CONCEPT PLAN FOR PD–H
GARDEN APARTMENTS PROJECT

4301 COLLEGE MAIN BRYAN, TEXAS

LEGAL DESCRIPTION
0.179 ACRE TRACT (7,812 SF)
LOT 5R, BLOCK 3
HIGHLAND PARK ADDITION
VOLUME __, PAGE ___ (BEING REPLATED)
BRYAN, BRAZOS COUNTY, TEXAS

ZONING : PD–H

OWNER
LING YU HE AND JOHN FU
718 SUMMERGLEN
COLLEGE STATION, TEXAS 77840 979 846-4076

PROJECT ANALYSIS
2 STORY BLDG
2 UNITS @ 1 BDRM EA
2 UNITS @ 2 BDRM EA

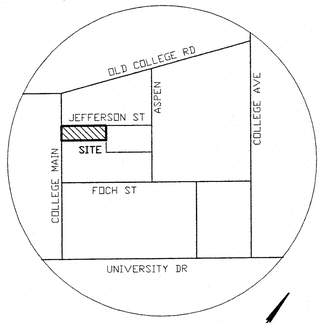
TOTAL NO UNITS — 4
TOTAL NO BDRMS — 6

TOTAL PARKING REQUIRED
1 SP PER BDRM @ 6 BDRMS — 6

TOTAL PARKING PROVIDED — 8

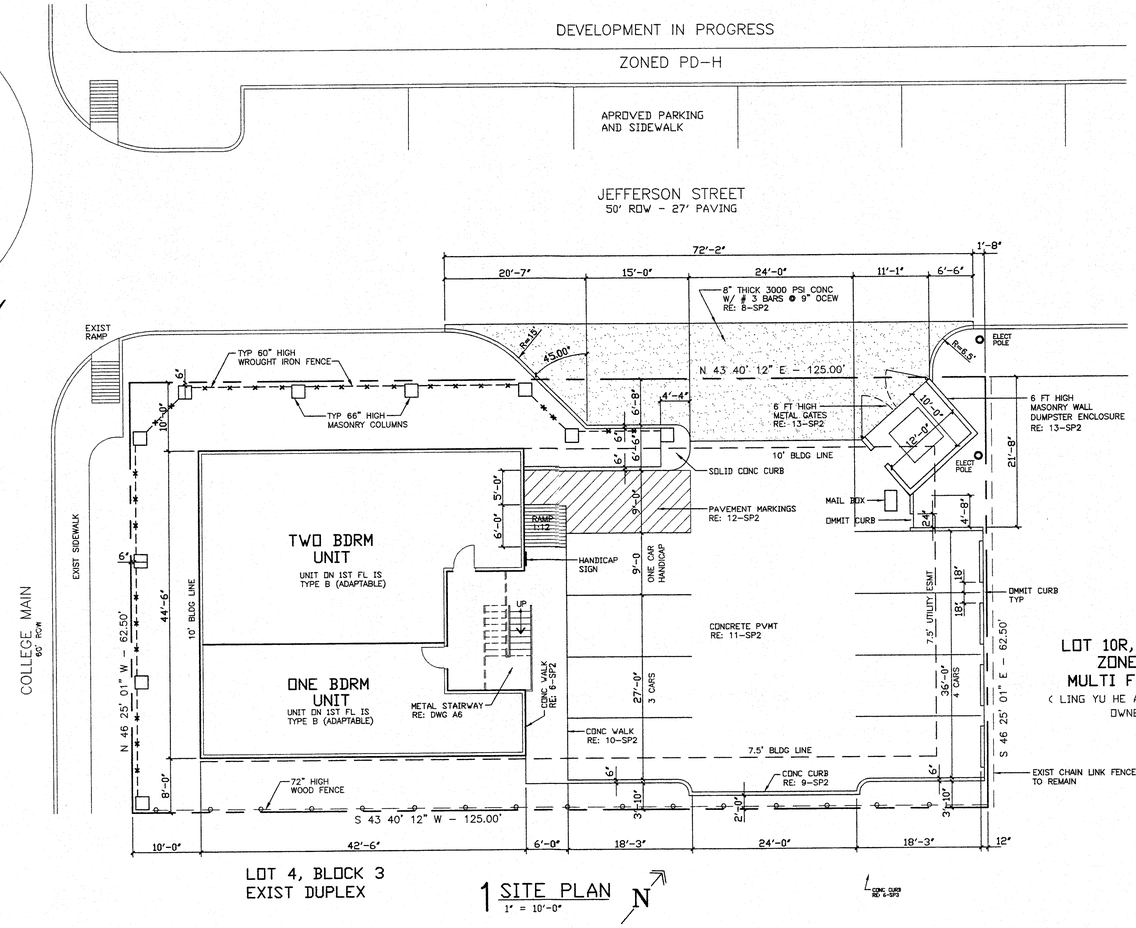
PROJECT DATA
SLAB AREAS — 1,918 SF
PAVING AREA — 3,918 SF
DEVELOPED AREA (SLAB + PAVING) 75% 5,836 SF

