CONTRACTOR/OWNER TO SUPPLY AND INSTALL "CLICK TO ENTER" DEVICE AT THE ENTRY GATES FOR EMERGENCY ACCESS.

LAKEVIEW DRIVE (60' R.O.W.)

PROPERTY LINE

25' B.L. (SLIDE NO. 2509A; F.B.C.P.R.)

42 P.S. TOTAL INCLUDING 3 H.C.P.S.

ENTRY GATE

EXIT GATE

PHASE-1 PHASE-2

EXISTING ASSISTED LIVING FACILITY

EXISTING PROP. ADMIN. 1,293 S.F.

PHASE 2 - BUILDING & COURTYARD

10,029 S.F.

3 P.S.

EXISTING ASSISTED LIVING FACILITY

PHASE 2 - BUILDING & COURTYARD

10,029 S.F.

3 P.S.

FIRE LANE TOW AWAY ZONE

10' B.L. (SEC. 2-125 DISTRICT REGULATIONS)

PLAYGROUND TO BE FINISHED BY CONTRACTOR

PHASE-1 PHASE-2

OPEN GRASS LOT

7 P.S.

SPORT COURT TO BE FINISHED BY CONTRACTOR)

ALL DRIVEWAYS, PARKING SPACES, FENCE AROUND PROPERTY INCLUDING GATES AND LANDSCAPE AROUND PROPERTY WAS DONE IN PHASE 1. ALSO SIDEWALKS AND LANDSCAPE AROUND FIRST BUILDING WAS DONE IN THE FIRST PHASE.

ADDITIONAL WORK TO BE DONE IN PHASE 2:

1. FINISH STORAGE IN BACK AREA NEXT TO DUMPSTER THAT WAS PROPOSED IN PHASE 1 BUT IT WAS NEVER FINISH
2. FINISH PLAYGROUND AND SPORT COURT ON THE BACK OF THE PROPERTY
3. ADD SIDEWALK AROUND NEW PHASE 2 BUILDING.
4. LANDSCAPE AROUND NEW PHASE 2 BUILDING
5. PERGOLAS ON THE OUTDOOR COMMON AREAS THAT WERE PROPOSED BUT NEVER INSTALL IN THE PHASE 1.

600 S.F.

PROP. STORAGE

EXISTING DETENTION AREA

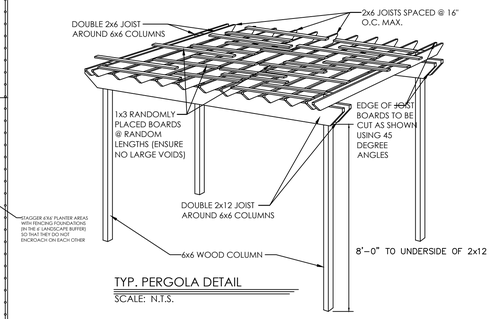
20' STORM SEWER AND DRAINAGE EASEMENT

SITE PLAN
SCALE: 1" = 20'-0"

SITE PLAN LEGEND

- PROPERTY / BOUNDARY LINE
- BUILDING LINE
- SETBACK LINE / EASEMENT
- FENCE LINE
- STAMPED CONCRETE
- J1 — PARKING LOT POLE MOUNTED LUMINAIRE (16' POLE W/ SINGLE LIGHT)
- J2 — PARKING LOT POLE MOUNTED LUMINAIRE (16' POLE W/ DOUBLE LIGHT)

ZONING DISTRICT DESIGNATION - B-0 BUSINESS/OFFICE
(LEGAL DESCRIPTION BELOW)



TYP. PERGOLA DETAIL
SCALE: N.T.S.

PERGOLA NOTES:

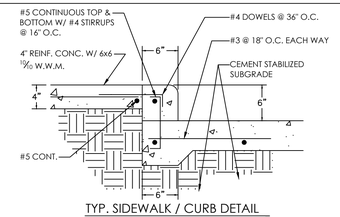
1) ALL TREATED WOOD TO BE STAINED AND WEATHER SEALED WITH LIGHT GREEN MINERAL SPIRITS & WOOD SEALER. FASTENERS USED NEED TO BE GALVANIZED AND/OR STAINLESS STEEL SCREWS.

2) TOP 2X6 JOIST BOARDS ON PERGOLA TO OVERHANG EDGE OF 6x6 COLUMNS 1'-0" FOR ENTIRE PERIMETER OF PERGOLA.

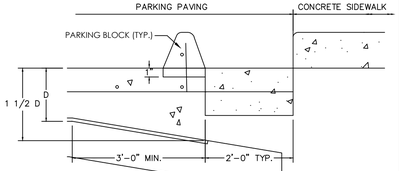
3) PERGOLA WIDTH AND LENGTH SPACING FOR COLUMNS & JOISTS IS SHOWN ON THE SITE PLAN ON THIS SHEET.

4) ENSURE THAT NO PART OF WOOD COLUMNS MAKE CONTACT WITH DIRT, CONCRETE ENCASEMENT OF COLUMNS IS TO BE MINIMUM 2" ABOVE GRADE - PROVIDE SLOPED TOP AT CONCRETE.

