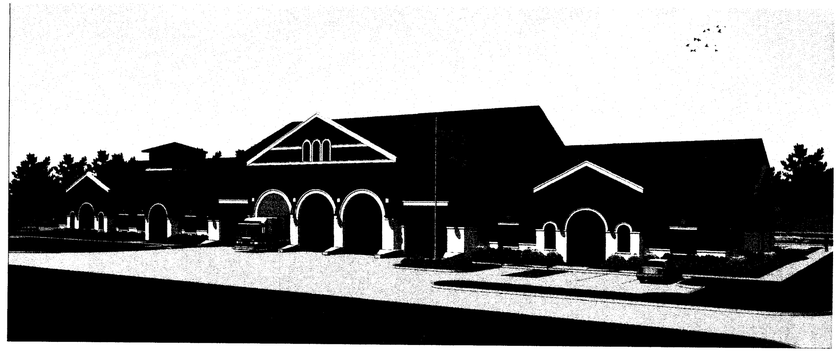
CITY OF BRYAN

FIRE STATION NO. 2

414 LAWRENCE STREET
BRYAN, TX 77801

MARCH 31, 2016
BRW PROJECT #215066.00



OWNER

CITY OF BRYAN
300 S. TEXAS AVENUE
BRYAN, TEXAS 77803
P: (979) 209-5030 CONTACT: BARNEY WILLIAMS, PE
F: (979) 209-5035 E-MAIL: BWILLIAMS@BRYANTX.GOV

ARCHITECT / LANDSCAPE ARCHITECT

BROWN REYNOLDS WATFORD ARCHITECTS, INC.
2700 EARL RUDDER FREEWAY SOUTH, SUITE 4000
COLLEGE STATION, TEXAS 77845
P: (979) 694-1791 CONTACT: JENNIFER BETTIOL
F: (979) 694-8293 E-MAIL: JBETTIOL@BRWARCH.COM

CIVIL ENGINEER

O'MALLEY STRAND ASSOC., INC
203 SOUTH JACKSON STREET
BRENHAM, TEXAS 77833
TEXAS ENGINEERING FIRM REGISTRATION # F-8405
P: (979) 836-7937 CONTACT: DWAYNE GAJEWSKI
F: (979) 836-7936 E-MAIL: DWAYNE.GAJEWSKI@STRAND.COM

STRUCTURAL ENGINEER

GESSNER ENGINEERING
2501 ASHFORD DR, SUITE 102
COLLEGE STATION, TEXAS 77840
P: (979) 680-8840 CONTACT: THOMAS COUCH
F: (979) 680-8841 E-MAIL: TCOUCH@GESSNERENGINEERING.COM

MECHANICAL / ELECTRICAL/ PLUMBING ENGINEER

JORDAN & SKALA ENGINEERS, INC.
2929 BRIARPARK STE 510
HOUSTON, TX 77042
P: (281) 617-3200 CONTACT: JOHN AULT
F: (281) 617-3207 E-MAIL: JAULT@JORDANSKALA.COM

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UTILITY PROVIDERS

WATER & SEWER	BTU 979-821-5700
NATURAL GAS	ATMOS ENERGY 888-286-6700
ELECTRIC	BTU 979-821-5700
CABLE	SUDDENLINK 888-822-5151

CODE INFORMATION

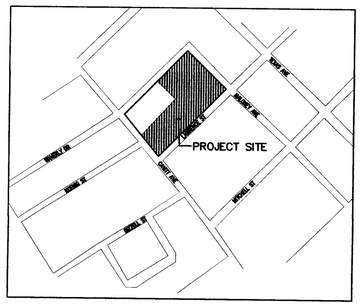
BUILDING CODE	IBC 2009
MECHANICAL CODE	IMC 2009
ELECTRICAL CODE	NEC 2011
INTERNATIONAL ENERGY CC	IECC 2009
PLUMBING CODE	IPC 2009
FIRE CODE	IFC 2009
OCCUPANCY CLASSIFICATION	S-2, B-2, B
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANT LOAD	130
FIRE SEPARATION	B TO B = 1 HR B TO S-2 = 1 HR.
SPRINKLERED	NFPA 13; ENTIRE BUILDING
BUILDING AREA	23,082 SQ. FT. (APPROX. FOR CODE REVIEW PURPOSES ONLY)
BUILDING HIGH POINT	43'-8"
SITE AREA	2.77 ACRES

ACCESSIBILITY

NOTE: RE: A5.1 FOR ACCESSIBLE MOUNTING HEIGHT REQUIREMENTS FOR ACCESSORIES AND EQUIPMENT

LEGAL DESCRIPTION

LOT 1R BLOCK 2, MITCHELL-LAWRENCE-GAVITT ADDITION
VOLUME 86, PAGE 590, ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS



