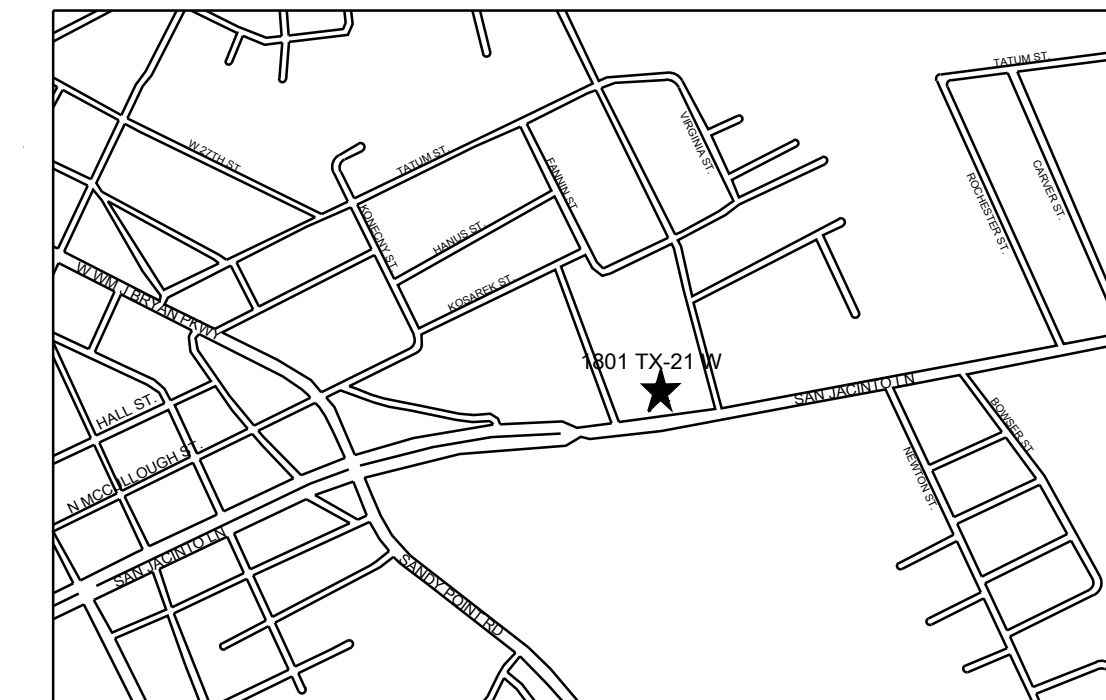


ARRIAGA TIRE SHOP BRYAN, TEXAS

ARCHITECT:
R.A.I. DESIGNS, INC.
3206 LONGMIRE DRIVE
SUITE A19
COLLEGE STATION, TEXAS 77845
(979) 846-3366

OWNER:
BERNARDINO ARRIAGA
BRYAN, TEXAS 77802
(979) 213-8817

STRUCTURAL ENGINEER:
CORDOBA GROUP, LLC
1815 W CAMPBELL RD
GARLAND, TEXAS 75044
(469) 325-8800



VICINITY MAP
N.T.S.

BUILDING CODE DATA	
BUILDING CODE:	THE INTERNATIONAL BUILDING CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
ACCESSIBILITY CODE:	TEXAS ACCESSIBILITY STANDARDS
PLUMBING CODE:	THE INTERNATIONAL PLUMBING CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
MECHANICAL CODE:	THE INTERNATIONAL MECHANICAL CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
ELECTRICAL CODE:	THE NATIONAL ELECTRICAL CODE (2020 EDITION) w/ ADOPTED AMENDMENTS
ENERGY CODE:	THE INTERNATIONAL ENERGY CONSERVATION CODE (2018 EDITION) w/ ADOPTED AMENDMENTS
FIRE PREVENTION CODE:	THE INTERNATIONAL FIRE CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
TYPE OF CONSTRUCTION:	TYPE V-B
OCCUPANCY CLASSIFICATION:	A-2
ZONING CLASSIFICATION:	C-3

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3206 Longmire Drive A19
College Station, TX 77845
www.raidesigns.com

R.A.I.
DESIGNS, INC.

