

PARKING REQUIREMENTS (2010 ADA STANDARDS)		
	REQUIRED	PROVIDED
U N I T	ONE STALL PER UNIT (140 UNITS TOTAL) (2010 ADA 208.2.3)	140 STALLS
F A R K I N G	STANDARD PARKING THAT EXCEEDS ONE PER UNIT	143 STALLS
	ONE ACC STALL PER EACH ACC UNIT (8 ACC UNITS) (2010 ADA 208.2.3.1)	8 ACC STALLS
	ADDITIONAL ADA PARKING SPACES FOR RESIDENTS (2010 ADA 208.2.3.2)	3 ACC STALLS
	VAN PARKING SPACES (2010 ADA 208.2.4)	2 ACC VAN STALLS
TOTAL:		283 STALLS/ 11 ACC / 2 ACC VAN
P U B L I C	STANDARD STALLS	26 STALLS
	PARKING FOR GUEST, EMPLOYEES AND OTHER NON RESIDENTS (2010 ADA 208.2.3.3)(FHA 2.23)	1 ACC STALL
	1 VAN PARKING SPACES (2010 ADA 208.2.4)	1 ACC VAN STALL
TOTAL:		26 STALLS/ 2 ACC/ 1 ACC VAN
C O M M U N I T Y	TOTAL OF STANDARD PARKING	140 STALLS
	TOTAL OF ACCESSIBLE PARKING	11 ACC STALLS
	TOTAL OF VAN ACCESSIBLE PARKING	3 ACC VAN STALLS
TOTAL OF PARKING	154 STALLS	325 STALLS

GENERAL NOTE:
ACCESSIBLE PARKING CALCULATIONS HAVE BEEN COMPLETED BASED ON OVERALL SITE PARKING COUNTS AND IN COMPLIANCE WITH 2010 ADA STANDARDS REQUIREMENTS.

ACCESSIBLE MOBILITY UNIT CALCULATION				
UNIT TYPE	DESCRIPTION	TOTAL UNITS	% REQUIRED	PROVIDED
B1	2 BED/2 BATH	80	7	8
C1	3 BED/3 BATH	60		
TOTAL		140		8

HEARING/VISUAL UNITS CALCULATION				
UNIT TYPE	DESCRIPTION	TOTAL UNITS	% REQUIRED	PROVIDED
B1	2 BED/2 BATH	80	3	3
C1	3 BED/3 BATH	60		
TOTAL		140		3

NOTE:
ALL ACCESSIBLE UNITS AND AUDIO/VISUAL UNITS ARE ON THE FIRST FLOOR OF THE LOCATION SPECIFIED ON THIS PLAN.

SITE KEYNOTES

#	DESCRIPTION
S1	POOL EQUIPMENT: - EXISTING TO REMAIN AND REPAIR PER ALLOWANCE
S2	POOL EQUIPMENT ENCLOSURE: - REMOVE AND REPLACE WITH PVC PRIVACY FENCE
S3	POOL ENCLOSURE: - REPLACE EXISTING ALUMINUM POOL ENCLOSURE WITH STEEL FENCING. SEE LANDSCAPE DRAWINGS
S4	- INSTALL NEW CCTV CAMERA COMPONENT
S5	VEHICLE ENTRY GATE, CONTROL ALARM AND CALL BOX: - INSTALL NEW VEHICLE ENTRY GATE, CONTROL ALARM AND CALL BOX
S6	NOT USED
S7	ACCESSIBLE PARKING STALL: - NEW ACCESSIBLE PARKING STALL
S8	- NEW CONCRETE SIDE WALK. SEE CIVIL
S9	NEW RAMP. SEE CIVIL
S10	GATE: - INSTALL NEW GATE. SEE GATE SCHEDULE A901
S11	NOT USED
S12	NOT USED
S13	LANDSCAPE PLANTINGS: - NEW LANDSCAPE PLANTINGS. SEE LANDSCAPE DRAWINGS
S14	NEW CONCRETE POOL DECK: - NEW CONCRETE DECK. REFER TO LANDSCAPE AND CIVIL

NOTES:
- RE-PAINT/STRIPE PARKING AS NECESSARY AROUND SITE
- NEW SITE LIGHTING. REFER TO ELECTRICAL
- NEW SITE RAILINGS AT RETAINING WALLS
- NEW SITE RAILINGS AT STAIRS AND RAMPS
- REMOVE AND REPLACE SIGNAGE (DIRECTIONAL,
ADDRESS, NUMBERS, PARKING AND POOL)
- NEW SALT TO ACCESS CONTROL THROUGH SITE
- ALLOWANCE TO REPAIR RETAINING WALLS
THROUGH SITE
- ALLOWANCE TO REPAIR EXISTING IRRIGATION
SYSTEM
- INSTALL NEW WELL ON SITE

GENERAL NOTES:

- COORDINATE SIDEWALK LOCATIONS WITH SITE PLAN AND CIVIL DRAWINGS
- REFER TO UNIT PLANS FOR ALL DIMENSIONS AND NOTES. REFER TO DRAWINGS A200 SERIES
- REFER TO UNIT PLANS FOR ALL UNIT INTERIOR WALL / PARTITION TYPES
- REFER TO DRAWINGS G120 SERIES FOR FIRE RATINGS AND CODE INFORMATION
- COORDINATE WITH STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE
- ALIGN EDGE OF SLAB WITH EXTERIOR SHEATHING. SEE DETAIL 7A/21
- PROVIDE WATERPROOF CEILING BOARD AT EXTERIOR CEILINGS AND ROOF OVERHANG EAVES
- SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES
- COORDINATE WITH ELECTRICAL, MECHANICAL AND INTERIOR DESIGN DRAWINGS FOR TYPE AND LOCATION OF FIXTURE
- REFER TO SITE PLAN FOR FDC LOCATION
- REFER TO DRAWINGS A400 SERIES FOR BUILDING ELEVATIONS AND EXTERIOR FINISHES
- FINAL FDC LOCATION VARIES PER SITE PLAN - SEE FIRE PROTECTION PLANS FOR FINAL LOCATIONS AT EA BUILDING LOCATION

SITE KEY

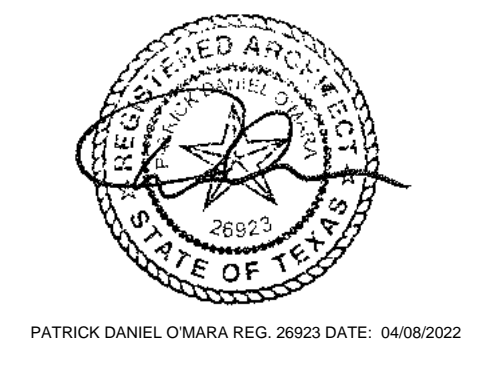
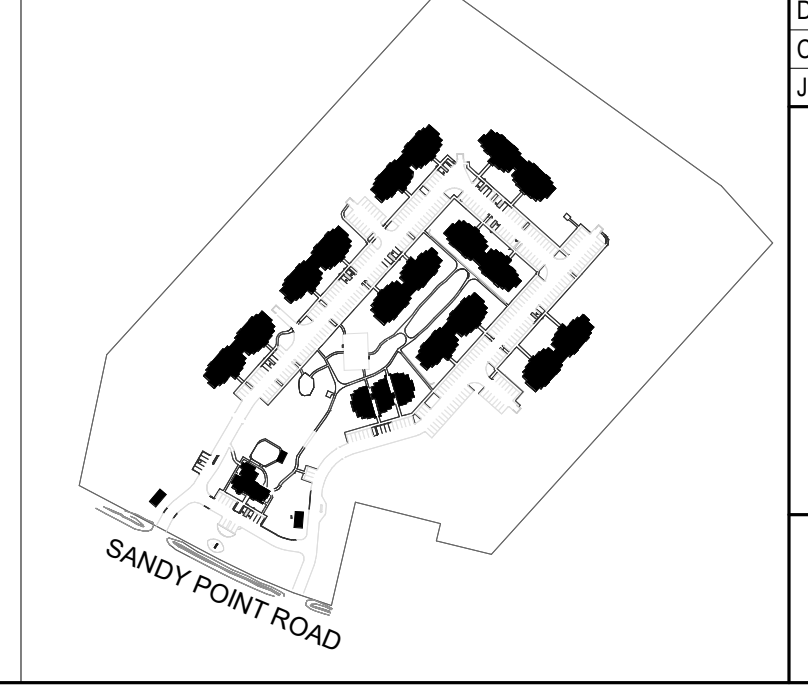
- PROPERTY LINE
- EXISTING FENCING
- NEW FENCING
- EXISTING FIRE LANE
- EXISTING BUILDINGS
- CCTV CAMERA LOCATIONS. REFER TO A901 FOR CCTV SCHEDULES

