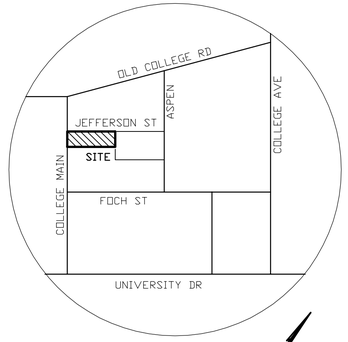
GARDEN APARTMENTS PROJECT

4301 COLLEGE MAIN BRYAN, TEXAS



VICINITY MAP
NTS

LEGAL DESCRIPTION

0.179 ACRE TRACT (7,812 SF)
LOT 5R, BLOCK 3
HIGHLAND PARK ADDITION
VOLUME 11746 PAGE 237
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 — 11

PROJECT DATA

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

LEGEND

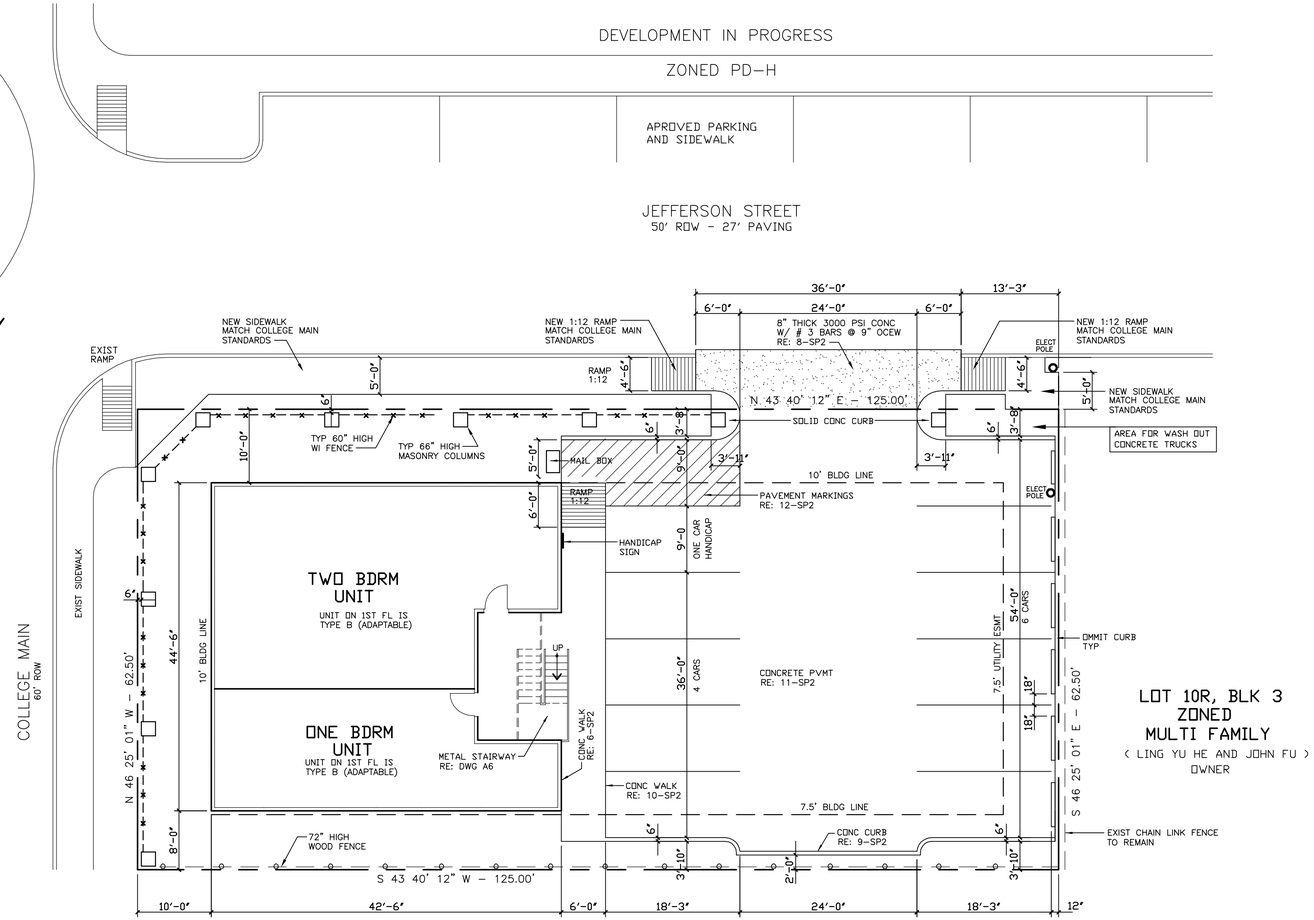
- PROPERTY LINE
- SET BACK LINES
- 5 FT HIGH WROUGHT IRON FENCE
- 6 FT HIGH WOOD FENCE