R.A.I. JOB#: 22-099

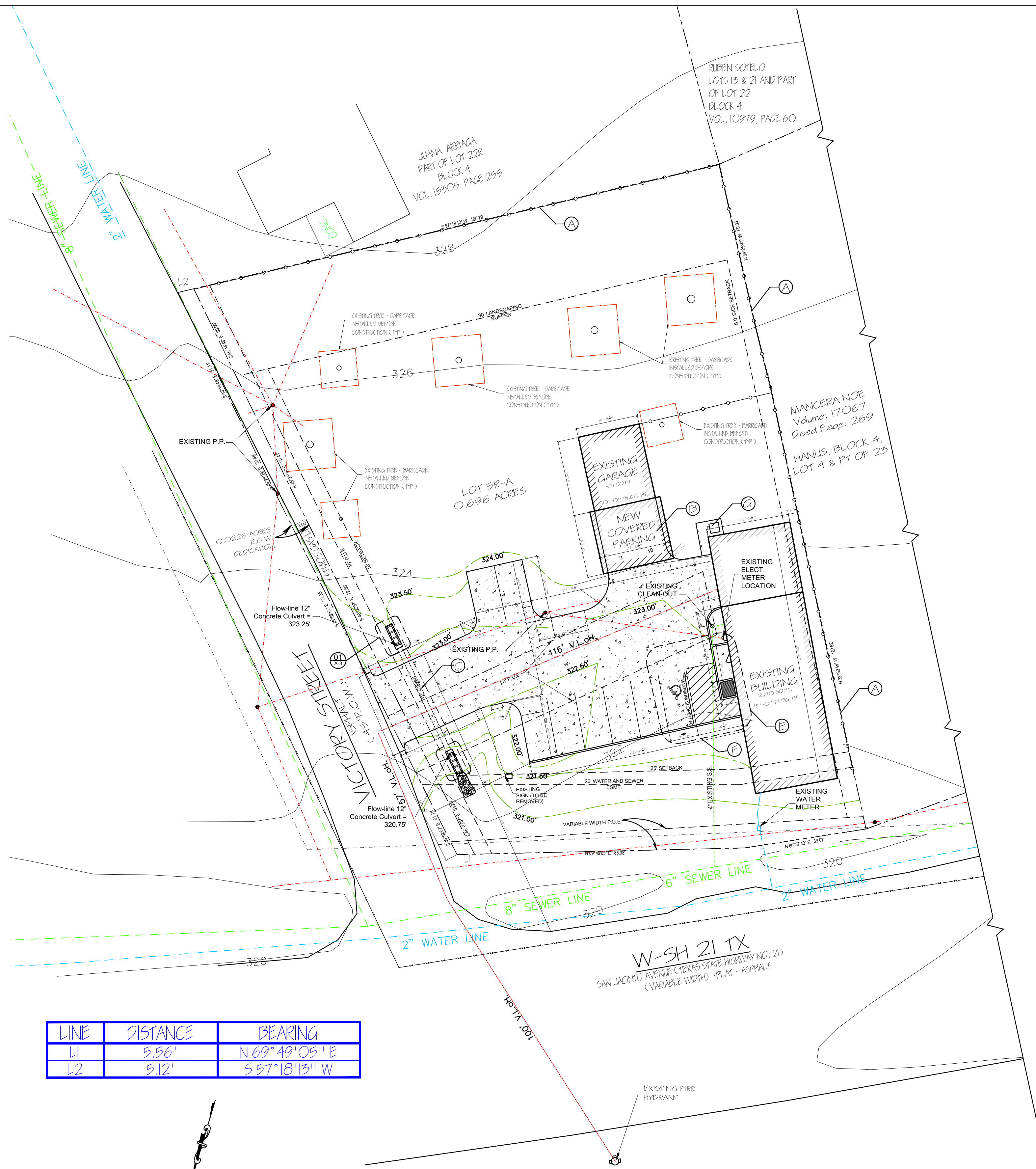
PROJECT SITE INFO:
HANUS ADDITION SUBDIVISION
LOTS 5K-A, BLOCK-4
0.696 ACRES

CLIENT:
ARRIAGA FAMILY
TIRE SHOP

08-10-23	09-30-24
10-16-23	
09-30-24	

JTR- INITIAL LAYOUT
JTR- 1st SITE SUBMITTAL
JTR- 2nd SITE SUBMITTAL

SHEET: **S-1**
OF FIVE
DATE: 09-30-2024



LINE	DISTANCE	BEARING
L1	5.56'	N 69° 49' 05" E
L2	5.12'	S 57° 18' 13" W

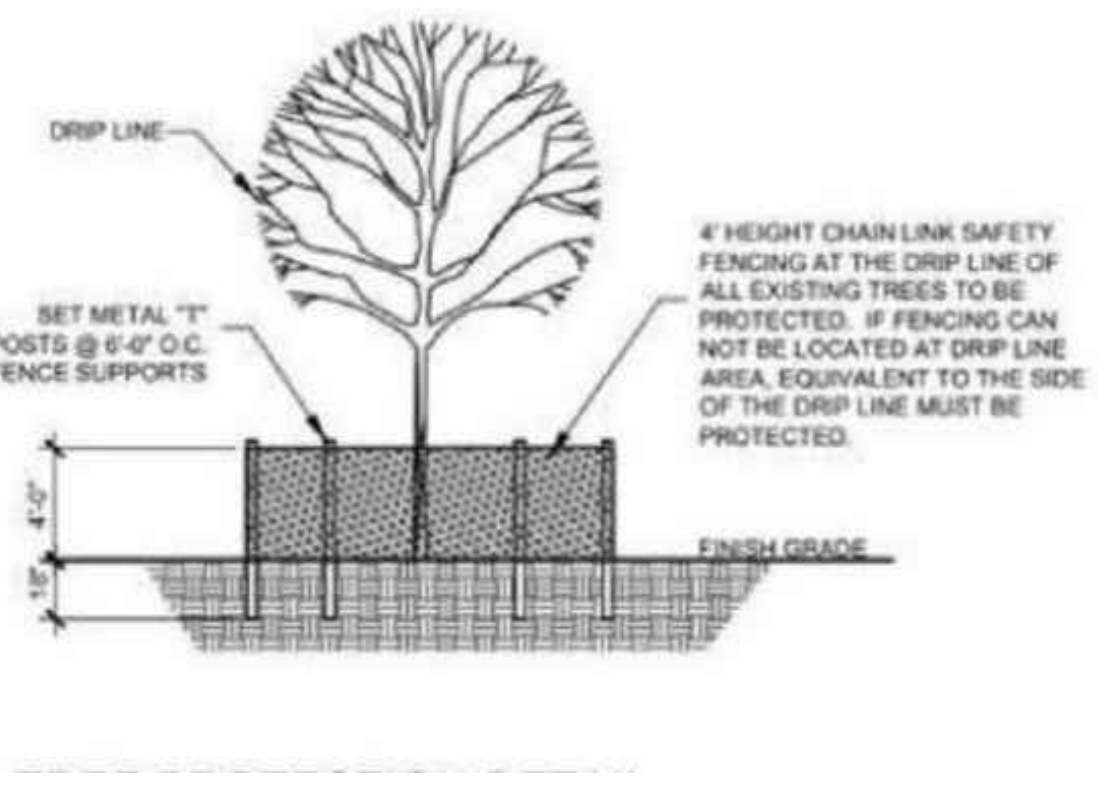
1801 W-SH 21 TX
HANUS
LOT - SR
BLOCK - 4

TAG	ITEM
(A)	6'-0" HT. WOOD FENCE
(B)	NEW COVERED PARKING (PERMITTED SEPARATELY)
(C)	NEW 12" CULVERT INSTALLED UNDER NEW DRIVE
(D)	EXISTING TREE TO BE PROTECTED BY BARRICADE.
(E)	NEW HANDICAP RAMP INSTALLED
(F)	NEW HANDICAP PARKING AND STRIPING
(G)	NEW ROLL OFF WASTE CONTAINMENT PAD

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

SITE PLAN

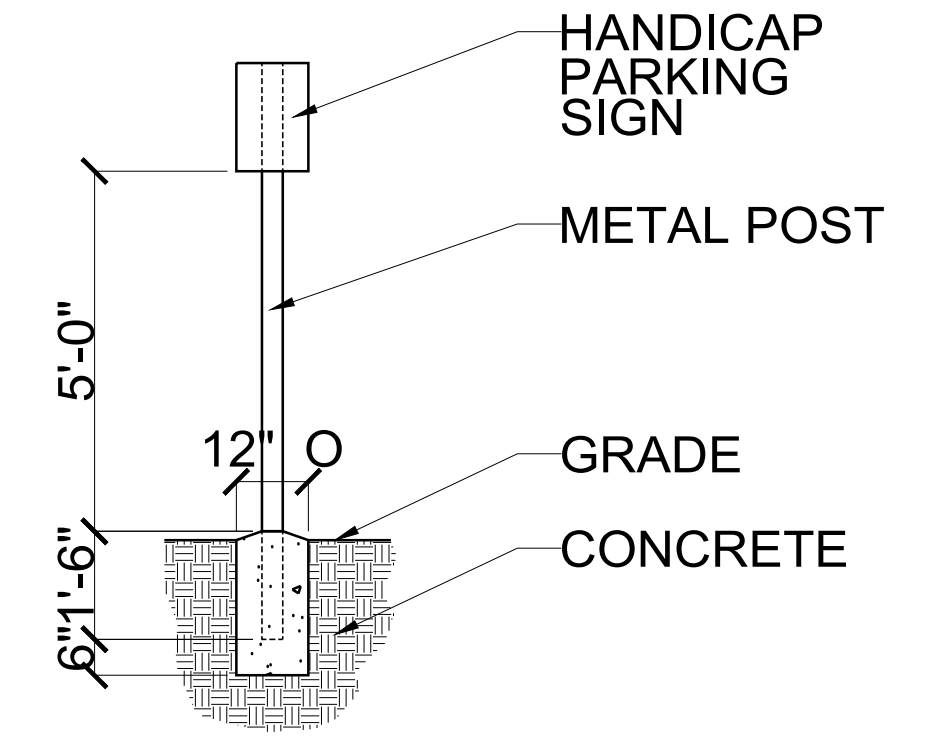
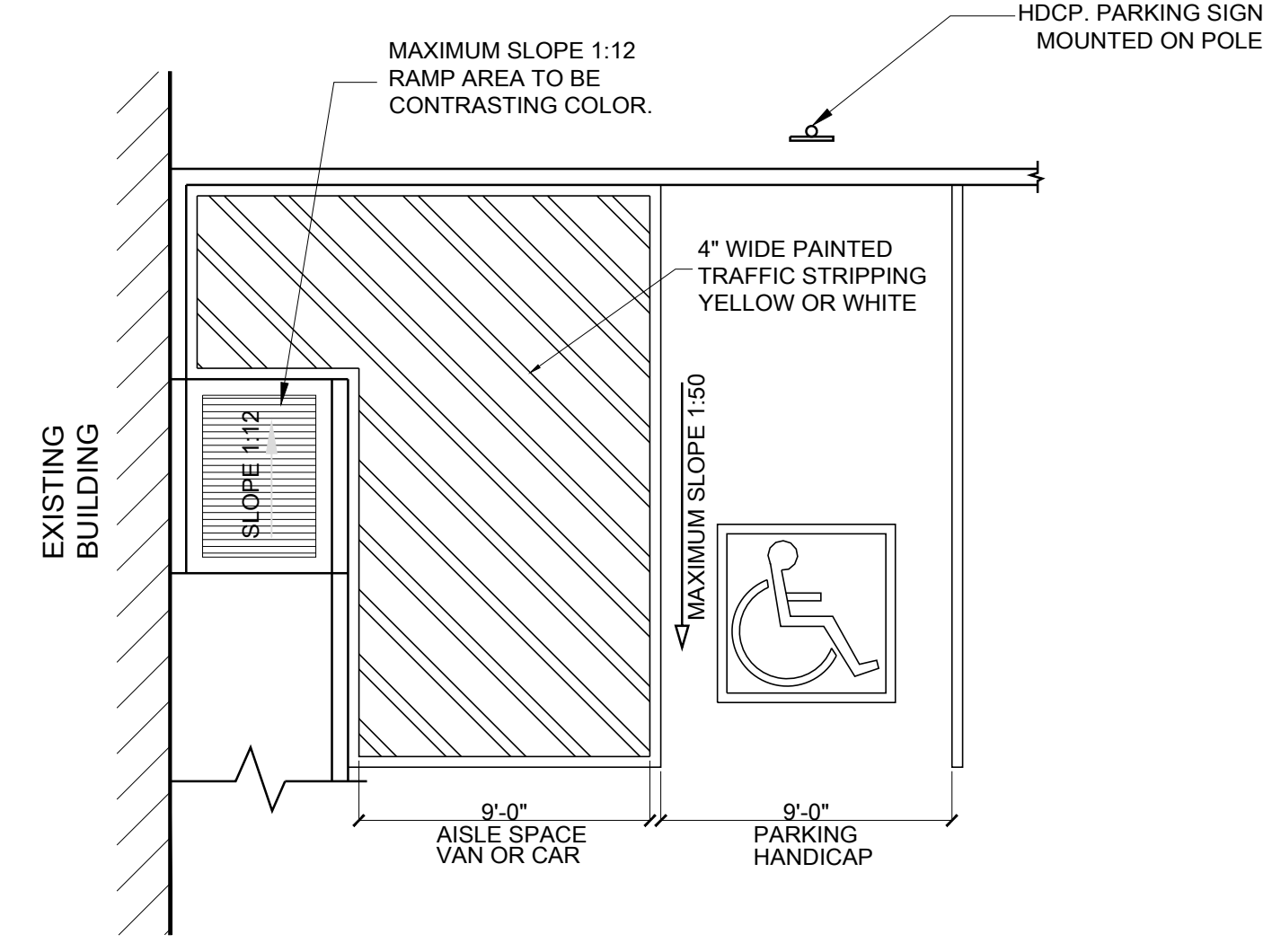
SCALE: 1" = 20'-0" | 04



