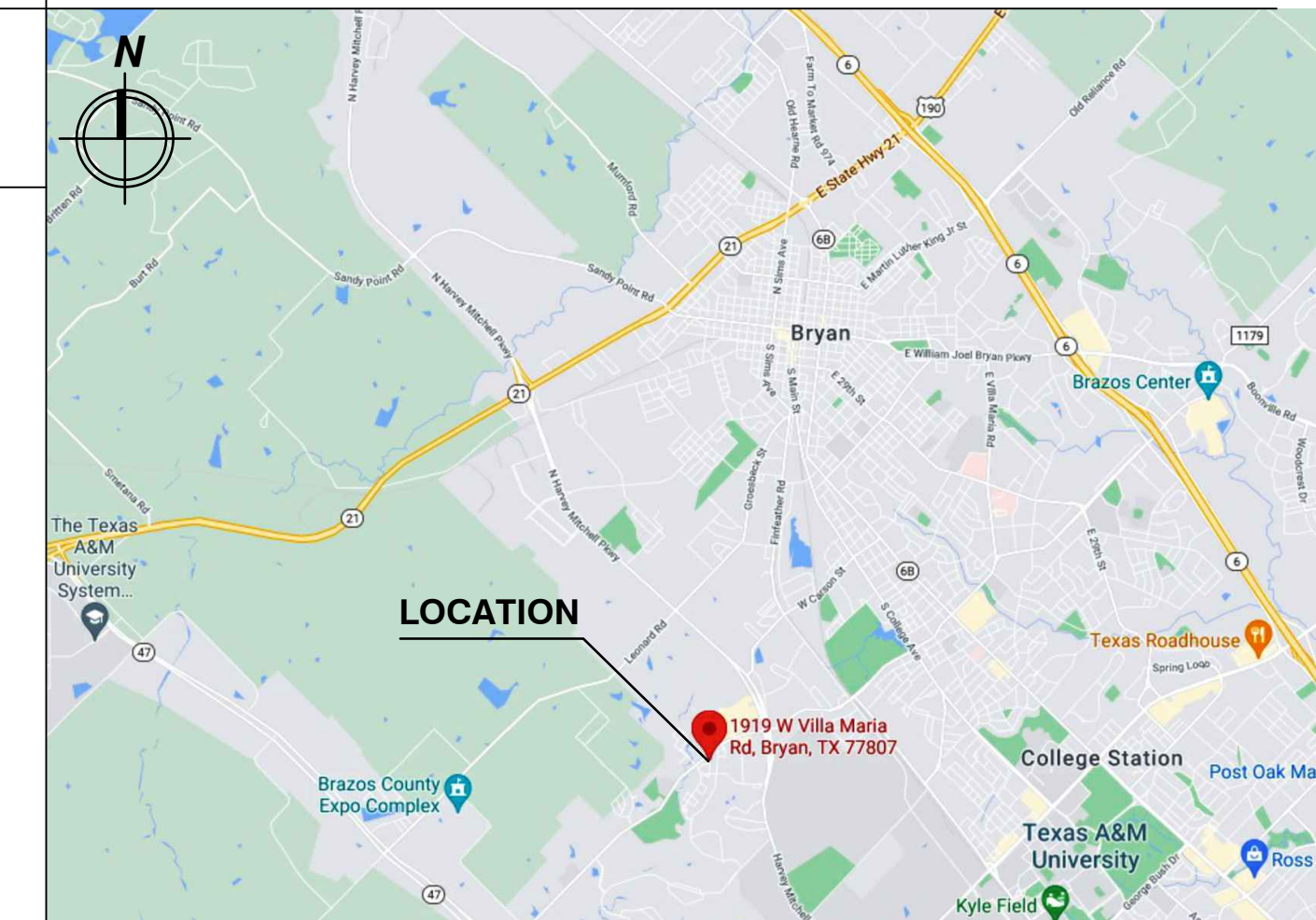


### INDEX TO DRAWINGS

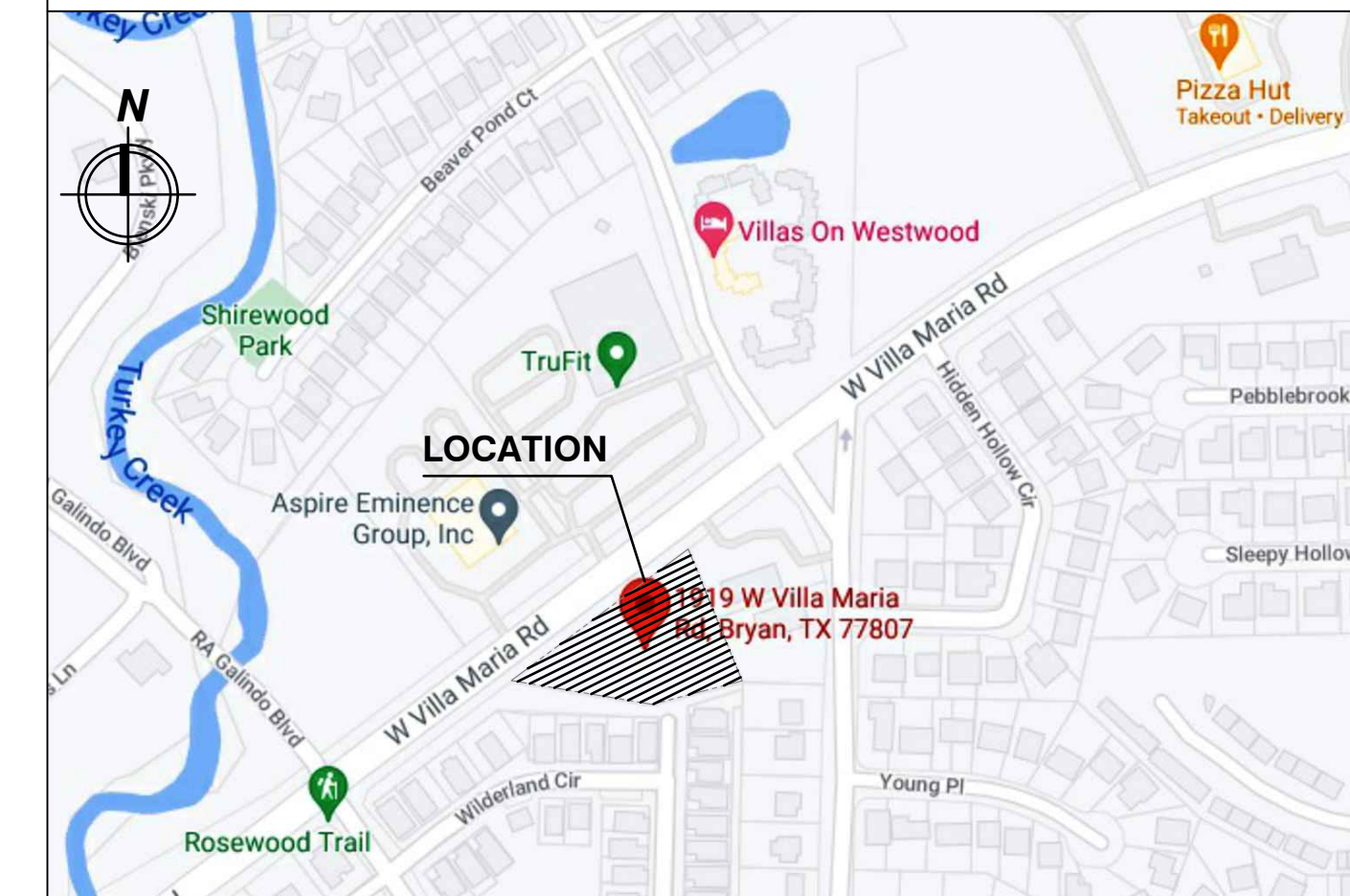
**CIVIL**

- C0.0- COVER SHEET
- C0.1- TOPOGRAPHIC SURVEY
- C1.1- DRIVEWAY TRAFFIC CONTROL PLAN
- C2.0- PAVING & DRAINAGE SITE PLAN
- C2.1- DRAINAGE AREA MAP
- C3.0- STORM WATER POLLUTION PROTECTION PLAN
- C3.1- STORM WATER QUALITY POLLUTION PREVENTION DETAILS
- C4.0- DRAINAGE SECTIONS
- C5.0- SITE DETAILS AND DETENTION CALCULATION
- C6.0- UTILITY SITE PLAN
- C7.0- SITE DETAILS
- C8.0- STANDARD MANHOLE DETAILS
- P-103 WATER LINE PROFILE

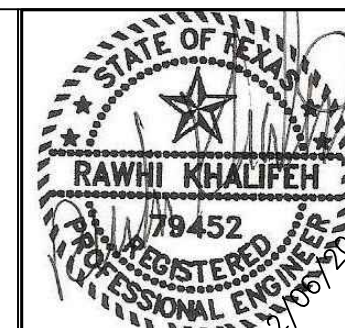
### KEY MAP # 48027C 0295E



### VICINITY MAP



NONE  
GRAPHIC SCALE



ISSUE HISTORY		REVISIONS
DATE	ISSUED FOR	DESCRIPTION
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-	-	-
-	-	-
-	-	-



**RSK ENGINEERING**

ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS

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FIRM # F-11211

**VILLA MARIA GAS STATION**

1919 WEST VILLA MARIA ROAD

BRYAN , TX 77807

**COVER SHEET, INDEX & VICINITY MAPS**

DRAWN BY: BM	DATE: 12-6-2021	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	<b>C-00</b> Rev.0

**LEGEND:**

CL XX.X'	CENTER LINE ROAD ELEVATION	—P—	POWER LINE
TG XX.X'	TOP OF GRADE	—G—	GAS LINE
TC XX.X'	TOP OF CURB WAY	—T—	TELEPHONE LINE
FL XX.X'	FLOW LINE ELEVATION	—	PROPERTY LINE
XX.X'	TOP OF CONCRETE ELEVATION	—	GRADE BREAK (G.B.)
—	BUILDING LINE	—	SLOPE OF PAVEMENT
—	STORM SEWER	—	NEW LIGHT POLE U.O.N.
—	WASTEWATER	—	WASTEWATER MANHOLE
		○	CLEAN OUT
		□	TYPE "A" INLET
		—	EXISTING GRADE ELEVATIONS

NOTE:  
PARKING LOT PAVEMENT SHALL BE 6" THICK 3500 PSI CONCRETE

**GENERAL NOTES:**

- A. GENERAL**
- GENERAL CONTRACTOR SHALL COORDINATE SITE UTILITIES WORK WITH PLUMBING DRAWINGS.
- B. PERMIT**
- CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY REGULATION OF CITY OF BRYAN, TEXAS PRIOR TO STARTING CONSTRUCTION.
  - OWNER TO OBTAIN ALL PERMITS REQUIRED BY CITY OF BRYAN, TEXAS PRIOR TO STARTING CONSTRUCTION OF UTILITY AND/OR CULVERTS WITHIN CITY OF BRYAN ROAD RIGHT OF WAY.
  - CONTRACTOR MAY SUBSTITUTE PVC PIPE FOR HDPE PIPE IN ACCORDANCE WITH CODE REQUIREMENTS.
  - ANY FUTURE DEVELOPMENT WILL REQUIRE APPROVAL.
- C. STORM SEWER SYSTEM**
- STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BRYAN.
  - STORM SEWER PIPE SHALL BE HDPE, UNLESS SHOWN OTHERWISE. CONTRACTOR MAY SUBSTITUTE PVC SDR 35 PIPE FOR PVC PIPE IN ACCORDANCE WITH CODE REQUIREMENTS.
  - SET STORM SEWER MANHOLE RIMS TO MATCH FINISH GRADE.
  - STORM SEWER INLETS SHALL BE CITY APPROVED INLET.
  - CONCRETE PIPE SHALL BE BEDDED WITH CEMENT STABILIZED SAND IN ACCORDANCE WITH CITY OF BRYAN.
  - PVC PIPE SHALL BE BEDDED WITH A MINIMUM OF ONE FOOT OF CEMENT STABILIZED SAND. CEMENT STABILIZED SAND SHALL BE LAID IN 6" LIFTS COMPOSED TO 95% STD. PROCTOR MAX. DRY DENSITY (ASTM D698).
  - EXISTING PAVEMENTS, CURBS, SIDEWALKS, AND DRIVEWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO THE CITY OF BRYAN STANDARDS.
  - CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, UPON COMPLETION OF JOB, SHALL BE AS GOOD AS OR BETTER THAN THE CONDITION PRIOR TO STARTING WORK.
  - ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY.

TOTAL PAVEMENT AREA	= 22854 SF
BUILDING AREA	= 3970.6 SF
SIDE WALK AREA	= 1706.1 SF
TOTAL IMPERVIOUS AREA	= 28530.7 SF
LANDSCAPE AREA	= 26442 SF
TOTAL AREA	= 54972.7 SF
INLETS & J.B	= 10 @ 64 CF = 640 CF
LENGTH OF 18"Ø HDPE PIPES	= 719 FT.
LENGTH OF 24"Ø RCP PIPES	= 34.2 FT.

**PROPERTY DESCRIPTION:**

**LAND TITLE SURVEY PLAT  
OF  
LOTS 1 & 3, BLOCK 11  
SHIREWOOD ADDITION PHASE II  
VOLUME 583, PAGE 181 (D.R.B.C.T.)  
ZENO PHILLIPS LEAGUE, A-45  
BRYAN, BRAZOS COUNTY, TEXAS**

**CONTROL POINT  
& BENCHMARK**  
5/8 INCH IRON ROD  
WITH RED PLASTIC CAP  
STAMPED "KERR TRAV"  
Y: 10214226.75  
X: 3538376.60  
ELEV: 306.49'

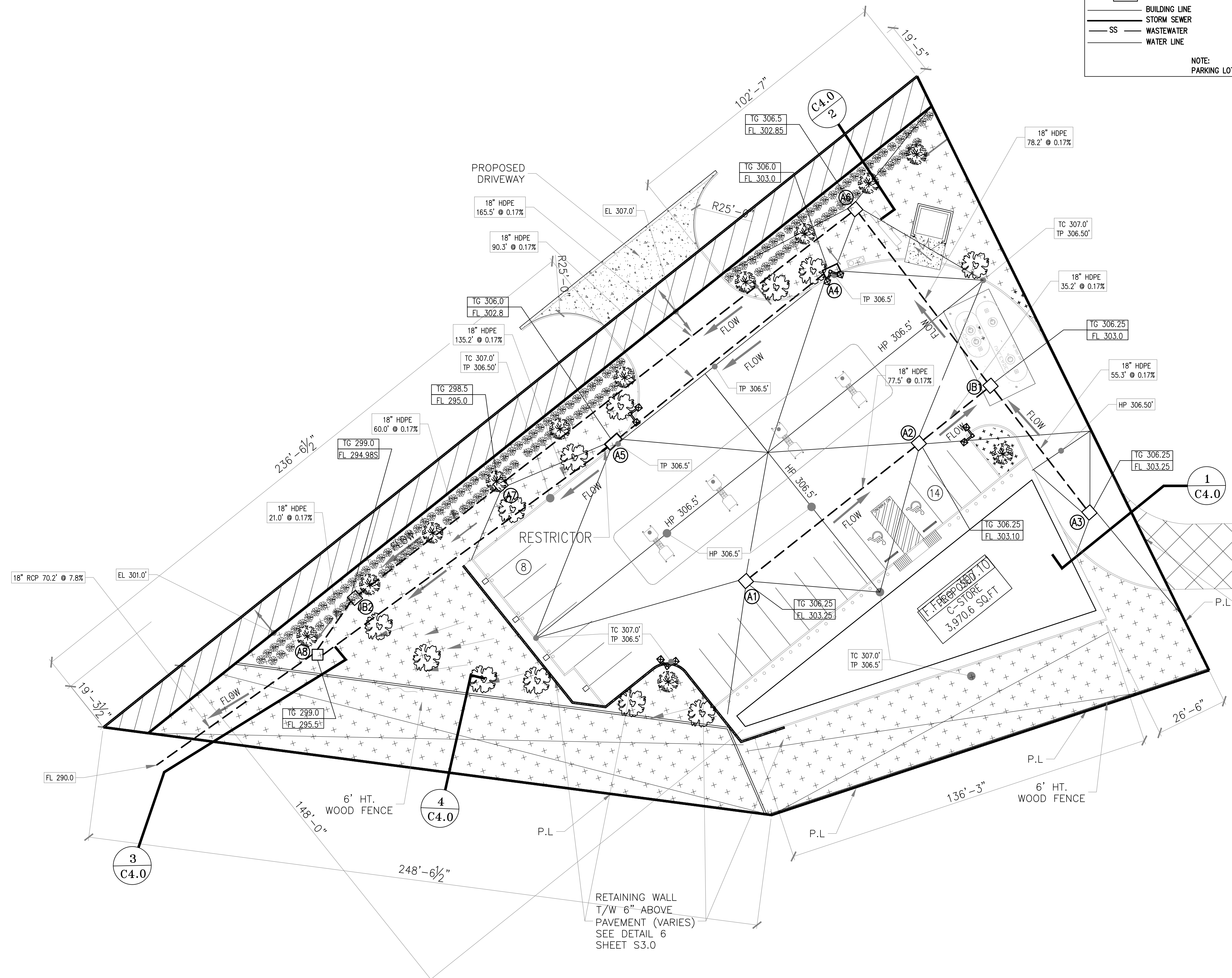
**FLOOD PLAIN INFORMATION:**

THIS PLAT IS A TRUE REPRESENTATION OF A CATEGORY 1A (LAND TITLE SURVEY), CONDITION II SURVEY (ACCORDING TO THE TSPS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS) AS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THE ENTIRETY OF THESE TRACTS LIE WITHIN FLOOD ZONE "X" UNSHADED AND DO NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.L.R.M. MAPS, PANEL NO. 4804K0195E, REVISED DATE: 05-16-2012.

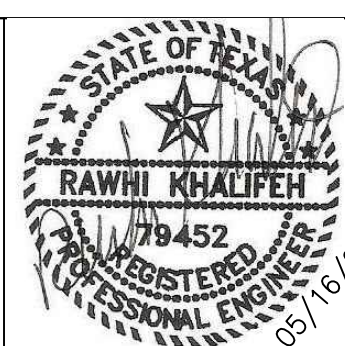
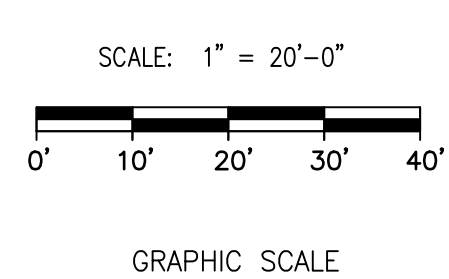
**VILLA MARIA GAS STATION  
1919 WEST VILLA MARIA ROAD  
BRYAN, TX 77807**

**PAVING AND DRAINAGE SITE PLAN**

DRAWN BY: BM	DATE: 12-6-2021	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	<b>C2.0</b> Rev.0



**LEGAL DESCRIPTION:-**  
OF 1.262 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 14 SHIREWOOD ADDITION, PHASE 2, AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN VOLUME 583, PAGE 181 OF THE DEED RECORDS OF BRAZOS COUNTY TEXAS (DRBCT); SAID LOT 1 BEING THE SAME TRACT OF LAND CONVEYED TO VM RETAIL, LLC IN VOLUME 17016, PAGE 106 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT)



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
5-16-22	ISSUE FOR PERMITTING	CONSTRUCTION DRAWINGS	
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-	-	-	-
-	-	-	-

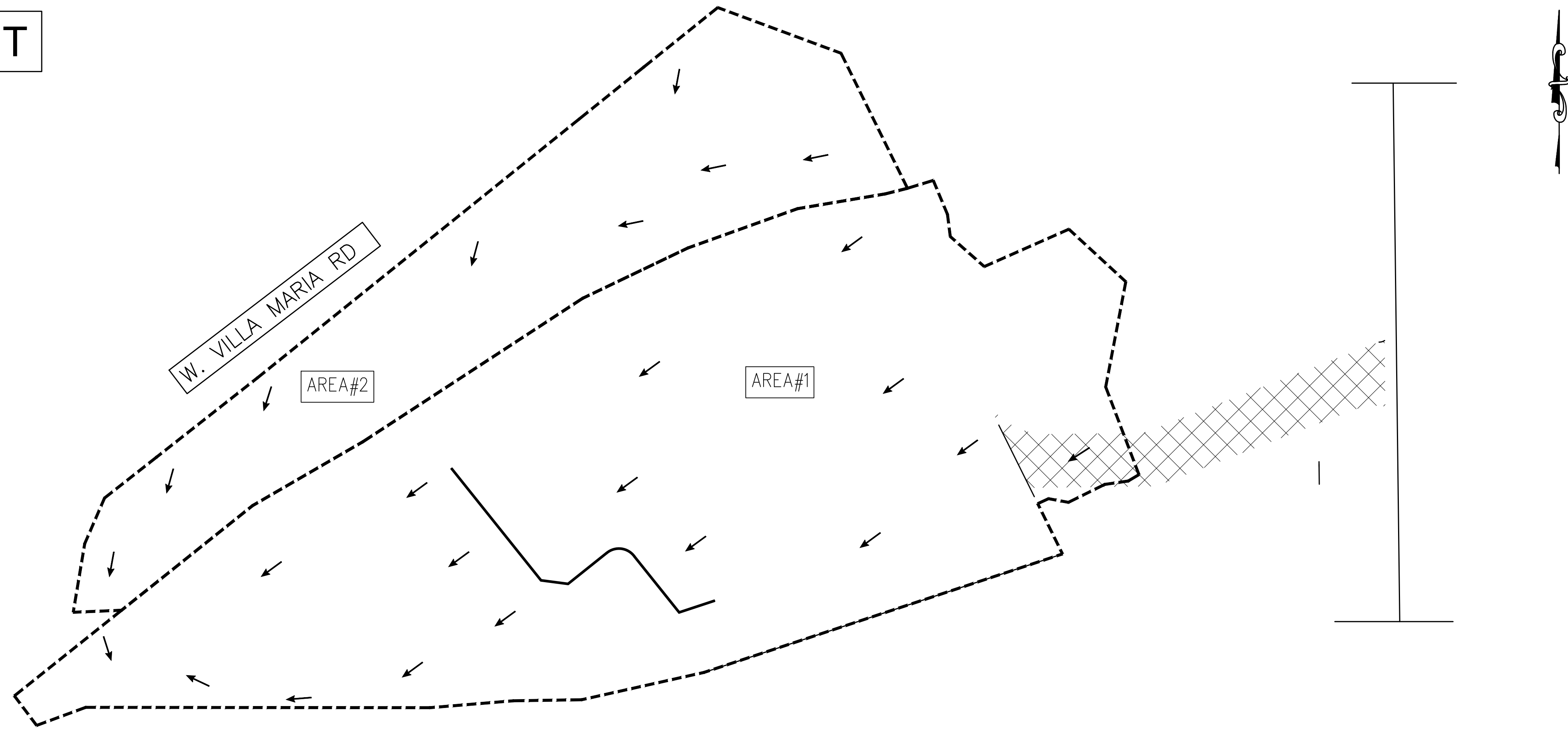
**RSK ENGINEERING**  
ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS

11302 TANNER RD. TEL. (281) 580-4585  
HOUSTON, TEXAS 77041 FAX (281) 580-4399

FIRM # F-11211

FOR CONSTRUCTION 05-16-2022

# PRE-DEVELOPMENT

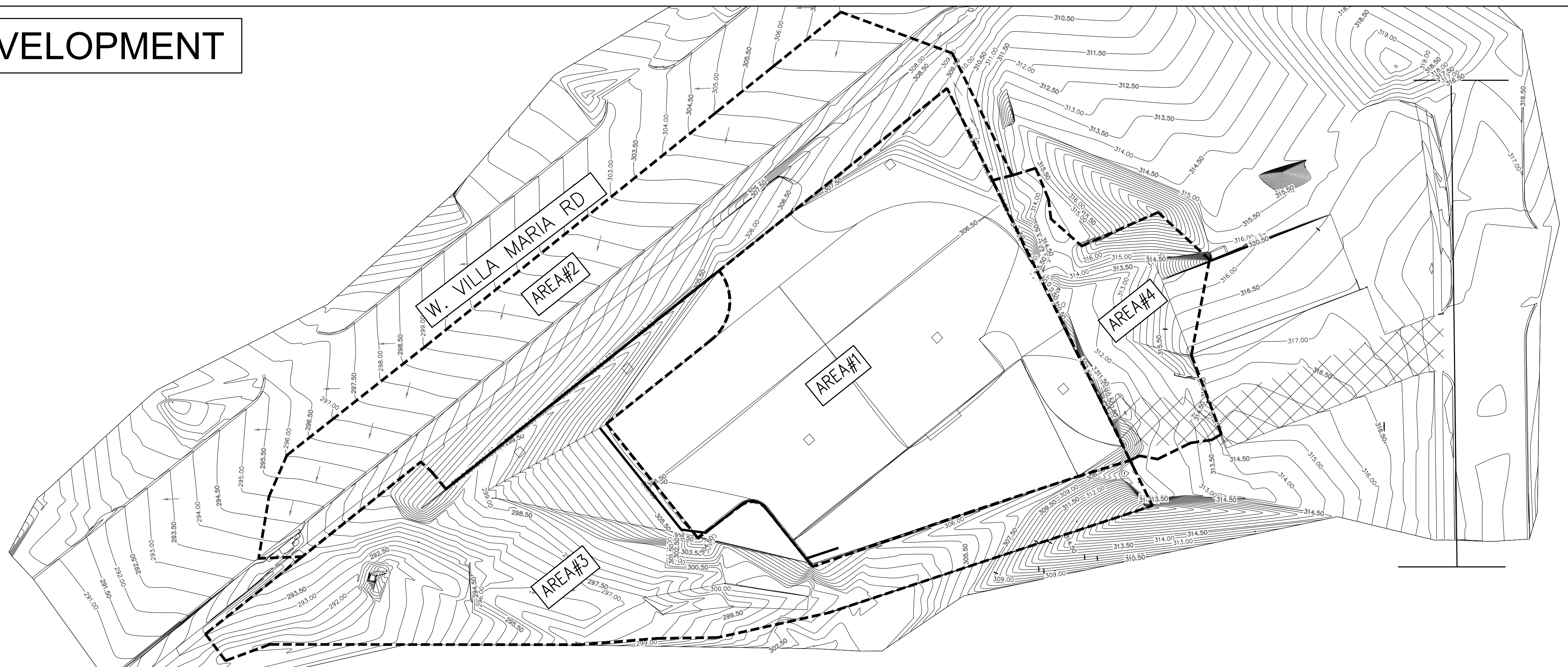


## LEGEND

- DRAINAGE BOUNDARY
- FLOW DIRECTION
- CONTOUR
- INLET
- STORM SEWER LINE
- DRAINAGE AREA I.D.

PRE DEVELOPMENT DRAINAGE AREA SUMMARY		
I.D#	AREA (SF)	AREA (AC)
AREA #1	66,724.6	1.532
AREA #2	25,833.5	0.593
TOTAL AREA (AC)		2.125

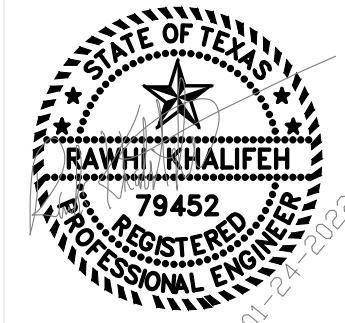
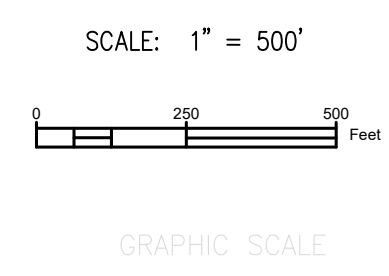
# POST-DEVELOPMENT



POST DEVELOPMENT DRAINAGE AREA SUMMARY		
I.D#	AREA (SF)	AREA (AC)
AREA #1	32,895.7	0.755
AREA #2	23,947.4	0.550
AREA #3	27,857.0	0.640
AREA #4	7,858.9	0.180
TOTAL AREA (AC)		2.125

OWNER NAME:  
ADDRESS:  
PHONE #:  
EMAIL:

APPLICANT NAME: RSK ENGINEERING  
ADDRESS: 11302 TANNER RD  
HOUSTON, TX 77041  
PHONE #: 281-580-4585  
EMAIL: RSKENGINEERING@GMAIL.COM



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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-	-	-	-

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HOUSTON, TEXAS 77041 FAX: (281) 580-4399

FIRM # T-11211


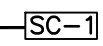



**VILLA MARIA GAS STATION**  
1919 WEST VILLA MARIA ROAD  
BRYAN, TX 77807

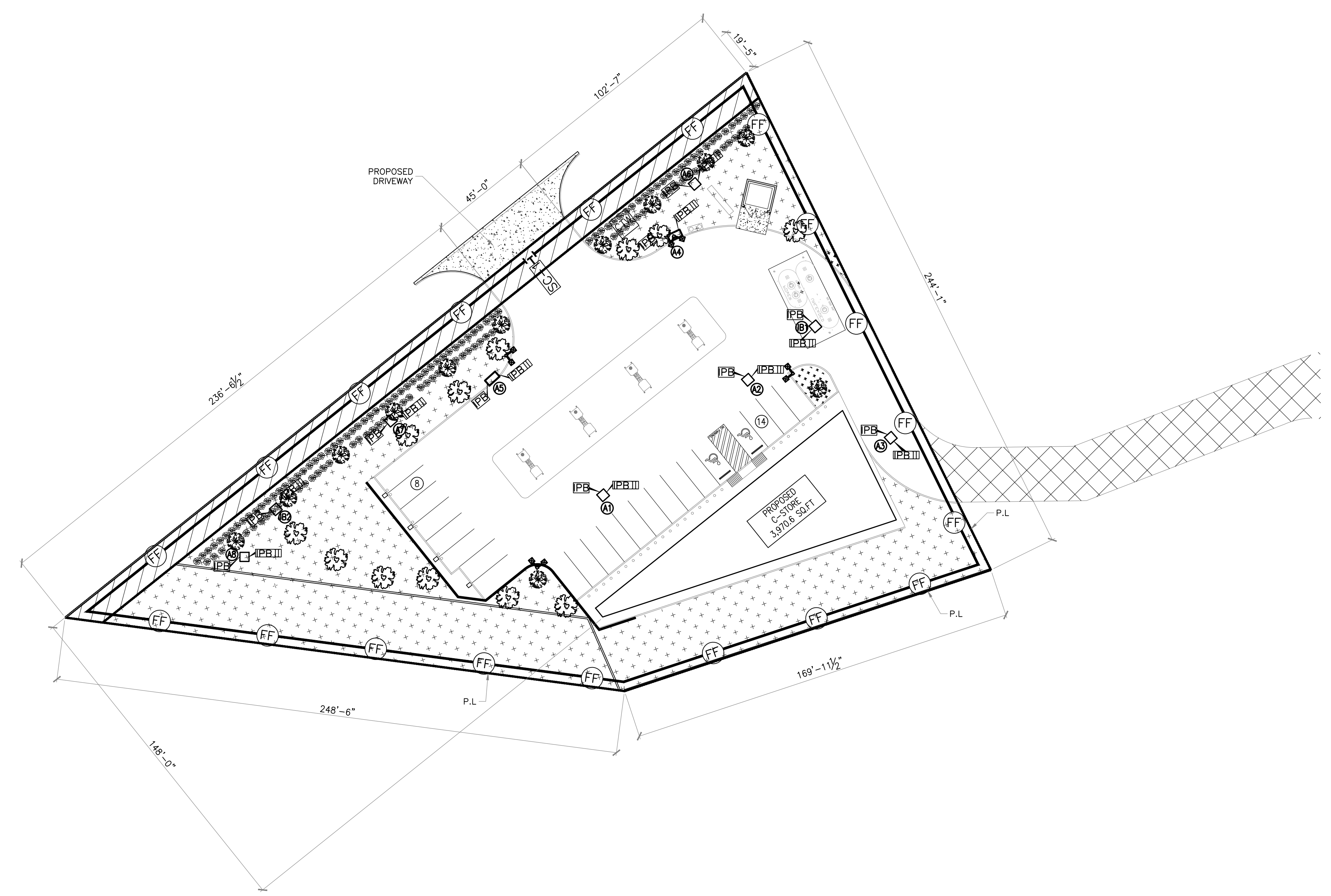
DRAWN BY: BM DATE: 04-26-2022 SHEET:  
CHECKED BY: RSK PROJ. NO.: VR15003.317.4 Rev.0



**NOTE:**  
FOR DETAILS REFER C3.1

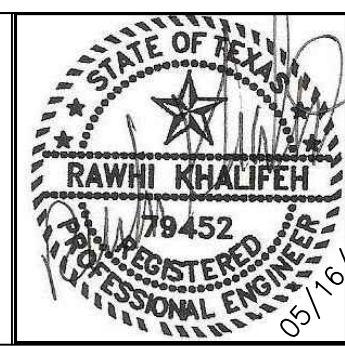
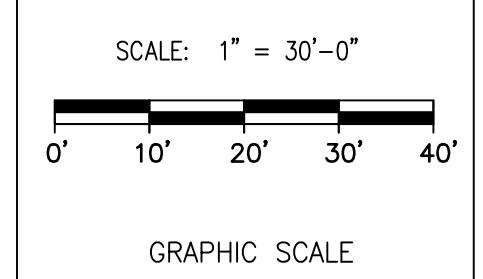
**LEGENDS**

-  FILTER FABRIC FENCE
-  STABILIZED CONSTRUCTION ACCESS
-  STAGE I INLET PROTECTION
-  STAGE II INLET PROTECTION
-  CONCRETE TRUCK WASHOUT AREA



FOR  
CONSTRUCTION  
05-16-2022

**LEGAL DESCRIPTION:-**  
OF 1.262 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 14 SHIREWOOD ADDITION, PHASE 2, AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN VOLUME 583, PAGE 181 OF THE DEED RECORDS OF BRAZOS COUNTY TEXAS (DRBCT); SAID LOT 1 BEING THE SAME TRACT OF LAND CONVEYED TO VM RETAIL, LLC IN VOLUME 17016, PAGE 106 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT)



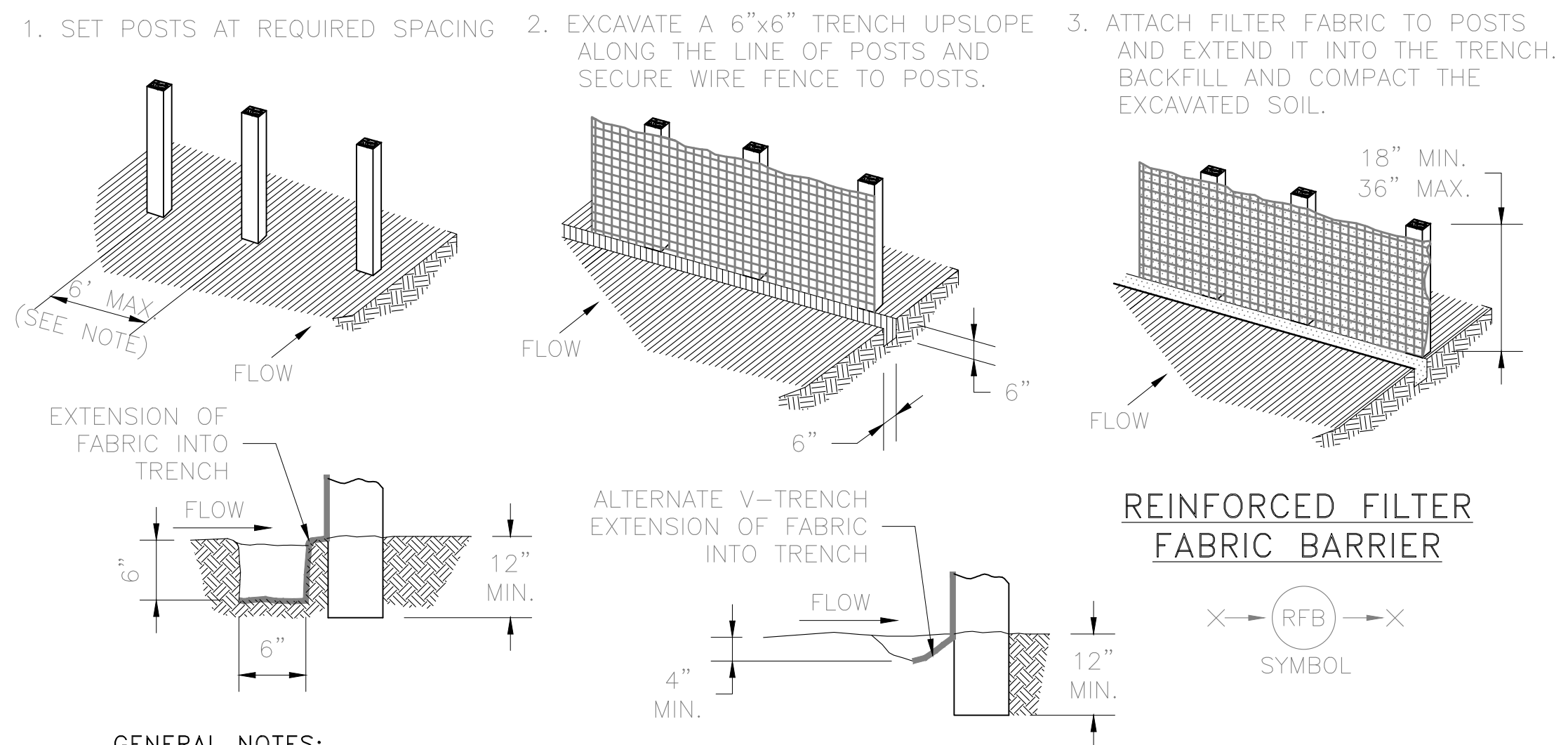
ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
5-16-22	ISSUE FOR PERMITTING	CONSTRUCTION DRAWINGS	
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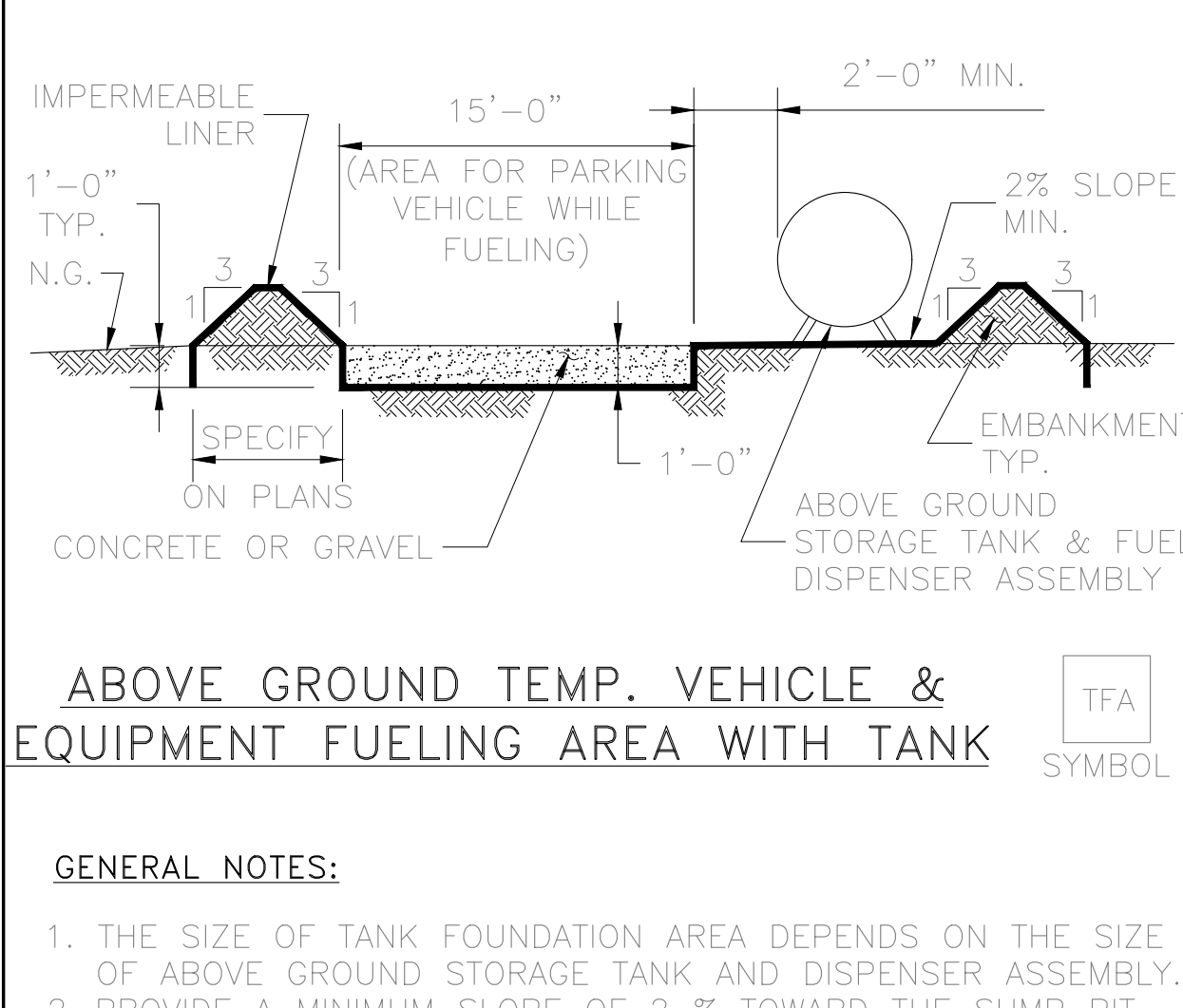
**STORM WATER POLLUTION PROTECTION PLAN**

DRAWN BY: BM	DATE: 12-6-2021	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	<b>C3.0</b> Rev.0



**GENERAL NOTES:**

1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.

