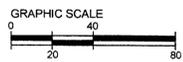


01 ENGINEERING SITE PLAN AND DIMENSION CONTROL

SCALE: 1" = 40'-0"

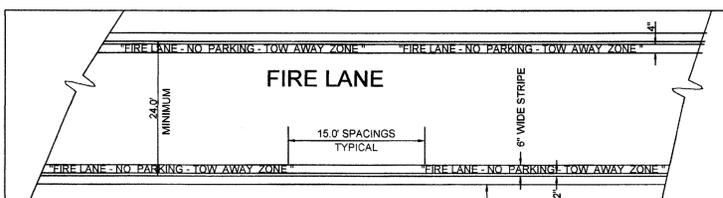


PROP. 4 - STORY HYATT HOUSE
NO. OF ROOMS = 112
TOTAL PARKING REQUIRED = 112 SPACES

PARKING	HYATT HOUSE	TOTAL
PARKING REQUIRED	1 SPACE/ROOM UNIT = 112 SPACES	112 SPACES
PARKING FURNISHED	119 SPACES	119 SPACES
H.C. PARKING REQUIRED	4 SPACES	4 SPACES
H.C. PARKING FURNISHED	4 SPACES	4 SPACES

BUILDING AREA SUMMARY	GROUND FLR. S.F.	TYPICAL FLOOR S.F.	TOTAL S.F.
HYATT HOUSE (OUTDOOR POOL)	18,201	17,217 x 3 = 51,651	69,852

ROOM MATRIX	TYPE	ROOM AREA S.F.	1	2	3	4	TOTAL	PERCENTAGE
KS	KING STUDIO	431	9	13	12	4	46	35%
KSA	KING STUDIO ACCESSIBLE	504	1	1	1	2	5	3%
KSA-R	KING STUDIO ACCESSIBLE (ROLL IN SHOWER)	504	1	1	1	1	4	1%
K	KING ONE BEDROOM	477	2	6	7	7	22	24%
KD	KING DEN ROOMS	308	4	6	6	6	22	13%
KDL	KING DEN LONGER ROOMS	320	1	4	4	4	13	15%
KDA	KING DEN ACCESSIBLE ROOMS (ROLL IN SHOWER)	308	1	1	1	1	4	3%
QQ	QUEEN/QUEEN ONE BEDROOM	522	1	1	1	1	4	3%
QQS	QUEEN/QUEEN SUITE	721	1	1	1	1	4	3%
QQA	QUEEN/QUEEN SUITE ACCESSIBLE	721	1	1	1	1	4	3%
KKA	KING SUITE ACCESSIBLE	721	1	1	1	1	4	3%
TOTAL			16	32	32	32	112	100%



02 FIRE LANE STRIPING DETAILS

SCALE: NTS
STRIPING DETAILS AND SPECIFICATIONS

- A. PAINT:
- STRIPES SHALL BE SIX(6) INCHES WIDE PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT. COLOR SHALL BE "TRAFFIC RED" GLIDDEN NO. 63251 OR EQUAL.
 - LETTERS SHALL BE FOUR(4) INCHES HIGH PAINTED WITH AN EXTERIOR ACRYLIC PAINT. COLOR SHALL BE "TRAFFIC WHITE" GLIDDEN NO. 563245 OR EQUAL.
- B. APPLICATION:
- STRIPES MAY BE BRUSHED OR SPRAYED, ONE COAT TO FINISH.
 - LETTERS SHALL BE STENCIL FORMED, BRUSH APPLIED AND SPACED AS DETAILED ON THIS SHEET.

FLOOD NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZOS COUNTY, TEXAS, COMMUNITY PANEL NO. 48041C0215F, MAP REVISED APRIL 2, 2014, THE SUBJECT PROPERTY DOES NOT LIE WITHIN ANY DESIGNATED 100 YEAR FLOOD ZONE, BUT LIES WITHIN ZONE X (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD CHANGE.

- 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 WINDBLOWN LITTER FROM THE PROJECT SITE.
- "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."
- "FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE."
- A "KNOX BOX" SECURITY KEY SYSTEM IS REQUIRED ON ALL BUILDINGS AND A KNOX SWITCH IS REQUIRED ON ALL GATED ENTRANCES.

