

SOUTHERN STEEL & FENCE BRYAN, TEXAS


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

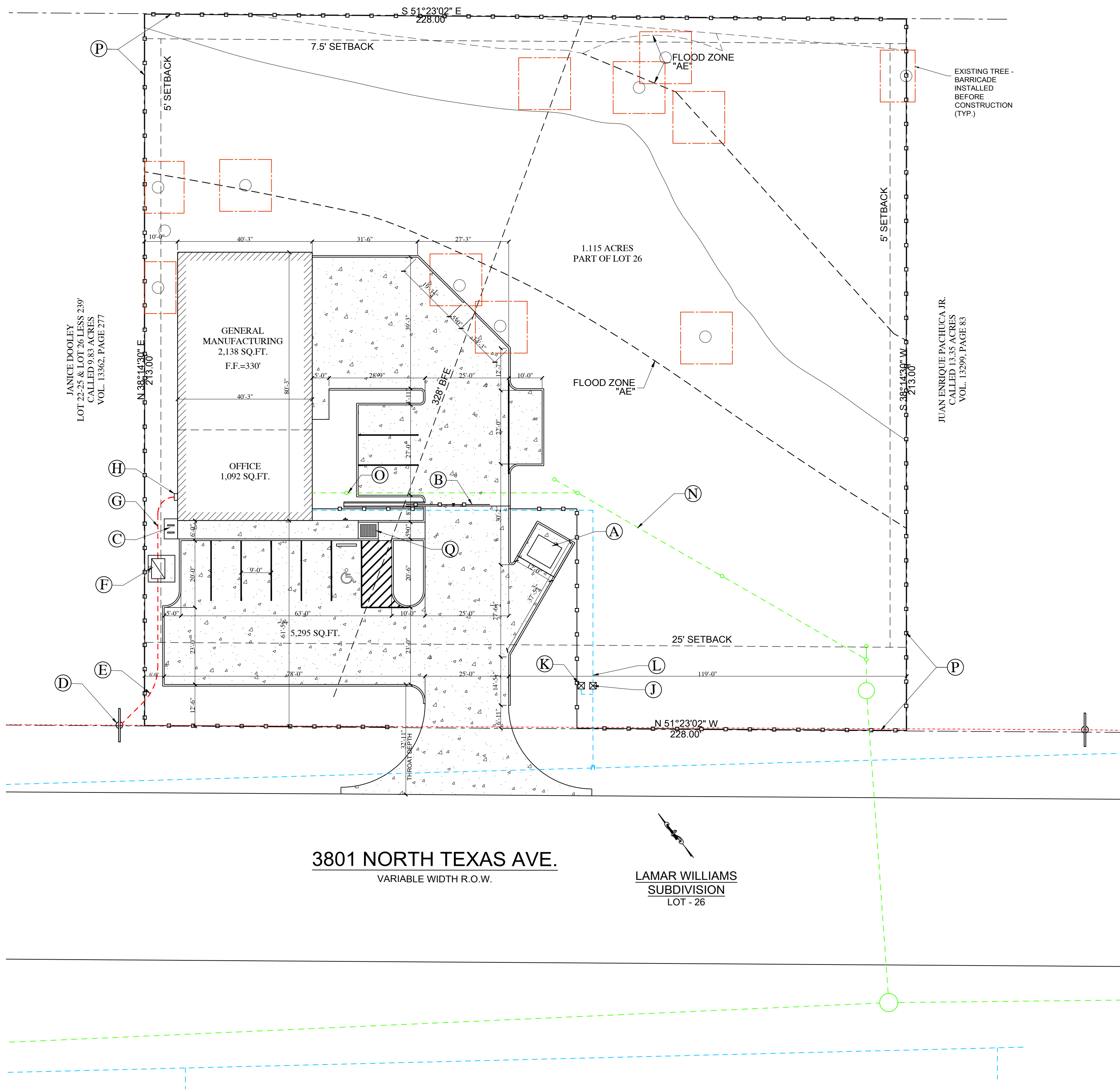
OWNER:
BRANDON SANTOS
 BRYAN, TEXAS 77802
 (346) 402-2730




VICINITY MAP

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 <u>V</u> B
OCCUPANCY CLASSIFICATION:	GENERAL MANUFACTURING
ZONING CLASSIFICATION:	C-3

SHEET S-1 OF FIVE DATE 02-11-2025	OWNER: 08-14-24 09-02-24 01-29-25 02-11-25	PROJECT SITE INFO: 3801 N. TEXAS AVENUE BRYAN, TX 1.115 ACRES	R.A.I. JOB#: 24-057		© COPYRIGHT 2025 BY R.A.I. (979) 846-3366 3206 Longmire Dr. A19 College Station, TX 77845 www.raidesigns.com
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3801 NORTH TEXAS AVE.
VARIABLE WIDTH R.O.W.

LAMAR WILLIAMS
SUBDIVISION
LOT - 26

SITE SCHEDULE	
TAG	ITEM
(A)	SOLID WASTE - CONTAINER -12'x12' PAD w/ SCREENING ON SIDES.
(B)	AUTOMATIC SLIDE OPEN GATE
(C)	BIKE RACK 4'-0"x6'-0" PAD
(D)	ELECT. - POWER POLE w/ NEW UNDERGROUND CONNECTIONS
(E)	ELECT. - PRIMARY ELECT. SERVICE: 2-4" PVC CONDUIT (GREY) w/ PULL-STRING (MIN. 48" COVER)
(F)	ELECT. - TRANSFORMER & PAD (FURNISHED BY CoBRYAN)
(G)	ELECT. - SECONDARY SERVICE: 3-4" PVC CONDUIT (GREY) w/ PULL-STRING (MIN. 36" COVER)
(H)	ELECT. - METER BOX
(J)	WATER - EXISTING (1)1" DOMESTIC WATER METER w/ (1) DOUBLE CHECK VALVE
(K)	WATER - (1)1" IRRIGATION WATER METER w/ (1) DOUBLE CHECK VALVE
(L)	WATER - NEW 1" (TYPE K) WATER SERVICE (24" MIN. COVER)
(M)	SEWER - EXISTING SEWER MAN-HOLE
(N)	SEWER - NEW 4" SANITARY SEWER LINE
(O)	SEWER - CLEAN-OUT (TYPICAL)
(P)	NEW 6'-0" TALL R-PANEL PRIVACY FENCE
(Q)	HANDICAP RAMP (TYP.)
(R)	CONCRETE WASH-OUT AREA

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
	POWER LINES (UNDER GROUND)		VEHICLE LAY OF HOSE (V.L.O.H.)
	FENCE LINE		CONCRETE PAVEMENT
	TREE PROTECTION		GROUND COVER
	6'-0" TALL PRIVACY FENCE		GRAVEL
	FIRE HYDRANT (EXISTING)		

PARKING RATIO CALCULATIONS
GROSS BUILDING AREA = 3,230 SQ.FT.

