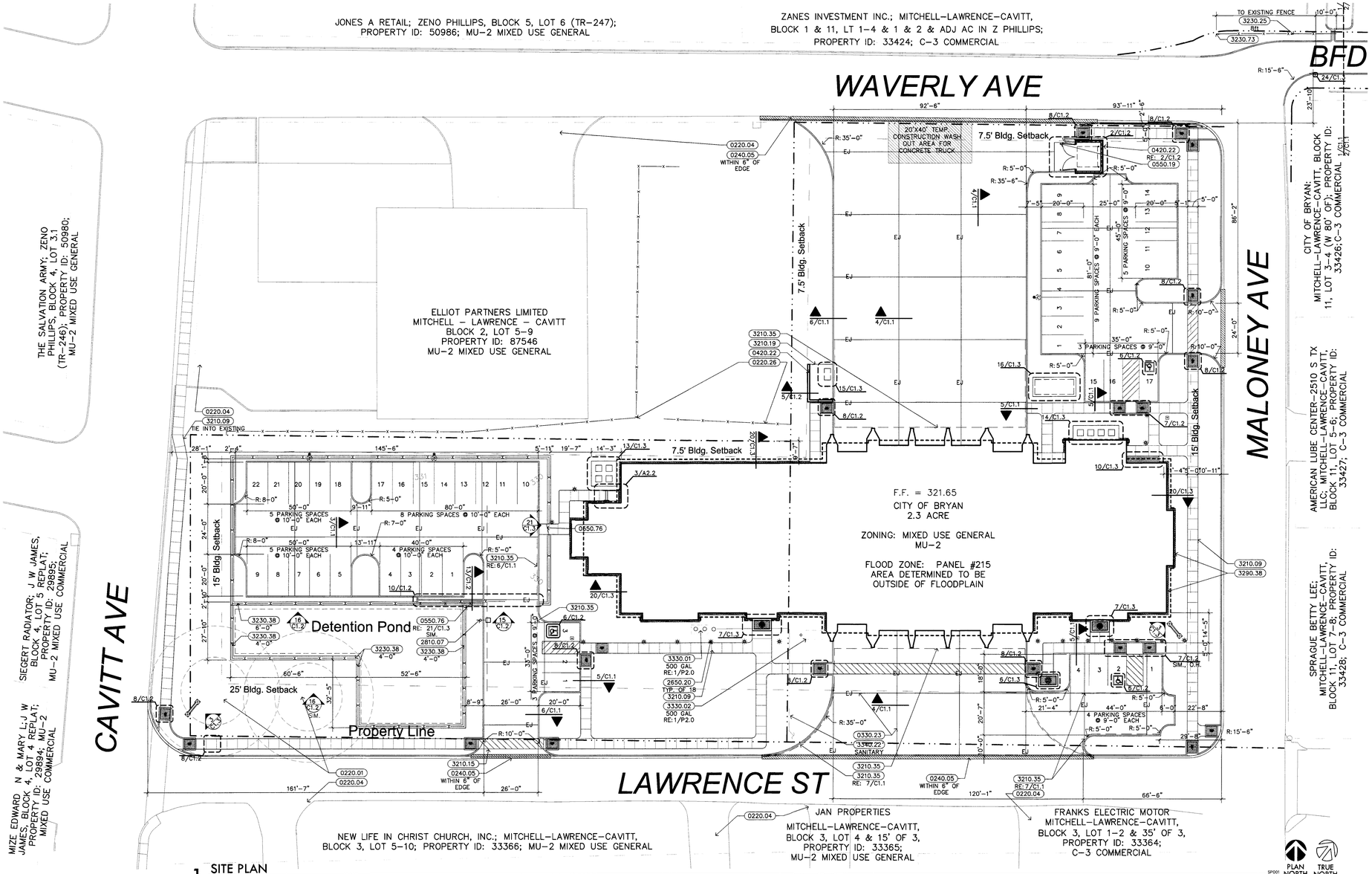
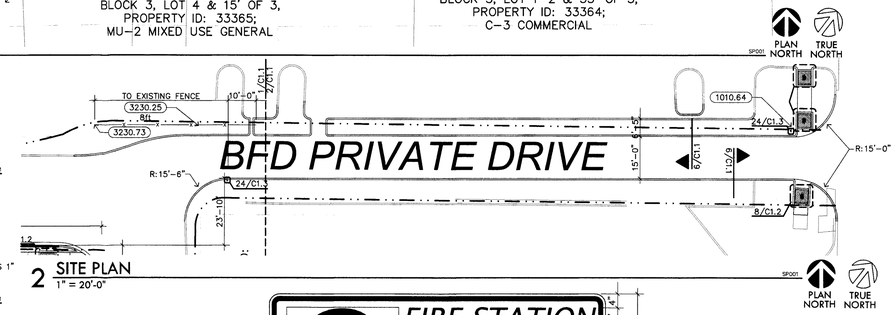
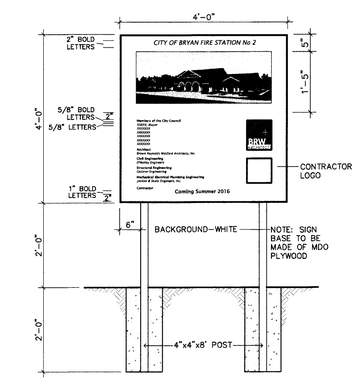


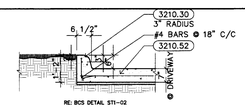
1 SITE PLAN
1" = 20'-0"



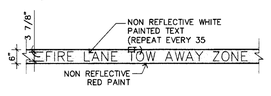
2 SITE PLAN
1" = 20'-0"