LEGEND
PROPERTY LINE
SET BACK LINES
5 FT HIGH WROUGHT IRON FENCE
6 FT HIGH WOOD FENCE

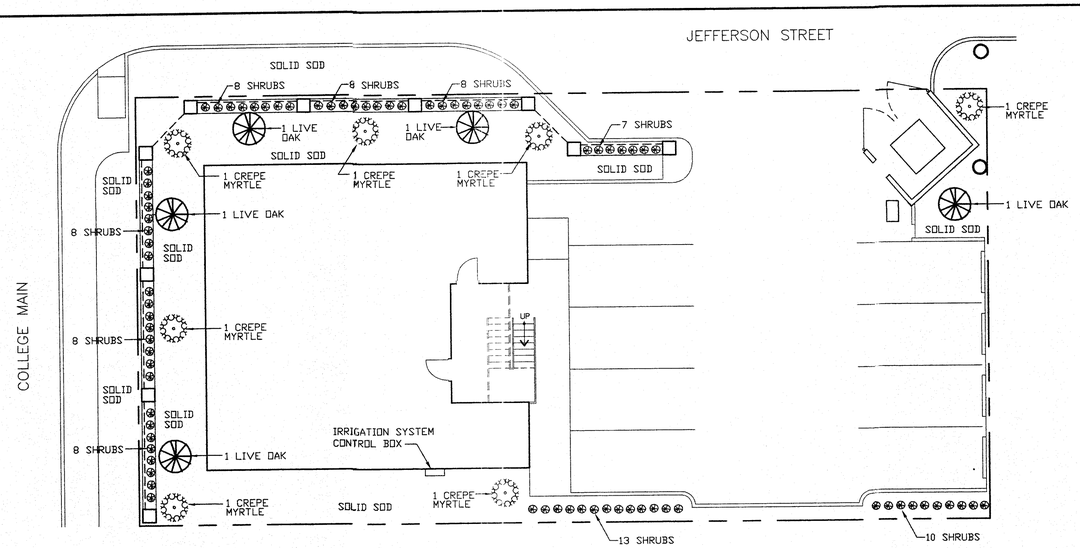


VICINITY MAP
NTS

PROJECT NOTES
1. ALL PAVING AND SIDEWALKS SHALL CONSIST OF 3,000 PSI CONCRETE WITH #3 REINFORCING BARS @ 16" OC
2. THE BUILDING SHALL BE 2 STORIES HIGH AND SHALL NOT EXCEED 33 FEET IN HEIGHT
3. ALL EXTERIOR WALLS SHALL HAVE NO LESS THAN 90 % MASONRY COVERAGE -COMBINATION OF BRICK AND STONE
4. THE PROPERTY SHALL BE FENCED WITH 5 FEET HIGH WROUGHT IRON FENCE ALONG STREET SIDES 6 FEET HIGH WOOD FENCE ALONG ADJENT PROPERTY
5. BOTH THE GROUND LEVEL UNITS SHALL BE TYPE B ADAPTABLE UNITS