ACCESSIBILITY KEY

- ACCESSIBLE UNIT
- AUDIO/VISUAL UNIT
- ACCESSIBLE ROUTE

NOTE:
1. ACCORDING TO ORIGINAL CONSTRUCTION DOCUMENTS THERE ARE 7 EXISTING ACCESSIBLE UNITS AND 3 AUDIO/VISUAL UNITS. UPDATES SHOULD BE DONE TO THE EXISTING ACCESSIBLE AND AUDIO/VISUAL UNITS IN ORDER TO MINIMIZE WORK. AUDIO/VISUAL UNITS SHOULD BE LOCATED NEAR ACCESSIBLE PARKING SPOTS.
2. SEE SHEET G121 FOR REQUIRED NUMBER OF ACCESSIBLE UNITS & PARKING.
3. ALL ACCESSIBLE (MOBILITY) UNITS ARE REQUIRED TO PROVIDE AV EQUIPMENT. ACCORDING TO THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS) CHAPTER 7, COMMUNICATION ELEMENTS AND FEATURES. THIS AV EQUIPMENT IS IN ADDITION TO THE AV UNITS WITHOUT ACCESSIBLE MOBILITY FEATURES. SEE SCOPE OF WORK DIVISION 26 FOR MORE INFORMATION AS WELL AS ELECTRICAL DRAWINGS.

KEY MAP



FOR CONSTRUCTION

SANDY CREEK
TDLR #: TABS2022010169
1828 SANDY POINT ROAD
BRYAN, TX 77807

#	ISSUE	DATE
0	PERMIT ISSUE	04/08/2022

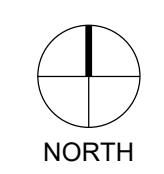
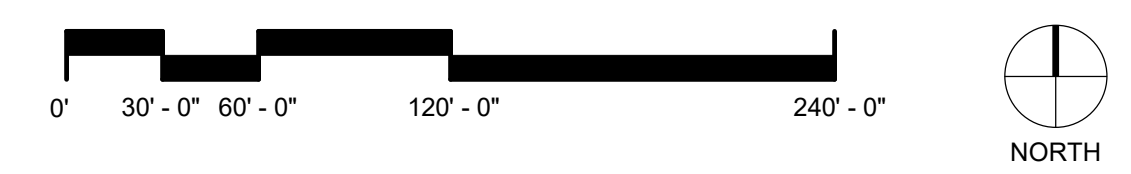
DRAWN BY: YTT
CHECKED BY: SJ
JOB NUMBER: 21-0000-0014

SITE PLAN

AS101

B:\1360\Sandy Creek R2\SANDY CREEK BRYAN TX MAIN R21.rvt 4/12/2022 9:30:28 AM

SITE PLAN
AS101 1" = 50'-0"



FLOOD NOTE:
100 YEAR FLOOD ZONE AS INDICATED.
PIPELINE NOTE:
NO PIPELINE EXISTS ON THIS PROPERTY AND NO EXTRA CONSIDERATION IS REQUIRED.
SITE SQUARE FOOTAGES:
25,085 ACRES

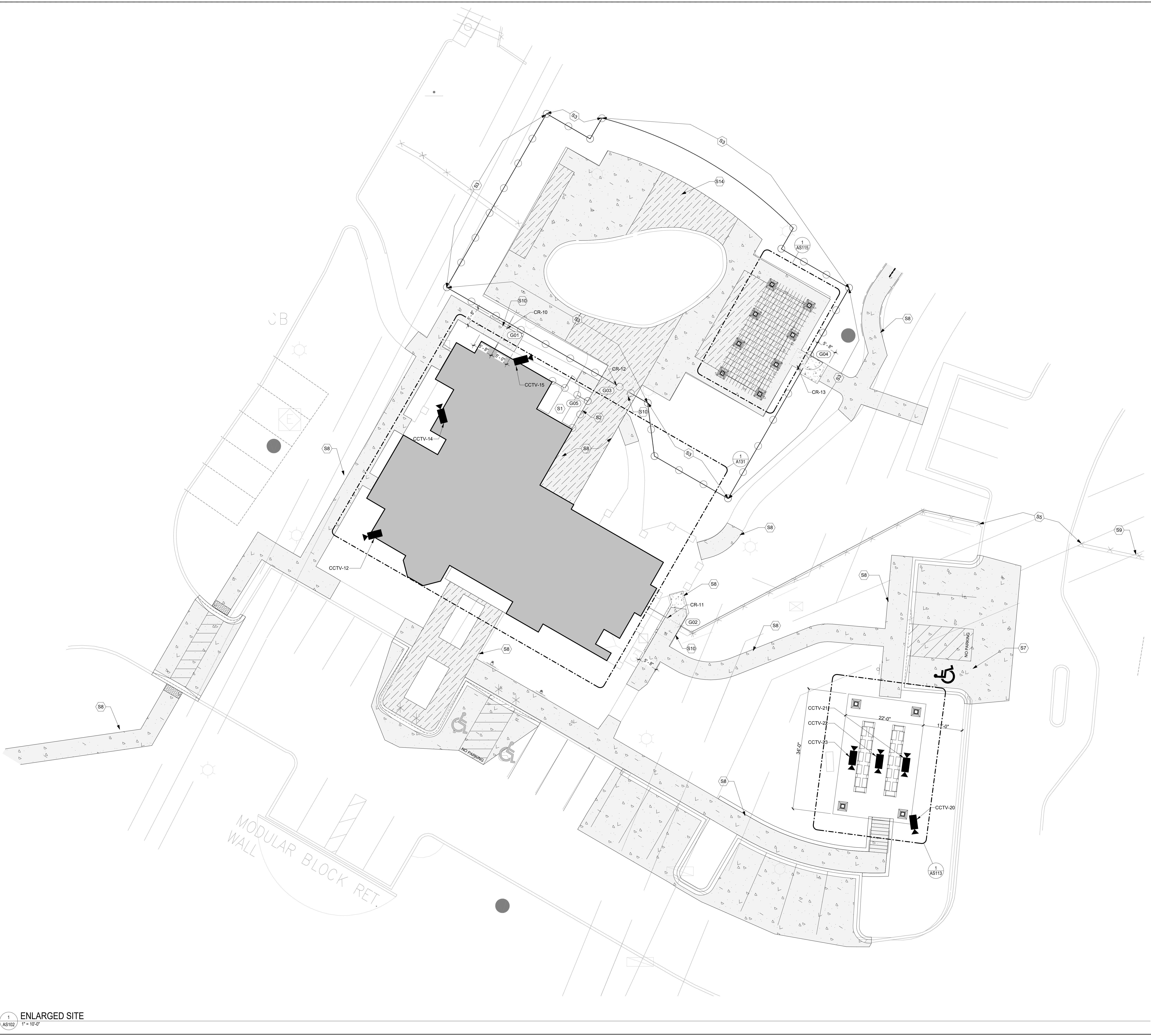
ONE FOREST PARK, LTD.
VOLUME 5687, PAGE 298
O.R.B.C.T.

ONE FOREST PARK, LTD.
VOLUME 5687, PAGE 298
O.R.B.C.T.

PARCEL 1993908
CALLED 1.8 ACRE
ELIZABETH MARIE BERGER
VOLUME 1278, PAGE 255
O.R.B.C.T.

PARCEL 1993913
CALLED 1.7 ACRE
DACE SANDI &
BLANCA AREOLLIN-GANDY
INSTRUMENT NO. 2011-01138-025
O.R.B.C.T.