VICINITY MAP

NTS

NORTH

SYMBOL LEGEND

- PLAN / TRUE — NORTH ARROWS
- PROPERTY LINE
- SETBACK LINE
- BUILDING SETBACK LINE/EASEMENT
- 100 — EXISTING CONTOURS
- 100 — REVISED CONTOURS
- 100.00' — EXISTING SPOT GRADE
- 100.00' — REVISED SPOT GRADE
- WORKING POINT, CONTROL OR DATUM POINT
- A — COLUMN DESIGNATION
- 1/A2.1 — PLAN DETAIL
- # TITLE SCALE — DWG. FILE OUT
- A2.1 — EXTERIOR ELEVATION
- 2 A2.1 1 — INTERIOR ELEVATION
- 1000.01 — KEYNOTE
- 1000.01 N.I.C. — ITEM NOT IN CONTRACT
- 1000.01 O.P.C.I. — ITEM TO BE OWNER PROVIDED CONTRACTOR INSTALLED
- A — WALL TYPE
- 10 — DOOR NUMBER
- A — WINDOW TYPE
- 1 — REVISIONS
- FINISH SYMBOL
- ROOMNAME 101 — ROOM DESIGNATION & NUMBER
- ALIGN
- TEMPERED GLASS
- 1/A2.1 — BUILDING SECTION
- 1/A2.1 — WALL SECTION

ARCHITECTURAL ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
B.O.	BOTTOM OF
C.J.	CONTROL JOINT
CLR	CLEAR
DIA.	DIAMETER
DN	DOWN
E.J.	EXPANSION JOINT
EQ.	EQUAL
F.F.	FINISH FLOOR
F.V.	FIELD VERIFY
GA.	GAUGE
J-BOX	JUNCTION BOX
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MIN.	MINIMUM
MNTD.	MOUNTED
NOM.	NOMINAL
N.I.C.	NOT IN CONTRACT
O.C.(E.W.)	ON CENTER (EACH WAY)
O.H.	OPPOSITE HAND
O.P.C.I.	OWNER PROVIDED CONTRACTOR INSTALLED
RE:	REFERENCE
REQ./REQD	REQUIRED
R.O.	ROUGH OPENING
SIM.	SIMILAR
T.O.	TOP OF
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
W/	WITH
W.B.	WIND BRACE
W.P	WORKING POINT

MAYOR AND CITY COUNCIL

JASON BIENSKI	MAYOR
AL SAENZ	DISTRICT 1
RAFAEL PENA III	DISTRICT 2
GREG OWENS	DISTRICT 3
MIKE SOUTHERLAND	DISTRICT 4
ART HUGHES	DISTRICT 5
CHUCK KONDERLA	PLACE 6

MASTER FORMAT KEYNOTE LEGEND

0000.XX

- KEYNOTE NUMBER
- SPECIFICATIONS MASTER FORMAT 2004 LEVEL 2 SUBDIVISION
- SPECIFICATIONS MASTER FORMAT 2004 DIVISION NUMBER

NOTE:

WHERE KEYNOTES REFERENCE OTHER ENGINEERING DISCIPLINES, SUCH AS:

(RE: STRUCTURAL), (RE: CIVIL), (RE: MEP), REFER TO ENGINEER'S DRAWINGS AND/OR SPECIFICATIONS FOR ADDITIONAL DETAILS AND INFORMATION. ITEMS SO NOTED ARE TO BE INCLUDED IN THE CONTRACT WHETHER OR NOT ENGINEER'S DRAWINGS AND SPECIFICATIONS CONTAIN ADDITIONAL INFORMATION OR REQUIREMENTS FOR EACH SPECIFIC ITEM KEYNOTED. UPON FINDING A DISCREPANCY OR APPARENT LACK OF COORDINATING INFORMATION IN ENGINEER'S DRAWINGS OR SPECIFICATIONS, CONTRACTOR SHALL REQUEST ADDITIONAL INFORMATION FROM ARCHITECT, IN ADVANCE TO AVOID COST OR TIME IMPACT.

