

11 Greenway Plaza, 22nd Floor  
Houston, TX 77046  
713-965-0608 P  
713-965-4571 F  
TX REG # 5-709  
PBR.COM

## STEPHEN F. AUSTIN MIDDLE SCHOOL



|                |              |      |
|----------------|--------------|------|
| CLIENT         | BRYAN I.S.D. |      |
| PROJECT NUMBER | 15-0099      |      |
| DATE           | 09-30-2015   |      |
| DRAWN BY       | ASP          |      |
| CHECKED BY     | JNP          |      |
| REVISIONS      |              |      |
| No.            | Description  | Date |
|                |              |      |
|                |              |      |

### OVERALL SITE PLAN

### C.201

CAUTION: CONTRACTOR SHALL VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONTACTS OCCUR.



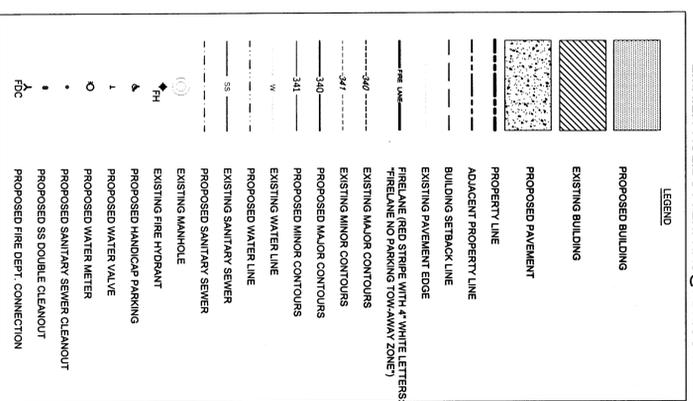
PROJECT BENCHMARK: 8M  
CHISELED "X" IN CONCRETE  
ELEVATION = 359.950'

