

GENERAL LEGEND

PROPERTY / BOUNDARY LINE		CJ
CONTROL JOINT		EJ
EXPANSION JOINT		L.O.W.
LIMITS OF WORK		
SHEET MATCHLINE		
APPROX.	APPROXIMATELY	
ARCH.	ARCHITECT, ARCHITECTURE	
BLDG.	BUILDING	
B.O.C.	BACK OF CURB	
CAL.	CALIPER	
CIVIL	CIVIL ENGINEER/ ENGINEERING	
CJ	CONTROL JOINT	
CONC.	CONCRETE	
DIA.	DIAMETER	
EJ	EXPANSION JOINT	
EQ.	EQUAL	
F.O.C.	FACE OF CURB	
GAL.	GALLON	
LF	LINEAR FEET	
L.O.W.	LIMITS OF WORK	
MEP	MEP ENGINEER/ ENGINEERING	
MAX.	MAXIMUM	
MIN.	MINIMUM	
N/A	NOT APPLICABLE	
N.I.C.	NOT IN CONTRACT	
O.C.	ON-CENTER	
O.C.E.W.	ON-CENTER EACH WAY	
PA	PLANTING AREA	
PERP.	PERPENDICULAR	
POB.	POINT OF BEGINNING	
REF.	REFER, REFERENCE	
REQ'D.	REQUIRED	
RET.	RETAIN, RETAINING	
SF	SQUARE FEET	
STRUCTURAL	STRUCTURAL ENGINEER	
TBD	TO BE DETERMINED	
TYP.	TYPICAL	
UNO.	UNLESS NOTED OTHERWISE	
W/	WITH	
W/O	WITHOUT	

GENERAL NOTES:

- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR TO COMPLETE SCOPE OF WORK AS INDICATED IN DOCUMENTS.
- ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, AND SHALL COMPLY WITH PREVAILING ACCESSIBILITY REQUIREMENTS. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY PORTION OF DOCUMENTS WHICH CONFLICT WITH REGULATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS, APPROVALS AND INSPECTIONS RELATED TO SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNER'S REPRESENTATIVE OF REQUESTED SITE VISITS OR INSPECTIONS SEVEN (7) DAYS IN ADVANCE OF WORK.
- DRAWINGS ARE BASED ON SURVEY DATA AND DESIGN DRAWINGS PROVIDED BY OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION.
- DO NOT PROCEED WITH ANY PORTION OF WORK AS INDICATED IN DOCUMENTS IF OBSTRUCTIONS, DISCREPANCIES OR UNKNOWN CONDITIONS ARE ENCOUNTERED. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER DISCIPLINES AND TRADES.
- LIMITS OF WORK INDICATED ON DRAWINGS, IF ANY, ARE GENERAL IN NATURE AND ARE INTENDED TO DEFINE THE GENERAL VICINITY IN WHICH THE SCOPE OF WORK EXISTS. ACTUAL LIMITS OF WORK SHALL INCLUDE ALL AREAS NECESSARY TO COMPLETE SCOPE OF DESIGN INTENT.
- REFERENCE TO "OWNER'S REPRESENTATIVE" IS MADE IN THESE DOCUMENTS, AND REFERS TO THE PROJECT OWNER OR DESIGNATED REPRESENTATIVE. IN ADDITION TO THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR DESIGN CLARIFICATIONS OR ADDITIONAL INFORMATION RELATED TO SCOPE OF WORK.
- DO NOT PARK, DRIVE, OPERATE MACHINERY OR STORE MATERIALS WITHIN THE DRIPLINE OF EXISTING TREES.**

SITE WORK LEGEND

MATERIAL CALLOUT	
SECTION REFERENCE	
ELEVATION REFERENCE	
DETAIL REFERENCE	
ENLARGEMENT REFERENCE	
INDICATES DOWNDRAW DIRECTION OF STEPS	
INDICATES STEP TREAD	
INDICATES STEP RISER	
POINT OF BEGINNING	
CENTERLINE	
BASELINE	

SITE WORK NOTES:

- ALL DIMENSIONS ARE TAKEN PERPENDICULAR OR PARALLEL TO LINES UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION SHALL BE LEVEL, PLUMB AND STRAIGHT UNLESS NOTED OTHERWISE.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- EXPANSION JOINTS SHALL BE LOCATED WHERE PAVEMENT ABUTS BUILDING, CURB, WALL OR OTHER VERTICAL SURFACE, AS INDICATED ON DRAWINGS AND ALONG RUNNING DIMENSION AT INTERVALS NOT MORE THAN 4 X WIDTH OF PAVEMENT. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST QUANTITY AND LOCATION OF EXPANSION JOINTS PRIOR TO CONSTRUCTION.
- CONTROL JOINTS SHALL BE LOCATED AS INDICATED ON DRAWINGS OR ALONG RUNNING DIMENSION AT INTERVALS NOT MORE THAN WIDTH OF PAVEMENT. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST QUANTITY AND LOCATION OF CONTROL JOINTS PRIOR TO CONSTRUCTION.
- COORDINATE SITE WORK WITH OTHER SECTIONS OF LANDSCAPE DOCUMENTS AND WITH WORK OF OTHER DISCIPLINES.

LANDSCAPE RENOVATION NOTES:

- LANDSCAPE IMPROVEMENTS SHOWN ON THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE, BASED ON AVAILABLE INFORMATION AND SITE OBSERVATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE SITE AND VERIFY EXISTING CONDITIONS. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF ANY DISCREPANCIES OBSERVED ON SITE.
- PLANT AND MATERIAL LOCATIONS AND QUANTITIES ARE APPROXIMATE, BASED ON SITE OBSERVATIONS. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND MAKE MINOR MODIFICATIONS TO FIT ACTUAL SITE CONDITIONS AND COMPLY WITH DESIGN INTENT OF THE DRAWINGS.
- REPAIR ALL ERODED AND WASHED OUT BARE SOIL AREAS WITHIN LAWN AND PLANTING BED AREAS. BACKFILL, FINE GRADE, ROLL AND RE-PLANT OR RE-SOD THESE AREAS TO SMOOTH OUT AND STABILIZE SOIL.
- FINE GRADE AND RE-SOD ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITY WITH SOLID SOD BERMUDA. ROLL SOD WITH 200 LB. WATER BALLAST TO LEVEL HIGH SPOTS AND CREATE COMPLETE CONTACT WITH SOIL BELOW.
- REPLACE ANY PLANT MATERIALS DAMAGED BY CONSTRUCTION ACTIVITY WITH PLANTS OF SAME SPECIES AND QUANTITY.
- COMPLETELY REMOVE AND DISPOSE OF ANY EXISTING TREES, LAWN OR PLANT MATERIALS TO COMPLETE NEW LANDSCAPING AS SHOWN ON PLANS.
- EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF EXISTING TREES. PROTECT EXISTING TREES FROM DAMAGE AND COMPACTED SOIL WITHIN ROOT ZONES.
- PROVIDE STEEL EDGING AS SHOWN ON PLANS.

LANDSCAPE IRRIGATION NOTES:

- VISIT THE SITE TO INSPECT AND TEST EXISTING IRRIGATION SYSTEM PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY THE OWNER IN WRITING OF ANY DAMAGED OR INOPERABLE IRRIGATION COMPONENTS IMMEDIATELY AND PRIOR TO CONSTRUCTION.
 - PROTECT EXISTING IRRIGATION SYSTEM AND MAINTAIN EXISTING IRRIGATION COVERAGE THROUGHOUT DURATION OF CONSTRUCTION ACTIVITY. MAKE REPAIRS OR MODIFICATIONS TO EXISTING IRRIGATION SYSTEM TO MAINTAIN EXISTING COVERAGE AND OPERATION.
 - CONTRACTOR TO PROVIDE DESIGN-BUILD IRRIGATION INSTALLATION IN ACCORDANCE WITH THE DESIGN INTENT OF THESE DRAWINGS AND APPLICABLE CODES, ORDINANCES AND INDUSTRY BEST PRACTICES.
 - PROVIDE SHOP DRAWINGS INDICATING FULL EXTENT OF PROPOSED IRRIGATION ADDITIONS AND/OR MODIFICATIONS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - CAP, REPAIR, MODIFY OR EXPAND EXISTING IRRIGATION SYSTEM TO PROVIDE COMPLETE IRRIGATION COVERAGE TO ALL PROPOSED TREES, LAWN OR PLANTING BED AREAS AS FOLLOWS:
- TREES: 2 BUBBLERS PER TREE ON SWING JOINTS
 PLANTING BEDS: DRIP TUBING
 LAWN: 4" POP-UP SPRAYS OR ROTORS