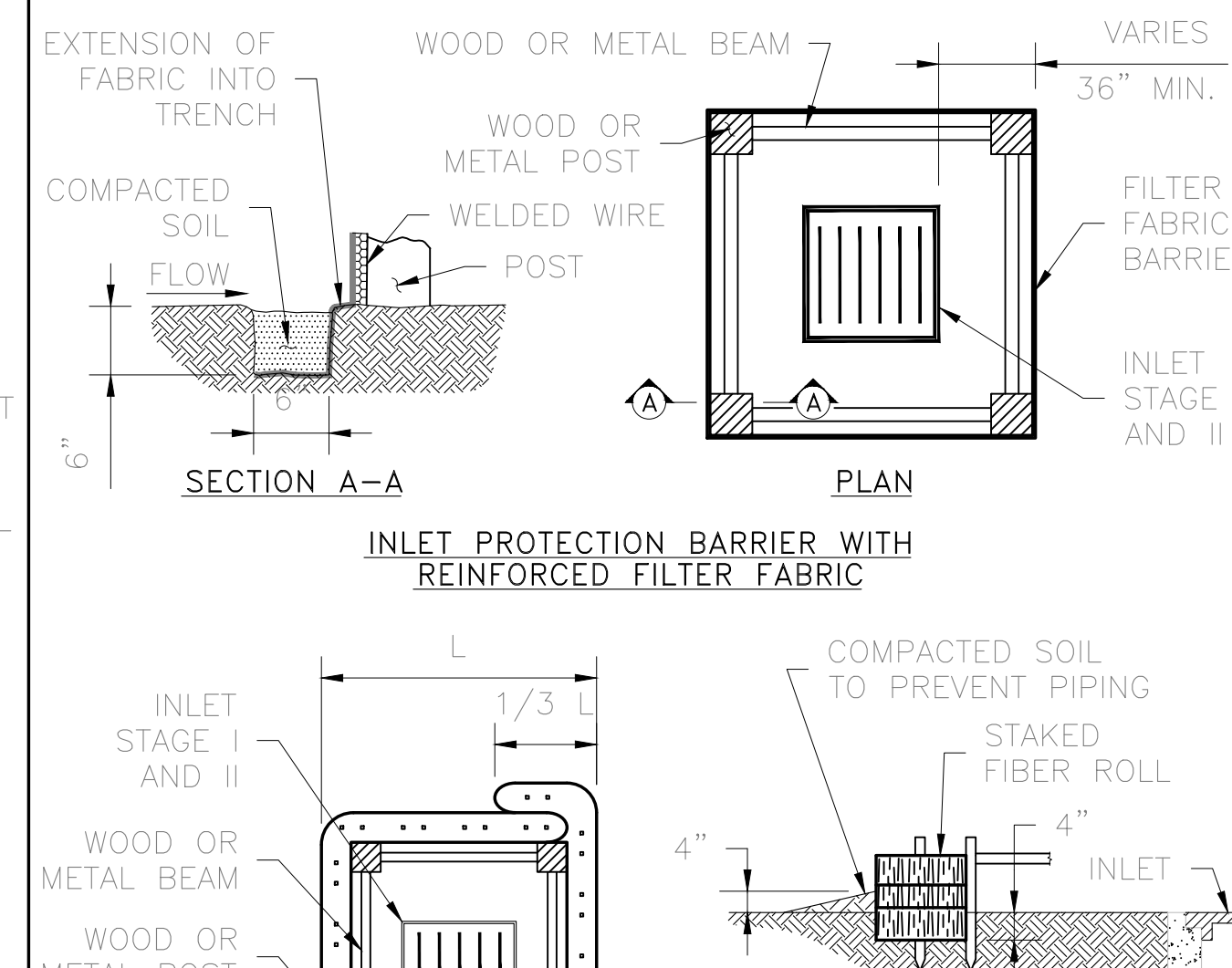


**ABOVE GROUND TEMP. VEHICLE & EQUIPMENT FUELING AREA WITH TANK**

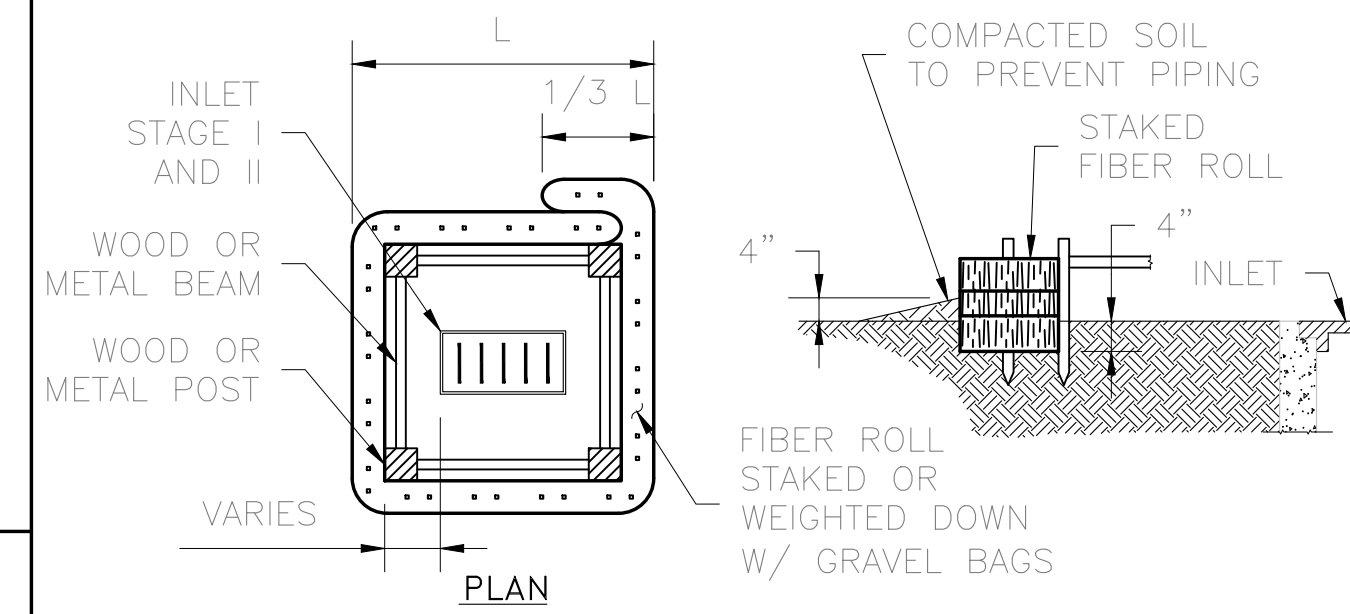
TFA SYMBOL

**GENERAL NOTES:**

1. THE SIZE OF TANK FOUNDATION AREA DEPENDS ON THE SIZE OF ABOVE GROUND STORAGE TANK AND DISPENSER ASSEMBLY.
2. PROVIDE A MINIMUM SLOPE OF 2% TOWARD THE SUMP PIT.
3. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS.



**INLET PROTECTION BARRIER WITH REINFORCED FILTER FABRIC**

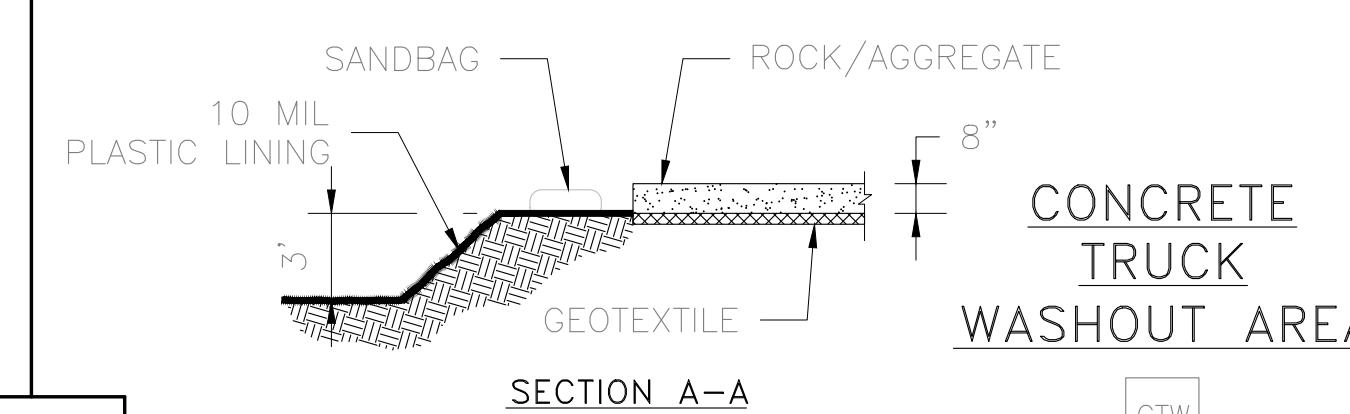


**INLET PROTECTION BARRIER WITH FILTER ROLLS**

- GENERAL NOTES:**
1. FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER.

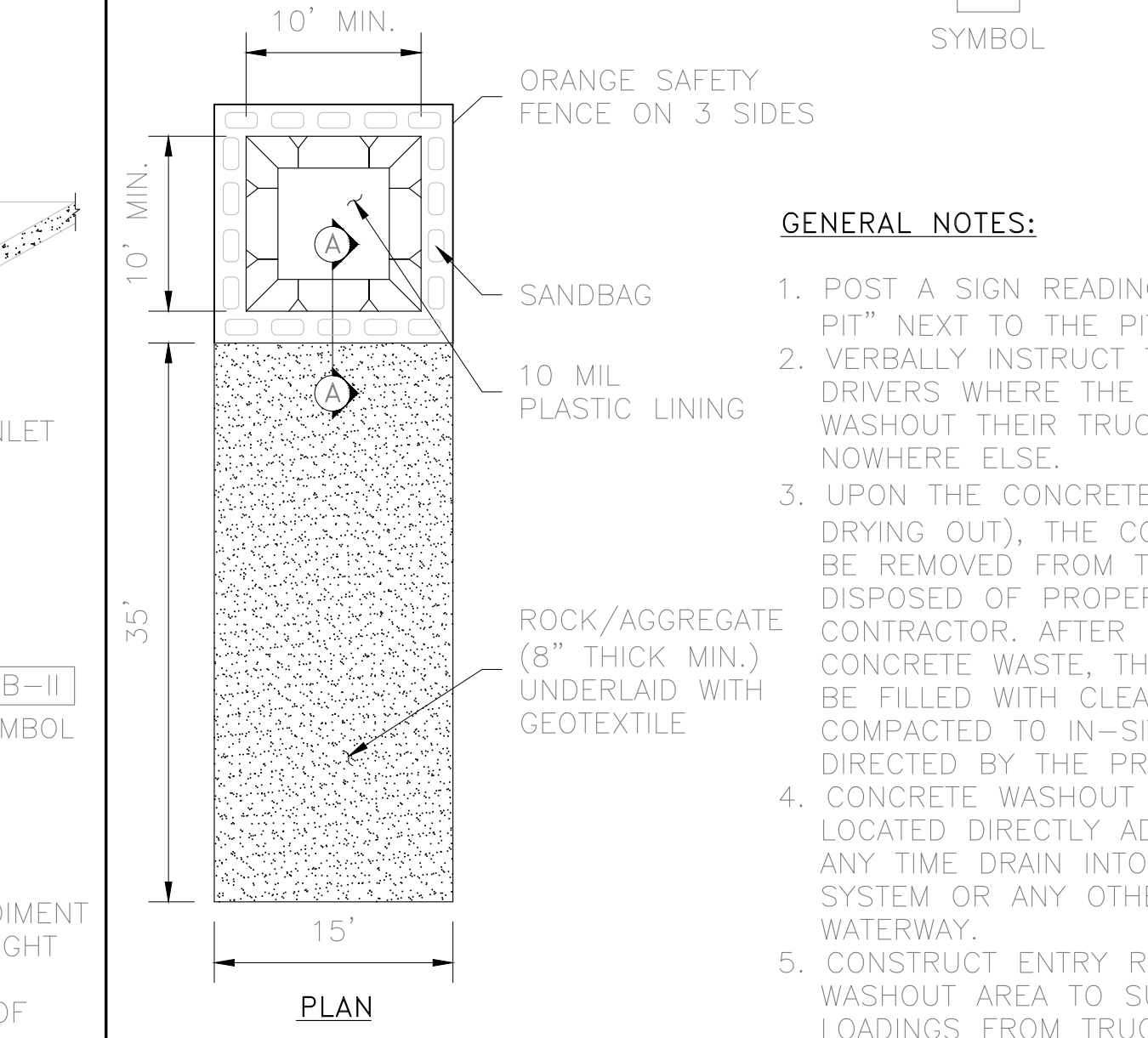
**INLET PROTECTION BARRIERS FOR STAGE I INLETS**

IPB SYMBOL



**CONCRETE TRUCK WASHOUT AREA**

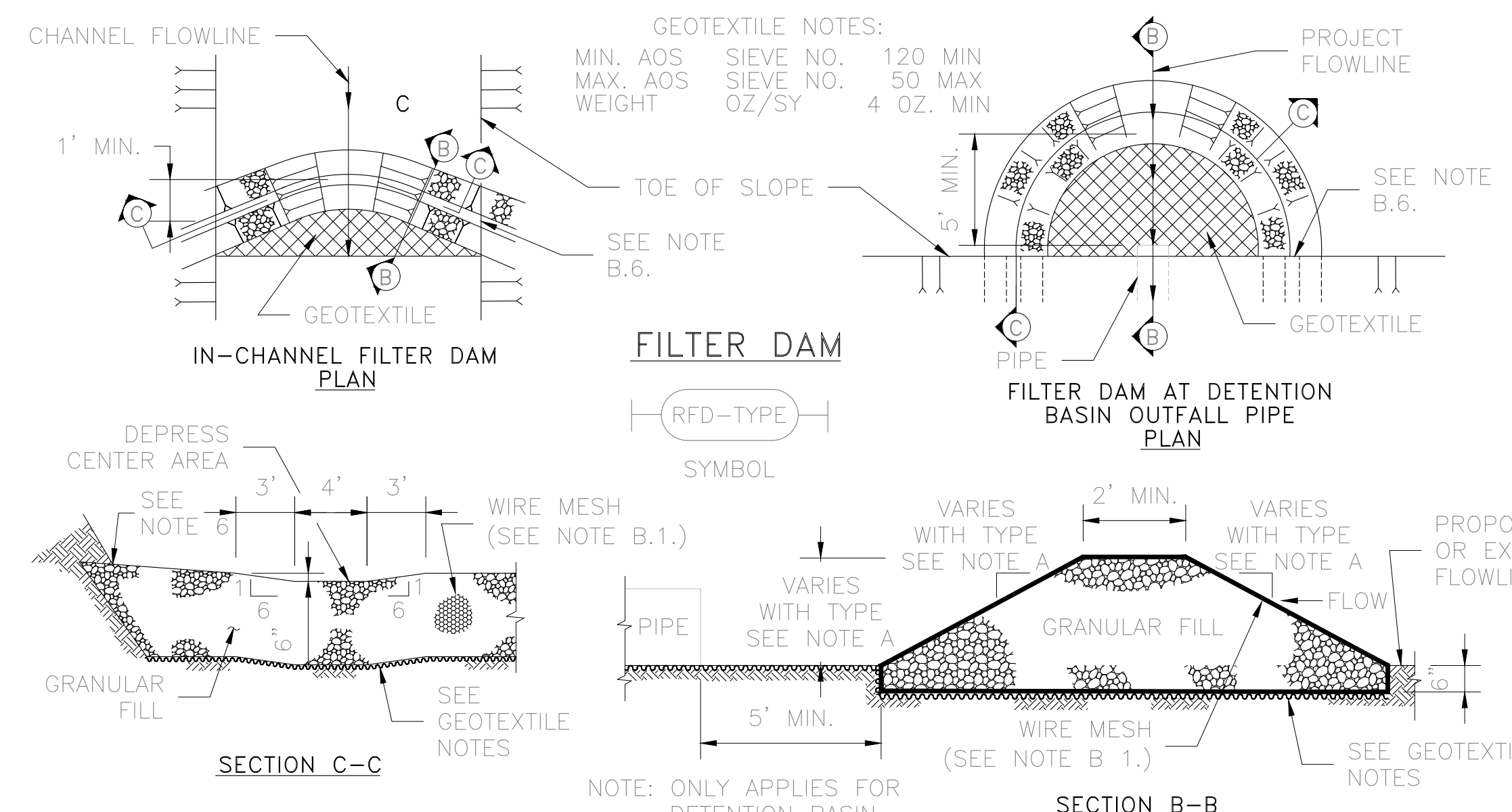
CTW SYMBOL



**INLET PROTECTION BARRIERS FOR STAGE II INLETS**

IPB-II SYMBOL

- GENERAL NOTES:**
1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.
  2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.



**FILTER DAM**

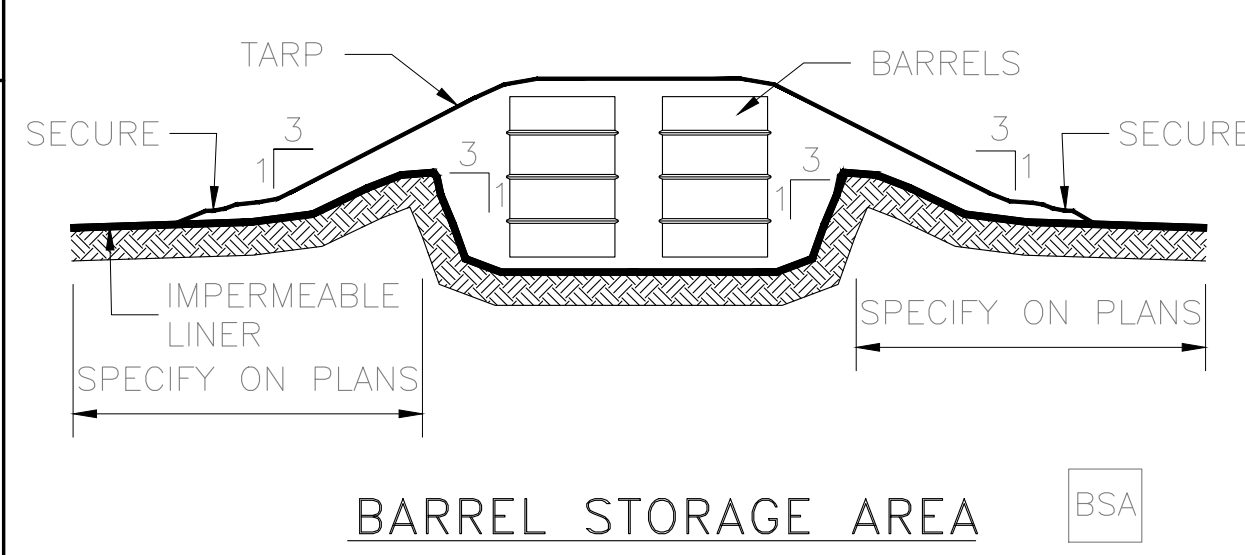
RFD-TYPE SYMBOL

**A. TYPES OF FILTER DAMS**

1. TYPE 1 (NON-REINFORCED)
  - a. HEIGHT - 18-24 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
  - b. TOP WIDTH - 2 FEET (MINIMUM)
  - c. SLOPES - 2:1 (MAXIMUM).
2. TYPE 2 (REINFORCED)
  - a. HEIGHT - 18-36 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
  - b. TOP WIDTH - 2 FEET (MINIMUM).
  - c. SLOPES - 2:1 (MAXIMUM).
3. TYPE 3 (REINFORCED)
  - a. HEIGHT - 36-48 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
  - b. TOP WIDTH - 2 FEET (MINIMUM).
  - c. SLOPES - 3:1 (MAXIMUM).
4. TYPE 4 (GABION)
  - a. HEIGHT - 30 INCHES (MINIMUM). MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
  - b. TOP WIDTH - 2 FEET (MINIMUM).
5. TYPE 5. AS SHOWN ON THE PLANS.

**B. CONSTRUCT FILTER DAMS ACCORDING TO THE FOLLOWING CRITERIA UNLESS SHOWN OTHERWISE ON THE PLANS.**

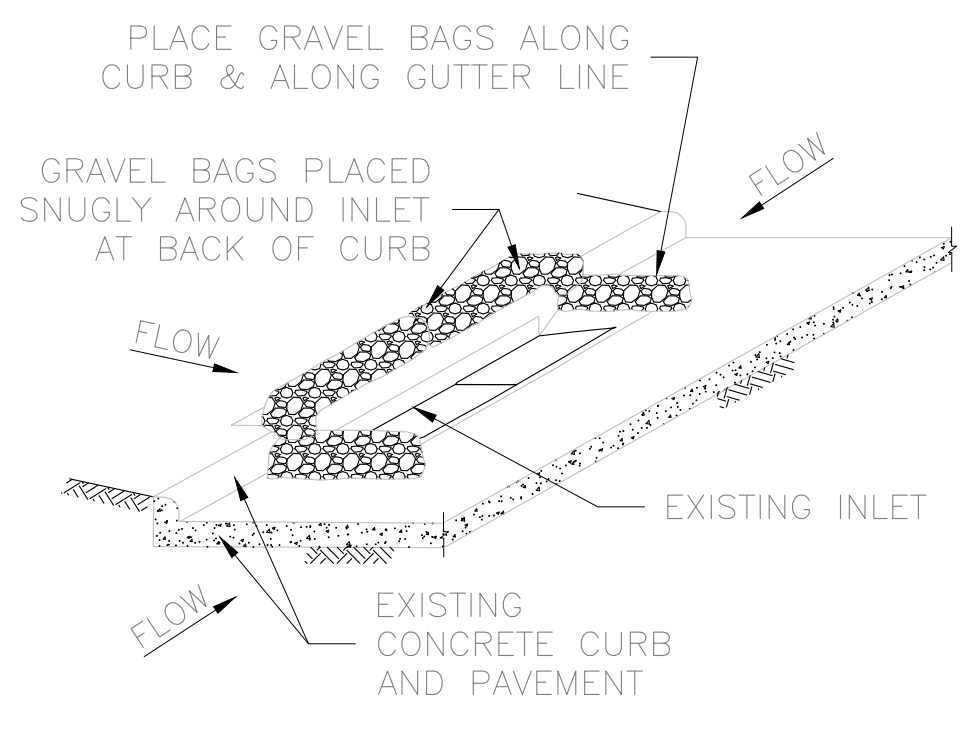
1. TYPE 2 AND 3 FILTER DAMS: SECURE WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1 INCH DIAMETER HEXAGONAL OPENINGS.
2. PLACE GRANULAR FILL ON THE WIRE MESH TO HEIGHT AND SLOPES SHOWN ON PLANS OR AS SPECIFIED BY THE ENGINEER.
  - a. 3-5 INCHES FOR ROCK FILTER DAM TYPES 1, 2 AND 4.
  - b. 4-8 INCHES FOR ROCK FILTER DAM TYPE REFER TO GRANULAR FILL IN SPECIFICATION SECTION No. 02378 RIPRAP AND GRANULAR FILL.
3. FOLD WIRE MESH AT UPSTREAM SIDE OVER GRANULAR FILL AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS.
4. IN STREAMS: SECURE OR STAKE MESH TO STREAM BED PRIOR TO AGGREGATE PLACEMENT.
5. SEE HCFCD SPECIFICATION SECTION No. 02364-FILTER DAMS.
6. EMBED ONE FOOT MINIMUM INTO SLOPE AND RAISE ONE FOOT HIGHER THAN CENTER OF DEPRESSED AREA AT SLOPE.



**BARREL STORAGE AREA**

BSA SYMBOL

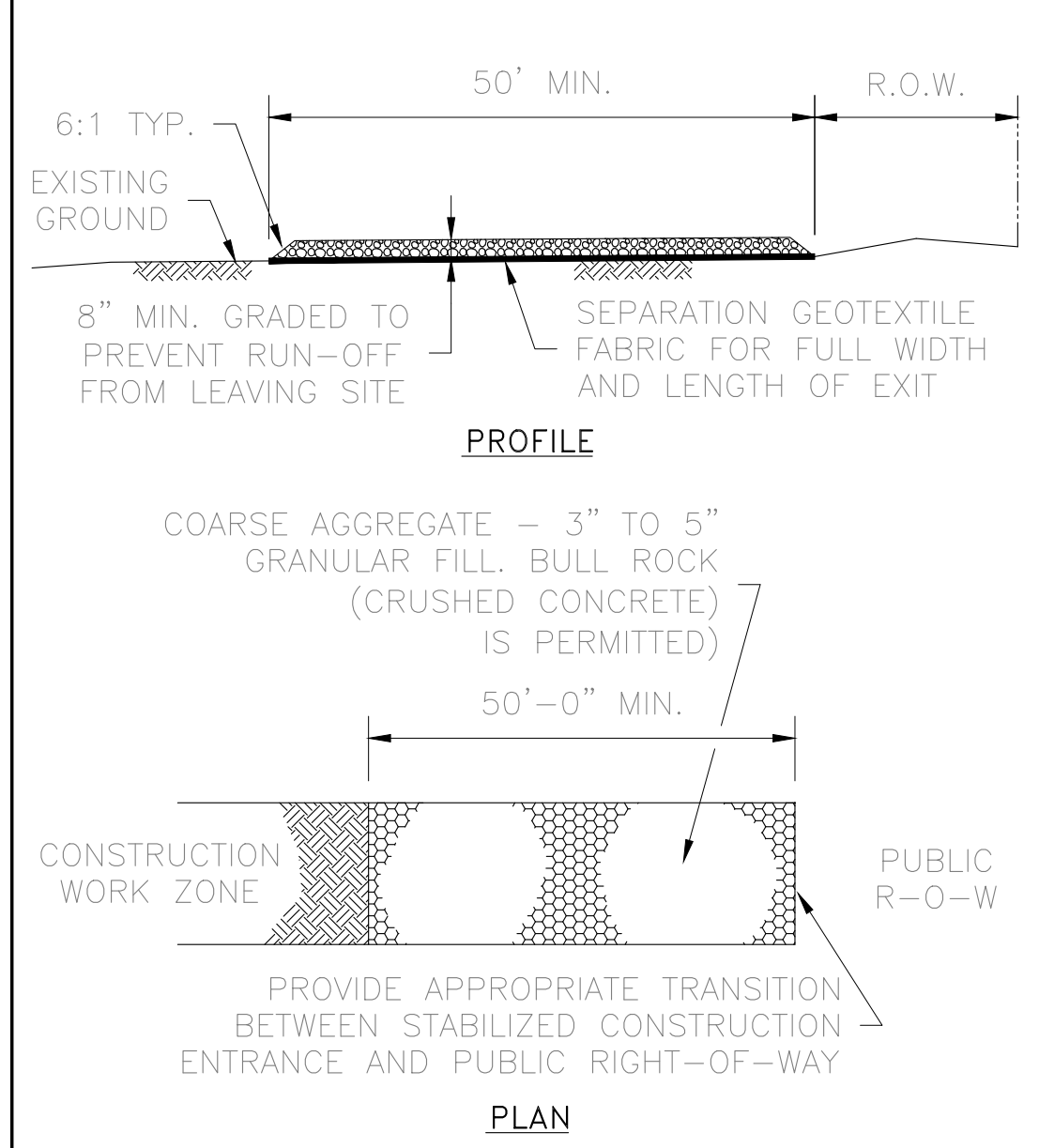
- GENERAL NOTES:**
1. ALTERNATIVELY, STORE BARRELS IN AN ENCLOSED BUILDING OR SHED.
  2. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS, 60 mil MINIMUM.
  3. CONSTRUCT BERMED AREA WITH VOLUME GREATER THAN OR EQUAL TO 110% VOLUME OF BARRELS.



**INLET PROTECTION BARRIERS FOR STAGE II INLETS**

IPB-II SYMBOL

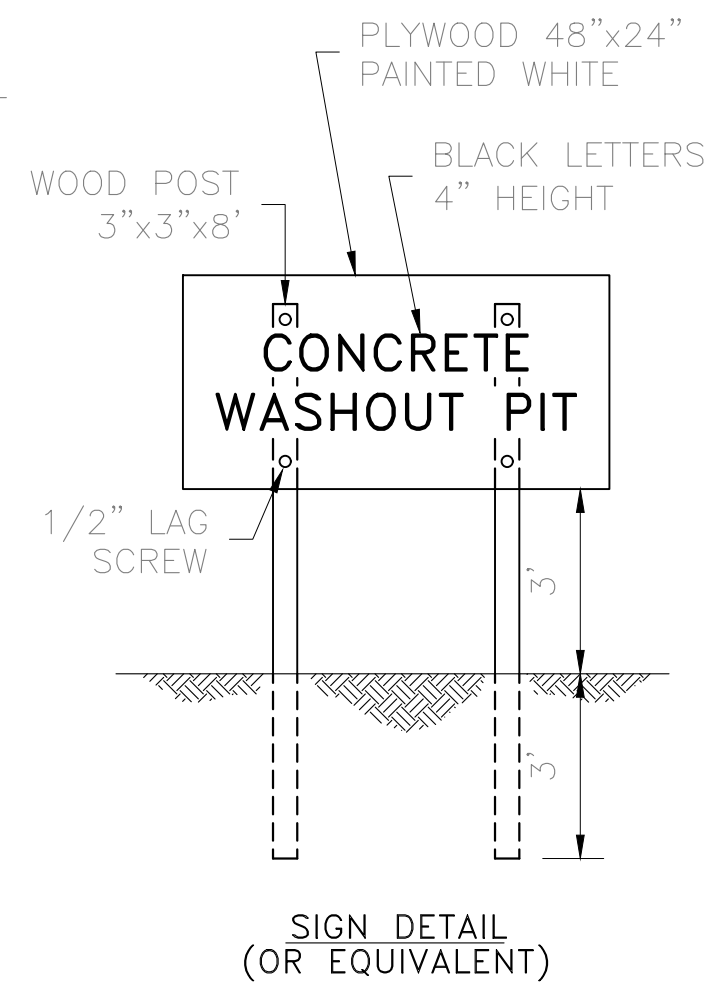
- GENERAL NOTES:**
1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.
  2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.



**STABILIZED CONSTRUCTION ACCESS**

SC-1 SYMBOL

- GENERAL NOTES:**
1. MINIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE.
  2. CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS.
  3. UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
  4. WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR LENGTHEN STABILIZED AREA TO ACCOMMODATE A TRUCK WASHING AREA. PROVIDE OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING AREA.
  5. PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL COARSE AGGREGATE TO MAINTAIN THE REQUIRED DEPTH OR WHEN SURFACE BECOMES PACKED WITH MUD.
  6. PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN DRIVING SURFACE.
  7. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' WIDTH FOR TWO WAY TRAFFIC.

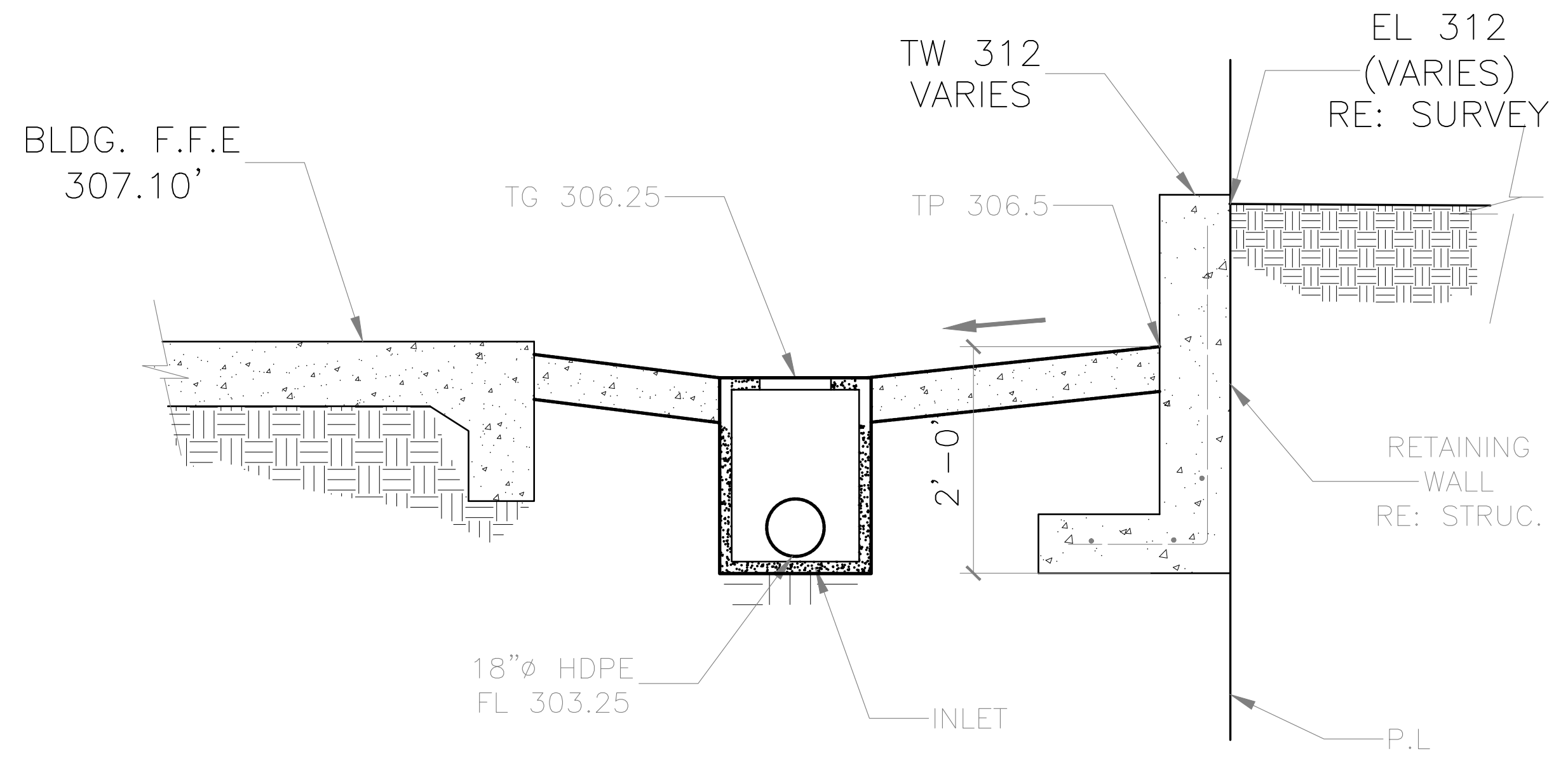


**CONCRETE WASHOUT PIT**

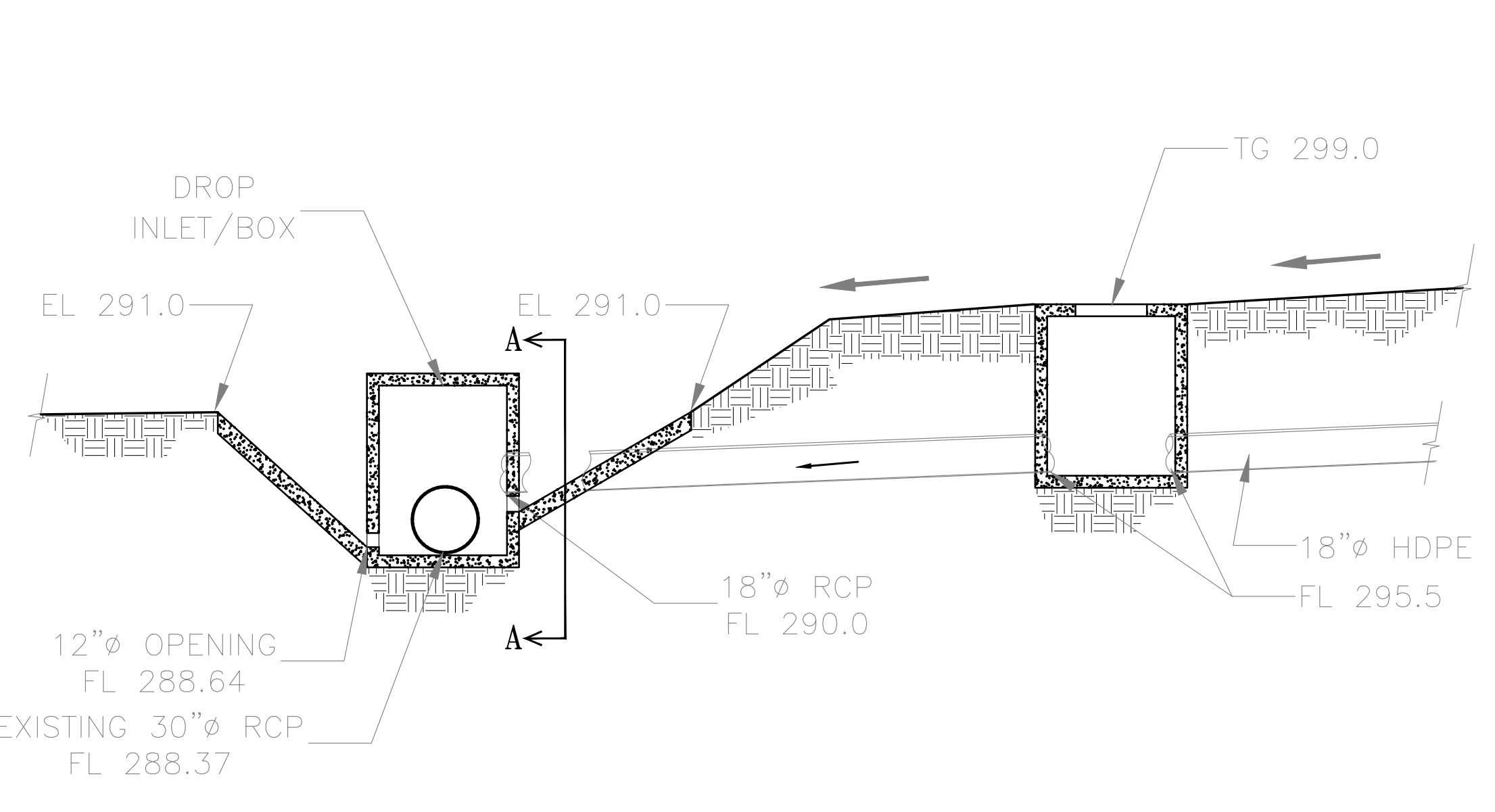
SIGN DETAIL (OR EQUIVALENT)

**GENERAL NOTES:**

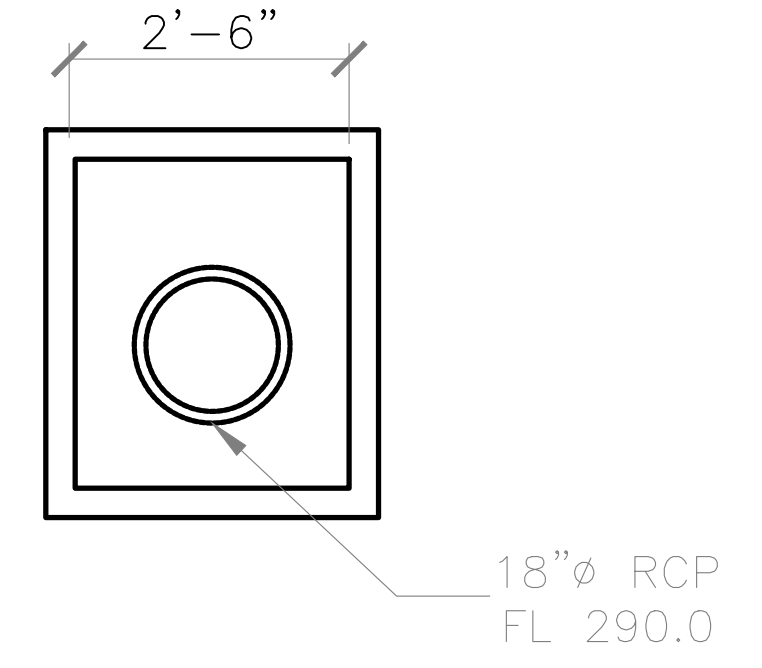
1. POST A SIGN READING "CONCRETE WASHOUT PIT" NEXT TO THE PIT.
2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE ELSE.
3. UPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASHOUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SWALE, DITCH, OR WATERWAY.
5. CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.



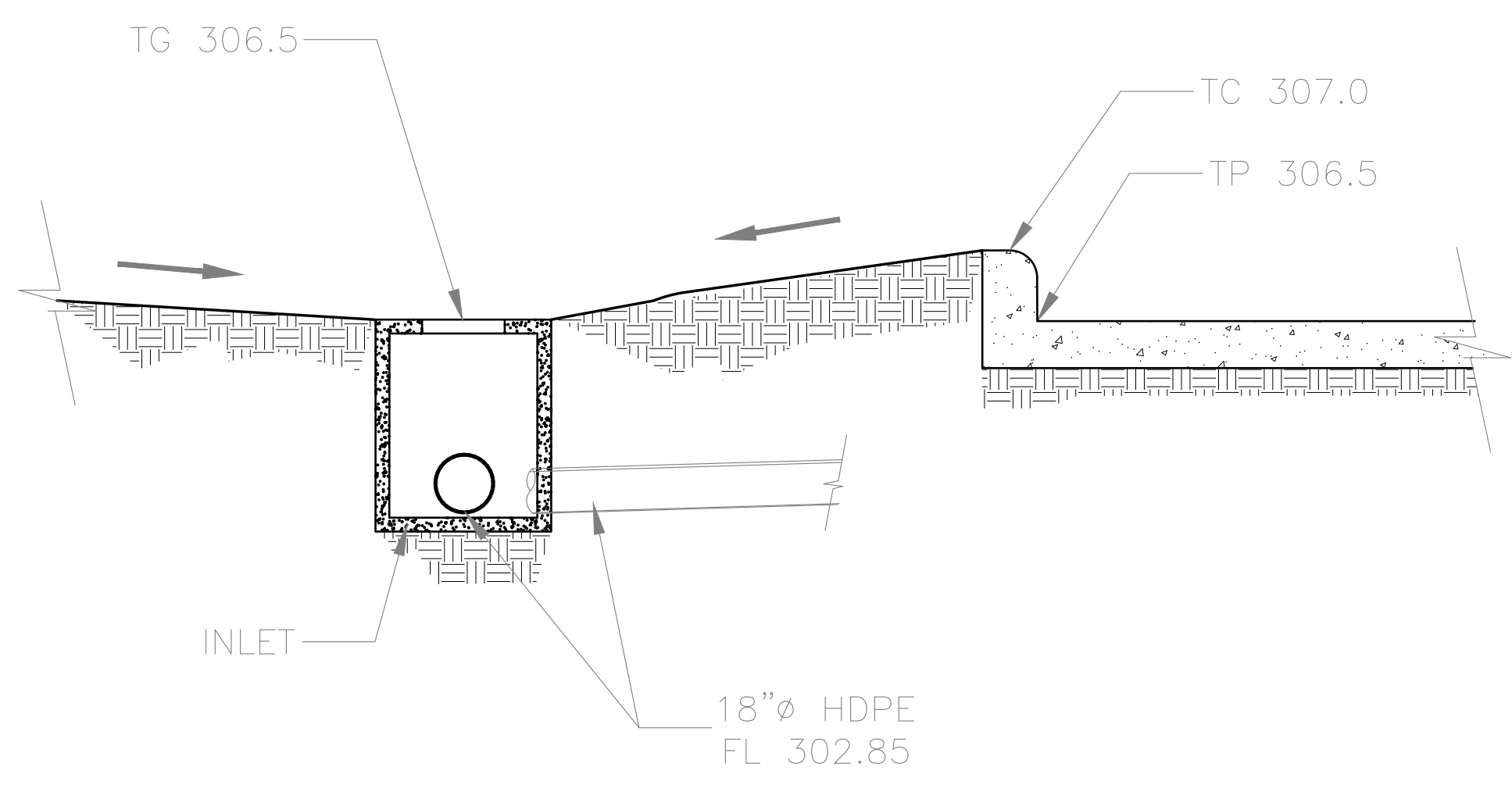
**SECTION 1**  
SCALE: NTS



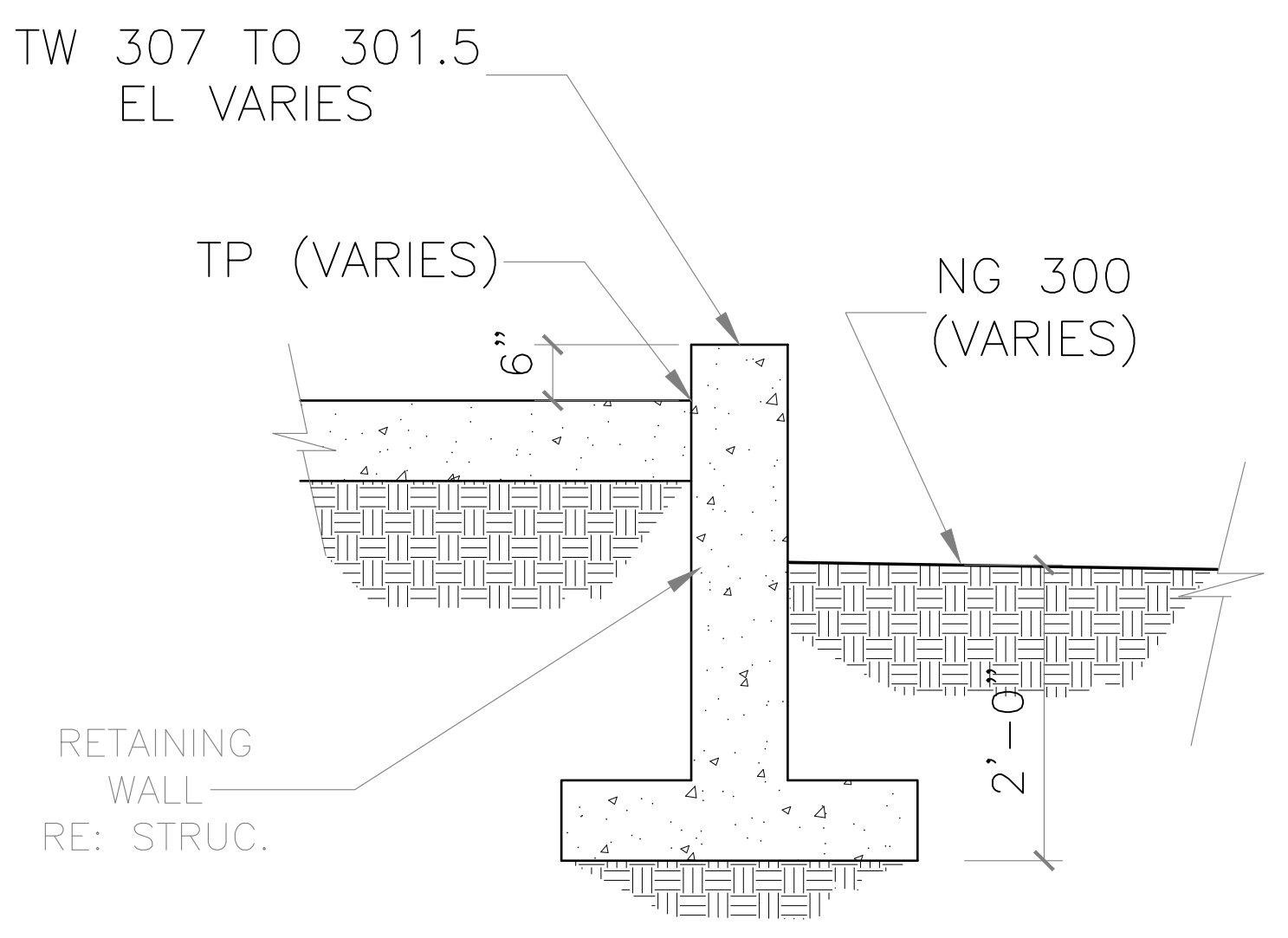
**SECTION 3**  
SCALE: NTS



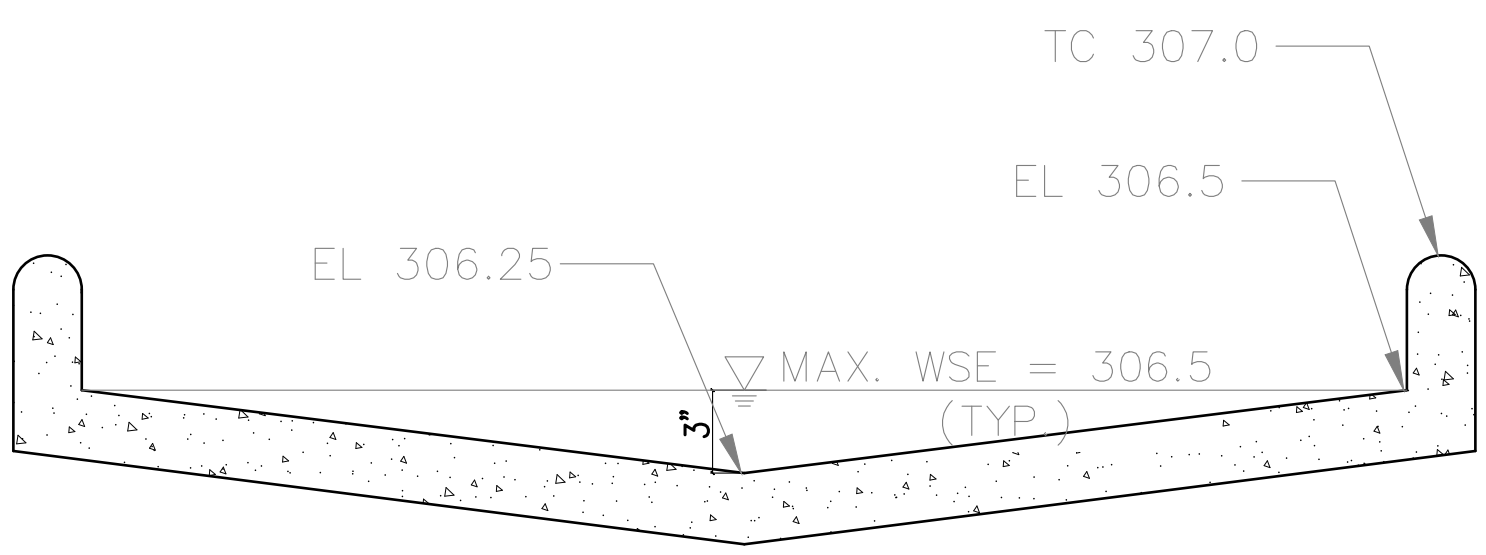
**SECTION: A-A**  
SCALE: NTS



**SECTION 2**  
SCALE: NTS

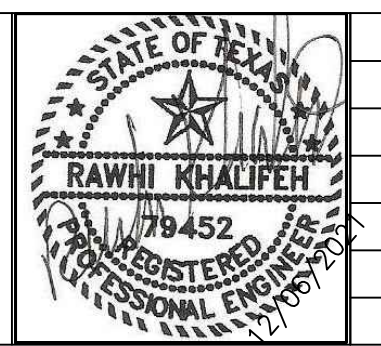


**SECTION 4**  
SCALE: NTS



**SECTION 5: AT PARKING LOT (TYP.)**  
SCALE: NTS

NONE  
GRAPHIC SCALE



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

**RSK ENGINEERING**  
ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS  
11302 TANNER RD. HOUSTON, TEXAS 77041  
TEL. (281) 580-4585 FAX (281) 580-4399  
FIRM # F-11211

