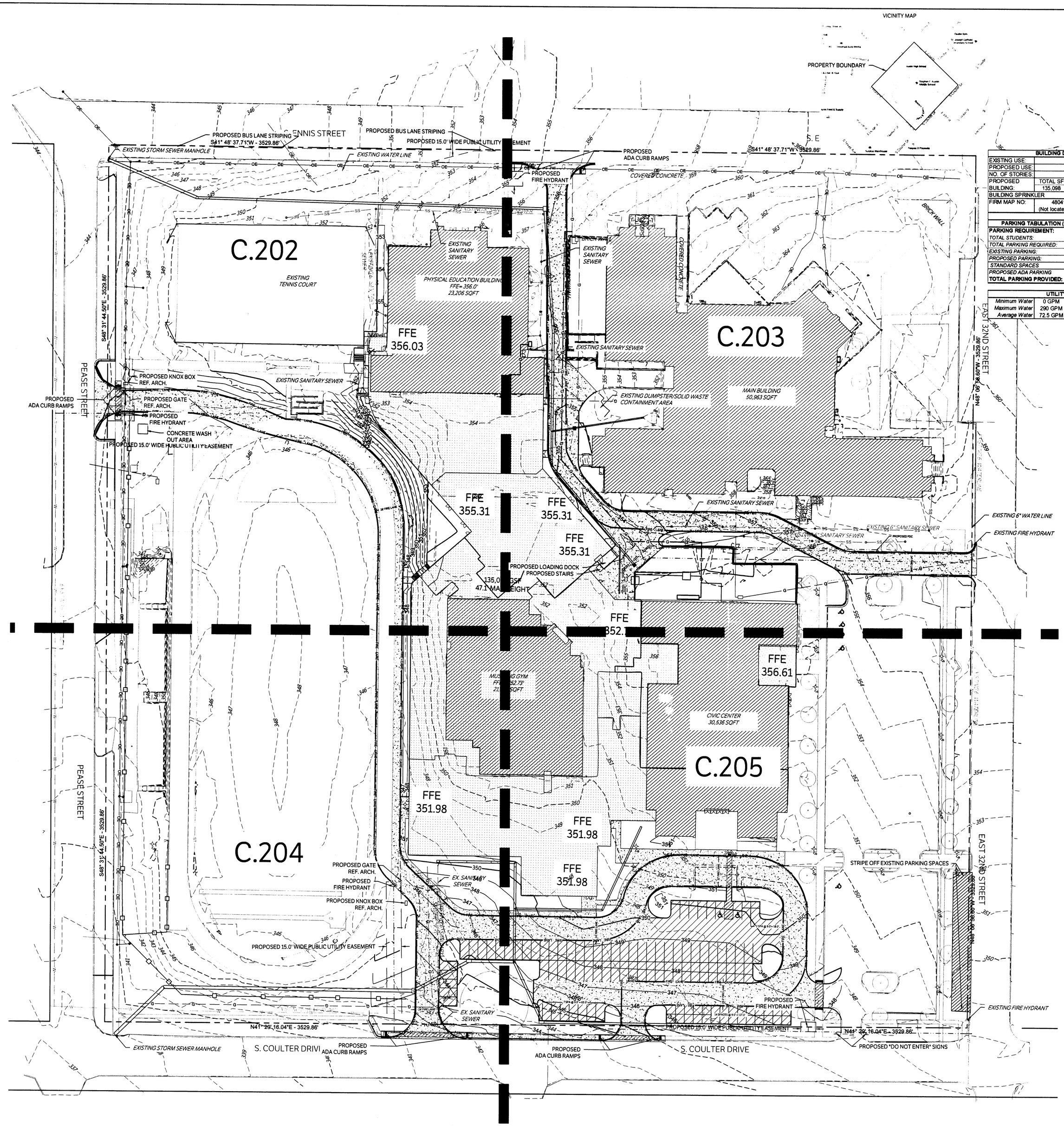

BUILDING DATA SUMMARY			
EXISTING USE:	SCHOOL		
PROPOSED USE:	SCHOOL		
NO. OF STORIES:	3		
PROPOSED	TOTAL SF	HEIGHT (FT)	TYPE
BUILDING:	135,089	47.1	IIA
BUILDING SPRINKLER	YES		
FIRM MAP NO:	48041C0215F, revised April 2, 2014 (Not located in 100 year floodplain or floodway)		