GRADING AND DRAINAGE LEGEND

EXISTING CONTOUR	
PROPOSED MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	
PROPOSED CONTOUR BY OTHERS	
SWALE	
SOLID DRAIN PIPE	4" PVC
INDICATES PIPE SIZE AND TYPE	
PERFORATED DRAIN PIPE	4" PVC
INDICATES PIPE SIZE AND TYPE	
PROPOSED SPOT ELEVATION	TW XXX.XX BW XXX.XX
WATER SURFACE ELEVATION	XXX.XX
DIRECTION / SLOPE OF GRADIENT	
PLANTING AREA DRAIN - ROUND	
PLANTING AREA DRAIN - SQUARE	
PAVING AREA DRAIN - ROUND	
PAVING AREA DRAIN - SQUARE	
DRAINAGE CLEANOUT	BC BS BW DE HP IE LP NWL SHP TC TS TW
	BOTTOM OF CURB BOTTOM OF STEP BOTTOM OF WALL DRAINAGE ELEVATION HIGH POINT INVERT ELEVATION LOW POINT NORMAL WATER LEVEL SWALE HIGH POINT TOP OF CURB TOP OF STEP TOP OF WALL

GRADING NOTES:

- GRADE SHALL BE SLOPED AWAY FROM ALL BUILDINGS OR STRUCTURES AT 1% MINIMUM SLOPE.
- GRADE ON SIDEWALKS OR OTHER PEDESTRIAN SURFACES SHALL NOT EXCEED 2% CROSS-SLOPE OR 5% RUNNING SLOPE.
- MINIMUM SLOPE IN ALL PAVED SWALES SHALL BE .5% / MINIMUM SLOPE IN ALL VEGETATED SWALES SHALL BE 1%.
- MINIMUM SLOPE IN ALL DRAIN PIPES SHALL BE .5%.
- MINIMUM SLOPE IN LAWN AND PLANTING AREAS SHALL BE 2%.
- LEAVE GRADE LOW IN PLANTING AREAS AS SPECIFIED TO ACCOMMODATE SOIL PREPARATION AND MULCHING.
- COORDINATE GRADING WITH OTHER SECTIONS OF LANDSCAPE DOCUMENTS AND WITH WORK OF OTHER DISCIPLINES.

ORNAMENTAL STEEL NOTES:

- ALL STRUCTURAL STEEL SIZES AND PROFILES ARE ILLUSTRATED IN LANDSCAPE DRAWINGS FOR GENERAL AESTHETIC DESIGN INTENT ONLY. REFERENCE STRUCTURAL ENGINEERING DRAWINGS FOR SIZES, CONNECTIONS AND WELDS.
- INSTALLER SHALL PROVIDE SHOP DRAWINGS ILLUSTRATING FINAL STEEL SIZES, PROFILES, WELDS, CONNECTIONS, AND ACCESSORY MATERIALS AS REQUIRED TO ACHIEVE AESTHETIC AND STRUCTURAL DESIGN, AND PERFORMANCE AS SPECIFIED.
- GRIND ALL WELDS SMOOTH AND FLUSH, UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, ALL STEEL SHALL BE POWDERCOATED OR FINISHED WITH TWO (2) COATS OF RUST-INHIBITING PRIMER AND TWO (2) COATS OF EXTERIOR GRADE PAINT.
- FIELD TOUCH-UP SURFACES WITH MATCHING PAINT FINISH AS REQUIRED.

