

CONSULTANTS:

CIVIL  
REKHA ENGINEERING, INC.  
7676 HILLMONT DR., #350  
HOUSTON, TX 77040

STRUCTURAL  
PARAMOUNT ENGINEERING, LLC  
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HOUSTON, TX 77043

MEP

R.L. PACKARD DESIGN  
14731 FUERTE, #100  
HOUSTON, TX 77063

# FINFEATHER STORAGE

2600 FINFEATHER RD.  
BRYAN TX, 77801

PROJECT DESCRIPTION:

CONSTRUCTION OF NEW SELF STORAGE BUILDING.

SQUARE FEET:  
PROPOSED STG. BUILDING: 37,275 SQ.FT.

CONSTRUCTION TYPE: II B

OCCUPANCY GROUP: S1

SPRINKLERS:  
NON SPRINKLERED

CODES:

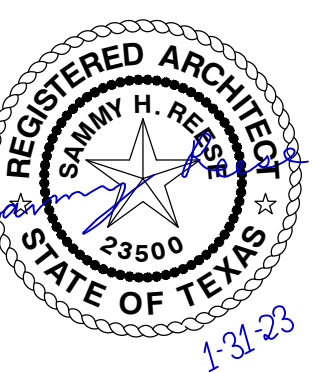
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND CITY OF BRYAN TEXAS AMENDMENTS, T.A.S., A.D.A., AND ALL LOCAL BUILDING CODES.  
2021 INTERNATIONAL BUILDING CODE  
2021 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL ENERGY CONSERVATION CODE  
2021 INTERNATIONAL MECHANICAL CODE  
2021 INTERNATIONAL PLUMBING CODE  
2020 NATIONAL ELECTRICAL CODE  
2012 STATE OF TEXAS ACCESSIBILITY STANDARDS

DRAWING INDEX

- A001 COVER SHEET
- FS1 FIRE CODE REVIEW SHEET
- A101 EXISTING/DEMOLITION SITE PLAN
- A102 OVERALL SITE PLAN
- A103 ENLARGED SITE PLAN
- A104 FIRE LANE PLAN
- A105 SITE DETAILS
- LS101 LANDSCAPE PLAN

PROJECT:

**FINFEATHER STORAGE FACILITY**



PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP

**NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION**

01/31/23

ISSUE HISTORY

DATE	DESCRIPTION
01/31/23	SET REVIEW

COVER SHEET

**A001**

GENERAL NOTES

1. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE PRIOR TO BIDDING AND START OF CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT OR DESIGNER OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS WITHIN THESE DRAWINGS.
2. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. VERIFY WITH THE OWNER FOR COLORS OF MATERIALS NOT SHOWN ON THE DRAWINGS.
4. SUBMIT COLOR SAMPLES ON ALL FINISHES AND/OR EXPOSED MATERIALS FOR APPROVAL BEFORE ORDERING.
5. GALVANIZE ALL EXPOSED STEEL ANGLES PAINT ALL EXPOSED STEEL SHEET METALS.
6. ALL PARTITION DIMENSIONS ARE TO FACE OF CYP.BD. UNLESS NOTED OTHERWISE.
7. ALL WALL BOARD AT BATHROOMS AND UTILITY ROOM ARE TO BE MOISTURE RESISTANT.
8. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS. THE ARCHITECT AND DESIGNER ARE NOT RESPONSIBLE OR LIABLE FOR JOB SITE SAFETY.
9. ALL CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES.
10. THE GENERAL CONTRACTOR SHALL VERIFY WITH THE MANUFACTURER THE SIZE AND POWER REQUIREMENTS OF ALL APPLIANCES PRIOR TO CONSTRUCTION OF WALLS, COUNTERS, CABINETS, ETC. LOCATED NEAR THE APPLIANCES. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS WITH THE APPLIANCES.
11. ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND SMOKE DENSITY RATING NOT TO EXCEED 450 AS PER U.B.C. STANDARD NO. 42-1.
12. ALL WORK SHALL BE ERECTED TRUE AND PLUMB IN ACCORDANCE WITH BEST PRACTICES OF THE TRADE AND MANUFACTURERS OF THESE SPECIFIED ITEMS.
13. PROTECT EXISTING ITEMS AND NEW WORK AT ALL TIMES. REPAIR ANY DAMAGED EXISTING ITEMS OR DAMAGED NEW WORK TO ORIGINAL UNDAAMAGED CONDITION AT NO COST TO BUILDER AND COORDINATE JOB OPERATIONS WITH THE OPERATION OF OTHERS DOING ADJACENT WORK, AND WITH THE OPERATION OF THE BUILDING IN ORDER TO PREVENT DELAY, CONFLICT, OR DAMAGES TO ANY OTHER OPERATION.
15. ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT PART OF THE CONSTRUCTION AGREEMENT EXCEPT THAT THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OTHER CONTRACTORS AS REQUIRED.
16. ALL WORK SHALL BE GUARANTEED FOR ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
17. ALL MATERIALS, EQUIPMENT, FIXTURES, ETC. SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS & INSTRUCTIONS, UNLESS NOTED OTHERWISE.
18. THE COMPLETED PROJECT SHALL BE TURNED OVER TO THE OWNER IN IMMACULATE CONDITION. FINAL CLEANING TO INCLUDE, BUT NOT BE LIMITED TO: REMOVAL OF SMUDGES, MARKS, STAINS, FINGERPRINTS, SOIL, DIRT, PAINT SPOTS, DUST, LINT, DISCOLORATIONS AND OTHER FOREIGN MATERIALS.
19. ONLY NON-ASBESTOS MATERIALS ARE TO BE USED IN CONSTRUCTION.
20. WORK SPECIFIED IN THESE DOCUMENTS SHALL PROCEED IN ACCORDANCE WITH BASE BUILDING SPECIFICATIONS UNLESS NOTED OTHERWISE.
21. REFERENCE BASE BUILDING SPECIFICATIONS FOR ALL ITEMS NOTED AS "BUILDING STANDARD UNLESS NOTED OTHERWISE".

NATIONAL TRADE STANDARDS:

ALL WORK SHALL CONFORM TO THESE DOCUMENTS AND TO THE ACCEPTED NATIONAL STANDARDS FOR THAT TRADE. WHERE THESE DOCUMENTS DIFFER FROM THE ACCEPTED STANDARDS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN UNLESS THE OWNER'S REPRESENTATIVE ACCEPTS THE LESSER STANDARD. A PARTIAL LIST OF THE TRADE STANDARDS FOLLOWS:

- AMERICAN ALUMINUM MANUFACTURER'S ASSOCIATION
- AMERICAN CONCRETE INSTITUTE
- AMERICAN BOARD PRODUCTS ASSOCIATION
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC.
- AMERICAN IRON AND STEEL INSTITUTE
- AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
- AMERICAN WOODWORK ASSOCIATION
- AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS, INC.
- AMERICAN SOCIETY OF MECHANICAL ENGINEERS, INC.
- THE ARCHITECTURAL WOODWORK INSTITUTE
- AMERICAN WOOD PRESERVERS ASSOCIATION
- BUILDERS HARDWARE MANUFACTURER'S ASSOCIATION
- BRICK INSTITUTE OF AMERICA
- BUILDING STONE INSTITUTE
- COPPER DEVELOPMENT ASSOCIATION, INC.
- CALIFORNIA REDWOOD ASSOCIATION
- THE CARPET AND RUG INSTITUTE
- THE DOOR AND HARDWARE INSTITUTE
- FACING TILE INSTITUTE
- GYPSUM ASSOCIATION
- GLASS TEMPERING ASSOCIATION
- HARDWOOD PLYWOOD MANUFACTURER'S ASSOCIATION
- INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERING, INC.
- MARBLE INSTITUTE OF AMERICA
- METAL LATH / STEEL FRAMING ASSOCIATION
- NATIONAL FIRE PROTECTION ASSOCIATION
- NATIONAL FOREST PRODUCTS ASSOCIATION
- NATIONAL PARTICLE BOARD ASSOCIATION
- NATIONAL PAINT AND COATING ASSOCIATION
- NATIONAL TERRAZZO AND MOSAIC, INC.
- PORCELAIN ENAMEL INSTITUTE, INC.
- RUBBER MANUFACTURER'S ASSOCIATION, INC.
- SOUTHERN FOREST PRODUCTS ASSOCIATION
- STEEL JOIST INSTITUTE
- STUCCO MANUFACTURER'S ASSOCIATION
- THE SOCIETY OF THE PLASTICS INDUSTRY, INC.
- TILE COUNCIL OF AMERICA, INC.
- UNDERWRITERS' LABORATORY, INC.
- WOOD AND SYNTHETIC FLOORING INSTITUTE
- WOODWORKER INSTITUTE OF CALIFORNIA

