

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.



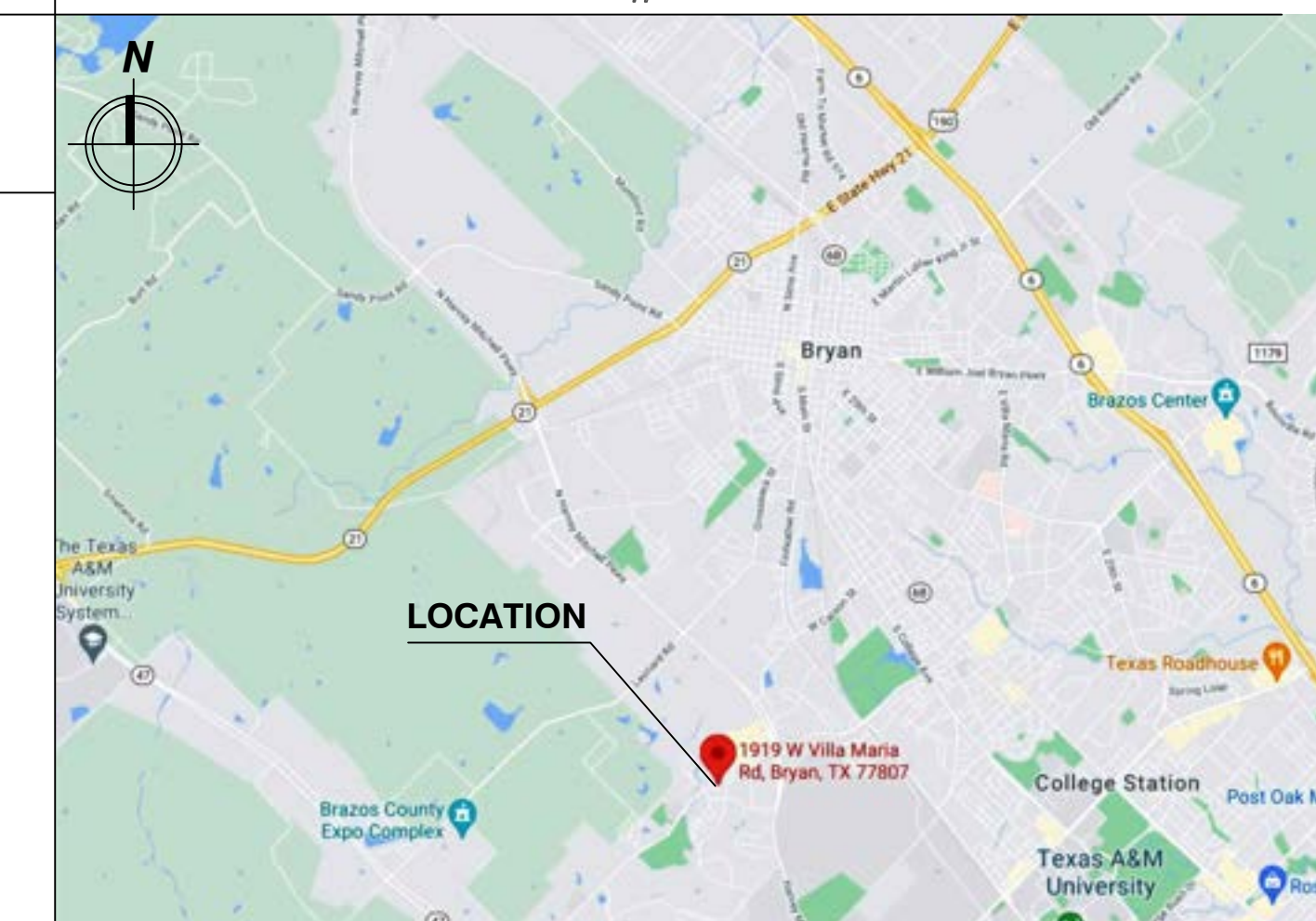
NOTE :-

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



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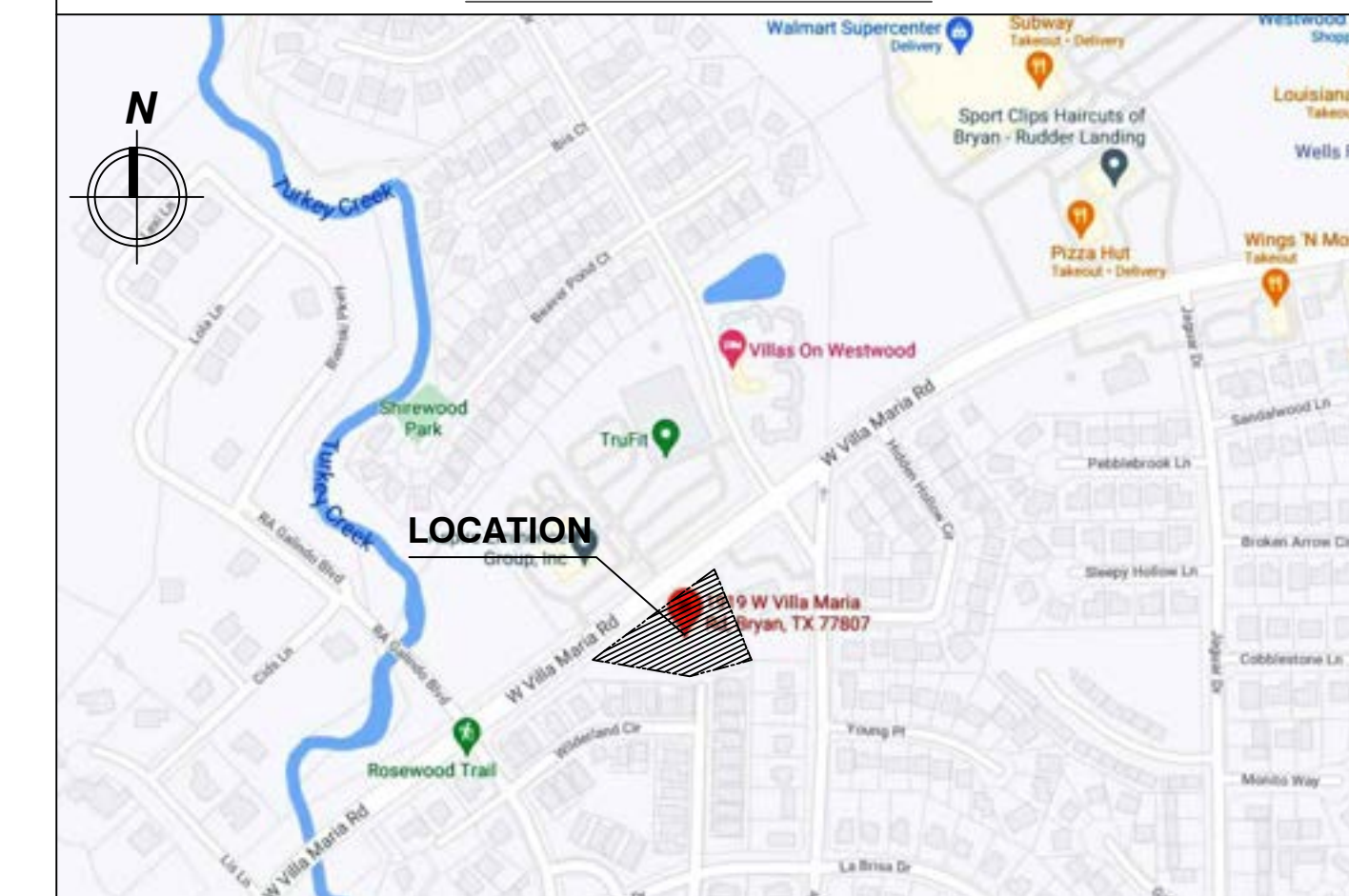
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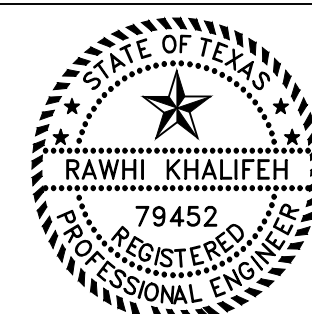
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VICINITY MAP



NONE

GRAPHIC SCALE



01/25/2023

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



RSK ENGINEERING
ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS
11302 TANNER RD. UNIT-100 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

COVER SHEET, INDEX & VICINITY MAPS

DRAWN BY: BM	DATE: 12-06-2022	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	A-00 Rev.0

OUTLINE SPECIFICATIONS

BIDDING REQUIREMENTS

00005 INTRODUCTORY NOTES

- 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:
1. 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.
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.
3. A LISTING OF A SINGLE MANUFACTURER OR PRODUCT IS NOT NECESSARILY INTENDED TO RESTRICT COMPETITIVE BIDDING.
4. GENERAL CONDITIONS AND EXECUTION STATEMENTS ARE GENERALLY EITHER OMITTED OR ABBREVIATED AT THIS LEVEL UNLESS THEY BEAR UNIQUELY ON THIS PROJECT.

00700 GENERAL CONDITIONS

- 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.

00800 SUPPLEMENTARY CONDITIONS

- A. SUPPLEMENTARY CONDITIONS MODIFYING THE GENERAL CONDITIONS MAY BE ISSUED WITH THE CONTRACT DOCUMENTS.

DIVISION 1 - GENERAL REQUIREMENTS

01010 SUMMARY OF WORK

- 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.
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:
1. FURNITURE, FIXTURES AND EQUIPMENT AS SPECIFIED IN THE EQUIPMENT LIST.
2. FUTURE LEASE SPACE BUILDOUT
3. FUEL GAS TANKS, GAS PUMPS, AND CANOPY
4. ALL EXTERIOR SIGNAGE .

01020 ALLOWANCES

- A. PRODUCTS & SERVICES WHICH SPECIFIED BY ALLOWANCE INCLUDE:
1. LANDSCAPING: \$25,000.

DIVISION 2 - SITEWORK

02220 EARTHWORK FOR BUILDINGS

- A. REFERENCE STRUCTURAL DRAWING BY CONTRACTOR.

DIVISION 3 - CONCRETE

REFER TO CIVIL & STRUCTURAL DRAWINGS.

DIVISION 4 - MASONRY

04100 MORTAR

- A. Mortar:
1. ASTM C 270, TYPE M, 1800 PSI FOR LOAD BEARING WALLS.
2. MORTAR COLOR SHALL BE EARTH-TONE TO MATCH COLOR OF CMU.
B. Grout:
1. AGGREGATE: ASTM C404.
2. 2,500 PSI AT 28 DAYS; 9-1/2" SLUMP, FOR BOND BEAMS AND FILLED CELLS OF CONCRETE MASONRY.

04200 UNIT MASONRY

- A. CONCRETE MASONRY UNITS:
1. TYPE: HOLLOW LOAD BEARING, ASTM C90, TYPE I, GRADE N.
2. Sizes/Style:
A. SPLIT-FACED BLOCK: 8"x8"x16" NOMINAL, EARTH-TONE.
3. BOND: RUNNING.
4. SPECIAL SHAPES: BOND BEAMS AND LINTELS.
B. REINFORCING AND ACCESSORIES:
1. HORIZONTAL JOINT REINFORCEMENT: COMPLY WITH ASTM A 82, TRUSS OR LADDER DESIGN.
C. RE: STRUCTURAL DRAWINGS FOR ADDL. REQUIREMENTS.

DIVISION 5 - METALS

05120 STRUCTURAL STEEL

RE: STRUCTURAL DRAWINGS.

DIVISION 6 - WOOD AND PLASTICS

06100 ROUGH CARPENTRY

- A. WORK INCLUDED: WOOD NAILERS, BLOCKING, FURRING, CURBS, ANCHORS AND ACCESSORIES.
B. MATERIALS:
1. LUMBER: NO. 2 GRADE SOUTHERN YELLOW PINE OR EQUIVALENT GRADE WEST COAST DOUGLAS FIR, SURFACED #4S NOMINAL SIZES, CONFORMING TO PRODUCT STANDARD PS-20.
2. PLYWOOD: COMPLY WITH PRODUCT STANDARD PS 1-74.
3. Anchor bolts: Conform to ASTM A 307, galvanized FINISH, COMPLETE WITH NUTS AND WASHERS.
4. 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.
5. MOISTURE PRESERVATIVE TREATMENT: WATER-BORNE PRESERVATIVE TREATMENT COMPLYING WITH AWPB LP-2 REQ'D FOR MEMBERS IN CONTACT WITH CONC. OR MASONRY.

06200 FINISH CARPENTRY

- A. AWI CUSTOM GRADE FOR EXPOSED CONSTRUCTION (PUBLIC AREAS), AND ECONOMY FOR STORAGE AND OTHER UTILITY AREAS.
B. COUNTER TOPS: LAMINATED PLASTIC, COMPLETE WITH APRONS AND BACKSPASHES AND CUTOUTS.
C. Materials:
1. INDUSTRIAL PARTICLEBOARD: 45 TO 47 PCF DENSITY, GRADED TO COMPLY WITH AWI STANDARDS.
2. PLASTIC LAMINATE:
A. NEMA LD 3, 0.050" PLUS OR MINUS 0.005", GENERAL PURPOSE GRADE.
B. COLOR, TEXTURE AND PATTERNS: AS SELECTED BY OWNER FROM ANY MAJOR MANUFACTURER.
3. UTILITY SHELVING: A/B GRADE FIR VENEER PLYWOOD WITH FIR OR PINE EDGING.

DIVISION 7 - THERMAL & MOUNTING PROTECTION

06410 CUSTOM CASEWORK

- A. COUNTER TOPS: LAMINATED PLASTIC, COMPLETE WITH APRONS
B. TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. AND BACKSPASHES AND CUTOUTS.

07213 BATT AND BLANKET INSULATION

- A. THERMAL INSULATION:
1. GLASS FIBER COMPLYING WITH ASTM C 665, FRICTION FIT, TYPE WITH ALUMINUM FOIL VAPOR BARRIER WITH FLAME SPREAD OF 25 OR LESS.
2. R FACTOR: 19 AT EXTERIOR WALLS.
3. ACCEPTABLE PRODUCTS: OWENS CORNING FIBERGLAS, MANVILLE CO.
B. SAFING: MINERAL FIBER SAFING INSULATION WITH FLAME SPREAD OF 25 SHALL BE USED TO FILL VOIDS BETWEEN FLOORS AND ROOF OF STOREFRONT SYSTEM.

07530 BUILT-UP ROOFING SYSTEM

- 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).

07535 SHEET METAL ROOF

- A. STANDING SEAM METAL ROOF: ULTRA-DEK 124 AS MANUFACTURED BY MBCI (OR EQUAL).
C. COLOR: BY OWNER (MATCH BUILDING)

07600 SHEET METAL FLASHINGS AND TRIM

- A. Products
1. SHEET METAL FLASHING AND TRIM:
A. ZINC-COATED STEEL: ASTM A 526, G90 HOT-DIP GALVANIZED, 26 GAUGE.
2. FLEXIBLE SHEET MEMBRANE FLASHING: NON REINFORCED FLEXIBLE BLACK ELASTIC SHEET, 50 TO 65 MILS THICK, NEOPRENE SYNTHETIC RUBBER SHEET.

07900 JOINT SEALANTS

- A. VERTICAL JOINTS SUBJECT TO MOVEMENT: TWO-PART NON-SAG GRADE POLYURETHANE, MATCH COLOR OF SUBSTRATES.
B. INTERIOR JOINTS NOT SUBJECT TO MOVEMENT: ACRYLIC LATEX OF SOLVENT CURE ACRYLIC.
C. PROVIDE NECESSARY BACK RODS, BOND BREAKER TAPES AND CLOSED CELL POLYETHYLENE EXPANSION JOINT FILLERS.

DIVISION 8 - DOORS AND WINDOWS

08100 STEEL DOORS AND FRAMES

- A. Hollow Metal Doors:
1. 18 GA. COLD-ROLLED STRETCHER-LEVEL STEEL SHEETS INTERIOR DOORS AND 16 GA. GALVANIZED SHEETS FOR EXTERIOR DOORS.
2. SIZE: 1-3/4" X 3'-0" X 7'-0"
B. PRESSED STEEL FRAMES:
1. WELDED CONSTRUCTION, 14 GA. GALVANIZED STEEL FOR EXTERIOR AND 16 GA. PRIMED FOR INTERIOR.

08410 ALUMINUM ENTRANCES, STOREFRONTS, AND WINDOWS

- A. STOREFRONT SYSTEM:
1. ALUMINUM FRAMED GLAZING SYSTEM, FRONT LOADED, FLUSH GLAZING SYSTEM, SIMILAR TO KAWNEER TRIFAB 450.
2. WIND LOAD: 20 PSF (EXTERIOR); 5 PSF (INTERIOR).
3. GLASS: 1" CLEAR INSULATING GLASS, DOUBLE PANE WITH LOW E (SHGC 0.41,U=491).
B. ALUMINUM ENTRANCE DOORS:
1. TUBULAR FRAME MEMBERS, 1-3/4" DEEP, MEDIUM STILE DESIGN, COMPLYING WITH NAAMM ENTRANCE MANUAL.
2. PROVIDE OFFSET PIVOTS, CLOSER, PULL BARS, EXIT DEVICES, THRESHOLDS 1/2" MAX, WEATHER-STRIPPING AND LATCH LOCKS MUST MEET (TAS) SECTION 4.13.8 & 4.13.9
3. GLASS: SAME AS STOREFRONTS. TEMPERED
C. FINISHES:
1. COATING: KYNAR 500 (70% RESIN) FINISH
2. COLOR: BY OWNER

08710 HARDWARE

- A. FINISH HARDWARE:
1. LOCKSETS: COMMERCIAL GRADE WITH LEVERS.
2. PROVIDE BALL BEARING HINGES, LOCKSETS AND FLOOR STOPS ON ALL DOORS.
3. PROVIDE THREE SILENCERS FOR SINGLE DOORS.
4. PROVIDE STAINLESS STEEL KICK PLATES ON KITCHEN AND OTHER SERVICE DOORS.
5. FINISH: US 32D UNLESS NOTED OTHERWISE.
B. EXTERIOR HOLLOW METAL DOORS WILL BE PROVIDED WITH ALUMINUM WEATHER-STRIPPING AND THRESHOLDS.

08800 GLAZING

- 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.
B. OTHER GLASS: 1/4" FLOAT
C. UNFRAMED MIRRORS: 1/4" CLEAR FLOAT INSTALLED WITH MASTIC AND SETTING CLIPS.
D. GLAZING GASKETS: NEOPRENE, VINYL OR COMPATIBLE WITH GLAZING SYSTEM.

DIVISION 9 - INTERIOR FINISHES

09250 GYPSUM BOARD SYSTEMS

- A. METAL SUPPORT MATERIALS
1. INSTALL IN ACCORDANCE WITH ASTM C 754 AND GYPSUM ASSOCIATION SPECIFICATION GA-203 "INSTALLATION OF SCREW-TYPE STEEL MEMBERS TO RECEIVE GYPSUM BOARD"
2. INTERIOR WALL FRAMING: 25 GA. LIGHT-GAUGE FRAMING,ING STUDS, "C" SHAPED, CONFORMING TO ASTM C 645 OF REQUIRED DEPTHS.
B. GYPSUM BOARD PRODUCTS:
1. COMPLY WITH GA-216.
2. GYPSUM WALLBOARD: ASTM C 36, 5/8" THICK
3. MOISTURE RESISTANT GYPSUM WALLBOARD AS BACKING FOR CERAMIC WALL TILE: ASTM C 630, 5/8" THICK.

09300 TILE

- A. GENERAL:
1. 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.
B. PORCELAIN TYPE CERAMIC MOSAIC TILE (UNGLAZED): LOCATION AND SIZE

09511 SUSPENDED ACOUSTICAL CEILINGS

- A. SUSPENSION SYSTEM
1. INTERMEDIATE DUTY SYSTEM, COMPLYING WITH ASTM C 635, non-fire rated.
B. ACOUSTIC UNITS
1. 3/4" THICK, MINERAL FIBER
2. 3/4" WASHABLE VINYL FACED UNIT OVER FOOD PREP areas.

09650 RESILIENT FLOORING

- A. VINYL COMPOSITION TILE: 1/8" X 12" X 12"; PREMIUM PATTERN AS SELECTED BY OWNER.
B. BASE: 4" HIGH RUBBER
C. REDUCER STRIPS: CENTERED UNDER DOORS AT TRANSITION BETWEEN VINYL COMPOSITION FLOOR AND EXPOSED CONCRETE FLOORS.

09800 STUCCO FINISHES

FINESTONE EXTERIOR WALL SURFACING SYSTEMS

- A. REFER TO SECTION AND ARCHITECTURAL DETAILS

09900 Painting

- A. EXTERIOR SURFACES:
1. EXPOSED FERROUS MEAL SURFACES:
A. APPLY PRIMER AND TWO COATS IN INDUSTRIAL ENAMEL (ALKYD PAINT).
2. EXPOSED GALVANIZED STEEL SURFACES:
A. WASH SURFACES WITH GALVAPREP AND APPLY PRIME COAT AND TWO COATS OF INDUSTRIAL ENAMEL (ALKYD PAINT).
B. INTERIOR SURFACES:
1. WOOD - PAINTED: TWO COATS LATEX SEMIGLOSS ENAMEL.
2. WOOD - NATURAL FINISH: TWO COATS OIL BASED VARNISH.
3. WOOD - STAINED: ONE COAT EACH INTERIOR WIPING STAIN AND TWO COATS VARNISH.
4. GYPSUM BOARD WALLS: TWO COATS LATEX SEMIGLOSS ENAMEL PAINT.
5. CONCRETE AND CONCRETE BLOCK MASONRY: BLOCK FILLER AND TWO COATS SEMI-GLOSS LATEX ENAMEL.
6. EXPOSED FERROUS METAL: PRIMER AND TWO COATS OF SEMI-GLOSS LATEX ENAMEL.
7. EXPOSED GALVANIZED STEEL: WASH WITH GALVAPREP AND APPLY PRIME COAT AND TWO COATS OF SEMI-GLOSS LATEX ENAMEL.

DIVISION 10 - SPECIALTIES

NOT USED

DIVISION 11 - EQUIPMENT

CONTRACTOR SHALL PROVIDE BLOCKING BEHIND ALL FIXTURES AND TV.

DIVISION 12 - FURNISHINGS

DIVISION 13 - SPECIAL CONSTRUCTION

LIGHT POLE CONCRETE BASE TO BE PROVIDED BY GENERAL CONTRACTOR.

DIVISION 14 - ELEVATORS

NOT USED

DIVISION 15 - MECHANICAL

SEE MECHANICAL & PLUMBING DRAWINGS

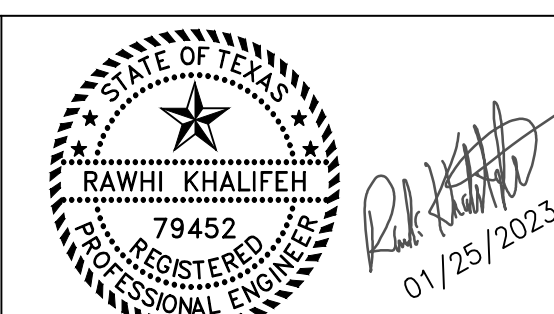
DIVISION 16 - ELECTRICAL

SEE ELECTRICAL DRAWINGS

ACCESSIBILITY

SEE SHEET A-002, A-003, A-004 FOR ACCESSIBILITY REQUIREMENTS

GRAPHIC SCALE

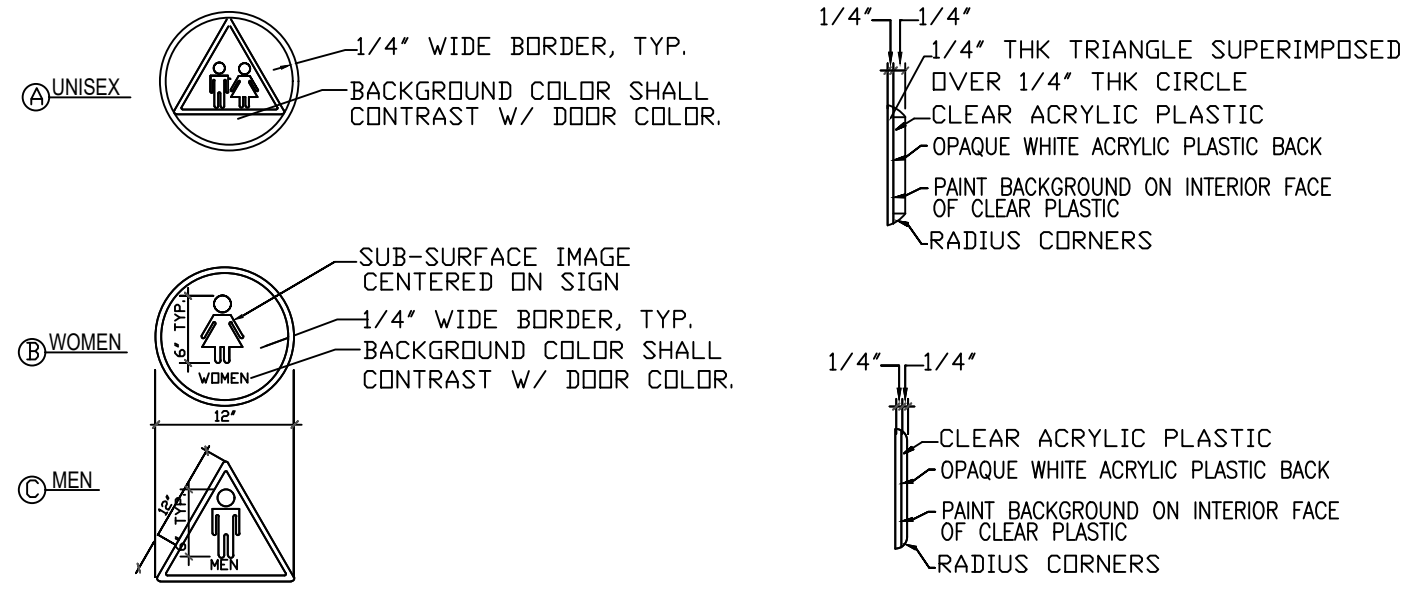


ISSUE HISTORY and REVISIONS table with columns for DATE, ISSUED FOR, and DESCRIPTION. Includes entries for 5-16-22 ISSUE FOR PERMITTING and CONSTRUCTION DRAWINGS.

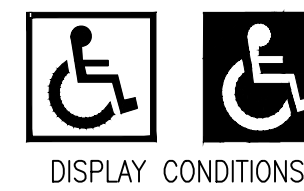
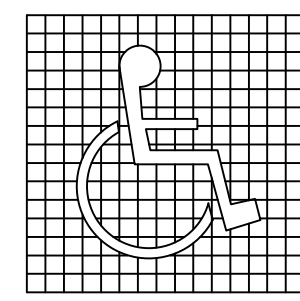
Project information including RSK ENGINEERING logo, address (11302 TANNER RD. UNIT-100 HOUSTON, TEXAS 77041), phone/fax numbers, and project name: VILLA MARIA GAS STATION, 1919 WEST VILLA MARIA ROAD, BRYAN, TX 77807. Includes SPECIFICATIONS & GENERAL NOTES, DRAWN BY: BM, CHECKED BY: RSK, PROJ. NO.: VR151003.317.4, SHEET: A-001 Rev.0.

ACCESSIBILITY NOTES

ACCESSIBLE SIGN LEGEND



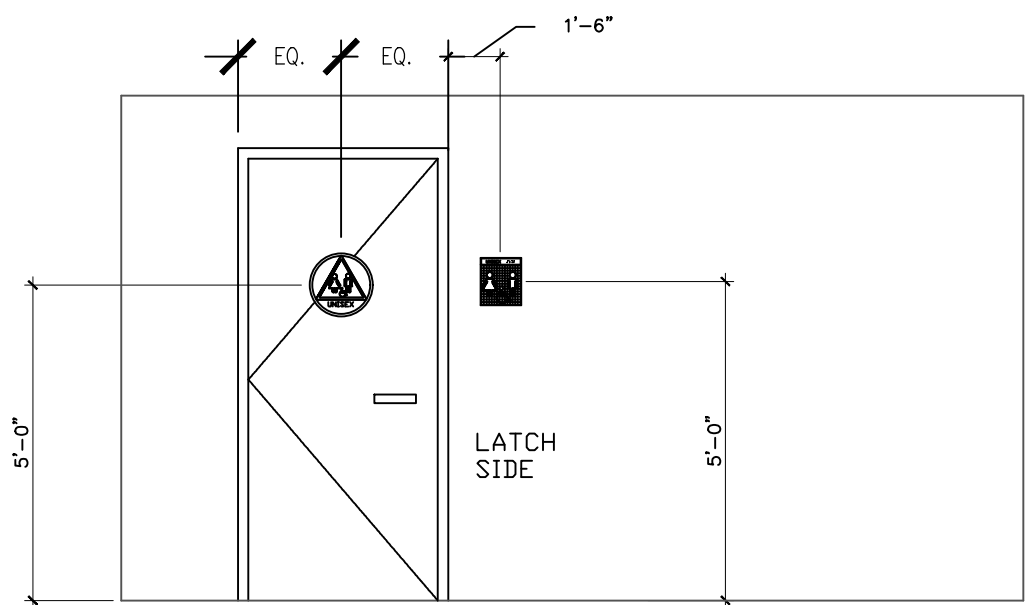
NOTE: WHITE FIGURE ON A BLUE BACKGROUND, THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B, AND IN BRAILLE.
ATTACH SIGN USING (3) THREE FLATHEAD WOOD SCREWS, COUNTERSUNK BE CENTERED ON DOOR & ADHESIVE. SIGN SHALL ABOVE THE FLOOR.



D INTERNATIONAL SYMBOL OF ACCESSIBILITY



E LISTENING SIGN



2 TOILET SIGNS
NOT SCALE

TOILET SIGNS

IDENTIFICATION SYMBOLS: ON DOORWAYS LEADING TO MEN'S SANITARY FACILITIES, AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD AND ON WOMEN'S SANITARY FACILITIES A CIRCLE 1/4" THICK AND 12" IN DIAMETER. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.

BRAILLE ROOM NUMBERS

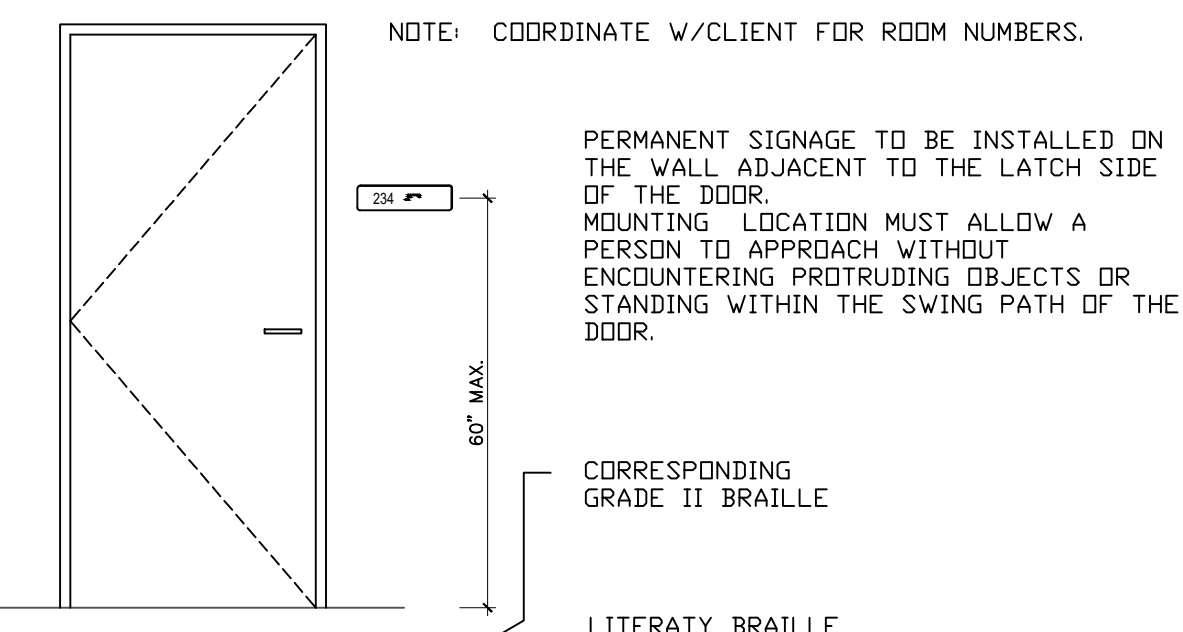
REMOVE EXISTING ROOM NUMBER SIGNS. PROVIDE AND INSTALL NEW BRAILLE TYPE ROOM NUMBER SIGNS TO REPLACE EXISTING. NOTE: ROOM NUMBERS ON PLANS ARE FOR CONSTRUCTION PURPOSE ONLY. DO NOT USE ROOM NUMBERS ON PLANS. VERIFY NEW ROOM NUMBER SIGNS WITH DISTRICT BEFORE INSTALLING. LETTERS AND NUMERALS SHALL BE RAISED 1/32" UPPER CASE, SANS SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE II BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2"

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;



LETTERS AND NUMERALS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE II BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2".

1 TYPICAL ACCESSIBLE SIGNS @ DOORS
NOT SCALE

GENERAL NOTES

- 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.

ACCESSIBILITY STANDARD NOTES (TAS)

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°.
- CLEAR OPENING SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND STOP.
 - 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" (S"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.
- LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPE HANDLES ARE ACCEPTABLE DESIGNS.
 - WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
 - HARDWARE REQUIRED FOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.

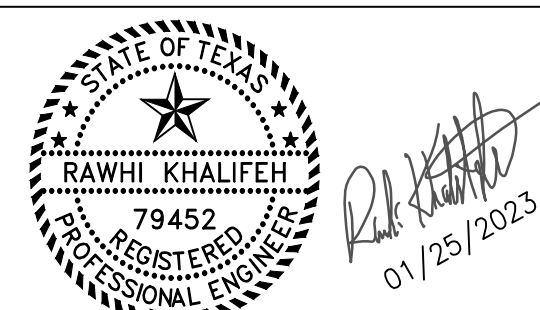
SECTION 4.13.11- DOOR OPENING FORCE

A. THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:

- FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATION AUTHORITY.
- OTHER DOORS:
 - EXTERIOR HINGED DOORS: NOT REQUIRED
 - INTERIOR HINGED DOORS: 5 LBF.
 - 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.

GRAPHIC SCALE



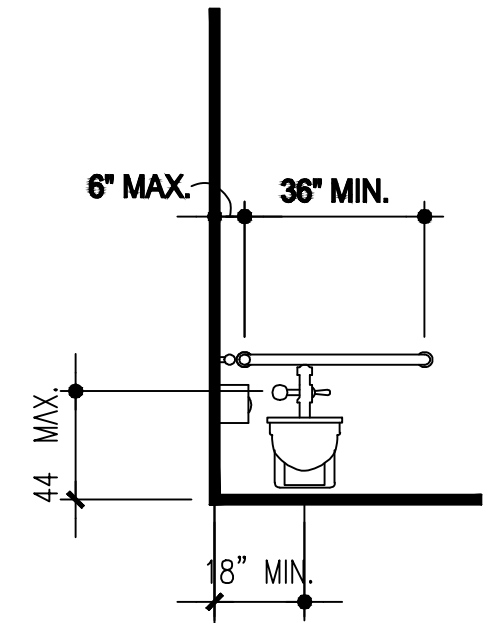
ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
5-16-22	ISSUE FOR PERMITTING	CONSTRUCTION DRAWINGS	
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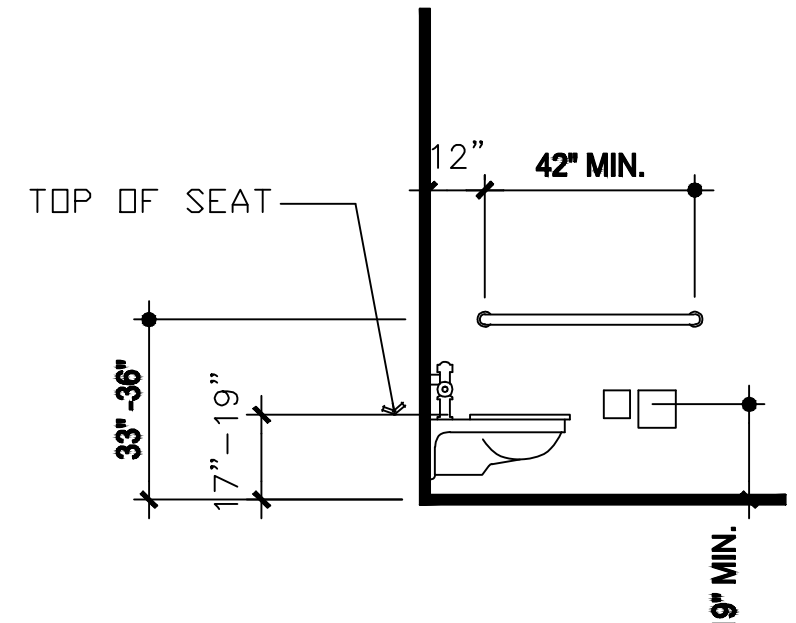
VILLA MARIA GAS STATION
1919 WEST VILLA MARIA ROAD
BRYAN, TX 77807
ACCESSIBILITY DETAILS AND NOTES
DRAWN BY: BM DATE: 12-06-2022 SHEET: **A-002**
CHECKED BY: RSK PROJ. NO.: VR151003.317.4 REV. 0

NOTES:

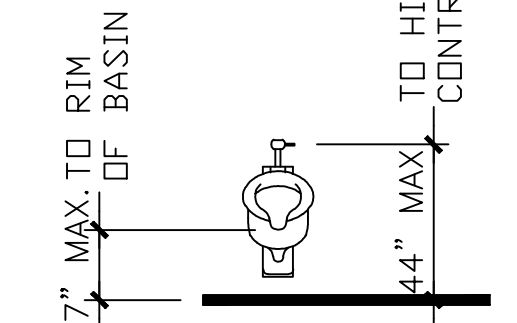
- TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS NO MORE THAN THE TABLE OF DEVIATED DIMENSION SCHEDULE ABOVE THE FLOOR. THE FORCE REQUIRED 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.



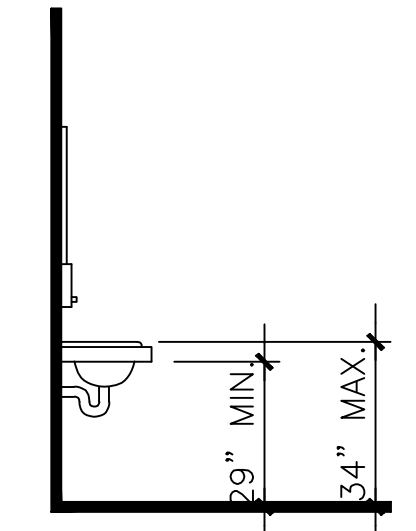
ACCESSIBLE TOILET W/ GRAB BARS.



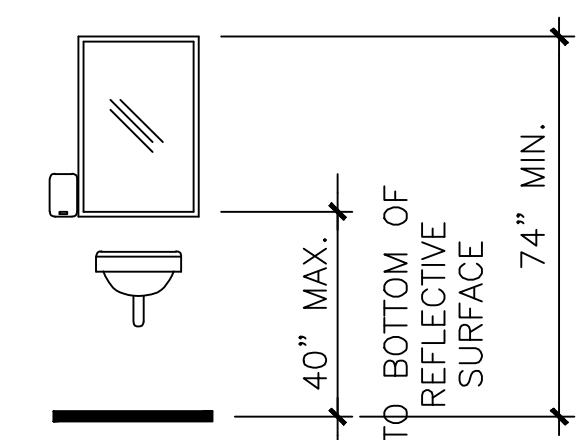
ACCESSIBLE TOILET W/ GRAB BARS TOILET PAPER DISPENSER, SANITARY



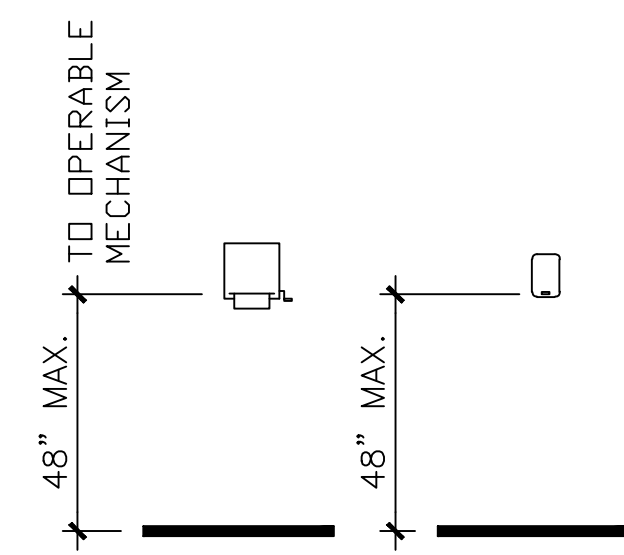
ACCESSIBLE URINAL



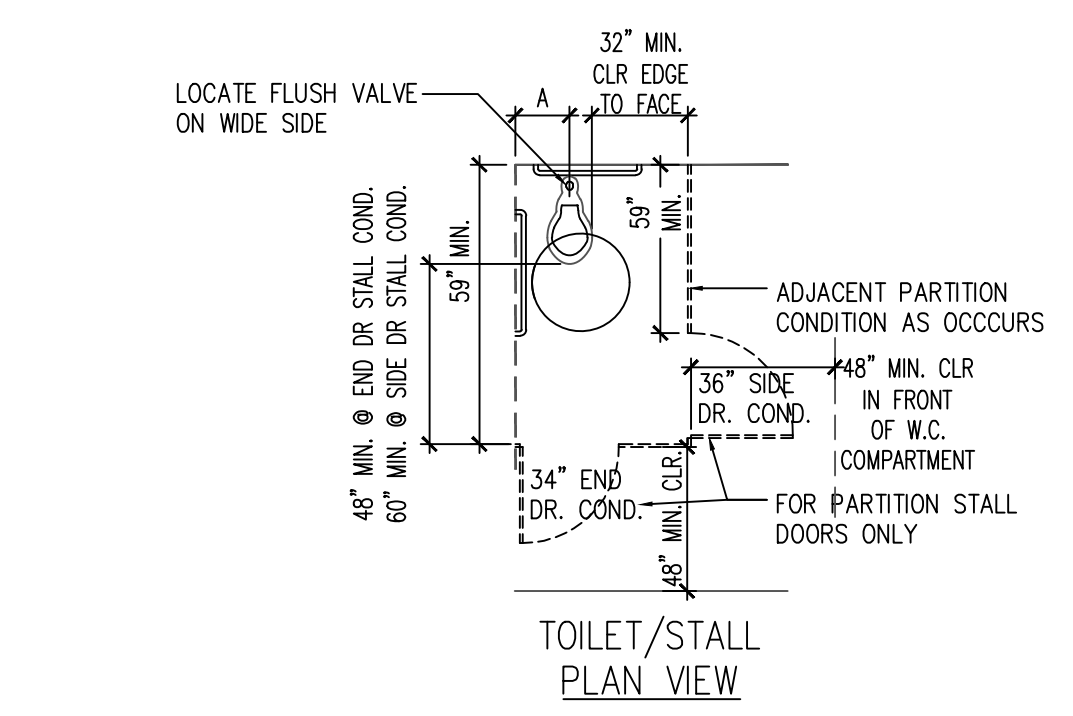
ACCESSIBLE LAVATORY



ACCESSIBLE MIRROR



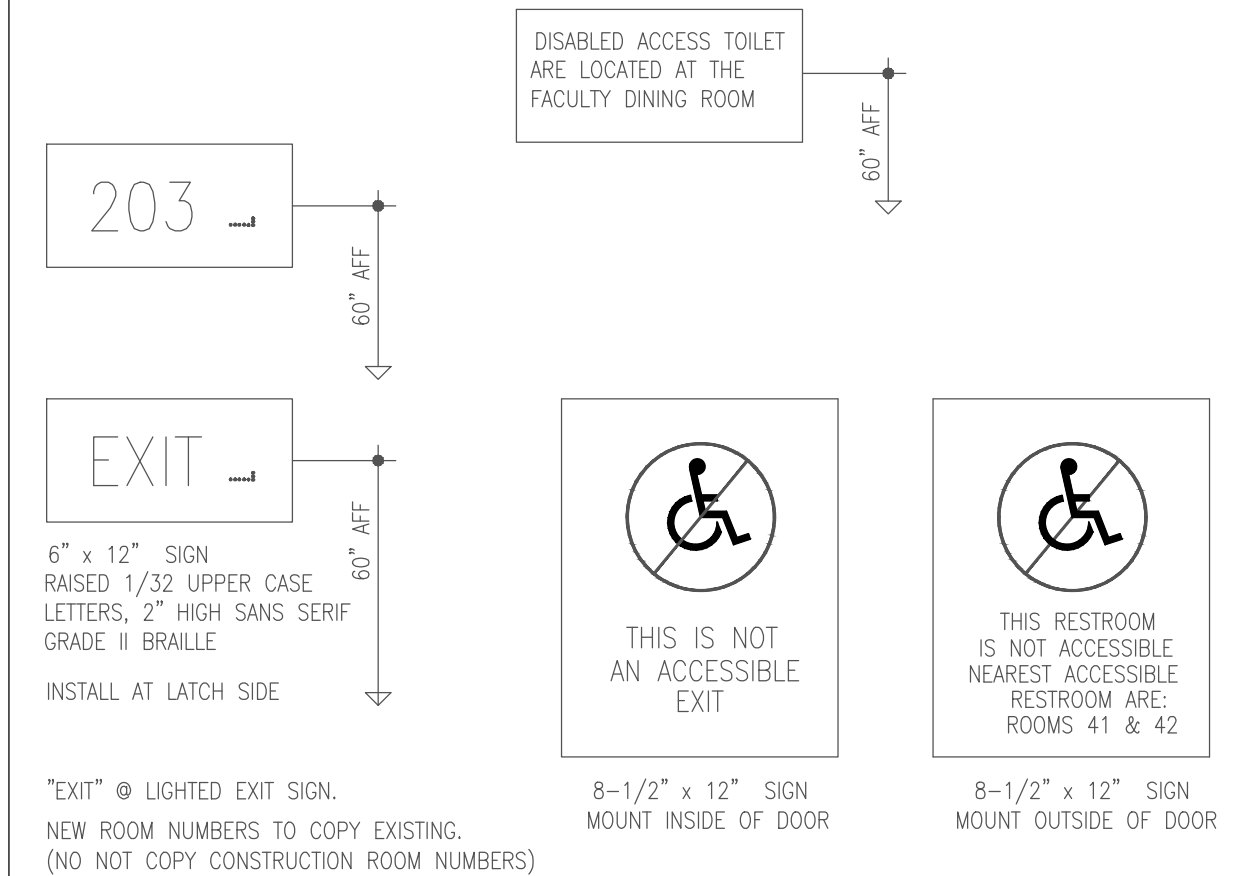
ACCESSIBLE PAPER TOWEL DISPENSER ACCESSIBLE SOAP DISPENSER



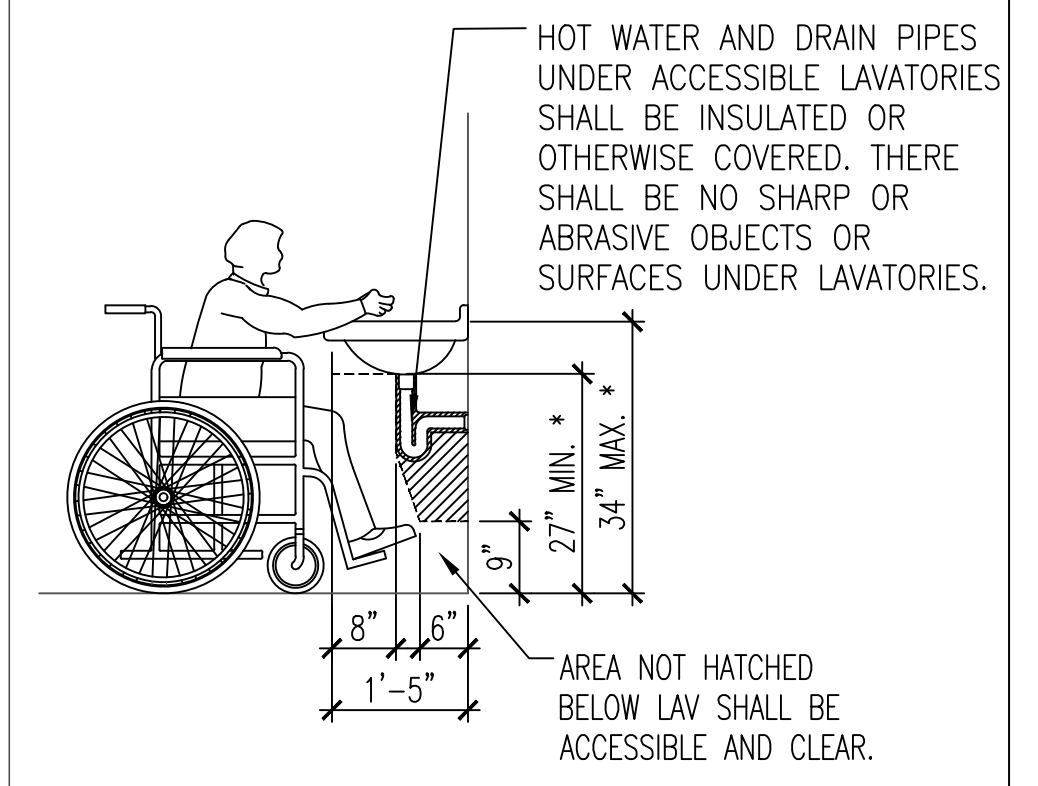
TOILET/STALL PLAN VIEW

- 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

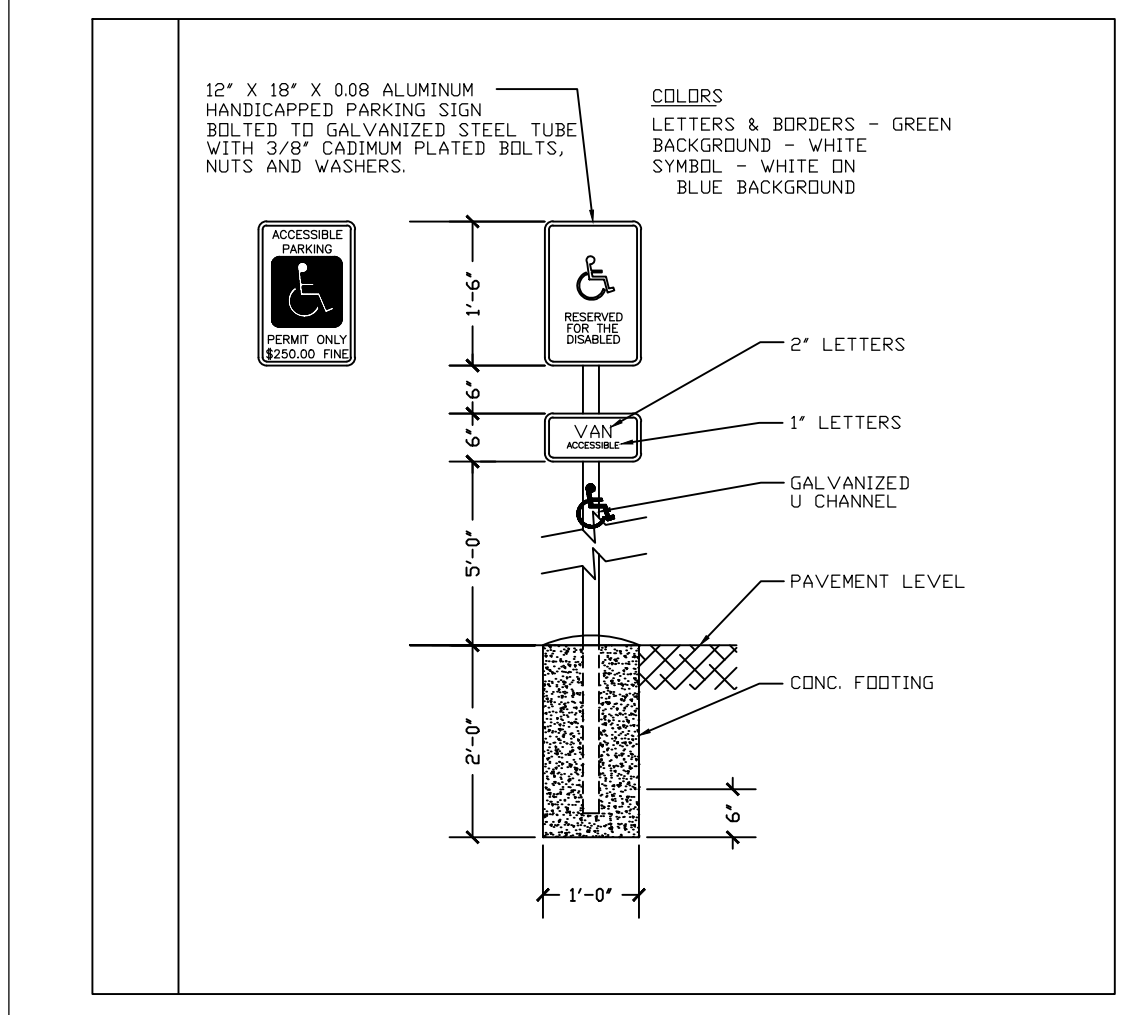


DOOR SIGN NOT TO SCALE 8C TO.3 DOOR SIGN NOT TO SCALE 8B TO.3 DOOR SIGN NOT TO SCALE 8A TO.3



LAVATORY CLEARANCES SCALE: 1/2"=1'-0" A TO.3

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



THIS SIGN SHALL READ IN 1" MIN LETTERS:

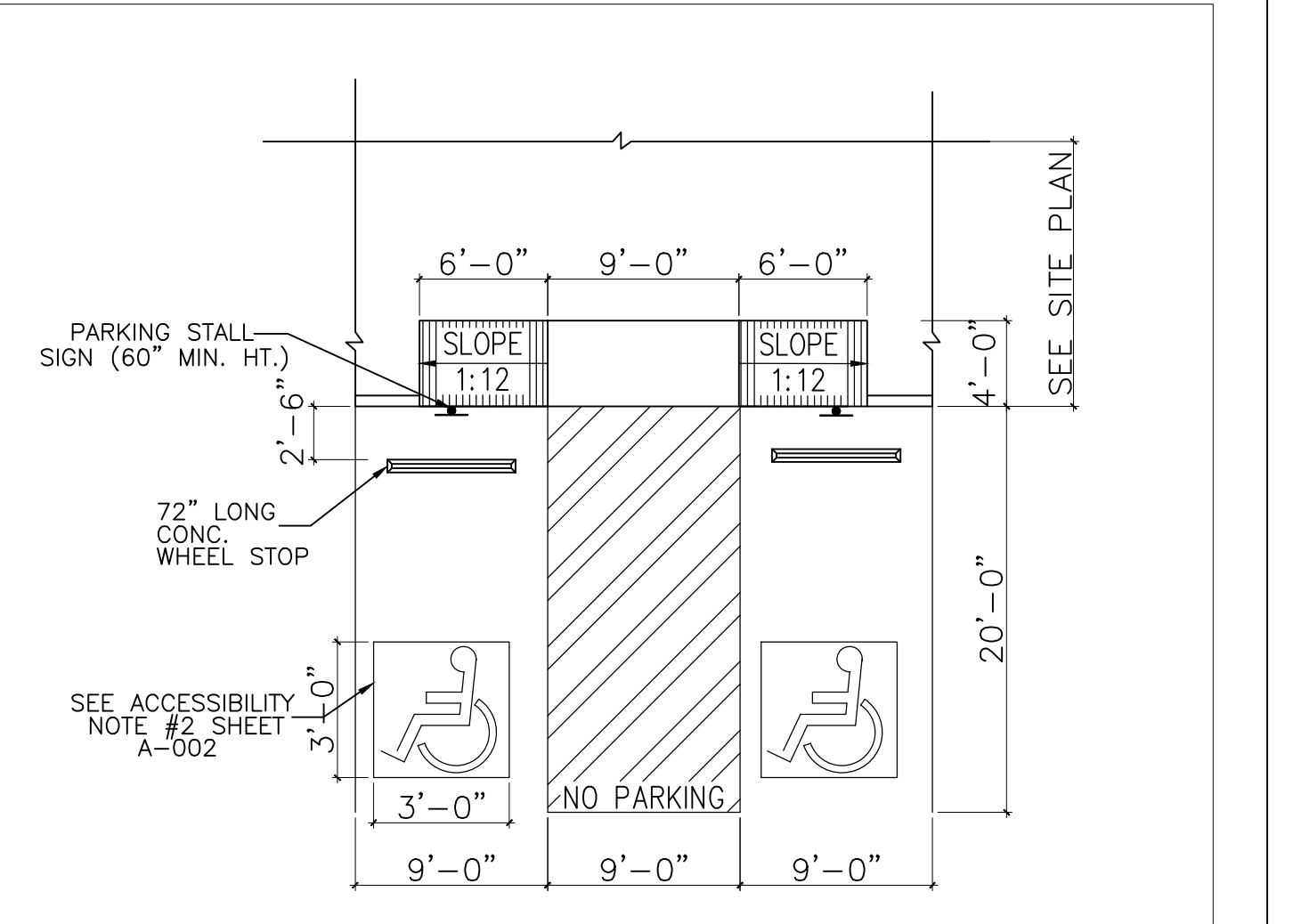
"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE.

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



ACCESSIBLE RAMP NO.3 TYPICAL PLUMBING FIXTURES & ACCESSORIES INFORMATON N.T.S 90° ACCESSIBLE PARKING 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	
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ACCESSIBILITY DETAILS AND NOTES
DRAWN BY: BM DATE: 12-06-2022 SHEET:
CHECKED BY: RSK PROJ. NO.: VR151003.317.4 **A-003** Rev.0

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

SECTION 508.3 OR 508.4 IBC 2021
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
HCAD #, OR PROPERTY TAX #: TABS2022000994 (13 DIGITS) (http://www.head.org)
BUILDING LOCATED IN FLOODPLAIN: YES [X] NO []

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 [X] NO []
OSSF: YES [] NO [X] 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 CHAPTER 2, 3 & TABLE 1004.5 IBC 2021

Table with 5 columns: A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-1, I-2, I-3, I-4, M, R-1, R-2, R-3, R-4, S-1, S-2, U

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 M, B, S-2, and TOTAL.

3 MEANS OF EGRESS CHAPTER 10 IBC 2021

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

PANIC HARDWARE ON EXIT DOORS? YES [X] NO [] (SECTION 1008.1.9 IBC 2021)
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 [X] (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 includes M(STORE).

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. CHAPTER 9 IBC & IFC 2021

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: [X] NOT REQUIRED PER SECTION 903

SYSTEM PROVIDED: SPRINKLER HEAD PROVIDED: FIRE PUMP PROVIDED:
NFPA 13 [] STANDARD [] YES [] NO []
NFPA 13R [] ELO [] YES [] NO []
NFPA 13D [] ESFR [] YES [] NO []
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)
[X] 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)
[X] NOT REQUIRED PER SECTION 905

PORTABLE FIRE EXTINGUISHERS (SECTION 906 IFC 2021)
[X] 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)
[X] 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
[X] NO HVAC UNITS OVER 2,000 CFM
[] FIRE/SMOKE DAMPERS IN THE BUILDING SHOWN ON:
[X] 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:
[X] NOT REQUIRED PER SECTION 909

SMOKE & HEAT VENTILATION (SECTION 910 IFC 2021)
[] CALCULATIONS PROVIDED AS NOTED ON:
[X] 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 CHAPTER 6, 7 AND 10 IBC 2021

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 (SECTION 1023), ELEVATOR SHAFTS (SECTION 713), CORRIDORS (SECTION 1020), FIRE RATED DOORS (TABLE 716.1(2)), DEMISING/PARTITION WALL (SECTION 708), FIRE BARRIER (SECTION 707), FIRE WALL (SECTION 706), DRAFTSTOPS: [] YES, SHOWN ON: [] NO (SPRINKLED ATTIC) [X] N/A (SECTION 718.4), HAVE YOU CHECKED WIDTH OF OPENINGS IN FIRE RATED WALLS? YES [X] NO [] (TABLE 705.8, SECTION 706.8 & 707.6 IBC 2021), FIRE SEPARATION DISTANCE (FEET) (SECTION 602 IBC 2021), ROOF COVERING CLASSIFICATION PROVIDED: A [] B [X] C [] (TABLE 1505.1 IBC 2021)

6 WATER SUPPLY (FOR FIREFIGHTING) CHAPTER 5, APPENDIX B & C IFC 2021

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 [X] (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 CHAPTER 5 & APPENDIX D IFC 2021

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 CHAPTER 8 & TABLE 803.13 IBC 2021

Table with 5 columns: OCCUPANCY GROUP, EXIT ENCLOSURES AND EXIT PASSAGEWAYS, CORRIDORS, ROOMS AND ENCLOSED SPACES, SHEET #. Row includes M, A, B, C, A-101, A-601.

9 STORAGE: STANDARD & HIGH PILED N/A CHAPTER 32 IFC 2021 (REFER TO REGULATIONS FOR REQUIREMENT FOR CONSULTANT ENGINEER SECTION 3201.5)

YES [] NO [X] PRODUCTS BEING STORED:
YES [] NO [X] STORAGE PACKAGING (I.E. PALLETS, RACKS, SOLID PILED, DRUMS, CARDBOARD BOXES, WRAPPED IN PLASTIC, ETC.):
YES [] NO [X] MAXIMUM HEIGHT OF COMMODITY:
YES [] NO [X] ***THIS BUILDING IS DESIGNED FOR THE INTENT OF HIGH PILED STORAGE. IF YES, THEN PROVIDE HIGH PILED STORAGE FORM
YES [] NO [X] FIRE DEPARTMENT ACCESS DOORS
YES [] NO [X] HIGH PILED STORAGE RACK LAYOUT/ELEVATIONS, CODE ANALYSIS, ETC. SHOWN ON:

10 HAZARDOUS MATERIALS CHAPTER 50 IFC 2021

YES [] NO [X] DOES THE BUILDING HAVE HAZARDOUS MATERIAL USE OR STORAGE? IF YES, THEN PROVIDE ALL HMIS SUMMARY AND MSDS REPORTS.
YES [] NO [X] 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

YES [] NO [X] ATRIUM(S) PER 404 IBC 2018? YES [] NO [X] PAINT SPRAY BOOTHS, COATINGS, DIPPING OR INDUSTRIAL OVENS USED PER 2404, 2405, 2406 AND CHAPTER 30 IFC 2018?
YES [X] NO [] ANY FUEL STORAGE TANKS PER 5704 IFC 2018? YES [] NO [] HEALTH DEPARTMENT APPROVAL? REQUIRED FOR ALL ESTABLISHMENTS THAT SERVE/PREPARE FOOD AND BEVERAGES FOR THE PUBLIC OR HAVE REFRIGERATED FOOD STORAGE.
YES [] NO [X] OTHER:

COMMENTS & NOTES

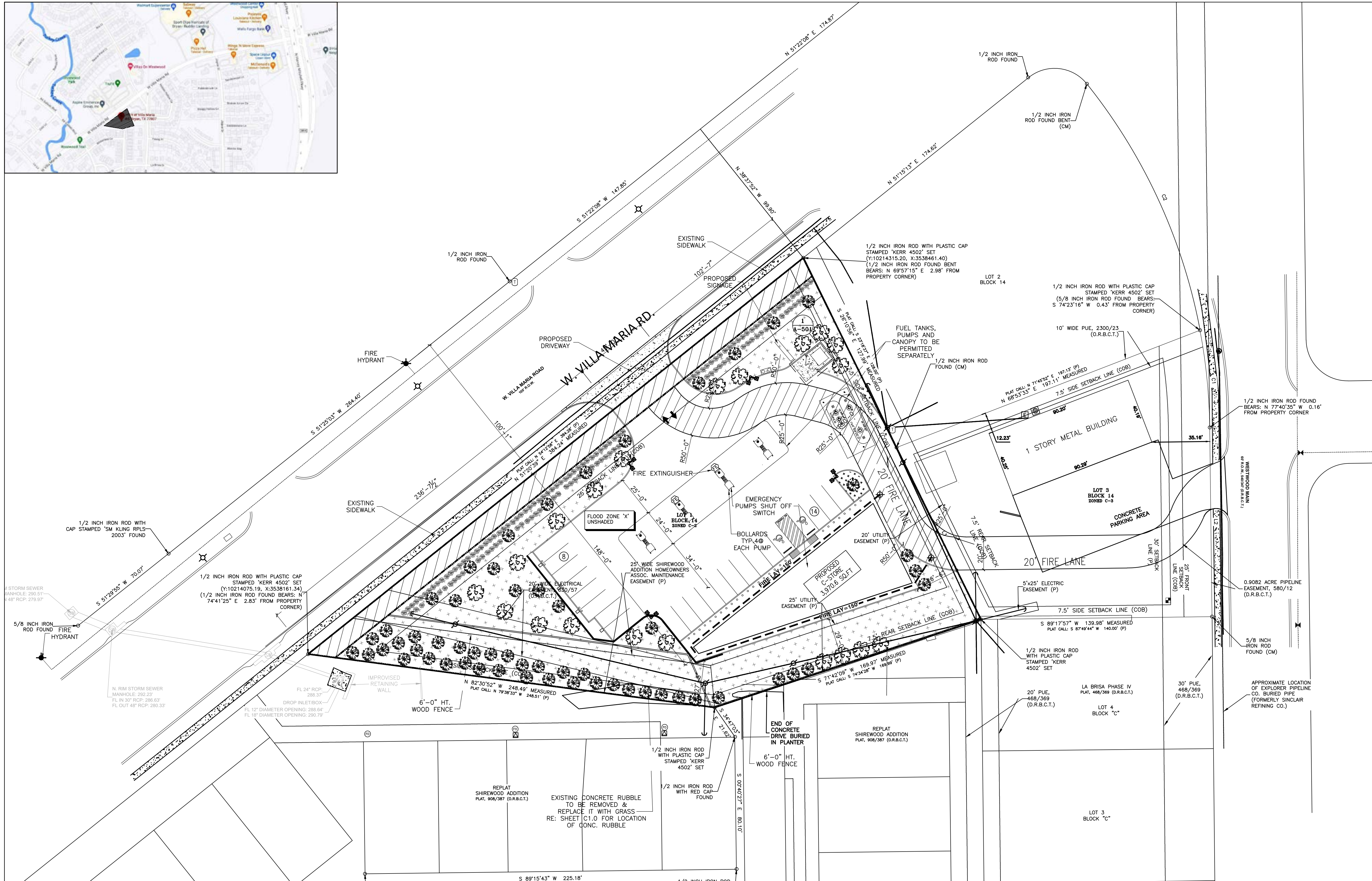
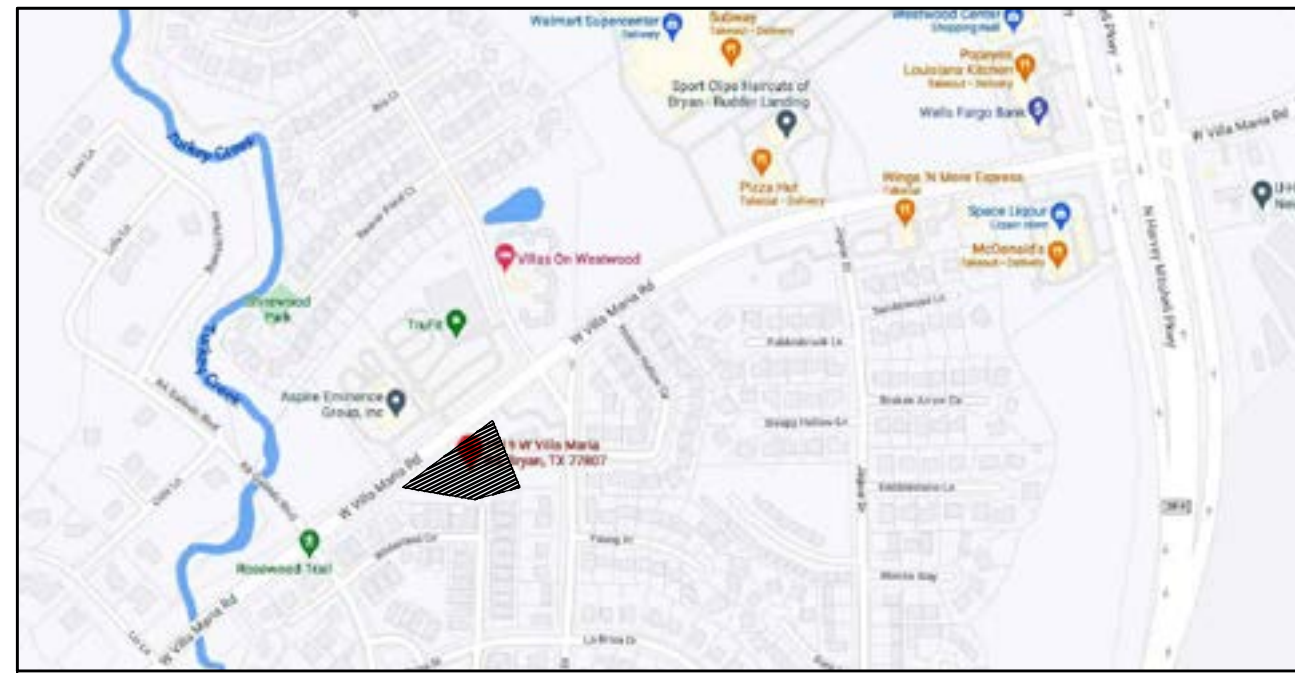
-UNDER GROUND FUEL TANKS AND FUEL PUMPS & CANOPY TO BE PERMITTED UNDER SEPARATE SUBMITTAL.

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.

GRAPHIC SCALE, ISSUES HISTORY, REVISIONS, RSK ENGINEERING ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS, 11302 TANNER RD. UNIT-100 HOUSTON, TEXAS 77041 FIRM # F-11211, VILLA MARIA GAS STATION 1919 WEST VILLA MARIA ROAD BRYAN, TX 77807 FIRE CODE REVIEW SHEET, DRAWN BY: BM DATE: 12-06-2022 SHEET: A-005 Rev. 8, CHECKED BY: RSK PROJ. NO.: VR151003.317.4



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:

- INDICATES FIRE ACCESS ROAD
- INDICATES PROPOSED DRIVEWAY CONC.
- FIRE EXTEQUISHER TO MEET IFC 2015, CH:23-SEC:2305.5
- INDICATES FIRE HYDRANT LOCATION

NOTE:

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

OWNER INFORMATIONS:

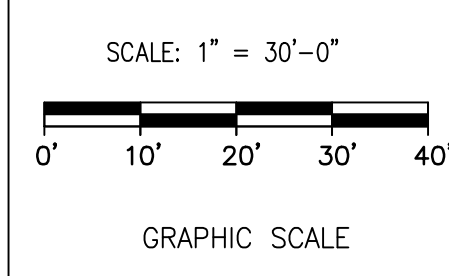
NAME: FRANK RAJAN
 MAILING ADDRESS: 2001 S. COLLEGE AVE.
 CITY: BRYAN STATE: TX. ZIP CODE: 77801
 PHONE NUMBER: 979-229-3475
 E-MAIL ADDRESS: FRANKARAJAN@YAHOO.COM

NOTE:
 1- 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
 2- 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.

3- WARNING SIGNS IN ACCORDANCE WITH IFC 2205.6 SHALL BE POSTED AT PUMPS.
 4- 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.
 5- FIRE LANE MARKINGS WILL BE REVIEWED DURING FINAL INSPECTION.

6- PRIOR TO REQUESTING A FINAL INSPECTION, YOU MUST SUBMIT ANY FIRE PROTECTION CHECKLISTS TO OUR OFFICE. THESE CHECKLISTS ARE FOUND ON OUR WEBSITE
 7- 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

8- 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"
 9- ALL BULK CO2 TANK SHALL BE PROVIDE WITH MONITOR AND NOTIFICATION DEVICE PER IFC 2015 5303.16.10 .
 10- ALL PROJECTS SHALL SUBMIT AN EMERGENCY RESPONSE INFORMATION FORM.



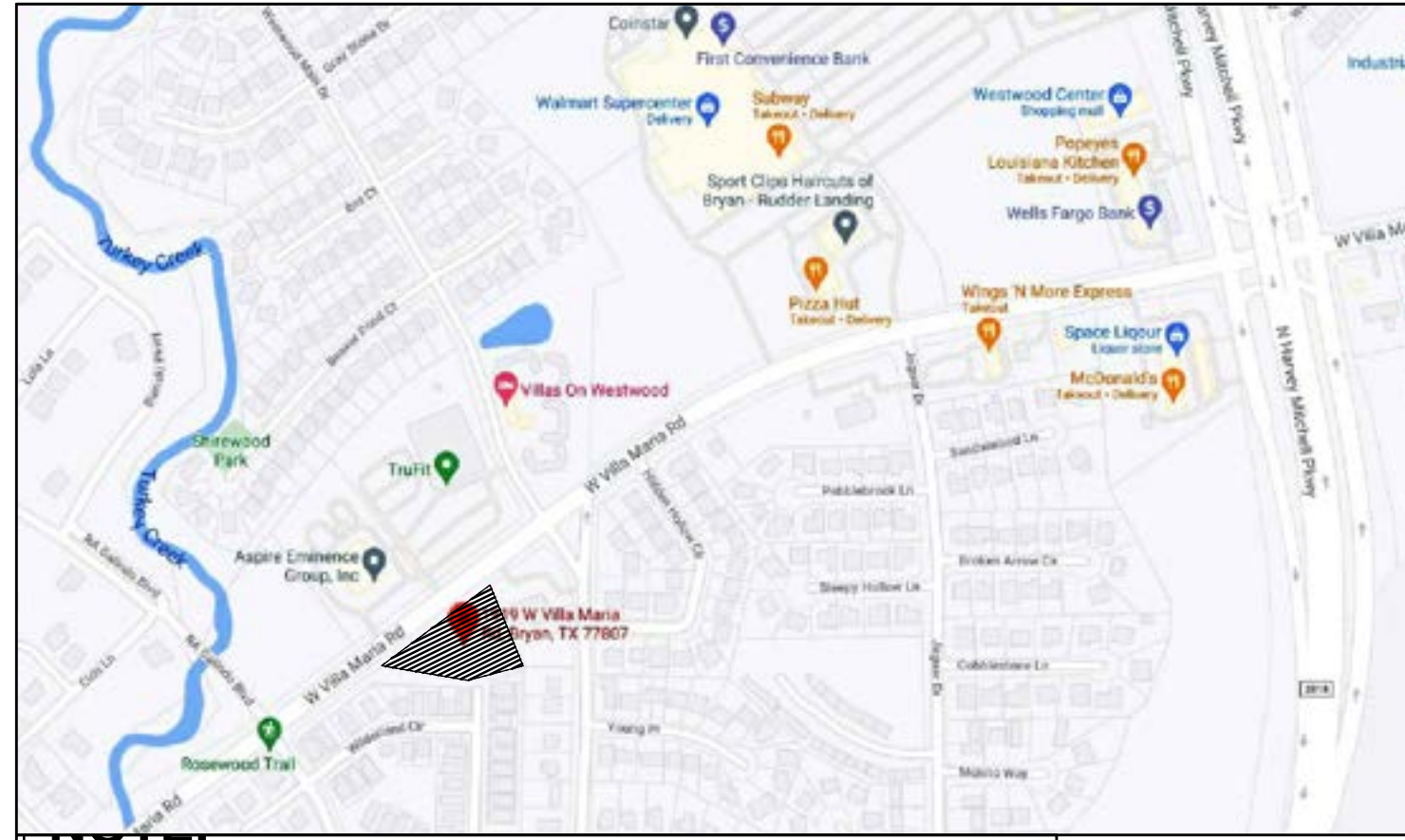
STATE OF TEXAS
 RAWHI KHALIFEH
 79452
 REGISTERED PROFESSIONAL ENGINEER
 01/25/2023

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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RSK ENGINEERING
 ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS
 11302 TANNER RD. UNIT-100 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
FIRE ACCESS LANE PLAN

DRAWN BY: BM	DATE: 12-6-2022	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	AS-101 Rev.0

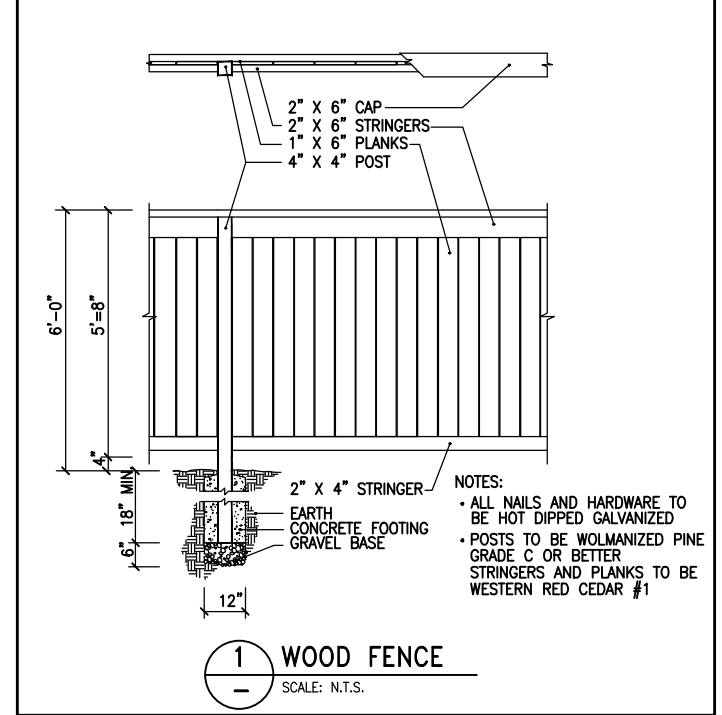


GENERAL NOTES

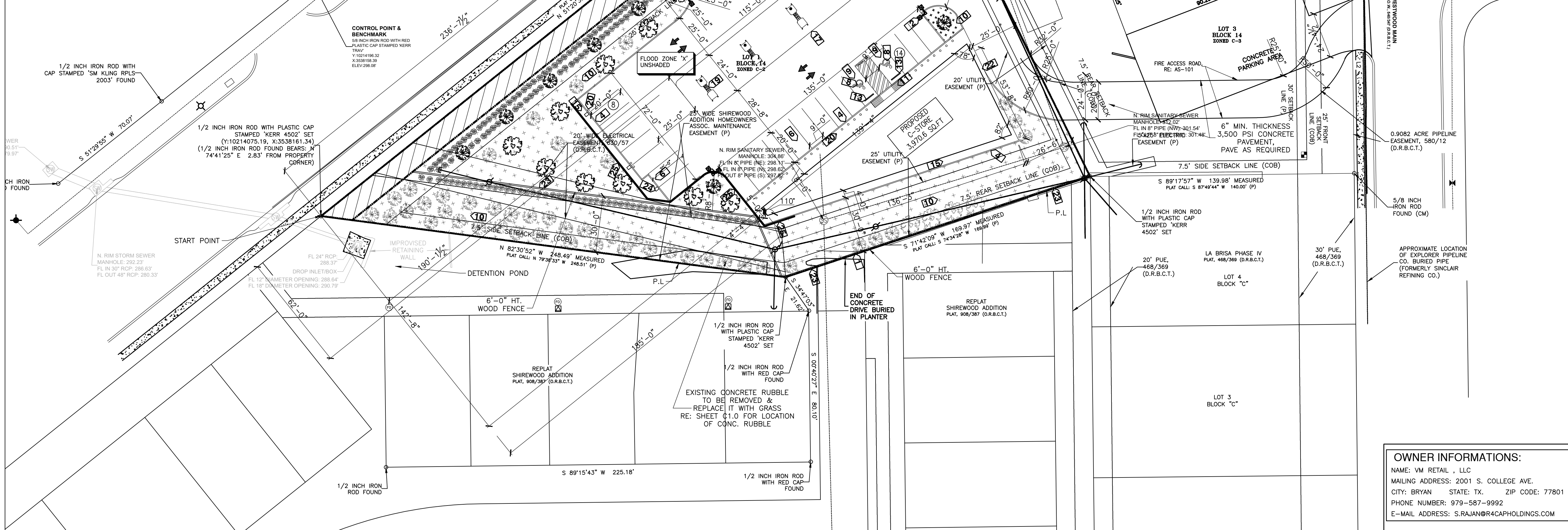
This district is limited to specified areas encompassing land that has already been assigned conventional zoning district classifications. It supplements the standards of the underlying conventional districts with new or different standards, which may be more restrictive. The intent is to exercise greater 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.



1 WOOD FENCE
 SCALE: 1/4" = 1'-0"



- 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
 - PROPOSED DRIVEWAY
 - 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

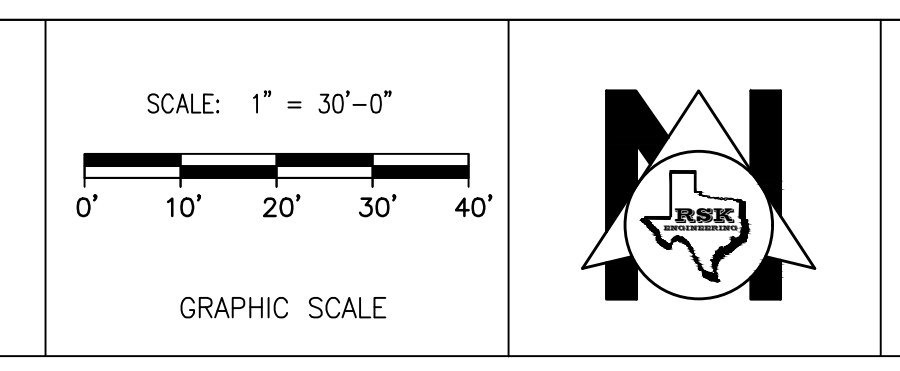
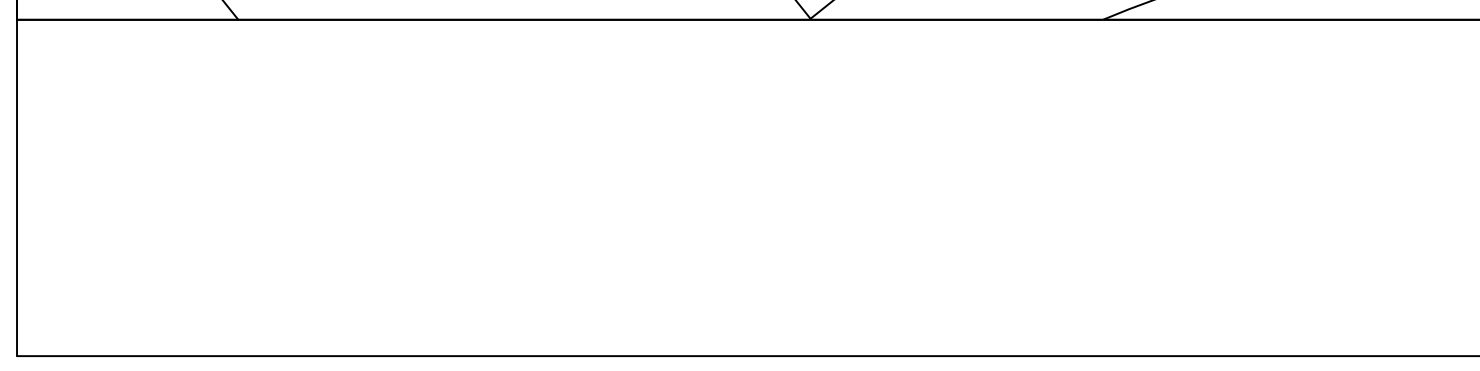
OCCUPANCY TYPE	AREA (S.F. OF GFA)	REQUIRED RETAIL PARKING	NUMBER OF CAR PARKING REQUIRED
M	3,970.6	5/1,000 GSF	20
TOTAL REQUIRED PARKING			20
NUMBER OF PARKING PROVIDED AT PUMPS			8
NUMBER OF PARKING PROVIDED (INCLUDING 2 H/C)			22
TOTAL NUMBER OF PARKING (INCLUDING 2 H/C) & PARKING AT PUMPS.			30

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:
 1) 15% OF DEVELOPED AREA 1.262 ACRES (54,972.72 SQ FT) = 8,245.9 SF LANDSCAPING
 2) NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES—4,122.9 SF REQ'D; 4,701 PROVIDED
 3) NOT LESS THAN 50% OF TREE PLANTED SHALL BE CANOPY; 2,061.4 SF REQ'D; 2,640 PROVIDED
 4) ALL PARKING ISLANDS MUST HAVE A CANOPY TREE.
 5) 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@RACAPOLDINGS.COM



ISSUE HISTORY

DATE	ISSUED FOR	DESCRIPTION
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-	-	-
-	-	-
-	-	-

REVISIONS

DATE	ISSUED FOR	DESCRIPTION
-	-	-
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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: 12-6-2022 SHEET:
 CHECKED BY: RSK PROJ. NO.: VR151003.317.4 **AS-102** Rev.0

LEGEND :

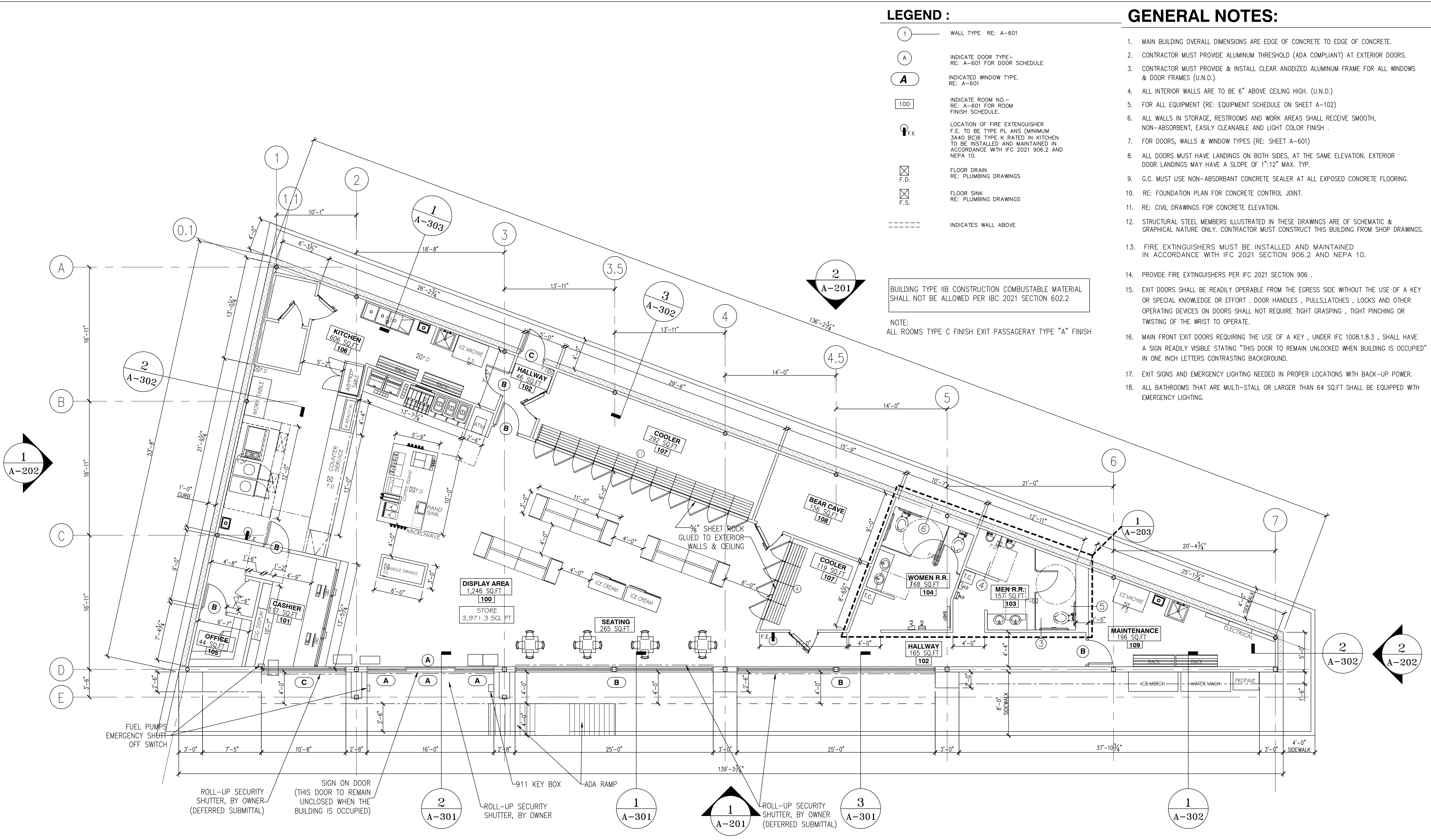
- ① WALL TYPE RE: A-601
- Ⓐ INDICATE DOOR TYPE--
RE: A-601 FOR DOOR SCHEDULE
- Ⓐ INDICATED WINDOW TYPE.
RE: A-601
- 100 INDICATE ROOM NO.--
RE: A-601 FOR ROOM
FINISH SCHEDULE.
- F.E. LOCATION OF FIRE EXTINGUISHER
F.E. TO BE TYPE PL ANS (MINIMUM
3A40 BC) TYPE K RATED IN KITCHEN
TO BE INSTALLED AND MAINTAINED 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:

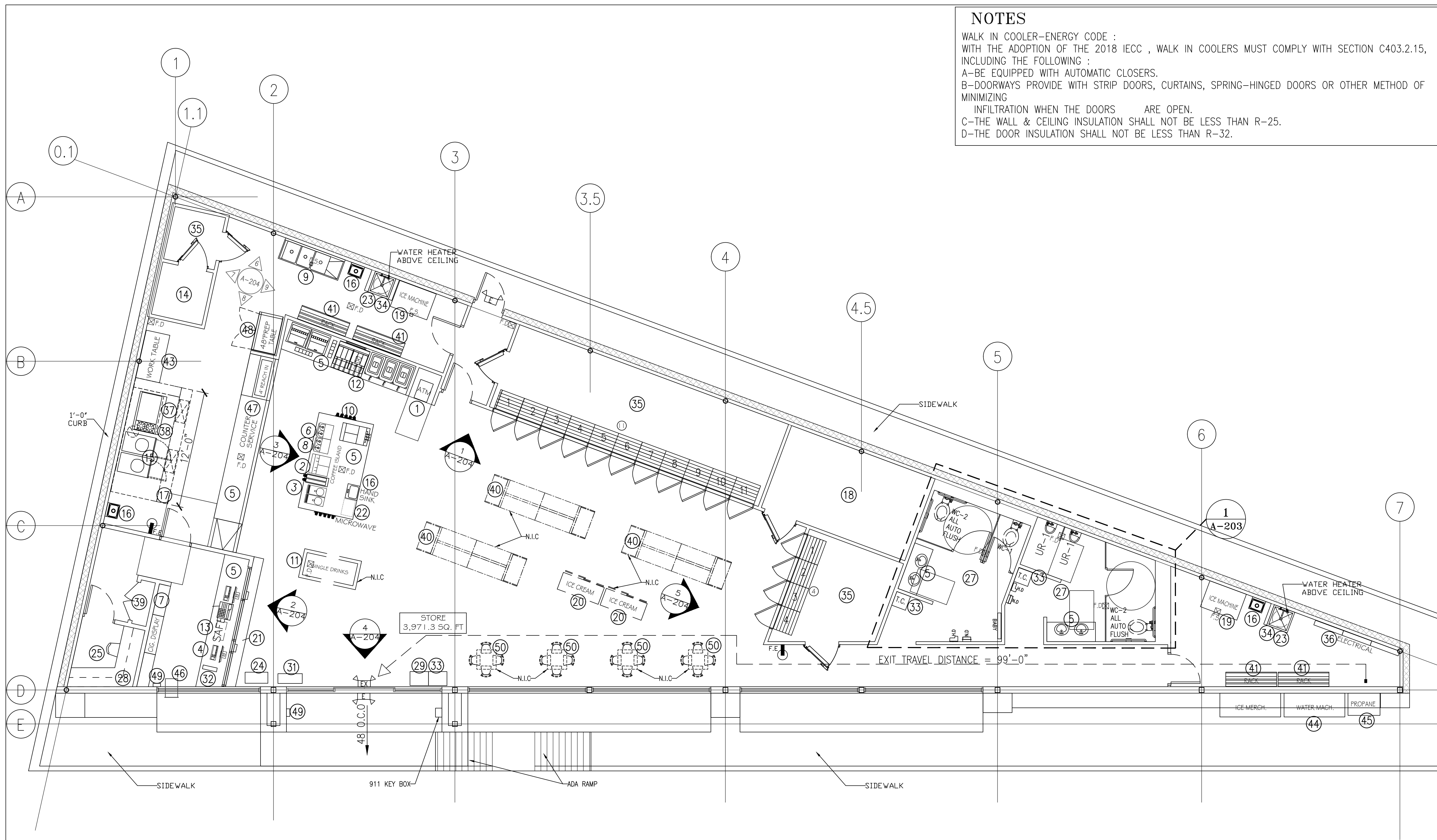
1. MAIN BUILDING OVERALL DIMENSIONS ARE EDGE OF CONCRETE TO EDGE OF CONCRETE.
2. CONTRACTOR MUST PROVIDE ALUMINUM THRESHOLD (ADA COMPLIANT) AT EXTERIOR DOORS.
3. CONTRACTOR MUST PROVIDE & INSTALL CLEAR ANODIZED ALUMINUM FRAME FOR ALL WINDOWS & DOOR FRAMES (U.N.O.).
4. ALL INTERIOR WALLS ARE TO BE 6" 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



<p>SCALE: 3/16" = 1'-0"</p> <p>GRAPHIC SCALE</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		-	-	-	-	-	-	-	-	-	-	-	-	<p>RSK ENGINEERING ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS</p> <p>11302 TANNER RD. UNIT-100 TEL. (281) 580-4585 HOUSTON, TEXAS 77041 FAX (281) 580-4399</p> <p>FIRM # F-11211</p>	<p>VILLA MARIA GAS STATION 1919 WEST VILLA MARIA ROAD BRYAN, TX 77807</p> <p>STORE FLOOR PLAN</p> <p>DRAWN BY: BM DATE: 12-06-2022 SHEET: CHECKED BY: RSK PROJ. NO.: VR151003.317.4 A-101 Rev.0</p>
ISSUE HISTORY		REVISIONS																										
DATE	ISSUED FOR	DESCRIPTION																										
5-16-22	ISSUE FOR PERMITTING	CONSTRUCTION DRAWINGS																										
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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 WOXDH (24X21X27)(ICE-O-MATIC MODEL: GEMO650-PEARL ICE MAKER)
20	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 RMC 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-DELI COOK
48	PREP TABLE COOLER
49	EMERGENCY DISCONNECT FOR FUEL PUMPS SHUT 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
- INTERIOR ELEVATIONS SEE A-204
- COMBINATION EXIT AND EMERGENCY LIGHT FIXTURE (2-26 WATTS, 120 VOLTS) WITH BATTERY BACK-UP
- 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 2603.3)
 2021 IBC SECTION 2603.3 ALSO, FOR COOLERS UNDER 400 SQUARE FEET WITHIN NON-SPRINKLED BUILDING, MANUFACTURER INFORMATION SHALL SHOW THAT THE FOAM NON-SPRINKLED BUILDINGS, 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 1/8 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 ROUGH-IN LOCATIONS 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 .