ACCESSORY MATERIALS NOTES:

- FILTER FABRIC: NON-WOVEN SOIL BARRIER, MIRAFI OR APPROVED EQUAL.
- DRAINAGE GRAVEL: CLEAN, WASHED, FREE-DRAINING, SIZE 1" -2" DIAMETER.
- CONCRETE (FLATWORK): STEEL REINFORCED, PORTLAND CEMENT, 3000 PSI STRENGTH AT 28 DAYS.

PLANTING LEGEND

PLANT CALLOUT:	INDICATES SPECIES	ABC
	INDICATES QUANTITY	123
PLANT MIX CALLOUT:	INDICATES % OF MIX	50%
	INDICATES SPECIES	ABC
	INDICATES QUANTITY	123
CANOPY TREE (CENTER SYMBOL VARIES)		
ACCENT TREE (CENTER SYMBOL VARIES)		
SHRUB/ORNAMENTAL GRASS (CENTER SYMBOL VARIES)		
PERENNIAL (CENTER LETTER VARIES)		
VINE		
BED LINE (INDICATES SEPARATION OF SPECIES - NO EDGING)		
STEEL EDGING		

PLANTING NOTES:

- ALL NON-DIMENSIONED PLANT SYMBOLS, EDGING AND BED LINES ARE DIAGRAMMATIC AND SHALL BE SCALED FROM DRAWINGS.
- STAKE ALL PROPOSED TREE LOCATIONS ON FINISH GRADE WITH DIFFERENT COLORED FLAGS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS TO TREE LOCATIONS PRIOR TO EXCAVATION.
- PAINT OR STRING ALL EDGING AND BED LINE LOCATIONS ON FINISH GRADE FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE SHALL RESERVE THE RIGHT TO MAKE MINOR ADJUSTMENTS TO LAYOUT OF PLANTING AREAS PRIOR TO EXCAVATION.
- TREES SHALL BE PLANTED NO CLOSER THAN 4' TO PAVEMENT, CURB, EDGING, WALL OR UTILITIES UNLESS NOTED OTHERWISE.
- TREES SHALL BE PLANTED NO CLOSER THAN 10' TO ANY STRUCTURE OR OVERHEAD UTILITY.
- TREES OVERHANGING PEDESTRIAN AND VEHICULAR PAVEMENTS ARE INTENDED TO HAVE A MINIMUM CLEAR-TRUNK BRANCHING HEIGHT OF 7' AT MATURITY.
- TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHTS-OF-WAY ARE INTENDED TO HAVE A MINIMUM CLEAR-TRUNK BRANCHING HEIGHT OF 9' AT MATURITY.
- ALL TREES, LAWN AND PLANTING AREAS TO RECEIVE 100% IRRIGATION COVERAGE FROM AUTOMATIC UNDERGROUND IRRIGATION SYSTEM UNLESS NOTED OTHERWISE.
- FINISH GRADE SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- ANY QUANTITIES PROVIDED ON PLANS OR SCHEDULES ARE FOR INFORMATION AND CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR QUANTITY TAKE-OFFS AND SHALL PROVIDE FULL COVERAGE OF PLANTING AREAS AS INDICATED IN DRAWINGS.
- ALL PLANTS SHALL MEET SIZE AND QUALITY SPECIFICATIONS AS INDICATED IN DOCUMENTS AND SHALL BE OF TOP QUALITY, VIGOROUS, HEALTHY CONDITION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT PLANTS NOT MEETING SPECIFICATIONS.
- ALL NEW PLANTS SHALL BE FERTILIZED W/ SLOW-RELEASE GRANULES FORMULATED FOR NEW PLANTINGS. USED IN ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS.
- COORDINATE PLANTING WITH OTHER SECTIONS OF LANDSCAPE DOCUMENTS AND WITH WORK OF OTHER DISCIPLINES.