TYPICAL INSULATION VALUES:

TYPICAL WALL INSULATION:	BATT INSULATION (MINIMUM R-19)
TYPICAL ROOF INSULATION:	BATT INSULATION (MINIMUM R-30)
TYPICAL WINDOW GLAZING:	
U-FACTOR:	0.26 BTU/(HR X SQFT X °F)
SHGC:	0.24
SHADING COEFFICIENT:	0.28
VISIBLE TRANSMITTANCE:	35%

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C1.3	SITE DETAILS
C1.4	LANDSCAPE PLAN
C1.5	LANDSCAPE DETAILS
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C1.8	TOPOGRAPHIC SURVEY
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S3.3	BUILDING SECTION 3
S3.4	TOWER FRAMING PLAN
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E4.4	SECOND FLOOR ALERTING SYSTEM PLAN

T1.1

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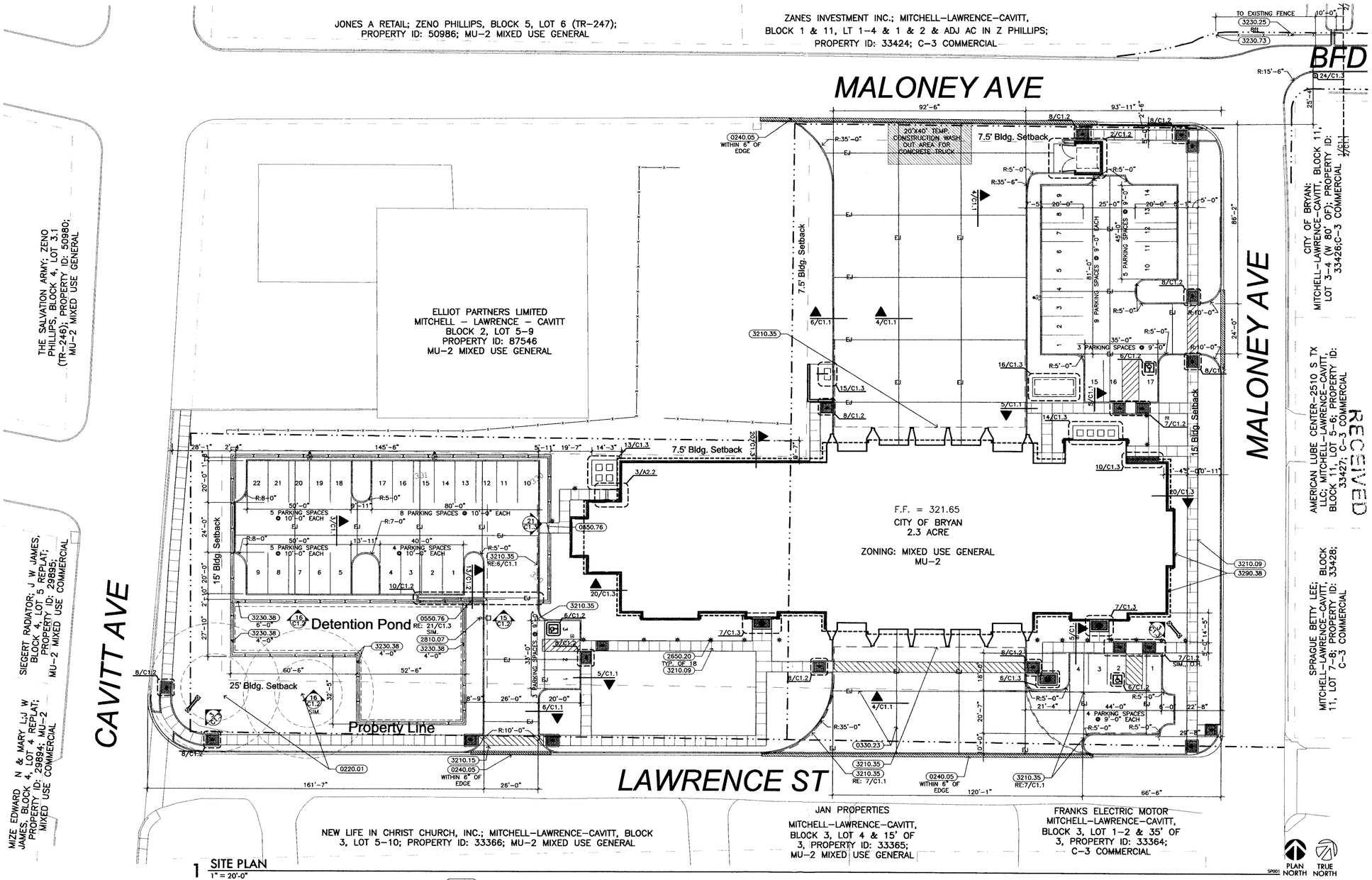
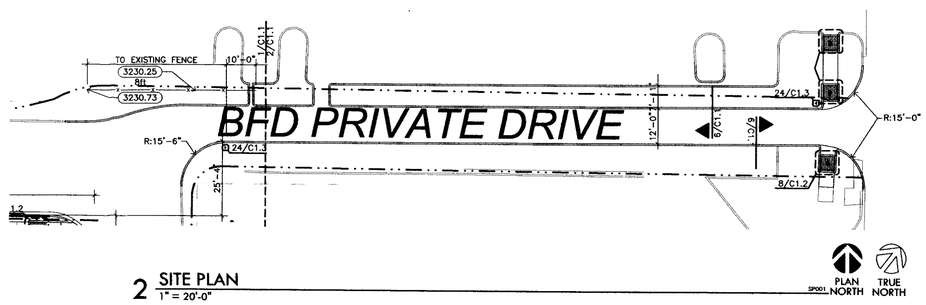
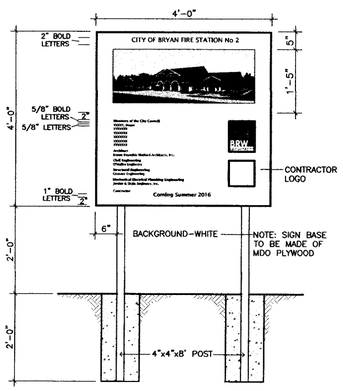