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

GRAPHIC SCALE

ISSUE HISTORY		REVISIONS	
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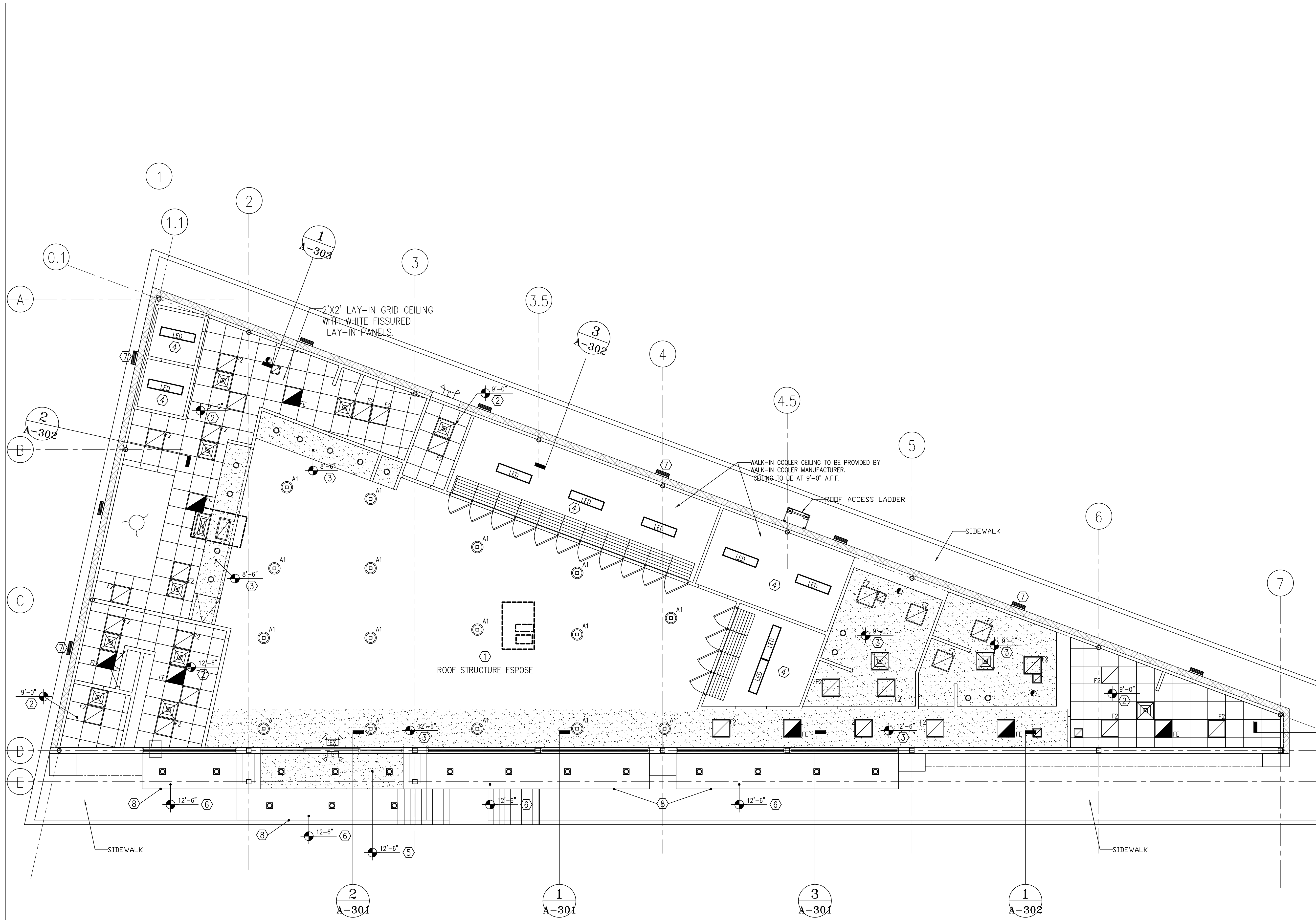
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FIRM # F-11211

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

EQUIPMENT & LIFE SAFETY PLAN

DRAWN BY: BM DATE: 12-06-2022 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

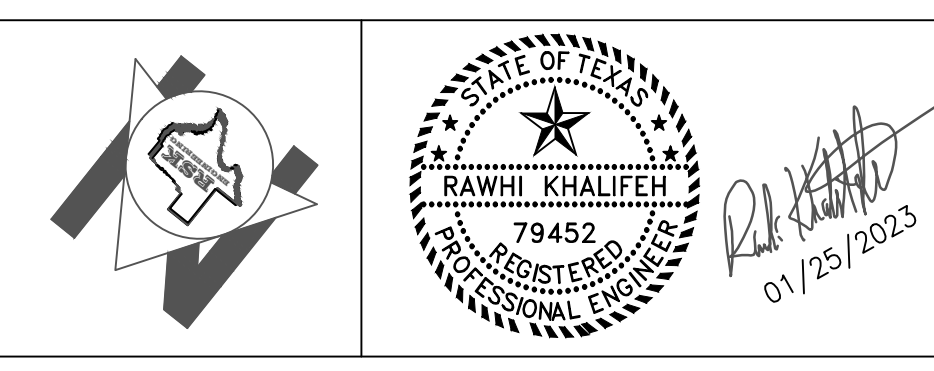
- ### LEGEND
- A1 LED STAR LIGHTING 150W LED HIGH BAY 5,000K
 - FE 2'x2' 50W LED STAR LIGHTING WITH BATTERY PACK RE: ELECTRICAL DWG.
 - F2 2'x2' 50W LED STAR LIGHTING RE: ELECTRICAL DWG.
 - GYP. BOARD CEILING
 - 2'x2' CEILING GRID
 - 2'x2' RETURN A/C GRILL
 - 1'x4' SURFACE MOUNTED LED FIXTURE
 - OUTDOOR WALL MTD. 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.

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

GRAPHIC SCALE

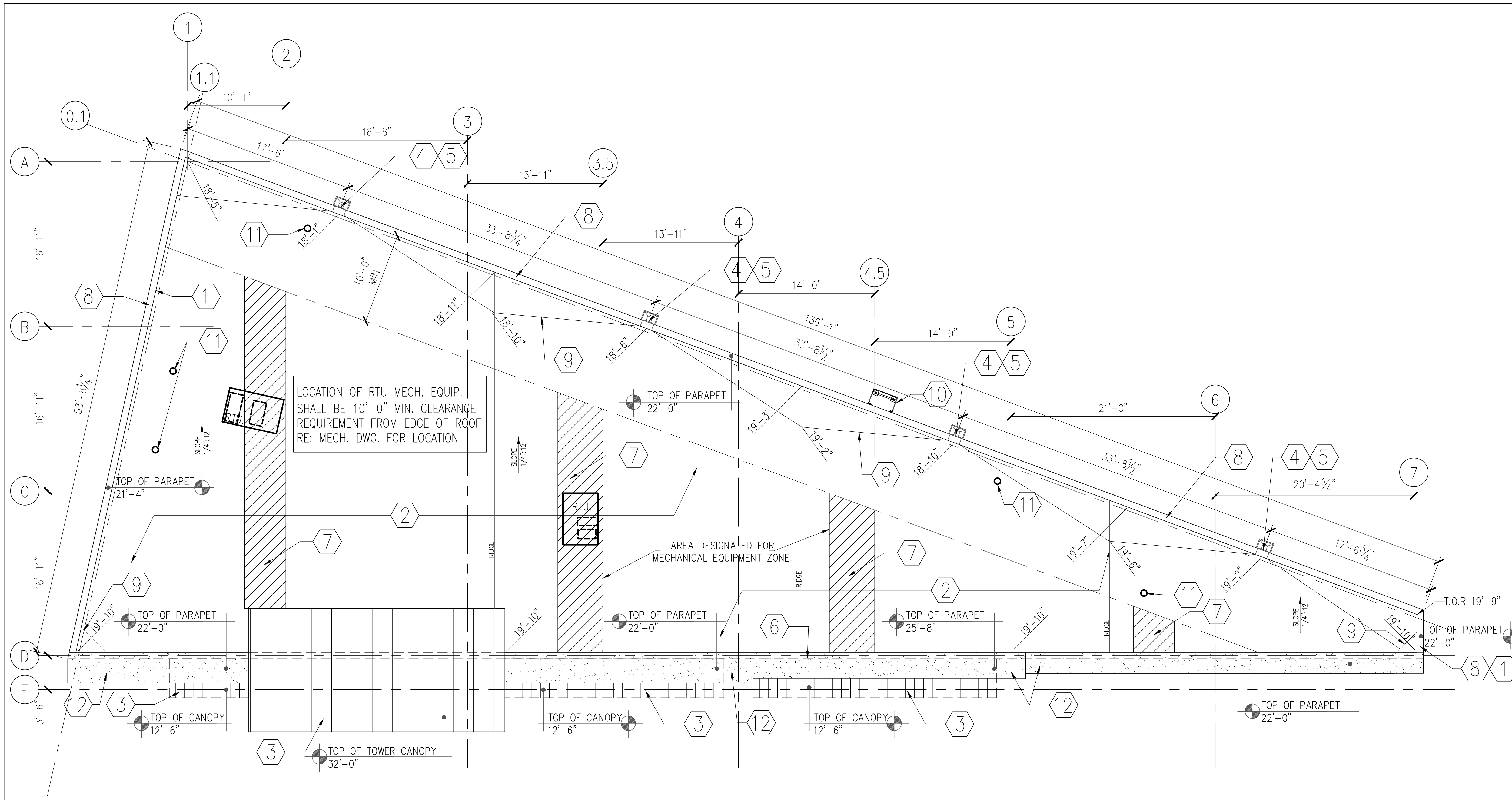


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VILLA MARIA GAS STATION
 1919 WEST VILLA MARIA ROAD
 BRYAN, TX 77807
REFLECTED CEILING PLAN

DRAWN BY: BM DATE: 12-06-2022 SHEET:
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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 FOLLOWS:

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

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

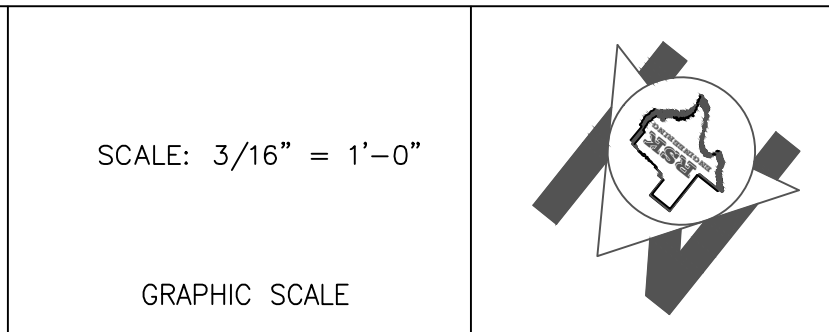
NOTE:
 1-ROOF SYSTEM, WALLS SYSTEM AND FIXTURES SHALL COMPLY WITH MANUFACTURER SPECIFICATIONS AND REQUIREMENTS

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.

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

GRAPHIC SCALE



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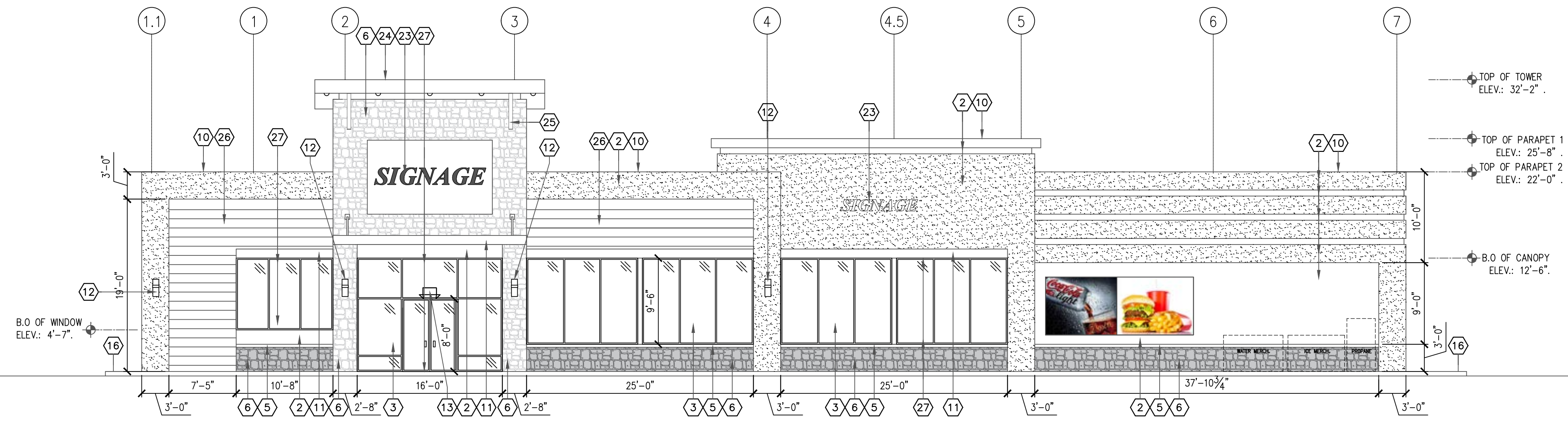
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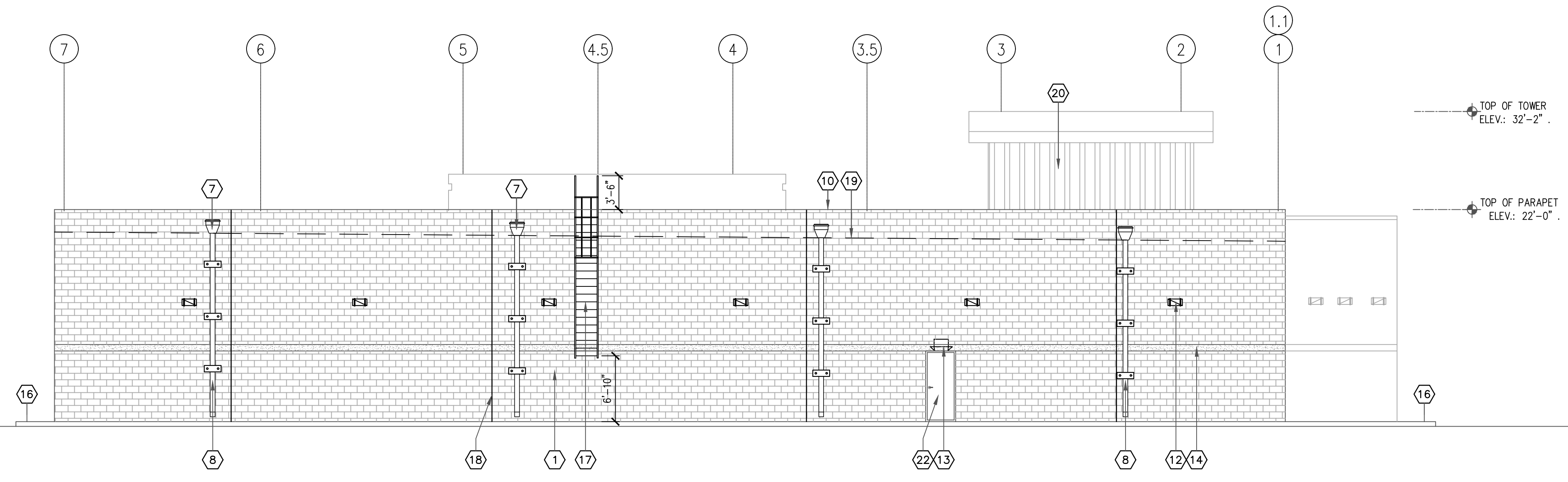
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 1919 WEST VILLA MARIA ROAD
 BRYAN, TX 77807

ROOF PLAN

DRAWN BY: BM DATE: 12-06-2022 SHEET: **A-104** Rev.0
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1 NORTH ELEVATION



2 SOUTH ELEVATION

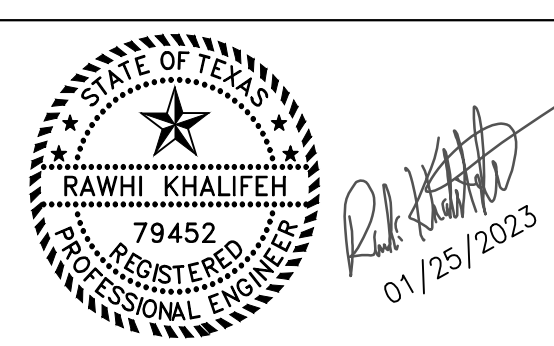
KEYED NOTES

- ① 8"x16" SMOOTH FACE CMU BLOCK, SEALED AND PAINTED (TYP.)
- ② 7/8" HARD COAT STUCCO RES: GENERAL NOTES
- ③ ALUMINUM TINTED INSULATED GALSS 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

1

2

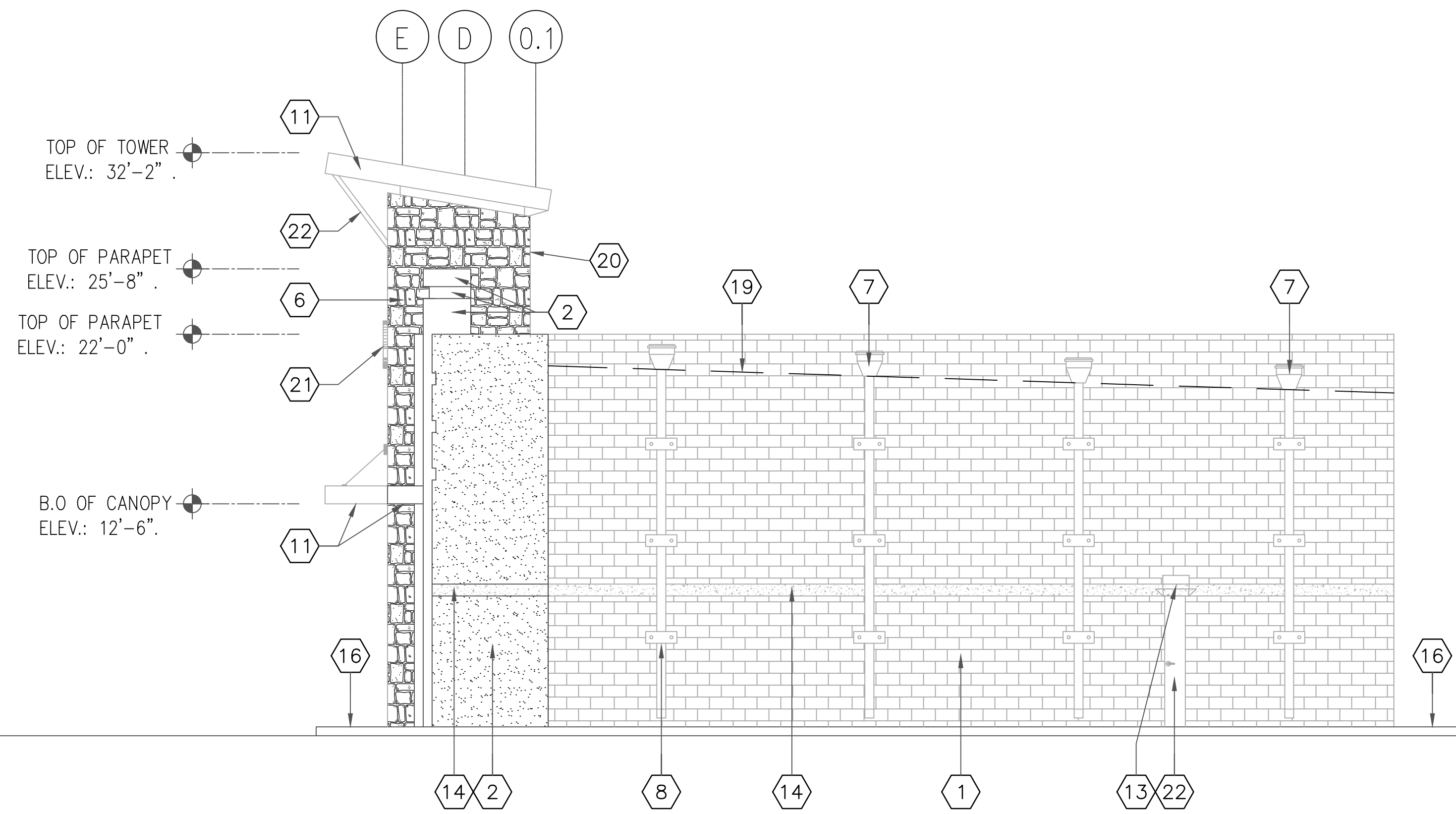
SCALE: 1/8" = 1'-0"
GRAPHIC SCALE



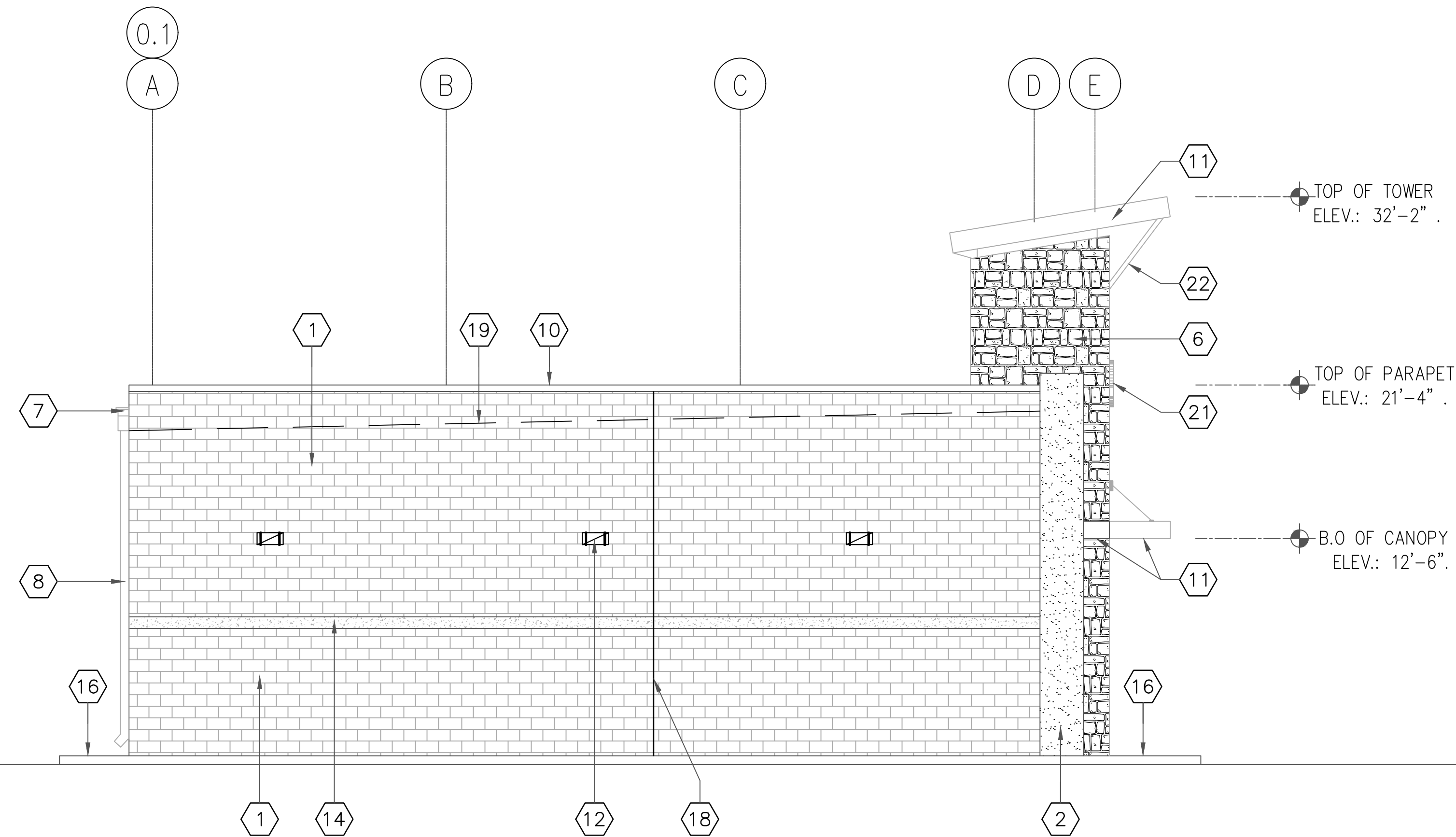
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VILLA MARIA GAS STATION
1919 WEST VILLA MARIA ROAD
BRYAN, TX 77807
EXTERIOR ELEVATIONS NORTH AND SOUTH
DRAWN BY: BM DATE: 12-06-2022 SHEET: **A-201** Rev.0
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WEST ELEVATION



EAST ELEVATION

KEYED NOTES

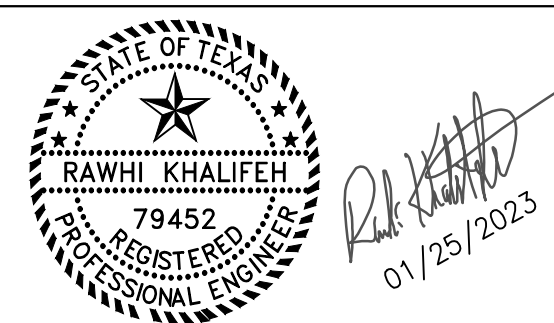
1	8"x16" SPLIT FACE CMU BLOCK. SEALED AND PAINTED (TYP.)
2	7/8" HARD COAT STUCCO RES: GENERAL NOTES
3	NOT USED
4	NOT USED
5	NOT USED
6	2" STONE VENEER
7	SCUPPER & CONDUCTOR HEAD
8	PRE-FINISHED ALUMINUM 6"x6" DOWNSPOUT
9	NOT USED
10	PRE-FINISHED 25 GA. AL. CAP FLASHING
11	METAL CANOPY
12	WALL PACK LIGHT FIXTURE (RE: ELECTRICAL)
13	EXTERIOR EMERGENCY LIGHT FIXTURE (RE: ELECTRICAL)
14	BOND BEAM @ 7'-4" CMU WALLS (TYP)
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	SIGNAGE (BY OWNER)
22	METAL BRACE

1

2

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

GRAPHIC SCALE



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1919 WEST VILLA MARIA ROAD

BRYAN, TX 77807

EXTERIOR ELEVATIONS WEST AND EAST

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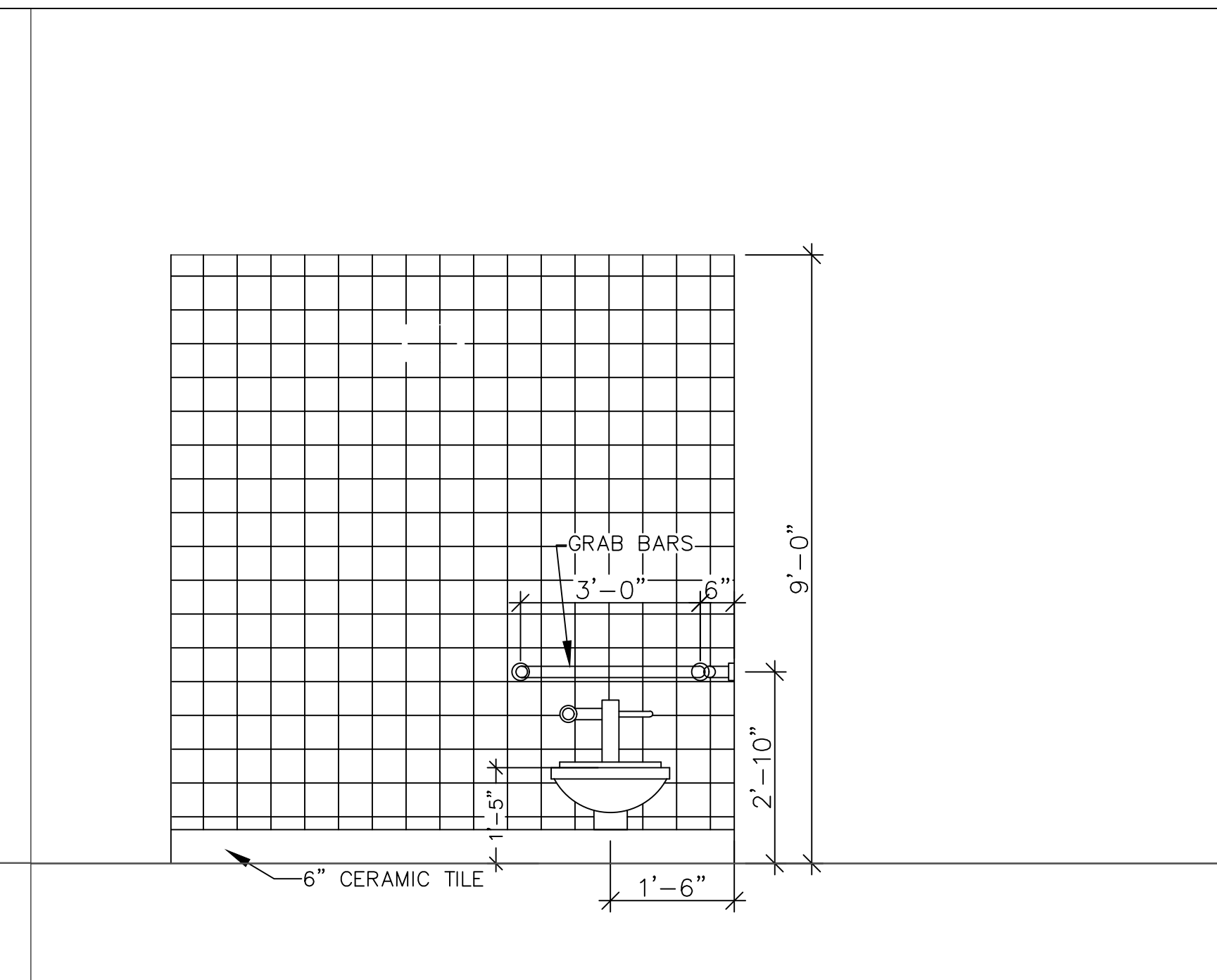
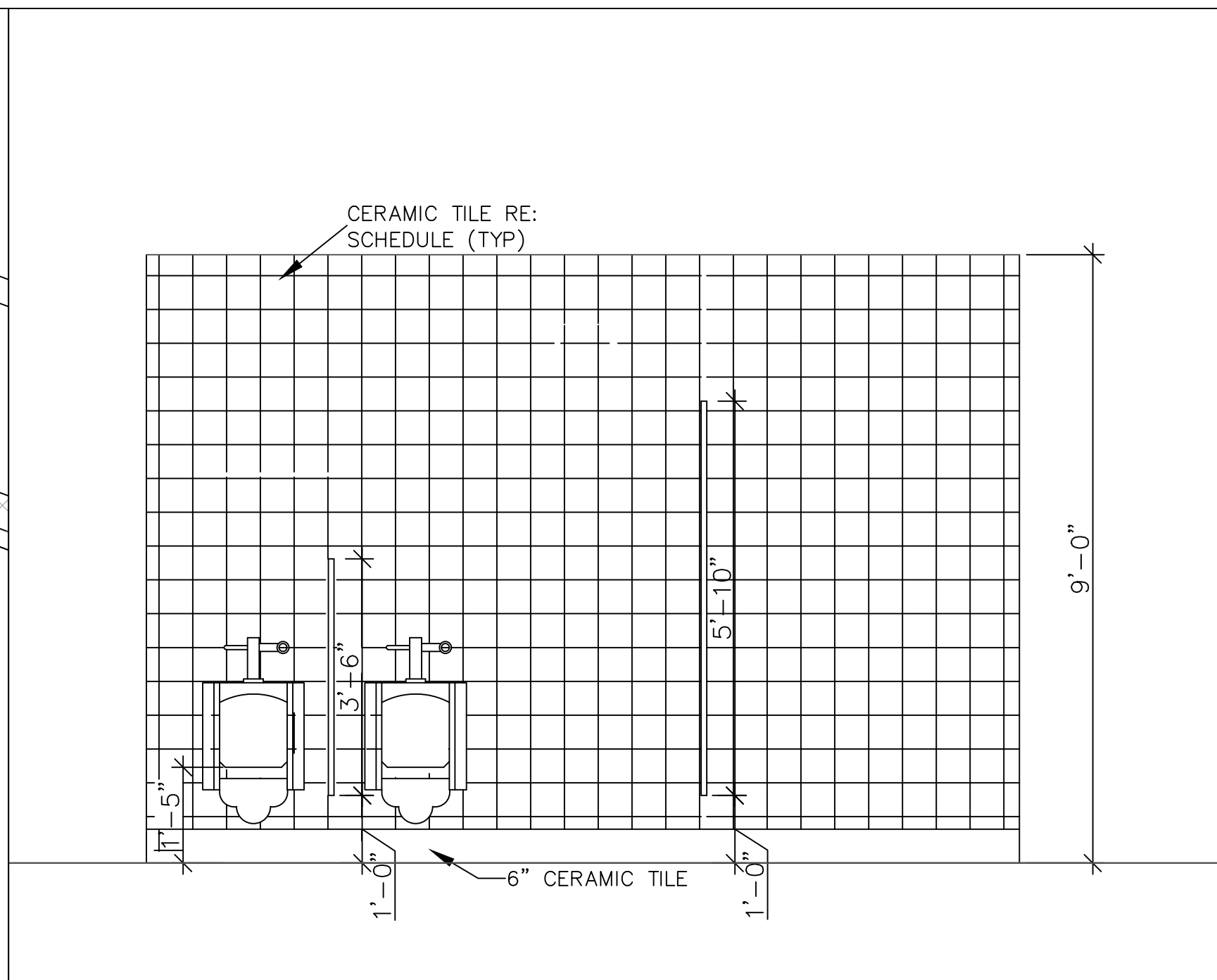
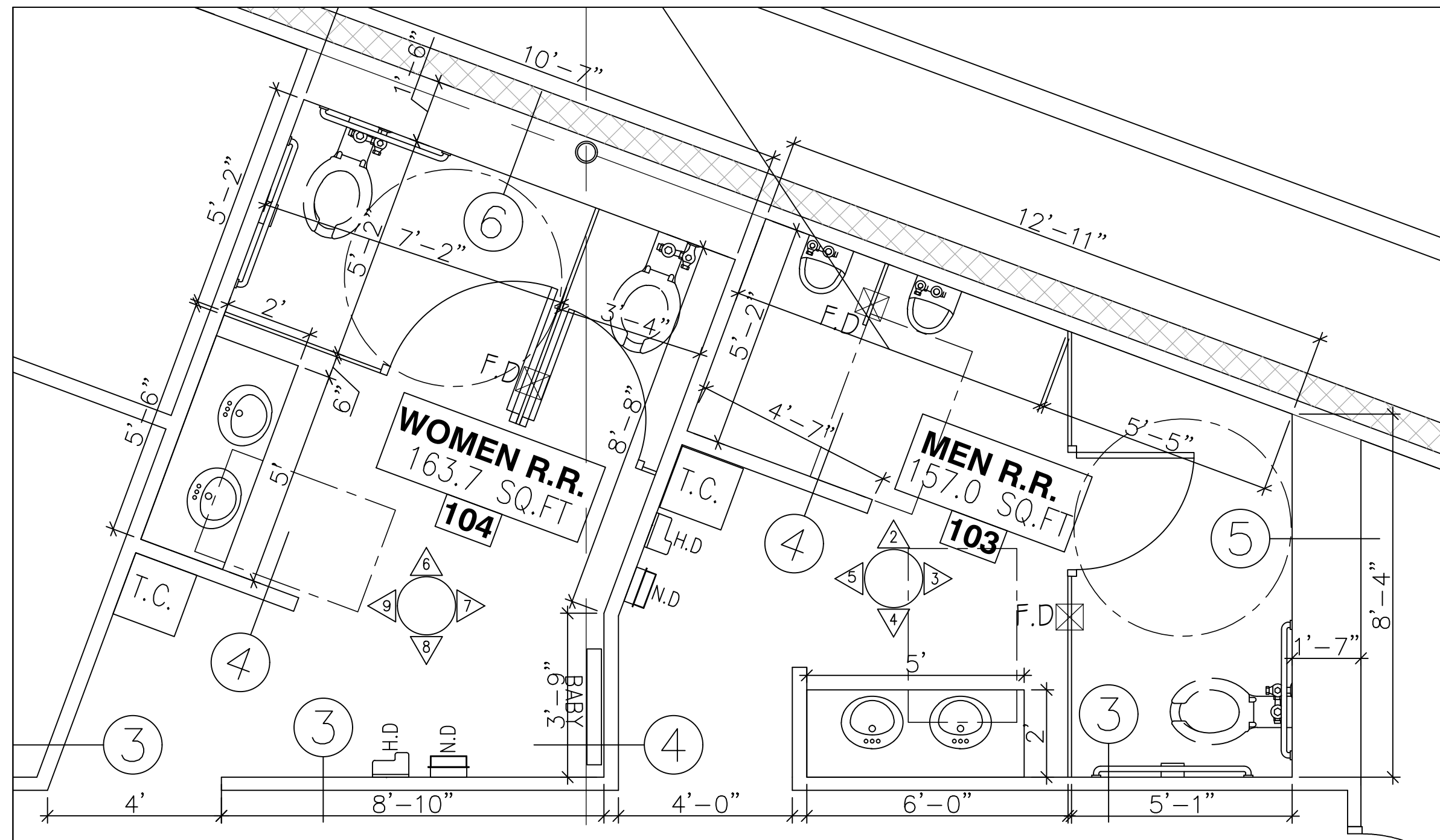
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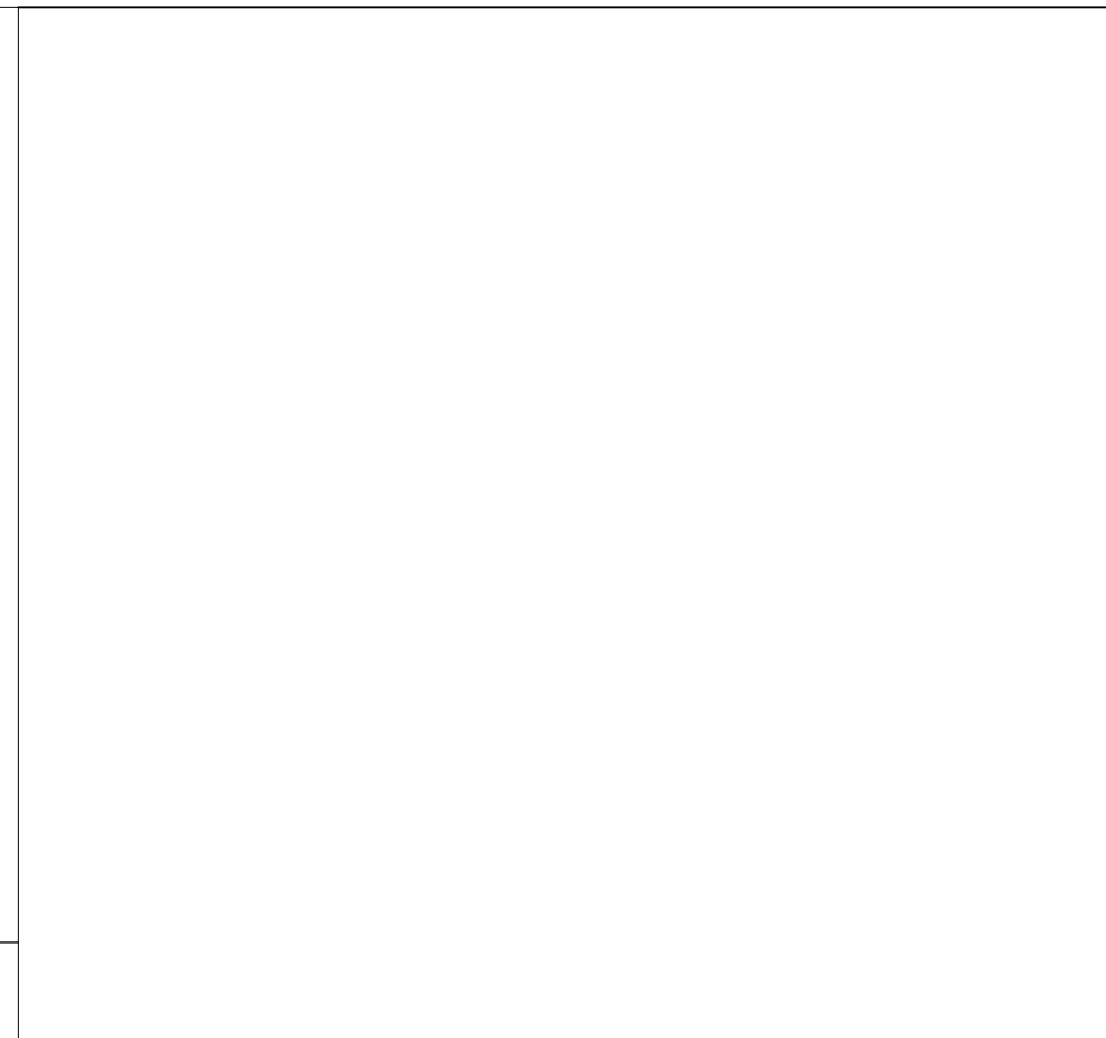
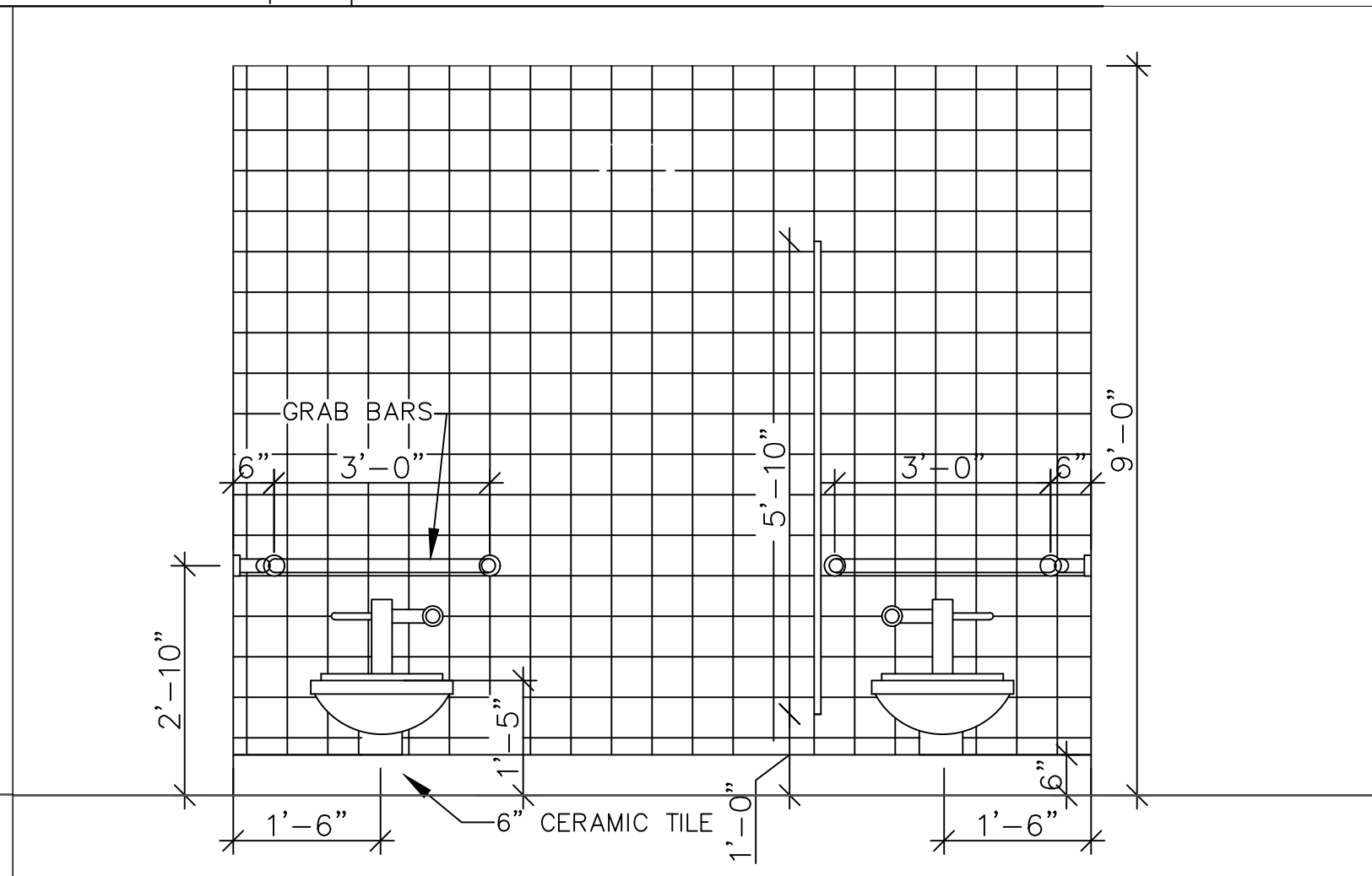
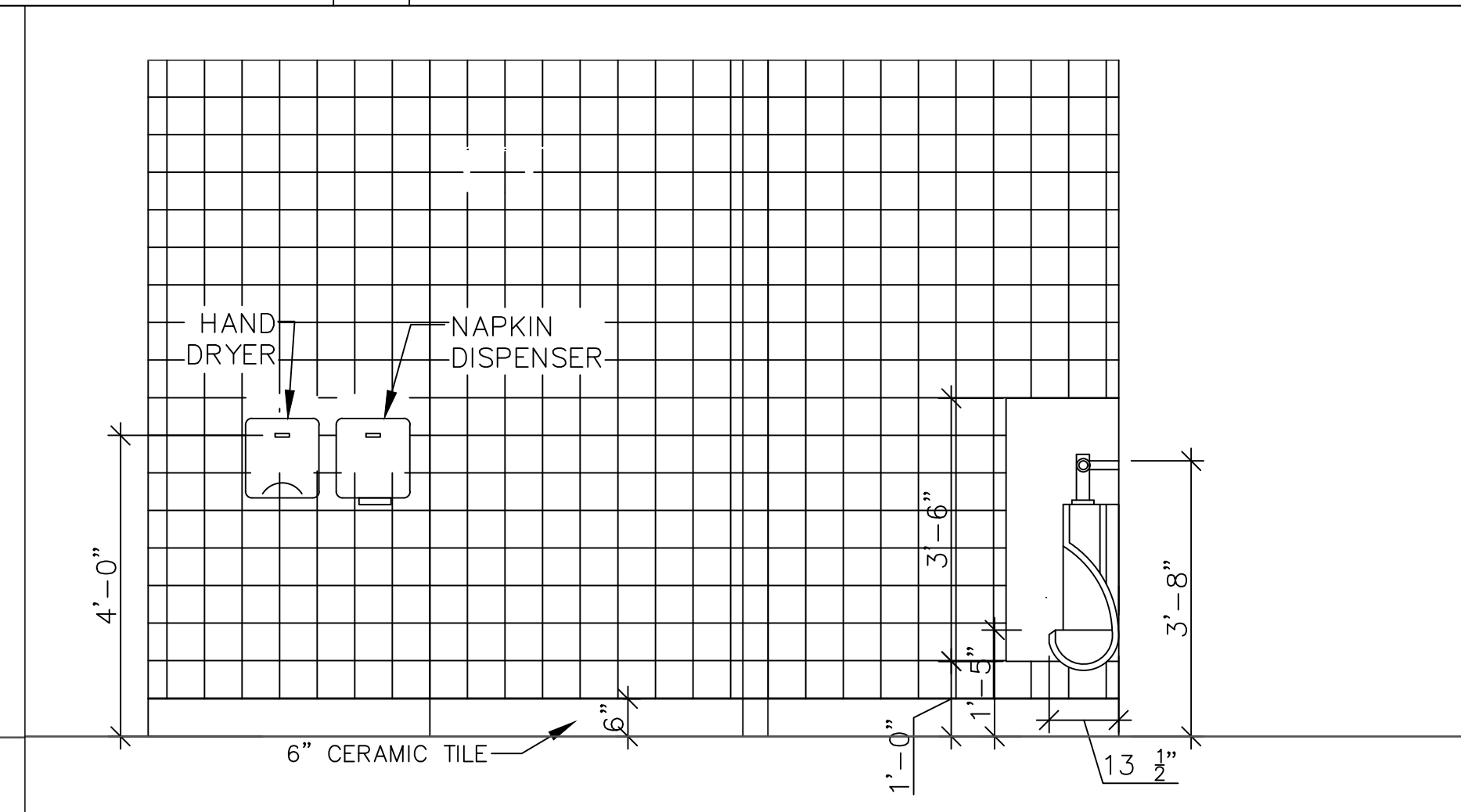
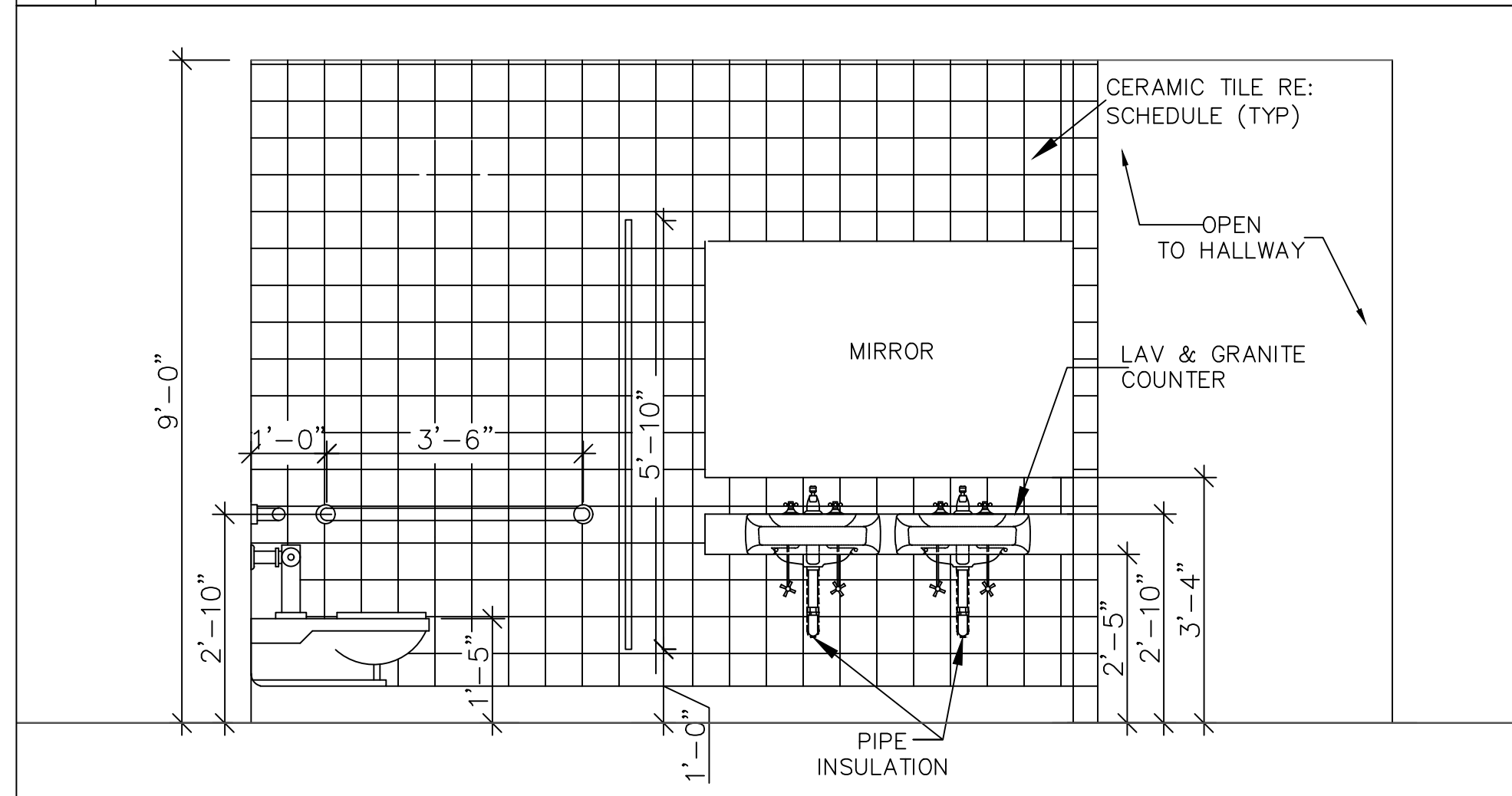
A-202 Rev.0



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

2 MEN RESTROOM

3 MEN RESTROOM

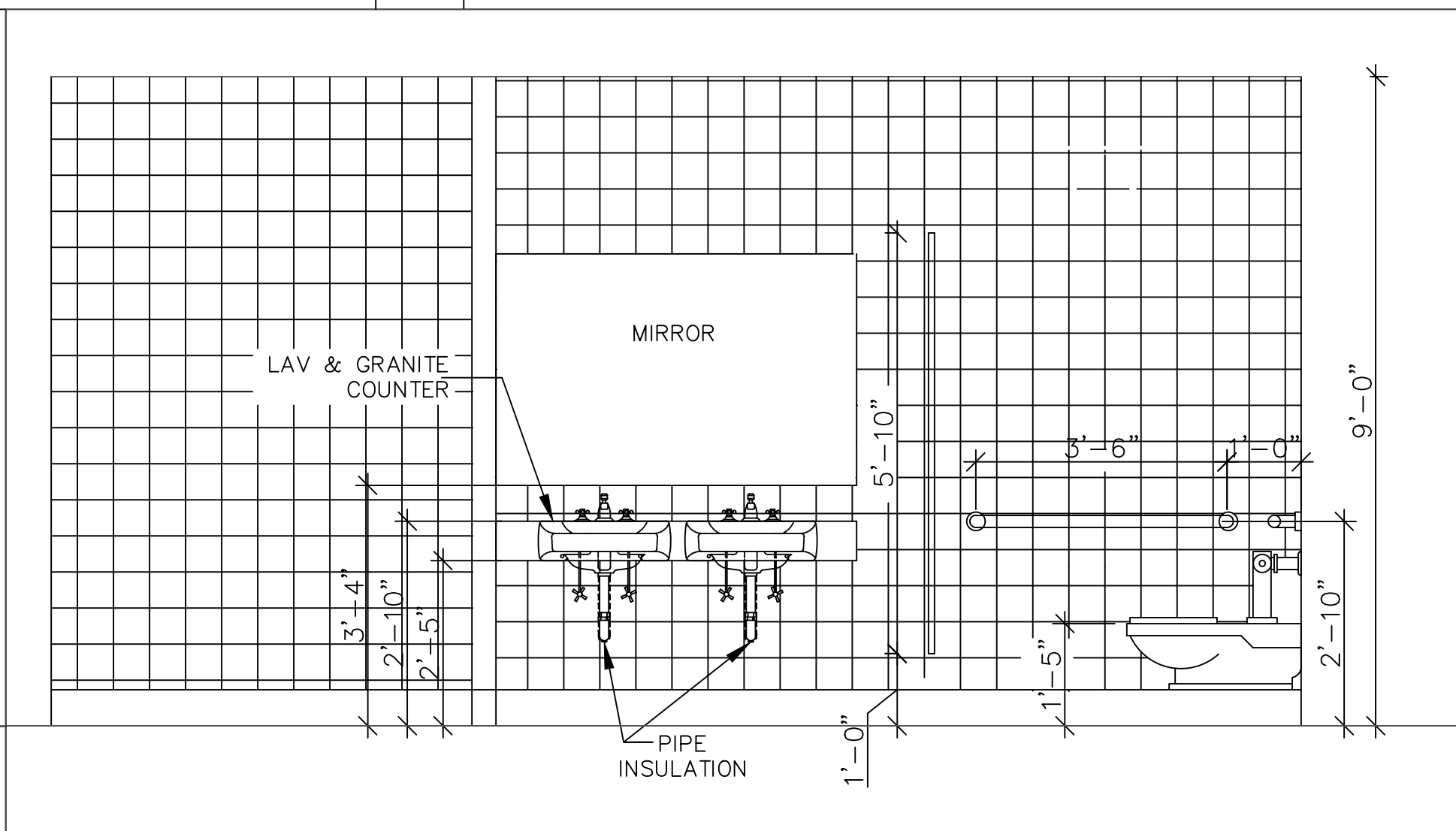
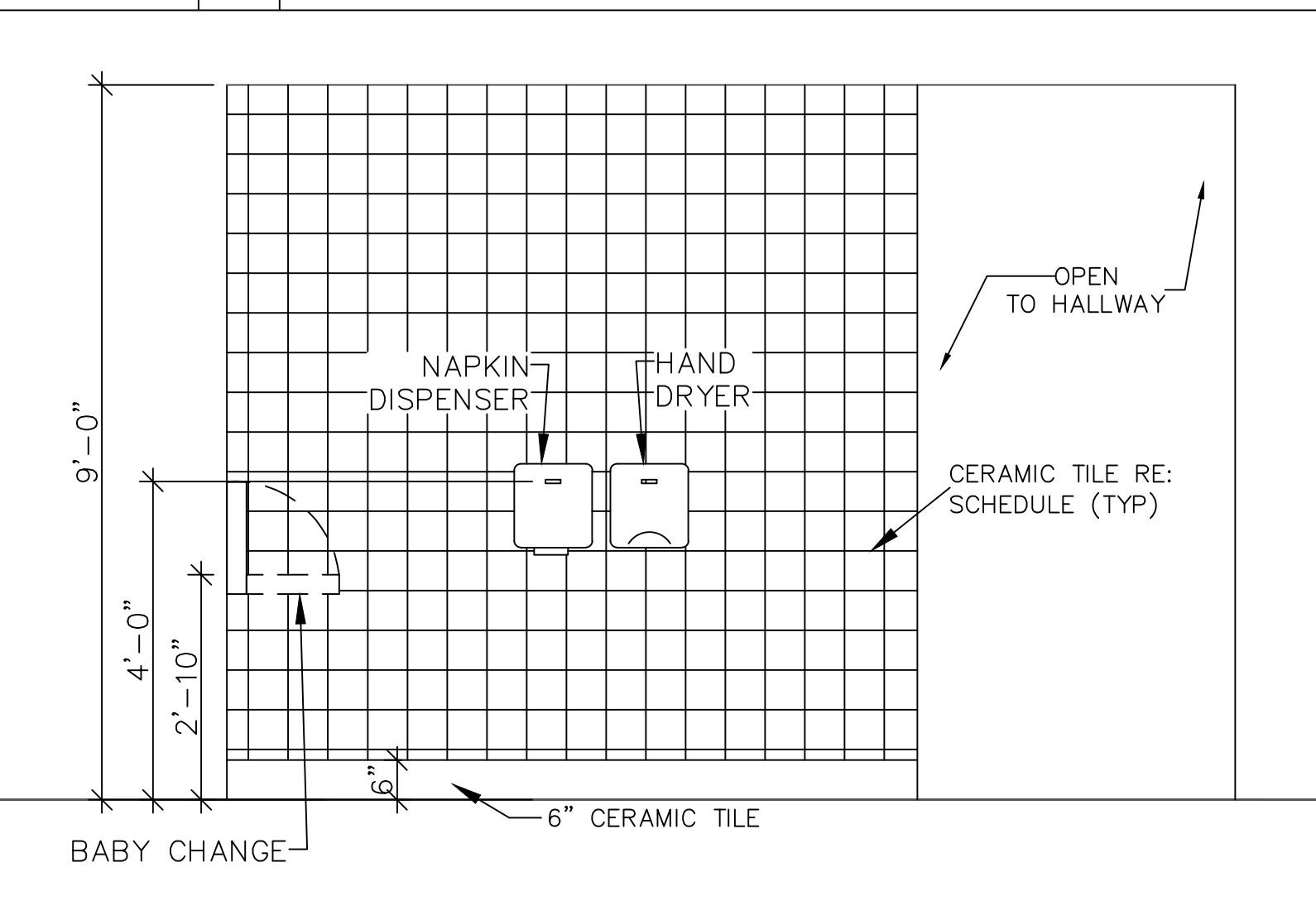
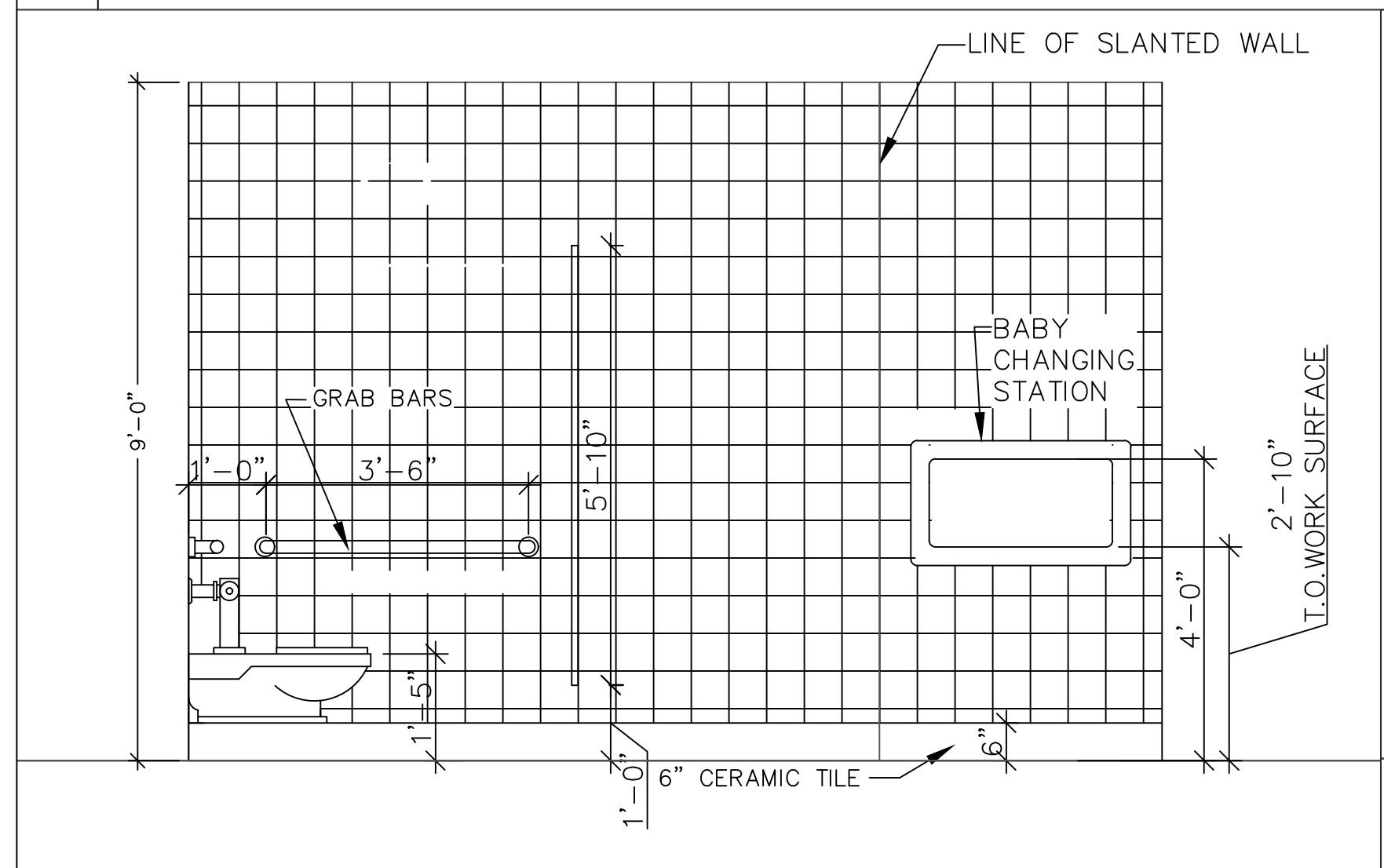


4 MEN RESTROOM

5 MEN RESTROOM

6 WOMAN RESTROOM

7 WOMEN RESTROOM



GENERAL NOTES:

1. LABORATORY 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 LABORATORY 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.

7 WOMEN RESTROOM

8 WOMEN RESTROOM

9 WOMEN RESTROOM

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

GRAPHIC SCALE

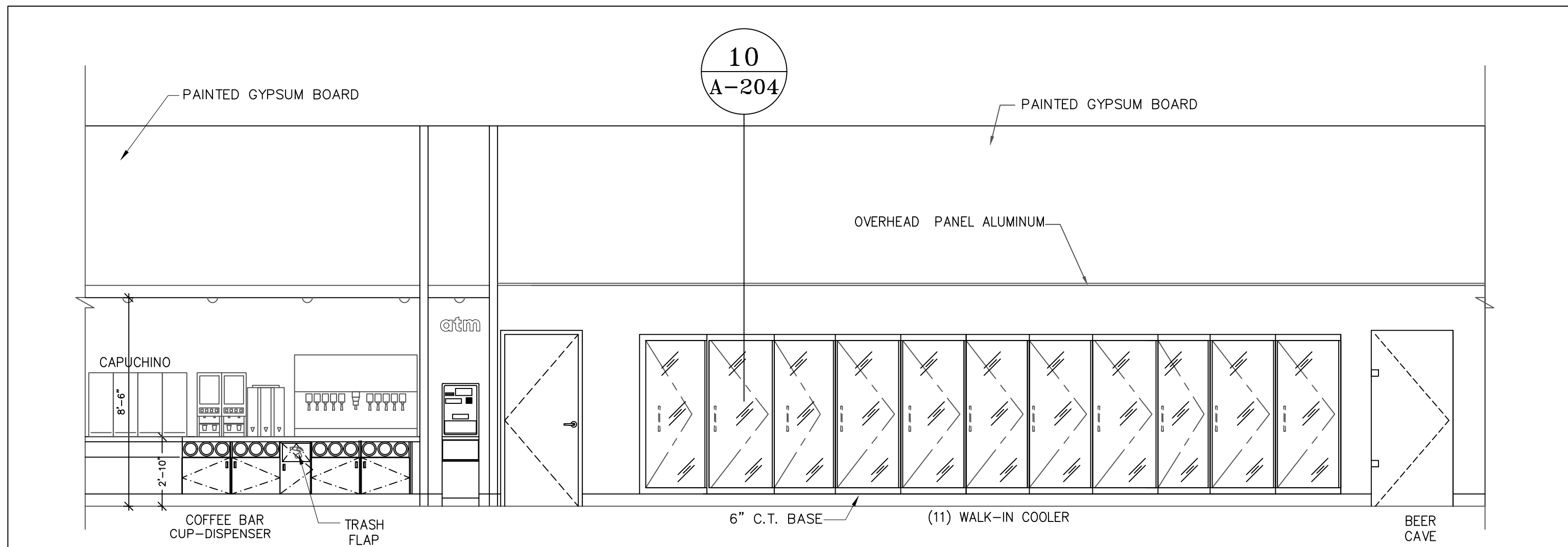
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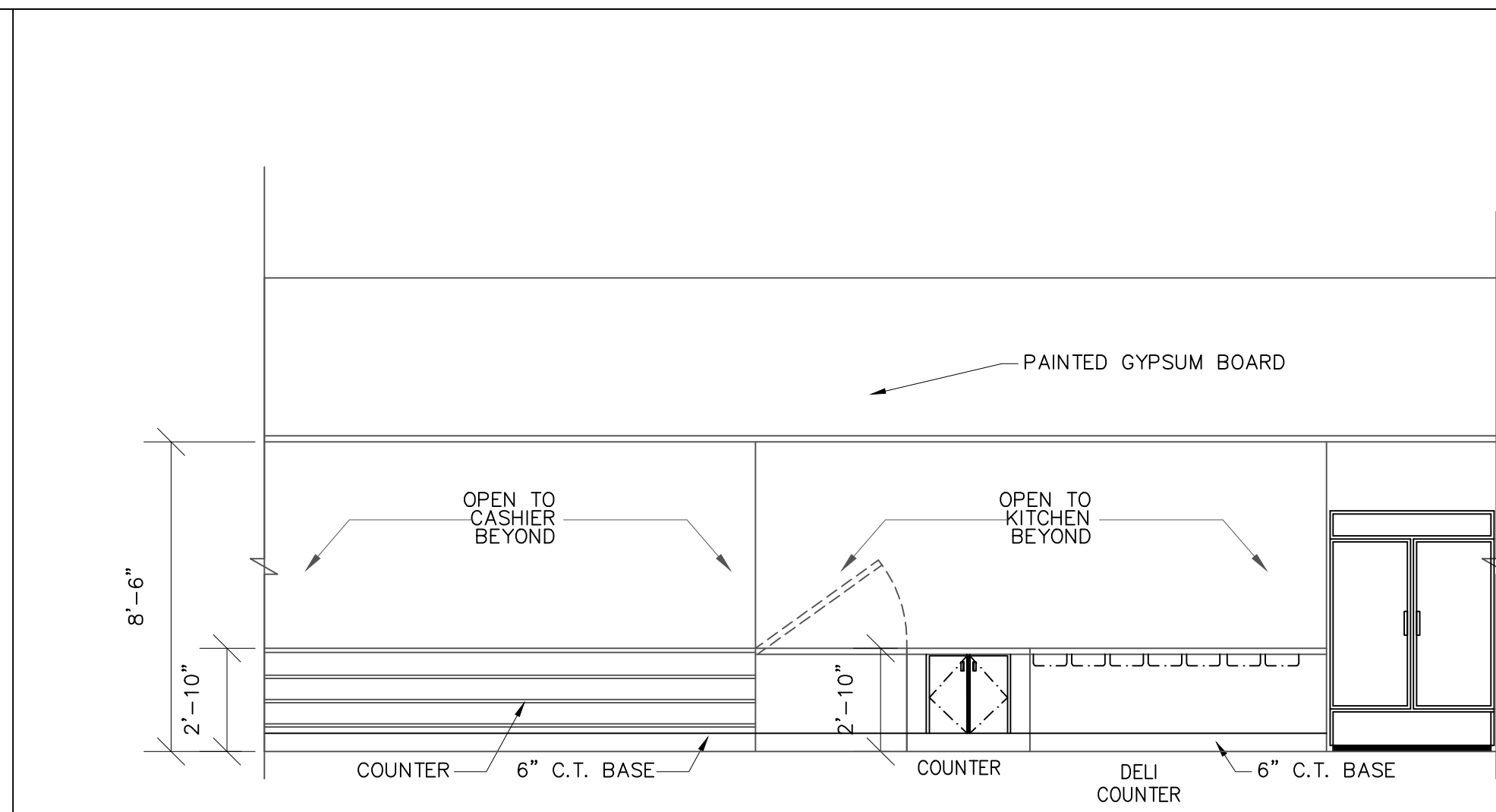
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1919 WEST VILLA MARIA ROAD
BRYAN, TX 77807
RESTROOMS ELEVATIONS

DRAWN BY: BM DATE: 12-06-2022 SHEET:
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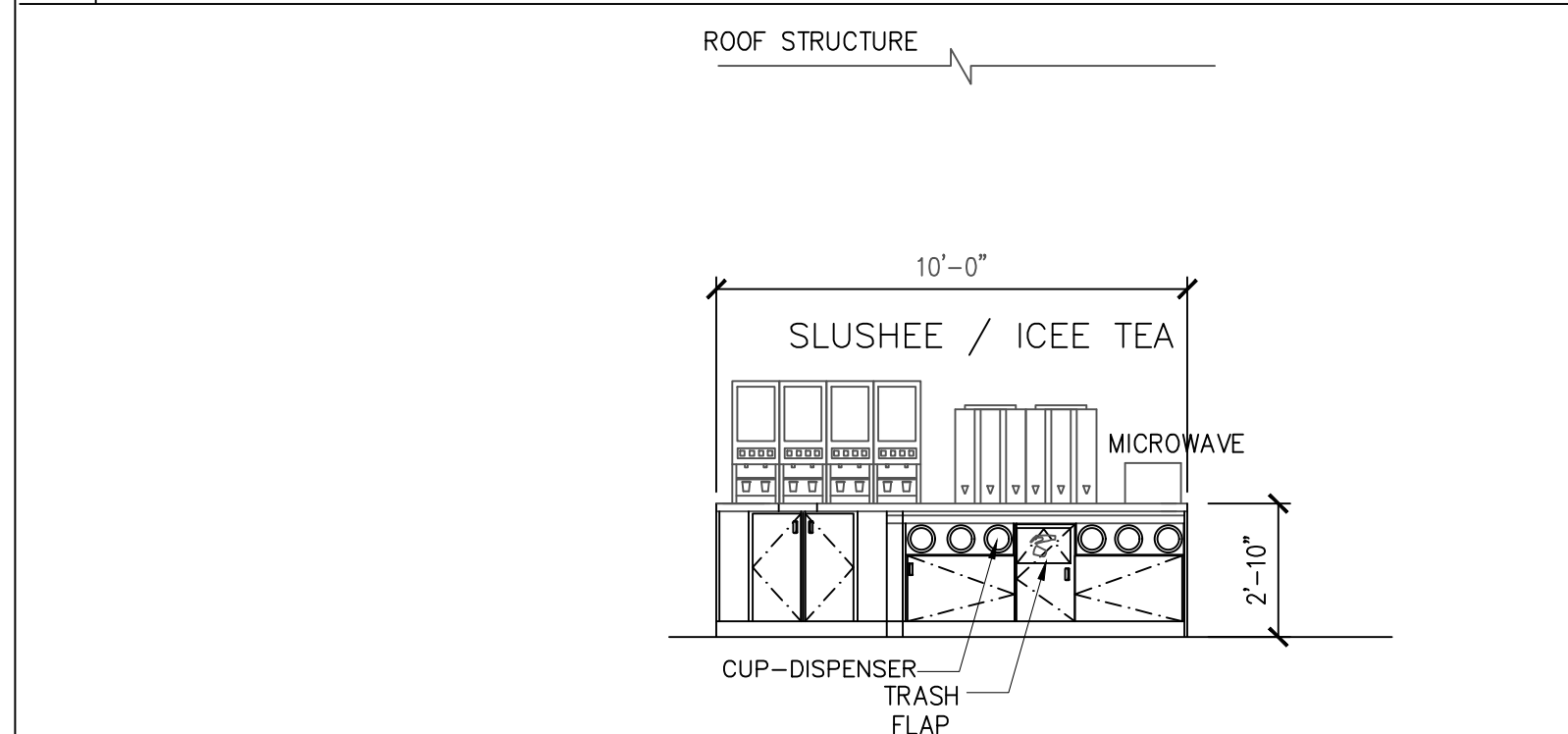


1 COOLER ELEVATION

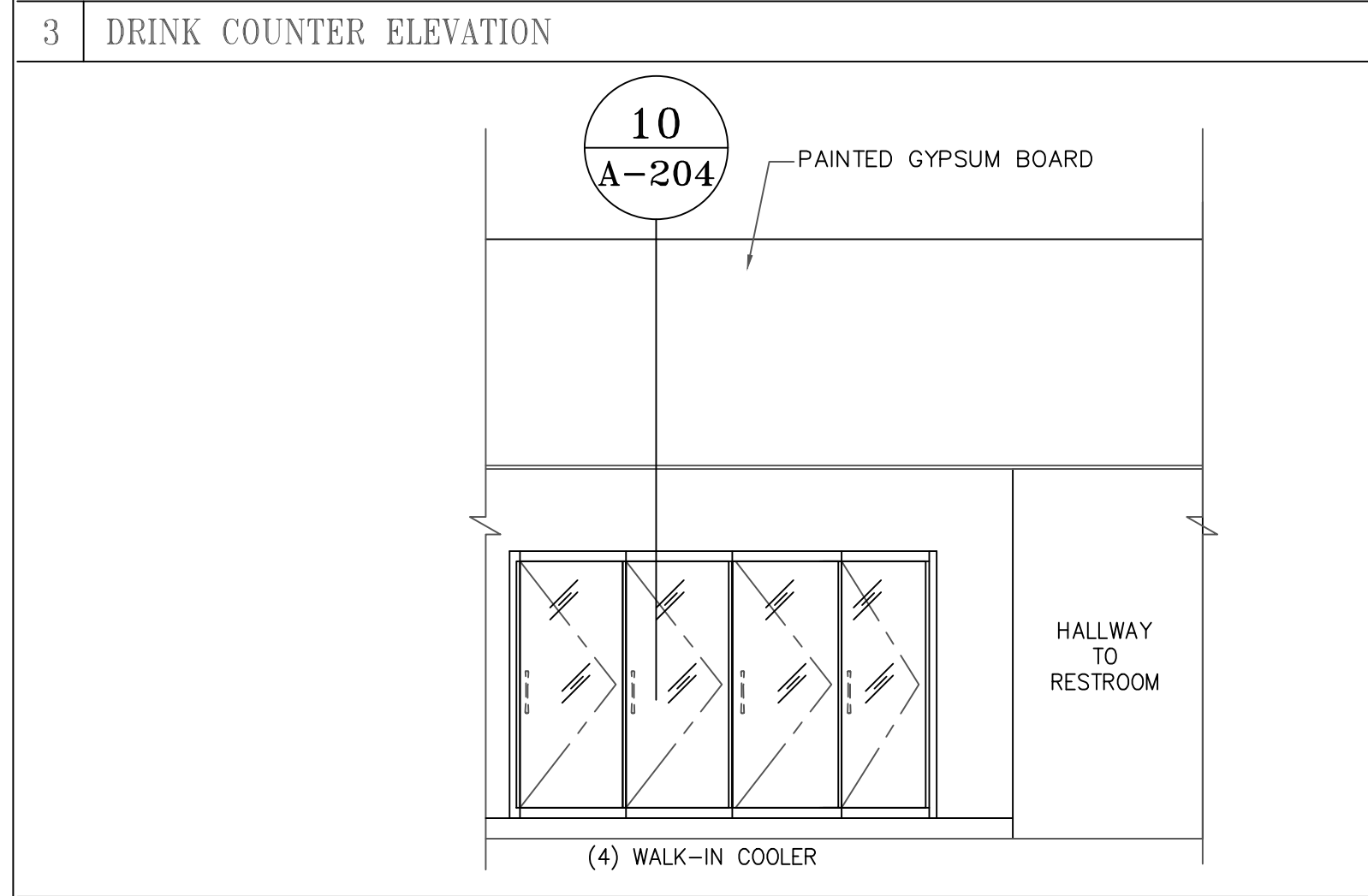
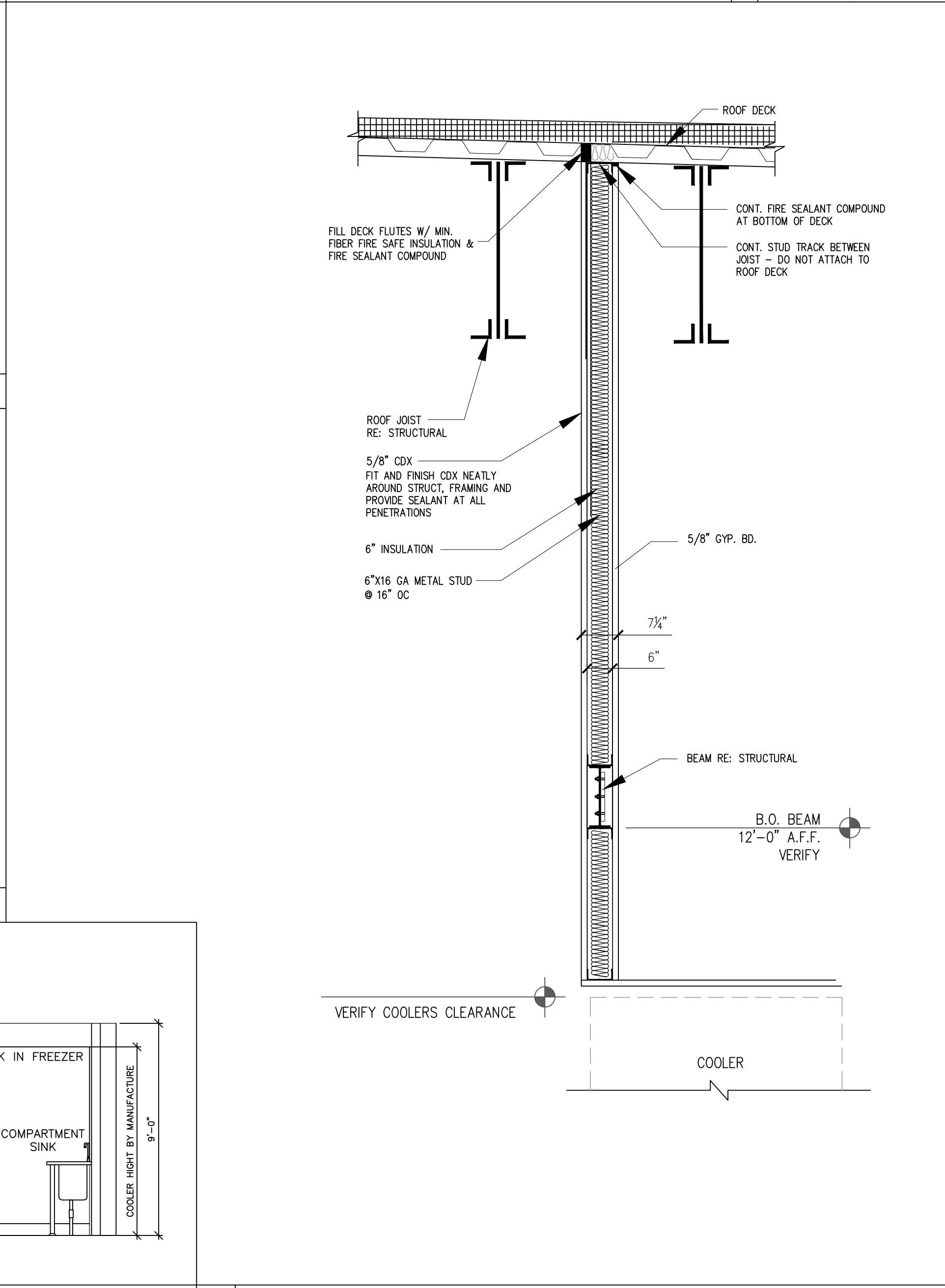


2 CASHIER AND KITCHEN ELEVATION

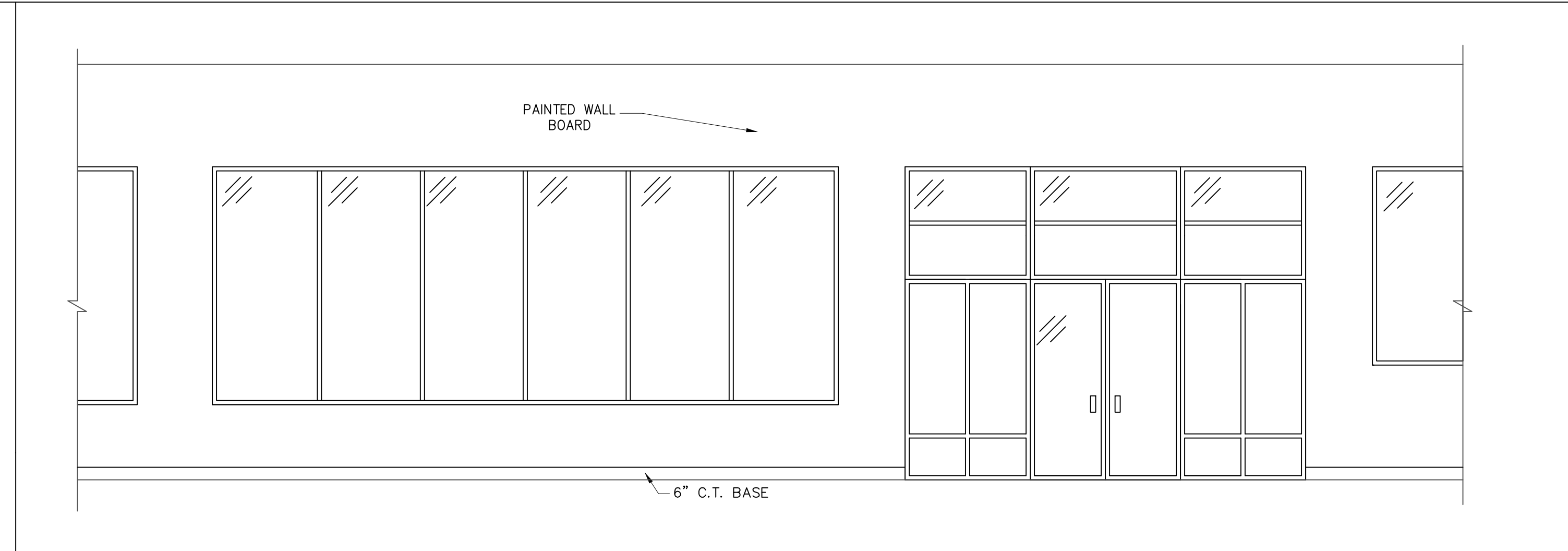
NOTE:
BEHIND SERVICE COUNTERS TO
HAVE LIGHT COLORED IMPERVIOUS
WALL COVER LIKE TILE TO HEIGHT
OF TALLEST DRINK MACHINE
MINIMUM. SEE NOTE #4 SHEET#
A-102



