

SITE PLAN NOTES

- ALL DRIVES, SIDEWALKS, FLATWORK, UTILITIES, AND TOPOGRAPHY SHOWN ARE FOR REFERENCE ONLY, RE. CIVIL DRAWINGS FOR DIMENSIONS AND SPECIFICATIONS.
- RE. CIVIL DRAWINGS FOR SITE PARKING AND IMPERVIOUS COVER CALCULATIONS.

SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACKS & EASEMENTS
- WS-WS- PROPOSED WATER SUPPLY
- WWS- PROPOSED WAST WATER SEWER
- U/G E- PROPOSED UNDERGROUND ELECTRICAL
- D/T-D/T- PROPOSED UNDERGROUND DATA AND TELEPHONE

PROJECT DIRECTORY

OWNER:
INTREPID COMMERCIAL PROPERTIES, LLC
100 COMMONS RD., STE. 7 #339
DRIPPING SPRINGS, TEXAS 78620
CONTACT: CHRIS NYGARD - 512.884.6871

CIVIL ENGINEER:
DOUCET & ASSOCIATES
1290 WONDER WORLD DRIVE, SUITE 1220
SAN MARCOS TX 78666
CONTACT: ANDY DODSON, P.E. - 512.757.9127

ARCHITECT:
CHAGNON ARCHITECTURE, PLLC.
215 W. SAN ANTONIO ST., SUITE 2104
SAN MARCOS, TEXAS 78666
CONTACT: PAX CHAGNON, AIA - 512.757.9127

STRUCTURAL ENGINEER:
KLEIN & COPE ENGINEERING, INC.
8611 BOTTIS LANE
SAN ANTONIO, TEXAS 78271
CONTACT: JIM BRYANT, P.E. - 830.828.7070

MEP ENGINEER:
RGM ENGINEERING, INC.
6243 IH 10, SUITE 501
SAN ANTONIO, TEXAS 78201
CONTACT: MIGUEL GARCIA, P.E. - 210.299.4522

APPROVED

ZONING AND LOT INFORMATION

LEGAL DESCRIPTION:
LOT 6 - 1.293 AC.

ZONING DISTRICT:
CS DISTRICT - COMMERCIAL SERVICES DISTRICT

LOT STANDARDS (SECTION 3.12.4):

	REQD./ALLOWED	PROVIDED
MIN. FRONT YARD -	25 FT.	+/- 151 FT.
MIN. REAR YARD -	25 FT.	25'-6"
MIN. SIDE YARD -	15 FT.	15'-6" & 15'-8"
MAX. BUILDING HEIGHT -	2 STOR./40 FT.	1 STOR./26 FT.
MAX. IMPERVIOUS COVER -	70%	57.3%
32,257 S.F. (IMPERV. AREA) / 56,323 S.F. (LOT AREA) =		57.3%
GROSS FLOOR AREA -	50,000 S.F.	13,200 S.F.
(OUTSIDE FACE OF STUD)		
PARKING SPACES -	44 SPACES	6 SPACES
(SECTION 5.6.2, BUSINESS AND PROFESSIONAL OFFICE 13,200 S.F. @ 1 SPACE / 300 S.F.)		
ACCESSIBLE SPACES -	1 SPACES	2 SPACES
(2012 IBC, TABLE 1106.1)		

AREA CALCULATIONS

FOUNDATION AREA	=	14,175 S.F.
BUILDING AREA (ENCLOSED)	=	13,200 S.F.
COVERED PORCH AREA	=	675 S.F.
ROOF AREA	=	15,385 S.F.

BUILDING CODE SUMMARY
2012 INTERNATIONAL BUILDING CODE

OCCUPANCY GROUP: (BUSINESS)	B
CONSTRUCTION TYPE:	V-B
TOTAL OCCUPANCY:	NONE
AUTOMATIC FIRE SPRINKLER SYSTEM:	NO
ALLOWABLE BUILDING AREA: (PER TABLE 503)	9,000 S.F.
TOTAL BUILDING AREA (GROSS): (FIRE WALLS - PER SEC. 703, EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE FIRE WALLS SHALL BE CONSIDERED A SEPARATE BUILDING)	13,200 S.F.
BUILDING 1	5,995 S.F.
BUILDING 2	7,205 S.F.
ALLOWABLE BUILDING HEIGHT (TABLE 503):	40 FT.
ACTUAL BUILDING HEIGHT:	26 FT.

2012 TEXAS ACCESSIBILITY STANDARDS

REVIEW BY GORDON LOVE, RAS #1373
SAN MARCOS, TEXAS - 512.392.3194

TABS2019000236

GENERAL PROJECT DESCRIPTION

- THIS PROJECT IS A NEW 13,200 S.F. STRUCTURE WHICH IS DEVIDED INTO TWO TYPE 5-B, SINGLE STORY BUILDINGS, AS ALLOWED IBC SEC. 706.1.
- FINISH-OUT WILL UNDER SEPERATE PERMIT.
- VICINITY MAP.

