

SUB-ENGINEERING.CTB

# THE COLONY TREE HOUSE

## SITE PLAN

### SHEET INDEX

SUBMITTED BY:  
*M. HARMOUCHE*  
CARLSON, BRIGANCE, & DOERING, INC.

11.01.2024  
DATE

## THE COLONY MUNICIPAL UTILITY DISTRICT NO. 1C BASTROP COUNTY, TEXAS

REVIEWED BY FOR CONSTRUCTION:

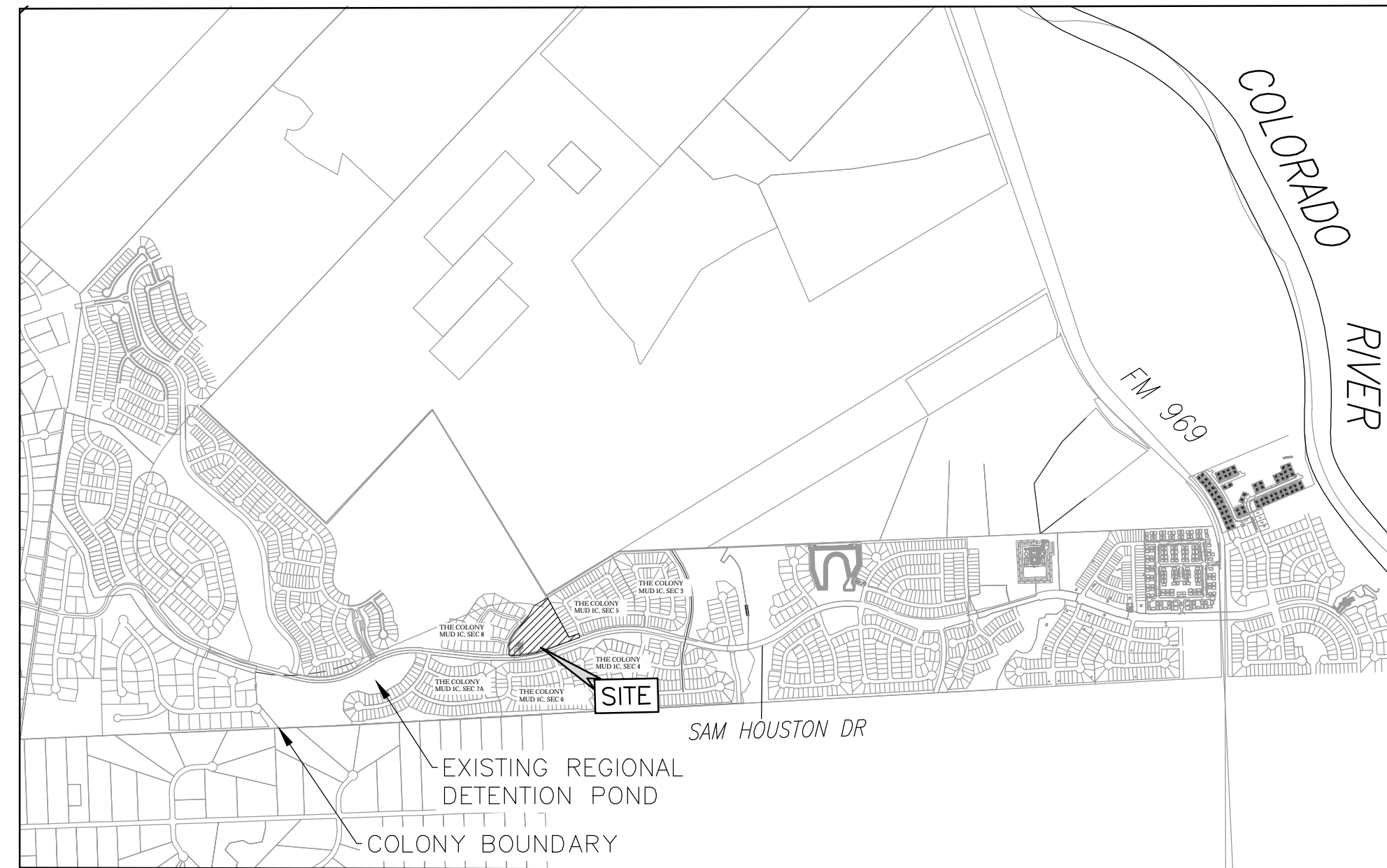
THE COLONY MUD 1C ENGINEER  
(DISCLAIMER: REVIEW OF THE PLANS BY THE DISTRICT IS LIMITED TO DISTRICT OWNED FACILITIES AND DOES NOT INDICATE A REVIEW OF THE ADEQUACY OF THE DESIGN FOR THE FACILITIES. IN APPROVING THESE PLANS, THE DISTRICT MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.)

APPLICATION NUMBER: 2022-4008; PID: 35911  
BASTROP COUNTY APPROVED PERMIT

I, MAHER HARMOUCHE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THESE ENGINEERING DOCUMENTS IS COMPLETE, ACCURATE, AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL COUNTY APPROVAL.

*M. HARMOUCHE*  
MAHER HARMOUCHE, P.E.  
11.01.2024  
DATE

AS OWNER OF THIS PROPERTY, I PROMISE TO DEVELOP AND MAINTAIN THIS PROPERTY AS DESCRIBED IN THIS PLAN.  
*Rick Neff*  
RICK NEFF OWNER TRUSTEE  
13-Dec-22  
DATE



### LOCATION MAP

N.T.S.

FIRE FLOW TEST RESULTS	
RESIDUAL HYDRANT LOCATION: RAINWATER CREEK / FIRETHORN LOOP	
FLOW HYDRANT LOCATION: FIRETHORN LOOP	
FLOW HYDRANT: PITOT READING:	40 PSI
GPM:	1,061 GPM
TOTAL FLOW DURING TEST:	1,061 GPM
TEST HYDRANT	
STATIC READING:	55 PSI
RESIDUAL READING:	45 PSI
FLOW: AT 20 PSI RESIDUAL 2,087 GPM	

OWNER: HUNT COMMUNITIES BASTROP, LLC. ENGINEER: CARLSON, BRIGANCE & DOERING, INC.  
A DELAWARE LIMITED LIABILITY COMPANY CIVIL ENGINEERING & SURVEYING  
C/O MR. MAHER HARMOUCHE, P.E.  
P.O. BOX 12220 5701 WEST WILLIAM CANNON DRIVE  
EL PASO, TEXAS 79913 AUSTIN, TEXAS 78749  
(915) 298-4226 (512) 280-5160

UTILITY PROVIDERS:

ELECTRIC: BLUEBONNET ELECTRIC  
(979) 542-3151

GAS: CENTER POINT ENERGY  
(830) 643-6936

PHONE: AT&T  
(512) 870-1450

WATER: COLONY 1C M.U.D.  
(512) 989-2200

WASTEWATER: COLONY 1C M.U.D.  
(512) 989-2200

CABLE: SPECTRUM CABLE  
1-800-222-5355

UTILITY OPERATOR: CROSSROADS UTILITIES  
(512) 246-1400

ORDINANCE CODE:  
REVIEWED FOR REQUIREMENTS OF THE THIRD AMENDMENT TO CONSENT AGREEMENT FOR THE COLONY MUNICIPAL UTILITY DISTRICT NO.1 AND SUCCESSOR DISTRICTS, RESOLUTION NO. R-2019-114, APPROVED NOVEMBER 12, 2019.

BENCHMARKS:

BENCHMARK INFORMATION:  
BM-1: CAPPED IRON ROD STAMPED "CONTROL"  
ELEVATION = 514.34' N:10020928.45' E:3226055.92'

BM-2: COTTON SPINDLE IN SIDEWALK SEAM  
ELEVATION = 464.07' N:10021244.44' E:3227675.13'

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

THIS PROJECT IS LOCATED IN THE COLORADO RIVER WATERSHED.

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA. THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0335F, FOR BASTROP COUNTY TEXAS, DATED MAY 09, 2023. COMMUNITY NUMBER 481193

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF BASTROP MUST RELY UPON THE ADEQUACY OF THE DESIGN ENGINEER.

**Engineering & CIP Department**  
André Betit, P.E. - Director  
Marlene Flores - Floodplain Administrator

211 Jackson St.  
Bastrop, Texas 78602  
512.581.7178  
FAX: 512.581.7178  
Marlene.flores@co.bastrop.tx.us

**CLASS "A" DEVELOPMENT PERMIT**

Date: 11/07/2023 Application Number: 2022-4008 PID: 35911  
Property Owner: HUNT COMMUNITIES BASTROP, LLC  
Legal Description: ABS A5 BANGS, J. MANUEL, 13.083 ACRES

Proposed Development: COMMERCIAL DEVELOPMENT: THE COLONY TREE HOUSE AMMENITY CENTER

**FLOOD HAZARD INFORMATION**

Community Name: Bastrop County Community Number: 481193  
Property Lies Within Zones: X Approved Plans Allow For Development in Zone(s): X  
Flood Insurance Rate Map (FIRM) Panel Number: 48021 C 0335F  
FIRM Date: 1/6/2016 FIRM Index Date: 5/9/2023

The Bastrop County Floodplain Administrator has determined that the proposed development will be outside an identified 100-year floodplain according to the Flood Insurance Rate Map.

**CHANGES - IF CHANGES IN DEVELOPMENT, DRIVEWAY, OR SEPTIC LOCATION OR DESIGN OCCUR, ALL WORK MUST CEASE AND A NEW PERMIT MUST BE OBTAINED. THIS PERMIT SHALL BECOME VOID FOR CHANGES TO THE APPROVED PLANS.**

**THE PERMIT WILL BE REVOKED IF IT IS DETERMINED THAT DEVELOPMENT HAS FAILED TO MEET THE REQUIREMENTS OF THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER AND/OR PERMIT CONDITIONS.**

**PERMIT TERM** - This Permit becomes valid upon execution and shall expire if Construction of the development has started, then upon completion of the project for which the permit was granted or after three years have elapsed from the date the permit was issued, whichever occurs first; or  
If Construction of the development has not started, 180 days after the permit was issued.

**THIS NOTICE MUST BE POSTED ON SITE WHERE THE INFORMATION SIDE WILL BE VISIBLE FROM THE ROAD.**

*Marlene Flores*  
Marlene Flores - Floodplain Administrator Date: 11/07/2023



BASTROP FIRE DEPARTMENT	
FIRE DESIGN CODES	2018 INTERNATIONAL FIRE CODE WITH ADOPTED APPENDICES
FIRE FLOW DEMAND @ 20 PSI (GPM)	1,750 GPM FOR 2 HOURS
INTENDED USE	UTILITY AND MISCELLANEOUS
CONSTRUCTION CLASSIFICATION	BLDG. TYPE V-B
BUILDING FIRE AREA (S.F.)	4,888 S.F.
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE (IF APPLICABLE)	N/A
REDUCED FIRE FLOW DEMAND @ 20 PSI FOR HAVING A SPRINKLER SYSTEM (GPM) (IF APPLICABLE)	N/A
FIRE HYDRANT FLOW TEST DATE	08/11/2023
FIRE HYDRANT FLOW TEST LOCATION	RAINWATER CREEK/FIRETHORN LOOP
ALTERNATIVE METHOD OF COMPLIANCE AMOC (IF APPLICABLE)	N/A

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO'S	CITY OF BASTROP APPROVAL/DATE	MUD APPROVAL	APPROVED BY

DESIGNED BY: NAME	DRAFTED BY: NAME
DATE	
REVISION	

**Carlson, Brigance & Doering, Inc.**  
Civil Engineering & Surveying  
FIRM ID #13791  
North Office: 12120 RR 620 N., Ste. 600 Austin, Texas 78750  
5501 West William Cannon Dr. Austin, Texas 78749  
Phone No. (512) 280-5160  
www.cbding.com

COVER  
THE COLONY TREE HOUSE  
SITE PLAN

SHEET NAME:  
JOB NAME:  
PROJECT:

*M. HARMOUCHE*  
MAHER HARMOUCHE  
143982  
LICENSED PROFESSIONAL ENGINEER  
CARLSON, BRIGANCE, & DOERING, INC.  
0 # 13791  
11.01.2024

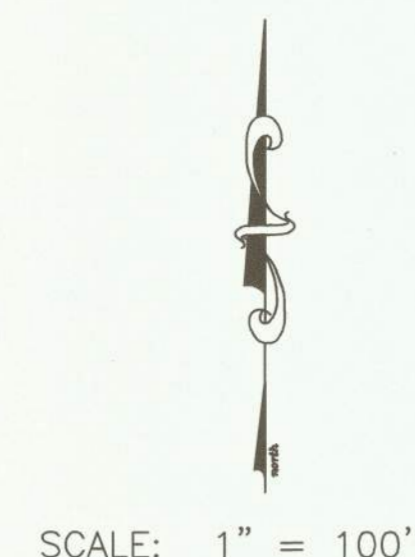
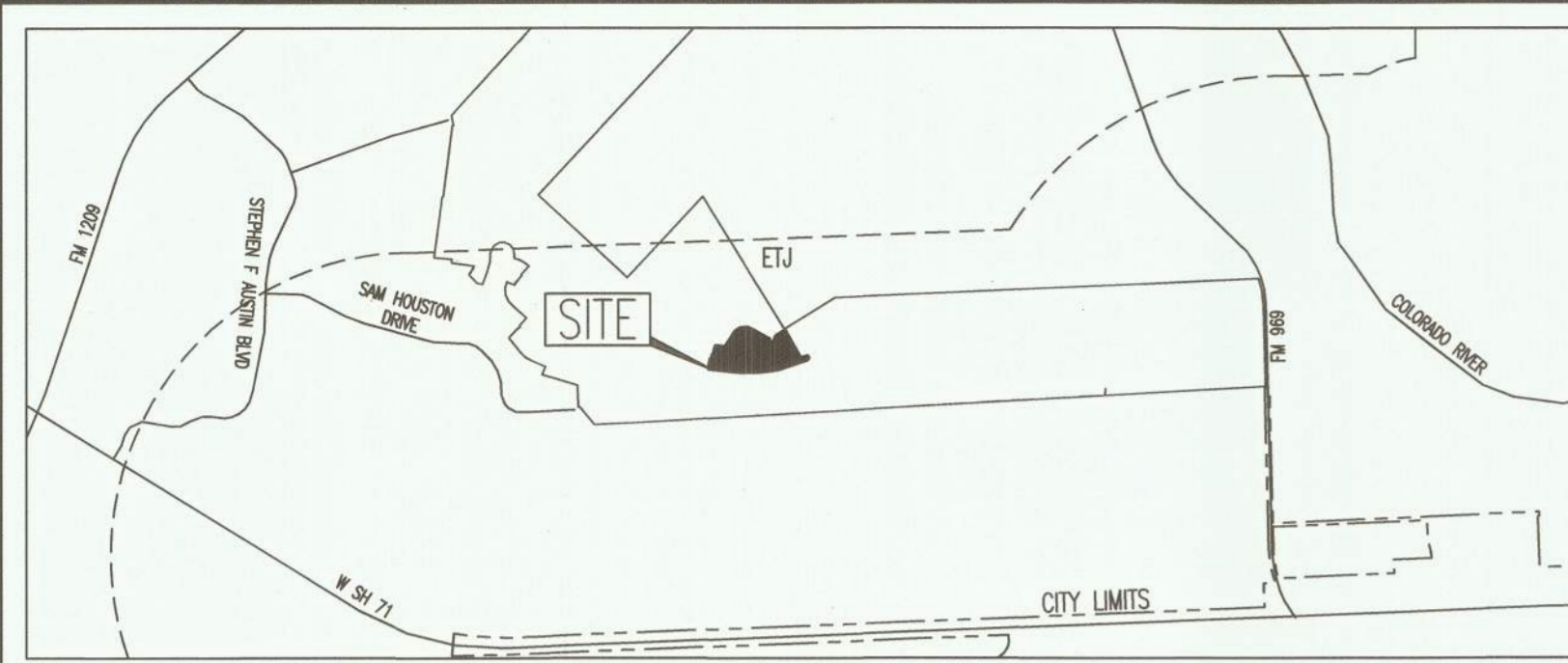
DATE: JAN 2023  
JOB NUMBER: 5469  
SHEET: 1 OF 18

FILE PATH: J:\ACD\5469\dwg\5469\_COVER.dwg - Nov 01, 2024 - 11:08am



# THE FINAL PLAT OF THE COLONY MUD 1C, SECTION 8

7/218-A



**LEGEND**

- BENCHMARK
- 1/2" CAPPED IRON ROD SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ IRON PIPE FOUND
- ② LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT

**Curve Table**

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.56	15.00	S25°42'25"W	21.21	15.00	90°00'00"
C2	469.46	1465.00	S80°08'46"W	467.45	236.76	182°13'37"
C3	182.99	1465.00	N87°05'41"W	182.67	91.62	7°09'25"
C4	85.48	60.00	N21°05'05"E	78.43	51.82	81°37'50"
C5	19.82	15.00	N78°00'21"E	18.41	11.66	75°43'17"
C6	174.60	425.00	N28°22'33"E	173.37	88.55	23°32'18"
C7	23.80	15.00	N49°40'58"W	21.24	15.04	90°08'59"
C8	23.54	15.00	N44°21'34"E	21.20	14.98	89°56'06"
C9	10.56	60.00	N05°36'59"W	10.55	5.29	10°05'01"
C10	16.80	60.00	S07°24'56"W	16.75	8.46	16°02'40"
C11	179.49	375.00	N26°26'00"E	177.78	91.50	27°25'25"
C12	23.11	15.00	N28°42'04"W	20.89	14.56	88°16'48"
C13	22.20	15.00	S64°46'01"W	20.23	13.89	84°47'03"
C14	70.05	275.00	N80°08'17"W	69.86	35.21	14°35'39"
C15	82.78	325.00	N80°08'17"W	82.56	41.62	14°35'39"
C16	51.19	325.00	S82°55'23"E	51.13	25.85	9°01'27"
C17	43.31	275.00	S82°55'23"E	43.27	21.70	9°01'27"
C18	19.03	15.00	S42°04'13"E	17.78	11.04	72°40'54"
C19	306.22	60.00	S28°03'40"W	66.74	40.15	292°25'08"
C20	23.56	15.00	N42°26'07"W	21.21	15.00	90°00'00"
C21	23.56	15.00	N47°33'53"E	21.21	15.00	90°00'00"
C22	137.67	225.00	S82°55'23"E	135.54	71.07	35°03'31"
C23	168.27	275.00	S20°05'39"W	165.66	86.86	35°03'31"
C24	23.56	15.00	N82°37'24"E	21.21	15.00	90°00'00"
C25	11.32	15.00	N16°00'28"E	11.05	5.94	43°13'52"
C26	184.79	60.00	S82°37'24"W	119.94	1942.96	178°27'45"
C27	11.32	15.00	S30°45'39"E	11.05	5.94	43°13'52"
C28	86.44	225.00	S63°22'56"E	85.91	43.76	22°00'41"
C29	105.65	275.00	S63°22'56"E	105.00	53.48	22°00'41"
C30	92.78	275.00	N64°43'21"W	92.34	46.83	19°19'50"
C31	68.09	225.00	N20°45'05"E	67.83	34.31	17°20'22"
C32	25.45	15.00	S08°27'06"E	22.50	17.01	97°11'36"
C33	22.20	15.00	N82°32'38"E	20.23	13.70	84°47'51"
C34	2.38	15.00	S58°35'44"E	2.37	1.19	9°04'34"

**Curve Table**

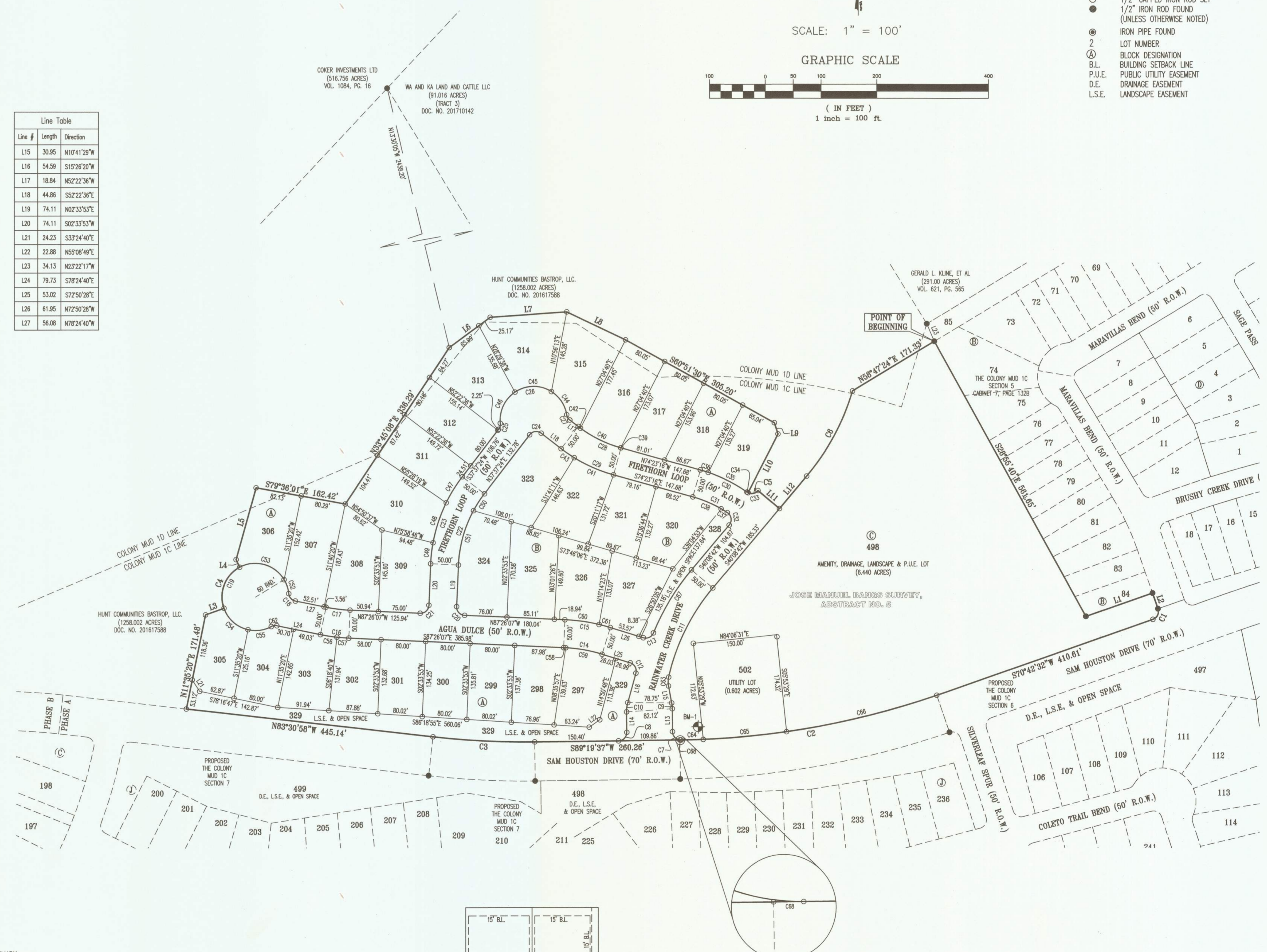
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C35	77.89	275.00	S63°10'18"E	77.63	39.21	16°13'43"
C36	14.89	275.00	S72°50'13"E	14.89	7.45	3°06'07"
C37	12.81	225.00	N58°40'47"W	12.81	6.41	3°15'45"
C38	55.28	225.00	N67°20'38"W	55.14	27.78	14°04'37"
C39	0.62	225.00	S74°16'34"E	0.62	0.31	0°09'24"
C40	80.44	225.00	S63°59'21"E	80.01	40.65	20°29'04"
C41	77.15	275.00	N66°21'02"W	76.90	38.83	16°04'28"
C42	5.38	225.00	S53°03'42"E	5.38	2.69	1°22'13"
C43	28.50	275.00	N55°20'42"W	28.48	14.26	5°56'13"
C44	51.11	60.00	S33°32'56"E	49.58	27.22	48°48'25"
C45	69.07	60.00	N89°04'14"E	65.32	38.93	65°57'17"
C46	64.61	60.00	N25°14'34"E	61.54	35.84	61°42'03"
C47	55.00	275.00	N31°53'36"E	54.91	27.59	11°27'36"
C48	75.42	275.00	N18°16'25"E	75.18	37.95	15°42'47"
C49	37.85	275.00	N06°30'22"E	37.82	18.95	7°53'08"
C50	36.15	225.00	S33°01'16"W	36.11	18.11	9°12'17"
C51	101.53	225.00	S15°29'30"W	100.67	51.64	25°51'14"
C52	26.55	60.00	S18°24'26"E	26.34	13.50	25°21'19"
C53	91.12	60.00	S74°35'33"E	82.61	56.95	87°00'55"
C54	60.09	60.00	N48°25'25"W	57.61	32.84	57°23'10"
C55	42.97	60.00	S82°22'03"W	42.06	22.45	41°01'54"
C56	29.94	325.00	N81°03'00"W	29.83	14.98	5°16'40"
C57	21.25	325.00	N85°33'43"W	21.25	10.63	3°44'47"
C58	3.65	275.00	N87°03'20"W	3.65	1.82	0°45'34"
C59	66.40	275.00	N79°45'30"W	66.24	33.36	13°50'05"
C60	61.87	325.00	S81°56'32"E	61.78	31.03	10°54'30"
C61	20.91	325.00	S74°41'02"E	20.90	10.46	3°41'09"
C62	10.40	15.00	S81°45'13"W	10.20	5.42	38°44'14"
C63	15.94	39.00	N01°00'54"E	15.83	8.08	23°24'50"
C64	39.75	1464.99	N88°27'55"E	39.75	19.87	1°33'16"
C65	150.08	1465.00	N84°45'12"E	150.01	75.10	5°52'10"
C66	277.48	1465.00	N76°23'33"E	277.06	139.15	10°51'07"
C67	131.81	425.00	S31°15'36"W	131.29	66.44	17°46'13"
C68	2.16	1463.21	N89°17'05"E	2.16	1.08	0°05'05"

**Line Table**

Line #	Length	Direction
L1	126.50	N07°42'25"E
L2	29.78	S19°17'35"E
L3	35.23	N07°16'10"E
L4	15.02	N24°53'17"W
L5	133.46	N15°33'49"E
L6	91.16	N53°35'14"E
L7	137.68	N86°02'09"E
L8	116.82	S64°32'58"E
L9	21.21	S17°55'20"E
L10	117.72	S27°04'40"W
L11	50.00	S49°51'18"E
L12	75.73	N40°08'42"E
L13	40.95	N00°36'29"W
L14	36.56	S00°36'29"E

**Line Table**

Line #	Length	Direction
L15	30.95	N10°41'29"W
L16	54.59	S15°26'20"W
L17	18.84	N52°22'36"W
L18	44.86	S22°22'36"E
L19	74.11	N02°33'53"E
L20	74.11	S02°33'53"W
L21	24.23	S33°24'40"E
L22	22.88	N55°08'49"E
L23	34.13	N23°22'17"W
L24	79.73	S78°24'40"E
L25	53.02	S72°50'28"E
L26	61.95	N72°50'28"W
L27	56.08	N78°24'40"W



DATE: SEPTEMBER 14, 2022  
 OWNER:  
 RICK NEFF  
 HUNT COMMUNITIES BASTROP, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY  
 601 N. MESA STREET,  
 SUITE 1900  
 EL PASO, TEXAS 79901  
 PHONE: (915) 286-4226

ENGINEER & SURVEYOR:  
 ARON V. THOMSON, R.P.L.S. AND  
 DOUGLAS R. RUMMEL, JR., P.E.  
 CARLSON, BRIGANCE & DOERING, INC.  
 5501 WEST WILLIAM CANNON  
 AUSTIN, TX 78749  
 (512) 280-5160  
 (512) 280-5165 fax

F.E.M.A. MAP NO. 48021C0335E  
 BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

TOTAL ACREAGE: 19,576 ACRES  
 SURVEY: JOSE MANUEL BANGS SURVEY, A-5

NO. OF RESIDENTIAL LOTS:	31	9,032 ACRES
NO. OF NON-RESIDENTIAL LOTS:	4	7,856 ACRES
<b>TOTAL:</b>	<b>35</b>	<b>16,888 ACRES</b>

NO. OF BLOCKS:	3	2,688 ACRES
<b>TOTAL:</b>	<b>3</b>	<b>2,688 ACRES</b>

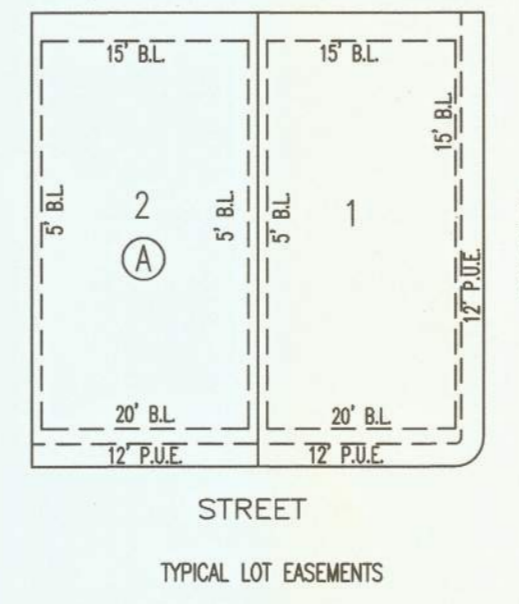
NON-RESIDENTIAL LOTS

BLOCK	LOT	PURPOSE
A	329	L.S.E. & OPEN SPACE
B	328	L.S.E. & OPEN SPACE
C	498	AMENITY, DRAINAGE, LANDSCAPE, & P.U.E.
C	502	UTILITY LOT

LINEAR FOOTAGE OF RIGHT-OF-WAY

ROAD	50' R.O.W.	75' R.O.W.	88' R.O.W.	530' R.O.W.
AGUA DULCE	755	755	755	755
FIRETHORN LOOP	889	889	889	889
RAINWATER CREEK DRIVE	530	530	530	530
<b>TOTAL</b>		<b>2,174</b>		

BENCHMARK:  
 BM-1: CAPPED IRON ROD STAMPED "CONTROL"  
 ELEVATION = 514.34' N:10020928.45' E:3226055.92'  
 BM-2: COTTON SPINDLE IN SIDEWALK SEAM  
 ELEVATION = 464.07' N:10021244.44' E:3227675.13'



REVISION	BY	DATE	COMMENT



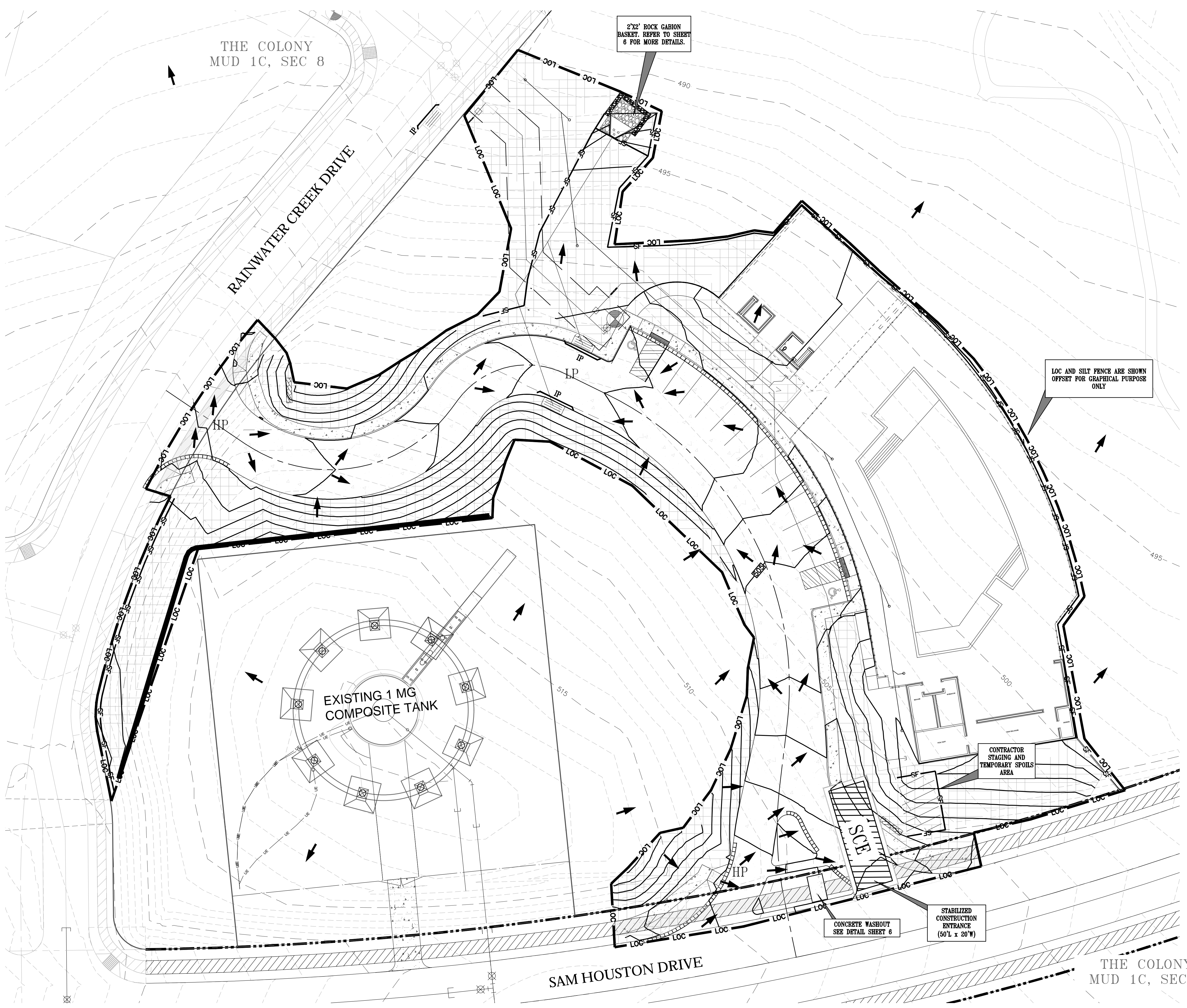
**Carlson, Brigance & Doering, Inc.**  
 FIRM ID #E3791 REG. # 10024900

Civil Engineering      Surveying  
 5501 West William Cannon      Austin, Texas 78749  
 Phone No. (512) 280-5160      Fax No. (512) 280-5165

FILED  
 Oct 12 2022  
 COUNTY CLERK  
 BASTROP COUNTY, TEXAS

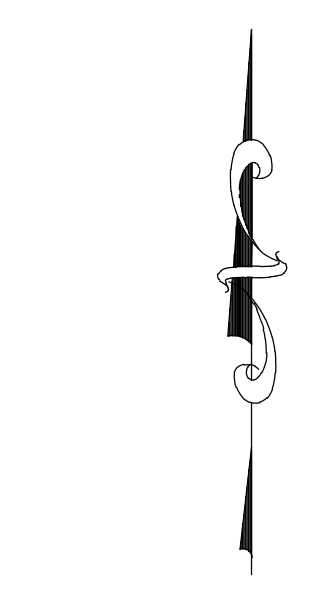
J:\AC3D\5235\Survey\FINAL PLAT- COLONY MUD 1C, SEC 8





**LEGEND**

- SILT FENCE
- LIMITS OF CONSTRUCTION
- J HOOK
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- STAGING AND SPOILS AREA
- CONCRETE WASH AREA
- EXIST. MINOR CONTOUR
- EXIST. MAJOR CONTOUR
- PROPOSED GRADING
- ROCK BERM
- LOWPOINT/HIGHPOINT
- BERM
- FLOW ARROWS
- REVEG WITH SEED AND TOP SOIL (4:1 SLOPES TO INCLUDE EXCEL SS-2 EROSION CNTRL BLANKET)



SCALE: 1" = 20'

LIMITS OF CONSTRUCTION: 70,206.12 S.F. / 1.61 AC.  
SILT FENCE: 810 L.F.

- NOTES:**
- ALL SLOPES 4:1 AND GREATER SHALL BE STRUCTURALLY STABILIZED;
  - STRUCTURALLY STABILIZE WITH EXCEL SS-2 EROSION CONTROL BLANKET, TOP SOIL, AND SEEDING PER GENERAL NOTES.
  - UPON PAVING CONTRACTOR SHALL REMOVE INLET PROTECTION DAMS AT LOW POINT INLETS
  - CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING COMPLIANCE WITH SWPPP INSPECTION, REPORTING, NOI, AND NOT FILING. THE PLAN SHOWN IS THE MINIMUM REQUIRED AND THE CONTRACTOR SHALL MODIFY THE PLAN AS REQUIRED TO ELIMINATE SEDIMENT FROM LEAVING THE SITE.
  - ALTERNATE BID: CONTRACTOR TO MULCH TREES TO BE UTILIZED AS AN EROSION CONTROL MEASURE FOR DISTURBED AREAS.

DESIGNED BY:	DATE:
NAME:	REVISION:

**Carlson, Brigrance & Doering, Inc.**  
Civil Engineering & Surveying

**CBD**

FIRM ID #15791  
Main Office: 5501 West William Cannon Dr., Austin, Texas 78750  
North Office: 12120 RR 620 N., Ste. 600, Austin, Texas 78750  
Phone No. (512) 286-5160  
www.cbdlng.com

**EROSION CONTROL PLAN**

**THE COLONY TREE HOUSE**

**SITE PLAN**

SHEET NAME:

JOB NAME:

PROJECT:

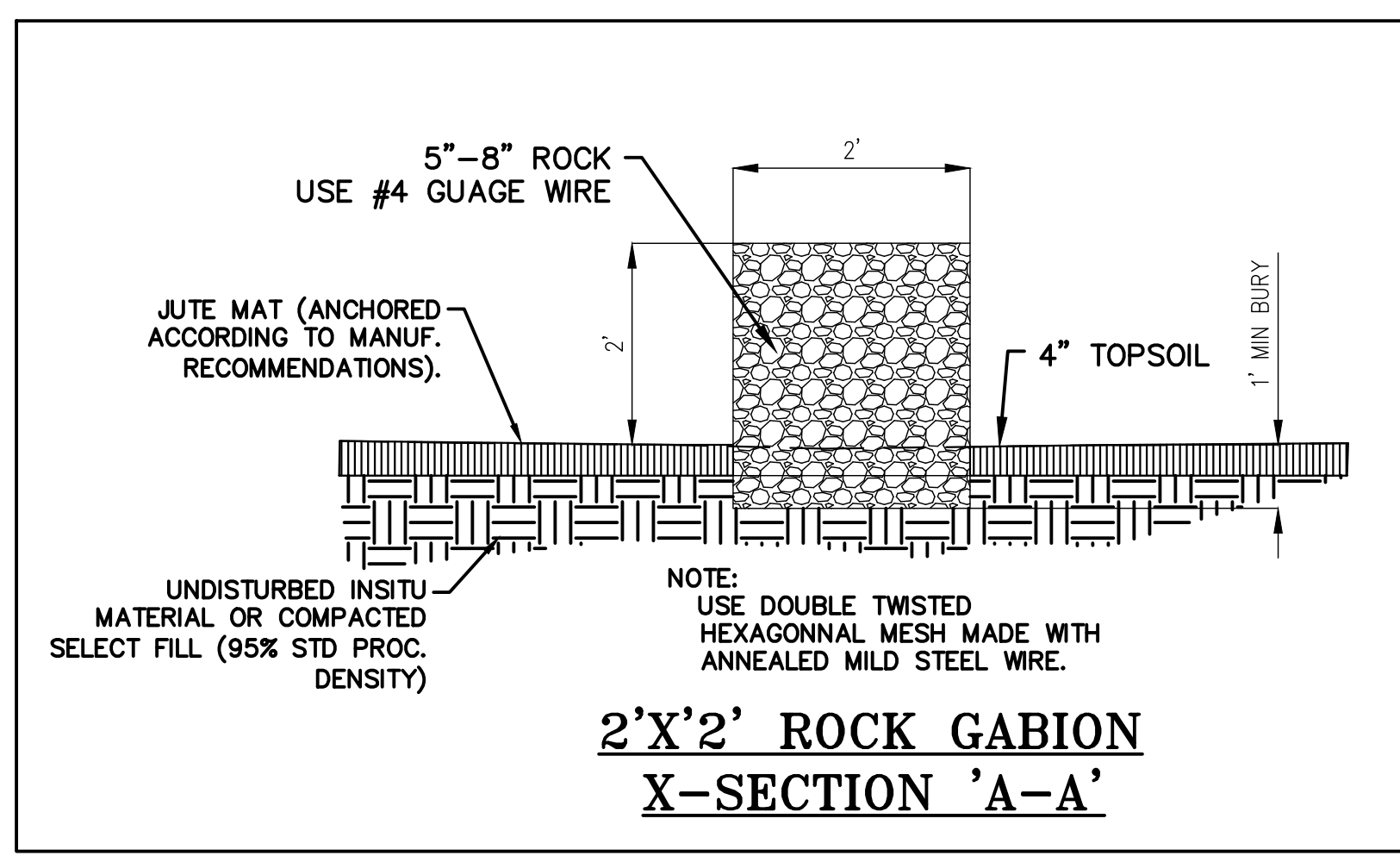
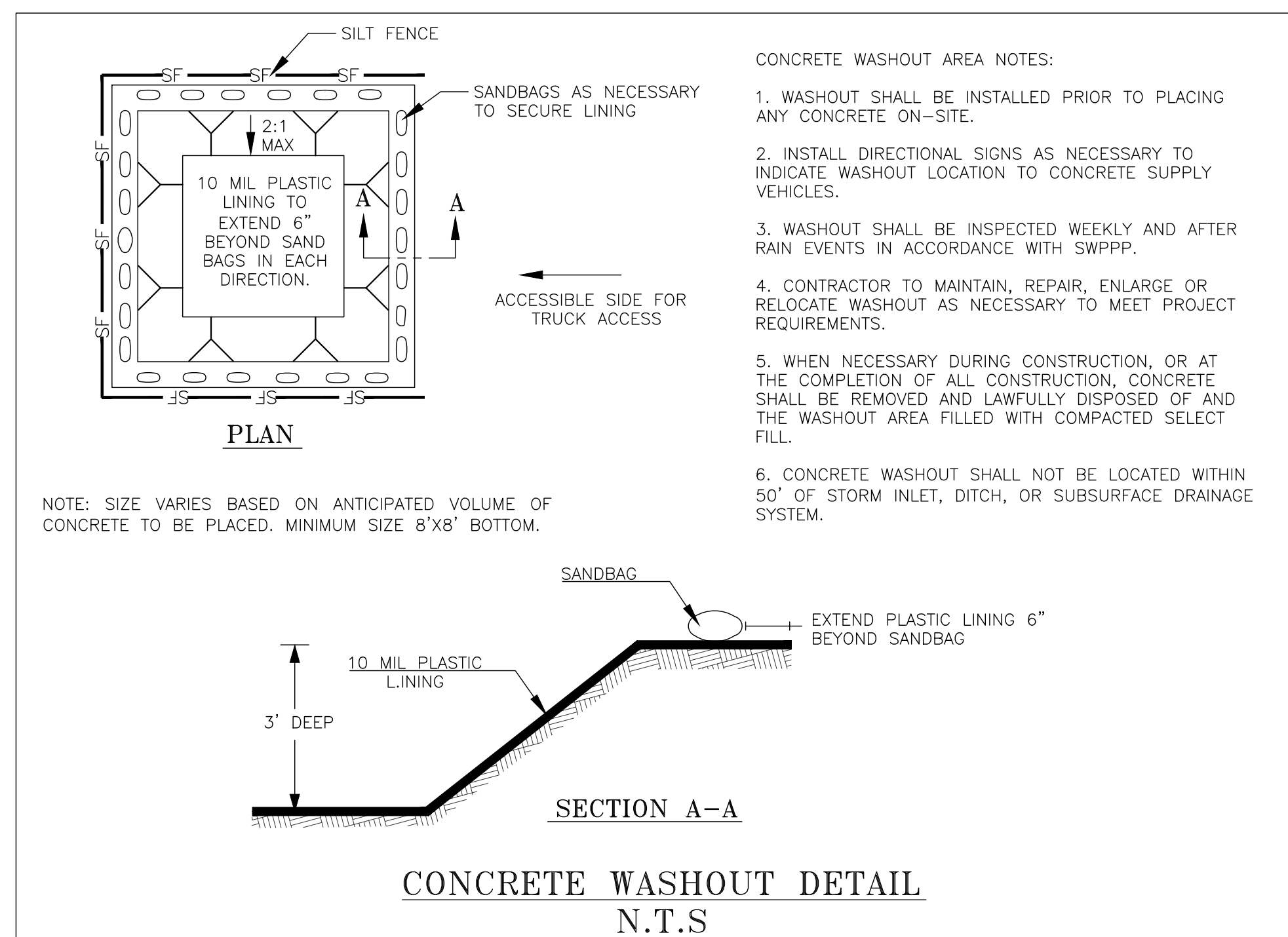
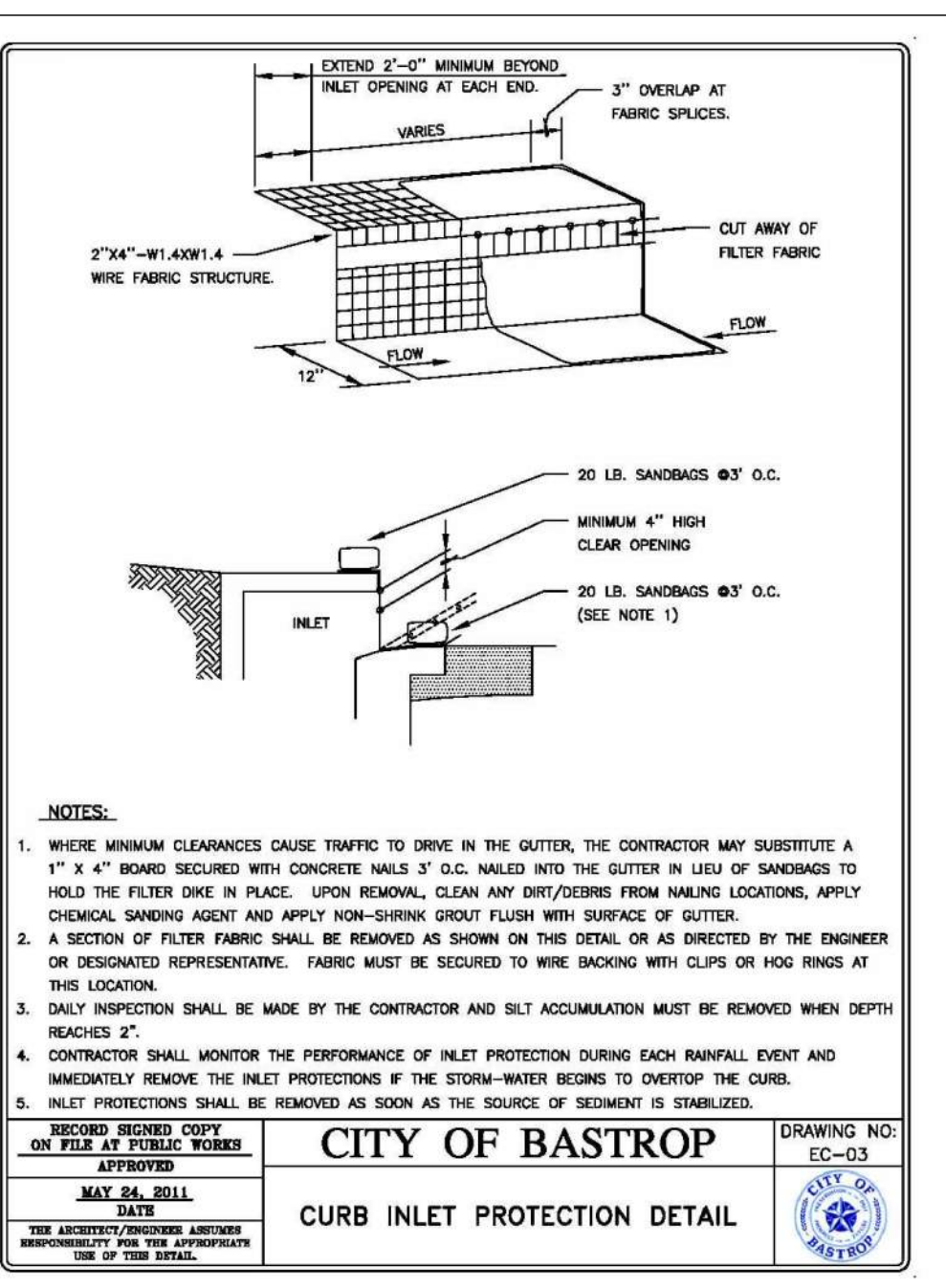
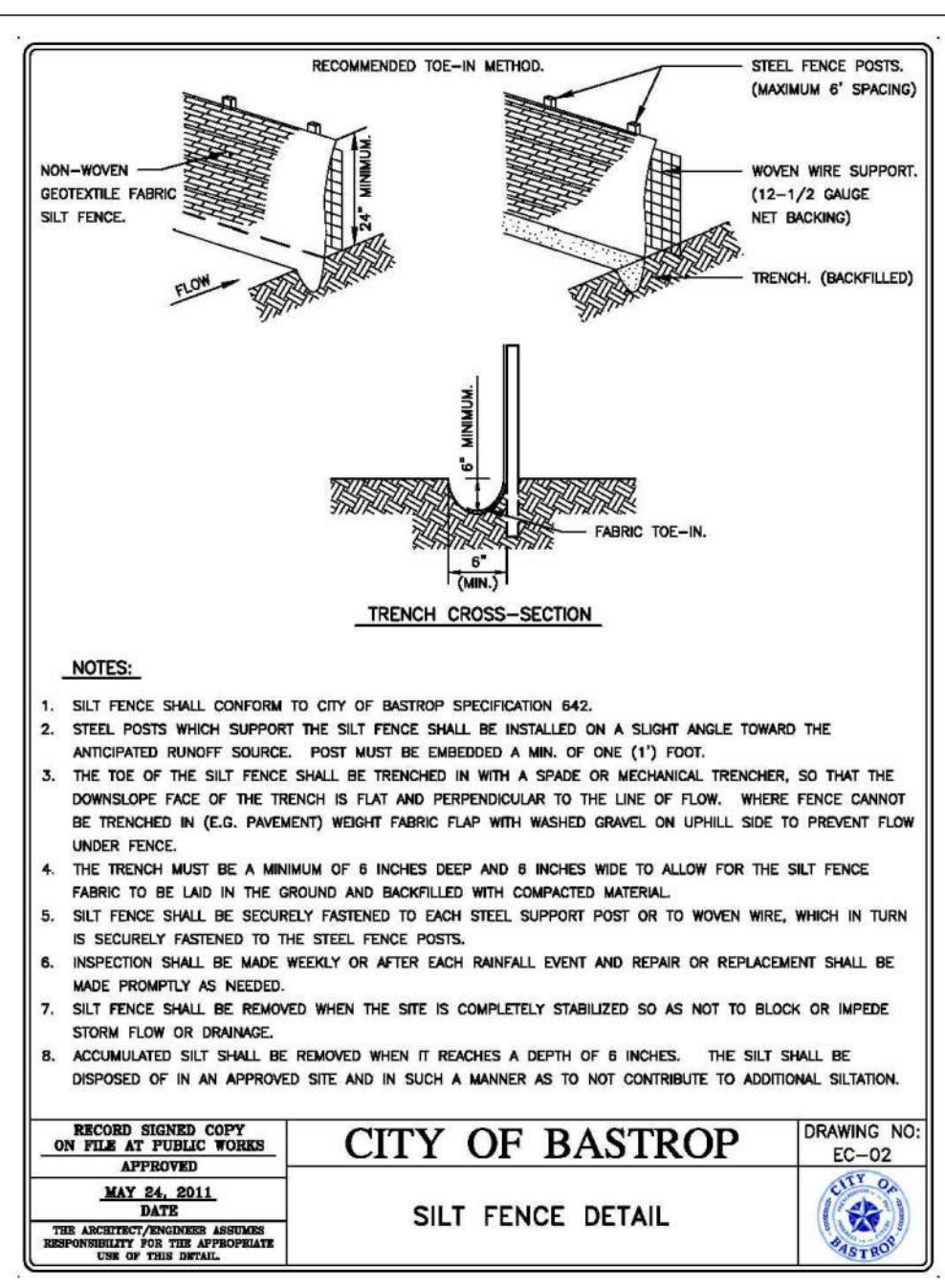
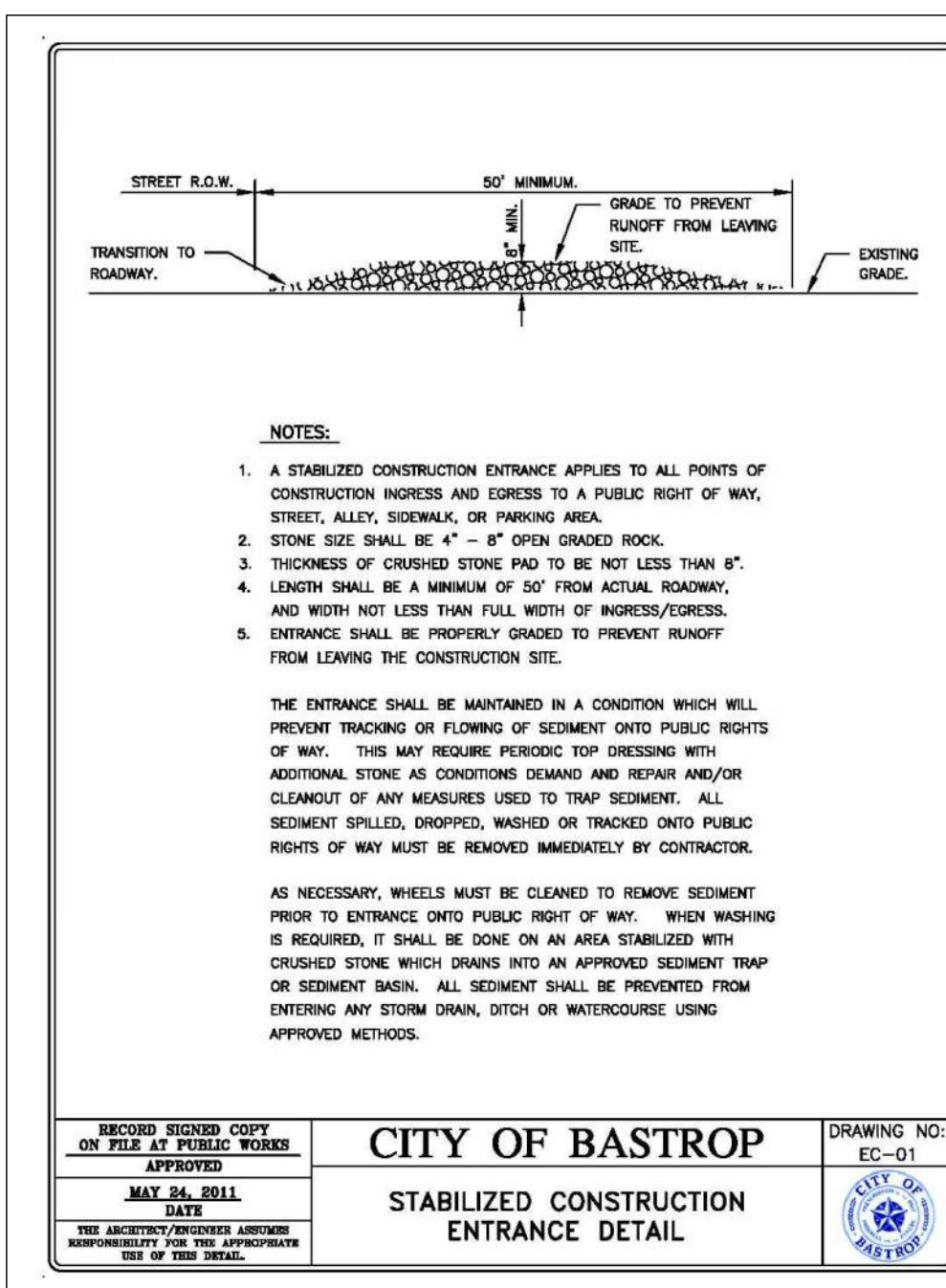
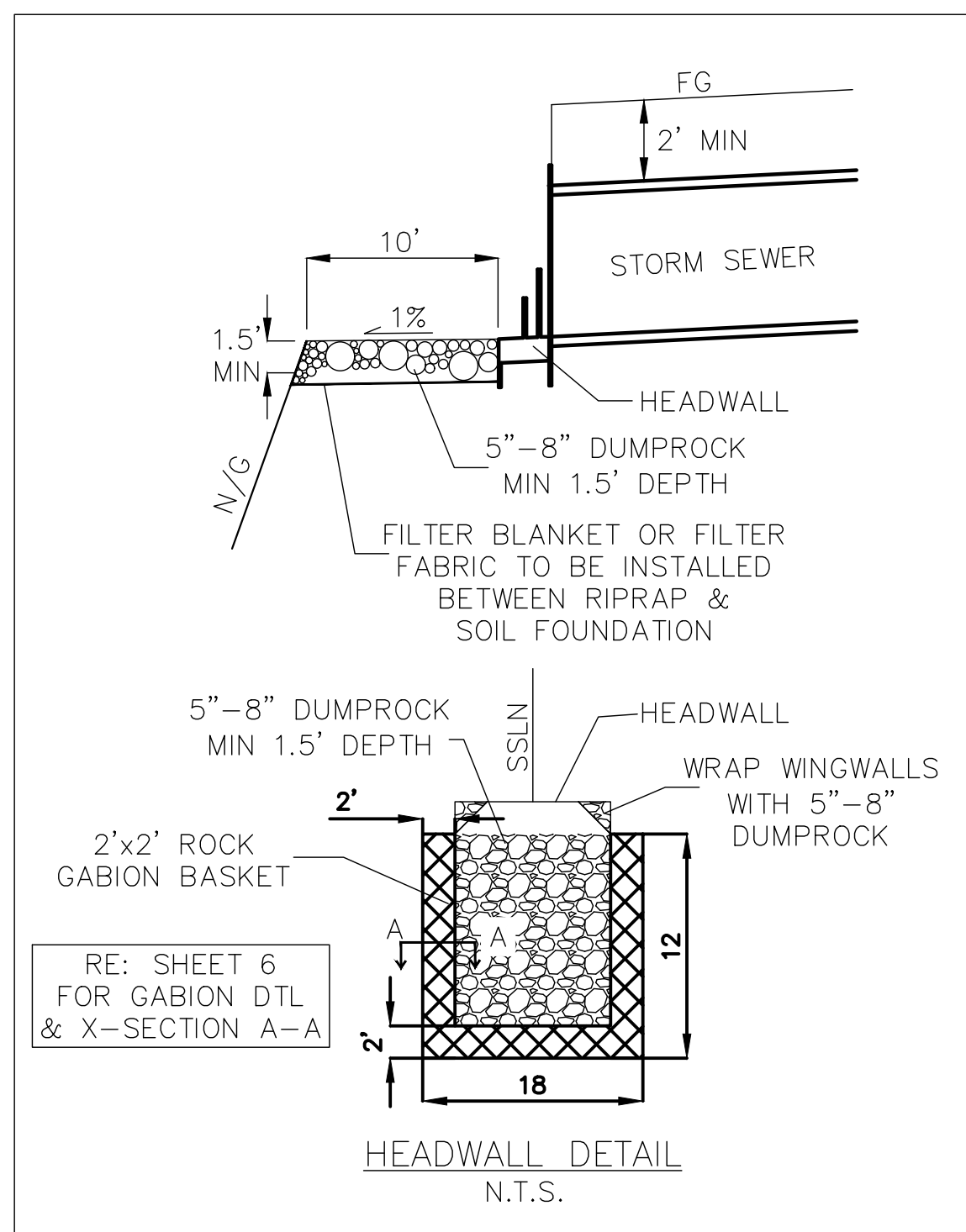


DATE: 03.06.2025

JAN 2023

JOB NUMBER: 5469

SHEET: 5 OF 18



- EROSION AND SEDIMENTATION CONTROL:**
1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND FENCING FOR AREAS OUTSIDE OF THE CONSTRUCTION AREA PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
  2. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS, AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
  3. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
  4. ANY METHODS, STREET MARKINGS AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
  5. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, BRIDGES, AND THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITIONS.
  6. EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BASTROP CODE OF ORDINANCES.
  7. ALL SLOPES SHALL BE SODDED OR SEEDING WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY WERE APPLIED.
  8. SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY THE CITY OF BASTROP FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.
  9. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE CITY INSPECTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE CITY INSPECTOR. ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED OR OTHERWISE DEPOSITED ON EXISTING.
    - A. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK), AND BETWEEN THE CURB AND RIGHT-OF-WAY.
    - B. THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS: BROADCAST SEEDING: (I) FROM OCTOBER TO FEBRUARY, SEEDING SHALL BE WITH ONE (1) POUND PER 1,000 SQUARE FEET OF UNHULLED BERMUDA OR THREE (3) POUNDS PER 1,000 SQ./FT. OF WINTER RYE, WITH A PURITY OF 95% WITH 90% GERMINATION. (II) FROM MARCH TO SEPTEMBER, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF ONE (1) POUND PER 1,000 SQUARE FEET, WITH A PURITY OF 95% WITH 85% GERMINATION. FERTILIZER SHALL BE SLOW RELEASE GRANULAR OR PALETTE TYPE, AND SHALL HAVE AN ANALYSIS OF 15-15-15, AND SHALL BE APPLIED AT THE RATE OF ONE (1) POUND PER 1,000 SQUARE FEET, ONCE AT THE TIME OF PLANTING, AND AGAIN ONCE DURING THE TIME OF ESTABLISHMENT. MULCH TYPE USED SHALL BE STRAW OR HAY APPLIED AT A RATE OF 45 POUNDS PER 1,000 SQUARE FEET. HYDRAULIC SEEDING: (I) FROM OCTOBER TO FEBRUARY, SEEDING SHALL BE WITH ONE (1) POUND PER 1,000 SQUARE FEET OF UNHULLED BERMUDA, OR THREE (3) POUNDS PER 1,000 SQUARE FEET OF WINTER RYE, WITH A PURITY OF 95% WITH 90% GERMINATION. (II) FROM MARCH TO SEPTEMBER, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF ONE (1) POUND PER 1,000 SQUARE FEET WITH A PURITY OF 95% WITH 85% GERMINATION. FERTILIZER SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT A RATE OF 1.5 POUNDS PER 1,000 SQUARE FEET. MULCH TYPE SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1,000 SQUARE FEET.
    - C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK TO A DEPTH OF SIX (6) INCHES. THE IRRIGATION SHALL OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO (2) MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR TEN (10) DAYS.
    - D. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 INCH HIGH WITH 85 % COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 20 SQUARE FEET EXIST.
  10. PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
  11. PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:
    - A. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK), AND BETWEEN THE CURB AND RIGHT-OF-WAY.
    - B. THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS: BROADCAST SEEDING: (I) FROM OCTOBER TO FEBRUARY, SEEDING SHALL BE WITH ONE (1) POUND PER 1,000 SQUARE FEET OF UNHULLED BERMUDA OR THREE (3) POUNDS PER 1,000 SQ./FT. OF WINTER RYE, WITH A PURITY OF 95% WITH 90% GERMINATION. (II) FROM MARCH TO SEPTEMBER, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF ONE (1) POUND PER 1,000 SQUARE FEET, WITH A PURITY OF 95% WITH 85% GERMINATION. FERTILIZER SHALL BE SLOW RELEASE GRANULAR OR PALETTE TYPE, AND SHALL HAVE AN ANALYSIS OF 15-15-15, AND SHALL BE APPLIED AT THE RATE OF ONE (1) POUND PER 1,000 SQUARE FEET, ONCE AT THE TIME OF PLANTING, AND AGAIN ONCE DURING THE TIME OF ESTABLISHMENT. MULCH TYPE USED SHALL BE STRAW OR HAY APPLIED AT A RATE OF 45 POUNDS PER 1,000 SQUARE FEET. HYDRAULIC SEEDING: (I) FROM OCTOBER TO FEBRUARY, SEEDING SHALL BE WITH ONE (1) POUND PER 1,000 SQUARE FEET OF UNHULLED BERMUDA, OR THREE (3) POUNDS PER 1,000 SQUARE FEET OF WINTER RYE, WITH A PURITY OF 95% WITH 90% GERMINATION. (II) FROM MARCH TO SEPTEMBER, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF ONE (1) POUND PER 1,000 SQUARE FEET WITH A PURITY OF 95% WITH 85% GERMINATION. FERTILIZER SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT A RATE OF 1.5 POUNDS PER 1,000 SQUARE FEET. MULCH TYPE SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1,000 SQUARE FEET.
    - C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK TO A DEPTH OF SIX (6) INCHES. THE IRRIGATION SHALL OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO (2) MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR TEN (10) DAYS.
    - D. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 INCH HIGH WITH 85 % COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 20 SQUARE FEET EXIST.
  5. SOIL STABILIZATION: STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDER DAYS.



**Specifications**

Western Excelsior manufactures a full line of Rolled Erosion Control Products (RECPs). Excel SS-2 temporary Erosion Control Blanket is composed of a 100% certified weed free agricultural straw matrix mechanically (stitch) bound on two inch centers between two photodegradable, synthetic nets. Excel SS-2 is intended for use in channels or on slopes requiring erosion protection for a period up to twelve months. Actual field longevity is dependent on soil and climatic conditions. Each roll of EXCEL SS-2 is made in the USA and manufactured under Western Excelsior's Quality Assurance Program to ensure a continuous distribution of fibers and consistent thickness. Typical manufactured properties are provided in Table 1 and product characteristics are provided in Table 2.

**Table 1 - Specified Expected Values**

Tested Property	Test Method	Value
Tensile Strength (MD) x (TD)	ASTM D6818	10.0 lb/in (1.8 kN/m) x 6.2 lb/in (1.1 kN/m)
Elongation (MD) x (TD)	ASTM D6818	20 % x 26 %
Mass Per Unit Area	ASTM D6475	8.0 oz/yd <sup>2</sup> (271 g/m <sup>2</sup> )
Thickness	ASTM D6525	0.28 in (7 mm)
Light Penetration	ASTM D6567	22 % open
Water Absorption	ASTM D1117	450 %

**Table 2 - Netting**

Top Net Type	Synthetic, Photodegradable
Bottom Net Type	Synthetic, Photodegradable
Top Net Opening Dimensions	0.5 in (13 mm) x 0.5 in (13 mm)
Bottom Net Opening Dimensions	0.5 in (13 mm) x 0.5 in (13 mm)

Excel SS-2 is available in multiple roll sizes ranging in width from 8.0 ft to 16.0 ft. and 112.5 ft to 600 ft in length. Standard roll sizes are 100 square yards, measuring 8.0 ft wide by 112.5 ft long. Custom roll sizes are available upon request.

Document # WE\_EXCEL\_SS2\_SPEC. This document has been developed to provide the characteristic properties of the product described. For questions, to request performance data or installation recommendations, contact Western Excelsior at 866-540-9810 or wexcotech@westernexcelsior.com. Updated 4/14/2014.

DESIGNED BY: NAME  
 DRAFTED BY: NAME  
 DATE  
 REVISION  
**Carlson, Brigrance & Doering, Inc.**  
 Civil Engineering & Surveying  
 FIRM ID #E3791  
 Main Office: 12120 RR (20 N.) Ste. 600  
 North Office: 5501 West William Cannon Dr.  
 Austin, Texas 78749  
 Phone No. (512) 280-5160  
 www.cbding.com

**EROSION CONTROL NOTES**  
**THE COLONY TREE HOUSE**  
**SITE PLAN**  
 SHEET NAME:  
 JOB NAME:  
 PROJECT:

*M. H. HARMOUCHE*  
 MAHER HARMOUCHE  
 143982  
 LICENSED PROFESSIONAL ENGINEER  
 CARLSON, BRIGRANCE & DOERING, INC.  
 0 # 13791  
**02.28.2025**  
 DATE: JAN 2023  
 JOB NUMBER: 5469  
 SHEET: 6 OF 18

Area No.	Area (Acres)	T <sub>c</sub> (Min.)	Perv. (%)	Imperv. (%)	C <sub>25</sub>	C <sub>100</sub>	I <sub>25</sub> (In/Hr)	I <sub>100</sub> (In/Hr)	Q <sub>25</sub> (CFS)	Q <sub>100</sub> (CFS)	C25°A	C100°A	AREA NO.
1	0.90	10.00	86	14	0.50	0.57	1.50	1.88	4.1	6.1	0.45	0.52	1
2	0.28	10.00	5	95	0.84	0.93	1.50	1.88	2.1	3.1	0.23	0.26	2

AREAS COMBINED	T <sub>c</sub> (Min.)	C <sub>25</sub> °A	C <sub>100</sub> °A	I <sub>25</sub> (In/Hr)	I <sub>100</sub> (In/Hr)	Q <sub>25</sub> (CFS)	Q <sub>100</sub> (CFS)
1-2	10	0.68	0.77	9.01	11.82	6.2	9.2

NOTE: RUNOFF FROM SITE IS CONVEYED TO EXISTING MUD 1C REGIONAL DETENTION POND

INLET NUMBER	DRAINAGE AREA NO.	Q (CFS)	Q PASS (CFS)	Q SPILL (CFS)	Q ADD (CFS)	Q TOTAL (QA) (CFS)	SLOPE (%)	a (FT)	Y <sub>o</sub> (FT)	PAVEMENT WIDTH	PONDED WIDTH	Q <sub>a</sub> /L <sub>a</sub>	L <sub>a</sub> (FT)	LENGTH (FT)	L/L <sub>a</sub>	a/Y <sub>o</sub>	Q/Q <sub>a</sub>	REMARK
A-2	1	4.1	0.0	0.0	0.0	4.1	LP	0.42	0.26	26.00	-	-	-	10	-	-	1.00	
A-1	2	2.1	0.0	0.0	0.0	2.1	LP	0.42	0.17	26.00	-	-	-	10	-	-	1.00	

INLET NUMBER	DRAINAGE AREA NO.	Q (CFS)	Q PASS (CFS)	Q SPILL (CFS)	Q ADD (CFS)	Q TOTAL (QA) (CFS)	SLOPE (%)	a (IN)	Y <sub>o</sub> (FT)	PAVEMENT WIDTH	PONDED WIDTH	Q <sub>a</sub> /L <sub>a</sub>	L <sub>a</sub> (FT)	LENGTH (FT)	L/L <sub>a</sub>	a/Y <sub>o</sub>	Q/Q <sub>a</sub>	REMARK
A-2	1	6.1	0.0	0.0	0.0	6.1	LP	0.42	0.35	26.00	-	-	-	10	-	-	1.00	
A-1	2	3.1	0.0	0.0	0.0	3.1	LP	0.42	0.22	26.00	-	-	-	10	-	-	1.00	

**LEGEND**

- - - - - EXISTING MINOR CONTOURS
- - - - - EXISTING MAJOR CONTOURS
- - - - - PROPOSED MINOR CONTOURS
- - - - - PROPOSED MAJOR CONTOURS
- - - - - DRAINAGE AREA BOUNDARY
- - - - - TIME OF CONCENTRATION PATH
- (A1)** DRAINAGE AREA NUMBER
- LP | HP HIGH POINT / LOW POINT
- FLOW ARROW

SCALE: 1" = 100'



DESIGNED BY:	DRAFTED BY:
NAME	NAME

DATE	REVISION

**Carlson, Brigrance & Doering, Inc.**  
 Civil Engineering & Surveying  
 FIRM ID #F5791  
 Main Office: 5501 West William Cannon Dr., Austin, Texas 78750  
 North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78750  
 Phone No. (512) 286-5160  
 www.cbding.com

**OVERALL DRAINAGE PLAN**  
**THE COLONY TREE HOUSE**  
**SITE PLAN**

SHEET NAME:  
 JOB NAME:  
 PROJECT:

MAHER HARMOUCHE  
 143982  
 LICENSED PROFESSIONAL ENGINEER

DATE: **03.06.2025**  
 JAN 2023  
 JOB NUMBER: 5469  
 SHEET: 7 OF 18

Area No.	Area (Acre)	T <sub>c</sub> (Min.)	Perv. (%)	Imperv. (%)	C	C	I <sub>25</sub> (In/Hr)	I <sub>100</sub> (In/Hr)	Q <sub>25</sub> (CFS)	Q <sub>100</sub> (CFS)	C25°A	C100°A	AREA NO.
1	0.90	10.00	86	14	0.50	0.57	1.50	1.88	4.1	6.1	0.45	0.52	1
2	0.28	10.00	5	95	0.84	0.93	1.50	1.88	2.1	3.1	0.23	0.26	2

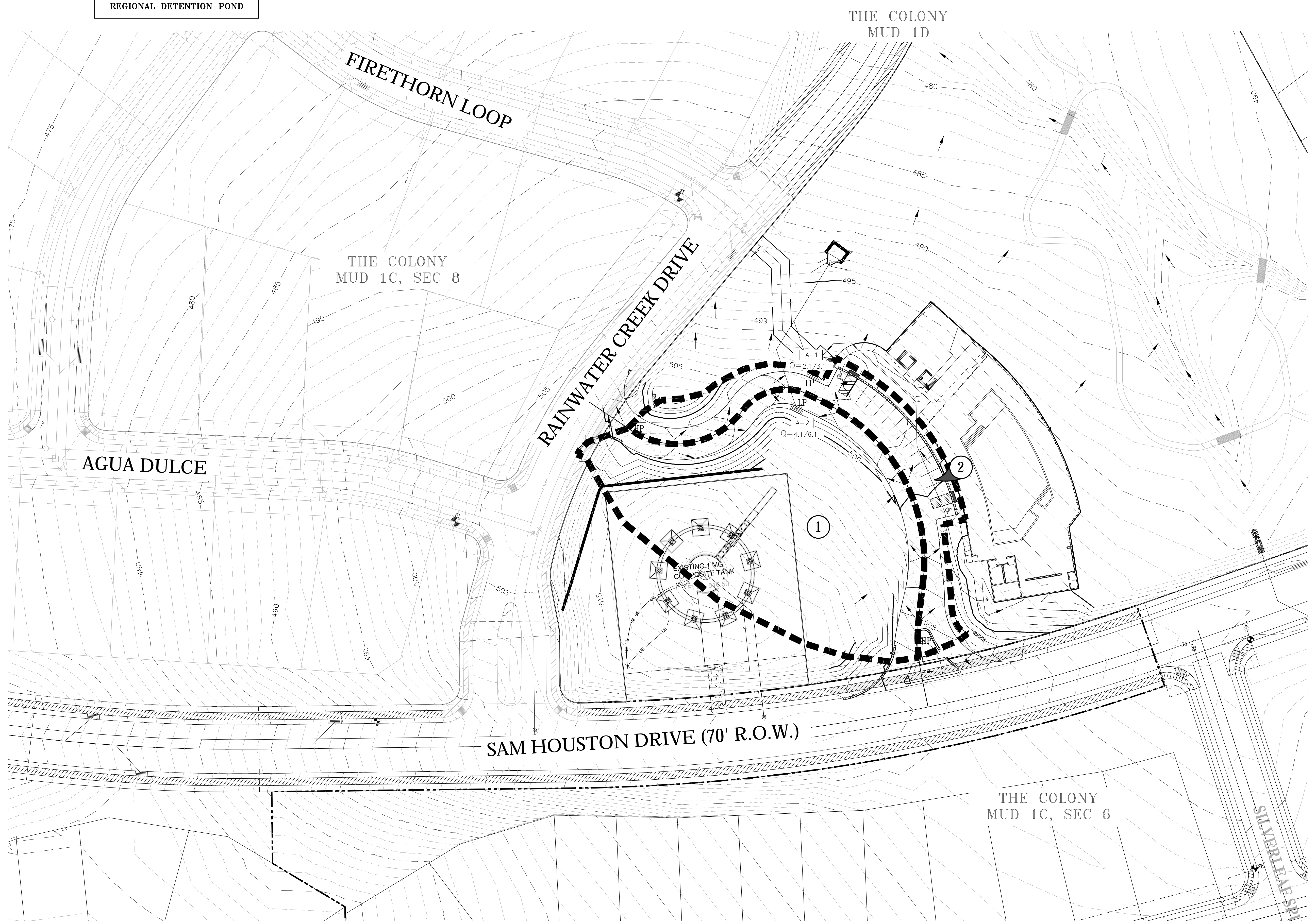
AREAS COMBINED	T <sub>c</sub> (Min.)	C <sub>25°A</sub>	C <sub>100°A</sub>	I <sub>25</sub> (In/Hr)	I <sub>100</sub> (In/Hr)	Q <sub>25</sub> (CFS)	Q <sub>100</sub> (CFS)
1-2	10	0.68	0.77	9.01	11.82	6.2	9.2

NOTE: RUNOFF FROM SITE IS CONVEYED TO EXISTING MUD 1C REGIONAL DETENTION POND

INLET NUMBER	DRAINAGE AREA NO.	Q (CFS)	Q PASS (CFS)	Q SPILL (CFS)	Q ADD (CFS)	Q TOTAL (QA) (CFS)	SLOPE (%)	a (FT)	Y <sub>o</sub> (FT)	PAVEMENT WIDTH	PONDED WIDTH	Q <sub>a</sub> /L <sub>a</sub> (FT)	L <sub>a</sub> (FT)	LENGTH (FT)	L/L <sub>a</sub>	a/Y <sub>o</sub>	Q/Q <sub>a</sub>	REMARK
A-2	1	4.1	0.0	0.0	0.0	4.1	LP	0.42	0.26	26.00	-	-	-	10	-	-	1.00	
A-1	2	2.1	0.0	0.0	0.0	2.1	LP	0.42	0.17	26.00	-	-	-	10	-	-	1.00	

INLET NUMBER	DRAINAGE AREA NO.	Q (CFS)	Q PASS (CFS)	Q SPILL (CFS)	Q ADD (CFS)	Q TOTAL (QA) (CFS)	SLOPE (%)	a (IN)	Y <sub>o</sub> (FT)	PAVEMENT WIDTH	PONDED WIDTH	Q <sub>a</sub> /L <sub>a</sub> (FT)	L <sub>a</sub> (FT)	LENGTH (FT)	L/L <sub>a</sub>	a/Y <sub>o</sub>	Q/Q <sub>a</sub>	REMARK
A-2	1	6.1	0.0	0.0	0.0	6.1	LP	0.42	0.35	26.00	-	-	-	10	-	-	1.00	
A-1	2	3.1	0.0	0.0	0.0	3.1	LP	0.42	0.22	26.00	-	-	-	10	-	-	1.00	



**LEGEND**

- - - - - EXISTING MINOR CONTOURS
- - - - - EXISTING MAJOR CONTOURS
- - - - - PROPOSED MINOR CONTOURS
- - - - - PROPOSED MAJOR CONTOURS
- |--- DRAINAGE AREA BOUNDARY
- - - - - TC TIME OF CONCENTRATION PATH

**A1** DRAINAGE AREA NUMBER

LP / HP HIGH POINT / LOW POINT

→ FLOW ARROW

SCALE: 1" = 40'

DESIGNED BY:	DATE	DRAFTED BY:	DATE
NAME		NAME	

**Carlson, Brigrance & Doering, Inc.**  
 Civil Engineering & Surveying  
 FIRM ID #15791  
 Main Office: 5501 West William Cannon Dr., Austin, Texas 78750  
 North Office: 12120 RR 620 N., Ste. 600, Austin, Texas 78750  
 Phone No. (512) 286-5160  
 www.cbding.com

**LOCAL DRAINAGE PLAN**  
**THE COLONY TREE HOUSE**  
**SITE PLAN**

SHEET NAME:  
 JOB NAME:  
 PROJECT:

*M. Harnusch*

MAHER HARMOUCHE  
 143982  
 LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGRANCE, & DOERING, INC.  
 O.P. # 57301

**03.06.2025**

DATE:	JAN 2023
JOB NUMBER:	5469
SHEET:	8 OF 18



THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24 - HOURS PRIOR TO COMMENCING CONSTRUCTION.

RAINWATER CREEK DRIVE

SAM HOUSTON DRIVE

EXISTING 1 MG COMPOSITE TANK  
FFE = 516.50

**BUILDING RETAINING WALL NOTES:**  
1. POOL/BUILDING WALL ELEVATIONS REFLECT FINISHED GRADE ELEVATIONS. REFER TO STRUCTURAL PLANS FOR WALL DESIGN PROVIDED BY OTHERS.  
2. SAFETY RAILING SHALL BE CONSTRUCTED ALONG A DROPOFF EXCEEDING 30-INCHES. A DROPOFF OF 6- FEET OR GREATER SHALL BE PROVIDED WITH WROUGHT IRON FENCING A MINIMUM OF 42-INCHES IN HEIGHT (BY OTHERS).

**LEGEND**

- 5.69- EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- 570 PROPOSED MAJOR CONTOUR
- - - - - PROPOSED MINOR CONTOUR
- ← FLOW ARROWS
- ⊕ TW=XX.XX' TOP OF WALL FG ELV
- ⊕ BW=XX.XX' BOT OF WALL FG ELV
- ⊕ TOC=XX.XX' TOP OF CURB ELV
- ⊕ G=XX.XX' GUTTER ELV
- ⊕ SW=XX.XX' SIDEWALK ELV
- ⊕ P=XX.XX' PAVEMENT ELV
- LP LOW POINT

SCALE: 1" = 20'

REFER TO STRUCTURAL WALL PLANS FOR SPECS AND DETAILS PERTAINING TO BLDG/POOL WALL (BY OTHERS).

REFER TO STRUCTURAL WALL PLANS FOR SPECS AND DETAILS PERTAINING TO BLDG/POOL WALL (BY OTHERS).

REFER TO STRUCTURAL WALL PLANS FOR SPECS AND DETAILS PERTAINING TO BLDG/POOL WALL (BY OTHERS).

REFER TO STRUCTURAL WALL PLANS FOR SPECS AND DETAILS PERTAINING TO BLDG/POOL WALL (BY OTHERS).

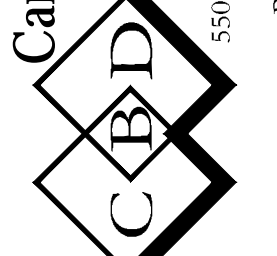
REFER TO RETAINING WALL DETAIL ON SHEET 18.

EX AIR RELEASE VALVE HAS BEEN INSTALLED CLOSER TO THE ROW & PAST THE SIDEWALK. CONTRACTOR TO TAKE CAUTION WHILE WORKING IN THE DESIGNATED AREA. CONTRACTOR TO ADJUST AIR RELEASE VALVE ELEVATIONS TO FINISH GRADE AS NECESSARY.

- NOTE:**
- CONTRACTOR TO VERIFY TIE-IN ELEVATIONS BEFORE PROCEEDING WITH CONSTRUCTION AND MUST REPORT ANY DISCREPANCY TO THE DESIGN ENGINEER.
  - SIDEWALK CROSS SLOPE NOT TO EXCEED 2%.
  - BUILDER TO ENSURE POSITIVE DRAINAGE FOR PROPOSED BUILDING STRUCTURES. REFER TO LANDSCAPE PLANS FOR INTERIOR GRADING PERTAINING TO THE POOL & HARDSCAPE AREAS.
  - ADDITIONAL GRADING WILL BE REQUIRED TO ACCOMMODATE INTERNAL GRATE INLETS AND YARD DRAINS. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.
  - FINISH FLOOR ELEVATIONS ARE SHOWN FOR REFERENCE ONLY.
  - CONTRACTOR TO DETERMINE EXACT LOCATION OF BLUEBONNET ELECTRIC CONDUITS, CENTERPOINT GAS LINES AND OTHER EXISTING WET UTILITIES PRIOR TO CONSTRUCTION.
  - BLUEBONNET ELECTRIC CONDUITS EXIST ON SAM HOUSTON DRIVE AND RAINWATER CREEK DRIVE WHERE ADJACENT TO THE DESIGNATED PROPERTY. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION.
  - RETAINING WALL GEOGRID TIE-BACKS TO BEGIN AT THE WATER TOWER'S CHAIN LINK FENCE. CONTRACTOR TO COORDINATE WITH ENGINEER/MUD IN CASE THE FENCE NEEDS TO BE ADJUSTED OR RELOCATED DURING CONSTRUCTION.

DESIGNED BY:	DRAFTED BY:
NAME	NAME
DATE	
REVISION	

**Carlson, Brigrance & Doering, Inc.**  
Civil Engineering & Surveying  
FIRM ID #F3791  
Main Office: North Office  
5501 West William Cannon Dr. 12120 RR (20) N., Ste. 600  
Austin, Texas 78749  
Phone No. (512) 286-5160  
www.cbding.com



**GRADING PLAN**  
**THE COLONY TREE HOUSE**  
**SITE PLAN**

SHEET NAME:  
JOB NAME:  
PROJECT:



MAHER HARMOUCHE  
143982  
LICENSED PROFESSIONAL ENGINEER

DATE: 03.06.2025  
JAN 2023  
JOB NUMBER: 5469  
SHEET: 9 OF 18

OCJE-ENGINEERING.CTB

FILE PATH: J:\ACD\5469\5469 SITE PLAN.dwg, Feb. 28, 2025, 4:01pm

COLONY TREE HOUSE - CITY OF BASTROP ETJ & BASTROP COUNTY

ZONING:	COMMERCIAL
TOTAL SITE AREA:	280,526.40 SQFT 6.440 AC

IMPERVIOUS COVER SUMMARY

	EXISTING		PROPOSED		TOTAL IMPERVIOUS COVER %
	SQFT	ACRE	SQFT	ACRE	
PAVEMENT (CIVIL SCOPE)	0	0.00	17,222.77	0.395	6.14%
SIDEWALK (CIVIL SCOPE)	0	0.00	3,186.98	0.073	1.14%
CONCRETE TRAIL (BY OTHERS)	0	0.00	6,432.27	0.148	2.29%
HARDSCAPE AREAS AROUND POOL/BLDG (BY OTHERS)	0	0.00	8,049.61	0.185	2.87%
PAVILION/BUILDINGS (BY OTHERS)	0	0.00	4,101.84	0.094	1.46%
POOL (BY OTHERS)	0	0.00	5,366.80	0.123	1.91%
<b>TOTAL</b>	<b>0</b>	<b>0.00</b>	<b>44,360.26</b>	<b>1.018</b>	<b>15.81%</b>

PERVIOUS COVER SUMMARY

	SQFT	ACRE	TOTAL PERVIOUS COVER %
PERVIOUS COVER	236,166.14	5.42	84.19%

PARKING SUMMARY

TYPE OF PARKING	TOTAL # OF SPACES
STANDARD UNCOVERED PARKING	12
ACCESSIBLE PARKING	2

THE COLONY MUD 1D, SEC 5

Line #	Length	Direction
L1	75.732	N40° 08' 42.48"E
L2	171.331	N58° 47' 24.27"E
L3	561.648	S28° 55' 39.65"E
L4	126.496	N70° 42' 24.59"E
L5	29.757	S19° 17' 35.41"E
L6	410.608	S70° 42' 32.16"W
L7	40.947	N00° 36' 28.60"W
L8	30.952	N10° 41' 29.28"W
L9	185.128	N40° 09' 38.20"E
L10	42.392	N56° 02' 19.80"W
L11	20.916	N63° 52' 07.80"W
L12	27.826	N06° 50' 10.48"E
L13	25.648	N11° 47' 21.26"W
L14	8.914	S37° 20' 14.09"W

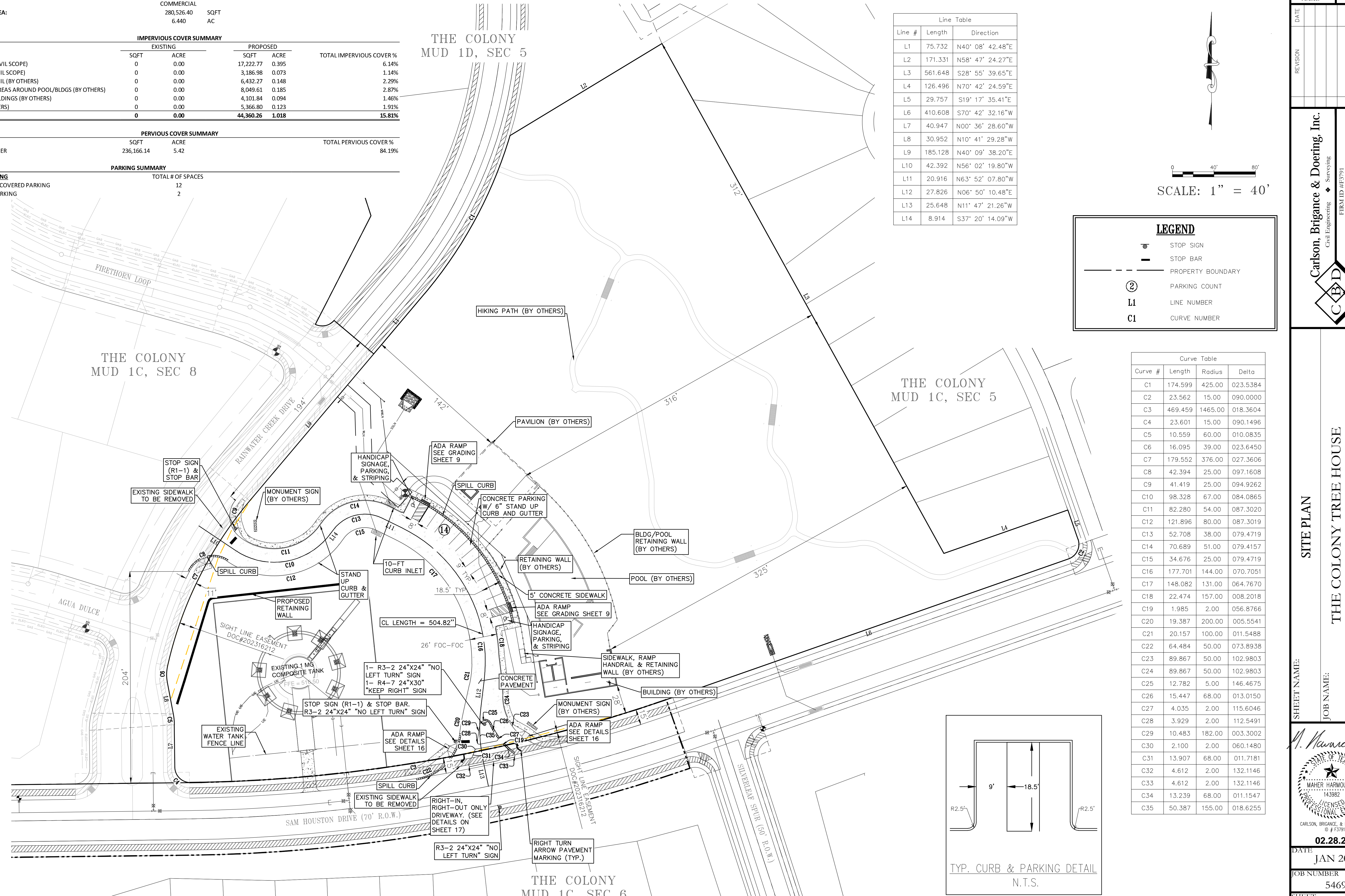
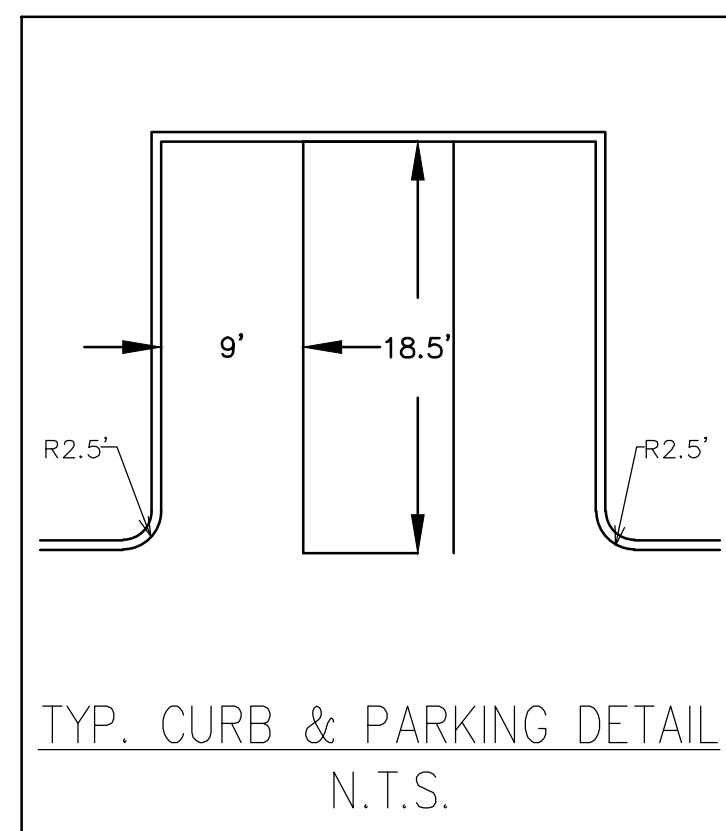
SCALE: 1" = 40'

**LEGEND**

- STOP SIGN
- STOP BAR
- PROPERTY BOUNDARY
- PARKING COUNT
- L1** LINE NUMBER
- C1** CURVE NUMBER

Curve Table

Curve #	Length	Radius	Delta
C1	174.599	425.00	023.5384
C2	23.562	15.00	090.0000
C3	469.459	1465.00	018.3604
C4	23.601	15.00	090.1496
C5	10.559	60.00	010.0835
C6	16.095	39.00	023.6450
C7	179.552	376.00	027.3606
C8	42.394	25.00	097.1608
C9	41.419	25.00	094.9262
C10	98.328	67.00	084.0865
C11	82.280	54.00	087.3020
C12	121.896	80.00	087.3019
C13	52.708	38.00	079.4719
C14	70.689	51.00	079.4157
C15	34.676	25.00	079.4719
C16	177.701	144.00	070.7051
C17	148.082	131.00	064.7670
C18	22.474	157.00	008.2018
C19	1.985	2.00	056.8766
C20	19.387	200.00	005.5541
C21	20.157	100.00	011.5488
C22	64.484	50.00	073.8938
C23	89.867	50.00	102.9803
C24	89.867	50.00	102.9803
C25	12.782	5.00	146.4675
C26	15.447	68.00	013.0150
C27	4.035	2.00	115.6046
C28	3.929	2.00	112.5491
C29	10.483	182.00	003.3002
C30	2.100	2.00	060.1480
C31	13.907	68.00	011.7181
C32	4.612	2.00	132.1146
C33	4.612	2.00	132.1146
C34	13.239	68.00	011.1547
C35	50.387	155.00	018.6255



DESIGNED BY:	NAME
DRAFTED BY:	NAME
DATE	
REVISION	

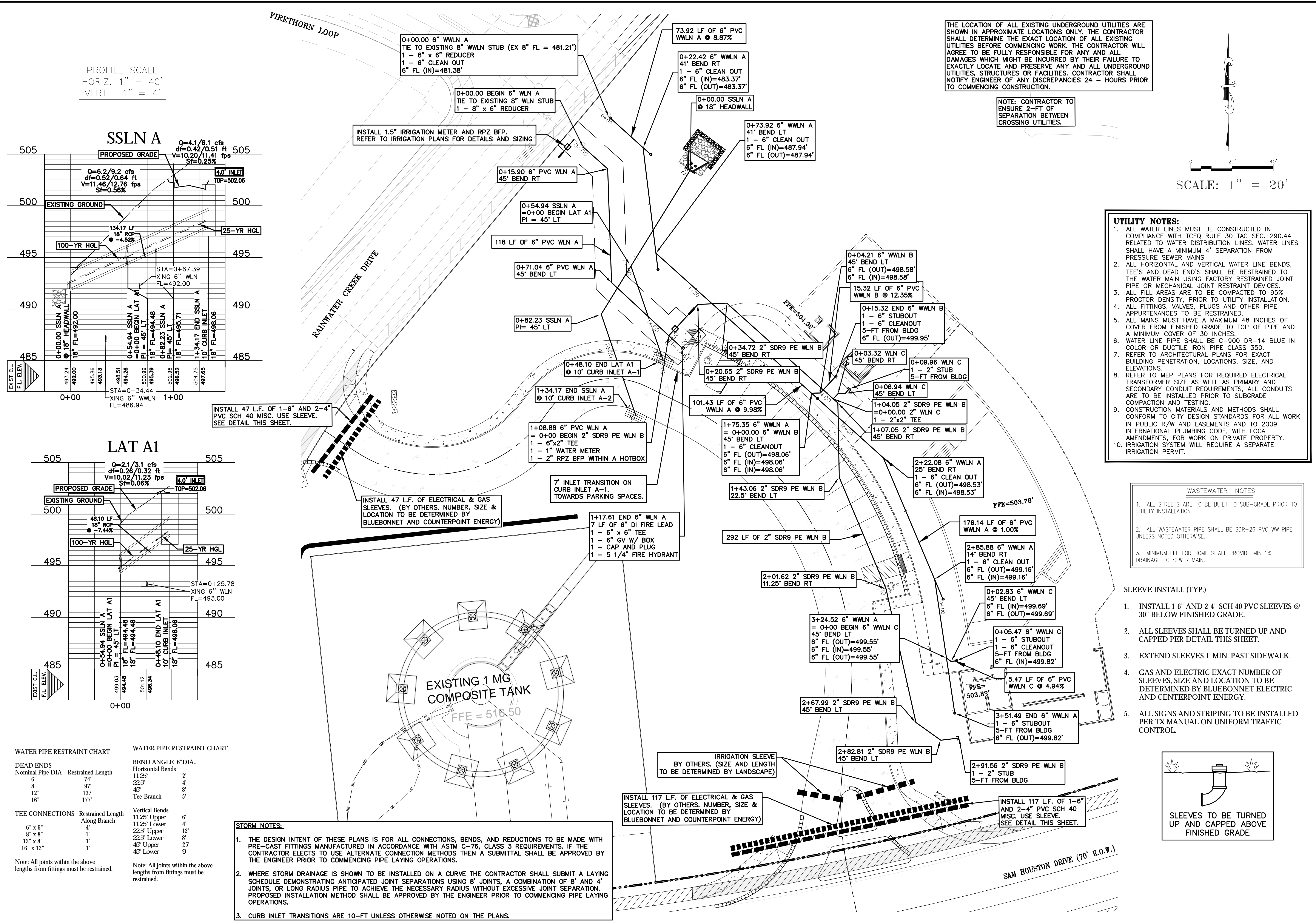
**Carlson, Brigrance & Doering, Inc.**  
 Civil Engineering & Surveying  
 FIRM ID #F3791  
 Main Office: 5501 West William Cannon Dr., Austin, Texas 78750  
 North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78750  
 Phone No. (512) 286-5160  
 www.cbding.com

SITE PLAN  
 THE COLONY TREE HOUSE  
 SITE PLAN

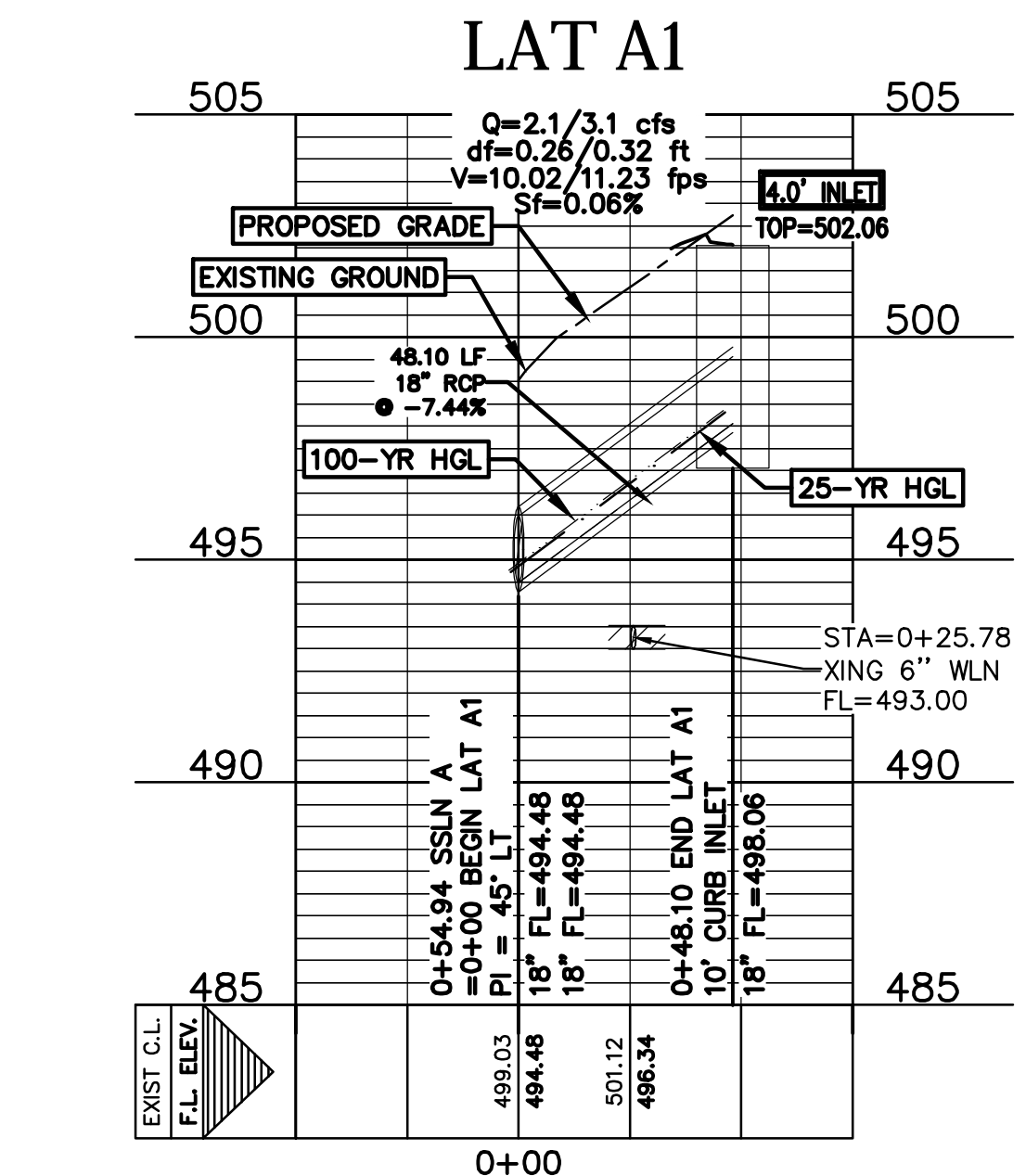
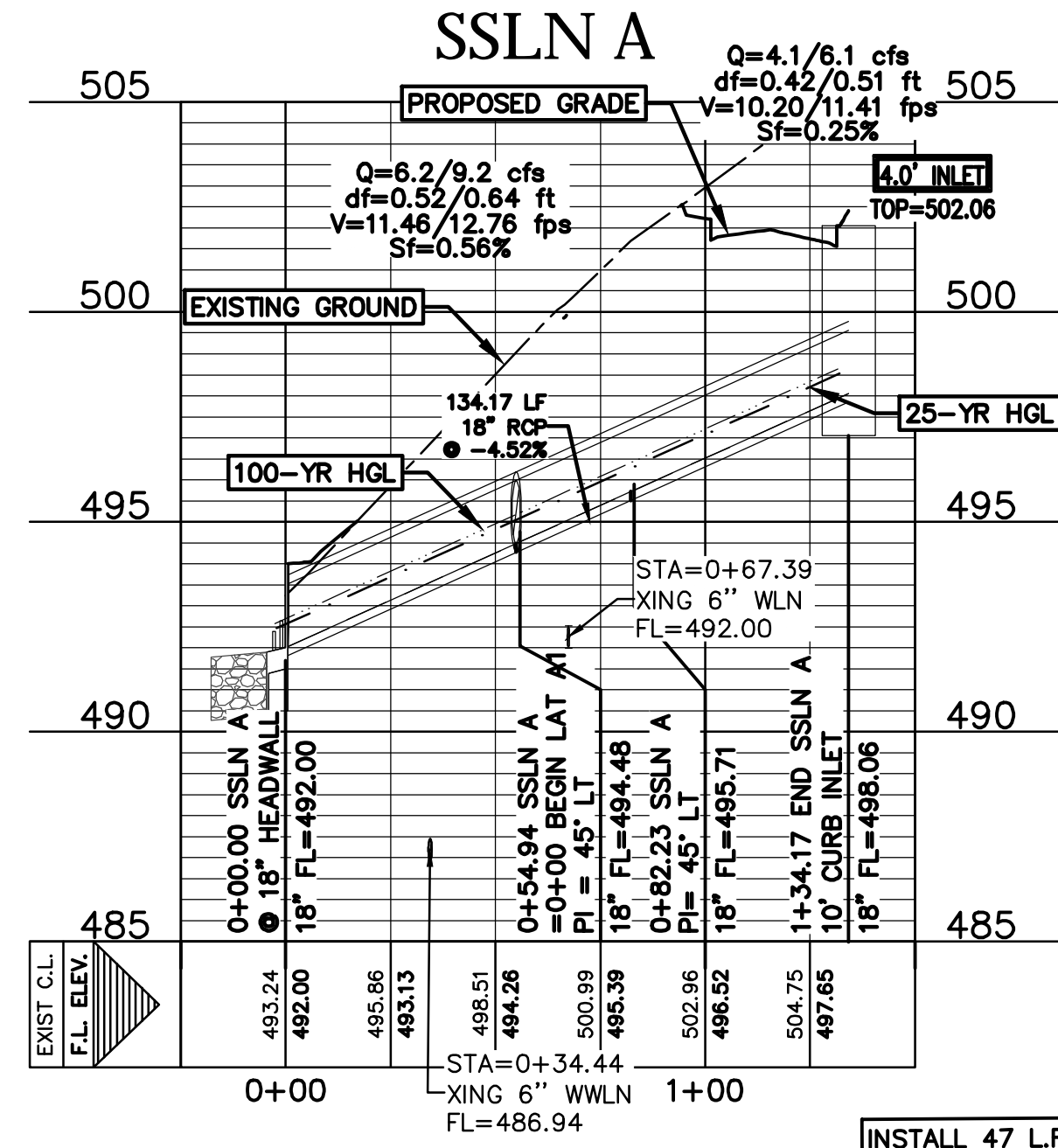
SHEET NAME:  
 JOB NAME:  
 PROJECT:

*M. Harrouche*  
 MAHER HARROUCHE  
 143982  
 LICENSED PROFESSIONAL ENGINEER  
 CARLSON, BRIGRANCE & DOERING, INC.  
 ID #73791

DATE:	JAN 2023
JOB NUMBER:	5469
SHEET:	10 OF 18



PROFILE SCALE  
HORIZ. 1" = 40'  
VERT. 1" = 4'



WATER PIPE RESTRAINT CHART		WATER PIPE RESTRAINT CHART	
<b>DEAD ENDS</b>		<b>BEND ANGLE 6" DIA.</b>	
Nominal Pipe DIA	Restrained Length	Horizontal Bends	
6"	74'	11.25°	2'
8"	97'	22.5°	4'
12"	137'	45°	8'
16"	177'		5'
<b>TEE CONNECTIONS</b>		Vertical Bends	
	Restrained Length Along Branch	11.25° Upper	6'
6" x 6"	4'	11.25° Lower	4'
8" x 8"	1'	22.5° Upper	12'
12" x 8"	1'	22.5° Lower	8'
16" x 12"	1'	45° Upper	25'
		45° Lower	9'

Note: All joints within the above lengths from fittings must be restrained.

**STORM NOTES:**

- THE DESIGN INTENT OF THESE PLANS IS FOR ALL CONNECTIONS, BENDS, AND REDUCTIONS TO BE MADE WITH PRE-CAST FITTINGS MANUFACTURED IN ACCORDANCE WITH ASTM C-76, CLASS 3 REQUIREMENTS. IF THE CONTRACTOR ELECTS TO USE ALTERNATE CONNECTION METHODS THEN A SUBMITTAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO COMMENCING PIPE LAYING OPERATIONS.
- WHERE STORM DRAINAGE IS SHOWN TO BE INSTALLED ON A CURVE THE CONTRACTOR SHALL SUBMIT A LAYING SCHEDULE DEMONSTRATING ANTICIPATED JOINT SEPARATIONS USING 8' JOINTS, A COMBINATION OF 8' AND 4' JOINTS, OR LONG RADIUS PIPE TO ACHIEVE THE NECESSARY RADIUS WITHOUT EXCESSIVE JOINT SEPARATION. PROPOSED INSTALLATION METHOD SHALL BE APPROVED BY THE ENGINEER PRIOR TO COMMENCING PIPE LAYING OPERATIONS.
- CURB INLET TRANSITIONS ARE 10-FT UNLESS OTHERWISE NOTED ON THE PLANS.

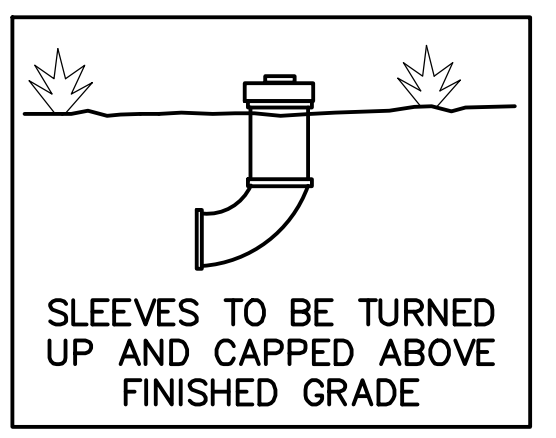
THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24 - HOURS PRIOR TO COMMENCING CONSTRUCTION.

NOTE: CONTRACTOR TO ENSURE 2-FT OF SEPARATION BETWEEN CROSSING UTILITIES.

- UTILITY NOTES:**
- ALL WATER LINES MUST BE CONSTRUCTED IN COMPLIANCE WITH TCEQ RULE 30 TAC SEC. 290.44 RELATED TO WATER DISTRIBUTION LINES. WATER LINES SHALL HAVE A MINIMUM 4' SEPARATION FROM PRESSURE SEWER MAINS.
  - ALL HORIZONTAL AND VERTICAL WATER LINE BENDS, TEE'S AND DEAD END'S SHALL BE RESTRAINED TO THE WATER MAIN USING FACTORY RESTRAINED JOINT PIPE OR MECHANICAL JOINT RESTRAINT DEVICES.
  - ALL FILL AREAS ARE TO BE COMPACTED TO 95% PROCTOR DENSITY, PRIOR TO UTILITY INSTALLATION.
  - ALL FITTINGS, VALVES, PLUGS AND OTHER PIPE APPURTENANCES TO BE RESTRAINED.
  - ALL MAINS MUST HAVE A MAXIMUM 48 INCHES OF COVER FROM FINISHED GRADE TO TOP OF PIPE AND A MINIMUM COVER OF 30 INCHES.
  - WATER LINE PIPE SHALL BE C-900 DR-14 BLUE IN COLOR OR DUCTILE IRON PIPE CLASS 350.
  - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING PENETRATION, LOCATIONS, SIZE, AND ELEVATIONS.
  - REFER TO MEP PLANS FOR REQUIRED ELECTRICAL TRANSFORMER SIZE AS WELL AS PRIMARY AND SECONDARY CONDUIT REQUIREMENTS. ALL CONDUITS ARE TO BE INSTALLED PRIOR TO SUBGRADE COMPACTION AND TESTING.
  - CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO CITY DESIGN STANDARDS FOR ALL WORK IN PUBLIC R/W AND EASEMENTS AND TO 2009 INTERNATIONAL PLUMBING CODE, WITH LOCAL AMENDMENTS, FOR WORK ON PRIVATE PROPERTY.
  - IRRIGATION SYSTEM WILL REQUIRE A SEPARATE IRRIGATION PERMIT.

- WASTEWATER NOTES**
- ALL STREETS ARE TO BE BUILT TO SUB-GRADE PRIOR TO UTILITY INSTALLATION.
  - ALL WASTEWATER PIPE SHALL BE SDR-26 PVC WW PIPE UNLESS NOTED OTHERWISE.
  - MINIMUM FFE FOR HOME SHALL PROVIDE MIN 1% DRAINAGE TO SEWER MAIN.

- SLEEVE INSTALL (TYP.)**
- INSTALL 1-6" AND 2-4" SCH 40 PVC SLEEVES @ 30" BELOW FINISHED GRADE.
  - ALL SLEEVES SHALL BE TURNED UP AND CAPPED PER DETAIL THIS SHEET.
  - EXTEND SLEEVES 1' MIN. PAST SIDEWALK.
  - GAS AND ELECTRIC EXACT NUMBER OF SLEEVES, SIZE AND LOCATION TO BE DETERMINED BY BLUEBONNET ELECTRIC AND CENTERPOINT ENERGY.
  - ALL SIGNS AND STRIPING TO BE INSTALLED PER TX MANUAL ON UNIFORM TRAFFIC CONTROL.



SCALE: 1" = 20'

DESIGNED BY:	DRAFTED BY:
NAME	NAME
DATE	
REVISION	

**Carlson, Brigrance & Doering, Inc.**  
Civil Engineering & Surveying  
FIRM ID #F5791  
Main Office: North Office  
5501 West William Cannon Dr. 12120 RR RD (20' N., Ste 600)  
Austin, Texas 78749  
Phone No. (512) 286-5160  
www.cbding.com

UTILITY PLAN  
THE COLONY TREE HOUSE  
SITE PLAN

SHEET NAME:  
JOB NAME:  
PROJECT:



DATE: 03.11.2025  
JAN 2023  
JOB NUMBER: 5469  
SHEET: 11 OF 18

OCE ENGINEERING, CTR

# BASTROP FIRE DEPARTMENT

FIRE DESIGN CODES	2018 INTERNATIONAL FIRE CODE WITH ADOPTED APPENDICES
FIRE FLOW DEMAND @ 20 PSI (GPM)	1,750 GPM FOR 2 HOURS
INTENDED USE	UTILITY AND MISCELLANEOUS
CONSTRUCTION CLASSIFICATION	BLDG. TYPE V-B
BUILDING FIRE AREA (S.F.)	4,888 S.F.
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE (IF APPLICABLE)	N/A
REDUCED FIRE FLOW DEMAND @ 20 PSI FOR HAVING A SPRINKLER SYSTEM (GPM) (IF APPLICABLE)	N/A
FIRE HYDRANT FLOW TEST DATE	08/11/2023
FIRE HYDRANT FLOW TEST LOCATION	RAINWATER CREEK/FIRETHORN LOOP
ALTERNATIVE METHOD OF COMPLIANCE AMOC (IF APPLICABLE)	N/A

### FIRE FLOW TEST RESULTS

RESIDUAL HYDRANT LOCATION: RAINWATER CREEK / FIRETHORN LOOP  
 FLOW HYDRANT LOCATION: FIRETHORN LOOP

FLOW HYDRANT: PITOT READING: 40 PSI  
 GPM: 1,061 GPM  
 TOTAL FLOW DURING TEST: 1,061 GPM

TEST HYDRANT  
 STATIC READING: 55 PSI  
 RESIDUAL READING: 45 PSI

FLOW: AT 20 PSI RESIDUAL 2,087 GPM

THE COLONY MUD 1D

THE COLONY MUD 1C, SEC 8

THE COLONY MUD 1C, SEC 6

RAINWATER CREEK DRIVE

SAM HOUSTON DRIVE (70' R.O.W.)

SILVERLEAF SPUR (60' R.O.W.)

EXISTING 1 MG COMPOSITE TANK  
FFE = 518.50

PROPOSED FIRE HYDRANT

217 FT HOSE PULL LENGTH

337 FT HOSE PULL LENGTH

298 FT HOSE PULL LENGTH

### WATER LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE & BOX
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE & BOX
- MAXIMUM HOSE LAY TO BUILDING FACADE AT GRADE



SCALE: 1" = 30'

### BASTROP FIRE DEPARTMENT GENERAL NOTES

- THE BASTROP FIRE DEPARTMENT REQUIRES FINAL ASPHALT OR CONCRETE PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION. ANY OTHER METHOD OF PROVIDING 'ALL-WEATHER DRIVING CAPABILITIES' SHALL BE REQUIRED TO BE DOCUMENTED AND APPROVED AS AN ALTERNATE METHOD OF CONSTRUCTION IN ACCORDANCE WITH THE APPLICABLE RULES FOR TEMPORARY ROADS.
- FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE LARGE DIAMETER HOSE CONNECTION (STEAMER) LOCATED AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE STEAMER OPENING OF FIRE HYDRANTS SHALL FACE THE APPROVED FIRE ACCESS DRIVEWAY OR PUBLIC STREET AND SET BACK FROM THE CURB LINE(S) AN APPROVED DISTANCE, TYPICALLY THREE (3) TO SIX (6) FEET. THE AREA WITHIN THREE (3) FEET IN ALL DIRECTIONS FROM ANY FIRE HYDRANT SHALL BE FREE OF OBSTRUCTIONS AND THE AREA BETWEEN THE STEAMER OPENING AND THE STREET OR DRIVEWAY GIVING EMERGENCY VEHICLE ACCESS SHALL BE FREE OF OBSTRUCTIONS.
- TIMING OF INSTALLATIONS: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE CONTRACTOR, SUCH FACILITIES SHALL INCLUDE SURFACE ACCESS ROADS. EMERGENCY ACCESS ROADS OR DRIVES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHEN THE FIRE DEPARTMENT APPROVES AN ALTERNATE METHOD OF PROTECTION, THIS REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE METHOD.
- ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (16 KIPS/WHEEL) AND A TOTAL VEHICLE LIVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT.
- FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE BASTROP FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL.
- THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS ROADS OR DRIVES IS 13 FEET - 6 INCHES FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.
- DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN TEN FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES.
- UNDERGROUND MAIN NOTES - TO BE PROVIDED ON THE UTILITY PLAN SHEET:
  - UNDERGROUND MAINS SUPPLYING NFPA 13 AND NFPA 13R SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13 AND THE FIRE CODE, BY A LICENSED SPRINKLER CONTRACTOR HOLDING A SCR-U REGISTRATION THROUGH THE STATE FIRE MARSHAL'S OFFICE. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
  - UNDERGROUND MAINS SUPPLYING PRIVATE HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24 AND THE FIRE CODE, BY A LICENSED SPRINKLER CONTRACTOR HOLDING A SCR-U REGISTRATION THROUGH THE STATE FIRE MARSHAL'S OFFICE. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.

