

ZONED PD-H  
TOWN HOME DEVELOPMENT IN PROGRESS

REVISIONS	
DATE	BY
7-21-14	CB



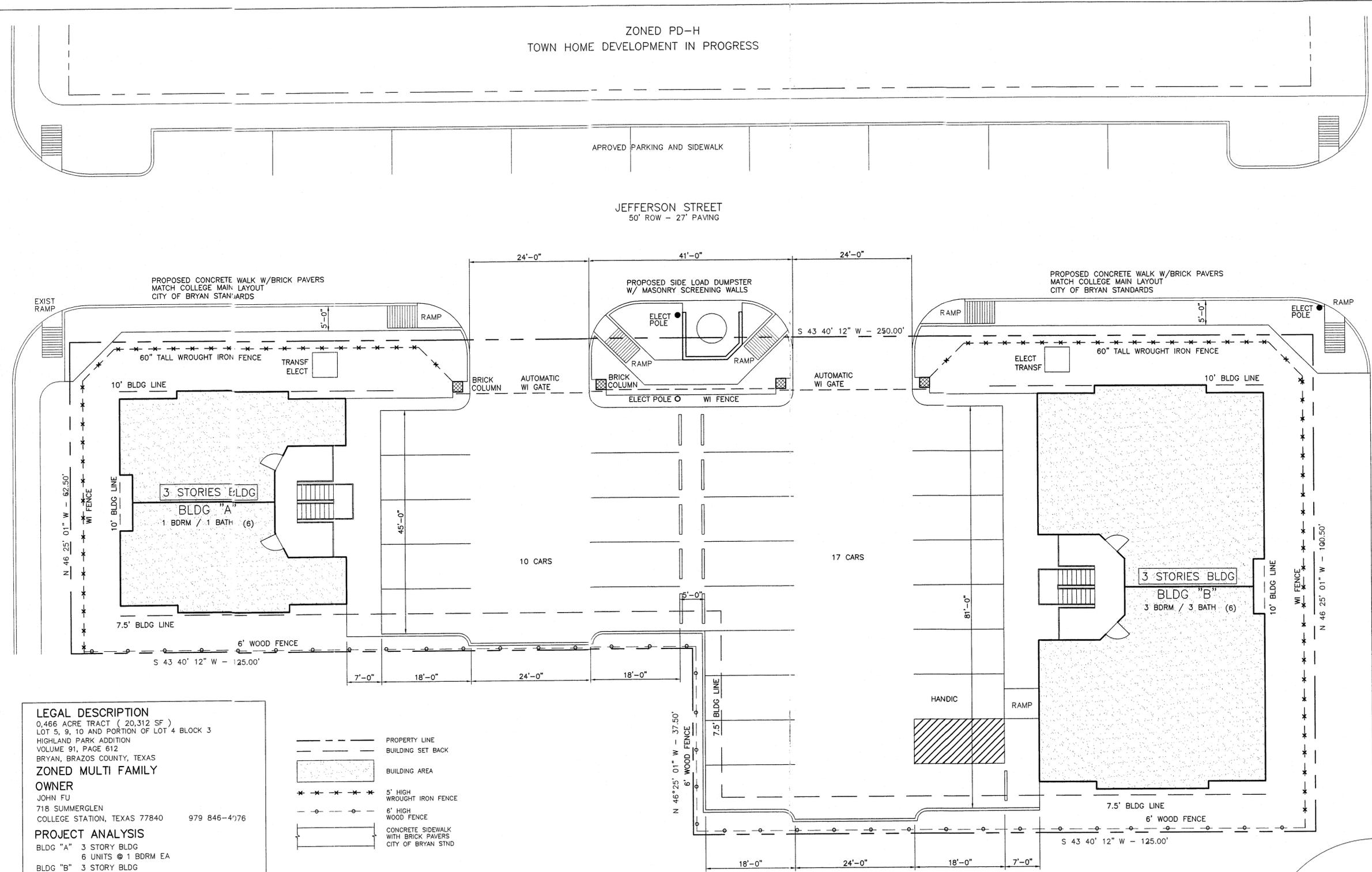
C. BARBU CO.  
ARCHITECTURE • PLANNING • INTERIOR DESIGN  
3522 MIDWEST DR - BRYAN, TEXAS  
(979) 412-7887

