

REVISIONS	BY	DATE
		12-5-24
		CB

REGISTERED ARCHITECT  
 STATE OF TEXAS  
 EXPIRATION DATE 7/31/25

**VICINITY MAP**  
 NTS

**LEGAL DESCRIPTION**  
 LOT 2, BLOCK 7 (6,250 SF) (0.14 AC)  
 HIGHLAND PARK PH 1  
 BRYAN, BRAZOS COUNTY, TEXAS  
**ZONED RD-5**

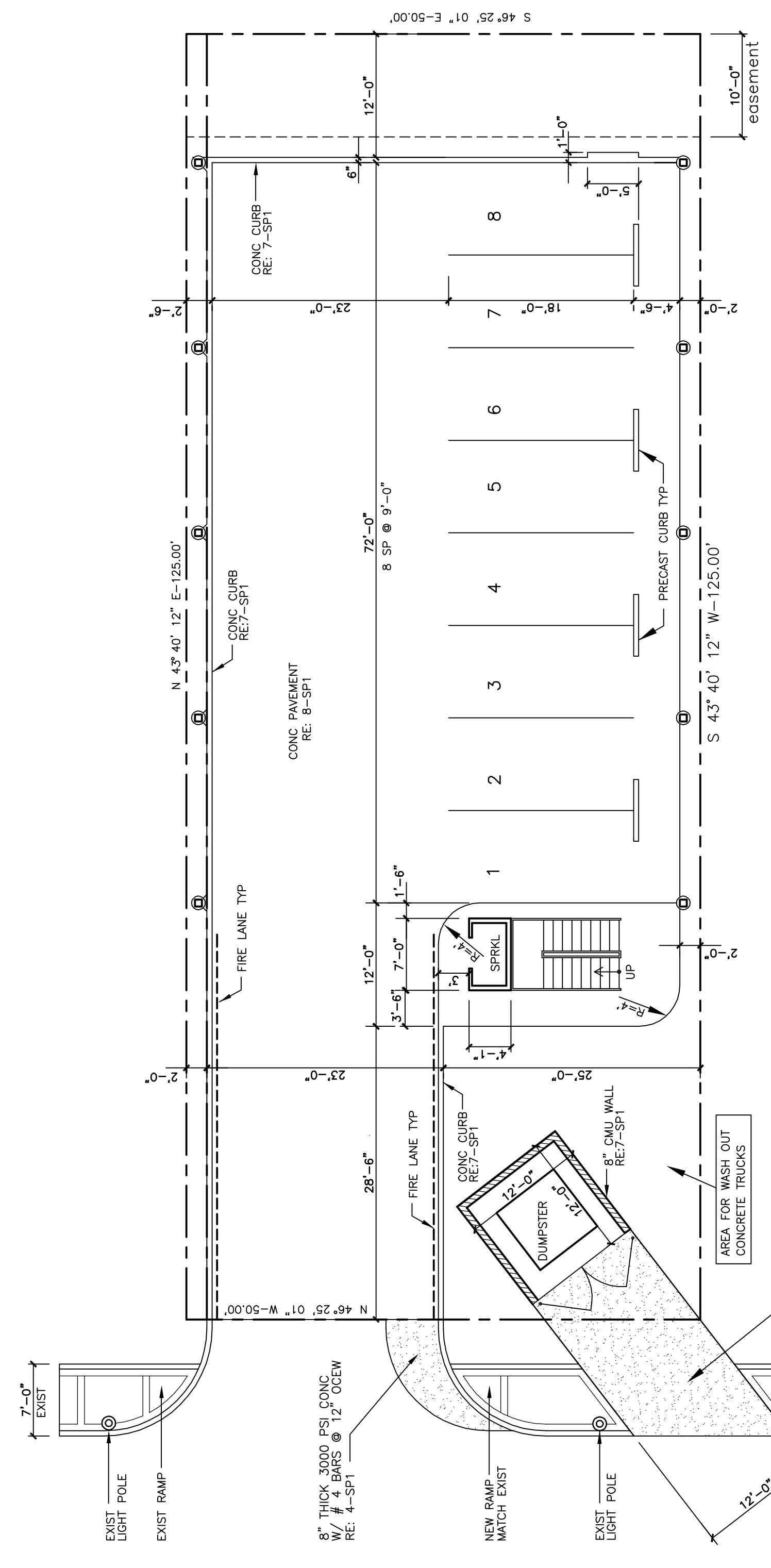
**OWNER**  
 JOHN FU  
 718 SUMMERLEN  
 COLLEGE STATION, TEXAS 77840  
 979-846-4076

