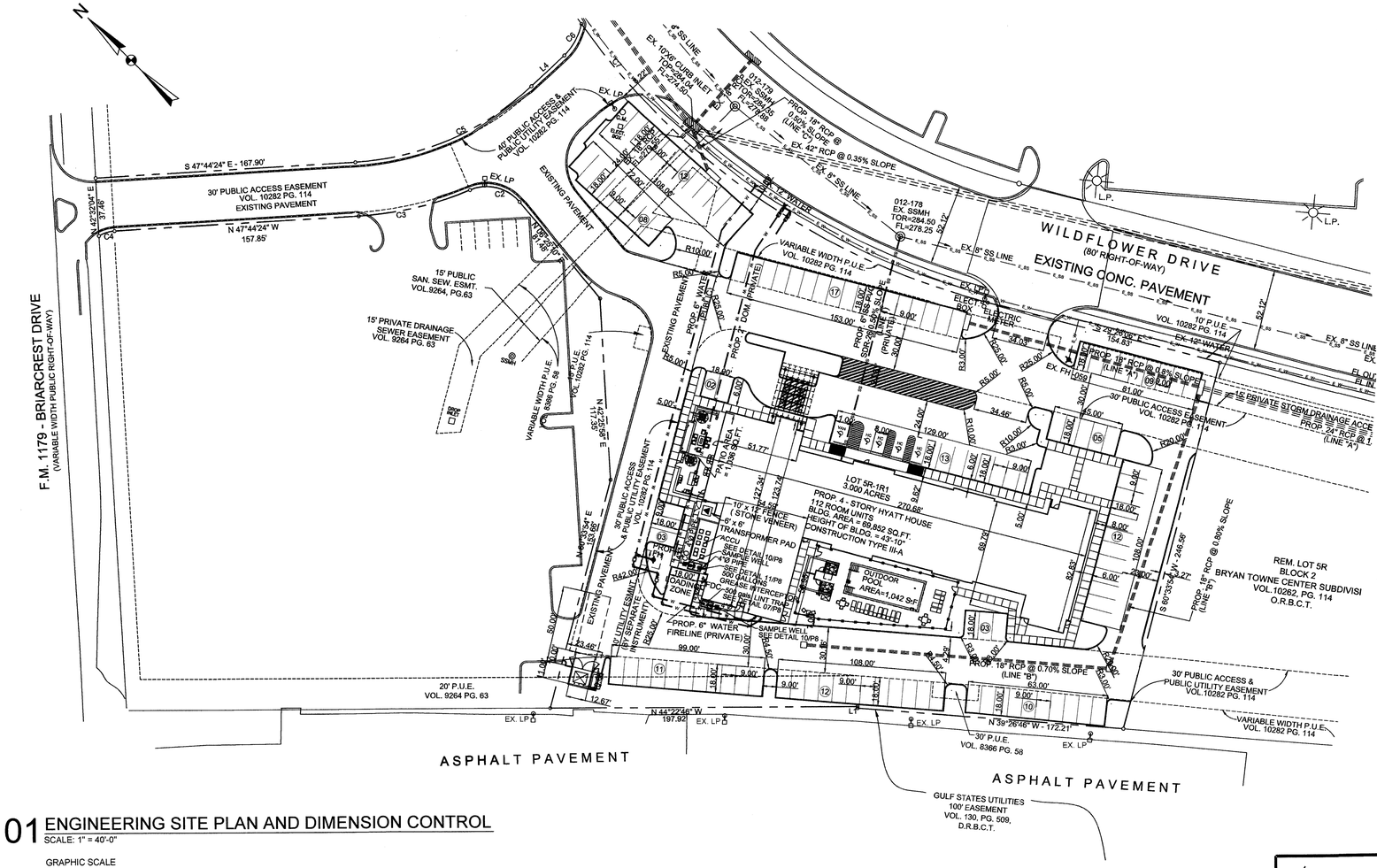


01 ENGINEERING SITE PLAN AND DIMENSION CONTROL

SCALE: 1" = 40'-0"

