

PARKING REQUIREMENTS (2010 ADA STANDARDS)		
	REQUIRED	PROVIDED
U N I T S	ONE STALL PER UNIT (140 UNITS TOTAL) (2010 ADA 208.2.3)	140 STALLS
F R I N G	STANDARD PARKING THAT EXCEEDS ONE PER UNIT	142 STALLS
A D D I T I O N A L	ONE ACC STALL PER EACH ACC UNIT (7 ACC UNITS) (2010 ADA 208.2.3.1)	7 ACC STALLS
N G	ADDITIONAL ADA PARKING SPACES FOR RESIDENTS (2010 ADA 208.2.3.2)	2 ACC STALLS
C	VAN PARKING SPACES (2010 ADA 208.2.4)	2 ACC VAN STALLS
TOTAL:		282 STALLS/ 11 ACC/ 2 ACC VAN
P U B L I C	STANDARD STALLS	17 STALLS
	PARKING FOR GUEST, EMPLOYEES AND OTHER NON RESIDENTS (2010 ADA 208.2.3.3)(FHA 2.23)	1 ACC STALL
	VAN PARKING SPACES (2010 ADA 208.2.4)	1 ACC VAN STALL
TOTAL:		17 STALLS/ 1 ACC/ 1 ACC VAN
PARKING REQUIREMENTS (CITY STANDARDS)		
	REQUIRED (BASE ON ORIGINAL ORDINANCE)	PROVIDED
C O M M U N I T Y	TOTAL OF STANDARD PARKING	227 STALLS
	TOTAL OF ACCESSIBLE PARKING	12 ACC STALLS
	TOTAL OF VAN ACCESSIBLE PARKING	3 ACC VAN STALLS
TOTAL OF PARKING		314 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% = 32,769 SF LANDSCAPE AREA
50% MIN. LANDSCAPE AREA TO BE CANOPY TREES = 16,385 SF
PROVIDED: 40,180 SF OF LANDSCAPE AREA
75,000% 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)

ACCESSIBLE MOBILITY UNIT CALCULATION				
UNIT TYPE	DESCRIPTION	TOTAL UNITS	% REQUIRED	PROVIDED
2BD	2 BED/2 BATH	80	7	4
3BD	3 BED/2 BATH	60		3
TOTAL		140		7

HEARING/VISUAL UNITS CALCULATION				
UNIT TYPE	DESCRIPTION	TOTAL UNITS	% REQUIRED	PROVIDED
2BD	2 BED/2 BATH	80		2
3BD	3 BED/2 BATH	60	3	2
TOTAL		140		4

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: - EXISTING TO REMAIN - PAINT AND REPAIR AS NEEDED
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: - REMOVE AND REPLACE WITH NEW GATE, CONTROL ARM, AND CALL BOX
S6	BASKETBALL COURT: - DEMO EXISTING BASKETBALL COURT AND ASSOCIATED EQUIPMENT - SEE CIVIL FOR NEW GRADING
S7	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	PLAYGROUND: - DEMO EXISTING, SEE CIVIL
S12	PLAYGROUND: - NEW PLAYGROUND INSTALLED PER MANUFACTURERS REQUIREMENTS. SEE CIVIL
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 ACCESSIBLE CHARCOAL GRILL, ACCESSIBLE PICNIC TABLE AND TRASH RECEPTACLE
S18	EXISTING SIDEWALK TO BE DEMOED
S19	RECOAT EXISTING POOL DECK TO MATCH NEW CONCRETE
S20	NEW POOL CHAIR LIFT
S21	MOW STRIP, SEE DETAIL 7AS120
S22	DEMO EXISTING MONUMENT SIGN
S23	NEW MONUMENT SIGN PROVIDED BY OWNER
S24	NEW BIKE RACK
S25	NEW TRASH RECEPTACLE
S26	NEW BENCH, SEE LANDSCAPE
S27	PEDESTRIAN BRIDGE: - SEE ALLOWANCE, PAINT AND REPAIR AS NECESSARY
S28	TRASH ENCLOSURE: - DEMO EXISTING - SEE SHEET AS111 FOR NEW TRASH ENCLOSURE PLANS AND ELEVATION
S29	- INSTALL NEW POOL HANDRAIL LOCATED AT STAIRS
S30	- DESIGNATED STAGGING, DEBRIS, & WASHOUT AREA