**APARTMENT PROJECT ANALYSIS**  
 LAND AREA 6,250 SF  
 FIRST FLOOR - PARKING & PAVING 4,930 SF  
 SECOND FLOOR 4 UNITS 3,024 SF  
 THIRD FLOOR 4 UNITS 3,024 SF  
 TOTAL DEVELOPED AREA ( 1.76% ) 10,978 SF  
 SECOND FLOOR 4 UNITS @ 1 BDRM EA = 4 BDRMS  
 THIRD FLOOR 4 UNITS @ 1 BDRM EA = 4 BDRMS  
 TOTAL NO UNITS 8 UNITS  
 TOTAL NO BEDROOMS 8 BDRMS  
**TOTAL PARKING REQUIRED**  
 1 SP PER BEDROOM @ 8 BDRMS 8 SP  
**TOTAL PARKING PROVIDED**  
 TENANTS 8 SP

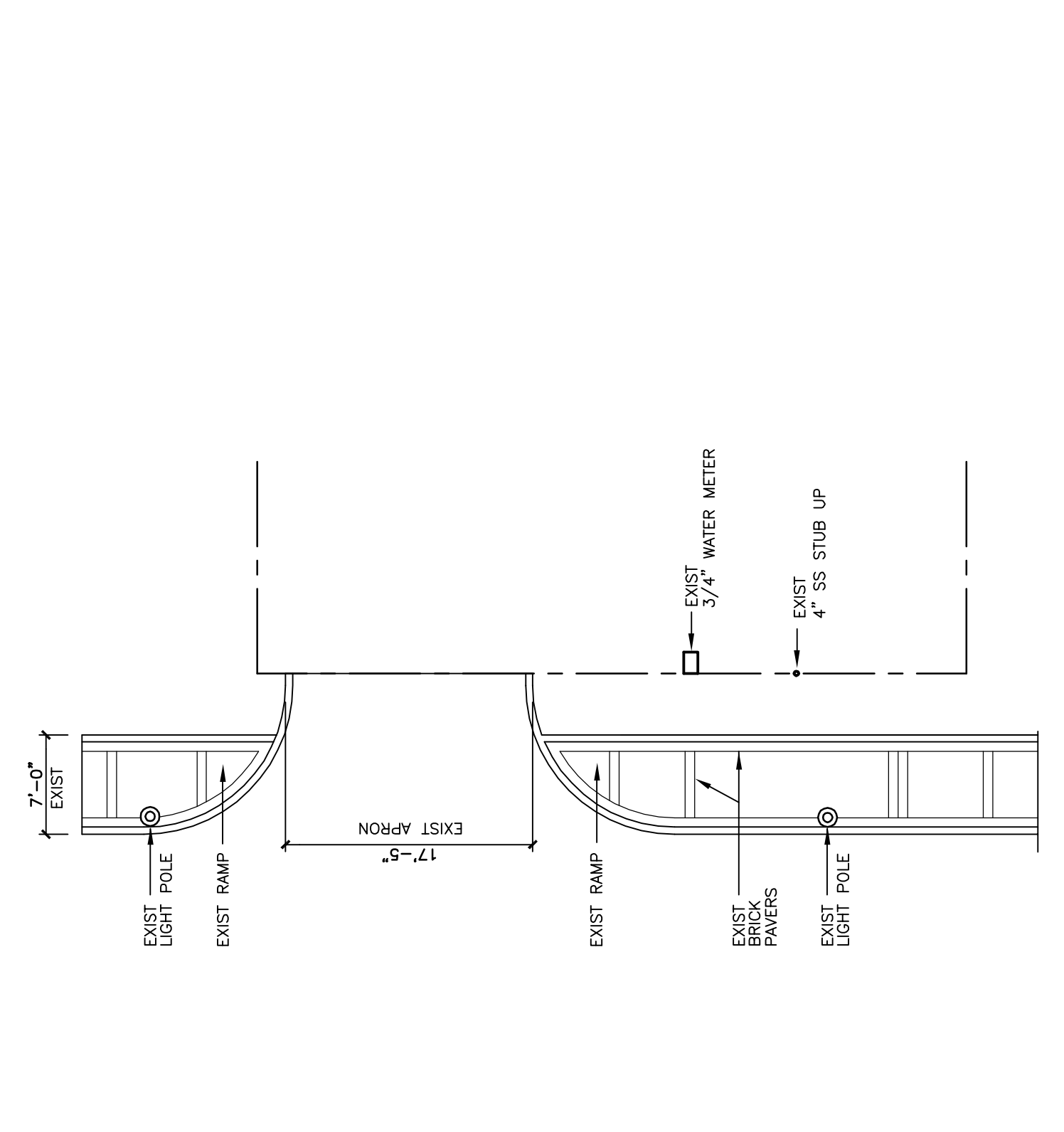
**NOTES**  
 DEMOLITION / CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION / CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND / OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT  
 THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE

