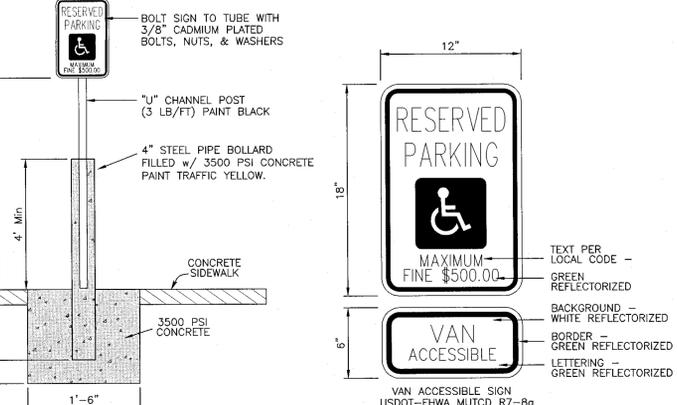
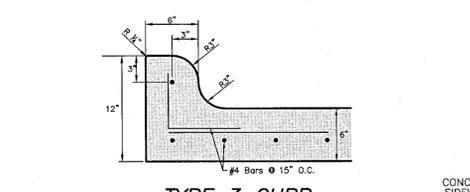
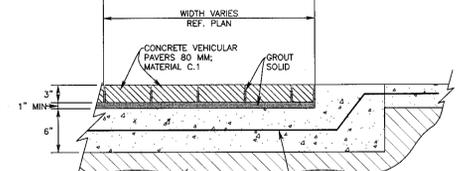
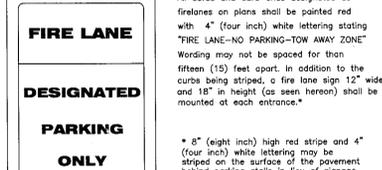
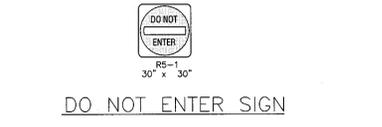


VICINITY MAP
(N.T.S.)

GENERAL CONSTRUCTION NOTES:
 1. It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
 2. All construction shall be in accordance with the 2012 B/C/S Unified Design Specifications, Water and Sewer and General and 2012 B/C/S Unified Design Details (www.bccsnet.net). All inspection shall be performed by the staff of the City Engineer of Bryan. All construction shall be coordinated with the City of Bryan City Engineer.
 3. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the City Engineer for any substitution prior to construction. Requests for changes should include product information and an engineers seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractors requests.
 4. Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart F. For general requirements, see sheet S3 for details.
 5. TRENCHING AND BACKFILLING: All trenching and backfilling shall conform to the specifications set out herein. Testing shall be provided by a certified laboratory, at the Owner's expense, to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and shall extend 5' beyond the curb lines of all streets, alleys and parking areas.
 6. It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with BTU.
 7. All materials & labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.
 8. The Contractor must provide construction staking from the information provide on these plans.
 9. All soil exposed by construction shall receive cellulose fibermulch seeding.
 10. Trenches may be left open overnight if properly barricaded.
 11. Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The Price of the adjustment shall be subsidiary to the construction of Sewer Line, Force Main, etc.
 12. The contractor shall coordinate with Suddenlink Communications, BTU, Atmos Energy, and Verizon to adjust the location of existing facilities.
 13. The contractor is responsible for traffic control. This is not a separate pay item.
 14. No spoil areas are available on this site.
 15. All signage will be permitted separately.
 16. 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.
 17. The Contractor shall assure that inspection of all work is completed by the Geotechnical Engineer and/or the owner's representative.
 18. 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 of Bryan (contractor's only).
 19. Potable Water Protection - All devices, apparatuses, appliances and apparatus intended to serve some special function and that connects to the water supply system, shall be provided with protection against backflow and contamination of the water supply system.
 20. Fire Sprinkler System - Potable water supply must be protected by testable double check valve assembly, and install as per City Ordinance.