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

TREE PROTECTION DETAIL

SCALE: N.T.S. | 03



HANDICAP PARKING DETAILS

SCALE: N.T.S. | 02

- SITE NOTES**
- THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN PER FEMA D-FIRM PANEL NO. 48041C0215F, DATED APRIL 2, 2014.
 - FOR UTILITY NOTIFICATION CONTACT BTU - (979)821-5700 CITY OF BRYAN - (979) 209-5900
 - OFF-SITE DRAINAGE SHALL BE CONTROLLED BY DRAINAGE SWALES AND BEING DETAINED IN THE DRIVE AISLES. BY DOING THIS THE NEIGHBORING PROPERTIES WILL NOT BE AFFECTED.
 - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
 - PLEASE HAVE CONTRACTOR CONTACT BTU LINE DESIGN AT 821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE. PLEASE PROVIDE A DETAILED LOAD ANALYSIS, AS WELL AS THE SERVICE REQUIREMENTS (VOLTAGE, AMPS, SINGLE PHASE VS THREE PHASE) AT THIS TIME.
 - THIS PROPERTY IS ZONED FOR COMMERCIAL DISTRICT (C-3).
 - ALL SETBACKS WILL BE CONSISTENT WITH THE LOT DEVELOPMENT STANDARDS FOUND IN LAND AND SITE DEVELOPMENT ORDINANCE SECTION 62-593.
 - NO MECHANICAL EQUIPMENT SHALL BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
 - NOT HAVING ANY NEW PLUMBING FIXTURES THAT WILL MAKE THE NEED FOR A NEW GREASE TRAP TO BE ADDED.
 - THE SUBJECT PROPERTY WAS REZONED ON MAY 2, 2023 VIA ORDINANCE 2622.
 - SEE ENGINEERED DRAINAGE REPORT IN SEPARATE DOCUMENT.

NEW AREA SUMMARY

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

PARKING RATIO CALCULATIONS

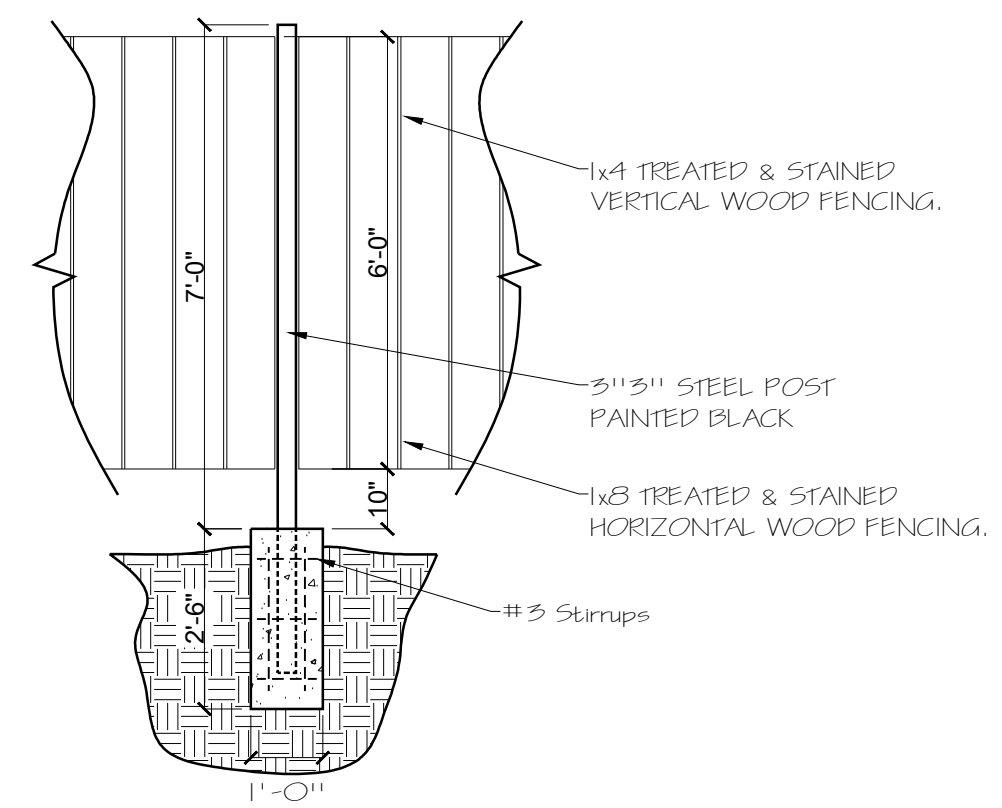
GROSS AREA = 2,641 SQ.FT.

1.00 X PER 275 SQ.FT. SPACES REQUIRED

2,641 / 275 = 9.6

10 SPACES REQUIRED

10 SPACES PROVIDED



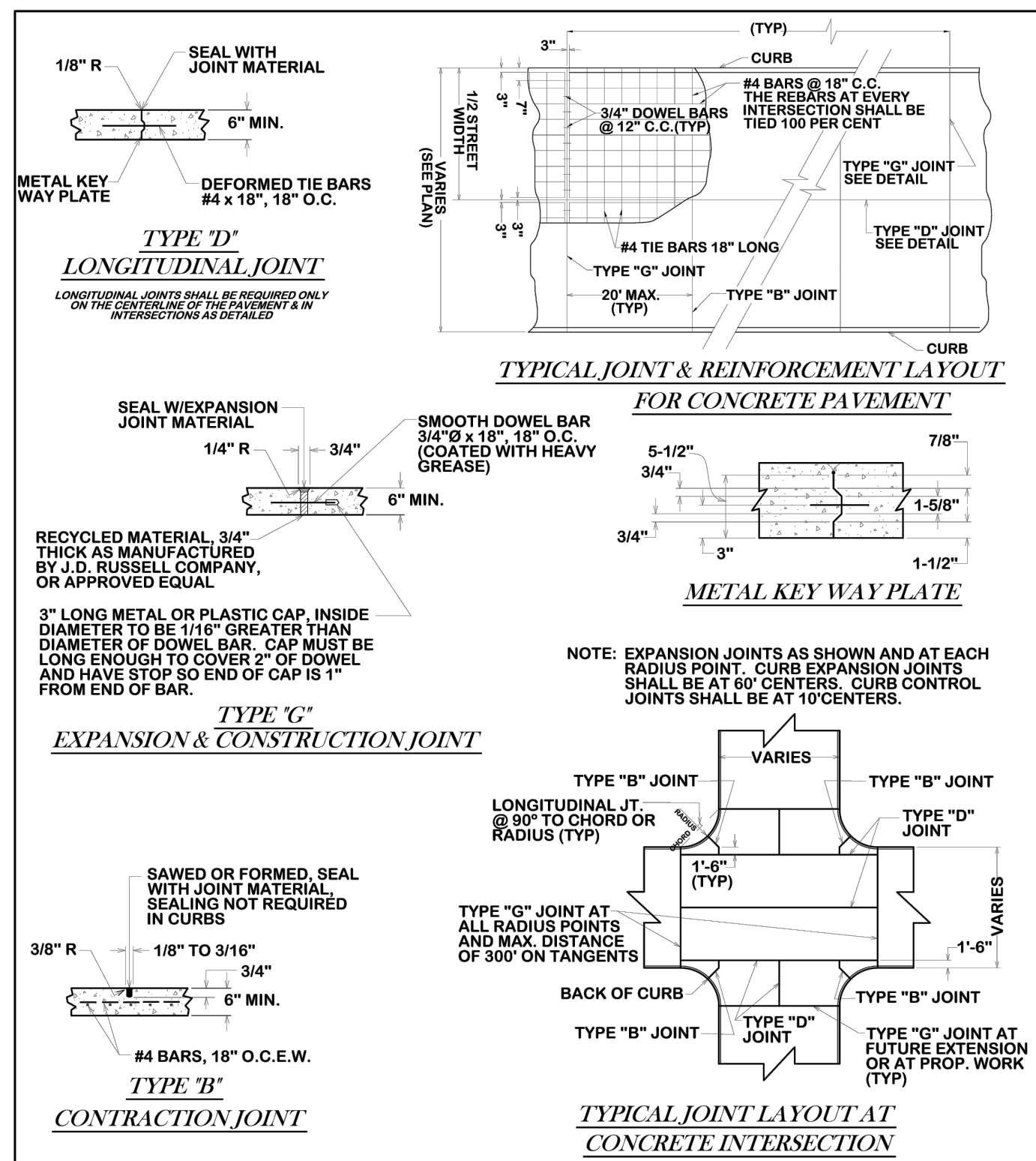
SITE LEGEND

---	PROPERTY LINES	---	EXISTING CONTOUR LINES
---	SET BACK / P.U.E. LINES	---	PROPOSED CONTOUR LINES
---	WATER LINES	---	STORM SEWER LINES
---	SEWER/SAN LINES	---	UTILITY LINES
---	POWER LINES (AERIAL)	---	GAS LINES
(FH)	FIRE HYDRANT (EXISTING)	---	VEHICLE LAY OF HOSE (V.L.O.H.)
---	FENCE LINE	---	CONCRETE PAVEMENT
---	TREE PROTECTION	---	GROUND COVER