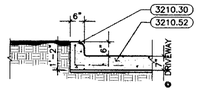
1 SITE PLAN
1" = 20'-0"



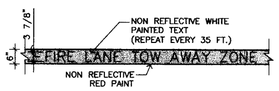
2 SITE PLAN
1" = 20'-0"



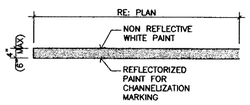
9 CONSTRUCTION SIGN
3/4" = 1'-0"



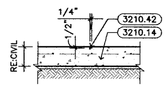
6 TYPICAL CURB DETAIL
1/2" = 1'-0"



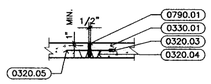
7 FIRE LANE DETAIL
1/2" = 1'-0"



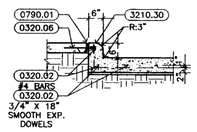
8 PAVEMENT MARKING
1/2" = 1'-0"



3 TYPICAL CONTROL JOINT
1/2" = 1'-0"



4 TYPICAL EXPANSION JOINT
1/2" = 1'-0"



5 TYPICAL CURB DETAIL
1/2" = 1'-0"

KEYNOTES

DIVISION 02 - EXISTING CONDITIONS (TO REMAIN, U.N.O.) & DEMOLITION

0220.01 EXISTING TREE
0240.05 SAWCUT AND REMOVE EXISTING CONCRETE CURB. PATCH AND REPAIR PAVING AS REQUIRED

DIVISION 03 - CONCRETE

0320.03 DOWEL SLEEVE AND END CAP
0320.04 DOWEL SUPPORT
0320.05 3/4" X 2'-0" SMOOTH DOWELS
0320.06 DOWEL
0330.01 CONCRETE (RE: STRUCTURAL)
0330.23 CONCRETE EXPANSION JOINT - FILL WITH JOINT SEALER 1/4" BELOW SURFACE

DIVISION 05 - METALS

0550.76 METAL GATE

DIVISION 07 - THERMAL & MOISTURE PROTECTION

0790.01 SEALANT WITH BACKER ROD AS REQUIRED

DIVISION 26 - ELECTRICAL (RE: ELECTRICAL)

2650.20 BOLLARD LIGHT FIXTURE

DIVISION 28 - ELECTRONIC SAFETY & SECURITY

2810.07 PARKING KEYPAD / CARD ACCESS CONTROL ON METAL STANCHION

DIVISION 32 - EXTERIOR IMPROVEMENTS

3210.09 4" CONCRETE SIDEWALK WITH #3'S AT 18" O.C.E.W.
3210.14 CONCRETE PAVING (RE: CIVIL)
3210.15 CONCRETE APPROACH PER CITY REQUIREMENTS
3210.30 6" CONCRETE CURB (RE: CIVIL)
3210.35 FIRE LANE STRIPING PER CITY REQUIREMENTS
3210.42 SAWCUT CONTROL JOINT
3210.52 7" CONCRETE PAVING (RE: CIVIL)
3230.25 CHAIN-LINK FENCE WITH VINYL INSERTS
3230.38 DECORATIVE METAL FENCE
3230.73 FENCE POST
3290.38 RIVERSTONE

SITE INFORMATION	
NOTE: SITE TABULATIONS ARE FOR CITY OF BRYAN REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR MAKING QUANTITY AND AREA CALCULATIONS.	
SITE AREA:	2.3 ACRES
BUILDING AREA:	23,082 SQ. FT. (RE: LS1.1 FOR FURTHER BREAKDOWN)