FIRE/LIFE SAFETY NOTES

1. PROVIDE EXIT SIGN WITH 8" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES.
2. THE GC SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK ALL EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND TO THE SATISFACTION OF LOCAL FIRE MARSHALL.
3. MAINTAIN AISLES AT LEAST 44" WIDE AT PUBLIC AREAS.
4. FOR THE DURATION OF CONSTRUCTION PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE SCOPE OF WORK SPACE PER IFC 1415.1 & TABLE 906.3(1) & NFPA 10. VERIFY ACCEPTABLE LOCATIONS WITH LOCAL FIRE MARSHALL.
5. EMERGENCY LIGHTING IS DESIGNED TO GIVE UNIFORM MIN. VALUE OF ONE FOOT-CANDLE AT FLOOR LEVEL AT ALL LOCATIONS OF TENANT SPACE.
6. EMERGENCY WARNING SYSTEMS SHALL WARN THE HEARING IMPAIRED. "VISUAL WARNING" STROBE LIGHTS TO HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.
7. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES.
8. DOORS OPENING INTO REQUIRED 1-HR. FIRE RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP ASSEMBLY HAVING A 20-MINUTE RATING AND SHALL BE SELF CLOSING.
9. 20-MINUTE DOOR JAMBS TO BE TIGHT FITTING, SMOKE AND DRAFT CONTROLLED.
10. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDOR SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING:
  - A. CLASS I, FLAME SPREAD 0-25, SMOKE DENSITY 150, FOR MATERIALS INSTALLED IN VERTICAL EXITS.
  - B. CLASS II, FLAME SPREAD 26-75, SMOKE DENSITY 300, FOR MATERIALS INSTALLED IN HORIZONTAL EXITS.
  - C. CLASS III, FLAME SPREAD 76-200, SMOKE DENSITY 450, FOR MATERIALS INSTALLED IN ANY OTHER LOCATION.
11. DECORATIONS (CURTAINS, DRAPES, SHADES, HANGINGS, ETC) SHALL BE NON-COMBUSTIBLE OR BE FLAME PROOFED IN AN APPROVED MANNER.
12. PROVIDE FIRE DAMPERS OR DOORS WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS.
13. STORAGE DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS AND HAZARDOUS CHEMICALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATION.
14. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.
15. LOCATE THE CENTER OF FIRE ALARM INITIATING DEVICES 46" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK REVIEW LOCATIONS WITH ARCHITECT.
16. THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO VERIFY MINIMUM REQUIREMENTS IN CONFORMANCE WITH ALL APPLICABLE CODES AND TO THE SATISFACTION OF LOCAL FIRE MARSHALL.
17. PROVIDE FIRE/LIFE SAFETY SIGNAGE AS REQUIRED BY CODE.
18. RELOCATE AND/OR ADD BUILDING FIRE ALARM SPEAKERS AND ALARMS AS REQUIRED TO MEET CODE. THIS WORK IS TO BE COMPLETED BY BUILDING FIRE PROTECTION COMPANY AND PAID FOR BY THE GENERAL CONTRACTOR AS PART OF HIS BASE BID.
19. VERIFY WITH BUILDING ENGINEER IF FLOORS ARE CONNECTED TO E.M.S. SYSTEM.
20. O.C. TO PROVIDE ACCESSIBLE STROBES MOUNTED ON WALLS AT 80" AFF. AND CIRCUITED TO BUILDING EMERGENCY POWER CIRCUIT. IF PROVIDED, AUDIBLE ALARMS SHALL PRODUCE A SOUND THAT EXCEEDS THE PREVAILING EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE BY MIN OF 15 d.b.a. OR EXCEEDS ANY MAX SOUND LEVEL WITH A DURATION OF 60 SECONDS BY 5 d.b.a. WHICHEVER IS LOUDER, BUT NOT MORE THAN 120 d.b.a. IF SINGLE STATION VISUAL ALARMS ARE PROVIDED, THEN SINGLE STATION VISUAL ALARM SIGNALS SHALL BE PROVIDED. THE LAMP SHALL BE XENON STROBE TYPE OR EQUIVALENT. THE COLOR SHALL BE CLEAR OR NOMINAL WHITE. THE MAX PULSE DURATION SHALL BE 02 SECONDS WITH A MAX DUTY CYCLE OF 50%. THE PULSE DURATION IS DEFINED BY THE TIME INTERVAL BETWEEN INITIAL AND FINAL POINTS OF 10% MAX SIGNAL. THE INTENSITY SHALL BE A MIN OF 75 CANDELA. THE FLASH RATE SHALL BE A MIN OF 1 Hz AND A MIN OF 3 Hz. CONFIRM ALL SPECS WITH BLDG. SYSTEMS/BLDG. MGMT.

LIFE SAFETY

TWENTY FOUR (24) HOUR NOTICE MUST BE SUBMITTED TO THE PROPERTY MANAGEMENT OFFICE FOR APPROVAL FOR ANY WORK INVOLVING MEP, SPRINKLER, FIRE SAFETY OR SECURITY SYSTEMS.

THE CONTRACTOR SHALL COORDINATE ALL FIRE ALARM SYSTEM AND FIRE SPRINKLER SYSTEM RELATED WORK WITH THE PROPERTY MANAGEMENT OFFICE. NONE OF THE APPOINTMENTED WORK SHALL COMMENCE UNTIL APPROPRIATE MEASURES HAVE BEEN TAKEN, AND APPROVED, TO ASSURE THAT NO FALSE ALARMS WILL OCCUR, THAT ADEQUATE BUILDING PROTECTION SHALL BE MAINTAINED, AND THAT ALL PROPER AGENCIES HAVE BEEN NOTIFIED OF THE SHUTDOWN PARAMETERS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING RESTORATION OF SUCH SYSTEMS TO NORMAL OPERATIONS IMMEDIATELY FOLLOWING COMPLETION OF THE WORK, INCLUDING NOTIFICATION TO THE PROPERTY MANAGEMENT OFFICE THAT THE SYSTEM IS RESTORED.

WORKERS CONDUCT/CONSTRUCTION PRACTICES

1. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO COMPLY WITH ALL BASE BUILDING SPECIFICATIONS UNLESS NOTED OTHERWISE. A COPY OF THE BASE BUILDING SPECIFICATIONS CAN BE REVIEWED BY APPOINTMENT. THE BUILDING CONSTRUCTION SUPERVISOR CAN BE CONTACTED TO SCHEDULE AN APPOINTMENT FOR SPECIFICATION REVIEW. IF ANY WORK IS FOUND THAT DOES NOT COMPLY WITH THE AFOREMENTIONED SPECIFICATIONS, THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING THE NECESSARY CHANGES IN ORDER TO COMPLY. ANY SUCH CHANGES THAT ARE MADE WILL BE AT THE CONTRACTOR'S EXPENSE.
2. NO ALCOHOL, DRUGS, OR PERSONS UNDER THE INFLUENCE ARE ADMISSIBLE ON THE PREMISES AT ANY TIME.
3. THERE WILL BE NO SMOKING PERMITTED IN THE BUILDING.
4. NO ABUSIVE LANGUAGE, ACTIONS OR RADIOS WILL BE PERMITTED. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENFORCE THIS REGULATION ON A CONTINUING BASIS.
5. CONTRACTORS SHALL CONFINE THE USE OF THE PREMISES TO THE DESIGNATED CONSTRUCTION WORK AREA SO AS NOT TO DISTURB OTHER TENANTS IN THE BUILDING.
6. WORKERS IN AN OCCUPIED LEASE SPACE MUST WEAR A UNIFORM, WHICH CLEARLY IDENTIFIES THEIR EMPLOYER.
7. THE CARRYING OF FIREARMS OF ANY KIND IN ANY LEASED PREMISES, THE BUILDING OF WHICH SUCH PREMISES ARE SITUATED, ANY RELATED GARAGE, OR ANY RELATED COMPLEX OF BUILDINGS OF WHICH THE FOREGOING ARE IN PART, OR ANY SIDEWALKS, DRIVES, OR OTHER COMMON AREAS RELATED TO ANY OF THE FOREGOING, IS PROHIBITED EXCEPT IN THE CASE OF UNCONCEALED FIREARMS CARRIED BY LICENSED SECURITY PERSONNEL HIRED OR CONTRACTED FOR BY TENANTS FOR SECURITY OF THEIR PREMISES AS PERMITTED BY SUCH TENANTS LEASES OR OTHERWISE CONSENTED TO BY LANDLORD IN WRITING.
8. NOISY WORK:
  - A) ANY WORK THAT HAS THE POTENTIAL TO DISRUPT NORMAL BUSINESS ACTIVITY MUST BE PERFORMED OUTSIDE NORMAL BUSINESS HOURS. EXAMPLES OF THIS TYPE OF WORK ARE DEFINED, BUT NOT LIMITED, AS FOLLOWS:
    - A) DRILLING OR CUTTING OF CONCRETE FLOORS OR STRUCTURAL MEMBERS
    - B) ANY WORK IN WHICH MACHINE NOISE OR VIBRATION MAY DISRUPT NORMAL OFFICE PROCEDURES
    - C) MATERIAL STOCKING, DEMOLITION AND TRASH REMOVAL
    - D) ANY WORK REQUIRING ACCESS TO OCCUPIED TENANT SPACE. IN SUCH CASES, PLEASE ALLOW AMPLI TIME FOR COORDINATION WITH AFFECTED TENANT.
9. COMMON AREAS: CONTRACTOR WILL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING PROPERTY, (I.E. WALL, WALL COVERINGS, CARPET, FLOORS, FURNITURE AND FIXTURES) AND SHALL REPAIR OR REPLACE, WITHOUT COST TO LANDLORD, ANY DAMAGE THAT MAY OCCUR AS A RESULT OF CONSTRUCTION WORK.
10. DUSTY WORK: CONTRACTOR WILL NOTIFY THE PROPERTY MANAGEMENT OFFICE PRIOR TO COMMENCEMENT OF EXTREMELY DUSTY WORK (I.E. SHEET ROCK CUTTING, SANDING, EXTENSIVE SWEEPING, ETC.) SO THAT ARRANGEMENTS MAY BE MADE FOR ADDITIONAL FILTERING CAPACITY ON AFFECTED HVAC EQUIPMENT. CONTRACTOR WILL ABSORB THE COSTS ASSOCIATED WITH ADDITIONAL FILTERING AND RETURNING THE EQUIPMENT TO ITS ORIGINAL WORKING ORDER (I.E. COIL CLEANING AND FILTER HANGOUT). CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION RELATED TRASH. ANY SPECIAL ACCOMMODATIONS SHOULD BE COORDINATED WITH THE PROPERTY MANAGEMENT OFFICE.
11. CLEAN UP: CONTRACTORS SHALL AT ALL TIMES KEEP THE SITE FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND DEBRIS. UPON COMPLETION OF WORK, TOOLS, SCAFFOLDING, SURPLUS MATERIALS, AND DEBRIS SHALL BE REMOVED AND THE SITE LEFT "BROOM CLEAN".
12. ANY AND ALL EXISTING MATERIALS REMOVED AND OR REUSED IN THE RECONSTRUCTION, EXCEPT AS DIRECTED BY THE PROPERTY MANAGEMENT OFFICE, SHALL BE DISPOSED OF BY THE GENERAL CONTRACTOR AS WASTE OR UNWANTED MATERIAL. MATERIALS, WHICH MAY BE REUSED, SHOULD BE REFERRED TO THE PROPERTY MANAGEMENT OFFICE PRIOR TO DISPOSITION.

