



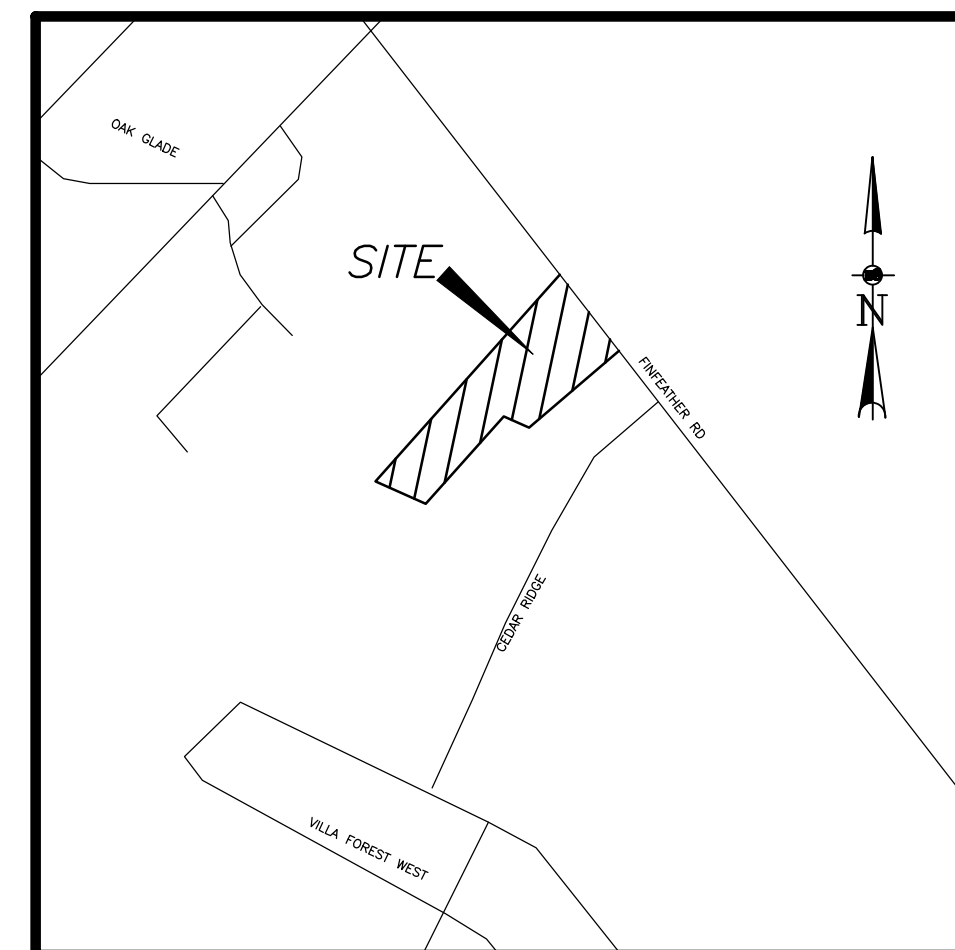
# PROPOSED DEVELOPMENT (FOR) FINFEATHER STORAGE

A PROPOSED ONSITE PRIVATE PAVING,  
STORM SEWER SYSTEM, AND A SANITARY  
LINE

2600 FINFEATHER,  
BRYAN, TEXAS 77801  
PROPOSED BY RTR DESIGN

DATE: MAY, 2023

JOB NO: 1022-4476



VICINITY MAP  
N.T.S.  
ZIP CODE: 77801

SHEET INDEX	
SHT.	DESCRIPTION
C1	COVER AND INDEX
C2	BOUNDARY SURVEY (BY OTHERS)
C3	TOPOGRAPHIC SURVEY
C4	SUBDIVISION PLAN
C5	DEMOLITION PLAN
C6	PAVING AND DRAINAGE PLAN
C7	UTILITY PLAN
C8	DRAINAGE AREA MAP
C9	DETENTION PLAN
C10	FIRE LANE PLAN
C11	STORM WATER POLLUTION PREVENTION PLAN
C12	CIVIL DETAILS
C13	CITY OF BRYAN SWPPP DETAILS
C14	CITY OF BRYAN DRAINAGE DETAILS
C15	CITY OF BRYAN SANITARY DETAILS 1
C16	CITY OF BRYAN SANITARY DETAILS 2
C17	CITY OF BRYAN SIDEWALK DETAILS
C18	CITY OF BRYAN STREET DETAILS
C18	CITY OF BRYAN WATER DETAILS 1
C18	CITY OF BRYAN WATER DETAILS 2



ONE-CALL NOTIFICATION SYSTEM  
CALL 811 BEFORE YOU DIG!!!

48 HOUR NOTICE: CONTRACTOR SHALL NOTIFY THE CITY OF HUMBLE  
PRIOR TO COMMENCING CONSTRUCTION AND/OR BACKFILLING  
ANY UTILITIES. CONTRACTOR(S) TO CONTACT PUBLIC REVIEW  
DEPARTMENT @ (713-274-3931) OR PUBLIC.REVIEW@HCPID.ORG

DESIGN ENGINEER:  
REKHA ENGINEERING INC.



CIVIL ENGINEERS  
AND LAND SURVEYORS

7676 HILLMONT ST, SUITE 350  
HOUSTON, TEXAS 77040  
PHONE: 713-895-8080/81  
FAX: 713-895-7686  
EMAIL: jake1@pdq.net

WEBSITE: www.rekhaengineering.com  
CONTACT: JOHN H. ENGLISH SR. VICE PRESIDENT  
TBPE No. F-3712  
TBPLS No. 10133800  
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*Dinesh N. Engineer, P.E.*  
05-11-2023

SHEET No.

C1

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
  - BARBED WIRE FENCE
  - CHAIN LINK FENCE
  - CONCRETE
  - COVERED CONCRETE
  - OVERHEAD ELECTRIC LINES
  - WOOD FENCE
  - WROUGHT IRON FENCE
  - GUY WIRE
  - CATCH BASIN
  - CABLE BOX
  - ELECTRIC METER
  - ELECTRIC MH
  - FIRE HYDRANT
  - FIBER OPTIC MARKER
  - FLAG POLE
  - GAS METER
  - GAS VALVE
  - CURB INLET
  - LIGHT POLE
  - MANHOLE
  - MONITORING WELL
  - PIPELINE MARKER
  - POWER POLE
  - SERVICE POLE
  - SANITARY MANHOLE
  - STORM MANHOLE
  - TELEPHONE PEDESTAL
  - TRANSFORMER
  - TRAFFIC SIGNAL BOX
  - TRAFFIC SIGNAL POLE
  - UNDERGROUND CABLE MARKER
  - WATER WELL
  - WATER METER
  - WATER VALVE
  - BENCHMARK

**ENCROACHMENTS**

NONE TO NOTE

**EXISTING PARKING SPACES**

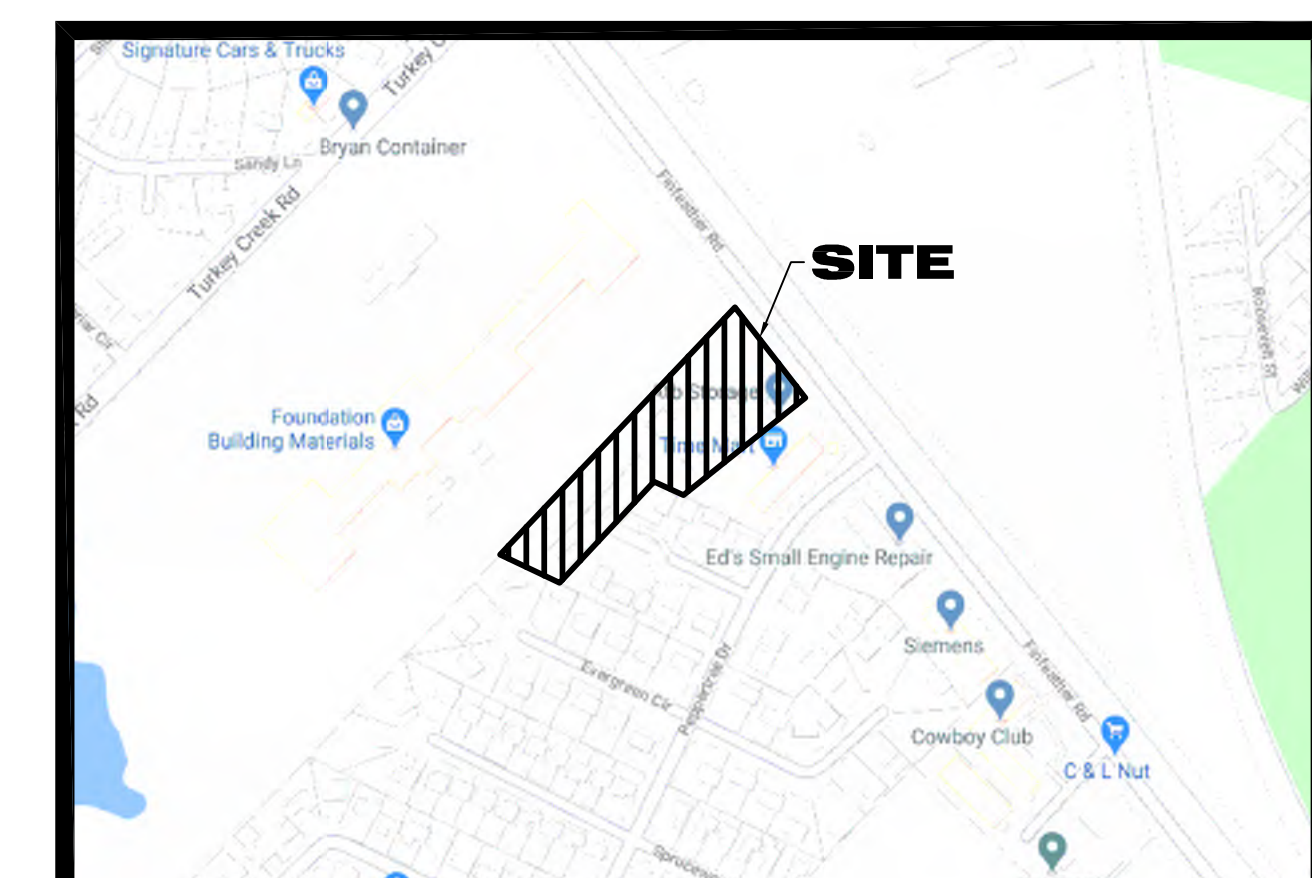
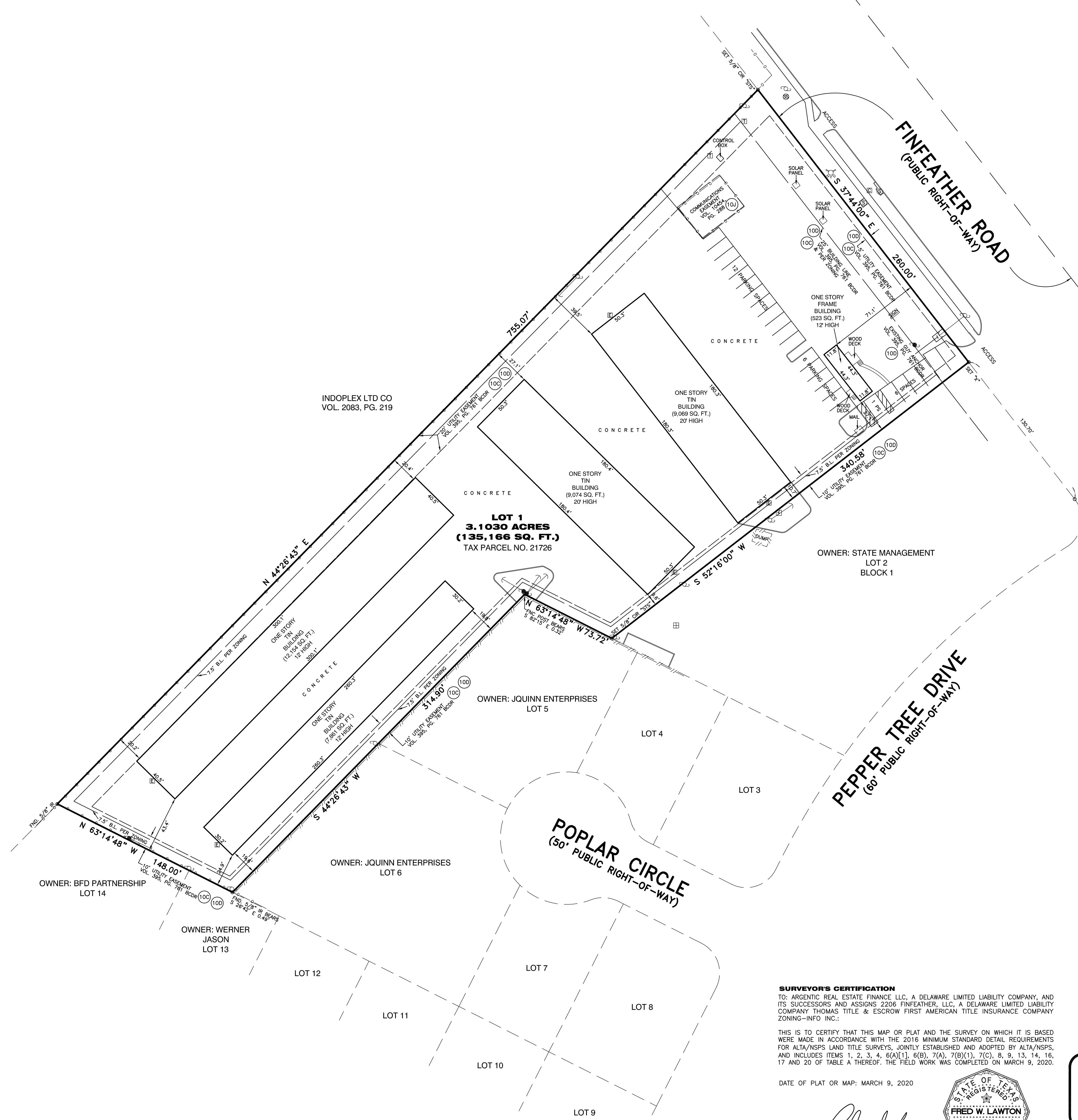
REGULAR	25 SPACES
HANDICAP	0 SPACES
TOTAL	25 SPACES

**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, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. BC1907918 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 10, 2019.
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, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.
7. (TABLE A ITEM 16) THERE IS NO RECENT OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
8. (TABLE A ITEM 17) THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT
9. (TABLE A ITEM 20) PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.
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, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

**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. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



**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 (520,727 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

*Fred W. Lawton*  
 Fred W. Lawton Registered Professional Land Surveyor No. 2321  
 Surveyor's Email Address: fwlawton@survey.com



**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.

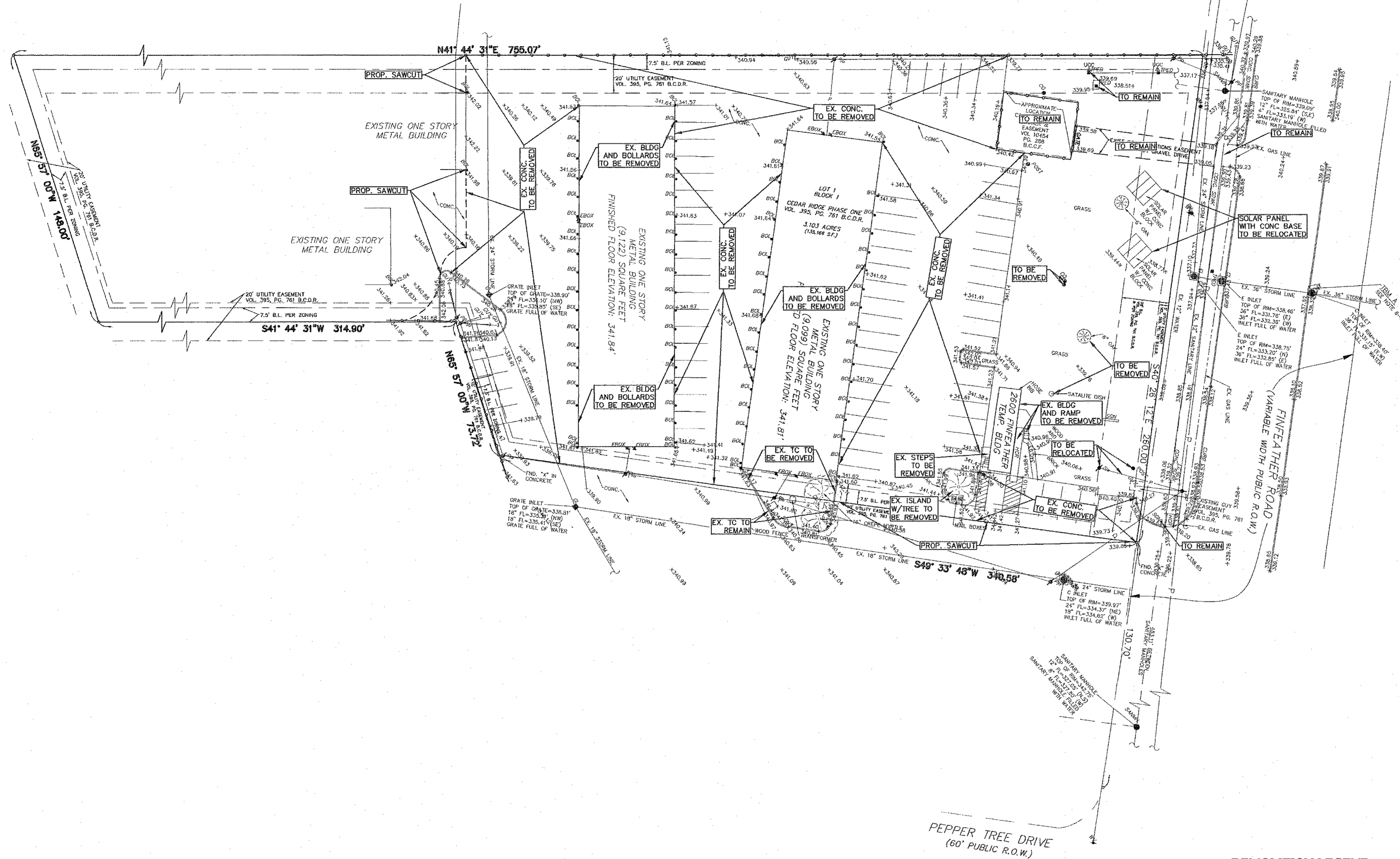
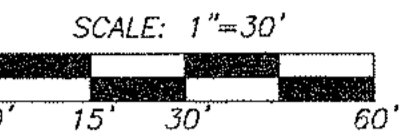
ADDRESS: 2600 FINFEATHER ROAD BRYAN, TEXAS 77801		<b>REVISIONS:</b>		
JOB NO: 0369-20	SCALE: 1" = 40'	NO.	DATE	DESCRIPTION
DATE: 03-09-20	SHEET 1 OF 1	1.	03-18-20	COMMENTS

**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

FEMA, 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.

BENCHMARK - CITY OF BRYAN MONUMENT NO. 025-106, LOCATED TEXAS STATE PLANE COORDINATES (CENTRAL ZONE) NAD-83, NORTHING: 1022117.793, EASTING: 3538770.173, GRID ELEVATION 341.78 FEET, CITY OF BRYAN, TEXAS HAS A PUBLISHED SCALE FACTOR FOR THIS MONUMENT SHOWN AS 0.99999456.

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.



**DEMOLITION NOTES**

- CONTRACTOR TO CONTACT "DIG-TESS" (1-800-DIG-TESS) 48 HOURS IN ADVANCE TO ALLOW THEM TO STAKE AND FLAG ALL EXISTING UTILITIES ONSITE AND IN STREET RIGHTS-OF-WAY.
- CONTRACTOR TO HAVE A LICENSED PLUMBER AND ELECTRICIAN TO DISCONNECT AND CERTIFY THAT ALL EXISTING UTILITIES, TO THE AREAS WHICH WILL BE DISCONNECTED, ARE DEMOLISHED PER THE DEMOLITION PLAN.
- CONTRACTOR TO FOLLOW TO ALL RULES AND REGULATIONS PER BRYAN, TEXAS AND THE PRIVATE UTILITY COMPANIES FOR COMPLETE DEMOLITION FROM START TO FINISH PER PLAN.
- CONTRACTOR TO CONTACT ALL PRIVATE UTILITY COMPANIES (TELEPHONE, GAS, ELECTRICAL, CABLE) 48 HOURS PRIOR TO THE DISCONNECTION OF UTILITIES.
- IF REQUIRED BY THE OWNER OR ARCHITECT, IF CERTAIN OR IF ALL UTILITIES NEED TO BE MAINTAINED "ON" DURING A PHASE OF DEMOLISHING, THE CONTRACTOR IS TO COORDINATE THAT EFFORT DURING EACH PHASE OF DEMOLISHING.
- ALL UTILITIES EXCAVATED OUT OF THE GROUND SHALL BE LOCATED, REMOVED, AND DISPOSED OF OFF-SITE. FILL SHALL BE PLACED BACK IN THE TRENCH AND COMPACTED TO 90% PROCTOR DENSITY, IN 6-INCH LIFTS.
- ALL AREAS WHICH REQUIRE REGRADING, DUE TO REMOVAL OF CONCRETE OR SOIL, SHALL BE REGRADED PER PLAN. DEMO AREAS ADJACENT TO UNDISTURBED AREAS SHALL BE GRADED SO NO PONDING OF WATER SHALL OCCUR.
- ALL SITE GRADING SHALL BE DONE SO THAT NO PONDING OF WATER OCCURS IN THE DEMOLITION SITE AREA.
- IF DEFINED BY THIS PLAN OR SEPARATE NOTE, ITEMS TO BE RETAINED BY OWNER & SHALL BE PLACED IN AN ONSITE LOCATION DESIGNATED BY THE OWNER OR ARCHITECT.
- ALL DEBRIS FROM ALL DEMOLITION SHALL BE REMOVED AND DISPOSED OF OFF-SITE. FINAL GRADING OF THE SITE SHALL OCCUR PRIOR TO COMPLETION.
- A FINAL WALK THROUGH BY THE OWNER AND ARCHITECT SHALL OCCUR UPON COMPLETION OF THE DEMOLITION PROJECT FOR FINAL APPROVAL.
- CONTRACTOR SHALL MAINTAIN ALL INSURANCE REQUIREMENTS BY BRYAN, TEXAS, INCLUDING GENERAL LIABILITY INSURANCE AND WORKMAN COMPENSATION POLICIES.
- ALL FEES INCLUDING BUT NOT LIMITED TO PERMIT FEES, DUMPING FEES (ONSITE AND OFF-SITE), DUMPSTER FEES, AND UTILITY DISCONNECTION FEES, ETC. ARE TO BE PAID BY THE CONTRACTOR.
- UNLESS OTHERWISE NOTED, ALL TREES ARE TO REMAIN AND TO BE PROTECTED DURING THE COURSE OF THE DEMOLITION AND CONSTRUCTION OF THIS SITE. SEE SITE PLAN SPECIFICATIONS (AS PER ARCHITECT).
- EXISTING FENCE AROUND PERIMETER OF THE SITE TO REMAIN DURING DEMOLITION AND AFTER.
- TEMPORARY BUILDINGS WILL BE RELOCATED BY CONTRACTOR AND ARE NOT PART OF THIS CONTRACT.

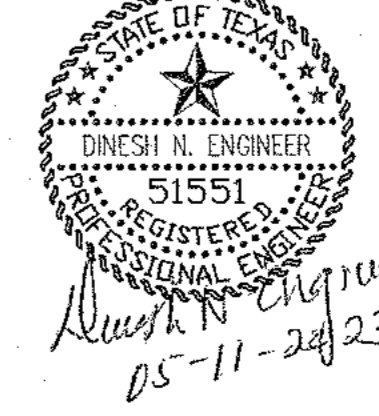
**GENERAL NOTES :**

- EXCEPT WHERE NOTED OTHERWISE, ALL DEMOLISHED MATERIALS ARE TO BE REMOVED IMMEDIATELY FROM SITE.
- DISCONNECT, STUB-OFF, & CAP ALL EXISTING UTILITY SERVICES @ FIXTURES SCHEDULED FOR REMOVAL WITHIN AREAS OF DEMOLITION.
- SUBMIT DEMOLITION & REMOVAL PROCEDURES AND PROJECT SCHEDULE FOR ARCHITECT'S APPROVAL.
- PROTECT ALL EXISTING ITEMS DURING DEMOLITION THAT ARE NOT SCHEDULED FOR ALTERATION.
- OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION AND PERFORM IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
- CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE W/ ADJACENT BLDG. AREAS.
- DEMOLITION WORK SHALL BE DONE IN AN ORDERLY AND CAREFUL MANNER. PREVENT MOVEMENT OF EXISTING ROOF STRUCTURES WHEN REMOVING EXISTING SUPPORTING STRUCTURAL MEMBERS/WALLS BY PROVIDING AND PLACING BRACING OR SHORING. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND SUPPORT OF EXISTING STRUCTURE AND ASSUMES LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE, OR INJURY.
- REMOVE DEMOLISHED MATERIALS, TOOLS, AND EQUIPMENT FROM SITE AS WORK PROGRESSES. UPON COMPLETION OF WORK, LEAVE SITE IN A CONDITION ACCEPTABLE TO THE ARCHITECT.
- REMOVE AND PROMPTLY DISPOSE OF CONTAMINATED, VERMIN INFESTED, OR DANGEROUS MATERIALS ENCOUNTERED. NO MATERIALS ARE TO BE BURNED OR BURIED ON SITE.
- ALL ITEMS REMOVED/RELOCATED DURING DEMOLITION SHALL REMAIN SOLE PROPERTY OF OWNER. CONTRACTOR SHALL DISPOSE OF/RELOCATE PER OWNER'S SPECIFICATION.
- UTILITY SERVICES SHALL NOT BE INTERRUPTED DURING BUSINESS HOURS UNLESS THE OWNER AGREES TO THE INTERRUPTION WITHIN 24 HOURS PRIOR TO THE EVENT.
- BUILDING ELEMENTS SHOWN DASHED ARE TO BE DEMOLISHED UNLESS NOTED OTHERWISE.
- ALL EXISTING STRUCTURAL SUPPORTS TO REMAIN UNLESS NOTED OTHERWISE.
- REFER TO CIVIL AND MEP DRAWINGS FOR ADDITIONAL SITE DEMOLITION INFORMATION.
- ALL CUTTING AND PATCHING REQUIRED AS A RESULT OF ANY WORK WITHIN THE SCOPE OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT MANUAL.

**DEMOLITION LEGEND**

--- PROP. SAWCUT & REMOVE ALL BUILDING, CONCRETE, ETC. EXCEPT STORM STRUCTURES

NOTE: ALL UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS ONLY. FOR UTILITY IN THE AREA CALL 1-800-DIG-TESS.



**FINFEATHER STORAGE**  
2600 FINFEATHER ROAD  
BRYAN, TEXAS 77801

REVISIONS		
REV.	DESCRIPTION	DATE

SCALE: 1"=30'  
DATE: 02/13/23

**DEMOLITION PLAN**

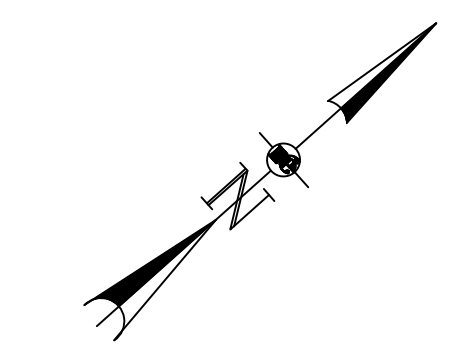
**REKHA ENGINEERING INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
7676 Hillmont St., Suite 350  
Houston, Texas 77040  
Phone: 713-895-8080/81  
Fax: 713-895-7886  
Email: jpk@reke.com  
Website: www.rekhaengineering.com  
CONTACT: JOHN H. ENGLISH SR. VICE PRESIDENT

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TBPLS No. 10133800	TBPE No. F-3712	SHEET No.
DRAWN BY: DAE	CHECKED BY: JHE	<b>C5</b>
APPROVED BY: DNE	JOB No. 0123-4476	

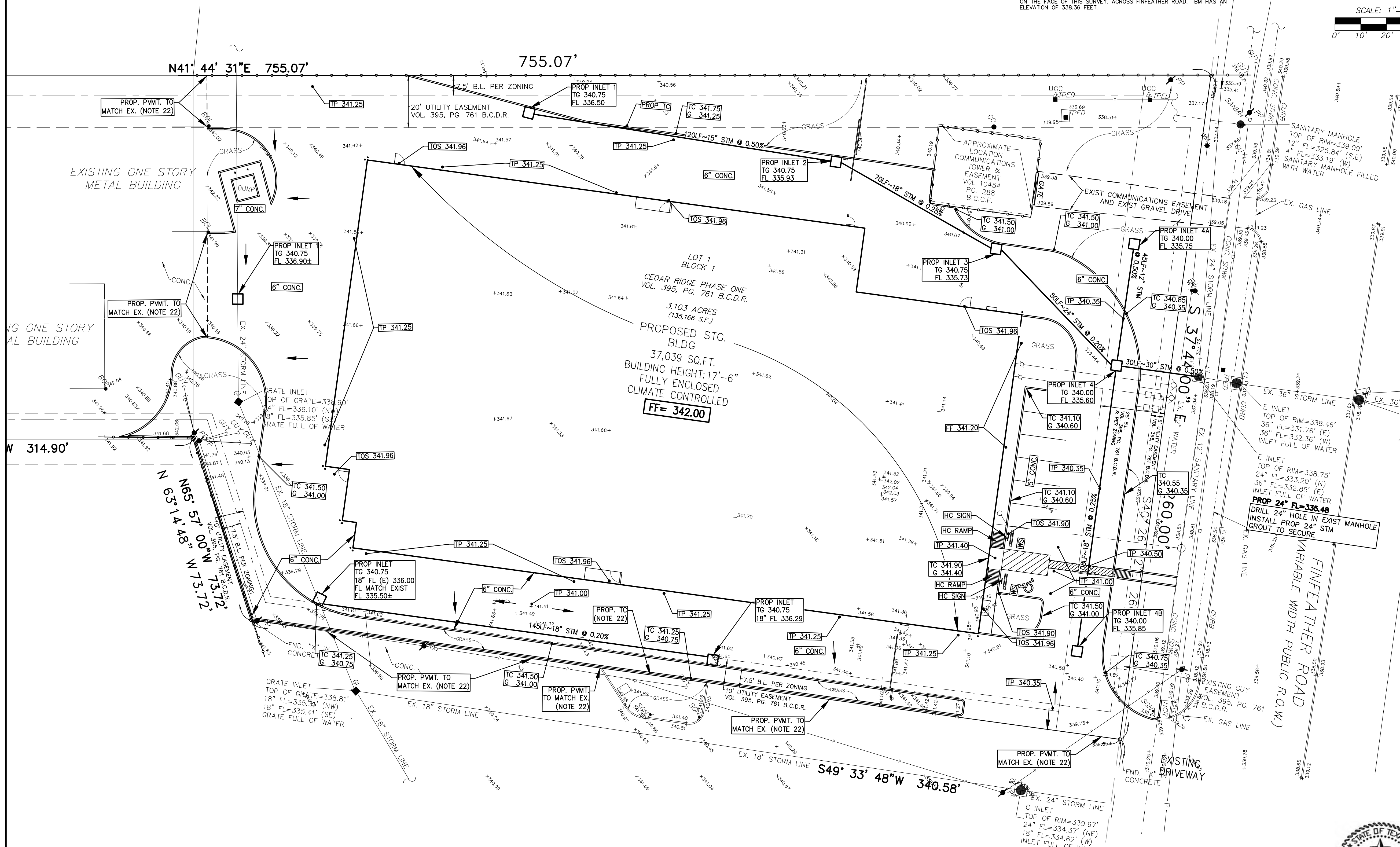
CLIENT: REESE ARCHITECT

**BENCHMARK**  
 FEMA: 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.  
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SCALE: 1"=20'  
 0' 10' 20' 40'

- PAVEMENT NOTES**
- Location of existing utilities is the responsibility of the contractor and shall be located prior to excavation. Contact the BRYAN, TEXAS Engineer prior to excavating in existing street right-of-way or easements.
  - All work, materials, services and labor shall conform to the rules and regulations of BRYAN, TEXAS criteria.
  - All permits to be obtained shall be the responsibility of the contractor unless otherwise specified.
  - All proposed driveways connecting into the road will be in accordance with the rules and regulations of BRYAN, TEXAS.
  - Contractor to verify all horizontal and vertical locations of all existing utilities which are proposed connection points for proposed utilities prior to commencement of construction. Contractor to contact engineer in writing prior to start of construction and give the engineer 72 hours to respond to contractor if there are any difference in existing conditions which may affect the design of the engineers plan.
  - The location of some utilities were not field verified and were taken from drawings provided by private utility companies. Contractor to verify all locations of all utilities and shall be fully responsible for any damage to all utility lines.
  - Contractor to contact engineer 72 hours prior to beginning of construction if there are any difference in existing conditions which may affect the design of the engineers plan.
  - Contractor shall make note and avoid contact or damage to any and all overhead power lines.
  - Existing pavement, curbs, sidewalks, and driveways damaged or removed during construction shall be replaced at the contractors expense and to BRYAN, TEXAS Standards. If any, all underground storage tanks will be removed prior to construction.
  - All Pipe Quantities shown hereon (pipe lengths) are for the Engineers use Only. It is the Responsibility of the Contractor to Calculate his own quantities for this bid.
  - For paving details, dimensions, etc., see civil details sheet.
  - All curbs to be 6 inches in height from top of curb to gutter.
  - Subgrade shall be test rolled to locate soft spot areas. soft areas shall be removed and repaired prior to placement of concrete.
  - Concrete to have minimum compressive strength of 3000 psi at 28 days (note: control joint spacing at 15' and expansion joint at 80' intervals)
  - Parking spaces shall be painted white 6" wide by 19'-0" in length or as called on plans.
  - If wet subgrade soils are encountered at the time of construction, use 6% cement by dry weight to stabilize the soils. this results in an application rate of 36 pounds per square yard per 6-inch of compacted thick.
  - proposed driveways will be constructed in accordance with BRYAN, TEXAS.
  - Demolition and site dimension plan by architect.
  - A topographic survey and existing utilities for this site was performed by others.
  - Storm sewer pipe shall be hdpe with smooth bore and with rubber gasket fittings (onsite) or r.c.p., type III, c-76 rubber gasket bell (n.r.o.w.).
  - Fill shall be placed in 8" lifts & compacted to 95% standard proctor density prior to construction of pavement. (typ.)
  - Dowel #4-15" long rebar @ 1 ft into the existing pavement and expose the remaining 1 foot of rebar as part of the pavement pour or top of curb pour, grout to secure rebar down, sawcut pavement prior to placement.
  - Proposed filter fabric fence to be placed around the perimeter of the site and sand bags shall be placed around all inlets at the start of the construction phase and to remain in place until the end.
  - On this civil engineering paving and drainage plan, the horizontal location of all proposed storm lines at the place where they connect to proposed down spouts on the outside face of the building are accurate within five (5) feet (see plumbing plans).
  - All appurtenances or any other structures that are constructed within paved areas, the rim elevations are to be equal to the proposed pavement.
  - On all proposed inlets, add fiber board where the inlet meets the proposed pavement.
  - All open trenches shall conform to osha safety standards & per the design of the soils report.
  - All concrete reinforcing steel are to be held up by the highway type soddes who or oatec #2 or equal local highway grade soddes.



**PAVING & DRAINAGE LEGEND**

TP=XX.XX	PROF TOP OF PAVEMENT
INLET X TG XX.XX FL XX.XX	PROP INLET PROP TOP OF GRATE PROP FLOW LINE
JB #X FL XX.XX	PROP JUNCTION BOX PROP FLOW LINE
FG XX.XX	PROP FINISH GRADE
TB XX.XX G XX.XX	PROP TOP OF BANK PROP FLOW LINE
TB XX.XX	PROP TOP OF BANK
TC XX.XX G XX.XX	PROP TOP OF CURB PROP GUTTER
←	EXTREME EVENT SHEET FLOW

**FINFEATHER STORAGE**  
 2600 FINFEATHER ROAD  
 BRYAN, TEXAS 77801

REVISIONS		
REV.	DESCRIPTION	DATE



**PAVING & DRAINAGE PLAN**  
 SCALE: 1"=20'  
 DATE: 02/13/23

**REKHA ENGINEERING INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 7876 Hillport St., Suite 350  
 Houston, Texas 77040  
 Phone: 713-995-8080/81  
 Fax: 713-995-7686  
 Email: jake1@pdq.net  
 Website: www.rekhaengineering.com  
 CONTACT: JOHN H. ENGLISH SR. VICE PRESIDENT

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 TBPLS No. 10133800 | TBPE No. F-3712 | SHEET No. **C6**  
 DRAWN BY: DAE | CHECKED BY: JHE  
 APPROVED BY: DNE | JOB No. 0123-4476  
 CLIENT: REESE ARCHITECT

- NOTE: CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITIONS OR BETTER.
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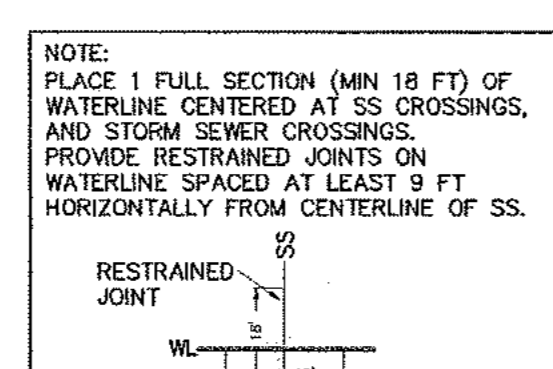
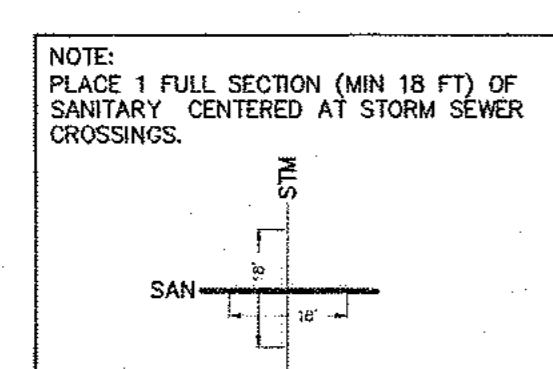
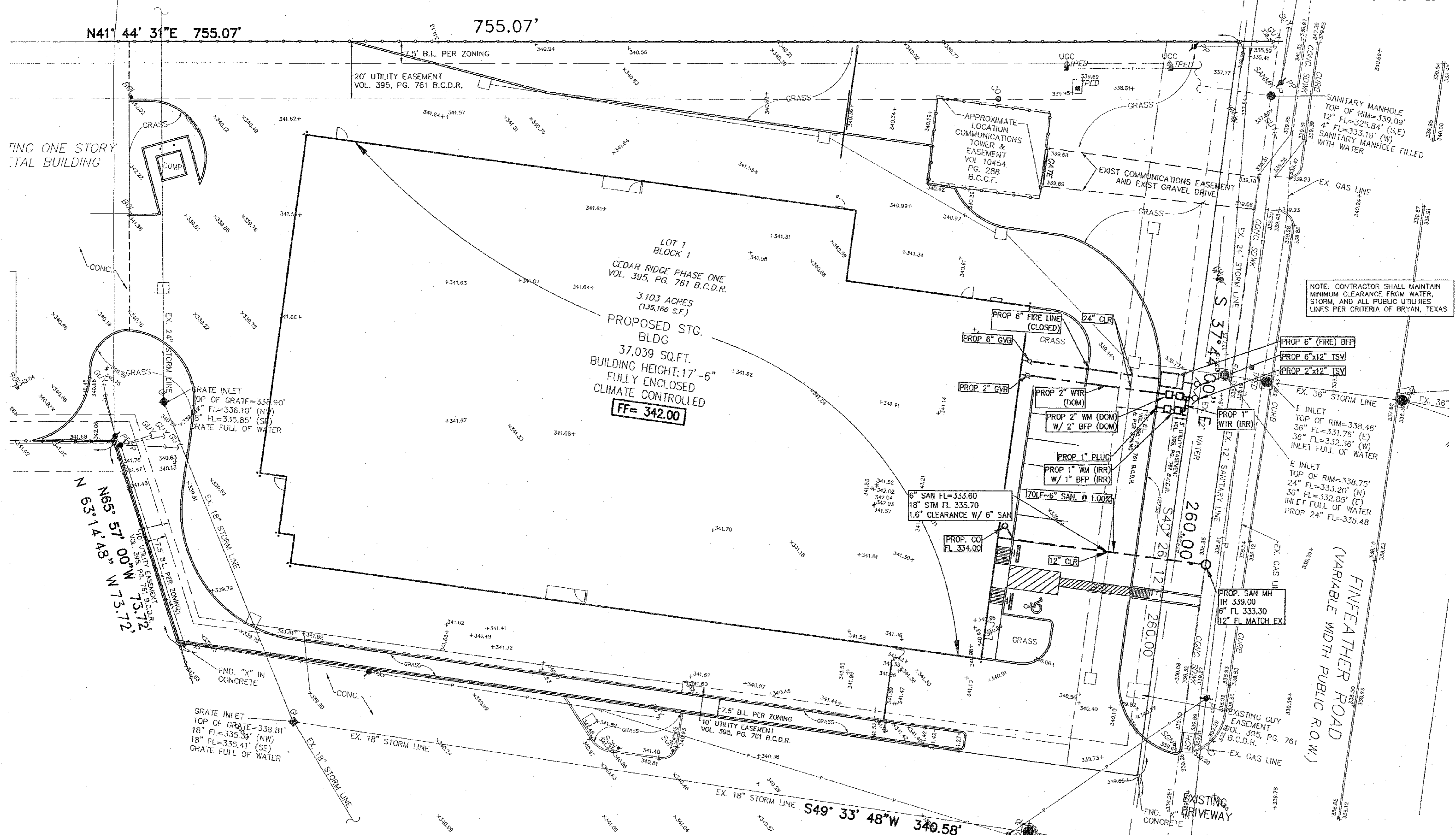
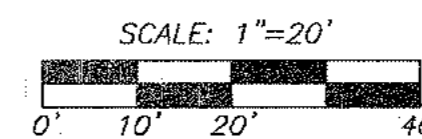
**GENERAL NOTES**

1. Location of existing utilities is the responsibility of the contractor and shall be located prior to excavation. Contact BRYAN, TEXAS Engineer prior to excavating in existing street right-of-way or easements.
2. All work, materials, services and labor shall conform to the rules and regulations of or BRYAN, TEXAS criteria governs.
3. All permits to be obtained shall be the responsibility of the contractor unless otherwise specified.
4. All proposed driveways connecting into public roadways shall be in accordance with the rules and regulations of BRYAN, TEXAS.
5. Contractor to verify all horizontal and vertical locations of all existing utilities prior to commencement of construction. Contractor to contact engineer in writing prior to start of construction and give the engineer 72 hours to respond to contractor if there are any difference in existing conditions which may effect the design of the engineers plan.
6. The location of some utilities were not field verified and were taken from drawings provided by private utility companies. Contractor to verify all locations of all utilities and shall be fully responsible for any damage to all utility lines.
7. Contractor to contact engineer 72 hours prior to beginning of construction if there are any difference in existing conditions which may effect the design of the engineers plan.
8. Contractor shall make note and avoid contact or damage to any and all overhead power lines.
9. Existing pavement, curbs, sidewalks, and driveways damaged or removed during construction shall be replaced at the contractor's expense and to BRYAN, TEXAS Standards.
10. If any, all underground storage tanks will be removed prior to construction.
11. All Pipe Quantities shown hereon (pipe lengths) are for the Engineers use only. It is the Responsibility of the Contractor to Calculate his own quantities for this bid.

**UTILITY NOTES**

1. All gravity sewer mains shall be SDR26 (all depths).
2. All manhole rings shall be sealed with odea seal p201.
3. All force sewer mains shall be bedded and backfilled with bank sand.
4. All gravity sewer mains shall be bedded and backfilled with 1-1/2 sock per ton stabilized sand.
5. All gravity sewer mains shall be visually recorded and a digital format copy given to the BRYAN, TEXAS. the high pressure water (jet-rod) cannot be operating during recording.
6. All sanitary sewer service lines shall have a sewer clean-out at the right-of-way line, on the correct side of the property line.
7. All sanitary sewer manhole covers must read "sanitary" and "BRYAN, TEXAS".
8. All new sanitary sewer lines shall not be installed closer than 9 feet to an existing water line.
9. All water mains shall be PVC SCH 40 pipe.
10. All water mains shall be pressure tested for 4 hours at 150 psi or 8 hours at 125 psi, as directed by engineer.
11. The maximum allowable leakage for water mains is 11.65 gallons per inch (nominal diameter) per mile of pipe per 24 hours.
12. During hydrostatic testing, no leakage will be allowed for sections of water mains consisting of welded joints.
13. For failed tests, repair all joints showing visible leaks on surface regardless of total leakage shown on test. check all valves and fitting to ensure that no leakage occurs that could affect or invalidate testing. remove any cracked or defective pipes, fittings or valves discovered during testing and replace with new items. repeat test until satisfactory result are obtained.
14. All water mains shall be filled and disinfected 24 hrs before testing using chlorine granules. see BRYAN, TEXAS specification book for detailed disinfection procedures and information. this testing must be conducted in the presence of BRYAN, TEXAS representatives.
15. Bacteriological tests shall be performed on every 1000 feet of water main. this testing must be conducted in the presence of BRYAN, TEXAS representatives. copies of the results shall be given to the BRYAN, TEXAS.
16. Fire hydrants shall be American doring or Mueller with a 5" "hydro-storz" quick connect or approved equal.
17. The bonnet on all fire hydrants shall be painted red.
18. Valve boxes shall be type "a" surrounded by a 2'x2' concrete slab, flush with finished grade.
19. All water service lines shall have a curb stop at the right-of-way line, on the correct side of the property line.
20. All water service line curb stops shall be compression x meter nut or flange (depending on sizing) with lock-out tab.
21. All water mains shall have a minimum cover of 4 feet.
22. All water mains shall use epoxy coated saddles with stainless steel bands - "smith-blair" or approved equal.
23. The installation of push on fittings is not permitted.
24. All tapping sleeves to be stainless steel, full encirclement with test plugs. The contractor shall not operate BRYAN, TEXAS water valves.
25. Blue reflective pavement markers shall be placed at fire hydrant locations and offset 6 inches from the centerline of the roadway.
26. All water main fittings shall be ductile iron mechanical joint compact fittings with "megalug" or approved equal flange kits.

**BENCHMARK**  
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**PIPING MATERIAL LEGEND**

---	WTR	PVC SCH. 40
---	SAN	SDR 26

**PIPE SCHEDULE**  
 WTR. - PVC SCH. 40  
 SAN. - SDR 26  
 (6" OR SMALLER PIPES - PVC SCH. 40)

**UTILITY LEGEND**

P.O.C. WTR	- POINT OF CONNECTION WATER LINE
P.O.C. SAN	- POINT OF CONNECTION SANITARY LINE
P.O.C. GAS	- POINT OF CONNECTION ENTEX GAS LINE

**NOTE:** ON THIS CIVIL ENGINEERING UTILITY PLANS, THE HORIZONTAL LOCATION OF ALL PROPOSED WATER AND SANITARY SEWER LINES AT THE POINT WHERE THEY ENTER THE BUILDING (OUTSIDE OF THE BUILDING) ARE ACCURATE UP TO 5 FEET OF THE BUILDING (SEE PLUMBING PLANS).

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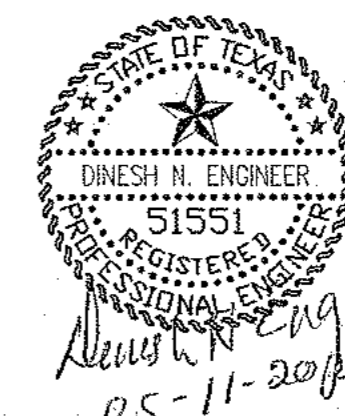
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**FINFEATHER STORAGE**  
 2600 FINFEATHER ROAD  
 BRYAN, TEXAS 77801

REVISIONS		
REV.	DESCRIPTION	DATE

**UTILITY PLAN**

SCALE: 1"=20'  
 DATE: 02/13/23

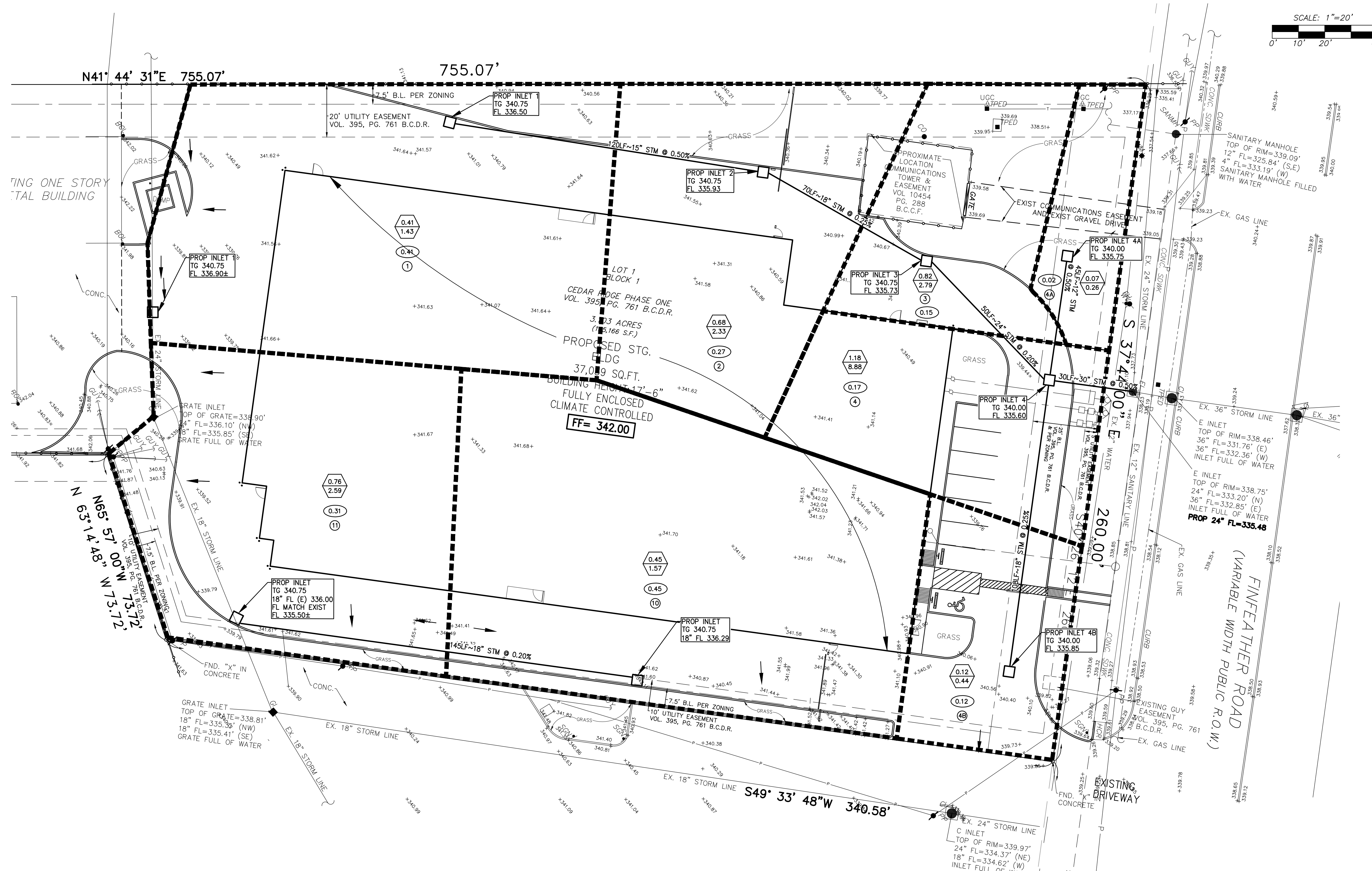
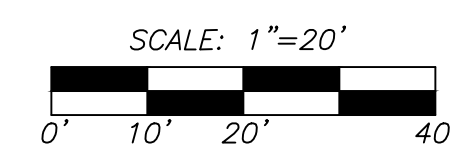
**REKHA ENGINEERING INC.**

CIVIL ENGINEERS AND LAND SURVEYORS  
 7676 Hillmont St., Suite 350  
 Houston, Texas 77040  
 Phone: 713-995-8090/81  
 Fax: 713-995-7686  
 Email: rke@reka.com  
 Website: www.rekhaengineering.com  
 CONTACT: JOHN H. ENGLISH SR. VICE PRESIDENT

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TBPLS No. 10133800 TBPE No. F-3712 SHEET No.  
 DRAWN BY: DAE CHECKED BY: JHE  
 APPROVED BY: DNE JOB No. 0123-4476  
 CLIENT: REESE ARCHITECT

**C7**



**BENCHMARKS**  
 FEMA: 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.  
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**DRAINAGE AREA LEGEND**

- DRAINAGE AREA LIMITS LINE
- XX ACCUM AC.
- XX ACCUM 2-YR. CFS.
- XX ACRES
- ⊗ AREA NUMBER
- FLOW DIRECTION
- ↔ 100 YR EVENT OVERFLOW - LOTS & ST.
- ↔ OFFSITE SHEET FLOW



*Dinesh N. Engineer, P.E.*  
 05-11-2023

**FINFEATHER STORAGE**  
 2600 FINFEATHER ROAD  
 BRYAN, TEXAS 77801

REVISIONS		
REV.	DESCRIPTION	DATE

**DRAINAGE AREA MAP**

**REKHA ENGINEERING INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 7676 Hillcrest St., Suite 350  
 Houston, Texas 77040  
 Phone: 713-895-8080/81  
 Fax: 713-895-7686  
 Email: jake@reka.net  
 Website: www.rekaengineering.com  
 CONTACT: JOHN H. ENGLISH SR., VICE PRESIDENT

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 DRAWN BY: DAE | CHECKED BY: JHE  
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SHEET No.  
**C8**

**DRAINAGE AREA CALCULATIONS - 2 YR (ATLAS 14)**

CALCULATIONS														
Finfeather Stor			Storm Event			Frequency Factor								
0223			"b"			"a"								
DATE: 5/11/23			"d"			"c"								
DATE: 5/11/23			"e"			"f"								
INLET	INCR	TOTAL	"c"	"d"	"e"	"f"	L	LINE	DESIGN	V	OTHER			
TO	AC	AC	AC	AC	AC	AC	FT	SIZE	SLOPE	FT	FALL			
								IN.	%	FT	LOSS			
											FT			
2	0.41	0.41	0.80	0.33	18.55	4.37	120	15	0.50	0.011	4.3	4.4	0.60	0.00
3	0.27	0.68	0.80	0.54	19.34	4.28	70	18	0.25	0.011	3.3	3.5	0.18	0.25
4	0.14	0.82	0.80	0.66	19.66	4.25	50	24	0.20	0.011	2.9	3.8	0.10	0.50
4	0.07	0.07	0.80	0.06	16.26	4.65	45	12	0.50	0.011	2.6	3.8	0.23	-1.00
4	0.12	0.12	0.80	0.10	16.88	4.57	108	18	0.25	0.011	4.4	3.5	0.27	0.50
OUT	0.17	1.18	1.80	2.12	20.30	4.18	30	30	0.50	0.011	8.8	7.0	0.15	1.00

**DRAINAGE AREA CALCULATIONS - 100 YR (ATLAS 14)**

CALCULATIONS														
Finfeather Stor			Storm Event			Frequency Factor								
0223			"b"			"a"								
DATE: 5/11/23			"d"			"c"								
DATE: 5/11/23			"e"			"f"								
INLET	INCR	TOTAL	"c"	"d"	"e"	"f"	L	LINE	DESIGN	V	OTHER			
TO	AC	AC	AC	AC	AC	AC	FT	SIZE	SLOPE	FT	FALL			
								IN.	%	FT	LOSS			
											FT			
2	0.41	0.41	0.80	0.33	18.55	4.37	120	15	0.50	0.011	4.3	4.4	0.60	0.00
3	0.27	0.68	0.80	0.54	19.34	4.28	70	18	0.25	0.011	3.3	3.5	0.18	0.25
4	0.14	0.82	0.80	0.66	19.66	4.25	50	24	0.20	0.011	2.9	3.8	0.10	0.50
4	0.07	0.07	0.80	0.06	16.26	4.65	45	12	0.50	0.011	2.6	3.8	0.23	-1.00
4	0.12	0.12	0.80	0.10	16.88	4.57	108	18	0.25	0.011	4.4	3.5	0.27	0.50
OUT	0.17	1.18	1.80	2.12	20.30	4.18	30	30	0.50	0.011	8.8	7.0	0.15	1.00

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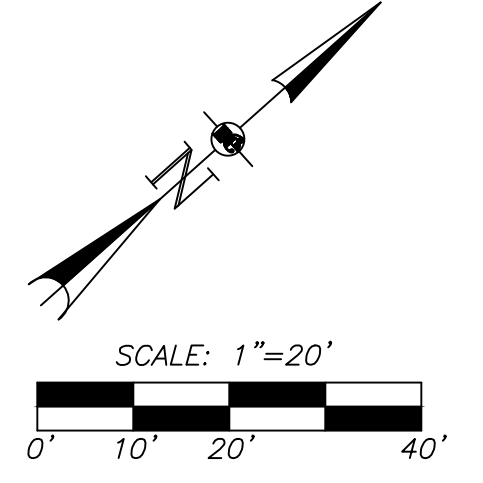
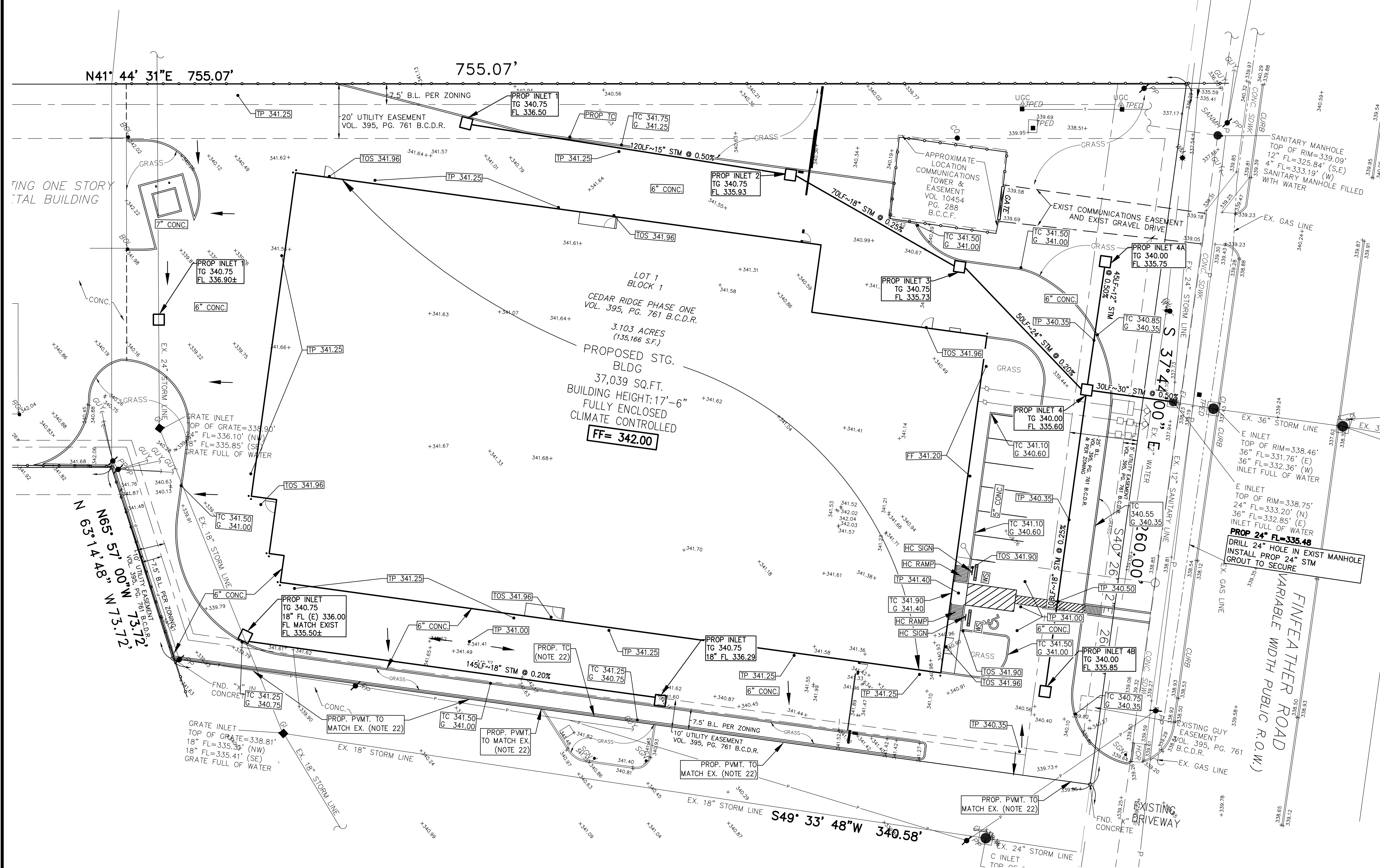
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**REKHA ENGINEERING, INC.**  
 CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS

Ms. Brianna Groves - Plan Reviewer  
 City of Bryan - Engineering Department  
 May 11, 2023

RE: Finfeather Storage Facility - Re Development @ 2600 Finfeather - Bryan, Tx (Cedar Ridge Ph I Case No SP23-15)

The purpose of this letter report to inform the city storm sewer department and city engineering that this proposed re-development will have no impact on the present drainage system since this is a replacement of building and parking lot with no additional impervious area is being added for this proposed re-development site.

The site lies all within Zone X (Unshaded) per Federal Emergency Agency Flood Insurance Rate Map No 48041C0215F, revised date of April 2, 2014, area determine to be outside the 0.2% Annual Chance Floodplain.

Existing is a storage facility with parking lot with a minor amount of pervious green grass areas on a 2.872 acres being a parcel in the Zeno Phillips League, Abstract No 45, Brazos County, Tx. See Exhibit A). The existing facility maintains 10,461 square feet of pervious areas.

The proposed re development of this site consist of removing the front and middle smaller buildings with parking lot maintaining the back two back storage facility with parking. (Exhibit B). This development will propose one large storage unit to replace the above mentioned. The re developed storage facility will have a pervious area of 10,485 square feet. This proposed re development will not increase the existing impervious area and in fact there is 24 square feet more than existing pervious (Exhibit C).

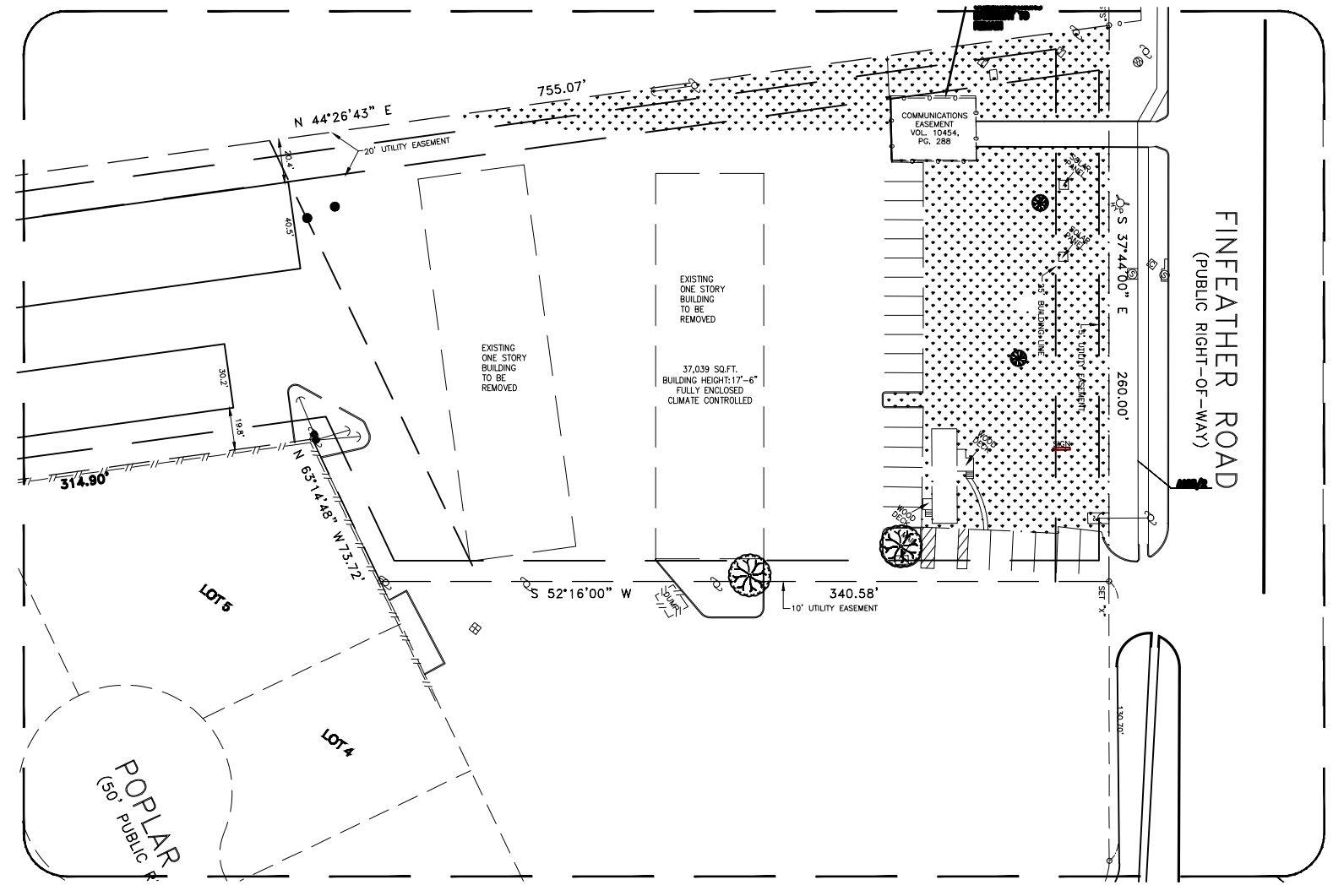
Therefore based on this site having no additional impervious area added within the 2.872 acre tract and maintaining the same drainage patterns, no detention is required for this site.

If you have any question, please call me or John English, Sr Vice President at 713-895-8080.

Sincerely,  
**REKHA Engineering, Inc**

Dinesh Engineer, PE  
 President  
 Ce: John English Sr Vice President

TBPE FIRM NO. F-3712 TBPLS FIRM NO. 10133800  
 7676 HILLMONT DRIVE, SUITE 350 HOUSTON, TEXAS 77040  
 PHONE: (713) 895-8080/8081 FAX: (713) 895-7686  
 Website: www.rekhaengineering.com E-mail: jak1@reka.net



NEW PROPOSED PERVIOUS COVER ADDITION: 10,485 SF  
 EXISTING PERVIOUS REMOVED: 10,461 SF

NOTE: PROPOSED SITE PLAN DOES NOT ADD ANY IMPERVIOUS AREA, THEREFORE NO DETENTION REQUIRED.

NOTE: PROPERTY OWNER SHALL HAVE DIRECT RESPONSIBILITY TO OPERATE, REPAIR, AND MAINTAIN THE PRIVATE DETENTION FACILITIES. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.

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**FINFEATHER STORAGE**  
 2600 FINFEATHER ROAD  
 BRYAN, TEXAS 77801

REVISIONS		
REV.	DESCRIPTION	DATE

SCALE: 1"=20'  
 DATE: 02/13/23

**REKHA ENGINEERING INC.**

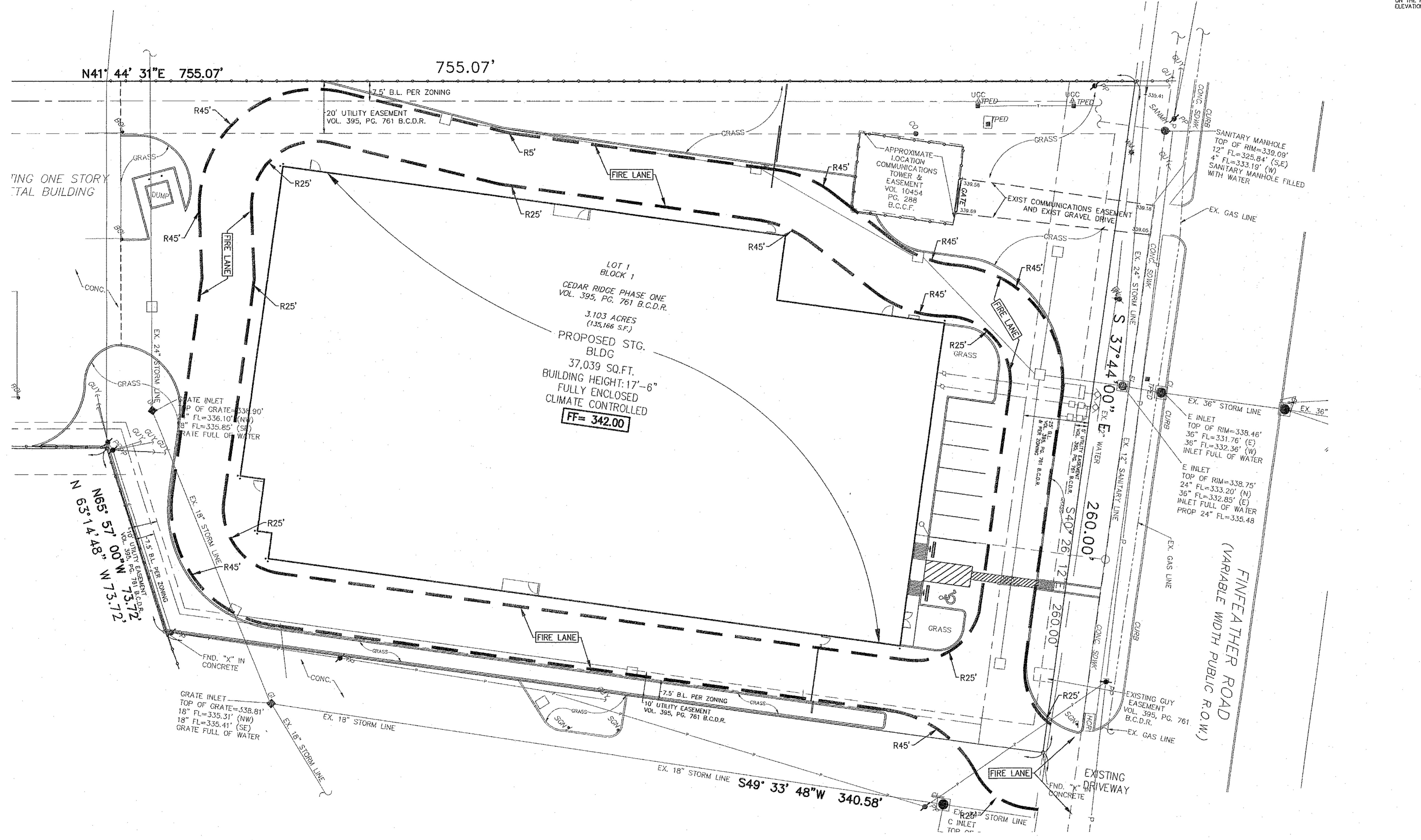
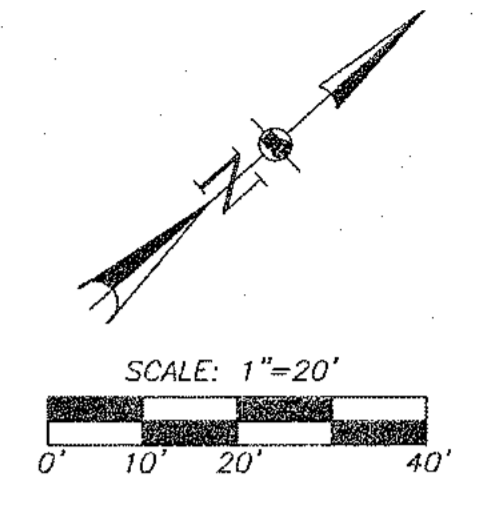
CIVIL ENGINEERS AND LAND SURVEYORS  
 7676 Hillmont St, Suite 350  
 Houston, Texas 77040  
 Phone: 713-895-8080/81  
 Fax: 713-895-7686  
 Email: jak1@reka.net  
 Website: www.rekhaengineering.com  
 CONTACT: JOHN H. ENGLISH SR. VICE PRESIDENT

TBPLS No. 10133800 TBPE No. F-3712 SHEET No.  
 DRAWN BY: DAE CHECKED BY: JHE  
 APPROVED BY: DNE JOB No. 0123-4476  
 CLIENT: REESE ARCHITECT

**C9**



**BENCHMARK**  
 FEMA: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 480402015, REVISED DATE APRIL 2, 2014, THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
 BENCHMARK - CITY OF BRYAN MONUMENT No. OPS-106, LOCATED TEXAS STATE PLANE COORDINATES (CENTRAL ZONE) NAD-83, NORTHING: 1022117.793, EASTING: 353870.173, GRID ELEVATION 341.78 FEET. CITY OF BRYAN, TEXAS HAS A PUBLISHED SCALE FACTOR FOR THIS MONUMENT SHOWN AS 0.9999456.  
 TEMPORARY BENCHMARK (TBM): A BOX OUT ON A CURB INLET AS SHOWN ON THE FACE OF THIS SURVEY, ACROSS FINFEATHER ROAD. TBM HAS AN ELEVATION OF 338.36 FEET.



**FINFEATHER STORAGE**  
 2600 FINFEATHER ROAD  
 BRYAN, TEXAS 77801

REVISIONS		
REV.	DESCRIPTION	DATE

**FIRE LANE PLAN**  
 SCALE: 1"=20'  
 DATE: 02/13/23

**REKHA ENGINEERING INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 7676 Hillmont St., Suite 350  
 Houston, Texas 77040  
 Phone: 713-895-8080/81  
 Fax: 713-895-7686  
 Email: rekha@reko.com  
 Website: www.rekhaengineering.com  
 CONTACT: JOHN H. ENGLISH SR. VICE PRESIDENT

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 DRAWN BY: DAE | CHECKED BY: JHE  
 APPROVED BY: DNE | JOB No. 0123-4476  
 CLIENT: REESE ARCHITECT

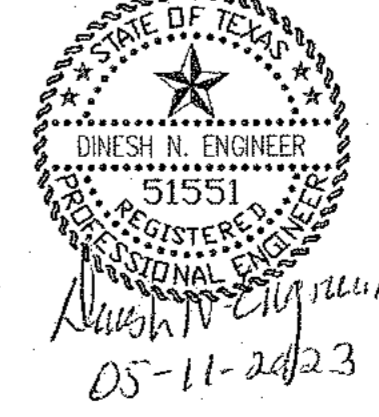
**SHEET No. C10**

NOTE: CONTRACTOR SHALL MAINTAIN MINIMUM CLEARANCE FROM WATER, STORM, AND ALL PUBLIC UTILITIES LINES PER BRYAN, TEXAS.

NOTE: THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ALSO BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGES TO EXISTING ASSETS OR UTILITIES CONFLICT.

ALL CONSTRUCTION SHALL BE CONSTRUCTED ACCORDING TO ALL CRITERIA OF BRYAN, TEXAS.

NOTE: ALL UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS ONLY. FOR UTILITY IN THE AREA CALL 1-800-DIG-TESS.

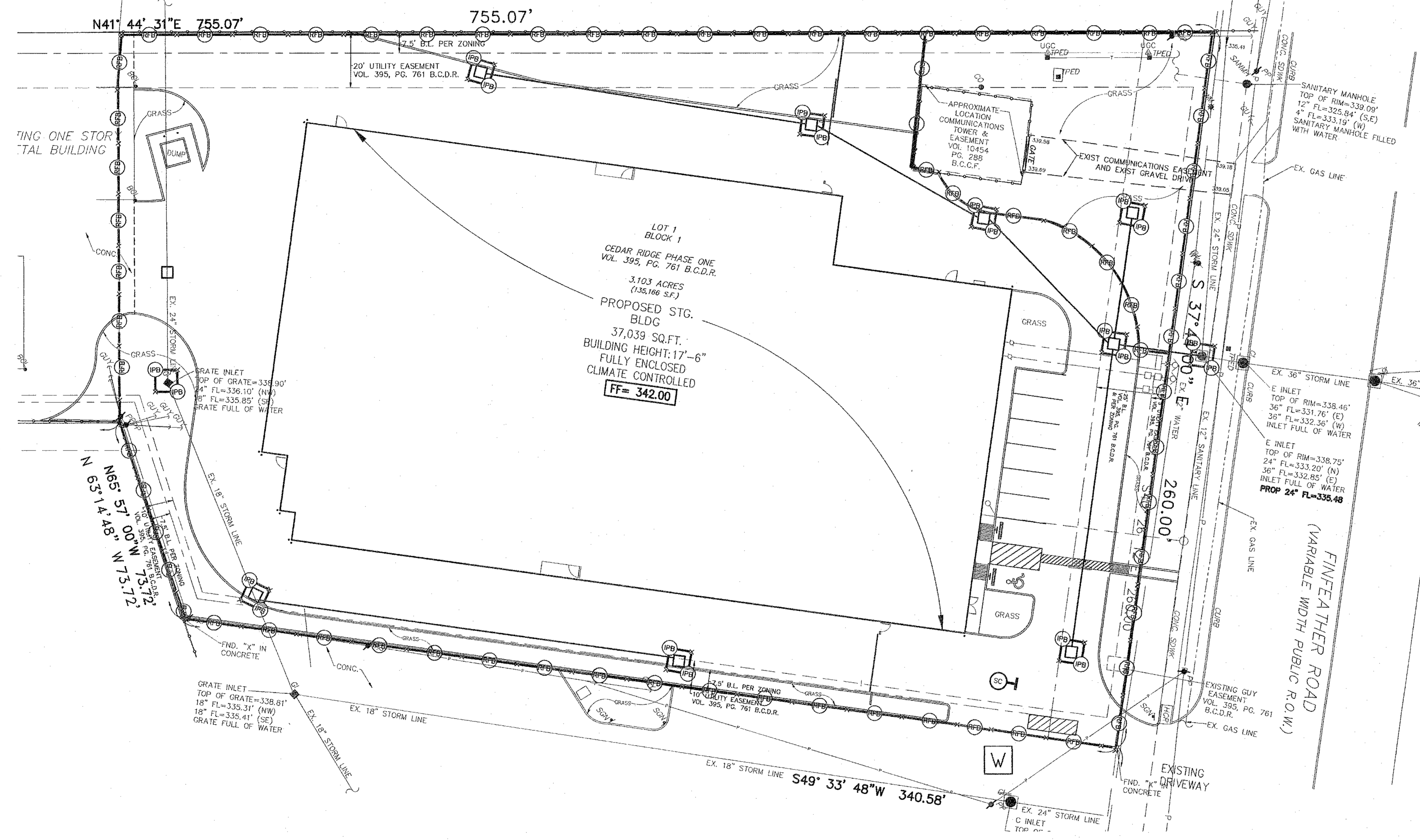
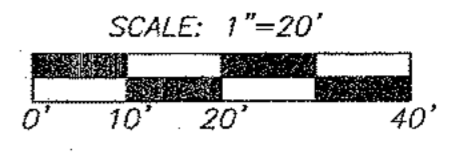


NOTE: ALL UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS ONLY. FOR UTILITY IN THE AREA CALL 1-800-DIG-TESS.

ALL WATERLINE TEES, BENDS, REDUCERS, VALVES, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND BLOCKED. MECHANICAL RESTRAINT SHALL BE EBAA MEGALUG FOR PVC PIPE OR APPROVED EQUAL.

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**BENCHMARK**  
 FEMA: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 4804100215F, REVISED DATE APRIL 2, 2014, THE SURVEY PROPERTY LIES WITHIN ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
 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 0.99990456.  
 TEMPORARY BENCHMARK (TBM): A BOX OUT ON A CURB INLET AS SHOWN ON THE FACE OF THIS SURVEY, ACROSS FINFEATHER ROAD. TBM HAS AN ELEVATION OF 336.36 FEET.

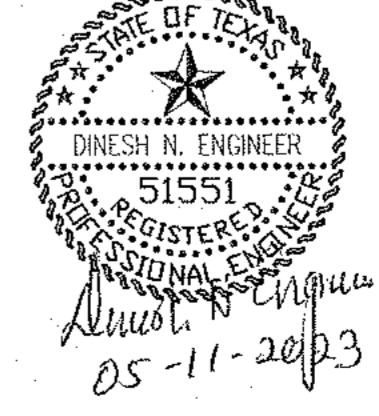


- LEGEND**
- STABILIZED CONSTRUCTION ACCESS
  - REINFORCED FILTER FABRIC BARRIER
  - INLET PROTECTION BARRIER
  - STABILIZED CONSTRUCTION ACCESS (25'x50')
  - CONCRETE TRUCK WASHOUT AREA

**FINFEATHER STORAGE**  
 2600 FINFEATHER ROAD  
 BRYAN, TEXAS 77801

REVISIONS		
REV.	DESCRIPTION	DATE

NOTE: ALL UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS ONLY. FOR UTILITY IN THE AREA CALL 1-800-DIG-TESS.