3905 COLLEGE MAIN  
 COLLEGE MAIN APTMS  
 BRYAN, TEXAS

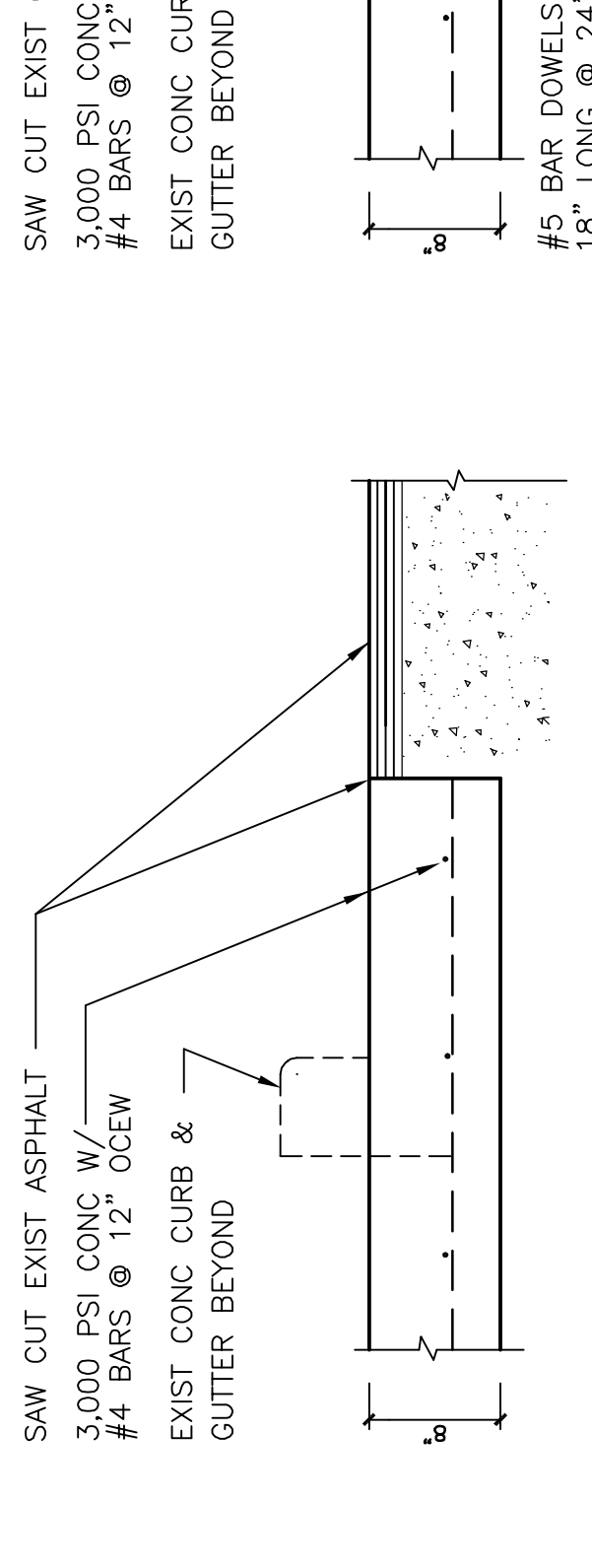
SP1



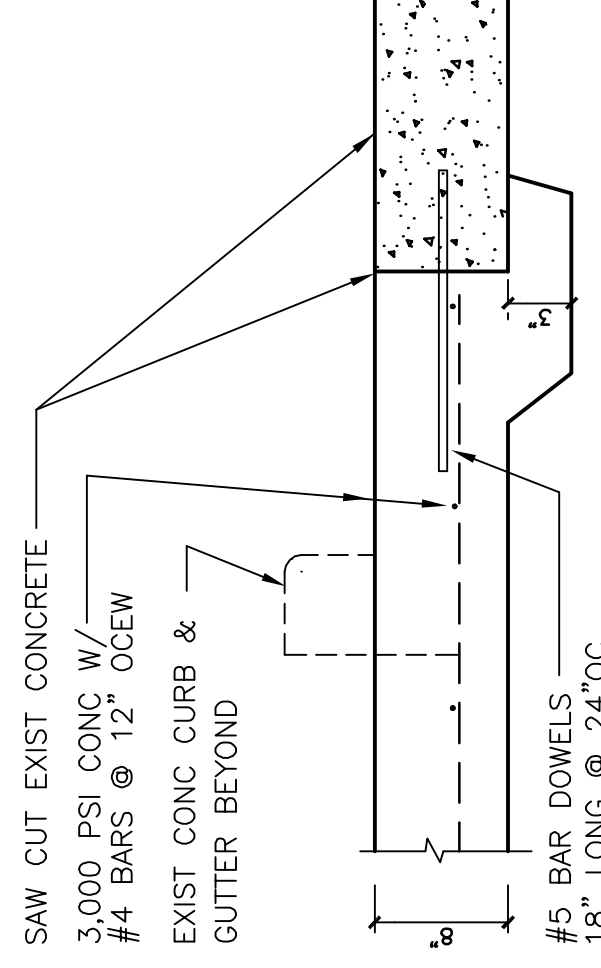
