

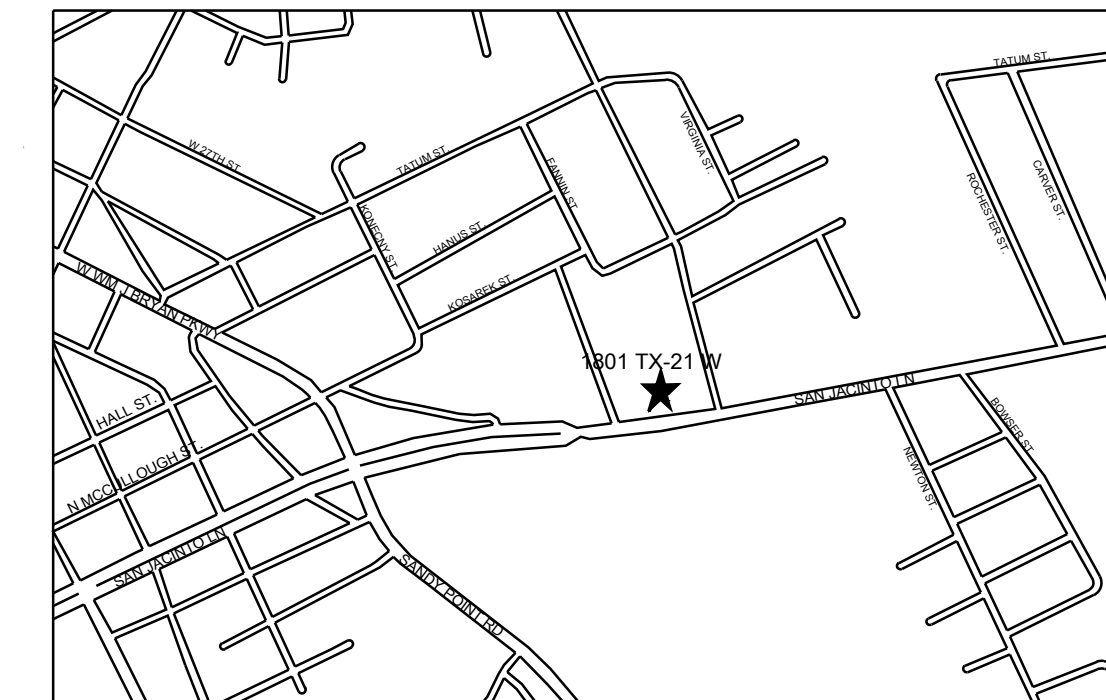
ARRIAGA TIRE SHOP BRYAN, TEXAS

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

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:	BUSINESS GROUP B
ZONING CLASSIFICATION:	C-3



VICINITY MAP
N.T.S.

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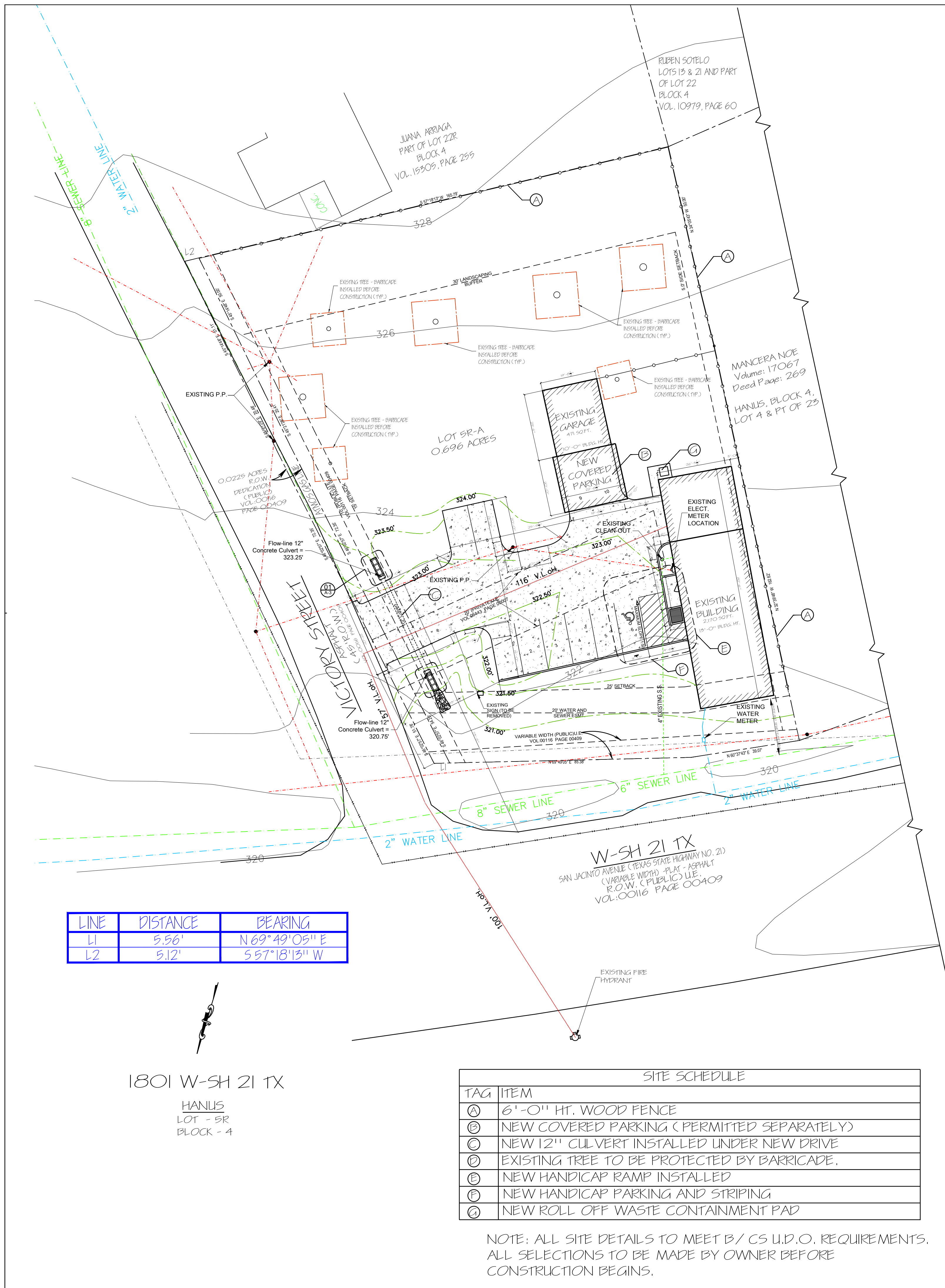
R.A.I. JOB#: 22-099