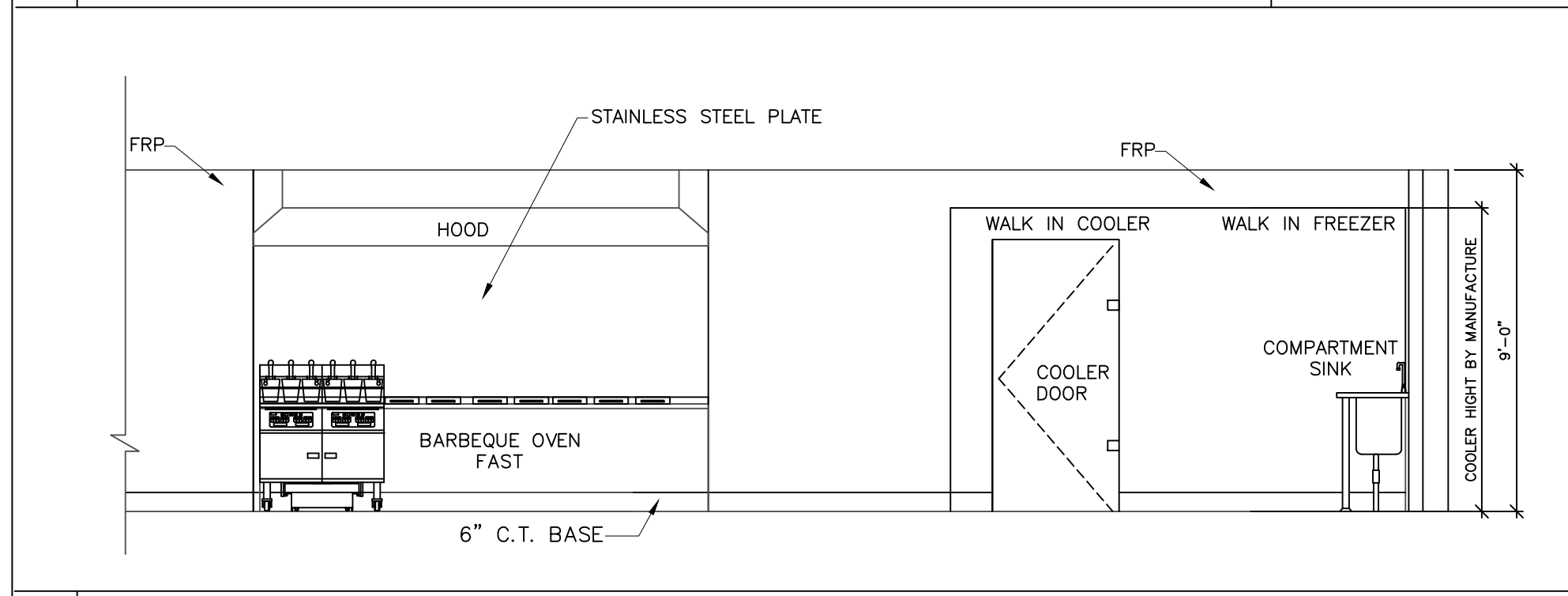
3 DRINK COUNTER ELEVATION



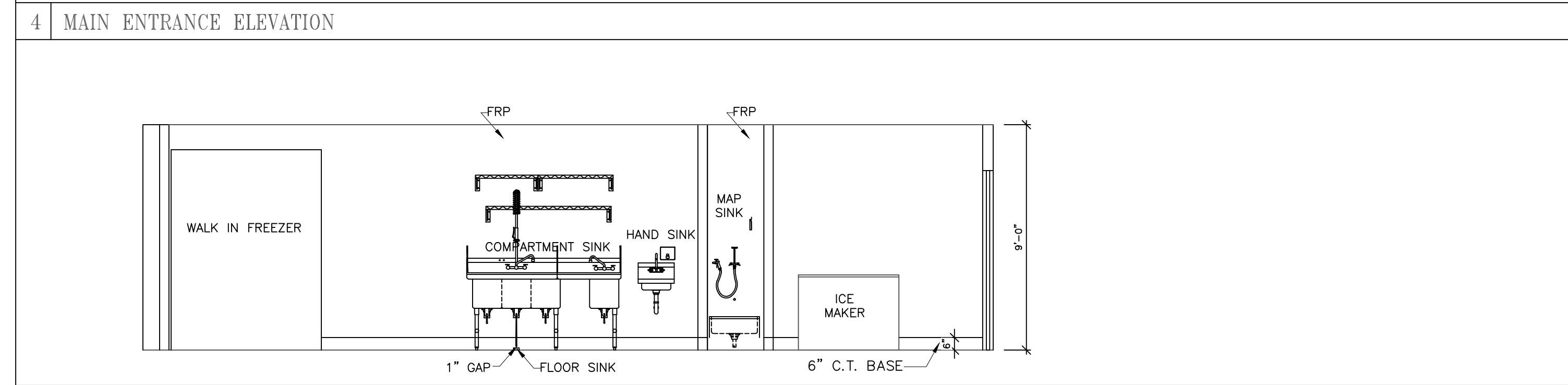
5 COOLER ELEVATION



4 MAIN ENTRANCE ELEVATION



7 KITCHEN ELEVATION



6 KITCHEN ELEVATION

10 FURR DOWNS DETAIL @ WALK IN COOLER

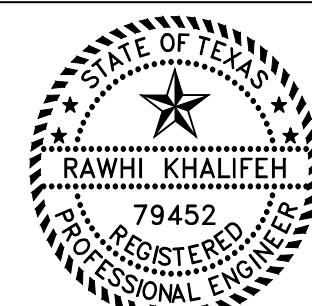
N.T.S

8 KITCHEN ELEVATION

9 KITCHEN ELEVATION

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

GRAPHIC SCALE



01/25/2023

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



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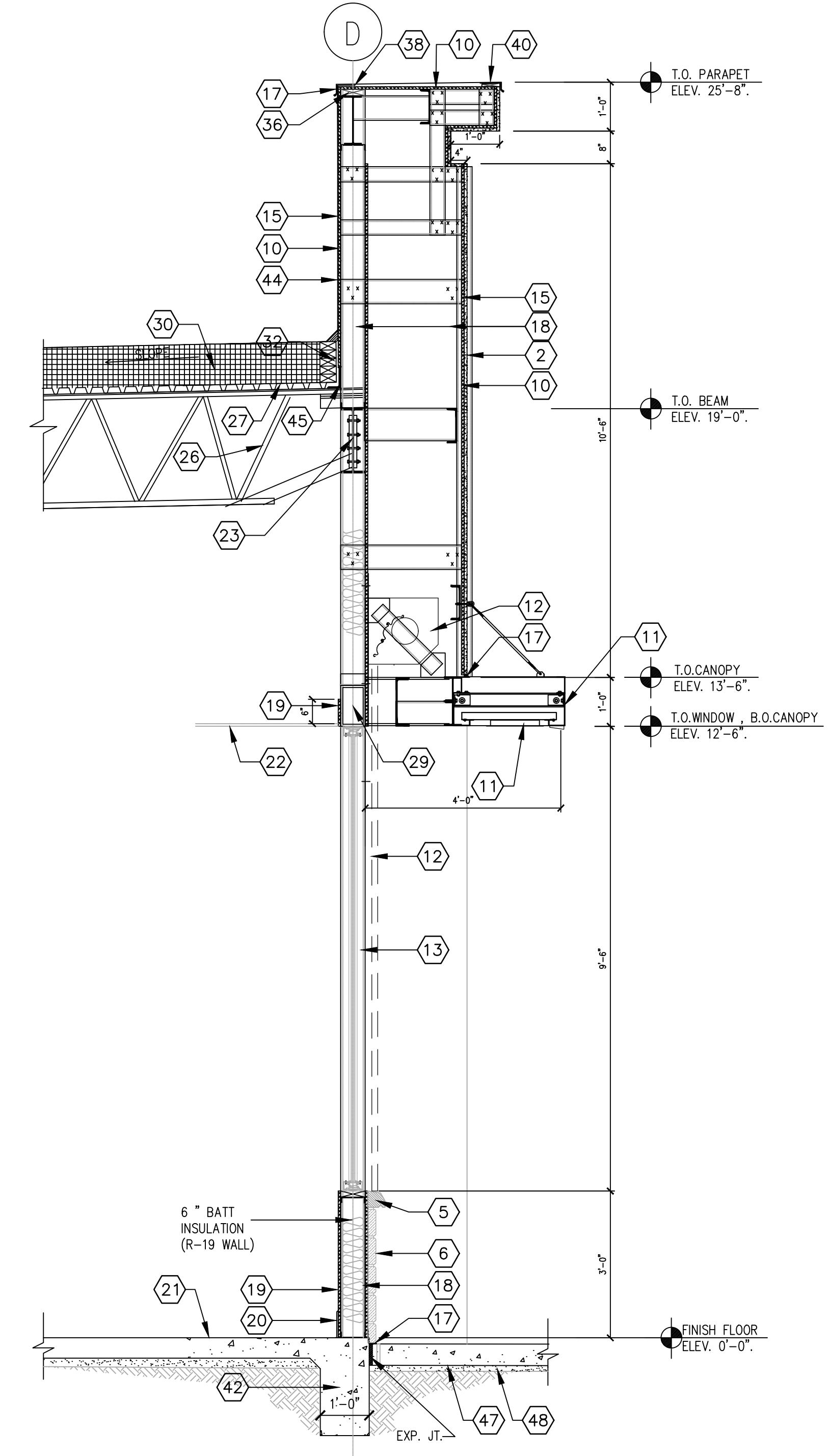
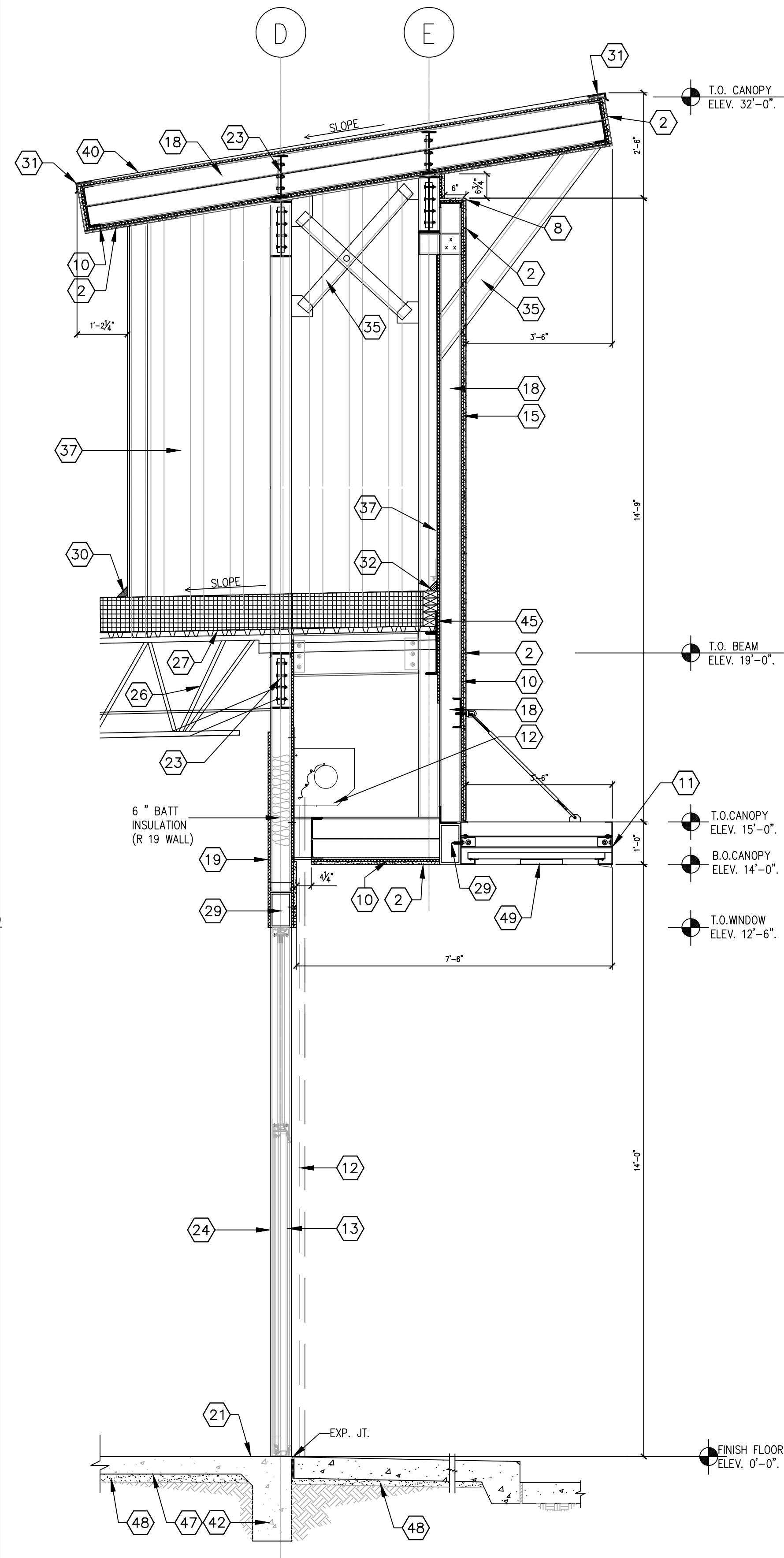
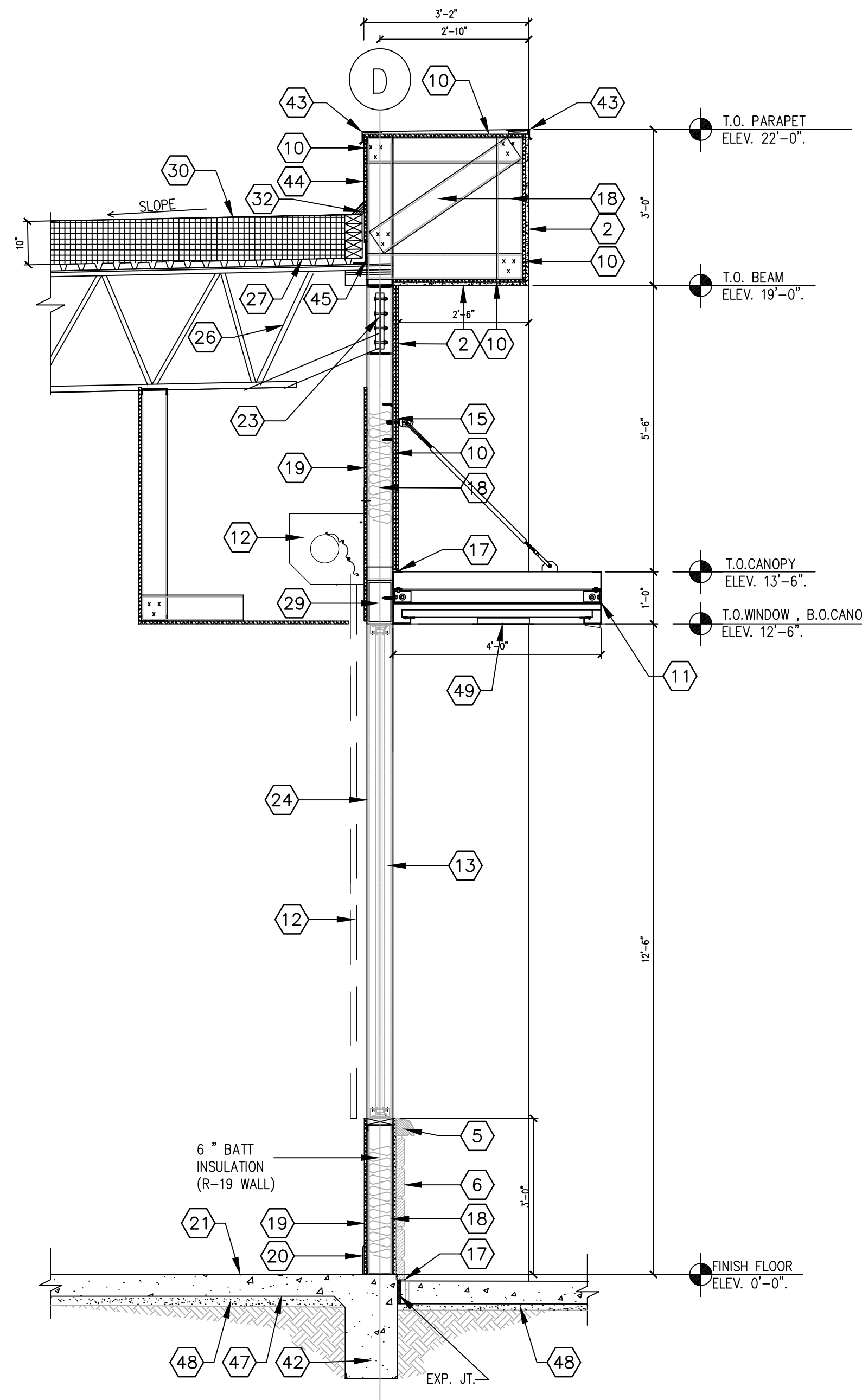
FAX (281) 580-4399

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

DRAWN BY: BM
CHECKED BY: RSK

DATE: 12-06-2022
PROJ. NO.: VR151003.317.4

SHEET:
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	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"x1/8"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	BOMIL-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

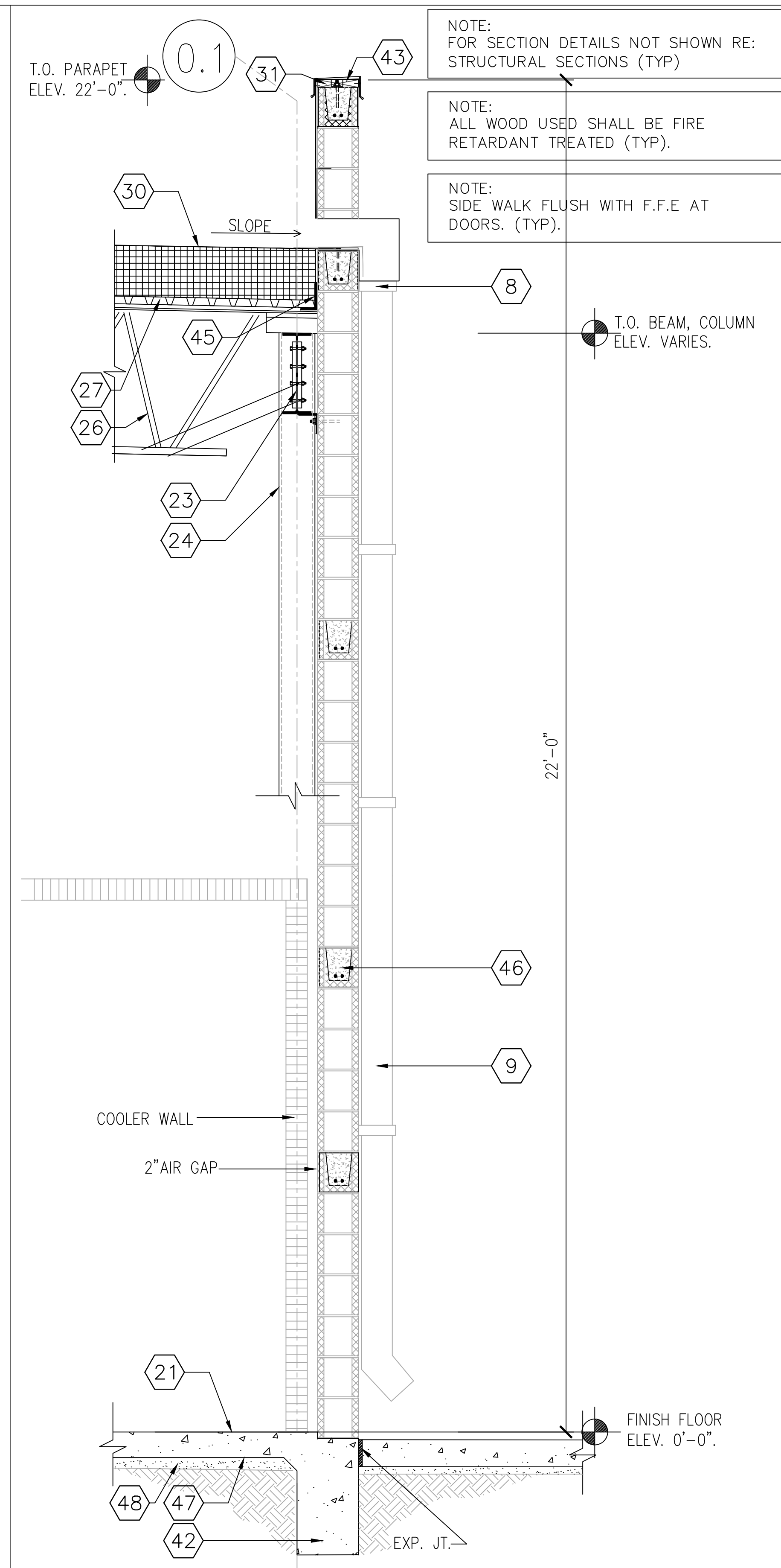
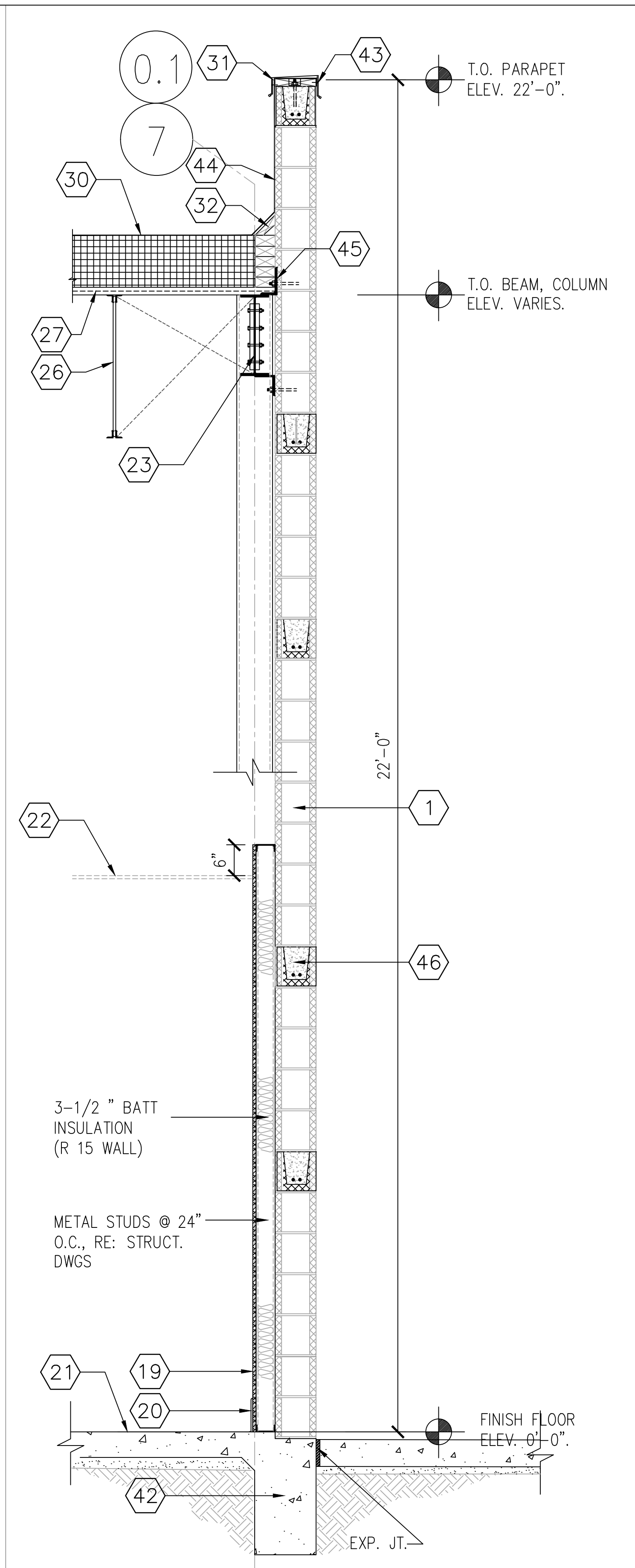
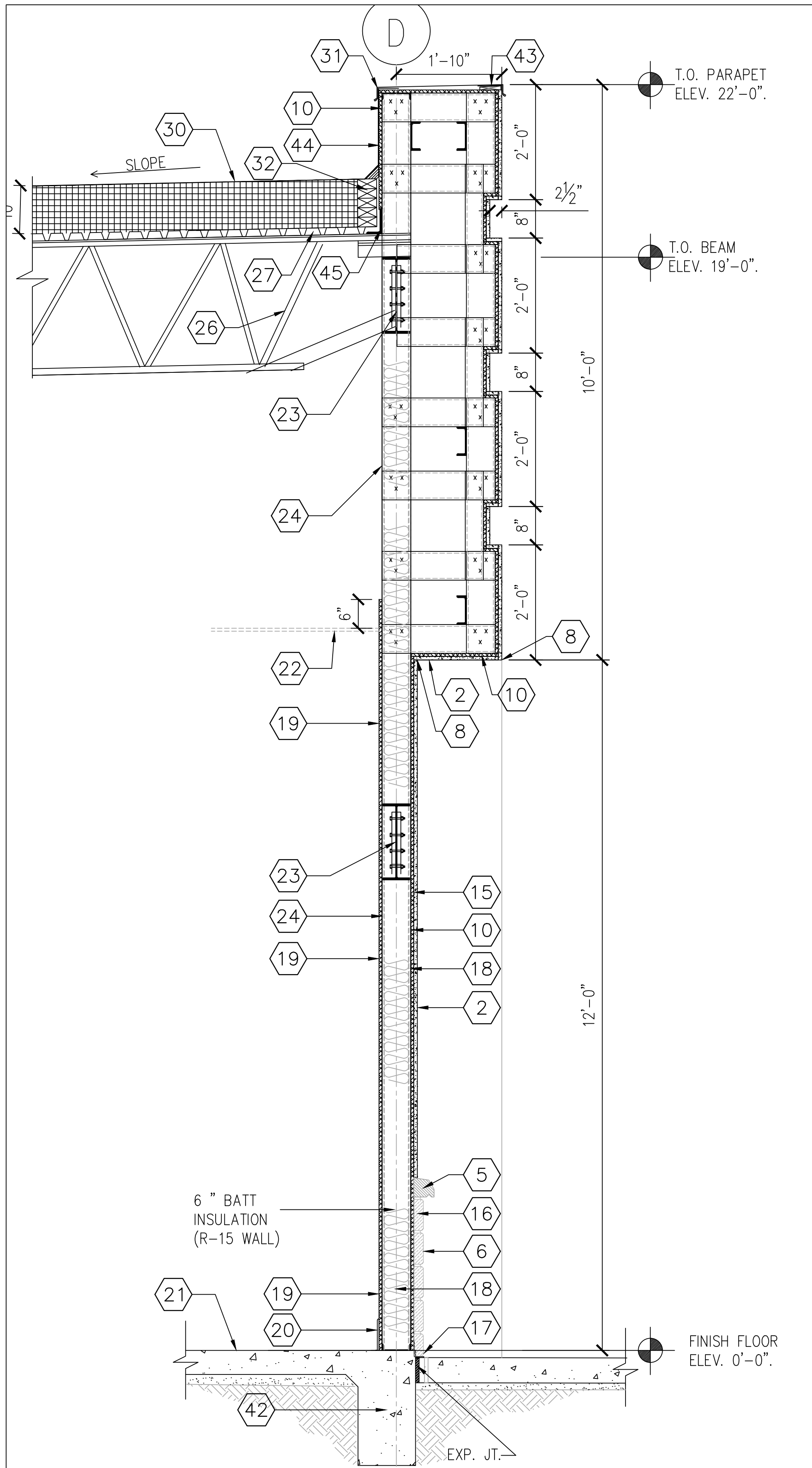


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FIRM # F-11211

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

DRAWN BY: BM DATE: 12-06-2022 SHEET:
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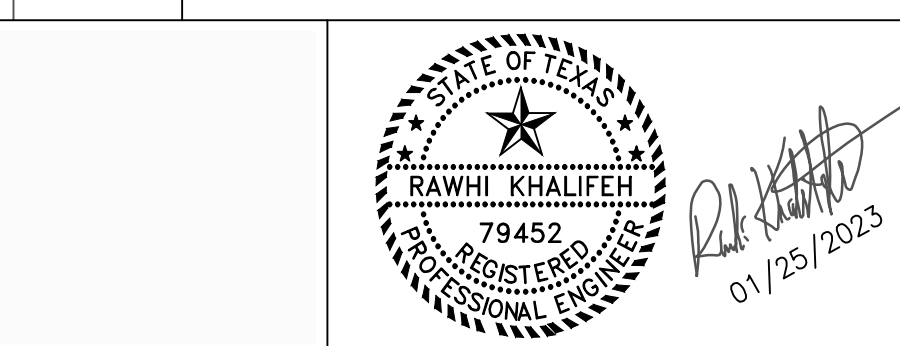
KEYED NOTES	
1	8"x8"x16" CMU
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3	BOND BEAM @ 7'-4" CMU WALLS (TYP)
4	E.I.F.S. TRIM
5	3" CAST STONE
6	2" STONE VENEER.
7	2" BRICK VENEER.
8	CORNER REINF. ,TYP.
9	PRE-FINISHED ALUMINUM 6"x6" DOWNSPOUT AND SCUPPER HEAD
10	5/8" EXT. FIRE RESISTANT PLYWOOD 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	3/8" 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"x1/2"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	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

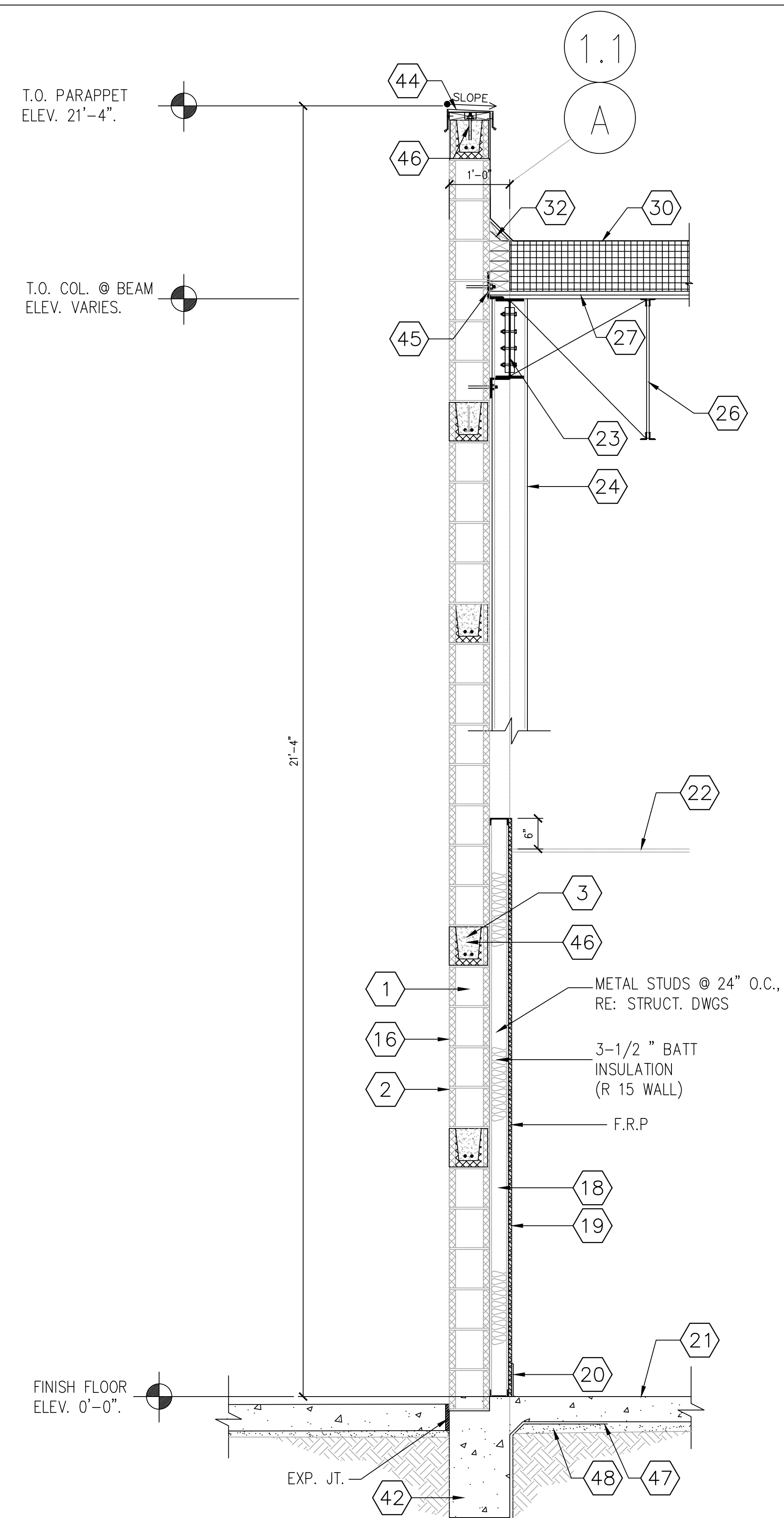
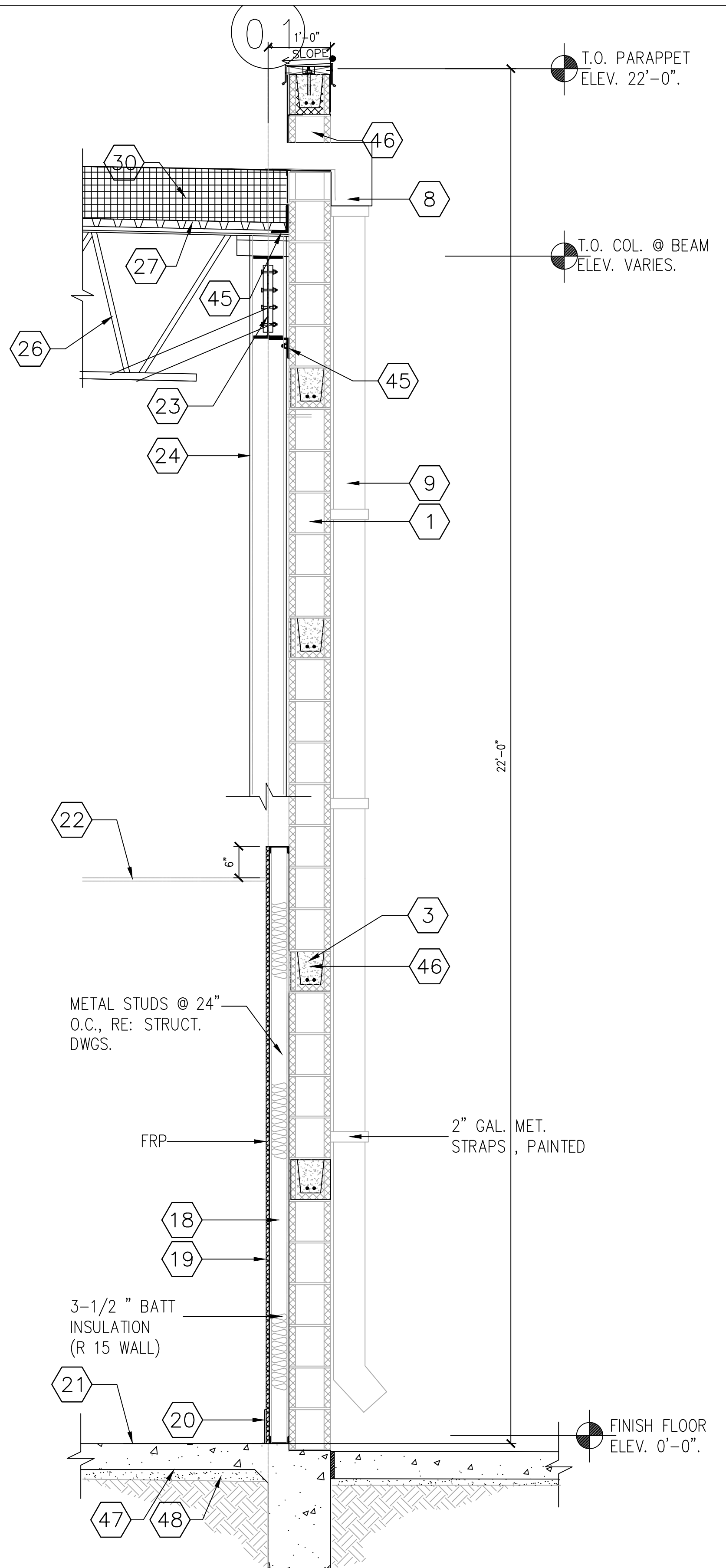
SCALE: 3/4" = 1'-0"
GRAPHIC SCALE



ISSUE HISTORY		REVISIONS	
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VILLA MARIA GAS STATION
1919 WEST VILLA MARIA ROAD
BRYAN, TX 77807
EXTERIOR WALL SECTIONS
DRAWN BY: BM DATE: 12-06-2022 SHEET:
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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
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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
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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

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

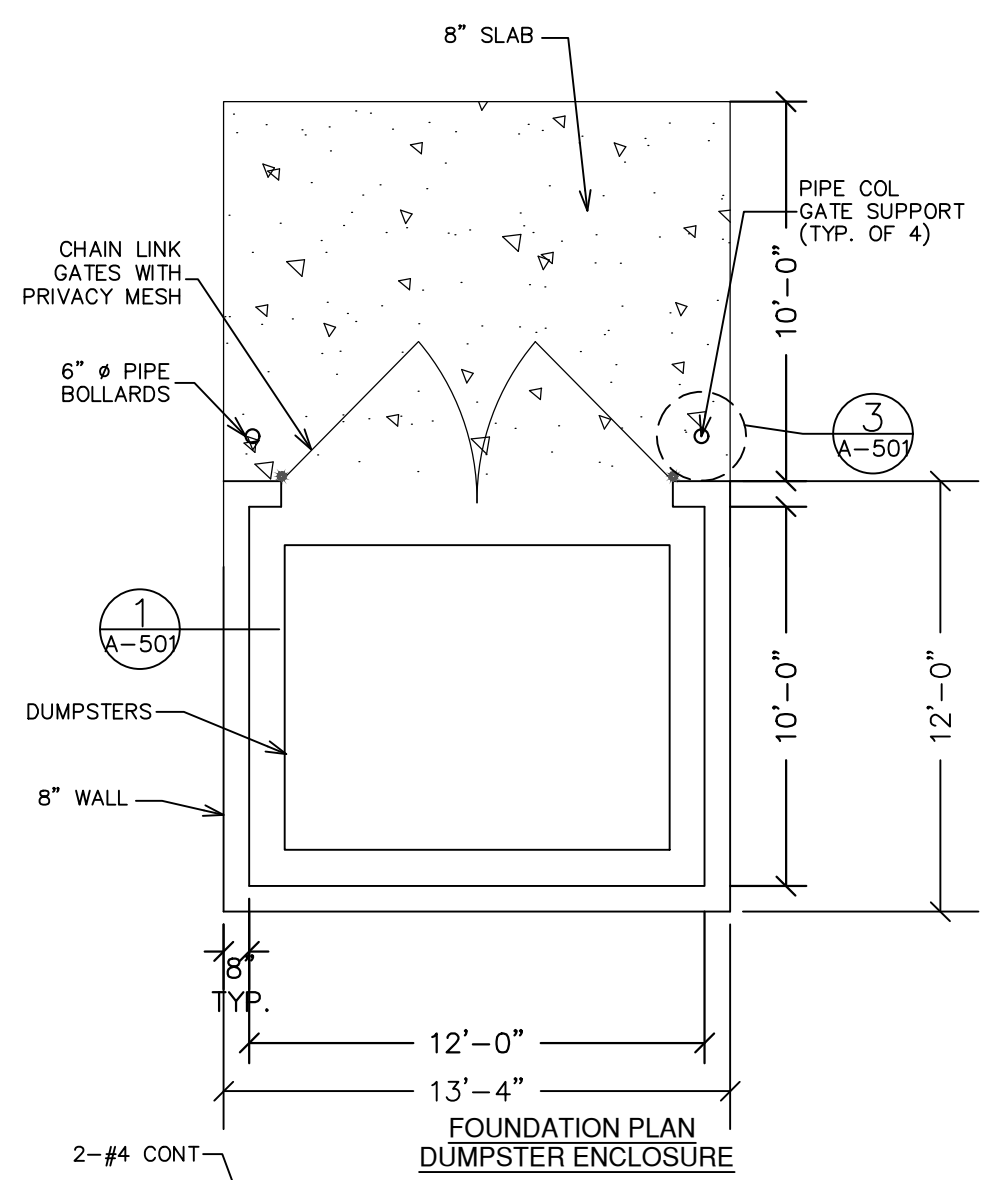


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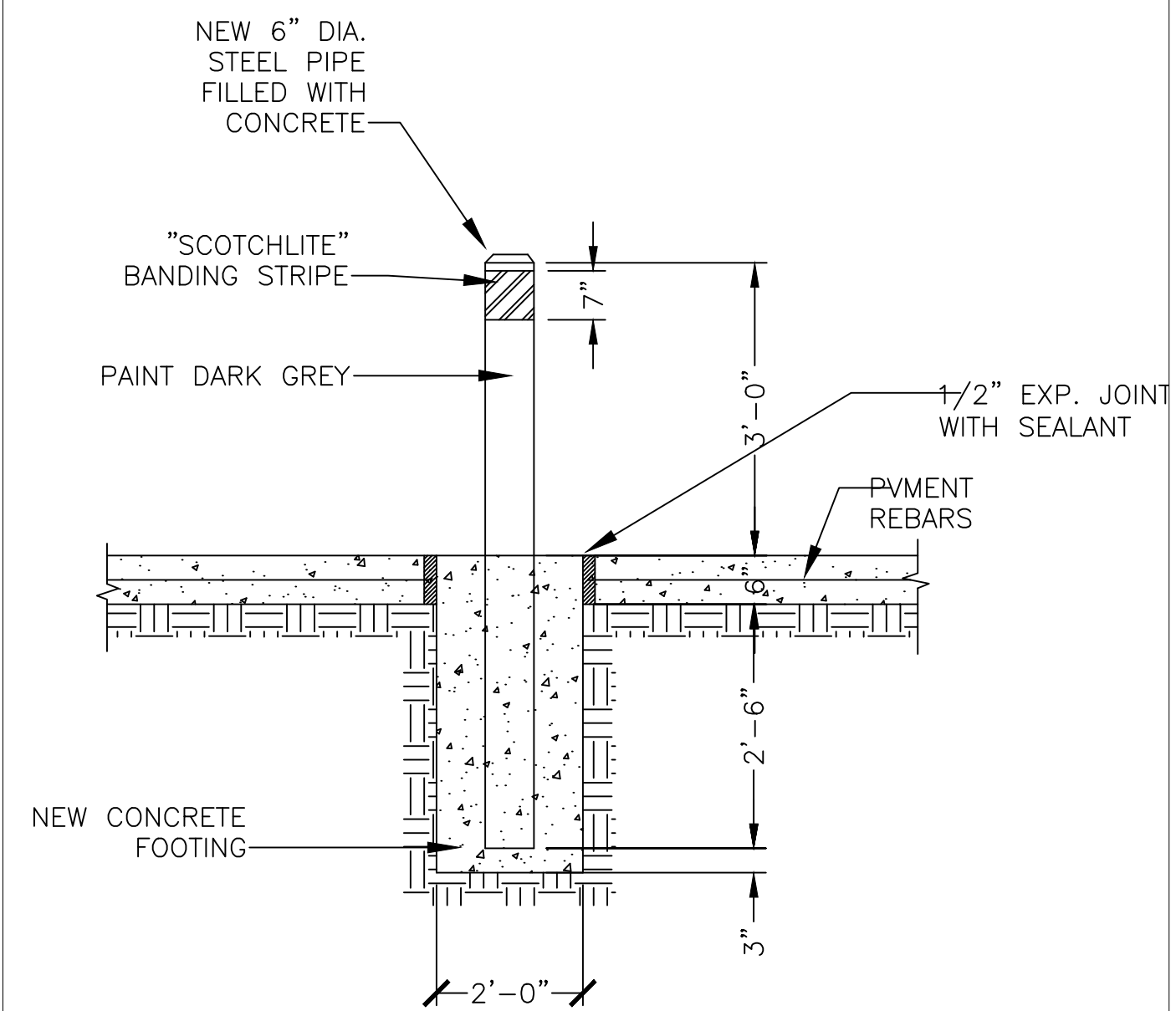
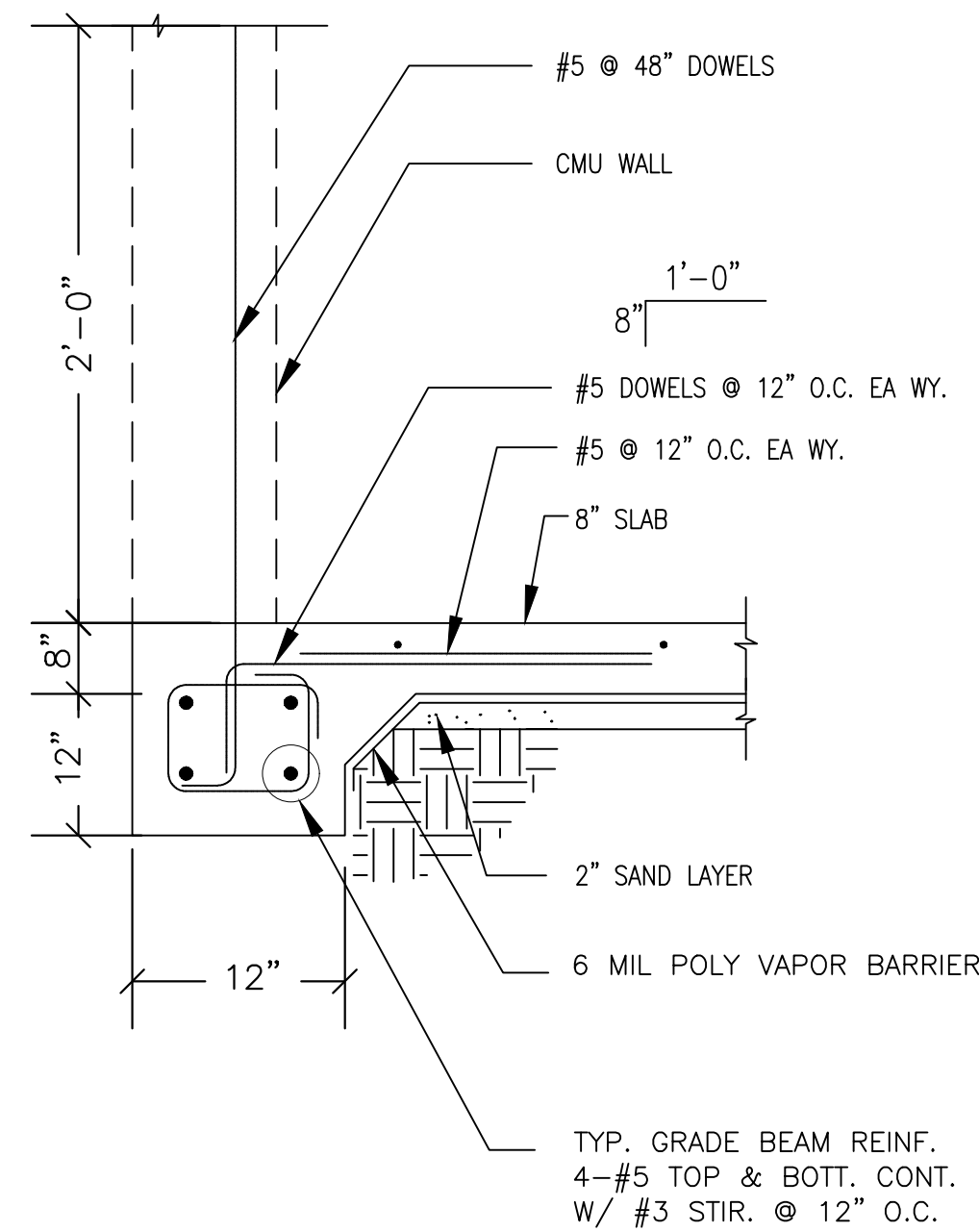
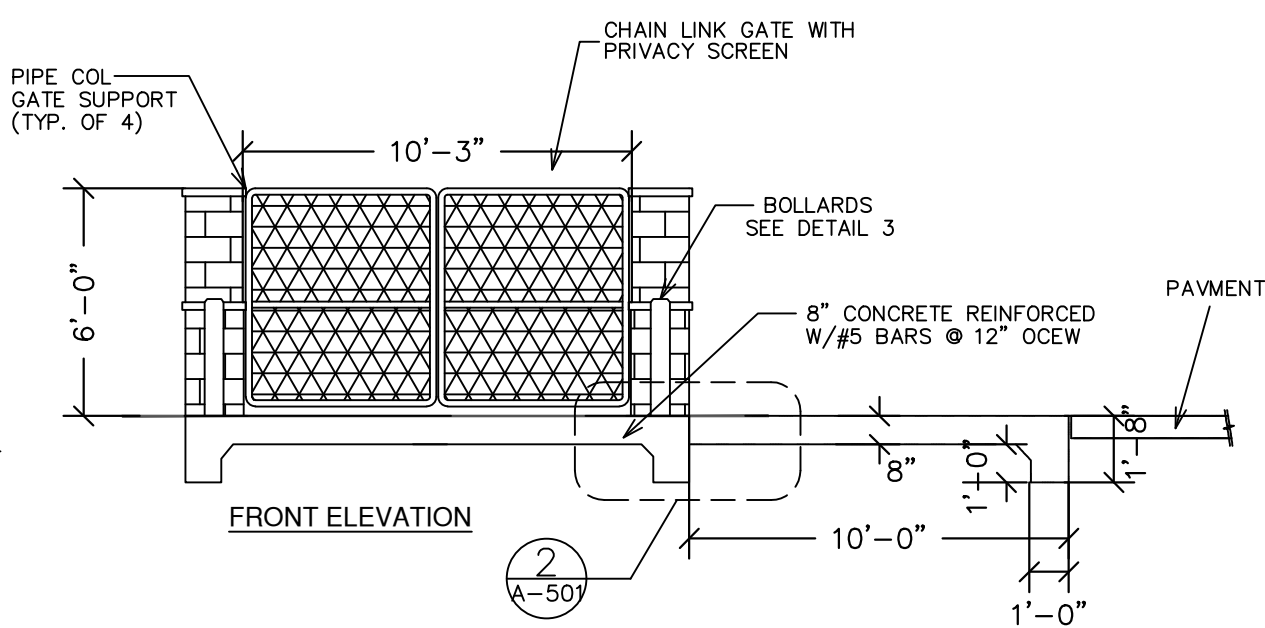
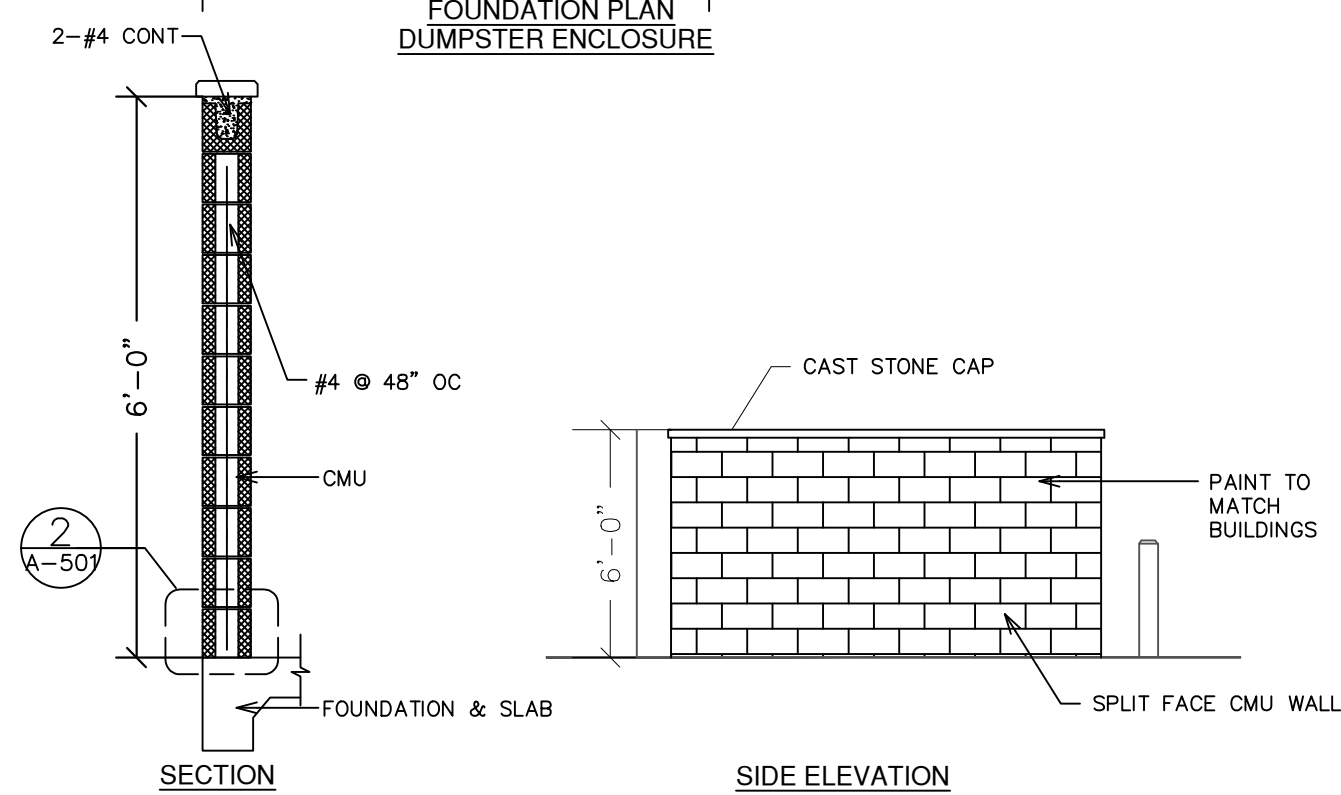
VILLA MARIA GAS STATION
1919 WEST VILLA MARIA ROAD
BRYAN, TX 77807
EXTERIOR WALL SECTIONS

DRAWN BY: BM DATE: 12-06-2022 SHEET:
CHECKED BY: RSK PROJ. NO.: VR151003.317.4 **A-303** Rev.0



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

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

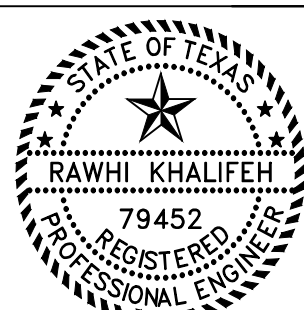


1 DETAIL TYPICAL DUMPSTER PLAN & ELEVATIONS
SCALE: NTS

2 DETAIL FOR DUMPSTER ENCLOSURE GRADE BEAM
SCALE: NTS

3 DETAIL TYPICAL BOLLARD DETAIL
SCALE: NTS

N.T.S.
GRAPHIC SCALE



01/25/2023

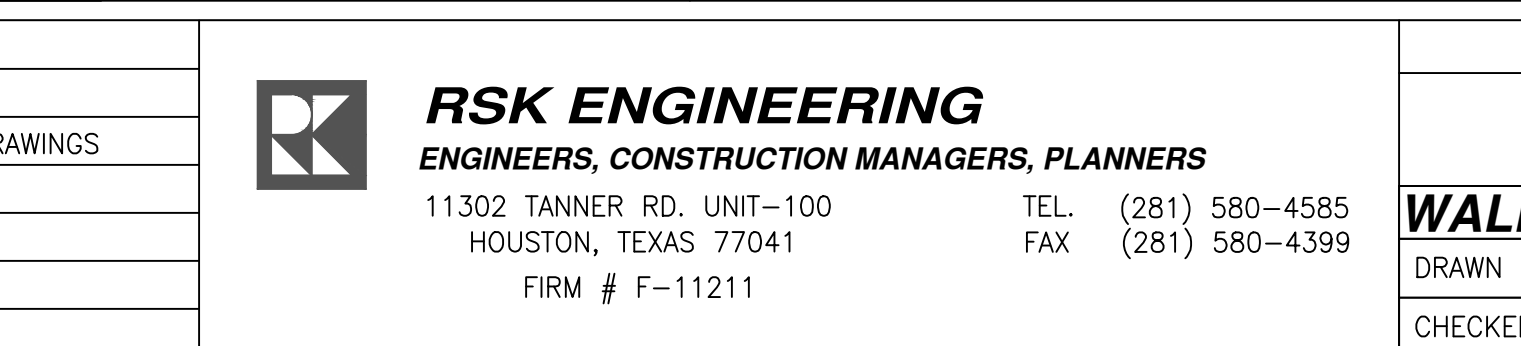
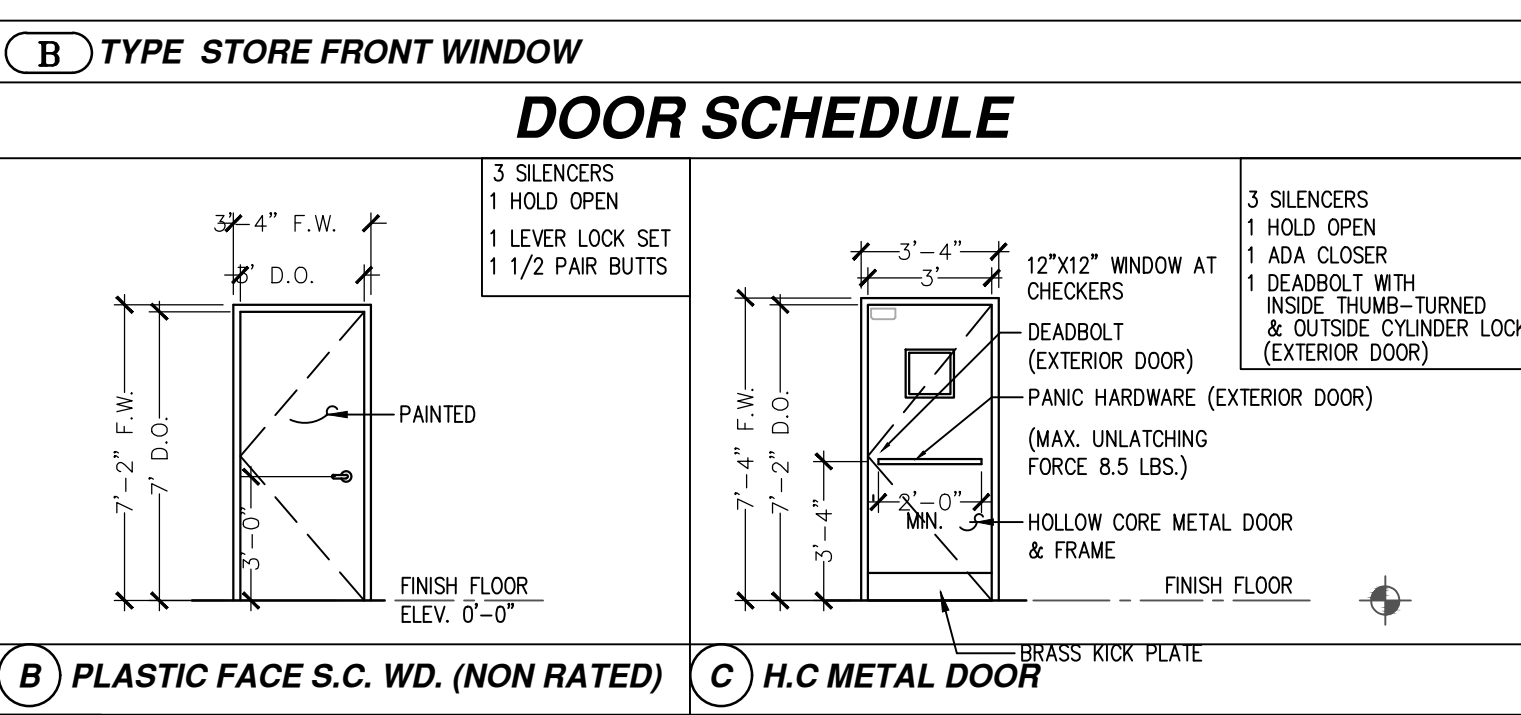
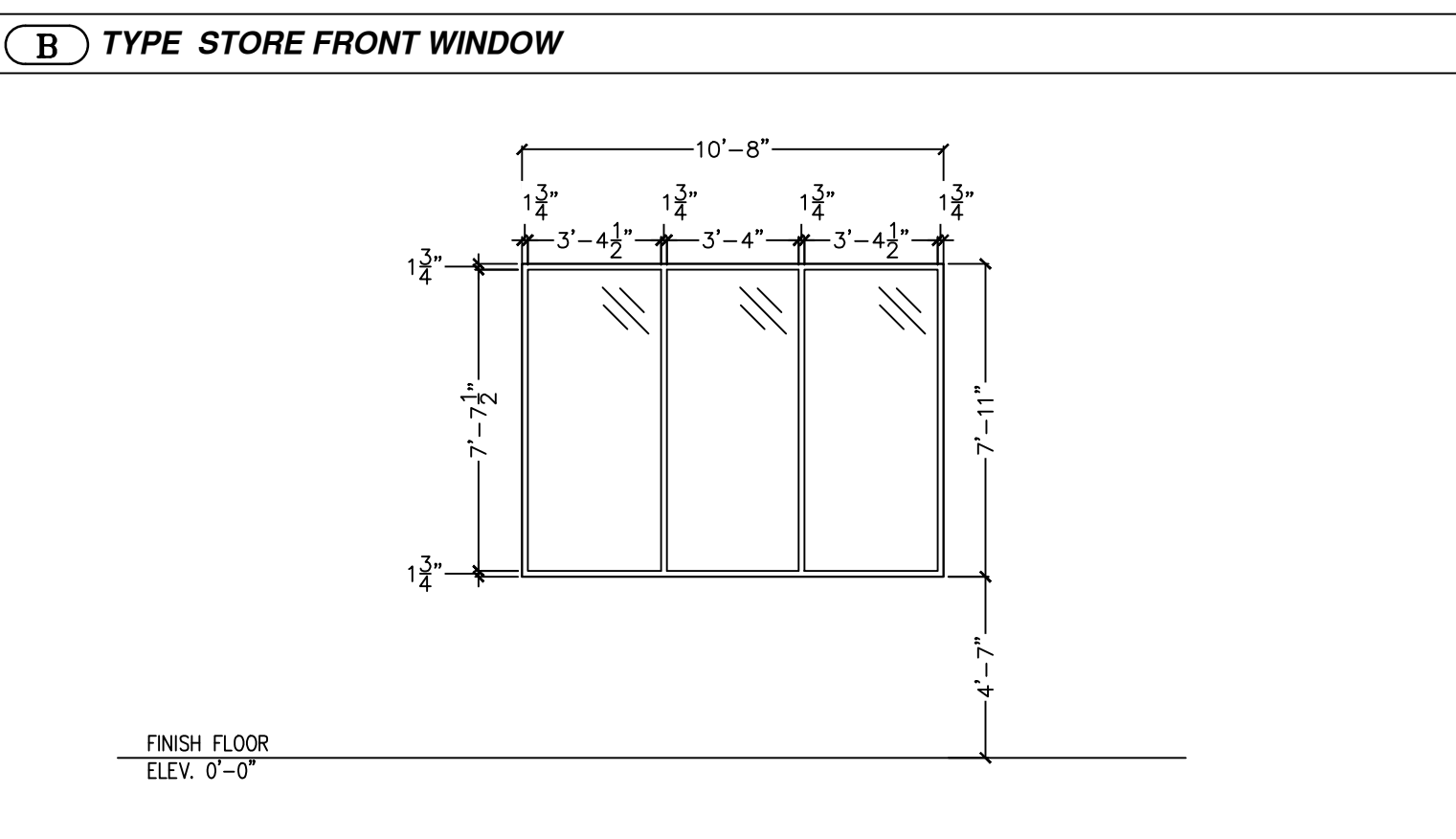
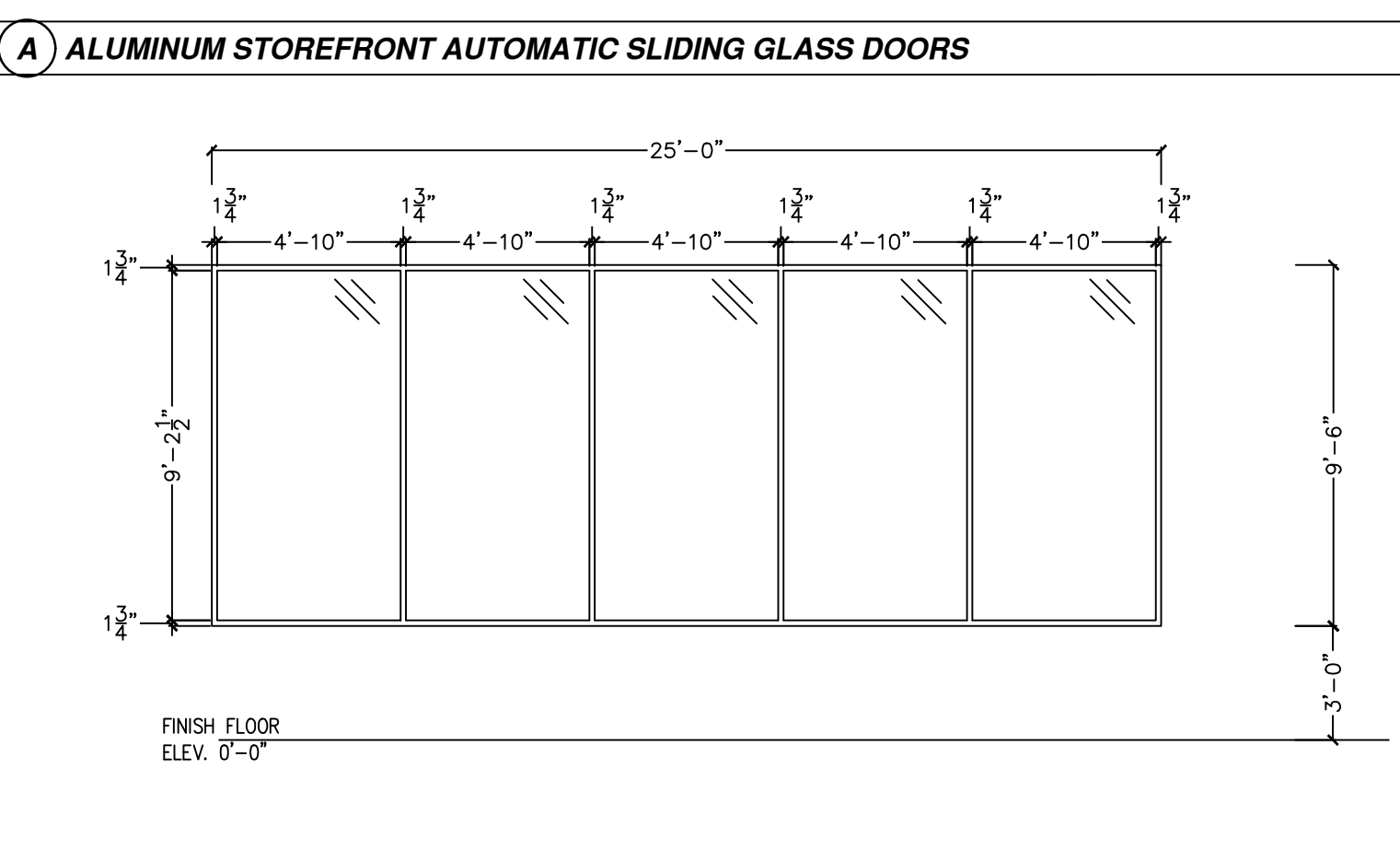
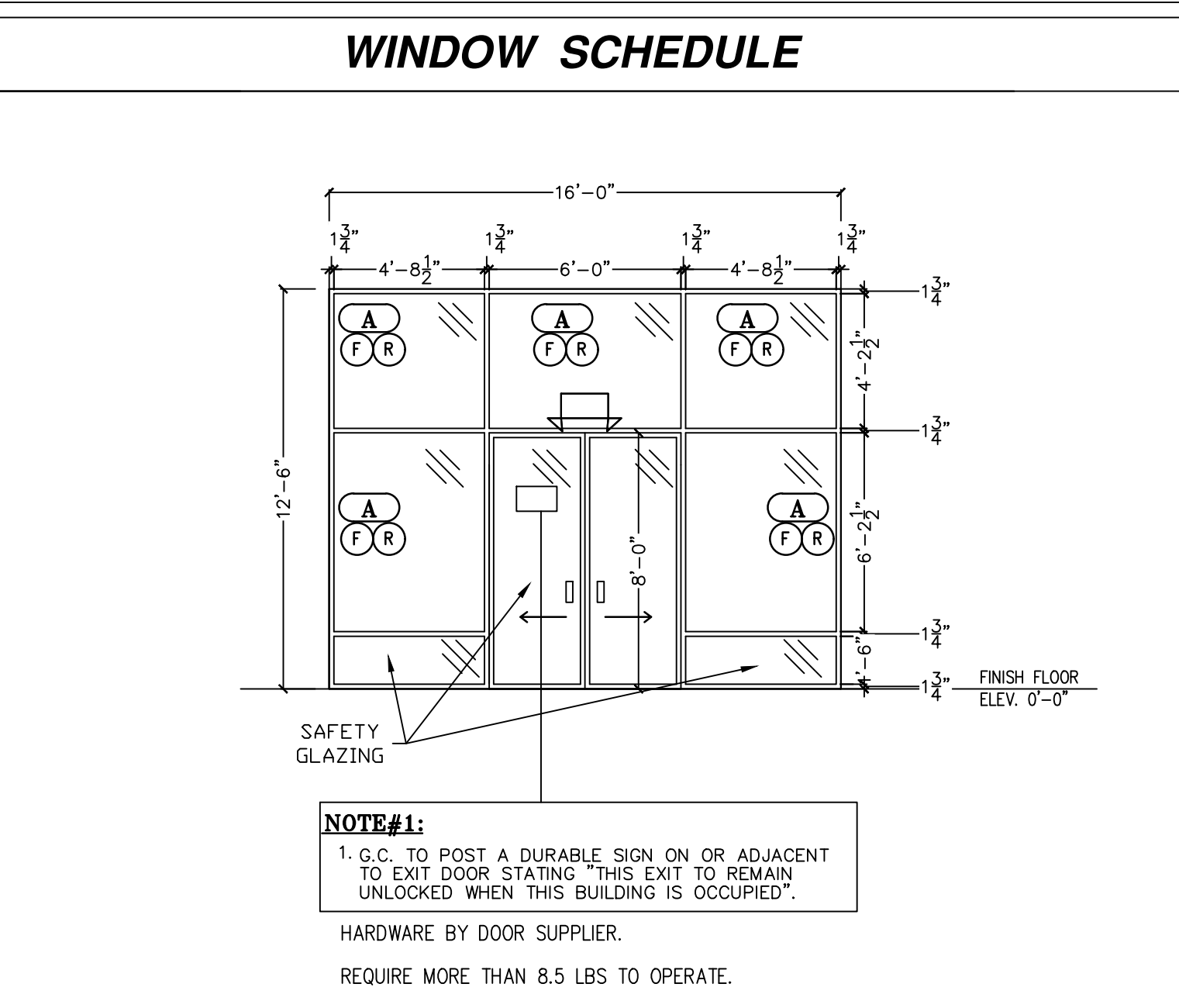
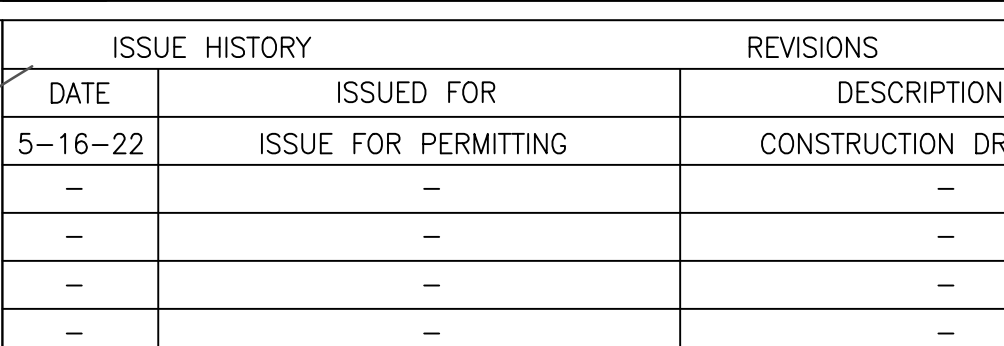
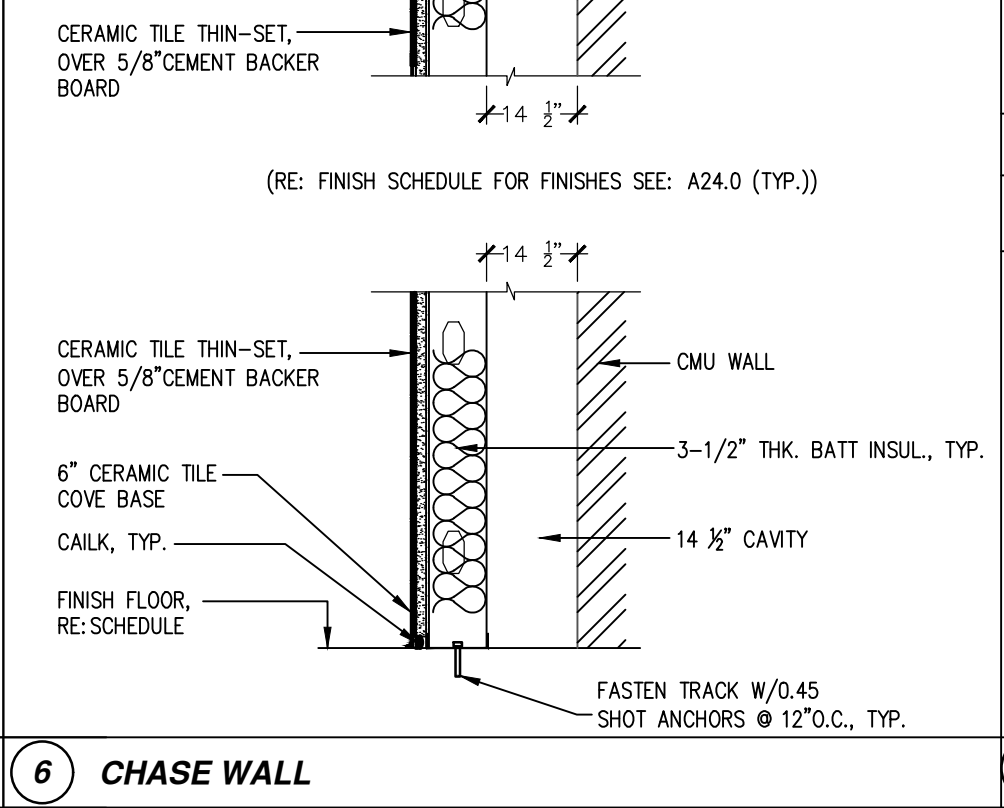
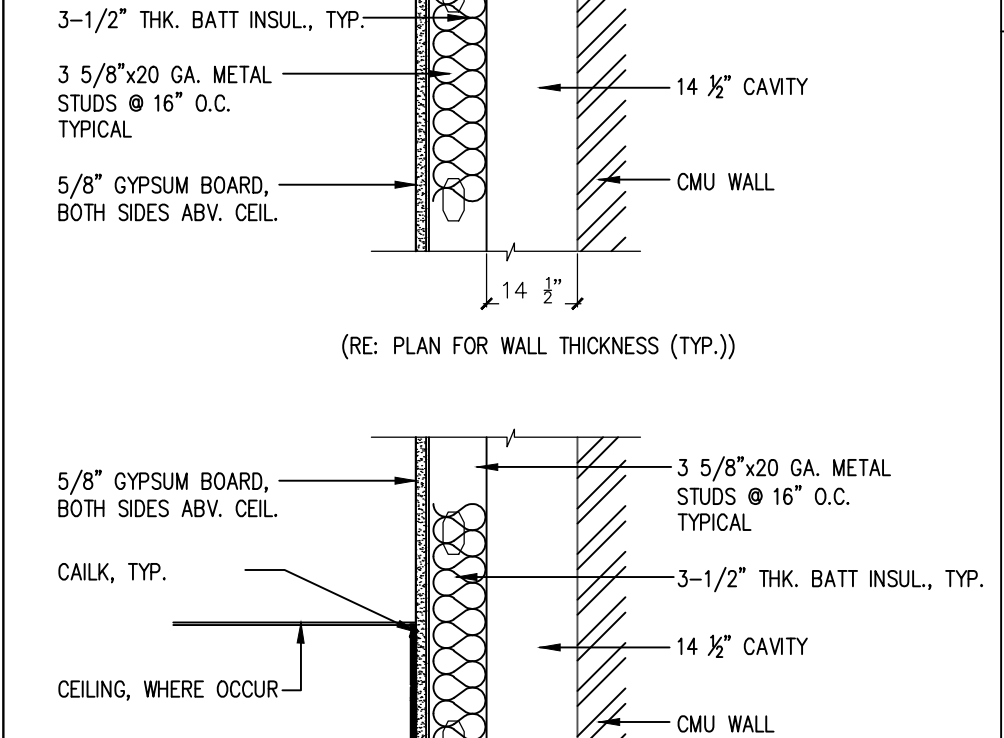
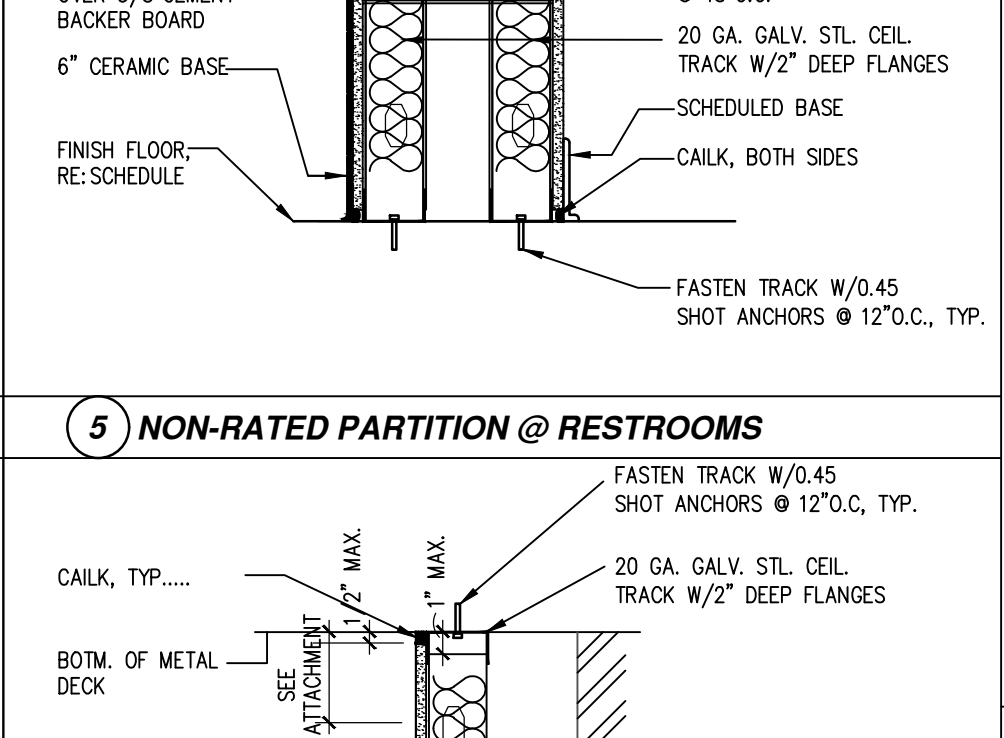
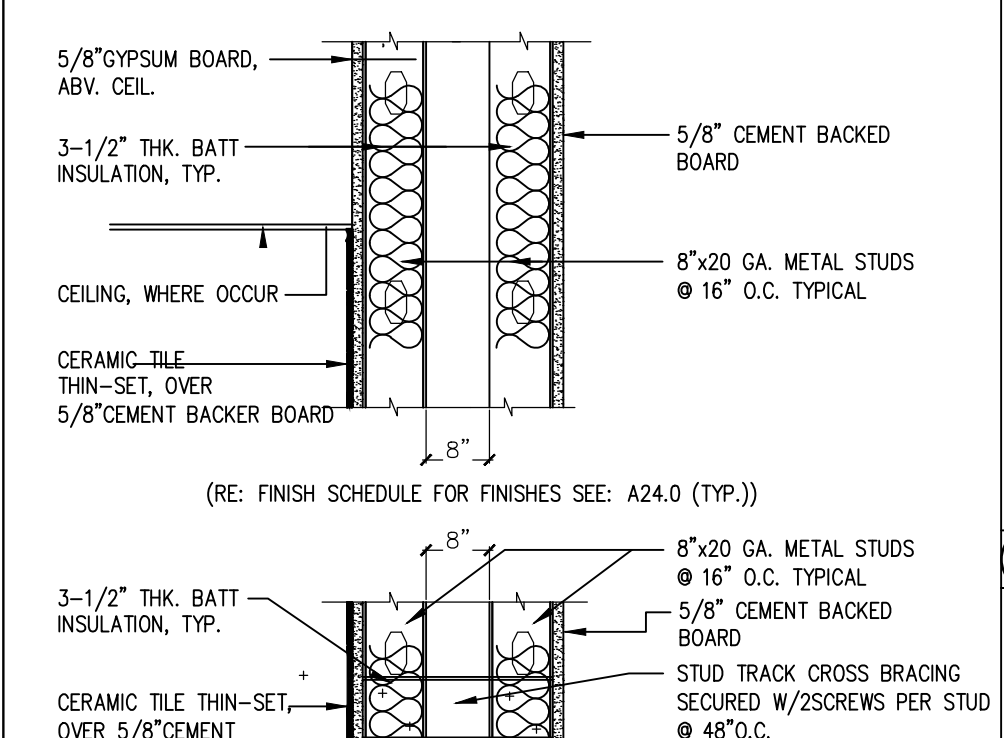
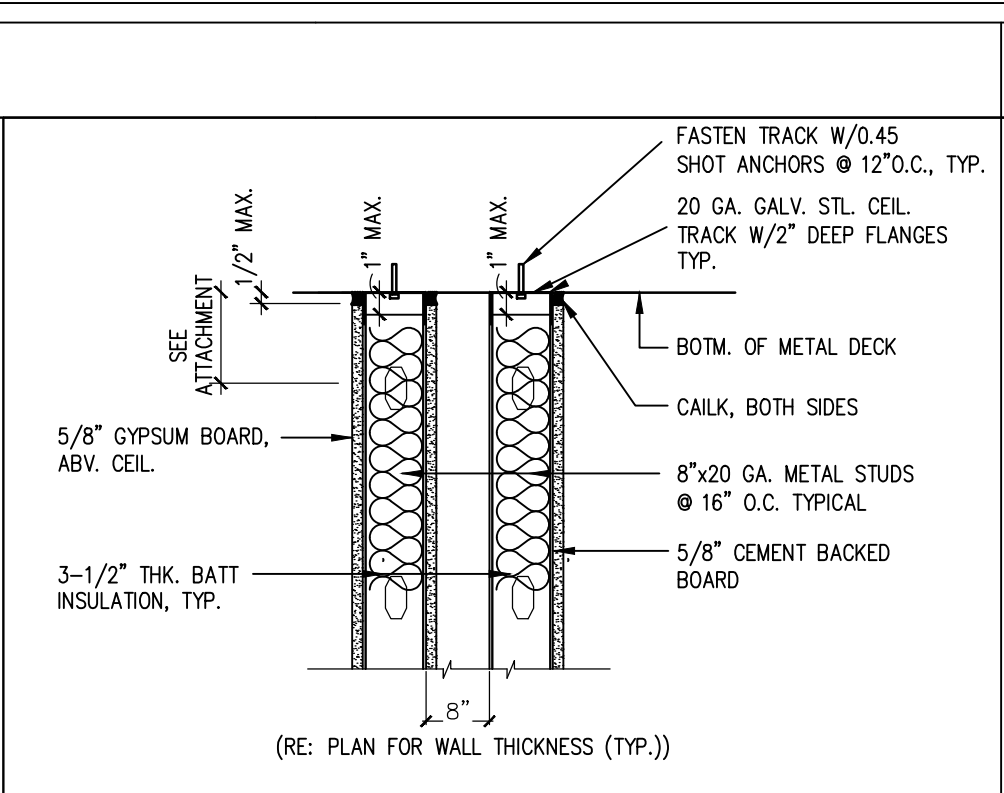
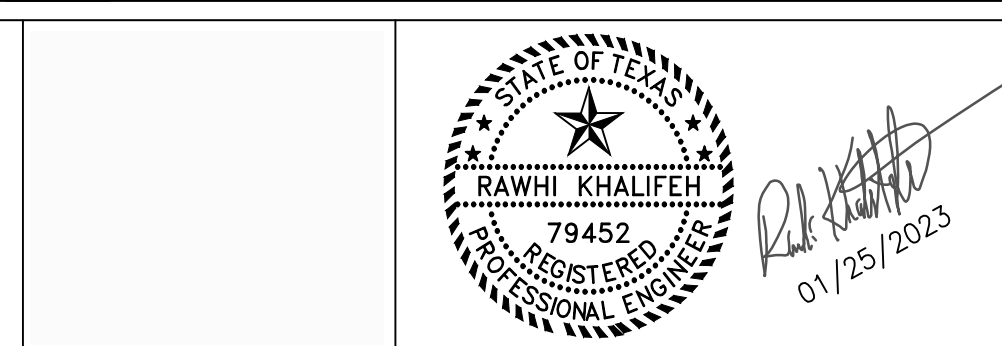
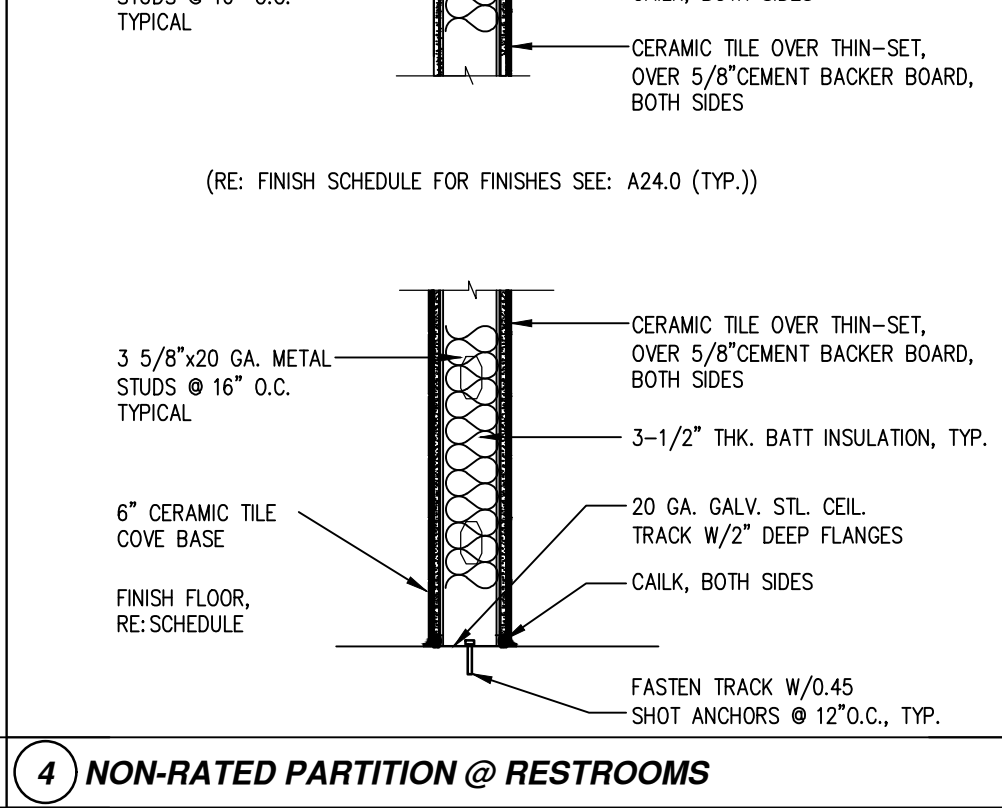
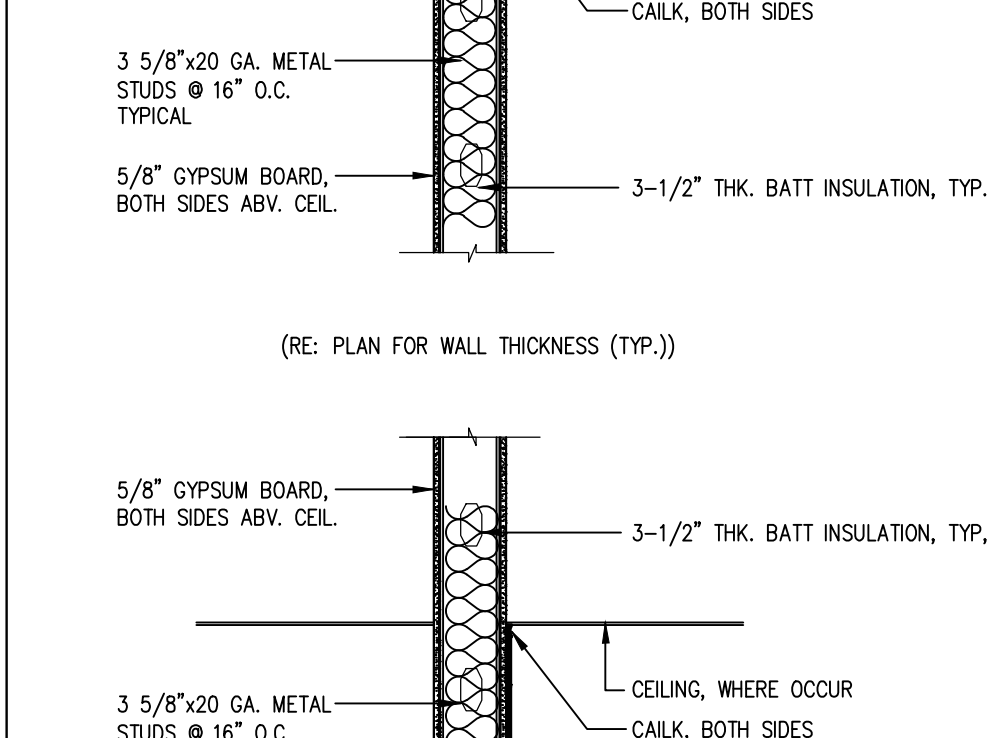
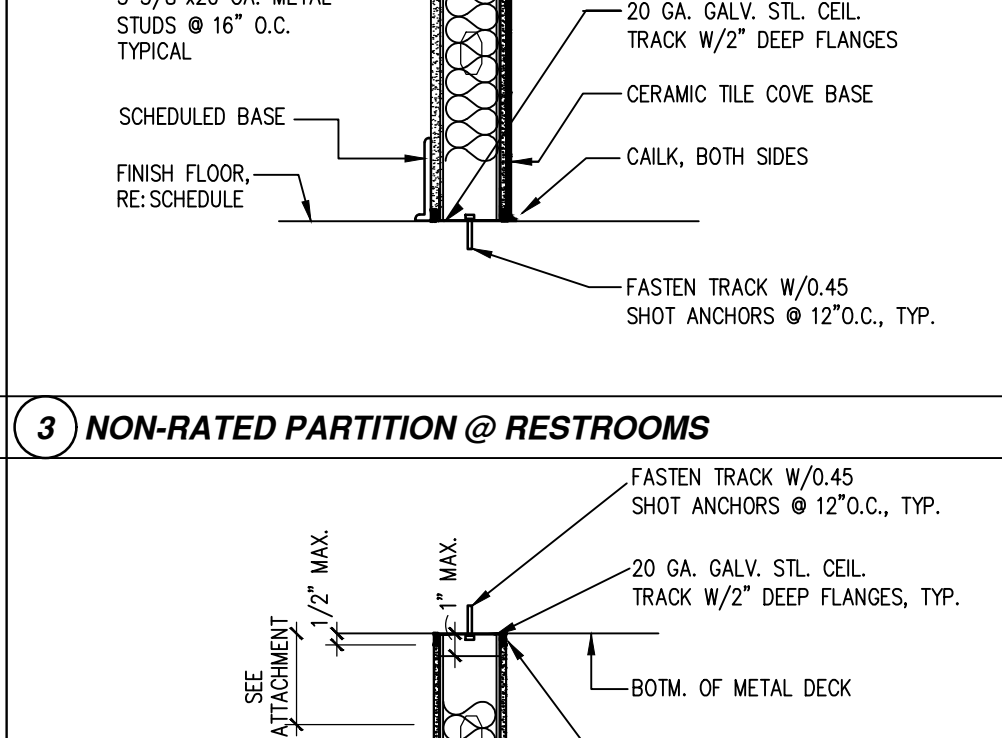
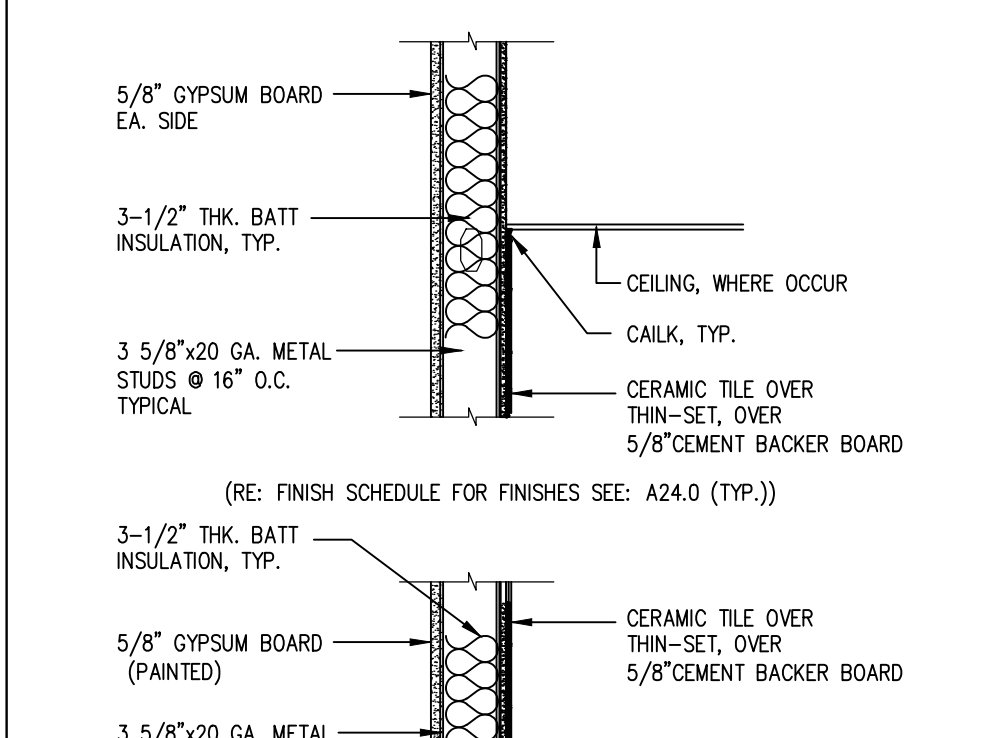
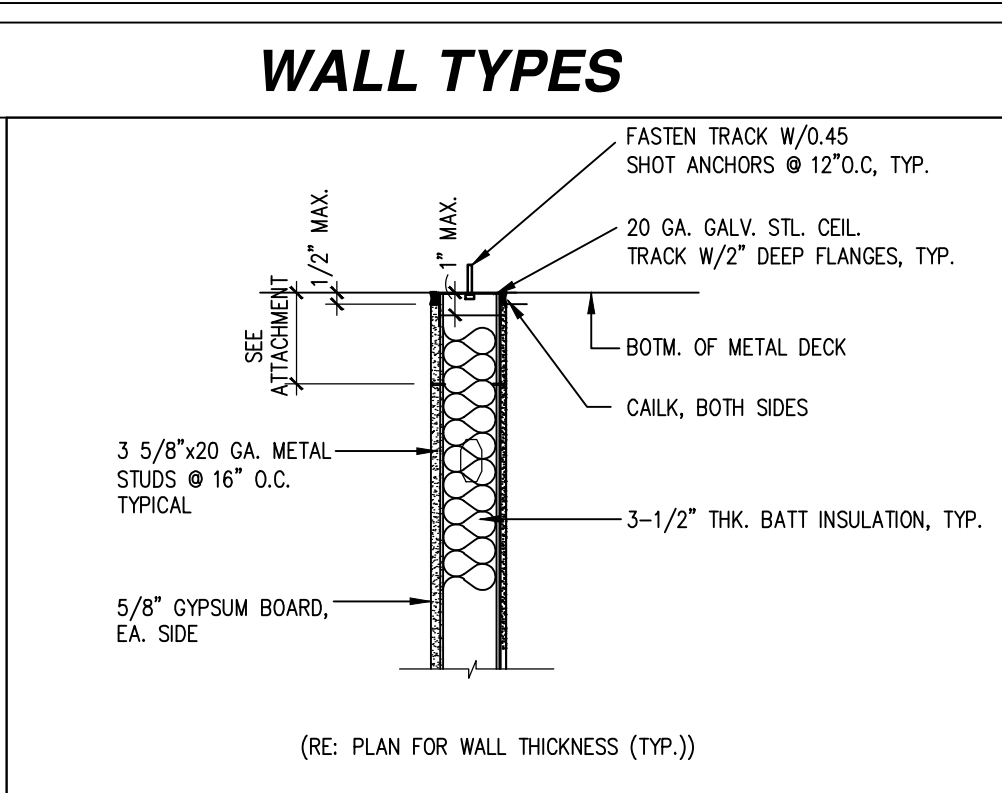
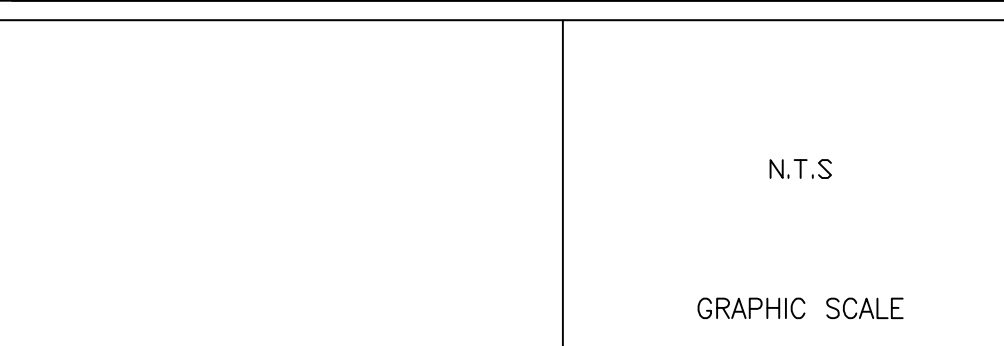
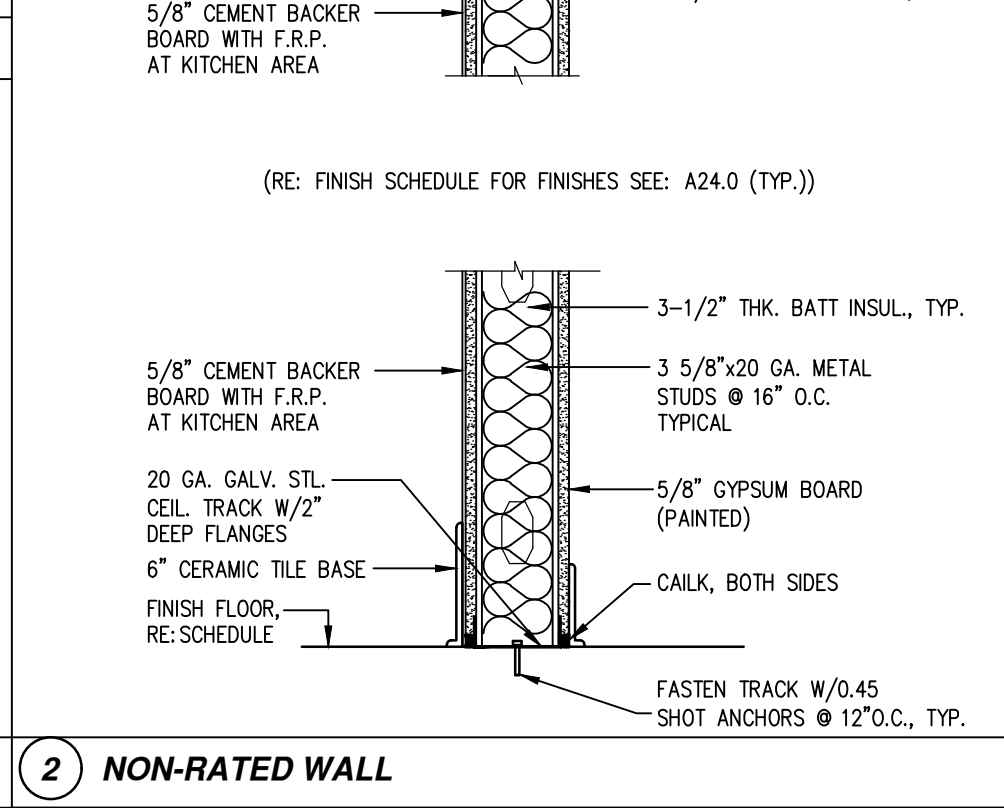
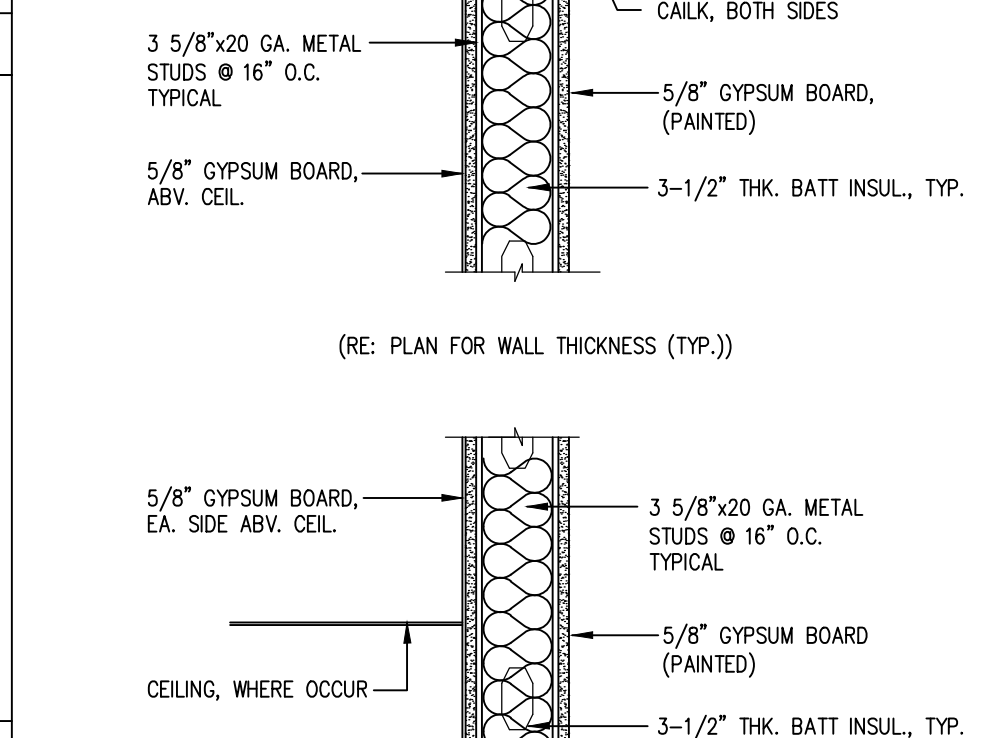
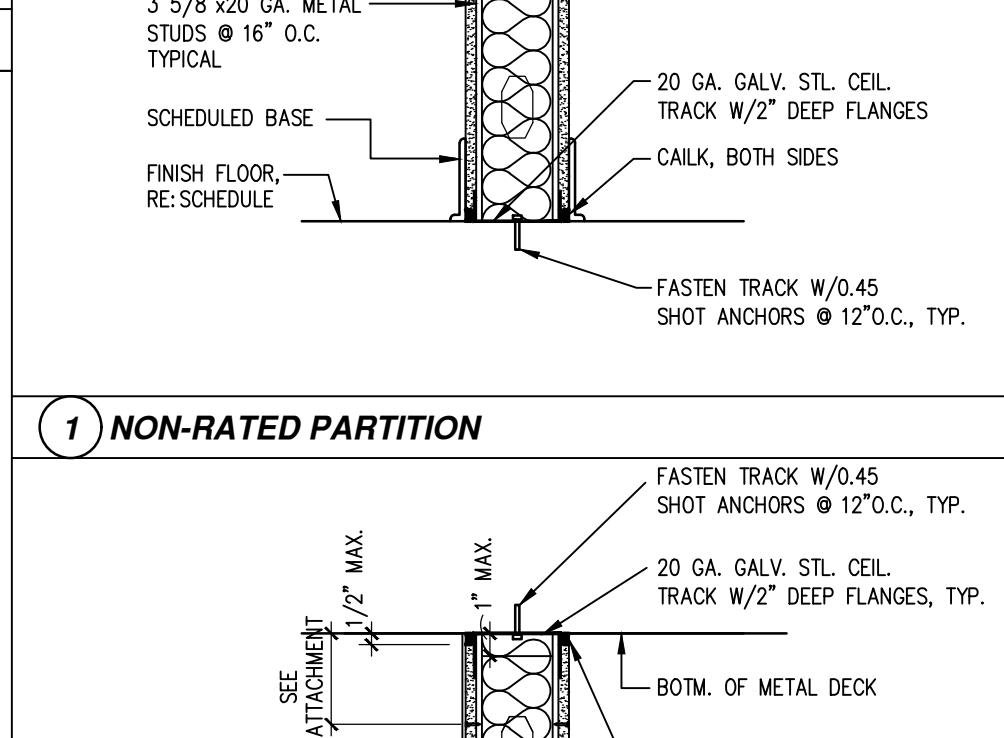
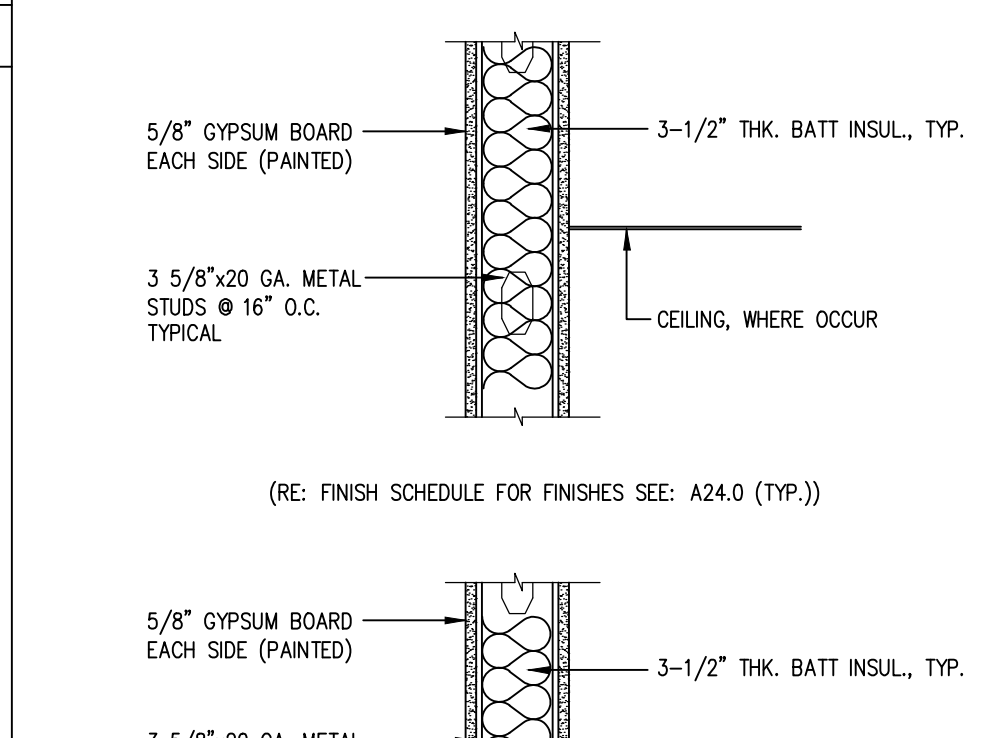
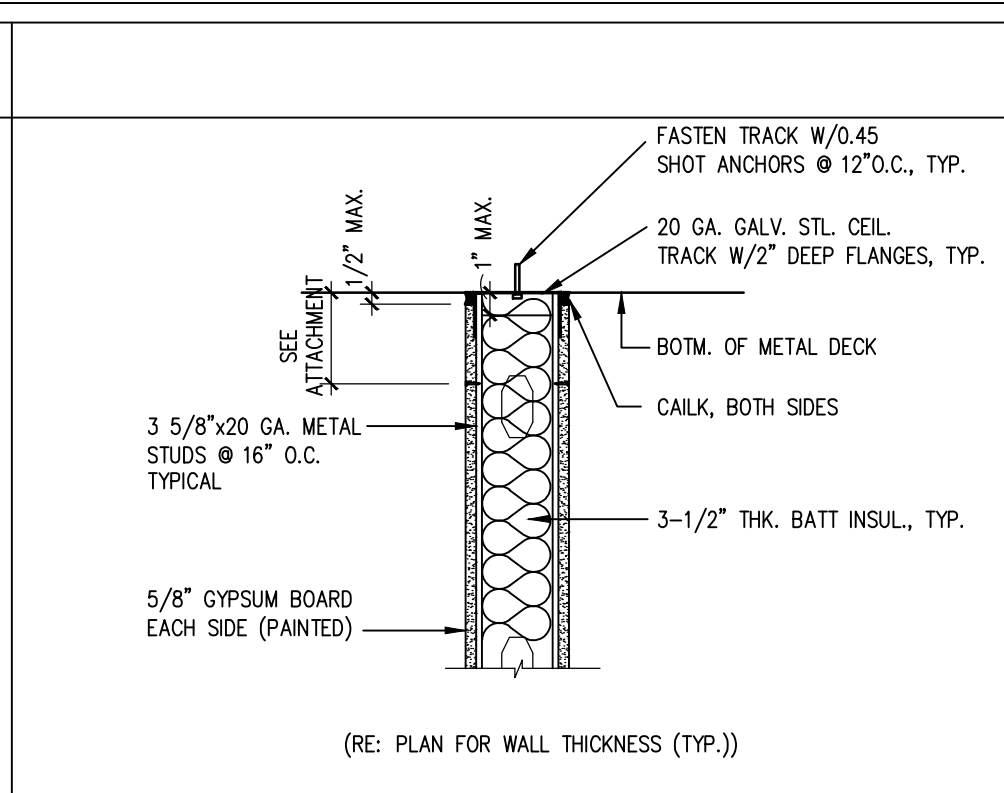
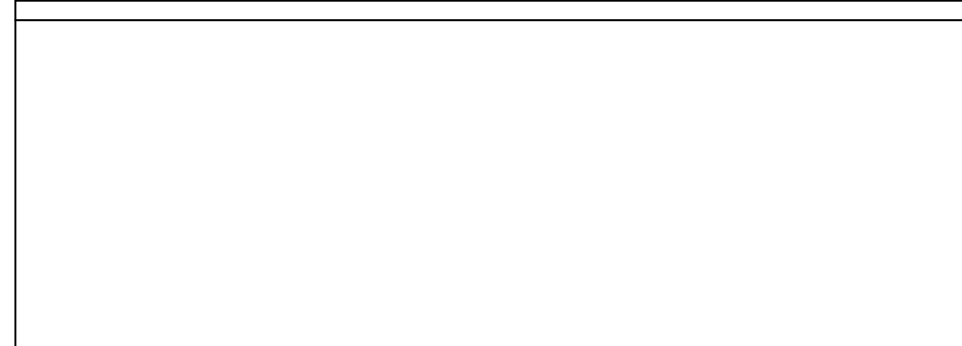
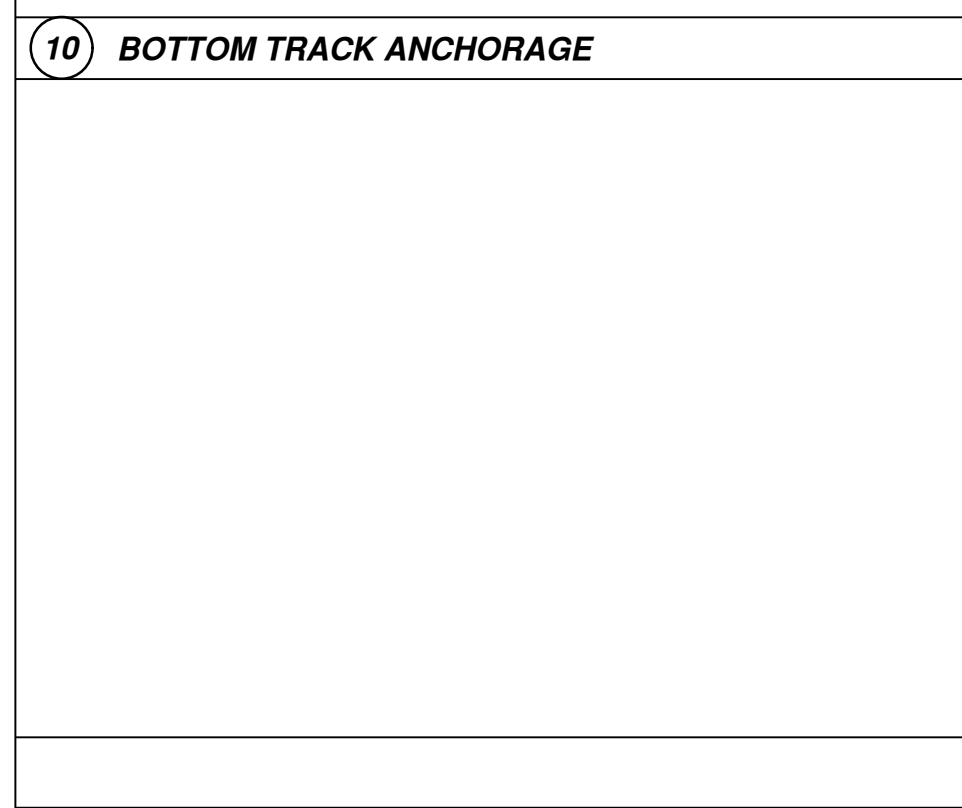
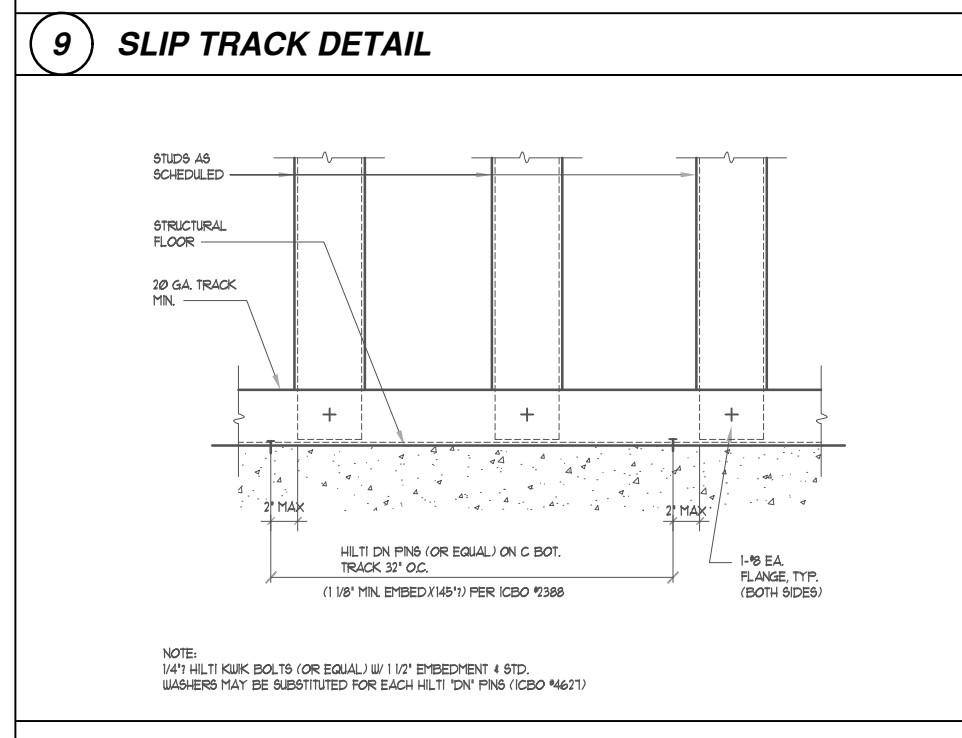
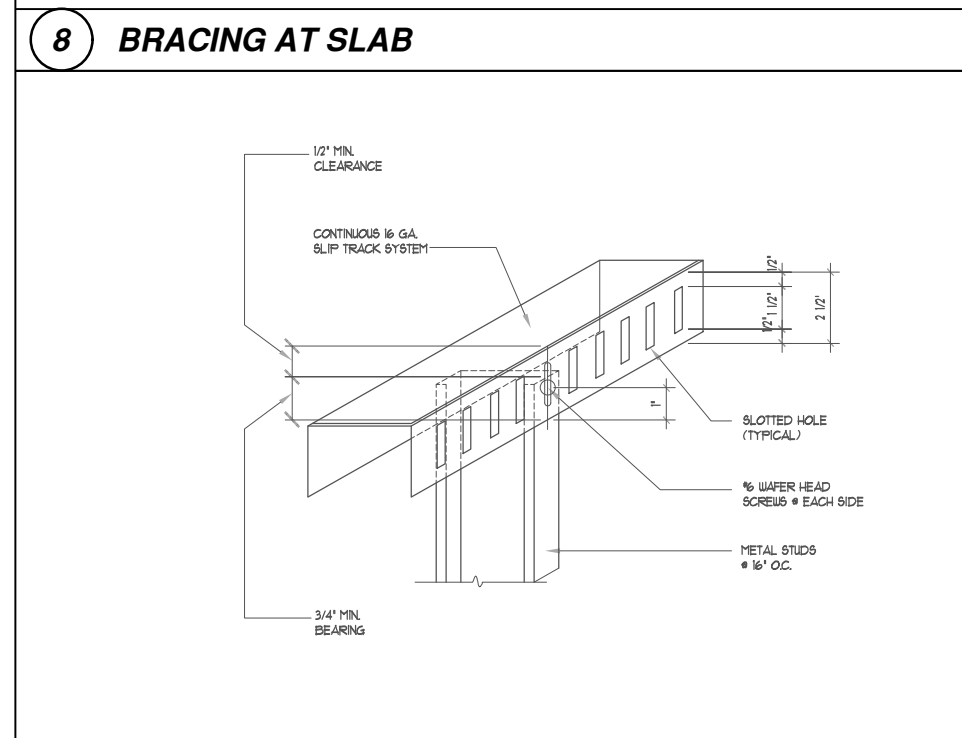
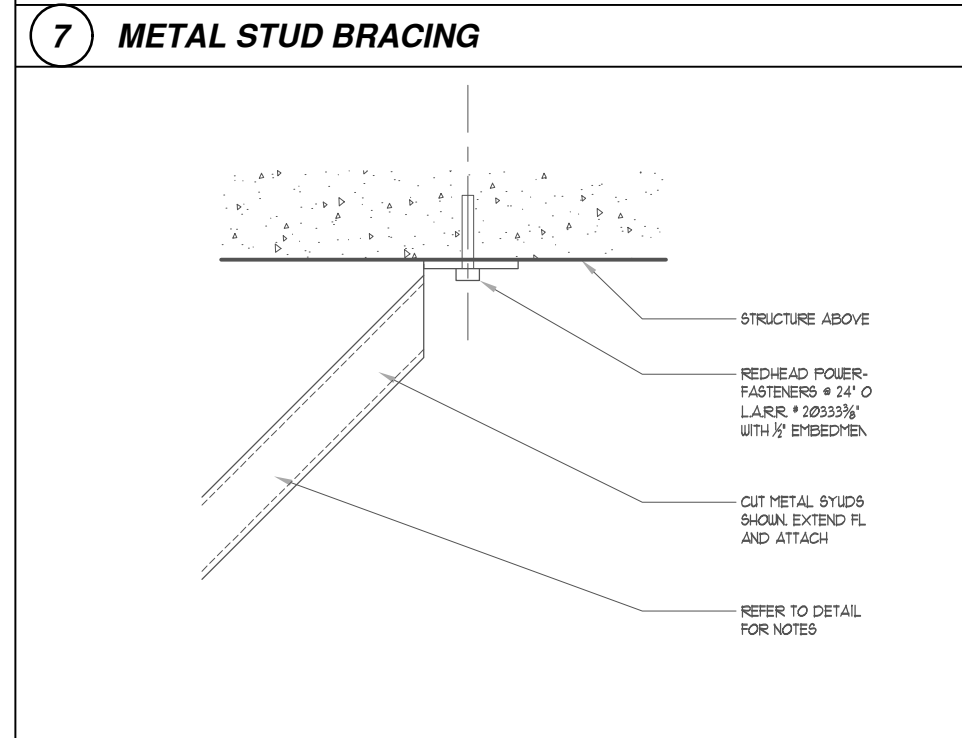
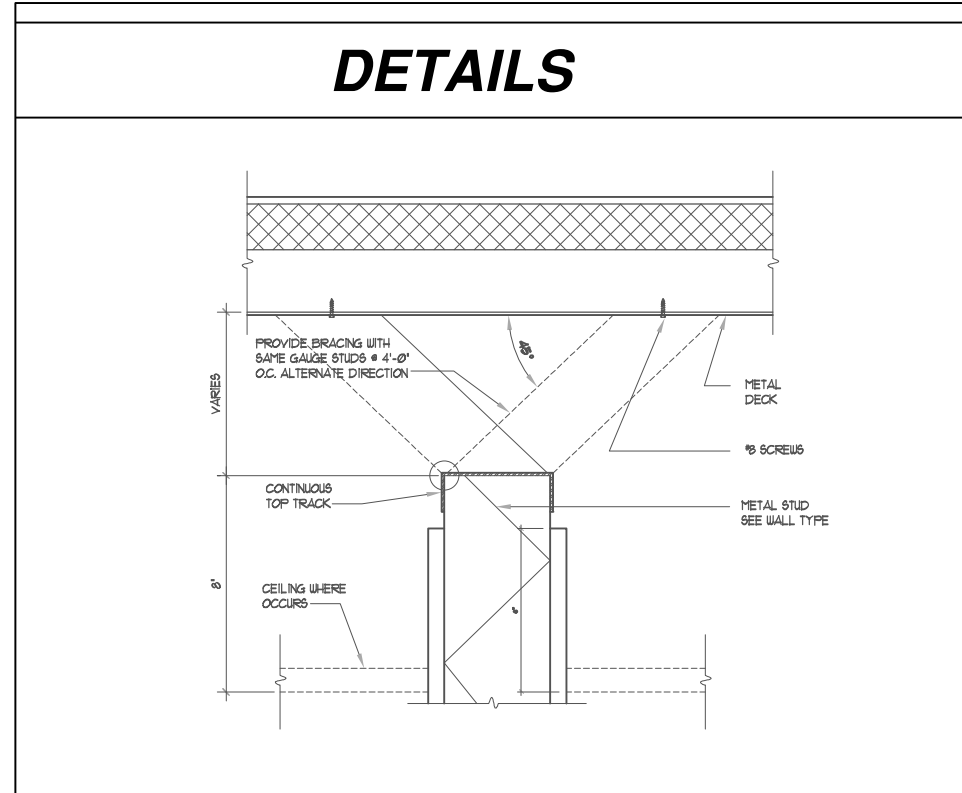
ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
5-16-22	ISSUE FOR PERMITTING	CONSTRUCTION DRAWINGS	
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 HOUSTON, TEXAS 77041 FAX (281) 580-4399
 FIRM # F-11211