**VILLA MARIA GAS STATION**  
1919 WEST VILLA MARIA ROAD  
BRYAN, TX 77807  
**DRAINAGE SECTIONS**  
DRAWN BY: BM DATE: 12-6-2021 SHEET: **C4.0** Rev.0  
CHECKED BY: RSK PROJ. NO.: VR151003.317.4

VILLA MARIA STORE  
DRAINAGE AREA RUNOFF COMPUTATIONS  
CITY OF BRYAN/COLLEGE STATION - RATIONAL METHOD

Frequency (Yr) 100

SYSTEM	DA	RUNOFF COEFFICIENTS, C (Table C-2 & C-3)							C	Area (A)	T <sub>c</sub>	Intensity (I)	Discharge (Q)	
		Developed Area				Developed Area - Grass								Unimproved
		Asphalt	Concrete	Roof Areas	Detention Pond	<50% Cover	50-75% Cover	>75% Cover						
OUTFALL	I.D.	0.90	0.92	0.92	0.85	0.32	0.25	0.21	0.25	Wtd.	Acres	mins	in./hr	cfs

**Existing Conditions**

Exist Drop Inlet	AREA #1			0.15					1.26	0.32	1.53	13.90	7.28	3.57
VM Curb Inlet	AREA #2		0.40				0.19		0.70	0.59	10.75	5.88	2.45	

**Proposed Conditions**

INLET A8	AREA #1 + AREA#4		0.70	0.10				0.18	0.14	0.72	1.12	11.72	9.84	7.91
Exist Drop Inlet	AREA #3						0.46		0.25	0.46	10.00	9.84	1.13	
VM Curb Inlet	AREA #2		0.55						0.92	0.55	10.75	9.84	4.98	

Frequency (Yr) 25

SYSTEM	DA	RUNOFF COEFFICIENTS, C (Table C-2 & C-3)							C	Area (A)	T <sub>c</sub>	Intensity (I)	Discharge (Q)	
		Developed Area				Developed Area - Grass								Unimproved
		Asphalt	Concrete	Roof Areas	Detention Pond	<50% Cover	50-75% Cover	>75% Cover						
OUTFALL	I.D.	0.90	0.92	0.92	0.85	0.32	0.25	0.21	0.25	Wtd.	Acres	mins	in./hr	cfs

**Existing Conditions**

Exist Drop Inlet	AREA #1			0.15					1.26	0.32	1.53	13.90	6.64	3.25
VM Curb Inlet	AREA #2		0.40				0.19		0.70	0.59	10.75	6.64	2.76	

**Proposed Conditions**

INLET A8	AREA #1 + AREA#4		0.70	0.10				0.14	0.81	1.12	11.72	9.00	8.14
Exist Drop Inlet	AREA #3						0.46		0.25	0.46	10.00	9.00	1.04
VM Curb Inlet	AREA #2		0.55						0.92	1.12	10.75	9.00	9.23

Frequency (Yr) 10

SYSTEM	DA	RUNOFF COEFFICIENTS, C (Table C-2 & C-3)							C	Area (A)	T <sub>c</sub>	Intensity (I)	Discharge (Q)	
		Developed Area				Developed Area - Grass								Unimproved
		Asphalt	Concrete	Roof Areas	Detention Pond	<50% Cover	50-75% Cover	>75% Cover						
OUTFALL	I.D.	0.90	0.92	0.92	0.85	0.32	0.25	0.21	0.25	Wtd.	Acres	mins	in./hr	cfs

**Existing Conditions**

Exist Drop Inlet	AREA #1			0.15					0.32	1.53	13.90	5.84	2.86
VM Curb Inlet	AREA #2		0.40				0.19		0.70	0.59	10.75	5.84	2.43

**Proposed Conditions**

INLET A8	AREA #1 + AREA#4		0.70	0.10				0.14	0.81	1.12	11.72	7.92	7.17
Exist Drop Inlet	AREA #3						0.46		0.25	0.46	10.00	9.00	1.04
VM Curb Inlet	AREA #2		0.55						0.92	1.12	10.75	7.92	8.12

Note(s) : Table C-2, Unified Stormwater Design Guidelines, City of Bryan/City of College Station 2020

TIME OF CONCENTRATION (T<sub>c</sub>)

Bryan-College Station - TIME OF CONCENTRATION CALCULATION (T<sub>c</sub>)

OVERLAND SHEET FLOW		EXISTING CONDITIONS	PROPOSED CONDITIONS
Overland Flow Distance (<=300ft)	L	ft	300
2-year, 24-hour Rainfall depth (Table C-6)	P <sub>2</sub>	inches	4.50
Slope of land (ft/ft)	s	ft/ft	0.065
Mannings Roughness Coeff.	n		0.150
Travel Time	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}S^{0.4}}$	T <sub>t</sub>	hrs
			0.21

**SHALLOW CONCENTRATED FLOW**

		EXISTING CONDITIONS	PROPOSED CONDITIONS
Flow Distance	D	ft	180
Overland Slope	S <sub>up</sub>	ft/ft	0.072
Runoff Velocity (Table C-4)	V	ft/s	2.00
Travel Flow Time	T = D/60V	T	mins
			1.50

**CHANNEL FLOW**

Channel Shape	Channel Slope S <sub>c</sub> (ft/ft)	Bottom Width (ft)	Water Depth (ft)	Side Slope (H:1)	Diameter (ft)	X-Section Area (ft <sup>2</sup> )	Top Width (ft)	Wetted Perimeter (ft)	Existing Length of Channel (ft)	Proposed Length of Channel (ft)	EXISTING CONDITIONS	PROPOSED CONDITIONS
Trapezoidal Channel						0.00	0.00	0.00				
Triangular Channel						0.00	0.00	0.00				
Circular Channel	0.0017				1.50	1.77	1.34	258.00		450	0.00	10.71
Travel Flow Time, T (mins)											0.00	10.71

TOTAL TIME OF CONCENTRATION	mins	13.90	11.72
TIME OF CONCENTRATION USED	mins	13.90	11.72

DETENTION CALCULATIONS FOR 100-YR STORM EVENT

PEAK INFLOW RATE	I	7.91	CFS
PEAK DISCHARGE RATE	O	3.57	CFS
TOTAL AREA OF DEVELOPMENT	A	1.26	AC-FT
100-YR, 24-HR RAINFALL DEPTH	P <sub>100</sub>	11.00	IN

**INITIAL INFILTRATION**

LAND USE DESCRIPTION (TR-55 Table 2-2a)	Commercial & Business Areas	HYDROLOGIC SOIL GROUP	HSG	C
SCS CURVE No. (TR-55 Table 2-2a)	CN	94		
RETENTION AFTER RUNOFF (S = (1000/CN)-10)	S	0.64	IN	
INITIAL ABSTRACTION (I <sub>a</sub> = 0.2*S)	I <sub>a</sub>	0.128	IN	

TOTAL BASIN INFLOW VOLUME	V <sub>R</sub>	1.16	AC-FT
$B = \frac{43560V_R}{0.5I}$	B	12773	SECONDS
$S = \frac{0.5B(I-0)}{43560}$	S	27713	CF
REQUIRED DETENTION		0.64	AC-FT

**RESTRICTOR CALCULATION**

ALLOWABLE DISCHARGE (100-YR EVENT)

Q <sub>allow</sub>	3.57	CFS
C <sub>d</sub>	0.82	
g	32.2	FT/S2
H	3.00	FT
D	0.64	FT
D	7.7	IN.

RESTRICTOR SIZE TO USE

D <sub>actual</sub>	8.0	IN.
A	0.35	SF
H <sub>actual</sub>	2.25	FT
Q <sub>actual</sub>	3.45	CFS

HEAD (ACTUAL)  
ACTUAL DISCHARGE  $Q = C_d A_0 \sqrt{2gH}$

DETENTION CALCULATIONS FOR 25-YR STORM EVENT

PEAK INFLOW RATE	I	8.14	CFS
PEAK DISCHARGE RATE	O	3.25	CFS
TOTAL AREA OF DEVELOPMENT	A	1.26	AC-FT
25-YR, 24-HR RAINFALL DEPTH	P <sub>25</sub>	8.40	IN

**INITIAL INFILTRATION**

LAND USE DESCRIPTION (DD11 DCM Tbl 6-5)	Commercial & Business Areas	HYDROLOGIC SOIL GROUP	HSG	C
SCS CURVE No. (DD11 DCM TBL 6-5)	CN	94		
RETENTION AFTER RUNOFF (S = (1000/CN)-10)	S	0.64	IN	
INITIAL ABSTRACTION (I <sub>a</sub> = 0.2*S)	I <sub>a</sub>	0.128	IN	

TOTAL BASIN INFLOW VOLUME	V <sub>R</sub>	0.88	AC-FT
$B = \frac{43560V_R}{0.5I}$	B	9470	SECONDS
$S = \frac{0.5B(I-0)}{43560}$	S	23154	CF
REQUIRED DETENTION		0.53	AC-FT

**RESTRICTOR CALCULATION**

ALLOWABLE DISCHARGE (25-YR EVENT)

Q <sub>allow</sub>	3.25	CFS
C <sub>d</sub>	0.82	
g	32.2	FT/S2
H	3.00	FT
D	0.61	FT
D	7.3	IN.




RESTRICTOR SIZE TO USE

D <sub>actual</sub>	8.0	IN.
A	0.35	SF
H <sub>actual</sub>	2.25	FT
Q <sub>actual</sub>	3.45	CFS

HEAD (ACTUAL)  
ACTUAL DISCHARGE  $Q = C_d A_0 \sqrt{2gH}$

DETENTION VOLUME PROVIDED

	# OF UNITS	LENGTH (FT)	DEPTH (FT)	WIDTH (FT)	AREA (SF)	VOLUME (CF)	VOLUME (AC-FT)
PARKING LOT			0.58		4,871	2,840	0.065
PIPES (18" HDPE)		90.3	1.50		1.77	160	0.004
INLETS						0.00	0.000
DETENTION POND						43,337	0.995
TOTAL VOLUME PROVIDED						46,336	1.06

OWNER NAME: ADDRESS: PHONE #: EMAIL:	APPLICANT NAME: RSK ENGINEERING ADDRESS: 11302 TANNER RD HOUSTON, TX 77041 PHONE #: 281-580-4585 EMAIL: RSKENGINEERING@GMAIL.COM	 	<table border="1"> <tr> <th>DATE</th> <th>ISSUED FOR</th> <th>REVISIONS</th> <th>DESCRIPTION</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>	DATE	ISSUED FOR	REVISIONS	DESCRIPTION					 <b>RSK ENGINEERING</b> ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS 11302 TANNER RD HOUSTON, TEXAS 77041 TEL: (281) 580-4585 FAX: (281) 580-4399 FIRM # F-11211	<b>VILLA MARIA GAS STATION</b> 1919 WEST VILLA MARIA ROAD BRYAN, TX 77807 <b>SITE DETAILS &amp; DETENTION CALCULATION</b> DRAWN BY: BM CHECKED BY: RSK DATE: 04-27-2022 <b>C5.0</b>
DATE	ISSUED FOR	REVISIONS	DESCRIPTION										

# KEYED NOTES:

1. CONNECT NEW SEWER LINE TO EXISTING SEWER LINE AS SHOWN. FIELD TO COORDINATE ACTUAL LOCATION OF EXISTING SEWER LINE.
2. CONNECT NEW NATURAL GAS LINE TO EXISTING NATURAL GAS LINE AS SHOWN. FIELD TO COORDINATE ACTUAL LOCATION OF EXISTING NATURAL GAS LINE.
3. CONNECT NEW DOMESTIC WATER LINE TO EXISTING DOMESTIC WATER LINE AS SHOWN. FIELD TO COORDINATE ACTUAL LOCATION OF EXISTING DOMESTIC WATER LINE.

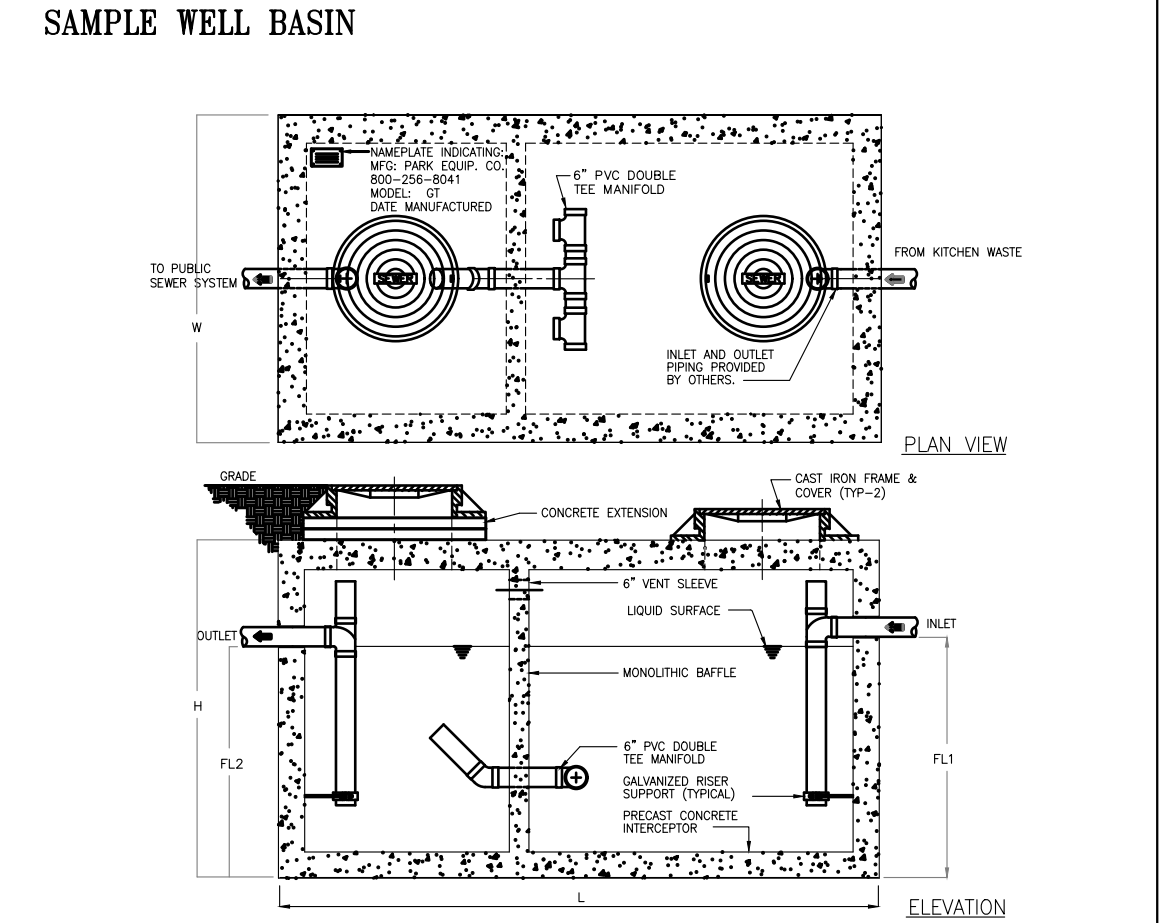
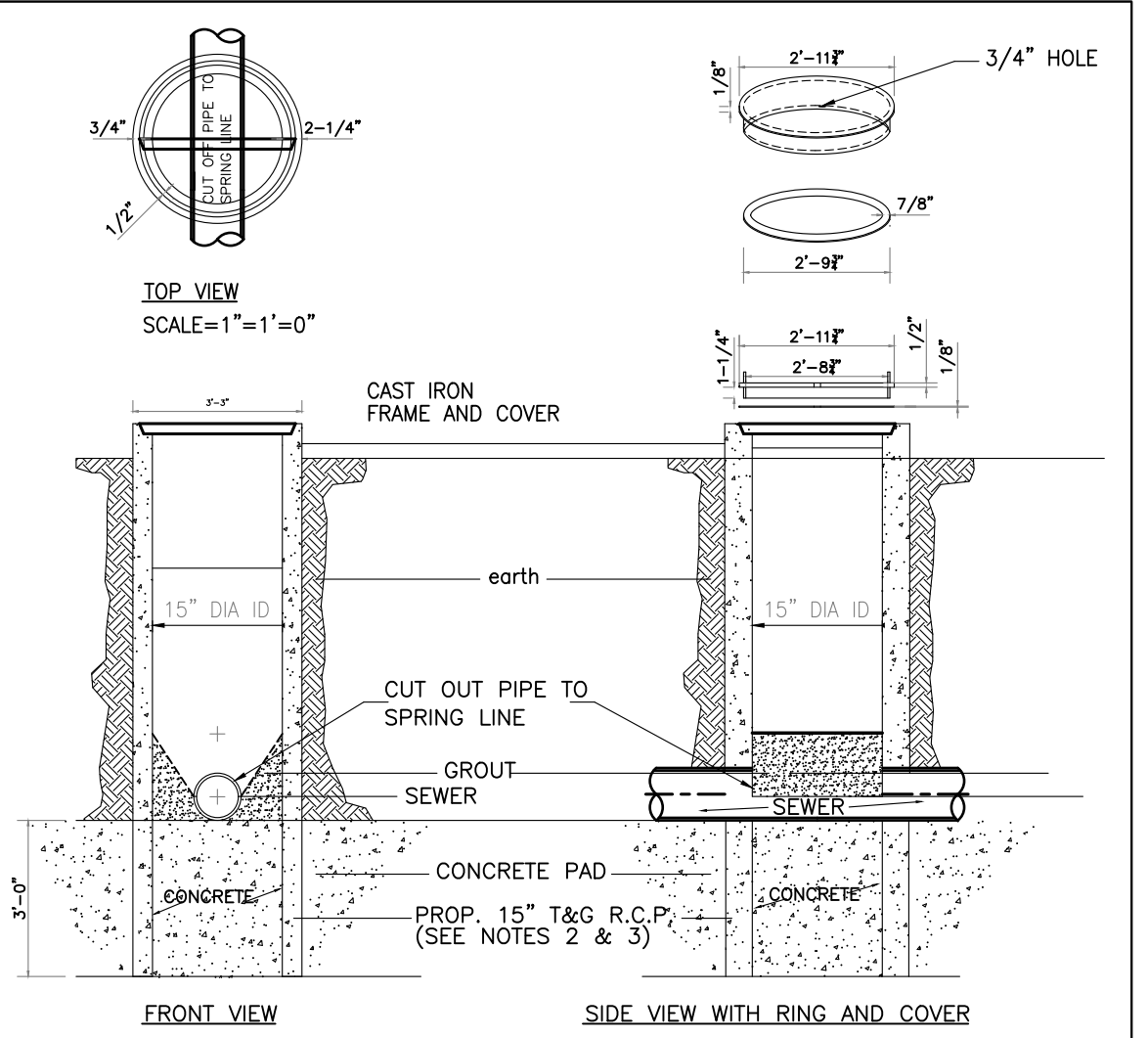
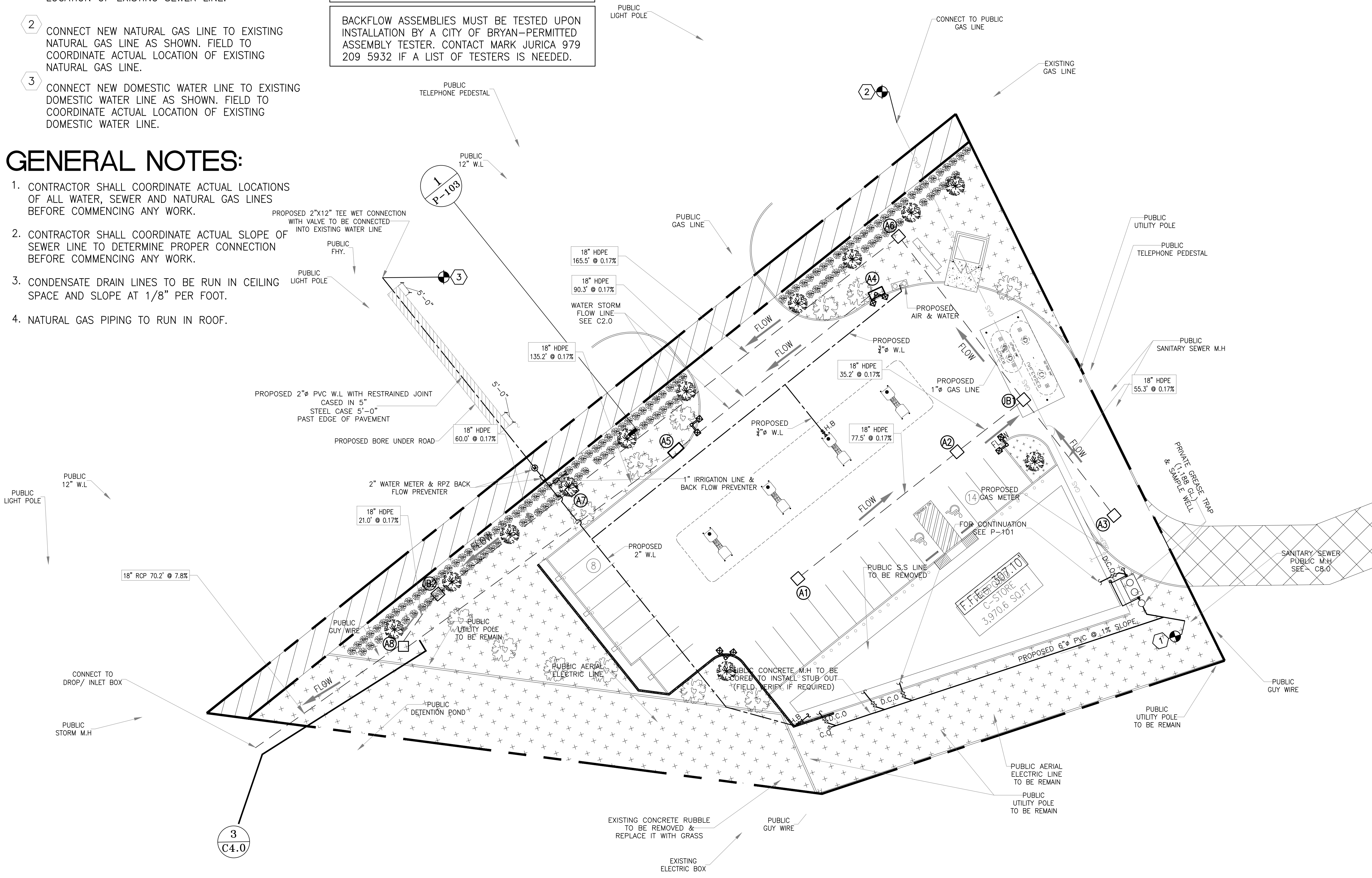
**NOTE:**  
PROVIDE 1'-0" MIN. VERTICAL CLEARANCE AT WATER LINE & STORM WATER CROSSING.

**NOTE:**  
PROVIDE 2'-0" MIN. VERTICAL CLEARANCE AT WATER LINE & SANITARY SEWER CROSSING.

BACKFLOW ASSEMBLIES MUST BE TESTED UPON INSTALLATION BY A CITY OF BRYAN-PERMITTED ASSEMBLY TESTER. CONTACT MARK JURICA 979 209 5932 IF A LIST OF TESTERS IS NEEDED.

# GENERAL NOTES:

1. CONTRACTOR SHALL COORDINATE ACTUAL LOCATIONS OF ALL WATER, SEWER AND NATURAL GAS LINES BEFORE COMMENCING ANY WORK.
2. CONTRACTOR SHALL COORDINATE ACTUAL SLOPE OF SEWER LINE TO DETERMINE PROPER CONNECTION BEFORE COMMENCING ANY WORK.
3. CONDENSATE DRAIN LINES TO BE RUN IN CEILING SPACE AND SLOPE AT 1/8" PER FOOT.
4. NATURAL GAS PIPING TO RUN IN ROOF.



MODEL NO.	CAPACITY (GALLONS)	GREASE CAP. (LBS)	EMPTY CAP. (LBS)	LENGTH (FT)	WIDTH (FT)	HEIGHT (FT)	INLET FL2	OUTLET FL2
GT-1250	1,250	2,900	14,650	9'-2"	5'-8"	6'-0"	4'-9"	4'-6"

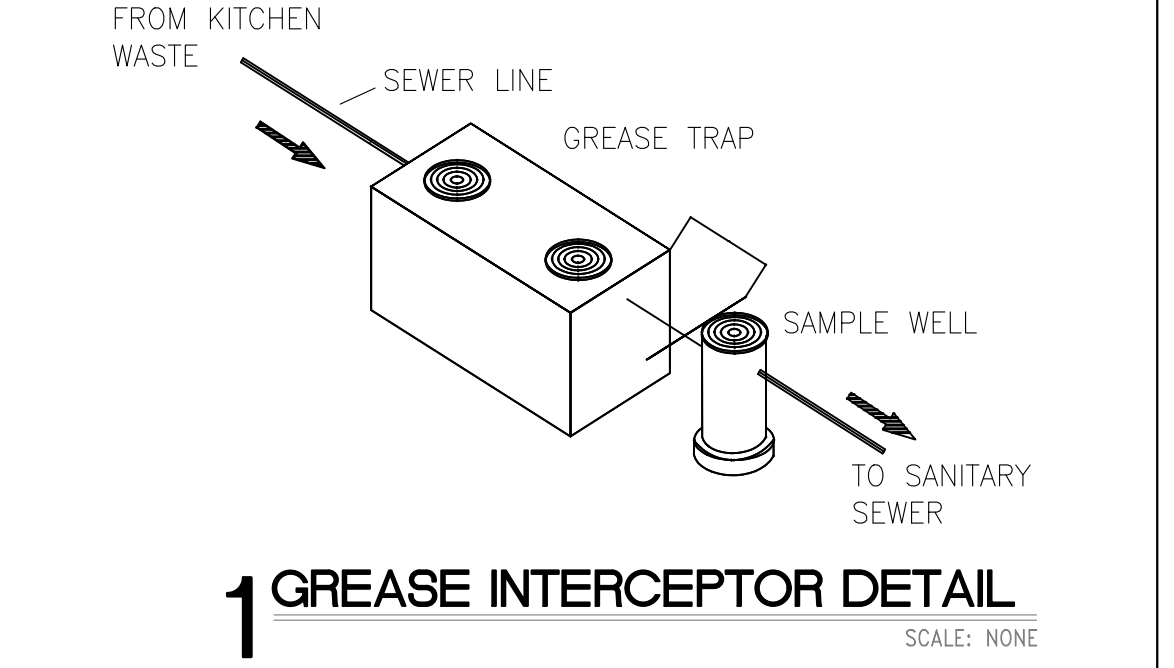
\* PARK EQUIPMENT CO. OR EQUAL

**1000 GALLON-GREASE-TRAP**  
Typical applications include commercial and industrial food service kitchens where excessive grease may interfere with the proper drainage of the sewer system. The grease interceptor is generally buried below grade for gravity flow sewer systems. A sample well is utilized on the outlet side for sampling by the local water authority.

**Specifications**  
**CONCRETE:** Class 1 concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor, first stage of well and baffle with sectional riser to required depth. (Monolithic baffle required, slide-in type is not acceptable)  
**REINFORCEMENT:** Grade 60 reinforced with steel rebar conforming to ASTM A615 on required centers or equal.  
**C.I. CASTINGS:** Manhole frames, covers or grates are manufactured of grey cast iron conforming to ASTM A48-76 Class 30. Manhole shall be nominal 24 inch diameter and be traffic duty.

**OTHER SIZES ARE AVAILABLE. CONTACT US FOR MORE INFORMATION**

**Engineering Data**  
The grease interceptor is structurally & hydraulically engineered to conform to regional plumbing codes recommended in most cities. Consult with local authorities for specific application requirements.  
Shop drawings shall include complete structural & buoyancy calculations certified by a licensed professional engineer.  
Consult with Park Equipment Company for exact excavation dimensions & shipping information.



SCALE: 1"=20'-0"

GRAPHIC SCALE

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

**RSK ENGINEERING**  
ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS  
11302 TANNER RD. HOUSTON, TEXAS 77041  
FIRM # F-11211

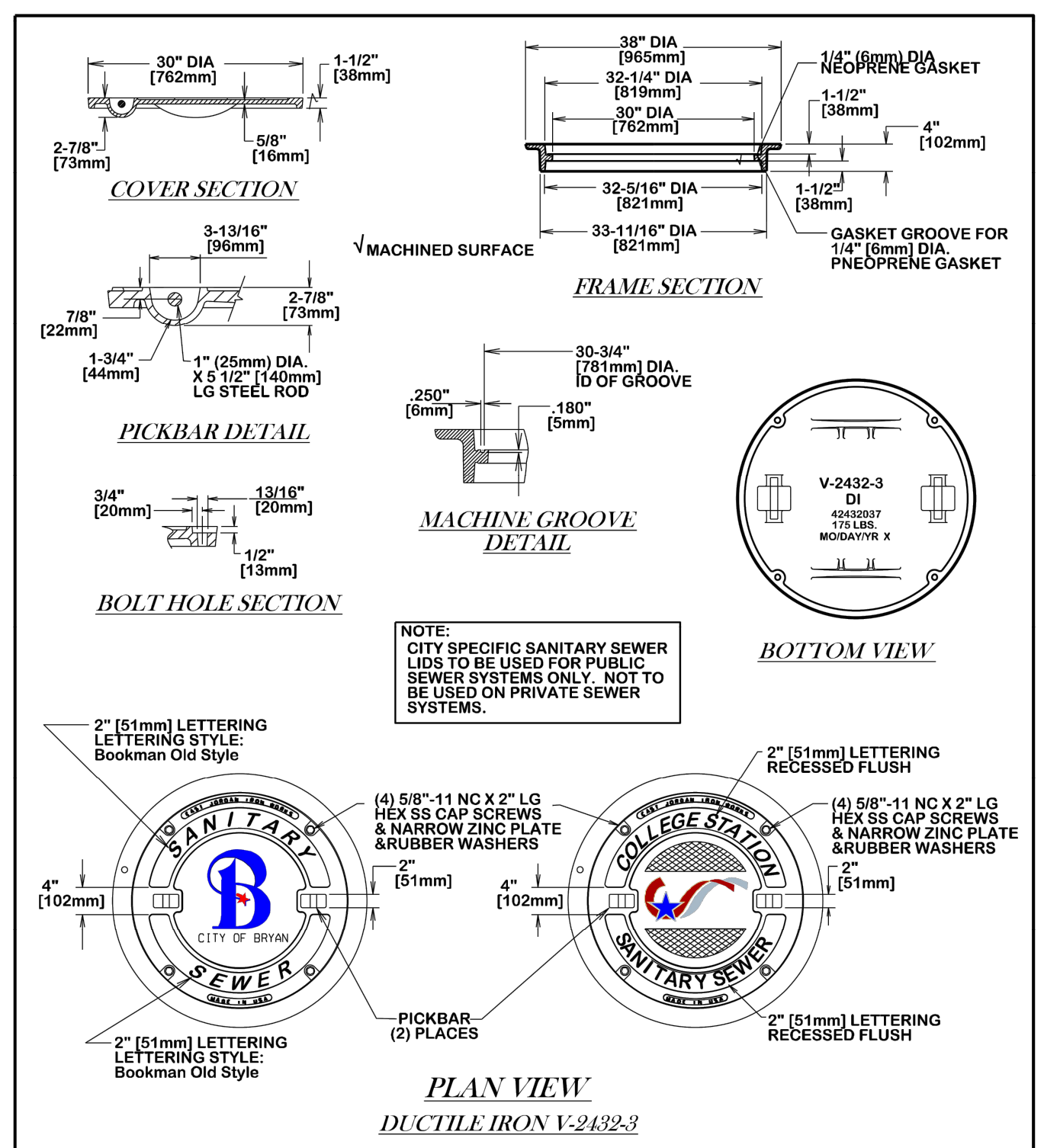
TEL: (281) 580-4585  
FAX: (281) 580-4399

**VILLA MARIA GAS STATION**  
1919 WEST VILLA MARIA ROAD  
BRYAN, TX 77807  
**UTILITY SITE PLAN**

DRAWN BY: BM  
CHECKED BY: RSK

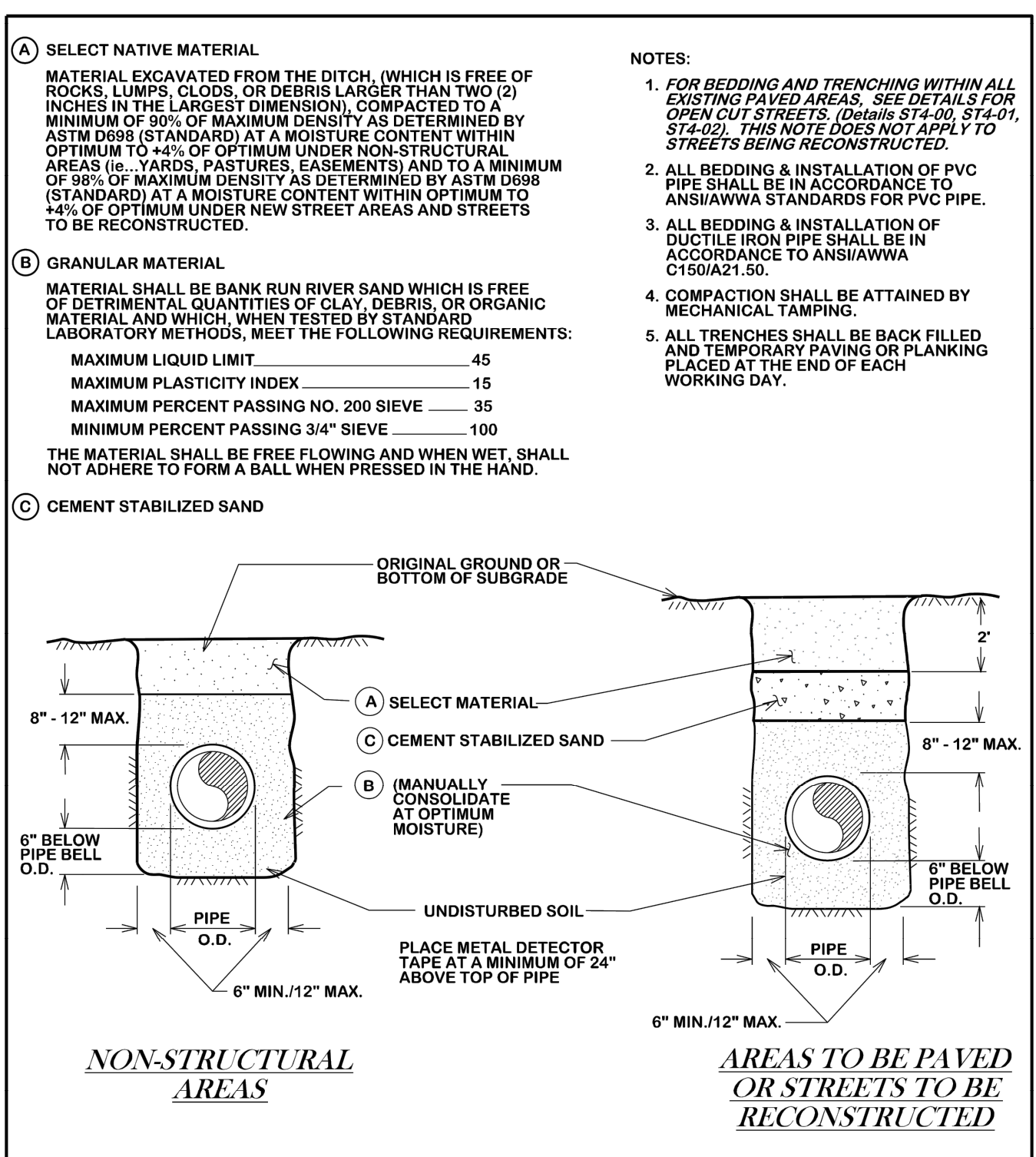
DATE: 12-6-2021  
PROJ. NO.: VR151003.317.4

SHEET: **C6.0** Rev.0



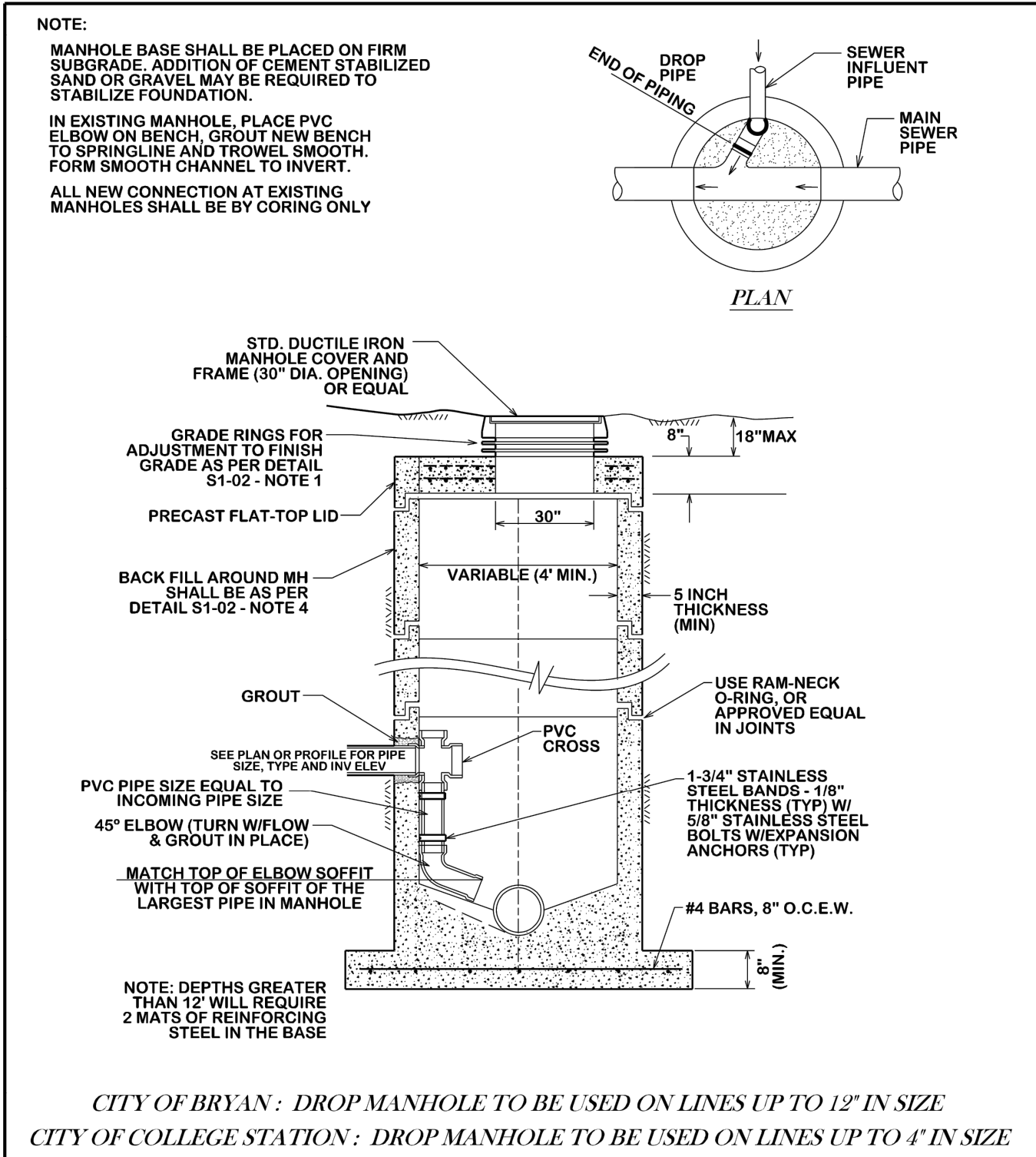
**WATER TIGHT MANHOLE RIGN AND COVER**

DATE: AUG. 2012 | B/C'S UNIFIED STANDARD DETAIL | DETAIL NO.: S4-02



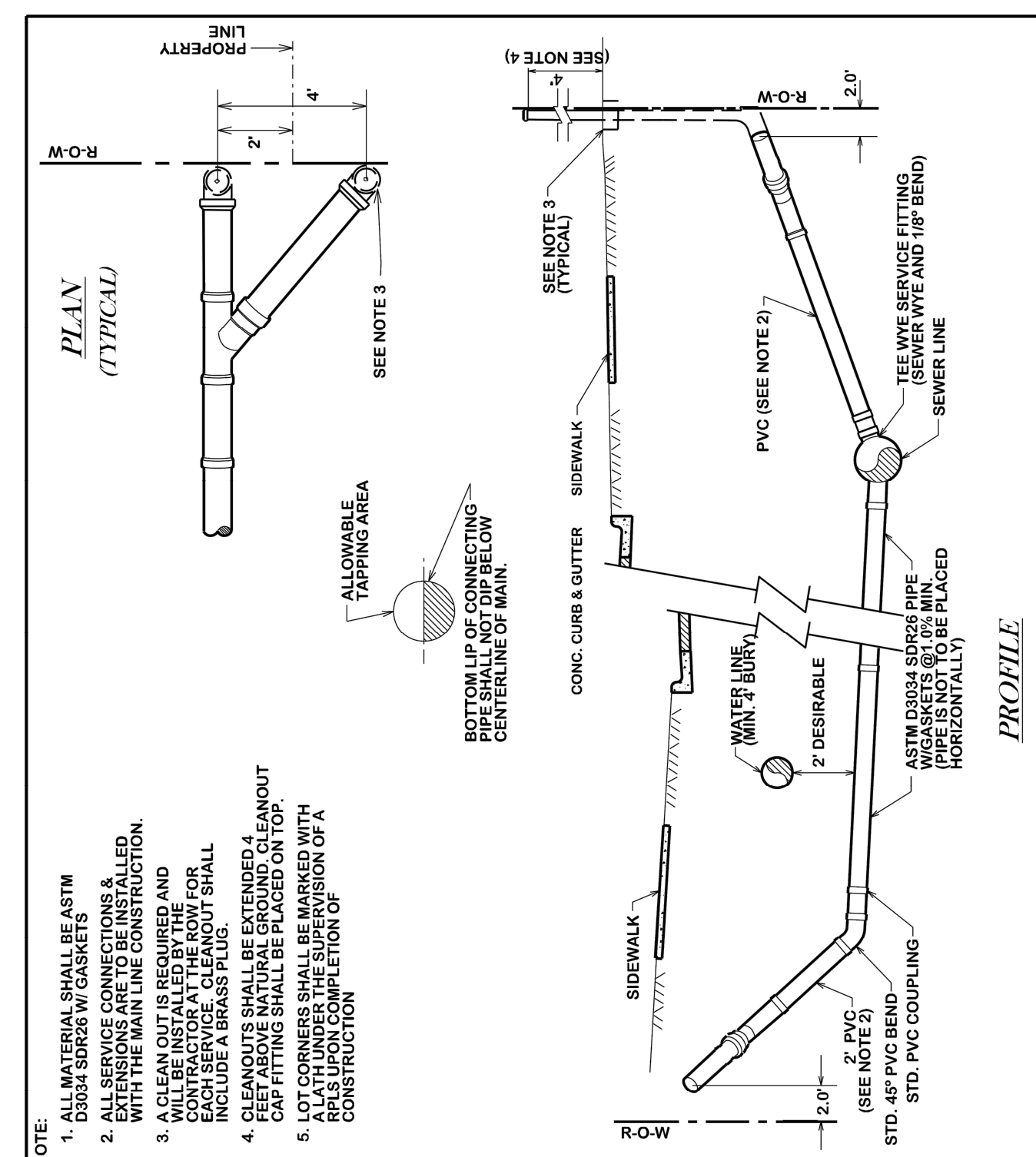
**BEDDING AND TRENCH FOR DI PIPE & PVC PIPE**