GEN. MANUFACTURING AREA = 1.00 x PER 1,000 GROSS SQ.FT. SPACES REQUIRED

BUSINESS AREA = 1.00 x PER 150 GROSS SQ.FT. SPACES REQUIRED

MANUFACTURING AREA 2,138/1000 = 2.13
OFFICE AREA 1,092/150 = 7.28

09.41 or (10) SPACES REQUIRED

10 SPACES PROVIDED

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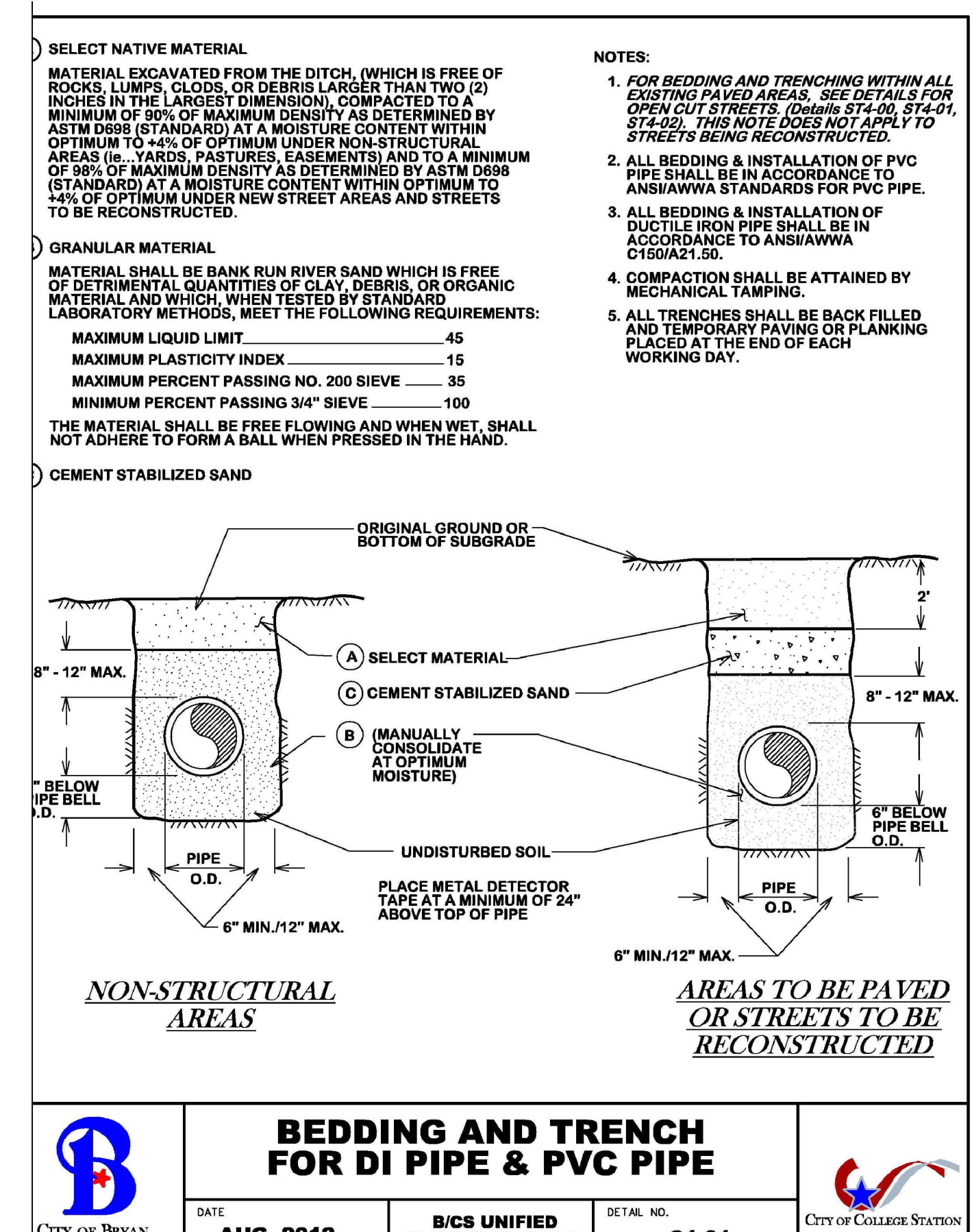
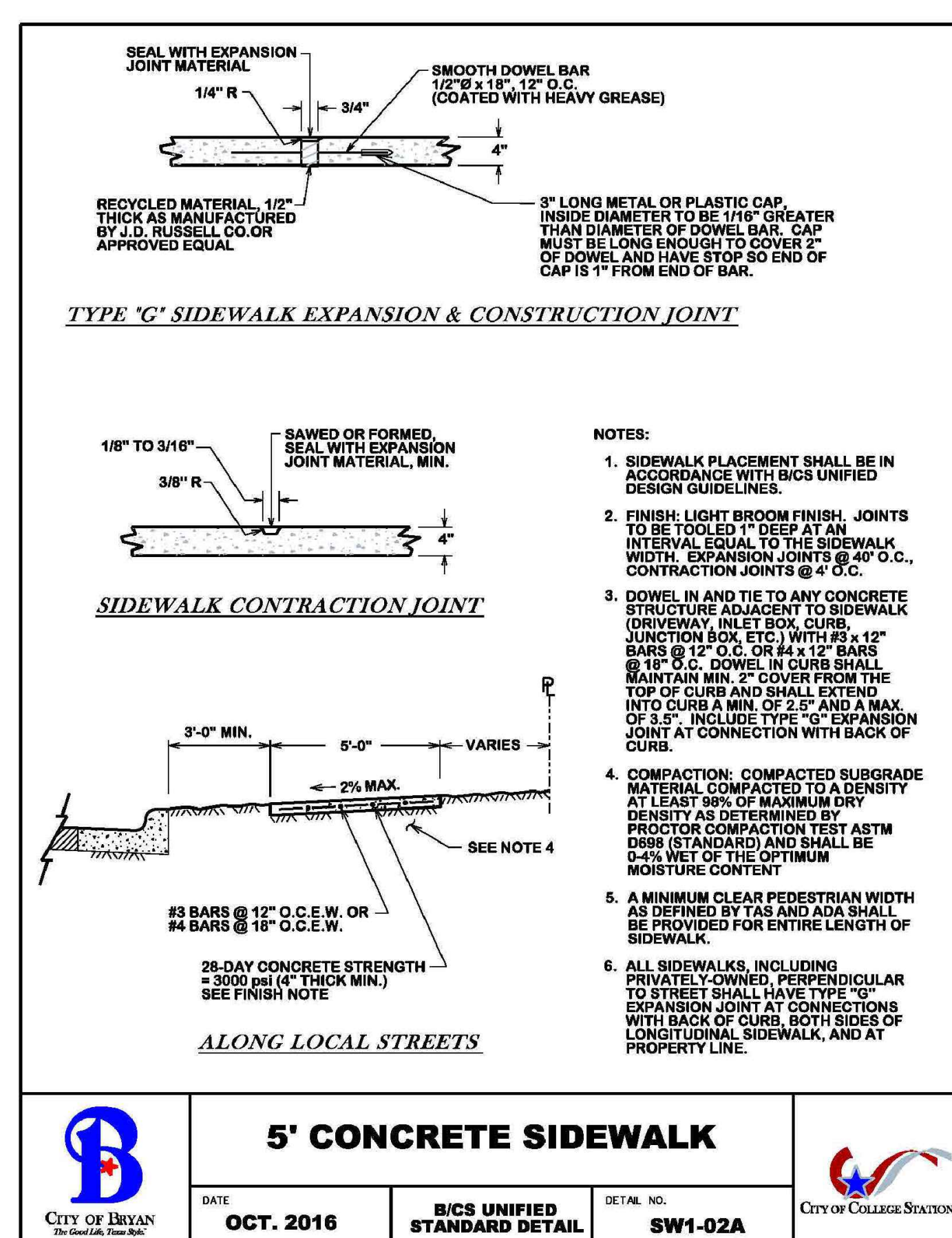
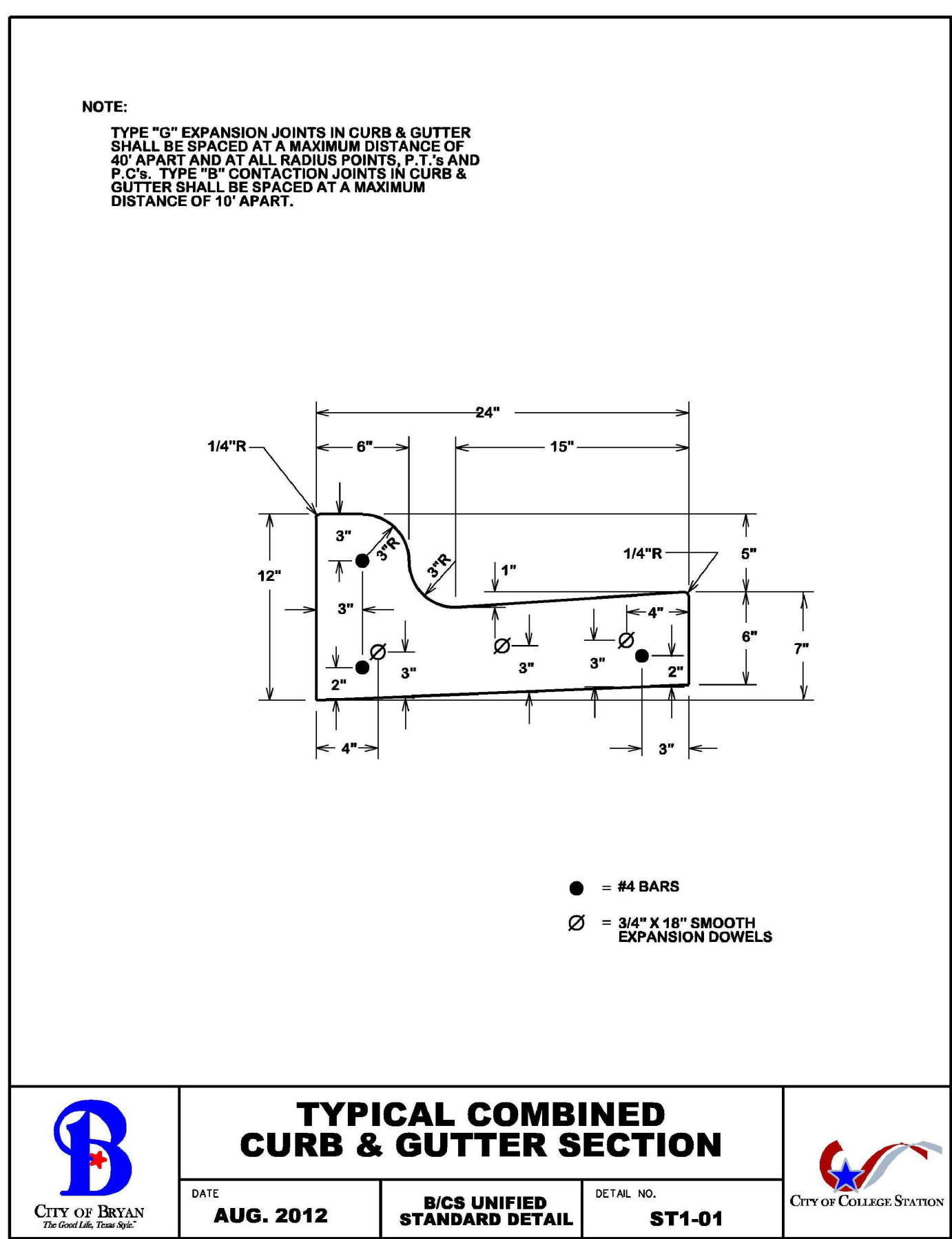