B:\M_3600\Sandy Creek R2\SANDY CREEK BRYAN TX MAIN R21.rvt
4/7/2022 9:48:21 AM



SITE KEYNOTES	
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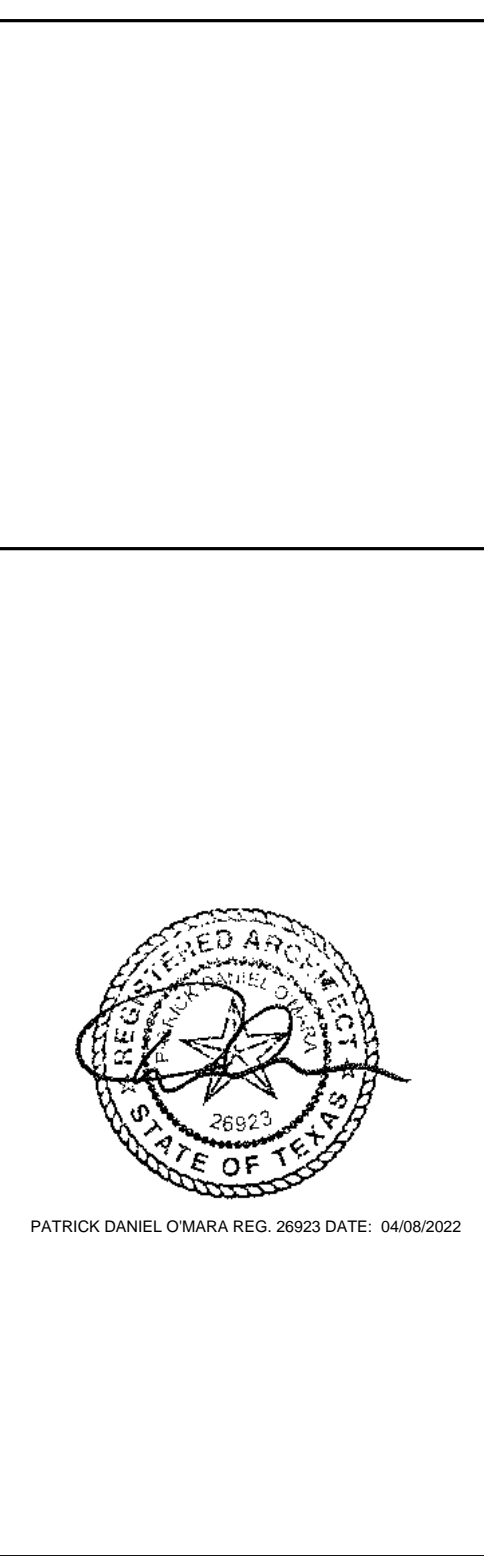
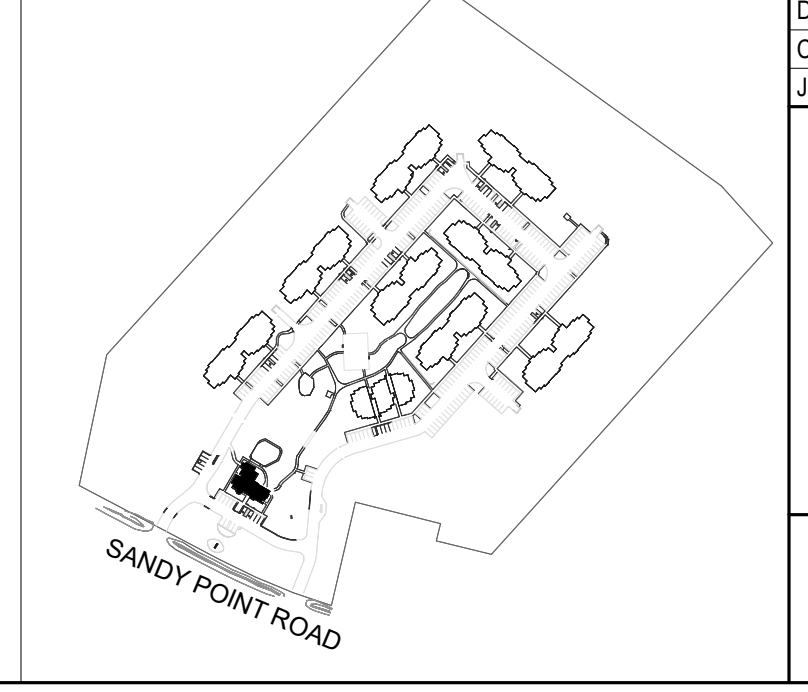
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 - ALLOWANCE TO REPAIR EXISTING IRRIGATION SYSTEM
 - INSTALL NEW WELL ON SITE

PROFESSIONAL ARCHITECT
 STATE OF TEXAS
 PATRICK DANIEL CHAMA REG. 20022 DATE: 04/08/2022

SITE KEY	
	PROPERTY LINE
	EXISTING FENCING
	NEW FENCING
	EXISTING FIRE LANE
	EXISTING BUILDINGS
	CCTV CAMERA LOCATIONS. REFER TO A901 FOR CCTV SCHEDULES

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 - ALIGN EDGE OF SLAB WITH EXTERIOR SHEATHING. SEE DETAIL 7/A27
 - PROVIDE WATERPROOF CEILING BOARD AT EXTERIOR CEILING AND ROOF OVERHANG EAVES
 - SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES
 - COORDINATE WITH ELECTRICAL, MECHANICAL, AND INTERIOR DESIGN DRAWINGS FOR TYPE AND LOCATION OF FIXTURE
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KEY MAP



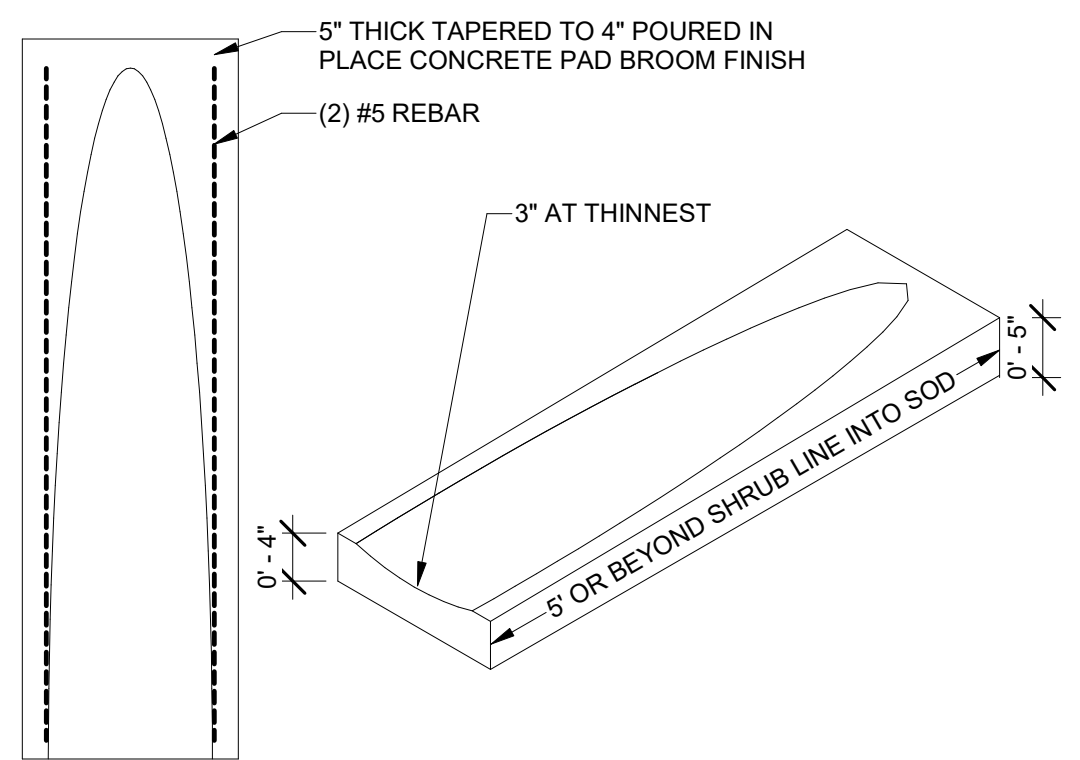
FOR CONSTRUCTION

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 TDLR #: TABS2022010169
 1828 SANDY POINT ROAD
 BRYAN, TX 77807

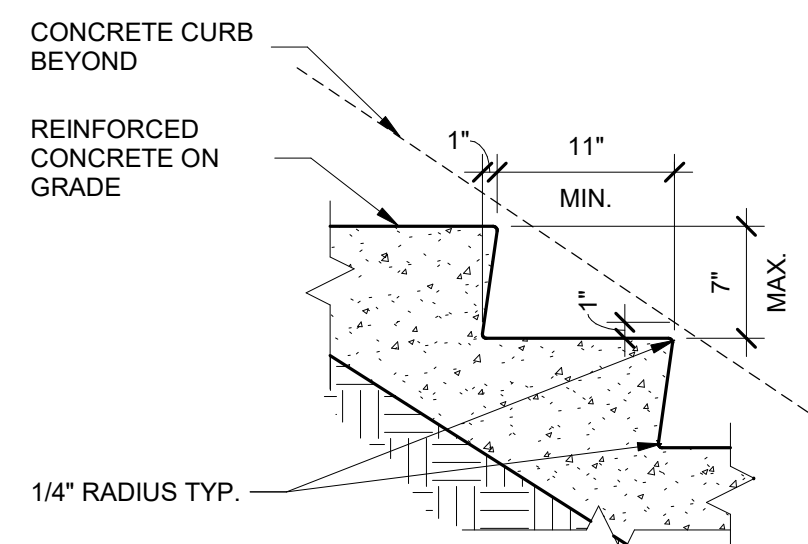
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DRAWN BY:	Author
CHECKED BY:	Checker
JOB NUMBER:	21-0000-0014