- SITE PLAN NOTES:**
 1. Name of Project: St. Joseph Regional Health Center ED Trauma Center Addition
 2. Legal Description: 1.83 acre Portion of Lot 1R, Block "7"
 3. Owner: St. Joseph Regional Health Center
 2801 Franciscan Drive
 Bryan, Texas 77802
 c/o Steve Orsion
 (977) 776-2561
 4. Engineer: Mitchell & Morgan, L.L.P.
 3204 East Rudder Fwy S
 College Station, Texas 77845
 (979) 260-6963
 5. Zoning: C-1 (Office)
 6. Existing Use: Medical Office Building
 Proposed Use: Emergency Room & Parking Lot
 7. Setbacks: Per City of Bryan Ordinances
 8. Site Area: 1.83 acres (approx)
 9. Water Demands: N/A
 10. Sanitary Demands: N/A
 11. Parking: 53 parking stalls provided (Ph2)
 12. Total SF of Proposed Building:
 New First Floor = 27205sf
 Elevator Lobbies 2, 3 & 4 = 1932sf
 Total New = 29,137 SF (not including crawl space)
 Total SF of Renovated First Floor = 1048sf
 13. Building Height (measured from FF=335):
 New Building = 24'-8"
 New Elevator Lobbies connecting floors 2,3,4 of Existing Bed Tower = 72'-0"
- This site does not lie within the 100-year floodplain boundary per FEMA's Flood Insurance Rate Map panel 48041C0215F. Effective date, April 02, 2014.
- PHASE 1 PARKING = 84 SPACES
 PHASE 2 PARKING = 49 SPACES
 AMBULANCE/POLICE = 4 SPACES
 TOTAL PARKING = 137 SPACES



- NOTES:**
 1. ALL TRAFFIC CONTROL DEVICES SHALL MEET ALL CURRENT USDOT-FHWA MUTCD STANDARDS.
 2. ALL SIGNS SHALL CONFORM WITH ALL CURRENT A.D.A., FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
 3. PLACE "VAN ACCESSIBLE" SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY.
 4. ALL SIGNS TO BE 0.080" THICK ALUMINUM.
 5. WHEN SPACE IS ADJACENT TO BUILDING, SIGN MAY BE MOUNTED TO BUILDING.

SITE PLAN
SCALE 1"=20'

HANDICAP SIGN & MOUNTING DETAIL
N.T.S.



- REVISIONS:**
 1 - FIRE LANE SIGNS ADDED (C2.0)
 2 - WRITE UP ADDED (C1,01)
 3 - SIZE OF CONDUIT CHANGED (C2.0)
 4 - ADDITIONAL W. TO BE BARRICADED (C1,01)
 5 - DO NOT ENTER SIGN AND ONE WAY PAVEMENT MARKINGS ADDED (C2,01)
 6 - ADD SIGN TO 30-55 ALIGNMENT (C4,02)
 7 - INVERT AND SD 30-55 OUT OF BLDG. CHANGES (C4,01)
 8 - INVERT AND LH ADDED TO LINE OUT OF BLDG. (C5,0)

**St. Joseph Regional Health Center
 ED & Trauma Center Addition
 Phase 2A**
 Bryan, TX 77802
 2801 Franciscan Dr.

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 702.367.6900
 www.kgaarchitecture.com
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 AUSTIN, TX

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 9809 Whitorn
 Houston TX 77095
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 T: 704.262.2250
 SECURITY: SHEN MILSOM WILKE
 2 North Riverside Plaza Ste 1460
 Chicago IL 60606
 312.559.4585

PROJECT:
 ED & Trauma Center Addition

SHEET CONTENTS:
 PHASE 2A
 SITE PLAN

DATE: August 27, 2014
JOB NO: 13161.00
SHEET: C2.01