23 GENERAL NOTES

ABBREVIATION LIST:

A/C	AIR CONDITIONING	MIN.	MINIMUM
ADJ.	ADJUSTABLE	MTL.	METAL
AFF.	ABOVE FINISH FLOOR	N.I.C.	NOT IN CONTRACT
BD.	BOARD	NO.	NUMBER
C.L.	CENTER LINE	NTS.	NOT TO SCALE
C.M.U.	CONCRETE MASONRY UNIT	O.C.	ON CENTER
CLO.	CEILING	OPP.	OPPOSITE
CONT.	CONTINUOUS	P.LAM.	PLASTIC LAMINATE
DIA.	DIAMETER	PTD.	PAINTED
DIM.	DIMENSION	RAD.	RADIUS
DN.	DOWN	RCP.	REFLECTED CEILING PLAN
EA.	EACH	REF.	REFER TO
ELECT.	ELECTRICAL	REF.	REFRIGERATOR
EQ.	EQUAL	RET.	RETARDANT
EQUIP.	EQUIPMENT	RM.	ROOM
FIN.	FINISH	SIM.	SIMILAR
FLOOR.	FLUORESCENT	SPECS.	SPECIFICATIONS
G.C.	GENERAL CONTRACTOR	SQ.	SQUARE
GL.	GLASS	SSTL.	STAINLESS STEEL
GYP.BD.	GYPSUM BOARD	STD.	STANDARD
HC.	HANDICAPPED	STL.	STEEL
HM.	HOLLOW METAL	STR.	STORAGE
HT.	HEIGHT	SUSP.	SUSPENDED
INT.	INTERIOR	TYP.	TYPICAL
LAM.	LAMINATE	UN.D.	UNLESS NOTED OTHERWISE
LAV.	LAVATORY	V.I.F.	VERIFY IN FIELD
MANUF.	MANUFACTURER	WC.	WATER CLOSET
MAX.	MAXIMUM	WD.	WOOD
MECH.	MECHANICAL		

12 ABBREVIATIONS

7 PROJECT INFORMATION



6 LOCATION MAP

2 LIST OF DRAWINGS

30 -

SCALE

29 -

SCALE

28 -

SCALE

27 -

SCALE

22 -

SCALE

21 -

SCALE

17 -

SCALE

16 -

SCALE

12

SCALE

11 -

SCALE

7

SCALE

6

SCALE

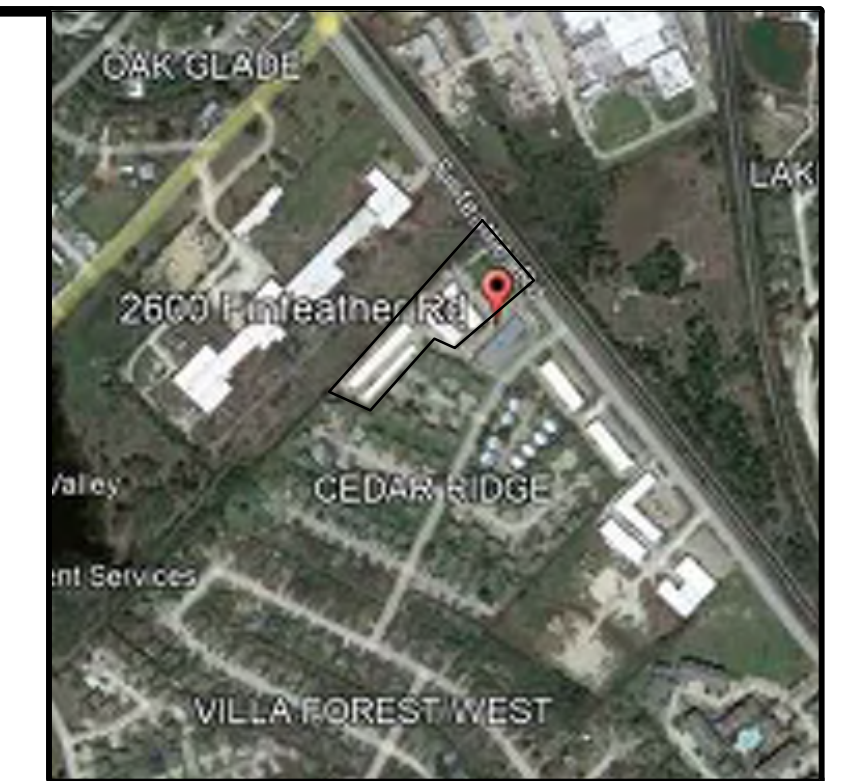
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SCALE

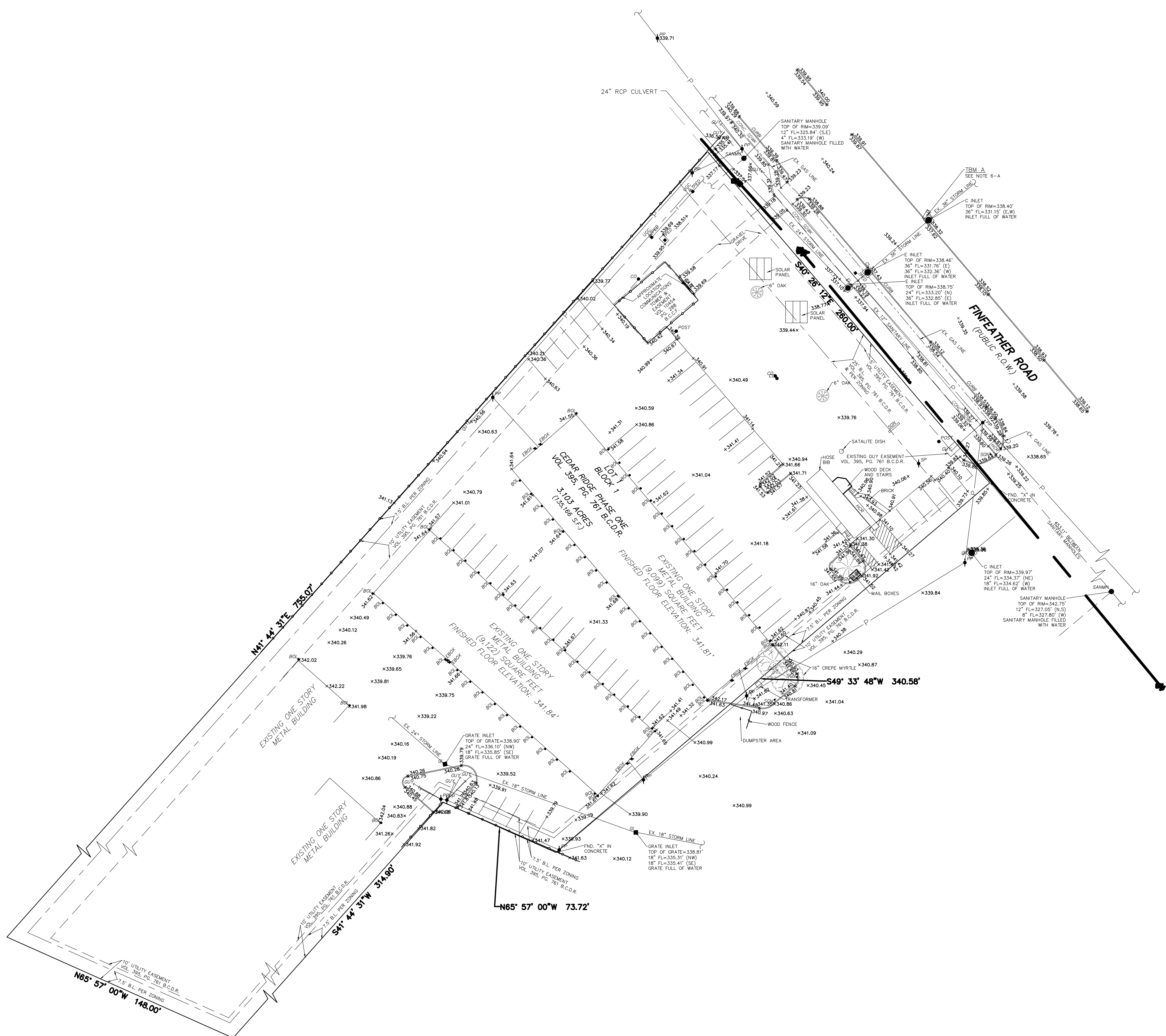
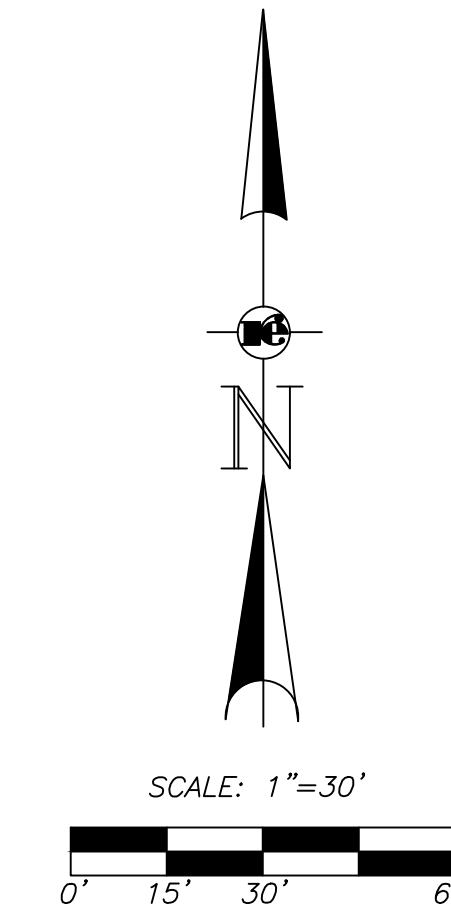
1 -

SCALE

BRAZOS COUNTY, TEXAS



VICINITY MAP  
N.T.S.



GENERAL NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
3. ALL EASEMENTS AND BUILDING LINES ARE ACCORDING TO THE PLAT OF CEDAR RIDGE PHASE ONE, AS RECORDED IN VOLUME 395, PAGE 761, OF THE BRAZOS COUNTY DEED RECORDS, UNLESS OTHERWISE NOTED.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48041C0215F, REVISED DATE APRIL 2, 2014, THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. THIS SURVEYOR WAS NOT SUPPLIED WITH A TITLE REPORT ON THE SUBJECT PROPERTY, THEREFORE ALL EASEMENTS, IF ANY, MAY NOT BE SHOWN.
6. BENCHMARK - CITY OF BRYAN MONUMENT No. GPS-106, LOCATED TEXAS STATE PLANE COORDINATES (CENTRAL ZONE) NAD-83, NORTHING:10222117.793, EASTING: 3538770.173, GRID ELEVATION 341.78 FEET. CITY OF BRYAN, TEXAS HAS A PUBLISHED SCALE FACTOR FOR THIS MONUMENT SHOWN AS 0.999900456.
- 6-A. TEMPORARY BENCHMARK (TBM): A BOX CUT ON A CURB INLET AS SHOWN ON THE FACE OF THIS SURVEY. ACROSS FINFEATHER ROAD. TBM HAS AN ELEVATION OF 338.36 FEET.
7. THERE ARE NO VACANCIES OR GAPS OCCURRING BETWEEN THE SUBJECT PROPERTY AND ANY ADJOINING PUBLIC RIGHT-OF-WAY(S).
8. THIS MAP IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH.
9. BOUNDARY SURVEY DONE BY SOUTH TEXAS SURVEYING ASSOCIATES, INC. AND SIGNED BY FRED W. LAWTON, RPLS No. 2321, DATED 03-09-20.