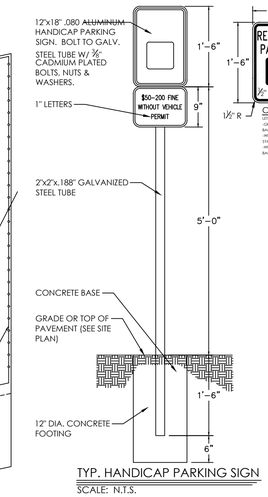
5) CONTRACTOR TO CONTACT ARCHITECT AFTER FIRST PERGOLA IS FINISHED W/ RANDOM 1x3 BOARDS ON TOP FOR REVIEW.



TYP. SIDEWALK / CURB DETAIL
SCALE: N.T.S.



TYP. PARKING BLOCK DETAIL
SCALE: N.T.S.



TYP. HANDICAP PARKING SIGN
SCALE: N.T.S.

PARKING ANALYSIS

LAND USE CLASSIFICATION	REQUIRED SPACES	UNIT OF MEASUREMENT	NUMBER OF UNITS	SUB TOTAL OF PARKING	CUMULATIVE PARKING
ASSISTED LIVING FACILITY	1:4	BEDS	56	14	14
OFFICE / ADMINISTRATION BUILDING	1:250	SQUARE FEET	1294	6	20
PARKING SPACES REQUIRED			TOTAL = 20		
PARKING SPACES PROVIDED			TOTAL = 42	REG. = 39	H.C. = 3

SITE PLAN GENERAL NOTES:

1) ALL PROPOSED PAVEMENT SHALL MATCH EXISTING STREET EXCEPT FOR AREAS DEEMED AS STAMPED CONRETE. PAVEMENT UP AGAINST THE ENVELOPE OF A BUILDING IS TO SLOPE AWAY FROM THE BUILDING A MINIMUM OF ¼"/1'-0".

2) AREAS OF STAMPED CONCRETE ARE TO HAVE IDENTICAL SURFACE TEXTURE MATCHING REGULAR PAVEMENT, THIS IS TO ENSURE SAFETY OF TRAVEL AND TO MINIMIZE THE CHANCE OF SLIPPAGE.

3) ALL SITE LAWNS, PLANTERS & VEGETATION ARE TO BE NATURALLY GROWN AND MAINTAINED. PLANTERS UP AGAINST BUILDING ENEVELOPE AND/OR SURROUNDED BY IMPERVIOUS SURFACES ARE TO BE PROVIDED W/ A METHOD OF DRAINAGE.

4) PROVIDE 4" WIDE YELLOW PARKING STRIPES, HANDICAPPED SYMBOLS & LETTERING, HANDICAPPED PARKING SIGNAGE, PROPER THRESHOLDS, AND PROPER RAMP SLOPING AS SHOWN TO COMPLY WITH ADA & TAS STANDARDS.

5) CONTRACTOR SHALL VERIFY ALL JOB DIMENSIONS, CONDITIONS OF WORK, LOCATIONS OF UTILITIES, AND LOCATIONS OF STORM & SEWER LINES AS THE CONTRACTOR IS RESPONSIBLE FOR SUCH.

6) ANYTHING SHOWN ON THE SITE PLAN AS "BY OTHERS" MEANS ITS GENERAL LOCATION IS SHOWN CORRECTLY BUT ALL DESIGN & IMPLEMENTATION IS HANDLE BY ANOTHER PROFESSIONAL.

7) REFER TO CIVIL & MEP DRAWINGS FOR ADDITIONAL SITE WORK & DETAILS. REFER TO LANDSCAPE DRAWINGS FOR ALL VEGETATION TYPES, LOCATIONS & REQUIREMENTS.

8) REFER TO STRUCTURAL DRAWINGS FOR PERGOLA STRUCTURAL & FOUNDATION DETAILS, DUMPSTER ENCLOSURE STRUCTURAL & FOUNDATION DETAILS, DUMPSTER ENCLOSURE GATE STRUCTURAL DETAILS, AND BOLLARD DETAILS.

9) ALL EXTERIOR GROUND MOUNTED EQUIPMENT WILL BE SCREENED.

Optimum Personal Care Assisted Living Phase 2

1110/12/14 Lakeview Dr.
Sugar Land, Texas 77478

Radian
ARCHITECTURE
134 Eldridge Road Suite A
Sugar Land, Texas 77478
TEL (713) 933-0507
FAX (713) 933-0512

#	Date	Description
1	12.10.12	SCHEMATIC DESIGN
2	02.28.13	50% CONSTRUCTION DOCS.
3	05.30.13	CONTRACTOR SET
4	08.14.13	CONTRACTOR SET – #2
5	08.30.13	PERMIT / TDADS SETS
6	09.10.13	ACI CHANGES
7	11.25.13	TDADS COMMENTS
8	12.10.13	CITY COMMENTS
9	01.23.14	CITY COMMENTS
10	07.17.14	DOORS/WINDOWS REV.
11	08.20.14	FIRE SCREEN WALL
12	10.14.14	PERMIT SET #2
13	07.07.15	GREAT RM. MILLWORK
14	07.10.15	PHASE 2 REVISION
15	09.30.15	CITY COMMENTS
16	05.21.18	PERMIT 3
17	01.21.19	CITY COMMENTS

1.21.19

REGISTERED ARCHITECT
NATHAN C. LEWIS
10329
STATE OF TEXAS

Project No. 1201.31

SITE PLAN

Sheet No. SITE PLAN