PROJECT  
GARDEN APARTMENTS  
COLLEGE MAIN & JEFFERSON ST  
BRYAN, TEXAS

SP1

COLLEGE MAIN

ASPEN STREET



**LEGAL DESCRIPTION**  
0.466 ACRE TRACT (20,312 SF.)  
LOT 5, 9, 10 AND PORTION OF LOT 4 BLOCK 3  
HIGHLAND PARK ADDITION  
VOLUME 91, PAGE 612  
BRYAN, BRAZOS COUNTY, TEXAS

**ZONED MULTI FAMILY**

**OWNER**  
JOHN FU  
718 SUMMERGLLEN  
COLLEGE STATION, TEXAS 77840 979 846-4176

**PROJECT ANALYSIS**  
BLDG "A" 3 STORY BLDG  
6 UNITS @ 1 BDRM EA  
BLDG "B" 3 STORY BLDG  
6 UNITS @ 3 BDRM EA

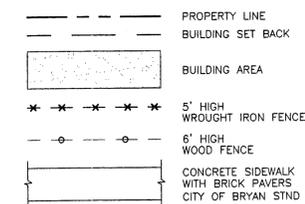
TOTAL NO UNITS \_\_\_\_\_ 12  
TOTAL NO BDRMS \_\_\_\_\_ 24

**TOTAL PARKING REQUIRED**  
1 SP PER BDRM @ 24 BDRMS \_\_\_\_\_ 24

**TOTAL PARKING PROVIDED** \_\_\_\_\_ 27

**PROJECT DATA**  
SLAB AREAS \_\_\_\_\_ 4,914 SF  
PAVING AREA \_\_\_\_\_ 10,506 SF  
DEVELOPED AREA (SLAB & PAVING) 76% 15,422 SF

**LANDSCAPE AREA**  
20,312 SF (LAND AREA) - 15,422 SF \_\_\_\_\_ 4,890 SF  
LANDSCAPE AREA HAS AUTOMATIC IRRIGATION SYSTEM  
LANDSCAPING SHALL CONSIST OF PLANTING  
2" CALIPHER LIVE OAK TREES  
2" GRAPE MYRTLES  
SHRUBS  
ENTIRE LANDSCAPE AREA TO BE SOLID SOD



**NOTES**

ALL PAVING AND SIDEWALKS SHALL CONSIST OF 3,000 PSI CONCRETE WITH #3 REINFORCING BARS @ 16" OC

ALL BUILDINGS SHALL BE 3 STORIES HIGH AND SHALL NOT EXCEED 45 FEET IN HEIGHT

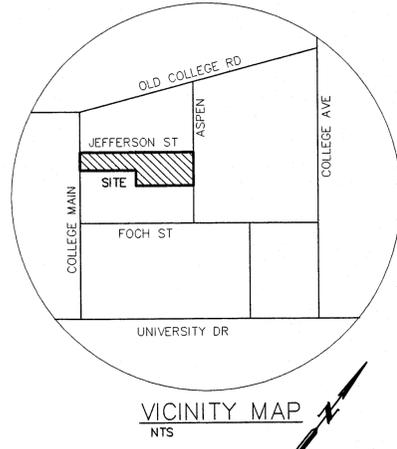
ALL UNITS SHALL HAVE AUTOMATED FIRE SPRINKLER SYSTEM

ALL EXTERIOR WALLS SHALL HAVE NO LESS THAN 90 % MASONRY COVERAGE - COMBINATION OF BRICK AND STONE

ENTIRE PROPERTY SHALL BE FENCED  
5 FEET HIGH WROUGHT IRON FENCE ALONG STREET SIDES AND  
6 FEET HIGH WOOD FENCE ALONG ADJACENT PROPERTY LINES

1 SITE PLAN  
1" = 10'-0"

CONCEPT PLAN FOR PD-H  
GARDEN APARTMENTS PROJECT  
4301 COLLEGE MAIN AND 4302 ASPEN STREET  
BRYAN, TEXAS



Development Services  
AUG 13 2013  
RECEIVED