PARKING TABULATION (OFF-STREET PARKING ONLY)	
PARKING REQUIREMENT:	1/15 STUDENTS
TOTAL STUDENTS:	1240
TOTAL PARKING REQUIRED:	83
EXISTING PARKING:	137
PROPOSED PARKING:	94
STANDARD SPACES	223
PROPOSED ADA PARKING	7
TOTAL PARKING PROVIDED:	230 SPACES

UTILITY DEMANDS		
Minimum Water	0 GPM	
Maximum Water	290 GPM	(Peak Flow =Avg. Daily Flow* 4)
Average Water	72.5 GPM	

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

LEGEND

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STEPHEN F. AUSTIN MIDDLE SCHOOL

STATE OF TEXAS
JEREMY N. PETERS
100217
LICENSED PROFESSIONAL ENGINEER
10/27/15

CLIENT	BRYAN I.S.D.
PROJECT NUMBER	15-0009
DATE	10-28-2015
DRAWN BY	ASP
CHECKED BY	JNP

REVISIONS

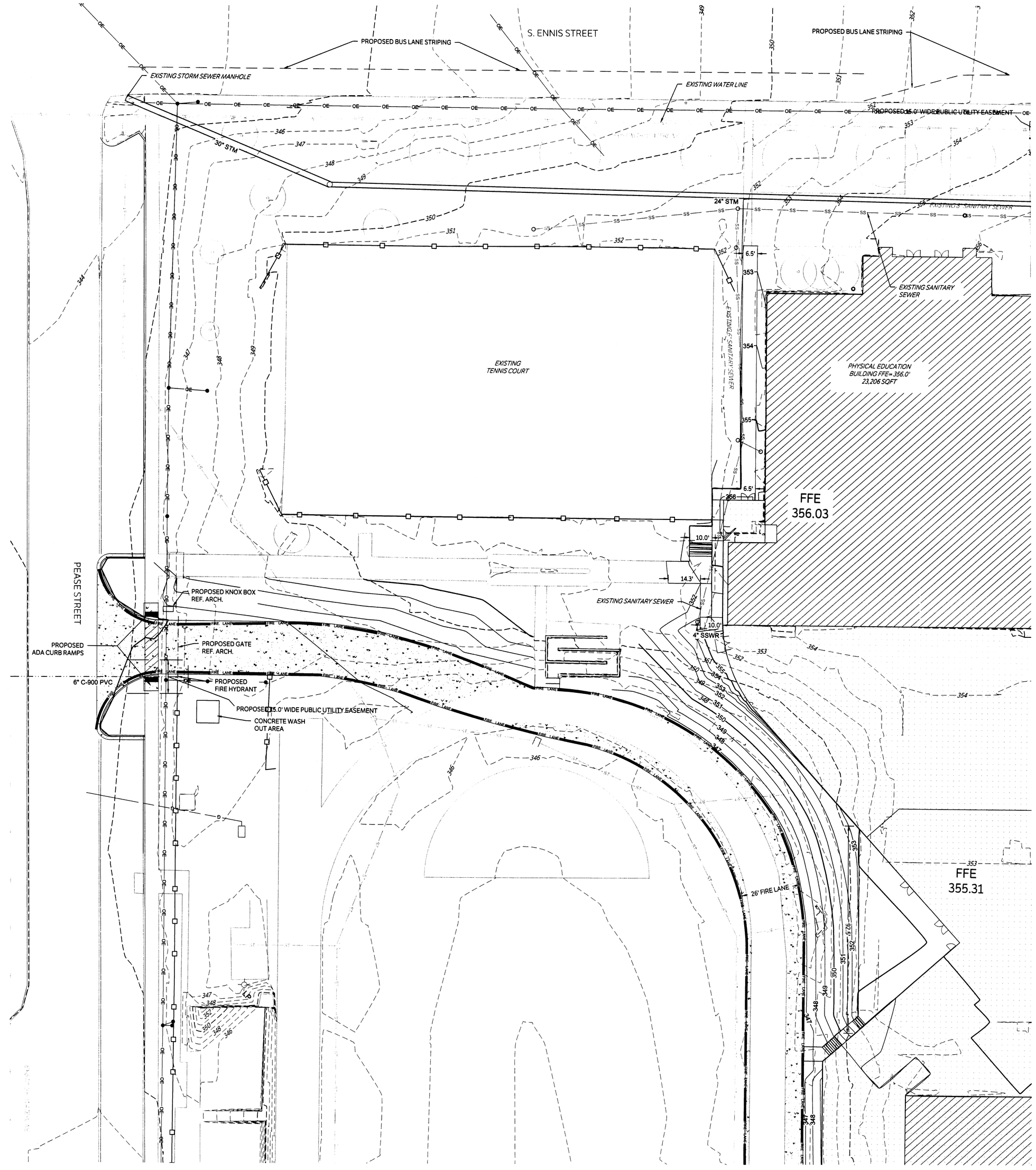
No.	Description	Date

100% - CONSTRUCTION SET

OVERALL SITE PLAN

OCT 27 2015
RECEIVED

C.201



CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

PROJECT BENCHMARK: ⊗BM

CHISELED "X" IN CONCRETE
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0 20 40 60
SCALE: 1"= 20'

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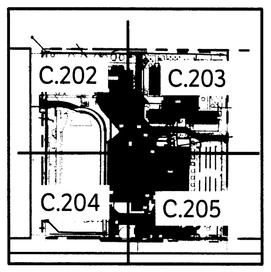