POOL ENCLOSURE NOTES:

- SWIMMING POOL SHALL BE COMPLETELY ENCLOSED WITHIN POOL ENCLOSURE IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- POOL ENCLOSURE FENCE AND GATES SHALL HAVE A MINIMUM EFFECTIVE PERPENDICULAR HEIGHT OF 4' ABOVE GRADE, SHALL NOT HAVE OPENINGS THAT PERMIT PASSAGE OF A 4" DIAMETER SPHERE, AND SHALL BE OF "CLIMB-RESISTANT" CONSTRUCTION.
- GATES SHALL, AT MINIMUM, BE SELF-CLOSING / SELF-LATCHING, SWING OUTWARD FROM POOL, AND PROVIDE "FREE-EXIT" FROM POOL SIDE OF GATE. GATES AND LATCHES SHALL BE INSTALLED SUCH THAT INTERIOR LATCH CANNOT BE ACCESSED BY HAND FROM OUTSIDE OF GATE. INSTALL CONTROLLED ACCESS EQUIPMENT AS DIRECTED BY OWNER.
- REFER TO TEXAS DEPARTMENT OF HEALTH, CITY OF BRYAN BUILDING CODE AND FIRE MARSHALL FOR FULL DESCRIPTION OF POOL ENCLOSURE REQUIREMENTS AND STANDARDS.
- PROVIDE SHOP DRAWINGS INDICATING FINAL DESIGN, CONSTRUCTION, HARDWARE AND ACCESSORIES FOR POOL ENCLOSURE.



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FOR
CONSTRUCTION

SANDY CREEK
RENOVATION
1828 SANDY POINT ROAD
BRYAN, TX 77807

#	ISSUE	DATE
	PERMIT ISSUE	04/08/2022

DRAWN BY: GD
CHECKED BY: GD
JOB NUMBER: 21-0831-0001

LANDSCAPE
NOTES & LEGENDS

L0.2

CITY OF BRYAN LANDSCAPING REQUIREMENTS (SEC. 62-429)

REQUIRED: 15% OF DEVELOPED AREA TO BE LANDSCAPED
 PARKING AREA (123,894 SF) + BUILDING AREA (94,578 SF) = 218,472 SF
 15% = 32,770 SF LANDSCAPE AREA
 50% MIN. LANDSCAPE AREA TO BE CANOPY TREES = 16,385 SF

PROVIDED: 40,180 SF OF LANDSCAPE AREA
 25.500% LANDSCAPE AREA CANOPY TREES
 (23,200 SF EXISTING CANOPY TREES) +2,300 =25,500 SF)

REQUIRED: SHADE OR EVERGREEN TREE PROVIDED FOR EVERY PARKING LOT END ISLAND WITH LANDSCAPING (SHRUBS, GROUNDCOVER, LAWN)
 PROVIDED: SHADE OR EVERGREEN TREE PROVIDED FOR EVERY PARKING LOT END ISLAND WITH LANDSCAPING (SHRUBS, GROUNDCOVER, LAWN)

PLANT SCHEDULE

SYM.	QUANT.	BOTANICAL NAME/ COMMON NAME	MIN. CAL.	MIN. HEIGHT	MIN. SPREAD	CONTAINER/ ROOTBALL	SPACING	SF VALUE	TOTAL
TREES									
8	LI	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ/ NATCHEZ CRAPE MYRTLE	NA	10'	6'	45 GAL	PER PLAN	MULTI-TRUNK, 5 CANE MIN., FULL CANOPY, MATCHED	100 800
4	QV	QUERCUS VIRGINIANA/ LIVE OAK	3"	10'	6'	65 GAL	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED	200 800
7	VA	VITEX AGNIUS-CASTUS/ CHASTE TREE	NA	6'	4'	45 GAL	PER PLAN	MULTI-TRUNK, 5 CANE MIN., FULL CANOPY, MATCHED	100 700