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

CLIENT:
ARRIAGA FAMILY
TIRE SHOP

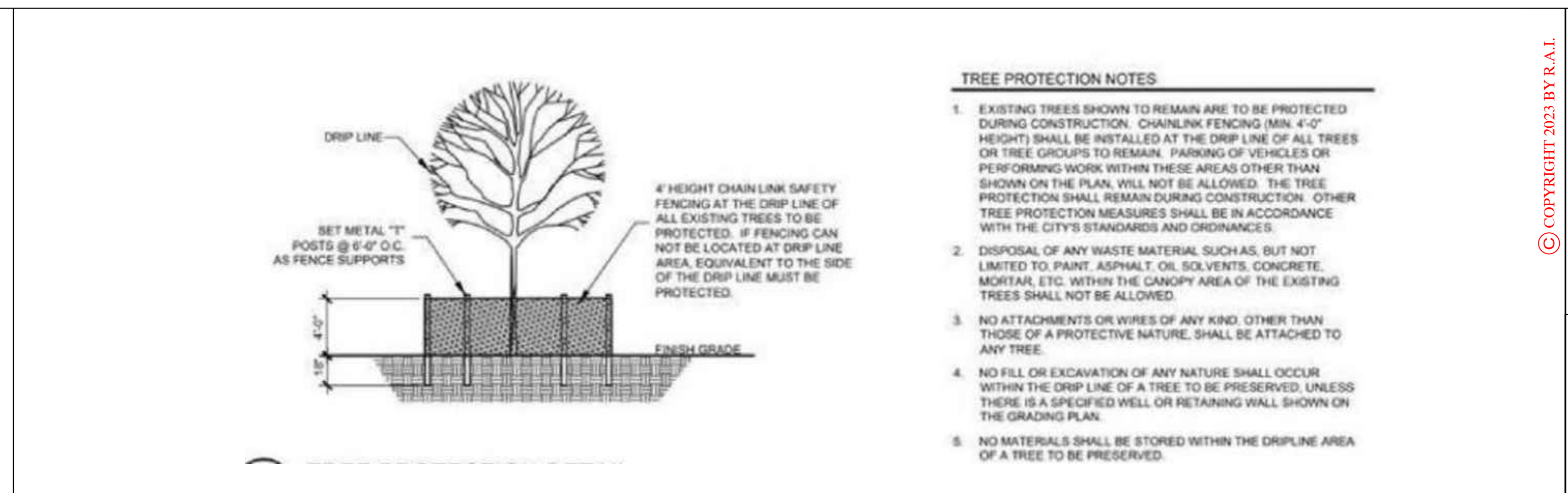
08-10-23	09-30-24
10-16-23	02-26-25
JTR- INITIAL LAYOUT	
JTR- 1st SITE SUBMITTAL	
JTR- 2nd SITE SUBMITTAL	
JTR- 3rd SITE SUBMITTAL	

SHEET: **S-1** OF FIVE
DATE: 02-26-2025



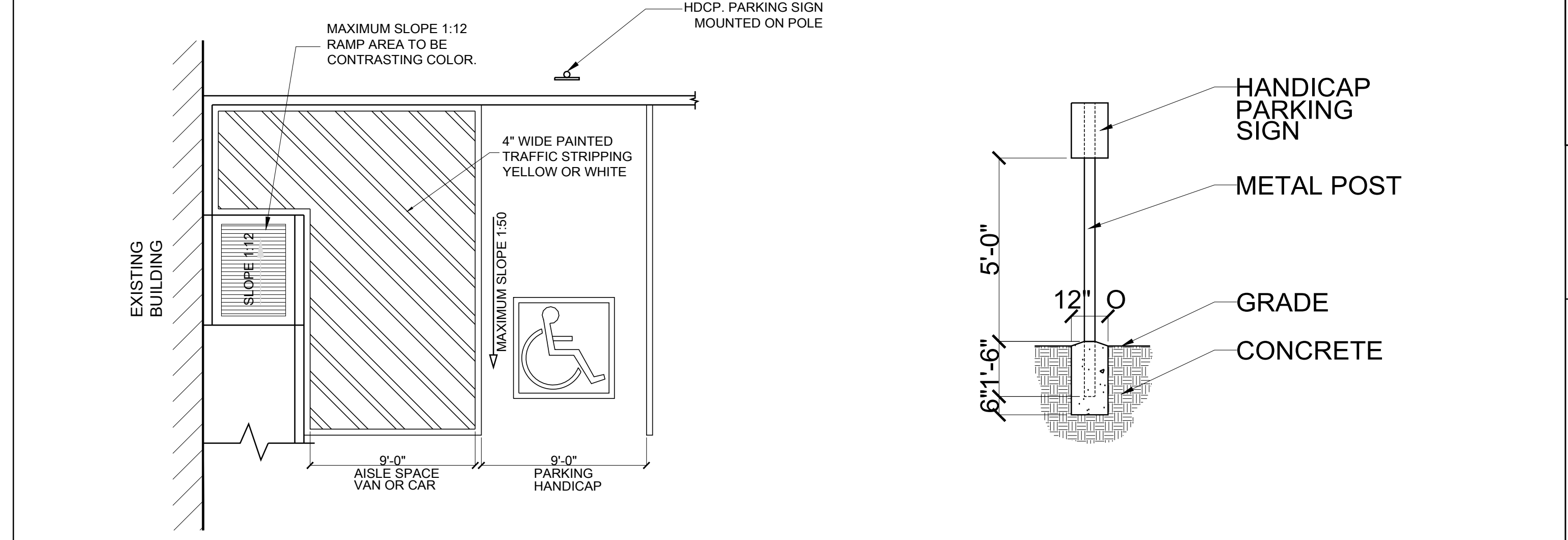
SITE PLAN

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



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

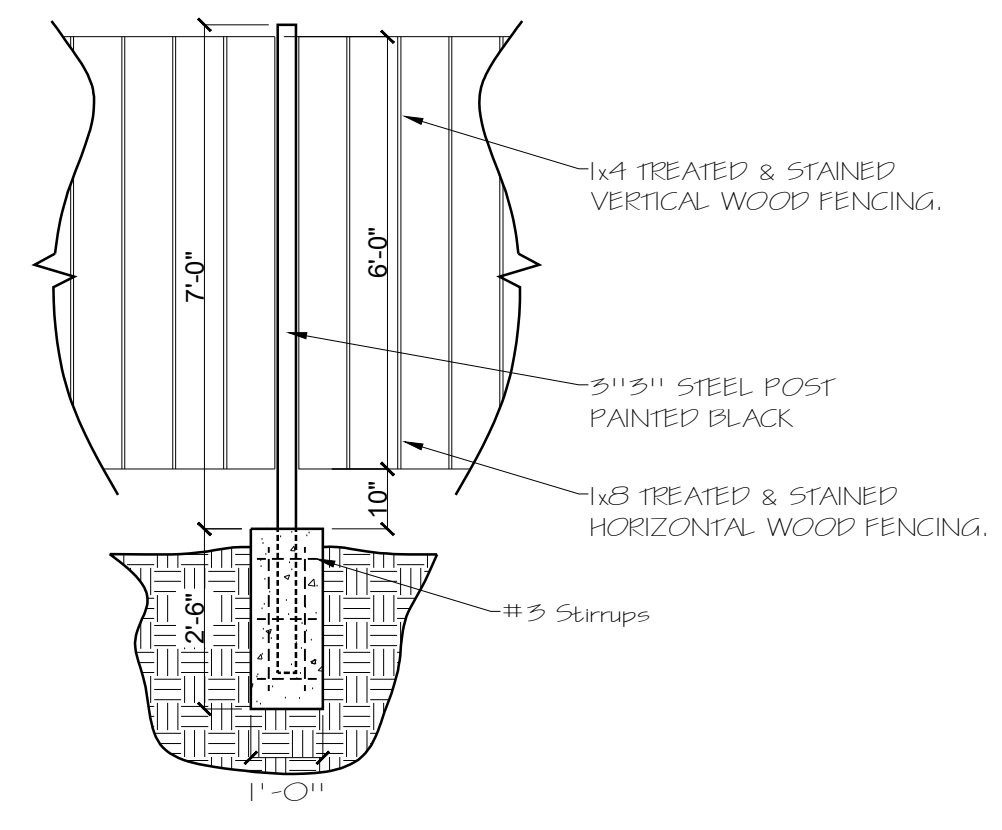
GROSS AREA = 2,641 SQ.FT.