DESIGNED BY:	NAME	DRAFTED BY:	NAME
DATE			
REVISION			

**Carlson, Brigrance & Doering, Inc.**  
 Civil Engineering & Surveying  
 FIRM ID #15791  
 Main Office: 12120 RR 620 N., Ste. 600  
 Austin, Texas 78749  
 Phone No. (512) 286-5160  
 www.cbding.com

**FIRE PROTECTION PLAN**  
**THE COLONY TREE HOUSE**  
**SITE PLAN**

SHEET NAME:  
 JOB NAME:  
 PROJECT:

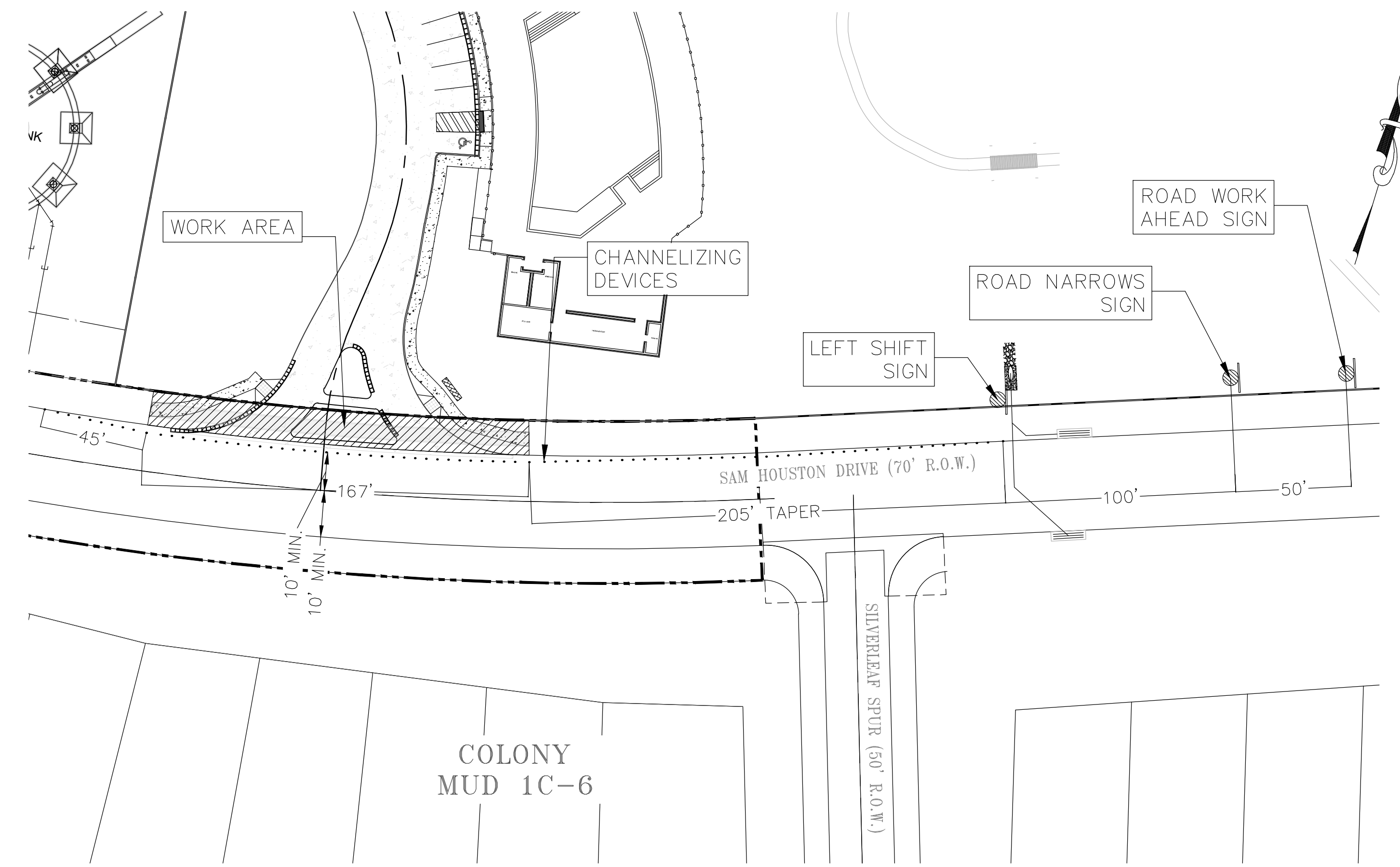
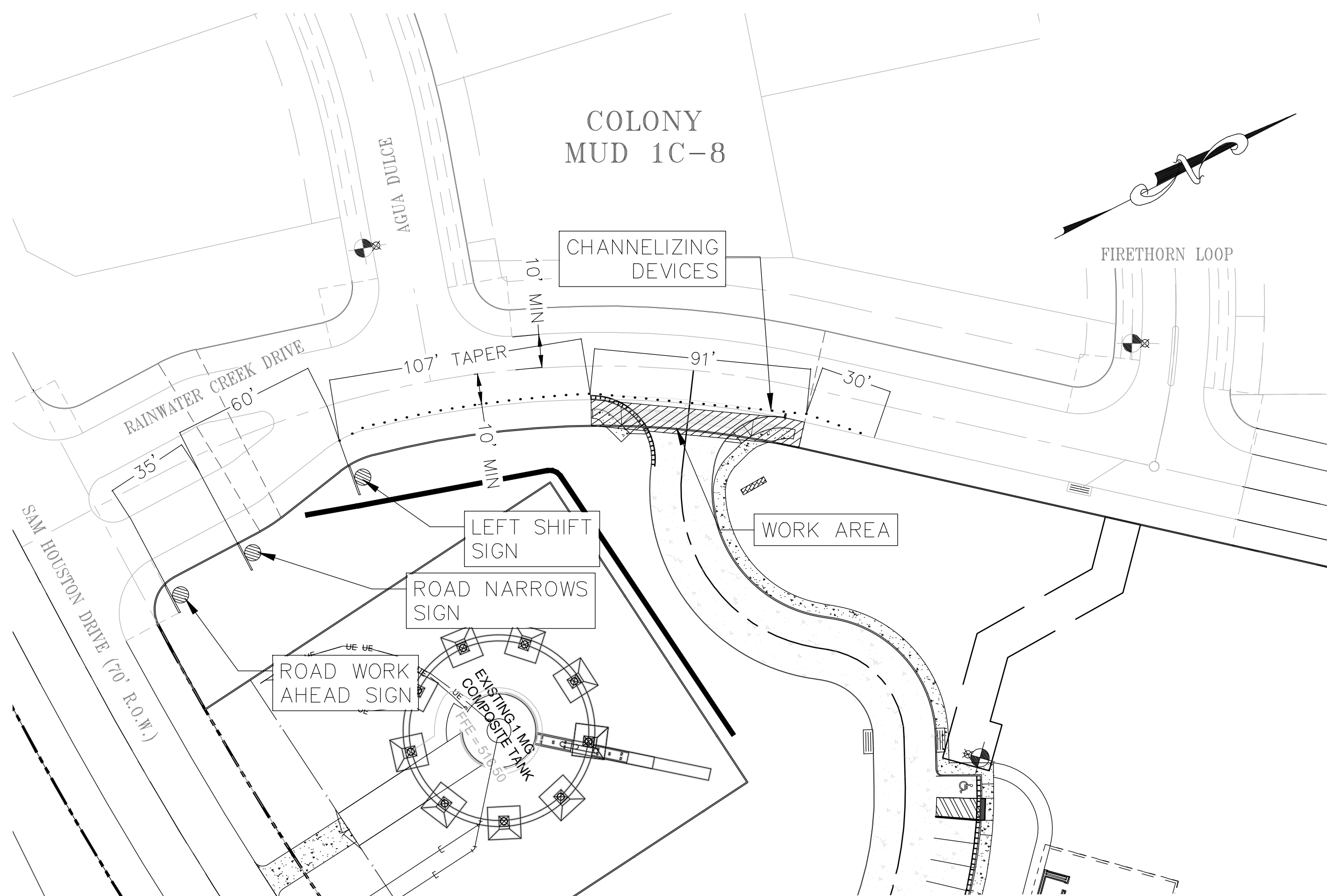


CARLSON, BRIGRANCE, & DOERING, INC.  
 P. # 13791

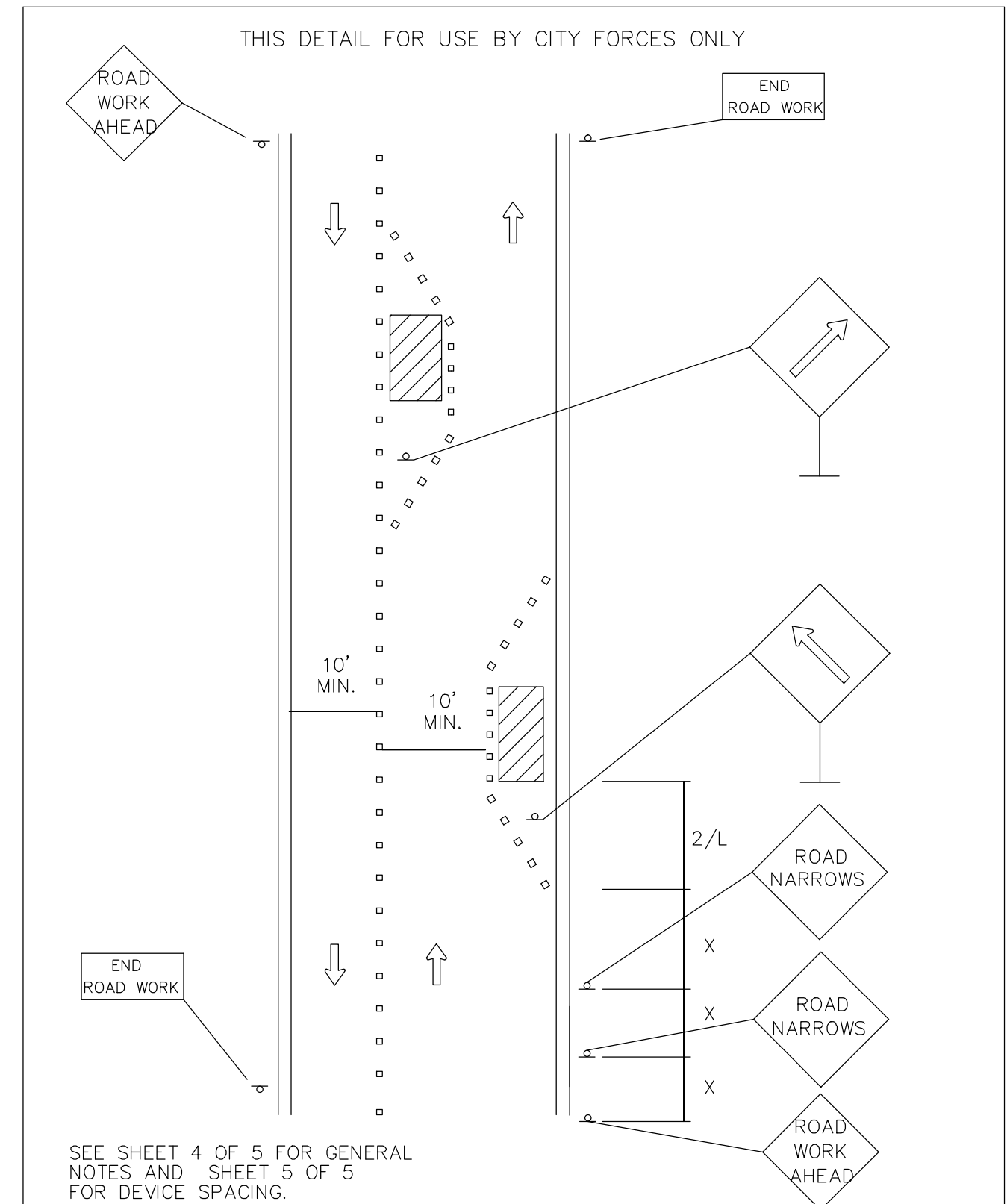
**02.28.2025**

DATE:	JAN 2023
JOB NUMBER:	5469
SHEET:	12 OF 18

FILE PATH: J:\ACD\5469\5469 - FIRE PROTECTION PLAN.dwg - Feb 28, 2025 - 4:02pm



SCALE: 1" = 40'



DEPARTMENT OF PUBLIC WORKS	RESIDENTIAL ROAD NARROWS FOR CL/CURB WORK	STANDARD NO.
RECORD COPY SIGNED BY BILL GARDNER	11/13/07 ADOPTED	804S-1A 2 OF 5

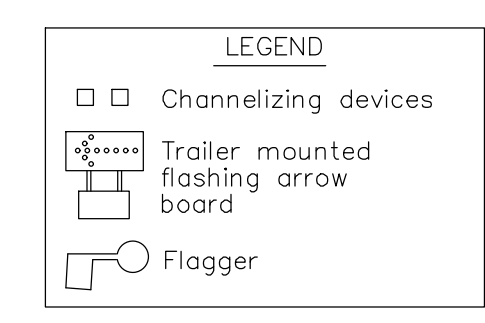
- THIS DETAIL FOR USE BY CITY FORCES ONLY
- ALL SETUPS SHALL BE IN ACCORDANCE WITH THE CURRENT ADDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
  - TO DETERMINE APPROPRIATE DEVICES AND SIGN SIZES TO BE USED, REFER TO STANDARD 804S-5, SHEETS 5, 6 AND 7 OF 11.
  - FOR INTERMEDIATE-TERM SITUATIONS, WHEN IT IS NOT FEASIBLE TO REMOVE AND RESTORE PAVEMENT MARKINGS, THE CHANNELIZATION MUST BE MADE DOMINANT BY USING A VERY CLOSE DEVICE SPACING. THIS IS ESPECIALLY IMPORTANT IN LOCATIONS OF CONFLICTING INFORMATION, SUCH AS WHERE TRAFFIC IS DIRECTED OVER A DOUBLE YELLOW CENTERLINE. IN SUCH LOCATIONS, A MAXIMUM CHANNELIZING DEVICE SPACING OF 3 m (10') IS REQUIRED.
  - FOR LONG TERM STATIONARY WORK, ALL CONFLICTING PAVEMENT MARKINGS MUST BE REMOVED AND CENTERLINE STRIPING PROVIDED WHERE TWO WAY TRAFFIC IS IN ADJACENT LANES.
  - FOR TEMPORARY PAVEMENT MARKING REQUIREMENTS SEE STANDARD 804S-3.
  - FOR ONE-WAY AND MULTI-LANE ROADWAYS THE "LANE BLOCKED" SIGN MAY BE USED IN LIEU OF THE "LANE CLOSED AHEAD" SIGN. THE NUMBER OF DIGITS ON THE SIGN SHALL NOT BE GREATER THAN THE NUMBER OF LANES PRESENT ON THE ROADWAY. THE "X" SHALL BE PLACED UNDER THE NUMBER OF LANE(S) BLOCKED.
  - FOR FLAGGING OPERATION REQUIREMENTS SEE STANDARD 804S-2.
  - CONTRACTOR SHALL PROVIDE SIDEWALK CLOSURES, CROSSWALK CLOSURES OR WALKWAY BYPASS WHEREVER PEDESTRIAN MOVEMENTS ARE AFFECTED BY CONSTRUCTION ACTIVITIES. ALL SIDEWALKS AND CROSSWALKS SHALL BE ACCESSIBLE WHEN CONTRACTOR IS NOT WORKING UNLESS APPROVED BY THE TRANSPORTATION DIVISION.
  - FOR EXCAVATION PROTECTION AND SAFETY FENCE REQUIREMENTS SEE STANDARD 804S-4.
  - THE USE OF ARROW DISPLAYS ARE REQUIRED ON ALL LANE CLOSURES. THE CONTRACTOR SHALL PROVIDE ONE (1) STAND-BY UNIT IN GOOD WORKING CONDITION AT THE JOB SITE, READY FOR USE IF THE OPERATION REQUIRES 24-HOUR A DAY LANE CLOSURE SET-UPS.
  - WHEN ACTIVITY ENCLOSES OR BLOCKS A BIKE LANE, SIGNS ARE REQUIRED TO INDICATE BIKE LANE CLOSURES.

DEPARTMENT OF PUBLIC WORKS	GENERAL NOTES	STANDARD NO.
RECORD COPY SIGNED BY BILL GARDNER	11/13/07 ADOPTED	804S-1A 4 OF 5

THIS DETAIL FOR USE BY CITY FORCES ONLY

Typical Transition Lengths and Suggested Maximum Spacing of Devices

Speed KMPH	Posted Speed MPH	Formula	Minimum Desirable Taper Lengths (L)			On a tangent Meters (feet)	Suggested Max. Device Spacing Meters (feet)	Suggested Sign Spacing Meters (feet)
			Offset Meters (feet)	Offset Meters (feet)	Offset Meters (feet)			
50	30	L=WS <sup>2</sup> /60	3.0(10)	3.3(11)	3.6(12)	15-20	40 (120)	
			45 (150)	50 (165)	55 (180)			
			65 (205)	70 (225)	75 (245)			
55	35	L=WS <sup>2</sup> /60	80 (265)	90 (295)	100 (320)	25-30	50 (160)	
			135 (450)	150 (495)	165 (540)			
			180 (600)	200 (660)	220 (720)			
65	40	L=WS <sup>2</sup> /60	185 (600)	200 (660)	220 (720)	35-40	150 (500)	
			215 (700)	235 (770)	255 (840)			
			285 (930)	315 (1035)	345 (1130)			
70	45	L=WS <sup>2</sup> /60	215 (700)	235 (770)	255 (840)	40-50	210 (700)	
			285 (930)	315 (1035)	345 (1130)			
			355 (1165)	385 (1265)	415 (1365)			
80	50	L=WS <sup>2</sup> /60	315 (1035)	345 (1130)	375 (1230)	45-55	240 (800)	
			385 (1265)	415 (1365)	445 (1465)			
			455 (1500)	485 (1600)	515 (1700)			
90	55	L=WS <sup>2</sup> /60	415 (1365)	445 (1465)	475 (1565)	50-60	300 (1000)	
			485 (1600)	515 (1700)	545 (1800)			
			555 (1830)	585 (1930)	615 (2030)			
95	60	L=WS <sup>2</sup> /60	445 (1465)	475 (1565)	505 (1665)	55-65	360 (1200)	
			515 (1700)	545 (1800)	575 (1900)			
			585 (1930)	615 (2030)	645 (2130)			
105	65	L=WS <sup>2</sup> /60	515 (1700)	545 (1800)	575 (1900)	60-70	420 (1400)	
			585 (1930)	615 (2030)	645 (2130)			
			655 (2160)	685 (2260)	715 (2360)			
115	70	L=WS <sup>2</sup> /60	585 (1930)	615 (2030)	645 (2130)	65-75	480 (1600)	
			655 (2160)	685 (2260)	715 (2360)			
			725 (2390)	755 (2490)	785 (2590)			



DEPARTMENT OF PUBLIC WORKS	DEVICE SPACING	STANDARD NO.
RECORD COPY SIGNED BY BILL GARDNER	11/13/07 ADOPTED	804S-1A 5 OF 5

DESIGNED BY:	DRAFTED BY:
NAME	NAME
DATE	
REVISION	

**Carlson, Brigrance & Doering, Inc.**  
Civil Engineering & Surveying

FIRM ID #F5791  
Main Office: 5501 West William Cannon Dr., Austin, Texas 78749  
North Office: 12120 RR 620 N., Ste. 600, Austin, Texas 78750  
Phone No. (512) 286-5160  
www.cbding.com

TRAFFIC CONTROL PLAN  
THE COLONY TREE HOUSE  
SITE PLAN

SHEET NAME:  
JOB NAME:  
PROJECT:

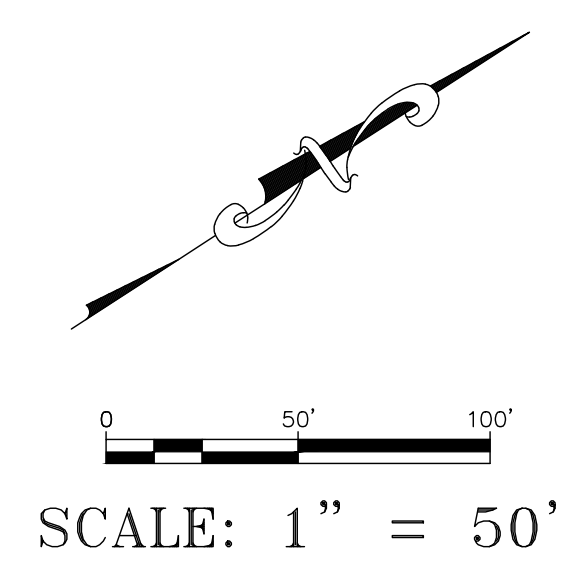
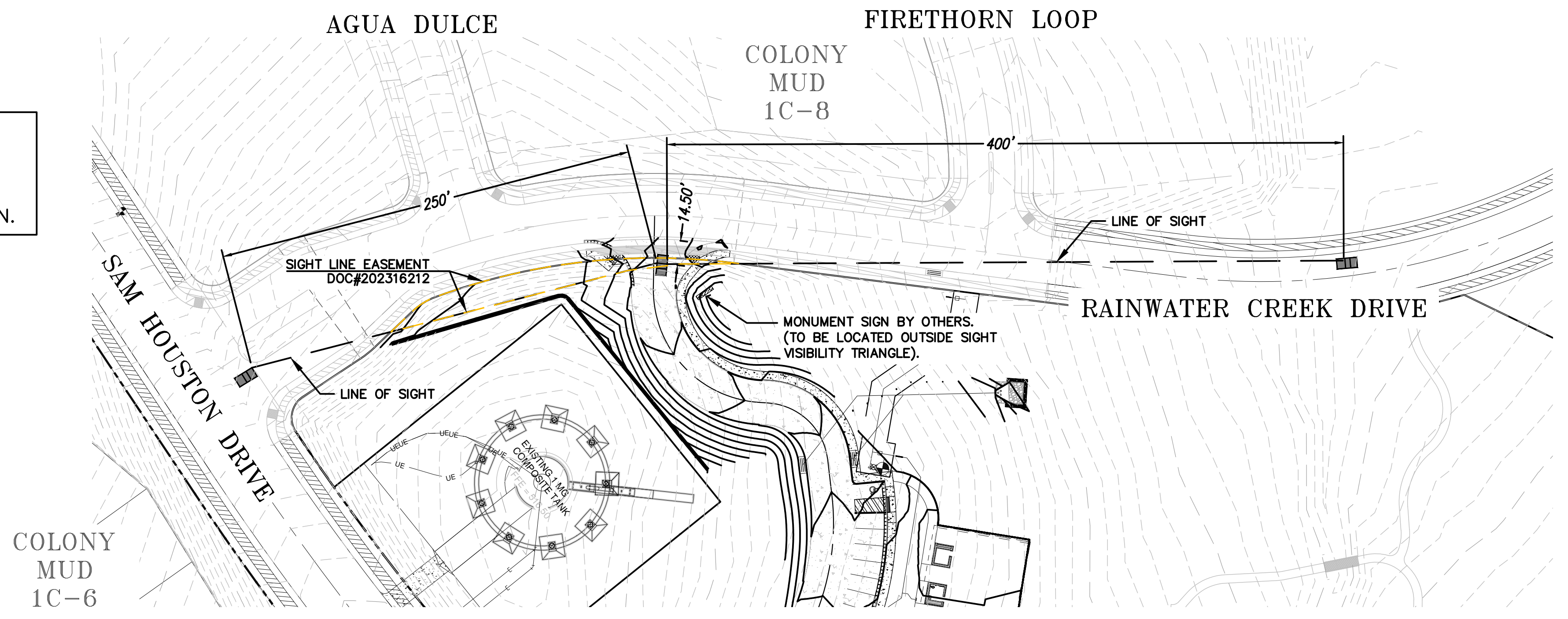


DATE: **02.28.2025**  
JAN 2023

JOB NUMBER: 5469

SHEET: 13 OF 18

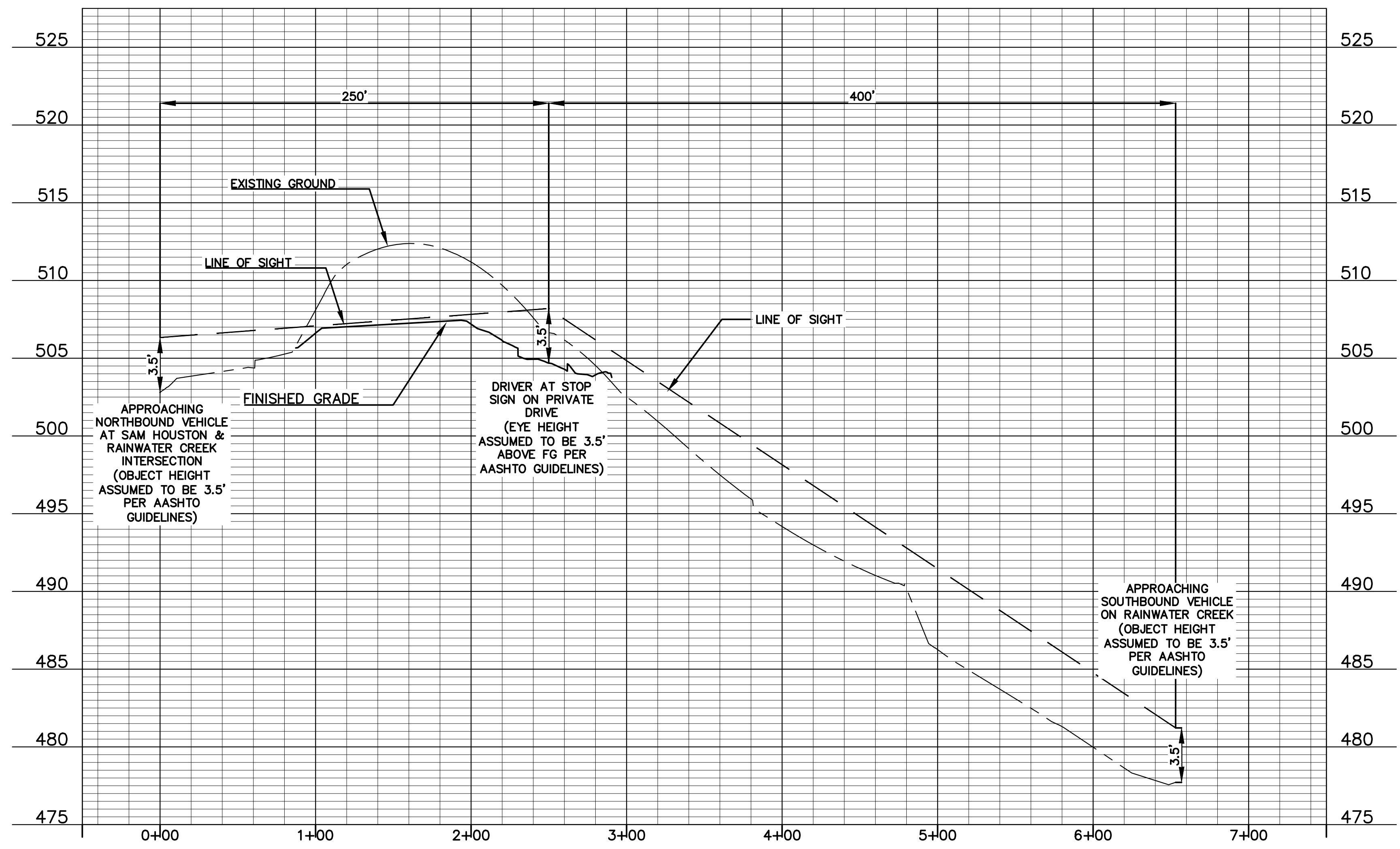
NOTE:  
1. CONSTRUCTION PROHIBITED WITHIN SIGHT TRIANGLE AT INTERSECTION.



**RAINWATER CREEK DRIVE / PRIVATE DRIVE PLAN VIEW**  
SCALE: 1" = 50'

PROFILE SCALE  
HORIZ. 1" = 50'  
VERT. 1" = 5'

**PRIVATE DRIVE - RAINWATER CREEK SIGHT DISTANCE**



DESIGNED BY: NAME	DRAFTED BY: NAME
DATE	
REVISION	

**Carlson, Brigrance & Doering, Inc.**  
Civil Engineering & Surveying  
FIRM ID #F3791  
Main Office: 5501 West William Cannon Dr., Austin, Texas 78749  
North Office: 12120 RR 620 N., Ste. 600, Austin, Texas 78750  
Phone No. (512) 280-5160  
www.cbding.com

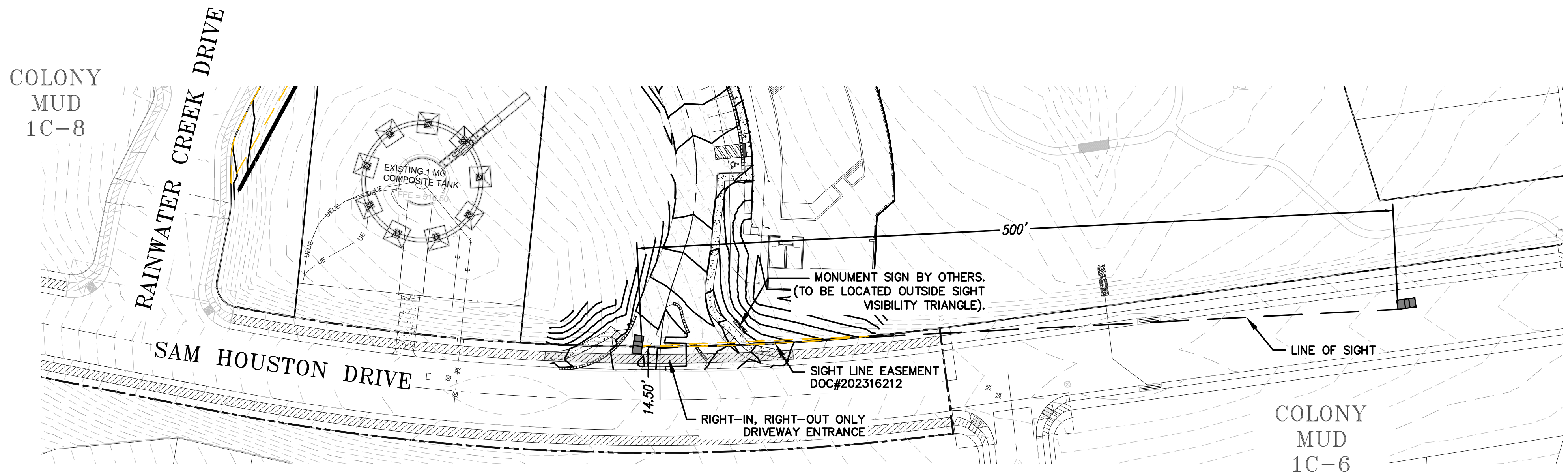
SHEET NAME: **SIGHT DISTANCE - RAINWATER DRIVE**  
JOB NAME: **THE COLONY TREE HOUSE**  
PROJECT: **SITE PLAN**

*M. Harrouche*  
  
CARLSON, BRIGRANCE, & DOERING, INC.  
0 # F3791  
**03.06.2025**

DATE: **JAN 2023**  
JOB NUMBER: **5469**  
SHEET: **14 OF 18**

**NOTE:**

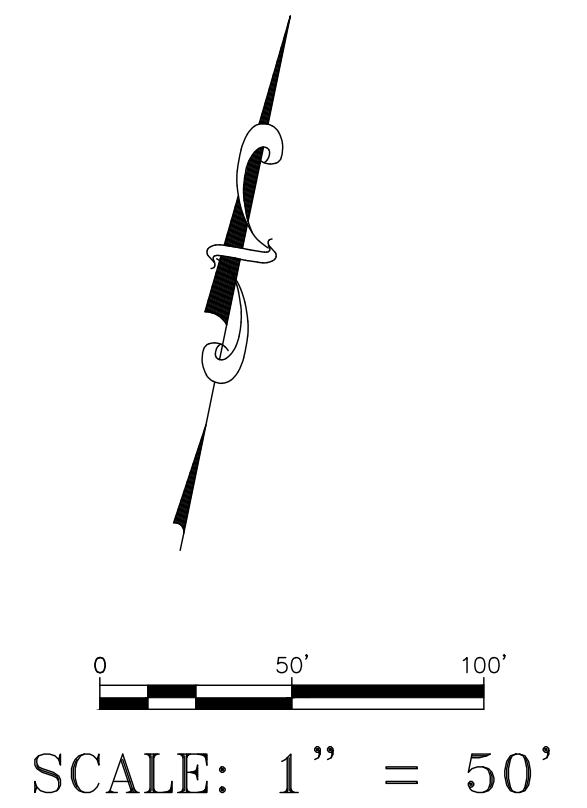
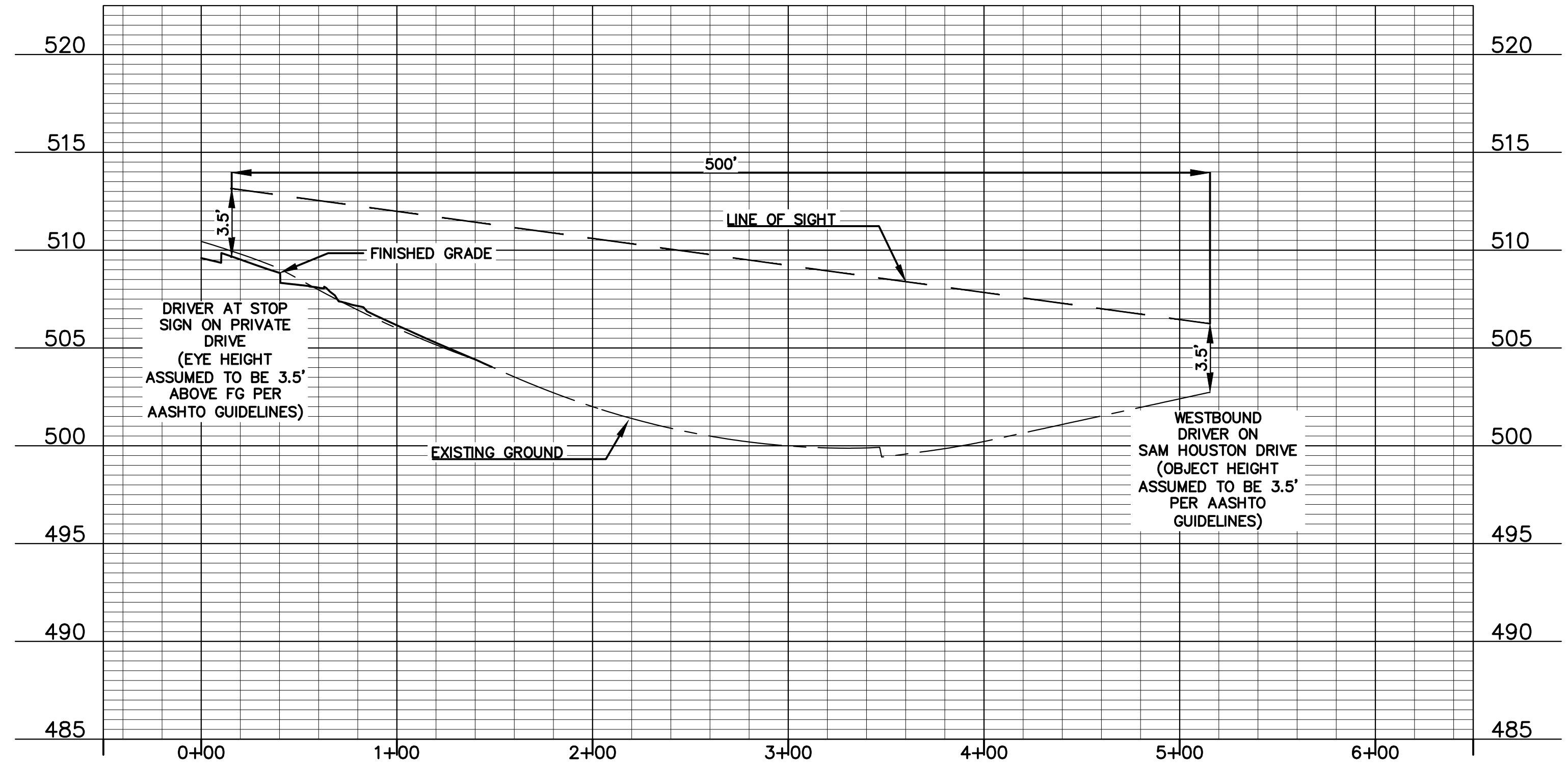
1. CONSTRUCTION PROHIBITED WITHIN SIGHT TRIANGLE AT INTERSECTION.
2. SINCE THIS IS A RIGHT-IN, RIGHT-OUT ONLY DRIVEWAY, INTERSECTION SIGHT DISTANCE AND LINE OF SIGHT EASEMENT ARE NOT REQUIRED LOOKING RIGHT FROM THE INTERSECTION.



**SAM HOUSTON DRIVE / PRIVATE DRIVE PLAN VIEW**  
SCALE: 1" = 50'

PROFILE SCALE  
HORIZ. 1" = 50'  
VERT. 1" = 5'

**PRIVATE DRIVE - SAM HOUSTON BLVD SIGHT DISTANCE**



DESIGNED BY: NAME	DRAFTED BY: NAME
DATE	
REVISION	

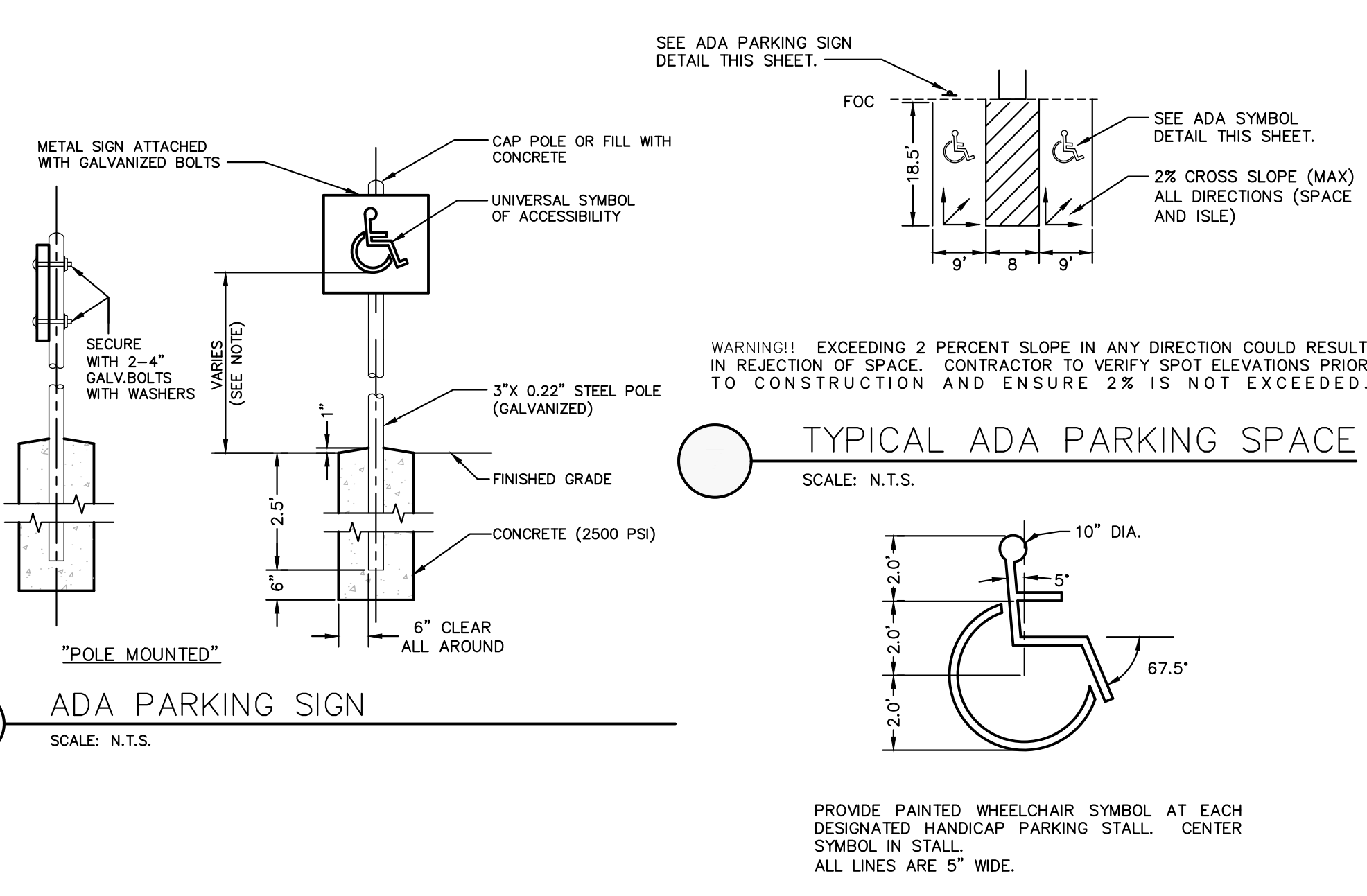
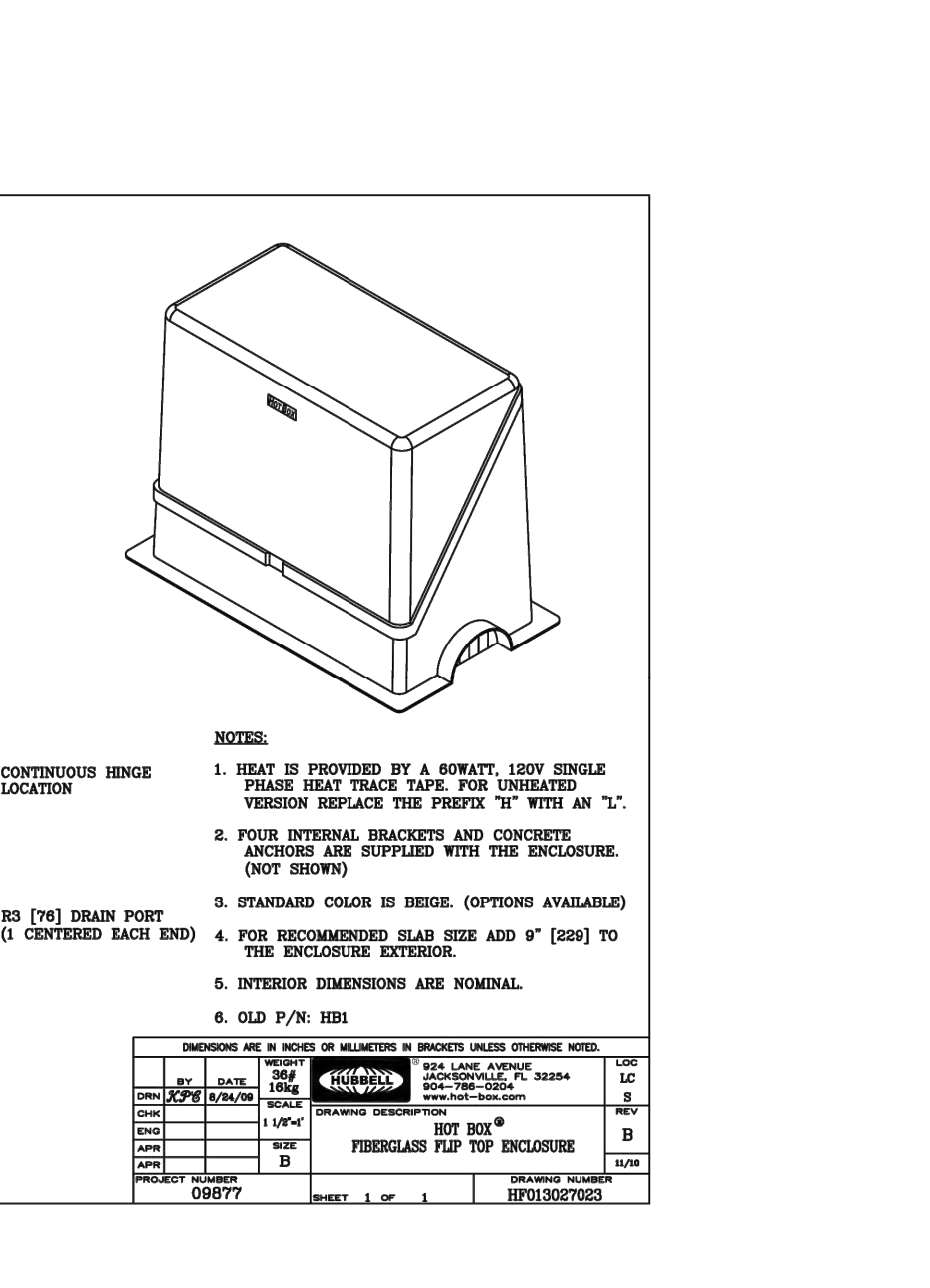
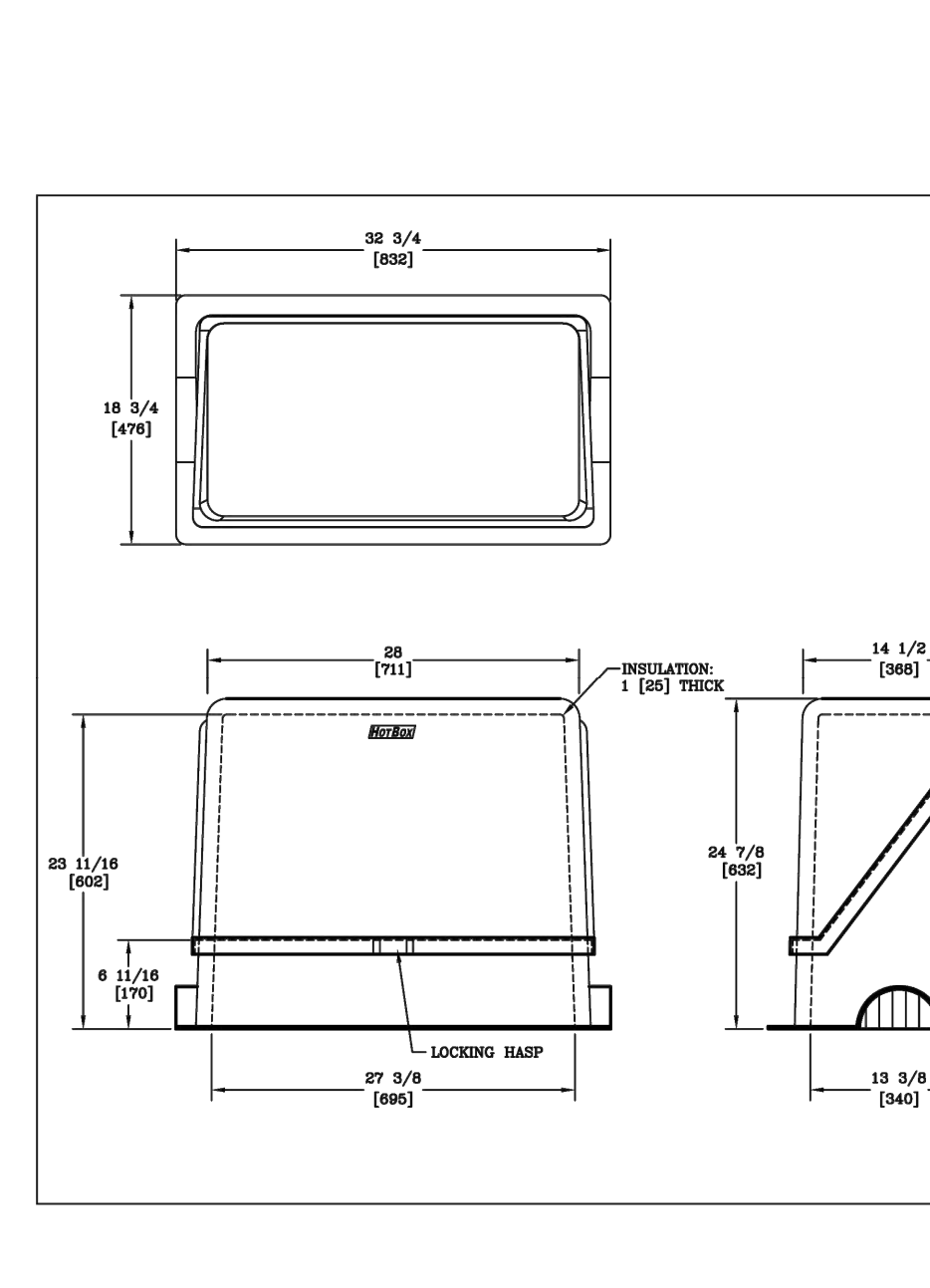
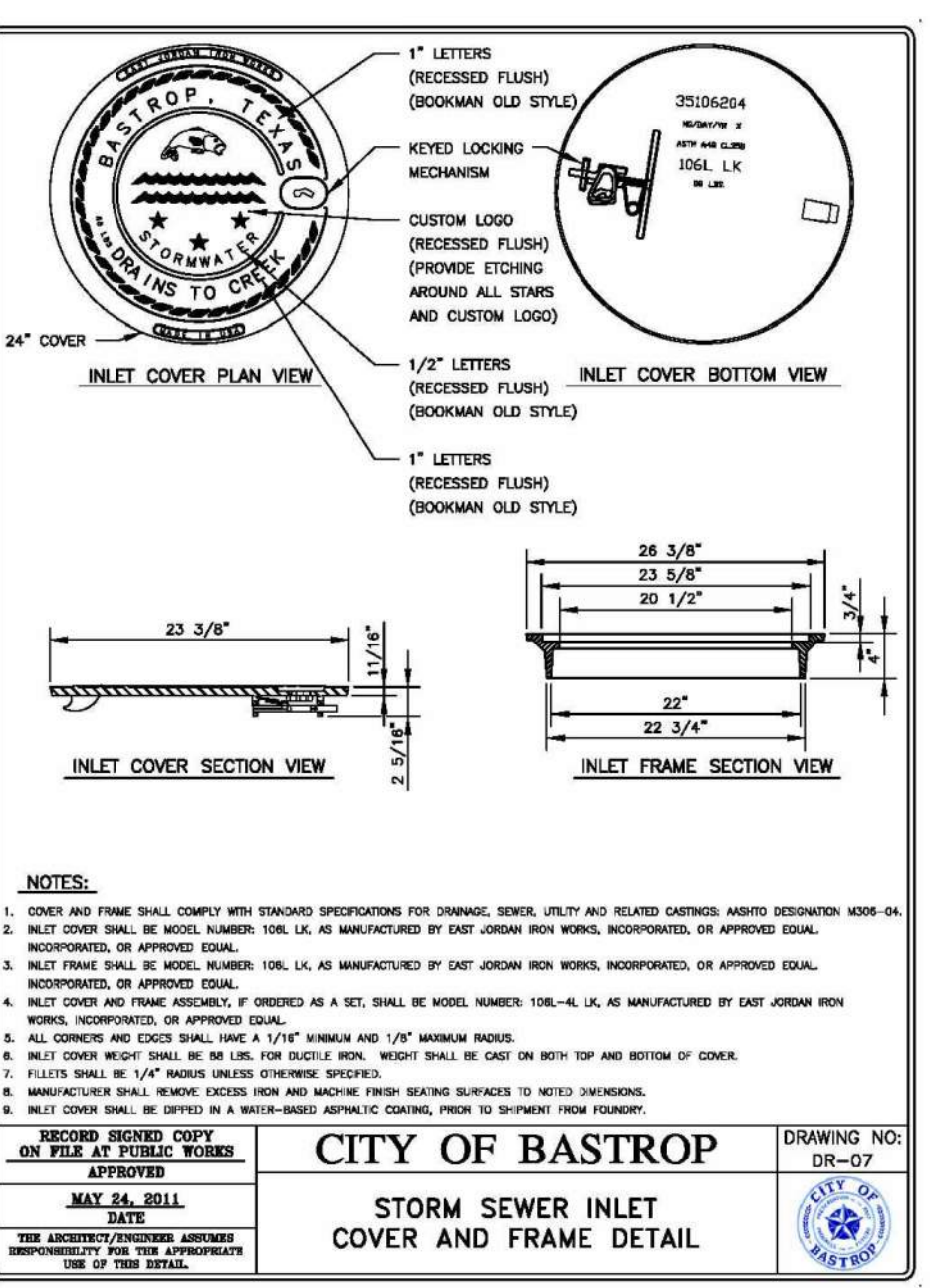
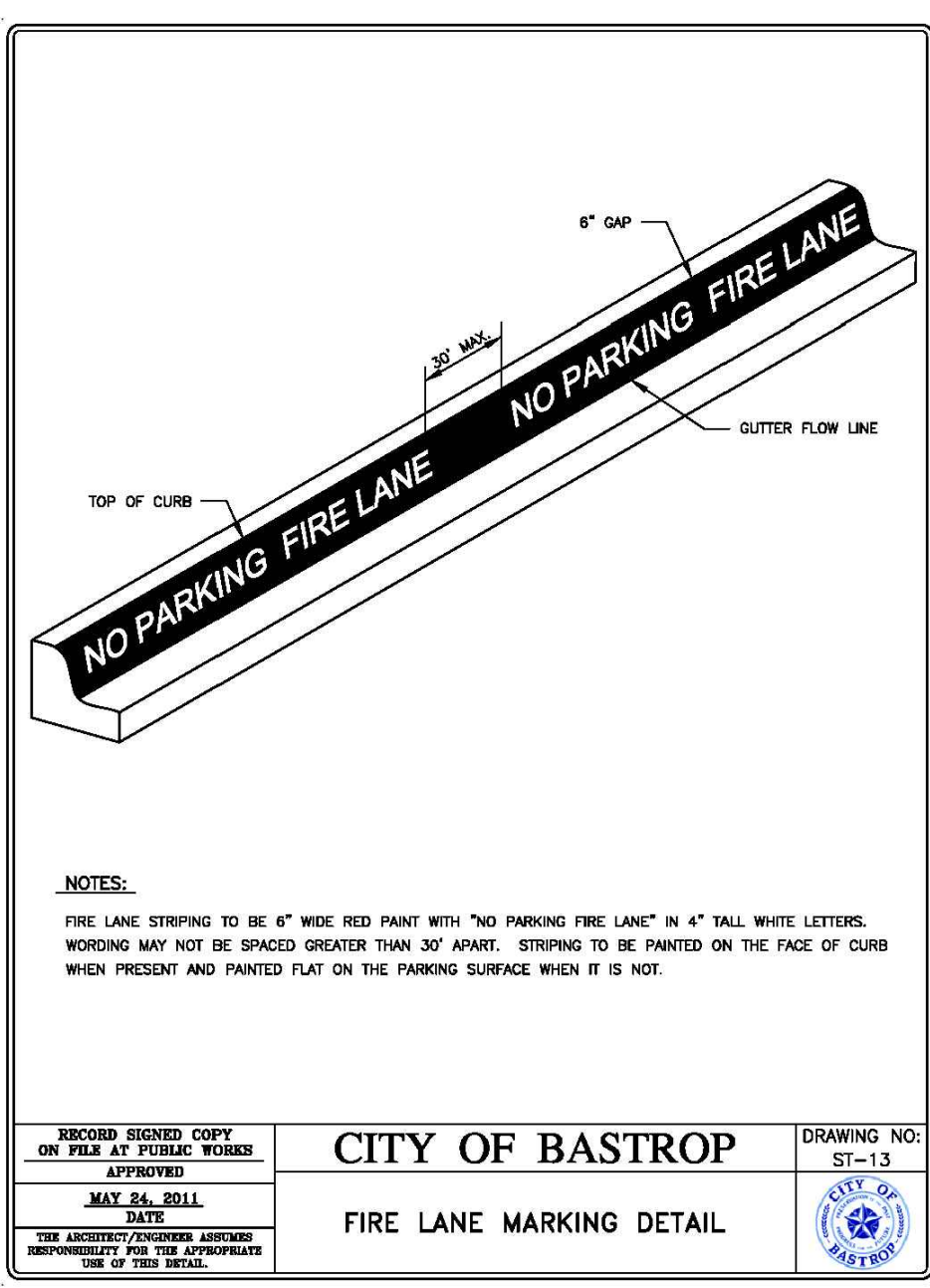
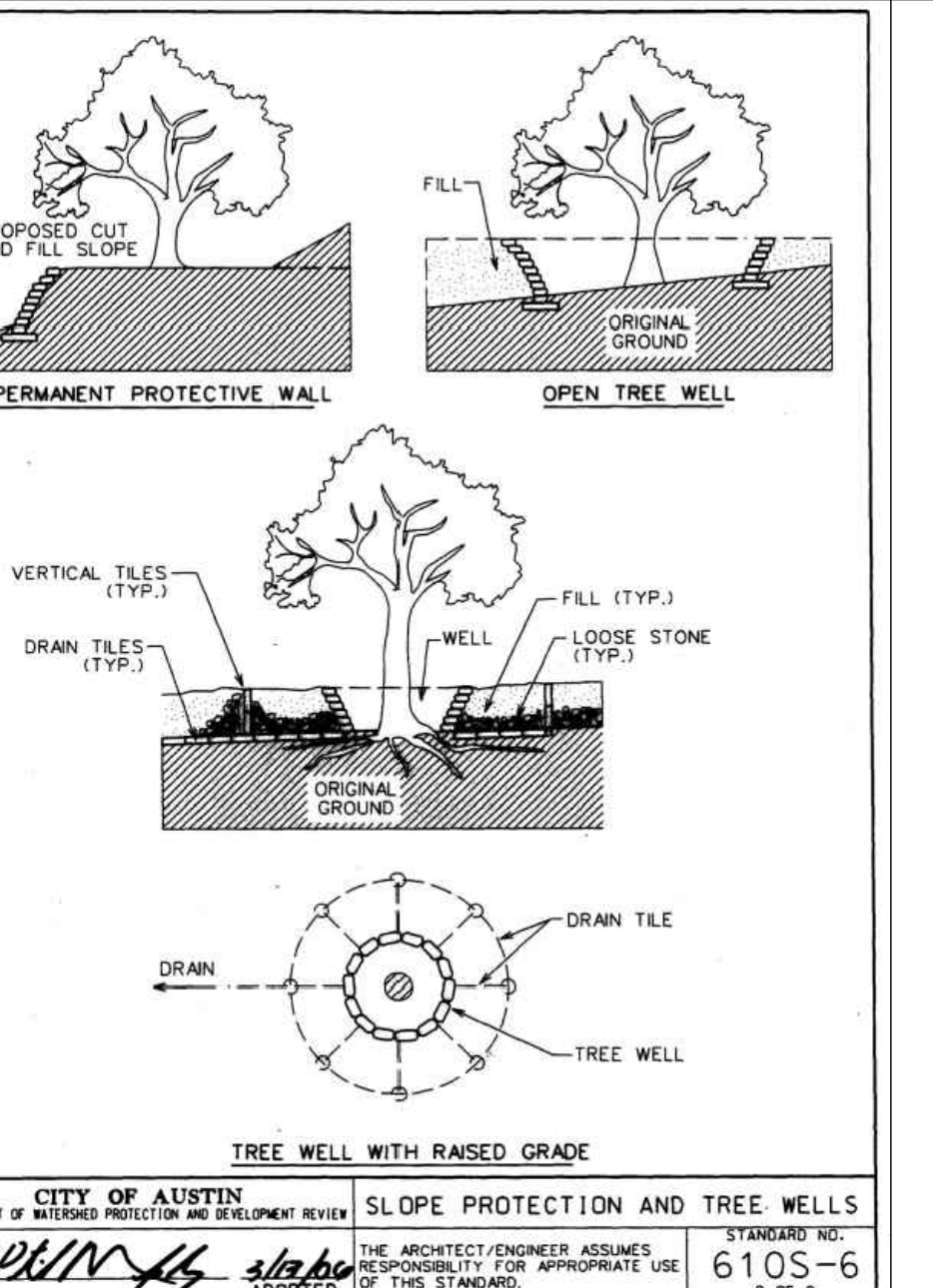
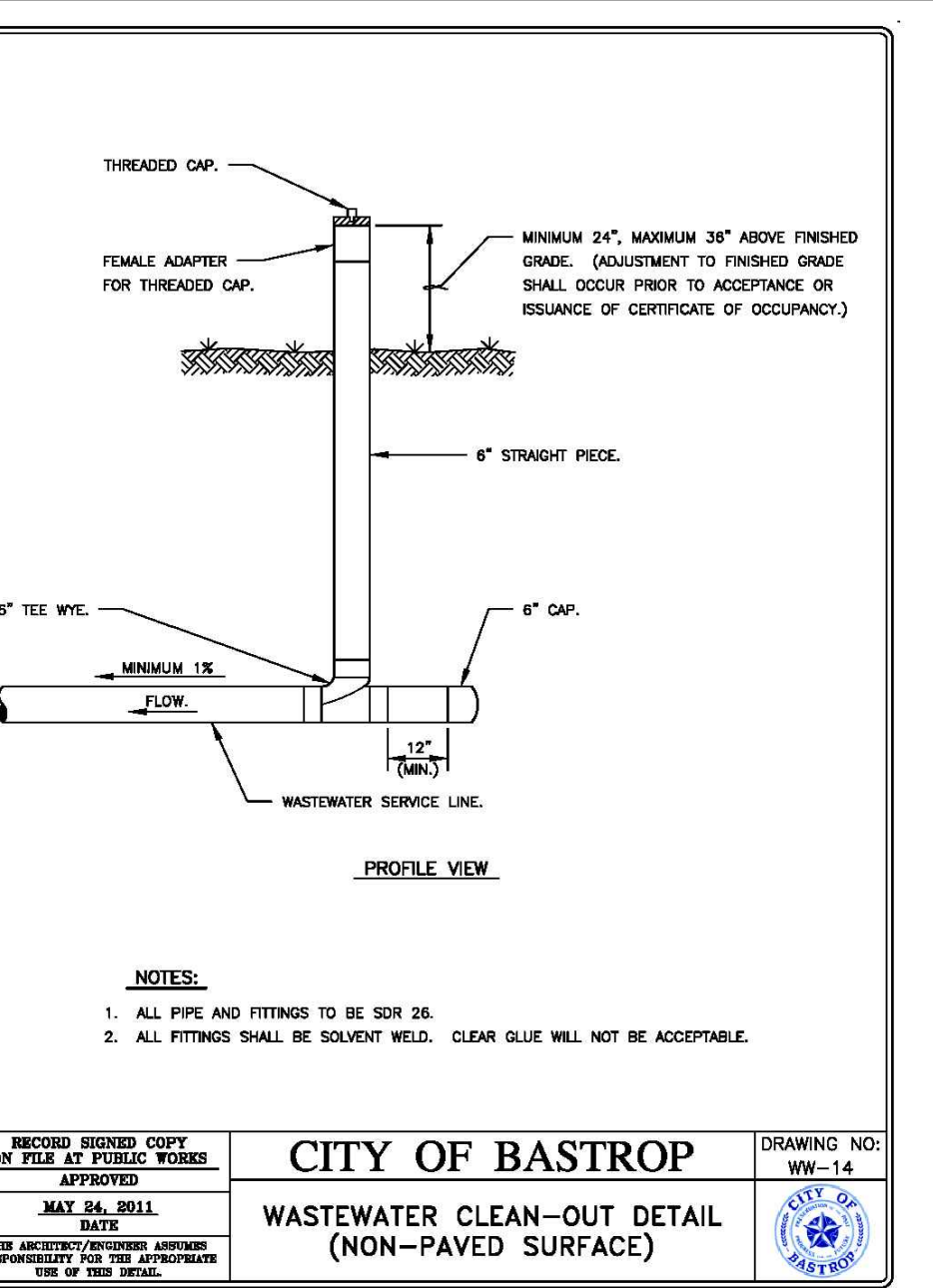
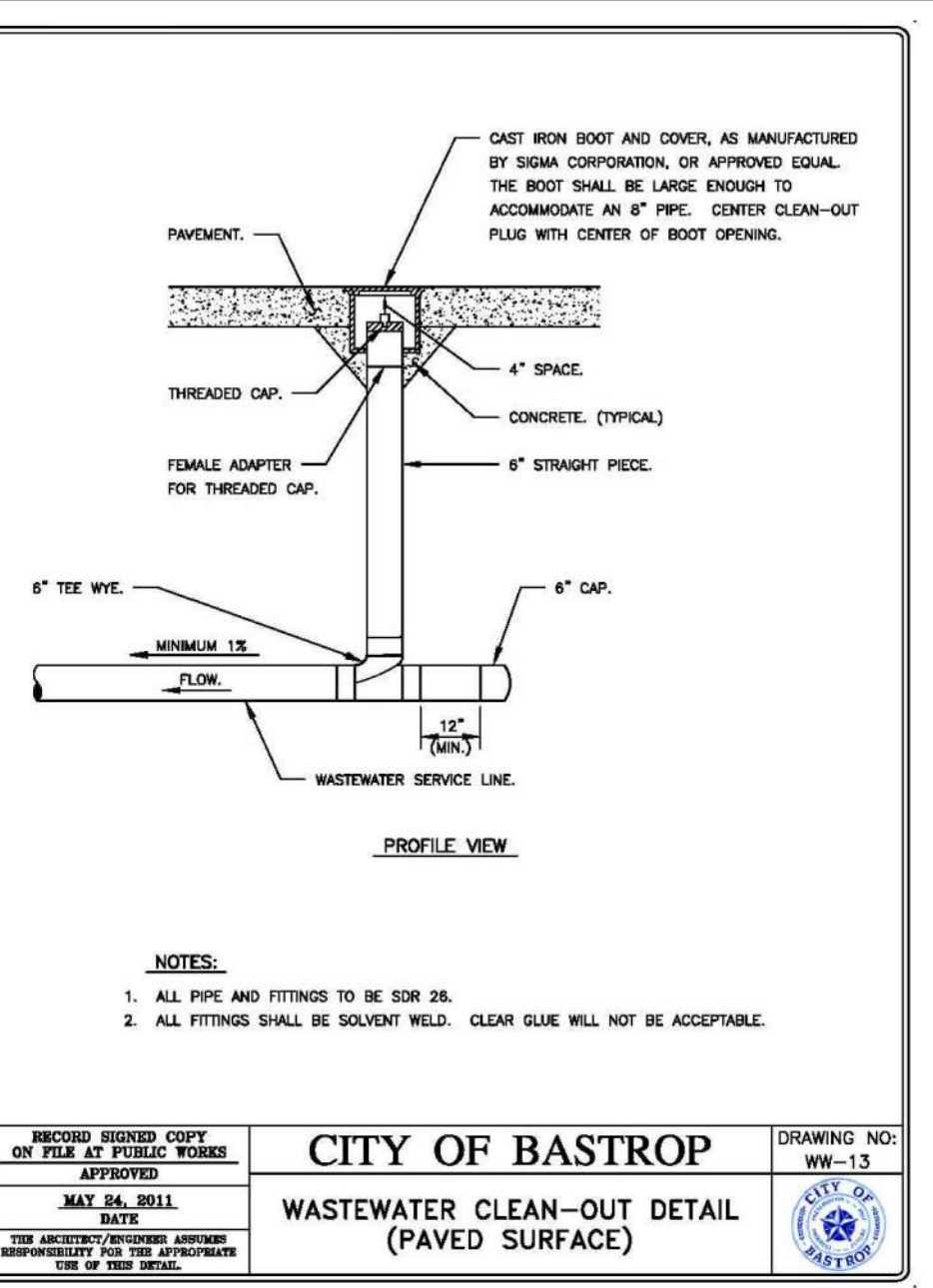
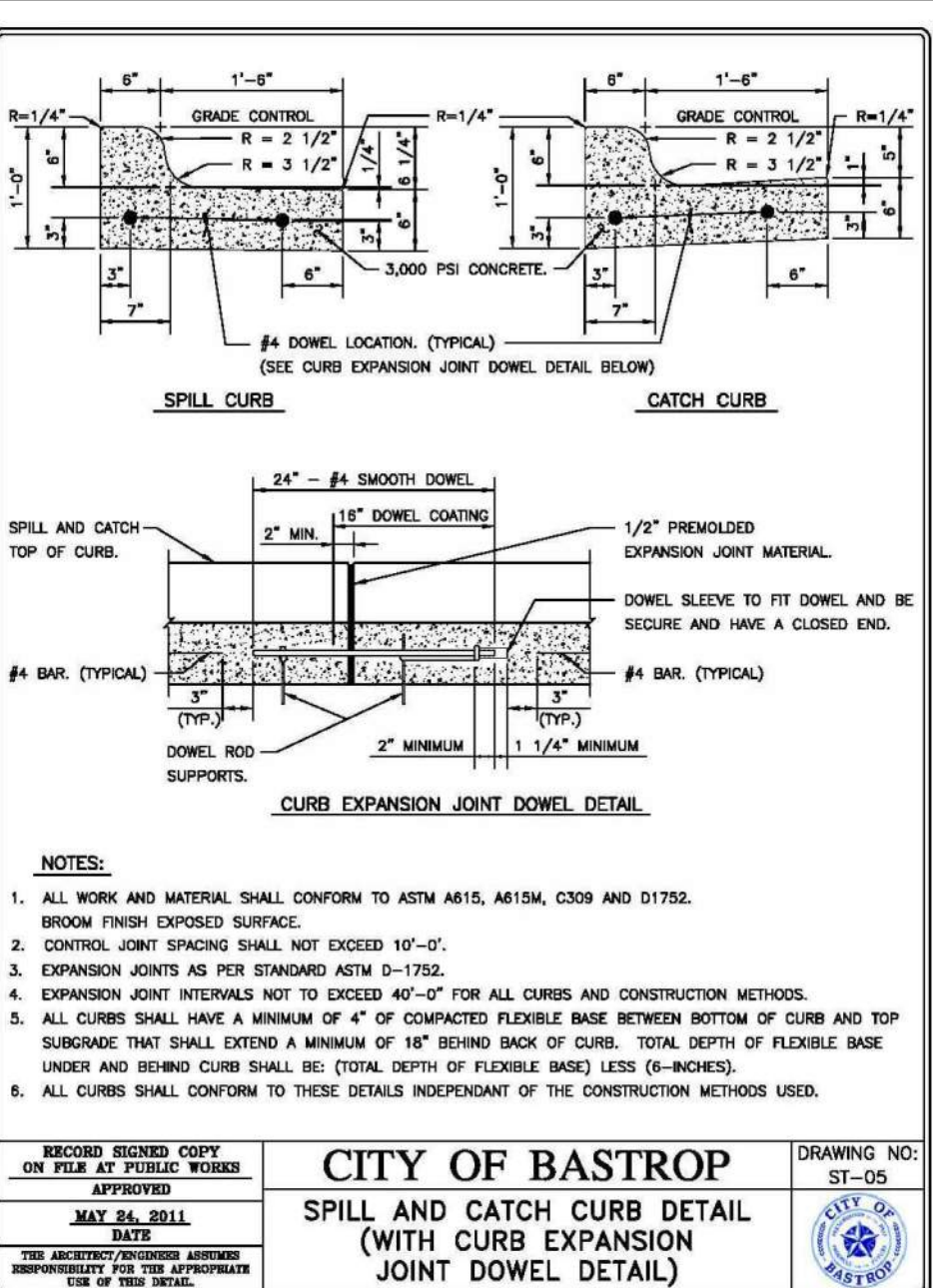
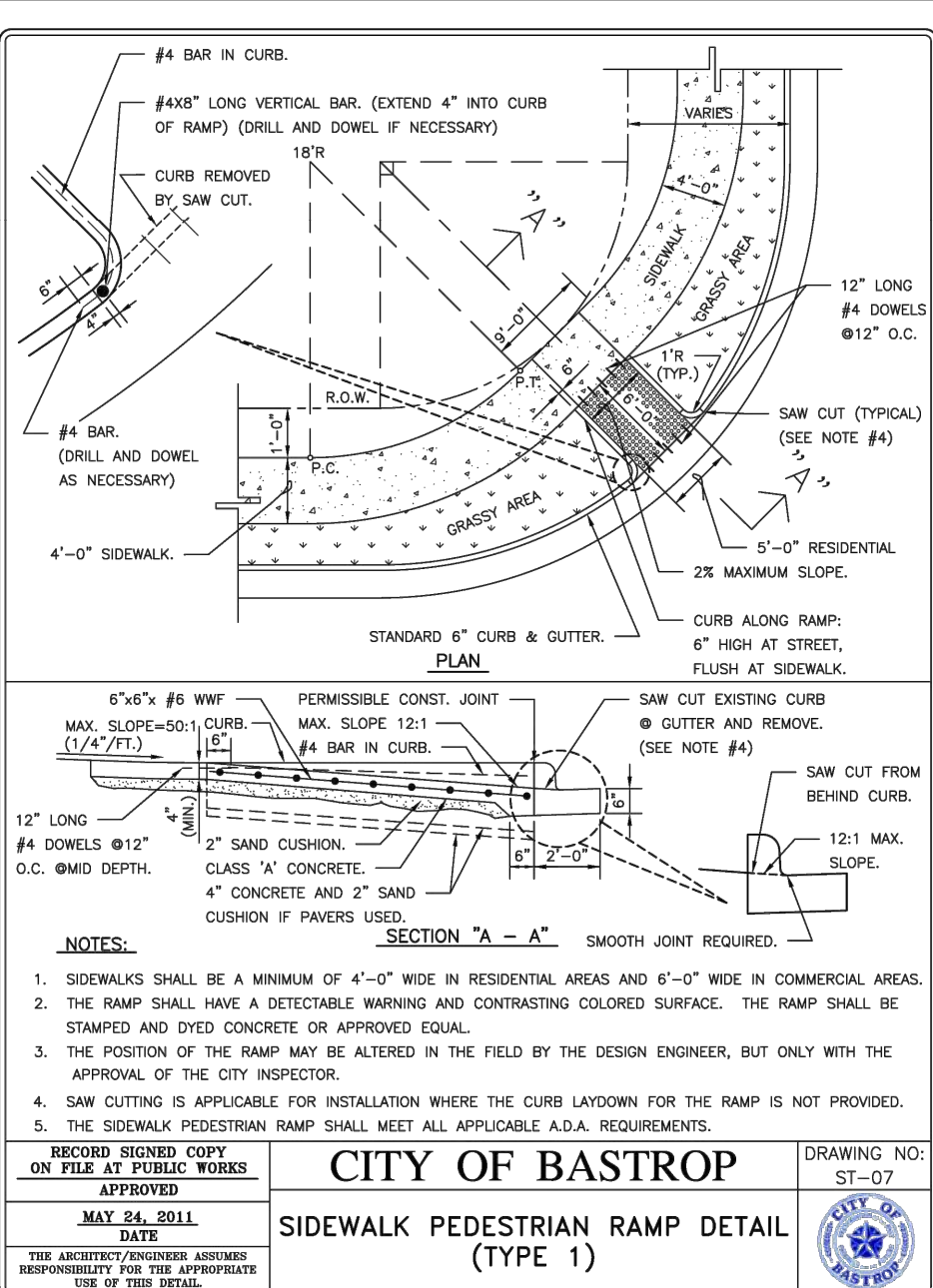
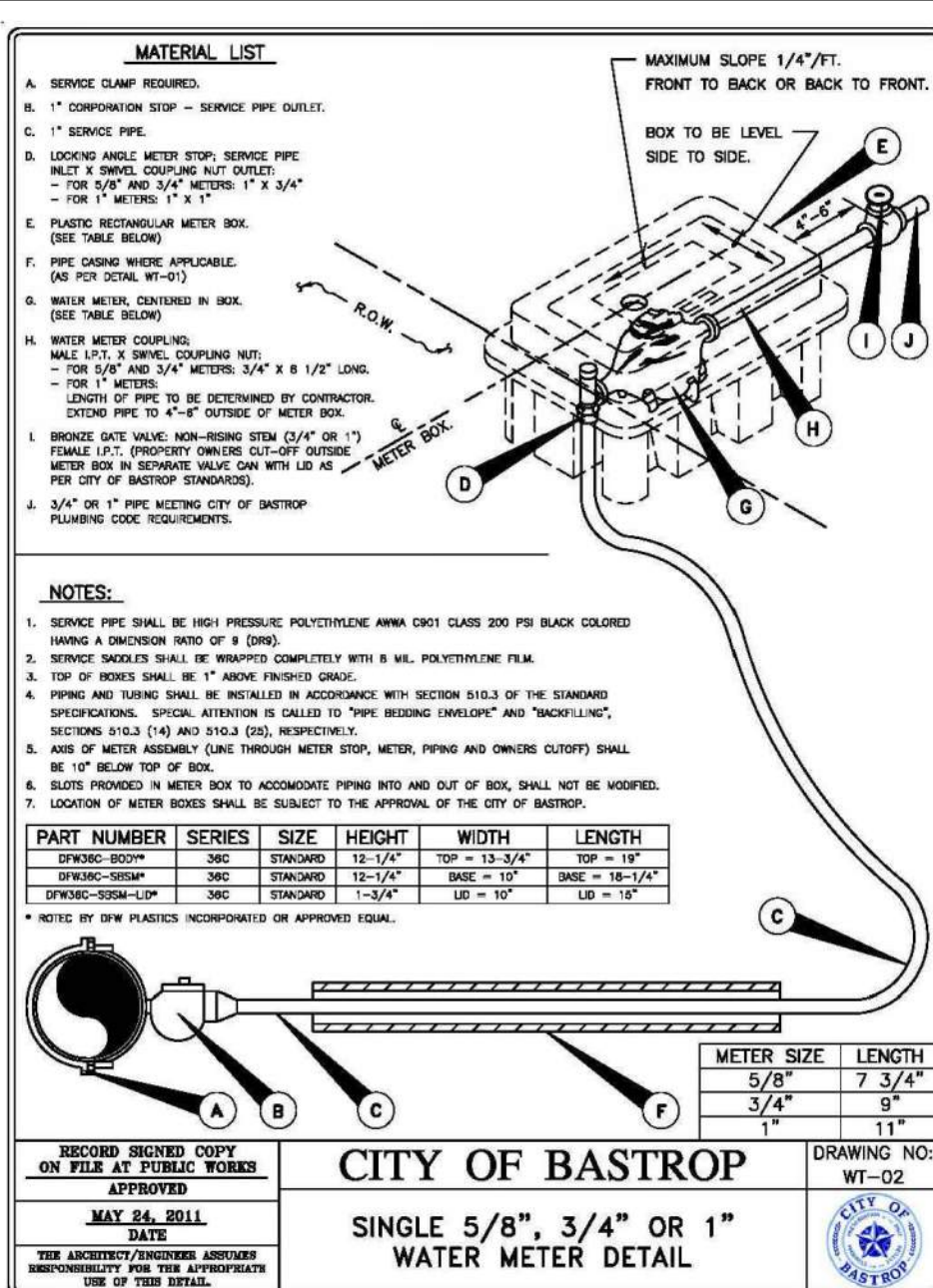
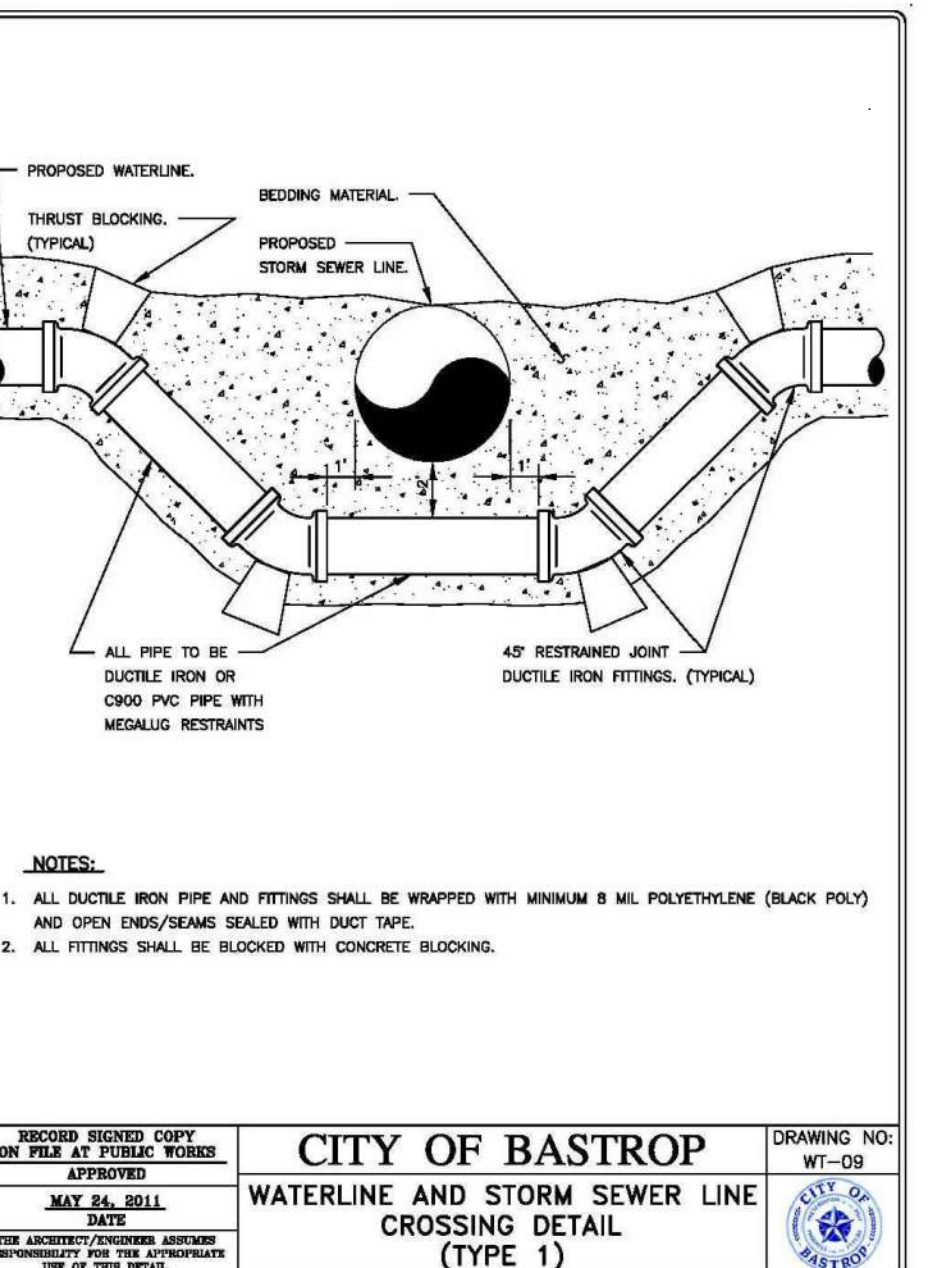
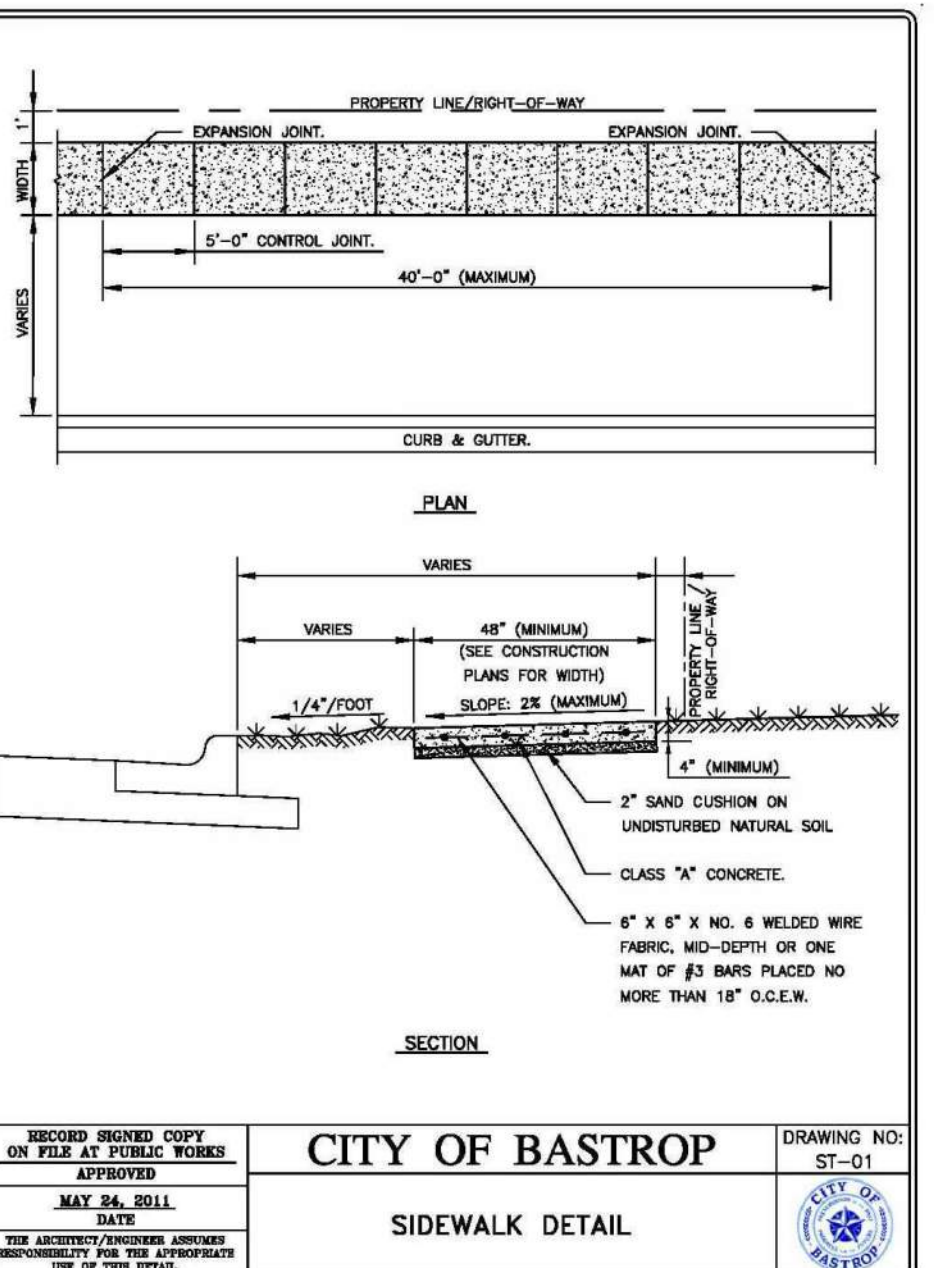
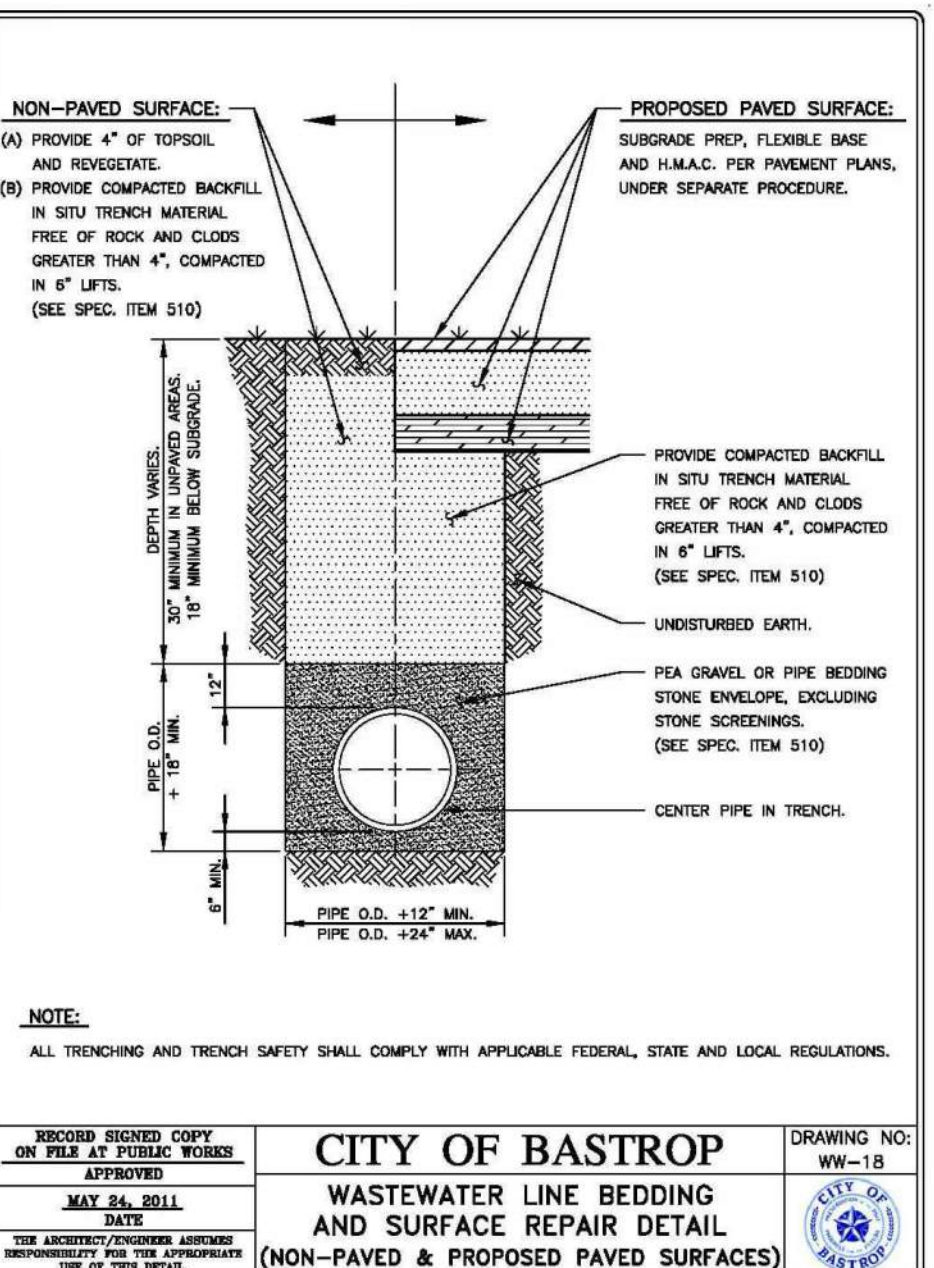
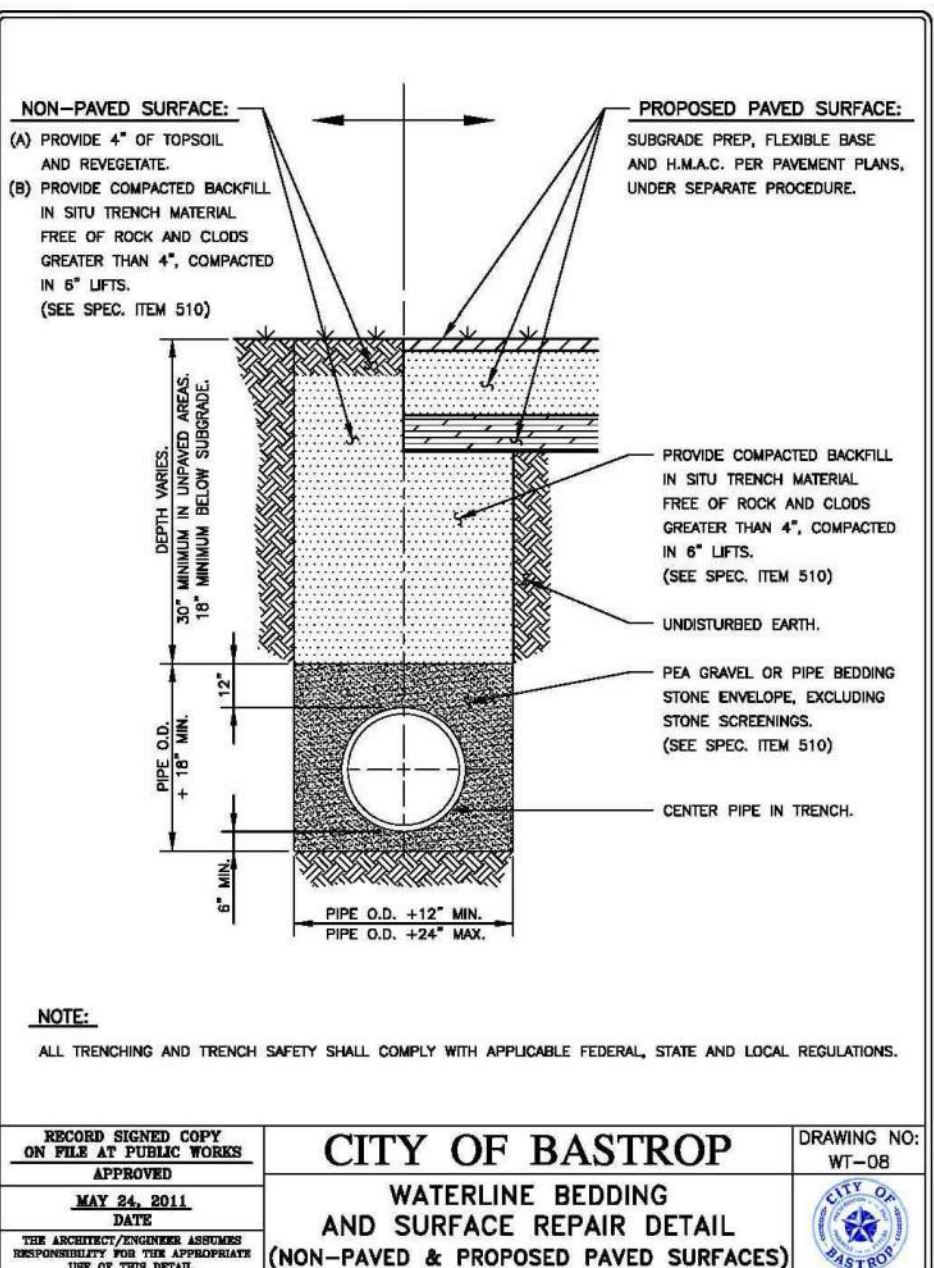
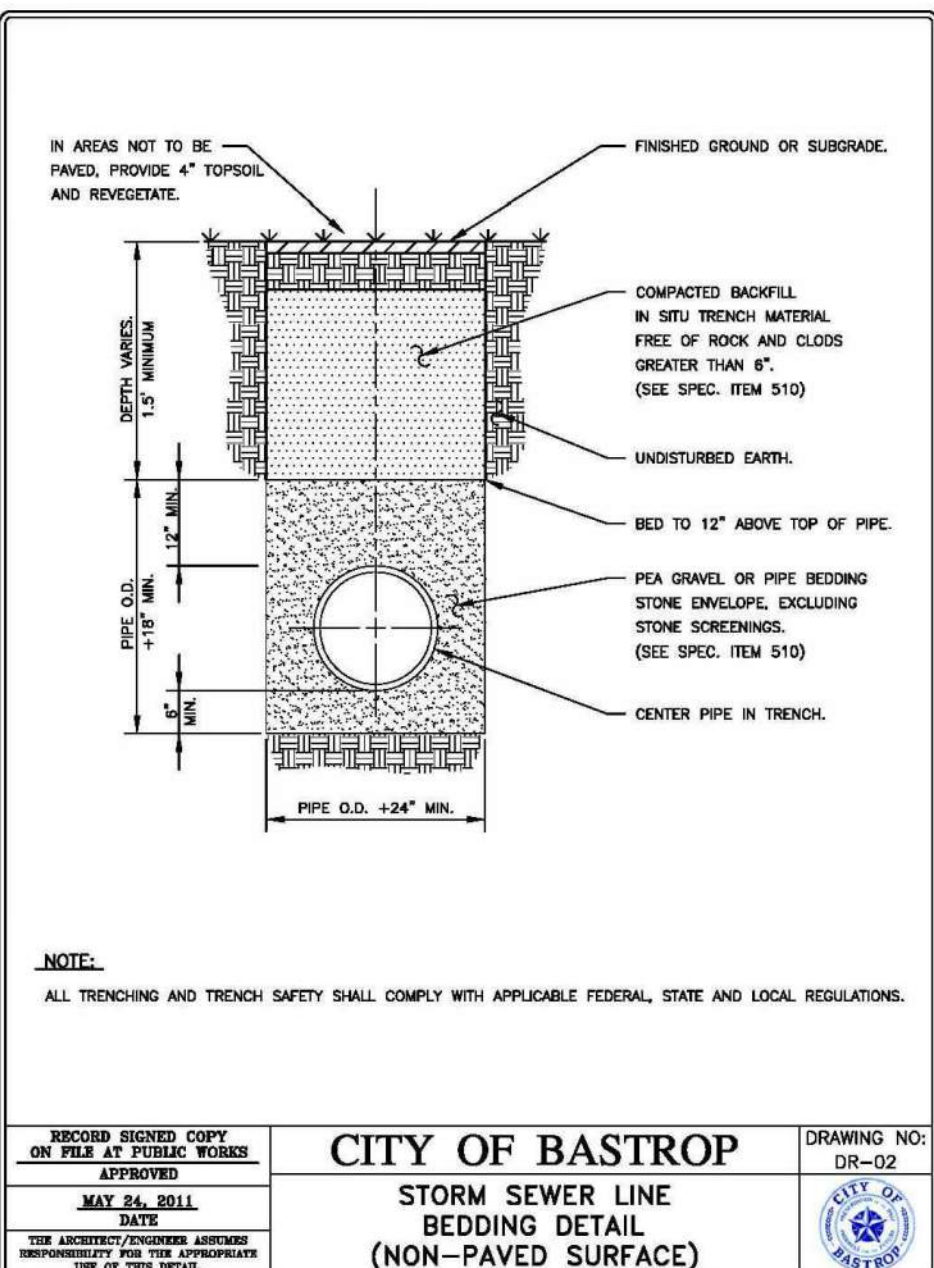
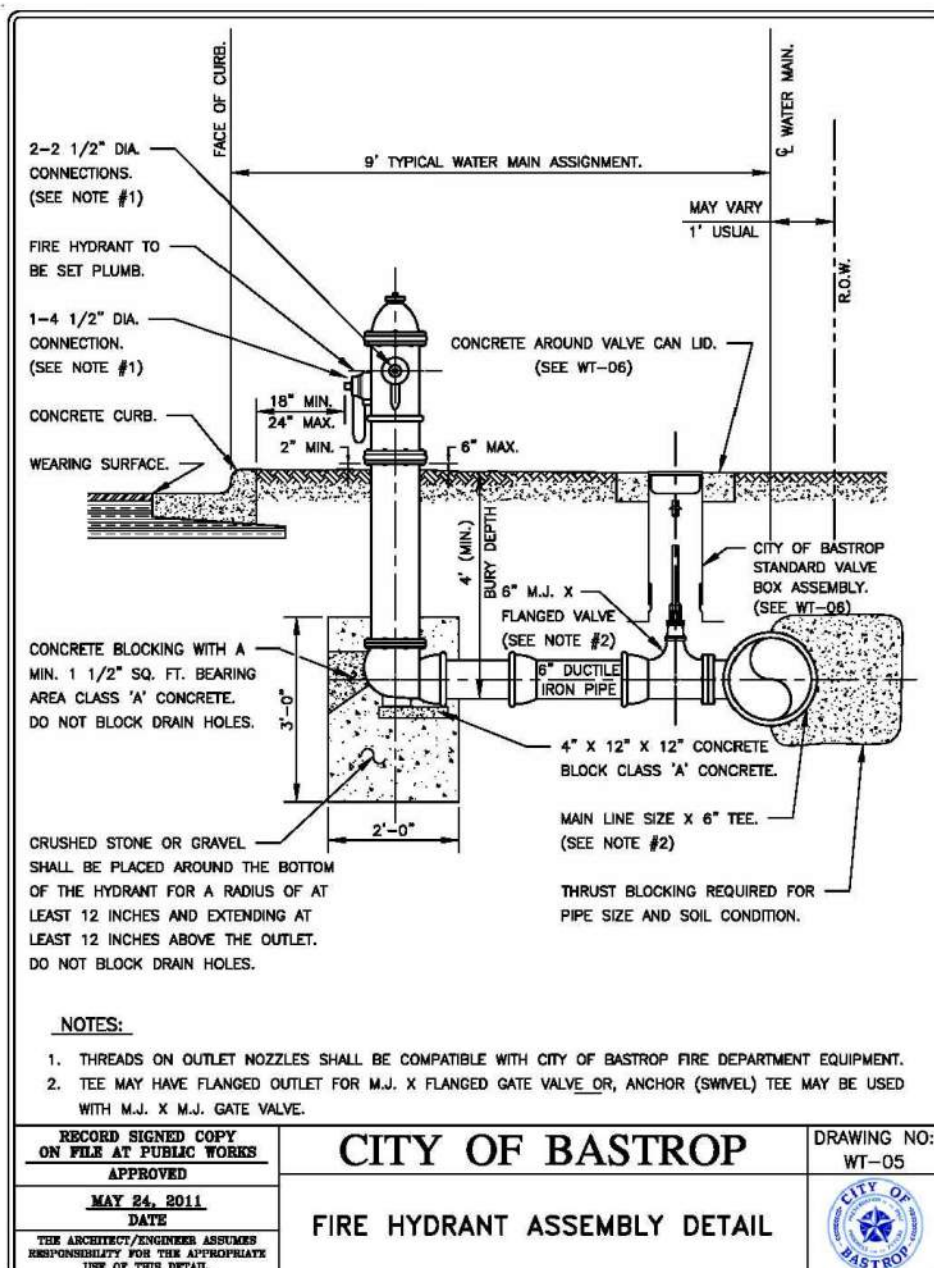
**Carlson, Brigrance & Doering, Inc.**  
Civil Engineering & Surveying  
FIRM ID #F5791  
Main Office: 5501 West William Cannon Dr., Austin, Texas 78749  
North Office: 12120 RR 620 N., Ste. 600, Austin, Texas 78750  
Phone No. (512) 280-5160  
www.cbding.com

SHEET NAME: **SIGHT DISTANCE - SAM HOUSTON DRIVE**  
JOB NAME: **THE COLONY TREE HOUSE**  
PROJECT: **SITE PLAN**

*M. Harmeouch*

CARLSON, BRIGRANCE, & DOERING, INC.  
© 1979  
**02.28.2025**

DATE: **JAN 2023**  
JOB NUMBER: **5469**  
SHEET: **15 OF 18**



DESIGNED BY: NAME  
DRAFTED BY: NAME  
DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_

**Carlson, Brigrance & Doering, Inc.**  
Civil Engineering & Surveying  
Main Office: 5501 West William Cannon Dr., Austin, Texas 78749  
North Office: 12129 RR 20 N., Ste. 600, Austin, Texas 78750  
Phone No. (512) 286-5160  
FIRM ID #E5791

CONSTRUCTION DETAILS (1 OF 2)  
THE COLONY TREE HOUSE  
SITE PLAN

SHEET NAME: \_\_\_\_\_  
JOB NAME: \_\_\_\_\_  
PROJECT: \_\_\_\_\_

**M. HARMON**  
MAHER HARMON  
143982  
LICENSED PROFESSIONAL ENGINEER

DATE: **02.28.2025**  
JAN 2023  
JOB NUMBER: 5469  
SHEET: 16 OF 18

FILE PATH: J:\ACCS\5469\5469-CONSTRUCTION DETAILS.dwg - Feb 28, 2025 - 11:52am



**Carlson, Brigrance & Doering, Inc.**  
Civil Engineering & Surveying  
FIRM ID #F5791  
Main Office: North Office  
5501 West William Cannon Dr. 12120 RR (20 N.), Ste. 600  
Austin, Texas 78750  
Phone No. (512) 280-5160  
www.cbdl.com

M. Harrouche  
MAHER HARROUCHE  
143982  
LICENSED PROFESSIONAL ENGINEER  
CARLSON, BRIGRANCE, & DOERING, INC.  
02.28.2025  
DATE:  
JAN 2023  
JOB NUMBER:  
5469  
SHEET:  
17 OF 18

TABLE OF DIMENSIONS & REINFORCING STEEL (Wings for One Structure End)					TABLE OF WINGWALL REINFORCING (2-Wings)				
Maximum Wingtip Height (ft)	W	X	Y	Z	Bar Size No.	Spacing (ft)	Bar Size No.	Spacing (ft)	Estimated Quantities per Ft. of Wing Length (2-Wings)
2'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	33.73
3'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	37.07
4'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	40.41
5'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	43.75
6'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	47.09
7'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	50.43
8'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	53.77
9'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	57.11
10'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	60.45
11'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	63.79
12'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	67.13
13'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	70.47
14'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	73.81
15'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	77.15
16'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	80.49
17'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	83.83
18'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	87.17
19'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	90.51
20'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	93.85
21'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	97.19
22'-0"	2'-5"	1'-0"	0"	0"	#4	1'-0"	#4	1'-0"	100.53

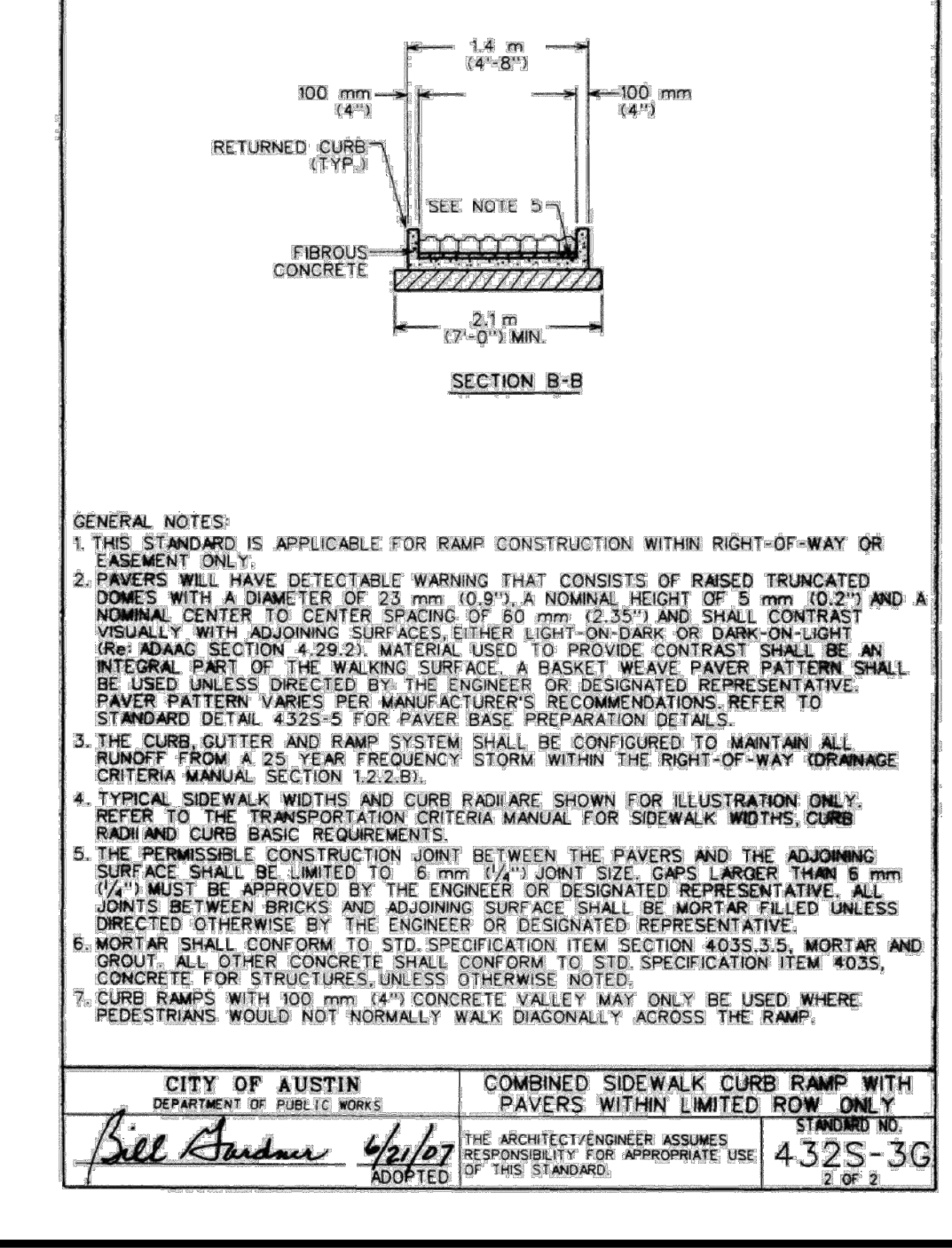
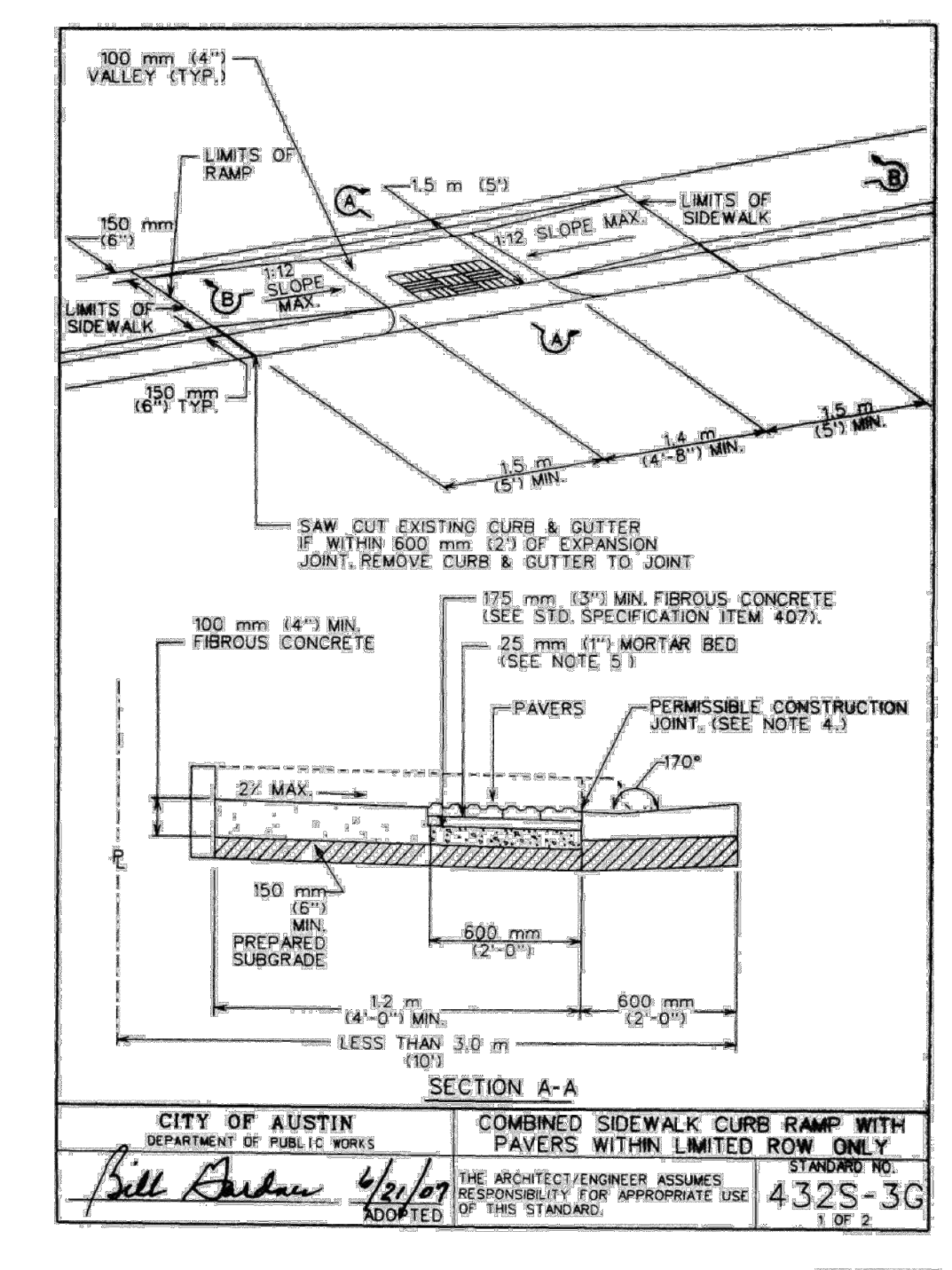
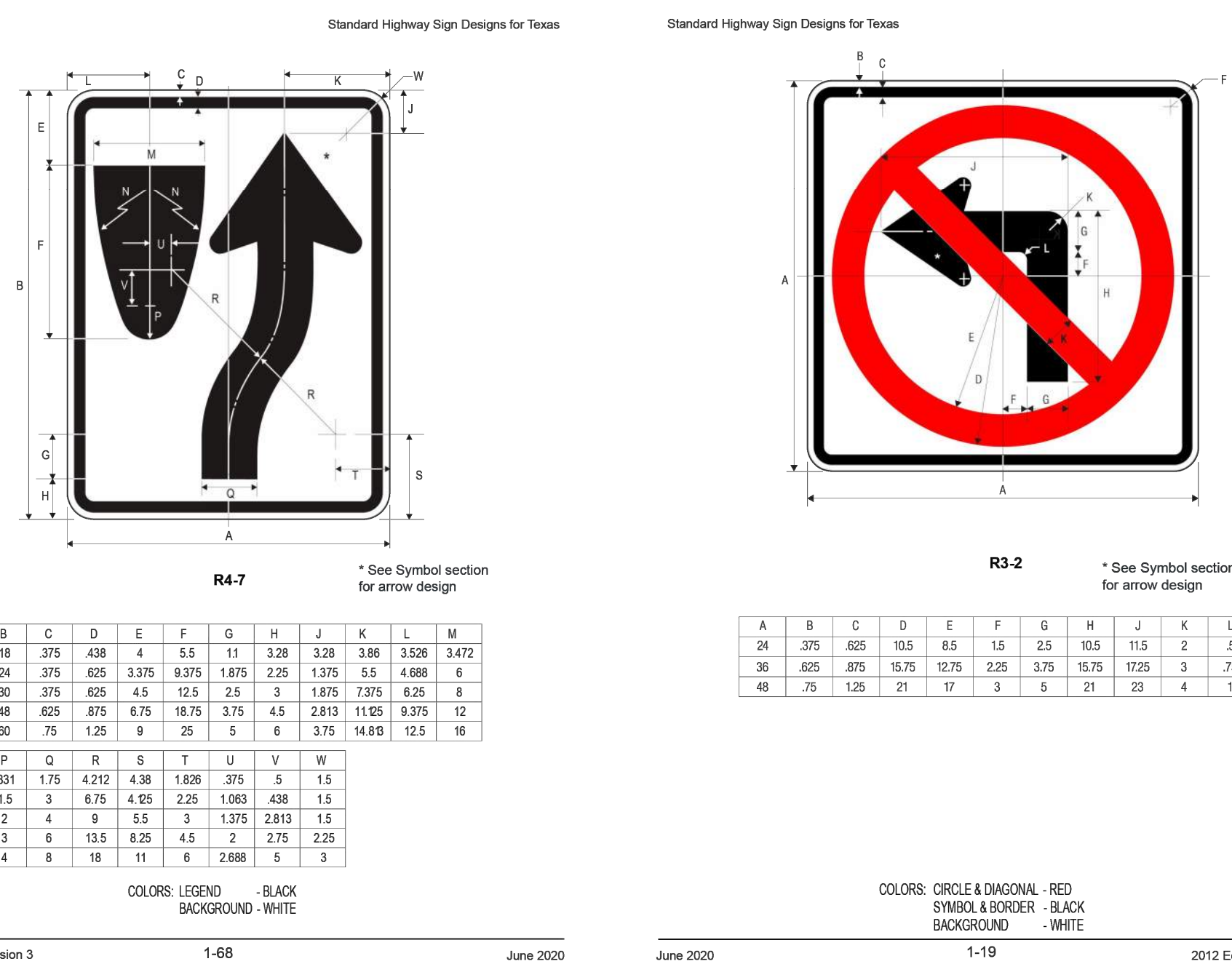
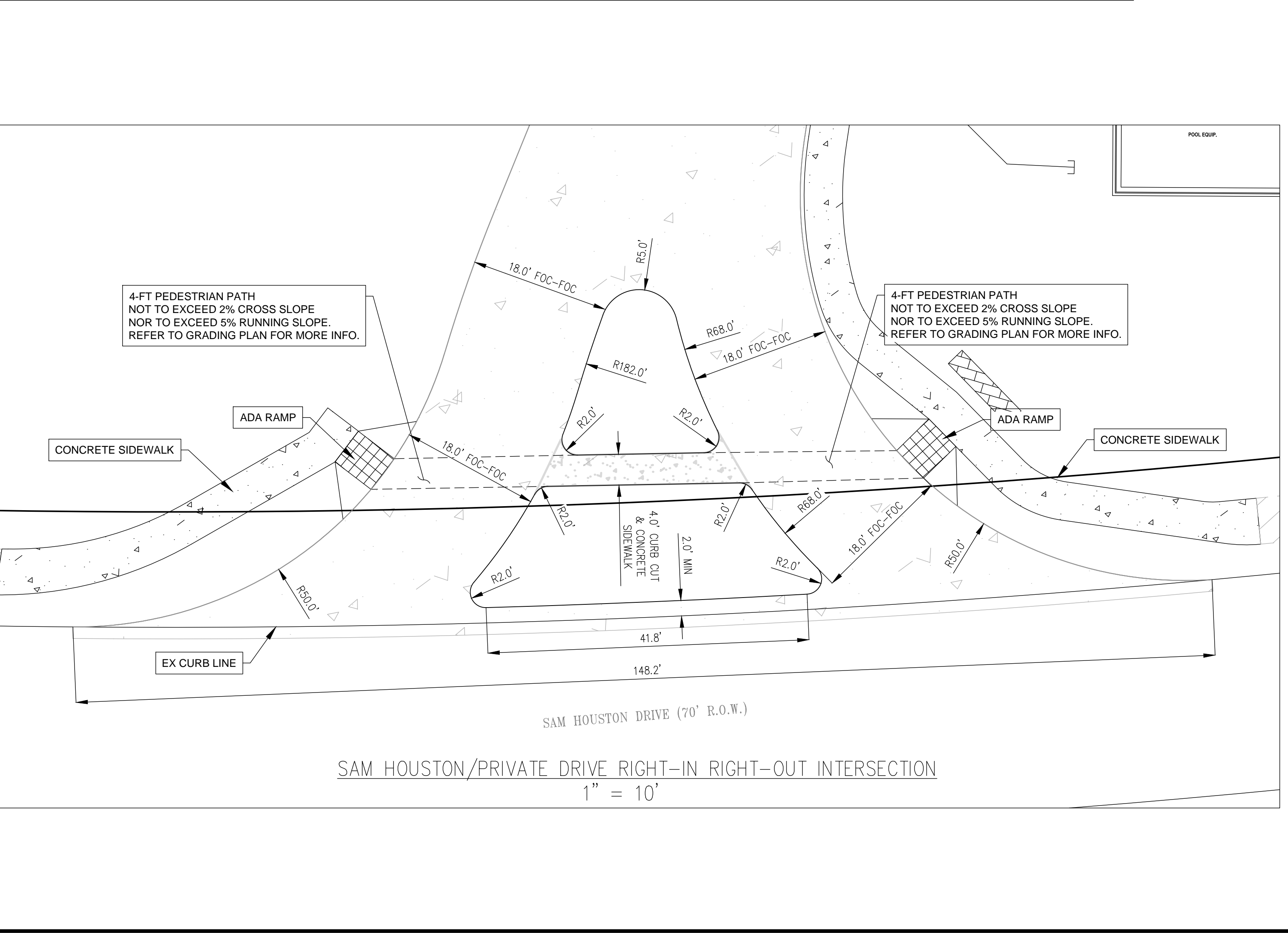
**TABLE OF ESTIMATED CULVERT TOWELL QUANTITIES**

Bar Size No.	Spacing (ft)	Estimated Quantities per Ft. of Culvert Length (2-Towell)
#4	1'-0"	3.25
#5	1'-0"	3.75
#6	1'-0"	4.25
#7	1'-0"	4.75
#8	1'-0"	5.25
#9	1'-0"	5.75
#10	1'-0"	6.25
#11	1'-0"	6.75
#12	1'-0"	7.25
#13	1'-0"	7.75
#14	1'-0"	8.25
#15	1'-0"	8.75
#16	1'-0"	9.25
#17	1'-0"	9.75
#18	1'-0"	10.25
#19	1'-0"	10.75
#20	1'-0"	11.25
#21	1'-0"	11.75
#22	1'-0"	12.25

**WING DIMENSION CALCULATIONS:**  
Formulas: (All values are in feet)  
Hw = H + T + C - 0.250'  
A = (W - 0.333') (SL)  
B = (AI) Tangent (30°)  
Lw = (AI) Cosine (30°) For In-slope overwater  
Lw = (AI) Sine (30°) For Underwater  
Total Wingwall Area (Two Wings - S.F.) = (Lw + 0.333') (Lw)  
For In-slope overwater  
Lw = (NI) (20 + S) + (N - 1) (0.500')  
For Underwater  
Lw = (NI) (20 + S) + (N - 1) (0.500')  
See applicable box culvert standard for H, S, T, and V values.

**GENERAL NOTES:**  
Designed according to AASHTO LRFD Specifications.  
All reinforcing steel shall be Grade 60 Synthetic Fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.  
All concrete shall be Class "C" and shall have a minimum compressive strength of 3600 psi.  
When structure is founded on solid rock, depth of towsell for culverts and wingwall may be reduced or eliminated as directed by the Engineer.  
See this sheet for additional dimensions and information.  
The quantities for concrete and reinforcing steel resulting from the formulas given on this sheet are for Contractor's information only.

**CONCRETE WINGWALLS WITH FLARED WINGS FOR 0° SKEW BOX CULVERTS**  
FW-0  
Texas Department of Transportation  
Bridge Division Standard



CONSTRUCTION NOTES

MATERIALS

- 1. BACKFILL SOILS / DRAINAGE STONE
- A. REINFORCED BACKFILL MATERIAL SPECIFIED BELOW SHALL BE FREE DRAINING. REINFORCED BACKFILL MATERIALS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE AND SHALL MEET THE PHYSICAL PROPERTY REQUIREMENTS DEFINED IN SECTION 6.0. THE REINFORCED BACKFILL MATERIAL SHALL BE CRUSHED ANGULAR STONE MEETING THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
2 INCH	100
1 INCH	30-100
3/4 INCH	10-70
1/2 INCH	0-40
NO. 4	0-10

- B. ON-SITE FILL: ON-SITE FILL MATERIAL SHALL BE ON-SITE OR IMPORTED COMPRESSIBLE SOIL CLASSIFIED PER THE UNIFIED SOIL CLASSIFICATION SYSTEM AS LOW PLASTICITY (MAX PI=25), COMPACTED TO 95% STD. PROCTOR DENSITY
- 2. THE PORTION OF THE REINFORCED BACKFILL MATERIAL PASSING THE NO. 40 SIEVE SHALL HAVE A LIQUID LIMIT OF LESS THAN 40 AND A PLASTICITY INDEX OF LESS THAN 20. REINFORCED BACKFILL MATERIAL SHALL BE CLASSIFIED PER THE UNIFIED SOIL CLASSIFICATION SYSTEM AS LOW PLASTICITY OR NON-PLASTIC SOILS.
- 3. GEOGRID REINFORCING SHALL BE TENSAR UX1400 UNIAXIAL GEOGRID AS MANUFACTURED BY THE TENSAR CORPORATION. DESIGNS PRESENTED HEREIN ARE VALID FOR TENSAR GEOGRIDS OR ENGINEER APPROVED EQUAL.
- 4. WALL FACING SHALL BE LIMESTONE BLOCK
- 5. GEOTEXTILE FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL.
- 6. REINFORCING BARS SHALL BE ASTM A615, GRADE 60.

TECHNICAL REQUIREMENTS

- 1. PRIOR TO CONSTRUCTION OF THE GEOGRID REINFORCED WALL, THE CONTRACTOR SHALL CLEAR AND GRUB THE REINFORCED BACKFILL ZONE, REMOVING TOPSOILS, BRUSH, SOD OR OTHER ORGANIC OR DELETERIOUS MATERIALS. ANY SUITABLE SOILS SHALL BE OVER-EXCAVATED, REPLACED AND COMPACTED WITH REINFORCED BACKFILL MATERIAL TO PROJECT SPECIFICATIONS PR AS OTHERWISE DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER
- 2. FILL MATERIALS SHALL BE PLACED FROM THE BACK OF THE BLOCK FACING UNITS TOWARDS THE TAIL OF THE GEOGRID TO ENSURE FURTHER TENSIONING.
- 3. FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 8 INCHES IN COMPACTED THICKNESS FOR HEAVY COMPACTION EQUIPMENT. FILL SHALL BE COMPACTED AS SPECIFIED BY PROJECT SPECIFICATIONS OR TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH TXDOT TEST METHOD TEX-114-E AT MOISTURE CONTENT NO GRATER THAN 2 PERCENTAGE POINTS ABOVE OR BELOW OPTIMUM.
- 4. ONLY HAND OPERATED EQUIPMENT SHALL BE ALLOWED WITHIN THREE FEET OF THE BACK FACE OF WALL AND FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED 6 INCHES IN UNCOMPACTED THICKNESS. COMPACTION SHALL BE ACHIEVED BY AT LEAST THREE PASSES OF A LIGHTWEIGHT MECHANICAL TAMPER, ROLLER OR VIBRATORY SYSTEM. THE SPECIFIED LIFT THICKNESS SHALL BE ADJUSTED AS WARRANTED BY THE TYPE OF COMPACTION EQUIPMENT ACTUALLY USED, BUT NO SOIL DENSITY TESTS NEED BE TAKEN WITHIN THIS AREA. CARE SHALL BE EXERCISED DURING THE COMPACTION PROCESS TO AVOID MISALIGNMENT OF THE BLOCK UNITS.
- 5. TESTING METHODS
  - A. TESTING METHODS, FREQUENCY AND VERIFICATION OF MATERIAL SPECIFICATIONS AND COMPACTION SHALL BE THE RESPONSIBILITY OF THE OWNER'S GEOTECHNICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER.
  - B. DENSITY TESTING OF THE REINFORCED BACKFILL SHALL BE REQUIRED FOR EVERY 200 LINEAR FEET OF EACH LIFT OF BACKFILL. DENSITY TESTING SHALL BE IN ACCORDANCE WITH TXDOT TEST METHOD TEX-115-E.
  - C. TEST METHODS TEX-114-E AND TEX-115-E ARE NOT APPLICABLE IF 30 PERCENT OR MORE OF THE REINFORCED BACKFILL IS GREATER THAN 3/4 INCH IN SIZE. COMPACTION FOR THIS TYPE OF MATERIAL SHALL CONTINUE UNTIL THERE IS NO EVIDENCE OF FURTHER COMPACTION, AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER. PRIOR TO AND IN CONJUNCTION WITH THE ROLLING OPERATION, EACH LAYER SHALL BE KEPT LEVELLED WITH SUITABLE EQUIPMENT TO INSURE UNIFORM COMPACTION OVER THE ENTIRE LAYER. SHOULD THE SUBGRADE, FOR ANY REASON OR CAUSE, LOSE THE REQUIRED STABILITY OF FINISH, IT SHALL BE RECOMPACTED AND REFINISHED AT THE CONTRACTOR'S EXPENSE.
- 6. THE CONTRACTOR SHALL HAVE AN APPROVED SET OF CONSTRUCTION DRAWINGS AND CONTRACT SPECIFICATIONS ON-SITE AT ALL TIMES DURING CONSTRUCTION OF THE RETAINING WALL.

GEOGRID PLACEMENT

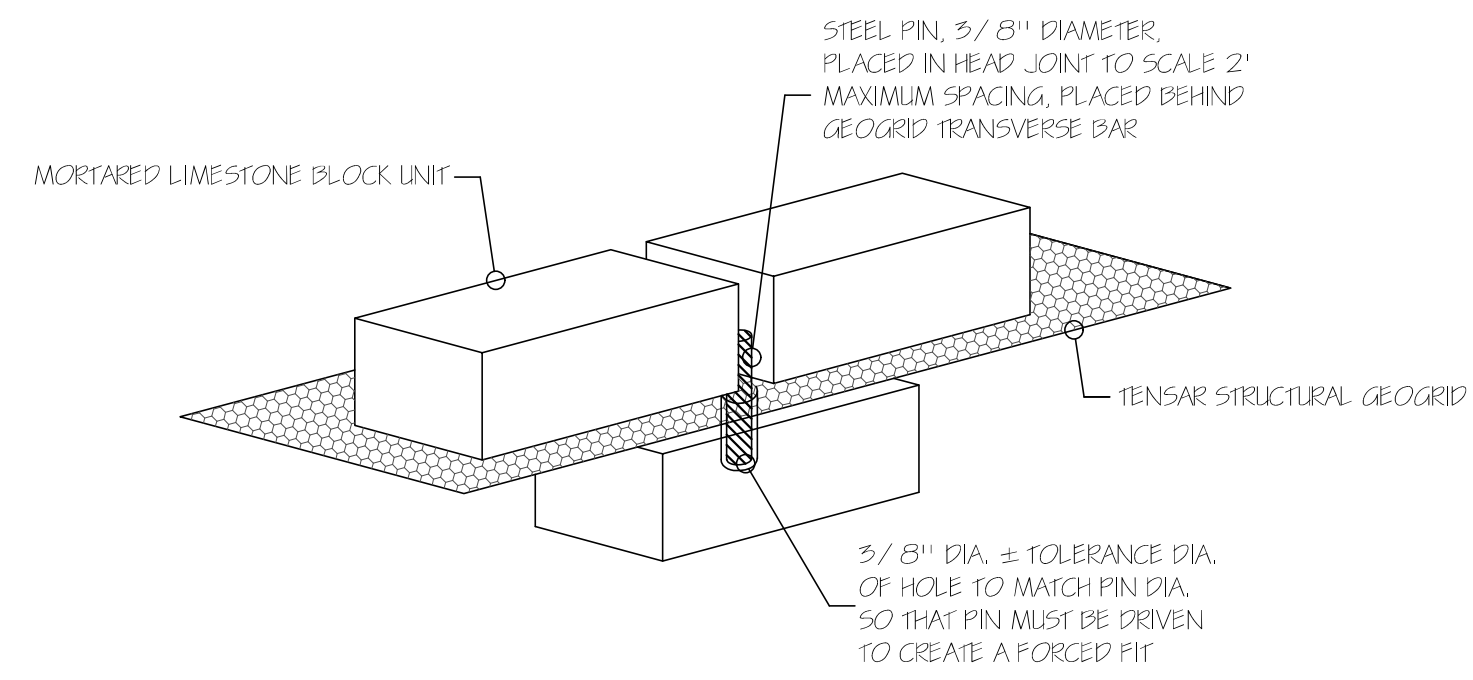
- 1. GEOGRID SHALL BE PLACED AT THE LOCATION SHOWN ON THE CONSTRUCTION DRAWINGS.
- 2. GEOGRID EMBEDMENT LENGTH (GEL) SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS. REINFORCED BACKFILL ZONE LENGTH IS MEASURED FROM THE FRONT FACE OF THE WALL EXTENDING TO THE TAIL OF THE GEOGRIDS.
- 3. GEOGRID REINFORCEMENT SHALL BE CONTINUOUS THROUGH OUT THE DESIGNATED EMBEDMENT CONNECTION.
- 4. THE CONNECTION OF THE GEOGRID TO THE BLOCK SHALL BE A POSITIVE-MECHANICAL CONNECTION.
- 5. TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY ON THE GEOGRID. A MINIMUM FILL THICKNESS OF SIX INCHES IS REQUIRED FOR OPERATION OF TRACKED VEHICLES OVER THE GEOGRID. TURNING OF TRACKED VEHICLES SHOULD BE KEPT TO A MINIMUM TO PREVENT TRACKS FROM DISPLACING THE FILL AND/OR THE GEOGRID.
- 6. RUBBER-TIRED VEHICLES MAY PASS OVER THE GEOGRID REINFORCEMENT AT SLOW SPEEDS, LESS THAN 10 MPH. SUDDEN BRAKING AND SHARP TURNING SHALL BE AVOIDED.
- 7. UNIAXIAL GEOGRID SHALL BE ROLLED OUT WITH THE LONG AXIS OF THE APERTURES (MACHINE DIRECTION) PERPENDICULAR TO THE WALL FACE.
- 8. UNIAXIAL GEOGRIDS SHALL BE CUT NEXT TO THE CROSS-MACHINE DIRECTION BAR. THE CROSS-MACHINE DIRECTION BAR SHALL BE PLACED AND PULLED TAUT PRIOR TO FILL PLACEMENT.
- 9. A MINIMUM OF 3 INCHES OF FILL MATERIAL SHALL BE REQUIRED BETWEEN LAYERS OF UNIAXIAL GEOGRID AND FILTER FABRIC UNLESS OTHERWISE SHOWN.