LEGEND

BOLLARD	●
C INLET	○
CLEAN OUT	○
ELECTRIC BOX	□
E INLET	○
FIRE HYDRANT	○
GRATE INLET	○
GUY WIRE/ANCHOR	○
POWER POLE	○
SANITARY MANHOLE	○
SIGN	○
SUPPLY POLE	○
TELEPHONE PEDESTAL	○
TREE	○
UNDERGROUND CABLE	○
WATER METER	○
WATER VALVE	○
TEMPORARY BENCHMARK	○

FINFEATHER STORAGE  
2600 FINFEATHER  
BRYAN, TEXAS 77801

REVISIONS		
REV.	DESCRIPTION	DATE

A PARTIAL TOPOGRAPHIC SURVEY OF LOT 1, BLOCK 1, OF CEDAR RIDGE PHASE ONE, RECORDED IN VOLUME 395, PAGE 761, OF THE BRAZOS COUNTY DEED RECORDS.

SCALE: 1"=30'  
DATE: 01/23/2023

REKHA ENGINEERING INC.

CIVIL ENGINEERS AND LAND SURVEYORS  
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CONTACT: JOHN ENGLISH 7676 HILLMONT, SUITE 350 HOUSTON, TEXAS 77040 (TEL) 713-895-8080 (FAX) 713-895-7686	DRAWN BY: DAE	CHECKED BY: MTR	APPROVED BY: JHE
			TBPE No. F-3712
			CLIENT: REESE ARCHITECT
			JOB NO: 0123-4476

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

LEGEND:

- AE - AERIAL EASEMENT
BL - BUILDING LINE
BLDG - BUILDING
ESMT - EASEMENT
FND - FOUND
HL&P - HOUSTON LIGHTING & POWER
IP - IRON PIPE
IR - IRON ROD
CIR - CAPPED IRON ROD
STS - STAMPED SOUTH TEXAS SURVEYING
BCCF - BRAZOS COUNTY CLERKS FILE
BCDR - BRAZOS COUNTY DEED RECORDS
BCMR - BRAZOS COUNTY MAP RECORDS
POB - POINT OF BEGINNING
POC - POINT OF COMMENCING
PS - PARKING SPACES
ROW - RIGHT OF WAY
SQ. FT. - SQUARE FEET
UE - UTILITY EASEMENT
BW - BARBED WIRE FENCE
CL - CHAIN LINK FENCE
C - CONCRETE
CC - COVERED CONCRETE
E - OVERHEAD ELECTRIC LINES
WF - WOOD FENCE
WIF - WROUGHT IRON FENCE
GW - GUY WIRE
CB - CATCH BASIN
CBX - CABLE BOX
EM - ELECTRIC METER
E - ELECTRIC MH
FH - FIRE HYDRANT
FO - FIBER OPTIC MARKER
FP - FLAG POLE
GM - GAS METER
GV - GAS VALVE
CI - CURB INLET
LP - LIGHT POLE
M - MANHOLE
MW - MONITORING WELL
P - PIPELINE MARKER
PP - POWER POLE
SP - SERVICE POLE
SM - SANITARY MANHOLE
SMH - STORM MANHOLE
TP - TELEPHONE PEDESTAL
TR - TRANSFORMER
TSB - TRAFFIC SIGNAL BOX
TSP - TRAFFIC SIGNAL POLE
UCM - UNDERGROUND CABLE MARKER
W - WATER WELL
WM - WATER METER
WV - WATER VALVE
B - BENCHMARK

ENCROACHMENTS

NONE TO NOTE

EXISTING PARKING SPACES

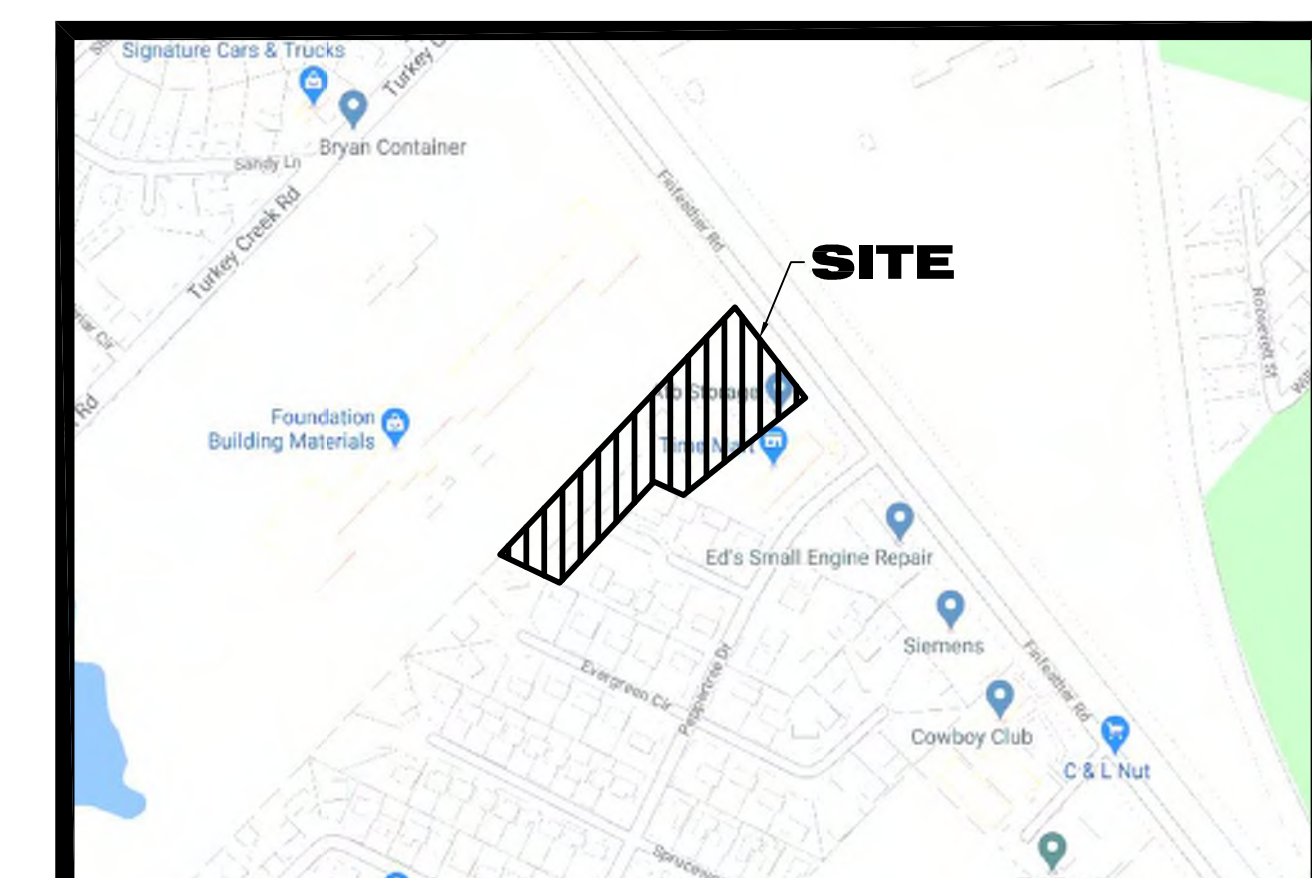
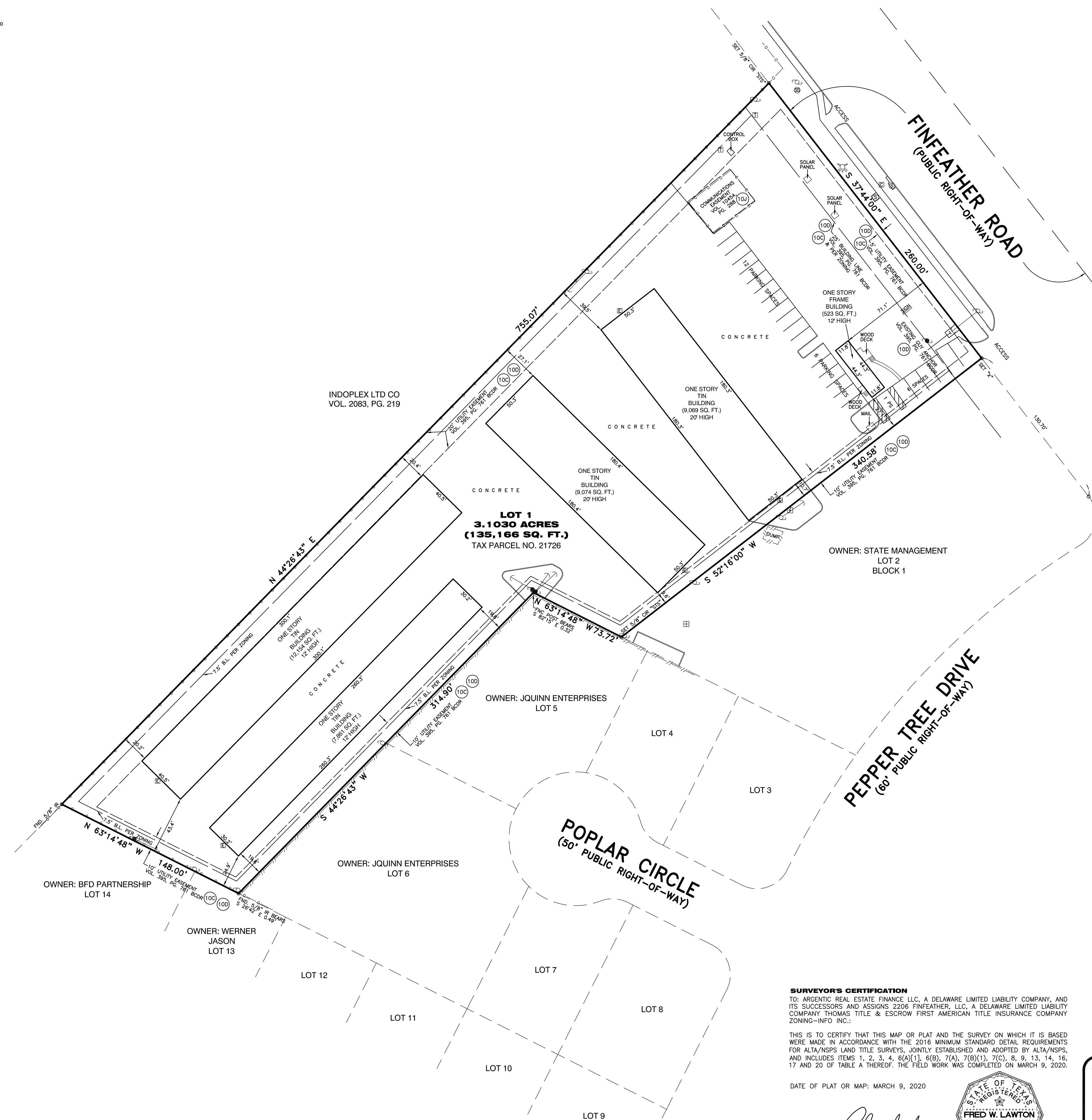
Table with 2 columns: Type (REGULAR, HANDICAP, TOTAL) and Count (25 SPACES, 0 SPACES, 25 SPACES)

NOTES:

- 1. BASIS OF BEARING IS THE SOUTHWEST ROW LINE OF FINFEATHER ROAD BEING S 37°44'00" E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY...
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR...
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED...
7. (TABLE A ITEM 16) THERE IS NO RECENT OBSERVABLE EVIDENCE OF EARTH MOVING WORK...
8. (TABLE A ITEM 17) THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES...
9. (TABLE A ITEM 20) PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED IN THE MINIMUM AMOUNT OF \$1,000,000...
10. THE PROPERTY HAS DIRECT ACCESS TO FINFEATHER ROAD, A DEDICATED PUBLIC STREET.
11. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN: (i) VESTING DEED, RECORDED IN VOLUME 395, PAGE 761, DEED RECORDS OF BRAZOS COUNTY, AND (ii) FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. BC1907918 WITH AN EFFECTIVE DATE OF JULY 10, 2019...