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

DRAWN BY: BM	DATE: 12-06-2022	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	A-501 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.
12" IF DOOR HAS BOTH A CLOSER AND A LATCH.
LATCH SIDE APPROACH PULL SIDE - 48" MIN. WIDTH AND 24" MIN. BESIDES STRIKE EDGE.
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
MAXIMUM THRESHOLD HEIGHT: 1/4" AT EXTERIOR SLIDING DOOR, RAISED THRESHOLDS AND FLOOR LEVEL CHANGES SHALL BE BROCKLED 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

(T) TEMPERED GLAZING (F) FIXED (O) OPERABLE (R) REGULAR

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 BASE	8"x8" CERAMIC TILE TO CEILING COLOR TO BE SELECTED BY OWNER	SHEET ROCK WHITE GLOSS PAINT
104-WOMEN RR	CERAMIC TILE	6" CERAMIC BASE	8"x8" CERAMIC TILE TO CEILING COLOR TO BE SELECTED BY OWNER	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

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 BASE	8"x8" CERAMIC TILE TO CEILING COLOR TO BE SELECTED BY OWNER	SHEET ROCK WHITE GLOSS PAINT
104-WOMEN RR	CERAMIC TILE	6" CERAMIC BASE	8"x8" CERAMIC TILE TO CEILING COLOR TO BE SELECTED BY OWNER	SHEET ROCK WHITE GLOSS PAINT
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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)
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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 SYMBOLS (UNBRILLIANT, GRADE 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. 210.2.1)

HEALTH NOTES:

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



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. UNIT-100
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

WALL TYPE, DOOR, WINDOW, FINISH SCHEDULE

DRAWN BY: BM DATE: 12-06-2022 SHEET: **A-601** Rev.0

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

VILLA MARIA GAS STATION

1919 WEST VILLA MARIA ROAD
BRYAN , TX 77807

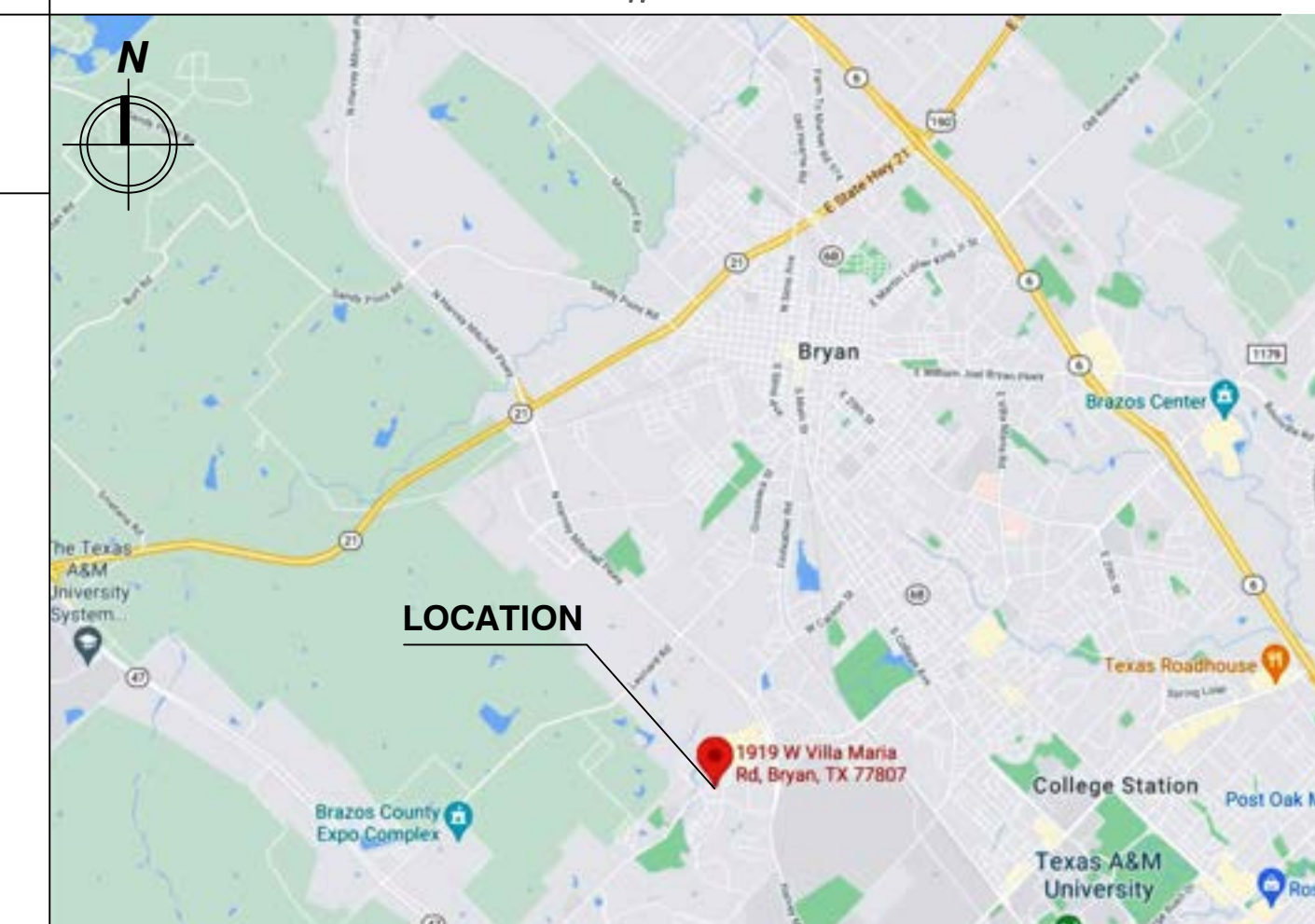


KEY MAP # 48027C 0295E

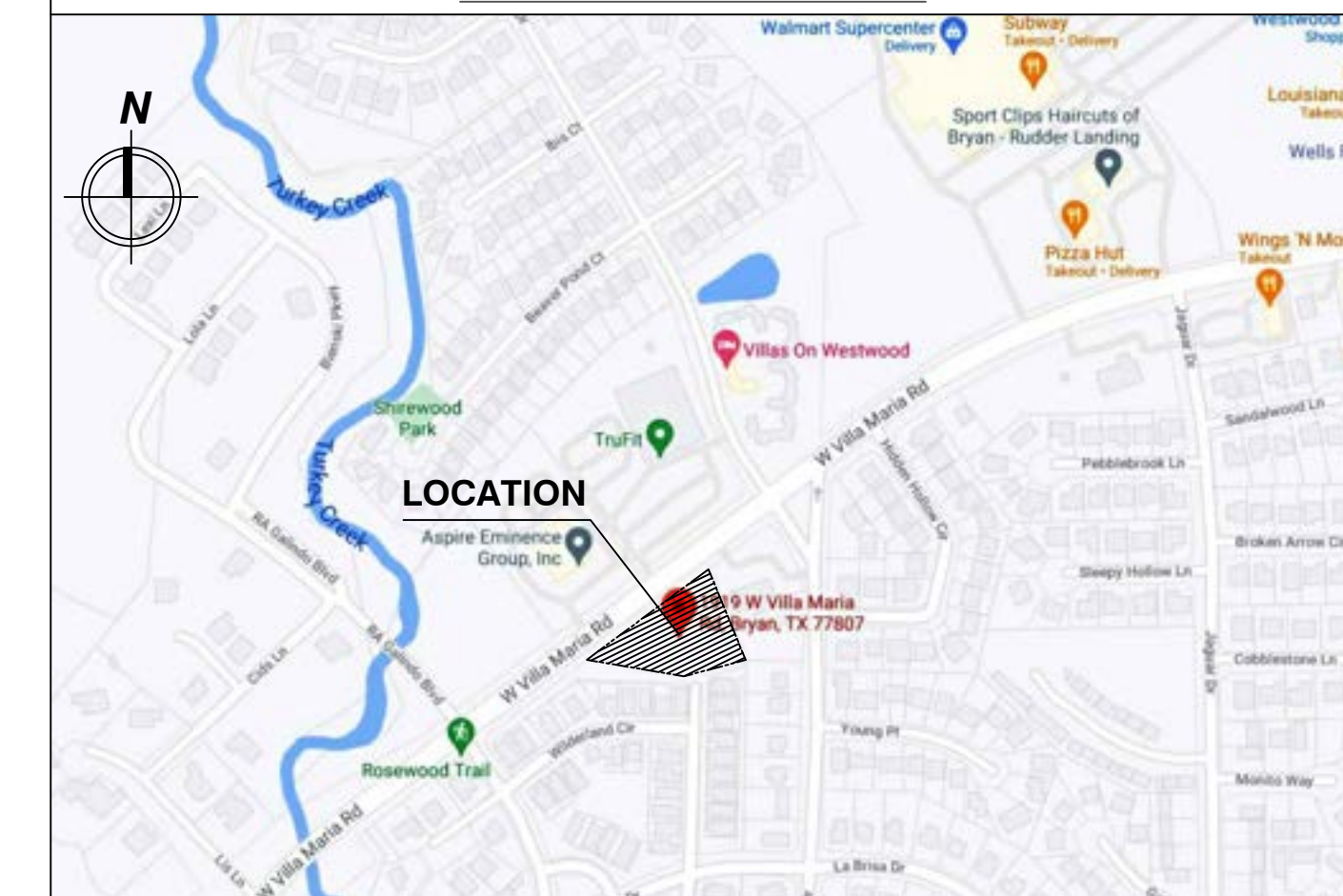
INDEX TO DRAWINGS

CIVIL

- C0.0- COVER SHEET
- C1.0- TOPOGRAPHIC SURVEY
- C1.1- DRIVEWAY TRAFFIC CONTROL PLAN
- C2.0- PAVING & DRAINAGE SITE PLAN
- C2.1-1 DRAINAGE AREA MAP
- C2.1-2 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
- C7.0- SITE DETAILS
- C8.0- STANDARD MANHOLE DETAILS



VICINITY MAP



NONE
GRAPHIC SCALE



ISSUE HISTORY		REVISIONS
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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: 12-06-2022	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	C-00 Rev.0

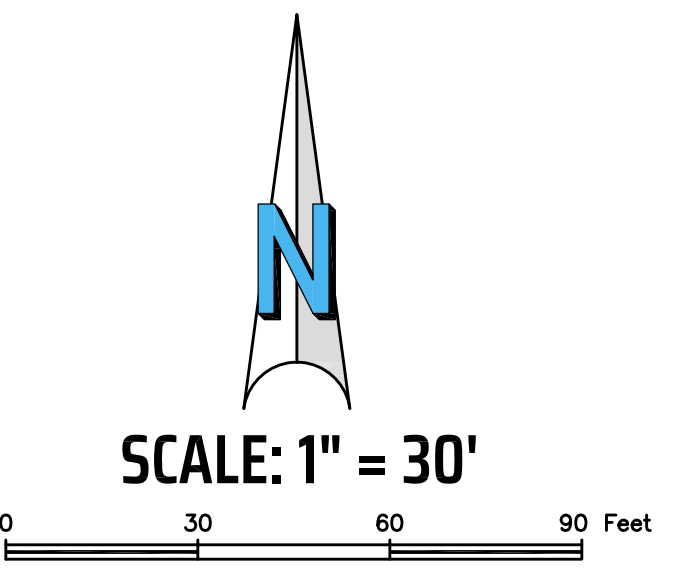
LAND TITLE SURVEY PLAT
OF
LOTS 1 & 3, BLOCK 11
SHIREWOOD ADDITION PHASE II
VOLUME 583, PAGE 181 (D.R.B.C.T.)
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1" = 30 FEET
SURVEY DATE: 03-02-2021 | PLAT DATE: 03-12-2021
JOB NUMBER: 21-177 | CAD NAME: 21-177
POINT FILE: 21-177-ALL
DRAWN BY: WJB CHECKED BY: BNK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10019500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

"When one person stands to gain over another, the facts must be uncovered"

LEGEND:		
(D.R.B.C.T.) = DEED RECORDS OF BRAZOS COUNTY, TEXAS	WATER VALVE	AERIAL ELECTRIC LINES
(D.R.B.C.T.) = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS	WATER METER	WOOD FENCE
(D.P.R.B.C.T.) = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS	FIRE HYDRANT	APPROXIMATE LOCATION OF 8" SANITARY SEWER LINE
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS	SANITARY SEWER MANHOLE	APPROXIMATE LOCATION OF 8" WATER LINE
N/F = NOW OR FORMERLY	CLEAN OUT	APPROXIMATE LOCATION OF 12" WATER LINE
(P) = PER PLAT, 583/181 (D.R.B.C.T.)	STORM SEWER MANHOLE	APPROXIMATE LOCATION OF BURIED ATMOS GAS LINE AS FLAGGED ON THE GROUND
	STREET SIGN	CONCRETE
	UTILITY POLE	
	LIGHT POLE/STANDARD	
	GUY WIRE	
	A/C UNIT	
	GAS METER	
	PIPE LINE MARKER	
	ELECTRIC SERVICE	
	ELECTRIC BOX	
	TELEPHONE PEDESTAL	
	FIBER OPTIC MARKER	



SURVEYOR'S CERTIFICATE:
I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE 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.I.R.M. MAPS, PANEL NO. 48041C0195E, REVISED DATE: 05-16-2012.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

REVISED 05-17-21: ADDITIONAL TOPOGRAPHIC DATA

FEMA INFORMATION

C1
R=339.96'
D=9'58"48"
ARC=59.22'
T=29.68'
CHORD=59.14'
BRG=S 05'42'17" E

L1
S 26'10'56" E 116.08' MEASURED
PLAT CALL: S 23'18'37" E 116.09' (P)

L2
S 00'42'53" E 114.60' MEASURED
PLAT CALL: S 02'09'28" E 114.61' (P)

C2
R=339.96'
D=27'57"40"
ARC=165.91'
T=84.64'
CHORD=164.27'
BRG=S 24'40'31" E

ZONING SETBACK NOTES (COB)
ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 03-12-2021 THESE TRACTS ARE ZONED RETAIL DISTRICT (C-2) AND COMMERCIAL DISTRICT (C-3) AND ARE SUBJECT TO THE FOLLOWING BUILDING SETBACKS:

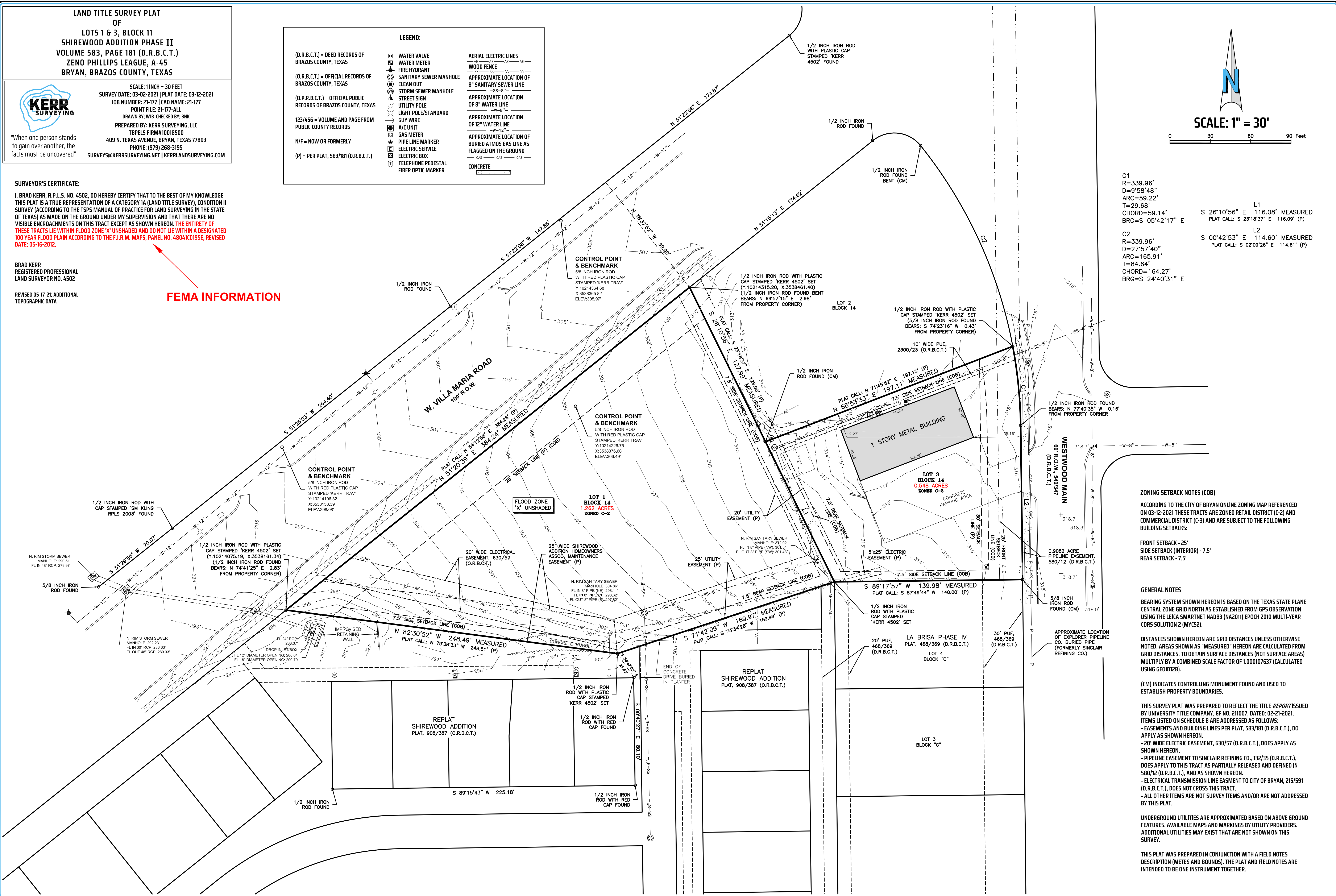
FRONT SETBACK - 25'
SIDE SETBACK (INTERIOR) - 7.5'
REAR SETBACK - 7.5'

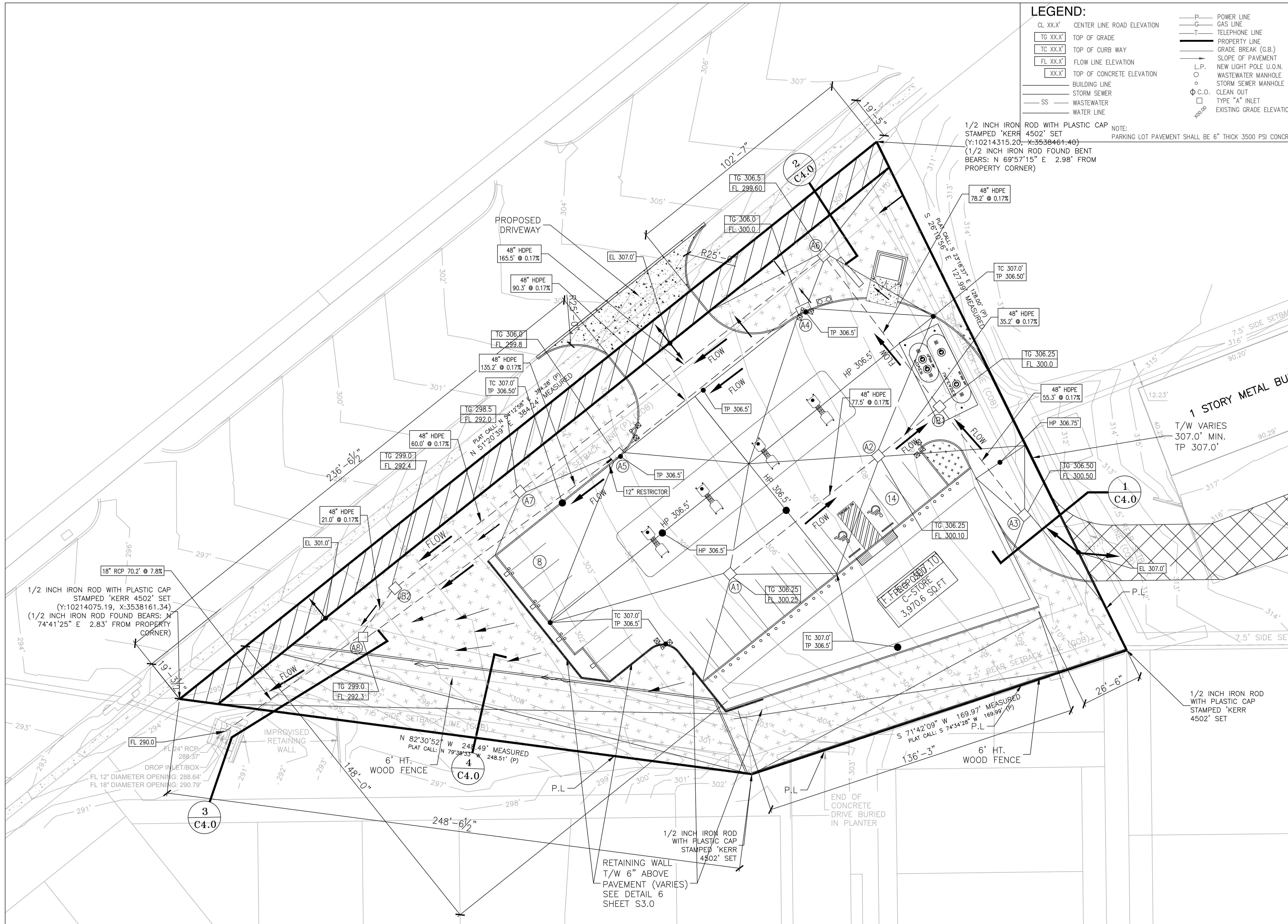
GENERAL NOTES
BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORES SOLUTION 2 (MYCS2).
DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00017637 (CALCULATED USING GEOID12B).
(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 211007, DATED: 02-21-2021. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
- EASEMENTS AND BUILDING LINES PER PLAT, 583/181 (D.R.B.C.T.), DO APPLY AS SHOWN HEREON.
- 20' WIDE ELECTRIC EASEMENT, 630/57 (D.R.B.C.T.), DOES APPLY AS SHOWN HEREON.
- PIPELINE EASEMENT TO SINCLAIR REFINING CO., 132/35 (D.R.B.C.T.), DOES APPLY TO THIS TRACT AS PARTIALLY RELEASED AND DEFINED IN 580/12 (D.R.B.C.T.), AND AS SHOWN HEREON.
- ELECTRICAL TRANSMISSION LINE EASEMENT TO CITY OF BRYAN, 215/591 (D.R.B.C.T.), DOES NOT CROSS THIS TRACT.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.





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
	WATER LINE	---	STORM SEWER MANHOLE
		○	CLEAN OUT
		□	TYPE "A" INLET
		○	EXISTING GRADE ELEVATIONS

- 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: 3538378.40
 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. 4804IC0195E, 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: 12-6-2022 SHEET:
 CHECKED BY: RSK PROJ. NO.: VR151003.317.4 **C2.0** Rev.0

SCALE: 1" = 20'-0"

GRAPHIC SCALE

01/25/2023

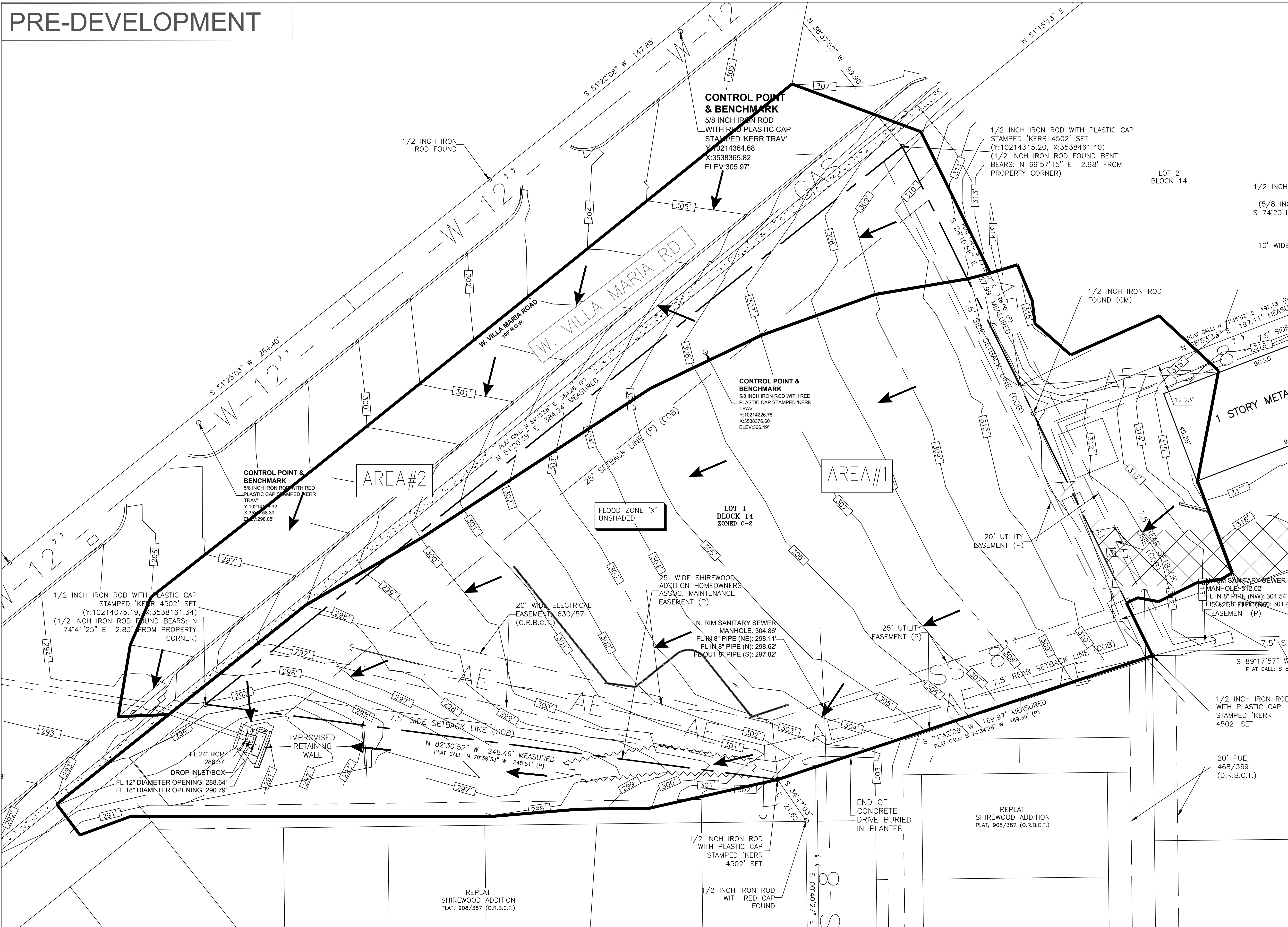
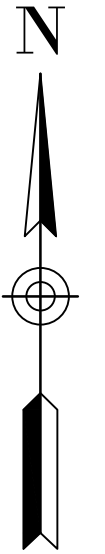
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DATE	ISSUED FOR	DESCRIPTION	
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FIRM # F-11211

PRE-DEVELOPMENT



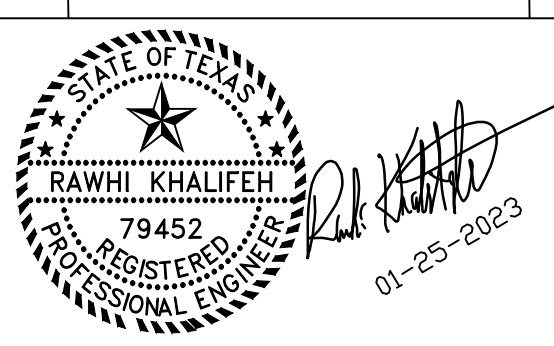
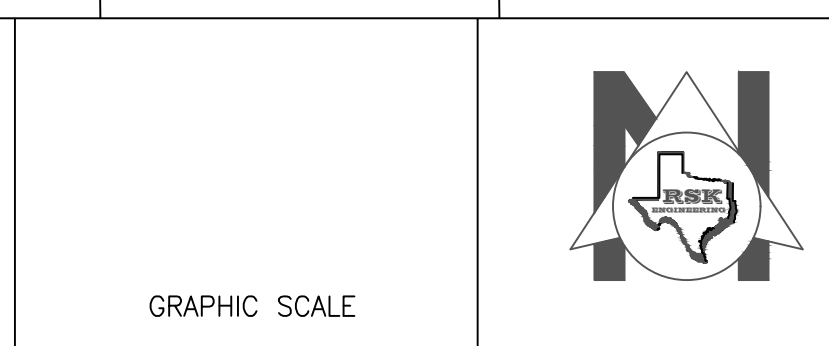
- DRAINAGE BOUNDARY
- FLOW DIRECTION
- CONTOUR
- INLET
- STORM SEWER LINE
- DRAINAGE AREA I.D.

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

OWNER NAME:
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PHONE #:
EMAIL:

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HOUSTON, TX 77041
PHONE #: 281-580-4585
EMAIL: RSKENGINEERING@GMAIL.COM

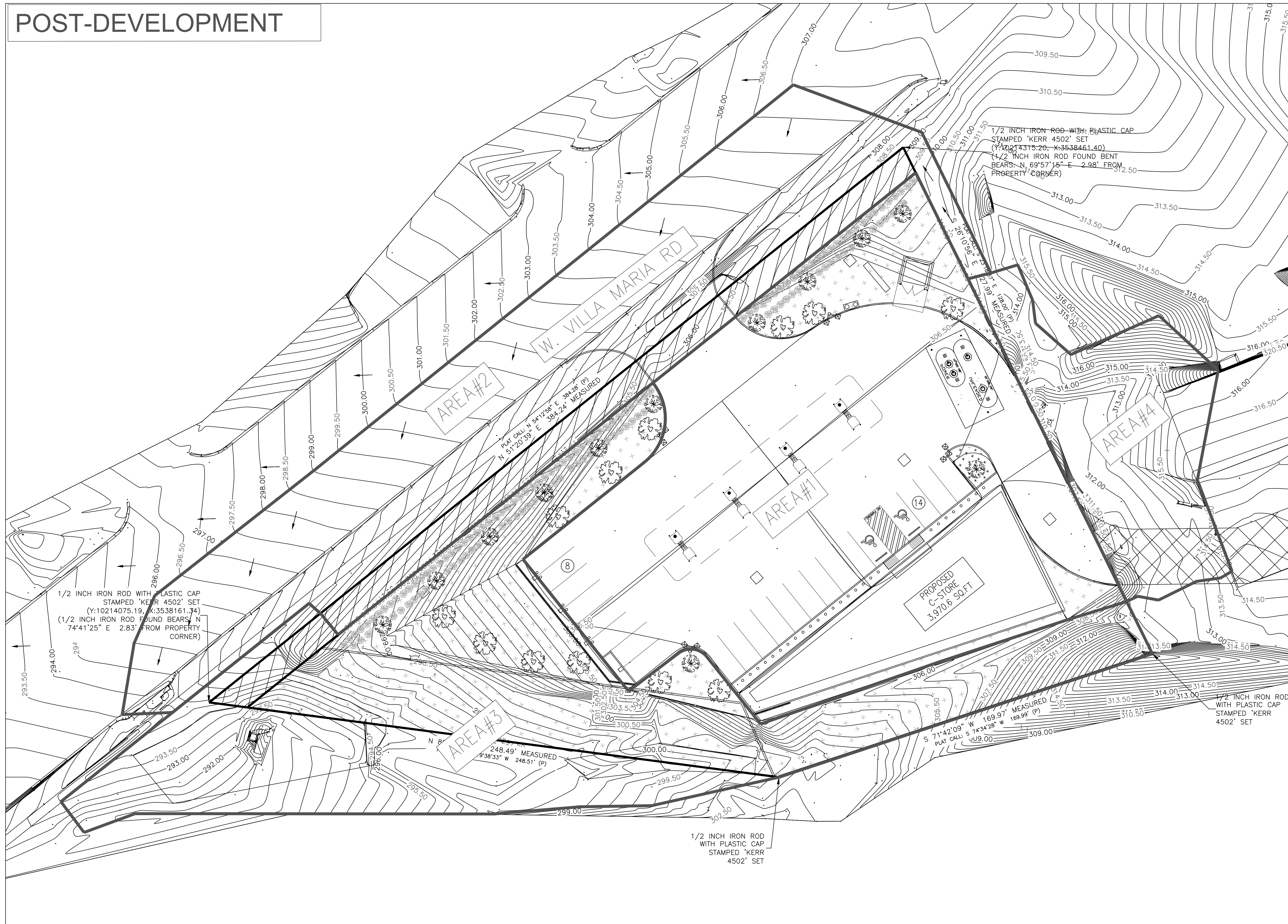


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DATE	ISSUED FOR	DESCRIPTION	
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VILLA MARIA GAS STATION
1919 WEST VILLA MARIA ROAD
BRYAN, TX 77807
C2.1 DRAINAGE AREA MAP
DRAWN BY: BM DATE: 12-06-2022 SHEET:
CHECKED BY: RSK PROJ. NO.: VR15003.317.4 **C21-1** Rev.0

POST-DEVELOPMENT



LEGEND

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

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

GRAPHIC SCALE



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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FIRM # F-11211


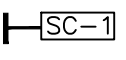



VILLA MARIA GAS STATION
1919 WEST VILLA MARIA ROAD
BRYAN, TX 77807

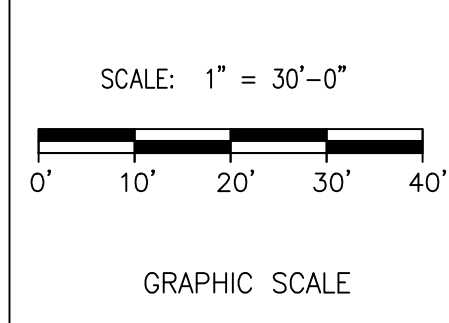
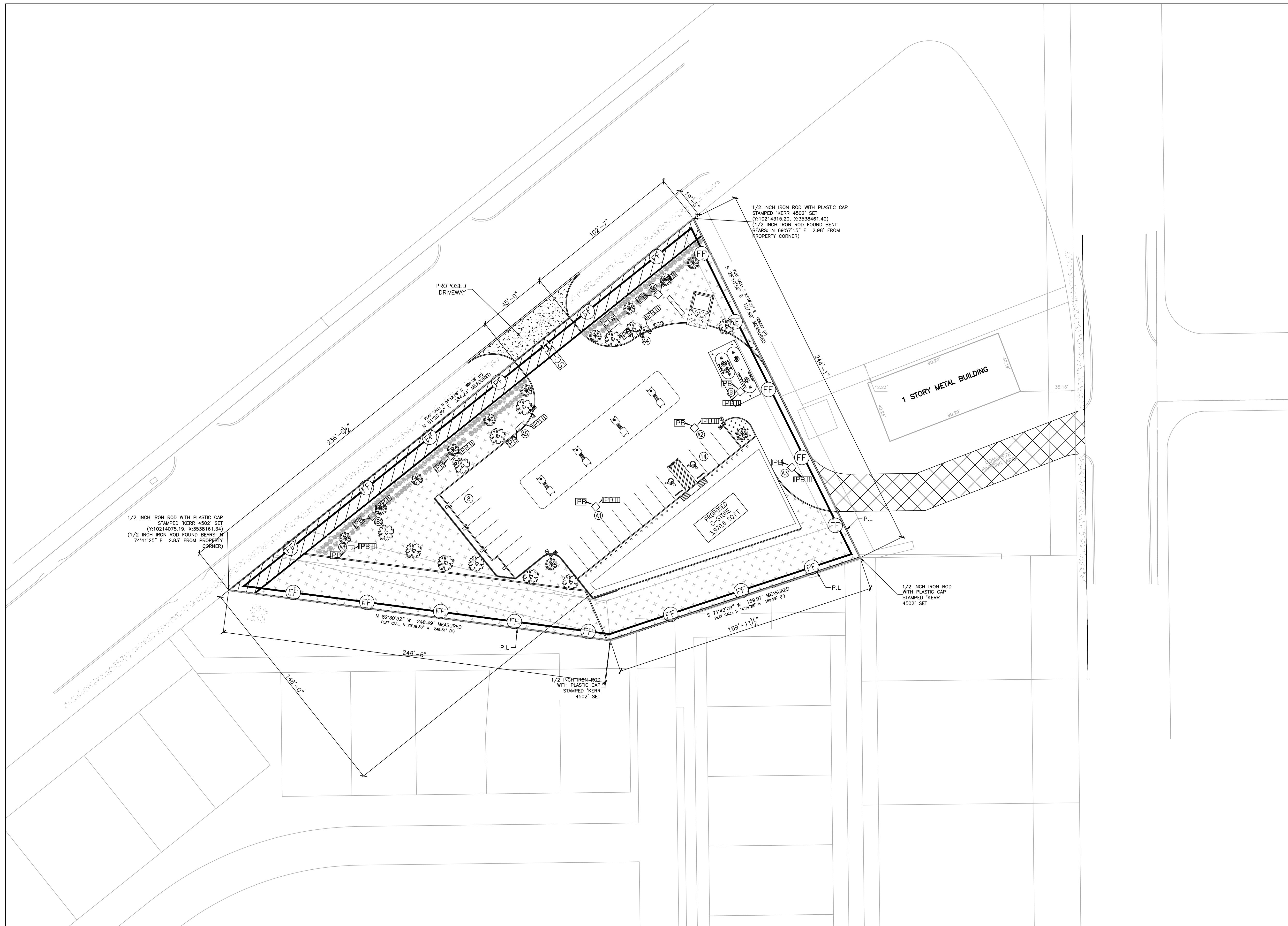
C21 DRAINAGE AREA MAP

DRAWN BY: BM	DATE: 12-06-2022	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR15003.317.4	C21-2 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



STATE OF TEXAS
RAWHI KHALIFEH
79452
REGISTERED PROFESSIONAL ENGINEER
01/25/2023

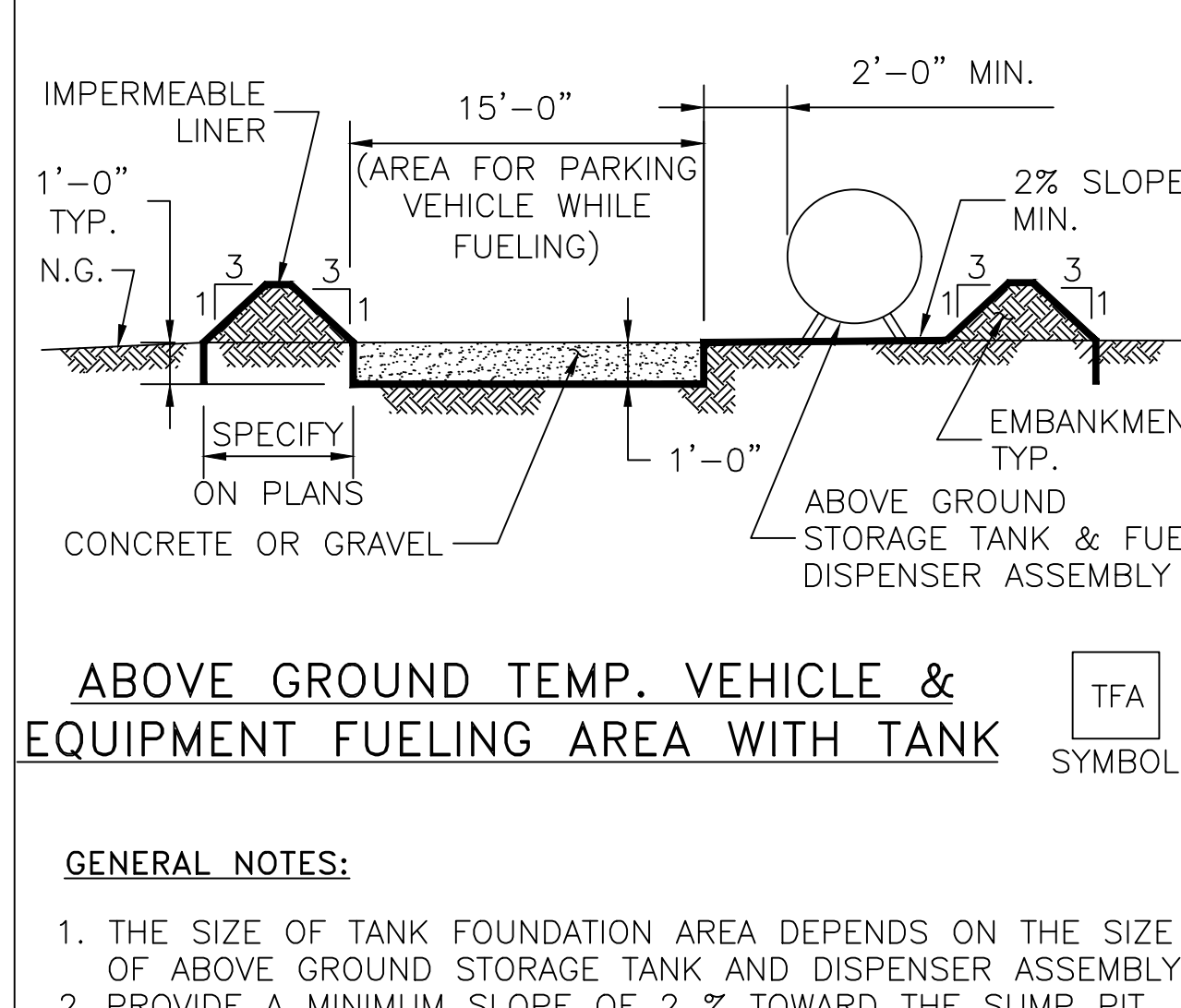
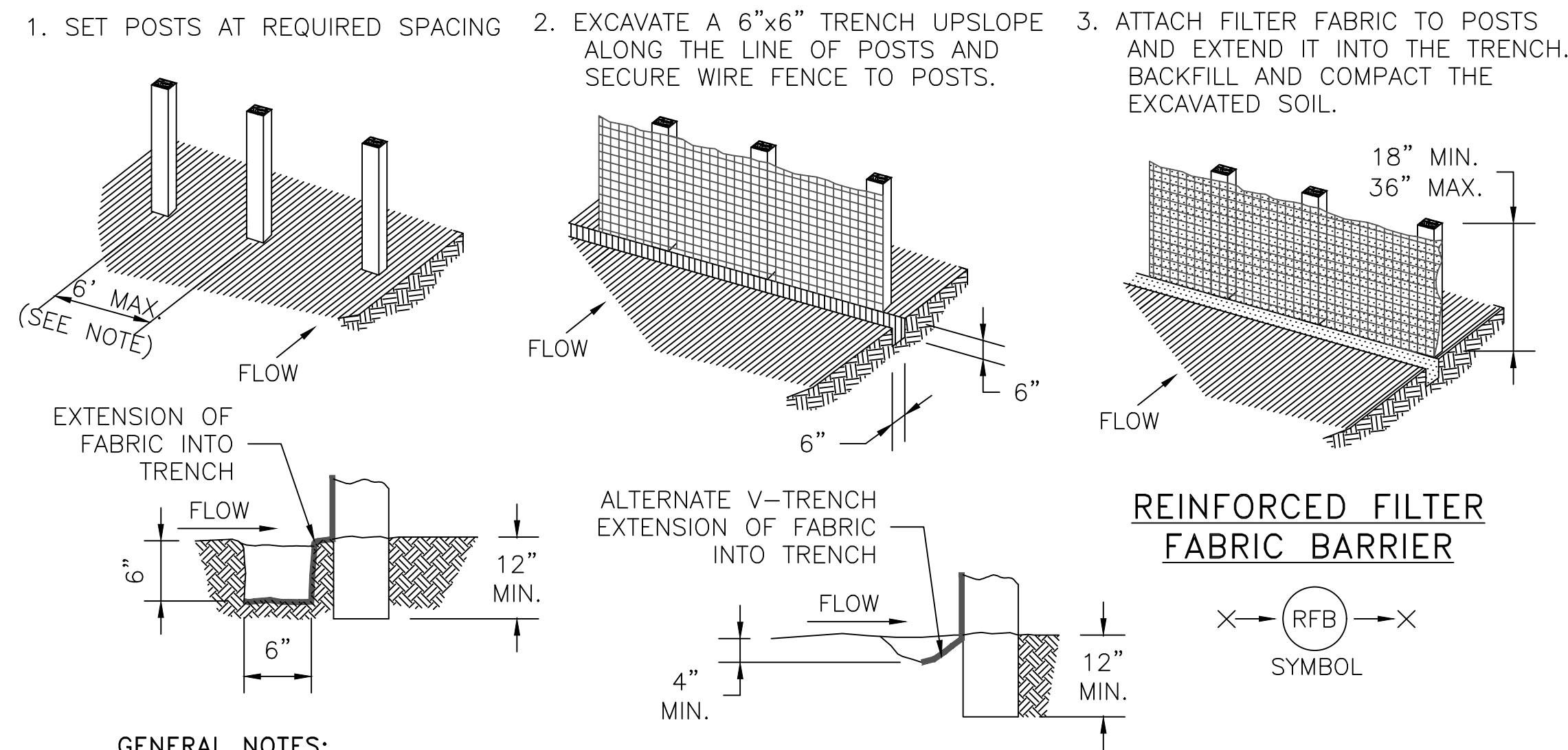
ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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FIRM # F-11211

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

STORM WATER POLLUTION PROTECTION PLAN

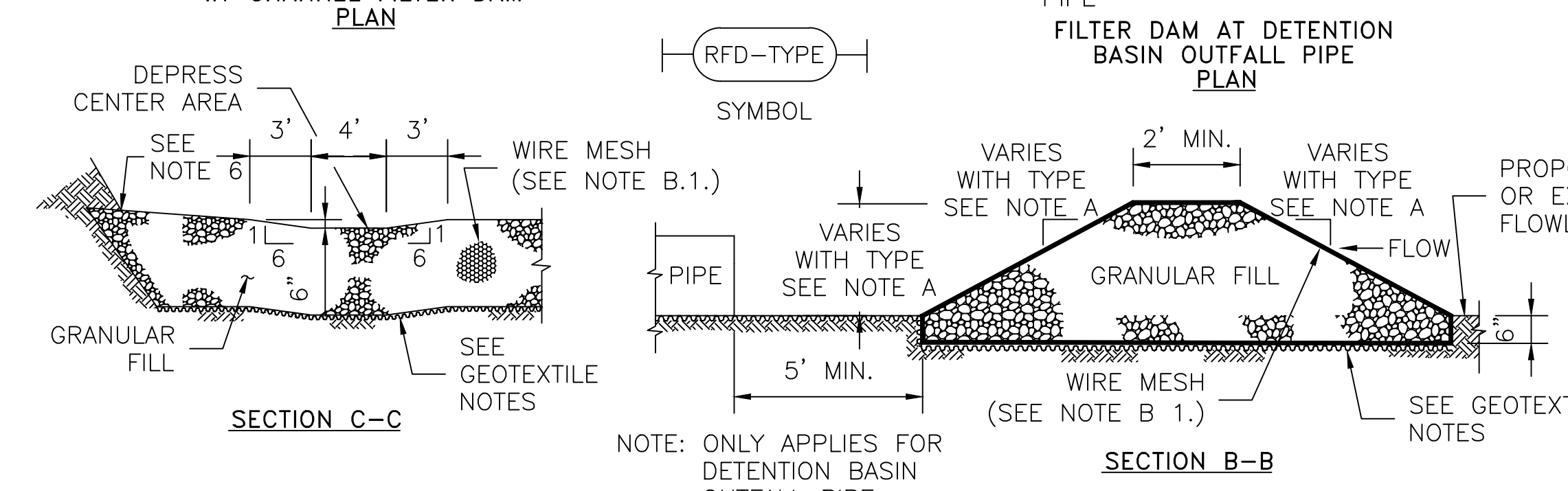
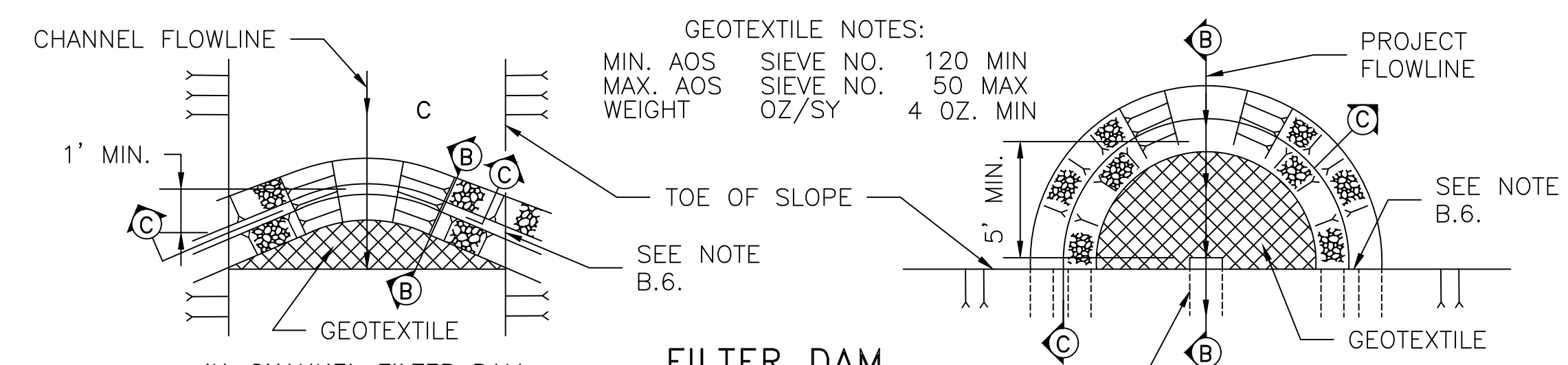
DRAWN BY: BM DATE: 12-6-2022 SHEET: **C3.0** Rev.0
CHECKED BY: RSK PROJ. NO.: VR151003.317.4



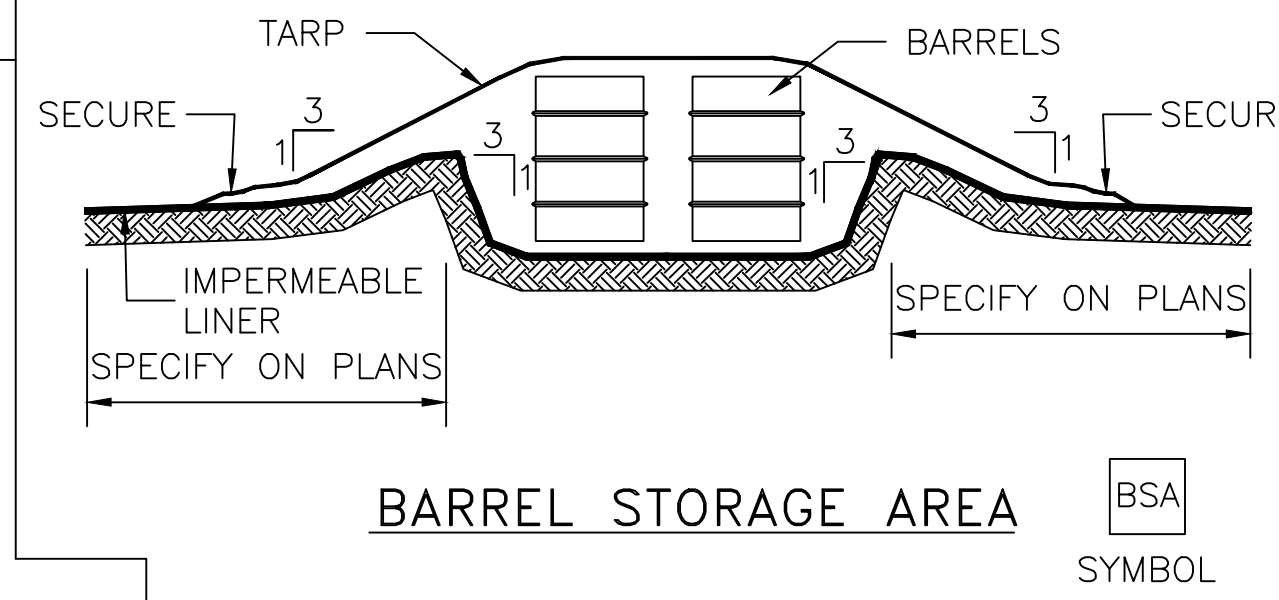
ABOVE GROUND TEMP. VEHICLE & EQUIPMENT FUELING AREA WITH TANK

- 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.

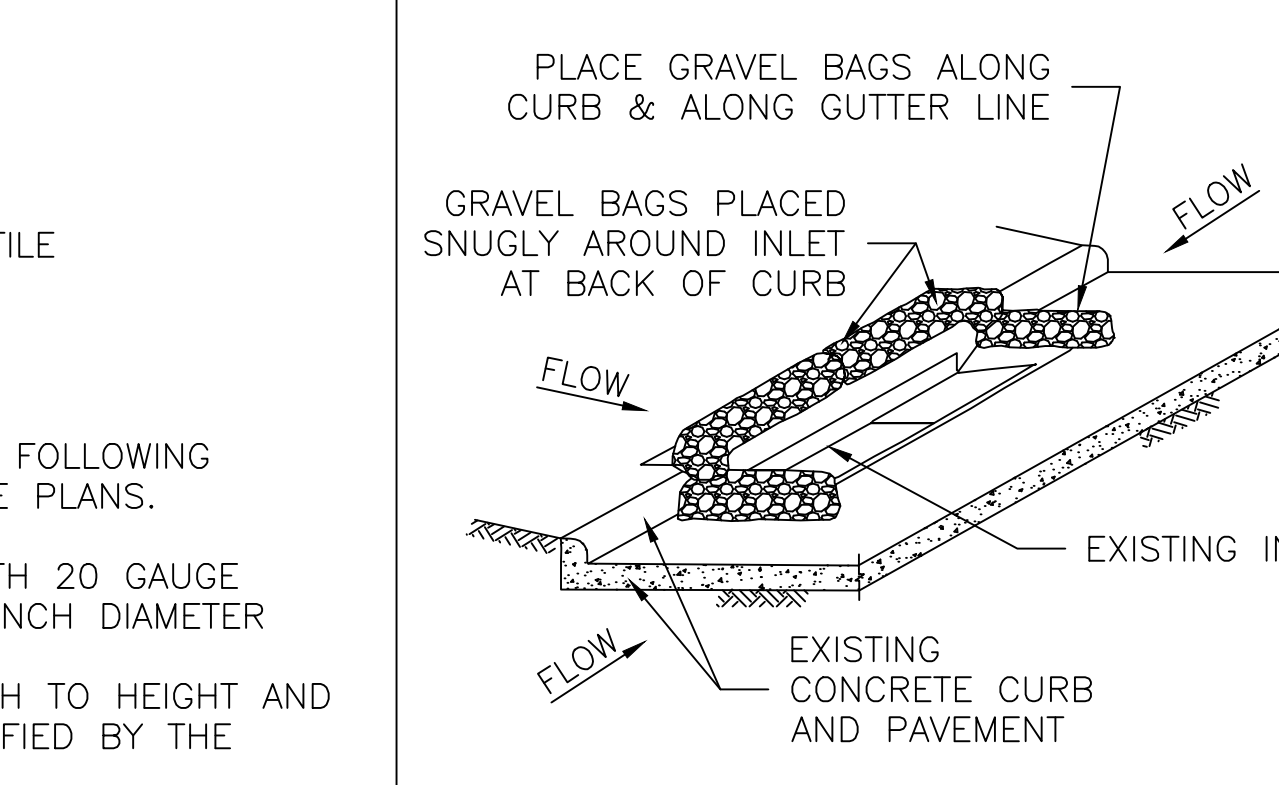
- GENERAL NOTES:**
1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
 2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
 3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
 4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES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



- 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 HCFD 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.

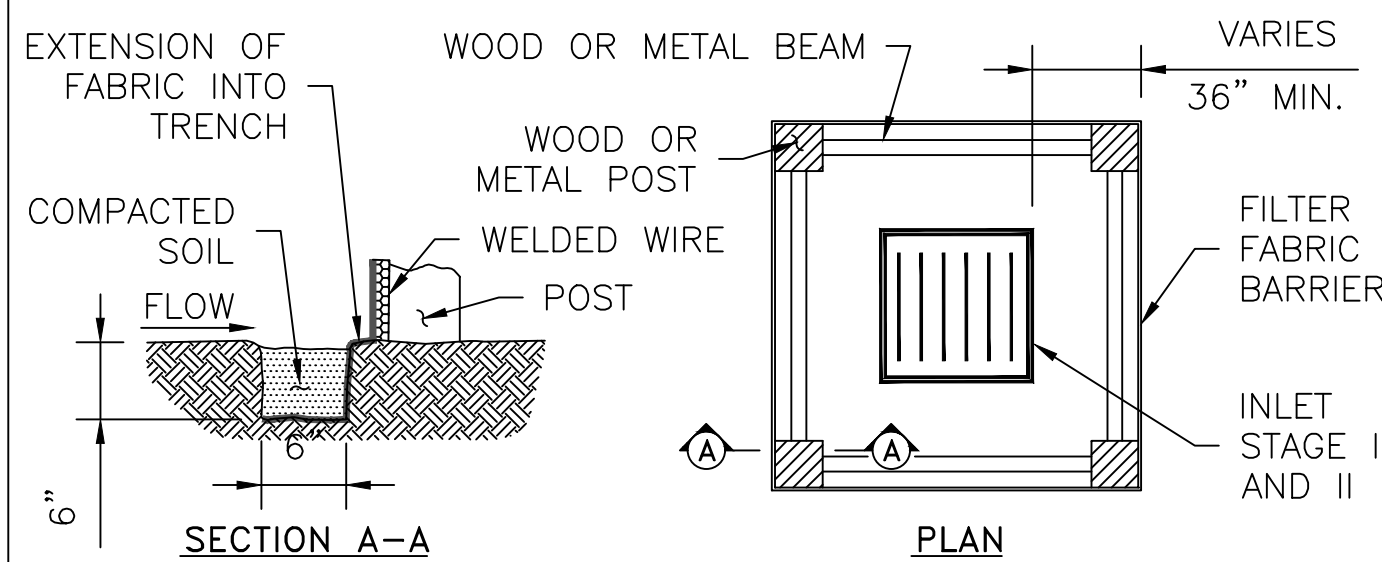


- GENERAL NOTES:**
1. ALTERNATIVELY, STORE BARRELS IN AN ENCLOSED BUILDING OR SHED.
 2. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS. 60 mil MINIMUM.
 3. CONSTRUCT BERMED AREA WITH VOLUME GREATER THAN OR EQUAL TO 110% VOLUME OF BARRELS.