BLOCK PLACEMENT

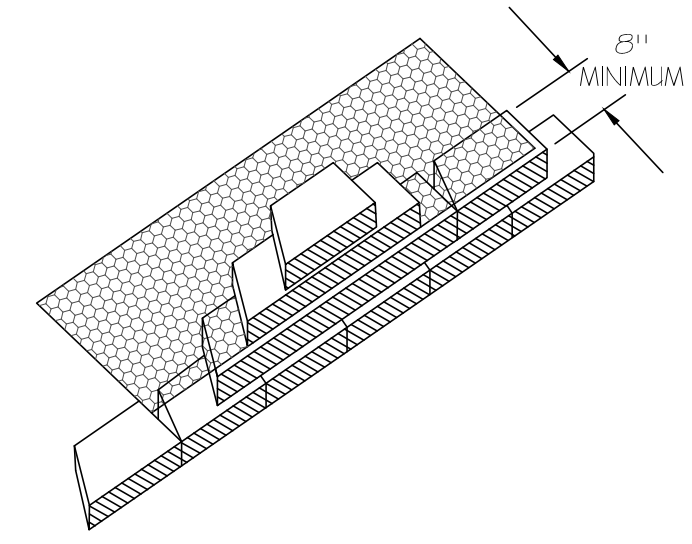
- 1. THE ALLOWABLE HORIZONTAL AND VERTICAL TOLERANCE FOR THE ERECTION OF THE WALLS SHALL BE LIMITED TO 1.5 INCH IN 10.0 FEET OF LENGTH OR HEIGHT.

DRAINAGE

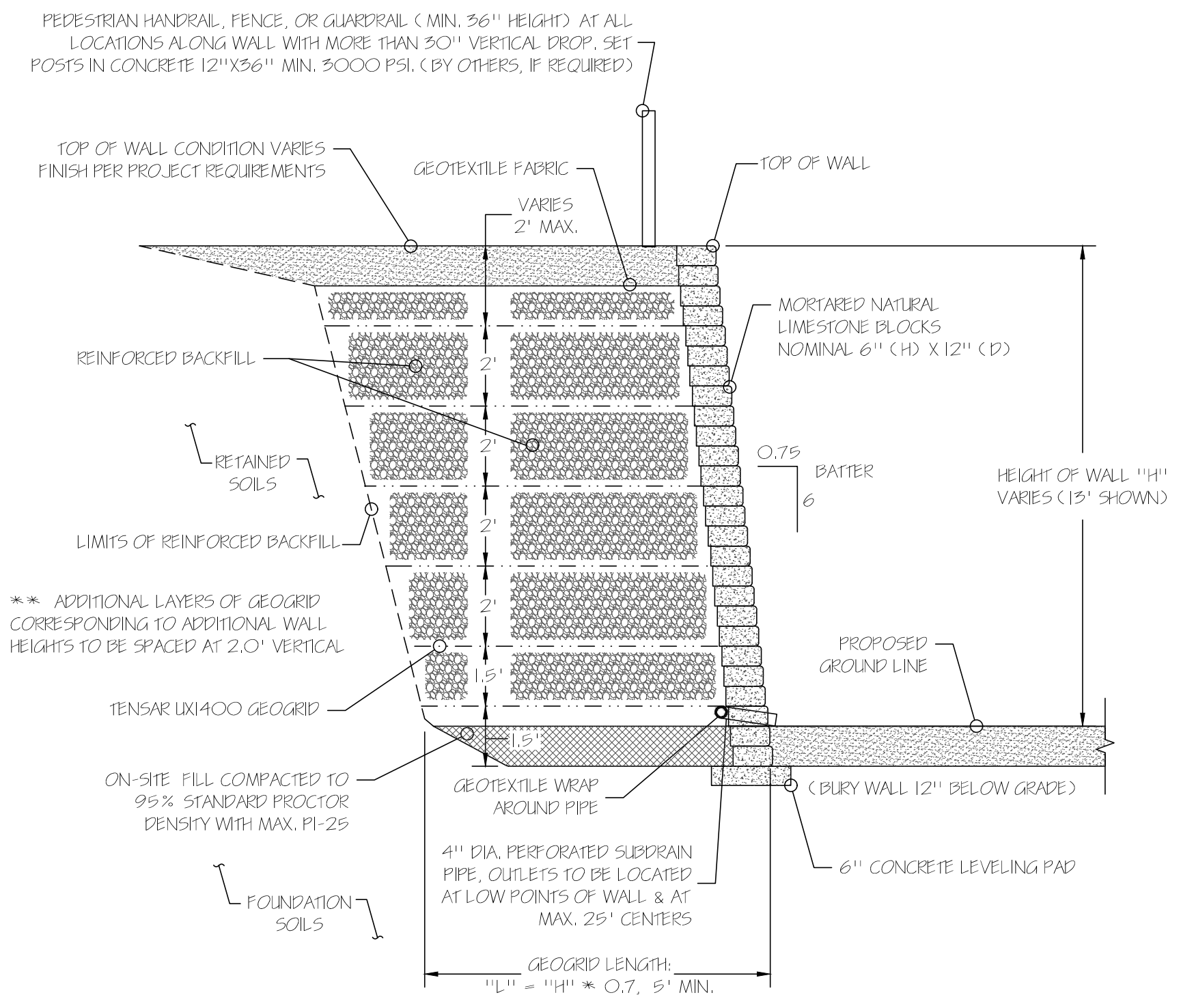
- 1. FOR WALLS NOT INCORPORATING FREE-DRAINING CRUSHED STONE BACKFILL THE BACKFILL SURFACE SHALL BE GRADED AWAY FROM THE WALL FACE A MINIMUM OF 2 PERCENT SLOPE AND A TEMPORARY SOIL BERM SHALL BE CONSTRUCTED NEAR THE WALL CREST TO PREVENT SURFACE WATER RUNOFF FROM OVERTOPPING THE WALL. GRADING SHALL BE PERFORMED AT THE END OF EACH WORK DAY.
- 2. AT THE END OF EACH WORKDAY, BACKFILL SURFACE SHALL BE COMPACTED WITH A SMOOTH WHEEL ROLLER TO MINIMIZE PONDING OF WATER AND SATURATION OF THE BACKFILL.
- 3. PERMANENT SURFACE WATER DIVERSION AND/OR COLLECTION SHALL BE AS REQUIRED AND PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- 4. THE RETAINING WALL HAS BEEN DESIGNED ON THE ASSUMPTION THAT THE REINFORCED BACKFILL MATERIAL SHALL BE FREE OF SUBSURFACE DRAINAGE OF WATER (SEEPAGE).
- 5. CARE SHALL BE TAKEN NOT TO CONTAMINATE THE GEO-TEXTILE FABRIC AND/OR DRAINAGE STONE WITH FINE-GRAINED SOILS OR OTHER DELETERIOUS MATERIALS.



ISOMETRIC VIEW  
N.T.S.



GEOGRID CONNECTION AND  
LIMESTONE BLOCK UNIT DETAIL  
N.T.S.

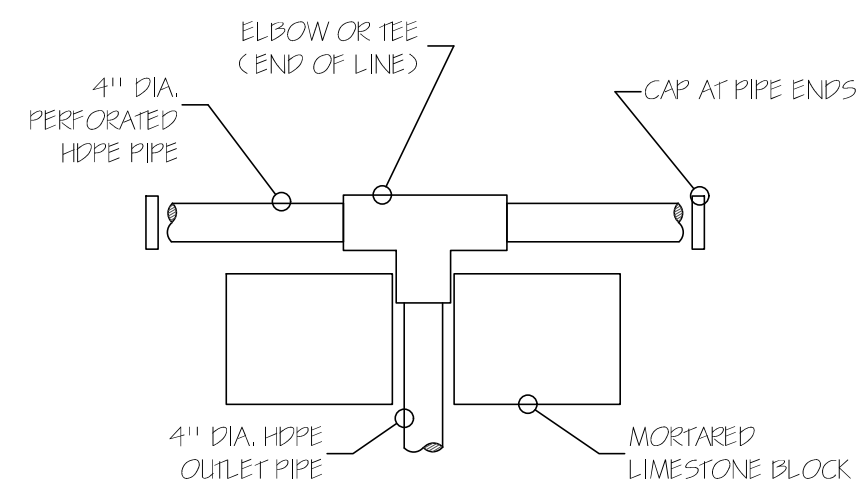


LIMESTONE BLOCK WALL ADJACENT TO WATER TOWER  
TYPICAL CROSS-SECTION DETAIL

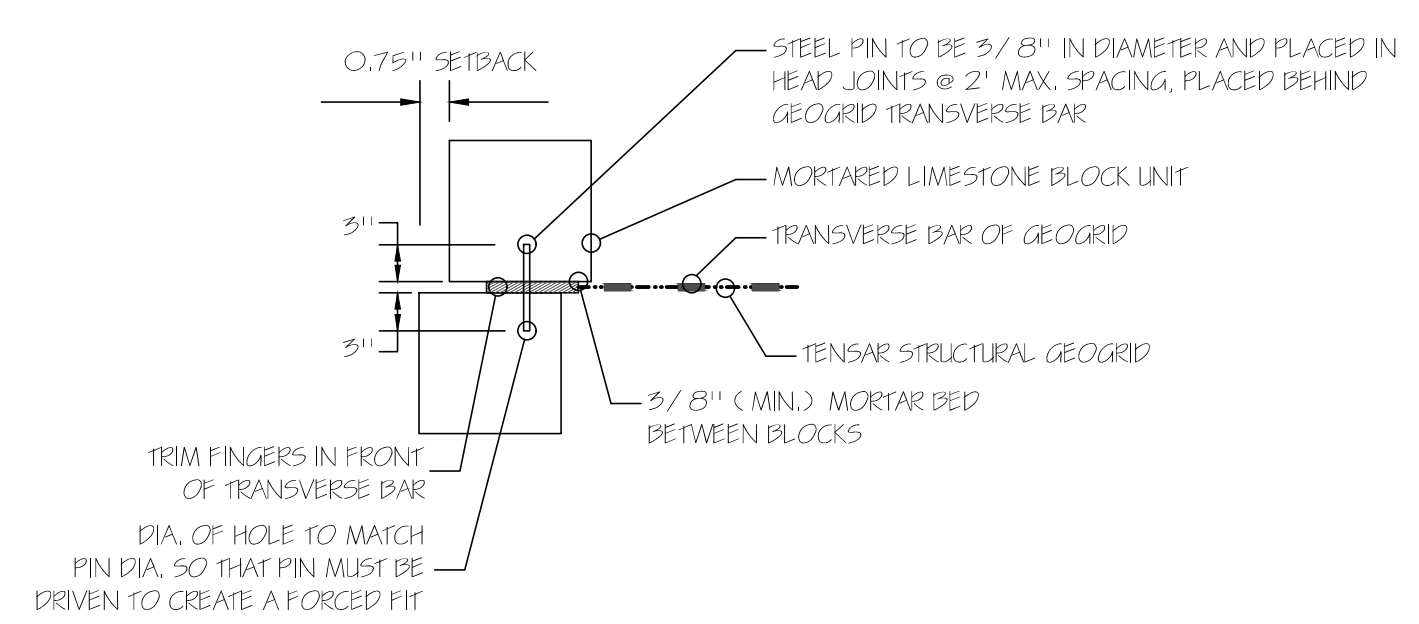
GEOGRID SCHEDULE

HEIGHT "H" OF WALL	NUMBER OF LAYERS	GEOGRID EMBEDMENT LENGTH	GEOGRID TYPE
4.0'	2	5.0'	UX1400
5.0'	2	5.0'	UX1400
6.0'	3	5.0'	UX1400
7.0'	3	5.5'	UX1400
8.0'	4	6.0'	UX1400
9.0'	4	6.5'	UX1400
10.0'	5	7.0'	UX1400
11.0'	5	8.0'	UX1400
12.0'	6	8.5'	UX1400
13.0'	6	9.0'	UX1400

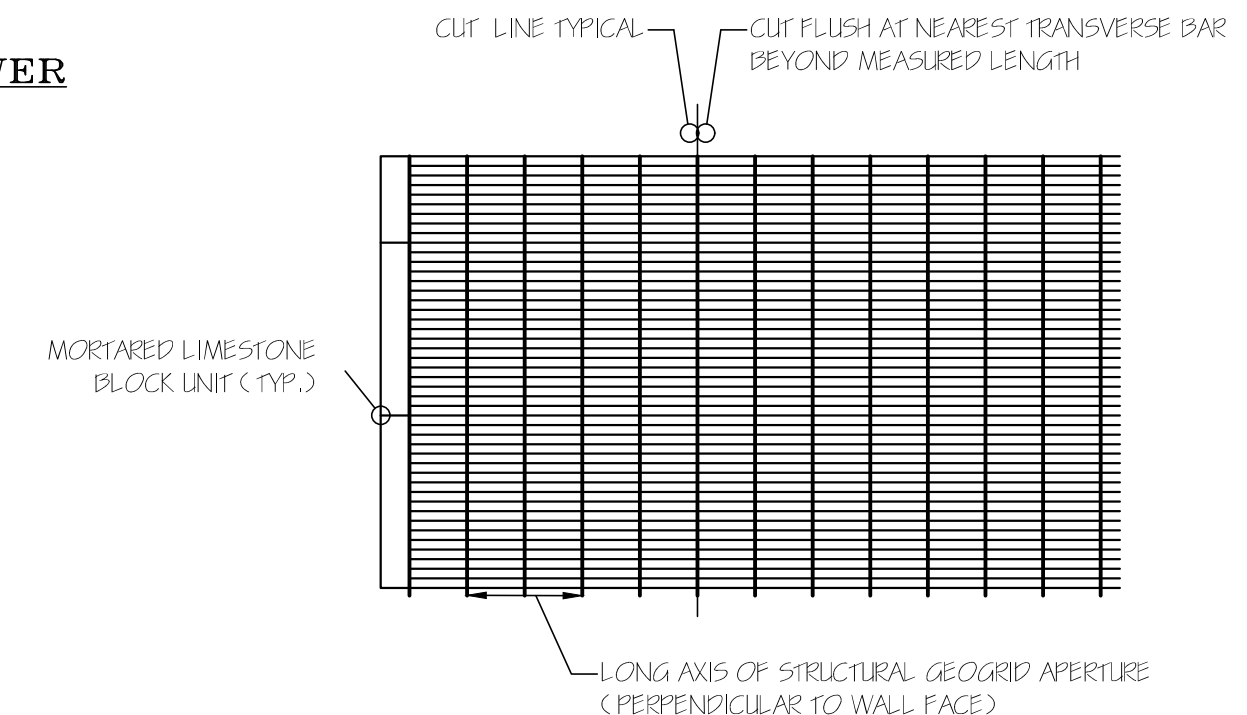
- NOTES:
  - A.) STEP TOP OF WALL TO CORRESPOND WITH SLOPE BEHIND WALL.
  - B.) MINIMUM 5' GEOGRID LENGTH.
  - C.) WALLS WITH "H" < 3.0' DO NOT REQUIRE GEOGRID.



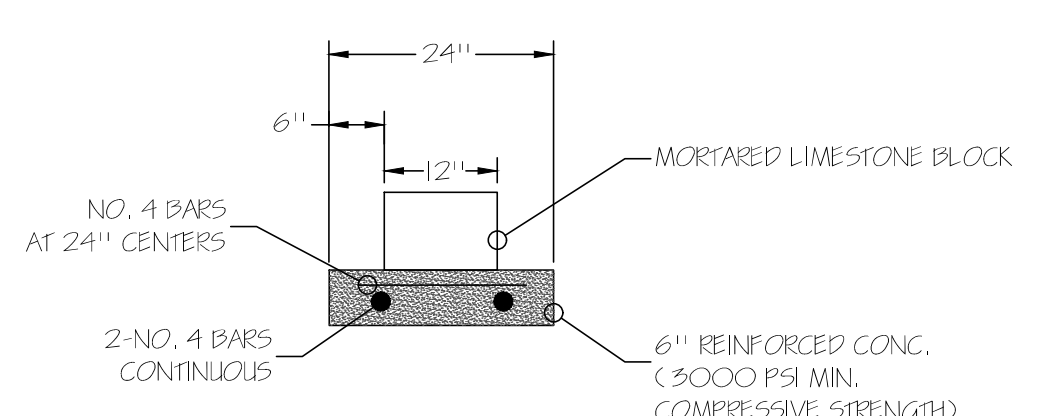
SUBDRAIN PIPE  
OUTLET DETAIL  
N.T.S.



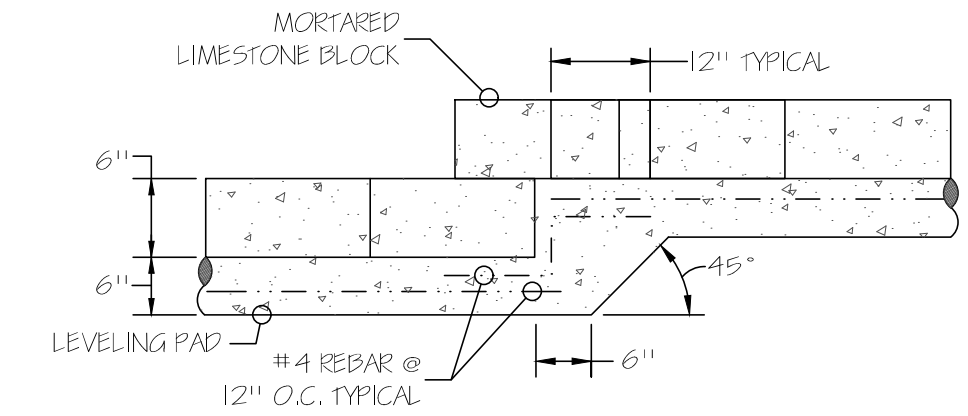
NATURAL LIMESTONE BLOCK TO  
GEOGRID CONNECTION DETAIL  
N.T.S.



GEOGRID ORIENTATION DETAIL  
N.T.S.



LEVELING PAD DETAIL  
N.T.S.



TYPICAL LEVELING  
PAD STEP DETAIL  
N.T.S.

DESIGNED BY:	DRAFTED BY:
NAME	NAME

Carlson, Brigrance & Doering, Inc.  
Civil Engineering & Surveying  
FIRM ID #F5791  
Main Office: 5501 West William Cannon Dr., Austin, Texas 78749  
North Office: 12120 RR 620 N., Ste. 600, Austin, Texas 78750  
www.cbding.com  
Phone No. (512) 280-5160

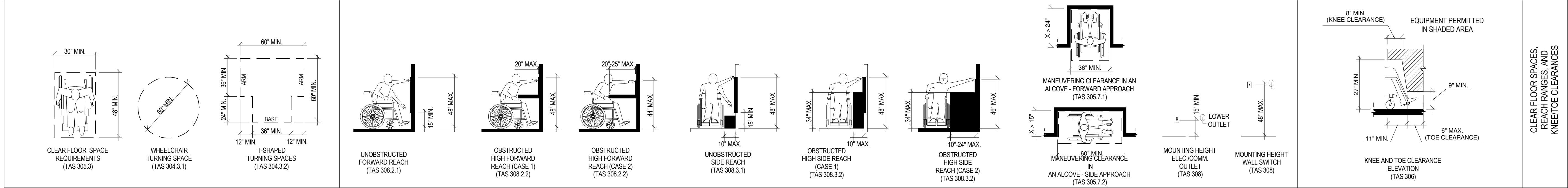
WALL DETAILS  
THE COLONY TREE HOUSE  
SITE PLAN

SHEET NAME:  
JOB NAME:  
PROJECT:

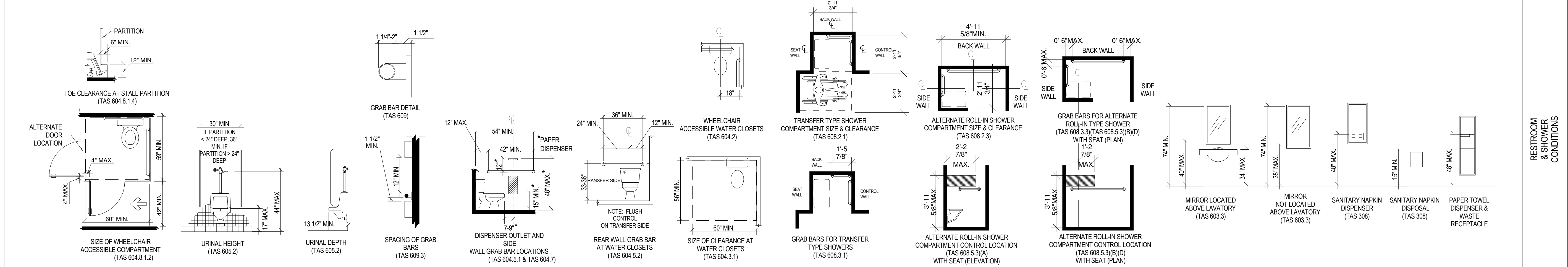
M. HARMOUCHE  
MAHER HARMOUCHE  
143982  
LICENSED PROFESSIONAL ENGINEER  
CARLSON, BRIGRANCE & DOERING, INC.  
ID # F3791  
11.01.2024  
DATE:  
JAN 2023  
JOB NUMBER:  
5469  
SHEET:  
18 OF 18



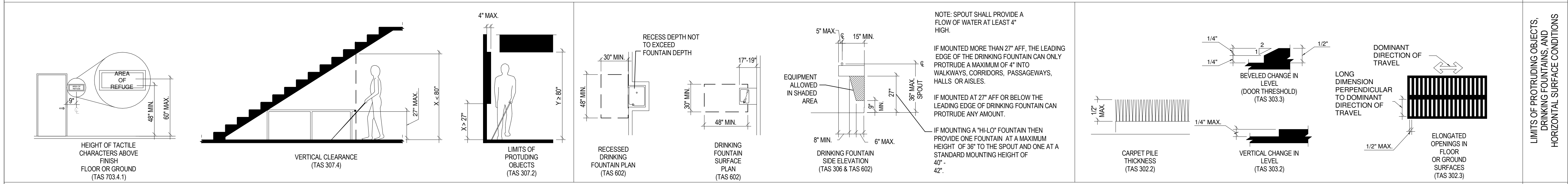
2012 TEXAS ACCESSIBILITY STANDARDS: COMMERCIAL ONLY (ADULTS)



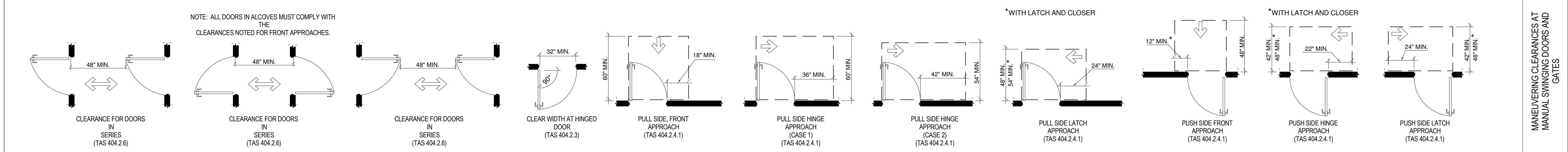
CLEAR FLOOR SPACES, REACH RANGES, AND KNEE/TOE CLEARANCES



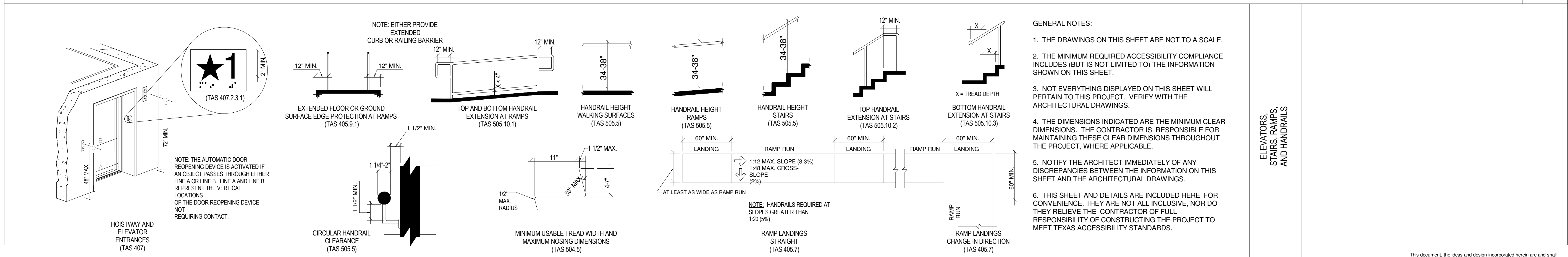
RESTROOM & SHOWER CONDITIONS



LIMITS OF PROTRUDING OBJECTS, DRINKING FOUNTAINS, AND HORIZONTAL SURFACE CONDITIONS



MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES



MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

**h+u**  
 hatch + ulland owen architects

NOT FOR PERMITTING OR APPROVAL  
 PERMITTING OR CONSTRUCTION

RANDALL OWEN 10 MARCH 2025

**hatch + ulland owen architects**  
 1010 East 11th Street  
 Austin, Texas 78702  
 T: 512.474.8548  
 F: 512.474.8643  
 www.huarchitects.com

**CIVIL ENGINEER**  
 CARLSON BRIGANCE & DOERING INC.  
 5501 W WILLIAM CANNON DR.  
 AUSTIN, TX 78749  
 512.280.5160

**LANDSCAPE ARCHITECT**  
 SEC Planning, LLC  
 3600 W. Palmier Lane Suite 210  
 Austin, Texas 78727  
 512.246.7003

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
 Infinity MEP+s Consultants  
 5316 W US Hwy 290 Service Rd Suite 480  
 Austin, TX 78735  
 737.325.1687

**STRUCTURAL ENGINEER**  
 TDI Engineering, LLC  
 5906 Old Fredericksburg Rd, Suite 300  
 Austin, TX 78749  
 512-301-3389

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
 hatch + ulland owen architects

h+uo #22-021

CONSTRUCTION DOCUMENTATION - 90% CHECK SET

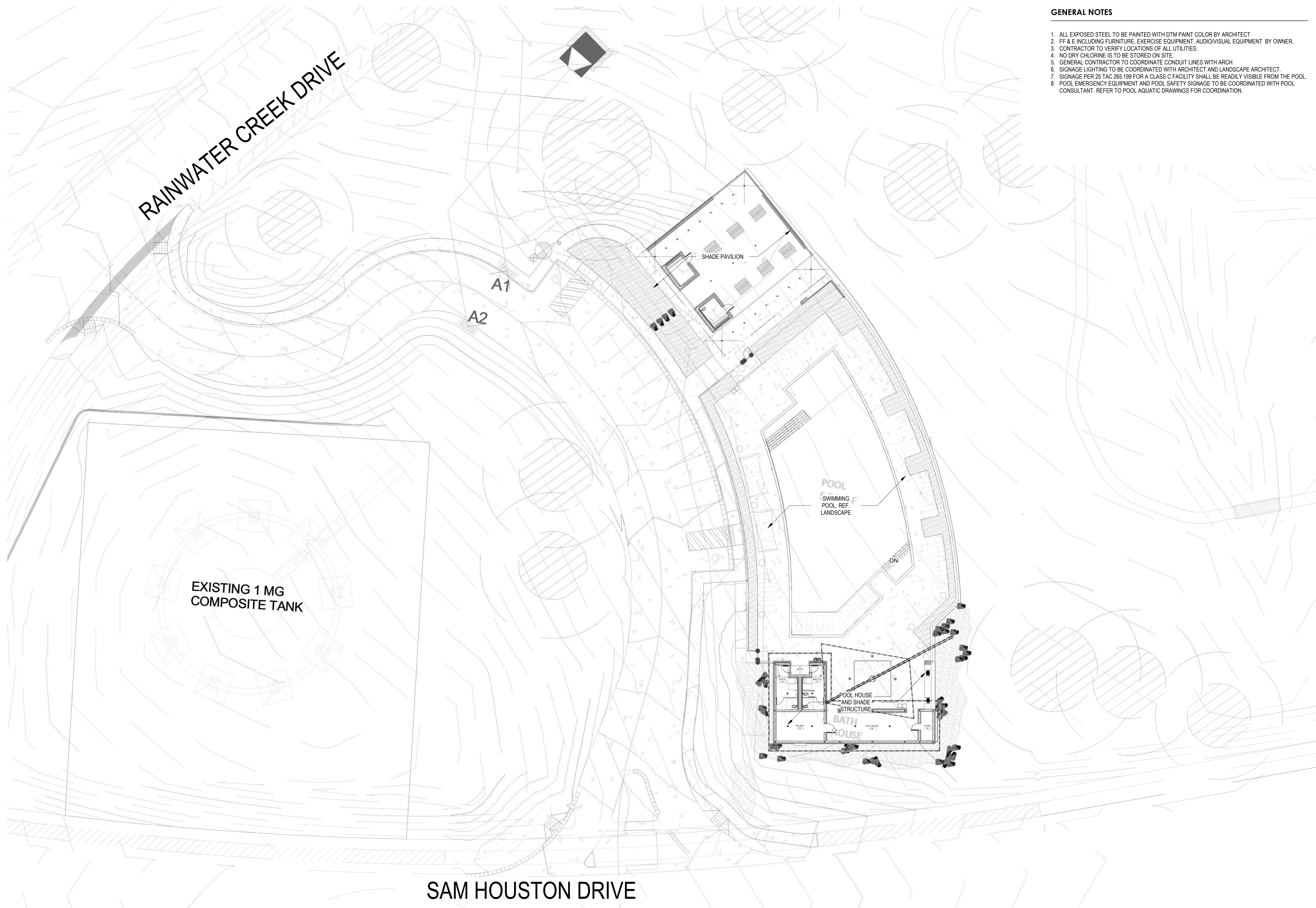
ISSUE REVISIONS	DATE	NOTES

SHEET TITLE

TAS

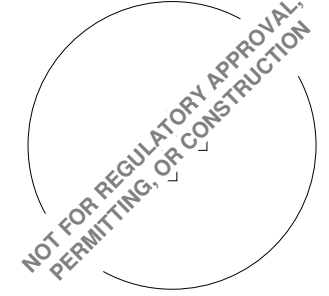
SHEET NUMBER

3/10/2025 5:37:51 PM



**GENERAL NOTES**

1. ALL EXPOSED STEEL TO BE PAINTED WITH DTM PAINT COLOR BY ARCHITECT
2. FF & E INCLUDING FURNITURE, EXERCISE EQUIPMENT, AUDIO/VISUAL EQUIPMENT BY OWNER.
3. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES.
4. NO DRY CHLORINE IS TO BE STORED ON SITE.
5. GENERAL CONTRACTOR TO COORDINATE CONDUIT LINES WITH ARCH.
6. SIGNAGE LIGHTING TO BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.
7. SIGNAGE PER 25 TAC 265.199 FOR A CLASS C FACILITY SHALL BE READILY VISIBLE FROM THE POOL.
8. POOL EMERGENCY EQUIPMENT AND POOL SAFETY SIGNAGE TO BE COORDINATED WITH POOL CONSULTANT. REFER TO POOL AQUATIC DRAWINGS FOR COORDINATION.



RANDALL OWEN 10 MARCH 2025

**hatch + ulland owen architects**  
 1010 East 11th Street  
 Austin, Texas 78702  
 T: 512.474.8548  
 F: 512.474.8643  
 www.huoarchitects.com

**CIVIL ENGINEER**  
 CARLSON BRIGANCE & DOERING INC.  
 5501 W WILLIAM CANNON DR.  
 AUSTIN, TX 78749  
 512.280.5160

**LANDSCAPE ARCHITECT**  
 SEC Planning, LLC  
 3600 W. Parmer Lane Suite 210  
 Austin, Texas 78727  
 512.246.7003

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
 Infinity MEP-s Consultants  
 5316 W US Hwy 290 Service Rd Suite 480  
 Austin, TX 78725  
 737.325.1687

**STRUCTURAL ENGINEER**  
 TDI Engineering, LLC  
 5906 Old Fredericksburg Rd. Suite 300  
 Austin, TX 78749  
 512-301-3389

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
 hatch + ulland owen architects

h+uo # #22-021

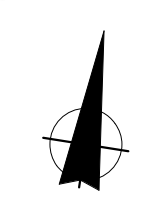
CONSTRUCTION DOCUMENTATION - 90% CHECK SET

ISSUE REVISIONS	DATE	NOTES
#		

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER  
**AS101**

3/10/2025 5:37:49 PM



This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used, altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

**GENERAL NOTES**

1. ALL EXPOSED STEEL TO BE PAINTED WITH DTM PAINT COLOR BY ARCHITECT
2. FF & E INCLUDING FURNITURE, EXERCISE EQUIPMENT, AUDIO/VISUAL EQUIPMENT BY OWNER.
3. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES.
4. NO DRY CHLORINE IS TO BE STORED ON SITE.
5. GENERAL CONTRACTOR TO COORDINATE CONDUIT LINES WITH ARCH.
6. SIGNAGE LIGHTING TO BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.
7. SIGNAGE PER 25 TAC 265.199 FOR A CLASS C FACILITY SHALL BE READILY VISIBLE FROM THE POOL.
8. POOL EMERGENCY EQUIPMENT AND POOL SAFETY SIGNAGE TO BE COORDINATED WITH POOL CONSULTANT. REFER TO POOL AQUATIC DRAWINGS FOR COORDINATION.



10 MARCH 2025  
 hatch + ulland owen  
 architects  
 1010 East 11th Street  
 Austin, Texas 78702  
 T: 512.474.8548  
 F: 512.474.8643  
 www.huoaarchitects.com

**CIVIL ENGINEER**  
 CARLSON BRIGANCE & DOERING INC.  
 5501 W WILLIAM CANNON DR.  
 AUSTIN, TX 78749  
 512.280.5160

**LANDSCAPE ARCHITECT**  
 SEC Planning, LLC  
 3600 W. Palmier Lane Suite 210  
 Austin, Texas 78727  
 512.246.7003

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
 Infinitely MEP-s Consultants  
 5316 W US Hwy 290 Service Rd Suite 480  
 Austin, TX 78735  
 737.325.1687

**STRUCTURAL ENGINEER**  
 TDI Engineering, LLC  
 5906 Old Fredericksburg Rd, Suite 300  
 Austin, TX 78749  
 512-301-3389

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
 hatch + ulland owen architects

h+uo #22-021

CONSTRUCTION DOCUMENTATION - 90%  
 CHECK SET

ISSUE REVISIONS

#	DATE	NOTES

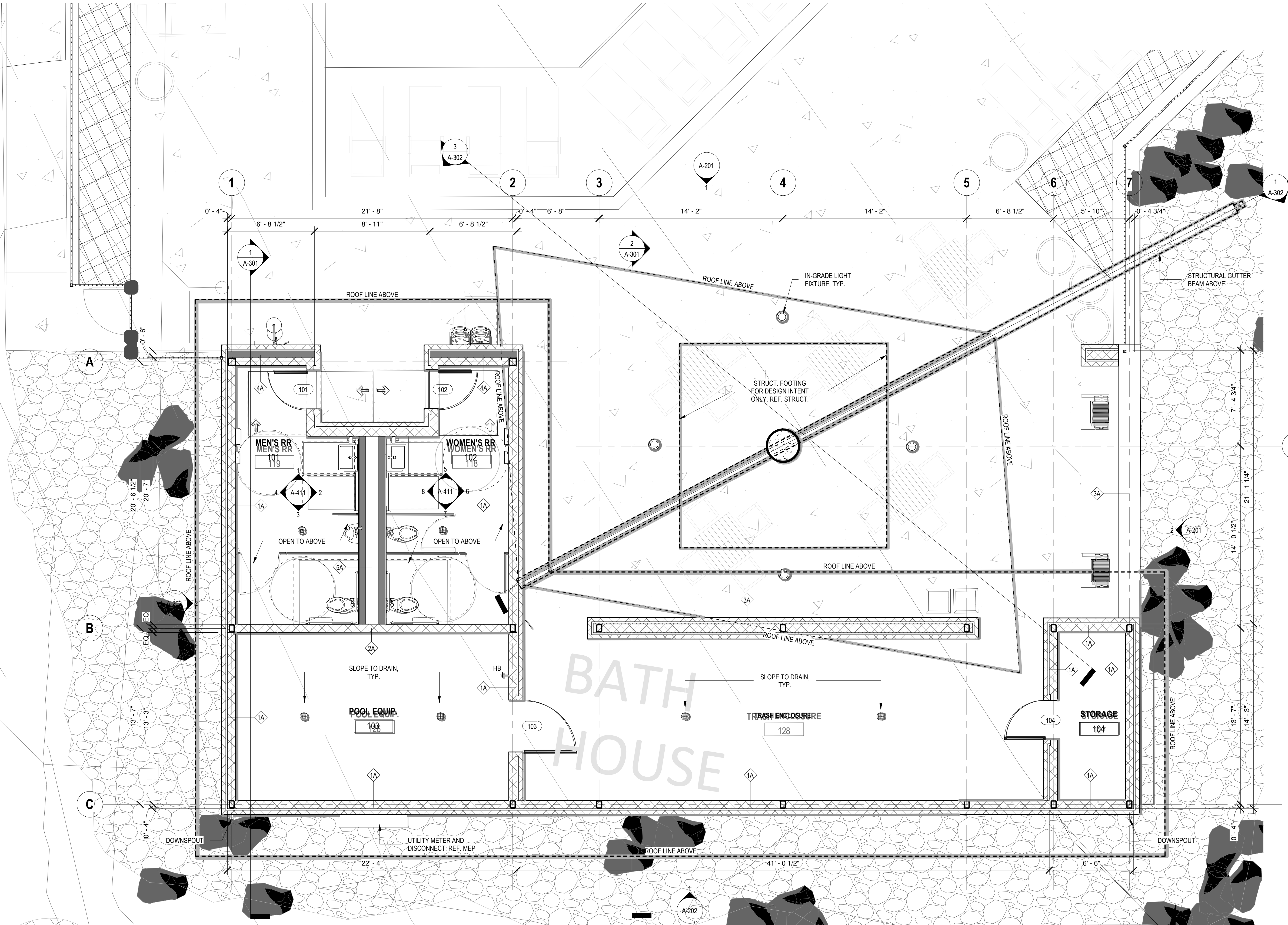
SHEET TITLE

**POOL HOUSE FLOOR PLAN**

SHEET NUMBER

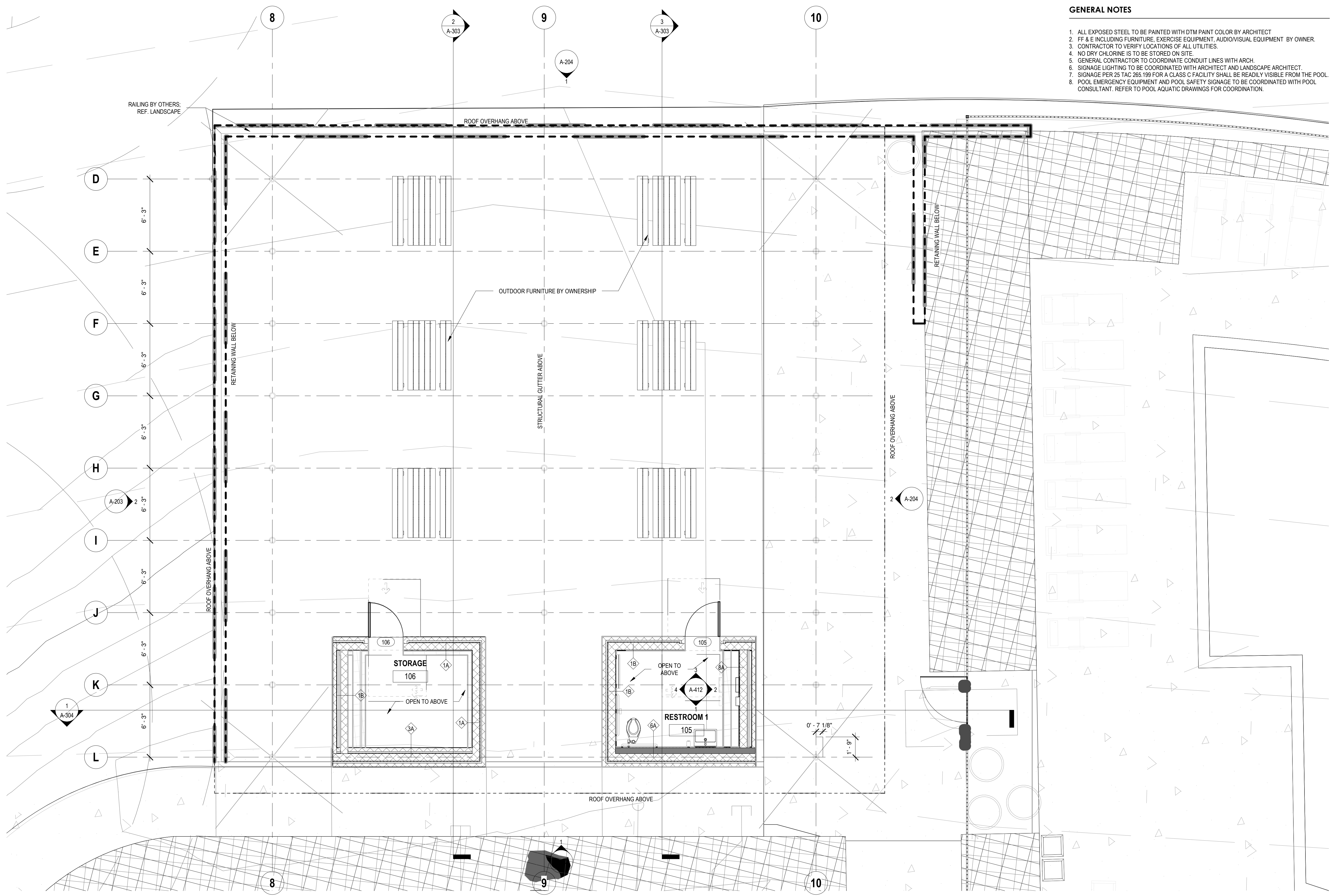
**A-101**

3/10/2025 5:37:00 PM



1 POOL PAVILION  
 SCALE: 1/4" = 1'-0"

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.



- GENERAL NOTES**
1. ALL EXPOSED STEEL TO BE PAINTED WITH DTM PAINT COLOR BY ARCHITECT
  2. FF & E INCLUDING FURNITURE, EXERCISE EQUIPMENT, AUDIOVISUAL EQUIPMENT BY OWNER.
  3. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES.
  4. NO DRY CHLORINE IS TO BE STORED ON SITE.
  5. GENERAL CONTRACTOR TO COORDINATE CONDUIT LINES WITH ARCH.
  6. SIGNAGE LIGHTING TO BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.
  7. SIGNAGE PER 25 TAC 265.199 FOR A CLASS C FACILITY SHALL BE READILY VISIBLE FROM THE POOL.
  8. POOL EMERGENCY EQUIPMENT AND POOL SAFETY SIGNAGE TO BE COORDINATED WITH POOL CONSULTANT. REFER TO POOL AQUATIC DRAWINGS FOR COORDINATION.

**h+u**  
hatch + ulland owen  
architects

NOT FOR REGULATORY APPROVAL  
PERMITTING OR CONSTRUCTION

RANDALL OWEN 10 MARCH 2025

hatch + ulland owen  
architects  
1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huarchitects.com

**THE COLONY - TREEHOUSE AMENITY CENTER**

**CIVIL ENGINEER**  
CARLSON BRIGANCE & DOERING INC.  
5501 W WILLIAM CANNON DR.  
AUSTIN, TX 78749  
512.280.5160

**LANDSCAPE ARCHITECT**  
SEC Planning, LLC  
3600 W. Palmier Lane Suite 210  
Austin, Texas 78727  
512.246.7003

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP-s Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735  
737.325.1687

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd. Suite 300  
Austin, TX 78749  
512-301-3389

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
hatch + ulland owen architects

h+u # #22-021

CONSTRUCTION DOCUMENTATION - 90%  
CHECK SET

ISSUE REVISIONS	DATE	NOTES
#	DATE	NOTES

SHEET TITLE
SHADE PAVILION FLOOR PLAN

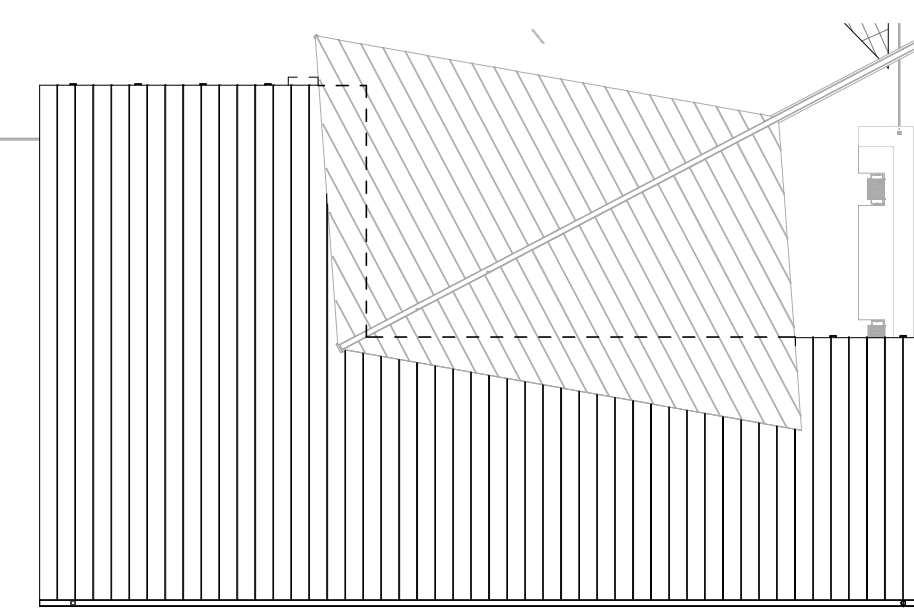
SHEET NUMBER

**A-102**

1 SHADE PAVILION FLOOR PLAN  
SCALE: 1/4" = 1'-0"

This document, the ideas and design incorporated herein are and shall remain the property of h+u architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+u architects.

**\*ROOF PLAN KEY\***



**GENERAL NOTES**

1. ALL EXPOSED STEEL TO BE PAINTED WITH DTM PAINT COLOR BY ARCHITECT
2. FF & E INCLUDING FURNITURE, EXERCISE EQUIPMENT, AUDIO/VISUAL EQUIPMENT BY OWNER.
3. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES.
4. NO DRY CHLORINE IS TO BE STORED ON SITE.
5. GENERAL CONTRACTOR TO COORDINATE CONDUIT LINES WITH ARCH.
6. SIGNAGE LIGHTING TO BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.
7. SIGNAGE PER 25 TAC 283.99 FOR A CLASS C FACILITY SHALL BE READILY VISIBLE FROM THE POOL.
8. POOL EMERGENCY EQUIPMENT AND POOL SAFETY SIGNAGE TO BE COORDINATED WITH POOL CONSULTANT. REFER TO POOL AQUATIC DRAWINGS FOR COORDINATION.



NOT FOR REGULATORY APPROVAL,  
PERMITTING OR CONSTRUCTION

RANDALL OWEN 10 MARCH 2025

**hatch + ulland owen  
architects**  
1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huoarchitects.com

**THE COLONY - TREEHOUSE AMENITY CENTER**

**CIVIL ENGINEER**  
CARLSON BRIGANCE & DOERING INC.  
5501 W WILLIAM CANNON DR.  
AUSTIN, TX 78749  
512.280.5160

**LANDSCAPE ARCHITECT**  
SEC Planning, LLC  
3600 W. Palmier Lane Suite 210  
Austin, Texas 78727  
512.246.7003

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP-s Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735  
737.325.1687

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd, Suite 300  
Austin, TX 78749  
512-301-3389

**THE COLONY -  
TREEHOUSE  
AMENITY CENTER**

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION  
DOCUMENTATION - 90%  
CHECK SET

ISSUE REVISIONS	DATE	NOTES

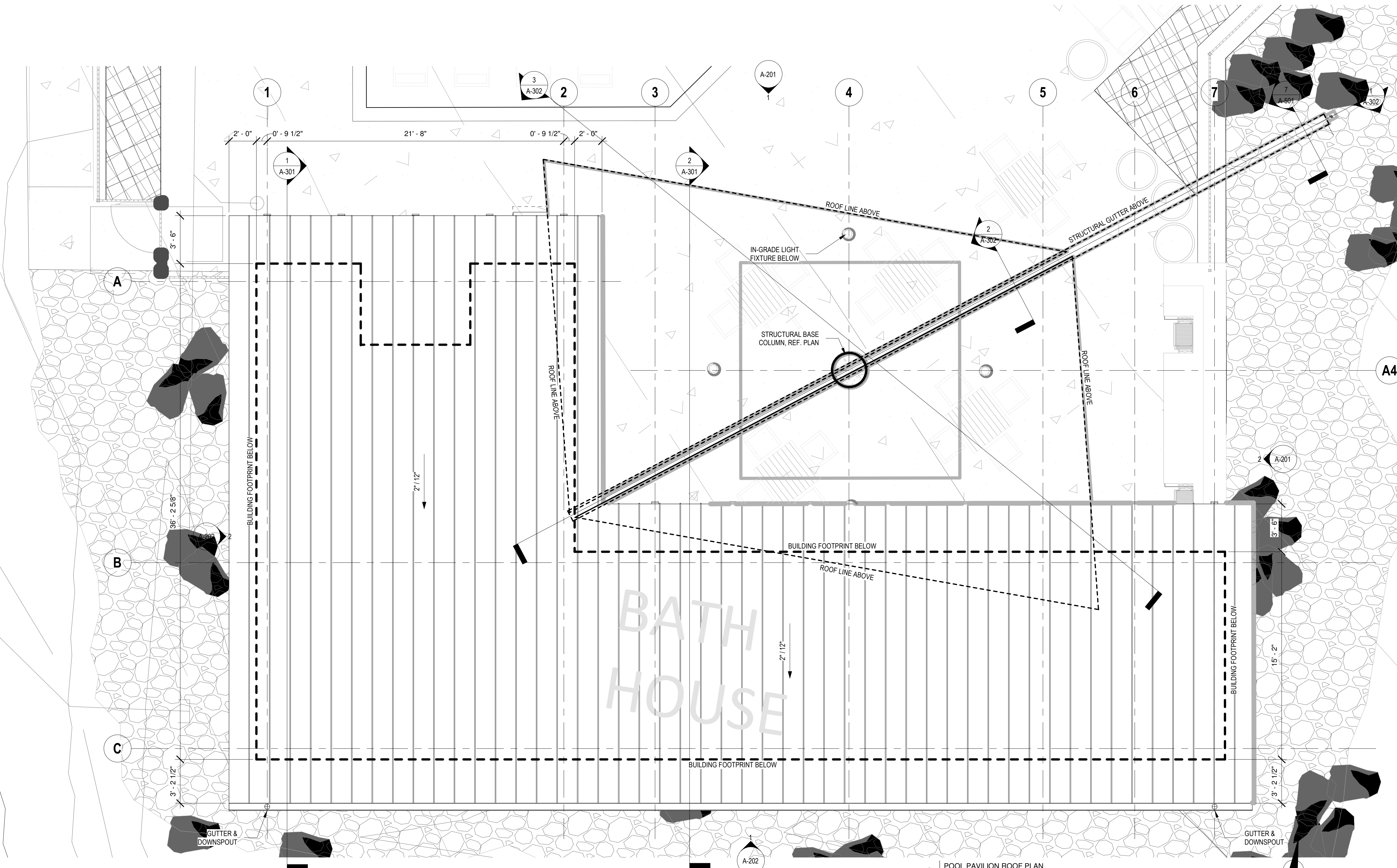
SHEET TITLE

**POOL HOUSE ROOF PLAN**

SHEET NUMBER

**A-111**

3/10/2025 5:37:03 PM

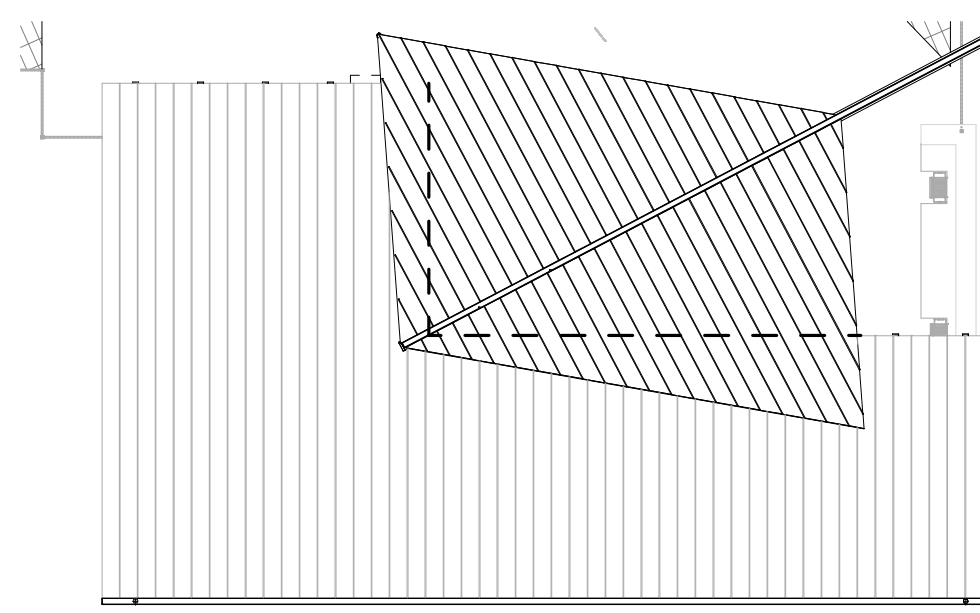


**2 POOL PAVILION ROOF PLAN**  
SCALE: 1/4" = 1'-0"

This document, the ideas and design incorporated herein are and shall remain the property of hatch + ulland owen architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from hatch + ulland owen architects.

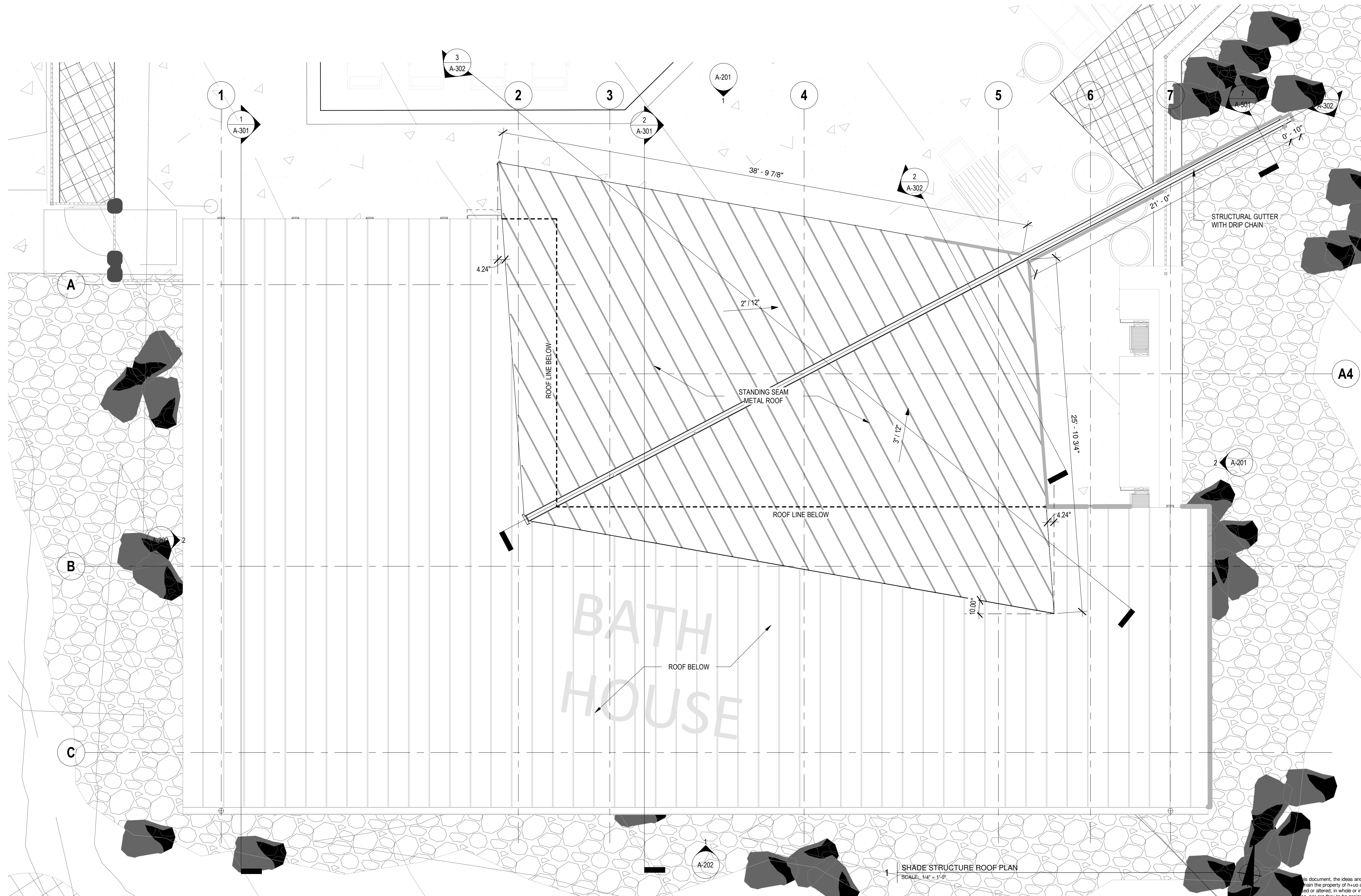


**\*ROOF PLAN KEY\***



**GENERAL NOTES**

1. ALL EXPOSED STEEL TO BE PAINTED WITH DTM PAINT COLOR BY ARCHITECT
2. FF & E INCLUDING FURNITURE, EXERCISE EQUIPMENT, AUDIO/VISUAL EQUIPMENT BY OWNER.
3. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES.
4. NO DRY CHLORINE IS TO BE STORED ON SITE.
5. GENERAL CONTRACTOR TO COORDINATE CONDUIT LINES WITH ARCH.
6. SIGNAGE LIGHTING TO BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.
7. SIGNAGE PER 25 TAC 283.99 FOR A CLASS C FACILITY SHALL BE READILY VISIBLE FROM THE POOL.
8. POOL EMERGENCY EQUIPMENT AND POOL SAFETY SIGNAGE TO BE COORDINATED WITH POOL CONSULTANT. REFER TO POOL AQUATIC DRAWINGS FOR COORDINATION.



SHADE STRUCTURE ROOF PLAN  
SCALE: 1/4" = 1'-0"



NOT FOR REGULATORY APPROVAL,  
PERMITTING OR CONSTRUCTION

RANDALL OWEN 10 MARCH 2025

hatch + ulland owen  
architects  
1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huoarchitects.com

**CIVIL ENGINEER**  
CARLSON BRIGANCE & DOERING INC.  
5501 W WILLIAM CANNON DR.  
AUSTIN, TX 78749  
512.280.5160

**LANDSCAPE ARCHITECT**  
SEC Planning, LLC  
3600 W. Palmier Lane Suite 210  
Austin, Texas 78727  
512.246.7003

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP+s Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735  
737.325.1687

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd, Suite 300  
Austin, TX 78749  
512-301-3389

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION DOCUMENTATION - 90%  
CHECK SET

ISSUE REVISIONS	DATE	NOTES
#	DATE	NOTES

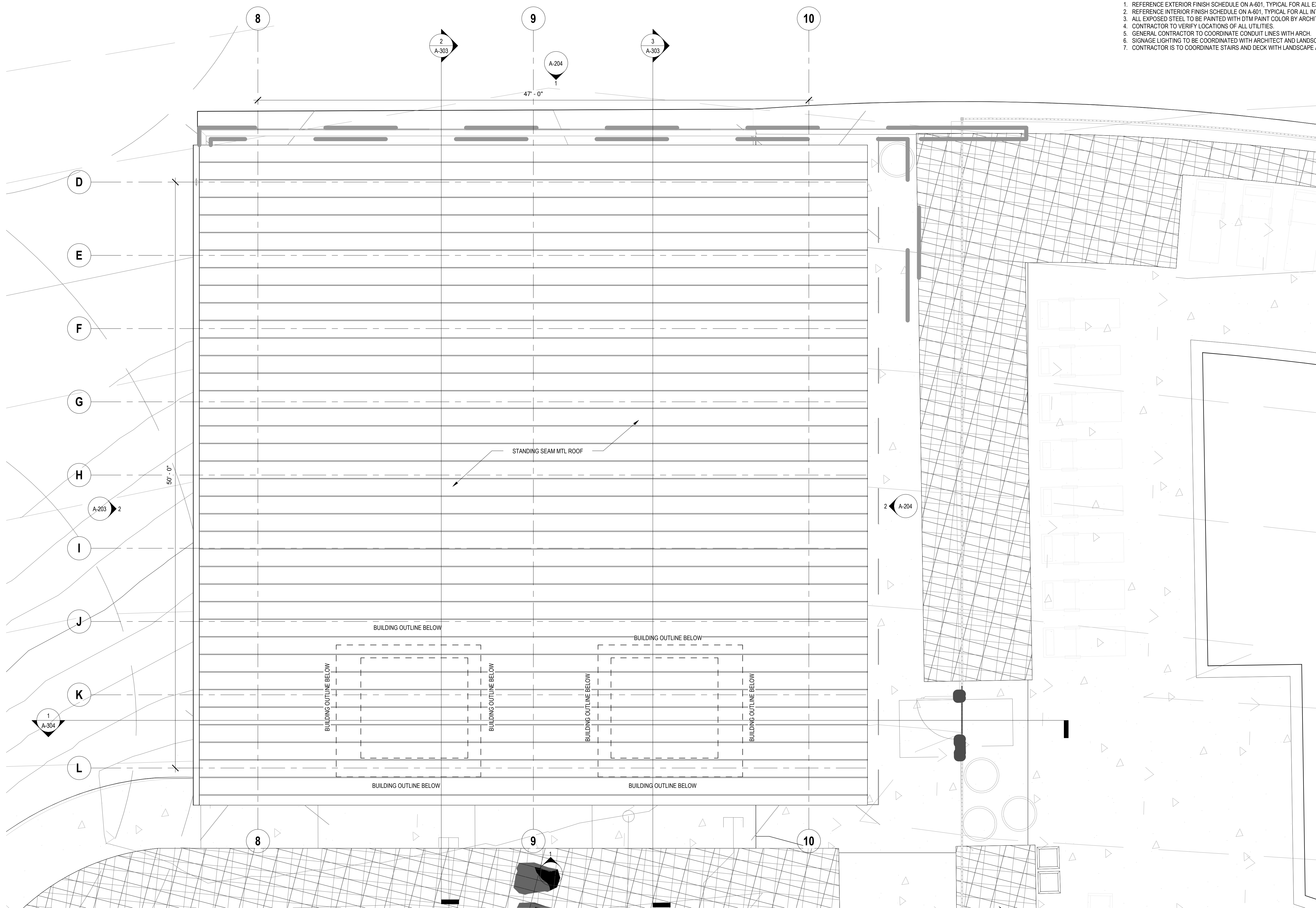
SHEET TITLE  
**SHADE STRUCTURE ROOF PLAN**

SHEET NUMBER

**A-112**

THE COLONY - TREEHOUSE AMENITY CENTER

This document, the ideas and design incorporated herein are and shall remain the property of hatch + ulland owen architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from hatch + ulland owen architects.



**GENERAL NOTES**

1. REFERENCE EXTERIOR FINISH SCHEDULE ON A-601, TYPICAL FOR ALL EXTERIOR FINISHES.
2. REFERENCE INTERIOR FINISH SCHEDULE ON A-601, TYPICAL FOR ALL INTERIOR FINISHES.
3. ALL EXPOSED STEEL TO BE PAINTED WITH DTM PAINT COLOR BY ARCHITECT
4. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES.
5. GENERAL CONTRACTOR TO COORDINATE CONDUIT LINES WITH ARCH.
6. SIGNAGE LIGHTING TO BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.
7. CONTRACTOR IS TO COORDINATE STAIRS AND DECK WITH LANDSCAPE ARCHITECT.



NOT FOR REGULATORY APPROVAL  
PERMITTING OR CONSTRUCTION

RANDALL OWEN 10 MARCH 2025

**hatch + ulland owen architects**  
1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huoaarchitects.com

**CIVIL ENGINEER**  
CARLSON BRIGANCE & DOERING INC.  
5501 W WILLIAM CANNON DR.  
AUSTIN, TX 78749  
512.280.5160

**LANDSCAPE ARCHITECT**  
SEC Planning, LLC  
3600 W. Parmer Lane Suite 210  
Austin, Texas 78727  
512.246.7003

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP-s Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735  
737.325.1687

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd. Suite 300  
Austin, TX 78749  
512-301-3389

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION DOCUMENTATION - 90%  
CHECK SET

ISSUE REVISIONS	DATE	NOTES

SHEET TITLE  
**SHADE PAVILION ROOF PLAN**

SHEET NUMBER

**A-113**


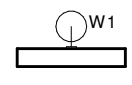
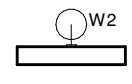
This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

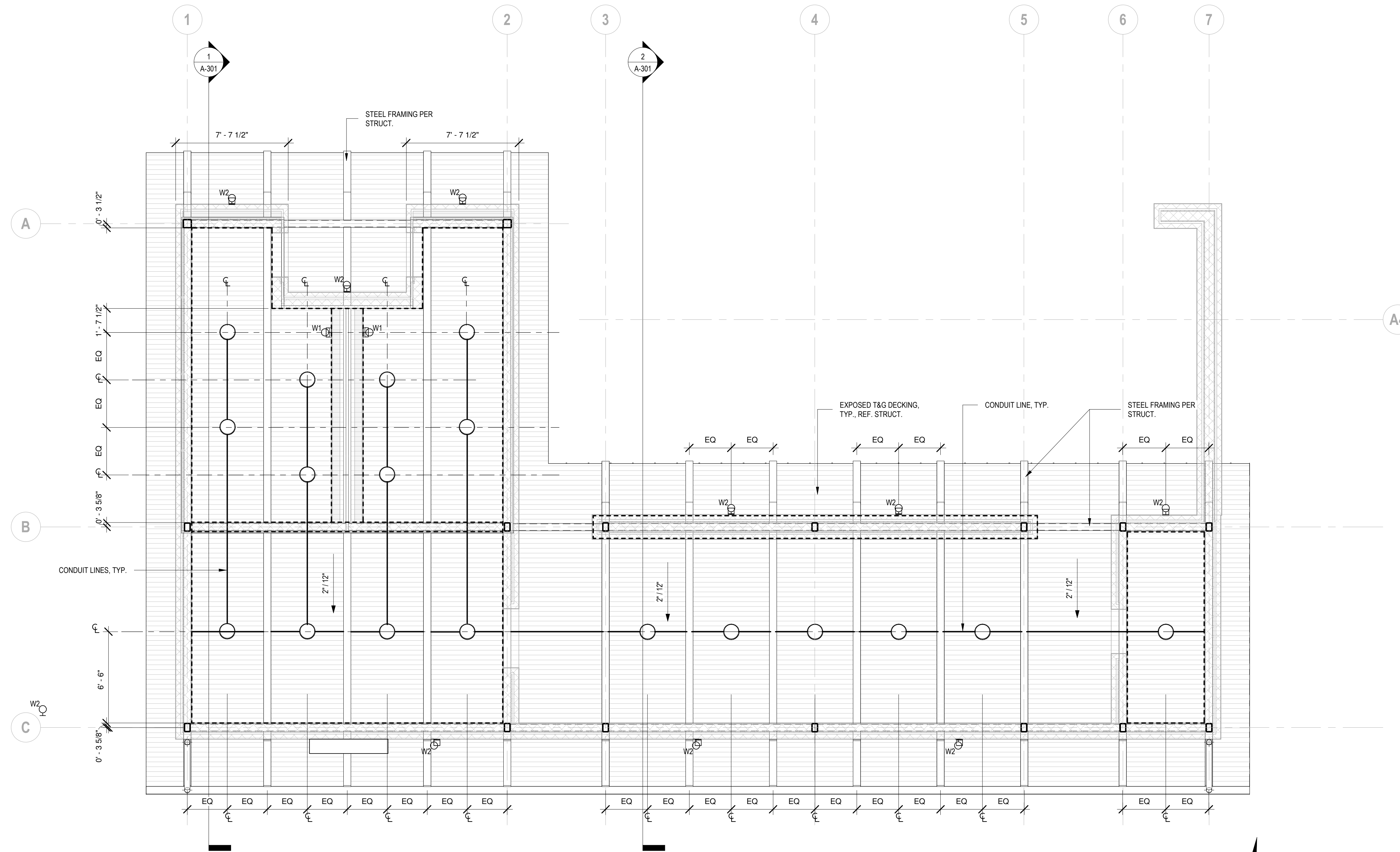
3/10/2025 5:37:06 PM

**GENERAL NOTES**

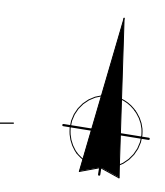
1. ALL EXPOSED STEEL TO BE PAINTED WITH DTM PAINT COLOR BY ARCHITECT
2. FF & E INCLUDING FURNITURE, EXERCISE EQUIPMENT, AUDIO/VISUAL EQUIPMENT BY OWNER.
3. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES.
4. NO DRY CHLORINE IS TO BE STORED ON SITE.
5. GENERAL CONTRACTOR TO COORDINATE CONDUIT LINES WITH ARCH.
6. SIGNAGE LIGHTING TO BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.
7. SIGNAGE PER 25 TAC 265.199 FOR A CLASS C FACILITY SHALL BE READILY VISIBLE FROM THE POOL.
8. POOL EMERGENCY EQUIPMENT AND POOL SAFETY SIGNAGE TO BE COORDINATED WITH POOL CONSULTANT. REFER TO POOL AQUATIC DRAWINGS FOR COORDINATION.

**BUILDING RCP LEGEND**

-  SURFACE MOUNT LIGHT
-  WALL MOUNTED LIGHT 1
-  WALL MOUNTED LIGHT 2



1 POOL PAVILION  
SCALE: 1/4" = 1'-0"



This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.



RANDALL OWEN 10 MARCH 2025

hatch + ulland owen  
architects  
1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huoarchitects.com

**CIVIL ENGINEER**  
CARLSON BRIGANCE & DOERING INC.  
5501 W WILLIAM CANNON DR.  
AUSTIN, TX 78749  
512.280.5160

**LANDSCAPE ARCHITECT**  
SEC Planning, LLC  
3600 W. Palmier Lane Suite 210  
Austin, Texas 78727  
512.246.7003

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinitely MEP-s Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735  
737.325.1687

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd, Suite 300  
Austin, TX 78749  
512-301-3389

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION DOCUMENTATION - 90% CHECK SET

ISSUE REVISIONS	DATE	NOTES
#	DATE	NOTES

SHEET TITLE  
**POOL HOUSE RCP**

SHEET NUMBER  
**A-121**

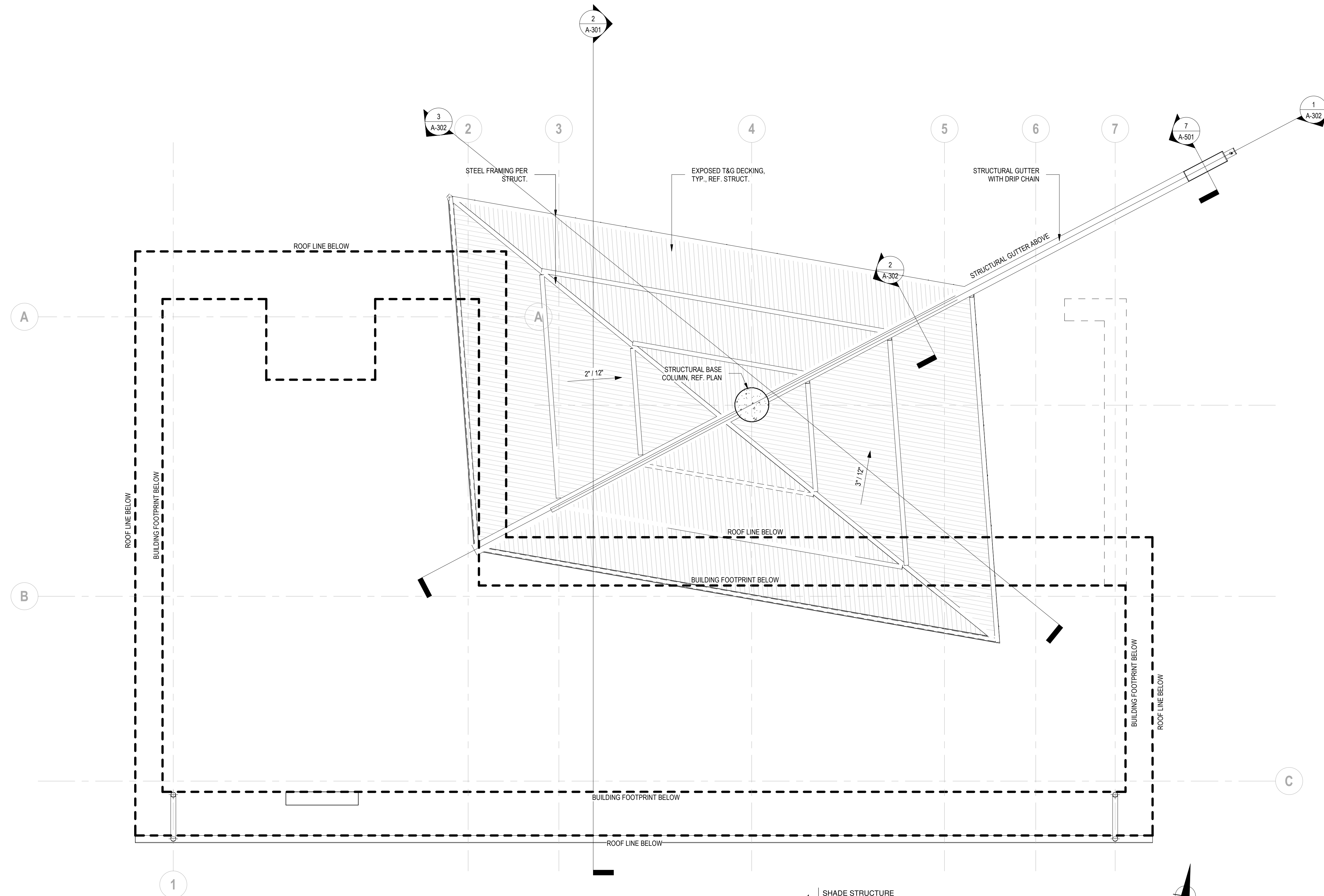


**GENERAL NOTES**

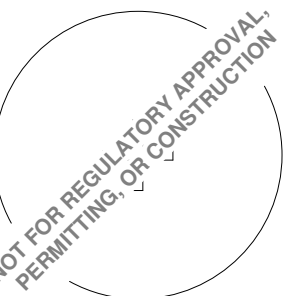
1. ALL EXPOSED STEEL TO BE PAINTED WITH DTM PAINT COLOR BY ARCHITECT
2. FF & E INCLUDING FURNITURE, EXERCISE EQUIPMENT, AUDIO/VISUAL EQUIPMENT BY OWNER.
3. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES.
4. NO DRY CHLORINE IS TO BE STORED ON SITE.
5. GENERAL CONTRACTOR TO COORDINATE CONDUIT LINES WITH ARCH.
6. SIGNAGE LIGHTING TO BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.
7. SIGNAGE PER 25 TAC 265.199 FOR A CLASS C FACILITY SHALL BE READILY VISIBLE FROM THE POOL.
8. POOL EMERGENCY EQUIPMENT AND POOL SAFETY SIGNAGE TO BE COORDINATED WITH POOL CONSULTANT. REFER TO POOL AQUATIC DRAWINGS FOR COORDINATION.

**BUILDING RCP LEGEND**

- SURFACE MOUNT LIGHT
- W1 WALL MOUNTED LIGHT 1
- W2 WALL MOUNTED LIGHT 2



1 SHADE STRUCTURE  
SCALE: 1/4" = 1'-0"



RANDALL OWEN 10 MARCH 2025

**hatch + ulland owen architects**  
1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huoarchitects.com

**CIVIL ENGINEER**  
CARLSON BRIGANCE & DOERING INC.  
5501 W WILLIAM CANNON DR.  
AUSTIN, TX 78749  
512.280.5160

**LANDSCAPE ARCHITECT**  
SEC Planning, LLC  
3600 W. Palmier Lane Suite 210  
Austin, Texas 78727  
512.246.7003

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP-s Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735  
737.325.1687

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd, Suite 300  
Austin, TX 78749  
512-301-3389

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION DOCUMENTATION - 90% CHECK SET

ISSUE REVISIONS		
#	DATE	NOTES

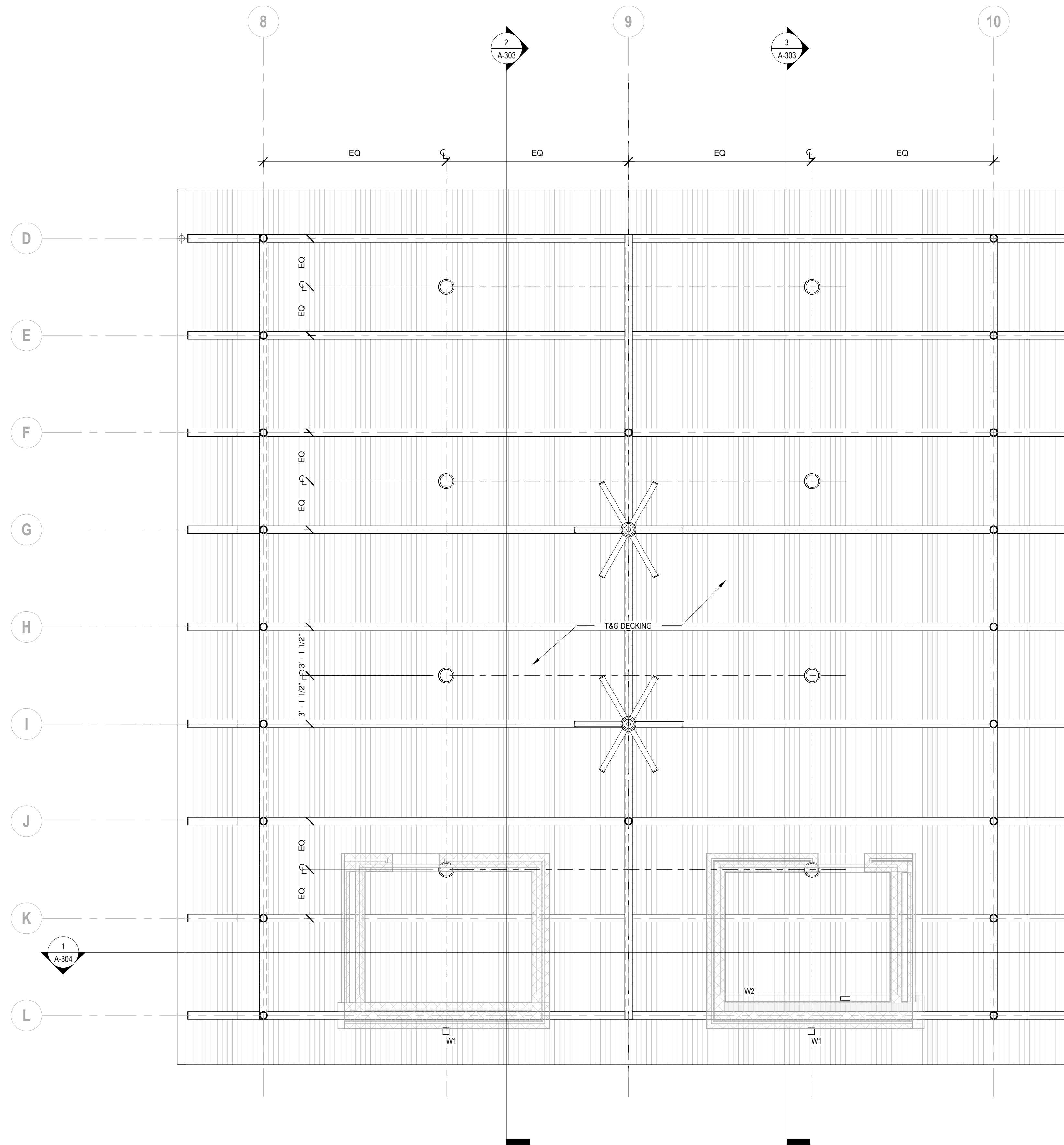
SHEET TITLE

**SHADE STRUCTURE RCP**

SHEET NUMBER

**A-122**




This document, the ideas and design incorporated herein are and shall remain the property of hatch + ulland owen architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from hatch + ulland owen architects.





**GENERAL NOTES**

1. ALL EXPOSED STEEL TO BE PAINTED WITH DTM PAINT COLOR BY ARCHITECT
2. FF & E INCLUDING FURNITURE, EXERCISE EQUIPMENT, AUDIO/VISUAL EQUIPMENT BY OWNER.
3. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES.
4. NO DRY CHLORINE IS TO BE STORED ON SITE.
5. GENERAL CONTRACTOR TO COORDINATE CONDUIT LINES WITH ARCH.
6. SIGNAGE LIGHTING TO BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.
7. SIGNAGE PER 25 TAC 265.199 FOR A CLASS C FACILITY SHALL BE READILY VISIBLE FROM THE POOL.
8. POOL EMERGENCY EQUIPMENT AND POOL SAFETY SIGNAGE TO BE COORDINATED WITH POOL CONSULTANT. REFER TO POOL AQUATIC DRAWINGS FOR COORDINATION.

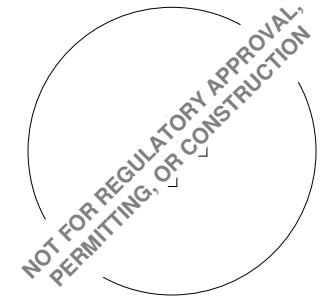
**BUILDING RCP LEGEND**

-  SURFACE MOUNT LIGHT
-  WALL MOUNTED LIGHT 1
-  WALL MOUNTED LIGHT 2

**CEILING FINISH LEGEND**

-  1x T&G CEILING / SOFFIT
-  GYP. BD. CEILING

1 AMENITY CENTER  
SCALE: 1/4" = 1'-0"



RANDALL OWEN 10 MARCH 2025

hatch + ulland owen architects  
1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huoarchitects.com

**CIVIL ENGINEER**  
CARLSON BRIGANCE & DOERING INC.  
5501 W WILLIAM CANNON DR.  
AUSTIN, TX 78749  
512.280.5160

**LANDSCAPE ARCHITECT**  
SEC Planning, LLC  
3600 W. Palmier Lane Suite 210  
Austin, Texas 78727  
512.246.7003

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP-s Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735  
737.325.1687

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd. Suite 300  
Austin, TX 78749  
512-301-3389

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION DOCUMENTATION - 90% CHECK SET

ISSUE REVISIONS

#	DATE	NOTES

SHEET TITLE  
**SHADE PAVILION RCP**

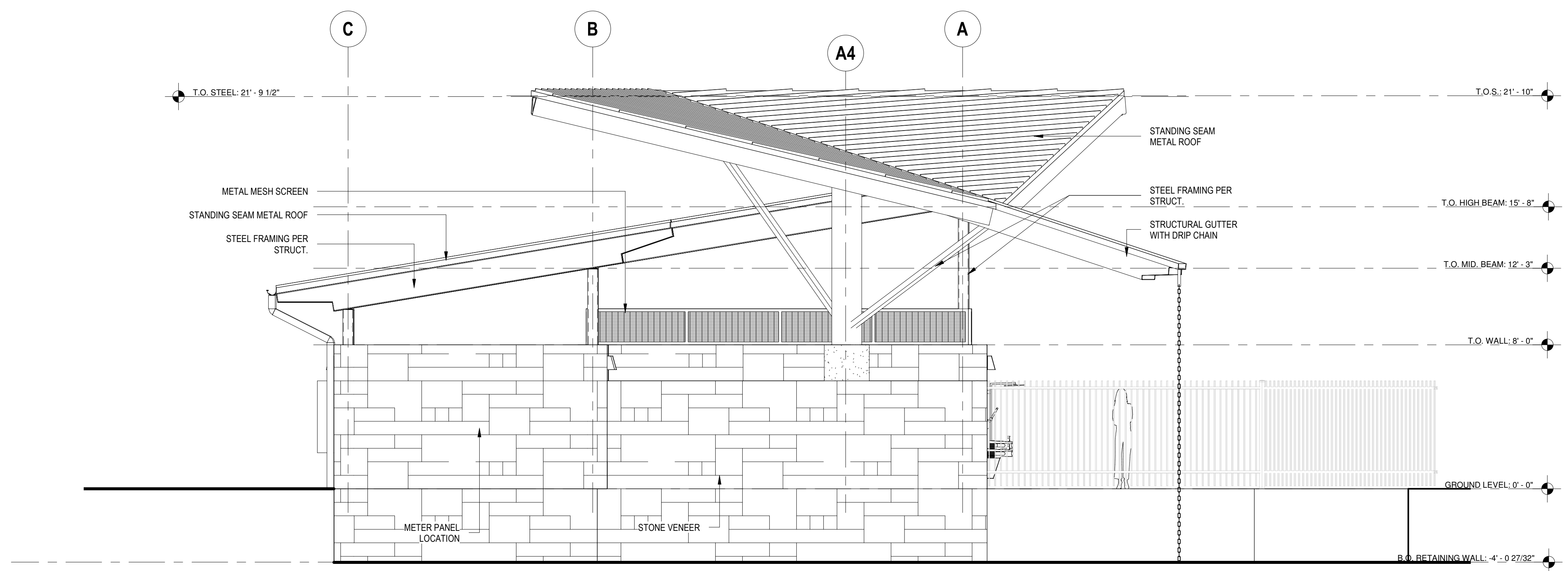
SHEET NUMBER  
**A-123**

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

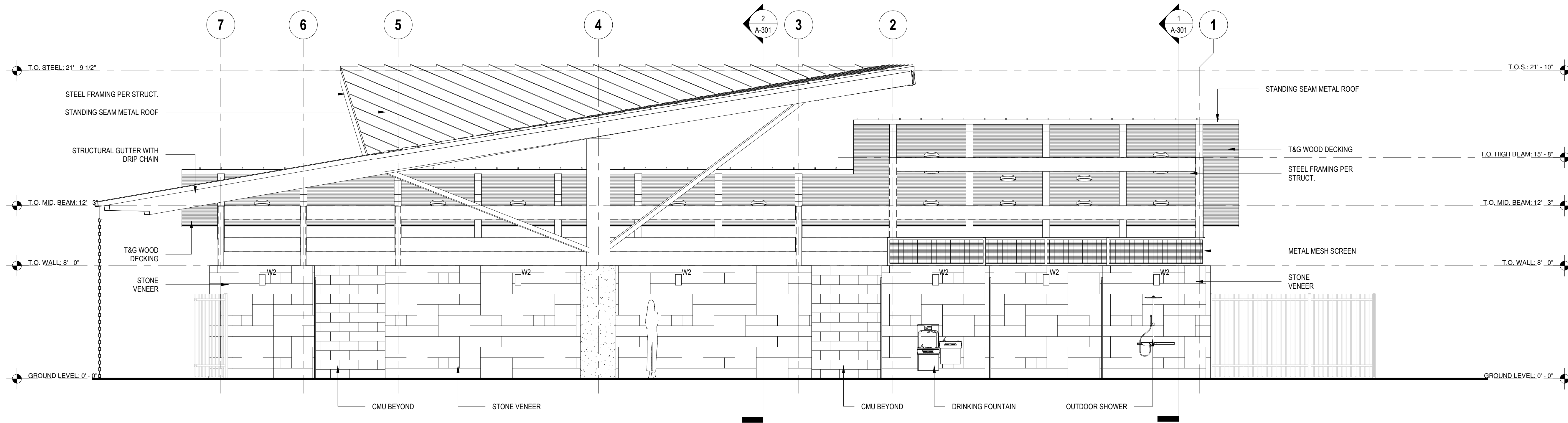


FINISH SCHEDULE		
ITEM	MATERIAL	DETAILS
<b>Exterior</b>		
Roof	Metal	Galvalume, Standing seam metal roof
Walls	Limestone	Consult w/ Arch and Landscape
Steel Structure, Supports and Brackets		Color TBD w/ Arch
Wood	T&G 2x Wood Deck	Cedar, Clear sealed

- GENERAL NOTES**
1. ALL EXPOSED STEEL TO BE PAINTED WITH DTM PAINT COLOR BY ARCHITECT
  2. FF & E INCLUDING FURNITURE, EXERCISE EQUIPMENT, AUDIO/VISUAL EQUIPMENT BY OWNER.
  3. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES.
  4. NO DRY CHLORINE IS TO BE STORED ON SITE.
  5. GENERAL CONTRACTOR TO COORDINATE CONDUIT LINES WITH ARCH.
  6. SIGNAGE LIGHTING TO BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.
  7. SIGNAGE PER 25 TAC 265.199 FOR A CLASS C FACILITY SHALL BE READILY VISIBLE FROM THE POOL.
  8. POOL EMERGENCY EQUIPMENT AND POOL SAFETY SIGNAGE TO BE COORDINATED WITH POOL CONSULTANT. REFER TO POOL AQUATIC DRAWINGS FOR COORDINATION.



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

**THE COLONY -  
TREEHOUSE  
AMENITY CENTER**

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # 22-021  
CONSTRUCTION  
DOCUMENTATION - 90%  
CHECK SET

ISSUE REVISIONS	DATE	NOTES
#		

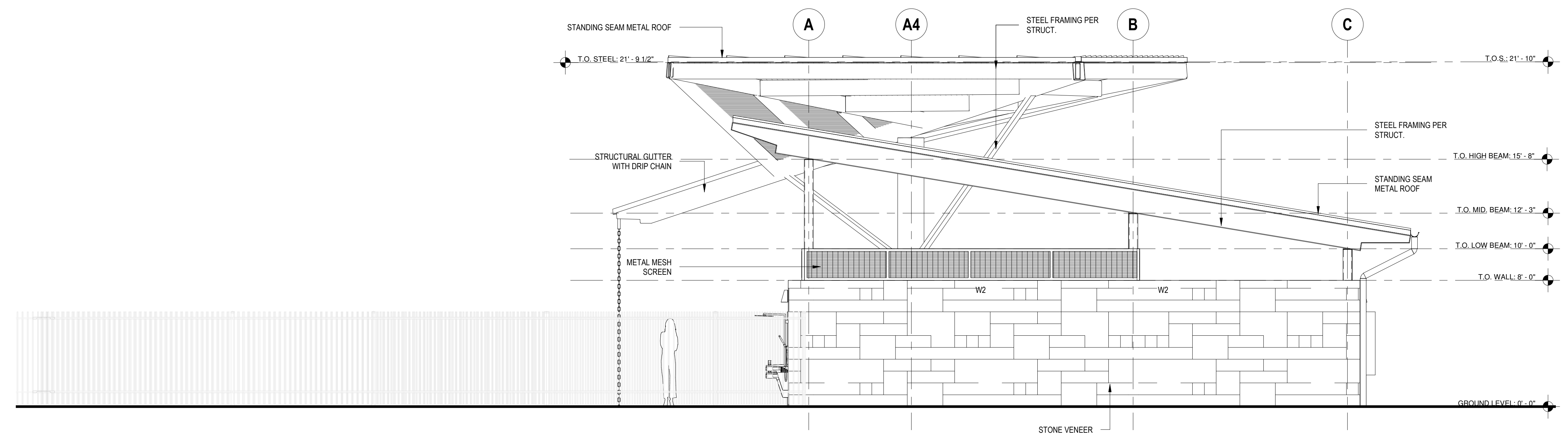
SHEET TITLE  
**POOL HOUSE  
EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A-201**

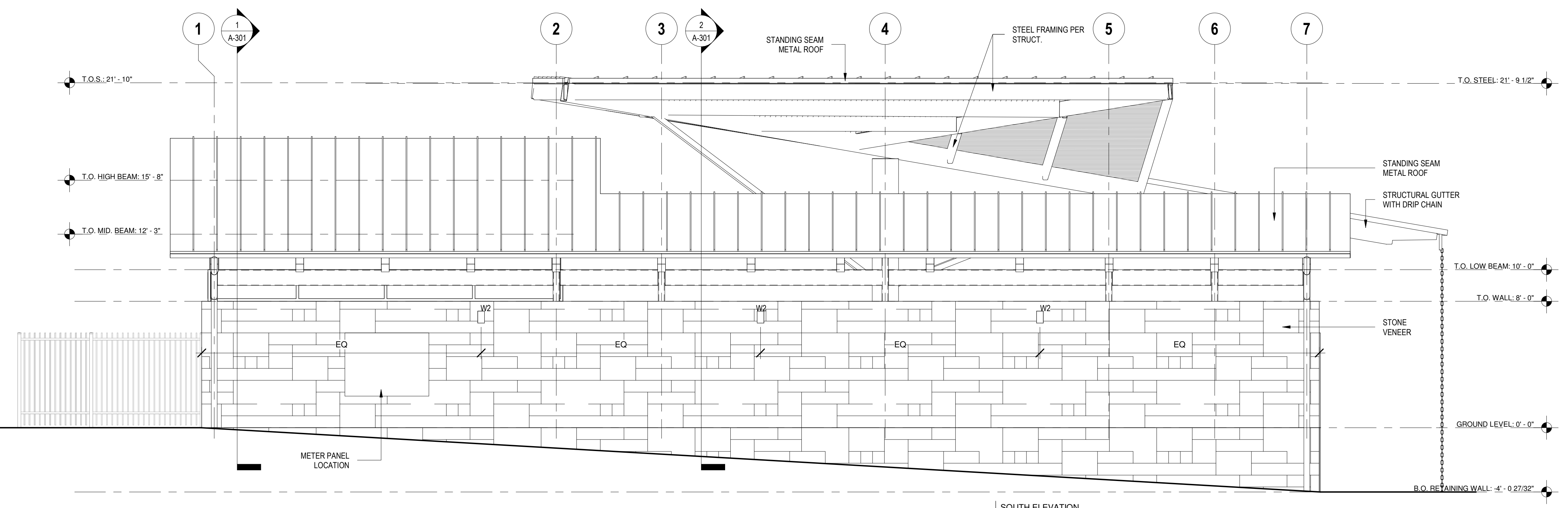
This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

FINISH SCHEDULE		
ITEM	MATERIAL	DETAILS
<b>Exterior</b>		
Roof	Metal	Galvalume, Standing seam metal roof
Walls	Limestone	Consult w/ Arch and Landscape
Steel Structure, Supports and Brackets		Color TBD w/ Arch
Wood	T&G 2x Wood Deck	Cedar, Clear sealed

- GENERAL NOTES**
1. ALL EXPOSED STEEL TO BE PAINTED WITH DTM PAINT COLOR BY ARCHITECT
  2. FF & E INCLUDING FURNITURE, EXERCISE EQUIPMENT, AUDIO/VISUAL EQUIPMENT BY OWNER.
  3. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES.
  4. NO DRY CHLORINE IS TO BE STORED ON SITE.
  5. GENERAL CONTRACTOR TO COORDINATE CONDUIT LINES WITH ARCH.
  6. SIGNAGE LIGHTING TO BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.
  7. SIGNAGE PER 25 TAC 265.199 FOR A CLASS C FACILITY SHALL BE READILY VISIBLE FROM THE POOL.
  8. POOL EMERGENCY EQUIPMENT AND POOL SAFETY SIGNAGE TO BE COORDINATED WITH POOL CONSULTANT. REFER TO POOL AQUATIC DRAWINGS FOR COORDINATION.



2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

**THE COLONY -  
TREEHOUSE  
AMENITY CENTER**

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION  
DOCUMENTATION - 90%  
CHECK SET

ISSUE REVISIONS	DATE	NOTES
#	DATE	NOTES

SHEET TITLE

**POOL HOUSE  
EXTERIOR ELEVATIONS**

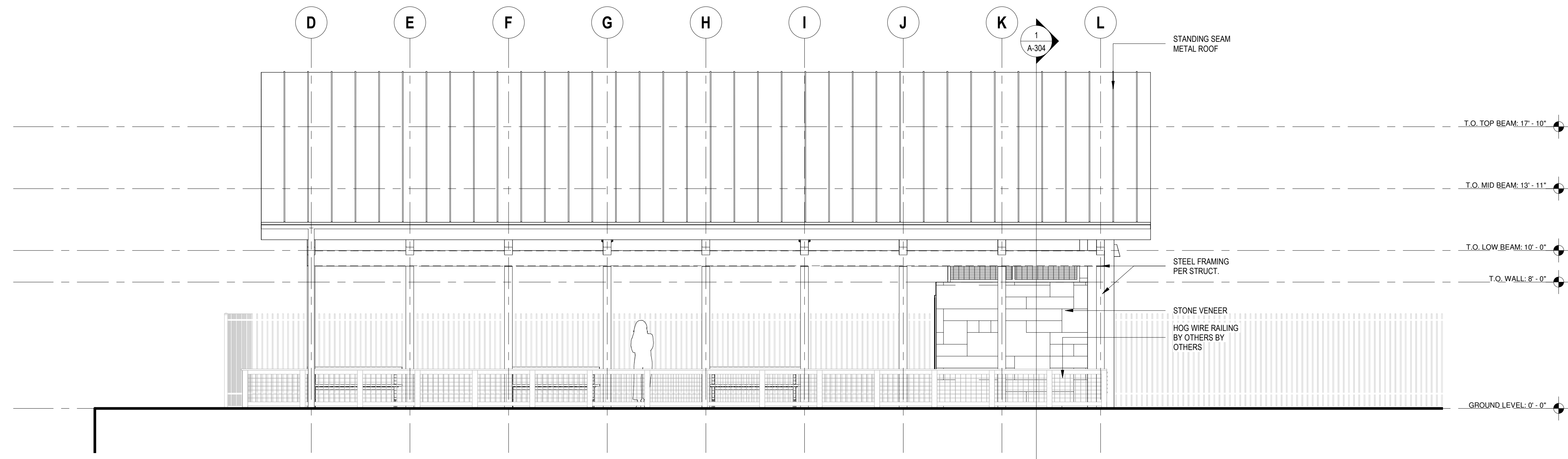
SHEET NUMBER

**A-202**

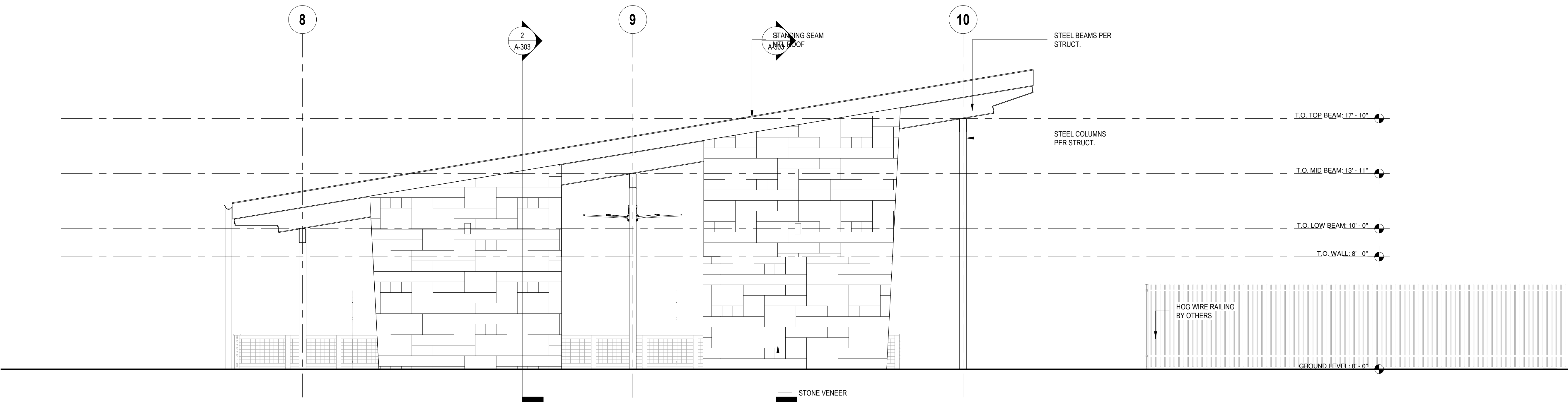
This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

FINISH SCHEDULE		
ITEM	MATERIAL	DETAILS
<b>Exterior</b>		
Roof	Metal	Galvalume, Standing seam metal roof
Walls	Limestone	Consult w/ Arch and Landscape
Steel Structure, Supports and Brackets		Color TBD w/ Arch
Wood	T&G 2x Wood Deck	Cedar, Clear sealed

- GENERAL NOTES**
1. ALL EXPOSED STEEL TO BE PAINTED WITH DTM PAINT COLOR BY ARCHITECT
  2. FF & E INCLUDING FURNITURE, EXERCISE EQUIPMENT, AUDIOVISUAL EQUIPMENT BY OWNER.
  3. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES.
  4. NO DRY CHLORINE IS TO BE STORED ON SITE.
  5. GENERAL CONTRACTOR TO COORDINATE CONDUIT LINES WITH ARCH.
  6. SIGNAGE LIGHTING TO BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.
  7. SIGNAGE PER 25 TAC 265.199 FOR A CLASS C FACILITY SHALL BE READILY VISIBLE FROM THE POOL.
  8. POOL EMERGENCY EQUIPMENT AND POOL SAFETY SIGNAGE TO BE COORDINATED WITH POOL CONSULTANT. REFER TO POOL AQUATIC DRAWINGS FOR COORDINATION.



2 AMENITY - NORTHWEST ELEVATION  
SCALE: 1/4" = 1'-0"



1 AMENITY - SOUTHWEST ELEVATION  
SCALE: 1/4" = 1'-0"

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # #22-021  
CONSTRUCTION DOCUMENTATION - 90% CHECK SET

ISSUE REVISIONS	DATE	NOTES
#	DATE	NOTES

SHEET TITLE  
**SHADE PAVILION EXT. ELEVATIONS**

SHEET NUMBER

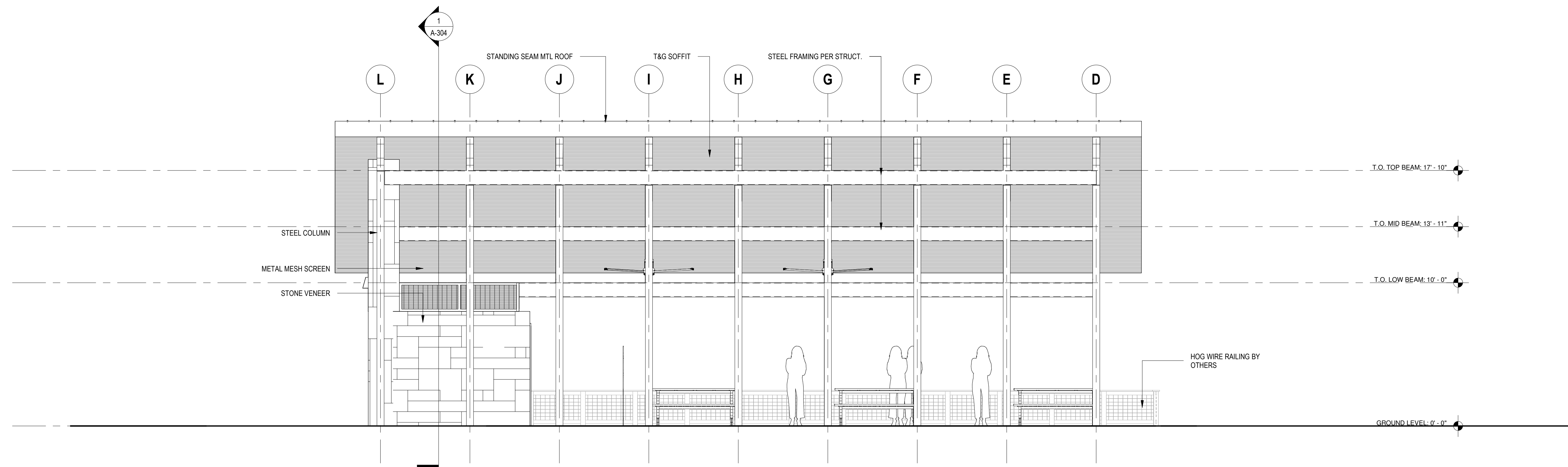
**A-203**

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

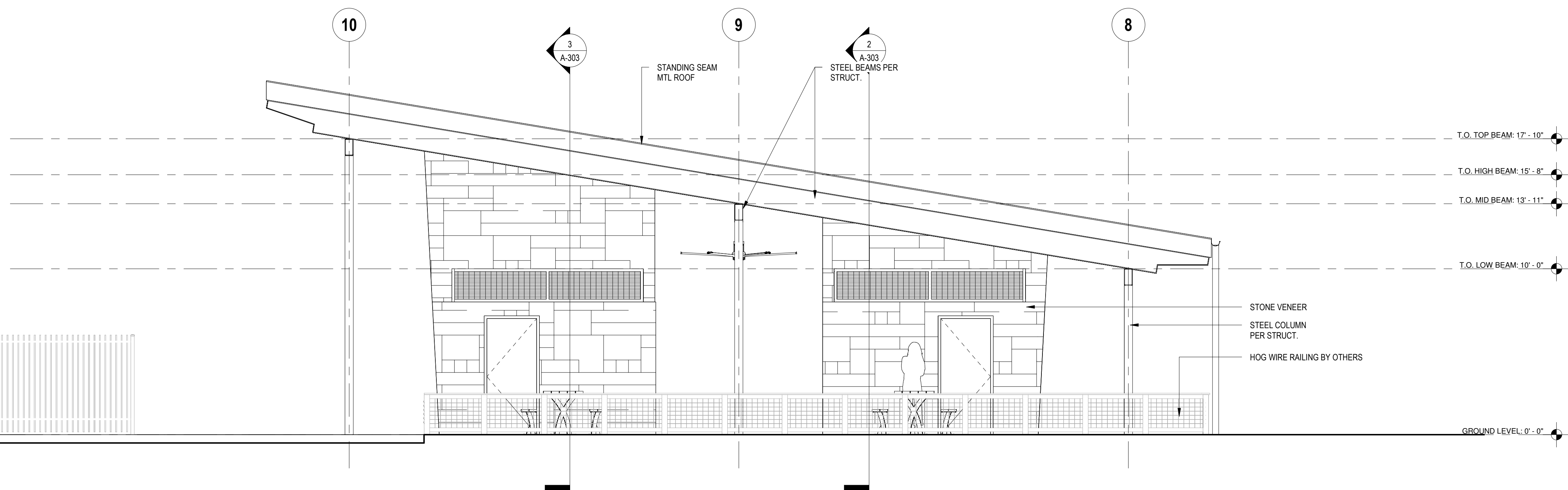


FINISH SCHEDULE		
ITEM	MATERIAL	DETAILS
<b>Exterior</b>		
Roof	Metal	Galvalume, Standing seam metal roof
Walls	Limestone	Consult w/ Arch and Landscape
Steel Structure, Supports and Brackets		Color TBD w/ Arch
Wood	T&G 2x Wood Deck	Cedar, Clear sealed

- GENERAL NOTES**
1. ALL EXPOSED STEEL TO BE PAINTED WITH DTM PAINT COLOR BY ARCHITECT
  2. FF & E INCLUDING FURNITURE, EXERCISE EQUIPMENT, AUDIO/VISUAL EQUIPMENT BY OWNER.
  3. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES.
  4. NO DRY CHLORINE IS TO BE STORED ON SITE.
  5. GENERAL CONTRACTOR TO COORDINATE CONDUIT LINES WITH ARCH.
  6. SIGNAGE LIGHTING TO BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.
  7. SIGNAGE PER 25 TAC 265.199 FOR A CLASS C FACILITY SHALL BE READILY VISIBLE FROM THE POOL.
  8. POOL EMERGENCY EQUIPMENT AND POOL SAFETY SIGNAGE TO BE COORDINATED WITH POOL CONSULTANT. REFER TO POOL AQUATIC DRAWINGS FOR COORDINATION.



2 AMENITY - SOUTHEAST ELEVATION  
SCALE: 1/4" = 1'-0"



1 AMENITY - NORTHEAST ELEVATION  
SCALE: 1/4" = 1'-0"

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION DOCUMENTATION - 90% CHECK SET

ISSUE REVISIONS

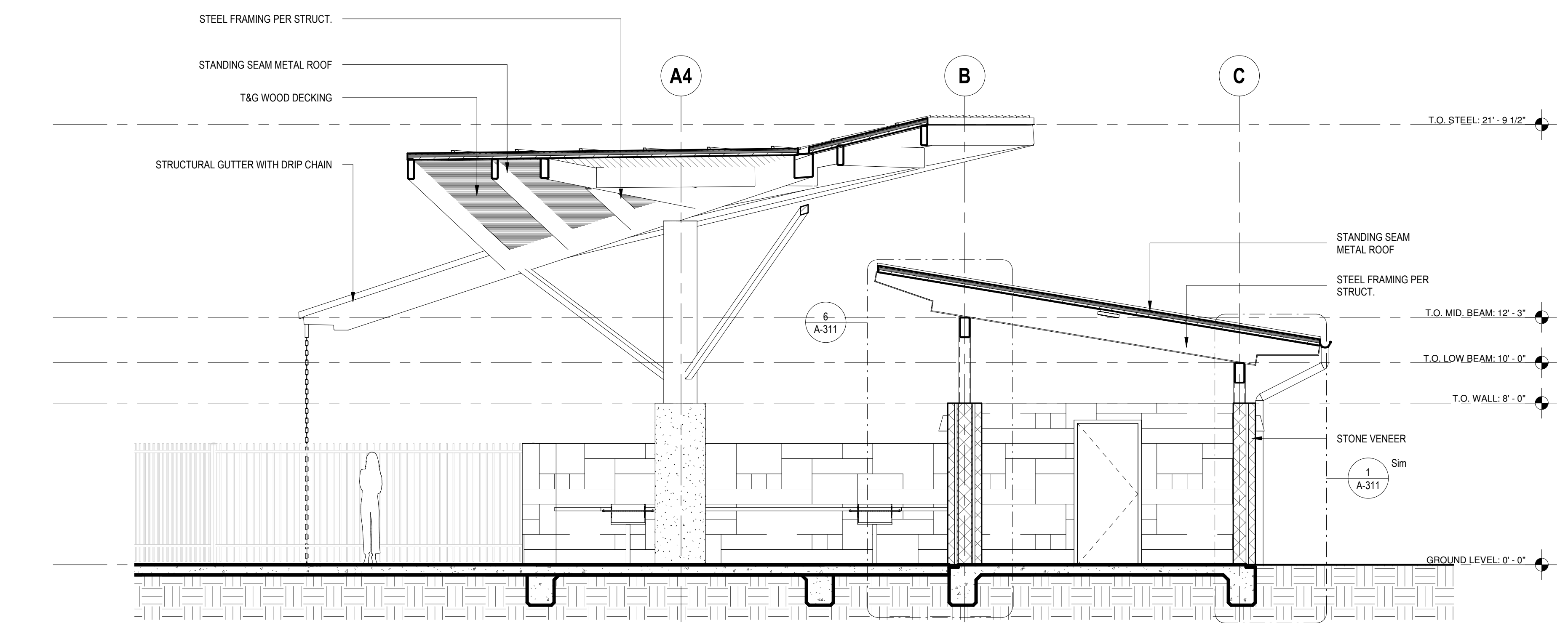
#	DATE	NOTES

SHEET TITLE  
**SHADE PAVILION EXT. ELEVATIONS**

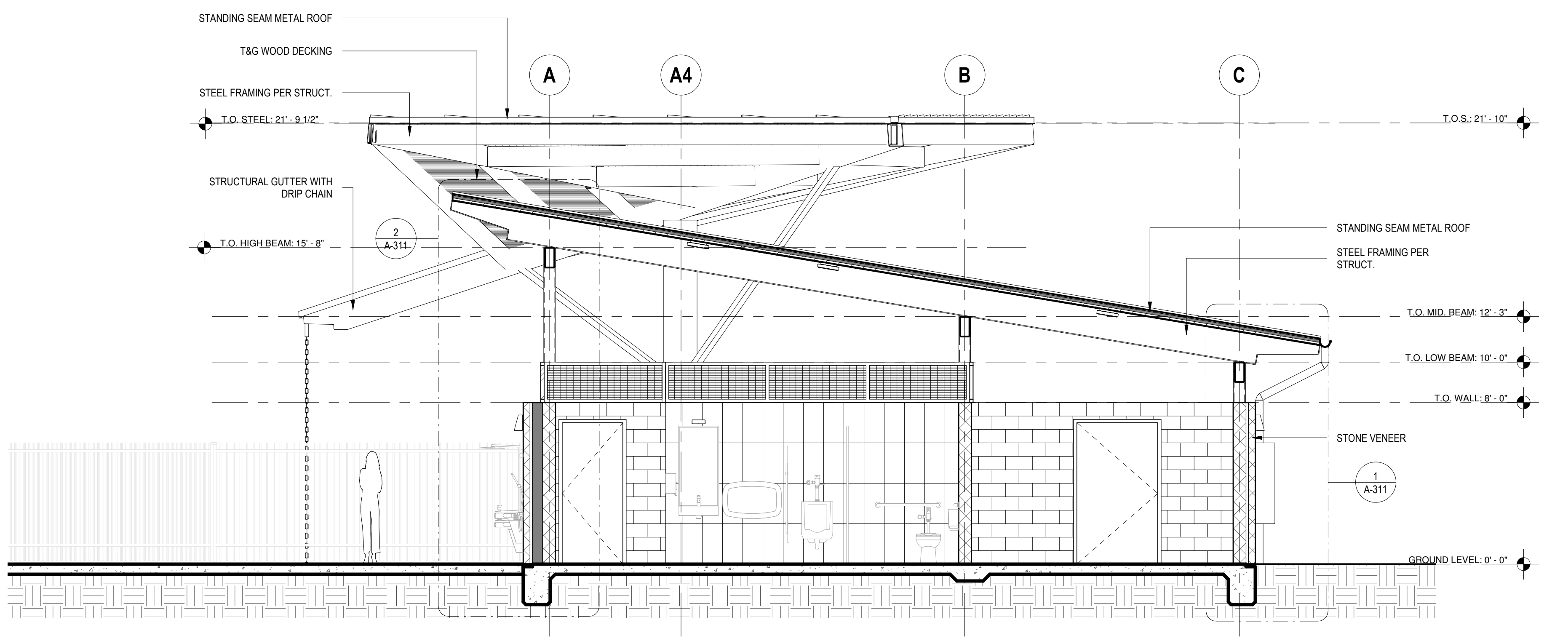
SHEET NUMBER

**A-204**

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.