GRAPHIC SCALE

0 40

20 80

PROP. 4 - STORY HYATT HOUSE
NO. OF ROOMS = 112
TOTAL PARKING REQUIRED= 112 SPACES

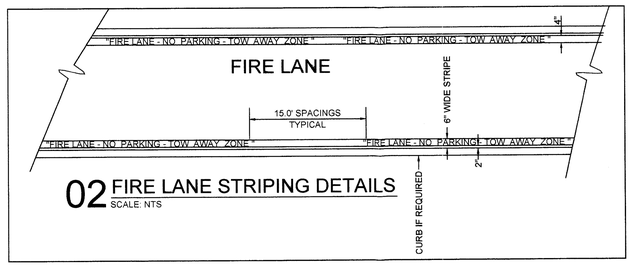
PARKING	HYATT HOUSE	TOTAL
PARKING REQUIRED	1 SPACE/ROOM UNIT = 112 SPACES	112 SPACES
PARKING FURNISHED	117 SPACES	117 SPACES
H.C. PARKING REQUIRED	5 SPACES	5 SPACES
H.C. PARKING FURNISHED	5 SPACES	5 SPACES

BUILDING AREA SUMMARY	GROUND FLR. S.F.	TYPICAL FLOOR S.F.	TOTAL S.F.
HYATT HOUSE (OUTDOOR POOL)	18,201	17,217 x 3 = 51,651	69,852
TOTAL HEIGHT OF THE BUILDING (GROUND LEVEL TO PARAPET)			43'-10"

ROOM MATRIX TYPE	ROOM AREA S.F.	LEVEL 1	2	3	4	TOTAL	PERCENTAGE
KS - KING STUDIO	431	9	13	12	12	46	35 %
KSA - KING STUDIO ACCESSIBLE	504			1	1	2	3 %
KSA-R- KING STUDIO ACCESSIBLE (ROLL IN SHOWER)	504		1			1	1 %
K - KING ONE BEDROOM	477	2	6	7	7	22	24 %
KD - KING DEN ROOMS	308	4	6	6	6	22	13 %
KDL - KING DEN LONGER ROOMS	320	1	4	4	4	13	15 %
KDA - KING DEN ACCESSIBLE ROOMS (ROOL IN SHOWER)	308		1	1	1	3	3 %
QQ - QUEEN/QUEEN ONE BEDROOM	522						
QQS - QUEEN/QUEEN SUITE	721			1		1	3 %
QQA - QUEEN/QUEEN SUITE ACCESSIBLE	721		1			1	3 %
KKA - KING SUITE ACCESSIBLE	721				1		
	TOTAL	16	32	32	32	112	100 %

02 FIRE LANE STRIPING DETAILS

SCALE: NTS



FLOOD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZOS COUNTY, TEXAS, COMMUNITY PANEL NO. 48041C0215F, MAP REVISED APRIL 2, 2014, THE SUBJECT PROPERTY DOES NOT LIE WITHIN ANY DESIGNATED 100 YEAR FLOOD ZONE, BUT LIES WITHIN ZONE X (OTHER AREAS), "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE."

NOTE:

PLANNED DEVELOPMENT ZONING CLASSIFICATION FOR THE LOT AND THE ORDINANCE NUMBER CREATING THE PD DISTRICT; ORD # 1636.

LOT 5R-1R1

11. "THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE."
12. "DEMOLITION/CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY."
13. "FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE."
14. A "KNOX BOX" SECURITY KEY SYSTEM IS REQUIRED ON ALL BUILDINGS AND A KNOX SWITCH IS REQUIRED ON ALL GATED ENTRANCES.

SPECIFICATIONS AND FIRELANE MARKINGS:

SPECIFICATIONS:

A. ANY FIRE LANE MORE THAN 100 FEET IN LENGTH SHALL EITHER CONNECT AT EACH END TO A DEDICATED STREET OR BE PROVIDED WITH A TURNAROUND HAVING A MINIMUM RADIUS OF 80 FEET WHEN MEASURED FROM CURB TO CURB. ALL FIRE LANES SHALL BE MAINTAINED AND KEPT IN A STATE OF GOOD REPAIR AT ALL TIMES BY THE OWNER, MANAGER, OR PERSON IN CHARGE OF THE PREMISES, AND THE CITY SHALL NEVER BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

B. THE FIRE OFFICIAL OR HIS OR HER AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO DESIGNATE ADEQUATE FIRE LANES AND/OR TURNAROUNDS TO ANY BUILDING WHEN DEEMED NECESSARY FOR FIRE DEPARTMENT ACCESS IN THE EVENT OF FIRE IN SUCH BUILDING.

