

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 (2010 ADA 208.2.3.1)	NA	142 STALLS
ONE ACC STALL PER EACH ACC UNIT (7 ACC UNITS) (2010 ADA 208.2.3.1)	7 ACC STALLS	7 ACC STALLS
ADDITIONAL ADA PARKING SPACES FOR RESIDENTS (2010 ADA 208.2.3.2)	2 ACC STALLS	4 ACC STALLS
VAN PARKING SPACES (2010 ADA 208.2.4)	2 ACC VAN STALLS	2 ACC VAN STALLS
<b>TOTAL:</b>		282 STALLS/ 11 ACC/ 2 ACC VAN
PARKING REQUIREMENTS (CITY STANDARDS)		
REQUIRED (BASE ON ORIGINAL ORDINANCE)	PROVIDED	
TOTAL OF STANDARD PARKING	227 STALLS	239 STALLS
TOTAL OF ACCESSIBLE PARKING	12 ACC STALLS	13 ACC STALLS
TOTAL OF VAN ACCESSIBLE PARKING	NA	3 ACC VAN STALLS
<b>TOTAL OF PARKING</b>	153 STALLS	314 STALLS

**PROJECT DESCRIPTION**  
 THE RENOVATION OF SANDY CREEK AT 1828 SANDY POINT ROAD, BRYAN, TX 77807. THE PROJECT CONSISTS OF ONE LEASING OFFICE/COMMUNITY BUILDING, AND ONE OUTDOOR POOL. THE WORK WILL INCLUDE INTERIOR AND EXTERIOR RENOVATIONS TO THE COMMUNITY BUILDING, AND SITE AMENITY UPGRADES, SUCH AS NEW PAVILION, AND PLAYGROUND.

**LEGAL PROPERTY DESCRIPTION**  
 FOREST PARK, BLOCK 1, LOT 1, ACRES 25.085 & ASSOCIATED BPP

**GENERAL NOTE:**  
 ACCESSIBLE PARKING CALCULATIONS HAVE BEEN COMPLETED BASED ON OVERALL SITE PARKING COUNTS AND IN COMPLIANCE WITH 2010 ADA STANDARDS REQUIREMENTS.  
 ALL ADA PARKING SPACES TO BE COMPLIANT WITH RULE 68.104 (TCVA)HOUSE BILL 3163.

**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  
 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)

BUILDING	GSF	ACTUAL
BLDG. 1	9,495	26'-2"
BLDG. 2	9,495	26'-2"
BLDG. 3	9,495	26'-2"
BLDG. 4	9,495	26'-2"
BLDG. 5	9,495	26'-2"
BLDG. 6	9,495	26'-2"
BLDG. 7	9,495	26'-2"
BLDG. 8	9,495	26'-2"
BLDG. 9	7,314	25'-11"
Community Building	2,987	18'-2"

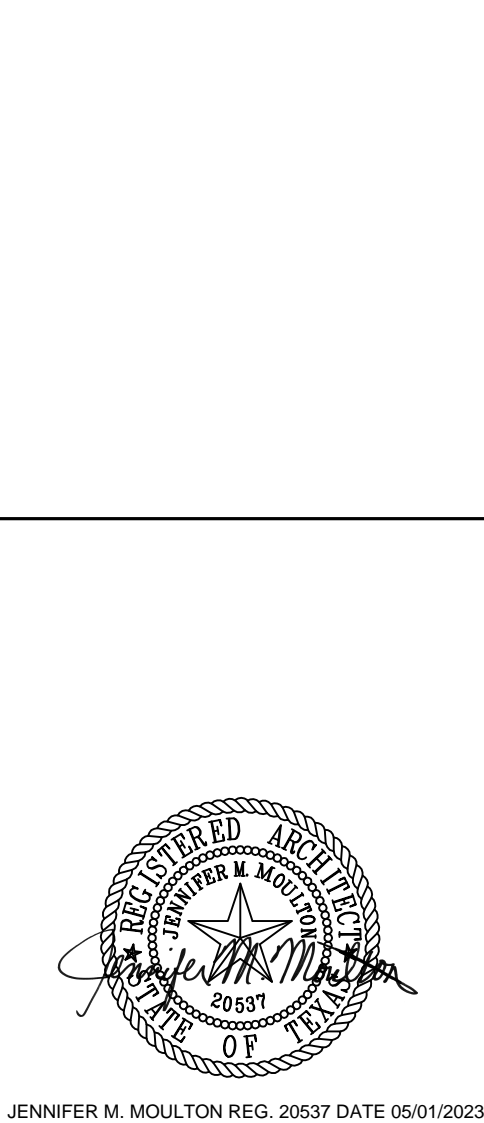
ACCESSIBLE MOBILITY UNIT CALCULATION				
UNIT TYPE	DESCRIPTION	TOTAL UNITS	% REQUIRED	PROVIDED
2BD	2 BED/2 BATH	80	7	4
3BD	3 BED/2 BATH	60	-	3
<b>TOTAL</b>		<b>140</b>		<b>7</b>