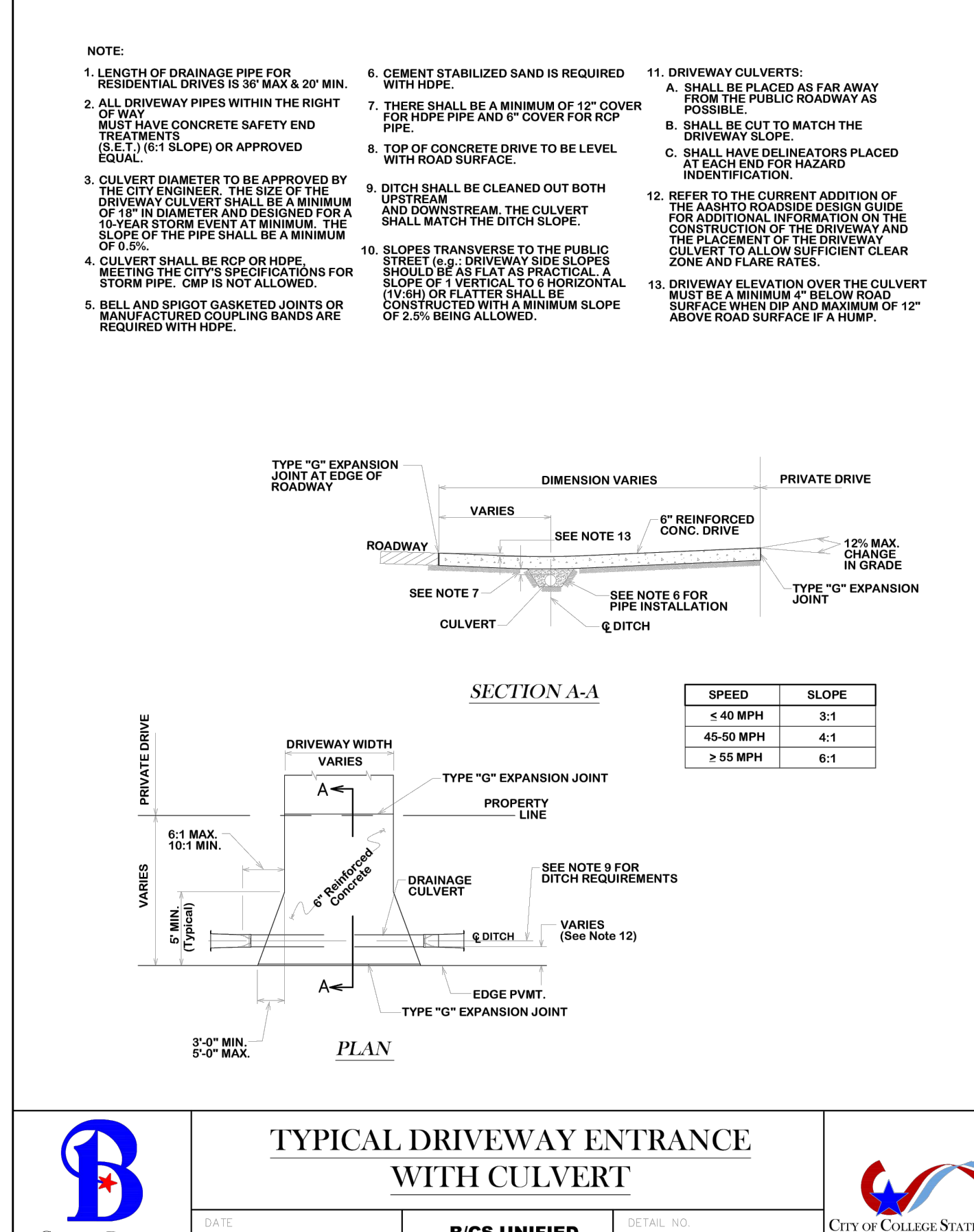
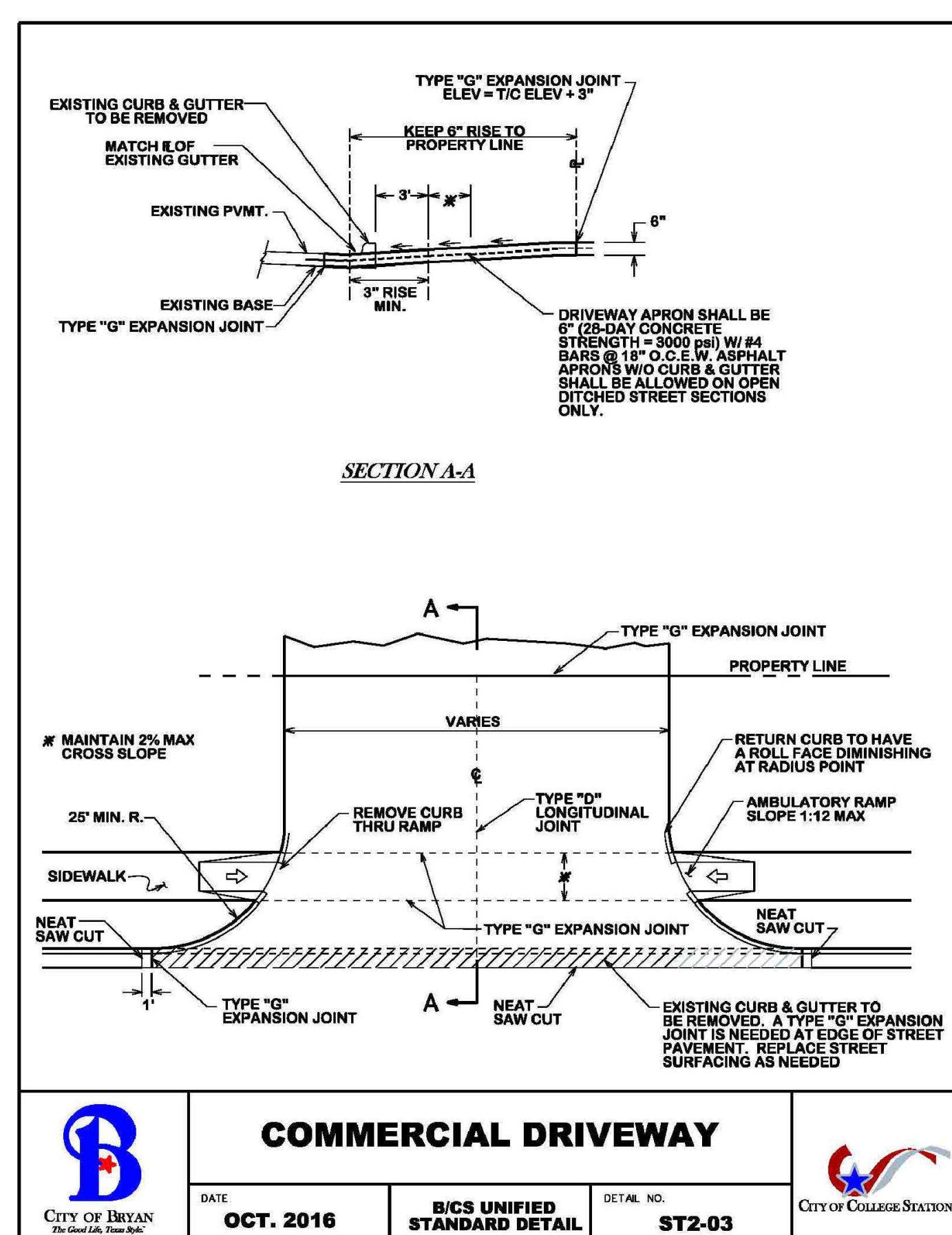
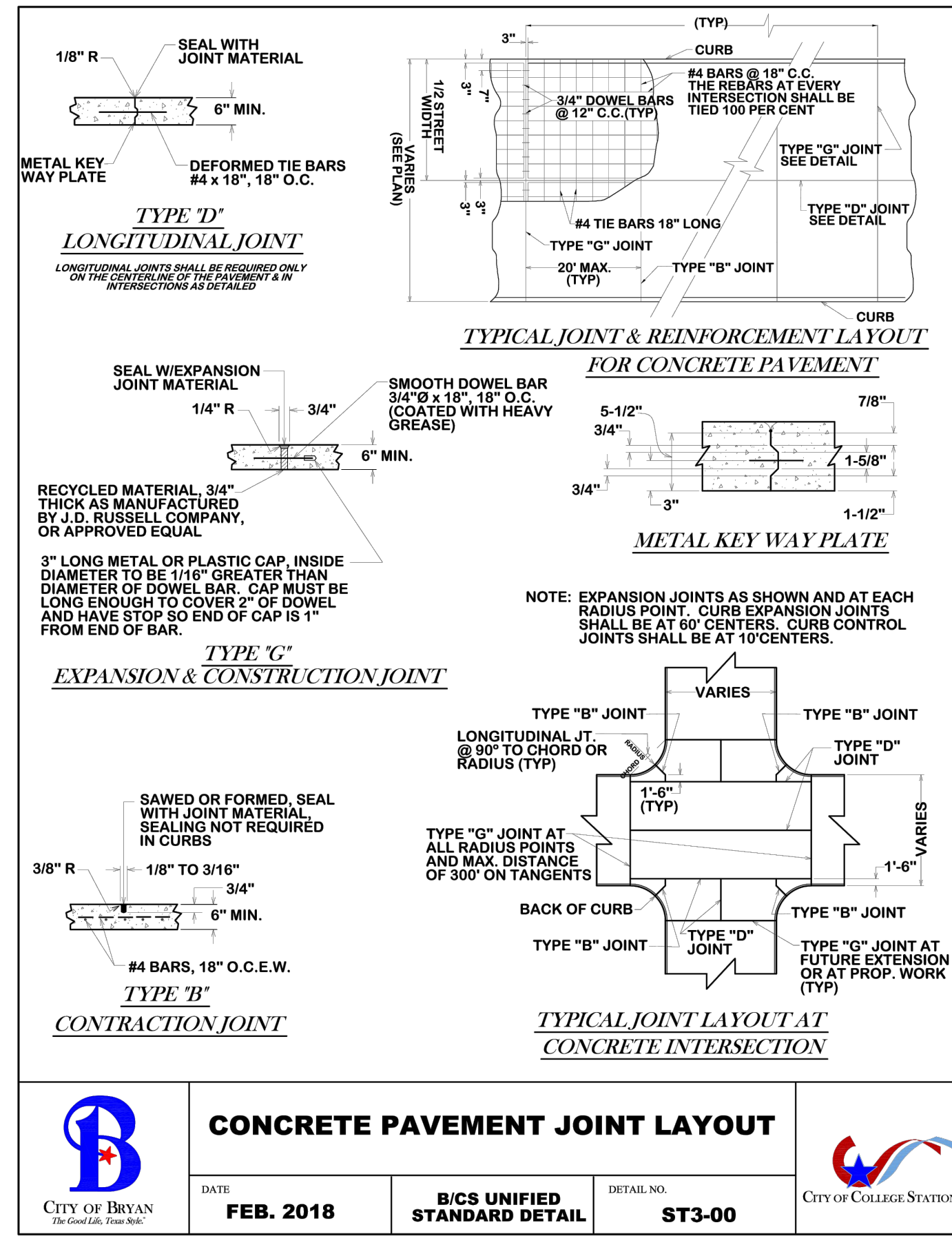
PROJECT SITE INFO:
3801 N. TEXAS AVENUE
BRYAN, TX
1.115 ACRES