FIRE LANE MARKINGS:

1. THE OWNER, MANAGER, OR PERSON IN CHARGE OF ANY BUILDING OR PROPERTY TO WHICH FIRE LANES HAVE BEEN APPROVED OR REQUIRED BY THE FIRE OFFICIAL OR HIS OR HER AUTHORIZED REPRESENTATIVE SHALL MARK AND MAINTAIN SAID FIRE LANES IN THE FOLLOWING MANNER: ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR-INCH WHITE LETTERING STATING "NO PARKING--FIRE LANE--TOW AWAY ZONE." WORDING MAY NOT BE SPACED MORE THAN 15 FEET APART. IN AREAS WHERE FIRE LANES ARE REQUIRED BUT NO CONTINUOUS CURB IS AVAILABLE, ONE OF THE FOLLOWING METHODS SHALL BE USED, IN CONJUNCTION WITH THE CURB MARKINGS, TO INDICATE THAT THE FIRE LANE IS CONTINUOUS.

IRRIGATION NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF BRYAN STANDARD DETAILS AND SPECIFICATIONS.
2. IRRIGATION CONTRACTOR TO SUBMIT SHOP DRAWINGS OF IRRIGATION LAYOUT AND LIST OF EQUIPMENT PRIOR TO INSTALLATION.
3. POWER TO CONTROLLER SUPPLIED BY OTHERS.
4. ALL HEAD PLACEMENT AND PIPING IS DIAGRAMMATIC.
5. HEADS AND PIPING SHALL BE INSTALLED INSIDE PROPERTY LINE.
6. ALL LATERAL PIPING NOT SIZED IS 1/2".
7. ADJUST SPRAYS SUCH THAT MINIMAL WATER OVER SPRAYS PARKING AREAS AND DRIVEWAYS, YET ALLOWS SUFFICIENT COVERAGE.
8. DISTRIBUTIONS LINES ARE TO BE BURIED 12" BELOW FINISHED GRADE, MULCH TOP COVERING IS NOT TO BE CONSIDERED SOIL.
9. ALL EQUIPMENT TO BE RAINBIRD MODEL OR APPROVED EQUAL.
10. ALL DISTRIBUTION LINES SHALL BE CL 200 PVC.
11. ALL SLEEVES SHALL BE SCH 40 PVC.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF CITY OF BRYAN, TEXAS.
2. CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLES OF THE ENGINEERING PLANS MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
3. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
4. "ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150 FEET OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE."
5. EXTERIOR BUILDING AND SITE LIGHTING WILL MEET THE CITY STANDARDS. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPAQUE HOUSING AND NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.
6. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH THIS CONSTRUCTION. AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING APPLICABLE:

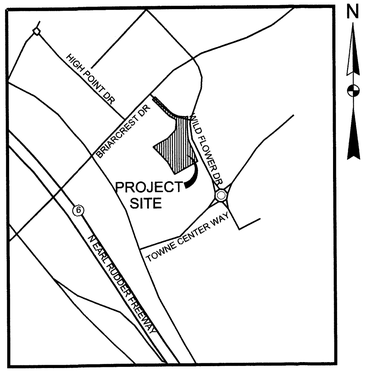
ATMOS ENERGY	- (888) 286-6700
VERIZON WIRELESS	- (979) 774-9908
SUDDENLINK COMMUNICATION	- (877) 612-5036
BRYAN TEXAS UTILITIES	- (979) 821-5700

7. 100% COVERAGE OF GROUNDCOVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
8. "IRRIGATION SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE."
9. ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.
10. SIGNAGE WILL BE PERMITTED SEPARATELY.

LEGEND

SANITARY SEWER MANHOLE	SS	500	EXISTING CONTOURS
STORM SEWER MANHOLE	MH	500	PROPOSED CONTOURS
CLEAN OUT	CO	SS	PROPOSED SANITARY SEWER PIPE
FIRE HYDRANT	FH		
POWER POLE	PP	E_SS	EXISTING SANITARY SEWER PIPE
TELEPHONE BOX	TB		
WATER METER	WM	W	PROPOSED WATER LINE
GATE VALVE	GV	E_W	EXISTING WATER LINE
LIGHT POLE		E	PROPOSED POWER LINE
IRRIGATION SPRINKLER HEAD LOCATION		E_E	EXISTING POWER LINE
VAN ACCESSIBLE HANDICAP PARKING		T	PROPOSED TELEPHONE LINE
SIGN LOCATION		E_T	EXISTING TELEPHONE LINE
RIGHT OF WAY	R.O.W.	GAS	PROPOSED GAS LINE
EXIST. LIGHTPOLE			
DRAINAGE & UTILITY EASEMENT	DE/UE	E_GAS	EXISTING GAS LINE
GAS METER		GW	PROPOSED GUY WIRE
EXIST. WATER VALVE		E_GW	EXISTING GUY WIRE
		OHEL	OVERHEAD ELECTRICAL LINE

