

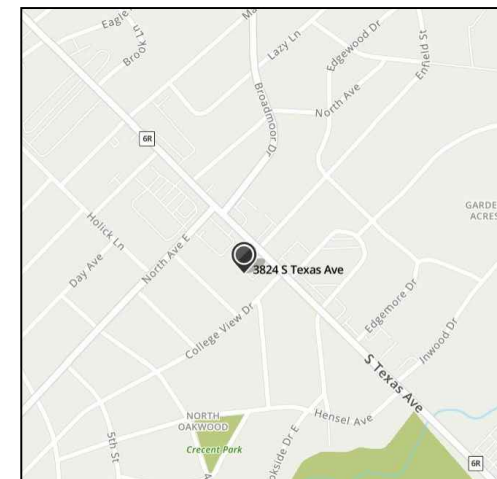


MEXICAN RESTAURANT BRYAN, TEXAS

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

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

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



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

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

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R.A.I. JOB#: 21-107

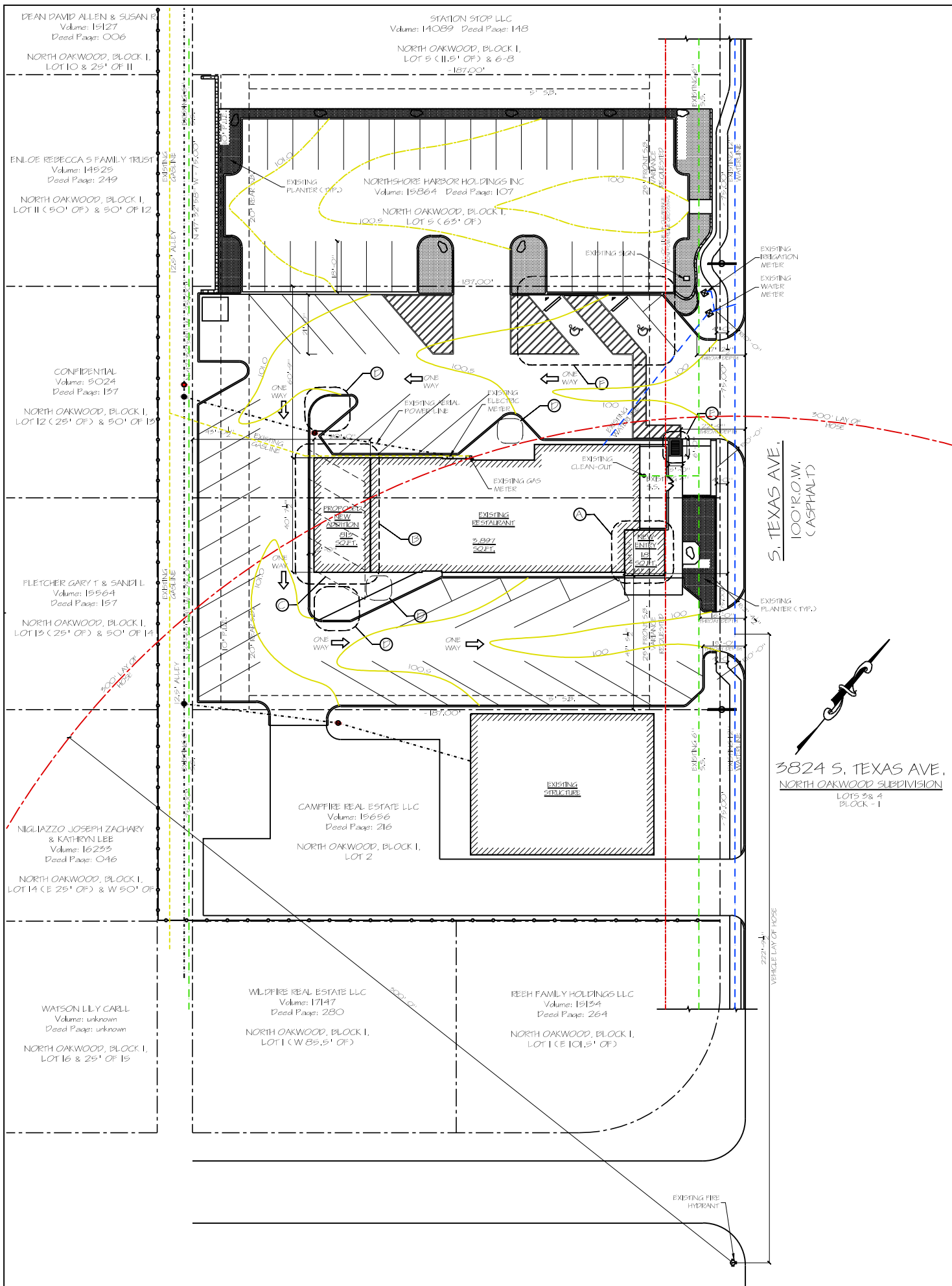
PROJECT SITE INFO:
 NORTH OAKWOOD SUBDIVISION
 LOTS 3 & 4, BLOCK-1
 0.6439 ACRES