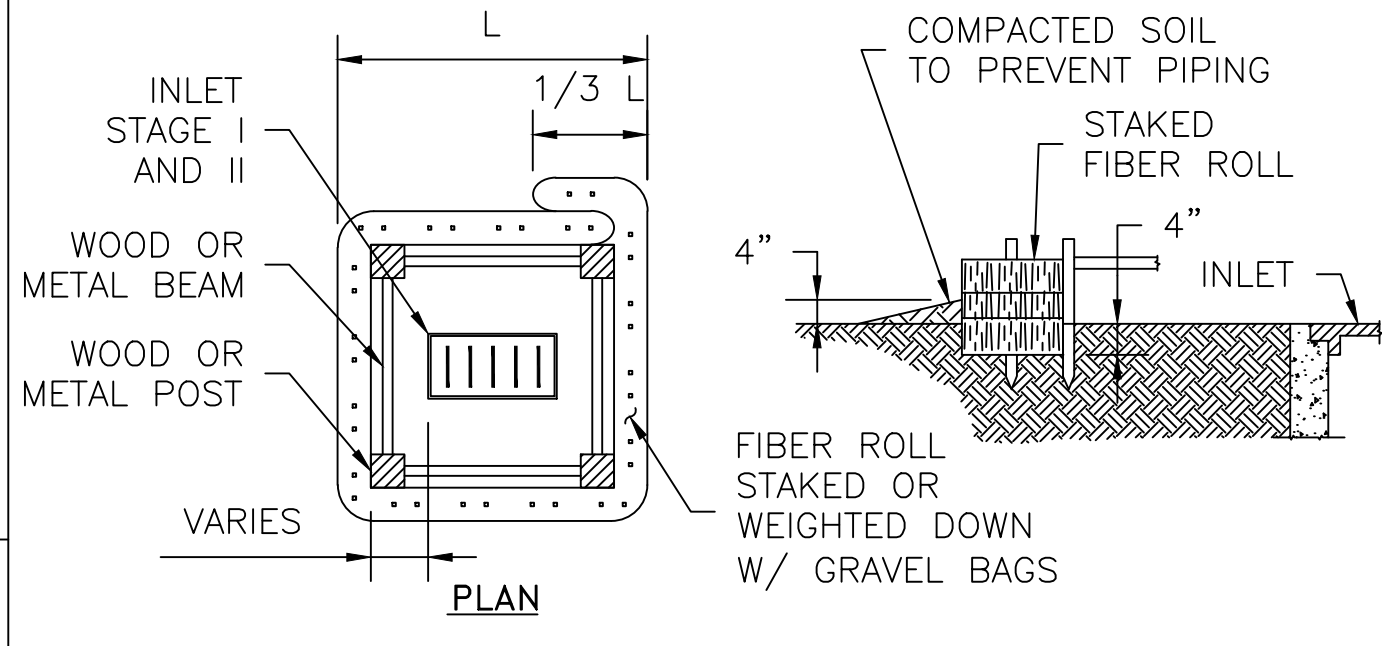


INLET PROTECTION BARRIERS FOR STAGE II INLETS

- 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.



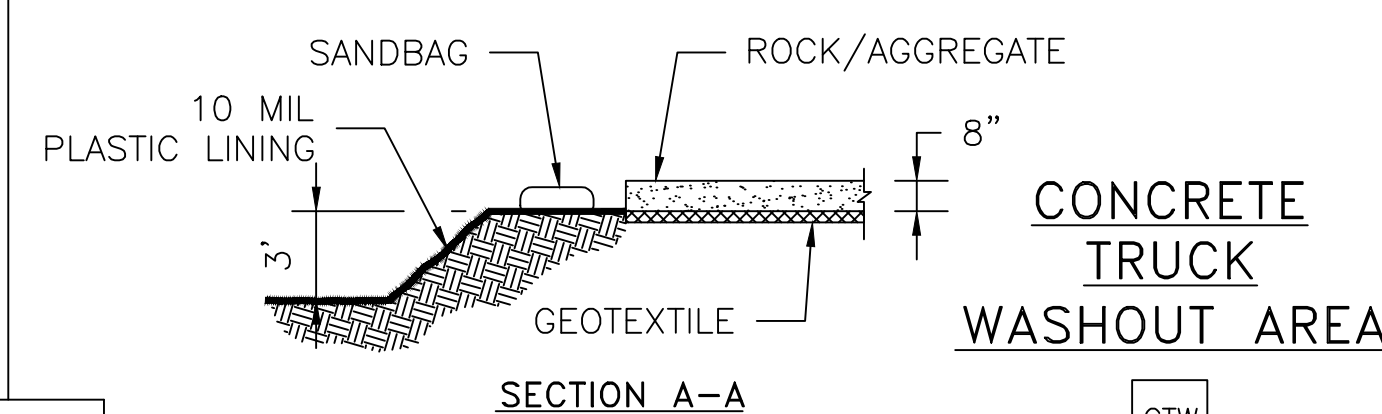
INLET PROTECTION BARRIER WITH REINFORCED FILTER FABRIC



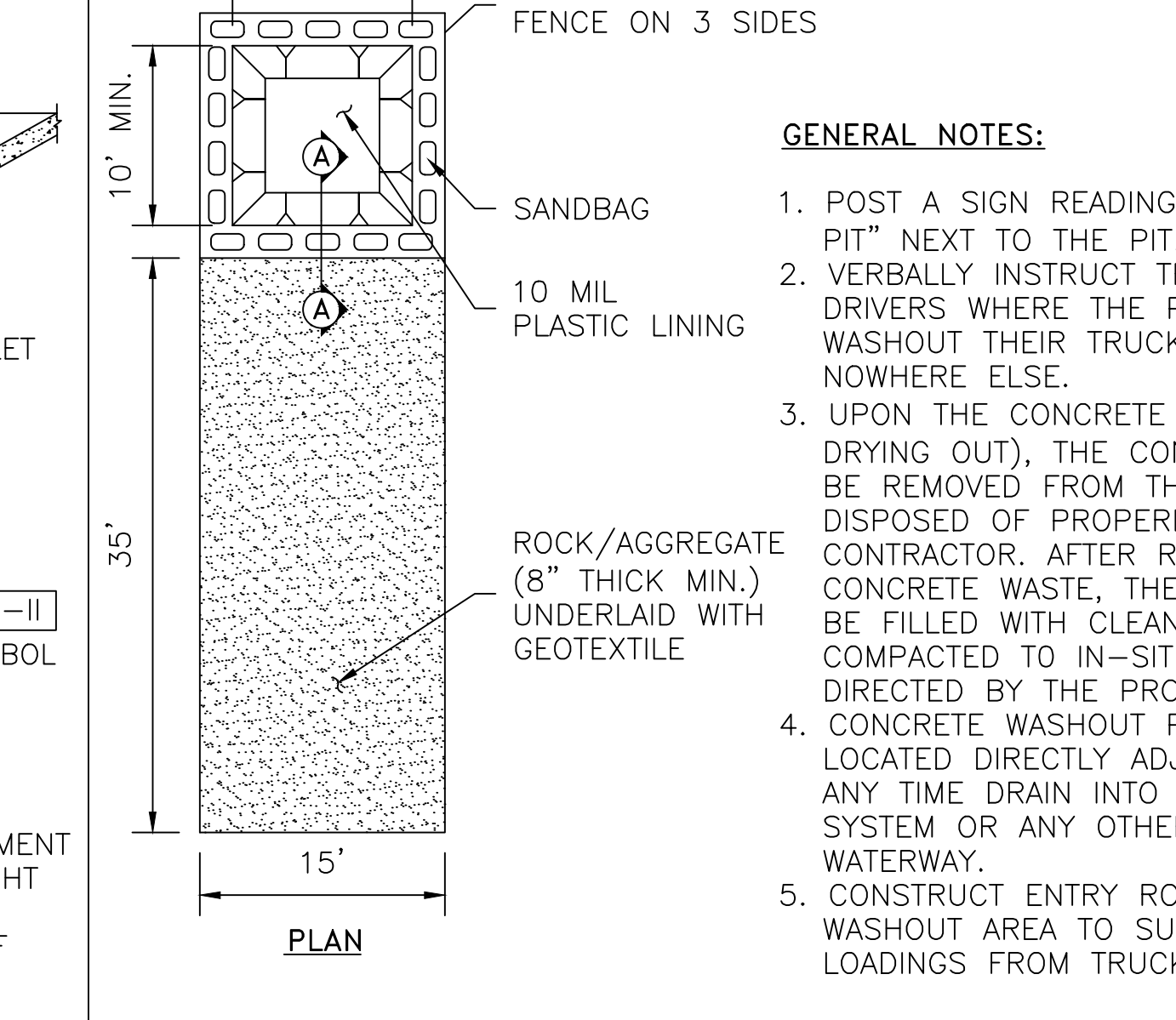
INLET PROTECTION BARRIERS FOR STAGE I INLETS

- 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

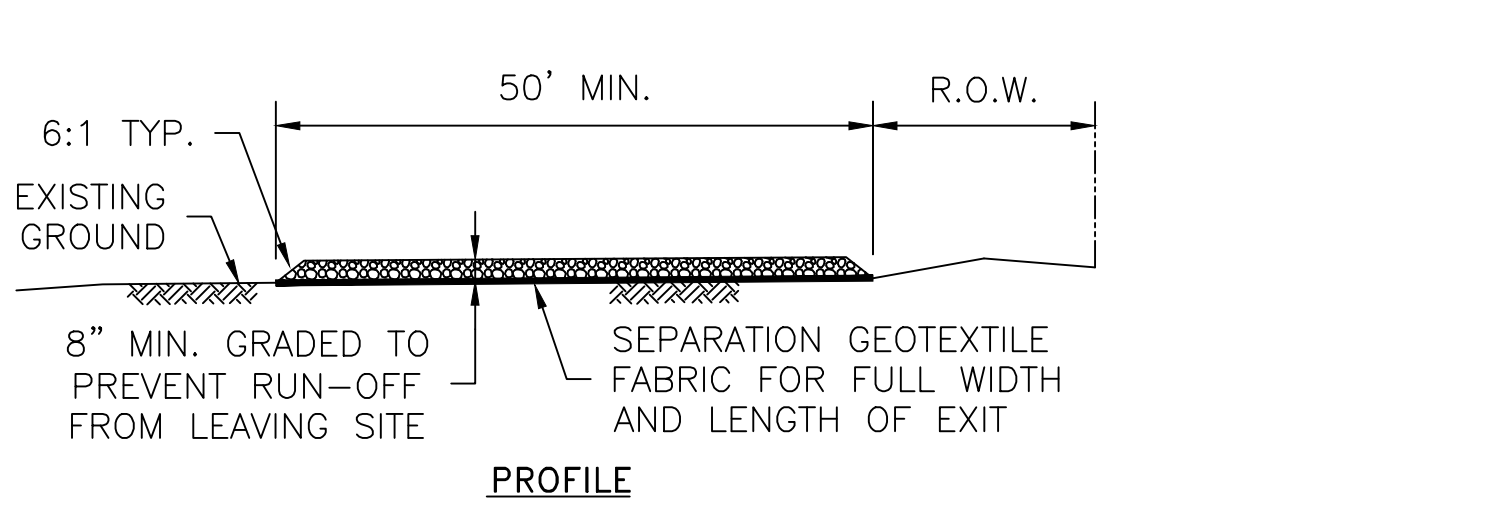


CONCRETE TRUCK WASHOUT AREA

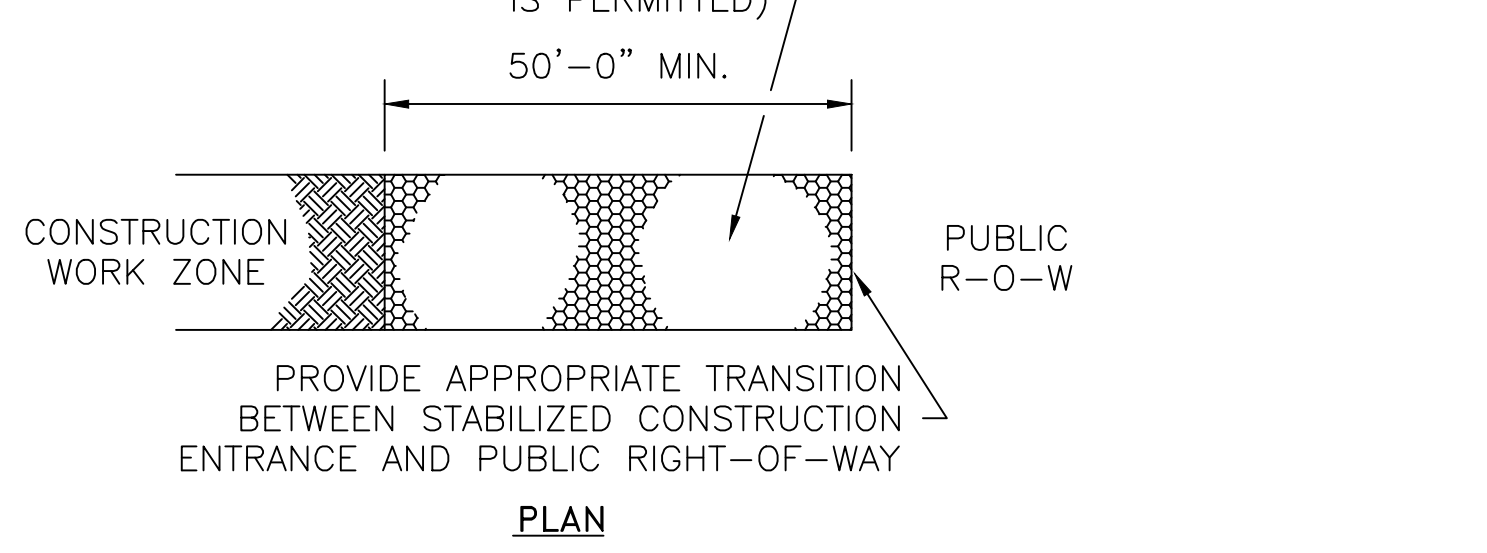


INLET PROTECTION BARRIERS FOR STAGE II INLETS

- 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.



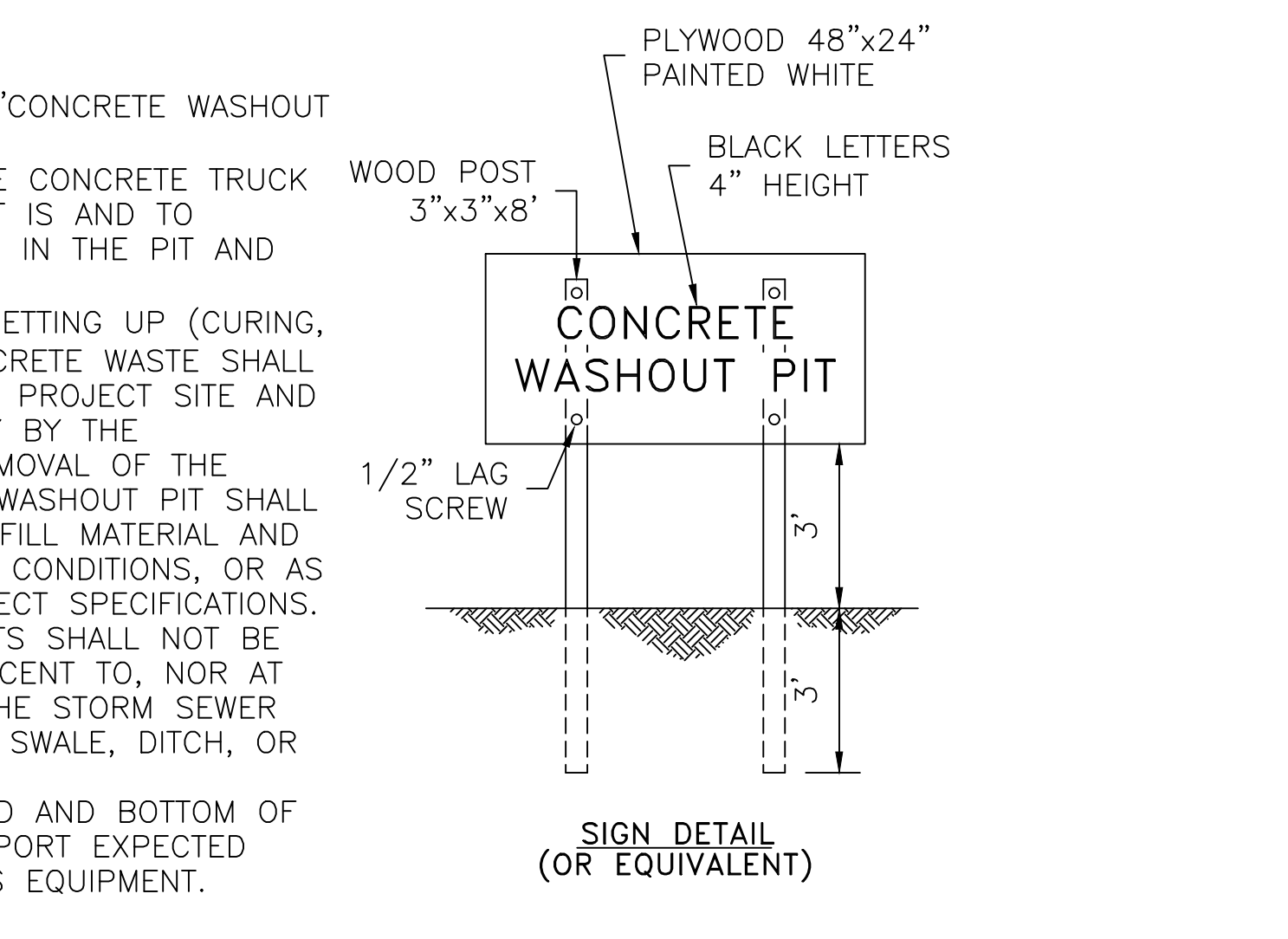
STABILIZED CONSTRUCTION ACCESS



STABILIZED CONSTRUCTION ACCESS

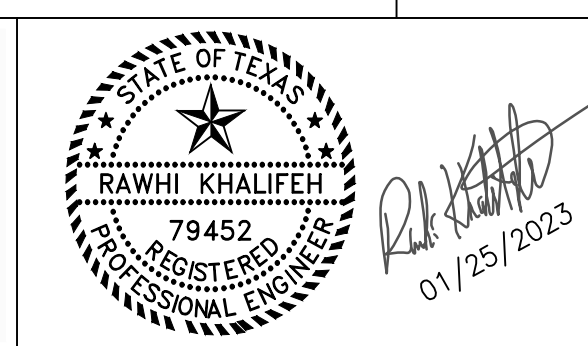
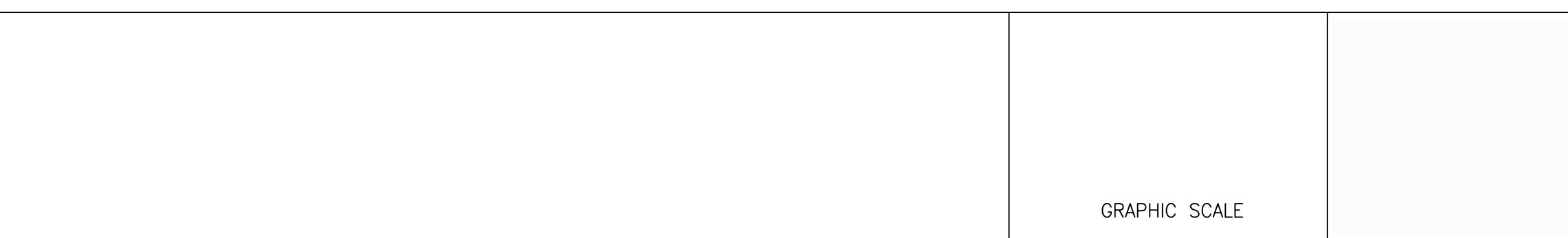


- GENERAL NOTES:**
1. MINIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE.
 2. CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS.
 3. UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER 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

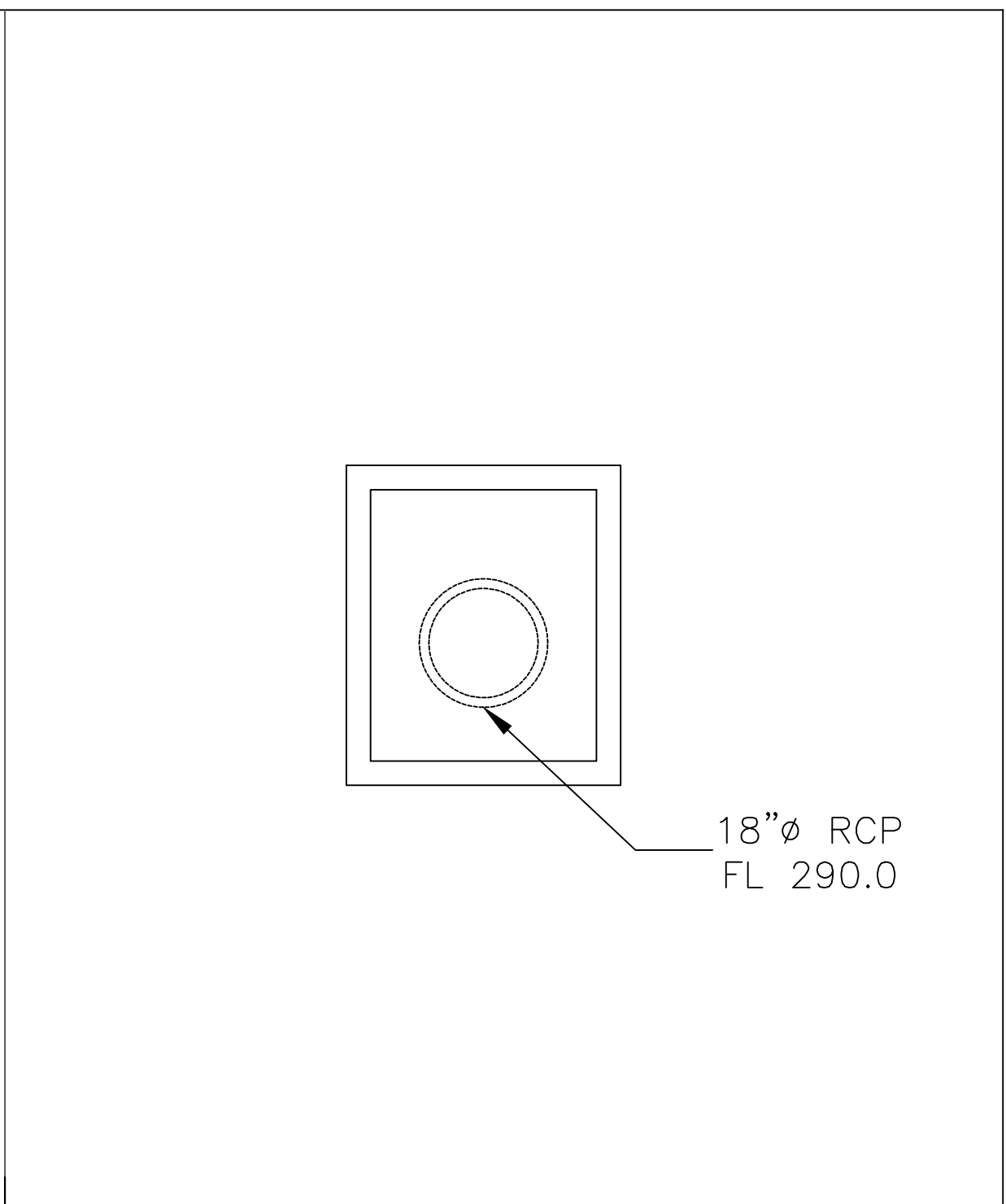
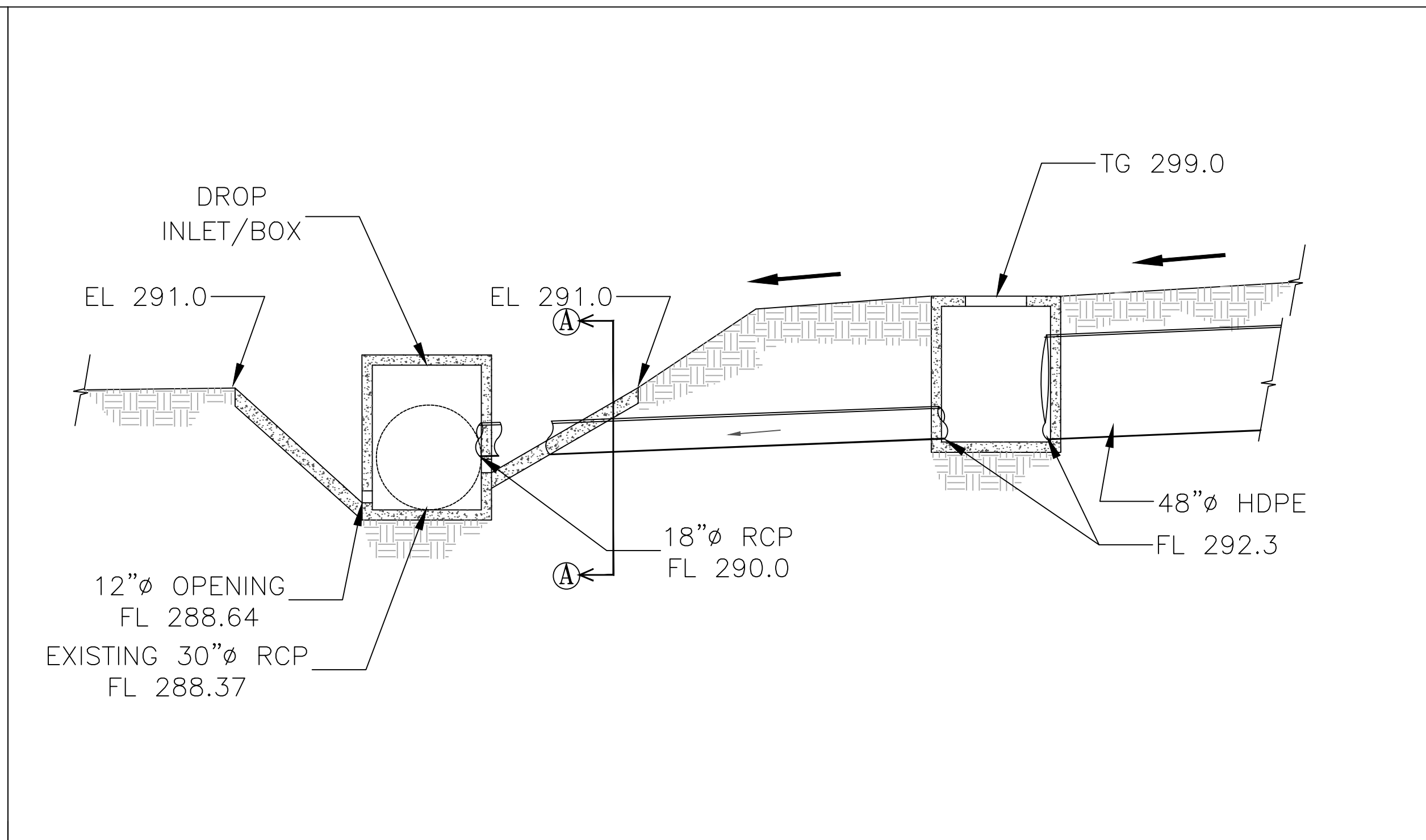
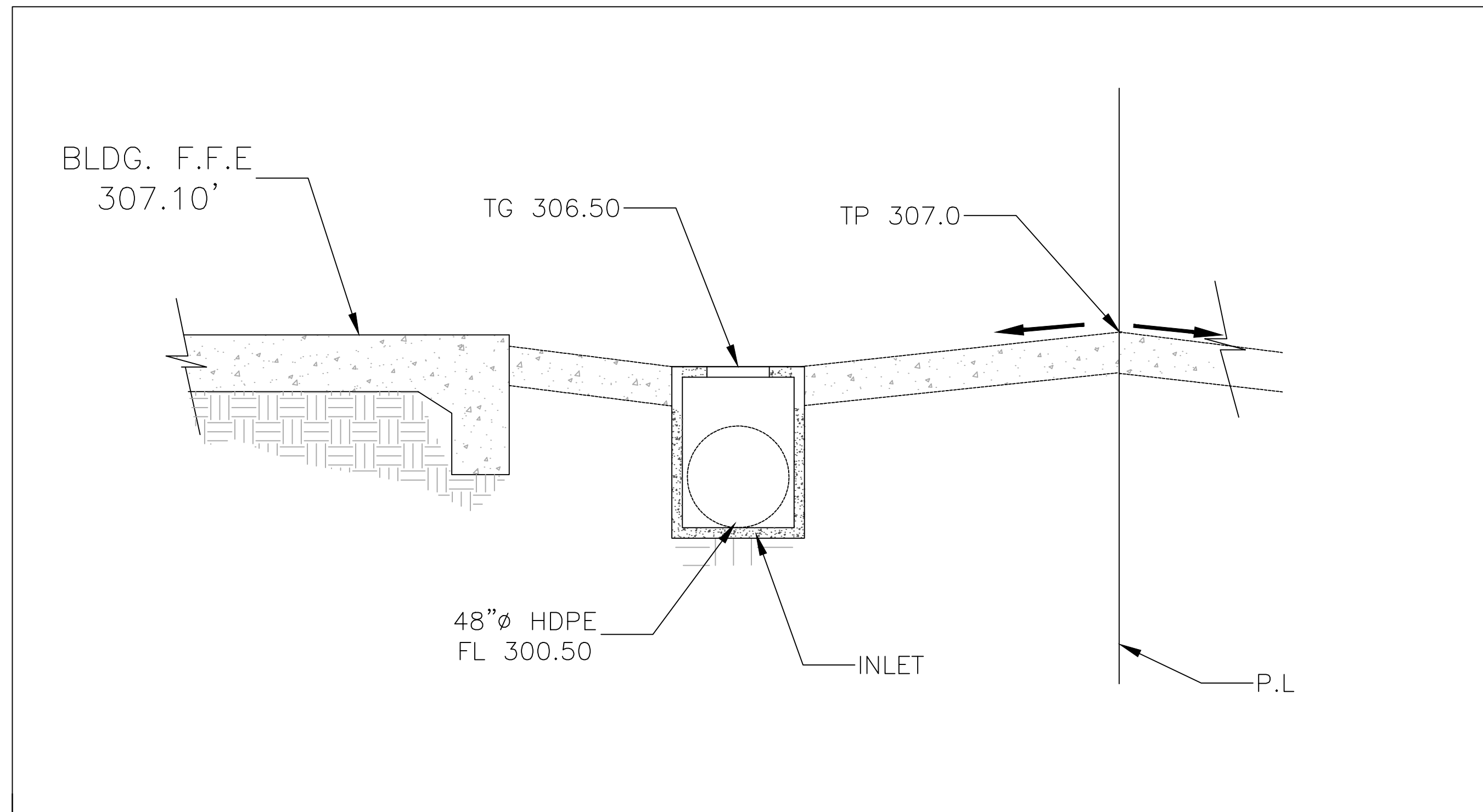
- GENERAL NOTES:**
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 2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE ELSE.
 3. UPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT 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.



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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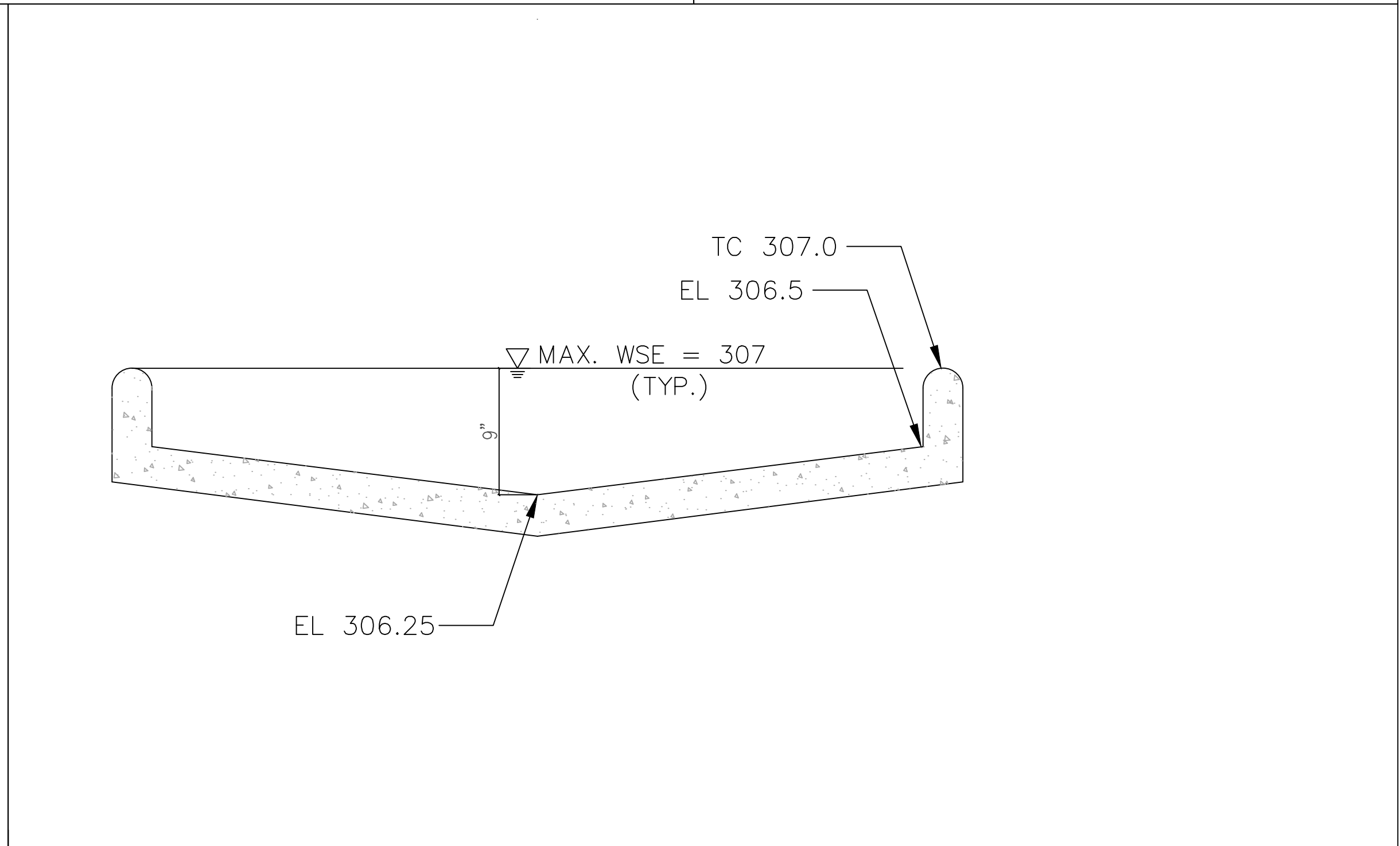
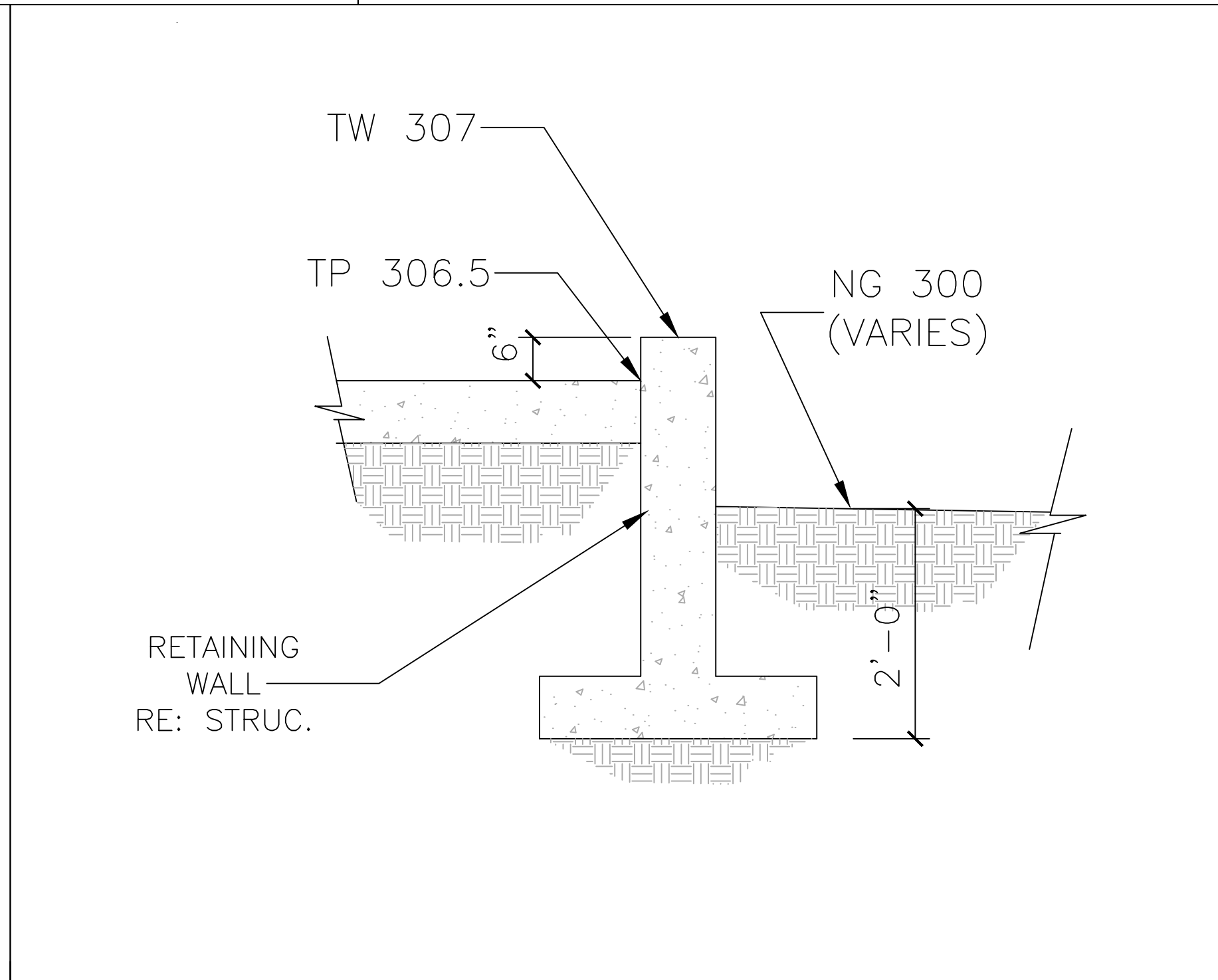
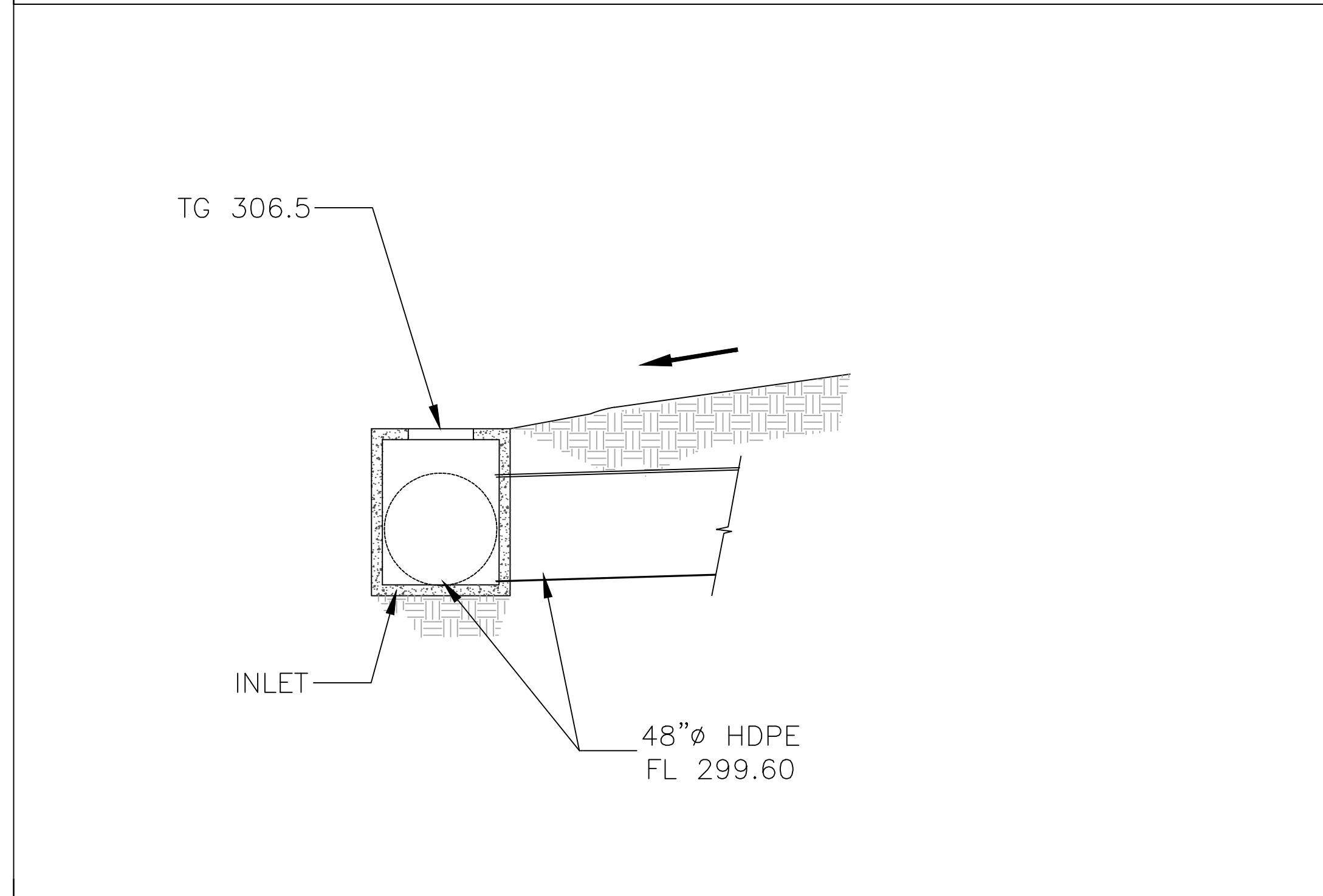
VILLA MARIA GAS STATION
1919 WEST VILLA MARIA ROAD BRYAN, TX 77807
STORM WATER QUALITY POLLUTION PREVENTION DETAILS
DRAWN BY: BM DATE: 12-6-2022 SHEET: C3.1 Rev.0
CHECKED BY: RSK PROJ. NO.: VR151003.317.4



SECTION 1
SCALE: NTS

SECTION 3
SCALE: NTS

SECTION: A-A
SCALE: NTS



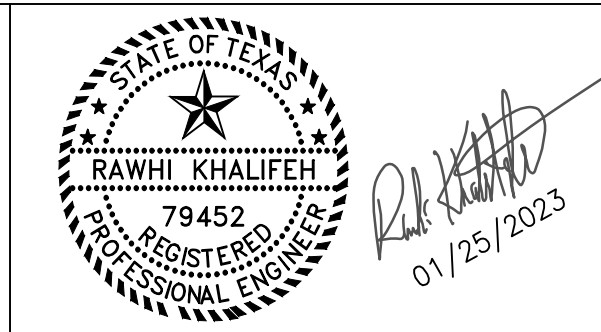
SECTION 2
SCALE: NTS

SECTION 4
SCALE: NTS

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

NONE

GRAPHIC SCALE



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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VILLA MARIA GAS STATION
1919 WEST VILLA MARIA ROAD
BRYAN, TX 77807
DRAINAGE SECTIONS
DRAWN BY: BM DATE: 12-6-2022 SHEET: **C4.0**
CHECKED BY: RSK PROJ. NO.: VR151003.317.4 Rev. 0

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

Table with Frequency (Yr) = 100. Includes runoff coefficients and a detailed table for runoff calculations with columns for System, DA, Inlet, Area, Intensity, and Discharge.

Table with Frequency (Yr) = 25. Includes runoff coefficients and a detailed table for runoff calculations with columns for System, DA, Inlet, Area, Intensity, and Discharge.

Table with Frequency (Yr) = 10. Includes runoff coefficients and a detailed table for runoff calculations with columns for System, DA, Inlet, Area, Intensity, and Discharge.

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

Table with Frequency (Yr) = 2. Includes runoff coefficients and a detailed table for runoff calculations with columns for System, DA, Inlet, Area, Intensity, and Discharge.

Notes: 1- Table C-2, Unified Stormwater Design Guidelines, City of Bryan/City of College Station 2020

TIME OF CONCENTRATION (Tc) calculations. Includes sections for OVERLAND SHEET FLOW, SHALLOW CONCENTRATED FLOW, and CHANNEL FLOW with various parameters and formulas.

VILLA MARIA STORE

APPENDIX C

DETENTION CALCULATIONS FOR 100-YR STORM EVENT. Table showing peak inflow rates, retention after runoff, and required detention time.

DETENTION CALCULATIONS FOR 25-YR STORM EVENT. Table showing peak inflow rates, retention after runoff, and required detention time.

RESTRICTOR CALCULATION. Includes allowable discharge, contraction coefficient, and restrictor size to use for a 100-yr event.

RESTRICTOR CALCULATION. Includes allowable discharge, contraction coefficient, and restrictor size to use for a 25-yr event.

DETENTION VOLUME PROVIDED. Table showing volume provided for parking lot pipes, inlets, and detention pond.

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

GRAPHIC SCALE



ISSUE HISTORY and REVISIONS table with columns for Date, Issued For, and Description.



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VILLA MARIA GAS STATION 1919 WEST VILLA MARIA ROAD BRYAN, TX 77807 SITE DETAILS & DETENTION CALCULATION DRAWN BY: BM DATE: 12-06-2022 SHEET: CHECKED BY: RSK PROJ. NO.: VR15003.317.4 C5.0 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.

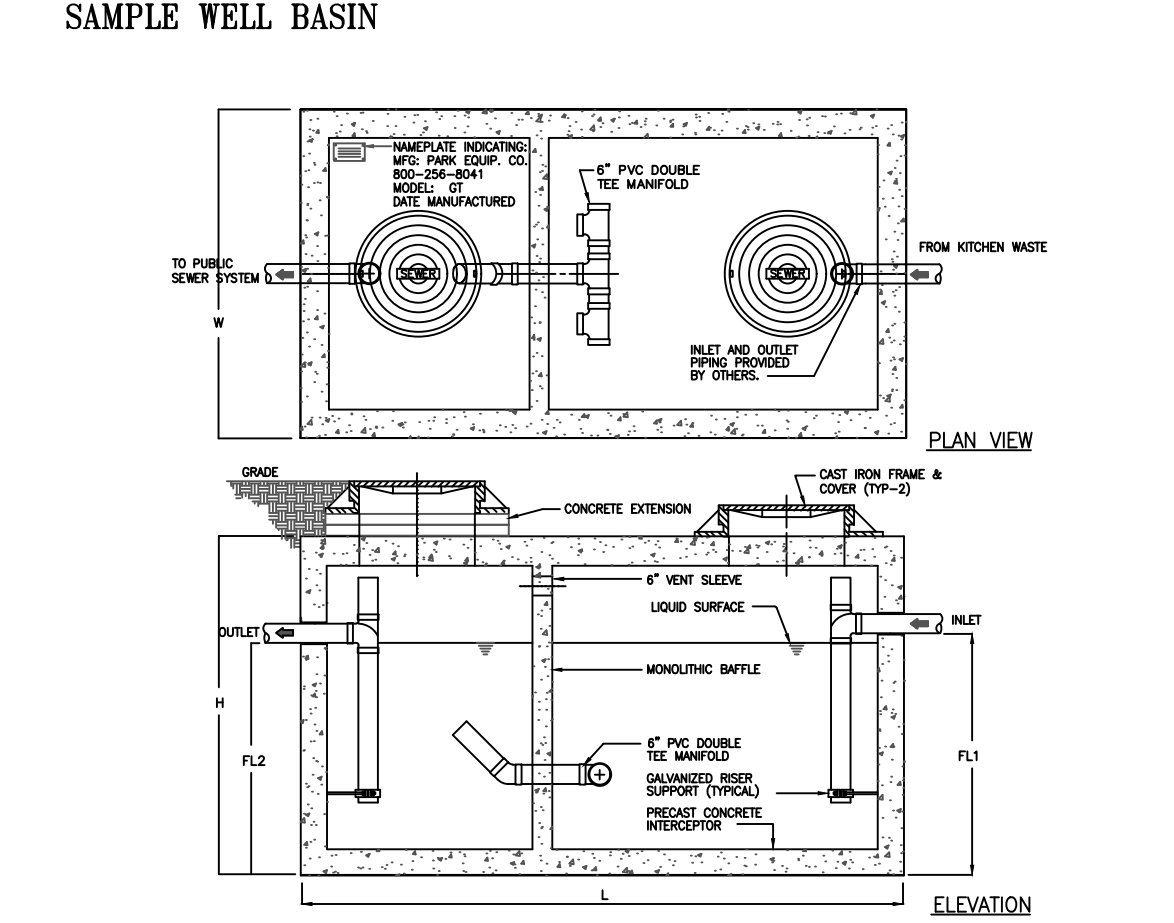
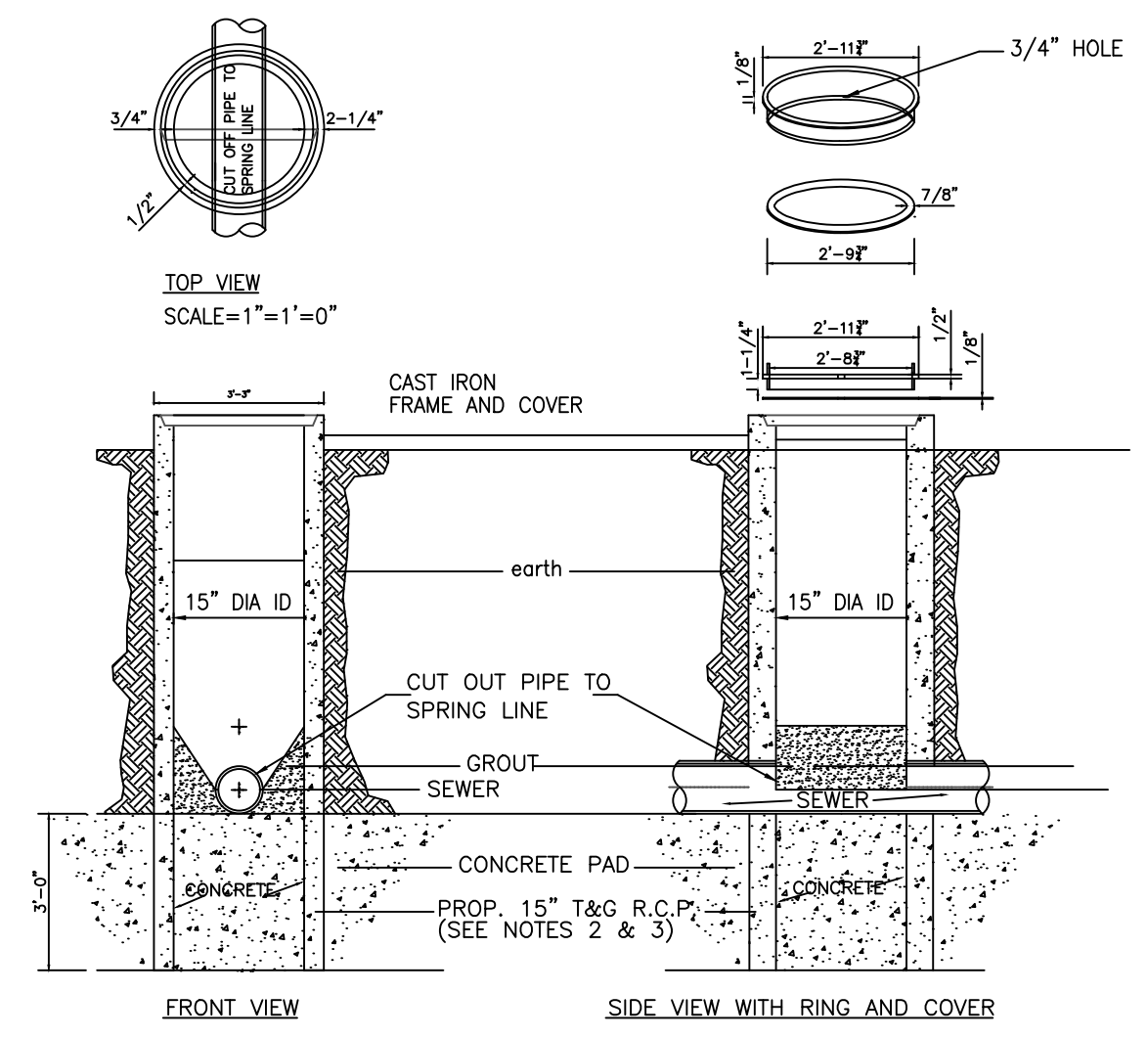
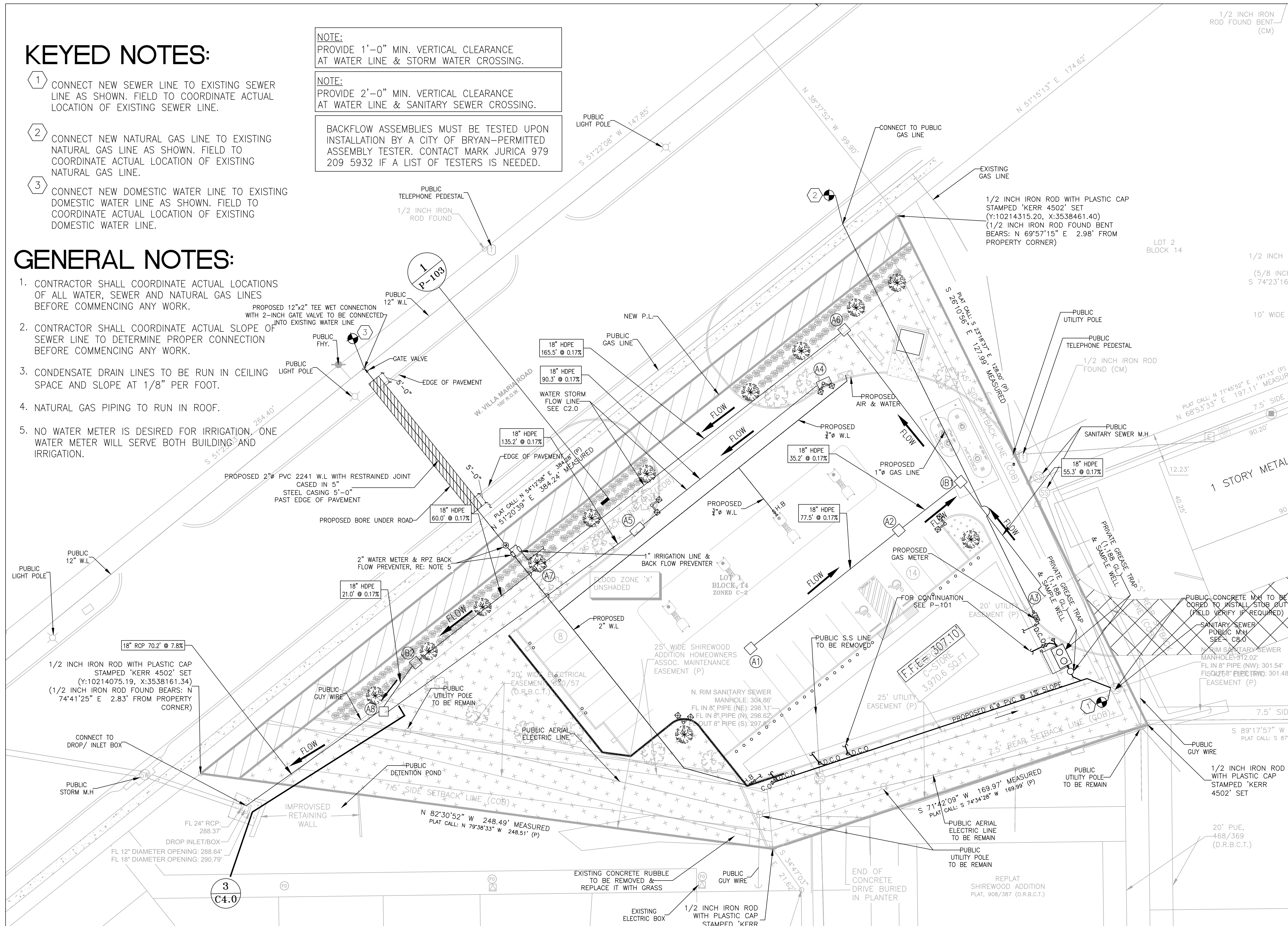
NOTE:
PROVIDE 1'-0" MIN. VERTICAL CLEARANCE AT WATER LINE & STORM WATER CROSSING.

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:

- 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.
- NO WATER METER IS DESIRED FOR IRRIGATION. ONE WATER METER WILL SERVE BOTH BUILDING AND IRRIGATION.

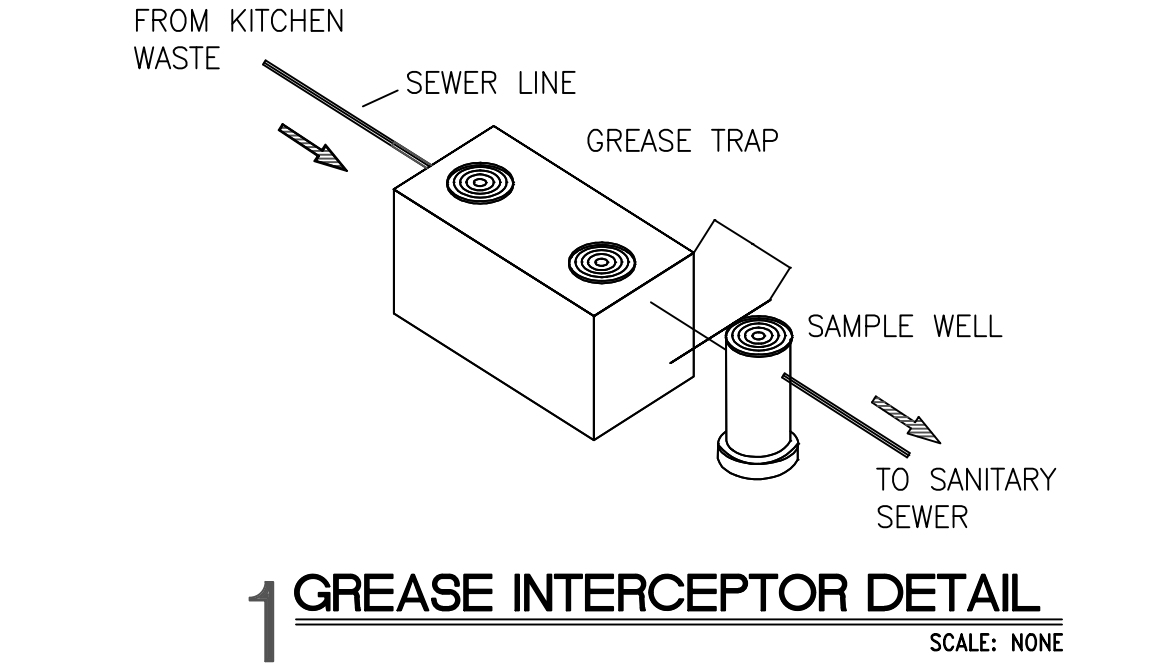


MODEL NO.	CAPACITY (USGAL)	GREASE CAP. (LBS)	EMPTY (LBS)	LENGTH (LBS)	WIDTH (LBS)	HEIGHT (LBS)	INLET FL1	OUTLET FL2
GT-1250	1,250	2,900	14,650	9'-2"	5'-8"	6'-0"	4'-9"	4'-6"

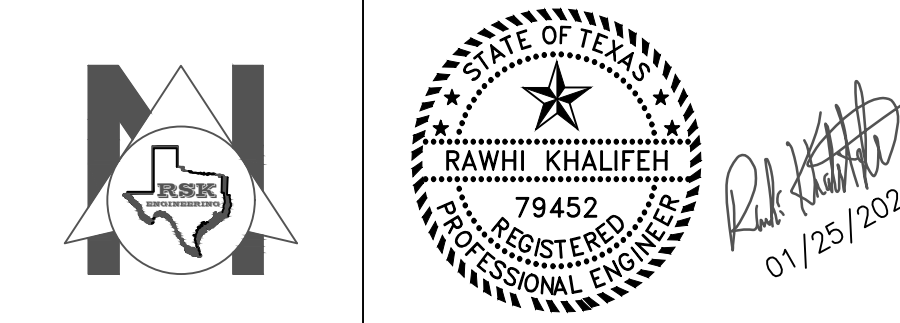
1000 GALLON-GREASE-TRAP
Typical applications include commercial and industrial food service kitchens where excessive grease may interfere with the proper drainage of the sewer system. The grease interceptor is generally buried below grade for gravity flow sewer systems. A sample well is utilized on the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



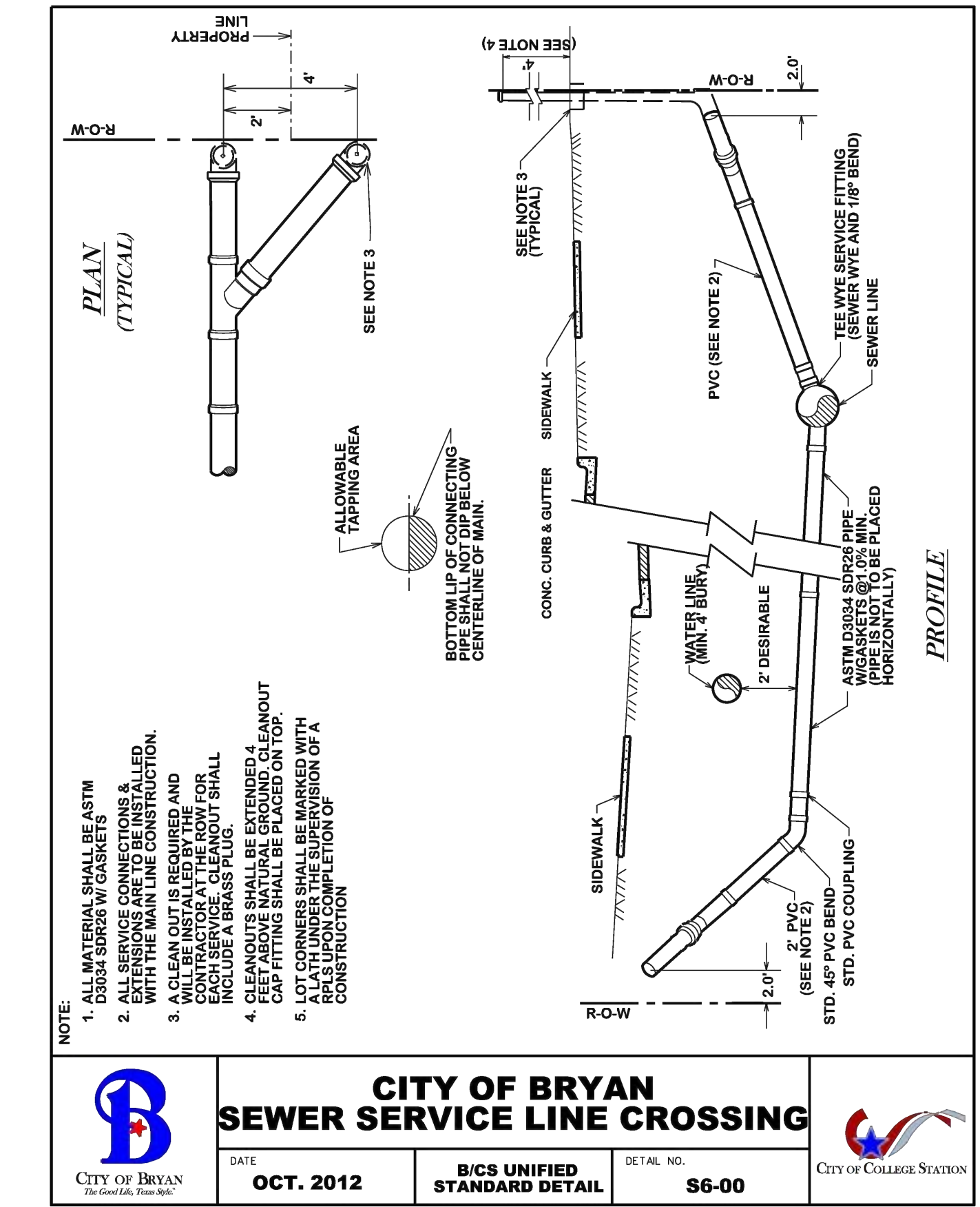
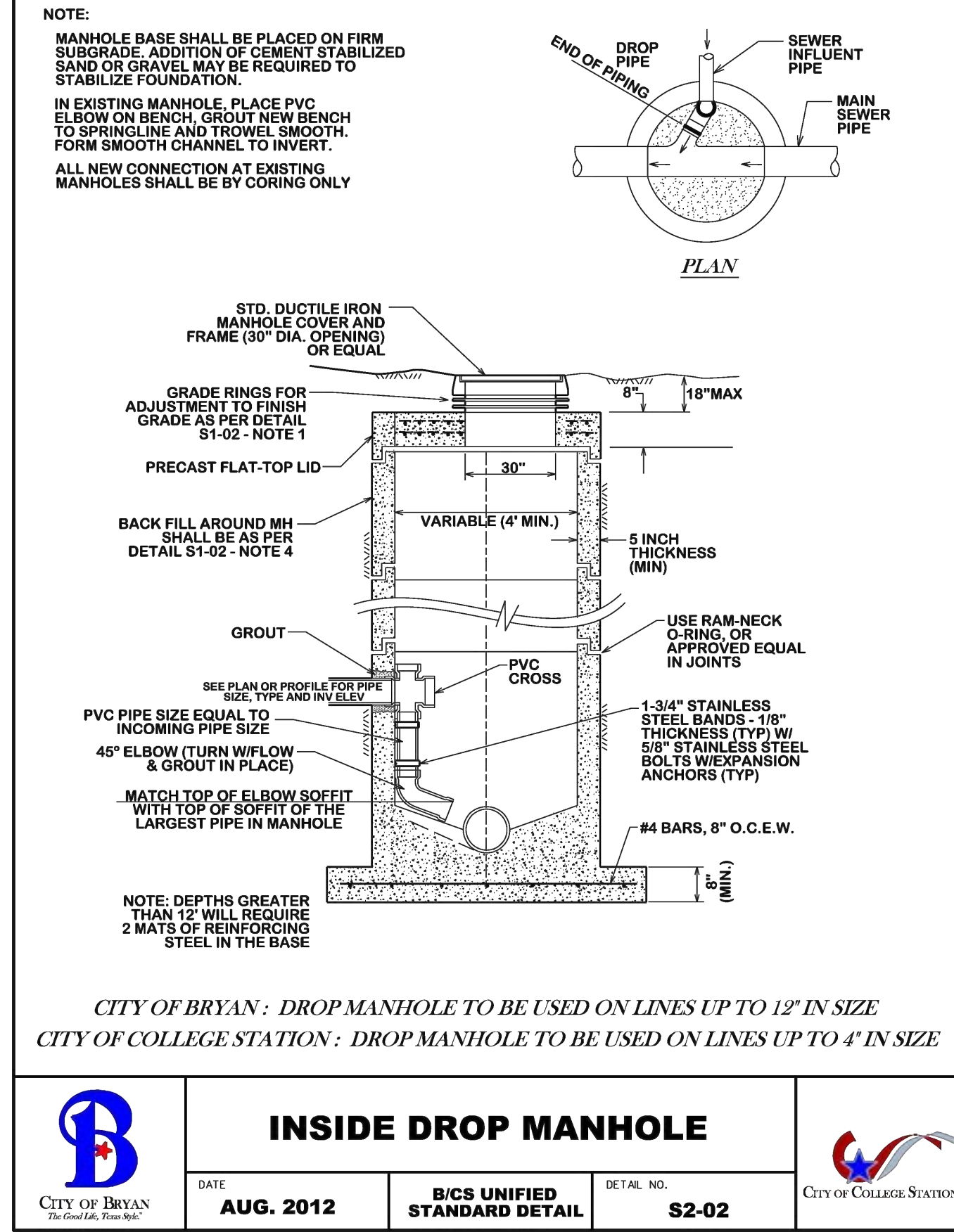
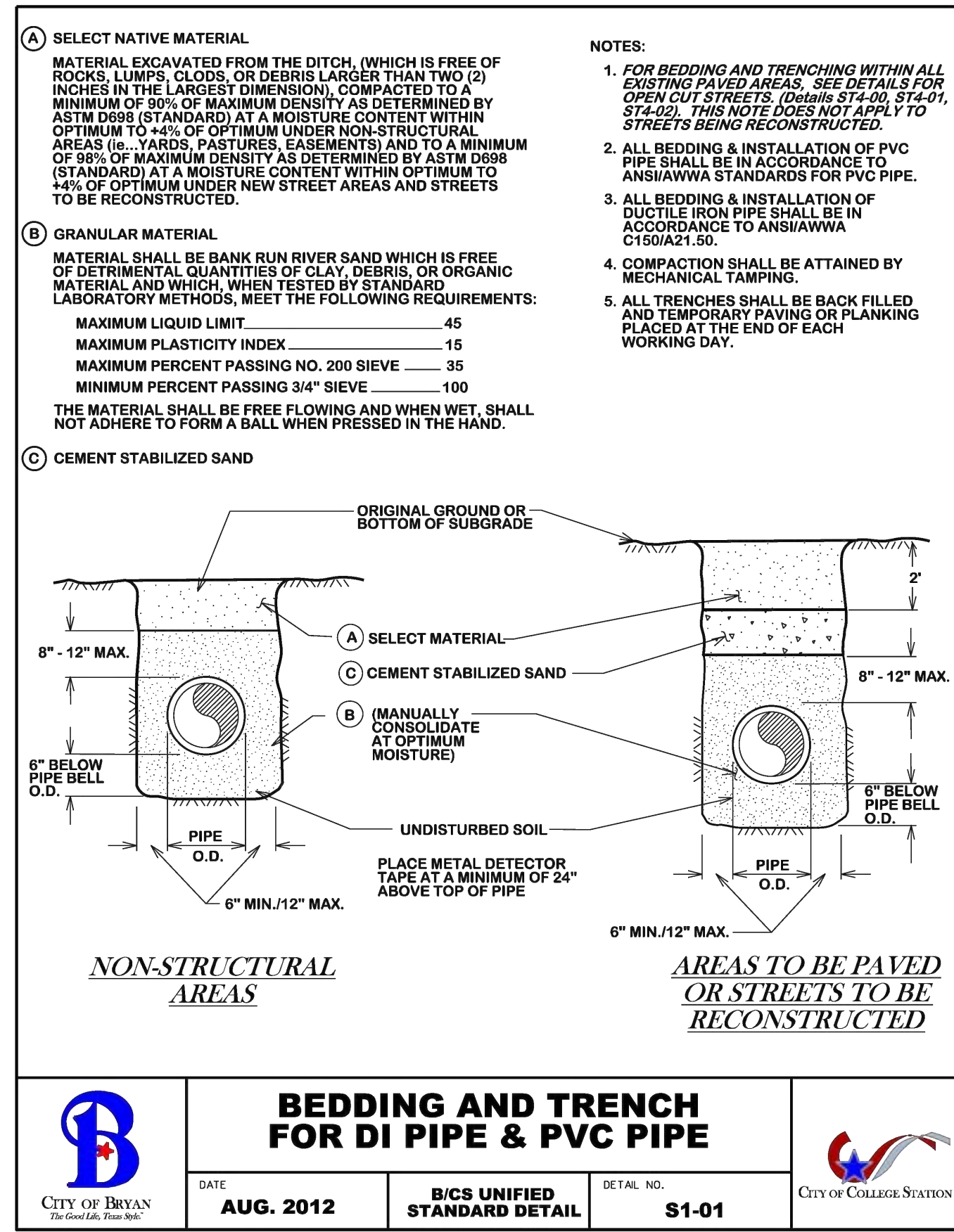
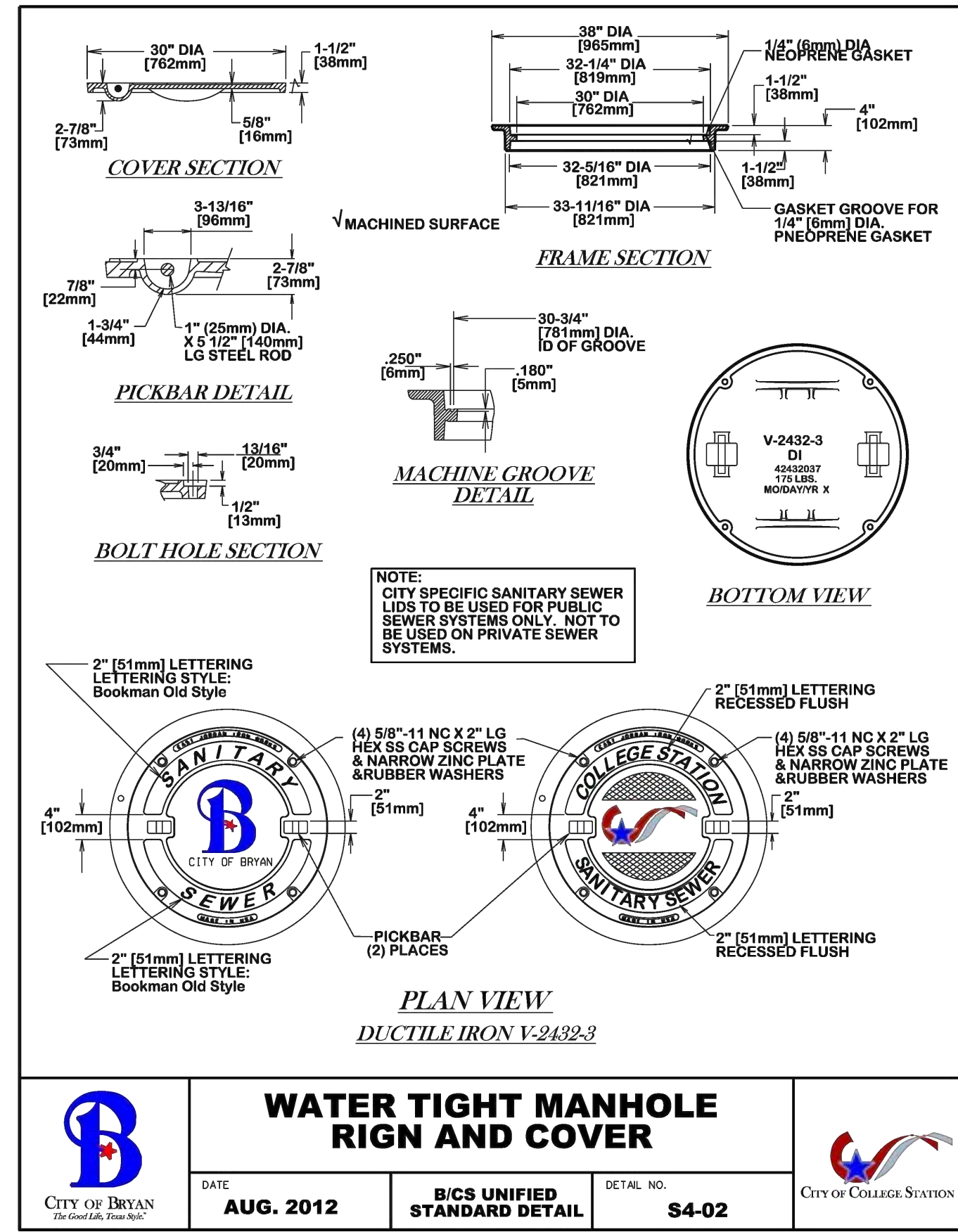
SCALE: 1"=20'-0"
GRAPHIC SCALE



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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-	-	-	-

RSK ENGINEERING
ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS
11302 TANNER RD. UNIT-100 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
UTILITY SITE PLAN
DRAWN BY: BM DATE: 12-6-2022 SHEET: **C6.0** Rev.0
CHECKED BY: RSK PROJ. NO.: VR151003.317.4

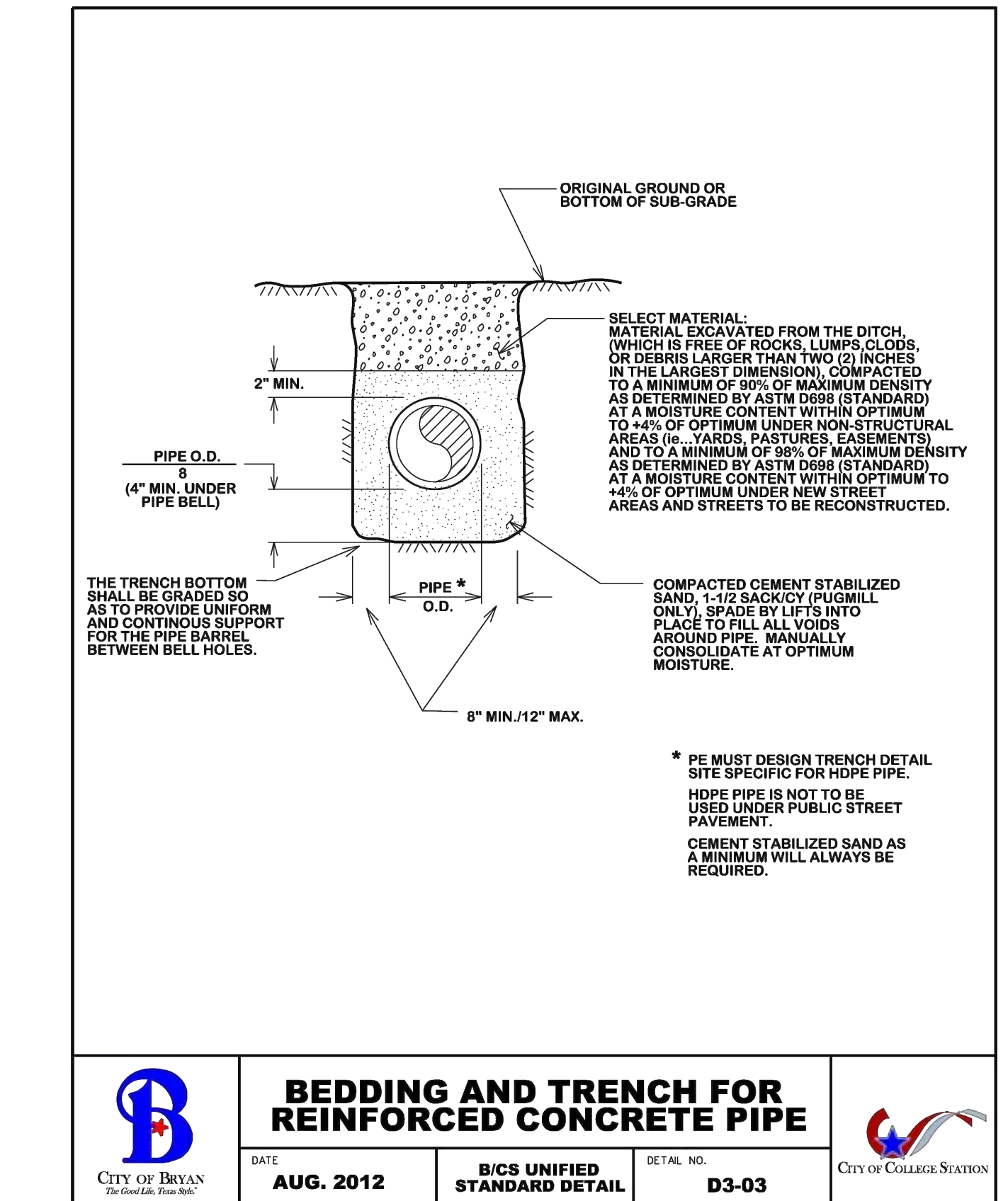
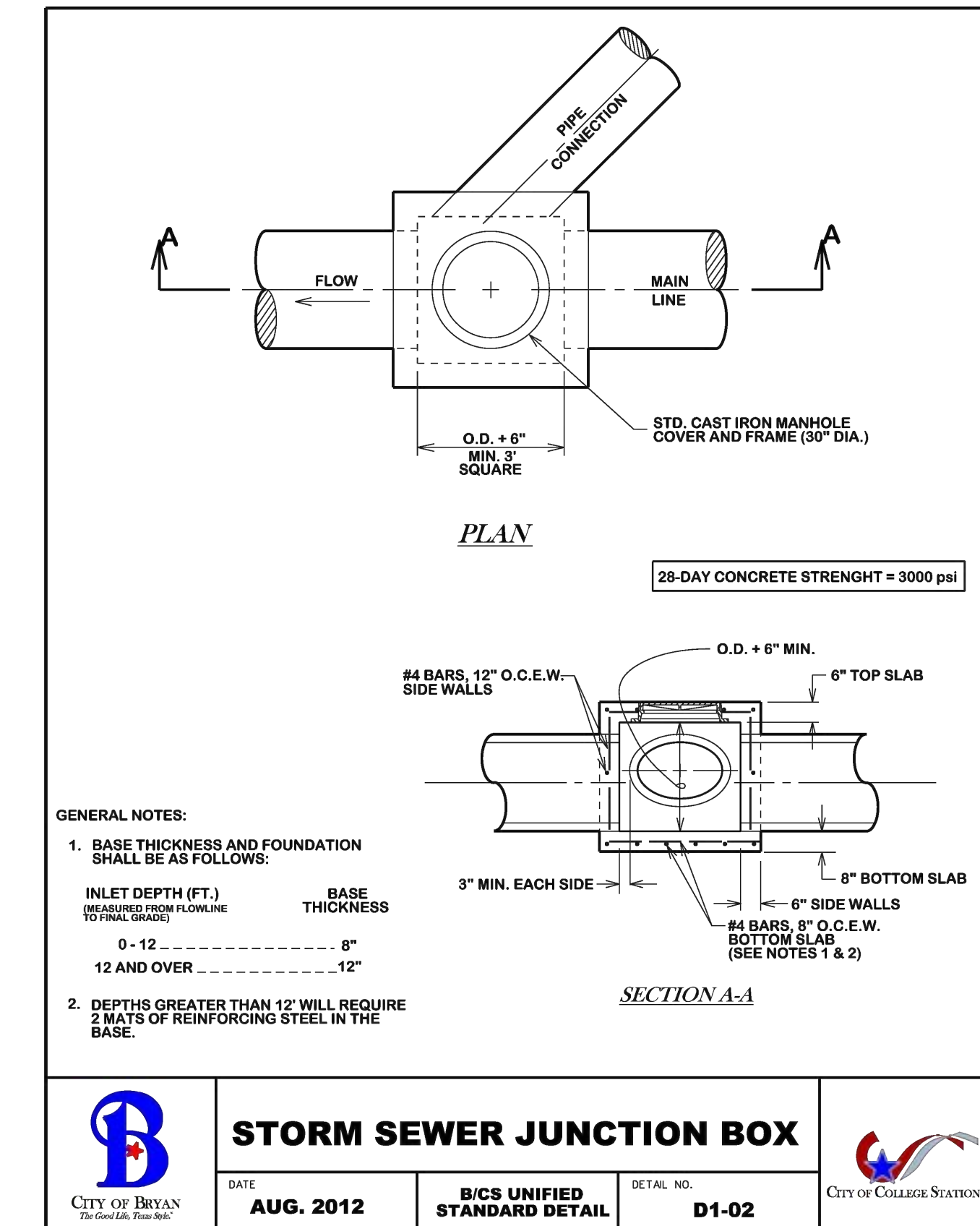
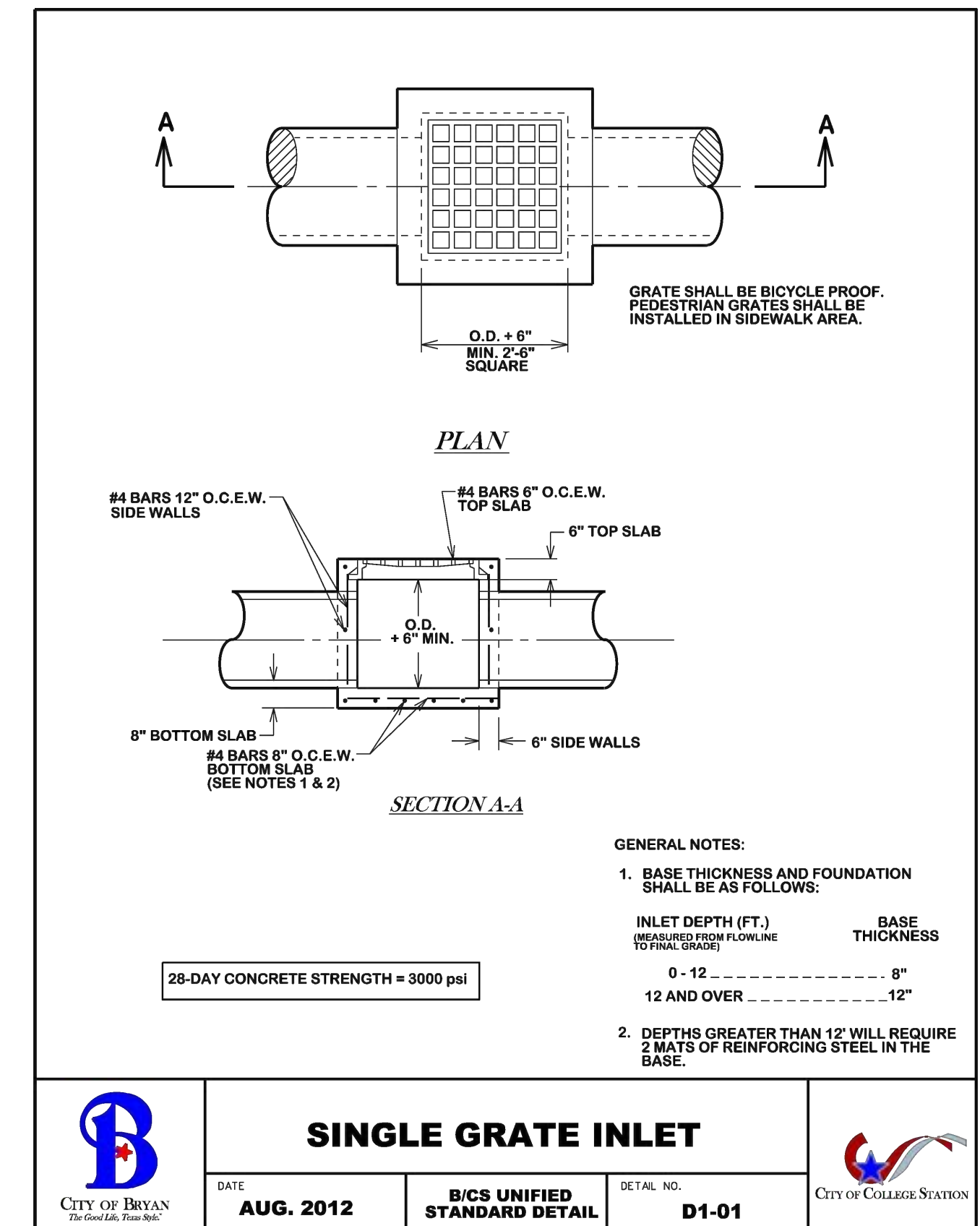
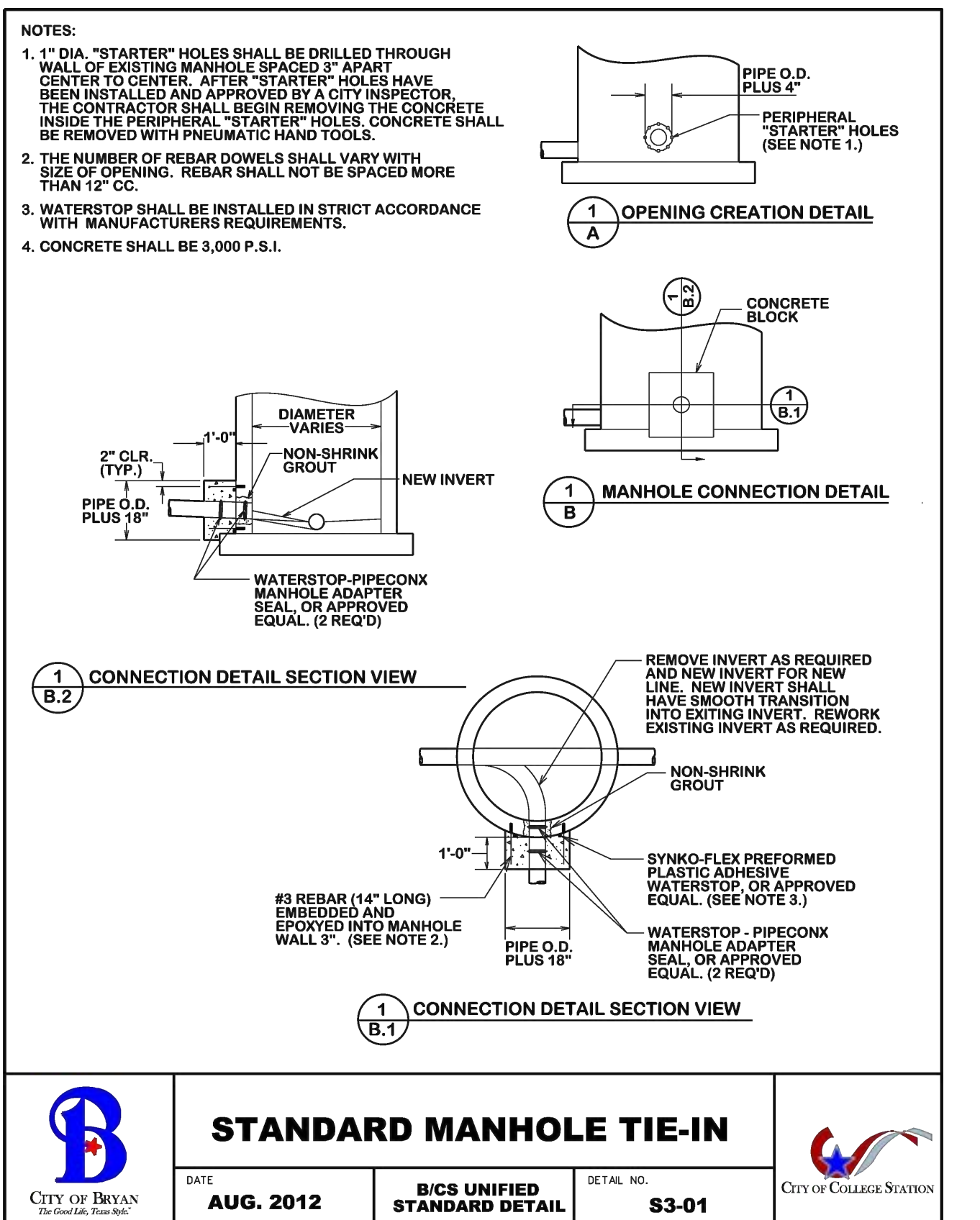


1 DETAIL SCALE: NTS WATER TIGHT MANHOLE RIGN AND COVER

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



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

N.T.S.