**2 PROPOSED SITE PLAN**  
 0 5 10 20



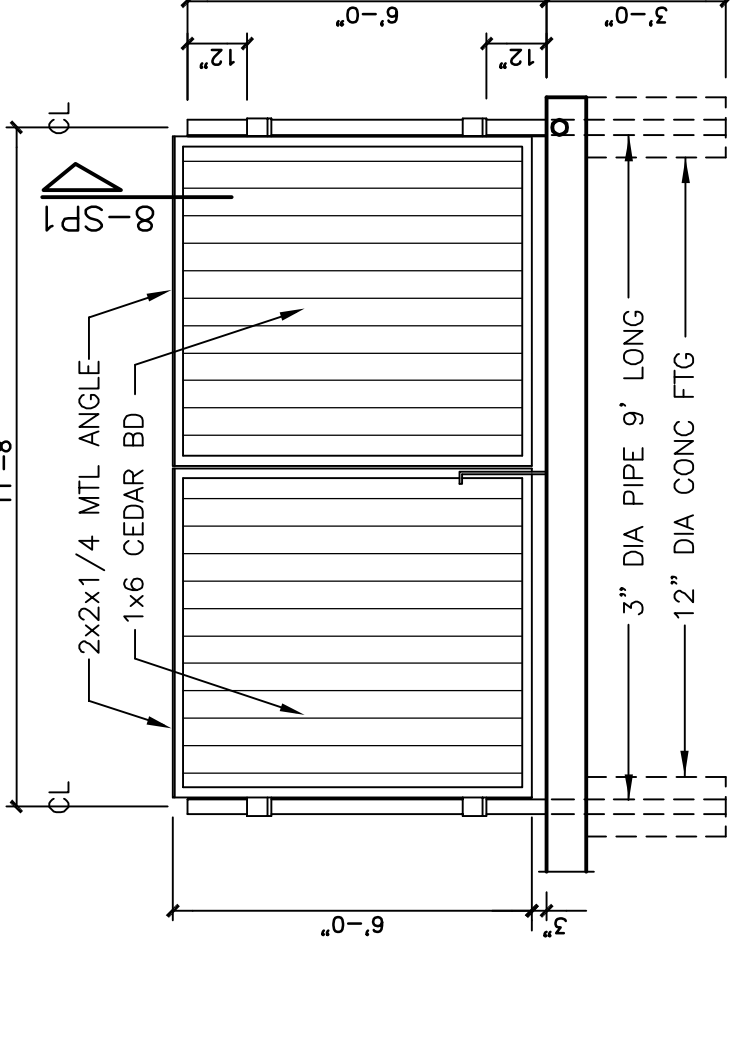
**1 EXIST SITE PLAN**  
 0 5 10 20



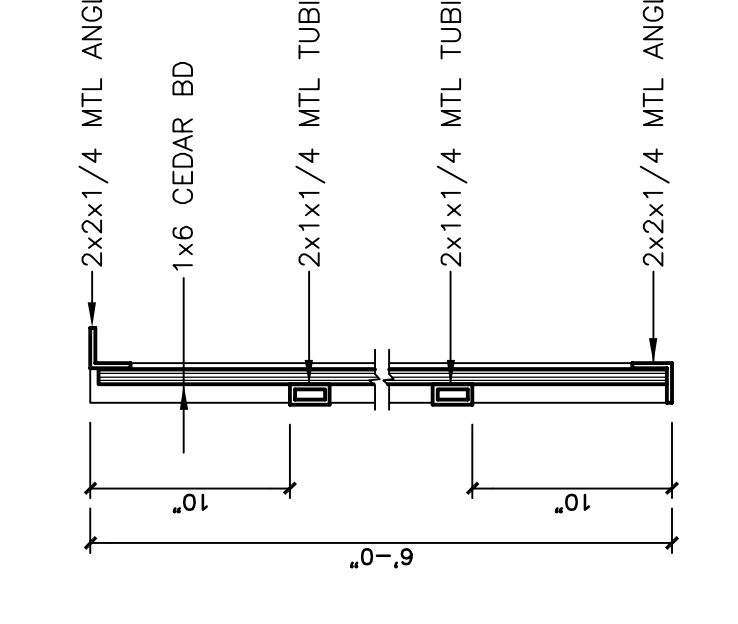
**3 ASPHALT APRON DETAIL**  
 0 1 2