3824 S. TEXAS AVE.
 BRYAN, TEXAS



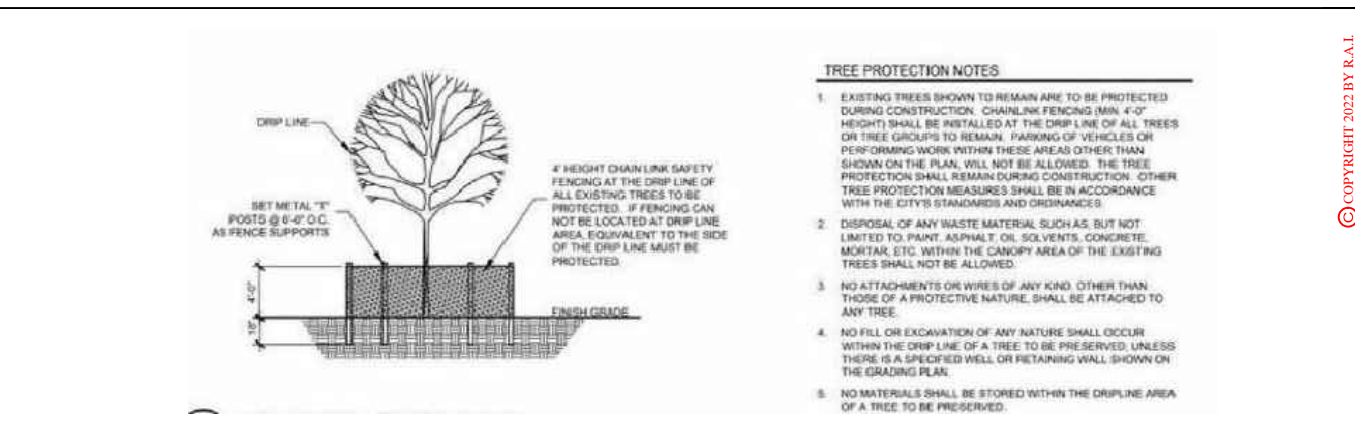
CLIENT:	09-13-22
JTR- SECOND SUBMITTAL	09-28-22
JTR- THIRD SUBMITTAL	10-31-22
JTR- FOURTH SUBMITTAL	