DEC 16 2015



VICINITY MAP SCALE : NONE

GENERAL CONSTRUCTION NOTES

IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY, PROVIDE INFORMATION, AND COORDINATE WITH THE CITY/COUNTY UTILITY DEPARTMENTS AND OTHER UTILITY COMPANIES REGARDING THE LOCATION, DEPTHS, SIZES AND ANY RELEVANT INFORMATION OF ALL PROPOSED ABOVE AND UNDERGROUND UTILITIES INCLUDING GAS, FIBER OPTIC, COMMUNICATION CABLES, AND THE LIKE, PRIOR TO PERFORMING ANY DIRT WORK, EXCAVATION, EMBANKMENT FILL OR HOLE DRILLING RELATED TO ONSITE OR OFF SITE WORK FOR THIS PROJECT.

OWNERSHIP AND USE OF DRAWINGS

THESE DRAWINGS WHETHER PRINTED OR ELECTRONIC IN FORM, PREPARED BY THE ENGINEER / JR EISENHOUR CONSULTING LLC, AND INSTRUMENTS OF SERVICE THROUGH WHICH THE CONTRACTOR SHALL EXECUTE THE WORK DESCRIBED HEREIN, ONLY THE ENGINEER SHALL OWN, CLAIM AUTHORSHIP, CLAIM COPYRIGHT OR RETAIN ANY OTHER RESERVED RIGHTS ON THESE DRAWINGS. UNLESS OTHERWISE AGREED TO OR PERMITTED IN WRITING BY THE ENGINEER, THESE DRAWINGS SHALL NOT BE COPIED, REVISED OR TRANSMITTED TO ANY THIRD PARTY.

THESE DRAWINGS SHALL BE USED SOLELY FOR THIS PROJECT. THE CONTRACTOR, SUBCONTRACTOR, MATERIAL OR EQUIPMENT SUPPLIER ARE PERMITTED TO USE OR REPRODUCE PORTIONS OF THE DRAWINGS RELATIVE TO THEIR PERFORMANCE CONTRACT AS SPECIFIED IN THE CONTRACT DOCUMENTS.

THESE DRAWINGS SHALL NOT BE USED BY THE CONTRACTOR, SUBCONTRACTOR, MATERIAL OR EQUIPMENT SUPPLIER ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT OUTSIDE THE ORIGINAL SCOPE OF WORKS WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE ENGINEER.

OFFICIAL SUBMISSION OF THESE PLANS TO REGULATORY AGENCIES SHALL ONLY MEAN COMPLIANCE TO REGULATORY REQUIREMENTS AND SHALL NOT BE CONSTRUED AS PUBLICATION OR LOSS OF ENGINEER'S COPYRIGHTS OR OTHER RESERVED RIGHTS.

EISENHOUR Consulting, LLC
1044-Morningside Court
Mesquite, TX 75150
Cell No: 972.415.1730
TelePhx: 214.501.2697

PROJECT NAME :

ENGINEERING SITE PLAN AND DIMENSION CONTROL
PROP. 4 - STORY HYATT HOUSE
WILDFLOWER DRIVE,
CITY OF BRYAN
3.00 ACRES

OWNER/DEVELOPER :

A & M DEVELOPERS LLC
7701 Las Colinas Ridge, Ste. 250
IRVING, TEXAS 75063

ENGINEER COMPANY :

E.M. FAGGETT ENGINEERING
P.O. BOX 17805
FORT WORTH, TEXAS 76102

PROJECT STATUS: FOR PERMITTING
PROJECT MANAGER: FREDERICK L. GATELA
DESIGN COORDINATOR: -
REVISION DATE: 12/09/15
PLOT DATE: 12/09/15
DRAWING BY: -

ENGINEER'S SIGNED/SEALED DATE

EDWARD FAGGETT 37209 LICENSED PROFESSIONAL ENGINEER 12/11/2015

ON THE DATE INDICATED HEREIN. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING ACT.

SHEET : C1 OF: ___