CLIENT	BRYAN I.S.D.
PROJECT NUMBER	15-0009
DATE	10-28-2015
DRAWN BY	ASP
CHECKED BY	JNP

REVISIONS

No.	Description	Date

100% - CONSTRUCTION SET

SITE PLAN

C.202

CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

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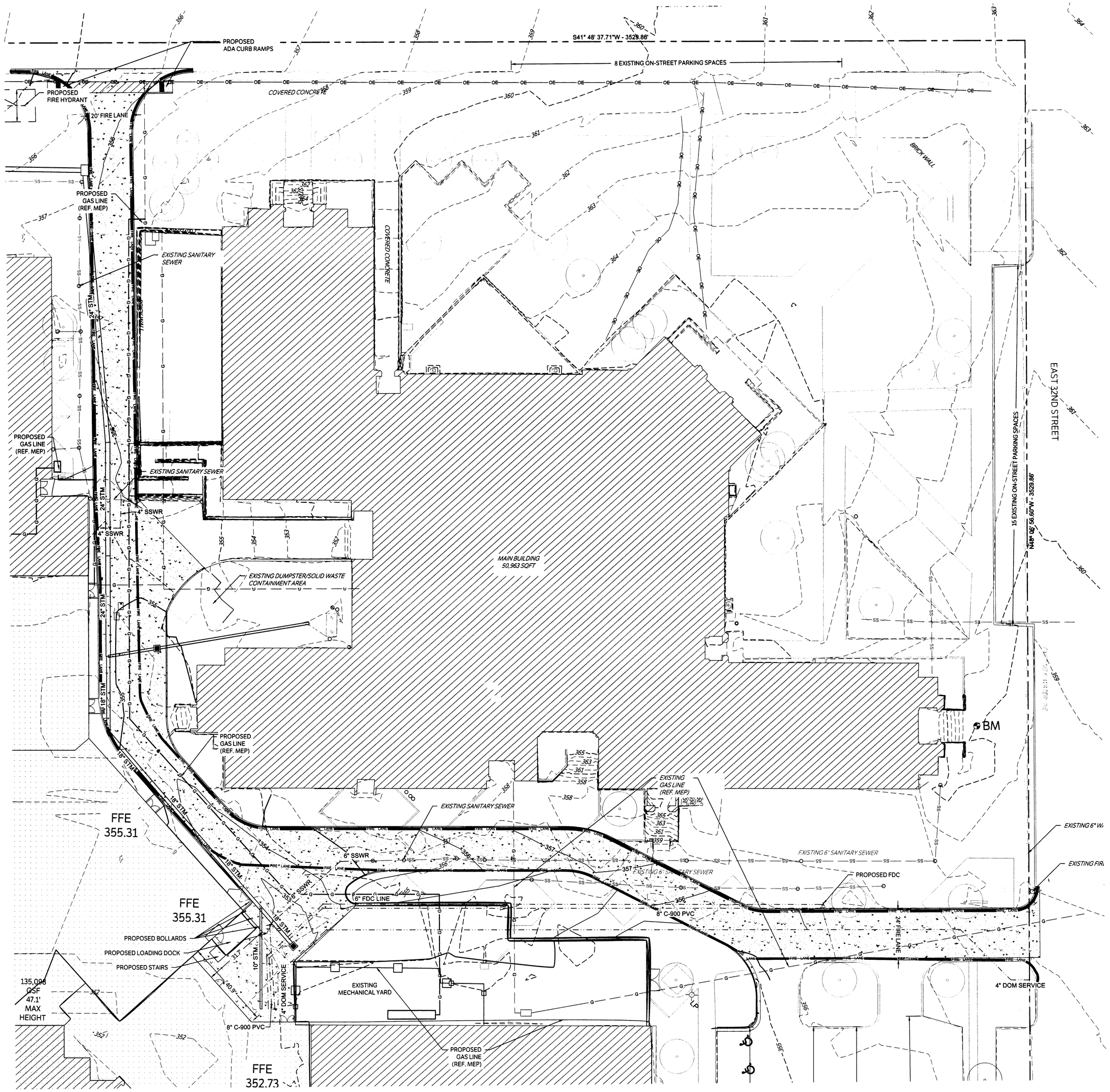
SCALE: 1"= 20'



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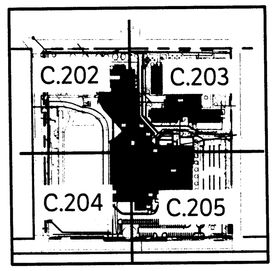