1 SITE PLAN
1" = 10'-0"



2 LANDSCAPING PLAN
1" = 10'-0"

LANDSCAPING REQUIRED

TOTAL LAND AREA	(0.179 AC)	7,812 SF
DEVELOPED AREA (SLAB + PAVING)	(75%)	5,836 SF
5,836 SF x 15%		876 PTS

LANDSCAPING PROVIDED

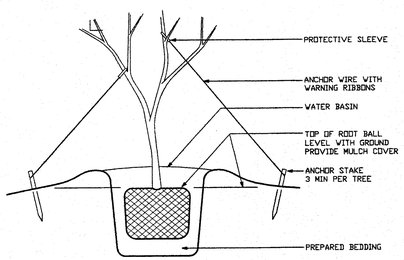
NEW CANOPY TREES - CONTAINERIZED	5 X 200 PTS	1,000 PTS
NON - CANOPY TREES	7 X 150 PTS	1,050 PTS
SHRUBS	78 X 10 PTS	780 PTS
TOTAL LANDSCAPE PROVIDED		2,830 PTS

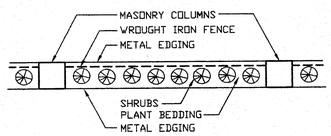
LANDSCAPING SYMBOLS
2 1/2" CALIPER - 30 GAL CONTAINER - 8' HEIGHT MINIMUM
LIVE OAK - QUERQUS VIRGINIANA

CREPE MYRTLE - LAGERSTROEMIA INDICA

5 GALON SHRUBS
BURFORD HOLLY - ILEX CORNUTA BURFORDY
INDIAN HAWTHORN - RHAPHIOLEPIS INDICA
WAXLEAF LIGUSTRUM - LIGUSTRUM JAPONICUM