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

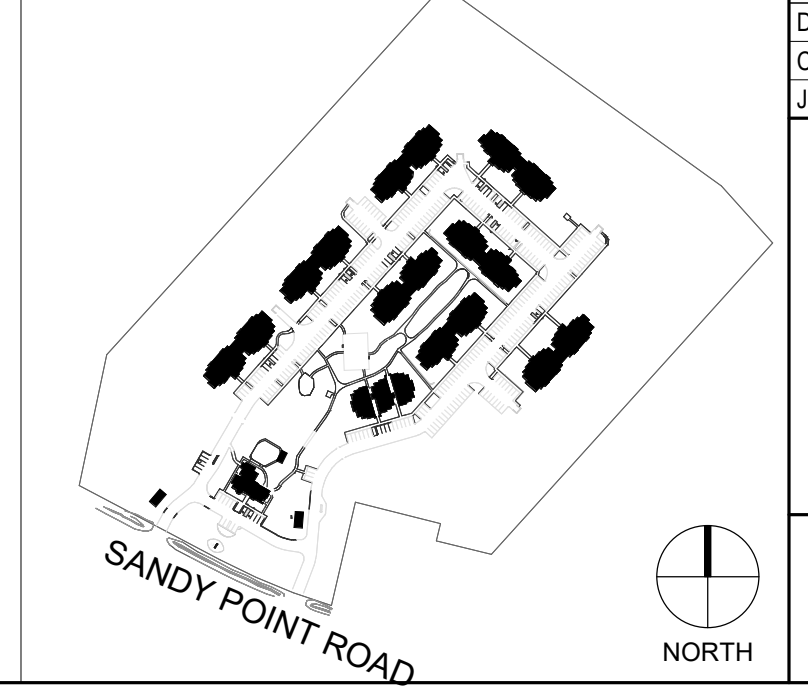
GENERAL NOTES:
1. COORDINATE SIDEWALK LOCATIONS WITH SITE PLAN AND CIVIL DRAWINGS
2. REFER TO UNIT PLANS FOR ALL UNIT INTERIOR WALL / PARTITION TYPES
3. REFER TO DRAWINGS G120 SERIES FOR FIRE RATINGS AND CODE INFORMATION
4. COORDINATE WITH STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING
5. DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE
6. PROVIDE WATERPROOF CEILING BOARD AT EXTERIOR CEILINGS AND ROOF OVERHANG EAVES
7. SEE INTERIOR DESIGN DRAWINGS FOR INTERIOR FINISHES
8. COORDINATE WITH ELECTRICAL, MECHANICAL AND INTERIOR DESIGN DRAWINGS FOR TYPE AND LOCATION OF FIXTURE
9. REFER TO SITE PLAN FOR FDC LOCATION
10. REFER TO DRAWINGS A400 SERIES FOR BUILDING ELEVATIONS AND EXTERIOR FINISHES
11. FINAL FDC LOCATION VARIES PER SITE PLAN - SEE FIRE PROTECTION PLANS FOR FINAL LOCATIONS AT EA BUILDING LOCATION

#	ISSUE	DATE
0	PERMIT ISSUE	03/31/2023
1	ADDENDUM 01	04/14/2023

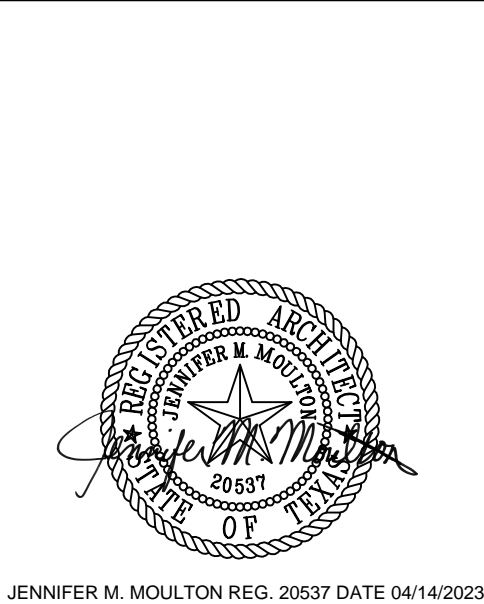
SITE KEY	
	PROPERTY LINE
	EXISTING FENCING
	NEW FENCING
	EXISTING FIRE LANE
	EXISTING BUILDINGS
	CCTV CAMERA LOCATIONS, REFER TO A901 FOR CCTV SCHEDULES
	FLOOD LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING EASEMENT
	EXISTING FIRE HYDRANT
	EXISTING ELECTRIC TRANSFORMER

ACCESSIBILITY KEY	
	ACCESSIBLE UNIT
	AUDIOVISUAL UNIT
	ACCESSIBLE ROUTE

KEY MAP



DOMINIUM
Construction & Architectural Services
2965 Northwest Blvd., Suite 130
Plymouth, MN 55441
www.dominiumapartments.com



JENNIFER M. MOULTON REG. 20037 DATE 04/14/2023

FOR CONSTRUCTION

SANDY CREEK PACKAGE 2
TDLR #: TABS2022010169
1828 SANDY POINT ROAD
BRYAN, TX 77807

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0	PERMIT ISSUE	03/31/2023
1	ADDENDUM 01	04/14/2023

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	PROPERTY LINE
	EXISTING FENCING
	NEW FENCING
	EXISTING FIRE LANE
	EXISTING BUILDINGS
	CCTV CAMERA LOCATIONS, REFER TO A901 FOR CCTV SCHEDULES
	FLOOD LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING EASEMENT
	EXISTING FIRE HYDRANT
	EXISTING ELECTRIC TRANSFORMER

ACCESSIBILITY KEY

	ACCESSIBLE UNIT
	AUDIOVISUAL UNIT
	ACCESSIBLE ROUTE

KEY MAP



SITE PLAN
AS101

BIM 360://Sandy Creek R21/SANDY CREEK BRYAN TX PACKAGE 2 R21.rvt
4/13/2023 3:37:07 PM
2
AS101 1"=50'-0"