SHRUBS / ORNAMENTAL GRASSES / GROUNDCOVERS

256	AD	ASPARAGUS DENSIFLORUS 'MYERS' FOXTAIL FERN		12"	12"	1 GAL.	24" O.C.		
18	AE	ASPIDISTRA ELATIOR/ CAST IRON PLANT		12"	12"	1 GAL.	18" O.C.		
167	ACK	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' KALEIDOSCOPE ABELIA		24"	24"	5 GAL.	36" O.C.		10 1,670
1,637	BG	BOUTELOUA GRACILIS 'BLONDE AMBITION PPR22049' BLONDE AMBITION BLUE GRAMA		12"	12"	1 GAL.	18" O.C.		
1,401	FE	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER		6"	12"	4" POTS	12" O.C.	FULL ROOTED POTS, VIGOROUS GROWTH AT TIME OF PLANTING	
142	HP	HERPERALOE PARVIFLORE 'PERPA' PP 21,729/ BRAKELIGHTS YUCCA		24"	24"	5 GAL.	36" O.C.		10 1,420
617	IG	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY		24"	24"	5 GAL.	36" O.C.		10 6,170
184	IV	ILEX VOMITORIA 'NANA' DWARF YAUJON HOLLY		18"	18"	5 GAL.	36" O.C.		10 1,840
332	JT	JUNCUS TENNIS 'BLUE DART' BLUE DART RUSH		12"	12"	1 GAL.	24" O.C.		
44	LS	LIGUSTRUM SINENSE 'SUNSHINE' PP 20379/ SUNSHINE LIGUSTRUM		24"	24"	5 GAL.	36" O.C.		10 440
17	LCS	LOROPETALUM CHINENSE 'SHANG-HI' PURPLE DIAMOND FRINGE FLOWER		24"	24"	5 GAL.	36" O.C.		10 170
117	LM	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILY TURF		12"	12"	4" POTS	12" O.C.	FULL ROOTED POTS, VIGOROUS GROWTH AT TIME OF PLANTING	
211	MC	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST GLF MUHLY		18"	18"	1 GAL.	36" O.C.		
18	MP	MYRTICA PUSILLA/ DWARF WAX MYRTLE		24"	24"	5 GAL.	36" O.C.		10 180
56	PTW	PITTOSPORUM TOBIRA 'WHEELER'S DWARF' WHEELER'S DWARF PITTOSPORUM		18"	24"	5 GAL.	36" O.C.		10 560
55	SG	SALVIA GREGGII/ AUTUMN SAGE		18"	18"	1 GAL.	24" O.C.		
28	TG	TERNSTROEMIA GYMNANTHERA/ CLEYERA		24"	24"	5 GAL.	36" O.C.		10 280
TOTAL PROPOSED AREA PROVIDED									15,030
TOTAL (58) EXISTING TREES AREA PROVIDED									23,200
TOTAL (195) EXISTING SHRUBS AREA PROVIDED									1,950
TOTAL LANDSCAPE AREA PROVIDED									40,180

 CYNADON DACTYLON/
COMMON BERMOUDA GRASS

SOLID SOD AS DESIGNATED ON PLANS

ACCESSORIES

SYMBOL	DESCRIPTION	COLOR	FINISH	REMARKS
E.1	4" X 3/16" STEEL EDGE	GRAY/METALLIC	GALVANIZED	
G.1	STABILIZED DECOMPOSED GRANITE	NATURAL, PINK/BROWN	NATURAL	FULL, CONTINUOUS COVERAGE AS DESIGNATED ON PLANS

MATERIALS SCHEDULE

CONCRETE					
SYMBOL	DESCRIPTION	COLOR	FINISH	REMARKS	SUBMITTALS / SAMPLES / MOCK-UPS
C.1	FLATWORK: INTEGRAL COLOR	TBD	MEDIUM SANDBLAST	REF. PLANS FOR LOCATIONS & CIVIL FOR DETAILS COLOR CONTACT: DAVIS COLORS PHONE: 800.356.4848 www.daviscolors.com	PROVIDE MIN. 2' X 2' MOCKUP SHOWING COLOR AND FINISH FOR UP TO THREE (3) COLORS
C.2	FLATWORK	STANDARD PORTLAND GRAY	MEDIUM SANDBLAST	REF. PLANS FOR LOCATIONS & CIVIL FOR DETAILS	
FENCE					
SYMBOL	DESCRIPTION	COLOR	FINISH	REMARKS	SUBMITTALS / SAMPLES / MOCK-UPS
F.1	POOL EQUIPMENT FENCE & GATE: CHESTERFIELD 6'-0" HEIGHT	TBD	SMOOTH	INSTALL PER MANUFACTURER'S RECOMMENDATIONS INCLUDING POST SIZE CONTACT: CERTAINTEED PHONE: 610.893.6200 www.certainteed.com	MANF. DATA