1.00 X PER 275 SQ.FT. SPACES REQUIRED

2,641 / 275 = 9.6

10 SPACES REQUIRED

10 SPACES PROVIDED



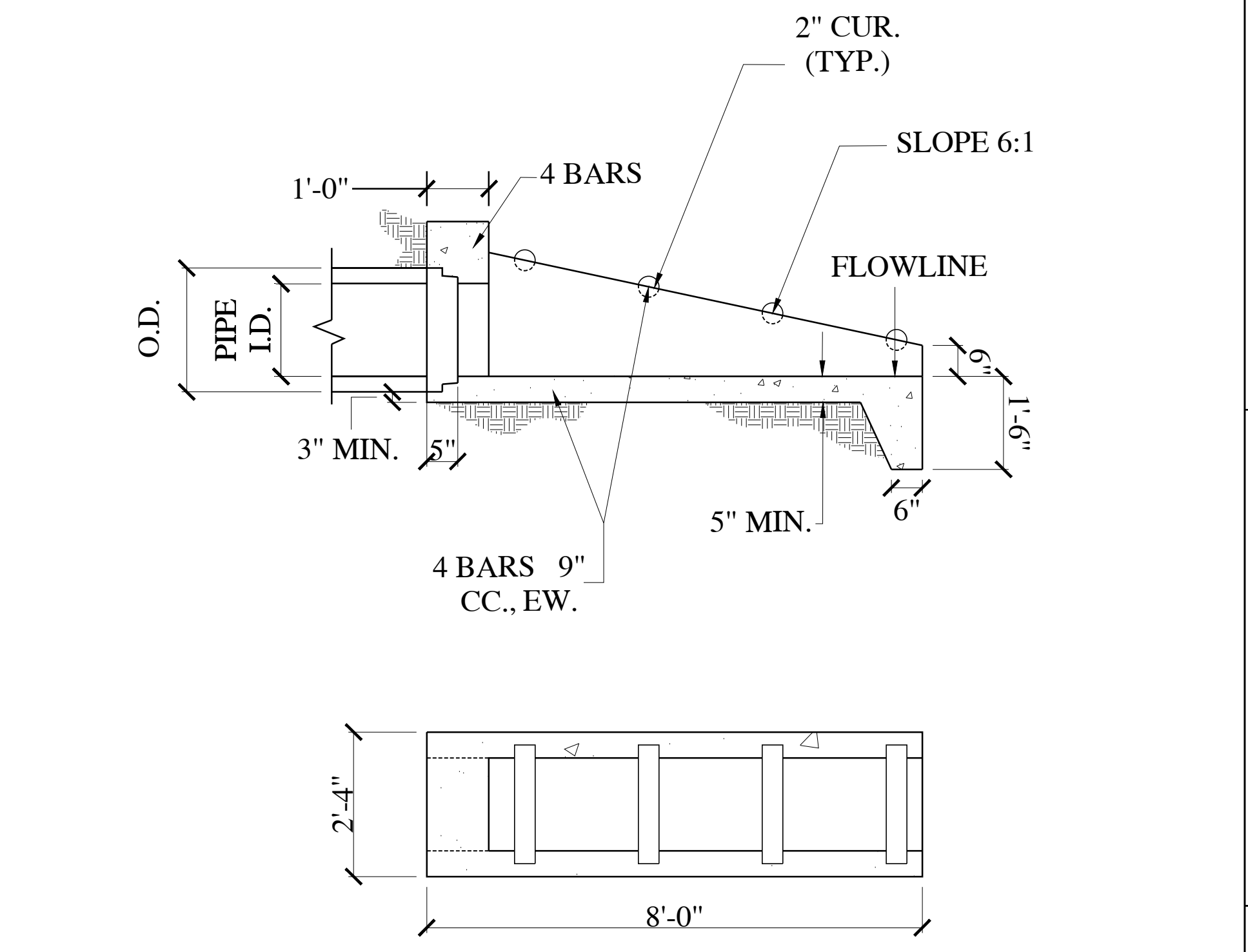