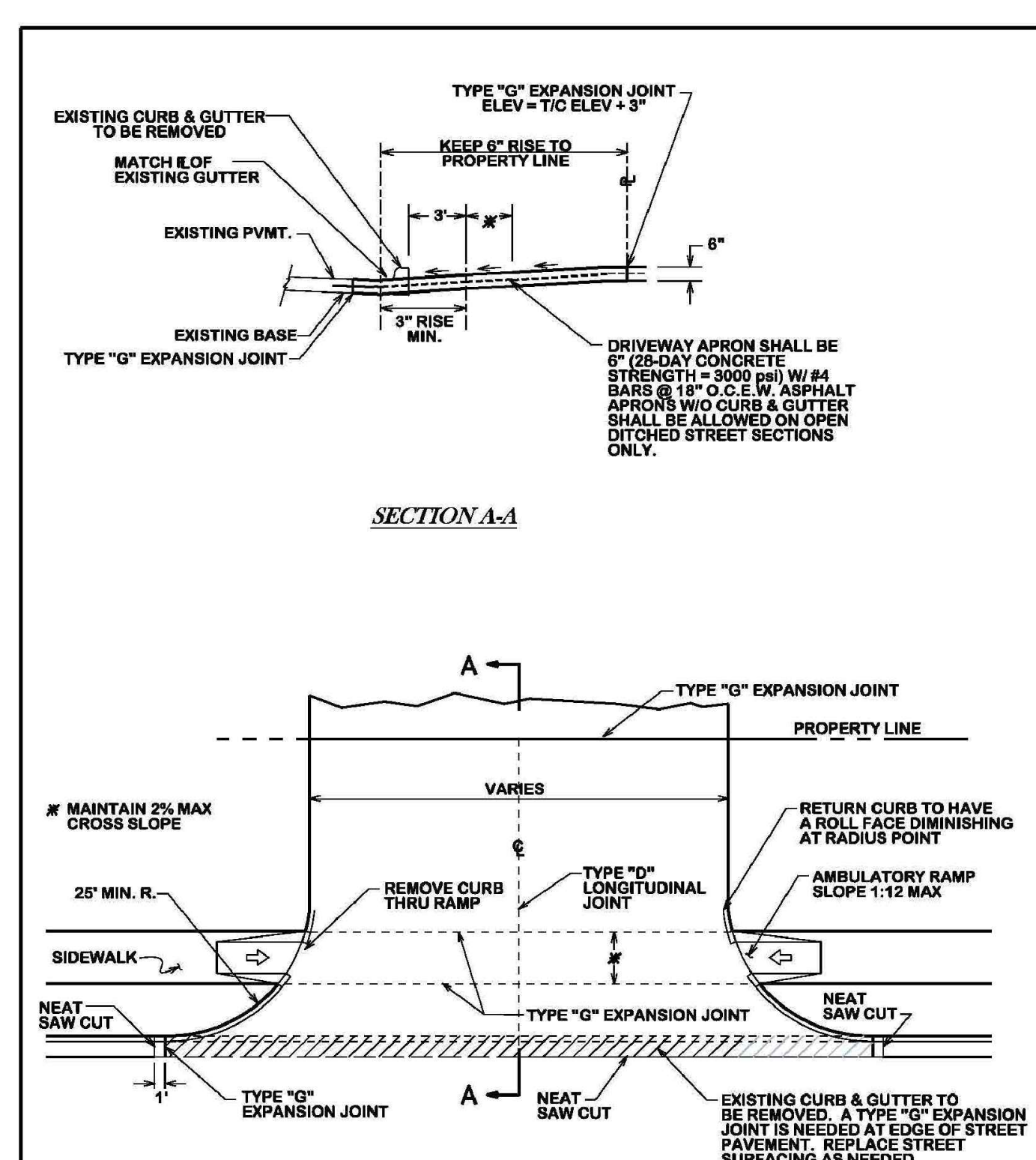
NOTES

SCALE: N.T.S. | 01

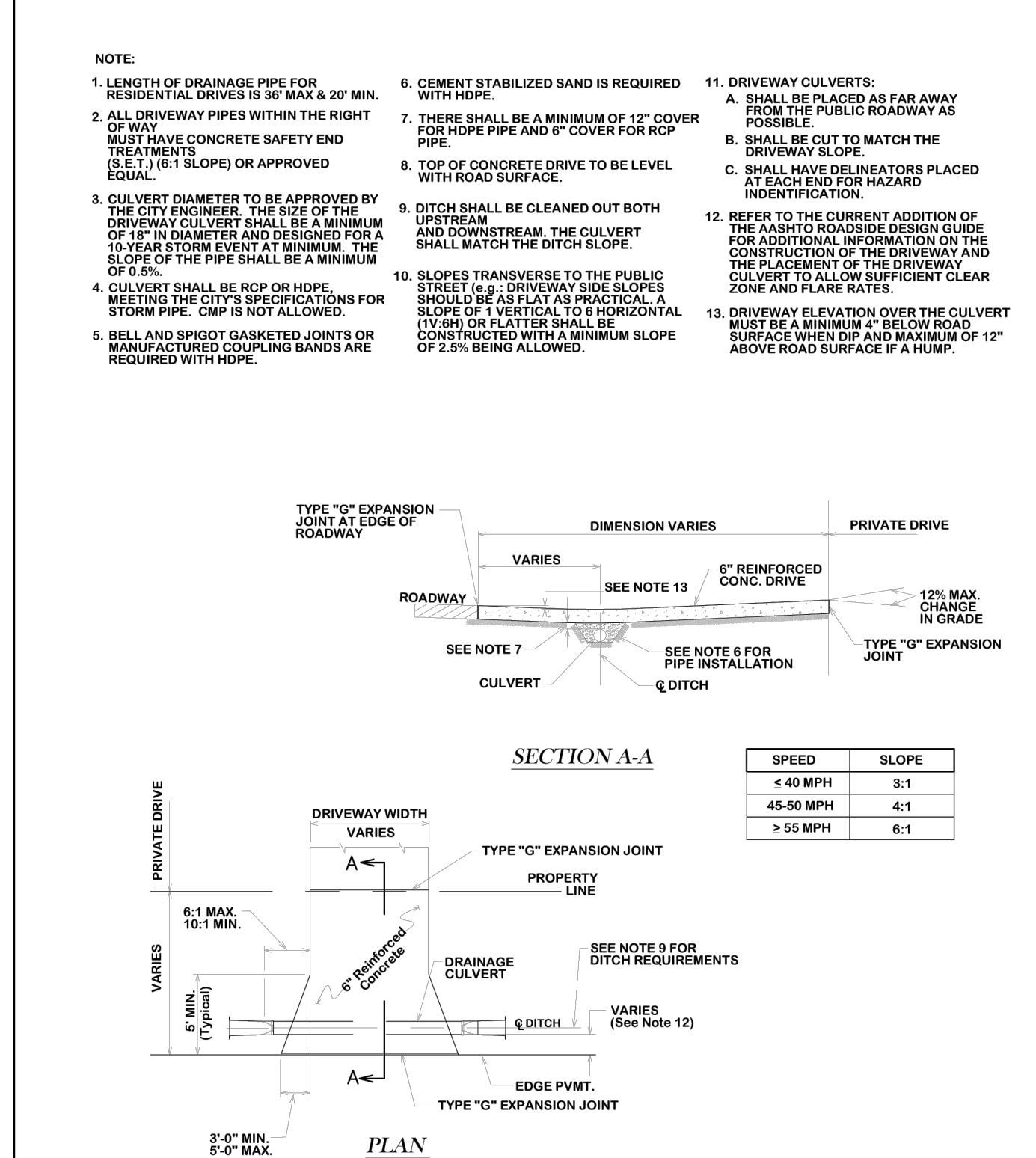
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 3206 Longmire Drive A19
 College Station, TX 77845
 www.raidesigns.com
R.A.I. DESIGNS, INC.
 PROJECT SITE INFO:
 R.A.I. JOB#: 22-099
 HANUS ADDITION SUBDIVISION
 LOTS SR-A, BLOCK-4
 0.696 ACRES
 ARRIAGA FAMILY
 TIRE SHOP
 CLIENT: 08-10-23 10-16-23 09-30-24
 SHEET: S-2 OF FIVE
 DATE: 09-30-2024