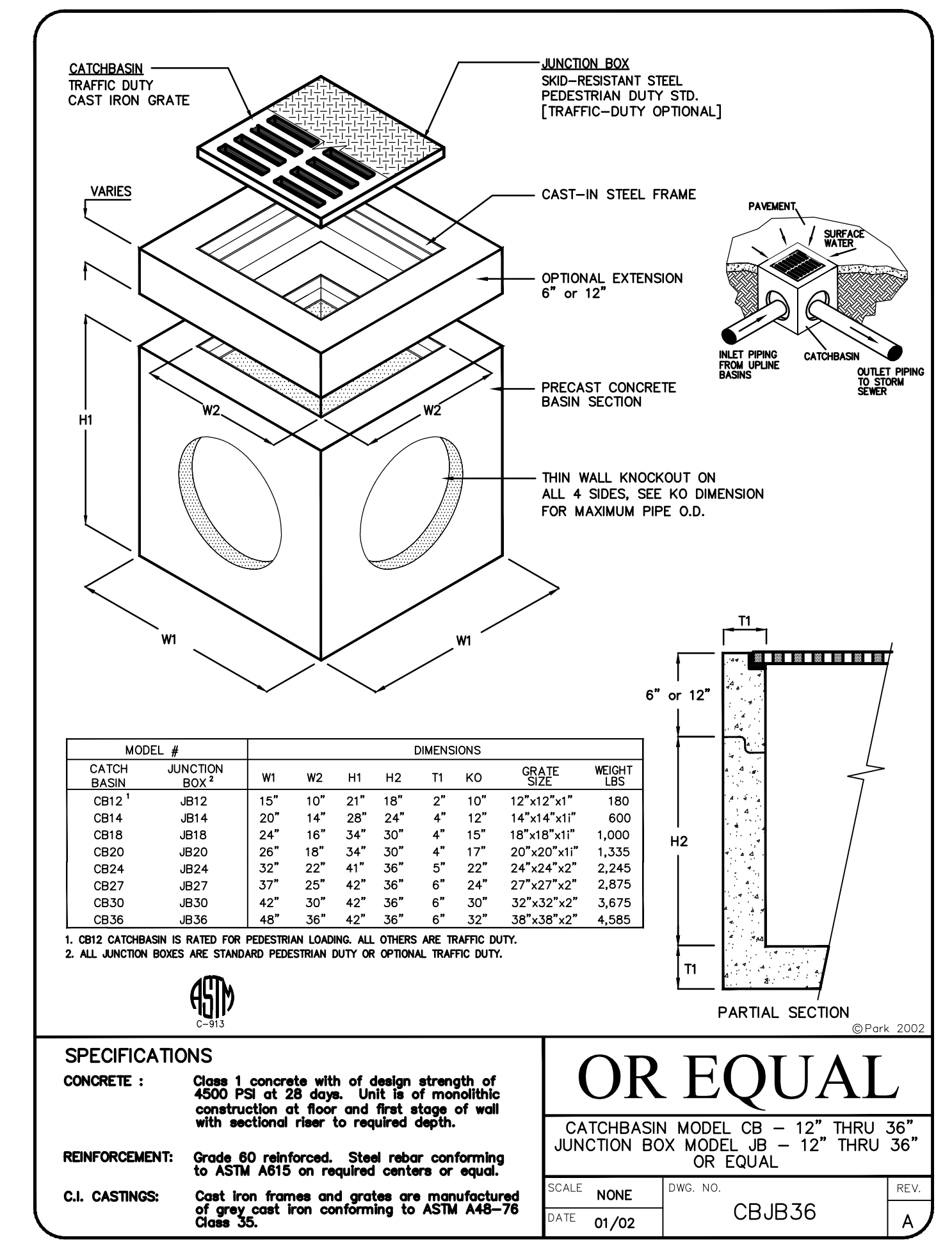
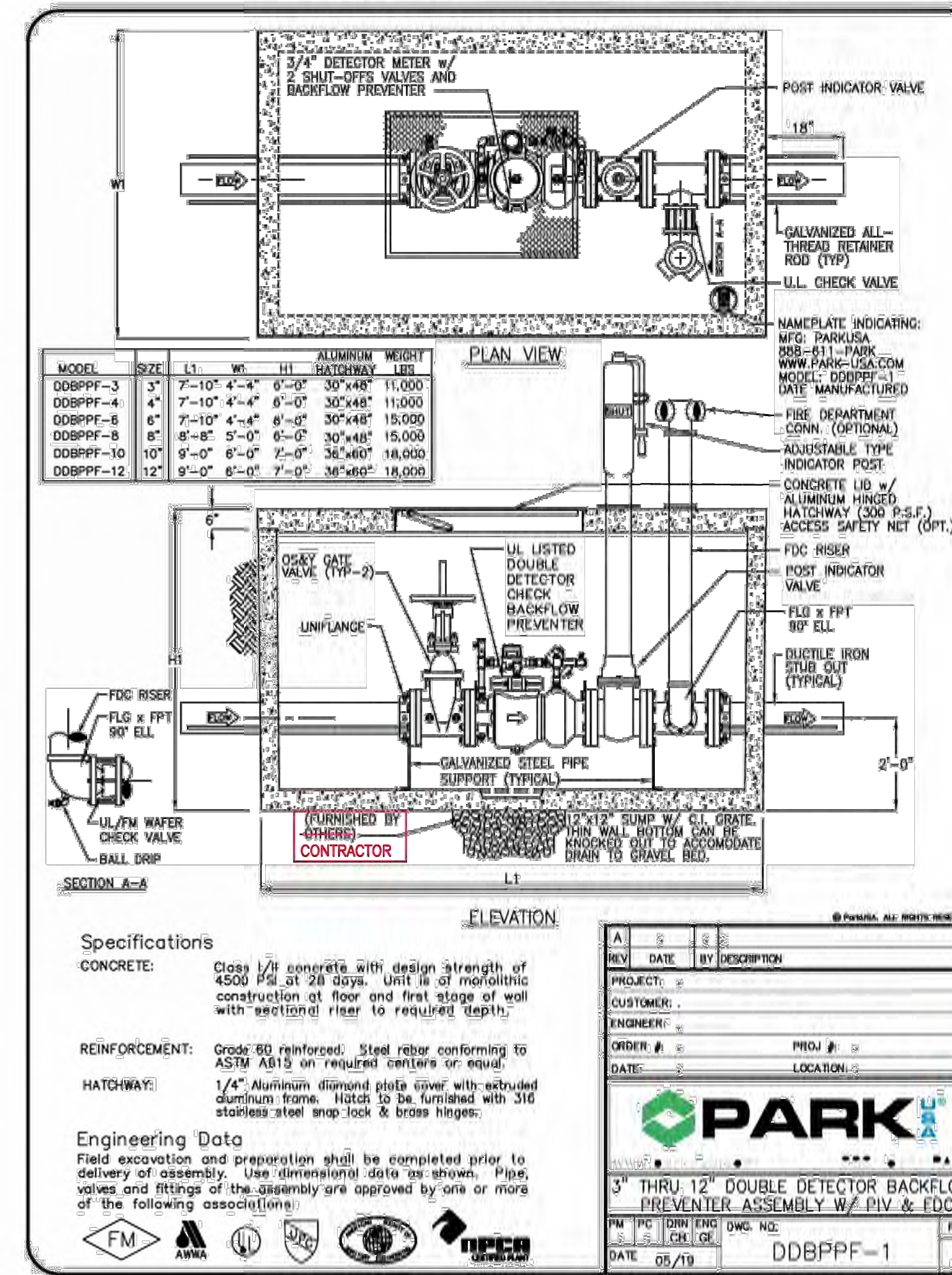
**STORM WATER POLLUTION PREVENTION PLAN** SCALE: 1"=20'  
 DATE: 02/13/23

**REKHA ENGINEERING INC.**

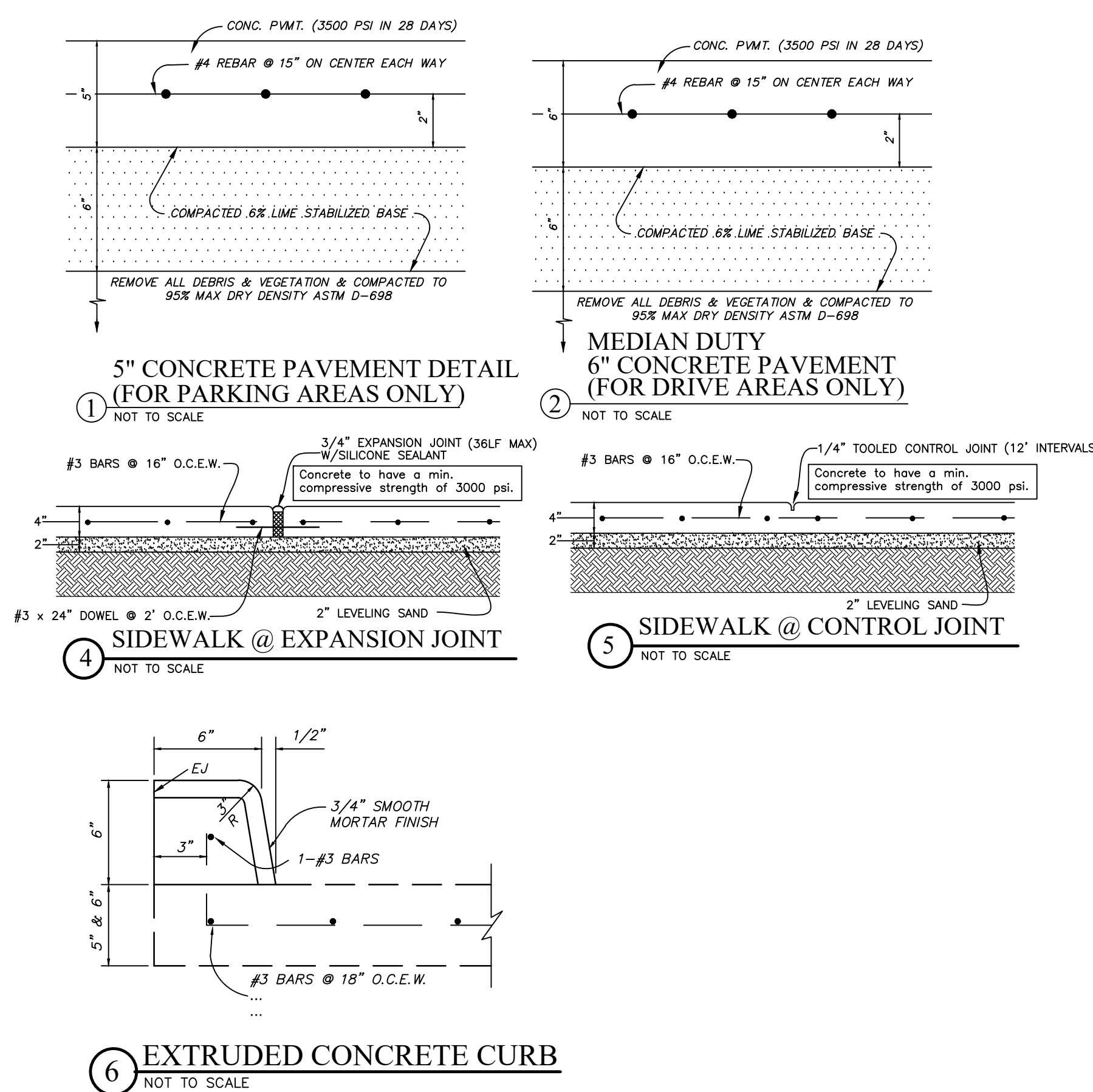
CIVIL ENGINEERS AND LAND SURVEYORS  
 7676 Hillmont St., Suite 350  
 Houston, Texas 77040  
 Phone: 713-895-8080/81  
 Fax: 713-895-7686  
 Email: jpk@reko.net  
 Website: www.rekhaengineering.com  
 CONTACT: JOHN H. ENGLISH SR., VICE PRESIDENT

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TBPLS No. 10133800 | TBPE No. F-3712 | SHEET No. **C11**  
 DRAWN BY: DAE | CHECKED BY: JHE  
 APPROVED BY: DNE | JOB No. 0123-4476  
 CLIENT: REESE ARCHITECT



TYPE "A" INLET DETAIL



**FINFEATHER STORAGE**  
 2600 FINFEATHER ROAD  
 BRYAN, TEXAS 77801

REVISIONS		
REV.	DESCRIPTION	DATE

**CIVIL DETAILS**  
 SCALE: N.T.S.  
 DATE: 02/13/23

**REKHA ENGINEERING INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 7876 Hillmont St, Suite 350  
 BRYAN, Texas 77800  
 Phone: 713-895-6080/81  
 Fax: 713-895-7686  
 Email: jake1@pdq.net  
 Website: www.rekhaengineering.com  
 CONTACT: JOHN H. ENGLISH SR. VICE PRESIDENT

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TBPLS No. 10133800	TBPE No. F-3712	SHEET No.
DRAWN BY: DAE	CHECKED BY: JHE	<b>C12</b>
APPROVED BY: DNE	JOB No. 0123-4476	
CLIENT: RESE ARCHITECT		

FILE NO: 15476 Reuse = Storage 2600 Finfeather - Bryan, TX - civil - SURVEY/MIL PLANS/DETAILS - DETAILS & NOTES/ENG - MAY 11, 2023 - CASH

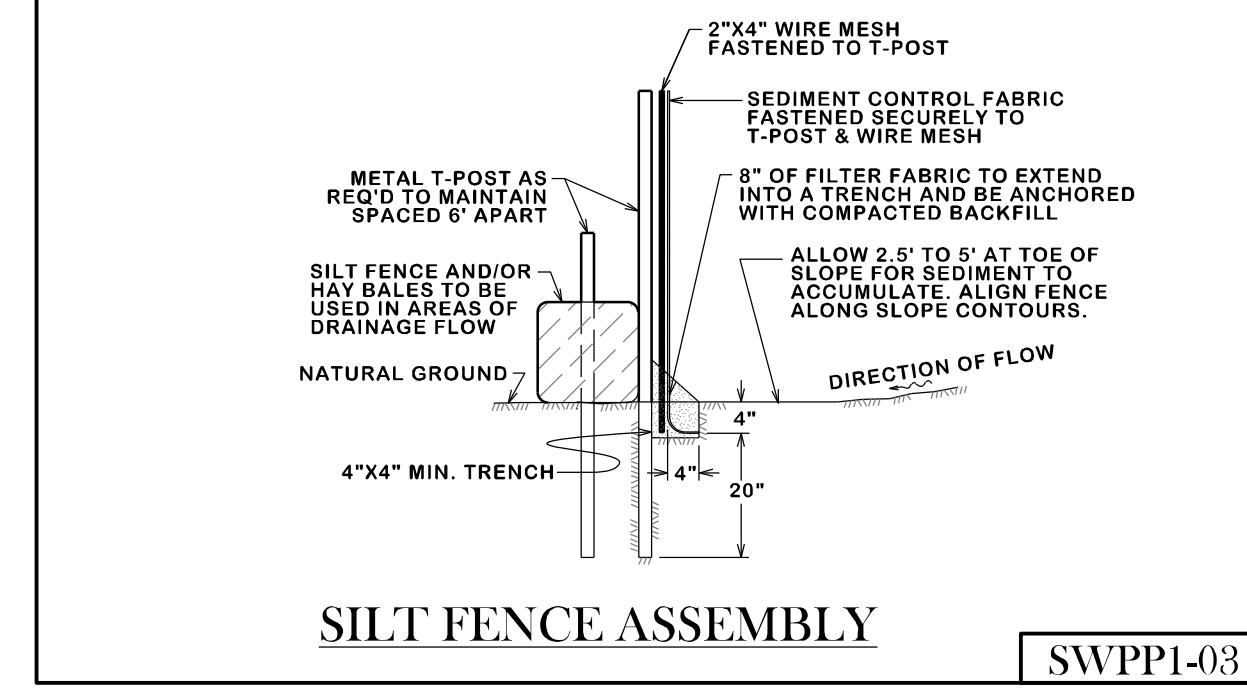
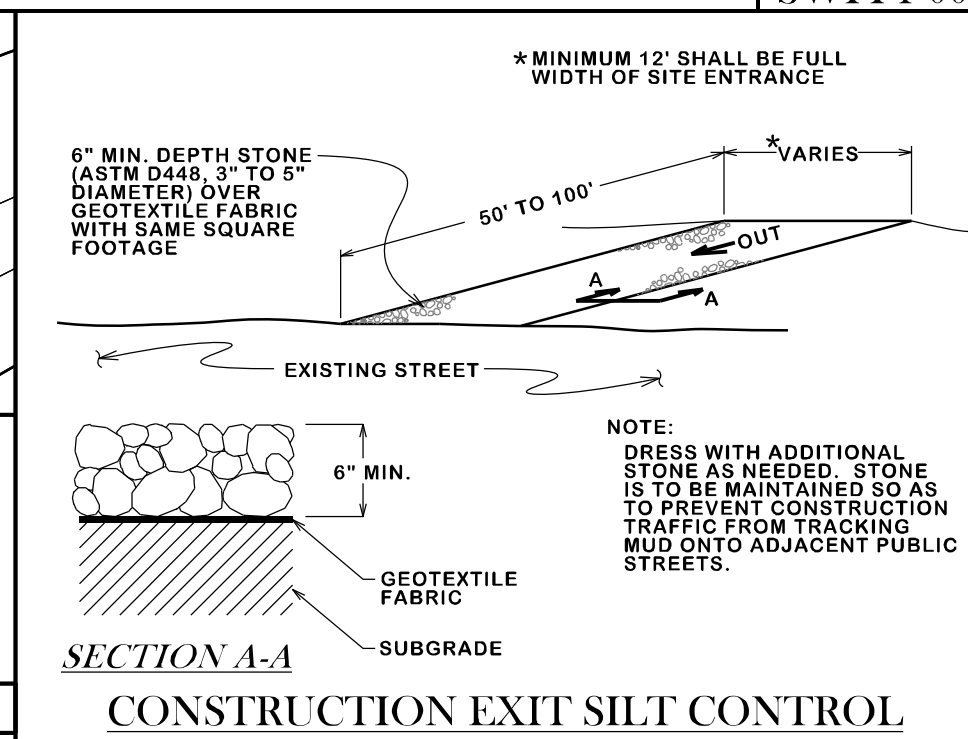
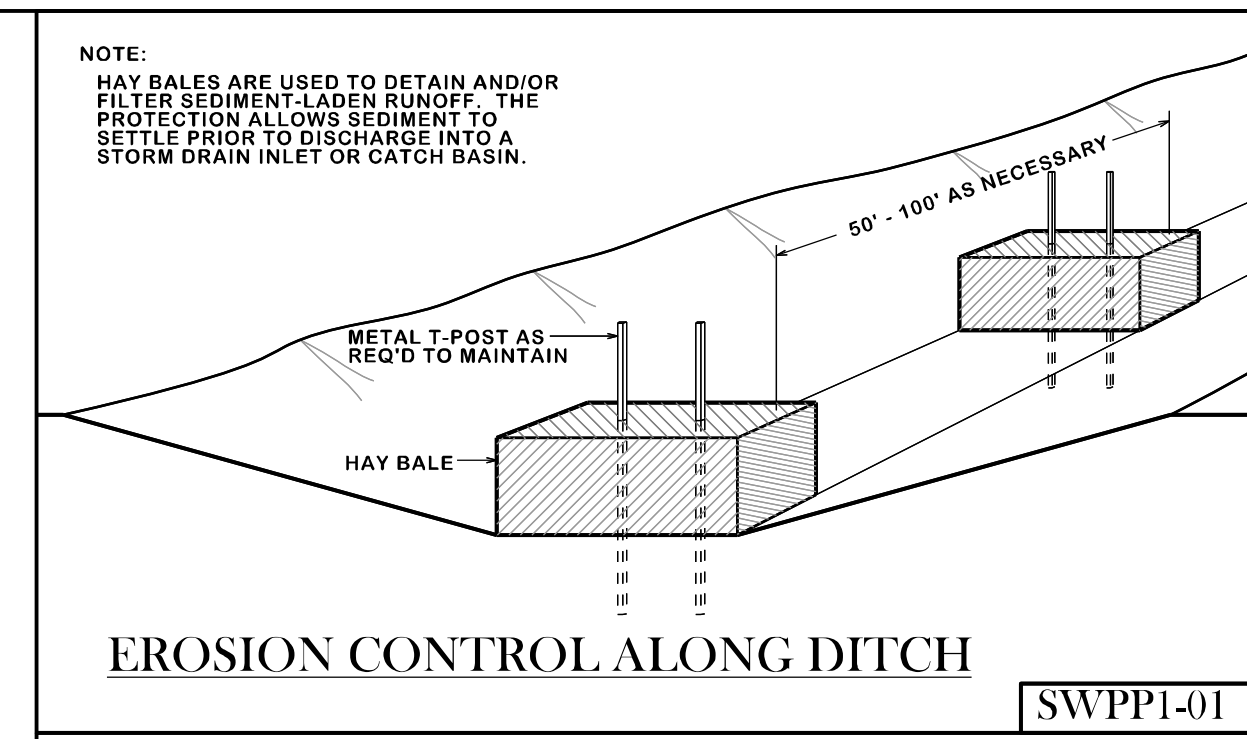
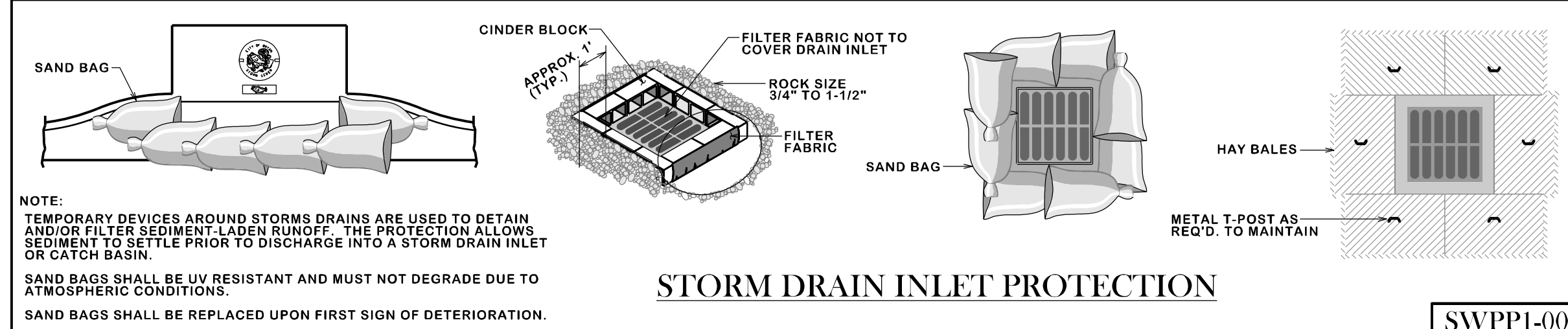
REVISIONS:

**BRYAN - COLLEGE STATION  
STANDARD STORM WATER  
POLLUTION PREVENTION DETAILS**



DRAWN BY: C.L.M.  
DATE: 08-01-12  
SCALE: N T S  
APPROVED: W. P. K.

FIGURE:  
**SWPP**  
SHEET 1 OF 1

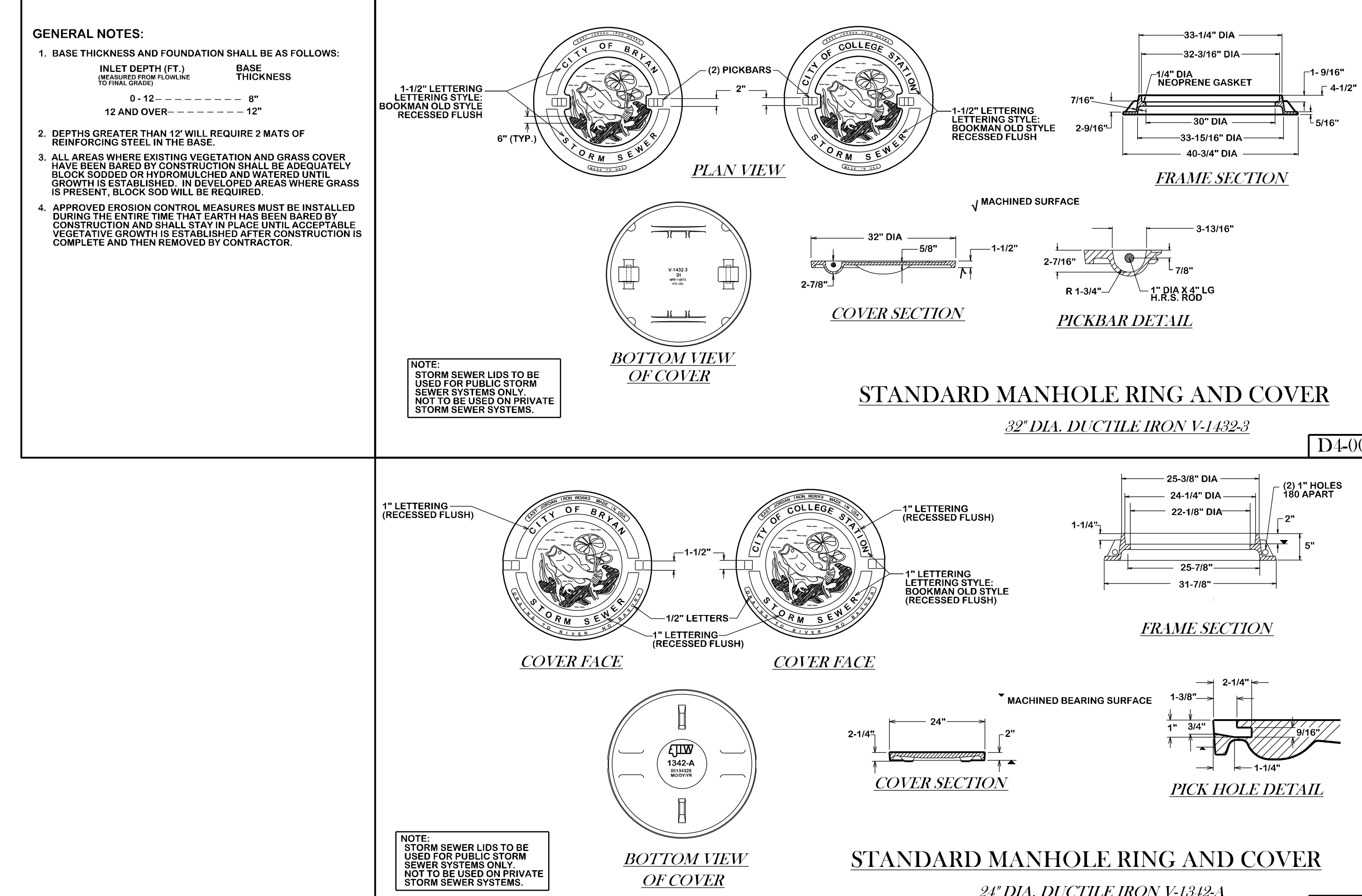
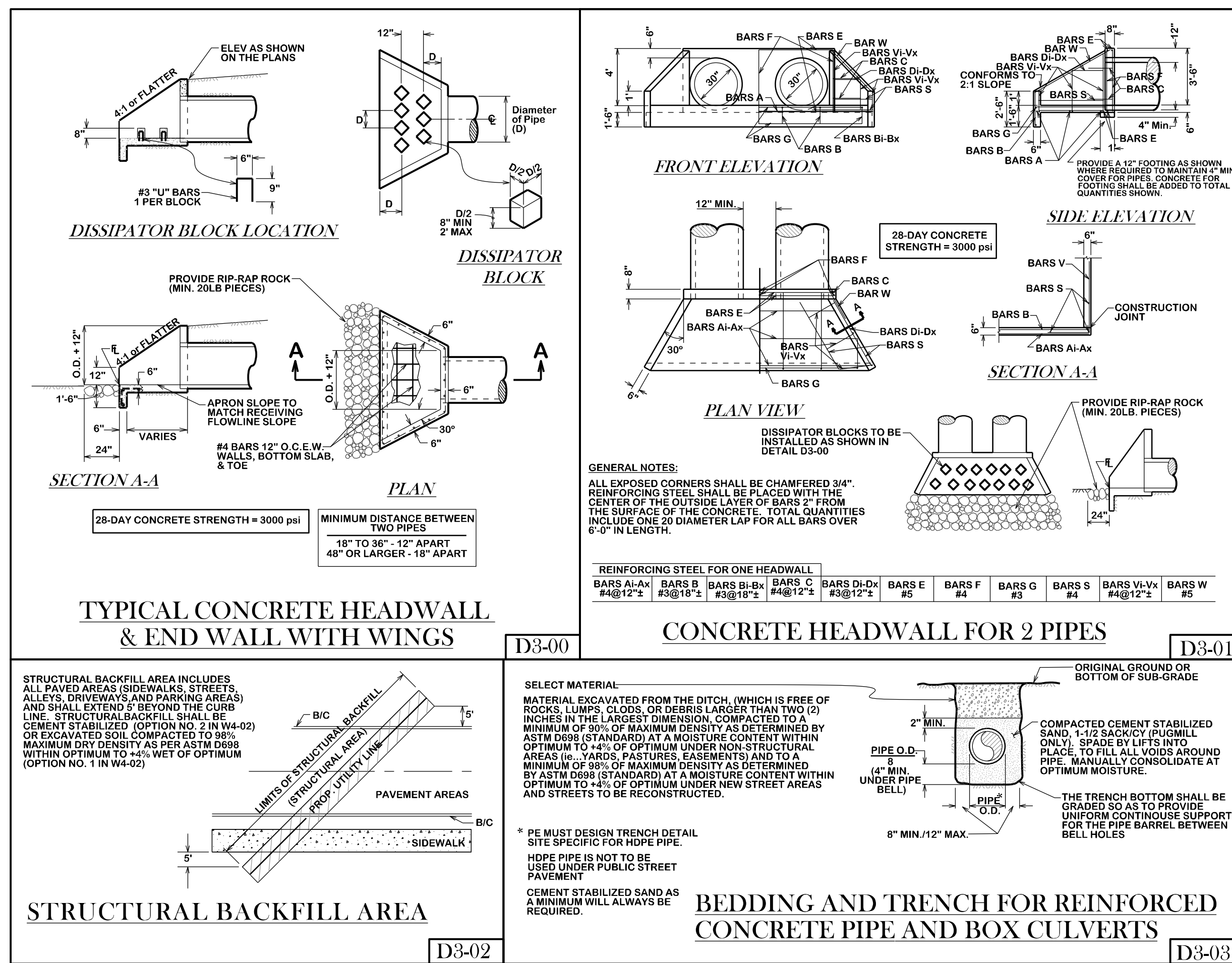
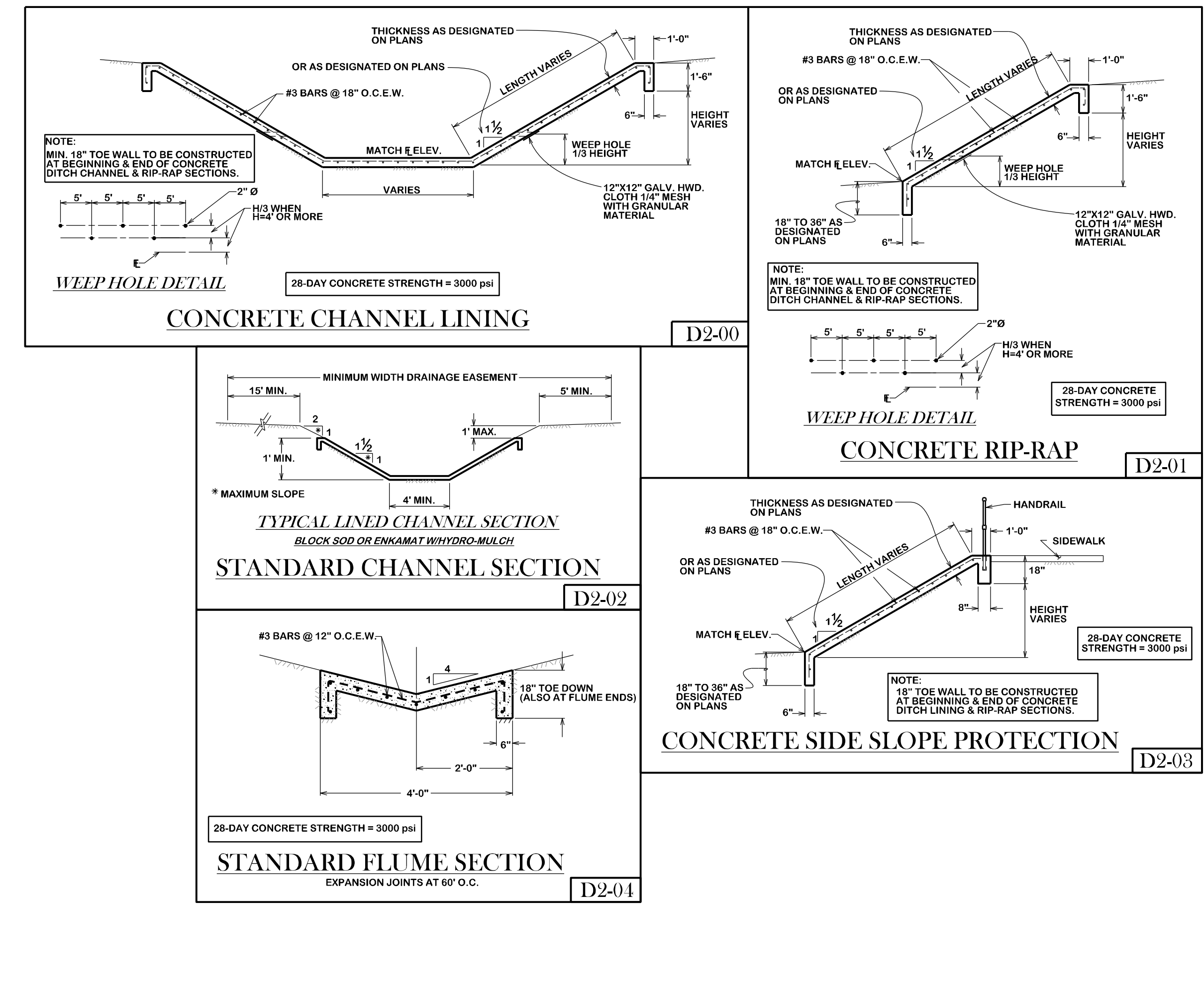
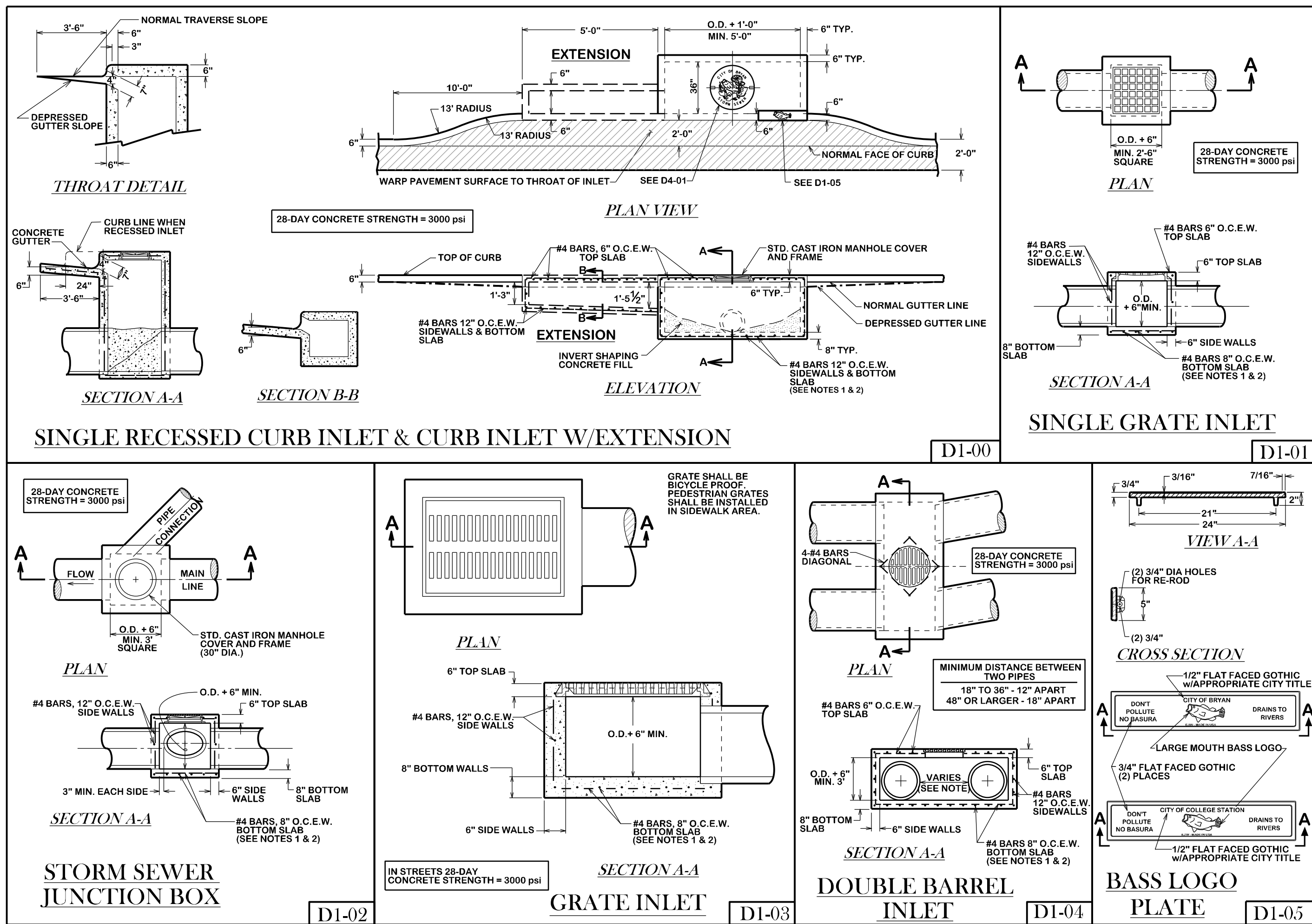


**GENERAL NOTES:**

ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.



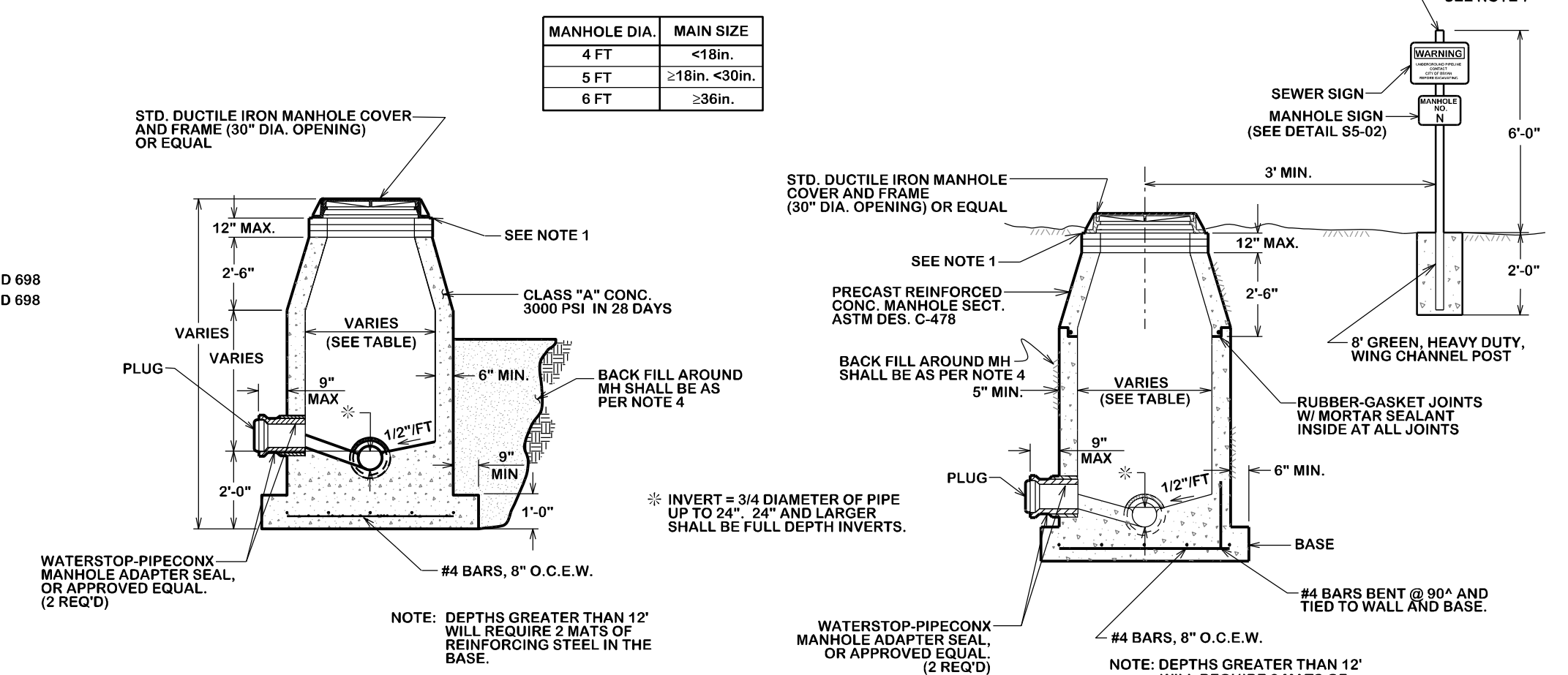
REVISIONS:

**BRYAN - COLLEGE STATION  
 STANDARD DRAINAGE DETAILS**



DRAWN BY: C. L. M.  
 DATE: 08-01-12  
 SCALE: N T S  
 APPROVED: W. P. K.

- NOTES:
1. A MAX. OF 4 AND A MIN. OF 2 THROAT RINGS SHALL BE USED AT EACH MANHOLE IN NEW OR EXISTING RIGHT-OF-WAY.
  2. USE ADEKA SEALANT OR APPROVED EQUAL BETWEEN RINGCOVER, ADJUSTMENT RINGS AND CHIMNEY OR CORBEL/COLE SECTION.
  3. MANHOLE BASE THICKNESS AND FOUNDATION FROM FLOWLINE TO RIM AS FOLLOWS:  
MANHOLE DEPTH (FT.)    BASE THICKNESS  
0 - 12'                      8"  
12 AND OVER              12"
  4. MANHOLE LOCATION AND COMPACTION AS FOLLOWS:  
LOCATION                      COMPACTION REQUIREMENT  
PAVEMENT                    98% STANDARD PROCTOR - ASTM D 698  
LANDSCAPE AREA           90% STANDARD PROCTOR - ASTM D 698
  5. NO RINGS ARE REQUIRED OUTSIDE OF STREET RIGHT-OF-WAY.
  6. IN FLOODPLAINS OR AREAS OF CONCENTRATED FLOW, THE CONE SHALL EXTEND 1 FOOT ABOVE THE BASE FLOOD ELEVATION OR A BOLT DOWN WATER-TIGHT RING AND COVER SHALL BE USED, VENTED WHERE REQUIRED.
  7. WARNING SIGNS ONLY TO BE PLACED WHERE SEWER CROSSES OPEN FIELDS.



CAST-IN-PLACE MANHOLE

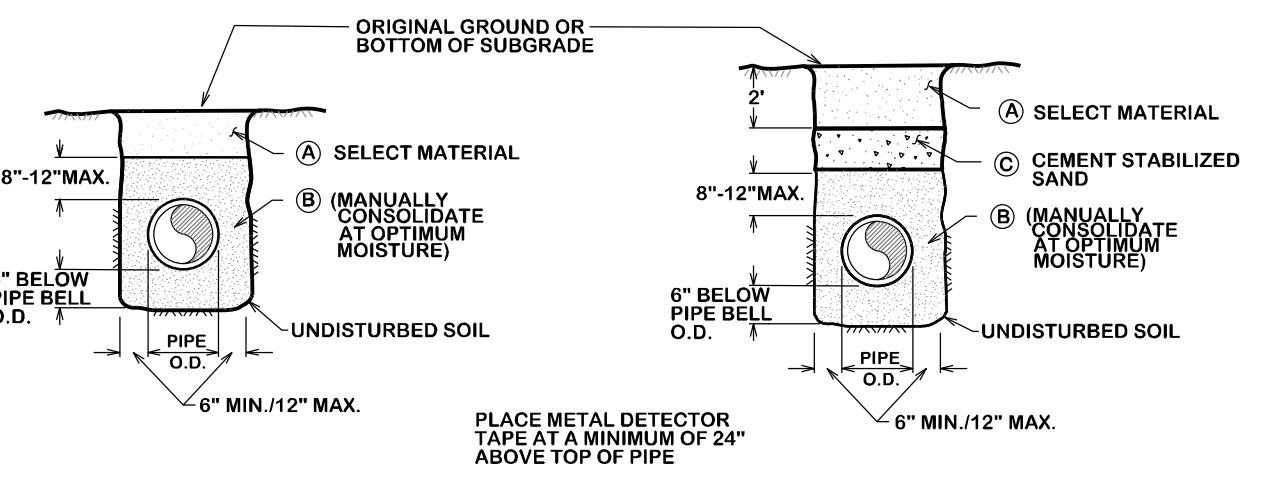
PRE-CAST MANHOLE

STANDARD MANHOLE

S1-00

- NOTES:
1. FROM BEDDING AND TRENCHING WITHIN ALL EXISTING PAVED AREAS, SEE DETAILS FOR OPEN CUT STREETS. (Details S1-00, S1-01, S1-02). THIS NOTE DOES NOT APPLY TO STREETS BEING RECONSTRUCTED.
  2. ALL BEDDING & INSTALLATION OF PVC PIPE SHALL BE IN ACCORDANCE TO ANSHAWWA STANDARDS FOR PVC PIPE.
  3. ALL BEDDING & INSTALLATION OF DUCTILE IRON PIPE SHALL BE IN ACCORDANCE TO ANSHAWWA C150A21.50.
  4. COMPACTION SHALL BE ATTAINED BY MECHANICAL TAMPING.
  5. ALL TRENCHES SHALL BE BACK FILLED AND TEMPORARY PAVING OR PLANKING PLACED AT THE END OF EACH WORKING DAY.

- SELECT NATIVE MATERIAL
- MATERIAL EXCAVATED FROM THE DITCH, (WHICH IS FREE OF ROCKS, LUMPS, CLODS, OR DEBRIS LARGER THAN TWO (2) INCHES IN THE LARGEST DIMENSION), COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NON-STRUCTURAL AREAS (i.e., YARDS, PASTURES, EASEMENTS) AND TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NEW STREET AREAS AND STREETS TO BE RECONSTRUCTED.
- GRANULAR MATERIAL
- MATERIAL SHALL BE BANK RUN RIVER SAND WHICH IS FREE OF DETRIMENTAL QUANTITIES OF CLAY, DEBRIS, OR ORGANIC MATERIAL, AND WHICH, WHEN TESTED BY STANDARD LABORATORY METHODS, MEET THE FOLLOWING REQUIREMENTS:
- |                                       |     |
|---------------------------------------|-----|
| MAXIMUM LIQUID LIMIT                  | 45  |
| MAXIMUM PLASTICITY INDEX              | 15  |
| MAXIMUM PERCENT PASSING NO. 200 SIEVE | 35  |
| MINIMUM PERCENT PASSING 3/4" SIEVE    | 100 |
- THE MATERIAL SHALL BE FREE FLOWING AND WHEN WET, SHALL NOT ADHERE TO FORM A BALL WHEN PRESSED IN THE HAND.
- CEMENT STABILIZED SAND

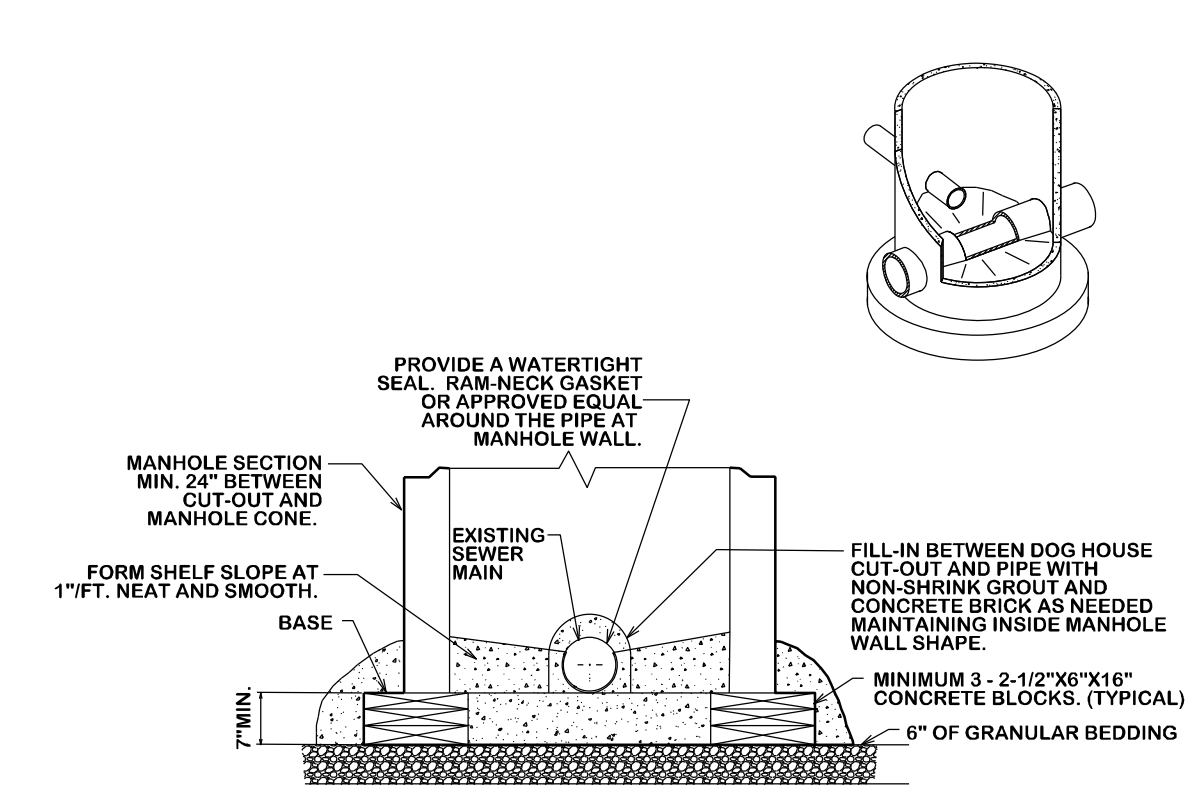


BEDDING AND TRENCH FOR DI PIPE & PVC PIPE

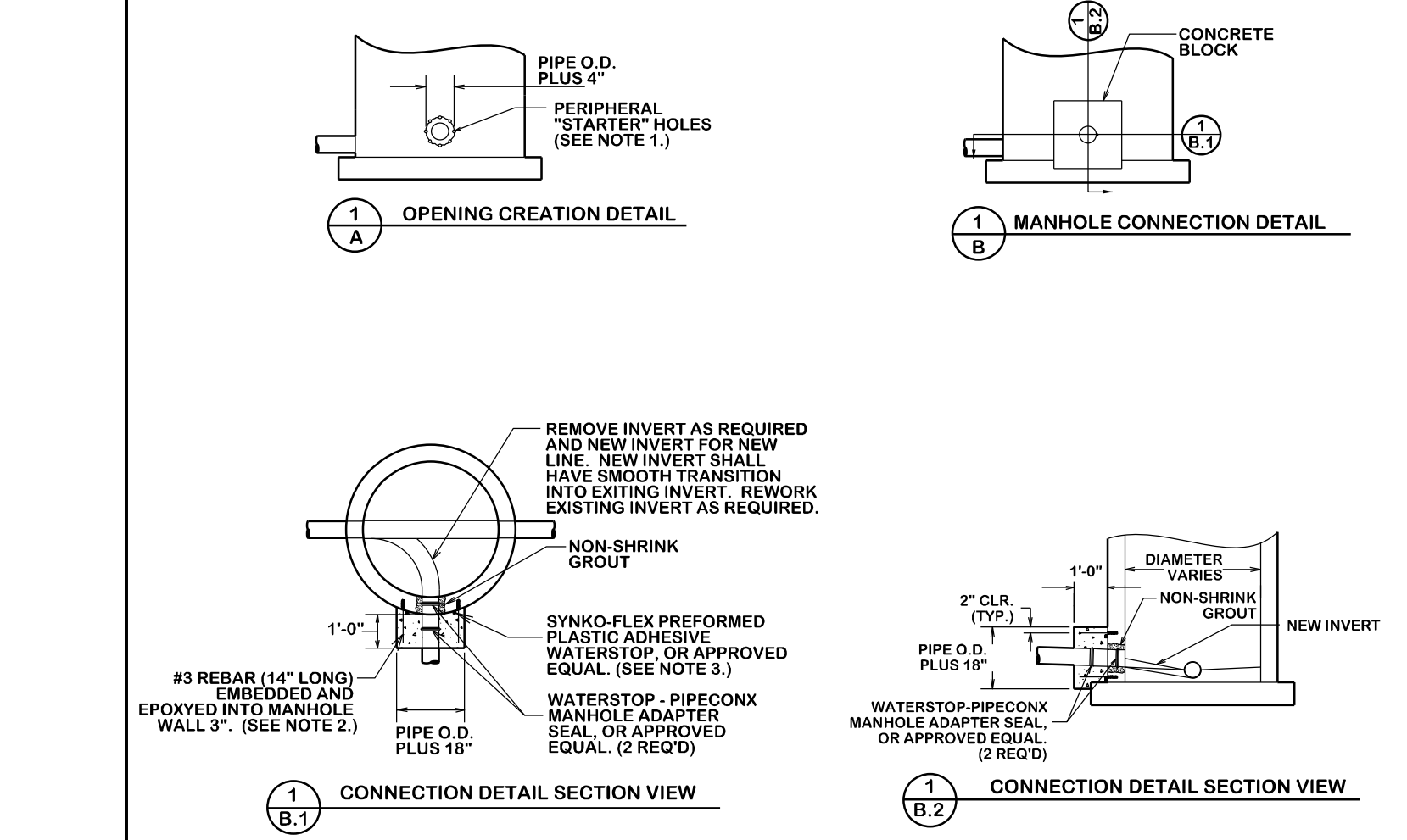
S1-01

- NOTES:
1. FLOW SHALL BE MAINTAINED DURING CONSTRUCTION.
  2. THIS DETAIL TO BE USED WHEN A 6" OR LARGER LATERAL NECESSITATES CONSTRUCTION OF A NEW MANHOLE.
  3. FOR ADDITIONAL STANDARDS NOT SHOWN, SEE "STANDARD MANHOLE" DETAIL S1-02.
  4. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF EXISTING SEWER DURING INSTALLATION OF MANHOLE.
  5. DOGHOUSE OPENING MAY ONLY BE USED WHEN PLACING A NEW MANHOLE OVER AN EXISTING LINE; OTHERWISE, THE OPENING MUST BE CAST, SIZE, LOCATION, AND ANGLE OF ENTRY SHALL BE AS REQUIRED BY THE PLANS.
  6. EXCAVATE TRENCH TO MIN. 13" BELOW BOTTOM OF EXISTING PIPE. COMPACT SUBGRADE. PLACE AND COMPACT 6" OF GRANULAR BEDDING. MONOLITHIC POUR OF MIN. 7" DEPTH, 6 SACK TOPPING MIX TO BE PLACED INSIDE, UNDER, AND OUTSIDE MANHOLE BARREL FROM SURFACE OF BEDDING TO TOP OF CONCRETE BLOCK RISERS, TO A POINT APPROXIMATELY AT THE SPRING LINE OF THE EXIST. PIPE.
  7. DURING THE SAME POUR, THE FINISH MANHOLE SHELF SHALL BE FORMED AND FINISHED AROUND THE BARREL AND EXISTING PIPE AS SHOWN.
  8. AFTER CONCRETE SHELF HAS CURED, THE EXISTING PIPE SHALL BE SAW-CUT ON BOTH SIDES TO THE FINISHED SHELF GRADE AND REMOVED. THE EXISTING PIPE SHALL FORM THE TROUGH OF THE MANHOLE AS SHOWN. FILE CUT PIPE TO GIVE SMOOTH EDGES.

- NOTES:
1. 1" DIA. "STARTER" HOLES SHALL BE DRILLED THROUGH WALL OF EXISTING MANHOLE SPACED 3" APART CENTER TO CENTER. AFTER "STARTER" HOLES HAVE BEEN INSTALLED AND APPROVED BY A CITY INSPECTOR, THE CONTRACTOR SHALL BEGIN POURING THE CONCRETE INSIDE THE PERIPHERAL "STARTER" HOLES. CONCRETE SHALL BE REMOVED WITH PNEUMATIC HAND TOOLS.
  2. THE NUMBER OF REBAR DOWELS SHALL VARY WITH SIZE OF OPENING. REBAR SHALL NOT BE SPACED MORE THAN 12" CC.
  3. WATERSTOP SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.
  4. CONCRETE SHALL BE 3,000 P.S.I.



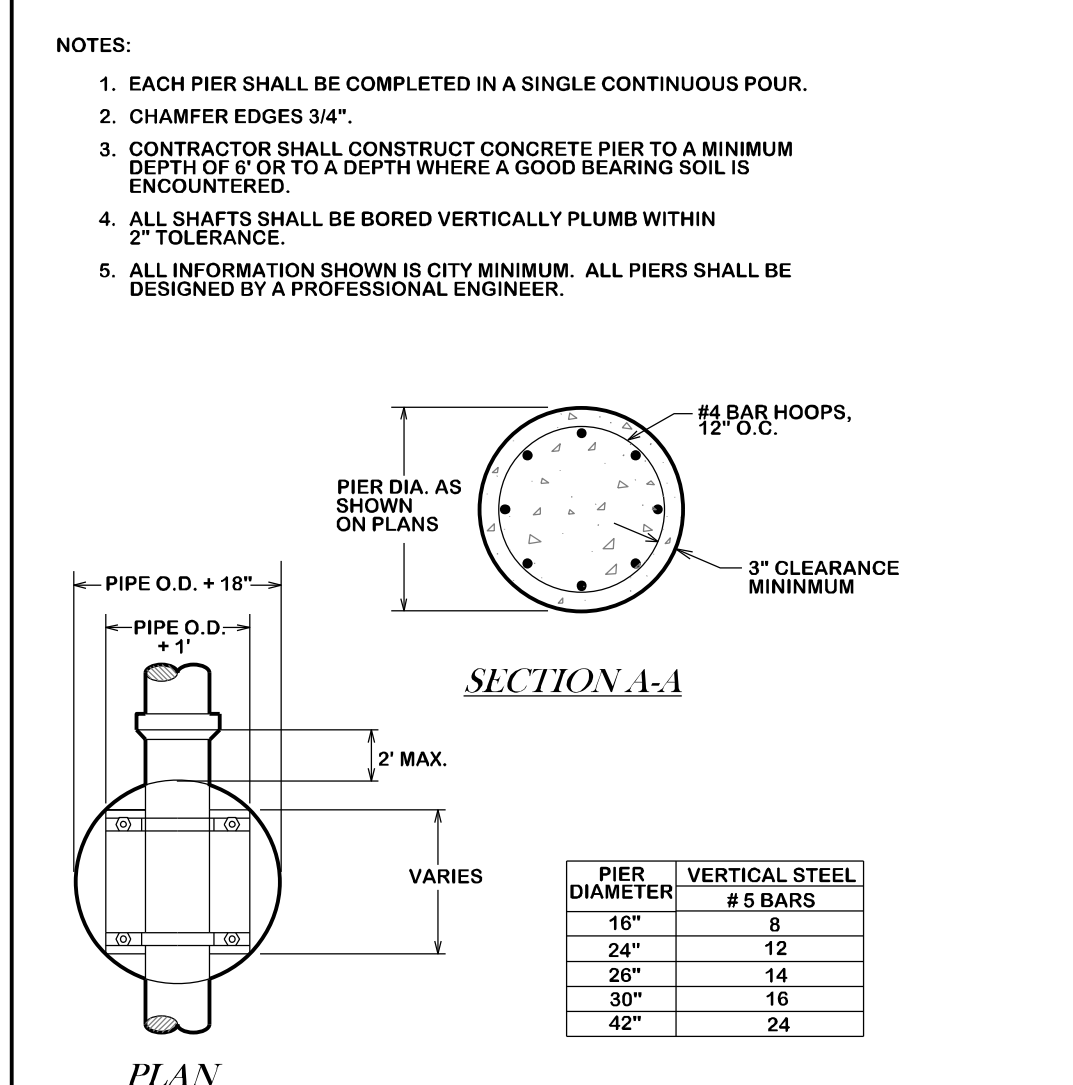
CITY OF COLLEGE STATION  
GRAVITY SEWER DOGHOUSE MANHOLE



STANDARD MANHOLE TIE-IN

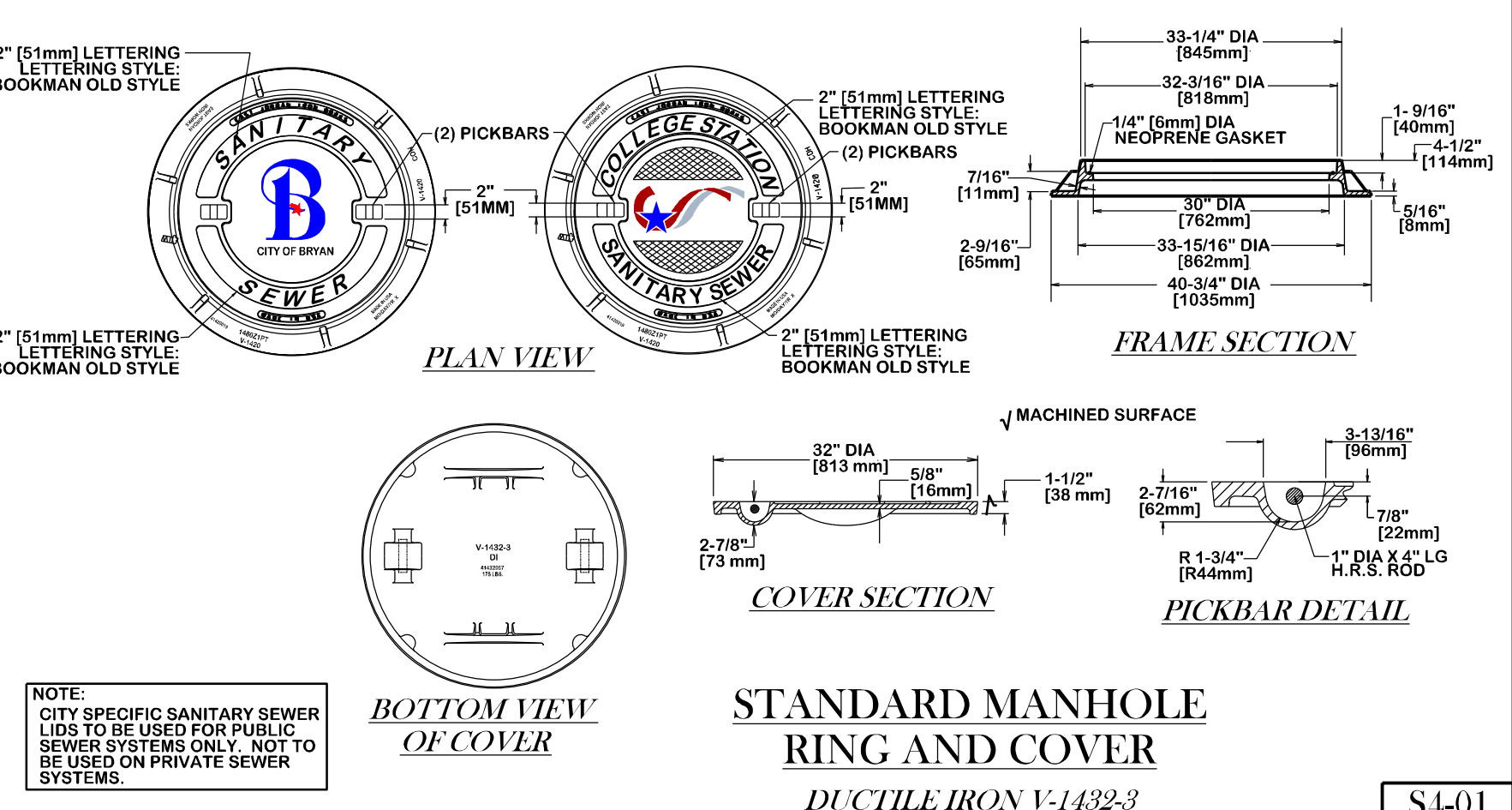
S3-00

S3-01



TYPICAL CONCRETE DRILLED  
PIER FOR AERIAL SEWER

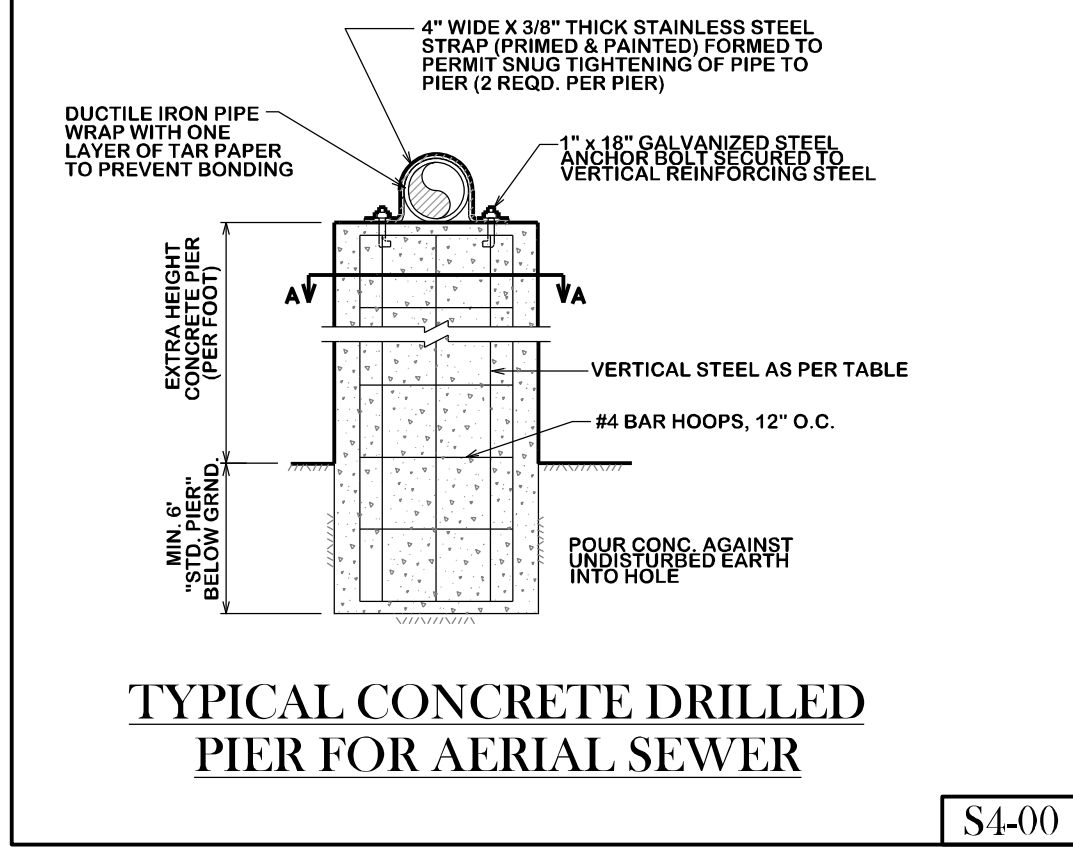
S4-00



STANDARD MANHOLE  
RING AND COVER

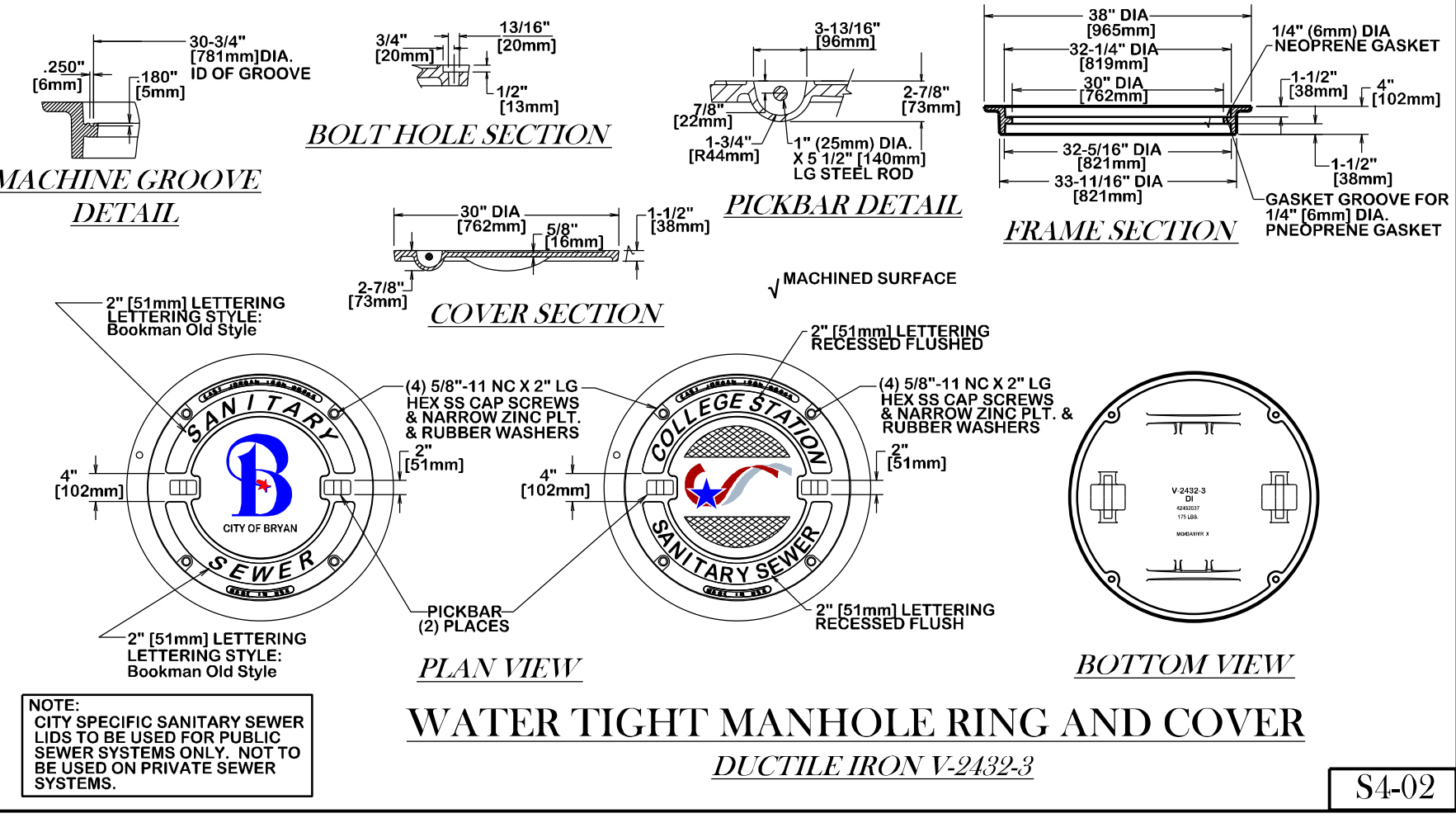
DUCTILE IRON V-1432-3

S4-01



TYPICAL CONCRETE DRILLED  
PIER FOR AERIAL SEWER

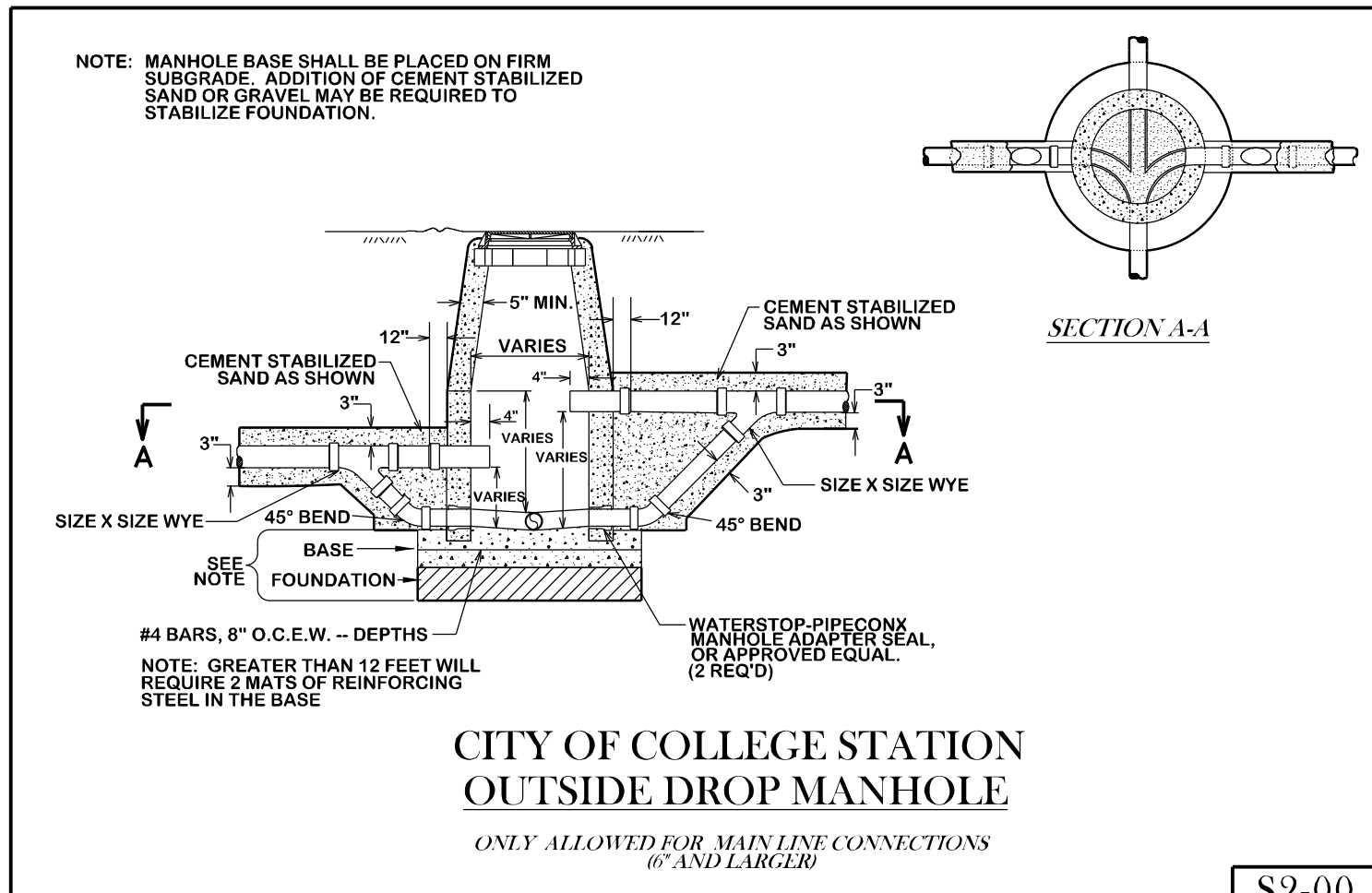
S4-00



WATER TIGHT MANHOLE RING AND COVER

DUCTILE IRON V-2432-3

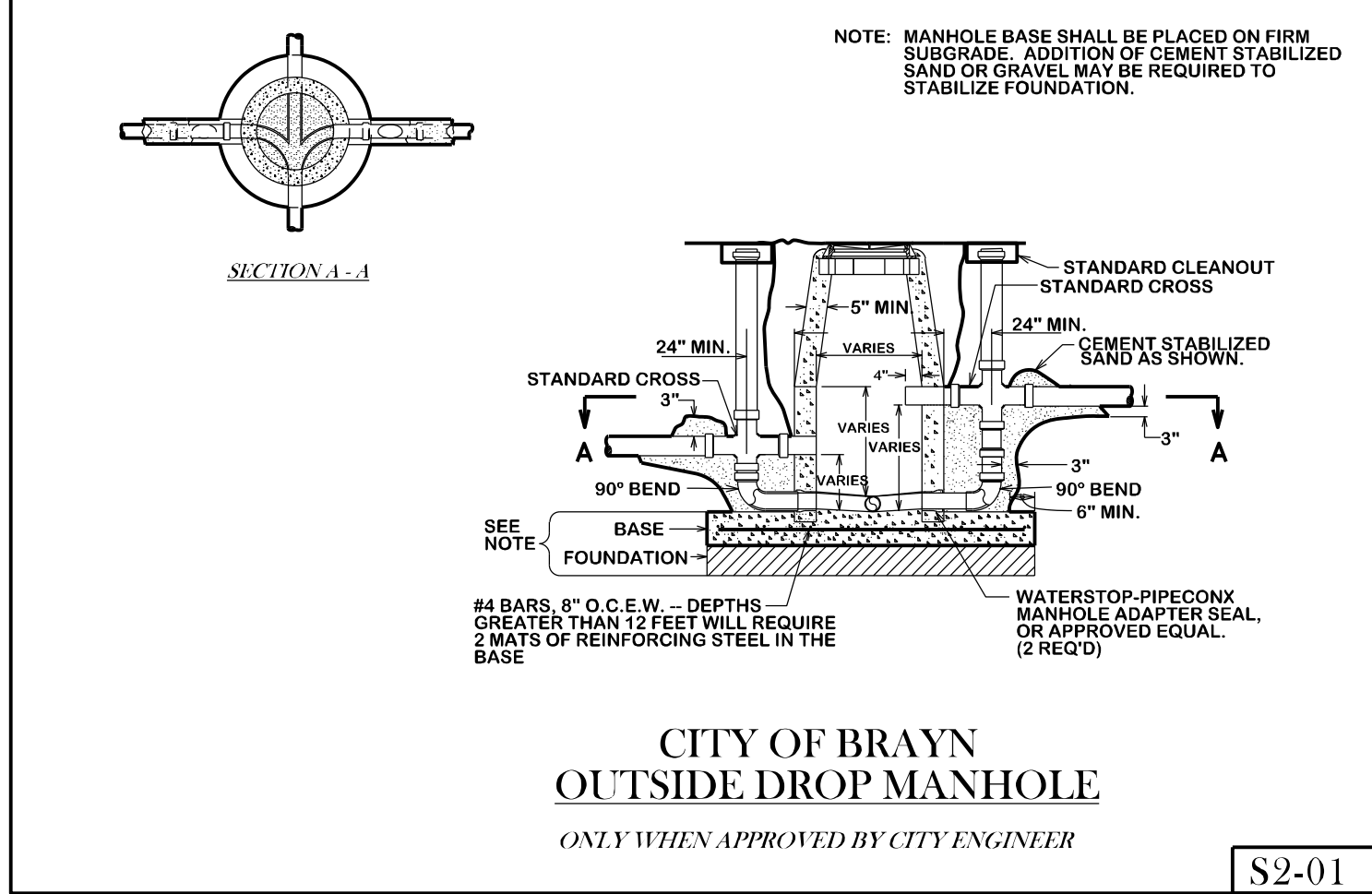
S4-02



CITY OF COLLEGE STATION  
OUTSIDE DROP MANHOLE

ONLY ALLOWED FOR MAIN LINE CONNECTIONS  
6" AND LARGER

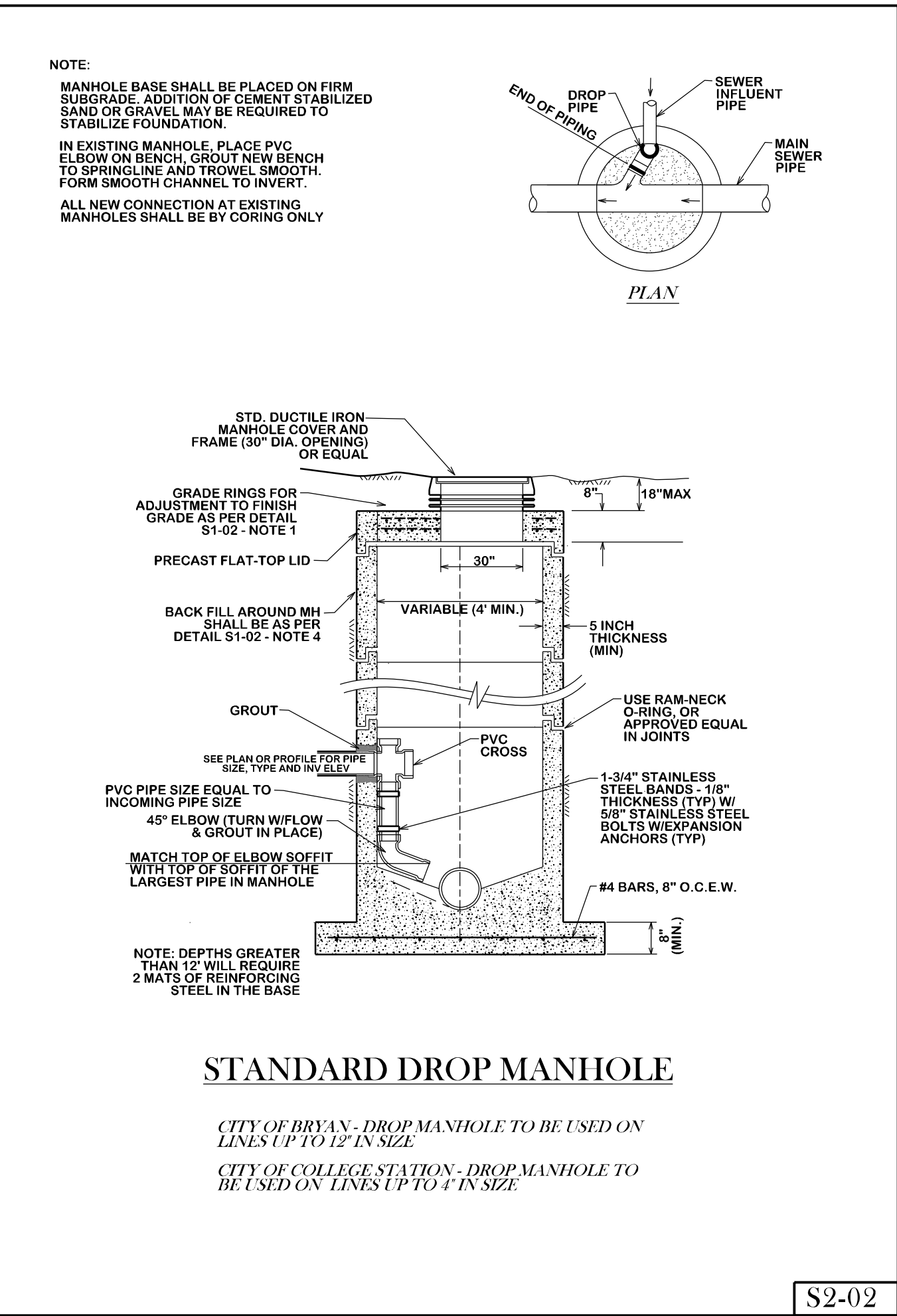
S2-00



CITY OF BRAYN  
OUTSIDE DROP MANHOLE

ONLY WHEN APPROVED BY CITY ENGINEER

S2-01



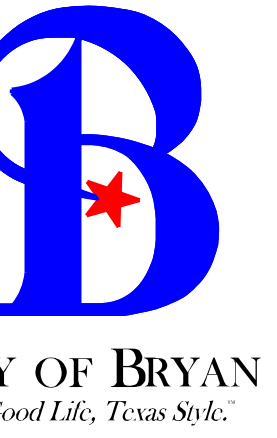
STANDARD DROP MANHOLE

CITY OF BRAYN - DROP MANHOLE TO BE USED ON  
LINES UP TO 12" IN SIZE.  
CITY OF COLLEGE STATION - DROP MANHOLE TO  
BE USED ON LINES UP TO 1" IN SIZE.

S2-02

REVISIONS:

BRYAN - COLLEGE STATION  
STANDARD SEWER DETAILS



DRAWN BY: C.L.M.  
DATE: 08-01-12  
SCALE: N T S  
APPROVED: W.P.K.

FIGURE:  
S1  
SHEET 1 OF 2

**GENERAL NOTES:**

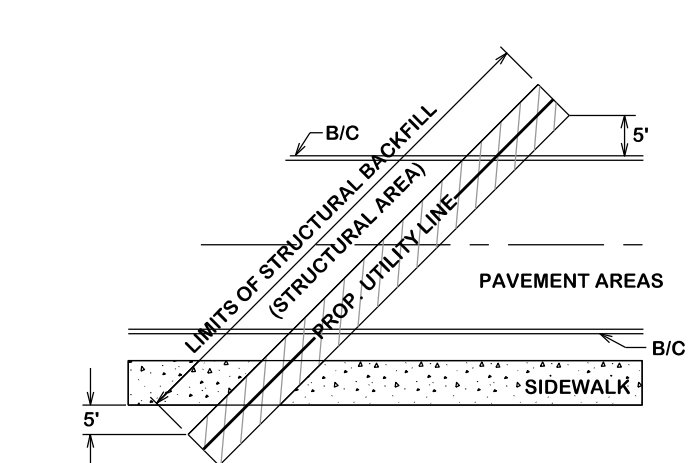
ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.

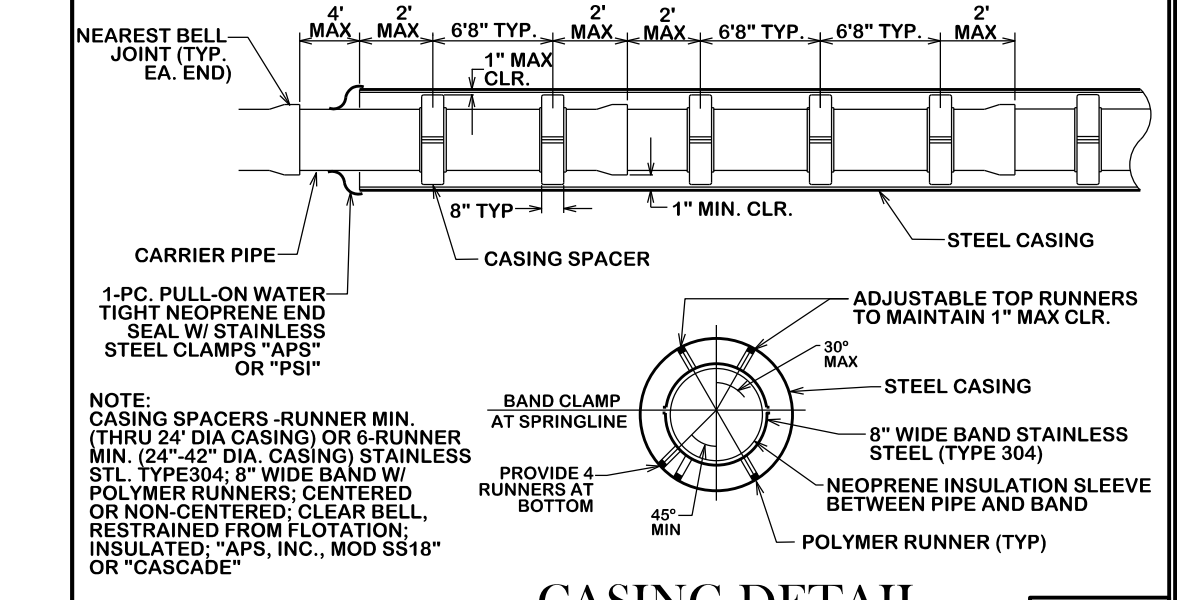
ESTABLISHMENT OF VEGETATION MAY BE A WARRANTY ITEM.