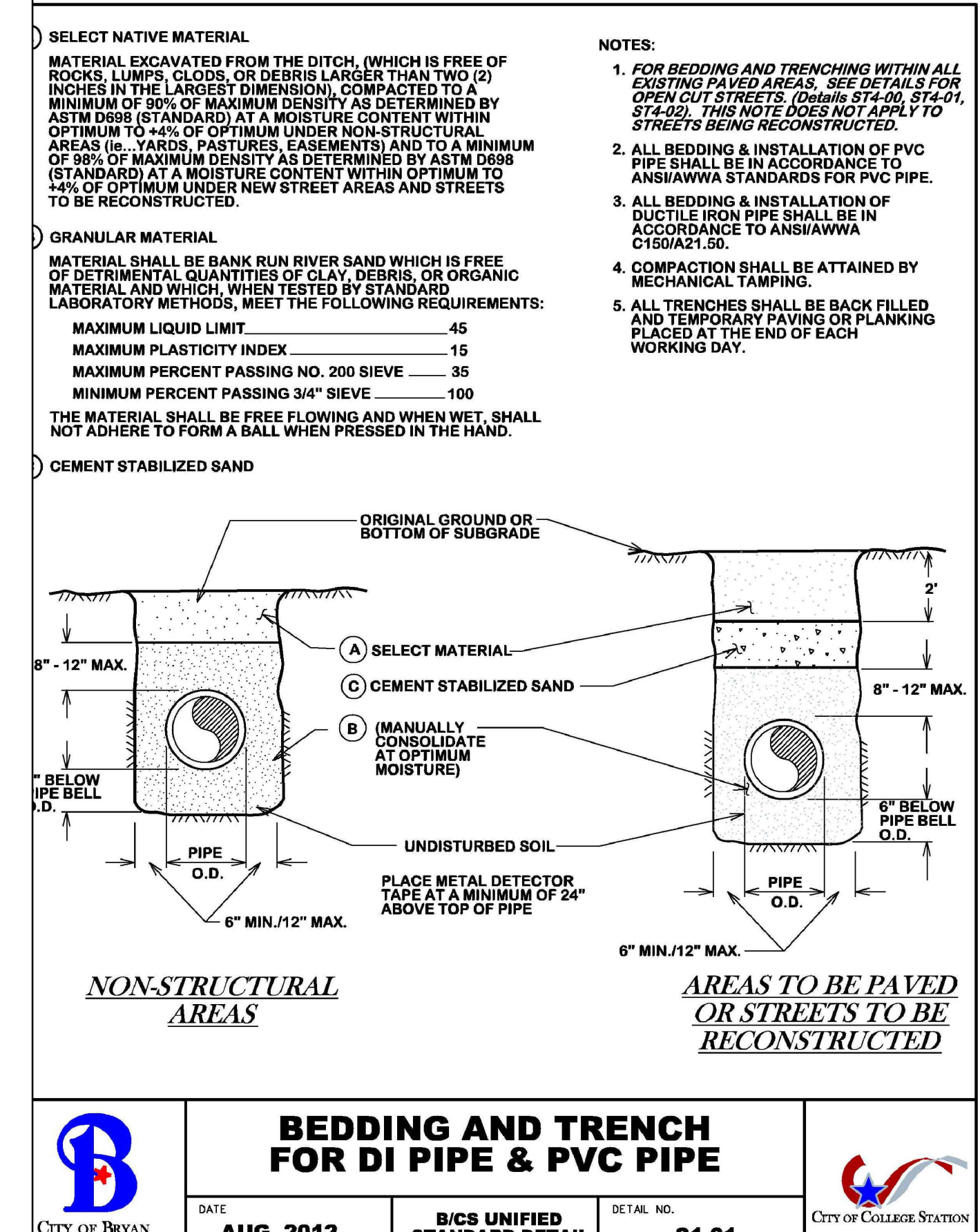
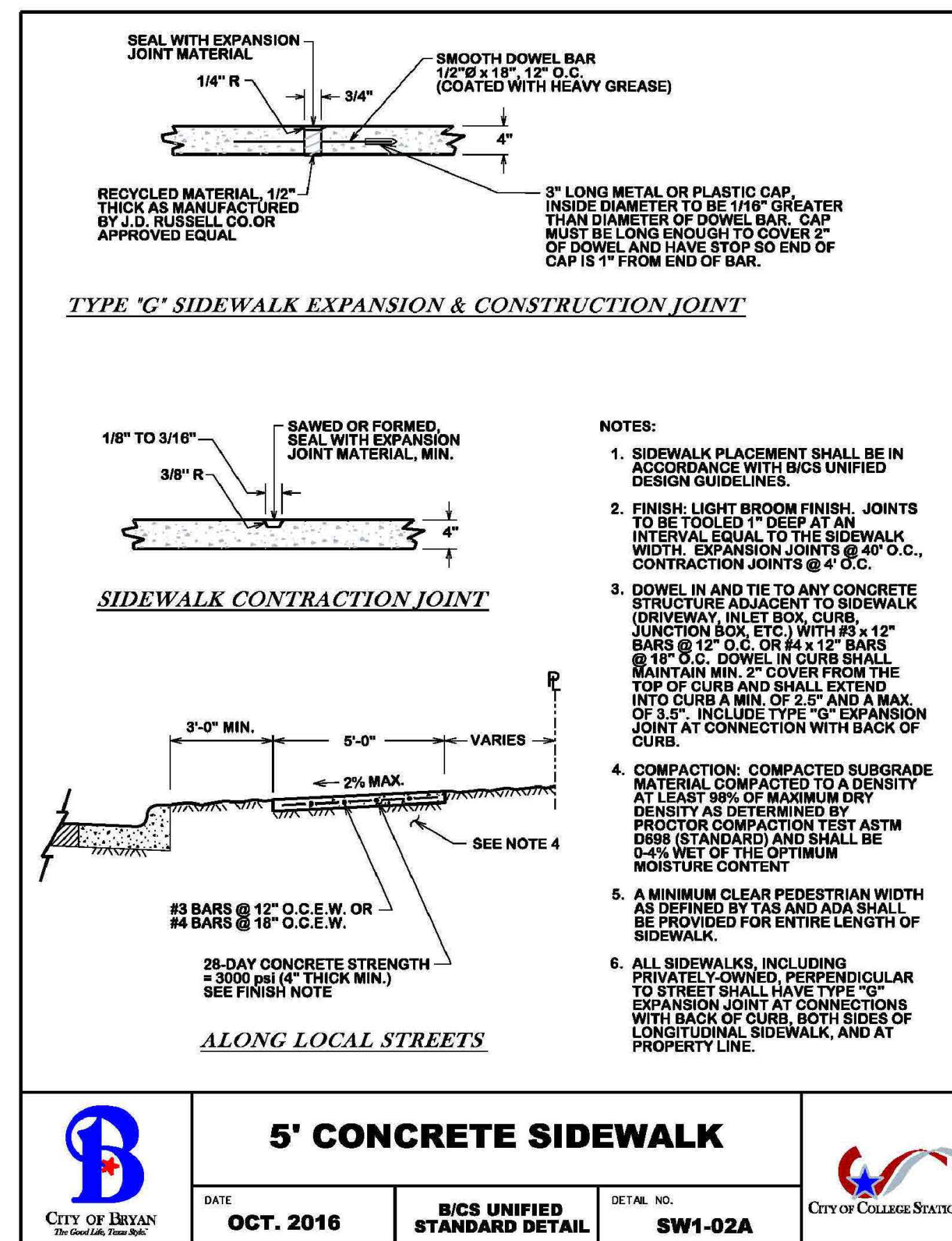
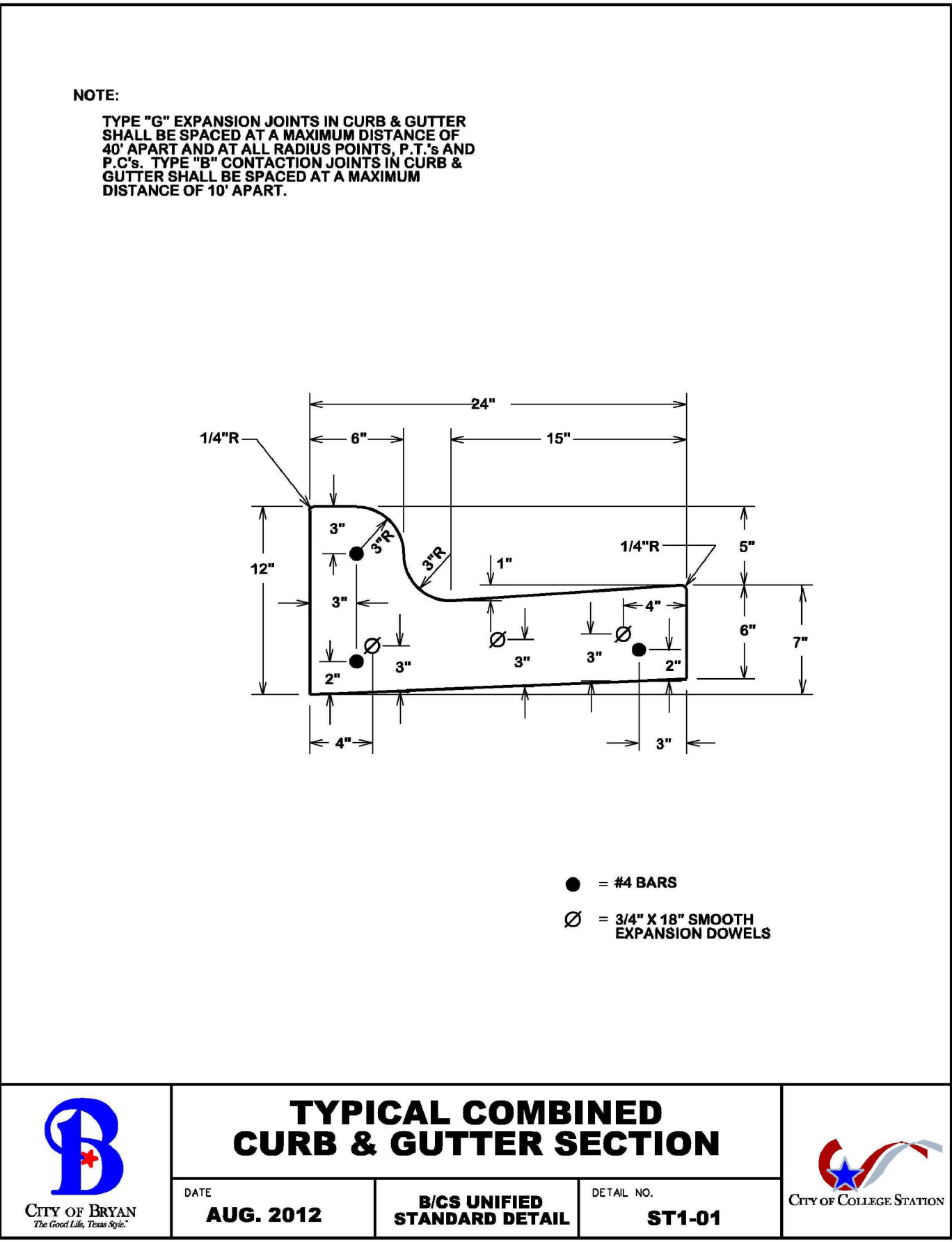
