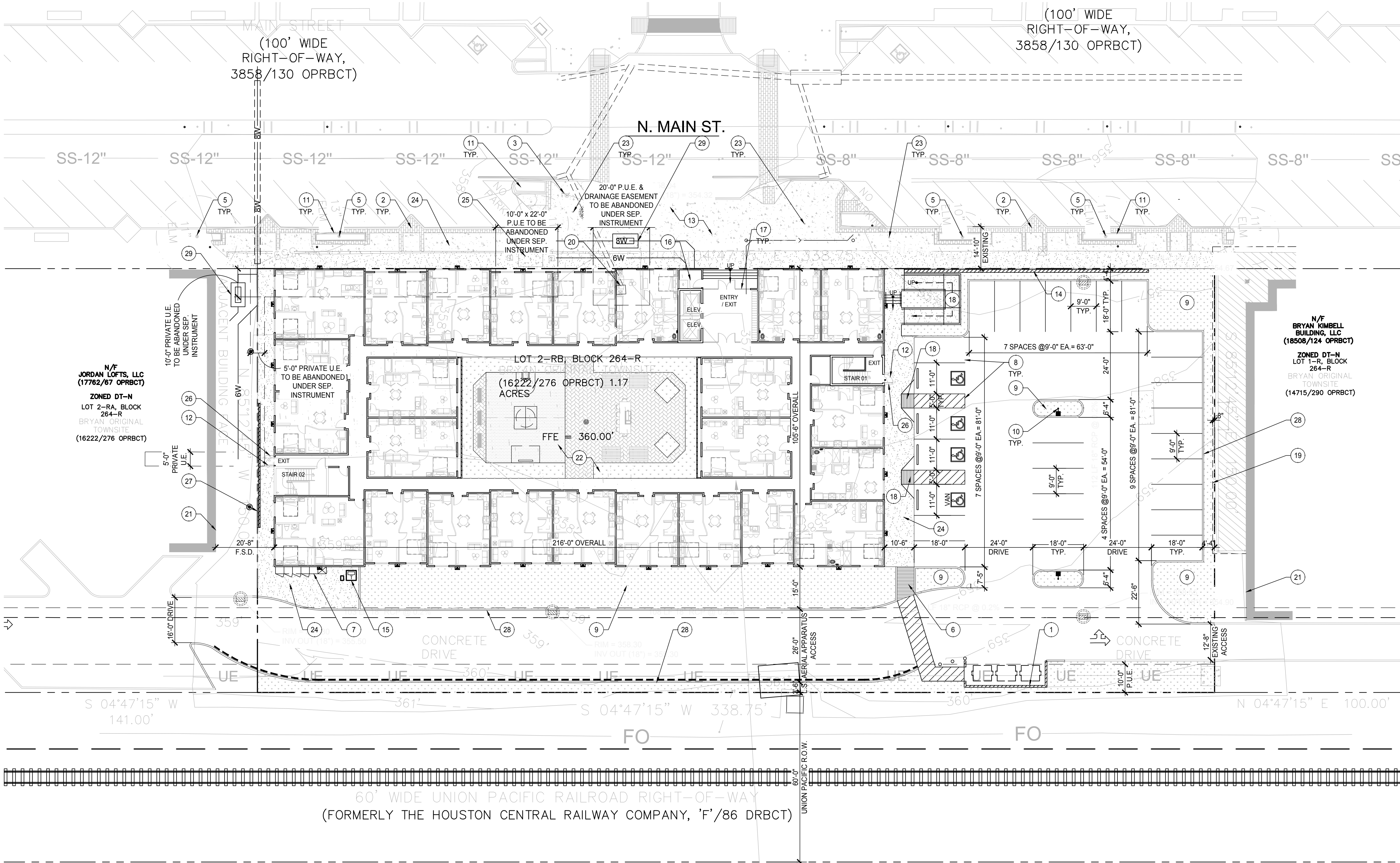


S:\2025\25030 - Caliber - Lorca Bryan TX 96 Multi-Family Apts\04 Concept Design\006 - 25-030 - AS.2 Enlarged Site Plan.dwg Aug 20, 2026-12:25pm ecamacho



ARCHITECTURAL SITE PLAN

SITE GENERAL NOTES:

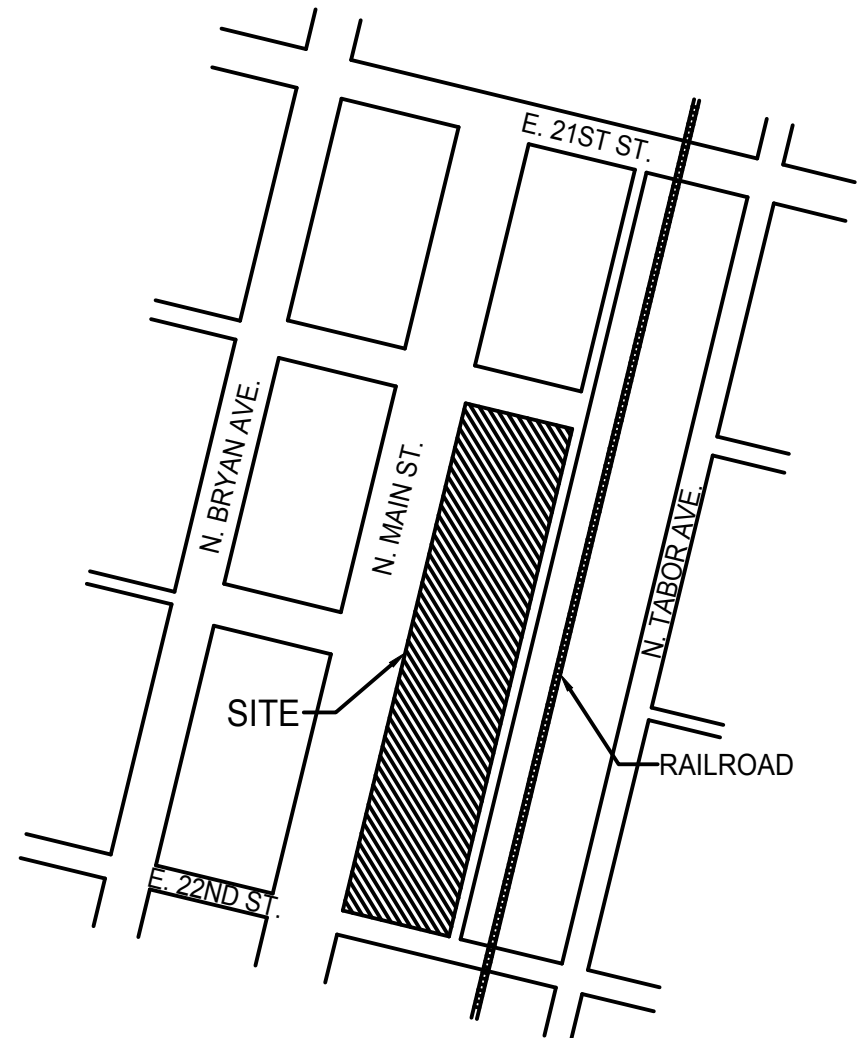
- ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
- ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET.
B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.
C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;
B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANE IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
- ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
- PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
A. ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING

- OR; B. ROUTED UNDER GROUND.
- ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
 - ALL FREESTANDING LIGHT POLES SHALL:
A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
C. BE LOCATED TO AVOID CONFLICT WITH TREES.
 - SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 11.22.A OF THE ULDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'. THE MAXIMUM HEIGHT OF A BUILDING MOUNTED LIGHT FIXTURE IS 14'. THE MAXIMUM HEIGHT OF A FREESTANDING LIGHT FIXTURE LOCATED WITHIN 100' OF A RESIDENTIAL ZONING DISTRICT OR PROPERTY DESIGNATED FOR RESIDENTIAL DEVELOPMENT IN THE GENERAL PLAN IS 14'.
 - LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDING AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
 - COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
 - COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDED USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
 - ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
 - EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

LEGAL DESCRIPTION:

LOTS 2-R, BLOCK 264-R BRYAN ORIGINAL TOWNSITE VOLUME 14715, PAGE 290 O.P.R.B.C.T. 1.662 ACRES, S.F. AUSTIN LEAGUE, A-62 BRYAN, BRAZOS COUNTRY, TEXAS.

VICINITY MAP:



SITE DATA :

PROJECT DESCRIPTION:	PROPOSED MULTIFAMILY RESIDENTIAL APARTMENT BUILDING CONSISTING OF 100 DWELLING UNITS, INCLUDING STUDIO ONE-BEDROOM, AND TWO-BEDROOM UNITS. THE DEVELOPMENT INCLUDES AN OPEN-AIR COURTYARD AND IS LOCATED WITHIN THE DOWNTOWN DISTRICT OF THE CITY OF BRYAN, TEXAS.
PROPERTY OWNER:	CALIBER CO.
PROPERTY ADDRESS:	505 N. MAIN STREET BRYAN, TX 77803
PROPOSED USE:	MULTIFAMILY RESIDENTIAL APARTMENT BUILDING
CONST. TYPE:	V-A, FULLY SPRINKLER (NFPA-13)
OCCUPANCY:	R-2 (APARTMENTS)
PARCEL NUMBER:	LOT 2-RB, BLOCK 264-R
TOTAL LOT SIZE:	50,812 S.F. / 1.17 ACRES
EXISTING ZONING:	DOWNTOWN NORTH DISTRICT (DT-N)
BUILDING INFORMATION:	
PROPOSED 4-STORY APT. BUILDING:	79,919 S.F. (100 UNITS)
SITE COVERAGE:	
BUILDING FOOTPRINT:	22,501 S.F. (44%)
LANDSCAPE AREA:	5,009 S.F. (10%)
HARDSCAPE AREA:	23,302 S.F. (46%)
TOTAL:	50,812 S.F. (100%)
MAXIMUM LOT COVERAGE:	100%
MINIMUM BLDG. SETBACKS:	NO REQUIRED SETBACKS
ACTUAL BUILDING FOOTPRINT LOT COVERAGE:	22,501 S.F. / 50,812 S.F. = 44%
BUILDING AREA:	
FIRST FLOOR:	18,806 S.F.
COURTYARD:	3,695 S.F.
SECOND FLOOR:	18,806 S.F.
THIRD FLOOR:	18,806 S.F.
FOURTH FLOOR:	18,806 S.F.
TOTAL:	78,919 S.F.
BUILDING HEIGHT:	
REQUIRED:	UNLIMITED
PROPOSED:	53'-0"
PARKING REQUIRED:	NO MINIMUM
PROVIDED:	29 SPACES (25 STANDARD + 4 ADA)