PARKING			
OCCUP.	RATIO	CALC UNIT.	REQ'D
OFFICE	1:300	4,280 SF	15
RESIDENTIAL	1/UNIT	15 UNITS	15
	TOTAL REQUIRED:		30
	TOTAL PROVIDED:		30

TOTAL PROVIDED BREAKDOWN:

STANDARD PARKING:	46
HANDICAP:	2
HANDICAP (VAN):	1
TOTAL:	49

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BROWN REYNOLDS WATFORD ARCHITECTS
1700 TEXAS AVENUE SOUTH
SUITE 400
COLLEGE STATION, TEXAS 77840
979.693.1270
WWW.BRWARCH.COM

CITY OF BRYAN
FIRE STATION No. 2
414 LAWRENCE STREET
BRYAN, TEXAS
77801

REVISIONS	
DATE	03/31/16
DRAWN BY	JB, MG
CHECKED BY	MW
PROJECT NO.	215066.00

C1.1
SITE PLAN AND SITE DETAILS

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FOR REVIEW ONLY NOT FOR CONSTRUCTION

SITE LANDSCAPE CALCULATIONS:

OVERALL SQUARE FOOTAGES:
SITE: 108,277.32 SF

IMPERVIOUS SURFACES:
BUILDING: 21,759.58 SF
PAVEMENT: 48,180.62 SF
TOTAL 69,940.20 SF

ARTICLE VII. - LANDSCAPING:	REQUIRED	PROVIDED
DIVISION 2. - REQUIREMENTS		
SEC. 62-429. - LANDSCAPING REQUIREMENTS		
(A) BUILDING SITE		
(1) AREA REQUIREMENTS		
A.1 AN AREA EQUAL TO THE 15% OF DEVELOPED AREA (BUILDING SITE) SHALL BE REQUIRED TO BE LANDSCAPED.	16,241.60 SF	18,319.00 SF
A.2 A LOT SHALL NOT EXCEED A TOTAL OF 90% IMPERVIOUS LOT COVERAGE.	MAX. 97,449.59 SF	72,662.72 SF
B.1 NOT LESS THAN 50% OF THE AREA TO BE LANDSCAPED SHALL BE PLANTED IN TREES.	MIN. 8,120.80 SF	9,900.00 SF
C.1 NOT LESS THAN 50% OF THE TREES PLANTED IN THE ARE TO BE LANDSCAPED SHALL BE CANOPY TREES.	MIN. 4,400.00 SF	6,600.00 SF
(4) GRASSES AND GROUND COVERS:		
A.1 TEN SQUARE FEET WILL BE GRANTED FOR EVERY 100 SQUARE FEET OF GRASS OR LIVE GROUNDCOVER. THIS AMOUNT SHALL NOT EXCEED 15% OF THE OVERALL LANDSCAPING REQUIRED.	MAX. 2,436.24 SF	667.00 SF

