

**PARKING LOT ANALYSIS BLD. 1**

A. PROPOSED SHOWROOM  
 Square feet = 2,903 Sq.Ft.  
 1 SPACE FOR EVERY 400 SQUARE FEET OF ENCLOSED SPACE, AND  
 1 FOR EVERY 2000 SQUARE FEET OF OUTSIDE DISPLAY AREA  
 REQUIRED PARKING SPACE = 2,903/400 = 7 PARKING SPACES  
 2,903 / 400 = 7 SPACES  
 DISPLAY AREA = 4,000 SQ.FT OF DISPLAY AREA = 2 PARKING SPACES

2. NUMBER OF PARKING SPACES PROPOSED: 9  
 AS PER TABLE 1106.1  
 ACCESSIBLE PARKING SPACES

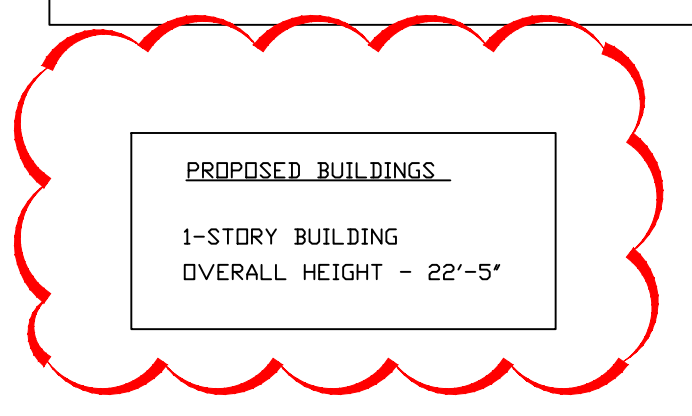
**PARKING LOT ANALYSIS BLD. 2**

A. PROPOSED OFFICE STORAGE WAREHOUSE  
 Square feet = 11,880 Sq.Ft.  
 1 PARKING SPACE PER EVERY 900 SQ.FT.  
 REQUIRED PARKING SPACES = 11,880/900 = 13

2. NUMBER OF PARKING SPACES PROPOSED: 38  
 AS PER TABLE 1106.1  
 ACCESSIBLE PARKING SPACES

BUILDING # 1 = 3,000 SQ.FT.  
 BUILDING # 2 = 11,880 SQ.FT.  
 PARKING LOT = 47,183 SQ.FT.

TOTAL IMPERVIOUS COVER = 62,063 SQ.FT.

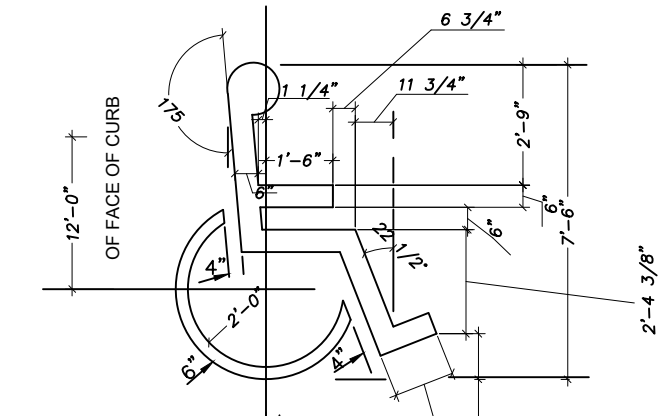


- DETENTION POND AREA
- IRON FENCE
- 6" CURB
- FIRE LANE
- BOLLARD
- NEW CONCRETE
- CAR DISPLAY AREA
- 25' FIRE LANE

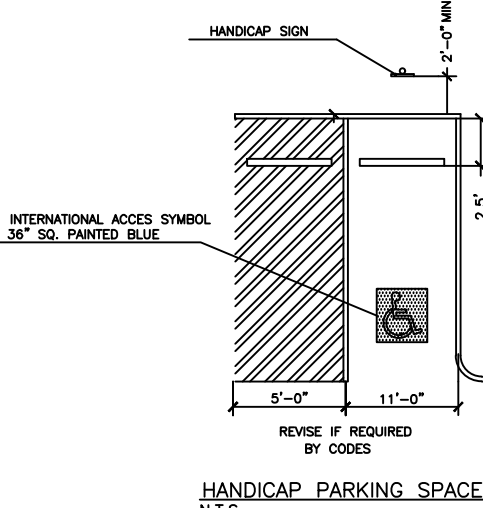
Property ID: 100517  
 Legal Description: SWEET PH 1, BLOCK 1 (PT DP), ACRES 7.0  
 Geographic ID: 570200-1001-0010  
 Agent: [Redacted]  
 Type: Real  
 Location: 1900 N EARL RUDDER FREEWAY TX  
 Map ID: 540-242  
 Neighborhood CD: A11000C  
 Owner: SNE INVESTMENTS LLC  
 Mailing Address: % SMITH D E  
 PO BOX 138  
 KURTIEN, TX 77862-0138