801 SOUTH ENNIS STREET  
BRYAN, TX  
17.89 ACRES  
LOT 02 (TR-261), BLOCK 7  
ZENO PHILLIPS SURVEY  
ZONING: RD-5

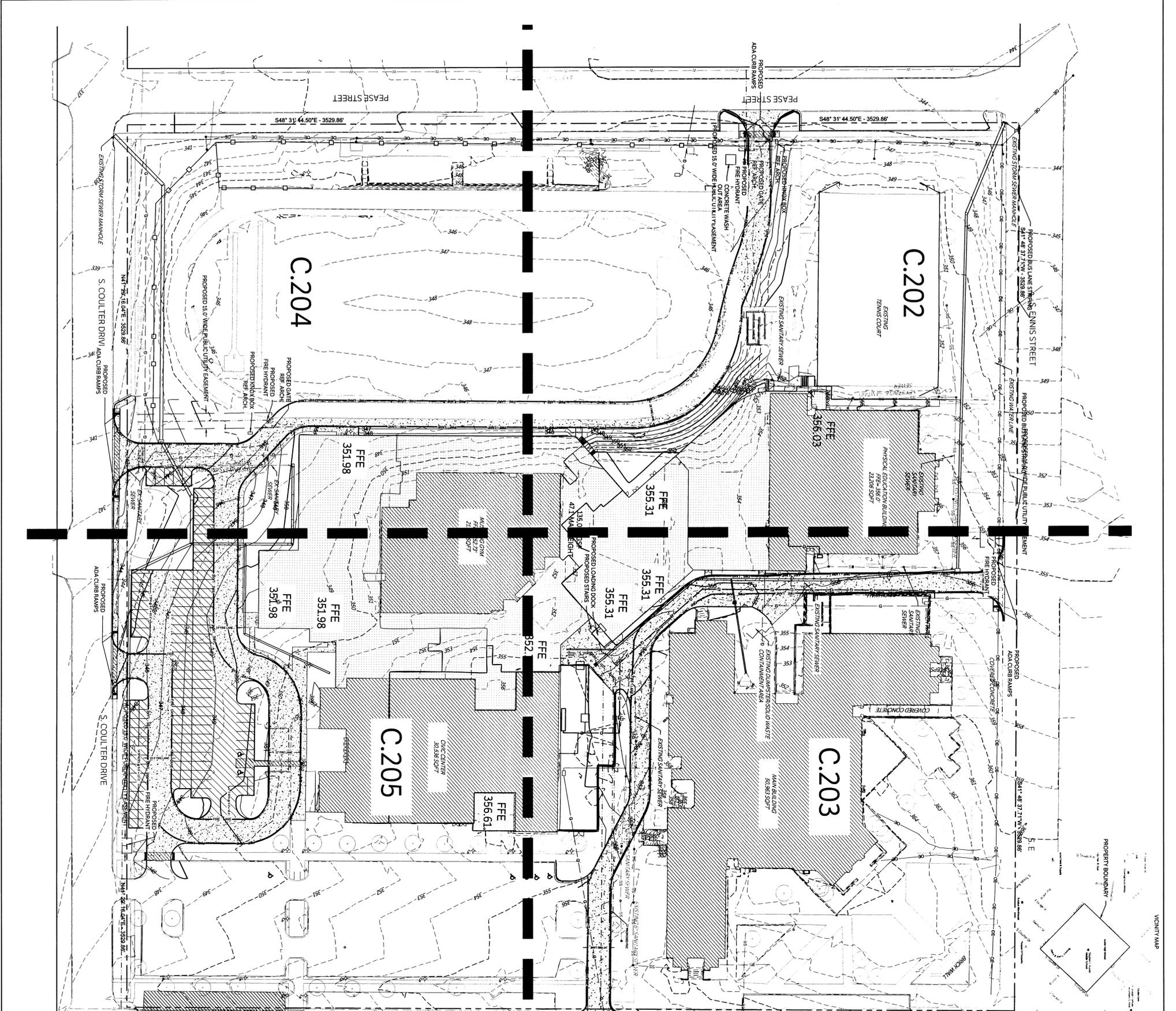
OWNER:  
BRYAN INDEPENDENT SCHOOL DISTRICT  
101 NORTH TEXAS AVENUE  
BRYAN, TX 77803  
TELEPHONE: (979) 209-7062  
CONTACT: JEFF WINDSOR  
EMAIL: JEFF.WINDSOR@BRYANISD.ORG

ARCHITECT:  
PBR  
11 GREENWAY PLAZA #2210  
HOUSTON, TX 77046  
TELEPHONE: (713) 965-0608  
CONTACT: PAUL BUTTERFRAS  
EMAIL: PAUL.BUTTERFRAS@PBR.COM

| BUILDING DATA SUMMARY       |   |
|-----------------------------|---|
| PERMITTED USE               | SCHOOL  |
| PERMITTED USE NO. OF STORES | 3   |
| TYPE                        | IA  |
| TOTAL SF                    | 48411 SQ. FT.                                 |
| HEIGHT (FT)                 | 41.7  |
| YES                         | NO  |
| BUILDING SERVED BY          | 48411 COULTER (revised April 2, 2014)         |
| FIRM MAP NO.                | Not located in 100 year floodplain of roadway |
| PERMITTED USE               | 116 STUDENTS                                  |
| TOTAL STUDENTS              | 1460  |
| TOTAL PARKING REQUIRED      | 83  |
| EXISTING PARKING            | 137   |
| STANDARD SPACES             | 223   |
| PROPOSED ADA PARKING        | 7   |
| TOTAL PARKING PROVIDED      | 230 SPACES                                    |
| UTILITY REQUIRES            |   |
| Maximum Water               | 0 GPM   |
| Maximum Sewer               | 288 GPM                                       |
| Average Water               | 173 GPM                                       |
|                             | (Peak Flow = Avg. Daily Flow x 4)             |