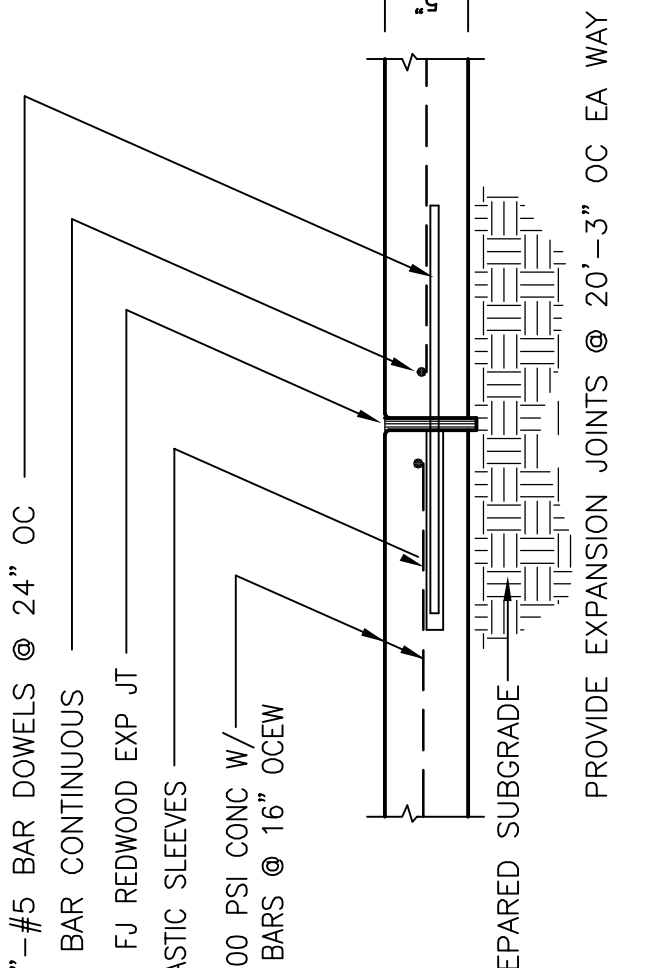
**4 CONC APRON DETAIL**  
 0 1 2



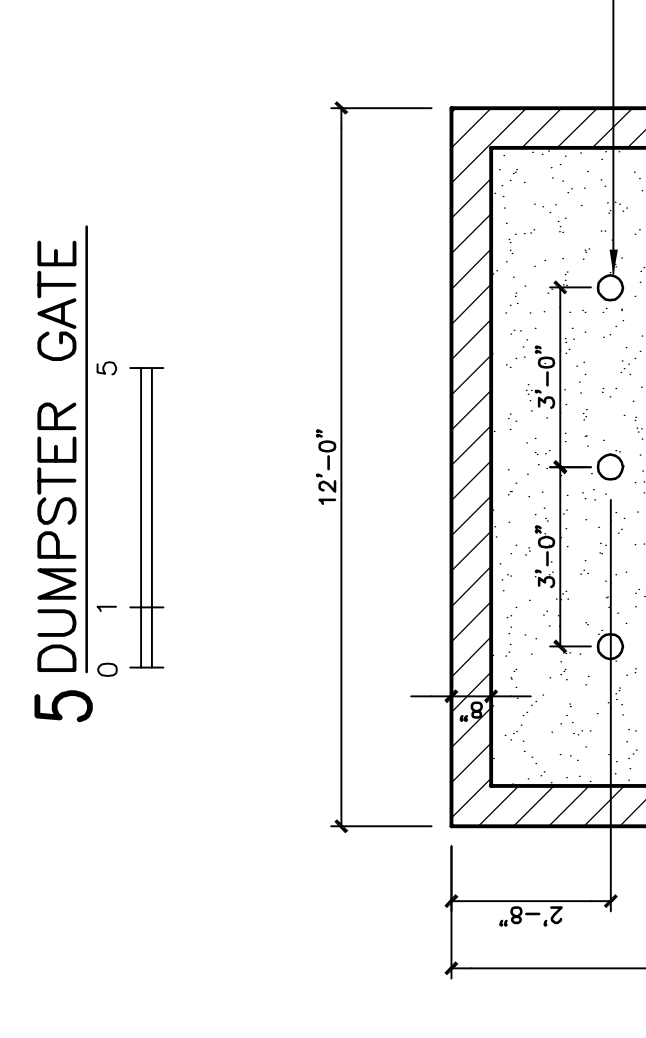
**5 DUMPSTER GATE**  
 0 1 5