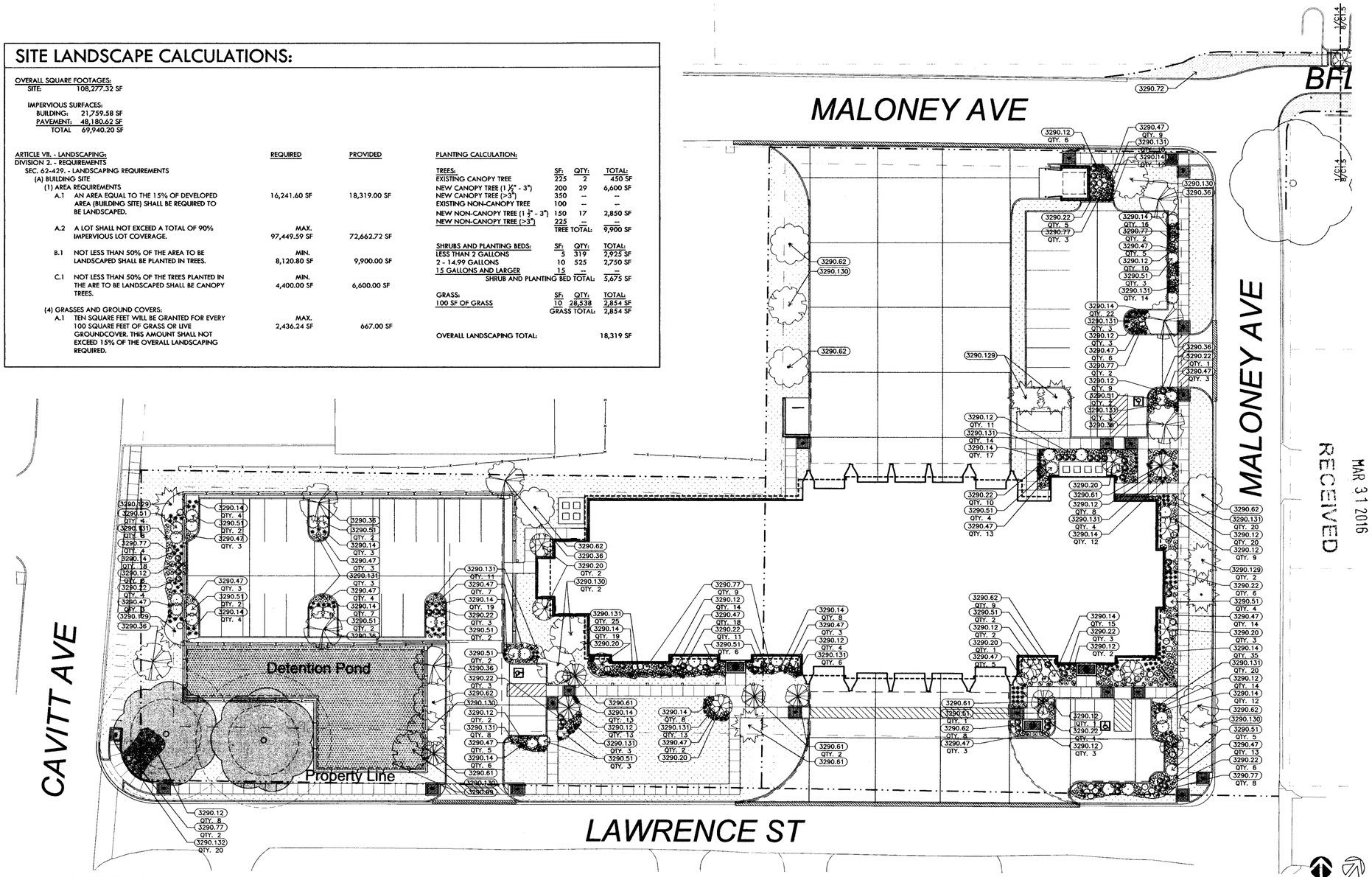
PLANTING CALCULATION:

TREES:	SF:	QTY:	TOTAL:
EXISTING CANOPY TREE	225	2	450 SF
NEW CANOPY TREE (1 ½" - 3")	200	29	6,600 SF
NEW CANOPY TREE (>3")	350	--	--
EXISTING NON-CANOPY TREE	100	--	--
NEW NON-CANOPY TREE (1 ½" - 3")	150	17	2,850 SF
NEW NON-CANOPY TREE (>3")	225	--	--
		TREE TOTAL:	9,900 SF

SHRUBS AND PLANTING BEDS:	SF:	QTY:	TOTAL:
LESS THAN 2 GALLONS	5	319	2,925 SF
2 - 14.99 GALLONS	10	525	2,750 SF
15 GALLONS AND LARGER	15	--	--
		SHRUB AND PLANTING BED TOTAL:	5,675 SF

GRASS:	SF:	QTY:	TOTAL:
100 SF OF GRASS	10	28,538	2,854 SF
		GRASS TOTAL:	2,854 SF

OVERALL LANDSCAPING TOTAL: 18,319 SF



1 LANDCAPE PLAN
1" = 20'-0"

KEYNOTES

DIVISION 32 - EXTERIOR IMPROVEMENTS

3290.12	DWARF YAUPON HOLLY
3290.129	BALD CYPRESS
3290.130	CADDO MAPLE
3290.131	SILVER PONY'S FOOT
3290.132	NEW MEXICO PONY'S FOOT
3290.14	FOUNTAIN GRASS
3290.20	CRAPEMYRTLE
3290.22	KNOCKOUT ROSES
3290.36	RED OAK
3290.47	LANTANA
3290.51	TEXAS SAGE
3290.61	MEXICAN PLUM
3290.62	LIVE OAK
3290.72	HYDROMULCH
3290.77	DWARF WAX MYRTLE
3290.99	ASIAN JASMINE