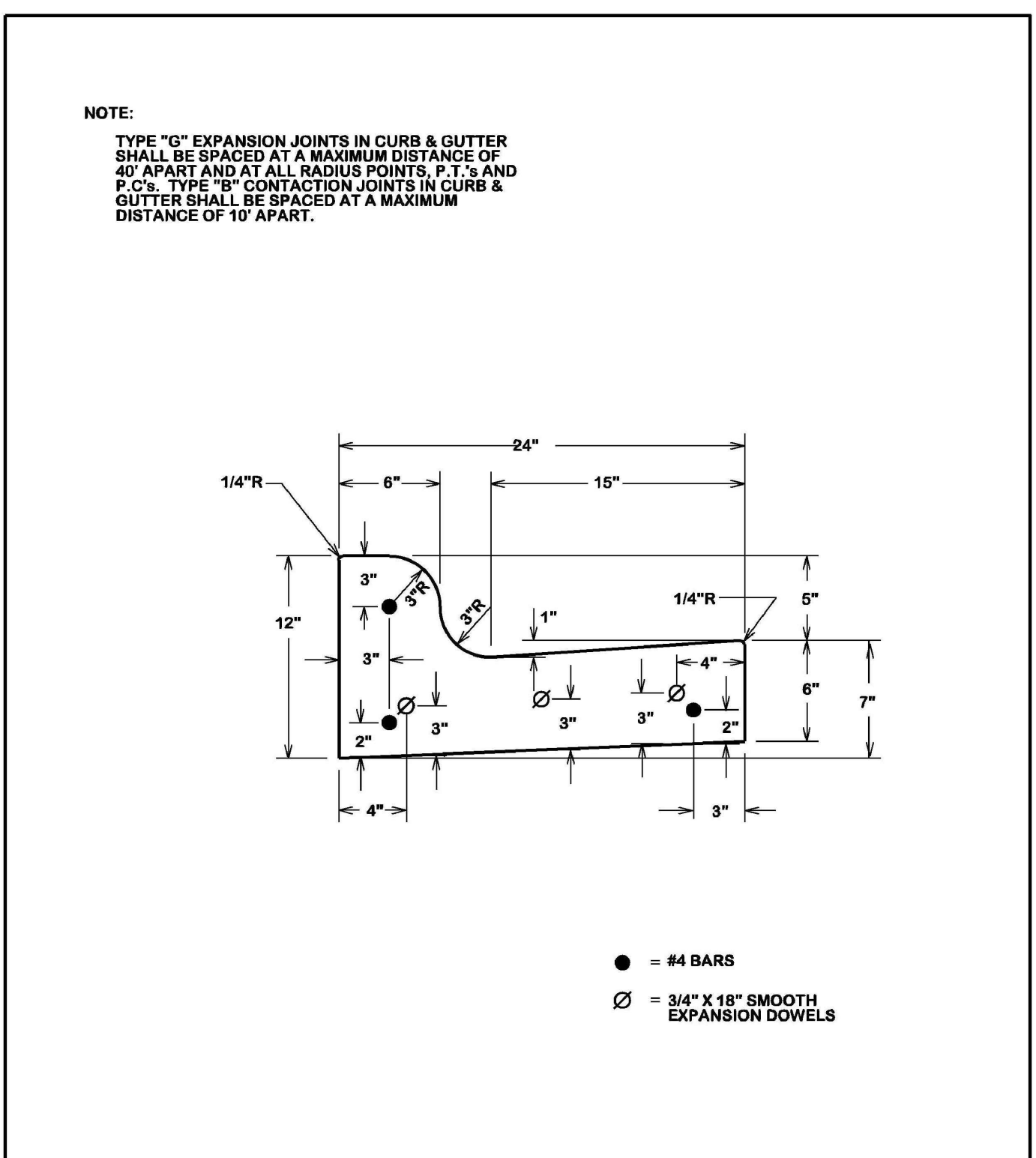
	CONCRETE PAVEMENT JOINT LAYOUT			
	DATE	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO.	
	FEB. 2018		ST3-00	



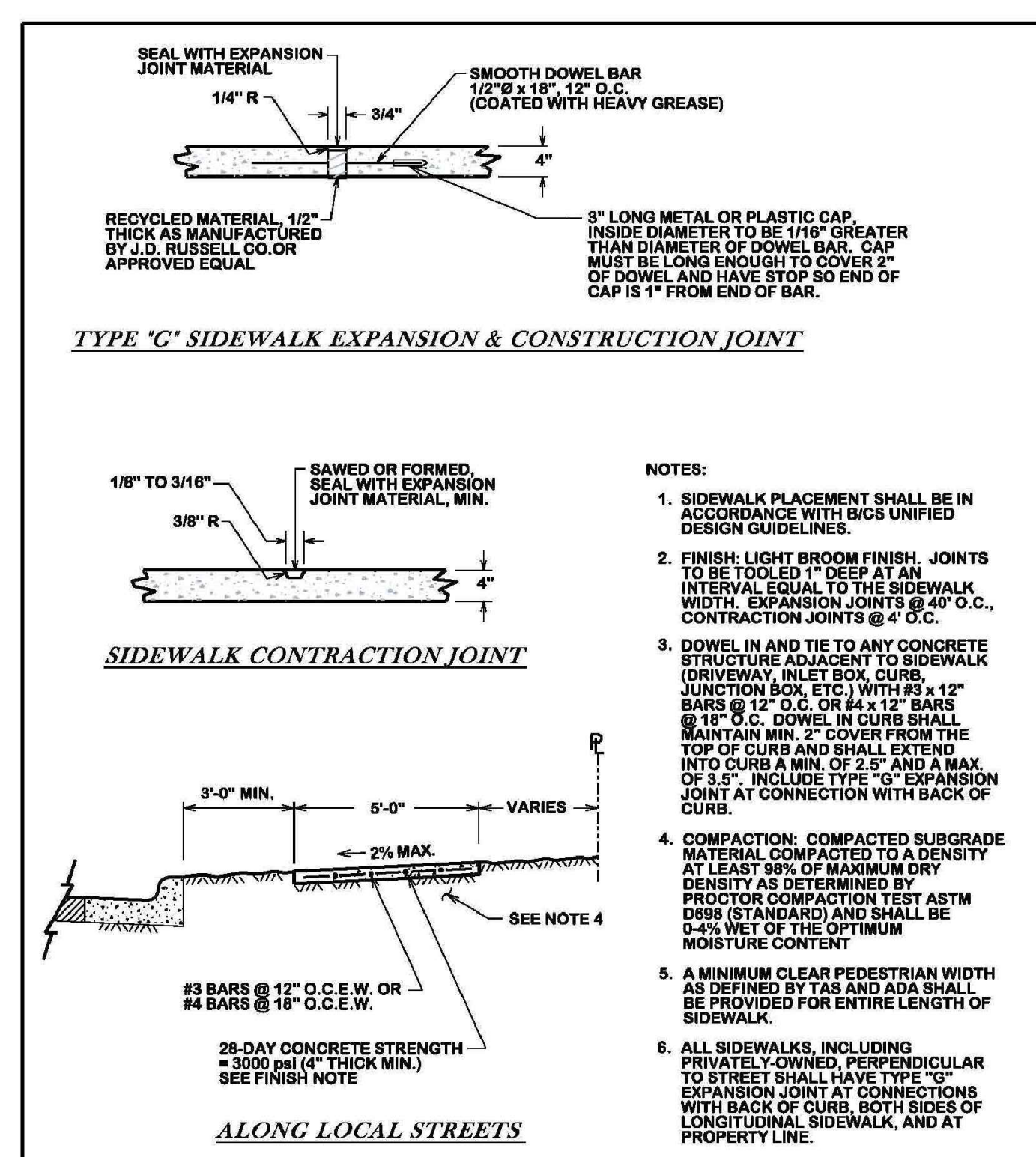
	COMMERCIAL DRIVEWAY			
	DATE	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO.	
	OCT. 2016		ST2-03	