STATE OF TEXAS
JEREMY N. PETERS
100217
LICENSED
PROFESSIONAL ENGINEER
10/27/2015

CLIENT: BRYAN I.S.D.
PROJECT NUMBER: 15-0009
DATE: 10-28-2015
DRAWN BY: ASP
CHECKED BY: JNP

REVISIONS

No.	Description	Date

100% - CONSTRUCTION SET

SITE PLAN

C.203

CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

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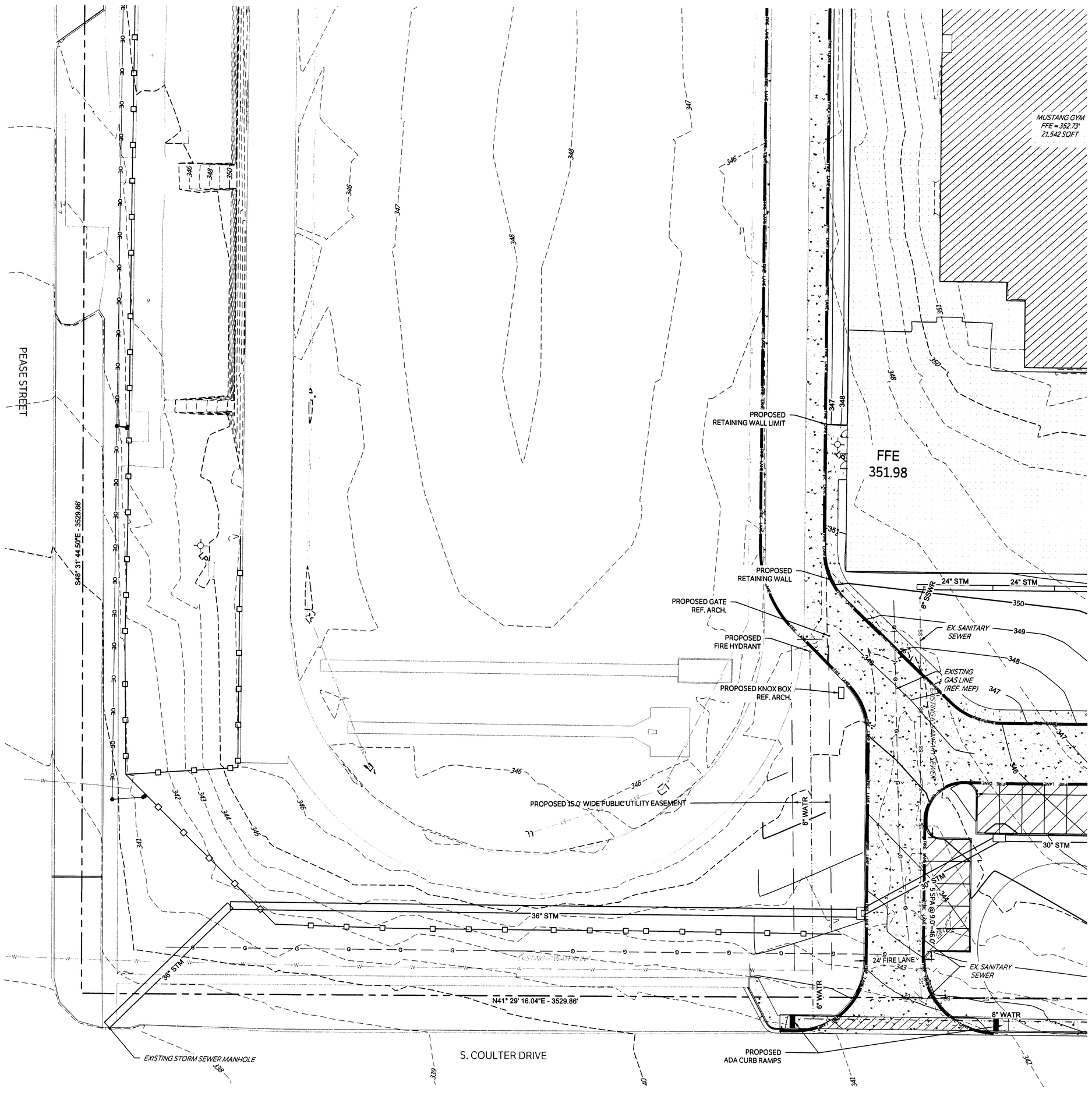

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19. ALL WATER LINES TO BE CL 235 DR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS.
20. ALL SANITARY SEWER LINES TO BE SDR-26 PVC.
21. SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REQUIREMENTS FOR SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE.
22. ALL METERS TO BE LOCATED WITHIN THE P.U.E.
23. ALL STRIPING, MARKING, AND SIGNAGE TO BE DONE PER TMUTCD.

PBK

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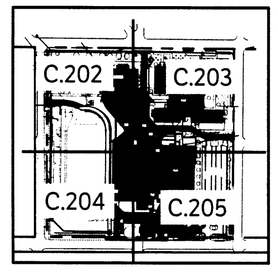
GESSNER ENGINEERING
GESSNER ENGINEERING
Corporate Office
2501 Ashford Drive