DATE: AUG. 2012 | B/C'S UNIFIED STANDARD DETAIL | DETAIL NO.: S1-01



**INSIDE DROP MANHOLE**

DATE: AUG. 2012 | B/C'S UNIFIED STANDARD DETAIL | DETAIL NO.: S2-02



**CITY OF BRYAN SEWER SERVICE LINE CROSSING**

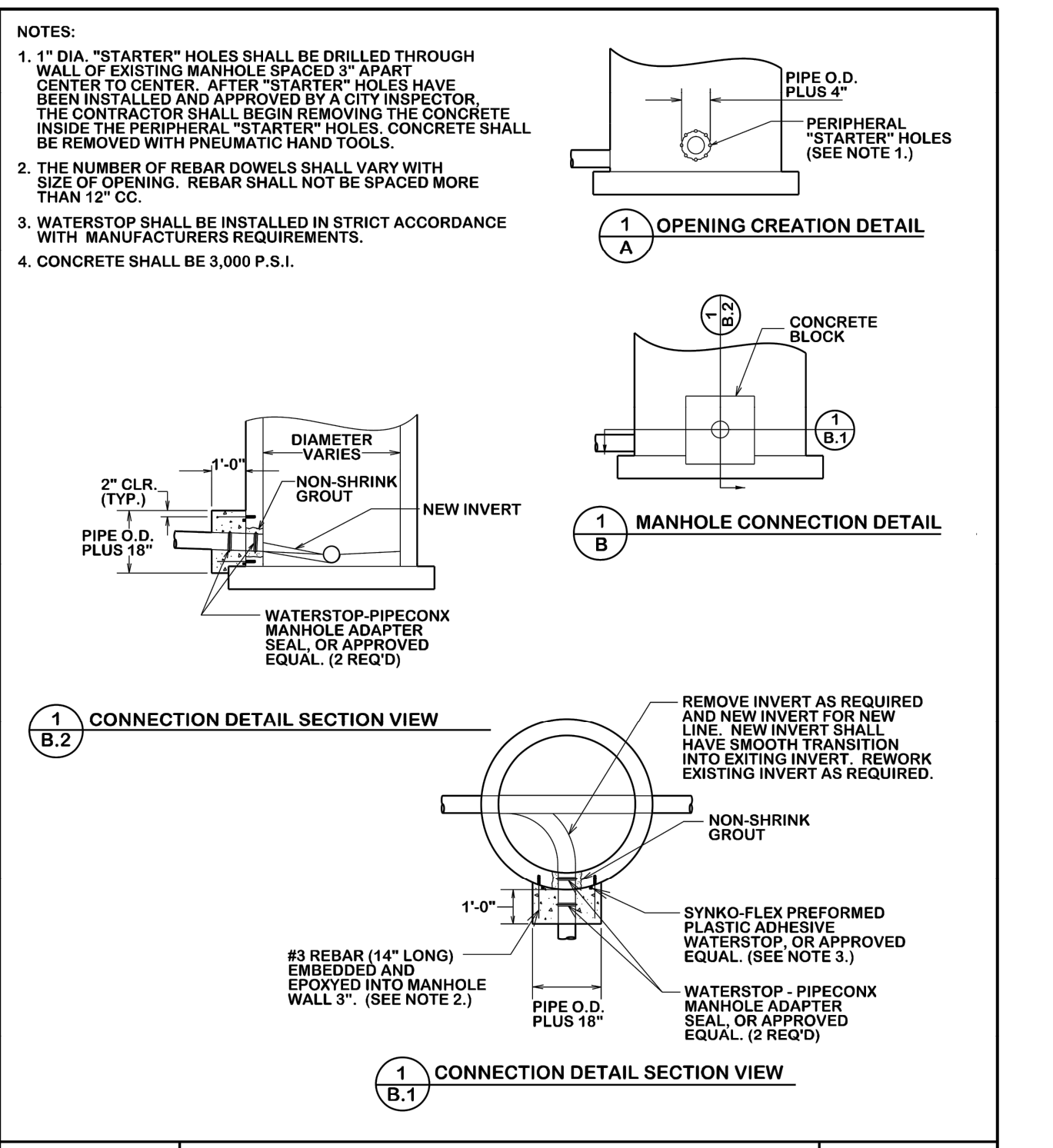
DATE: OCT. 2012 | B/C'S UNIFIED STANDARD DETAIL | DETAIL NO.: S6-00

1 DETAIL SCALE: NTS WATER TIGHT MANHOLE RIGN AND COVER

2 DETAIL SCALE: NTS BEDDING AND TRENCH FOR DI PIPE & PVC PIPE

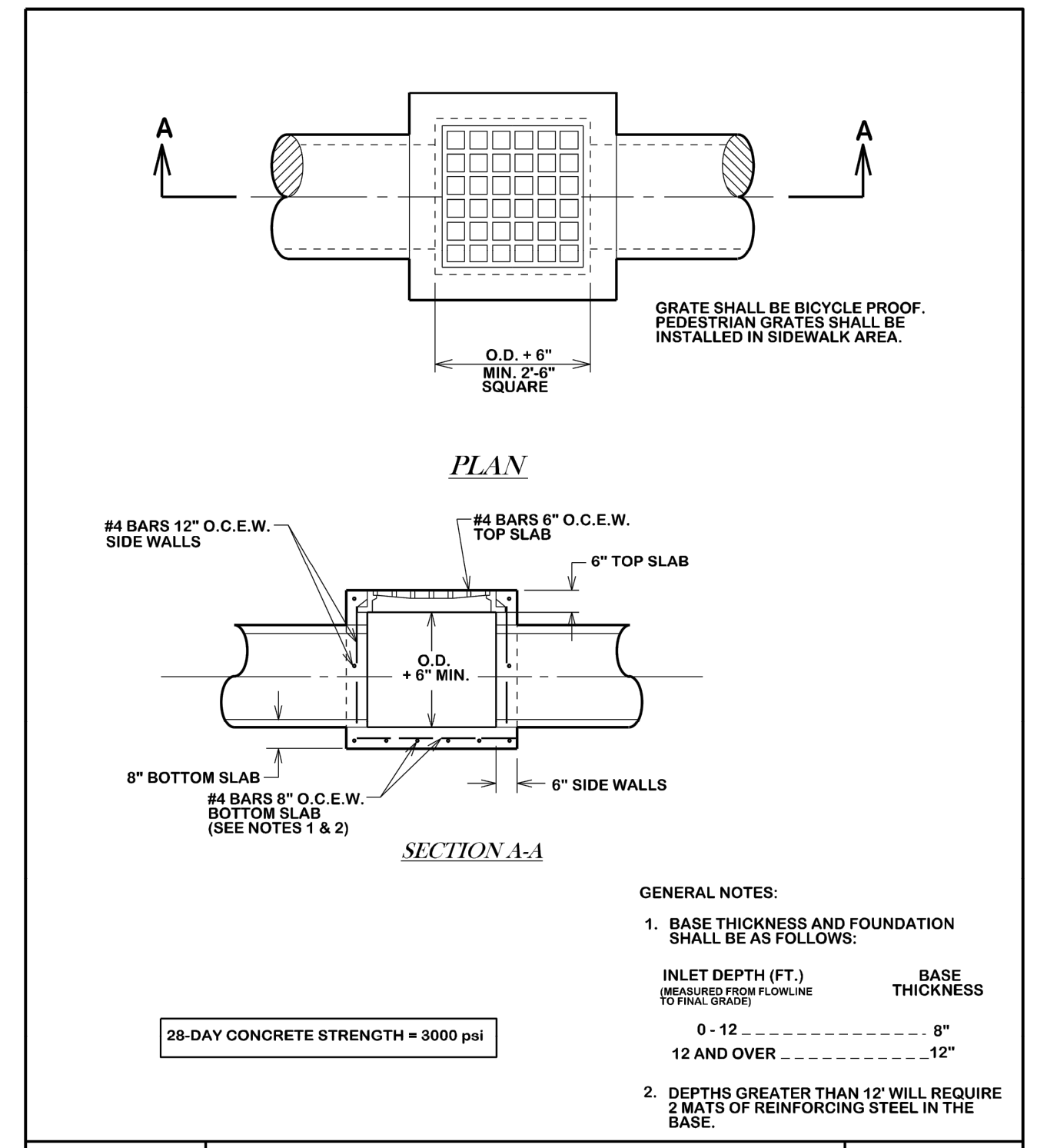
3 DETAIL SCALE: NTS INSIDE DROP MANHOLE

4 DETAIL SCALE: NTS CITY OF BRYAN SEWER SERVICE LINE CROSSING



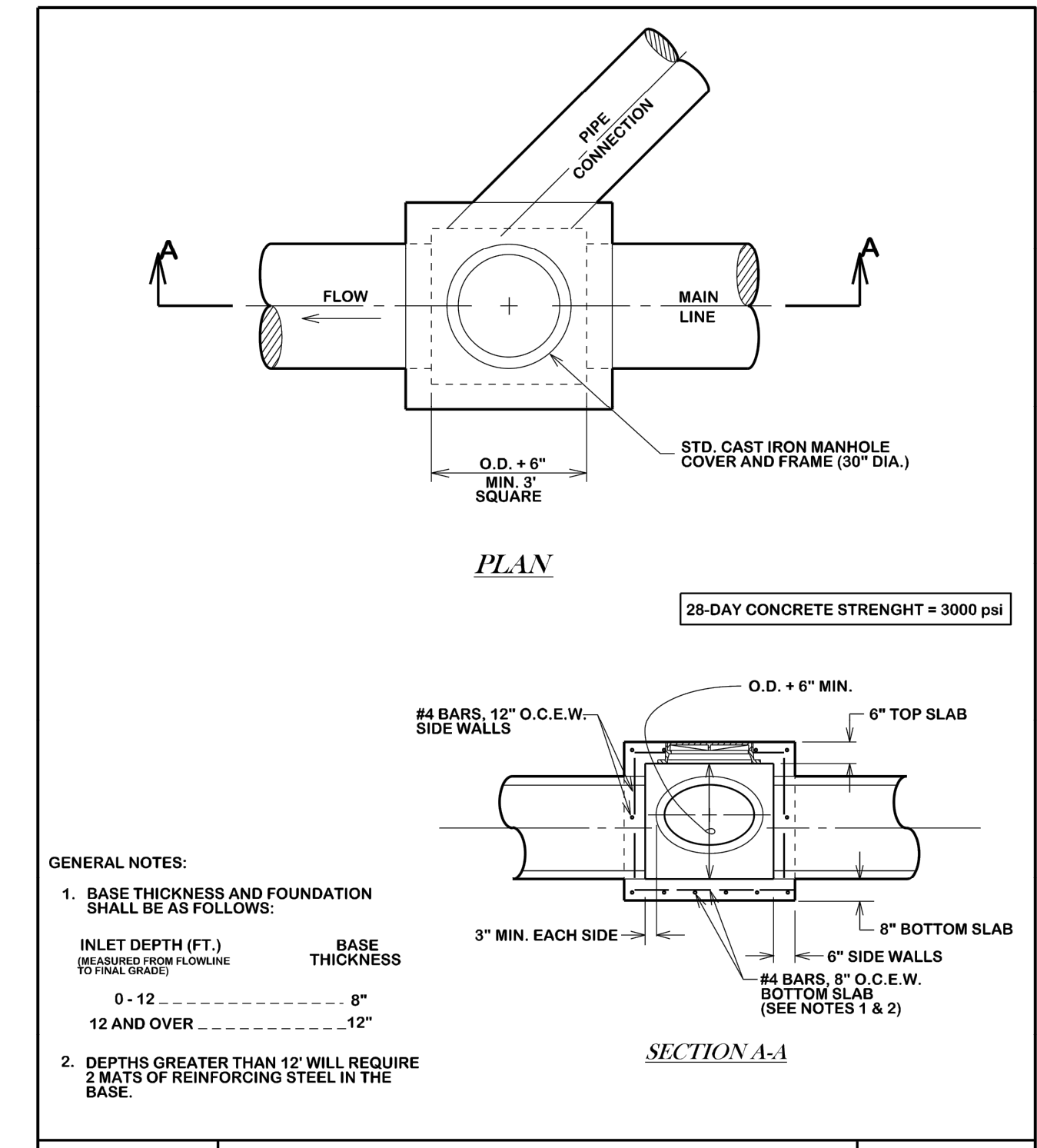
**STANDARD MANHOLE TIE-IN**

DATE: AUG. 2012 | B/C'S UNIFIED STANDARD DETAIL | DETAIL NO.: S3-01



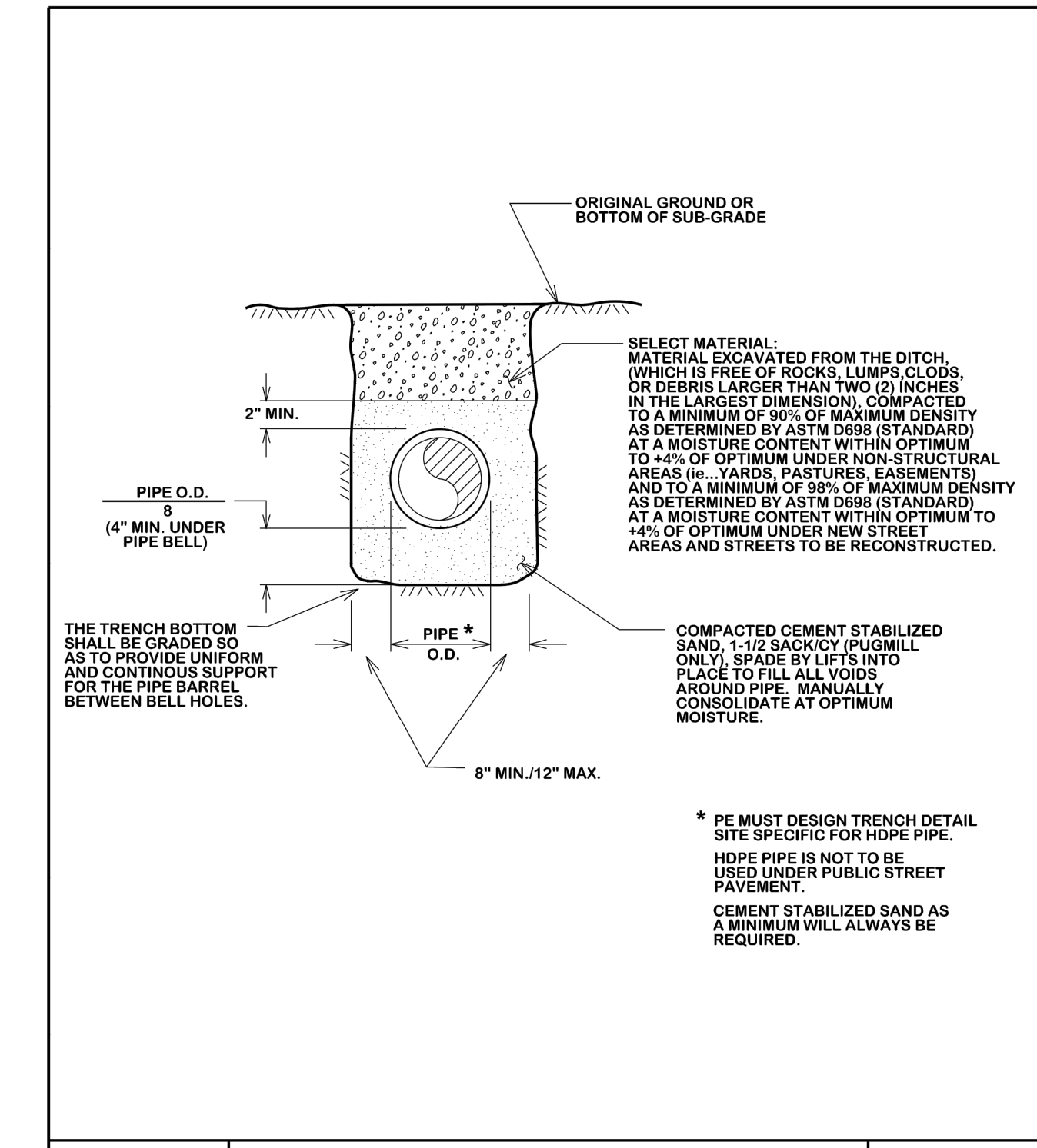
**SINGLE GRATE INLET**

DATE: AUG. 2012 | B/C'S UNIFIED STANDARD DETAIL | DETAIL NO.: D1-01



**STORM SEWER JUNCTION BOX**

DATE: AUG. 2012 | B/C'S UNIFIED STANDARD DETAIL | DETAIL NO.: D1-02



**BEDDING AND TRENCH FOR REINFORCED CONCRETE PIPE**

DATE: AUG. 2012 | B/C'S UNIFIED STANDARD DETAIL | DETAIL NO.: D3-03

5 DETAIL SCALE: NTS STANDARD MANHOLE TIE-IN

6 DETAIL SCALE: NTS SINGLE GRATE INLET

7 DETAIL SCALE: NTS STORM SEWER JUNCTION BOX

8 DETAIL SCALE: NTS BEDDING AND TRENCH FOR REINFORCED CONCRETE PIPE

OWNER NAME: APPLICANT NAME: RSK ENGINEERING  
ADDRESS: 11302 TANNER RD  
PHONE #: HOUSTON, TX 77041  
EMAIL: PHONE #: 281-580-4585  
EMAIL: RSKENGINEERING@GMAIL.COM

N.T.S. GRAPHIC SCALE  
RSK ENGINEERING  
STATE OF TEXAS PROFESSIONAL ENGINEERING LICENSE NO. 79452  
EXPIRES 01-24-2022

ISSUE HISTORY: DATE, ISSUED FOR, DESCRIPTION  
REVISIONS: DATE, DESCRIPTION

VILLA MARIA GAS STATION  
1919 WEST VILLA MARIA ROAD  
BRYAN, TX 77807  
SITE DETAILS  
DRAWN BY: BM  
DATE: 10-14-2011  
CHECKED BY: RSK  
DATE: 10-14-2011  
PROJ. NO.: WRI5003.3124  
SHEET: 7 OF 7  
SCALE: C7.0

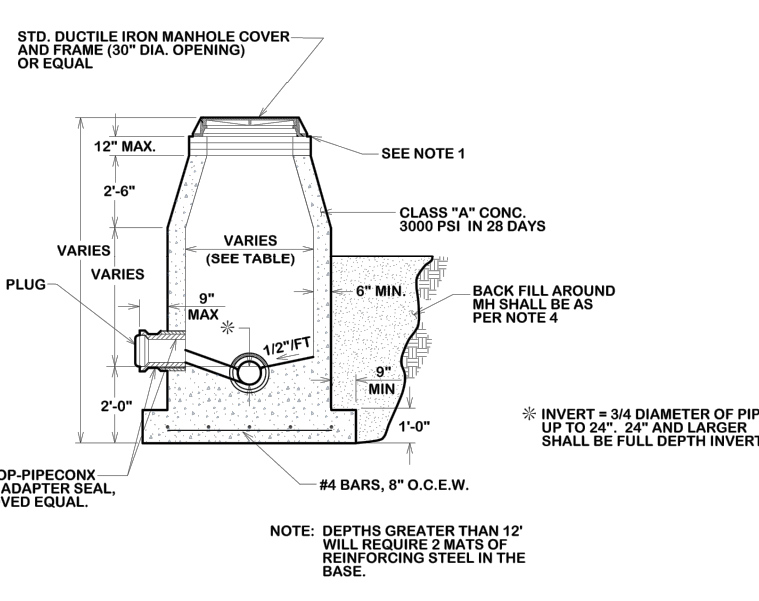
RSK ENGINEERING  
ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS  
11302 TANNER RD HOUSTON, TEXAS 77041  
TEL: (281) 580-4585 FAX: (281) 580-4399  
FIRM # F-11211

NOTES:

1. A MAX. OF 4 AND A MIN. OF 2 THROAT RINGS SHALL BE USED AT EACH MANHOLE IN NEW OR EXISTING RIGHT-OF-WAY.
2. USE ADJUSTABLE OR APPROVED EQUAL BEYOND RINGS COVER ADJUSTMENT RINGS AND CHIMNEY OR CORRELATION SECTION.
3. MANHOLE BASE THICKNESS AND FOUNDATION FROM FLOWLINE TO BE AS FOLLOWS:  

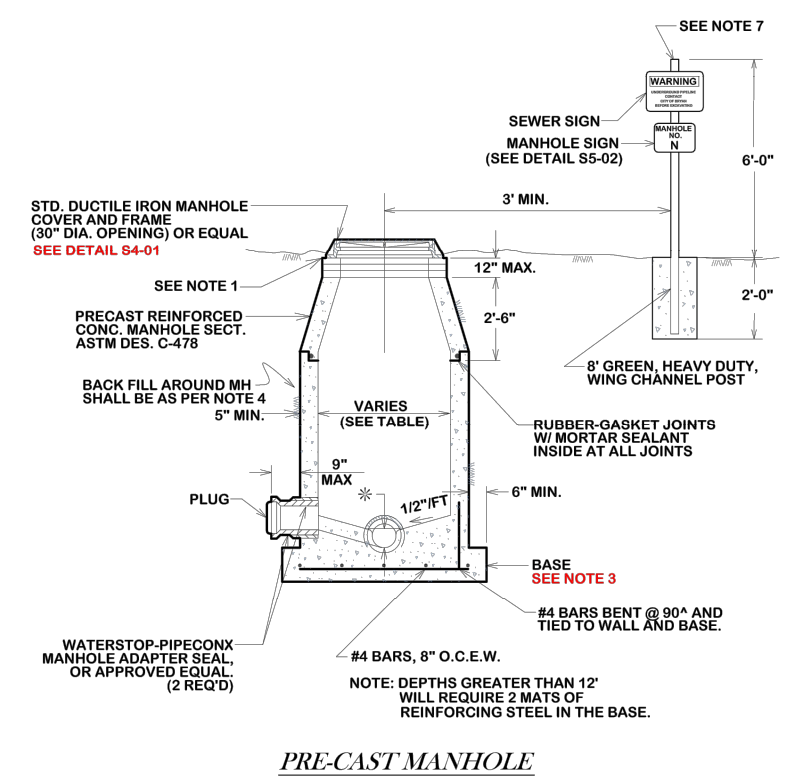
MANHOLE DEPTH (FT.)	BASE THICKNESS
0 - 12	6"
12 AND OVER	12"
4. MANHOLE LOCATION AND COMPACTION AS FOLLOWS:  

LOCATION	COMPACTION REQUIREMENT
PAVEMENT	98% STANDARD PROCTOR - ASTM D 698
LANDSCAPE AREA	95% STANDARD PROCTOR - ASTM D 698
5. IN FLOODPLAINS OR AREAS OF CONCENTRATED FLOW, THE COVER SHALL EXTEND 1 FOOT ABOVE THE BASE FLOOD ELEVATION OR A ROLL DOWN WATER TIGHT RING AND COVER SHALL BE USED, VENTED WHERE REQUIRED.
6. WARNING SIGN ONLY TO BE PLACED WHERE SEWER CROSSES OPEN FIELDS.



CAST IN PLACE MANHOLE

MANHOLE DIA.	MAN SIZE
4 FT	<18in.
5 FT	<18in. -30in.
6 FT	>36in.



PRE-CAST MANHOLE

## STANDARD MANHOLE

DATE: **DECEMBER 2020** | B/C/S UNIFIED STANDARD DETAIL | DETAIL NO. **S1-00**

1 DETAIL STANDARD MANHOLE DETAILS  
SCALE: NTS

N.T.S.  GRAPHIC SCALE	 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">ISSUE HISTORY</th> <th>REVISIONS</th> </tr> <tr> <th>DATE</th> <th>ISSUED FOR</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	ISSUE HISTORY		REVISIONS	DATE	ISSUED FOR	DESCRIPTION																<p><b>RSK ENGINEERING</b> ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS 11302 TANNER RD. HOUSTON, TEXAS 77041 TEL: (281) 580-4585 FAX: (281) 580-4399 FIRM # F-11211</p>	<p><b>VILLA MARIA GAS STATION</b> 1919 WEST VILLA MARIA ROAD BRYAN, TX 77807 <b>STANDARD MANHOLE DETAILS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DRAWN BY: BM</td> <td>DATE: 12-6-2021</td> <td>SHEET: <b>C8.0</b></td> </tr> <tr> <td>CHECKED BY: RSK</td> <td>PROJ. NO.: VR151003.317.4</td> <td>Rev: 0</td> </tr> </table>	DRAWN BY: BM	DATE: 12-6-2021	SHEET: <b>C8.0</b>	CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	Rev: 0
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GENERAL NOTES (APPLICABLE TO ALL DRAWINGS)

- DRAWINGS MAY NOT REFLECT EXISTING CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ACTUAL EXISTING CONDITIONS PRIOR TO SUBMITTING BID. BEFORE EXECUTING CONTRACT CONTRACTOR SHALL NOTIFY ARCHITECT OF EACH EXISTING CONDITION THAT VARIES FROM THE CONDITION INDICATED ON DRAWINGS. CONTRACTOR WILL NOT BE COMPENSATED EXTRA FOR WORK RESULTING FROM FAILURE BY CONTRACTOR TO COMPLY WITH THIS REQUIREMENT.
- CONTRACTOR SHALL COORDINATE WORK OF THE MECHANICAL, ELECTRICAL, AND PLUMBING (M.E.P.) DISCIPLINES WITH WORK OF ALL OTHER DISCIPLINES.
- WORK OF THE M.E.P. TRADES MAY BE SHOWN ON OTHER DRAWINGS INCLUDING BUT NOT LIMITED TO ARCHITECTURAL AND STRUCTURAL DRAWINGS. WHERE FEATURES ARE INDICATED ON MORE THAN ONE DRAWING (FOR EXAMPLE, THE REFLECTED CEILING PLAN MAY APPEAR ON ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS), CONTRACTOR SHALL CONTACT ARCHITECT TO RESOLVE CONFLICTS. SUCH CONTACT SHALL BE MADE IN WRITING PRIOR TO THE COMMENCEMENT OF WORK BY THE CONTRACTOR.
- CONTRACTOR SHALL COORDINATE DEMOLITION WORK AMONG THE TRADES. BY WAY OF EXAMPLE, BUT NOT EXCLUSION, MECHANICAL DEMOLITION SHALL BE COORDINATED WITH ELECTRICAL DEMOLITION INCLUDING POWER, CONTROL, COMMUNICATION AND MONITORING.
- DAMAGE CAUSED TO EXISTING SYSTEMS AND/OR EXISTING FEATURES OF THE BUILDING DURING DEMOLITION OR OTHER PHASES OF CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- M.E.P. WORK REQUIRES CUTTING, PATCHING, AND REINFORCING OF ADJACENT SURFACES AND FEATURES OF THE BUILDING. CONTRACTOR SHALL PERFORM ALL SUCH WORK AT NO ADDITIONAL COST TO OWNER. REPAIRED SURFACES SHALL BE FINISHED TO MATCH THE EXISTING SURROUNDING AREA.
- CONTRACTOR SHALL COMPLY WITH ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES, ORDINANCES, RULES AND REGULATIONS. IN THE EVENT OF CONFLICT BETWEEN CONTRACT DOCUMENTS AND CODES, ORDINANCES, RULES AND REGULATIONS, THE MOST RIGID SHALL APPLY.
- CONTRACTOR SHALL NOT REMOVE PLUMBING AND HVAC EQUIPMENT THAT IS NOT CODED WITH HATCH MARKS ON DRAWINGS.
- CONTRACTOR SHALL FURNISH ALL EQUIPMENT, MATERIAL, AND LABOR, WHETHER OR NOT SHOWN ON DRAWINGS, NECESSARY TO PROVIDE A COMPLETE, OPERATIONAL, CODE-COMPLIANT SYSTEM.
- CONTRACTOR SHALL NOT CUT, DRILL, OR ALTER ANY ELEMENT OF WALLS, FLOORS, CEILINGS, ROOFS, SLABS, ETC., WITHOUT FIRST RECEIVING ARCHITECT'S APPROVAL. ALL CUTS SHALL BE MADE WITH ARCHITECT-APPROVED CUTTING TOOLS.
- IN THE EVENT THAT CONTRACTOR FINDS DISCREPANCIES OR OMISSIONS, OR IS IN DOUBT AS TO THE EXACT MEANING OF THE PLANS AND/OR SPECIFICATIONS, CONTRACTOR SHALL, BEFORE COMMENCING WORK ON THE AREA IN QUESTION, CONTACT ARCHITECT FOR CLARIFICATION.
- SUBMITTALS: CONTRACTOR SHALL SUBMIT PRODUCT DATA SHEETS FOR ALL M.E.P. EQUIPMENT. SAID SUBMITTALS MUST BE BOUND TOGETHER (PARTIAL SUBMITTALS NOT ACCEPTABLE) AND SHALL INCLUDE MANUFACTURER MODEL NUMBER, PHYSICAL DIMENSIONS AND PERFORMANCE RATINGS CLEARLY IDENTIFIED BY SAME IDENTIFICATION SCHEDULED ON DRAWINGS. DATA SHEETS SHALL INDICATE MODEL NUMBERS, PARTS, DIMENSIONS AND VALUES WHICH APPLY TO THE PRODUCTS BEING PROPOSED. NEATLY CIRCLE OR DRAW ARROWS TO IMPORTANT INFORMATION. IF CONTRACTOR PLACES ORDERS AND/OR PROCEEDS WITH WORK PRIOR TO RECEIPT OF ARCHITECT'S APPROVAL OF SUBMITTAL DATA, SUCH ACTION SHALL BE AT CONTRACTOR'S SOLE RISK. IN THE EVENT THAT SUBMITTAL DATA IS REJECTED BY ARCHITECT, CONTRACTOR SHALL CANCEL ALL RELATED ORDERS AND REPLACE ALL RELATED WORK AT CONTRACTOR'S SOLE EXPENSE. ANY SCHEDULE PROGRESS IMPACT CAUSED BY CONTRACTOR PROCEEDING IN ADVANCE OF ARCHITECT'S APPROVAL OF SUBMITTAL DATA SHALL BE AGAINST CONTRACTOR'S ACCOUNT.
- IF CONTRACTOR DESIRES TO USE MATERIAL OF EQUAL QUALITY OTHER THAN THAT SPECIFIED, CONTRACTOR SHALL SUBMIT WRITTEN REQUEST FOR APPROVAL TO ARCHITECT AT LEAST SEVEN CALENDAR DAYS BEFORE THE DATE SET FOR BIDDING. BY OFFERING A SUBSTITUTION, CONTRACTOR ACCEPTS SOLE RESPONSIBILITY FOR EFFECT OF SUBSTITUTION ON THE WORK OF ALL TRADES. ALL COSTS OF CHANGES RESULTING FROM THE INCLUSION OF SUBSTITUTIONS SHALL BE BORNE BY CONTRACTOR.

GENERAL NOTES (CONT.)

- PROVIDE TEMPORARY SERVICES AND CONNECTIONS TO MAINTAIN EXISTING SYSTEMS IN SERVICE DURING CONSTRUCTION. WHEN WORK MUST BE PERFORMED ON ENERGIZED EQUIPMENT OR CIRCUITS, USE PERSONNEL EXPERIENCED IN SUCH OPERATIONS.
- MAINTAIN ACCESS TO EXISTING ELECTRICAL, MECHANICAL AND PLUMBING INSTALLATIONS WHICH REMAIN ACTIVE. MODIFY INSTALLATION OR PROVIDE ACCESS AS APPROPRIATE.
- EXTEND EXISTING INSTALLATIONS USING MATERIALS AND METHODS COMPATIBLE WITH EXISTING INSTALLATIONS, UNLESS INDICATED OTHERWISE ON DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE CONTAINMENT AND DISPOSE OF DUST AND DEBRIS DURING DEMOLITION AND CONSTRUCTION.
- AT FINAL COMPLETION OF THE PROJECT, ALL M.E.P. PRODUCTS, EQUIPMENT, AND SYSTEMS SHALL OPERATE UNDER ALL CONDITIONS OF LOAD WITHOUT ANY SOUND OR VIBRATION WHICH IS OBJECTIONABLE IN THE OPINION OF THE ENGINEER. SOUND OR VIBRATION NOTICEABLE OUTSIDE THE SPACE OF A PRODUCT WILL BE CONSIDERED OBJECTIONABLE, VIBRATION WHICH, IN THE OPINION OF ENGINEER WILL IMPACT ON THE LIFE, WARRANTY, OR PERFORMANCE OF A PRODUCT IS CONSIDERED OBJECTIONABLE. SOUND OR VIBRATION CONDITIONS CONSIDERED OBJECTIONABLE BY ENGINEER SHALL BE CORRECTED BY CONTRACTOR AT CONTRACTOR'S EXPENSE. VIBRATION CONTROL SHALL BE BY MEANS OF VIBRATION ELIMINATORS INSTALLED IN THE MANNER RECOMMENDED BY THE MANUFACTURER OF THE SUPPORTED EQUIPMENT.
- CONTRACTOR SHALL LOCATE ALL EQUIPMENT AND PRODUCTS WHICH REQUIRE SERVICE, OPERATION, OBSERVATION, OR MAINTENANCE IN FULLY ACCESSIBLE POSITIONS. IF REQUIRED FOR BETTER ACCESSIBILITY, ANY CHANGE(S) OF LOCATION SHALL BE SUBMITTED BY CONTRACTOR TO ENGINEER FOR REVIEW AND APPROVAL BEFORE RELOCATION IS MADE. CONTRACTOR SHALL PROVIDE ACCESS PANELS FOR CONCEALED VALVES, FIRE DAMPERS, AND OTHER DEVICES REQUIRING SERVICE. ACCESS PANELS IN THE SURFACES OF THE PREMISES, EQUIPMENT, DUCTWORK, AND OTHER SURFACES, WHETHER OR NOT SPECIFICALLY SHOWN ON THE DRAWINGS, SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER. ACCESS PANELS SHALL BE OF A TYPE AND FINISH WHICH, IN THE OPINION OF ARCHITECT, ARE AESTHETICALLY ACCEPTABLE.
- CONTRACTOR IS RESPONSIBLE FOR PROPER SUPPORT OF ALL EQUIPMENT, DUCTWORK, PIPING, CONDUITS, ETC. COORDINATE EXACT LOCATION OF ALL M.E.P. ITEMS (I.E., DUCTWORK, PIPING, CONDUITS, ETC.), WITH STRUCTURAL, ARCHITECTURAL, OTHER DISCIPLINES.
- ALL PRODUCTS, MATERIALS, WORK, AND TECHNIQUES SHALL COMPLY WITH THE MOST RIGID STANDARDS AND RECOMMENDATIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA); THE INTERNATIONAL CODES (PLUMBING, GAS, MECHANICAL, ELECTRICAL, AND BUILDING) AS MODIFIED AND/OR ADAPTED BY LOCAL AUTHORITIES; THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME); THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM); AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI). ALL MATERIALS AND EQUIPMENT FOR THE ELECTRICAL PORTION OF THE MECHANICAL SYSTEMS SHALL BEAR THE APPROVAL LABEL OF UNDERWRITERS LABORATORIES, INC. (UL).
- THE CONTRACTOR SHALL PHASE DEMOLITION AND CONSTRUCTION WORK SUCH THAT OWNER'S NORMAL DAY-TO-DAY OPERATIONS CAN BE ACCOMPLISHED WITHOUT DELAY. THE CONTRACTOR SHALL COORDINATE PHASING AND SCHEDULING OF WORK WITH OWNER AND SHALL PROVIDE NIGHT AND WEEKEND CREWS IF REQUIRED BY OWNER. CONTRACTOR SHALL NOT BE COMPENSATED EXTRA FOR OVERTIME.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING DURING DEMOLITION AND CONSTRUCTION PER INDUSTRY SAFETY STANDARDS.
- ALL MATERIALS DISCONNECTED AND REMOVED SHALL REMAIN THE PROPERTY OF THE OWNER, AND SHALL BE NEATLY PACKAGED BY THE CONTRACTOR FOR REUSE BY THE OWNER. THE OWNER SHALL DETERMINE WHAT DEMOLITION MATERIAL ARE TO BE SALVAGED. STOCKPILE SALVAGED MATERIALS IN AREAS DESIGNATED BY THE OWNER. CONTRACTOR SHALL REMOVE FROM SITE ITEMS WHICH OWNER DEFINES AS NON-SALVAGABLE.
- THE CONTRACTOR SHALL VISIT THE SITE DURING THE BIDDING PERIOD TO COMPLETELY FAMILIARIZE SELF WITH THE SCOPE OF WORK, CONDITIONS, AND VERIFY FIELD MEASUREMENTS AND CIRCUITING ARRANGEMENTS. INCLUDE IN THE BID ALL NECESSARY COSTS ASSOCIATED WITH PERFORMANCE OF THE WORK.

PIPING NOTES

- PROTECT PIPING SYSTEMS FROM ENTRY OF FOREIGN MATERIALS BY TEMPORARY COVERS AND ISOLATING PARTS OF COMPLETED SYSTEM.
- STORE PLASTIC PIPE AND OTHER MATERIALS, WHICH MAY BE DAMAGED BY ULTRAVIOLET LIGHT, UNDER COVER WHICH REFLECTS ULTRAVIOLET WAVES.
- DO NOT INSTALL UNDERGROUND PIPING WHEN BEDDING IS WET OR FROZEN.
- PREPARATION: REAM PIPE AND TUBE ENDS. REMOVE BURRS. BEVEL FLAN END FERROUS PIPE. REMOVE SCALE AND DIRT, ON INSIDE AND OUTSIDE, BEFORE ASSEMBLY.
- PIPE INSTALLATION: INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PROVIDE NON-CONDUCTING DIELECTRIC CONNECTIONS WHEN JOINING DISSIMILAR METALS. ROUTE PIPING IN ORDERLY MANNER AND MAINTAIN GRADIENT. INSTALL PIPE IN DIRECTIONS WHICH ARE SQUARE TO BUILDING MAIN COORDINATES. INSTALL PIPING TO CONSERVE BUILDING SPACE AND NOT INTERFERE WITH USE OF SPACE BY OTHER TRADES. GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT. PROVIDE CLEARANCE FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS. PROVIDE ACCESS DOORS WHERE VALVES, ADJUSTABLE DEVICES, AND DEVICES REQUIRING MAINTENANCE OR SERVICE ARE NOT EXPOSED. WHERE PIPE SUPPORT MEMBERS ARE WELDED TO STRUCTURAL BUILDING FRAMING, SCRAPE BRUSH CLEAN, AND APPLY ONE COAT OF ZINC RICH PRIMER TO WELDING. PREPARE PIPE, FITTINGS, SUPPORTS, AND ACCESSORIES NOT PRE-FINISHED, READY FOR PAINTING. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED. PIPE PRESSURE AND TEMPERATURE RELIEF VALVES TO FLOOR DRAIN, FLOOR SINK, OR EXTERIOR, AS REQUIRED BY CODE.
- PIPE TESTING: WATER SUPPLY: UPON COMPLETION OF A SECTION OR OF THE ENTIRE WATER SUPPLY SYSTEM, IT SHALL BE TESTED AND PROVED TIGHT UNDER A WATER PRESSURE NOT LESS THAN 25 PSI ABOVE THE WORKING PRESSURE UNDER WHICH IT IS TO BE OPERATED. THE WATER USED FOR TEST SHALL BE OBTAINED FROM A PORTABLE SOURCE OF SUPPLY. BUILDING SEWER: GRAVITY SEWER TESTS SHALL CONSIST OF PLUGGING THE END OF THE BUILDING SEWER AT THE POINT OF CONNECTION WITH THE PUBLIC SEWER, FILLING THE BUILDING SEWER WITH WATER, TO A HEAD OF 10 FT. AND MAINTAINING SUCH PRESSURE UNTIL BACKFILL IS COMPLETED. (SEWER MAY BE TESTED IN SEGMENTS FOR REMODEL PROJECTS.)
- PIPE TOLERANCES: ESTABLISH INVERT ELEVATIONS, SLOPES FOR DRAINAGE TO 1/4 INCH PER FOOT MINIMUM UNDERNEATH THE BUILDING AND A 1/8 INCH PER FOOT MINIMUM OUTSIDE THE BUILDING.

SUPPORT

- ADEQUATELY SUPPORT PIPING AGAINST SAGGING, POCKETING, AND DISPLACEMENT.
- SIZE SLEEVES LARGE ENOUGH TO ALLOW FOR MOVEMENT DUE TO EXPANSION AND CONTRACTION. PROVIDE FOR CONTINUOUS INSULATION WRAPPING. SLEEVES FOR PIPES THROUGH NONFIRE RATED FLOORS: FORM WITH 18 GAGE GALVANIZED STEEL. ALL PENETRATIONS THROUGH FLOORS, WALLS AND CEILINGS, SHALL BE SEALED IN ACCORDANCE WITH THE GOVERNING REGULATIONS. ALL PIPES PASSING THROUGH FLOORS, WALLS, AND CEILINGS SHALL BE SLEEVED, INSULATED, AND SEALED.
- WALL SUPPORT FOR PIPE SIZES TO 3 INCHES : CAST IRON HOOK, WALL SUPPORT FOR PIPE SIZES 4 INCHES AND OVER: WELDED STEEL BRACKET AND WROUGHT STEEL CLAMP; ADJUSTABLE STEEL YOKE.
- VERTICAL SUPPORT: STEEL RISER CLAMP.
- FLOOR SUPPORT FOR PIPE SIZES TO 4 INCHES AND ALL COLD PIPE SIZES: CAST IRON ADJUSTABLE PIPE SADDLE, LOCKNUT NIPPLE, FLOOR FLANGE, AND CONCRETE PIER OR STEEL SUPPORT.
- COPPER PIPE SUPPORT: CARBON STEEL RING, ADJUSTABLE, COPPER PLATED.
- SHIELD FOR INSULATED PIPING 2 INCHES AND SMALLER: 18 GAGE GALVANIZED STEEL SHIELD OVER INSULATION IN 180 DEGREE SEGMENTS, MINIMUM 12 INCHES LONG AT PIPE SUPPORT.
- SHIELDS FOR INSULATED COLD WATER PIPING 2-1/2 INCHES AND LARGER HARO BLOCK NON-CONDUCTING SADDLES IN 90 DEGREE SEGMENTS, 12 INCH MINIMUM LENGTH, BLOCK THICKNESS SAME AS INSULATION THICKNESS.

DUCTWORK AND ACCESSORIES

- ALL DUCTWORK TO BE GALVANIZED STEEL, ASTM A525, LOCK-FORMING QUALITY, HAVING ZINC COATING OF .25 OZ PER SQ. FT. FOR EACH SIDE IN CONFORMANCE WITH ASTM A90.
- RECTANGULAR LOW-PRESSURE DUCTS: FOLLOW STANDARDS FOR 2" POSITIVE STATIC PRESSURE PER SMACNA-85 TABLE 1-7 AND INTERMEDIATE REINFORCEMENT TABLE 1-10 AND 1-11.
- PROVIDE ALL PURPOSE SEALANT FOR USE ON METAL DUCTS.
- FABRICATE MANUAL VOLUME CONTROL DAMPERS IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS. PROVIDE LOCKING, INDICATING QUADRANT REGULATORS, WHERE ROD LENGTHS EXCEED 30" PROVIDE REGULATOR AT BOTH ENDS.