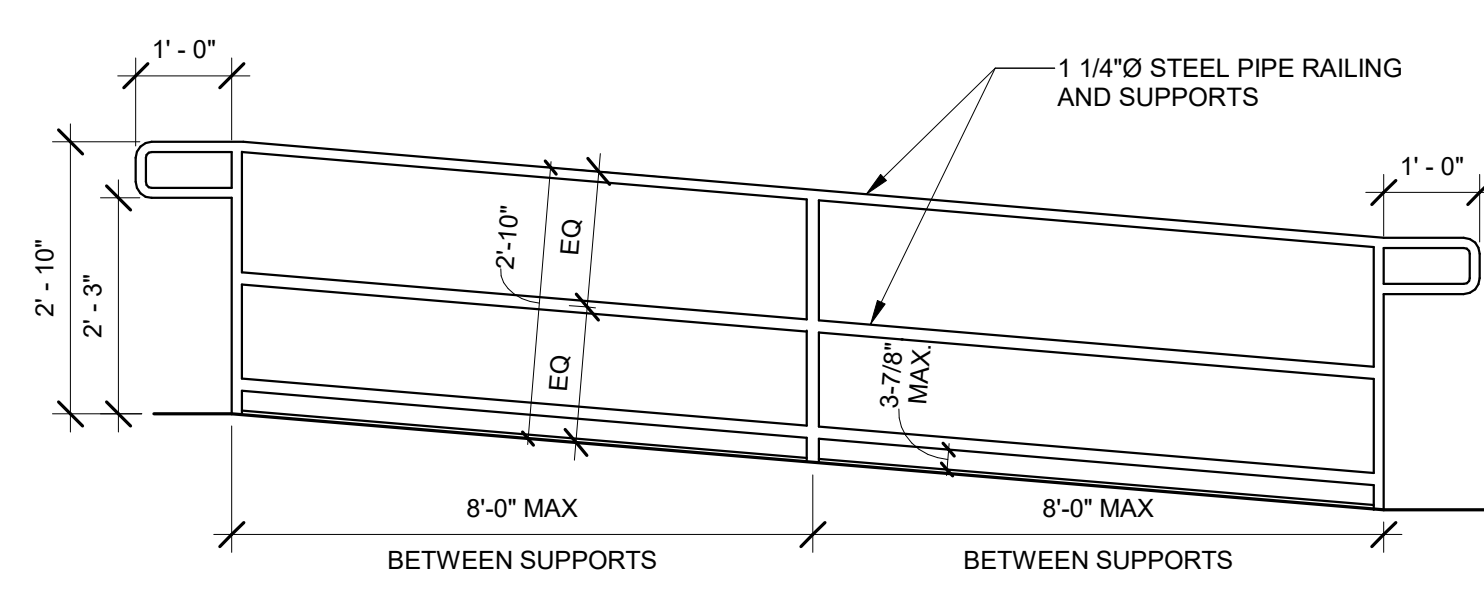
ENLARGED SITE PLAN
 AS102



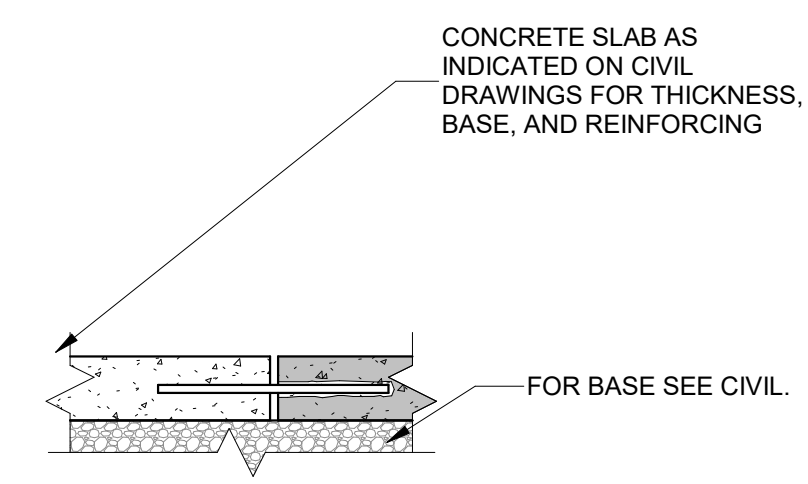
1 SPLASH BLOCK
AS120 34" = 1'-0"



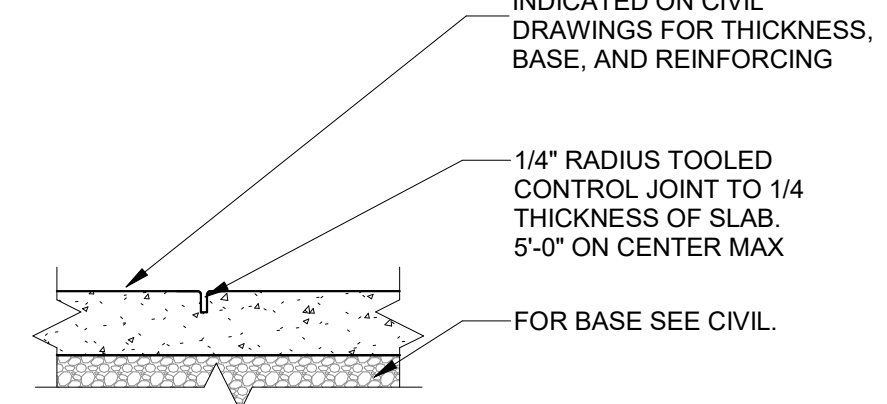
2 STAIR TREAD DETAIL
AS120 1" = 1'-0"



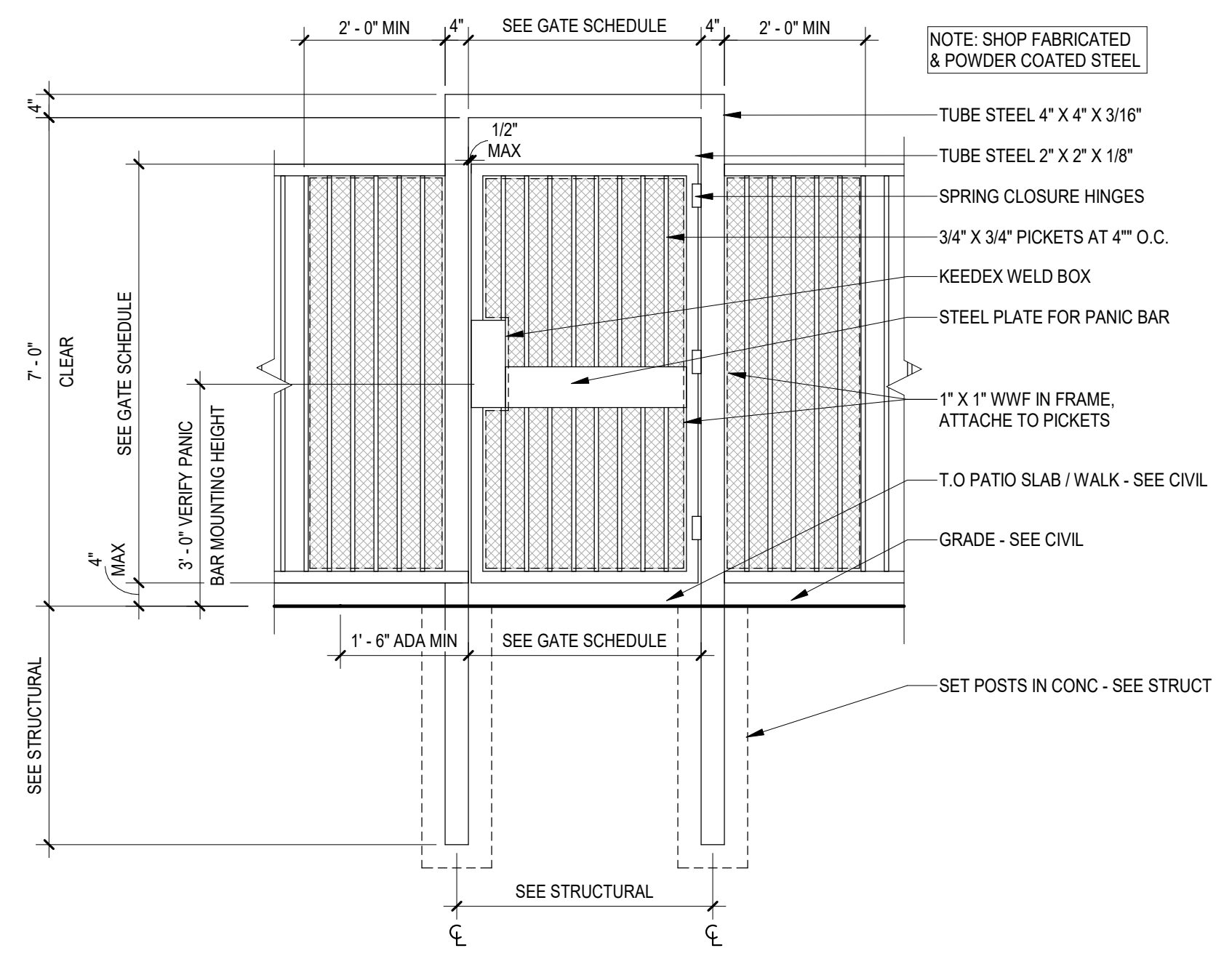
3 RAMP HANDRAIL DETAIL
AS120 1/2" = 1'-0"