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

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

**SITE KEYNOTES**

- #1 POOL EQUIPMENT:  
- EXISTING TO REMAIN AND REPAIR PER ALLOWANCE
  - #2 POOL EQUIPMENT ENCLOSURE:  
- EXISTING TO REMAIN - PAINT AND REPAIR AS NEEDED
  - #3 POOL ENCLOSURE:  
- REPLACE EXISTING ALUMINUM POOL ENCLOSURE WITH STEEL FENCING. SEE LANDSCAPE DRAWINGS
  - #4 - INSTALL NEW CCTV CAMERA COMPONENT
  - #5 VEHICLE ENTRY GATE, CONTROL ALARM AND CALL BOX, AND CALL BOX  
- REMOVE AND REPLACE WITH NEW GATE, CONTROL ARM, AND CALL BOX
  - #6 BASKETBALL COURT:  
- DEMO EXISTING BASKETBALL COURT AND ASSOCIATED EQUIPMENT  
- SEE CIVIL FOR NEW GRADING
  - #7 ACCESSIBLE PARKING STALL  
- NEW ACCESSIBLE PARKING STALL
  - #8 - NEW CONCRETE SIDE WALK, SEE CIVIL
  - #9 NEW RAMP, SEE CIVIL
  - #10 GATE:  
- INSTALL NEW GATE, SEE GATE SCHEDULE A901
  - #11 PLAYGROUND:  
- DEMO EXISTING, SEE CIVIL
  - #12 PLAYGROUND:  
- NEW PLAYGROUND INSTALLED PER MANUFACTURERS REQUIREMENTS. SEE CIVIL
  - #13 LANDSCAPE PLANTINGS:  
- NEW LANDSCAPE PLANTINGS, SEE LANDSCAPE DRAWINGS
  - #14 NEW CONCRETE POOL DECK:  
- NEW CONCRETE POOL DECK, REFER TO LANDSCAPE AND CIVIL
  - #15 EXISTING FIRE HYDRANT:  
- EXISTING FIRE HYDRANT IN THIS LOCATION
  - #16 PEDESTRIAN RAMP:  
- NEW PEDESTRIAN RAMP, SEE CIVIL
  - #17 NEW ACCESSIBLE CHARCOAL GRILL, ACCESSIBLE PICNIC TABLE AND TRASH RECEPTACLE
  - #18 EXISTING SIDEWALK TO BE DEMOLISHED
  - #19 RECOAT EXISTING AND NEW POOL DECK
  - #20 NEW POOL CHAIR LIFT
  - #21 MOW STRIP, SEE DETAIL 7AS120
  - #22 DEMO EXISTING MONUMENT SIGN
  - #23 NEW MONUMENT SIGN:  
- PROVIDED BY OWNER - 5' TALL AND 6" DEEP
  - #24 NEW BRICK RAKE
  - #25 NEW TRASH RECEPTACLE
  - #26 NEW BENCH, SEE LANDSCAPE
  - #27 PEDESTRIAN BRIDGE:  
- SEE ALLOWANCE, PAINT AND REPAIR AS NECESSARY
  - #28 TRASH ENCLOSURE:  
- DEMO EXISTING  
- SEE SHEET AS111 FOR NEW TRASH ENCLOSURE PLANS AND ELEVATION
  - #29 - INSTALL NEW POOL HANDRAIL LOCATED AT STAIRS
  - #30 - DESIGNATED STAGGING, DEBRIS, & WASHOUT AREA
  - #31 EXISTING FENCE:  
- REPAIR EXISTING PERIMETER FENCE PER ALLOWANCE
  - #32 - NEW PET WASTE STATION
- NOTES:**
- 1. RE-PAIN/STRIP PARKING AS NECESSARY AROUND SITE
  - 2. NEW SITE LIGHTING. REFER TO ELECTRICAL DRAWINGS FOR DIRECTIONAL ADDRESS NUMBERS, PARKING AND POOL TO BE PROVIDED BY OWNER
  - 3. ALLOWANCE TO REPAIR RETAINING WALLS THROUGHOUT SITE
  - 4. ALLOWANCE TO REPAIR EXISTING IRRIGATION SYSTEM
- GENERAL NOTES:**
- 1. COORDINATE SIDEWALK LOCATIONS WITH SITE PLAN AND CIVIL DRAWINGS
  - 2. REFER TO DRAWINGS G120 SERIES FOR FIRE RATINGS AND CODE INFORMATION
  - 3. COORDINATE WITH STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING
  - 4. COORDINATE WITH ELECTRICAL, MECHANICAL AND INTERIOR DESIGN DRAWINGS FOR PIPES AND LOCATION OF FUTURE AND EXTERIOR FINISHES
  - 5. REFER TO DRAWINGS A400 SERIES FOR BUILDING ELEVATIONS AND EXTERIOR FINISHES