2 PHASE 1 - SHADE STRUCTURE & POOL PAVILION  
BUILDING SECTION  
SCALE: 1/4" = 1'-0"



1 PHASE 1 - POOL PAVILION BUILDING SECTION  
SCALE: 1/4" = 1'-0"

THE COLONY -  
TREEHOUSE  
AMENITY CENTER

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION  
DOCUMENTATION - 90%  
CHECK SET

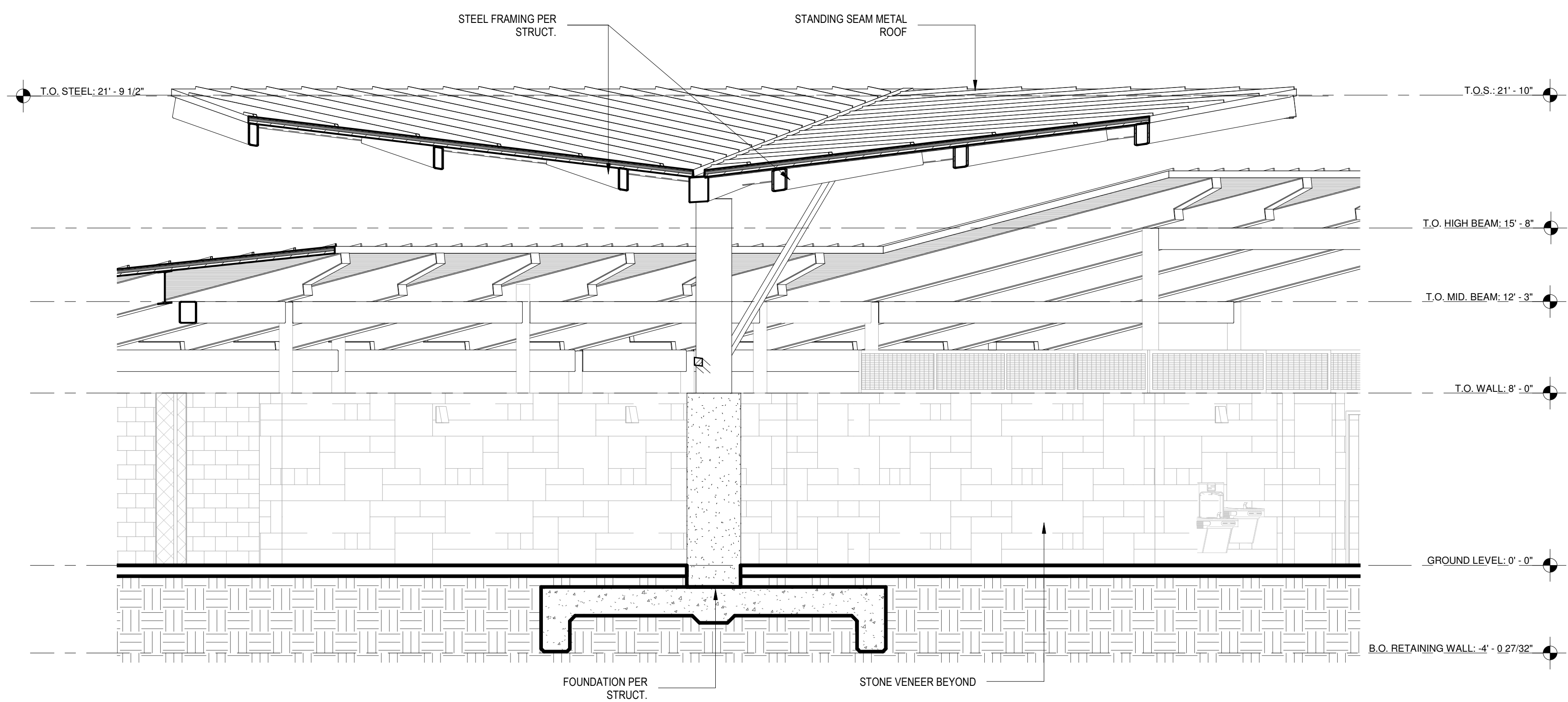
ISSUE REVISIONS	DATE	NOTES
#	DATE	NOTES

SHEET TITLE

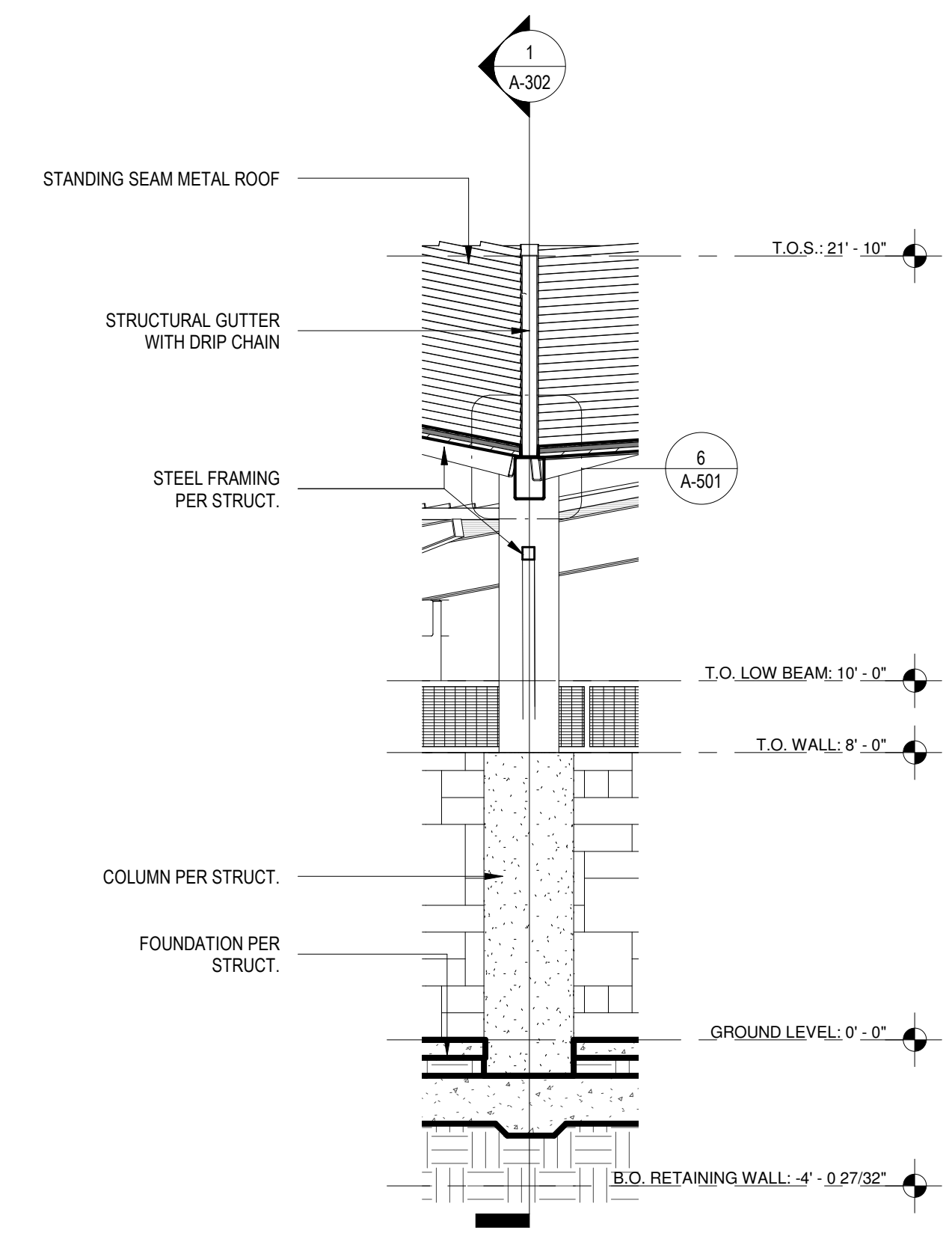
POOL HOUSE  
BUILDING SECTIONS

SHEET NUMBER

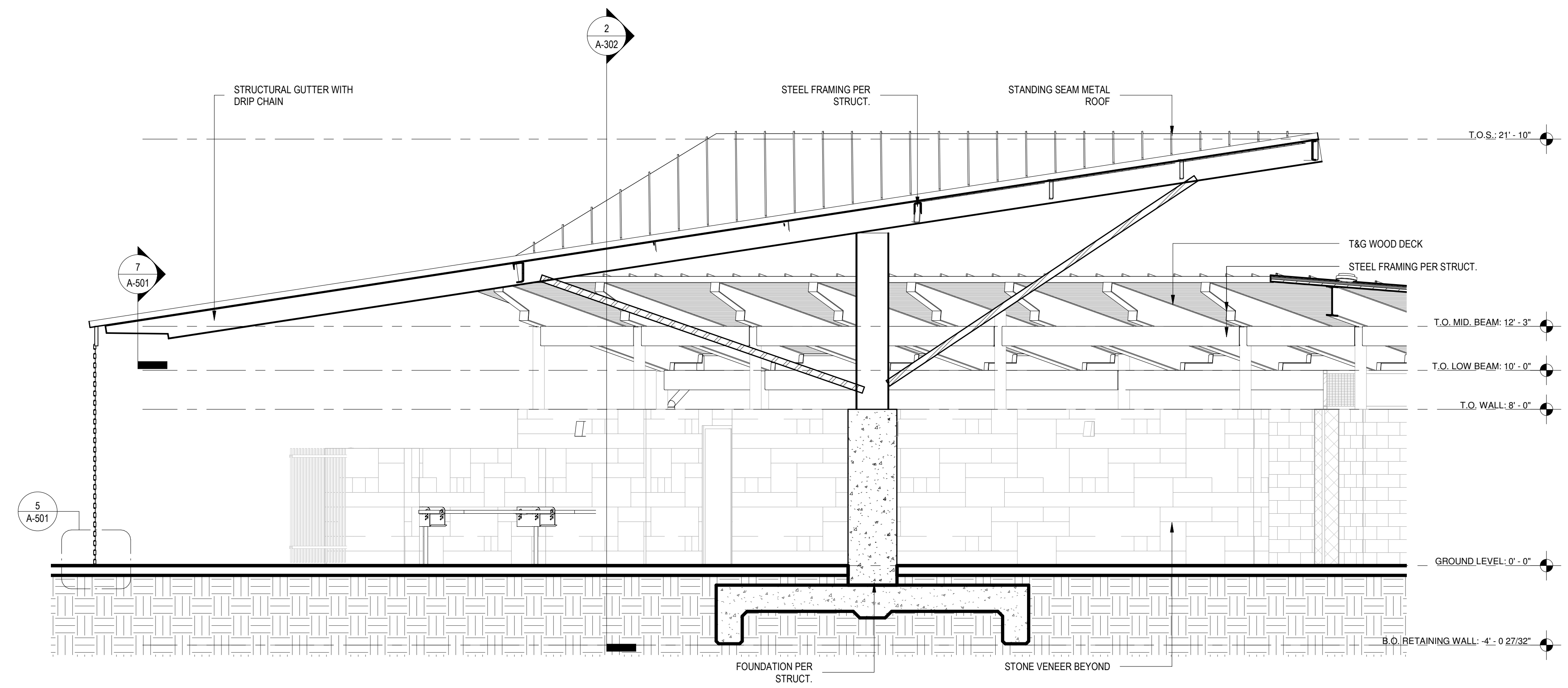
A-302



3 Section 26  
SCALE: 1/4" = 1'-0"

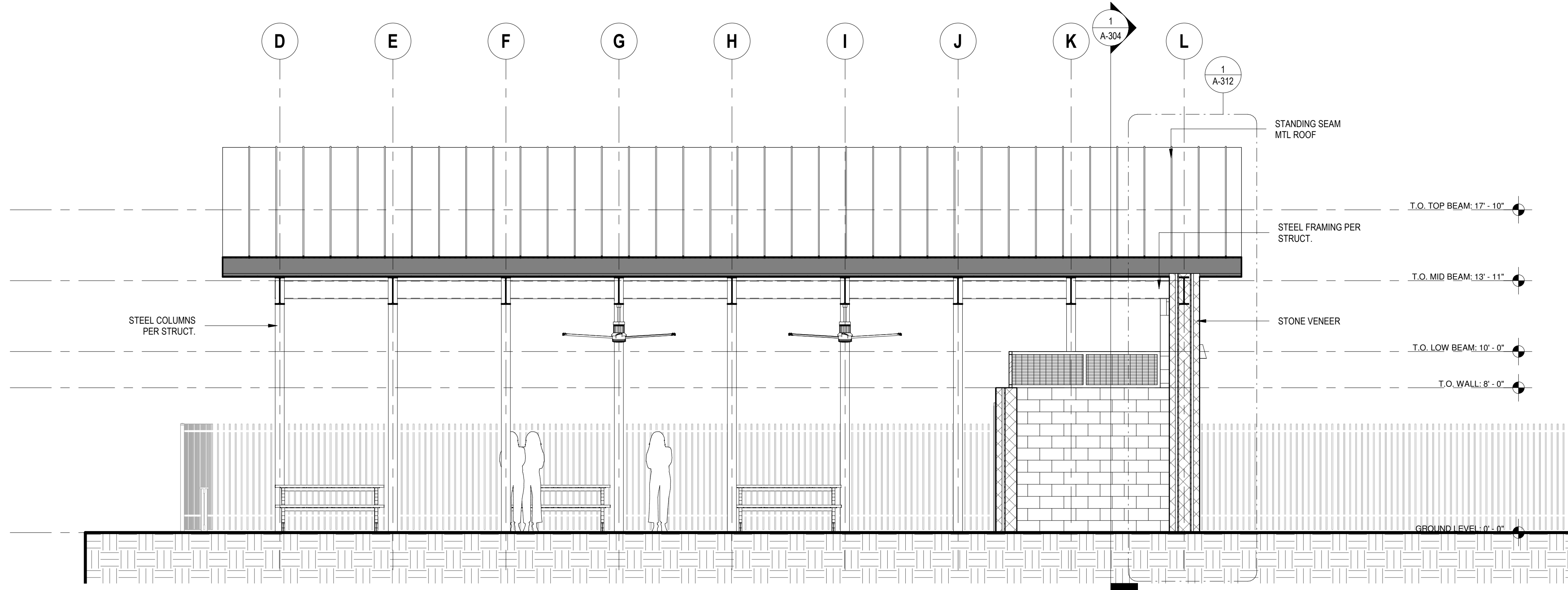


2 PHASE 1 - SHADE STRUCTURE BUILDING SECTION  
SCALE: 1/4" = 1'-0"

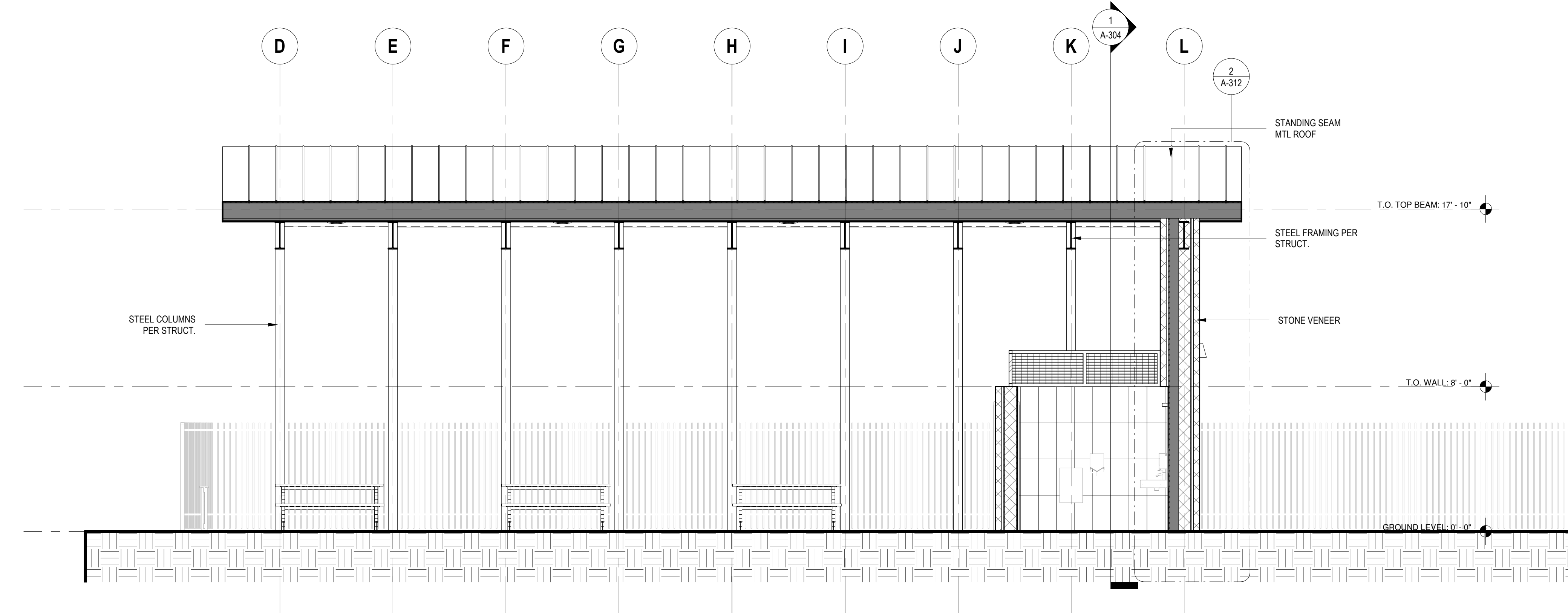


1 PHASE 1 - SHADE STRUCTURE BUILDING SECTION  
SCALE: 1/4" = 1'-0"

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.



2 SHADE PAVILION BUILDING SECTION  
SCALE: 1/4" = 1'-0"



3 SHADE PAVILION BUILDING SECTION  
SCALE: 1/4" = 1'-0"

THE COLONY -  
TREEHOUSE  
AMENITY CENTER

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION  
DOCUMENTATION - 90%  
CHECK SET

ISSUE REVISIONS

#	DATE	NOTES

SHEET TITLE

SHADE PAVILION  
BUILDING SECTION

SHEET NUMBER

A-303

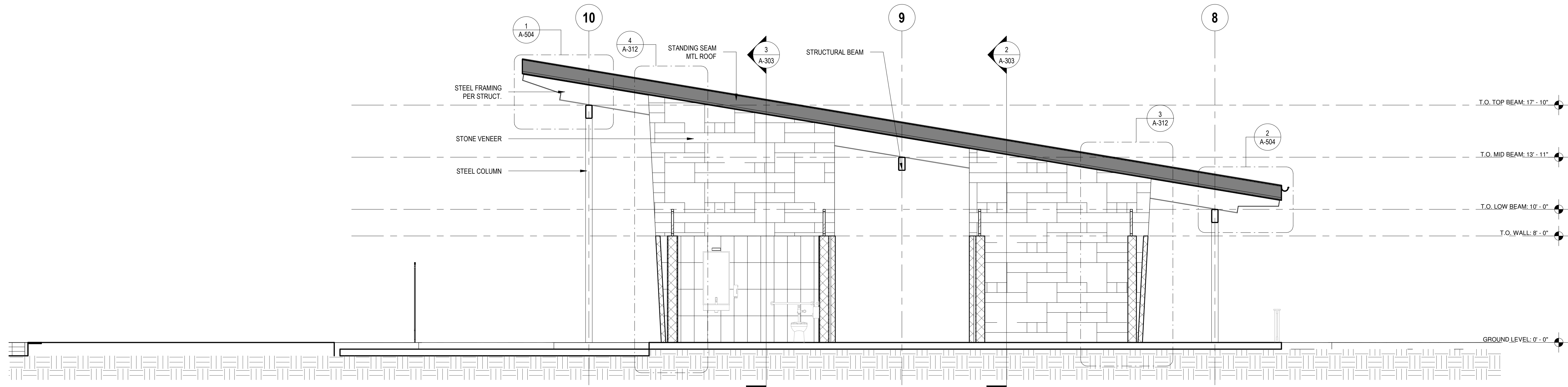
This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

**CIVIL ENGINEER**  
CARLSON BRIGANCE & DOERING INC.  
5501 W WILLIAM CANNON DR.  
AUSTIN, TX 78749  
512.280.5160

**LANDSCAPE ARCHITECT**  
SEC Planning, LLC  
3600 W. Palmier Lane Suite 210  
Austin, Texas 78727  
512.246.7003

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP-s Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735  
737.325.1687

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd, Suite 300  
Austin, TX 78749  
512-301-3389



**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION DOCUMENTATION - 90%  
CHECK SET

ISSUE REVISIONS

#	DATE	NOTES

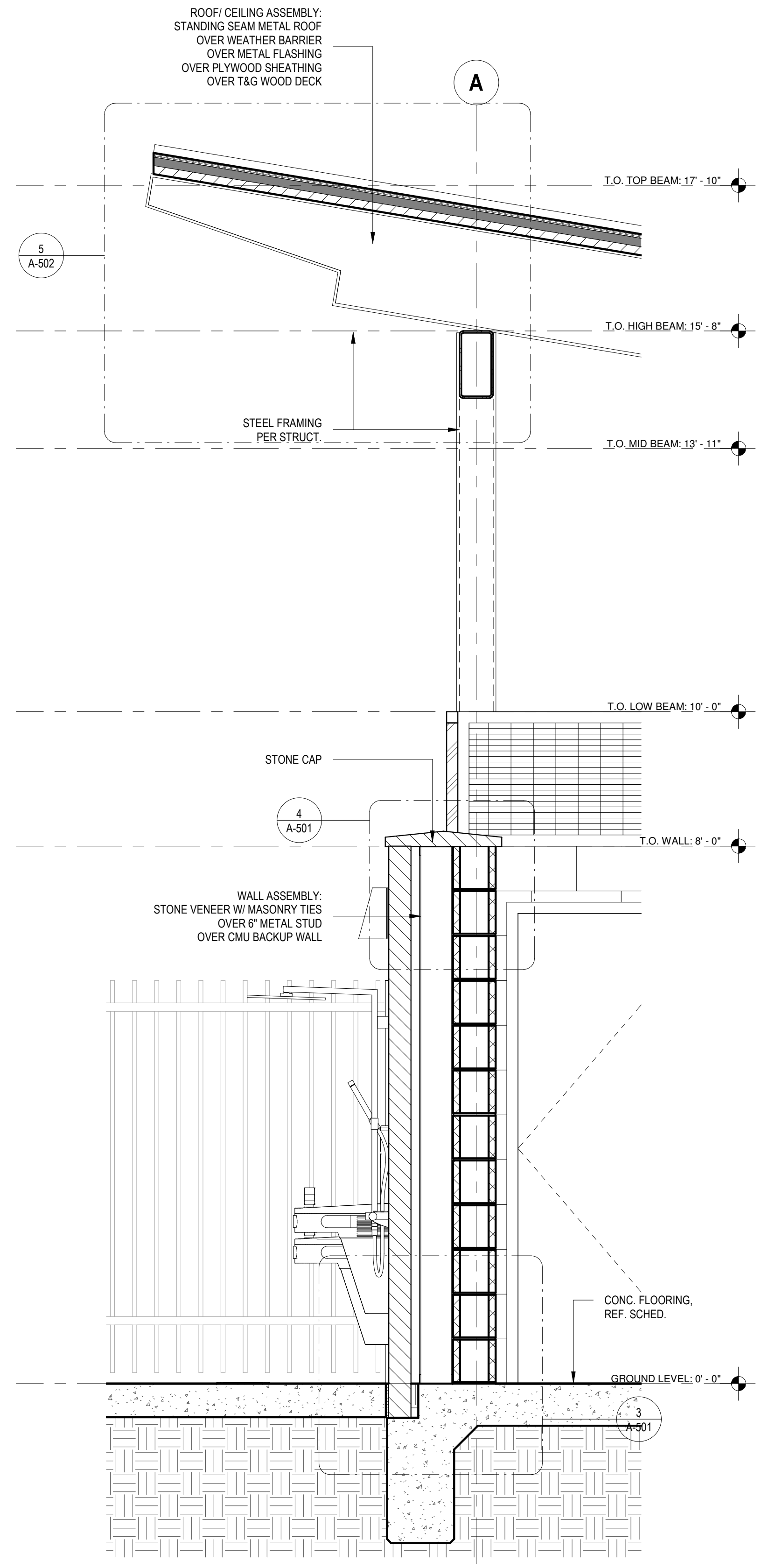
SHEET TITLE  
**SHADE PAVILION BUILDING SECTION**

SHEET NUMBER

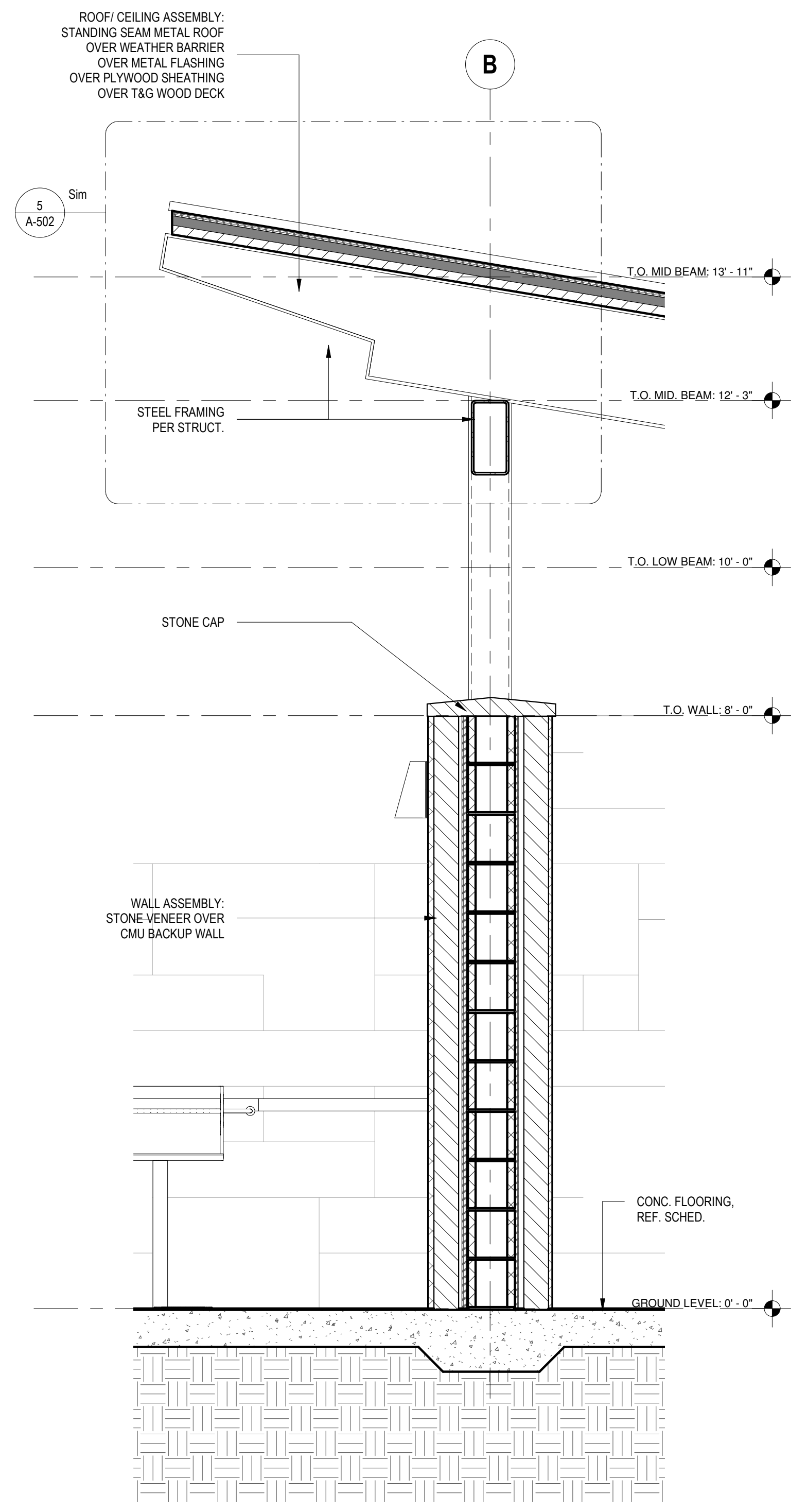
**A-304**

1 SHADE PAVILION BUILDING SECTION  
SCALE: 1/4" = 1'-0"

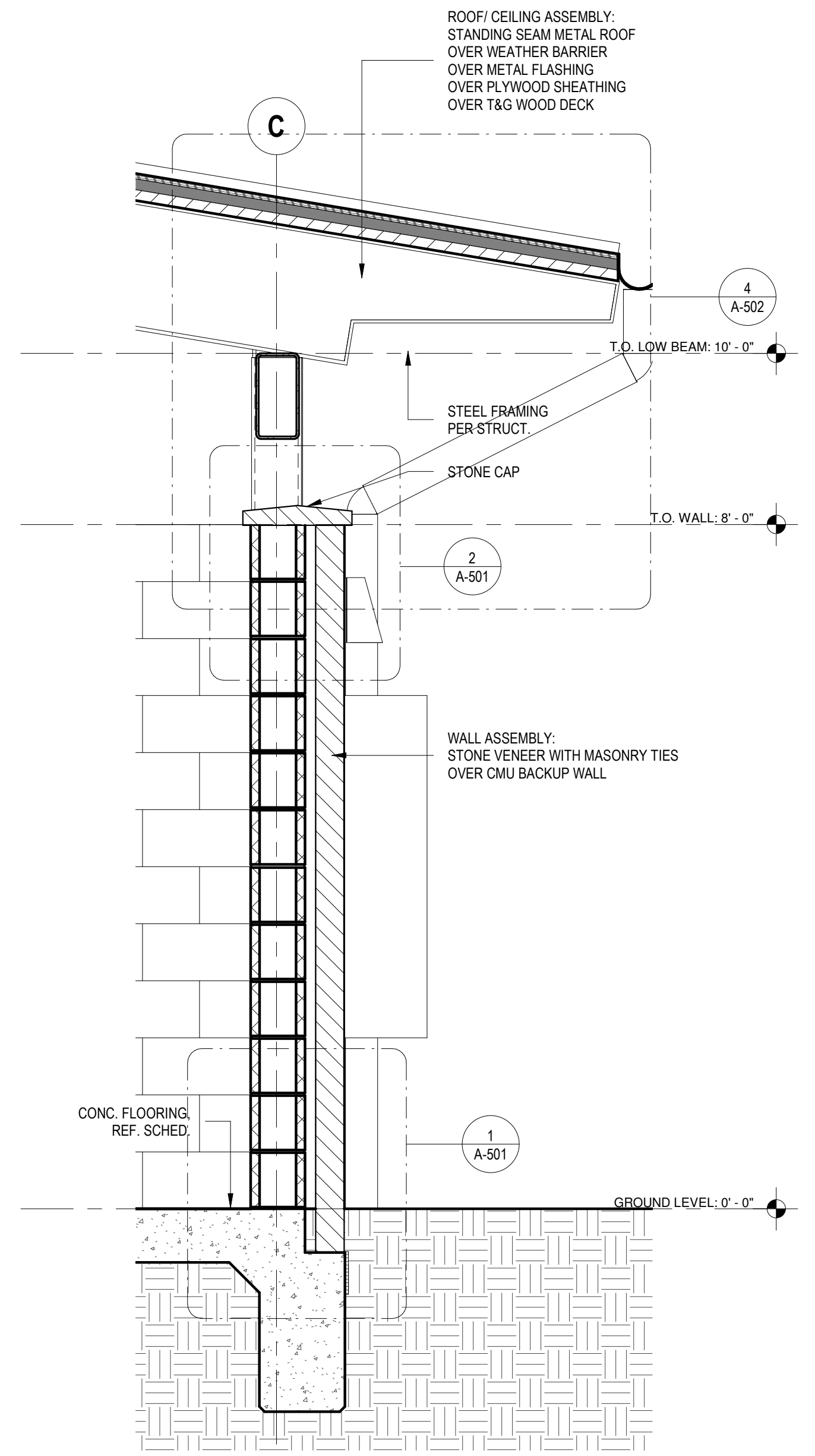
This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.



2 WALL SECTION @ STONE VENEER  
SCALE: 3/4" = 1'-0"



6 WALL SECTION @ STONE VENEER  
SCALE: 3/4" = 1'-0"



1 WALL SECTION @ STONE VENEER  
SCALE: 3/4" = 1'-0"

THE COLONY -  
TREEHOUSE  
AMENITY CENTER

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION  
DOCUMENTATION - 90%  
CHECK SET

ISSUE REVISIONS

#	DATE	NOTES

SHEET TITLE

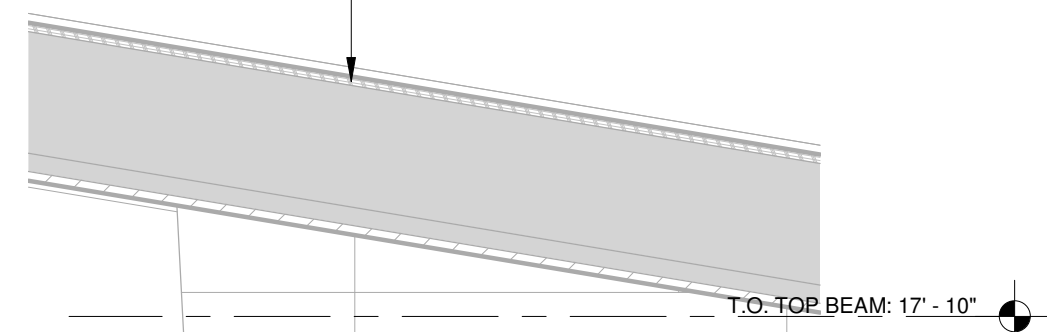
POOL HOUSE WALL  
SECTIONS

SHEET NUMBER

A-311

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

ROOF/CEILING ASSEMBLY:  
STANDING SEAM METAL ROOF  
OVER WEATHER BARRIER  
OVER PLYWOOD SHEATHING  
OVER 2X FRAMING  
OVER 2X NAILER  
OVER T&G WOOD DECK



T.O. TOP BEAM: 17' - 10"

T.O. MID BEAM: 13' - 11"

T.O. LOW BEAM: 10' - 0"

T.O. WALL: 8' - 0"

GROUND LEVEL: 0' - 0"

6  
A-503

PRECAST STONE CAP

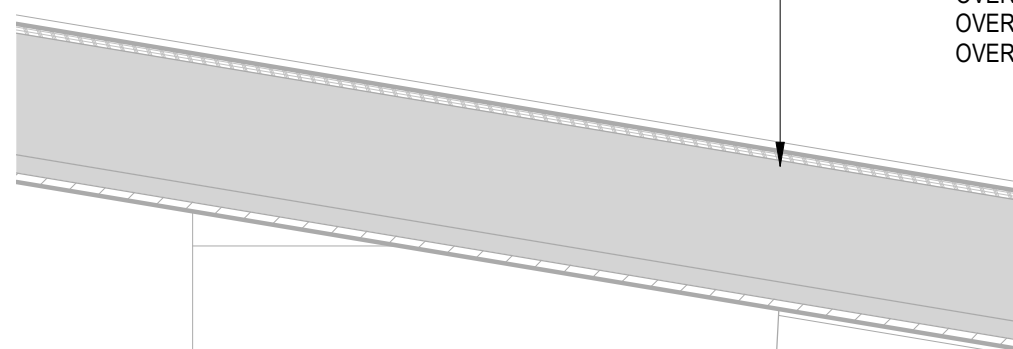
WALL ASSEMBLY:  
STONE VENEER OVER  
PLYWOOD SHEATHING OVER  
CMU BACKUP WALL

WALL ASSEMBLY:  
WALL TILE OVER  
BACKER BOARD OVER  
CMU WALL

4  
A-503



ROOF/CEILING ASSEMBLY:  
STANDING SEAM METAL ROOF  
OVER WEATHER BARRIER  
OVER PLYWOOD SHEATHING  
OVER 2X FRAMING  
OVER 2X NAILER  
OVER T&G WOOD DECK



T.O. LOW BEAM: 10' - 0"

T.O. WALL: 8' - 0"

GROUND LEVEL: 0' - 0"

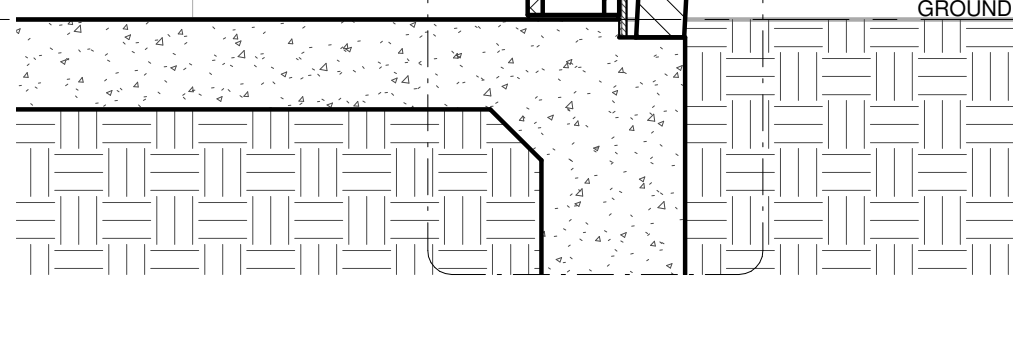
5  
A-503

PRE-CAST STONE CAP

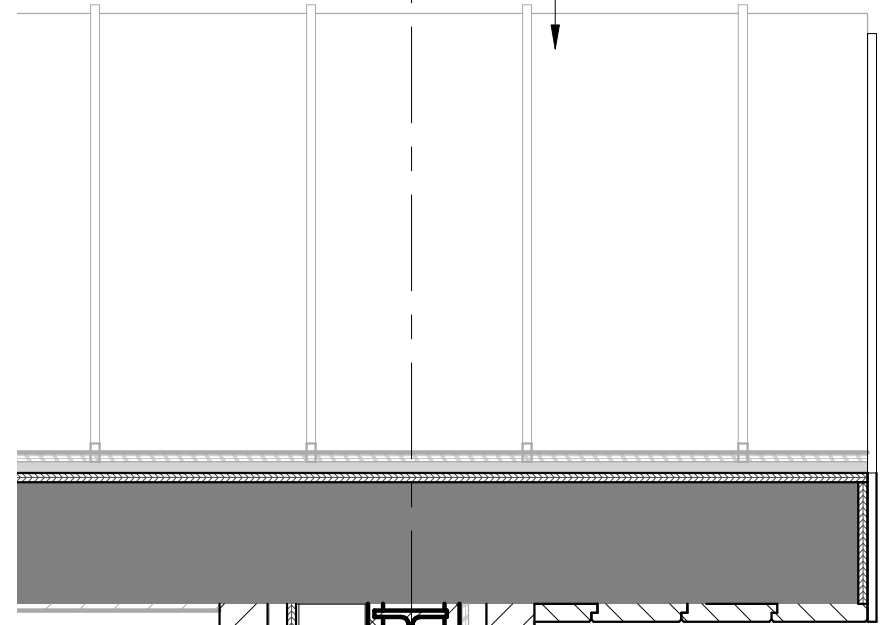
WALL ASSEMBLY:  
STONE VENEER OVER  
PLYWOOD SHEATHING OVER  
CMU BACKUP WALL,  
REF. STRUCT.

3.00" TYP.

3  
A-503



ROOF/CEILING ASSEMBLY:  
STANDING SEAM METAL ROOF  
OVER WEATHER BARRIER  
OVER PLYWOOD SHEATHING  
OVER METAL FLASHING  
OVER PLYWOOD SHEATHING  
OVER T&G WOOD DECK

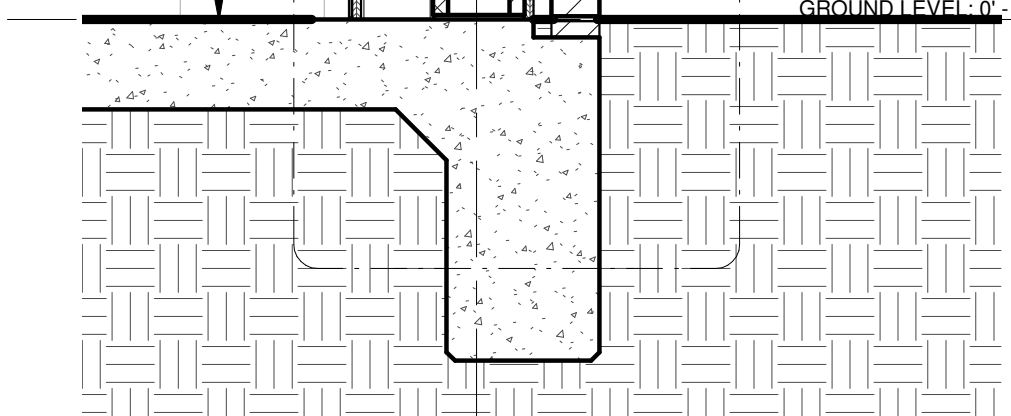


T.O. WALL: 8' - 0"

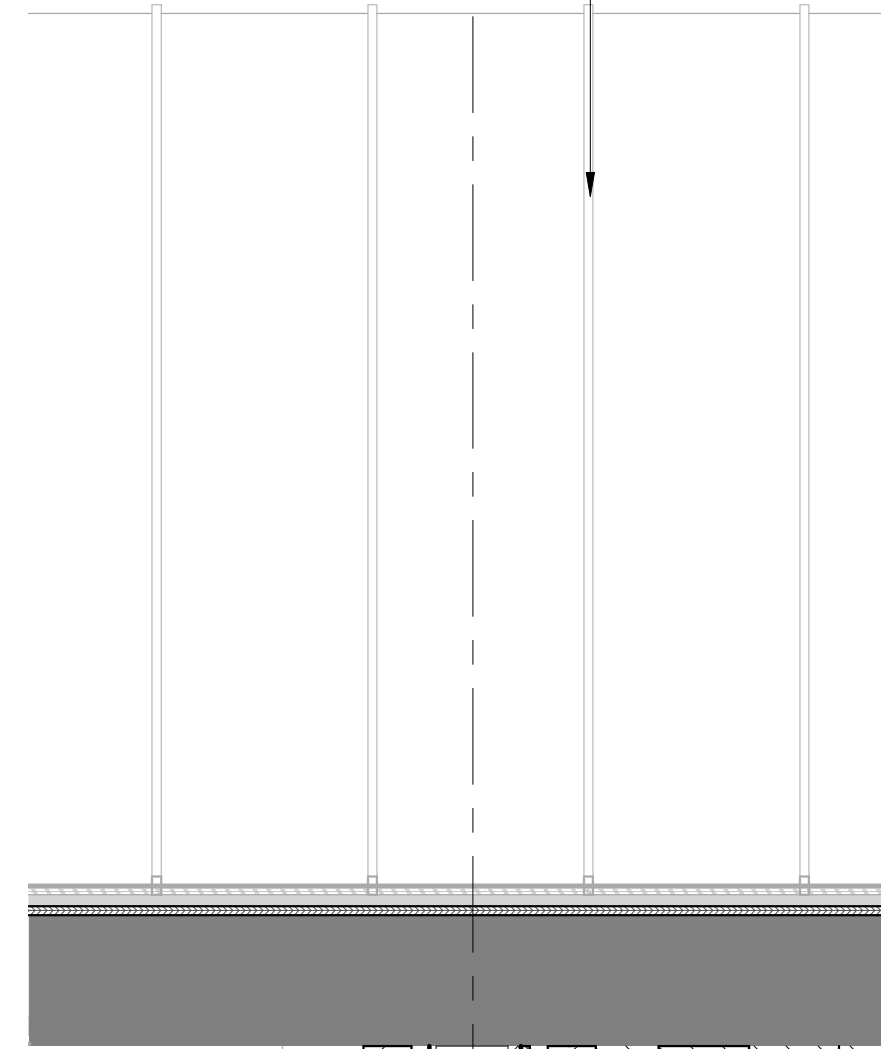
GROUND LEVEL: 0' - 0"

2  
A-503

CONC. FLOORING,  
REF. SCHED.



ROOF/CEILING ASSEMBLY:  
STANDING SEAM METAL ROOF  
OVER WEATHER BARRIER  
OVER PLYWOOD SHEATHING  
OVER 2X FRAMING  
OVER 2X NAILER  
OVER T&G WOOD DECK



T.O. MID BEAM: 13' - 11"

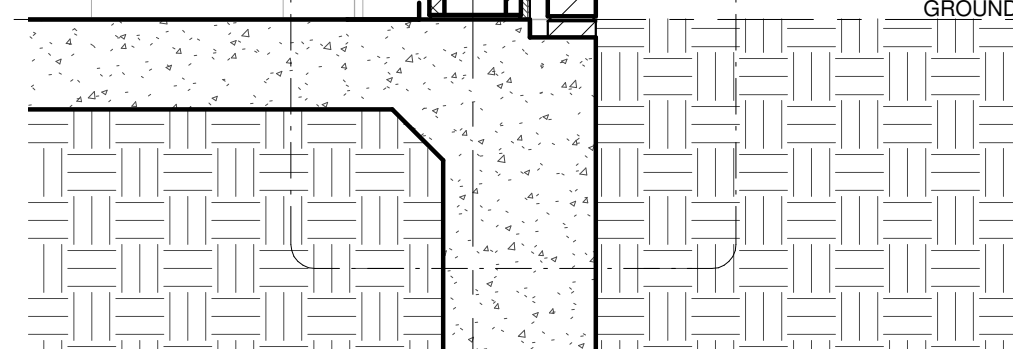
T.O. LOW BEAM: 10' - 0"

T.O. WALL: 8' - 0"

GROUND LEVEL: 0' - 0"

1  
A-503

WALL ASSEMBLY:  
STONE VENEER OVER  
WEATHER MEMBRANE OVER  
PLYWOOD SHEATHING OVER  
CMU BACKUP WALL



4 SHADE PAVILION BUILDING SECTION - Callout 2  
SCALE: 3/4" = 1'-0"

3 SHADE PAVILION WALL SECTION  
SCALE: 3/4" = 1'-0"

2 Section 21 - Callout 1  
SCALE: 3/4" = 1'-0"

1 SHADE PAVILION WALL SECTION  
SCALE: 3/4" = 1'-0"



RANDALL OWEN 10 MARCH 2025

hatch + ulland owen  
architects

1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huoarchitects.com

CIVIL ENGINEER  
CARLSON BRIGANCE & DOERING INC.  
5501 W WILLIAM CANNON DR.  
AUSTIN, TX 78749  
512.280.5160

LANDSCAPE ARCHITECT  
SEC Planning, LLC  
3600 W. Palmier Lane Suite 210  
Austin, Texas 78727  
512.246.7003

PLUMBING, MECHANICAL, ELECTRICAL  
ENGINEER  
Infinity MEP+s Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735  
737.325.1687

STRUCTURAL ENGINEER  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd, Suite 300  
Austin, TX 78749  
512-301-3389

THE COLONY -  
TREEHOUSE  
AMENITY CENTER

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION  
DOCUMENTATION - 90%  
CHECK SET

ISSUE REVISIONS	DATE	NOTES

SHEET TITLE

SHADE PAVILION  
WALL SECTIONS

SHEET NUMBER

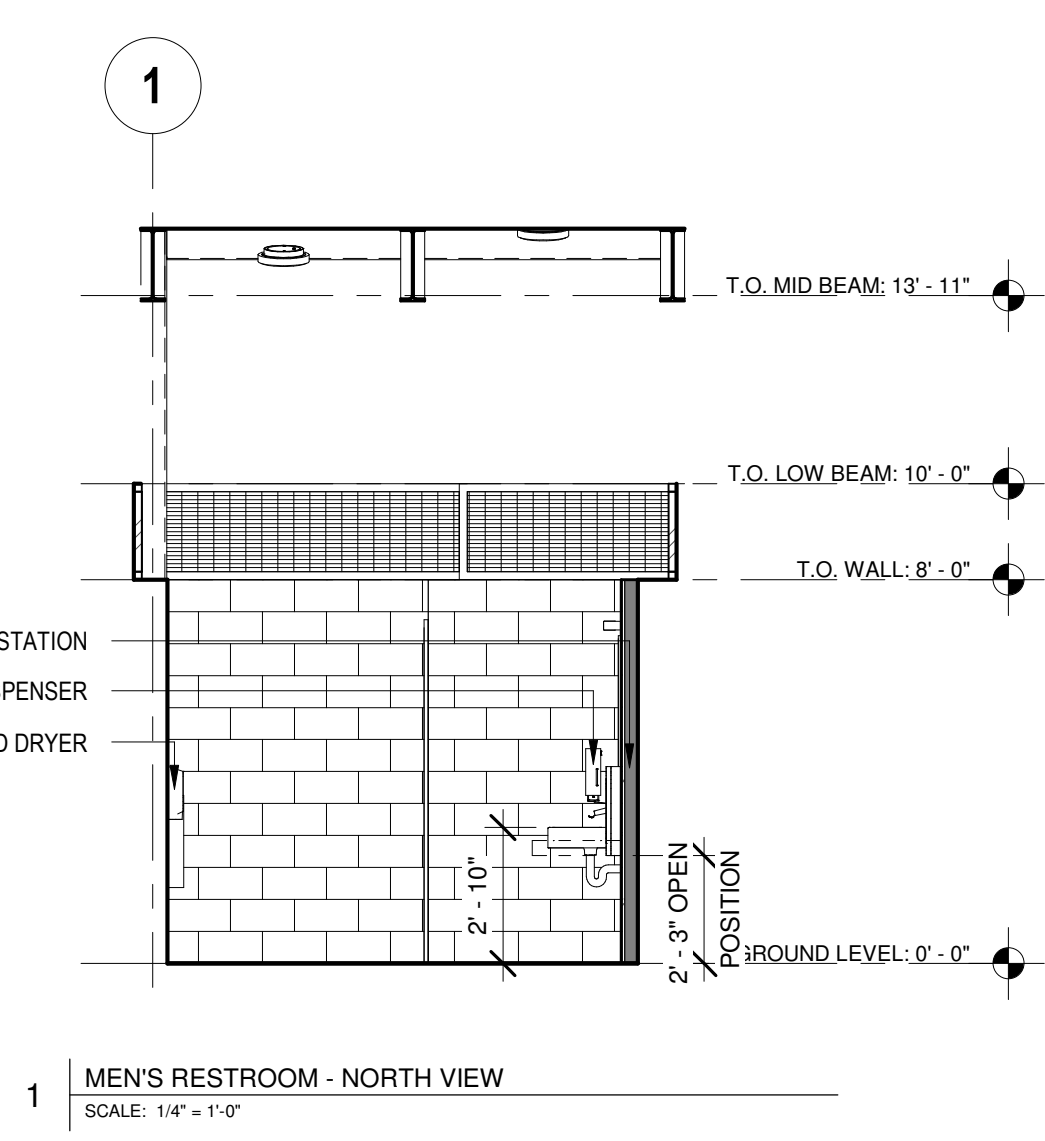
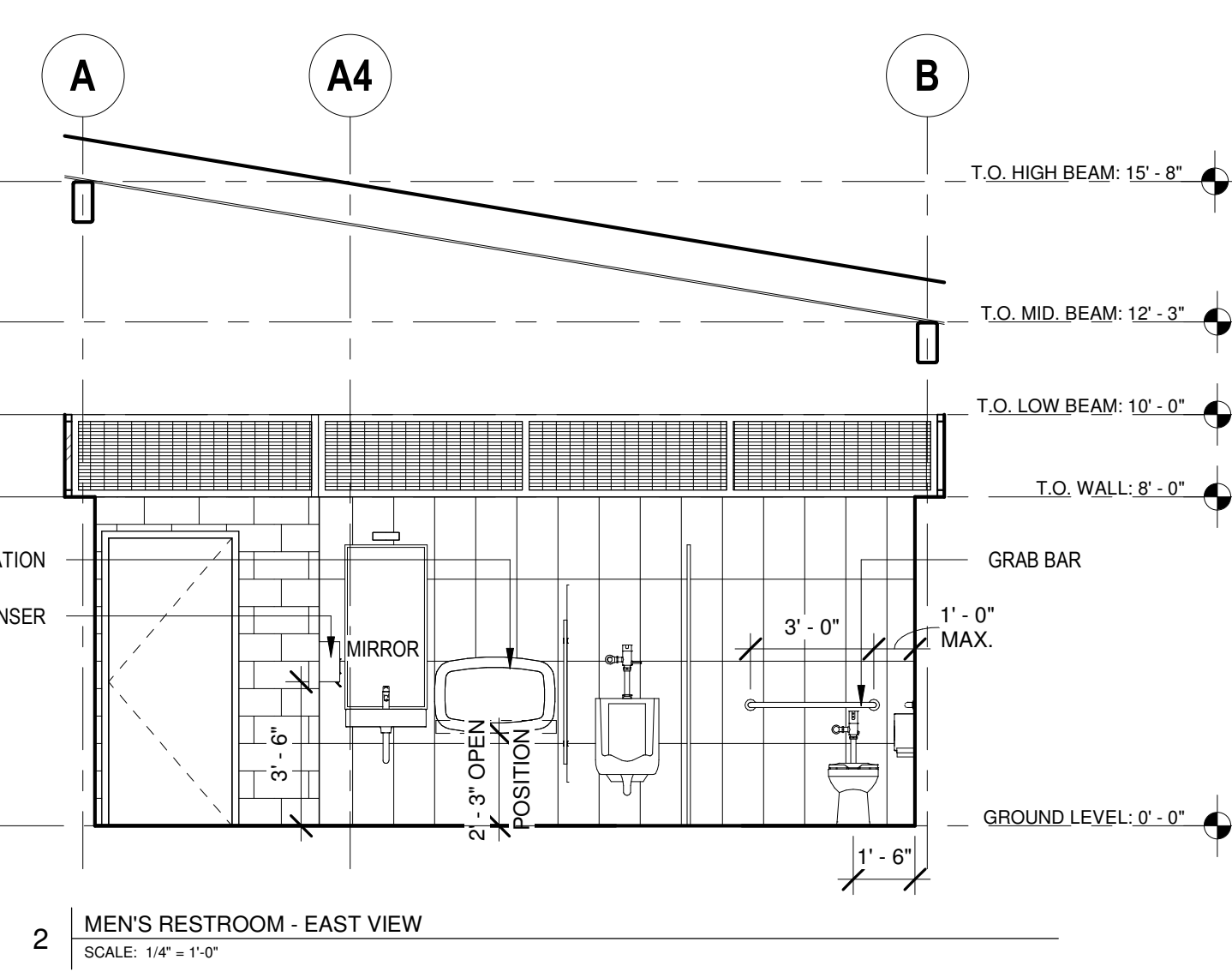
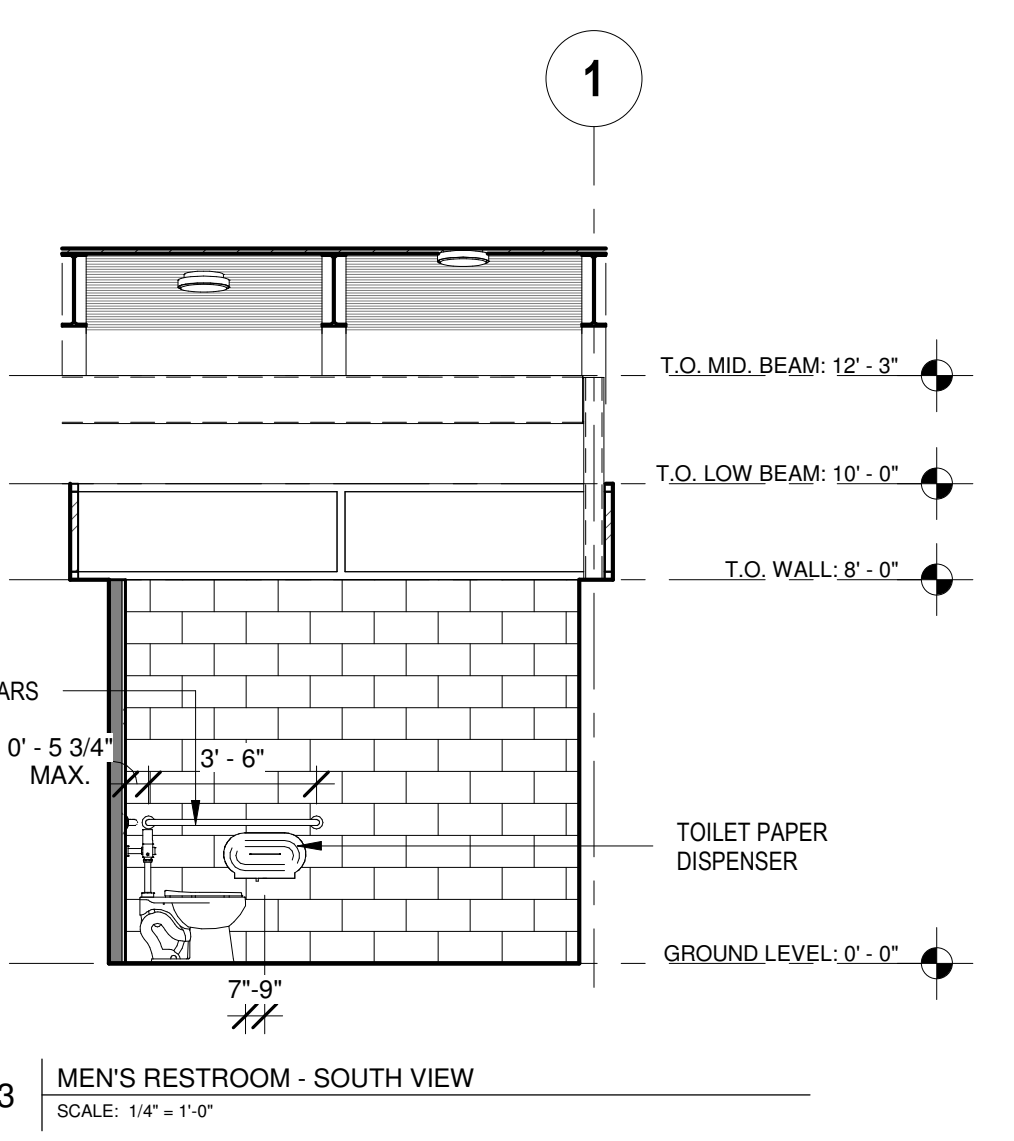
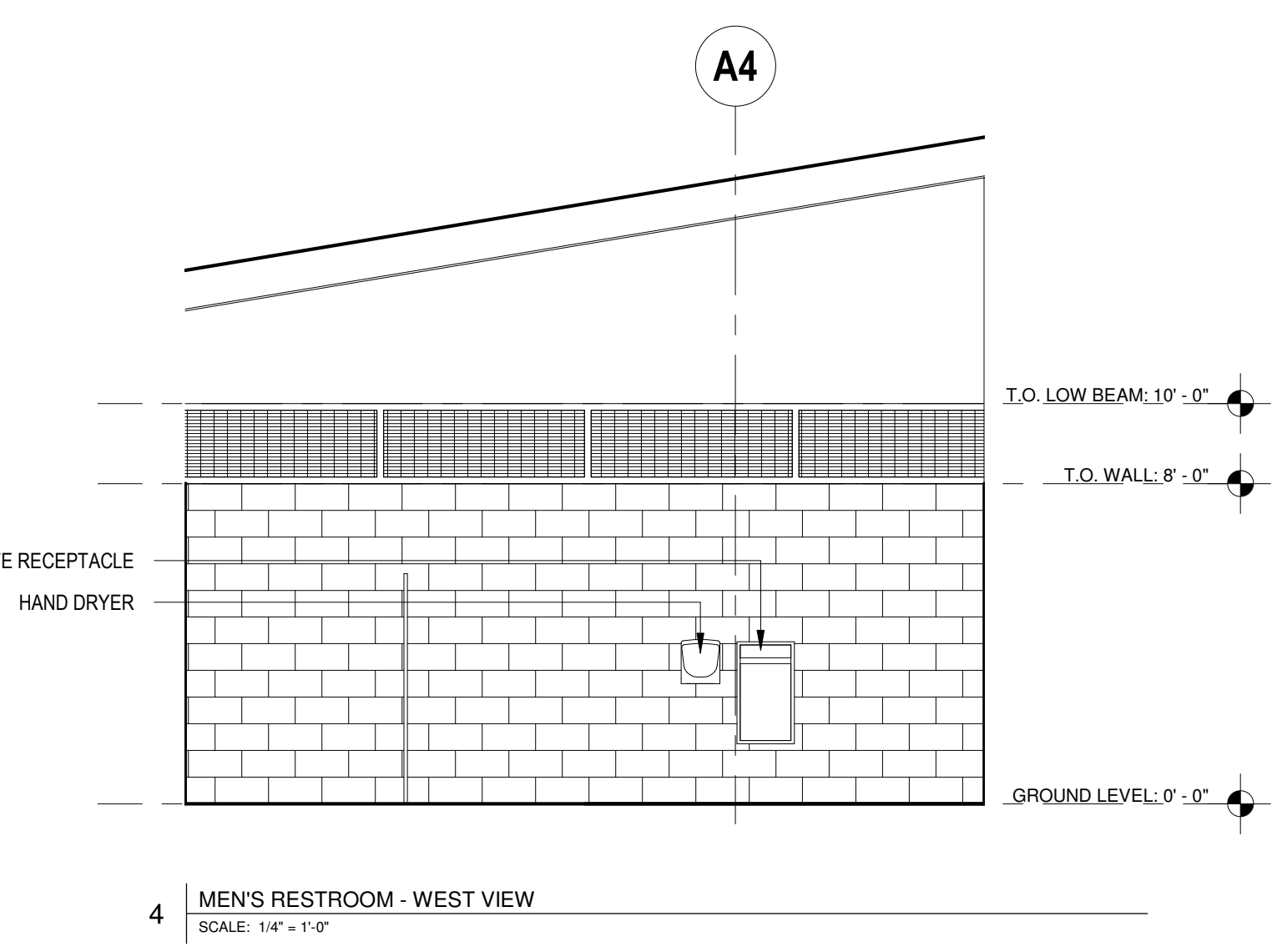
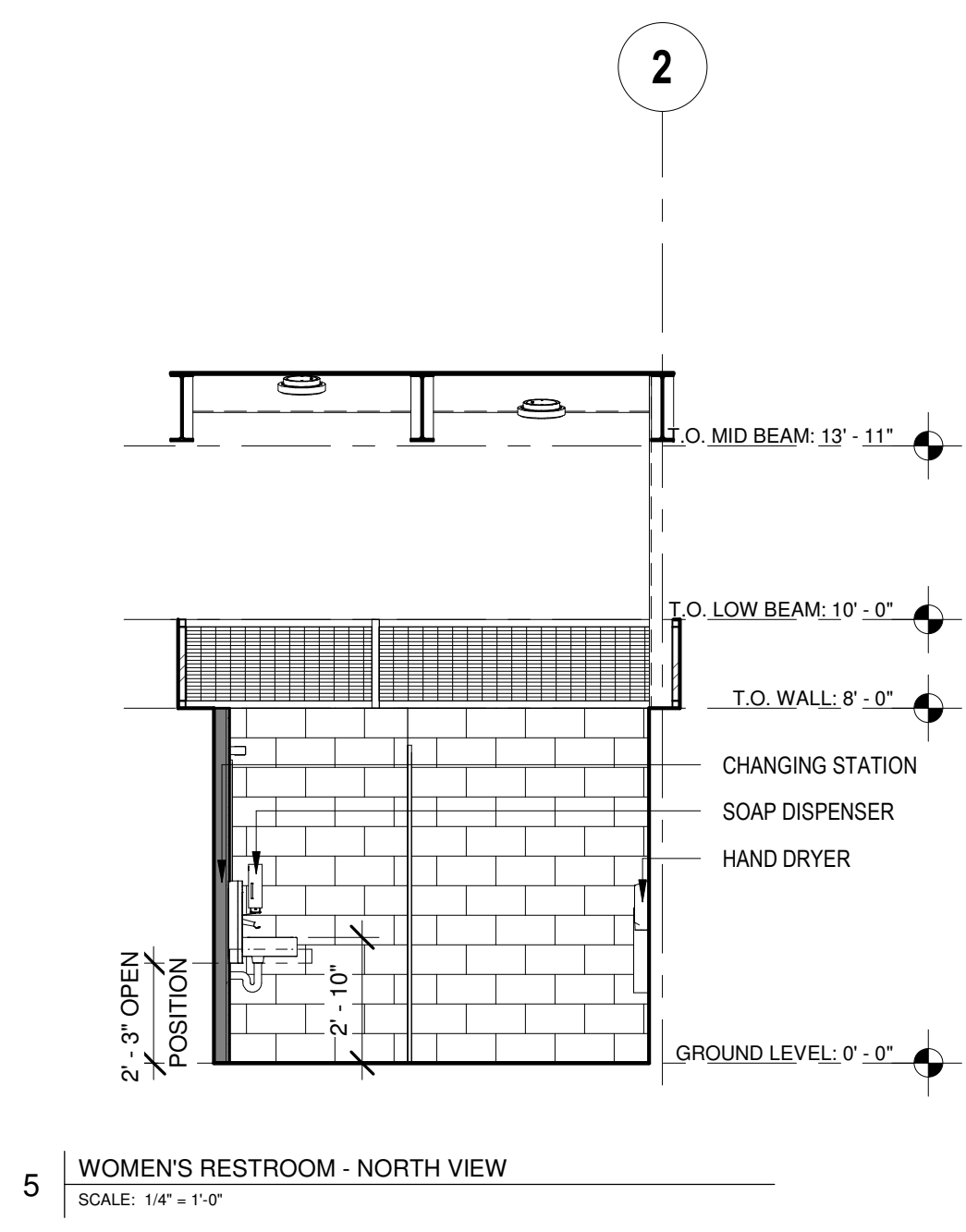
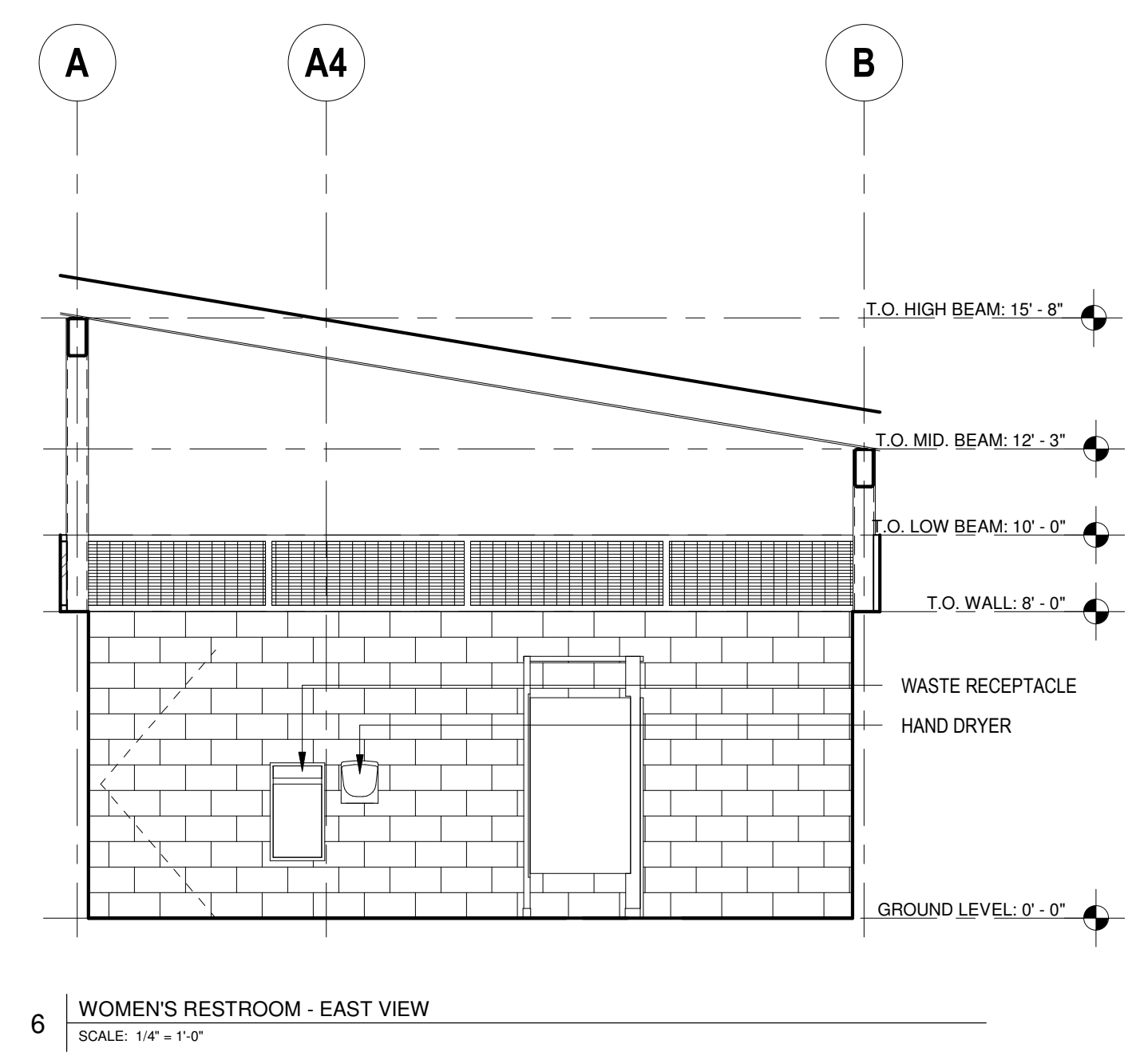
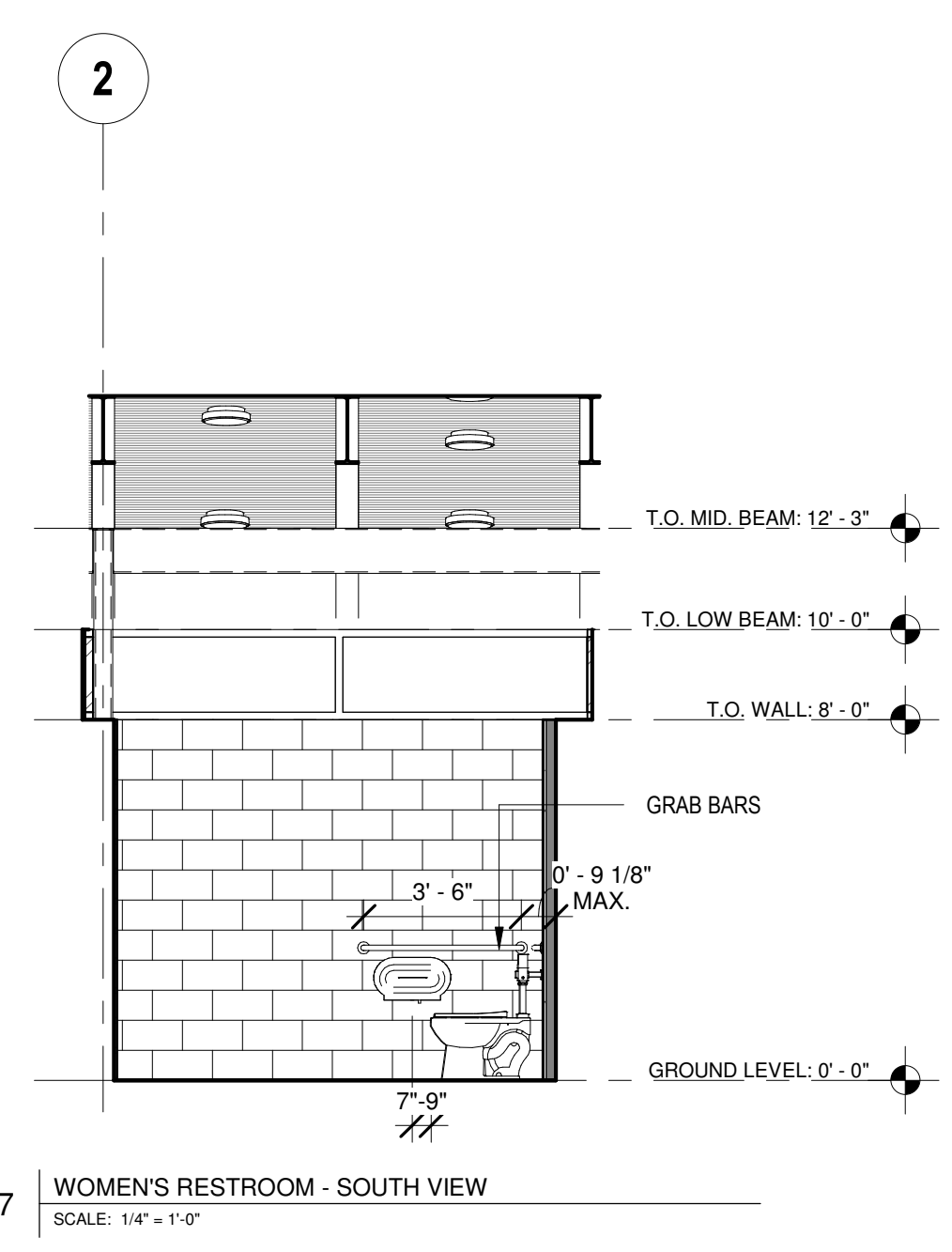
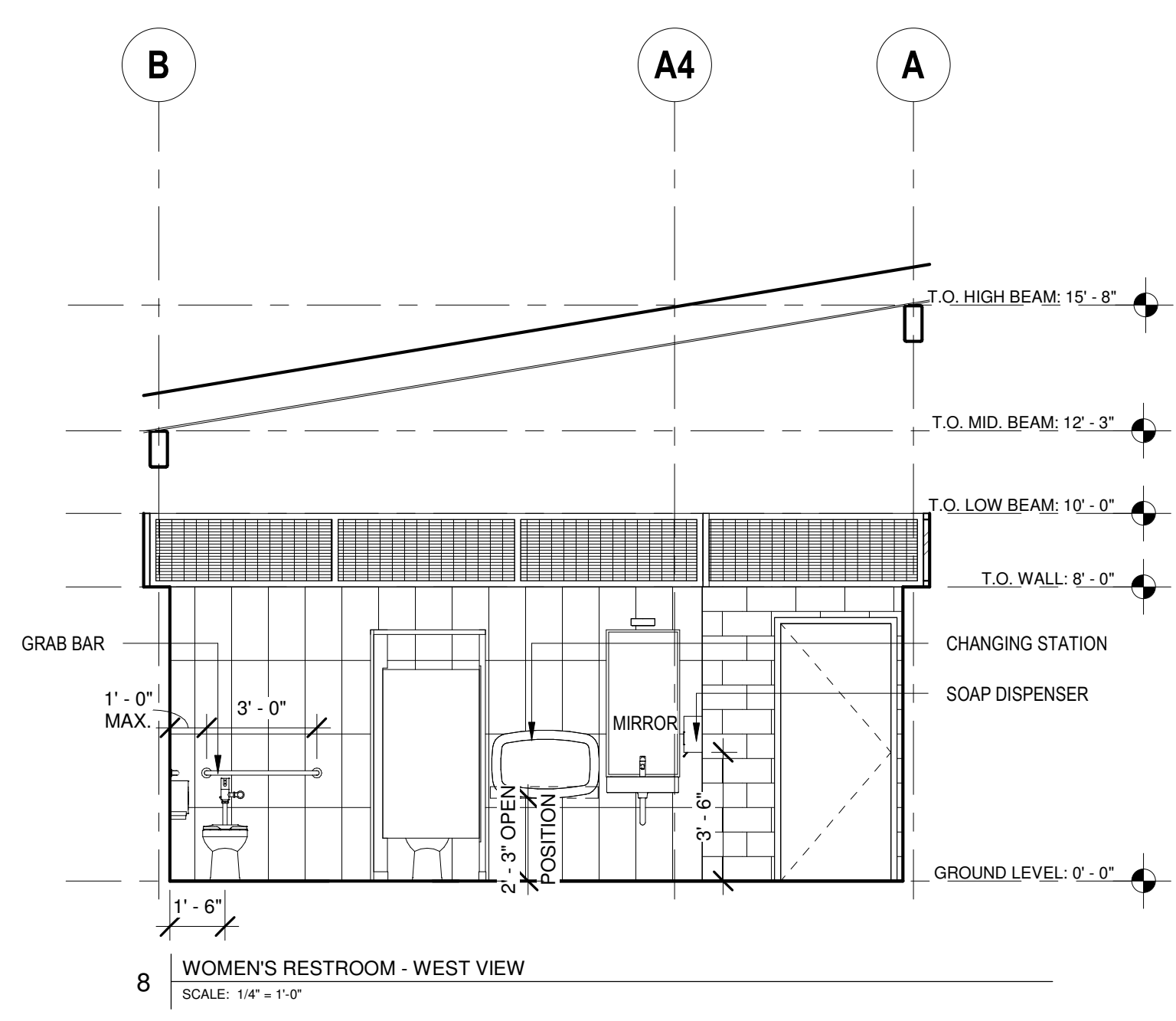
A-312

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

FINISH SCHEDULE		
ITEM	MATERIAL	DETAILS
<b>Interior</b>		
<b>Women's and Men's Restroom</b>		
Flooring	Concrete	Sealed, slip resistant
Walls	CMU	Burnished, Integral Color (Color TBD w/ Arch)
Toilet Partitions	Tile	12x24, Porcelain (Color TBD w/ Arch); Wet walls ONLY; Floor to top of wall
Doors	Hiny Hiders	Color TBD w/ Arch
Equipment	Hardware	Dark Bronze finish; confirm with architect
	Mirrors	24" x 48" Bobrick Dark Bronze Channel frame with tempered glass mirror
	Toilet Paper Dispenser	Bradley 5425
	Soap Dispenser	Bobrick - B-26617 Series
	Grab Bars	Dark Bronze finish; 36" & 42"
	Changing Station	Bobrick - KB200; Gray w/ stainless cover
	Waste Receptacle	Bobrick - B-3644

**GENERAL NOTES**

1. ALL EXPOSED STEEL TO BE PAINTED WITH DTM PAINT COLOR BY ARCHITECT
2. FF & E INCLUDING FURNITURE, EXERCISE EQUIPMENT, AUDIO/VISUAL EQUIPMENT BY OWNER.
3. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES.
4. NO DRY CHLORINE IS TO BE STORED ON SITE.
5. GENERAL CONTRACTOR TO COORDINATE CONDUIT LINES WITH ARCH.
6. SIGNAGE LIGHTING TO BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.
7. SIGNAGE PER 25 TAC 265.199 FOR A CLASS C FACILITY SHALL BE READILY VISIBLE FROM THE POOL.
8. POOL EMERGENCY EQUIPMENT AND POOL SAFETY SIGNAGE TO BE COORDINATED WITH POOL CONSULTANT. REFER TO POOL AQUATIC DRAWINGS FOR COORDINATION.

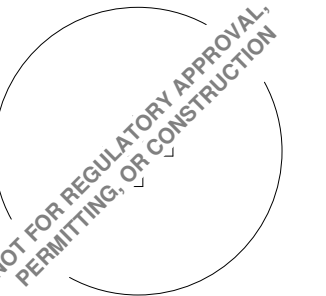




FINISH SCHEDULE		
ITEM	MATERIAL	DETAILS
<b>Interior</b>		
<b>Women's and Men's Restroom</b>		
Flooring	Concrete	Sealed, slip resistant
Walls	CMU	
	Tile	12x24, Porcelain (Color TBD w/ Arch); Wet walls ONLY; Floor to top of wall
Doors	Hardware	Dark Bronze finish; confirm with architect
Equipment	Mirrors	24" x 48" Bobrick Dark Bronze Channel frame with tempered glass mirror
	Toilet Paper Dispenser	Bradley 5425
	Soap Dispenser	Bobrick - B-26617 Series
	Grab Bars	Dark Bronze finish; 36" & 42"
	Changing Station	Bobrick - KB200; Gray w/ stainless cover
	Waste Receptacle	Bobrick - B-3644

**GENERAL NOTES**

1. ALL EXPOSED STEEL TO BE PAINTED WITH DTM PAINT COLOR BY ARCHITECT
2. FF & E INCLUDING FURNITURE, EXERCISE EQUIPMENT, AUDIOVISUAL EQUIPMENT BY OWNER.
3. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES.
4. NO DRY CHLORINE IS TO BE STORED ON SITE.
5. GENERAL CONTRACTOR TO COORDINATE CONDUIT LINES WITH ARCH.
6. SIGNAGE LIGHTING TO BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.
7. SIGNAGE PER 25 TAC 265.199 FOR A CLASS C FACILITY SHALL BE READILY VISIBLE FROM THE POOL.
8. POOL EMERGENCY EQUIPMENT AND POOL SAFETY SIGNAGE TO BE COORDINATED WITH POOL CONSULTANT. REFER TO POOL AQUATIC DRAWINGS FOR COORDINATION.



RANDALL OWEN 10 MARCH 2025  
 hatch + ulland owen architects  
 1010 East 11th Street  
 Austin, Texas 78702  
 T: 512.474.8548  
 F: 512.474.8643  
 www.huoarchitects.com

**CIVIL ENGINEER**  
 CARLSON BRIGANCE & DOERING INC.  
 5501 W WILLIAM CANNON DR.  
 AUSTIN, TX 78749  
 512.280.5160

**LANDSCAPE ARCHITECT**  
 SEC Planning, LLC  
 3600 W. Palmier Lane Suite 210  
 Austin, Texas 78727  
 512.246.7003

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
 Infinitely MEP-s Consultants  
 5316 W US Hwy 290 Service Rd Suite 480  
 Austin, TX 78735  
 737.325.1687

**STRUCTURAL ENGINEER**  
 TDI Engineering, LLC  
 5906 Old Fredericksburg Rd, Suite 300  
 Austin, TX 78749  
 512-301-3389

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
 hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION DOCUMENTATION - 90%  
 CHECK SET

ISSUE REVISIONS	DATE	NOTES
#	DATE	NOTES

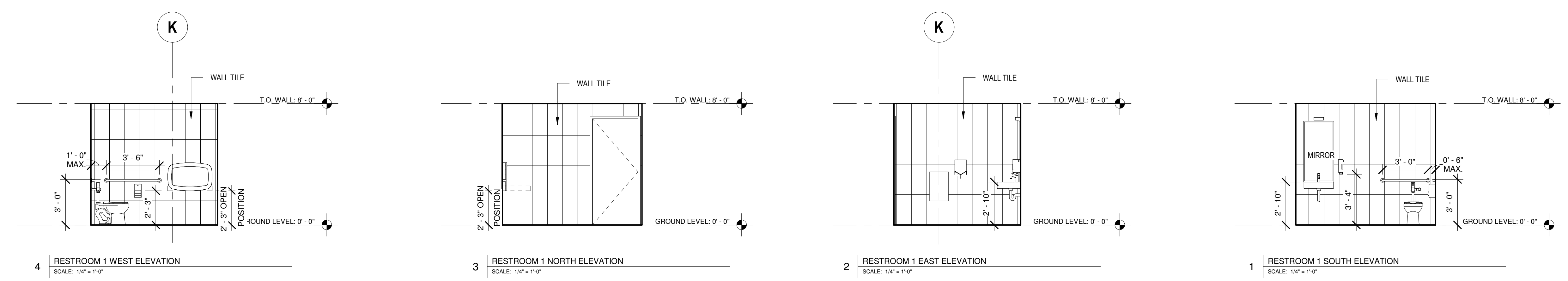
ISSUE REVISIONS	DATE	NOTES
#	DATE	NOTES

SHEET TITLE

**SHADE PAVILION INTERIOR ELEVATIONS**

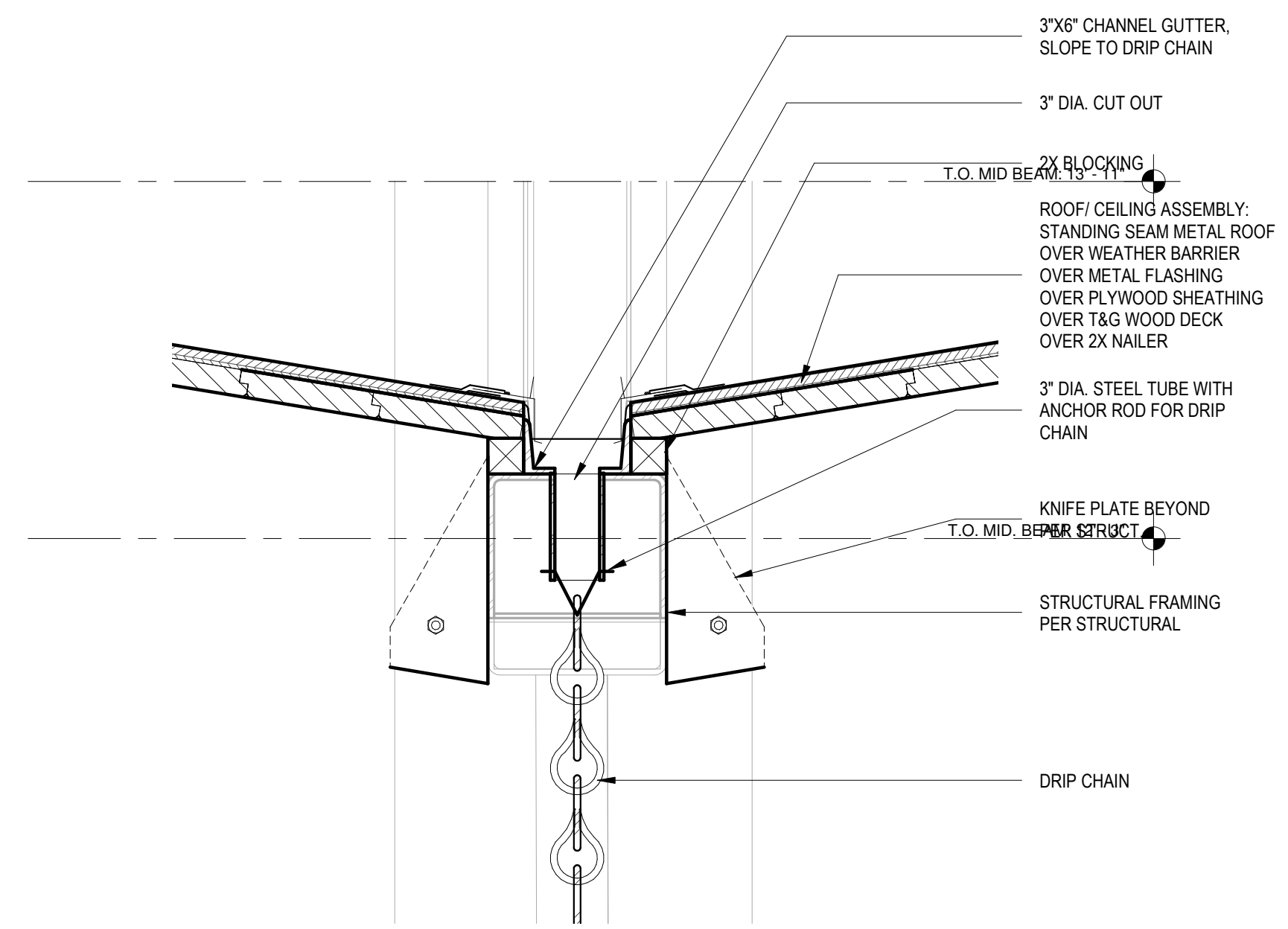
SHEET NUMBER

**A-412**

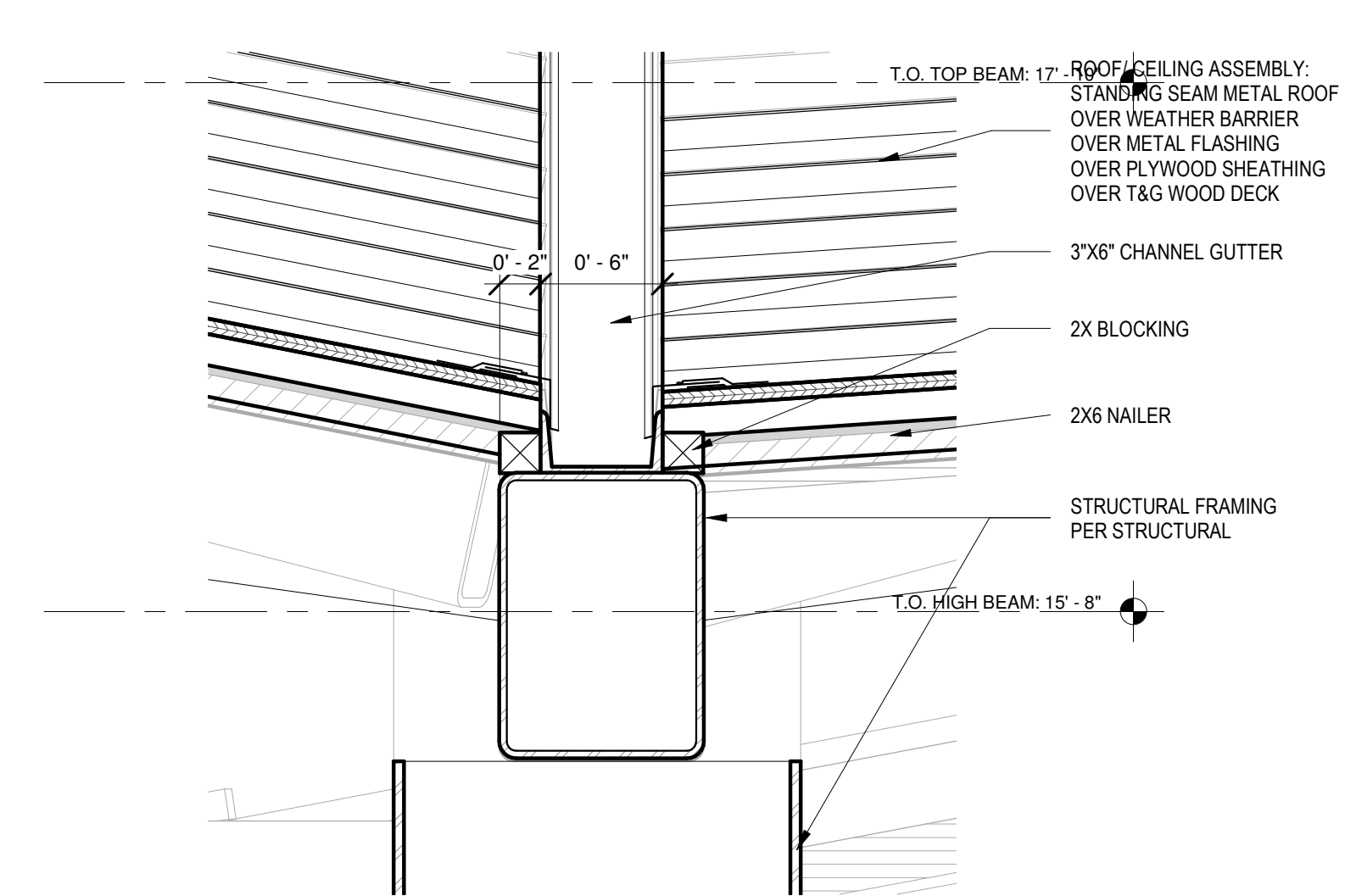


This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

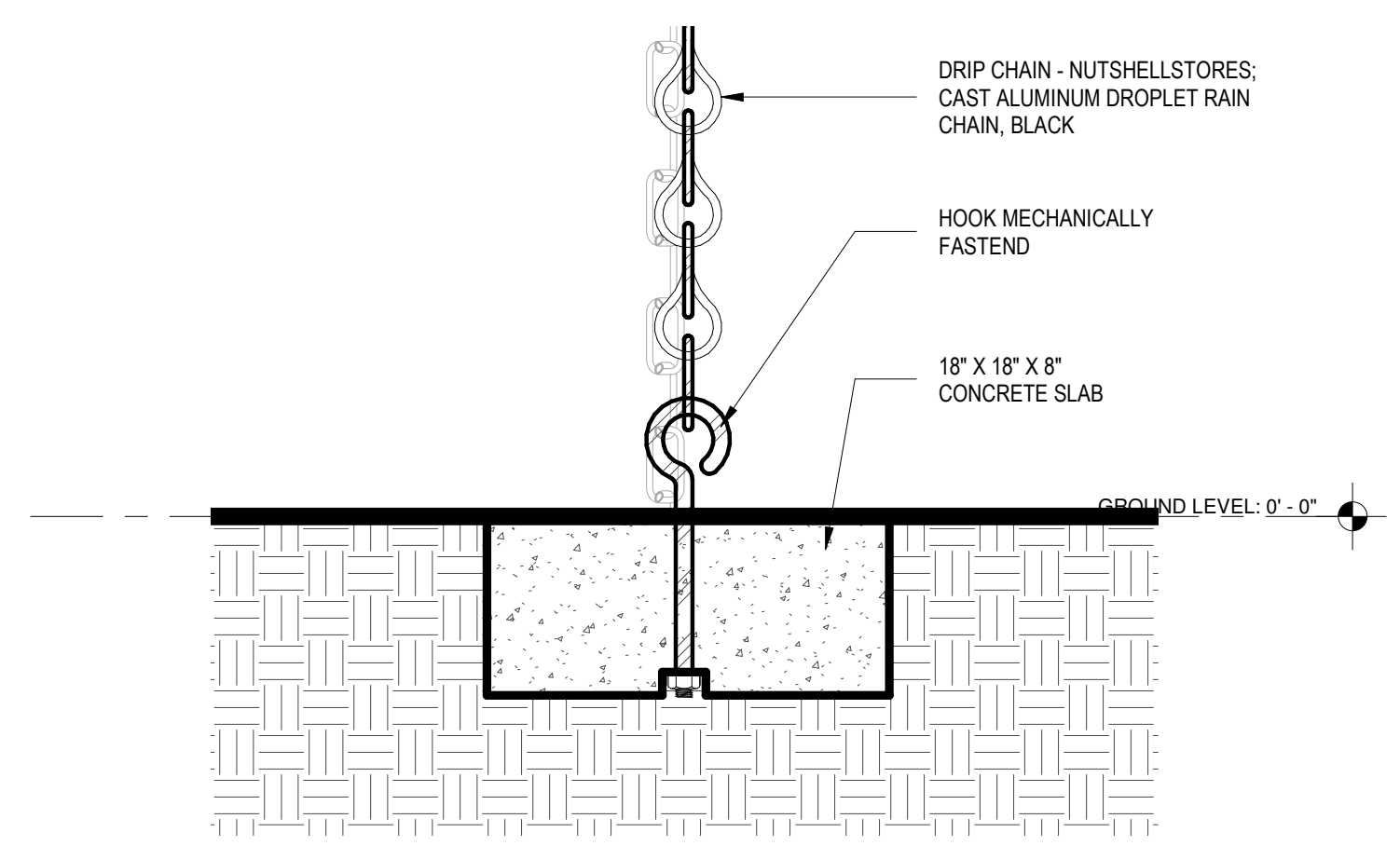
#	DATE	NOTES



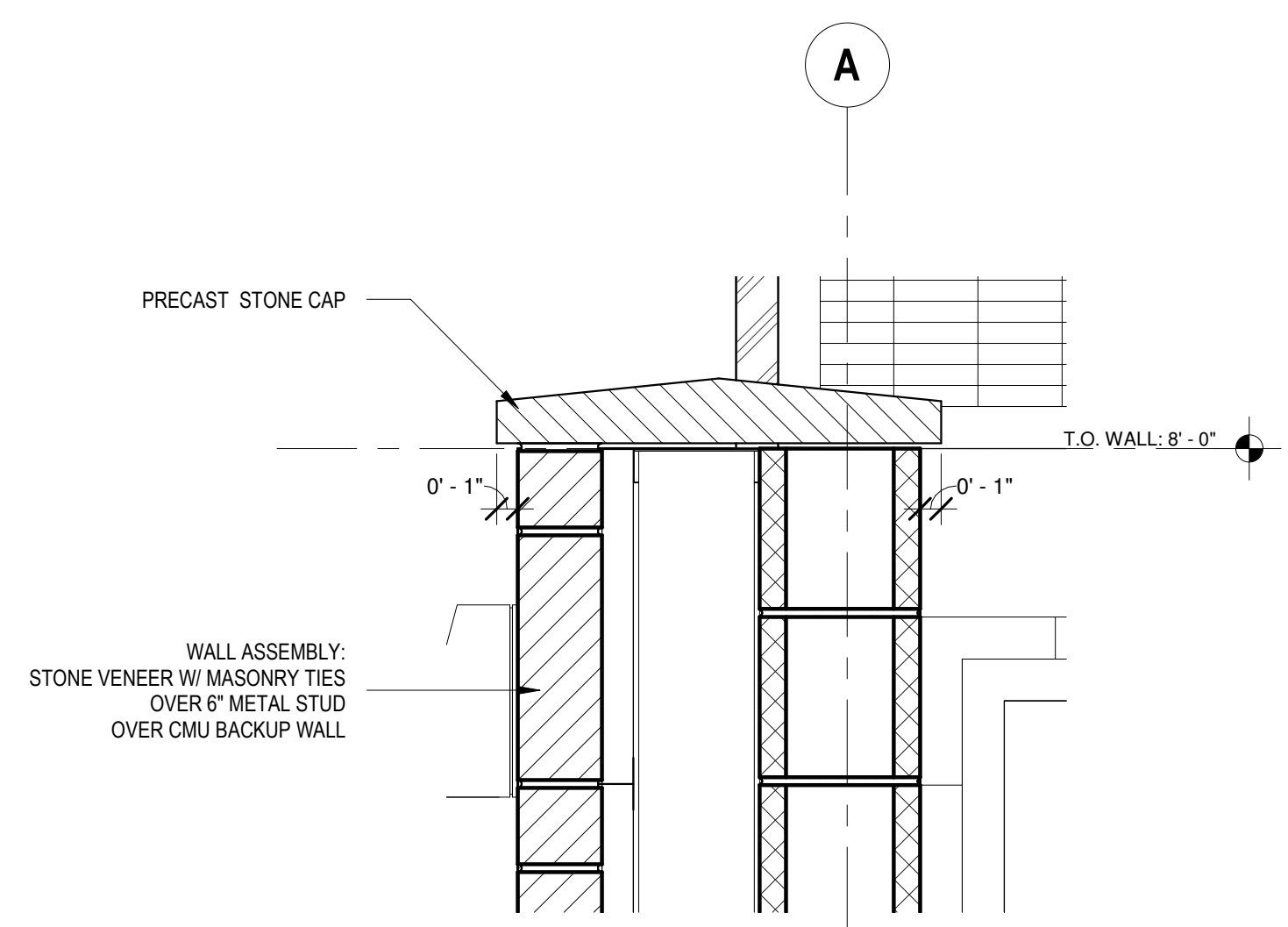
7 SECTION DETAIL - STRUCTURAL GUTTER END  
SCALE: 1 1/2" = 1'-0"



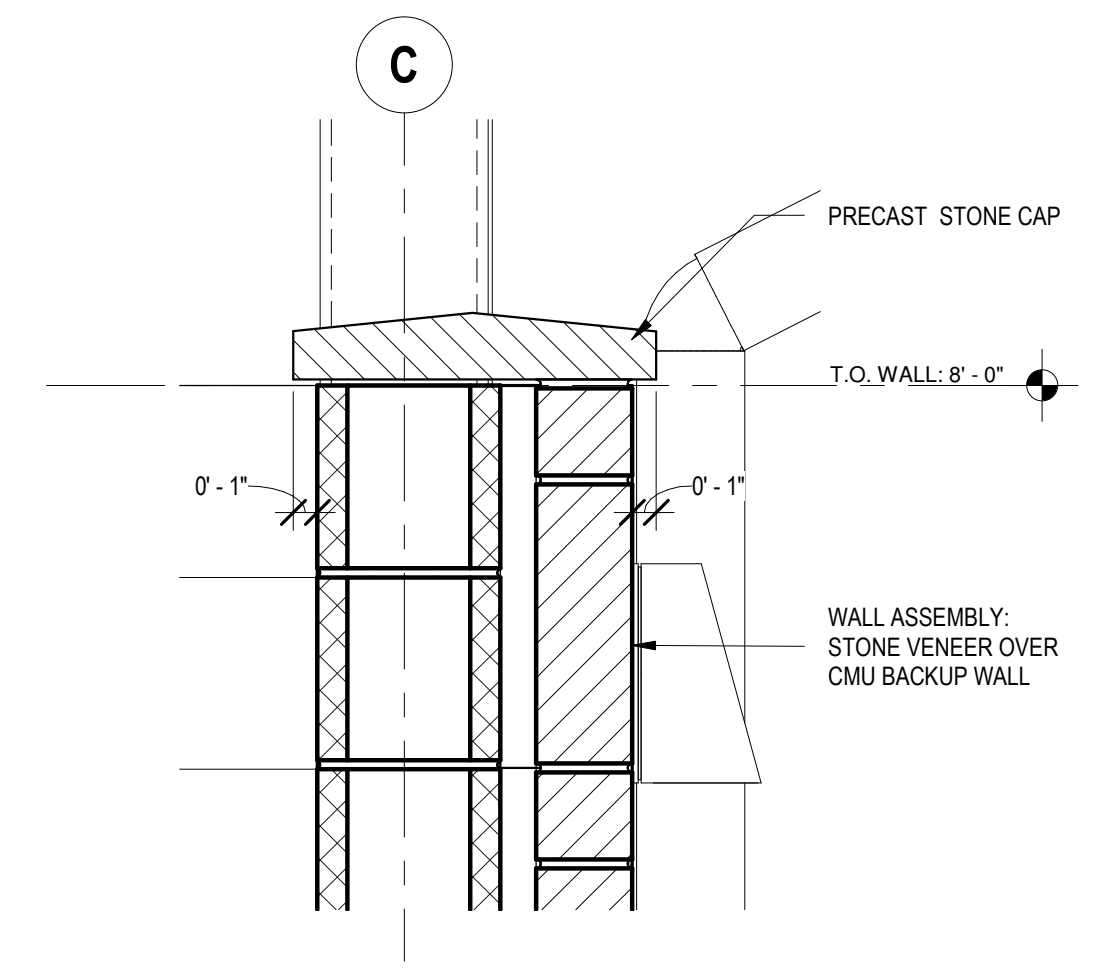
6 SECTION DETAIL - STRUCTURAL GUTTER  
SCALE: 1 1/2" = 1'-0"



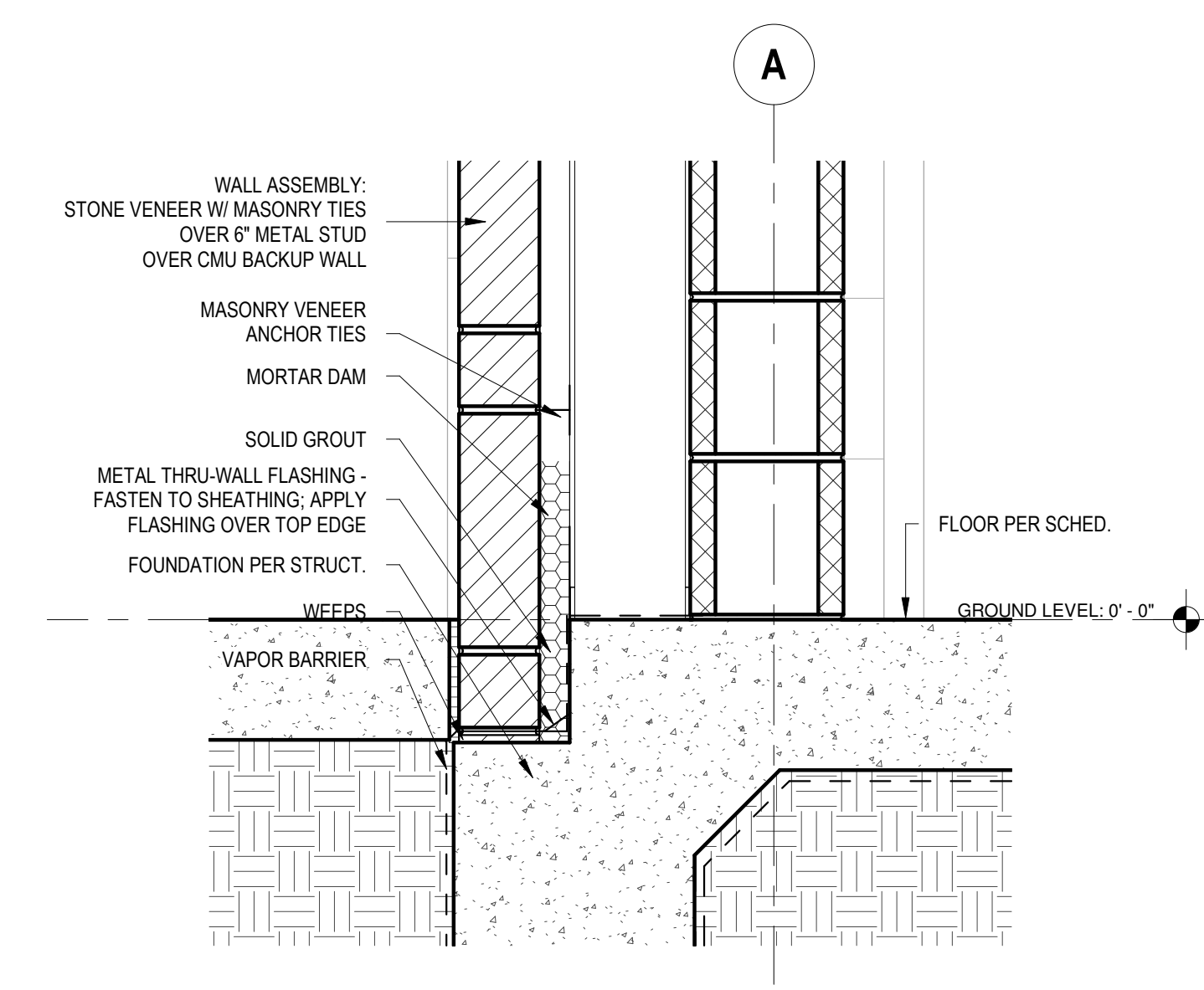
5 DRIP CHAIN ANCHOR DETAIL  
SCALE: 1 1/2" = 1'-0"



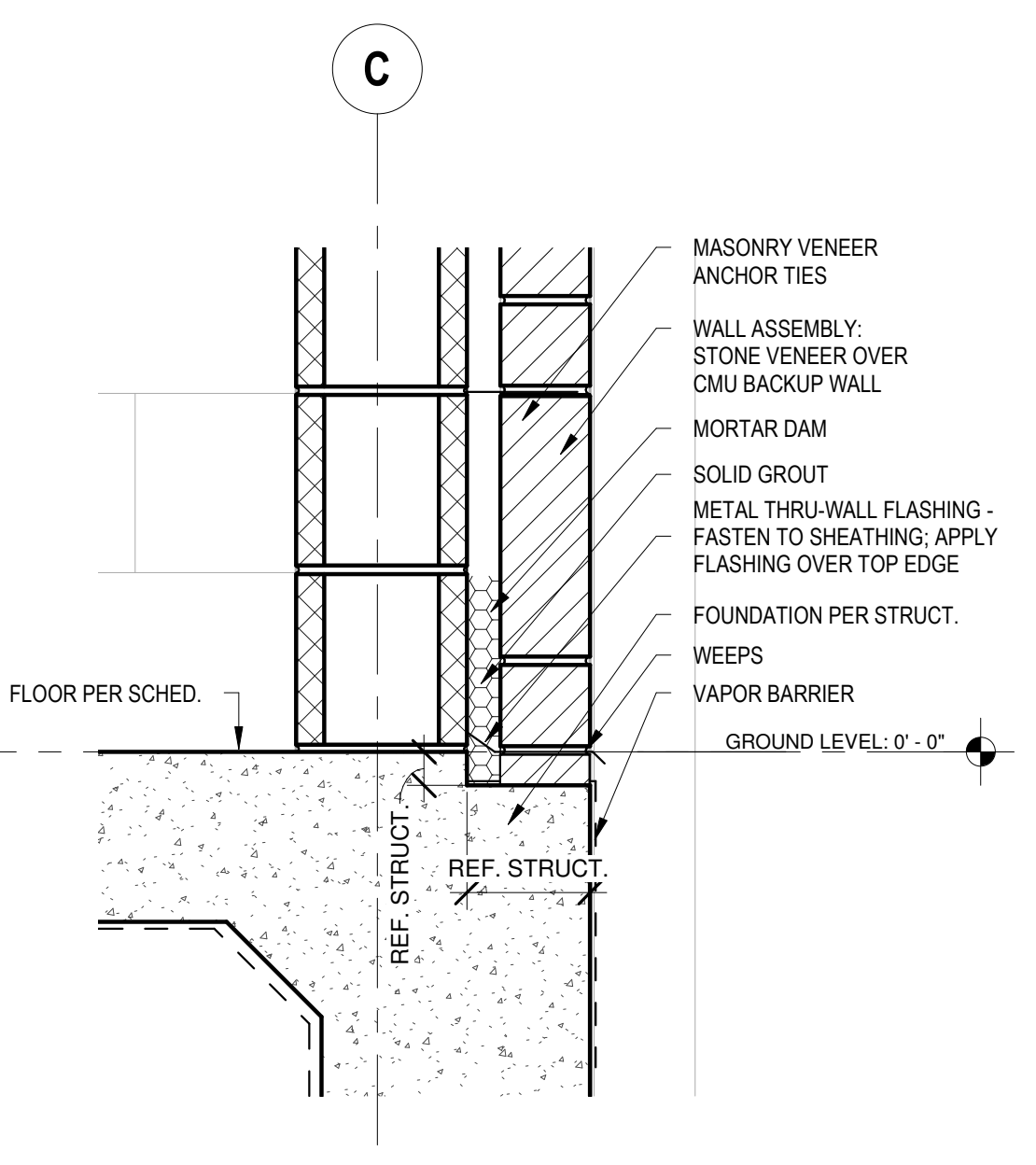
4 POOL HOUSE BUILDING SECTION - Callout 3 - Callout 3  
SCALE: 1 1/2" = 1'-0"



2 STONE CAP DETAIL  
SCALE: 1 1/2" = 1'-0"

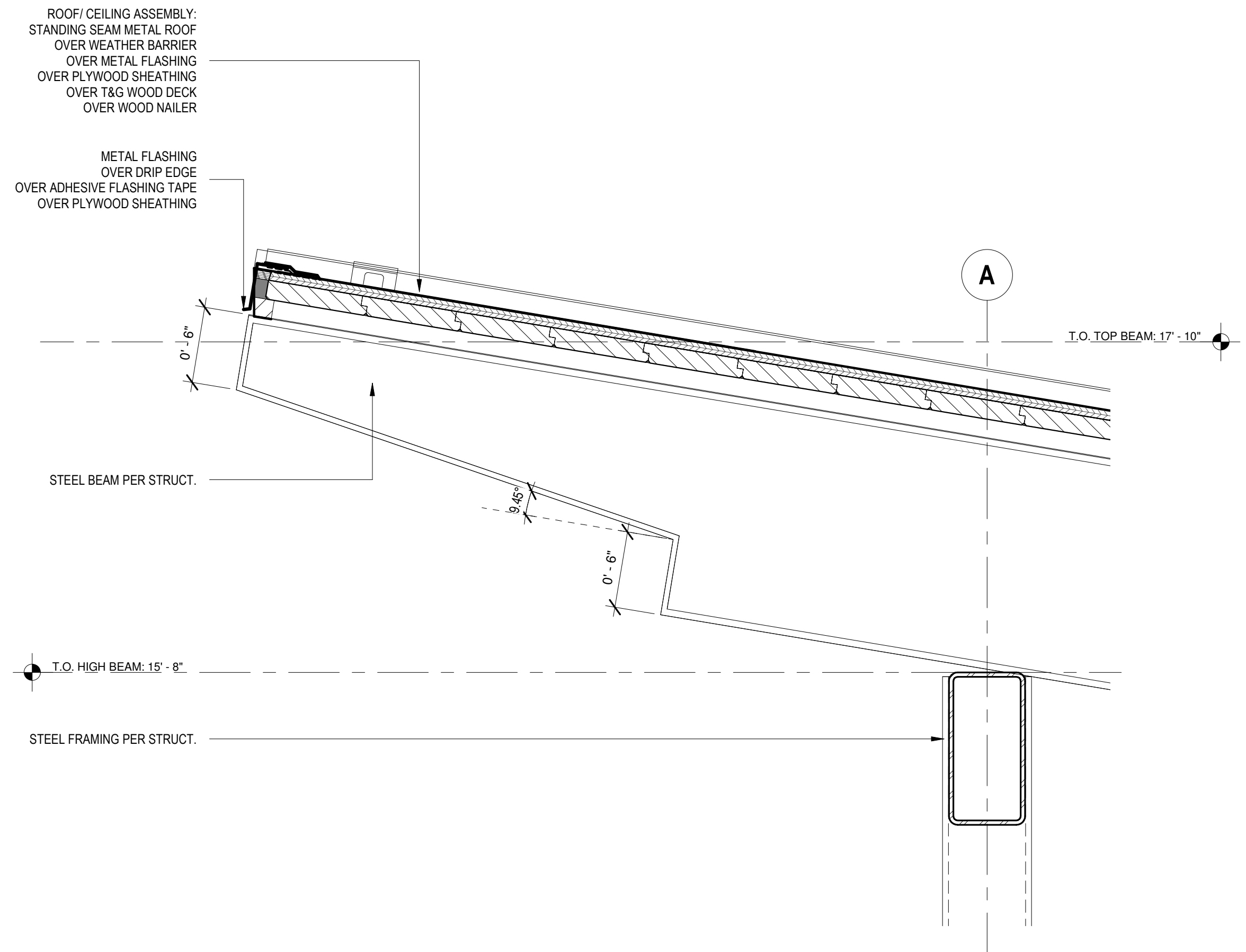


3 POOL HOUSE BUILDING SECTION - Callout 3 - Callout 2  
SCALE: 1 1/2" = 1'-0"

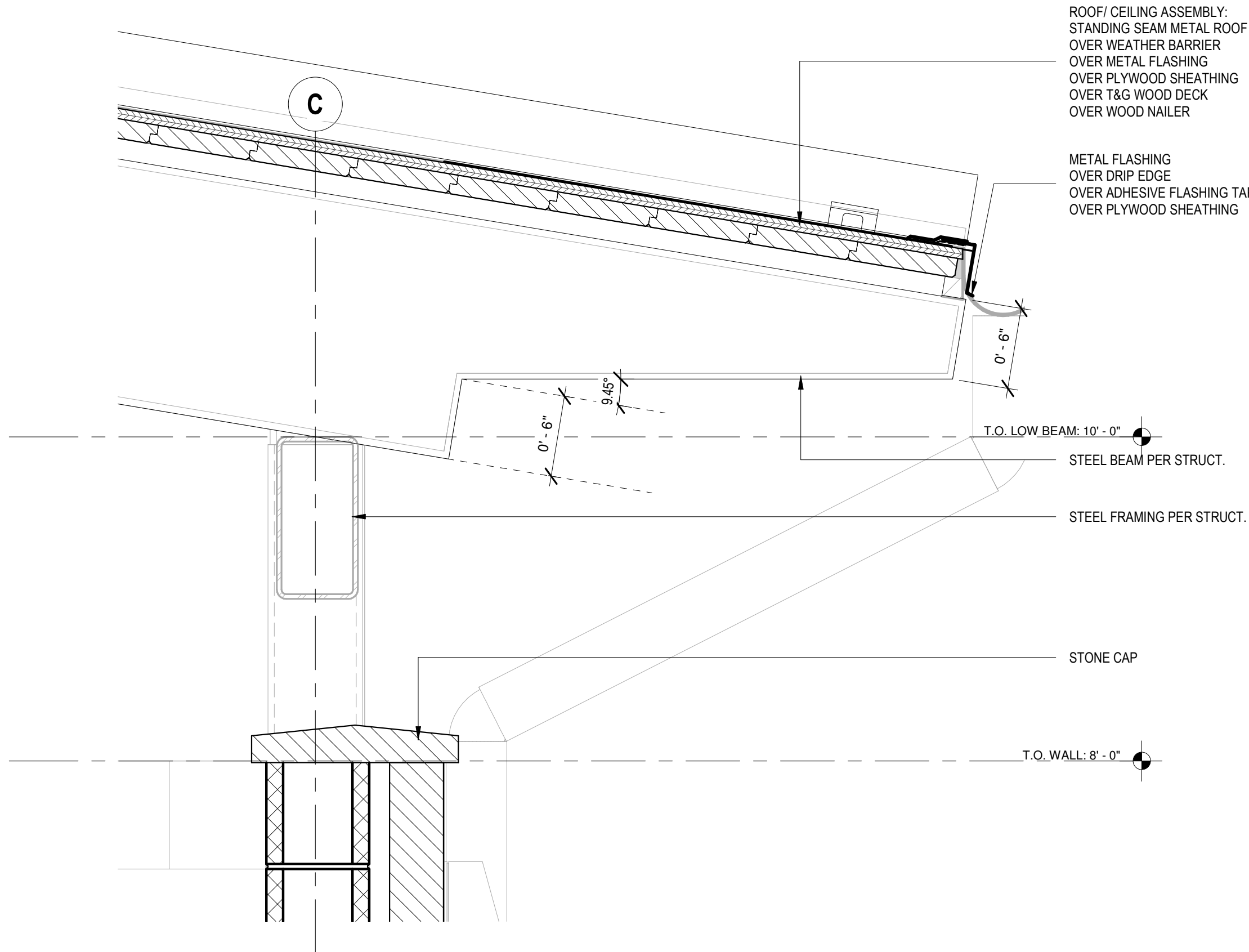


1 POOL HOUSE FOUNDATION DETAIL @ STONE VENEER  
SCALE: 1 1/2" = 1'-0"

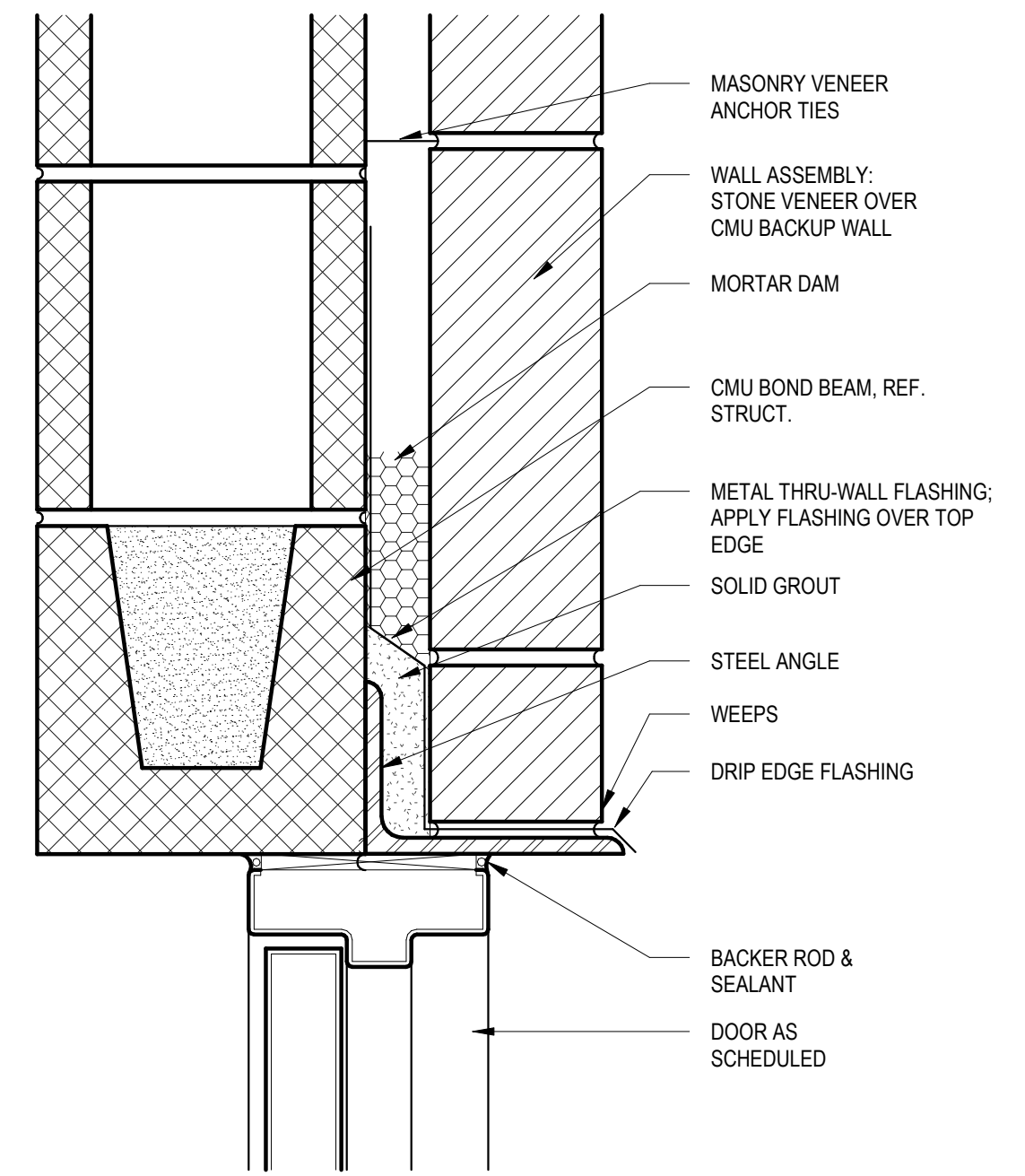
This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.



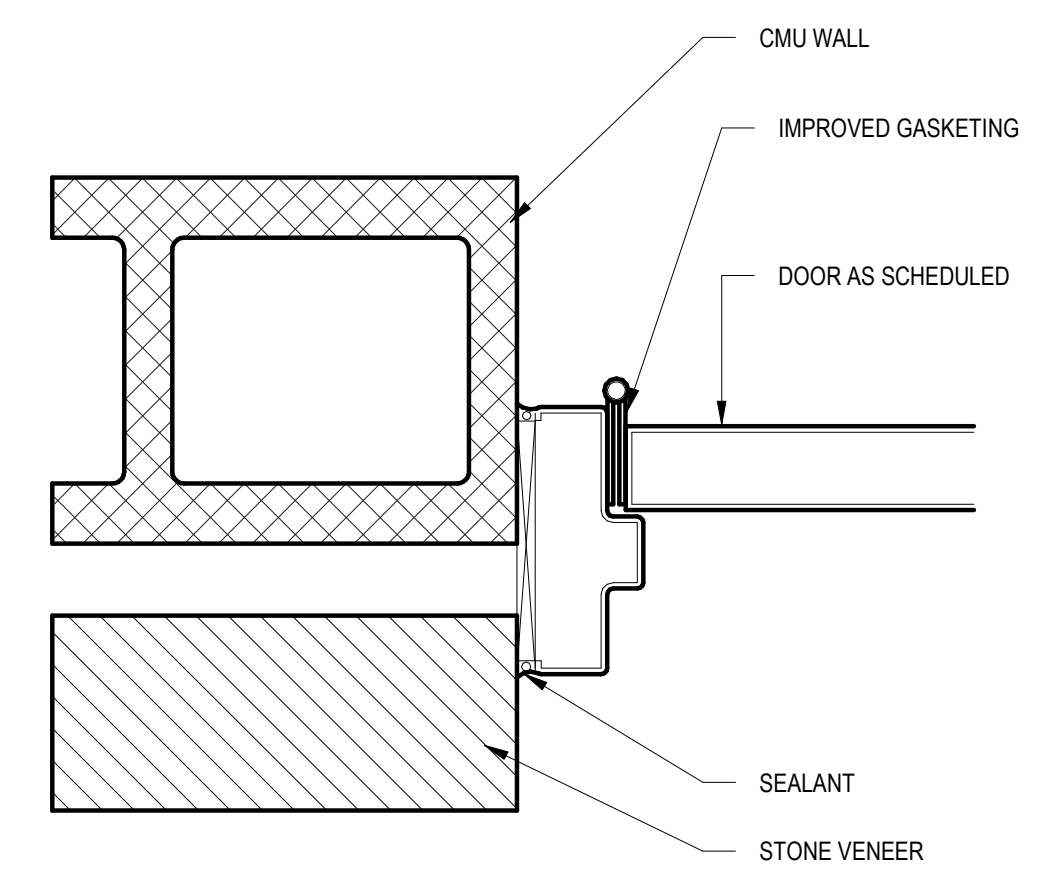
5 POOL HOUSE ROOF DETAIL  
SCALE: 1 1/2" = 1'-0"



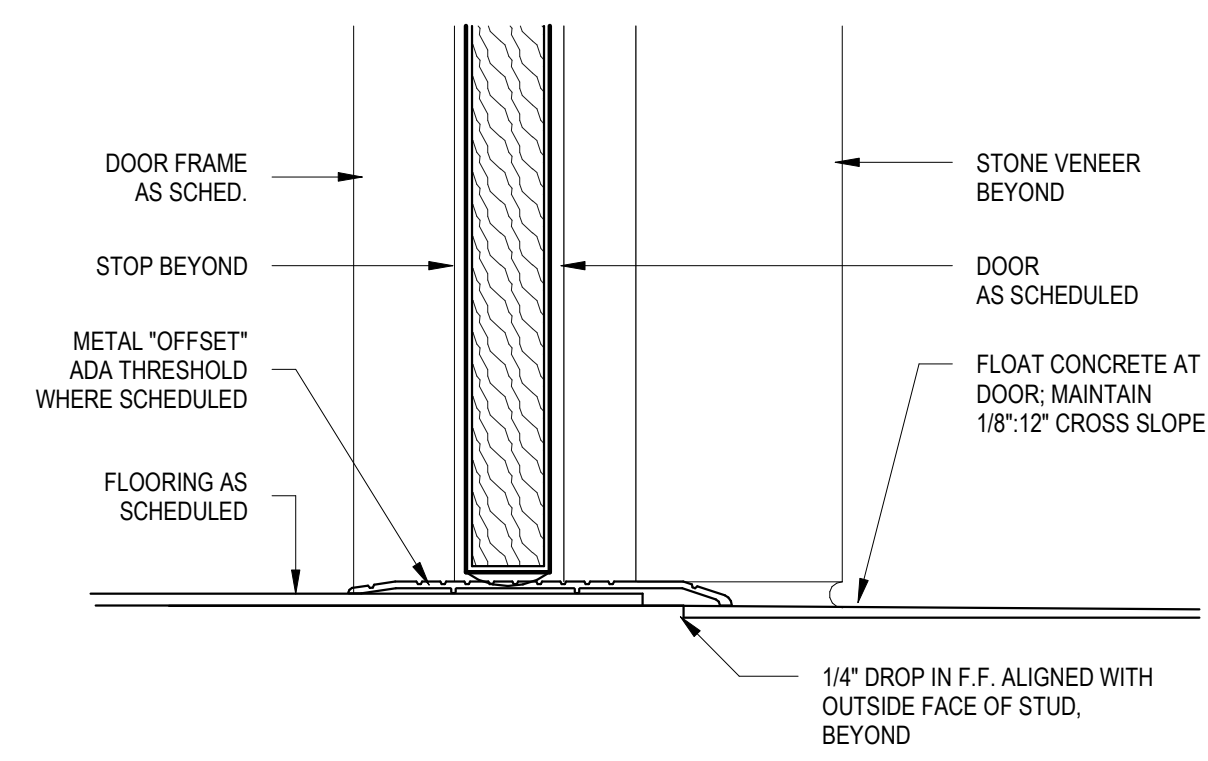
4 POOL HOUSE ROOF DETAIL  
SCALE: 1 1/2" = 1'-0"



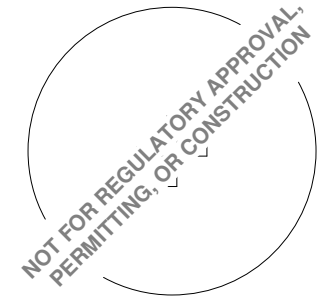
3 POOL HOUSE HOLLOW MTL DOOR - HEAD @ CMU  
SCALE: 3" = 1'-0"



2 POOL HOUSE HOLLOW MTL DOOR - JAMB @ CMU  
SCALE: 3" = 1'-0"



1 POOL HOUSE HOLLOW MTL DOOR - SILL @ STONE  
SCALE: 3" = 1'-0"



RANDALL OWEN 10 MARCH 2025  
hatch + ulland owen architects  
1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huoarchitects.com

**CIVIL ENGINEER**  
CARLSON BRIGANCE & DOERING INC.  
5501 W WILLIAM CANNON DR.  
AUSTIN, TX 78749  
512.280.5160

**LANDSCAPE ARCHITECT**  
SEC Planning, LLC  
3600 W. Palmier Lane Suite 210  
Austin, Texas 78727  
512.246.7003

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP-s Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735  
737.325.1687

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd, Suite 300  
Austin, TX 78749  
512-301-3389

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION DOCUMENTATION - 90% CHECK SET

ISSUE REVISIONS

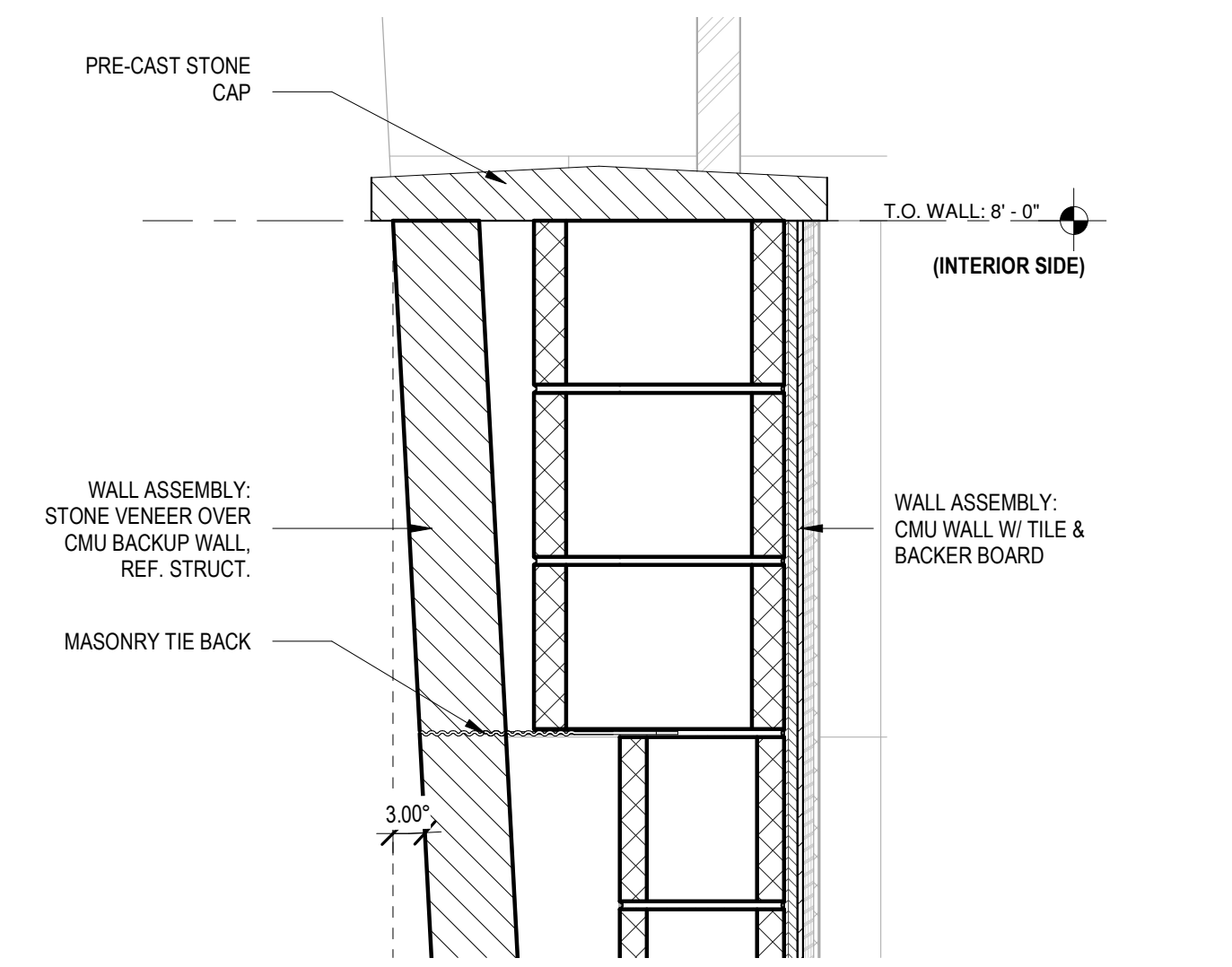
#	DATE	NOTES

SHEET TITLE  
**POOL HOUSE DOOR & ROOF DETAILS**

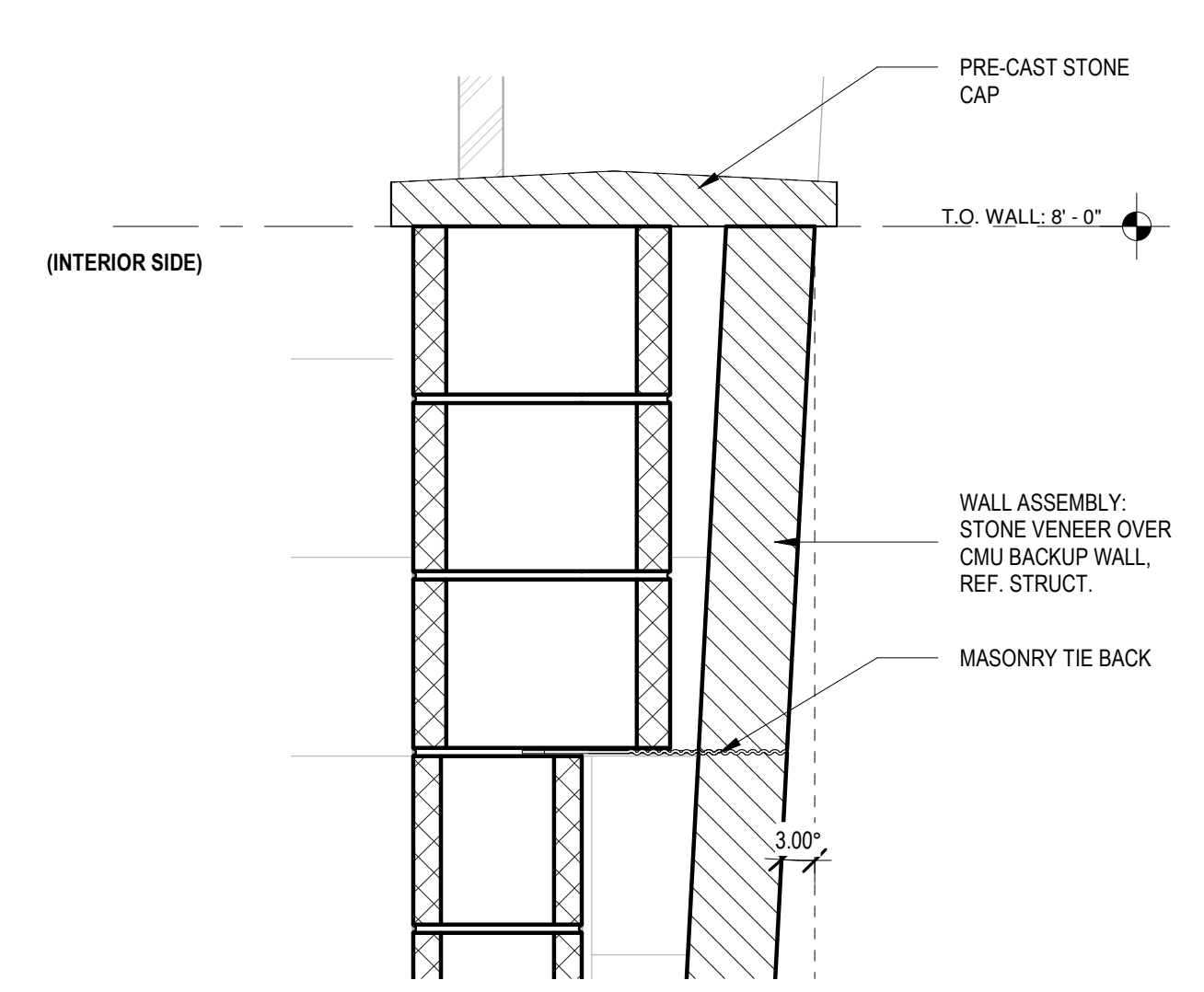
SHEET NUMBER

**A-502**

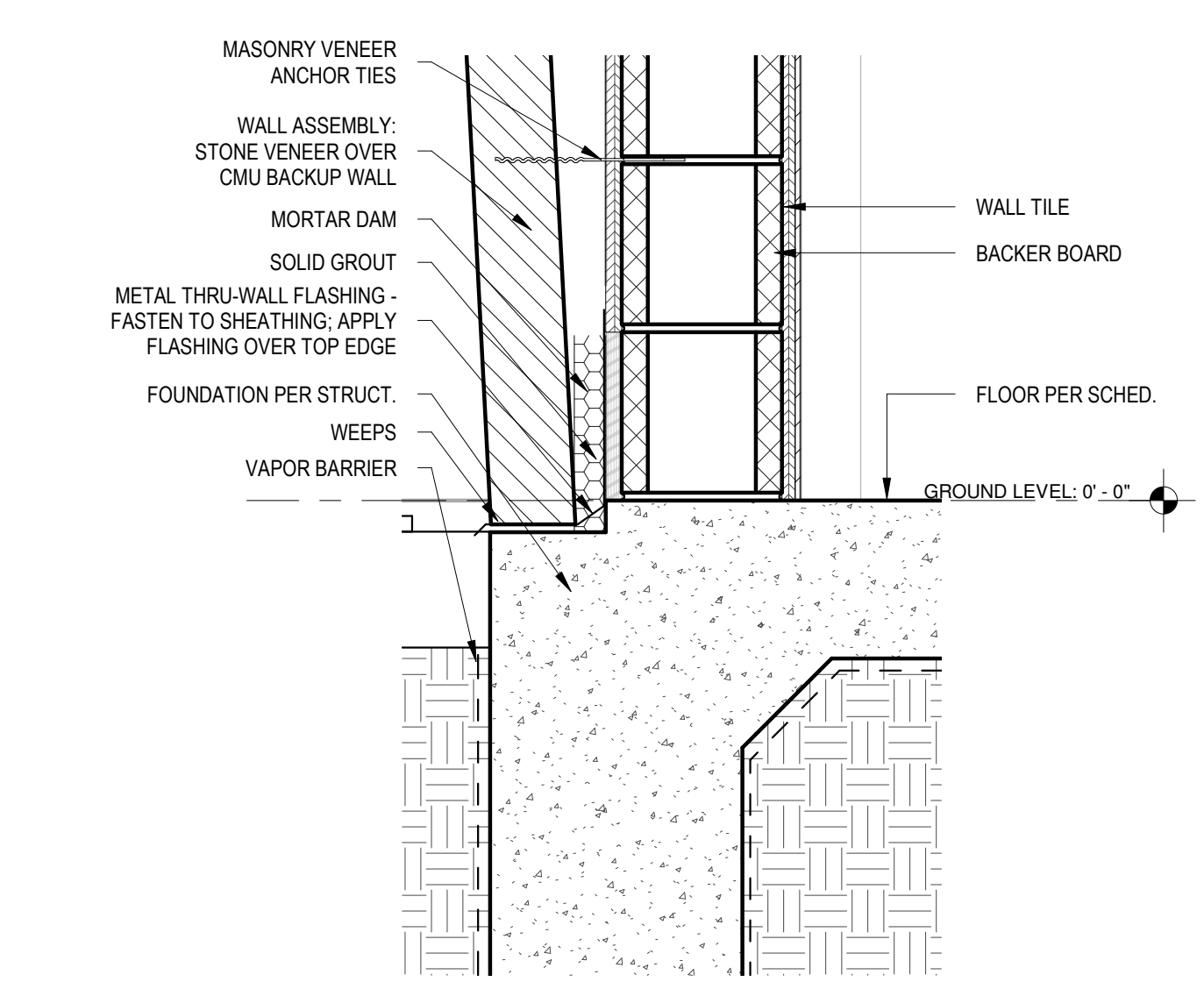
This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.