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SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	34913 SFT	CYNODON DACTYLON	BERMUDA GRASS	--	SOD
	4327 SFT	TRACHELOSPERMUM ASIATICUM	ASIAN JASMIN	--	DETENTION POND GROUND COVER
	2769 SFT	CYNODON DACTYLON	BERMUDA GRASS	--	HYDROMULCH 2 LBS. OF LIVE SEED (PLS) PER 1,000 S.F.
	21	DICHONDRA BRACHYPODA	NEW MEXICO PONY'S FOOT	1 GAL.	18"–24" SPACING CONTAINER GROWN
	183	DICHONDRA ARGENTEA	SILVER PONY'S FOOT	1 GAL.	18"–24" SPACING CONTAINER GROWN
	123	LANTANA CAMARA 'NEW GOLD'	LANTANA NEW GOLD	1 GAL.	18"–24" SPACING CONTAINER GROWN
	258	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	1 GAL.	18"–24" SPACING CONTAINER GROWN
	124	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	2 GAL.	18"–24" SPACING CONTAINER GROWN
	46	MYRICA PUSILLA	DWARF WAX MYRTLE	2 GAL.	2'–3' SPACING CONTAINER GROWN
	57	ROSA X 'RADSUNNY'	SUNNY KNOCK OUT ROSE	2 GAL.	2'–3' SPACING CONTAINER GROWN
	48	ROSA X 'RADSUNNY'	TEXAS SAGE	5 GAL.	3' SPACING CONTAINER GROWN

LEGEND, CONT.

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	14	LAGERSTROMEMIA X 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	2" CAL @ 6" FROM BASE	5 ALONG PRIVATE DRIVE TO BE 6'–0" TALL MIN.
	5	MALUS IOENSIS TEXANA	BLANCO CRABAPPLE	6'–0" TALL	5 ALONG PRIVATE DRIVE TO BE 6'–0" TALL MIN.
	9	PRUNUS MEXICANA	MEXICAN PLUM	2" CAL @ 6" FROM BASE	SINGLE STRAIGHT TRUNK
	8	ACER SACCHARUM	CADDO MAPLE	3" CAL @ 6" FROM BASE	SINGLE STRAIGHT TRUNK
	8	TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL @ 6" FROM BASE	SINGLE STRAIGHT TRUNK
	8	QUERCUS VIRGINIANA	LIVE OAK	3" CAL @ 6" FROM BASE	SINGLE STRAIGHT TRUNK
	9	QUERCUS SHUMARDII	TEXAS RED OAK (SHUMARD RED OAK)	3" CAL @ 6" FROM BASE	SINGLE STRAIGHT TRUNK

NOTE: AREA CALCULATIONS ARE FOR OWNER USE ONLY.
CONTRACTOR SHALL BE RESPONSIBLE FOR OWN TAKE OFFS & CALCULATIONS.

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REGISTERED ARCHITECT JAMES E. WATFORD STATE OF TEXAS
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES UNTIL REVISED

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CITY OF BRYAN

REVISIONS

DATE	03/31/16
DRAWN BY	JB, MG
CHECKED BY	MW
PROJECT NO.	215066.00

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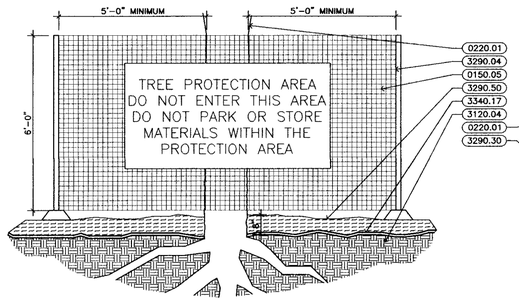
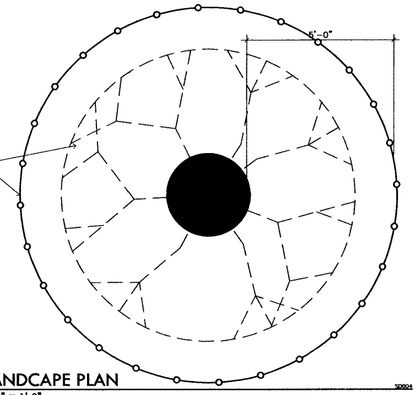
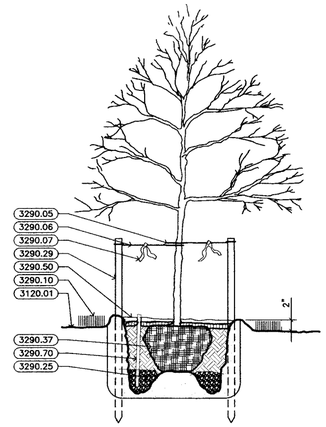
C1.4
LANDSCAPE PLAN