KEYED NOTES:

- NEW TRASH ENCLOSURE WITH TRASH & RECYCLING.
- EXISTING BRICK PAVERS TO REMAIN - PROTECT IN PLACE DURING CONSTRUCTION - TYP.
- EXISTING FIRE HYDRANT.
- EXISTING EXTERIOR POWER OUTLET - TYP.
- EXISTING TREE TO REMAIN - PROTECT IN PLACE DURING CONSTRUCTION - TYP.
- NEW CURB RAMP - SEE CIVIL PLANS.
- NEW S.E.S. ON CONCRETE PAD.
- ACCESSIBLE PARKING, ACCESS AISLE & SIGNAGE - TYP.
- NEW LANDSCAPE AREA - SEE LANDSCAPE PLANS.
- NEW SITE LIGHT POLE & CONCRETE BASE - TYP.
- EXISTING LANDSCAPE PLANTER TO REMAIN. PROTECT IN PLACE - TYP.
- EXIT DOOR FROM CORRIDOR/STAIRS.
- EXISTING SIDEWALK TO REMAIN. PROTECT IN PLACE DURING CONSTRUCTION - TYP.
- NEW 6" CMU SCREEN WALL, 3'-0" HIGH WITH 2'-0" HIGH METAL VIEW FENCE ABOVE - SEE CIVIL PLANS.
- NEW ELECTRICAL TRANSFORMER. COORDINATE WITH LOCAL UTILITY COMPANY.
- NEW FIRE RISER ROOM WITH REQUIRED SIGNAGE & KNOX BOX PER FIRE DEPARTMENT REQUIREMENTS - ACCESSIBLE DIRECTLY FROM EXTERIOR.
- LOBBY STOREFRONT & ENTRY DOOR.
- NEW ACCESSIBLE RAMP. SEE CIVIL PLANS.
- EXISTING ADJACENT BUILDING ROOF OVERHANG OVER PROPERTY LINE. CONTRACTOR TO VERIFY IN FIELD - COORDINATE WITH CITY AND PROPERTY OWNER.
- EXISTING UNDERGROUND STORM DRAIN & GRATE TO BE REMOVED & CAPPED. SEE CIVIL PLANS FOR DRAINAGE DESIGN.
- EDGE OF EXISTING BUILDING.
- OUTDOOR COURTYARD AREA OPEN ABOVE - SEE ENLARGED PLANS.
- EXISTING DECORATIVE STREET LIGHT POLE TO REMAIN. PROTECT IN PLACE - TYP.
- NEW CONCRETE SIDEWALK.
- EXIST. WATER METER VAULT TO BE RELOCATED TO ADJACENT PROPERTY (JORDAN LOFTS). NEW METAL VAULT & LOCATION PER CIVIL PLANS.
- LINE OF CANOPY ABOVE.
- CMU RETAINING WALL WITH METAL VIEW FENCE - SEE CIVIL PLANS.
- NEW CONCRETE CURB - SEE CIVIL PLANS.
- NEW WATER METER VAULT - SEE CIVIL PLANS.
- NEW ON LAB AREA DRAIN AT CENTER OF COURTYARD - SLOPE CONCRETE TO DRAIN.

UNIT TYPES	FLOORS				TOTAL
	1	2	3	4	
STUDIO (TYPE 01 & 02)	2	2	2	2	8
ONE-BEDROOM (TYPE 01 & 02)	16	19	19	19	73
ONE-BEDROOM (TYPE 03 - ADA)	4	0	0	0	4
TWO-BEDROOM (TYPE 01, 02, & 03)	2	4	4	4	14
TWO-BEDROOM (TYPE 04 - ADA)	1	0	0	0	1
TOTAL	25	25	25	25	100

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