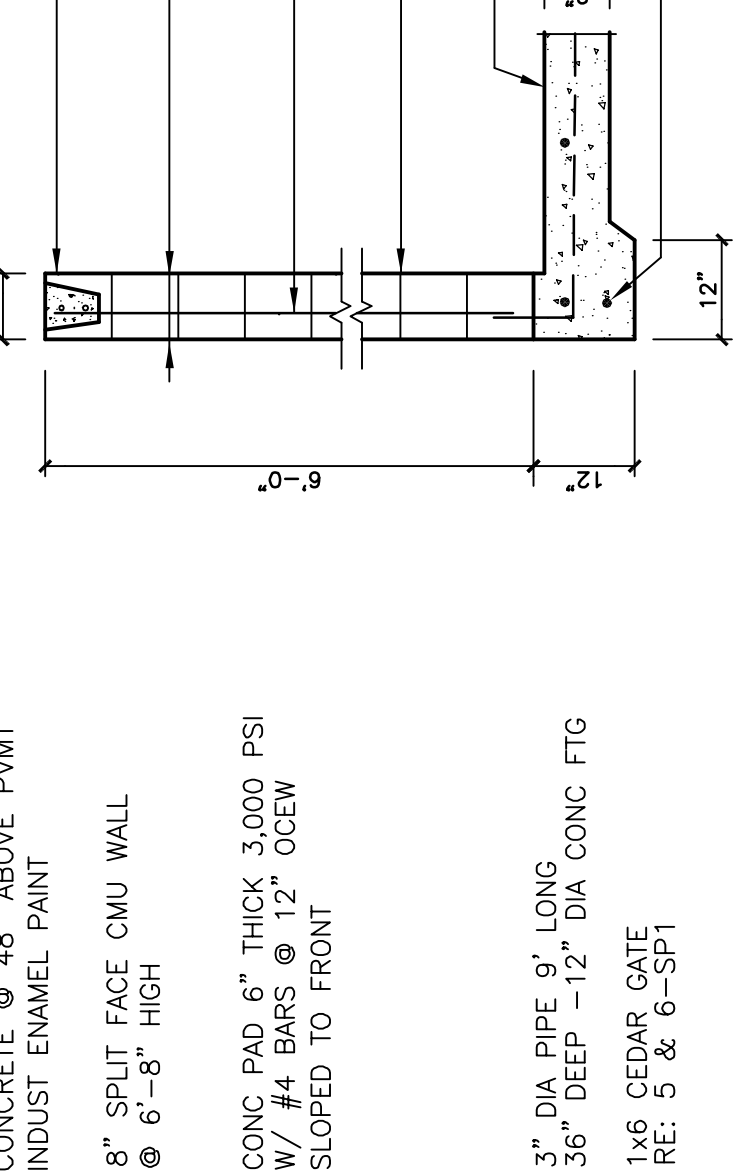
**6 GATE SECTION**  
 0 1 2



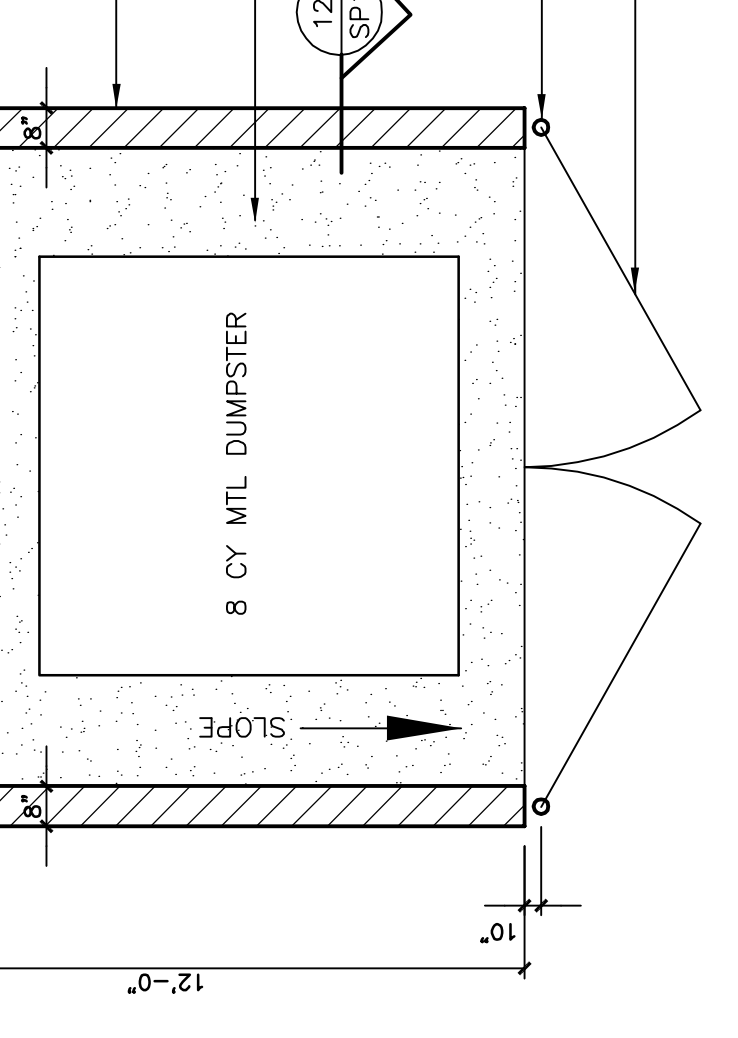
**7 CONCRETE CURB**  
 0 1 2