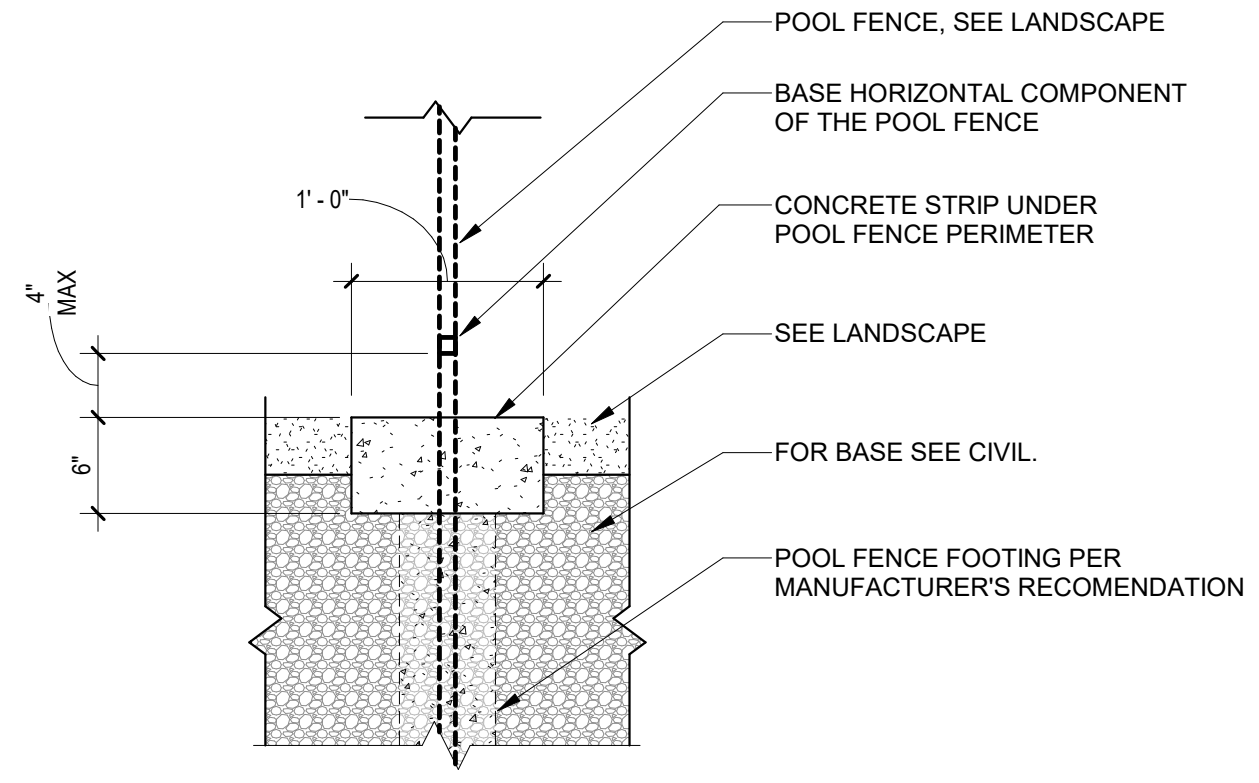
4 SITE CONCRETE NEW TO EXISTING
AS120 1" = 1'-0"



5 SITE CONCRETE SLAB DETAIL
AS120 1" = 1'-0"



6 TYPICAL POOL FENCE/GATE DETAIL
AS120 1/2" = 1'-0"



7 POOL FENCE CONCRETE STRIP DETAIL
AS120 1" = 1'-0"

FOR CONSTRUCTION

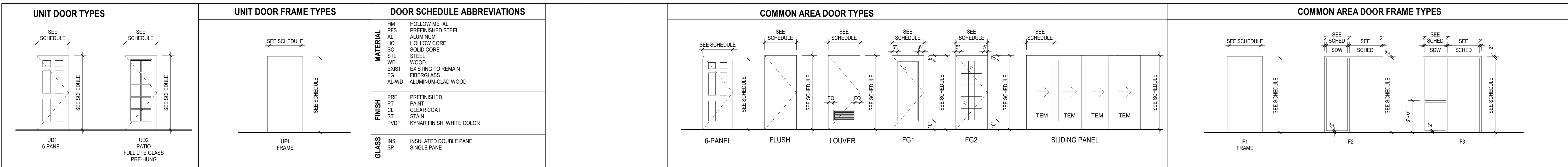
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0	PERMIT ISSUE	04/08/2022

DRAWN BY: Author
CHECKED BY: Checker
JOB NUMBER: 21-0000-0014

ARCHITECTURAL SITE DETAILS

AS120



MARK	ROOM NAME	TYPE	DOOR										ACCESS CONTROL		COMMENTS					
			SINGLE/PAIR	WIDTH	HEIGHT	PANEL THICKNESS	FINISH	MATERIAL	GLASS	TYPE	MATERIAL	FINISH	HEAD	JAMB		SILL	FIRE RATING	HARDWARE GROUP	TYPE	POWER
A01	ENTRY	UD1	SINGLE	3'-0"	6'-8"	1 3/4"	PRE	STL	-	UF1	STL	PRE	1A/910	2A/910	NA	-	51B	GRB3151N00CSBN XS4 GEO CYLINDER D51C70CS ELECTRONIC DEADBOLT	BATTERY	
B01	BEDROOM	UD1	SINGLE	3'-0"	6'-8"	1 3/8"	PT	SC-WD	-	UF1	WD	PT	12A/910	13A/910	NA	-	52			
C01	CLOSET	UD1	SINGLE	3'-0"	6'-8"	1 3/8"	PT	HC-WD	-	UF1	WD	PT	12A/910	13A/910	NA	-	53			
C07	CLOSET	UD1	SINGLE	2'-0"	6'-8"	1 3/8"	PT	HC-WD	-	UF1	WD	PT	12A/910	13A/910	NA	-	53			
C10	CLOSET	UD1	SINGLE	1'-8"	6'-8"	1 3/8"	PT	HC-WD	-	UF1	WD	PT	12A/910	13A/910	NA	-	53			
C11	CLOSET	UD1	DOUBLE	3'-0"	6'-8"	1 3/8"	PT	HC-WD	-	UF1	WD	PT	12A/910	13A/910	NA	-	54P			
C17	CLOSET	UD1	DOUBLE	2'-0"	6'-8"	1 3/8"	PT	HC-WD	-	UF1	WD	PT	12A/910	13A/910	NA	-	54P			
D01	BATHROOM	UD1	SINGLE	3'-0"	6'-8"	1 3/8"	PT	HC-WD	-	UF1	WD	PT	12A/910	13A/910	NA	-	52			
E01	PATIO	UD2	SINGLE	3'-0"	6'-8"	1 3/4"	PT	FG	INS	UF1	AL-WD	PRE	3A/910	4A/910	NA	-	57		PROVIDE WT-3 AT ALL PATIO /BALCONY DOORS	