SHEET INDEX

ARCHITECTURAL SHEETS

- A0.0 ARCHITECTURAL SITE PLAN AND CODE SUMMARY
- A0.1 SCHEDULES, WINDOW AND DOOR TYPES, ABBREVIATIONS, SYMBOLS, AND SPECIFICATIONS
- A0.2 SPECIFICATIONS
- A1.0 FLOOR PLAN
- A1.1 ROOF PLAN
- A2.0 BUILDING ELEVATIONS
- A3.0 BUILDING SECTIONS
- A4.0 WALL SECTIONS
- A4.1 WALL SECTIONS
- A4.2 WALL SECTIONS
- A5.0 DETAILS

STRUCTURAL SHEETS

- S1.0 FOUNDATION LAYOUT
- S2.0 FOUNDATION DETAILS AND FOUNDATION NOTES
- S3.0 HEADER AND BEAM PLAN AND FRAMING NOTES
- S4.0 FRAMING DETAILS

MECHANICAL SHEETS

- MEP101 MEP SITE PLAN

ELECTRICAL SHEETS

- E100 ELECTRICAL SYMBOLS AND ABBREVIATIONS
- E101 ELECTRICAL FLOOR PLAN
- E201 ONE-LINE DIAGRAM AND PANEL BOARD SCHEDULE
- E301 ELECTRICAL DETAILS
- E401 ELECTRICAL SPECIFICATIONS

PLUMBING SHEETS

- P100 PLUMBING SYMBOLS AND ABBREVIATIONS
- P101 PLUMBING FLOOR PLAN
- P201 PLUMBING SCHEDULES AND DETAILS
- P301 PLUMBING SPECIFICATIONS

CHAGNON ARCHITECTURE, PLLC.
ARCHITECT

REGISTERED ARCHITECT
STATE OF TEXAS
NO. 12552
EXPIRES 12/5/2018

CHAGNON ARCHITECTURE, PLLC.
SAN MARCOS, TEXAS 78666 512.757.9127
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SPORTSPLEX OFFICE BUILDING

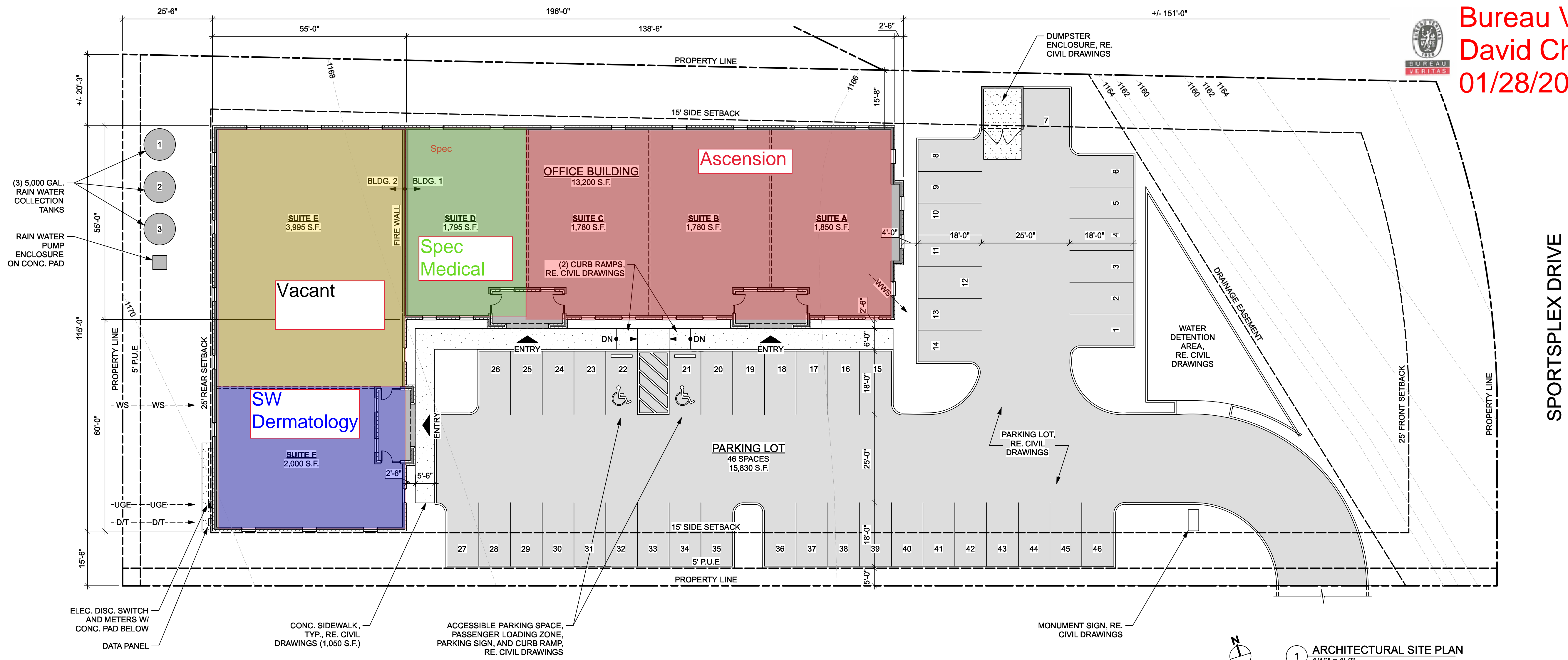
249 SPORTSPLEX DR., SUITE 200
DRIPPING SPRINGS, TEXAS 78620

REV.	DESCRIPTION	DATE
	ISSUE FOR CONSTRUCTION	12.05.2018

SITE PLAN

SHEET NUMBER

A0.0



Bureau Veritas
David Chulak
01/28/2019

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