FOR
CONSTRUCTION

SANDY CREEK
RENOVATION
1828 SANDY POINT ROAD
BRYAN, TX 77807

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	PERMIT ISSUE	04/08/2022
△	ADDENDUM 2	05/20/2022

DRAWN BY: GD
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LANDSCAPE
SCHEDULES

L3.1

PARKING REQUIREMENTS (2010 ADA STANDARDS)		
	REQUIRED	PROVIDED
ONE STALL PER UNIT (140 UNITS TOTAL) (2010 ADA 208.2.3)	140 STALLS	140 STALLS
STANDARD PARKING THAT EXCEEDS ONE PER UNIT	NA	143 STALLS
ONE ACC STALL PER EACH ACC UNIT (8 ACC UNITS) (2010 ADA 208.2.3.1)	8 ACC STALLS	8 ACC STALLS
ADDITIONAL ADA PARKING SPACES FOR RESIDENTS (2010 ADA 208.2.3.2)	3 ACC STALLS	3 ACC STALLS
VAN PARKING SPACES (2010 ADA 208.2.4)	2 ACC VAN STALLS	2 ACC VAN STALLS
TOTAL:	263 STALLS/ 11 ACC / 2 ACC VAN	
STANDARD STALLS	NA	26 STALLS
PARKING FOR GUEST, EMPLOYEES AND OTHER NON RESIDENTS (2010 ADA 208.2.3.3)(FHA 2.23)	1 ACC STALL	2 ACC STALL
VAN PARKING SPACES (2010 ADA 208.2.4)	1 ACC VAN STALL	1 ACC VAN STALL
TOTAL:	26 STALLS/ 2 ACC / 1 ACC VAN	
PARKING REQUIREMENTS (CITY STANDARDS)		
	REQUIRED (BASE ON ORIGINAL ORDINANCE)	PROVIDED
TOTAL OF STANDARD PARKING	308 STALLS	309 STALLS
TOTAL OF ACCESSIBLE PARKING	12 ACC STALLS	13 ACC STALLS
TOTAL OF VAN ACCESSIBLE PARKING	NA	3 ACC VAN STALLS
TOTAL OF PARKING	320 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.

CITY OF BRYAN LANDSCAPING REQUIREMENTS (SEC. 62-429)
REQUIRED: 15% OF DEVELOPED AREA TO BE LANDSCAPED
PARKING AREA (123,884 SF) + BUILDING AREA (94,578 SF) = 218,462 SF
15% = 32,770 SF LANDSCAPE AREA
50% MIN. LANDSCAPE AREA TO BE CANOPY TREES = 16,385 SF
PROVIDED: 40,180 SF OF LANDSCAPE AREA
25,500% LANDSCAPE AREA CANOPY TREES (22,200 SF EXISTING CANOPY TREES) + 2,380 + 25,500 SF
REQUIRED: SHADE OR EVERGREEN TREE PROVIDED FOR EVERY PARKING LOT END ISLAND WITH LANDSCAPING (SHRUBS, GROUNDCOVER, LAWN)
PROVIDED: SHADE OR EVERGREEN TREE PROVIDED FOR EVERY PARKING LOT END ISLAND WITH LANDSCAPING (SHRUBS, GROUNDCOVER, LAWN)

NOTE: DASHED AREA INDICATES SCOPE IN A FUTURE PERMIT SET (NEW CONSTRUCTION)

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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		
C1	3 BED/3 BATH	60	3	3
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: - EXISTING TO REMAIN IN THIS PHASE OF CONSTRUCTION
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 A001
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
S15	EXISTING FIRE HYDRANT: - EXISTING FIRE HYDRANT IN THIS LOCATION
S16	PEDESTRIAN RAMP: - NEW PEDESTRIAN RAMP. SEE CIVIL
S17	NEW CONCRETE TOPPING. SEE DETAILS 8AS120