STRUCTURAL BACKFILL AREA INCLUDES ALL PAVED AREAS (SIDEWALKS, STREETS, ALLEYS, DRIVEWAYS AND PARKING AREAS) AND SHALL EXTEND 3' BEYOND THE CURB LINE. STRUCTURAL BACKFILL SHALL BE CEMENT STABILIZED (OPTION NO. 2 IN S1-01) OR EXCAVATED SOIL COMPACTED TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 WITHIN OPTIMUM TO +5% WET OF OPTIMUM (OPTION NO. 1 IN S1-01)



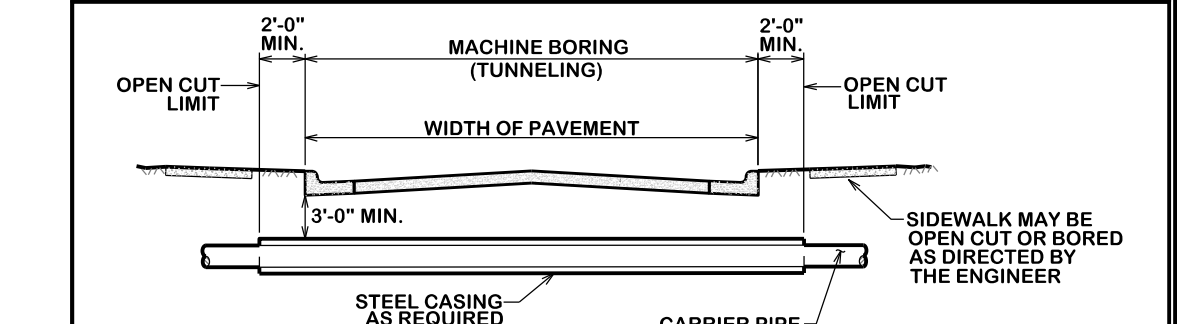
**STRUCTURAL BACKFILL AREA**

S5-00



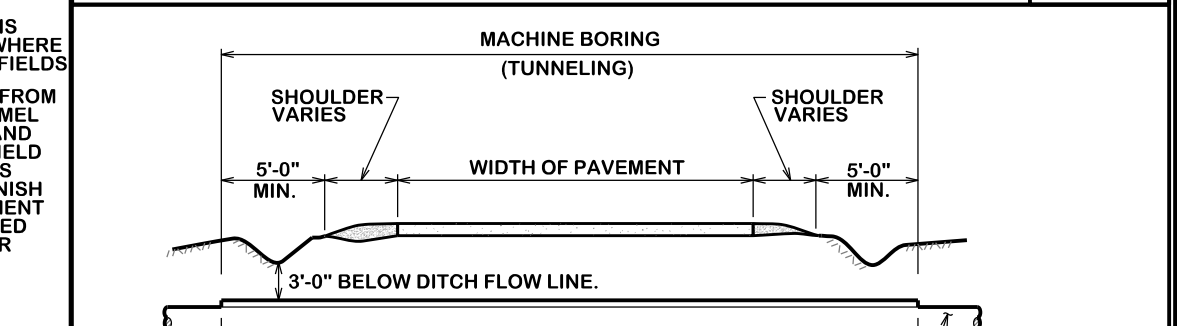
**CASING DETAIL**

S5-03



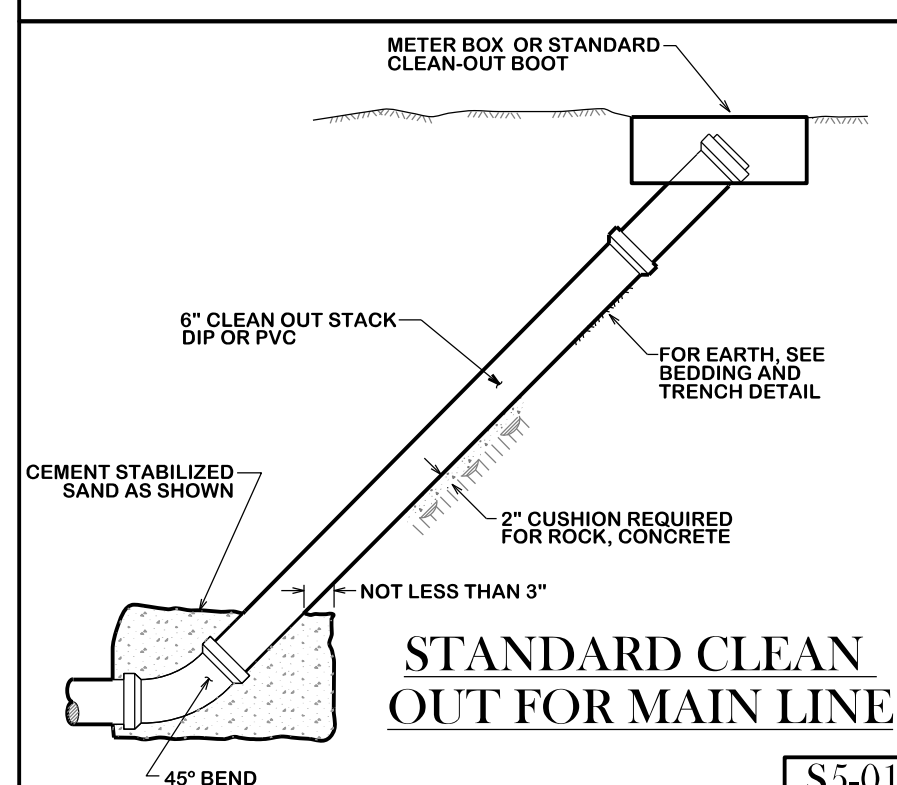
**TYPICAL URBAN CITY STREET CROSSING**

S5-04



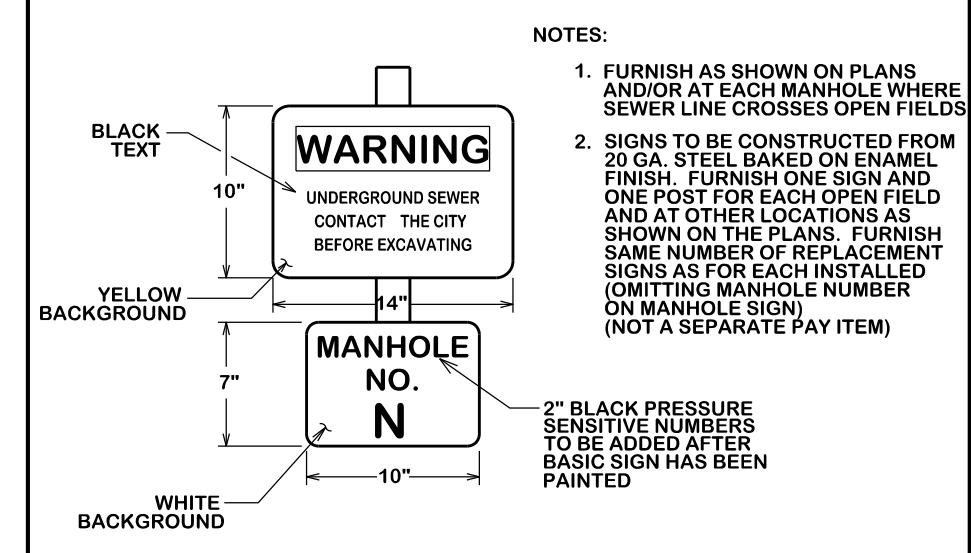
**TYPICAL RURAL STREET CROSSING**

S5-05



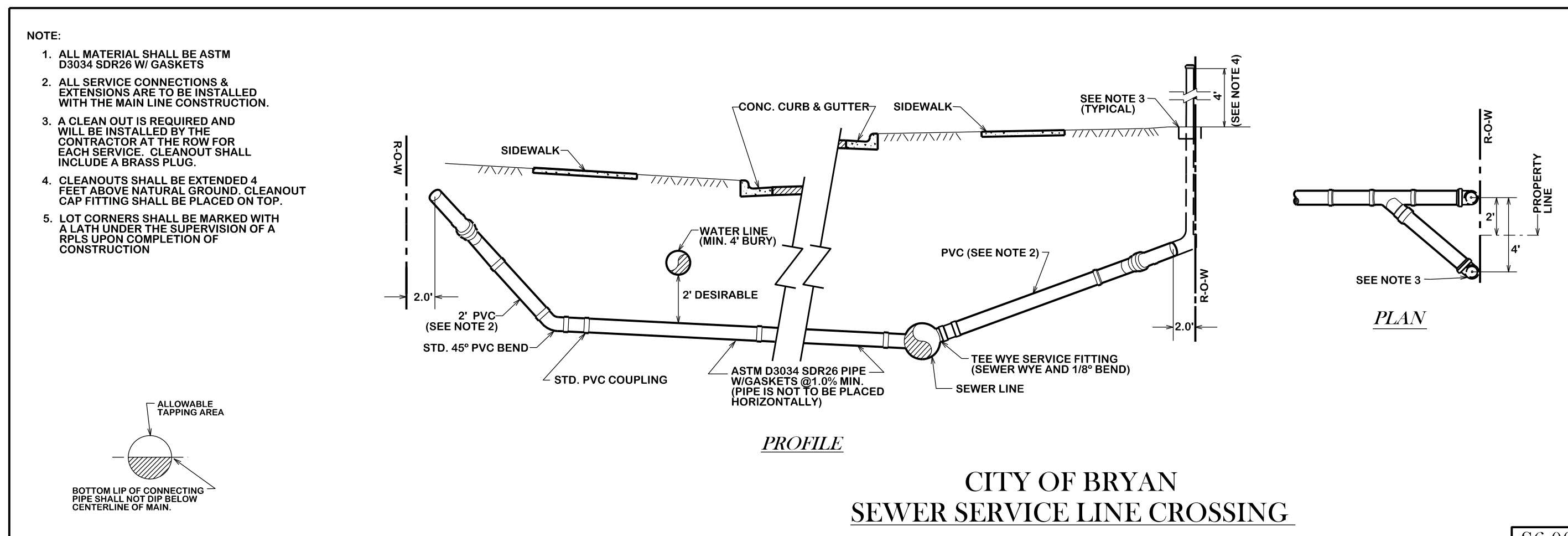
**STANDARD CLEAN OUT FOR MAIN LINE**

S5-01



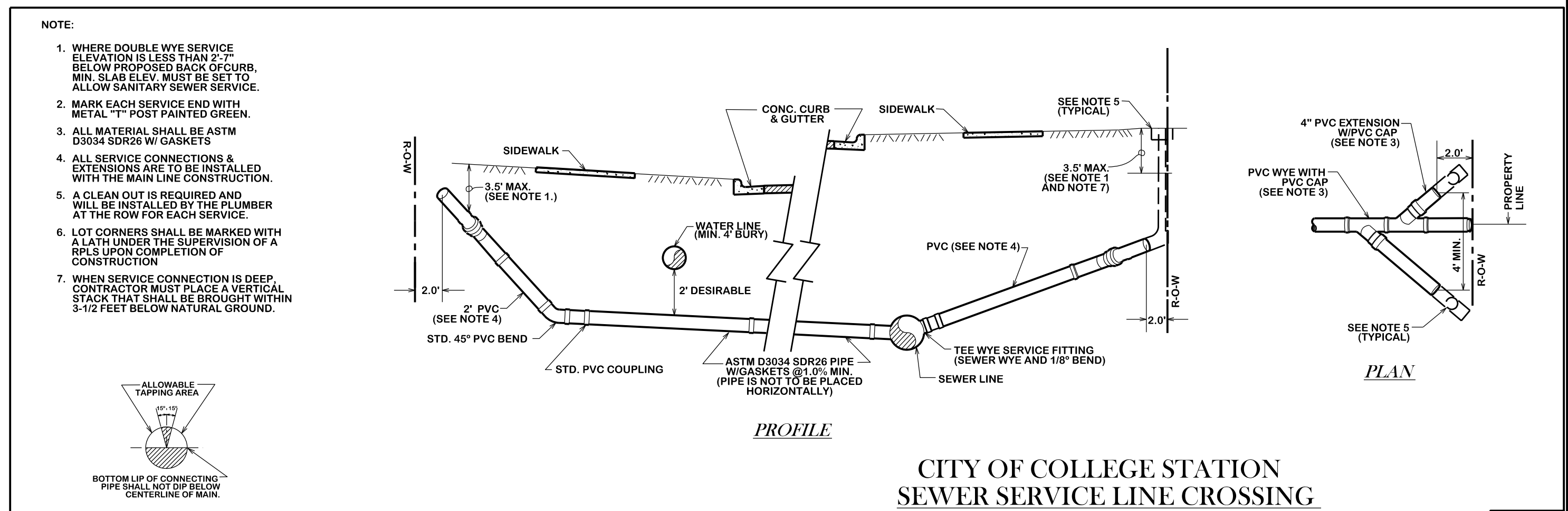
**SEWER WARNING AND MANHOLE IDENTIFICATION SIGN**

S5-02



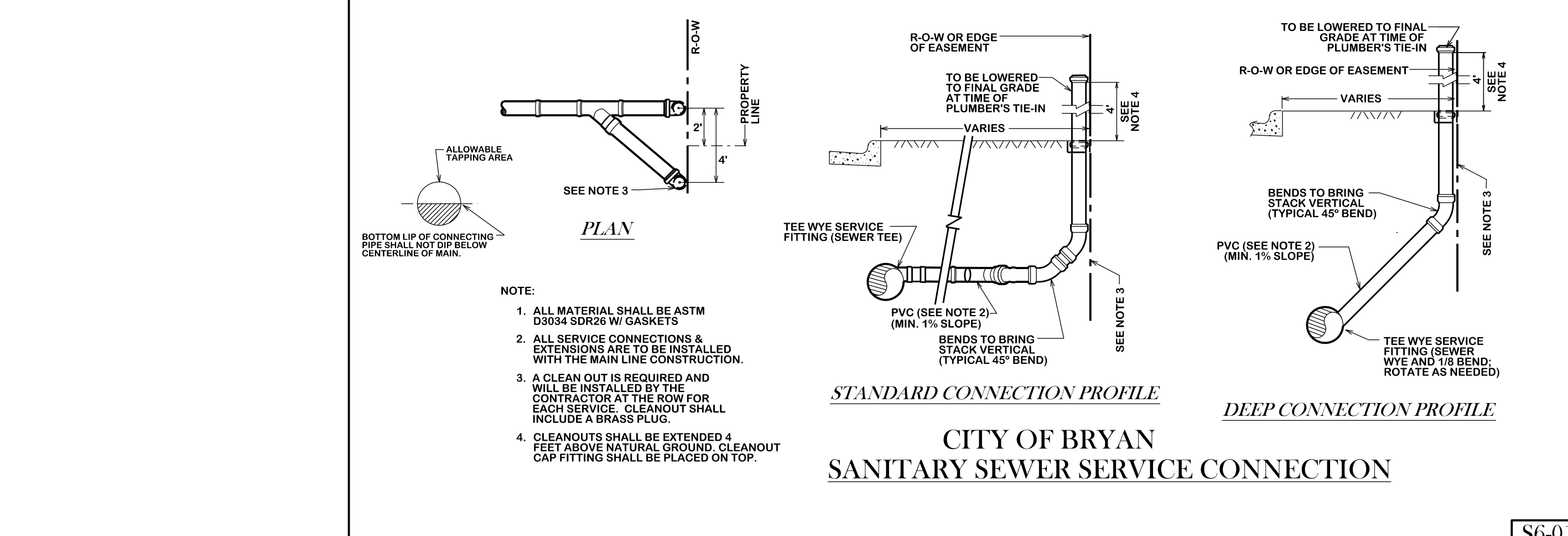
**CITY OF BRYAN SEWER SERVICE LINE CROSSING**

S6-00



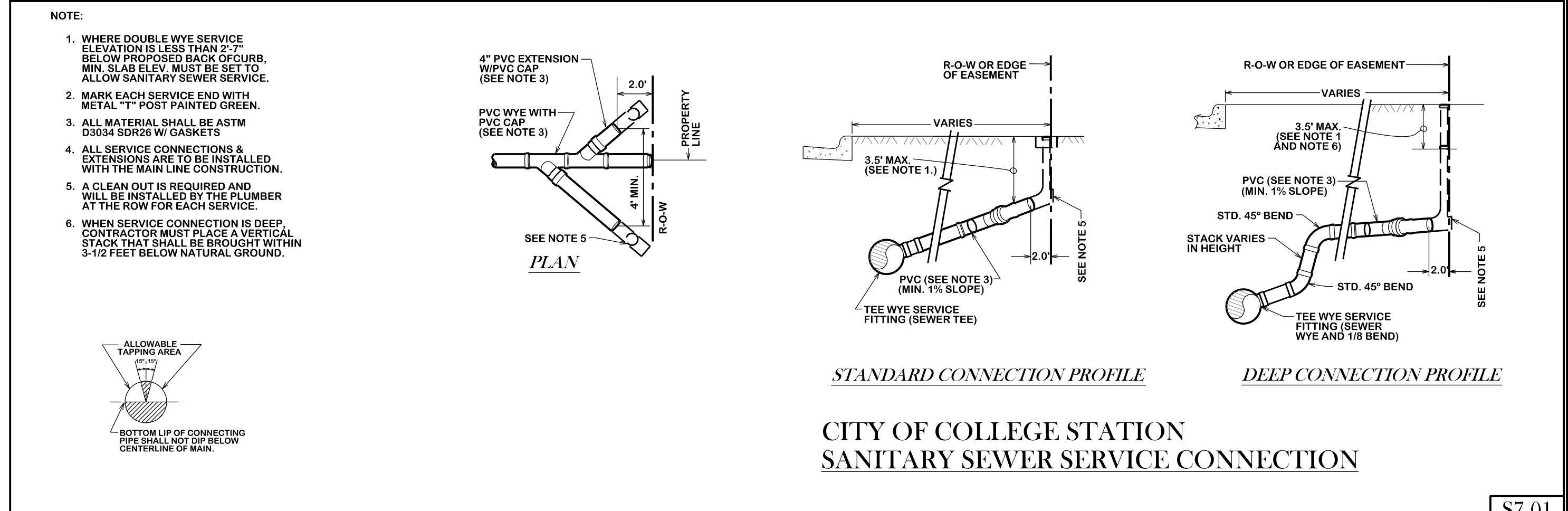
**CITY OF COLLEGE STATION SEWER SERVICE LINE CROSSING**

S7-00



**CITY OF BRYAN SANITARY SEWER SERVICE CONNECTION**

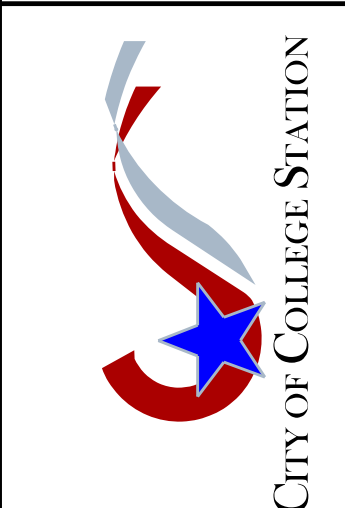
S6-01



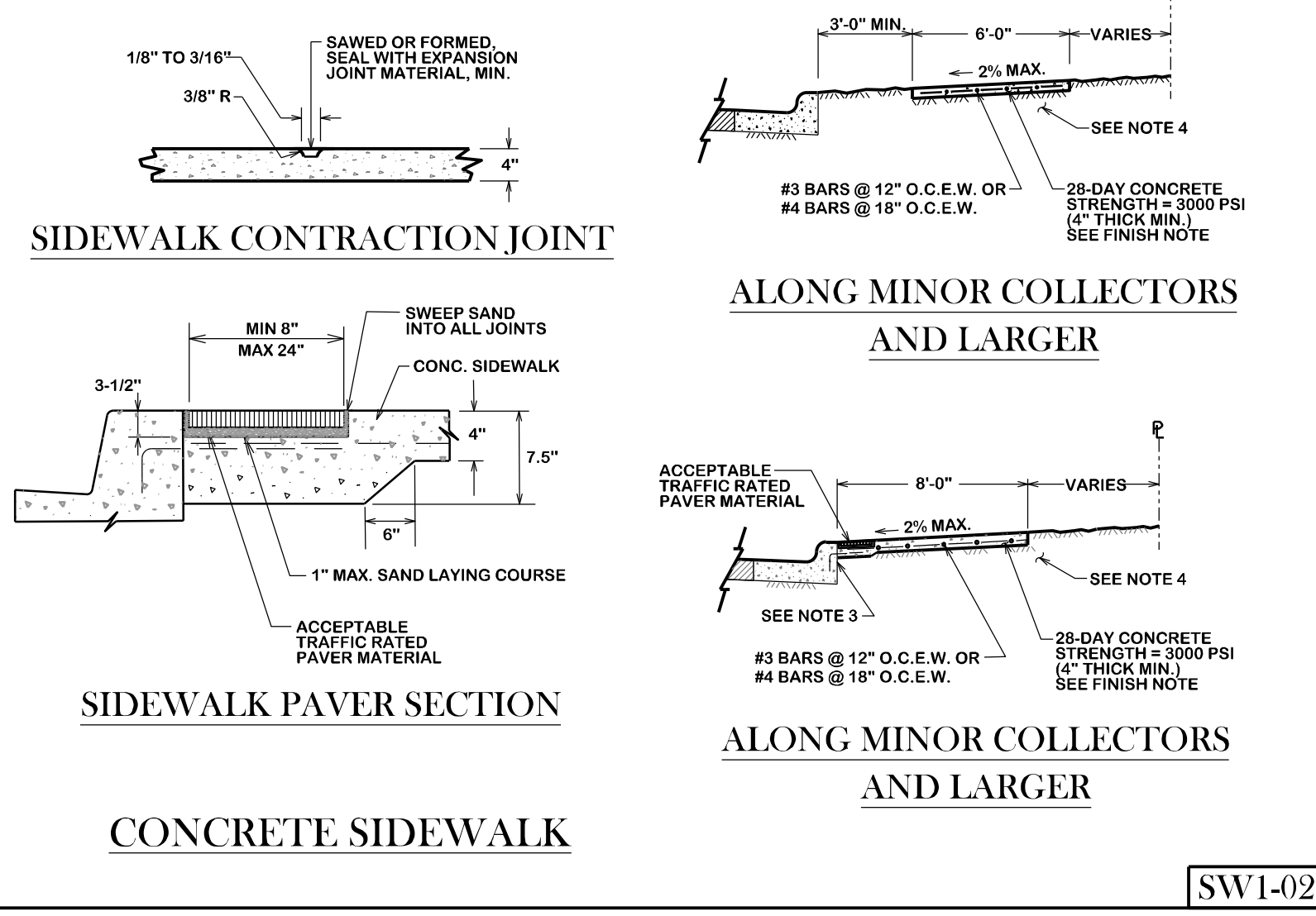
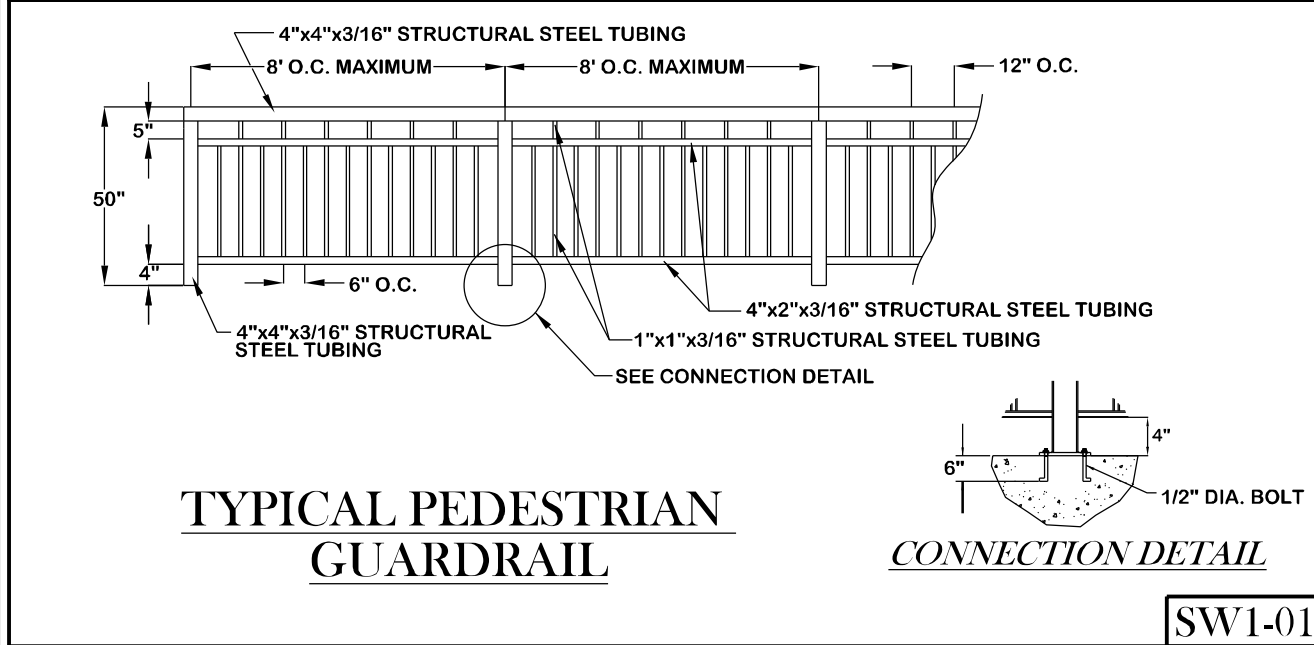
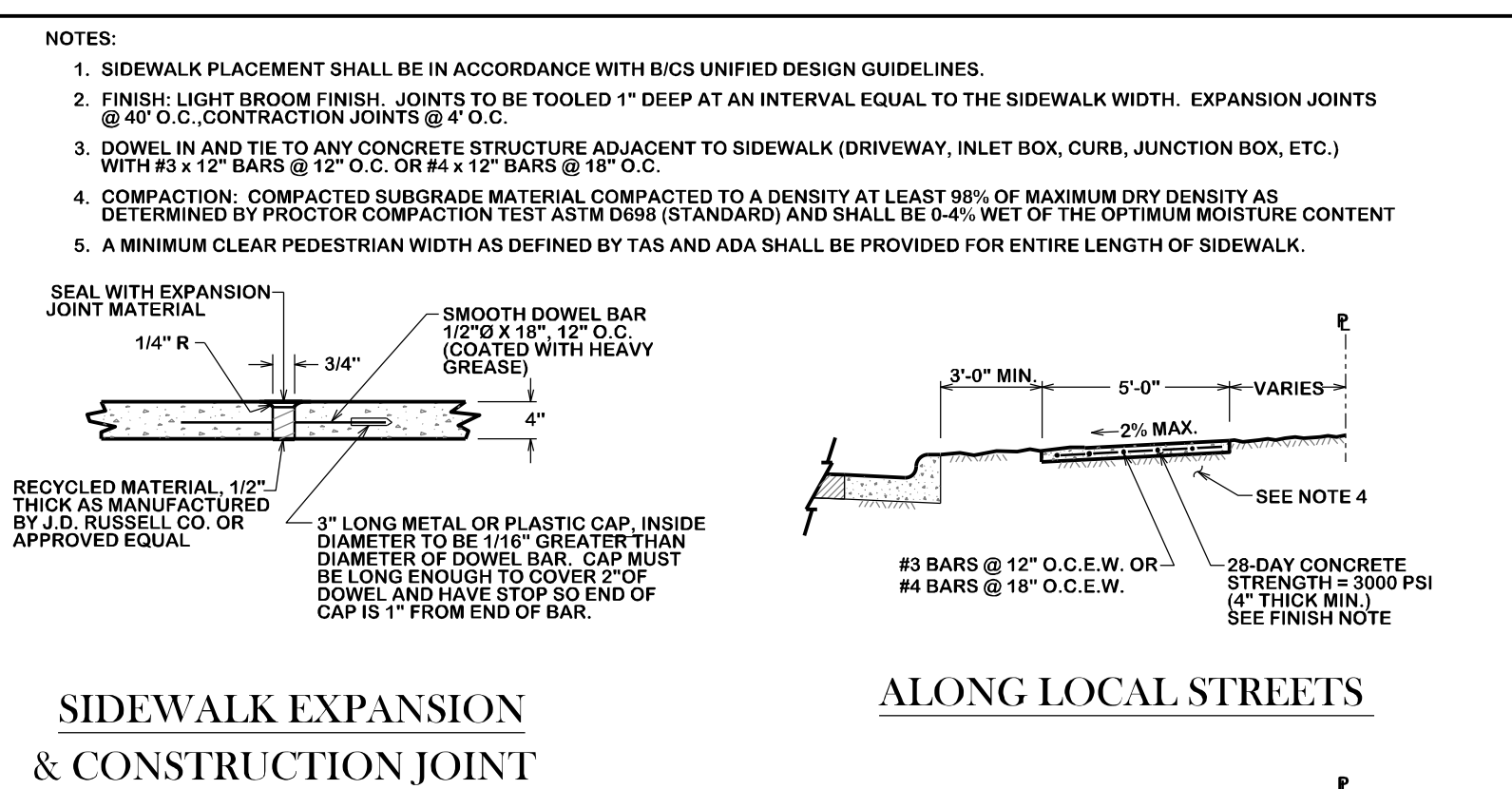
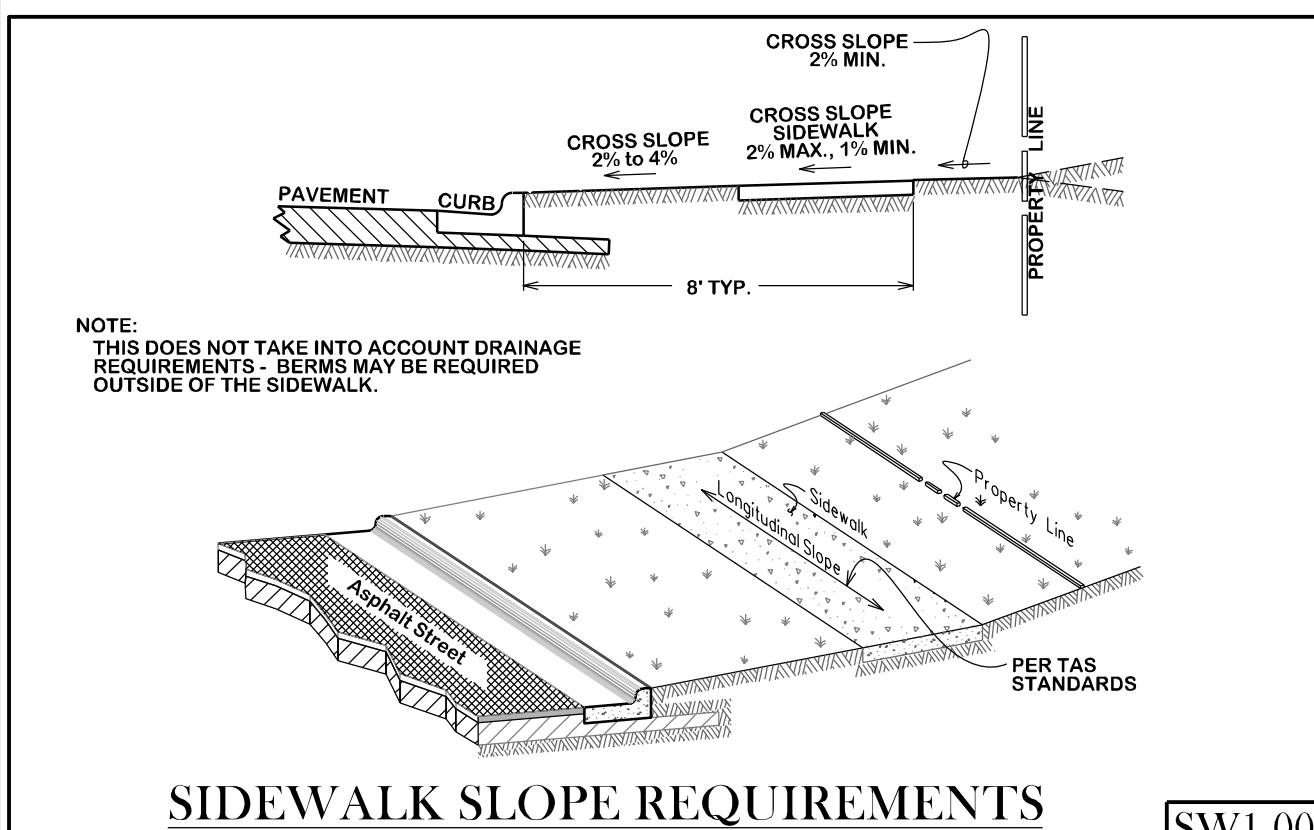
**CITY OF COLLEGE STATION SANITARY SEWER SERVICE CONNECTION**

S7-01

**BRYAN - COLLEGE STATION STANDARD SEWER DETAILS**



DRAWN BY: C.L.M.  
DATE: 08-01-12  
SCALE: N T S  
APPROVED: W. P. K.



**GENERAL NOTES:**

ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODED WITHIN 14 DAYS OF LAST DISTURBANCE.

APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.

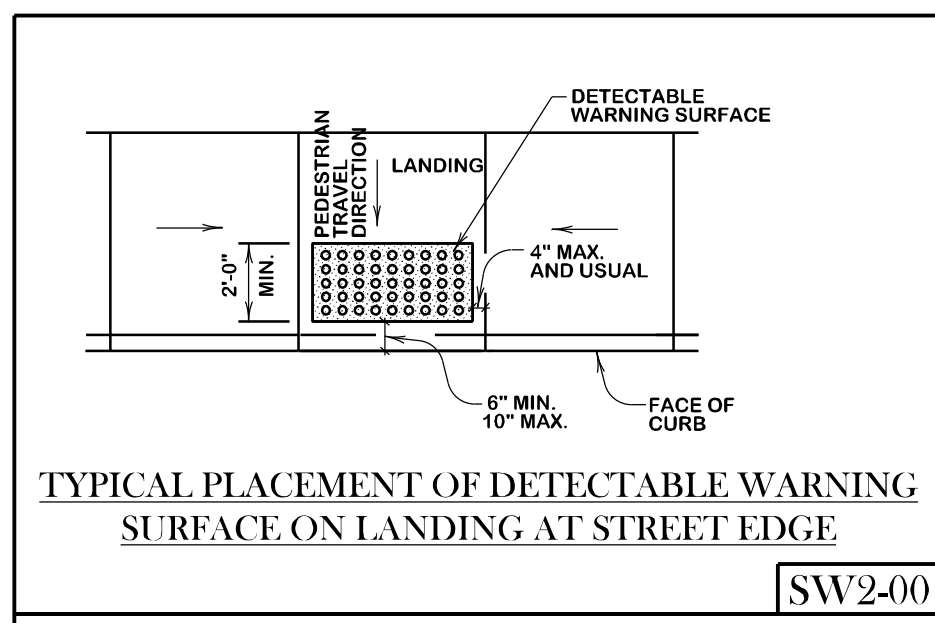
ALL TRAFFIC SIGNALS AND APPURTENANCES, AND ALL PAVEMENT MARKINGS AND MARKERS SHALL BE IN ACCORDANCE WITH TDDOT STANDARDS.

REFER TO SPEC 31 17 23.23 (PAVEMENT MARKINGS) FOR ADDITIONAL LOCAL REQUIREMENTS.

SW1-00

SW1-01

SW1-02



**CROSSWALKS:**

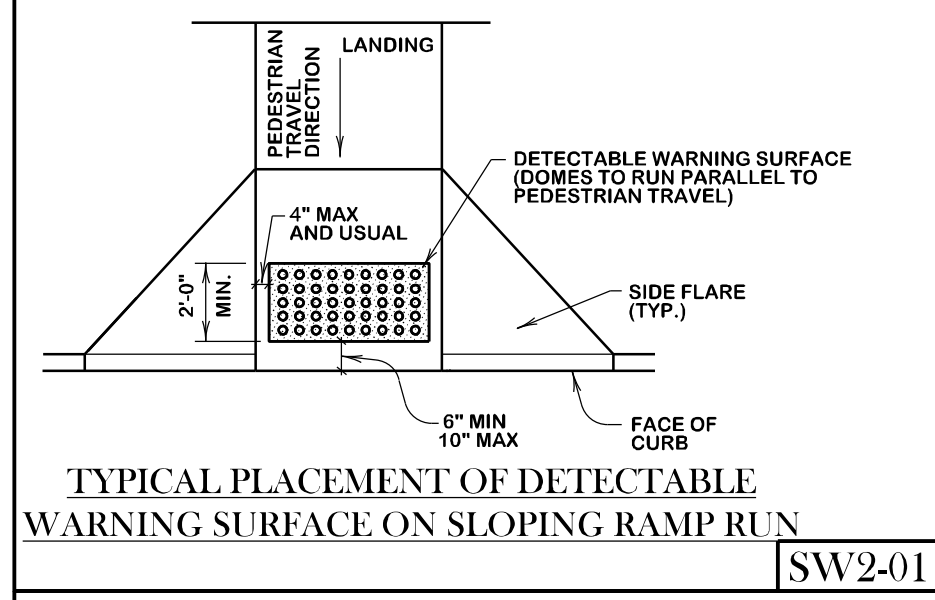
CROSSWALK MARKINGS ARE IMPORTANT TRAFFIC CONTROL DEVICES AT CONTROLLED INTERSECTIONS. THESE DEVICES IDENTIFY THE APPROPRIATE LOCATION FOR PEDESTRIANS TO CROSS THE INTERSECTION AS WELL AS INFORMING DRIVERS WHERE PEDESTRIANS MAY BE PRESENT. NOT ALL LOCATIONS NEED THE CROSSWALKS MARKED; HOWEVER, TYPICALLY COLLECTOR AND ARTERIAL STREETS DO. AS STATED IN THE TMDOT, AN ENGINEERING STUDY SHOULD BE PERFORMED BEFORE CROSSWALKS ARE INSTALLED AT LOCATIONS OTHER THAN CONTROLLED INTERSECTIONS.

THE CITY OF BRYAN'S PREFERENCE FOR MARKING CROSSWALKS IS THE LONGITUDINAL (OR "LADDER" STYLE). THE CITY OF COLLEGE STATION PREFERENCE IS THE TYPICAL "TRANSVERSE" STYLE. HOWEVER, IN THE NORTHGATE AREA, ADJACENT TO SCHOOL OR SCHOOL ZONES, AND OTHER HIGH PEDESTRIAN CROSSINGS, THE LONGITUDINAL (OR "LADDER" STYLE) IS PREFERRED. DEVIATION FROM THESE PREFERENCES WILL BE ALLOWED ONLY WITH THE APPROVAL OF THE CITY ENGINEER.

THE LONGITUDINAL STYLE MARKING SHALL BE 24" WIDE AND 8 FEET IN LENGTH, SPACED 48 INCHES APART. THE TRANSVERSE MARKINGS SHALL CONSIST OF TWO 12-INCH WIDE LINES SEPARATED BY 6 FEET OF UNMARKED PAVEMENT. ALL CROSSWALK PAVEMENT MARKINGS SHALL ALWAYS MEET TDDOT'S SPECIFICATION FOR TYPE I MARKINGS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

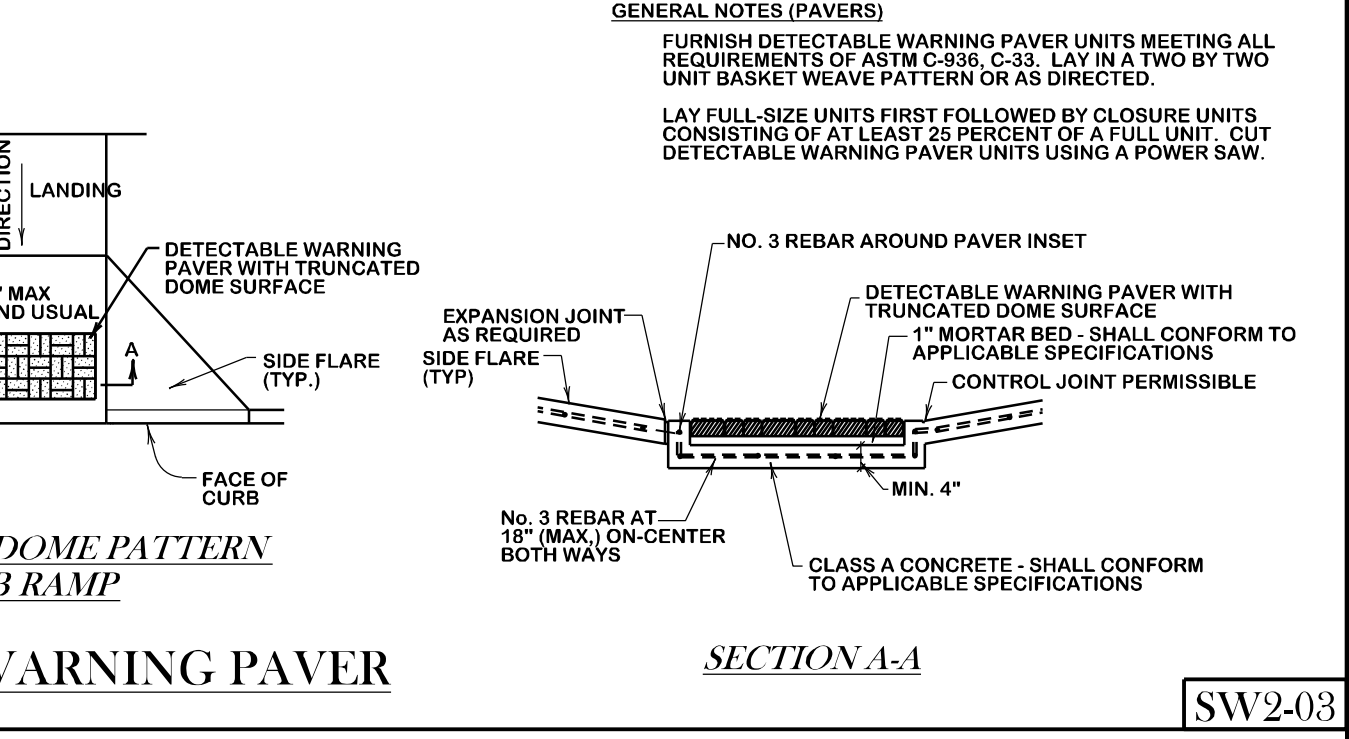
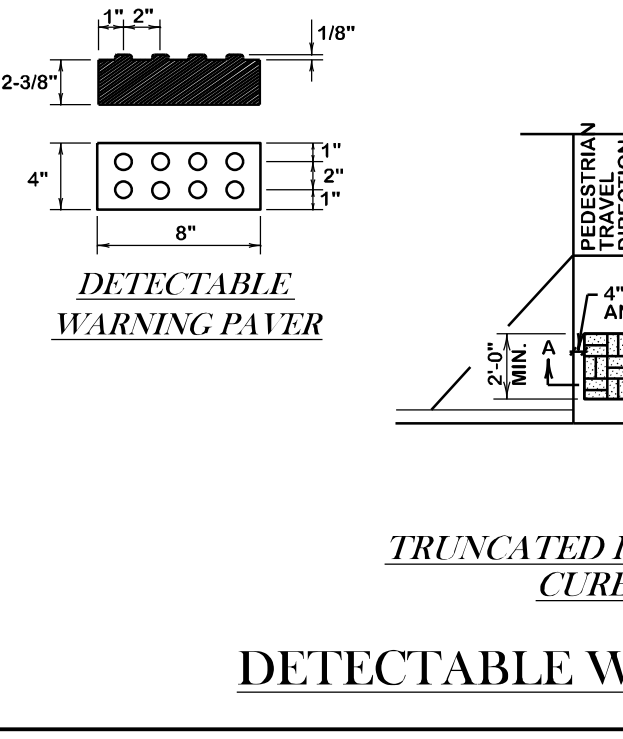
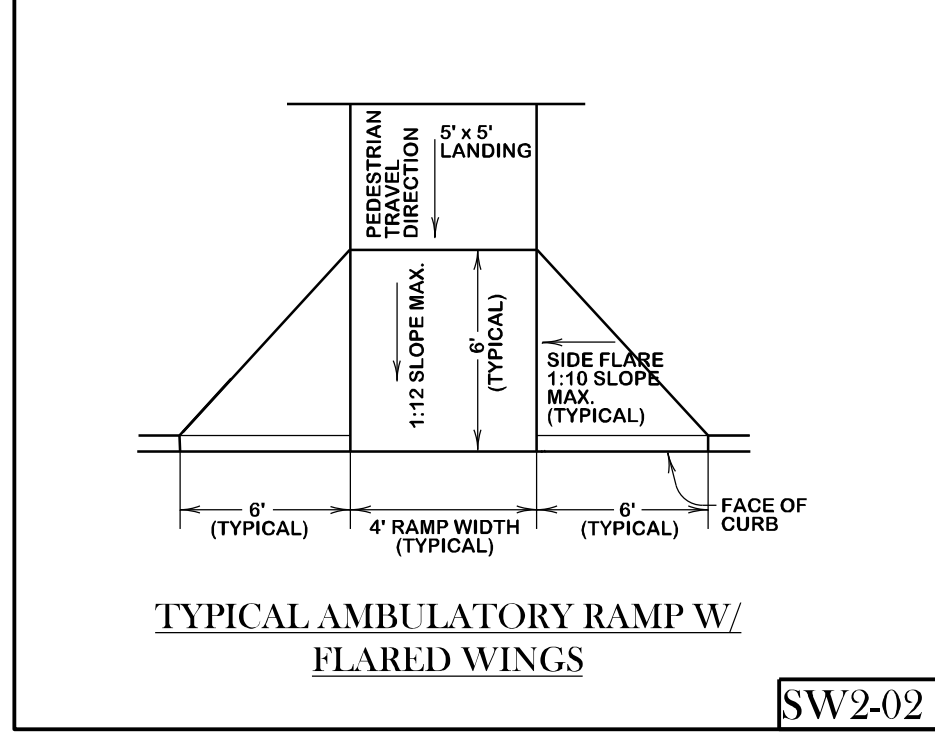
ADDITIONAL INFORMATION ABOUT CROSSWALK MARKINGS CAN BE FOUND IN THE TMDOT.

CROSSWALKS WITH BRICK PAVERS, STAMPED ASPHALT, STAMPED CONCRETE, ETC., SHALL ALSO REQUIRE RETRO-REFLECTIVE, THERMOPLASTIC TRANSVERSE STRIPING.



**DETECTABLE WARNINGS GENERAL NOTES:**

- CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
- DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
- ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
- CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. EITHER BECAUSE THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR BECAUSE THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED. OTHERWISE, PROVIDE FLARED SIDES.
- ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND TAC 88-102.
- DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
- SHADED AREAS ON SHEETS 3 AND 4 INDICATE THE APPROXIMATE LOCATION FOR THE DETECTABLE WARNING SURFACE FOR EACH CURB RAMP TYPE.
- TO SERVE AS A PEDESTRIAN REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 5' WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
- CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
- EXISTING FEATURES THAT COMPLY WITH TAS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
- HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. PROVIDE CURB RAMPS WHEREVER ON ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
- SEPARATE CURB RAMP AND LANDINGS FROM ADJACENT SIDEWALK AND ANY OTHER ELEMENTS WITH PREMOULD OR BOARD JOINT OF 3/4" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.
- FLARE SLOPE SHALL NOT EXCEED 10% MEASURED ALONG CURB LINE.

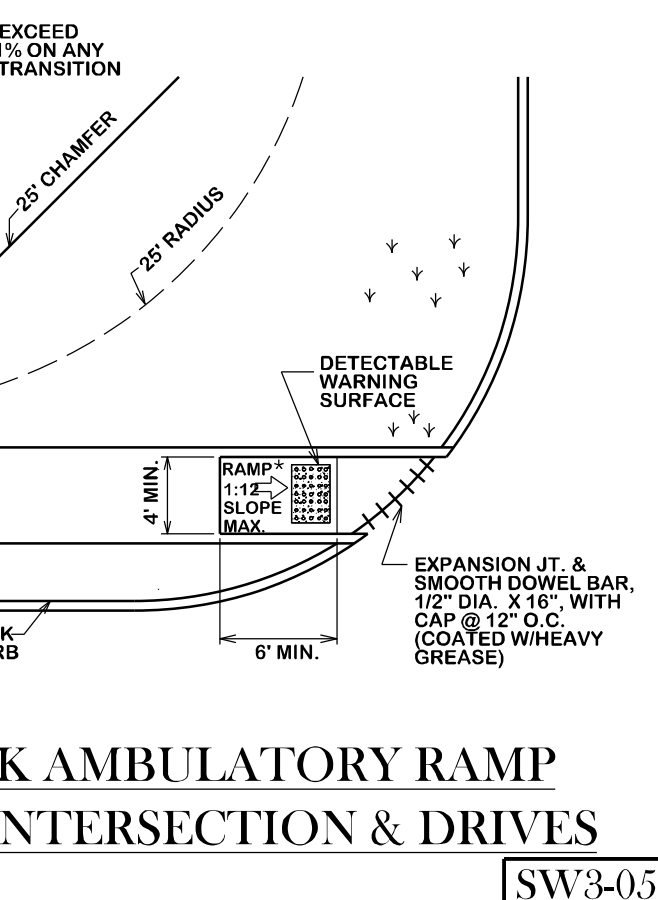
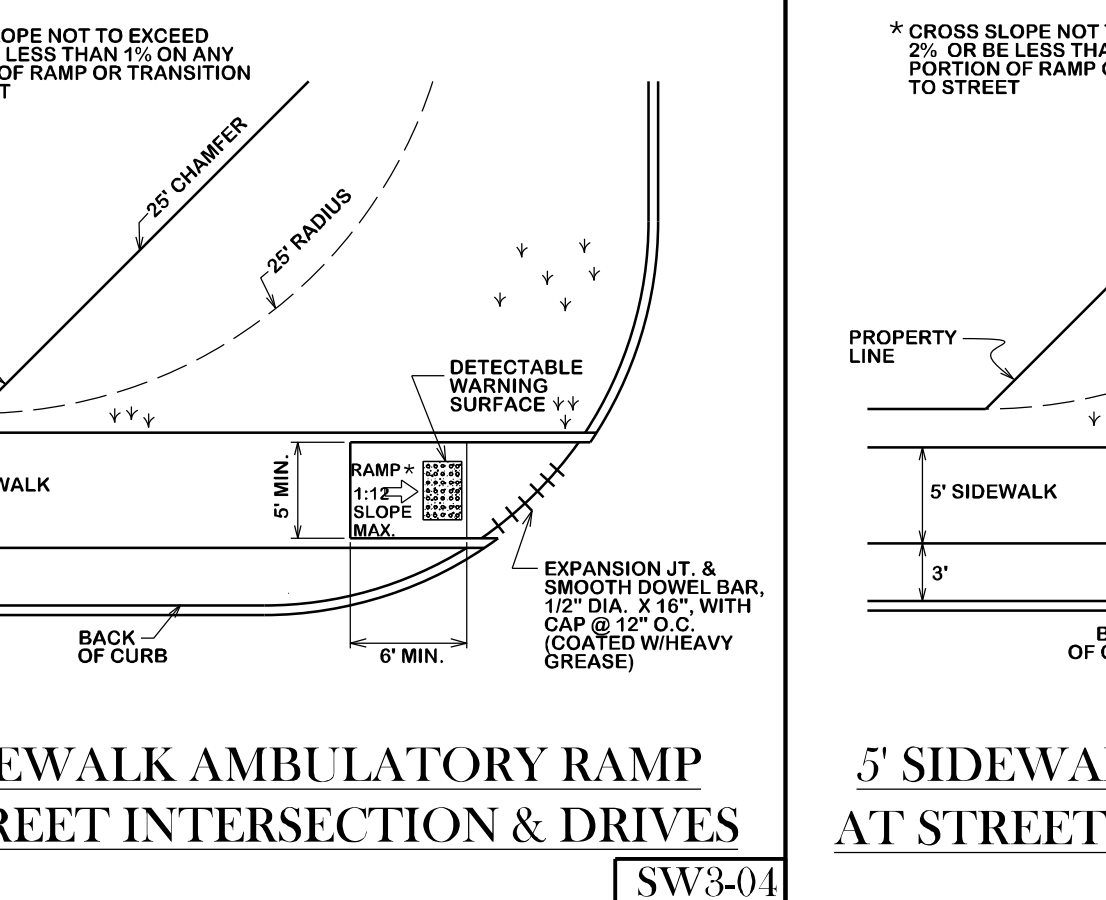
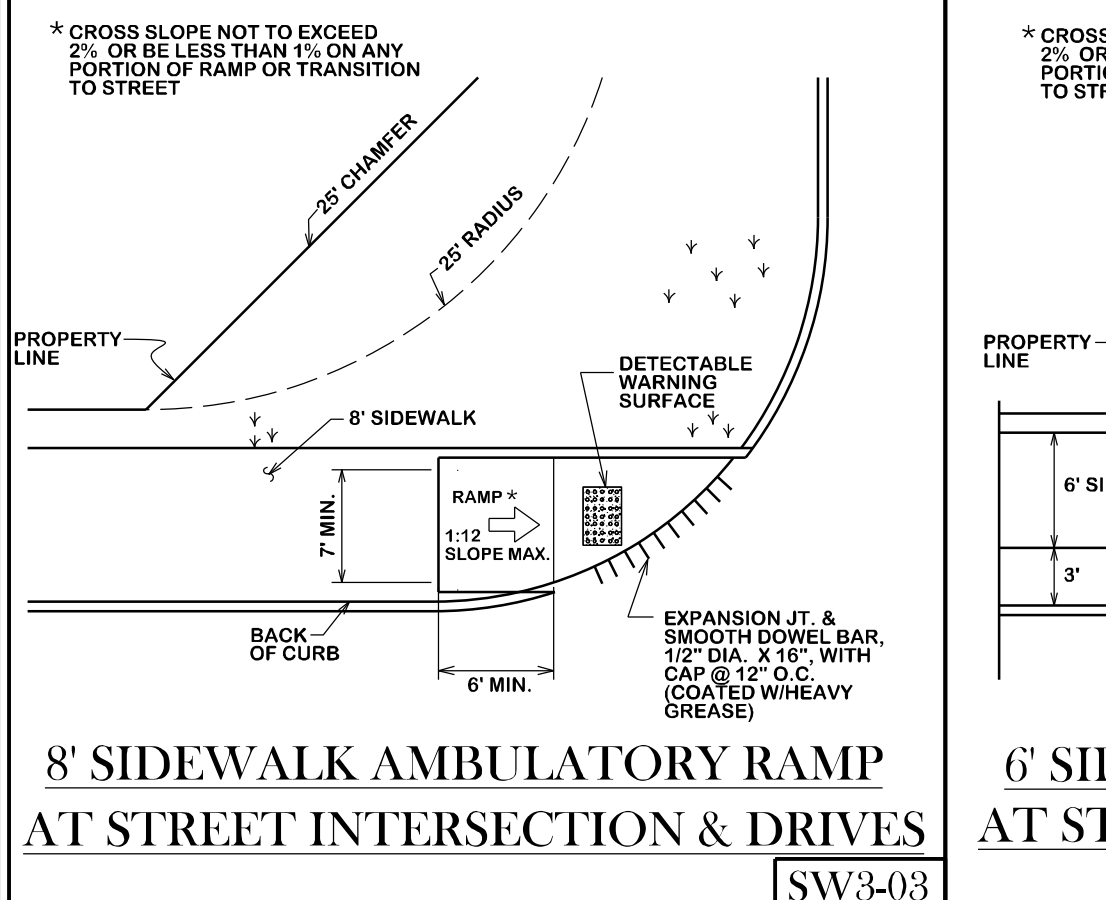
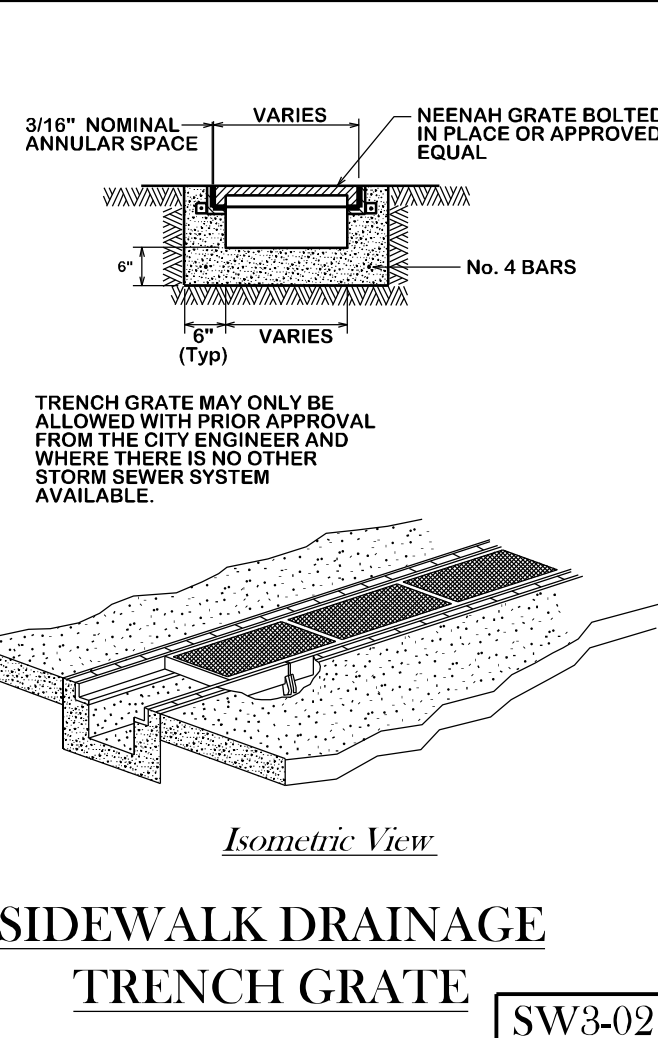
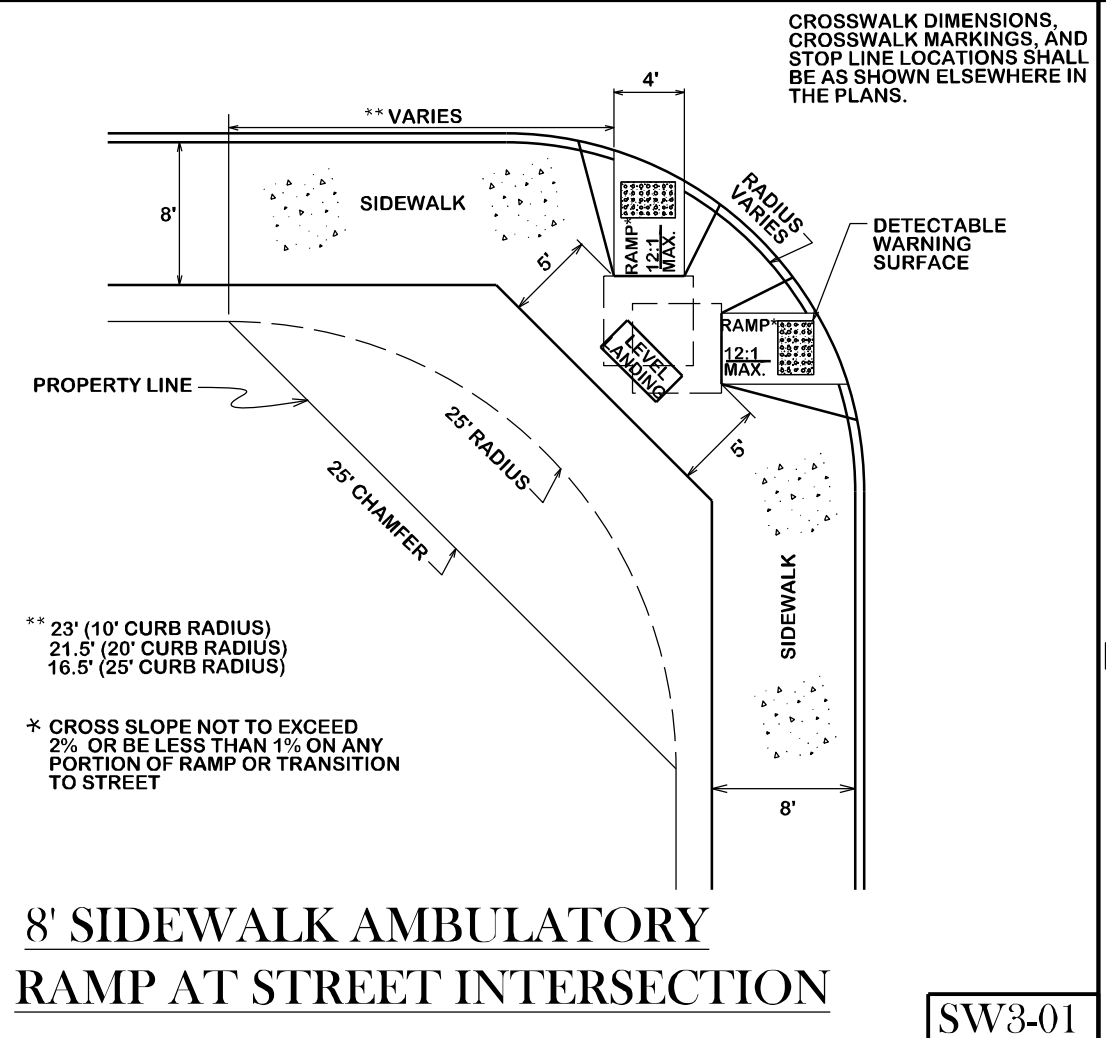
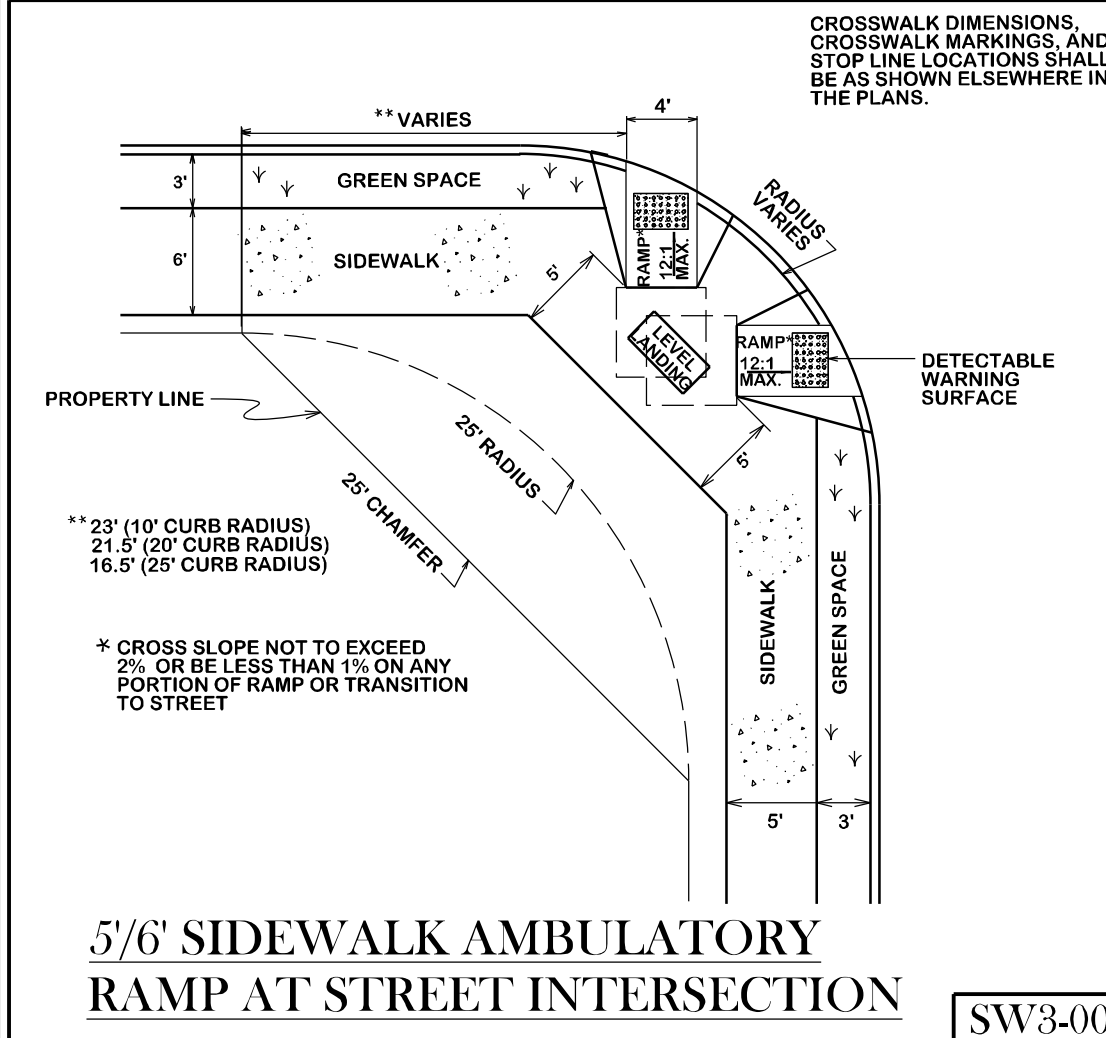


SW2-00

SW2-01

SW2-02

SW2-03



SW3-00

SW3-01

SW3-02

SW3-03

SW3-04

SW3-05

SW3-06

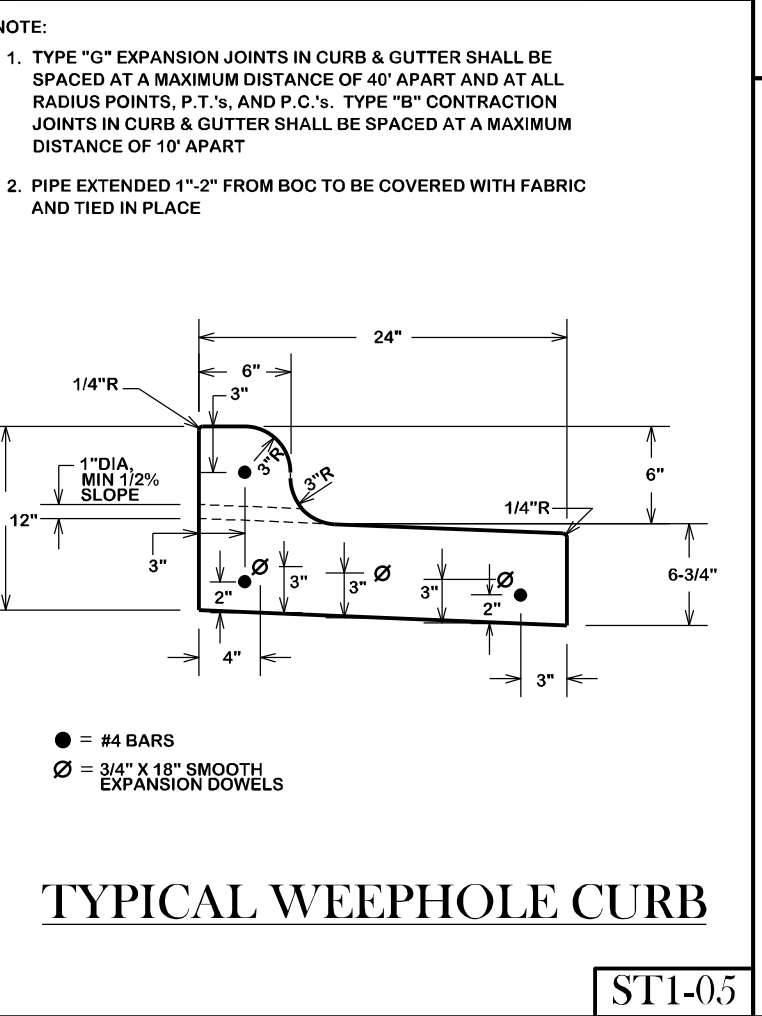
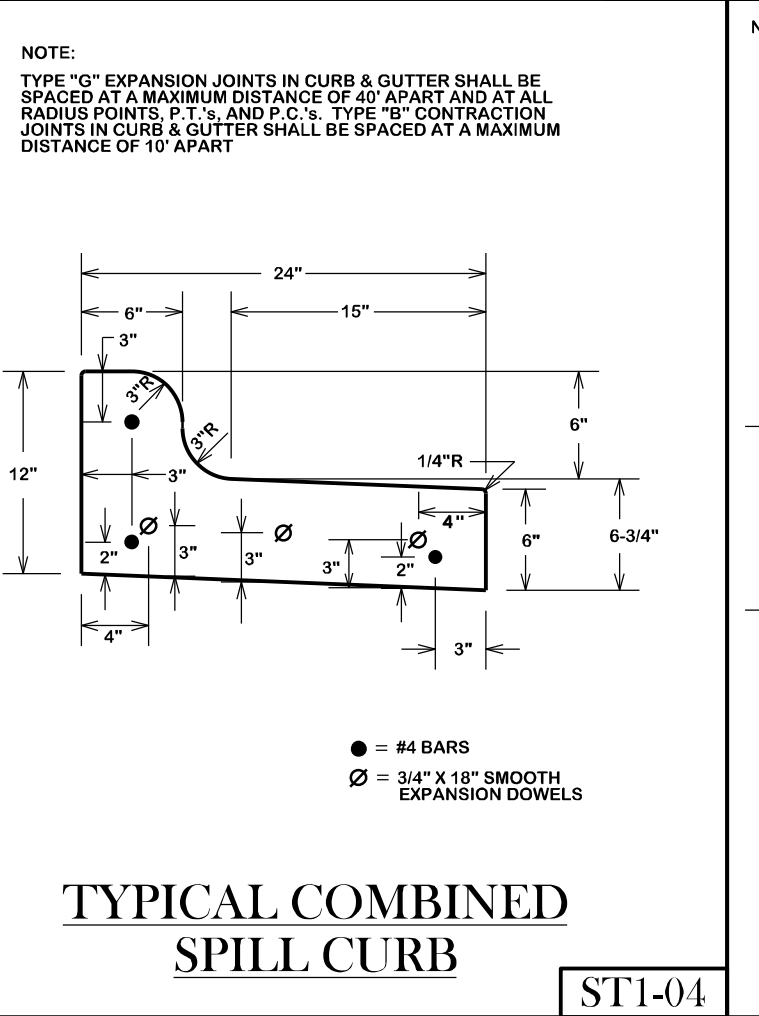
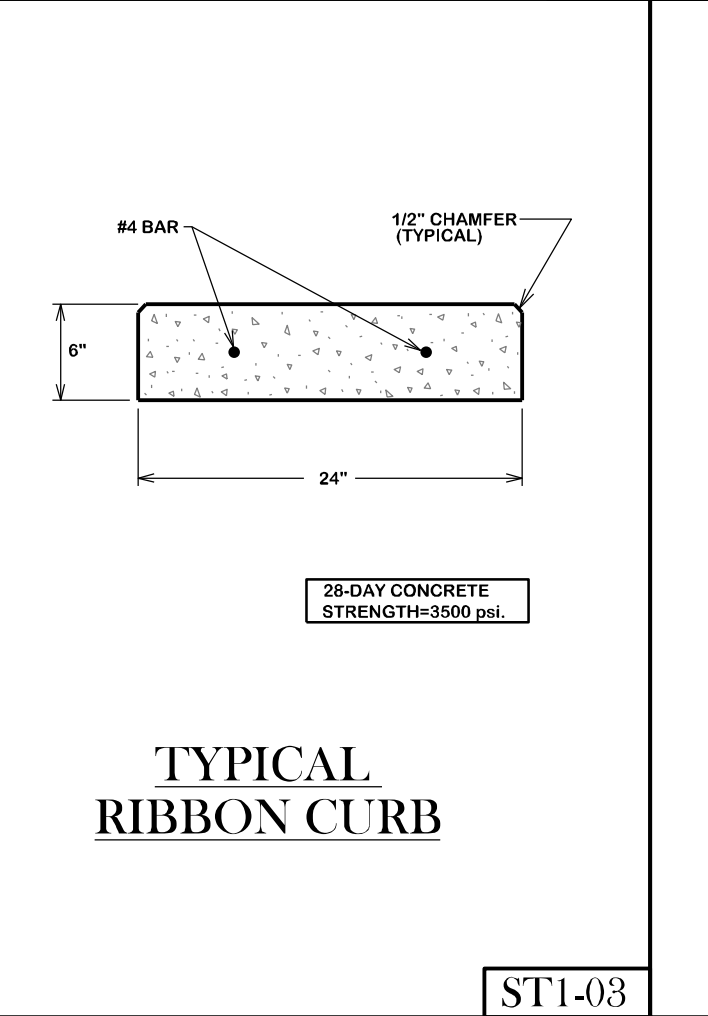
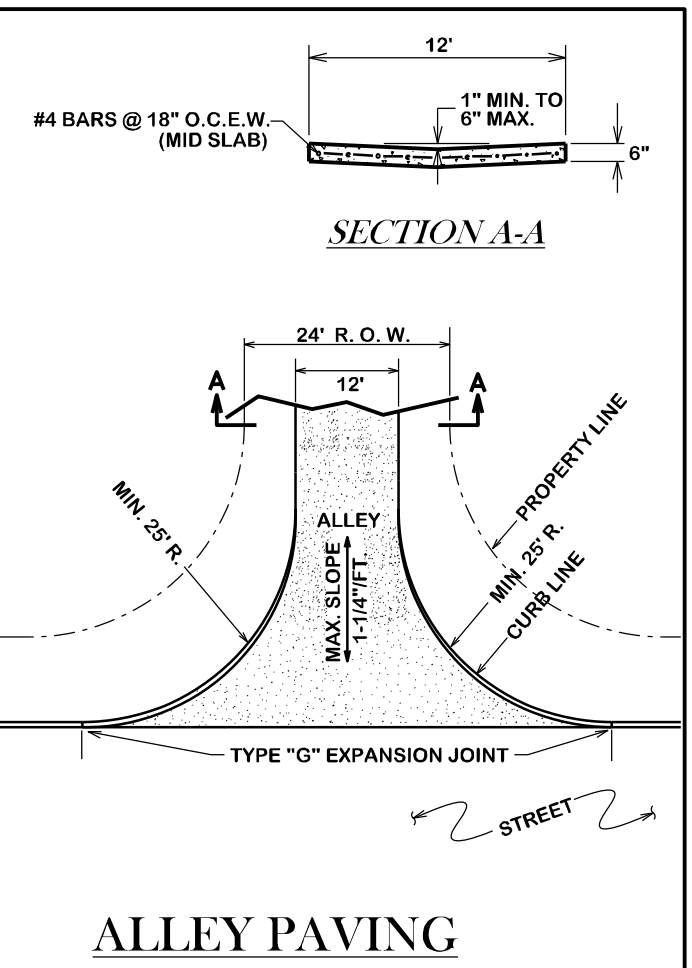
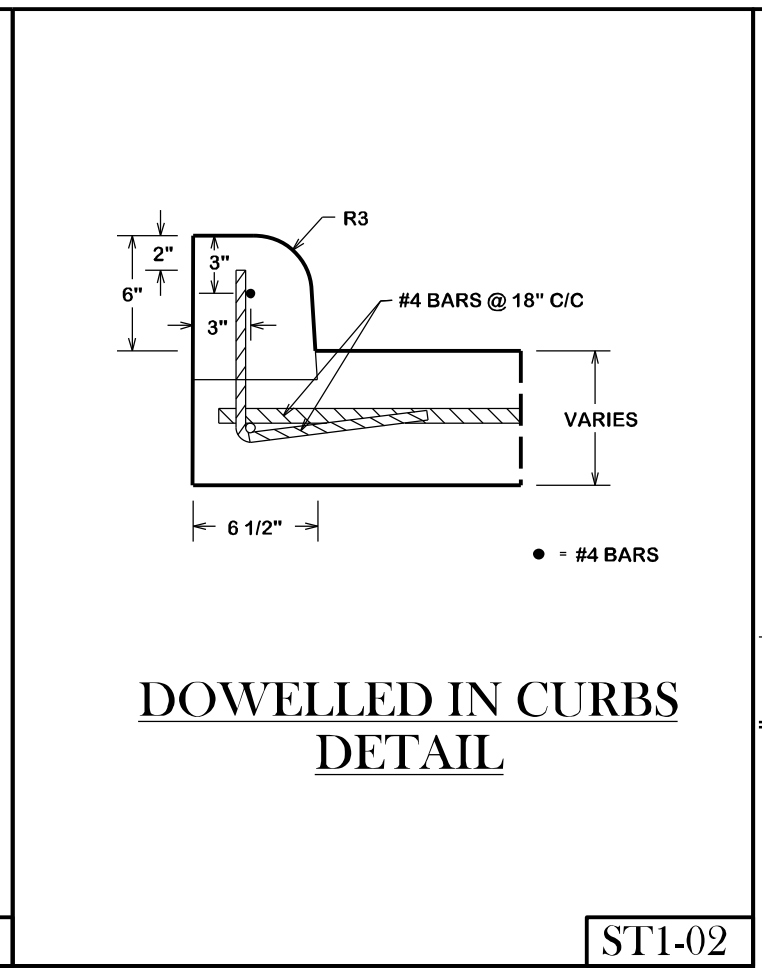
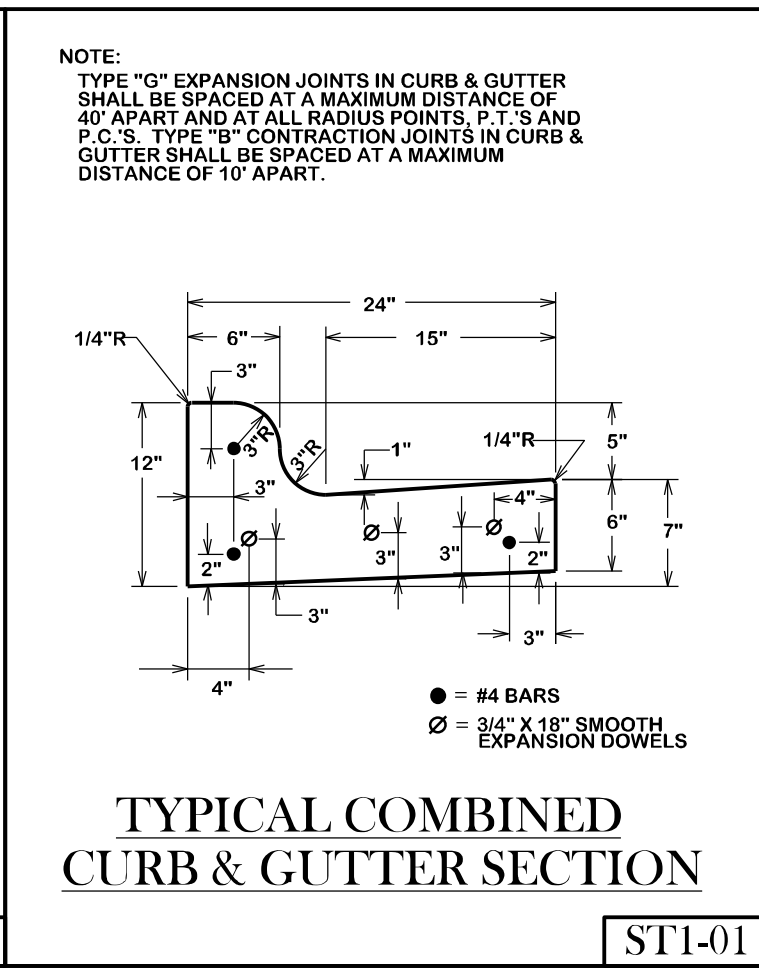
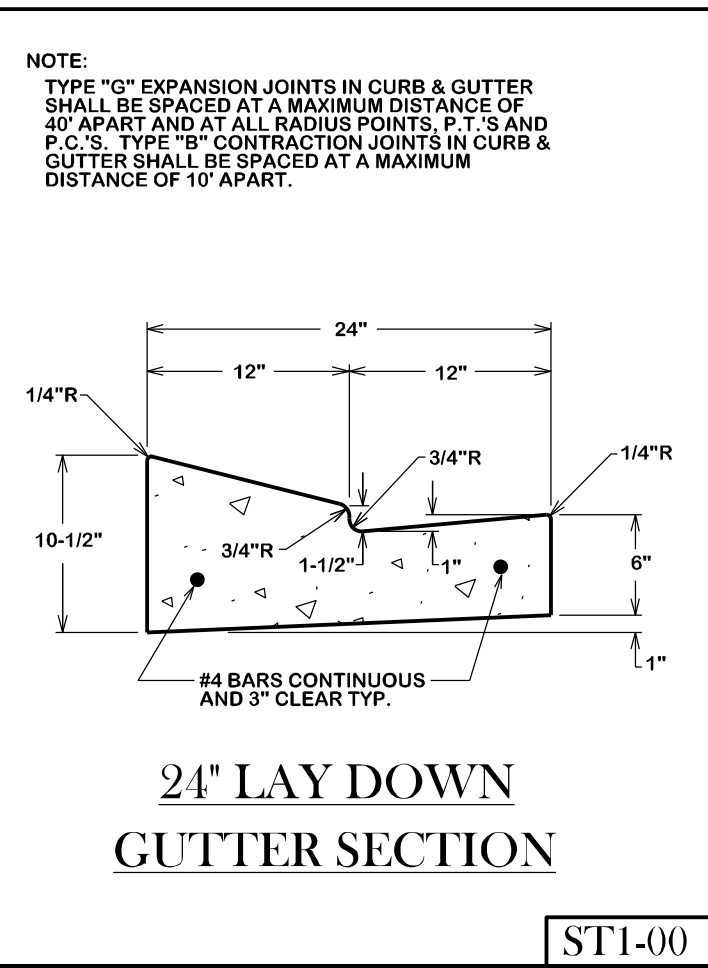
REVISIONS:

BRYAN - COLLEGE STATION  
STANDARD SIDEWALK DETAILS



DRAWN BY: C.L.M.  
DATE: 08-01-12  
SCALE: N T S  
APPROVED: W. P. K.  
FIGURE:  
SW  
SHEET 1 OF 1





**GENERAL NOTES:**

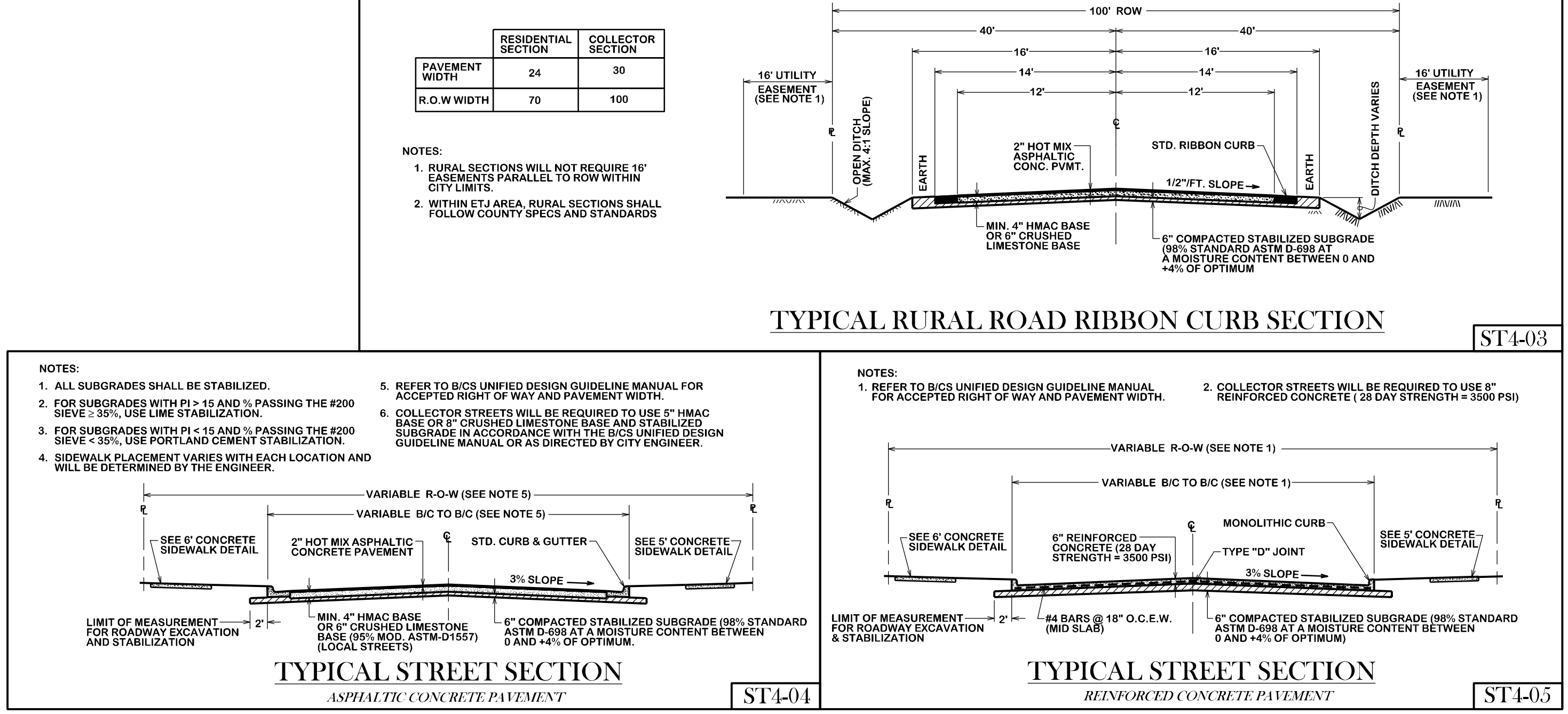
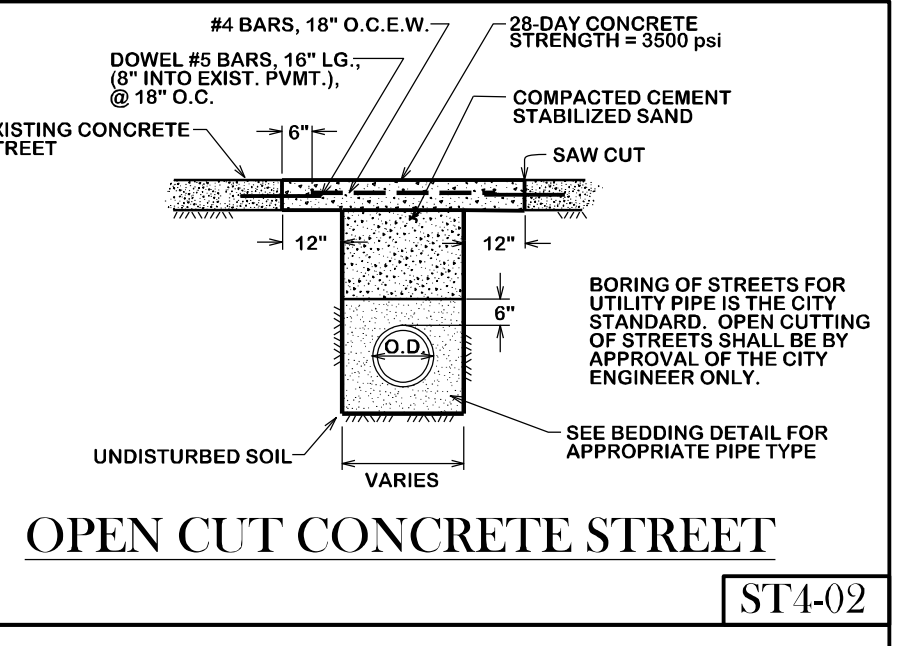
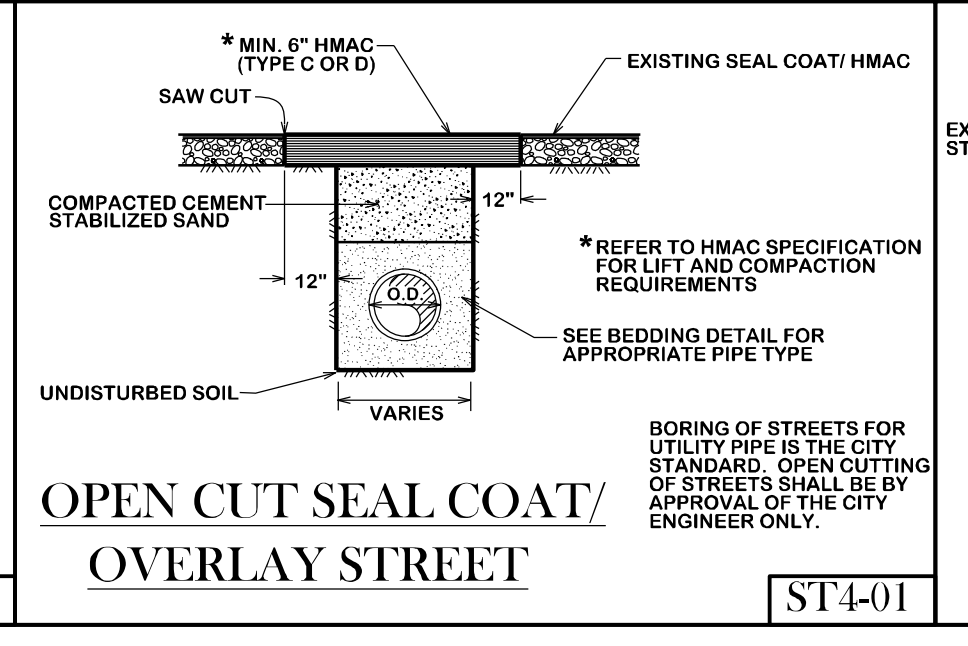
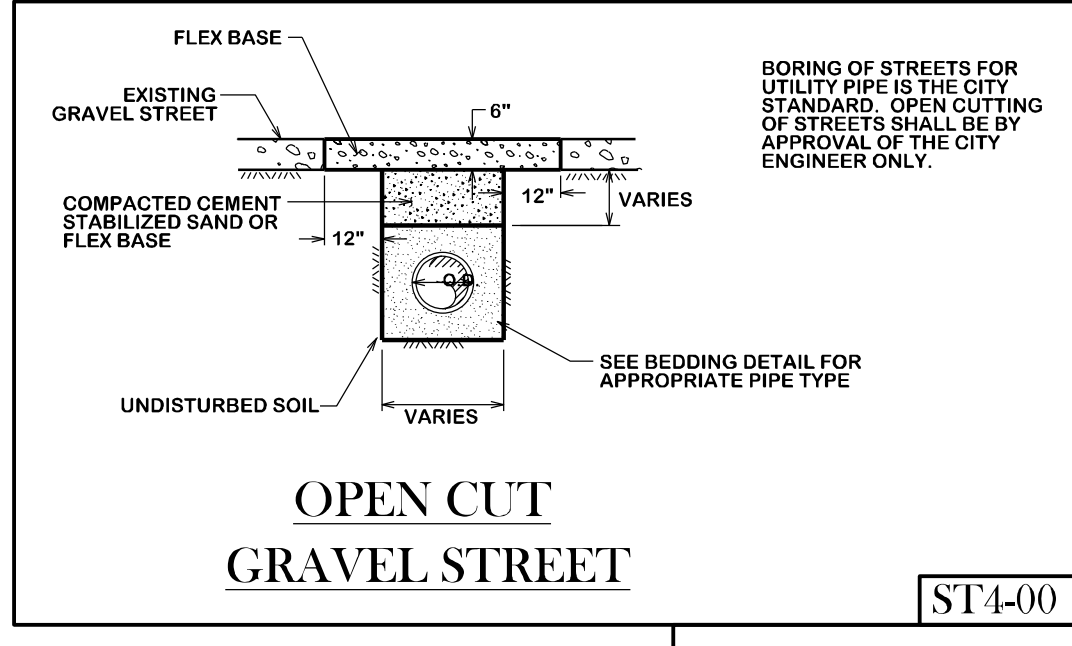
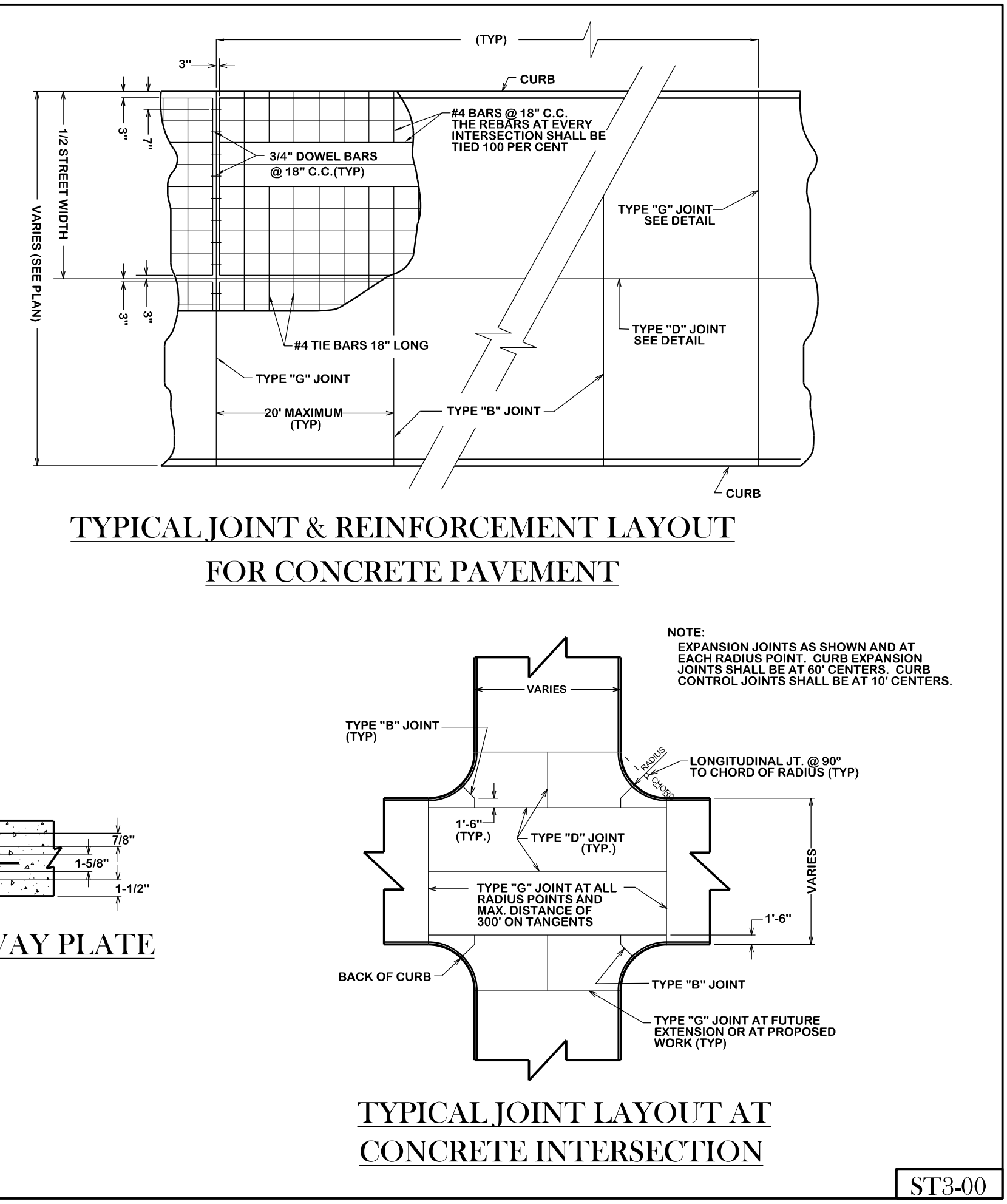
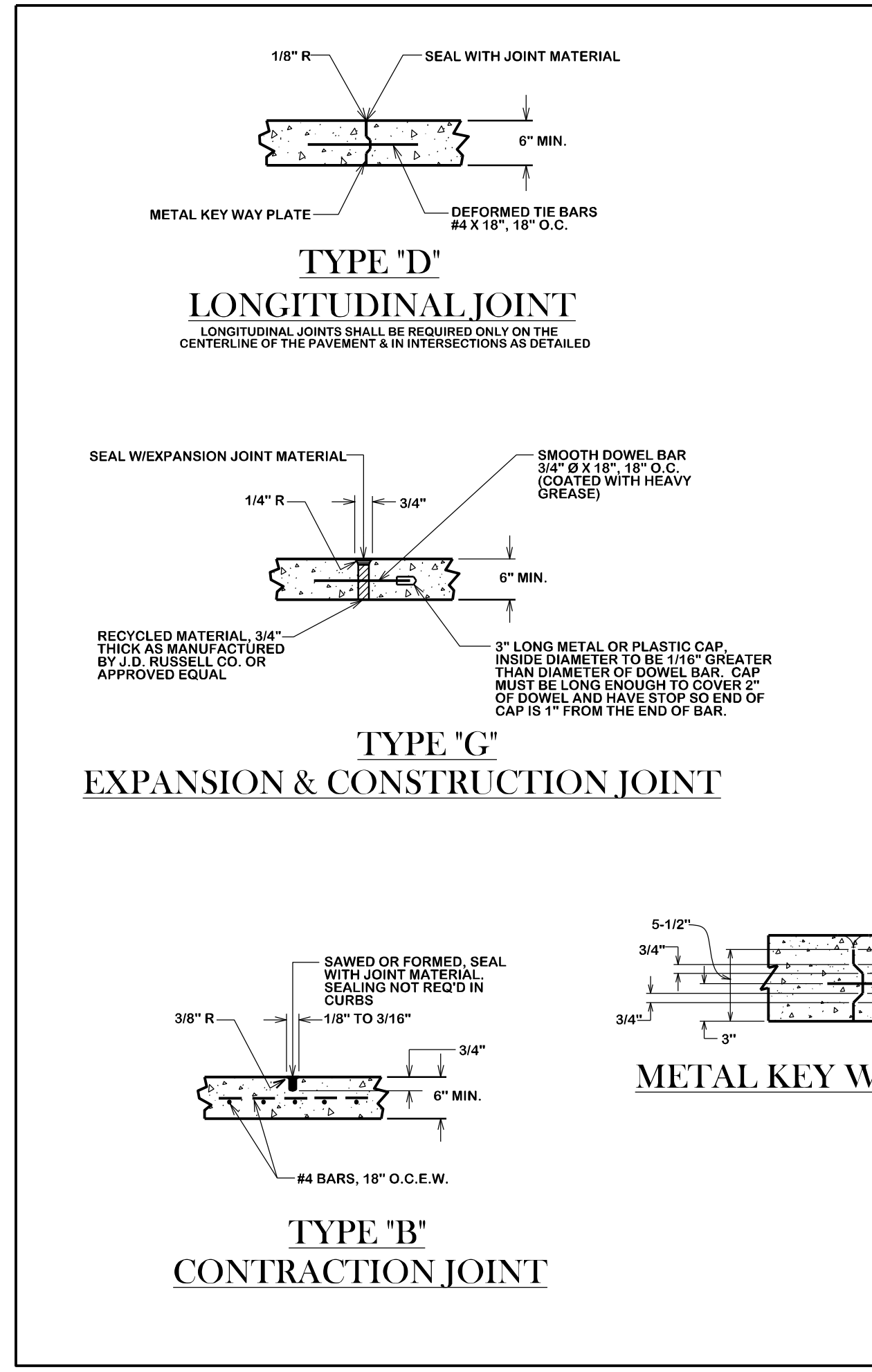
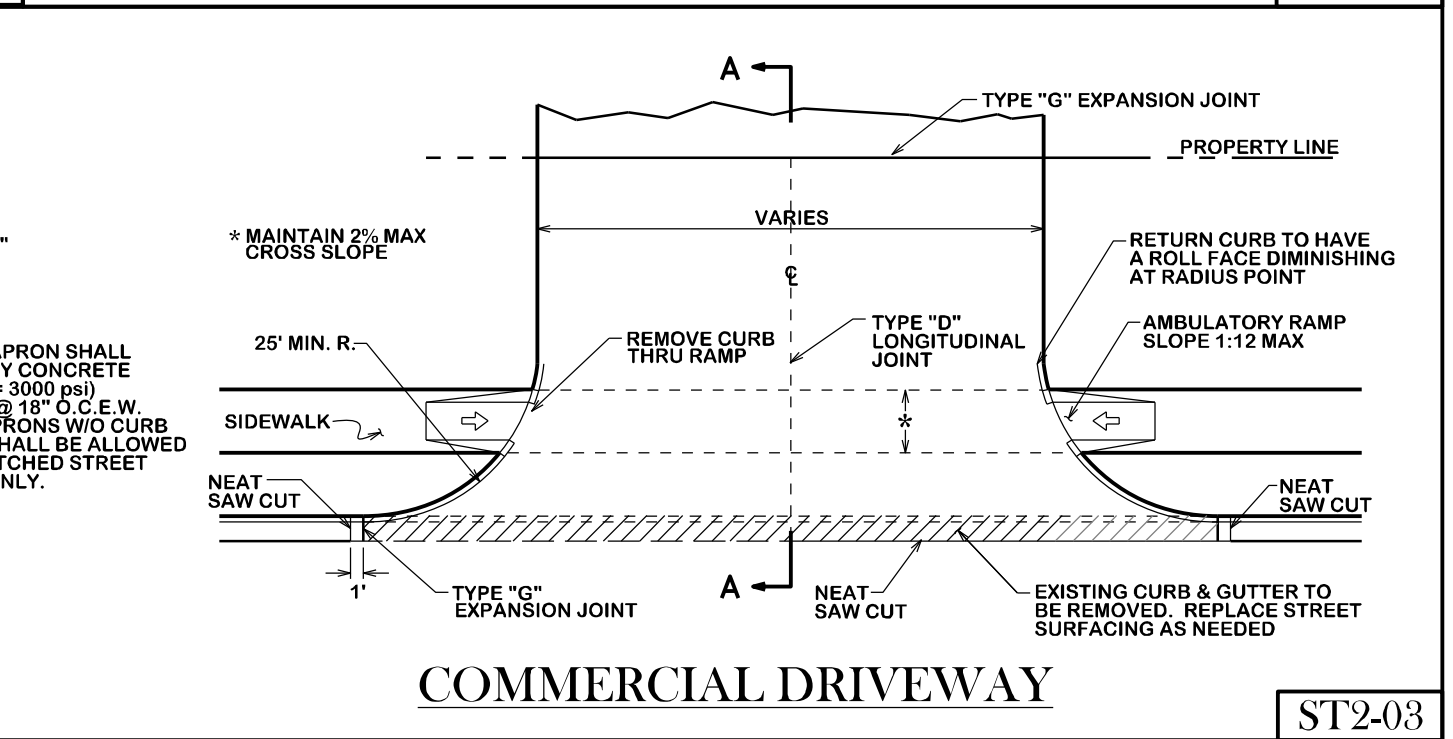
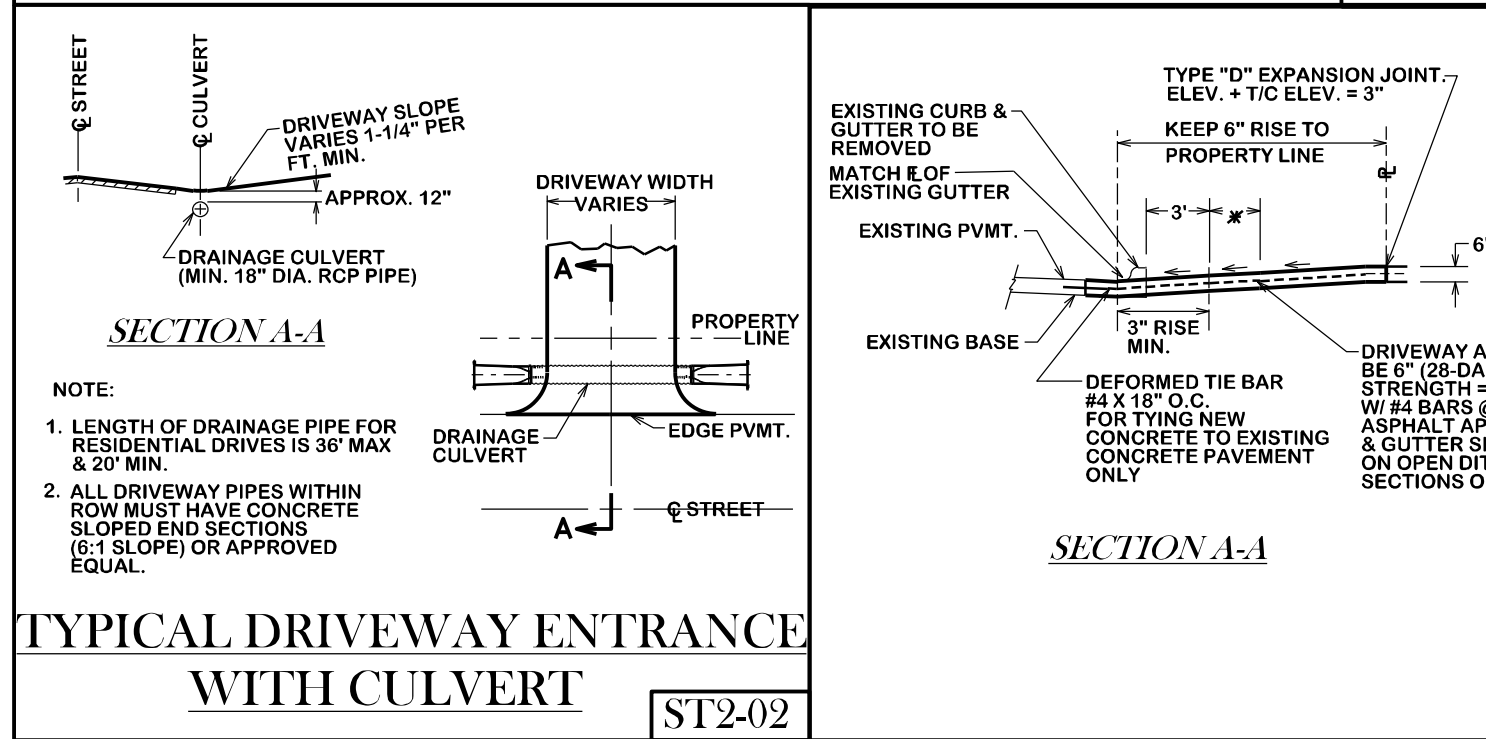
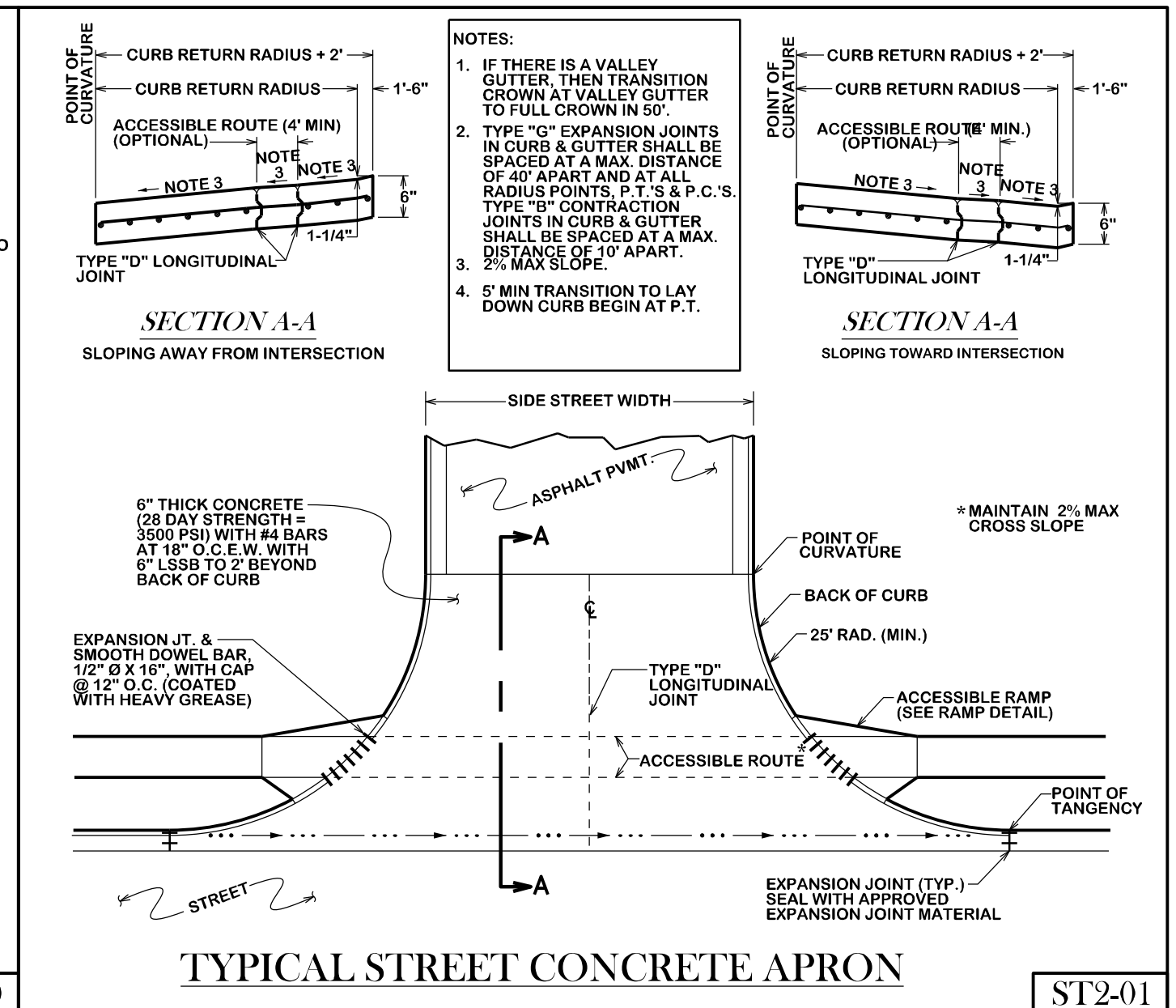
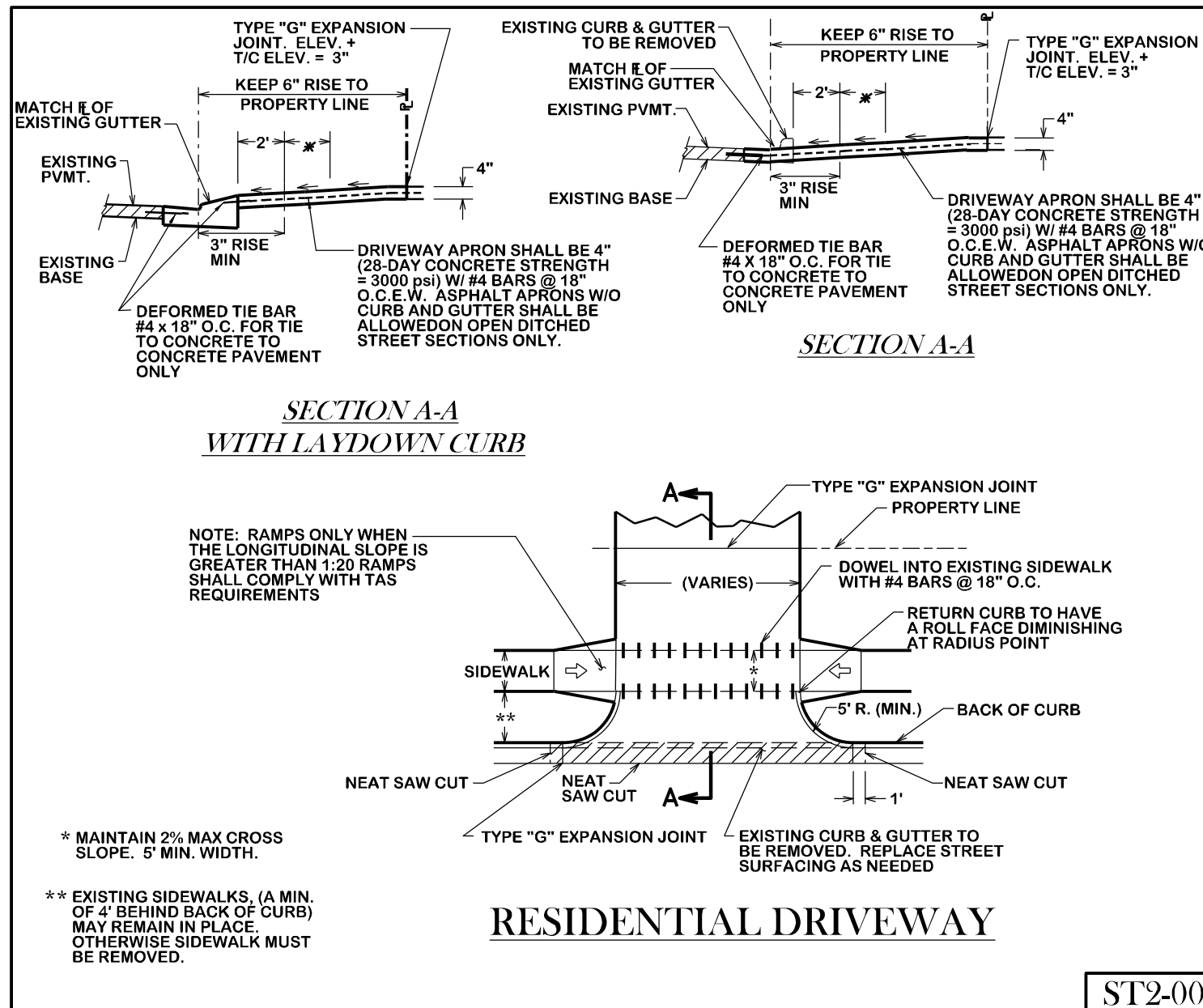
ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOK, SOODED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOK SOO WILL BE REQUIRED. BARED AREAS SHALL BE SOODED OR SOODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.

ALL TRAFFIC SIGNALS AND APPURTENANCES, AND ALL PAVEMENT MARKINGS AND MARKERS SHALL BE IN ACCORDANCE WITH TxDOT STANDARDS.

REFER TO SPEC 31 17 23.23 (PAVEMENT MARKINGS) FOR ADDITIONAL LOCAL REQUIREMENTS.



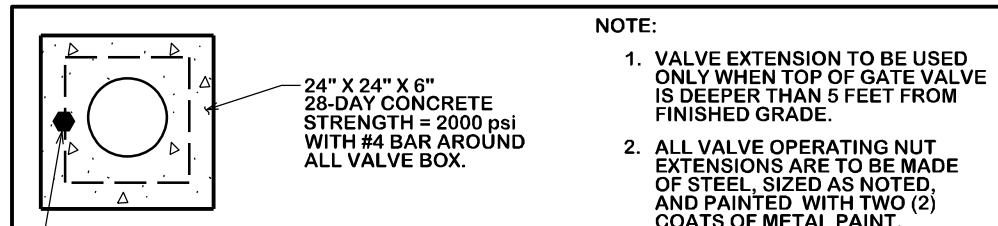
REVISIONS:

**BRYAN - COLLEGE STATION**  
**STANDARD STREET DETAILS**

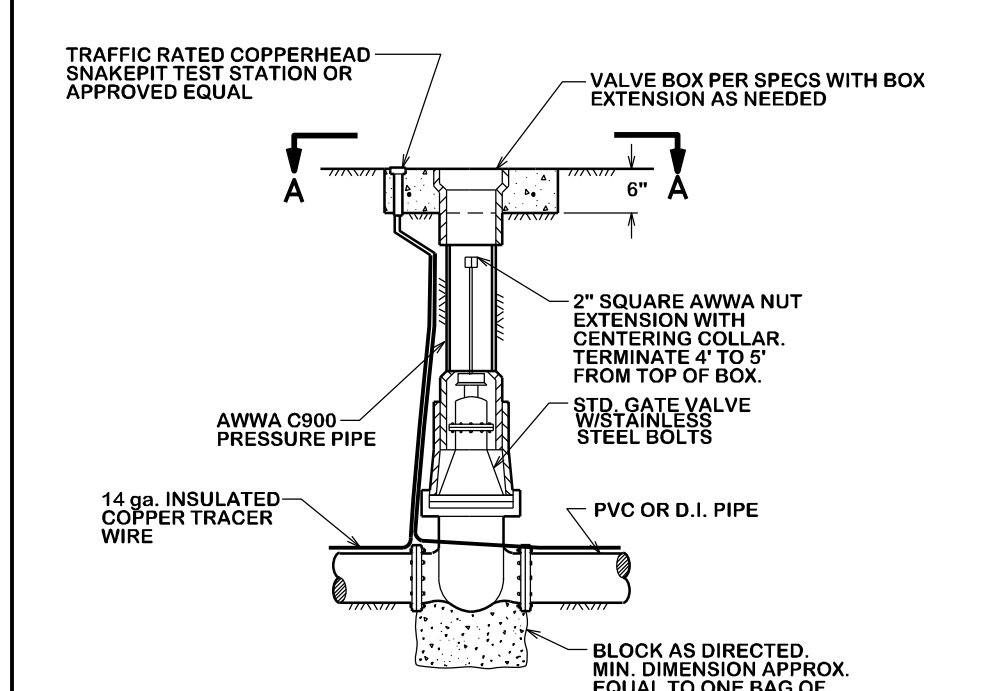
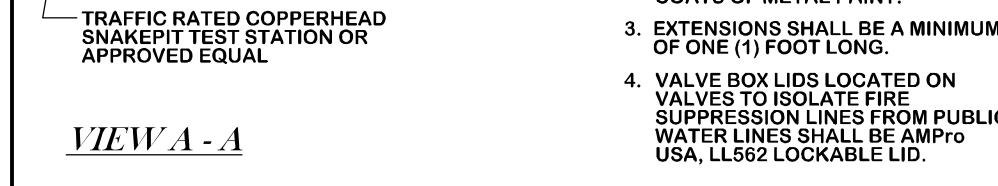
CITY OF COLLEGE STATION

CITY OF BRYAN  
*The Good Life, Texas Style.*

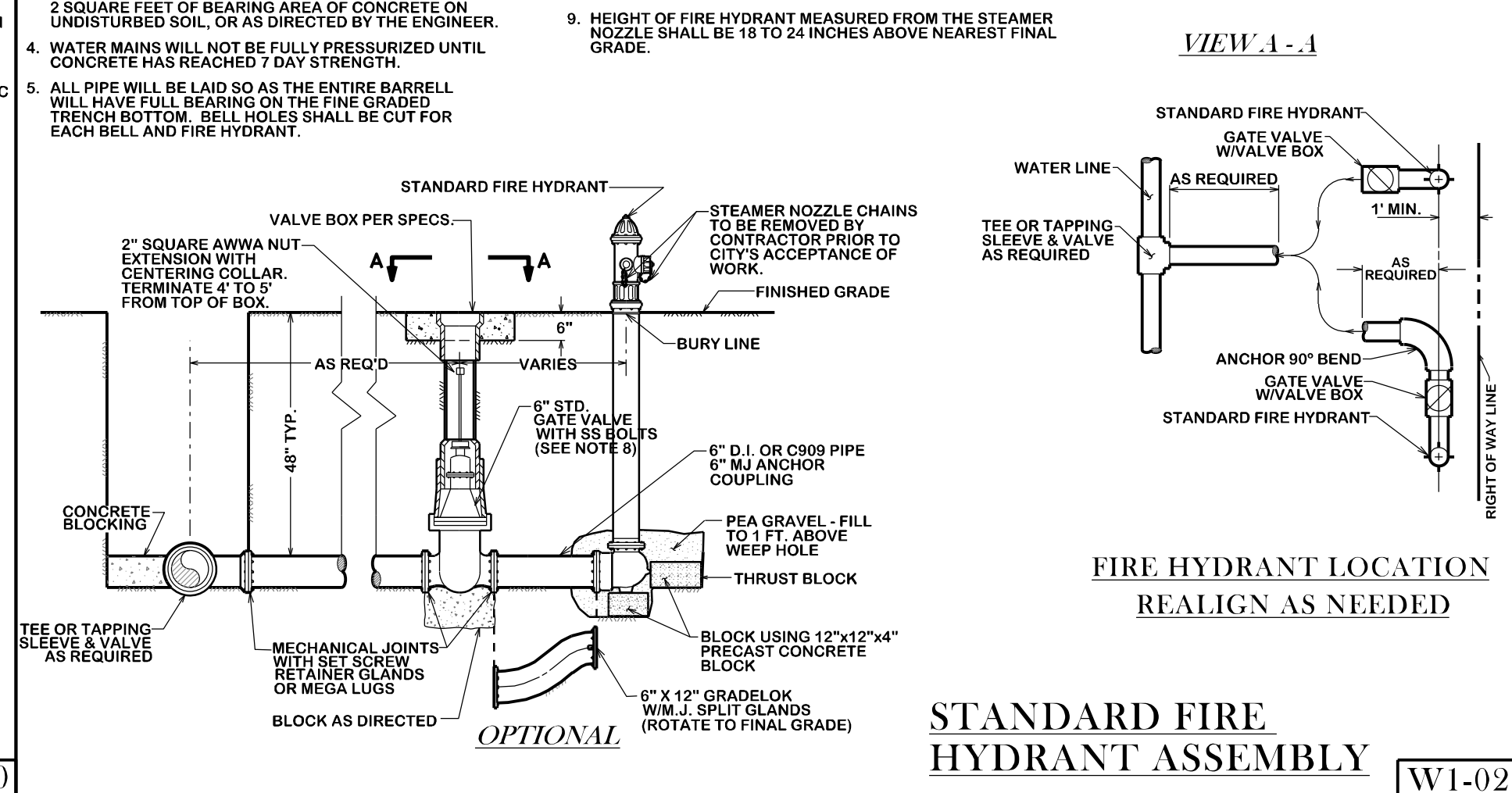
DRAWN BY: C.L.M.  
DATE: 08-01-12  
SCALE: N T S  
APPROVED: W.P.K.  
FIGURE: ST  
SHEET 1 OF 1



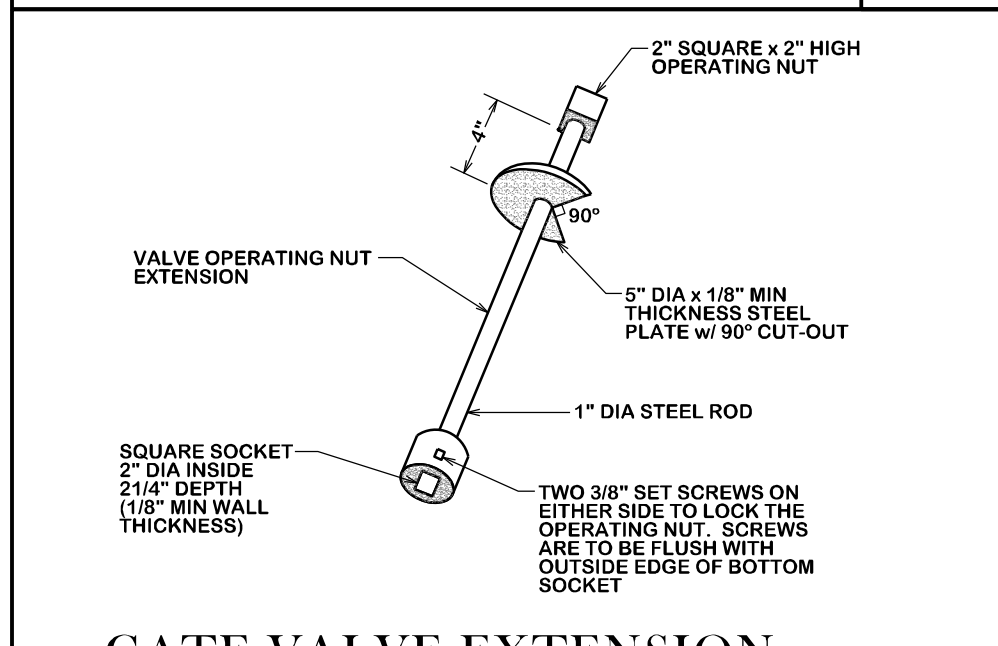
- NOTE: 1. VALVE EXTENSION TO BE USED ONLY WHEN TOP OF GATE VALVE IS DEEPER THAN 5 FEET FROM FINISHED GRADE. 2. ALL VALVE OPERATING NUT EXTENSIONS ARE TO BE MADE OF STEEL, SIZED AS NOTED, AND PAINTED WITH TWO (2) COATS OF METAL PAINT. 3. EXTENSIONS SHALL BE A MINIMUM OF ONE (1) FOOT LONG. 4. VALVE BOX LIDS LOCATED ON VALVES TO ISOLATE FIRE SUPPRESSION LINES FROM PUBLIC WATER LINES SHALL BE AMPPO USA, L1892 LOCKABLE LID.



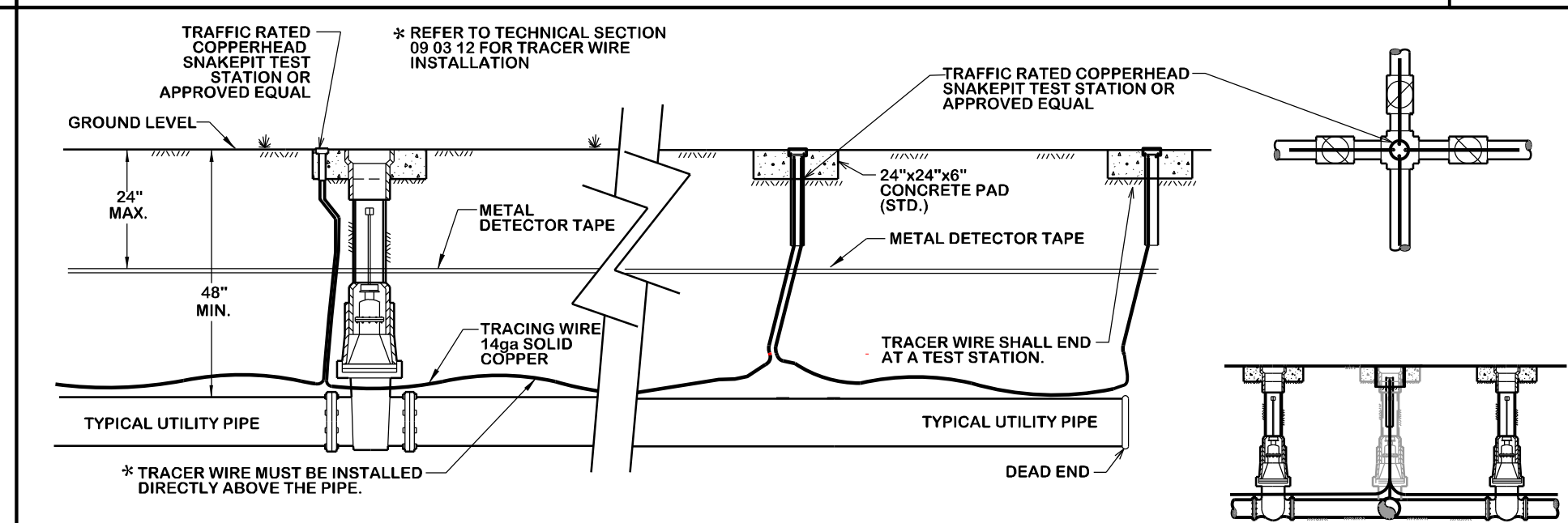
GATE VALVE & BOX W1-00



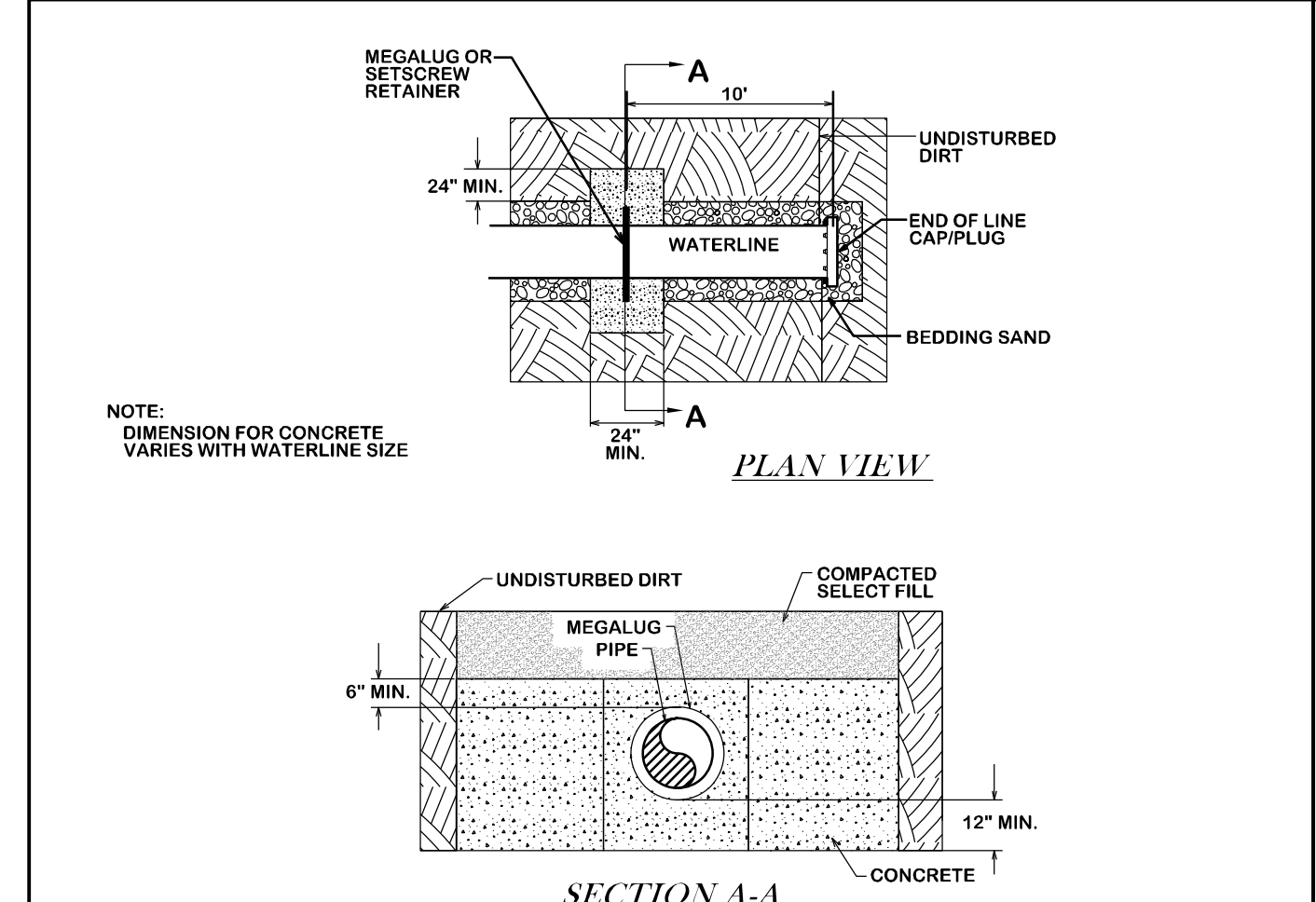
STANDARD FIRE HYDRANT ASSEMBLY W1-02



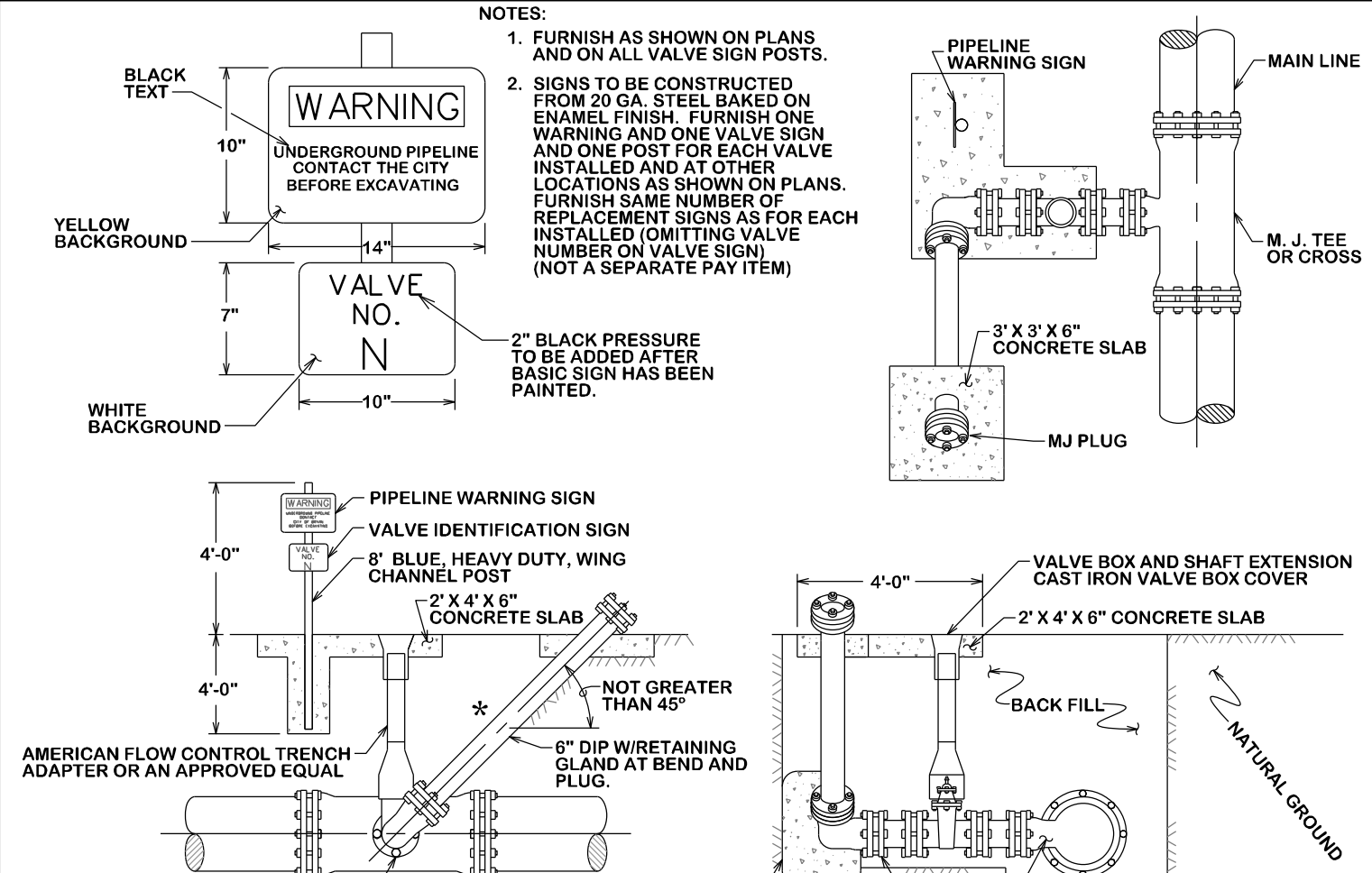
GATE VALVE EXTENSION W1-01



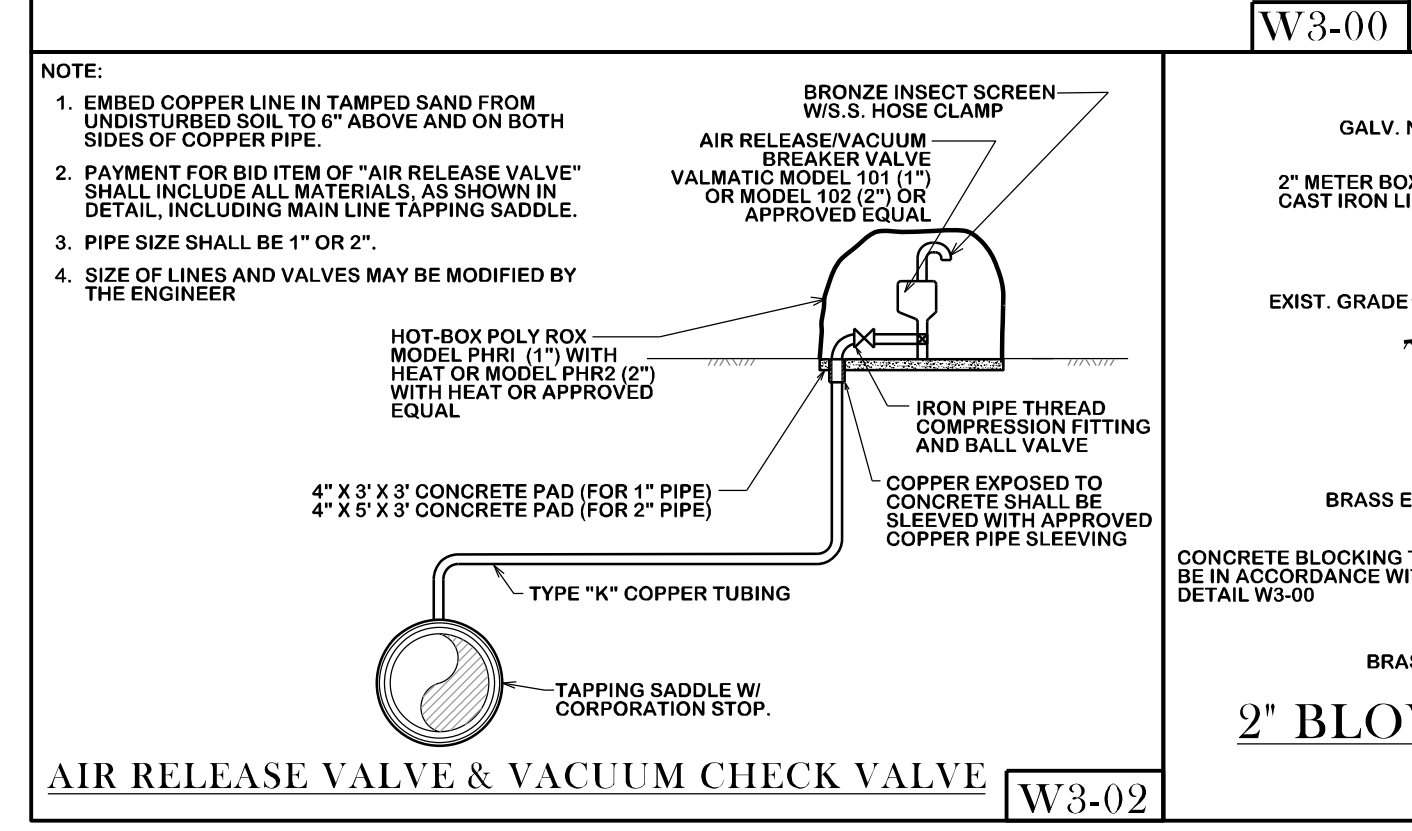
UTILITY PIPE LOCATION MATERIALS W1-03



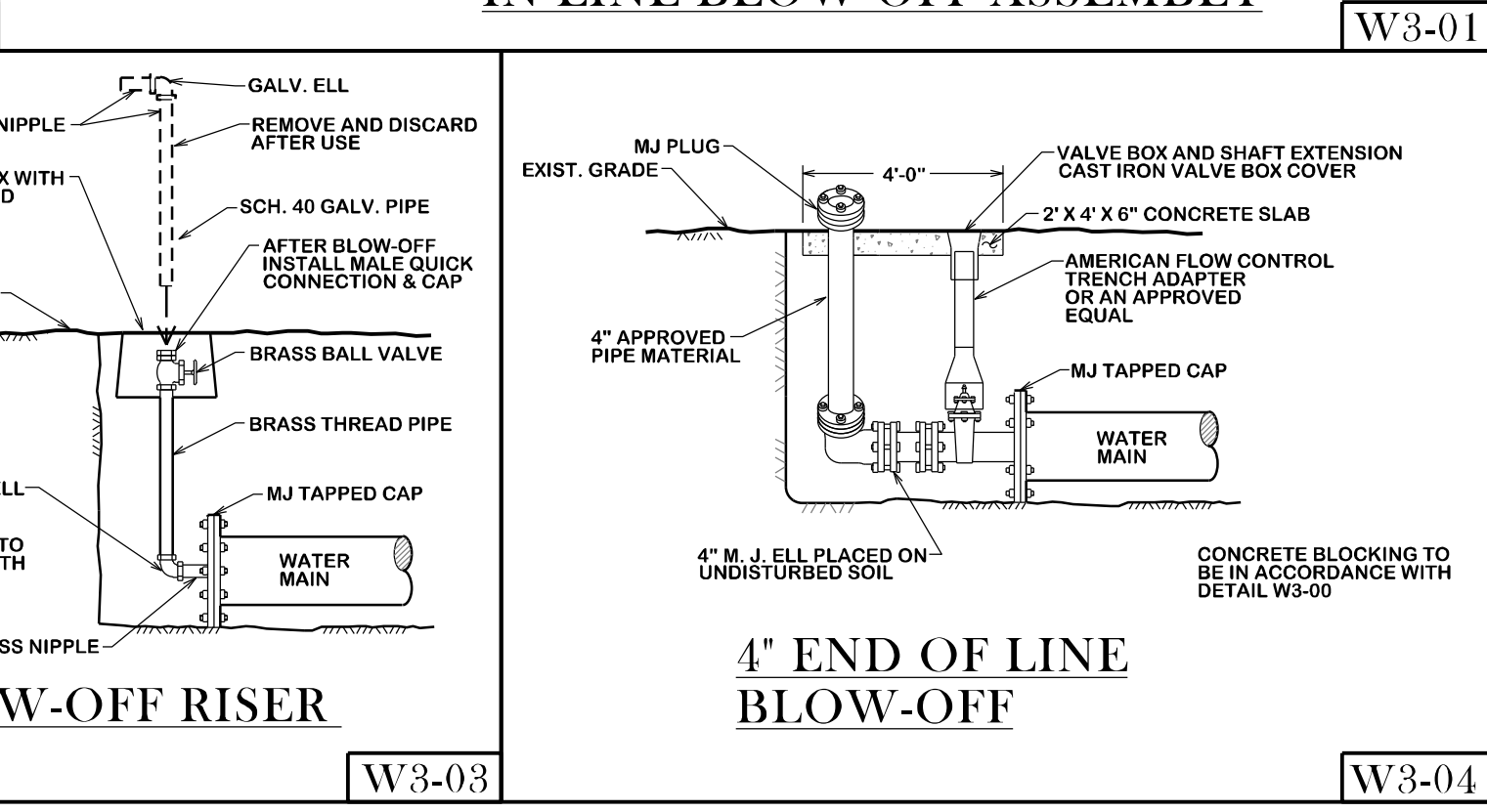
END OF LINE BLOCKING W3-00



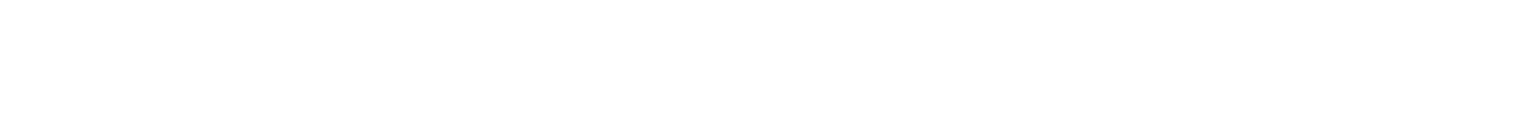
IN-LINE BLOW OFF ASSEMBLY W3-01



AIR RELEASE VALVE & VACUUM CHECK VALVE W3-02



4" END OF LINE BLOW-OFF W3-04

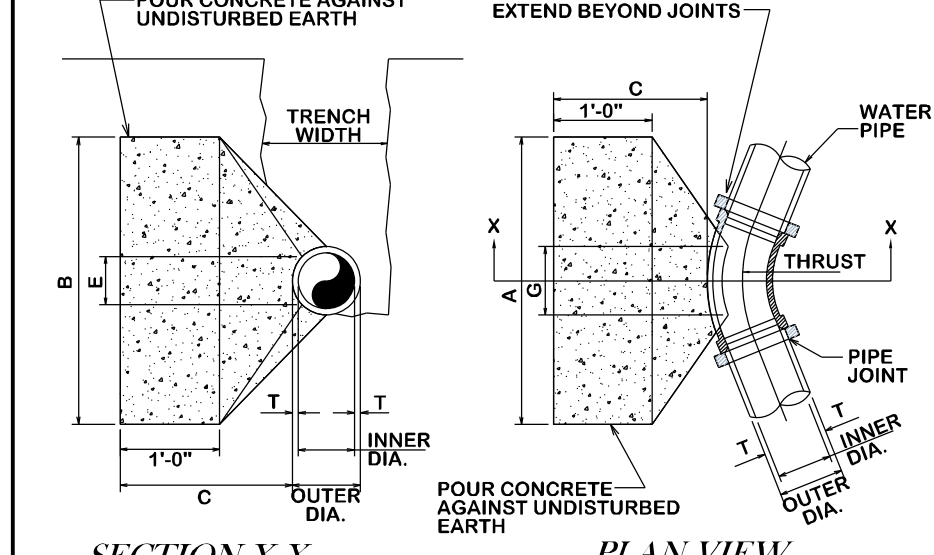


2" BLOW-OFF RISER W3-03

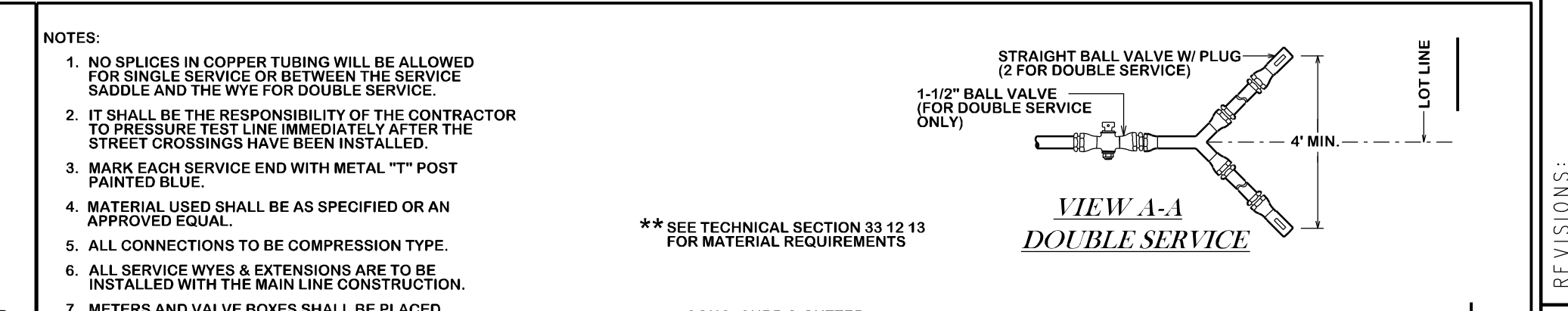
TEE SCHEDULE table with columns for ID, THRUST, T, A, VOLUME, and rows for different pipe sizes and materials.

HORIZONTAL THRUST BLOCK SCHEDULE table with columns for BEND SIZE, T, A, VOLUME, and rows for different bend sizes and materials.

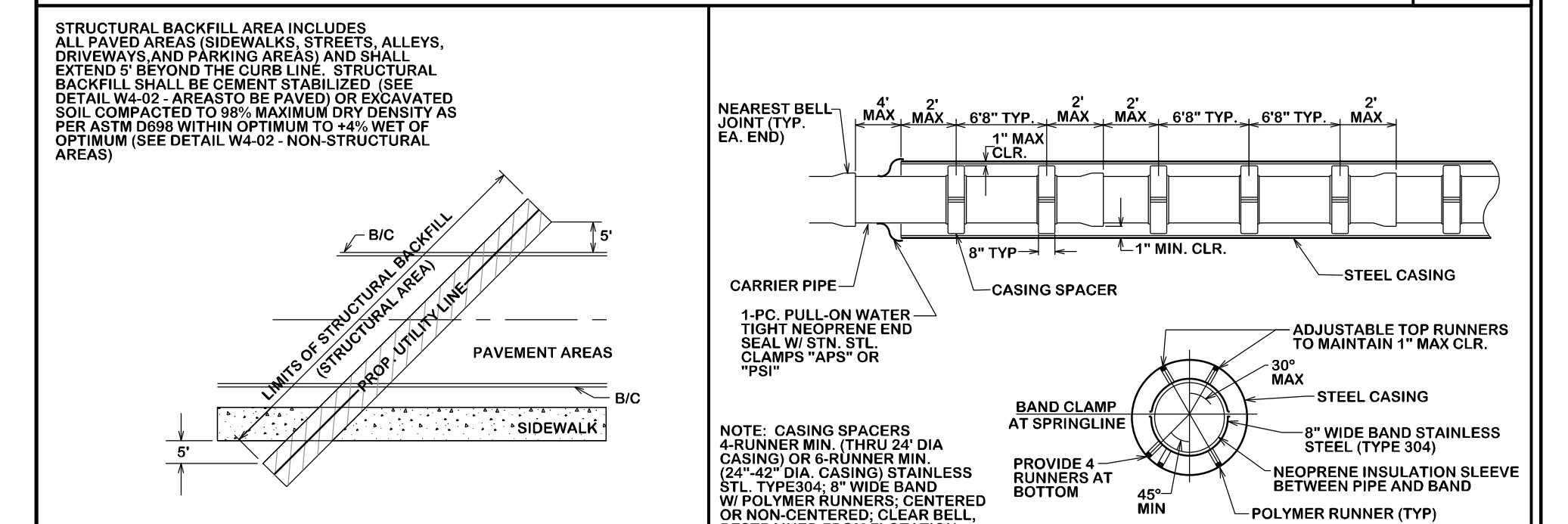
THRUST BLOCK DETAILS W2-00



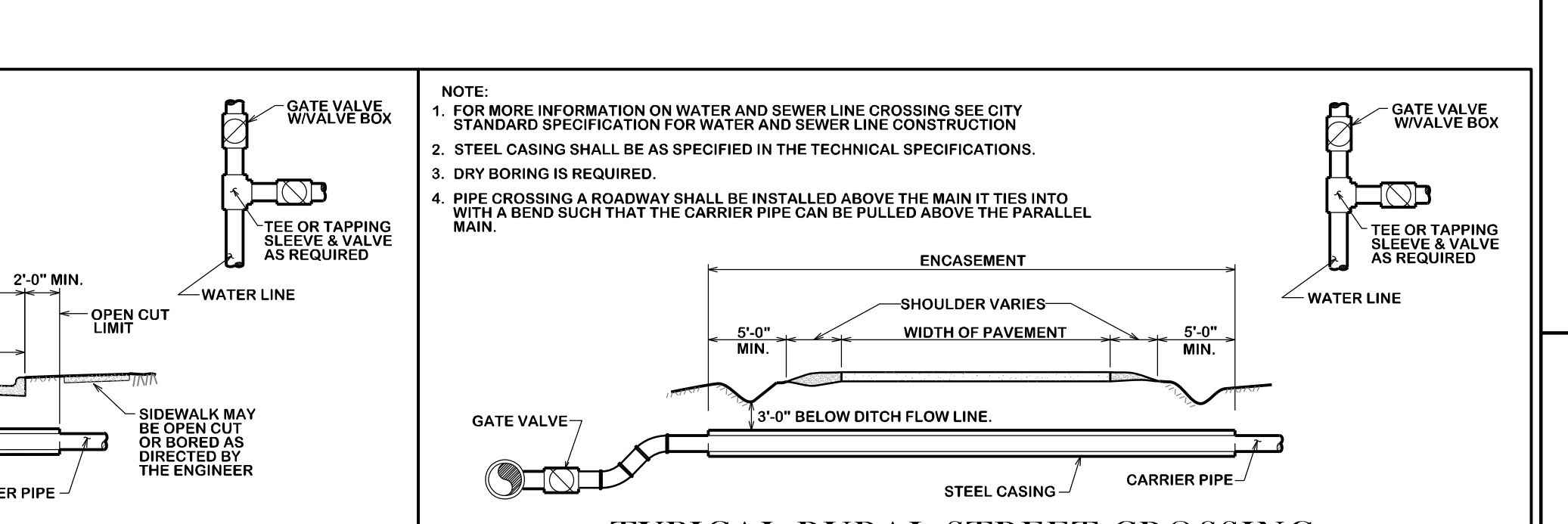
TYPICAL HORIZONTAL THRUST BLOCK W2-00



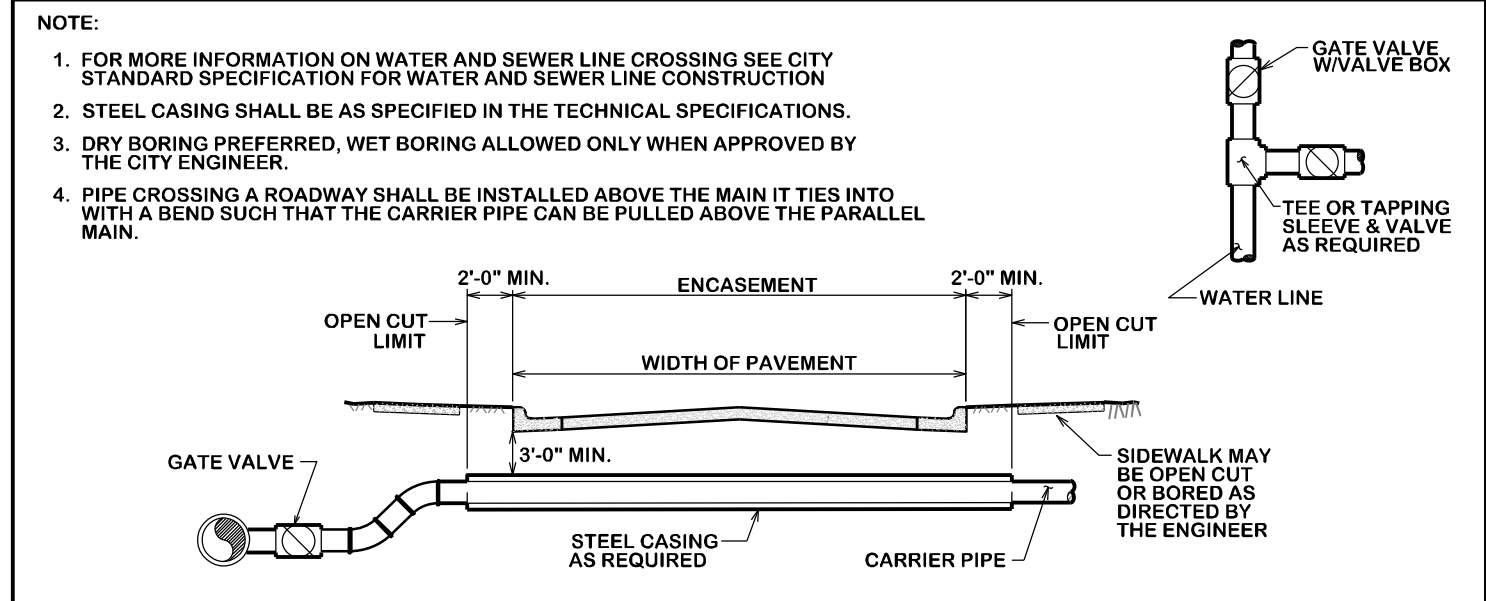
NEW WATER SERVICE W2-01



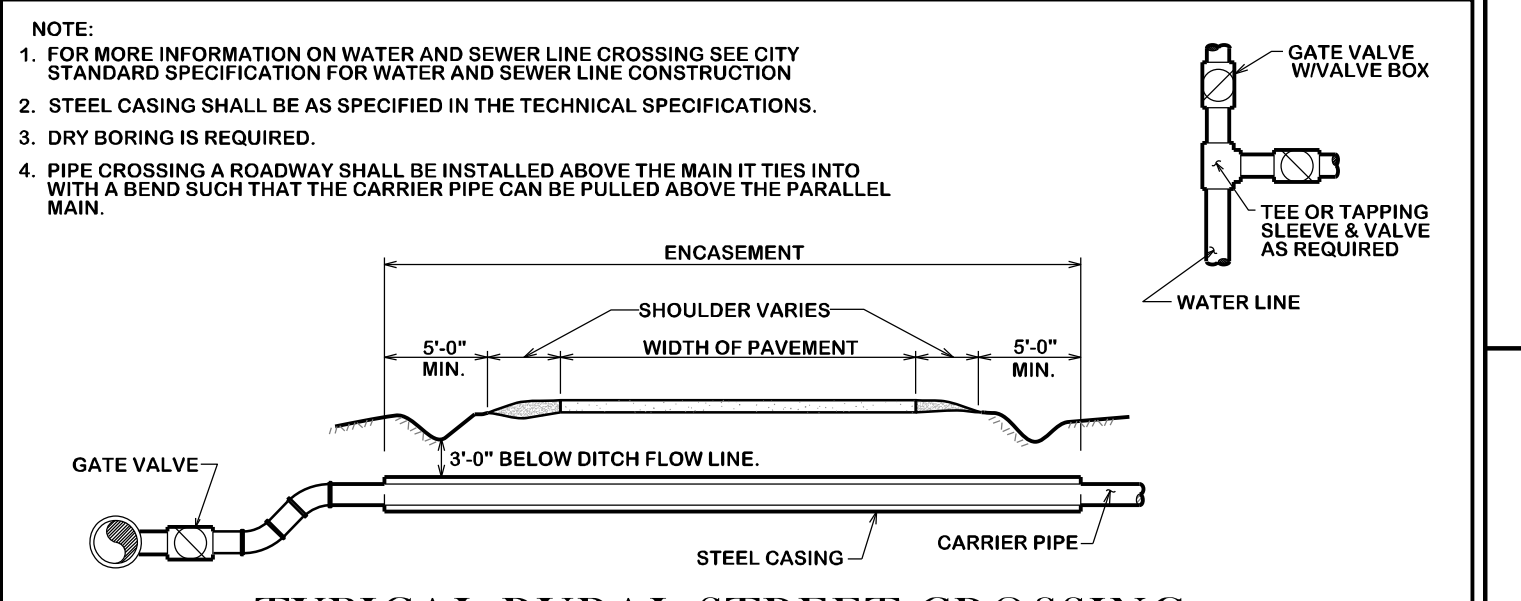
STRUCTURAL BACKFILL AREA W2-02



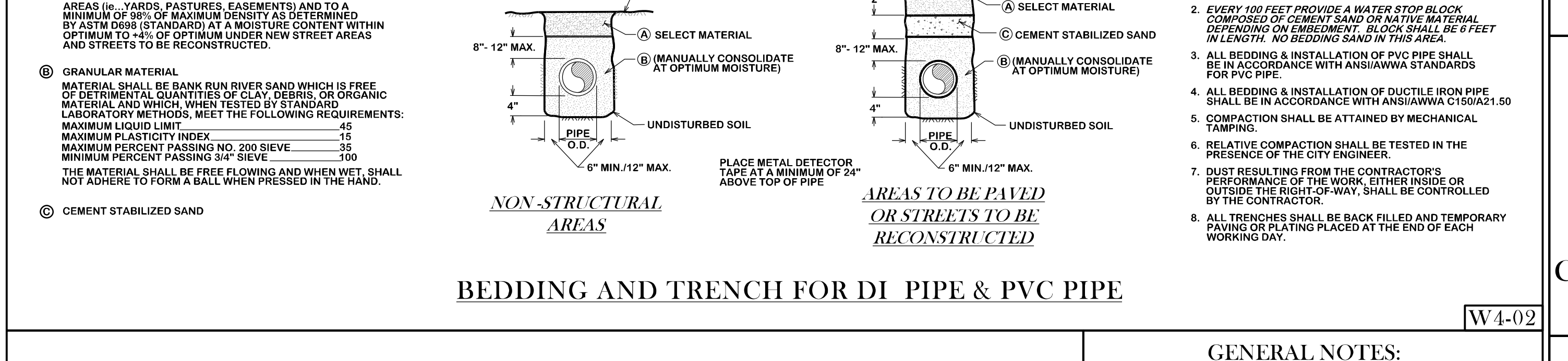
CASING DETAIL W2-03



TYPICAL URBAN CITY STREET CROSSING W4-00



TYPICAL RURAL STREET CROSSING W4-01



BEDDING AND TRENCH FOR DI PIPE & PVC PIPE W4-02

- GENERAL NOTES: 1. ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARRIED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SOILED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. 2. DUST RESULTING FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK, EITHER INSIDE OR OUTSIDE THE PROJECT OF WAY, SHALL BE CONTROLLED BY THE CONTRACTOR. 3. APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARRIED BY CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR. 4. ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN. 5. ESTABLISHMENT OF VEGETATION MAY BE A WARRANTY ITEM.

REVISIONS:

BRYAN - COLLEGE STATION STANDARD WATER DETAILS



CITY OF BRYAN The Good Life, Texas Style.

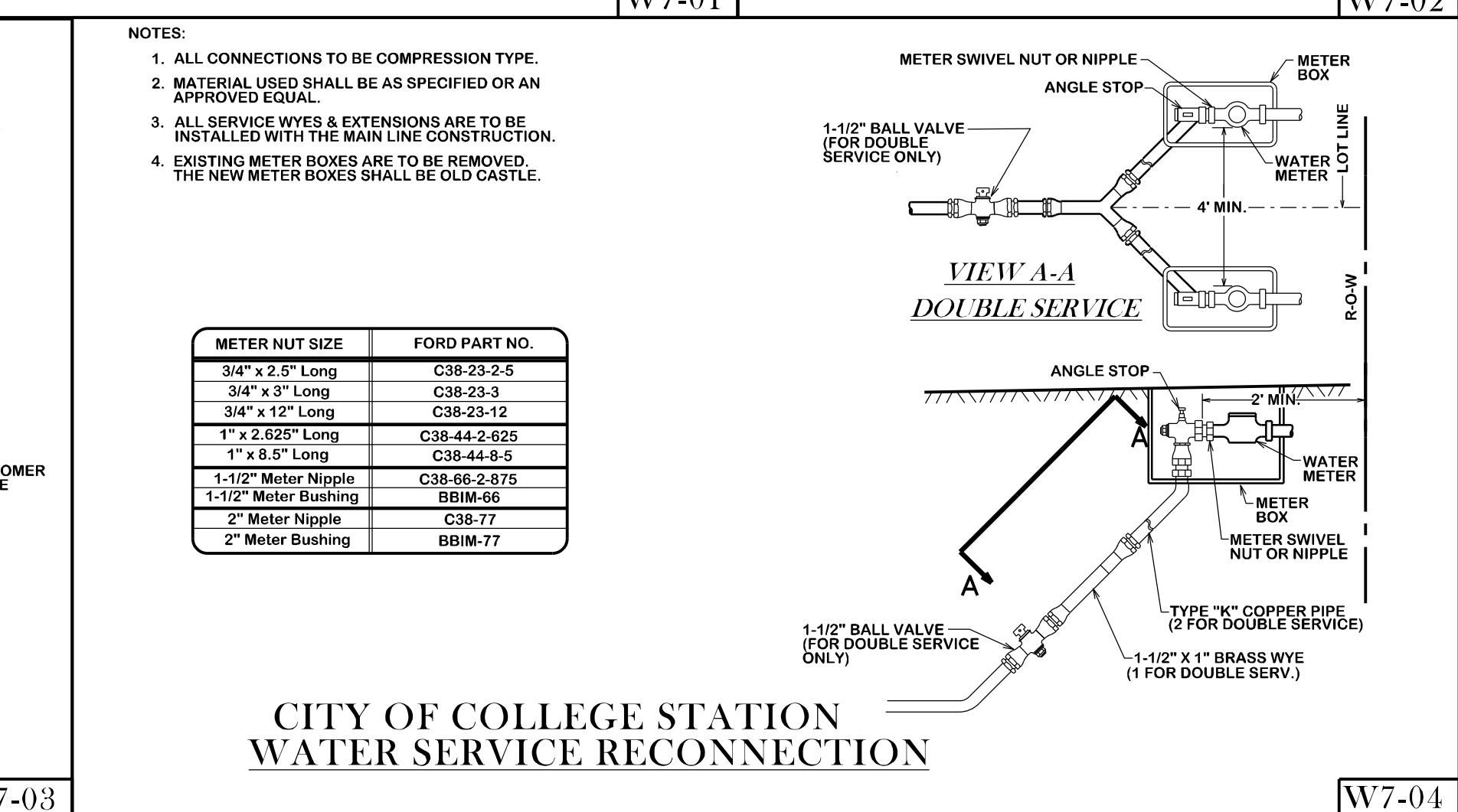
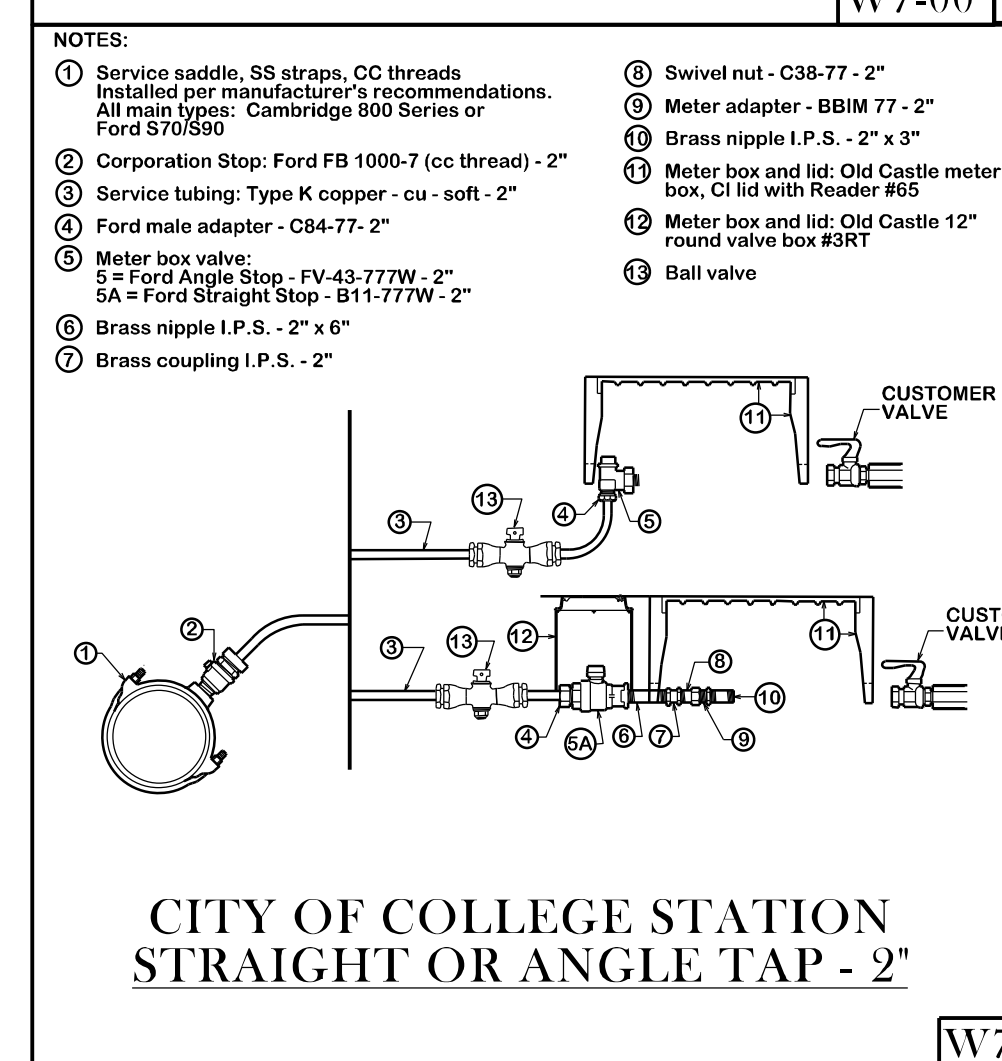
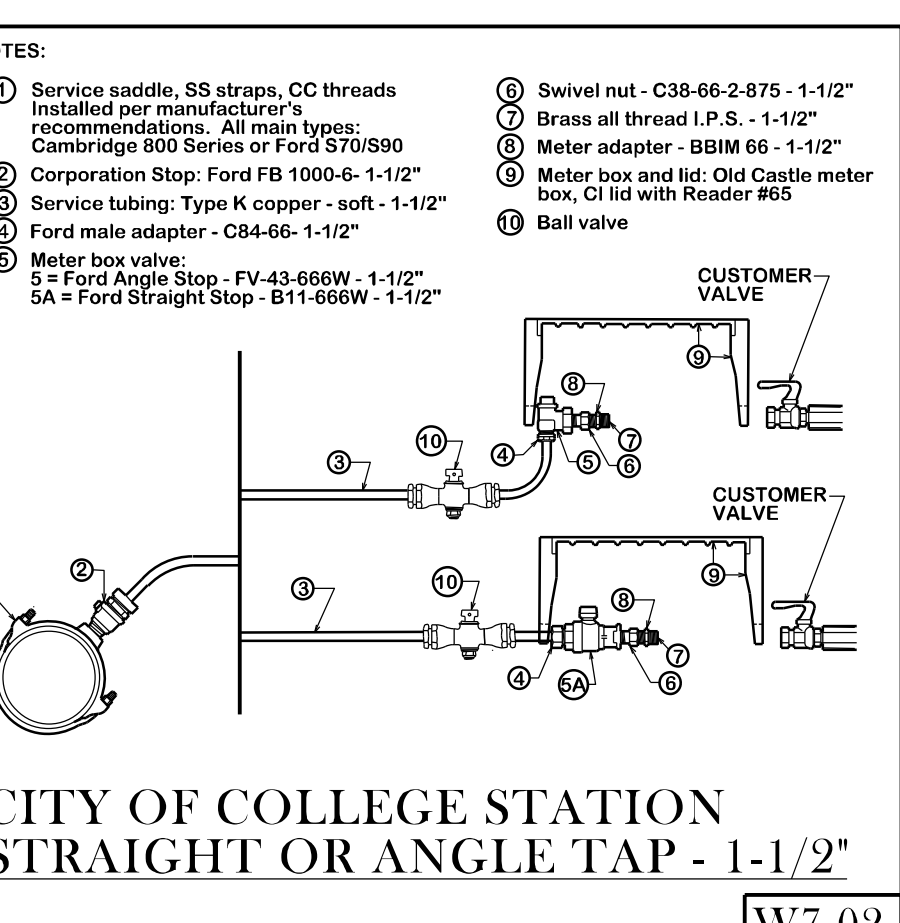
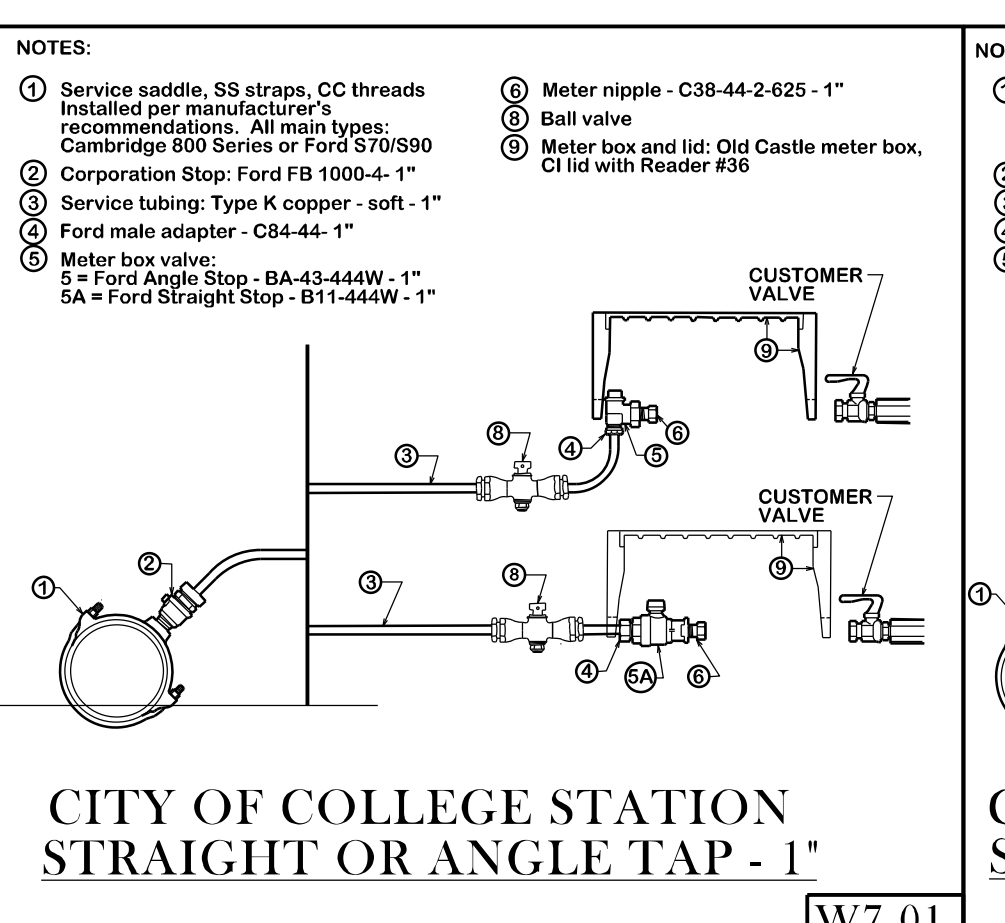
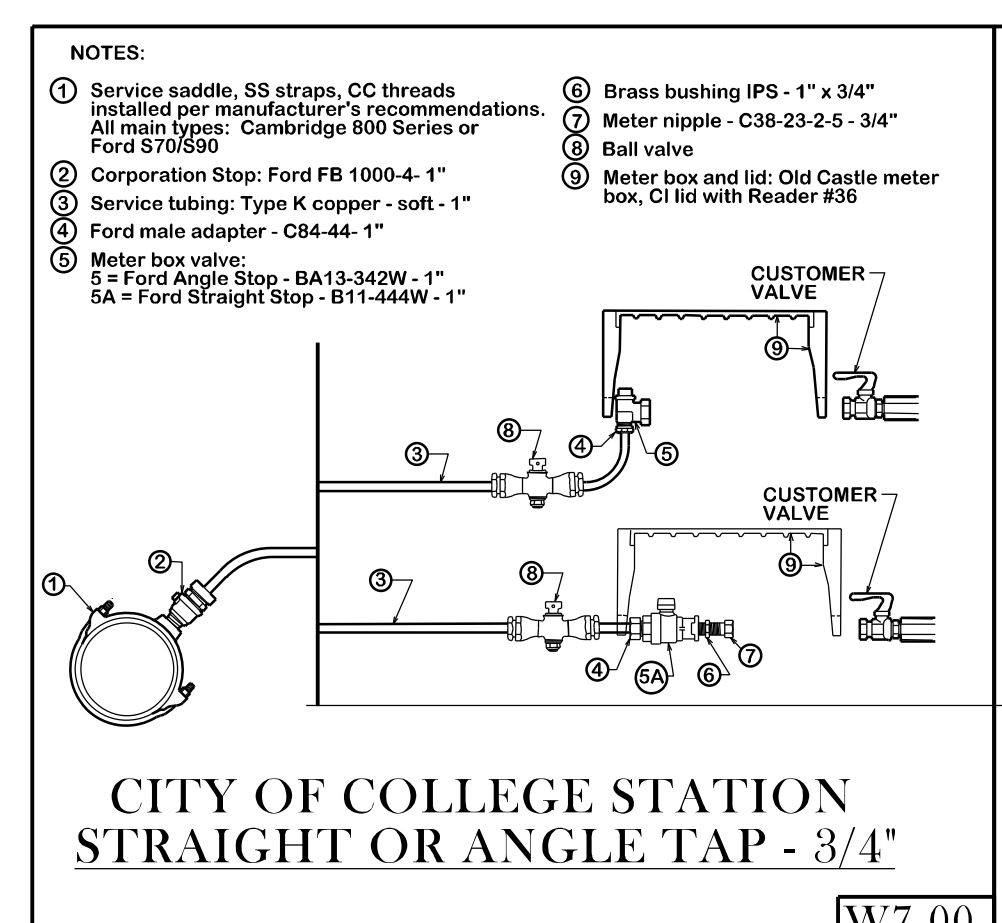
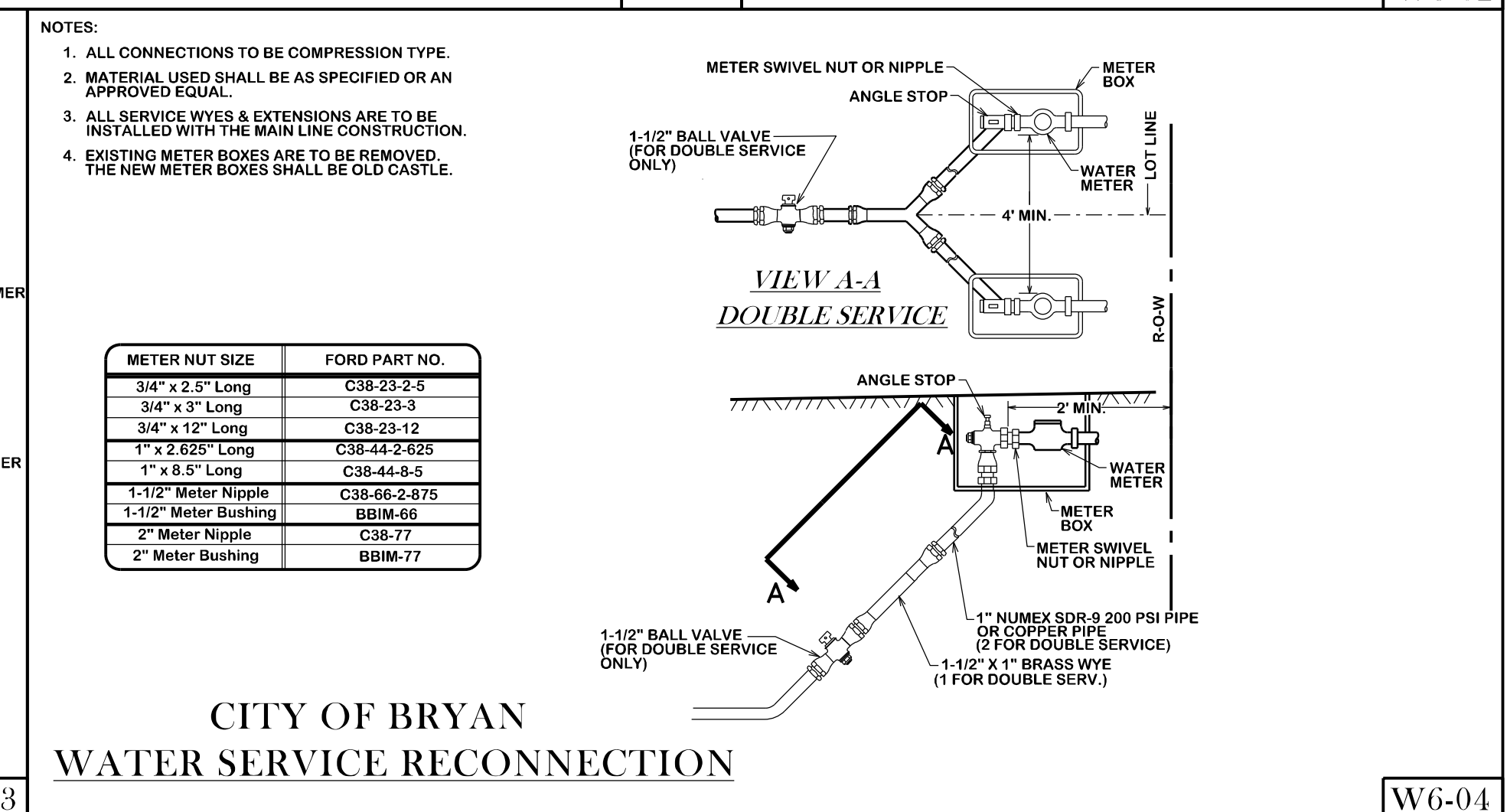
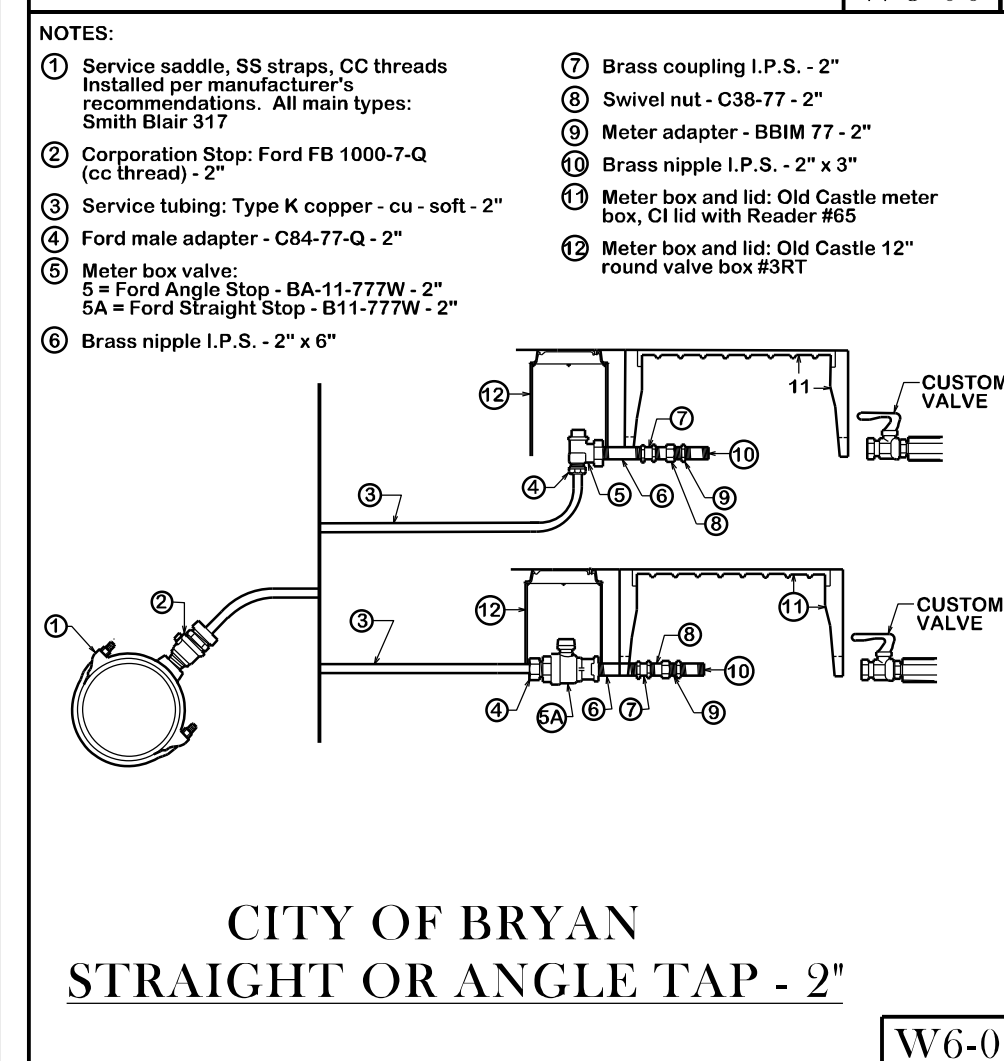
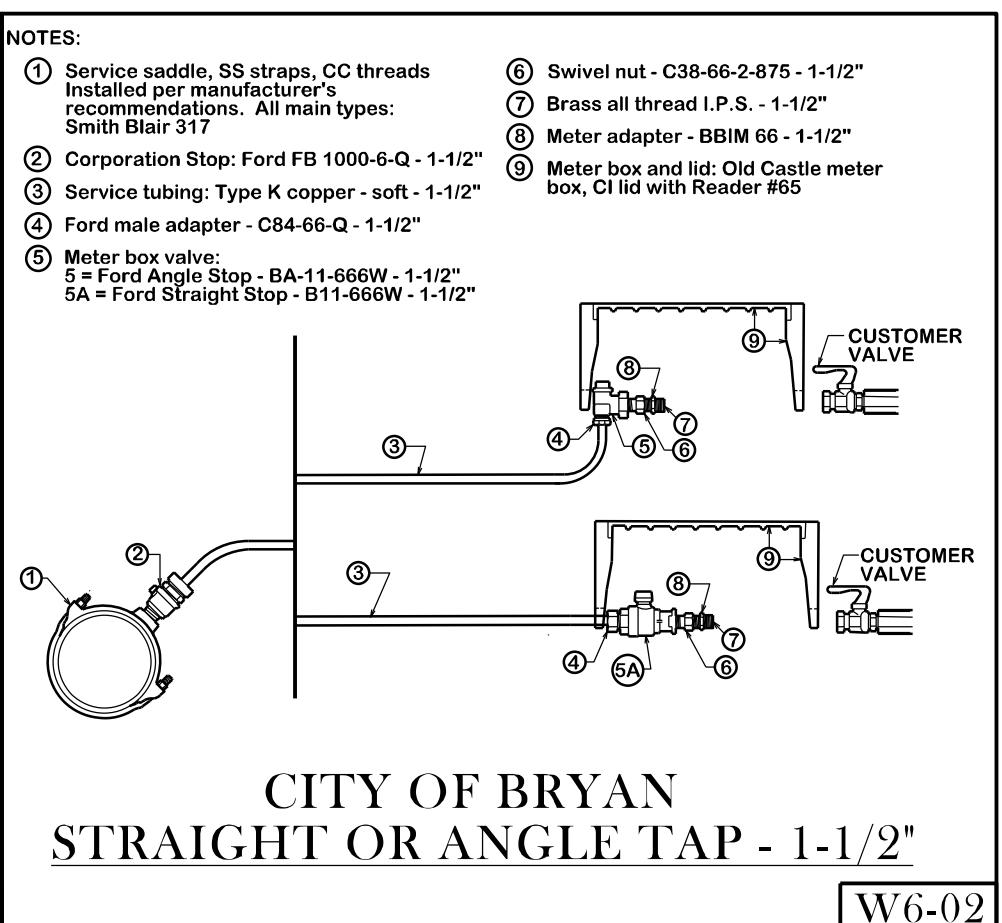
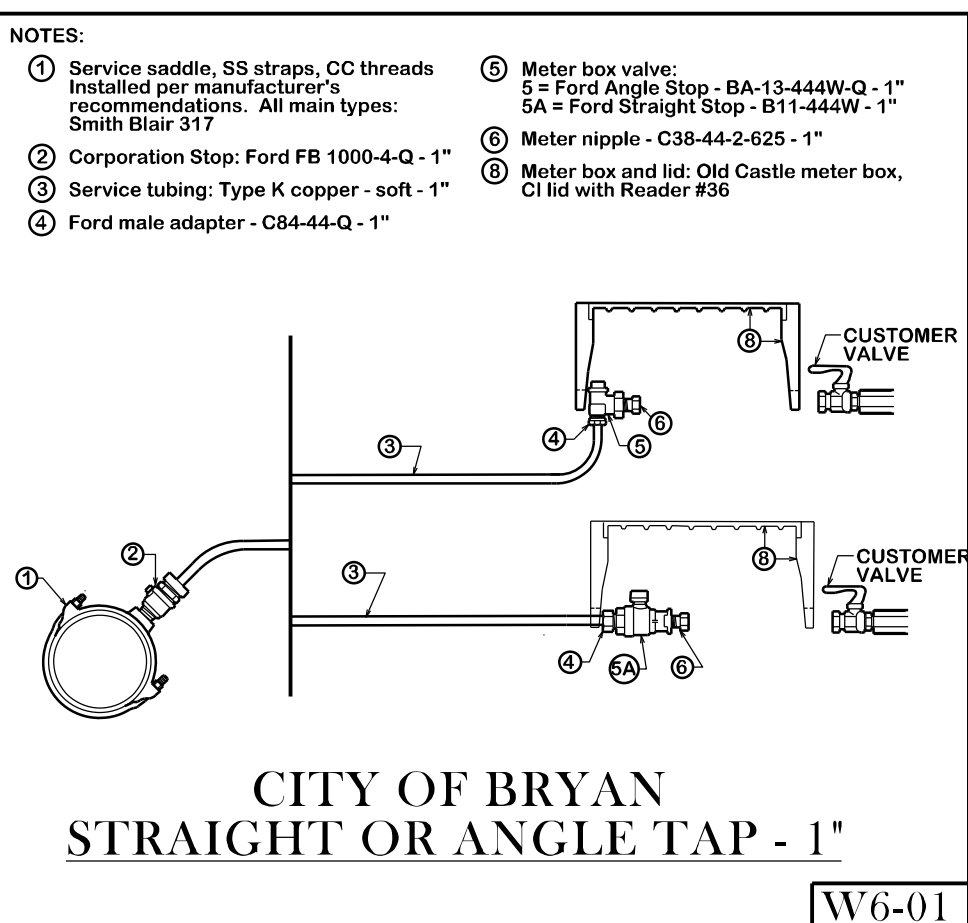
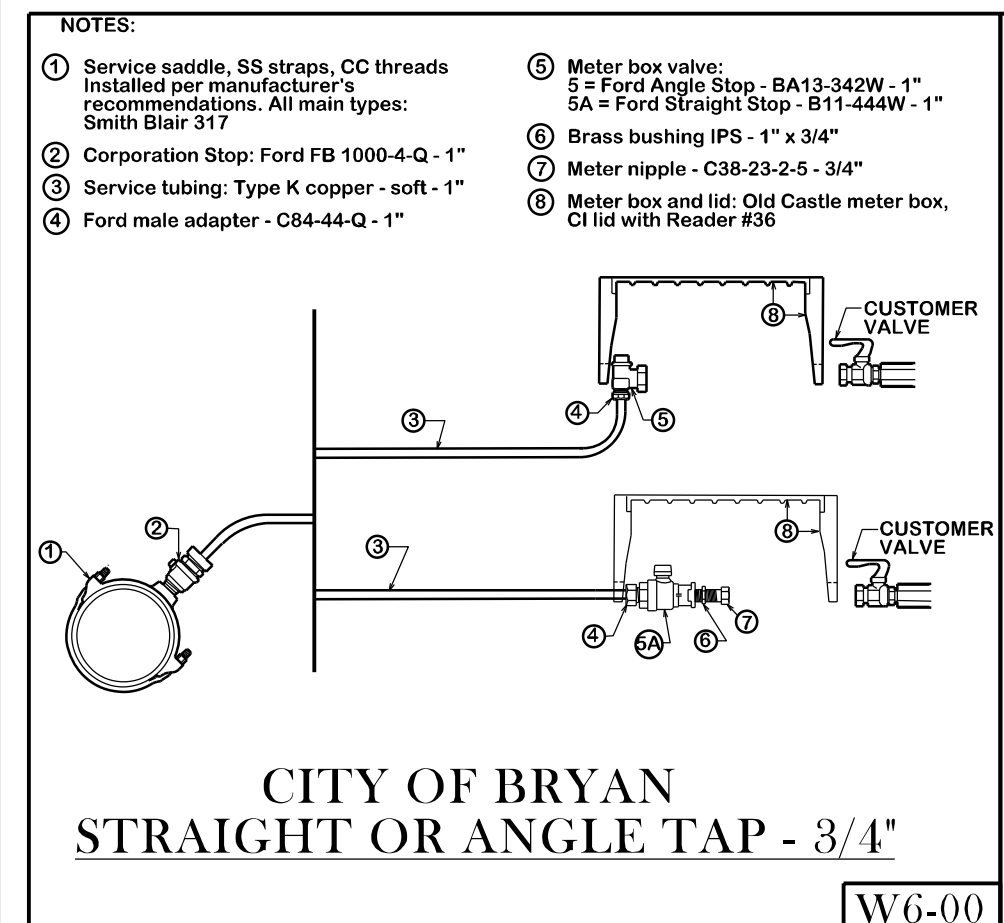
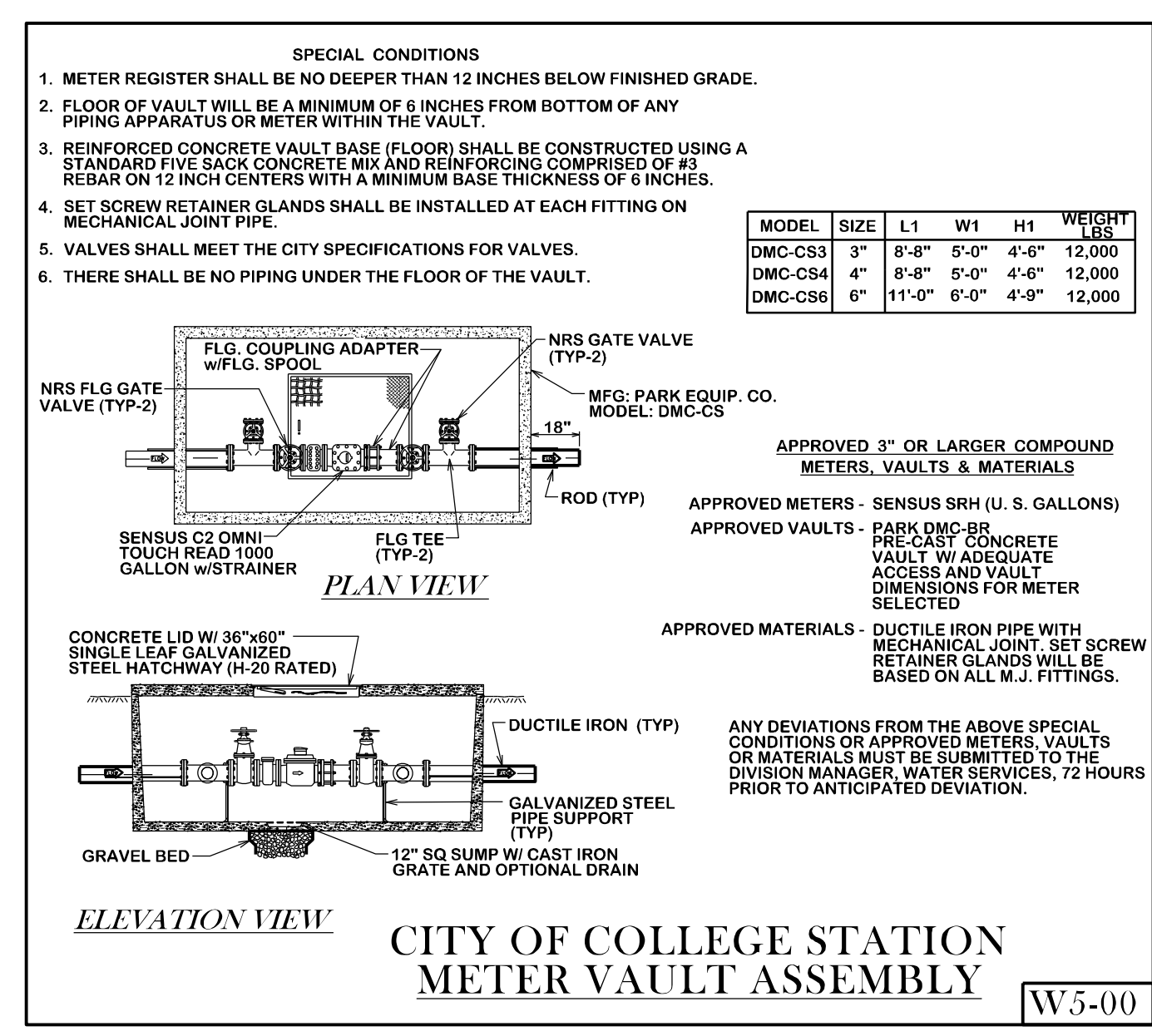
DRAWN BY: C.L.M. DATE: 08-01-12 SCALE: N T S APPROVED: W. P. K. FIGURE: W1 SHEET 1 OF 2

