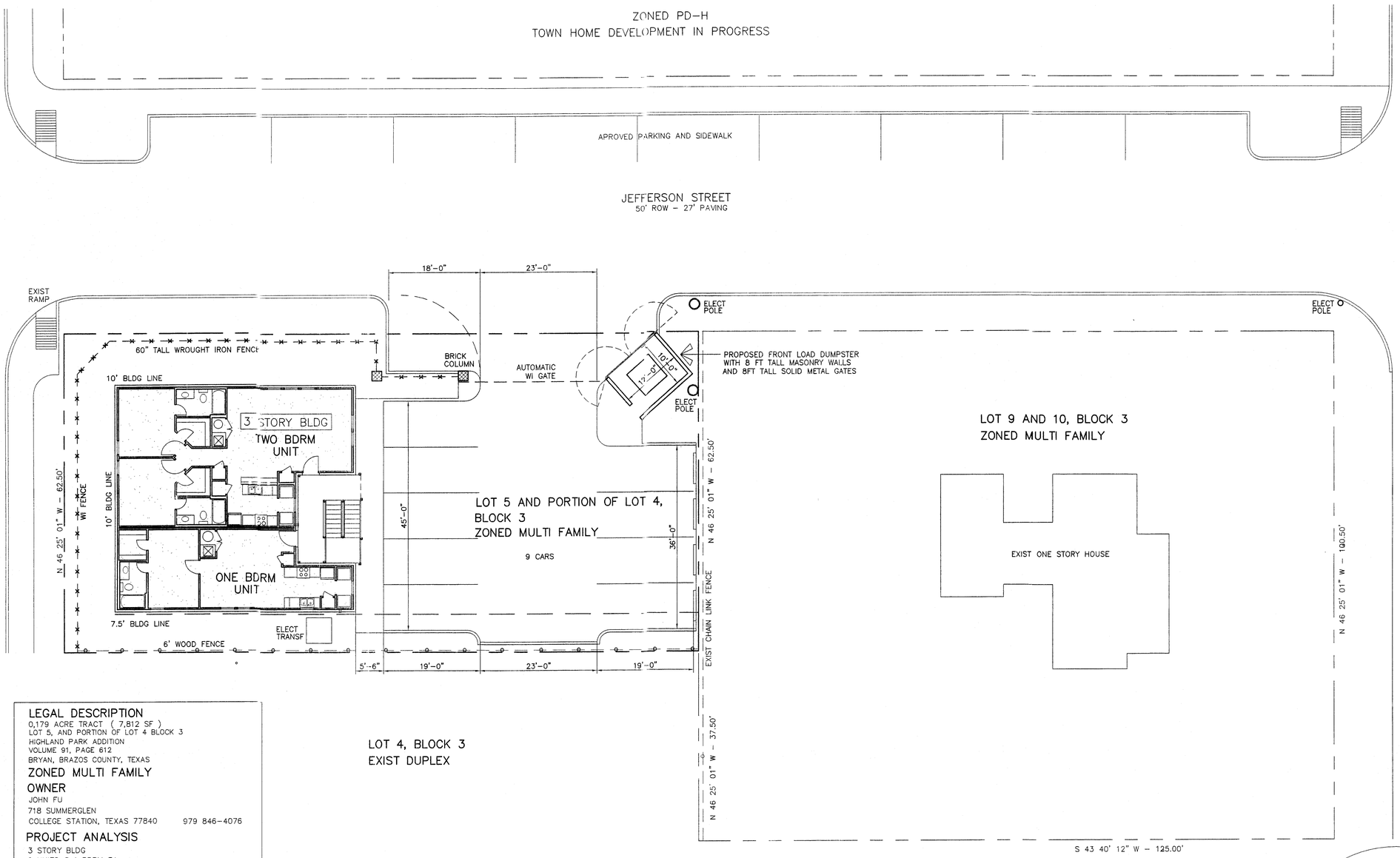


LEGAL DESCRIPTION

0.179 ACRE TRACT (7,812 SF)
LOT 5, 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 SUMMERGLEN
COLLEGE STATION, TEXAS 77840 979 846-4076

PROJECT ANALYSIS

3 STORY BLDG
6 UNITS @ 1 BDRM EA

TOTAL NO UNITS — 6
TOTAL NO BDRMS — 9

TOTAL PARKING REQUIRED

1 SP PER BDRM @ 9 BDRMS — 9

TOTAL PARKING PROVIDED — 9

PROJECT DATA

SLAB AREAS — 1,918 SF
PAVING AREA — 3,903 SF
DEVELOPED AREA (SLAB & PAVING) 75% 5,821 SF

LANDSCAPE AREA

7,812 SF (LAND AREA) - 5,821 SF — 1,991 SF
LANDSCAPE AREA HAS AUTOMATIC IRRIGATION SYSTEM
LANDSCAPING SHALL MEET CITY OF BRYAN LANDSCAPE REQUIREMENTS

PROPERTY LINE
BUILDING SET BACK
BUILDING AREA
5 FT HIGH WROUGHT IRON FENCE
6 FT HIGH WOOD FENCE

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

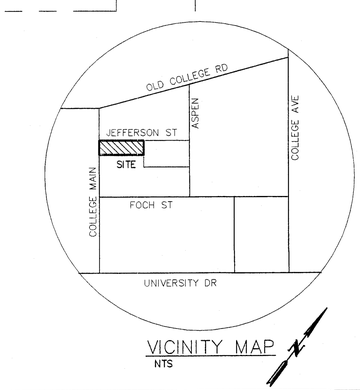
ENTIRE PROPERTY SHALL BE FENCED
5 FEET HIGH WROUGHT IRON FENCE ALONG STREET SIDES AND
6 FEET HIGH WOOD FENCE ALONG ADJENT PROPERTY

1 SITE PLAN
1" = 10'-0"

N

CONCEPT PLAN FOR PD-H
GARDEN APARTMENTS PROJECT

4301 COLLEGE MAIN BRYAN, TEXAS



VICINITY MAP
NTS

REVISIONS	
DATE	BY
9-30-13	CB

REGISTERED ARCHITECT CONSTANTIN BARBU 13260 STATE OF TEXAS

EXPIRATION DATE 7/31/14

C. BARBU CO.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
3522 MIDWEST DR - BRYAN, TEXAS (979) 412-7687

PROJECT
GARDEN APARTMENTS
4301 COLLEGE MAIN BRYAN, TEXAS

SP1

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