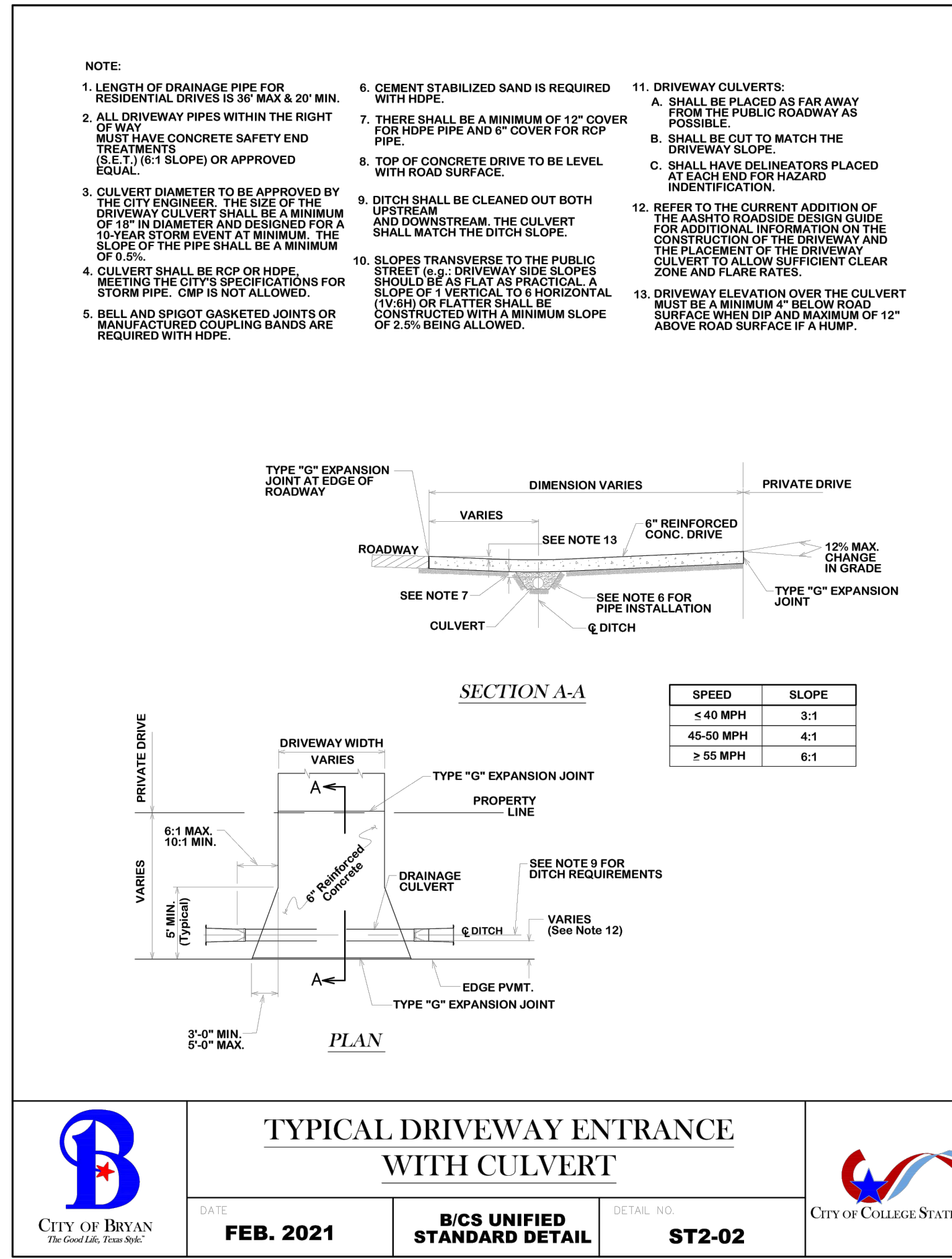
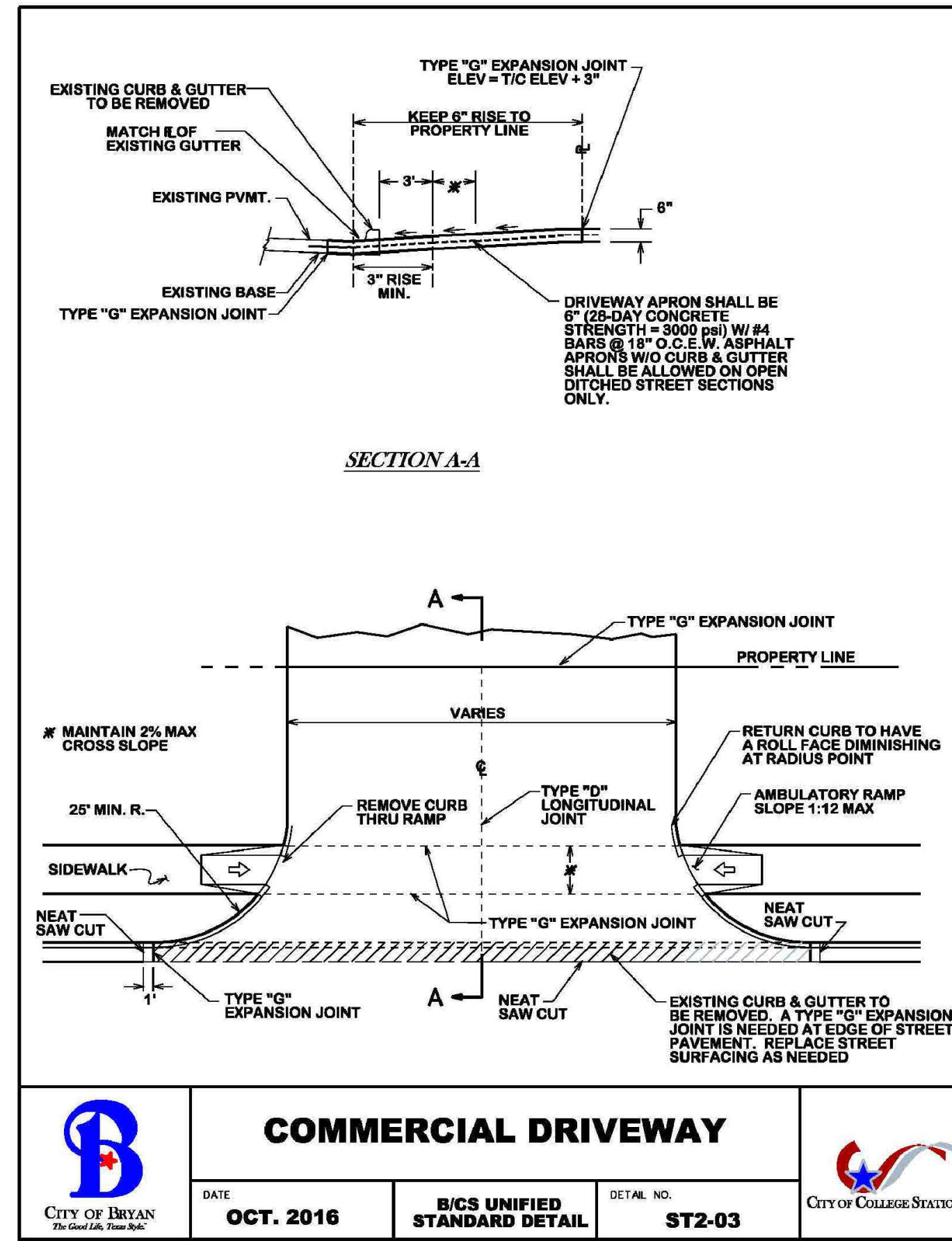
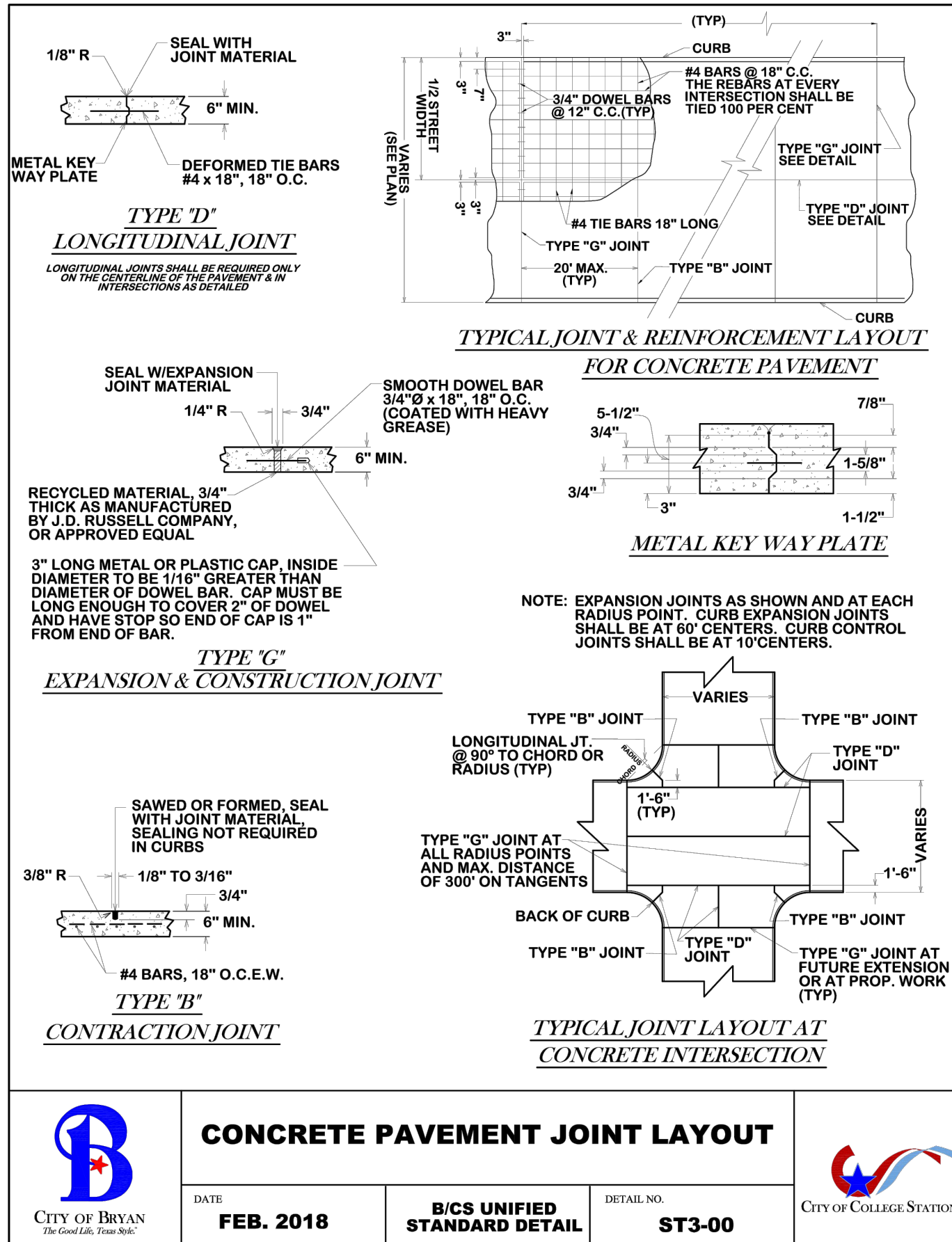
SITE LEGEND