REVISIONS:

**BRYAN - COLLEGE STATION  
STANDARD WATER DETAILS**



DRAWN BY: C.L.M.  
DATE: 08-01-12  
SCALE: N T S  
APPROVED: W. P. K.  
FIGURE:



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 77083

PROJECT:

**FINFEATHER  
STORAGE  
FACILITY**

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP

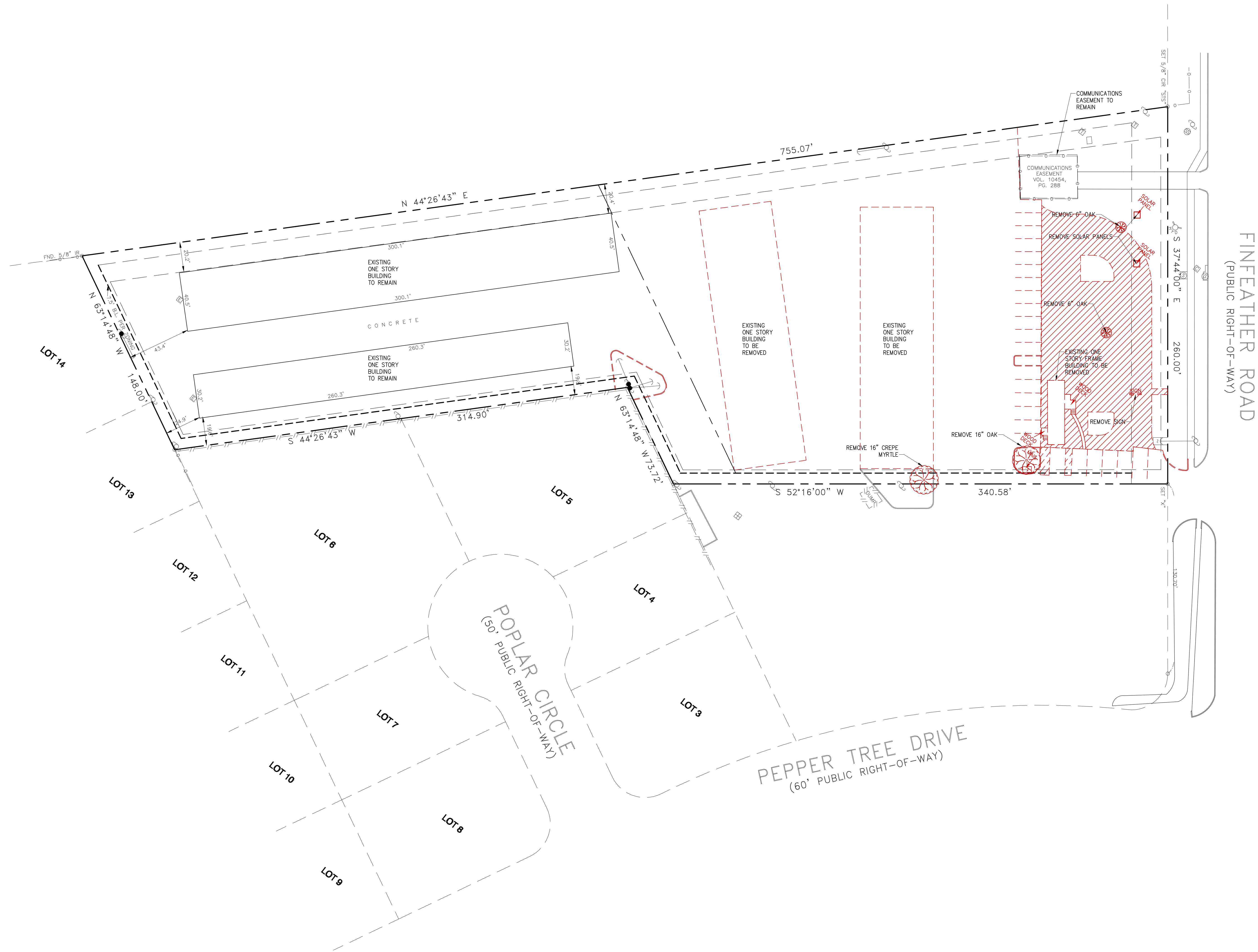


ISSUE HISTORY

DATE	DESCRIPTION
02/17/23	ISSUED FOR REVIEW
04/28/23	GENERAL REVISIONS
05/11/23	GENERAL REVISIONS

EXISTING/ DEMOLITION  
SITE PLAN

**A101**



CONSULTANTS:

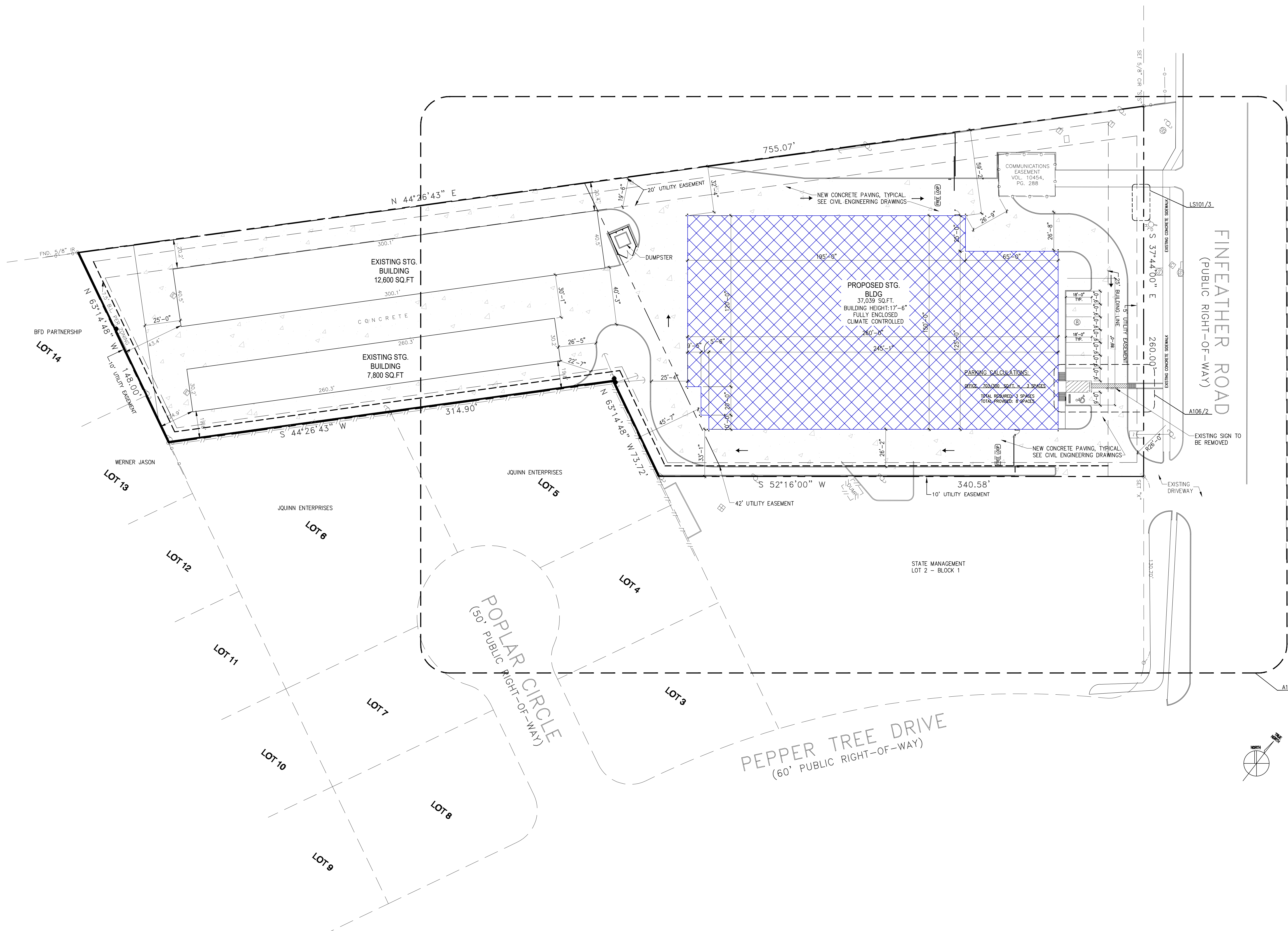
CIVIL  
REKHA ENGINEERING, INC.  
7676 HILLMONT DR., #350  
HOUSTON, TX 77040

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

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



VICINITY MAP



SITE GENERAL NOTES:

THE DEVELOPMENT SHALL COMPLY WITH ALL SETBACKS REQUIRED IN LAND AND SITE DEVELOPMENT ORDINANCE, SEC.62-161

OWNER CONTACT INFORMATION:  
KCM STORAGE PORTFOLIO 1, LLC,  
2911 TURTLE CREEK BLVD., SUITE 300  
DALLAS, TX 75219  
DALLAS BECK  
972-965-4664  
dallas.beck@kcmcapital.com

PROJECT INFORMATION:  
ZONE: INDUSTRIAL DISTRICT (I)  
LEGAL DESCRIPTION:  
3.16 ACRES  
LOT 1 OF BLOCK 1 IN CEDAR RIDGE PHASE 1

SIGN NOTES:

NO NEW SIGNS ARE PROPOSED.

BUILDING HEIGHTS AND SQUARE FOOTAGE NOTES:

BUILDING HEIGHT: 17'-6"  
BUILDING AREA: 37,275 SQUARE FEET.

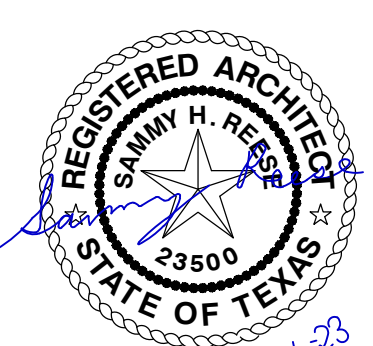
PROJECT:

**FINFEATHER  
STORAGE  
FACILITY**

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP



ISSUE HISTORY

DATE	DESCRIPTION
02/17/23	ISSUED FOR REVIEW
04/28/23	GENERAL REVISIONS
05/11/23	GENERAL REVISIONS

OVERALL PROPOSED  
SITE PLAN

**A102**

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

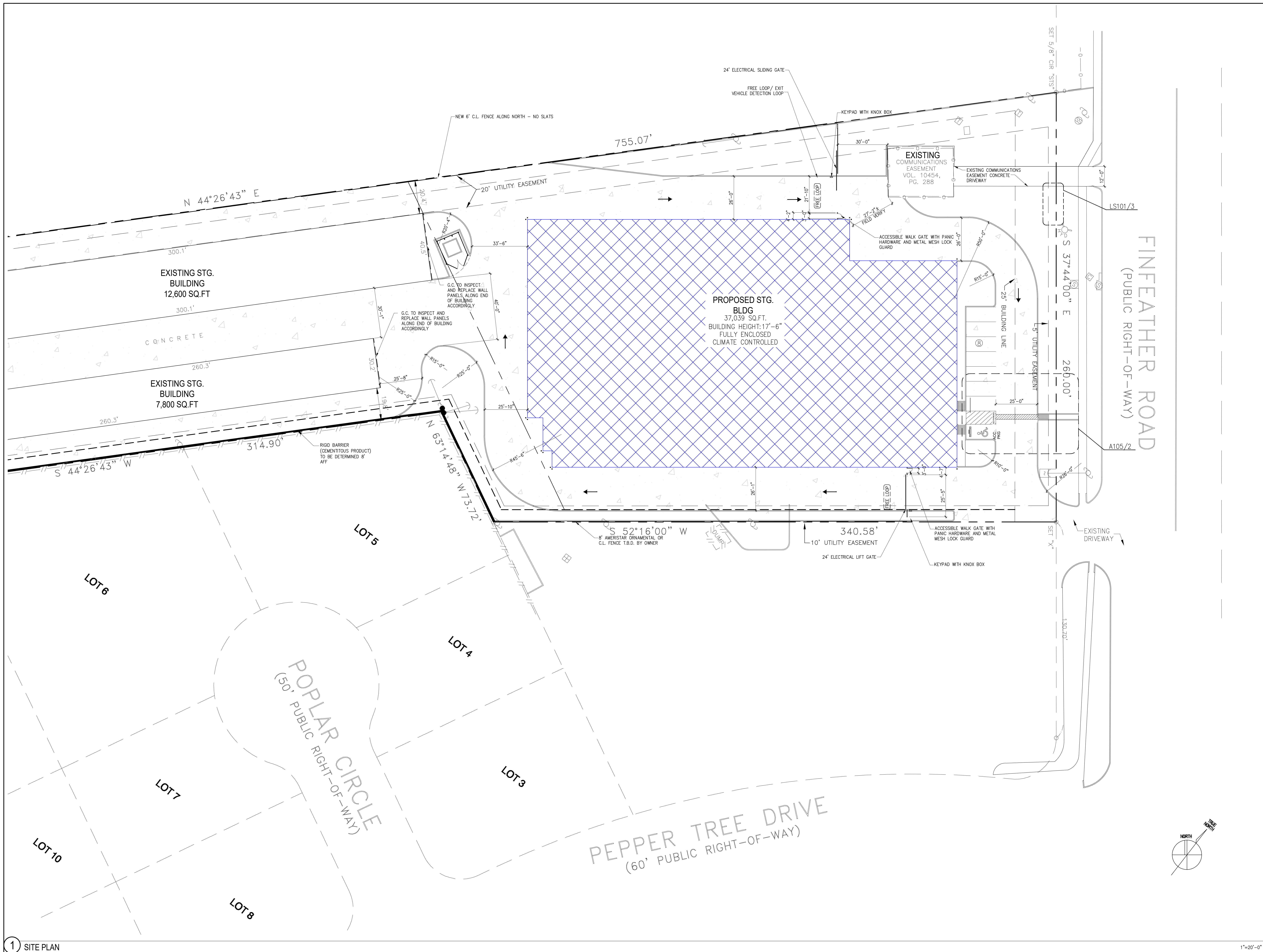


ISSUE HISTORY

DATE	DESCRIPTION
02/17/23	ISSUED FOR REVIEW
04/28/23	GENERAL REVISIONS
05/11/23	GENERAL REVISIONS

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

**PROJECT:**

**FINFEATHER  
STORAGE  
FACILITY**

**PROJECT ADDRESS**

2600 FINFEATHER ROAD  
BRYAN, TX 77801

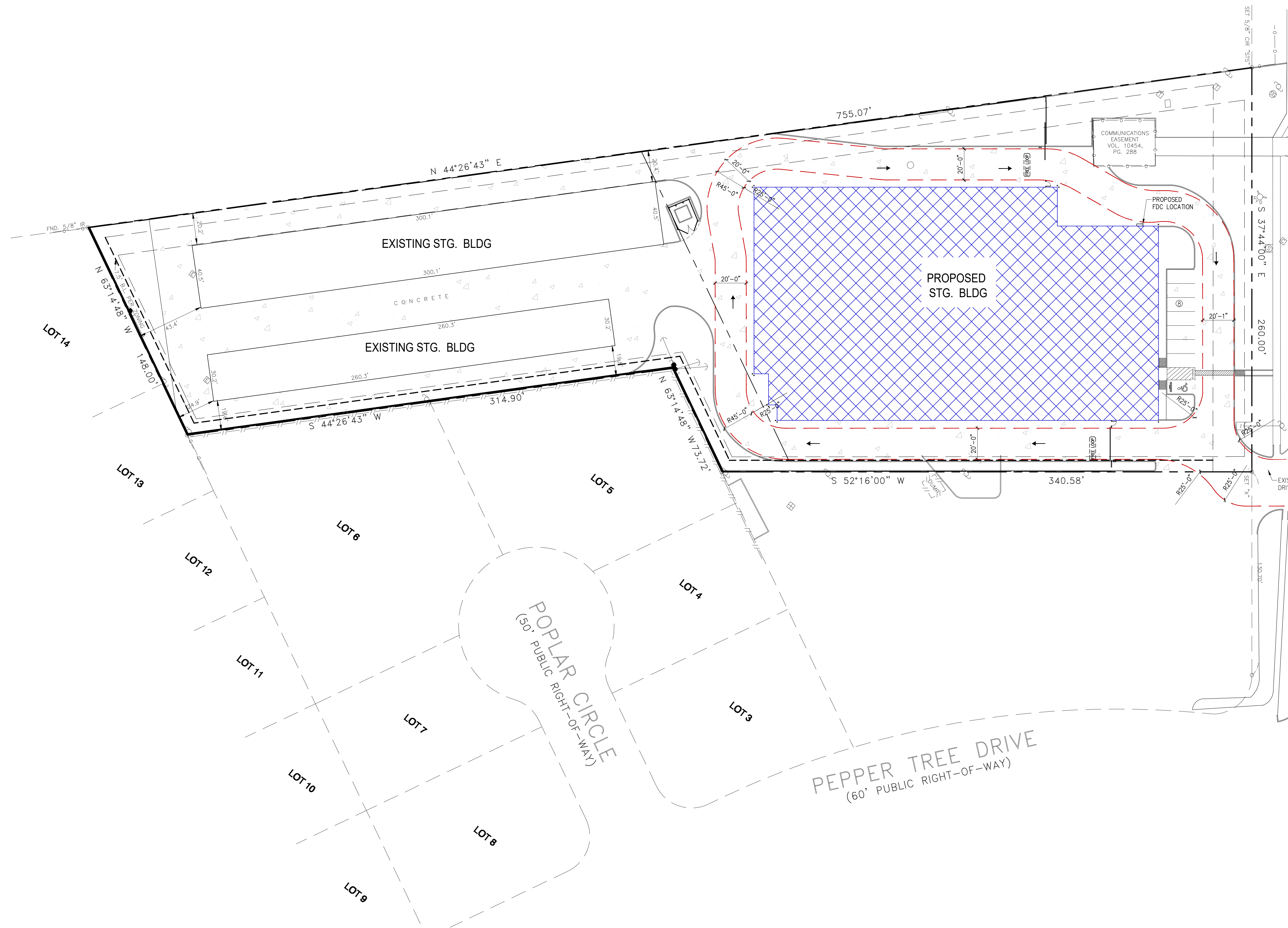
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**ISSUE HISTORY**

DATE	DESCRIPTION
02/17/23	ISSUED FOR REVIEW
04/28/23	GENERAL REVISIONS
05/11/23	GENERAL REVISIONS

**FIRE LANE  
PLAN  
A104**



1 SITE PLAN

1"=30'-0"

**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

2

CONSULTANTS:

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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

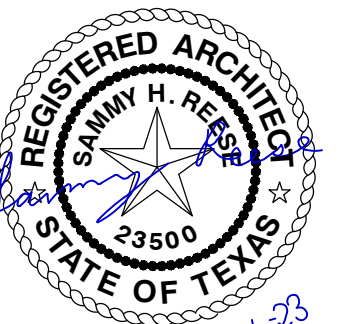
PROJECT:

**FINFEATHER  
STORAGE  
FACILITY**

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP

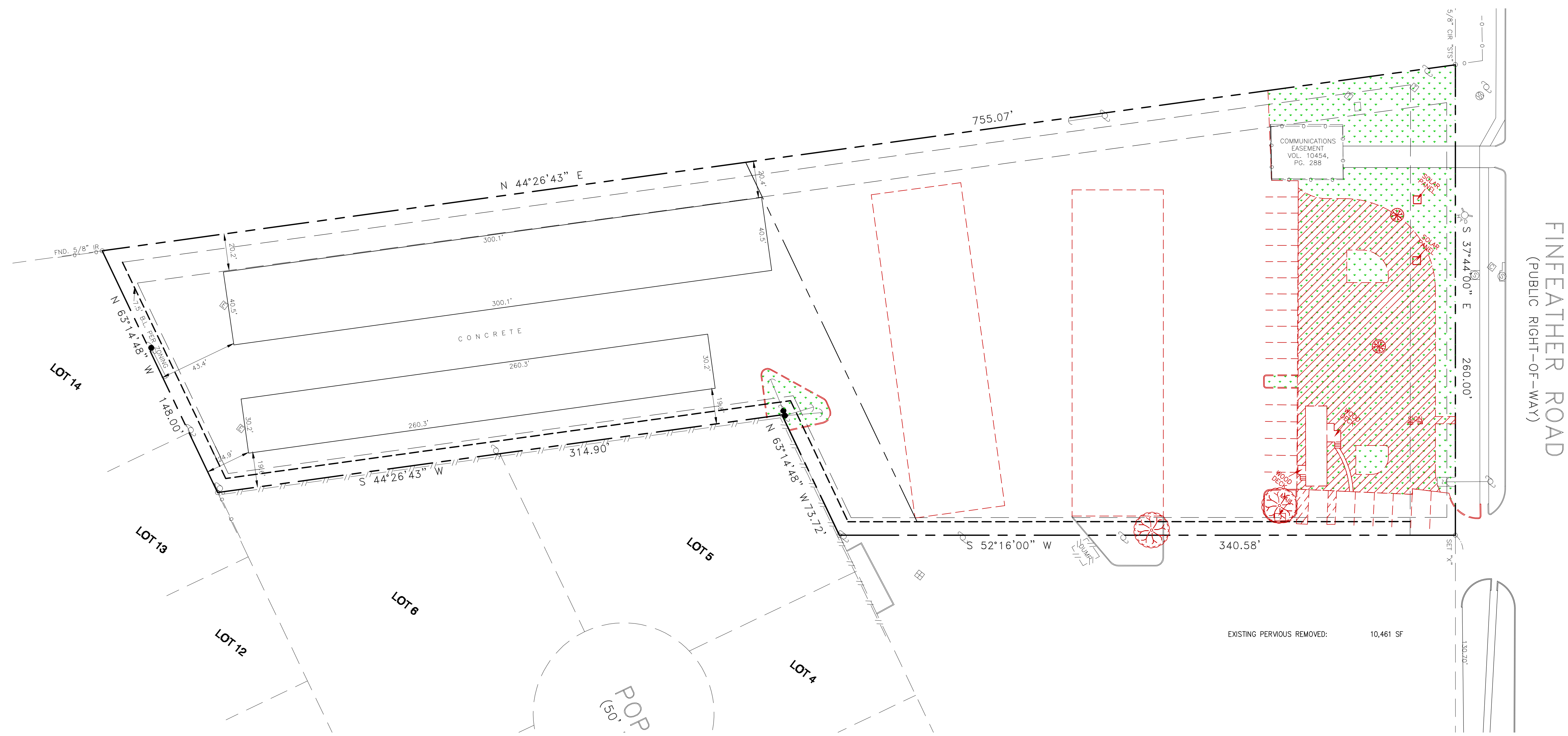


ISSUE HISTORY

DATE	DESCRIPTION
02/17/23	ISSUED FOR REVIEW
04/28/23	GENERAL REVISIONS
05/11/23	GENERAL REVISIONS

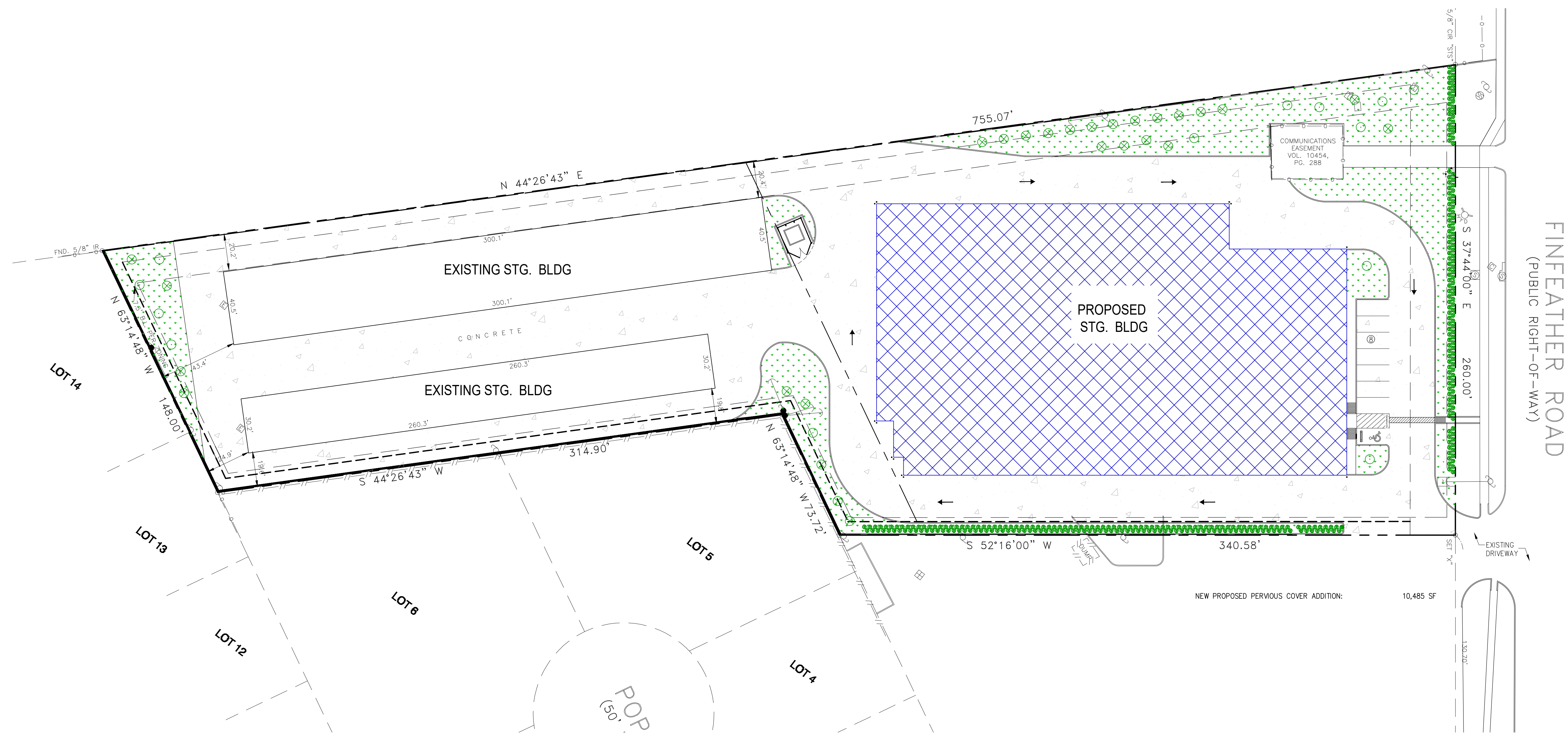
PERVIOUS PLAN

**A105**



1 EXISTING PERVIOUS COVER

1"=30'-0"



2 NEW PERVIOUS COVER

1"=30'-0"



CONSULTANTS:

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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

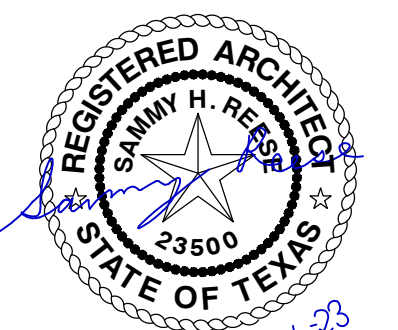
PROJECT:

## FINFEATHER STORAGE FACILITY

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP



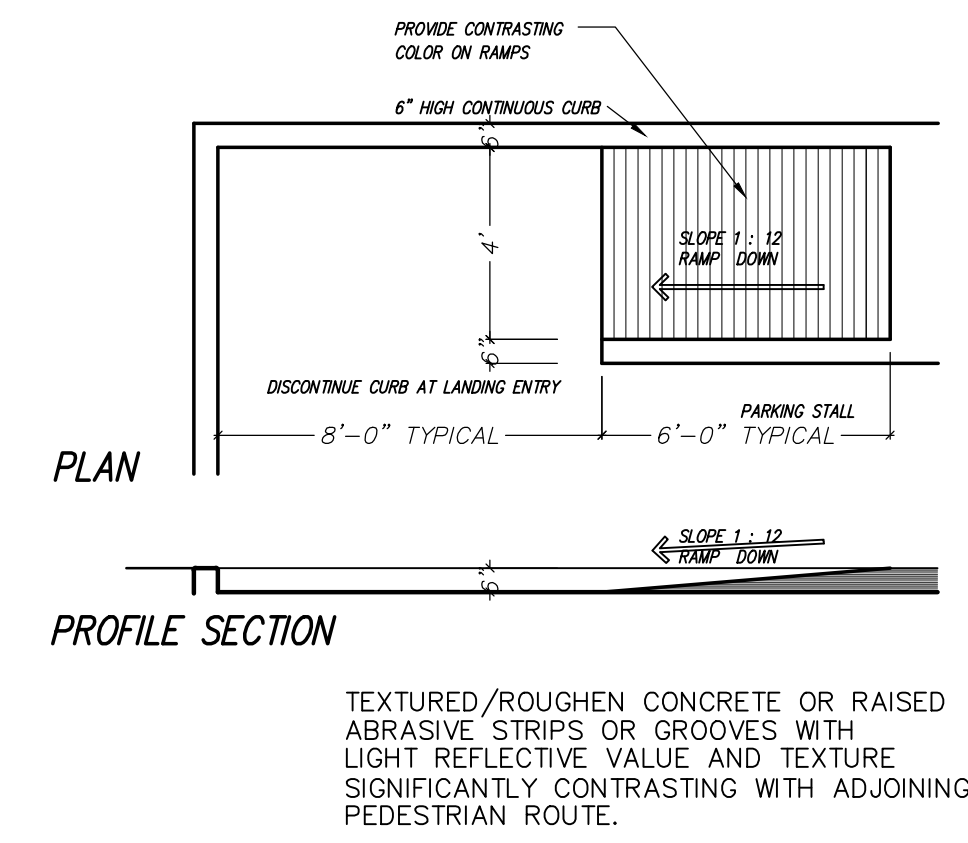
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ISSUE HISTORY

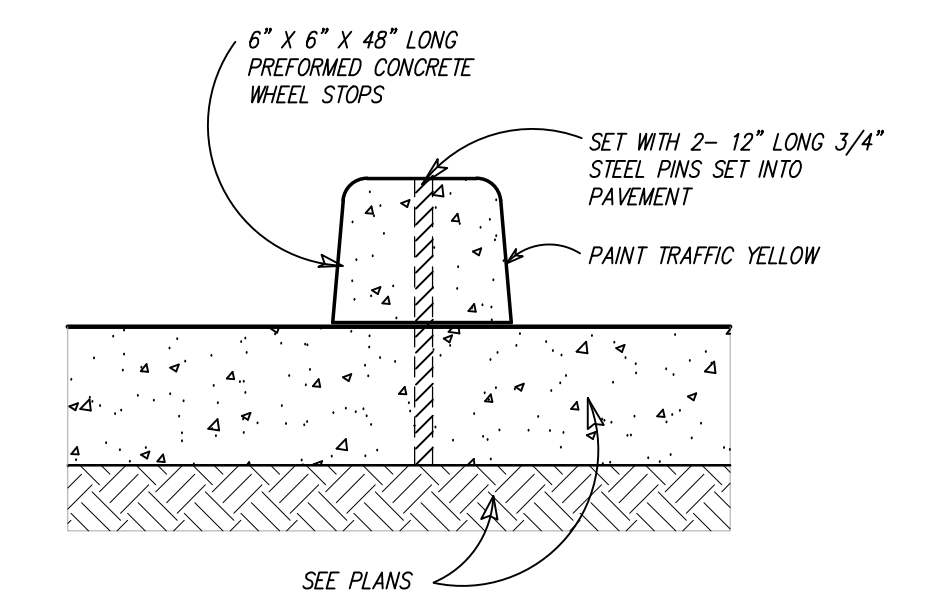
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02/17/23	ISSUED FOR REVIEW
04/28/23	GENERAL REVISIONS
05/11/23	GENERAL REVISIONS

SITE DETAILS

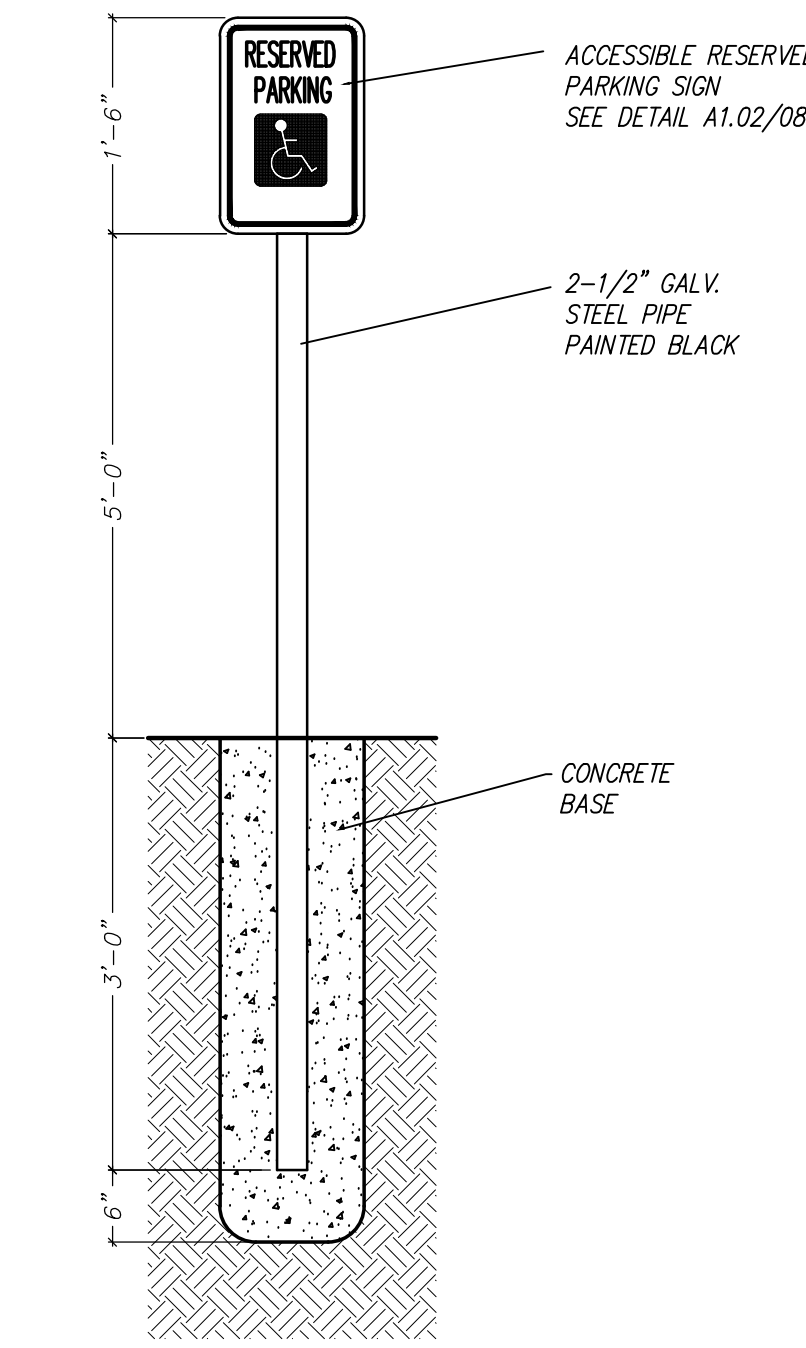
# A106



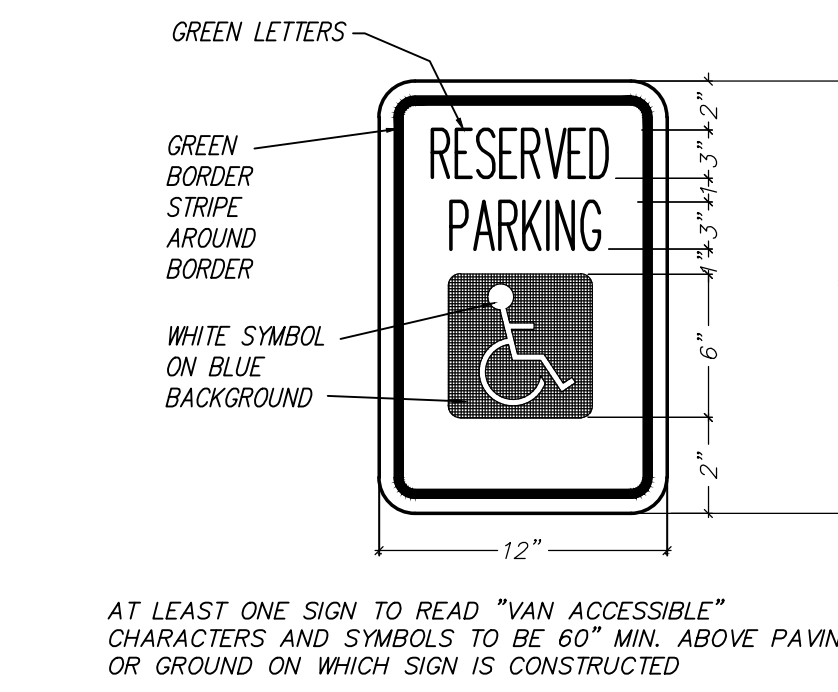
6 ACCESSIBLE WALK AT RAMP SCALE: 1/4"=1'-0"



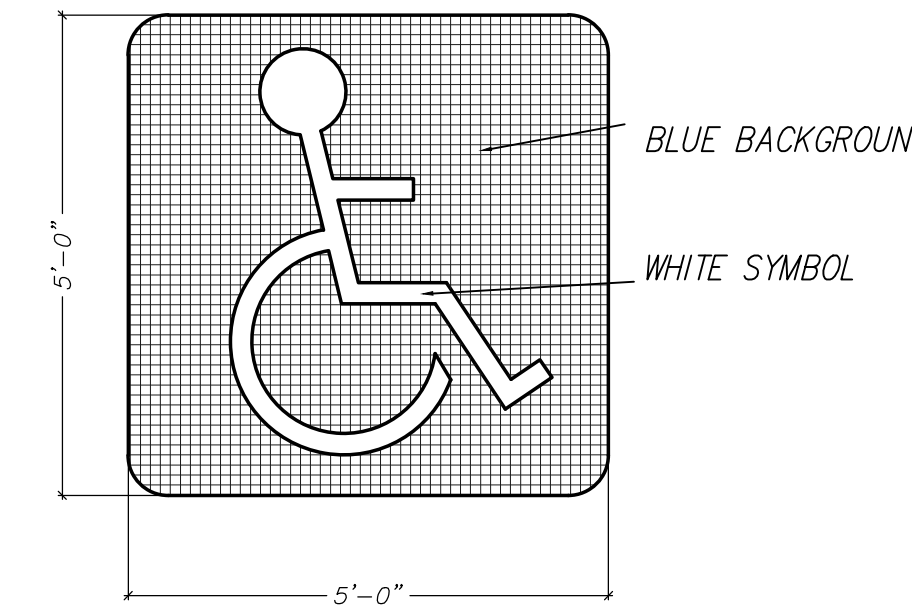
4 WHEEL STOP SCALE: 1/4"=1'-0"



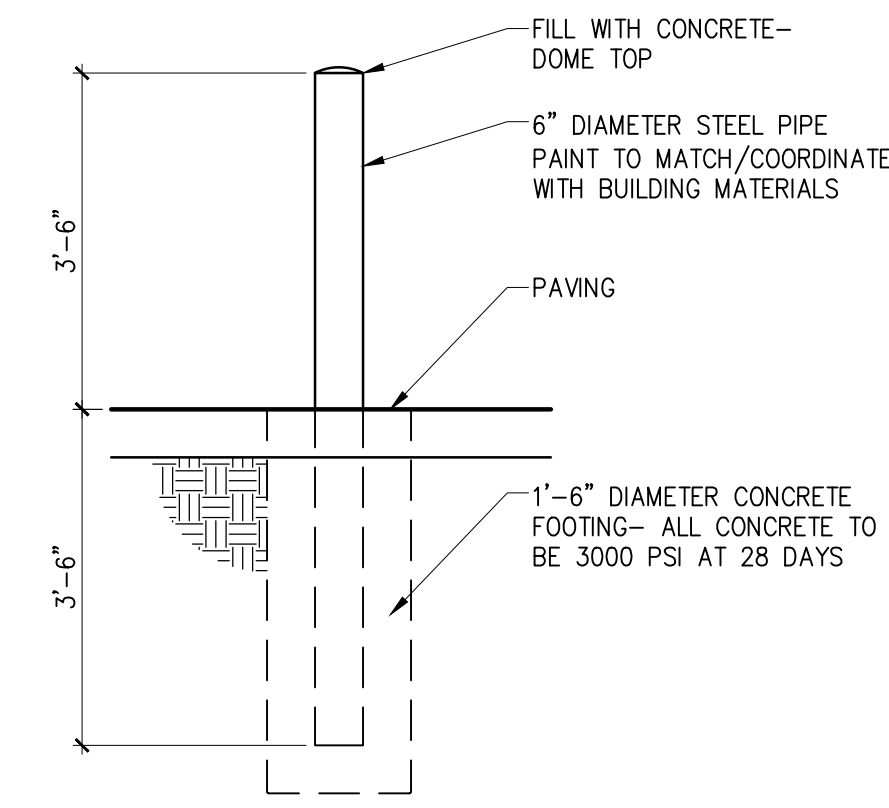
5 ACCESSIBLE PARKING SIGN SCALE: 1/4"=1'-0"



8 ACCESSIBLE RESERVED SIGN DETAIL SCALE: 1/4"=1'-0"

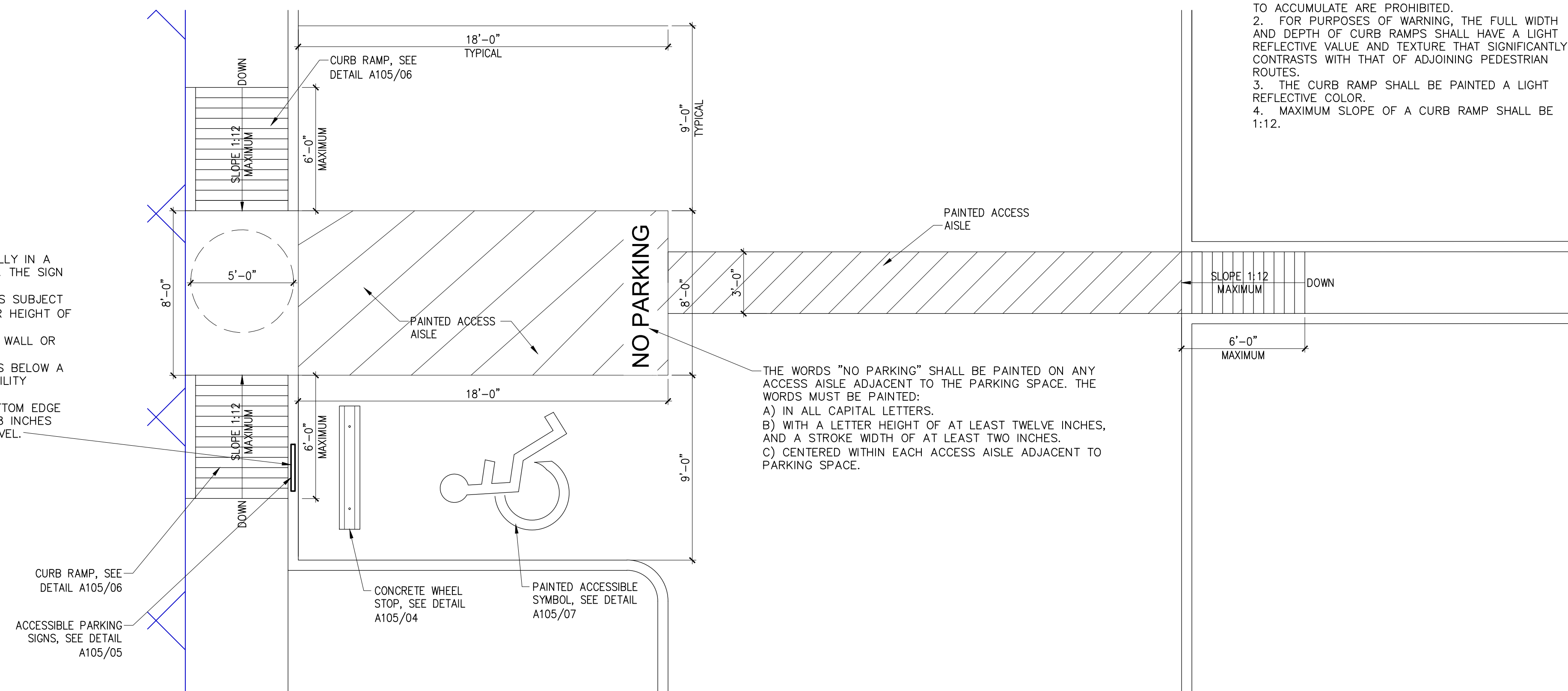


7 ACCESSIBLE SYMBOL SCALE: 1/4"=1'-0"



9 BOLLARD DETAIL SCALE: 1/2"=1'-0"

**ACCESSIBLE SIGN NOTE:**  
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, §02.6.  
D) BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 48 INCHES AND NO HIGHER ABOVE GROUND LEVEL.



2 ACCESSIBLE PARKING PLAN SCALE: 1/4"=1'-0"

**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.

**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.

**OVERHEAD 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-gloss 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 latch 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 radiating 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.

1 ACCESSIBILITY GENERAL NOTES SCALE: 1/4"=1'-0"

**DOOR HARDWARE:**

Doors shall have Lever-operated mechanisms, push-type mechanisms, or U-shaped handles.

**Handles** pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate.

**Sliding doors** If any, when fully open shall have operating hardware exposed and usable from both sides.

**Mounting Height** Hardware required for accessible door passage shall be mounted no higher than 48" above finished floor.

**Closer Operation** The sweep period of a closer shall be adjusted so that from an open position of 90 degrees, the door will take at 5 seconds to move to a point 12 degrees from the latch, measured to the edge of the door.

- The maximum force for pushing or pulling open a door shall be as follows:
- (a) exterior hinged doors: No requirement.
  - (b) interior hinged doors: 5 lbf
  - (c) sliding or folding doors: 5 lbf

These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in a closed position.  
Automatic doors, if any, shall comply with ANSI/BHMA A156.10-1985. Slowly opening, low-powered, automatic doors shall comply with ANSI A156.19-1984. Such doors shall not open to back check faster than 3 seconds and shall require no more than 15 lbf (66.6N) to stop door movement. If a power assisted door is used, its door opening force shall comply with the maximum force for pushing & pulling a door with a closer and its closing shall conform to the requirements in ANSI A156.19-1984. If user-operated controls are provided they shall comply with Texas Accessibility Standards Section 4.27.

**CONTROLS AND OPERATING MECHANISMS:**

**Height** Switches, thermostats, controls, dispensers, receptacles, and the highest operable part of other operable equipment shall be placed no higher than 48" above the floor and within the reach ranges required by the Texas Accessibility Standards (TAS).

Receptacles of electrical and communications system on walls shall be mounted no less than 15" above the floor. EXCEPTION: These requirements do not apply where the use of special equipment dictates otherwise or where electrical and communications systems receptacles are not normally intended for use by building occupants.

**Flush controls** shall be hand operated or automatic. Controls for flush valves shall be mounted on the wide side of toilet areas no more than 44" above the floor.

**Operation** Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf.

CONSULTANTS:

CIVIL  
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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

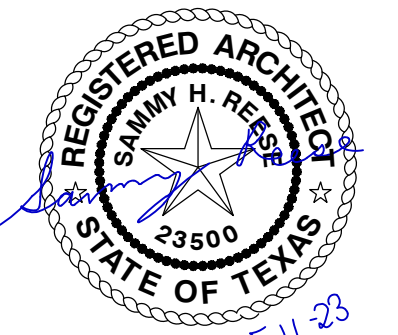
PROJECT:

## FINFEATHER STORAGE FACILITY

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP

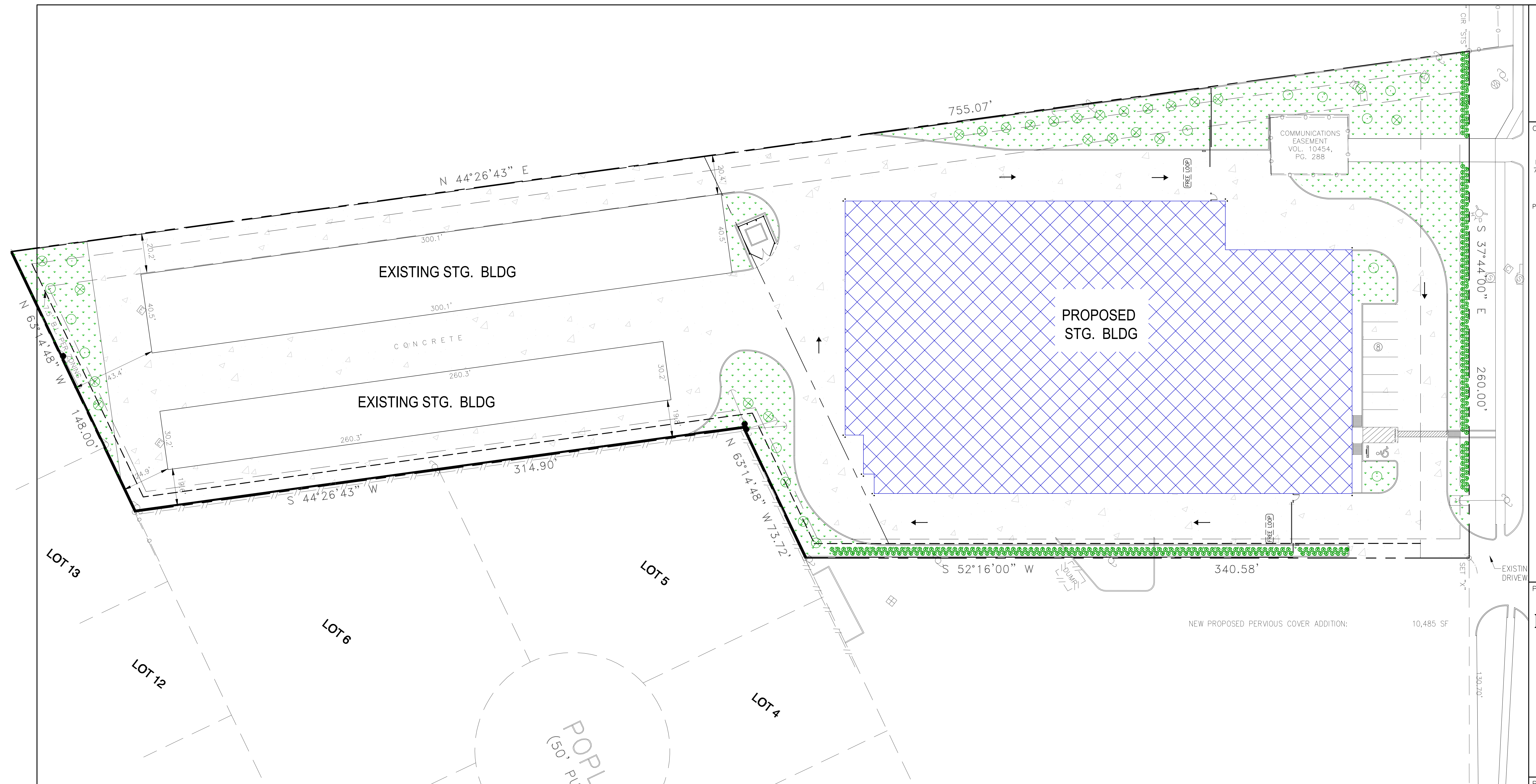


ISSUE HISTORY

DATE	DESCRIPTION
02/17/23	ISSUED FOR REVIEW
04/26/23	GENERAL REVISIONS
05/11/23	GENERAL REVISIONS

LANDSCAPE PLAN

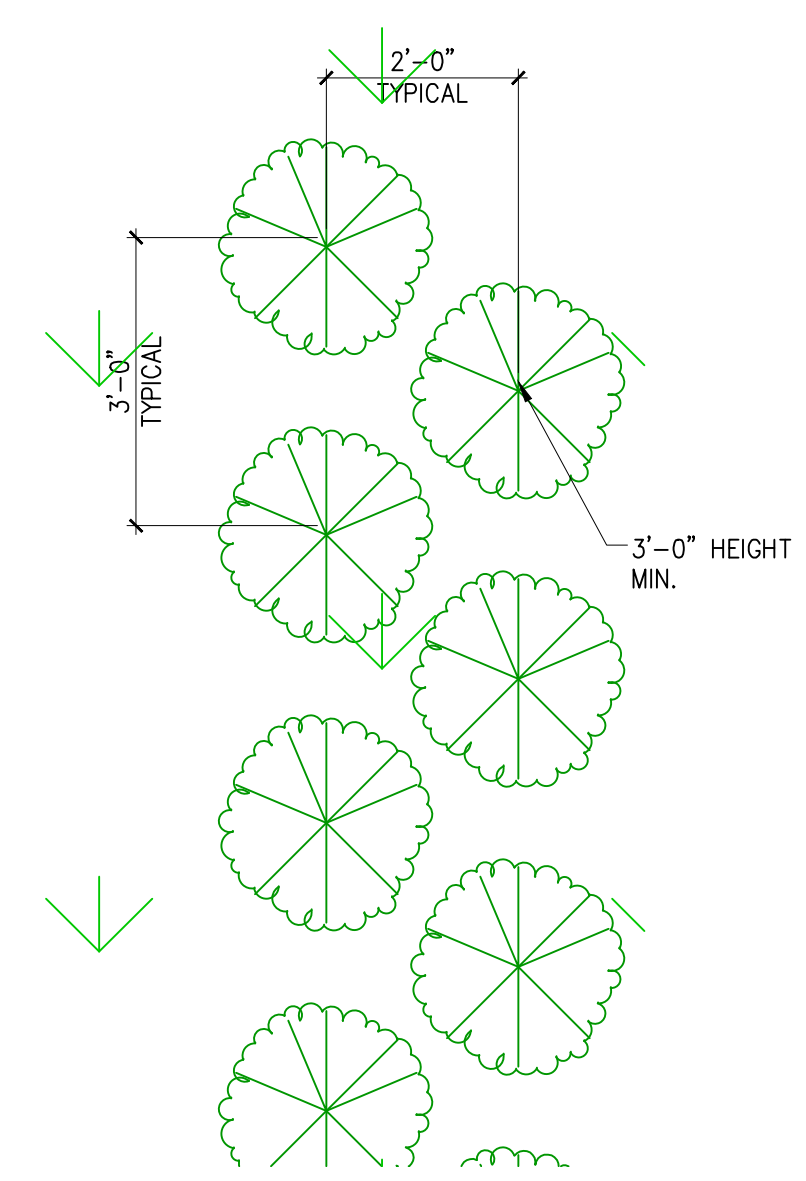
# LS101



1 SITE PLAN

LANDSCAPING ANALYSIS					
SYMBOL	SIZE	OFFICIAL NAME	#	SF VALUE	TOTAL
○	1.5"-3.0" CALIPER	LIVE OAK QUERCUS VIRGINIANA CANOPY TREE	13	200	2,600
⊗	1.5"-3.0"	DYNAMITE CREPE MYRTLE LARGESTRODIA INDICA NON-CANOPY TREE	27	150	4,050
⊗	2-5 GALLON	INDIAN HAWTHORN (QUINCLOPIAS INDICA) SHRUB	311	10	3,110
⊙	COVER (15% MAX)	BERMUDA GRASS	9233	100	92
TOTAL AREA PROVIDED:					9,852 SF

- LANDSCAPE REQUIREMENTS:**
- 15% OF DEVELOPED AREA 3.16 ACRES (135,216 SQ.FT.)= 20,282 SF LANDSCAPING
  - NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES -10,141 SF REQ'D;
  - NOT LESS THAN 50% OF PLANTED SHALL BE CANOPY:5,070 SF REQ'D;
  - ALL PARKING ISLANDS MUST HAVE A CANOPY TREE.
- TOTAL AREA REQUIRED:  
LANDSCAPED AREA PROVIDED:  
**\*\*AUTOMATIC IRRIGATION IS REQUIRED FOR THIS PROJECT\*\***



3 ENLARGED LANDSCAPE DETAIL

LANDSCAPE CODE NOTES:

1. DENSE SHRUBBERY OR HEDGE HAVING YEAR-ROUND FOLIAGE. SHRUBS ARE TO BE PLANTED IN A LANDSCAPE STRIP OF AT LEAST SIX FEET IN WIDTH ARRANGED IN AN ALTERNATING /STAGGERED PATTERN FORMED BY TWO ROWS, TWO FEET APART ON CENTER, EACH OF WHICH IS MADE UP OF SHRUBS THREE FEET ON CENTER. AT THE TIME A REQUEST FOR A CERTIFICATE OF OCCUPANCY IS MADE, SHRUBS AND HEDGES SHALL BE AT LEAST THREE FEET IN HEIGHT.
2. ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED BY EITHER AN UNDERGROUND SPRINKLER SYSTEM, OR HOSE ATTACHMENT WITHIN 150 FEET OF ALL LANDSCAPING.
3. ALL LANDSCAPING SHALL COMPLY WITH THE SIGHT DISTANCE REQUIREMENTS OF ARTICLE VI.
4. PARKING OF VEHICLES SHALL NOT BE ALLOWED ON APPROVED LANDSCAPE AREAS OR ON LANDSCAPE AREAS FOR PROJECTS WHICH WERE BUILT PRIOR TO THIS ARTICLE, SUBJECT TO THE GENERAL PENALTY PROVISIONS OF THIS ARTICLE.
5. ARTIFICIAL PLANT MATERIALS ARE PROHIBITED.
6. NON-VEGETATIVE GROUND COVERS PERMITTED BY THIS ARTICLE MAY INCLUDE, BUT ARE NOT LIMITED TO, WASHED GRAVEL, BARK MULCHES, LAVA ROCK, ROCK, OR OTHER DECORATIVE USED IN LANDSCAPING.
7. CREDIT MAY BE GIVEN FOR LANDSCAPING PLACED IN THE PUBLIC RIGHT OF WAY ONLY WITH THE APPROVAL OF THE SITE DEVELOPMENT REVIEW COMMITTEE AND, IN THE CASE OF RIGHT OF WAY CONTROLLED BY THE STATE, THE APPROVAL OF THE STATE DEPARTMENT OF TRANSPORTATION. LANDSCAPING PLACED IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE PROVISIONS OF ARTICLE VI REGARDING SIGHT DISTANCE AND NOT CREATE A SAFETY HAZARD.

1 LANDSCAPE CODE NOTES

2

1/2"=1'-0"

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

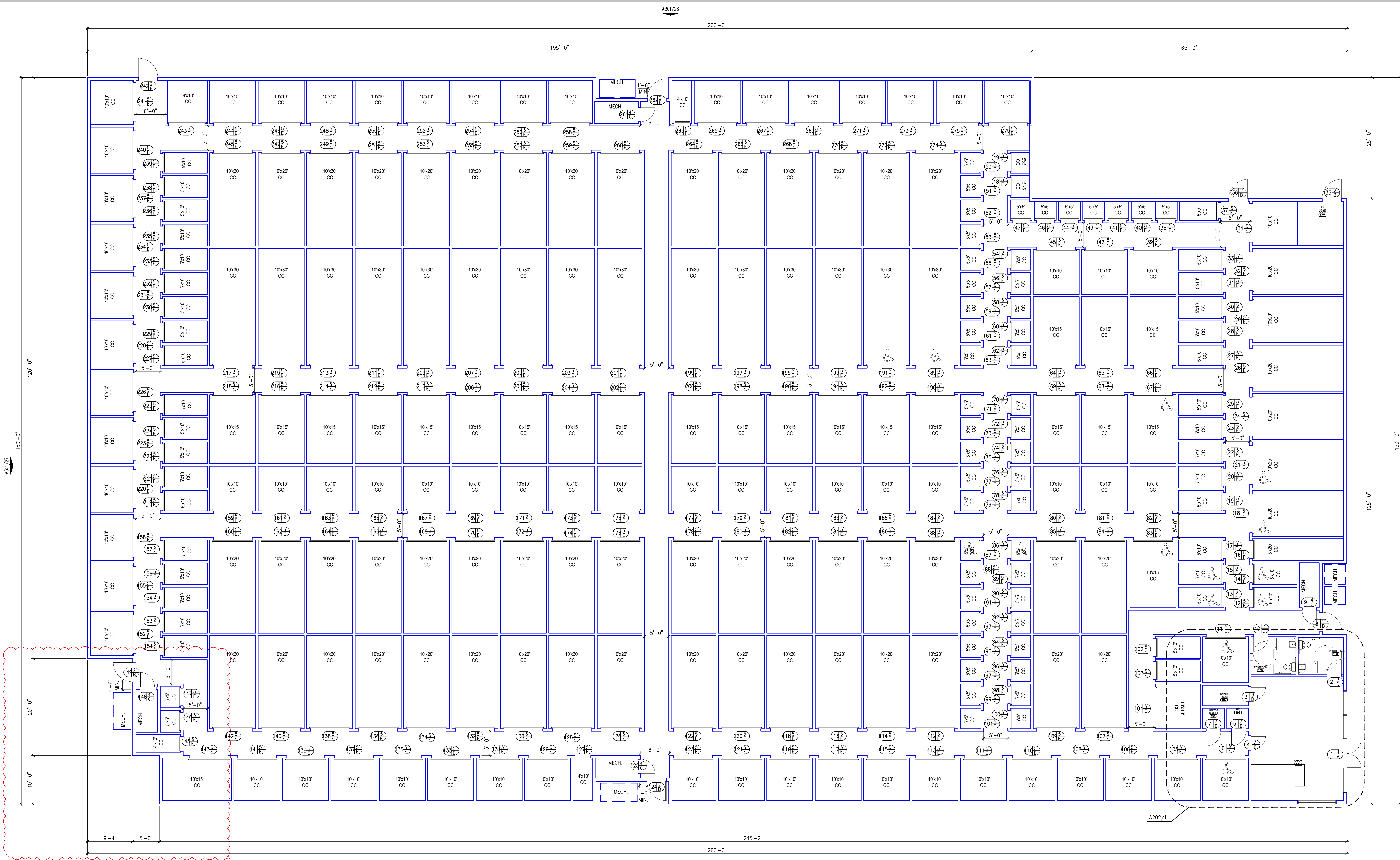


ISSUE HISTORY

DATE	DESCRIPTION
02/17/23	ISSUED FOR REVIEW
04/28/23	GENERAL REVISIONS
05/11/23	GENERAL REVISIONS

FLOOR PLAN

# A201



26 FLOOR PLAN

TABLE 1108.3 ACCESSIBLE SELF-SERVICE STORAGE FACILITIES

TOTAL SPACES IN FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE SPACES	PROVIDED NUMBER OF REQUIRED ACCESSIBLE SPACES
1 TO 200	5% BUT NOT LESS THAN 1	256 TOTAL 10 + 2% = 13 SPACES 14 SPACES PROVIDED
OVER 200	10, PLUS 2% OF TOTAL NUMBER OF UNITS OVER 200	

UNIT TABULATION

NAME	SIZE	COUNT	AREA	RENTABLE
A	5x5	51	50 SF	2,550 SF
B	4x10	3	40 SF	120 SF
C	5x8	1	45 SF	45 SF
D	5x10	39	50 SF	1,950 SF
E	10x10	71	100 SF	7,100 SF
F	10x15	22	150 SF	3,300 SF
G	5x20	1	100 SF	100 SF
H	10x20	54	200 SF	10,800 SF
I	10x30	15	300 SF	4,500 SF
TOTAL:		256		30,465 SF

FIRE EXTINGUISHER DETAILS:  
COSMIC MULTI-PURPOSE CHEMICAL  
GENERAL DATA: THESE UNITS CONTAIN SPECIALLY FLUIDIZED AND SILICONIZED MONO AMMONIUM PHOSPHATE POWDER, WHICH SMOOTHERS AND BREAKS THE CHAIN REACTION ON CLASS B FIRES. TUBES AND INSULATES CLASS A FIRES AND IS A NON-CONDUCTOR OF ELECTRICITY. NON-TOXIC.  
FEATURES: HEAVY-DUTY STEEL CYLINDER WITH SPHONX TUBE, REPLACEMENT MOLDING VALVE STEM SEAL, VISUAL PRESSURE GAUGE, PULL PIN AND UPRIGHT SQUEEZE GRIP. CORROSION AND IMPACT-RESISTANT POWDER COAT FINISH  
CLASS A,B,C, FIRES

FIRE EXTINGUISHER SYMBOL:  
FIRE EXTINGUISHER  
FE

26 FLOOR PLAN

10 ACCESSIBLE STORAGE AND UNIT TABULATION

1 FLOOR PLAN

CONSULTANTS:

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

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

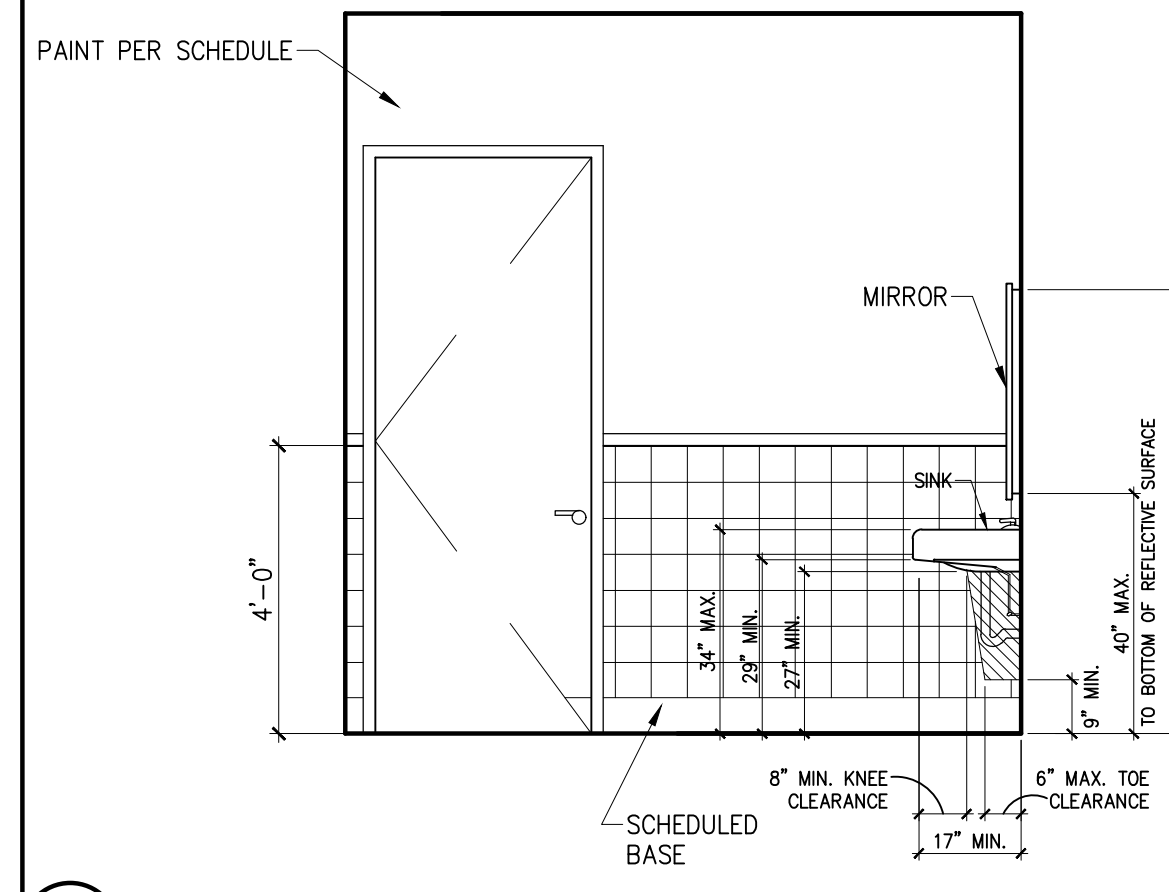
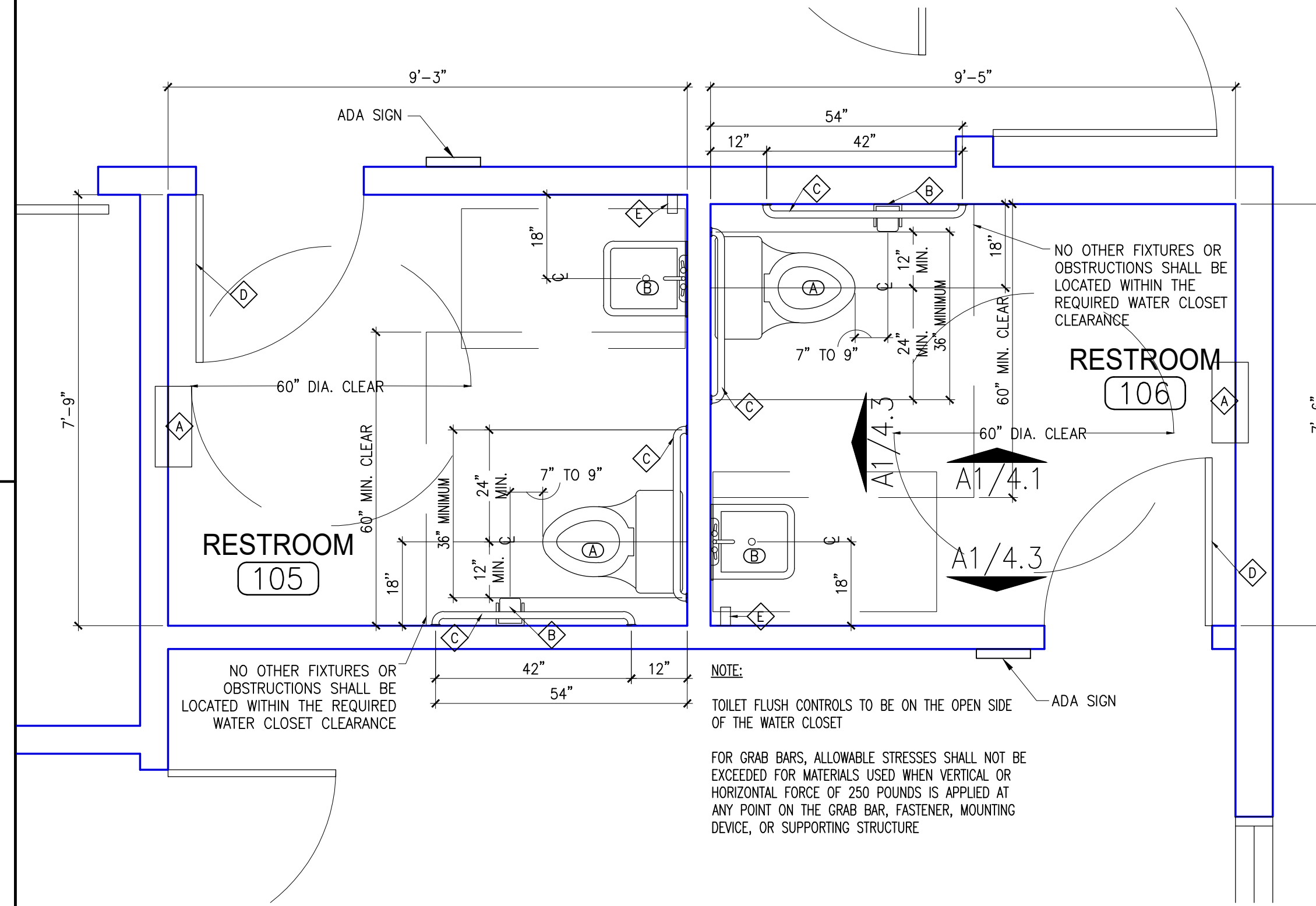
MEP  
R.L. PACKARD DESIGN  
14731 FUERTE, #100  
HOUSTON, TX 77083

RESTROOM PLUMBING FIXTURE SCHEDULE			
MARK	SYMBOL	MANUFACTURER & MODEL	REMARKS
(A)		TO BE DETERMINED	NEW TOILET
(B)		TO BE DETERMINED	NEW RESTROOM SINK