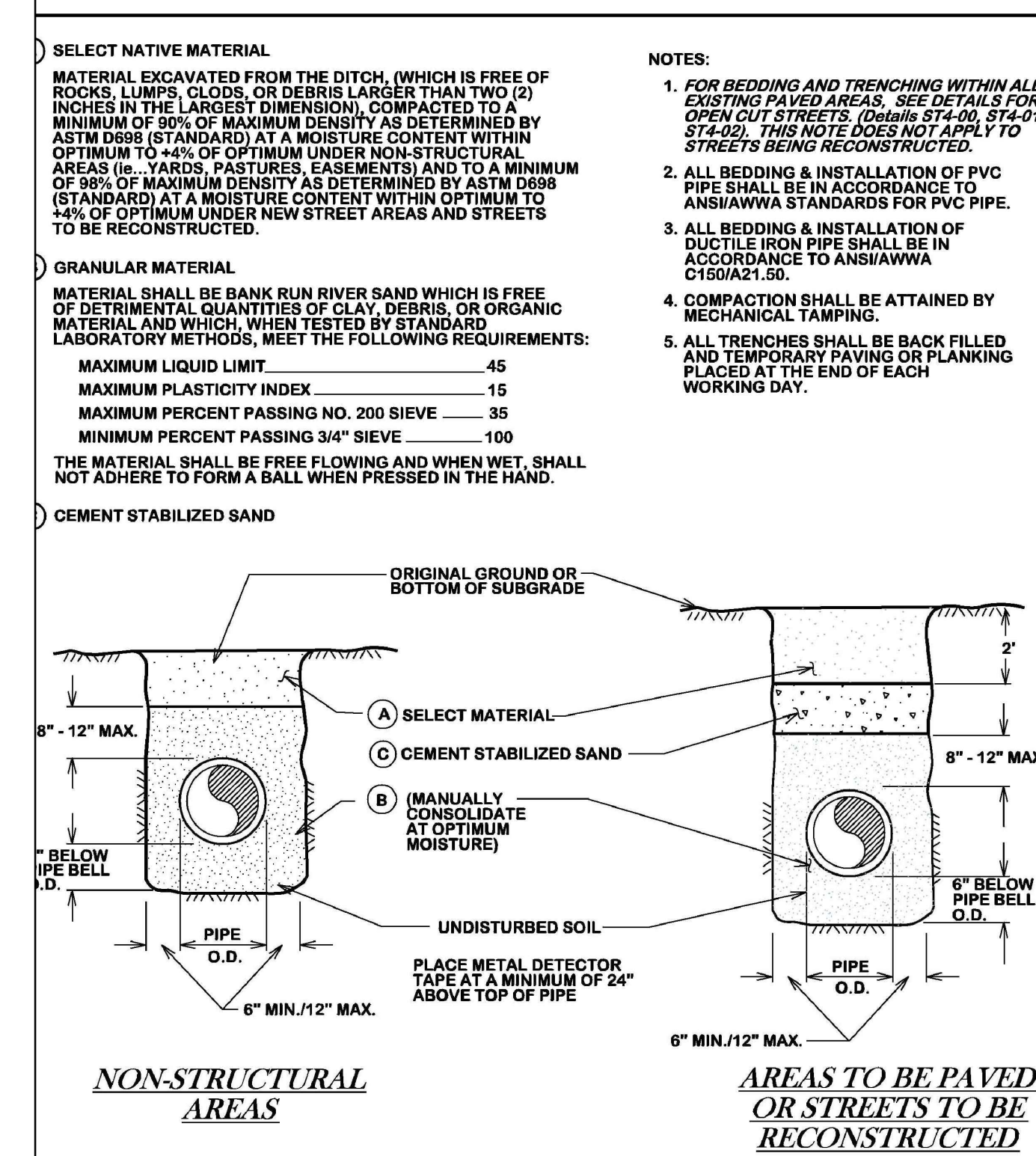
	TYPICAL DRIVEWAY ENTRANCE WITH CULVERT			
	DATE	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO.	
	FEB. 2021		ST2-02	



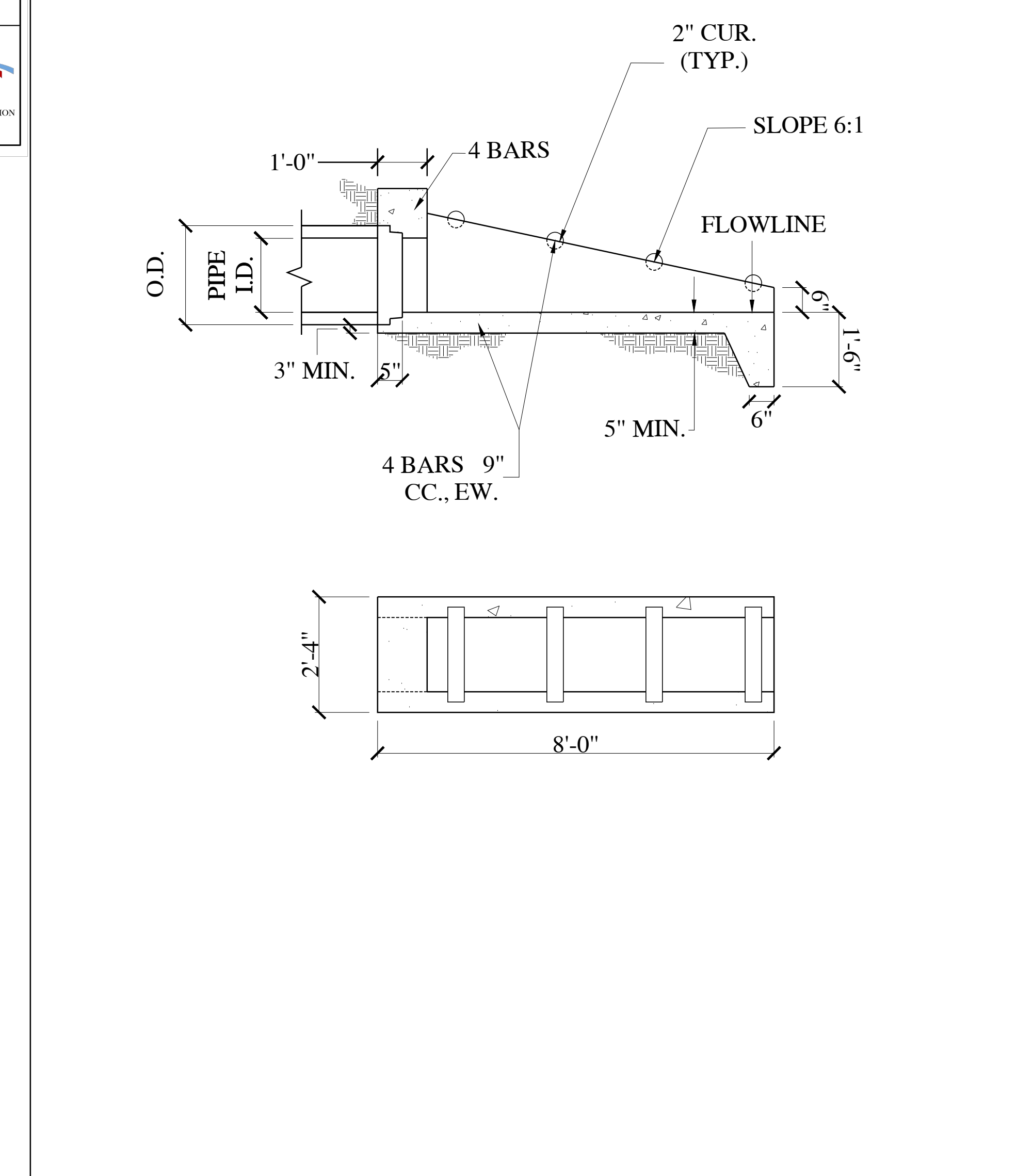
	TYPICAL COMBINED CURB & GUTTER SECTION			
	DATE	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO.	
	AUG. 2012		ST1-01	



	5' CONCRETE SIDEWALK			
	DATE	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO.	
	OCT. 2016		SW1-02A	