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

NOTES

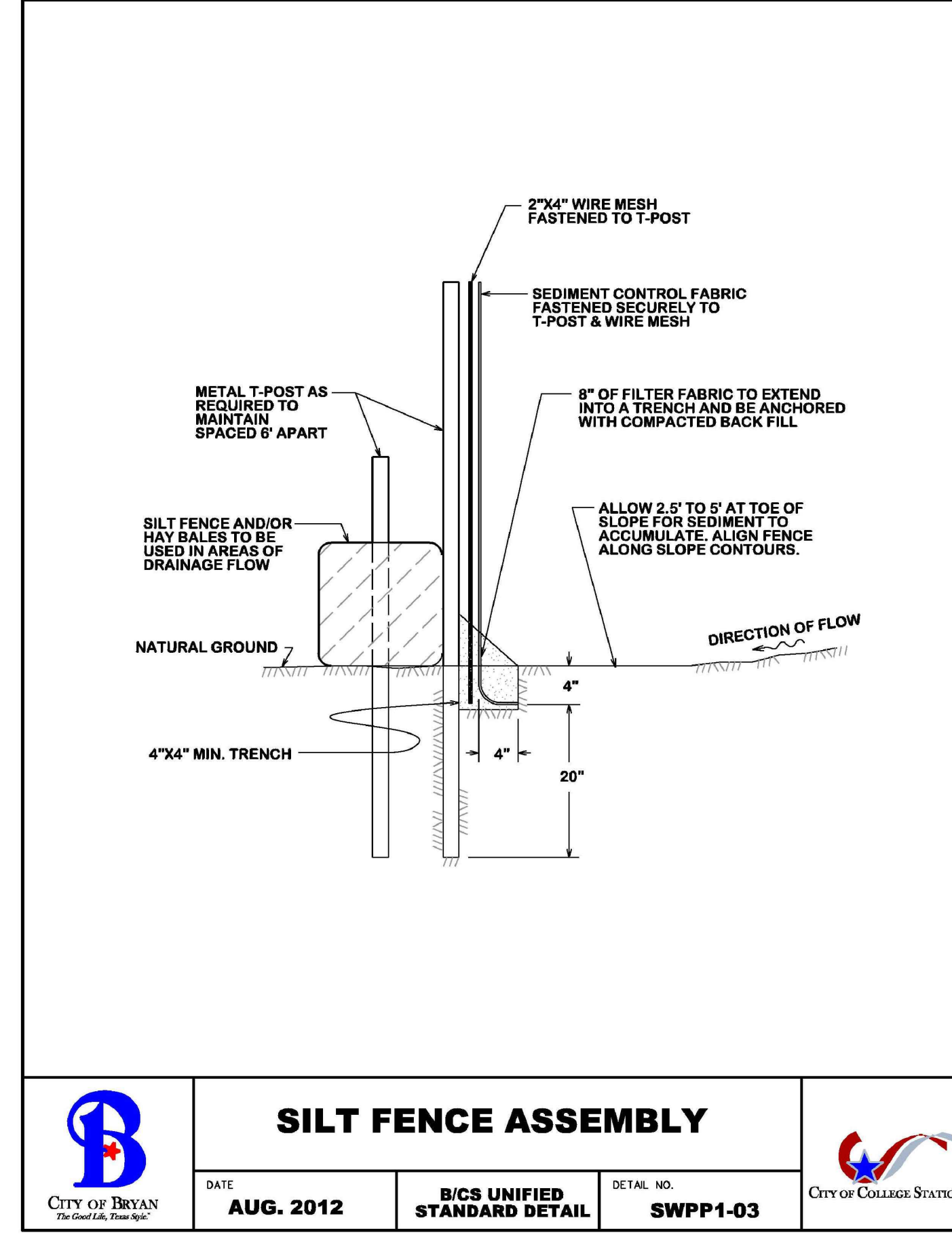
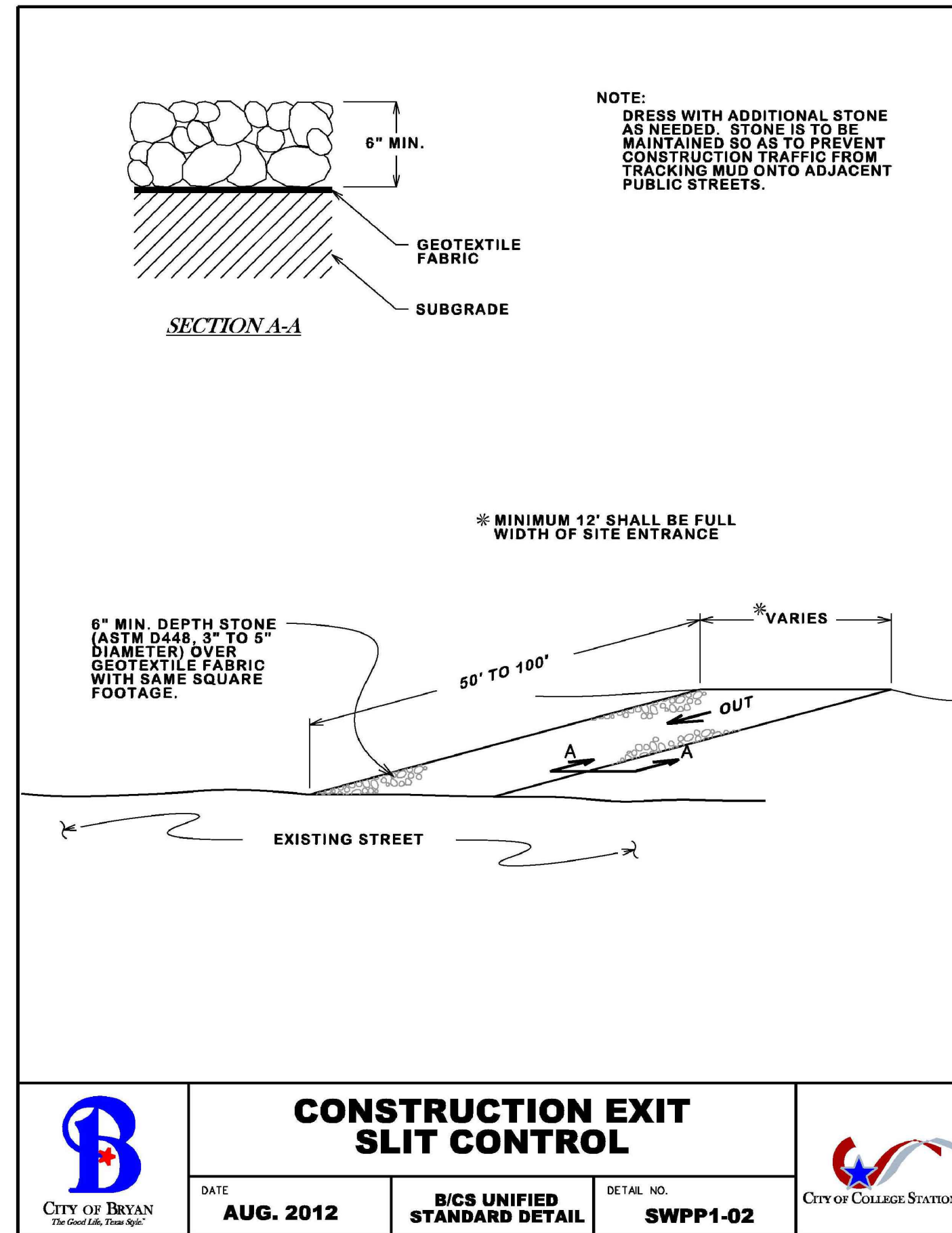
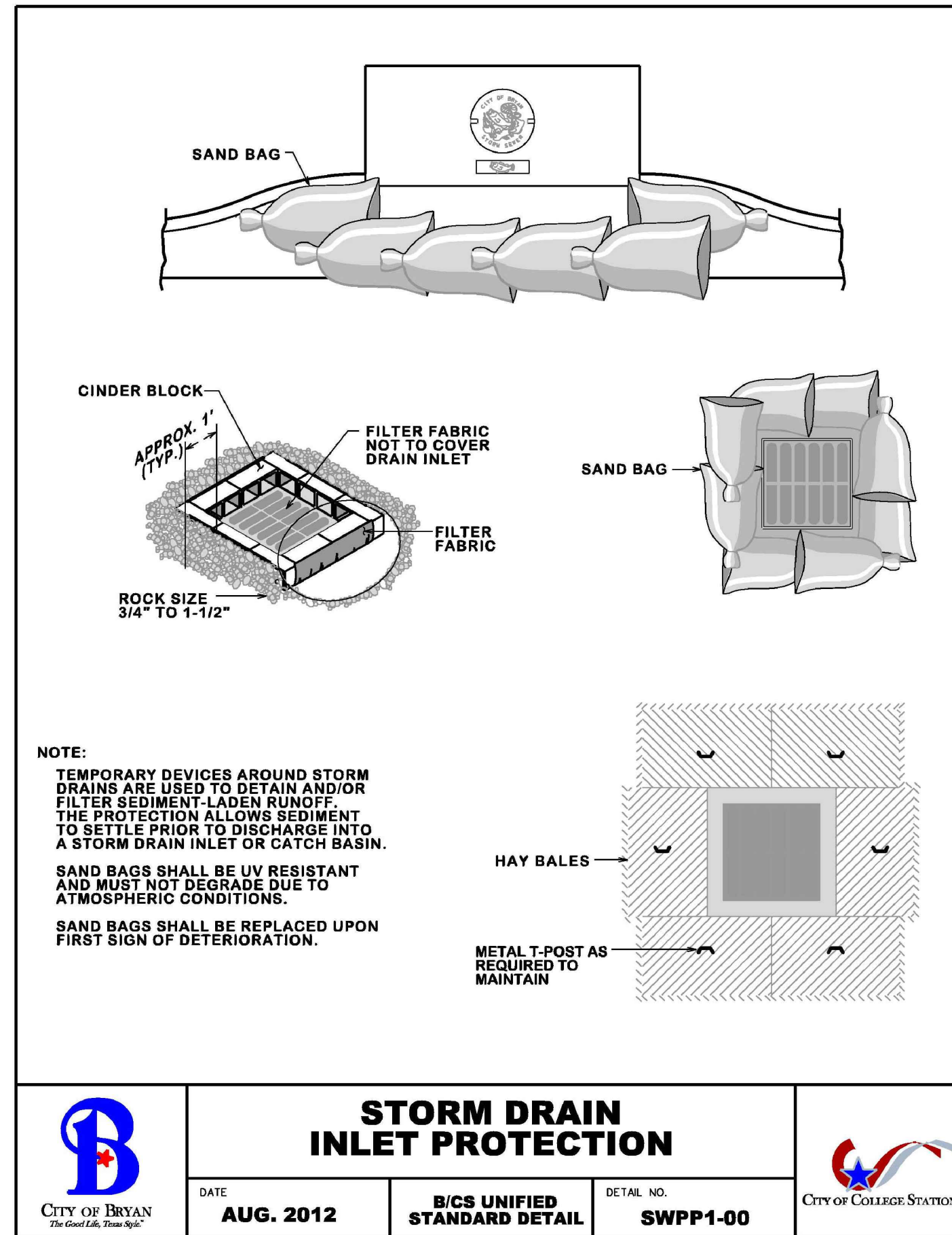
SCALE: N.T.S. | 01

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 PROJECT SITE INFO:
 R.A.I. JOB#: 22-099
 HANUS ADDITION SUBDIVISION
 LOTS SR-A, BLOCK-4
 0.696 ACRES
 CLIENT: ARRIAGA FAMILY TIRE SHOP
 SHEET: S-2 OF FIVE
 DATE: 02-26-2025
 JTR - INITIAL LAYOUT 08-10-23
 JTR - 1st SITE SUBMITTAL 10-16-23
 JTR - 2nd SITE SUBMITTAL 09-30-24
 JTR - 3rd SITE SUBMITTAL 02-26-25