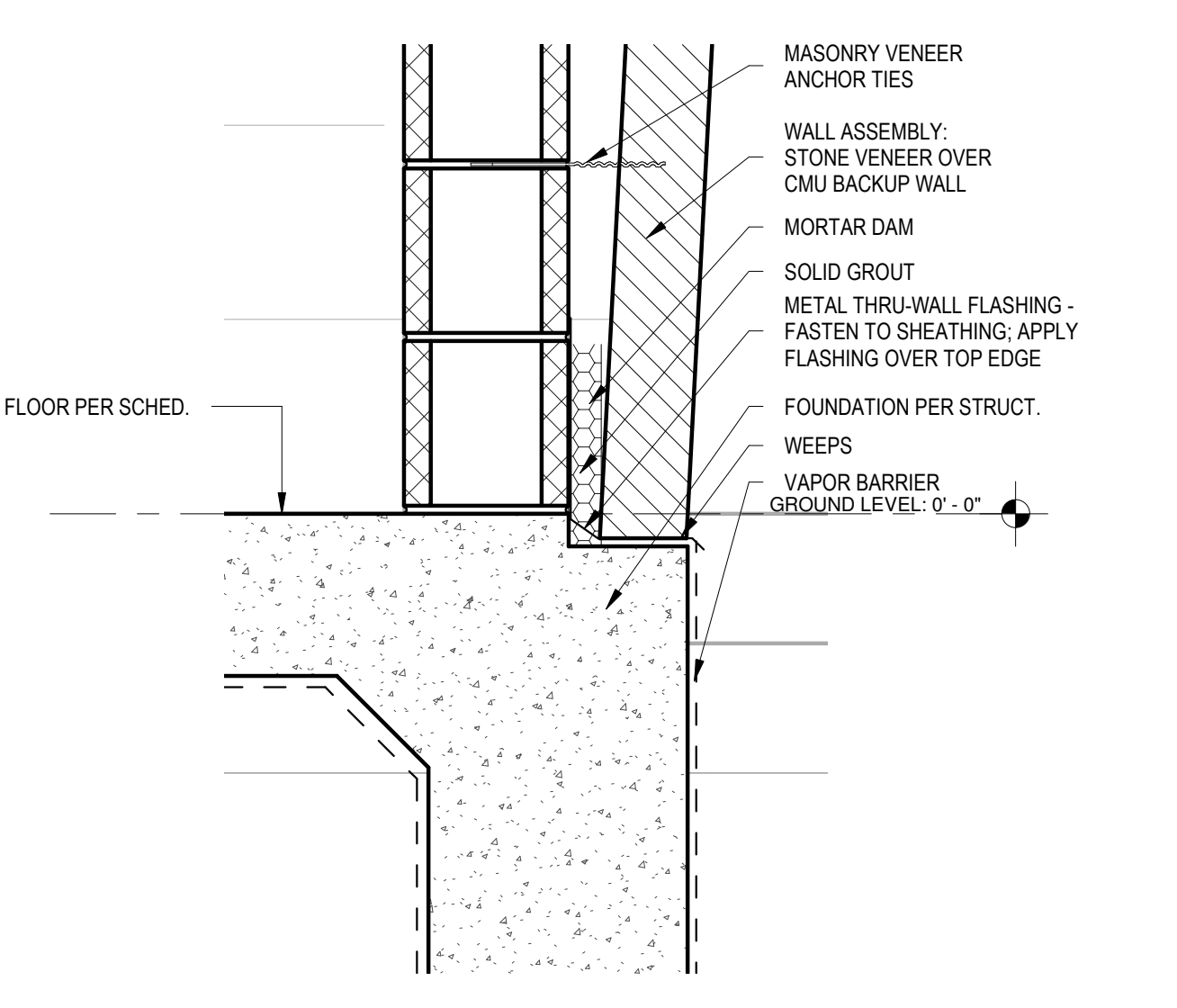
6 SHADE PAVILION BUILDING SECTION - Callout 2 - Callout 2  
SCALE: 1 1/2" = 1'-0"



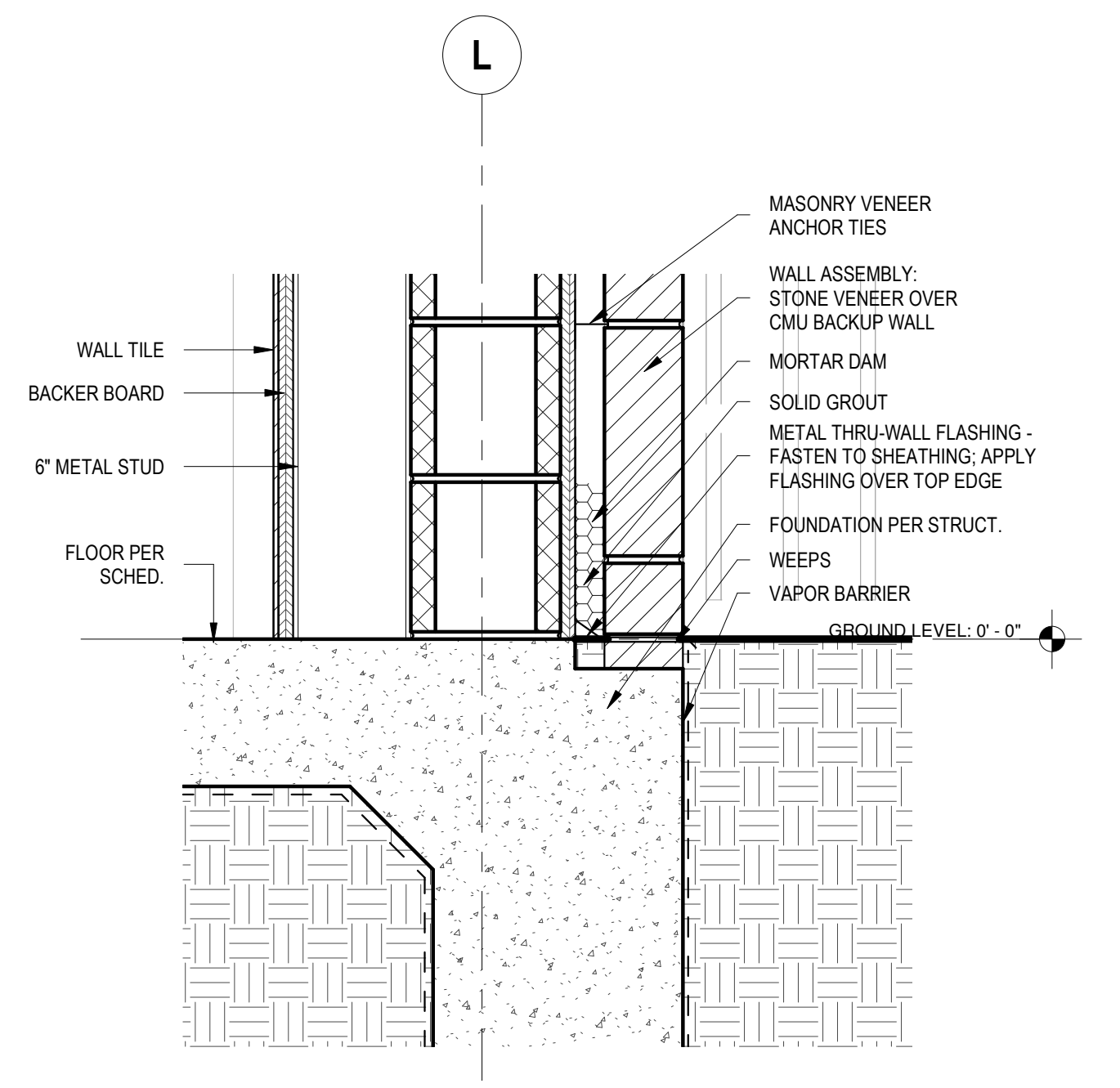
5 SHADE PAVILION BUILDING SECTION - Callout 1 - Callout 2  
SCALE: 1 1/2" = 1'-0"



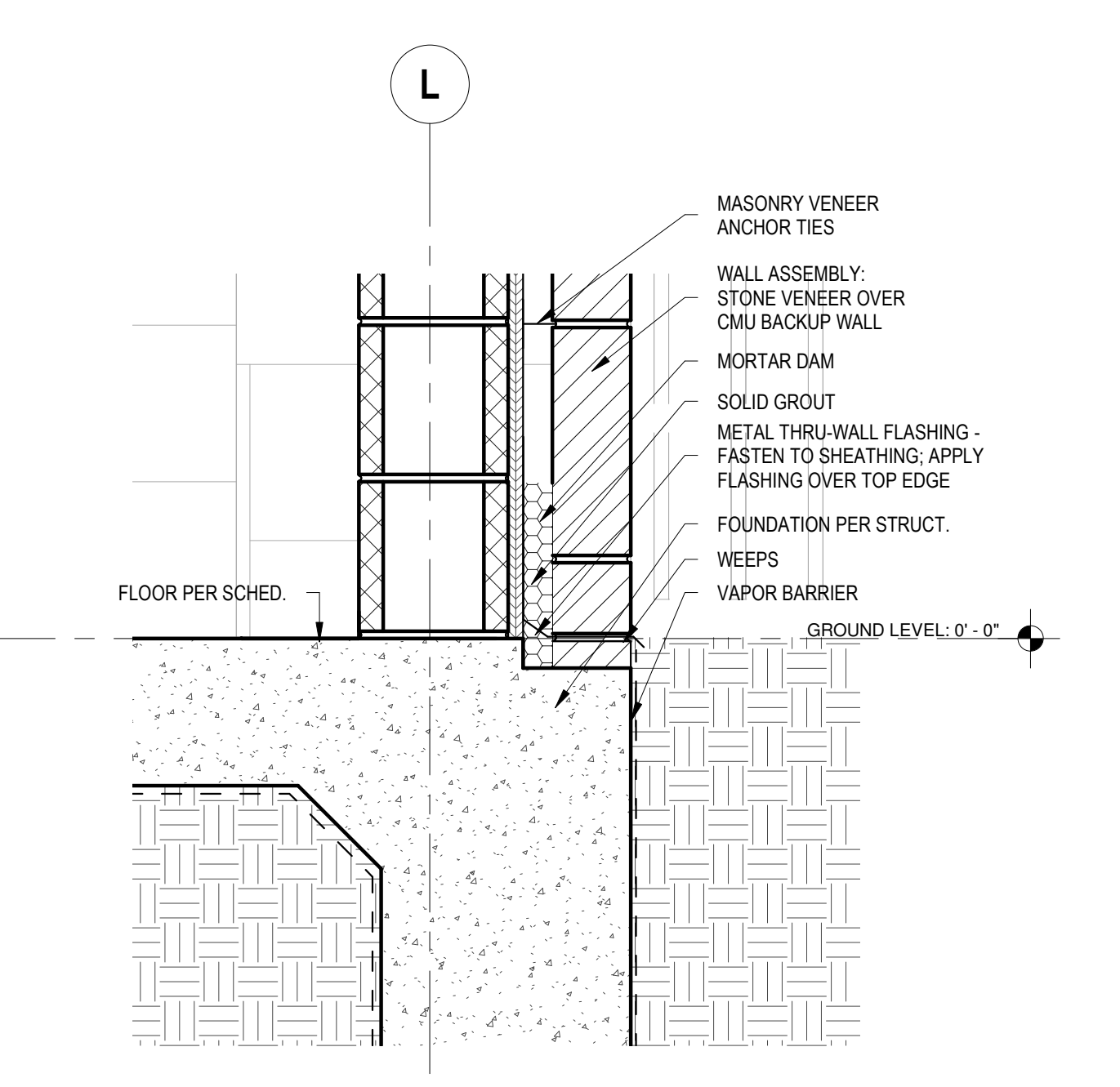
4 SHADE PAVILION BUILDING SECTION - Callout 2 - Callout 1  
SCALE: 1 1/2" = 1'-0"



3 SHADE PAVILION BUILDING SECTION - Callout 1 - Callout 1  
SCALE: 1 1/2" = 1'-0"

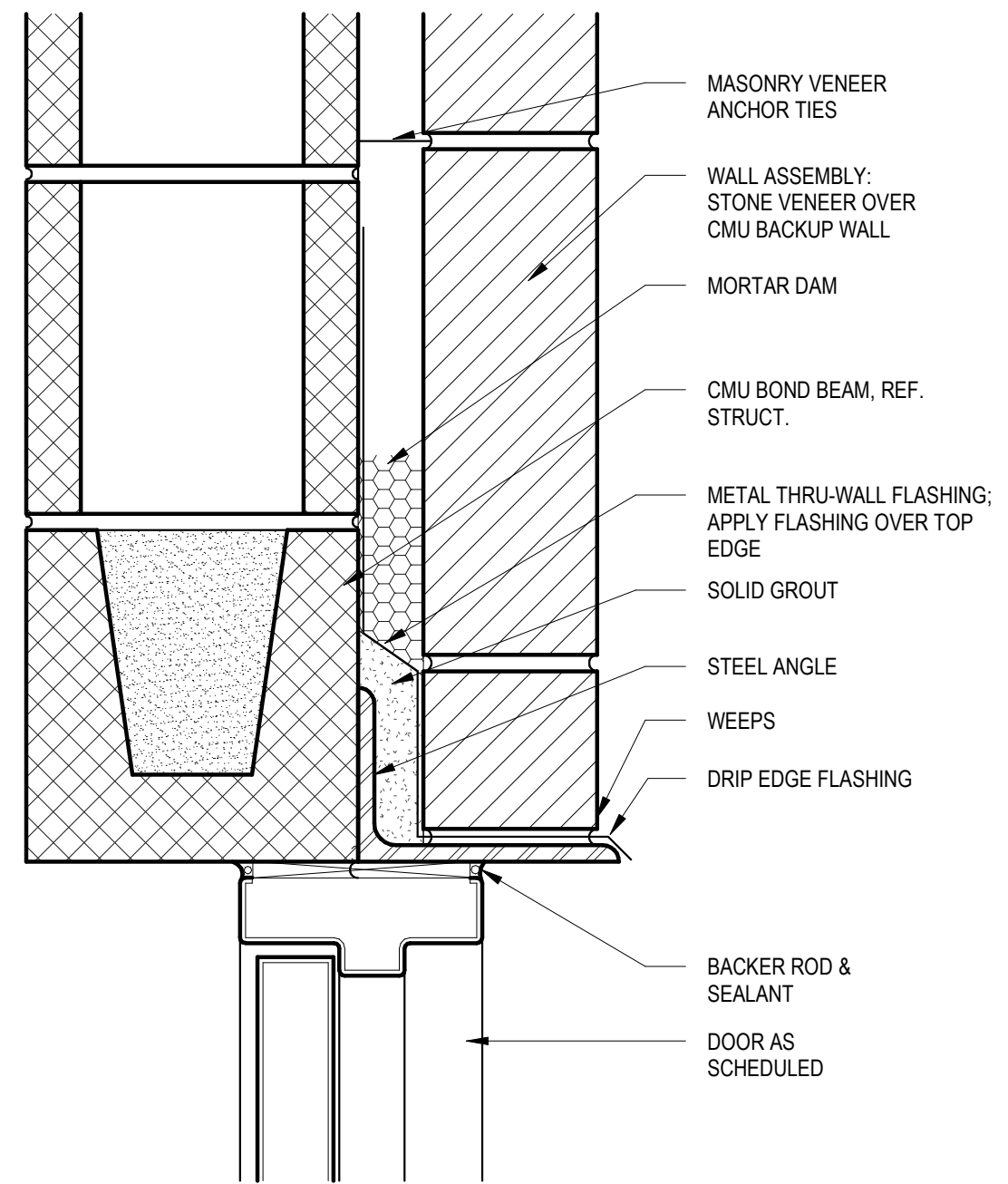


2 Section 21 - Callout 1 - Callout 1  
SCALE: 1 1/2" = 1'-0"

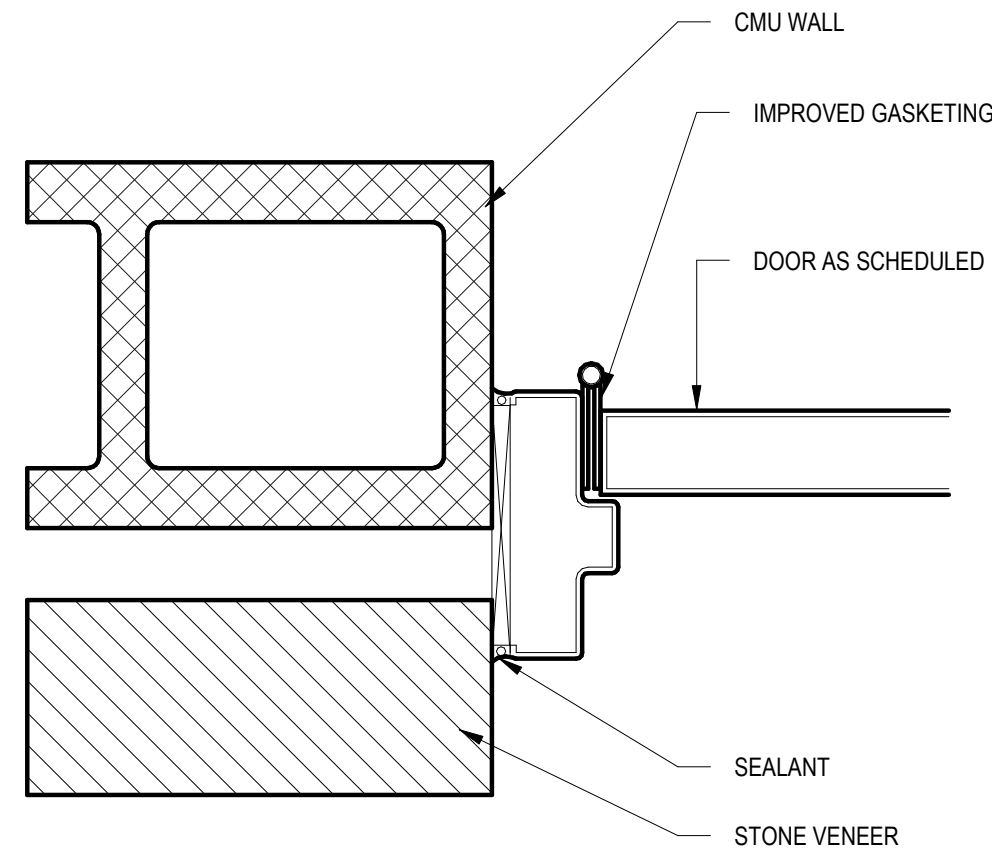


1 SHADE PAVILION WALL SECTION - Callout 1  
SCALE: 1 1/2" = 1'-0"

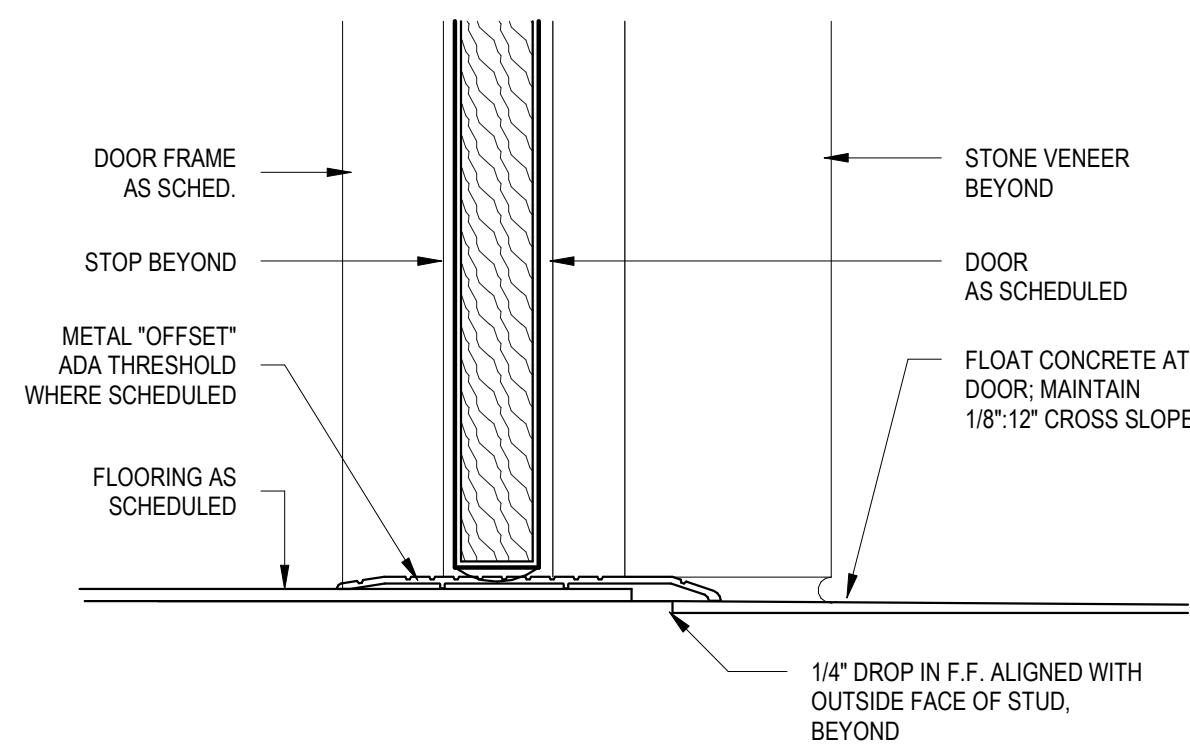
This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.



3 SHADE PAVILION HOLLOW MTL DOOR - HEAD @ CMU  
Copy 1  
SCALE: 3" = 1'-0"



5 SHADE PAVILION HOLLOW MTL DOOR - JAMB @ CMU  
Copy 1  
SCALE: 3" = 1'-0"



4 SHADE PAVILION HOLLOW MTL DOOR - SILL @ STONE  
Copy 1  
SCALE: 3" = 1'-0"

ROOF/CEILING ASSEMBLY:  
STANDING SEAM METAL ROOF  
OVER WEATHER BARRIER  
OVER METAL FLASHING  
OVER PLYWOOD SHEATHING  
OVER T&G WOOD DECK  
OVER WOOD NAILER

METAL FLASHING  
OVER DRIP EDGE  
OVER ADHESIVE FLASHING TAPE  
OVER PLYWOOD SHEATHING

STEEL BEAM PER STRUCT.

STEEL FRAMING PER STRUCT.

10

T.O. TOP BEAM: 17' - 10"

1 SHADE PAVILION BUILDING SECTION - Callout 3  
SCALE: 1 1/2" = 1'-0"

8

ROOF/CEILING ASSEMBLY:  
STANDING SEAM METAL ROOF  
OVER WEATHER BARRIER  
OVER METAL FLASHING  
OVER PLYWOOD SHEATHING  
OVER T&G WOOD DECK  
OVER WOOD NAILER

METAL FLASHING  
OVER DRIP EDGE  
OVER ADHESIVE FLASHING TAPE  
OVER PLYWOOD SHEATHING

T.O. MID BEAM: 12' - 3"

T.O. LOW BEAM: 10' - 0"

STEEL BEAM PER STRUCT.

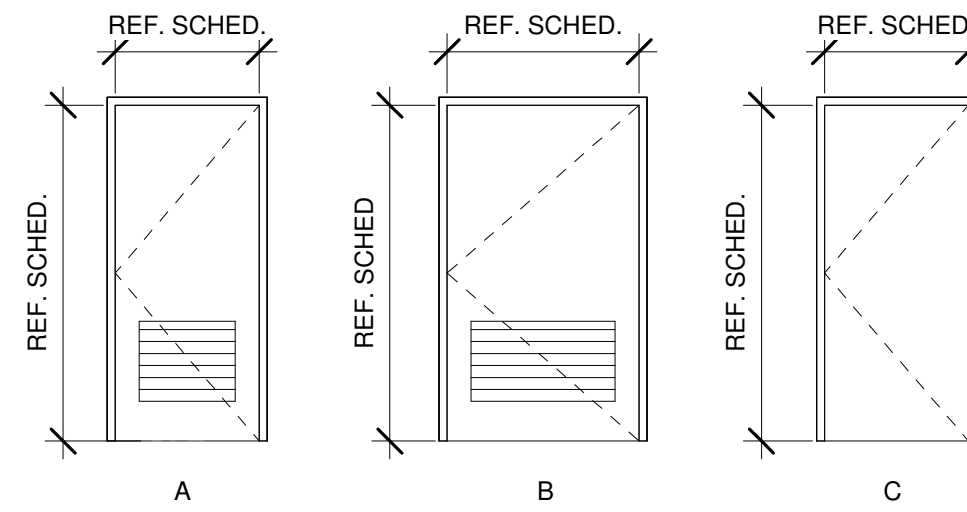
STEEL FRAMING PER STRUCT.

2 SHADE PAVILION BUILDING SECTION - Callout 4  
SCALE: 1 1/2" = 1'-0"

#	DATE	NOTES

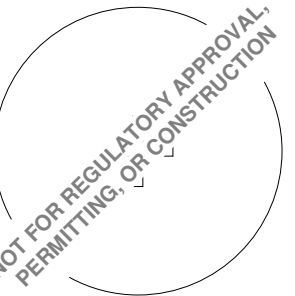
This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

DOOR SCHEDULE											
Mark	Type Mark	Room Name	Height	Width	Thickness	Door Material	Door Finish	Frame Material	Frame Finish	Door Hardware Type	Comments
101	A	GATE ENTRY	5'-10 1/2"	4'-0"	0'-0 3/4"	HM	PTD	HM	PTD	A	REF LANDSCAPE FOR GATE DETAILS FULLY WELDED, BUTT TYPE FRAME, 2" JAMB, 4" HEAD: W/ CLOSER, W/ LOUVER, PUSH/ PULL W/ KICK PLATE & CLASSROOM DEADBOLT LOCK
102	A	WOMEN'S RR	7'-0"	3'-0"	0'-1 3/4"	HM	PTD	HM	PTD	A	FULLY WELDED, BUTT TYPE FRAME, 2" JAMB, 4" HEAD: W/ CLOSER, W/ LOUVER, PUSH/ PULL W/ KICK PLATE & CLASSROOM DEADBOLT LOCK
103	B	POOL EQUIP.	7'-0"	4'-0"	0'-1 3/4"	HM	PTD	HM	PTD	B	FULLY WELDED, BUTT TYPE FRAME, 2" JAMB, 4" HEAD: W/ CLOSER, W/ LOUVER, W/ CLOSER & LOCKSET
104	C	STORAGE	7'-0"	3'-0"	0'-1 3/4"	HM	PTD	HM	PTD	C	STOREROOM LOCKSET
105	A	RESTROOM 1	7'-0"	3'-0"	0'-1 3/4"	HM	PTD	HM	PTD	A	FULLY WELDED, BUTT TYPE FRAME, 2" JAMB, 4" HEAD: W/ CLOSER, W/ LOUVER, PUSH/ PULL W/ KICK PLATE & CLASSROOM DEADBOLT LOCK
106	A	STORAGE	7'-0"	3'-0"	0'-1 3/4"	HM	PTD	HM	PTD	C	STOREROOM LOCKSET



DOOR HARDWARE SCHEDULE		
<b>Hardware Type A (Men's &amp; Women's)</b> Provide each SGL door(s) with the following:		
QTY	DESCRIPTION	
3 EA	HINGE	
1 EA	CLASSROOM DEADBOLT	
1 EA	SFIC CORE	
1 EA	DOOR PULL, 1" ROUND	
1 EA	OH STOP	
1 EA	SURFACE CLOSER	
3 SET	GASKETING	
1 EA	DOOR SWEEP	
1 EA	THRESHOLD	
<b>Hardware Type B (Pool Equip.)</b> Provide each SGL door(s) with the following:		
QTY	DESCRIPTION	
3 EA	HINGE	
1 EA	STOREROOM LOCK	
1 EA	INSIDE LEVER TRIM	
1 EA	MORTISE CYLINDER	
1 EA	SFIC CORE	
1 EA	SURFACE CLOSER	
1 EA	KICK PLATE	
1 EA	RAIN DRIP	
1 SET	GASKETING	
1 EA	DOOR SWEEP	
1 EA	THRESHOLD	
<b>Hardware Type C (Close/ Storage)</b> Provide each SGL door(s) with the following:		
QTY	DESCRIPTION	
3 EA	HINGE	
1 EA	STOREROOM LOCK	
1 EA	SFIC CORE	
1 EA	SURFACE CLOSER	
1 EA	KICK PLATE	
1 EA	GASKETING	

 WALL TYPE <b>8</b> <b>CMU BLOCK W/ TILE</b>	 WALL TYPE <b>6</b> <b>CMU BLOCK - EXT STONE VENEER W/ FUR OUT</b>	 WALL TYPE <b>5</b> <b>WOOD STUD - PLUMBING WALL</b>	 WALL TYPE <b>4</b> <b>CMU BLOCK - EXT STONE VENEER W/ FUR OUT</b>																																																																
<table border="1"> <thead> <tr> <th>TYP</th> <th>THK</th> <th>STUD</th> <th>STC</th> <th>UL#</th> <th>FR</th> <th>R</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>8A</td> <td>8"</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>NOTES BURNISHED; CONFIRM COLOR WITH ARCH; REF ELEVATIONS</td> </tr> </tbody> </table>	TYP	THK	STUD	STC	UL#	FR	R	NOTES	8A	8"						NOTES BURNISHED; CONFIRM COLOR WITH ARCH; REF ELEVATIONS	<table border="1"> <thead> <tr> <th>TYP</th> <th>THK</th> <th>STUD</th> <th>STC</th> <th>UL#</th> <th>FR</th> <th>R</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>6A</td> <td>1'-4.25"</td> <td>6"</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	TYP	THK	STUD	STC	UL#	FR	R	NOTES	6A	1'-4.25"	6"						<table border="1"> <thead> <tr> <th>TYP</th> <th>THK</th> <th>STUD</th> <th>STC</th> <th>UL#</th> <th>FR</th> <th>R</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>5A</td> <td>2'-1.75"</td> <td>6"</td> <td></td> <td></td> <td></td> <td></td> <td>W/ TILE</td> </tr> </tbody> </table>	TYP	THK	STUD	STC	UL#	FR	R	NOTES	5A	2'-1.75"	6"					W/ TILE	<table border="1"> <thead> <tr> <th>TYP</th> <th>THK</th> <th>STUD</th> <th>STC</th> <th>UL#</th> <th>FR</th> <th>R</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>4A</td> <td>1'-7 1/8"</td> <td>6"</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	TYP	THK	STUD	STC	UL#	FR	R	NOTES	4A	1'-7 1/8"	6"					
TYP	THK	STUD	STC	UL#	FR	R	NOTES																																																												
8A	8"						NOTES BURNISHED; CONFIRM COLOR WITH ARCH; REF ELEVATIONS																																																												
TYP	THK	STUD	STC	UL#	FR	R	NOTES																																																												
6A	1'-4.25"	6"																																																																	
TYP	THK	STUD	STC	UL#	FR	R	NOTES																																																												
5A	2'-1.75"	6"					W/ TILE																																																												
TYP	THK	STUD	STC	UL#	FR	R	NOTES																																																												
4A	1'-7 1/8"	6"																																																																	
 WALL TYPE <b>3</b> <b>CMU BLOCK - EXT STONE VENEER</b>	 WALL TYPE <b>2</b> <b>CMU BLOCK - EXT CMU</b>	 WALL TYPE <b>1</b> <b>CMU BLOCK - EXT STONE VENEER</b>																																																																	
<table border="1"> <thead> <tr> <th>TYP</th> <th>THK</th> <th>STUD</th> <th>STC</th> <th>UL#</th> <th>FR</th> <th>R</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>3A</td> <td>18 5/8"</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	TYP	THK	STUD	STC	UL#	FR	R	NOTES	3A	18 5/8"							<table border="1"> <thead> <tr> <th>TYP</th> <th>THK</th> <th>STUD</th> <th>STC</th> <th>UL#</th> <th>FR</th> <th>R</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>2A</td> <td>8"</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>NOTES BURNISHED; CONFIRM COLOR WITH ARCH; REF ELEVATIONS</td> </tr> </tbody> </table>	TYP	THK	STUD	STC	UL#	FR	R	NOTES	2A	8"						NOTES BURNISHED; CONFIRM COLOR WITH ARCH; REF ELEVATIONS	<table border="1"> <thead> <tr> <th>TYP</th> <th>THK</th> <th>STUD</th> <th>STC</th> <th>UL#</th> <th>FR</th> <th>R</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>1A</td> <td>1'-2 1/8"</td> <td>5.5"</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1B</td> <td>VARIES</td> <td>5.5"</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	TYP	THK	STUD	STC	UL#	FR	R	NOTES	1A	1'-2 1/8"	5.5"						1B	VARIES	5.5"														
TYP	THK	STUD	STC	UL#	FR	R	NOTES																																																												
3A	18 5/8"																																																																		
TYP	THK	STUD	STC	UL#	FR	R	NOTES																																																												
2A	8"						NOTES BURNISHED; CONFIRM COLOR WITH ARCH; REF ELEVATIONS																																																												
TYP	THK	STUD	STC	UL#	FR	R	NOTES																																																												
1A	1'-2 1/8"	5.5"																																																																	
1B	VARIES	5.5"																																																																	



RANDALL OWEN 10 MARCH 2025  
 hatch + ulland owen architects  
 1010 East 11th Street  
 Austin, Texas 78702  
 T: 512.474.8548  
 F: 512.474.8643  
 www.huarchitects.com

**CIVIL ENGINEER**  
 CARLSON BRIGANCE & DOERING INC.  
 5501 W WILLIAM CANNON DR.  
 AUSTIN, TX 78749  
 512.280.5160

**LANDSCAPE ARCHITECT**  
 SEC Planning, LLC  
 3600 W. Palmier Lane Suite 210  
 Austin, Texas 78727  
 512.246.7003

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
 Infinitely MEP-s Consultants  
 5316 W US Hwy 290 Service Rd Suite 480  
 Austin, TX 78735  
 737.325.1687

**STRUCTURAL ENGINEER**  
 TDI Engineering, LLC  
 5906 Old Fredericksburg Rd, Suite 300  
 Austin, TX 78749  
 512-301-3389

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
 hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION DOCUMENTATION - 90%  
 CHECK SET

ISSUE REVISIONS	#	DATE	NOTES

SHEET TITLE

POOL HOUSE & SHADE PAVILION - DOOR, WALL TYPES & SCHEDULES

A-601

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

# GENERAL NOTES

### GENERAL CONDITIONS AND COORDINATION

- NOTES SHOWN ON GENERAL NOTES SHEET SHALL GOVERN THE MINIMUM STANDARDS FOR MATERIALS, WORKMANSHIP, AND GENERAL CONSTRUCTION PRACTICES UNLESS NOTED OTHERWISE IN SPECIFICATIONS OR ON DRAWINGS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN AND DISTRIBUTE ALL CURRENT CONTRACT DOCUMENTS AND ADDENDA TO SUPPLIERS AND SUB-CONTRACTORS FOR THE USE OF SHOP DRAWING PRODUCTION AND FABRICATION PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COMPARE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DRAWINGS, AND REPORT ANY DISCREPANCIES AMONG OR WITHIN THE DRAWING SETS PRIOR TO FABRICATION OR CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, FLOOR ELEVATIONS, DROPS, SLOPES, DRAINS, EMBEDDED ITEMS, ETC., PRIOR TO CONSTRUCTION.
- THE DETAILS AND SECTIONS SHOWN ON STRUCTURAL DRAWINGS APPLY GENERALLY TO ALL AREAS OF SIMILAR OR LIKE CONDITIONS THROUGHOUT THE DRAWINGS.
- STRUCTURAL DRAWINGS INDICATE TYPICAL AND INDIVIDUAL SPECIFIC CONDITIONS ONLY. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/SUB-CONTRACTOR TO PREPARE SHOP DRAWINGS DETAILING CONDITIONS IN ACCORDANCE WITH SPECIFIED STANDARDS AND SPECIFIC REQUIREMENTS OF THIS PROJECT AS INDICATED ON DRAWINGS.
- THE USE OF THESE STRUCTURAL DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, MATERIAL SUPPLIER, FABRICATOR, OR ERECTOR WITHOUT THE PREPARATION OF SHOP DRAWINGS REPRESENTS HIS ACCEPTANCE OF THESE DRAWINGS AS COMPLETE AND CORRECT. AS A RESULT, ANY EXPENSE ACQUIRED AS A RESULT OF ERRORS OCCURRING ON DRAWINGS IS THE RESPONSIBILITY OF THE INDIVIDUAL PARTY.
- SHOP DRAWINGS MAY BE SUBMITTED TO ENGINEER FOR REVIEW FOR CORRECTNESS OF STRUCTURAL INTENT. CONTRACTOR, SUB-CONTRACTOR, MATERIAL SUPPLIER, FABRICATOR, OR ERECTOR SHOULD ANTICIPATE A MINIMUM 10 BUSINESS DAY REVIEW PERIOD BY ENGINEER.
- THE DESIGN AND PROVISION FOR ALL TEMPORARY SUPPORTS OR FRAMING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TEMPORARY SUPPORTS SHALL NOT OVERSTRESS OR CAUSE DAMAGE TO THE PERMANENT STRUCTURAL ELEMENTS.
- THE DESIGN AND PROVISION FOR SUPPORTS OF ALL NON-STRUCTURAL FRAMING, INCLUDING MECHANICAL EQUIPMENT, PLUMBING, ETC IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SUPPORTS SHALL BE DESIGNED FOR ALL APPLICABLE LOADS IN ACCORDANCE WITH THE GOVERNING BUILDING CODE INCLUDING SEISMIC LOADING. SUPPORTS SHALL NOT OVERSTRESS OR CAUSE DAMAGE TO STRUCTURAL ELEMENTS. REFERENCE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL NON-STRUCTURAL FRAMING REQUIRED.
- THE STRUCTURAL DRAWINGS AND ITEMS SHOWN HEREIN REPRESENT THE FINISHED STRUCTURE AND DO NOT NECESSARILY REPRESENT THE MEANS OR METHODS OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SUPERVISING THE WORK, AND THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCES OF CONSTRUCTION.
- THE STRUCTURE SHOWN HEREIN IS STRUCTURALLY SOUND WHEN ALL HORIZONTAL AND LATERAL PERMANENT BRACING INDICATED ON DRAWINGS IS INSTALLED IN THEIR ENTIRETY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SUPPORT OF ALL ELEMENTS TO RESIST GRAVITY, EARTH, WIND, SEISMIC, AND CONSTRUCTION LOADS DURING CONSTRUCTION.
- ALL ELEVATIONS SHOWN ARE FOR STRUCTURAL REFERENCE PURPOSES ONLY. REFER TO CIVIL FOR DATUM ELEVATIONS.

### DESIGN CODES/STANDARDS

- GOVERNING BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE
- DESIGN LOADS: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-16
- CONCRETE: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, AMERICAN CONCRETE INSTITUTE, ACI 318-14
- POST TENSION FOUNDATION: POST TENSIONING INSTITUTE, STANDARD REQUIREMENTS FOR DESIGN AND ANALYSIS OF SHALLOW POST-TENSIONED CONCRETE FOUNDATIONS ON EXPANSIVE SOILS, PTI DC10.5-12
- CONCRETE MASONRY: BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, THE MASONRY SOCIETY, TMS 402-16
- STRUCTURAL STEEL: SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS AND STEEL CONSTRUCTION MANUAL, AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AISC 360-16
- LIGHT-GAUGE STEEL: NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, AMERICAN IRON AND STEEL INSTITUTE, S100-16
- WOOD: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AMERICAN FOREST & PAPER ASSOCIATION, NDS-18 w/ 2018 NDS SUPPLEMENT

### LOADS AND DESIGN CRITERIA

1. DEAD LOADS		
A. ROOF	5 PSF	
2. LIVE LOADS		
A. ROOF	20 PSF	
3. SNOW LOADS		
A. IMPORTANCE FACTOR	1.00	
B. GROUND SNOW LOAD	5 PSF	
4. WIND LOADS		
A. RISK CATEGORY	II	
B. BASIC WIND SPEED	110 MPH	
C. EXPOSURE CATEGORY	C	
D. C&C PRESSURES	REF S1.02 FOR TYP CONFIGURATIONS	
EDGE DISTANCE 'e'	6.0 FT	
ROOF EFFECTIVE AREA	<u>10 SF (0.6W)</u>	<u>100 SF (0.6W + 0.6D)</u>
ROOF ZONE 1	26.3 PSF	10.7 PSF NET
ROOF ZONE 2e	26.3 PSF	10.7 PSF NET
ROOF ZONE 2n	42.0 PSF	15.5 PSF NET
ROOF ZONE 2'	42.0 PSF	15.5 PSF NET
ROOF ZONE 3e	42.0 PSF	15.5 PSF NET
ROOF ZONE 3'	51.1 PSF	22.0 PSF NET
ROOF ZONE 1&1'OH	31.4 PSF	26.6 PSF NET
ROOF ZONE 2eOH	31.4 PSF	26.6 PSF NET
ROOF ZONE 2nOH	54.9 PSF	34.4 PSF NET
ROOF ZONE 2'OH	54.9 PSF	34.4 PSF NET
ROOF ZONE 3eOH	56.5 PSF	27.9 PSF NET
ROOF ZONE 3'OH	66.4 PSF	38.5 PSF NET
WALL EFFECTIVE AREA	<u>10 SF (0.6 W)</u>	<u>28 SF (0.6W)</u>
WALL ZONE 4	20.1 PSF	18.9 PSF
WALL ZONE 5	24.8 PSF	22.3 PSF
PARAPET EFFECTIVE AREA	<u>10 SF (0.6W)</u>	<u>33 SF (0.6W)</u>
PARAPET ZONE 4	45.1 PSF	37.7 PSF
PARAPET ZONE 5	45.1 PSF	37.7 PSF

5. SEISMIC LOADS		
A. STRUCTURAL SYSTEM	STEEL ORDINARY MOMENT FRAME	
B. ANALYSIS PROCEDURE	STATIC LATERAL FORCE	
C. IMPORTANCE FACTOR	1.00	
D. SITE CLASS	D	
E. SEISMIC DESIGN CATEGORY	A	
F. MAPPED SRA	Ss	0.057 g
	S1	0.033 g
G. DESIGN SRA	Sds	0.061 g
	Sd1	0.053 g
6. FOUNDATION DESIGN CRITERIA		
A. ALLOWABLE BEARING	1,500 PSF @ MIN 12" BELOW FIN GRADE	
WRI DESIGN PARAMETERS		
A. EQUIVALENT PLASTICITY INDEX	38	
B. Cw	18	

7. THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM CIVIL ENGINEER AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.

### SOIL AND SURFACE CONDITIONS

- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO THOROUGHLY READ, UNDERSTAND THE DESIGN CRITERIA AND FOLLOW THE RELATED BUILDING PAD PREPARATION REQUIREMENTS SET FORTH IN THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
- FOUNDATION DESIGN IS BASED ON GEOTECHNICAL REPORT # 23106100.012, PREPARED BY MLA GEOTECHNICAL, DATED 8/23/2023.
- BUILDING PAD PREPARATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS IN GEOTECHNICAL REPORT. REMOVE AND REPLACE 24" OF TOP SOIL W/ WELL COMPACTED SELECT FILL IN ACCORDANCE W/ GEOTECHNICAL REPORT.
- ANY FILL WORK WITHIN 10 FT OF BUILDING EXTENTS SHALL BE PROPERLY PLACED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DEFINED IN ASTM D698 STANDARD PROCTOR TEST.
- POSITIVE DRAINAGE SHALL BE PROVIDED AND MAINTAINED AWAY FROM THE BUILDING DURING CONSTRUCTION AND PERMANENTLY. STORED EXCAVATION MATERIAL AND/OR CONSTRUCTION MATERIALS SHALL NOT DISRUPT POSITIVE DRAINAGE AWAY FROM BUILDING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED BACK FILLING OF WALLS, PIERS, FOOTINGS, ETC, SUCH THAT SYMMETRICAL LOADING OCCURS. IN THE EVENT THAT CONDITIONS PREVENT SUCH SYMMETRICAL LOADING, TEMPORARY SHORING SHALL BE PROVIDED AND MAINTAINED UNTIL PERMANENT HORIZONTAL AND VERTICAL BRACING ELEMENTS ARE PLACED AND PROPERLY SET.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN STABILITY OF EXCAVATIONS UNTIL PROPERLY BACK FILLED. EXCAVATIONS SHALL REMAIN FREE OF LOOSE DEBRIS/MATERIAL, AND WATER. EXCAVATIONS SHALL BE DE-WATERED AND ALL WET MATERIAL REMOVED/REPLACED PRIOR TO CONCRETE PLACEMENT.
- HEAVY EQUIPMENT NECESSARY FOR SPREADING AND COMPACTING BACK FILL MATERIAL SHALL NOT BE OPERATED CLOSER THAN A DISTANCE EQUAL TO THE HEIGHT OF BACK FILL MATERIAL ABOVE THE WALL, PIER, FOOTING, ETC. HAND TAMPING SHALL BE USED TO COMPACT THE REMAINING AREA.
- EXCAVATED MATERIAL MAY BE USED AS BACKFILL IF FOUND TO BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER. OTHERWISE, PROVIDE SELECT FILL IN ACCORDANCE WITH GEOTECHNICAL REPORT AS BACKFILL MATERIAL.
- BUILDING PAD PREPARATION SHALL BE SUCH THAT THE THICKNESS OF FOUNDATION SLAB-ON-GRADE SHALL NOT BE REDUCED BY MORE THAN 5 PERCENT OF DEPTH SHOWN ON DRAWINGS.

### SLAB-ON-GRADE FOUNDATION

- LOCATION OF TREES IN CLOSE PROXIMITY CAN EFFECT LONG-TERM PERFORMANCE OF THE FOUNDATION. TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO CONSTRUCTION OF THE FOUNDATION. CONTRACTOR SHALL CONSULT WITH APPROPRIATE JURISDICTIONAL OFFICIALS PRIOR TO REMOVAL OF PROTECTED TREES.
- FINAL GRADE SHALL BE MAINTAINED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION. FOUNDATION EXPOSURE AND SLOPE AWAY FROM FOUNDATION SHALL CONFORM WITH APPLICABLE CODE PROVISIONS. CONTRACTOR SHALL REFERENCE GRADING PLAN FOR FINISHED GRADE ELEVATIONS.
- CONTRACTOR SHALL PROVIDE A 10 MIL POLY VAPOR BARRIER BENEATH ALL SLAB AREAS. BARRIER SHALL EXTEND A MINIMUM OF 12" DOWN BEAMS AND SHALL BE CUT OUT OF BOTTOM OF BEAM EXCAVATIONS TO FACILITATE FOUNDATION INSPECTIONS. CONTRACTOR SHALL PROVIDE A DOUBLE LAYER OF VAPOR BARRIER UNDER ALL CONSTRUCTION JOINTS. EXTENDING MIN 18" EACH SIDE OF THE JOINT. VAPOR BARRIER SHALL BE INSTALLED, LAPPED, AND TAPED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS OR MIN 6".
- MATERIAL FOR CONCRETE EXPANSION JOINTS SHALL BE 1/2" THICK ASPHALT IMPREGNATED MATERIAL x DEPTH OF JOINT, TO SEPARATE CONCRETE PLACEMENTS. PROVIDE ELASTOMERIC JOINT SEALANT TO TOP OF JOINT WHEN CONCRETE HAS CURED.
- WHERE SLAB BLOCK-OUTS ENCRÖACH INTO GRADE BEAMS, BEAM WIDTH SHALL BE INCREASED, TO MAINTAIN SPECIFIED MIN WIDTH EXCLUSIVE OF THE BLOCK-OUT. FOR THE FULL DEPTH OF THE BEAM, THE INCREASED BEAM WIDTH SHALL BE MAINTAINED AT MIN 30" EACH SIDE OF BLOCK-OUT. CONVENTIONAL REINFORCEMENT SHALL BE CONTINUOUS AROUND BLOCK-OUT.

### CAST IN PLACE CONCRETE

- CONCRETE WORK SHALL CONFORM TO THE FOLLOWING:
  - ACI 318 - REINFORCED CONCRETE
  - ACI 318.1 - PLAIN CONCRETE
  - ACI 306R - COLD WEATHER CONCRETING
  - ACI 305R - HOT WEATHER CONCRETING
  - ACI 117 - STANDARD SPECIFICATION FOR TOLERANCES
- CONCRETE USED FOR STRUCTURAL APPLICATIONS AS SHOWN ON DRAWINGS SHALL BE STANDARD WEIGHT, WITH 28-DAY COMPRESSIVE STRENGTH AS NOTED BELOW. COMPRESSIVE STRENGTH TESTING SHALL BE IN ACCORDANCE WITH ASTM C39 \*STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS.\*
- CONCRETE SHALL HAVE A MAXIMUM SLUMP AS NOTED BELOW AND SLUMP SHALL BE DETERMINED IN ACCORDANCE WITH ASTM C143 \*SLUMP OF PORTLAND CEMENT CONCRETE.\*
- AGGREGATES USED FOR NORMAL WEIGHT CONCRETE SHALL HAVE A NOMINAL MAXIMUM COARSE AGGREGATE SIZE AS NOTED BELOW AND SHALL CONFORM TO ASTM C33 \*SPECIFICATIONS FOR CONCRETE AGGREGATE.\*
- CONCRETE SHALL BE PROPORTIONED TO MEET THE REQUIREMENTS OF ACI 318 CHAPTER 19. CONCRETE SHALL BE DESIGNED FOR EXPOSURE CLASS F1, S0, W0 AND C0 UNO.
- CONCRETE MIX DESIGNS SHALL BE IN ACCORDANCE WITH THE REQS BELOW:

LOCATION	AIR ENTRAIN	MIN F <sub>c</sub>	SLUMP	MAX AGG SIZE	EXPOSURE CLASS	MAX W/CM
COLUMNS	1 1/2%	5000 PSI	4" +/- 1"	1 1/2"	C1, F1	NA
FOOTINGS	1 1/2%	5000 PSI	4" +/- 1"	1 1/2"	C1, F1	NA
GRADE BEAMS	1 1/2%	3000 PSI	4" +/- 1"	1 1/2"	C1, F1	NA
4" MIN SLAB ON GRADE	1 1/2%	3000 PSI	4" +/- 1"	1 1/4"	C1, F1	NA

- FLY ASH CONTENT SHALL BE MAX 25% OF CEMENT REPLACEMENT.
- AIR ENTRAINMENT SHALL BE PROVIDED AS SHOWN IN THE CONCRETE MIX DESIGN REQUIREMENTS WITH A TOLERANCE OF ±1 1/2%. AIR ENTRAINMENT SHALL CONFORM TO ASTM C260 \*AIR ENTRAINING ADMIXTURES FOR CONCRETE.\*
- CONCRETE TESTING SHALL BE PROVIDED BY AN APPROVED AGENCY, AND IN ACCORDANCE WITH ASTM C31 \*MAKING AND CURING CONCRETE TEST SPECIMENS IN THE FIELD.\*
- CURING COMPOUNDS AND SURFACE HARDENERS SHALL BE APPROVED BY ENGINEER PRIOR TO USE. APPLICATION OF CURING COMPOUNDS AND SURFACE HARDENERS SHALL BE IN COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS.
- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH SHALL BE PROTECTED BY WATERPROOFING AS DETAILED BY ARCHITECTURAL DRAWINGS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE FOUNDATION BLOCKOUTS AND EMBEDDED ITEMS NECESSARY FOR ARCHITECTURAL, MEP, CIVIL, ETC.
- CONTRACTOR SHALL PROVIDE A SUBMITTAL OF EMBEDDED CONDUITS, PIPES, AND SLEEVES WHICH ARE BEYOND THE SCOPE DETAILED IN THE STRUCTURAL DRAWINGS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PLACE AND FINISH CONCRETE SLABS WITH A MINIMUM FLATNESS OF F1 = 35 AND A MINIMUM LEVELNESS OF FL = 25. ANY DEVIATION FROM THIS TOLERANCE THAT REQUIRES CUTTING OR ADDITIONAL FINISHING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- HORIZONTAL CONSTRUCTION JOINTS ARE NOT PERMITTED UNLESS SPECIFICALLY SHOWN AND DETAILED ON STRUCTURAL PLANS. VERTICAL CONSTRUCTION JOINT LOCATIONS, OTHER THAN THOSE SHOWN ON PLAN, SHALL BE SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW. ADDITIONAL DETAILING AND REINFORCING MAY BE REQUIRED AND SPECIFIED BY THE ENGINEER FOR UNSCHEDULED CONSTRUCTION JOINTS, AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
- WHERE WIDTH AND DEPTH OF GRADE BEAM VARIES AT INTERSECTIONS. EXTEND THE LARGER OF THE BEAMS 3'-0" MIN BEYOND INTERSECTION AND SLOPE REINFORCEMENT OF LARGER BEAM ALONG LAP LENGTH OF SMALLER BEAM.

### CONCRETE REINFORCING

- REINFORCING STEEL SHALL BE GRADE 60, DOMESTIC, DEFORMED NEW BILLET STEEL BARS IN ACCORDANCE WITH ASTM A615.
- REINFORCING STEEL DETAILING SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE DETAILING MANUAL. ALL HOOKS AND BENDS IN REINFORCING STEEL SHALL CONFORM TO ACI DETAILING STANDARDS, UNLESS NOTED OTHERWISE.
- REINFORCING STEEL SUPPORT DEVICES SHALL BE IN ACCORDANCE WITH THE CRSI MANUAL OF STANDARD PRACTICE.
- UNSCHEMUL BEAMS, SLABS, COLUMNS, AND WALLS, SHALL HAVE REINFORCING STEEL DETAILED IN ACCORDANCE WITH THE FOLLOWINGS:
  - MINIMUM LAP SPLICE FOR ALL REINFORCING BARS SHALL BE 48 TIMES THE BAR DIAMETER, UNLESS NOTED OTHERWISE.
  - LAP TOP REINFORCING BARS AT MID SPAN
  - LAP BOTTOM REINFORCING BARS AT SUPPORTS.
  - LAP VERTICAL BARS IN WALLS AND COLUMNS AT FLOOR LINES ONLY, UNLESS NOTED OTHERWISE.
  - PROVIDE CORNER BARS, OF SAME SIZE, FOR ALL HORIZONTAL BARS AT THE INSIDE AND OUTSIDE FACES OF INTERSECTING BEAMS OR WALLS.
- PROVIDE MINIMUM (2) #4 X 8'-0" BARS AT 45° AT ALL REENTRANT CORNERS IN SLAB ON GRADE AND ELEVATED SLABS.
- REINFORCING STEEL INTERRUPTED BY OPENINGS OR EMBEDDED ITEMS IN SLABS OR WALLS, SHALL BE COMPENSATED FOR BY REPLACING AN EQUAL AMOUNT OF REINFORCING BARS AT THE SIDES OF THE OPENING, PARALLEL TO UNINTERRUPTED STEEL. COMPENSATION STEEL SHALL EXTEND BEYOND THE EDGE OF OPENING OR EMBED A MINIMUM OF 48 TIMES THE BAR DIAMETER.
- WELDING OF REINFORCING BARS IS NOT PERMITTED, AND HEAT SHALL NOT BE PERMITTED IN THE FABRICATION OR INSTALLATION OF REINFORCEMENT.
- WELDED STEEL WIRE FABRIC USED FOR CONCRETE REINFORCING SHALL BE INSTALLED IN FLAT SHEETS, AND SHALL CONFORM TO ASTM A185.
- MINIMUM CONCRETE COVERAGE FOR REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING:
 

A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3".
B. CONCRETE EXPOSED TO EARTH OR WEATHER	#6 BAR OR LARGER 2", #5 BAR AND SMALLER 1 1/2".
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND SLABS, WALLS, JOISTS BEAMS AND COLUMNS	3/4" 1 1/2".

SHEET INDEX	
STRUCTURAL DRAWINGS	
S1.00	GENERAL NOTES
S1.01	GENERAL NOTES
S1.02	GENERAL NOTES
S1.03	3D ISOMETRIC VIEWS
S2.00	POOL HOUSE - FOUNDATION PLAN
S2.01	RETAINING WALL PLAN
S2.02	SHADE PAVILION - FOUNDATION PLAN
S3.00	POOL HOUSE - ROOF FRAMING PLAN - BUILDING
S3.01	POOL HOUSE - ROOF FRAMING PLAN - SHADE STRUCTURE
S3.02	SHADE PAVILION - ROOF FRAMING PLAN
S4.00	FOUNDATION DETAILS
S4.01	FOUNDATION DETAILS
S4.10	RETAINING WALL DETAILS
S4.11	RETAINING WALL DETAILS
S5.00	TYPICAL CMU DETAILS
S6.00	PAVILLION FRAMING SECTIONS
S6.01	TYPICAL FRAMING DETAILS
S6.02	TYPICAL FRAMING DETAILS



Issue Date  
 hatch + ulland owen  
 architects  
 1010 East 11th Street  
 Austin, Texas 78702  
 T: 512.474.8548  
 F: 512.474.8643  
 www.huoaarchitects.com

THE COLONY

CIVIL ENGINEER  
 KT Civil  
 6805 N. Capital of Texas Hwy Suite 315  
 Austin, TX 78731

LANDSCAPE ARCHITECT  
 Covey Planning + Landscape Architecture  
 800 S Austin Ave.  
 Georgetown, TX 78626

PLUMBING, MECHANICAL, ELECTRICAL ENGINEER  
 Infinity MEP+e Consultants  
 5316 W US Hwy 290 Service Rd Suite 480  
 Austin, TX 78735

STRUCTURAL ENGINEER  
 TDI Engineering, LLC  
 5906 Old Fredericksburg Rd, Suite 300  
 Austin, TX 78749

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.  
 Elizabeth Ledy  
 PE 132471  
 2025/03/10  
 FIRM REG. # F-8601

THE COLONY  
 TREEHOUSE AMENITY CENTER

BASTROP, TEXAS  
 hatch + ulland architects

h+uo # #22-021

CONSTRUCTION DOCUMENTATION

ISSUE	REVISIONS	DATE	NOTES
	#	10/11/2024	90% CD
		10/23/2024	BID SET
		03/10/2025	90% CD

SHEET TITLE  
**GENERAL NOTES**

SHEET NUMBER

**\$1.00**

TDI Engineering, LLC  
 5906 Old Fredericksburg Road, Suite 300  
 Austin, TX 78749  
 512-301-3389 | www.tdi-llc.net

CIVIL & STRUCTURAL ENGINEERING  
 AUSTIN / HOUSTON

**\*THINK DESIGN innovate, integrate, implement...**

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

# GENERAL NOTES

## CONCRETE AND CMU ANCHORS

- ANCHOR BOLTS AND THREADED ROD SHALL BE ASTM F1554 GRADE 36 FURNISHED WITH STD WASHER AND HEAVY HEX NUT, UNO.
- ANCHOR BOLTS SPECIFIED AS ASTM F1554 GRADE 55 SHALL CONFORM TO SUPPLEMENT 1.
- EXPANSION ANCHORS SHALL BE:
  - SIMPSON STRONG-BOLT 2
  - DEWALT POWER-STUD + SD4/SD6
  - APPROVED EQUIVALENT
- ADHESIVE ANCHOR SYSTEM IN CONCRETE SHALL BE:
  - SIMPSON AT-XP
  - DEWALT AC208+
  - APPROVED EQUIVALENT
- ADHESIVE ANCHOR SYSTEM IN CMU SHALL BE:
  - SIMPSON AT-XP
  - DEWALT AC100+
  - APPROVED EQUIVALENT
- POWDER ACTUATED FASTENERS SHALL BE AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
- POST-INSTALLED ANCHORS SHALL BE INSTALLED PER MFR SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL REINFORCING AND EMBEDDED ITEMS THROUGH NON-DESTRUCTIVE METHODS PRIOR TO POST-INSTALLED ANCHOR INSTALLATION. NO REINFORCEMENT OR EMBEDDED ITEMS SHALL BE CUT. POST-INSTALLED ANCHOR LOCATIONS SHALL BE RELOCATED WITH ENGINEERS APPROVAL WHERE CONFLICTS OCCUR.
- POST INSTALLED ANCHORS IN CMU SHALL BE IN GROUTED CELLS.
- POST-INSTALLED ANCHORS EXPOSED TO WEATHER OR PRESSURE TREATED LUMBER SHALL BE GALVANIZED OR STAINLESS STEEL.
- FILL ABANDONED HOLES WITH EPOXY, FLEXIBLE JOINT SEALER OR GROUT.
- INSTALLATION OF POST-INSTALLED ANCHORS SHALL BE INSPECTED BY THE TESTING AGENCY IN ACCORDANCE WITH THE GOVERNING BUILDING CODE.
- ADHESIVE ANCHORS INSTALLED IN A HORIZONTAL TO VERTICAL OVERHEAD ORIENTATION TO SUPPORT SUSTAINED TENSION LOADS SHALL BE INSTALLED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER (AA) AS CERTIFIED THROUGH ACICRSI. PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE EOR FOR APPROVAL PRIOR TO COMMENCEMENT OF INSTALLATION.
- ADHESIVE ANCHORS NOT TO BE INSTALLED IN CONCRETE AGED LESS THAN 21 DAYS.
- DRILLED HOLES FOR ANCHORS SHALL BE OF SIZE & DEPTH AS RECOMMENDED BY THE ANCHOR MANUFACTURER.
- MINIMUM EDGE DISTANCE FOR POWDER ACTUATED FASTENERS SHALL BE 3 1/2" INTO CONCRETE AND 5" INTO MASONRY.
- MINIMUM SPACING FOR POWDER ACTUATED FASTENERS SHALL BE 5" OC INTO CONCRETE & MASONRY.

## CONCRETE MASONRY

- CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD BEARING TYPE N-1 UNITS WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI UNITS SHALL CONFORM TO ASTM C90.
- COMPRESSIVE PRISM STRENGTH OF MASONRY (f<sub>m</sub>) SHALL BE 1500 PSI, MINIMUM, AT 28 DAY TESTING.
- MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C780.
- COARSE MASONRY GROUT SHALL CONFORM TO ASTM C476, WITH A MAXIMUM AGGREGATE SIZE OF 1/2", AND A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI. NORMAL WEIGHT CONCRETE WITH A MAXIMUM AGGREGATE SIZE OF 1/2", AND A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI MAY BE USED IN LIEU OF GROUT.
- GROUT LIFTS SHALL BE MAX 4'-8" WITH 2" DEEP KEYWAY AT THE TOP OF EACH LIFT. LAP VERTICAL REINFORCING AND PROVIDE BAR POSITIONERS ABOVE THE TOP OF EACH LIFT.
- GROUT SHALL BE MECHANICALLY CONSOLIDATED WITH MAX 3/4" Ø HEAD VIBRATOR TO AVOID SEGREGATION.
- HORIZONTAL JOINT REINFORCEMENT SHALL CONSIST OF LADDER TYPE, HOT DIPPED GALVANIZED, COLD-DRAWN STEEL CONFORMING TO ANSI/ASTM A82. REINFORCEMENT SHALL HAVE NO. 9 GAUGE, OR 3/16" SIDE RODS, WITH NO. 9 GAUGE CROSS RODS. JOINT REINFORCEMENT SHALL BE SPACED AT 16" OC, LAPPED MINIMUM 14" AT SPLICES, AND CONTINUOUS AROUND CORNERS. DISCONTINUE JOINT REINFORCEMENT AT VERTICAL CONTROL AND EXPANSION JOINTS. SPACE HORIZONTAL JOINT REINFORCEMENT AT 8" OC BELOW GRADE AND AT PARAPETS.
- PROVIDE REINFORCED AND GROUTED CELLS AT 32" OC, UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. ADDITIONALLY, PROVIDE REINFORCED AND GROUTED CELLS AT ENDS OF WALLS, AND CORNERS. REINFORCEMENT SHALL BE A #5 BAR, MINIMUM.
- PROVIDE REINFORCED AND GROUTED CELLS AT EACH SIDE OF OPENINGS. REINFORCEMENT SHALL BE #5 MINIMUM, AND GROUTED CELL SHALL BE FULL HEIGHT OF WALL.
- BOND BEAMS SHALL BE LOCATED AT ROOF BEARING ELEVATION, TOP OF WALLS, AT EACH FLOOR LEVEL, AND OTHER LOCATIONS AS SHOWN ON DRAWINGS. BONDS BEAMS SHALL BE CONTINUOUSLY REINFORCED AND GROUTED. REINFORCEMENT SHALL CONSIST OF MIN (1) #5 BOTTOM BAR FOR 8" BLOCK, AND (2) #5 BOTTOM BARS FOR 12" BLOCK, UNO ON PLANS.
- CONTRACTOR SHALL COORDINATE LOCATIONS FOR CONTRACTION AND EXPANSION JOINTS WITH ARCHITECTURE. JOINTS SHALL OCCUR WITHIN TWO FEET OF ONE SIDE OF EACH CORNER AND AT THE LESSER OF 30 FT OC, OR THREE TIMES THE WALL HEIGHT.
- REFER TO ARCH FOR GLAZED FINISH ON CMU WHERE REQUIRED.

## WOOD

- DIMENSIONAL LUMBER FOR RAFTERS, JOISTS AND BEAMS SHALL BE SYP #2 OR DFL #2, 19% KILN-DRY, WITH THE FOLLOWING DESIGN VALUES:

SIZE	F <sub>b</sub>	F <sub>v</sub>
2x4	1100 PSI	175 PSI
2x6	1000 PSI	175 PSI
2x8	925 PSI	175 PSI
2x10	800 PSI	175 PSI
2x12	750 PSI	175 PSI
- ALL MEMBERS ARE CONTINUOUS UNLESS SPECIFICALLY DETAILED OTHERWISE. SPLICES ARE NOT PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR OTHERWISE APPROVED.
- REF STUD SCHEDULE FOR STUD GRADES.
- ALL PLATES SHALL BE SYP #2 OR DFL #2. BLOCKING AND MISCELLANEOUS FRAMING MAY BE SPF, DF OR SYP STUD GRADE, #3, OR BETTER.
- ALL MEMBERS SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY.
- ALL MEMBERS IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. FASTENERS FOR ATTACHING NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL OR STAINLESS STEEL.
- DEFLECTION OF MEMBERS DUE TO LIVE LOAD SHALL BE LIMITED TO L/360. DEFLECTION OF MEMBERS DUE TO LIVE LOAD + DEAD LOAD + CREEP SHALL BE LIMITED TO L/240.
- CONTRACTOR SHALL ENSURE THAT ALL LOADS TRANSFERRED TO BEAMS AND HEADERS ARE TRANSFERRED TO FOUNDATION.
- FRAMING MEMBERS AND LAYOUTS SHOWN ON PLANS ARE INTENDED TO REPRESENT CONSTRUCTION CONDITIONS, AND ARE NOT INTENDED TO REPRESENT MATERIAL OR COMPONENT QUANTITIES REQUIRED.
- ALL METAL FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE. INSTALL ALL HARDWARE PER MFG SPECS. WHERE OPTIONAL NAIL HOLES ARE PROVIDED ON METAL CONNECTORS, FILL ALL NAIL HOLES WITH FASTENERS PER MFG.
- ALL FLUSH BEAM AND JOIST CONNECTIONS SHALL BE MADE WITH HANGER SIZES OF ADEQUATE LOAD CARRYING CAPACITY CONFORMING TO LOADS SPECIFIED BY THE GOVERNING CODE, AND SHALL BE THE MINIMUM AVAILABLE FOR THE SPECIFIED BEAM OR JOIST, UNLESS NOTED OTHERWISE.
- PROVIDE STANDARD WASHERS FOR MACHINE BOLTS OR LAG SCREWS WITH HEADS OR NUTS BEARING ON WOOD.
- PROVIDE MINIMUM FASTENING OF ALL MEMBERS PER IBC TABLE 2304.9.1 UNO.
- PORTIONS OF THE STRUCTURE WHICH ARE NOT DETAILED ON THE STRUCTURAL DRAWINGS SHALL FOLLOW THE APPLICABLE CONVENTIONAL FRAMING PROVISIONS OF THE GOVERNING BUILDING CODE.
- WHERE STRAPS ARE INSTALLED OVER WSP, MIN 2 1/2" NAILS SHALL BE USED.

## STRUCTURAL STEEL

- DETAILING, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
  - W-SHAPES - ASTM A992
  - PLATES, ANGLES, & CHANNELS - ASTM A572, GR 50 OR ASTM A36
  - STEEL PIPE - ASTM A53, TYPE E OR S, GR B
  - STEEL TUBE - ASTM A500, GR B, F<sub>y</sub> = 46 KSI
- SPLICING OF STEEL MEMBERS IS PROHIBITED UNLESS LOCATION AND TYPE OF SPLICE IS SUBMITTED TO ENGINEER IN SHOP DRAWINGS, AND APPROVED. ANY MEMBERS FOUND TO BE SPLICED AND NOT PREVIOUSLY APPROVED WILL BE REJECTED.
- COLUMN BASE PLATES SHALL BE GROUTED WITH A HIGH-STRENGTH, NON-SHRINK, NON-METALLIC GROUT.
- CONTRACTOR SHALL VERIFY CORRECTNESS OF FIELD CONDITIONS, INCLUDING FOUNDATION, ANCHOR PLACEMENT, AND OTHER WORK AFFECTING THE STEEL PRIOR TO ERECTION.
- ALL STRUCTURAL STEEL SHALL BE PRIME PAINTED WITH 1.0 TO 1.5 MIL. DRY FILM THICKNESS GRAY OXIDE-ZINC CHROMATE PRIMER, EXCEPT WHERE FIRE PROTECTION MATERIALS ARE REQUIRED.
- ALL EXPOSED STEEL SHALL BE EITHER HOT-DIPPED GALVANIZED OR PAINTED, REFER TO ARCHITECTURE.
- LINTELS SUPPORTING MASONRY VENEER SHALL BE AS FOLLOWS:
  - MASONRY VENEER SHALL BE SUPPORTED INDEPENDENTLY OF FRAMING.
  - MAX BRICK WEIGHT = 30 PSF OR CONTACT ENGINEER.
  - LINTELS SHALL BE GALVANIZED AND ASTM A36 OR ASTM A572 GR 50
  - LINTELS SHALL EXTEND MIN 8" BEYOND OPENINGS EA END.
  - LINTELS SHALL MEET REQUIREMENTS BELOW OR CONTACT ENGINEER.

OPENING UP TO BUT NOT EXCEEDING		MAX BRICK AOV	SIZE
3'-0"	6'-0"		L3x3x3/16
6'-0"	6'-0"		L4x4x1/4
9'-0"	6'-0"		L5x3x3/8 (LLV)
12'-0"	5'-0"		L6x4x3/8 (LLV)

## STRUCTURAL STEEL CONNECTIONS

- WELDING SHALL CONFORM TO AWS D1.1 AND SHALL BE PERFORMED WITH E70XX ELECTRODES.
- PROVIDE ASTM A325-N BOLTS W/ HARDENED WASHERS.
- STRUCTURAL STEEL CONNECTIONS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE DESIGNED BY FABRICATOR, UNDER THE DIRECT SUPERVISION OF A STATE LICENSED REGISTERED PROFESSIONAL ENGINEER, AND SEALED CALCULATIONS FOR ALL CONNECTIONS SHALL BE SUBMITTED FOR REVIEW.
- DESIGN AND DETAILING OF BEAM CONNECTIONS NOT SPECIFICALLY DETAILED ON STRUCTURAL DRAWINGS SHALL CONFORM TO THE FOLLOWING:
  - CONNECTIONS SHALL BE AISC TYPE 2, SIMPLE FRAMING CONNECTIONS (PR-PARTIALLY RESTRAINED), NO SHEAR TAB CONNECTIONS WILL BE PERMITTED.
  - IN GENERAL, SHOP CONNECTIONS SHALL BE WELDED, AND FIELD CONNECTIONS SHALL BE BOLTED. CONNECTIONS SHALL BE DESIGNED FOR THE SCHEDULED SHEAR FORCES. THE SHEAR FORCE DENOTED AS "V<sub>s</sub>" AND THE HORIZONTAL FORCE DENOTED AS "H<sub>s</sub>" ON THE STRUCTURAL DRAWINGS.
  - CONNECTIONS SHALL BE DESIGNED FOR 55 PERCENT OF THE TOTAL LOAD CAPACITY IN THE AISC 325 BEAM TABLES, UNLESS NOTED OTHERWISE.
  - PROVIDE MINIMUM NUMBER OF ROWS OF BOLTS EQUAL TO 1/6 OF THE BEAM DEPTH, ROUNDING FRACTIONS TO THE NEXT HIGHEST NUMBER.
  - BOLTS SHALL BE INSTALLED SNUG TIGHT, UNLESS NOTED OTHERWISE.
  - SHORT SLOTTED HOLES ARE PERMITTED PROVIDED WASHERS ARE INSTALLED IN ACCORDANCE WITH AISC REQUIREMENTS.

- WHERE CONNECTIONS ARE NOT SPECIFICALLY ADDRESSED BY THE ABOVE NOTES OR ON STRUCTURAL DRAWINGS, FILLET WELDS SHALL BE PROVIDED AT ALL CONTACT SURFACES SUFFICIENT TO DEVELOP THE TENSILE STRENGTH OF THE SMALLER MEMBER.
- MINIMUM SIZE OF FILLET WELDS SHALL BE 3/16", OR MINIMUM SIZE REQUIRED BY AISC, WHICHEVER IS GREATER.
- HEADED SHEAR STUDS SHALL CONFORM TO ASTM A108 ULTIMATE TENSILE STRENGTH 65 KSI. ALL ANCHORS SHALL BE 3/4" Ø NELSON STUD OR EQUAL AND BE FULLY WELDED TO THE BASE. METAL USING AN AUTOMATIC ARC WELDING STUD GUN.
- POWDER ACTUATED FASTENERS SHALL BE AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
- MINIMUM EDGE DISTANCE FOR POWER ACTUATED FASTENERS, SHALL BE 1/2" INTO STEEL.
- MINIMUM SPACING FOR POWER ACTUATED FASTENERS, INTO STEEL, SHALL BE 1".

## LIGHT GAUGE FRAMING

- LIGHT GAUGE STUDS SHALL BE CLARK, DIETRICH OR APPROVED ALTERNATE.
- SUBMIT THE FOLLOWING ITEMS TO THE ENGINEER PRIOR TO ERECTION OF FRAMING MEMBERS: PRODUCT DATA, PROOF OF MANUFACTURER QUALIFICATIONS, MILL CERTIFICATES SIGNED BY FRAMING MEMBER/ACCESSORY MANUFACTURER CERTIFYING COMPLIANCE WITH MATERIAL REQUIREMENTS.
- THE MINIMUM YIELD STRENGTH OF ALL MEMBERS LESS THAN 54 MIL SHALL BE 33 KSI AND 54 MIL AND THICKER SHALL BE 50 KSI.
- FABRICATION AND ERECTION OF ALL FRAMING SHALL BE IN ACCORDANCE WITH AISI - STANDARD FOR COLD-FORMED STEEL FRAMING AND MFG REQUIREMENTS.
- ALL MEMBERS SHALL BE FASTENED W/ MIN (2) #10 FASTENER TO EACH SUPPORTING ELEMENT.
- HORIZONTAL BRIDGING SHALL BE PROVIDED @ 4'-0" MAX, UNO.
- CUT MEMBERS BY SHEARING OR SAWING. ALL VERTICAL MEMBERS SHALL BE CUT PRIOR TO SITE DELIVERY.
- INSTALL MEMBERS IN SINGLE PIECE LENGTHS EXCEPT THAT TRACKS MAY BE SPLICED, BUTT-WELDED, OR EACH LENGTH ANCHORED TO A COMMON BUILDING FRAME ELEMENT.
- TOLERANCES:
  - VARIATION FROM PLUMB, LEVEL AND TRUE TO LINE: 1/8 INCH IN 10 FT (1-960).
  - MEMBER SPACING: NOT MORE THAN +/- 1/8 INCH FROM SPACING INDICATED.
- TRUSSES TO BE DESIGNED IN ACCORDANCE WITH AISI "DESIGN GUIDE FOR COLD-FORMED STEEL TRUSSES, PUBLICATION RG-9518." TRUSSES SHALL BE DESIGNED BY A STATE LICENSED REGISTERED PROFESSIONAL ENGINEER.
- FASTENERS SHALL BE SIZE 12-14 WHERE NOTED #12 AND 10-16 WHERE NOTED #10. FASTENERS SHALL BE:
  - HILTI SELF-DRILLING SCREWS IN ACCORDANCE WITH ESR 2196.
  - ELCO DRILL SELF-DRILLING SCREWS IN ACCORDANCE WITH ESR 3294.
  - APPROVED EQUIVALENT.
- ALL FASTENERS SHALL BE CORROSION RESISTANT COATED W/ PAN OR HEX WASHER HEAD.
- DESIGN, DETAILING, AND INSTALLATION OF LIGHT GAUGE FRAMING NOT SPECIFICALLY SHOWN IN THESE PLANS IS THE RESPONSIBILITY OF THE CONTRACTOR.

## SPECIAL INSPECTIONS

- THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (RDP/RC) FOR THIS PROJECT IS THE ARCHITECT. SUBMIT ALL INSPECTION REPORTS DIRECTLY TO THE RDP/RC FOR REVIEW. SUBMIT A COPY OF THE STRUCTURAL RELATED SPECIAL INSPECTION REPORTS TO THE EOR REVIEW.
- THE RDP/RC AND SPECIAL INSPECTORS MAY NOT BE IN THE EMPLOY OF THE GENERAL CONTRACTOR, SUBCONTRACTORS OR MATERIAL SUPPLIERS. IN THE CASE OF AN OWNER/CONTRACTOR, THE BUILDING OFFICIAL SHALL SPECIFY WHO EMPLOYS THE RDP/RC AND SPECIAL INSPECTORS.
- ALL SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 1704 AND 1705 OF THE IBC INCLUDING ADOPTED AMENDMENTS. SPECIAL INSPECTIONS ARE IN ADDITION TO INSPECTIONS REQUIRED BY SECTION 110 OF THE IBC.
- FABRICATORS SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE RDP/RC STATING THAT ALL WORK WAS PERFORMED UNDER THE INSPECTION SERVICES OF A SPECIAL INSPECTOR OR UNDER THE INSPECTION SERVICES OF A NATIONALLY RECOGNIZED TRADE ORGANIZATION THAT REQUIRES QUALITY CONTROL INSPECTIONS.
- SPECIAL INSPECTIONS SHALL COMPLY WITH THE FOLLOWING:

MATERIAL	CODE REFERENCE
SOILS	IBC TABLE 1706.6
CONCRETE	IBC SECTION 1705.3
STRUCTURAL STEEL	AISC 360
STRUCTURAL MASONRY	TMS 402 & TMS 602

## REQUIRED INSPECTIONS

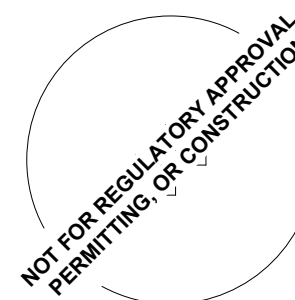
- SPECIAL INSPECTIONS PER NOTES AND REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL UTILIZE THIRD PARTY INSPECTION SERVICE TO PROVIDE THE FOLLOWING:
  - SOIL COMPACTION
  - PRE-CONCRETE PLACEMENT INSPECTION
  - CMU REINFORCEMENT AND GROUTING
  - STEEL INSTALLATION (SIZE AND LOCATION), WELDING AND BOLTING
- REFER TO GENERAL NOTES FOR REQUIRED TESTING.

## SUBMITTALS

- TWENTY WORKING DAYS PRIOR TO SUBMITTING SHOP DRAWINGS, THE CONTRACTOR SHALL SUBMIT FOR EOR: S REVIEW A SCHEDULE WHICH DETAILS THE ESTIMATED QUANTITY OF SHOP DRAWINGS AND THE DATE THE SHOP DRAWINGS WILL BE RECEIVED BY THE EOR. THE EOR SHALL HAVE THE OPPORTUNITY TO REVIEW THE PROPOSED SCHEDULE AND SUBMITS COMMENTS TO THE CONTRACTOR. THE FINAL SHOP DRAWING SCHEDULE SHALL BE DEVELOPED AND SUBMITTED TO THE EOR. IN ACCORDANCE WITH THE SHOP DRAWING SCHEDULE, THE EOR WILL RETURN THE SHOP DRAWING ITEMS WITHIN 20 WORKING DAYS AFTER HAVING RECEIVED THE REPRODUCIBLE OR ELECTRONIC SHOP DRAWING.
- THE CONTRACTOR IS TO REVIEW EACH SUBMITTAL PRIOR TO FORWARDING TO ARCHITECT AND EOR. THE CONTRACTOR IS TO STAMP EACH SUBMITTAL VERIFYING THAT THE FOLLOWING IS ADDRESSED:
  - THE SHOP DRAWING IS REQUESTED.
  - THE SHOP DRAWING IS BASED ON THE LATEST DESIGN.
  - THE ARCHITECT'S AND EOR'S COMMENTS FROM ANY PREVIOUS SUBMITTALS ARE ADDRESSED.
  - THE WORK IS COORDINATED AMONG ALL CONSTRUCTION TRADES.
  - REVISIONS FROM PREVIOUS SUBMITTALS ARE CLEARLY MARKED BY CIRCLING OR CLOUDS.
  - SUBMITTAL IS COMPLETE.
  - SUBMITTAL DOES NOT INCLUDE SUBSTITUTION REQUEST
  - SUBMITTAL SHALL INCLUDE A STAMP INDICATING PROJECT NAME AND LOCATION, SUBMITTAL NUMBER, SPECIFICATION SECTION NUMBER.
  - THE EOR SHALL RETURN, WITHOUT COMMENT, SUBMITTALS WHICH THE CONTRACTOR HAS NOT STAMPED OR WHICH DO NOT MEET THE ABOVE REQUIREMENTS. THE EOR'S REVIEW OF SUBMITTALS SHALL BE FOR GENERAL CONFORMANCE WITH THE DESIGN INTENT. NO WORK SHALL BE STARTED WITHOUT SUCH REVIEW.
- FOR COMPONENTS THAT REQUIRE ENGINEERING BY THE CONTRACTOR, PROVIDE A NOTE ON EACH SHOP DRAWING, WRITTEN AND SIGNED BY THE SUPPLIER'S ENGINEER, INDICATING THAT THE SHOP DRAWING IS IN CONFORMANCE WITH THE CALCULATIONS OF THE CONTRACTOR'S ENGINEER.
- THE FOLLOWING ITEMS REQUIRE SUBMITTALS FOR STRUCTURAL REVIEW:
  - CONCRETE REINFORCING LAYOUT
  - CONCRETE MIX DESIGNS
  - STRUCTURAL STEEL
  - STRUCTURAL STEEL CONNECTIONS

## PERFORMANCE ITEMS

- THE CONTRACTOR SHALL EMPLOY OR RETAIN A LICENSED STRUCTURAL ENGINEER IN THE STATE IN WHICH THIS PROJECT IS LOCATED TO DESIGN AND DETAIL PERFORMANCE ITEMS AS PART OF THE BASE BUILDING STRUCTURE BUT NOT LIMITED TO:
  - NONE



Issue Date

hatch + ulland owen  
architects

1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huoaarchitects.com

## CIVIL ENGINEER

KT Civil  
6805 N. Capital of Texas Hwy Suite 315  
Austin, TX 78731

## LANDSCAPE ARCHITECT

Covey Planning + Landscape Architecture  
800 S Austin Ave.  
Georgetown, TX 78626

## PLUMBING, MECHANICAL, ELECTRICAL ENGINEER

Infinity MEP+e Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735

## STRUCTURAL ENGINEER

TDI Engineering, LLC  
5906 Old Fredericksburg Rd. Suite 300  
Austin, TX 78749

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.  
Elizabeth Ledy  
PE 132471  
2025/03/10  
FIRM REG. # F-8601

## THE COLONY

### TREEHOUSE AMENITY CENTER

BASTROP, TEXAS

hatch + ulland architects

h+uo #22-021

CONSTRUCTION DOCUMENTATION

ISSUE REVISIONS	DATE	NOTES
#	10/11/2024	90% CD
	10/23/2024	BID SET
	03/10/2025	90% CD

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

# S1.01

THE COLONY

PROJECT # 302-220



TDI Engineering, LLC  
5906 Old Fredericksburg Road, Suite 300  
Austin, TX 78749  
512-301-3389 | www.tdi-llc.net

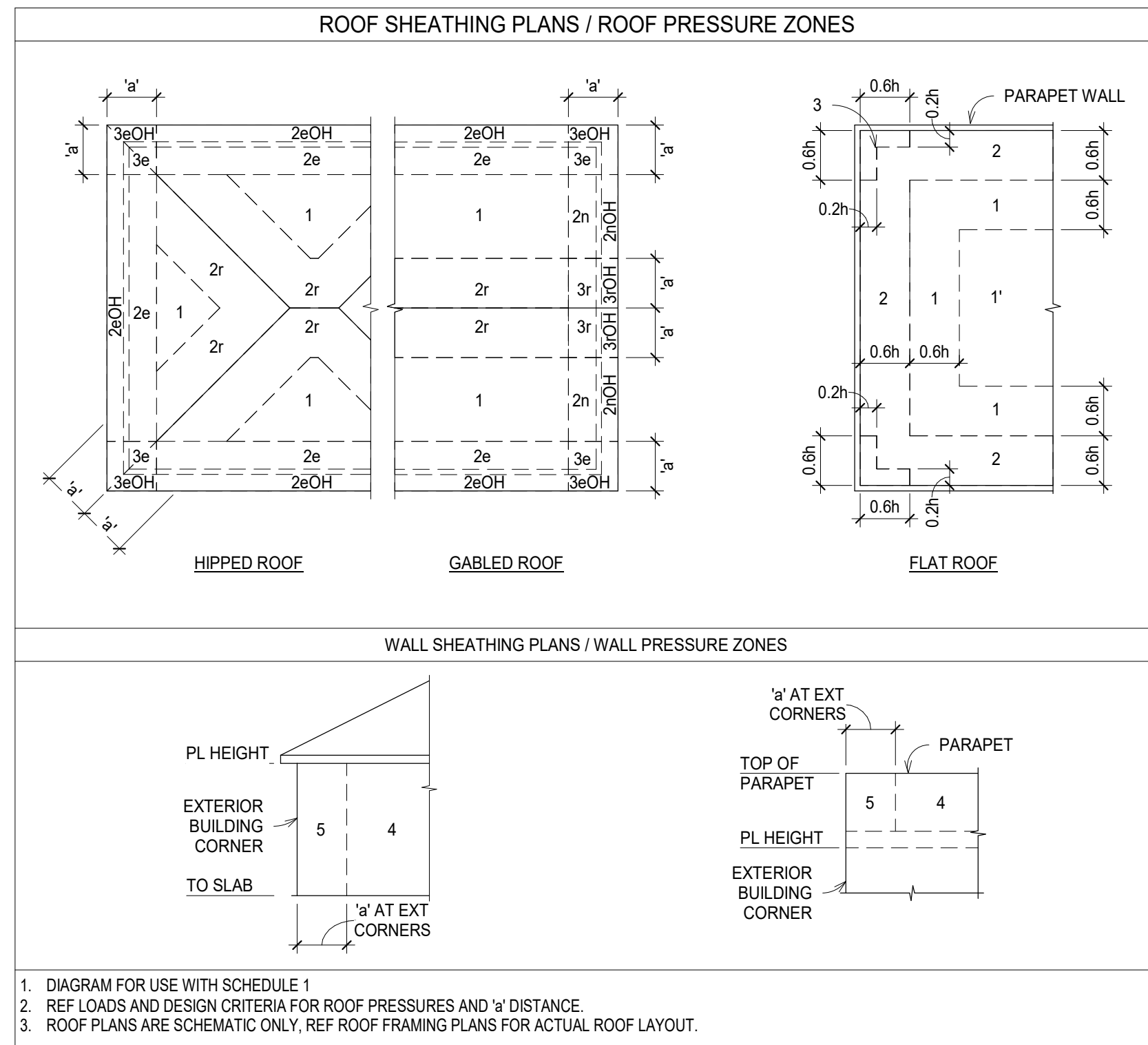
CIVIL & STRUCTURAL  
ENGINEERING  
AUSTIN / HOUSTON

\*THINK DESIGN innovate, integrate, implement...

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used, or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.



# GENERAL NOTES



SCHEDULE 1 - T & G DECK NAILING SCHEDULE	
LOCATION	NAILING
AT ROOF EDGE	(3) 8d COMMON
INTERMEDIATE & END SUPPORTS	(2) 8d COMMON

NOTED:  
 1. TONGUE & GROOVE PLANKS SHALL BE MIN 3/4" SPAN, TYPICAL  
 2. TONGUE & GROOVE PLANKS SHALL BE SPY #2 (Fb = 1000 PSI)

SCHEDULE 2 - ROOF AND FLOOR SHEATHING											
LOCATION	MIN THICK	PANEL GRADE	SPAN RATING	BOND CLASS	BLOCKING	FASTENERS			ALT FASTENERS		
					NG	SIZE	EDGE	FIELD	SIZE	EDGE	FIELD
ROOF CORNER (ZONE 3 OH)	15/32"	APA RATED SHEATHING	32/16	EXP 1	NONE	8d	6"	12"	10d	6"	12"
ROOF CORNER (ZONE 2 OH)	15/32"	APA RATED SHEATHING	32/16	EXP 1	NONE	8d	6"	10"	10d	6"	12"
ROOF CORNER (ZONE 1)	23/32"	APA RATED STURD-FLOOR	24" OC	EXP 1	NONE	10d	6"	12"	WSNTL SCREW	6"	12"

- COORDINATE WSP THICKNESS WITH UL LISTINGS, REF ARCH.
- INSTALL PANELS WITH LONG DIMENSION PERPENDICULAR TO FRAMING.
- FASTENERS SPECIFIED ARE COMMON NAILS, UNO
- NO FASTENERS SHALL BE CLOSER THAN 3/8" FROM PANEL EDGE.
- DRIVE FASTENERS FLUSH. DO NOT PENETRATE THE SURFACE OF THE SHEATHING.
- WSP SHALL HAVE A EFFECTIVE G OF 0.50 MIN.
- FLOOR SHEATHING SHALL BE TONGUE & GROOVE
- SHEATH CONTINUOUSLY BELOW ALL ROOF OVERBURDS.

PLAN LEGEND	
MARK	ITEM
	SECTION CUT
	ELEVATION MARKER
	FOUNDATION STEP
	CMU WALL

NAIL INFORMATION & REQS	
HEAD DIA	NAIL SIZE (LENGTH x Ø)
11/32"	1 5/8" 16d COMMON (3 1/2" x 0.162")
9/32"	1 3/8" 16d BOX (3 1/2" x 0.135")
5/16"	1 1/2" 10d COMMON (3" x 0.148")
5/16"	1 3/8" 10d (3" x 0.128")
9/32"	1 3/8" 8d COMMON (2 1/2" x 0.131")
19/64"	1 1/4" 8d BOX (2 1/2" x 0.113")
1/4"	1" 6d COOLER (1 7/8" x 0.092")
19/64"	1" 6d WALLBOARD (1 7/8" x 0.092")
15/64"	7/8" 5d COOLER (1 5/8" x 0.086")
9/32"	7/8" 5d WALLBOARD (1 5/8" x 0.086")

- 5d WALLBOARD NAILS MAY BE SUBSTITUTED FOR 5d COOLER NAILS.
- 6d WALLBOARD NAILS MAY BE SUBSTITUTED FOR 6d COOLER NAILS.
- ADDITIONAL NAIL SIZES MAY BE REQUIRED W/ METAL CONNECTORS.

ABBREVIATION LIST	
ABBREVIATION	DEFINITION
AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ADDL	ADDITIONAL
ADJ	ADJACENT
AISI	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
APPROX	AMERICAN IRON AND STEEL INSTITUTE
ARCH	ARCHITECTURAL ARCHITECT
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
BBO	BEAM BY OTHERS
BM	BEAM
BOD	BOTTOM OF DECK
BRG	BEARING
BTM	BOTTOM
BTWN	BETWEEN
C&C	COMPONENT AND CLADDING
CANT	CANTILEVER
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CJ	CONSTRUCTION JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONV	CONVENTIONAL
CRSI	CONCRETE REINFORCING STEEL INSTITUTE
DBL	DOUBLE
DEMO	DEMOLITION, DEMOLISH
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
EA	EACH
EE	EACH END
EF	EACH FACE
EJ	EXPANSION JOINT
ELEV	ELEVATION, ELEVATOR
EOR	ENGINEER OF RECORD
EQ	EQUAL
ES	EACH SIDE
EXIST	EXISTING
EXT	EXTERIOR
FF	FINISHED FLOOR
FIN	FINISHED
FND.FDN	FOUNDATION
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GYP	GYPSUM BOARD
HD	HOLDOWN
HORZ.HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
IBC	INTERNATIONAL BUILDING CODE
ICF	INSULATED CONCRETE FORM
INT	INTERIOR
JB	JOIST BEARING
KSI	KIPS PER SQUARE INCH
LBS	POUNDS

ABBREVIATION LIST	
ABBREVIATION	DEFINITION
LG	LIGHT GAUGE
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LVL	LEVEL, LAMINATED VENEER LUMBER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MFR, MFG	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
MWFRS	MAIN WIND FORCE RESISTING SYSTEM
NA	NOT APPLICABLE
NP	NOT PERMITTED
NTS	NOT TO SCALE
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
PAF	POWDER ACTUATED FASTENER
PCI	PRECAST CONCRETE INSTITUTE
PERP	PERPENDICULAR
PJ	PANEL JOINT
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST-TENSION
PTI	POST-TENSION INSTITUTE
REF	REFERENCE
REINF	REINFORCING, REINFORCEMENT
REQD	REQUIRED
REQS	REQUIREMENTS
SCHED	SCHEDULE
SCL	STRUCTURAL COMPOSITE LUMBER
SIM	SIMILAR
SJI	STEEL JOIST INSTITUTE
SPA	SPACE
SPECS	SPECIFICATIONS
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SW	SHEARWALL
T/B	TOP AND BOTTOM
TBO	TRUSS BY OTHERS
TDI	TDI ENGINEERING, LLC
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOP	TOP OF PARAPET, TOP OF PANEL, TOP OF PIER
TOS	TOP OF STEEL
TOW	TOP OF WALL
TPL	TRIPLE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
WP	WORK POINT
WSP	WOOD STRUCTURAL PANEL (PLYWOOD OR OSB)
WT	WEIGHT

STEEL COLUMN SCHEDULE					
TYPE MARK	TYPE	BASE PLATE	ANCHOR BOLTS		NOTES
			QUANTITY	DIA X EMBED	
C1	HSS7X5X1/2	PL1X10X1'-1"	(4)	3/4" Ø WELDED HEADED STUD W/ 18" EMBED	F1554 GR 36
C2	HSS20X0.500	REF 13/S4.00		REF 13/S4.00	REF 13/S4.00
C3	HSS7X7X1/2	PL3/4X13X1'-1"	(4)	3/4" Ø WELDED HEADED STUD W/ 18" EMBED	F1554 GR 36
C4	HSS8.625X0.500	PL3/4X12X1'-0"	(4)	3/4" Ø WELDED HEADED STUD W/ 18" EMBED	F1554 GR 36



Issue Date  
 hatch + ulland owen architects  
 1010 East 11th Street  
 Austin, Texas 78702  
 T: 512.474.8548  
 F: 512.474.8643  
 www.huoarchitects.com

**CIVIL ENGINEER**  
 KT Civil  
 6805 N. Capital of Texas Hwy Suite 315  
 Austin, TX 78731

**LANDSCAPE ARCHITECT**  
 Covey Planning + Landscape Architecture  
 800 S Austin Ave.  
 Georgetown, TX 78626

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
 Infinity MEP+e Consultants  
 5316 W US Hwy 290 Service Rd Suite 480  
 Austin, TX 78735

**STRUCTURAL ENGINEER**  
 TDI Engineering, LLC  
 5906 Old Fredericksburg Rd. Suite 300  
 Austin, TX 78749

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.  
 Elizabeth Ledy  
 PE 132471  
 2025/03/10  
 FIRM REG. # F-8601

**THE COLONY**  
 TREEHOUSE AMENITY CENTER

BASTROP, TEXAS  
 hatch + ulland architects

h+u #22-021

CONSTRUCTION DOCUMENTATION

ISSUE REVISIONS	DATE	NOTES
#	10/11/2024	90% CD
	10/23/2024	BID SET
	03/10/2025	90% CD

SHEET TITLE  
**GENERAL NOTES**

SHEET NUMBER  
**S1.02**

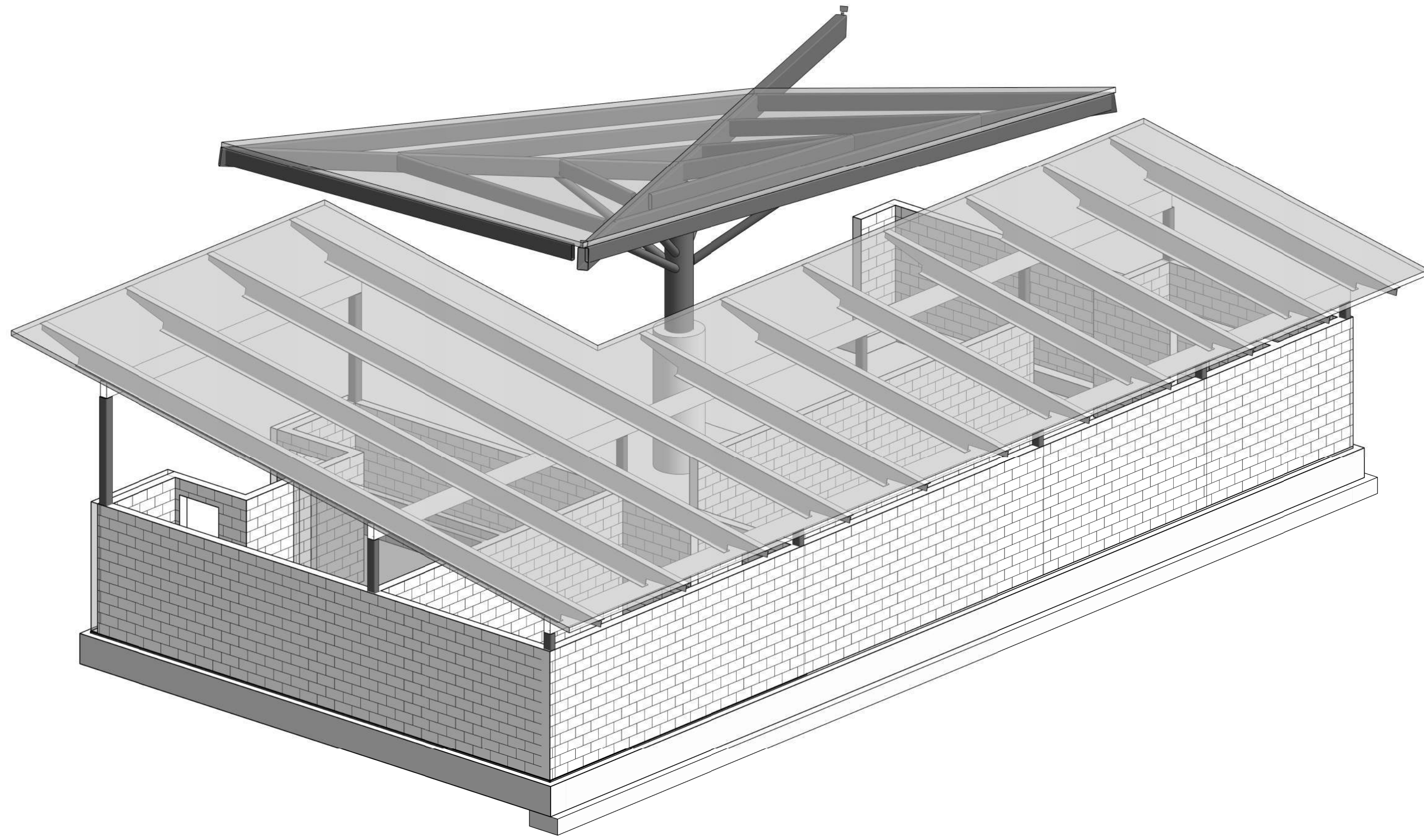
TDI Engineering, LLC  
 5906 Old Fredericksburg Road, Suite 300  
 Austin, TX 78749  
 512-301-3389 | www.tdi-llc.net

CIVIL & STRUCTURAL ENGINEERING  
 AUSTIN / HOUSTON

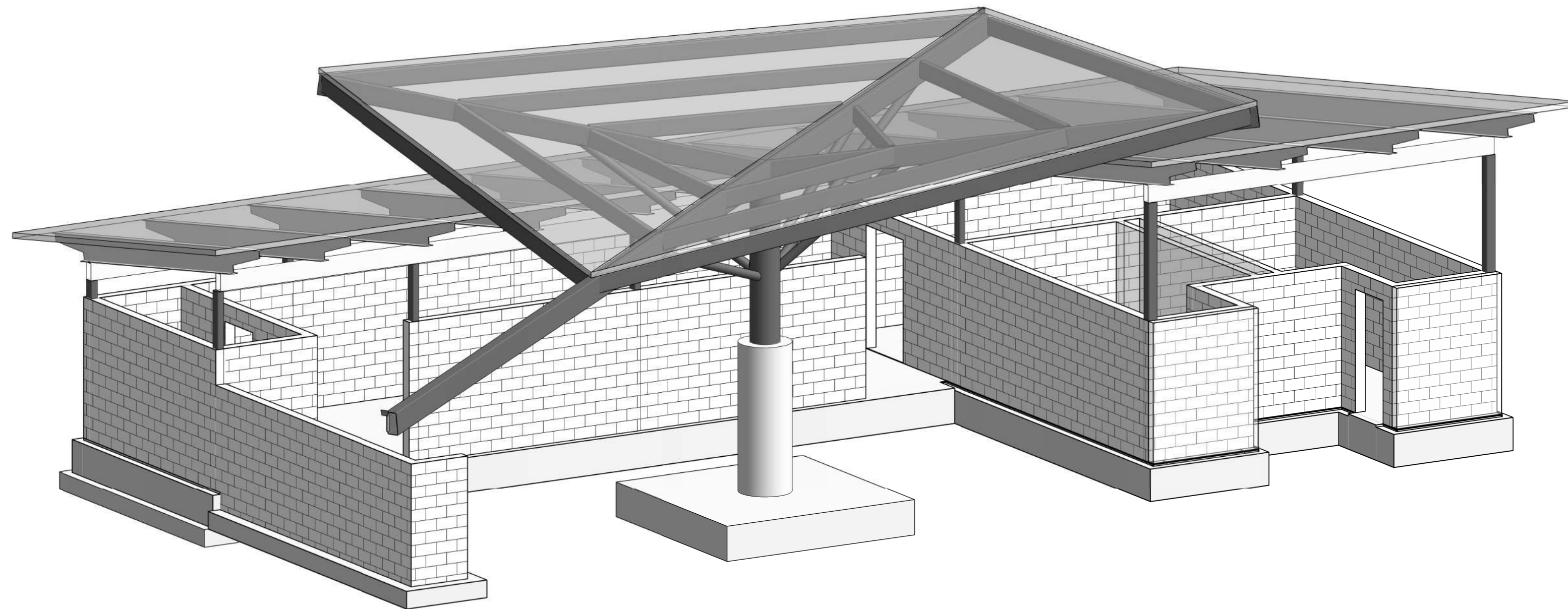
PROJECT # 302-220

**\*THINK DESIGN innovate, integrate, implement...\***

This document, the ideas and design incorporated herein are and shall remain the property of h+u architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+u architects.



3D Isometric View



3D Isometric View

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.  
Elizabeth Ledy  
PE 132471  
2025/03/10  
FIRM REG. # F-8601

**THE COLONY**  
TREEHOUSE AMENITY CENTER

BASTROP, TEXAS  
hatch + ulland architects

h+uo # #22-021

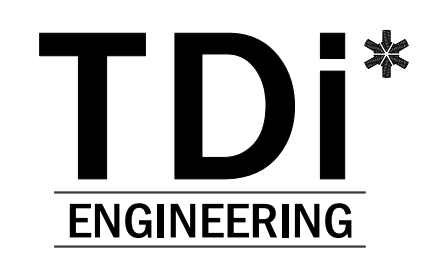
CONSTRUCTION DOCUMENTATION

ISSUE REVISIONS	DATE	NOTES
#	10/11/2024	90% CD
	10/23/2024	BID SET
	03/10/2025	90% CD

SHEET TITLE  
**3D ISOMETRIC VIEWS**

SHEET NUMBER  
**S1.03**

PROJECT # 302-220



TDI Engineering, LLC  
5906 Old Fredericksburg Road, Suite 300  
Austin, TX 78749  
512-301-3389 | www.tdi-llc.net

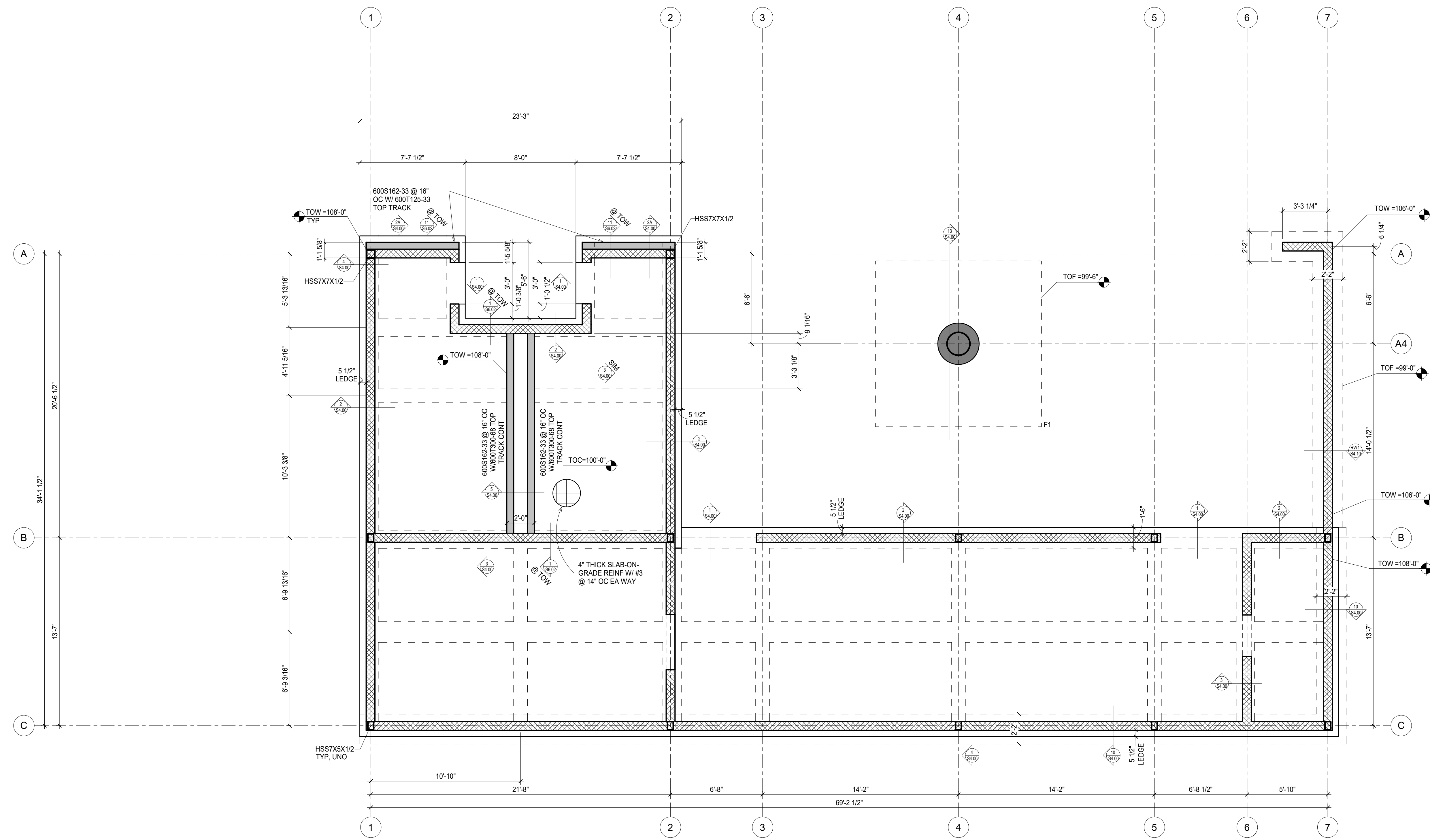
CIVIL & STRUCTURAL  
ENGINEERING  
AUSTIN / HOUSTON

**\*THINK DESIGN innovate, integrate, implement...**

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

ISSUE	REVISIONS	DATE	NOTES
10/11/2024	90% CD		
10/23/2024	BID SET		
03/10/2025	90% CD		

- FOUNDATION PLAN NOTE**
- NOTES, SECTIONS, DIMENSIONS, DROPS, SLOPES, ANCHOR BOLTS, ETC SHOWN IN ONE UNIT OR QUADRANT ARE TYPICAL AT ALL LOCATIONS.
  - VERIFY ALL DIMENSIONS, DROPS, SLOPES, ETC WITH ARCH PRIOR TO CONSTRUCTION.
  - ALL ELEVATIONS ARE RELATIVE TO TOP OF CONC AT 1ST FLOOR = 100'-0"
  - SLAB THICKNESS SHALL BE 4" MIN WITH #3 @ 14" OC EW, SLAB DEPTH SHALL BE MAINTAINED THROUGH ALL DROPS, SLOPES, ETC.
  - GRADE BEAM WIDTH SHALL BE 18" MIN AND DEPTH SHALL BE 30" MIN.
  - EXT FOOTINGS & GRADE BEAMS SHALL BEAR 12" MIN BELOW FINISHED GRADE.
  - INCREASE DEPTH OF EXT FOOTINGS AND GRADE BEAMS AS REQUIRED TO MAINTAIN MIN EMBEDMENT INTO FIN GRADE.
  - REF DETAIL "X" REFERS TO THE DETAIL ON THE FOUNDATION DETAIL SHEETS.
  - REF DETAIL "C" FOR ADDL REINF AT FOOTING AND WALL CORNERS.
  - REF DETAIL "G" FOR ADDL REINF AT PLUMBING PENETRATIONS.
  - REF DETAIL "B" FOR WALL ANCHOR BOLTS.
  - REF DETAIL "H" FOR HOLDOWN ANCHOR BOLTS.



**SCHEDULE - FOOTING SCHEDULE**

MARK	WIDTH	LENGTH	THICKNESS	REINFORCEMENT
F1	12'-0"	12'-0"	2'-0"	#5@12"OC EA WAY T/B

PROJECT # 302-220

**TDI**  
ENGINEERING

TDI Engineering, LLC  
5906 Old Fredericksburg Road, Suite 300  
Austin, TX 78749  
512-301-3389 | www.tdi-llc.net

CIVIL & STRUCTURAL  
ENGINEERING  
AUSTIN / HOUSTON

**\*THINK DESIGN innovate, integrate, implement...**

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

**POOL HOUSE - FOUNDATION PLAN**

1/4" = 1'-0"

- CIVIL ENGINEER**  
KT Civil  
6805 N. Capital of Texas Hwy Suite 315  
Austin, TX 78731
- LANDSCAPE ARCHITECT**  
Covey Planning + Landscape Architecture  
800 S Austin Ave.  
Georgetown, TX 78626
- PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP+e Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735
- STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd. Suite 300  
Austin, TX 78749

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.  
Elizabeth Ledy  
PE 132471  
2025/03/10  
FIRM REG. # F-8601

**THE COLONY**  
TREEHOUSE AMENITY CENTER

BASTROP, TEXAS  
hatch + ulland architects

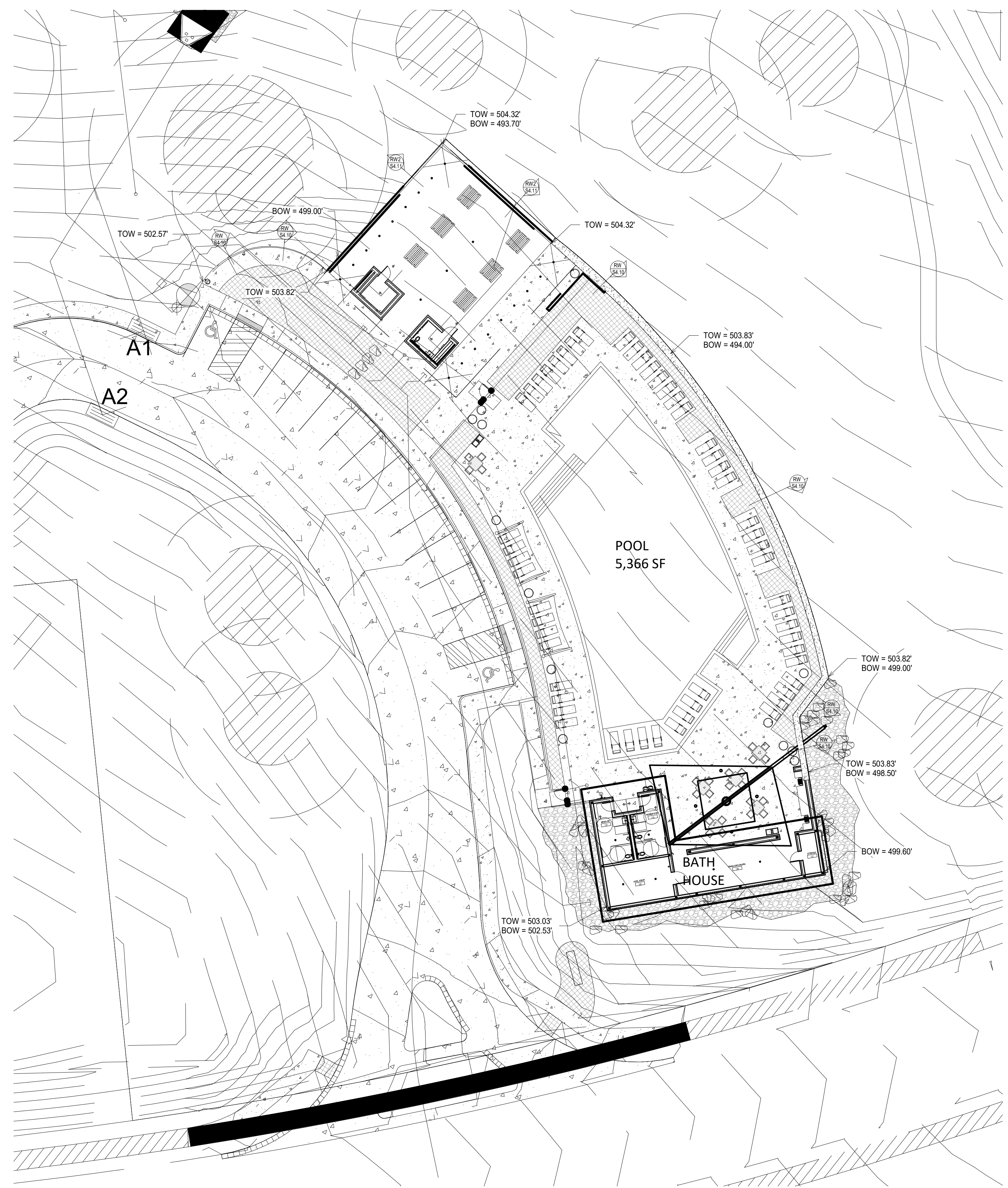
h+uo # #22-021

CONSTRUCTION DOCUMENTATION

ISSUE REVISIONS	NOTES
# DATE	
10/11/2024	90% CD
10/23/2024	BID SET
03/10/2025	90% CD

SHEET TITLE  
**RETAINING WALL PLAN**

SHEET NUMBER  
**S2.01**



**RETAINING WALL PLAN**

1" = 20'-0"

3/10/2025 9:09:15 AM

**TDI\***  
ENGINEERING

TDI Engineering, LLC  
5906 Old Fredericksburg Road, Suite 300  
Austin, TX 78749  
512-301-3389 | www.tdi-llc.net

CIVIL & STRUCTURAL  
ENGINEERING  
AUSTIN / HOUSTON

PROJECT # 302-220

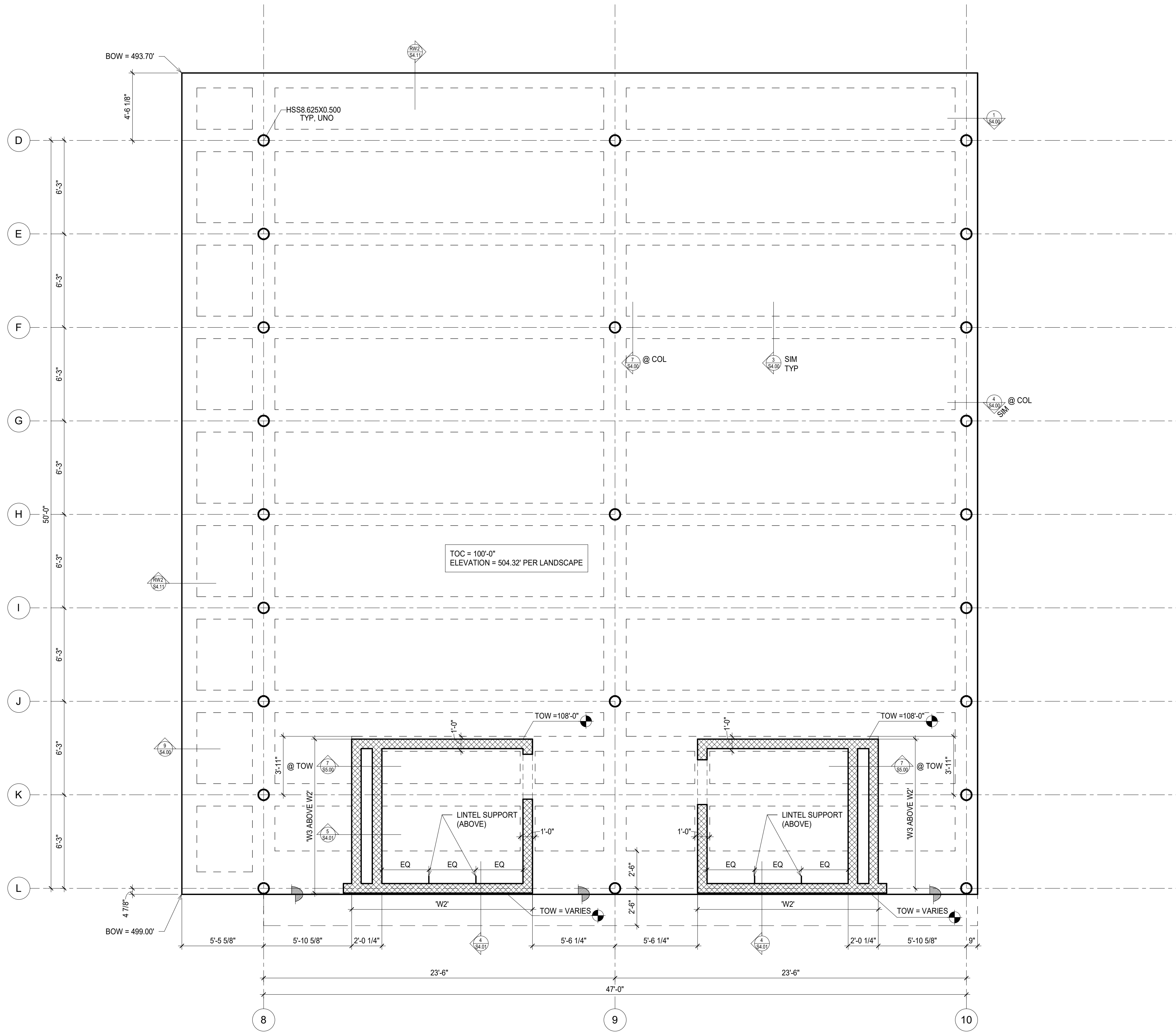
**\*THINK DESIGN innovate, integrate, implement...**

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

3/10/2025 9:09:16 AM

# SHADE PAVILION - FOUNDATION PLAN

1/4" = 1'-0"



- FOUNDATION PLAN NOTE**
- NOTES, SECTIONS, DIMENSIONS, DROPS, SLOPES, ANCHOR BOLTS, ETC SHOWN IN ONE UNIT OR QUADRANT ARE TYPICAL AT ALL LOCATIONS.
  - VERIFY ALL DIMENSIONS, DROPS, SLOPES, ETC WITH ARCH PRIOR TO CONSTRUCTION.
  - ALL ELEVATIONS ARE RELATIVE TO TOP OF CONC AT 1ST FLOOR = 100'-0".
  - SLAB THICKNESS SHALL BE 4" MIN WITH #3 @ 14" OC EW. SLAB DEPTH SHALL BE MAINTAINED THROUGH ALL DROPS, SLOPES, ETC.
  - GRADE BEAM WIDTH SHALL BE 18" MIN AND DEPTH SHALL BE 30" MIN.
  - EXT FOOTINGS & GRADE BEAMS SHALL BEAR 12" MIN BELOW FINISHED GRADE.
  - INCREASE DEPTH OF EXT FOOTINGS AND GRADE BEAMS AS REQUIRED TO MAINTAIN MIN EMBEDMENT INTO FIN GRADE.
  - REF DETAIL "X" REFERS TO THE DETAIL ON THE FOUNDATION DETAIL SHEETS.
  - REF DETAIL "C" FOR ADDL REINF AT FOOTING AND WALL CORNERS.
  - REF DETAIL "S" FOR ADDL REINF AT PLUMBING PENETRATIONS.
  - REF DETAIL "B" FOR WALL ANCHOR BOLTS.
  - REF DETAIL "H" FOR HOLDOWN ANCHOR BOLTS.