FOR CONSTRUCTION

**SANDY CREEK PACKAGE 2**  
 TDLR #: TABS2022010169

1828 SANDY POINT ROAD  
 BRYAN, TX 77807

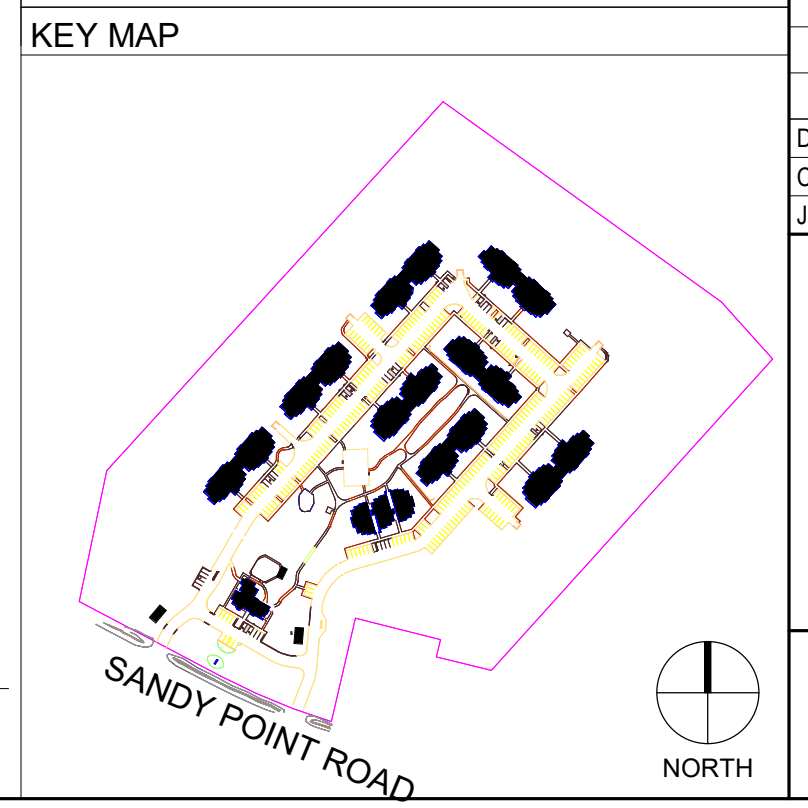
#	ISSUE	DATE
0	PERMIT ISSUE	03/31/2023
1	ADDENDUM 01	04/14/2023
2	ADDENDUM 02	05/01/2023