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. MAP NO. 48041C 0215F, DATE 04-02-2014, BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED...



VICINITY MAP NOT TO SCALE

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT ONE (1), BLOCK ONE (1), CEDAR RIDGE, PHASE ONE, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 395, PAGE 761, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SCHEDULE 'B' ITEMS

- 10C. 25' BUILDING SETBACK LINE AND 5' UTILITY EASEMENT ALONG FRONT NORTHEAST SIDE, 20' UTILITY EASEMENT ALONG THE NORTHWEST SIDE AND 10' PORTION OF A 20' UTILITY EASEMENT ALONG THE SOUTH, SOUTHEAST AND SOUTHWEST SIDES(S), AS SHOWN HEREON;
10D. EASEMENTS AND BUILDING LINES AS SHOWN OF RECORD ON PLAT OF CEDAR RIDGE, PHASE ONE, RECORDED IN VOLUME 395, PAGE 761, DEED RECORDS OF BRAZOS COUNTY, TEXAS, AS SHOWN HEREON;
10E. RIGHT-OF-WAY EASEMENT FROM MARY BECKWITH ET VIR TO SINCLAIR REFINING COMPANY, DATED APRIL 26, 1947, RECORDED IN VOLUME 132, PAGE 35, DEED RECORDS OF BRAZOS COUNTY, TEXAS, BLANKET NOT PLOTTABLE;
10F. EASEMENT FROM MARY KNOWLES BECKWITH ET VIR TO AGRICULTURAL AND MECHANICAL COLLEGE OF TEXAS, DATED JULY 5, 1950, RECORDED IN VOLUME 145, PAGE 177, DEED RECORDS OF BRAZOS COUNTY, TEXAS, BLANKET NOT PLOTTABLE;
10G. EASEMENT FROM MARY KNOWLES BECKWITH TO SOUTHWESTERN BELL TELEPHONE COMPANY, DATED AUGUST 17, 1964, RECORDED IN VOLUME 239, PAGE 498, DEED RECORDS OF BRAZOS COUNTY, TEXAS, BLANKET NOT PLOTTABLE;
10H. EASEMENT RETAINED IN DEED FROM RESOLUTION TRUST CORPORATION TO STATE VENTURE, INC., DATED NOVEMBER 22, 1991, RECORDED IN VOLUME 1399, PAGE 302, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, BLANKET NOT PLOTTABLE;
10I. TERMS AND CONDITIONS CONTAINED IN MEMORANDUM OF EASEMENT AND LEASE PURCHASE AGREEMENT BETWEEN SAC CERTIFIED TRUST AND TELECOM LEASE ADVISORS, LLC, DATED DECEMBER 5, 2011, RECORDED IN VOLUME 10454, PAGE 283, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, BLANKET NOT PLOTTABLE;
10J. TERMS AND CONDITIONS CONTAINED IN EASEMENT AGREEMENT BY AND BETWEEN SAC CERTIFIED TRUST AND TELECOM LEASE ADVISORS, LLC, DATED DECEMBER 5, 2011, RECORDED IN VOLUME 10454, PAGE 288, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AS SHOWN HEREON;

ZONING

THE SUBJECT PROPERTY IS ZONED 'I' INDUSTRIAL DISTRICT PER ZONING-INFO, INC. 3555 N.W. 58TH STREET, SUITE 400, OKLAHOMA CITY, OK 73112, 405.525.2998, REFERENCE SITE #87998, DATED MARCH 16, 2020, THE CITY OF BRYAN, TX WEBSITE WWW.ZONING-INFO.COM

NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

SITE REQUIREMENTS: MINIMUM LOT WIDTH: 100 FEET, MINIMUM LOT DEPTH: 200 FEET, MAXIMUM IMPERVIOUS SURFACE COVERAGE: 121649 SQUARE FEET, MINIMUM LANDSCAPED AREA: 20274.9 SQUARE FEET, MAXIMUM HEIGHT (FEET): 35 FEET, FRONT SETBACK - FINFEATHER ROAD: 25 FEET, INTERIOR SIDE SETBACK - COMPATIBLE DISTRICTS: 7.5 FEET, LANDSCAPE BUFFER/BUILDING SETBACK: 100 FEET. REQUIRED PARKING: MINI-STORAGE COMPLEX: MINIMUM 1 PARKING SPACE PER 30 SQUARE FEET OF OFFICE AREA (520,77 SQUARE FEET ESTIMATED OFFICE AREA/30 = 17 PARKING SPACES) TOTAL REQUIRED PARKING: 17 PARKING SPACES

SURVEYOR'S CERTIFICATION

TO: ARGENTIC REAL ESTATE FINANCE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS 2206 FINFEATHER, LLC, A DELAWARE LIMITED LIABILITY COMPANY THOMAS TITLE & ESCROW FIRST AMERICAN TITLE INSURANCE COMPANY ZONING-INFO INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A)(1), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF; THE FIELD WORK WAS COMPLETED ON MARCH 9, 2020.

DATE OF PLAT OR MAP: MARCH 9, 2020

Signature of Fred W. Lawton, Registered Professional Land Surveyor No. 2321, State of Texas. Includes seal of the State of Texas Registered Professional Land Surveyors.

ALTA/NSPS LAND TITLE SURVEY OF

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT ONE (1), BLOCK ONE (1), CEDAR RIDGE, PHASE ONE, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 395, PAGE 761, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Table with columns: ADDRESS (2600 FINFEATHER ROAD, BRYAN, TEXAS 77801), JOB NO (0369-20), DATE (03-09-20), SCALE (1" = 40'), SHEET (1 OF 1), and REVISIONS table.

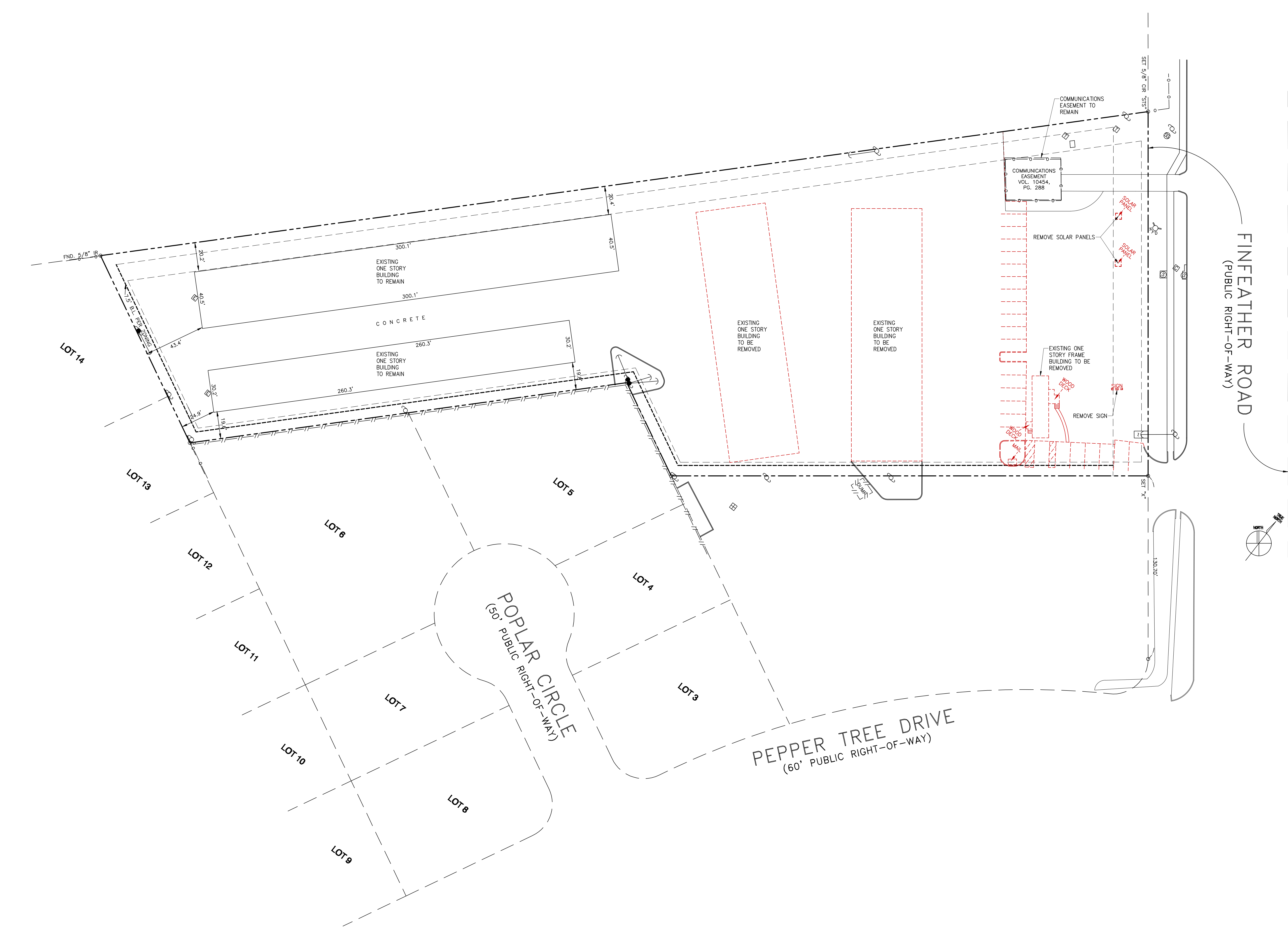
SOUTH TEXAS SURVEYING ASSOCIATES, INC. 11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77062. 281-556-6918 FAX 281-556-9331 Firm Number: 10045400

CONSULTANTS:

CIVIL  
REKHA ENGINEERING, INC.  
7676 HILLMONT DR., #350  
HOUSTON, TX 77040

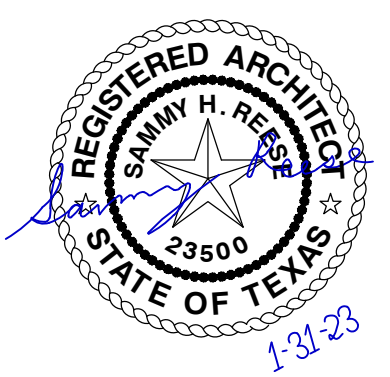
STRUCTURAL  
PARAMOUNT ENGINEERING, LLC  
10145 LONG POINT DR.  
HOUSTON, TX 77043

MEP  
R.L. PACKARD DESIGN  
14731 FUERTE, #100  
HOUSTON, TX 77063



PROJECT:

**FINFEATHER  
STORAGE  
FACILITY**



PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP

**NOT FOR REGULATORY  
APPROVAL, PERMITTING  
OR CONSTRUCTION**

01/31/23

ISSUE HISTORY

DATE	DESCRIPTION
01/31/23	SET REVIEW

EXISTING/ DEMOLITION  
SITE PLAN

**A101**

CONSULTANTS:

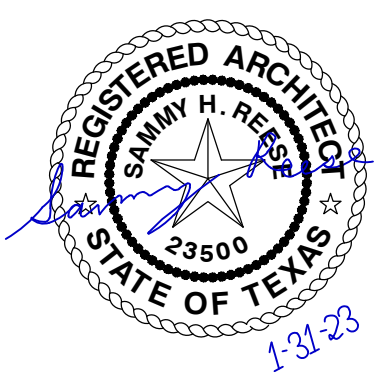
CIVIL  
REKHA ENGINEERING, INC.  
7676 HILLMONT DR., #350  
HOUSTON, TX 77040

STRUCTURAL  
PARAMOUNT ENGINEERING, LLC  
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HOUSTON, TX 77043

MEP  
R.L. PACKARD DESIGN  
14731 FUERTE, #100  
HOUSTON, TX 77063

PROJECT:

**FINFEATHER  
STORAGE  
FACILITY**



PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP

**NOT FOR REGULATORY  
APPROVAL, PERMITTING  
OR CONSTRUCTION**

01/31/23

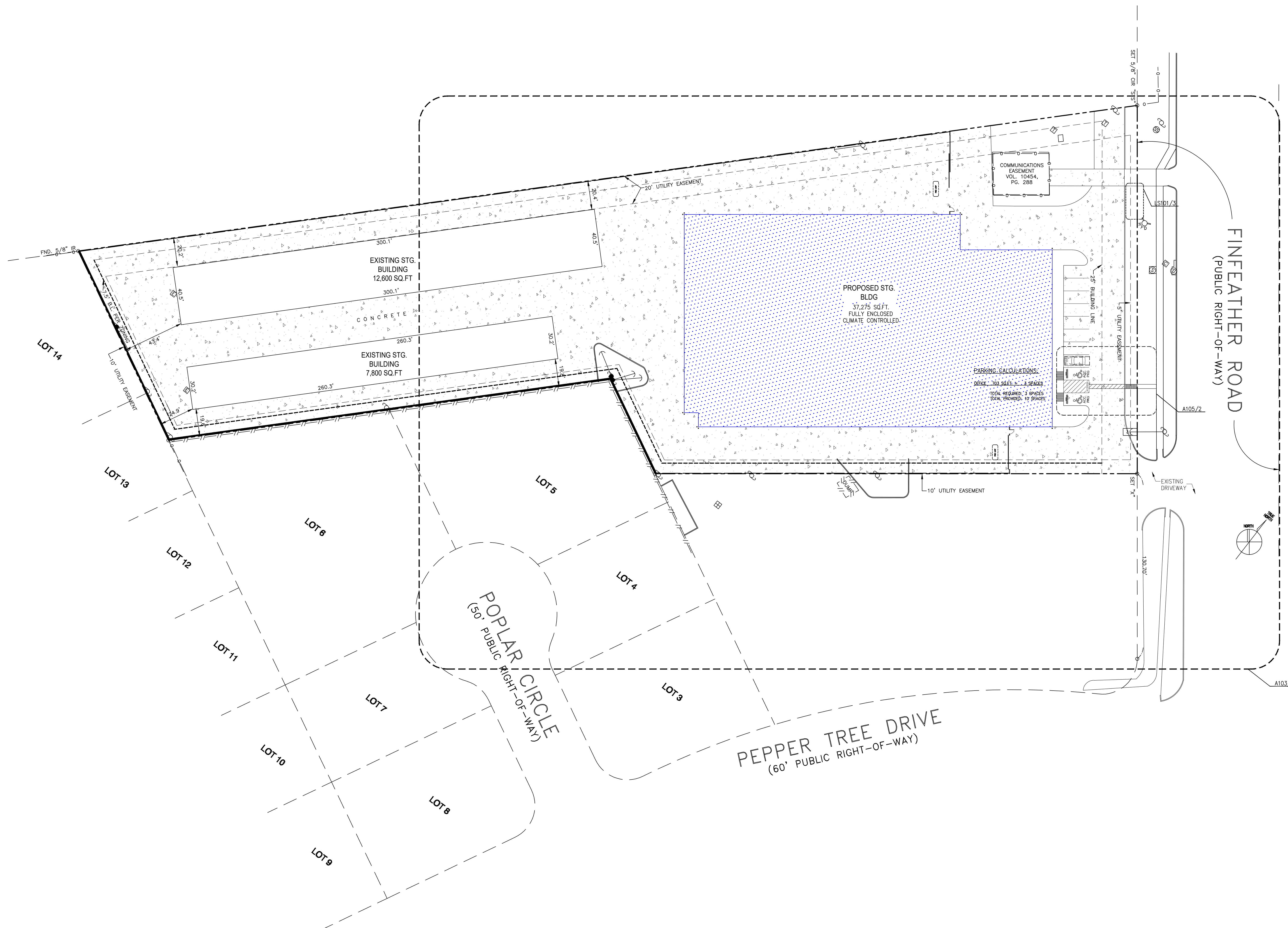
ISSUE HISTORY

DATE	DESCRIPTION
01/31/23	SET REVIEW

OVERALL PROPOSED  
SITE PLAN

**A102**

1"=30'-0"



CONSULTANTS:

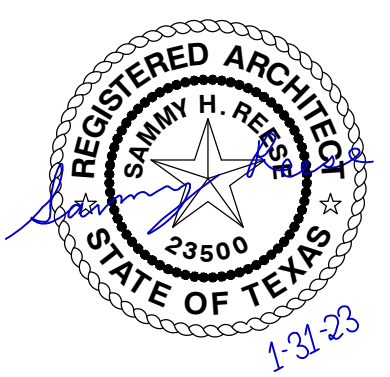
CIVIL  
REKHA ENGINEERING, INC.  
7676 HILLMONT DR., #350  
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MEP  
R.L. PACKARD DESIGN  
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HOUSTON, TX 77063

PROJECT:

**FINFEATHER  
STORAGE  
FACILITY**



PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

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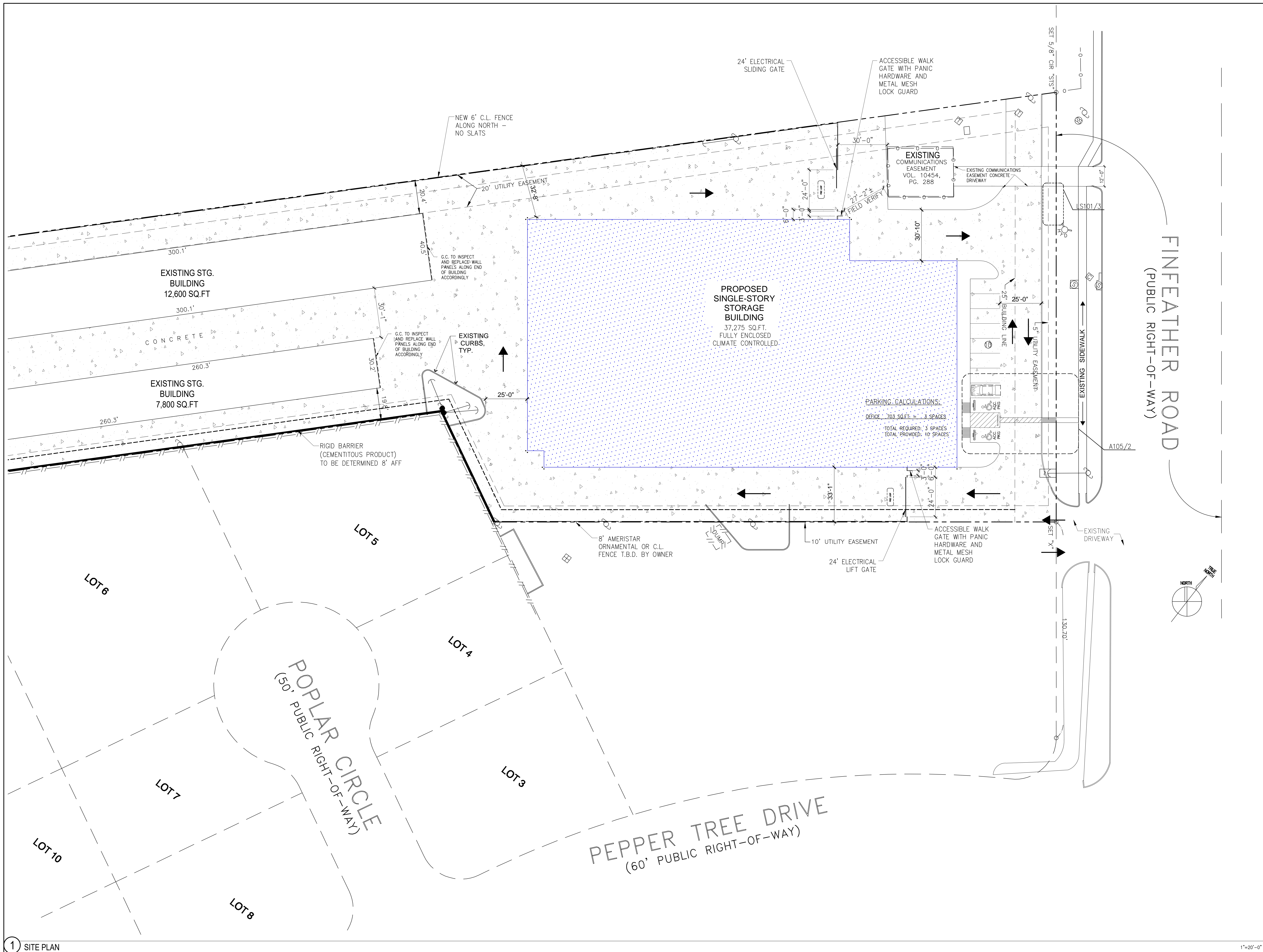
01/31/23