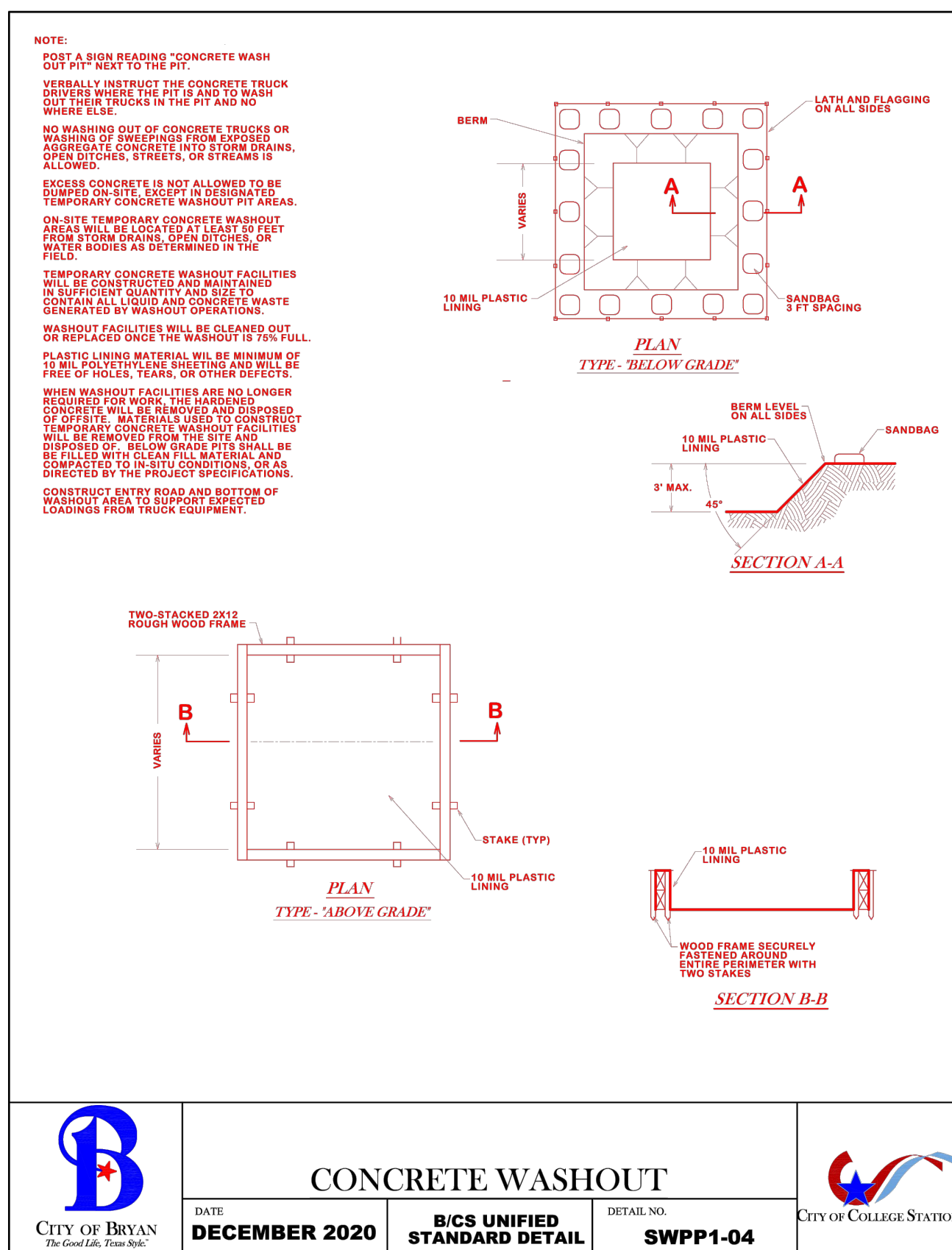
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 JTR - 3rd SITE SUBMITTAL 02-26-25
 SHEET S-3 OF FIVE
 DATE: 02-26-2025



STORM WATER PROTECTION DETAILS

SCALE: N.T.S. | 01



SITE DETAILS

SCALE: N.T.S. | 01

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 02-26-25 JTR - 3rd SITE SUBMITTAL

SHEET: **S4**
 OF: FIVE
 DATE: 02-26-2025



LANDSCAPING REQUIREMENTS

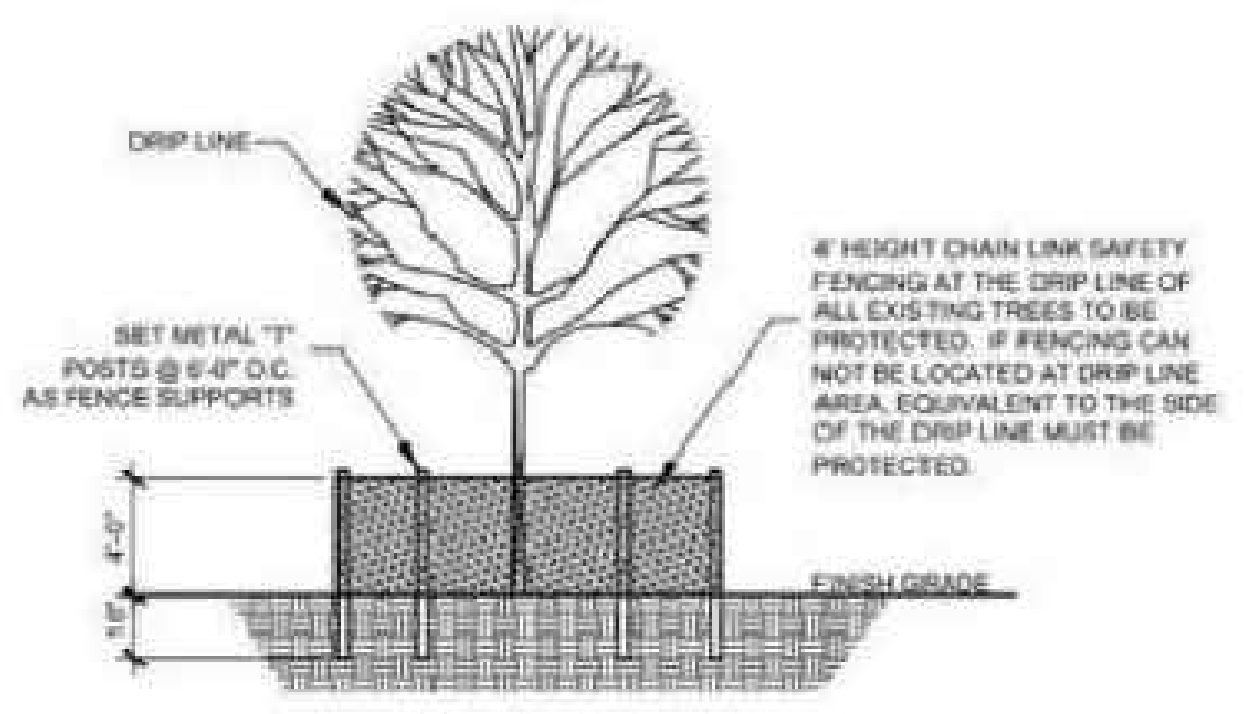
TOTAL SQUARE FEET OF THE SITE = 30,317.76
 $30,317.76 \times 15\% = 4,548$
 THERE ARE A TOTAL OF 4,548 LANDSCAPING POINTS REQUIRED FOR THIS PROJECT.

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:
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 1 TREE PROTECTION DETAIL

- TREE PROTECTION NOTES
1. 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.
 2. 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.
 3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
 4. 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.
 5. 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
	7	8" or HIGHER CALIPER	QUERCUS VIGINIANA	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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SHEET: **S4** OF FIVE
DATE: 02-26-2025