OWNER:
08-14-24
09-02-24
01-29-25
02-11-25

JTR- INITIAL LAYOUT
JTR- PRE-DEVELOPMENT SET
JTR- 1st SUBMITTAL SET
JTR- 1st SUBMITTAL SET

SHEET: **S-2**
OF FIVE
DATE: 02-11-2025

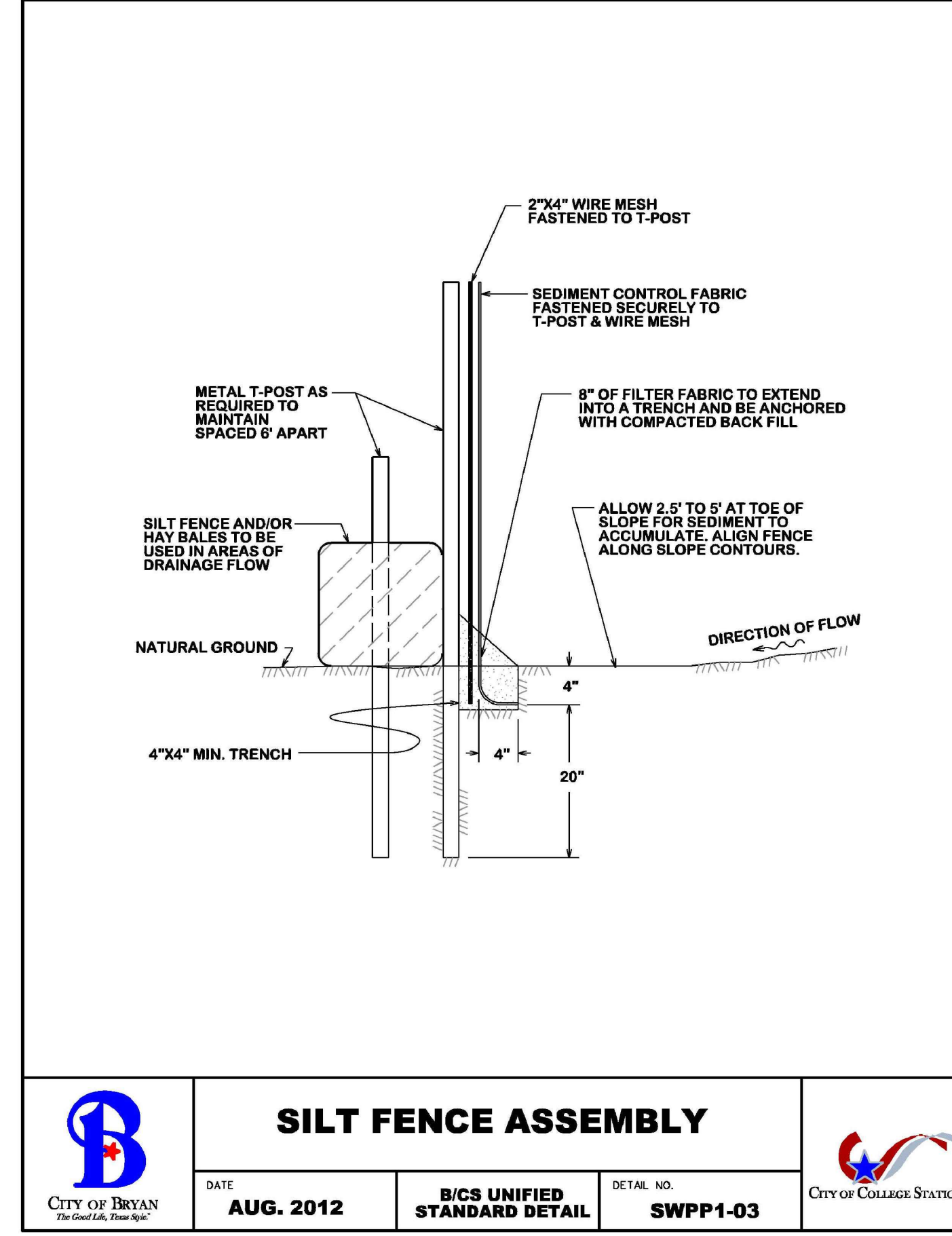
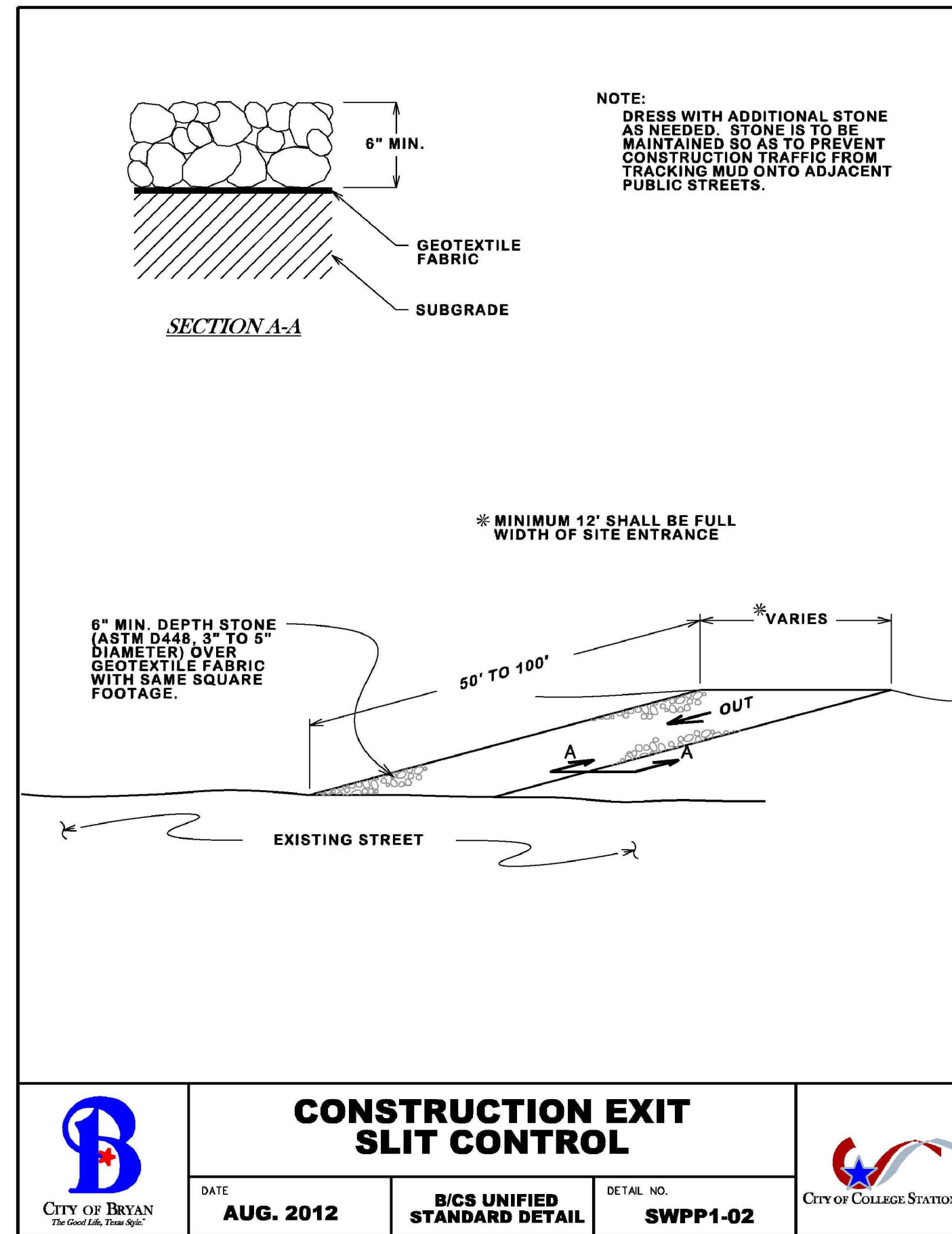
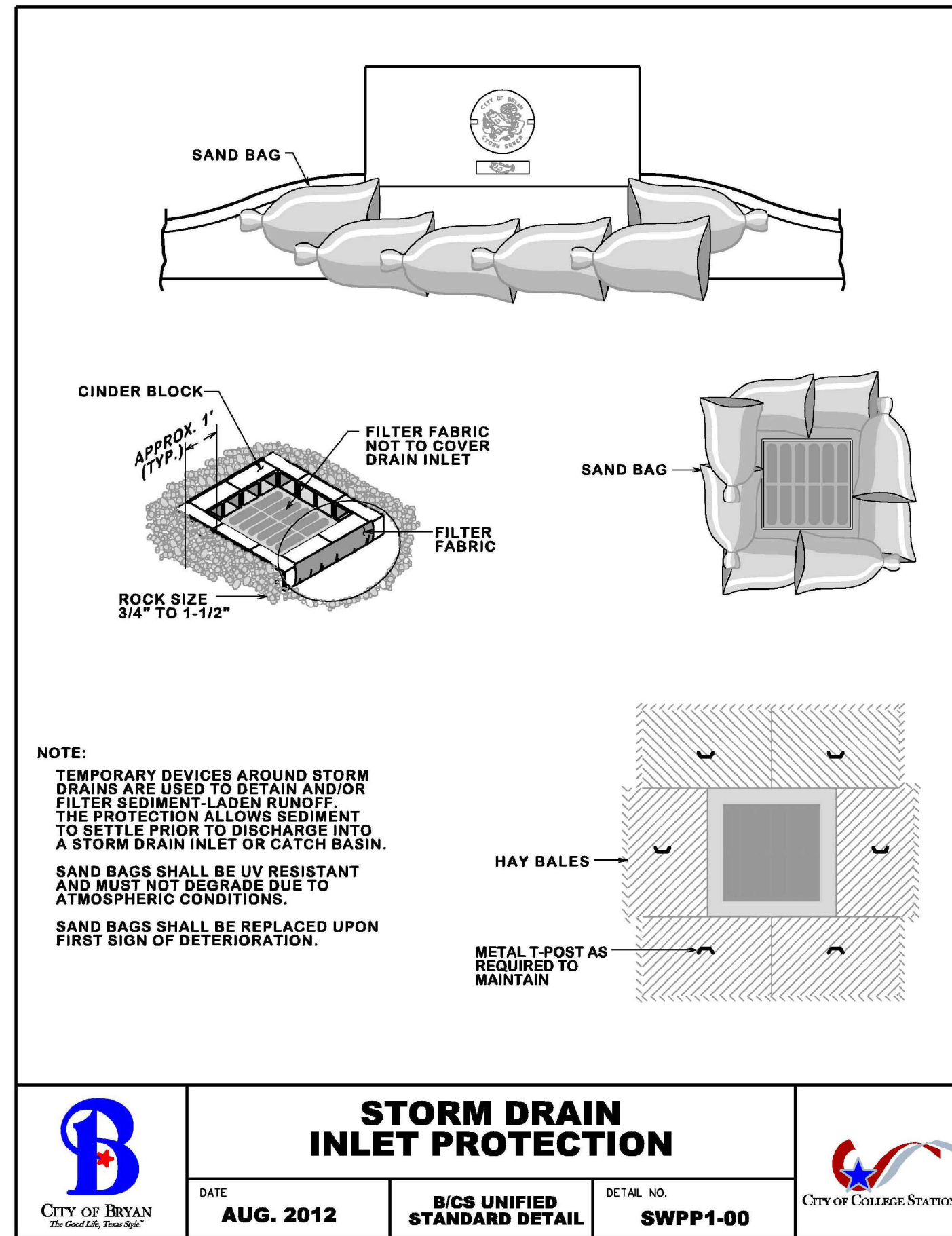