College Station, Texas 77840
www.gessnerengineering.com

FIRM REGISTRATION NUMBER:
TBPE F-7451,
TBPLSF-10193910

STEPHEN F. AUSTIN MIDDLE SCHOOL



STATE OF TEXAS
JEREMY N. PETERS
100217
LICENSED PROFESSIONAL ENGINEER
10/29/15

CLIENT	BRYAN I.S.D.
PROJECT NUMBER	15-0009
DATE	10-28-2015
DRAWN BY	ASP
CHECKED BY	JNP

REVISIONS

No.	Description	Date

100% - CONSTRUCTION SET

SITE PLAN

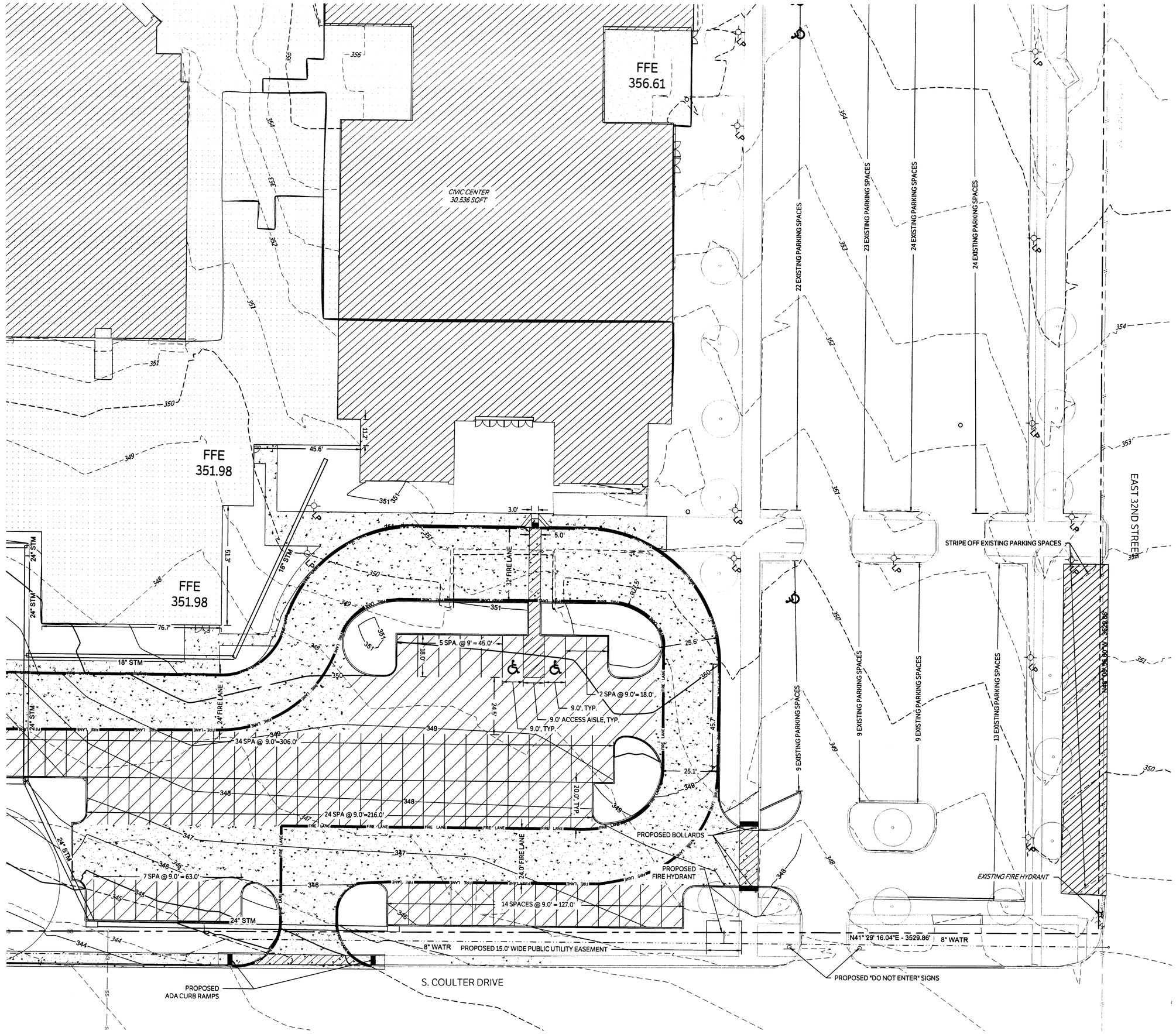
C.204

CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

PROJECT BENCHMARK: ⊕ BM

CHISELED "X" IN CONCRETE
ELEVATION = 359.990'