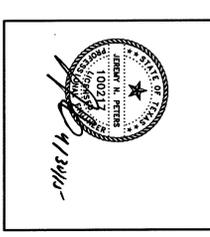
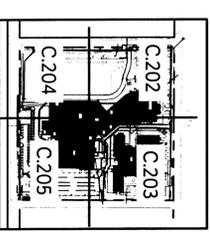


- SITE PLAN NOTES:**
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ON-SITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES.
  - THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION A COPY OF APPROVED CONSTRUCTION PLANS SHALL BE KEPT ON SITE AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS TO RECORD AS-BUILT CONDITIONS. PLANS FOR CONCRETE SHALL BE MAINTAINED ON-SITE.
  - REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE.
  - LAND AND SOLID WASTE RESPONSIBILITY FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL EXISTING MATERIALS OR DISCARDED MATERIALS, TEMPORARY MATERIALS, AND DEBRIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AN ORDERLY PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WASTE STORAGE AND SAFE GUARDING OF ALL MATERIALS AND EQUIPMENT. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND OPERATIONAL REQUIREMENTS.
  - ANY ADJACENT RIGHT-OF-WAY (R.O.W.) OR PROPERTY AFFECTED DURING CONSTRUCTION SHALL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, AND INSTALLED PRESSURE BRANCH BACK FLOW DEVICE, OR A DOUBLE CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 238.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES DURING THE CONSTRUCTION PROCESS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINES AT THE CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRICAL LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITY COMPANIES CITY MAPS AND, WHEN POSSIBLE, FIELD MEASUREMENTS. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
  - EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
  - ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 238.
  - ALL SANITARY SEWER LINES TO BE 30" DIA. 14" PVC, MEETING MWA C-980 OR C-980 STANDARDS.
  - ALL SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REQUIREMENTS FOR CONSTRUCTION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE.
  - ALL METERS TO BE LOCATED WITHIN THE P.U.E.
  - ALL STRIPING MARKING AND SIGNAGE TO BE DONE PER TMCOD.





# STEPHEN F. AUSTIN MIDDLE SCHOOL



| CLIENT         | BRVANI, S.D. |      |
|----------------|--------------|------|
| PROJECT NUMBER | 15-0009      |      |
| DATE           | 09-30-2015   |      |
| DRAWN BY       | ASP          |      |
| CHECKED BY     | JNP          |      |
| REVISIONS      |              |      |
| No.            | Description  | Date |
|                |              |      |

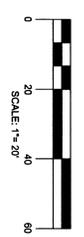
100% - CONSTRUCTION SET

## SITE PLAN

# C.203

CAUTION: CONTACT THE TEXAS EXCAVATION BOARD TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

PROJECT BENCHMARK: #8M  
CHECKED 2" IN CONCRETE  
ELEVATION = 359.99'