ISSUE HISTORY

DATE	DESCRIPTION
01/31/23	SET REVIEW

ENLARGED SITE PLAN

**A103**

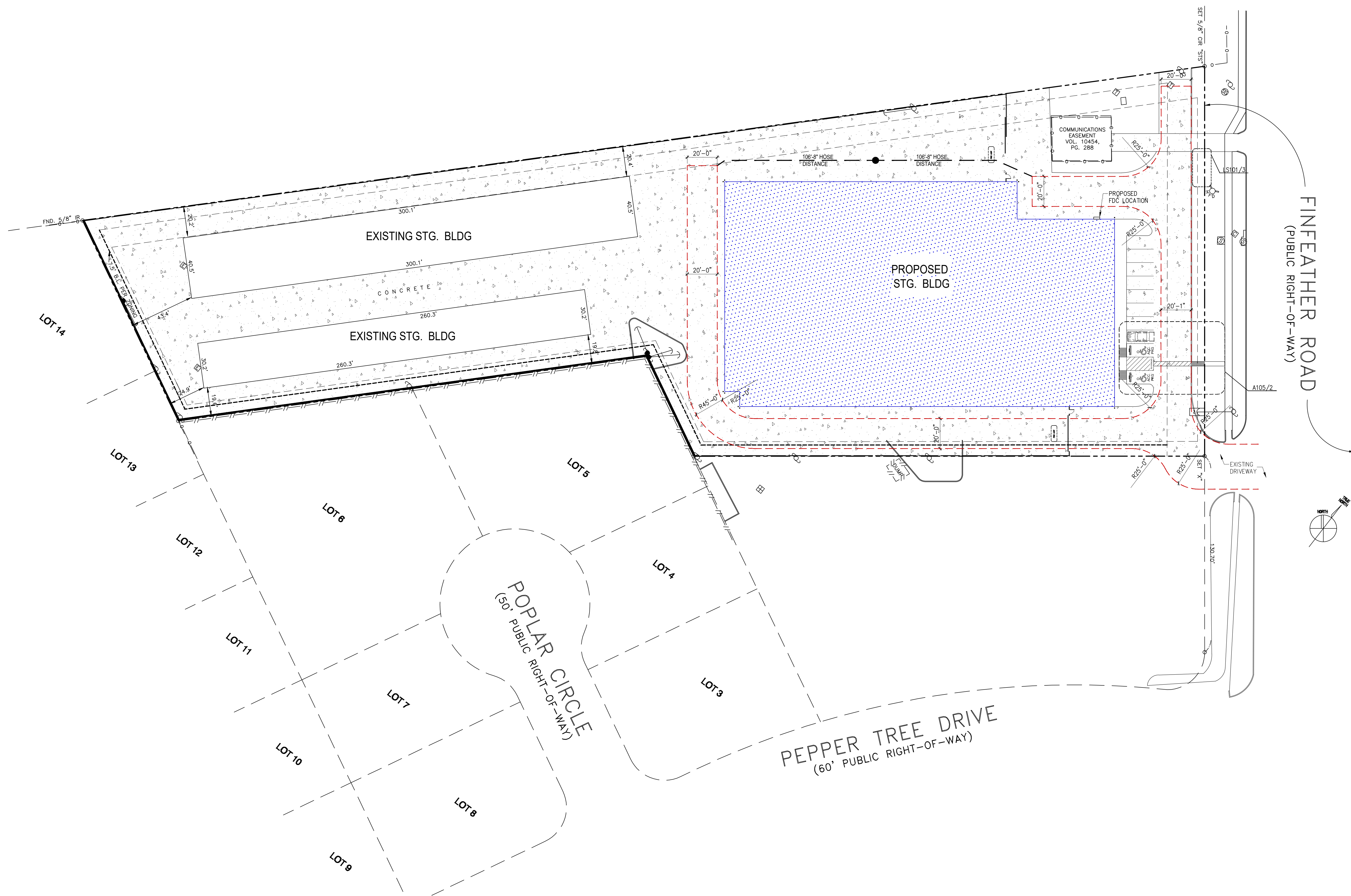


CONSULTANTS:

CIVIL  
REKHA ENGINEERING, INC.  
7676 HILLMONT DR., #350  
HOUSTON, TX 77040

STRUCTURAL  
PARAMOUNT ENGINEERING, LLC  
10145 LONG POINT DR.  
HOUSTON, TX 77043

MEP  
R.L. PACKARD DESIGN  
14731 FUERTE, #100  
HOUSTON, TX 77063



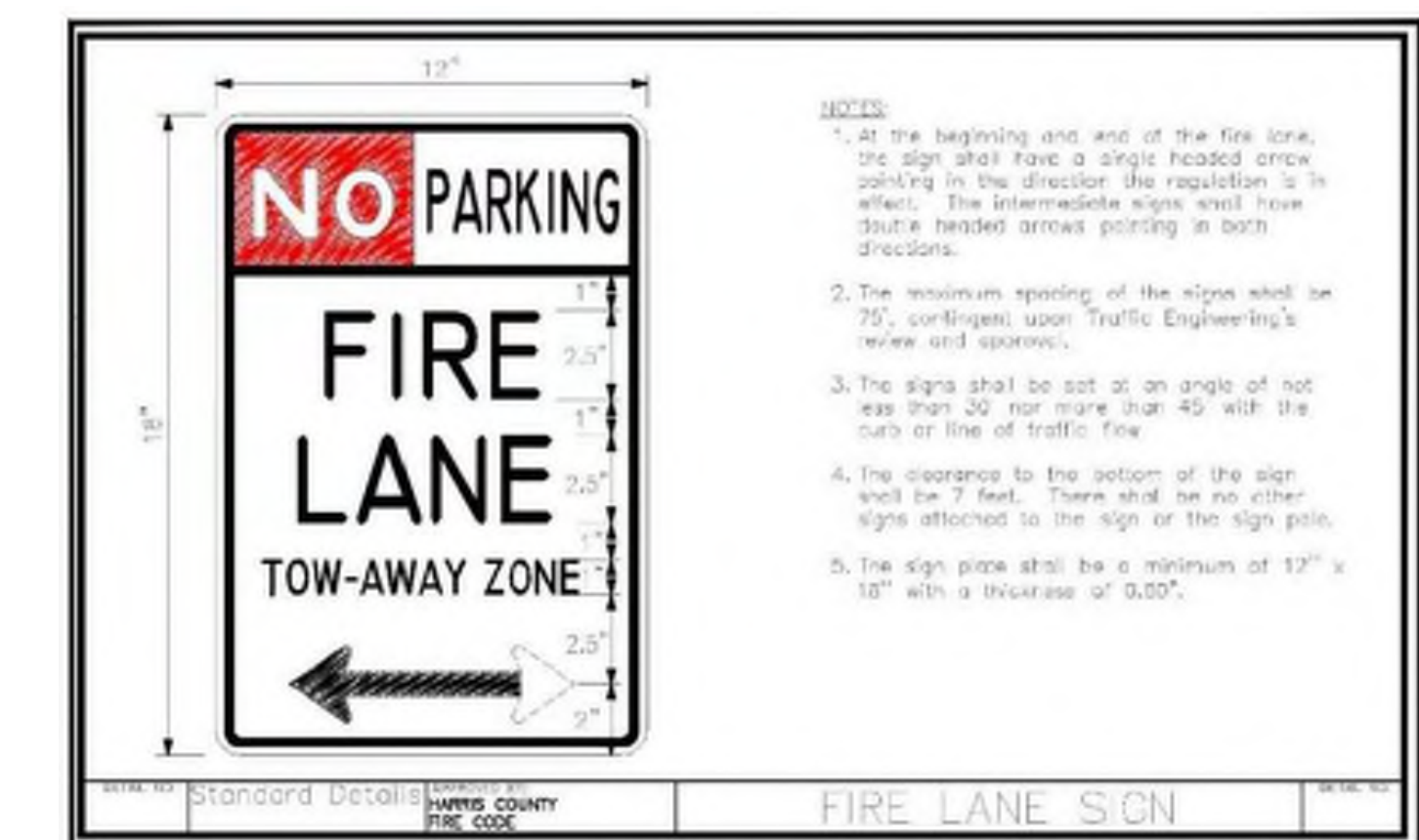
1 SITE PLAN

1"=30'-0"

HARRIS COUNTY FIRE LANE NOTES:

- CURBS LOCATED ON EITHER SIDE OF A FIRE LANE SHALL BE PAINTED RED OR RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB.
- WHERE A FIRE LANE PASSES BETWEEN HEAD-IN PARKING SPACES, THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES CLEARLY DEFINING THE FIRE LANE.
- PAINTED CURBS & FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY & LEGIBLY MARKED WITH THE WARNING "FIRE LANE - NO PARKING - TOW AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NO EXCEEDING (50) FEET.
- WHERE FIRE LANES ARE CLEARLY DEFINED BY CURB/PAVEMENT STRIPING, FIRE LANES ARE NOT REQUIRED.
- FIRE LANE SIGNS SHOULD BE PLACED EVERY (75) FEET ALONG ANY FIRE LANE WHERE PAVEMENT OR CURB STRIPING IS NOT PRACTICAL.
- ANY COLOR OTHER THAN RED MAY BE USED IN "NO PARKING" AREAS THAT ARE NOT APPROVED FIRE LANES.
- RED COLORED CURBS, PAVEMENT STRIPING OR WHEEL STOPS SHALL BE USED ONLY TO DESIGNATE APPROVED FIRE LANES.
- FIRE LANES/FIRE APPARATUS ROADS SHALL BE MARKED ON THE CURBS OR PAVEMENT WITH A RED STRIPE 4" IN HEIGHT & STENCILED EVERY FIFTY (50) FEET IN WHITE LETTERS AT LEAST 3" IN HEIGHT WITH THE WORDS "FIRE LANE - NO PARKING - TOW AWAY ZONE" SO AS TO PREVENT PARKING IN THE AREA.