SUPPORTS AND ANCHORS

- DUCT SUPPORT: PER SMACNA SECTION IV HANGERS AND SUPPORTS CHAPTER, FIG. 4-4, TABLES 4-1 FOR RECTANGULAR DUCTS AND TABLE 4-2 FOR ROUND DUCTS.
- STEEL HANGER RODS: THREADED BOTH ENDS, THREADED ONE END, OR CONTINUOUS THREADED. WIRE HANGERS ARE NOT ALLOWED.
- SLEEVES FOR RECTANGULAR DUCTWORK: FORM WITH GALVANIZED STEEL.

TESTING ADJUSTING AND BALANCING

- TESTING, ADJUSTING, AND BALANCING SHALL BE PERFORMED IN ACCORDANCE WITH NEBB.

PIPING AND DUCTWORK INSULATION

- PLUMBING PIPING (GLASS FIBER):
  - MANUFACTURERS: MANVILLE MICROLOK AP-T, OWENS CORNING ASJ/SSL-11, KNAUF PIPE INSULATION ASJ/SSL OR EQUAL.
  - INSULATION: ASTM C547; RIGID MOLDED, NONCOMBUSTIBLE. INSULATION: ASTM C547; RIGID MOLDED. MINIMUM SERVICE TEMPERATURE: -60 F. MAXIMUM SERVICE TEMPERATURE: 850 F. MAXIMUM MOISTURE ABSORPTION: 0.2 PERCENT BY VOLUME. ALL THERMAL SYSTEM INSULATION (TSI) SHALL BE NON-ASBESTOS CONTAINING BUILDING MATERIAL.
  - VAPOR BARRIER JACKET: ASTM C921, WHITE KRAFT PAPER REINFORCED WITH GLASS FIBER YARN AND BONDED TO ALUMINIZED FILM. MOISTURE VAPOR TRANSMISSION: ASTM E96, 0.02 PER INCHES. SECURE WITH SELF SEALING LONGITUDINAL LAPS AND BUTT STRIPS. SECURE OUTWARD CLINCH EXPANDING STAPLES AND VAPOR BARRIER MASTIC.
- DUCTWORK (GLASS FIBER, FLEXIBLE):
  - MANUFACTURERS: MANVILLE R-SERIES MICROLITE, OWENS CORNING ASFL (ALL SERVICE FACED), KNAUF MULTI-PURPOSE DUCT WRAP, OR EQUAL.
  - INSULATION: "K" VALUE: ASTM C518, 0.30 BTU-IN/H-F-T<sup>2</sup>-F AT 75 F. MAXIMUM SERVICE TEMPERATURE: 250 F. MAXIMUM MOISTURE ABSORPTION: 0.20 PERCENT BY VOLUME. DENSITY: 1.0 LB/CU FT. THICKNESS: 1.5 INCHES.
  - VAPOR BARRIER JACKET: KRAFT PAPER REINFORCED WITH GLASS FIBER YARN AND BONDED TO ALUMINIZED FILM. MOISTURE VAPOR TRANSMISSION: ASTM E96; 0.02 PERM.

PIPING MATERIALS

- WATER PIPING BURIED WITHIN BUILDING:
  - COPPER TUBING: ASTM B88, TYPE K, HARD DRAWN FITTINGS: ASTM B16.18, CAST BRONZE OR ASTM B16.22 WROUGHT COPPER AND BRONZE JOINTS: ASTM B32, SOLDER, GRADE 95TA CATHODIC PROTECTION GALVANIC TYPE WITH MAGNESIUM ANODES WIRED TO PIPING. ABSOLUTELY NO JOINTS UNDER SLAB.
- WATER PIPING ABOVE GRADE:
  - COPPER TUBING: ASTM B88, TYPE L, HARD DRAWN FITTINGS: ASTM B16.18, CAST BRONZE OR ASTM B16.22 WROUGHT COPPER AND BRONZE JOINTS: ASTM B32, SOLDER, GRADE 95TA
- SANITARY SEWER PIPING BURIED WITHIN AND BEYOND 5 FEET OF BUILDING:
  - PVC PIPE: DWV WEIGHT FITTINGS: PVC DWV WEIGHT JOINTS: ASTM F477, ELASTOMERIC GASKETS

SEWER AND WATER LINES SCHEDULE				
DESCRIPTION	W	V	C.W	H.W
HAND SINK	2"	2"	1/2"	1/2"
MOP SINK	3"	2"	1/2"	1/2"
3 COMP SINK	3"	3"	1"	1"
WATER CLOSET	3"	2"	3/4"	
E W H		1"	1"	
FLOOR SINK	3"	2"		
FOOD	3"	2"		
EXTERIOR SEWER LINE	6"			

DESCRIPTION	S.U.	TOTAL S.U
1-3 COMPARTMENT SINK 2"		
2 FLOOR SINK 3"	4 UNITS	1
3 H.S. 1.5"	3 UNITS	6
1 MOP SINK 1.5"	0 UNITS	0
7 FLOOR DRAIN 3"	2 UNITS	2
	3 UNITS	21
TOTAL		33

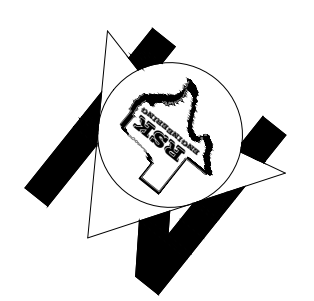
PER CITY OF BRYAN REQUIRED USE 1,188 GAL G.T.

GREASE TRAP SIZING

PLUMBING LEGEND			
GENERAL		LINETYPES AND ABBREVIATIONS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DETAIL #		NATURAL GAS LINE (LOW PRESSURE)
	# OF SHEET ON WHICH CONDITION IS DRAWN		MEDIUM PRESSURE NATURAL GAS LINE
	NORTH DIRECTION		CONDENSATE DRAIN LINE
	KEYED NOTES		REFRIGERANT SUCTION LINE
	NEW EQUIPMENT		REFRIGERANT LIQUID LINE
	NEW WORK INTERFACE		ROOF TOP UNIT
	EXISTING		EVAPORATIVE COOLER
	ABOVE FINISHED FLOOR		EXHAUST FAN
	POUNDS PER SQUARE INCH		RELIEF HOOD
			EXISTING
			EXISTING DOMESTIC WATER LINE
			EXISTING SEWER LINE
			NATURAL GAS LINE
			DOMESTIC COLD WATER LINE
			DOMESTIC HOT WATER LINE
			SANITARY SEWER LINE
			VENT LINE
			CONDENSATE DRAIN LINE
			GAS METER
			EXISTING MAN HOLE
			FLOOR OUT
			DOUBLE CLEAN OUT
			WALL CLEAN OUT
			BACKFLOW PREVENTER
			KITCHEN HOOD
			MAKE UP AIR UNIT
			HOT WATER
			VENT
			COLD WATER
			NATURAL GAS SHUT-OFF VALVE
			ISOLATION VALVE
			PIPING TURNING DOWN
			PIPING TURNING UP
			PIPING CONTINUATION
			INDICATES DIRECTION PIPING SHOULD SLOPE
			NATURAL GAS REGULATOR (REGULATE TO 0.5 PSI)
			WATER METER
			CIRCUIT SETTING VALVE

FOR CONSTRUCTION 05-16-2022

GRAPHIC SCALE



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5-16-22	ISSUE FOR PERMITTING	CONSTRUCTION DRAWINGS	
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**RSK ENGINEERING**  
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FIRM # F-11211

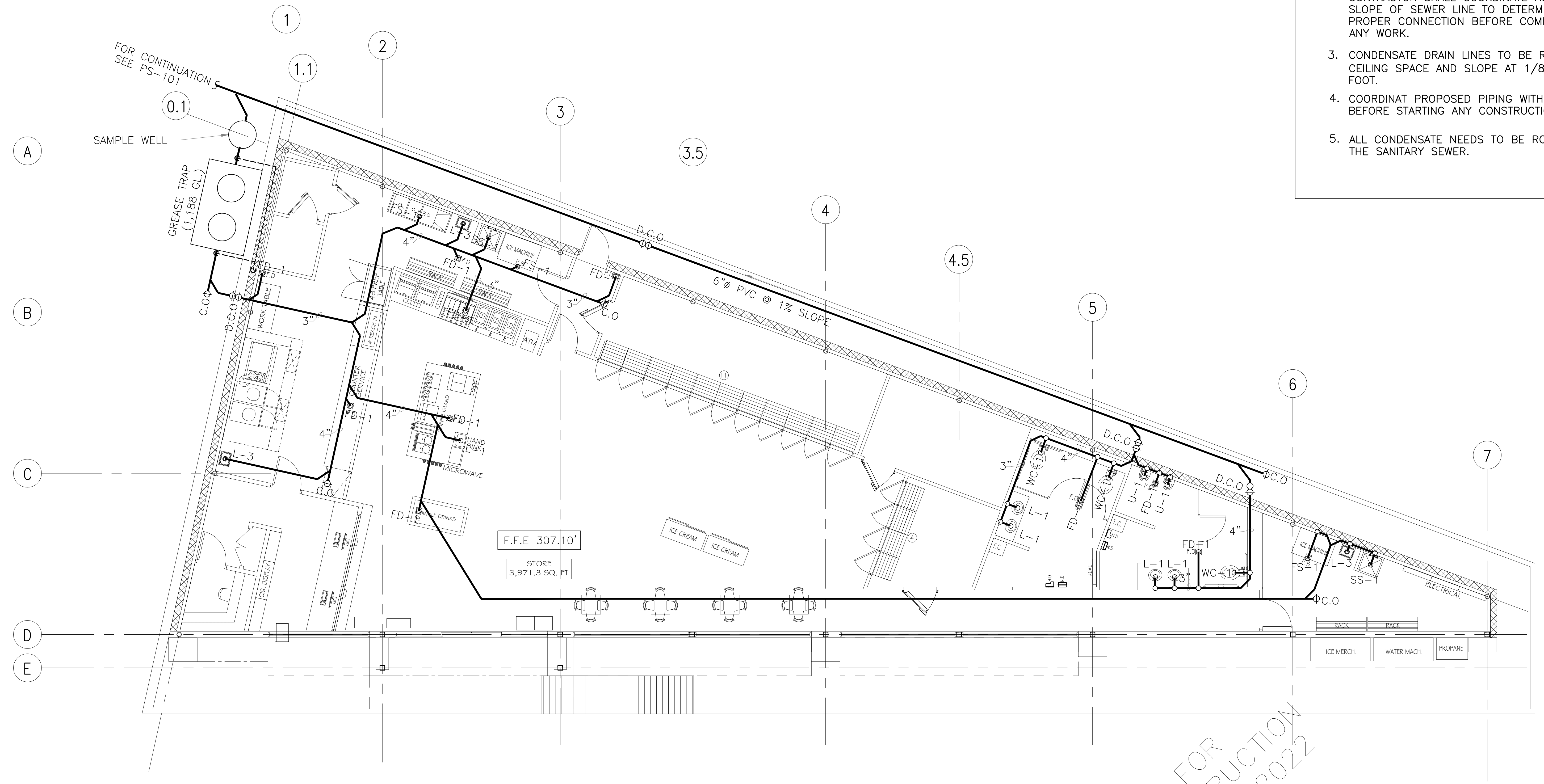
VILLA MARIA GAS STATION  
1919 WEST VILLA MARIA ROAD  
BRYAN, TX 77807  
**PLUMBING GENERAL NOTES**

DRAWN BY: BM	DATE: 9-15-2021	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	<b>P-00</b> Rev.0



**NOTES**  
 FOR LINES SIZE  
 RE: TABLE SHEET P-00

- GENERAL NOTES:**
1. CONTRACTOR SHALL COORDINATE ACTUAL LOCATIONS OF ALL WATER, SEWER LINES BEFORE COMMENCING ANY WORK.
  2. CONTRACTOR SHALL COORDINATE ACTUAL SLOPE OF SEWER LINE TO DETERMINE PROPER CONNECTION BEFORE COMMENCING ANY WORK.
  3. CONDENSATE DRAIN LINES TO BE RUN IN CEILING SPACE AND SLOPE AT 1/8" PER FOOT.
  4. COORDINATE PROPOSED PIPING WITH EXISTING BEFORE STARTING ANY CONSTRUCTION.
  5. ALL CONDENSATE NEEDS TO BE ROUTED TO THE SANITARY SEWER.



**PLUMBING ENLARGED FLOOR PLAN**  
 SCALE: 3/16"=1'-0"

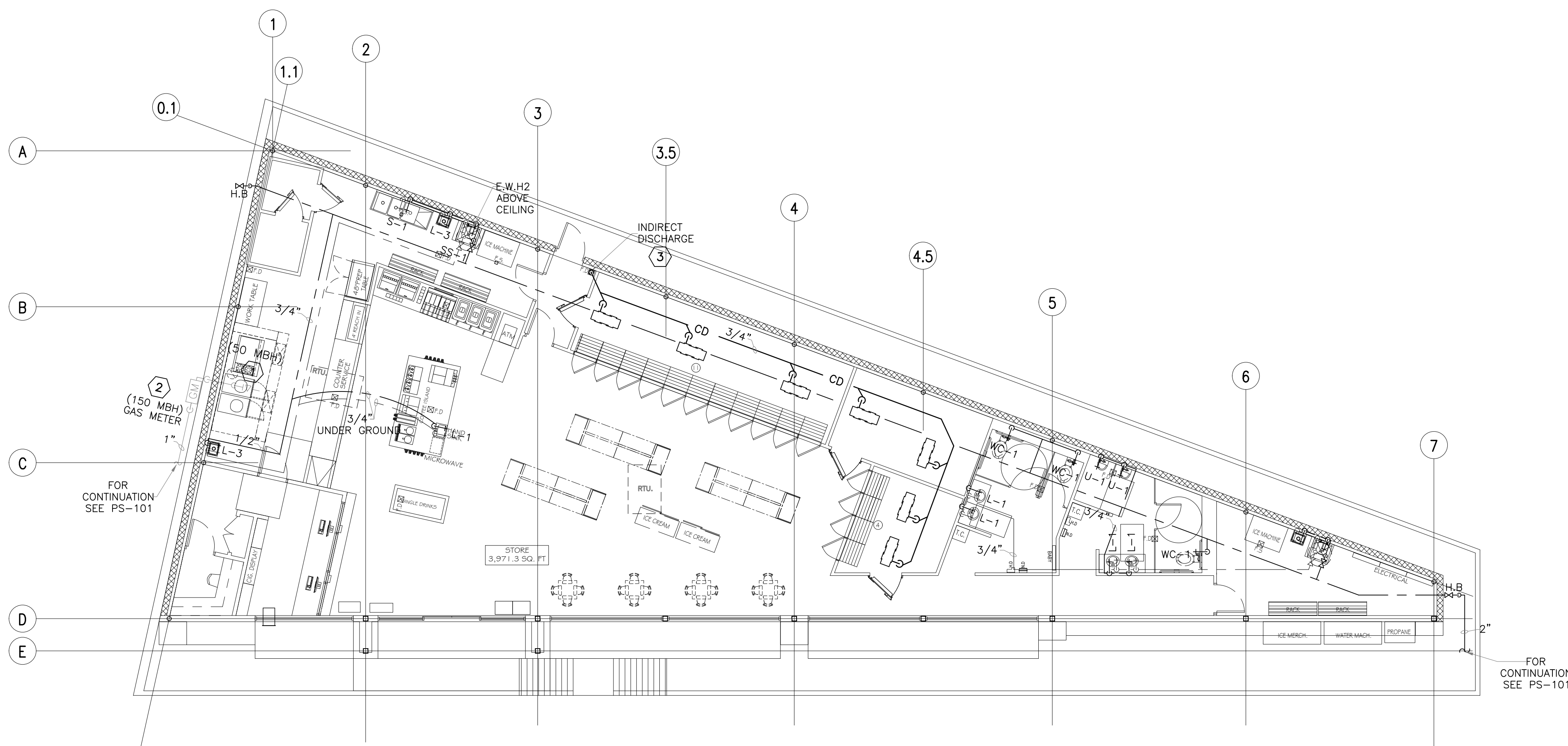
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**GENERAL NOTES:**

1. CONTRACTOR SHALL COORDINATE ACTUAL LOCATIONS OF ALL WATER, SEWER AND NATURAL GAS LINES BEFORE COMMENCING ANY WORK.
2. CONTRACTOR SHALL COORDINATE ACTUAL SLOPE OF SEWER LINE TO DETERMINE PROPER CONNECTION BEFORE COMMENCING ANY WORK.
3. CONDENSATE DRAIN LINES TO BE RUN IN CEILING SPACE AND SLOPE AT 1/8" PER FOOT.
4. NATURAL GAS PIPING TO RUN IN ROOF.
5. ALL VENDING MACHINES (COFFEE, TEA, SLUSHEES, ETC) SHOULD HAVE RPZ.

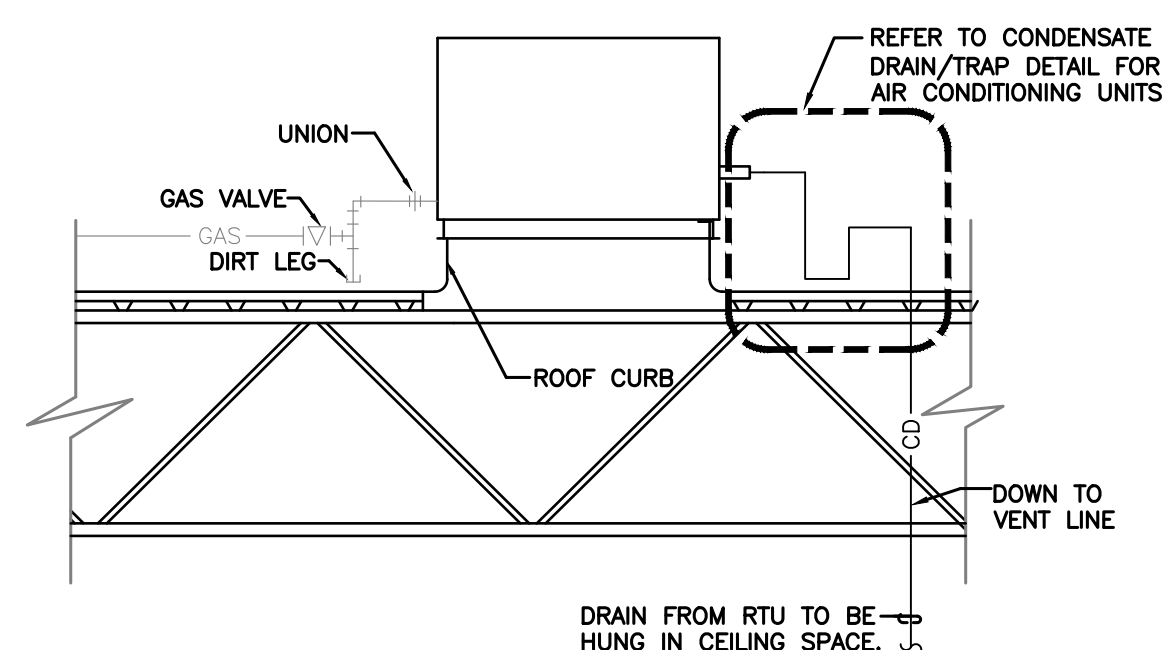
**KEYED NOTES:**

- 1 NATURAL GAS LINE DOWN THRU ROOF TO COOKING EQUIPMENT, FIELD TO COORDINATE ACTUAL LOCATION AND REQUIREMENTS.
- 2 PROVIDE NATURAL GAS METER WITH PRESSURE REGULATOR AT LOCATION SHOWN.
- 3 3/4" CONDENSATE DRAIN LINE DOWN TIGHT TO WALL TO DRAIN INDIRECTLY INTO FLOOR SINK AS REQUIRED.
- 4 DOMESTIC WATER VALVE AND CAP FOR FUTURE USE.



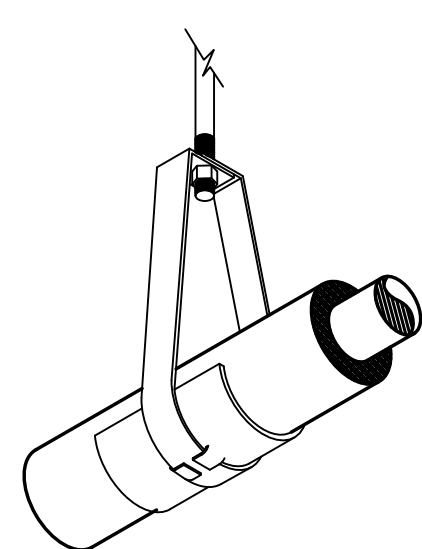
**PLUMBING WATER & GAS LINE FLOOR PLAN**

SCALE: 1/8"=1'-0"



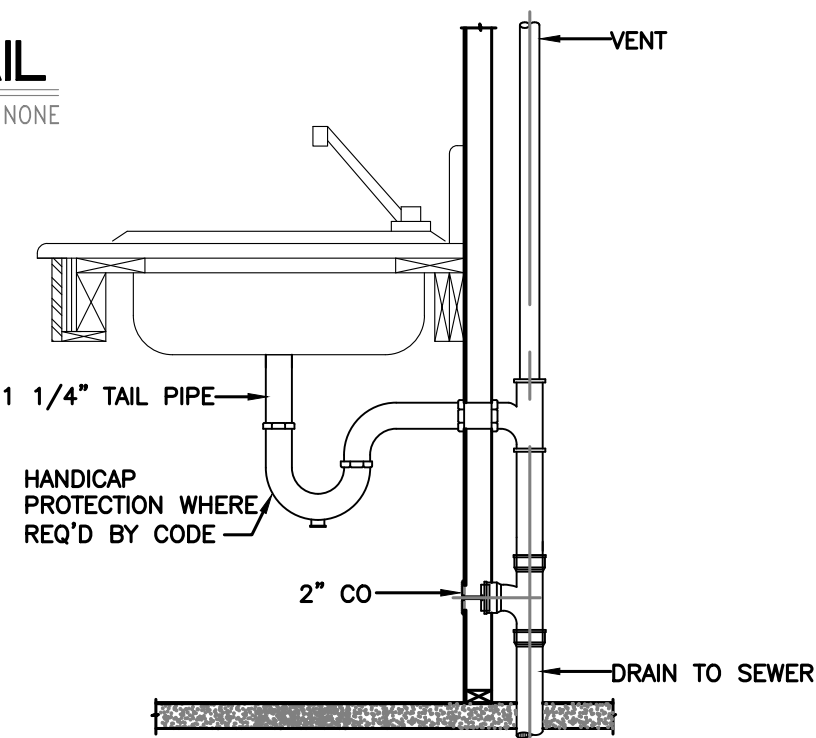
**1 TYPICAL CONDENSATE DRAIN/TRAP AND GAS PIPING CONNECTION TO ROOF TOP UNIT DETAIL**

SCALE: NONE



**4 TYPICAL INSULATION PROTECTION SHIELD WITH "LOC" TABS DETAIL**

SCALE: NONE

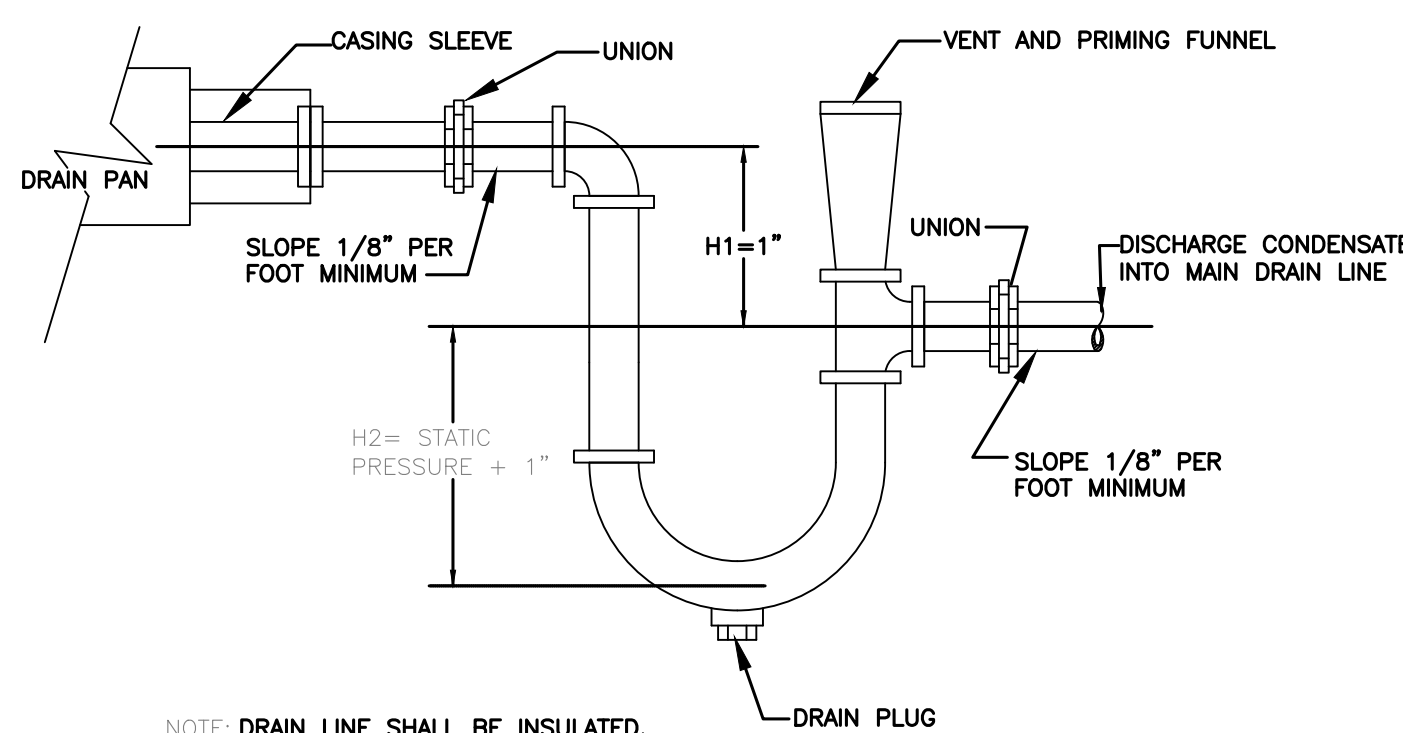


**5 WALL FIXTURE DETAIL**

SCALE: NONE

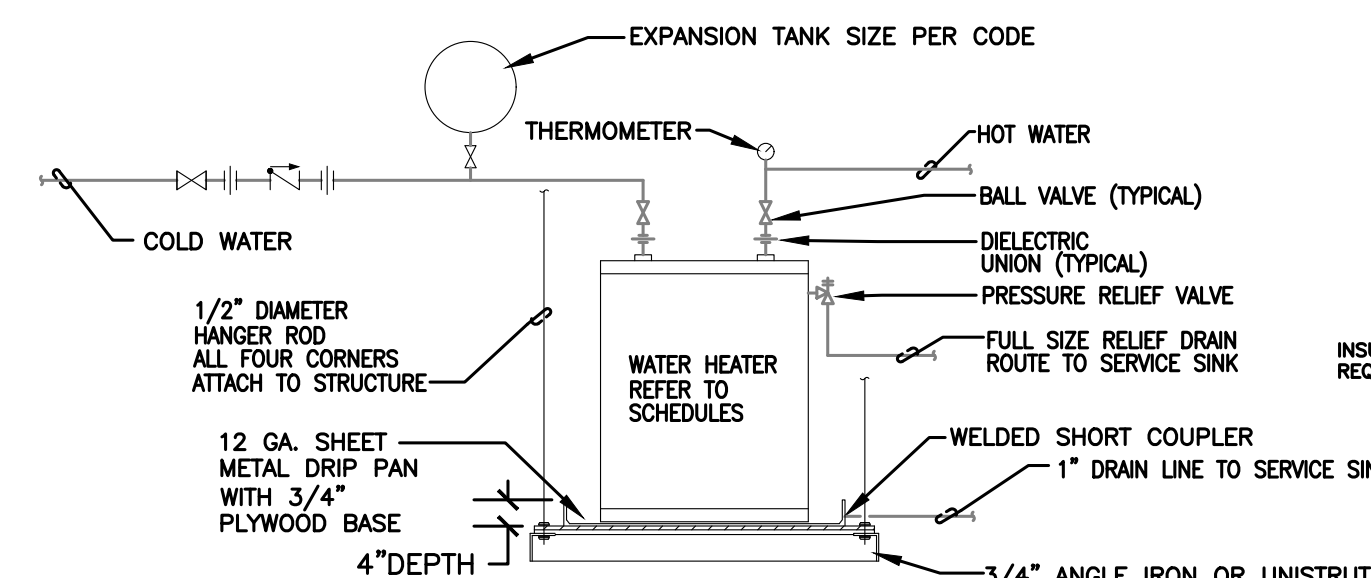
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE



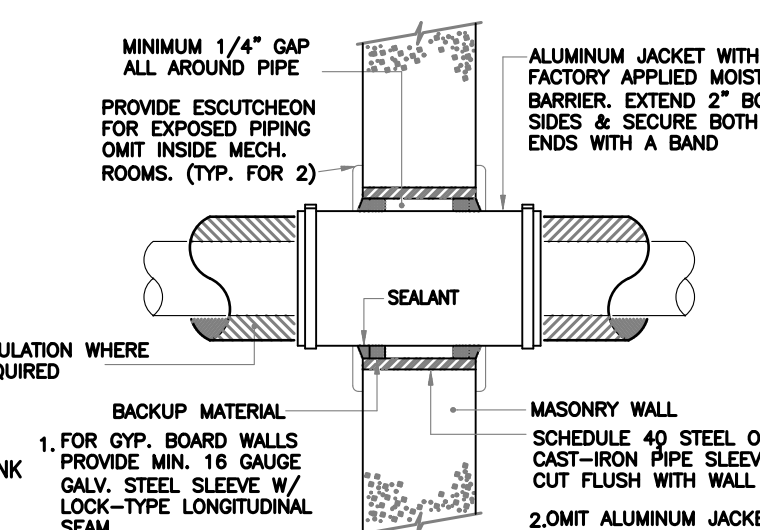
**6 TYPICAL CONDENSATE DRAIN/TRAP FOR AIR CONDITION UNITS DETAIL**

SCALE: NONE



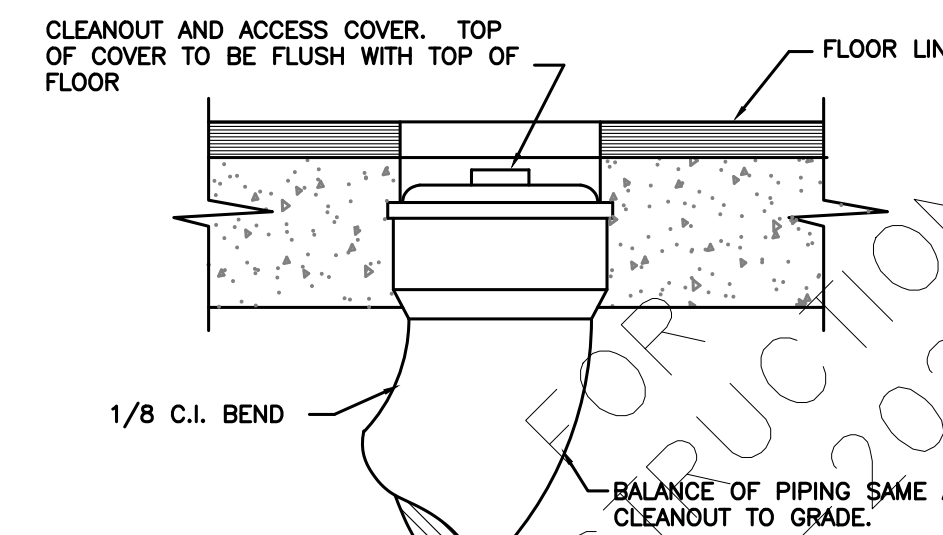
**2 ELECTRIC WATER HEATER DETAIL**

SCALE: NONE



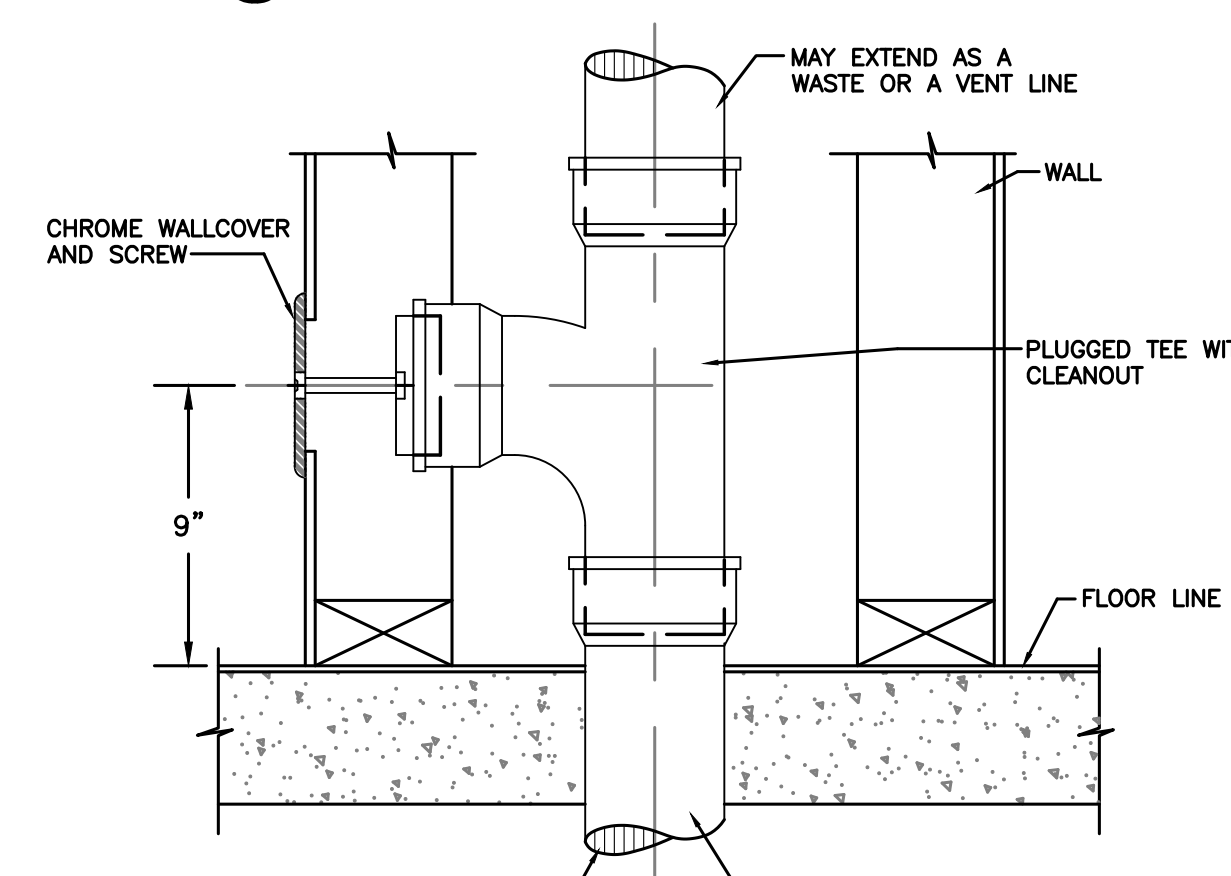
**3 TYPICAL WALL PIPE PENETRATION DETAIL**

SCALE: NONE



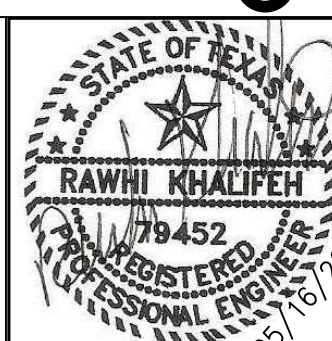
**7 FLOOR CLEANOUT DETAIL**

SCALE: NONE



**8 WALL CLEANOUT DETAIL**

SCALE: NONE



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
5-16-22	ISSUE FOR PERMITTING	CONSTRUCTION DRAWINGS	
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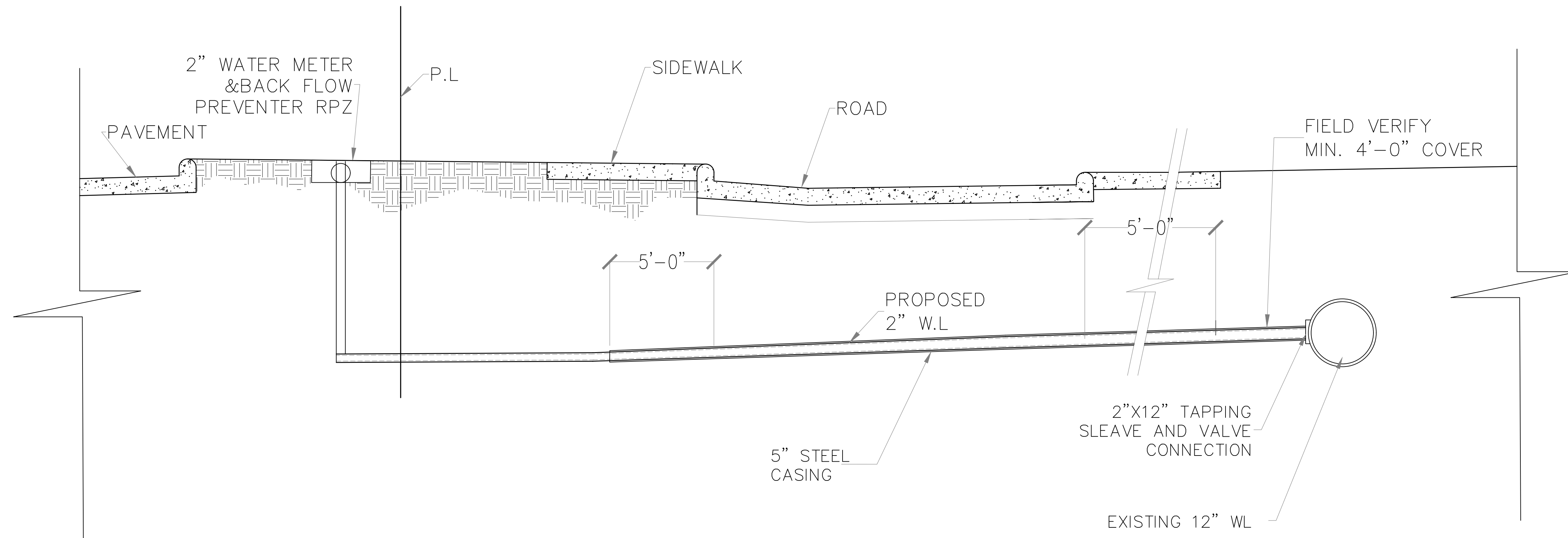
ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS

11302 TANNER RD. TEL: (281) 580-4585  
HOUSTON, TEXAS 77041 FAX: (281) 580-4399  
FIRM # F-11211

VILLA MARIA GAS STATION  
1919 WEST VILLA MARIA ROAD  
BRYAN, TX 77807

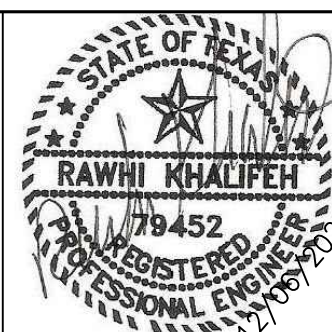
**PLUMBING WATER & GAS LINE FLOOR PLAN**

DRAWN BY: BM DATE: 9-15-2021 SHEET:  
CHECKED BY: RSK PROJ. NO.: VR151003.317.4 **P-102** Rev.0



**SECTION 1** SCALE N.T.S

GRAPHIC SCALE



ISSUE HISTORY		REVISIONS
DATE	ISSUED FOR	DESCRIPTION
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VILLA MARIA GAS STATION  
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 BRYAN, TX 77807  
**WATER LINE PROFILE**

DRAWN BY: BM	DATE: 12-6-2021	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	<b>P-103</b> Rev.0