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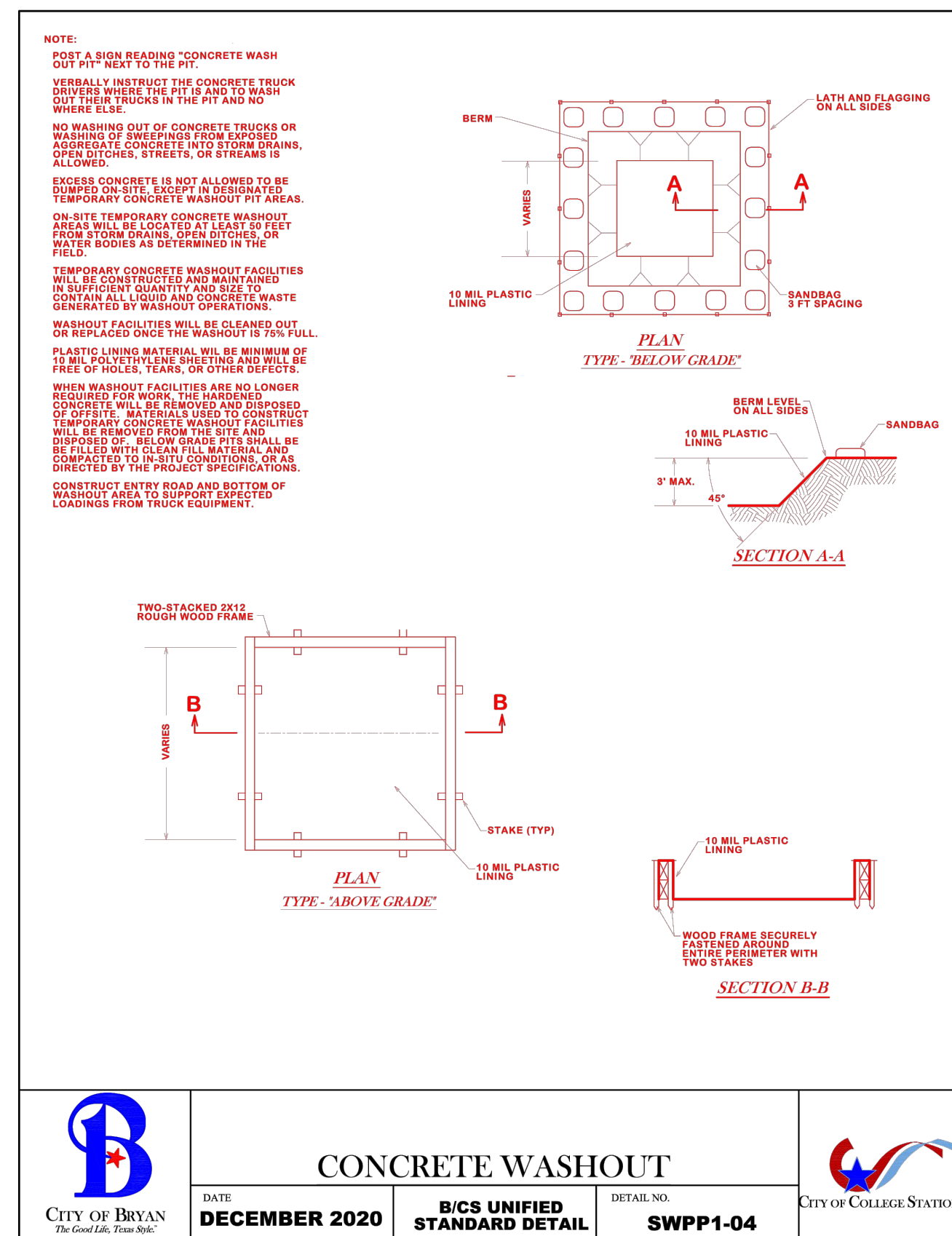
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 SOUTHERN STEEL & FENCE
 JTR- INITIAL LAYOUT 08-14-24 OWNER:
 JTR- PRE-DEVELOPMENT SET 09-02-24
 JTR- 1st SUBMITTAL SET 01-29-25
 JTR- 1st SUBMITTAL SET 02-11-25
 SHEET S-3 OF FIVE
 DATE: 02-11-2025