PROJECT NOTES

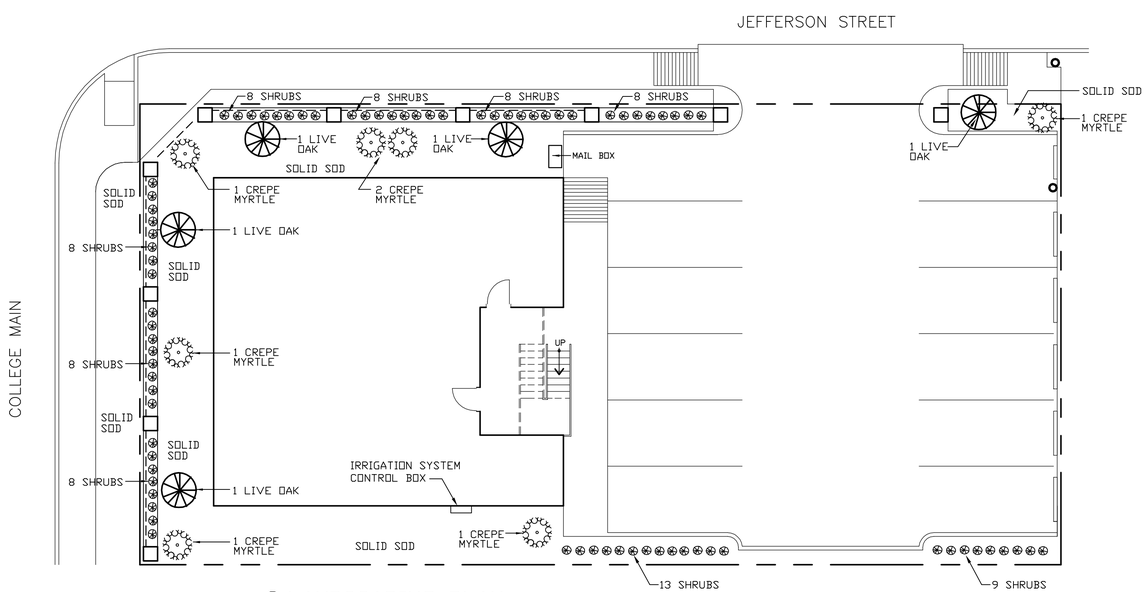
1. ALL PAVING AND SIDEWALKS SHALL CONSIST OF 3,000 PSI CONCRETE WITH #3 REINFORCING BARS @ 16" OC
2. THE BUILDING SHALL BE 2 STORIES HIGH AND SHALL NOT EXCEED 33 FEET IN HEIGHT
3. ALL EXTERIOR WALLS SHALL HAVE NO LESS THAN 90 % MASONRY COVERAGE -COMBINATION OF BRICK AND STONE
4. THE PROPERTY SHALL BE 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
6. 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 OCCURANCE OF WINDBLOWN LITTER FROM THE PROJECT SITE

NOTE: 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



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

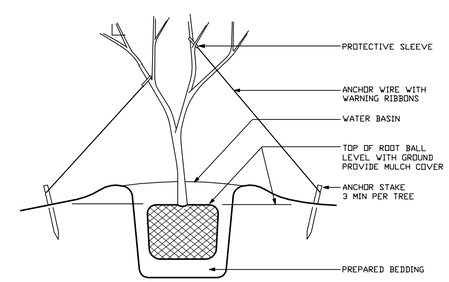
NEW CANOPY TREES - CONTAINERIZED	5 X 200 PTS	1,000 PTS
NON - CANOPY TREES	7 X 150 PTS	1,050 PTS
SHRUBS	78 X 10 PTS	780 PTS
TOTAL LANDSCAPE PROVIDED		2,830 PTS

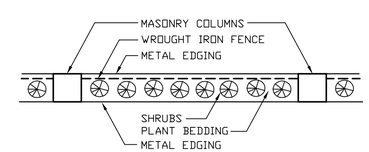
LANDSCAPING SYMBOLS

- 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
1-29-14	CB

REGISTERED ARCHITECT CONSTANTIN C. 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