NOTES:
ALL UNPAVED GROUND AREAS TO BE SOLID SOD - ST. AUGUSTINE
LANDSCAPE AREA HAS AUTOMATIC IRRIGATION SYSTEM





PLANTING DETAILS
NTS

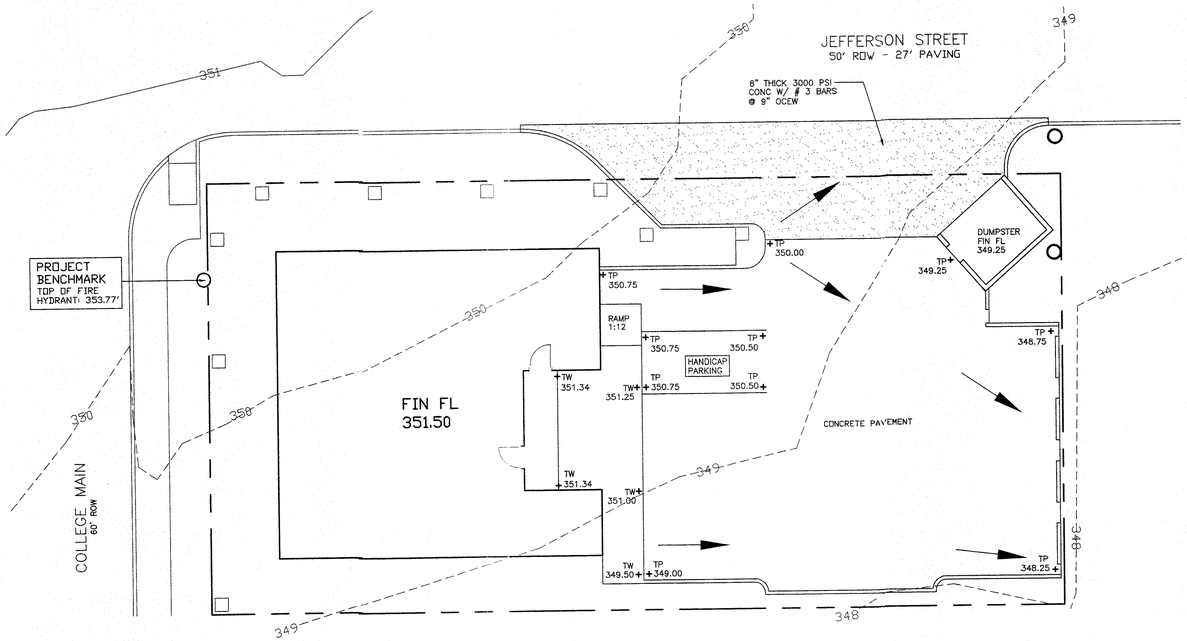
REVISIONS	
DATE	BY
1-6-14	CB

REGISTERED ARCHITECT JOHN MARTIN BARBU 13260 STATE OF TEXAS
EXPIRATION DATE 7/31/14

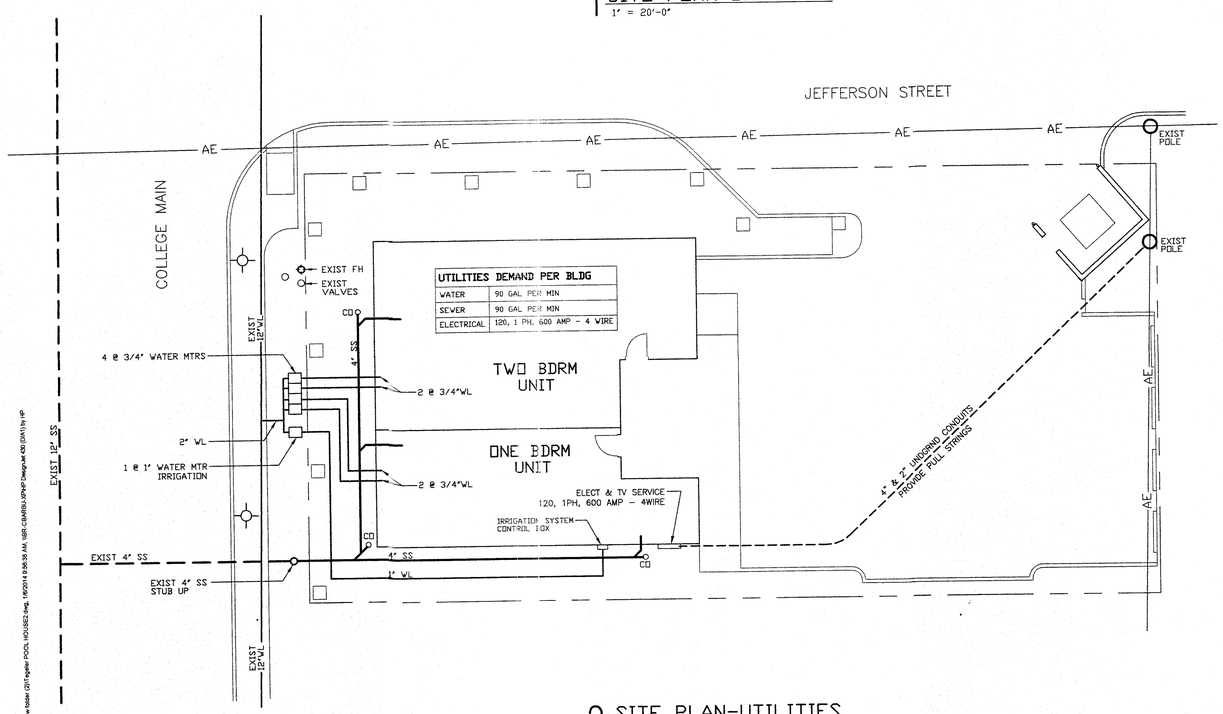
C. BARBU CO.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
3522 MIDWEST DR – BRYAN, TEXAS

PROJECT
GARDEN APARTMENTS
4301 COLLEGE MAIN BRYAN, TEXAS

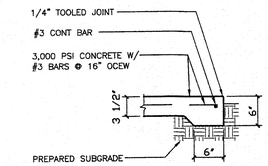
SP1



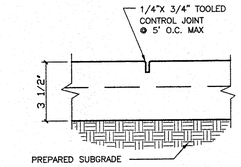
1 SITE PLAN-DRAINAGE
1" = 20'-0"