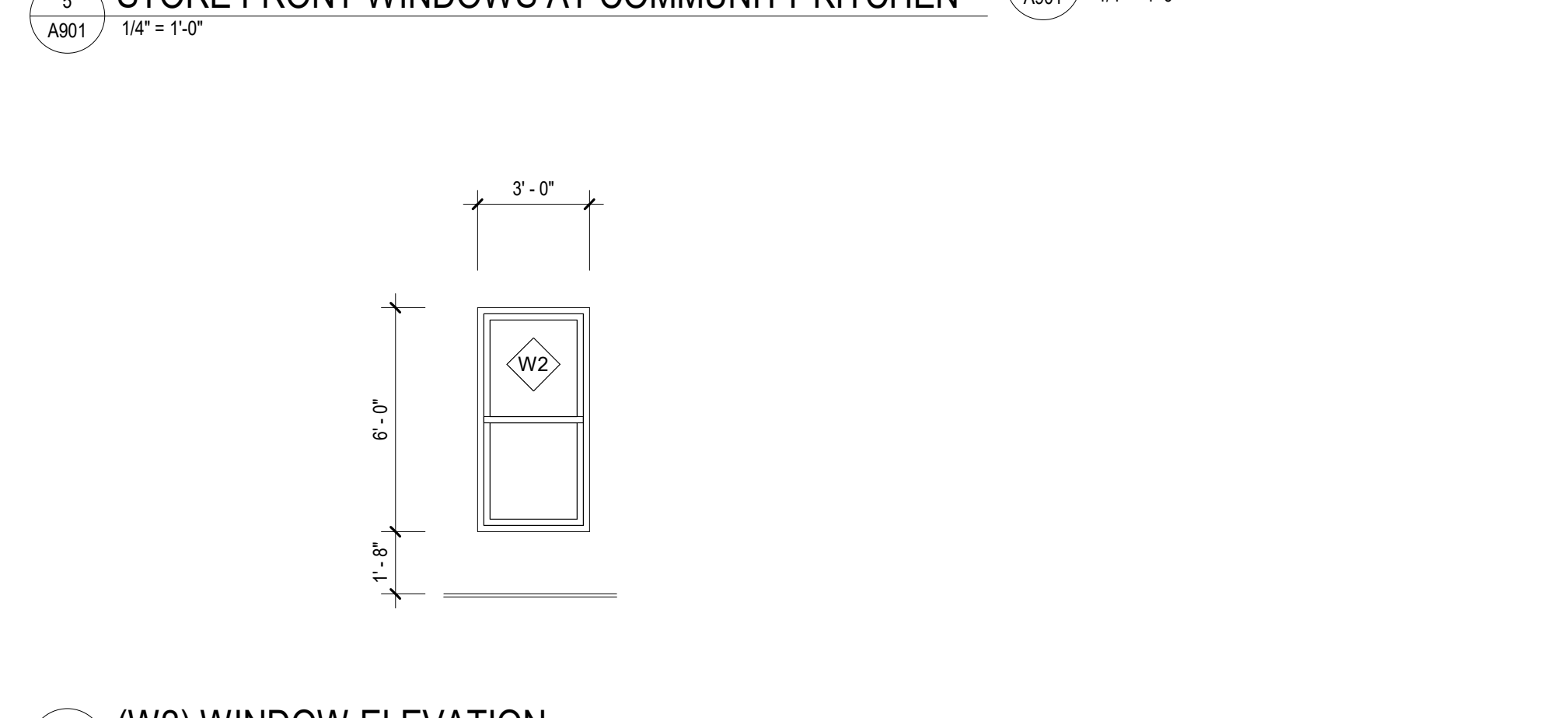
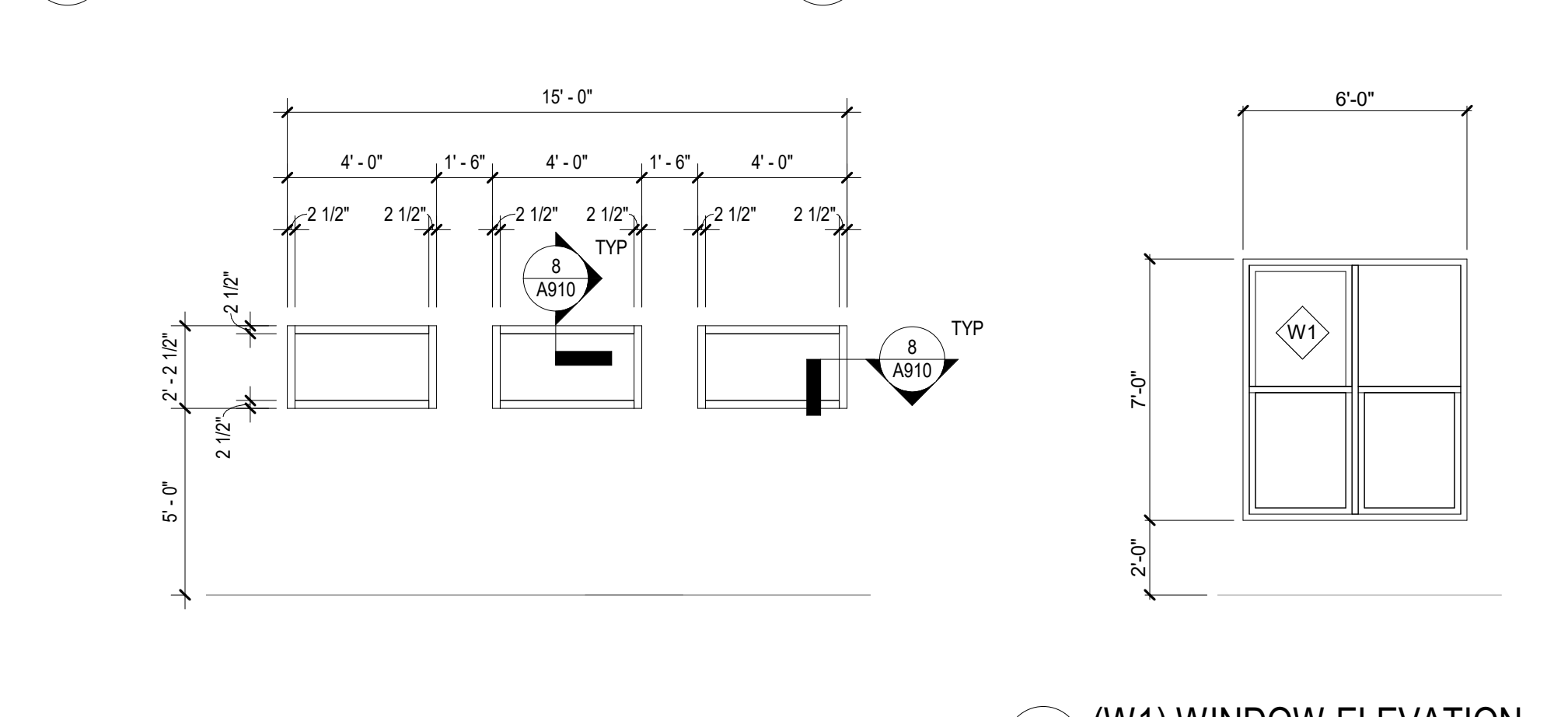
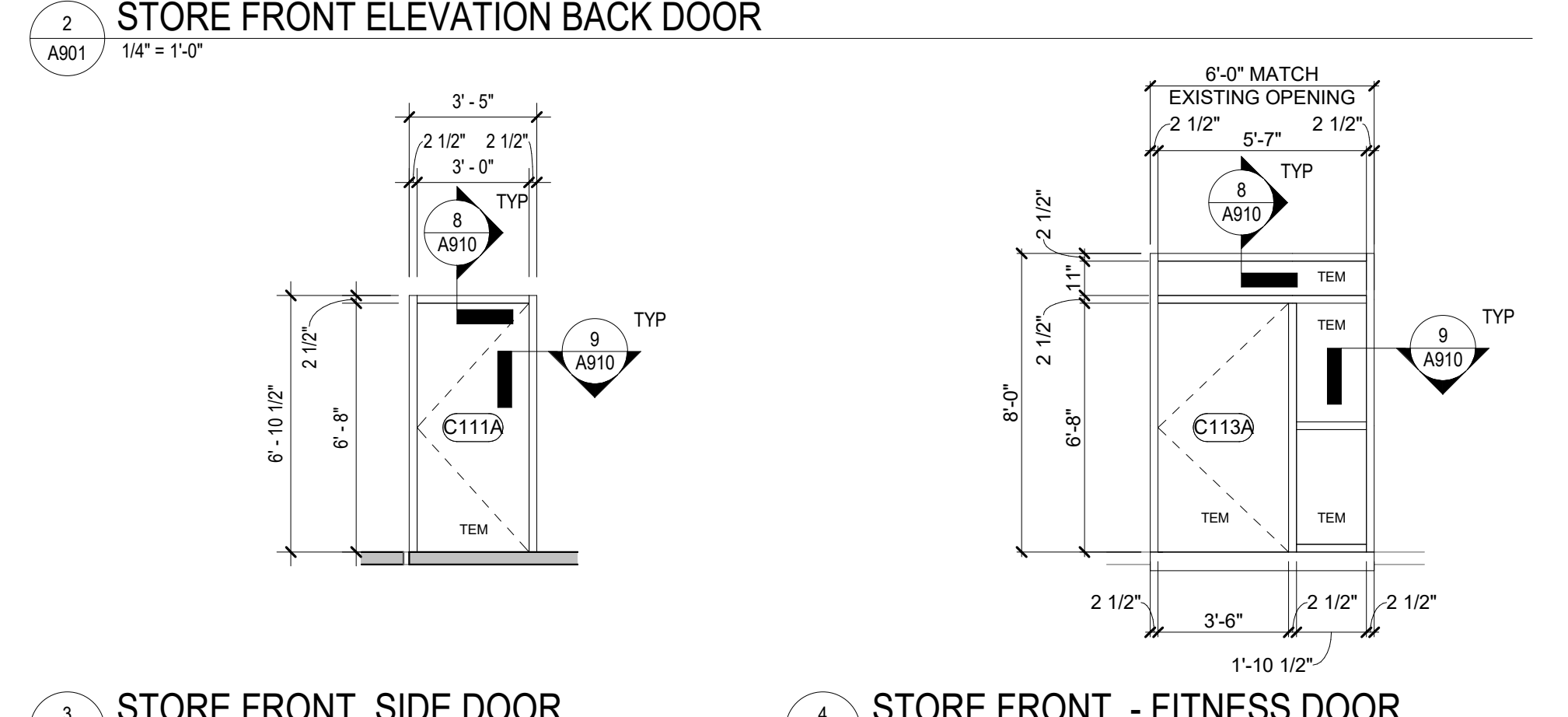
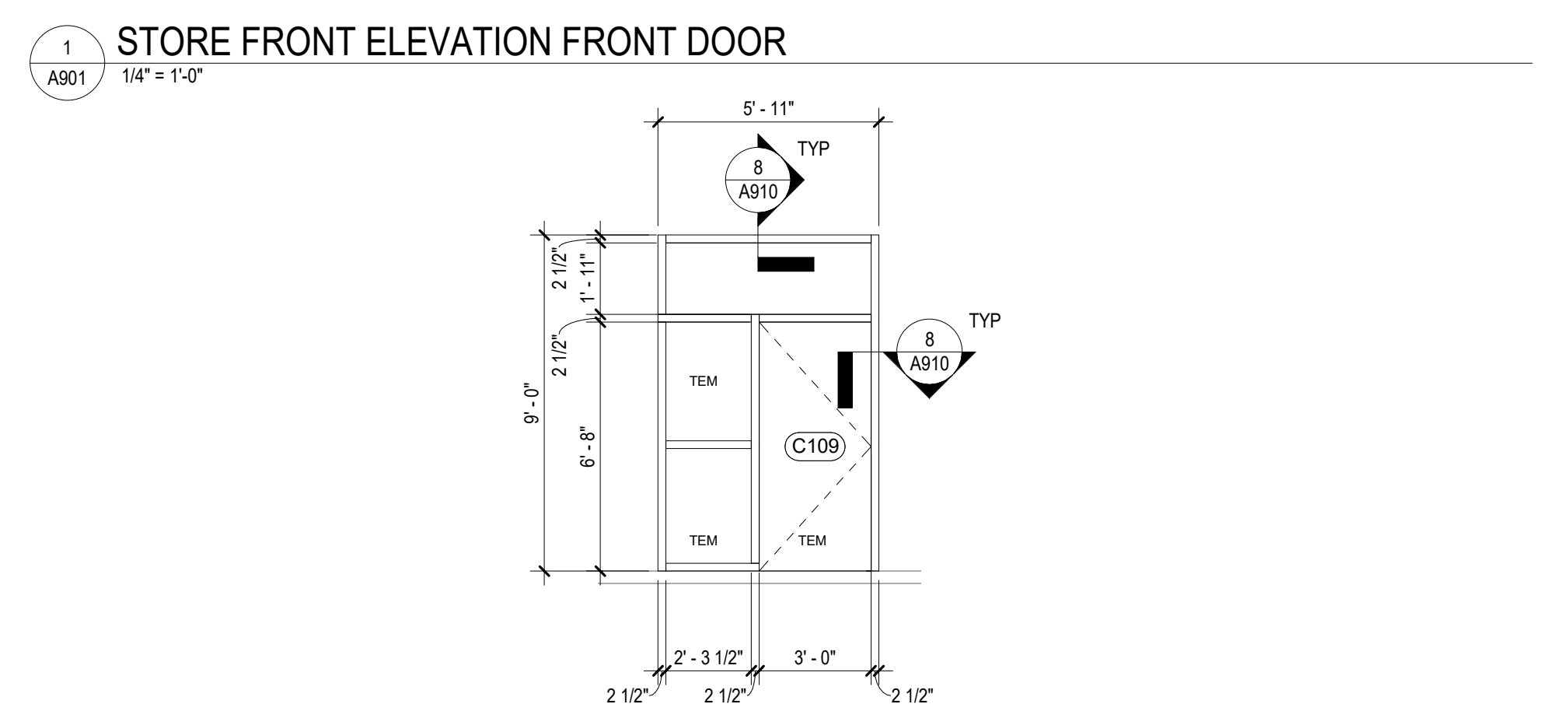
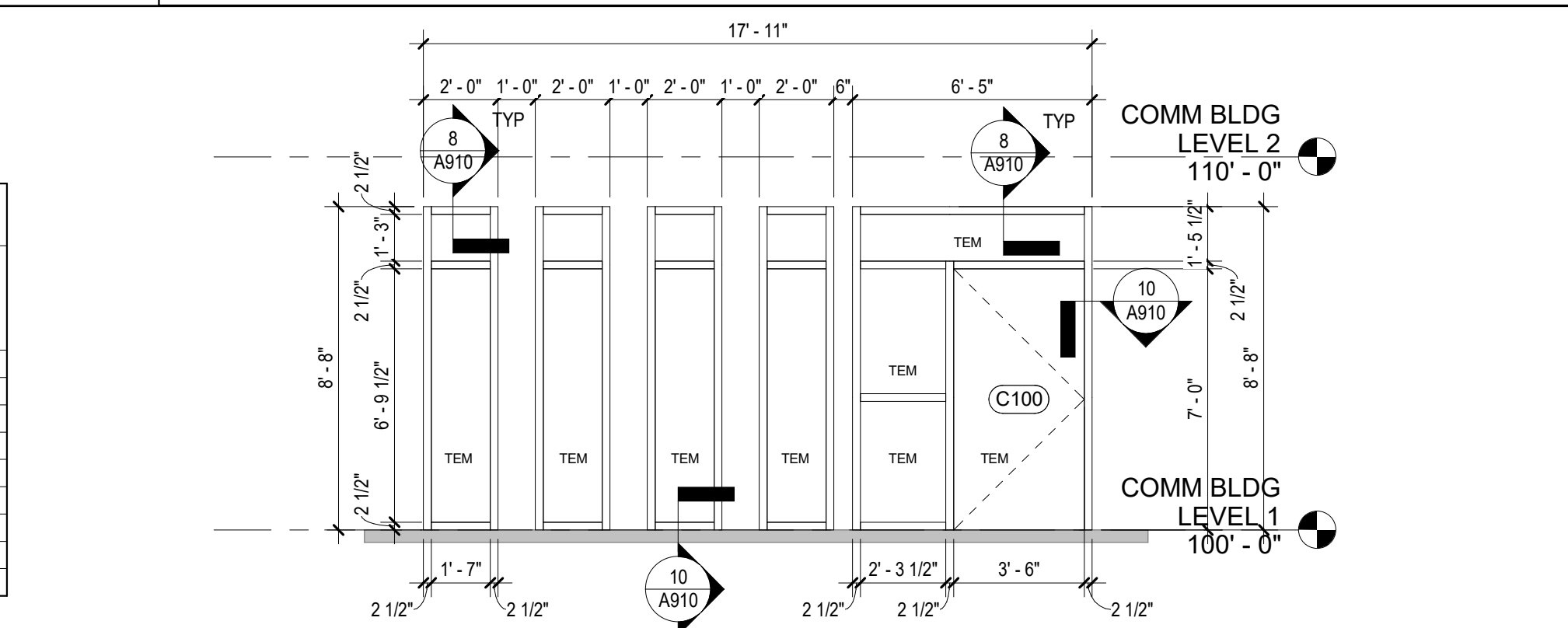
MARK	ROOM NAME	HARDWARE GROUP	ACCESS CONTROL		COMMENTS
			TYPE	POWER	
B02	BEDROOM	52A			
C02	CLOSET	53A			
C07	CLOSET	53A			
C09	CLOSET	53A			
C10	CLOSET	53A			
C19	CLOSET	53A			
D02	BATHROOM	52A			
E02	PATIO	57B			
E07	STORAGE	58A-58B	GRB3151N00CSBN XS4 GEO CYLINDER D51C70CS ELECTRONIC DEADBOLT	BATTERY	58A UPPER FLOOR AND 58B GROUND FLOORS
L19	LAUNDRY	54PA			
M07	MECHANICAL	56			