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STORM WATER PROTECTION DETAILS

SCALE: N.T.S. | 01



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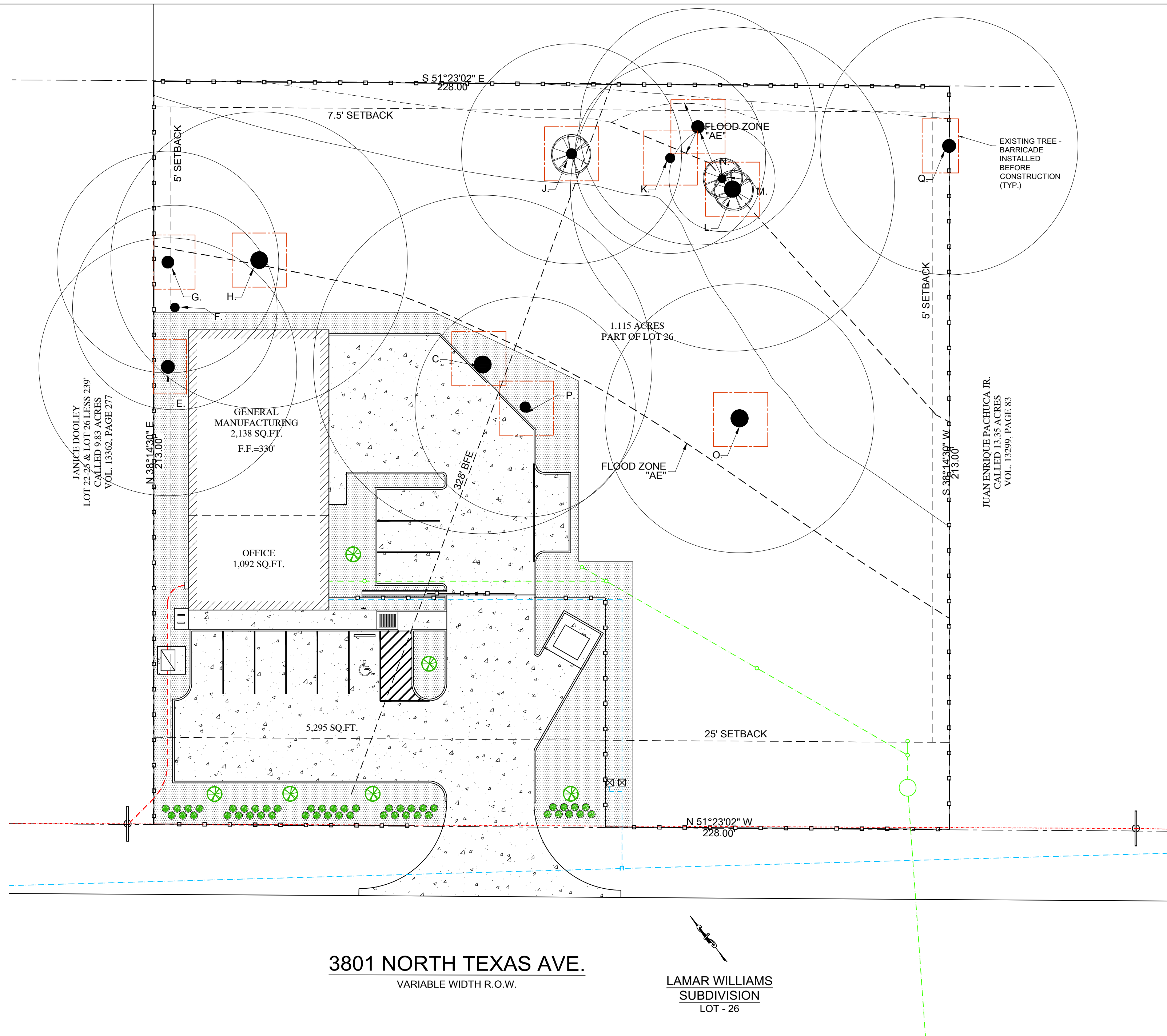
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JTR - 1st SUBMITTAL SET	02-11-25