GRAPHIC SCALE

STATE OF TEXAS
 PROFESSIONAL ENGINEER
 79452
 01-25-2023

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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-	-	-	-

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11302 TANNER RD. UNIT-100
 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

SITE DETAILS

DRAWN BY: BM
 CHECKED BY: RSK

DATE: 12-06-2022
 PROJ. NO.: VR15003.317.4

SHEET:
C7.0 Rev.0

GRATE SCHEDULE

GRATE = 300 1/8" OPEN AREA = 889 sf	WELL NO. V4880-1
GRATE = 240 1/8" OPEN AREA = 434 sf	WELL NO. V4880-3
GRATE = 270 1/8" OPEN AREA = 387 sf	WELL NO. V4880-4

KEYED NOTES

MARK	QTY	DESCRIPTION
1	1	CAST IRON FRAME & GRATE TOP SECTION
2	1	PRECAST CONCRETE BASIN SECTION
3	1	THIN WALL KIDDOCKOUT ON ALL 4 SIDES. SEE KD DIMENSION FOR MAXIMUM PIPE O.D.
4	4	NAMEPLATE MFG: PARKUSA 888-611-PARK WWW.PARKUSA.COM MODEL: CB4880
5	1	

SECTION VIEW

MANHOLE DIA. VARIES

KEYED 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 AREA REBAR OR APPROVED EQUAL BETWEEN RING COVERS, ADJUSTMENT RINGS AND CHIMNEY OR CORREL COUM SECTION
3. MANHOLE BASE THICKNESS AND FOUNDATION FROM FLOORLINE TO RISE AS FOLLOWS:

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

LOCATION	COMPACTOR REQUIREMENT
PAVEMENT	98% STANDARD PROCTOR - ASTM D 698
LANDSCAPE AREA	90% 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 COVER SHALL BE USED, VENTED WHERE REQUIRED.
6. WARNING SIGNS ONLY TO BE PLACED WHERE SEWER CROSSES OPEN FIELDS.

CAST IN PLACE MANHOLE

MANHOLE DIA.	MAIN SIZE
4 FT	<36in.
5 FT	>36in. <39in.
6 FT	>39in. <48in.

PRE-CAST MANHOLE

PROJECT: . . .	DATE: . . .
CUSTOMER: . . .	LOCATION: . . .
ENGINEER: . . .	PROJ # : . . .
ORDER # : . . .	DATE: . . .

PARK USA
www.parkusa.com 888-611-PARK
TYPE-A GRATE INLET
MODEL CB4880 30" THRU 84"

DATE 12/2020

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 AREA REBAR OR APPROVED EQUAL BETWEEN RING COVERS, ADJUSTMENT RINGS AND CHIMNEY OR CORREL COUM SECTION
3. MANHOLE BASE THICKNESS AND FOUNDATION FROM FLOORLINE TO RISE AS FOLLOWS:

MANHOLE DEPTH (FT.)	BASE THICKNESS
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6. WARNING SIGNS ONLY TO BE PLACED WHERE SEWER CROSSES OPEN FIELDS.

CAST IN PLACE MANHOLE

MANHOLE DIA.	MAIN SIZE
4 FT	<36in.
5 FT	>36in. <39in.
6 FT	>39in. <48in.

PRE-CAST MANHOLE

STANDARD MANHOLE

DATE: **DECEMBER 2020**

B/C/S UNIFIED STANDARD DETAIL

DATE: . . .

LOCATION: . . .

PROJECT: . . .

CUSTOMER: . . .

ENGINEER: . . .

ORDER # : . . .

DATE: . . .

1 DETAIL STANDARD MANHOLE DETAILS

SCALE: NTS

CITY OF BRYAN

STANDARD MANHOLE

DATE: **DECEMBER 2020**

B/C/S UNIFIED STANDARD DETAIL

DATE: . . .

LOCATION: . . .

PROJECT: . . .

CUSTOMER: . . .

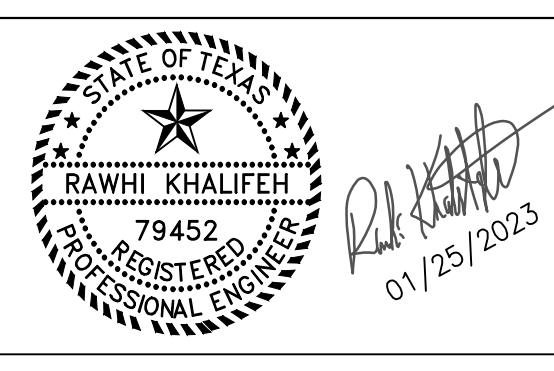
ENGINEER: . . .

ORDER # : . . .

DATE: . . .

CITY OF COLLEGE STATION

N.T.S.	
GRAPHIC SCALE	



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

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HOUSTON, TEXAS 77041
FIRM # F-11211

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FAX (281) 580-4399

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

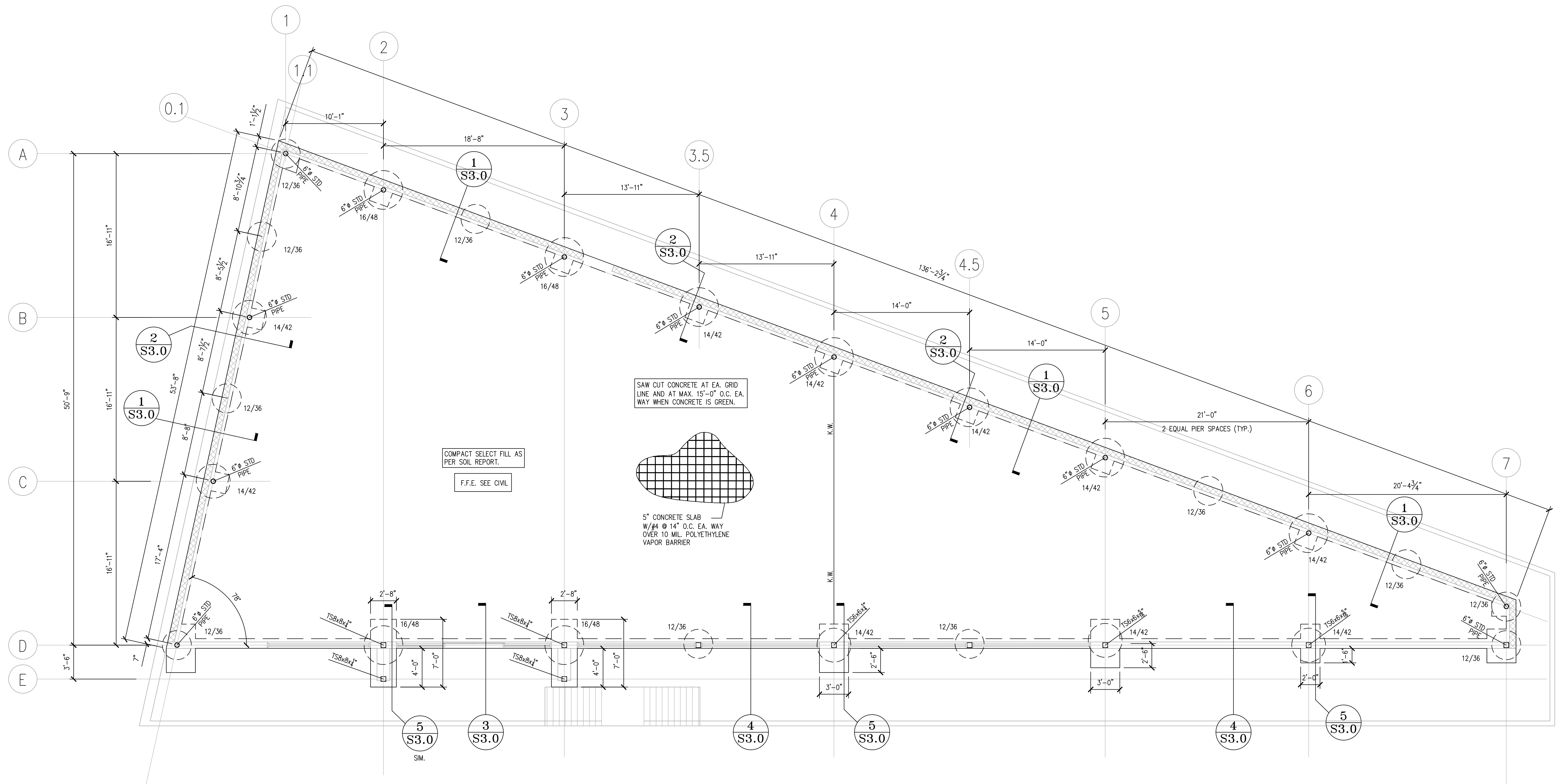
STANDARD MANHOLE DETAILS & GRATE INLET

DRAWN BY: BM
CHECKED BY: RSK

DATE: 12-6-2022
PROJ. NO.: VR151003.317.4

SHEET: **C8.0**

Rev: 0

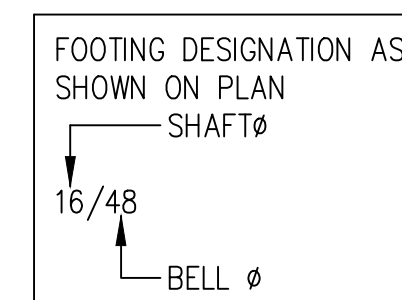


PLAN NOTES:

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)

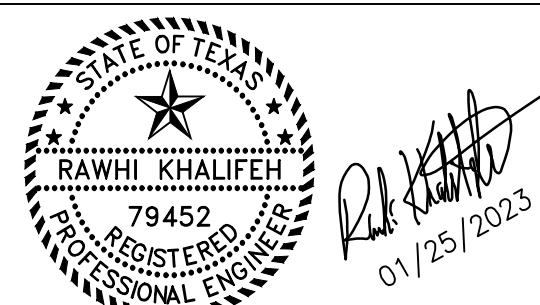
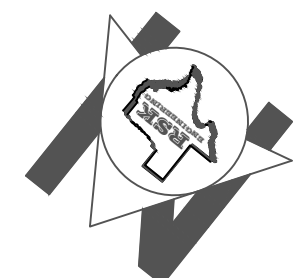
LEGEND

- (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.



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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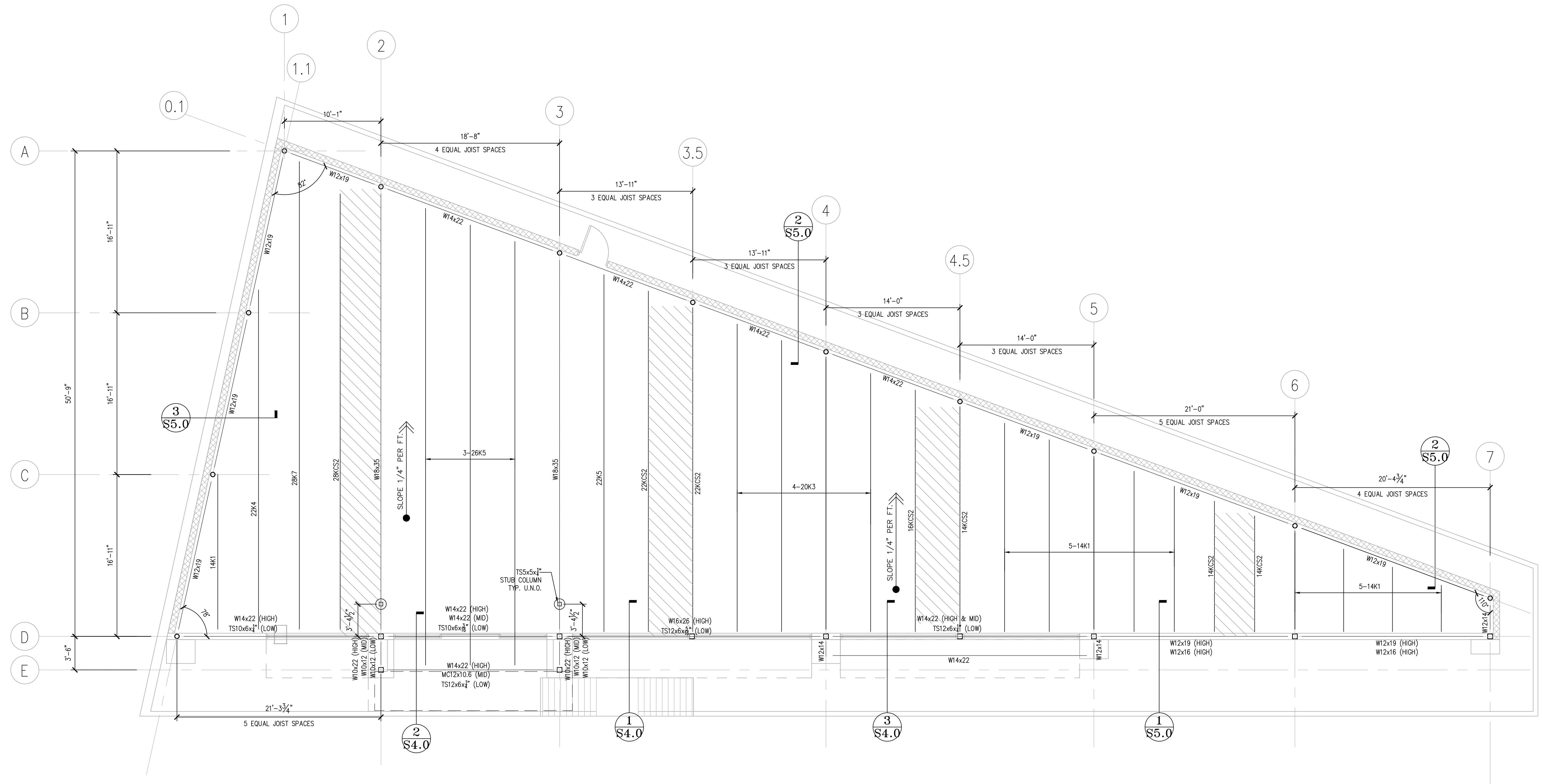


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FIRM # F-11211

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

DRAWN BY: BM	DATE: 12-06-2022	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	S1.0 Rev.0



GENERAL NOTES:

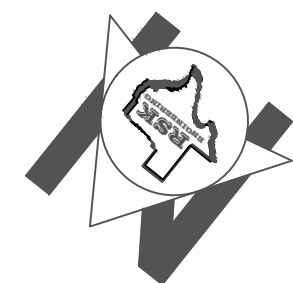
- CONTRACTOR SHALL REVIEW ARCHITECTURAL AND STRUCTURAL DRAWINGS JOINTLY, TO ENSURE COORDINATION OF ALL PHASES OF CONSTRUCTION DESCRIBED IN THESE DRAWINGS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BOTH ARCHITECT AND ENGINEER, PRIOR TO PROCEEDING WITH CONSTRUCTION WORK.
- THE FOLLOWING ITEMS, 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

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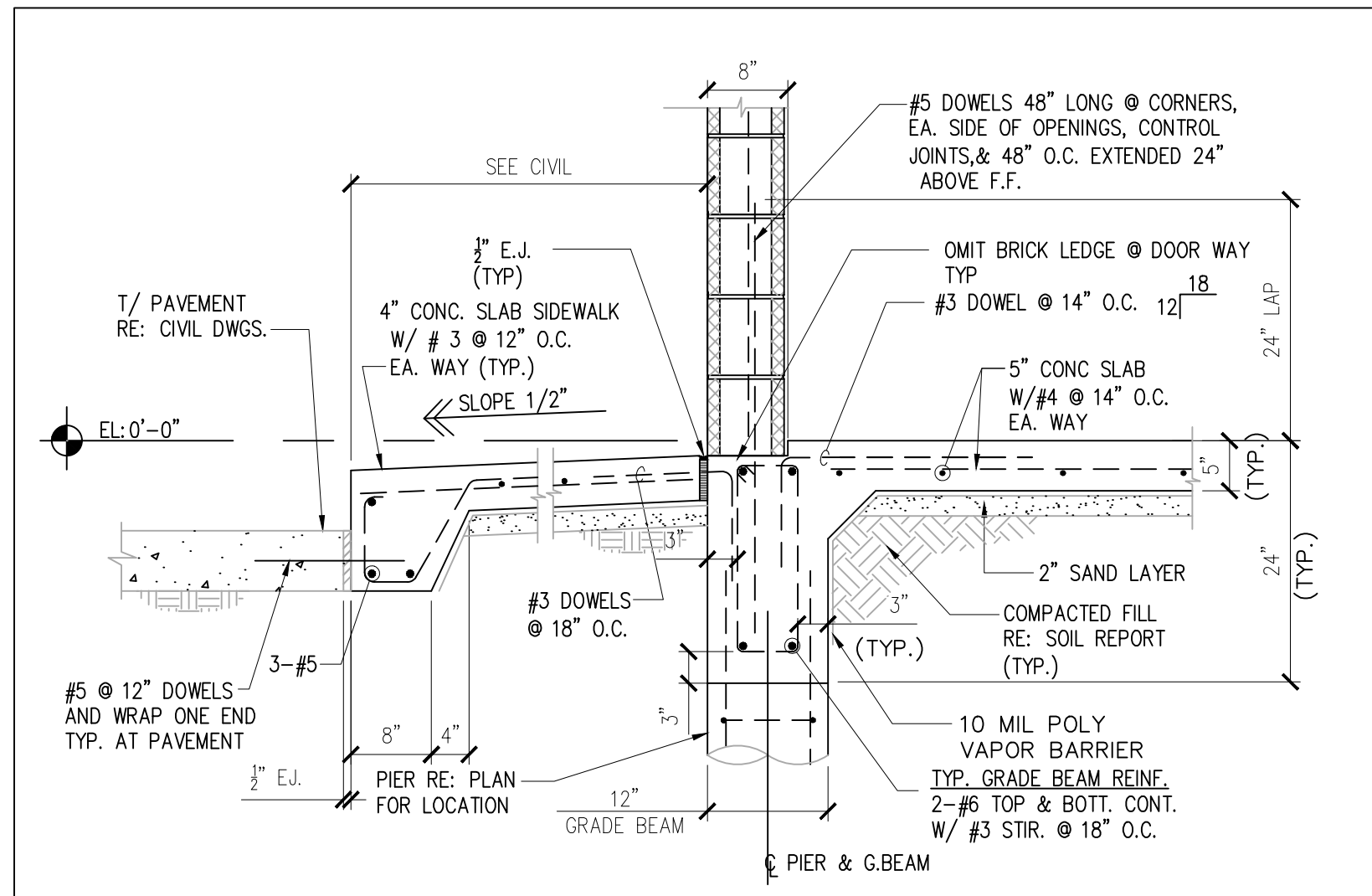
RSK ENGINEERING
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HOUSTON, TEXAS 77041 FAX (281) 580-4399
FIRM # F-11211

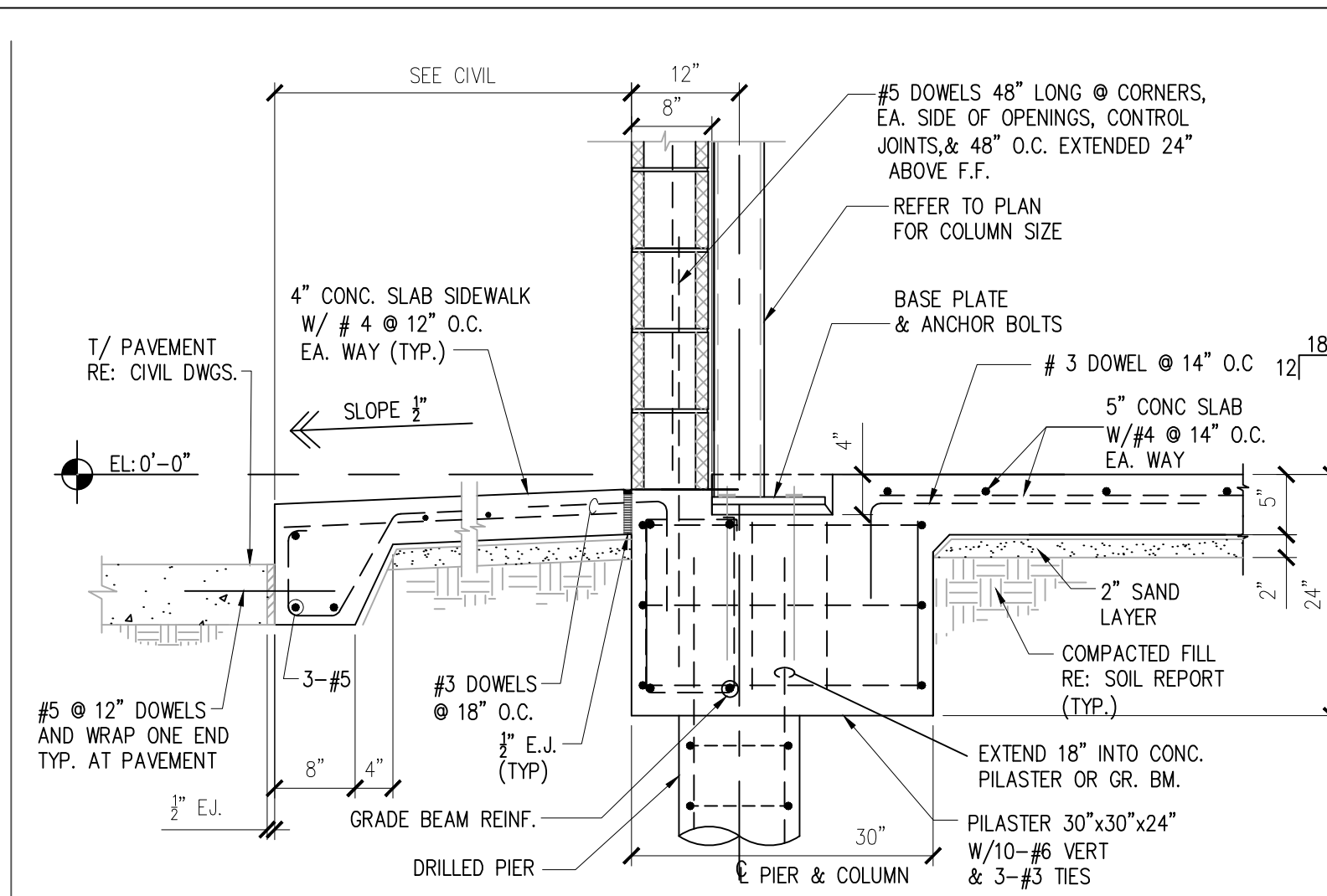
VILLA MARIA GAS STATION
1919 WEST VILLA MARIA ROAD
BRYAN, TX 77807

ROOF FRAMING PLAN

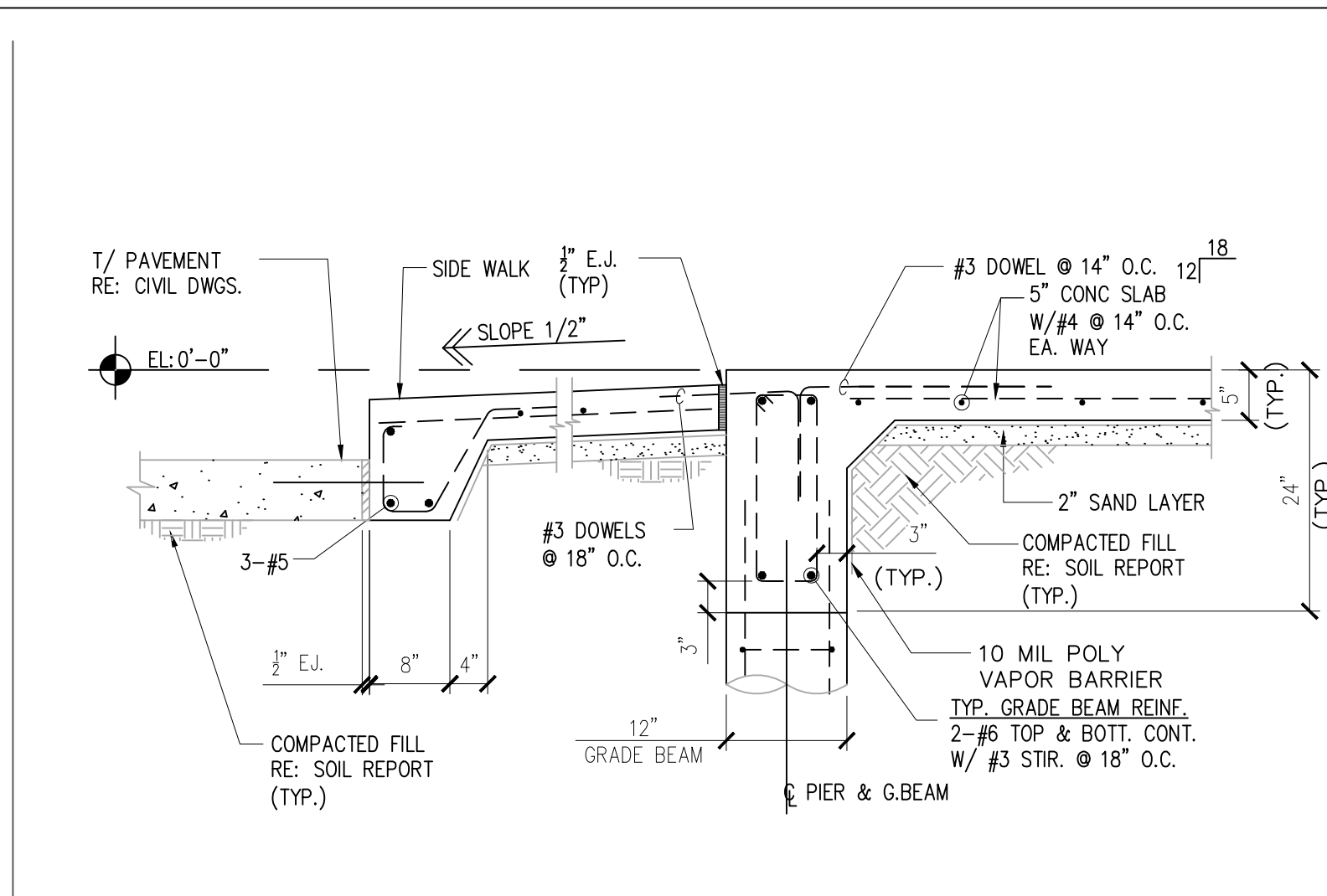
DRAWN BY: BM	DATE: 12-06-2022	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	S2.0 Rev.0



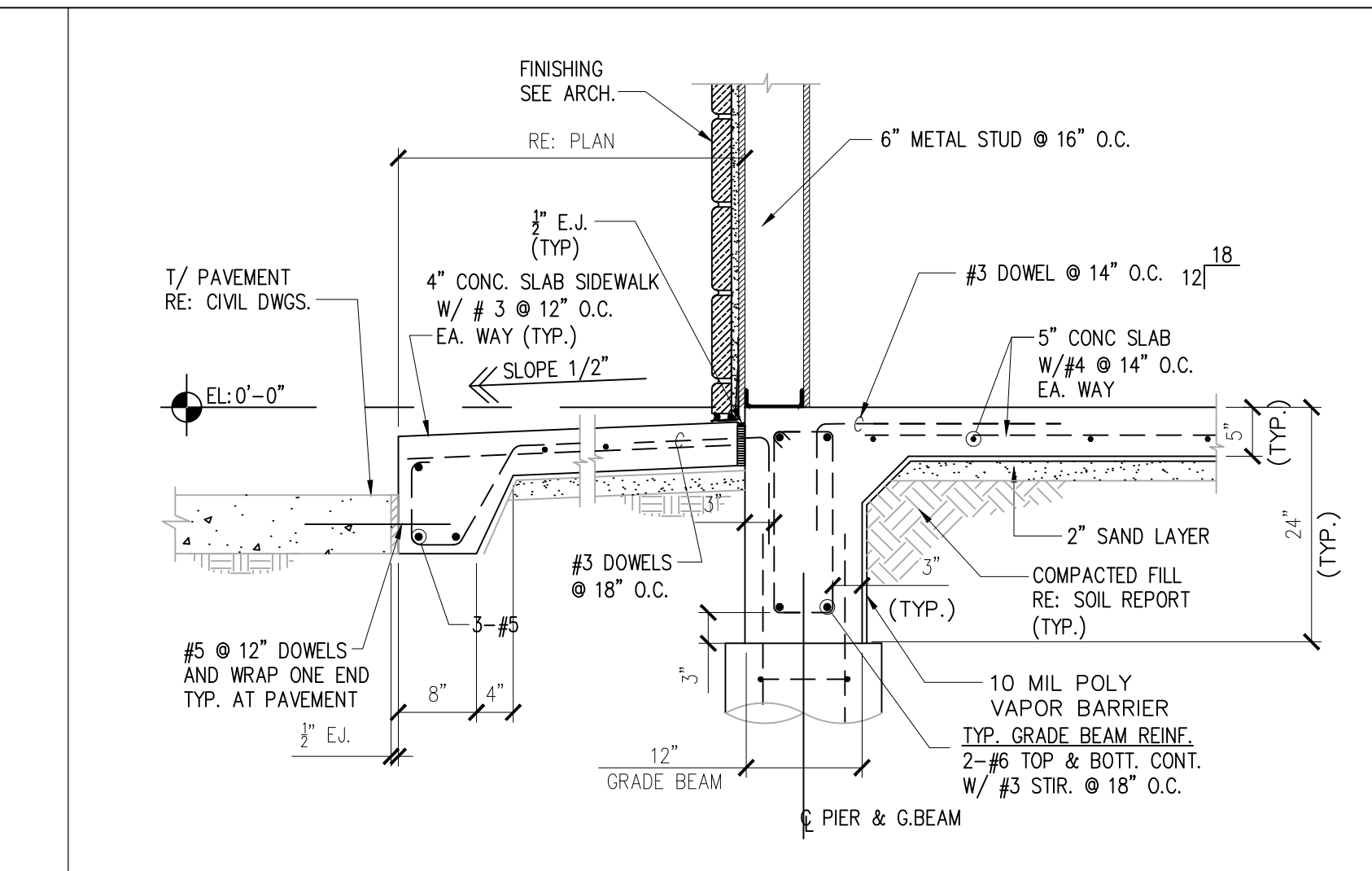
1 SECTION: TYPICAL GRADE BEAM AT CMU WALL



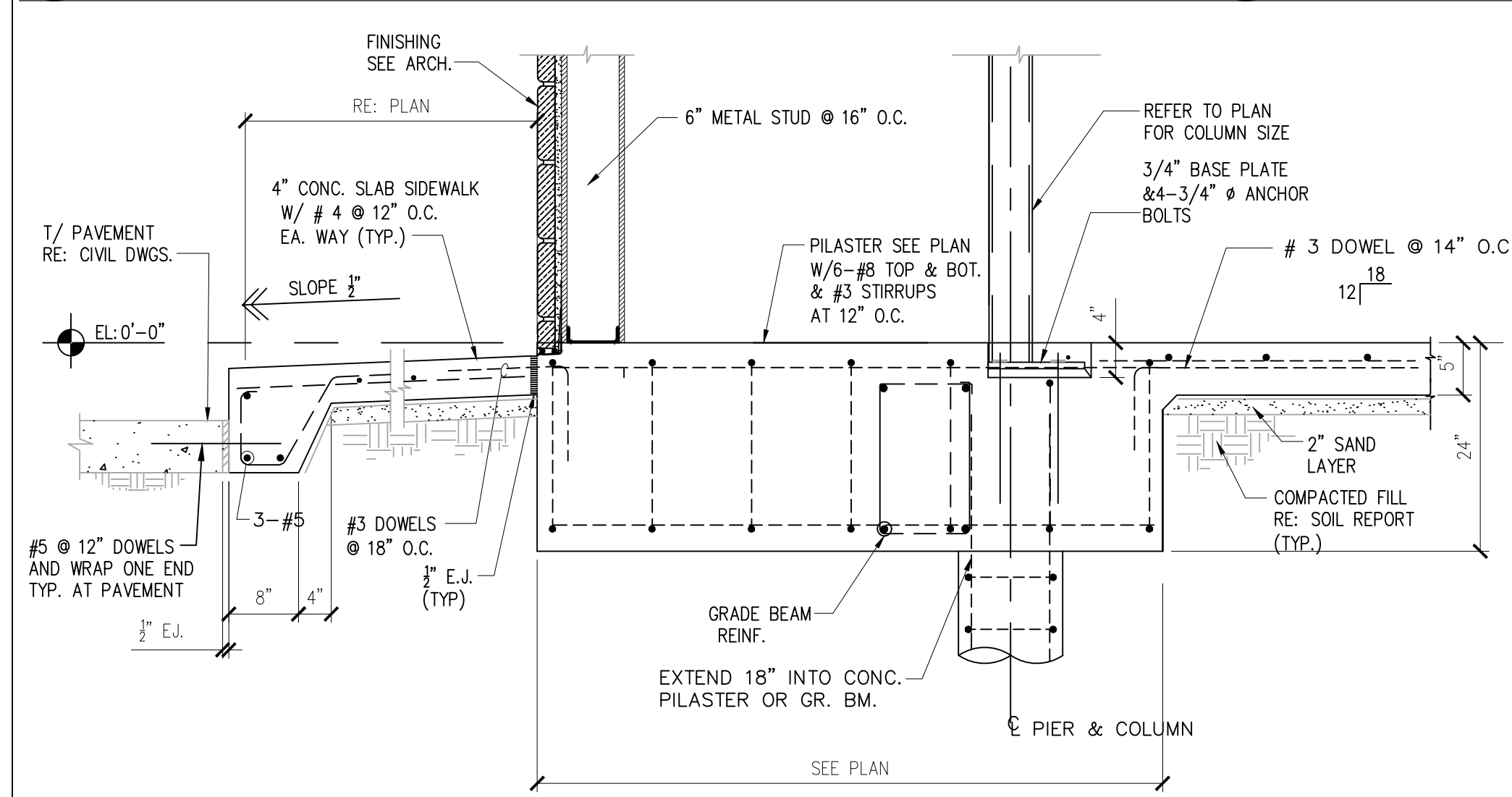
2 SECTION: COLUMN PILASTER AT CMU WALL



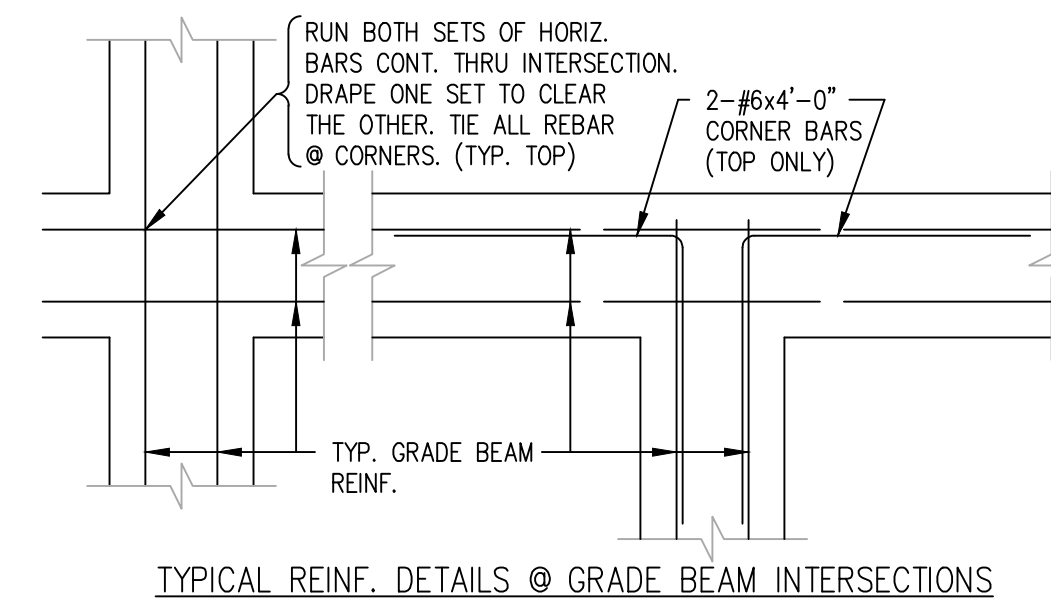
3 SECTION: TYPICAL EXTERIOR GRADE BEAM AT DOOR WAY



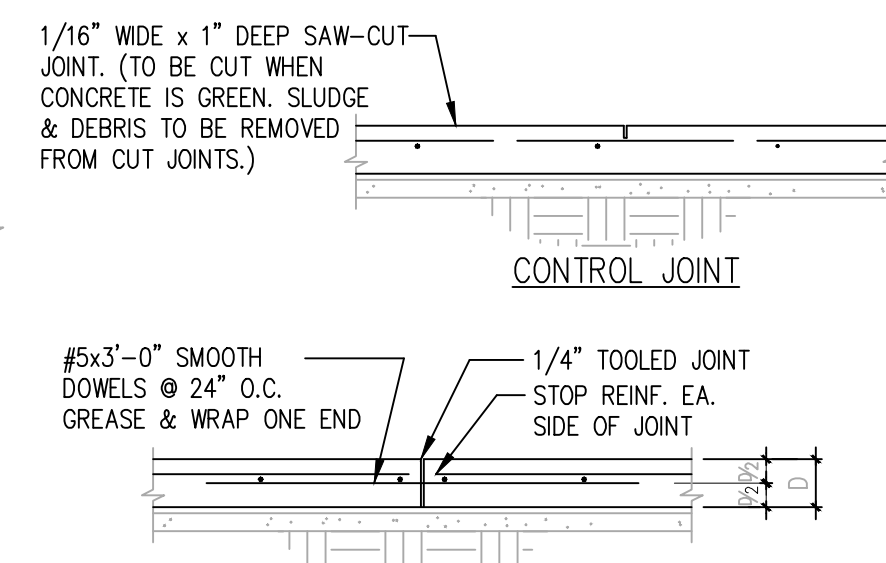
4 SECTION: GRADE BEAM AT FRONT METAL STUD WALL



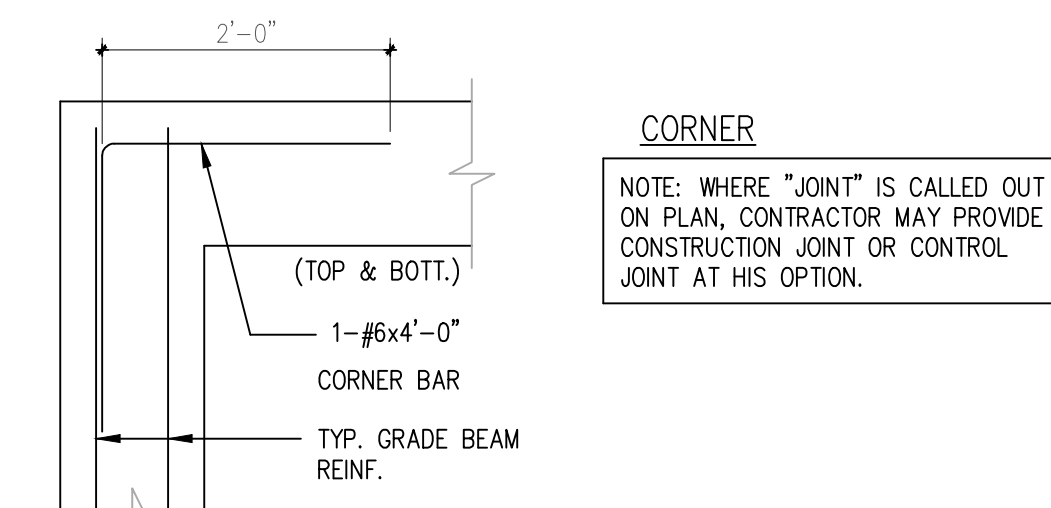
5 SECTION: COLUMN PILASTER AT STORE FRONT



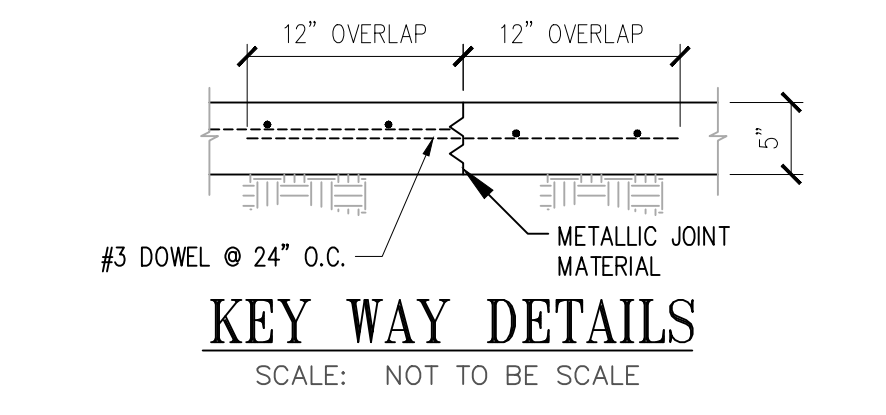
TYPICAL REIN. DETAILS @ GRADE BEAM INTERSECTIONS



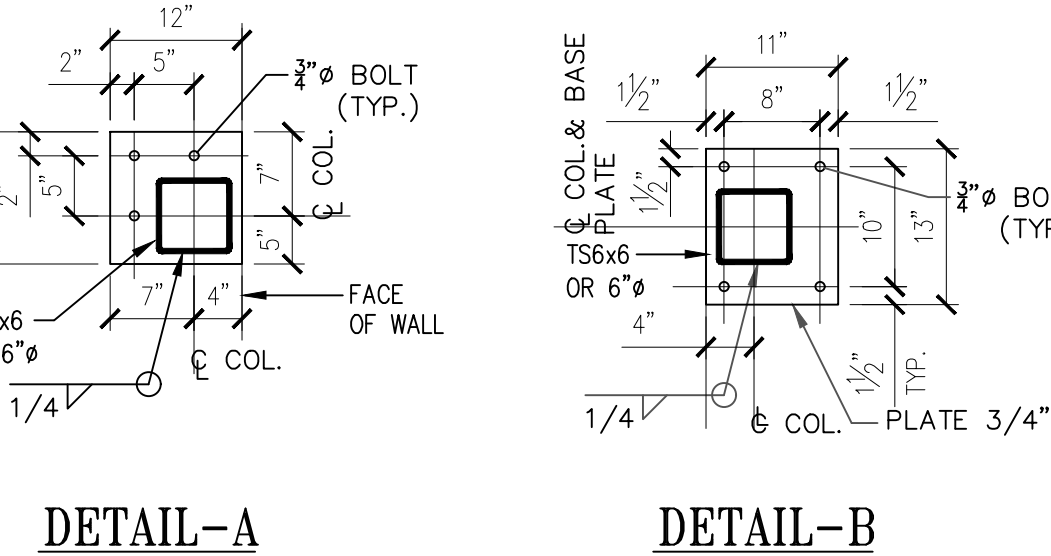
CONSTRUCTION JOINT



CORNER
NOTE: WHERE "JOINT" IS CALLED OUT ON PLAN, CONTRACTOR MAY PROVIDE CONSTRUCTION JOINT OR CONTROL JOINT AT HIS OPTION.

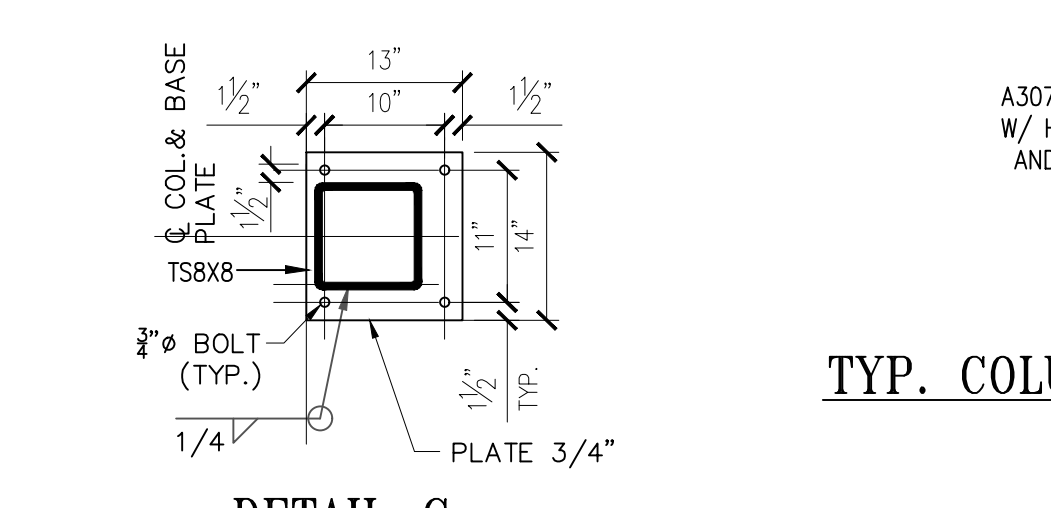


KEY WAY DETAILS
SCALE: NOT TO BE SCALE

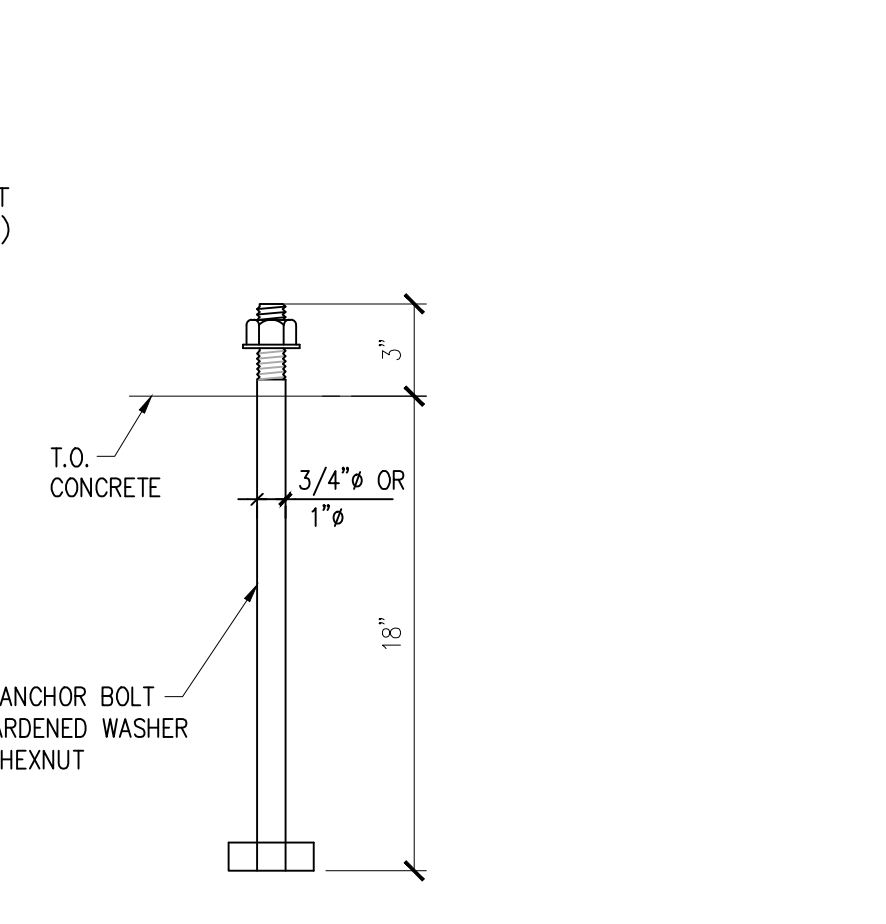


DETAIL-A

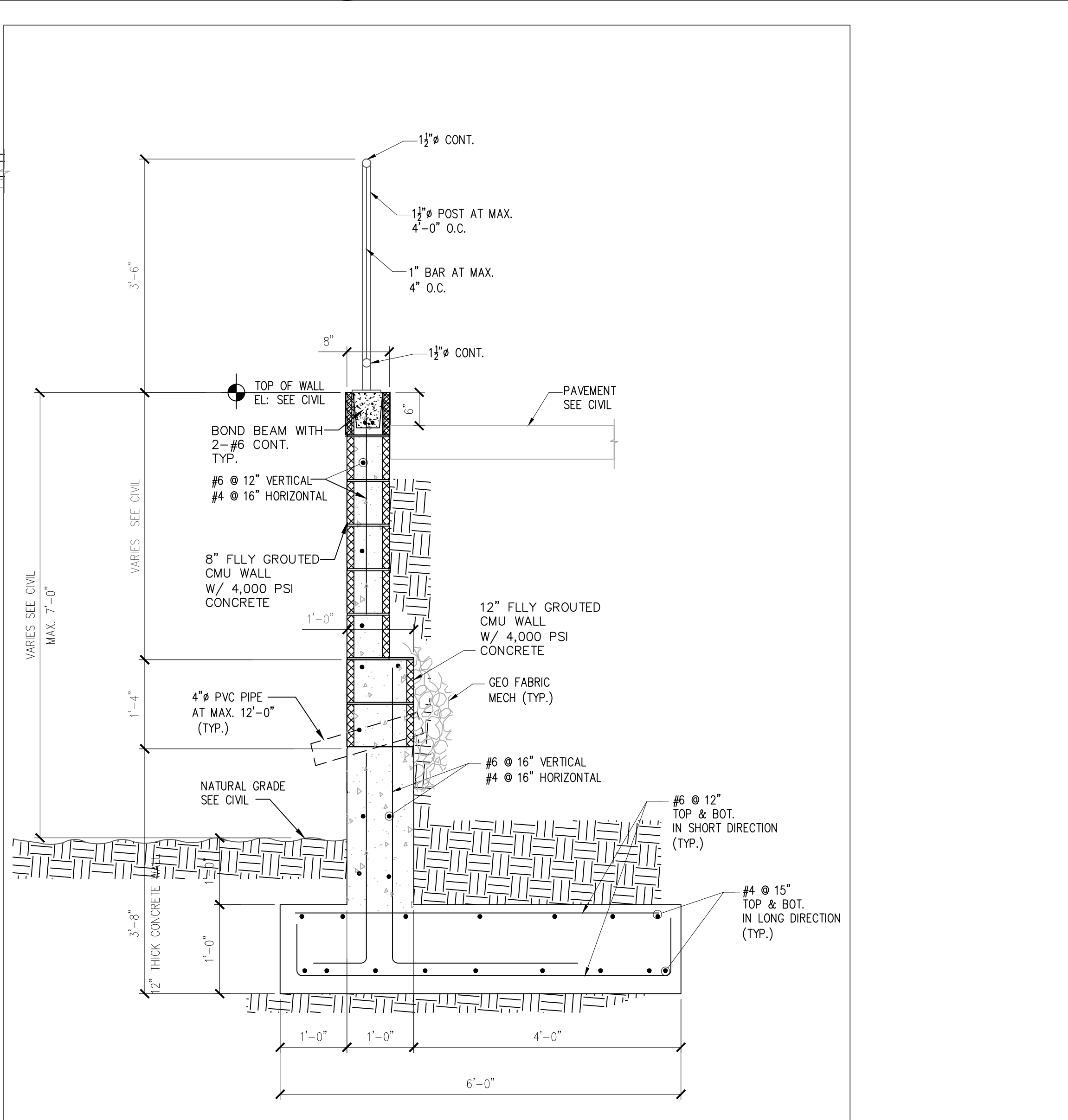
DETAIL-B



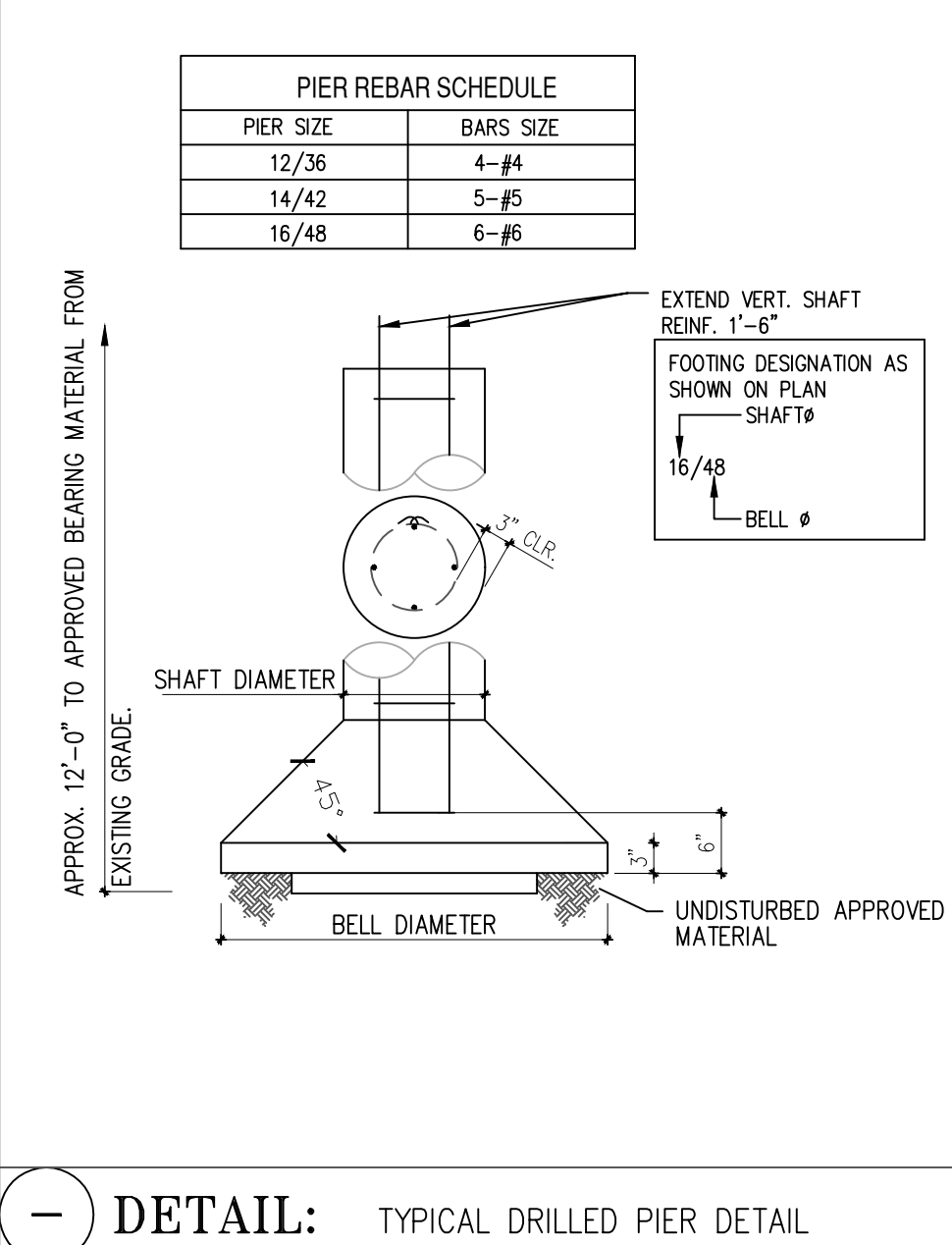
DETAIL-C



TYP. COLUMN TO FOUNDATION ANCHOR BOLT

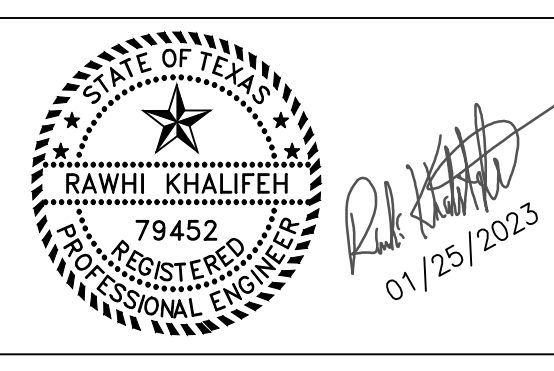


6 SECTION: AT CONCRETE RETAINING WALL (MAX. HEIGHT 7'-0" ABOVE NATURAL GRADE)



DETAIL: TYPICAL DRILLED PIER DETAIL

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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11302 TANNER RD. UNIT-100
HOUSTON, TEXAS 77041
FIRM # F-11211

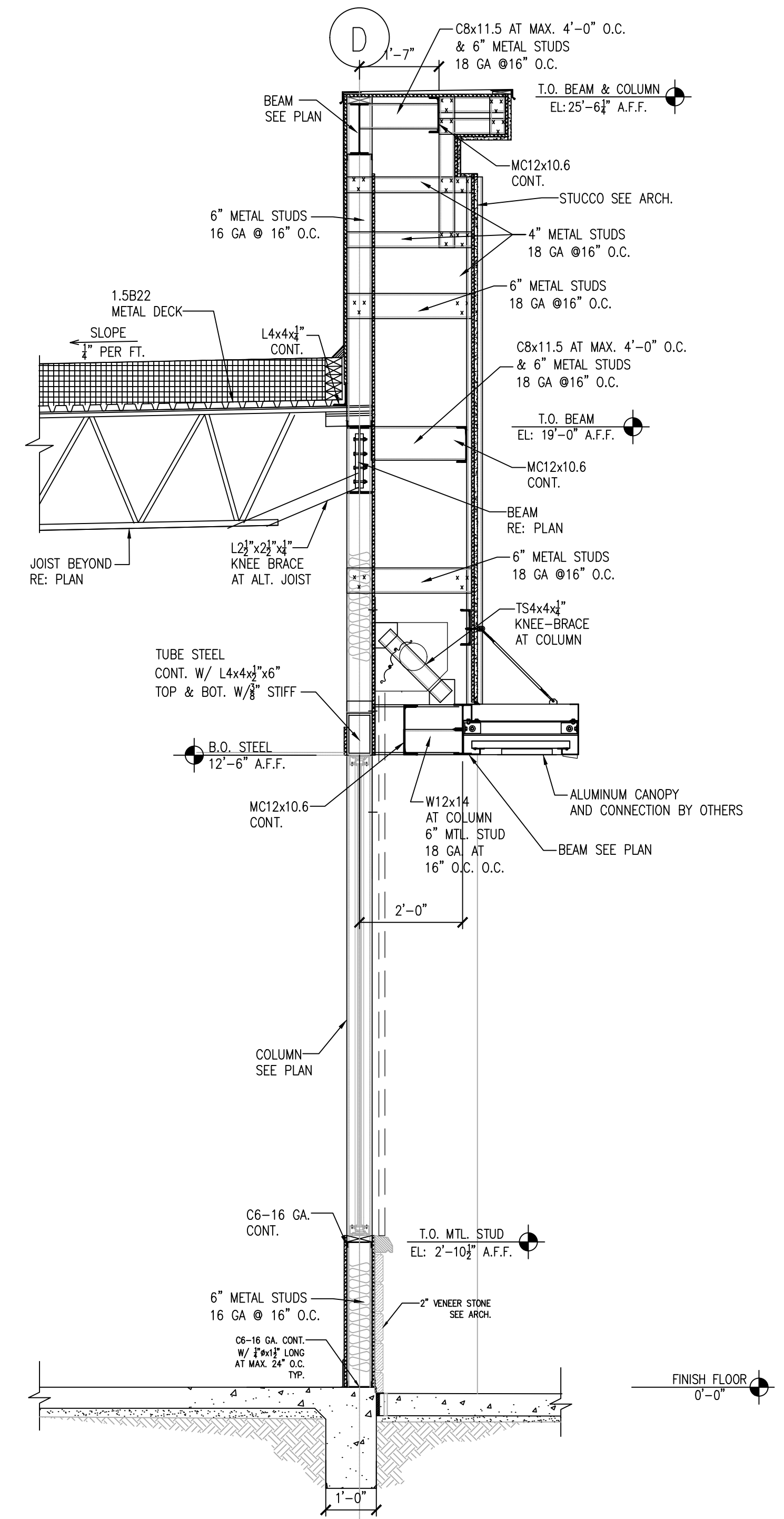
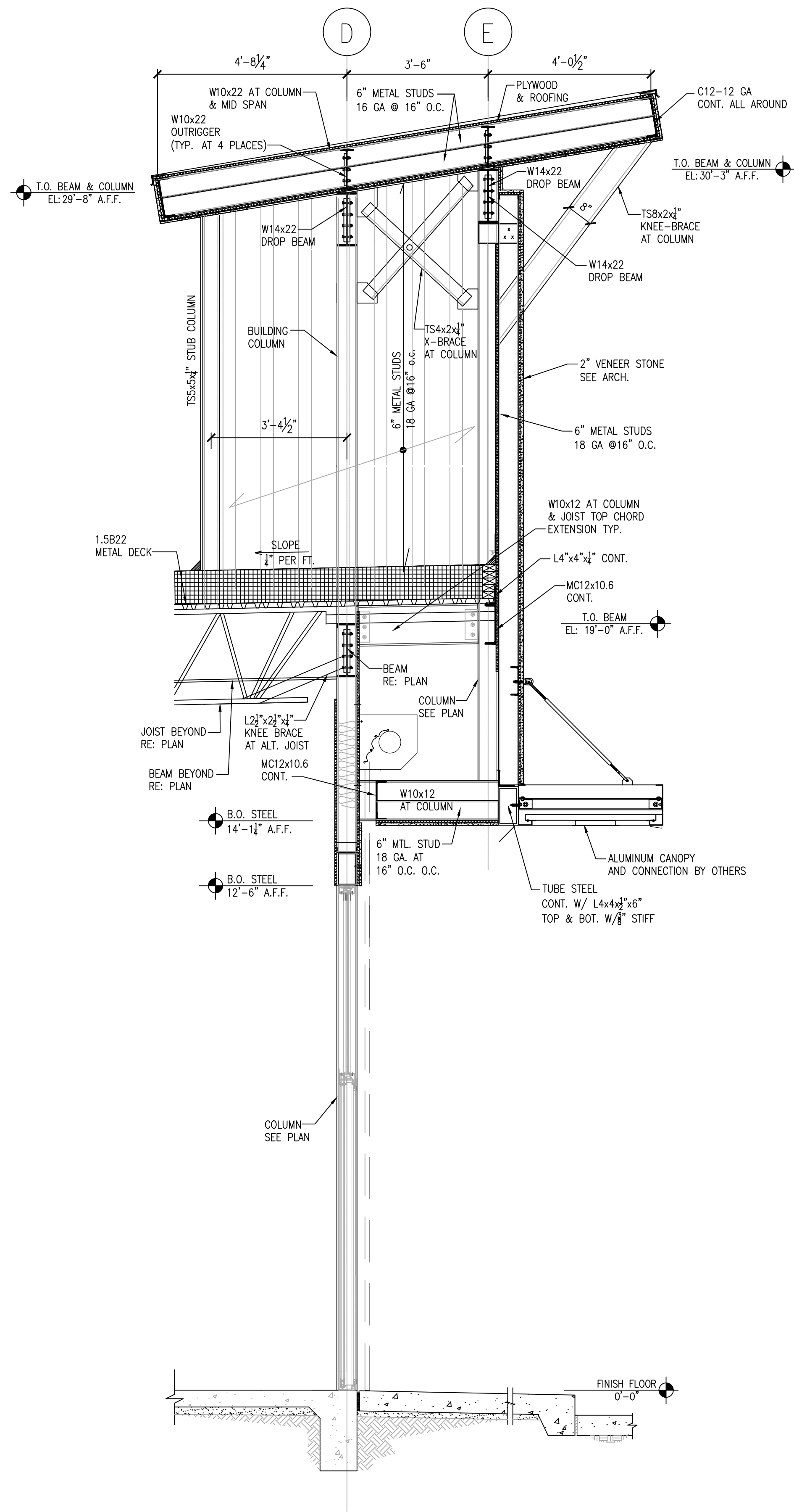
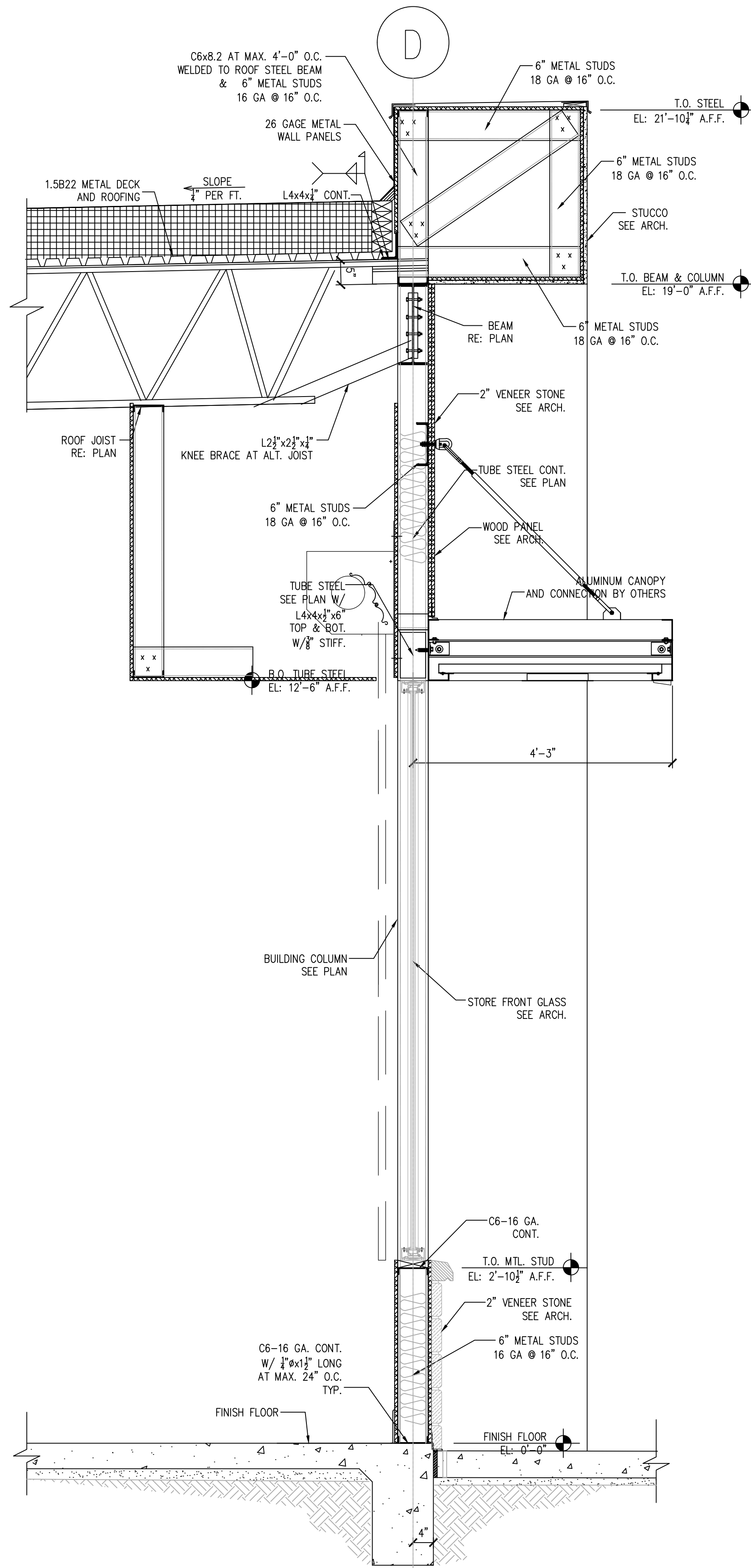
TEL. (281) 580-4585
FAX (281) 580-4399

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

DRAWN BY: BM
CHECKED BY: RSK

DATE: 12-06-2022
PROJ. NO.: VR151003.317.4

SHEET: **S3.0**
Rev. 0



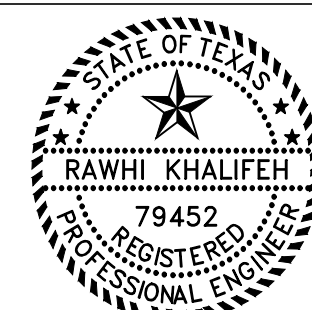
1 SECTION: AT STORE FRONT WALL SECTION

2 SECTION: AT STORE FRONT TOWER

3 SECTION: AT STORE FRONT WALL SECTION

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

GRAPHIC SCALE



01/25/2023

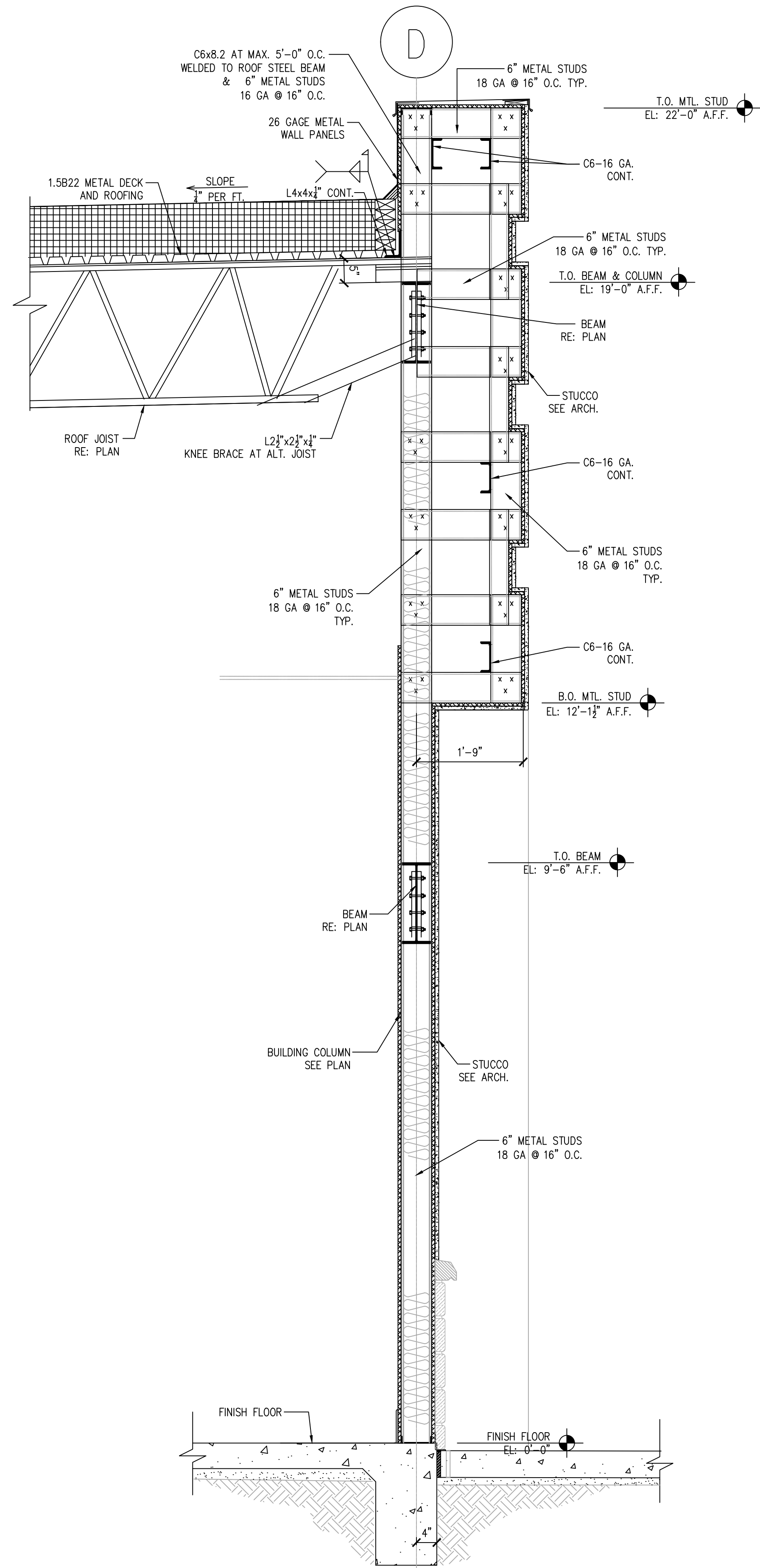
ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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FIRM # F-11211

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

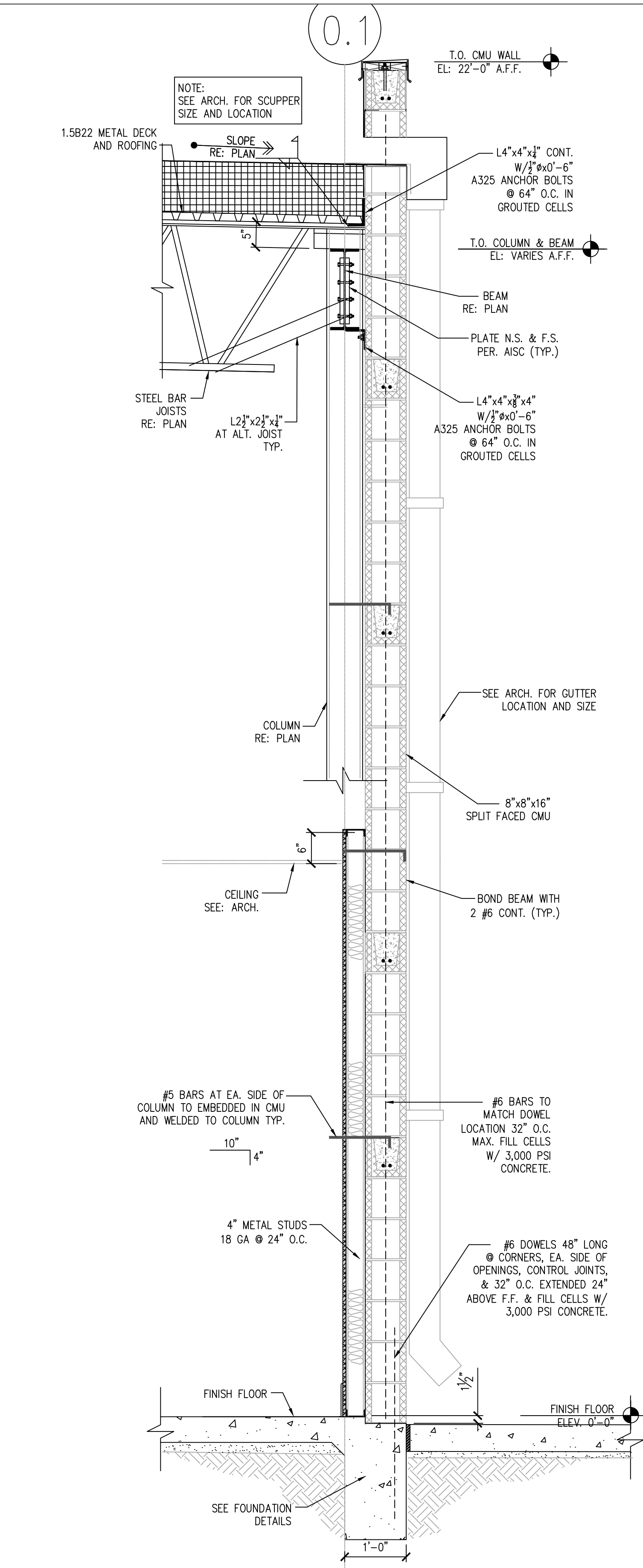
DRAWN BY: BM DATE: 12-6-2022 SHEET: **S4.0**
CHECKED BY: RSK PROJ. NO.: VR151003.317.4 Rev.0



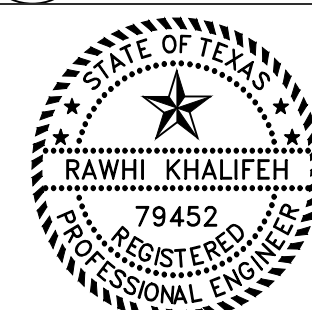
1 SECTION: AT STORE FRONT MTL. STUD WALL

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

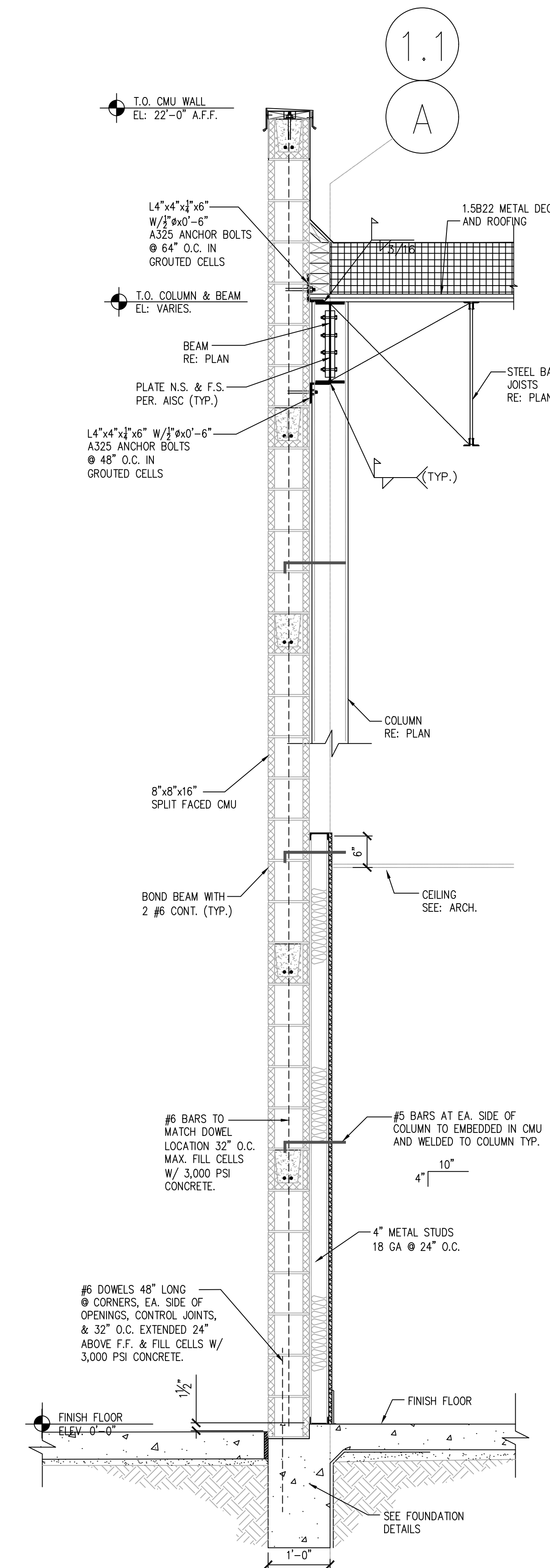
GRAPHIC SCALE



2 SECTION: AT REAR CMU WALL



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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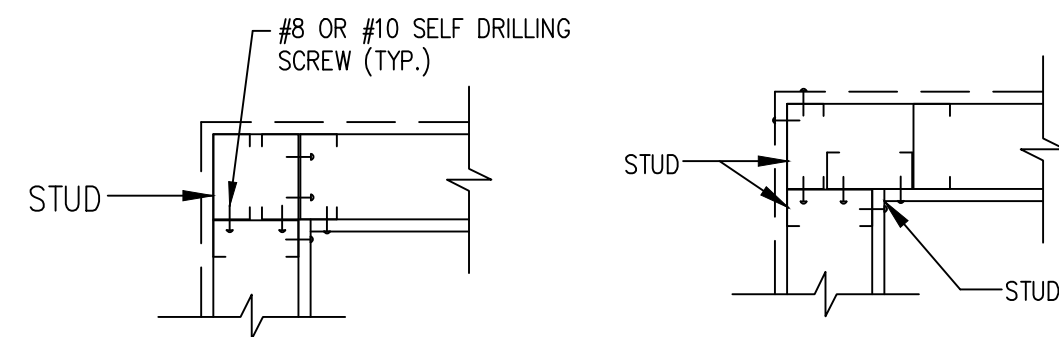
3 SECTION: AT SIDE CMU WALL



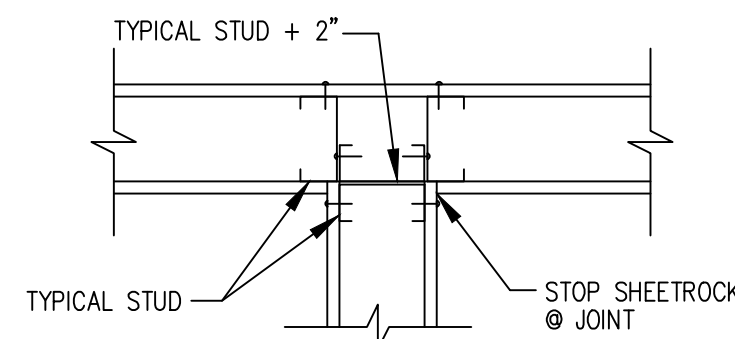
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WALL SECTIONS FRAMING

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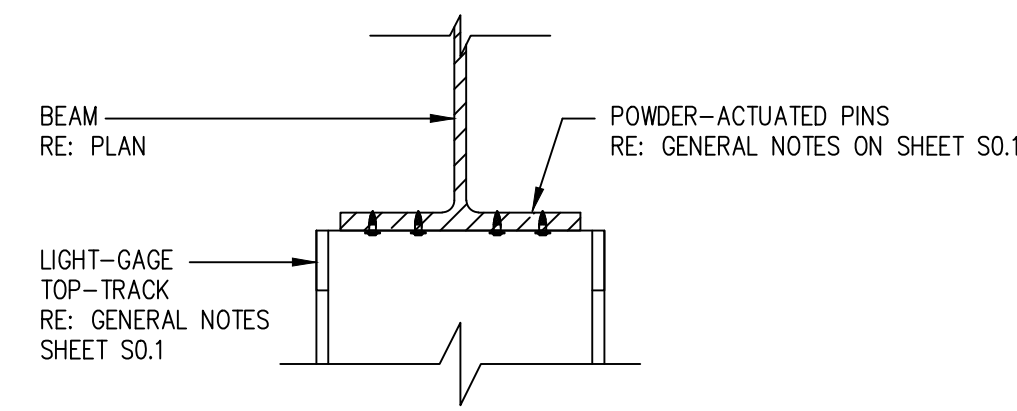


CORNER **CORNER**

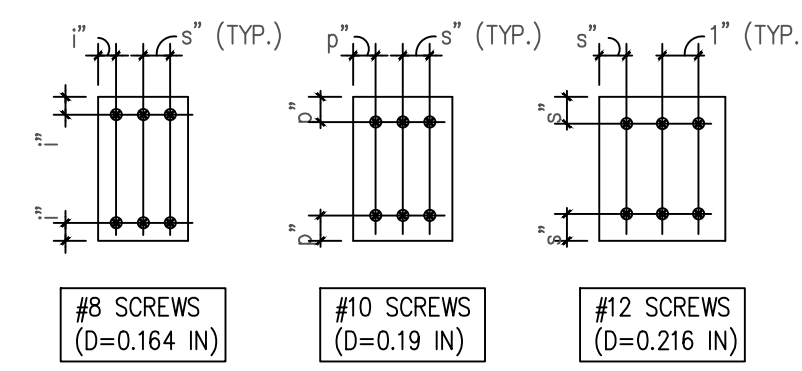


INTERSECTION

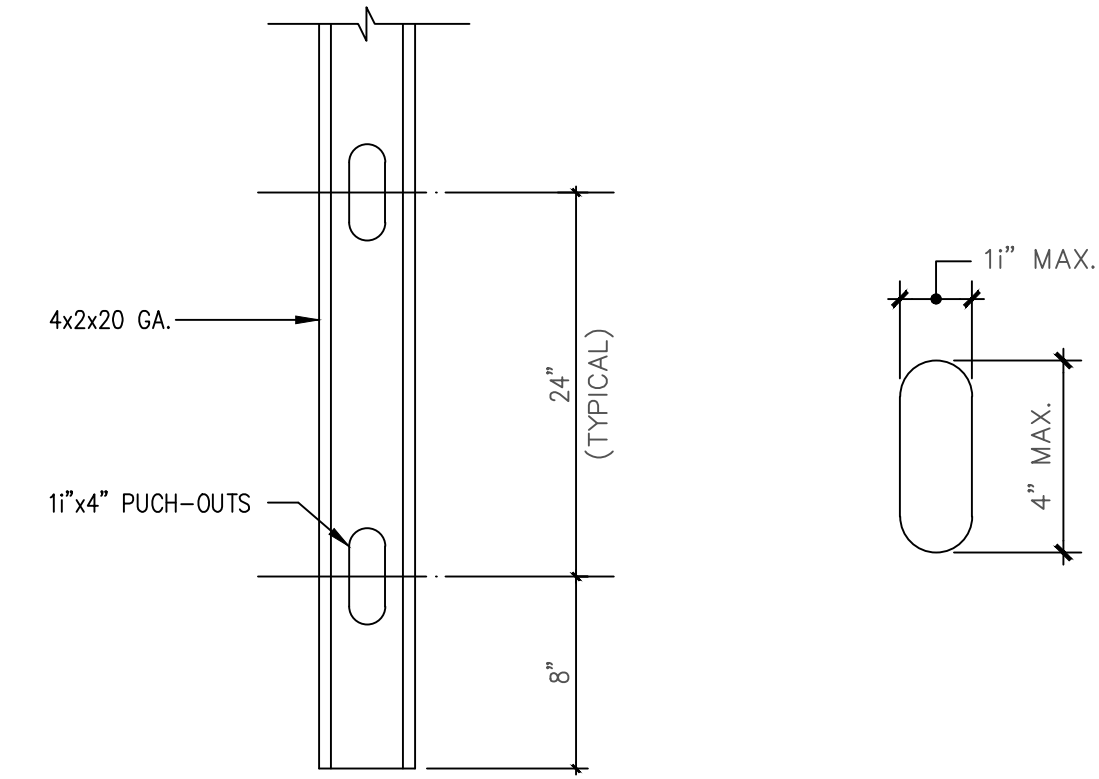
1 SECTION: TYPICAL STUD WALL CORNER FRAMING DETAILS



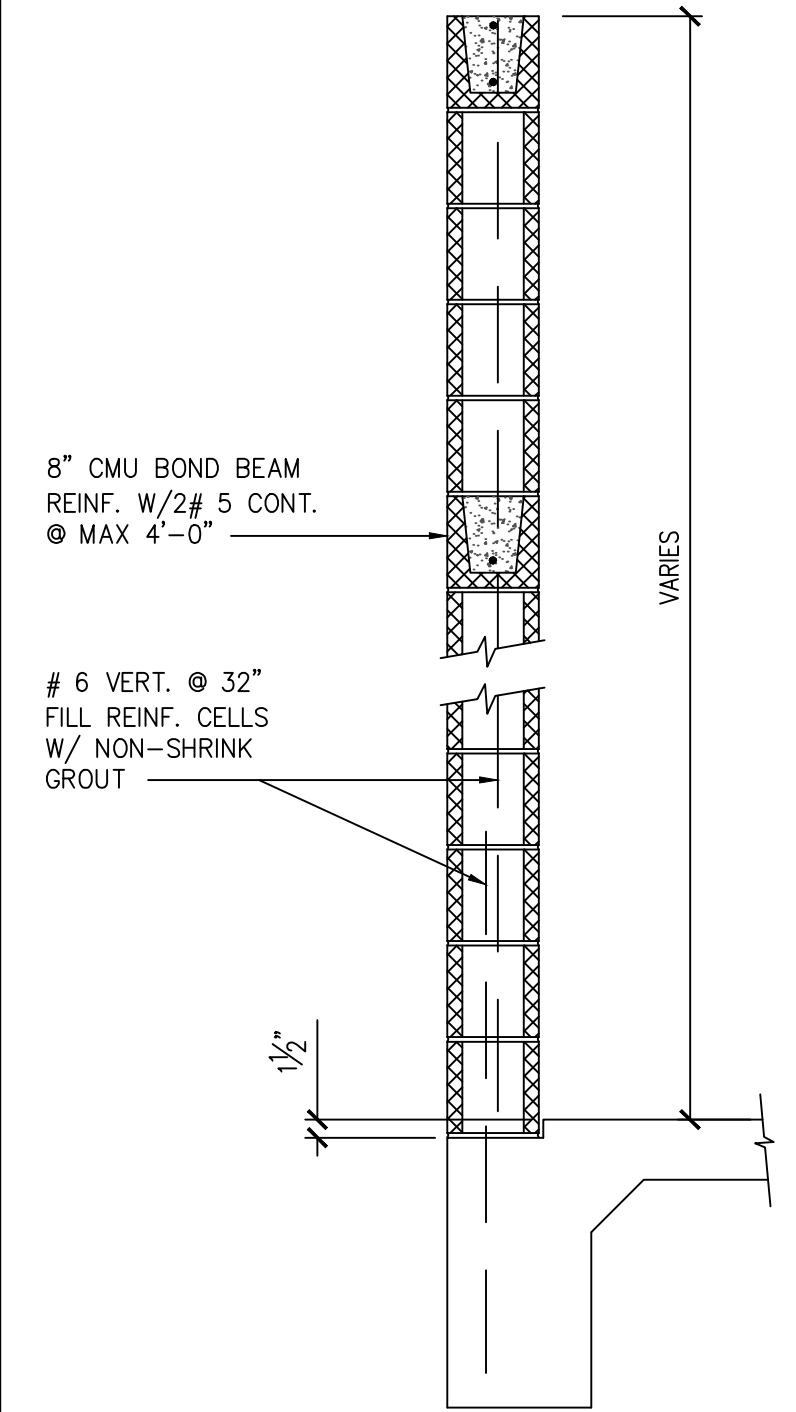
4 SECTION: TYPICAL LIGHT-GAGE TRACK TO STEEL BEAM CONN.