**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

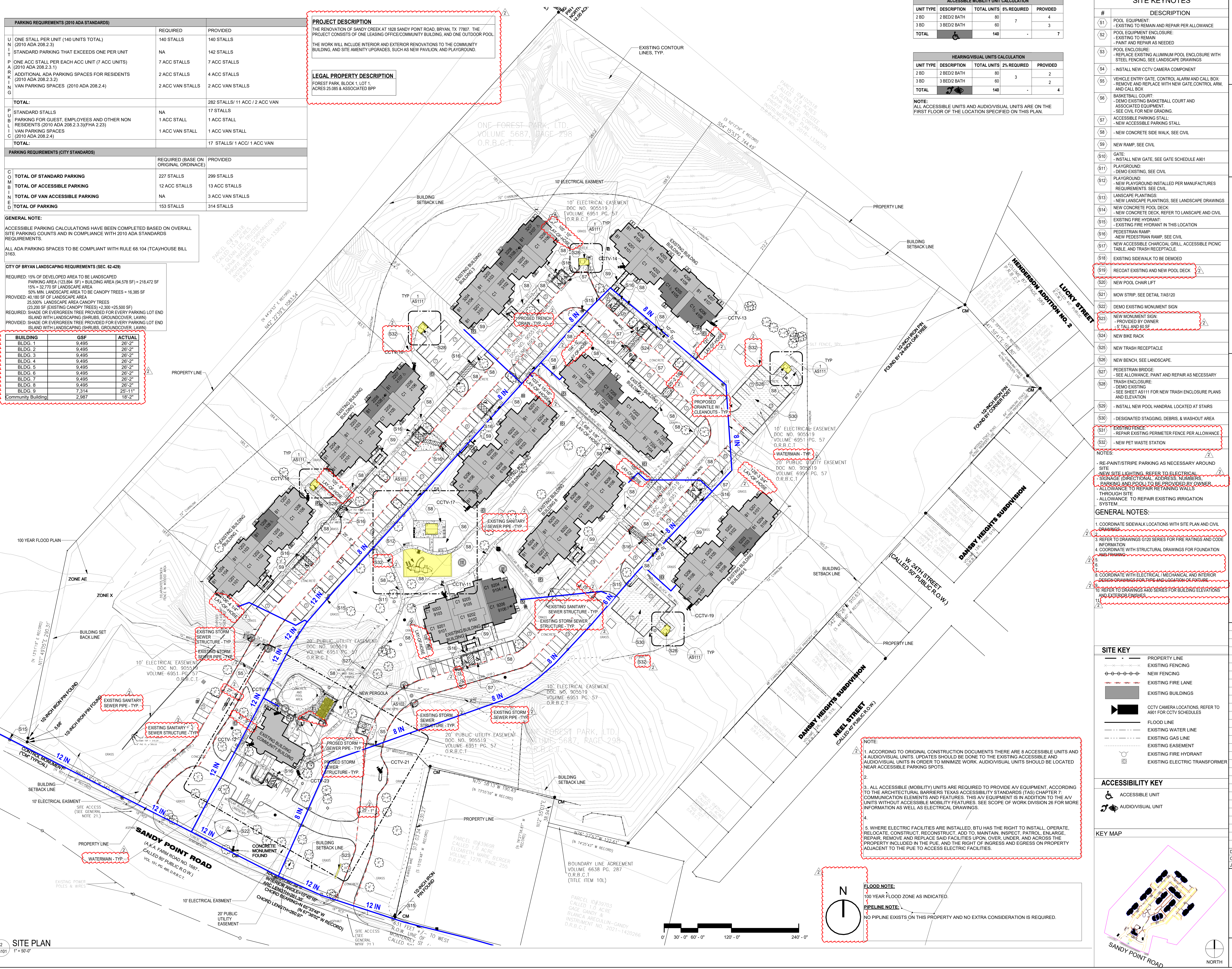
**ACCESSIBILITY KEY**

- ACCESSIBLE UNIT
- AUDIO/VISUAL UNIT



**SITE PLAN**  
 AS101 | 1" = 50'-0"

**SITE PLAN**  
 AS101



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