N/F  
 PIERCE P. STACY, III  
 CALLED 7.00 ACRES  
 (2835/191 DPRBCT)

Property ID: 358420  
 Legal Description: PROGRESS PARK PH 2, BLOCK 2, LOT 5  
 Geographic ID: 577025-1000-0050  
 Agent: [Redacted]  
 Type: Real  
 Location: 1860 N EARL RUDDER FREEWAY TX  
 Map ID: 540-242  
 Neighborhood CD: A11000C  
 Owner: CROSSWAY FARMS INC  
 Mailing Address: 22027 SAKATIGA WOODS DR  
 MONTGOMERY, TX 77316



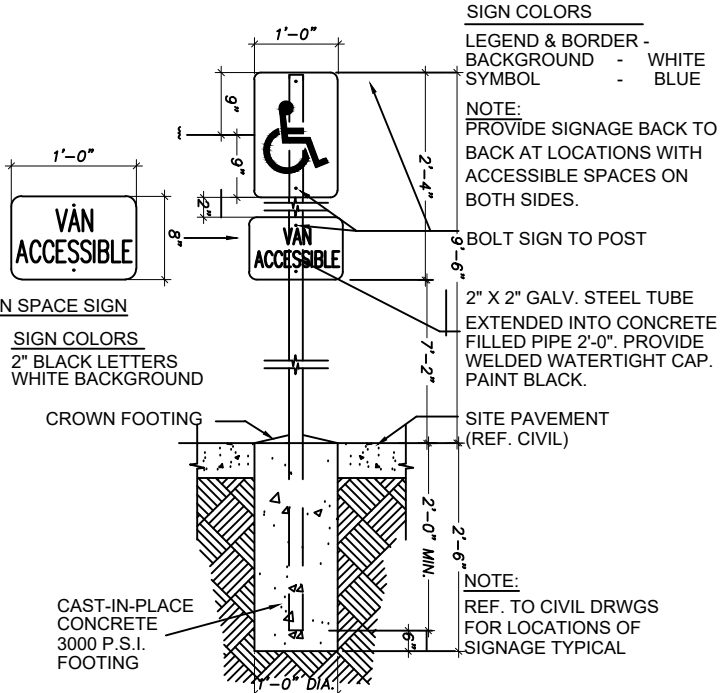
HANDICAP SYMBOL  
 SCALE: N.T.S.



HANDICAP PARKING SPACES  
 N.T.S.

(a) A paved accessible parking space must include:  
 (1) the International Symbol of Accessibility painted conspicuously on the surface in a color that contrasts with the pavement; NO PARKING marked on any access aisle adjacent to the parking space. The words must be painted:  
 (A) in all capital letters;  
 (B) with a letter height of at least twelve inches, and a stroke width of at least two inches; and  
 (C) centered within each access aisle adjacent to the parking space; and  
 (2) a sign identifying the consequences of parking illegally in a paved accessible parking space. The sign must:  
 (A) at a minimum state "Violators Subject to Fine and Towing" in a letter height of at least one inch;  
 (B) be mounted on a pole, post, wall or freestanding board;  
 (C) be no more than eight inches below a sign required by Texas Accessibility Standards, 502.6; and  
 (D) be installed so that the bottom edge of the sign is no lower than 48 inches and no higher than 80 inches above ground level.  
 (b) A parking space identification sign that complies with Texas Accessibility Standards, 502.6, that includes the requirements in subsection (a)(3)(A) satisfies subsection (a)(3).