FIRE LANE STRIPING SPECIFICATIONS AND REQUIREMENTS

THE ACCESS ROADWAY AND/OR FIRE LANE SHALL BE STRIPED ON A PAVED SURFACE, AND BE CLEARLY MARKED ON THE PAVEMENT WITH A "RED" LINE AT LEAST FOUR (4) INCHES WIDE. "FIRE LANE - NO PARKING - TOW AWAY ZONE" IN NOT LESS THAN FOUR (4) INCH LETTERS IN "WHITE" SHALL BE PLACED EVERY OTHER FIFTEEN (15) FEET ON THE STRIP. WHERE THE FIRE LANE IS ADJACENT TO A CURB, ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4) WHITE LETTERING STATING "FIRE LANE - NO PARKING - TOW AWAY ZONE". WORDING MAY NOT BE SPACED MORE THAN FIFTEEN FEET (15) APART. INCHES PAINTED IN "YELLOW" SHALL BE PLACED AT ALL ENTRANCES TO THE FIRE LANE (LETTERING MAY BE LARGER, BUT 18" IS MINIMUM). ALL FIRE LANES SHALL CONNECT AT BOTH ENDS TO A DEDICATED STREET OR BE CONSTRUCTED WITH TURNAROUND AREAS AT THE DEAD-END WITH A MINIMUM RADIUS OF FIFTY (50) FEET. ALL PAINT REFERRED TO SHALL BE A TRAFFIC MARKING PAINT. WHEN REQUIRED DURING CONSTRUCTION OR OTHER TEMPORARY USE, APPROVED SIGNS SHALL BE PROVIDED AND MAINTAINED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS AND PROHIBIT THE OBSTRUCTION THEREOF OR BOTH. SIGN MUST BE SECURED SO THAT THEY CANNOT BE MOVED UNTIL PERMANENT FIRE LANE IS PAINTED.

- FIRELANES SHALL REMAIN OPEN ACCESSIBLE AT ALL TIME DURING CONSTRUCTION.
- FIRELANE STRIPING & PAVING SPECIFICATIONS SHALL BE PER CITY'S GENERAL DESIGN STANDARDS DETAIL.
- FIRELANE SHALL BE INSTALLED & ACCEPTED BY THE CITY PRIOR TO ANY CONSTRUCTION ABOVE THE FOUNDATION.

IRRIGATION NOTES:

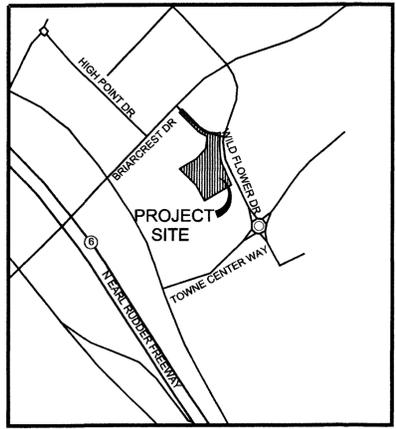
- ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF BRYAN STANDARD DETAILS AND SPECIFICATIONS.
- IRRIGATION CONTRACTOR TO SUBMIT SHOP DRAWINGS OF IRRIGATION LAYOUT AND LIST OF EQUIPMENT PRIOR TO INSTALLATION.
- POWER TO CONTROLLER SUPPLIED BY OTHERS.
- ALL HEAD PLACEMENT AND PIPING IS DIAGRAMMATIC.
- HEADS AND PIPING SHALL BE INSTALLED INSIDE PROPERTY LINE.
- ALL LATERAL PIPING NOT SIZED IS 1/2".
- ADJUST SPRAYS SUCH THAT MINIMAL WATER OVER SPRAYS PARKING AREAS AND DRIVEWAYS, YET ALLOWS SUFFICIENT COVERAGE.
- DISTRIBUTION LINES ARE TO BE BURIED 12" BELOW FINISHED GRADE. MULCH TOP COVERING IS NOT TO BE CONSIDERED SOIL.
- ALL EQUIPMENT TO BE RAINBIRD MODEL OR APPROVED EQUAL.
- ALL DISTRIBUTION LINES SHALL BE CL 200 PVC.
- ALL SLEEVES SHALL BE SCH 40 PVC.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF CITY OF BRYAN, TEXAS.
- CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLES OF THE ENGINEERING PLANS MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
- THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
- "ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150 FEET OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE."
- EXTERIOR BUILDING AND SITE LIGHTING WILL MEET THE STANDARDS OF SECTION 7.10 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPAQUE HOUSING AND NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH THIS CONSTRUCTION. AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING APPLICABLE:
 - ATMOS ENERGY - (888) 288-6700
 - VERIZON WIRELESS - (979) 774-9908
 - SUDDENLINK COMMUNICATION - (877) 612-5036
 - BRYAN TEXAS UTILITIES - (979) 821-5700
- 100% COVERAGE OF GROUND COVER. DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS. THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
- "IRRIGATION SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE."
- ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.
- SIGNAGE WILL BE PERMITTED SEPARATELY.