SHEET: **S-1**
 OF FOUR
 DATE: 10-31-2022



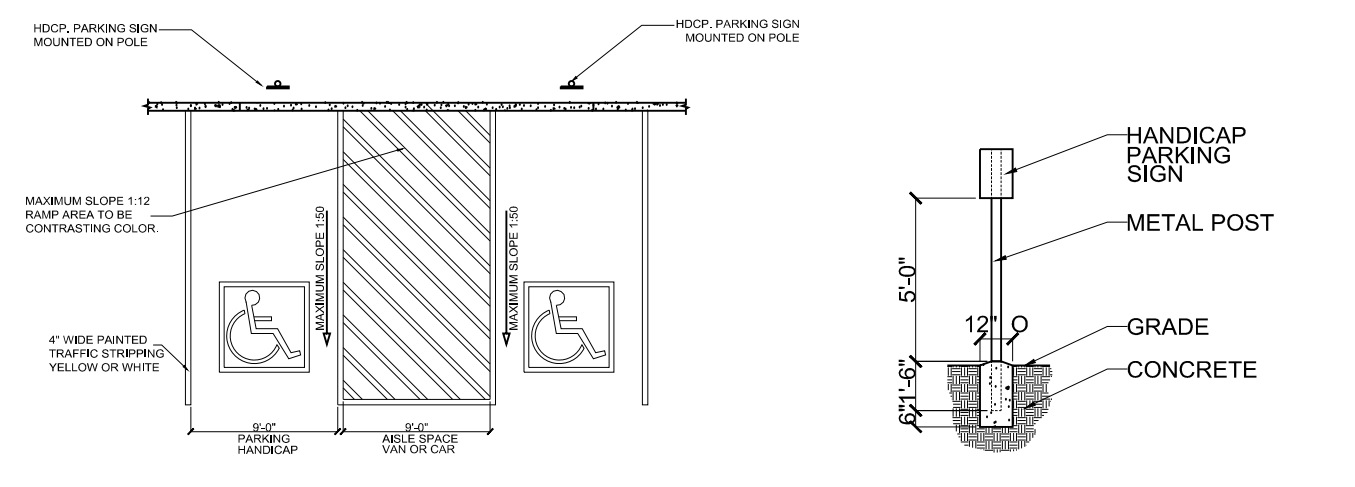
3824 S. TEXAS AVE.
NORTH OAKWOOD SUBDIVISION
LOTS 2 & 4
BLOCK - 1

SITE PLAN SCALE: 1" = 20'-0" | 04



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

TREE PROTECTION DETAIL SCALE: N.T.S. | 03



HANDICAP PARKING DETAILS SCALE: N.T.S. | 02

- SITE NOTES**
- THIS PROPERTY DOES NOT LIE WITH-IN A 100-YEAR FLOODPLAIN PER FEMA D-FIRM PANEL NO. 48041C0215F, DATED APRIL 2, 2014.
 - FOR UTILITY NOTIFICATION CONTACT BTU - (979) 821-5700 CITY OF BRYAN - (979) 209-5900
 - OFF-SITE DRAINAGE SHALL BE CONTROLLED BY DRAINAGE SWALES AND BEING DETAINED IN THE DRIVE AISLES. BY DOING THIS THE NEIGHBORING PROPERTIES WILL NOT BE AFFECTED.
 - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
 - PLEASE HAVE CONTRACTOR CONTACT BTU LINE DESIGN AT 821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE. PLEASE PROVIDE A DETAILED LOAD ANALYSIS, AS WELL AS THE SERVICE REQUIREMENTS (VOLTAGE, AMPS, SINGLE PHASE VS THREE PHASE) AT THIS TIME.
 - THIS PROPERTY IS ZONED FOR COMMERCIAL USE
 - ALL SETBACKS WILL BE CONSISTENT WITH THE LOT DEVELOPMENT STANDARDS FOUND IN LAND AND SITE DEVELOPMENT ORDINANCE SECTION 62-593.
 - NO MECHANICAL EQUIPMENT SHALL BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
 - NOT having any new plumbing fixtures that will make the need for a new grease trap to be added.

NEW AREA SUMMARY

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

PARKING RATIO CALCULATIONS

GROSS AREA = 4,891 SQ.FT.