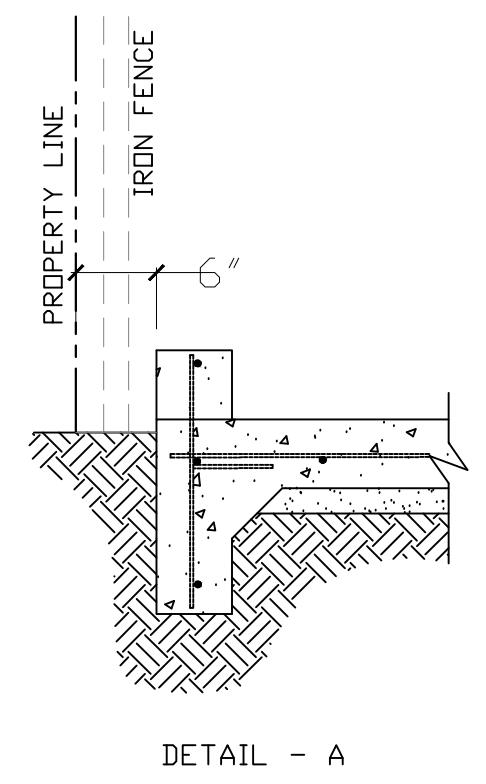
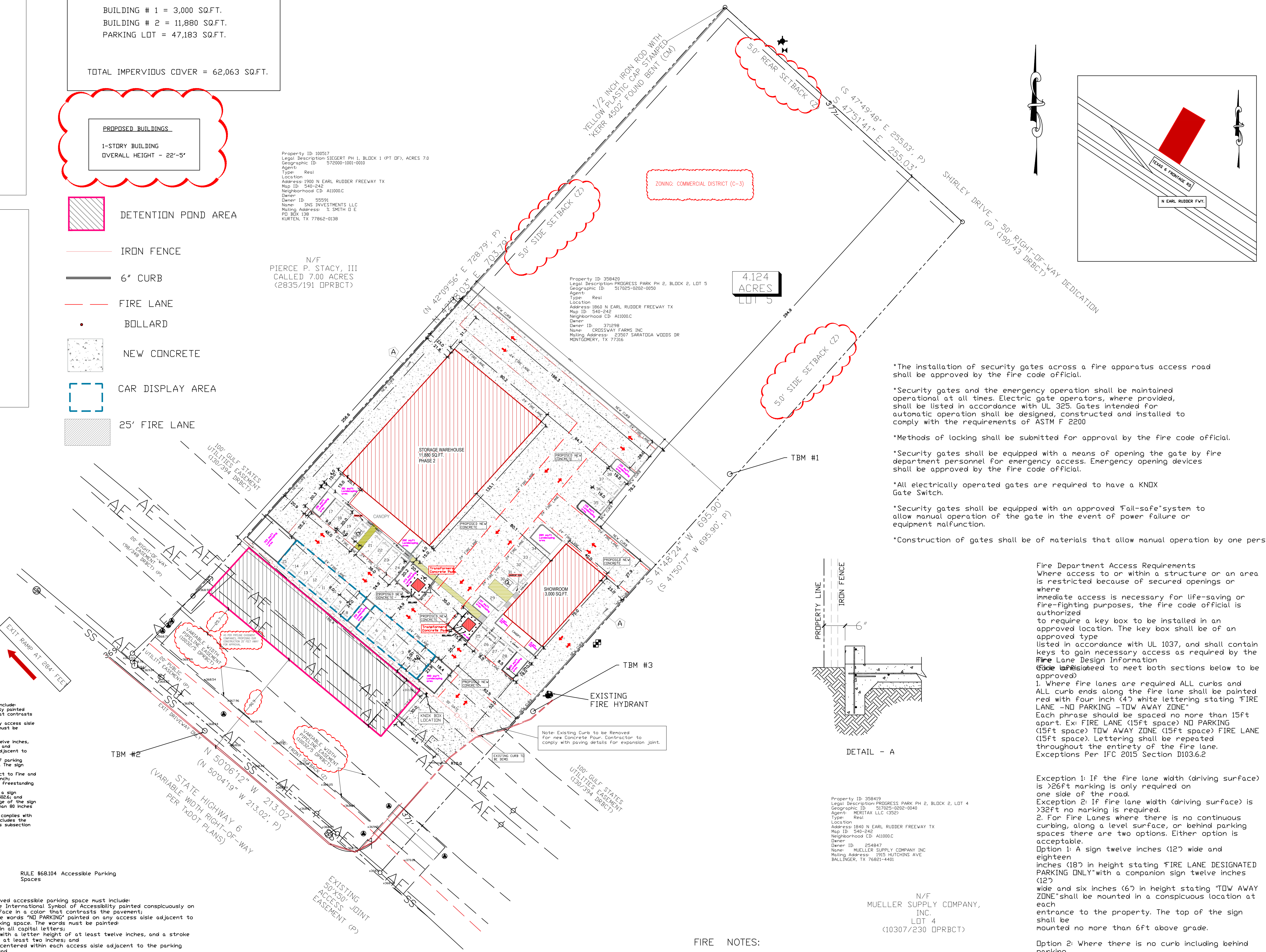
RULE 86.104 Accessible Parking Spaces



HANDICAPPED SIGN DETAIL  
 SCALE: N.T.S.