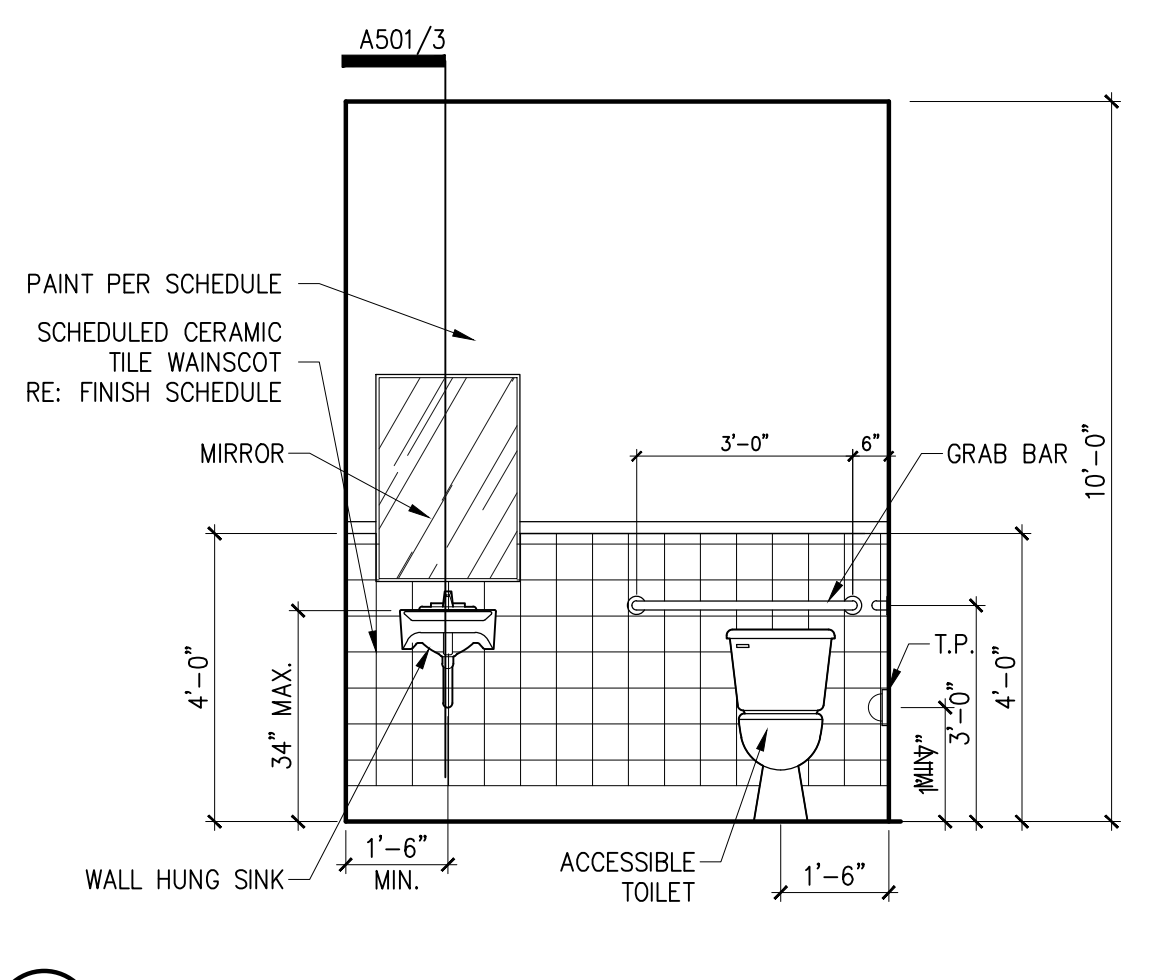
NOTES:  
1. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM OWNER OR ARCHITECT

TOILET ACCESSORY SCHEDULE			
MARK	SYMBOL	MANUFACTURER & MODEL	REMARKS
(1)		BOBRICK B38032 TRIMLINE SERIES, SEMI-RECESSED.	PAPER TOWEL DISPENSER / WASTE RECEPTACLE
(2)		BOBRICK B-4388 CONTURA SERIES, RECESSED	TOILET TISSUE DISPENSER
(3)		BOBRICK	GRAB BARS
(4)		BOBRICK B-670	UTILITY HOOK
(5)		BOBRICK, CONTURA SERIES, SURFACE MOUNTED.	SOAP DISPENSER

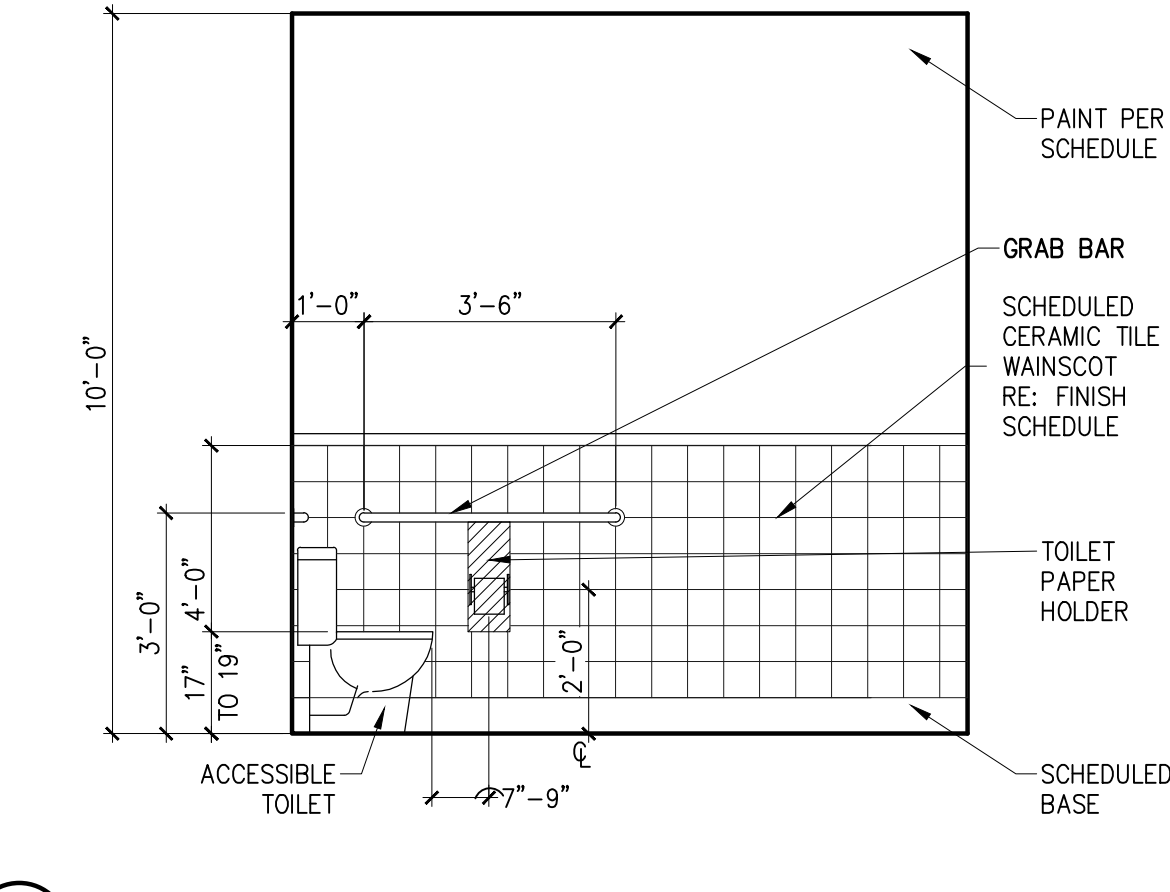
NOTES:  
1. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM OWNER OR ARCHITECT



28 RESTROOM ELEVATION 3/8"=1'-0"



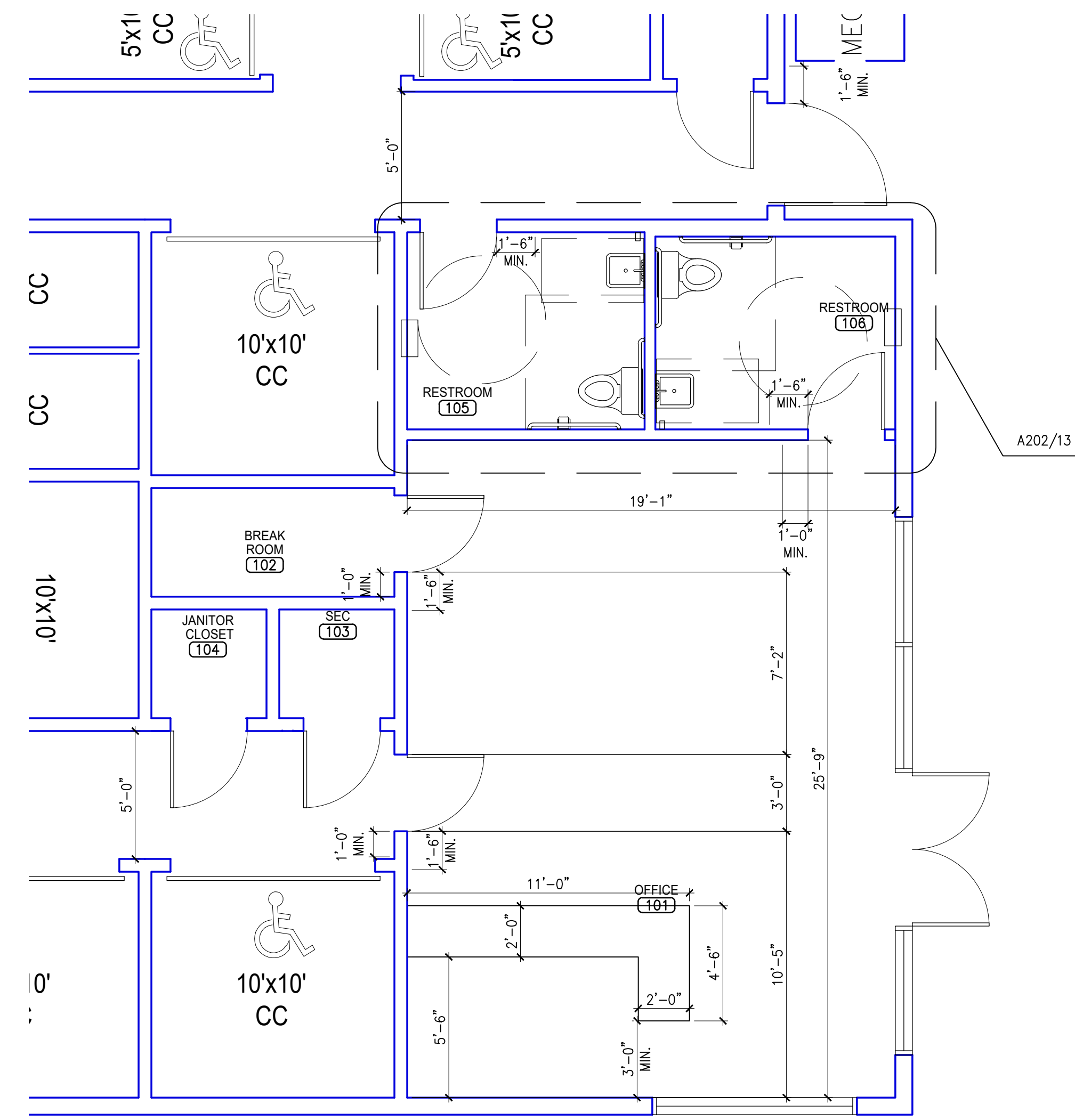
23 RESTROOM ELEVATION 3/8"=1'-0"



18 RESTROOM ELEVATION 3/8"=1'-0"

13 ENLARGED RESTROOM FLOOR PLAN 1/2"=1'-0"

4 RESTROOM SCHEDULES 1/4"=1'-0"



11 ENLARGED OFFICE AREA FLOOR PLAN 1/4"=1'-0"

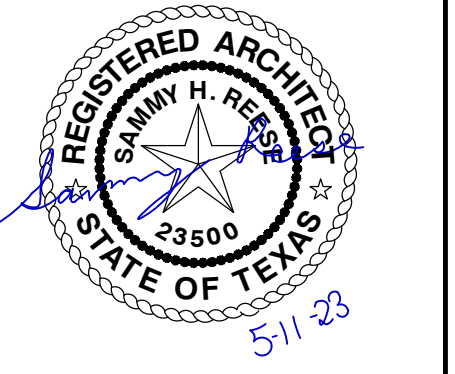
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PROJECT:

**FINFEATHER STORAGE FACILITY**

PROJECT ADDRESS  
2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP



ISSUE HISTORY

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05/11/23	GENERAL REVISIONS

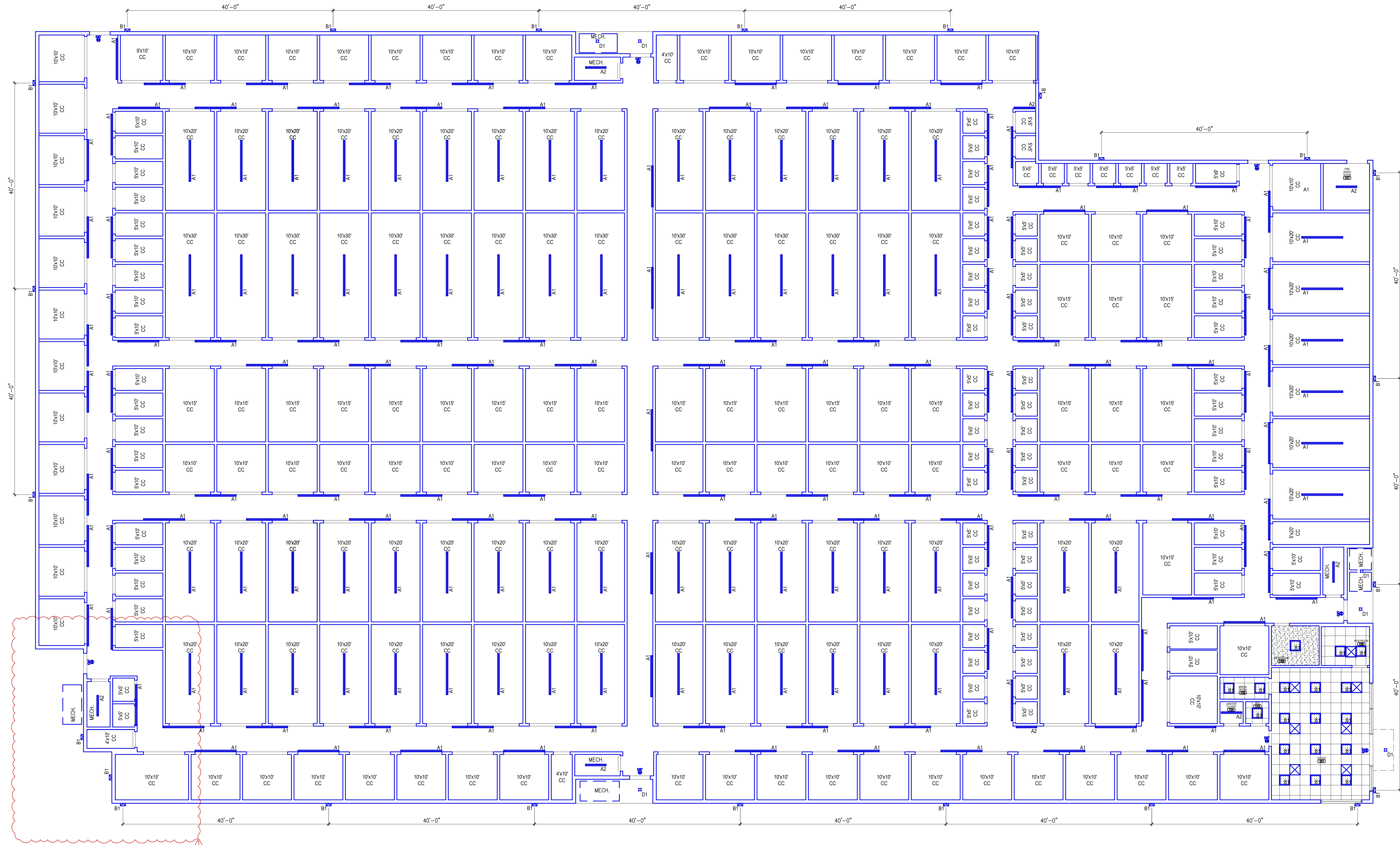
ENLARGED FLOOR PLAN  
**A202**

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



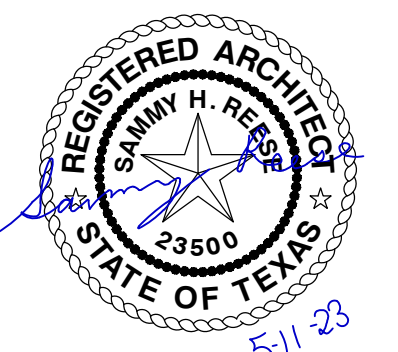
PROJECT:

## FINFEATHER STORAGE FACILITY

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

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01/31/23

ISSUE HISTORY

DATE	DESCRIPTION
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04/28/23	GENERAL REVISIONS
05/11/23	GENERAL REVISIONS



REFLECTED  
CEILING PLAN

# A203

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

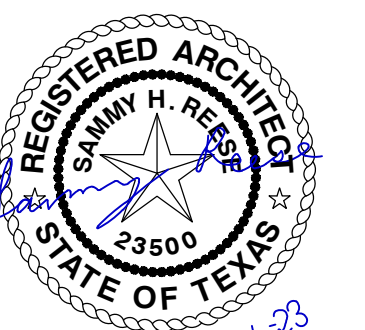
PROJECT:

**FINFEATHER  
STORAGE  
FACILITY**

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP

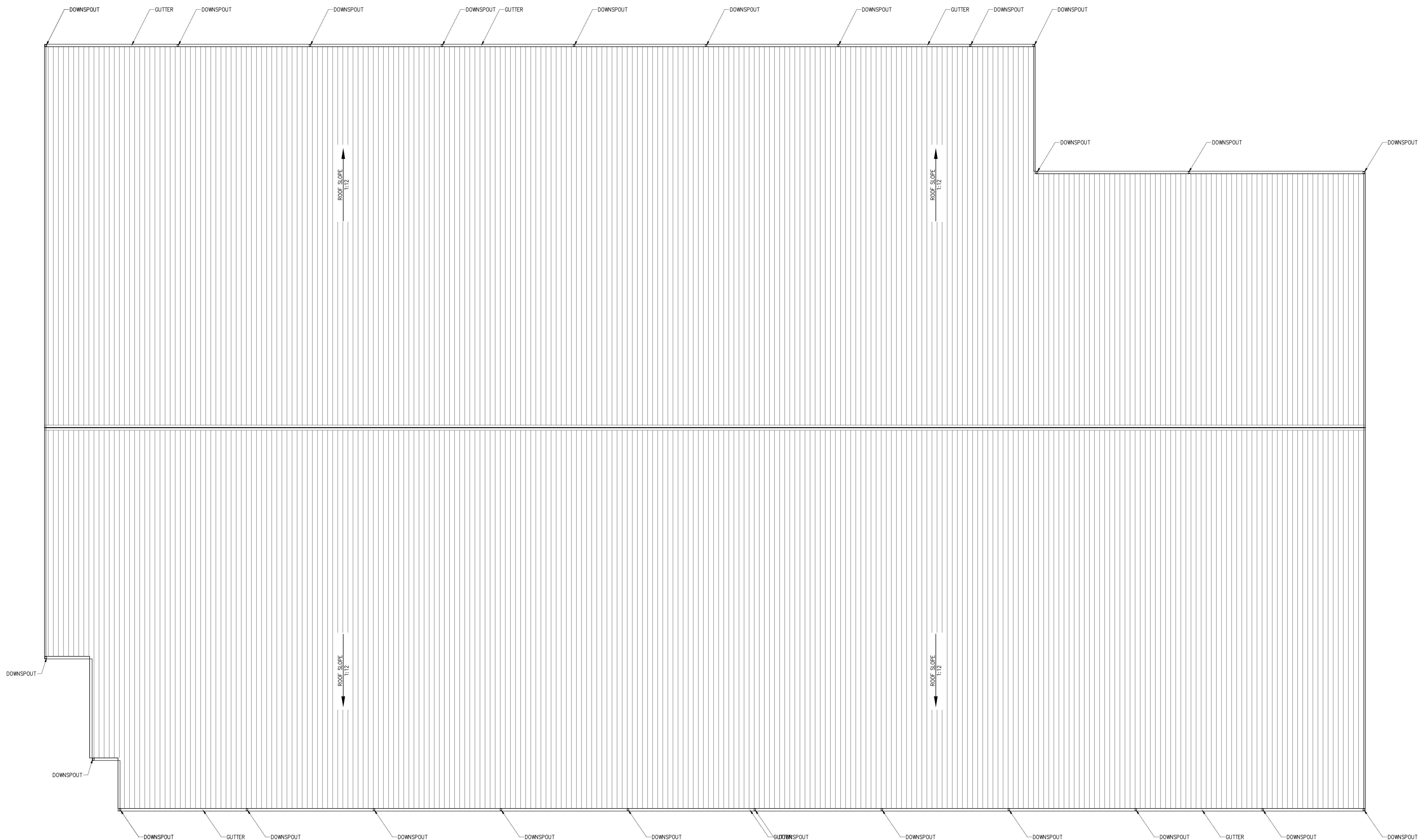


ISSUE HISTORY

DATE	DESCRIPTION
02/17/23	ISSUED FOR REVIEW
04/28/23	GENERAL REVISIONS
05/11/23	GENERAL REVISIONS

ROOF PLAN

**A204**



CONSULTANTS:

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

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

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

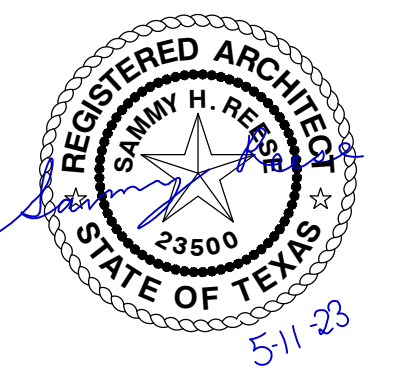
PROJECT:

## FINFEATHER STORAGE FACILITY

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP



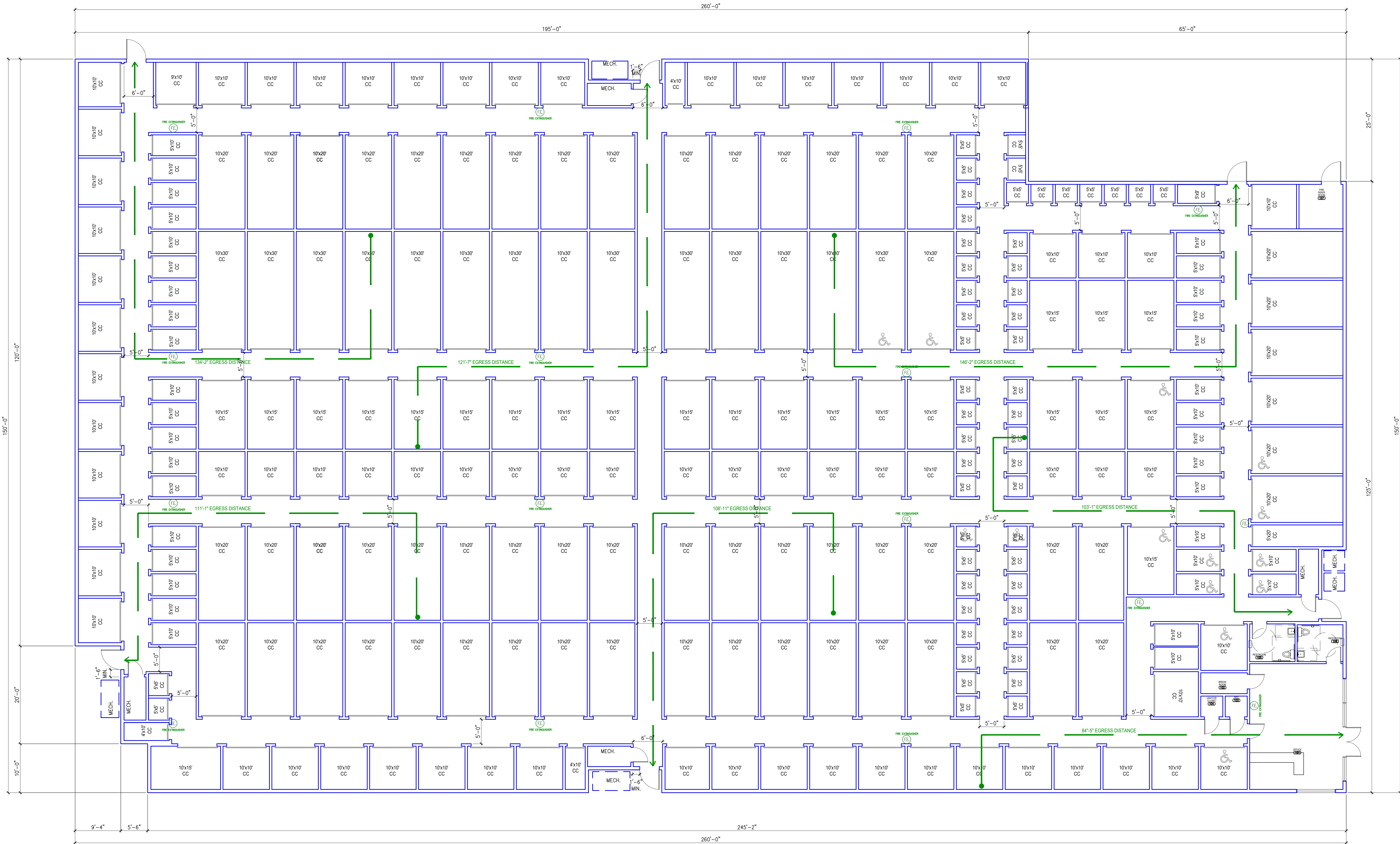
01/31/23

ISSUE HISTORY

DATE	DESCRIPTION
02/17/23	ISSUED FOR REVIEW
04/28/23	GENERAL REVISIONS
05/11/23	GENERAL REVISIONS

EGREES AND FIRE EXTINGUISHER LOCATION PLAN

# A205



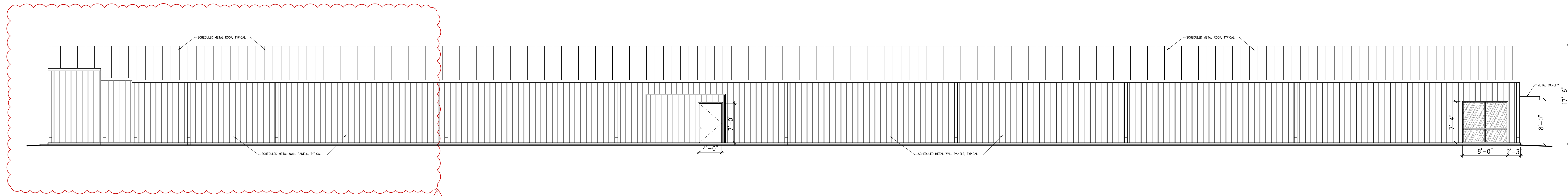
CONSULTANTS:

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

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

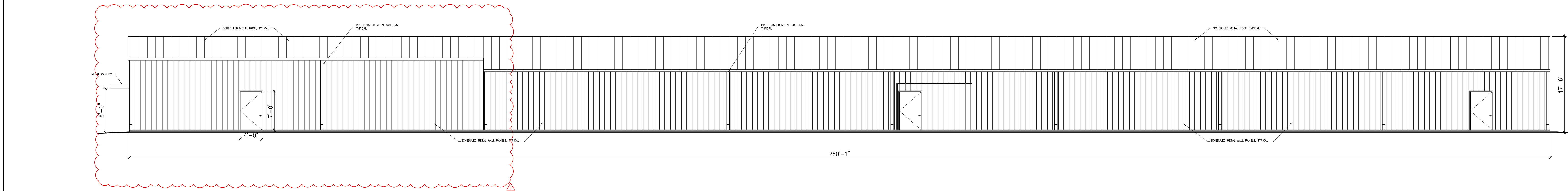
MEP  
R.L. PACKARD DESIGN  
14731 FUERTE, #100  
HOUSTON, TX 77063

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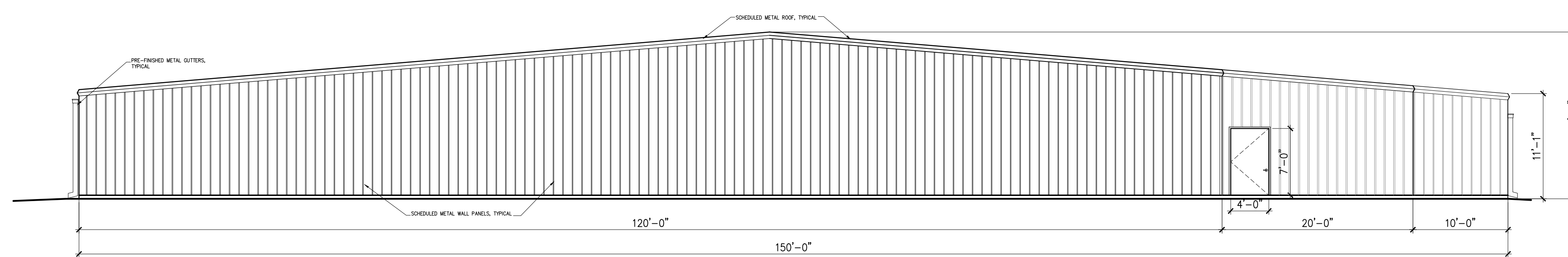
29 FRONT ELEVATION (SOUTH)

1/8"=1'-0"



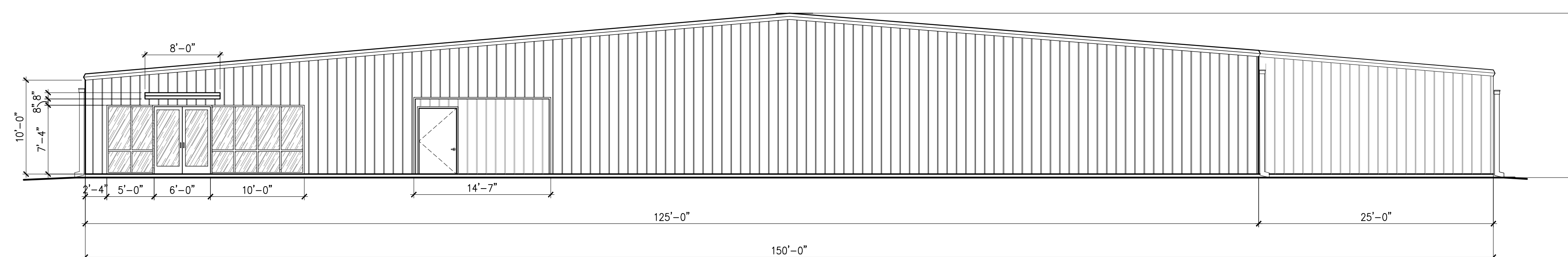
28 FRONT ELEVATION (NORTH)

1/8"=1'-0"



27 FRONT ELEVATION (WEST)

1/8"=1'-0"



26 FRONT ELEVATION (EAST)

3/16"=1'-0"

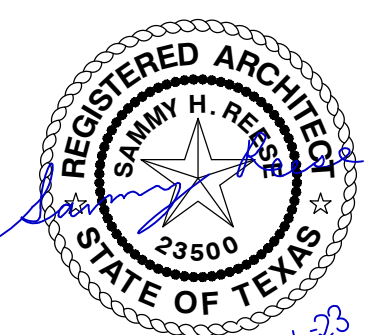
PROJECT:

**FINFEATHER  
STORAGE  
FACILITY**

PROJECT ADDRESS

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BRYAN, TX 77801

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ISSUE HISTORY

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05/11/23	GENERAL REVISIONS

EXTERIOR  
ELEVATIONS

**A301**



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

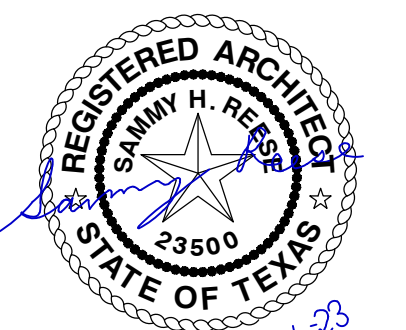
PROJECT:

**FINFEATHER STORAGE FACILITY**

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP

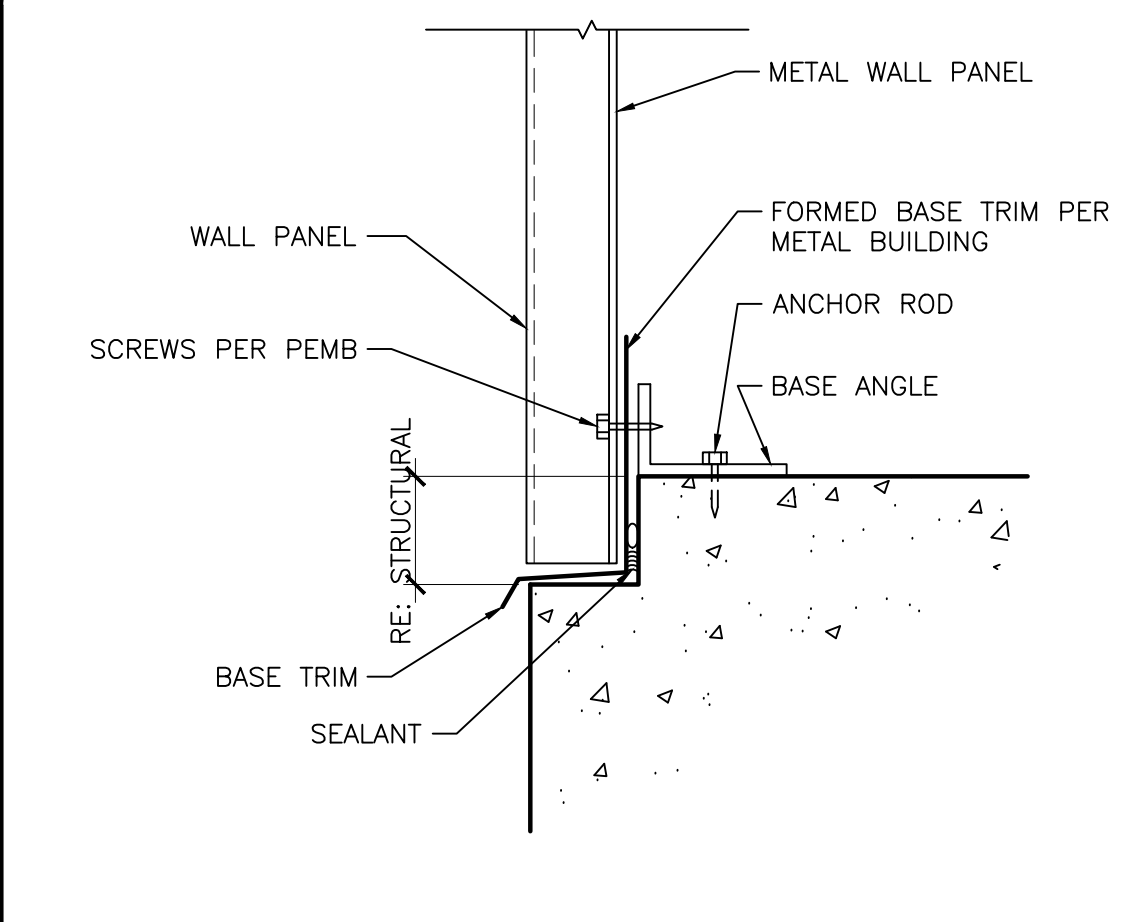


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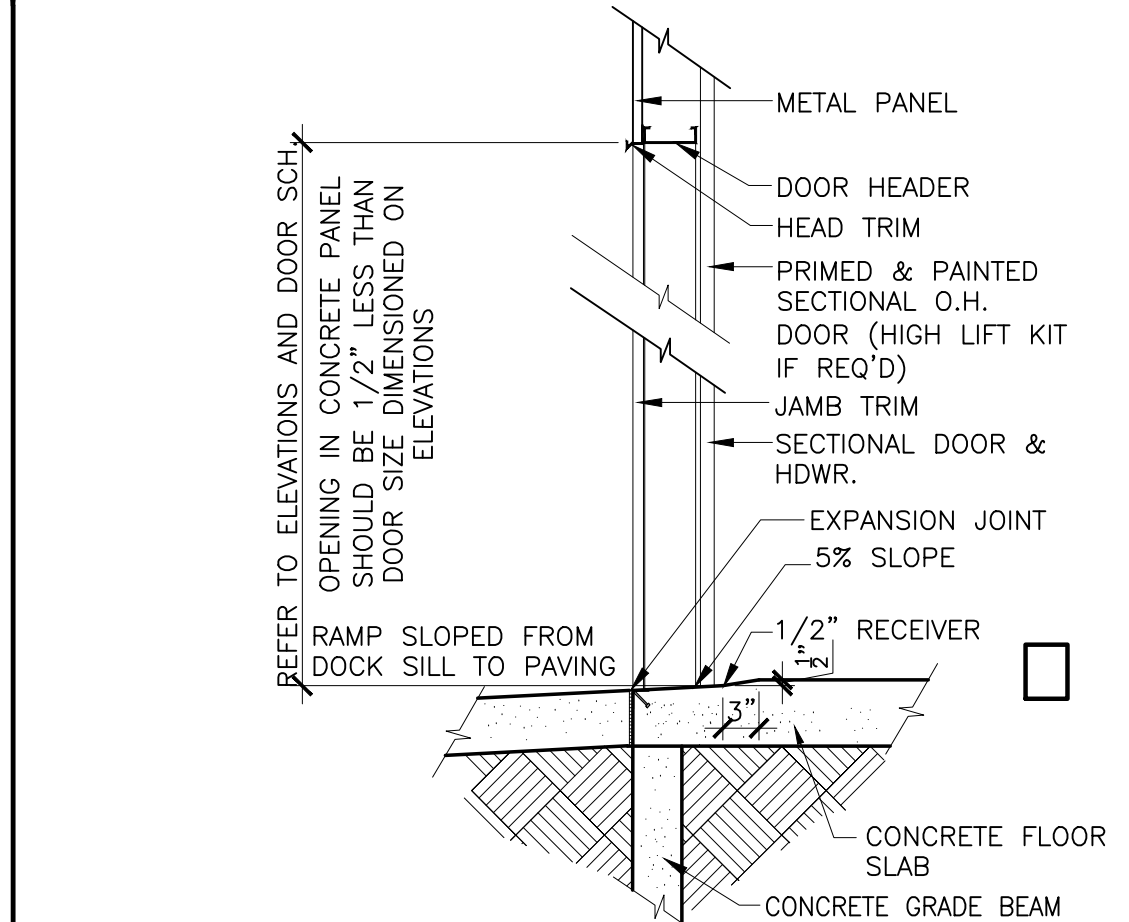
DATE	DESCRIPTION
02/17/23	ISSUED FOR REVIEW
04/28/23	GENERAL REVISIONS
05/11/23	GENERAL REVISIONS

EXTERIOR DETAILS

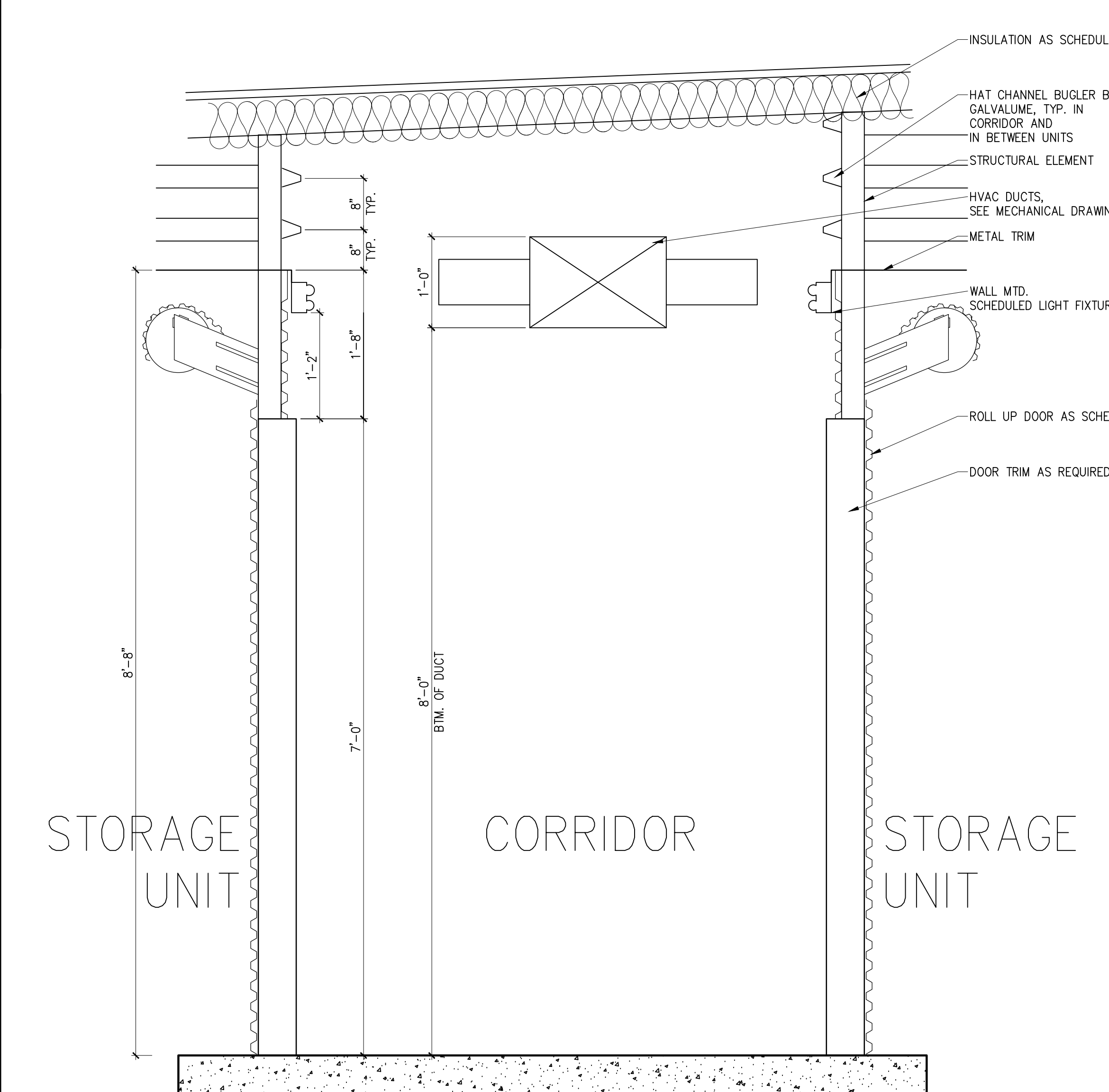
**A401**



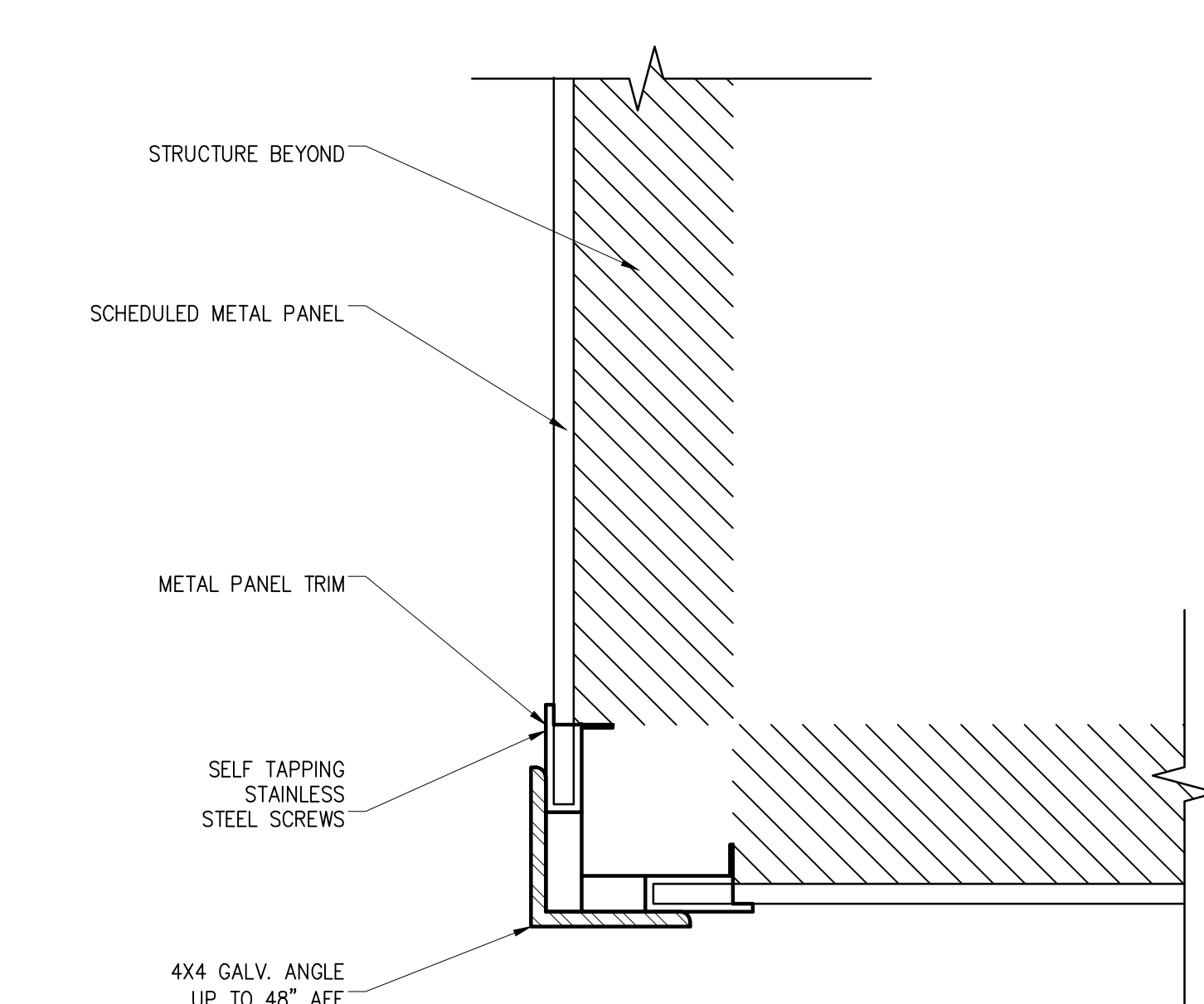
9 BASE TRIM DETAIL



4 OVER HEAD DOOR SECTION



6 TYP. CLIMATE CONTROLLED CORRIDOR SECTION



16 PLN. DTL. @ INT. STORAGE CORNER TYP.

30 - SCALE 25 - SCALE 20 - SCALE 15 - SCALE 10 - SCALE 5 -

29 - SCALE 24 - SCALE 19 - SCALE 14 - 9 BASE TRIM DETAIL 1 1/2"=1'-0" 4 OVER HEAD DOOR SECTION N.T.S.

28 - SCALE 23 - SCALE 18 - SCALE 13 -

27 - SCALE 22 - SCALE

26 - SCALE 21 - SCALE 16 PLN. DTL. @ INT. STORAGE CORNER TYP. 3"=1'-0" 6 TYP. CLIMATE CONTROLLED CORRIDOR SECTION 1"=1'-0"

CONSULTANTS:

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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 77083

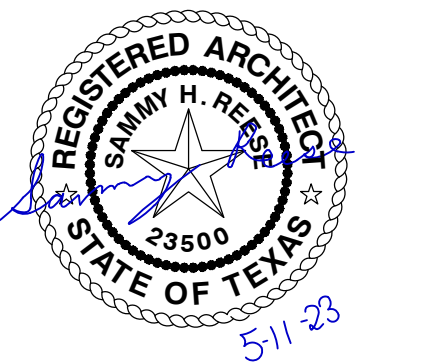
PROJECT:

**FINFEATHER STORAGE FACILITY**

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP



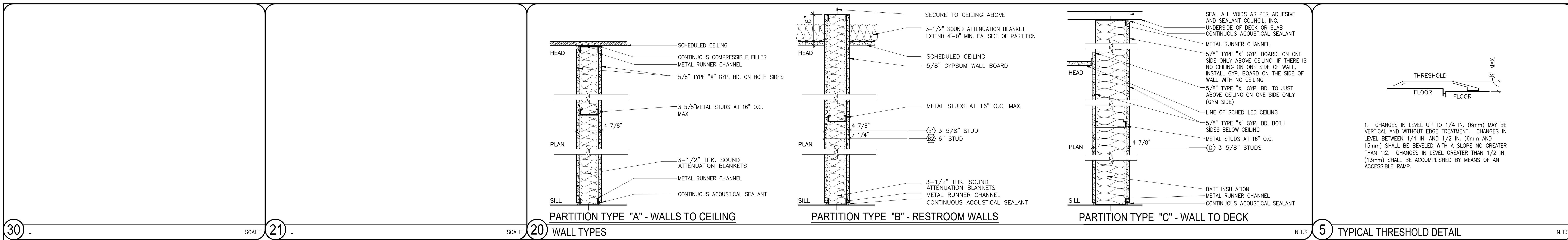
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ISSUE HISTORY

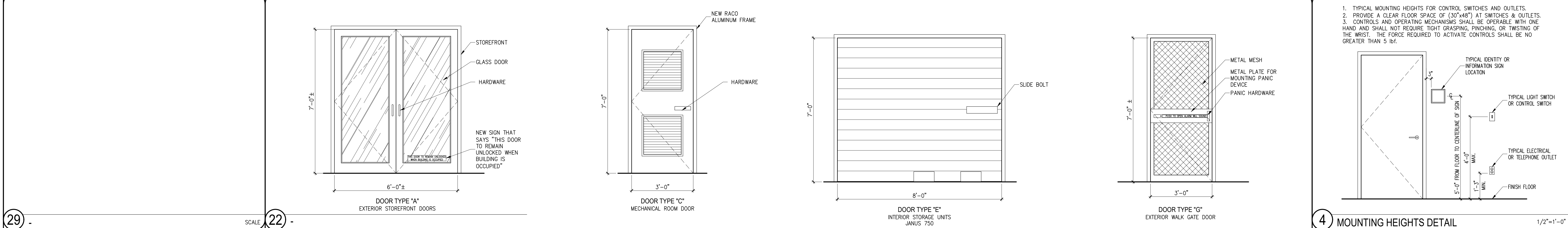
DATE	DESCRIPTION
02/17/23	ISSUED FOR REVIEW
04/28/23	GENERAL REVISIONS
05/11/23	GENERAL REVISIONS

INTERIOR DETAILS

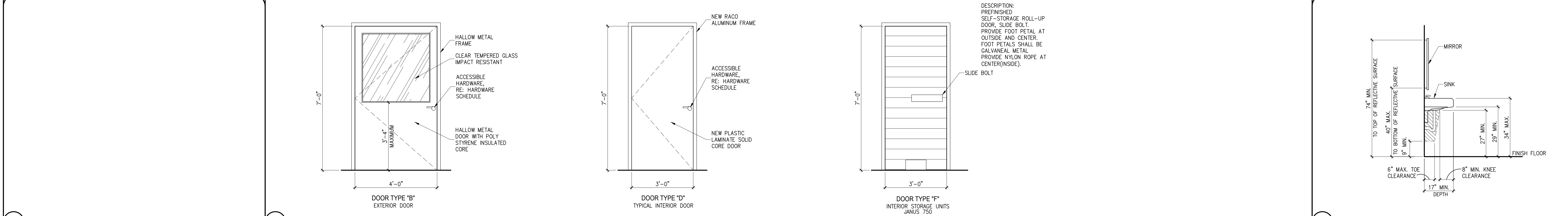
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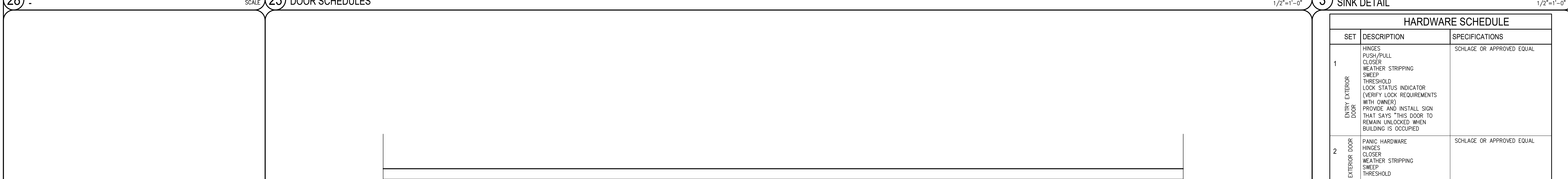
30 - SCALE 21 - WALL TYPES 20 - PARTITION TYPE "A" - WALLS TO CEILING 19 - PARTITION TYPE "B" - RESTROOM WALLS 18 - PARTITION TYPE "C" - WALL TO DECK 17 - TYPICAL THRESHOLD DETAIL



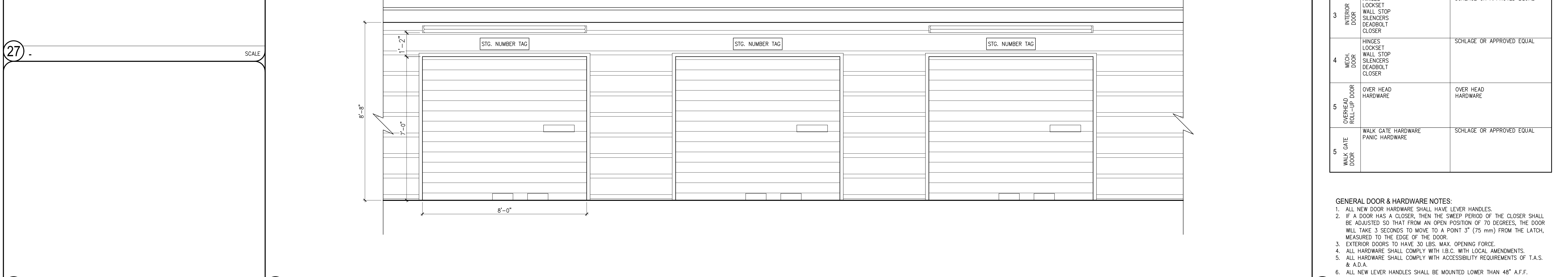
29 - DOOR TYPE "A" EXTERIOR STOREFRONT DOORS 28 - DOOR TYPE "B" EXTERIOR DOOR 27 - DOOR TYPE "C" MECHANICAL ROOM DOOR 26 - DOOR TYPE "D" TYPICAL INTERIOR DOOR 25 - DOOR TYPE "E" INTERIOR STORAGE UNITS JANUS 750 24 - DOOR TYPE "F" INTERIOR STORAGE UNITS JANUS 750 23 - DOOR TYPE "G" EXTERIOR WALK GATE DOOR



22 - MOUNTING HEIGHTS DETAIL 1/2"=1'-0"



21 - SINK DETAIL 1/2"=1'-0"



20 - HARDWARE SCHEDULE 1/2"=1'-0"

SET	DESCRIPTION	SPECIFICATIONS
1	HINGES PUSH/PULL CLOSER WEATHER STRIPPING SWEEP THRESHOLD LOOK STATUS INDICATOR (VERIFY LOCK REQUIREMENTS WITH OWNER) PROVIDE AND INSTALL SIGN THAT SAYS "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"	SCHLAGE OR APPROVED EQUAL
2	PANIC HARDWARE HINGES CLOSER WEATHER STRIPPING SWEEP THRESHOLD	SCHLAGE OR APPROVED EQUAL
3	HINGES LOCKSET WALL STOP SILENCERS DEADBOLT CLOSER	SCHLAGE OR APPROVED EQUAL
4	HINGES LOCKSET WALL STOP SILENCERS DEADBOLT CLOSER	SCHLAGE OR APPROVED EQUAL
5	OVER HEAD HARDWARE	OVER HEAD HARDWARE
6	WALK GATE DOOR HARDWARE PANIC HARDWARE	SCHLAGE OR APPROVED EQUAL

- GENERAL DOOR & HARDWARE NOTES:
- ALL NEW DOOR HARDWARE SHALL HAVE LEVER HANDLES.
  - IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE 3 SECONDS TO MOVE TO A POINT 3" (75 mm) FROM THE LATCH, MEASURED TO THE EDGE OF THE DOOR.
  - EXTERIOR DOORS TO HAVE 30 LBS. MAX. OPENING FORCE.
  - ALL HARDWARE SHALL COMPLY WITH I.B.C. WITH LOCAL AMENDMENTS.
  - ALL HARDWARE SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS OF T.A.S. & A.D.A.
  - ALL NEW LEVER HANDLES SHALL BE MOUNTED LOWER THAN 48" A.F.F.

19 - HARDWARE SCHEDULE 1/2"=1'-0"

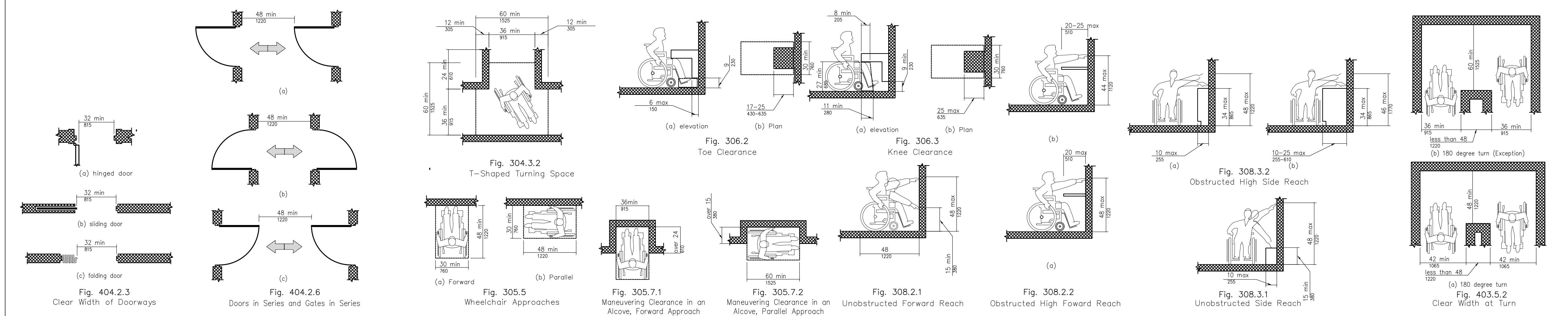
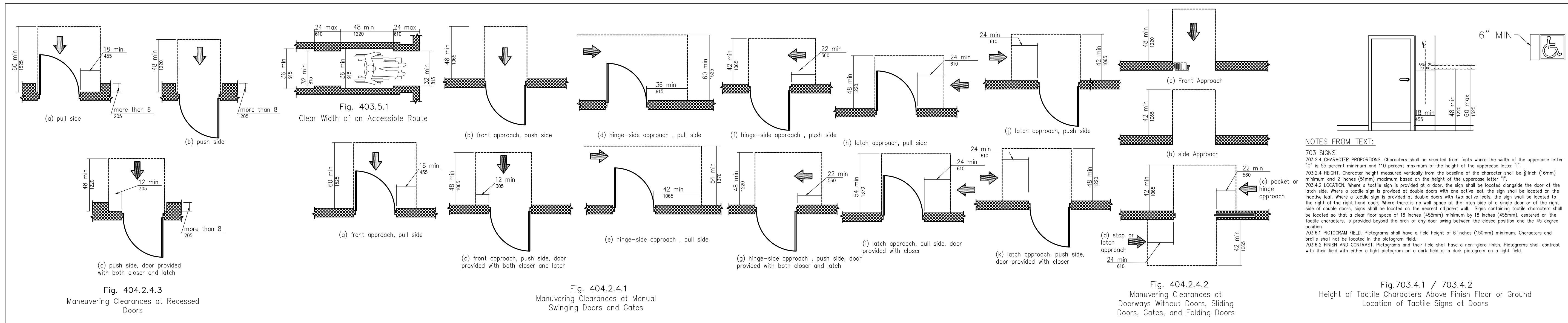
CONSULTANTS:

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

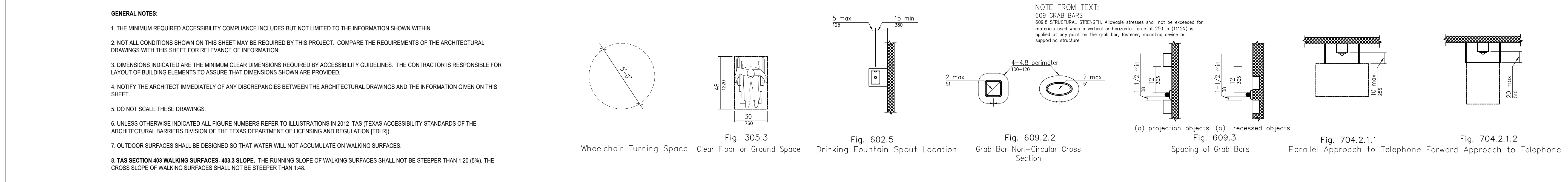
STRUCTURAL  
PARAMOUNT ENGINEERING, LLC  
10145 LONG POINT DR.  
HOUSTON, TX 77043

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

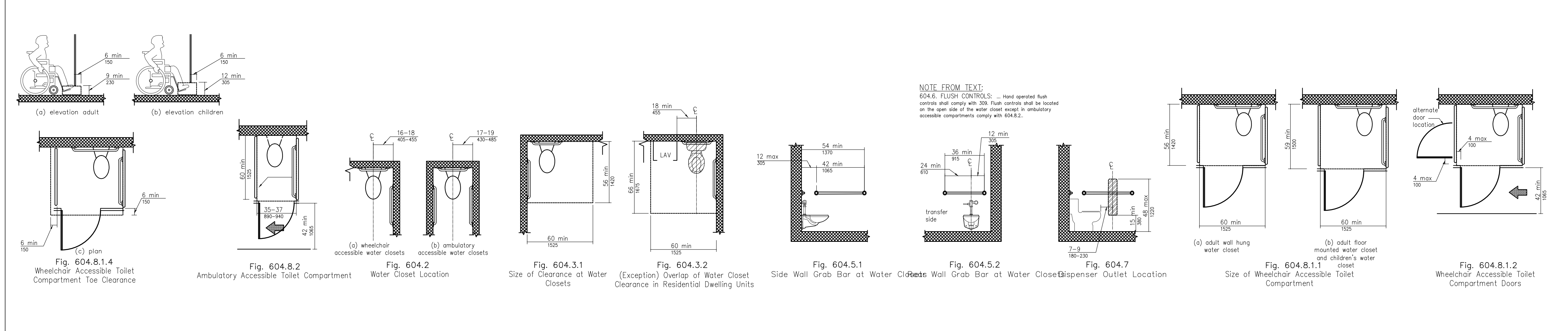
DOORS AND PASSAGEWAYS



MANUEVERING, FORWARD & PARALLEL APPROACHES, REACH RANGES & ALCOVES, & DOORS



CLEAR FLOOR SPACE, GRAB BARS, WATER FOUNTAINS AND PHONES



WATER CLOSETS, & TOILET STALLS

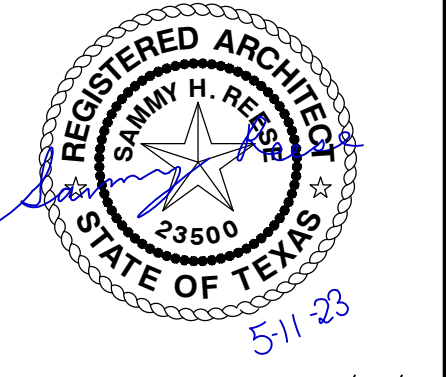
PROJECT:

**FINFEATHER STORAGE FACILITY**

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP



ISSUE HISTORY

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ACCESSIBILITY GUIDELINES  
**A701**

CONSULTANTS:

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

STRUCTURAL  
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10145 LONG POINT DR.  
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HOUSTON, TX 77063

SITE, PARKING, ENTRANCE,  
STAIRS AND ASSOCIATED  
HANDRAILS

PROTRUSIONS AND OBSTRUCTIONS  
ON AN ACCESSIBLE PATH

RAMPS, SLOPES  
AND ASSOCIATED HANDRAILS

ELEVATORS AND DOORS

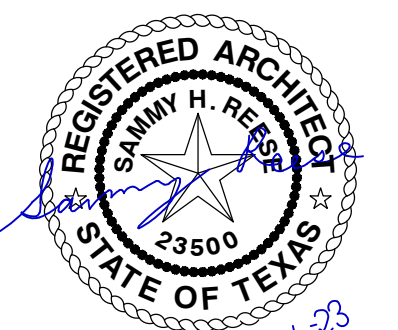
PROJECT:

**FINFEATHER  
STORAGE  
FACILITY**

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP

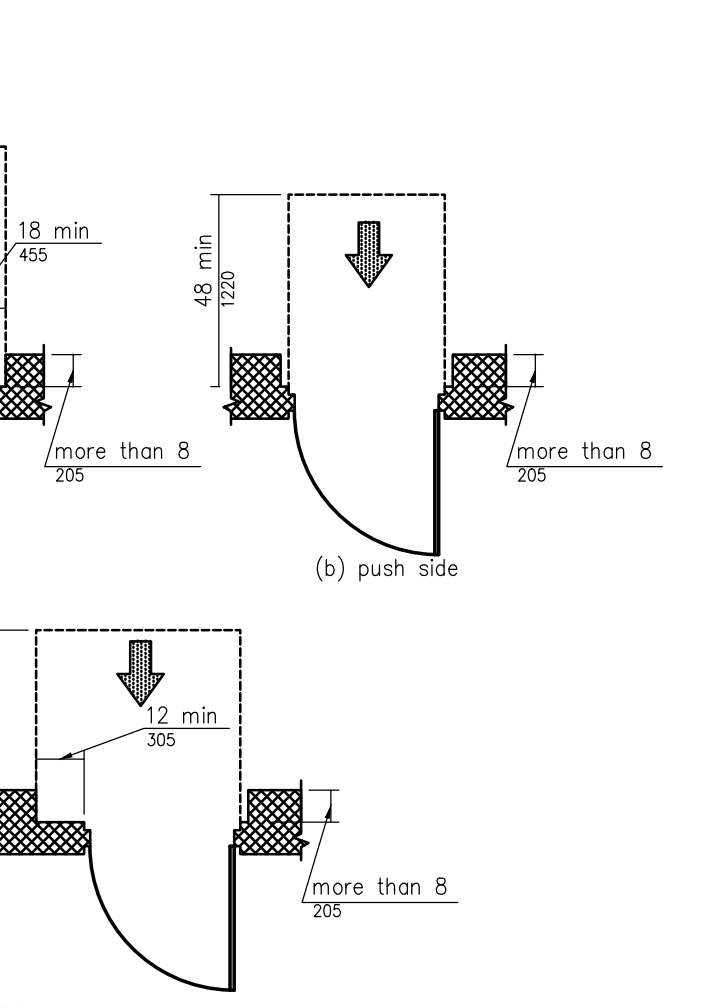
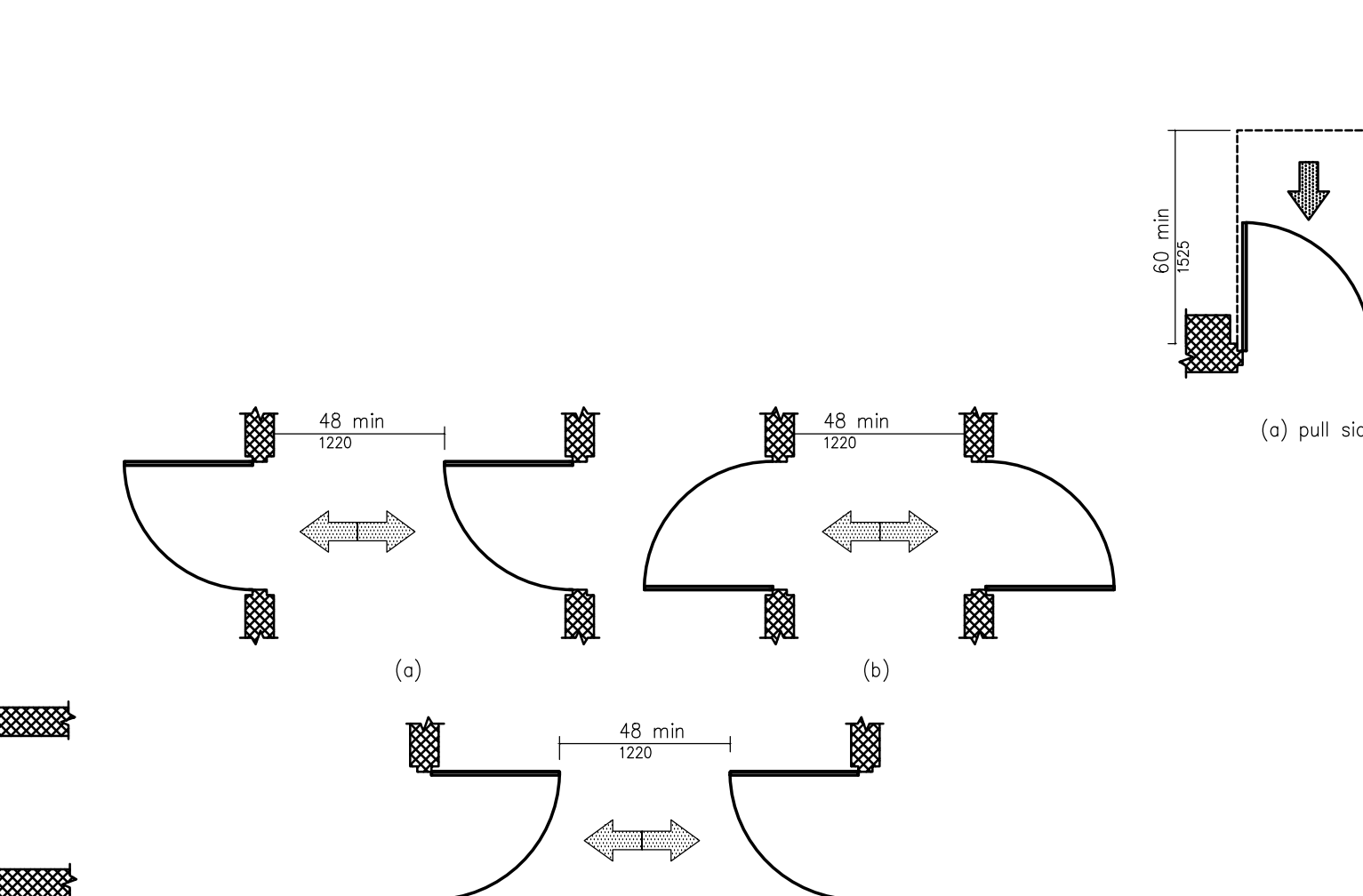
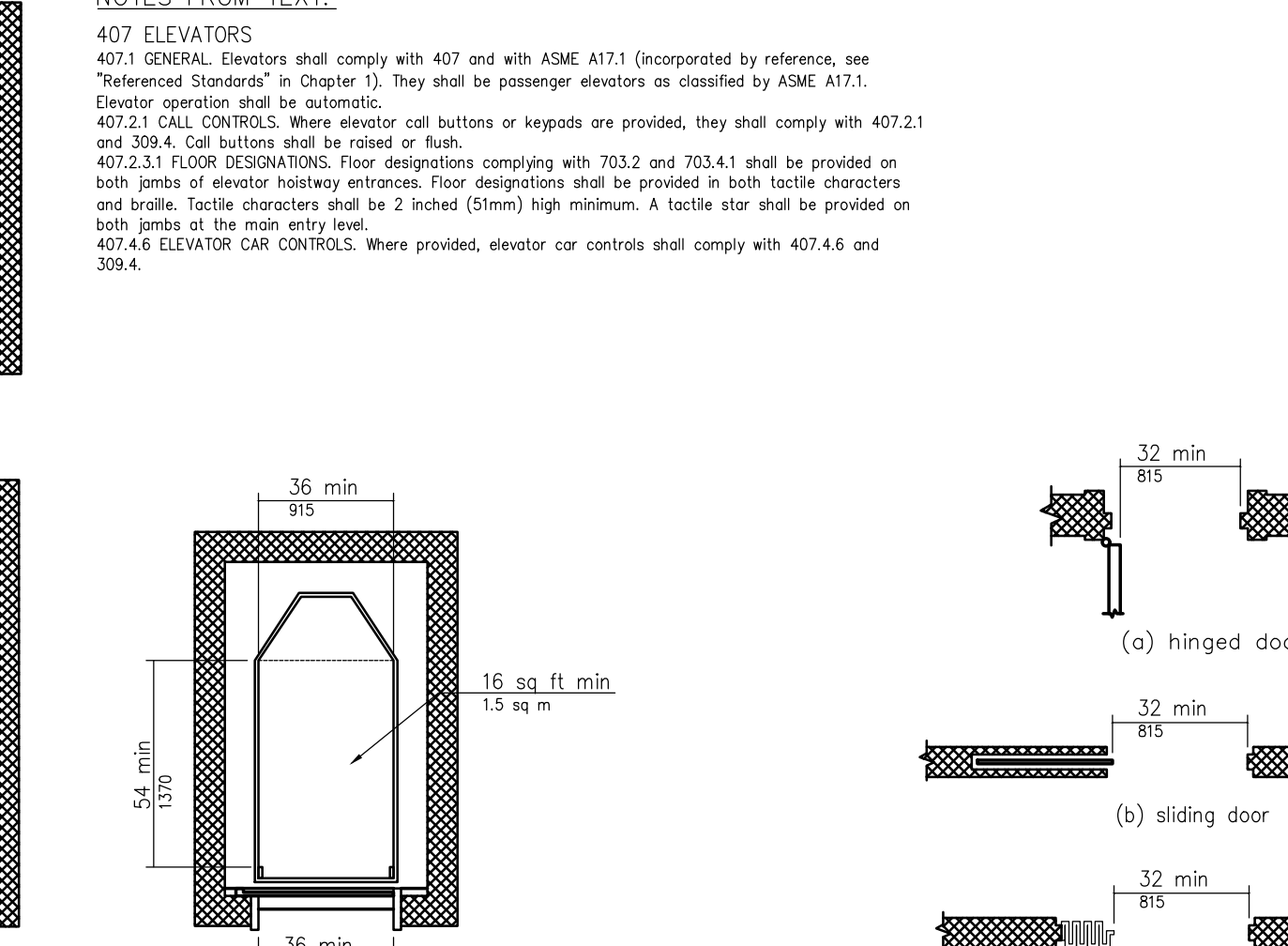
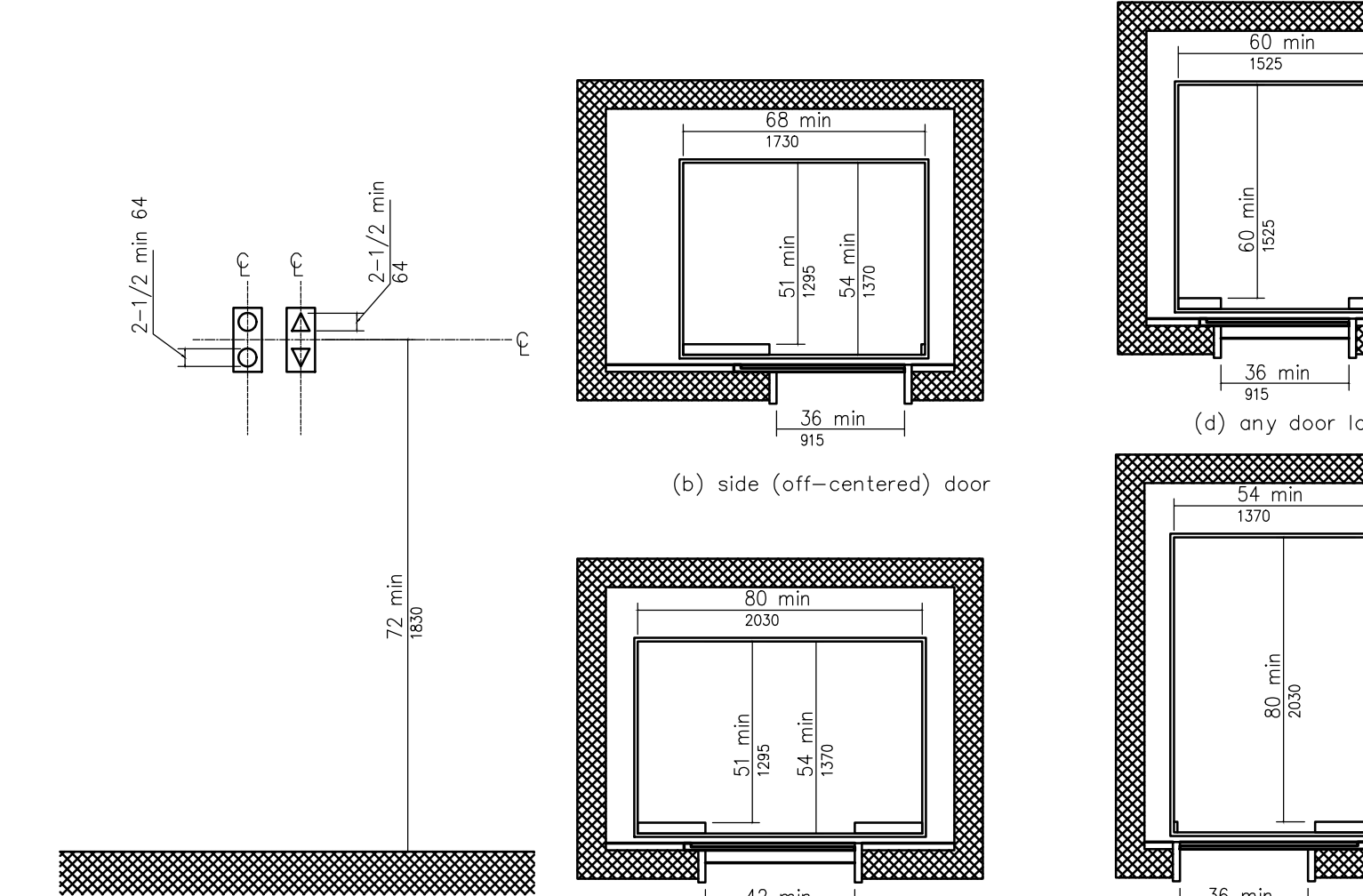
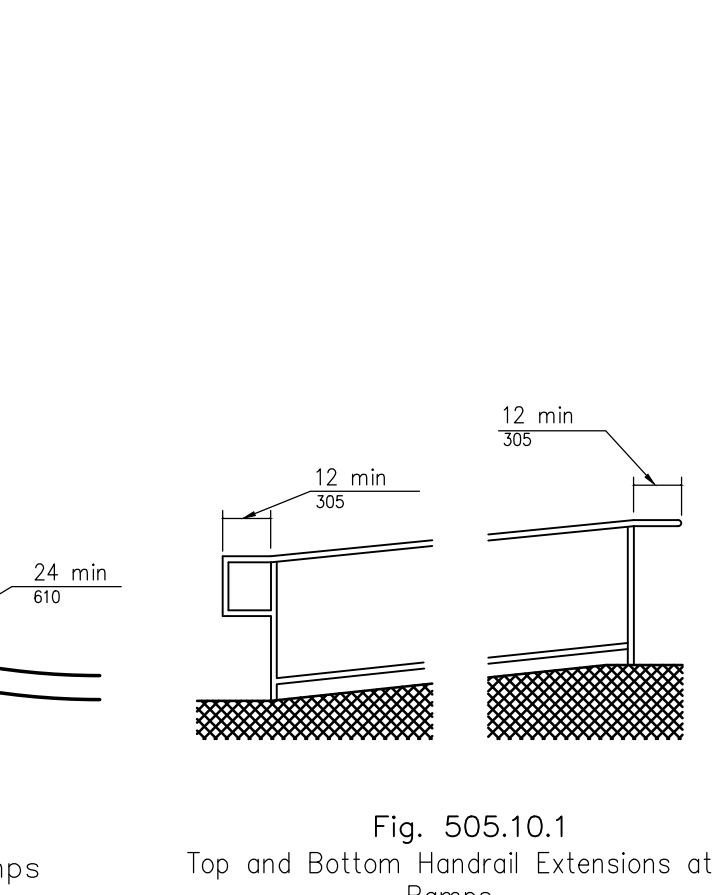
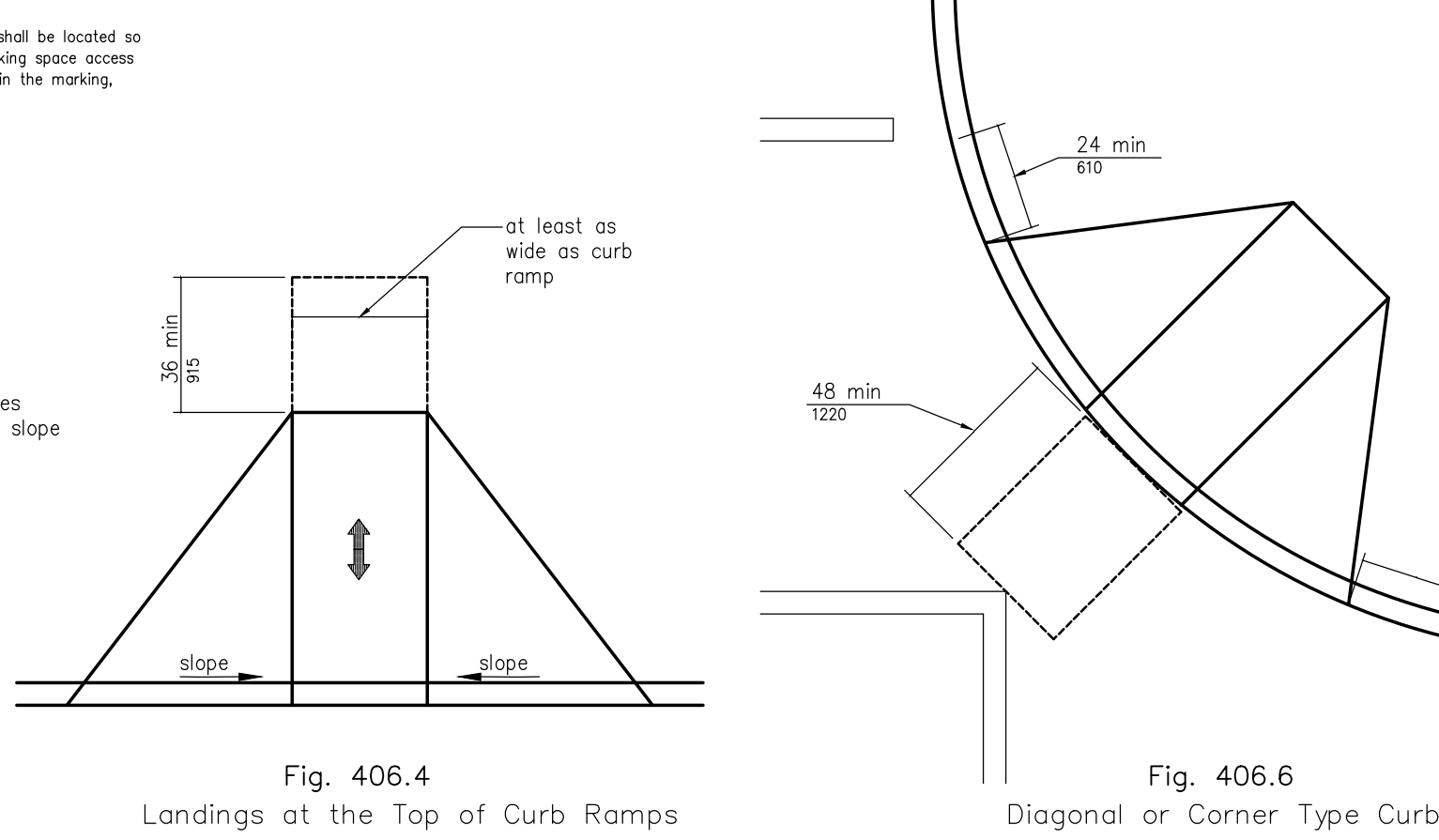
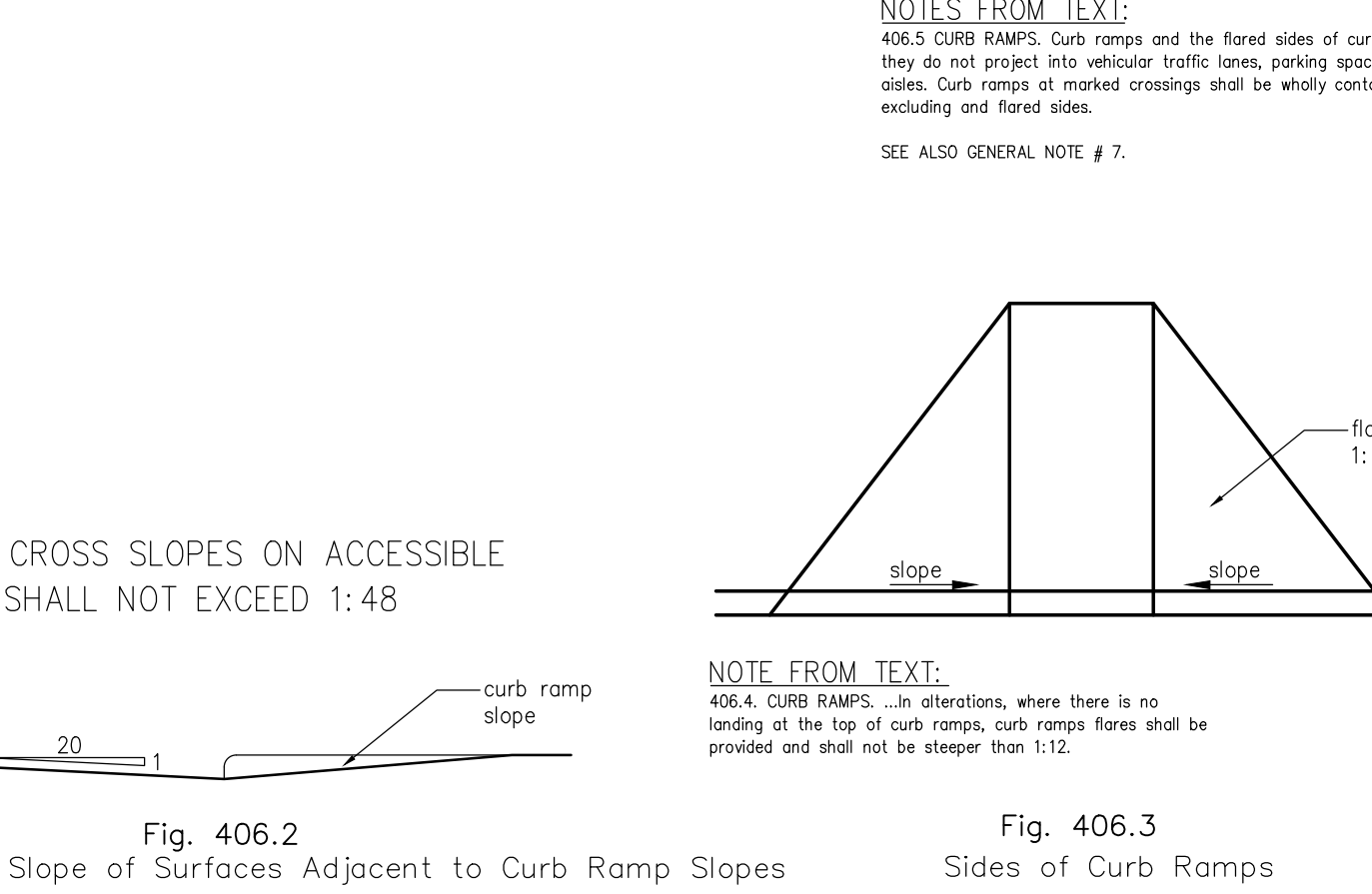
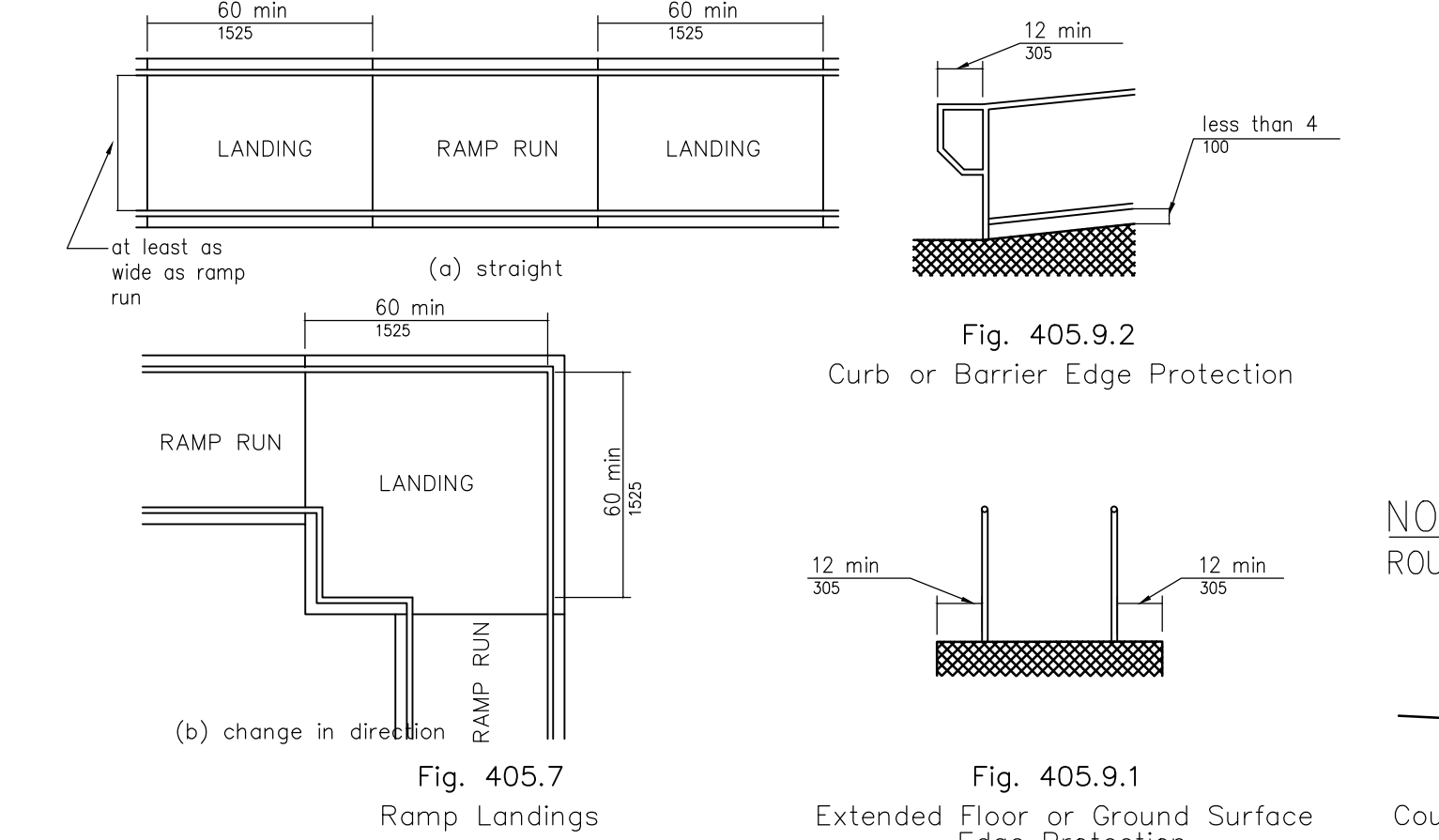
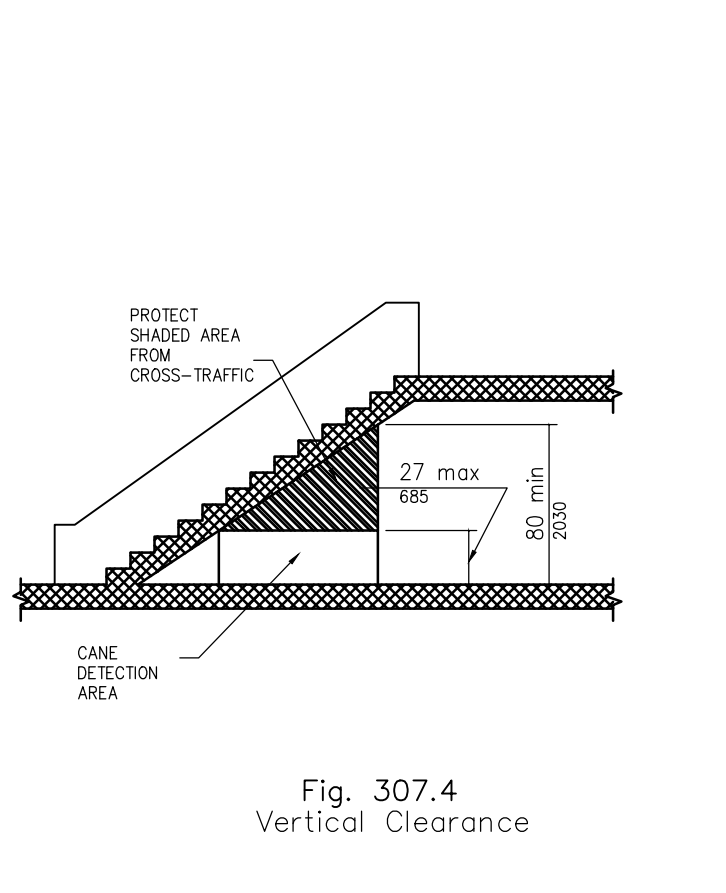
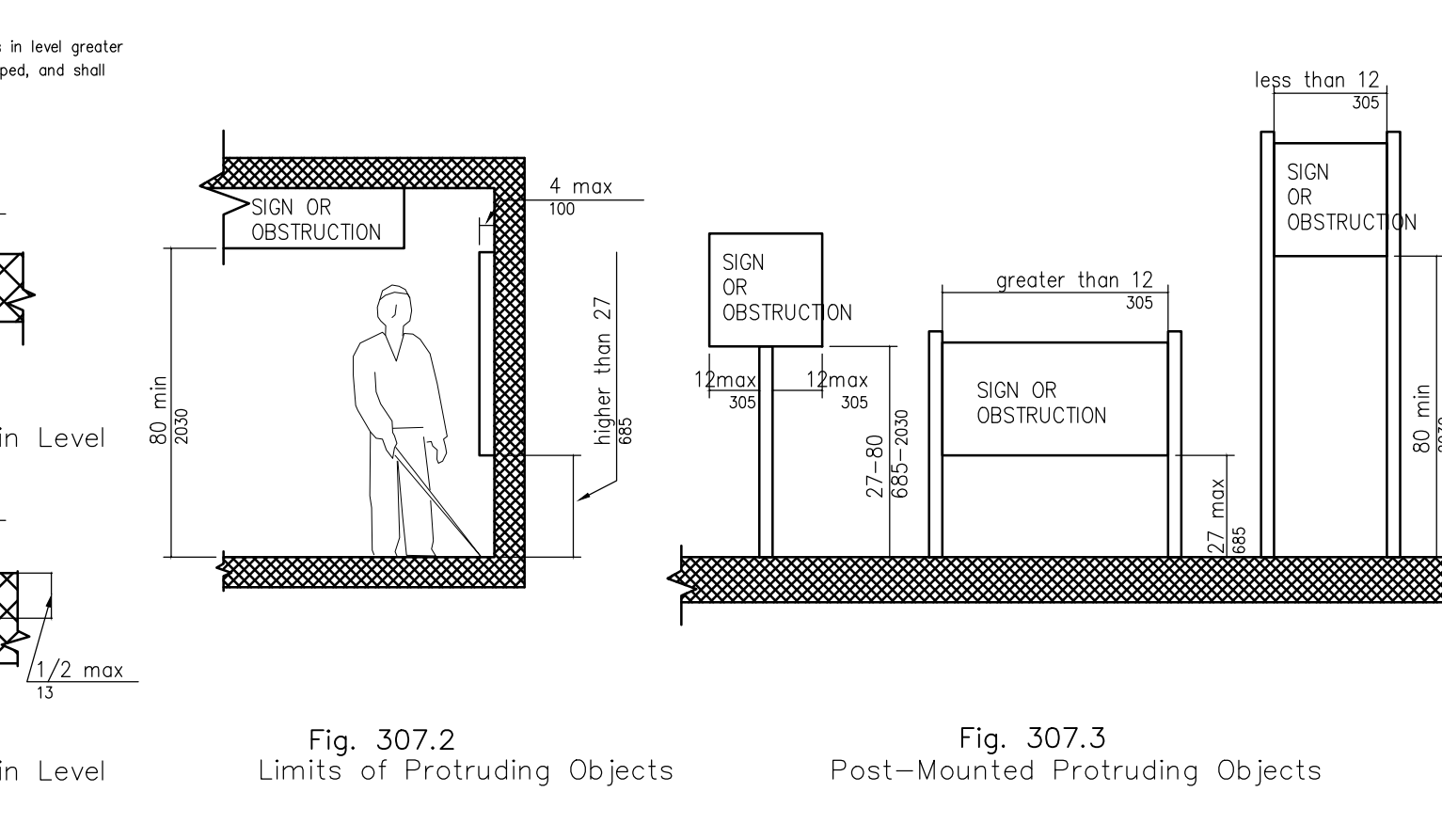
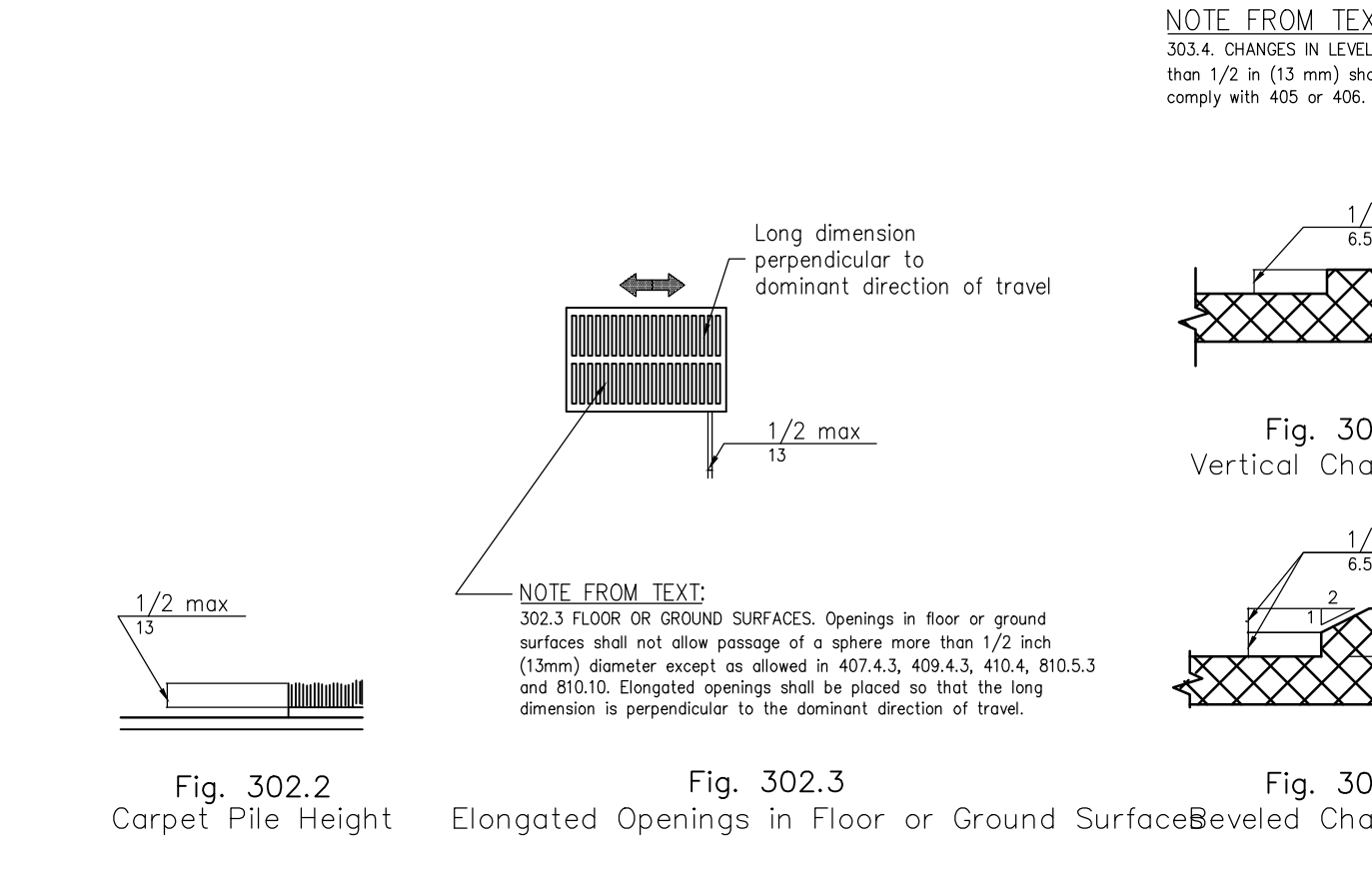
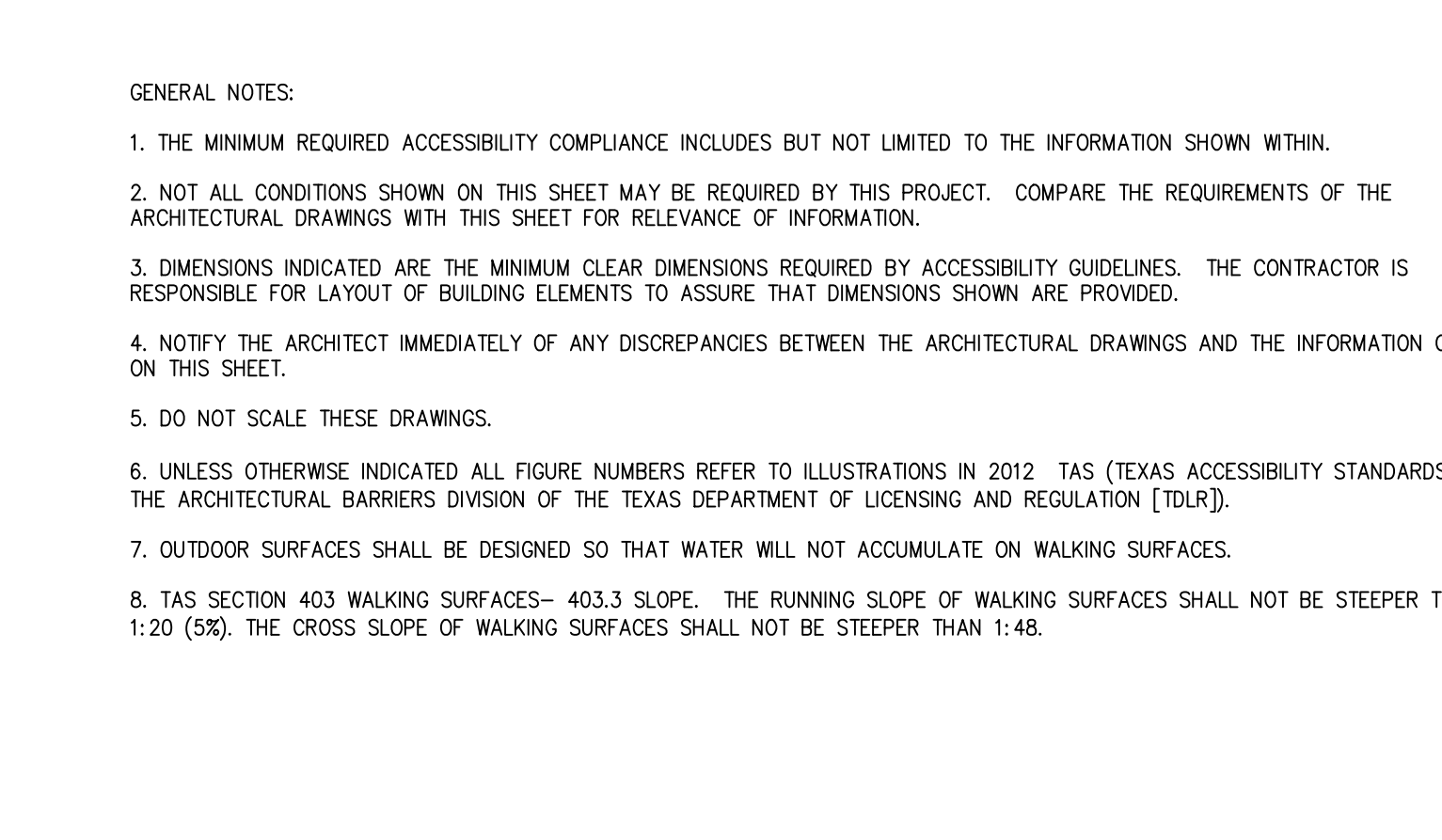
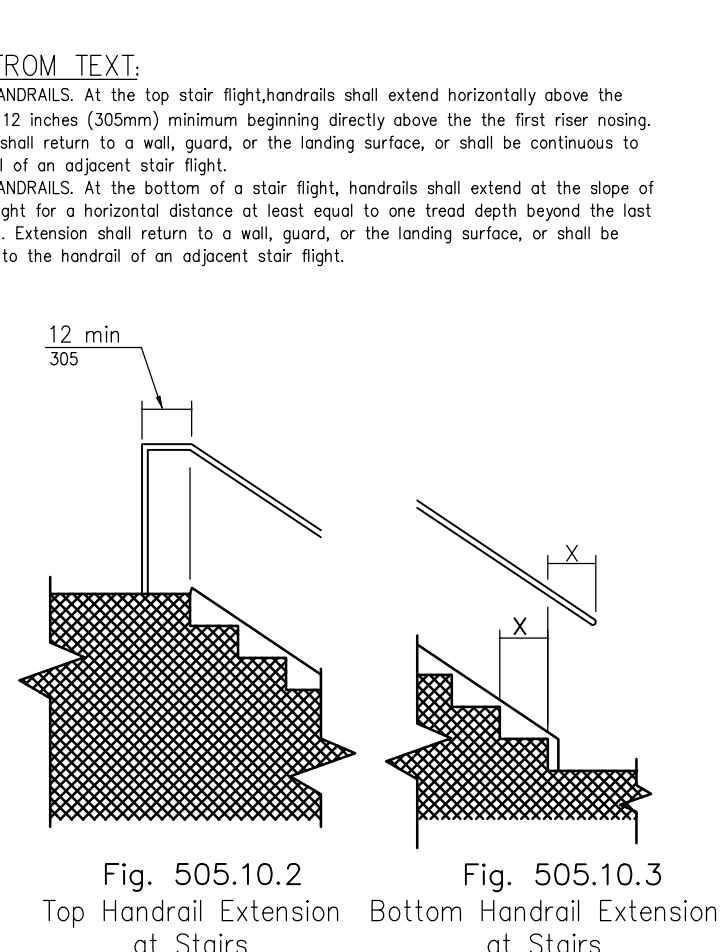
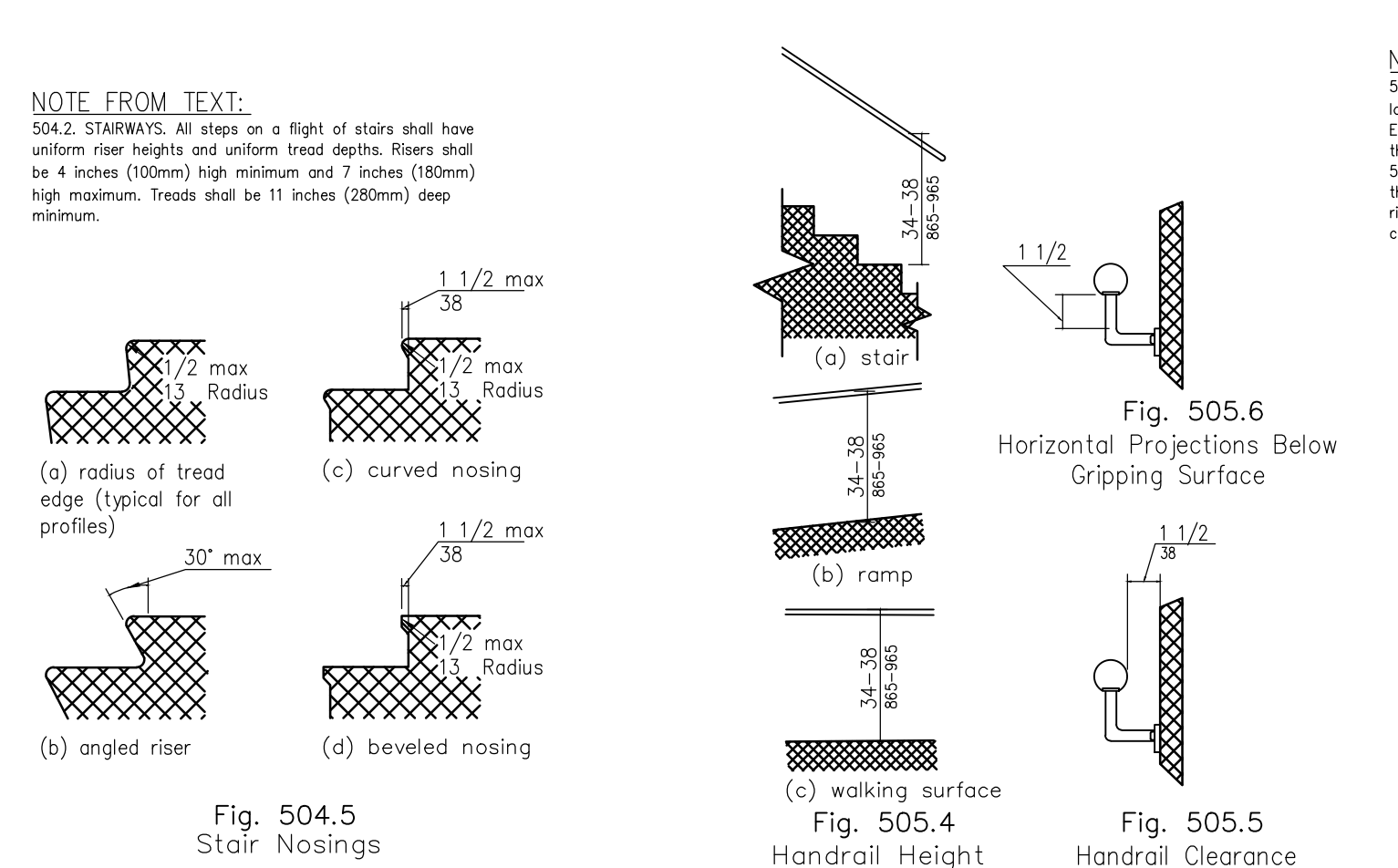
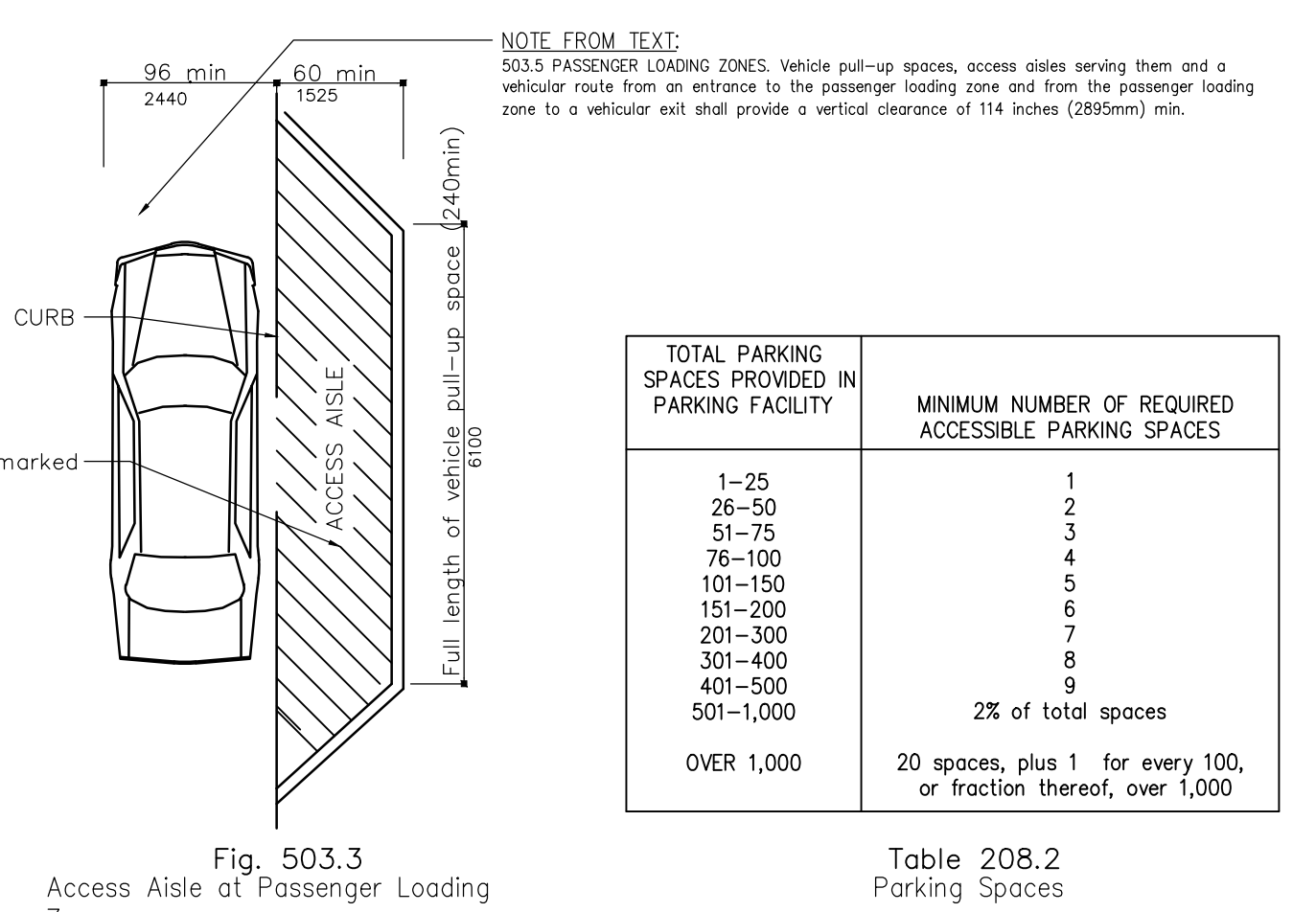
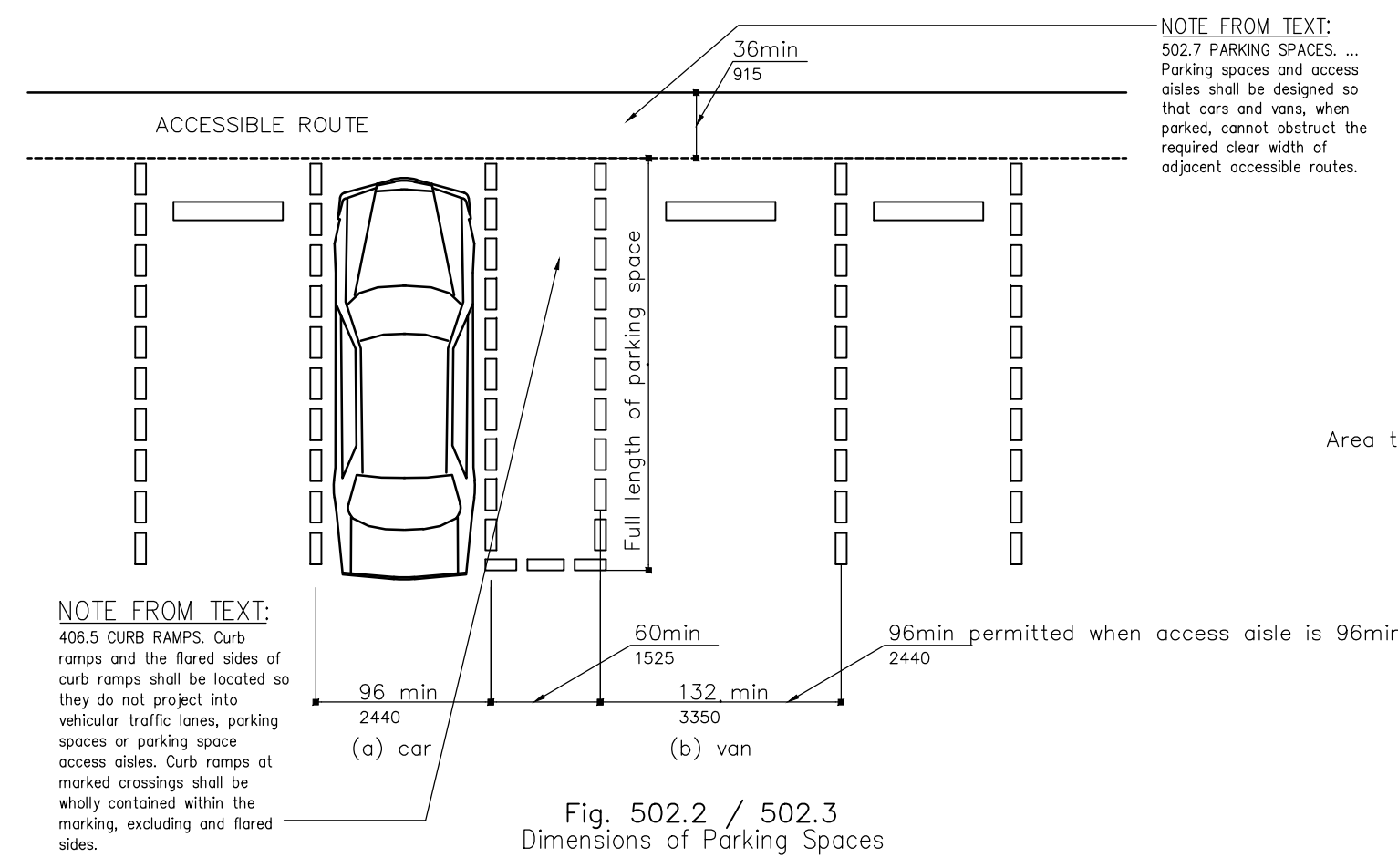


01/31/23

ISSUE HISTORY

DATE	DESCRIPTION
02/17/23	ISSUED FOR REVIEW
04/28/23	GENERAL REVISIONS
05/11/23	GENERAL REVISIONS

ACCESSIBILITY  
GUIDELINES  
**A702**



**GENERAL NOTES:**

1. THE MINIMUM REQUIRED ACCESSIBILITY COMPLIANCE INCLUDES BUT NOT LIMITED TO THE INFORMATION SHOWN WITHIN.
2. NOT ALL CONDITIONS SHOWN ON THIS SHEET MAY BE REQUIRED BY THIS PROJECT. COMPARE THE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS WITH THIS SHEET FOR RELEVANCE OF INFORMATION.
3. DIMENSIONS INDICATED ARE THE MINIMUM CLEAR DIMENSIONS REQUIRED BY ACCESSIBILITY GUIDELINES. THE CONTRACTOR IS RESPONSIBLE FOR LAYOUT OF BUILDING ELEMENTS TO ASSURE THAT DIMENSIONS SHOWN ARE PROVIDED.
4. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THE INFORMATION GIVEN ON THIS SHEET.
5. DO NOT SCALE THESE DRAWINGS.
6. UNLESS OTHERWISE INDICATED ALL FIGURE NUMBERS REFER TO ILLUSTRATIONS IN 2012 TAS (TEXAS ACCESSIBILITY STANDARDS OF THE ARCHITECTURAL BARRIERS DIVISION OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION [TDLR]).
7. OUTDOOR SURFACES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.
8. TAS SECTION 403 WALKING SURFACES- 403.3 SLOPE. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.

NOTE FROM TEXT: 502.7 PARKING SPACES... Parking spaces and access aisles shall be designed to host cars and vans when parked, cannot obstruct the required clear width of adjacent accessible routes.

NOTE FROM TEXT: 503.3 PASSENGER LOADING ZONES... Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 18 inches (2850mm) min.

NOTE FROM TEXT: 504.2 STAIRWAYS... All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Riser height shall be 4 inches (100mm) high minimum and 7 inches (180mm) high maximum. Treads shall be 11 inches (280mm) deep minimum.

NOTE FROM TEXT: 505.10.2 HANDRAILS... At the top stair flight handrails shall extend horizontally above the landing for 12 inches (300mm) minimum beginning directly above the first riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the nosing of an adjacent stair flight.

NOTE FROM TEXT: 405.3 CURB RAMPS... Curb ramps and the flared sides of curb ramps shall be located so they do not project into vehicular traffic lanes, parking spaces or parking space access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding and flared sides.

NOTE FROM TEXT: 302.3 FLOOR OR GROUND SURFACES... Openings in floor or ground surface shall not allow passage of a sphere more than 1/2 inch (13mm) diameter except as allowed in 407.4.3, 409.4.3, 404.4, 810.5.3 and 810.5.1. Completed openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

NOTE FROM TEXT: 303.4 CHANGES IN LEVEL... Changes in level greater than 1/2 inch (13 mm) shall be beveled, and shall comply with 406.4 or 406.6.

NOTE FROM TEXT: 405.3 CURB RAMPS... Curb ramps and the flared sides of curb ramps shall be located so they do not project into vehicular traffic lanes, parking spaces or parking space access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding and flared sides.

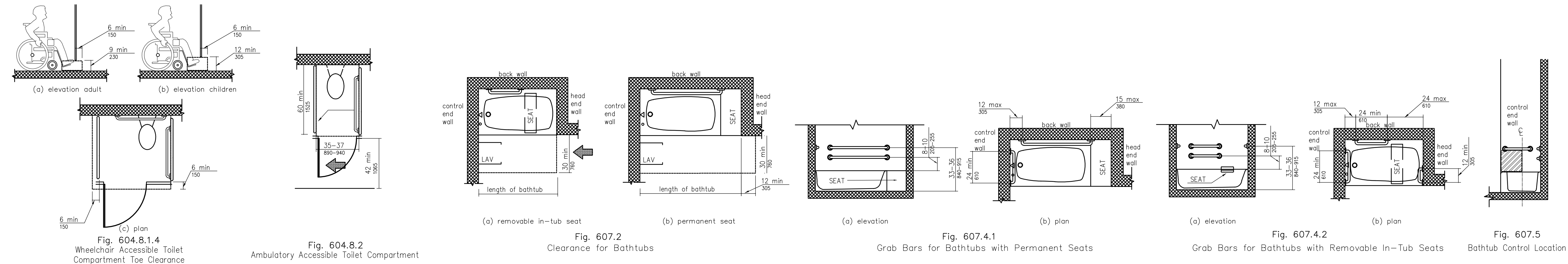
CONSULTANTS:

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

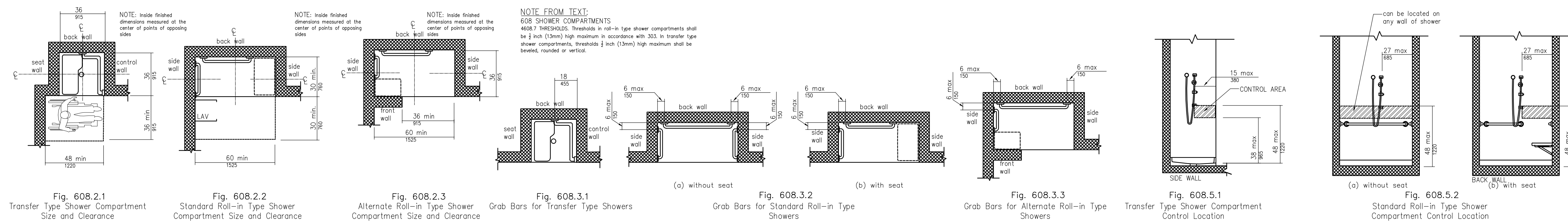
STRUCTURAL  
PARAMOUNT ENGINEERING, LLC  
10145 LONG POINT DR.  
HOUSTON, TX 77043

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

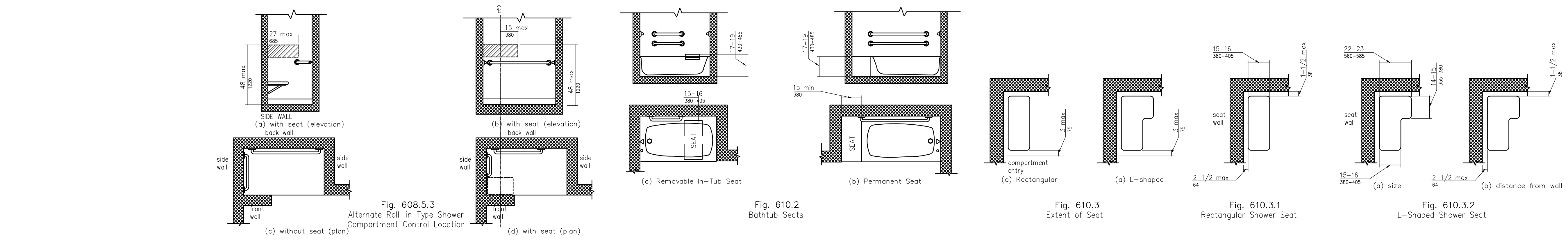
WATER CLOSETS, TOILET STALLS,  
BATHTUBS WITH AND W/O SEATS



SHOWERS: ROLL IN AND  
TRANSFER STALLS



SHOWERS: ROLL IN AND  
TRANSFER STALLS, BATHTUB  
AND SHOWER SEATS



PROJECT:

**FINFEATHER  
STORAGE  
FACILITY**

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP



01/31/23

ISSUE HISTORY

DATE	DESCRIPTION
02/17/23	ISSUED FOR REVIEW
04/28/23	GENERAL REVISIONS
05/11/23	GENERAL REVISIONS

ACCESSIBILITY  
GUIDELINES  
**A703**

FOUNDATION PLAN

FINFEATHER STORAGE FACILITY

2600 FINFEATHER ROAD  
BRYAN, TX 77801

ISSUE HISTORY

DATE	ISSUED FOR
04/13/23	PERMIT

04/13/23



**PE** BUILDINGS  
BRIDGES  
INSPECTIONS  
MARINE STRUCTURES  
CIVIL ENGINEERING &  
STRUCTURAL ENGINEERING

**PARAMOUNT  
ENGINEERING  
LLC**

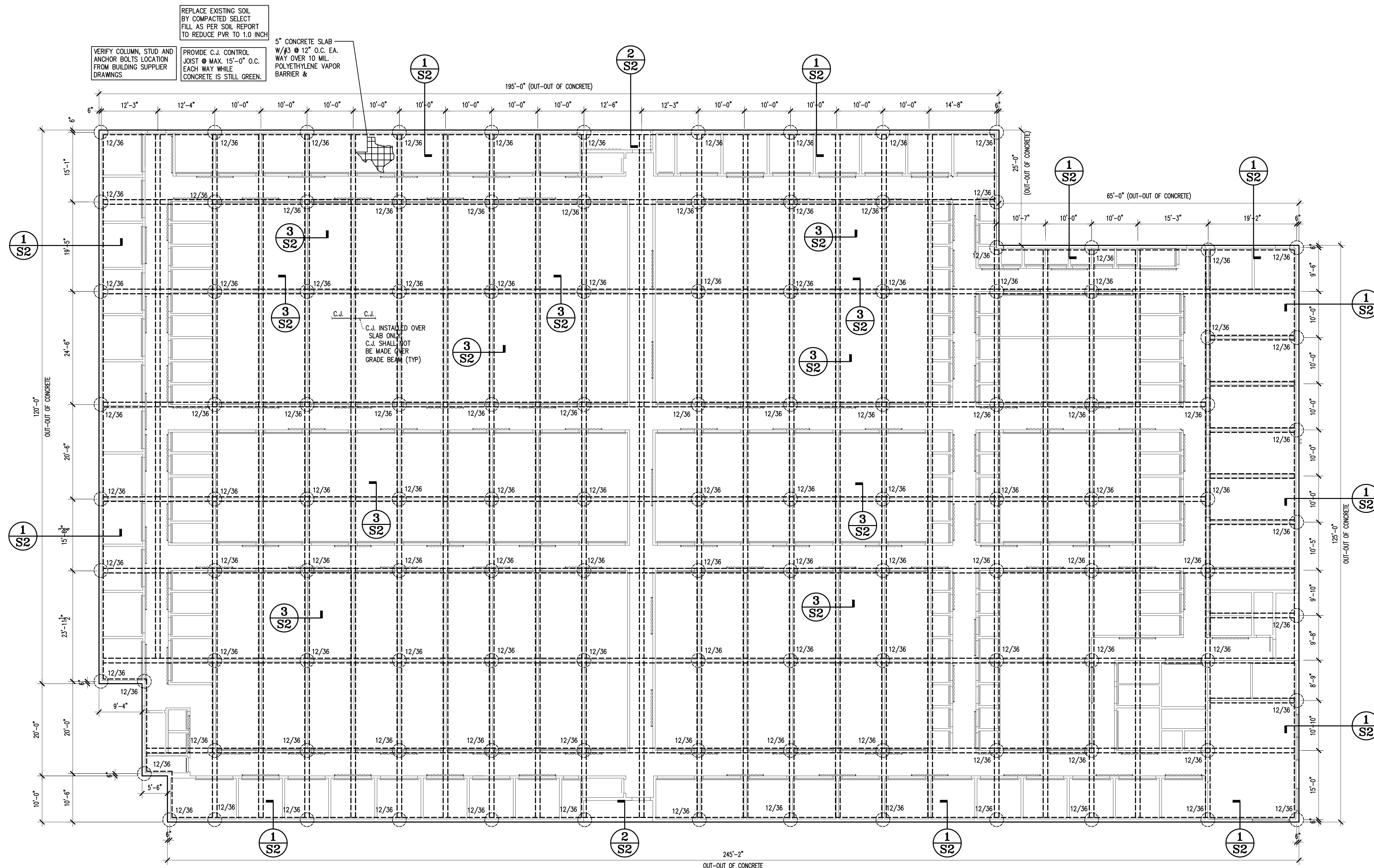
10145 LONG POINT DR.  
HOUSTON, TX 77043  
TEL : (713) 636-9977  
FAX : (713) 888-9872  
CEL : (713) 204-1742

TBPE REGISTRATION # F-3394

DRAWN BY: FA CHECKED BY: M.M.

PROJ. NO.: PE23-106

SHEET: **S1**



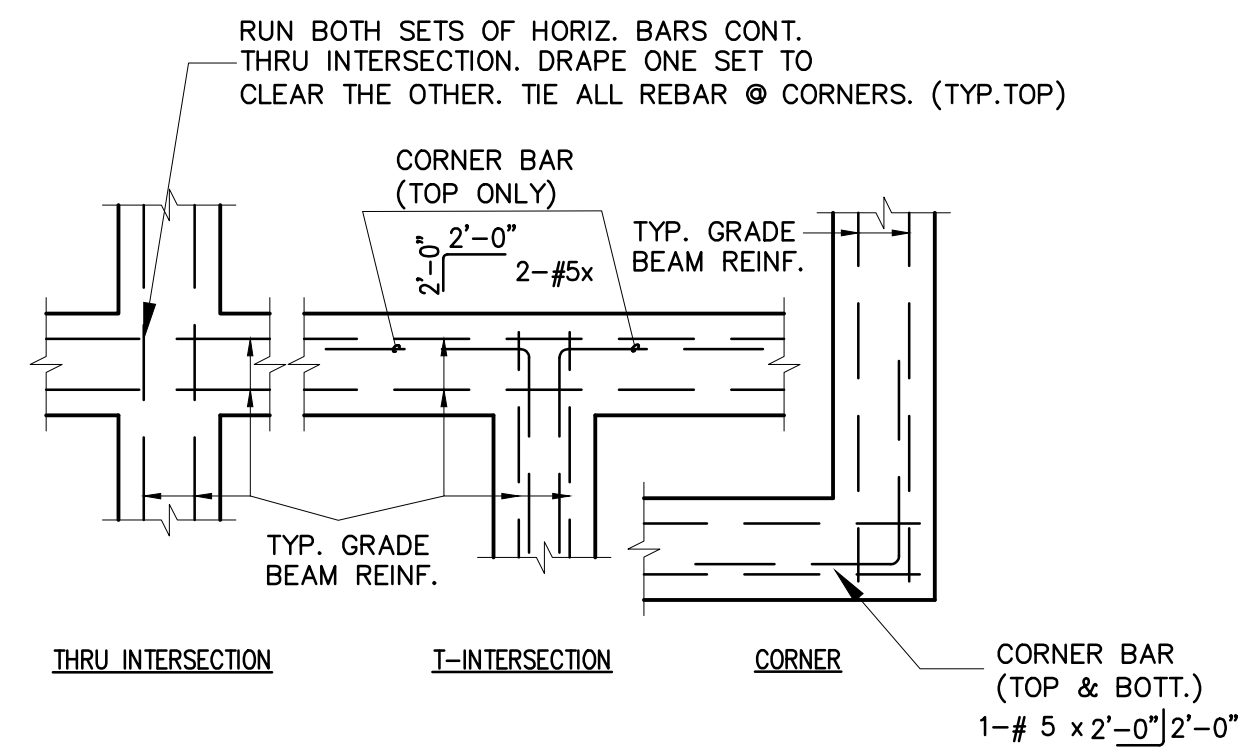
**FOUNDATION PLAN**  
SCALE: 3/32" = 1'-0"

**PLAN NOTES**

- REFER TO FOUNDATION DETAILS FOR FOUNDATION DIMENSIONS.
- ALL STEEL COLUMNS BY OTHERS, REFER TO BUILDING SUPPLIERS DRAWING.
- REPLACE EXISTING SOIL AS RECOMMENDED BY GEOTECHNICAL REPORT.
- SITE SHOULD BE GRADED TO SHED ALL RAIN WATER AWAY FROM THE STRUCTURE. NO WATER POND ALLOWED AROUND THE BUILDING.
- SOIL REPORT NO EE-2221609-G DATED NOVEMBER 15, 2022 BY EARTH ENGINEERING, INC. HOUSTON, TEXAS, IS A PART OF THE CONSTRUCTION DOCUMENTS. IT IS CONTRACTOR'S RESPONSIBILITY TO REVIEW THIS REPORT FOR SITE PREPARATION.
- C.J. ON PLAN INDICATES CONTROL JOINT.
- CONTRACTOR TO CHECK FOR UNDERGROUND UTILITIES BEFORE DIGGING OR DRILLING PIERS.
- CONTRACTOR TO CONTACT GEOTECH ENGINEER FOR PRESENCE OF ANY TREES AND PROCEDURES FOR REMOVAL OF TREES FROM THE PROJECT SITE.
- REFER TO ARCHITECTURAL DRAWINGS FOR TOP OF FINISH FLOOR ELEVATION, SIDEWALK LAYOUT, SLAB SLOPE, RECESS, DOOR LOCATION & SIZES.
- ALL ANCHORS MUST BE IN PLACE PRIOR TO CONCRETE POUR.
- FOR ANCHOR BOLT LAYOUT, REFER TO BUILDING SUPPLIERS DRAWING.
- REFER TO BUILDING SUPPLIER FOR BASE PLATE DETAILS AND ANCHOR BOLT LAYOUT.

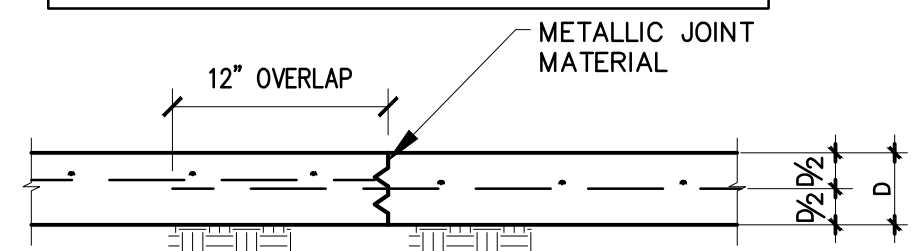
CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND COORDINATE DETAILS WITH ARCHITECTURAL AND MTL. BUILDING DRAWINGS. ALL DIMENSIONS & ELEVATION ON MTL. BUILDING DRAWINGS SHALL GOVERN. IT IS CONTRACTOR'S RESPONSIBILITY TO REPORT TO ENGINEER ABOUT DISCREPANCY IN DRAWINGS PRIOR TO FABRICATION & BIDDING.

CONTRACTOR/ARCHITECTS RESPONSIBILITIES TO CHECK FOLLOWING ITEMS PRIOR TO BIDDING, FABRICATION & CONSTRUCTION. FAILURE TO DO SO WILL BE THEIR OWN RISKS.  
1-CHECK DIMENSIONS, GRID LINE & COLUMN LOCATIONS.  
2-CHECK ARCHITECTURAL DRAWINGS FOR TOP OF FINISH FLOOR, LEDGES, SLOPE & SLAB RECESS.  
3-CHECK METAL BUILDING DRAWINGS FOR COLUMN BASE PLATE, ANCHOR LAYOUT, LEDGES, CENTER OF COLUMN'S TO EDGE OF CONCRETE, DIMENSIONS.

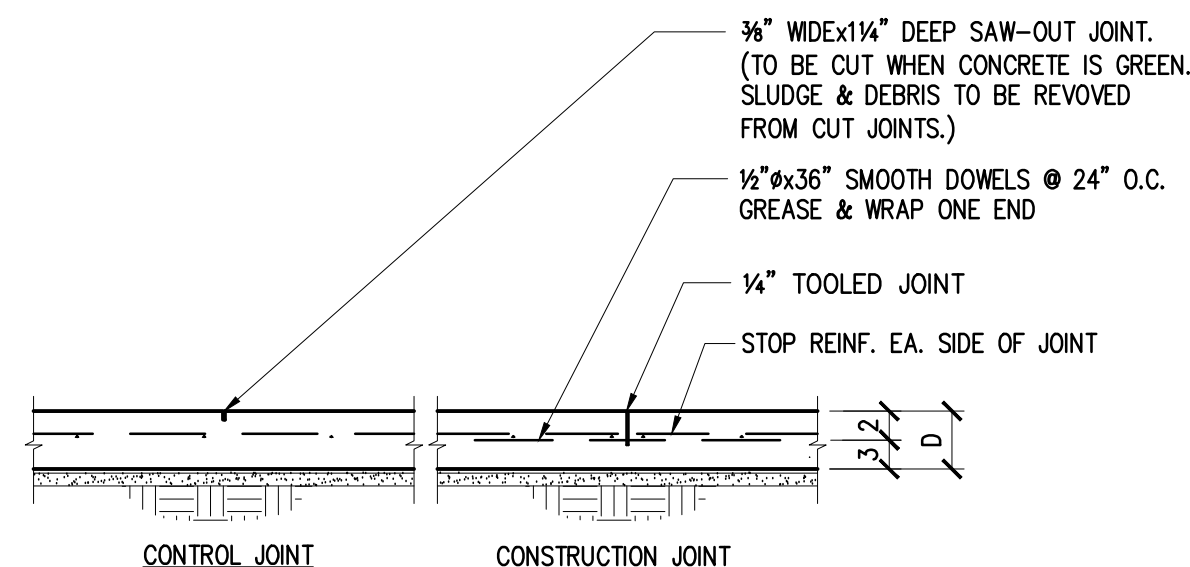


**TYPICAL REINFORCEMENT DETAILS**  
**GRADE BEAM INTERSECTIONS**

NOTE: WHERE "JOINT" IS CALLED OUT ON PLAN, CONTRACTOR MAY PROVIDE CONSTRUCTION JOINT OR CONTROL JOINT AT HIS OPTION.

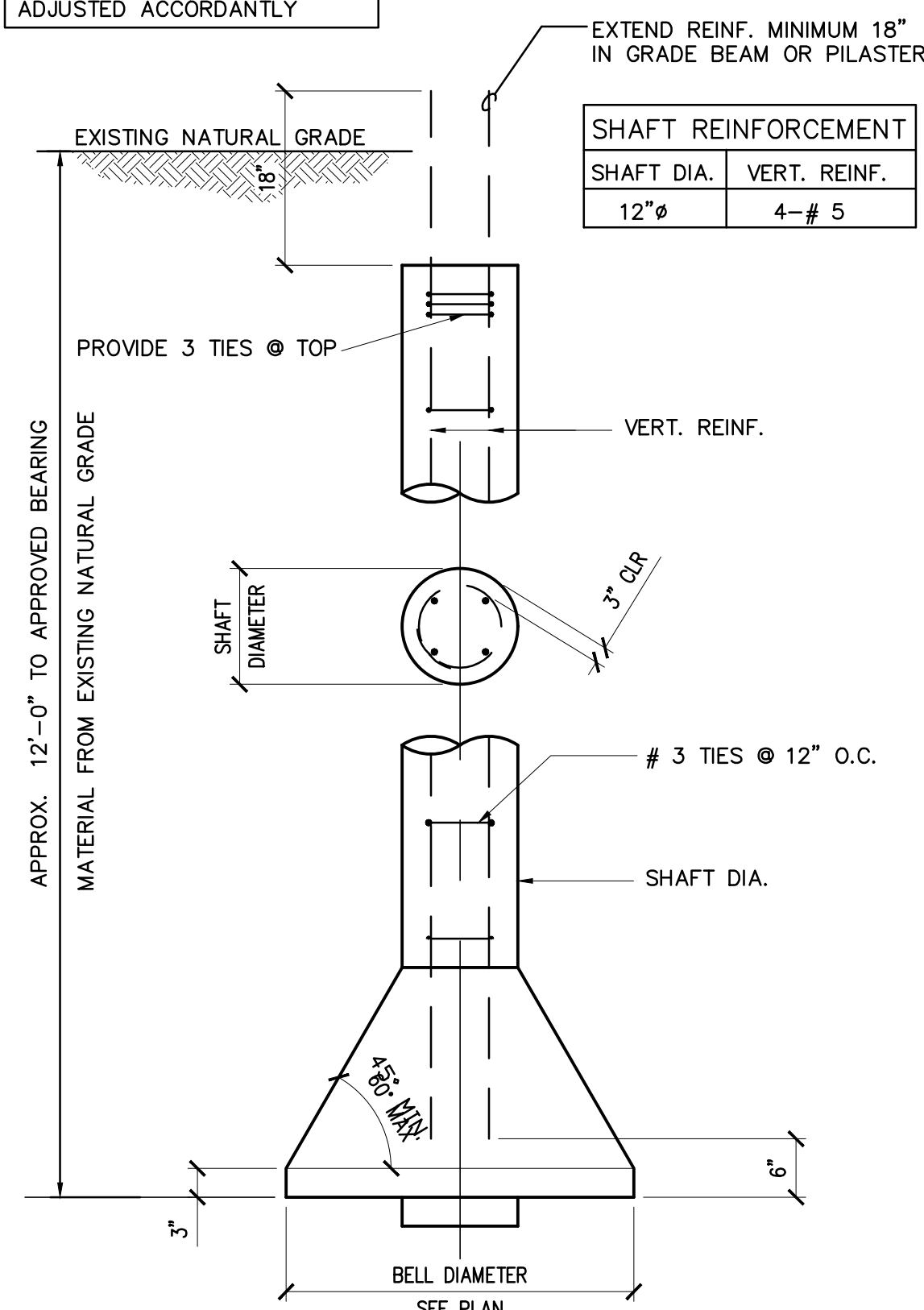


**TYPICAL KEY WAY DETAILS**  
 SCALE: NOT TO BE SCALE

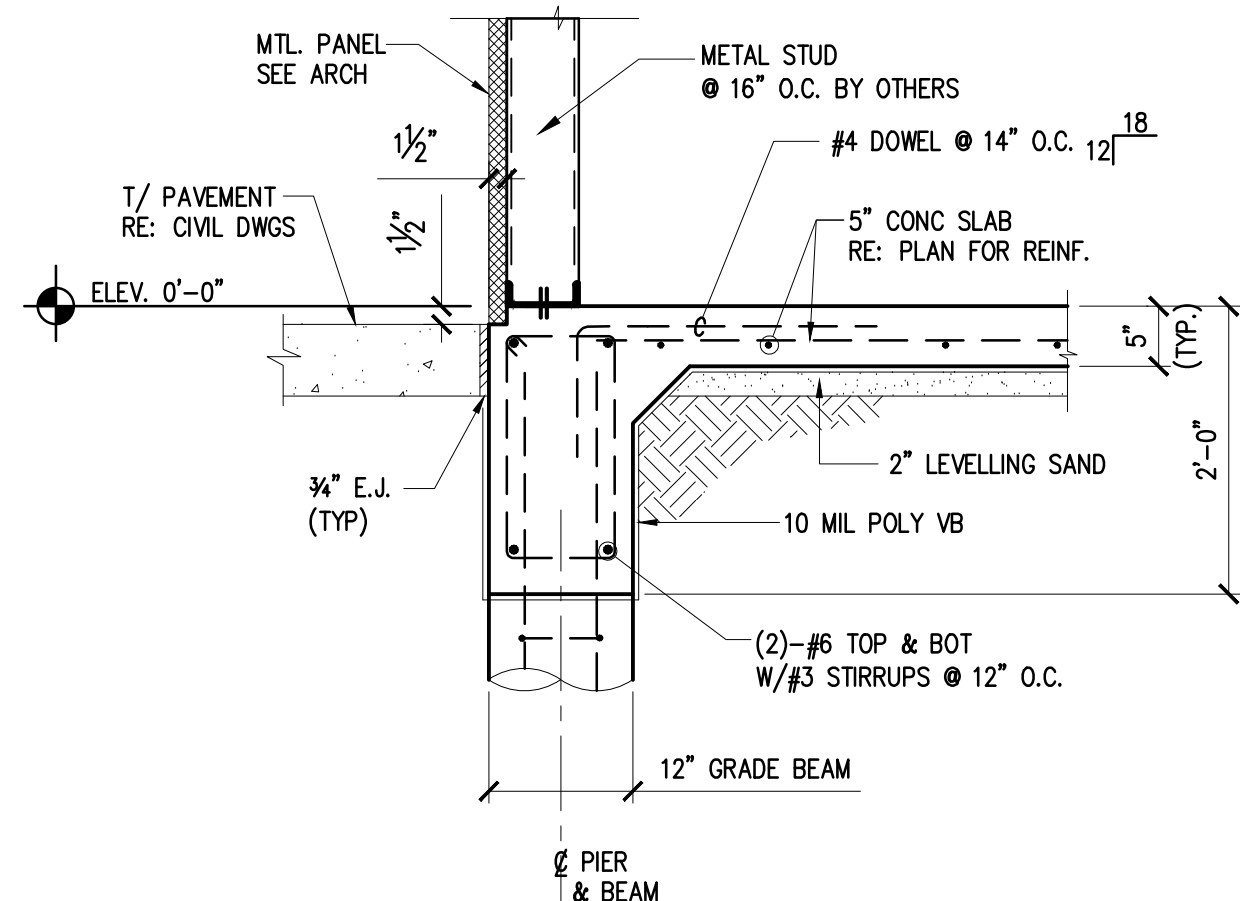


**TYPICAL SLAB JOINT DETAILS**

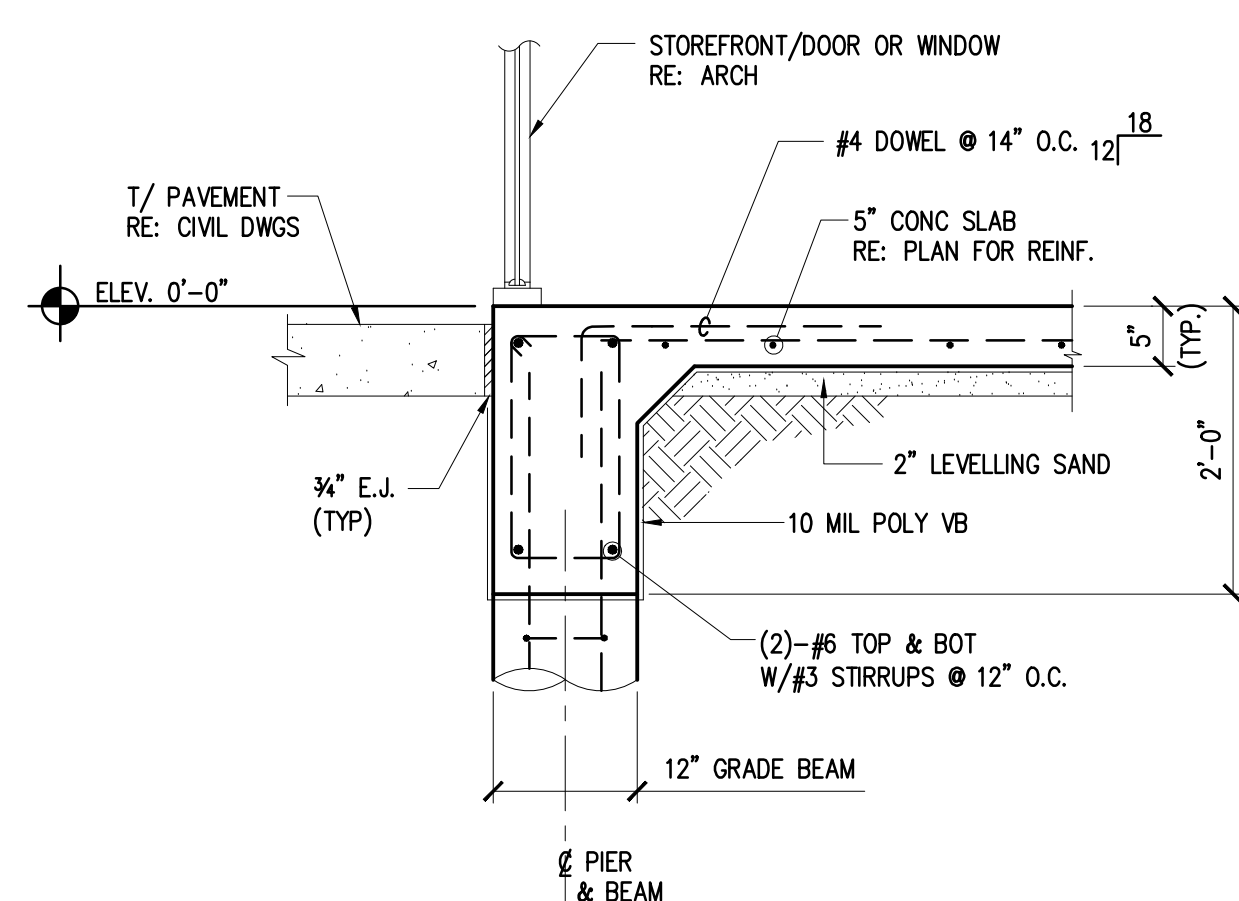
NOTE: IF YOU ADD DIRT TO RAISE THE NATURAL GRADE, PIER DEPTH WILL CHANGE AND MUST BE ADJUSTED ACCORDANTLY



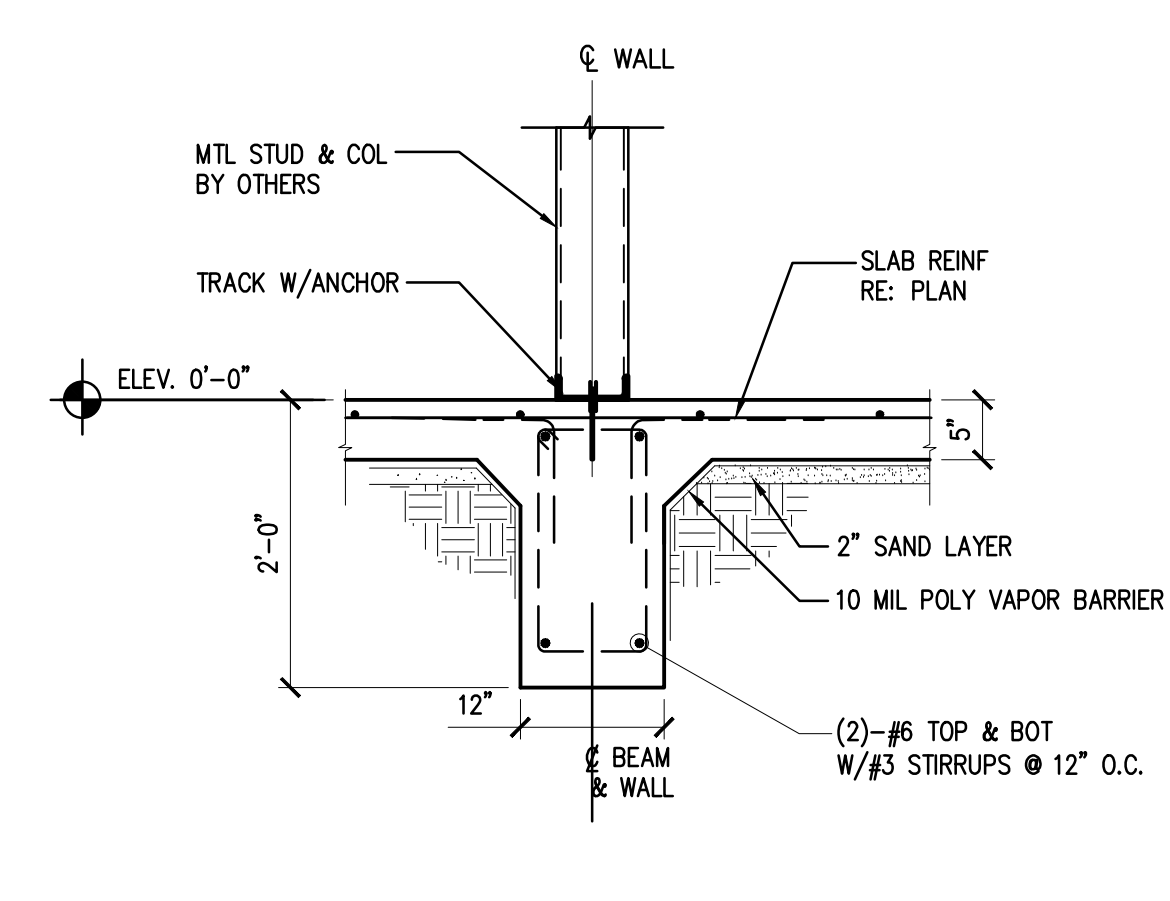
**TYPICAL DRILLED PIER DETAIL**



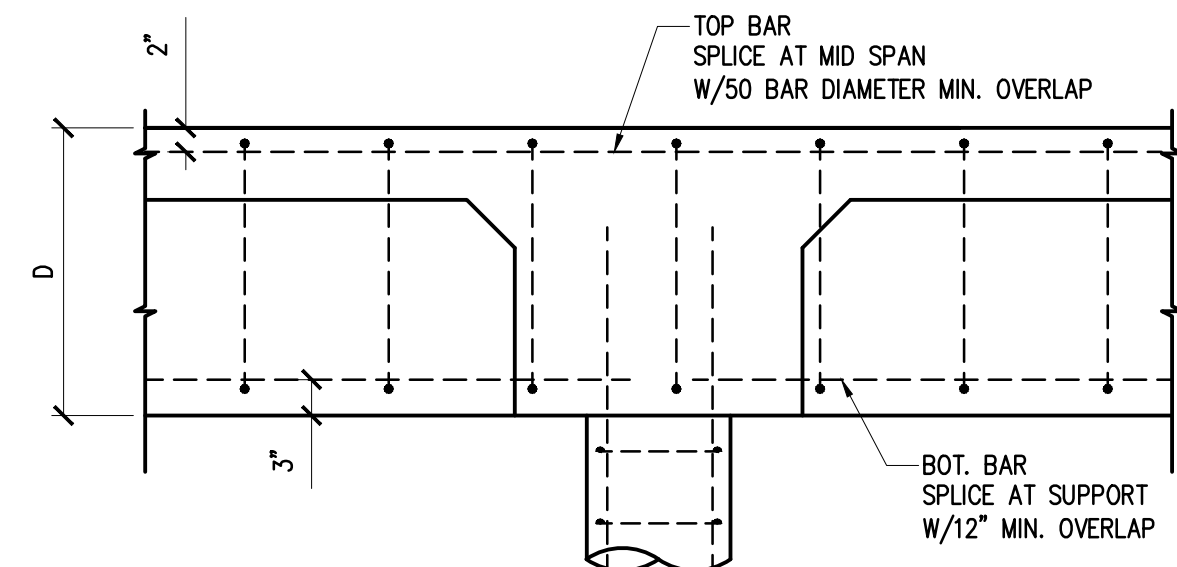
**1 SECTION: GRADE BEAM AT EXTERIOR MTL STUD WALL**



**2 SECTION: EXTERIOR GRADE BEAM AT DOOR WAY**



**3 SECTION: INTERIOR GRADE BEAM**



**4 SECTION: TYPICAL GRADE BEAM TOP & BOTTOM REINF DETAIL**

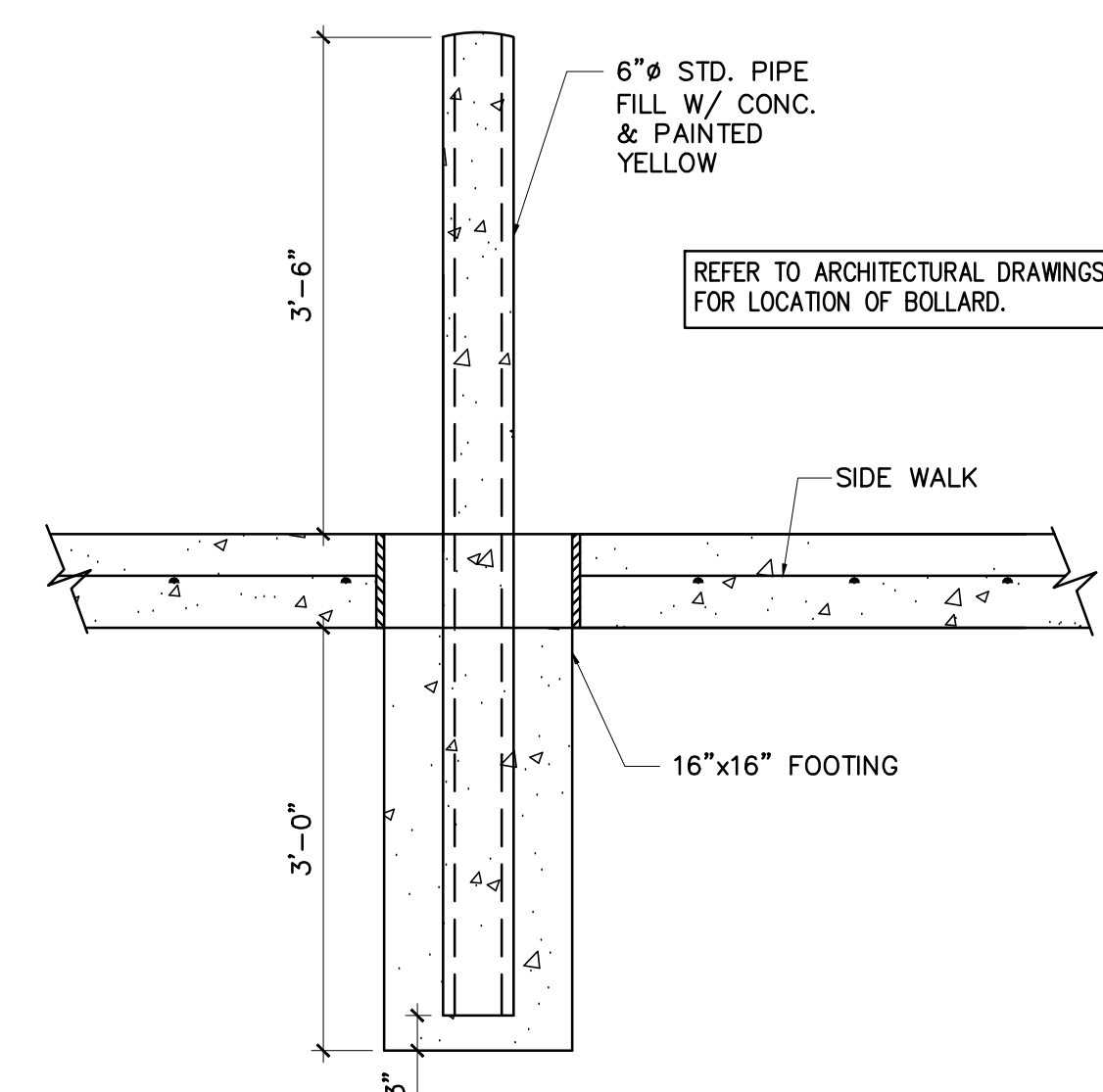
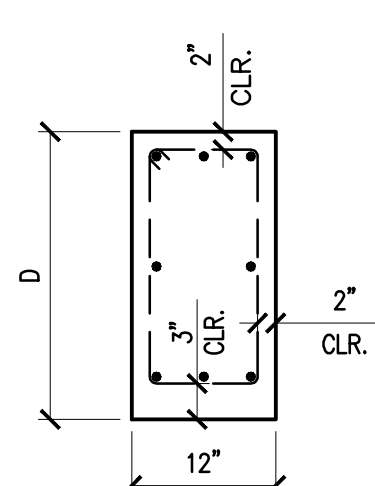
**DESIGN NOTES**

- A. CODES
- BUILDING CODE: INTERNATIONAL BUILDING CODE, 2021 EDITION & CITY OF BRYAN ORDINANCES.
  - STRUCTURAL CONCRETE: BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, AMERICAN CONCRETE INSTITUTE, ACI 318-11.
  - WOOD FRAMING: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION WITH SUPPLEMENT, NATIONAL FOREST AND PAPER PRODUCTS ASSOCIATION (ASD), 2012.
  - STRUCTURAL STEEL: MANUAL OF STEEL CONSTRUCTION, LOAD AND RESISTANCE FACTOR DESIGN, AMERICAN INSTITUTE OF STEEL CONSTRUCTION, FOURTH EDITION.
  - LIGHT GAUGE STEEL: SPECIFICATION FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS, AMERICAN IRON AND STEEL INSTITUTE, LATEST EDITION.
  - STRUCTURAL PLYWOOD: PLYWOOD DESIGN SPECIFICATION, AMERICAN PLYWOOD ASSOCIATION, LATEST EDITION.
- B. DESIGN LOADS
- DEAD LOADS INCLUDE THE SELF WEIGHT OF THE STRUCTURAL ELEMENTS
  - LIVE LOADS  
 OCCUPANCY OR USE: UNIFORM (PSF)  
 A. ROOF: 20
  - WIND LOADS  
 WIND LATERAL LOAD ON THE MODIFICATION IS BASED ON ASCE 7 USING THE FOLLOWING:  
 1. ULTIMATE DESIGN WIND SPEED: 139 MPH  
 2. RISK CATEGORY: II

**CONCRETE NOTES**

- ALL CONCRETE REINFORCING BARS SHALL CONFORM TO ASTM, GRADE 60. NO. 3 BARS MAY CONFORM TO ASTM A615, GRADE 40.
- CONCRETE SHALL BE REGULAR WEIGHT, SAND AND GRAVEL AGGREGATE, WITH TYPE 1 PORTLAND CEMENT . 5 SACK MIX, DESIGNATED MINIMUM COMPRESSIVE STRENGTH (F'c) OF 3,000 PSI IN 28 DAYS.
- ALL MIXING, TRANSPORTING, PLACING AND CURING OF CONCRETE SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN CONCRETE INSTITUTE.
- CONCRETE COVERING PROTECTION OF THE REINFORCEMENT BARS SHALL BE 3" ALL AROUND.  
 THERE SHALL BE NO HORIZONTAL CONSTRUCTION JOINTS IN GRADE BEAM OTHER THAN CONSTRUCTION JOINTS SHALL BE MADE IN QUARTER SPANS BETWEEN FOOTING WITH VERTICAL BULKHEADS.
- LAP CONTINUOUS UNSCHEDULED REINFORCING BARS AS FOLLOWS: BOTTOM BARS IN MEMBERS SUPPORTED BY FOOTING AT LOCATIONS -12". TOP BARS SHALL BE LAP AT OR NEAR MID SPAN. LAP SHALL BE 50 BAR DIAMETERS.
- GROUT UNDER THE BASE PLATES SHALL BE NON SHRINKING TYPE WITH MINIMUM COMPRESSIVE STRENGTH OF 6,000 PSI IN 28 DAYS.
- DETAILING AND PLACING OF CONCRETE REINFORCEMENT BARS AND ITS ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI 315, LATEST EDITION.
- ALL CONFLICT OR OMISSIONS BETWEEN DRAWING, NOTE, SOIL REPORT AND SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. FAILURE TO DO SO WILL OBLIGATE THE CONTRACTOR TO ANY JOB EXPENSE ARISING DUE TO ANY ERRORS THAT MAY OCCUR HEREON.

**TYPICAL BEAM STIRRUP DETAIL**



**5 DETAIL: TYP. BOLLARD DETAIL**

**FILL & SUBGRADE PREPARATION**

- THE SITE SHOULD BE STRIPPED TO SUITABLE DEPTH TO REMOVE TOP SOIL, AS PER GEOTECHNICAL REPORT.
- THE NATURAL SUBGRADE SHOULD BE SCARIFIED TO A MIN. DEPTH OF 6 IN. THE SCARIFIED SOIL SHOULD BE RECOMPACTED TO A MIN. 95% OF THE MAX. DRY DENSITY. THE MOISTURE CONTENT SHALL RANGE 1% TO 3% OF OPTIMUM MOISTURE.
- SELECT FILL SHOULD CONSIST OF A CLEAN SANDY CLAY WITH LL LESS THAN 35 AND PI BETWEEN 10 & 20.
- SELECT FILL SHOULD BE PLACED IN 8 IN. LOOSE LIFTS AND COMPACTED TO 95% OF MAX. DRY DENSITY AS PER ASTM D698. 5. A BEDDING LAYER OF LEVELING SAND OF 2" MAY BE PLACED UNDER THE FLOOR SLAB. VAPOR BARRIER OF 10 MIL SHEETING SHOULD BE PLACED OVER SAND.
- SLAB ON GRADE SHALL BE PLACED ON SELECT FILL. REFER TO SOIL REPORT NO. EE-2221609-G BY EARTH ENGINEERING INC DATE: NOVEMBER 15, 2022 FOR STRUCTURAL FILL & SUBGRADE. SUBGRADE AND ADDITIONAL FILL SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF ITS MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST, BY ASTM D-698 PROCEDURE. COVER THE PREPARED GRADE WITH 6 MIL POLYETHYLENE SHEETING. ADDITIONAL FILL MATERIALS SHALL BE SILTY OR SANDY CLAY HAVING A PLASTICITY INDEX (P.I.) OF 10 TO 20 AND A LIQUID LIMIT OF 28 OR MORE. FILL MATERIALS SHALL BE PLACED IN SIX TO EIGHT INCH LOOSE LIFTS.
- ALL FOOTINGS ARE TO BEAR ON FIRM AND CLEAN SOIL. THE SOIL BEARING AT ALL FOOTING SHALL BE VERIFIED BY AN ACCEPTED METHOD. FOR GRADE BEAMS THE MINIMUM SOIL BEARING PRESSURE FOR THIS PROJECT IS 4,500 PSF FOR TOTAL LOAD AND 3,000 PSF FOR DEAD LOAD PLUS SUSTAINED LIVE LOAD.