1.25 X PER 100 SQ.FT. SPACES REQUIRED

4,891 / 100 = 48.91

49 x 1.25 = 61.25 SPACES REQUIRED

61 SPACES PROVIDED

SITE SCHEDULE

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

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

NOTES SCALE: N.T.S. | 01

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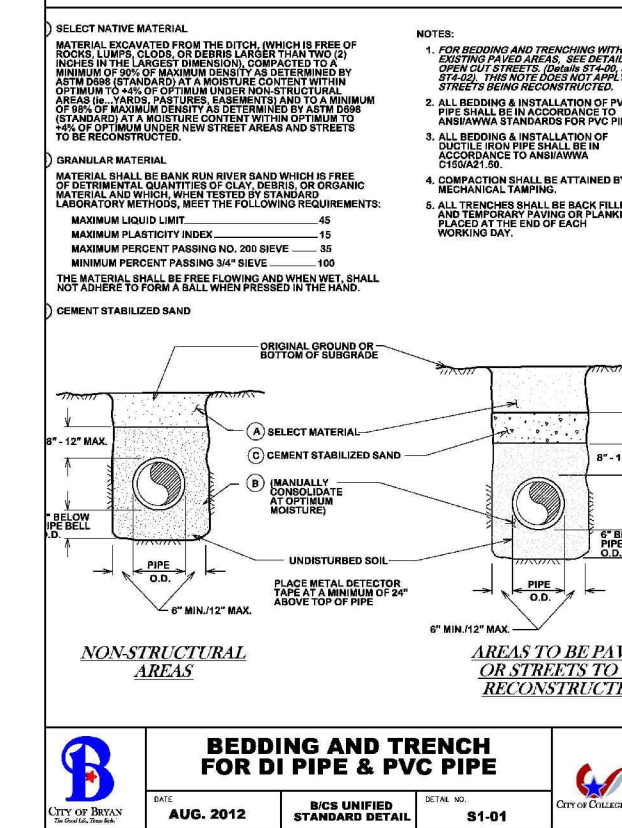
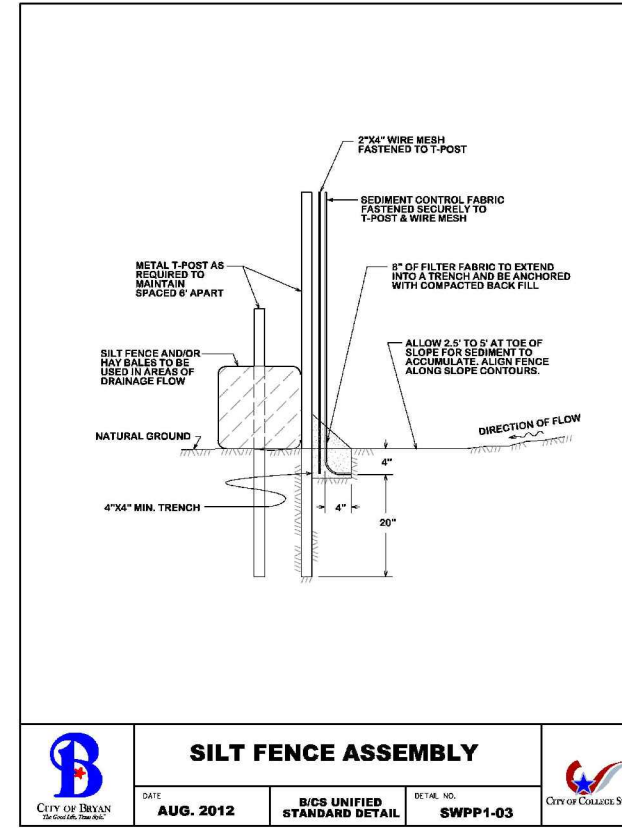