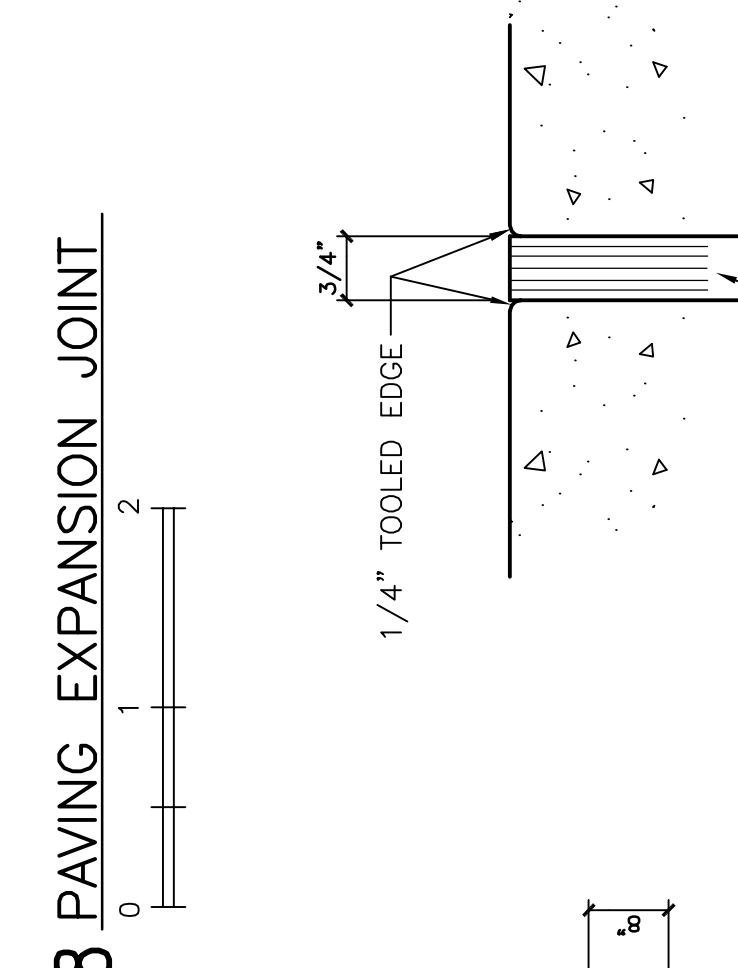
**8 PAVING EXPANSION JOINT**  
 0 1 2



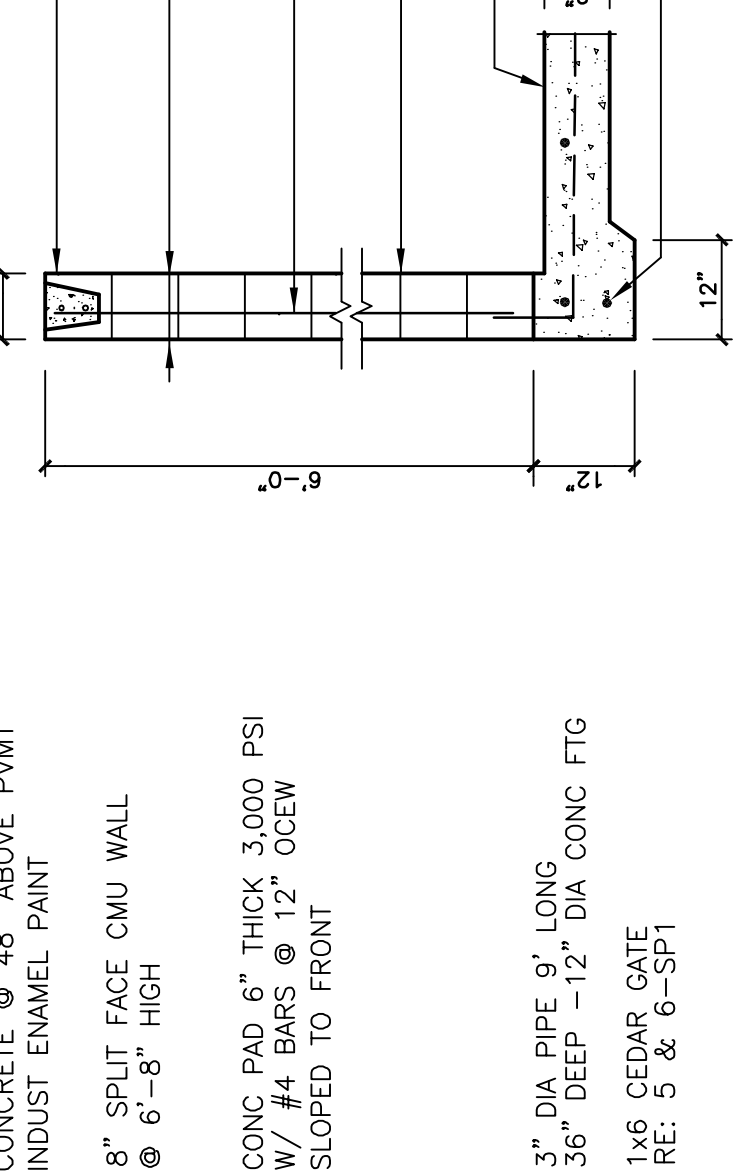
**9 BRICK PAVERS DETAIL**  
 0 1 2



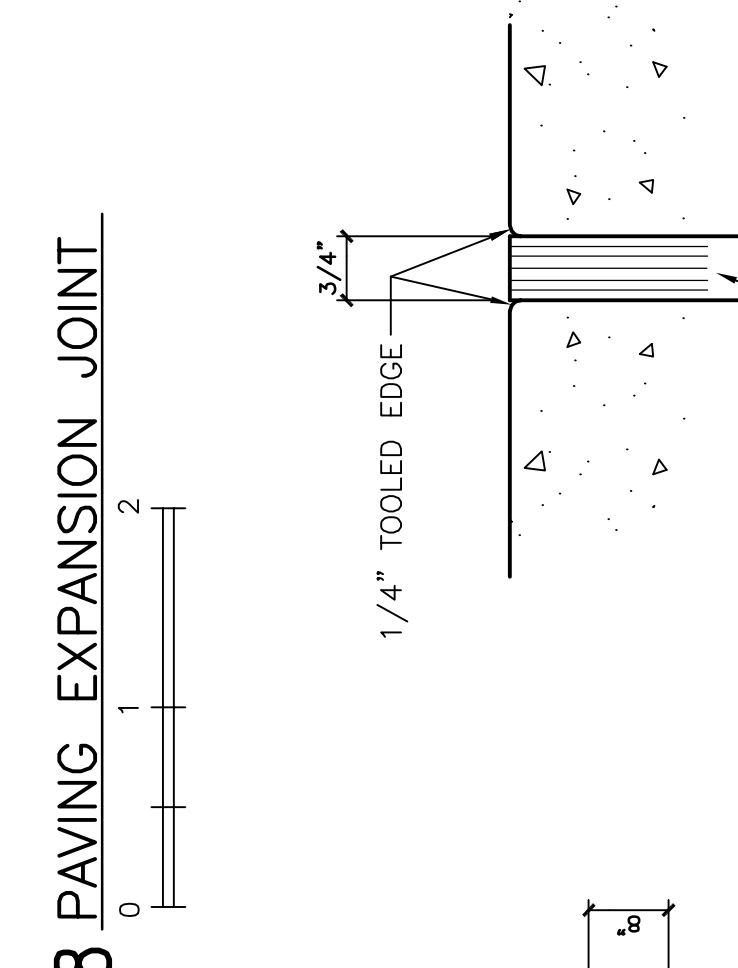
**10 EXP DETAIL**  
 NTS



**11 DUMPSTER PAD AND FENCE**  
 0 1 5



**12 DUMPSTER FENCE DETAIL**  
 0 1 5



**13 DUMPSTER PAD DETAIL**  
 0 1 5