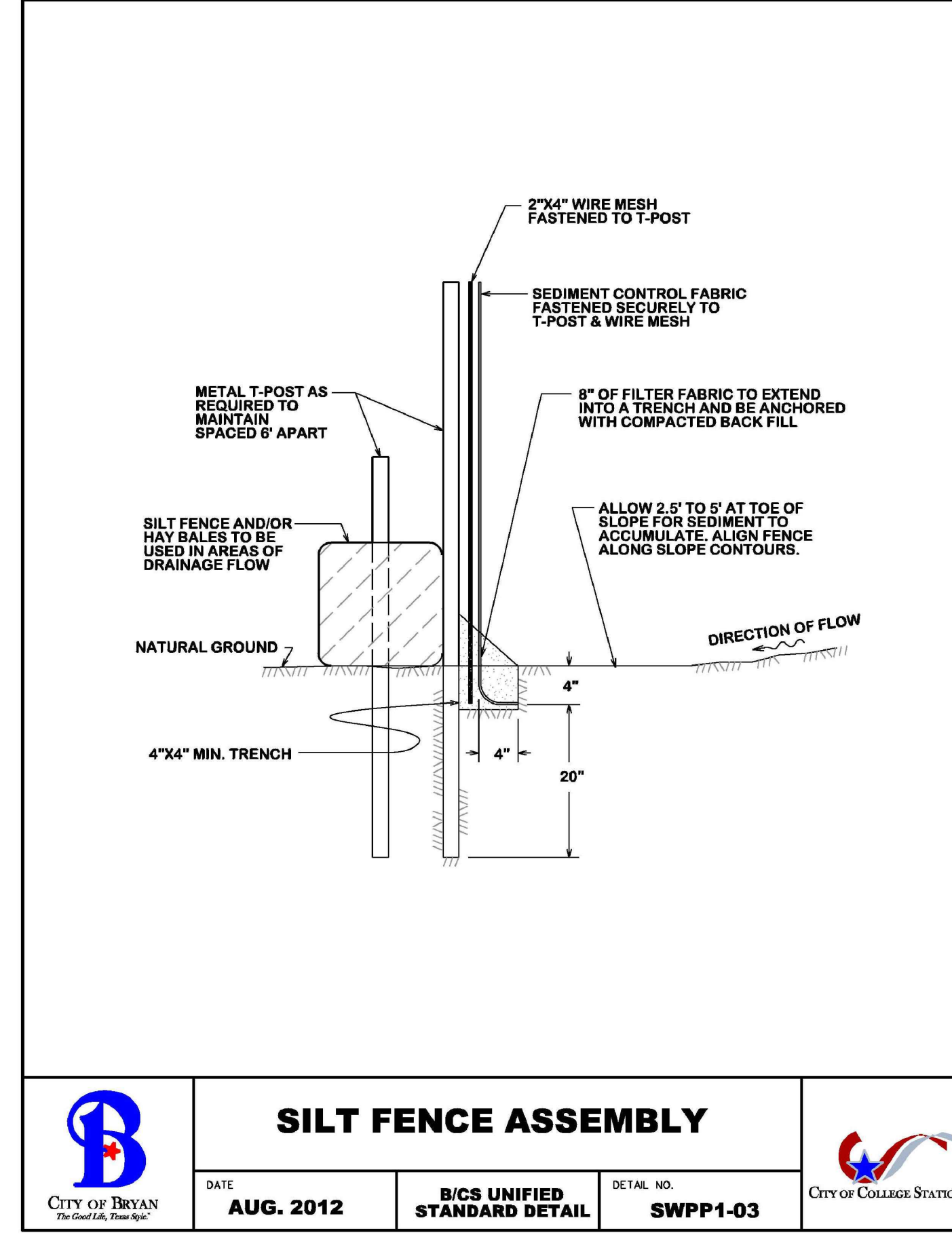
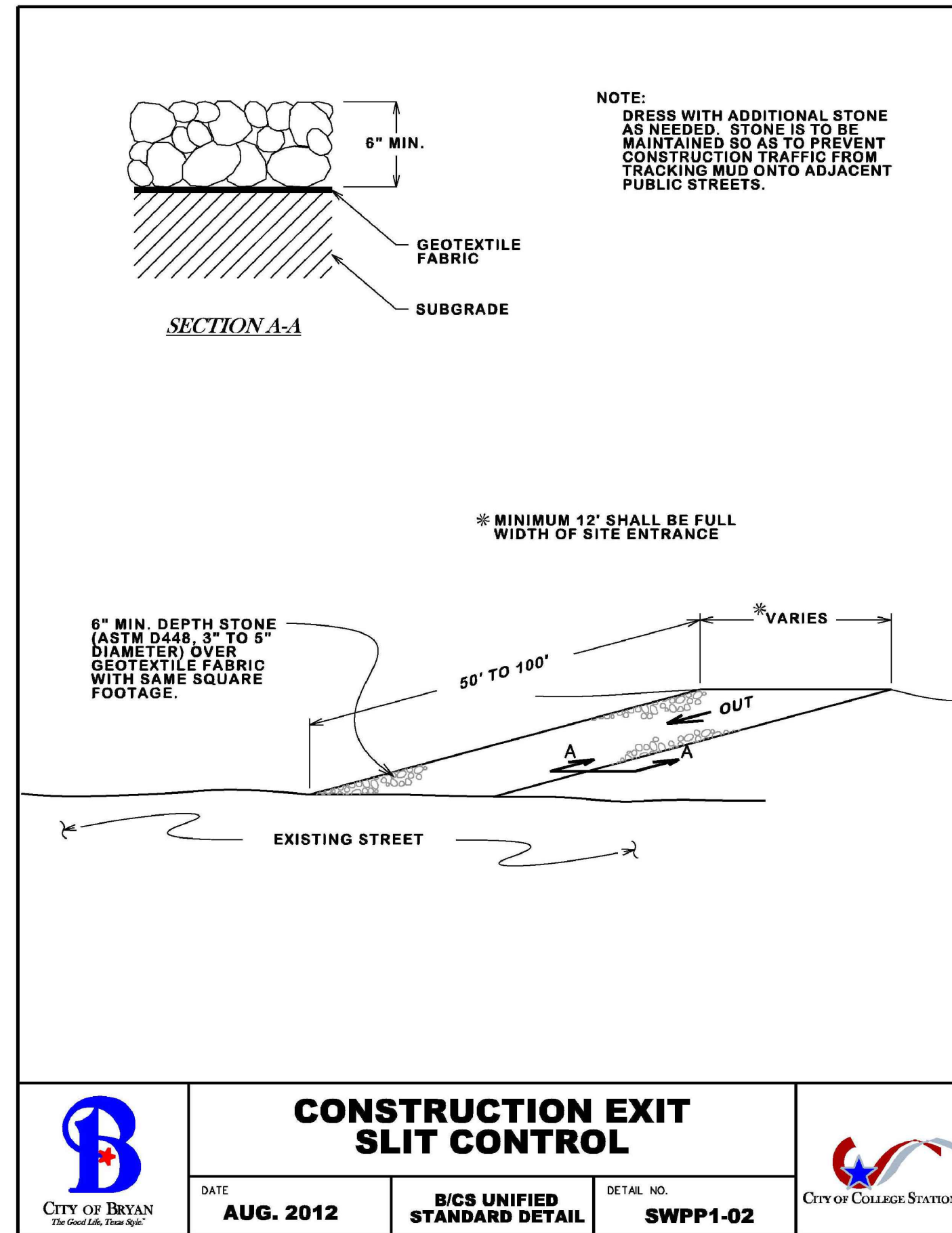
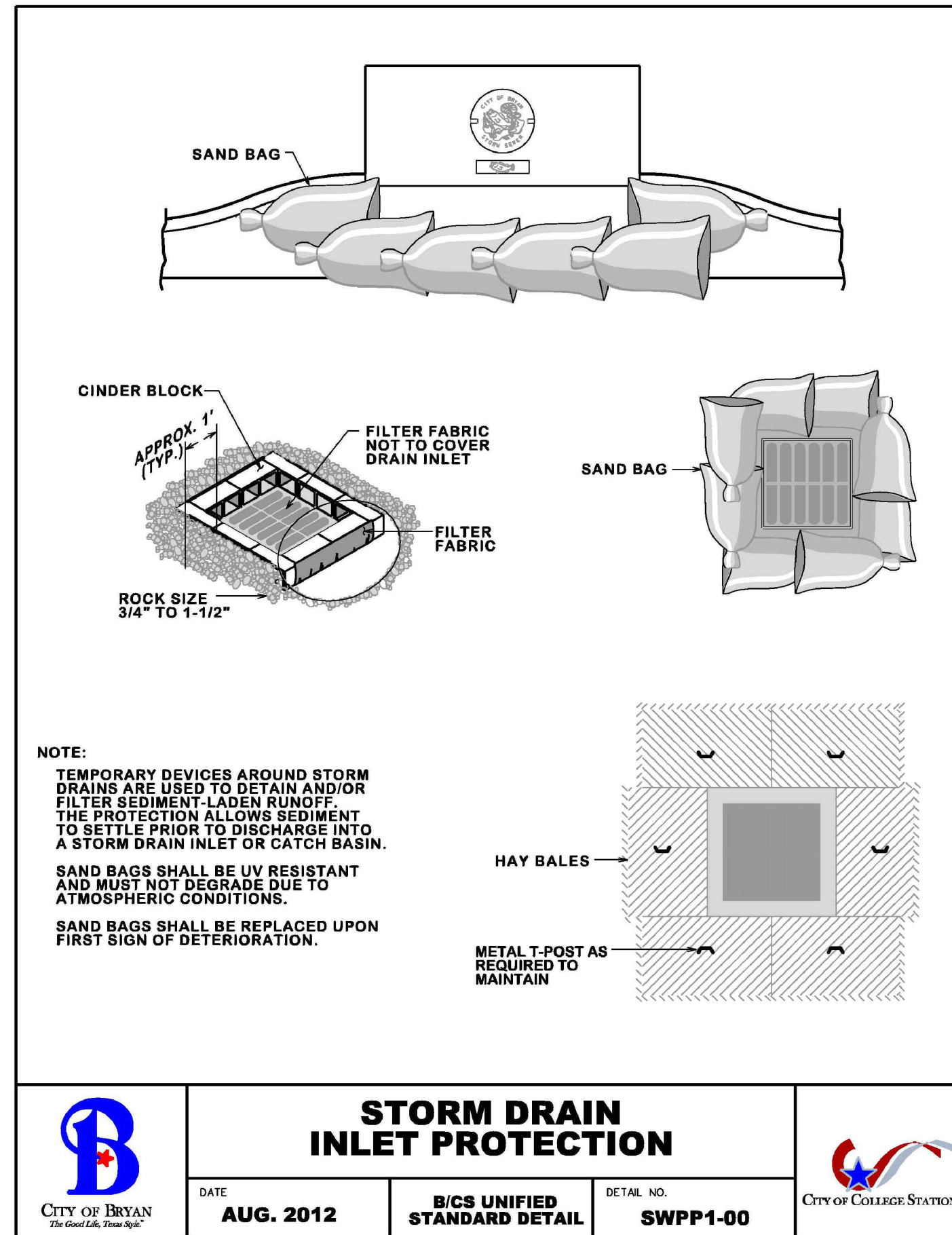
	BEDDING AND TRENCH FOR DI PIPE & PVC PIPE			
	DATE	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO.	
	AUG. 2012		S1-01	



	BEDDING AND TRENCH FOR DI PIPE & PVC PIPE			
	DATE	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO.	
	AUG. 2012		S1-01	