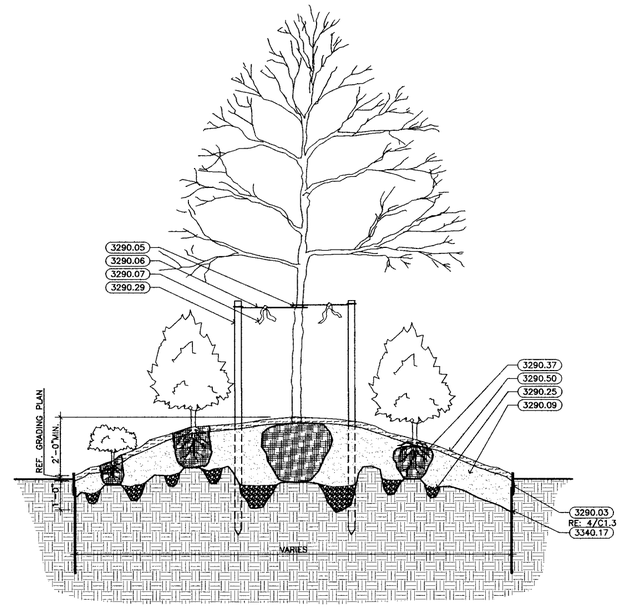
4 TREE PROTECTION (TYP. FOR ALL EXISTING TREES)
1/2" = 1'-0"



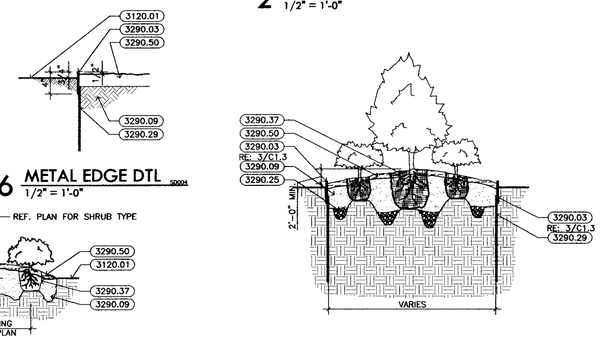
3 LANDCAPE PLAN
1/2" = 1'-0"



2 TREE PLANTING DETAIL
1/2" = 1'-0"

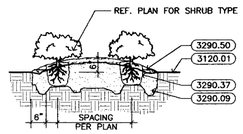


1 TYPICAL PLANTING BED DETAIL
1/2" = 1'-0"

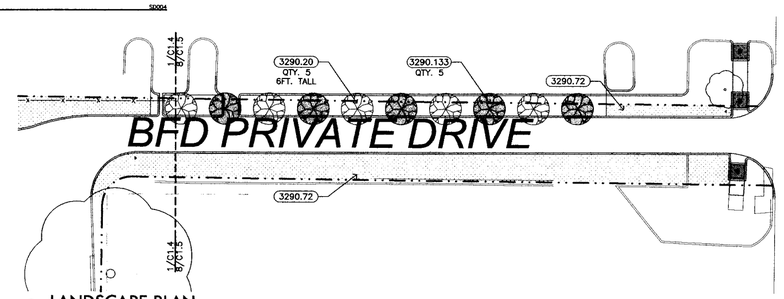


5 TYPICAL PLANTING BED
1/2" = 1'-0"

6 METAL EDGE DTL
1/2" = 1'-0"



7 SHRUB DETAIL
1/2" = 1'-0"



8 LANDSCAPE PLAN
1" = 20'-0"

KEYNOTES

DIVISION 01 - GENERAL REQUIREMENTS

0150.05 TEMPORARY TREE PROTECTION

DIVISION 02 - EXISTING CONDITIONS (TO REMAIN, U.N.O.) & DEMOLITION

0220.01 EXISTING TREE

DIVISION 31 - EARTHWORK

3120.01 GRADE
3120.04 EARTH

DIVISION 32 - EXTERIOR IMPROVEMENTS

3290.03 1/8" X 4" METAL EDGING
3290.04 6'-0" METAL TREE POST (3 PER TREE)
3290.05 RUBBER TIE
3290.06 TREE GUY
3290.07 COLORED FLAG
3290.09 PREPARED SOIL MIX
3290.10 HYDROMULCH INSIDE BARRICADE FENCE AND AT ALL DISTURBED EARTH
3290.133 PRAIRIE CRABAPPLE
3290.20 CRAPEMYRTLE
3290.25 CRUSHED STONE
3290.29 STEEL STAKE
3290.30 TREE BARRICADE (BARRICADE DIAMETER = (TREE CAL. X 12) + 12")
3290.37 ROOT BALL
3290.50 BARK MULCH
3290.70 3" PERFORATED PVC PIPE WITH CAP
3290.72 HYDROMULCH

DIVISION 33 - UTILITIES (RE: CIVIL & MEP)

3340.17 GEOTEXTILE EROSION CONTROL

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REGISTERED ARCHITECT
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C1.5
LANDSCAPE DETAILS

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