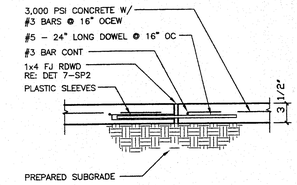
2 SITE PLAN-UTILITIES
1" = 20'-0"



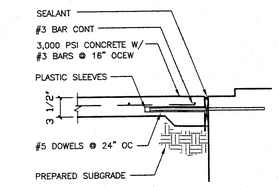
3 SIDEWALK @ GRADE
NTS



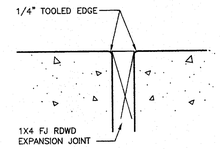
4 SIDEWALK CONTROL JT
NTS



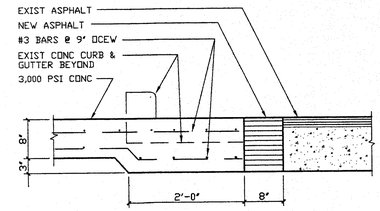
5 SIDEWALK EXPANSION JT
NTS



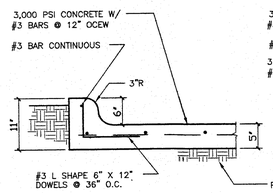
6 SIDEWALK AT BLDG
NTS



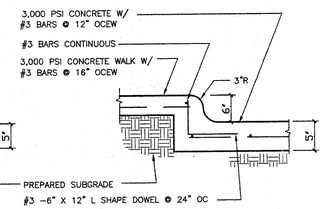
7 DETAIL
NTS



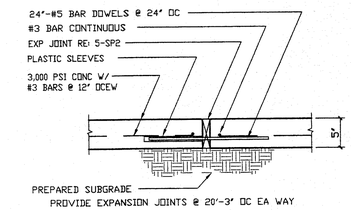
8 ASPHALT APRON DETAIL
NTS



9 CONCRETE CURB
NTS



10 SIDEWALK AT PVMT
NTS



11 PAVING EXPANSION JT
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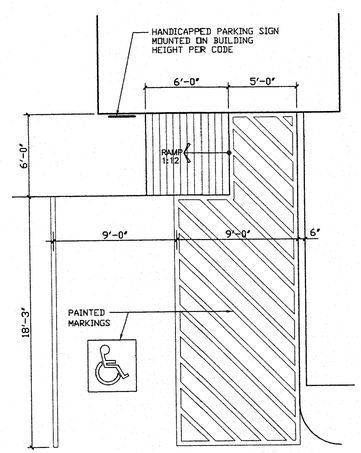
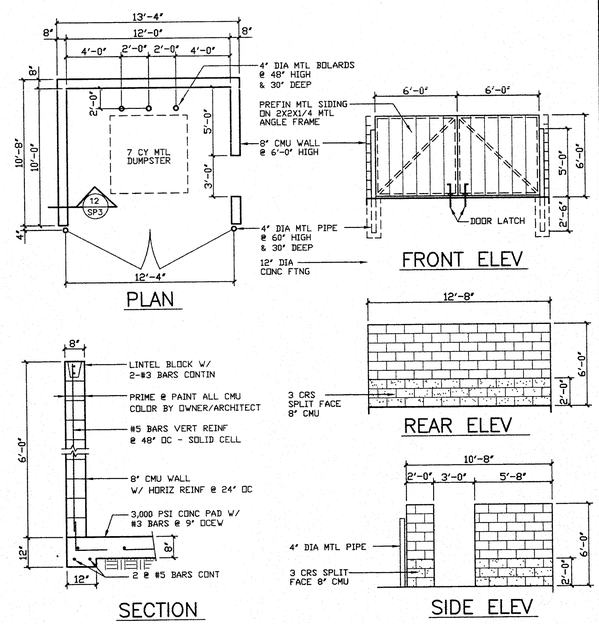


12 HANDICAP PARKING
NTS



13 DUMPSTER DETAILS
NTS

REVISIONS	
DATE	BY
1-6-14	CB

1-6-14
REGISTERED ARCHITECT
CONSTANTIN BARBU
13280
STATE OF TEXAS
EXPIRATION DATE 7/31/14

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SP2