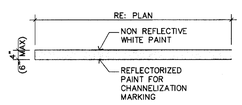
9 CONSTRUCTION SIGN
3/4" = 1'-0"



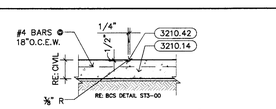
6 TYPICAL CURB DETAIL
1/2" = 1'-0"



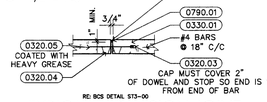
7 FIRE LANE DETAIL
1/2" = 1'-0"



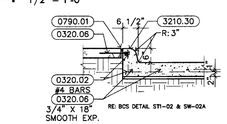
8 PAVEMENT MARKING
1/2" = 1'-0"



3 TYPICAL CONTROL JOINT
1/2" = 1'-0"



4 TYPICAL EXPANSION JOINT
1/2" = 1'-0"



5 TYPICAL CURB DETAIL
1/2" = 1'-0"

10 CONSTRUCTION SIGN
3/4" = 1'-0"

KEYNOTES

DIVISION 02 – EXISTING CONDITIONS (TO REMAIN, U.N.O.) & DEMOLITION

0220.01 EXISTING TREE
0220.04 EXISTING CONCRETE PAVING
0220.26 EXISTING FENCE
0240.05 SAWCUT AND REMOVE EXISTING CONCRETE CURB. PATCH AND REPAIR PAVING AS REQUIRED

DIVISION 03 – CONCRETE

0320.03 DOWEL SLEEVE AND END CAP
0320.04 DOWEL SUPPORT
0320.05 3/4" X 2'-0" SMOOTH DOWELS
0330.01 CONCRETE (RE: STRUCTURAL)
0330.23 CONCRETE EXPANSION JOINT – FILL WITH JOINT SEALER 1/4" BELOW SURFACE

DIVISION 04 – MASONRY

0420.22 BRICK / CONCRETE MASONRY UNIT SCREEN WALL WITH HORIZONTAL REINFORCING AT 16" O.C. VERTICALLY

DIVISION 05 – METALS

0550.19 6" PIPE BOLLARD. FILL WITH CONCRETE AND PAINT SAFETY YELLOW
0550.76 METAL GATE

DIVISION 07 – THERMAL & MOISTURE PROTECTION

0790.01 SEALANT WITH BACKER ROD AS REQUIRED

DIVISION 10 – SPECIALTIES

1010.64 POLE MOUNTED SIGNAGE

DIVISION 26 – ELECTRICAL (RE: ELECTRICAL)

2650.20 BOLLARD LIGHT FIXTURE

DIVISION 28 – ELECTRONIC SAFETY & SECURITY

2810.07 PARKING KEYPAD / CARD ACCESS CONTROL ON METAL STANCHION

DIVISION 32 – EXTERIOR IMPROVEMENTS

3210.09 4" CONCRETE SIDEWALK WITH #3'S AT 18" O.C.E.W.
3210.14 CONCRETE PAVING (RE: CIVIL)
3210.15 CONCRETE APPROACH PER CITY REQUIREMENTS
3210.19 CONCRETE TRANSFORMER PAD PER POWER COMPANY REQUIREMENTS
3210.30 6" CONCRETE CURB (RE: CIVIL)
3210.35 FIRE LANE STRIPING PER CITY REQUIREMENTS
3210.42 SAWCUT CONTROL JOINT
3210.52 7" CONCRETE PAVING (RE: CIVIL)
3230.25 CHAIN-LINK FENCE WITH VINYL INSERTS
3230.38 DECORATIVE METAL FENCE
3230.73 FENCE POST
3290.38 RIVERSTONE

DIVISION 33 – UTILITIES (RE: CIVIL & MEP)

3330.01 GREASE INTERCEPTOR
3330.02 SAND / OIL SEPARATOR
3340.22 6" PVC PIPE

SITE INFORMATION	
NOTE: SITE TABULATIONS ARE FOR CITY OF BRYAN REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR MAKING QUANTITY AND AREA CALCULATIONS.	
SITE AREA:	2.3 ACRES
BUILDING AREA:	23,082 SQ. FT. (RE: LS1.1 FOR FURTHER BREAKDOWN)

PARKING			
OCCUP.	RATIO	CALC UNIT.	REQ'D
OFFICE	1:300	4,280 SF	15
RESIDENTIAL	1/UNIT	15 UNITS	15
		TOTAL REQUIRED:	30
		TOTAL PROVIDED:	30
TOTAL PROVIDED BREAKDOWN:			
STANDARD PARKING:			46
HANDICAP:			2
HANDICAP (VAN):			1
		TOTAL:	49

GENERAL NOTES

1.) PER FIRMETTE #48041C0215F, BRYAN FIRE STATION NO. 2 IS LOCATED OUTSIDE OF FLOOD PLAIN ZONE X.

2.)THE SITE DOES NOT OFFER WASHING/CLEANING SERVICE OR OPERATIONS.

3.)THE SITE DOES NOT GENERATE WASTEWATER FROM MANUFACTURING AND/OR PREPARING FOOD ITEMS TO PUBLIC/CUSTOMERS.

BROWN REYNOLDS WATFORD ARCHITECTS
2700 EARL RUDDER FWY SOUTH
STE 100
COLLEGE STATION, TEXAS 77845
979-694-1791
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CITY OF BRYAN
FIRE STATION No. 2
414 LAWRENCE STREET
BRYAN, TEXAS
77801

REVISIONS	
DATE	06/1/16
DRAWN BY	JB, MG
CHECKED BY	MW
PROJECT NO.	215066.00

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C1.1
SITE PLAN AND SITE DETAILS

FOR REVIEW ONLY NOT FOR CONSTRUCTION