NOT FOR PERMITTING OR CONSTRUCTION



Issue Date  
 hatch + ulland owen  
 architects  
 1010 East 11th Street  
 Austin, Texas 78702  
 T: 512.474.8548  
 F: 512.474.8643  
 www.huoarchitects.com

**CIVIL ENGINEER**  
 KT Civil  
 6805 N. Capital of Texas Hwy Suite 315  
 Austin, TX 78731

**LANDSCAPE ARCHITECT**  
 Covey Planning + Landscape Architecture  
 800 S Austin Ave.  
 Georgetown, TX 78626

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
 Infinity MEP+e Consultants  
 5316 W US Hwy 290 Service Rd Suite 480  
 Austin, TX 78735

**STRUCTURAL ENGINEER**  
 TDI Engineering, LLC  
 5906 Old Fredericksburg Rd. Suite 300  
 Austin, TX 78749

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.  
 Elizabeth Ledy  
 PE 132471  
 2025/03/10  
 FIRM REG. # F-8601

## THE COLONY TREEHOUSE AMENITY CENTER

BASTROP, TEXAS  
 hatch + ulland owen architects

h+uo # 22-021

CONSTRUCTION DOCUMENTATION

ISSUE	REVISIONS	DATE	NOTES
1		11/20/24	90% CD
2		03/10/2025	90% CD

SHEET TITLE

SHADE PAVILION - FOUNDATION PLAN

SHEET NUMBER

S2.02

**TDI**  
ENGINEERING

TDI Engineering, LLC  
 5906 Old Fredericksburg Road, Suite 300  
 Austin, TX 78749  
 512-301-3389 | www.tdi-llc.net

CIVIL & STRUCTURAL  
 ENGINEERING  
 AUSTIN / HOUSTON

PROJECT # 302-220


\*THINK DESIGN innovate, integrate, implement...

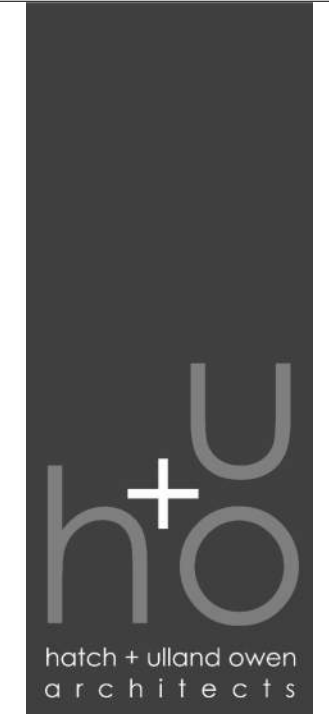
This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

**ROOF FRAMING PLAN NOTES**

1. VERIFY ALL DIMENSIONS, DROPS, SLOPES, ETC WITH ARCH PRIOR TO CONSTRUCTION
2. ALL ELEVATIONS ARE RELATIVE TO TOP OF CONC AT 1ST FLOOR = 100'-0"
3. BOD INDICATES BOTTOM OF DECK
4. TOS INDICATES TOP OF STEEL
5. ALL DRAINAGE IS THE RESPONSIBILITY OF THE ARCH. VERIFY ALL JOIST ELEVATIONS W/ ARCH.

**PLAN LEGEND**

 DENOTES 2x6 T&G DECK, REF SCHEDULE



Issue Date  
 hatch + ulland owen  
 architects  
 1010 East 11th Street  
 Austin, Texas 78702  
 T: 512.474.8548  
 F: 512.474.8643  
 www.huoarchitects.com

**CIVIL ENGINEER**  
 KT Civil  
 6805 N. Capital of Texas Hwy Suite 315  
 Austin, TX 78731

**LANDSCAPE ARCHITECT**  
 Covey Planning + Landscape Architecture  
 800 S Austin Ave.  
 Georgetown, TX 78626

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
 Infinity MEP+e Consultants  
 5316 W US Hwy 290 Service Rd Suite 480  
 Austin, TX 78735

**STRUCTURAL ENGINEER**  
 TDI Engineering, LLC  
 5906 Old Fredericksburg Rd. Suite 300  
 Austin, TX 78749

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.

Elizabeth Ledy  
 PE 132471  
 2025/03/10  
 FIRM REG. # F-8601

**THE COLONY**  
 TREEHOUSE AMENITY CENTER

BASTROP, TEXAS  
 hatch + ulland architects

h+uo # #22-021

CONSTRUCTION DOCUMENTATION

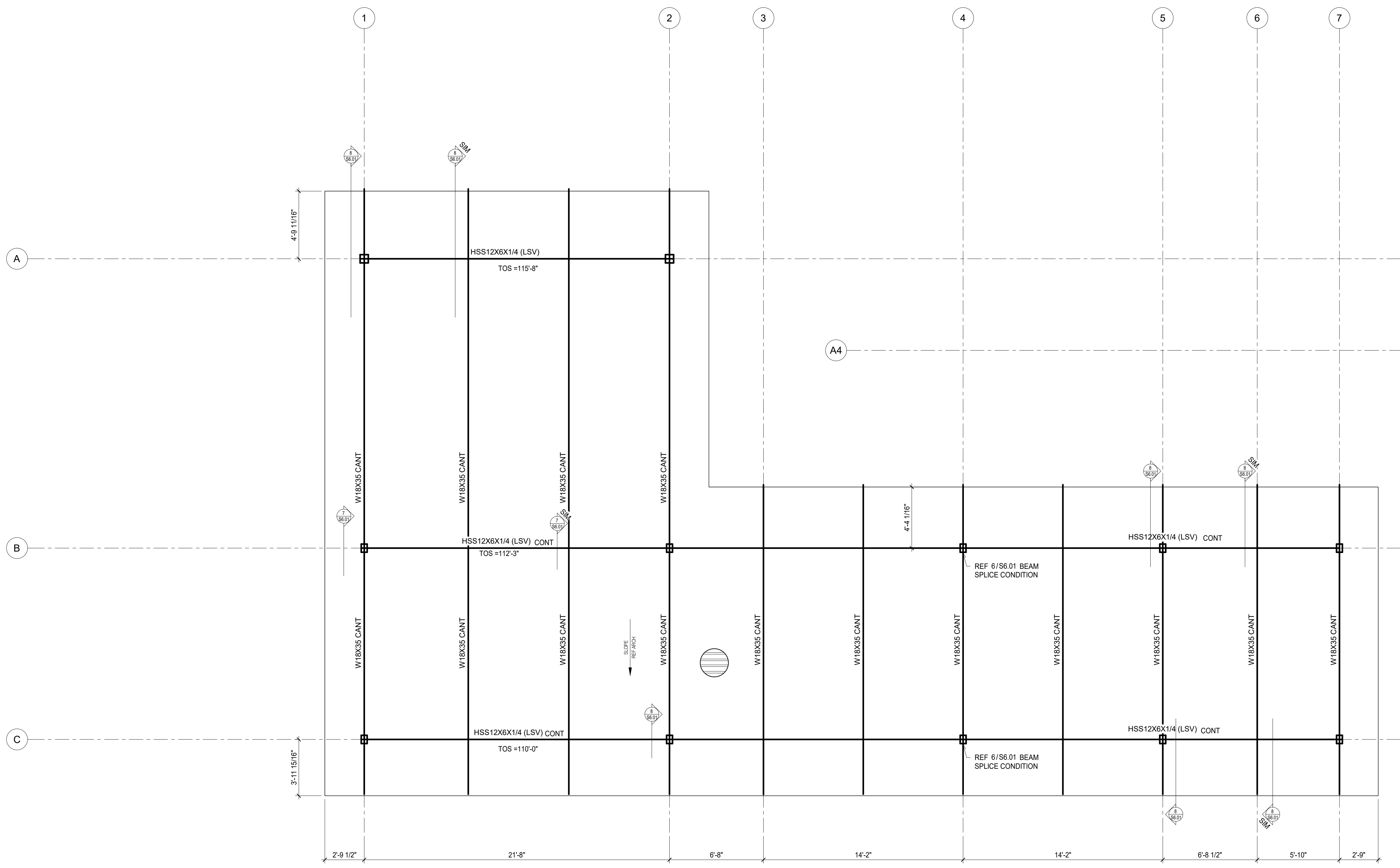
ISSUE REVISIONS	DATE	NOTES
# 1	11/20/2024	90% CD
# 2	10/23/2024	BID SET
# 3	03/10/2025	90% CD

SHEET TITLE

**POOL HOUSE - ROOF FRAMING PLAN - BUILDING**

SHEET NUMBER

**S3.00**



**POOL HOUSE - ROOF FRAMING PLAN - BUILDING**

1/4" = 1'-0"

PROJECT # 302-220

**TDI**  
 ENGINEERING

TDI Engineering, LLC  
 5906 Old Fredericksburg Road, Suite 300  
 Austin, TX 78749  
 512-301-3389 | www.tdi-llc.net

CIVIL & STRUCTURAL ENGINEERING  
 AUSTIN / HOUSTON


**\*THINK DESIGN innovate, integrate, implement...**

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used, altered, or copied in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

3/10/2025 9:09:16 AM

ROOF FRAMING PLAN NOTES	
1.	VERIFY ALL DIMENSIONS, DROPS, SLOPES, ETC WITH ARCH PRIOR TO CONSTRUCTION
2.	ALL ELEVATIONS ARE RELATIVE TO TOP OF CONC AT 1ST FLOOR = 100'-0"
3.	BOD INDICATES BOTTOM OF DECK
4.	TOS INDICATES TOP OF STEEL
5.	ALL DRAINAGE IS THE RESPONSIBILITY OF THE ARCH. VERIFY ALL JOIST ELEVATIONS W/ ARCH.

PLAN LEGEND	
	DENOTES 2x6 T&G DECK, REF SCHEDULE



Issue Date  
 hatch + ulland owen  
 architects  
 1010 East 11th Street  
 Austin, Texas 78702  
 T: 512.474.8548  
 F: 512.474.8643  
 www.huoarchitects.com

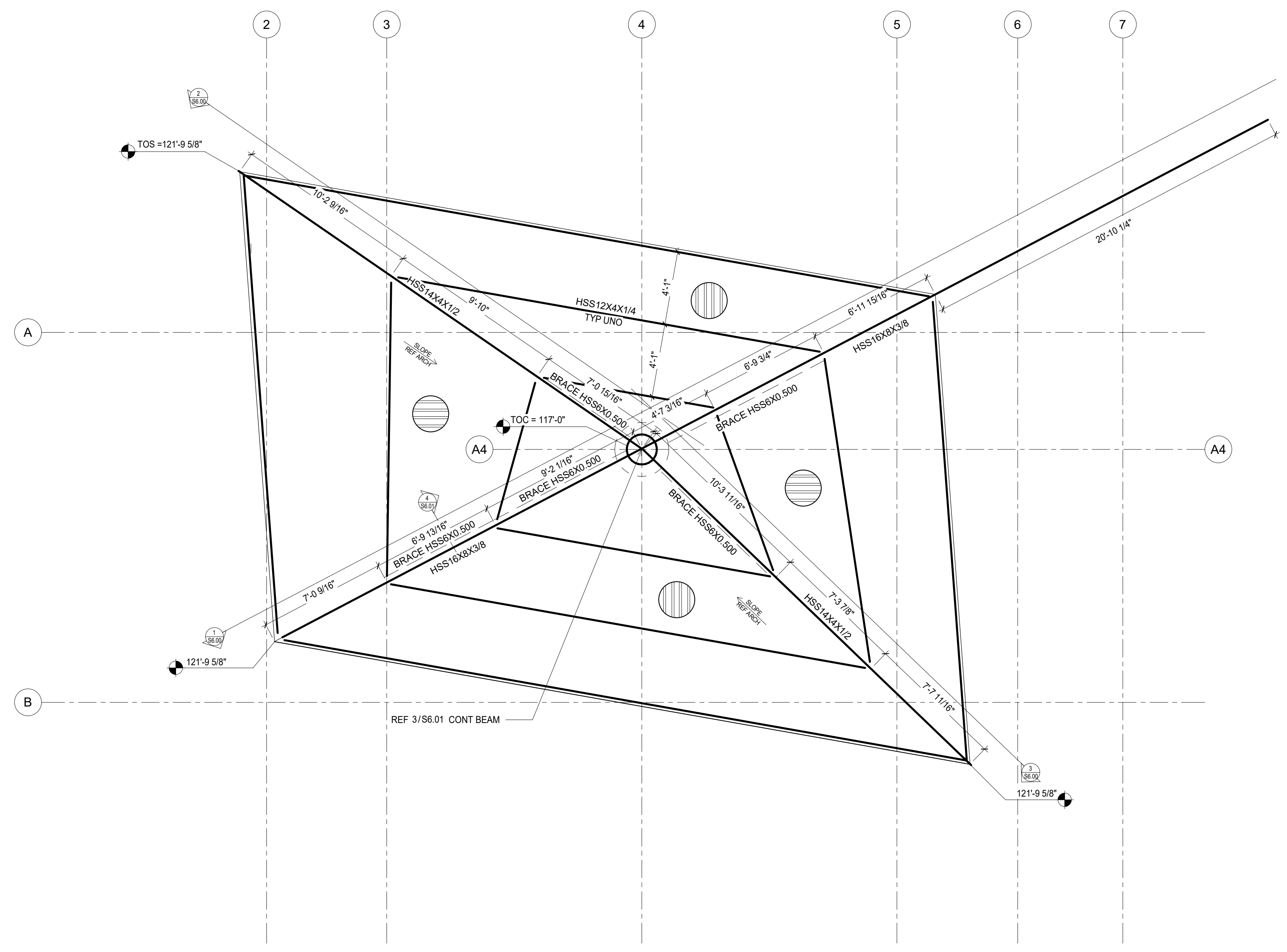
**CIVIL ENGINEER**  
 KT Civil  
 6805 N. Capital of Texas Hwy Suite 315  
 Austin, TX 78731

**LANDSCAPE ARCHITECT**  
 Covey Planning + Landscape Architecture  
 800 S Austin Ave.  
 Georgetown, TX 78626

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
 Infinity MEP+e Consultants  
 5316 W US Hwy 290 Service Rd Suite 480  
 Austin, TX 78735

**STRUCTURAL ENGINEER**  
 TDI Engineering, LLC  
 5906 Old Fredericksburg Rd. Suite 300  
 Austin, TX 78749

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.  
 Elizabeth Ledy  
 PE 132471  
 2025/03/10  
 FIRM REG. # F-8601



**POOL HOUSE - ROOF FRAMING PLAN - SHADE STRUCTURE**

1/4" = 1'-0"

PROJECT # 302-220

	TDI Engineering, LLC 5906 Old Fredericksburg Road, Suite 300 Austin, TX 78749 512-301-3389   www.tdi-llc.net	CIVIL & STRUCTURAL ENGINEERING AUSTIN / HOUSTON
	<p><b>*THINK DESIGN innovate, integrate, implement...</b></p>	

**THE COLONY**  
 TREEHOUSE AMENITY CENTER

BASTROP, TEXAS  
 hatch + ulland architects

h+uo # #22-021

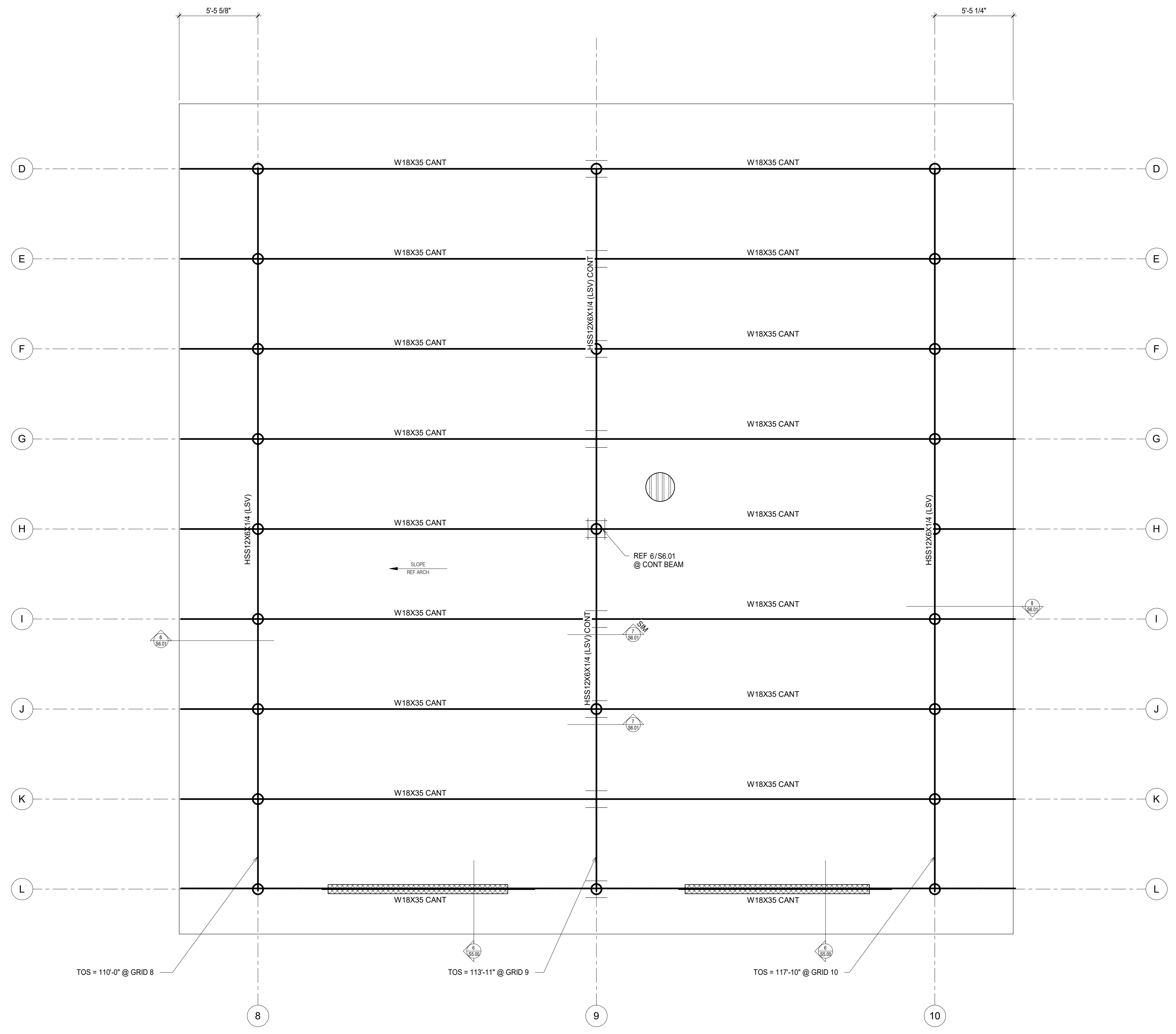
CONSTRUCTION DOCUMENTATION

ISSUE REVISIONS	NOTES
# 1 DATE 10/11/2024	90% CD
# 2 DATE 10/23/2024	BID SET
# 3 DATE 03/10/2025	90% CD

SHEET TITLE  
**POOL HOUSE - ROOF FRAMING PLAN - SHADE STRUCTURE**

SHEET NUMBER  
**S3.01**

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used, or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

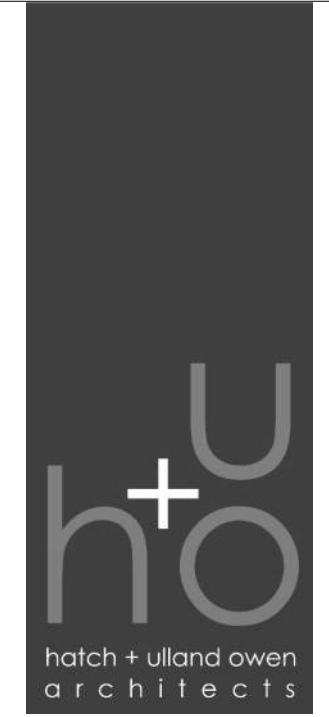


**ROOF FRAMING PLAN NOTES**

1. VERIFY ALL DIMENSIONS, DROPS, SLOPES, ETC WITH ARCH PRIOR TO CONSTRUCTION
2. ALL ELEVATIONS ARE RELATIVE TO TOP OF CONC AT 1ST FLOOR = 100'-0"
3. BOD INDICATES BOTTOM OF DECK
4. TOS INDICATES TOP OF STEEL
5. ALL DRAINAGE IS THE RESPONSIBILITY OF THE ARCH. VERIFY ALL JOIST ELEVATIONS W/ ARCH.

**PLAN LEGEND**

DENOTES 2x6 T&G DECK, REF SCHEDULE



NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

Issue Date  
 hatch + ulland owen architects  
 1010 East 11th Street  
 Austin, Texas 78702  
 T: 512.474.8548  
 F: 512.474.8643  
 www.huoarchitects.com

THE COLONY

**CIVIL ENGINEER**  
 KT Civil  
 6805 N. Capital of Texas Hwy Suite 315  
 Austin, TX 78731

**LANDSCAPE ARCHITECT**  
 Covey Planning + Landscape Architecture  
 800 S Austin Ave.  
 Georgetown, TX 78626

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
 Infinity MEP+e Consultants  
 5316 W US Hwy 290 Service Rd Suite 480  
 Austin, TX 78735

**STRUCTURAL ENGINEER**  
 TDI Engineering, LLC  
 5906 Old Fredericksburg Rd. Suite 300  
 Austin, TX 78749

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.  
 Elizabeth Ledy  
 PE 132471  
 2025/03/10  
 FIRM REG. # F-8601

**THE COLONY**  
 TREEHOUSE AMENITY CENTER  
 BASTROP, TEXAS  
 hatch + ulland architects

h+uo # #22-021  
 CONSTRUCTION DOCUMENTATION

ISSUE REVISIONS	DATE	NOTES
# 1	10/11/2024	90% CD
# 2	03/10/2025	90% CD

SHEET TITLE  
**SHADE PAVILION - ROOF FRAMING PLAN**

SHEET NUMBER  
**S3.02**

**SHADE PAVILION - ROOF FRAMING PLAN**

1/4" = 1'-0"

3/10/2025 9:08:17 AM

PROJECT # 302-220

**TDI\***  
 ENGINEERING

TDI Engineering, LLC  
 5906 Old Fredericksburg Road, Suite 300  
 Austin, TX 78749  
 512-301-3389 | www.tdi-llc.net

CIVIL & STRUCTURAL ENGINEERING  
 AUSTIN / HOUSTON

**\*THINK DESIGN innovate, integrate, implement...**

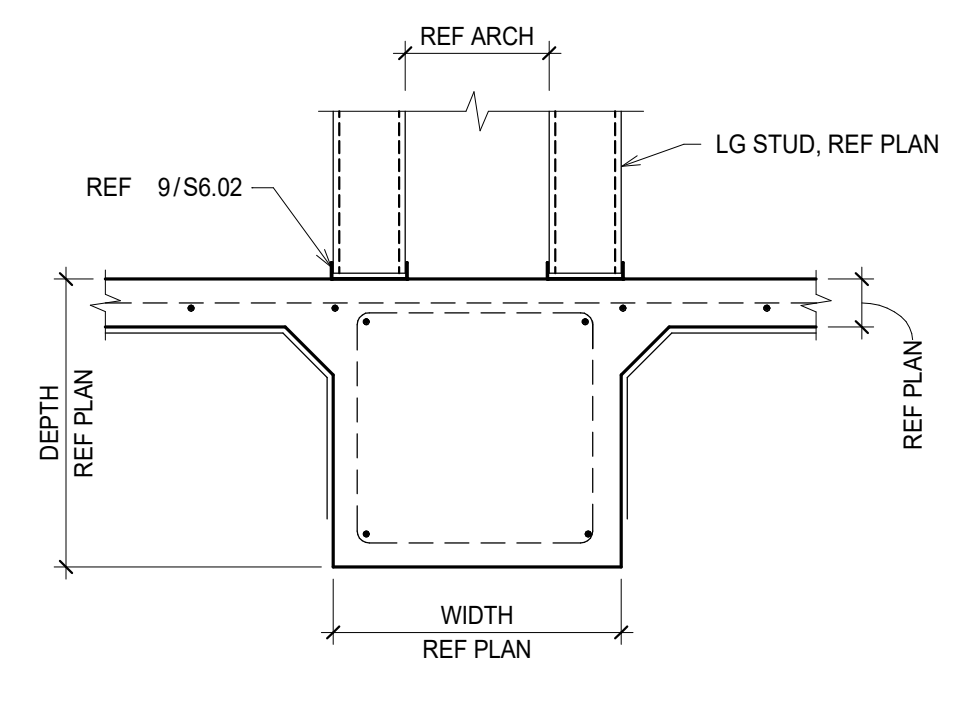
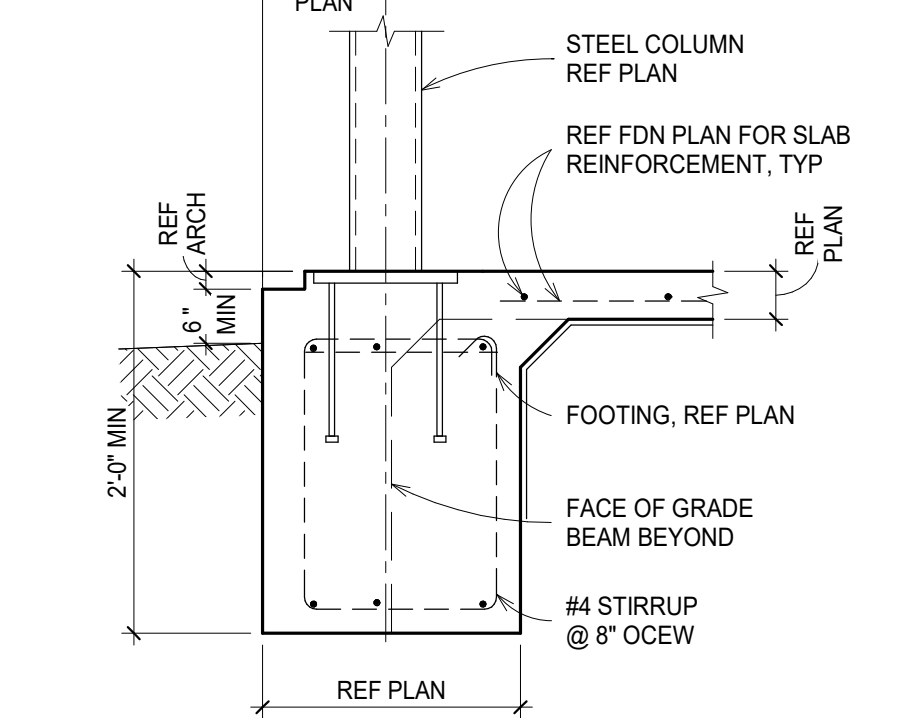
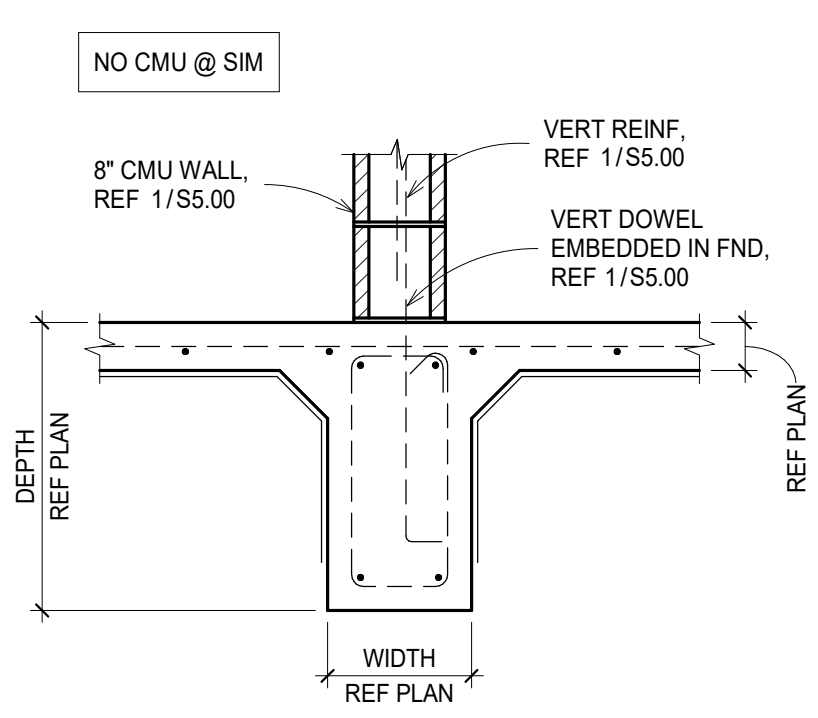
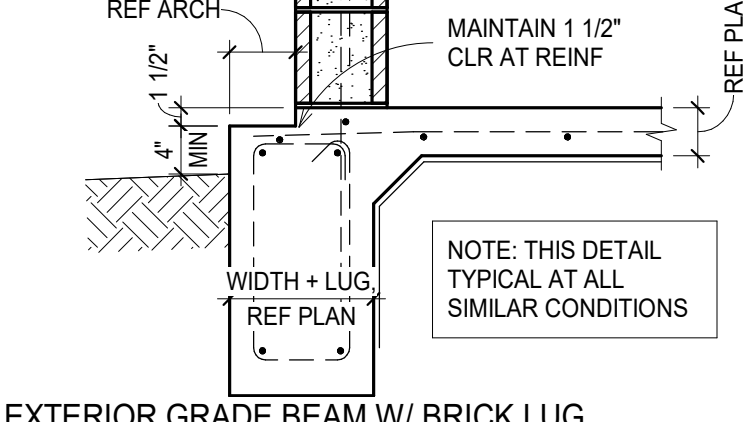
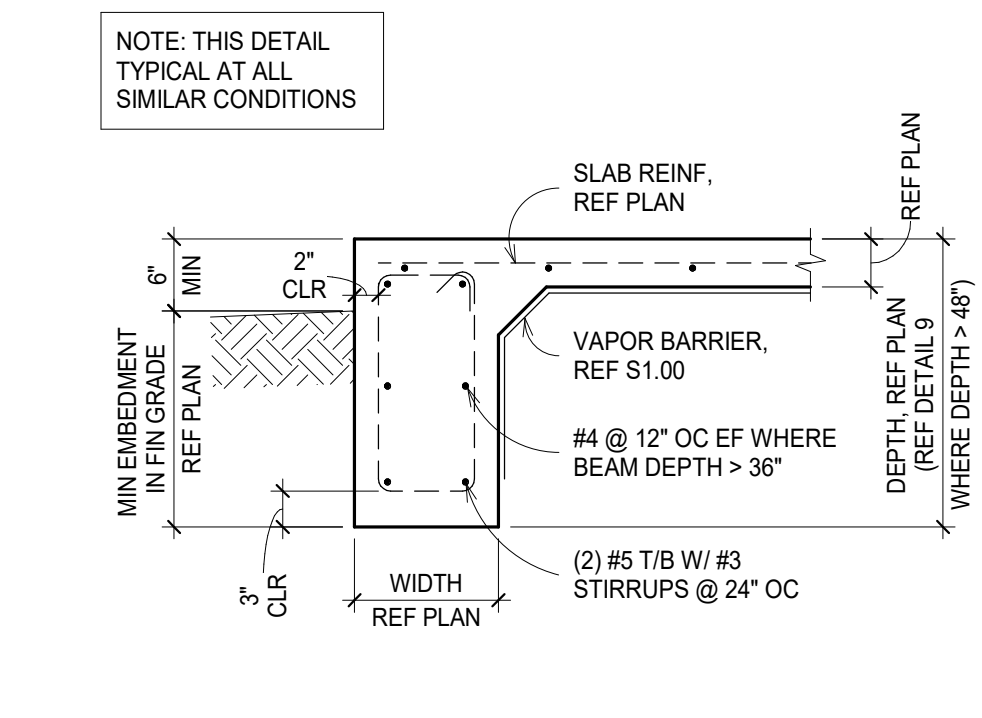
This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.



ISSUE	REVISIONS	DATE	NOTES
	1	10/11/2024	90% CD
	2	10/23/2024	BID SET
	3	03/10/2025	90% CD

NOTE: THIS DETAIL TYPICAL AT ALL SIMILAR CONDITIONS

NOTE: THIS DETAIL TYPICAL AT ALL SIMILAR CONDITIONS



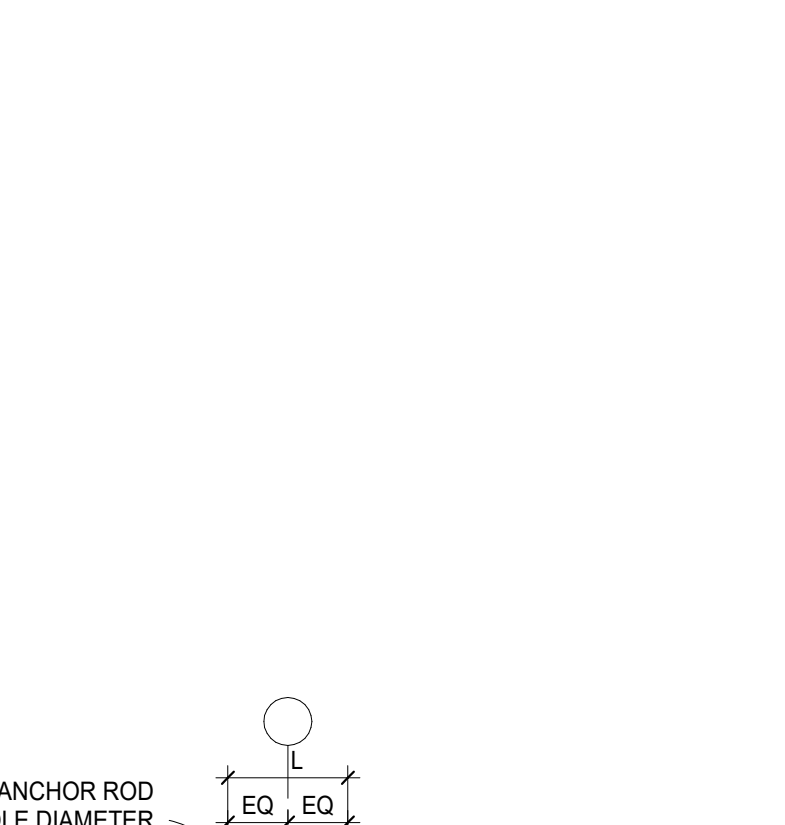
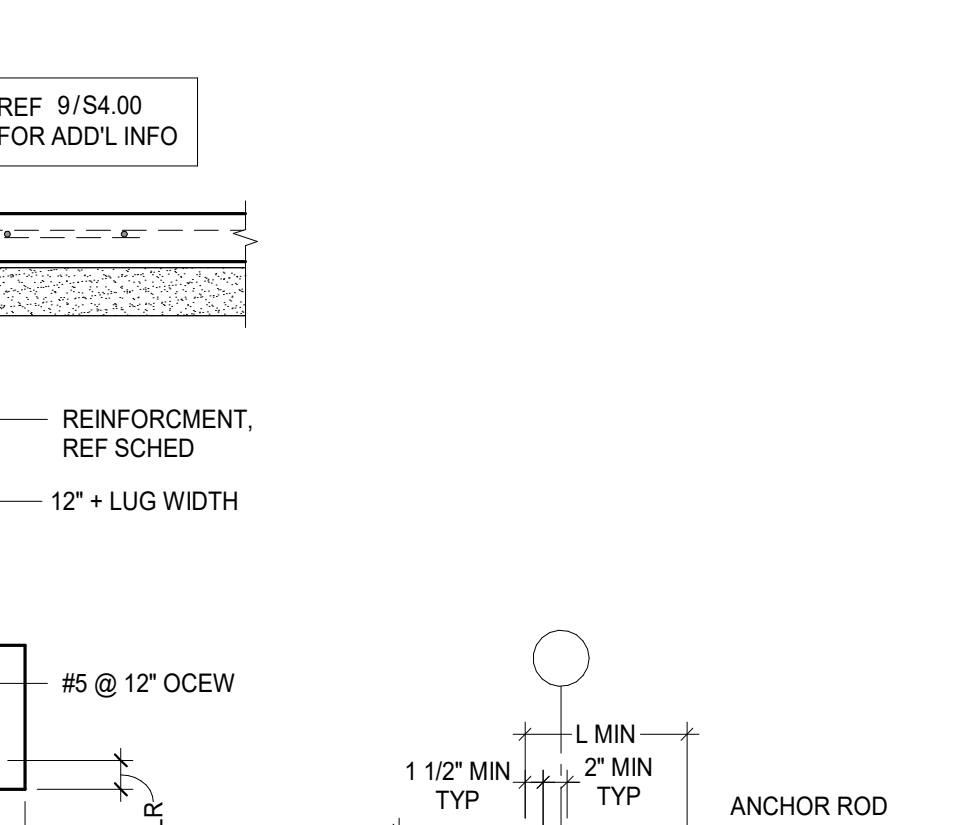
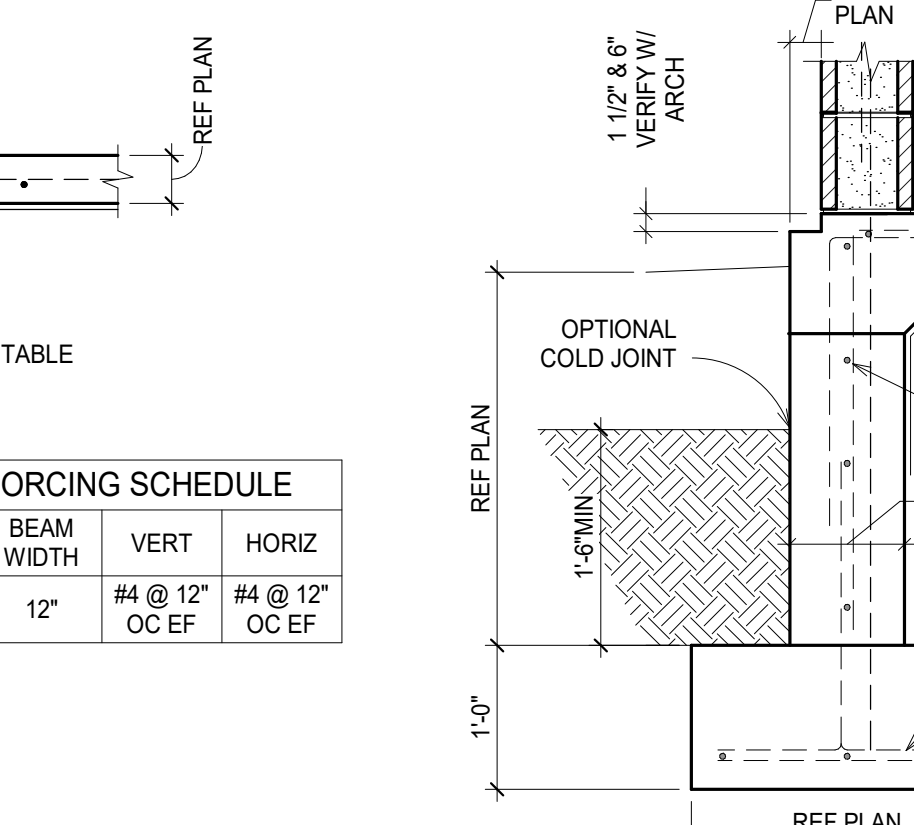
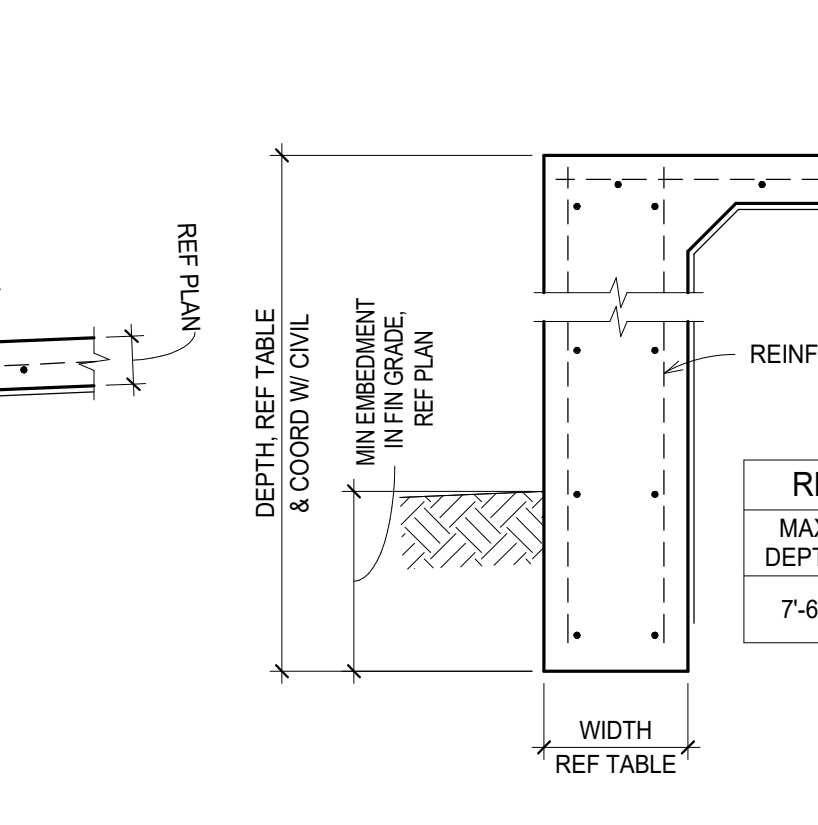
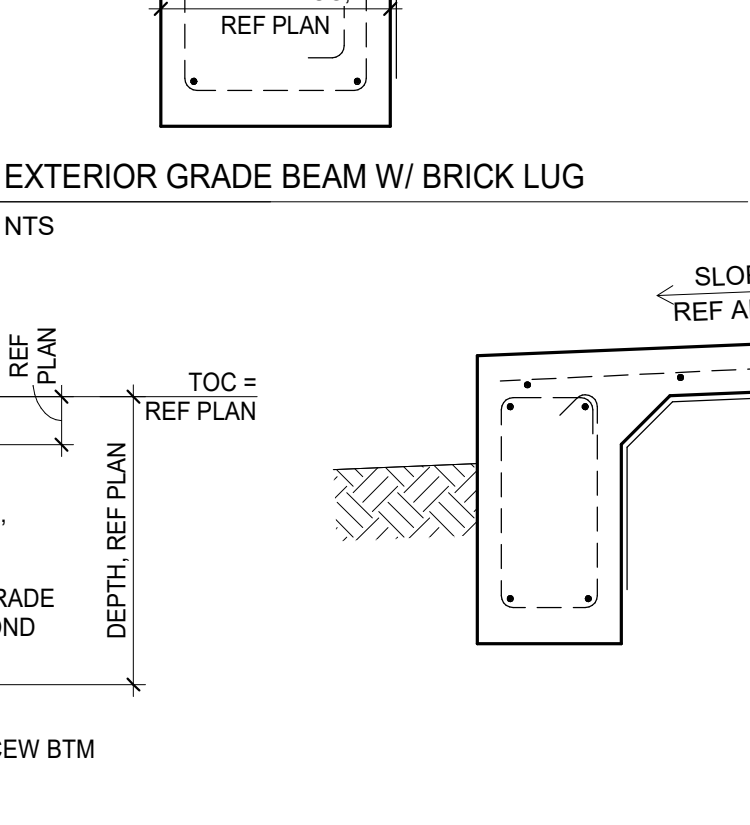
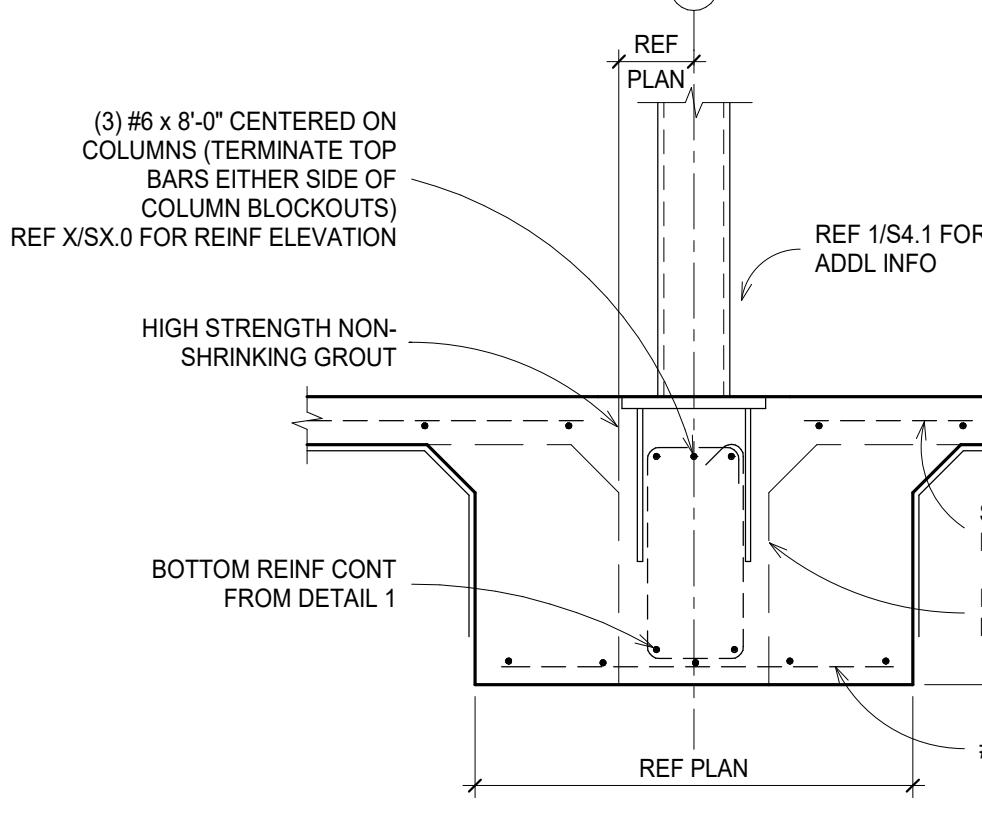
1 EXTERIOR GRADE BEAM NTS

2 EXTERIOR GRADE BEAM W/ BRICK LUG NTS

3 INT GRADE BEAM W/ CMU WALL NTS

4 COLUMN @ EXT GRADE BEAM W/ LUG NTS

5 INT GRADE BEAM W/ LG WALL NTS



7 WIDENED GRADE BEAM AT INTERIOR STEEL COLUMN NTS

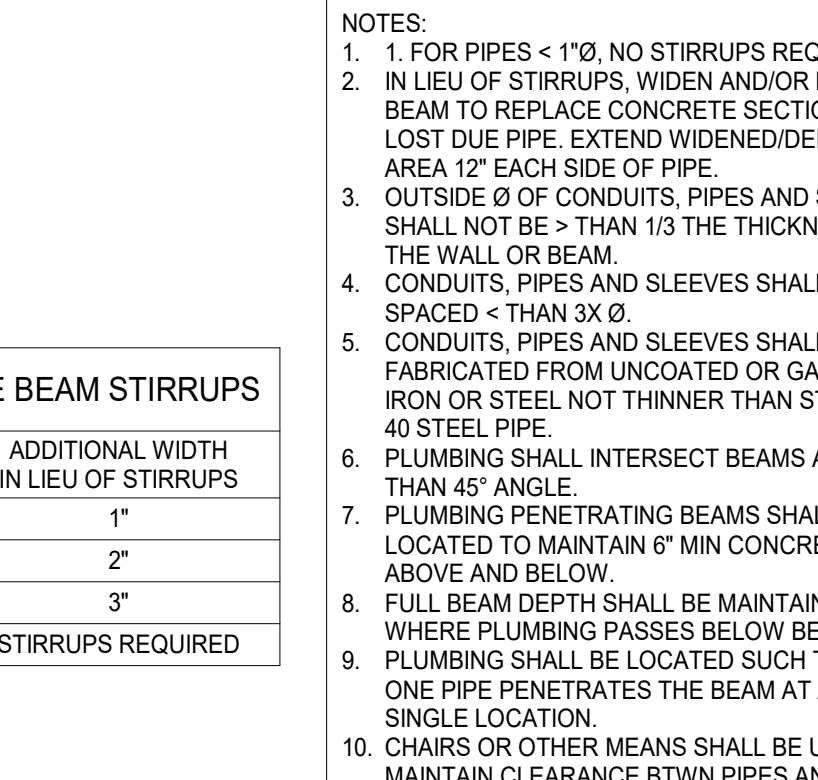
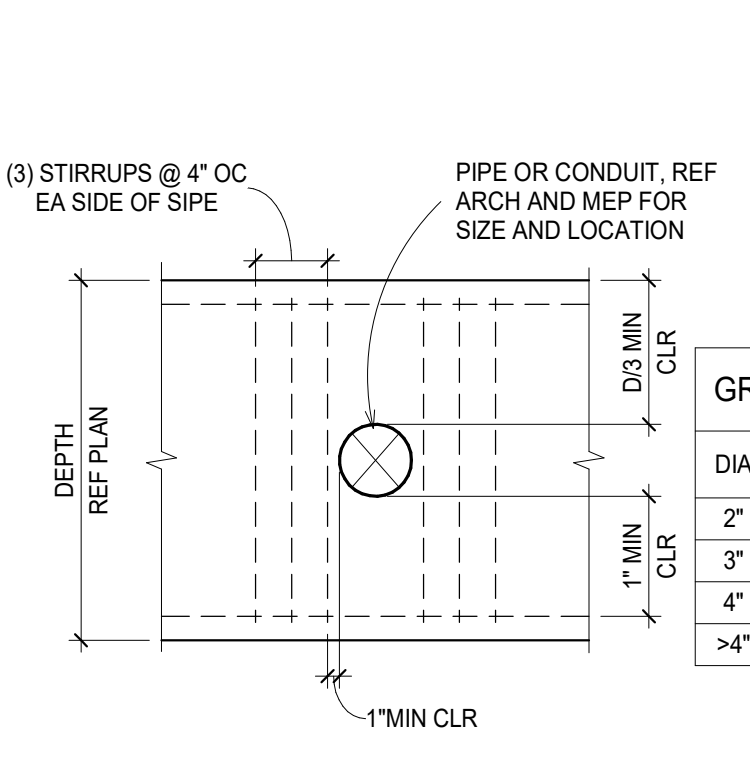
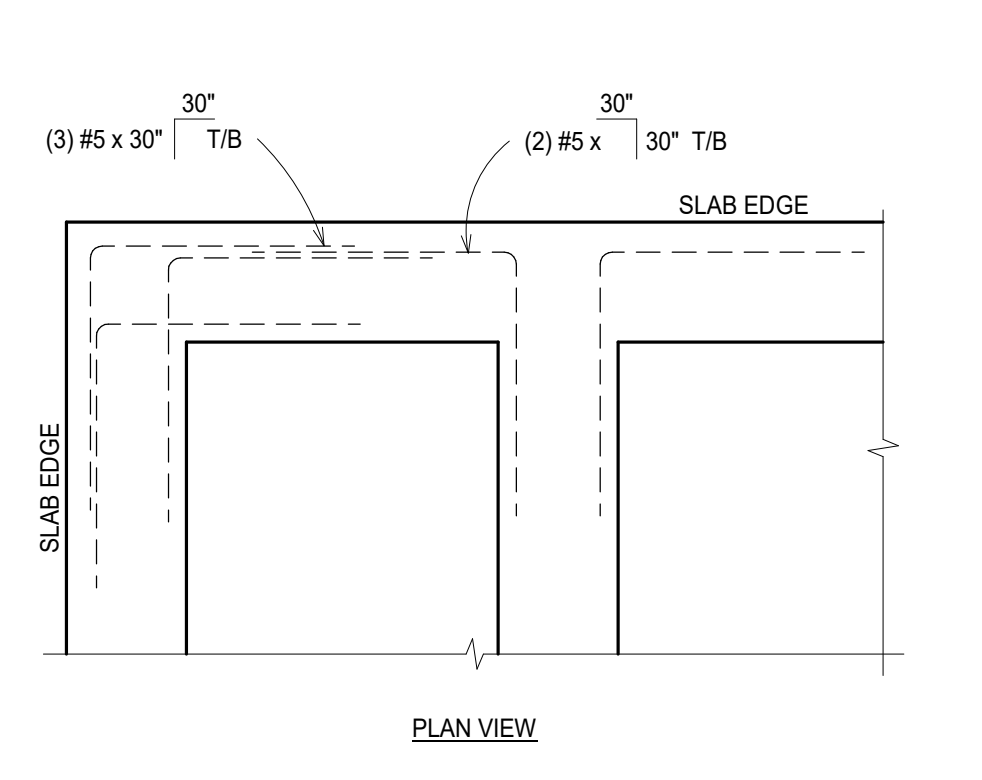
8 EXTERIOR GRADE BEAM W/ SLOPING SLAB NTS

9 DEEP EXTERIOR GRADE BEAM NTS

10 DEEP EXTERIOR GRADE BEAM NTS

14 LIGHT POLE BASE NTS

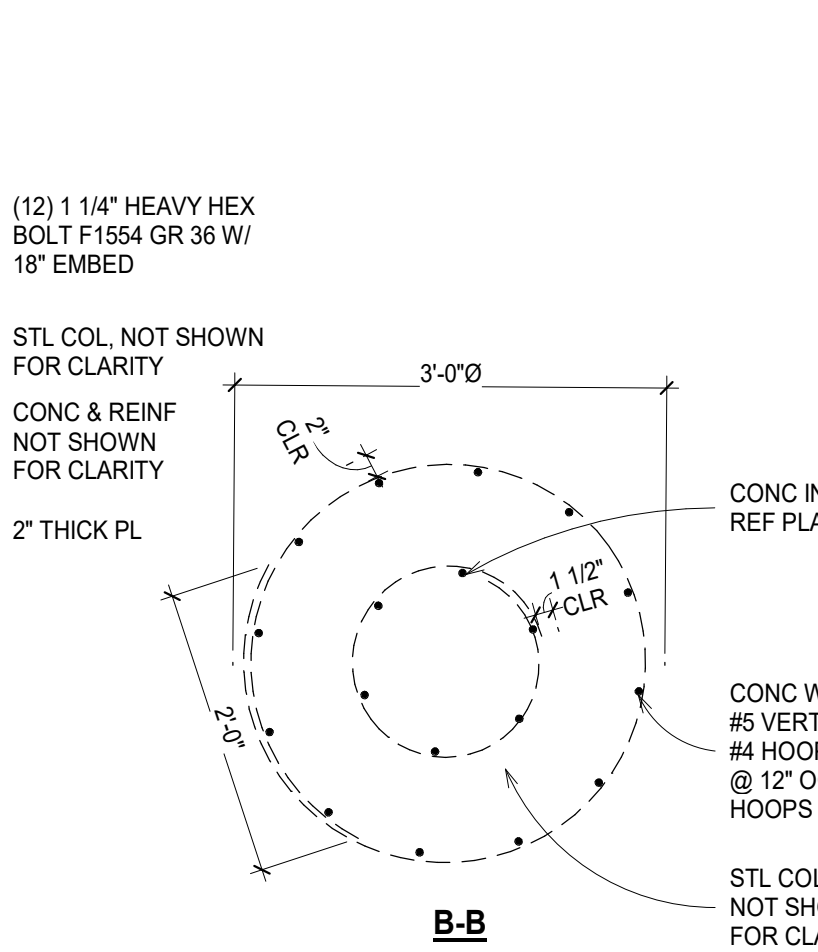
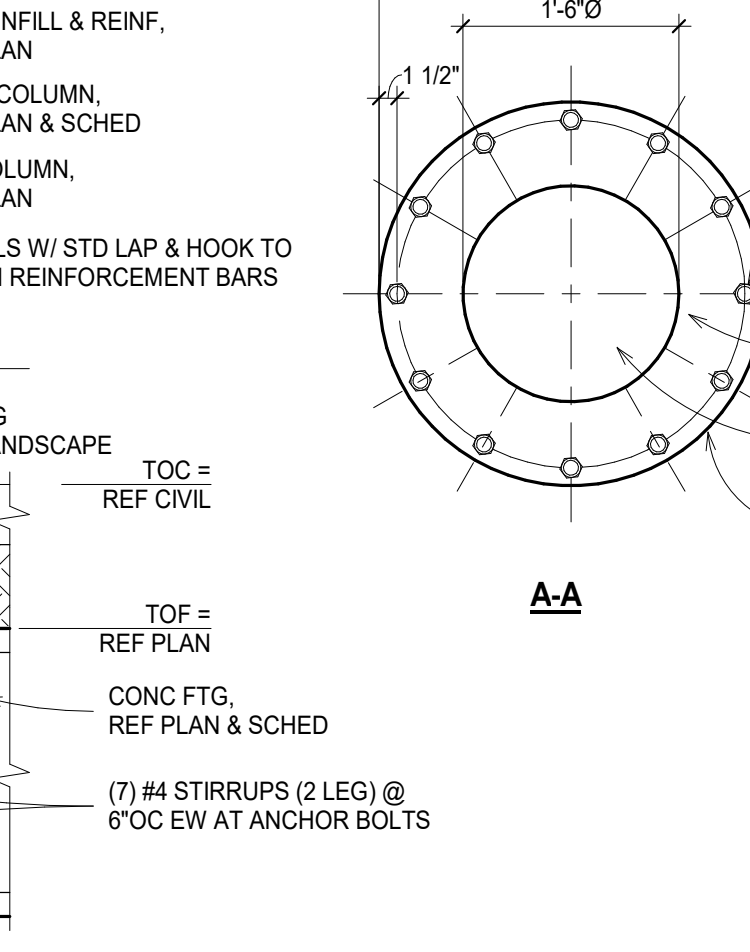
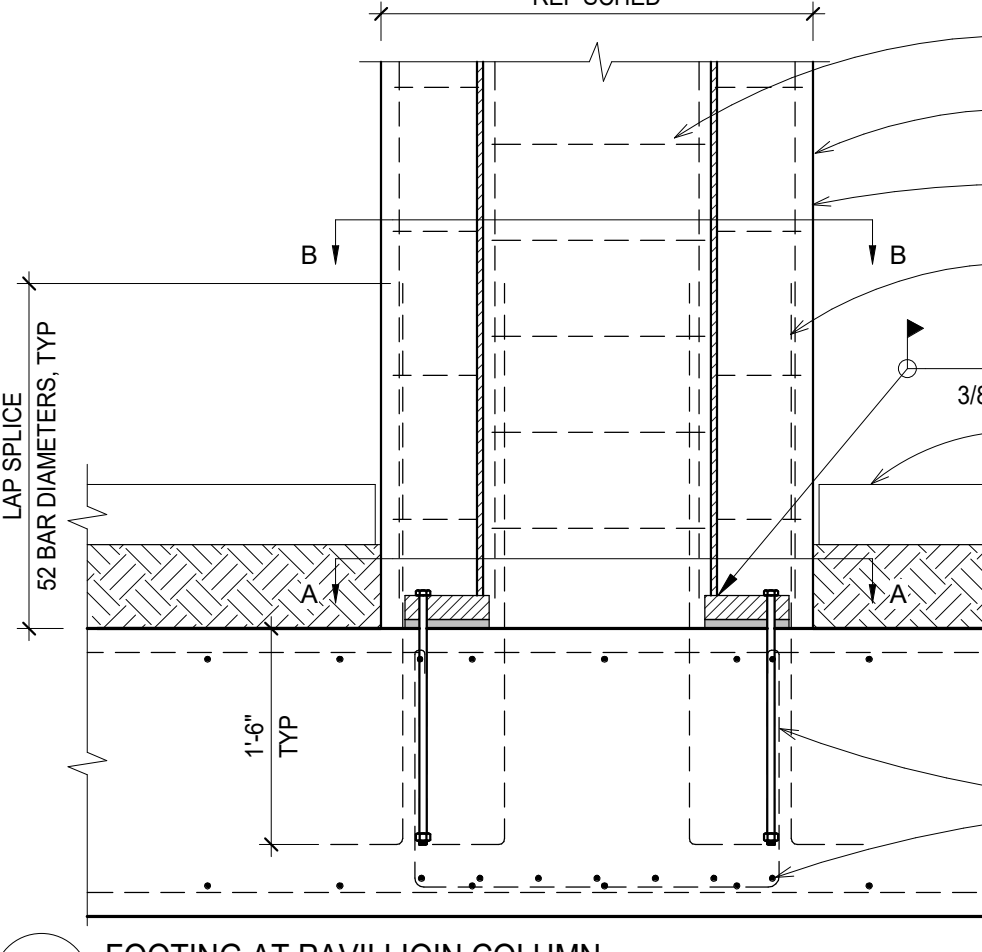
S COLUMN PLATE AND ANCHOR BOLT DIAGRAMS NTS



11 CORNER BARS NTS

12 GRADE BEAM PENETRATIONS NTS

13 FOOTING AT PAVILLION COLUMN NTS



13 FOOTING AT PAVILLION COLUMN NTS

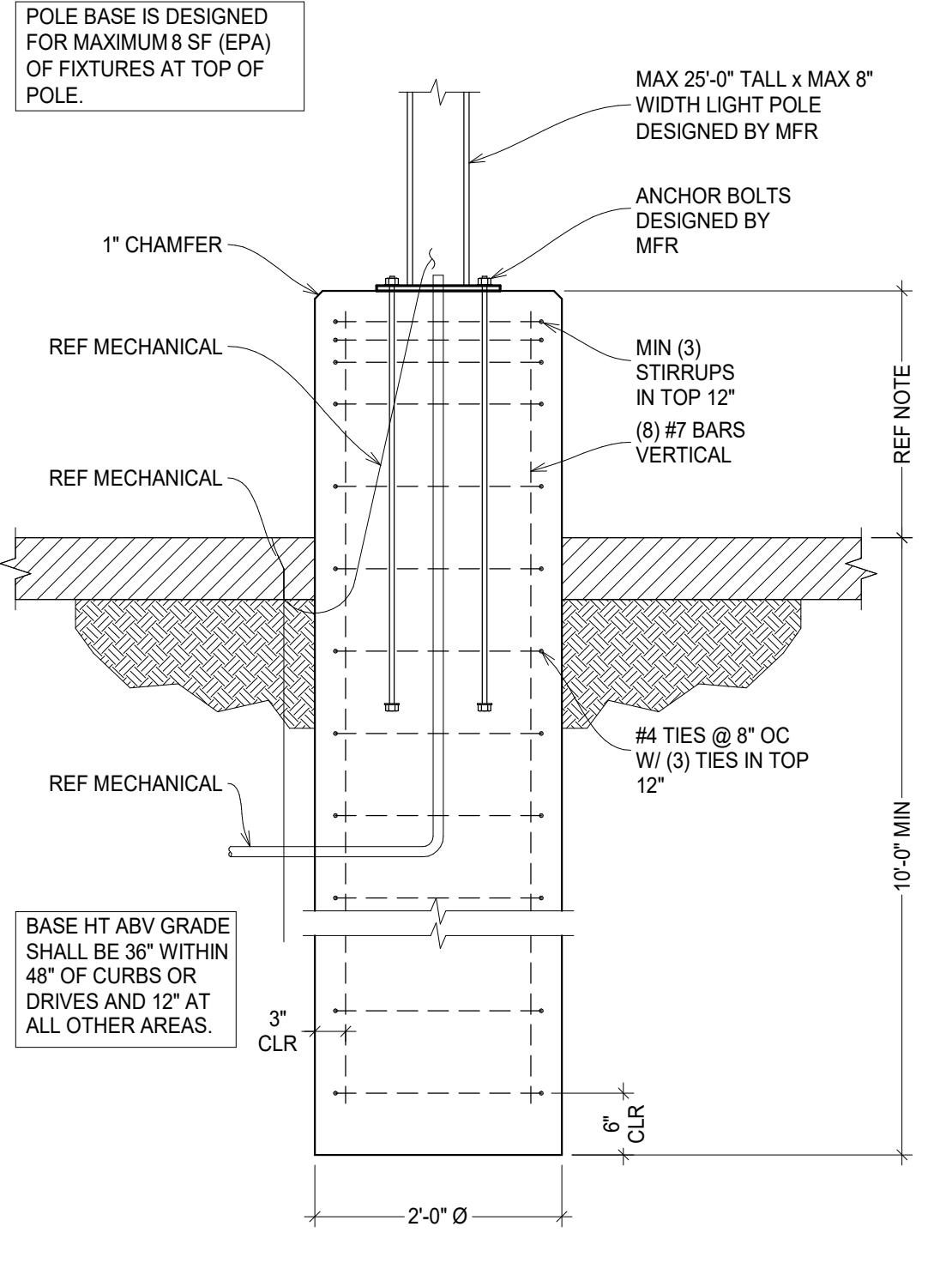
13 FOOTING AT PAVILLION COLUMN NTS

13 FOOTING AT PAVILLION COLUMN NTS

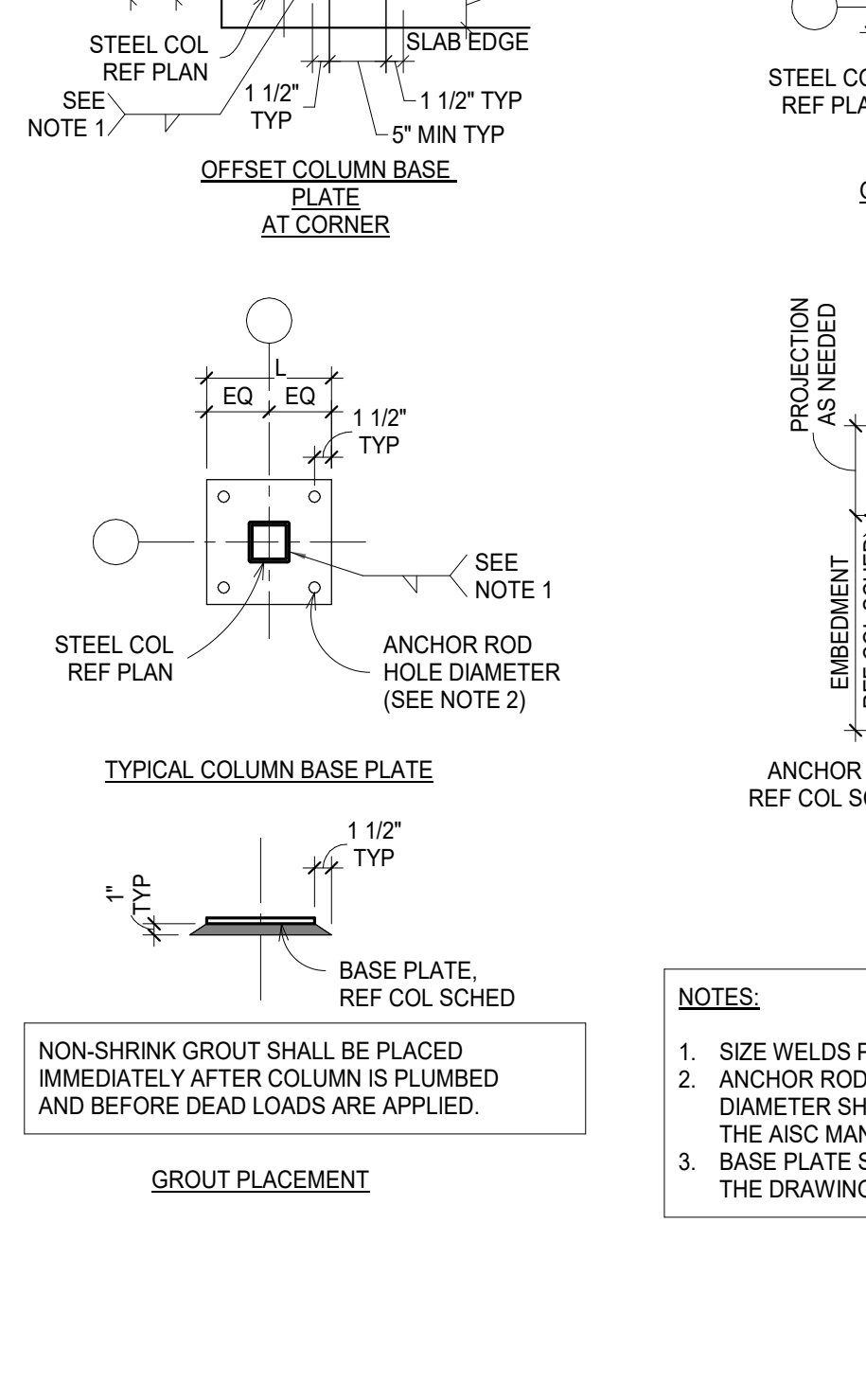
REINFORCING SCHEDULE			
MAX DEPTH	BEAM WIDTH	VERT	HORIZ
7'-6"	12"	#4 @ 12" OC EF	#4 @ 12" OC EF

- NOTES:
1. FOR PIPES < 1"Ø, NO STIRRUPS REQUIRED.
  2. IN LIEU OF STIRRUPS, WIDEN AND/OR DEEPEN BEAM TO REPLACE CONCRETE SECTION AREA LOST DUE PIPE. EXTEND WIDENED/DEEPENED AREA 12" EACH SIDE OF PIPE.
  3. OUTSIDE Ø OF CONDUITS, PIPES AND SLEEVES SHALL NOT BE > THAN 1/3 THE THICKNESS OF THE WALL OR BEAM.
  4. CONDUITS, PIPES AND SLEEVES SHALL NOT BE SPACED < THAN 3X Ø.
  5. CONDUITS, PIPES AND SLEEVES SHALL BE FABRICATED FROM UNCOATED OR GALVANIZED IRON OR STEEL NOT THINNER THAN STD SCHED 40 STEEL PIPE.
  6. PLUMBING SHALL INTERSECT BEAMS AT NO LESS THAN 45° ANGLE.
  7. PLUMBING PENETRATING BEAMS SHALL BE LOCATED TO MAINTAIN 6" MIN CONCRETE COVER ABOVE AND BELOW.
  8. FULL BEAM DEPTH SHALL BE MAINTAINED WHERE PLUMBING PASSES BELOW BEAMS.
  9. PLUMBING SHALL BE LOCATED SUCH THAT ONLY ONE PIPE PENETRATES THE BEAM AT ANY SINGLE LOCATION.
  10. CHAIRS OR OTHER MEANS SHALL BE USED TO MAINTAIN CLEARANCE BTWN PIPES AND REINF.

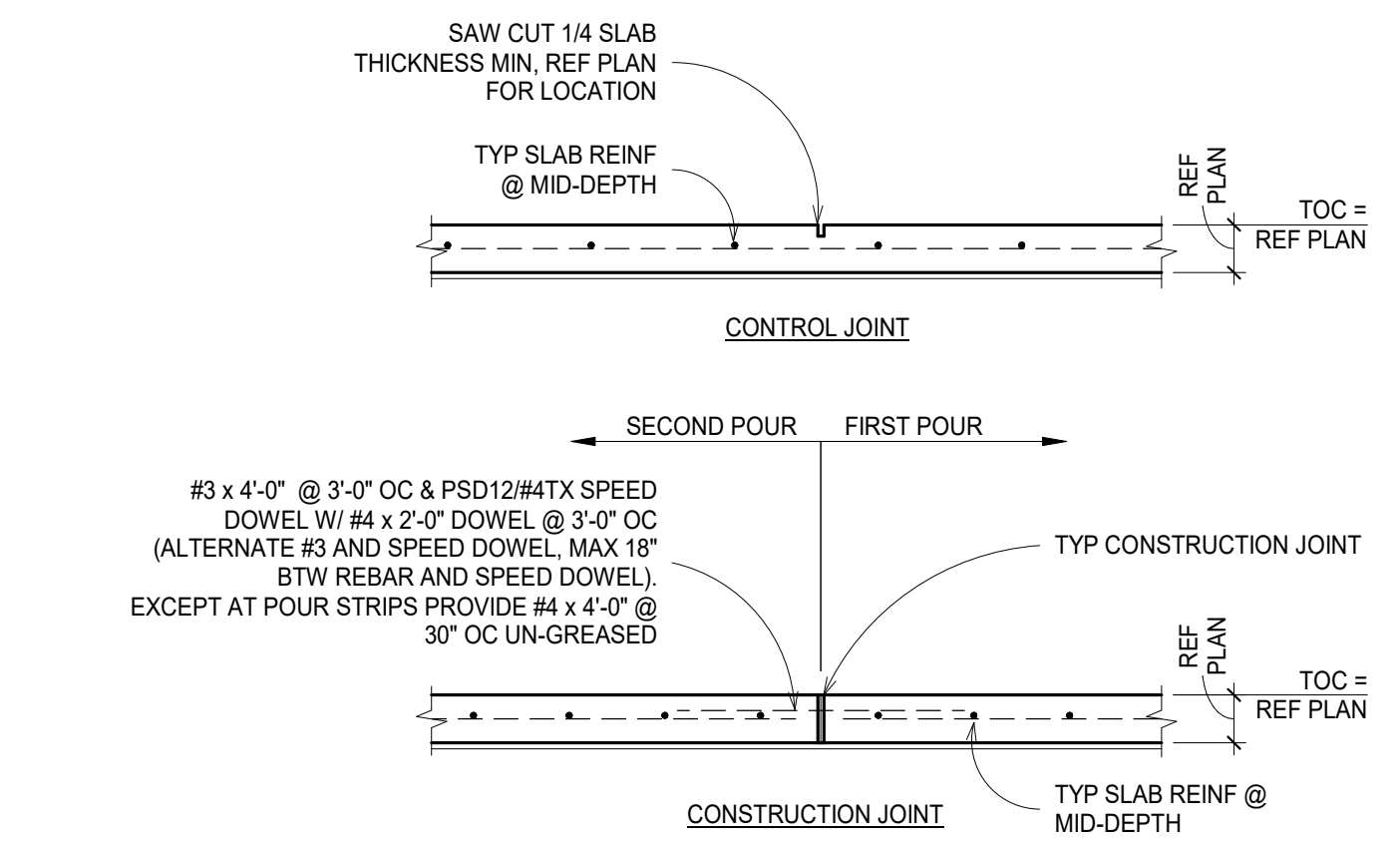
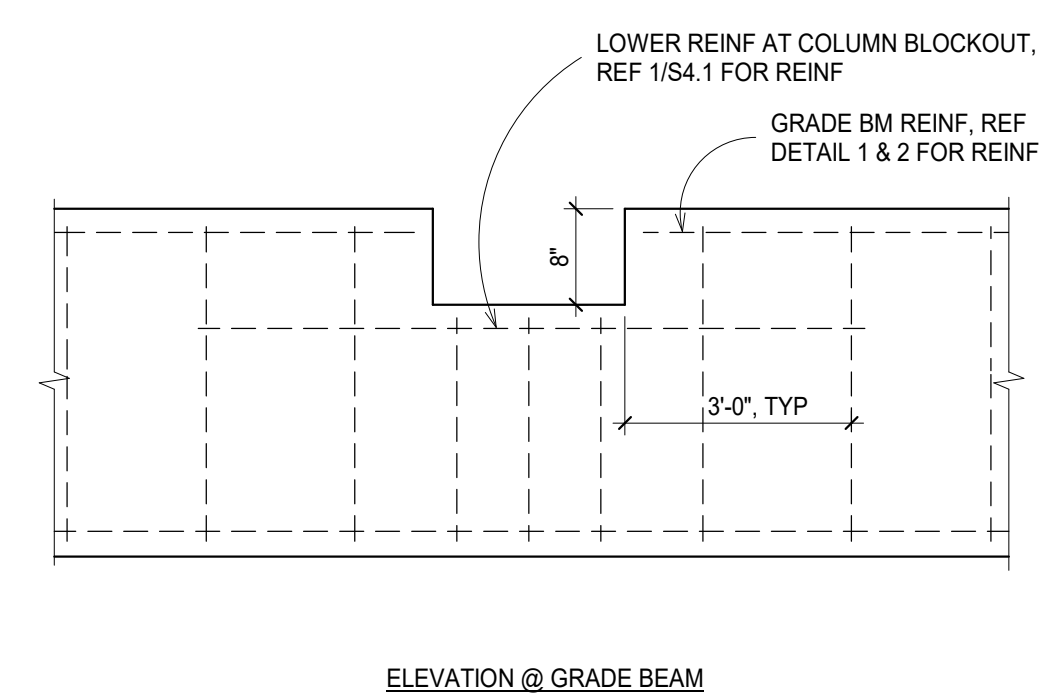
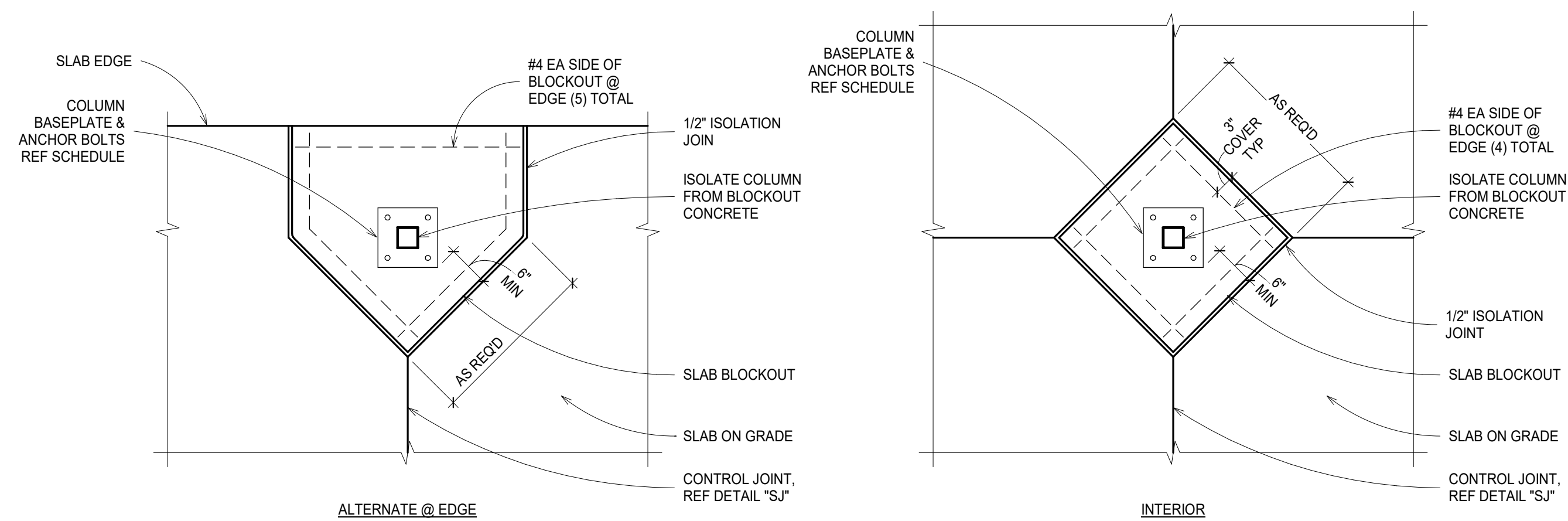
GRADE BEAM STIRRUPS	
DIA	ADDITIONAL WIDTH IN LIEU OF STIRRUPS
2"	1"
3"	2"
4"	3"
>4"	STIRRUPS REQUIRED



14 LIGHT POLE BASE NTS

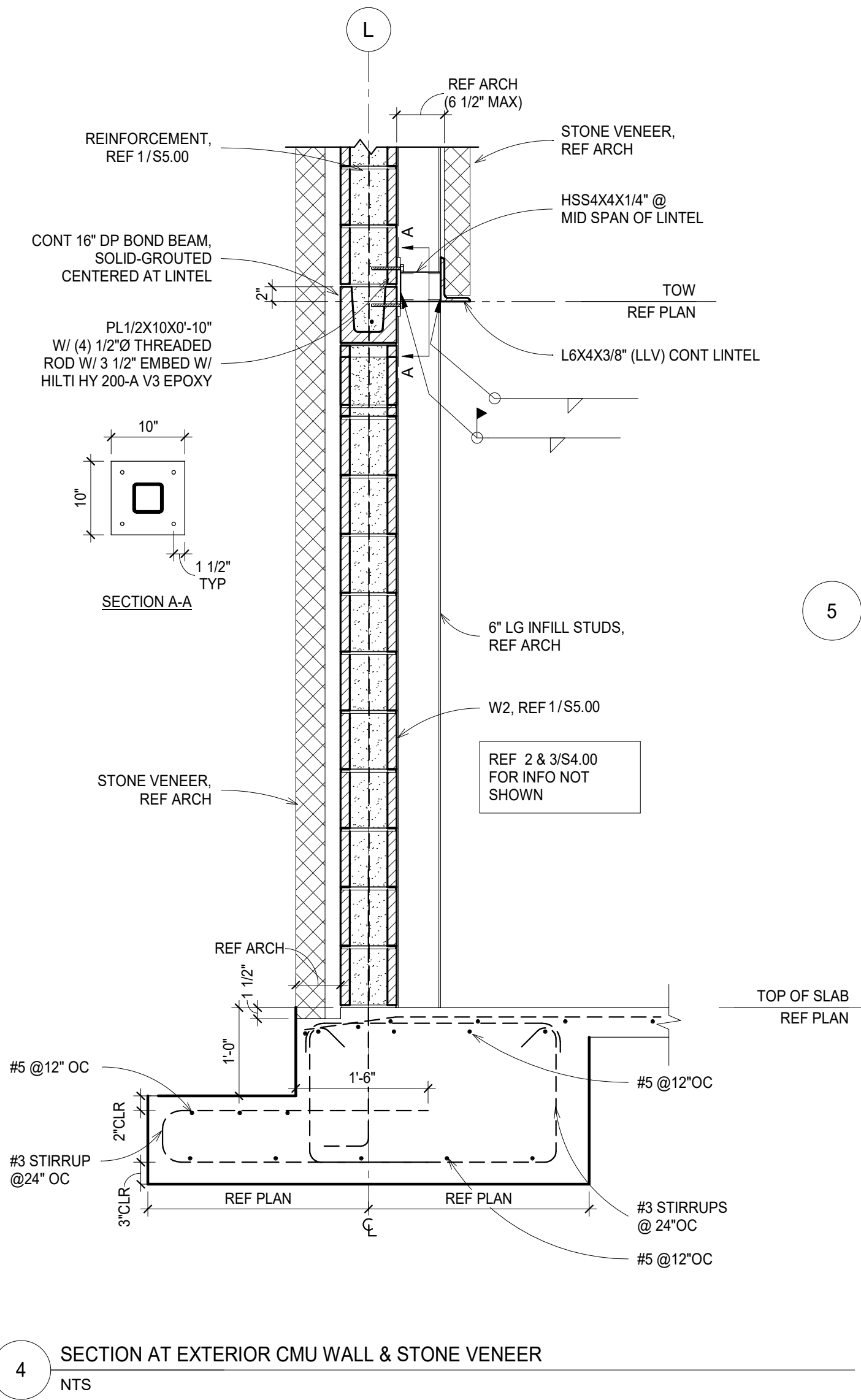


S COLUMN PLATE AND ANCHOR BOLT DIAGRAMS NTS

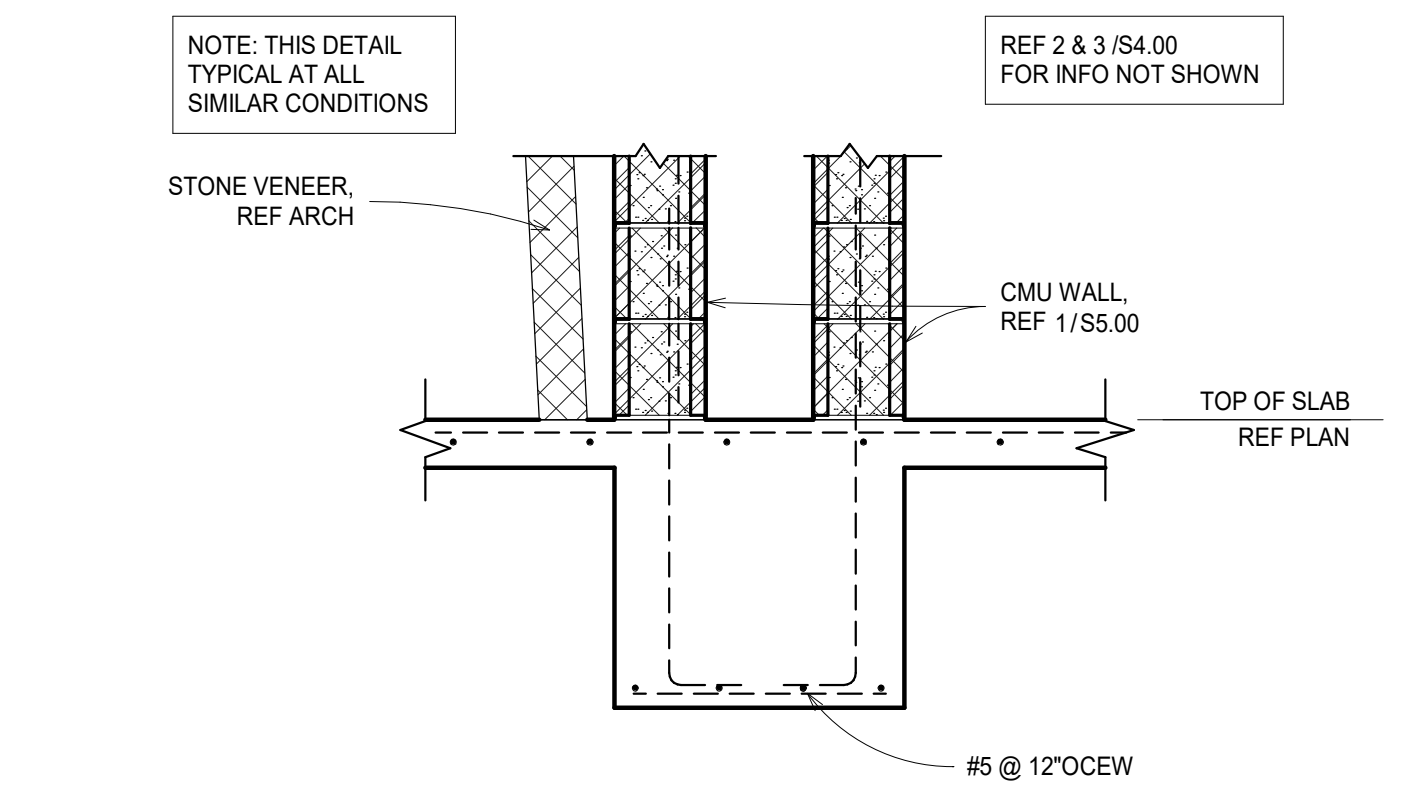


CB COLUMN BLOCKOUT DETAIL  
NTS

SJ SLAB JOINTS  
NTS



4 SECTION AT EXTERIOR CMU WALL & STONE VENEER  
NTS



5 SECTION AT DOUBLE CMU WALL & STONE VENEER  
NTS



NOT FOR REGULARITY OF APPROVAL, PERMITTING OR CONSTRUCTION

Issue Date  
hatch + ulland owen architects  
1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huoarchitects.com

**CIVIL ENGINEER**  
KT Civil  
6805 N. Capital of Texas Hwy Suite 315  
Austin, TX 78731

**LANDSCAPE ARCHITECT**  
Covey Planning + Landscape Architecture  
800 S Austin Ave.  
Georgetown, TX 78626

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP+e Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd. Suite 300  
Austin, TX 78749

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.

Elizabeth Ledy  
PE 132471  
2025/03/10  
FIRM REG. # F-8601

**THE COLONY**  
TREEHOUSE AMENITY CENTER

BASTROP, TEXAS  
hatch + ulland architects

h+uo # #22-021

CONSTRUCTION DOCUMENTATION

ISSUE REVISIONS	DATE	NOTES
#	10/11/2024	90% CD
	03/10/2025	90% CD

SHEET TITLE  
**FOUNDATION DETAILS**

SHEET NUMBER

**S4.01**

PROJECT # 302-220

**TDI**  
ENGINEERING

TDI Engineering, LLC  
5906 Old Fredericksburg Road, Suite 300  
Austin, TX 78749  
512-301-3389 | www.tdi-llc.net

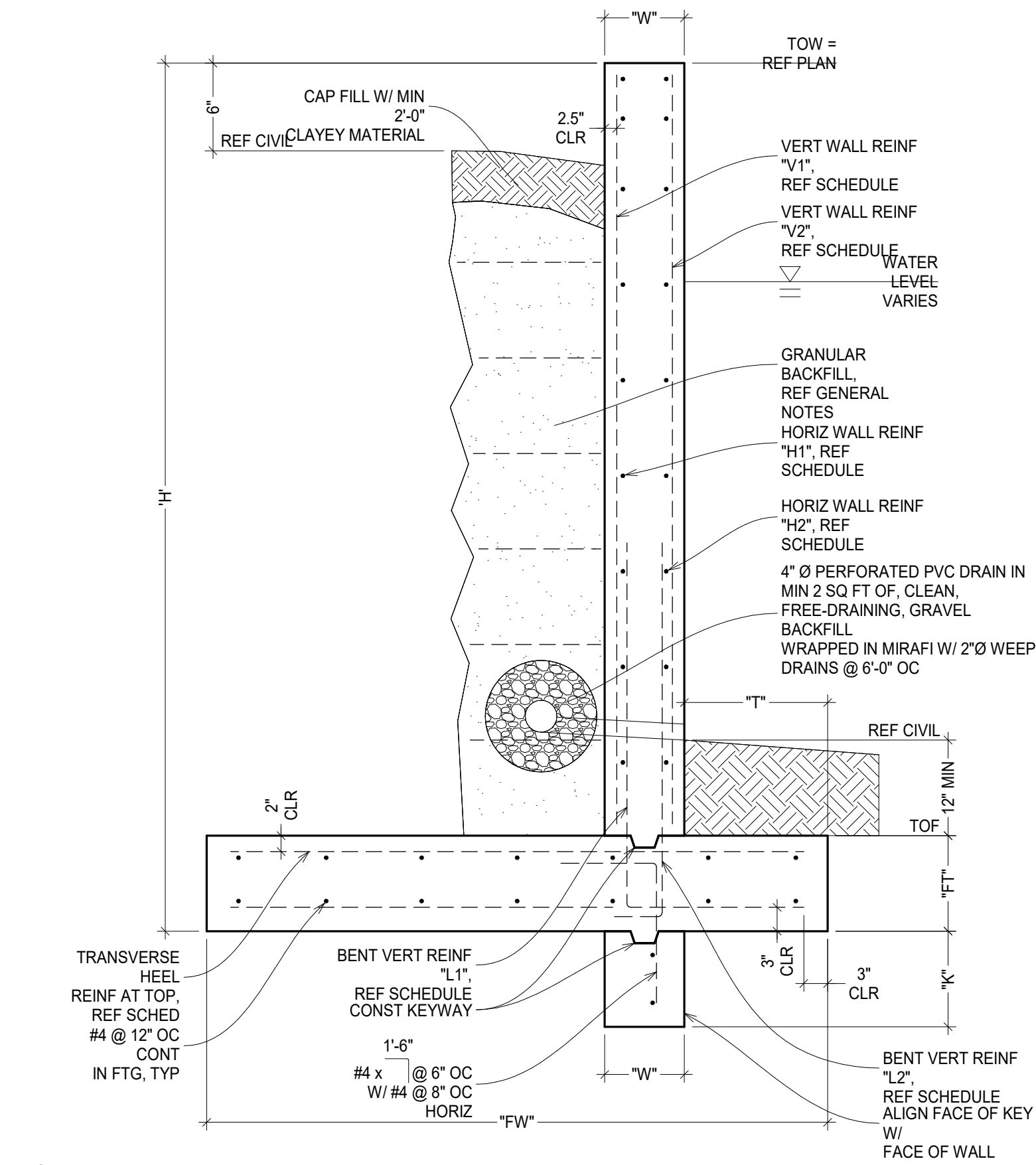
CIVIL & STRUCTURAL  
ENGINEERING  
AUSTIN / HOUSTON

**\*THINK DESIGN innovate, integrate, implement...**

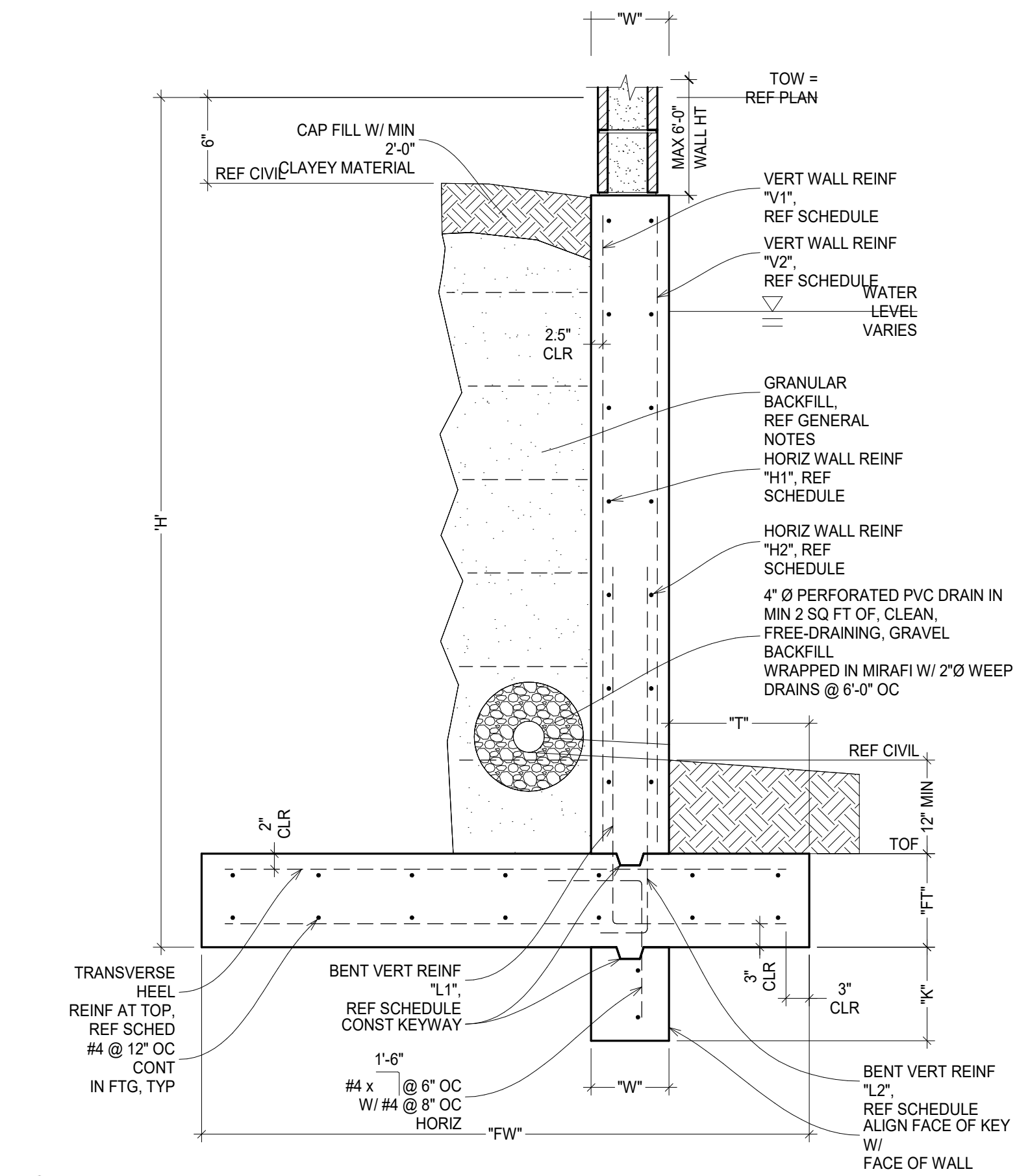
This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used, or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

RETAINING WALL SCHEDULE														
WALL HEIGHT "H"	WALL WIDTH "W"	FOOTING THICKNESS "FT"	FOOTING WIDTH "FW"	TOE WIDTH "T"	KEY DEPTH "K"	BENT VERT REINF "L1"	BENT VERT REINF "L2"	VERT LEG DIM "X1"	VERT LEG DIM "X2"	VERT WALL REINF "V1"	VERT WALL REINF "V2"	HORIZ WALL REINF "H1"	HORIZ WALL REINF "H2"	TRANSVERSE HEEL REINF
0' - 6"	8"	1'-0"	4'-6"	3'-0"	1'-0"	#5 @ 14"	-	2'-6"	-	#5 @ 14"	-	#4 @ 12"	-	#5 @ 14"
6' - 9"	10"	1'-0"	7'-0"	2'-0"	2'-0"	#5 @ 12"	-	2'-6"	-	#5 @ 12"	-	#4 @ 10"	-	#5 @ 12"
9' - 11"	10"	1'-3"	9'-0"	2'-6"	2'-0"	#5 @ 12"	#5 @ 12"	3'-0"	3'-0"	#5 @ 12"	#5 @ 12"	#4 @ 9"	#4 @ 9"	#5 @ 10"

RETAINING WALL SCHEDULE														
WALL HEIGHT "H"	WALL WIDTH "W"	FOOTING THICKNESS "FT"	FOOTING WIDTH "FW"	TOE WIDTH "T"	KEY DEPTH "K"	BENT VERT REINF "L1"	BENT VERT REINF "L2"	VERT LEG DIM "X1"	VERT LEG DIM "X2"	VERT WALL REINF "V1"	VERT WALL REINF "V2"	HORIZ WALL REINF "H1"	HORIZ WALL REINF "H2"	TRANSVERSE HEEL REINF
0' - 6"	8"	1'-0"	4'-6"	3'-0"	1'-0"	#5 @ 14"	-	2'-6"	-	#5 @ 14"	-	#4 @ 12"	-	#5 @ 14"
6' - 9"	10"	1'-0"	7'-0"	2'-0"	2'-0"	#5 @ 12"	-	2'-6"	-	#5 @ 12"	-	#4 @ 10"	-	#5 @ 12"
9' - 11"	10"	1'-3"	9'-0"	2'-6"	2'-0"	#5 @ 12"	#5 @ 12"	3'-0"	3'-0"	#5 @ 12"	#5 @ 12"	#4 @ 9"	#4 @ 9"	#5 @ 10"



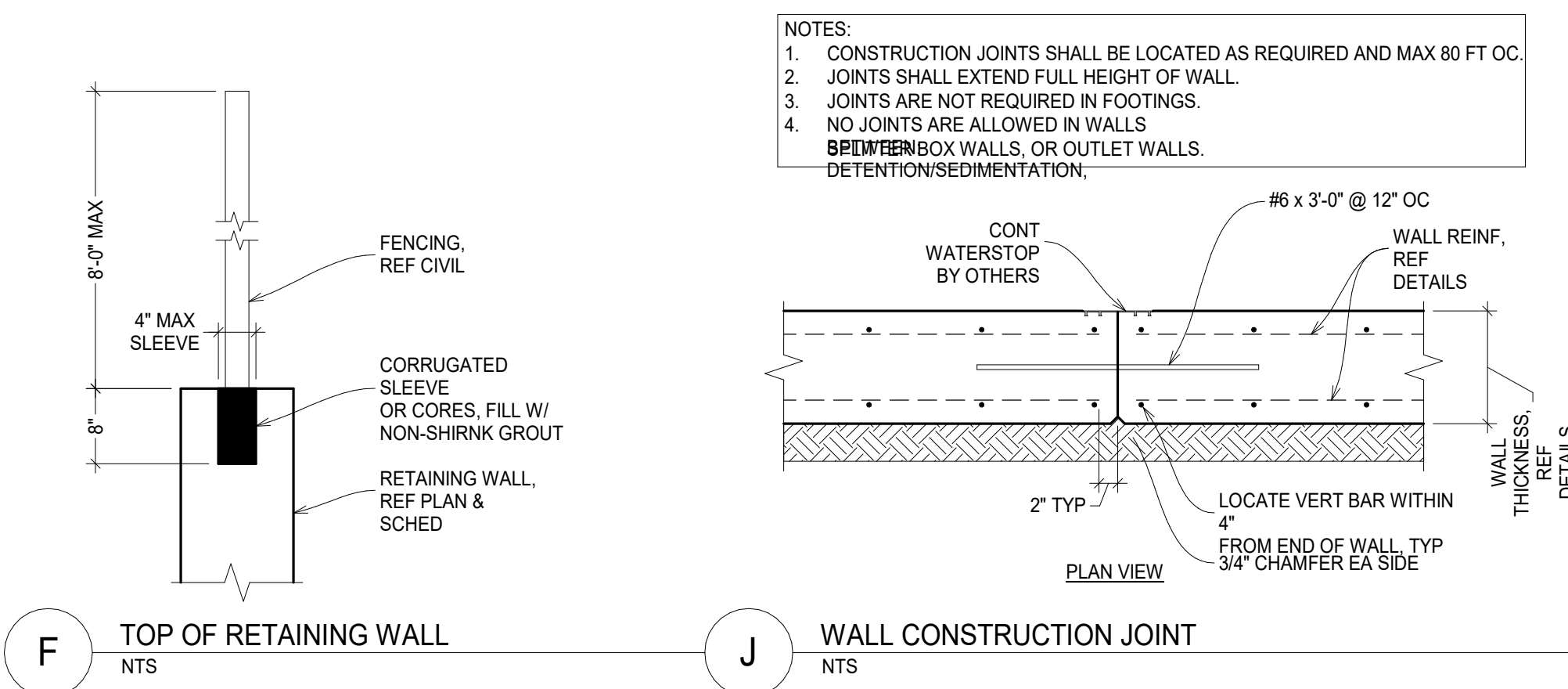
- NOTES:
1. VERT WALL REINF SHALL EXTEND TO THE TOP OF FOOTING UNO.
  2. KEY BELOW FOOTING MAY BE POURED MONOLITHIC WITH FOOTING.
  3. PROVIDE #4 x 4'-0" L-DOWELS AT CORNERS AT EACH LAYER OF HORIZ REINF.



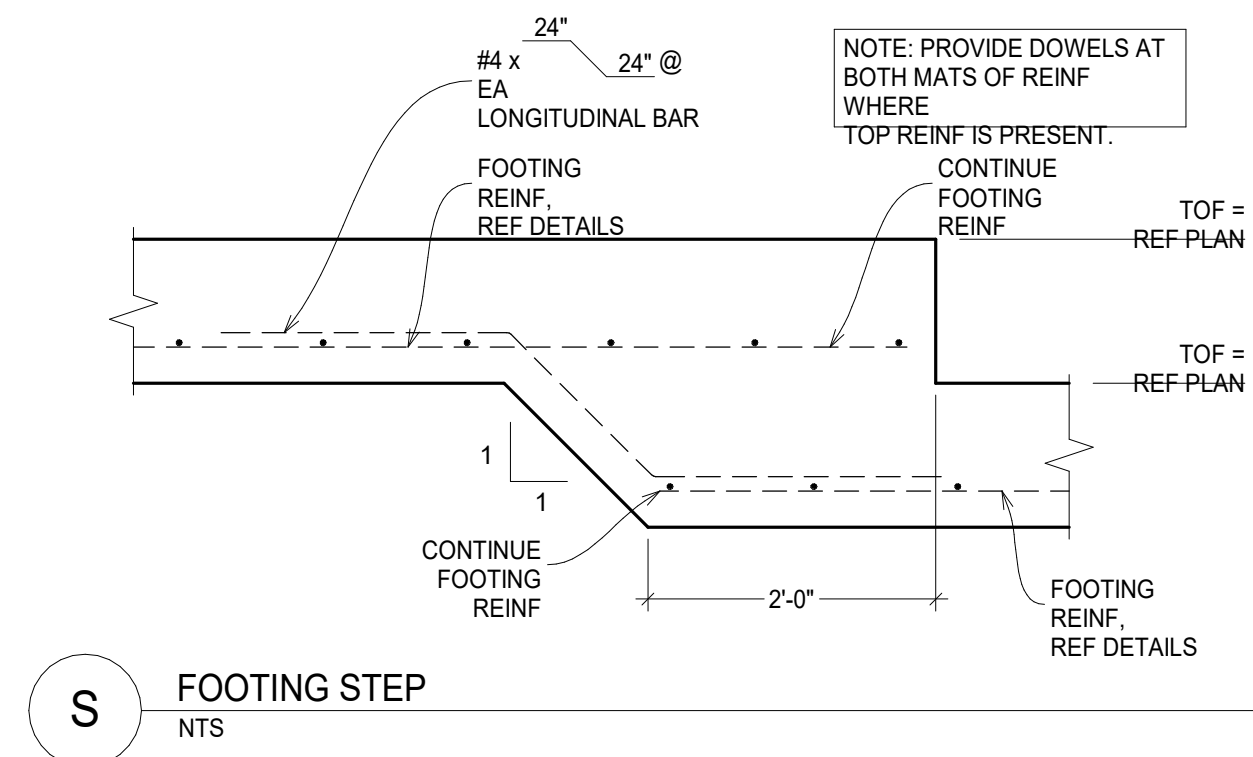
- NOTES:
1. VERT WALL REINF SHALL EXTEND TO THE TOP OF FOOTING UNO.
  2. KEY BELOW FOOTING MAY BE POURED MONOLITHIC WITH FOOTING.
  3. PROVIDE #4 x 4'-0" L-DOWELS AT CORNERS AT EACH LAYER OF HORIZ REINF.

RW RETAINING WALL  
NTS

RW1 RETAINING WALL  
NTS



- NOTES:
1. CONSTRUCTION JOINTS SHALL BE LOCATED AS REQUIRED AND MAX 80 FT OC.
  2. JOINTS SHALL EXTEND FULL HEIGHT OF WALL.
  3. JOINTS ARE NOT REQUIRED IN FOOTINGS.
  4. NO JOINTS ARE ALLOWED IN WALLS BETWEEN BOX WALLS, OR OUTLET WALLS, DETENTION/SEDIMENTATION.



F TOP OF RETAINING WALL  
NTS

J WALL CONSTRUCTION JOINT  
NTS

S FOOTING STEP  
NTS

PROJECT # 302-220

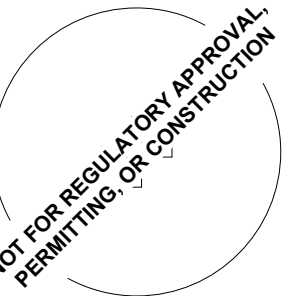


TDI Engineering, LLC  
5906 Old Fredericksburg Road, Suite 300  
Austin, TX 78749  
512-301-3389 | www.tdi-llc.net

CIVIL & STRUCTURAL  
ENGINEERING  
AUSTIN / HOUSTON

\*THINK DESIGN innovate, integrate, implement...

This document, the ideas and design incorporated herein are and shall remain the property of h+u architects. These documents are not to be used, or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+u architects.



Issue Date  
hatch + ulland owen  
architects  
1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huoarchitects.com

**CIVIL ENGINEER**  
KT Civil  
6805 N. Capital of Texas Hwy Suite 315  
Austin, TX 78731

**LANDSCAPE ARCHITECT**  
Covey Planning + Landscape Architecture  
800 S Austin Ave.  
Georgetown, TX 78626

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP+e Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd. Suite 300  
Austin, TX 78749

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.

Elizabeth Ledy  
PE 132471  
2025/03/10  
FIRM REG. # F-8601

**THE COLONY**  
TREEHOUSE AMENITY CENTER

BASTROP, TEXAS  
hatch + ulland architects

h+uo # #22-021

CONSTRUCTION DOCUMENTATION

#	DATE	NOTES
10/11/2024	90% CD	
10/23/2024	BID SET	
03/10/2025	90% CD	

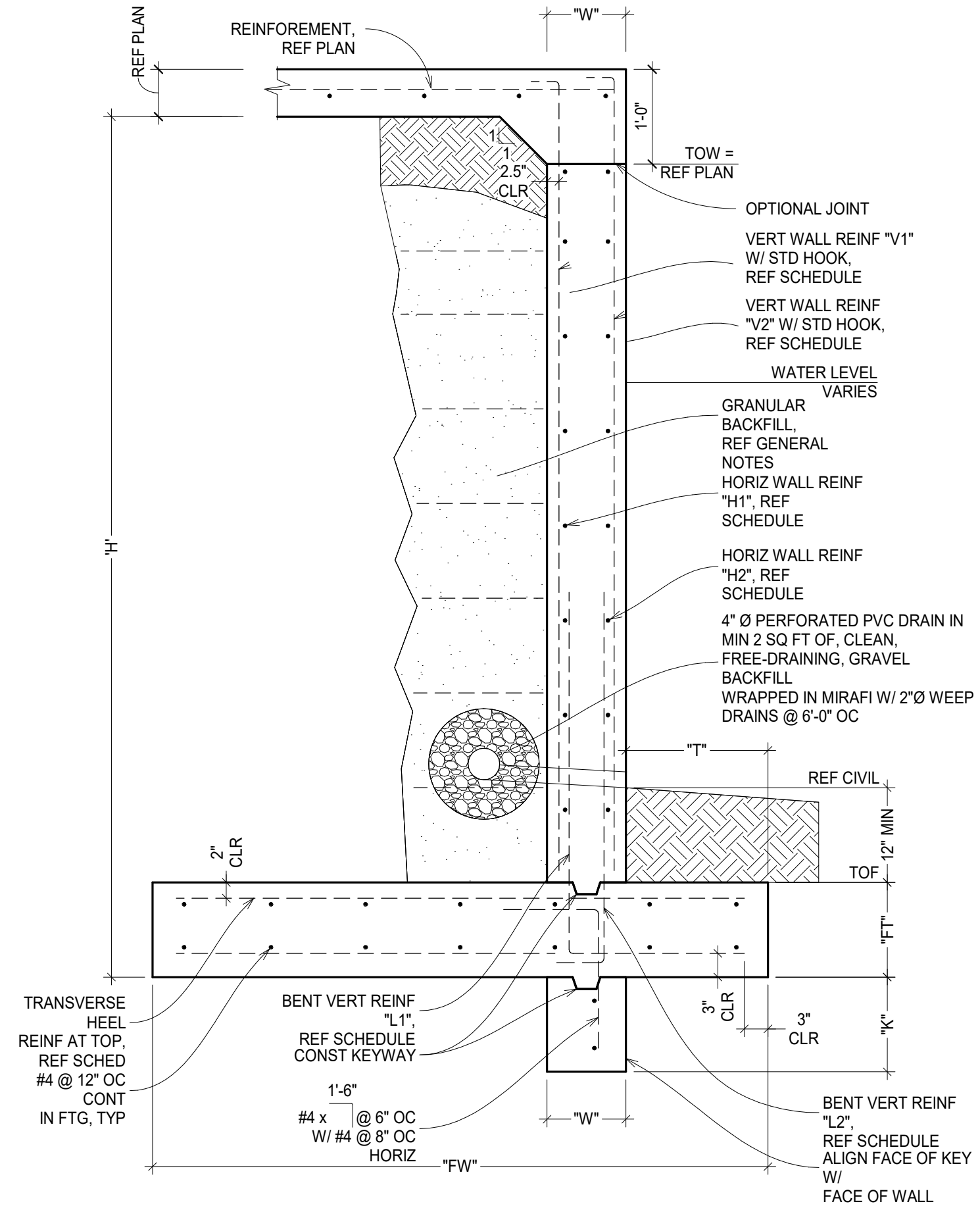
SHEET TITLE

**RETAINING WALL DETAILS**

SHEET NUMBER

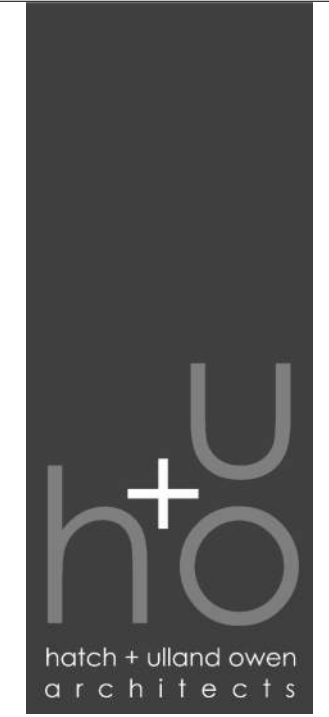
**S4.10**

RETAINING WALL SCHEDULE														
WALL HEIGHT "H"	WALL WIDTH "W"	FOOTING THICKNESS "FT"	FOOTING WIDTH "FW"	TOE WIDTH "T"	KEY DEPTH "K"	BENT VERT REINF "L1"	BENT VERT REINF "L2"	VERT LEG DIM "X1"	VERT LEG DIM "X2"	VERT WALL REINF "V1"	VERT WALL REINF "V2"	HORIZ WALL REINF "H1"	HORIZ WALL REINF "H2"	TRANSVERSE HEEL REINF
7' - 9'	1'-0"	1'-0"	4'-6"	2'-0"	4'-0"	#4 @ 12"	#4 @ 12"	2'-6"	2'-6"	#4 @ 12"	#4 @ 12"	#4 @ 18"	#4 @ 18"	#4 @ 18"
9' - 11'	1'-0"	1'-0"	6'-0"	2'-0"	4'-0"	#4 @ 12"	#4 @ 12"	2'-6"	2'-6"	#4 @ 12"	#4 @ 12"	#4 @ 18"	#4 @ 18"	#4 @ 18"
11' - 13'	1'-0"	1'-0"	8'-0"	2'-0"	4'-0"	#5 @ 12"	#5 @ 12"	3'-0"	3'-0"	#5 @ 12"	#5 @ 12"	#4 @ 18"	#4 @ 18"	#4 @ 18"



- NOTES:
1. VERT WALL REINF SHALL EXTEND TO THE TOP OF FOOTING UNO.
  2. KEY BELOW FOOTING MAY BE POURED MONOLITHIC WITH FOOTING.
  3. PROVIDE #4 x 4'-0" L-DOWELS AT CORNERS AT EACH LAYER OF HORIZ REINF.