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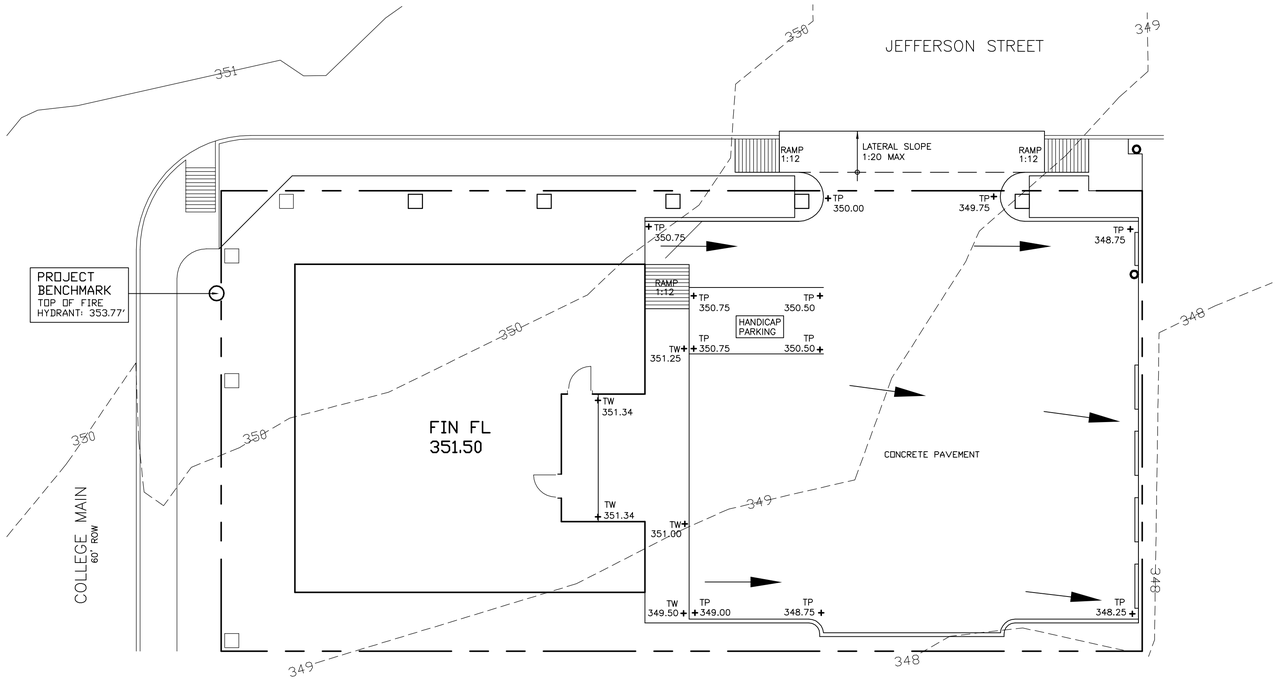
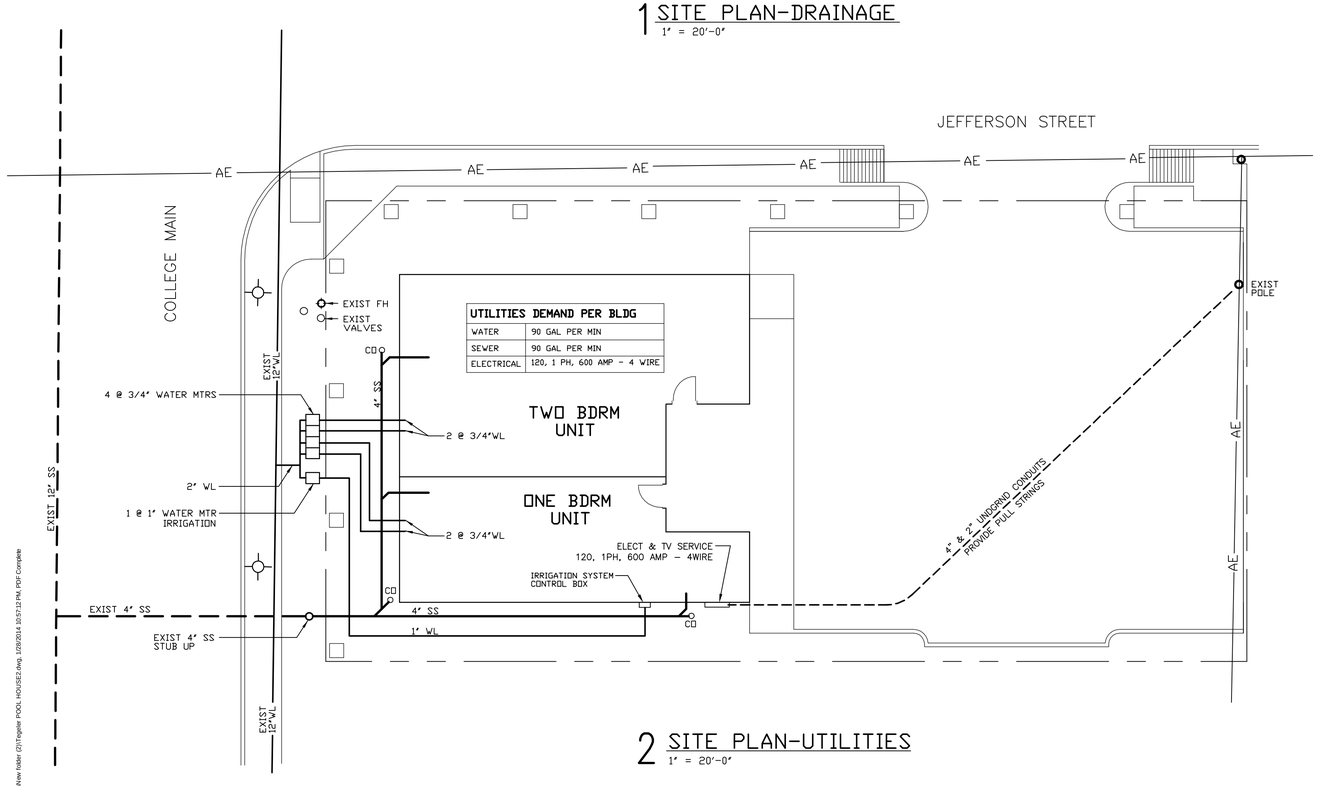
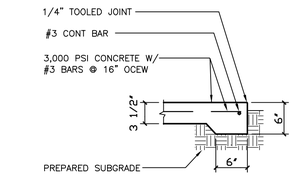