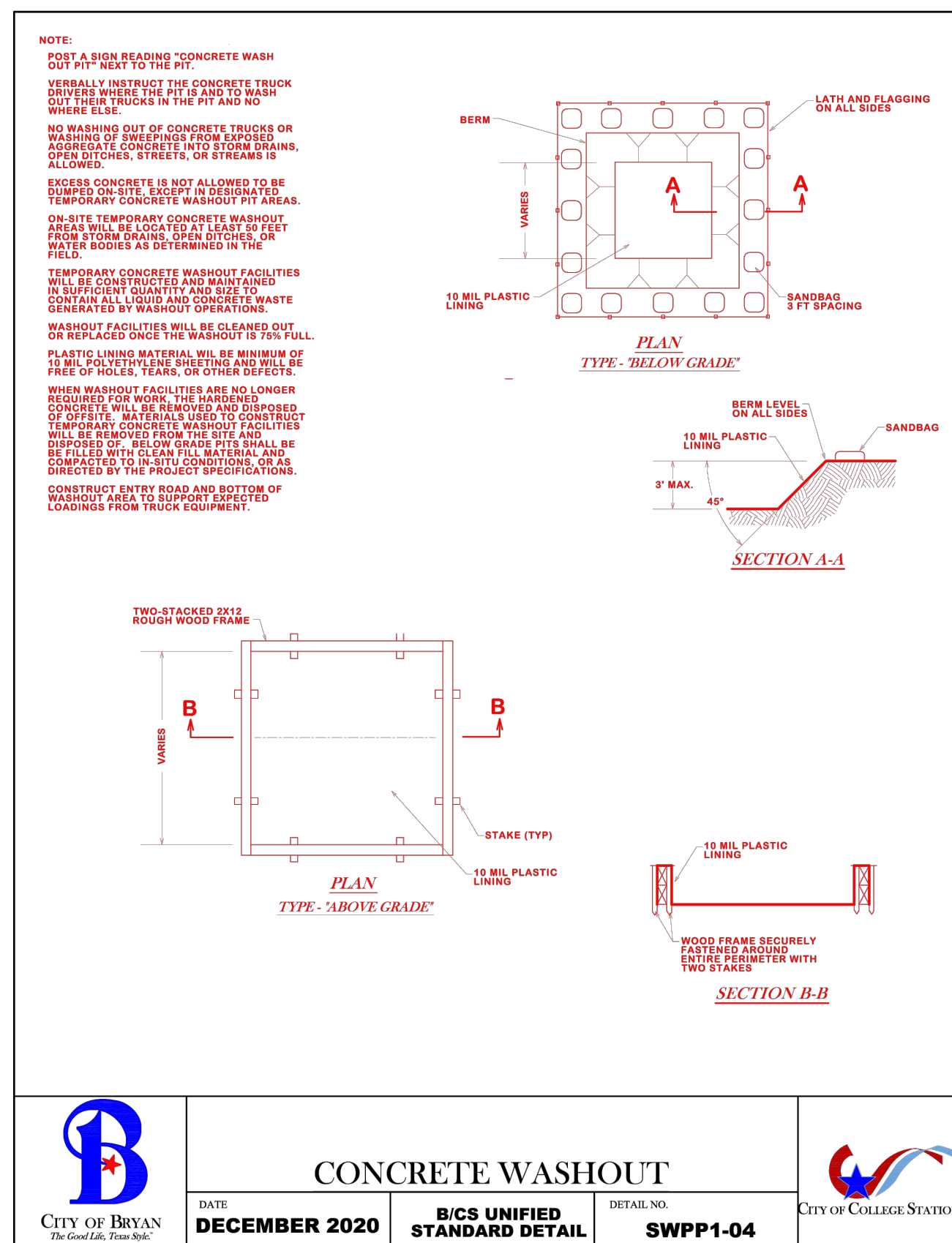
R.A.I. DESIGNS, INC.
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 3206 Longmire Drive A19
 College Station, TX 77845
 www.raidesigns.com

R.A.I. JOB#: 22-099
 PROJECT SITE INFO: HANUS ADDITION SUBDIVISION LOTS SR-A, BLOCK-4 0.696 ACRES
 CLIENT: ARRIAGA FAMILY TIRE SHOP
 JTR - INITIAL LAYOUT 08-10-23
 JTR - 1st SITE SUBMITTAL 10-16-23
 JTR - 2nd SITE SUBMITTAL 09-30-24
 SHEET S-3 OF FIVE
 DATE: 09-30-2024



STORM WATER PROTECTION DETAILS

SCALE: N.T.S. | 01



SITE DETAILS

SCALE: N.T.S. | 01

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CLIENT:
 08-10-23
 10-16-23
 09-30-24
 JTR - INITIAL LAYOUT
 JTR - 1st SITE SUBMITTAL
 JTR - 2nd SITE SUBMITTAL

SHEET: **S4**
 OF: **FIVE**
 DATE: **09-30-2024**

ARRIAGA FAMILY
 TIRE SHOP



LANDSCAPING REQUIREMENTS

TOTAL SQUARE FEET OF THE SITE = 30,317.76
 $30,317.76 \times 15\% = 4,548$
 THERE ARE A TOTAL OF 4,548 LANDSCAPING POINTS REQUIRED FOR THIS PROJECT.

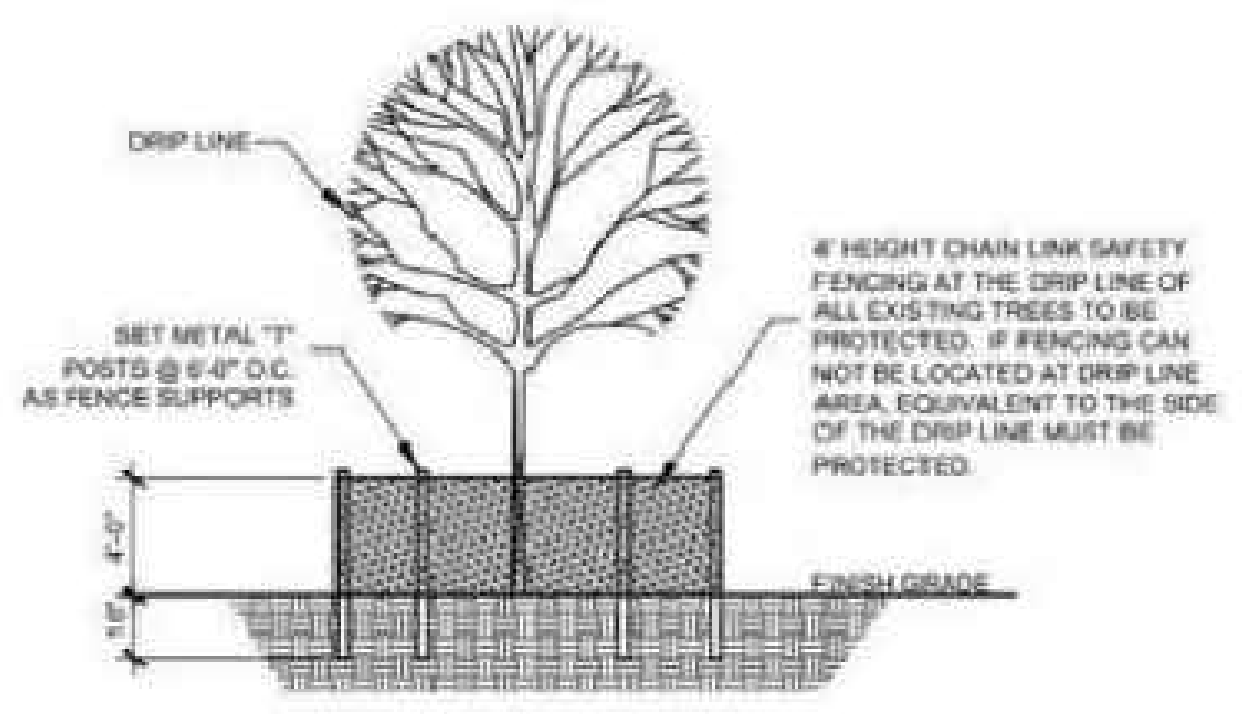
TOTAL PROVIDED 4,600.

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

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

NOTES:

- FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION
- NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.



F 1 TREE PROTECTION DETAIL

- TREE PROTECTION NOTES
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NOT TO SCALE

LANDSCAPING SCHEDULE

SYMBOL	NO. OF PLANTS	SIZE	BOTANICAL NAME	COMMON NAME	TYPE	NOTES	POINTS EACH	TOTAL POINTS
	7	8" or HIGHER CALIPER	QUERCUS VIRGINIANA	LIVE OAK	EXISTING CANOPY TREE	BARRICADE PROTECTION	400	2800
	9	1.5" to 3.0" CALIPER	TAXODIUM DISTICHUM	BALD CYPRESS	CANOPY TREE	30 GALLON	200	1800
								4,600

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 HANUS ADDITION SUBDIVISION
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ARRIAGA FAMILY TIRE SHOP

SHEET: S4 OF FIVE
 DATE: 09-30-2024