0 20 40 60
SCALE: 1"= 20'



LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED PAVEMENT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING PAVEMENT EDGE
- FIRELANE (RED STRIPE WITH 4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE")
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED HANDICAP PARKING
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SS DOUBLE CLEANOUT
- PROPOSED FIRE DEPT. CONNECTION

SITE PLAN NOTES:

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ONSITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES
2. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
3. 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.
4. REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
5. REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE.
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 OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
7. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AN ORDERLY PROJECT SITE. THE CONTRACTOR SHALL CLEAN AND REMOVE ANY SURPLUS OR DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS FROM THE PROJECT SITE.
8. SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/ CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SAFE-GUARDING OF ALL MATERIALS AND EQUIPMENT AT THE PROJECT SITE TO MAINTAIN A SAFE AND SECURE PROJECT.
9. THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER TO NOT OBSTRUCT DRIVES, ACCESS, OR OTHER OPERATIONAL REQUIREMENTS.
10. ANY ADJACENT RIGHT-OF-WAY (R.O.W.) OR PROPERTY AFFECTED DURING CONSTRUCTION, SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
12. THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
13. IRRIGATION 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 2394.
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 SHALL REPAIR OR REPLACE THE UTILITY OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION, OR BETTER. ALL MATERIAL AND LABOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
16. THE CONTRACTOR ACKNOWLEDGES THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, CITY MAPS AND, WHEN POSSIBLE, FIELD MEASUREMENTS. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
17. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
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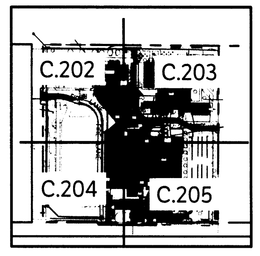