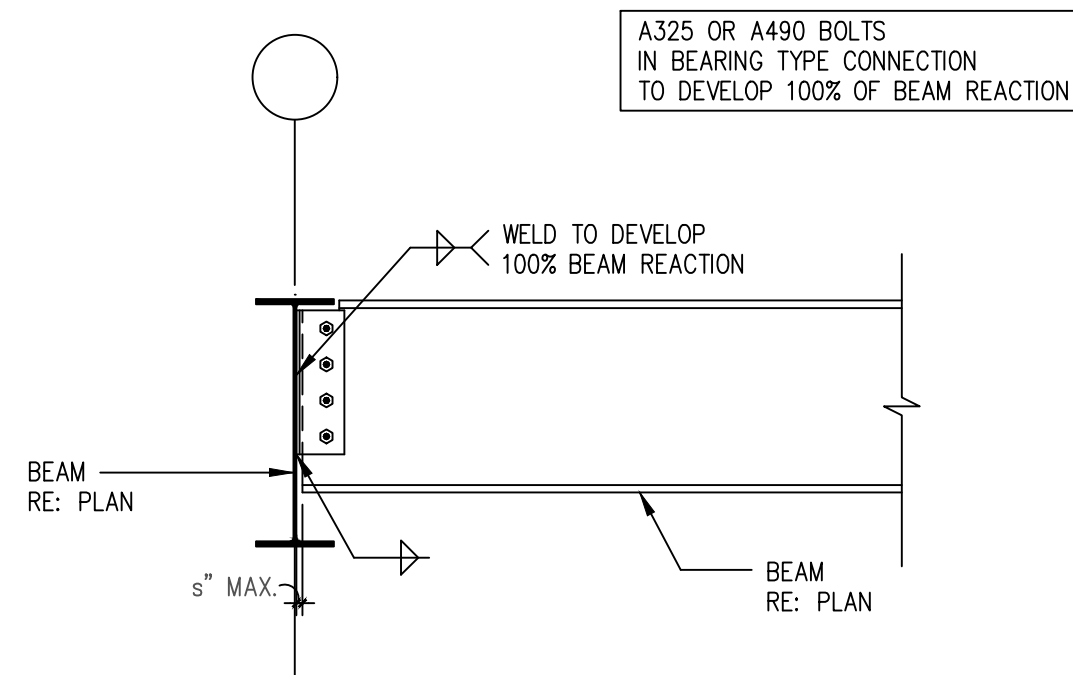
7 SECTION: MINIMUM FASTENER SPACING & EDGE DISTANCES



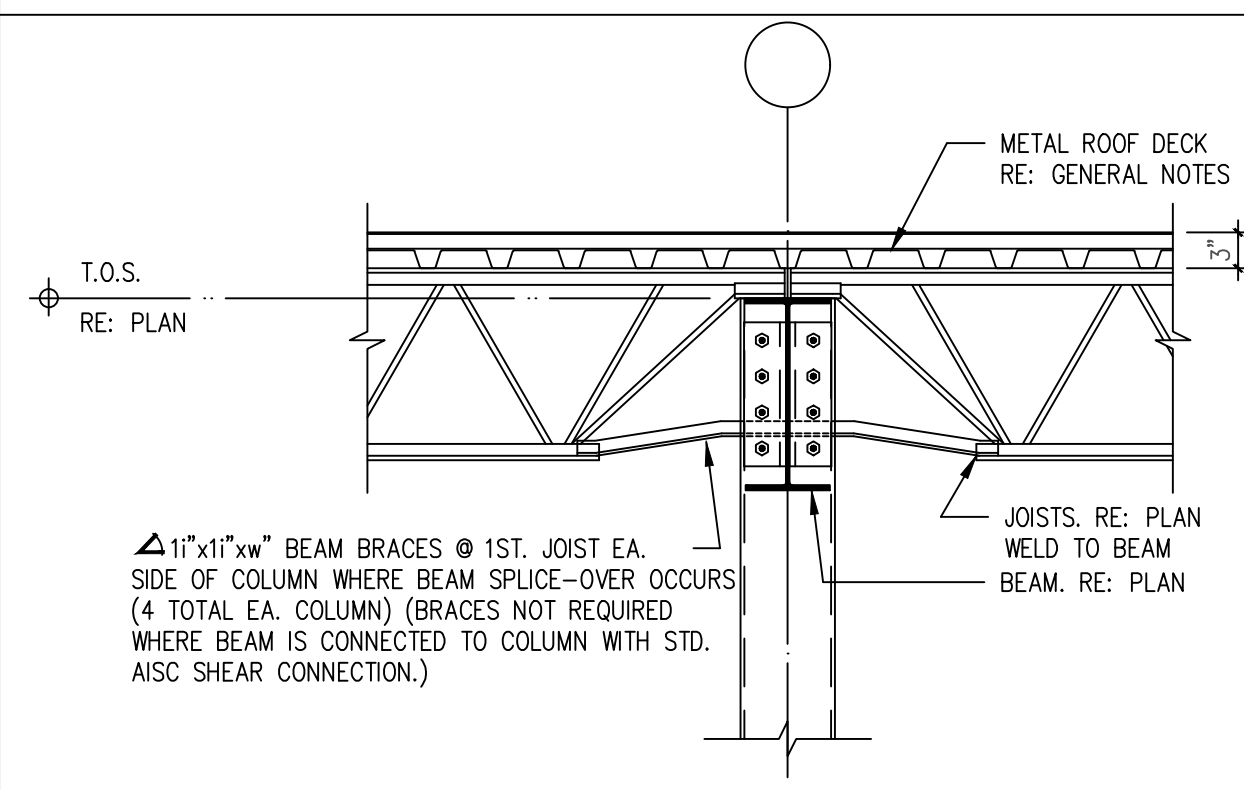
9 DETAIL: TYPICAL STUD PUNCH-OUT (ELEVATION)



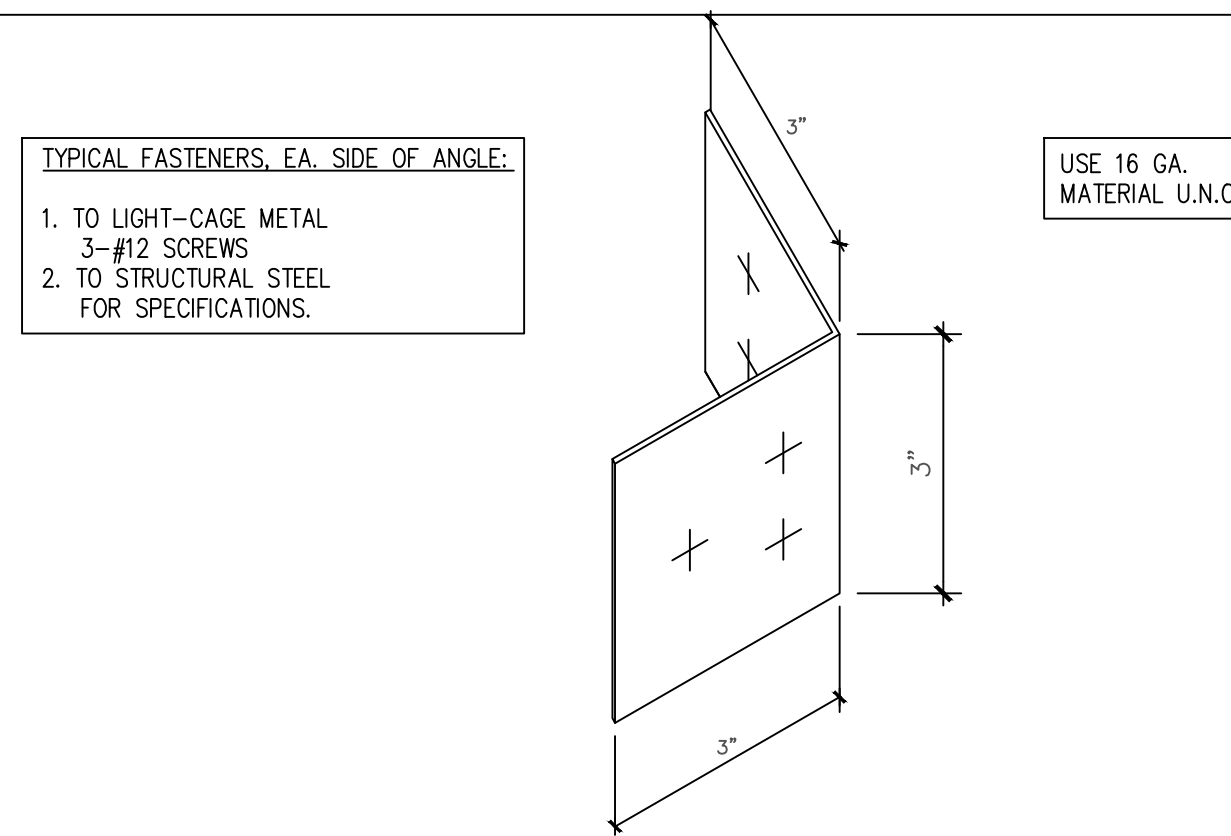
TYPICAL WALL SECTION



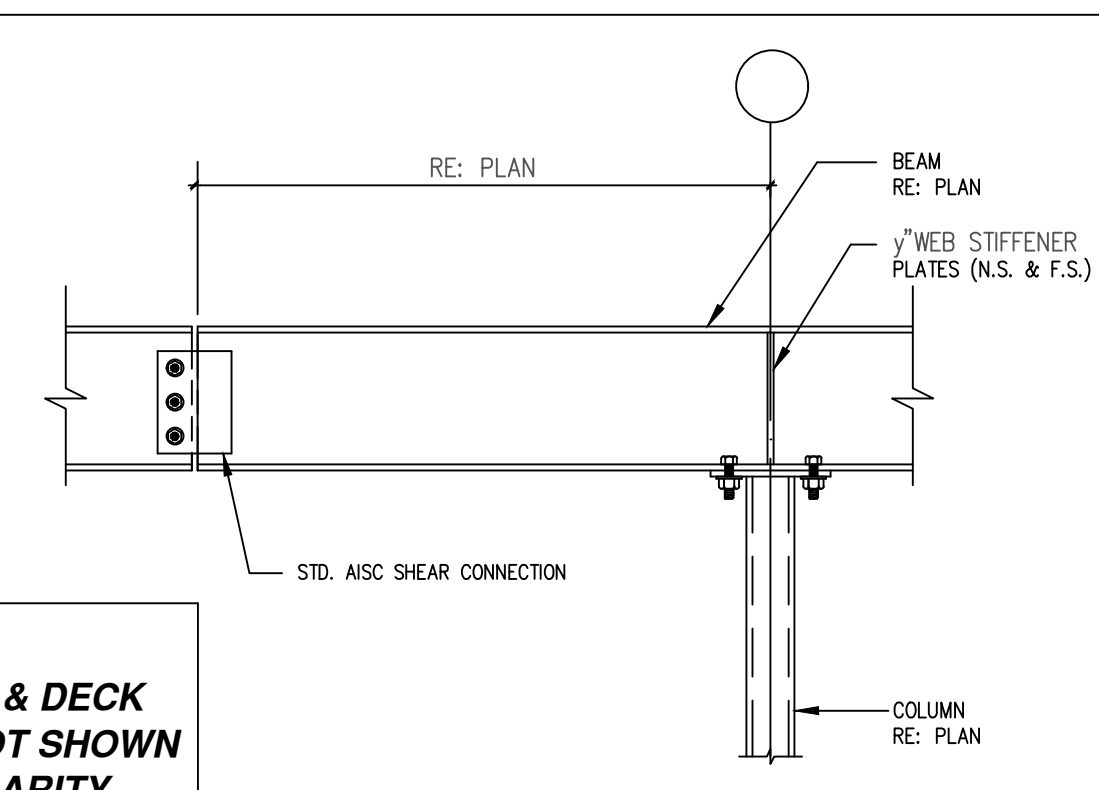
2 SECTION: TYPICAL BEAM TO BEAM SHEAR CONNECTION



5 SECTION: TYPICAL STRUT JOIST DETAIL

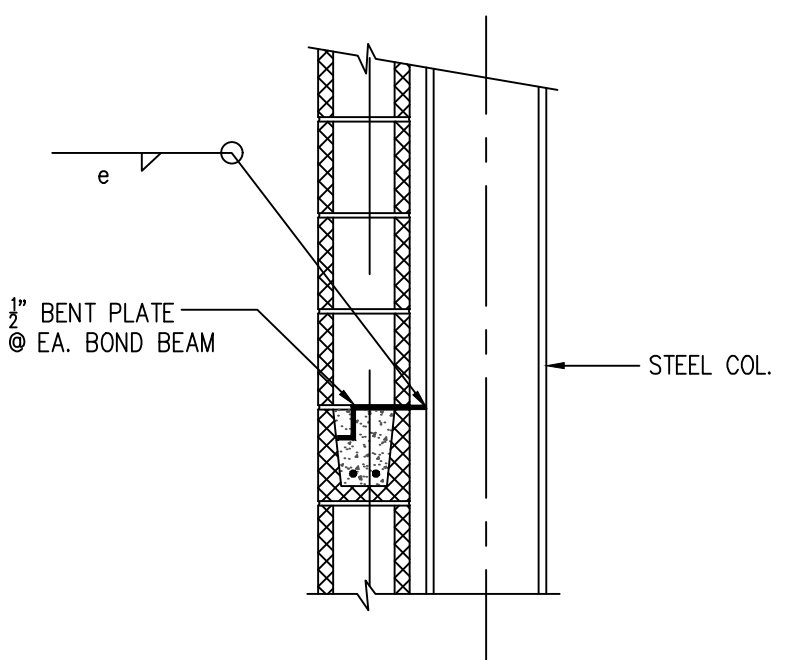


8 SECTION: TYPICAL LIGHT-GAGE FRAMING ANGLE

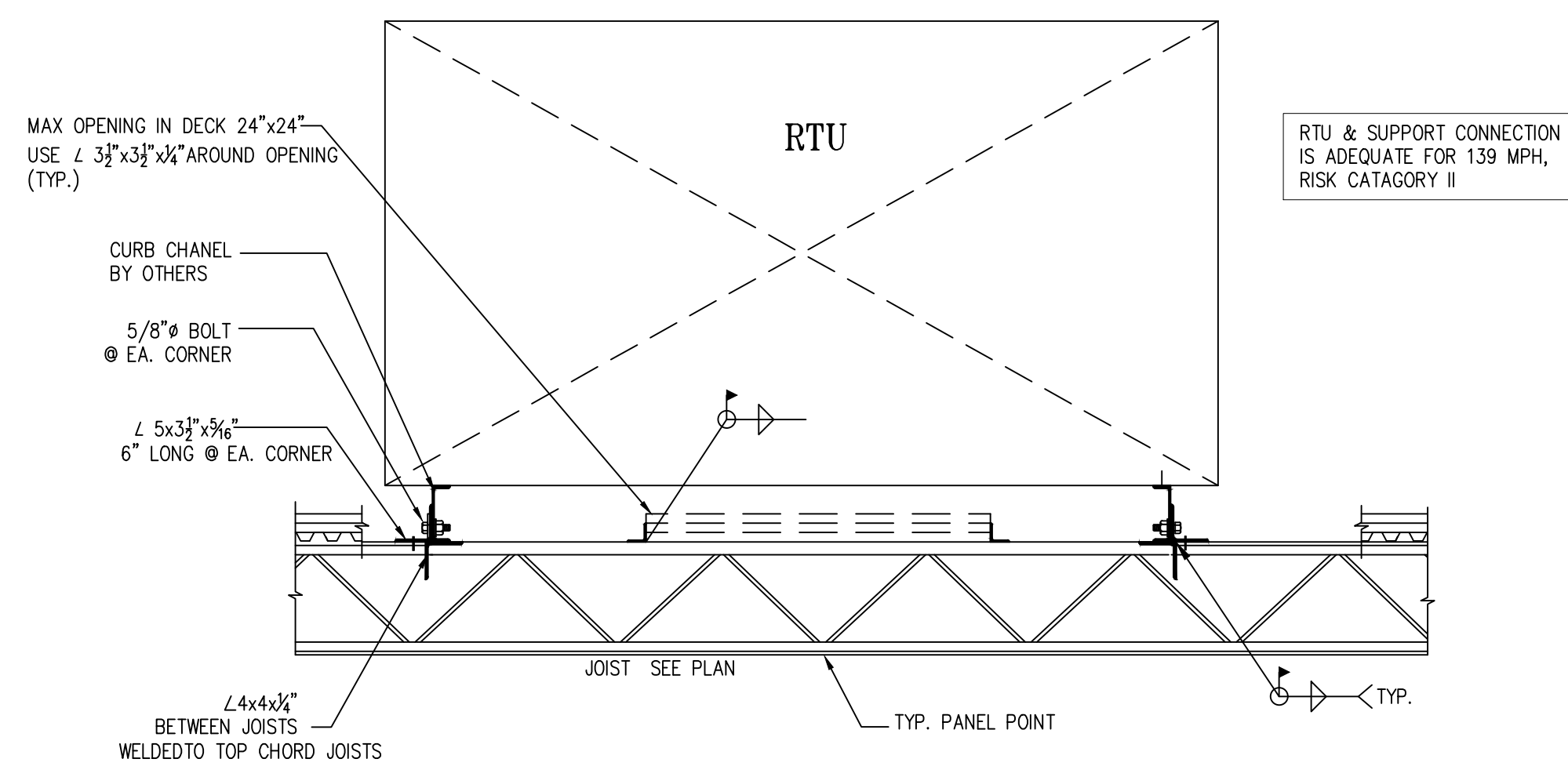


NOTE:
JOISTS & DECK
ARE NOT SHOWN
FOR CLARITY.

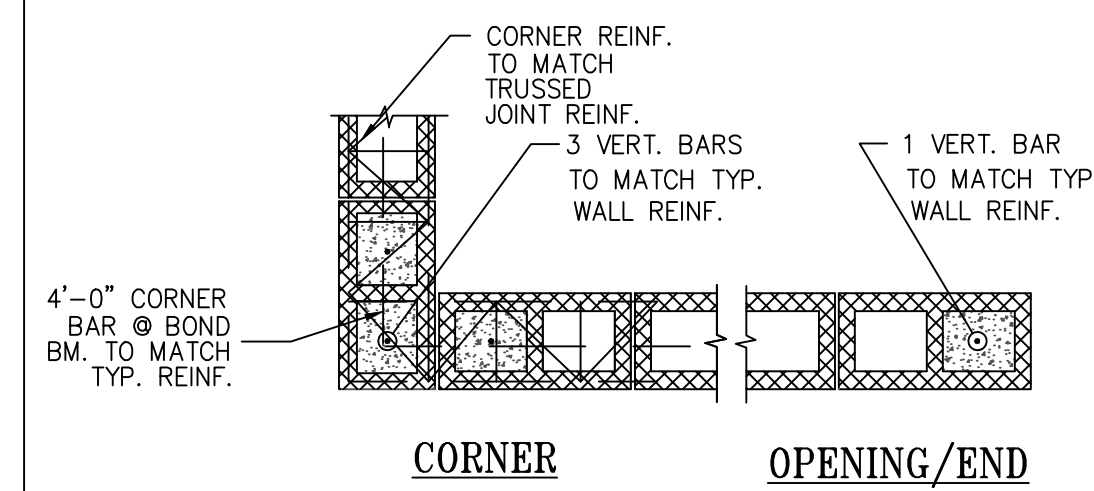
10 SECTION: CANTILEVER BEAM DETAILS



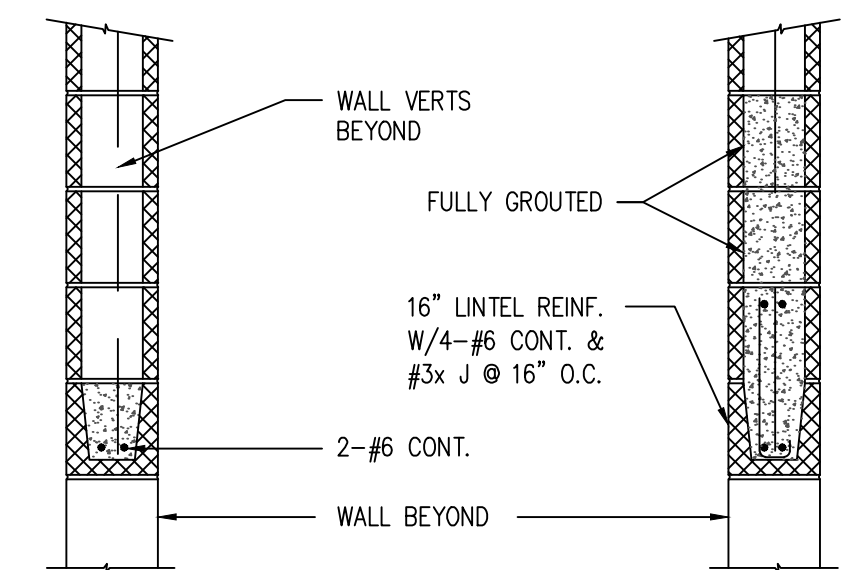
TYPICAL COLUMN/WALL ATTACHMENT



6 SECTION: TYPICAL RTU TO JOIST CONNECTION



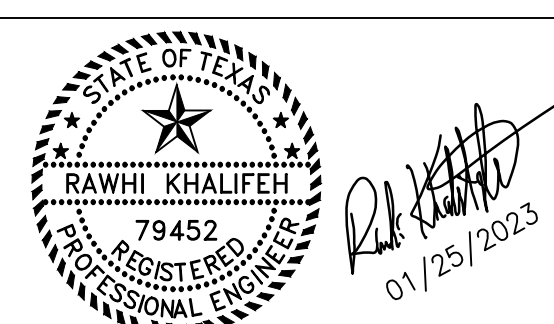
CORNER **OPENING/END**



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



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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VILLA MARIA GAS STATION
1919 WEST VILLA MARIA ROAD
BRYAN, TX 77807
TYPICAL FRAMING SECTIONS & DETAILS

DRAWN BY: BM	DATE: 12-06-2022	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	S6.0 Rev.0

GRAPHIC SCALE

GENERAL NOTES (APPLICABLE TO ALL DRAWINGS)

- 1. DRAWINGS MAY NOT REFLECT EXISTING CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ACTUAL EXISTING CONDITIONS PRIOR TO SUBMITTING BID... 2. CONTRACTOR SHALL COORDINATE WORK OF THE MECHANICAL, ELECTRICAL, AND PLUMBING (M.E.P.) DISCIPLINES WITH WORK OF ALL OTHER DISCIPLINES... 3. WORK OF THE M.E.P. TRADES MAY BE SHOWN ON OTHER DRAWINGS INCLUDING BUT NOT LIMITED TO ARCHITECTURAL AND STRUCTURAL DRAWINGS...

GENERAL NOTES (CONT.)

- 14. PROVIDE TEMPORARY SERVICES AND CONNECTIONS TO MAINTAIN EXISTING SYSTEMS IN SERVICE DURING CONSTRUCTION... 15. MAINTAIN ACCESS TO EXISTING ELECTRICAL, MECHANICAL AND PLUMBING INSTALLATIONS WHICH REMAIN ACTIVE... 16. EXTEND EXISTING INSTALLATIONS USING MATERIALS AND METHODS COMPATIBLE WITH EXISTING INSTALLATIONS...

PIPING NOTES

- 1. PROTECT PIPING SYSTEMS FROM ENTRY OF FOREIGN MATERIALS BY TEMPORARY COVERS AND ISOLATING PARTS OF COMPLETED SYSTEMS... 2. STORE PLASTIC PIPE AND OTHER MATERIALS, WHICH MAY BE DAMAGED BY ULTRAVIOLET LIGHT, UNDER COVER WHICH REFLECTS ULTRAVIOLET WAVES... 3. DO NOT INSTALL UNDERGROUND PIPING WHEN BEDDING IS WET OR FROZEN...

SUPPORT

- 1. ADEQUATELY SUPPORT PIPING AGAINST SAGGING, POCKETING, AND DISPLACEMENT... 2. SIZE SLEEVES LARGE ENOUGH TO ALLOW FOR MOVEMENT DUE TO EXPANSION AND CONTRACTION... 3. WALL SUPPORT FOR PIPE SIZES TO 3 INCHES: CAST IRON HOOK, WALL SUPPORT FOR PIPE SIZES 4 INCHES AND OVER...

DUCTWORK AND ACCESSORIES

- 1. ALL DUCTWORK TO BE GALVANIZED STEEL, ASTM A525, LOCK-FORMING QUALITY HAVING ZINC COATING OF 1.25 OZ PER SQ. FT. FOR EACH SIDE IN CONFORMANCE WITH ASTM A90... 2. 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...

SUPPORTS AND ANCHORS

- 1. 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... 2. STEEL HANGER RODS: THREADED BOTH ENDS, THREADED ONE END, OR CONTINUOUS THREADED. WIRE HANGERS ARE NOT ALLOWED...

TESTING ADJUSTING AND BALANCING

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

PIPING AND DUCTWORK INSULATION

- A. PLUMBING PIPING (GLASS FIBER): 1. MANUFACTURERS: MANVILLE MICROLOK AP-T, OWENS CORNING ASJ/SSL-11, KNAUF PIPE INSULATION ASJ/SSL OR EQUAL... 2. INSULATION: ASTM C547; RIGID MOLDED, NONCOMBUSTIBLE. INSULATION: ASTM C547; RIGID MOLDED, MINIMUM SERVICE TEMPERATURE: -60 F. MAXIMUM SERVICE TEMPERATURE: 850 F... 3. VAPOR BARRIER JACKET, ASTM C921, WHITE KRAFT PAPER REINFORCED WITH GLASS FIBER YARN AND BONDED TO ALUMINIZED FILM...

PIPING MATERIALS

- 1. 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... 2. 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... 3. SANITARY SEWER PIPING BURIED WITHIN AND BEYOND 5 FEET OF BUILDING: PVC PIPE: DW WEIGHT FITTINGS: PVC DW WEIGHT JOINTS: ASTM F477, ELASTOMERIC GASKETS

SEWER AND WATER LINES SCHEDULE table with columns: DESCRIPTION, W, V, C.W, H.W. Rows include HAND SINK, MOP SINK, 3 COMP SINK, WATER CLOSET, E W H, FLOOR SINK, FOOD, EXTERIOR SEWER LINE.

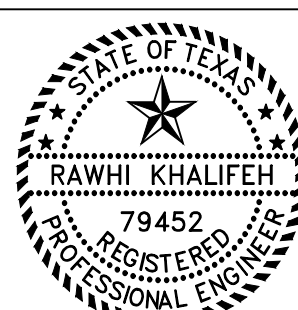
STORE table with columns: DESCRIPTION, S.U., TOTAL S.U. Rows include 1-3 COMPARTMENT SINK 2", 2 FLOOR SINK 3", 3 H.S. 1.5", 1 MOP SINK 1.5", 7 FLOOR DRAIN 3", TOTAL.

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

GREASE TRAP SIZING

PLUMBING LEGEND table with columns: GENERAL, LINETYPES AND ABBREVIATIONS, DUCTWORK, VALVES AND FITTINGS. Includes symbols for GAS, MFC, CD, RS, RL, RTU, EC, EF, RH, EXIST., ECW, ESS, GAS, DOMESTIC COLD WATER LINE, DOMESTIC HOT WATER LINE, SS, VENT LINE, CD, GM, EMH, FOO, DCO, WCO, BFP, KH, MAU, and various ductwork and valve symbols.

GRAPHIC SCALE



ISSUE HISTORY and REVISIONS table. Issue History: DATE 5-16-22, ISSUED FOR ISSUE FOR PERMITTING, DESCRIPTION CONSTRUCTION DRAWINGS. Revisions: Empty table with columns DATE, ISSUED FOR, DESCRIPTION.

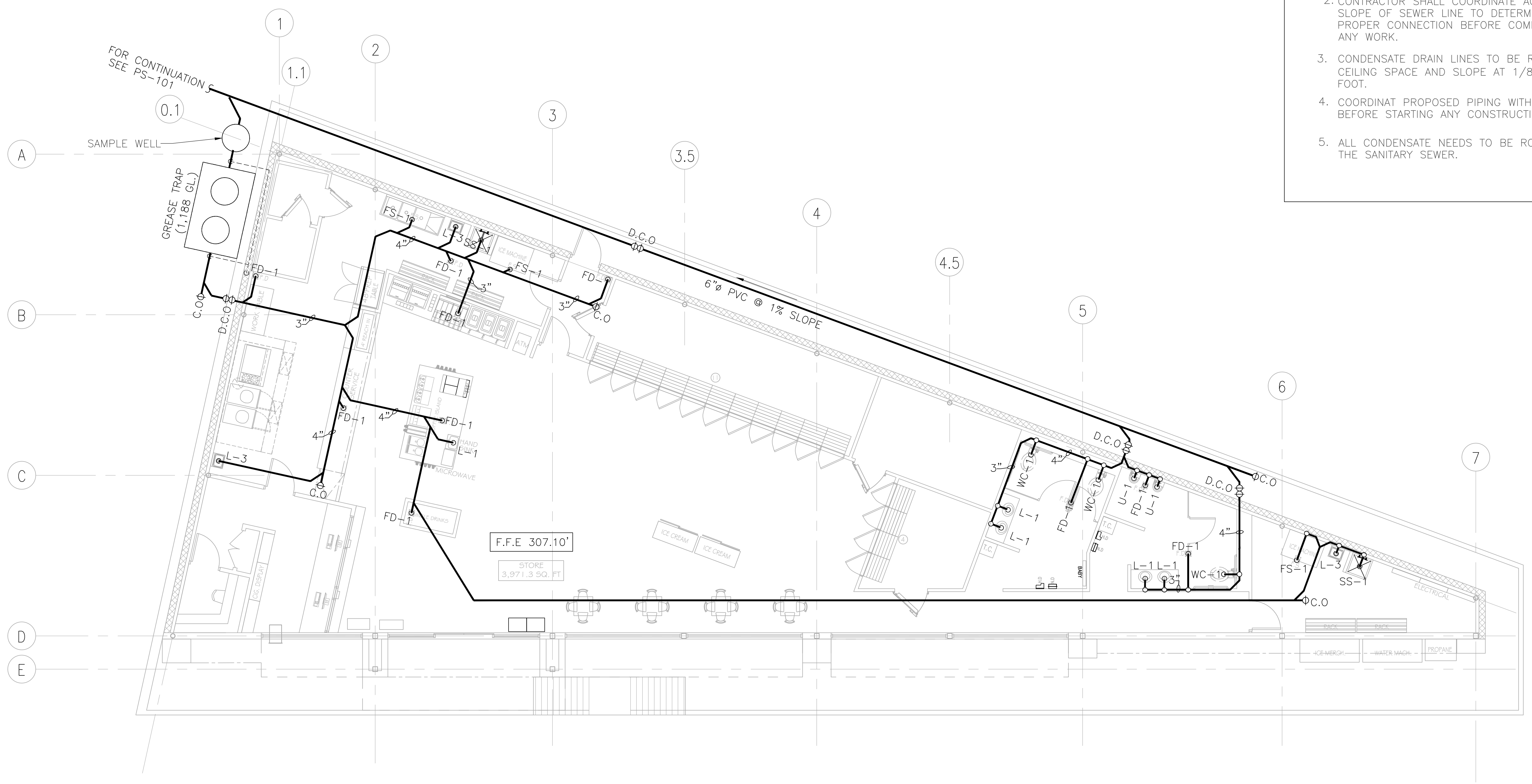


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VILLA MARIA GAS STATION 1919 WEST VILLA MARIA ROAD BRYAN, TX 77807 PLUMBING GENERAL NOTES DRAWN BY: BM DATE: 12-06-2022 CHECKED BY: RSK PROJ. NO.: VR151003.317.4 SHEET: P-00 Rev.0

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"

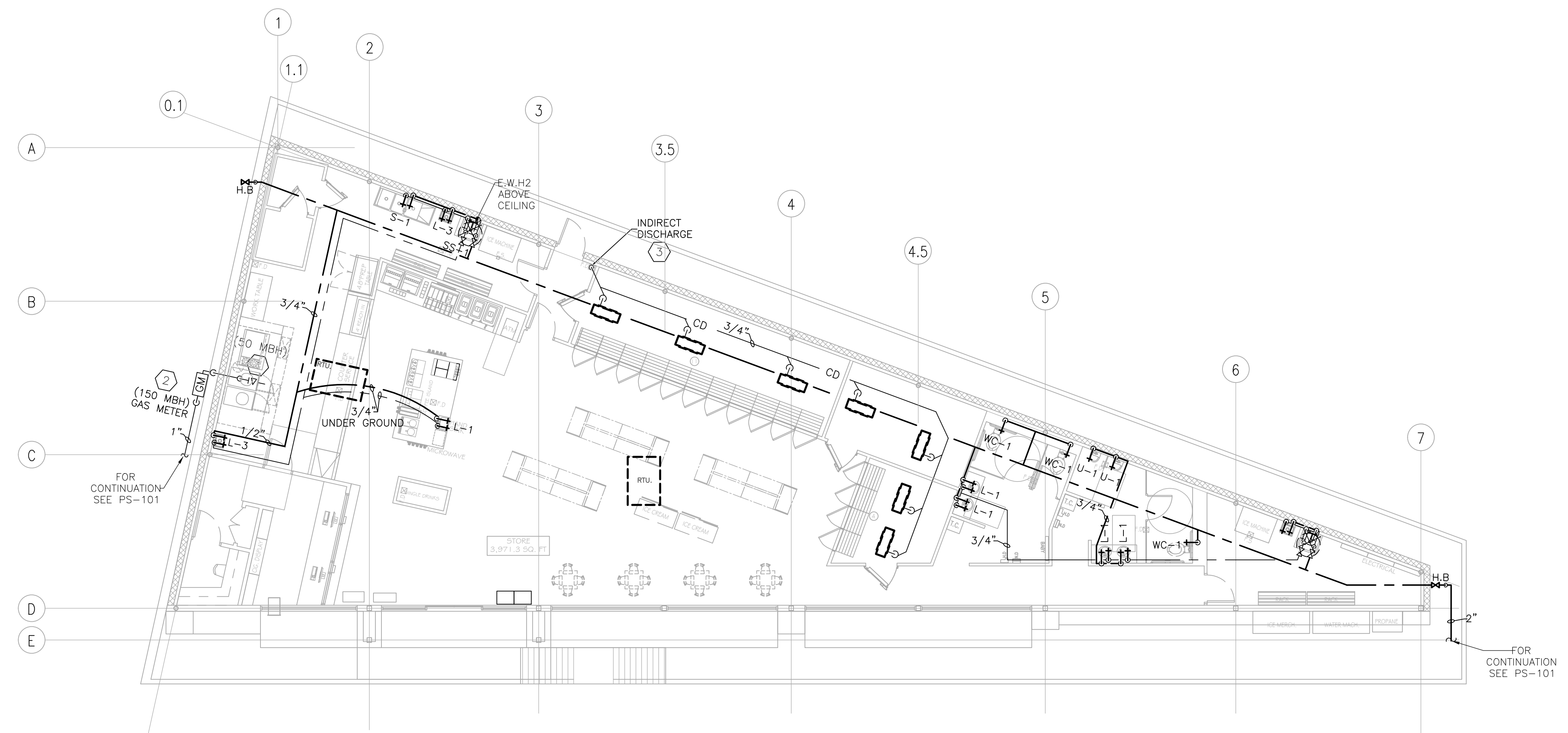
SCALE: 3/16" = 1'-0" GRAPHIC SCALE		ISSUE HISTORY		REVISIONS		RSK ENGINEERING ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS 11302 TANNER RD. UNIT-100 HOUSTON, TEXAS 77041 FIRM # F-11211 TEL. (281) 580-4585 FAX (281) 580-4399	VILLA MARIA GAS STATION 1919 WEST VILLA MARIA ROAD BRYAN, TX 77807 WASTE LINE FLOOR PLAN	
		DATE 5-16-22 - - -	ISSUED FOR ISSUE FOR PERMITTING - - -	DESCRIPTION CONSTRUCTION DRAWINGS - - -	DATE 12-06-2022		SHEET: P-101 Rev.0	DRAWN BY: BM CHECKED BY: RSK

GENERAL NOTES:

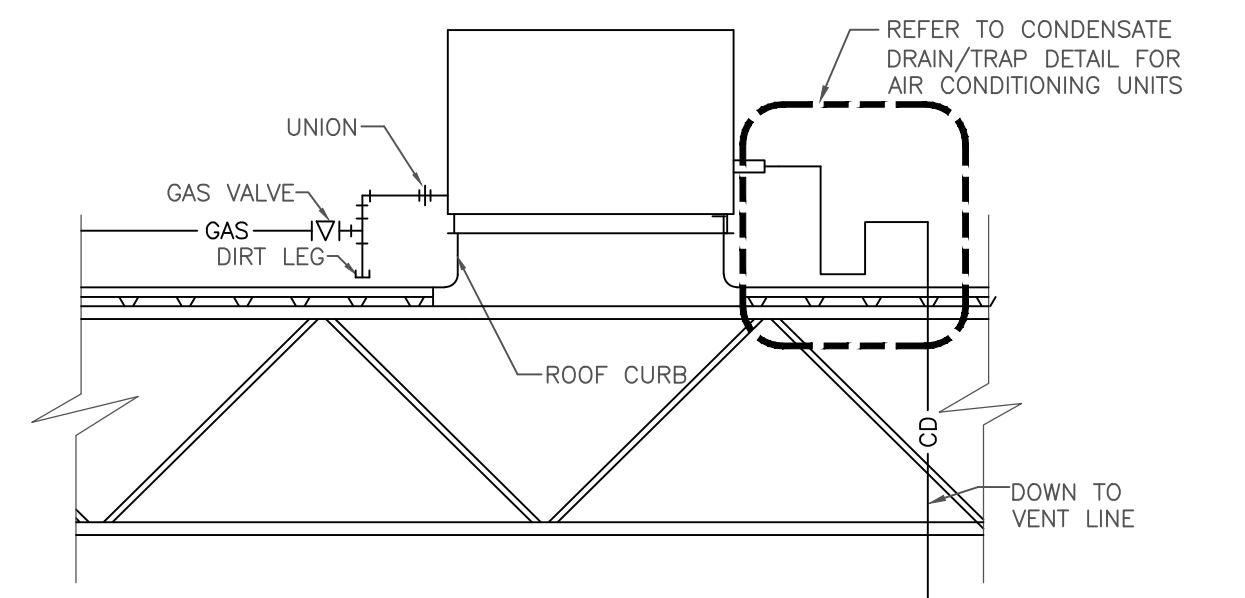
1. CONTRACTOR SHALL COORDINATE ACTUAL LOCATIONS OF ALL WATER, SEWER AND NATURAL GAS LINES BEFORE COMMENCING ANY WORK.
2. CONTRACTOR SHALL COORDINATE ACTUAL SLOPE OF SEWER LINE TO DETERMINE PROPER CONNECTION BEFORE COMMENCING ANY WORK.
3. CONDENSATE DRAIN LINES TO BE RUN IN CEILING SPACE AND SLOPE AT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

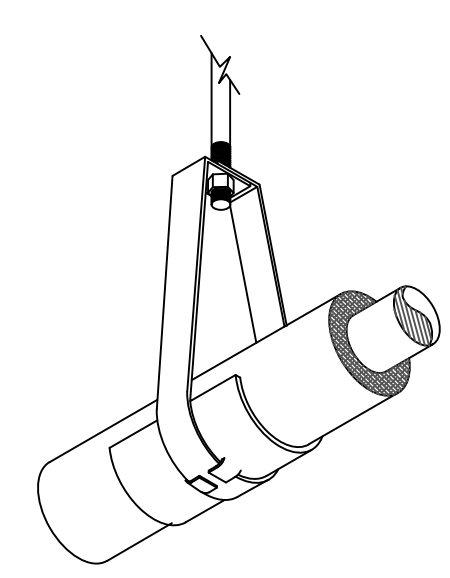
- ① NATURAL GAS LINE DOWN THRU ROOF TO COOKING EQUIPMENT, FIELD TO COORDINATE ACTUAL LOCATION AND REQUIREMENTS.
- ② PROVIDE NATURAL GAS METER WITH PRESSURE REGULATOR AT LOCATION SHOWN.
- ③ 3/4" CONDENSATE DRAIN LINE DOWN TIGHT TO WALL TO DRAIN INDIRECTLY INTO FLOOR SINK AS REQUIRED.
- ④ DOMESTIC WATER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



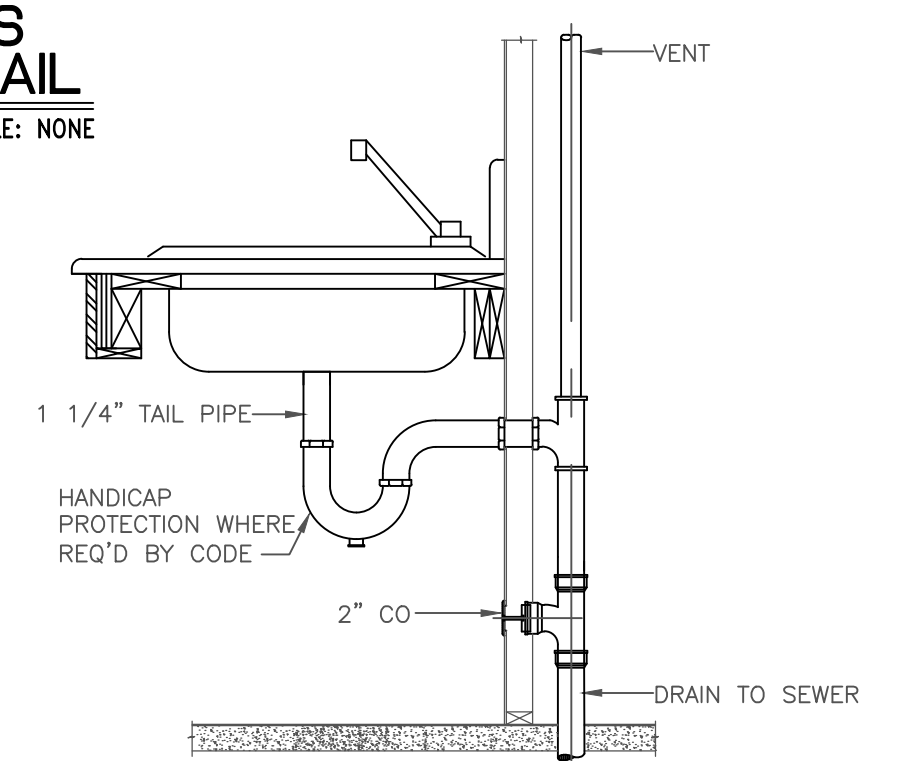
PLUMBING WATER & GAS LINE FLOOR PLAN
SCALE: 1/8"=1'-0"



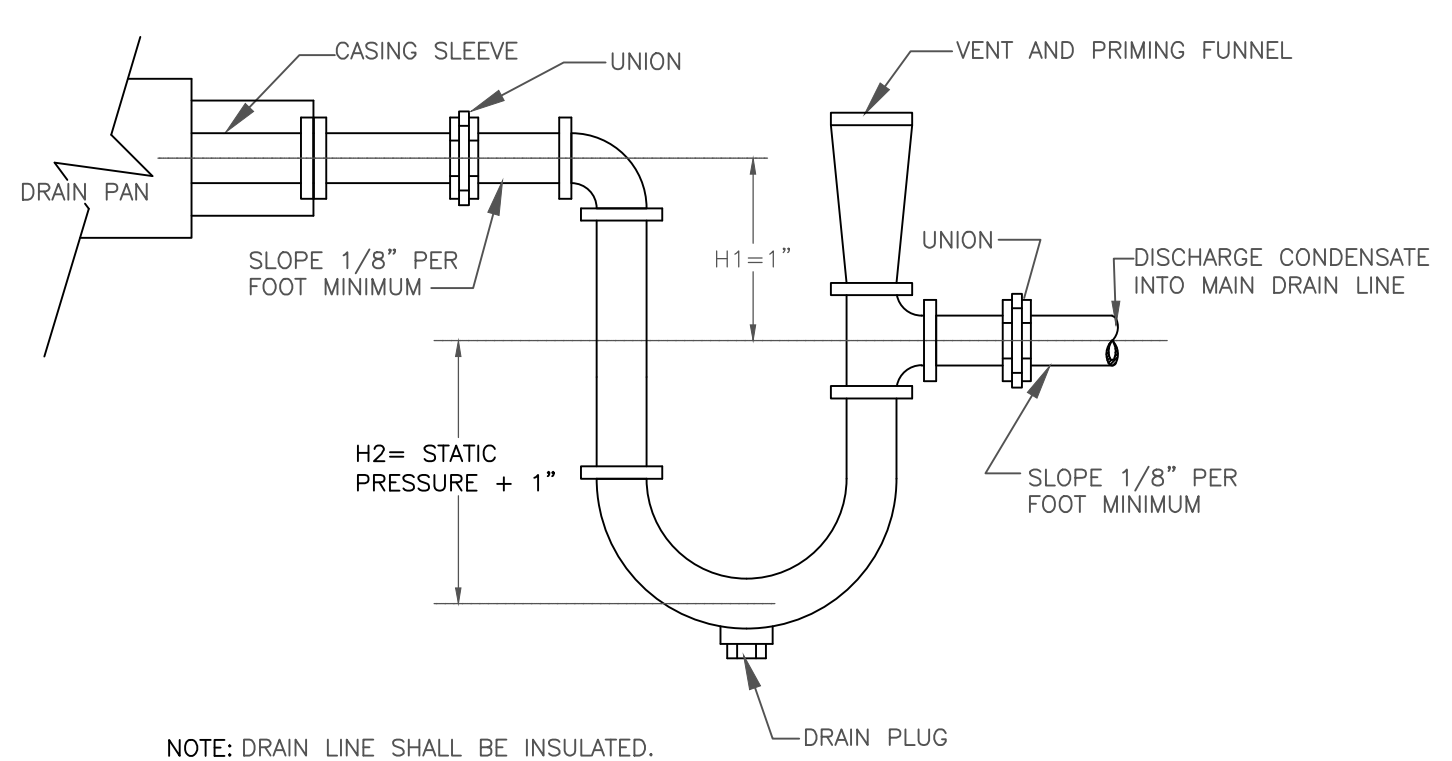
1 TYPICAL CONDENSATE DRAIN/TRAP AND GAS PIPING CONNECTION TO ROOF TOP UNIT DETAIL
SCALE: NONE



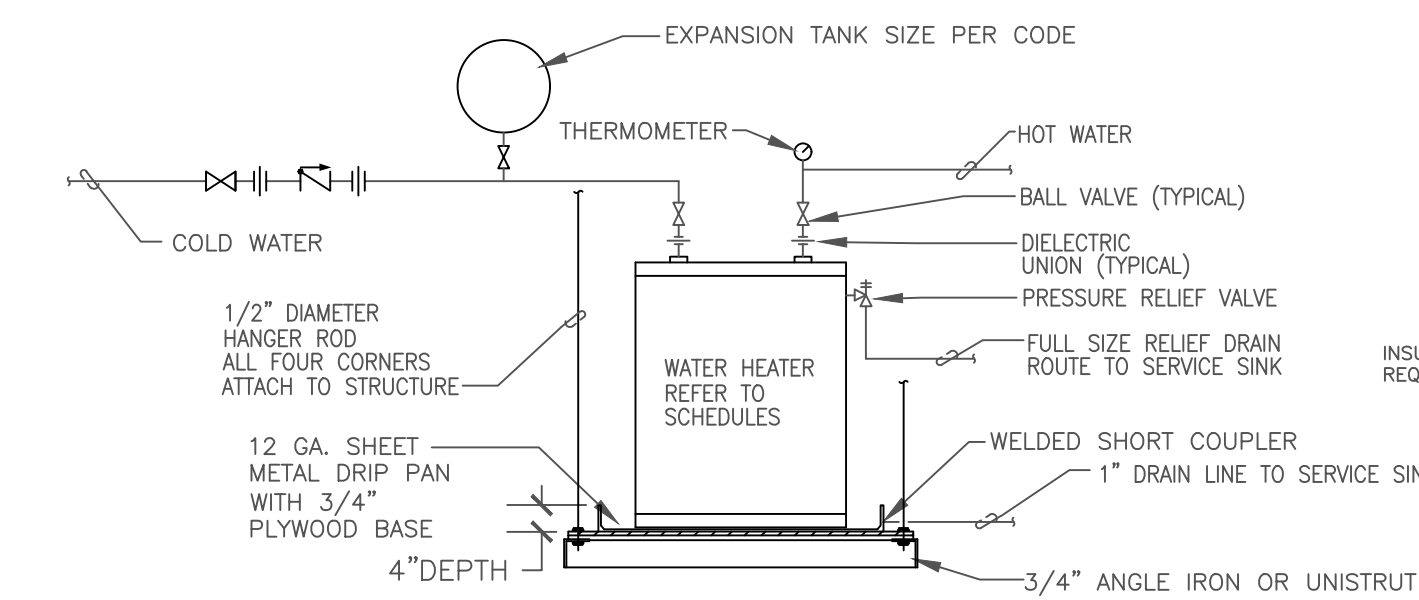
4 TYPICAL INSULATION PROTECTION SHIELD WITH "LOC" TABS DETAIL
SCALE: NONE



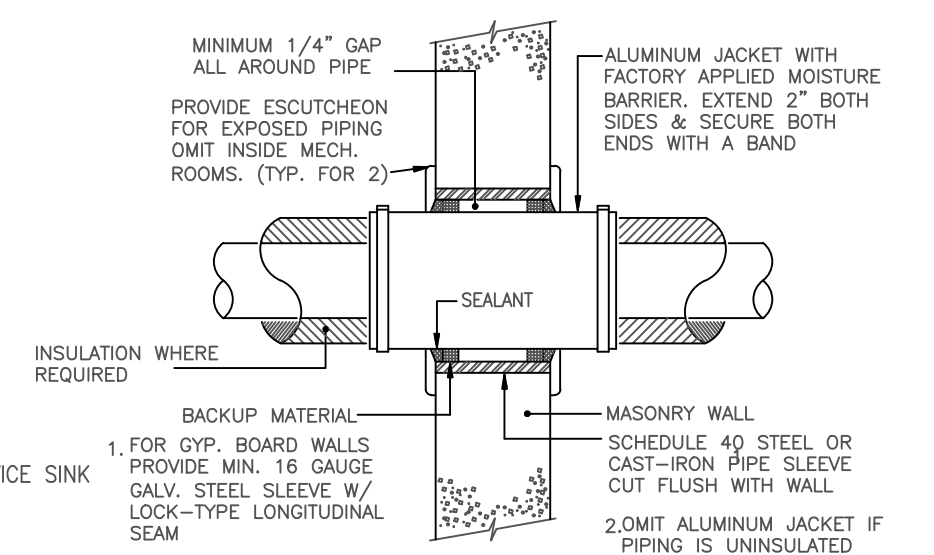
5 WALL FIXTURE DETAIL
SCALE: NONE



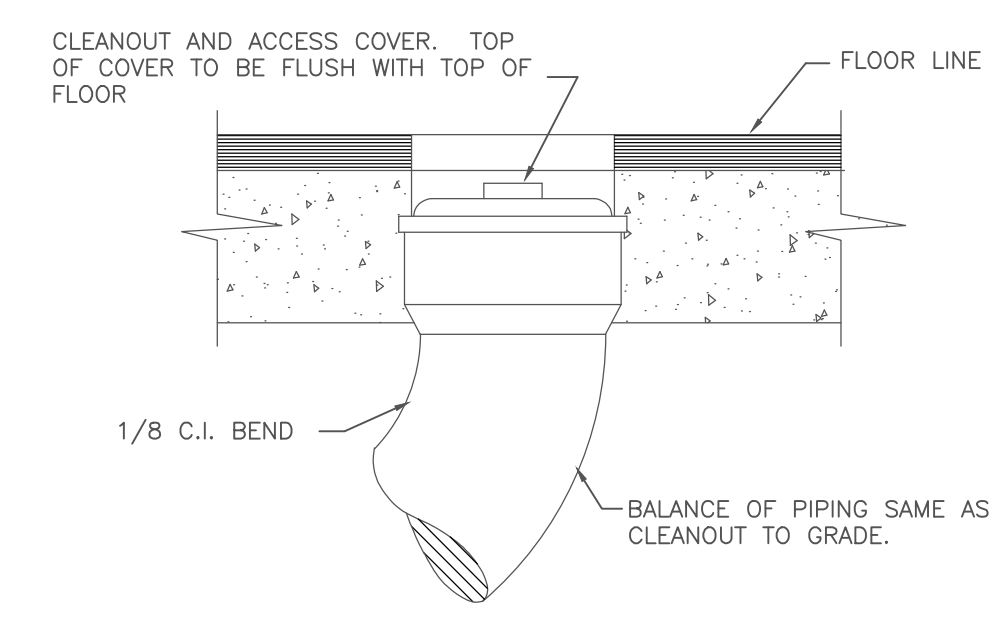
6 TYPICAL CONDENSATE DRAIN/TRAP FOR AIR CONDITION UNITS DETAIL
SCALE: NONE



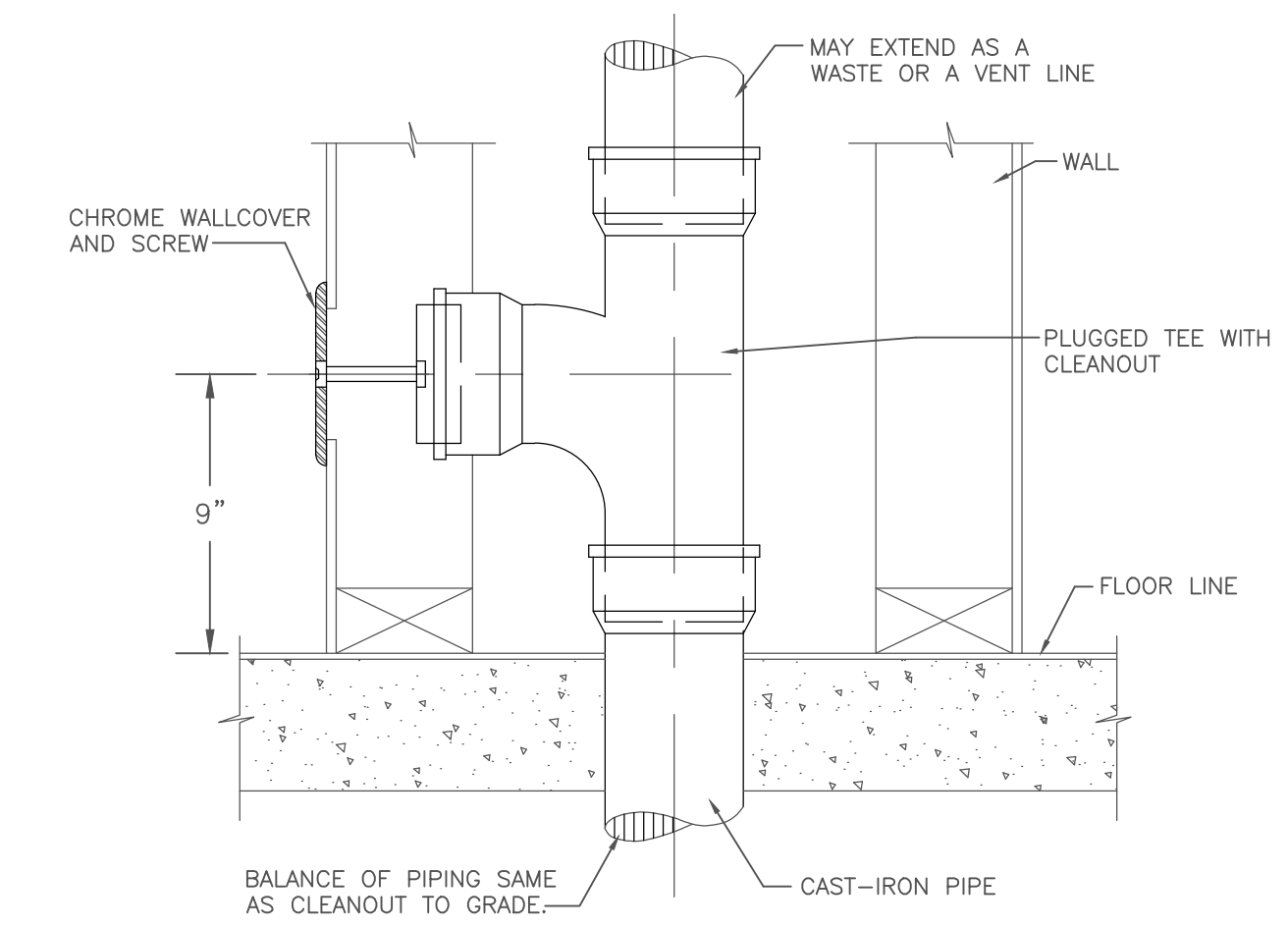
2 ELECTRIC WATER HEATER DETAIL
SCALE: NONE



3 TYPICAL WALL PIPE PENETRATION DETAIL
SCALE: NONE



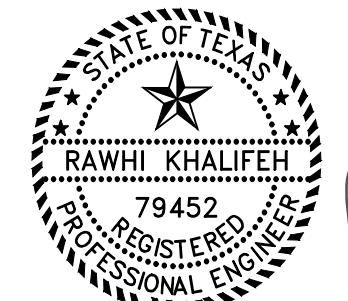
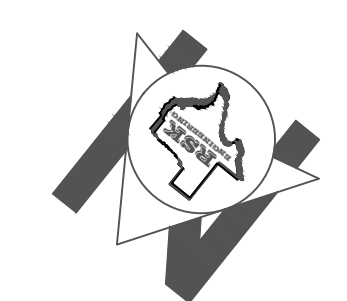
7 FLOOR CLEANOUT DETAIL
SCALE: NONE



8 WALL CLEANOUT DETAIL
SCALE: NONE

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

GRAPHIC SCALE

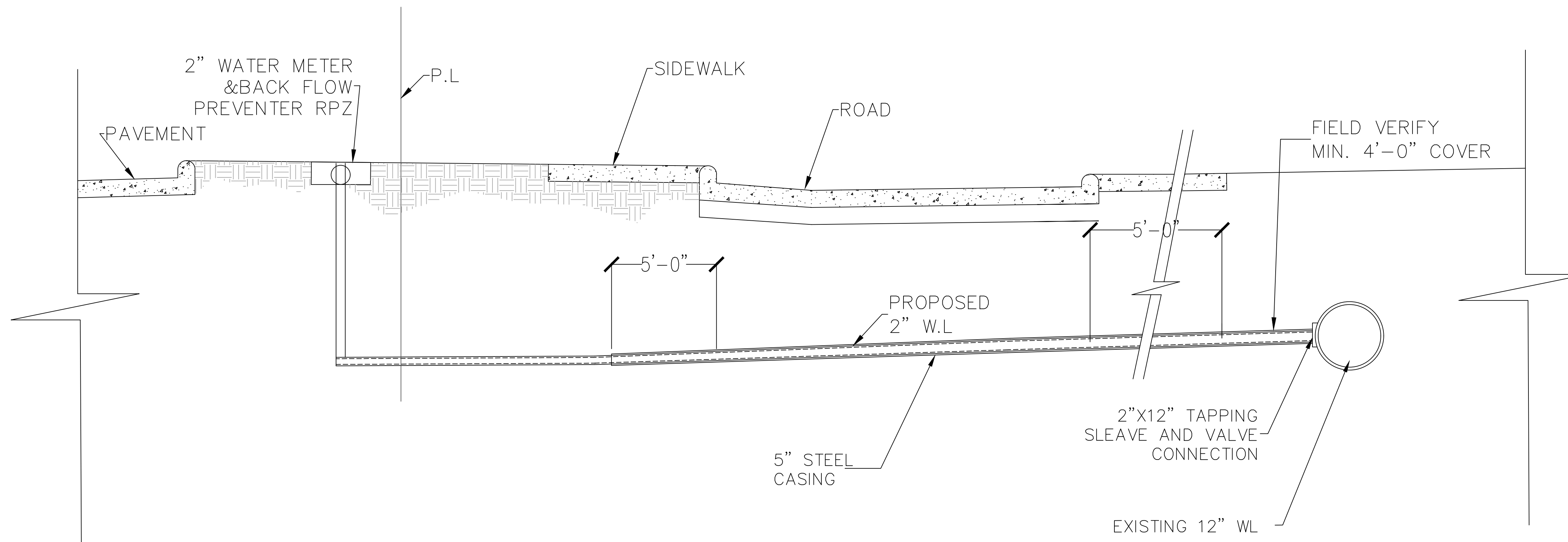


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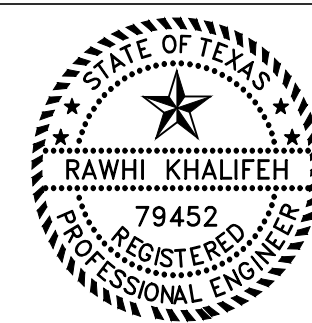
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VILLA MARIA GAS STATION
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PLUMBING WATER & GAS LINE FLOOR PLAN
DRAWN BY: BM DATE: 12-06-2022 SHEET: P-102 Rev.0
CHECKED BY: RSK PROJ. NO.: VR151003.317.4



SECTION 1 SCALE N.T.S



Rawhi Khalifeh
01/25/2023

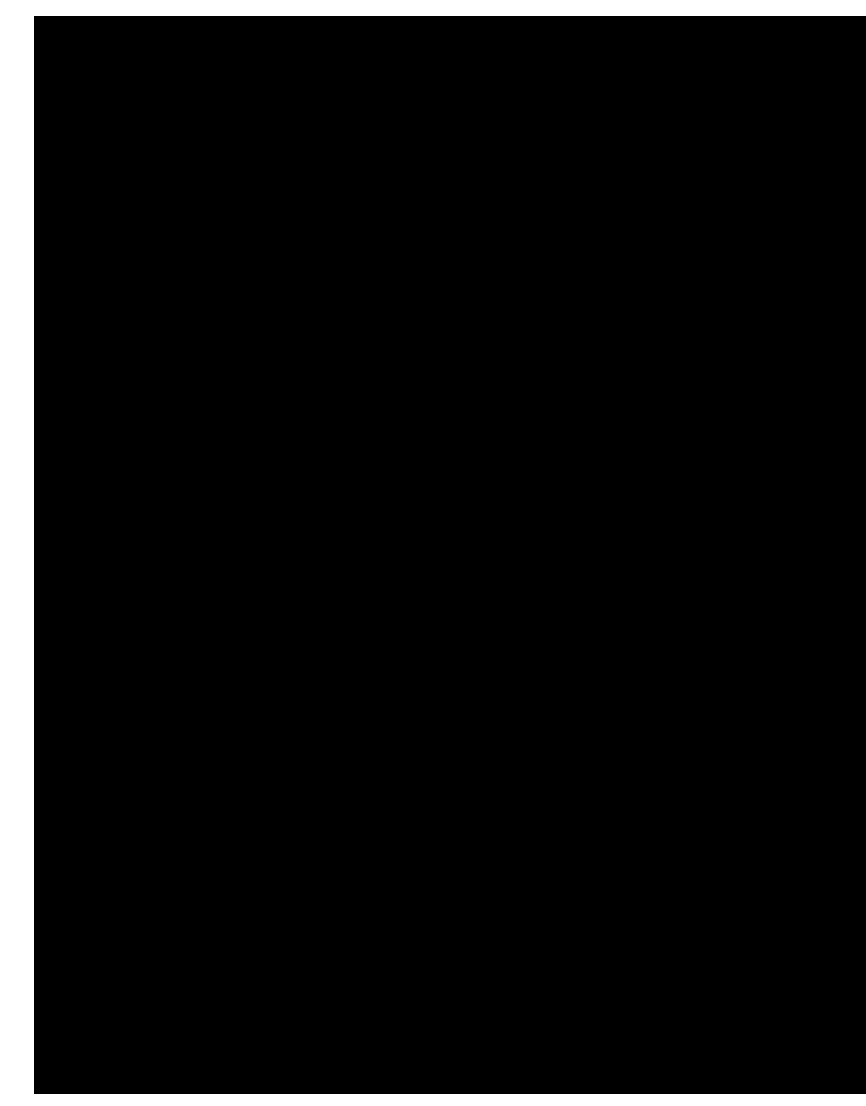
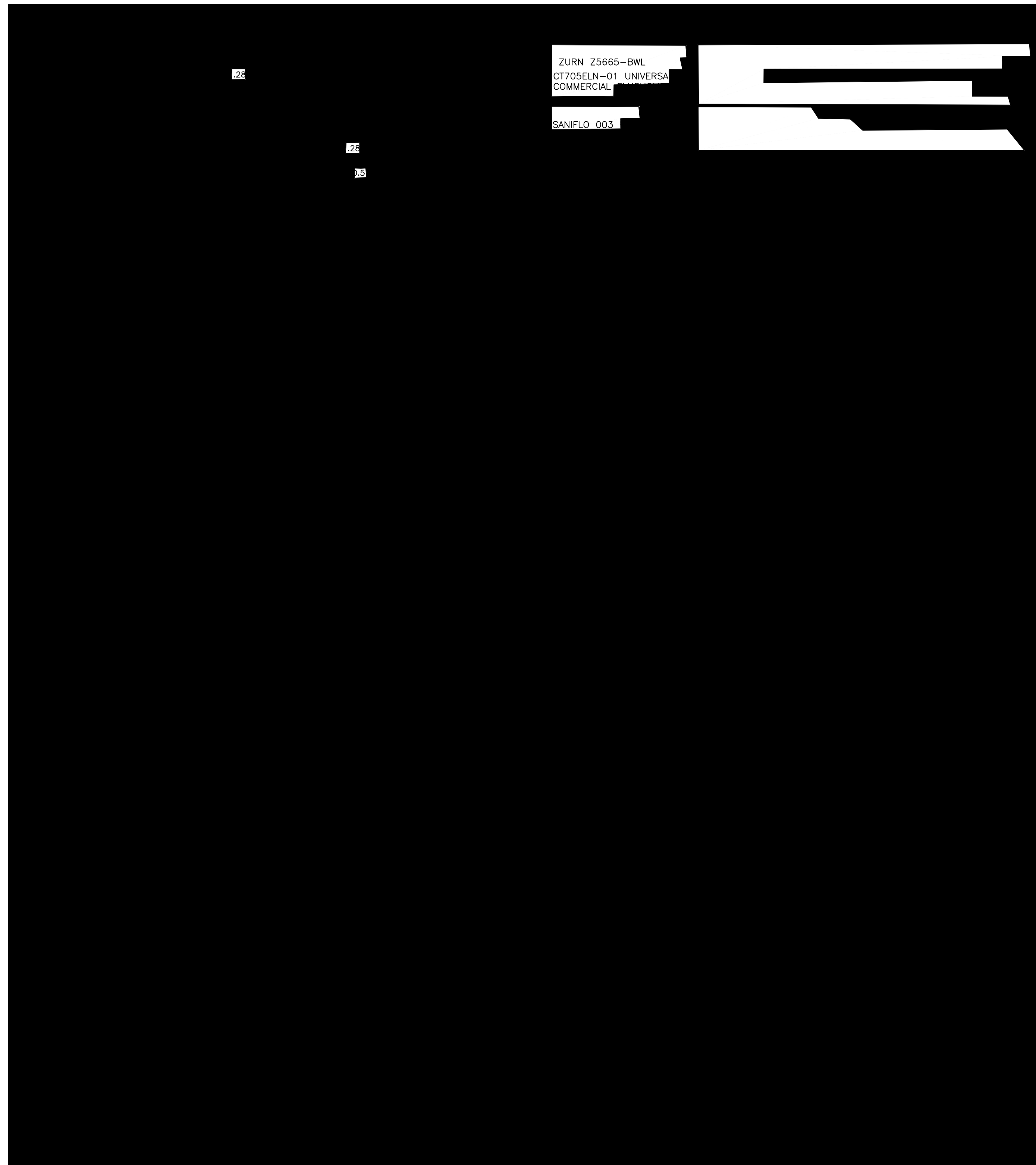
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BRYAN, TX 77807		
WATER LINE PROFILE		
DRAWN BY: BM	DATE: 12-6-2022	SHEET:
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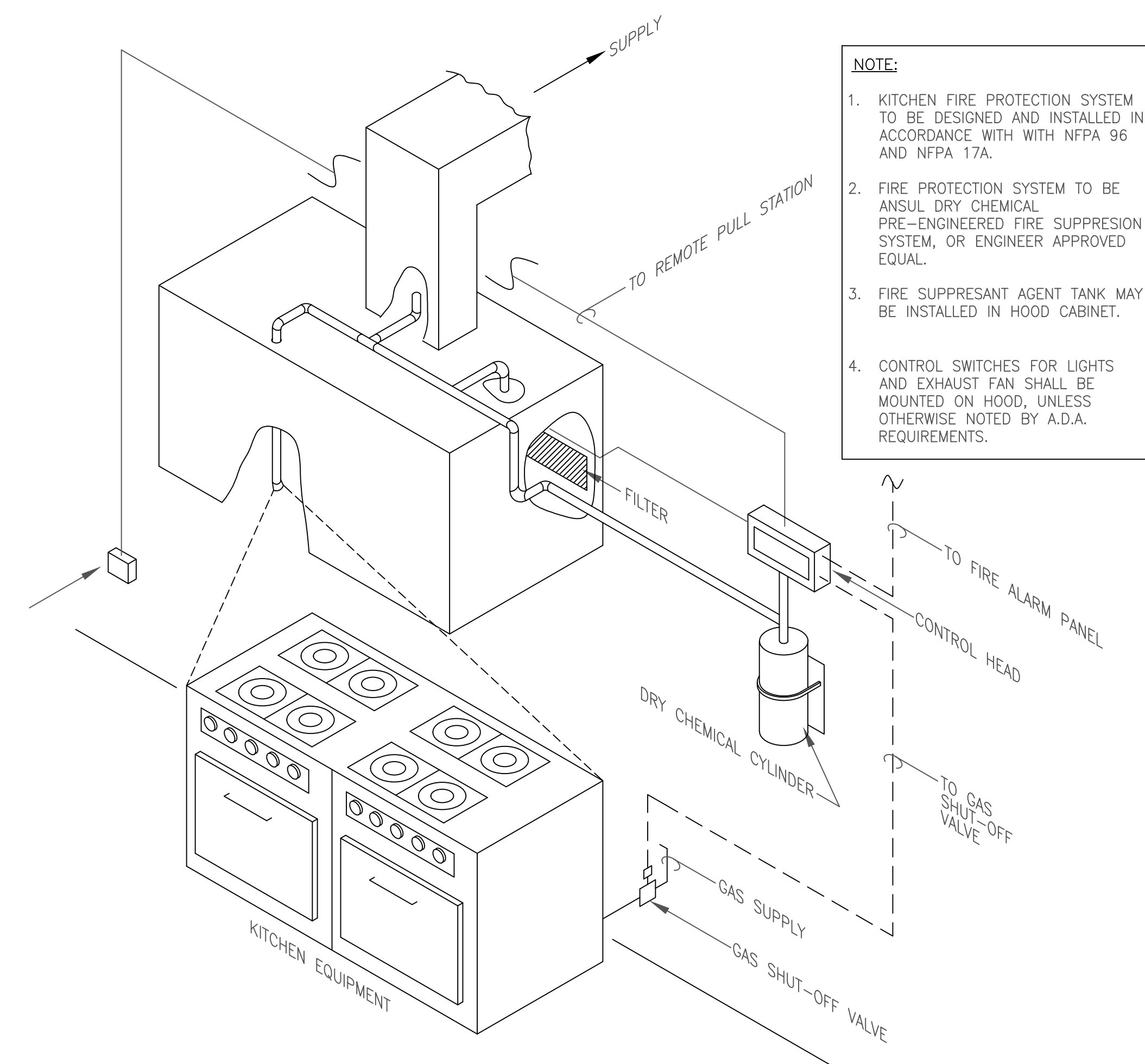
GRAPHIC SCALE



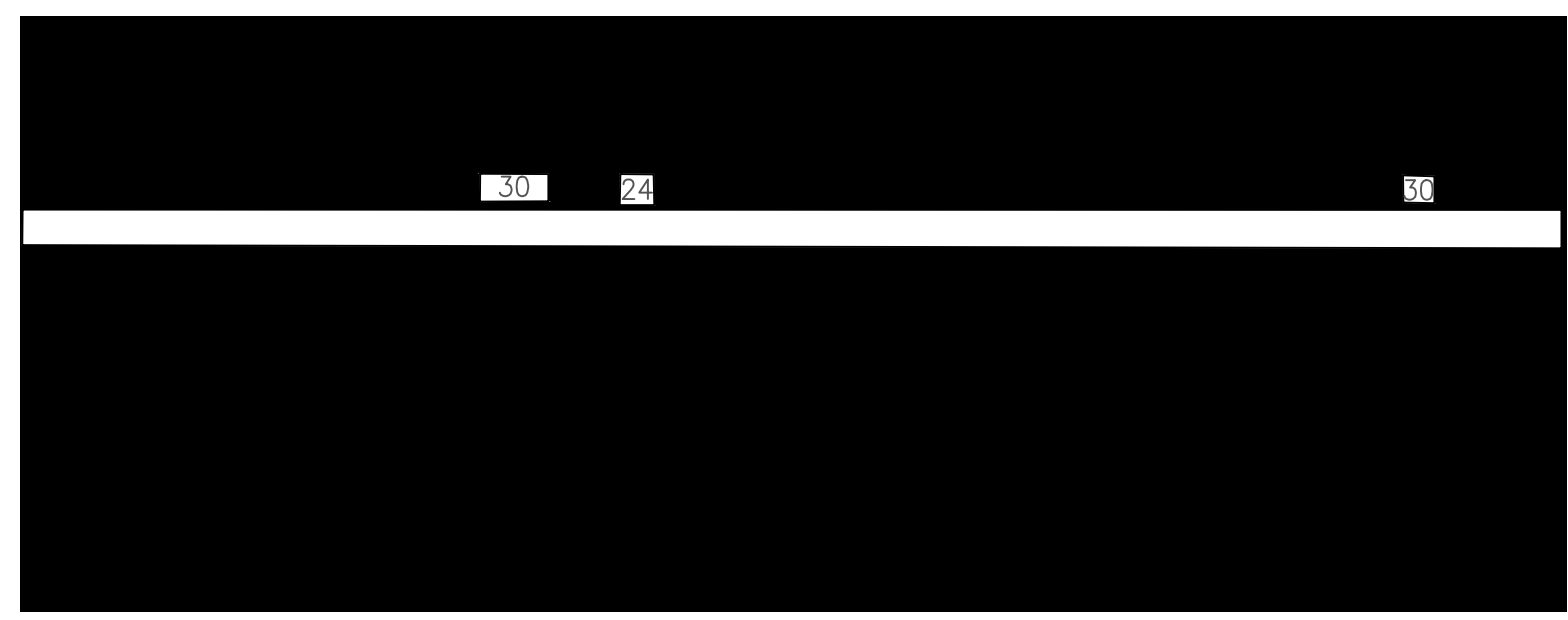
NOTE:

1- WH-1 SHALL HAVE MIXING VALVE 1/2" THE 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



- NOTE:**
1. KITCHEN FIRE PROTECTION SYSTEM TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH WITH NFPA 96 AND NFPA 17A.
 2. FIRE PROTECTION SYSTEM TO BE ANSUL DRY CHEMICAL PRE-ENGINEERED FIRE SUPPRESSION SYSTEM, OR ENGINEER APPROVED EQUAL.
 3. FIRE SUPPRESSANT AGENT TANK MAY BE INSTALLED IN HOOD CABINET.
 4. CONTROL SWITCHES FOR LIGHTS AND EXHAUST FAN SHALL BE MOUNTED ON HOOD, UNLESS OTHERWISE NOTED BY A.D.A. REQUIREMENTS.



- NOTE:**
1. PROVIDE THERMOSTATIC MIXING VALVES THAT LIMIT TEPERED WATER AT PUPLIC LAVATORIES OR SINKS TO NOT MORE THAN 110 DEGREEES.
 2. PROVIDE TRAP PRIMERS OR DEEP SEAL TRAPS AT ALL FLOOR DRAINS OR FLOOR SINKS SUBJECT TO INFREQUENT USE.

1 TYPICAL FIRE PROTECTION SYSTEM FOR KITCHEN EXHAUST HOOD DETAIL
SCALE: NONE



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FIRM # F-11211

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

DRAWN BY: BM	DATE: 12-06-2022	SHEET:
CHECKED BY: RSK	PROJ. NO.: VR151003.317.4	P-601 Rev.0

GRAPHIC SCALE

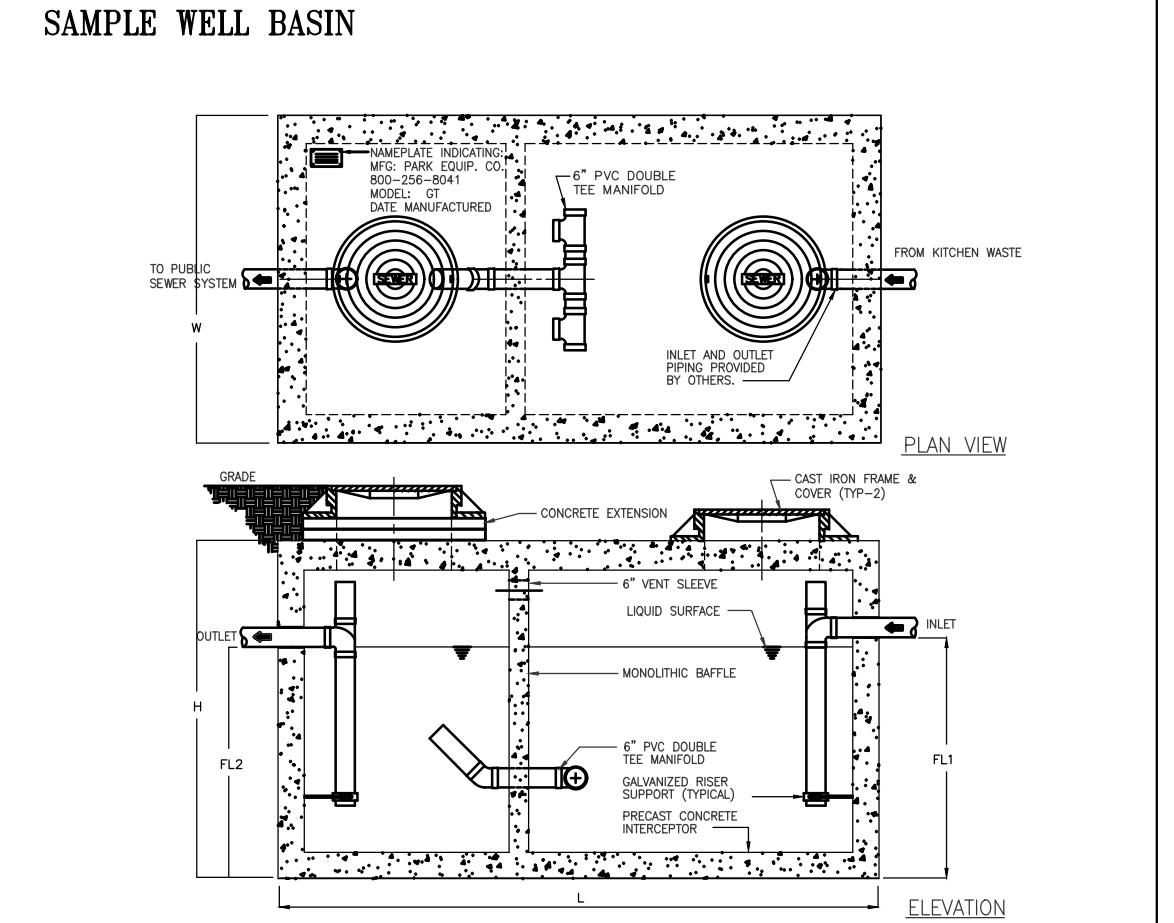
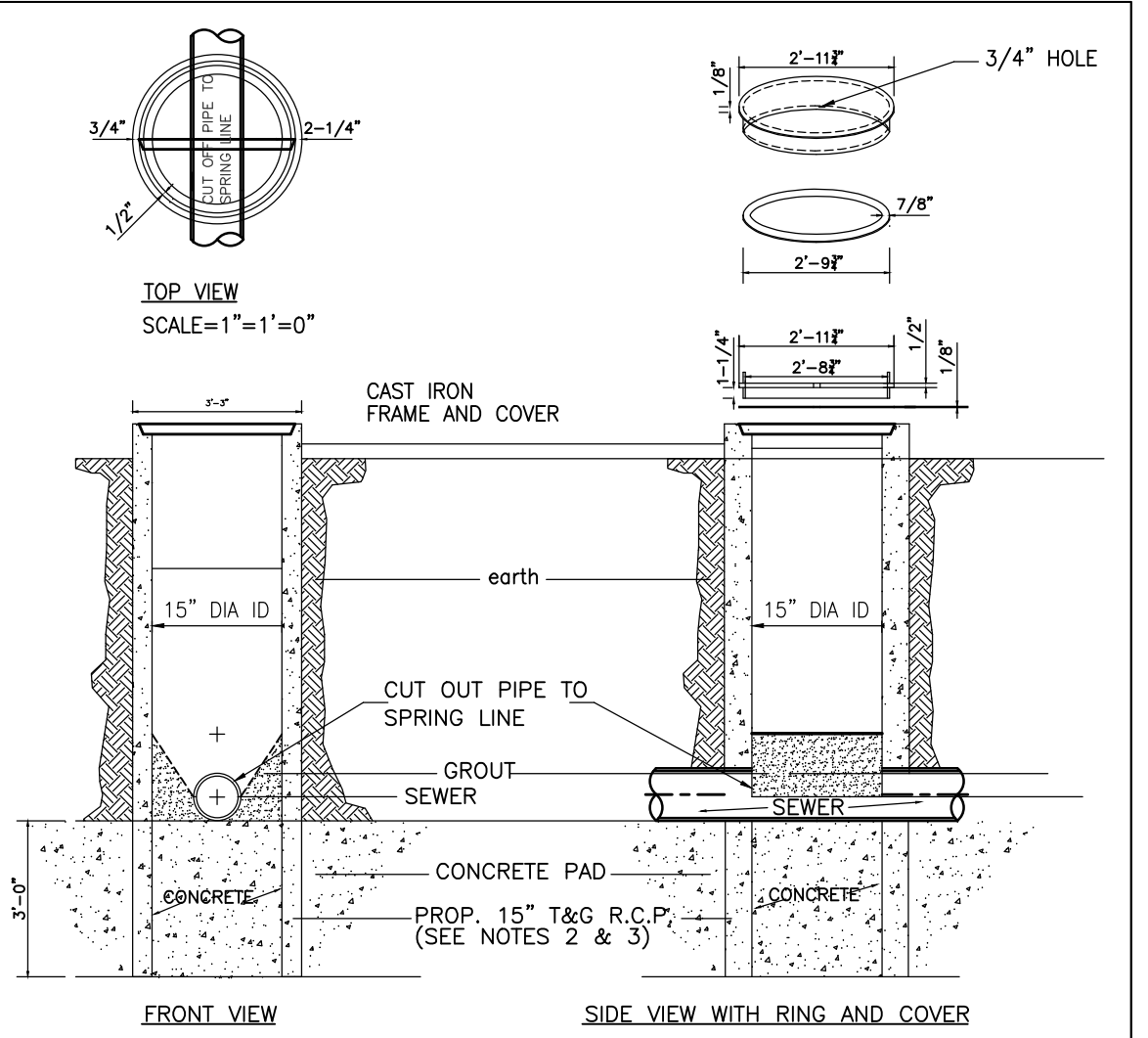
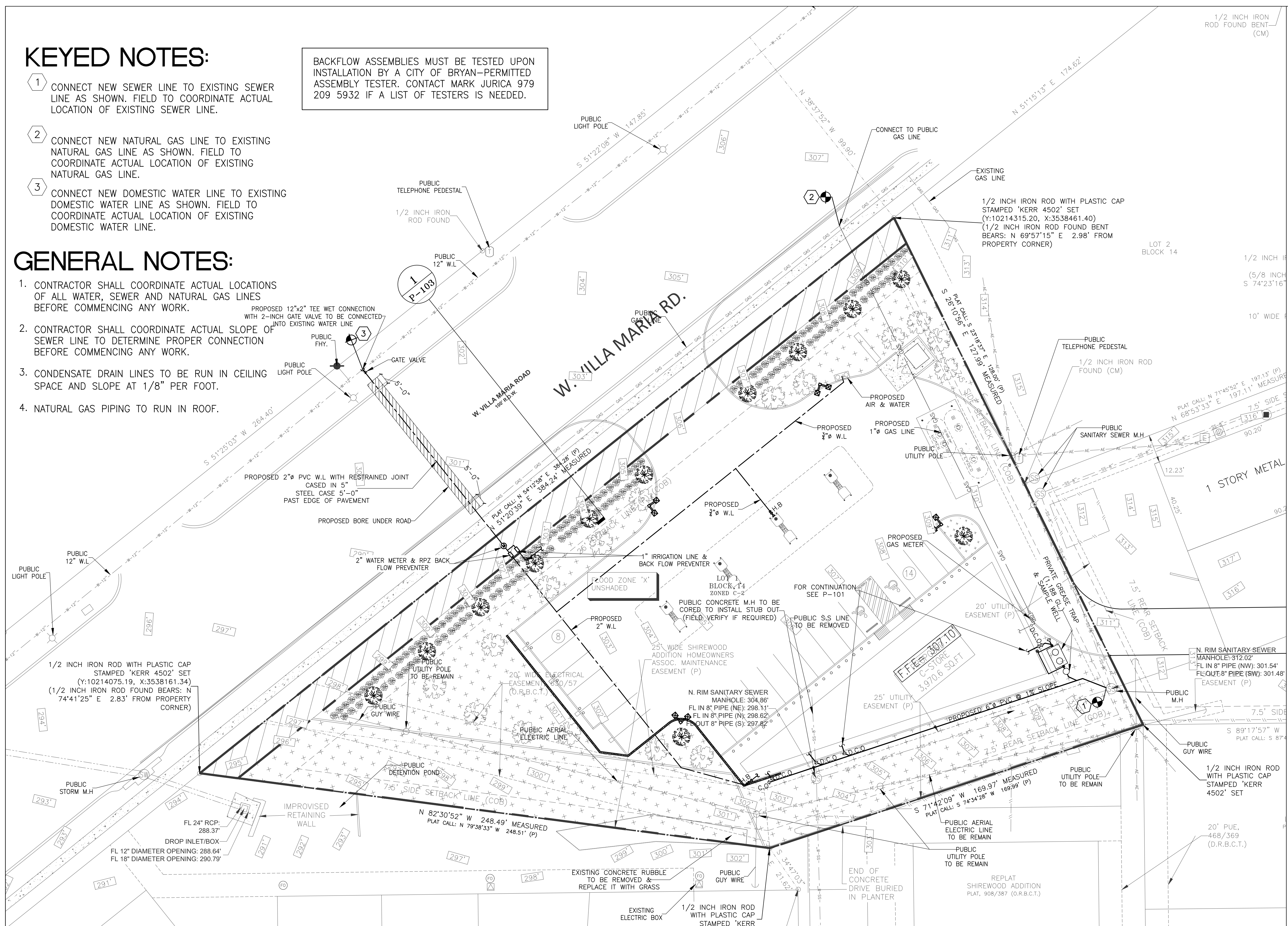
KEYED NOTES:

- 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.

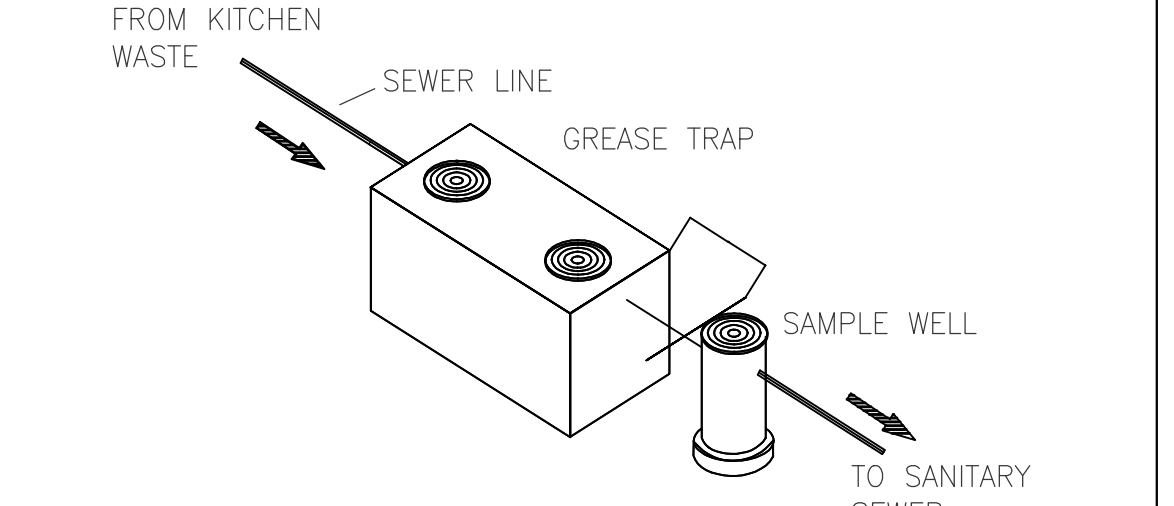


MODEL NO.	CAPACITY (USGA)	GREASE CAP. (LBS)	EMPTY WT (LBS)	LENGTH	WIDTH	HEIGHT	INLET FLI	OUTLET FLI
GT-1250	1,250	2,900	14,650	9'-2"	5'-8"	6'-0"	4'-9"	4'-6"

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.

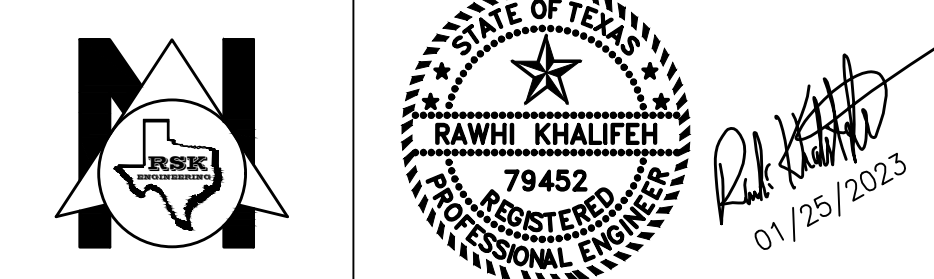
Specifications
CONCRETE: Class 1 concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor, first stage of well and baffle with sectional riser to required depth. (Monolithic baffle required, slide-in type is not acceptable)
REINFORCEMENT: Grade 60 reinforced with 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.

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.



1 GREASE INTERCEPTOR DETAIL
 SCALE: NONE

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



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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RSK ENGINEERING
 ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS
 11302 TANNER RD. UNIT-100
 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
PLUMBING SITE PLAN
 DRAWN BY: BM
 CHECKED BY: RSK
 DATE: 12-6-2022
 PROJ. NO.: VR151003.317.4
 SHEET:
PS-101 Rev.0

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.

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 HARD 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 1.25 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.