MARK	ROOM NAME	DOOR										FRAME			DETAIL			FIRE RATING	HARDWARE GROUP	ACCESS CONTROL		COMMENTS
		TYPE	SINGLE/PAIR	WIDTH	HEIGHT	PANEL THICKNESS	FINISH	MATERIAL	GLAS	TYPE	MATERIAL	FINISH	SIDELITE	HEAD	JAMB	SILL	#			POWER		
C100	ENTRY FOYER	FG2	SINGLE	3'-6"	7'-0"	1 3/4"	PVDF	AL	INS	F3	AL	PVDF	-	6A/910	7A/910	10A/910	47A	CR-1	HARDWIRE			
C103	RECEPTION	SLIDING	-	10'-10"	8'-0"	2"	ST	WD	SP	-	-	-	-	-	-	-	09					
C105	MANAGER'S OFFICE	FLUSH	SINGLE	3'-0"	7'-0"	1 3/4"	ST	SC-WD	-	F1	PFS	PRE	1'-2"	16A/910	17A/910	-	04	CR-7	BATTERY			
C106	SERVER ROOM	LOUVER	SINGLE	3'-0"	7'-0"	1 3/4"	ST	SC-WD	-	F1	PFS	PRE	-	16A/910	17A/910	-	04	CR-8	BATTERY			
C107	ASSISTANT MANAGER	FLUSH	SINGLE	3'-0"	7'-0"	1 3/4"	ST	SC-WD	-	F2	PFS	PRE	1'-2"	16A/910	17A/910	-	04	CR-8	BATTERY			
C108	WORK ROOM	FLUSH	SINGLE	3'-0"	7'-0"	1 3/4"	ST	SC-WD	-	F2	PFS	PRE	1'-2"	16A/910	17A/910	-	04	CR-8	BATTERY			
C109	COORDINATOR	FG2	DOUBLE	3'-0"	6'-8"	1 3/4"	PVDF	AL	INS	F3	AL	PVDF	-	8A/910	9A/910	10A/910	46A	CR-2	HARDWIRE			
C111A	HALLWAY	FG2	DOUBLE	3'-0"	6'-8"	1 3/4"	PVDF	AL	INS	F1	AL	PVDF	-	8A/910	9A/910	10A/910	45A	CR-4	HARDWIRE			
C111B	HALLWAY	FG1	SINGLE	3'-0"	7'-0"	1 3/4"	ST	SC-WD	SP	F1	PFS	PRE	-	16A/910	17A/910	-	05	CR-5	BATTERY			
C112	JANITOR	FLUSH	SINGLE	3'-0"	7'-0"	1 3/4"	ST	SC-WD	-	F1	PFS	PRE	-	16A/910	17A/910	-	01					
C113A	FITNESS CENTER	FG2	SINGLE	3'-6"	6'-8"	1 3/4"	PVDF	AL	INS	F3	AL	PVDF	-	6A/910	7A/910	10A/910	45A	CR-3	HARDWIRE			
C113B	FITNESS CENTER	FG1	SINGLE	3'-0"	6'-8"	1 3/4"	ST	SC-WD	SP	F1	PFS	PRE	-	16A/910	17A/910	-	05	CR-6	BATTERY			
C113C	MECHANICAL ROOM	LOUVER	SINGLE	3'-0"	6'-8"	1 3/4"	ST	SC-WD	-	F1	PFS	PRE	-	16A/910	17A/910	-	01					
C114	MEN'S	FLUSH	SINGLE	3'-0"	6'-8"	1 3/4"	ST	SC-WD	-	F1	PFS	PRE	-	16A/910	17A/910	-	03					
C115	WOMEN'S	FLUSH	SINGLE	3'-0"	6'-8"	1 3/4"	ST	SC-WD	-	F1	PFS	PRE	-	16A/910	17A/910	-	03					
C117	PHONE ROOM	FLUSH	SINGLE	3'-0"	6'-8"	1 3/4"	PT	HM	-	F1	HM	PT	-	14A/910	15A/910	5A/910	41A					