NOTES:
- RE-PAINT/STRIP 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 SITE)
- NEW SAIL 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 7/A&T
 - 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
 - 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

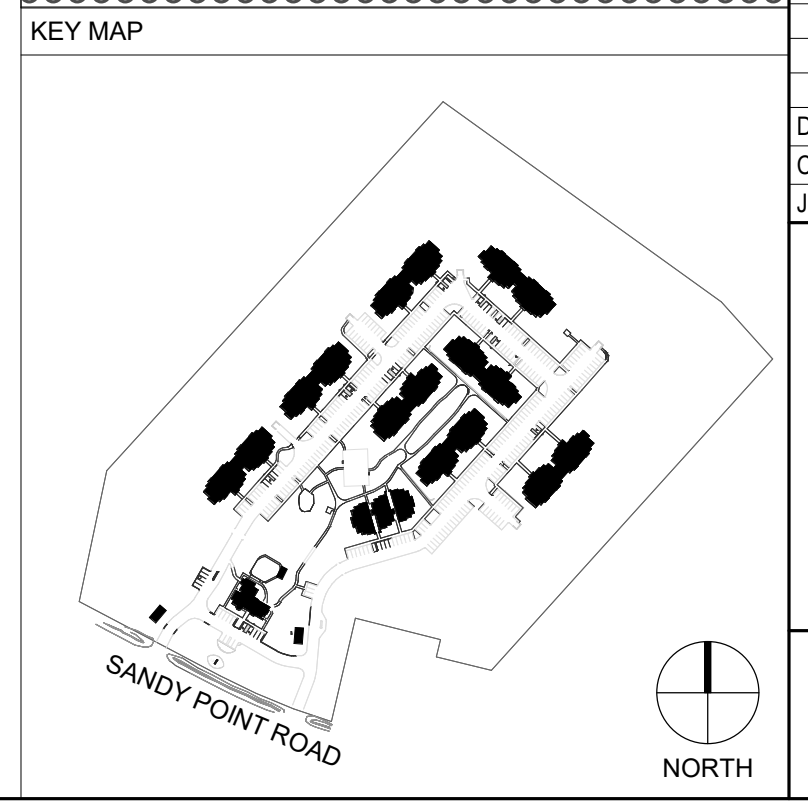
SITE KEY

---	PROPERTY LINE
---	EXISTING FENCING
---	NEW FENCING
---	EXISTING FIRE LANE
---	EXISTING BUILDINGS
---	CCTV CAMERA LOCATIONS. REFER TO A900 FOR CCTV SCHEDULES
---	FLOOD LINE
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING EASEMENT
---	EXISTING FIRE HYDRANT
---	EXISTING ELECTRIC TRANSFORMER

ACCESSIBILITY KEY

---	ACCESSIBLE UNIT
---	AUDIO/VISUAL UNIT
---	ACCESSIBLE ROUTE

- NOTE:**
- 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.
 - SEE SHEET G121 FOR REQUIRED NUMBER OF ACCESSIBLE UNITS & PARKING.
 - ALL ACCESSIBLE (MOBILITY) UNITS ARE REQUIRED TO PROVIDE AN 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.
 - EXISTING SIDEWALKS ARE 4', 5' AND 6' WIDE, AND NEW ADDED SIDEWALKS WILL BE 5' AND 6' WIDE TYP.
 - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.



PATRICK DANIEL O'HARA REG. 2022 DATE: 06/02/2022

FOR CONSTRUCTION

SANDY CREEK
TDLR #: TABS2022010169

1828 SANDY POINT ROAD
BRYAN, TX 77807

#	ISSUE	DATE
1	PERMIT ISSUE	04/08/2022
2	ADDENDUM 2	05/20/2022

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 AN 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.

4. EXISTING SIDEWALKS ARE 4', 5' AND 6' WIDE, AND NEW ADDED SIDEWALKS WILL BE 5' AND 6' WIDE TYP.

5. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

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

SITE PLAN

AS101

B:\3600\Sandy Creek R2\SANDY CREEK BRYAN TX MAIN R21.TM 5/23/2022 5:22:22 PM

2 SITE PLAN
AS101 1" = 50'-0"