MECHANICAL LEGEND

GENERAL		LINETYPES AND ABBREVIATIONS		DUCTWORK	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DETAIL #		NATURAL GAS LINE (LOW PRESSURE)		SUPPLY DUCTWORK UP
	# OF SHEET ON WHICH CONDITION IS DRAWN		MEDIUM PRESSURE NATURAL GAS LINE		RETURN/EXHAUST DUCTWORK UP
	NORTH DIRECTION		CONDENSATE DRAIN LINE		SUPPLY DUCTWORK DOWN
	KEYED NOTES		REFRIGERANT SUCTION LINE		RETURN DUCTWORK DOWN
	NEW EQUIPMENT		REFRIGERANT LIQUID LINE		SUPPLY REGISTER CFM'S, NECK SIZE AND TYPE
	EXISTING EQUIPMENT		ROOF TOP UNIT		RETURN REGISTER CFM'S, NECK SIZE AND TYPE
			EVAPORATIVE COOLER		
			EXHAUST FAN		
			RELIEF HOOD		
			EXISTING		

PIPING AND DUCTWORK INSULATION

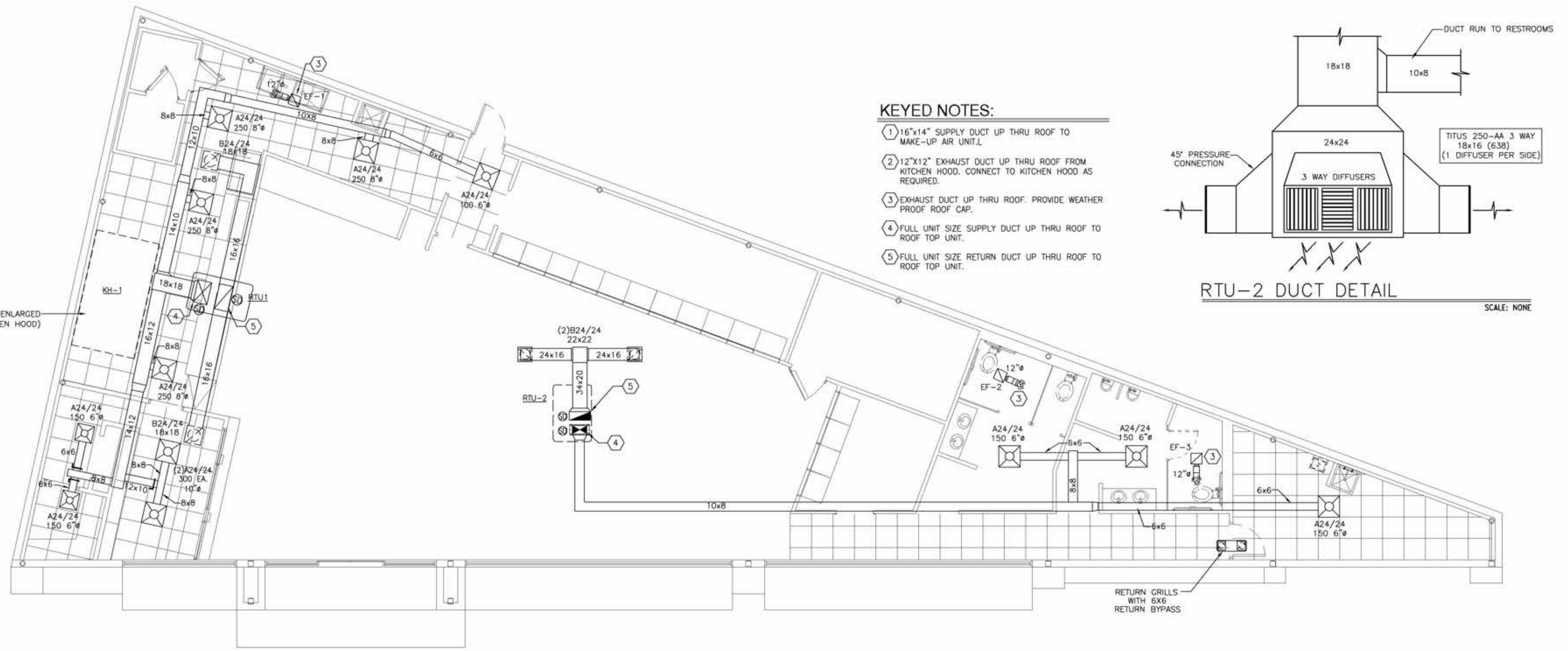
- PLUMBING PIPING (GLASS FIBER):
 - MANUFACTURERS: MANVILLE MICROLOK AP-T, OWENS CORNING ASJ/SSL-11, KNAUF PIPE INSULATION ASJ/SSL OR EQUAL.
 - INSULATION: ASTM C547; RIGID MOLDED, NONCOMBUSTIBLE. INSULATION: ASTM C547; RIGID MOLDED. MINIMUM SERVICE TEMPERATURE: -60 F. MAXIMUM SERVICE TEMPERATURE: 850 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 ASF(ALL SERVICE FACED), KNAUF MULTI-PURPOSE DUCT WRAP, OR EQUAL.
 - INSULATION: 'K' VALUE: ASTM C518, 0.30 BTU-IN/H-FT²-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.



ISSUE HISTORY		REVISIONS	
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9/28/2021			

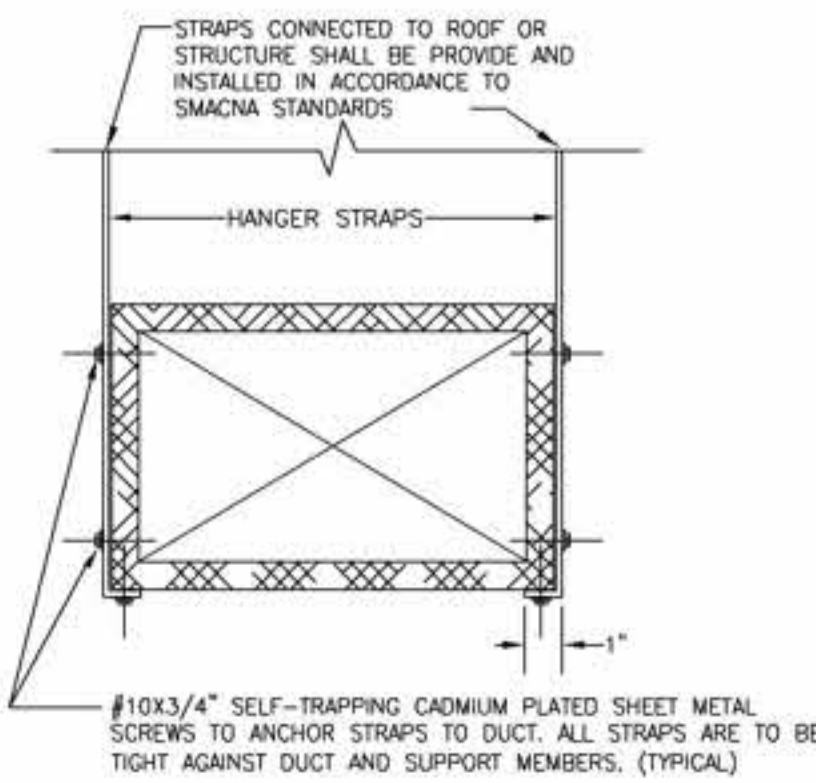
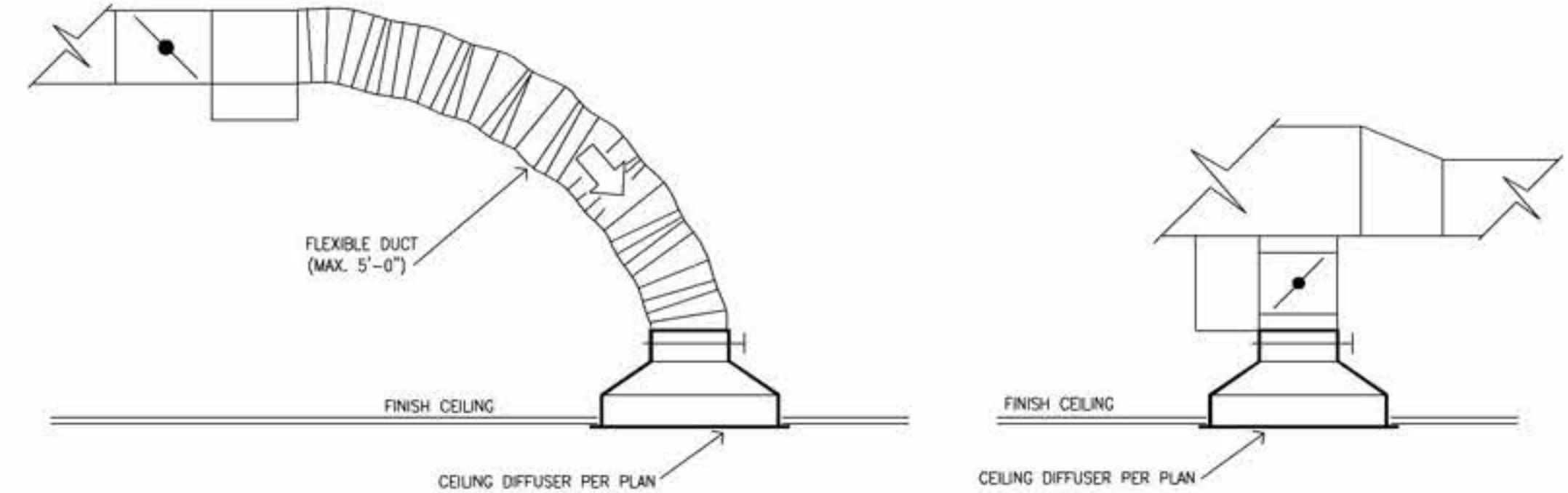
RSK ENGINEERING
ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS
12812 WILLOW CENTRE, UNIT A HOUSTON, TEXAS 77066
TEL (281) 580-4585 FAX (281) 580-4399
FIRM # F-11211

VILLA MARIA GAS STATION
1919 WEST VILLA MARIA ROAD
BRYAN, TX 77807
MECHANICAL LEGEND & GENERAL NOTES
DRAWN BY: TD DATE: 3-04-2021 SHEET: **M1.0** OF: **3**
CHECKED BY: RSK PROJ. NO.: VR151003.317.4

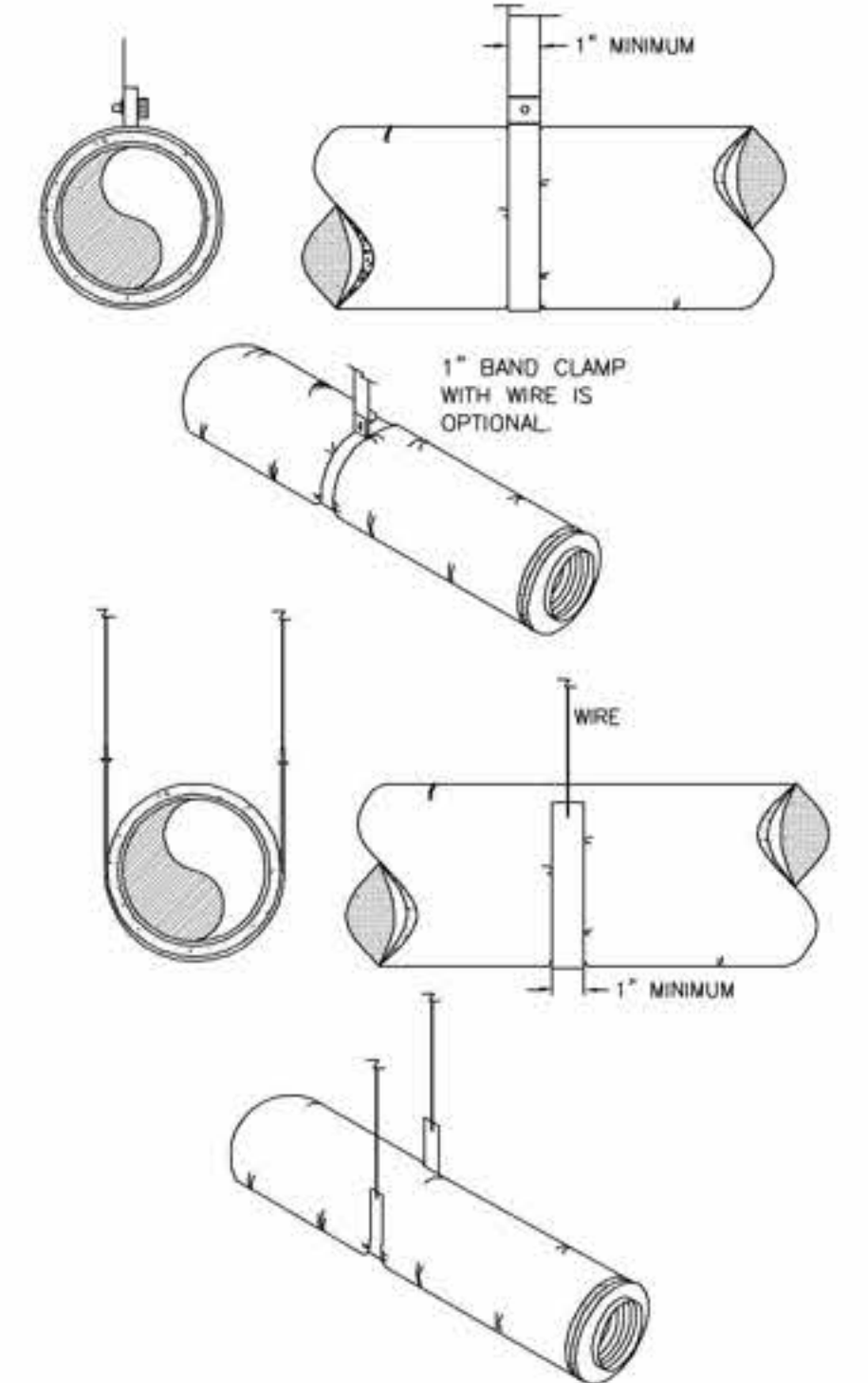


ENLARGED KITCHEN HOOD

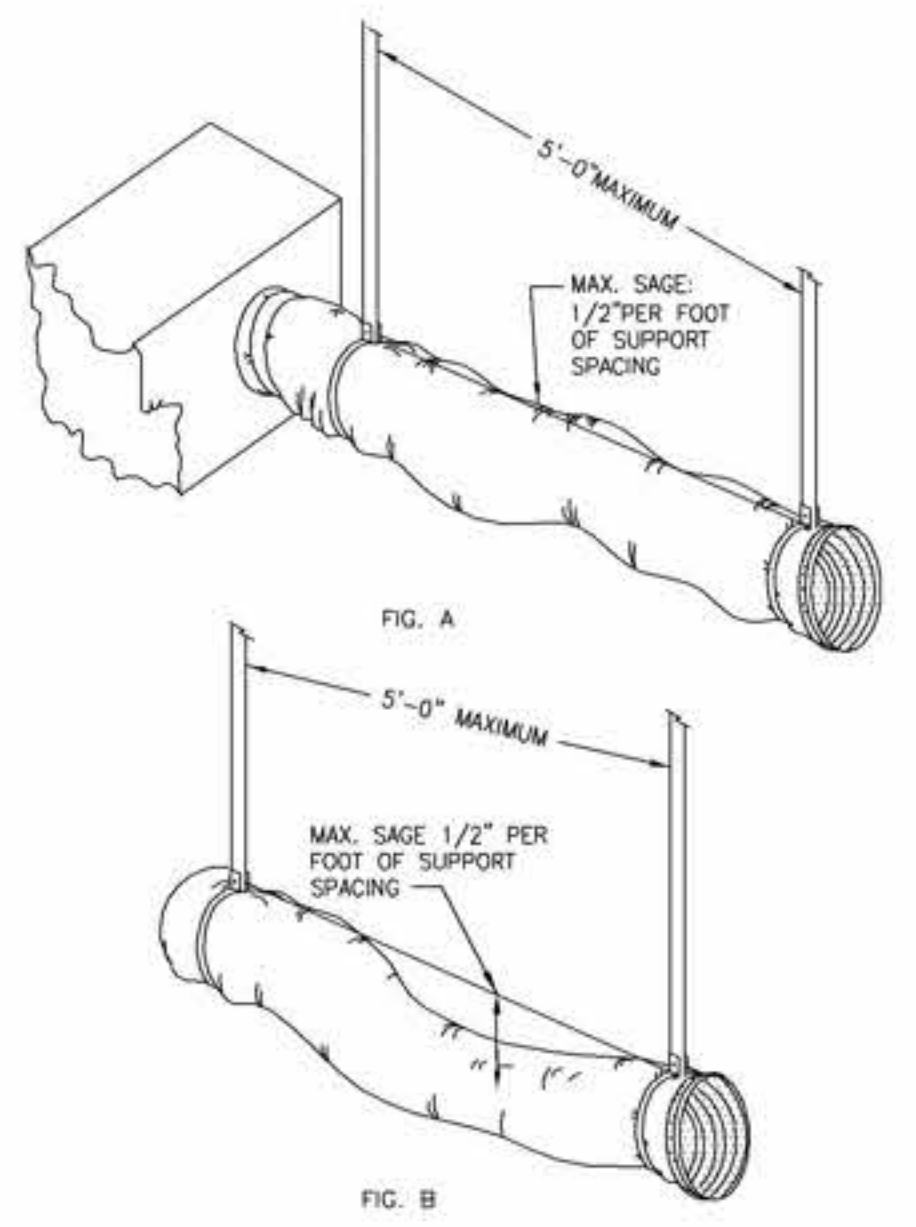
MECHANICAL FLOOR PLAN
 SCALE: 3/16"=1'-0"



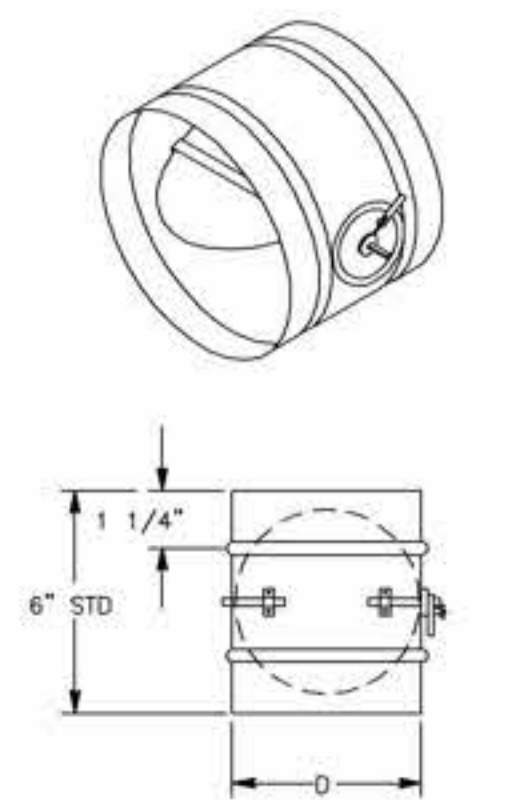
2 TYPICAL DUCT STRAP HANGER DETAIL



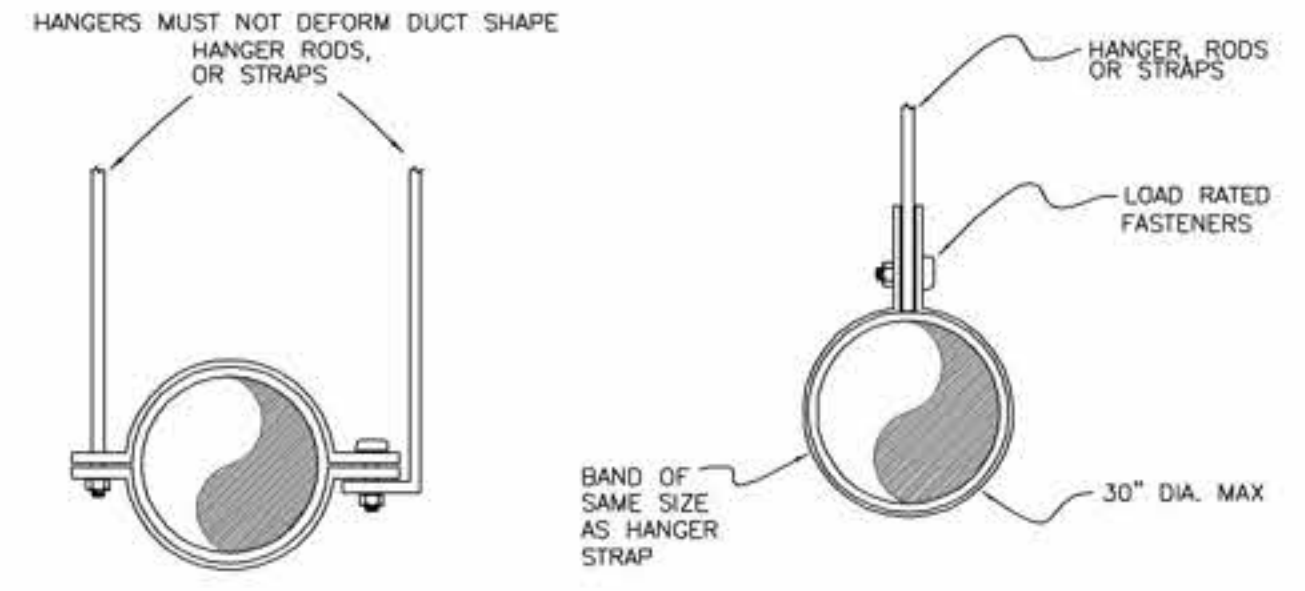
3 TYPICAL ROUND DUCT SUPPORT DETAILS
 SCALE: NONE



4 TYPICAL FLEXIBLE DUCT SUPPORT DETAILS
 SCALE: NONE



5 TYPICAL VOLUME DAMPER DETAIL
 SCALE: NONE



6 TYPICAL HANGER DUCT DETAIL
 SCALE: NONE

- NOTE:**
- 22 GAUGE GALVANIZED STEEL FRAME, 6" LONG STANDARD AND DOUBLE BEADED.
 - 22 GAUGE GALVANIZED STEEL BLADE WITH CENTER "V" BREAK.
 - 3/8" SQUARE ZINC PLATED STEEL BLADE SHAFTS WITH TIGHT SEALING NYLON BUSHINGS.
 - ALL STEEL PARTS WITH GALVANIZED FINISH OR ZINC PLATING.
 - MAXIMUM OPERATING TEMPERATURE SHALL BE 250° F.
 - FACTORY MOUNTED MANUAL LOCKING QUADRANT TO DAMPER SLEEVE.
 - MAXIMUM DIAMETER 24", MINIMUM DIAMETER 4".
 - DAMPERS SHALL BE APPROXIMATELY 1/8" UNDER NOMINAL DIAMETER.



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VILLA MARIA GAS STATION
 1919 WEST VILLA MARIA ROAD
 BRYAN, TX 77807
MECHANICAL FLOOR PLAN

DRAWN BY: TD DATE: 3-04-2021 SHEET: **M2.0** OF 3
 CHECKED BY: RSK PROJ. NO.: VR151003.317.4

ROOFTOP UNIT SCHEDULE

MARK	MANUFACTURER AND MODEL	NOMINAL TONS	DISCHARGE CONFIGURATION	ELEV.	SUPPLY FAN			COOLING				HEATING			ELECTRICAL				REFIG. LBS.	WT.	REMARKS (SEE NOTES)				
					CFM RANGE	ESP	HP	TOTAL (GROSS) ²	SENSIBLE (GROSS) ²	SENSIBLE (NET) ²	EAT db °F	EAT wb °F	AMB °F	ARI SEER/EER	INPUT MBH (S)	OUTPUT MBH (S)	FUEL	# COMP				COMP RLA (LARGEST)	MCA	MCKP	VOLTS / PH
RTU-1	TRANE YHC080	5	SEE PLAN	100	2,000	0.7	0.9	62.1	56.9	45.1	80	67	105	11.8	80	64.8	NG	1	25.0 17.4	39.5 30.0	60 45	208/3 460/3	7.9	574	4, 5, 9
RTU-2	TRANE YHC092	7.5	SEE PLAN	100	3,000	0.7	2.0	94.0	89.2	68.7	80	67	105	-/11.5	120	97.2	NG	2	12.4 6.4	38.1 19.4	50 25	208/3 460/3	12.8	923	4, 5, 9

- NOTES:
- CFM VALUE REPRESENTS AVERAGE FOR UNIT'S AVAILABLE RANGE.
 - CAPACITY INDICATED IS FOR THE LISTED CFM.
 - "NET" (net of altitude, and fan heat) AT THE LISTED CFM POINT. SUBMIT ON SELECTION AT THIS CONDITION.
 - SEE PLAN FOR ADDITIONAL DATA, AND DUCT CONFIGURATION.
 - ALL UNITS OVER 5 TONS SHALL BE FURNISHED WITH POWER EXHAUST.
 - POWERED CONVENIENCE OUTLET.
 - CO2 CONTROLLER (TO INCLUDE FUNCTIONALITY TO COMMUNICATE WITH THE UNIT OUTSIDE AIR CONTROLS TO OPEN AND CLOSE DAMPERS BASED ON SETPOINT.
 - VERIFY DUCT CONFIGURATION ON PLAN.
 - SMOKE DETECTOR ON RETURN DUCT - SEE ELECTRICAL.

AIR CONDITIONING UNIT REQUIRED OPTIONS: R-410A, HAL GUARDS, LOW AMBIENT TO 0°F, SMOKE DETECTORS, CONDENSATE FLOAT SWITCHES, EXPANSION VALVES, PROGRAMMABLE T-STAT (UNLESS PROJECT INCLUDES EMS CONTROLS), INSULATED CURB, DUAL INPUT ENTHALPY ECONOMIZER WITH BAROMETRIC RELIEF, POWERED CONVENIENCE OUTLET, CO2 CONTROLLER (TO INCLUDE FUNCTIONALITY TO COMMUNICATE WITH THE UNIT OUTSIDE AIR CONTROLS TO OPEN AND CLOSE DAMPERS BASED ON SETPOINT).

AIR DEVICE SCHEDULE

SYMBOL	TYPE	DESCRIPTION	INSTALLATION TYPE	MANUFACTURER MODEL NO.
A	CEILING SUPPLY	ALL STEEL, PERFORATED FLUSH FACE, NOMINAL 24" X24" FACE, ADJUSTABLE AIRFLOW DAMPER IN THE NECK, NECK SIZE AS SHOWN ON DRAWINGS, BORDER FOR CEILING SPECIFIED, 4-WAY THROW UNLESS SPECIFIED OTHERWISE	LAY-IN	TITUS PCS
B	CEILING RETURN	ALL STEEL, PERFORATED FLUSH FACE, NOMINAL 24" X24" FACE, BORDER FOR CEILING SPECIFIED	LAY-IN	TITUS PAR (SEE NOTE 3)
C	CEILING SUPPLY	ALUMINUM 4 WAY ADJUSTABLE CURVED BLADE	SURFACE	TITUS 250-AA

NOTES:

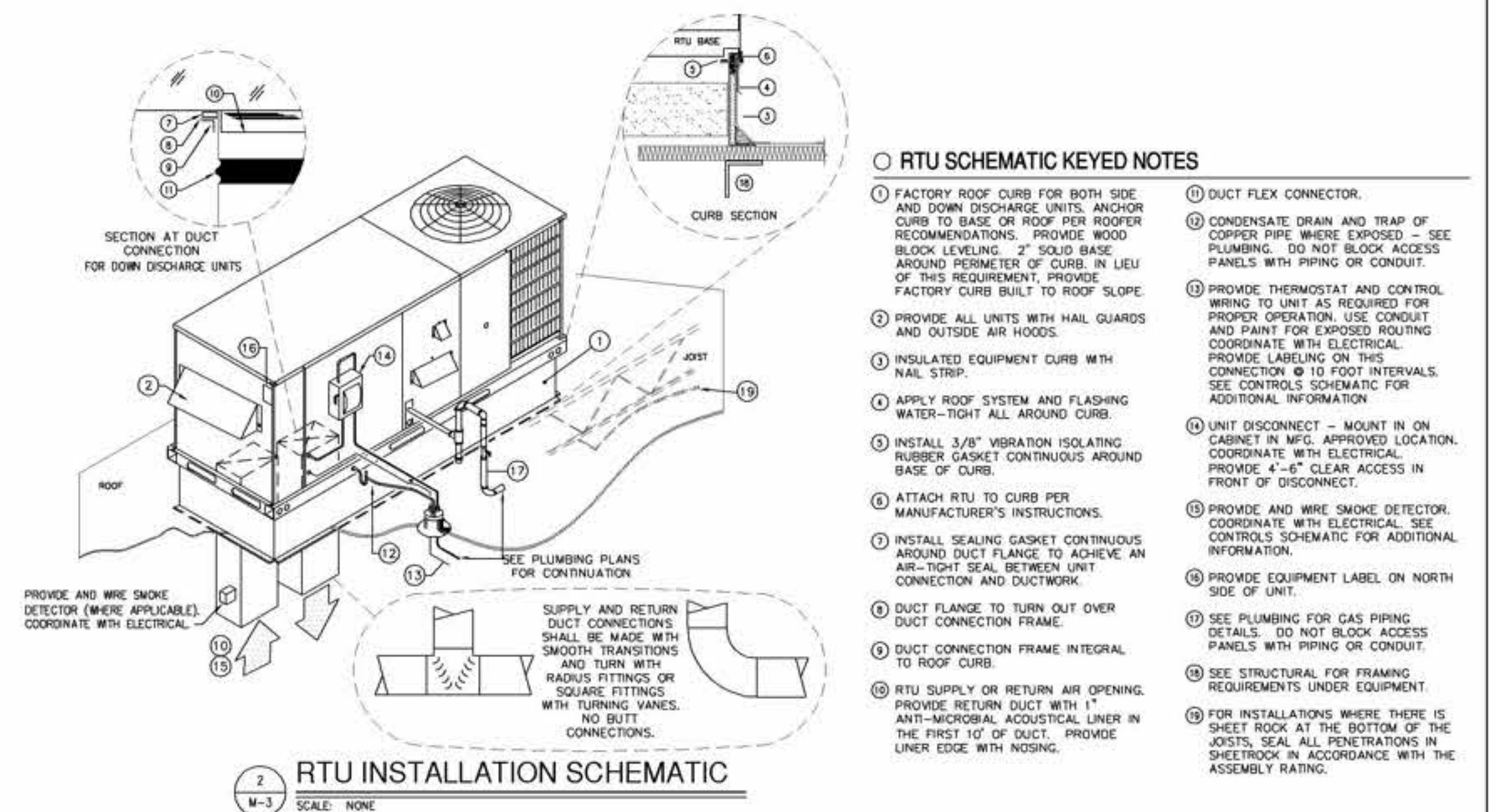
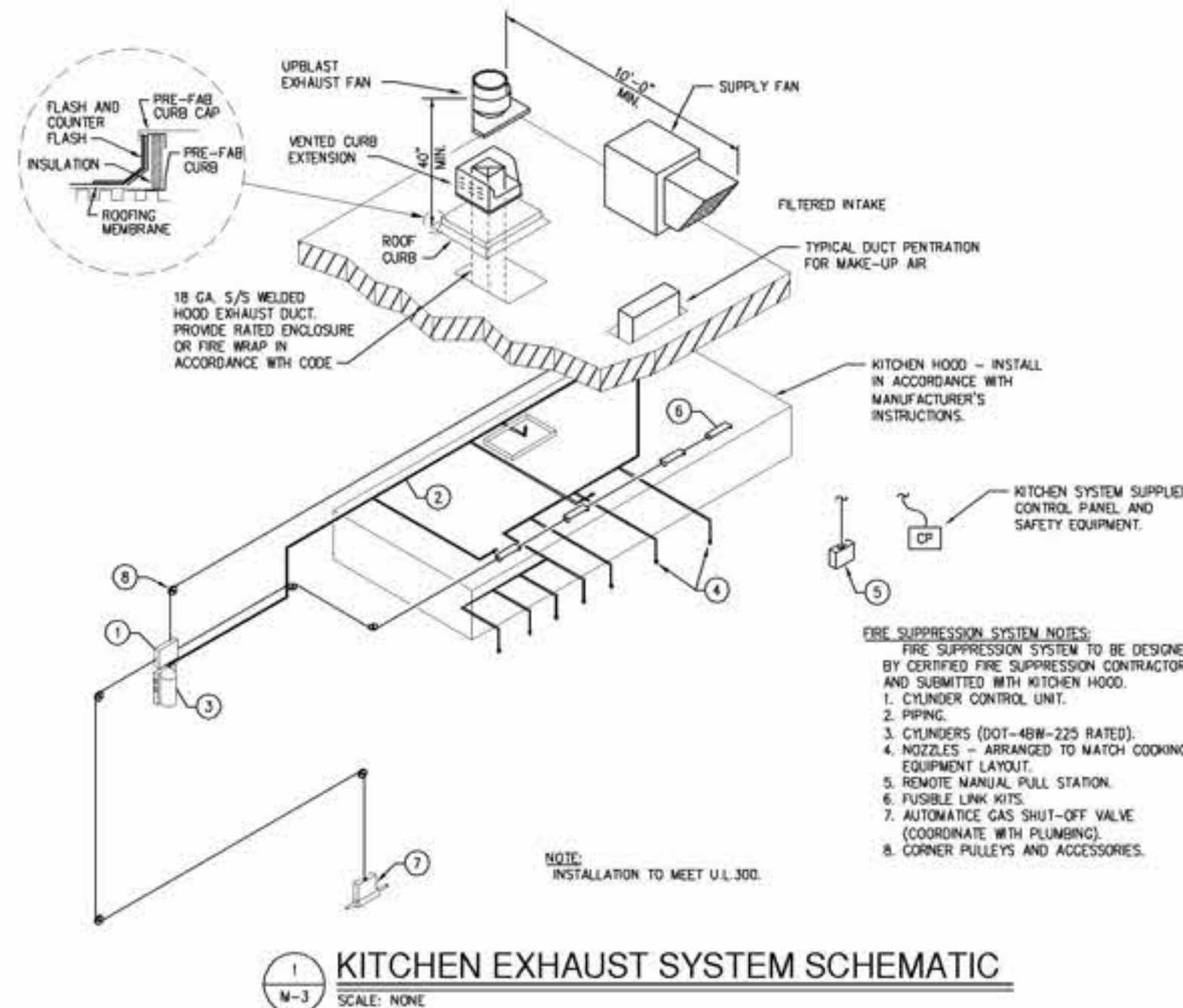
- AIR DEVICES SCHEDULED TO BE MANUFACTURED BY TITUS: KRUEGER, METALARE, CARNES, J & J, NAILOR, PRICE, AND TUTTLE & BAILEY ARE CONSIDERED EQUIVALENT MANUFACTURERS.
- UNLESS SCHEDULED OTHERWISE, AIR DEVICES SHALL BE WHITE OR OFF-WHITE IN COLOR.
- ALL JOISTS, CONDUITS, PIPING AND EQUIPMENT ABOVE OPEN RETURN AIR DEVICES SHALL BE PAINTED BLACK FOR AN AREA OF 2 FEET ON ALL SIDES OF THE AIR DEVICE.

AIR BALANCE CALCULATION

KITCHEN EXHAUST FAN: -2,000 CFM
 BATHROOM EXHAUST: -564 CFM
 TOTAL EXHAUST: -2,564 CFM

KITCHEN MAKEUP AIR: 1,700 CFM
 A/C VENTILATION: 900 CFM
 TOTAL MAU & A/C VENTILATION: 2,600 CFM

2600 CFM VENTILATION MINUS 2564 CFM EXHAUST
 EQUALS 36 CFM BALANCE (SLIGHTLY POSITIVE)



9/28/2021
 TEXAS FIRM REGISTRATION
 No. F12808

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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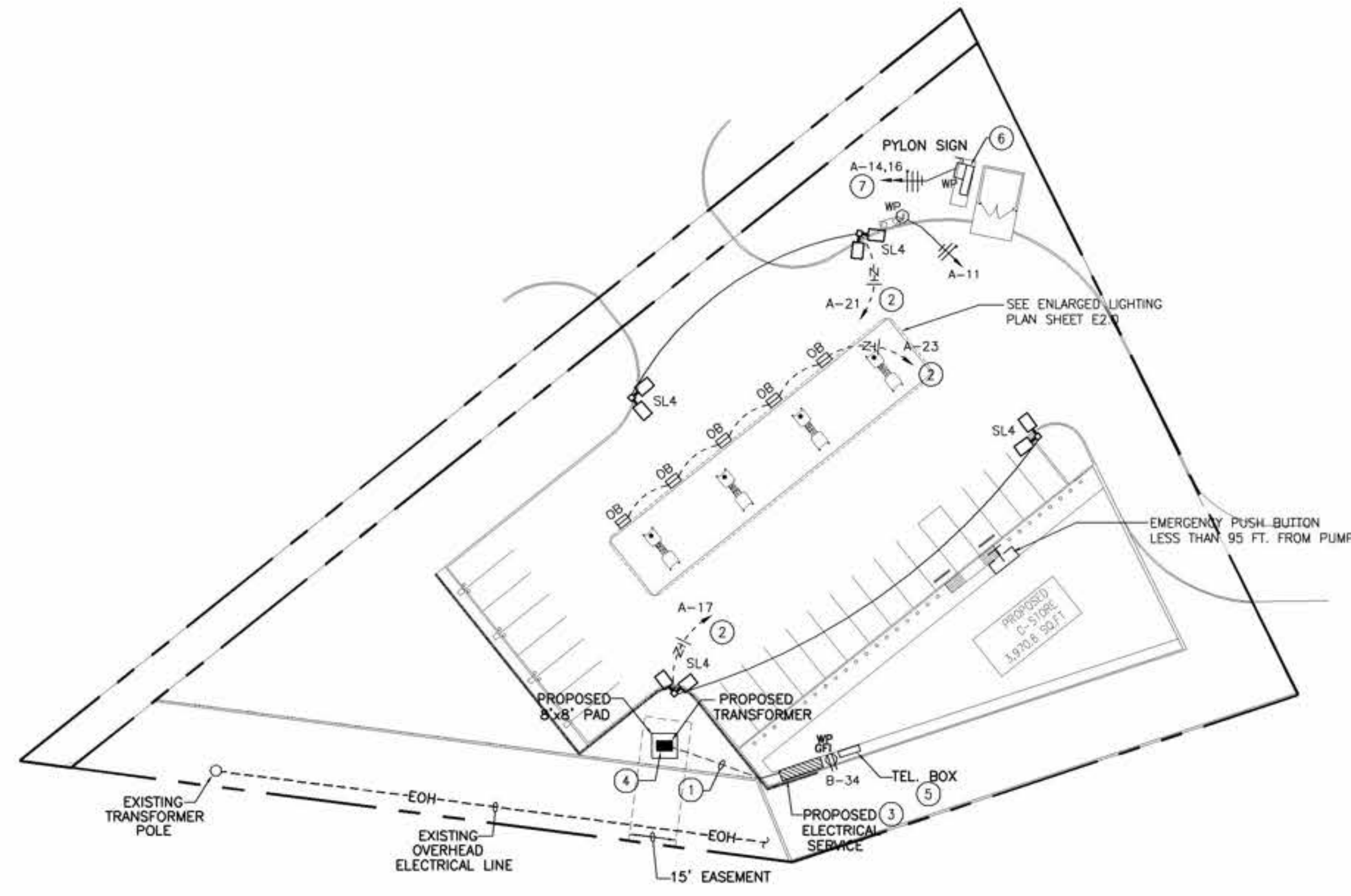
RSK ENGINEERING
 ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS
 12812 WILLOW CENTRE, UNIT A HOUSTON, TEXAS 77066
 TEL. (281) 580-4585
 FAX (281) 580-4399
 FIRM # F-11211

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

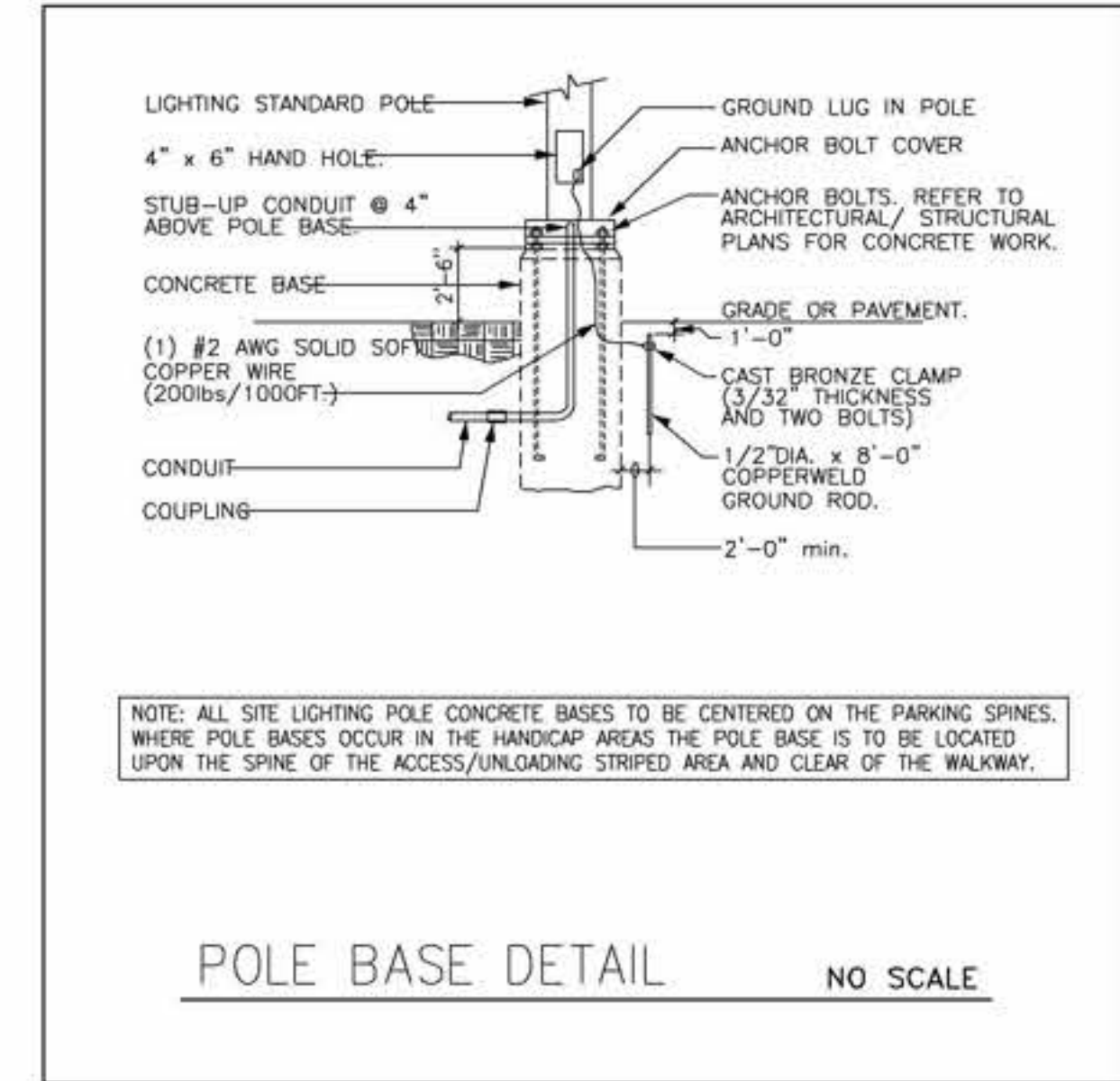
DRAWN BY: DATE: 04-21-2021 SHEET:
 CHECKED BY: PROJ. NO.: VR151003.317.4 **M-3.0 3 OF 3**

KEYED NOTES: (THIS SHEET ONLY)

- 1 PROVIDE (2) 4" CONDUITS FROM POLE MOUNTED TRANSFORMER TO NEW ELECTRICAL METER CAN AS SHOWN FOR UNDERGROUND ELECTRICAL SERVICE CONDUCTORS. REFER TO SHEET E4.0 FOR MORE INFORMATION.
- 2 THIS CIRCUIT TO BE WIRE THRU TIMER CONTACTOR, TIME CONTACTOR TO BE CONTROLLED BY PHOTOCELL ON ROOF. USE 1" CONDUIT W/2-#10 CU. CONDRS. AND 1-#10 CU GND.
- 3 PROPOSED MAIN ELECTRICAL SERVICE FOR GAS STATION INSTALL MAIN, GUTTER, METER CANS, TENANTS DISCONNECTS AND METERS. REFER TO ELECTRICAL RISER DIAGRAM SHEET E4.0
- 4 PROPOSED PADMOUNT TRANSFORMER LOCATION. SERVICE SHALL BE 120/208V, 3Ø, 4W. ELECTRICAL CONTRACTOR TO COORDINATE WITH ELECTRIC COMPANY AND OWNER FOR EXACT LOCATION PRIOR TO DOING ANY WORK.
- 5 PROPOSED LOCATION OF AT&T TELEPHONE BOX. PROVIDE (1) 2" CONDUIT WITH PULLSTRING FROM BOX TO END OF PROPERTY. COORDINATE WITH AT&T FOR EXACT LOCATION OF TERMINATION POINT AND REQUIREMENTS.
- 6 PROPOSED LOCATION OF PYLON SIGN. PROVIDE 208V, 2 POLE 30A CIRCUIT BREAKER COORDINATE WITH OWNER BEFORE ROUGH-IN.
- 7 THESE CIRCUIT TO BE WIRE THRU TIMER CONTACTOR, TIME CONTACTOR TO BE CONTROLLED BY PHOTOCELL ON ROOF. USE 3/4" CONDUIT W/3-#8 CU. CONDRS. AND 1-#8 CU GND.
- 8 THIS CIRCUIT TO BE WIRE THRU TIMER CONTACTOR, TIME CONTACTOR TO BE CONTROLLED BY PHOTOCELL ON ROOF. USE 3/4" CONDUIT W/2-#10 CU. CONDRS. AND 1-#10 CU GND.
- 9 INSTALL 3/4" CONDUIT UNDERGROUND WITH PULLSTRING FOR EACH GAS DISPENSER FOR POWER. CONTRACTOR TO COORDINATE ALL CONDUIT RUNS AND REQUIREMENTS WITH OWNER BEFORE ROUGH-IN.
- 10 INSTALL 3/4" CONDUIT UNDERGROUND WITH PULLSTRING FOR EACH GAS DISPENSER FOR PA CONTROLLER. COORDINATE WITH OWNER FOR EXACT LOCATION. CONTRACTOR TO COORDINATE ALL CONDUIT RUNS AND REQUIREMENTS WITH OWNER BEFORE ROUGH-IN.
- 11 INSTALL 3/4" CONDUIT UNDERGROUND WITH PULLSTRING FOR EACH GAS DISPENSER FOR PUMP DISTRIBUTION BOX. COORDINATE WITH OWNER FOR EXACT LOCATION. CONTRACTOR TO COORDINATE ALL CONDUIT RUNS AND REQUIREMENTS WITH OWNER BEFORE ROUGH-IN.
- 12 INSTALL 3/4" CONDUIT UNDERGROUND WITH PULLSTRING FOR EACH GAS DISPENSER FOR INTERCOMM. COORDINATE WITH OWNER FOR EXACT LOCATION. CONTRACTOR TO COORDINATE ALL CONDUIT RUNS AND REQUIREMENTS WITH OWNER BEFORE ROUGH-IN.



ELECTRICAL SITE PLAN

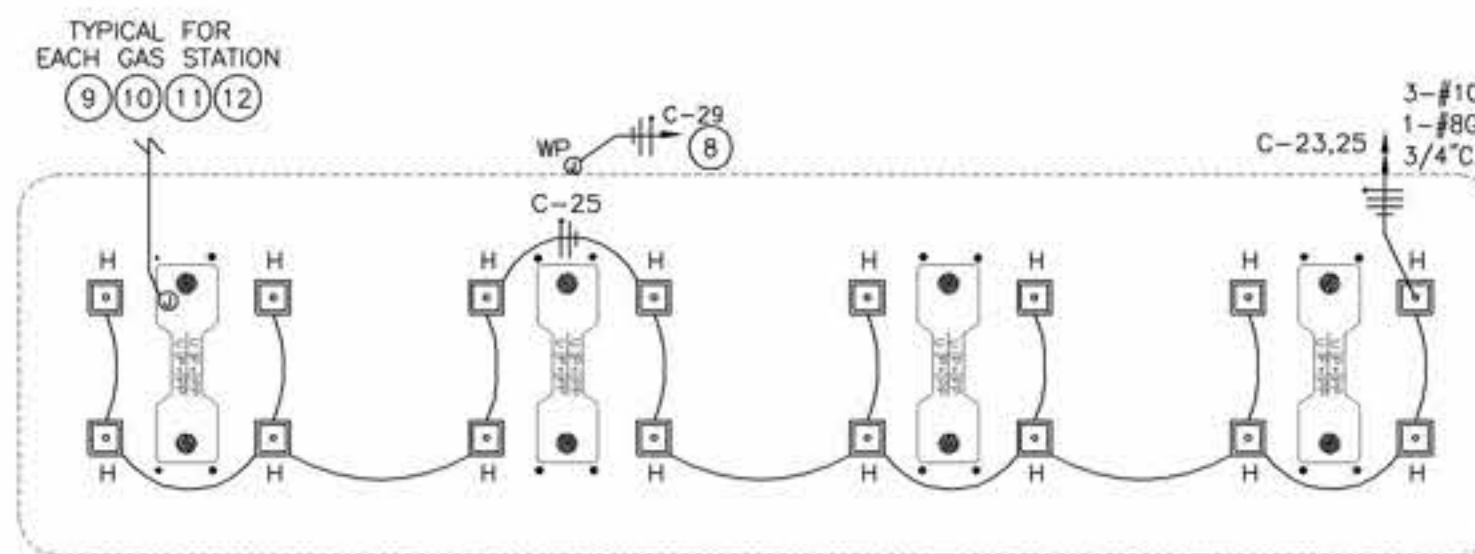


NOTE: ALL SITE LIGHTING POLE CONCRETE BASES TO BE CENTERED ON THE PARKING SPINES, WHERE POLE BASES OCCUR IN THE HANDICAP AREAS THE POLE BASE IS TO BE LOCATED UPON THE SPINE OF THE ACCESS/UNLOADING STRIPED AREA AND CLEAR OF THE WALKWAY.

POLE BASE DETAIL NO SCALE

ELECTRICAL MATERIAL AND EQUIPMENT NOTE:

- A) NO ELECTRICAL MATERIALS, APPARATUS, DEVICES, APPLIANCES, FIXTURES, OR EQUIPMENT SHALL BE SOLD OR INSTALLED IN THE CITY UNLESS THEY ARE IN CONFORMANCE WITH THE PROVISIONS OF THIS CODE, THE LAWS OF THE STATE OF TEXAS AND ANY APPLICABLE RULES AND REGULATIONS ISSUED UNDER THE AUTHORITY OF THE STATE STATUTES. THE MAKER'S NAME, TRADEMARK, OR OTHER IDENTIFICATION SYMBOL SHALL BE PLACED ON ALL ELECTRICAL MATERIALS, APPARATUS, DEVICES, APPLIANCES, FIXTURES, AND EQUIPMENT USED OR INSTALLED UNDER THIS DIVISION.
- B) IN GENERAL ANY TYPE OF WIRING OR WIRING SYSTEM MAY BE USED AS APPROVED IN THE NATIONAL CODES ADOPTED IN THIS CHAPTER, EXCEPT WHERE SPECIFICALLY PROHIBITED IN THIS DIVISION.
- C) ANY WIRE OR CABLE UTILIZING ALUMINUM CONDUCTORS OR COPPER-CLAD ALUMINUM CONDUCTORS, SMALLER THAN NO. 2 AMERICAN WIRE GAUGE, IS PROHIBITED.
- D) ALL LATERAL SERVICE ENTRANCE CONDUCTORS SHALL BE INSTALLED IN AN APPROVED RACEWAY, EXCEPT FOR TEMPORARY SERVICE POLES.
- E) ALUMINUM WIRING ALUMINUM WIRING IS NOT ACCEPTABLE FOR ANY WIRING SYSTEM, RESIDENTIAL OR COMMERCIAL, IN THIS JURISDICTION.



ENLARGED PUMP STATIONS ELECTRICAL POWER PLAN

FIXTURE SCHEDULE				
TYPE	DESCRIPTION	LAMPS	MOUNTING	COMMENTS
A	COPPER HALO PD620ED010 / PDM6A840 / 61VC	LED 21W, 2K LUMENS, 4K'	RECESSED	
A1	COPPER MC GRAW-EDISON TBLD-LD1-11-M-UNV-L840-CD1-PM-WHT	LED 108W, 11K LUMENS, 4K'	PENDANT	
A1E	COPPER TBLD-LD1-11-M-UNV-L840-CD1-PM-WHT-IBP (120V)	LED 108W, 11K LUMENS, 4K'	PENDANT	
C	COPPER 4VT2-LD4-6-DR-W-UNV-L840-CD1-WL-U	57.5W, 6K LUMENS, 4K'	SURFACE	
F	COPPER 22CZ-LD5-44SE-UNV-L850-CD1-U	41.8 W, 4891 LUMENS, 4K'	RECESSED	
FE	COPPER 22CZ-LD5-44SE-UNV-EL14W-L850-CD1-U	41.8 W, 4891 LUMENS, 4K'	RECESSED	
G	COPPER PR820D010 / PR8M12WDMW	LED 22W, 2000 LUMENS, 4K'	RECESSED	UL W/D LOCATION
H	COPPER XT0R2B-W	10W, 2135 LUMENS, 4K'	WALL	
J	COPPER TT-C6-LED-E1-CO-STD FINISH	100W, 12K LUMENS, 4K'	CANOPY	UL W/D LOCATION
SL2	COPPER GLEON-AF-04-LED-E1-SL2-STD FINISH (1 HEAD PER POLE)	225W, 23522 LUMENS, 4K'	POLE	
SL4	COPPER GLEON-AF-04-LED-E1-SL4-STD FINISH (2 HEADS @ 90°)	450W, 47044 LUMENS, 4K'	POLE	
SWQ	COPPER GLEON-AF-04-LED-E1-SWQ-STD FINISH (2 HEADS @ 180°)	450W, 47044 LUMENS, 4K'	POLE	
X	COPPER APXTR	LED	WALL	
E	COPPER SEL25	LED	WALL	
E0	COPPER SELW	LED	WALL	

*** SUBSTITUTIONS TO BE ACCEPTED MUST HAVE SAME LAMP COLOR TEMPERATURE (K) AS WELL AS LUMEN OUTPUT +/- 10%

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

Pereda Engineering
9434 Viscount
El Paso Tx. 79938
TX FIRM #F-8313
(915)238-8399
jpereda@aol.com



7-21-2022
JOSE PEREDA-ALVAREZ
93452
ELECTRICAL ENGINEER
STATE OF TEXAS

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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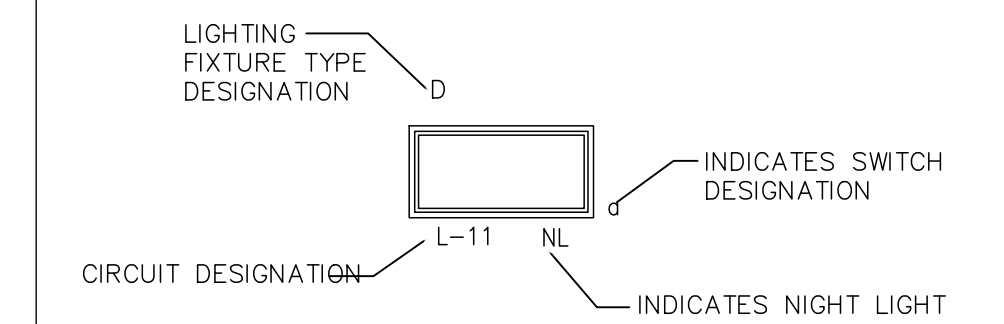
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VILLA MARIA GAS STATION
1919 WEST VILLA MARIA ROAD
BRYAN, TX 77807
ELECTRICAL SITE PLAN
DRAWN BY: FA
CHECKED BY: RSK
DATE: 3-04-2021
PROJ. NO.: VR151003.317.4
SHEET: **E1.0** OF: 4

LIGHTING CIRCUITING NOTES

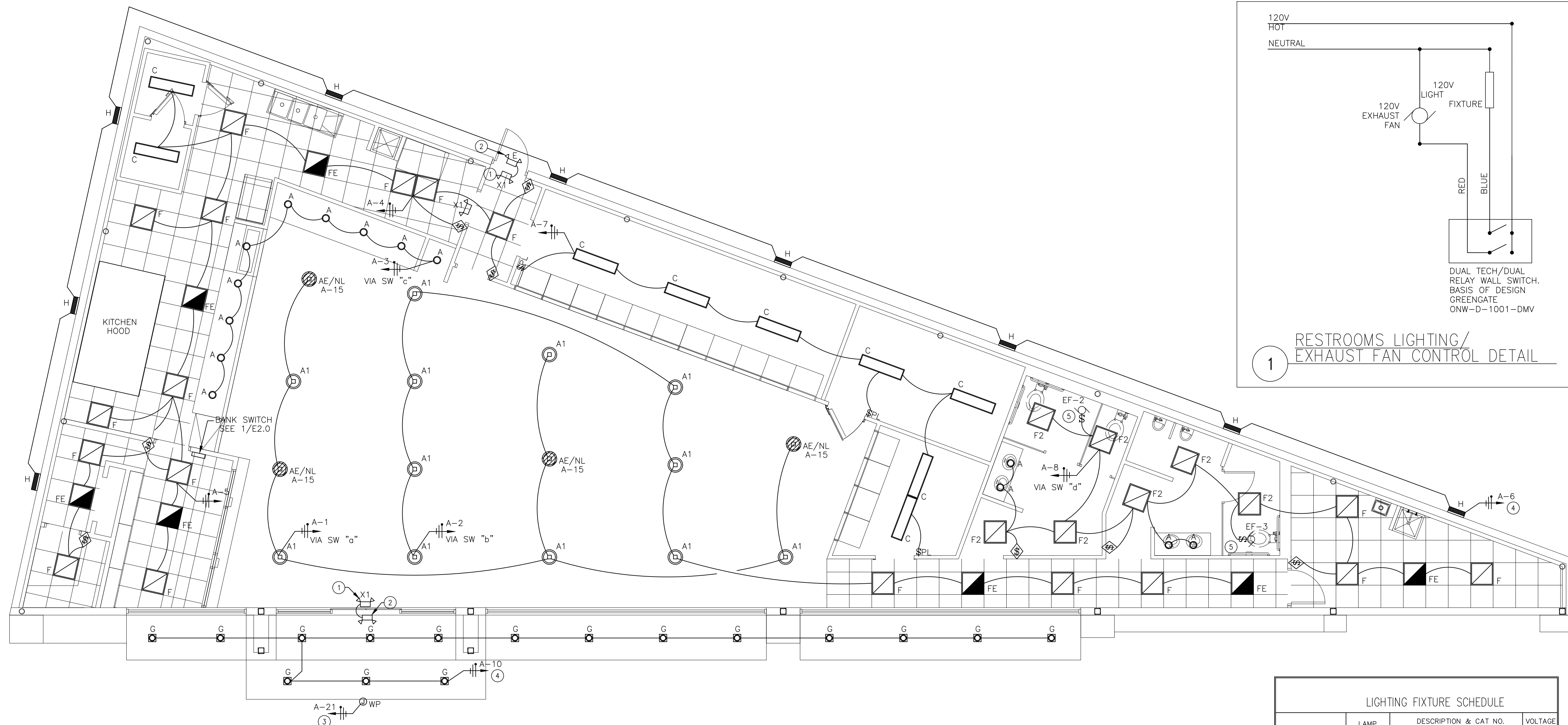
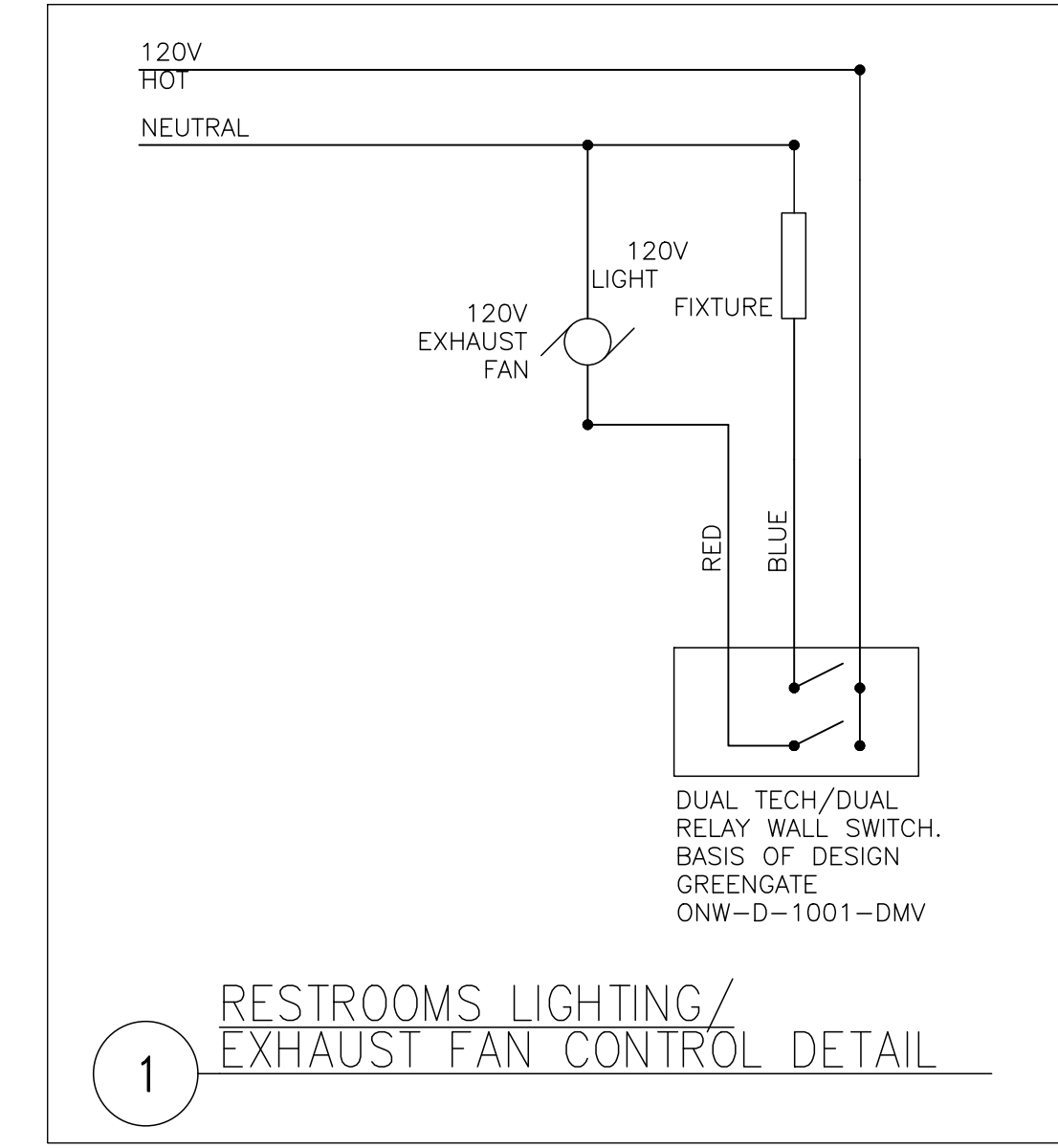
1. SWITCH LIGHTING FIXTURES IN ENCLOSED SPACES BY LIGHTING CONTROL DEVICE/SWITCH SHOWN IN THAT SPACE.
2. ALL BATTERY PACKS IN EXIT SIGNS AND EMERGENCY LIGHTING FIXTURES SHALL BE CONNECTED DIRECTLY TO BRANCH CIRCUIT (UNSWITCHED HOT) SERVING THE AREA U.O.N.

CIRCUITING LEGEND



LIGHTING GENERAL NOTES

1. ALL JUNCTION BOXES, CONDUITS, AND WIRES SHALL BE SIZED PER NEC.
2. CONNECT ALL EXIT LIGHTS AHEAD OF ANY LOCAL OR AUTOMATIC SWITCHING DEVICE.
3. PROVIDE A CONSTANT HOT FROM PANEL BOARD DIRECTLY TO ALL EMERGENCY LIGHTING FIXTURES AND EXIT SIGNS. EMERGENCY LIGHTING FIXTURES SHALL TURN ON TO FULL BRIGHTNESS IN CASE OF POWER LOSS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION & MOUNTING HEIGHTS OF ALL LIGHTING FIXTURES SHOWN ON THIS DRAWING.
5. ALL HOME RUNS SHALL BE 2#12 + 1#12 GND IN 3/4" CONDUIT UNLESS OTHERWISE NOTED.
6. REFER TO SHEET E3.0 FOR SYMBOLS, SPECIFICATIONS, ABBREVIATIONS, AND LIGHTING FIXTURE SCHEDULE.
7. ALL DEVICES AND EQUIPMENT OUTSIDE THE SCOPE OF WORK ARE EXISTING TO REMAIN U.O.N.
8. CONTRACTOR SHALL PROVIDE AN ACCURATELY TYPED PANEL BOARD SCHEDULE FOR EACH PANEL BOARD.
9. ELECTRICAL CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY PROBLEMS PERTAINING TO CIRCUIT AVAILABILITY OR LOAD CAPACITY PRIOR TO INSTALLATION.
10. ALL EXTERIOR LUMINAIRES AND ELECTRICAL DEVICES SHALL BE LISTED AS WEATHERPROOF TYPE.
12. ALL LIGHTING TO BE INSTALLED BY LICENSED ELECTRICIAN.
13. GC TO VERIFY EXIT SIGN TYPE (GREEN OR RED), LOCATIONS & QUANTITIES PRIOR TO REQUESTING LIGHTING PACKAGE
14. DO NOT INSTALL SHAMPOO CAN LIGHTS ABOVE SHAMPOO BOWL AREA. SEE REMARKS IN LIGHTING SCHEDULE.
15. CONTACT LSI @ 713.744.5581 FOR LIGHTING SPECIFICATIONS AND ORDERING INFORMATION.



LIGHTING FLOOR PLAN

SCALE: 3/16"=1'-0"
 Ⓢ=OCCUPANCY SENSOR, WITH BYPASS DUAL TECHNOLOGY

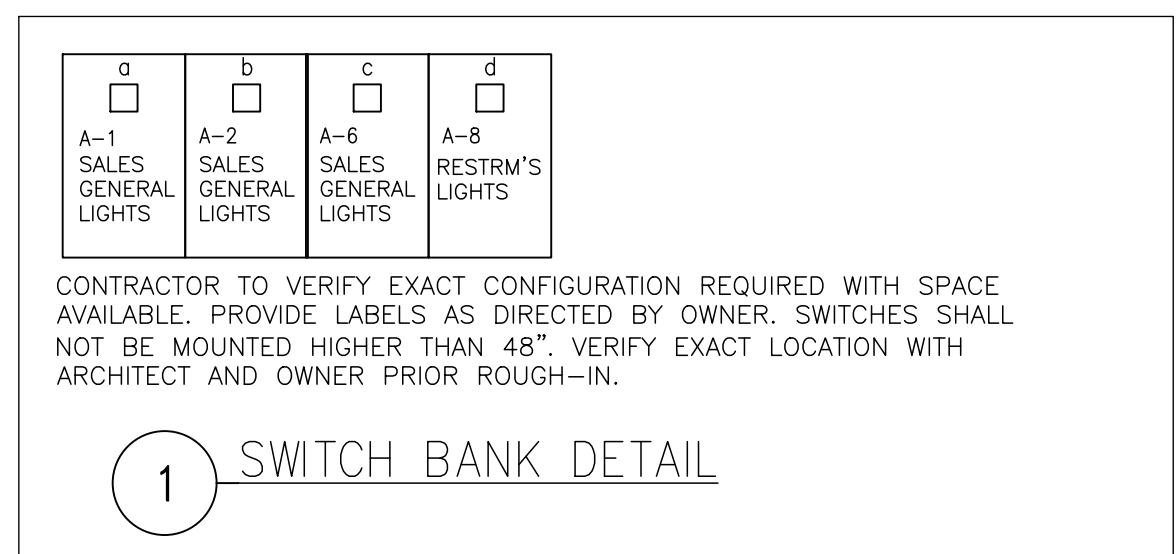
LIGHTING FIXTURE SCHEDULE			
	LAMP WATT	DESCRIPTION & CAT NO.	VOLTAGE
	50W LED	STAR LIGHTING FP2X4LED60WSK 5,700 LM	120V
	50W LED	STAR LIGHTING FP2X2LED50WSK 4,750 LM WITH EMERGENCY BATTERY PACK	120V
	50W LED	STAR LIGHTING FP2X2LED50WSK 4,750 LM	120V
	50W LED	STAR LIGHTING FP1X4LED50WSK 4,750 LM	120V
	20W LED	20 LED, RECESSED CAN DOWN LIGHT	120V
	DIODES CLUSTER	EMERGENCY EXIT LIGHT (5 WATTS, 120 VOLTS) WITH EMERGENCY BATTERY BACK, UPUL LABELED LITHONIA PRICISE OR APPROVED EQUAL	120V
	125W LED	CANOPY LIGHT 16" SQUARE, SPECULAR REFLECTOR, TEMPERED GLASS LENS MFG - AS REQUIRED BY ENGINEER	120V
	65W LED	OUTDOOR WALLPACK MTD, INC. LT. FIXTURE (2-75 WATT, 120V)	120V
		EMERGENCY LIGHT (2-26 WATTS, 120 VOLTS) WITH BATTERY BACK-UP	120V
A1	100W LED	METALUX TBLED-LD1-11-M-UNV-L840-CD1-CG-WHT-120V (WITH EMERGENCY PACK)	120V
AE	100W LED	METALUX TBLED-LD1-11-M-UNV-L840-CD1-CG-WHT-120V (WITH EMERGENCY PACK)	120V

NOTES:
 1. CIRCUITS SHOWN SHALL BE FIELD VERIFIED. RELOCATE / REARRANGE AS NECESSARY AND PROVIDE ORIGINAL CIRCUITS TO GREATEST EXTENT POSSIBLE.
 2. FOR SITE LIGHT POLE SEE DRAWING MEP-1

NOTE:
 ALL CONDUIT TO BE RUN OUTSIDE OF COOLER/FREEZER AND ALL PENETRATIONS PROVIDED WITH SEAL-OFFS PER NEC. RACEWAYS THAT PENETRATE COOLERS THAT ARE KNOWN TO BE SUBJECT TO DIFFERENT TEMPERATURES AND CONDENSATION SHALL BE FILLED INSIDE THE RACEWAY WHERE IT ENTERS THE COOLERS WITH AN APPROVED MATERIAL TO PREVENT TO CIRCULATION OF WARM AIR TO THE COOLER SECTION. (SEE 300.7 OF NFPA 70).

PER 2020 IECC 505.2.2.2 AREAS WHERE AUTOMATIC SHUTOFF FOR LIGHTING WOULD ENDANGER OCCUPANT SAFETY OR SECURITY JUST LIKE FOOD PREPARATION AND FOOD PROCESSING AREAS, AND AREAS WITH ELECTRICAL AND MECHANICAL EQUIPMENT ARE EXEMPT FROM AUTOMATIC CONTROLS.

PER 2020 IECC 101.3 THIS CODE IS NOT INTENDED TO ABRIDGE SAFETY, HEALTH OR ENVIRONMENTAL REQUIREMENTS CONTAINED IN OTHER APPLICABLE CODES OR ORDINANCES. SINCE THE MINIMUM REQUIREMENTS OF ILLUMINATION PER HEALTH CODE FOR FOOD SERVICE ESTABLISHMENT WHERE FOOD IS PREPARED IS 50 FOOT-CANDELES, NO 50% REDUCTION HAS BEEN PROVIDED IN KITCHEN AREA.

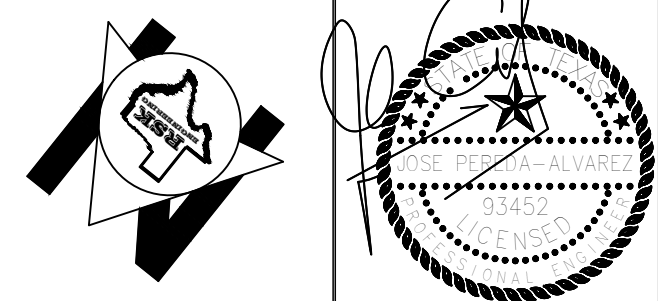


- Ⓢ LIGHTING KEY NOTES Ⓢ**
1. CONTRACTOR SHALL WIRE ALL EMERGENCY, EGRESS, AND EXIT FIXTURES AHEAD OF ALL LOCAL SWITCHING.
 2. THIS FIXTURE SHALL HAVE AN EMERGENCY BATTERY PACK IN IT THAT IS TIED TO THE HOT LEG OF THE EXIT LIGHT CIRCUIT AS INDICATED. THIS FIXTURE IS TO PROVIDE EMERGENCY LIGHTING OUTSIDE THE EXIT DOOR AS REQUIRED BY THE IBC (CURRENT EDITION). THE EMERGENCY BALLAST SHALL PROVIDE EMERGENCY POWER FOR AT LEAST 90 MINUTES. INSTALL THE LIGHT AS SHOWN OR AS NEEDED TO PROVIDE 1 FOOTCANDLE OF EMERGENCY LIGHT AT THE GROUND AT THE DOOR.
 3. PROVIDE WEATHERPROOF JUNCTION BOX WITH 20A, 120V BRANCH CIRCUIT TO POWER EXTERIOR SIGNAGE. CONTRACTOR TO PROVIDE 1P-20A RATED TOGGLE SWITCH ABOVE CEILING IN AN ACCESSIBLE AREA AS A DISCONNECT MEAN AND TO COORDINATE EXACT LOCATION AND REQUIREMENTS WITH OWNER/SIGN VENDOR PRIOR TO ROUGH-IN. EXTERIOR SIGNAGE SHALL BE CONTROLLED VIA PHOTOCELL/TIME CLOCK AS DIRECTED BY OWNER.
 4. EXTERIOR LIGHTS SHOULD BE CONTROLLED VIA PHOTOCELL/CONTACTOR AS DIRECTED BY OWNER.
 5. RESTROOM LIGHT SHALL BE CONTROLLED/INTERLOCKED WITH EXHAUST FAN CONTROL UNLESS OTHERWISE DIRECTED BY OWNER. REFER TO DETAIL 1/E2.0

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

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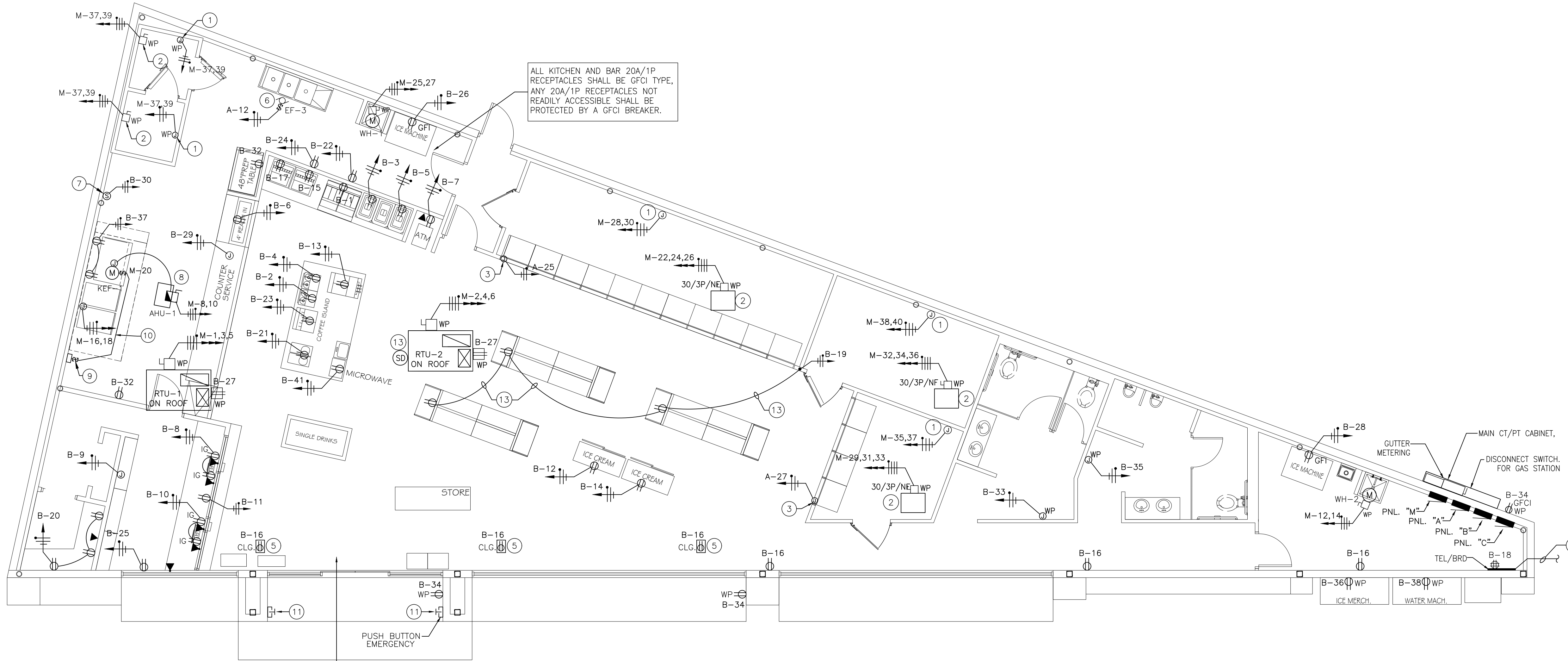
GRAPHIC SCALE



ISSUE HISTORY		REVISIONS	
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MASTER LIGHTING PLAN
 DRAWN BY: TD
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 DATE: 3-04-2021
 PROJ. NO.: VR151003.317.4
 SHEET:
E2.0 OF 4

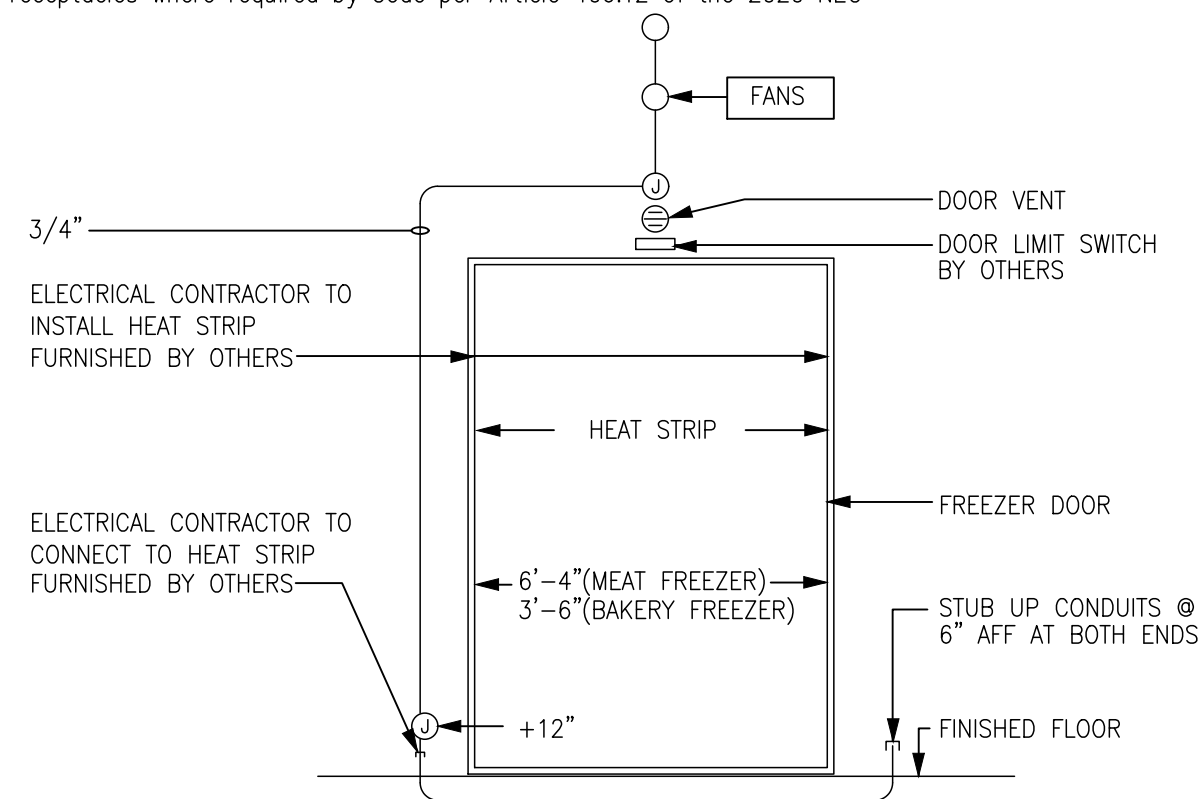


ELECTRICAL POWER PLAN

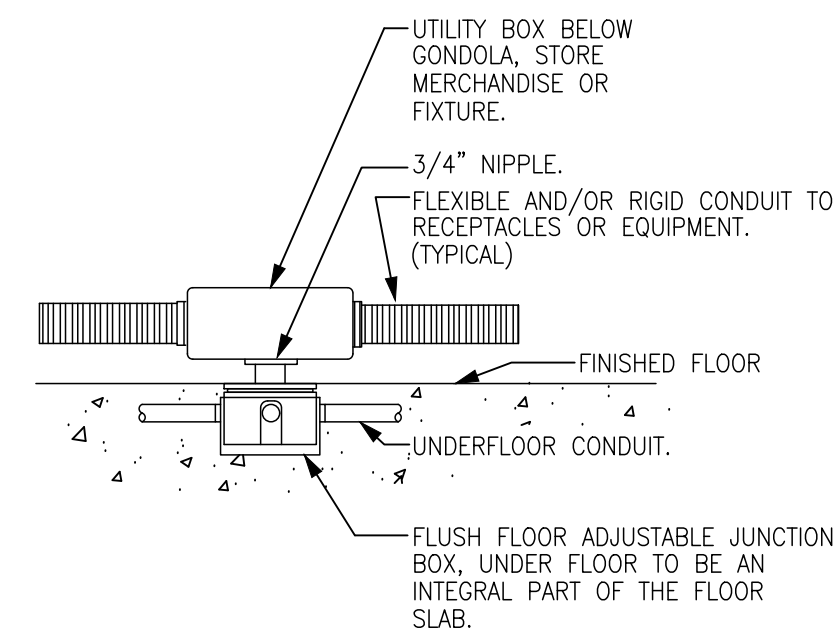
SCALE: 3/16"=1'-0"

ALL 20A/1P RECEPTACLES SHALL BE AFCI, TAMPER RESISTANT, ARTICLE 406.12 OF THE 2020 NEC

tamper resistant receptacles where required by Code per Article 406.12 of the 2020 NEC

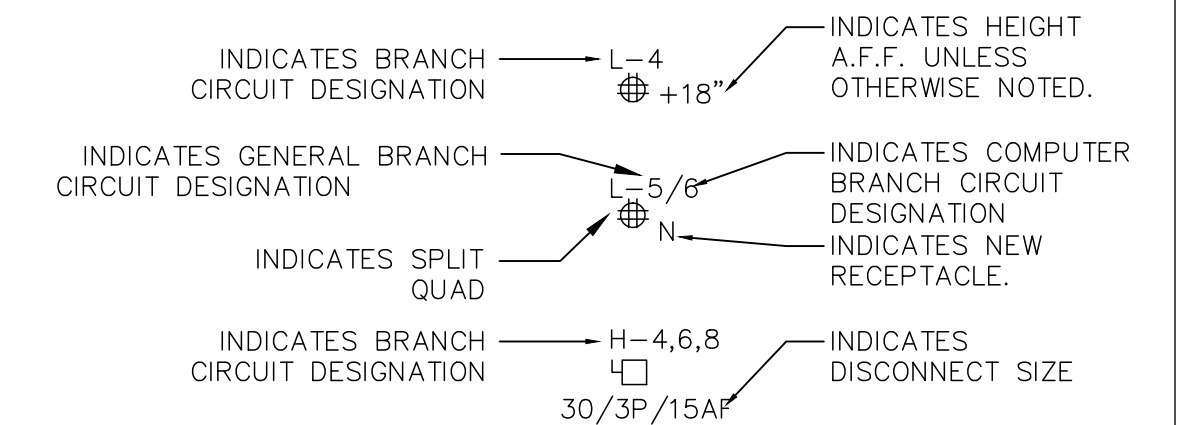


1 CONDUIT AT FREEZER DOOR DETAIL
SCALE: NONE
ECOND-9



2 HANDY BOX - UNDER FLOOR CONDUIT
SCALE: NONE
ERECE-4

CIRCUITING LEGEND



POWER GENERAL NOTES

1. PROVIDE PULL STRINGS IN ALL EMPTY CONDUITS.
2. ALL JUNCTION BOXES, CONDUITS, AND WIRES SHALL BE SIZED PER NEC.
3. REFER TO ARCHITECTURAL AND KITCHEN CONSULTANT DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF ALL DEVICES SHOWN ON THE DRAWING. COORDINATE WITH OWNER FOR EXACT LOCATION AND OTHER REQUIREMENTS PRIOR TO ROUGH-IN.
4. NOT USED.
5. ALL DEVICES AND EQUIPMENT OUTSIDE THE SCOPE OF WORK ARE EXISTING TO REMAIN U.O.N.
6. CIRCUIT NUMBERS INDICATED ARE FOR DESIGN PURPOSES ONLY. CONTRACTOR SHALL COORDINATE ACTUAL CIRCUIT NUMBERS AT THE TIME OF INSTALLATION AND TO PROVIDE AN ACCURATELY TYPED PANEL BOARD SCHEDULE FOR EACH PANEL BOARD.
7. ELECTRICAL CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY PROBLEMS PERTAINING TO CIRCUIT AVAILABILITY OR LOAD CAPACITY PRIOR TO INSTALLATION.
8. CONTRACTOR SHALL REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION OF MECHANICAL EQUIPMENT AND SCHEDULES. CONTRACTOR SHALL PROVIDE ALL ELECTRICAL DISCONNECTS, BRANCH CIRCUITRY, CIRCUIT BREAKERS AND CONNECTIONS REQUIRED TO POWER EQUIPMENT.
9. CONTRACTOR TO COORDINATE EXACT LOCATION OF DISCONNECT SWITCHES, JUNCTION BOXES AND SINGLE POLE TOGGLE SWITCHES WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
10. ALL RECEPTACLES LOCATED WITHIN 6'-0" OF SINK SHALL BE GFCI TYPE.

TELE/DATA/AV NOTES

1. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH TELE/DATA AND A/V CONSULTANTS/VENDORS FOR ADDITIONAL SCOPE OF CONDUITS, OUTLETS AND BACK BOXES REQUIREMENTS.

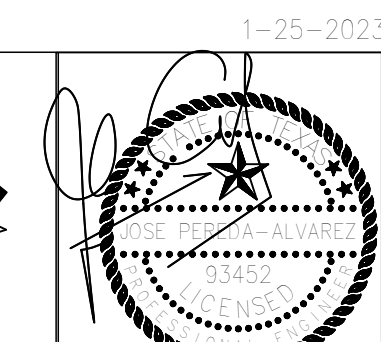
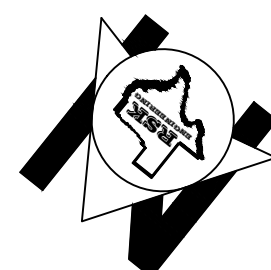
POWER KEY NOTES

1. JUNCTION BOX FOR EVAPORATOR COIL CONNECTION. CONTRACTOR TO COORDINATE WITH WALK-IN COOLER/FREEZER VENDOR FOR ALL REQUIREMENTS AND TO MAKE FINAL TIE-INS TO ROOF CONDENSING UNITS AS REQUIRED.
2. CONNECT TO EVAPORATOR UNIT. INTERCONNECT WITH ROOF TOP CONDENSING UNIT PER MANUFACTURER'S INSTRUCTIONS.
3. JUNCTION BOX FOR WALK-IN COOLER/FREEZER LIGHTING OR HEAT TAPE CONNECTION. PROVIDE GFCI BREAKER AS PER NEC 427.22. CONTRACTOR TO COORDINATE WITH WALK-IN COOLER/FREEZER VENDOR FOR EXACT LOCATION AND ALL REQUIREMENTS PRIOR TO INSTALLATION.
4. PROVIDE (1) 2" CONDUIT WITH RING AND STRING FOR TELE/DATA CABLING FROM BUILDING TELEPHONE CABINET TO TELEPHONE BOARD LOCATION AS SHOWN. CONTRACTOR TO COORDINATE ROUTING OF CONDUIT, TERMINATION POINTS, AND OTHER REQUIREMENTS WITH TENANT'S IT CONSULTANT/OWNER PRIOR TO INSTALLATION.
5. PROVIDE CEILING MOUNTED RECEPTACLE FOR NEON SIGN. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
6. EXHAUST FAN SHALL BE CONTROLLED VIA TIME CLOCK AND BY 1P-20A TOGGLE SWITCH. CONTRACTOR TO PROVIDE 120V CONTACTOR AS REQUIRED FOR CONTROL.
7. LOCATION OF FIRE SUPPRESSION SYSTEM. SUPPRESSION SYSTEM TO TURN OFF POWER TO SHUNT TRIP BREAKERS FOR HOOD FAN, HOOD LIGHTS, AND ALL RECEPTACLES OUTLETS UNDER THE HOOD.
8. FURNISH AND INSTALL ALL NECESSARY CONDUIT AND WIRING AND MAKE ALL CONNECTIONS TO INTERLOCKING EXHAUST FAN WITH MAU-1. REFER TO MECHANICAL FOR ADDITIONAL INFORMATION.
9. CONTROL PANEL FOR MAKE-UP AIR UNIT SHALL BE FURNISHED BY MECHANICAL FOR INSTALLATION, WIRING AND CONNECTIONS BY ELECTRICAL.
10. 1/2" CONDUIT WITH CONTROL CONDUCTORS AS REQUIRED. MAKE ALL CONNECTIONS FOR PROPER OPERATION.
11. PROVIDE EMERGENCY PUSH BUTTON FOR FUEL PUMP SHUT-DOWN.
12. PROVIDE DUCT SMOKE DETECTOR. FURNISHED AND WIRE BY ELECTRICAL CONTRACTOR. MOUNTED IN DUCT BY MECHANICAL CONTRACTOR.
13. PROVIDE (1) 3/4" CONDUIT CONCEALED IN SLAB FOR POWER WIRING TO BANQUETTE BENCH RECEPTACLES. COORDINATE EXACT LOCATION OF RECEPTACLES AND OTHER REQUIREMENTS WITH OWNER PRIOR TO INSTALLATION.

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

Pereda Engineering TX FIRM #F-8313
9434 Viscount (915)238-8399
El Paso Tx. 79938 jpereda@aol.com

GRAPHIC SCALE



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

RSK ENGINEERING
ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS
12812 WILLOW CENTRE, UNIT A TEL. (281) 580-4585
HOUSTON, TEXAS 77066 FAX (281) 580-4399
FIRM # F-11211

VILLA MARIA GAS STATION
1919 WEST VILLA MARIA ROAD
BRYAN, TX 77807
MASTER POWER PLAN

DRAWN BY: TD DATE: 3-04-2021 SHEET: **E3.0** OF 4
CHECKED BY: RSK PROJ. NO.: VR151003.317.4