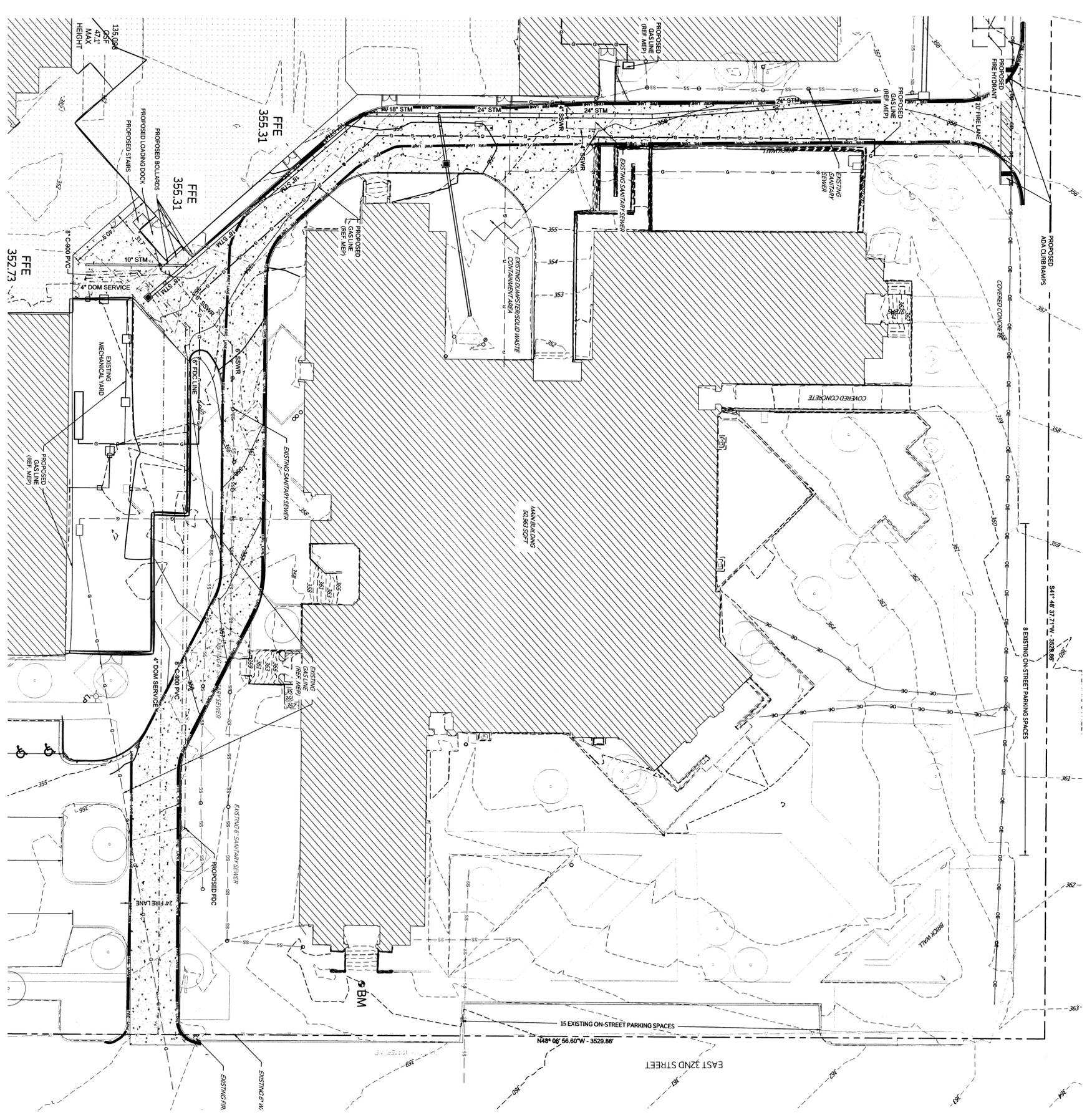


**GESSNER ENGINEERING**  
ENGINEERING  
2551 Alameda Drive  
College Station, Texas 77840  
www.gessnerengineering.com

**FIRM REGISTRATION NUMBER:** 0000000001  
**TX REGISTRATION NUMBER:** 15014  
**TX REGISTRATION DATE:** 03/23/2015

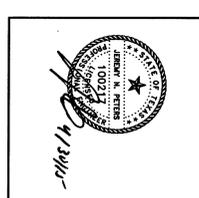
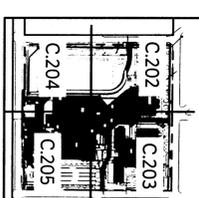
| LEGEND                  |   |
|-------------------------|---|
| [Solid Grey Box]        | PROPOSED BUILDING   |
| [Hatched Box]           | EXISTING BUILDING   |
| [Dotted Box]            | PROPOSED PAVEMENT   |
| [Dashed Line]           | PROPERTY LINE   |
| [Dash-dot Line]         | ADJACENT PROPERTY LINE  |
| [Long Dash Line]        | BUILDING SETBACK LINE   |
| [Short Dash Line]       | EXISTING PAVEMENT EDGE  |
| [Line with 'F' and 'W'] | FIRELANE (RED STRIPE WITH 'F' WHITE LETTERS, FIRELANE NO PARKING (TOMMYMAN ZONE)) |
| [Line with '40']        | EXISTING MAJOR CONTOURS   |
| [Line with '34']        | PROPOSED MAJOR CONTOURS   |
| [Line with '34']        | EXISTING MINOR CONTOURS   |
| [Line with '34']        | PROPOSED MINOR CONTOURS   |
| [Line with 'W']         | EXISTING WATER LINE   |
| [Line with 'W']         | PROPOSED WATER LINE   |
| [Line with 'SS']        | EXISTING SANITARY SEWER   |
| [Line with 'SS']        | PROPOSED SANITARY SEWER   |
| [Circle with 'H']       | EXISTING MANHOLE  |
| [Circle with 'H']       | PROPOSED FIRE HYDRANT   |
| [Circle with 'P']       | PROPOSED HANDICAP PARKING   |
| [Circle with 'V']       | PROPOSED WATER VALVE  |
| [Circle with 'M']       | PROPOSED WATER METER  |
| [Circle with 'C']       | PROPOSED SANITARY SEWER CLEANOUT  |
| [Circle with 'C']       | PROPOSED FIRE DEPT. CONNECTION  |
| [Circle with 'A/C']     | A/C   |

- SITE PLAN NOTES:**
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ON-SITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES.
  - THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
  - A COPY OF APPROVED CONSTRUCTION PLANS SHALL BE KEPT ON-SITE AT ALL TIMES THROUGHOUT CONSTRUCTION.
  - REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
  - REFER ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LOADS AND MATERIALS. ALL MATERIALS SHALL BE MAINTAINED IN ORDERLY PROJECT SITES. THE CONTRACTOR SHALL PREVENT THE OCCURRENCE OF WIND-BLOWN LITTER FROM THE PROJECT SITE.
  - THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY TOOLS AND EQUIPMENT ON-SITE AT ALL TIMES AND REMOVE ANY SUPPLIES OR DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS FROM THE PROJECT SITE.
  - THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SAFE GUARDING OF ALL MATERIALS AND EQUIPMENT AT THE PROJECT SITE.
  - THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER TO NOT OBSTRUCT DRIVERS ACCESS OR OTHER OPERATIONAL REQUIREMENTS.
  - ANY ADJACENT RIGHT-OF-WAY (R.O.W.) OR PROPERTY AFFECTED DURING CONSTRUCTION SHALL BE RETURNED TO ORIGINAL CONDITION.
  - THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
  - THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THIS PLAN.
  - IRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE BACKFLOW PREVENTER, OR A DOUBLE-CHECK BACKFLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE 234.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES DURING THE CONSTRUCTION PROCESS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITY OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
  - THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION AND SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY COMPANY.
  - CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
  - THE CONTRACTOR ACKNOWLEDGES THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN ON THESE PLANS IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
  - ALL SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REQUIREMENTS FOR SEPARATION OF SANITARY SEWER LINES FROM WATER LINES.
  - ALL WATER LINES TO BE CL 208 OR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS.
  - ALL LETTERS TO BE LOCATED WITHIN THE PILE.
  - ALL STRIPING, MARKING, AND SIGNAGE TO BE DONE PER TxDOT.



11 Greenway Plaza, 22nd Floor  
 713.965.0608 P  
 713.965.4571 F  
 TX Firm: F-3709  
 PBR.com

## STEPHEN F. AUSTIN MIDDLE SCHOOL



| CLIENT                  | BRYAN I.S.D. |      |
|-------------------------|--------------|------|
| PROJECT NUMBER          | 15-0009      |      |
| DATE                    | 09-30-2015   |      |
| DRAWN BY                | ASP          |      |
| CHECKED BY              | JNP          |      |
| REVISIONS               |              |      |
| No.                     | Description  | Date |
| 100% - CONSTRUCTION SET |              |      |
| <b>SITE PLAN</b>        |              |      |
| <b>C.204</b>            |              |      |

CAUTION-CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DEPT-1353) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO EXCAVATION. ENGINEERING CONFLICTS OCCUR.