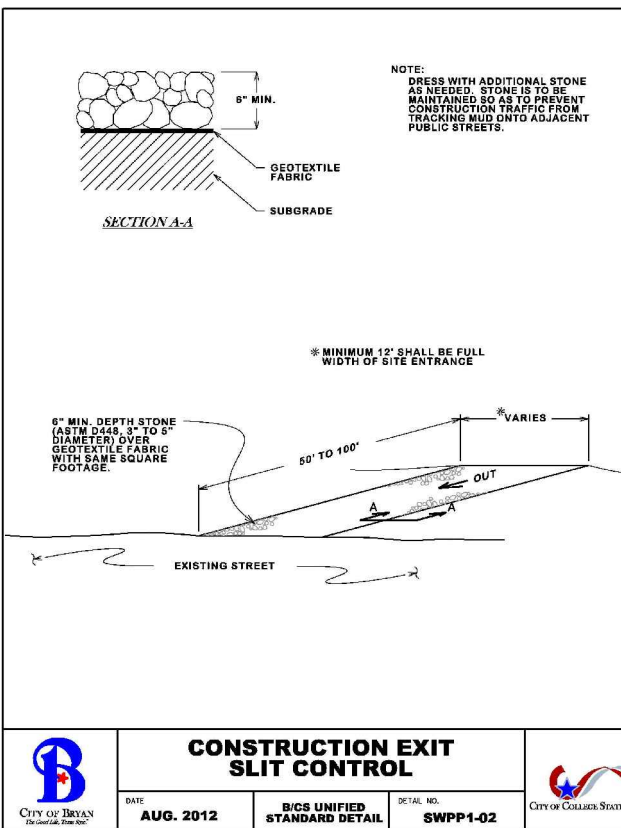
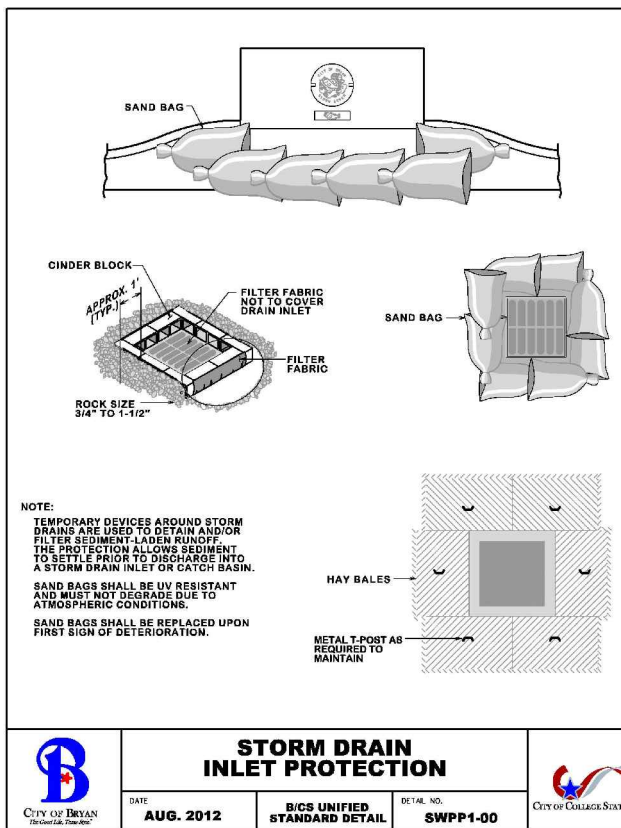
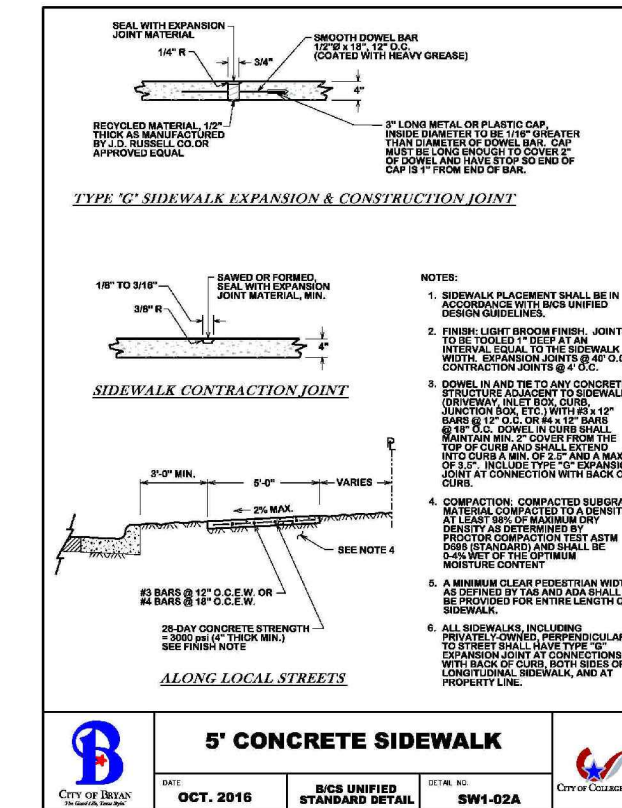
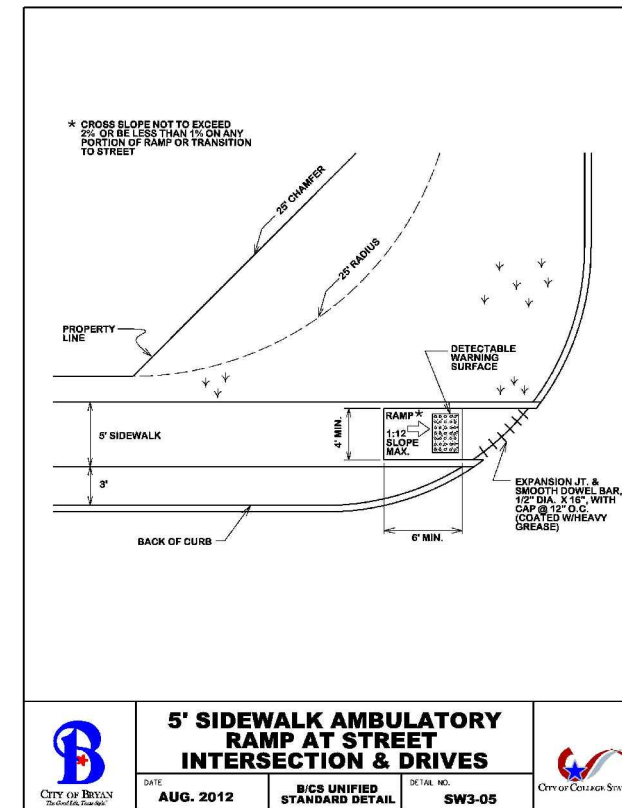
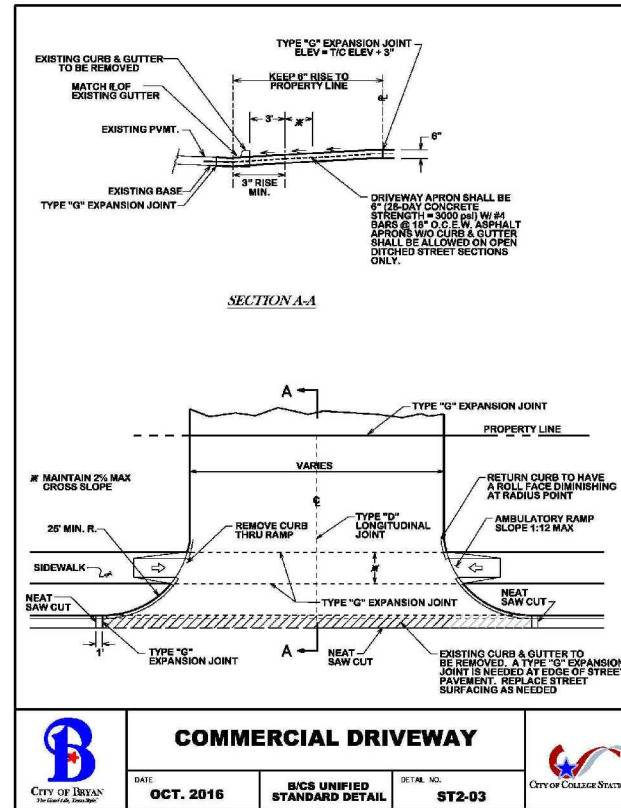