RW2 RETAINING WALL  
NTS



Issue Date  
hatch + ulland owen  
architects  
1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huoarchitects.com

THE COLONY

**CIVIL ENGINEER**  
KT Civil  
6805 N. Capital of Texas Hwy Suite 315  
Austin, TX 78731

**LANDSCAPE ARCHITECT**  
Covey Planning + Landscape Architecture  
800 S Austin Ave.  
Georgetown, TX 78626

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP+e Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd. Suite 300  
Austin, TX 78749

This document is released for the purpose of design team coordination under the authority of the person listed below. It is not to be used for any other purposes, including but not limited to construction, bidding, or permitting.  
Elizabeth Ledy  
PE 132471  
2025/03/10  
FIRM REG. # F-8601

THE COLONY  
TREEHOUSE AMENITY CENTER

BASTROP, TEXAS  
hatch + ulland architects

h+uo # #22-021

CONSTRUCTION DOCUMENTATION

#	DATE	NOTES
1	10/11/2024	90% CD
2	03/10/2025	90% CD

SHEET TITLE  
RETAINING WALL DETAILS

SHEET NUMBER  
S4.11

PROJECT # 302-220

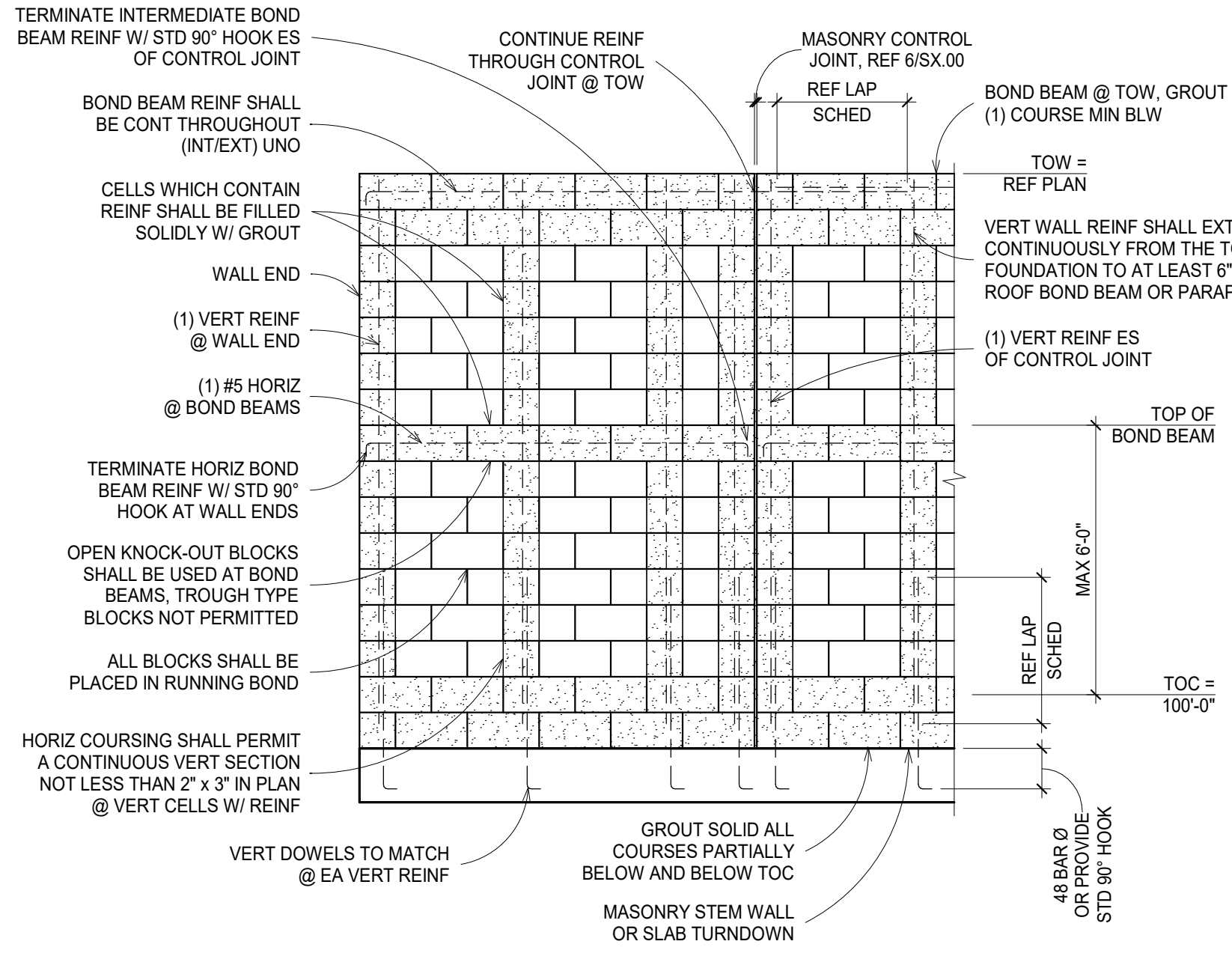
TDI Engineering, LLC  
5906 Old Fredericksburg Road, Suite 300  
Austin, TX 78749  
512-301-3389 | www.tdi-llc.net

CIVIL & STRUCTURAL  
ENGINEERING  
AUSTIN / HOUSTON

**\*THINK DESIGN innovate, integrate, implement...**

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

ISSUE	REVISIONS	DATE	NOTES
1	10/11/2024	90% CD	
2	03/10/2025	90% CD	

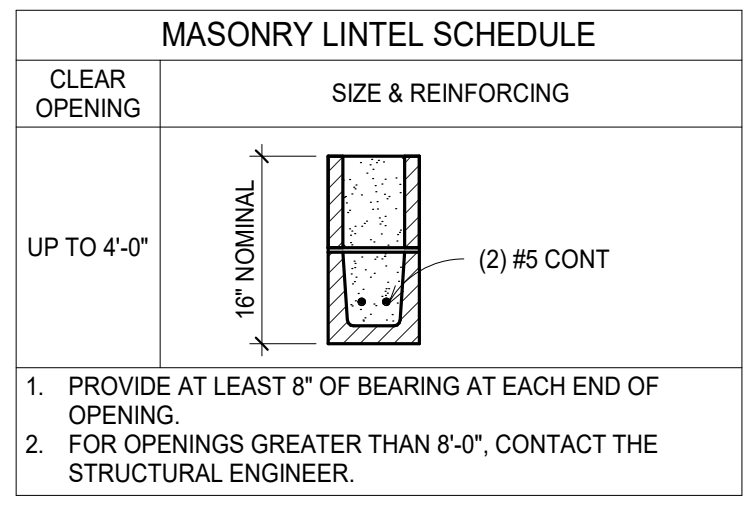


MARK	NOMINAL THICKNESS	REINFORCING	
		VERTICAL	HORIZONTAL
TYP	8"	#5 @ 32" OC	-
W2	8"	#6 @ 8" OC	-
W3	12"	#6 @ 16" OC	-

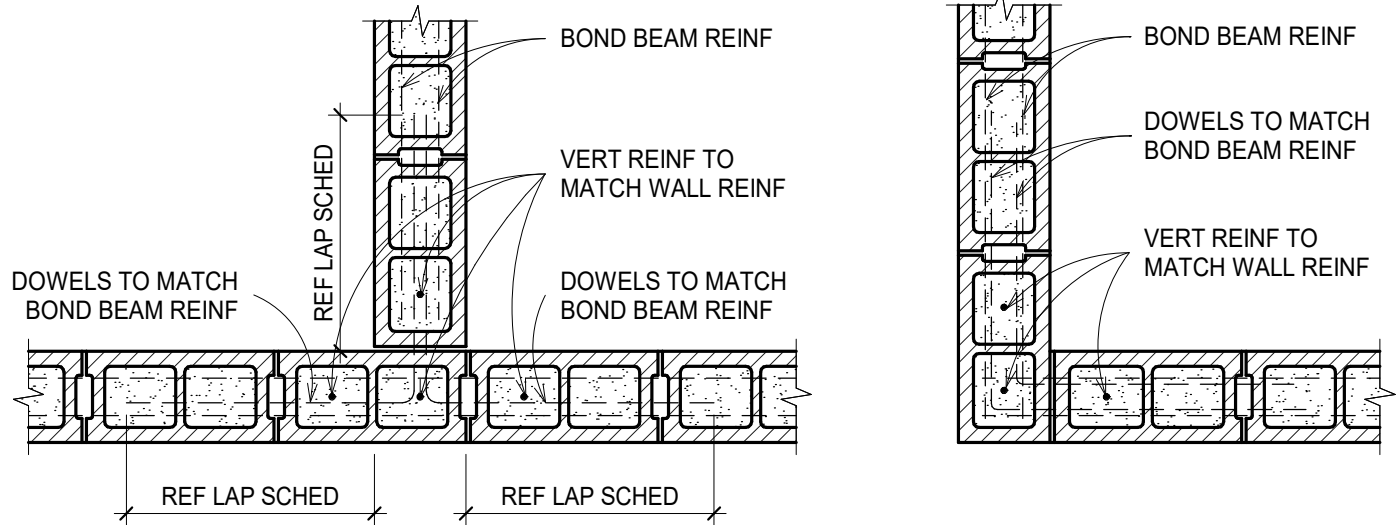
  

BAR SIZE	LAP
#3	30"
#4	42"
#5	48"
#6	54"

MARK	DESCRIPTION	REMARKS
ONE TIME	SIZE AND LOCATION OF ALL STRUCTURAL ELEMENTS	PRIOR TO START OF CONSTRUCTION
PERIODIC	PLACEMENT OF MASONRY UNITS AND MORTAR JOINTS	PRIOR TO EA LIFT
PERIODIC	PLACEMENT, SIZE, GRADE AND TYPE OF REINF, CONNECTORS, ANCHORAGES	PRIOR TO EA LIFT
PERIODIC	GROUT SPACING AND CLEANLINES OF CELLS	PRIOR TO EA LIFT
CONT	PLACEMENT OF GROUT	-
CONT	PREPARATION OF GROUT AND MORTAR SPECIMENS OR PRISM TEST	-
CONT	COMPLIANCE W/ CONSTR DOCS AND APPROVED SUBMITTALS	-
PERIODIC	PROTECTION OF MASONRY WHERE < 40F AND > 90F	ONCE PER OCCURRENCE

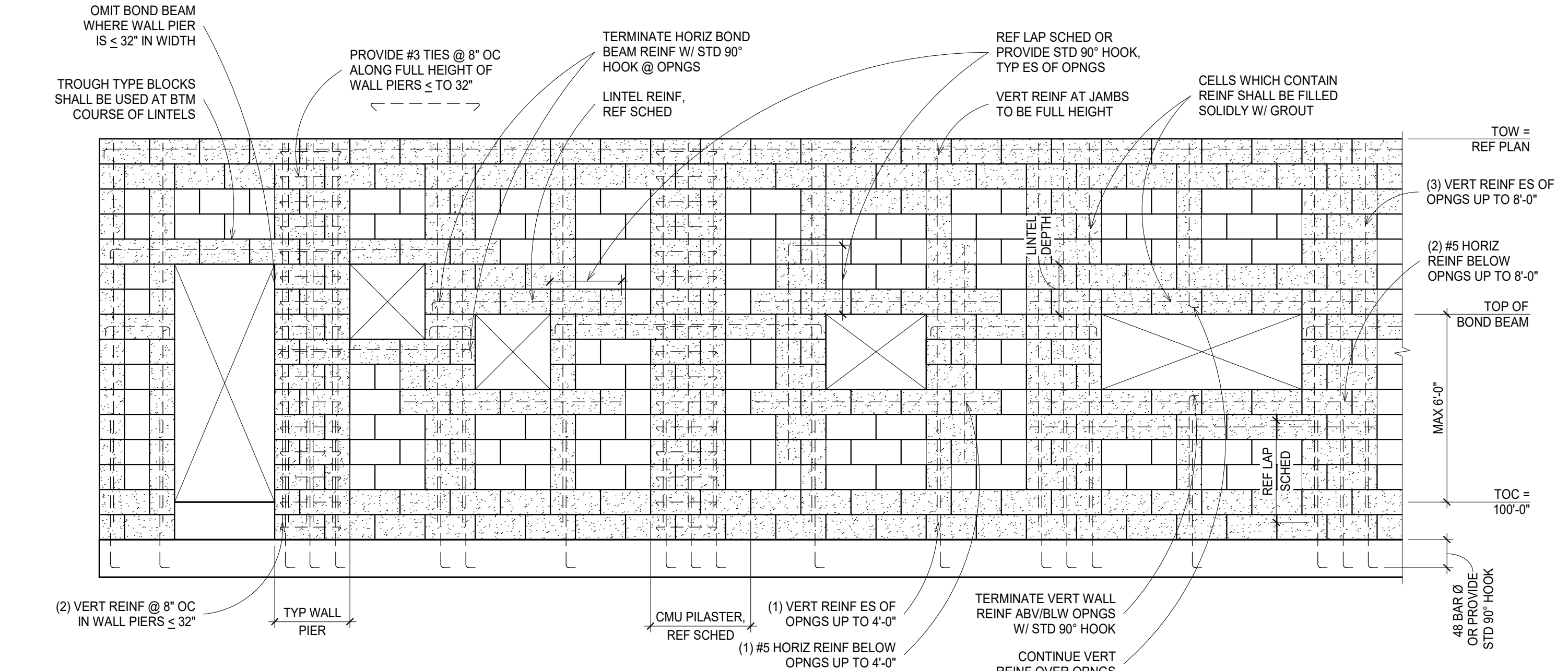


3 MASONRY LINTELS  
3/4" = 1'-0"

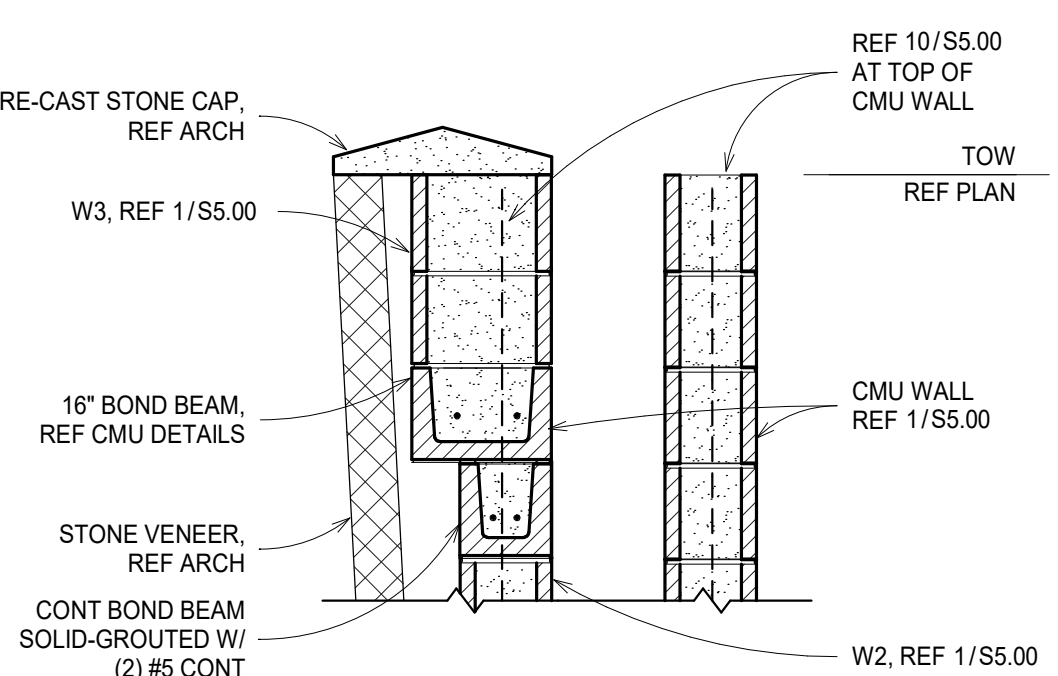


4 BOND BEAM  
3/4" = 1'-0"

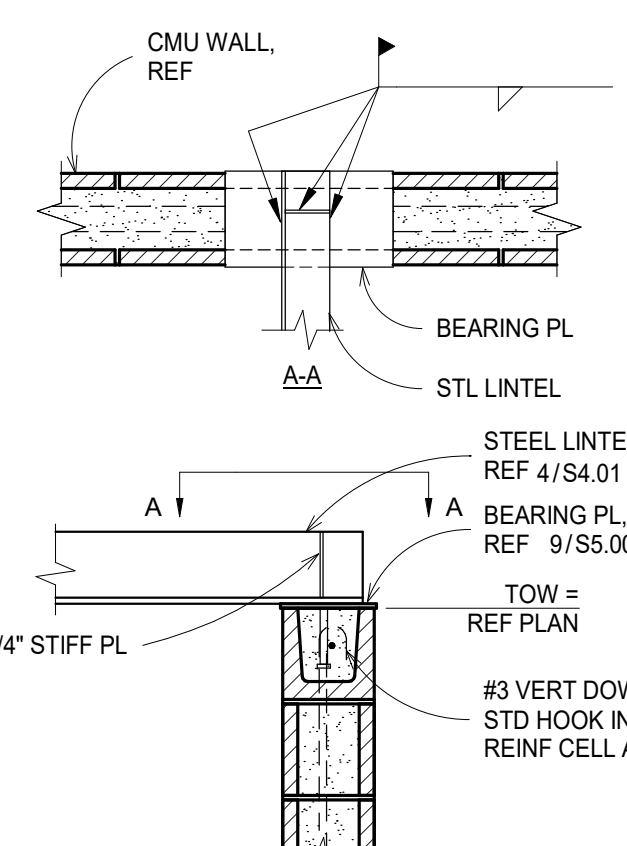
1 TYPICAL INTERIOR/EXTERIOR CMU WALL REINFORCING  
3/4" = 1'-0"



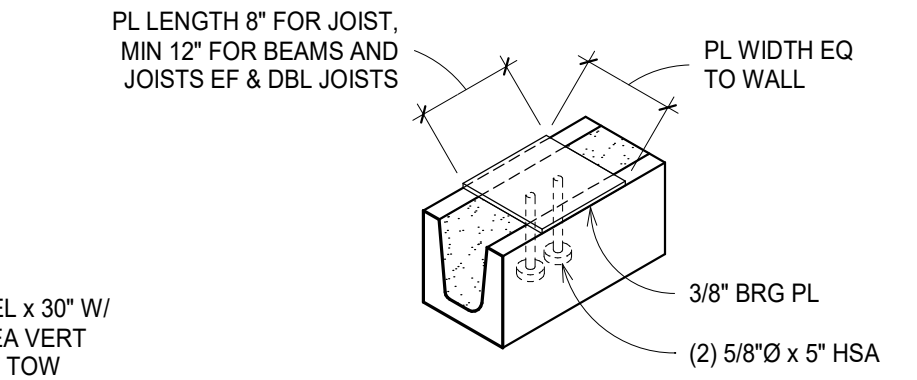
2 TYPICAL INTERIOR/EXTERIOR CMU WALL REINFORCING AT OPENINGS  
3/4" = 1'-0"



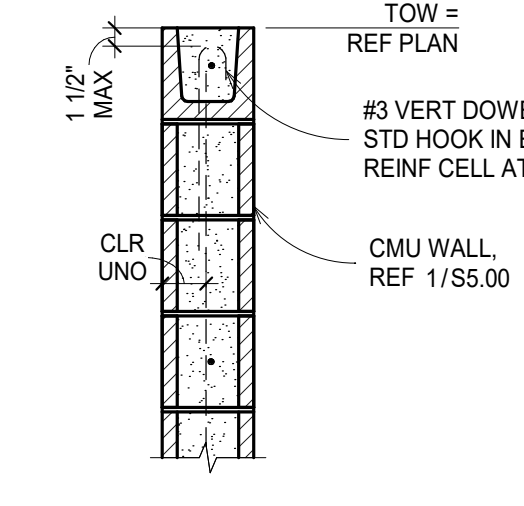
7 TOP OF CMU WALL  
NTS



8 STEEL LINTEL BEARING ON CMU WALL  
NTS

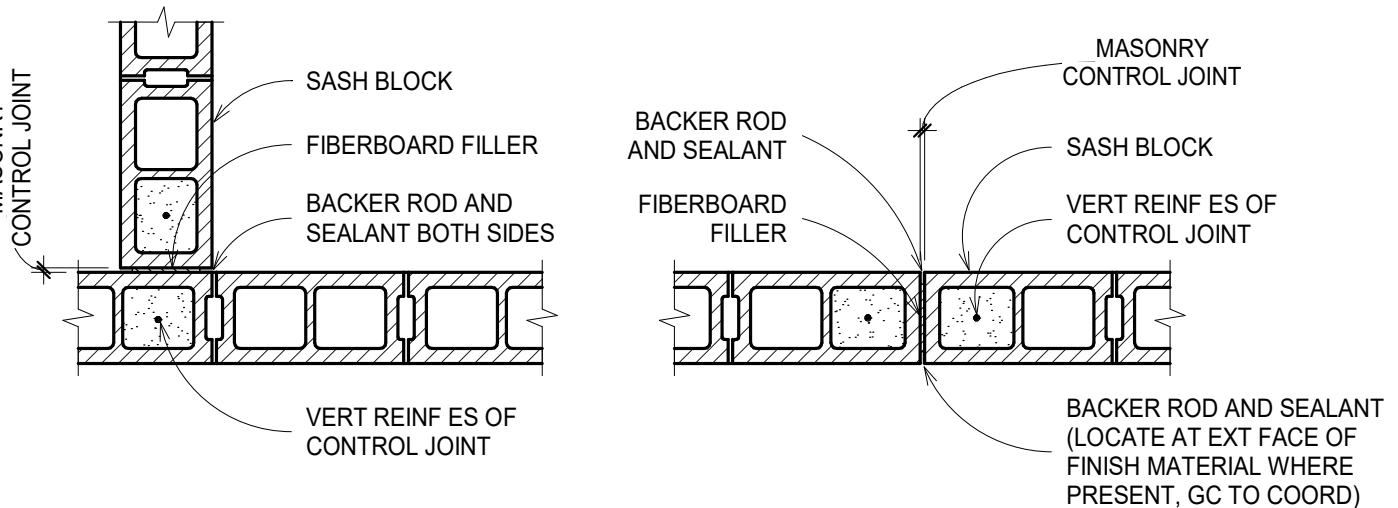


9 BEARING PLATE  
NTS

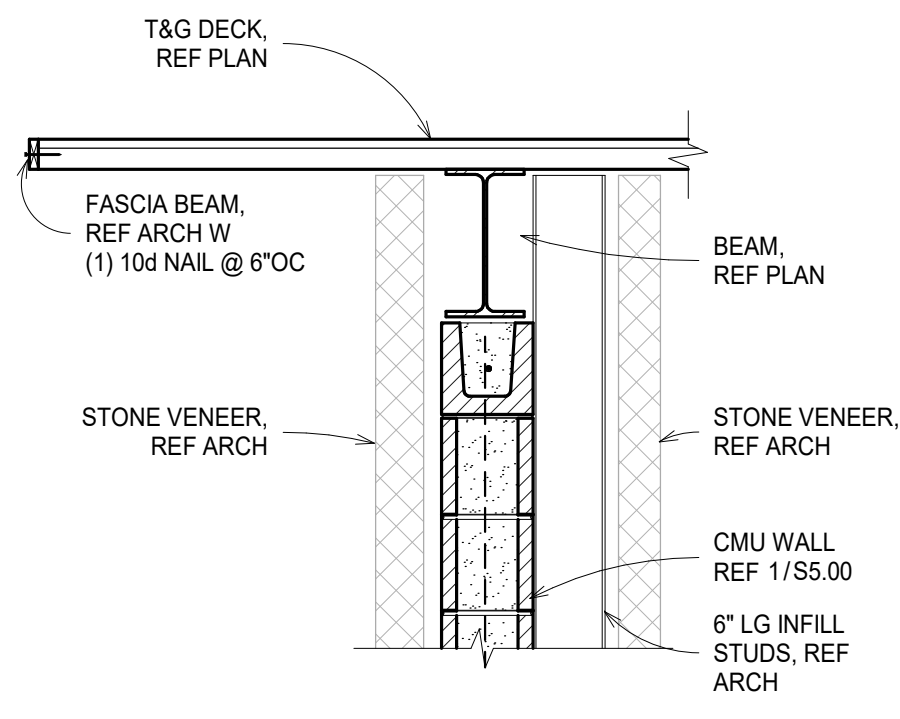


10 TOP OF CMU WALL  
NTS

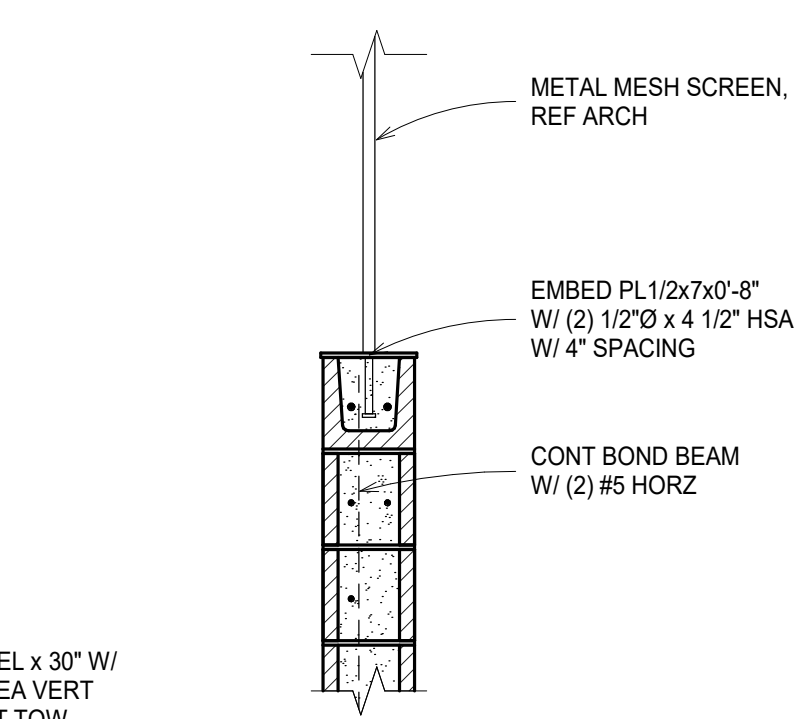
- NOTES:
- REF ARCH FOR LOCATIONS. GENERAL CONTRACTOR TO COORDINATE.
  - DO NOT LOCATE CONTROL JOINTS WITHIN 2'-0" OF OPENINGS.
  - SPACE AT 30FT OR 3X WALL HEIGHT MAX.
  - REF DETAIL 1/SX.00 FOR TERMINATION OF BOND BEAM REINF @ CONTROL JOINT.



5 MASONRY CONTROL JOINT  
3/4" = 1'-0"

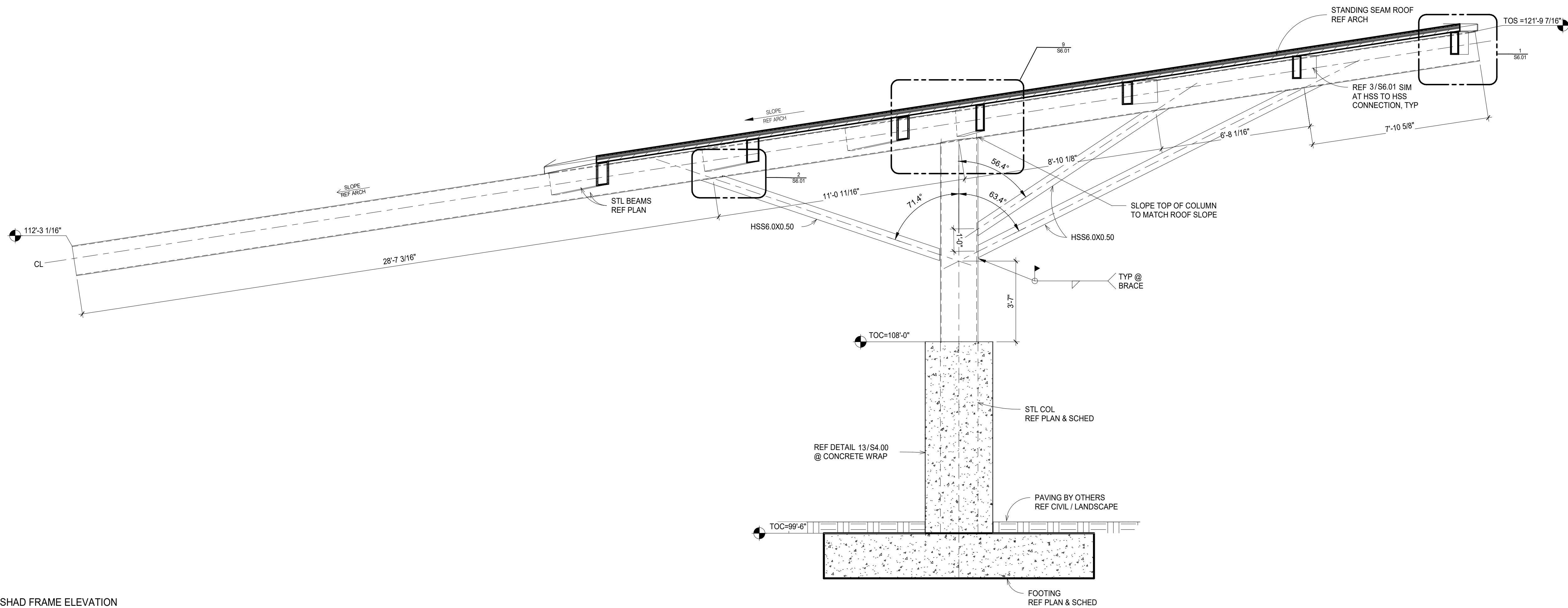


6 SECTION AT TOP OF CMU AND GLULAM  
NTS

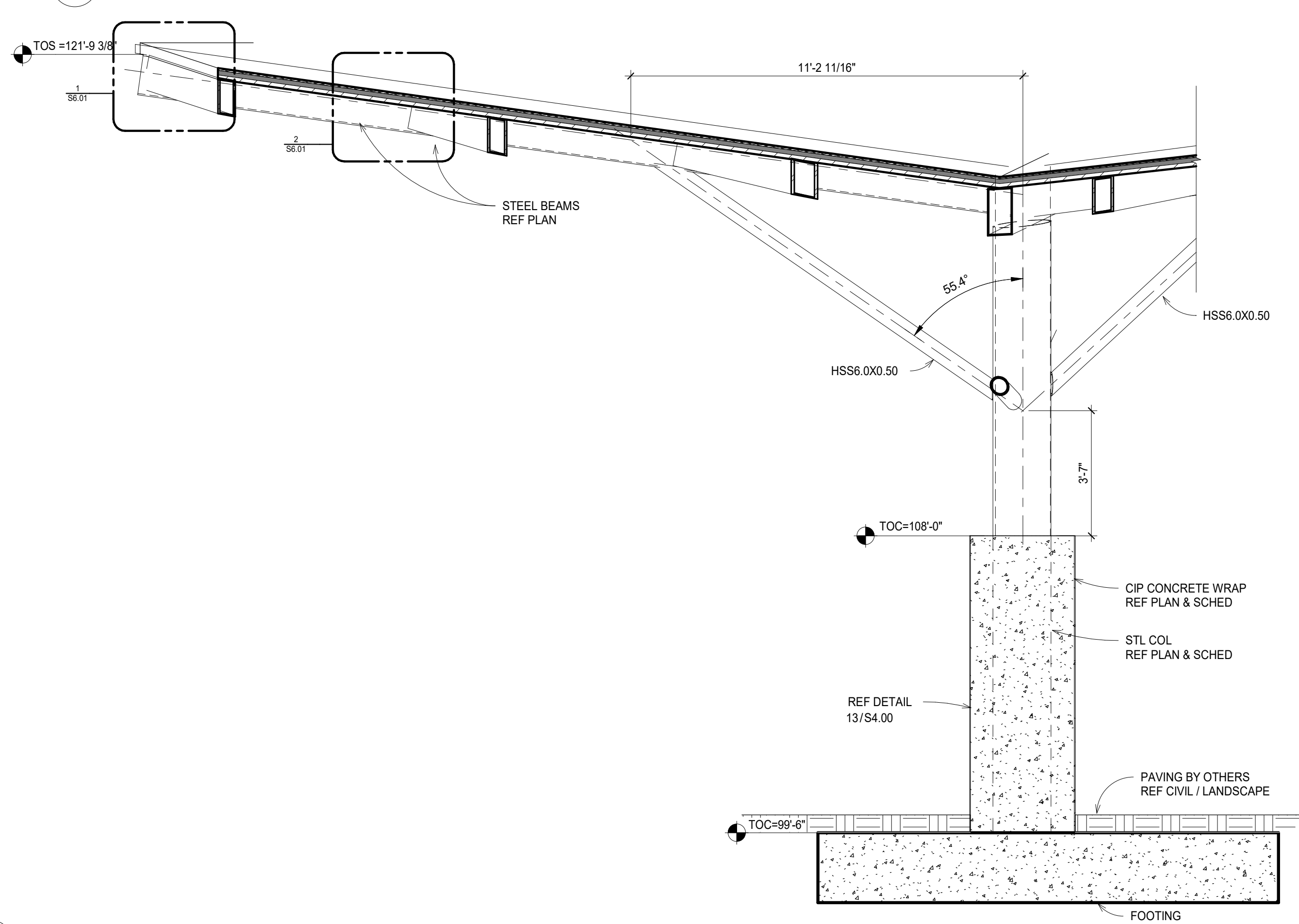


11 TOP OF CMU WALL AND MESH SCREEN  
NTS

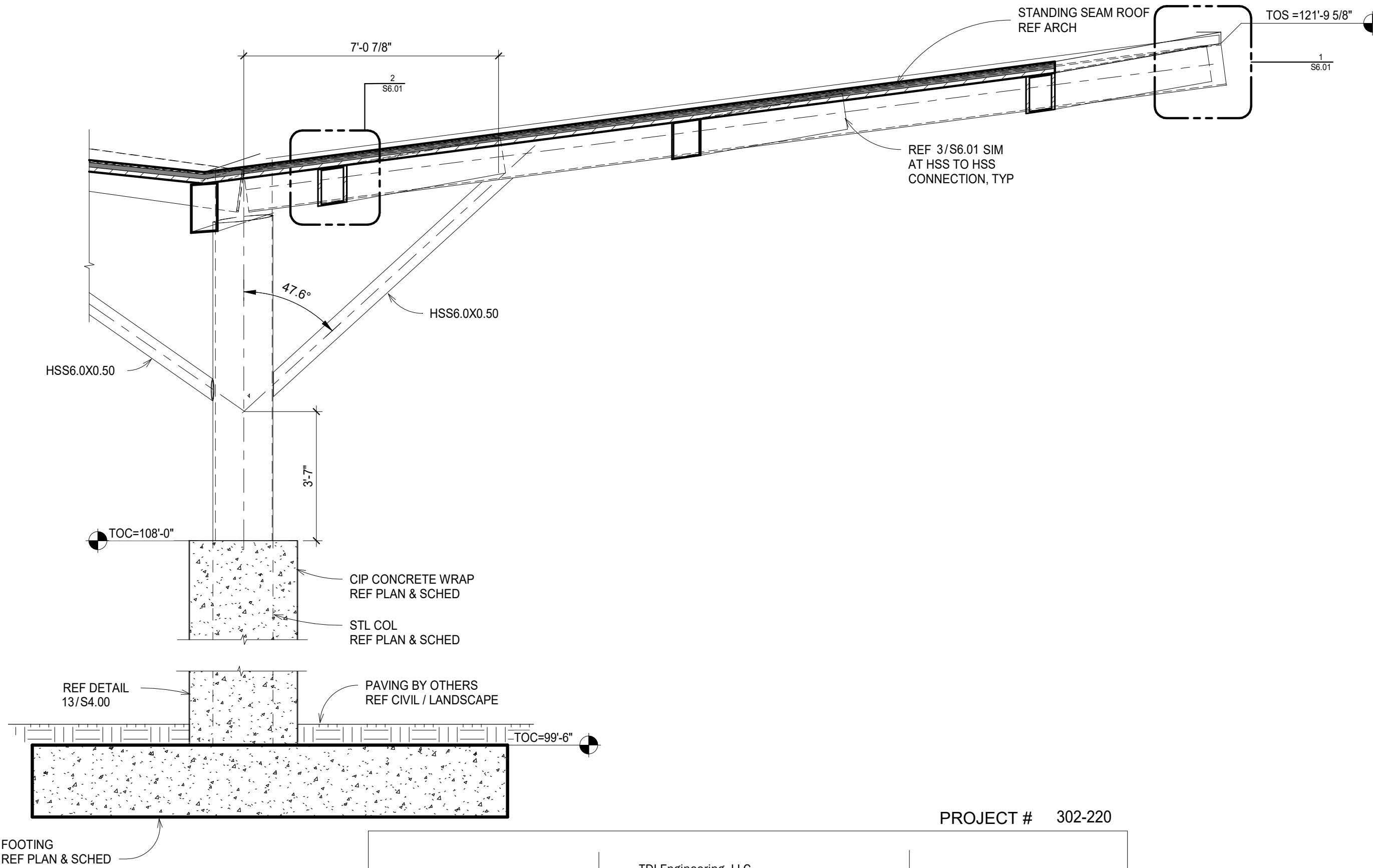
ISSUE REVISIONS	DATE	NOTES
#	DATE	NOTES
10/11/2024	90% CD	
10/23/2024	BID SET	
03/10/2025	90% CD	



1 PAVILLION SHAD FRAME ELEVATION  
NTS



3 PAVILLION SHAD FRAME ELEVATION  
NTS



2 PAVILLION SHAD FRAME ELEVATION  
NTS

PROJECT # 302-220

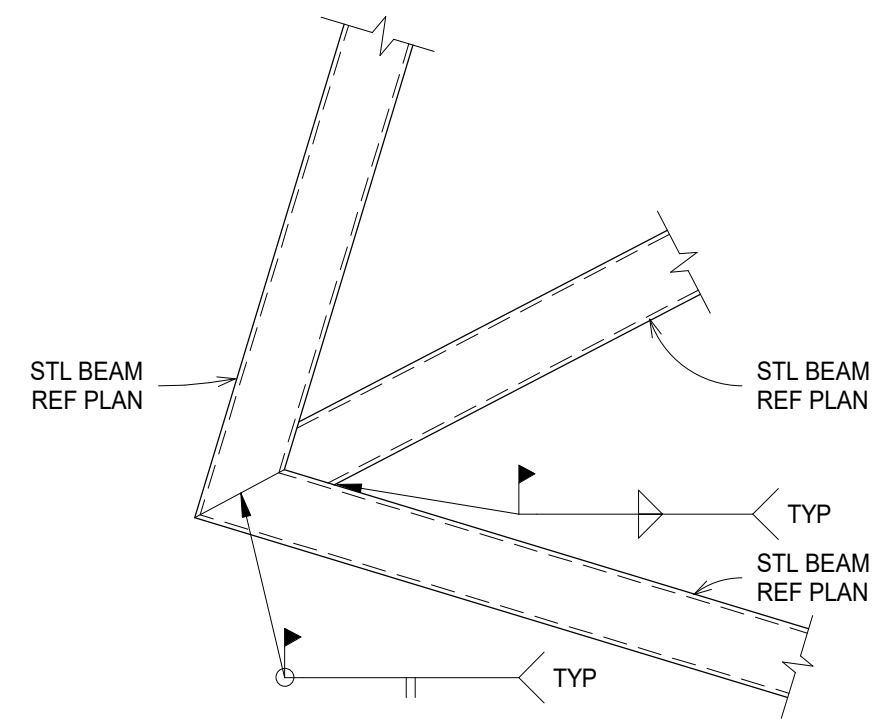


TDI Engineering, LLC  
5906 Old Fredericksburg Road, Suite 300  
Austin, TX 78749  
512-301-3389 | www.tdi-llc.net

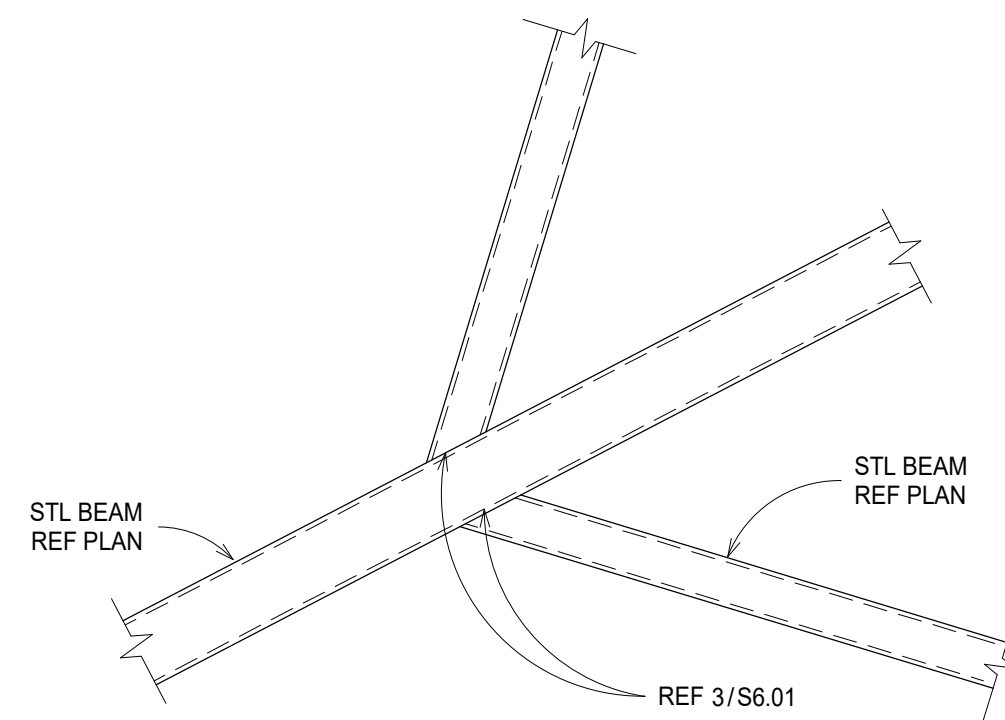
CIVIL & STRUCTURAL  
ENGINEERING  
AUSTIN / HOUSTON

\*THINK DESIGN innovate, integrate, implement...

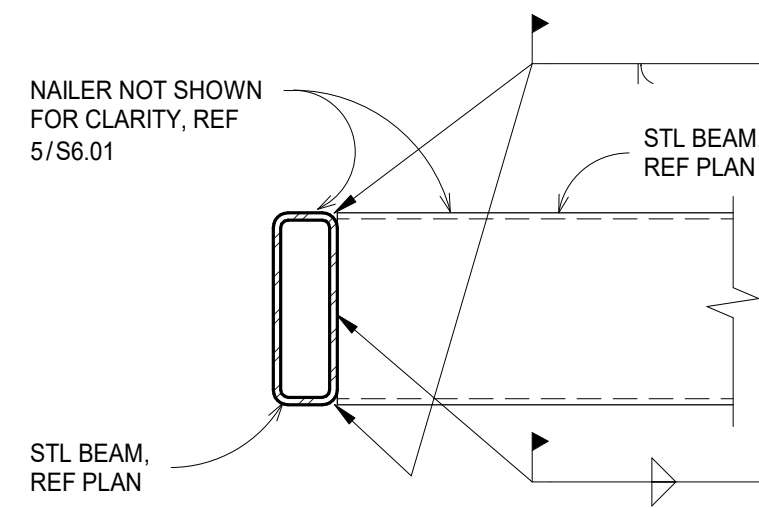
This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.



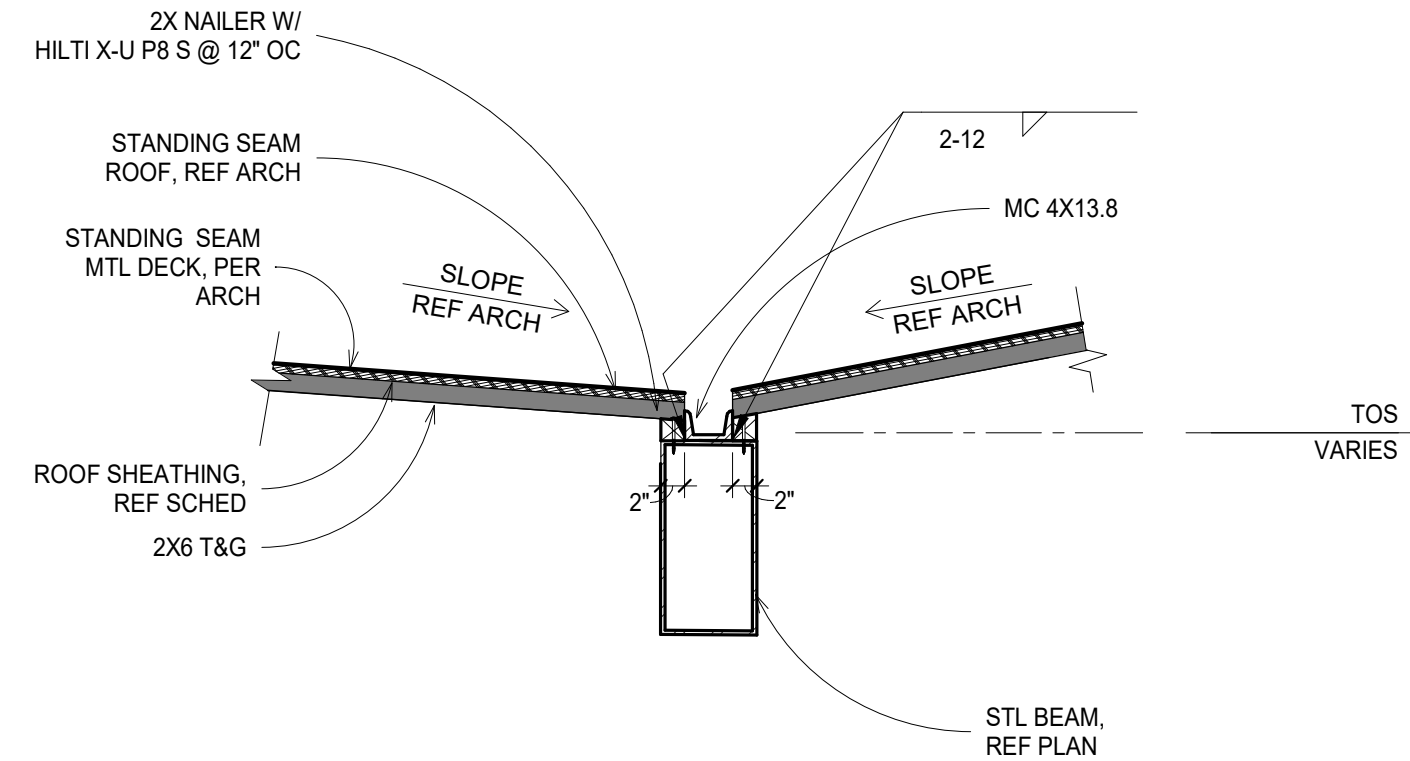
1 HSS TO HSS BEAM CONNECTION AT CORNER EDGE  
NTS



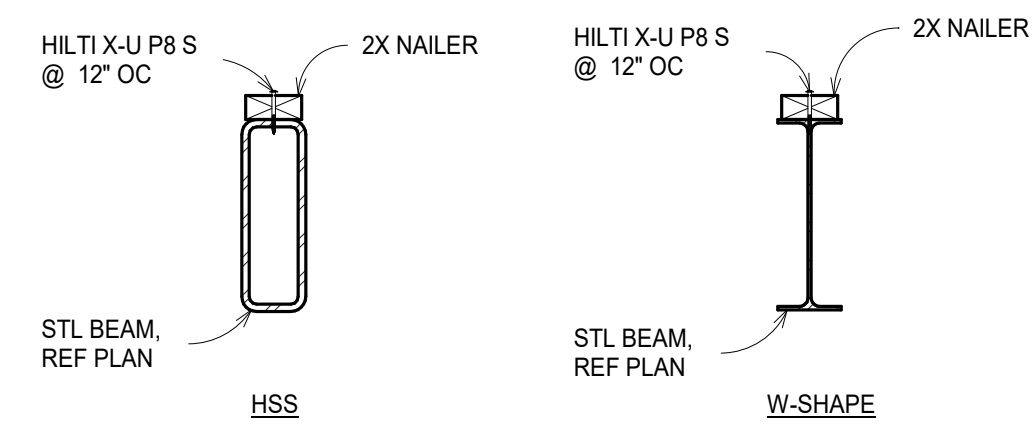
2 HSS TO HSS BEAM CONNECTION  
NTS



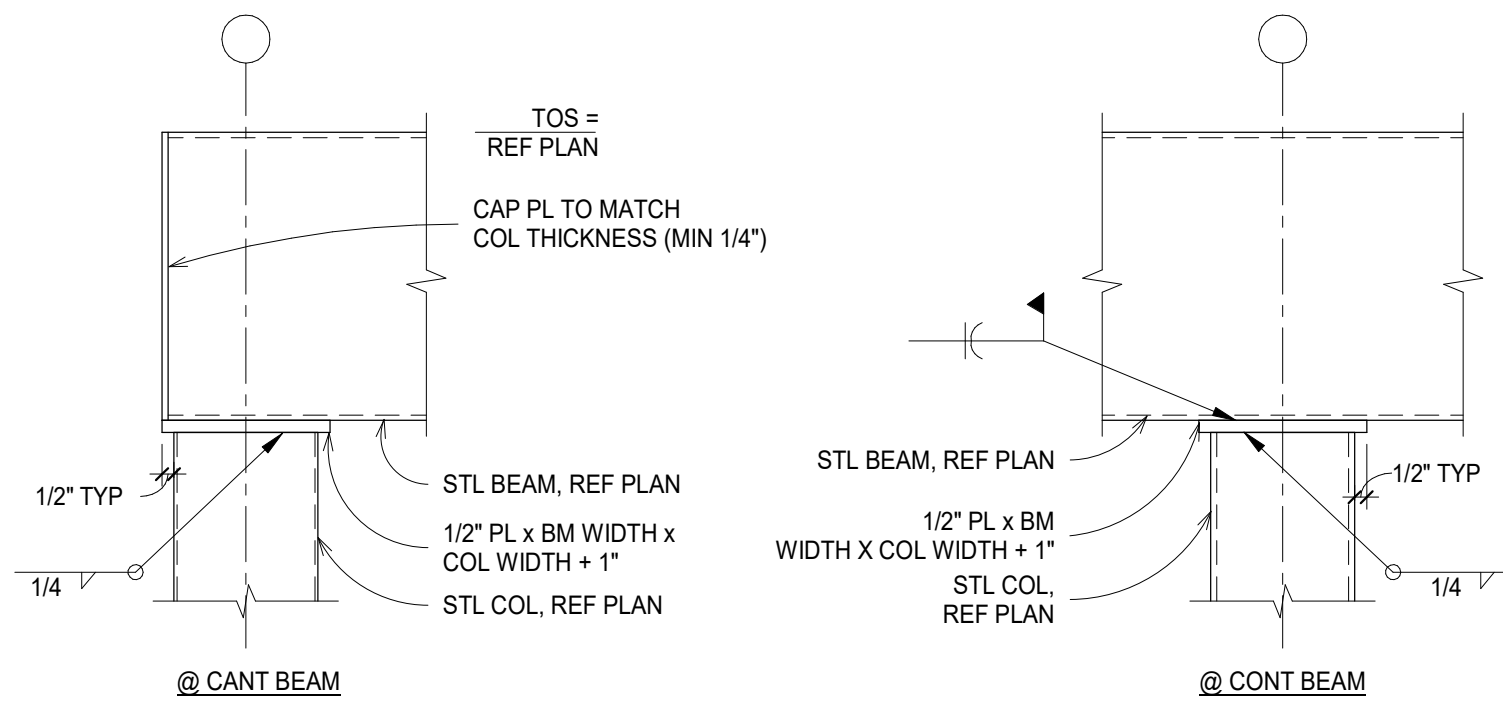
3 HSS BEAM TO HSS BEAM CONNECTION  
NTS



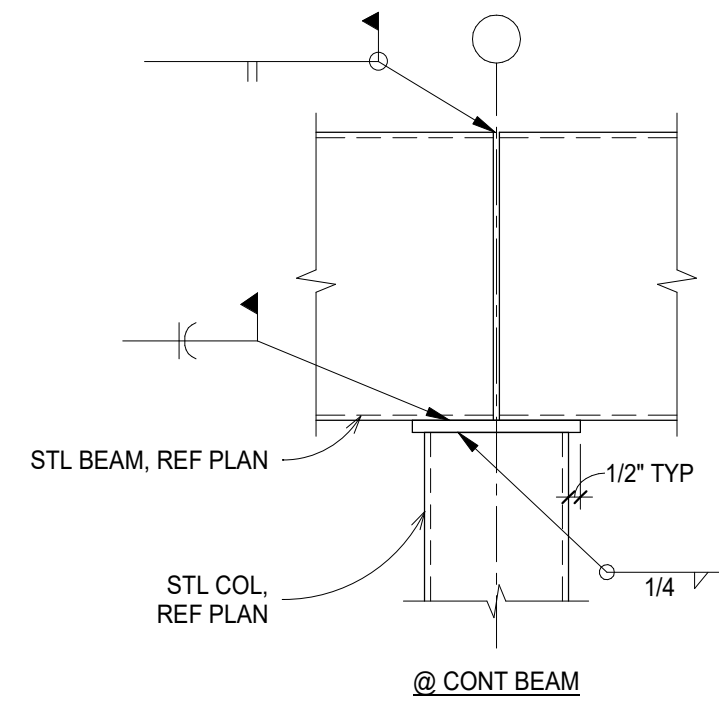
4 GUTTER @ LEAF  
NTS



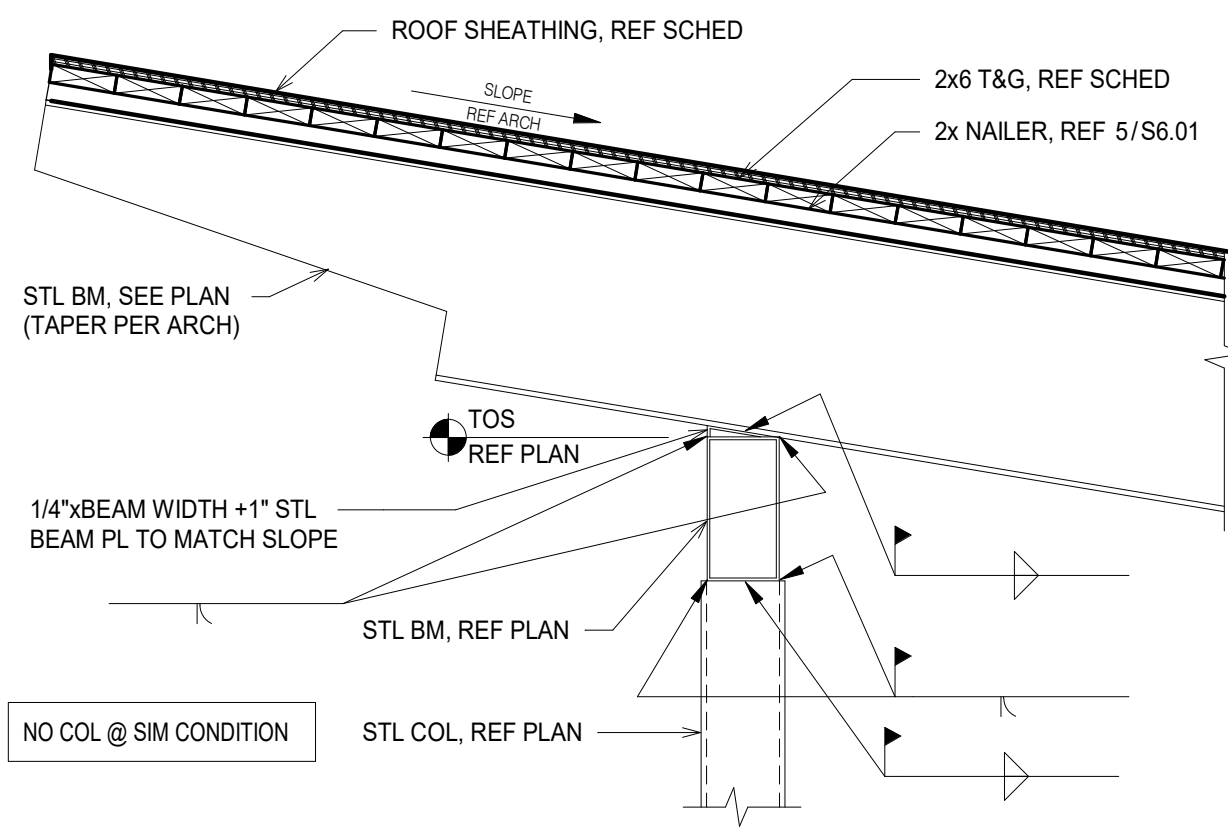
5 NAILER TO STL BEAM  
NTS



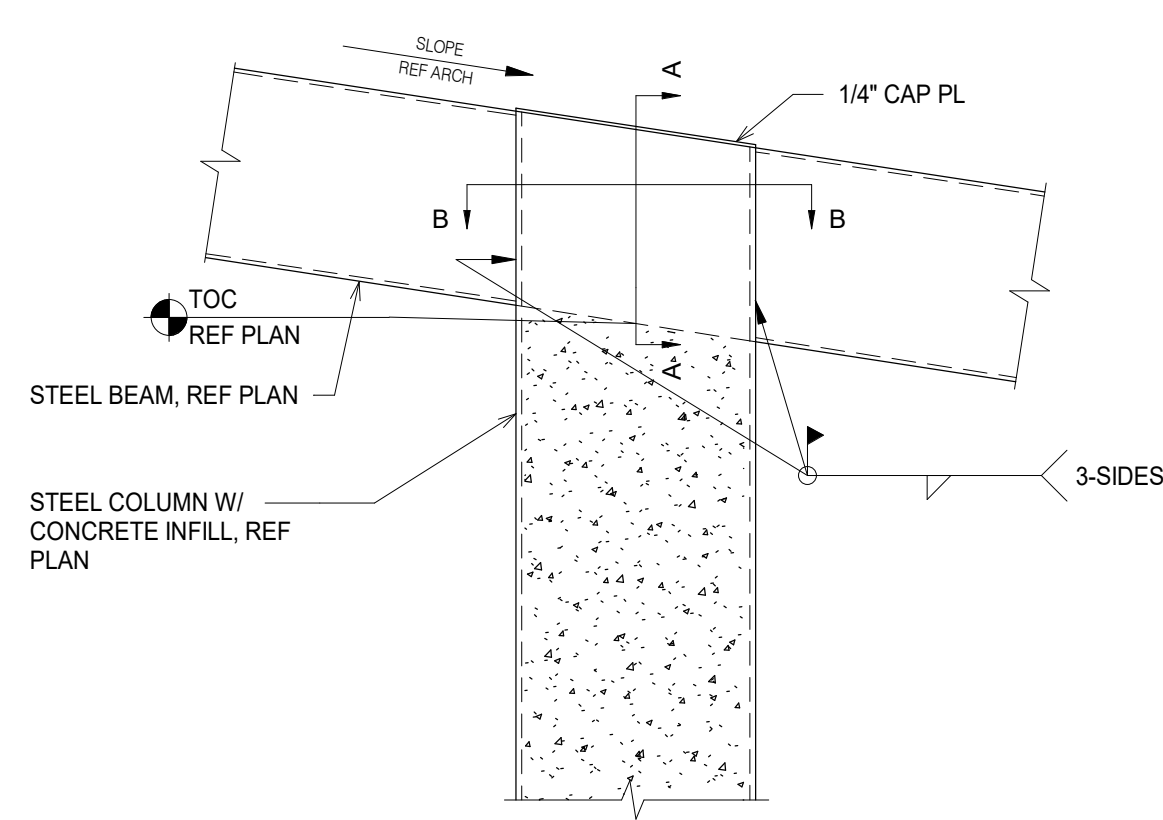
6 HSS BEAM TO HSS STEEL COLUMN  
NTS



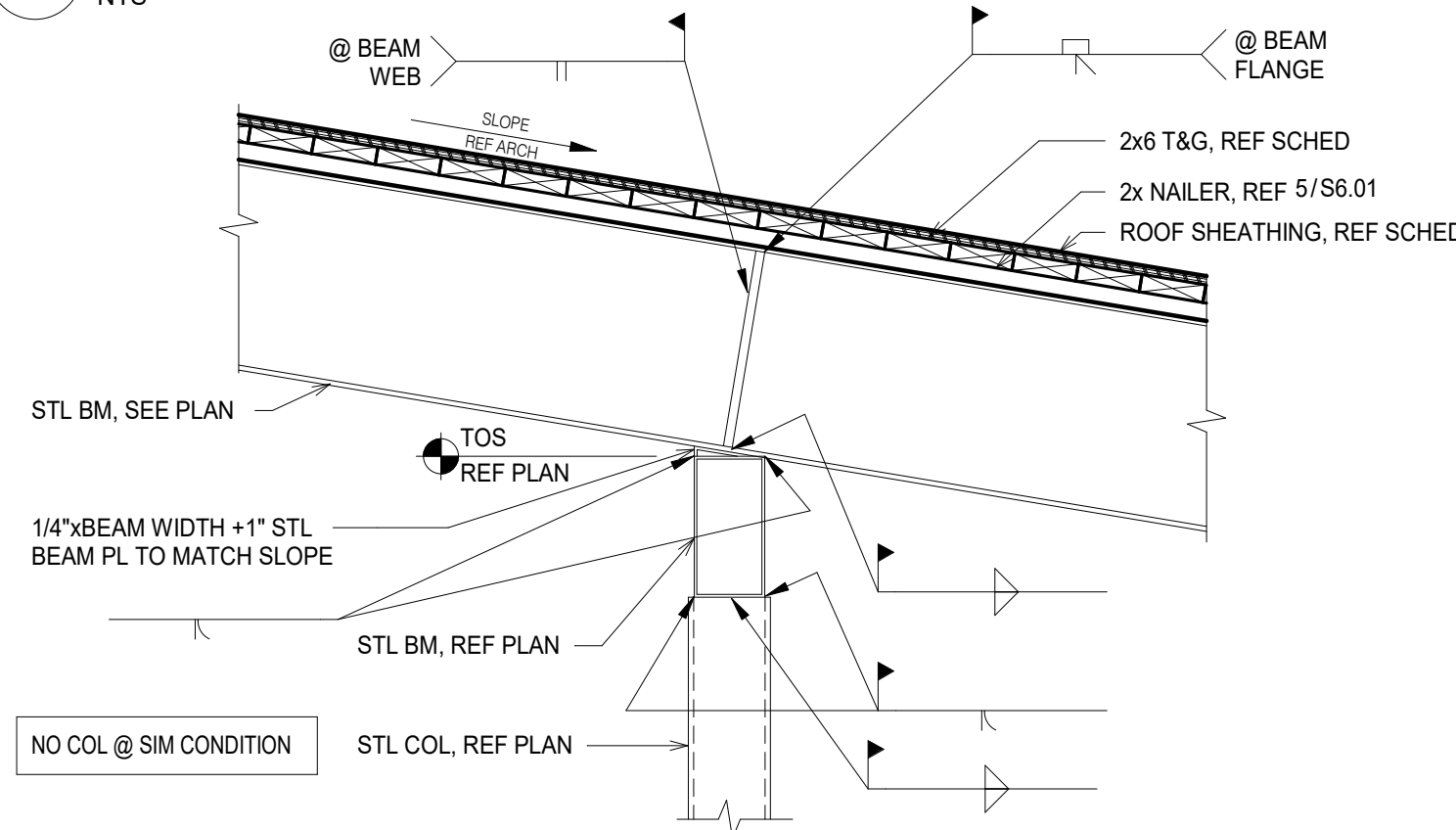
7 W-SHAPE TO HSS CONNECTION  
NTS



8 W-SHAPE TO HSS CONNECTION  
NTS



9 HSS COLUMN TO HSS STEEL COLUMN  
NTS



#	DATE	NOTES
10/11/2024	90% CD	
10/23/2024	BID SET	
03/10/2025	90% CD	

PROJECT # 302-220

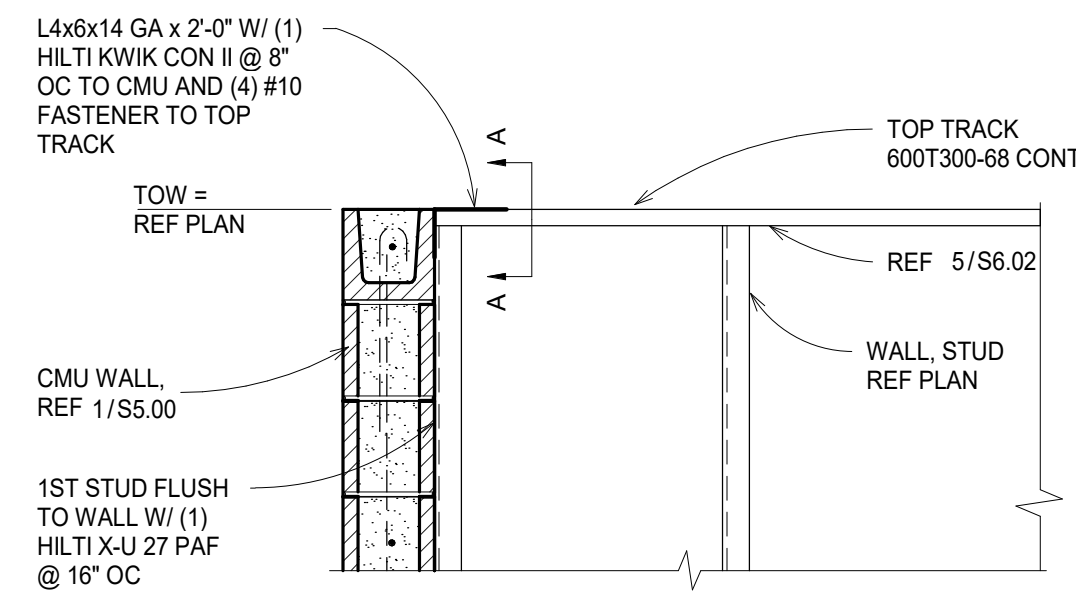
**TDI\***  
ENGINEERING

TDI Engineering, LLC  
5906 Old Fredericksburg Road, Suite 300  
Austin, TX 78749  
512-301-3389 | www.tdi-llc.net

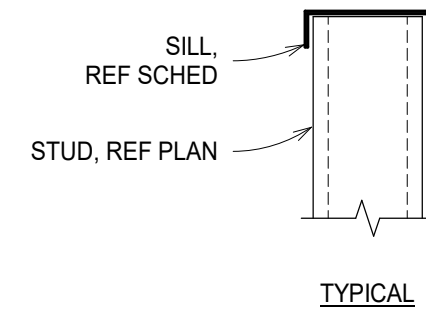
CIVIL & STRUCTURAL  
ENGINEERING  
AUSTIN / HOUSTON

\*THINK DESIGN innovate, integrate, implement...

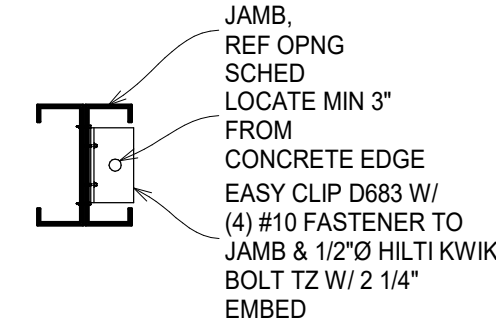
This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.



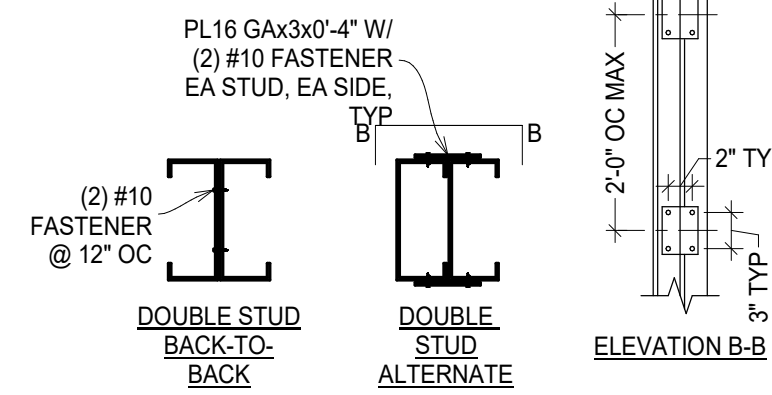
1 TOP OF CMU WALL  
NTS



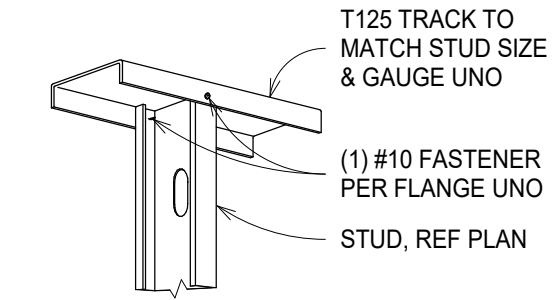
2 SILL  
NTS



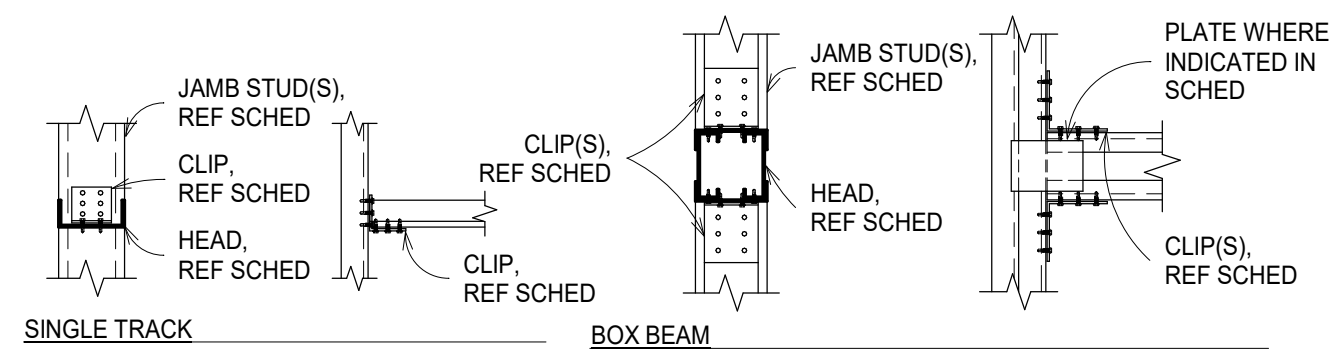
3 JAMB TO CONCRETE  
NTS



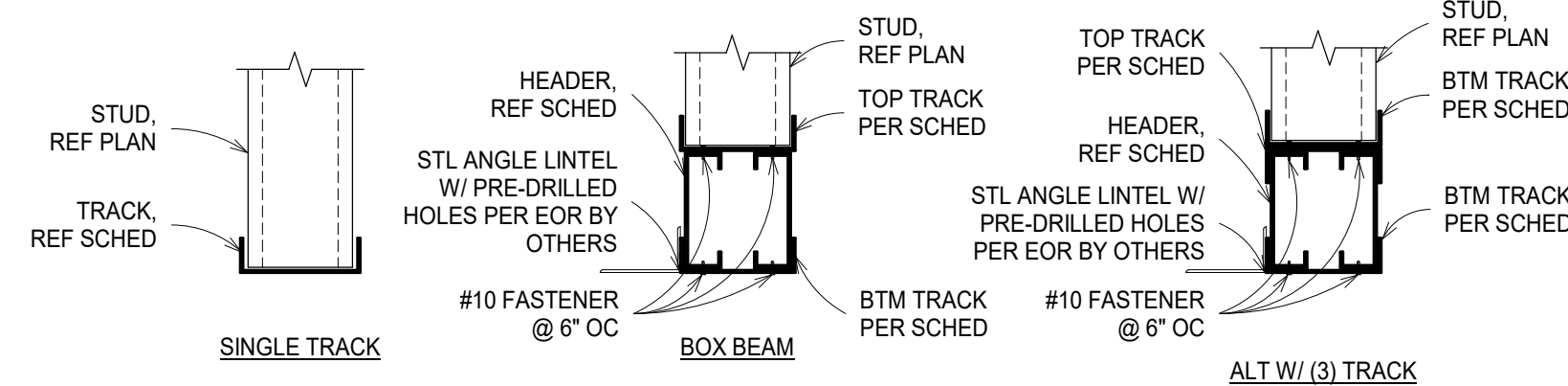
4 MULTIPLE STUD CONNECTION  
NTS



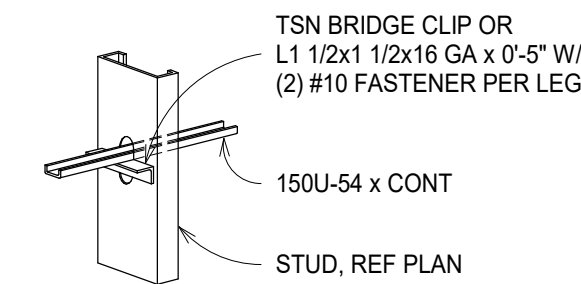
5 STUD TO TRACK  
NTS



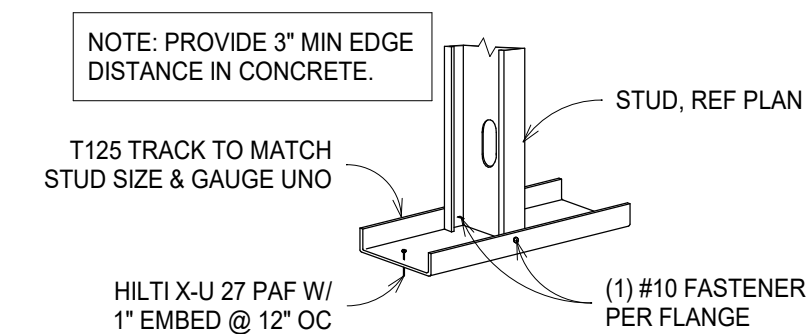
6 HEAD/SILL CONNECTION  
NTS



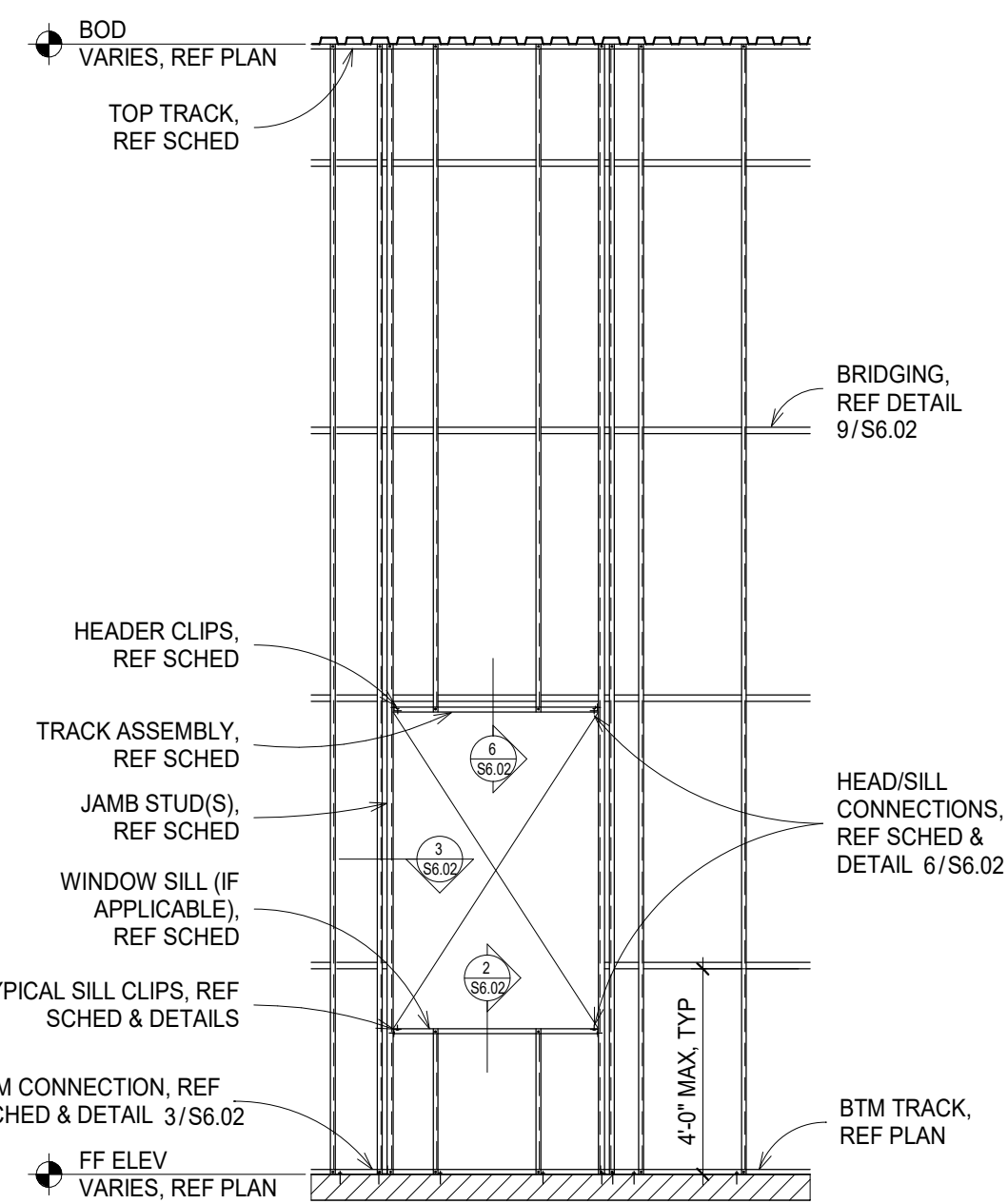
7 HEAD  
NTS



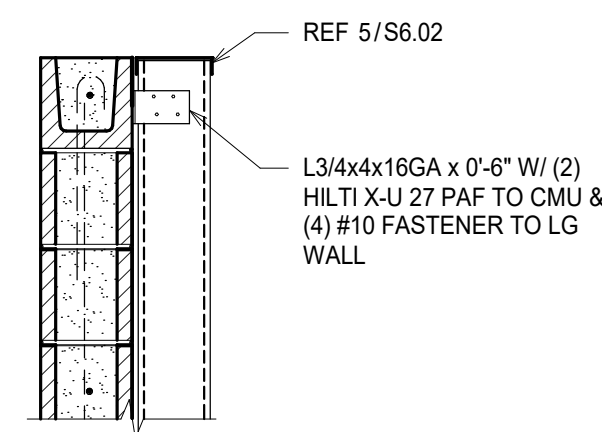
8 WALL BRIDGING  
NTS



9 STUD TO TRACK TO CONCRETE  
NTS



10 TYP WALL FRAMING ELEVATION  
NTS



11 TOP OF CMU WALL  
NTS

ISSUE REVISIONS	DATE	NOTES
1	10/11/2024	90% CD
2	10/23/2024	BID SET
3	03/10/2025	90% CD

PROJECT # 302-220

**TDI**  
ENGINEERING

TDI Engineering, LLC  
5906 Old Fredericksburg Road, Suite 300  
Austin, TX 78749  
512-301-3389 | www.tdi-llc.net

CIVIL & STRUCTURAL  
ENGINEERING  
AUSTIN / HOUSTON

\*THINK DESIGN innovate, integrate, implement...

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.









12/23/2019

hatch + ulland owen architects

1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huoaarchitects.com

**CIVIL ENGINEER**  
CBD ENGINEERING & SURVEYING  
5501 West William Cannon Drive  
Austin, Texas 78749, US

**LANDSCAPE ARCHITECT**  
SEC PLANNING, LLC  
4201 W. Parmer Lane Bldg A, Suite 220  
Austin, Texas 78727

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP+e Consultants  
5316 W US Hwy 280 Service Rd Suite 480  
Austin, TX 78735

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd, Suite 300  
Austin, TX 78749

# ELECTRICAL SPECIFICATIONS

## SECTION 26 28 16 – ENCLOSED SWITCHES AND CIRCUIT BREAKERS

1. PROVIDE ALL SAFETY DISCONNECT SWITCHES INDICATED ON THE DRAWINGS AND AT ALL MECHANICAL EQUIPMENT. PROVIDE HEAVY DUTY TYPE SAFETY SWITCHES SIMILAR TO GE TYPE TH. ALL SWITCHES SHALL BE FUSIBLE, EXCEPT THOSE INDIVIDUALLY ENCLOSED SAFETY SWITCHES INDICATED AS NON-FUSIBLE. PROVIDE NEMA 1 ENCLOSURE FOR NORMAL INDOOR INSTALLATIONS AND NEMA 3R ENCLOSURE FOR INSTALLATIONS OUTDOORS AND IN WET AREAS. COMPLY WITH CODE REQUIREMENTS FOR OTHER ENVIRONMENTS. PROVIDE EXTERNALLY OPERATED HANDLES WITH PROVISIONS FOR PADLOCKING IN THE OFF OR ON POSITION. SWITCH RATINGS SHALL BE SIZED LARGE ENOUGH FOR THE APPLIED LOAD. SWITCHES SERVING MOTORS SHALL BE HORSEPOWER RATED FOR THE INSTALLED MOTOR. VOLTAGE RATINGS SHALL BE SUFFICIENT FOR THE INSTALLED CIRCUIT VOLTAGE. TOGETHER WITH THE SPECIFIED FUSES (IF SWITCH IS FUSIBLE) THE SWITCH SHALL SAFELY AND WITHOUT FAILURE WITHSTAND SHORT CIRCUITS ON A SYSTEM CAPABLE OF DELIVERING UP TO 200,000 AMPS RMS SYMMETRICAL AT THE APPLIED VOLTAGE. INSTALL SWITCHES SECURELY TO WALLS. WHERE WALL IS NOT AVAILABLE, PROVIDE UNISTRUT SUPPORT STRUCTURE. ACCEPTABLE MANUFACTURERS ARE GE, SQUARE D, EATON, AND SIEMENS.

## SECTION 26 51 00 – LIGHTING

1. PROVIDE QUANTITY OF FIXTURES AS INDICATED ON DRAWINGS. REFER TO LIGHT FIXTURE FOR SPECIFICATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS, LENGTHS, AND EXACT LOCATIONS.
2. ALL LIGHTING FIXTURES WHICH ARE SUPPORTED BY THE CEILING GRID SHALL BE SECURED TO THE GRID AS REQUIRED BY THE LOCAL CODE AUTHORITIES.
3. LINEAR LIGHTING FIXTURES SHALL BE SERIES INDICATED IN THE LIGHTING FIXTURE SCHEDULE WITH EXACT LENGTHS PER ARCHITECTURAL DRAWINGS. REFER TO THE ARCHITECT AND MILLWORK CONTRACTOR FOR EXACT LENGTH AND MOUNTING DETAILS. PROVIDE BONDING JUMPERS BETWEEN ADJACENT UNDER COUNTER LIGHTING FIXTURE CASINGS.

## SECTION 27 5 00 – COMMUNICATION SYSTEMS

1. PROVIDE A J-BOX WITH PLASTER RING FOR DEVICE SUPPORT, AND 1" SPARE CONDUIT ROUTED TO THE ACCESSIBLE CEILING AT EACH POSITION INDICATED TO HAVE A DATA AND/OR TELEPHONE OUTLET, CARD READER, MAGNETIC LOCK, DOOR RELEASE, AUDIO/VISUAL DEVICE BOX, OR TV CABLE JUNCTION BOX.
2. SYMBOLS AND DEVICES NOT SPECIFICALLY NOTED REPRESENT ARCHITECTURAL, AV, OR SECURITY DEVICE COMPONENTS. REFER TO THE RESPECTIVE DRAWINGS FOR LOCATIONS, ADDITIONAL INFORMATION AND SPECIFICATIONS.

# THE COLONY - TREEHOUSE AMENITY CENTER

BASTROP, TEXAS

hatch + ulland owen architects

h+uo # A22049

CONSTRUCTION DOCUMENTATION

ISSUE REVISIONS		
#	DATE	NOTES
1	2025-03-10	CHECKSET

SHEET TITLE

ELECTRICAL SPECIFICATIONS

SHEET NUMBER

E0.03

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

### SITE LIGHT FIXTURE SCHEDULE

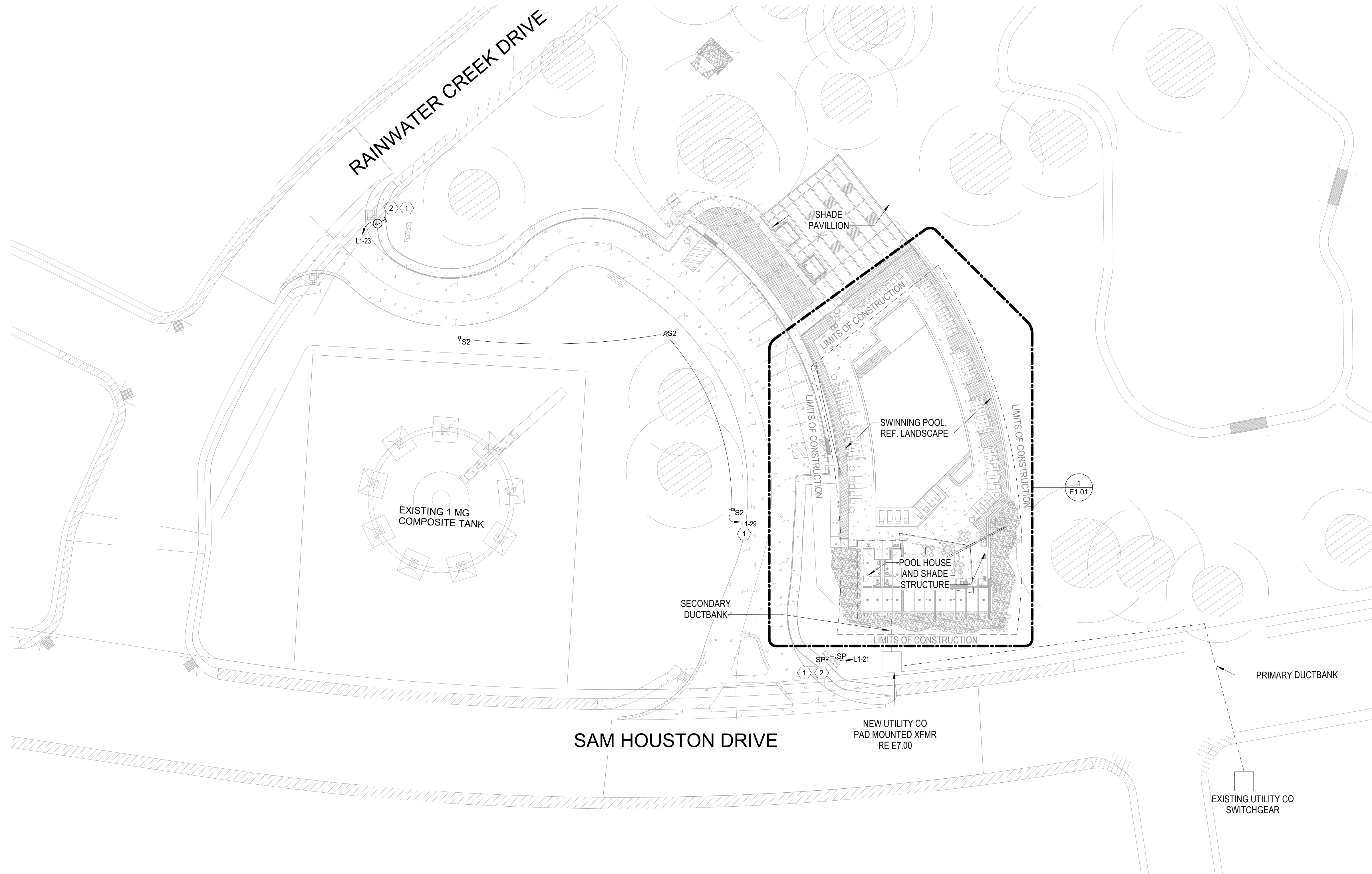
DESIGNATION	FIXTURE DESCRIPTION	MOUNTING	MANUFACTURER	MODEL NUMBER	LAMP TYPE	DIMMING TYPE	VOLTAGE
S1	FULL CUTOFF SITE FIXTURE	POLE	LITHONIA	DSX2 LED P8 30K 70CRI T4M VOLTAGE SPA FAO FINISH	LED	-	UNV
S2	FULL CUTOFF SITE FIXTURE	POLE	LITHONIA	DSX2 LED P4 30K 70CRI T4M VOLTAGE SPA FAO FINISH	LED	-	UNV
SP	SIGNAGE LIGHTING FIXTURE		KIM LIGHTING	@7003-73k	LED	-	UNV

### KEYNOTES

1	HOMERUN EXTERIOR LIGHT FIXTURES VIA NEW PHOTOCELL ON ROOF AND RELAY PANEL 'L1'. PHOTOCELL ON TIME CLOCK OFF. COORDINATE EXACT SCHEDULE WITH BUILDING OWNER.
2	OWNER PROVIDED MONUMENT SIGN. COORDINATE IN FIELD.

### LIGHTING GENERAL NOTES

A	REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF FIXTURES.
B	FIXTURES WITH BATTERY PACK SHALL HAVE NORMAL BALLAST CONNECTED TO LIGHT SWITCH, AND BATTERY BALLAST CONNECTED TO UN-SWITCHED POWER. BATTERY BALLAST IS SWITCHED AT PANEL ONLY. REFER TO MANUFACTURER WIRING DIAGRAM FOR INSTALLATION WITH FIXTURE NORMAL BALLAST.
C	GANG ALL LIGHT SWITCHES TOGETHER WHERE POSSIBLE.
D	CONTRACTOR TO PROVIDE TESTING AND COMMISSIONING OF THE LIGHTING CONTROL SYSTEMS IN SCOPE IN ACCORDANCE WITH JURISDICTION ADOPTED IECC SECTION C408. CONTRACTOR SHALL INCLUDE IN BID THE SERVICES OF A REGISTERED DESIGN PROFESSIONAL TO PRODUCE A COMMISSIONING PLAN TO CONFIRM TESTING AND CALIBRATION HAVE BEEN PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. COPIES OF ALL DOCUMENTATION SHALL BE GIVEN TO THE OWNER OR OWNER'S AUTHORIZED AGENT WITHIN 90 DAYS OF RECEIPT OF CERTIFICATE OF OCCUPANCY AND MADE AVAILABLE TO CODE OFFICIAL UPON REQUEST IN ACCORDANCE WITH SECTIONS C408.3.1.1 AND C408.3.1.2.



**1 ELECTRICAL SITE PLAN**  
1" = 30'-0"



**THE COLONY - TREEHOUSE AMENITY CENTER**

12/23/2019  
hatch + ulland owen architects  
1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huoaarchitects.com

**CIVIL ENGINEER**  
CBD ENGINEERING & SURVEYING  
5501 West William Cannon Drive  
Austin, Texas 78749, US

**LANDSCAPE ARCHITECT**  
SEC PLANNING, LLC  
4201 W. Parmer Lane Bldg A, Suite 220  
Austin, Texas 78727

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP+e Consultants  
5316 W US Hwy 280 Service Rd Suite 480  
Austin, TX 78735

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd, Suite 300  
Austin, TX 78749

### THE COLONY - TREEHOUSE AMENITY CENTER

BASTROP, TEXAS  
hatch + ulland owen architects  
h+uo # A22049

CONSTRUCTION DOCUMENTATION

ISSUE REVISIONS	DATE	NOTES
#	2025-03-10	CHECKSET

SHEET TITLE  
**ELECTRICAL SITE PLAN**

SHEET NUMBER  
**E1.00**

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

## LIGHT FIXTURE SCHEDULE ENLARGED SITE PLAN

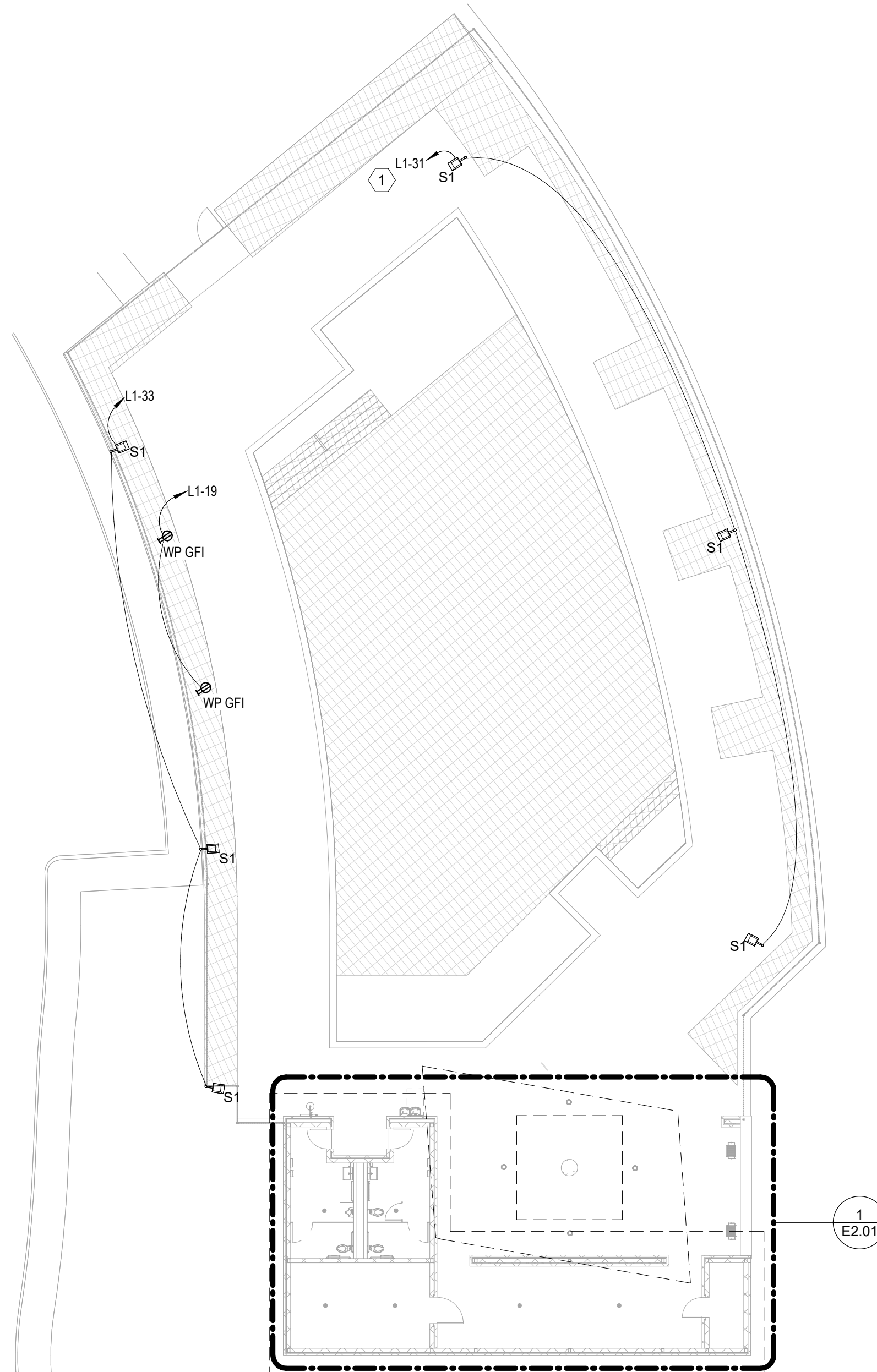
DESIGNATION	FIXTURE DESCRIPTION	MOUNTING	MANUFACTURER	MODEL NUMBER	LAMP TYPE	DIMMING TYPE	VOLTAGE
C	13" ROUND SURFACE MOUNT	SURFACE	KENALL	MR13FFL - PP - FINISH - 20L35K	LED	-	120V
CE	13" ROUND SURFACE MOUNT W/ MICRO INVERTER	SURFACE	KENALL	MR13FFL - PP - FINISH - 20L35K - LEL-SA	LED	-	120V
D1	CEILING AND WALL LUMINAIRE - OPAL GLASS	RECESSED	BEGA	B24043-3500K	LED	-	UNV
D1E	CEILING AND WALL LUMINAIRE - OPAL GLASS W/ MICRO INVERTER	RECESSED	BEGA	B24043-3500K	LED	-	UNV
S1	FULL CUTOFF SITE FIXTURE	POLE	LITHONIA	DSX2 LED P8 30K 70CRI T4M VOLTAGE SPA FAO FINISH	LED	-	UNV
S2	FULL CUTOFF SITE FIXTURE	POLE	LITHONIA	DSX2 LED P4 30K 70CRI T4M VOLTAGE SPA FAO FINISH	LED	-	UNV
SP	SIGNAGE LIGHTING FIXTURE		KIM LIGHTING	el70093-73k	LED	-	UNV
U1	IN-GRADE LUMINAIRE - SYMMETRIC	RECESSED	BEGA	B77007	LED	-	UNV
W1	13" ROUND WALL SCONCE	WALL	BEGA	6411	LED	-	UNV
W2	WALL ILUMINAIRES SYMMETRIC	WALL	BEGA	B33816	LED	-	UNV
W2	WALL ILUMINAIRES SYMMETRIC	WALL	BEGA	B19545	LED	-	UNV
W2E	WALL ILUMINAIRES SYMMETRIC W/ MICRO INVERTER	WALL	BEGA	B33816-3500K	LED	-	UNV

## KEYNOTES

1	HOMERUN EXTERIOR LIGHT FIXTURES VIA NEW PHOTOCELL ON ROOF AND RELAY PANEL 'L1'. PHOTOCELL ON TIME CLOCK OFF. COORDINATE EXACT SCHEDULE WITH BUILDING OWNER.
---	---

## LIGHTING GENERAL NOTES

A	REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF FIXTURES.
B	FIXTURES WITH BATTERY PACK SHALL HAVE NORMAL BALLAST CONNECTED TO LIGHT SWITCH, AND BATTERY BALLAST CONNECTED TO UN-SWITCHED POWER. BATTERY BALLAST IS SWITCHED AT PANEL ONLY. REFER TO MANUFACTURER WIRING DIAGRAM FOR INSTALLATION WITH FIXTURE NORMAL BALLAST.
C	GANG ALL LIGHT SWITCHES TOGETHER WHERE POSSIBLE.
D	CONTRACTOR TO PROVIDE TESTING AND COMMISSIONING OF THE LIGHTING CONTROL SYSTEMS IN SCOPE IN ACCORDANCE WITH JURISDICTION ADOPTED IECC SECTION C408. CONTRACTOR SHALL INCLUDE IN BID THE SERVICES OF A REGISTERED DESIGN PROFESSIONAL TO PRODUCE A COMMISSIONING PLAN TO CONFIRM TESTING AND CALIBRATION HAVE BEEN PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. COPIES OF ALL DOCUMENTATION SHALL BE GIVEN TO THE OWNER OR OWNER'S AUTHORIZED AGENT WITHIN 90 DAYS OF RECEIPT OF CERTIFICATE OF OCCUPANCY AND MADE AVAILABLE TO CODE OFFICIAL UPON REQUEST IN ACCORDANCE WITH SECTIONS C408.3.1.1 AND C408.3.1.2.



**1 ENLARGED ELECTRICAL SITE PLAN**  
1/16" = 1'-0"



**THE COLONY - TREEHOUSE AMENITY CENTER**

12/23/2019

hatch + ulland owen  
architects  
1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huarchitects.com

**CIVIL ENGINEER**  
CBD ENGINEERING & SURVEYING  
5501 West William Cannon Drive  
Austin, Texas 78749, US

**LANDSCAPE ARCHITECT**  
SEC PLANNING, LLC  
4201 W. Parmer Lane Bldg A, Suite 220  
Austin, Texas 78727

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP+e Consultants  
5316 W US Hwy 280 Service Rd Suite 480  
Austin, TX 78735

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd, Suite 300  
Austin, TX 78749

## THE COLONY - TREEHOUSE AMENITY CENTER

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # A22049

CONSTRUCTION DOCUMENTATION

ISSUE REVISIONS	
#	DATE
1	2025-03-10

#	DATE	NOTES
1	2025-03-10	CHECKSET

SHEET TITLE

**ENLARGED ELECTRICAL SITE PLAN**

SHEET NUMBER

**E1.01**

This document, the ideas and design incorporated herein are and shall remain the property of h+u architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+u architects.

THE COLONY -  
TREEHOUSE  
AMENITY CENTER

BASTROP, TEXAS

hatch + ulland owen architects

h+uo # A22049

CONSTRUCTION  
DOCUMENTATION

ISSUE REVISIONS	
#	DATE
1	2025-03-10

#	DATE	NOTES
1	2025-03-10	CHECKSET

SHEET TITLE

POWER PLAN POOL HOUSE

SHEET NUMBER

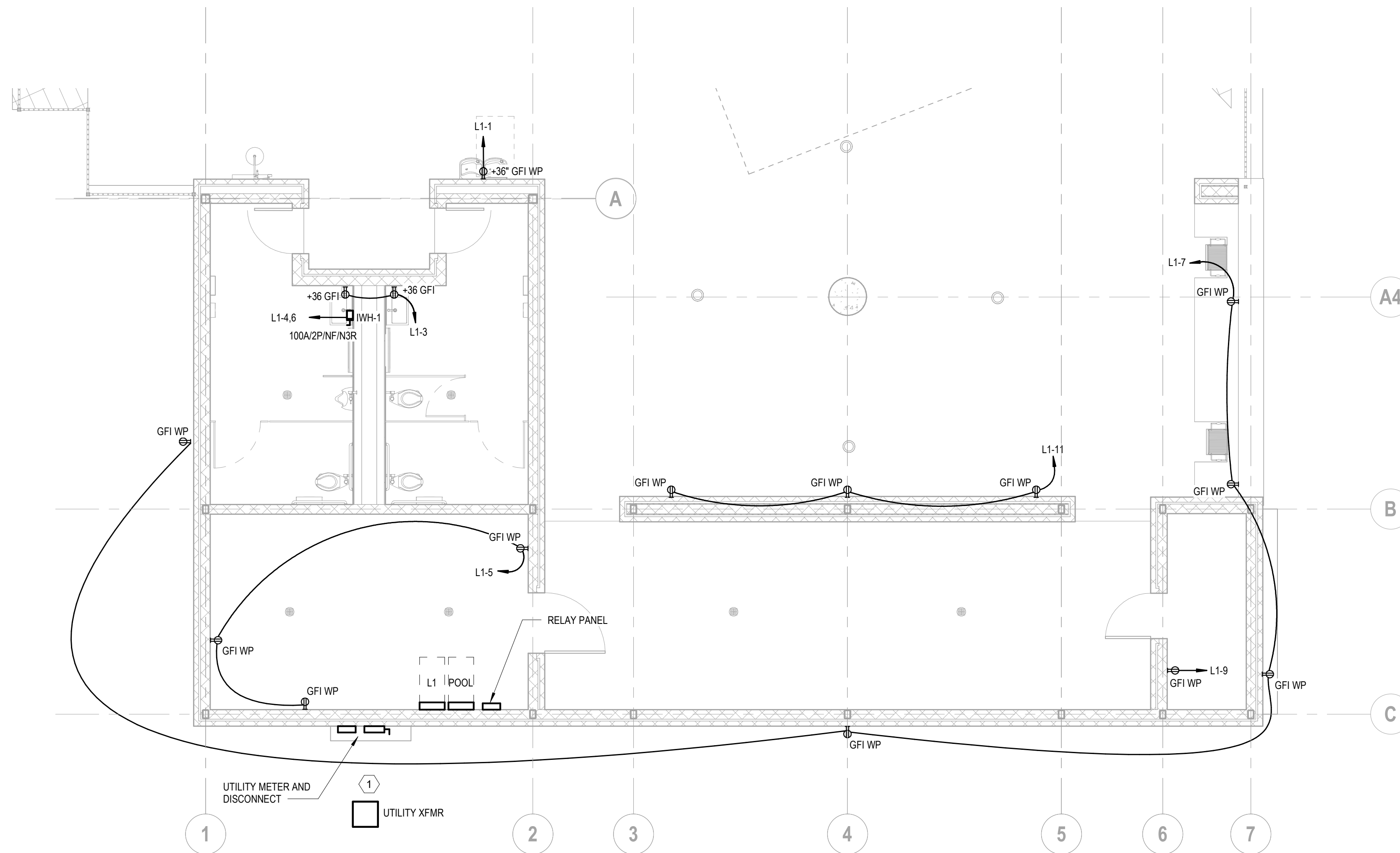
E2.01

GENERAL NOTES

A	REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF ALL DEVICES. REFER TO IT REPRESENTATIVE FOR EXACT LOCATION OF IT DEVICES. REFER TO AV DRAWINGS FOR A DETAILED LAYOUT OF CONDUIT AND CABLE FOR AV DEVICES.
B	ALL 125-VOLT THROUGH 250-VOLT RECEPTACLES SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND, 50 AMPERES OR LESS, AND ALL RECEPTACLES SUPPLIED BY THREE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND, 100 AMPERES OR LESS, INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8(B) (1) THROUGH (B) (12) SHALL HAVE GROUND FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL. 210.8(B)(2) KITCHENS OR AREAS WITH A SINK AND PROVISIONS FOR EITHER FOOD PREPARATION OR COOKING.

KEYNOTES

1	REFER TO E7.00 REFER TO ONE LINE DIAGRAM
---	--

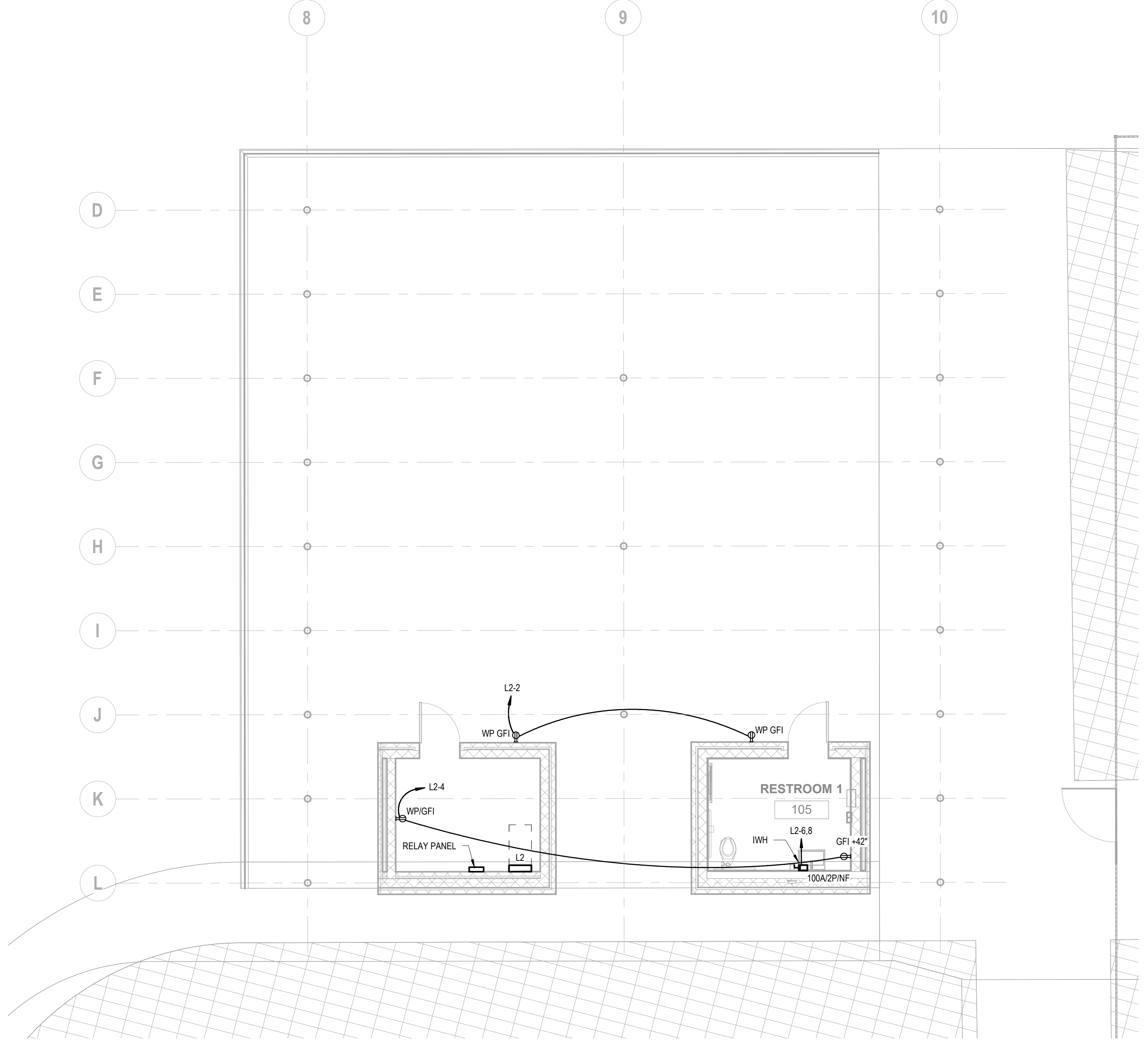


1 POWER PLAN POOL HOUSE  
3/16" = 1'-0"

**GENERAL NOTES**

A	REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF ALL DEVICES. REFER TO IT REPRESENTATIVE FOR EXACT LOCATION OF IT DEVICES. REFER TO AV DRAWINGS FOR A DETAILED LAYOUT OF CONDUIT AND CABLE FOR AV DEVICES.
B	ALL 125-VOLT THROUGH 250-VOLT RECEPTACLES SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND, 50 AMPERES OR LESS, AND ALL RECEPTACLES SUPPLIED BY THREE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND, 100 AMPERES OR LESS, INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8(B) (1) THROUGH (B) (12) SHALL HAVE GROUND FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL. 210.8(B)(2) KITCHENS OR AREAS WITH A SINK AND PROVISIONS FOR EITHER FOOD PREPARATION OR COOKING.

**KEYNOTES**



**1 POWER PLAN PAVILLION**  
3/16" = 1'-0"



**THE COLONY - TREEHOUSE AMENITY CENTER**

12/23/2019  
hatch + ulland owen architects  
1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huoaarchitects.com

- CIVIL ENGINEER**  
CBD ENGINEERING & SURVEYING  
5501 West William Cannon Drive  
Austin, Texas 78749, US
- LANDSCAPE ARCHITECT**  
SEC PLANNING, LLC  
4201 W. Parmer Lane Bldg A, Suite 220  
Austin, Texas 78727
- PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP+e Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735
- STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd, Suite 300  
Austin, TX 78749

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
hatch + ulland owen architects  
h+uo # A22049

CONSTRUCTION DOCUMENTATION

ISSUE REVISIONS	
#	DATE
1	2025-03-10

#	DATE	NOTES
1	2025-03-10	CHECKSET

SHEET TITLE  
**POWER PLAN PAVILLION**

SHEET NUMBER  
**E2.02**

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

POOL PAVILLION LIGHT FIXTURE SCHEDULE							
DESIGNATION	FIXTURE DESCRIPTION	MOUNTING	MANUFACTURER	MODEL NUMBER	LAMP TYPE	DIMMING TYPE	VOLTAGE
C	13" ROUND SURFACE MOUNT	SURFACE	KENALL	MR13FFL - PP - FINISH - 20L35K	LED	-	120V
CE	13" ROUND SURFACE MOUNT W/ MICRO INVERTER	SURFACE	KENALL	MR13FFL - PP - FINISH - 20L35K - LEL-SA	LED	-	120V
D1	CEILING AND WALL LUMINAIRE - OPAL GLASS	RECESSED	BEGA	B24043-3500K	LED	-	UNV
D1E	CEILING AND WALL LUMINAIRE - OPAL GLASS W/ MICRO INVERTER	RECESSED	BEGA	B24043-3500K	LED	-	UNV
U1	IN-GRADE LUMINAIRE - SYMMETRIC	RECESSED	BEGA	B77007	LED	-	UNV
W1	13" ROUND WALL SCONCE	WALL	BEGA	6411	LED	-	UNV
W2	WALL ILLUMINAIRES SYMMETRIC	WALL	BEGA	B33816	LED	-	UNV
W2	WALL ILLUMINAIRES SYMMETRIC	WALL	BEGA	B19545	LED	-	UNV
W2E	WALL ILLUMINAIRES SYMMETRIC W/ MICRO INVERTER	WALL	BEGA	B33816-3500K	LED	-	UNV

KEYNOTES	
1	HOMERUN EXTERIOR LIGHT FIXTURES VIA NEW PHOTOCELL ON ROOF AND RELAY PANEL 'L1'. PHOTOCELL ON TIME CLOCK OFF. COORDINATE EXACT SCHEDULE WITH BUILDING OWNER.

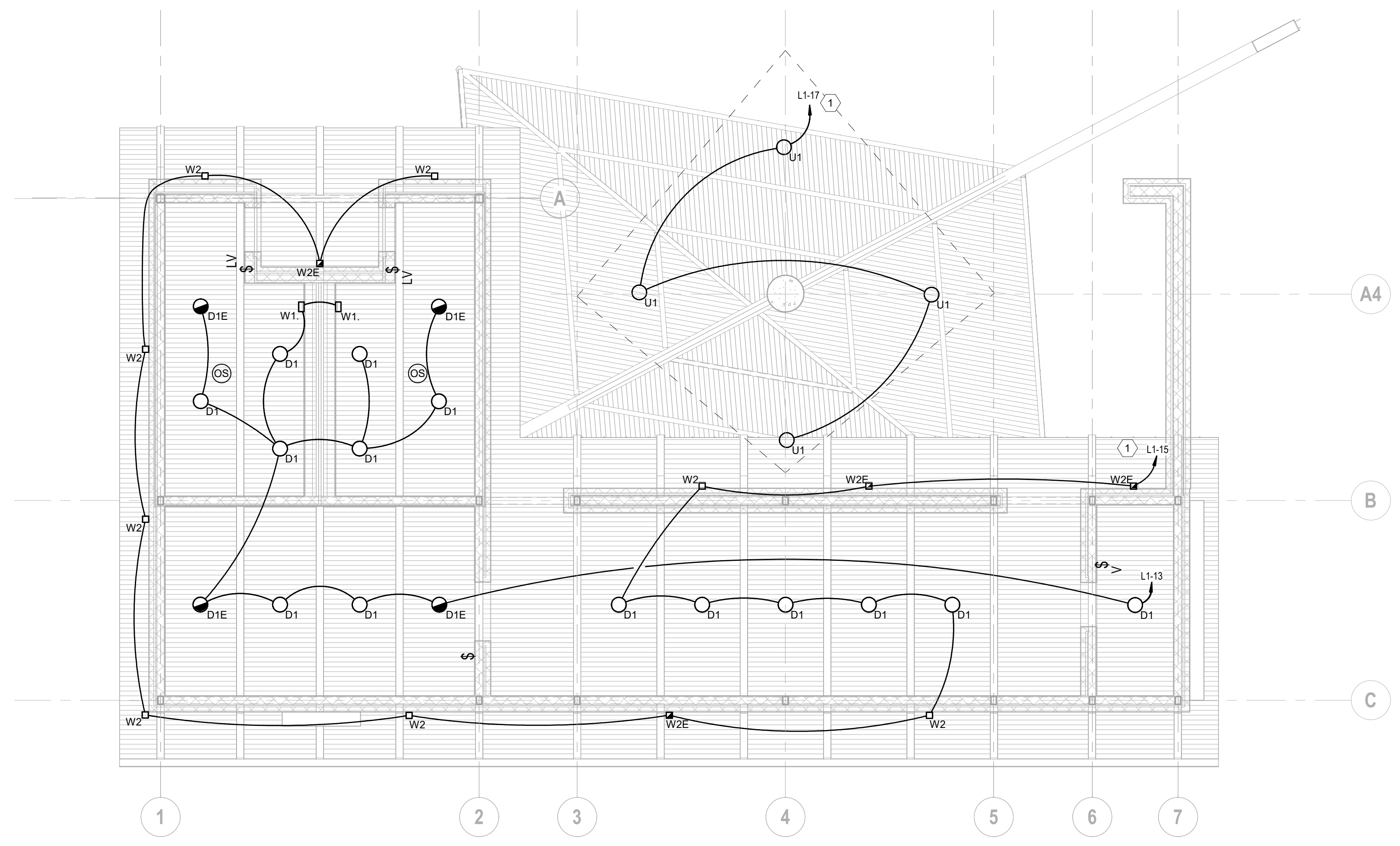
LIGHTING GENERAL NOTES	
A	REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF FIXTURES.
B	FIXTURES WITH BATTERY PACK SHALL HAVE NORMAL BALLAST CONNECTED TO LIGHT SWITCH, AND BATTERY BALLAST CONNECTED TO UN-SWITCHED POWER. BATTERY BALLAST IS SWITCHED AT PANEL ONLY. REFER TO MANUFACTURER WIRING DIAGRAM FOR INSTALLATION WITH FIXTURE NORMAL BALLAST.
C	GANG ALL LIGHT SWITCHES TOGETHER WHERE POSSIBLE.
D	CONTRACTOR TO PROVIDE TESTING AND COMMISSIONING OF THE LIGHTING CONTROL SYSTEMS IN SCOPE IN ACCORDANCE WITH JURISDICTION ADOPTED IECC SECTION C408. CONTRACTOR SHALL INCLUDE IN BID THE SERVICES OF A REGISTERED DESIGN PROFESSIONAL TO PRODUCE A COMMISSIONING PLAN TO CONFIRM TESTING AND CALIBRATION HAVE BEEN PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. COPIES OF ALL DOCUMENTATION SHALL BE GIVEN TO THE OWNER OR OWNER'S AUTHORIZED AGENT WITHIN 90 DAYS OF RECEIPT OF CERTIFICATE OF OCCUPANCY AND MADE AVAILABLE TO CODE OFFICIAL UPON REQUEST IN ACCORDANCE WITH SECTIONS C408.3.1.1 AND C408.3.1.2.

**CIVIL ENGINEER**  
 CBD ENGINEERING & SURVEYING  
 5501 West William Cannon Drive  
 Austin, Texas 78749, US

**LANDSCAPE ARCHITECT**  
 SEC PLANNING, LLC  
 4201 W. Parmer Lane Bldg A, Suite 220  
 Austin, Texas 78727

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
 Infinity MEP+e Consultants  
 5316 W US Hwy 280 Service Rd Suite 480  
 Austin, TX 78735

**STRUCTURAL ENGINEER**  
 TDI Engineering, LLC  
 5906 Old Fredericksburg Rd, Suite 300  
 Austin, TX 78749



**1 LIGHTING PLAN POOL HOUSE**  
 3/16" = 1'-0"

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
 hatch + ulland owen architects  
 h+uo # A22049

CONSTRUCTION DOCUMENTATION

ISSUE REVISIONS	DATE	NOTES
#	2025-03-10	CHECKSET

SHEET TITLE  
**LIGHTING PLAN POOL HOUSE**

SHEET NUMBER  
**E3.01**

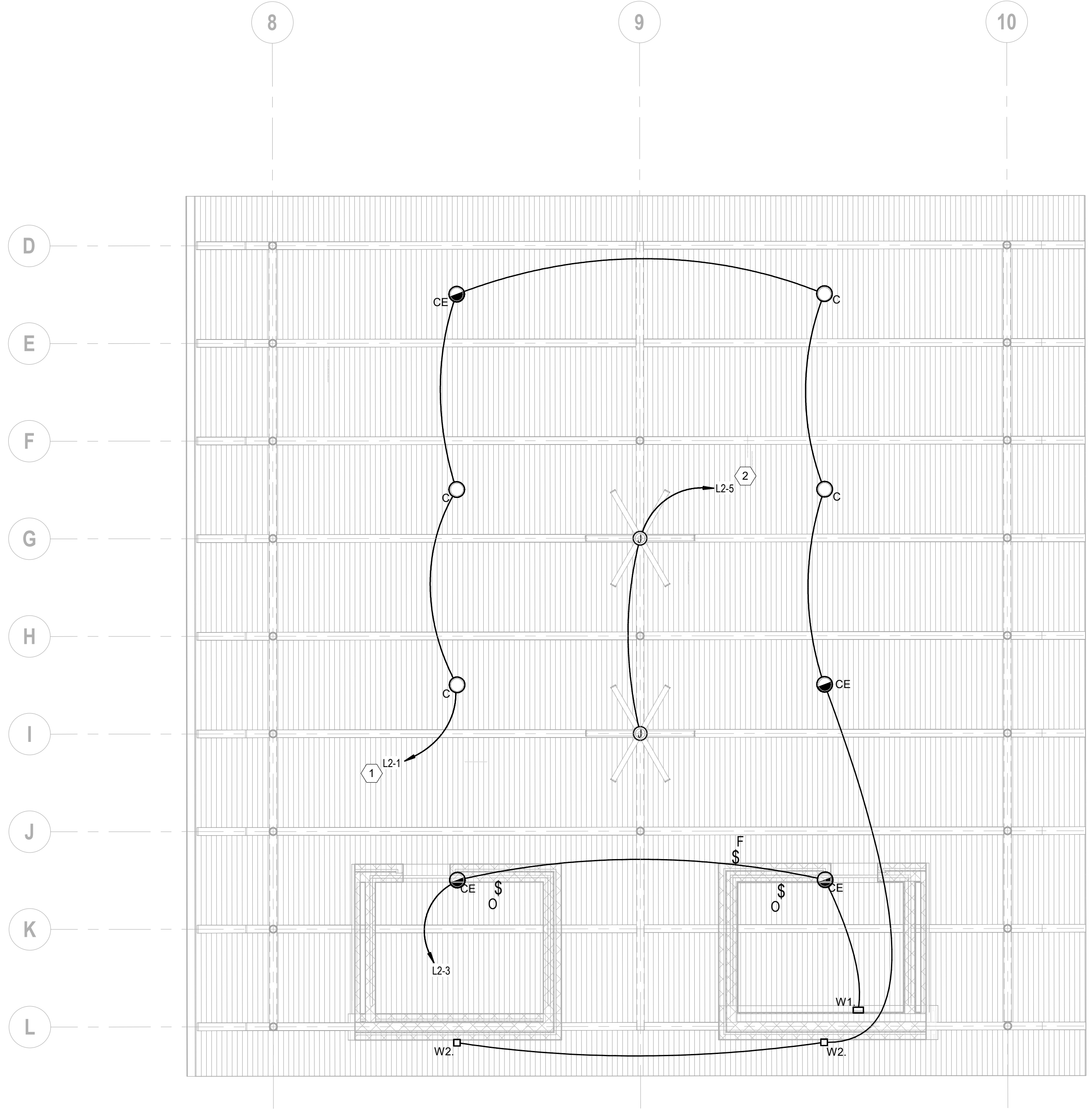
This document, the ideas and design incorporated herein are and shall remain the property of h+u architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+u architects.



POOL PAVILLION LIGHT FIXTURE SCHEDULE							
DESIGNATION	FIXTURE DESCRIPTION	MOUNTING	MANUFACTURER	MODEL NUMBER	LAMP TYPE	DIMMING TYPE	VOLTAGE
C	13" ROUND SURFACE MOUNT	SURFACE	KENALL	MR13FLL - PP - FINISH - 20L35K	LED	-	120V
CE	13" ROUND SURFACE MOUNT W/ MICRO INVERTER	SURFACE	KENALL	MR13FLL - PP - FINISH - 20L35K - LEL-SA	LED	-	120V
D1	CEILING AND WALL LUMINAIRE - OPAL GLASS	RECESSED	BEGA	B24043-3500K	LED	-	UNV
D1E	CEILING AND WALL LUMINAIRE - OPAL GLASS W/ MICRO INVERTER	RECESSED	BEGA	B24043-3500K	LED	-	UNV
U1	IN-GRADE LUMINAIRE - SYMMETRIC	RECESSED	BEGA	B77007	LED	-	UNV
W1	13" ROUND WALL SCONCE	WALL	BEGA	6411	LED	-	UNV
W2	WALL ILLUMINAIRES SYMMETRIC	WALL	BEGA	B33816	LED	-	UNV
W2	WALL ILLUMINAIRES SYMMETRIC	WALL	BEGA	B19545	LED	-	UNV
W2E	WALL ILLUMINAIRES SYMMETRIC W/ MICRO INVERTER	WALL	BEGA	B33816-3500K	LED	-	UNV

KEYNOTES	
1	HOMERUN EXTERIOR LIGHT FIXTURES VIA NEW PHOTOCELL ON ROOF AND RELAY PANEL 'L2'. PHOTOCELL ON TIME CLOCK OFF. COORDINATE EXACT SCHEDULE WITH BUILDING OWNER.
2	FAN J-BOXES SWITCH SHALL BE GANGED TOGETHER WITH EXTERIOR LIGHTING SWITCHES.

LIGHTING GENERAL NOTES	
A	REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF FIXTURES.
B	FIXTURES WITH BATTERY PACK SHALL HAVE NORMAL BALLAST CONNECTED TO LIGHT SWITCH, AND BATTERY BALLAST CONNECTED TO UN-SWITCHED POWER. BATTERY BALLAST IS SWITCHED AT PANEL ONLY. REFER TO MANUFACTURER WIRING DIAGRAM FOR INSTALLATION WITH FIXTURE NORMAL BALLAST.
C	GANG ALL LIGHT SWITCHES TOGETHER WHERE POSSIBLE.
D	CONTRACTOR TO PROVIDE TESTING AND COMMISSIONING OF THE LIGHTING CONTROL SYSTEMS IN SCOPE IN ACCORDANCE WITH JURISDICTION ADOPTED IECC SECTION C408. CONTRACTOR SHALL INCLUDE IN BID THE SERVICES OF A REGISTERED DESIGN PROFESSIONAL TO PRODUCE A COMMISSIONING PLAN TO CONFIRM TESTING AND CALIBRATION HAVE BEEN PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. COPIES OF ALL DOCUMENTATION SHALL BE GIVEN TO THE OWNER OR OWNER'S AUTHORIZED AGENT WITHIN 90 DAYS OF RECEIPT OF CERTIFICATE OF OCCUPANCY AND MADE AVAILABLE TO CODE OFFICIAL UPON REQUEST IN ACCORDANCE WITH SECTIONS C408.3.1.1 AND C408.3.1.2.



**1 LIGHTING FLOOR PLAN PAVILLION**  
3/16" = 1'-0"

12/23/2019  
 hatch + ulland owen  
 architects  
 1010 East 11th Street  
 Austin, Texas 78702  
 T: 512.474.8548  
 F: 512.474.8643  
 www.huoaarchitects.com

**CIVIL ENGINEER**  
 CBD ENGINEERING & SURVEYING  
 5501 West William Cannon Drive  
 Austin, Texas 78749, US

**LANDSCAPE ARCHITECT**  
 SEC PLANNING, LLC  
 4201 W. Parmer Lane Bldg A, Suite 220  
 Austin, Texas 78727

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
 Infinity MEP+e Consultants  
 5316 W US Hwy 280 Service Rd Suite 480  
 Austin, TX 78735

**STRUCTURAL ENGINEER**  
 TDI Engineering, LLC  
 5906 Old Fredericksburg Rd, Suite 300  
 Austin, TX 78749

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
 hatch + ulland owen architects  
 h+uo # A22049

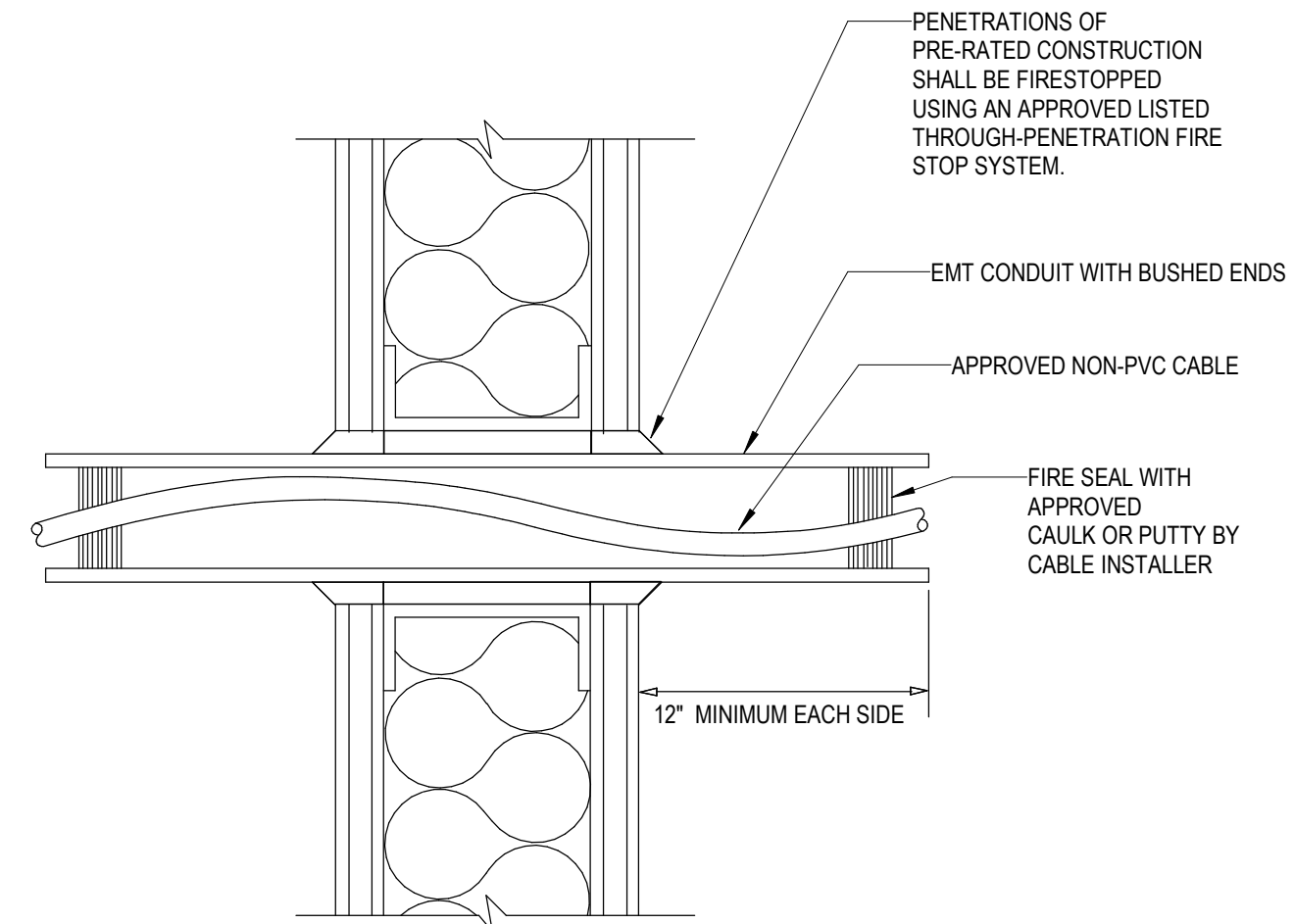
CONSTRUCTION DOCUMENTATION

ISSUE REVISIONS	DATE	NOTES
#	DATE	NOTES
1	2025-03-10	CHECKSET

SHEET TITLE  
**LIGHTING PLAN PAVILLION**

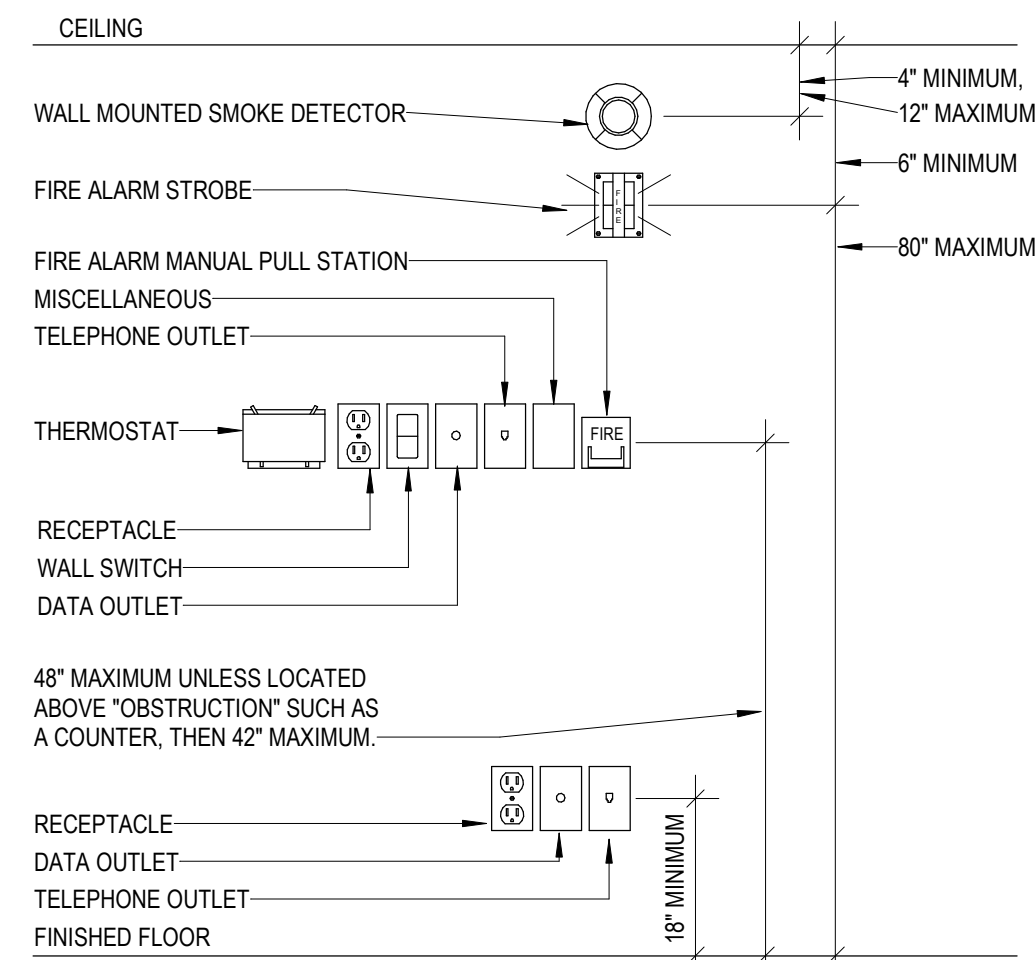
SHEET NUMBER  
**E3.02**

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.