SHEET: **S4** OF FIVE
 DATE: 02-11-2025

SITE DETAILS

SCALE: N.T.S. | 01



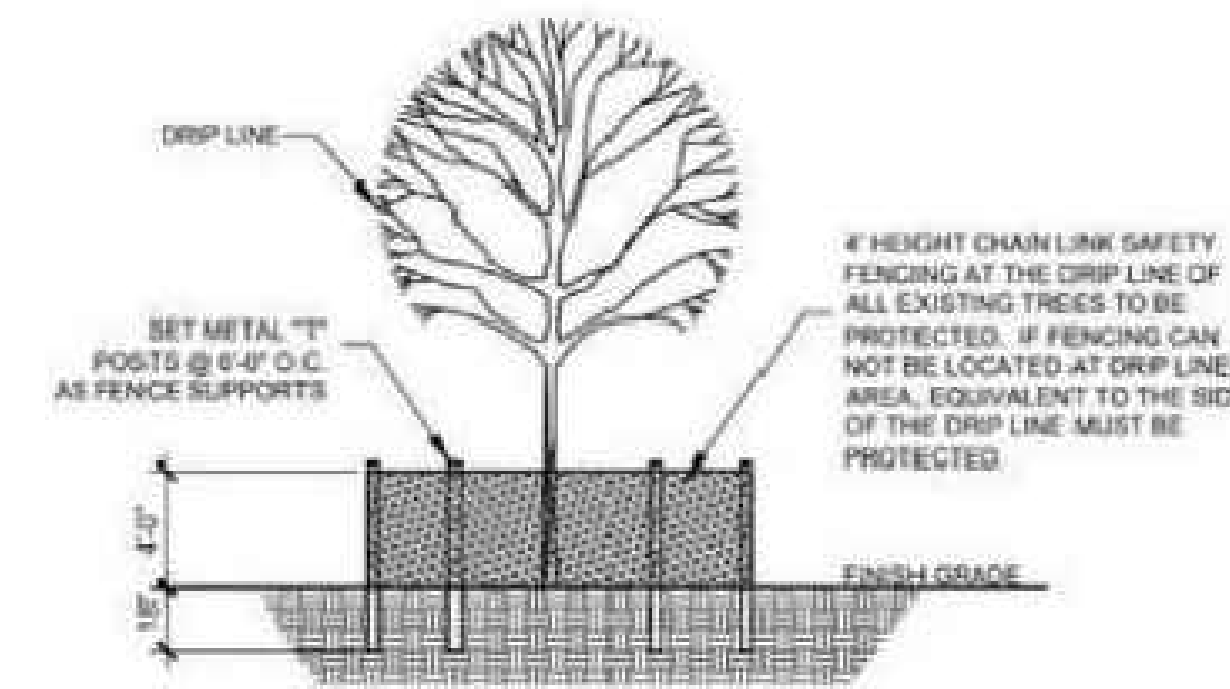
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SUBDIVISION
LOT - 26

EXISTING CANOPY TREE SCHEDULE			
TAG	CIRCUMFRENCE	DRIPLINE	COMMON NAME
A.	8'	40'	LIVE OAK
B.	8'-6"	52'	LIVE OAK
C.	7'-9"	46'	LIVE OAK
D.	4'	16'	BALD CYPRESS
E.	6'	35'	LIVE OAK
F.	4'	28'	LIVE OAK
G.	5'-6"	30'	LIVE OAK
H.	7'-8"	40'	LIVE OAK
J.	4'-9"	30'	BALD CYPRESS
K.	4'-3"	26'	LIVE OAK
L.	7'-6"	44'	BALD CYPRESS
M.	3'-8"	14'	BALD CYPRESS
N.	5'-9"	32'	LIVE OAK
O.	6'-3"	36'	LIVE OAK
P.	4'-10"	30'	LIVE OAK
Q.	6'	35'	LIVE OAK

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
⊕	FIRE HYDRANT (EXISTING)	---	VEHICLE LAY OF HOSE (V.L.o.H.)
---	FENCE LINE	---	CONCRETE PAVEMENT
⊠	TREE PROTECTION	---	GROUND COVER

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



F TREE PROTECTION DETAIL
1

TREE PROTECTION NOTES

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

NOT TO SCALE

LANDSCAPING SCHEDULE								
SYMBOL	NO. OF PLANTS	SIZE	BOTANICAL NAME	COMMON NAME	TYPE	NOTES	POINTS EACH	TOTAL POINTS
⊠	10	8" or HIGHER CALIPER	QUERCUS VIGINIANA	LIVE OAK	EXISTING CANOPY TREE	BARRICADE PROTECTION	400	4000
⊠	3	1.5" to 3.0" CALIPER	TAXODIUM DISTICHUM	BALD CYPRESS	EXISTING CANOPY TREE	BARRICADE PROTECTION	400	1200
⊠	6	3.5" or HIGHER CALIPER	QUERCUS VIGINIANA	LIVE OAK	NEW CANOPY TREE	30 GALLON	300	1800
⊠	47	2-15 Gal	ROSA CHINENSIS	CHINA ROSE	NEW SHRUB	5 GALLON	10	470
								7,470

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