STATE OF TEXAS
JEREMY H. PETERS
100217
LICENSED PROFESSIONAL ENGINEER
10/27/2015

CLIENT	BRYAN I.S.D.
PROJECT NUMBER	15-0009
DATE	10-28-2015
DRAWN BY	ASP
CHECKED BY	JNP

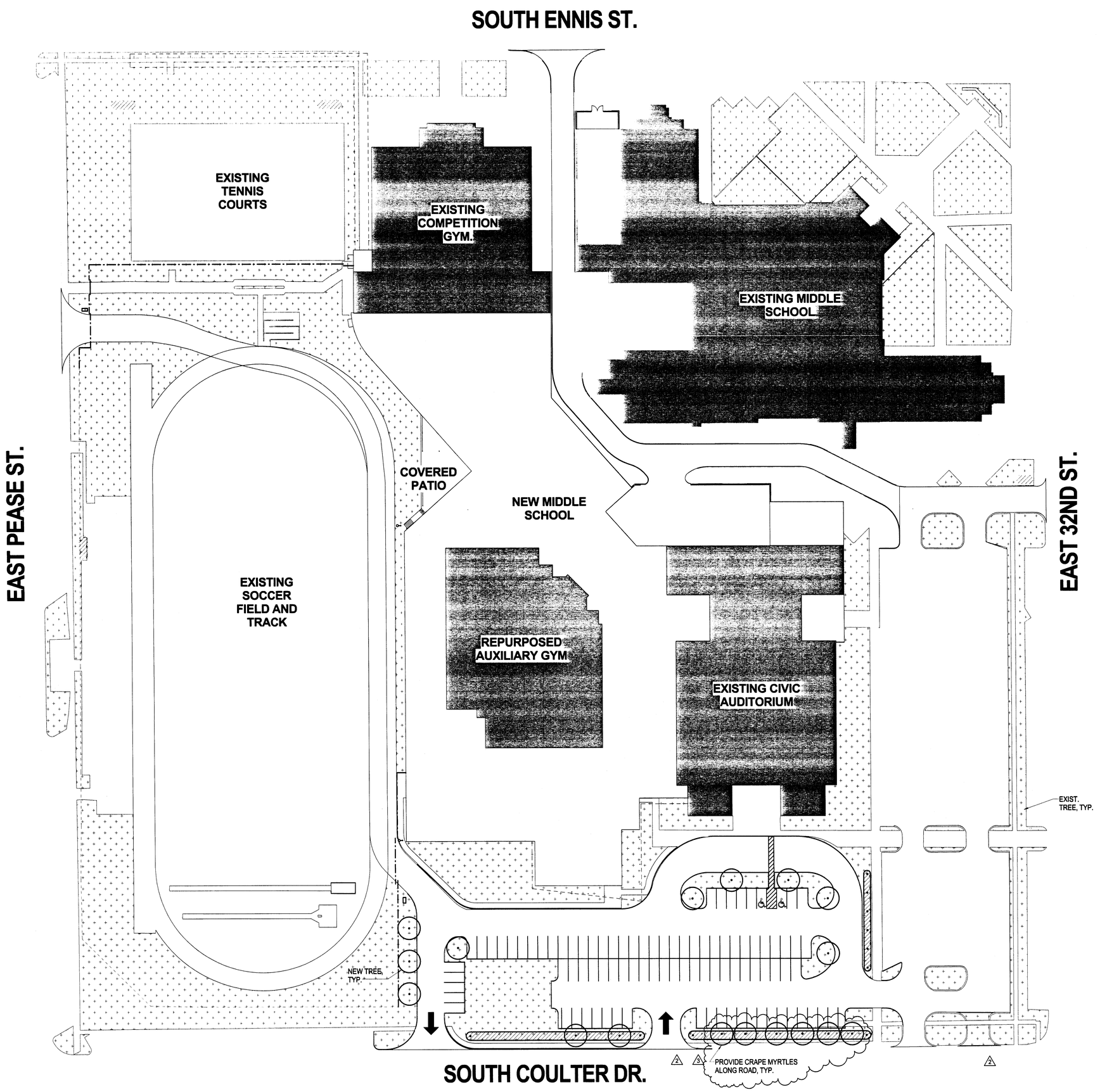
REVISIONS

No.	Description	Date

100% - CONSTRUCTION SET

SITE PLAN

C.205



Landscape Analysis

Site Area = 17.88 Acres
Developed Area
Old SFA = 51,207 SF
New SFA = 155,352 SF
New + Existing Paving = 132,888 SF
Track surface = 24,352 SF
Tennis courts = 22,827 SF
Grandstands = 10,279 SF
= 396,905 SF

8% Req'd for Site Redevelopment = 31,752 SF
Req'd Tree Area = 15,876 SF
29 Existing Canopy Trees = 6,525 SF
58 Existing Non-Canopy Trees = 5,800 SF
3 New Canopy Trees = 600 SF
14 New Non-Canopy Trees = 2,100 SF
Req'd Other Landscape Area = 15,876 SF
30 Existing Shrubs = 450 SF
120 New Shrubs = 1,200 SF
125,093 SF Existing Grass Cover = 12,509 SF
18,406 SF New Grass Cover = 1,840 SF

10 LANDSCAPE ANALYSIS
1/4" = 1'-0"

EXISTING TREE
NEW TREE
SOD
EXISTING BUSH
NEW BUSH

6 LANDSCAPE PLAN
1" = 40'-0"

Landscape Legend
1" = 40'-0"

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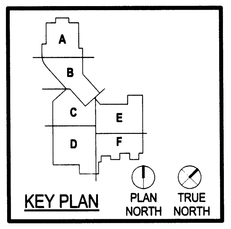

CLIENT
BRYAN I.S.D.
PROJECT NUMBER
14272
DATE
September 3, 2015
DRAWN BY
Author
CHECKED BY
Checker
REVISIONS

No.	Description	Date
1	Addendum #1	09/18/15
2	Addendum #3	09/24/15
3	City Of Bryan Comments	10/27/15

ISSUE FOR PERMIT & GMP

LANDSCAPE PLAN

L-001

OCT 27 2015
RECEIVED

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