PLUMBING FIXTURE SCHEDULE										
SYMBOL	MINIMUM CONNECTIONS				TYPE	MANUFACTURER	FIXTURE	OPTIONS		
	CW	HW	VENT	WASTE						
WC-1	1"	--	2"	4"	FLOOR MOUNTED FLUSH VALVE ADA COMPLIANT WATER CLOSET ELONGATED CHINA BOWL, EXPOSED FLUSH VALVE WITH VANDAL RESISTANT STOP CAP, 2.3 GALLONS PER FLUSH, EXTRA HEAVY DUTY OPEN FRONT WHITE SEAT, EXPOSED FLUSH VALVE WITH 1" TOP SPUD, FLUSH HANDLE ON WIDE SIDE OF TOILET WHERE SHOWN FOR HANDICAPPED ACCESSIBILITY, 14-1/8" TO RIM TOP.	ZURN Z5665-BWL CT705ELN-01 UNIVERSAL COMMERCIAL FLOWSHOWER				
WC-2	1"	--	2"	4"	FLOOR MOUNTED FLOOR OUTLET FLUSH VALVE WATER CLOSET ELONGATED CHINA BOWL BOTTOM OUTLET, EXTRA HEAVY DUTY OPEN FRONT WHITE SEAT, EXPOSED FLUSH VALVE WITH VANDAL RESISTANT STOP CAP, FLUSH HANDLE ON WIDE SIDE OF TOILET, 2.3 GALLONS PER FLUSH, 14-1/8" TO RIM TOP.	SANIFLO_003_ROUND_BOWL AMERICAN STANDARD 2599.001.020				
U-1	3/4"	--	2"	2"	WALL MOUNTED WASHOUT URINAL TAPERED ELONGATED CHINA BOWL, 6.5 GALLON PER FLUSH, RIM 14" FROM WALL, EXTENDED SIDES, 3/4" TOP SPUD, VANDAL RESISTANT STOP CAP, MOUNT STANDARD OCCUPANCY URINAL'S RIM HEIGHT AT A MAXIMUM OF 24".	AMER. STD 6601.010 KOHLER K-4960-ET	VALVE: ZURN Z-6003AV-S-1 CARRIER - ZURN Z-1221			
L-1	1/2"	1/2"	1-1/2"	1-1/2"	COUNTER TOP ADA COMPLIANT LAVATORY VITREOUS CHINA, NOMINAL 20"x17" SELF-RIMMING, FRONT OVERFLOW, RECESSED FAUCET LEDGE, ADA COMPLIANT SINGLE LEVER HANDLE, SINGLE FAUCET HOLE, LESS DRAIN, WASHLESS, DRAIN OUTLET WITH GRID STRAINER	ELJER 052-3514 LAURA AMER. STD 0475.047 AQUALYN KOHLER K-2196-1PENNINGTON CRANE1-287-H	FAUCET - ZURN AQUASPEC Z-82200, CHICAGO 2200 DRAIN - AMER. STD. 2411.015, ELJER 803-0552 WH. SHALL HAVE TEMPERATURE MIXING VALVE 1/2" THERMOSTATIC MIXING VALVE 95 TO 115 F (ZW 1070XL IS ASSE 1070 LISTED)			
L-2	1/2"	1/2"	1-1/2"	1-1/2"	WALL MOUNTED ADA COMPLIANT LAVATORY VITREOUS CHINA, NOMINAL 20"x18", BACK AND SIDE SPLASHES, FOR CONCEALED ARM CARRIER, SINGLE CENTERED FAUCET HOLE, ADA COMPLIANT SINGLE LEVER FAUCET, LESS ESCUTCHEON PLATE, LESS DRAIN, CAST BRASS CONSTRUCTION, WATER LESS, DRAIN OUTLET WITH GRID STRAINER	ELJER 051-2644 DELWYN AMER. STD 0356.421 LUCERNE KOHLER K-2007 KINGSTON CRANE 1-412H	FAUCET - ZURN Z-82200 AQUASPEC, CHICAGO 2200 CARRIER - ZURN Z-1231, OR EQUAL BY WADE, WATTS, JOSAM OR JR SMITH DRAIN - AMER. STD. 2411.015, ELJER 803-0552 WH. SHALL HAVE TEMPERATURE MIXING VALVE 1/2" THERMOSTATIC MIXING VALVE 95 TO 115 F (ZW 1070XL IS ASSE 1070 LISTED)			
L-3	1/2"	1/2"	1-1/2"	1-1/2"	WALL MOUNTED STAINLESS STEEL ADA COMPLIANT LAVATORY STAINLESS STEEL, NOMINAL 20"x18", BACK AND SIDE SPLASHES, FOR CONCEALED ARM CARRIER, FAUCET HOLES ON 4" CENTERS, ADA COMPLIANT WRIST BLADE GOOSENECK FAUCET, LESS ESCUTCHEON PLATE, LESS DRAIN, CAST BRASS CONSTRUCTION, WASHLESS, DRAIN OUTLET WITH GRID STRAINER	BRADLEY 921-6101VFM	FAUCET - B12M AQUASPEC, AMER. STD. 7500.170 CHICAGO 896-317 CARRIER - ZURN Z-1231 OR EQUAL BY WADE, WATTS, JOSAM OR JR SMITH DRAIN - AMER. STD. 2411.015, ELJER 803-0552			
S-1	3/4"	3/4"	2"	2"	THREE COMPARTMENT SINK - COMMERCIAL 18 GA. STAINLESS STEEL, NOMINAL (15X15X12LXWD) BOWL, EACH BOWL NOMINAL 12" BACK FLANGES WITH ROUNDED INTERNAL ANGLES, TWO ADA COMPLIANT WIDE SET WITH AERATOR, ADA COMPLIANT WRIST BLADE HANDLE, DRAIN OUTLETS WITH GRID STRAINER	JUST TLX-2255-A-GR ELKAY LTR-5422-10	FAUCET JUST-1147-KS, ELKAY LK-232-S-BH-5 OR EQUAL DRAIN - J-38FS			
SS-1	3/4"	3/4"	2"	3"	FLOOR MOUNTED MOLDED STONE CORNER STYLE SERVICE SINK TERRAZZO OR MOLDED STONE COMPOSED OF MARBLE CHIPS IMBEDDED IN PORTLAND CEMENT, NOMINAL 24"x24"x10" HIGH, WALL MOUNTED FAUCET WITH VACUUM BREAKER, TOP BRACE, INTEGRAL STOPS, HOSE THREADED SPOUT, PROVIDE 3" DRAIN OUTLET WITH DOME STRAINER, MOP HANGER, HOSE BRACKET COMBINATION, STAINLESS STEEL BUMPER GUARD AND STAINLESS STEEL SPLASH CATCHER PANELS.	STERN WILLIAMS SBC-902 FLORESTONE 85	FAUCET - JONESPEC SF, STERNS WILLIAM T-16-VB MOP HANGER - JONESPEC MH, STERNS WILLIAM T-40 HOSE BRACKET - JONESPEC HH, STERNS WILLIAM T-35  SINK SHALL BE LAID IN A GROUT BED COVERING THE ENTIRE BASE OF THE SINK.			
HB	3/4"	--	--	--	INTERIOR HOSE BIBB ANTI-SIPHON VACUUM BREAKER, STAINLESS STEEL STEM, LOOSE TEE HANDLE WITH LOCK SHIELD, ROUGH CHROME PLATED FINISH.	WOODFORD #24 CHICAGO FAUCET #387-E27 ZURN Z-80200-VB				
EWH	3/4"	--	--	--	EXTERIOR ENCASED WALL WASHOUT ANTI-SIPHON VACUUM BREAKER, POLISHED BRASS AUTOMATIC DRAINING, FREEZE RESISTANT, WALL CLAMP, STEM FOR 8" THICK WALL, PROVIDE 12" x 12" WALL OR CEILING ACCESS DOOR.	ZURN Z-1300 ECOLOTROL WOODFORD 86SP-PB JR SMITH 5509 OR EQUAL BY WATTS				
SA	3/4"	3/4"	--	--	SHOCK ABSORBER STAINLESS STEEL NESTED BELLOWS TYPE. CASING & BELLOWS SHALL BE TYPE 304 STAINLESS STEEL. PROVIDE ISOLATION BALL VALVE WITH ACCESS DOOR (IF REQUIRED) AT INLET. CONTRACTOR SHALL SIZE EACH UNIT FOR PROPER DISPLACEMENT FOR THE FIXTURES COUNT ON CW OR HW LINE AS REQUIRED AT LOCATION SHOWN.	ZURN Z-1700 SHOCKTROLS JR SMITH 5000 HYDROTROLS OR EQUAL BY WADE, PRECISION PRODUCTS OR WATTS				
CSV	AS SHOWN ON DWG	AS SHOWN ON DWG	--	--	CIRCUIT SETTING VALVE FLOW CONTROL VALVE. SIZE EQUAL TO PIPING SHOWN ON PLANS, VISIBLE SET GAUGE W/ MEMORY STOP, BALL VALVE STYLE METERING WITH MODIFIED VENTURI FLOW MEASUREMENT VIA DIFFERENTIAL PRESSURE PORT ACCESS, POSITIVE SHUT OFF ABILITY, LOW FLOW (<1GPM) CAPABILITY.	TACO ACCU-FLO SERIES				
BFP	AS SHOWN ON DWG	AS SHOWN ON DWG	--	--	REDUCED PRESSURE BACKFLOW PREVENTER ANSIASSE 1013, AND AWWA C506, BRONZE BODY WITH BRONZE INTERNAL PARTS AND STAINLESS STEEL SPRINGS, NON-THREADED VENT OUTLET, ASSEMBLED WITH TWO FULL PORTED BALL VALVES AND STRAINER.	WILKIN 975XL OR EQUAL BY FEBCO	PROVIDE WITH PROTECTIVE ENCLOSURE.			
FD-1	--	--	2"	3"	FLOOR DRAIN 6" ROUND ADJUSTABLE NICKEL BRONZE STRAINER, CAST IRON BODY, SEDIMENT BUCKET, ADJUSTABLE FLASHING COLLAR, 3/4" TRAP PRIMER ADAPTER	ZURN ZN-415-B-P JR SMITH 3005 OR EQUAL BY WATTS, JOSAM	SURE SEAL TRAP SEAL BY PRO SEAL, RUBBER FLAPPER STYLE VAPOR BARRIER RUBBER SELF CLOSING ONE-WAY TRAP SEAL. IMPORTANT: CLEAR THIS FITTING OF ALL DEBRIS PRIOR TO PROJECT CLOSEOUT!			
FS-1	--	--	2"	3"	FLOOR SINK 12" x 12" x 6" DEEP CAST IRON BODY, SQUARE SLOTTED MEDIUM DUTY 1/2 GRATING, WHITE ACID RESISTING PORCELAIN ENAMEL INTERIOR AND TOP, ALUMINUM ANTISPLASH INTERIOR WITH BOTTOM DOME STRAINER, AND 3/4" TRAP PRIMER ADAPTER	ZURN Z-1900-P-3 OR EQUAL BY JR SMITH, WADE OR WATTS	SURE SEAL TRAP SEAL BY PRO SEAL, RUBBER FLAPPER STYLE VAPOR BARRIER RUBBER SELF CLOSING ONE-WAY TRAP SEAL. IMPORTANT: CLEAR THIS FITTING OF ALL DEBRIS PRIOR TO PROJECT CLOSEOUT!			
FCO	--	--	AS SHOWN	AS SHOWN	FLOOR CLEANOUT CAST IRON BODY WITH SQUARE ADJUSTABLE SCORIATED NICKEL BRONZE TOP, GASKET SEAL BRASS THREADED PLUG WITH RECESSED SOCKET.	ZURN ZN-1400-BP, OR EQUAL BY JR SMITH, WADE OR WATTS	OR EQUAL BY WADE			
WCO	--	--	AS SHOWN	AS SHOWN	WALL CLEANOUT NO-HUB CAST IRON CLEANOUT TEE WITH ROUND STAINLESS STEEL COVER AND CENTER SCREW, GASKETED SEAL IRON THREADED PLUG WITH RECESSED SOCKET	ZURN Z-1446-BP, OR EQUAL BY JR SMITH, WADE OR WATTS	OR EQUAL BY WADE			
ECO	--	--	AS SHOWN ON DWG	AS SHOWN ON DWG	EXTERIOR CLEANOUT CAST IRON CLEANOUT WITH ROUND ADJUSTABLE SCORIATED SECURED CAST IRON TOP, GASKET SEAL, CAST IRON PLUG WITH RECESSED SOCKET. INSTALL IN MINIMUM OF 12" x 12" x 4" REINFORCED CONCRETE PAD WITH BEVELED EDGES.	ZURN Z-1400-HD OR EQUAL BY JR SMITH, WADE OR WATTS	OR EQUAL BY JR SMITH OR WADE			

ELECTRIC WATER HEATER SCHEDULE						
SYMBOL	SERVES	STORAGE GALLONS	HEATING ELEMENTS QTY/KW	RECOVERY TEMPERATURES GAL/HOUR	INLET RISE	MANUFACTURER & MODEL
WH-1	RESTROOMS	30	2 / 24 KW (SEE NOTE 2)	197	60	50 A.O. SMITH DSE-30
WH-2	KITCHEN	30	2 / 24 KW (SEE NOTE 2)	197	60	50 A.O. SMITH DSE-30

NOTES:

- MANUFACTURER IS A. O. SMITH. STATE AND RHEEM ARE CONSIDERED EQUIVALENT MANUFACTURERS.
- KW RATINGS @ 208 VOLTS, 1-PHASE. ELEMENTS ARE SEQUENTIALLY OPERATED BY THERMOSTAT.
- EACH WATER HEATER SHALL HAVE LONG LIFE INCOLY ELEMENTS, BRASS DRAIN VALVE, GLASS LINED TANK, THERMOSTAT, AND HIGH LIMIT.
- EACH WATER HEATER SHALL HAVE TANK INSULATION WITH A MINIMUM R-VALUE OF 20 AND SHALL MEET THE REQUIREMENTS OF ICC ENERGY CONSERVATION CODE 2000, SECTION 504.2
- PROVIDE AND INSTALL EXPANSION TANK. TANK CAPACITY SHALL BE 4.0 GALLON ASME RATED FOR 160 PSI. TANK SHALL BE AMTROL MODEL THERM-X-TROL ST-4 OR APPROVED EQUIVALENT.
- WATER HEATER SHALL HAVE A COMMERCIAL WARRANTY OF 3 YEARS ON THE TANK AND 1 YEAR ON PARTS

NOTE:

- PROVIDE THERMOSTATIC MIXING VALVES THAT LIMIT TEMPERED WATER AT PUBLIC LAVATORIES OR SINKS TO NOT MORE THAN 110 DEGREEES.
- PROVIDE TRAP PRIMERS OR DEEP SEAL TRAPS AT ALL FLOOR DRAINS OR FLOOR SINKS SUBJECT TO INFREQUENT USE.

CIRCULATION PUMP SCHEDULE	
SYMBOL	CP-1
SERVES	DOMESTIC HOT WATER RETURN
MOUNTING	IN-LINE
CONNECTION SIZES (IN)	1"
FLOW (GPM)	3
TOTAL DEVELOPED HEAD (FT)	15
SPEED (RPM)	1750
TEMPERATURE SET POINT (F)	110
MOTOR HORSEPOWER	1/6
ELECTRICAL POWER	120V /1P
WEIGHT (LB)	35
MANUFACTURER / MODEL	TACO MODEL 113
MANUFACTURER / MODEL	B&G PR

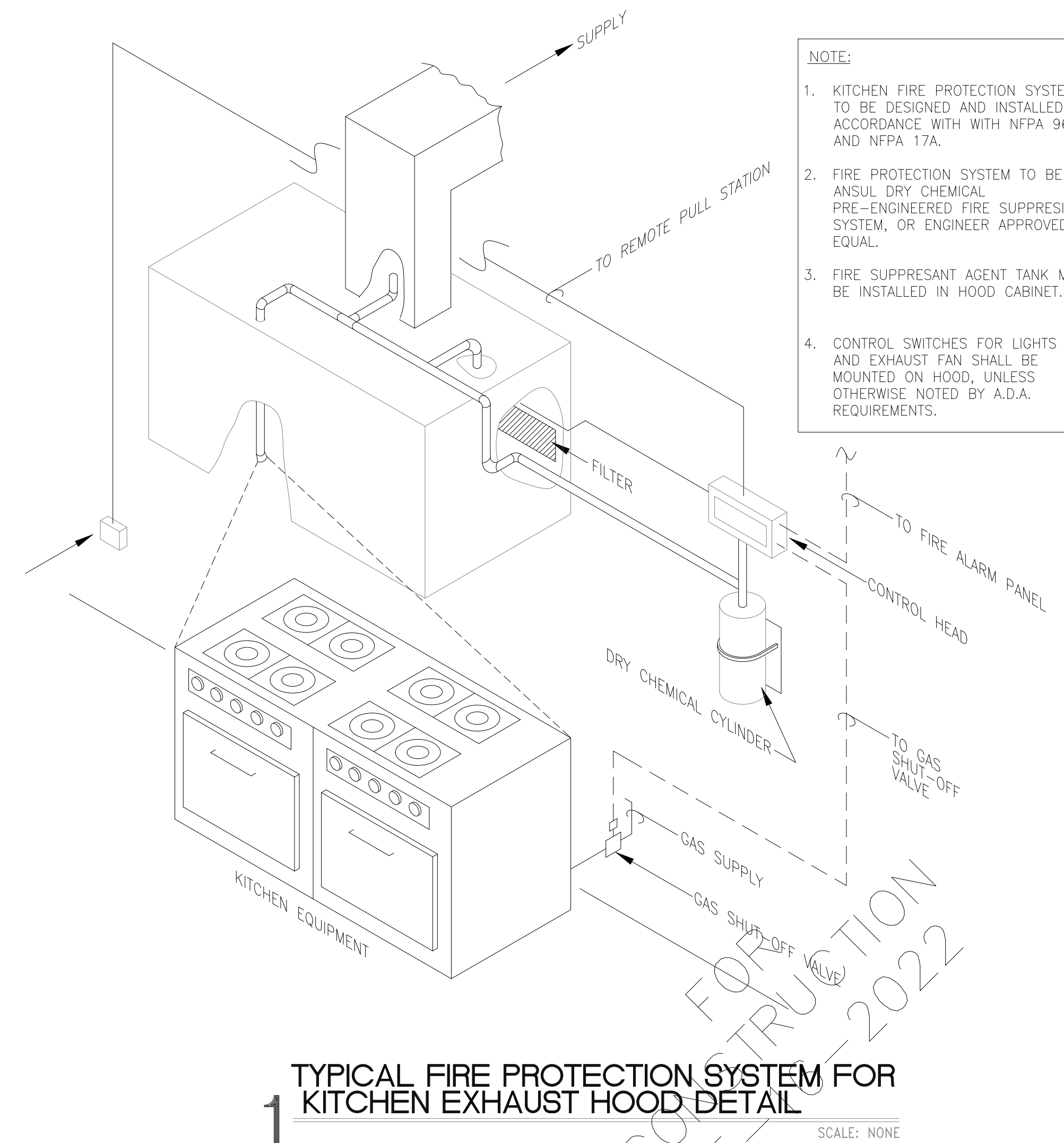
NOTES:

- PUMPS ARE SCHEDULED TO BE BY B&G OR TACO. PACO ARMSTRONG, AND AURORA SHALL BE CONSIDERED EQUIVALENT MANUFACTURERS.
- REFER TO HOT WATER HEATER DETAIL FOR PIPING.
- UNIT SHALL BE CONTROLLED FOR AN AQUASTAT. INSTALL UP STREAM OF THE PUMP. SET AT TEMPERATURE SHOWN. PUMP "ON" WHEN BELOW SETPOINT.
- PROVIDE EACH PUMP WITH CHECK-OUT AND START-UP SERVICES FROM AN AUTHORIZED PUMP MANUFACTURER'S REPRESENTATIVE.

NOTE:

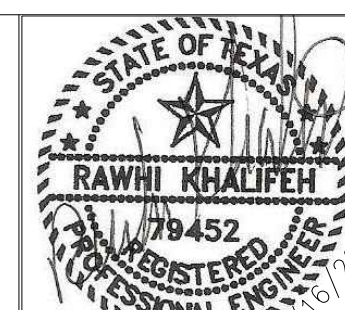
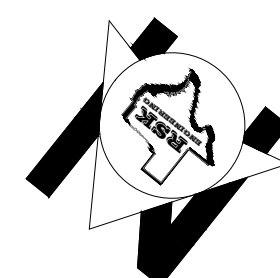
1- WH-1 SHALL HAVE MIXING VALVE 1/2" THERMOSTATIC MIXING VALVE 95 TO 115 F (ZW 1070XL IS ASSE 1070 LISTED)

2- AUTOMATIC GAS SHUT OF GAS VALVE REQUIRED AT ALL COOKING EQUIPMENT LOCATED BENEATH THE EXHAUST HOOD AND PROTECTED BY THE SUPPRESSION SYSTEM PER NFPA 96-20, 10.4.1



TYPICAL FIRE PROTECTION SYSTEM FOR KITCHEN EXHAUST HOOD DETAIL

SCALE: NONE



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**PLUMBING SCHEDULES**

DRAWN BY: BM	DATE: 9-15-2021	SHEET: P-601
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	Rev.0

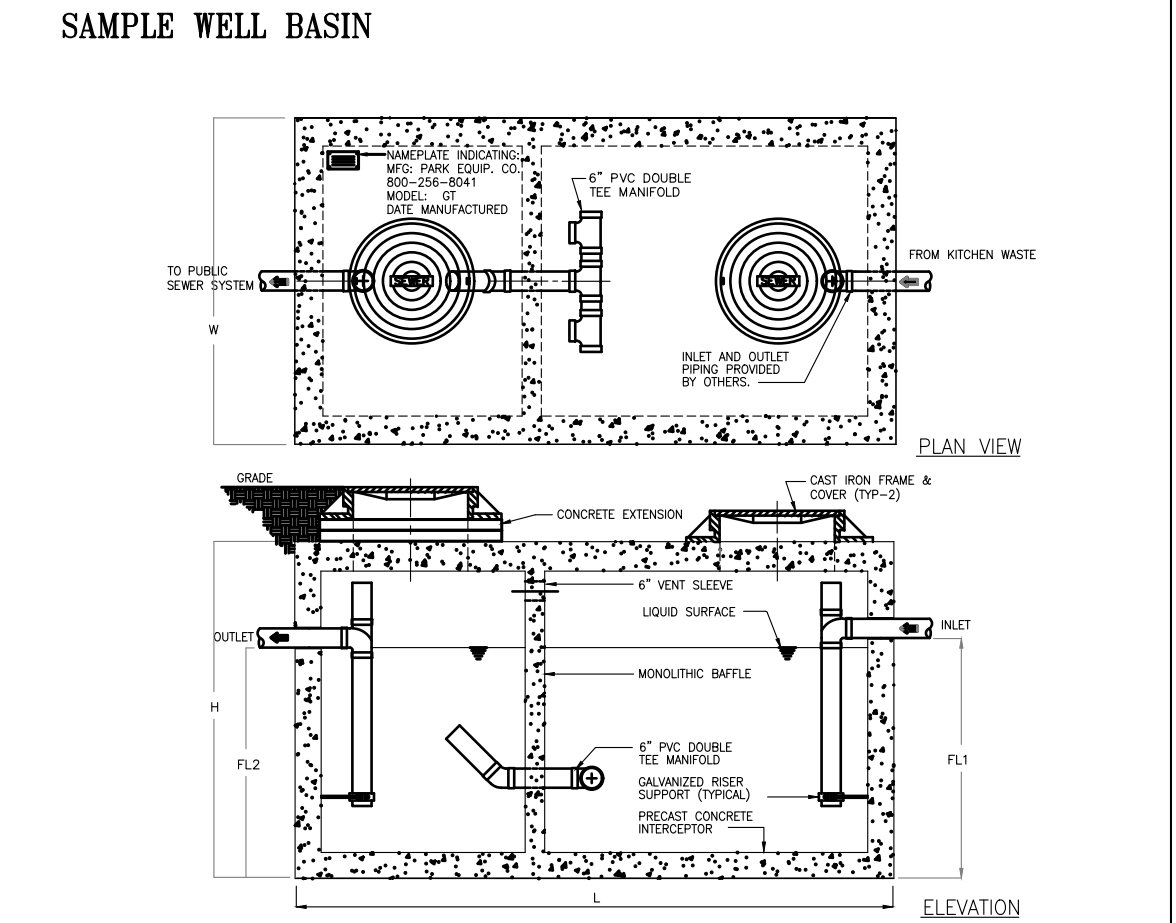
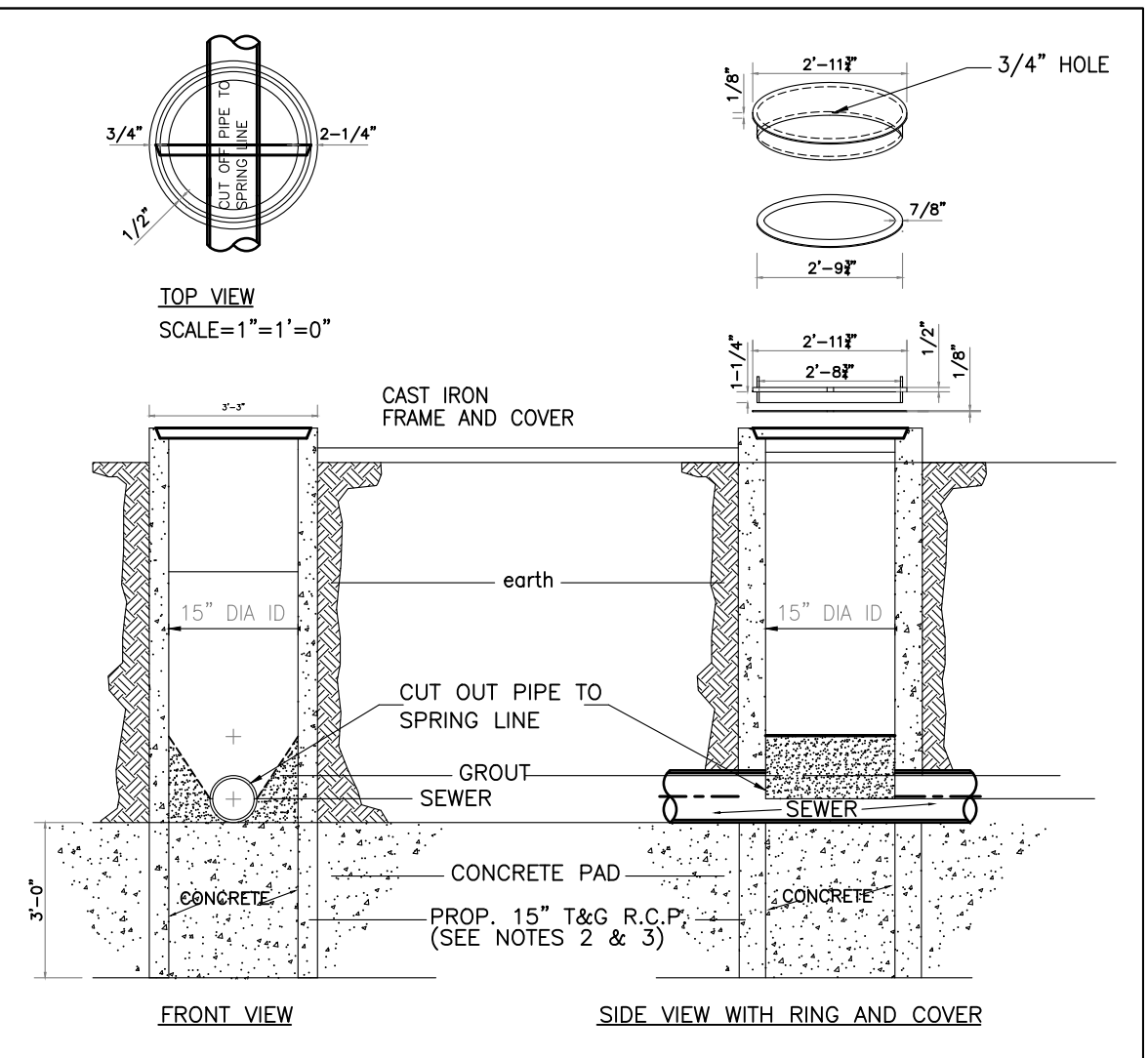
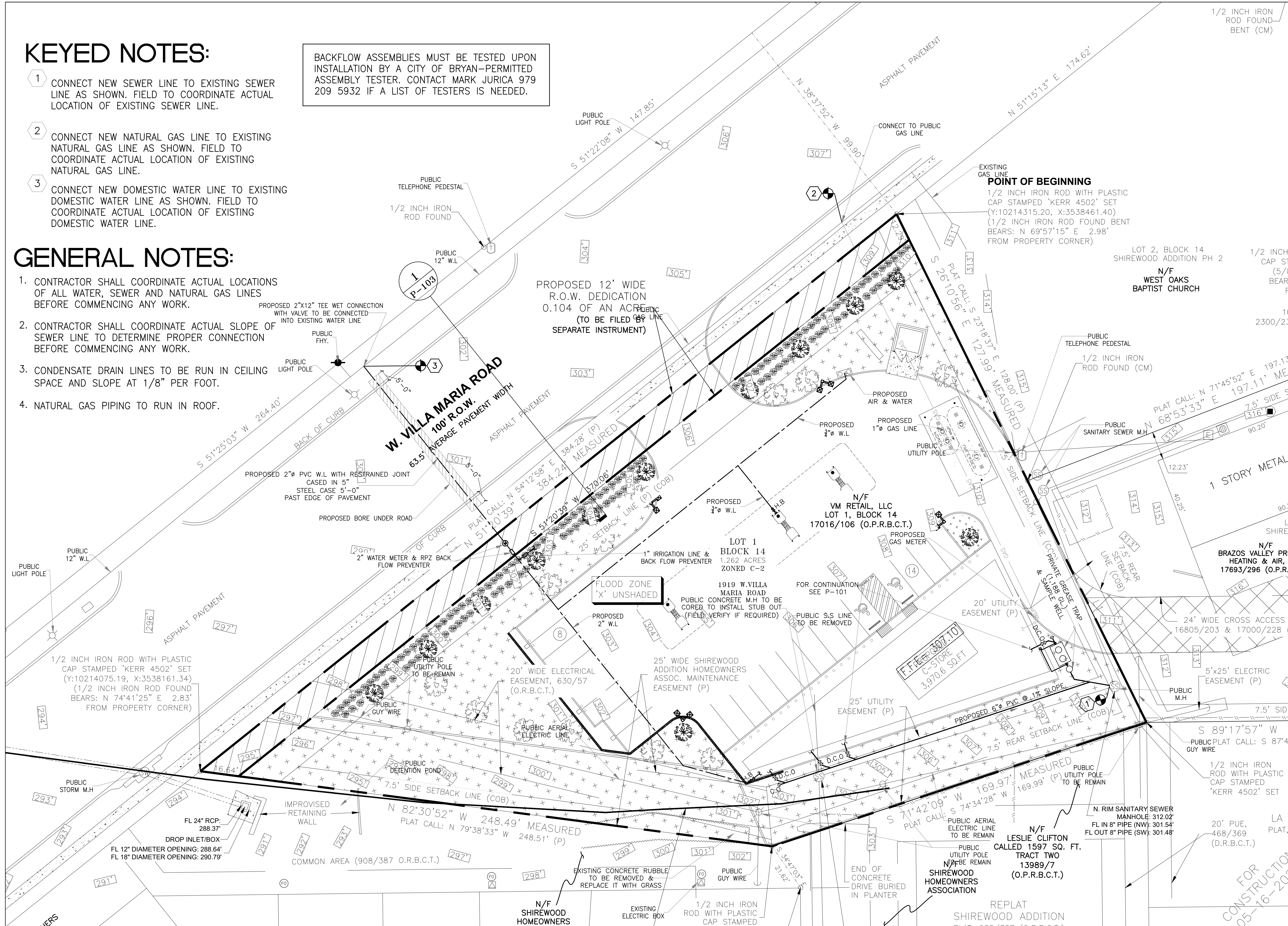
# KEYED NOTES:

- CONNECT NEW SEWER LINE TO EXISTING SEWER LINE AS SHOWN. FIELD TO COORDINATE ACTUAL LOCATION OF EXISTING SEWER LINE.
- CONNECT NEW NATURAL GAS LINE TO EXISTING NATURAL GAS LINE AS SHOWN. FIELD TO COORDINATE ACTUAL LOCATION OF EXISTING NATURAL GAS LINE.
- CONNECT NEW DOMESTIC WATER LINE TO EXISTING DOMESTIC WATER LINE AS SHOWN. FIELD TO COORDINATE ACTUAL LOCATION OF EXISTING DOMESTIC WATER LINE.

BACKFLOW ASSEMBLIES MUST BE TESTED UPON INSTALLATION BY A CITY OF BRYAN-PERMITTED ASSEMBLY TESTER. CONTACT MARK JURICA 979 209 5932 IF A LIST OF TESTERS IS NEEDED.

# GENERAL NOTES:

- CONTRACTOR SHALL COORDINATE ACTUAL LOCATIONS OF ALL WATER, SEWER AND NATURAL GAS LINES BEFORE COMMENCING ANY WORK.
- CONTRACTOR SHALL COORDINATE ACTUAL SLOPE OF SEWER LINE TO DETERMINE PROPER CONNECTION BEFORE COMMENCING ANY WORK.
- CONDENSATE DRAIN LINES TO BE RUN IN CEILING SPACE AND SLOPE AT 1/8" PER FOOT.
- NATURAL GAS PIPING TO RUN IN ROOF.



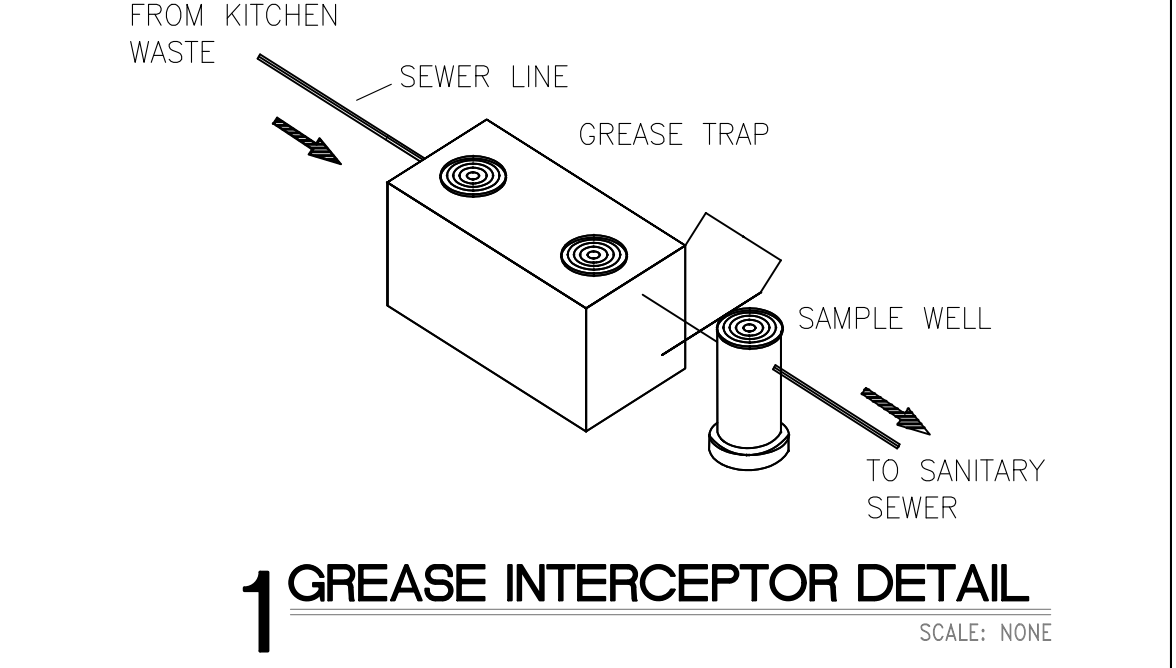
MODEL NO.	CAPACITY (GALLONS)	GREASE TRAP CAP. (LBS)	EMPTY LENGTH (LBS)	WIDTH (IN)	HEIGHT (IN)	INLET FL. (IN)	OUTLET FL. (IN)
GT-1250	1,250	2,900	14,650	9'-2"	5'-8"	6'-0"	4'-9"

**1000 GALLON-GREASE-TRAP**  
 Typical applications include commercial and industrial food service kitchens where excessive grease may interfere with the proper drainage of the sewer system. The grease interceptor is generally buried below grade for gravity flow sewer systems. A sample well is utilized on the outlet side for sampling by the local water authority.

**Specifications**  
 CONCRETE: Class 1 concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor, first stage of wall and baffle with sectional riser to required depth. (Monolithic baffle required, slide-in type is not acceptable)  
 REINFORCEMENT: Grade 60 reinforced with steel rebar conforming to ASTM A615 on required centers or equal.  
 C.I. CASTINGS: Manhole frames, covers or grates are manufactured of grey cast iron conforming to ASTM A48-76 Class 30. Manhole shall be nominal 24 inch diameter and be traffic duty.

OTHER SIZES ARE AVAILABLE. CONTACT US FOR MORE INFORMATION

**Engineering Data**  
 The grease interceptor is structurally & hydraulically engineered to conform to regional plumbing codes recommended in most cities. Consult with local authorities for specific application requirements.  
 Shop drawings shall include complete structural & buoyancy calculations certified by a licensed professional engineer.  
 Consult with Park Equipment Company for exact excavation dimensions & shipping information.



LEGAL DESCRIPTION:--  
 OF 1.262 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 14 SHIREWOOD ADDITION, PHASE 2, AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN VOLUME 583, PAGE 181 OF THE DEED RECORDS OF BRAZOS COUNTY TEXAS (DRBCT); SAID LOT 1 BEING THE SAME TRACT OF LAND CONVEYED TO VM RETAIL, LLC IN VOLUME 17016, PAGE 106 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT)

SCALE: 1"=20'-0"  
 GRAPHIC SCALE

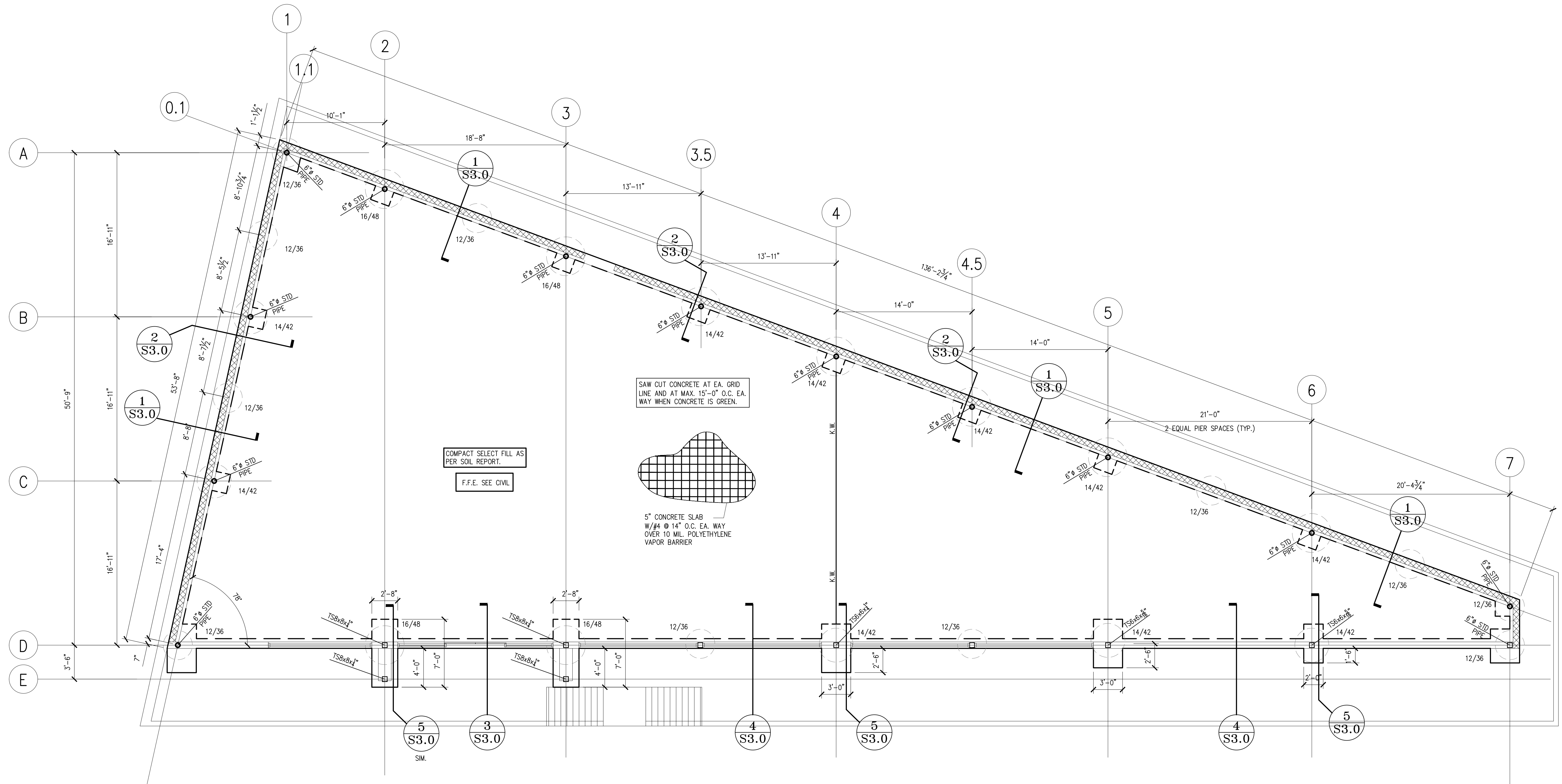
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**VILLA MARIA GAS STATION**  
 1919 WEST VILLA MARIA ROAD  
 BRYAN, TX 77807  
**PLUMBING SITE PLAN**

DRAWN BY: BM DATE: 12-6-2021 SHEET: PS-101 Rev.0  
 CHECKED BY: RSK PROJ. NO.: VR151003.317.4



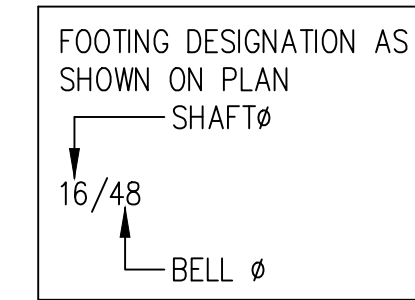


**PLAN NOTES:**

1. REPLACE EXISTING SOIL AS RECOMMENDED BY GEOTECHNICAL REPORT. REPORT BY ARM SOIL TESTING LLC. REPORT NO. G21-354
2. SITE SHOULD BE GRADED TO SHED ALL RAIN WATER AWAY FROM THE STRUCTURE.
3. CONTRACTOR TO CHECK FOR UNDERGROUND UTILITIES BEFORE DIGGING OR DRILLING PIERS.
4. CONTRACTOR TO CONTACT GEO/TECH ENGINEER FOR PRESENCE OF ANY TREES AND PROCEDURES FOR REMOVAL OF TREES FROM THE PROJECT SITE.
5. REFER TO ARCHITECTURE DRAWINGS FOR TOP OF FINISH FLOOR ELEVATION.
6. REFER TO ARCHITECTURE DRAWINGS FOR ALL BRICK LEDGES, SIDEWALK, ELEVATIONS AND RAMP DETAILS
7. ALL TUBE STEEL COLUMNS TO HSS (HIGH STRENGTH STEEL)

**LEGEND**

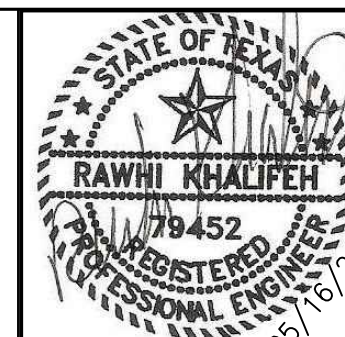
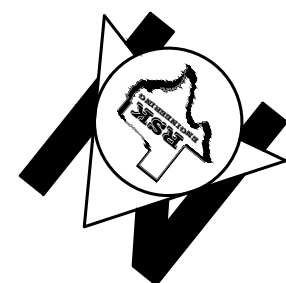
- (C) INDICATE COLUMN NUMBER AND LOCATION
- (B) INDICATE BASE PLATE (TYP.)
- C.J. INDICATES CONTROL JOINT
- K.W. INDICATES KEY WAY
- E.J. INDICATE EXPANSION JOINT.



FOR CONSTRUCTION 05-16-2022

SCALE: 3/16" = 1'-0"

GRAPHIC SCALE



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
5-16-22	ISSUE FOR PERMITTING	CONSTRUCTION DRAWINGS	
-	-	-	-
-	-	-	-
-	-	-	-



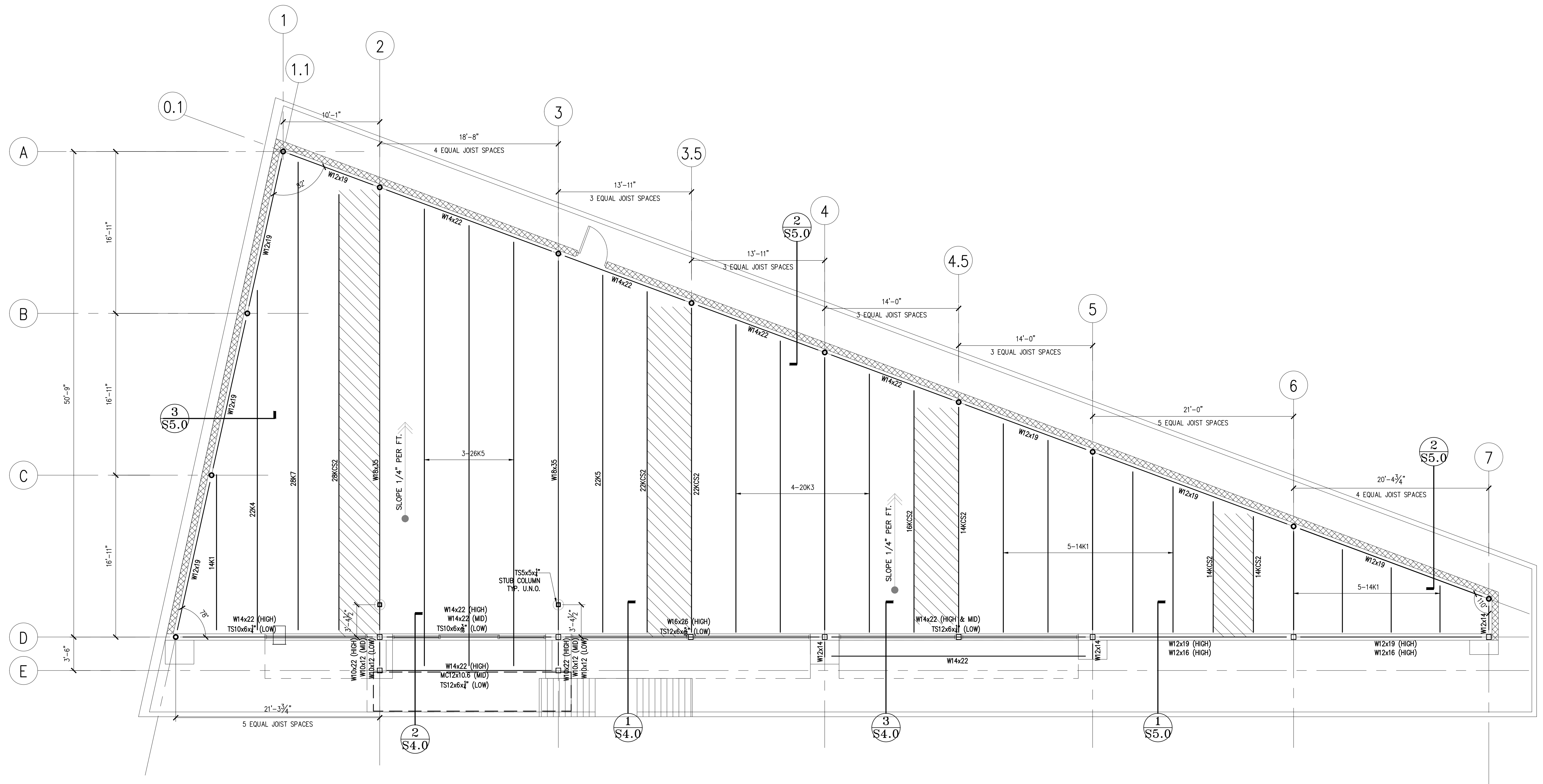
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HOUSTON, TEXAS 77041 FAX (281) 580-4399  
FIRM # F-11211

**VILLA MARIA GAS STATION**  
1919 WEST VILLA MARIA ROAD  
BRYAN, TX 77807

**FOUNDATION PLAN**

DRAWN BY: BM	DATE: 9-15-2021	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	<b>S1.0</b> Rev.0



**GENERAL NOTES:**

- CONTRACTOR SHALL REVIEW ARCHITECTURAL AND STRUCTURAL DRAWINGS JOINTLY, TO ENSURE COORDINATION OF ALL PHASES OF CONSTRUCTION DESCRIBED IN THESE DRAWINGS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BOTH ARCHITECT AND ENGINEER, PRIOR TO PROCEEDING WITH CONSTRUCTION WORK.
- THE FOLLOWING ITEMS, IN PARTICULAR, HAVE TO BE CLOSELY COORDINATED BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS:
  - ALL DIMENSIONS;
  - SLAB AND FLOOR ELEVATIONS, SLOPES, LOCATIONS AND DIMENSIONS OF ANY RECESSES;
  - PLUMBING, GAS, VENT & ELECTRICAL OUTLETS, ETC.;
  - CURBS AND VENEER LEDGES;
  - CEILING HEIGHTS AND CEILING CONDITIONS;
  - ROOF GEOMETRY AND SLOPES.
- CONTRACTOR IS ADVISED THAT IN ALL ITEMS LISTED UNDER PARAGRAPH 2 ABOVE, ARCHITECTURAL DRAWINGS WILL GENERALLY TAKE PRECEDENCE OVER STRUCTURAL DRAWINGS.