PROJECT BENCHMARK: • BM  
 CHECKED: 4" IN CONCRETE  
 ELEVATION: 353.990'



**GESSNER**  
 ENGINEERING  
 G  
 GESSNER BUREAU  
 Corporate Office  
 2501 Alford Drive  
 College Station, Texas 77840  
 www.gessnerengineering.com  
**FIRM REGISTRATION NUMBER:**  
 T-1541  
 TPL#15039310

| LEGEND   |  |
|----------|--|
| [Symbol] | PROPOSED BUILDING                            |
| [Symbol] | EXISTING BUILDING                            |
| [Symbol] | PROPOSED PAVEMENT                            |
| [Symbol] | PROPERTY LINE                                |
| [Symbol] | ADJACENT PROPERTY LINE                       |
| [Symbol] | BUILDING SETBACK LINE                        |
| [Symbol] | EXISTING PAVEMENT EDGE                       |
| [Symbol] | FIRELINE (RED STROKE WITH "W" WHITE LETTERS) |
| [Symbol] | FIRELINE (NO PAVERS TO "MAY" ZONE)           |
| [Symbol] | EXISTING MAJOR CONTOURS                      |
| [Symbol] | EXISTING MINOR CONTOURS                      |
| [Symbol] | PROPOSED MAJOR CONTOURS                      |
| [Symbol] | PROPOSED MINOR CONTOURS                      |
| [Symbol] | EXISTING WATER LINE                          |
| [Symbol] | PROPOSED WATER LINE                          |
| [Symbol] | EXISTING SANITARY SEWER                      |
| [Symbol] | PROPOSED SANITARY SEWER                      |
| [Symbol] | EXISTING MANHOLE                             |
| [Symbol] | EXISTING FIRE HYDRANT                        |
| [Symbol] | PROPOSED HANDICAP PARKING                    |
| [Symbol] | PROPOSED WATER VALVE                         |
| [Symbol] | PROPOSED WATER METER                         |
| [Symbol] | PROPOSED SANITARY SEWER CLEANOUT             |
| [Symbol] | PROPOSED SS DOUBLE CLEANOUT                  |
| [Symbol] | PROPOSED FIRE DEPT. CONNECTION               |

- SITE PLAN NOTES:**
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ON-SITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES.
  - THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
  - THE CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS TO RECORD AS-BUILT CONDITIONS.
  - REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR AND OWNER'S REMOVAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO REMOVE THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EQUIPMENT AT THE PROJECT SITE TO MAINTAIN A SAFE AND SECURE PROJECT.
  - ANY ADJACENT RIGHT-OF-WAY (R.O.W.) OR PROPERTY AFFECTED DURING CONSTRUCTION, SHALL BE RETURNED TO THE ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
  - CONSTRUCTION SHALL PROTECT ALL SURVEYING BENCHMARKS AND MARKERS DURING CONSTRUCTION.
  - THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN REGULATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 14.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES DURING THE CONSTRUCTION PROCESS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE DAMAGED, THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRICAL LINES.
  - THE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, CITY WAYS, AND WHEN POSSIBLE, FIELD MEASUREMENTS. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
  - ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2384.
  - ALL SANITARY SEWER LINES TO BE 18" I.P.C. METTING MANTA C-880 OR C-898 STANDARDS.
  - ALL SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TECO REQUIREMENTS FOR SEWERATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE.
  - ALL STRIPING, MARKING, AND SIGNAGE TO BE DONE PER TMUTCO.