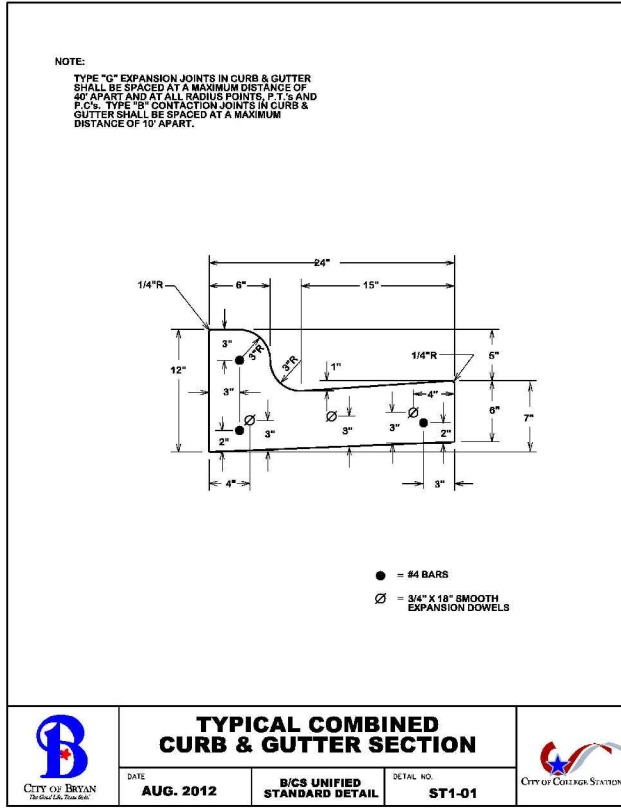
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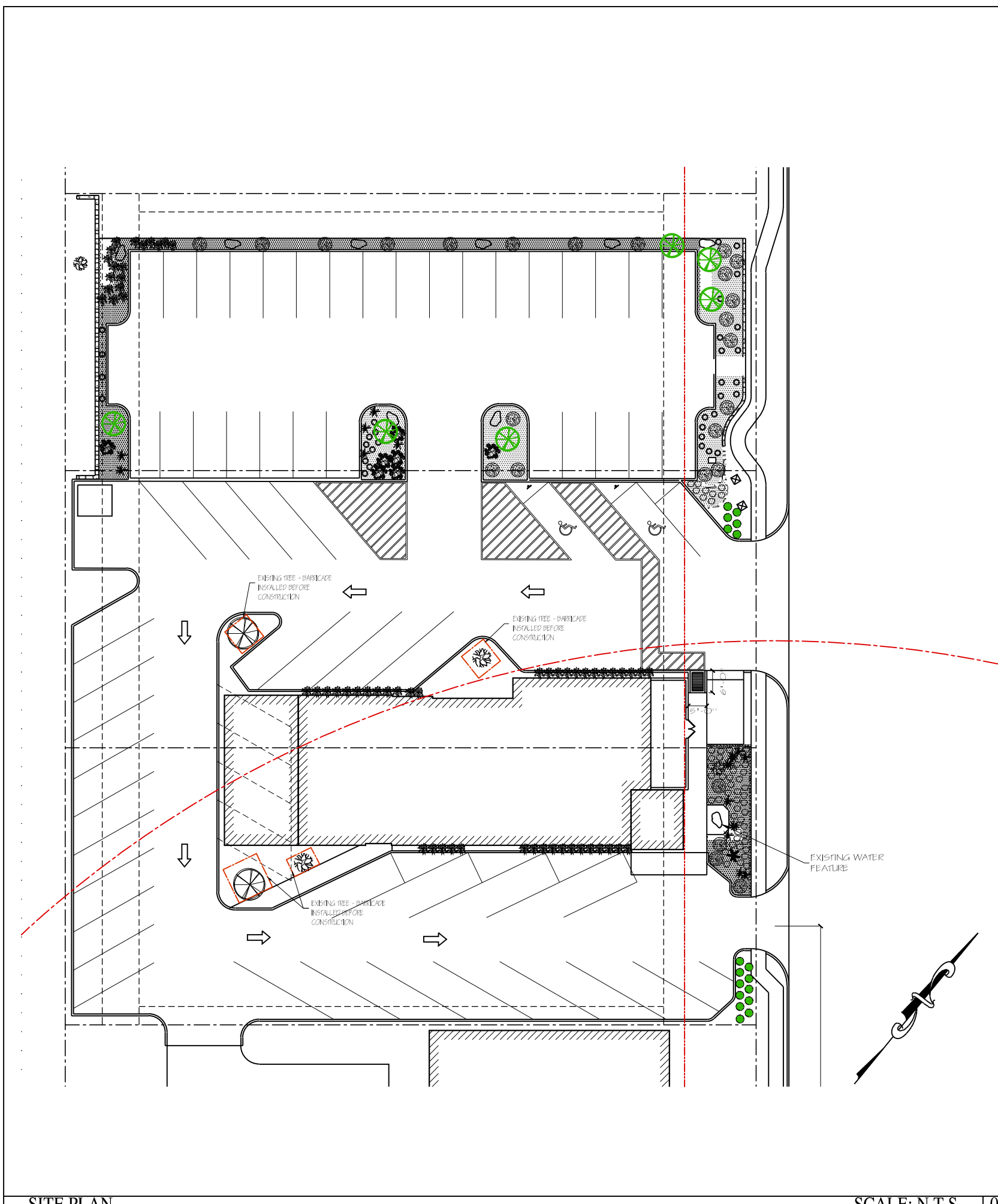
PROJECT SITE INFO:
 NORTH OAKWOOD SUBDIVISION
 LOTS 3 & 4, BLOCK-1
 0.6439 ACRES