1 SITE PLAN-DRAINAGE
1" = 20'-0"

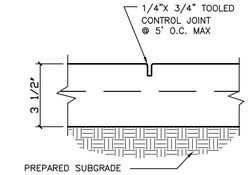


UTILITIES DEMAND PER BLDG	
WATER	90 GAL PER MIN
SEWER	90 GAL PER MIN
ELECTRICAL	120, 1 PH, 600 AMP - 4 WIRE

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



3 SIDEWALK @ GRADE
NTS



4 SIDEWALK CONTROL JT
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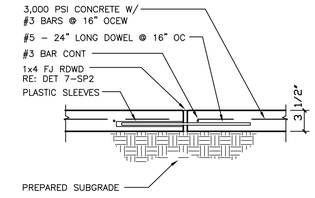
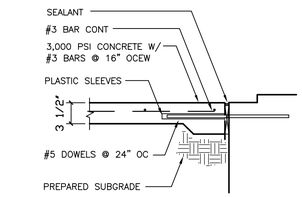
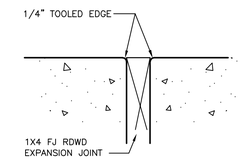


5 SIDEWALK EXPANSION JT
NTS



6 SIDEWALK AT BLDG
NTS



7 DETAIL
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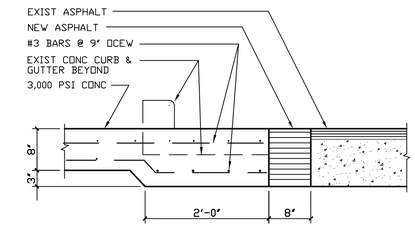
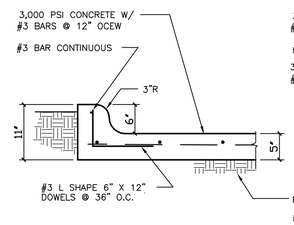
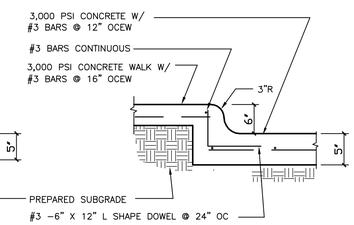


8 ASPHALT APRON DETAIL
NTS



9 CONCRETE CURB
NTS



10 SIDEWALK AT PVMT
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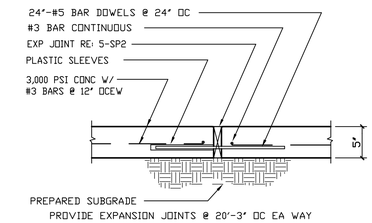

11 PAVING EXPANSION JT
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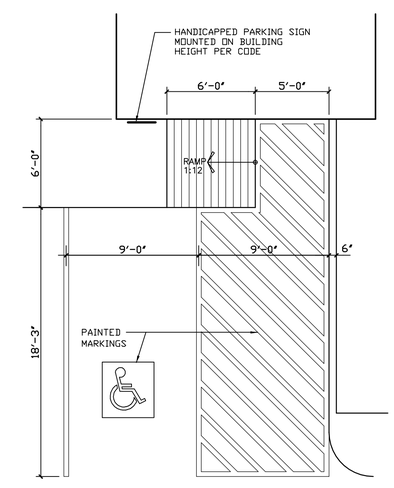

12 HANDICAP PARKING
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