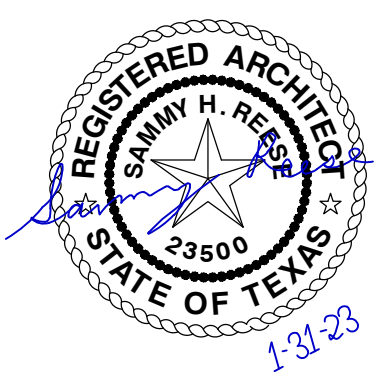
3 FIRE LANE NOTES



4 FIRE LANE SIGN

PROJECT:

**FINFEATHER  
STORAGE  
FACILITY**



PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP

**NOT FOR REGULATORY  
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01/31/23

ISSUE HISTORY

DATE	DESCRIPTION
01/31/23	SET REVIEW

FIRE LANE  
PLAN

**A104**

2

CONSULTANTS:

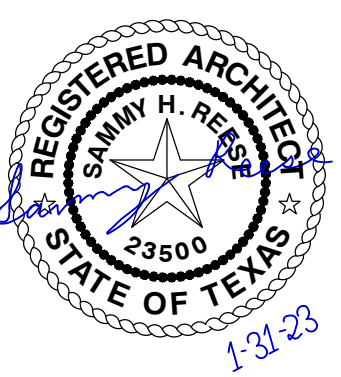
CIVIL  
REKHA ENGINEERING, INC.  
7676 HILLMONT DR., #350  
HOUSTON, TX 77040

STRUCTURAL  
PARAMOUNT ENGINEERING, LLC  
10145 LONG POINT DR.  
HOUSTON, TX 77043

MEP  
R.L. PACKARD DESIGN  
14731 FUERTE, #100  
HOUSTON, TX 77063

PROJECT:

**FINFEATHER  
STORAGE  
FACILITY**



PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP

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OR CONSTRUCTION**

01/31/23

ISSUE HISTORY

DATE	DESCRIPTION
01/31/23	SET REVIEW

SITE DETAILS

**A105**

**05 ACCESSIBLE PARKING SIGN**  
SCALE 3/4" = 1'-0"

**09 BOLLARD DETAIL**  
SCALE 1/2" = 1'-0"

**08 ACCESSIBLE RESERVED SIGN DETAIL**  
SCALE 1-1/2" = 1'-0"

**07 ACCESSIBLE SYMBOL**  
SCALE 1/2" = 1'-0"

**06 ACCESSIBLE WALK AT RAMP**  
SCALE 1/4" = 1'-0"

**04 WHEEL STOP**  
SCALE 1-1/2" = 1'-0"

**02 ACCESSIBLE PARKING PLAN**  
SCALE 1/4" = 1'-0"

**01 ACCESSIBILITY GENERAL NOTES**

**SIGNAGE:**  
The width-to-height ratio of letters and numbers on signs shall have a between 3:5 and 1:1 and a stroke-width-to-height ratio between 1:5 and 1:10 using an upper-case "X" for measurement. Lower case letters are permitted.

**OVER-HEAD SIGNS**  
Overhead sign characters and numbers shall be sized according to the viewing distance from which they are to be read. For suspended or projected overhead signs, the minimum character height is 3", in compliance with protruding head room.

**BRILLE/PICTOGRAMS**  
Braille Characters and Pictorial Symbol Signs (pictograms) shall be raised 1/32", upper case, sans serif or simple serif type and shall be accompanied with Grade 2 Braille. Raised characters shall be at least 5/8" high, but no higher than 2". Pictograms shall be accompanied by the equivalent verbal description placed directly below the pictogram. The border dimension of the pictogram shall be 6" minimum in height.

**FINISH AND CONTRAST**  
The characters and background of signs shall be eggshell, matte, or other non-glare finish. Characters and symbols shall contrast with their background.

**MOUNTING LOCATION AND HEIGHT**  
Permanent identification signs provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space to the side of the door, including at double leaf doors, signs shall be placed on the nearest adjacent wall. Mounting height shall be 48" minimum to the bottom of the lowest line of the text and 60" maximum to the bottom of the highest line of text. Mounting location for such signage shall be so that a person may approach within 3' of signage without encountering protruding objects or standing within the swing of a door.

**TELEPHONES**  
Telephones required to have a volume control shall be identified by a sign containing a depiction of a telephone hand set with rotating sound waves.

**TEXT TELEPHONES**  
Text telephones shall be identified by the international TDD symbol, and, if a facility has a public text telephone, directional signage indicating the location of the nearest text telephone shall be placed adjacent to all banks of telephones which do not contain a text telephone. Such directional signage shall include the international TDD. If a facility has no banks of telephones, the directional signage shall be provided at the entrance (building directory).

**ACCESSIBILITY PARKING**  
Accessible parking space signs shall be designated as reserved by a vertically mounted or suspended sign showing the symbol of accessibility.  
— Van accessible Spaces shall have an additional sign mounted below the symbol of accessibility.  
— Characters and symbols on such signs shall be located 60" minimum above the ground, floor, or paving surface so they cannot be obscured by a vehicle parked in the space.

**PARKING GENERAL NOTES**  
1. PROVIDE ONE (1) TYPICAL SIGN AT EACH DESIGNATED ACCESSIBLE PARKING SPACE.  
2. PROVIDE PAINTED SYMBOL AT EACH DESIGNATED ACCESSIBLE PARKING SPACE.  
3. CENTER SIGNAGE ON PARKING SPACE.  
4. ALL STRIPING SHALL BE 4" IN WIDTH (UNLESS NOTED OTHERWISE). COLOR SHALL BE WHITE.  
5. PAINT VERTICAL EDGE OF CURB/SIDEWALK AT ACCESSIBLE SPACES WHITE.  
6. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE. SLOPES NOT TO EXCEED 2% (1:50) IN ALL DIRECTIONS.

**CURB RAMP GENERAL NOTES**  
1. TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.  
2. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMP SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.  
3. THE CURB RAMP SHALL BE PAINTED A LIGHT REFLECTIVE COLOR.  
4. MAXIMUM SLOPE OF A CURB RAMP SHALL BE 1:12.

**INSTALL A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE PARKING SPACE. THE SIGN MUST:**  
A) AT A MINIMUM STATE "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST ONE INCH  
B) BE MOUNTED ON A POLE, POST, WALL OR FREESTANDING BOARD.  
C) BE NO MORE THAN EIGHT INCHES BELOW A SIGN REQUIRED BY TEXAS ACCESSIBILITY STANDARDS, 502.6.  
D) BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 48 INCHES AND NO HIGHER ABOVE GROUND LEVEL.

THE WORDS "NO PARKING" SHALL BE PAINTED ON ANY ACCESS AISLE ADJACENT TO THE PARKING SPACE. THE WORDS MUST BE PAINTED:  
A) IN ALL CAPITAL LETTERS.  
B) WITH A LETTER HEIGHT OF AT LEAST TWELVE INCHES, AND A STROKE WIDTH OF AT LEAST TWO INCHES.  
C) CENTERED WITHIN EACH ACCESS AISLE ADJACENT TO PARKING SPACE.



CONSULTANTS:

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HOUSTON, TX 77040

STRUCTURAL  
PARAMOUNT ENGINEERING, LLC  
10145 LONG POINT DR.  
HOUSTON, TX 77043

MEP  
R.L. PACKARD DESIGN  
14731 FUERTE, #100  
HOUSTON, TX 77083

PROJECT:

**FINFEATHER  
STORAGE  
FACILITY**

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP

**NOT FOR REGULATORY  
APPROVAL, PERMITTING  
OR CONSTRUCTION**

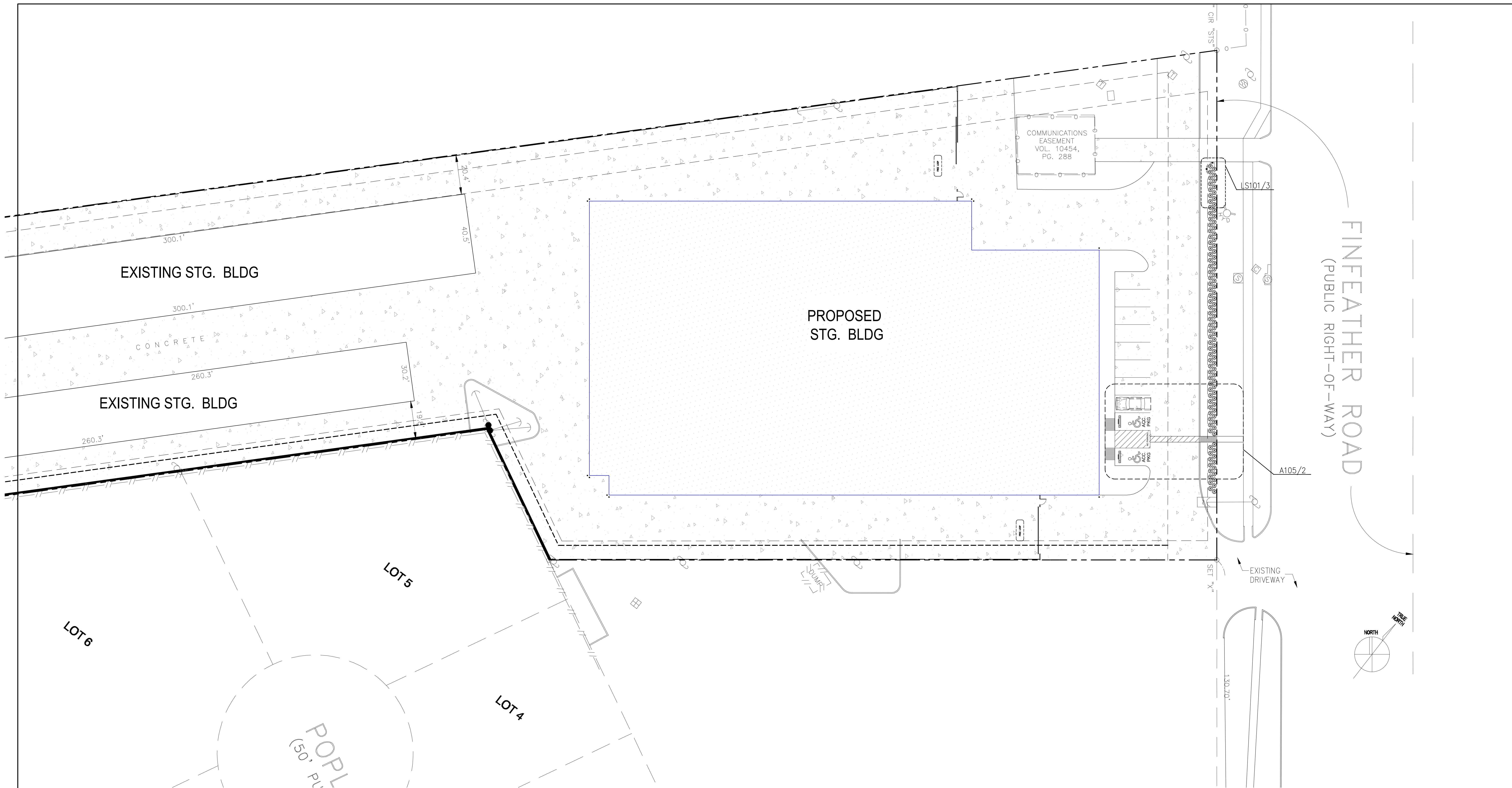
01/31/23

ISSUE HISTORY

DATE	DESCRIPTION
01/31/23	SET REVIEW

LANDSCAPE  
PLAN

**LS101**



1 SITE PLAN

1"=20'-0"

2

3 ENLARGED LANDSCAPE DETAIL

1/2"=1'-0"