**FOUNDATION SECTIONS & DETAILS**

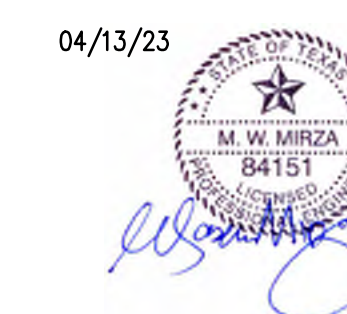
**FINFEATHER STORAGE FACILITY**

2600 FINFEATHER ROAD  
 BRYAN, TX 77801

**ISSUE HISTORY**

DATE	ISSUED FOR
04/13/23	PERMIT

04/13/23



**PE** BUILDINGS  
 BRIDGES  
 INSPECTIONS  
 MARINE STRUCTURES  
 CIVIL ENGINEERING &  
 STRUCTURAL ENGINEERING

**PARAMOUNT ENGINEERING LLC**

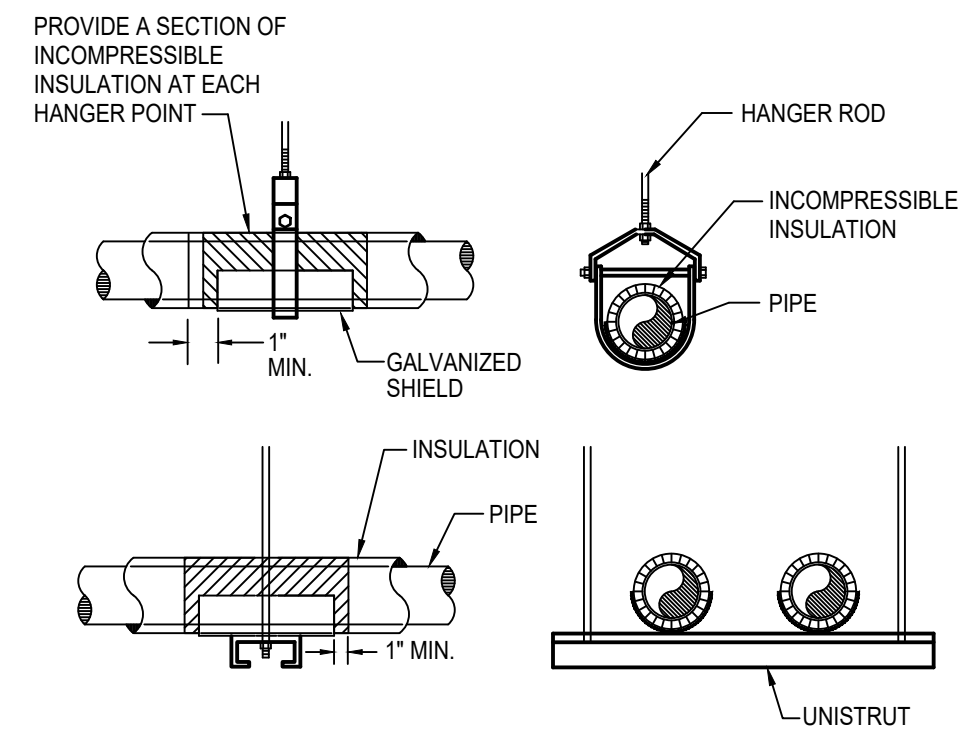
10145 LONG POINT DR.  
 HOUSTON, TX 77043  
 TEL : (713) 636-9977  
 FAX : (713) 888-9872  
 CEL : (713) 204-1742

TBPE REGISTRATION # F-3394

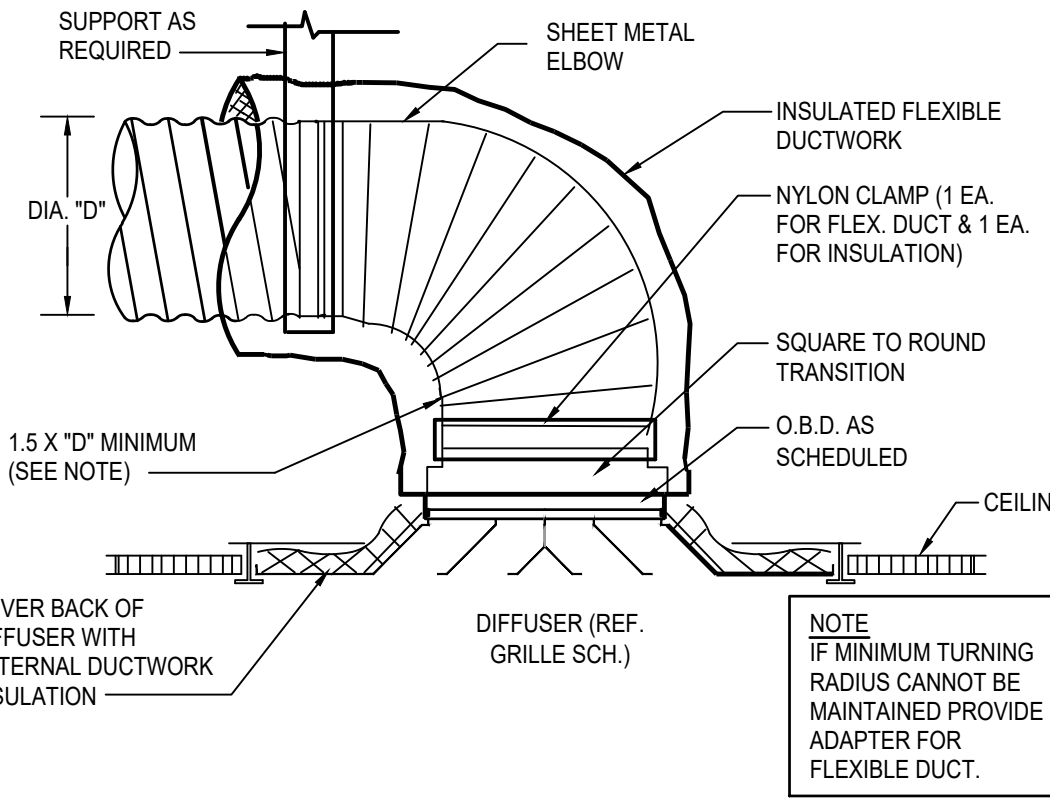
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PROJ. NO.: PE23-106

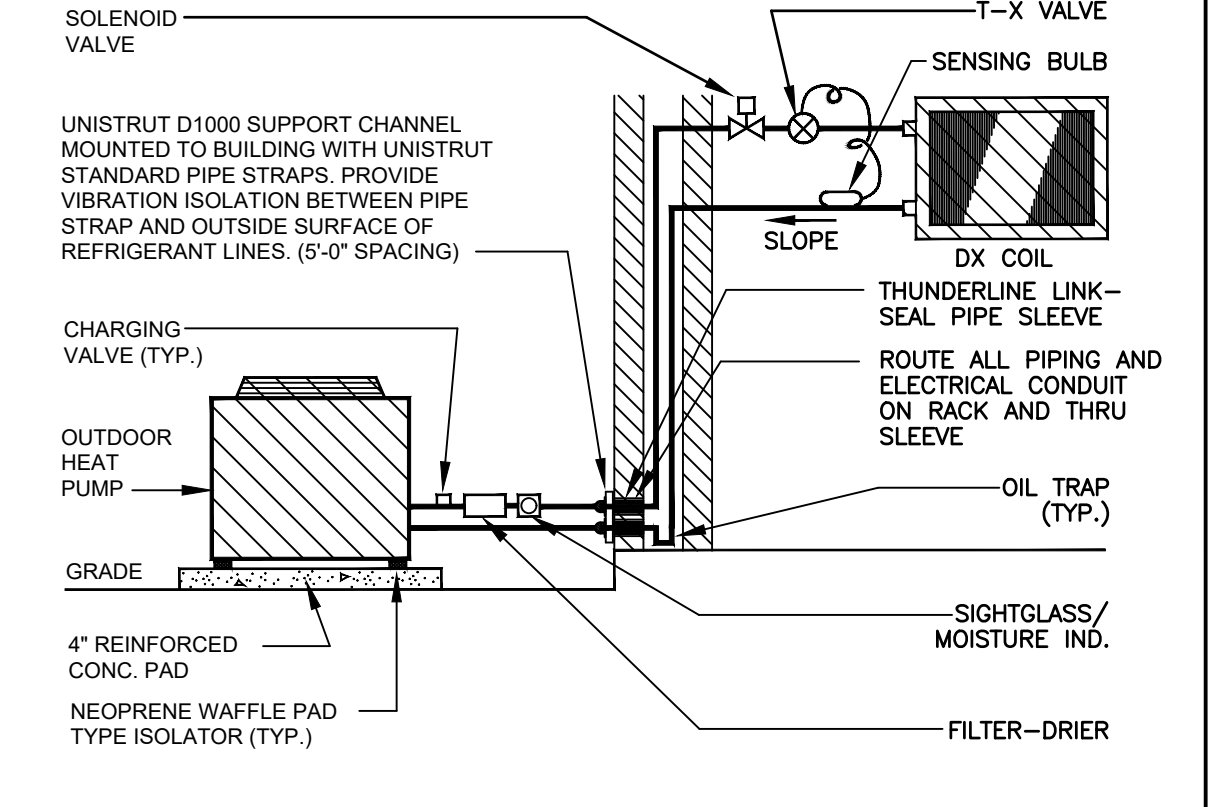
SHEET: **S2**



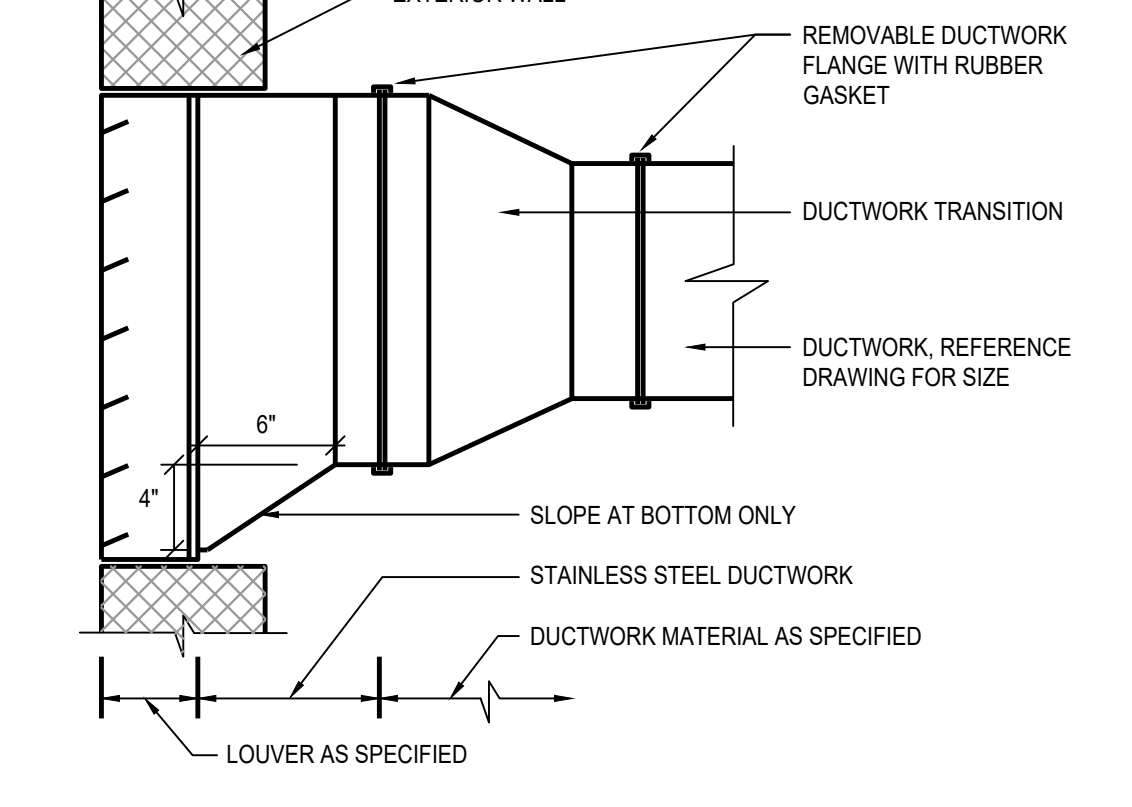
14 PIPE HANGERS



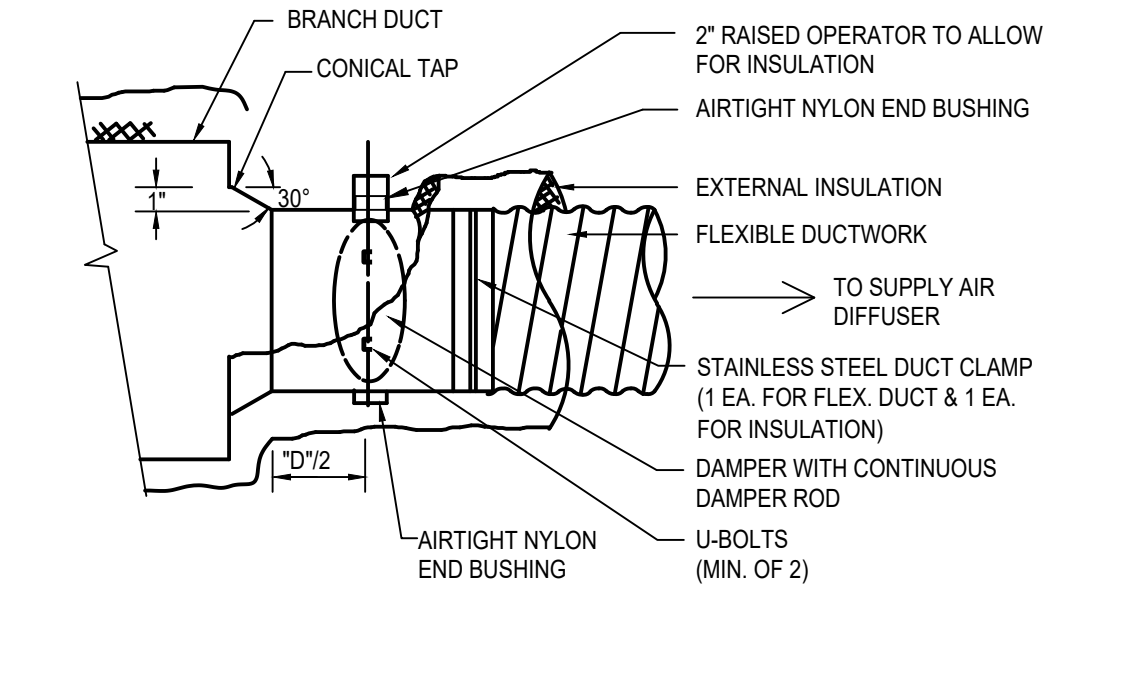
9 FLEX DUCT CONNECTION AT SUPPLY AIR DIFFUSER



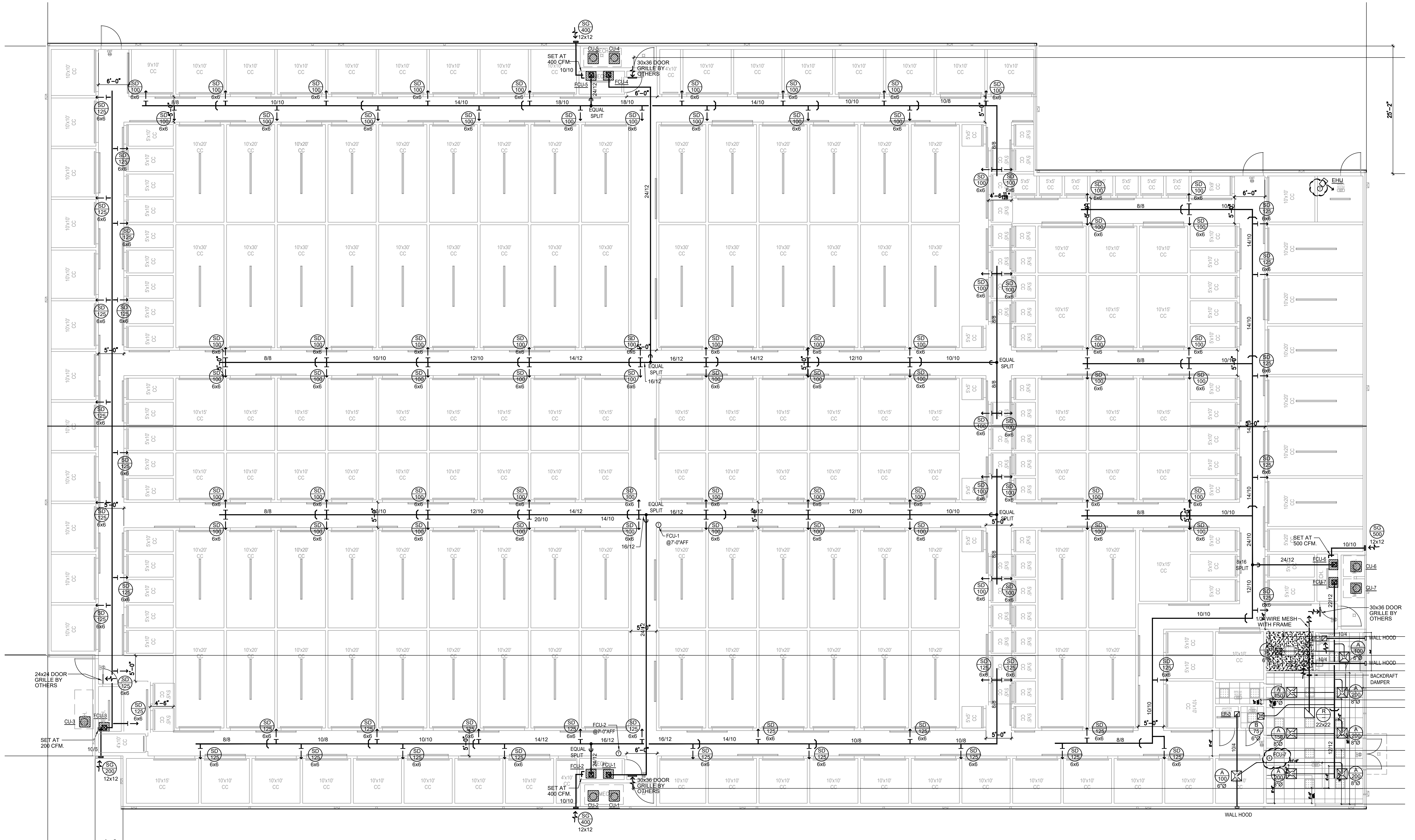
4 DX SPLIT SYSTEM SCHEMATIC



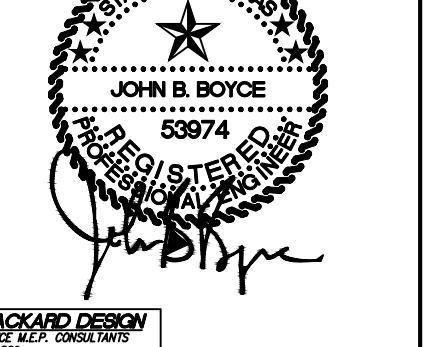
10 DUCTWORK AT LOUVER



5 DX SPLIT SYSTEM SCHEMATIC



26 MECHANICAL FLOOR PLAN



DATE	DESCRIPTION
2/13/23	MEP
4/18/23	REVISED FLOORPLAN



### SPLIT SYSTEM AIR CONDITIONING UNIT SCHEDULE

MARK	INDOOR UNIT				COOLING				ELEC HEATING		BASIS OF DESIGN			TONNAGE	REMARKS
	FAN		EXT. SP (IN. W.C.)	FAN MOTOR	AIR TEMPRATURE (°F)		MIN. TOTAL CAPACITY (BTUH)	MIN. SENSIBLE CAPACITY (BTUH)	MIN. TOTAL CAPACITY (BTUH)	ELECTRICAL DATA					
	SUPPLY AIR (CFM)	OUTSIDE AIR (CFM)			ENTERING DRY BULB	ENTERING WET BULB				CURRENT CHARAC.	MCA	MOCP	LENNOX		
FCU-1	2000	200	0.8	1.24 HP	80	67	55,125	39,250	51,200 (15.0 kW)	480/3/60	25	30	CBA27UHE-060-460-6-01	5	1,2,3
FCU-2	2000	200	0.8	1.24 HP	80	67	55,125	39,250	51,200 (15.0 kW)	480/3/60	25	30	CBA27UHE-060-460-6-01	5	1,2,3
FCU-3	2000	200	0.8	1.24 HP	80	67	55,125	39,250	51,200 (15.0 kW)	480/3/60	25	30	CBA27UHE-060-460-6-01	5	1,2,3
FCU-4	2000	200	0.8	1.24 HP	80	67	55,125	39,250	51,200 (15.0 kW)	480/3/60	25	30	CBA27UHE-060-460-6-01	5	1,2,3
FCU-5	2000	200	0.8	1.24 HP	80	67	55,125	39,250	51,200 (15.0 kW)	480/3/60	25	30	CBA27UHE-060-460-6-01	5	1,2,3
FCU-6	2000	200	0.8	1.24 HP	80	67	55,125	39,250	51,200 (15.0 kW)	480/3/60	25	30	CBA27UHE-060-460-6-01	5	1,2,3
FCU-7	1550	300	0.5	1/4 HP	80	67	42,720	30,420	39,680 (12.0 kW)	480/3/60	20	25	CBA27UHE-048-460-6-01	4	1,2,3

REMARKS:  
 1. PROVIDE WITH SINGLE POINT POWER CONNECTION (FAN AND ELECTRIC HEATING).  
 2. PROVIDE WITH DRAIN PAN AND FLOAT SWITCH TO SHUT-OFF THE UNIT, AND FREE STANDING BRACKET.  
 3. PROVIDE WITH SMART THERMOSTAT CONTROLLED BY CELL PHONE.

### SPLIT SYSTEM CONDENSING UNIT SCHEDULE

MARK	OUTDOOR UNIT				BASIS OF DESIGN				REMARKS
	MIN. TOTAL CAPACITY (BTUH)	OUTDOOR AIR TEMP (°F)	MINIMUM EER/SEER	NUMBER OF STAGES	LENNOX OUTDOOR UNIT MODEL	ELECTRICAL DATA			
						CURRENT CHARAC.	MCA	MOCP	
CU-1	55,125	95	0/18.0	2	SSB-060-H4S41G	480/3/60	10.05	20	332
CU-2	55,125	95	0/18.0	2	SSB-060-H4S41G	480/3/60	10.05	20	332
CU-3	55,125	95	0/18.0	2	SSB-060-H4S41G	480/3/60	10.05	20	332
CU-4	55,125	95	0/18.0	2	SSB-060-H4S41G	480/3/60	10.05	20	332
CU-5	55,125	95	0/18.0	2	SSB-060-H4S41G	480/3/60	10.05	20	332
CU-6	55,125	95	0/18.0	2	SSB-060-H4S41G	480/3/60	10.05	20	332
CU-7	42,720	95	0/16.5	2	SSB-048-H4S41G	480/3/60	8	20	289

### AIR DISTRIBUTION SCHEDULE

MARK	SERVICE	TYPE	DAMPER	CONSTRUCTION MATERIAL	FINISH COLOR	BASIS OF DESIGN		FACE SIZE	FRAME STYLE	REMARKS
						MANUFACTURER	MODEL NUMBER			
A	SUPPLY	DIFFUSER	-	STEEL	OFF WHITE	TITUS	TDC-A4	24x24	SURFACE MOUNTED	
B	SUPPLY	DIFFUSER	-	STEEL	OFF WHITE	TITUS	TDC-A4	24x24	EXPOSED T-BAR CEILING	
R	RETURN	GRILLE	-	STEEL	OFF WHITE	TITUS	50DF	24"x24"	EXPOSED T-BAR CEILING	
S	SUPPLY	DIFFUSER	-	STEEL	OFF WHITE	TITUS	300-R5	AS NOTED	SIDEWALL MOUNTED (DUCTWORK)	
SR	SUPPLY	DIFFUSER	-	STEEL	OFF WHITE	TITUS	350-RL	AS NOTED	SIDEWALL MOUNTED	

GENERAL NOTES:  
 1. DIFFUSER MOUNTING STYLE SHALL BE CONFIRMED WITH ARCHITECTURAL DRAWINGS, REFLECTED CEILING PLAN.  
 2. COORDINATE DIFFUSER DISCHARGE PATTERN WITH DRAWINGS.  
 3. OMIT SCREW HOLES FOR LAY-IN STYLE CEILINGS.  
 4. PROVIDE SQUARE/RECTANGLE TO ROUND TRANSITIONS AS NEEDED.  
 5. COORDINATE ALL AIR DEVICE FINISHES WITH ARCHITECTURAL DRAWINGS.

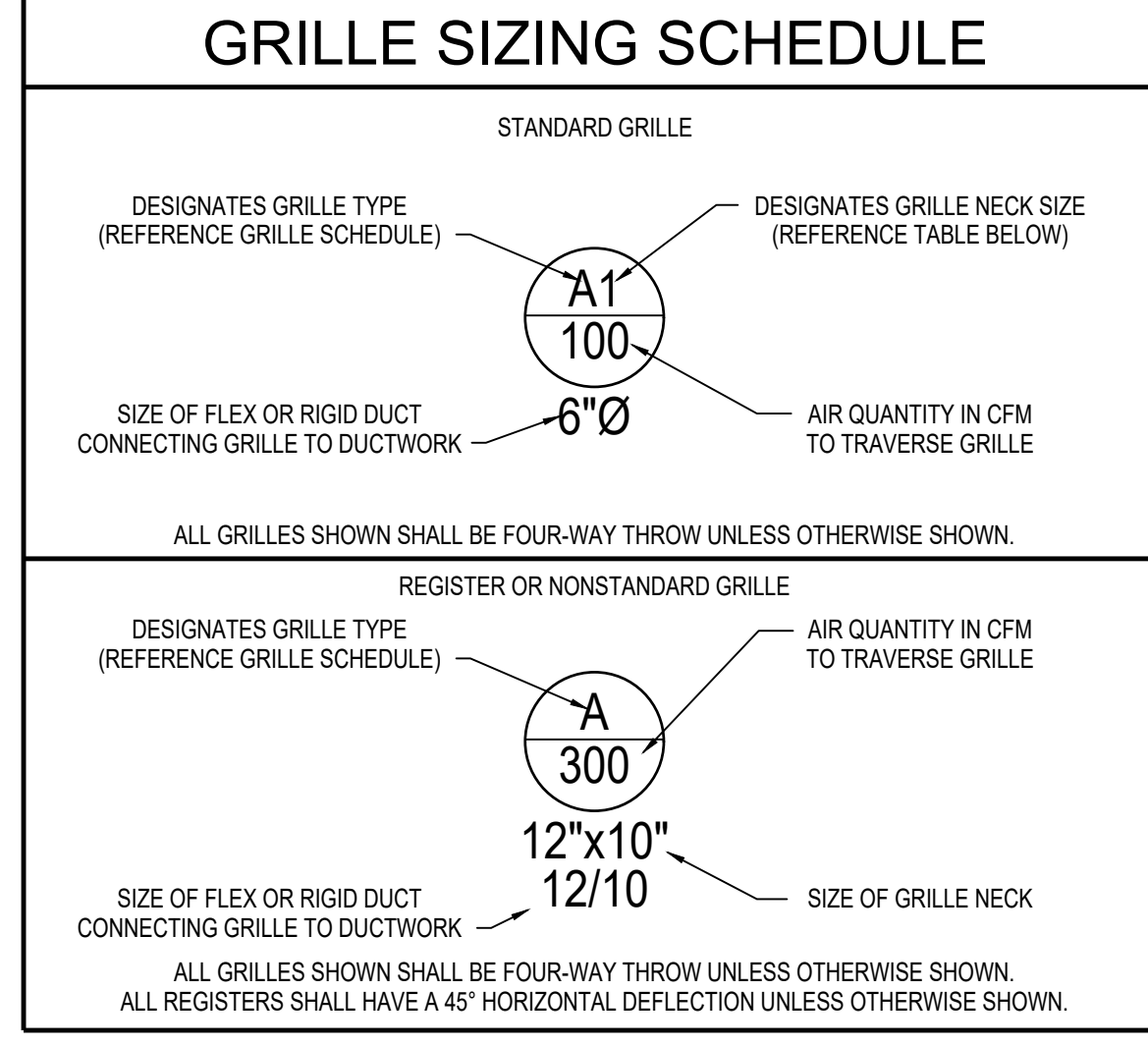
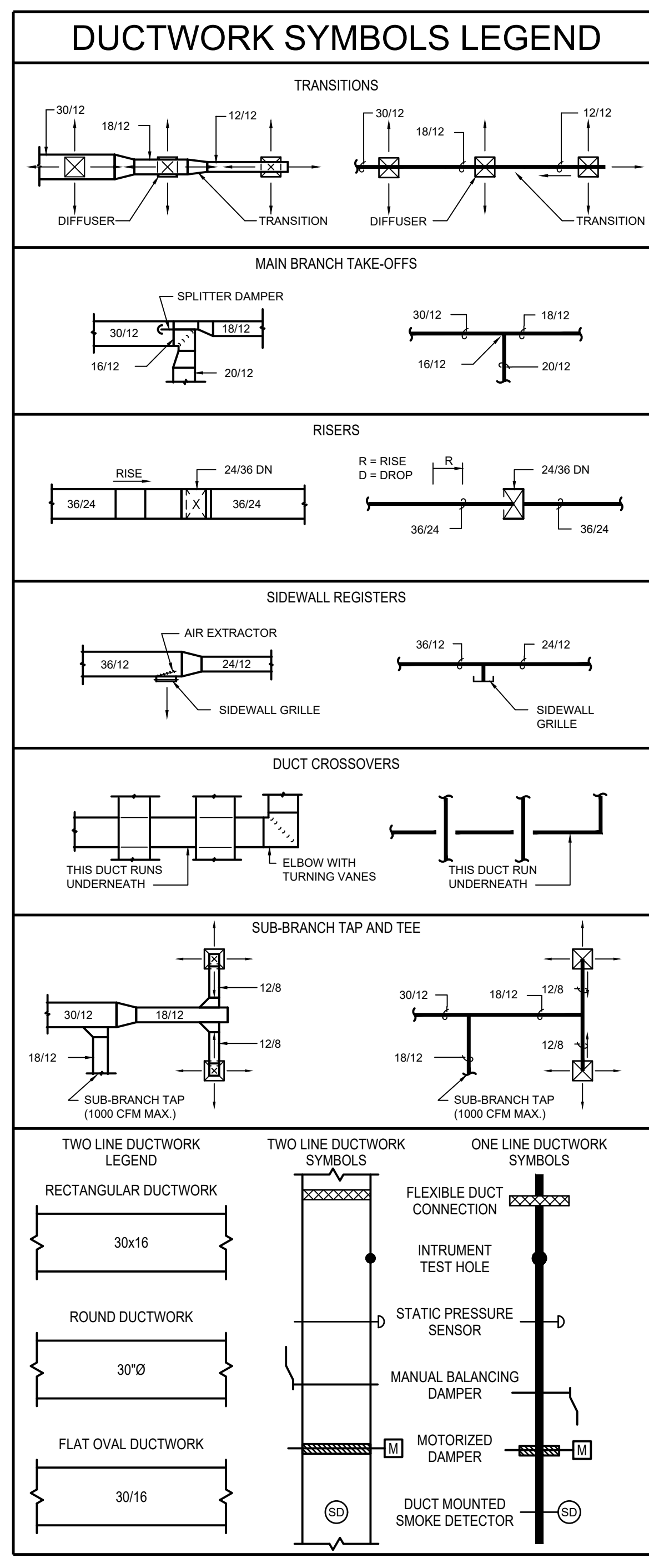
REMARKS:

### ELECTRIC UNIT HEATER SCHEDULE

MARK	SERVES	CFM	MINIMUM CAPACITY (BTUH)	KW	STAGES	MOUNT	CURRENT CHARAC.	LOCALLY SWITCHED BY	INTERLOCKED WITH	BASIS OF DESIGN		REMARKS
										WALL AT 9'-0" AFF	208/3/60	
EUH	FIRE SPRINKLER RISER	400	17100	5	1	WALL AT 9'-0" AFF	208/3/60	--	THERMOSTAT	F2FUH05C03	1	

GENERAL NOTES:  
 1. MINIMUM RECOMMENDED CLEARANCE AROUND FAN IS 12 INCHES ON NON-SERVICE SIDES AND 30 INCHES ON SERVICE SIDES. MAINTAIN MINIMUM CLEARANCE AS REQUIRED TO OPEN ACCESS AND CONTROL DOORS FOR SERVICE, MAINTENANCE AND INSPECTION. MAINTAIN MINIMUM ELECTRICAL CLEARANCES AS REQUIRED BY NEC.

REMARKS:  
 1. UNIT HEATER FURNISHED WITH DISCONNECT SWITCH.  
 2. PROVIDE WITH BACKDRAFT DAMPER.  
 3. PROVIDE WITH FAN SPEED CONTROL SWITCH.



### SYMBOL LEGEND

SYMBOL	DESCRIPTION (DISREGARD ITEMS NOT SHOWN ON PLANS)
<b>GENERAL</b>	
Ⓢ	KEY NOTE TAG
Ⓣ	NOTE SPECIFIC TO DETAIL TAG
Ⓡ	REVISION TAG
Ⓝ	NEW EQUIPMENT
<b>DUCTWORK</b>	
▭	SUPPLY AIR DUCTWORK
▭	RETURN AIR AND OUTSIDE AIR DUCTWORK
▭	EXHAUST AIR DUCTWORK
▭	FLEXIBLE DUCTWORK
▭	SUPPLY AIR DUCTWORK THROUGH HORIZONTAL PARTITION
▭	RETURN AIR AND OUTSIDE AIR DUCTWORK THROUGH HORIZONTAL PARTITION
▭	EXHAUST AIR DUCTWORK THROUGH HORIZONTAL PARTITION
▭	FIRE DAMPER (VERTICAL)
▭	FIRE DAMPER (HORIZONTAL)
▭	SMOKE DAMPER (VERTICAL)
▭	SMOKE DAMPER (HORIZONTAL)
▭	COMBINATION FIRE & SMOKE DAMPER (VERTICAL)
▭	COMBINATION FIRE & SMOKE DAMPER (HORIZONTAL)
▭	MANUAL BALANCING DAMPER (SEE DAMPER SCHEDULE)
▭	MOTORIZED DAMPER (SEE DAMPER SCHEDULE)
<b>SENSORS</b>	
Ⓢ	THERMOSTAT
Ⓢ	REMOTE SENSOR
Ⓢ	HUMIDISTAT
Ⓢ	SMOKE DETECTOR
<b>AIR DEVICES</b>	
Ⓢ	GRILLE SIZE TAG (REFER TO GRILLE SIZE LEGEND)
Ⓢ	SUPPLY AIR GRILLE WITH FOUR-WAY THROW
Ⓢ	SUPPLY AIR GRILLE WITH THREE-WAY THROW
Ⓢ	SUPPLY AIR GRILLE WITH TWO-WAY THROW
Ⓢ	SUPPLY AIR GRILLE WITH TWO-WAY CORNER THROW
Ⓢ	SUPPLY AIR GRILLE WITH ONE-WAY THROW
Ⓢ	RETURN AIR GRILLE
Ⓢ	RETURN AIR GRILLE WITH SOUND BOOT
Ⓢ	EXHAUST AIR GRILLE
Ⓢ	SUPPLY AIR SIDEWALL GRILLE
Ⓢ	RETURN AIR SIDEWALL GRILLE
Ⓢ	RETURN AIR OPENING ABOVE CEILING
<b>PIPING</b>	
—D—	CONDENSATE DRAIN LINE
—AD—	AUXILIARY CONDENSATE DRAIN LINE
—RLR—	REFRIGERANT LIQUID & GAS RECIRCULATION LINE (TOTAL OF TWO PIPES, ONLY ONE PIPE SHOWN FOR DRAWING CLARITY)
—RL—	REFRIGERANT LIQUID LINE
—RS—	REFRIGERANT SUCTION LINE
—E—	ELBOW UP
—E—	ELBOW DOWN
—E—	90° ELBOW
—E—	45° ELBOW
—T—	TEE
—T—	TEE DOWN
—T—	TEE UP
—T—	TOP BRANCH CONNECTION
—T—	BOTTOM BRANCH CONNECTION
—F—	FLANGE
—C—	CAP
—S—	CONTINUATION
—D—	FLOOR DRAIN (REFER TO PLUMBING DRAWINGS)
<b>SUBSCRIPTS AND ABBREVIATIONS</b>	
AFF	ABOVE FINISHED FLOOR
BBS	BELOW BOTTOM OF STRUCTURE
BOO	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
CA	COMBUSTION AIR
CFM	CUBIC FEET PER MINUTE
EA	EXHAUST AIR
FPM	FEET PER MINUTE
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
OA	OUTSIDE AIR
RA	RETURN AIR
SA	SUPPLY AIR
CO	CLEAN OUT

# RTR Design

1415 A East Ave.  
Katy, Texas 77493

**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



04/18/23

DATE	DESCRIPTION
2/13/23	MEP
4/18/23	REVISED FLOORPLAN

HVAC SCHEDULES & LEGEND

# M201

CONSULTANTS:

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PROJECT:

**FINFEATHER STORAGE FACILITY**

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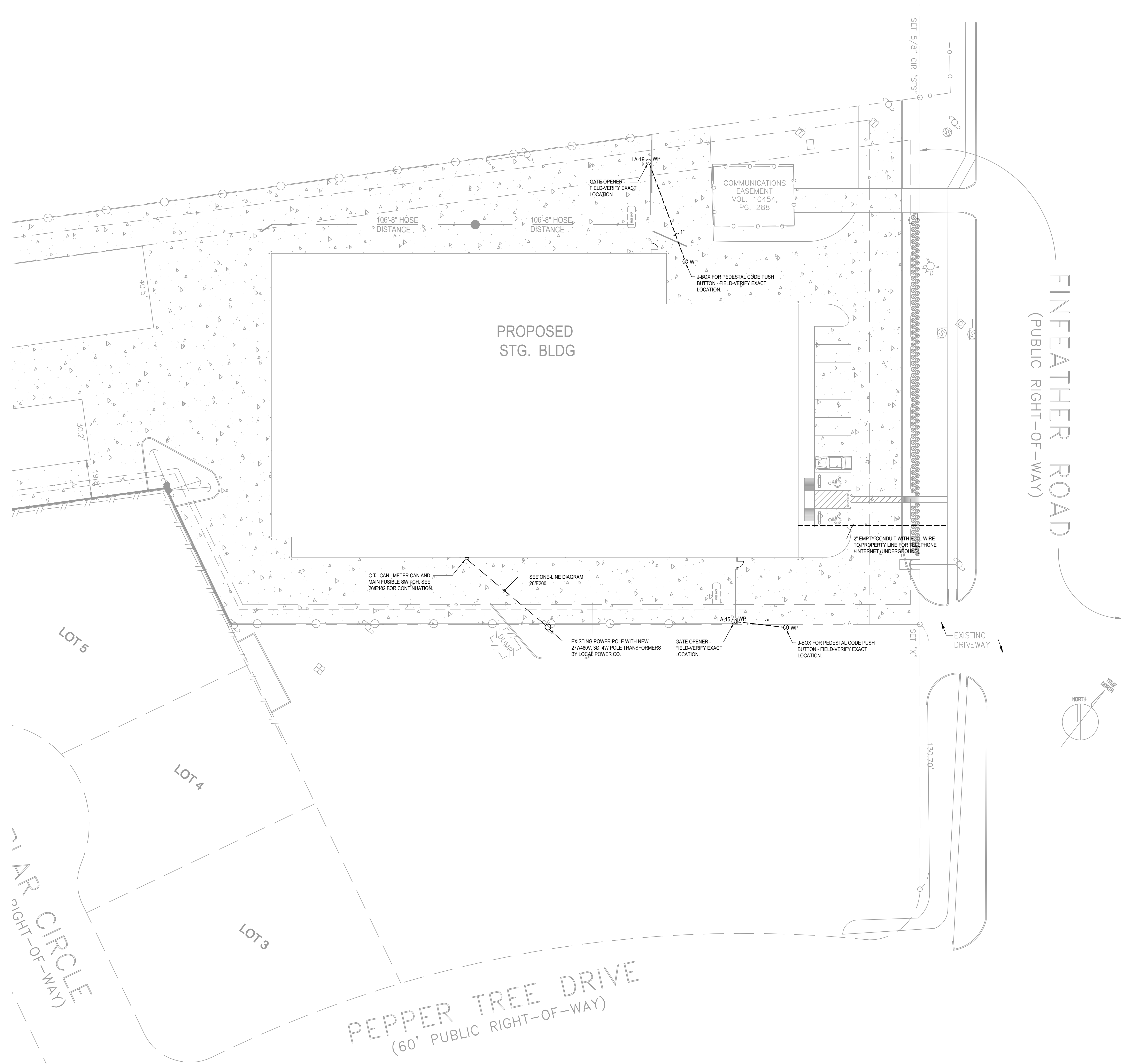
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HOUSTON, TX 77083  
02/13/23

ISSUE HISTORY

DATE	DESCRIPTION
2/13/23	MEP

ELECTRICAL  
SITE PLAN

# E001



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PROJECT:

**FINFEATHER STORAGE FACILITY**

PROJECT ADDRESS

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BRYAN, TX 77801

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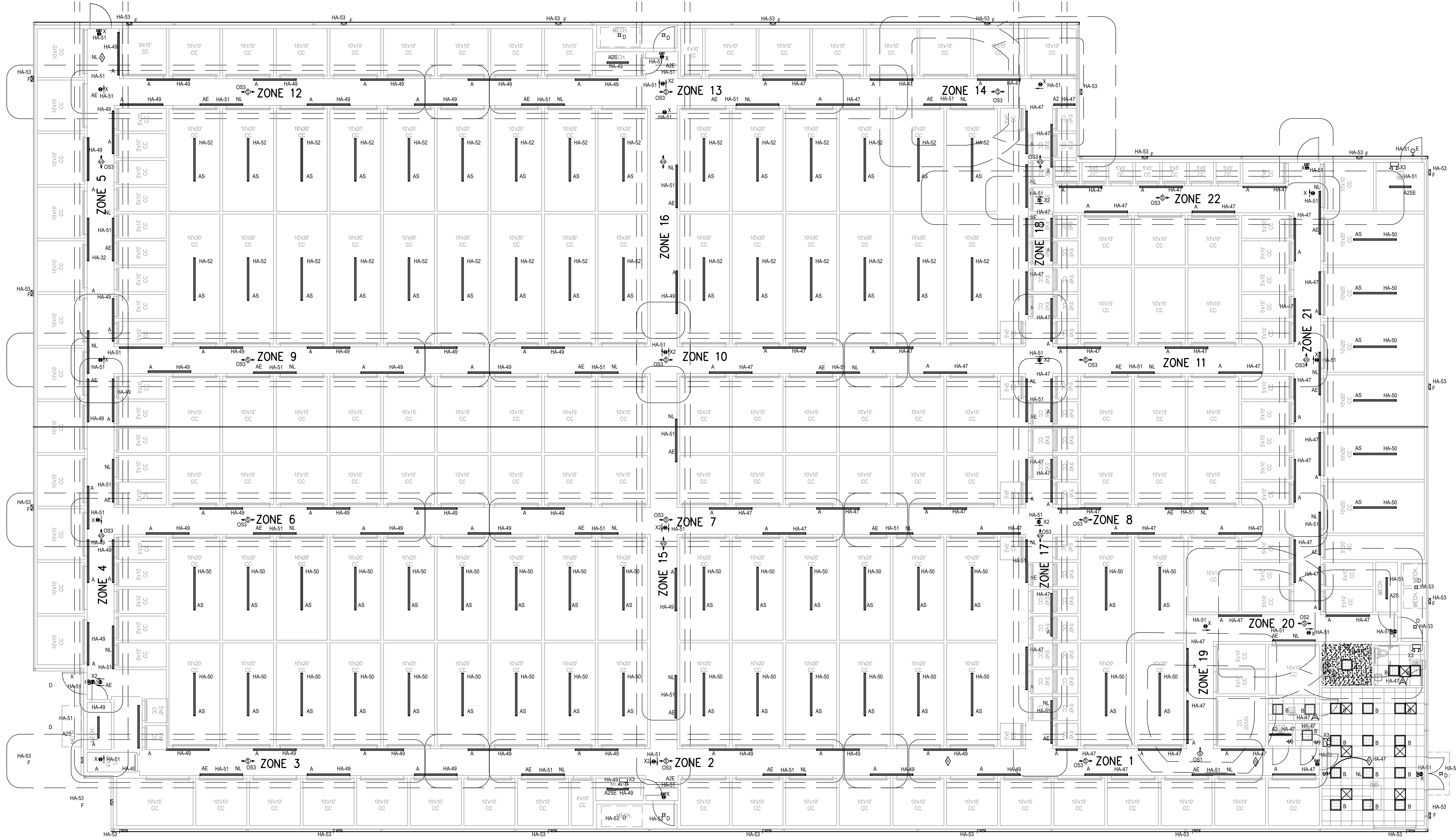


ISSUE HISTORY

DATE	DESCRIPTION
2/13/23	MEP
4/18/23	REVISED FLOORPLAN

LIGHTING FLOOR PLAN

**E101**



CONSULTANTS:

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REKHA ENGINEERING, INC.  
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HOUSTON, TX 77083

PROJECT:

## FINFEATHER STORAGE FACILITY

PROJECT ADDRESS

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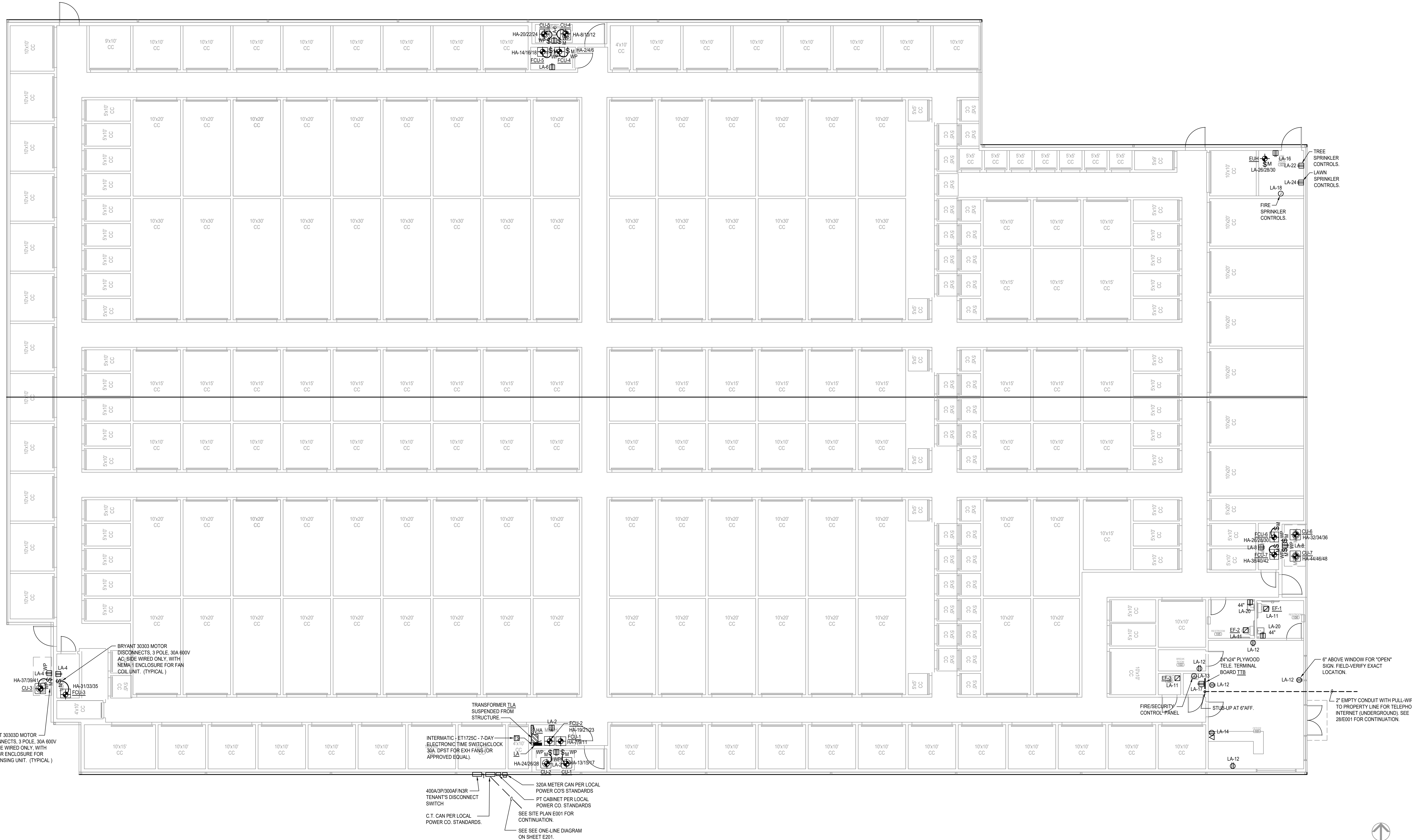
04/18/23

ISSUE HISTORY

DATE	DESCRIPTION
2/13/23	MEP
4/18/23	REVISED FLOORPLAN

POWER FLOOR PLAN

# E102





CONSULTANTS:

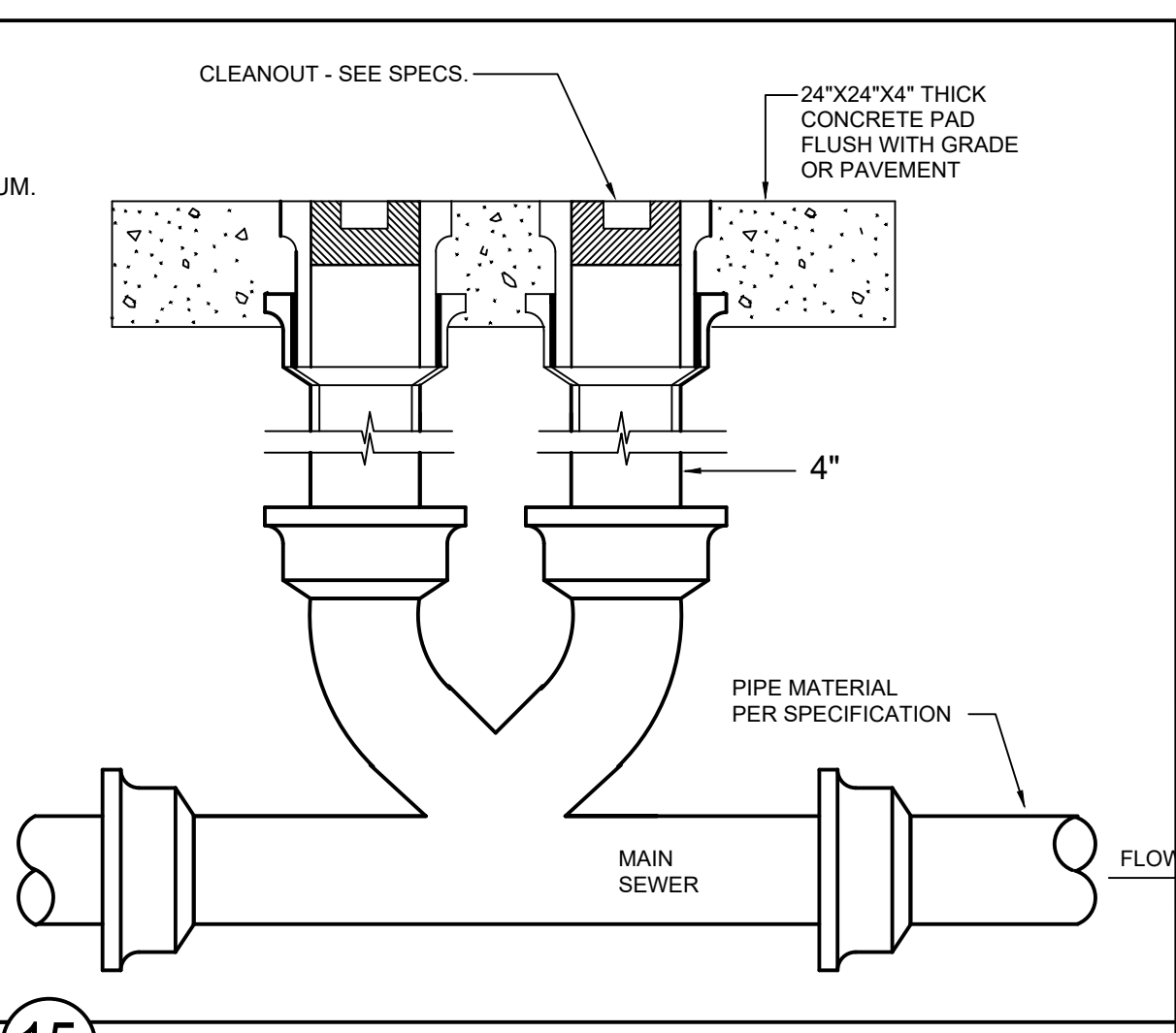
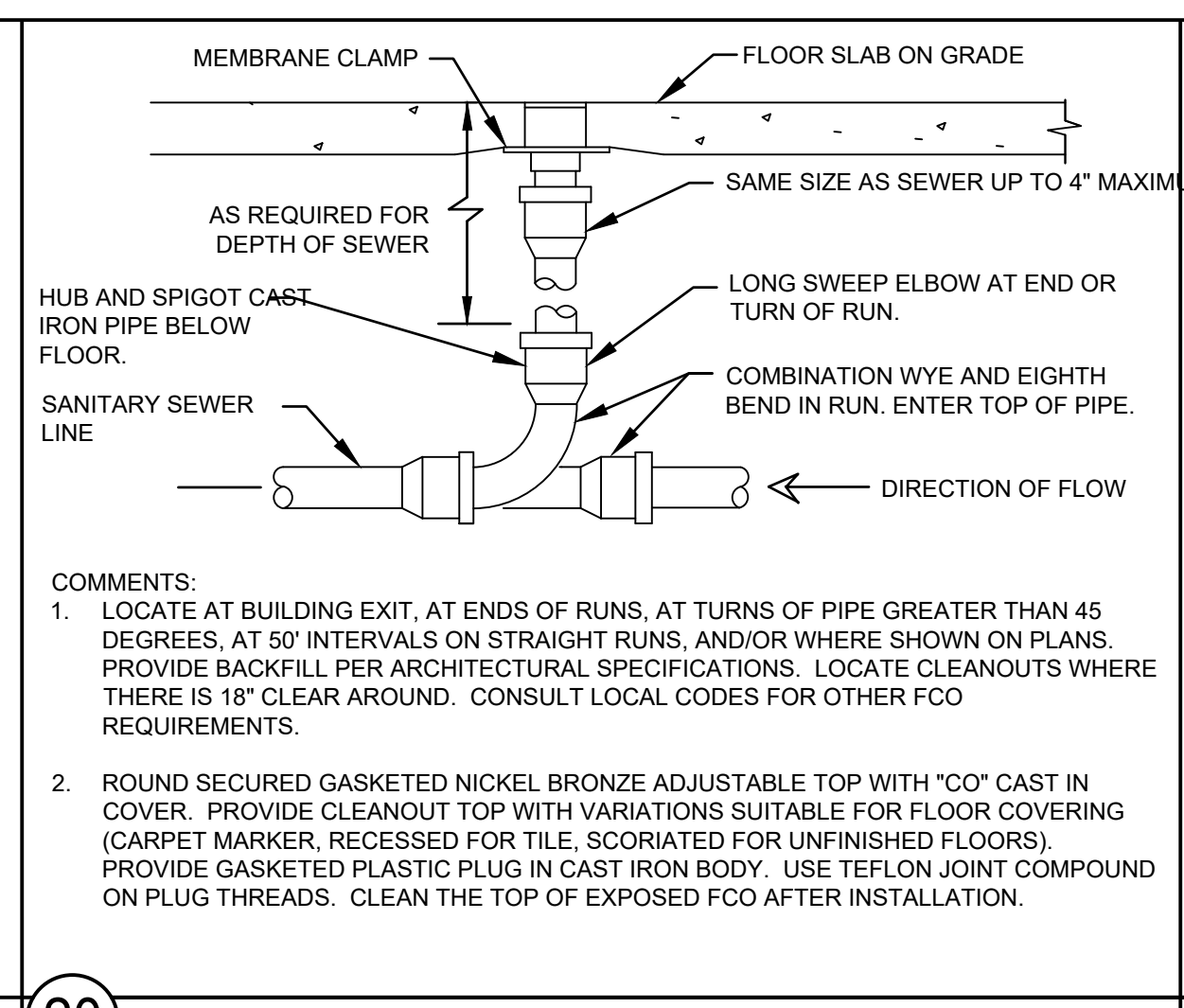
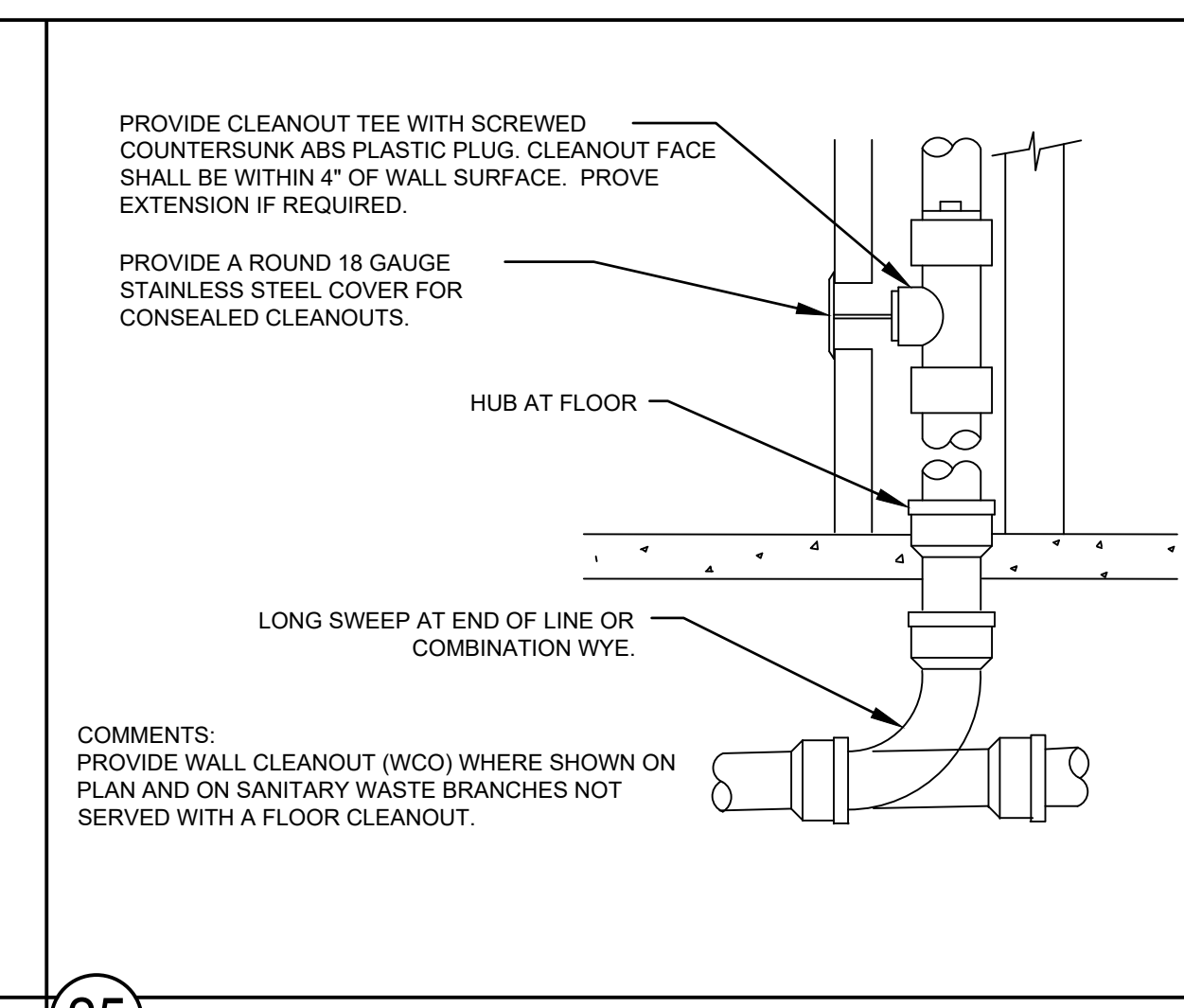
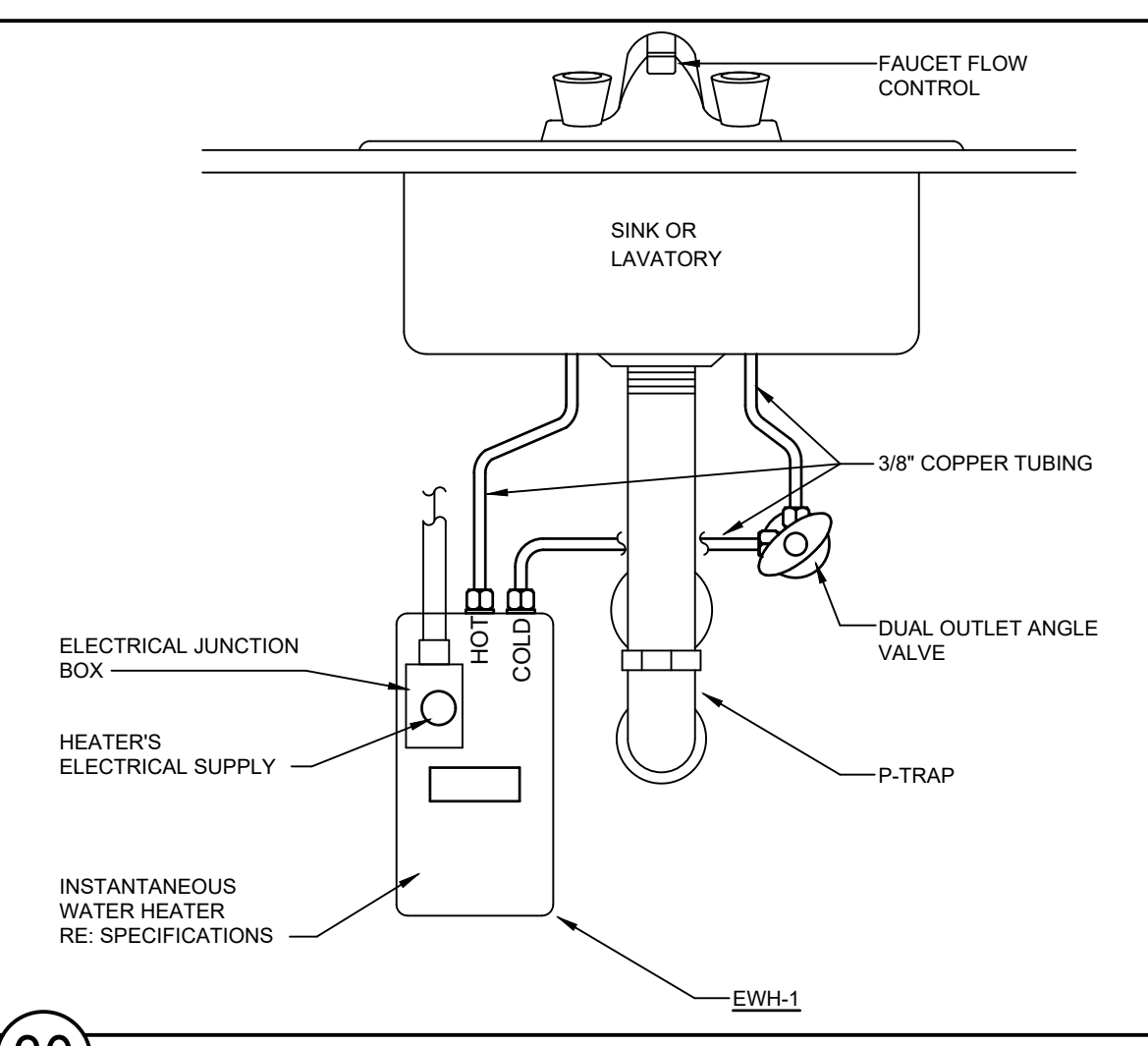
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PLUMBING GENERAL NOTES:

- A. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODES AND AUTHORITIES HAVING JURISDICTION.
- B. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND ARRANGE ALL REQUIRED INSPECTIONS.
- C. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS AND TRADES.
- D. THESE DRAWINGS, AS PREPARED, ARE DIAGRAMMATIC BUT SHALL BE FOLLOWED AS CLOSELY AS CONSTRUCTION OF THE PROJECT AND THE WORK OF THE TRADES WILL PERMIT. EQUIPMENT LOCATIONS INDICATED ARE APPROXIMATE. COORDINATE EXACT LOCATIONS AND REQUIRED CLEARANCES WITH EQUIPMENT SUPPLIER AND ALL TRADES PRIOR TO INSTALLATION.
- E. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL THE EQUIPMENT INDICATED WITHIN THESE DRAWINGS UNLESS OTHERWISE NOTED. VERIFY LOCATION AND DIMENSIONS IN THE FIELD PRIOR TO FABRICATION AND / OR INSTALLATION.
- F. ALL ROOF PENETRATIONS SHALL BE AT THE CONTRACTOR'S EXPENSE. COORDINATE WITH OWNER'S ROOFING CONTRACTOR SO AS NOT TO VOID ANY ROOF WARRANTIES.
- G. THE ENTIRE INSTALLATION SHALL BE GUARANTEED FREE OF DEFECTS AND CONTRACTOR SHALL REPAIR AND / OR REPLACE ANY DEFECTIVE MATERIALS OR EQUIPMENT AT NO COST TO THE OWNER FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY ARCHITECT OR ENGINEER.
- H. ALL WORK SHALL BE SUBJECT TO THE ACCEPTANCE AND APPROVAL OF THE ARCHITECT AND OWNER. THE ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK. FAILURE OF PROPER NOTIFICATION DOES NOT RELIEVE THE CONTRACTOR. THE CONTRACTOR SHALL CORRECT ANY AND ALL WORK ARISING FROM SUCH FAILURE TO COORDINATE DISCREPANCIES TO THE SATISFACTION OF THE ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER.
- I. ALL PIPING TO BE CONCEALED IN HUNG CEILINGS, CHASES AND FURRED SPACES.
- J. REFER TO EQUIPMENT SCHEDULE AND EQUIPMENT SPECIFICATIONS FOR EXACT LOCATIONS OF PLUMBING CONNECTIONS.
- K. THE CONTRACTOR SHALL VERIFY DEPTH, SIZE, LOCATION OF ALL EXISTING UTILITIES IN FIELD PRIOR TO STARTING WORK.
- L. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPE HANGERS, AND SUPPORTS IN ACCORDANCE WITH THE LOCAL APPLICABLE CODES.
- M. THE CONTRACTOR SHALL PROVIDE TRAP PRIMERS, DEEP SEAL TRAP OR TRAP SEAL ON ALL FLOOR DRAINS AS PER APPLICABLE CODE.
- N. ALL PENETRATIONS REQUIRED FOR PLUMBING EQUIPMENT AND PIPING THROUGH ANY WALL SHALL BE PROPERLY SEALED OFF TO MAINTAIN THE INTEGRITY OF THE STRUCTURE.
- O. ALL SHUT OFF AND ISOLATION VALVES SHALL BE BALL TYPE. ALL VALVES SERVING TOILETS AND SINKS SHALL BE ANGLE STOP TYPE.
- P. PROVIDE AN INDIVIDUAL BALL VALVE AND BACK CHECK VALVE TO EACH INDIVIDUAL PIECE OF EQUIPMENT.
- Q. PROVIDE AERATORS ON ALL HAND SINKS AND LAVATORIES THROUGHOUT THE FACILITY.
- R. PROVIDE KAY CHEMICAL DISPENSER AT MOP SINK AND THREE COMP SINK. MOUNT BOTTLE AND DISPENSER ABOVE SINK AS REQUIRED BY CHEMICAL SUPPLIER.



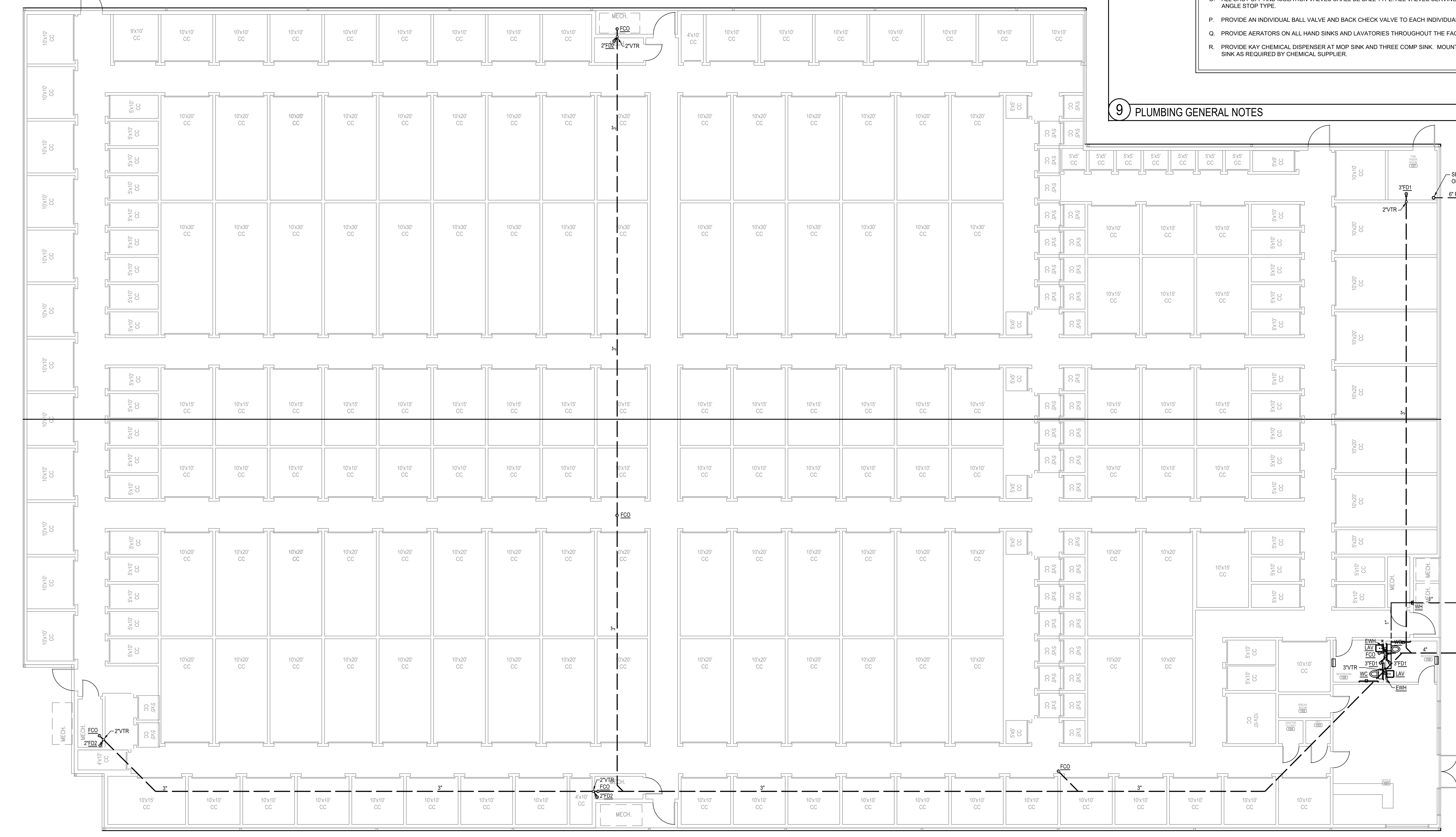
30 INSTANTANEOUS ELECTRIC WATER HEATER

25 WALL CLEANOUT DETAIL

20 FLOOR CLEANOUT DETAIL

15 DOUBLE EXTERIOR CLEANOUT DETAIL

9 PLUMBING GENERAL NOTES



26 PLUMBING FLOOR PLAN

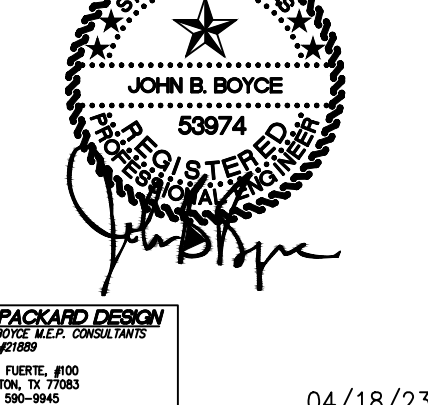
PROJECT:

FINFEATHER  
STORAGE  
FACILITY

PROJECT ADDRESS

2600 FINFEATHER ROAD  
BRYAN, TX 77801

STAMP



ISSUE HISTORY

DATE	DESCRIPTION
2/13/23	MEP
4/18/23	REVISED FLOORPLAN

PLUMBING FLOOR PLAN

P101

### CONSULTANTS:

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**STRUCTURAL**  
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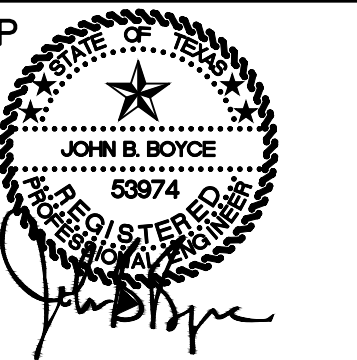
### PROJECT:

## FINFEATHER STORAGE FACILITY

### PROJECT ADDRESS

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BRYAN, TX 77801

### STAMP



04/18/23

### ISSUE HISTORY

DATE	DESCRIPTION
2/13/23	MEP
4/18/23	REVISED FLOORPLAN

### PLUMBING SCHEDULES, LEGEND AND NOTES

# P201

SYSTEM	MATERIAL SCHEDULE										NOTES		
	OUTSIDE BLDG.					INSIDE BLDG.							
	BELOW GRADE		ABOVE GRADE			BELOW GRADE		ABOVE GRADE					
MATERIAL	JOINTS	FITTINGS	MATERIAL	JOINTS	FITTINGS	MATERIAL	JOINTS	FITTINGS	MATERIAL	JOINTS	FITTINGS		
SOIL, WASTE AND VENT PIPING	SCHED 40 ABS	SOLVENT WELD	SCHED 40 ABS	SCHED 40 ABS	SOLVENT WELD	SCHED 40 ABS	SCHED 40 ABS	SOLVENT WELD	SCHED 40 ABS	SCHED 40 ABS	SOLVENT WELD	WHERE APPROVED BY CODE, ABS PLASTIC PIPING, WRAPPED PER CODE WHERE PENETRATING CONCRETE.	
WATER PIPE	SCHED 40 PVC	SOLVENT WELD	SCHED 40 PVC	TYPE 1/2 COPPER	LEAD FREE SOLDER	WROUGHT COPPER	-	-	-	TYPE 1/2 COPPER	LEAD FREE SOLDER	WROUGHT COPPER	OUTSIDE BLDG. BELOW GRADE - WHERE APPROVED BY LOCAL GOVERNING AGENCY, ABS OR PVC PLASTIC PIPE AND FITTINGS MAY BE USED. INSIDE & OUTSIDE BLDG. ABOVE GRADE - TYPE 1/2 COPPER TUBE W/ RECESSED SHOULDER FITTINGS, WHERE APPROVED BY GOVERNING AGENCY, TYPE M MAY BE USED.
ROOF DRAINS	SCHED 40 ABS	SOLVENT WELD	SCHED 40 ABS	SCHED 40 ABS	SOLVENT WELD	SCHED 40 ABS	SCHED 40 ABS	SOLVENT WELD	SCHED 40 ABS	SCHED 40 ABS	SOLVENT WELD	SCHED 40 ABS	WHERE APPROVED BY LOCAL AUTHORITIES, ABS OR PVC PLASTIC PIPE TO AN APPROVED POINT OF DISCHARGE.
CONDENSATE DRAIN PIPE AND ROOF DRAINAGE PIPE	SCHED 40 PVC	SOLVENT WELD	SCHED 40 PVC	TYPE M COPPER	95% SILVER SOLDER	TYPE M COPPER	TYPE M COPPER	95% SILVER SOLDER	TYPE M COPPER	TYPE M COPPER	95% SILVER SOLDER	TYPE M COPPER	INSULATE WITH 1/2" ARMAFLEX CLOSED CELL PIPE INSULATION WITH SELF SEALING ADHESIVE JOINTS, OR EQUIVALENT.

NOTES:  
IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY WITH THE LOCAL GOVERNING AUTHORITY, THE ACCEPTABILITY OF PLASTIC PIPE AS SPECIFIED ABOVE.  
INSULATION:  
ALL HOT WATER MAINS, EXCEPT RUN-OUTS TO FIXTURES, BUT INCLUDING HOT WATER SUPPLY AND TRAP AT HANDICAPPED LAVATORIES, SHALL BE INSULATED WITH 3/4" THICK, SNAP ON FIBERGLASS INSULATION WITH CANVAS JACKET, 4.5 MINIMUM.

PLUMBING FIXTURE SCHEDULE	
TYPE: F3 SERVICE: FLOOR DRAIN DESCRIPTION: CAST IRON FLOOR DRAIN WITH 5" DIA. NICKEL BRONZE STRAINER, VANDAL PROOF SCREWS. SIOUX CHIEF #832-36ANR PROVIDE PRO-SET SYSTEMS, INC. TRAP GUARD FACTORY FITTED TO MATCH EACH FLOOR DRAIN BY SIZE, MODEL, AND MANUFACTURER. TRAP SEAL: 2" OR 3" WASTE, AND 2" OR 3" VENT. ROUGH-INS: -	WHERE APPROVED BY CODE, ABS PLASTIC PIPING, WRAPPED PER CODE WHERE PENETRATING CONCRETE.
TYPE: FD2 SERVICE: FLOOR DRAIN WITH FUNNEL FOR CONDENSATE DRAIN. DESCRIPTION: CAST IRON FLOOR DRAIN WITH 5" DIA. NICKEL BRONZE STRAINER, VANDAL PROOF SCREWS, AND FUNNEL. TRAP SEAL: SIOUX CHIEF #832-36ANR-FA PROVIDE PRO-SET SYSTEMS, INC. TRAP GUARD FACTORY FITTED TO MATCH EACH FLOOR DRAIN BY SIZE, MODEL, AND MANUFACTURER. ROUGH-INS: 2" OR 3" WASTE, AND 2" OR 3" VENT.	WHERE APPROVED BY LOCAL AUTHORITIES, ABS OR PVC PLASTIC PIPE TO AN APPROVED POINT OF DISCHARGE.
TYPE: WCO SERVICE: WALL CLEANOUTS DESCRIPTION: 20 GAUGE, STAINLESS STEEL CLEANOUT COVER WITH MIP PLUG W/ COUNTERSINK SQUARE HEAD. SIOUX CHIEF #873-AB (873-350) OR APPROVED EQUAL.	INSULATE WITH 1/2" ARMAFLEX CLOSED CELL PIPE INSULATION WITH SELF SEALING ADHESIVE JOINTS, OR EQUIVALENT.
TYPE: FCO SERVICE: FLOOR CLEANOUT DESCRIPTION: FINISHED AREAS: CAST IRON BODY WITH 4" ADJUSTABLE CLEANOUT NICKEL-BRONZE TOP, SIOUX CHIEF #852-4PNR. UNFINISHED AREAS: CAST IRON BODY, 4" ADJUSTABLE CLEANOUT WITH CAST IRON RING AND TOP. SIOUX CHIEF #852-4PI OR APPROVED EQUAL.	INSULATE WITH 1/2" ARMAFLEX CLOSED CELL PIPE INSULATION WITH SELF SEALING ADHESIVE JOINTS, OR EQUIVALENT.
TYPE: WC (TAS COMPLIANT) SERVICE: HANDICAP FLOOR MOUNTED WATER CLOSET DESCRIPTION: ELONGATED VITREOUS CHINA WITH RIGHT HAND LEVER, 1.28GPF WITH 2" BALL PASS TRAPWAY. CHROME #8500C OPEN FRONT SEAT LESS COVER. AMERICAN STANDARD "CADET PRO RIGHT HEIGHT" #215A.104 SUPPLIES: 1/2" X 3/8" P.S. CHROME PLATED STOP VALVE WITH ESCUTCHEON AND 3/8" CHROME PLATED FLEXIBLE RISER. ROUGH-INS: 4" WASTE, AND 2" VENT.	INSULATE WITH 1/2" ARMAFLEX CLOSED CELL PIPE INSULATION WITH SELF SEALING ADHESIVE JOINTS, OR EQUIVALENT.
TYPE: LAV (TAS COMPLIANT) SERVICE: LAVATORY, WALL HUNG, VITREOUS CHINA D SHAPE BOWL. DESCRIPTION: FRONT OVERFLOW AND CONCEALED ARM SUPPORTS, FAUCET HOLES ON 4" CENTERS. AMERICAN STANDARD "LUCERNE" 0395.012 ADA COMPLIANT SENSOR ACTIVATED, ZIVAC, CHROME PLATE 4" CENTER-SET CAST BRASS FAUCET. SLOAN OPTIMA #ET-600-B, 0.5 GPM STRAINER: 1-1/4" 17 GAUGE OFFSET WHEELCHAIR STRAINER, CHROME PLATED BRASS GRID DRAIN WITH ELBOW AND 17 GAUGE OFFSET TAILPIECE. MCGUIRE 155WC. P-TRAP: 1-1/4" 17 GAUGE CHROME PLATED HEAVY CAST BRASS TRAP WITH CLEANOUT AND EXTENSION TO WALL WITH ESCUTCHEON PLATE. MCGUIRE 887Z. SUPPLIES: 1/2" I.P.S. X 3/8" O.D. CHROME PLATED, COMMERCIAL PATTERN QUARTER-TURN BALL VALVE WITH ESCUTCHEON, AND 3/8" COMPRESSION FLEXIBLE RISER. CARRIER: RECTANGULAR STEEL TUBING UPRIGHTS WITH WELDED 3" X 4-1/2" BASE ANCHORED TO CONCRETE WITH (4) 1/2" BOLTS, ADJUSTABLE SLEEVE, THREADED CONCEALED ARMS, ALIGNMENT BAR, LOCKING DEVICE, AND LEVELING SCREWS. MIFAB MC-41 ROUGH-INS: 2" WASTE, 2" VENT, 1/2" HOT AND COLD WATER. REFER TO ARCHITECTURAL DRAWINGS FOR HEIGHT REQUIREMENTS.	INSULATE WITH 1/2" ARMAFLEX CLOSED CELL PIPE INSULATION WITH SELF SEALING ADHESIVE JOINTS, OR EQUIVALENT.
TYPE: WH-1 SERVICE: WALL HYDRANT, RECESS MOUNTED QUARTER TURN FREEZE PROOF WITH INTEGRAL VACUUM BREAKER AND STAINLESS STEEL BOX WITH HINGED LOCKING COVER. JAY R SMITH 550QT-R ROUGH-INS: 3/4" COLD WATER	INSULATE WITH 1/2" ARMAFLEX CLOSED CELL PIPE INSULATION WITH SELF SEALING ADHESIVE JOINTS, OR EQUIVALENT.
TYPE: EWH SERVICE: WALL MOUNTED ELECTRIC TANKLESS WATER HEATER @ 0.2 GPM, SET AT 110°F OUTOUT. DESCRIPTION: EEMAX #SPEX327TT S. 3.0KW @277V. ROUGH-INS: 1/2" COLD WATER	INSULATE WITH 1/2" ARMAFLEX CLOSED CELL PIPE INSULATION WITH SELF SEALING ADHESIVE JOINTS, OR EQUIVALENT.

\* ALL LAVATORIES AND SINKS SHALL BE SUPPLIED WITH HOT AND COLD WATER TO FAUCETS. PROVIDE CHROME PLATED BRASS SUPPLY STOPS WITH LOOSE KEYS AND WALL ESCUTCHEONS. PROVIDE CHROME PLATED FLEXIBLE RISERS OF SIZE REQUIRED TO PROPERLY CONNECT FIXTURE. PROVIDE 17 GAUGE CHROME PLATED SEMI-CAST BRASS P-TRAP WITH CLEANOUT AND EXTENSION TO WALL WITH ESCUTCHEON. REFER TO SPECIFICATION FOR ACCEPTABLE MANUFACTURERS FOR MINIMUM SIZES OF PLUMBING FIXTURE ROUGH-IN.  
\* PROVIDE TRUEBRO, INC. "HANDICAP" INSULATION KITS ON ALL LAVATORIES AND SINKS REQUIRED TO BE HANDICAP ACCESSIBLE. ALL FIXTURES SHALL COMPLY WITH THE STATE ACCESSIBILITY STANDARDS REQUIREMENTS.  
\* APPROVED EQUAL MANUFACTURERS AND MODEL NUMBERS CAN BE PROVIDED FOR THE MANUFACTURERS AND MODEL NUMBERS OF THE FIXTURES AND EQUIPMENT LISTED IN THE ABOVE SPECIFICATIONS.

PLUMBING SHEET NOTES	
1. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODES AND AUTHORITIES HAVING JURISDICTION.	
2. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND ARRANGE ALL REQUIRED INSPECTIONS.	
3. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS AND TRADES.	
4. THESE DRAWINGS, AS PREPARED, ARE DIAGRAMATIC BUT SHALL BE FOLLOWED AS CLOSELY AS CONSTRUCTION OF THE PROJECT AND THE WORK OF THE TRADES WILL PERMIT. EQUIPMENT LOCATIONS INDICATED ARE APPROXIMATE. COORDINATE EXACT LOCATIONS AND REQUIRED CLEARANCES WITH EQUIPMENT SUPPLIER AND ALL TRADES PRIOR TO INSTALLATION.	
5. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL THE EQUIPMENT INDICATED WITHIN THESE DRAWINGS UNLESS OTHERWISE NOTED. VERIFY LOCATION AND DIMENSIONS IN THE FIELD PRIOR TO FABRICATION AND/OR INSTALLATION.	
6. ALL ROOF PENETRATIONS SHALL BE AT THE CONTRACTORS EXPENSE. COORDINATE WITH OWNERS ROOFING CONTRACTOR SO AS NOT TO VOID ANY EXISTING ROOF WARRANTIES.	
7. THE ENTIRE INSTALLATION SHALL BE GUARANTEED FREE OF DEFECTS AND CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DEFECTIVE MATERIALS OR EQUIPMENT AT NO COST TO THE OWNER FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY ARCHITECT OR ENGINEER.	
8. ALL WORK SHALL BE SUBJECT TO THE ACCEPTANCE AND APPROVAL OF THE ARCHITECT AND OWNER. THE ARCHITECT SHALL BE NOTIFIED OF ANY AND ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK. FAILURE OF PROPER NOTIFICATION DOES NOT RELIEVE THE CONTRACTOR. THE CONTRACTOR SHALL CORRECT ANY AND ALL WORK ARISING FROM SUCH FAILURE TO COORDINATE DISCREPANCIES TO THE SATISFACTION OF THE ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER.	
9. ALL KITCHEN, PREP AREA AND SALES AREA EQUIPMENT WILL BE FURNISHED AND INSTALLED. EQUIPMENT WILL BE FURNISHED WITH TRIM FAUCETS, ESCUTCHEONS, ETC. PLUMBING CONTRACTOR SHALL PROVIDE ALL ROUGH-IN TRAPS AND MAKE ALL FINAL CONNECTIONS (SEE EQUIPMENT SCHEDULE).	
10. ALL PIPING TO BE CONCEALED IN HANG CEILING, CHASES AND FURRED SPACES.	
11. REFER TO EQUIPMENT SCHEDULE AND EQUIPMENT SPECIFICATIONS FOR EXACT LOCATIONS OF PLUMBING CONNECTIONS.	
12. THE CONTRACTOR SHALL VERIFY DEPTH, SIZE, LOCATION OF ALL EXISTING UTILITIES IN FIELD PRIOR TO STARTING WORK.	
13. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPE HANGERS, AND SUPPORTS IN ACCORDANCE WITH THE LOCAL APPLICABLE CODES.	
14. THE CONTRACTOR TO PROVIDE TRAP PRIMERS, DEEP SEAL TRAP OR TRAP SEAL ON ALL FLOOR DRAINS AS PER APPLICABLE CODE.	
15. ALL PENETRATIONS REQUIRED FOR PLUMBING EQUIPMENT AND PIPING THROUGH ANY WALL SHALL BE PROPERLY SEALED OFF TO MAINTAIN THE INTEGRITY OF THE STRUCTURE.	
16. ALL SHUT OFF AND ISOLATION VALVES SHALL BE BALL TYPE. ALL VALVES SERVING TOILETS AND SINKS SHALL BE ANGLE STOP TYPE.	
17. PROVIDE AN INDIVIDUAL BALL VALVE AND BACK CHECK VALVE TO EACH INDIVIDUAL PIECE OF EQUIPMENT.	
18. PROVIDE BACKFLOW PREVENTERS AT ALL COFFEE MAKERS, BAGEL OVEN, DIPPING WELLS, ICE MAKER AND ALL OTHER EQUIPMENT AS REQUIRED BY CODE.	
19. PROVIDE AERATORS ON ALL HAND SINKS AND LAVATORIES THROUGHOUT THE FACILITY.	
20. PROVIDE KAY CHEMICAL DISPENSER (SEE NATIONAL ACCOUNTS) AT MOP SINK AND THREE COMP SINK. MOUNT BOTTLE AND DISPENSER ABOVE SINK AS REQUIRED BY CHEMICAL SUPPLIER.	
21. SANITARY SEWER AND VENT - SOIL LINES, WASTE LINES, VENTS, AND BUILDING DRAINS SHALL BE POLYVINYLCHLORIDE (PVC) PLASTIC, SCHEDULE 40 MINIMUM. ABS PLASTIC, CAST IRON AND DWP COPPER ARE ALSO ACCEPTABLE SUBSTITUTES WHERE ALLOWED OR REQUIRED BY CODE. ALL PRODUCTS SHALL BEAR THE SEAL OF A NATIONALLY RECOGNIZED LISTING OR CERTIFYING AGENCY.	
22. DOMESTIC WATER AND HOT WATER PIPING SHALL BE TYPE "C" COPPER, INSULATED WITH 1" ARMAFLEX OR EQUIVALENT.	
23. DOMESTIC WATER PIPING UNDER FLOOR SHALL BE TYPE "C" COPPER.	
24. NATURAL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL WITH SPOREWED FITTINGS.	
25. THE PLUMBING FIXTURES SHALL MEET THE LOW FLOW STANDARDS: 25.1. WATER CLOSET (TOILETS) = 1.28 GALLONS PER FLUSH 25.2. LAVATORY (SINK, FAUCETS) = 1.5 GALLONS PER MINUTE MAX. 26. ROOFTOP PIPING EXPOSED TO WEATHER OR SUNLIGHT MUST BE METALLIC. 27. ALL FERROUS PIPING EXPOSED TO WEATHER MUST BE GALVANIZED. 28. PLASTIC CONDENSATE PIPING MUST BE DWN RATED, OR 90° TURNS ACCOMPLISHED WITH TWO 45° FITTINGS. 29. ALL DRAINAGE PIPING TO HAVE A MINIMUM SLOPE OF 1/8" PER FOOT. 30. DRAINAGE FIXTURES BELOW THE NEXT UPSTREAM MANHOLE COVER, OR BELOW THE MAIN SEWER SHALL COMPLY WITH GOVERNING CODES.	

FIXTURE FLOW RATE TABLE	
FIXTURE TYPE	MAX. FLOW RATE AT 20% REDUCTION
LAVATORY FAUCETS	0.4 GPM @ 80 PSI
KITCHEN FAUCETS	1.8 GPM @ 80 PSI
METERING FAUCETS	0.2 GALLONS/CYCLE
GRAVITY TANK TYPE WATER CLOSETS	1.28 GALLONS/FLUSH
URINALS	0.5 GALLONS/FLUSH

STANDARD FOR PLUMBING FIXTURES & FIXTURE FITTINGS	
REQUIRED STANDARDS	
WATER CLOSETS (TOILETS) - TANK TYPE	U.S. EPA WATERSENSE TANK-TYPE HIGH EFFICIENCY TOILET SPECIFICATIONS
URINALS, MAXIMUM FLUSH VOLUME	ASME A 112.19.20CSA B45.1 - 0.5 GAL
LAVATORY FAUCETS - MAXIMUM FLOW RATE - 0.5 GPM	ASME A 112.18.11CSA B 125.1
METERING SELF-CLOSING FAUCETS - MAXIMUM WATER USAGE - 0.25 GAL PER METERING CYCLE	ASME A 112.18.11CSA B 125.1

PLUMBING LEGEND		
SYMBOL	ABBREV	DESCRIPTION
--- SAN ---	S OR W	SOIL OR WASTE (BELOW GRADE)
--- GW ---	GW	GREASE WASTE
--- V ---	V	VENT
--- CD ---	CD	CONDENSATE DRAIN
--- ST ---	ST	STORM DRAIN
--- CW ---	CW	COLD WATER
--- FW ---	FW	FILTERED WATER
--- SW ---	SW	SOFTENED WATER
--- FSW ---	FSW	FIRE SERVICE WATER
--- HW ---	HW	HOT WATER
--- HWR ---	HWR	HOT WATER RETURN
--- RCL ---	RCL	RECLAIMED HEAT WATER
--- G ---	G	GAS, NATURAL OR PROPANE
--- UP ---	UP	PIPE UP
--- DN ---	DN	PIPE DOWN
--- FCO ---	FCO	FLOOR CLEANOUT
--- DCO ---	DCO	DOUBLE CLEANOUT
--- C ---	C	CLEANOUT, WALL OR PPE
--- SOV ---	SOV	SHUT-OFF VALVE
--- NO ---	NOV	SHUT-OFF VALVE, NORMALLY OPEN
--- NC ---	NOV	SHUT-OFF VALVE, NORMALLY CLOSED
--- CV ---	CV	CHECK VALVE
--- BV ---	BV	BACKFLOW VALVE
--- U ---	U	UNION
--- P.V. ---	P.V.	MECHANICAL PLUG VALVE (GAS)
--- SOC ---	SOC	SHUT-OFF COCK (GAS)
--- EAV ---	EAV	EARTHQUAKE ACTIVATED AUTOMATIC VALVE (GAS)
--- E.S.V. ---	E.S.V.	ELECTRIC SOLENOID VALVE (GAS)
--- P.R. ---	P.R.	PRESSURE REGULATOR (GAS)
--- POC ---	POC	POINT OF CONNECTION
--- TAP ---	TAP	TEMPERATURE & PRESSURE RELIEF VALVE
--- VTR ---	VTR	VENT TO ROOF
--- HD ---	HD	HUB DRAIN
--- FD ---	FD	FLOOR DRAIN (COORDINATE GRADE REGS)
--- FS ---	FS	FLOOR SINK (COORDINATE GRADE REGS)
--- RP ---	RP	RECIRCULATION PUMP
--- HB ---	HB	HOSE BIBB
--- KEC ---	KEC	KITCHEN EQUIPMENT CONTRACTOR
--- BTU ---	BTU	BRITISH THERMAL UNITS PER HOUR
--- MBH ---	MBH	BTU X 1000
--- CFM ---	CFM	CUBIC FEET PER HOUR (1 MBH = 1 CFH)
--- (E) ---	(E)	EXISTING
--- IE ---	IE	INVERT ELEVATION
--- CONN ---	CONN	CONNECTION
--- FU ---	FU	FIXTURE UNITS
--- GPM ---	GPM	GALLONS PER MINUTE
--- GPH ---	GPH	GALLONS PER HOUR
--- HP ---	HP	HORSEPOWER
--- PSI ---	PSI	POUNDS PER SQUARE INCH
--- AP ---	AP	ACCESS PANEL
--- W ---	W	WITH
--- FLR ---	FLR	FLOOR
--- CLG ---	CLG	CEILING
--- ABV ---	ABV	ABOVE
--- BEL ---	BEL	BELOW
--- UG ---	UG	UNDERGROUND
--- DN ---	DN	DOWN
--- CONT ---	CONT	CONTINUE
--- TYP ---	TYP	TYPICAL
--- F.O.H ---	F.O.H	FRONT OF HOUSE
--- B.O.H ---	B.O.H	BACK OF HOUSE
--- A.D.A ---	A.D.A	AMERICAN DISABILITIES ACT
--- A.F.F ---	A.F.F	ABOVE FINISH FLOOR
--- B.F.F ---	B.F.F	BELOW FINISH FLOOR