LEGEND

SANITARY SEWER MANHOLE	SS	---	EXISTING CONTOURS
STORM SEWER MANHOLE	SM	---	PROPOSED CONTOURS
CLEAN OUT	CO	---	PROPOSED CONTOURS
FIRE HYDRANT	FH	---	PROPOSED SANITARY SEWER PIPE
POWER POLE	PP	---	EXISTING SANITARY SEWER PIPE
TELEPHONE BOX	TB	---	EXISTING WATER LINE
WATER METER	WM	---	EXISTING WATER LINE
GATE VALVE	GV	---	EXISTING WATER LINE
LIGHT POLE	LP	---	PROPOSED POWER LINE
IRRIGATION SPRINKLER HEAD LOCATION	IR	---	EXISTING POWER LINE
VAN ACCESSIBLE HANDICAP PARKING	V	---	PROPOSED TELEPHONE LINE
SIGN LOCATION	S	---	EXISTING TELEPHONE LINE
RIGHT OF WAY	R.O.W.	---	PROPOSED TELEPHONE LINE
EXIST. LIGHT POLE	E.L.P.	---	PROPOSED GAS LINE
DRAINAGE & UTILITY EASEMENT	DEUE	---	EXISTING GAS LINE
GAS METER	GM	---	PROPOSED GUY WIRE
EXIST. WATER VALVE	EWV	---	EXISTING GUY WIRE
	OH	---	OVERHEAD ELECTRICAL LINE



VICINITY MAP SCALE: NONE

GENERAL CONSTRUCTION NOTES
IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY, PROMOTE INFORMATION, AND COORDINATE WITH THE CITY/COUNTY UTILITY DEPARTMENTS AND OTHER UTILITY COMPANIES REGARDING THE LOCATION, DEPTH, SIZE AND ANY RELEVANT INFORMATION OF ALL PROPOSED ABOVE AND UNDERGROUND UTILITIES INCLUDING GAS, FIBER OPTIC, CABLE, AND TELEPHONE LINES AND THE USE, PRIOR TO PERFORMANCE OF ANY EXCAVATION, EMBANKMENT FILL OR HOLE DRILLING RELATED TO ONSITE OR OFF SITE WORK FOR THE PROJECT.

OWNERSHIP AND USE OF DRAWINGS
THESE DRAWINGS WHETHER PRINTED OR ELECTRONIC IN FORM, PREPARED BY THE ENGINEER, JR. EISENHOUR CONSULTING LLC, ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER, JR. EISENHOUR CONSULTING LLC. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER, JR. EISENHOUR CONSULTING LLC. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER, JR. EISENHOUR CONSULTING LLC.

1044 Merrittville Court
Mesquite, TX, 75150
Cell No: 972-415-1700
Tel: 972-214-5011

PROJECT NAME: **ENGINEERING SITE PLAN AND DIMENSION CONTROL PROP. 4 - STORY HYATT HOUSE**
WILDFLOWER DRIVE, CITY OF BRYAN 3.00 ACRES

OWNER/DEVELOPER: **A & M DEVELOPERS LLC**
7701 Las Colinas Ridge, Ste. 250
IRVING, TEXAS 75039

ENGINEER COMPANY: **E.M. FAGGETT ENGINEERING**
P.O. BOX 17605
FORT WORTH, TEXAS 76102

PROJECT STATUS: FOR PERMITTING
PROJECT MANAGER: FREDERICK L. GATELA
DESIGN/CONSTRUCTION: E.M. FAGGETT ENGINEERING
DATE: 04/24/15
DATE: 04/24/15

SHEET: **C1**
OF: _____