MARK	ROOM NAME	GATE				HARDWARE GROUP	ACCESS CONTROL		COMMENTS	
		TYPE	WIDTH	HEIGHT	FINISH		#	POWER		
G01	PERIMETER		4'-0"	6'-0"	PT	STL	63B	CR-10	BATTERY	MATCH EXISTING OPENING SIZE
G02	PERIMETER		4'-0"	6'-0"	PT	STL	63B	CR-11	BATTERY	MATCH EXISTING OPENING SIZE
G03	POOL DECK		4'-0"	6'-0"	PT	STL	63B	CR-12	BATTERY	
G04	POOL DECK		4'-0"	6'-0"	PT	STL	63B	CR-13	BATTERY	
G05	POOL EQUIPMENT		4'-0"	6'-0"	PT	STL	61	-	-	

Card Reader ID No.	Room Name	Room Number	Door Number	Power	Notes:
CR-1	Entry		C100	Hard-Wired	Wired reader WRDB0A4B (WRDB0M if mullion reader is required)
CR-2	Hall 1		C109	Hard-Wired	Wired reader WRDB0A4B (WRDB0M if mullion reader is required)
CR-3	Fitness Center		C113A	Hard-Wired	Wired reader WRDB0A4B (WRDB0M if mullion reader is required)
CR-4	Hall		C111A	Hard-Wired	Wired reader WRDB0A4B (WRDB0M if mullion reader is required)
CR-5	Hall		C111B	Battery	Wireless Mini C9260N60CSB3
CR-6	Fitness Center		C113B	Battery	Wireless Mini C9260N60CSB3
CR-7	Manager's Office		C105	Battery	Wireless Mini C9260N60CSB3
CR-8	Assistant Manager		C107	Battery	Wireless Mini C9260N60CSB3
CR-9	Work Room		C108	Battery	Wireless Mini C9260N60CSB3
CR-10	Perimeter Gate #1				BX518175 Keedex Weldable Steel Box A969A00IMH6 Saito XS4 Half Escutcheon PBT110045IM Saito Panic Bar KPB03IM Panic Bar Adaptor SP220475-6 Outdoor Kit for XS4 Screen to prevent tampering Key Override Cylinder
CR-11	Perimeter Gate #2				BX518175 Keedex Weldable Steel Box A969A00IMH6 Saito XS4 Half Escutcheon PBT110045IM Saito Panic Bar KPB03IM Panic Bar Adaptor SP220475-6 Outdoor Kit for XS4 Screen to prevent tampering Key Override Cylinder
CR-12	Pool Gate #3				BX518175 Keedex Weldable Steel Box A969A00IMH6 Saito XS4 Half Escutcheon PBT110045IM Saito Panic Bar KPB03IM Panic Bar Adaptor SP220475-6 Outdoor Kit for XS4 Screen to prevent tampering Key Override Cylinder
CR-13	Pool Gate #4				BX518175 Keedex Weldable Steel Box A969A00IMH6 Saito XS4 Half Escutcheon PBT110045IM Saito Panic Bar KPB03IM Panic Bar Adaptor SP220475-6 Outdoor Kit for XS4 Screen to prevent tampering Key Override Cylinder

Camera ID No.	Room Name	Room Number	Mounting Type	Notes:
CCTV-1	Club Entrance	-	Wall	Mounted on wall over Door C100
CCTV-2	Club Rear Entrance	-	Wall	Mounted on wall over Door C109
CCTV-3	Fitness Center Entrance	-	Wall	Mounted on wall over Door C113A
CCTV-4	Hall	-	Wall	Mounted on wall over Door C111A
CCTV-5	Community Room	-	Wall	Mounted on wall facing Community Room
CCTV-6	Corridor	-	Ceiling	Mounted in ceiling facing front and rear Entrances
CCTV-7	Computer Room	-	Wall	Mounted on wall facing Computer Room Entrance
CCTV-8	Hall	-	Ceiling	Mounted in ceiling facing Hall Entrances
CCTV-9	Fitness Center	-	Wall	Mounted on wall facing Fitness Center Entrance
CCTV-10	Fitness Center	-	Wall	Mounted on wall facing Fitness Center
CCTV-11	Building	-	Wall	Mounted on building corner facing Bus Shelter
CCTV-12	Club	-	Wall	Mounted on building corner facing Site Entrance
CCTV-13	Club	-	Wall	Mounted on building facing Mail Kiosk
CCTV-14	Club	-	Wall	Mounted on building facing Trash Enclosure
CCTV-15	Club	-	Wall	Mounted on building facing Pool
CCTV-16	Apt Building	-	Wall	Mounted on building corner facing Playground
CCTV-17	Apt Building 8	-	Wall	Mounted on building corner facing Pavilion
CCTV-18	Apt Building	-	Wall	Mounted on building facing Playground
CCTV-19	Garage	-	Wall	Mounted on building facing Dog Park
CCTV-20	Mail Kiosk	-	Wall	Mounted on building facing Site Entrance
CCTV-21	Mail Kiosk	-	Ceiling	Mounted in ceiling
CCTV-22	Mail Kiosk	-	Ceiling	Mounted in ceiling
CCTV-23	Mail Kiosk	-	Ceiling	Mounted in ceiling



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