CLIENT:
GoGo's
 THE RETAIL FOOD

JTR- SECOND SUBMITTAL 09-13-22
 JTR- THIRD SUBMITTAL 09-28-22
 JTR- FOURTH SUBMITTAL 10-31-22

SHEET: **S-2** OF FOUR
 DATE: 10-31-2022





SITE PLAN

SCALE: N.T.S. | 03 NOTES

LANDSCAPING POINT REQUIREMENTS
 TOTAL SQUARE FEET OF THE SITE - 42,075
 42,075 x 15% = 6,311
 THERE ARE A TOTAL OF 6,311 LANDSCAPING POINT REQUIRED FOR THIS PROJECT.

TOTAL PLANTINGS PROVIDED 5,360

631 PTS. - 10% POINT CREDIT AWARDED FOR THE EXISTING WATER FEATURE.

631 PTS. - 10% POINT CREDIT FOR THE EXISTING IRRIGATION / WATER CONSERVING SYSTEM.

TOTAL POINTS PROVIDED IS 6,622.

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

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

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

EXISTING LANDSCAPING SCHEDULE								
SYMBOL	NO. OF PLANTS	SIZE	BOTANICAL NAME	COMMON NAME	TYPE	NOTES	POINTS EACH	TOTAL POINTS
	2	8" or HIGHER CALIPER	QUERCUS VIRGINIANA	LIVE OAK	EXISTING CANOPY TREE	BARRICADE PROTECTION	400	800
	2	2" TO 4" CALIPER	QUERCUS VIRGINIANA	GRAPE-MYRTLE	EXISTING NON-CANOPY TREE	BARRICADE PROTECTION	150	300
	2	4" or LARGER CALIPER	QUERCUS VIRGINIANA	GRAPE-MYRTLE	EXISTING NON-CANOPY TREE	BARRICADE PROTECTION	200	400
	6	3.5" or HIGHER CALIPER	QUERCUS VIRGINIANA	LIVE OAK	NEW CANOPY TREE	30 GALLON	300	1800
	60	2-15 Gal	CANNA INDICA	CANNAS	EXISTING SHRUB	5 GALLON	10	600
	25	2-15 Gal	ROSA CHINENSIS	CHINA ROSE	EXISTING SHRUB	5 GALLON	10	250
	11	2-15 Gal	HESPERALOE PARVIFLORA	RED YUCCA	EXISTING SHRUB	5 GALLON	10	110
	50	2-15 Gal	HESPERALOE PARVIFLORA	MADAGASCAR PERIWINKLE	EXISTING SHRUB	5 GALLON	10	500
	1	2-15 Gal	CYCAS REVOLUTA	SAGO PALM	EXISTING SHRUB	5 GALLON	10	10
	3	2-15 Gal	ASPARGAGUS DENSIFLORUS	ASPARGAGUS FERN	EXISTING SHRUB	5 GALLON	10	30
	32	2-15 Gal	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	EXISTING SHRUB	5 GALLON	10	320
	7	2-15 Gal	HESPERALOE PARVIFLORA	SWEET POTATO	EXISTING SHRUB	5 GALLON	10	70
	17	2-15 Gal	ROSA CHINENSIS	CHINA ROSE	NEW SHRUB	5 GALLON	10	170
TOTAL								5,360

SCALE: N.T.S. | 01

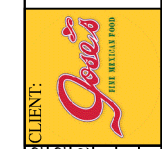
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