(a) A paved accessible parking space must include:  
 (1) the International Symbol of Accessibility painted conspicuously on the surface in a color that contrasts the pavement;  
 (2) the words "NO PARKING" painted on any access aisle adjacent to the parking space. The words must be painted:  
 (A) in all capital letters;  
 (B) with a letter height of at least twelve inches, and a stroke width of at least two inches; and  
 (C) centered within each access aisle adjacent to the parking space; and  
 (2) a sign identifying the consequences of parking illegally in a paved accessible parking space. The sign must:  
 (A) at a minimum state "Violators Subject to Fine and Towing" in a letter height of at least one inch;  
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 (C) be no more than eight inches below a sign required by Texas Accessibility Standards, 502.6; and  
 (D) be installed so that the bottom edge of the sign is no lower than 48 inches and no higher than 80 inches above ground level.  
 (b) A parking space identification sign that complies with Texas Accessibility Standards, 502.6, that includes the requirements in subsection (a)(3)(A) satisfies subsection (a)(3).

NOTE: THERE WILL BE NO BIG TRUCKS OR 18 WHEELER TRUCKS ENTERING THE SITE.



DETAIL - A

- \*The installation of security gates across a fire apparatus access road shall be approved by the fire code official.
- \*Security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200
- \*Methods of locking shall be submitted for approval by the fire code official.
- \*Security gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
- \*All electrically operated gates are required to have a KNOX Gate Switch.
- \*Security gates shall be equipped with an approved "Fail-safe" system to allow manual operation of the gate in the event of power failure or equipment malfunction.
- \*Construction of gates shall be of materials that allow manual operation by one person.

**FIRE NOTES:**

- 1-KNOX BOX WILL BE INSTALLED, FIELD INSPECTION SHALL BE REQUIRED FOR PROPER PLACEMENT
- 2-ADDRESSES SHALL BE POSTED ON BUILDING ON A CONTRASTING BACKGROUND AND SHALL BE VISIBLE FROM THE STREET.

Property ID: 308419  
 Legal Description: PROGRESS PARK PH 2, BLOCK 2, LOT 4  
 Geographic ID: 577025-1002-0040  
 Agent: MERITAX LLC (252)  
 Type: Real  
 Location: 1860 N EARL RUDDER FREEWAY TX  
 Map ID: 540-242  
 Neighborhood CD: A11000C  
 Owner: MUELLER SUPPLY COMPANY INC  
 Mailing Address: 1915 HATCHERS AVE  
 BALLINGER, TX 76821-4441

N/F  
 MUELLER SUPPLY COMPANY,  
 INC.  
 LOT 4  
 (10307/230 DPRBCT)

Fire Department Access Requirements  
 Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the Fire Lane Design Information (Table 1106.1).  
 Each phrase should be spaced no more than 15ft apart. Ex: FIRE LANE (15ft space) NO PARKING (15ft space) TDW AWAY ZONE (15ft space) FIRE LANE (15ft space). Lettering shall be repeated throughout the entirety of the fire lane. Exceptions Per IFC 2015 Section D103.6.2

Exception 1: If the fire lane width (driving surface) is >26ft marking is only required on one side of the road.  
 Exception 2: If fire lane width (driving surface) is >32ft no marking is required.  
 2. For Fire Lanes where there is no continuous curbing, along a level surface, or behind parking spaces there are two options. Either option is acceptable.  
 Option 1: A sign twelve inches (12") wide and eighteen inches (18") in height stating "FIRE LANE DESIGNATED PARKING ONLY" with a companion sign twelve inches (12") wide and six inches (6") in height stating "TDW AWAY ZONE" shall be mounted in a conspicuous location at each entrance to the property. The top of the sign shall be mounted no more than 6ft above grade.  
 Option 2: Where there is no curb including behind parking spaces a continuous 8 inch red stripe with 4 inch (4") white lettering stating "FIRE LANE -NO PARKING -TDW AWAY ZONE" shall be mounted in a conspicuous location at each entrance to the property. The top of the sign shall be mounted no more than 6ft above grade.

Option 2: Where there is no curb including behind parking spaces a continuous 8 inch red stripe with 4 inch (4") white lettering stating "FIRE LANE -NO PARKING -TDW AWAY ZONE" shall be mounted in a conspicuous location at each entrance to the property. The top of the sign shall be mounted no more than 6ft above grade.



ALVARADO GROUP, LLC

7015 W. Tidwell Rd. G110  
 Houston, Tx 77092

alvaradogroup12@gmail.com

DRAWN BY:  
 MIGUEL ALVARADO

SEAL:



Diego Lamacchia, PE  
 28/04/2023

Diego Lamacchia, PE, PMP  
 TBPE Firm - 18611

CROSSWAY AUTO CENTER

PROJECT NAME:

PLOT DATE:

08/28/2023

SCALE:

1:40

JOB No:

000

SHEET NAME:

SITE PLAN

SHEET #:

C-1

1860 N. EARL RUDDER FRWY.  
 BRYAN TX, 77808