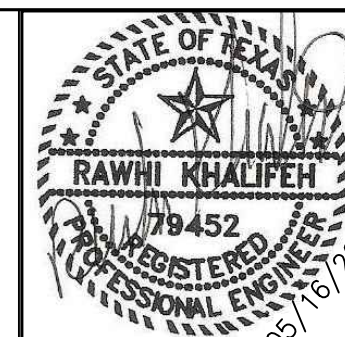
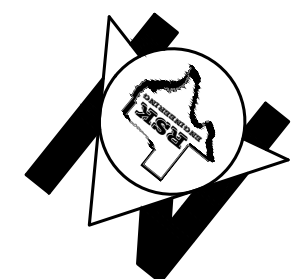
**PLAN NOTES:**

- AREA DESIGNATED FOR MECHANICAL EQUIPMENT ZONE.  
MAX ALLOWABLE LOAD IS 50 PSF.
- ALL STEEL SHALL BE 50 KSI MATERIAL
- DESIGN BAR JOISTS BRIDGING FOR MAX. NET UPLIFT PRESSURE OF 30 PSF
- ALL COLUMNS ARE AS SHOWN ON FOUNDATION PLAN

FOR  
CONSTRUCTION  
05-16-2022

SCALE: 3/16" = 1'-0"

GRAPHIC SCALE



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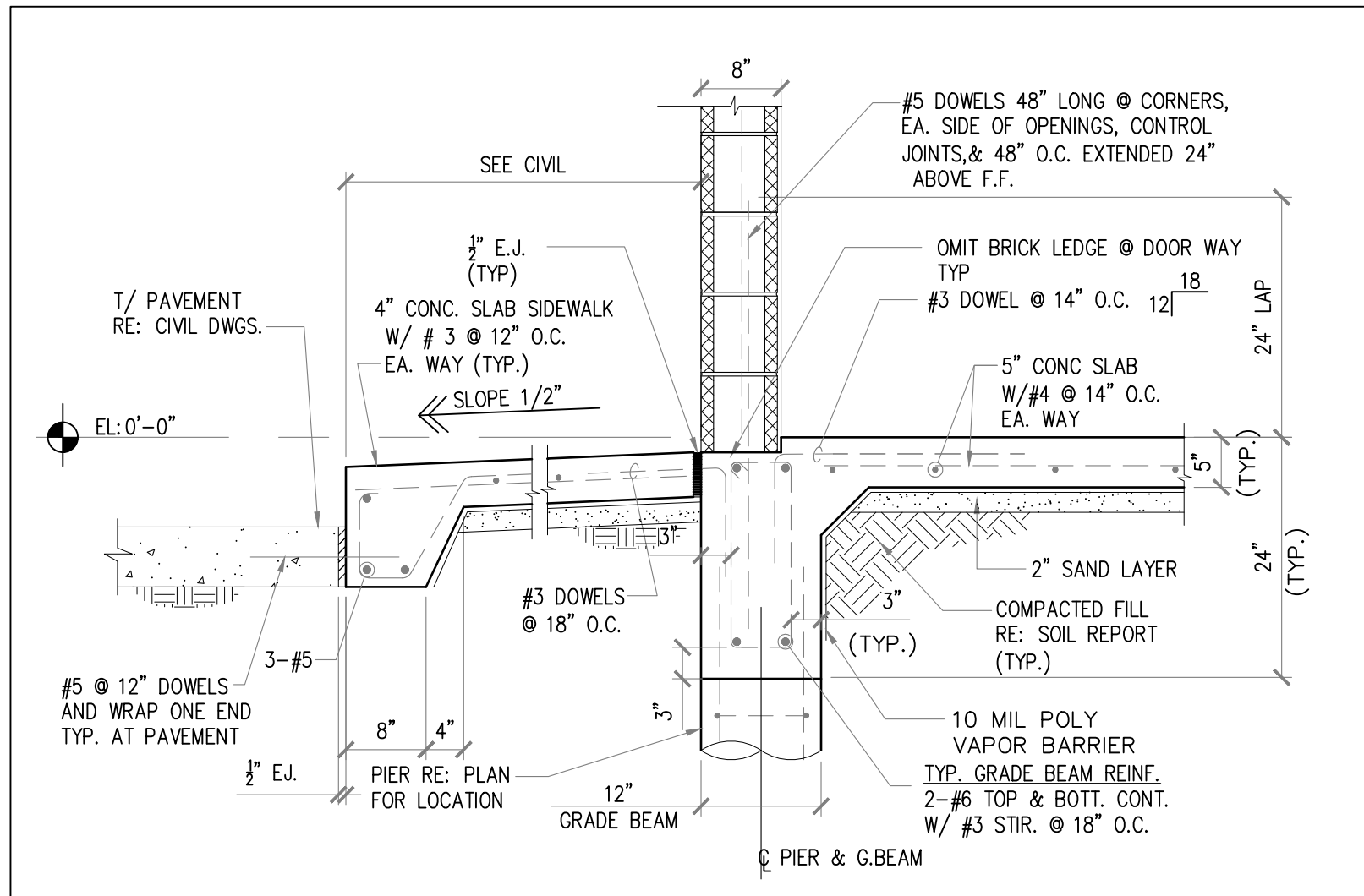
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FIRM # F-11211

**VILLA MARIA GAS STATION**  
1919 WEST VILLA MARIA ROAD  
BRYAN, TX 77807

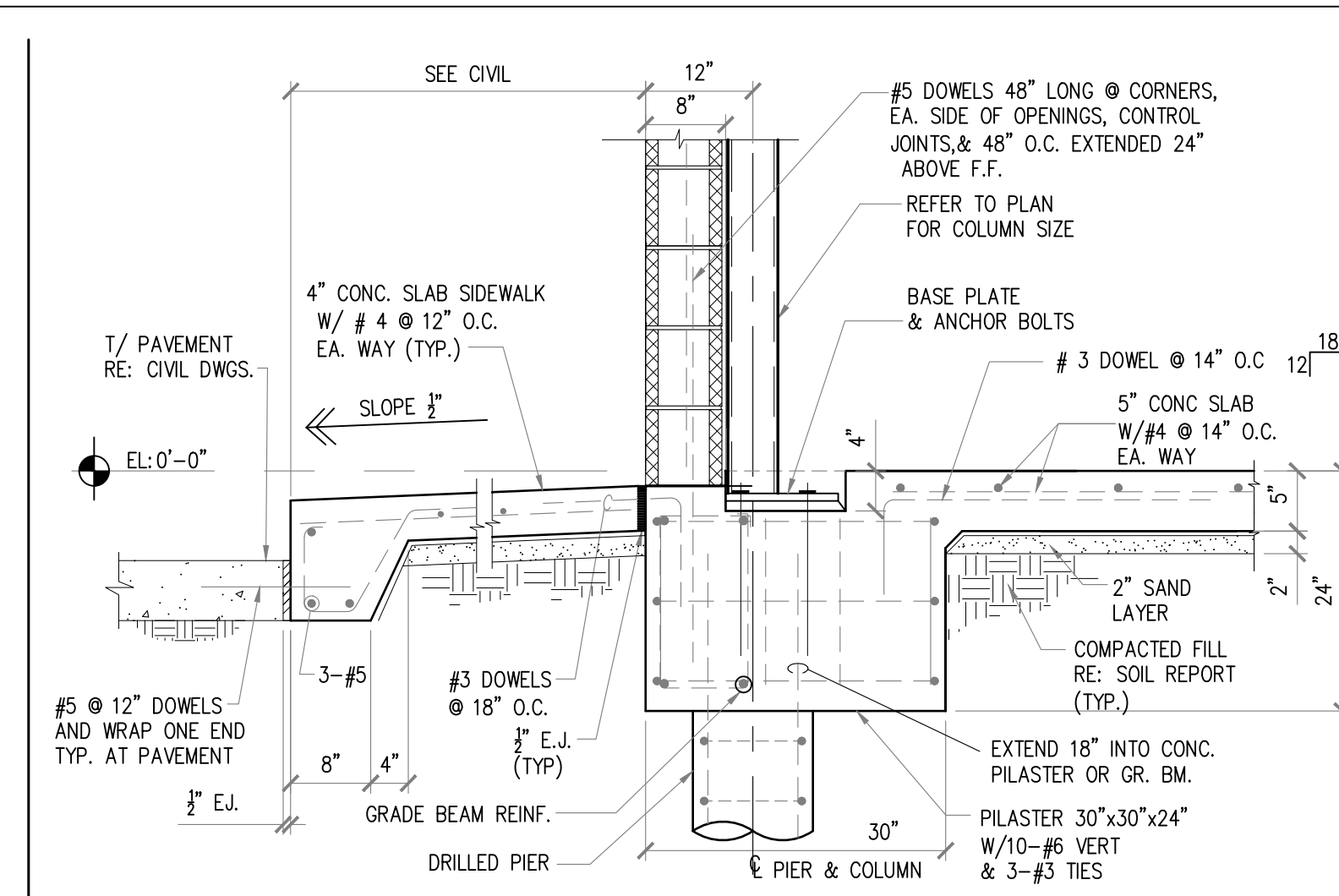
**ROOF FRAMING PLAN**

DRAWN BY: BM	DATE: 9-15-2021	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	<b>S2.0</b> Rev.0

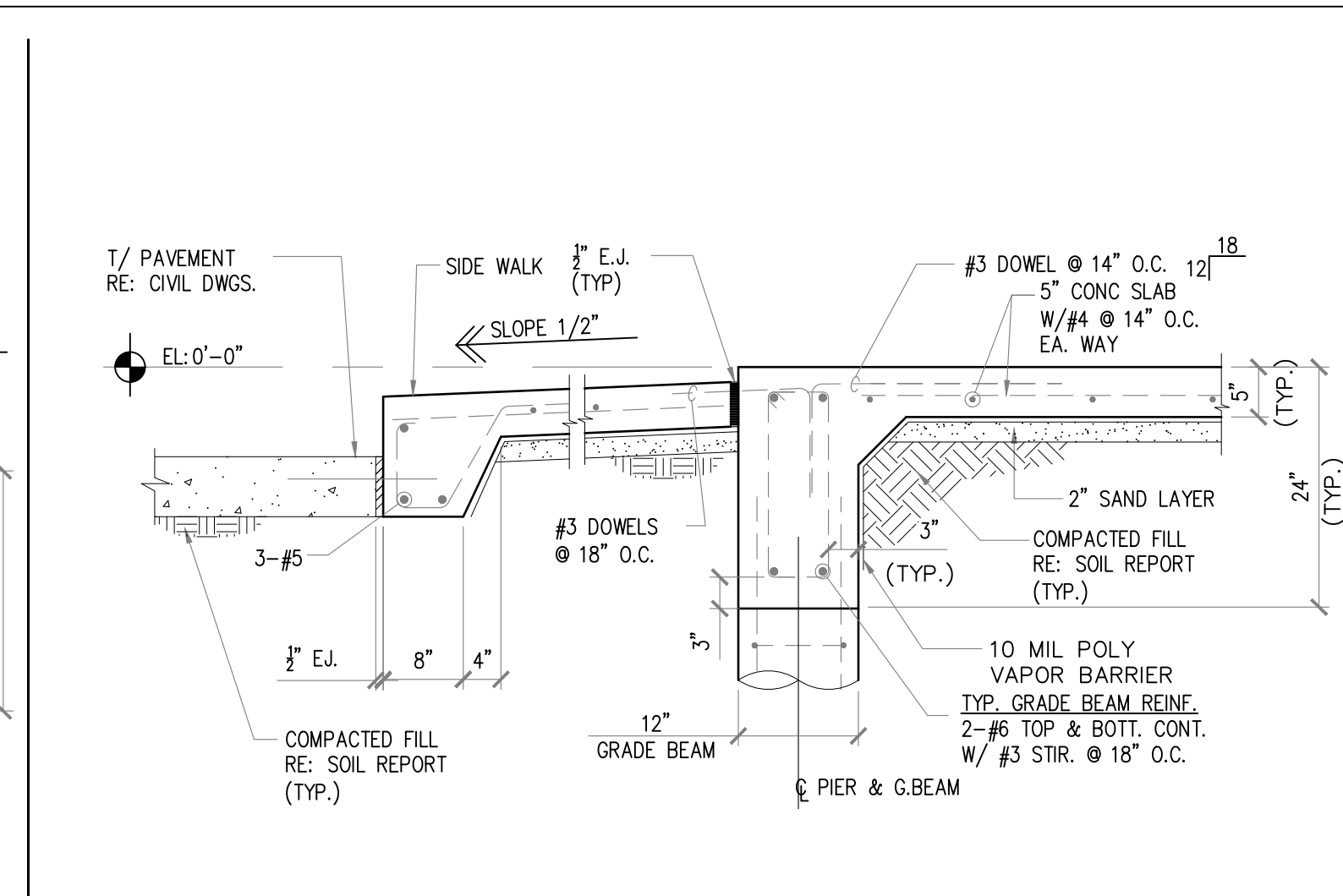




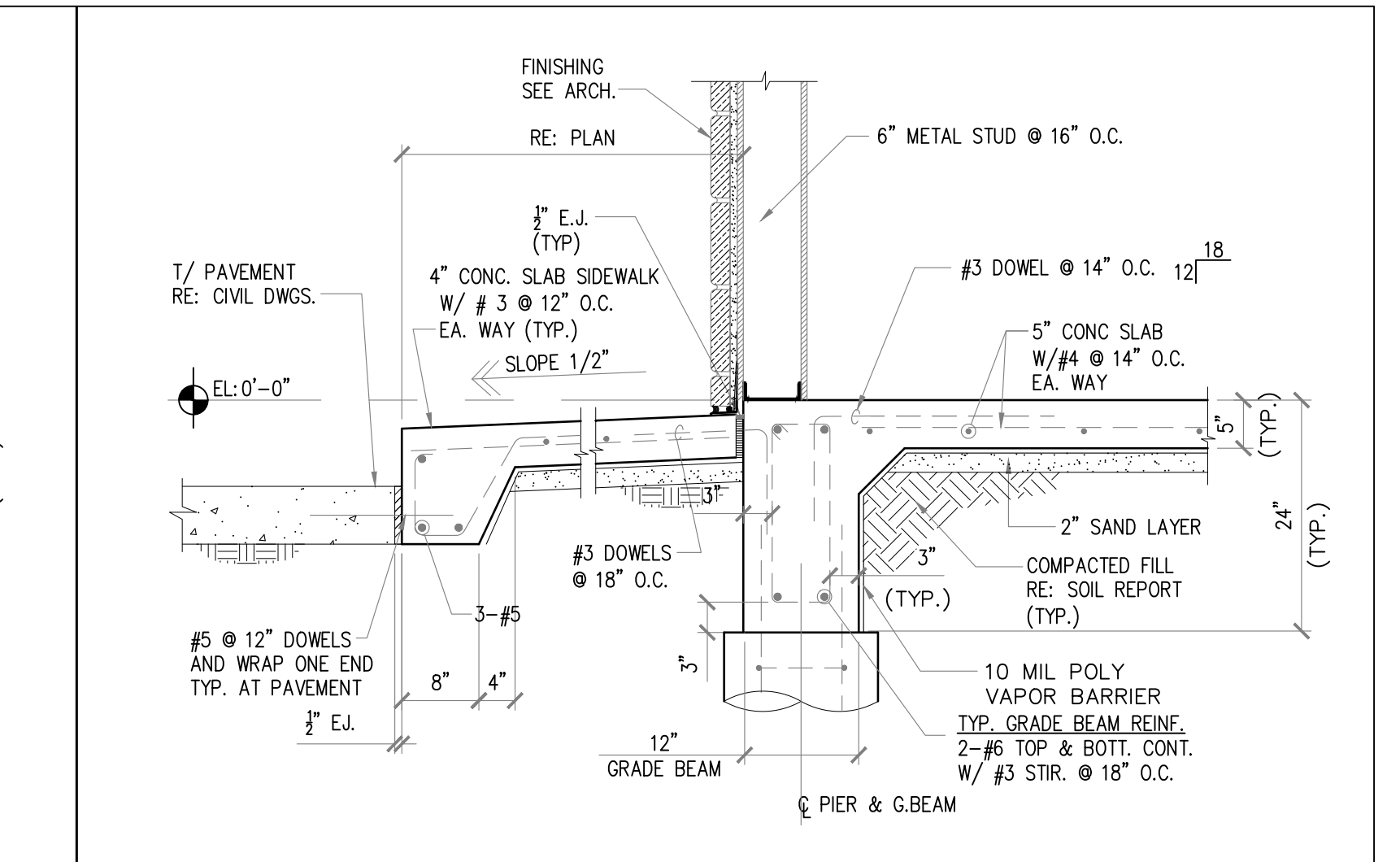
1 SECTION: TYPICAL GRADE BEAM AT CMU WALL



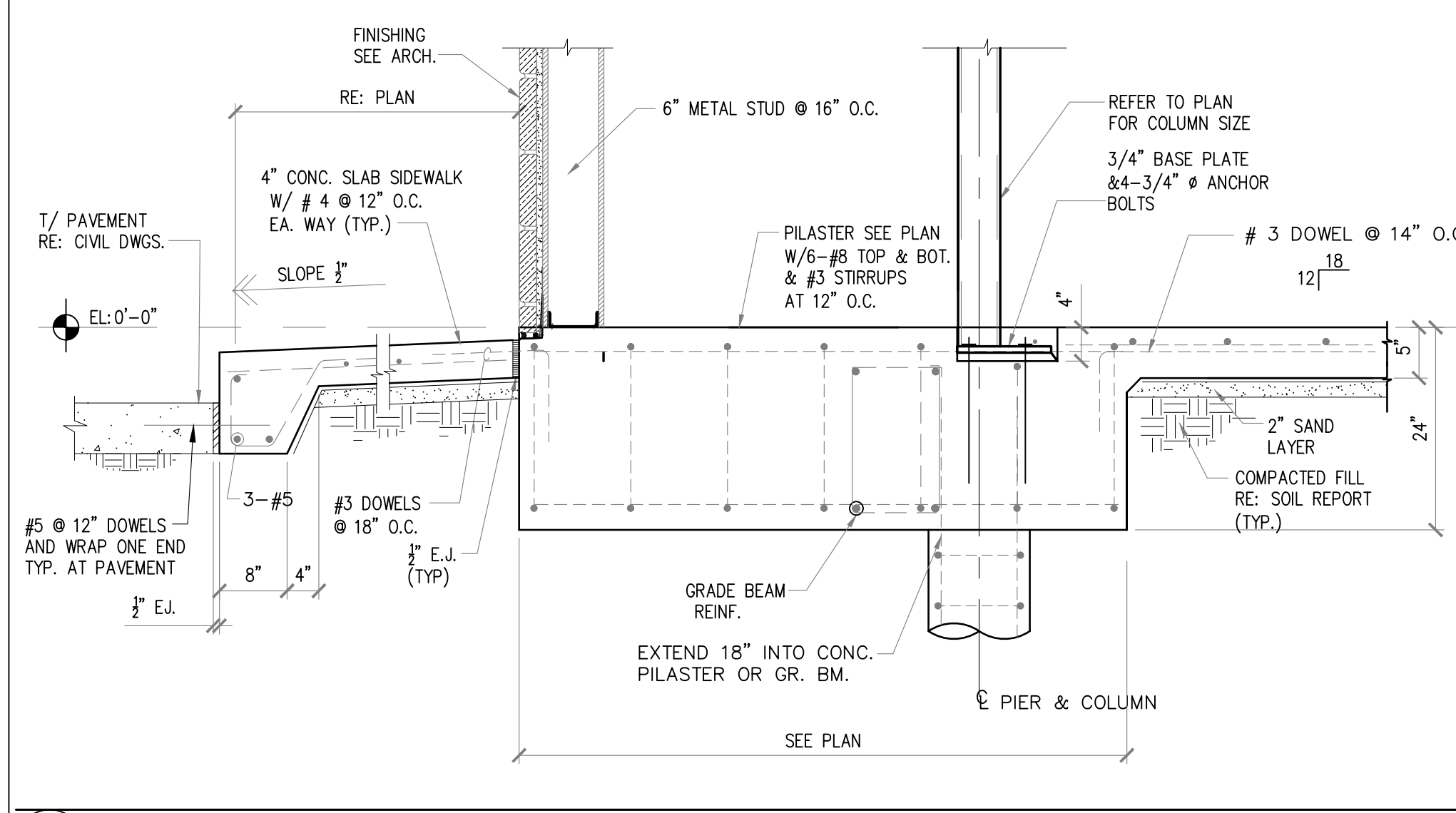
2 SECTION: COLUMN PILASTER AT CMU WALL



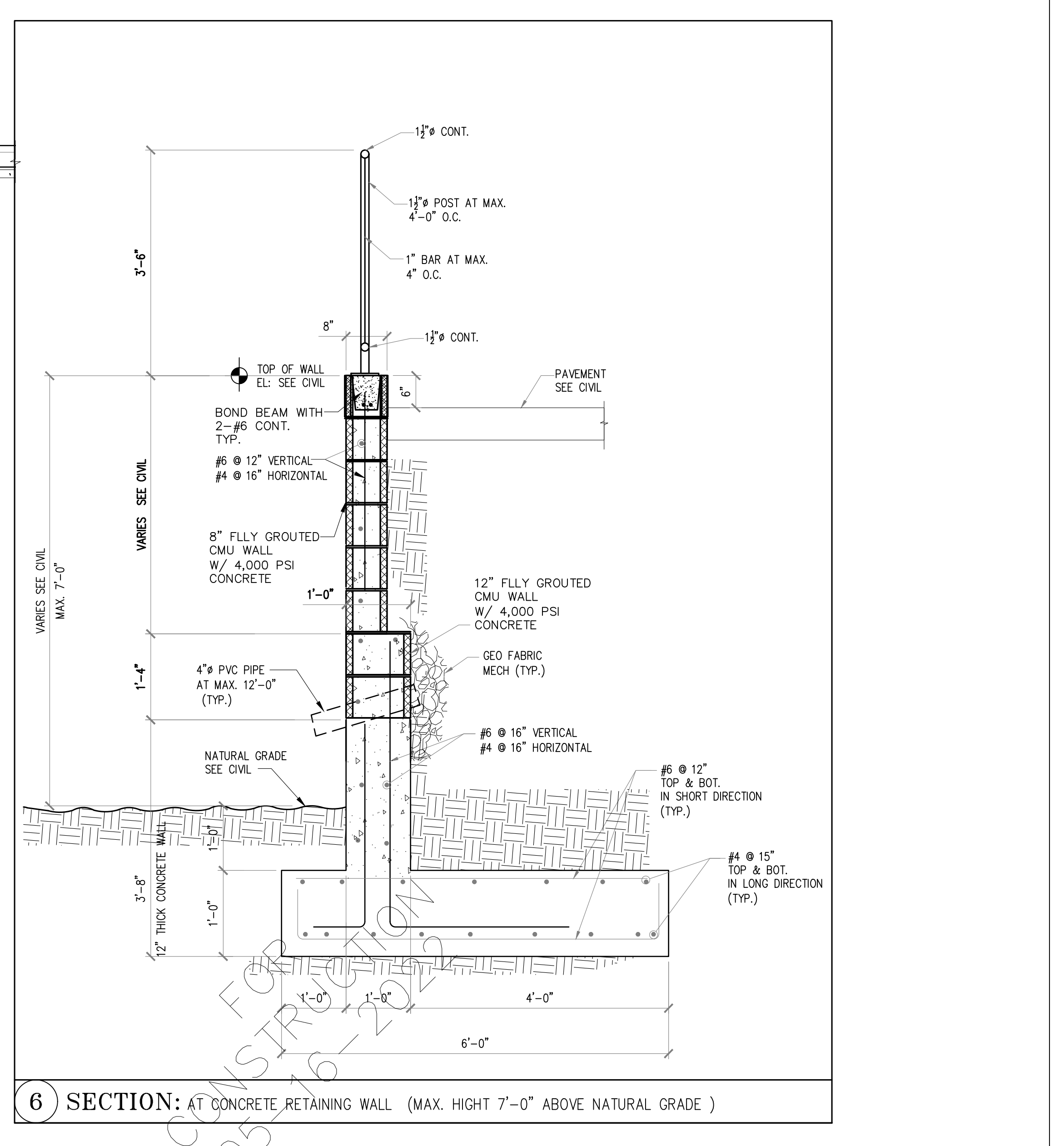
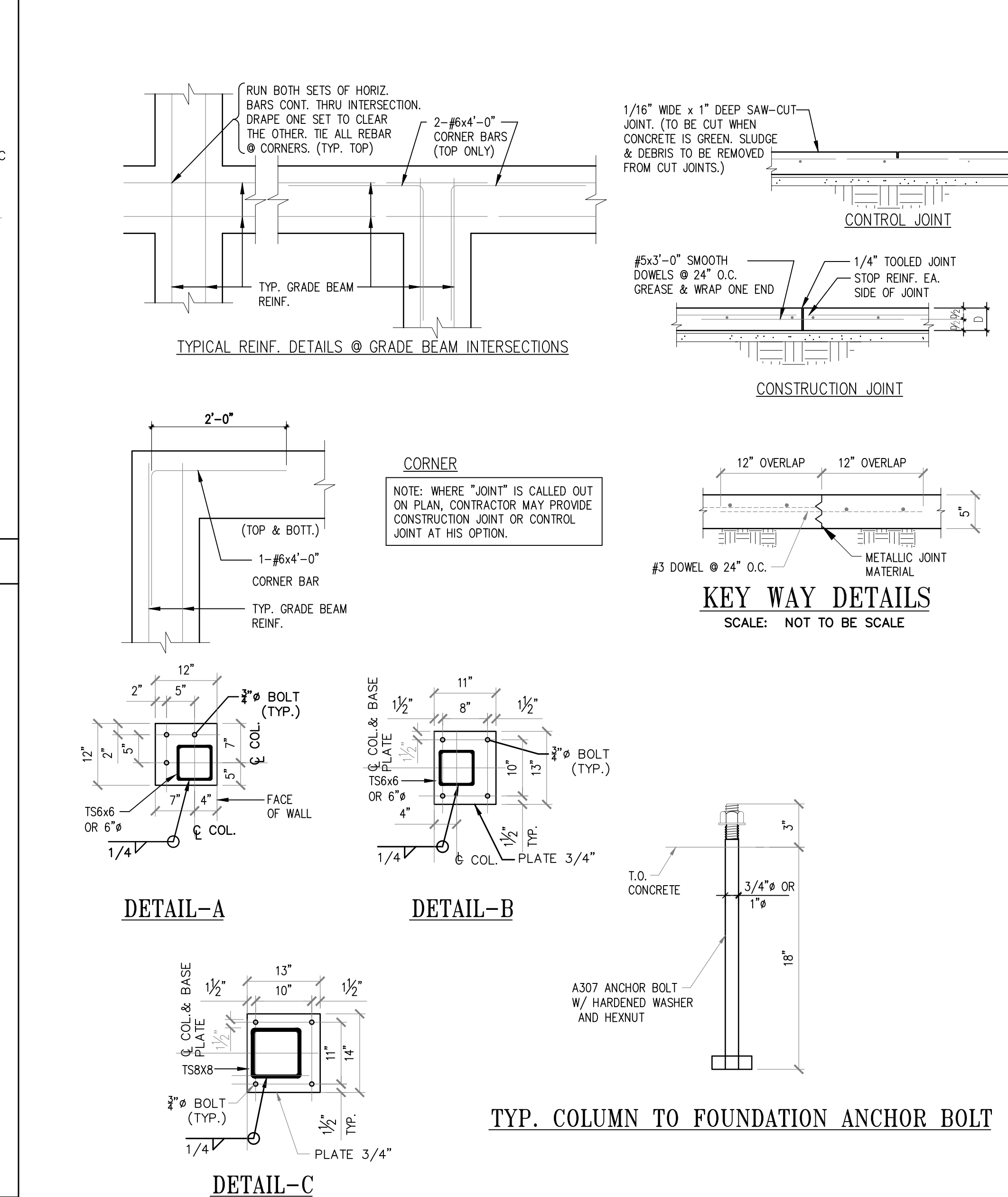
3 SECTION: TYPICAL EXTERIOR GRADE BEAM AT DOOR WAY



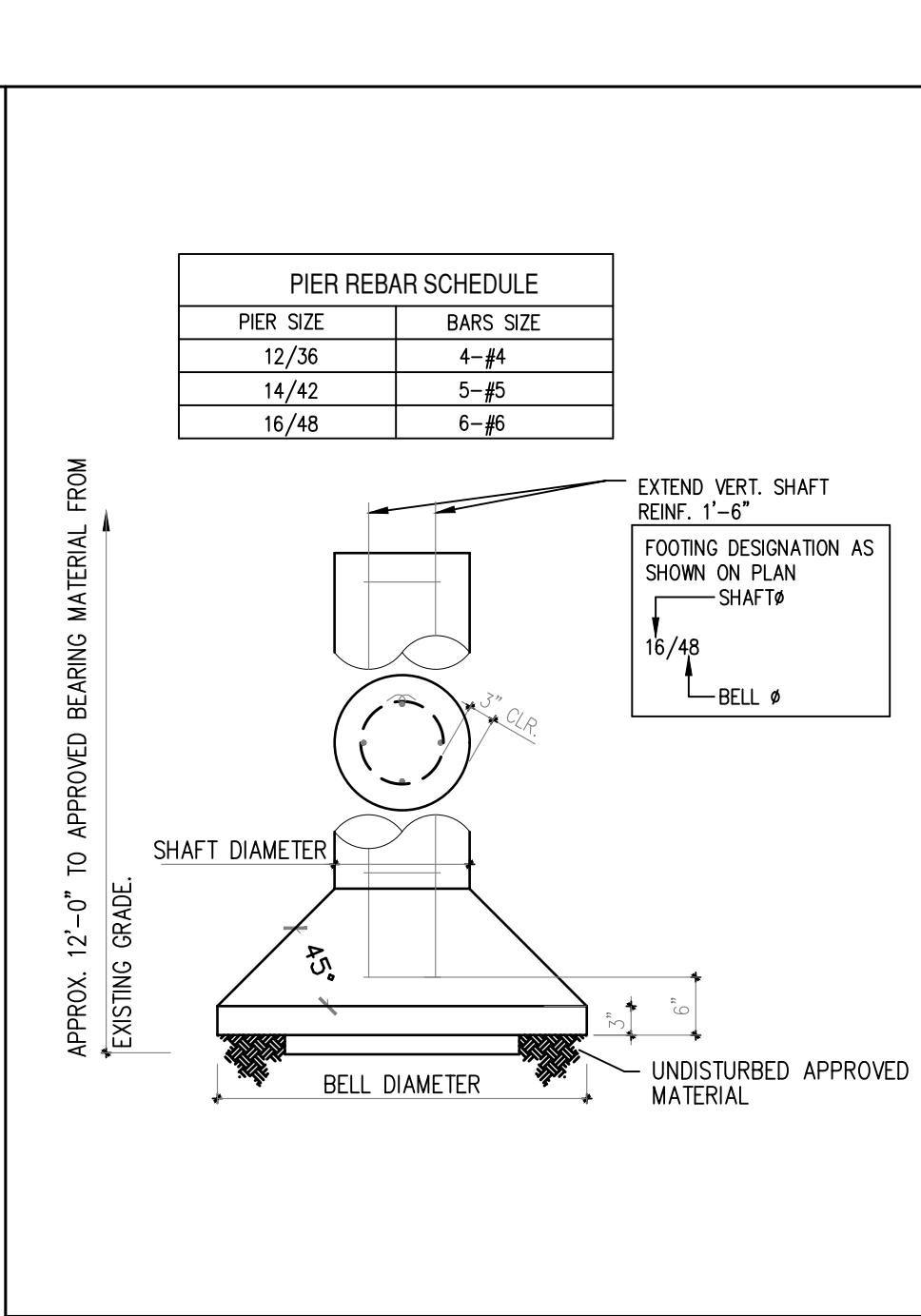
4 SECTION: GRADE BEAM AT FRONT METAL STUD WALL



5 SECTION: COLUMN PILASTER AT STORE FRONT

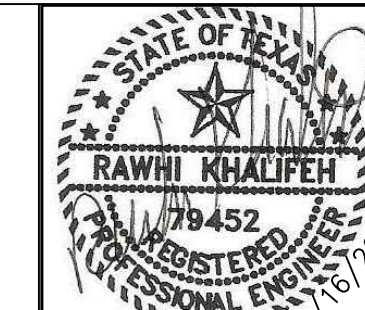
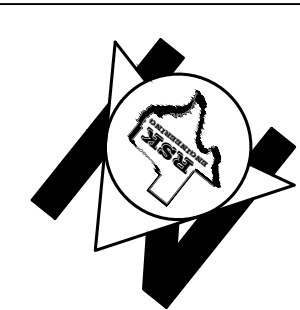


6 SECTION: AT CONCRETE RETAINING WALL (MAX. HEIGHT 7'-0" ABOVE NATURAL GRADE)



DETAIL: TYPICAL DRILLED PIER DETAIL

GRAPHIC SCALE



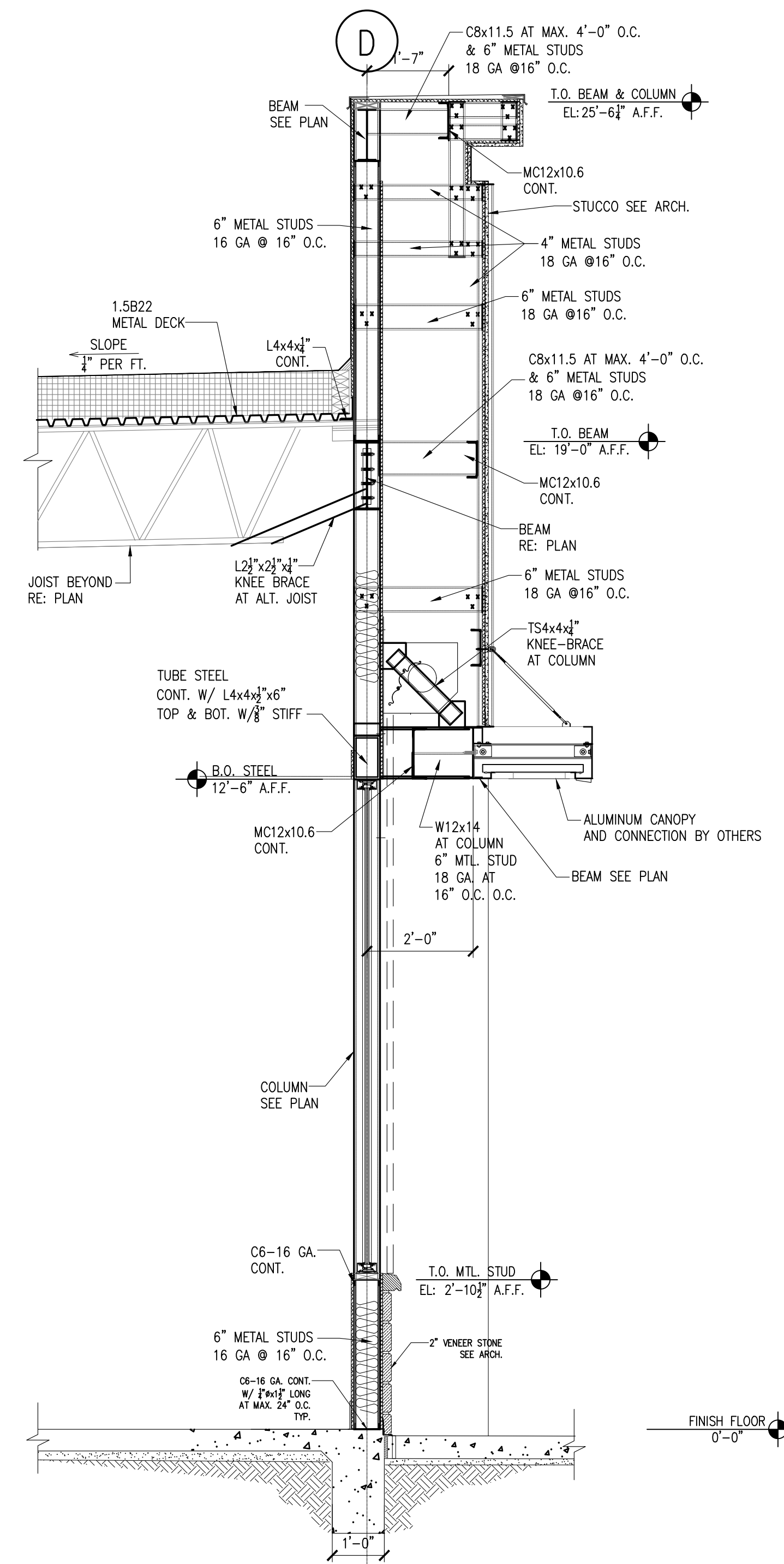
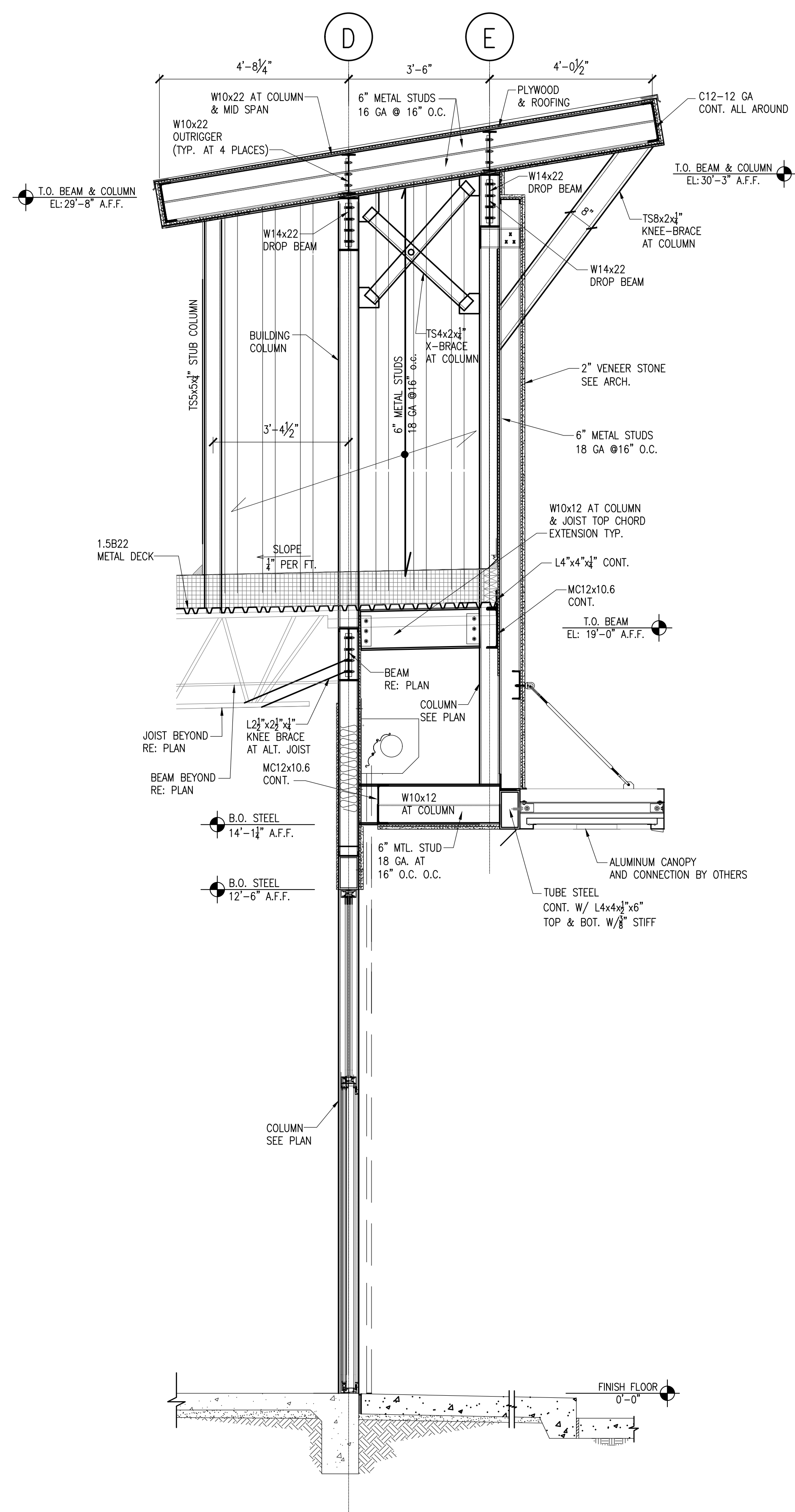
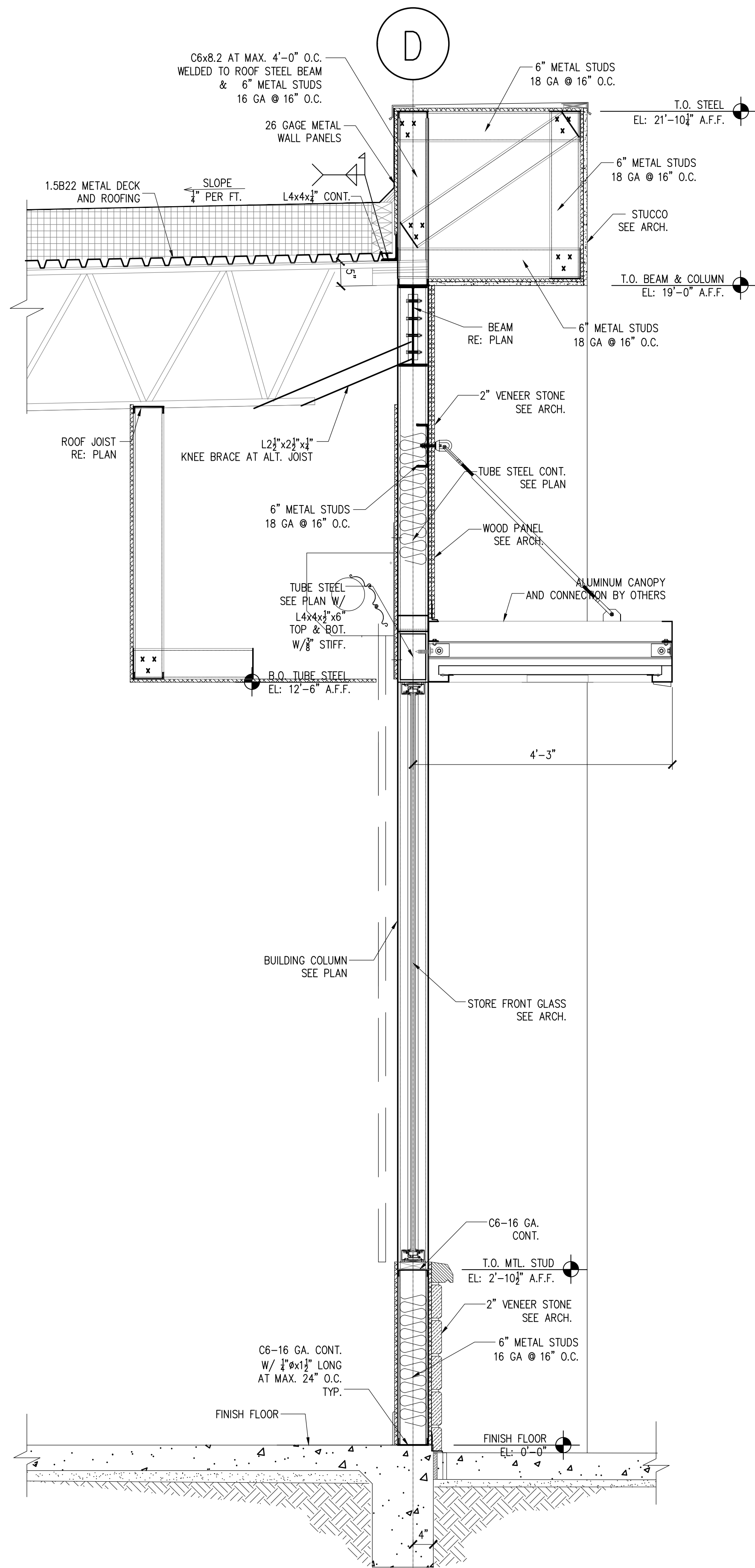
ISSUE HISTORY		REVISIONS	
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**VILLA MARIA GAS STATION**  
1919 WEST VILLA MARIA ROAD  
BRYAN, TX 77807  
**FOUNDATION SECTIONS**

DRAWN BY: BM	DATE: 9-15-2021	SHEET: <b>S3.0</b>
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	Rev. 0



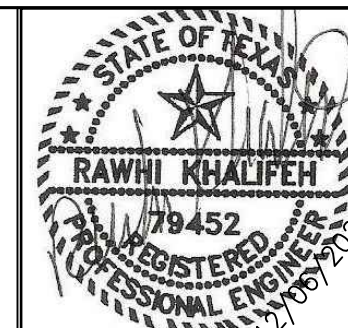
1 SECTION: AT STORE FRONT WALL SECTION

2 SECTION: AT STORE FRONT TOWER

3 SECTION: AT STORE FRONT WALL SECTION

SCALE: 3/4" = 1'-0"

GRAPHIC SCALE



ISSUE HISTORY		REVISIONS
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-	-	-
-	-	-



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VILLA MARIA GAS STATION

1919 WEST VILLA MARIA ROAD

BRYAN, TX 77807

**WALL SECTIONS FRAMING**

DRAWN BY: BM

CHECKED BY: RSK

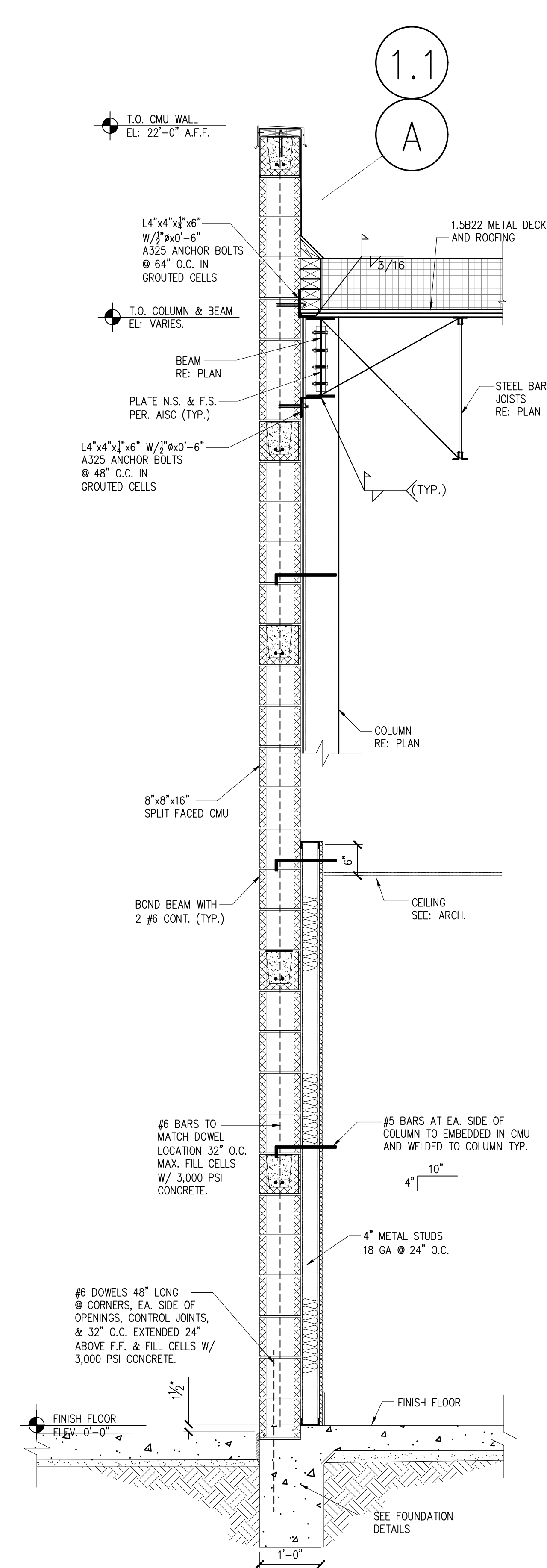
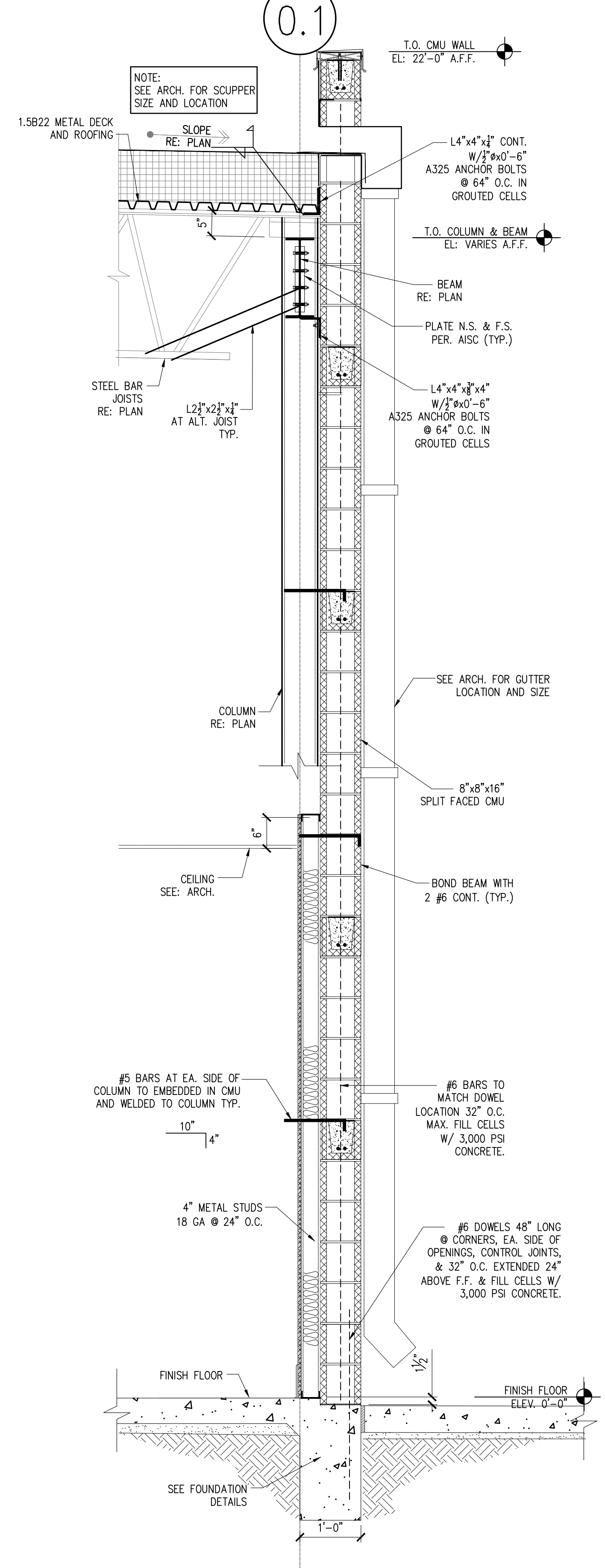
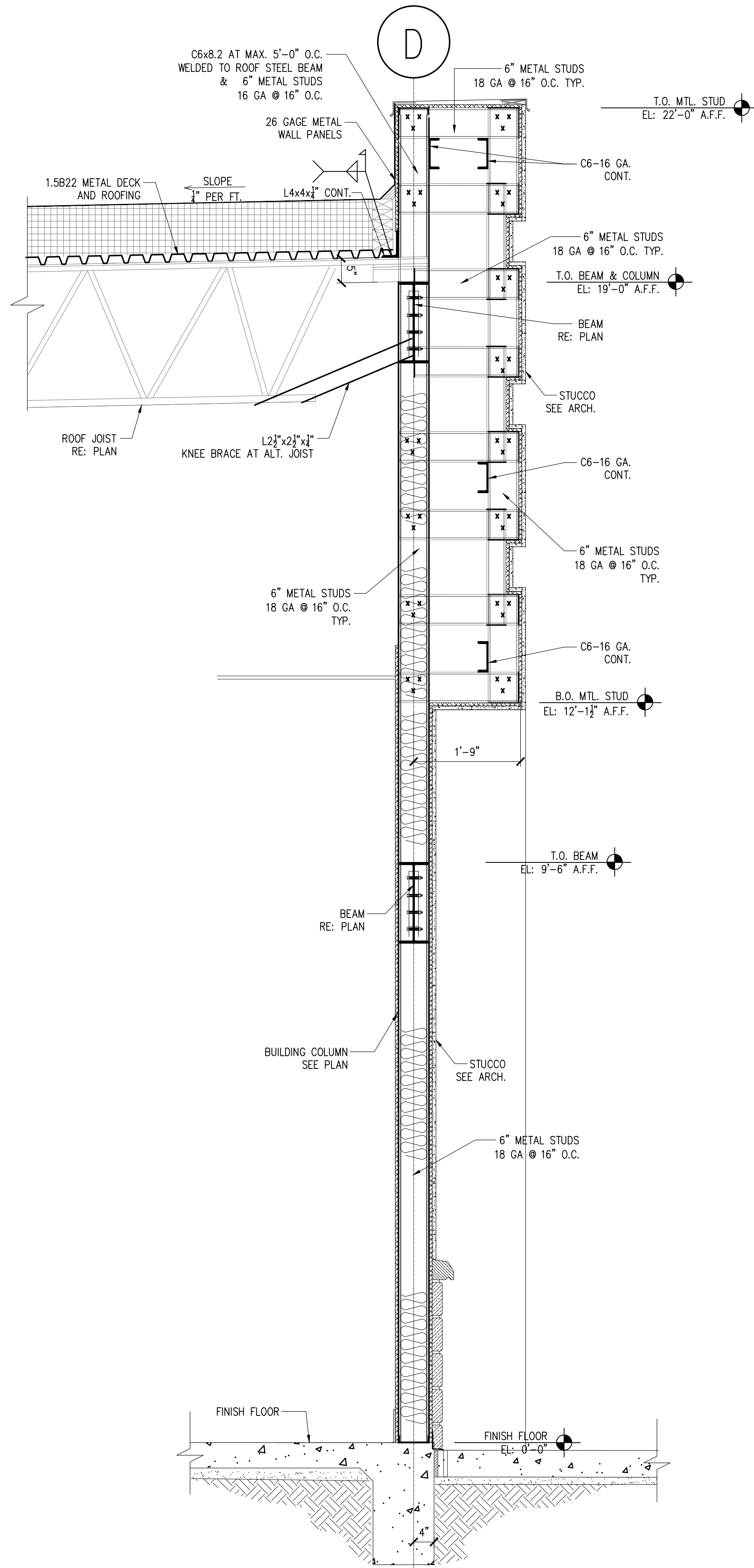
DATE: 12-6-2021

PROJ. NO.: VR151003.317.4

SHEET:

**S4.0**

Rev.0

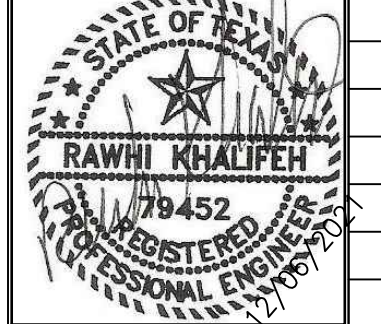


1 SECTION: AT STORE FRONT MTL. STUD WALL

2 SECTION: AT REAR CMU WALL

3 SECTION: AT SIDE CMU WALL

SCALE: 3/4" = 1'-0"  
GRAPHIC SCALE

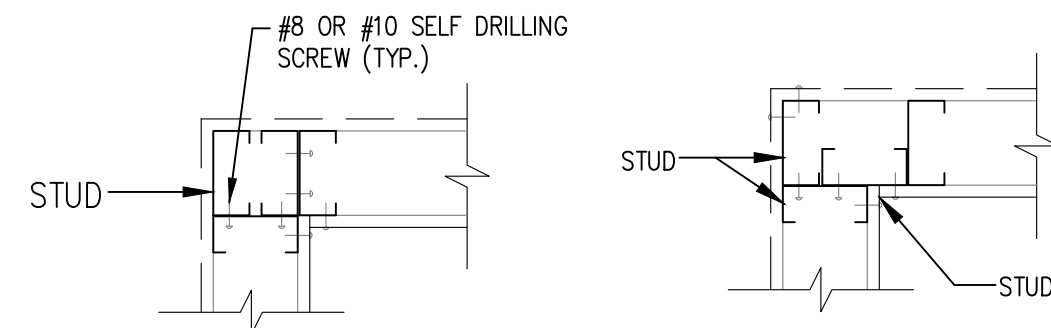


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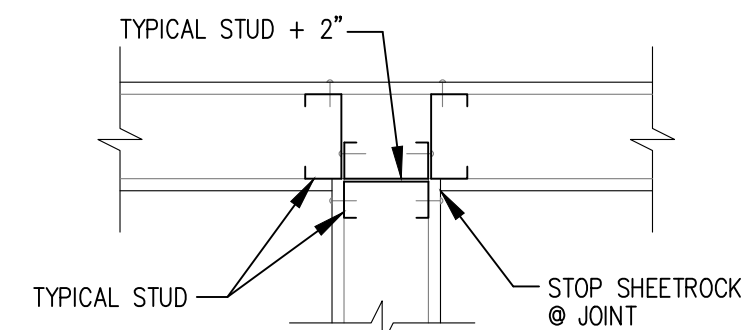
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**VILLA MARIA GAS STATION**  
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**WALL SECTIONS FRAMING**

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CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	Rev 0

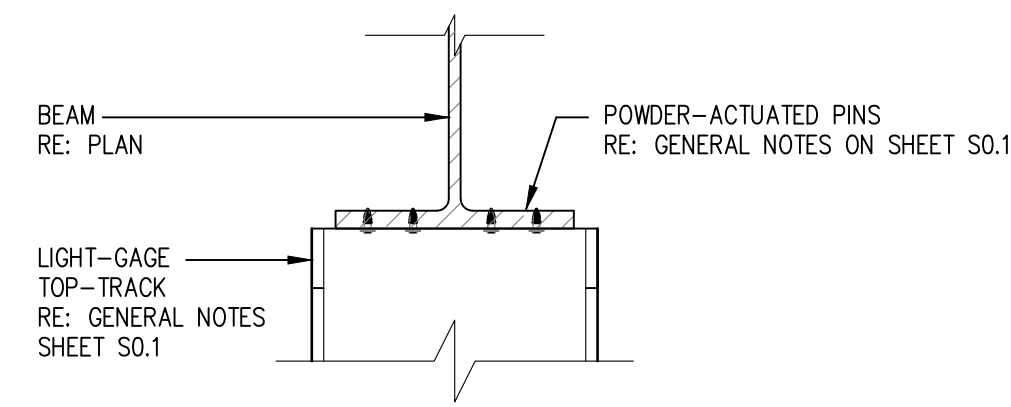


**CORNER** **CORNER**

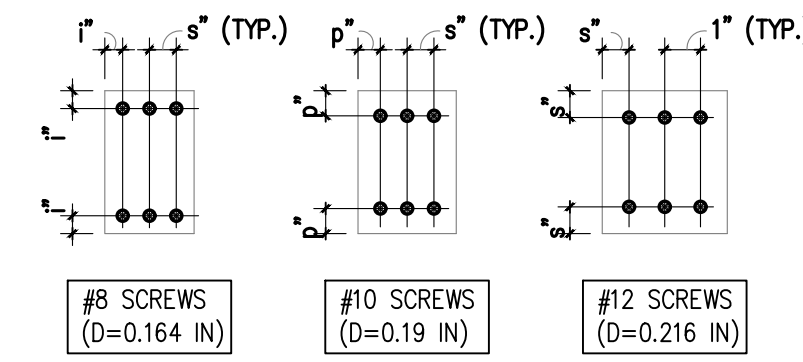


**INTERSECTION**

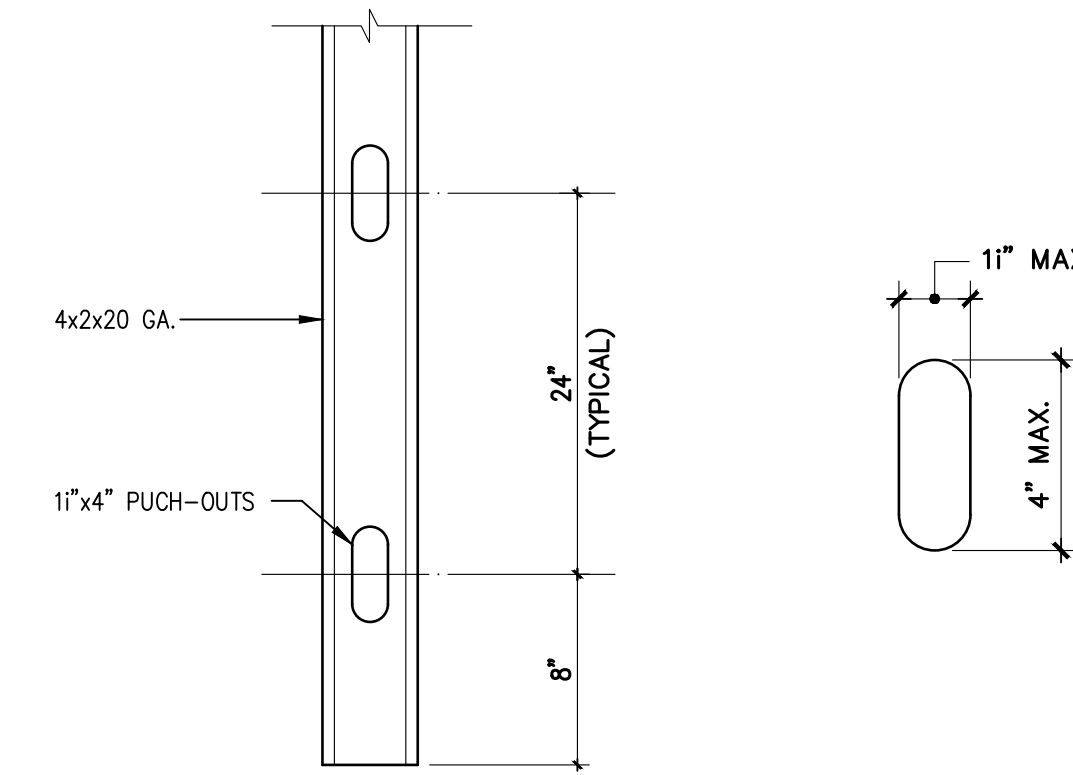
**1 SECTION: TYPICAL STUD WALL CORNER FRAMING DETAILS**



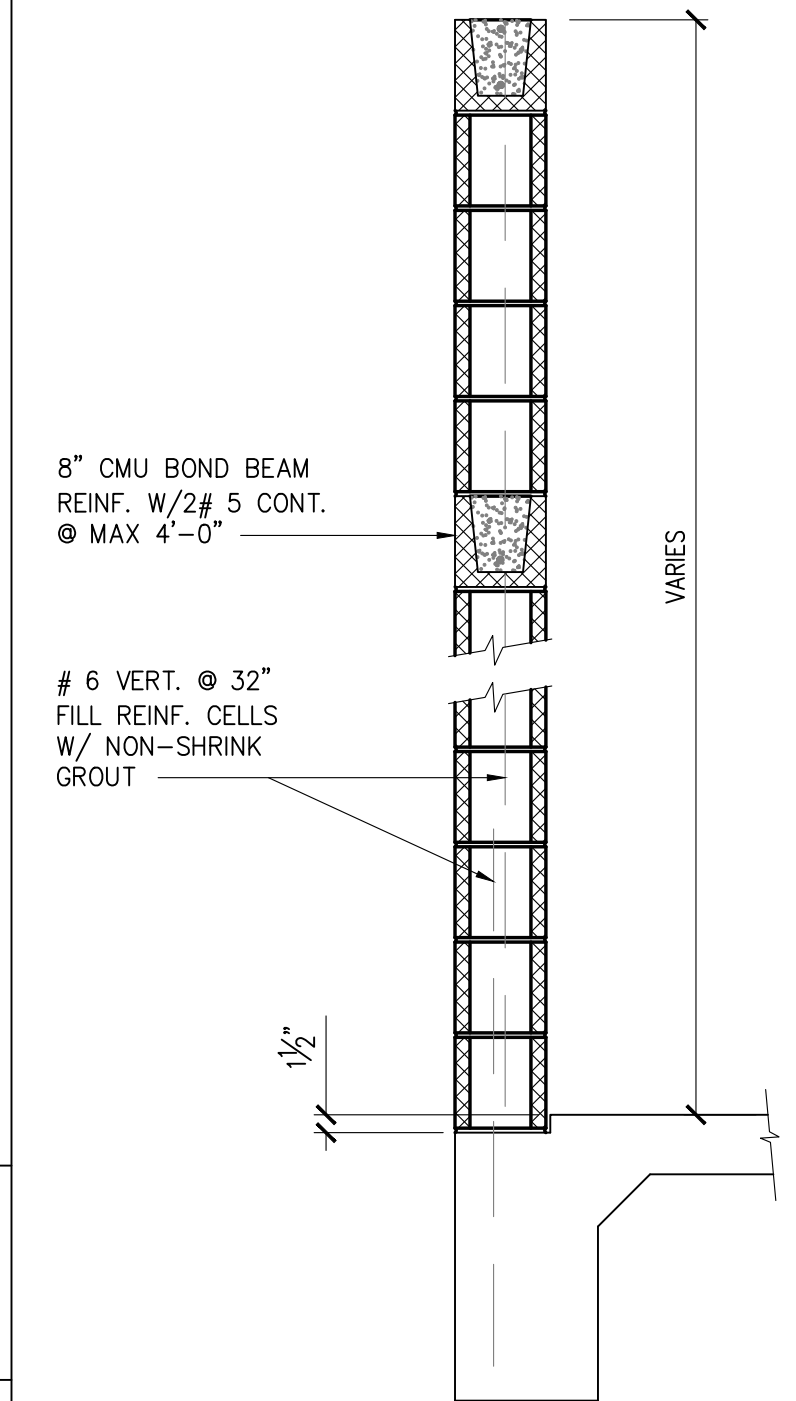
**4 SECTION: TYPICAL LIGHT-GAGE TRACK TO STEEL BEAM CONN.**



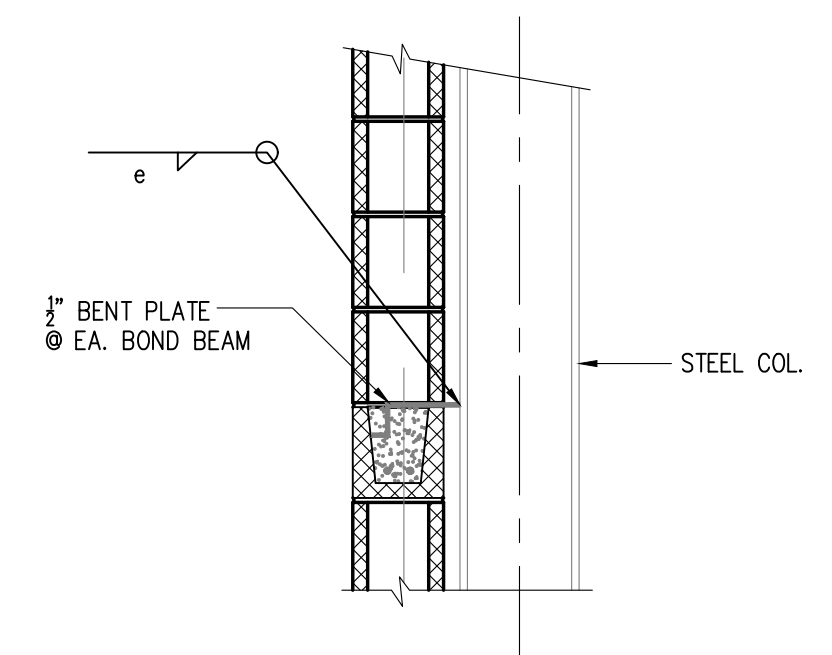
**7 SECTION: MINIMUM FASTENER SPACING & EDGE DISTANCES**



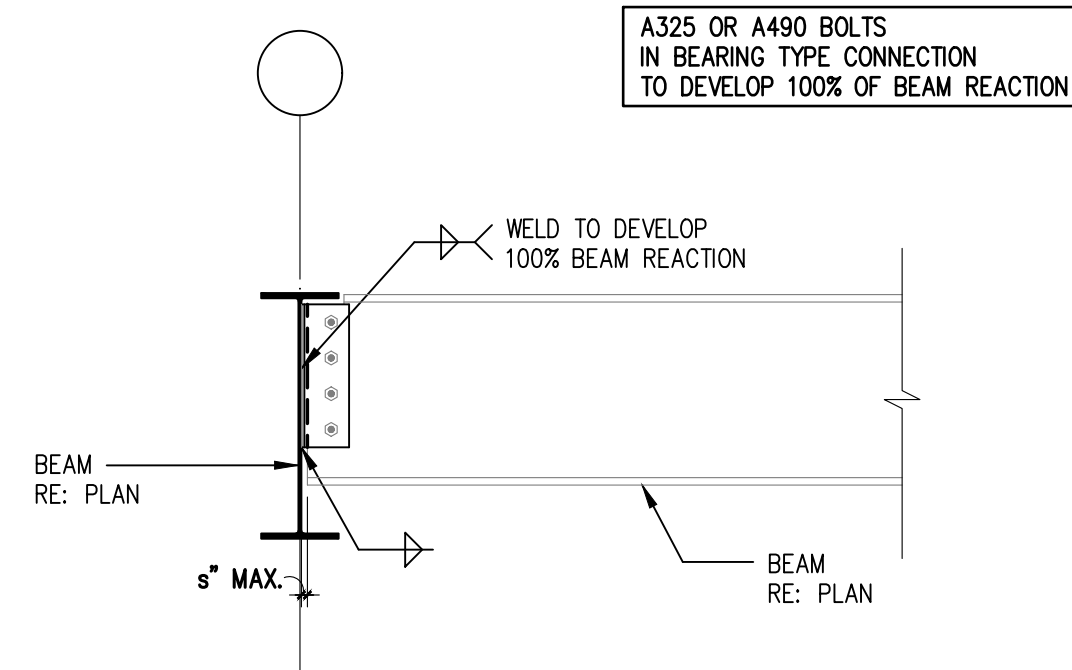
**9 DETAIL: TYPICAL STUD PUNCH-OUT (ELEVATION)**



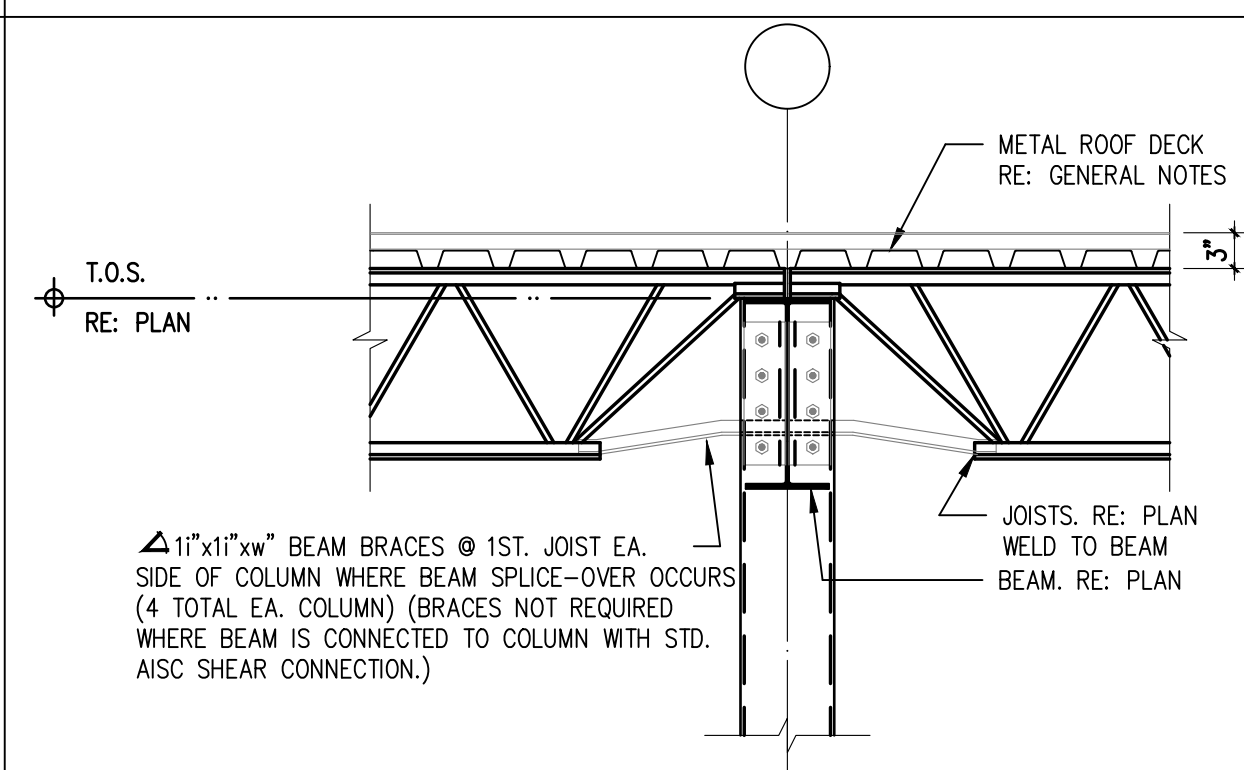
**TYPICAL WALL SECTION**



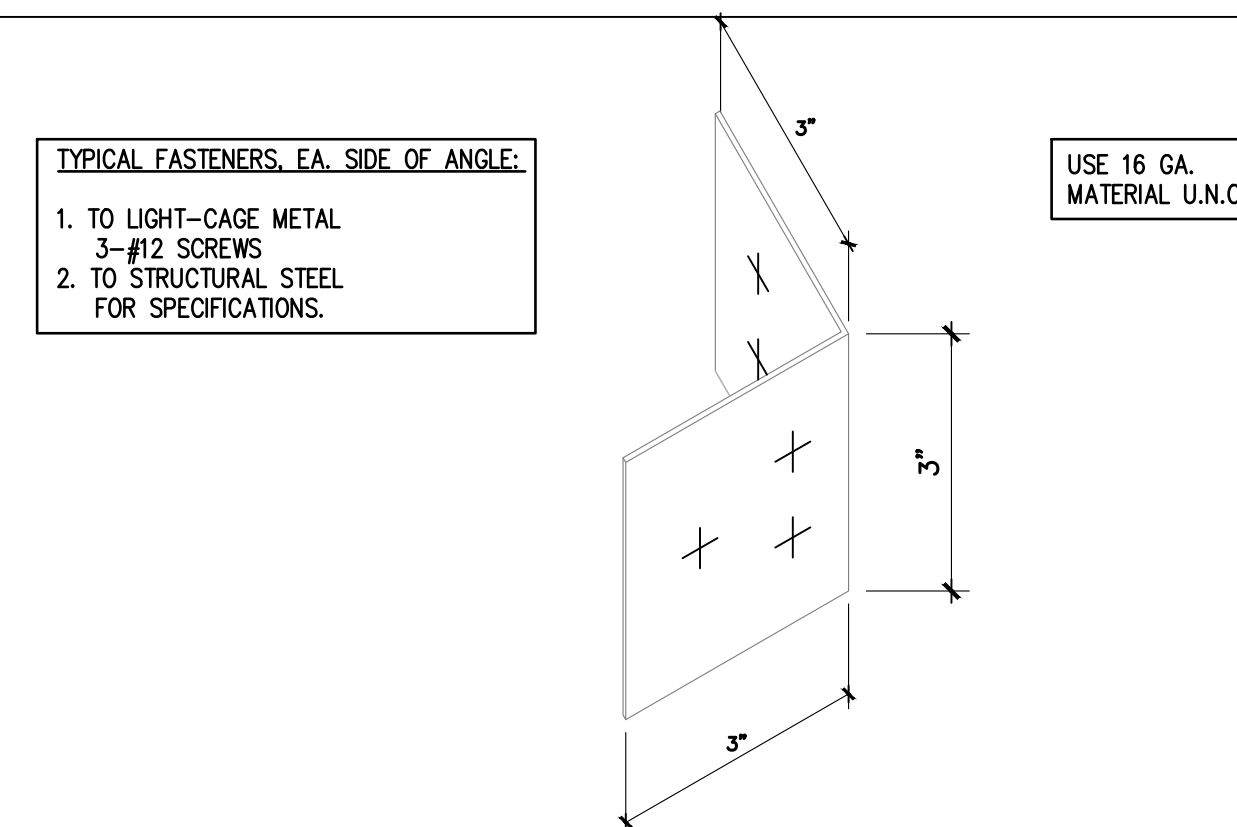
**TYPICAL COLUMN/WALL ATTACHMENT**



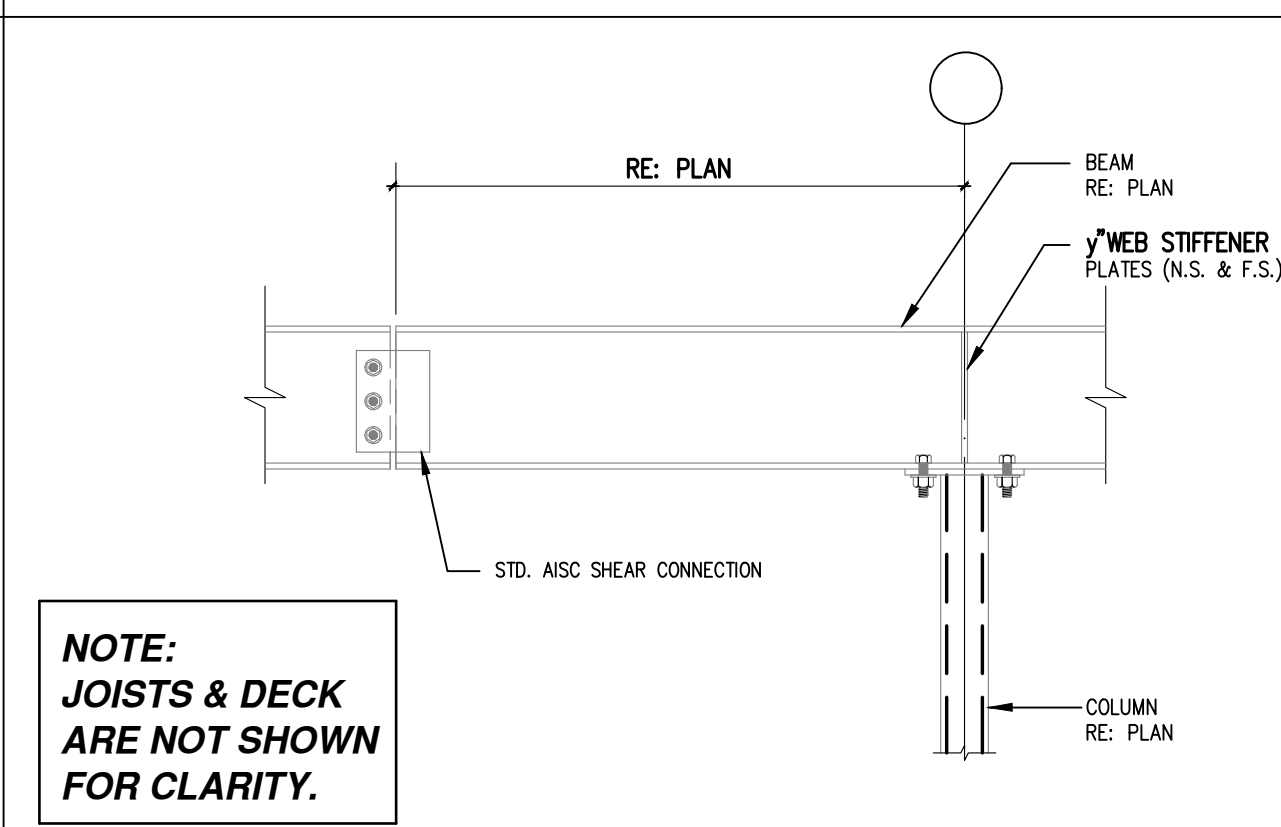
**2 SECTION: TYPICAL BEAM TO BEAM SHEAR CONNECTION**



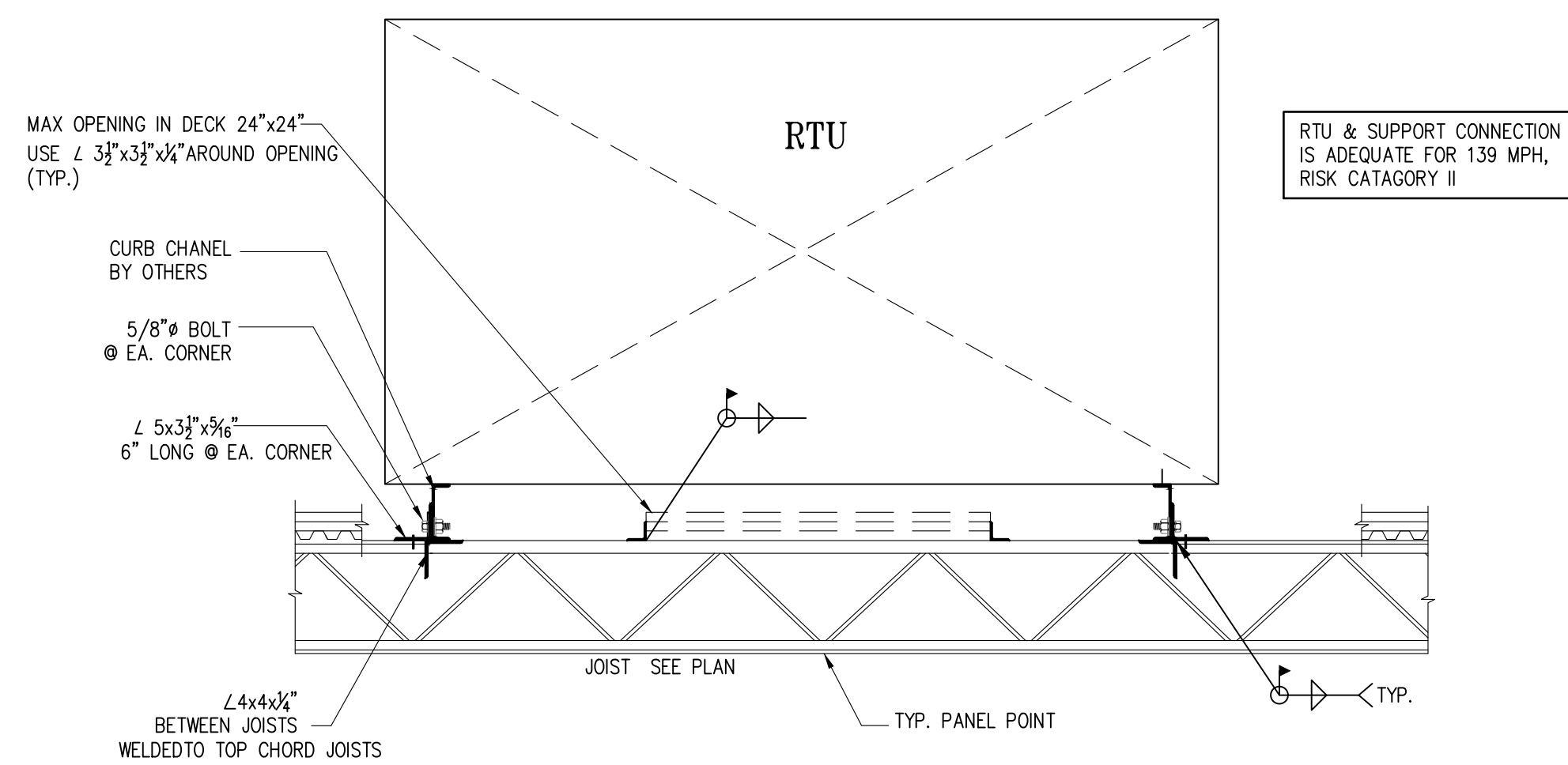
**5 SECTION: TYPICAL STRUT JOIST DETAIL**



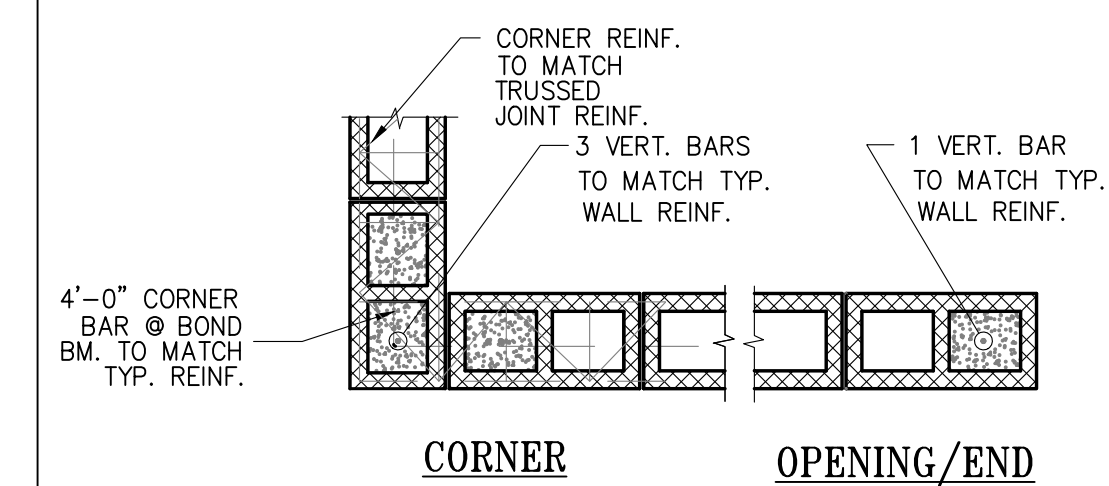
**8 SECTION: TYPICAL LIGHT-GAGE FRAMING ANGLE**



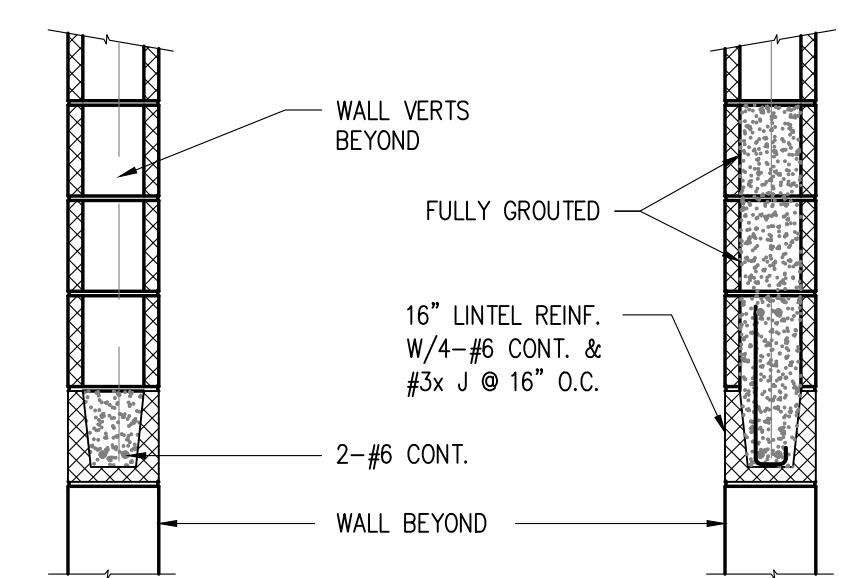
**10 SECTION: CANTILEVER BEAM DETAILS**



**6 SECTION: TYPICAL RTU TO JOIST CONNECTION**



**CORNER** **OPENING/END**



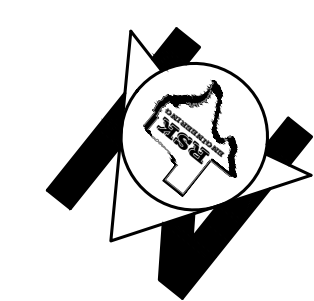
**OPENINGS 6'-0" OR SMALLER** **OPENINGS 6'-0" TO 15'-0"**

- NOTES**
1. PROVIDE 8" MIN. BEARING OF LINTEL BEAM @ EACH END.
  2. SHORE LINTELS FOR A MINIMUM OF 14 DAYS AFTER PLACEMENT.
  3. PROVIDE 1 TYPICAL VERT. BAR FULL HEIGHT OF WALL @ EACH JAMB.

**LINTELS**

FOR CONSTRUCTION 05-16-2022

GRAPHIC SCALE



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**VILLA MARIA GAS STATION**  
 1919 WEST VILLA MARIA ROAD  
 BRYAN, TX 77807  
**TYPICAL FRAMING SECTIONS & DETAILS**

DRAWN BY: BM	DATE: 9-15-2021	SHEET: <b>S6.0</b>
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	Rev 0