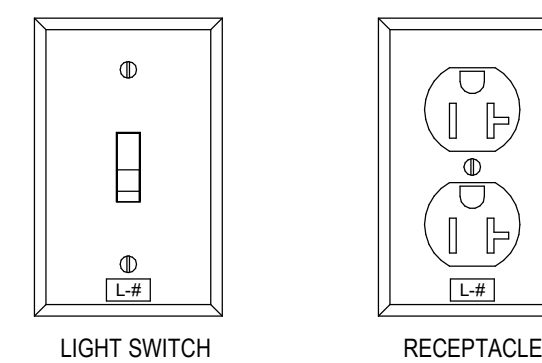
NOTE:  
TYPICAL FOR ALL LOW VOLTAGE WIRING

**3 CONDUIT PENETRATION OF RATED PARTITION / WITH CABLE**  
NOT TO SCALE



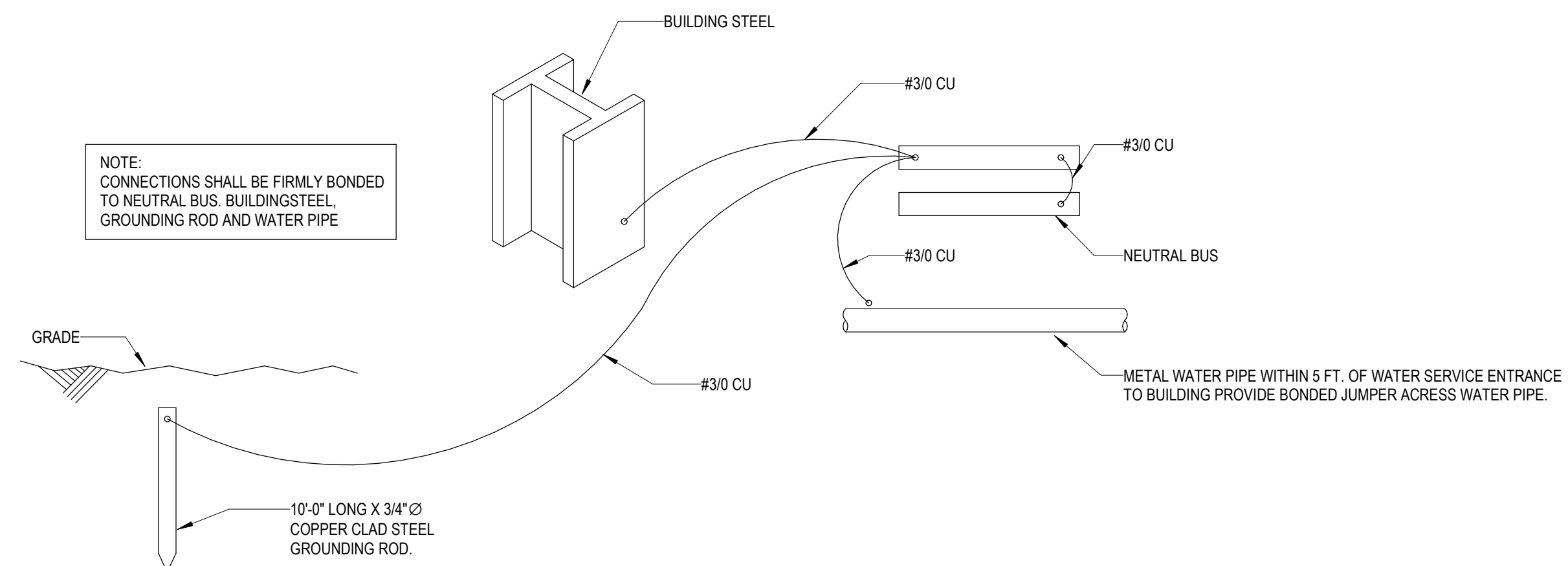
NOTE:  
ALL DEVICES SHOWN MAY NOT BE USED. DETAIL INDICATES  
TYPICAL MOUNTING HEIGHTS ONLY.

**2 MOUNTING HEIGHT DETAIL**  
NOT TO SCALE



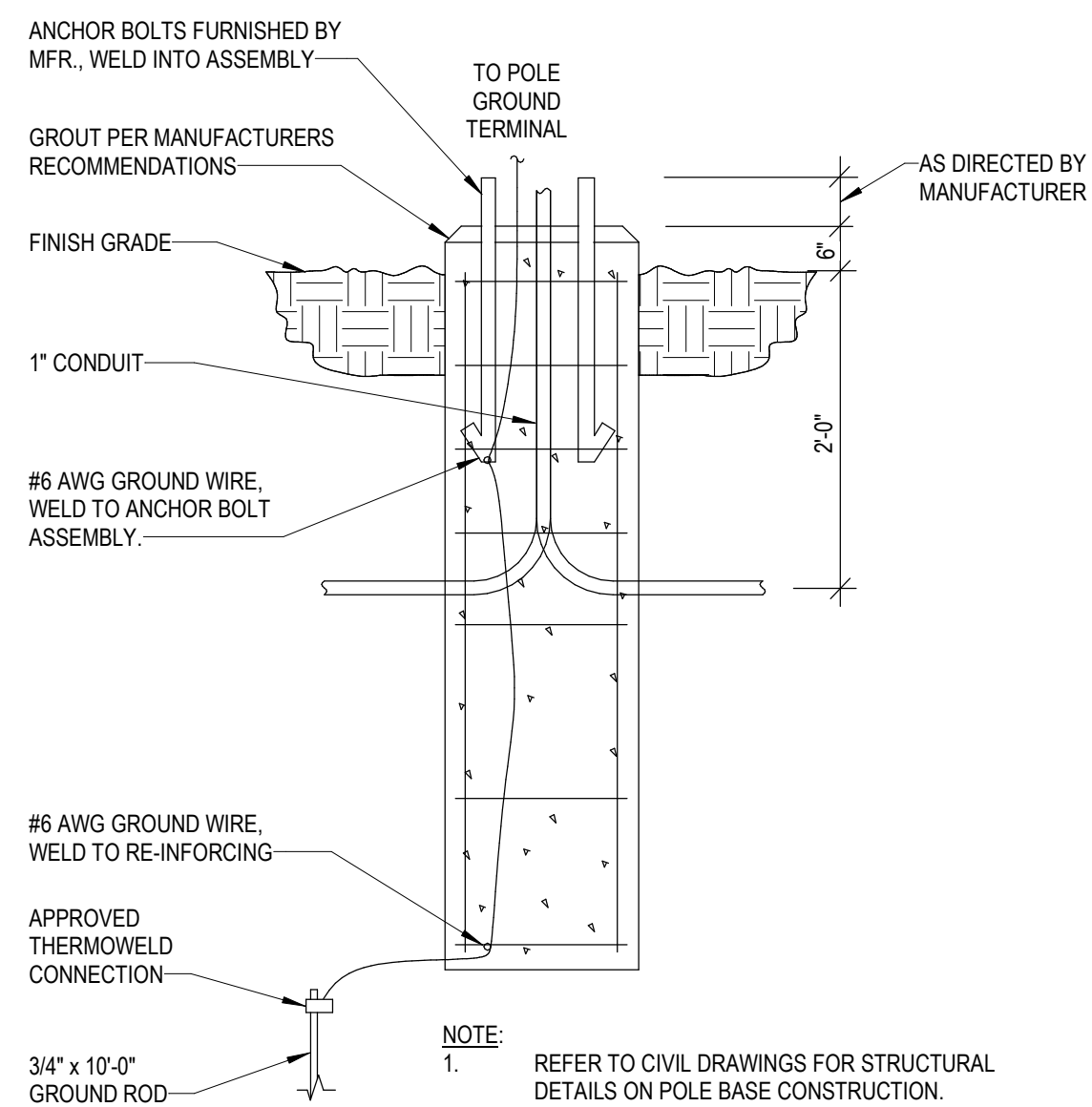
L# CIRCUIT LABEL  
L = PANEL DESIGNATION  
# = CIRCUIT DESIGNATION

**1 DEVICE PLATES - CIRCUIT LABEL**  
NOT TO SCALE



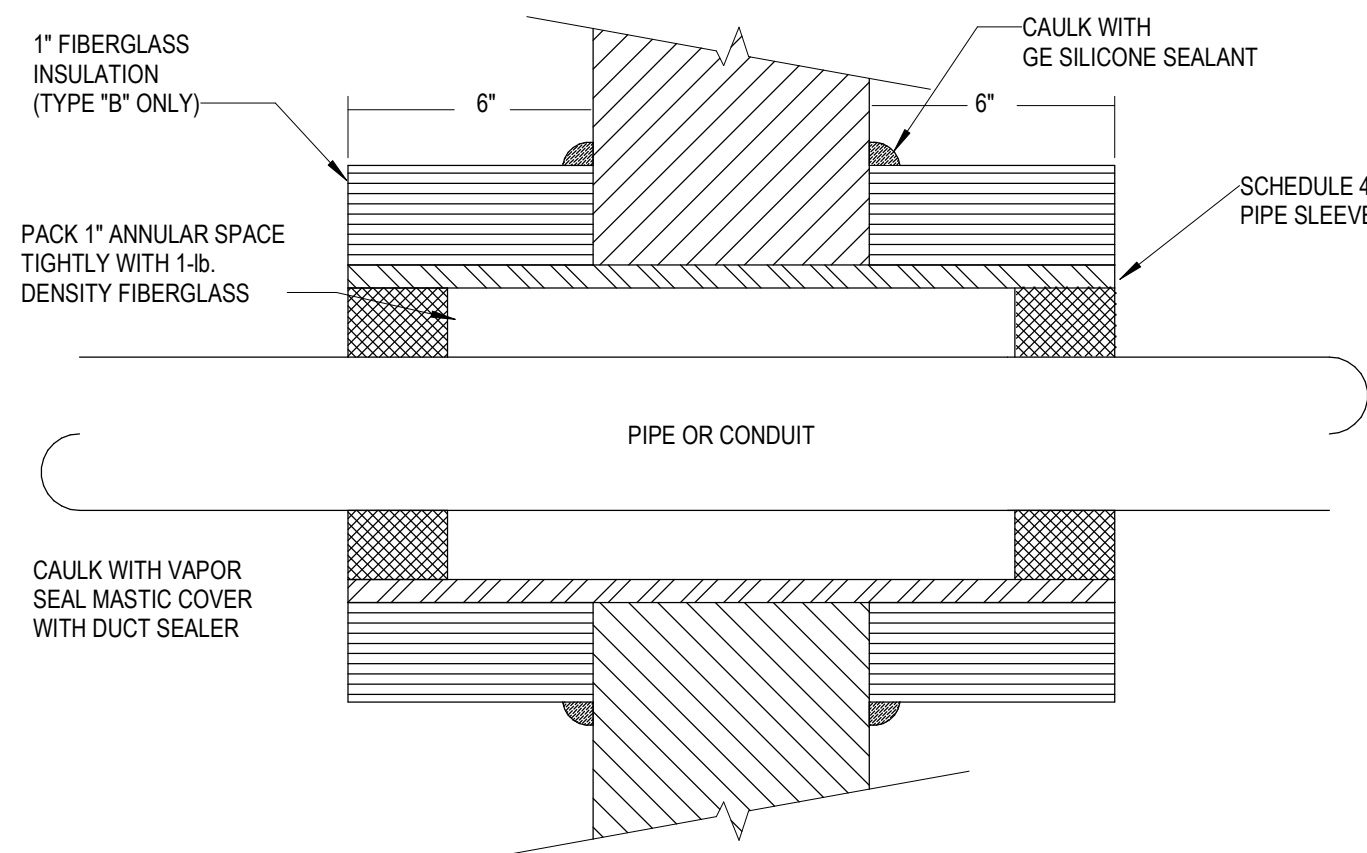
NOTE:  
CONNECTIONS SHALL BE FIRMLY BONDED  
TO NEUTRAL BUS, BUILDING STEEL,  
GROUNDING ROD AND WATER PIPE

**5 GROUNDING SYSTEM DETAIL**  
NOT TO SCALE



NOTE:  
1. REFER TO CIVIL DRAWINGS FOR STRUCTURAL  
DETAILS ON POLE BASE CONSTRUCTION.

**6 POLE BASE DETAIL**  
NOT TO SCALE



NOTES:

1. TYPICAL TREATMENT FOR CONDUIT AND H.V.A.C. PIPING FOR NON-FIRE-RATED WALLS.
2. SIZE SLEEVE TO ACCEPT CONDUIT.
3. FOR FIRE WALLS PROVIDE U.L. APPROVED SEAL ASSEMBLY FOR OPENING SIZE AND WALL TYPE.

**4 CONDUIT SEALANT THRU WALLS**  
NOT TO SCALE

C PH (AMP)	B PH (AMP)	A PH (AMP)	LOAD (VA)	TYPE	DESCRIPTION	CKT BKR AMP /P	NO	NO	CKT BKR AMP /P	DESCRIPTION	TYPE	LOAD (VA)	A PH (AMP)	B PH (AMP)	C PH (AMP)
		1.5	180	RP	WATER FOUNTAIN	20 /1	1	A	2	20 /1	SPARE				
3.0		3.0	360	RP	RR RECPT	20 /1	3	C	4	70 /2	MW-H1 (POOL HOUSE)	MN	11800		49.2
		4.5	540	RP	POOL EQUIP RECPT	20 /1	5	A	6			MN		49.2	
7.5		9.0	900	RP	POOL PAV OUTDOOR RECPT	20 /1	7	C	8	20 /1	SPARE				
		1.5	180	RP	POOL PAV STORAGE RECPT	20 /1	9	A	10	20 /1	SPARE				
4.5		5.4	540	RP	POOL PAV OUTDOOR RECPT	20 /1	11	C	12	20 /1	SPARE				
		3.1	375	LT	POOL PAV RR LIGHTING	20 /1	13	A	14	20 /1	SPARE				
3.8		4.5	450	LT	POOL PAV OUTDOOR LIGHTING	20 /1	15	C	16	20 /1	SPARE				
		0.8	100	LT	POOL PAV OUTDOOR LIGHTING	20 /1	17	A	18	20 /1	SPARE				
6.0		7.2	720	RP	POOL RECEPTACLES	20 /1	19	C	20	20 /1	SPARE				
		4.2	500	MN	MONUMENT SIGN	20 /1	21	A	22	20 /1	SPARE				
4.2		5.0	500	MN	MONUMENT SIGN	20 /1	23	C	24	20 /1	SPARE				
					SPACE	25	A	26	20 /1	SPARE					
					SPACE	27	C	28	20 /1	SPARE					
		2.4	282	OL	EXTERIOR SITE LIGHTING	20 /1	29	A	30	20 /1	SPARE				
		3.2	387	OL	POOL SITE LIGHTING	20 /1	31	C	32	20 /1	SPARE				
		3.2	387	OL	POOL SITE LIGHTING	20 /1	33	A	34	20 /1	SPARE				
					SPACE	20 /1	35	C	36	100 /2	Sub-feed POOL	SF	11250		52.1
					SPACE	20 /1	37	A	38			SF	13883		52.1
					SPACE	20 /1	39	C	40	/2	Sub-feed L2	SF	13883		62.9
					SPACE	20 /1	41	A	42			SF	52.8		62.9

C PH (AMP)	B PH (AMP)	A PH (AMP)	LOAD (VA)	TYPE	DESCRIPTION
49.2		49.2	11800	H	ELECTRIC HEAT
				C	A/C REFRIGERATION
41.7		41.7	10000	MM	MISC. MOTORS
3.2		5.6	1056	OL	OUTDOOR LIGHTING
4.3		12.5	2015	LT	INDOOR LIGHTING
24.0		10.5	4140	RP	RECEPTACLES
				EX	EXISTING DEMAND
				MC	MISC. CONTINUOUS
53.3		53.3	12800	MN	MISC. NON-CONTINUOUS
				KT	KITCHEN EQUIPMENT
175.7		172.8	41811		*** TOTAL ***
41.7		41.7	5000		LARGEST MOTOR

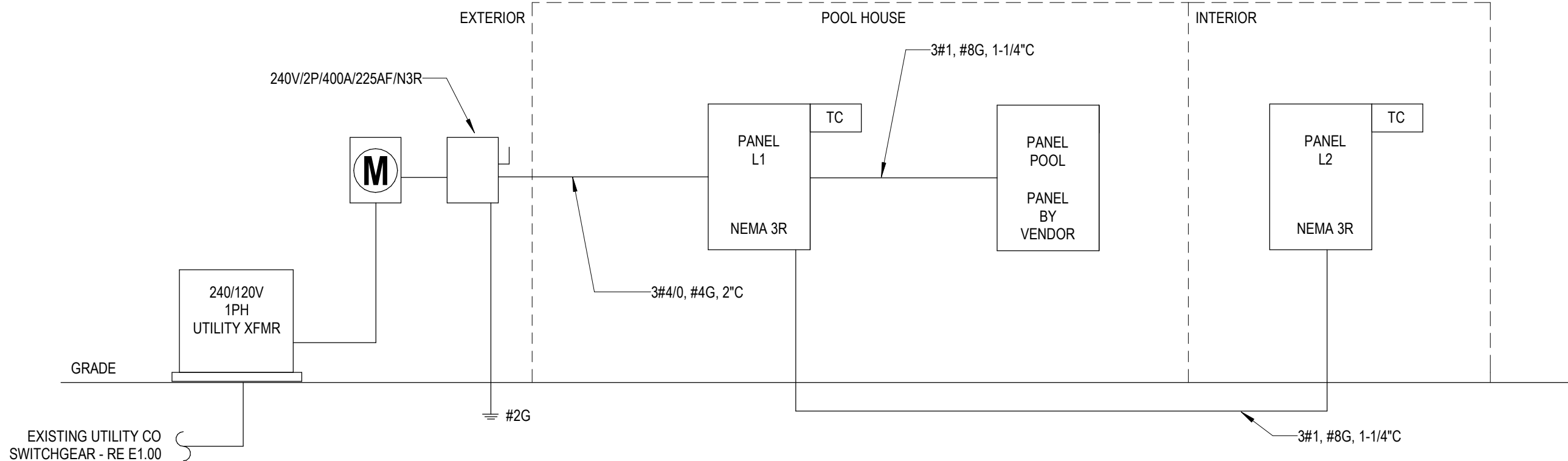
DEMAND FACTOR	TYPE	DESCRIPTION	LOAD (VA)	N (AMP)	A PH (AMP)	B PH (AMP)	C PH (AMP)
1.00	H	ELECTRIC HEAT	11800	49.2	49.2		49.2
0.00	C	A/C REFRIGERATION					
1.00	MM	MISC. MOTORS	10000	41.7	41.7		41.7
1.25	OL	OUTDOOR LIGHTING	1320	7.0	7.0		4.0
1.25	LT	INDOOR LIGHTING	2515	15.7	15.7		5.3
NEC 220.44	RP	RECEPTACLES	4140	10.5	10.5		24.0
1.25	EX	EXISTING DEMAND					
1.25	MC	MISC. CONTINUOUS					
1.00	MN	MISC. NON-CONTINUOUS	12800	53.3	53.3		53.3
0.65	KT	KITCHEN EQUIPMENT					
		FEED-THRU					
		LARGEST MOTOR	1250	10.4	10.4		10.4
		*** TOTAL ***	43829	188	187.7		187.9

C PH (AMP)	B PH (AMP)	A PH (AMP)	LOAD (VA)	TYPE	DESCRIPTION	CKT BKR AMP /P	NO	NO	CKT BKR AMP /P	DESCRIPTION	TYPE	LOAD (VA)	A PH (AMP)	B PH (AMP)	C PH (AMP)
0.5		1.4	169	LT	PAVILION DEC LIGHTS	20 /1	1	A	2	20 /1	PAVILLION RECEPT	RP	360	3.0	3.0
		6.1	61	LT	PAVILION RR LIGHTS	20 /1	3	C	4	20 /1	PAVILLION RR RECEPT	RP	360		
		7.2	860	LT	PAVILION OUTDOOR FANS	20 /1	5	A	6	70 /2	EW-H1	H	11800	49.2	
					SPACE	20 /1	7	C	8			H			49.2
					SPACE		9	A	10						
					SPACE		11	C	12						
					SPACE		13	A	14						
					SPACE		15	C	16						
					SPACE		17	A	18						

C PH (AMP)	B PH (AMP)	A PH (AMP)	LOAD (VA)	TYPE	DESCRIPTION
52.7		60.7	13610		*** TOTAL ***
					LARGEST MOTOR

DEMAND FACTOR	TYPE	DESCRIPTION	LOAD (VA)	N (AMP)	A PH (AMP)	B PH (AMP)	C PH (AMP)
1.00	H	ELECTRIC HEAT	11800	49.2	49.2		49.2
0.00	C	A/C REFRIGERATION					
1.00	MM	MISC. MOTORS					
1.25	OL	OUTDOOR LIGHTING					
1.25	LT	INDOOR LIGHTING	1363	10.7	10.7		0.6
NEC 220.44	RP	RECEPTACLES	720	3.0	3.0		3.0
1.25	EX	EXISTING DEMAND					
1.25	MC	MISC. CONTINUOUS					
1.00	MN	MISC. NON-CONTINUOUS					
0.65	KT	KITCHEN EQUIPMENT					
		FEED-THRU					
		LARGEST MOTOR					
		*** TOTAL ***	13883	58	62.9		52.8

**GENERAL NOTES**  
A ALL NEW WIRES SHALL HAVE THHN/THWN INSULATION.



**1 ELECTRICAL ONE-LINE DIAGRAM**  
NOT TO SCALE



**THE COLONY - TREEHOUSE AMENITY CENTER**

12/23/2019  
hatch + ulland owen architects  
1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huoaarchitects.com

**CIVIL ENGINEER**  
CBD ENGINEERING & SURVEYING  
5501 West William Cannon Drive  
Austin, Texas 78749, US

**LANDSCAPE ARCHITECT**  
SEC PLANNING, LLC  
4201 W. Parmer Lane Bldg A, Suite 220  
Austin, Texas 78727

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP+ Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd. Suite 300  
Austin, TX 78749

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # A22049

CONSTRUCTION DOCUMENTATION

ISSUE REVISIONS	#	DATE	NOTES

SHEET TITLE  
**PANEL SCHEDULES & RISER**

SHEET NUMBER  
**E7.00**

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.



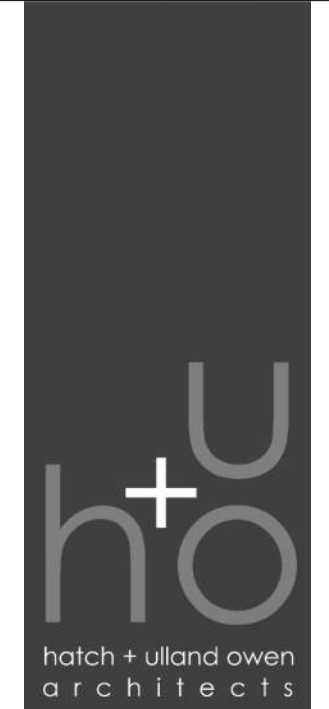
INSTANTANEOUS WATER HEATER SCHEDULE										
EQUIPMENT		UNIT TYPE		LOCATION	TEMPERATURE SETTING (°F)	ELECTRICAL				NOTES
TYPE	NUMBER	MANUFACTURER	MODEL			KW	VOLT	PH	HZ	
IWH	1	CHRONOMITE	CMI-40/277	RESTROOM UNDERCOUNTER	105	11.8	208	1	60	

PLUMBING FIXTURE CONNECTION SCHEDULE					
FIXTURE	CW	HW	MIN. TRAP SIZE & TRAP ARM	V	NOTES
WATER CLOSET (FLUSH VALVE)	1-1/2	-	4"	2"	1,2
LAV	3/4"	3/4"	1-1/2"	2"	2
URINAL (FLUSH VALVE)	3/4"	-	2"	2"	1,2
SHOWER	3/4"	-	2"	2"	2

**NOTES:**

- 2" MINIMUM WASTE AND 2" VENT PIPE BELOW GRADE.
- TRAP SIZE TO BE CONSISTENT WITH FIXTURE OUTLET.

PLUMBING FIXTURE SCHEDULE			
SYMBOL	MANUFACTURER & MODEL NUMBER	DESCRIPTION	NOTES
BFP-1	WATTS LF909	REDUCED PRESSURE BACKFLOW PREVENTER-BRONZE ASSEMBLY, FULL PORT, QUARTER TURN BRONZE BALL VALVES, WITH TEE HANDLES, TWO INDEPENDENT CHECK VALVES, CAPTURE STRINGS, REPLACEMENT CHECK SEATS AND DIFF. PRESSURE RELIEF, WITH BRONZE STRAINER. 3/4"-2".	
BFP-2	WATTS LF909	REDUCED PRESSURE BACKFLOW PREVENTER-BRONZE ASSEMBLY, FULL PORT, QUARTER TURN BRONZE BALL VALVES, WITH TEE HANDLES, TWO INDEPENDENT CHECK VALVES, CAPTURE STRINGS, REPLACEMENT CHECK SEATS AND DIFF. PRESSURE RELIEF, WITH BRONZE STRAINER. 3/4"-2".	
EDF-1	EKAY EZSTL8SC	WALL MOUNT BI-LEVEL ADA COOLER NON-FILTERED, REFRIGERATED STAINLESS. 8.0 GPH, 115V/60Hz, FINISH STAINLESS STEEL.	
FD-1	JAY R. SMITH MODEL 2010	6" DIAMETER NICKEL BRONZE STRAINER, ROUND FLOOR DRAIN-CAST IRON BODY WITH FLANGE, ADJUSTABLE NICKEL BRONZE STRAINER, TRAP GUARD AND NO-HUB OUTLET.	
FS-1	JAY R. SMITH 3101-13	SQUARE NICKEL BRONZE TOP, 8 1/2" (215) TOP - MEDIUM RECEPTORS, SANI-RECEPTOR ACID RESISTANT COATED, 3/4" - GRATE, TRAP GUARD WITH SEDIMENT BUCKET.	
GCO-1	JAY R. SMITH MODEL 4220	DOUBLE DUCO CAST IRON GRADE CLEANOUT WITH ROUND ADJUSTABLE SCORIATED CAST IRON TOP.	
HB-1	JAY R. SMITH #5673	ANTI-SIPHON, VACUUM BREAKER PROTECTED WALL FAUCETS, EXPOSED HOSE CONNECTION.	
LV-1	KOHLER K-2032-N	VITREOUS CHINA WALL MOUNTED LAVATORY, 3 DECK HOLE, AND RECTANGULAR BASIN, FAUCETS, CHICAGO FAUCET # 802-VE2805-317ABCP, MANUAL FAUCET, 0.5 GPM AERATOR AND 4" VANDAL PROOF WRIST BLADE HANDLES, SUPPLY WITH STOP, MCGUIRE # BV2165CC LOOSE KEY SUPPLY AND STOP KIT, TRAP: MCGUIRE # 8090 CAST P-TRAP WITH CLEANOUT, INSULATION: TRUEBRO # LAV GUARD ON TRAP, DRAIN, AND BOTH HOT AND COLD SUPPLY. REFER TO ARCHITECTURAL FOR MOUNTING HEIGHT & LOCATION.	PROVIDE TMV-1
SH-1	OUTDOOR SHOWER CAP-111HBS-8	STAINLESS STEEL, SINGLE SUPPLY COLD ONLY SHOWER, 8" SHOWER HEAD, CROSS HANDLE VALVE	
TMV-1	ACORN S770-38	TEMPERING VALVE SIMILAR LEAD-FREE CERTIFIED DZR BRASS BODY, ASSE 1070 AT 0.25 GPM AND MAXIMUM SET POINT 115 DEGREE FAHRENHEIT, FACTOR SET AT 105 DEGREE FAHRENHEIT.	
UR-1	KOHLER K-4991-ETSS-0	VITREOUS CHINA, WALL HUNG URINAL, ELONGATED RIM INTEGRAL TRAP, 3/4 INCH TOP SPUD, FLUSH VALVE: KOHLER K-80UM0020-CP, 0.125 HIGH EFFICIENCY FLUSH VALVE.	
WCO-1	JAY R. SMITH MODEL 4710-05	WALL CLEANOUT-CAST IRON BODY WITH SPIGOT INLET/OUTLET AND THREADED BRASS RAISED HEAD, DRILLED AND TAPPED FOR r-20 SCREW, PROVIDE WITH 8480R, ROUND, STAINLESS STEEL ACCESS COVER HAVING 1/4-20X3-1/2 CENTER SCREW.	
WC-1	KOHLER K-8432S-0	VITREOUS CHINA, WALL MOUNTED WATER CLOSET WITH OPEN FRONT LESS COVER SEAT, FLUSH VALVE: KOHLER # K-80TM00N10-CP, 1.28 HIGH EFFICIENCY FLUSH VALVE, SEAT: BEMIS # 165SCT ELOGANT EXTRA HEAVY DUTY.	
WH-1	JAY R. SMITH #5509QT	QUARTER TURN NON-FREEZE WALL HYDRANT WITH INTEGRAL VACUUM BREAKER AND STAINLESS STEEL BOX.	



12/23/2019  
hatch + ulland owen architects  
1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huoaarchitects.com

**CIVIL ENGINEER**  
CBD ENGINEERING & SURVEYING  
5501 West William Cannon Drive  
Austin, Texas 78749, US

**LANDSCAPE ARCHITECT**  
SEC PLANNING, LLC  
4201 W. Parmer Lane Bldg A, Suite 220  
Austin, Texas 78727

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP+e Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd, Suite 300  
Austin, TX 78749

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
hatch + ulland owen architects  
h+uo # A22049

CONSTRUCTION DOCUMENTATION

ISSUE REVISIONS		
#	DATE	NOTES
1	2025-03-10	CHECKSET

SHEET TITLE

**PLUMBING SCHEDULES**

SHEET NUMBER

**P0.02**

**THE COLONY - TREEHOUSE AMENITY CENTER**

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.





GENERAL NOTES

KEYNOTES



**1 PLUMBING SITE FLOOR PLAN**  
1/32" = 1'-0"



**THE COLONY - TREEHOUSE  
AMENITY CENTER**

12/23/2019  
hatch + ulland owen  
architects  
1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huarchitects.com

**CIVIL ENGINEER**  
CBD ENGINEERING & SURVEYING  
5501 West William Cannon Drive  
Austin, Texas 78749, US

**LANDSCAPE ARCHITECT**  
SEC PLANNING, LLC  
4201 W. Parmer Lane Bldg A, Suite 220  
Austin, Texas 78727

**PLUMBING, MECHANICAL, ELECTRICAL  
ENGINEER**  
Infinity MEP+e Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd, Suite 300  
Austin, TX 78749

**THE COLONY -  
TREEHOUSE  
AMENITY CENTER**

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # A22049

CONSTRUCTION  
DOCUMENTATION

ISSUE REVISIONS	
#	DATE
1	2025-03-10

#	DATE	NOTES
1	2025-03-10	CHECKSET

SHEET TITLE  
**PLUMBING SITE PLAN**

SHEET NUMBER

**P1.00**

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.



12/23/2019

hatch + ulland owen  
architects

1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huarchitects.com

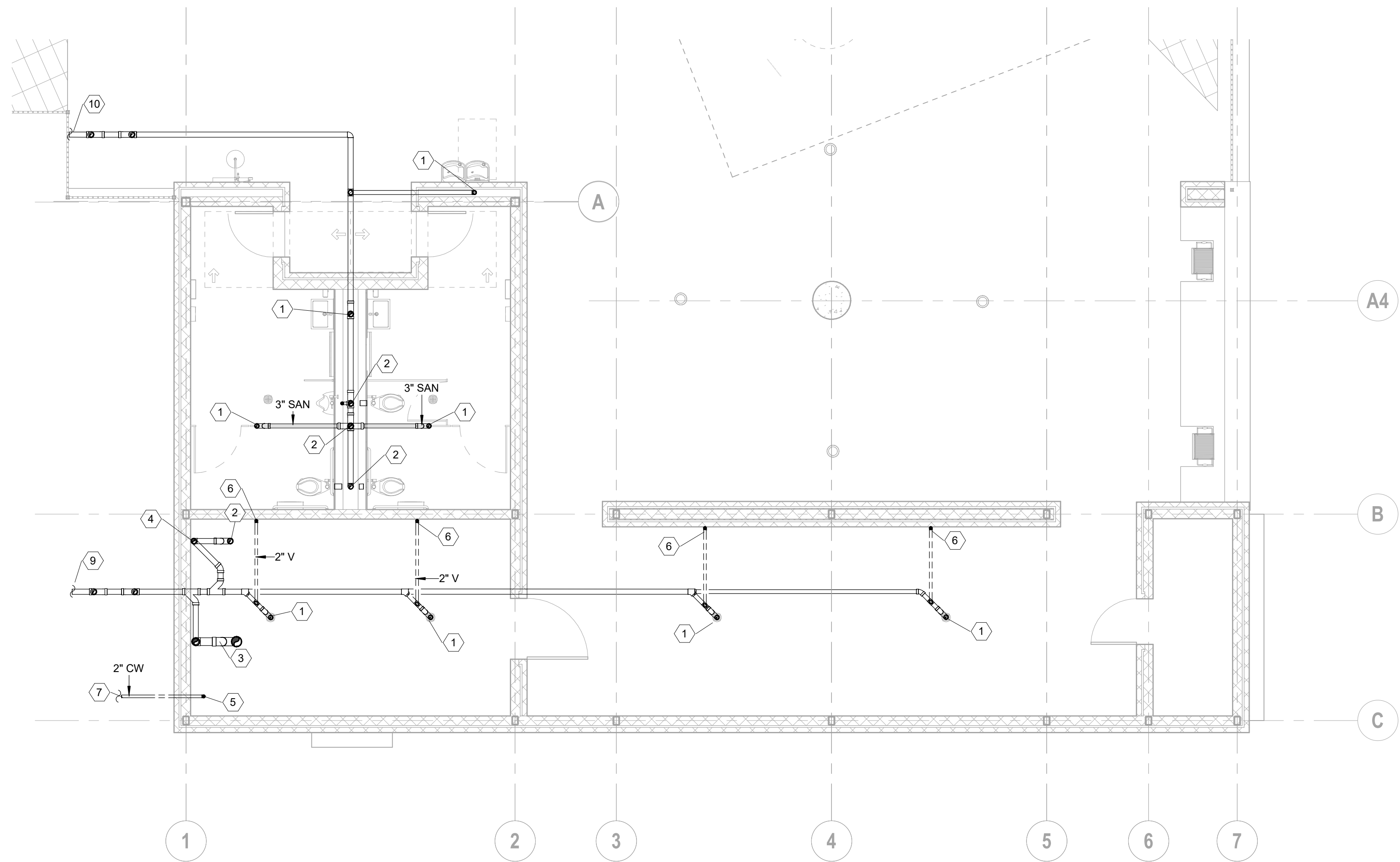
**CIVIL ENGINEER**  
CBD ENGINEERING & SURVEYING  
5501 West William Cannon Drive  
Austin, Texas 78749, US

**LANDSCAPE ARCHITECT**  
SEC PLANNING, LLC  
4201 W. Parmer Lane Bldg A, Suite 220  
Austin, Texas 78727

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP+e Consultants  
5316 W US Hwy 280 Service Rd Suite 480  
Austin, TX 78735

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd, Suite 300  
Austin, TX 78749

KEYNOTES	
1	3" SAN. UP
2	4" SAN. UP
3	6" SAN. UP
4	4" SAN. DOWN
5	2" CW UP
6	2" VENT UP
7	2" CW (48 GPM) REFER CIVIL FOR CONTINUATION.
9	4" SAN. I.E. = -3'-0". REFER TO CIVIL FOR CONTINUATION
10	4" SAN. I.E. = -4'-0". REFER TO CIVIL FOR CONTINUATION



**1 PLUMBING POOL HOUSE UNDERFLOOR PLAN**  
3/16" = 1'-0"

**THE COLONY - TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # A22049

CONSTRUCTION DOCUMENTATION

ISSUE REVISIONS	
#	DATE
1	2025-03-10
	CHECKSET

SHEET TITLE  
**PLUMBING POOL HOUSE UNDERFLOOR PLAN**

SHEET NUMBER  
**P2.00**

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

12/23/2019

hatch + ulland owen  
architects

1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huarchitects.com

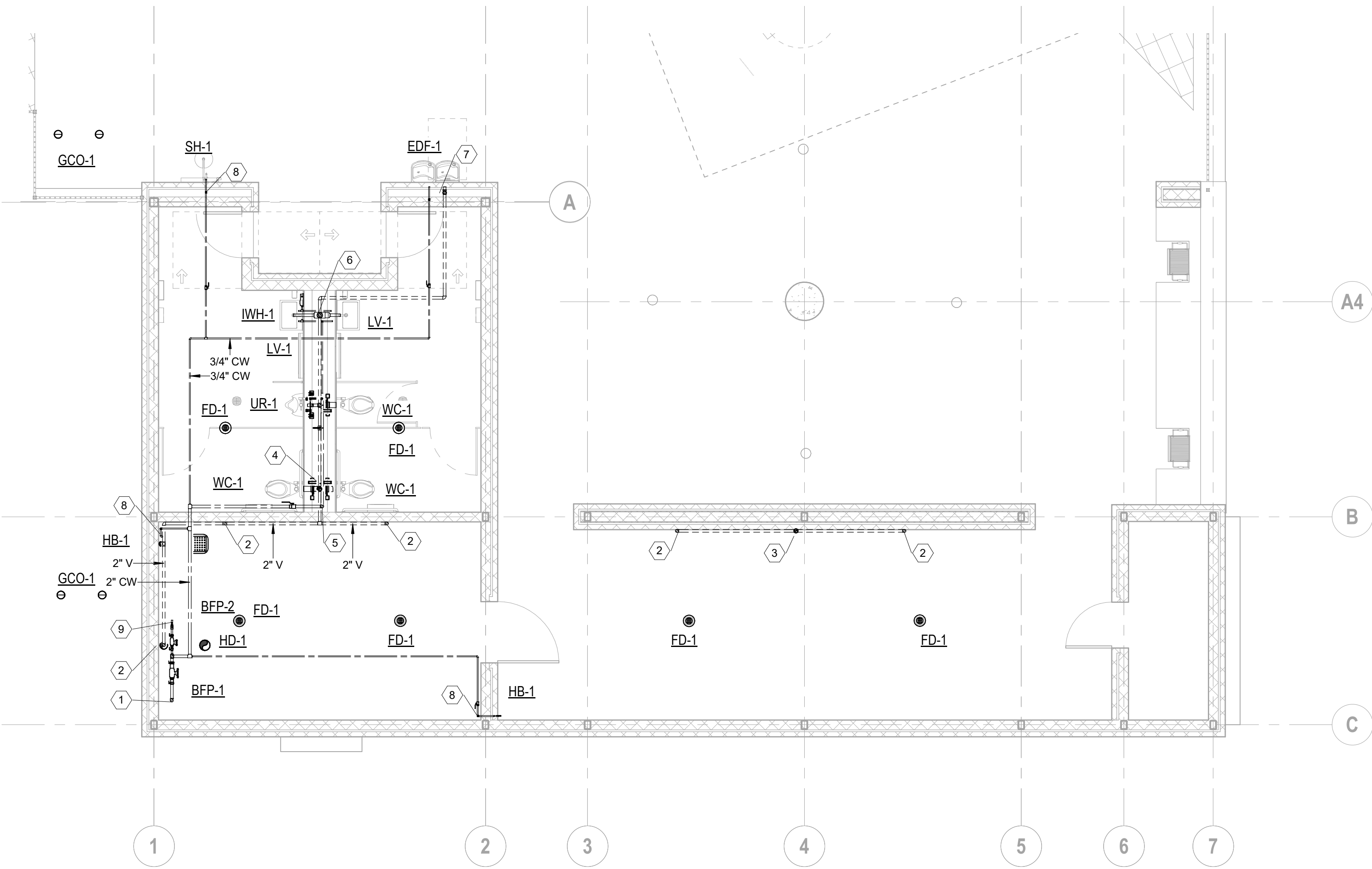
**CIVIL ENGINEER**  
CBD ENGINEERING & SURVEYING  
5501 West William Cannon Drive  
Austin, Texas 78749, US

**LANDSCAPE ARCHITECT**  
SEC PLANNING, LLC  
4201 W. Parmer Lane Bldg A, Suite 220  
Austin, Texas 78727

**PLUMBING, MECHANICAL, ELECTRICAL  
ENGINEER**  
Infinity MEP+e Consultants  
5316 W US Hwy 290 Service Rd Suite 480  
Austin, TX 78735

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd, Suite 300  
Austin, TX 78749

KEYNOTES	
1	2" CW DOWN
2	2" VENT DOWN
3	2" VENT UP TO 3" VTR
4	2" VENT DN TO 3" SAN. CONNECT TO FIXTURE(S)
5	2" CW DN IN CHASE. CONNECT FIXTURE(S)
6	3/4" CW DOWN, TAP FOR IWH-1. CONNECT BOTH HW AND CW TO FIXTURE(S)
7	3/4" CW AND 2" VENT DOWN. CONNECT TO FIXTURE
8	3/4" CW DN. CONNECT FIXTURE
9	1" CW TO POOL MAKE-UP.



**1 PLUMBING POOL HOUSE PLAN**  
3/16" = 1'-0"

**THE COLONY -  
TREEHOUSE  
AMENITY CENTER**

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # A22049

CONSTRUCTION  
DOCUMENTATION

ISSUE REVISIONS		
#	DATE	NOTES
1	2025-03-10	CHECKSET

SHEET TITLE  
**PLUMBING POOL  
HOUSE PLAN**

SHEET NUMBER  
**P2.01**

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

12/23/2019

hatch + ulland owen  
architects  
1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huarchitects.com

**CIVIL ENGINEER**  
CBD ENGINEERING & SURVEYING  
5501 West William Cannon Drive  
Austin, Texas 78749, US

**LANDSCAPE ARCHITECT**  
SEC PLANNING, LLC  
4201 W. Parmer Lane Bldg A, Suite 220  
Austin, Texas 78727

**PLUMBING, MECHANICAL, ELECTRICAL  
ENGINEER**  
Infinity MEP+e Consultants  
5316 W US Hwy 280 Service Rd Suite 480  
Austin, TX 78735

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd, Suite 300  
Austin, TX 78749

THE COLONY -  
TREEHOUSE  
AMENITY CENTER

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # A22049

CONSTRUCTION  
DOCUMENTATION

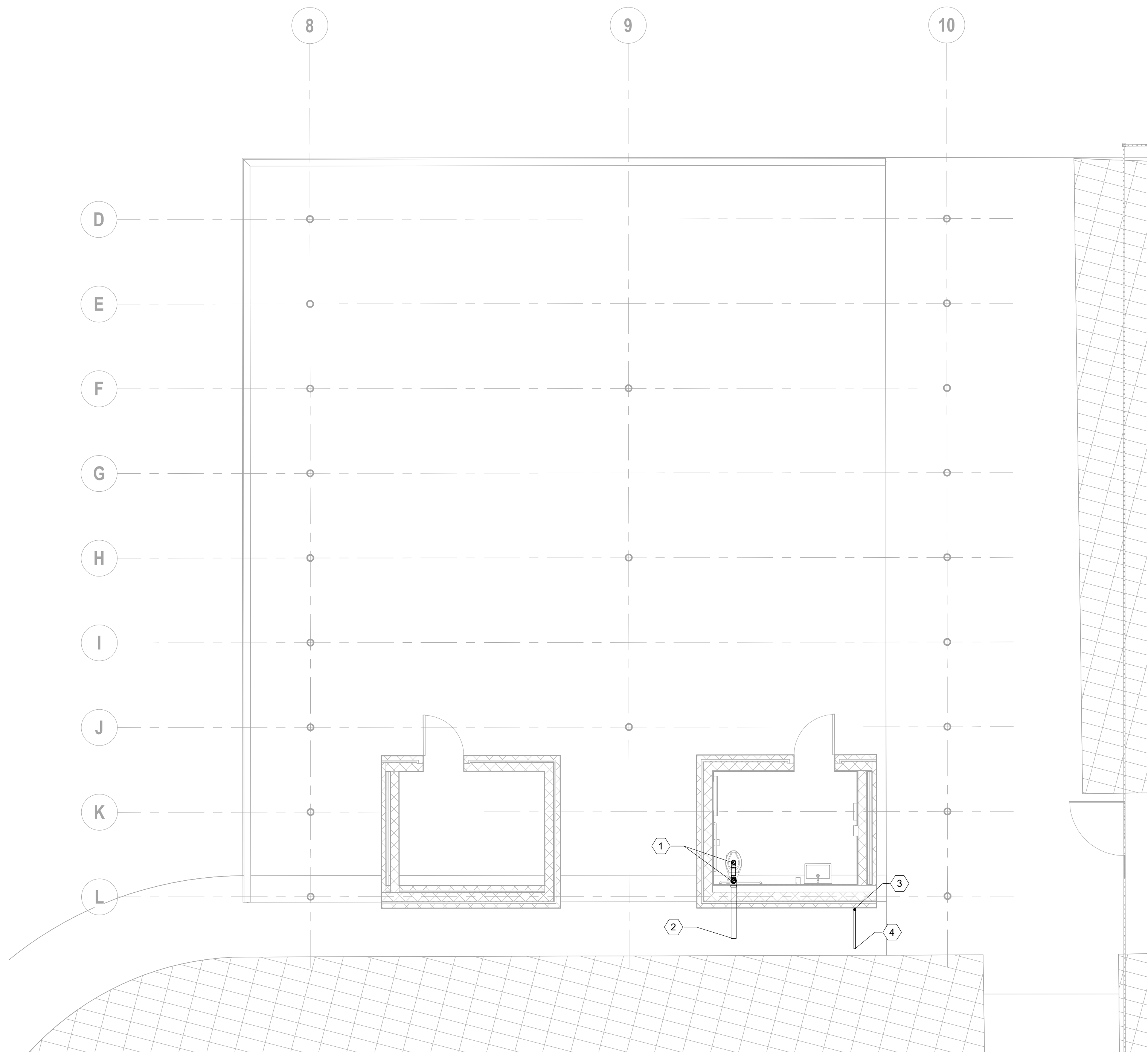
ISSUE REVISIONS		
#	DATE	NOTES
1	2025-03-10	CHECKSET

SHEET TITLE  
**PLUMBING PAVILLION  
UNDERFLOOR PLAN**

SHEET NUMBER

**P2.02**

KEYNOTES	
1	3" SAN-UP.
2	3" SAN. I.E. = -3.50'. REFER TO CIVIL DWGS FOR CONTINUATION.
3	1-1/2" CW-UP.
4	1-1/2" CW. REFER TO CIVIL DWGS FOR CONTINUATION.



**1 PLUMBING PAVILLION UNDERFLOOR PLAN**  
3/16" = 1'-0"

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

12/23/2019

hatch + ulland owen  
architects  
1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huarchitects.com

**CIVIL ENGINEER**  
CBD ENGINEERING & SURVEYING  
5501 West William Cannon Drive  
Austin, Texas 78749, US

**LANDSCAPE ARCHITECT**  
SEC PLANNING, LLC  
4201 W. Parmer Lane Bldg A, Suite 220  
Austin, Texas 78727

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP+e Consultants  
5316 W US Hwy 280 Service Rd Suite 480  
Austin, TX 78735

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd, Suite 300  
Austin, TX 78749

THE COLONY -  
TREEHOUSE  
AMENITY CENTER

BASTROP, TEXAS  
hatch + ulland owen architects

h+uo # A22049

CONSTRUCTION  
DOCUMENTATION

ISSUE REVISIONS		
#	DATE	NOTES
1	2025-03-10	CHECKSET

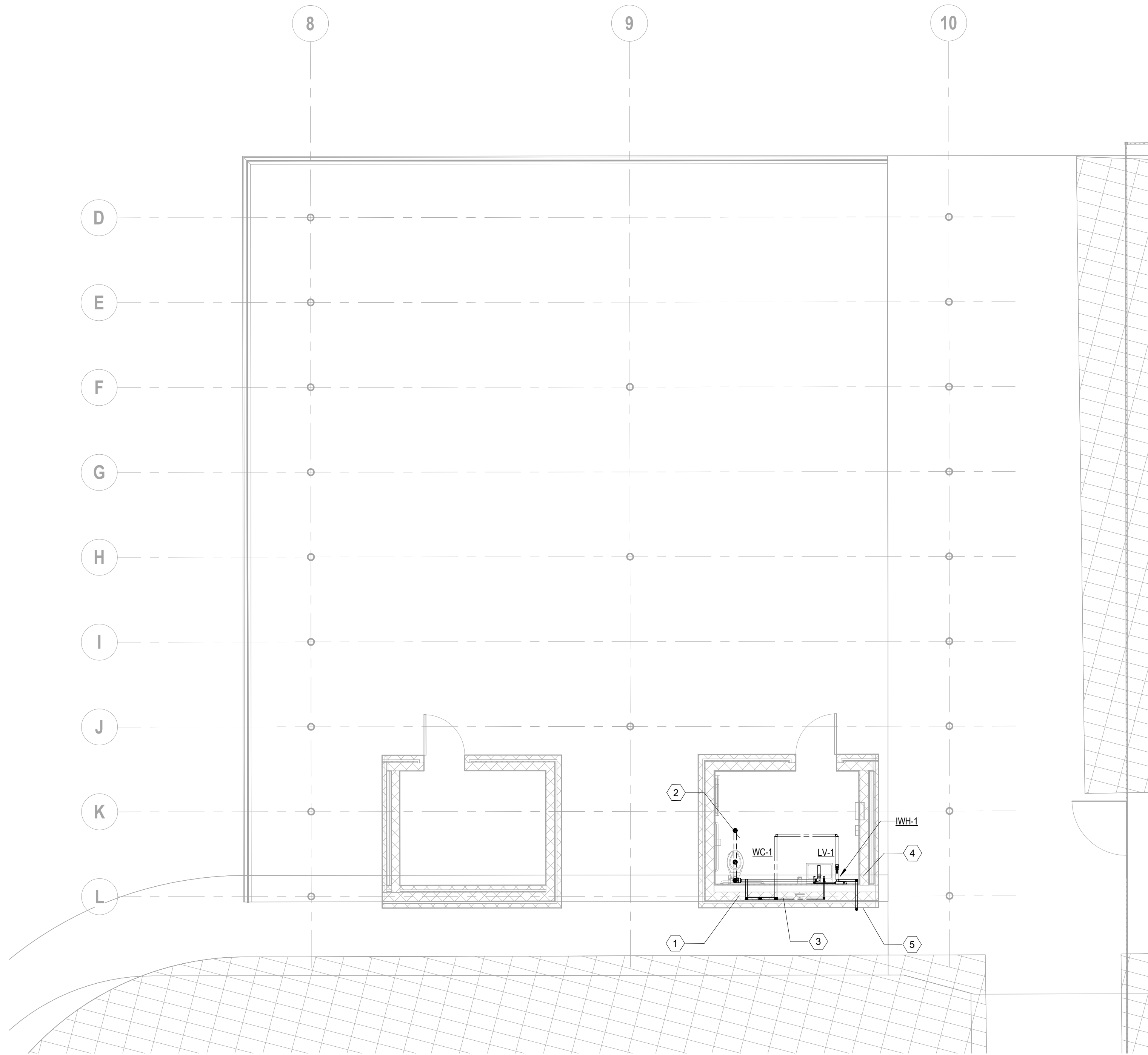
SHEET TITLE

PLUMBING PLAN  
PAVILLION

SHEET NUMBER

P2.03

KEYNOTES	
1	2"V-DN TO 3"SAN. CONNECT TO FIXTURE(S).
2	2"V-UP TO 3"VTR.
3	1-1/2"CW & HW-DN IN CHASE. ROUTE AND CONNECT TO FIXTURE(S).
4	1-1/2"CW & HW-DN IN CHASE.
5	1-1/2"CW-DN TO BELOW SLAB.



**1 PLUMBING PLAN PAVILLION**  
3/16" = 1'-0"

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

12/23/2019

hatch + ulland owen  
architects

1010 East 11th Street

Austin, Texas 78702

T: 512.474.8548

F: 512.474.8643

www.huarchitects.com

**CIVIL ENGINEER**  
CBD ENGINEERING & SURVEYING  
5501 West William Cannon Drive  
Austin, Texas 78749, US

**LANDSCAPE ARCHITECT**  
SEC PLANNING, LLC  
4201 W. Parmer Lane Bldg A, Suite 220  
Austin, Texas 78727

**PLUMBING, MECHANICAL, ELECTRICAL  
ENGINEER**  
Infinity MEP+e Consultants  
5316 W US Hwy 280 Service Rd Suite 480  
Austin, TX 78735

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd, Suite 300  
Austin, TX 78749

**THE COLONY -  
TREEHOUSE  
AMENITY CENTER**

BASTROP, TEXAS

hatch + ulland owen architects

h+uo # A22049

CONSTRUCTION  
DOCUMENTATION

ISSUE REVISIONS	
#	DATE
1	2025-03-10

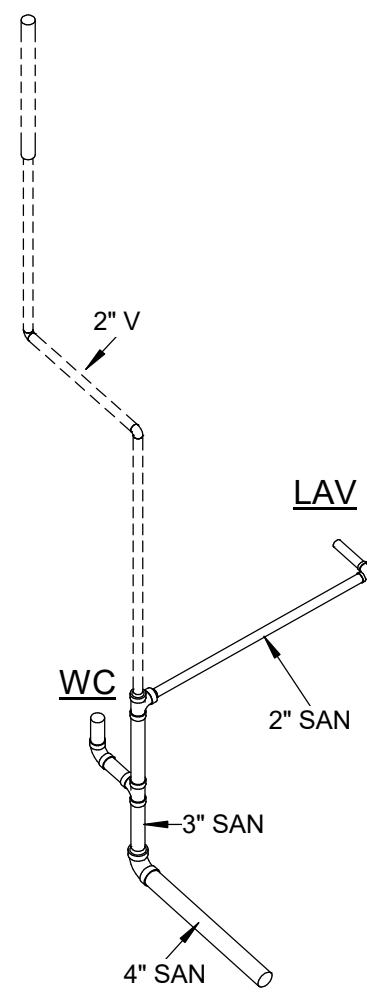
#	DATE	NOTES
1	2025-03-10	CHECKSET

SHEET TITLE

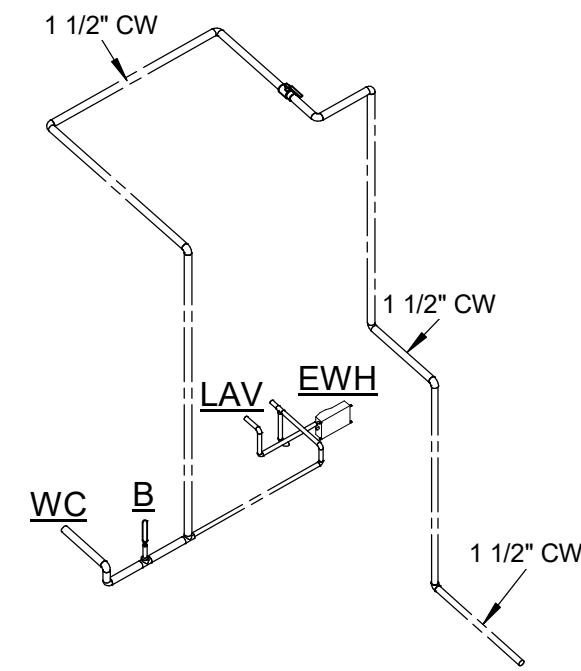
PLUMBING RISERS

SHEET NUMBER

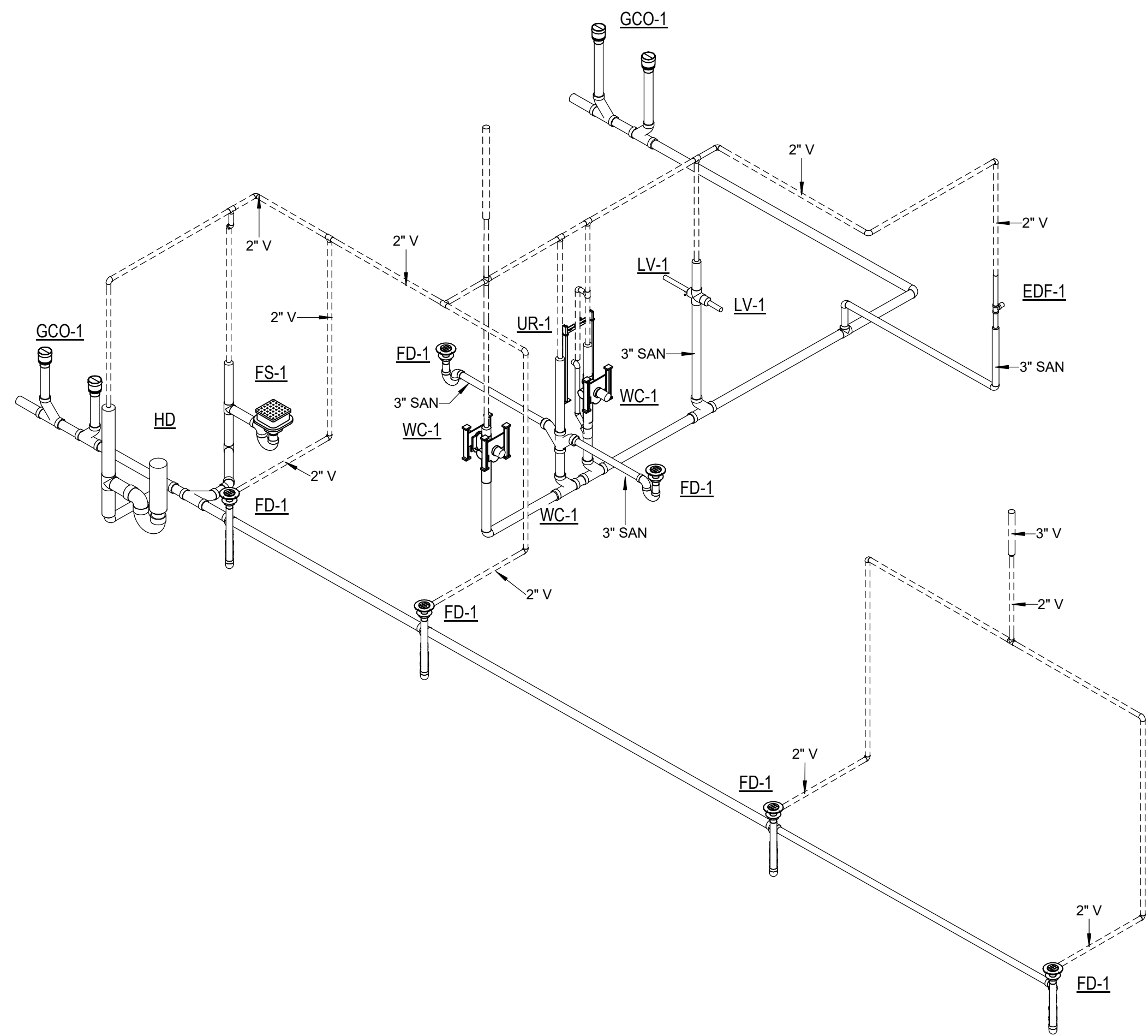
P5.01



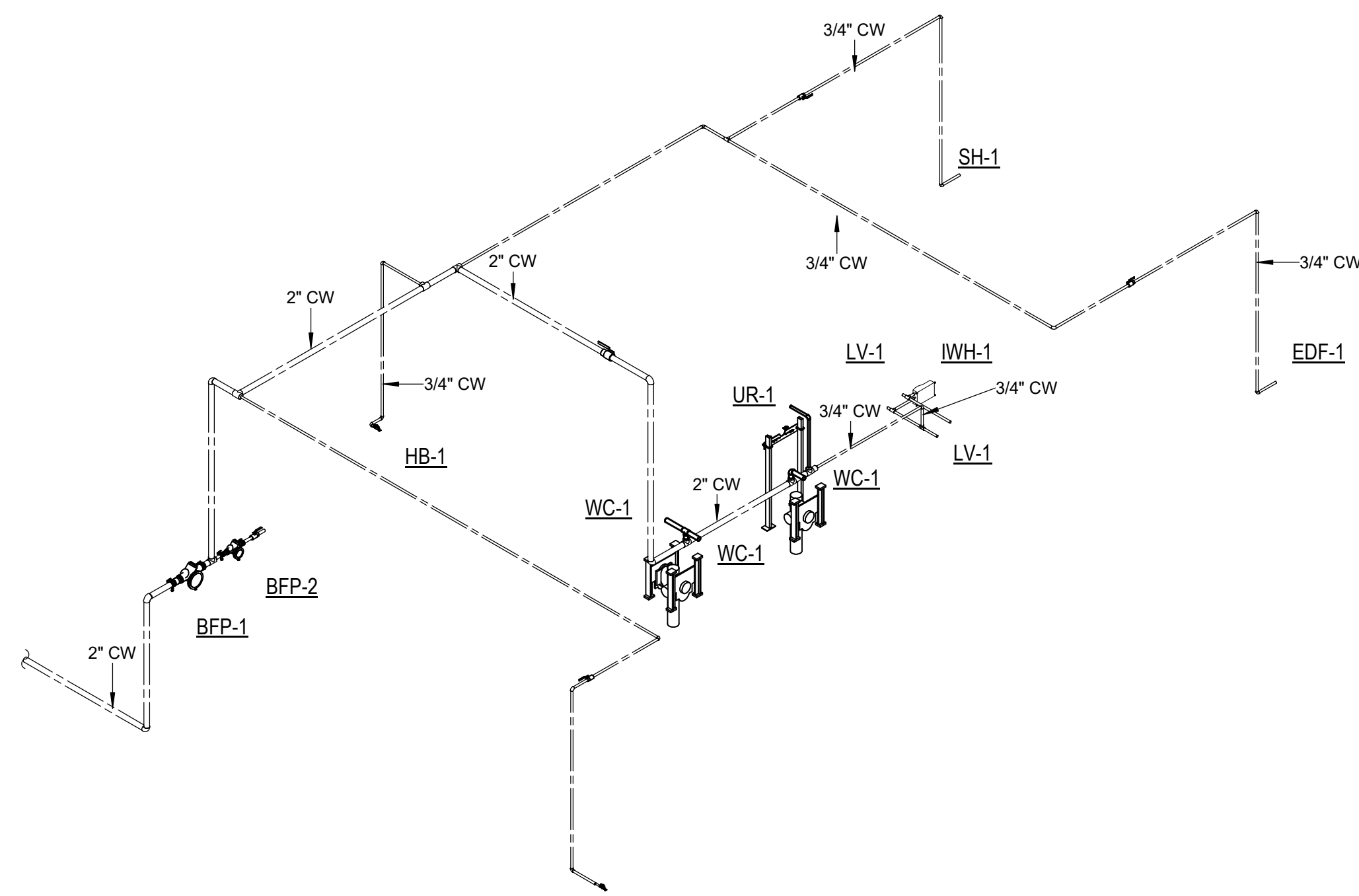
**4 PAVILLION PLUMBING RISER - SANITARY & VENT**



**3 PAVILLION PLUMBING RISER - DOMESTIC WATER**



**2 PLUMBING RISER - SANITARY & VENT**



**1 PLUMBING RISER - DOMESTIC WATER**

This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.

12/23/2019

hatch + ulland owen  
architects

1010 East 11th Street  
Austin, Texas 78702  
T: 512.474.8548  
F: 512.474.8643  
www.huoaarchitects.com

**CIVIL ENGINEER**  
CBD ENGINEERING & SURVEYING  
5501 West William Cannon Drive  
Austin, Texas 78749, US

**LANDSCAPE ARCHITECT**  
SEC PLANNING, LLC  
4201 W. Parmer Lane Bldg A, Suite 220  
Austin, Texas 78727

**PLUMBING, MECHANICAL, ELECTRICAL ENGINEER**  
Infinity MEP+e Consultants  
5316 W US Hwy 280 Service Rd Suite 480  
Austin, TX 78735

**STRUCTURAL ENGINEER**  
TDI Engineering, LLC  
5906 Old Fredericksburg Rd, Suite 300  
Austin, TX 78749

THE COLONY - TREEHOUSE  
AMENITY CENTER

BASTROP, TEXAS

hatch + ulland owen architects

h+uo # A22049

CONSTRUCTION  
DOCUMENTATION

ISSUE REVISIONS	DATE	NOTES
#	DATE	NOTES
1	2025-03-10	CHECKSET

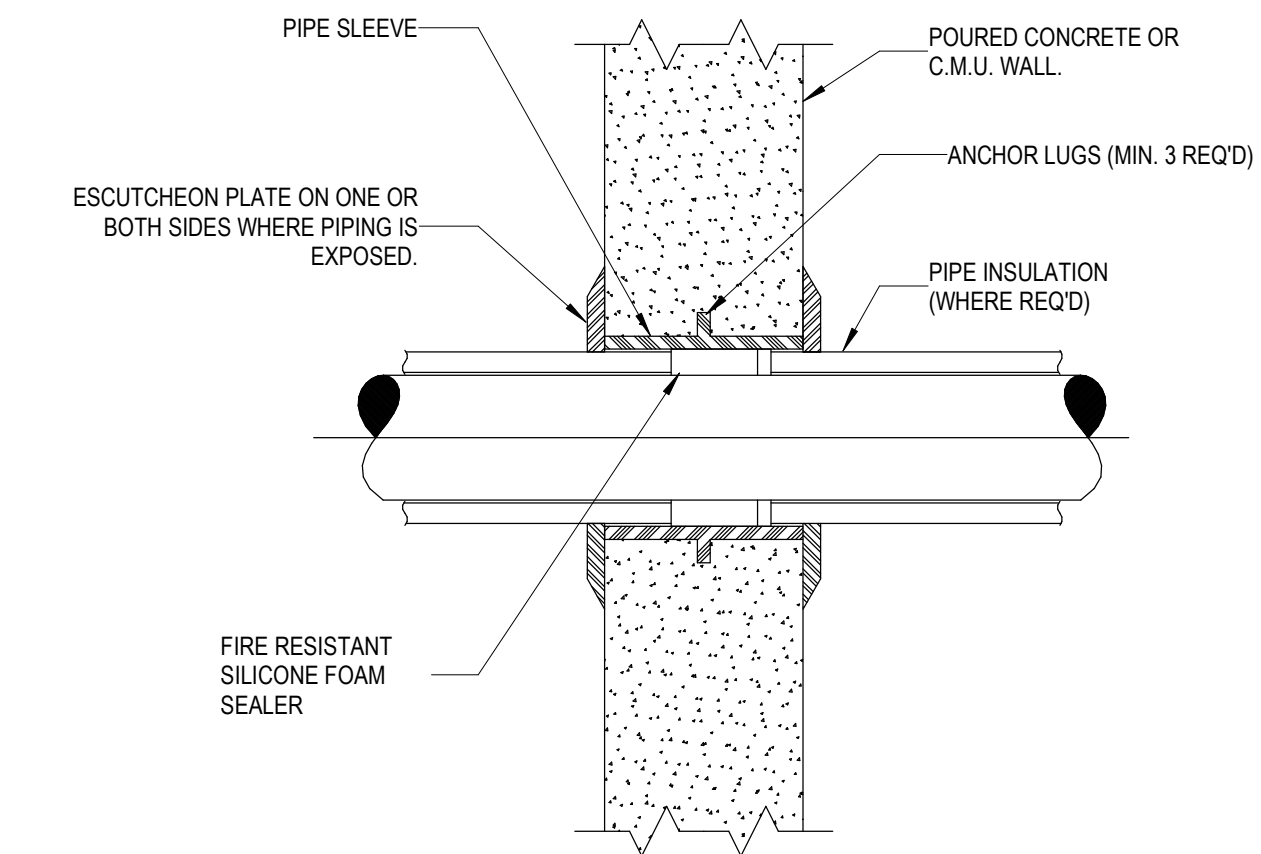
SHEET TITLE

PLUMBING DETAILS

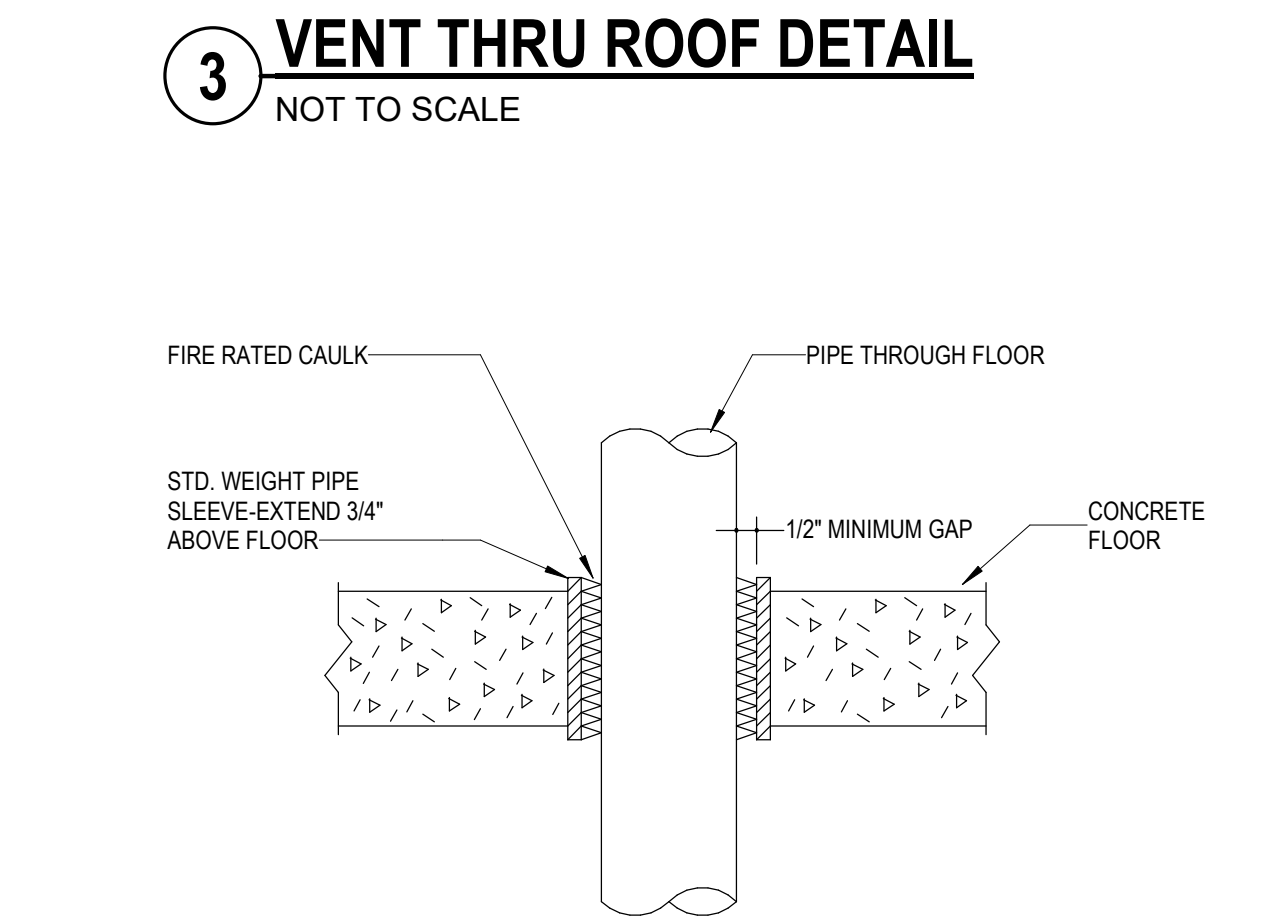
SHEET NUMBER

P6.01

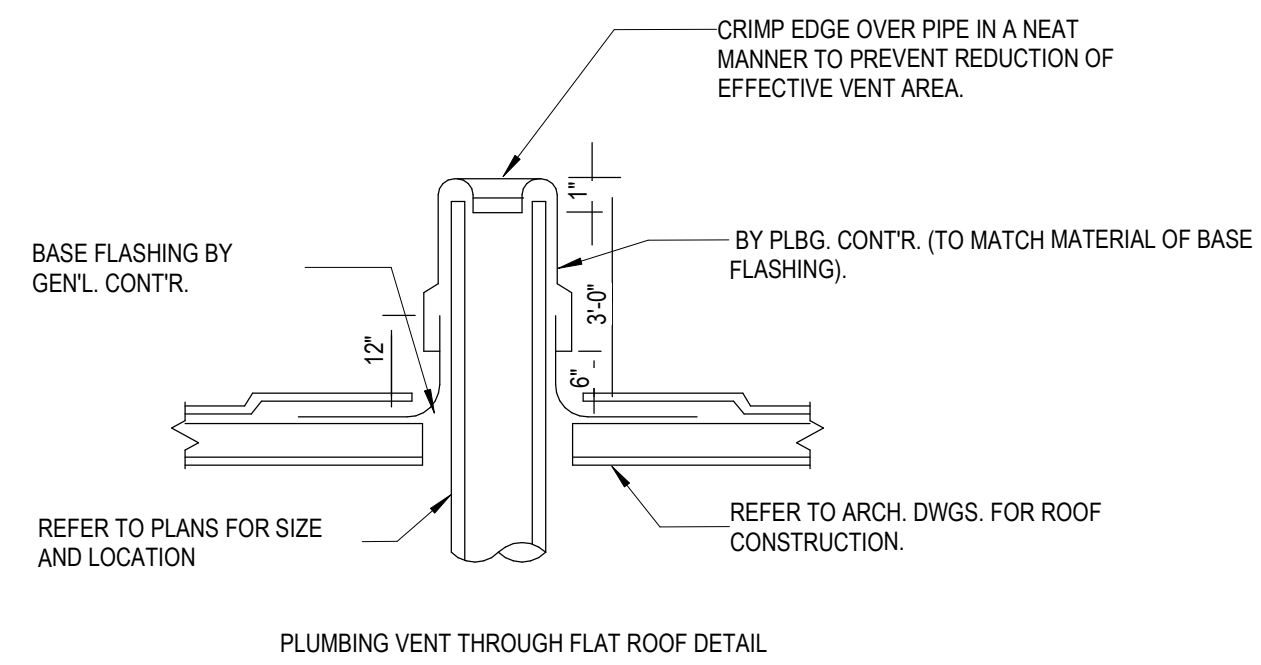
This document, the ideas and design incorporated herein are and shall remain the property of h+uo architects. These documents are not to be used or altered, in whole or in part, for other than the original intended use, nor are they to be assigned to any third party without written permission from h+uo architects.



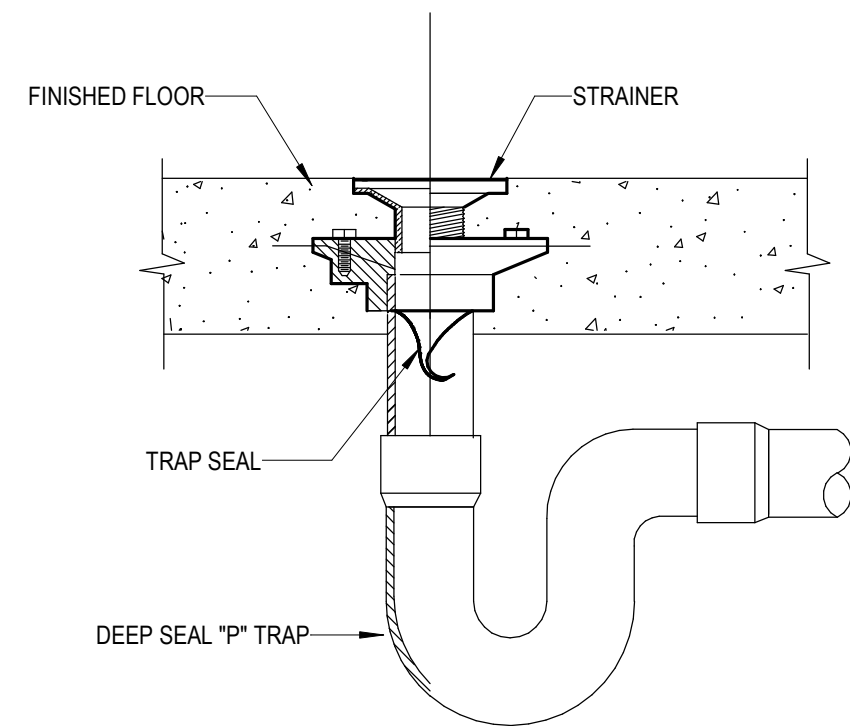
**1 PIPE SLEEVE THROUGH WALL DETAIL**  
NOT TO SCALE



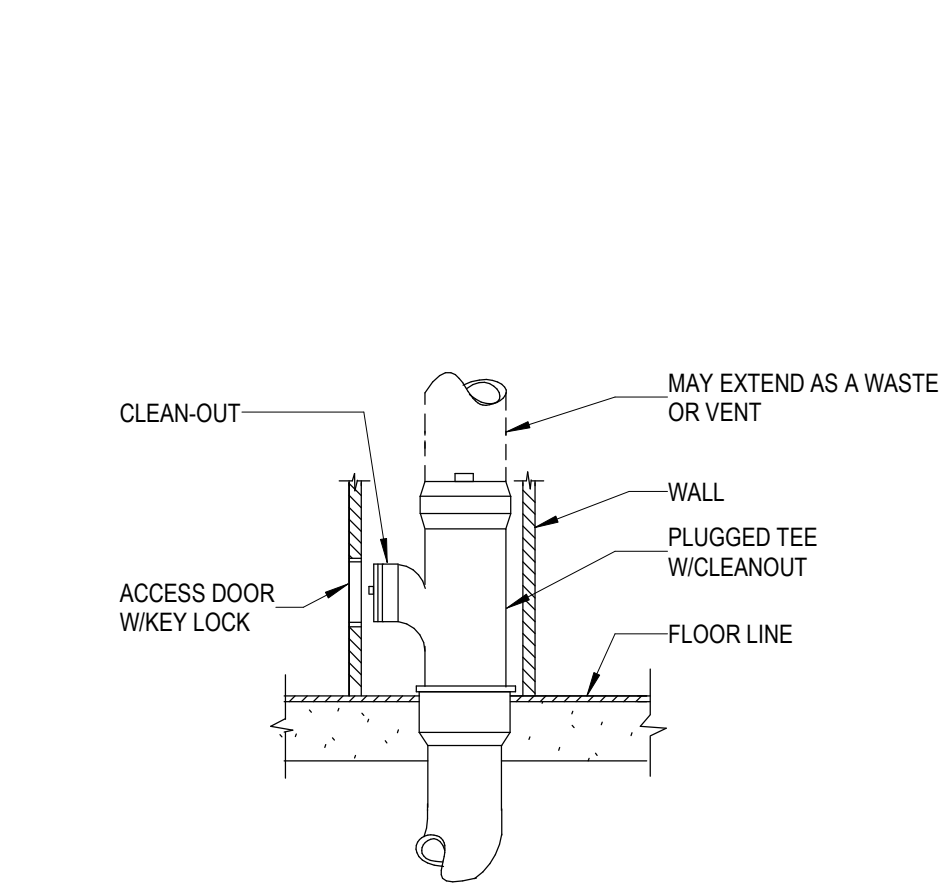
**2 PIPE SLEEVE THROUGH FLOOR DETAIL**  
NOT TO SCALE



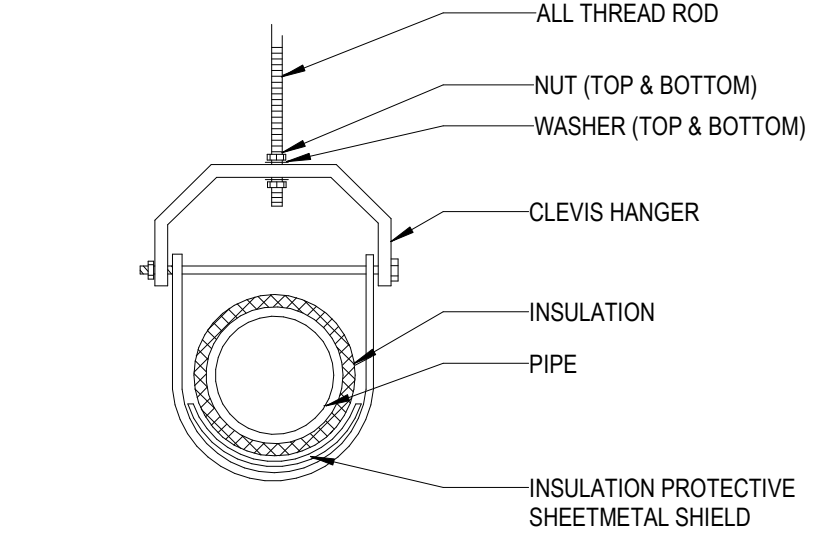
**3 VENT THRU ROOF DETAIL**  
NOT TO SCALE



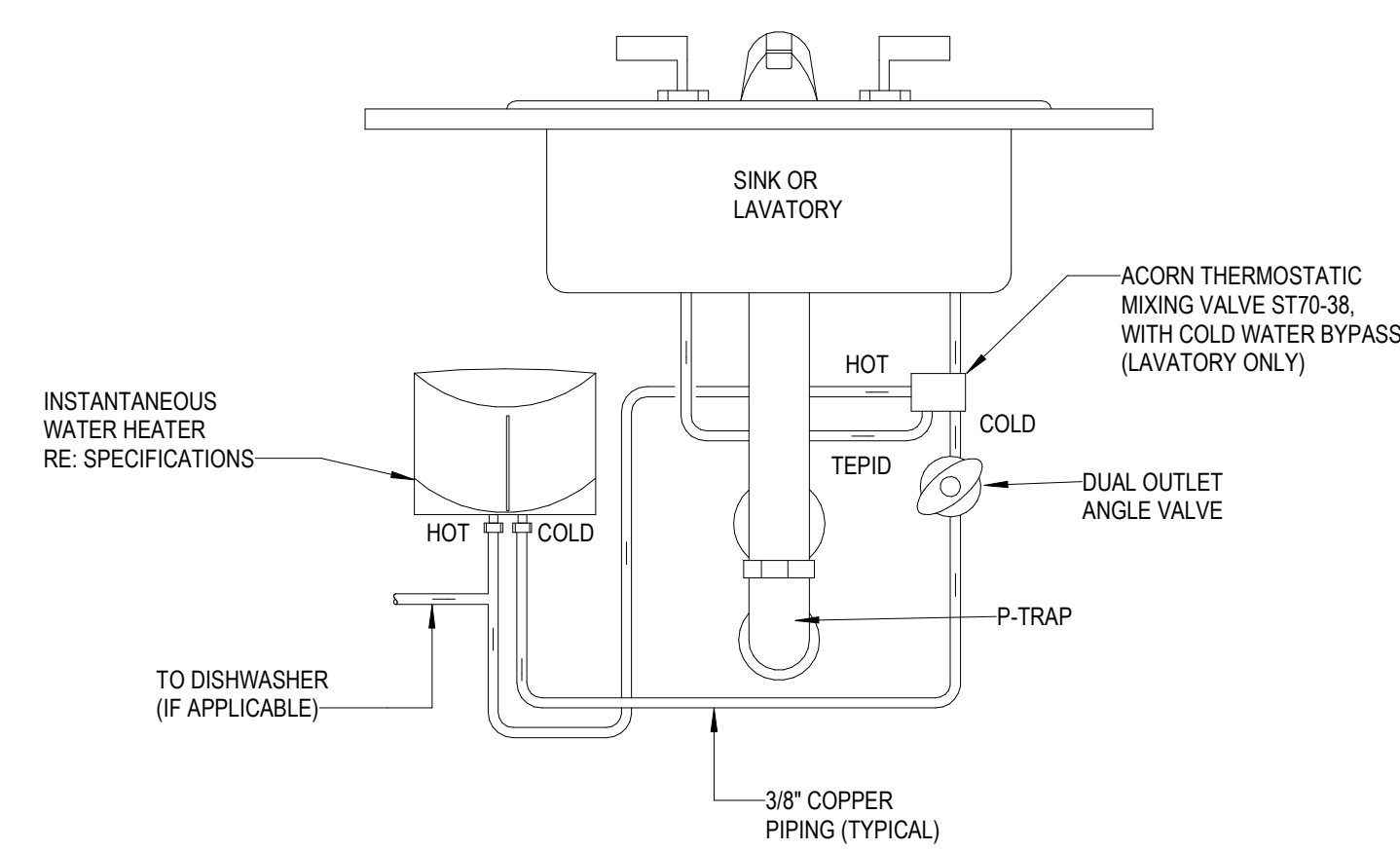
**5 FLOOR DRAIN DETAIL**  
NOT TO SCALE



**4 WALL CLEANOUT DETAIL**  
NOT TO SCALE



**6 TYPICAL CLEVIS HANGER DETAIL**  
NOT TO SCALE



**7 INSTANTANEOUS WATER HEATER**  
NOT TO SCALE

LANDSCAPE IMPROVEMENT PLAN FOR:  
**TREEHOUSE AMENITY CENTER**  
 THE COLONY  
 BASTROP, TX  
 78602

**SEC Planning, LLC**

LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 3600 W. Parmer Lane Suite 210  
 Austin, TX 78727  
 T 512.246.7003  
 www.secplanning.com  
 info@secplanning.com

CREATED FOR:

**HUNT COMMUNITIES GP, LLC**

136 Territory Drive  
 Bastrop, TX 78602  
 T 512.246.7003

IN COOPERATION  
 WITH:

**HATCH+ULLAND  
 OWEN ARCHITECTS**

1010 EAST 11TH STREET  
 Austin, TX 78702  
 T 512.474.8548

**CARLSON, BRIGANCE, &  
 DOERING, INC.**

5701 WEST WILLIAM CANNON  
 Austin, TX 78749  
 T 512.280.5160

**INDEX OF SHEETS**

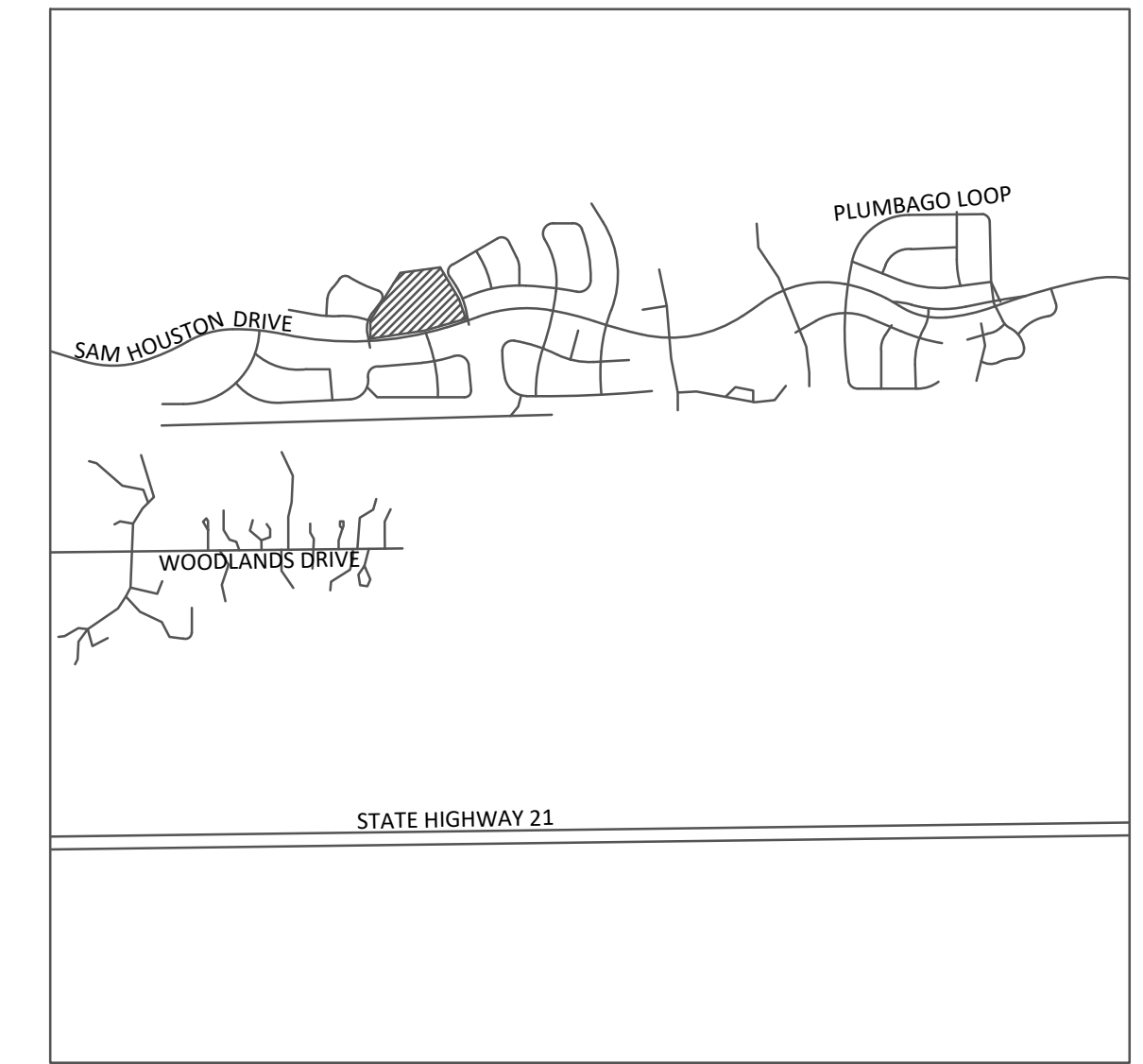
SHEET NO.	TITLE	REVISED SHEETS
LN-1.0	GENERAL NOTES	
LN-1.1	LANDSCAPE MATERIALS SCHEDULE	
L-1.0	OVERALL LAYOUT PLAN	
L-2.0	OVERALL DIMENSION CONTROL PLAN	
L-3.0	OVERALL GRADING PLAN	
L-4.0	LIGHTING PLAN	
L-4.1	LIGHTING DETAILS	
LD-1	DETAILS	
LD-2	DETAILS	
LPN-1.0	LANDSCAPE NOTES	
LP-1.0	OVERALL LANDSCAPE PLAN	
LPD-1	PLANT DETAILS	

**ISSUANCE**

NO.	REVISION	DATE



PRODUCED UNDER THE  
 SUPERVISION OF  
 BEN DEBELLIS  
 TX. RLA #2690  
 03/12/2025



**LOCATION MAP**

**NOT TO SCALE**

Statement of Jurisdiction  
 The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. The Texas Board of Architectural Examiners may be contacted by post at 333 Guadalupe, Suite 2-350, Austin, Texas 78701, by phone at (512) 305-9000 or fax (512) 305-8900.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR APPROXIMATION ONLY. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

GENERAL CONSTRUCTION NOTES

- 1. These drawings and documents are submitted to the Owner of the project for review and approval prior to any release for bidding or construction. Contractors shall receive all bid information, instructions, bid forms, general terms and conditions, and all other required clarification from the Owner's Authorized Representative administering this project. Unless otherwise indicated, the Owner's Representative for this project shall be a specifically designated Landscape Architect from SEC Planning. The contractor will also be required to coordinate and correspond with the Landscape Architect from SEC Planning and key consultants for the Owner.
2. These drawings supplement other contractual information which includes Bid Instructions and Project Specifications. Anything mentioned in the Project Specifications and not in the drawings, or vice-versa, shall be of like effect as if shown on or mentioned in both. In case of a discrepancy between Drawings or Project Specifications, the matter shall be immediately submitted to the Owner's Representative, without his decision said discrepancy shall not be adjusted by the Contractor, save only at his own risk and expense. The contractor shall not take advantage of any apparent error or omission on the Drawings or in the Specifications. In the event the Contractor discovers such error or omission, they shall immediately notify the Owner's Representative. The Owner's Representative will then make such clarification and interpretations as may be deemed necessary for the Contractor to fulfill the intent of the Contract.
3. The intent of these drawings, details and associated specifications is for the Contractor to provide the Owner with a complete, accurate, functionally and technically sound project as generally described in these documents. In most cases, unless explicitly noted otherwise, drawing symbols are used to represent complete-in-place systems to be provided as part of the base bid. All elements shown or implied by the drawings, if not specifically detailed or specified, shall be installed per building codes, manufacturer's recommendations, state highway department standards, city standards and specifications and standard industry practices.
4. All plan quantities provided are approximate only. The Contractor is responsible for their own plan take-offs and accuracy of their bid based on actual site conditions. The contractor shall not take advantage of any apparent error or omission on the Drawings or in the Specifications. In the event the Contractor discovers such error or omission, they shall immediately notify the Owner's Representative. The Owner's Representative will then make such clarification and interpretations as may be deemed necessary for the Contractor to fulfill the intent of the Contract.
5. All work within this project shall conform to current local codes, ordinances, as well as all other applicable governing regulations in effect.
6. All range points, ties, benchmarks or other survey control points which may be encountered during construction, must be preserved or modified/recorded by a registered surveyor at the Contractor's expense. Immediately upon discovery, the Contractor shall notify the Owner's Representative of any survey control points found and obtain direction prior to proceeding with construction.
7. The Contractor shall coordinate and obtain all permits which are necessary to perform the proposed work. Owner is to pay for all construction permits unless otherwise indicated in the Contract Documents. Contractor shall obtain, at his expense, all specialty permits needed for specific items included with the work, unless otherwise indicated in the Contract Documents. Should the Contractor commence work, prior to obtaining the required permits or jurisdictional approvals, the Contractor shall be responsible corrections, modifications, replacement or removal of the non-permitted work.
8. It is the Contractor's responsibility to be aware of and comply with all notifications and inspection requirements of the Jurisdiction.
9. Unless specifically noted otherwise in the Contract Documents, the Contractor shall obtain and coordinate all technical tests and reports by a certified independent laboratory or agency as outlined in the Specifications or these Drawings. The Owner may, at the Owner's sole discretion, provide separate testing and/or inspection service and the Contractor is required to fully coordinate with those consultants/contractors. Owner is to pay for all soils and materials testing.
10. An Existing Condition Survey may have been provided to the Owner by registered surveyors under separate contracts for the basis of design. It is not to be considered as part of these Contract Documents. If provided, these survey plans may have been reformatted and included in these documents. The Contractor is required to visit the site to verify information. Without exception, any deviations or omissions found between these plans and existing site conditions shall immediately be brought to the attention of the Owner's Representative, but will not be considered as basis for additional payment except as allowed in change order process per General Conditions and Supplementary Conditions under the "Owner-Contractor Agreements/Contracts". For official survey information, Contractor may wish to contact the Owner, or Owner's surveyor at the Contractors expense.
11. Existing utility information and utility information for proposed work by others that is shown in these documents is approximate and for general information only. It is not intended to depict exact locations of all utilities. The Contractor shall notify all utility companies to stake and field verify the locations including depths of all utilities (existing, proposed by others, or currently under construction), prior to commencing any related operations. Contractor shall maintain utility locations/structures during all remaining phases of work. The Contractor shall report to the Owner's Representative any utilities that may conflict with proposed work. This Contractor shall explore, understand, and coordinate (with subcontractors and others) all utilities impacts prior to submitting bid and shall be responsible for any modifications or damages to utility lines, structures or injuries therefrom. For existing utility information contact Texas 811. A minimum notice of 3 business days in advance of locational needs is required.
12. These drawings do not specify safety materials, staffing, equipment, methods or sequencing to protect persons and property. It shall be the Contractor's sole responsibility to direct and implement safety operations, staffing, procedures to protect the Owner and his representatives, new improvements, property, other contractors, the public and others.
13. The Contractor shall meet periodically with the Owner's Representative to determine marshalling areas, on-site storage, and contractor staff parking and to coordinate security issues, construction sequencing/phasing, scheduling, and maintaining public, emergency, handicapped or operations access before starting the related work. The Contractor shall meet any "Construction Criteria" or requirements shown on any Contract Documents, phasing plans or any imposed plan by the Owner as a part of the Base Bid.
14. Some work in this Contract may occur concurrent with work by others. Phasing, sequencing and coordination, with work by others, and on-going facility operations in and around the site area, is a part of the scope of work for this project. Notice to proceed with work in any general area shall be obtained from the Owner.
15. The Contractor will be required to complete all the work of this project according to these proposed drawings or subsequent clarification. A strict period of performance, including dates of substantial completion (for all and/or portions) and liquidation damages may be an integral element of the Contract.
16. Any site improvements requiring removal under this contract shall be properly and legally disposed off-site or, at the Owner's option, surrendered/stockpiled in an approved on-site location per the direction of the Owner or Owner's Representative.
17. The Contractor is required to maintain a complete and "up-to-date" set of all Contract Documents, including clarifications, change orders, etc., in good condition, at the construction site at all times. This set of documents will be made immediately available for review by the Owner's Representative and/or authorized Consultants upon request. Complete "As-Built" drawings and document submittals are also a requirement of this contract.
18. Maintenance, warranties and performance guarantees may be a requirement of this contract - see specifications.
19. Notes and details on specific drawings shall take precedence over general notes and typical details. The Contractor shall refer to all other Division Notes, Sheets Notes, Drawings and Project Contract Documents for additional information.
20. Contractor shall refer to other related drawings for all other related improvements that will impact this project and require coordination. Drawings may be made available to the Contractors at request.
21. Contractor shall include a minimum of a 1 year warranty on all materials and craftsmanship after final acceptance, including all entry features, walls, planting, irrigation, etc. for all elements within the contracted scope.
22. Contractor shall be responsible for all maintenance of the site and scoped site elements for the duration of construction. The contractor shall provide an 90-day maintenance period after completion of all constructed elements within their scope.

TREE PROTECTION NOTE

- 1. All existing trees shall be protected from construction activities within construction zone. During which time, the use of a silt or chain link fence is required around each singular or group of protected trees. Parking of construction vehicles, equipment, and stockpiles within tree root zones is strictly prohibited. Contractor shall be responsible for any damage incurred to existing trees, including replacement, fees, fines or reimbursement to owner for said damages and, or to the City or Jurisdiction with governing authority per the Tree Ordinance.

OAK WILT PREVENTION NOTE

- 1. If Oak Wilt is found on site within work zone, owner must be notified and the following procedures must be followed in accordance with USDA standards, (http://www.na.fs.fed.us) including disinfecting construction removal devices, tree removal and treatment to prevent development of spore mats. These treatments include debarking, chipping and drying the wood, covering dead wood with plastic, burying the edges for six months and air drying for a similar amount of time to kill fungus and associated insects off site at state designated facility.

SIDEWALK NOTES:

- 1. Layout of concrete walkways shall be staked in the field and review by the Owner or Owner's Representative prior to construction. At that time walk may be adjusted as needed, using the Hardscape Plan as a guide. All grades and layout shall be confirmed prior to construction. Notify Owner and Owner's Representative of any conflicts or deviations to the issued plans.
2. All pedestrian paths shall be in compliance with all current Texas Accessibility Standards (T.A.S.) and ADA standards.
3. All walkway grades shall have a running slope of no greater than 4.7% (1:21) and a cross-slope that is not greater than 1.5% (1:66).
4. Slopes at or between 5.0% (1:20) and 8.3% (1:12) must have hand rails on both sides with ADA compliant level landings, and cross-slopes shall not exceed 1.5% (1:66).

HARDSCAPE LAYOUT AND INSTALLATION

- 1. All work shown shall be field staked and subject to field verification, review and approval by the Owner or Owner's Representative prior to any constructions or demolition. Field staking of all proposed work and adjacent construction (even if future work by others) may be required by the Owner's Representative prior to approval of all improvements and adequate stakes shall be provided by Contractor's surveyor.
2. To expedite, the layout of the site layout coordinates and/or grids may have been established in the Drawings. These points shall be field staked by the Contractor's surveyor as a part of this contract. The establishment of these points shall be approved by the Owner's Representative prior to any construction in those areas and will assist the Contractor in the layout of all site improvements as shown on drawing or otherwise.
3. The construction tolerances for this project are minimal and the dimensions shown are to be strictly adhered to.
4. Computed dimensions shall take precedence over scaled dimensions. Large scale drawings shall take precedence over small scale drawings. Dimensions shown with (+/-) shall be the only layout information allowed to vary, and may only vary to the tolerances given.
5. The Contractor is responsible to provide complete-in-place systems, and a complete project. Any intermittent or periodic approvals received for portions of work, stakes, grades, or forms (by the Owner or Owner's Representative, Architects, Engineers, or others) shall not waive the Contractor's requirements to comply with the intent of any and all portions of this contract.
6. All locations for walks, roads, swales, walls, curbs, structures etc. shall be staked by the Contractor. All layout information is based on ground coordinates and the Contractor shall meet with the owner's surveyors and engineers to clarify all datum, benchmark and control point requirements. Specific layout information will be provided to the Contractor by the Owner's Representative in AutoCAD (.dwg) format when requested.
7. It is the intent and requirement of this contract to provide curvilinear walks, walls and curbs with smooth transitions and arcs (both horizontal and vertical). Straight segments and abrupt transitions will not be accepted unless shown as such on the plans. Wood curving forms may be required to obtain the proper effects.
8. Hardscape improvements that are to be constructed per the drawings, shall be coordinated on site with the Owner's Representative, and be field staked or painted for approval of layout by the Owner's Representative prior to installation. Notify the Owner's Representative a minimum of 24 hours in advance for review. Improvements installed without field approval by Owner's Representative may be rejected and will be replaced at Contractors expense. At the time of staking, the Contractor shall confirm the quantity of the improvements match the approved contract. In the event the Contractor discovers such a discrepancy, he shall immediately notify the Owner's or Owner's Representative for direction on how to proceed, prior to commencing work.
9. All lot fencing or lot screen walls shall be placed on the property line or property boundary. Contractor shall confirm final location by field staking, to be reviewed by the Owner or Owner's Representative prior to construction.
10. Rock gravel, rock mulch, synthetic mulch should be installed over weed barrier fabric. Weed barrier fabric should overlap edges a minimum of 6".

GRADING NOTES

- 1. The Contractor shall obtain and review the Summary Report and Recommendations prepared by the geotechnical engineers and fully understand the existing soil conditions encountered, which vary from those shown on the drawings, and all recommendations made by the geotechnical engineers, civil engineers, structural engineers and Owner's Representative, as designated in the soil report, on these drawings, specified, or as directed during field observations and inspections.
2. All earthwork operations will be subject to full inspection and regular testing by a qualified soils and materials engineer and this Contractor shall be responsible to coordinate scheduling, notification and procuring test results and documentation as required. The Contractor shall notify the Owner's Representative of any subsol conditions that may vary from those shown on the drawings and/or that may not have been known during design. Any failed tests which must be retested will be a Contractor's expense.
3. All earthwork operations shall be conducted in strict compliance with the project specifications including but not limited to:
a. Full locating, investigating and protection of ALL existing utilities to remain.
b. Removal of any organic materials or debris.
c. Stripping and stockpiling of all topsoil in approved location(s).
d. Removal of all unstable fill materials encountered.
e. Scarification and re-compaction to the minimum depth as specified and/or directed within all areas to receive fill, pavements or structures.
f. All classifications of "excavation" as required to meet proposed lines, grades, typical cross sections and improvement elevations.
g. Placement, shaping, and structural compaction of all classifications of "fill" or "embankment" as required to meet proposed lines, grades, typical cross sections and improvement elevations.
h. Providing dewatering, optimum moisture control, climate protection, dust control, erosion control and all other specified treatments.
i. Replacement of topsoil after grading changes have been accomplished.
4. See, and comply with, all specifications for depth of moisture density treatments, controls and compaction requirements.
5. These grading plans are intended to show vertical control of the site and are based upon the benchmarks, existing elevations and topography as provided by the Owner's surveyor. However, the Contractor, upon submittal of bid, agrees to accept the site grades and make all adjustments required to accomplish the work as proposed. Additionally proposed design elevations for adjacent construction projects may have to be incorporated if necessary. (Construction drawings for work by others, if applicable, are available upon request). Staking of future adjacent improvements, by this contract phase or by others, may be required if directed by the Owner's Representative to ensure proper coordination and requested staking is to be provided as part of this Base Bid.
6. This Contractor shall verify all existing grades to remain and all adjacent new construction grades for compliance with those shown, prior to bid and construction. All deviations or conflicts with proposed work shall be reported immediately (with follow-up written) notice within 24 hours to the Owner's Representative for direction to proceed, but will not be considered as basis for additional payment except as allowed in change order process per General Conditions and Supplementary Conditions under the existing "Owner-Contractor Agreements/Contracts".
7. The plans may call for specific temporary benchmarks to be transferred to the site by a certified surveyor and accurately established on site as a part of this contract. Contractor shall verify all benchmarks and information used in design and compare to existing conditions.
8. It is this Contractor's responsibility to provide proper positive drainage throughout this contract area. Field conditions shall be verified in conjunction with the proposed elevations to ensure that adequate drainage is provided. Report deviations or conflicts to Owner's Representative. Unless otherwise indicated, minimum slope for paved surfaces shall be 1% and minimum slope for non-paved areas shall be 2%. Slope away from all structures shall be 3% minimum, for a distance of 5' minimum. Maximum ground slopes to be 4' horizontal to 1' vertical, unless otherwise approved in advance.
9. All design elevations shown are "finished grades" unless otherwise indicated. Contractors shall refer to drawings, details and specifications regarding depth of sub-grade materials required to construct project improvements.
10. All topsoil and/or drainage way muck excavation shall be saved and stockpiled in approved locations for future use.

LIGHTING

- 1. Landscape lighting system is to be installed by a licensed electrician with documented experience in installing lighting systems of similar scope within the last two years. The Contractor is to supply a complete lighting system including all associated equipment such as conduit, weather proof and/or water proof junction boxes, ballasts, connectors, harnesses, time clocks, photocells, etc.
2. The Contractor shall review proposed layout of lighting system and all related equipment locations with the Owner or Owner's Representative prior to commencing installation.
3. After installation the Contractor will be required to adjust light fixtures until the Owner's Representative is satisfied with the desired effect. This will require the Contractor and/or the Contractor's electrician to meet with the Owner and Owner's Representative after sunset. This adjustment is to be included in the base Bid amount.
4. The Contractor shall provide a two year warranty on all equipment including lamps, ballasts and installation.
5. Independent ballasts, if required, shall be "ganged" in an inconspicuous, accessible location in a horizontal, weatherproof box or tray near ground level. Mounting of ballast in trees will not be allowed without written authorization from the Owner's Representative.
6. All exposed boxes, trays, conduit, etc. shall be painted by the contractor to blend in with surrounding landscape elements.
7. All equipment shall be U.L. listed and installation shall comply with N.E.C. and all other applicable codes.
8. All lights are to be controlled by a photocell on and timer off system unless specified otherwise on the drawings.
9. All wire run underground must be in rigid conduit.
10. Plan layout of underground wiring to minimize disturbance to the roots of existing trees. If underground wiring must pass through the critical root zone of protected trees, trenching and related work must be preformed by hand. No mechanical trenching is permitted within the Critical Root Zone.
11. Tree lighting (if applicable):
a) Install Karlock (or equal) flexible conduit from base of tree to a minimum eight foot height above ground. At the end of the conduit install a waterproof hub (for single cable) or W-P bell box for multiple cables. Paint conduit and box to match tree trunk. Use SJO electrical cord from conduit to light fixture. Attach cord to tree using long galvanized cord staples or other approved method. Provide a 36" loop of extra cord at the light fixture to allow for light adjustment and tree growth.
b) Attach light fixtures to trees utilizing galvanized mounting plates drilled for hub connection with a minimum of two mounting screws. Mounting screws are to be 1/2-20 threads x 5" length (one end wood screw threads and the other end bolt threads). Install at least two inches of thread into tree and install with at least two inches between tree and mounting plate.
c) All tree downlights are to be mounted in the top third of the tree canopy.
d) All fixtures are to be located, adjusted, as needed and shielded to prevent glare, light trespass on to adjacent properties or Rights-of-way.

SEC Planning, LLC
Austin, Texas

LAND PLANNING
LANDSCAPE ARCHITECTURE
COMMUNITY BRANDING

3600 W. Parmer Lane
Suite 210
Austin, TX 78727
T 512.246.7003
www.secplanning.com
Email : info@secplanning.com

HUNT COMPANIES
GP, LLC
136 TERRITORY DRIVE
BASTROP, TEXAS 78602



03/12/2025

TREEHOUSE AMENITY CENTER
THE COLONY
BASTROP, TEXAS

Drawing File Name

LI\240056-HUCD\Cadfiles\LA\Treehouse
AC\Sheets\IUM-1.dwg

Issued:

1. BID SET 3/11/2025

- 2.
3.
4.
5.
6.

Revisions:

- 1.
2.
3.
4.

Issue Date: 3/11/2025

Drawn By: AW7, LD

Reviewed By: BD

Project No.

240056

GENERAL NOTES

Sheet No.

LN-1.0 of



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR APPROXIMATION ONLY. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

The reproduction, copying or other use of this drawing without the written consent of SEC Planning, LLC is prohibited.
© 2024
SEC Planning, LLC



TREEHOUSE AMENITY CENTER PRODUCT SCHEDULE				
PRODUCT	QTY	Unit	DESCRIPTION / MODEL NAME & NO.	MANUFACTURER
<b>Furnishings</b>				
WASTE RECEPTACLE	3	ea.	Airi Stix 33 with side door, curve top, surface mount, Color: TBD	Anova Furnishings Melissa Thompson mthompson@anovafurnishings.com 713.201.8314
RECYCLE RECEPTACLE	3	ea.	Airi Stix 33 with side door, curve top, surface mount, Color: TBD	
BIKE RACK	1	ea.	Tandem powder coated bike rack, Surface Mount, Color: TBD	
PET WASTE STATION	1	ea.	Bow Wow Waste - Commercial Dog Waste Station-Single Dispense Bag System #BW004, Color: Green	Bow Wow Waste www.bowwowwaste.com
<b>Suggested site furnishings (Owner Approval Required)</b>				
POOL CHAISE	54	ea.	FOUNTAINHEAD CHAISE LOUNGE , POWDERCOAT COASTAL MIST,NATURAL TEAK LUMBER	Texacraft Ph: 800-327-1541
CAFÉ TABLE	6	ea.	40" SQUARE FOUNTAINHEAD TABLE, NATURAL TEAK TOP, POWDERCOAT COASTAL MIST	
PLANTER POT	13	ea.	BOLINAS COLLECTION, VARIOUS SIZES 36" DIAMETER MAX 30" HEIGHT MAX, SANDBOX TRAVERTINE FINISH	Toumesol Siteworks toumesol.com Ph: 800-542-2282
<b>Flatwork</b>				
GRAY CONCRETE 'A'	Per Plan	sf	NATURAL GRAY CONCRETE WITH LIGHT BROOM FINISH	By Contractor
<b>Pool</b>				
ADA AccessLift	As Req'	ea.	Aqua Creek Products - Model: Scout #F-800SC-DER-D, Includes anchor and battery, Transport Cart if requested by Owner: #F-814SCTC. Spare 24-Volt Battery if required for each lift: #F-004AB	www.nationalaquaticcompliance.com
Resort Pool Waterline Tile	Per plan		National Pool Tile - Glazed- 2x2 Cobalt	National Pool Tile, 888-476-7665 www.nptpool.com
Resort Pool Step Edge Tile	Per plan		National Pool Tile - Glazed- 2x2 Cobalt	
Resort Pool Interior Finish	Per plan		National Pool Tile - Jewelscapes, Windsurfer	
Resort Pool Coping	Per plan		Cobra Stone- 2- 1/4; Cream Lueders Limestone, Sawn on All Sides, Bullnose Edge	By Contractor
Guardrail	Per plan		Refer to detail 1/LD-2. Color Black. Custom Omega Fence Elite series guardrail with steel brackets for wooden drink rail	Esti Karo Omega Fence 303-214-8574 omegatwo.com
Pool Gates	3	ea.	Refer to detail 8/LD-1, Color: Black Omega Fence Elite series.	
Pool Fencing	445	lf.	Refer to detail 7/LD-1, Color: Black Omega Fence Elite series. 72" height 48" width	
Resort Pool Custom Shade Structure	2	ea.	USA Shade - 18'x9' Full Hip Cantilever, Base Color: TBD, Fabric Color: Colorshade Fabric- TBD	Mike Giehl VP of Sales, fun abounds 512-636-8260 - cell mike@fbplaygrounds.com www.fbplaygrounds.com

1. ALL PRODUCTS SHALL BE APPROVED BY OWNER PRIOR TO PURCHASE; INSTALL PER MANUFACTURER'S SPECIFICATIONS. SAMPLE SHALL BE PROVIDED FOR APPROVAL.
2. ALTERNATES OR SUBSTITUTIONS SHALL BE APPROVED BY OWNER PRIOR TO PURCHASE.
3. CONTRACTOR SHALL PROVIDE SAMPLES AND 4'X4' MOCK-UPS OF STONE VENEER, FINISH MATERIALS, AND PAINT COLORS ON SITE FOR APPROVAL.

SEC Planning, LLC  
Austin, Texas

LAND PLANNING  
LANDSCAPE ARCHITECTURE  
COMMUNITY BRANDING

3600 W. Parmer Lane  
Suite 210  
Austin, TX 78727  
T 512.246.7003  
www.secplanning.com  
Email : info@secplanning.com

HUNT COMPANIES  
GP, LLC  
136 TERRITORY DRIVE  
BASTROP, TEXAS 78602



03/12/2025

**TREEHOUSE AMENITY CENTER**  
**THE COLONY**  
**BASTROP, TEXAS**

Drawing File Name  
L:\240056-HUCO\Cadfiles\LA\Treehouse  
AC\Sheets\LN-1.dwg

Issued:  
1. **BID SET** **3/11/2025**

2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_  
5. \_\_\_\_\_  
6. \_\_\_\_\_

Revisions:  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_

Issue Date: **3/11/2025**

Drawn By: AWT, LD  
Reviewed By: BD

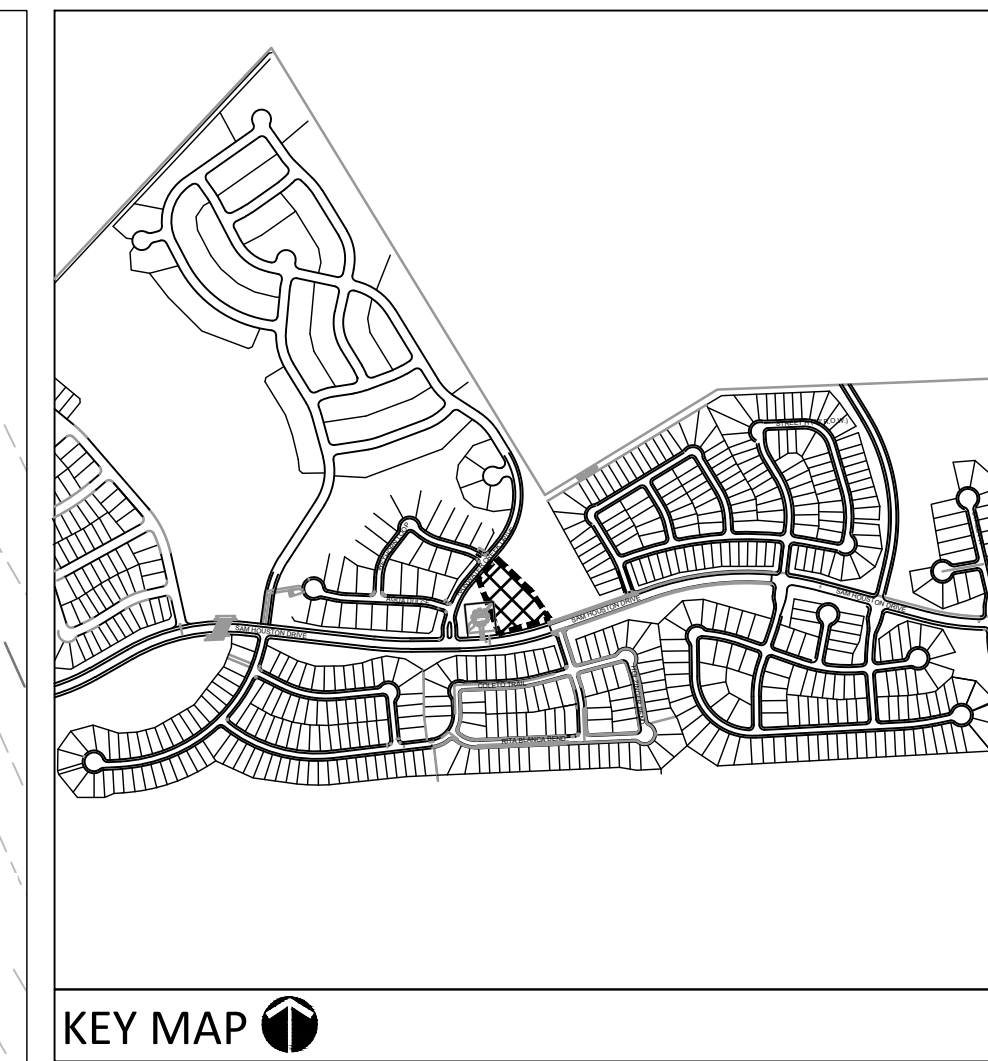
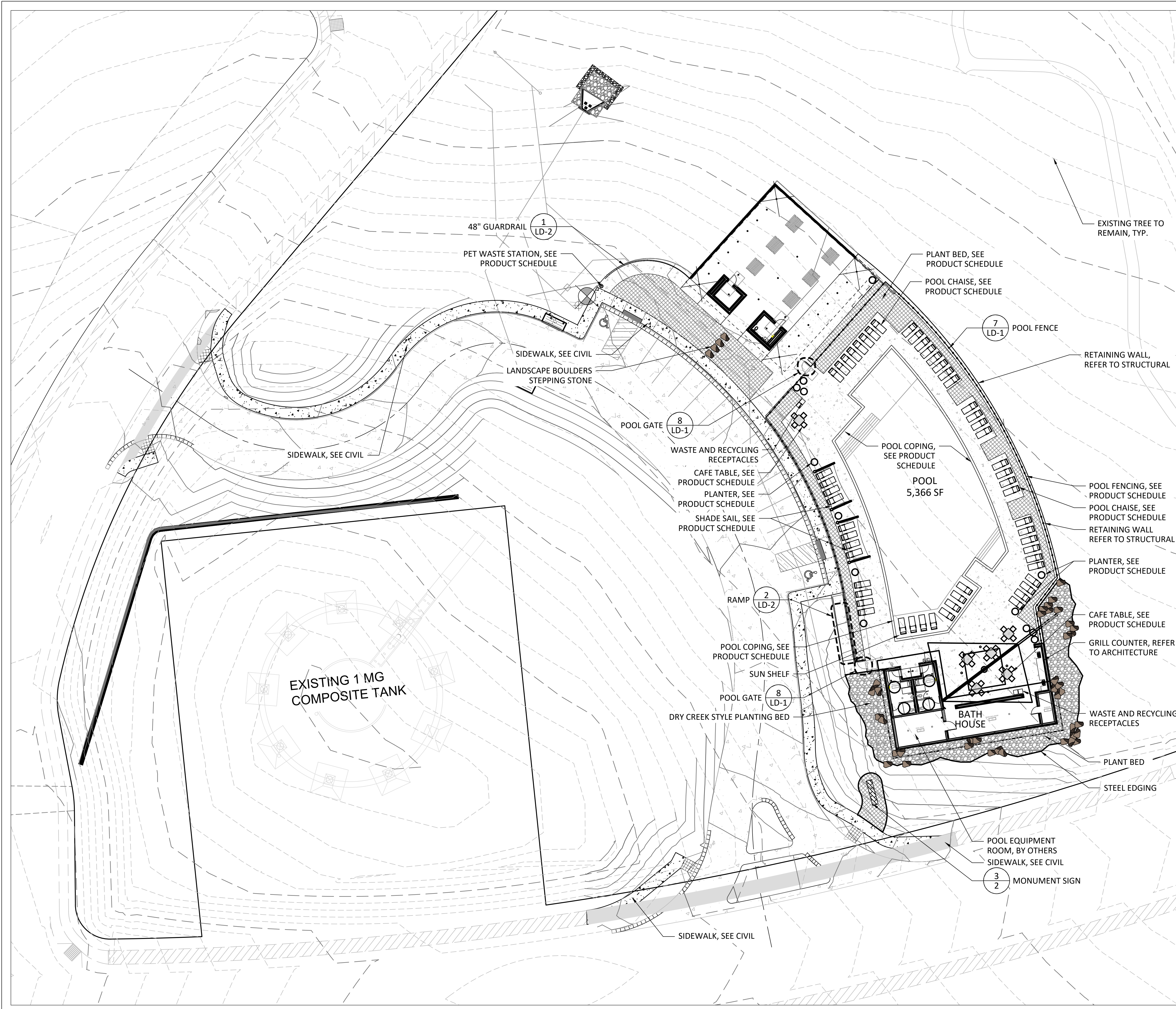
Project No. **240056**

LANDSCAPE MATERIALS  
SCHEDULE

Sheet No.  
LN-1.1 of \_\_\_\_\_

The reproduction, copying or other use of this drawing without the written consent of SEC Planning, LLC is prohibited.  
© 2024  
SEC Planning, LLC

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR APPROXIMATION ONLY. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



KEY MAP

SEC Planning, LLC  
Austin, Texas

LAND PLANNING  
LANDSCAPE ARCHITECTURE  
COMMUNITY BRANDING

3600 W. Parmer Lane  
Suite 210  
Austin, TX 78727  
T 512.246.7003  
www.secplanning.com  
Email: info@secplanning.com

HUNT COMPANIES  
GP, LLC  
136 TERRITORY DRIVE  
BASTROP, TEXAS 78602



03/12/2025

**TREEHOUSE AMENITY CENTER**  
**THE COLONY**  
**BASTROP, TEXAS**

Drawing File Name  
I:\240056-HUNT\01\Collies\LA\Treehouse  
AC\Sheets\1-1.dwg

Issued:  
1. BID SET 3/11/2025

Revisions:

Issue Date: 3/11/2025

Drawn By: AWT, LD  
Reviewed By: BD

Project No. 240056

OVERALL LAYOUT PLAN

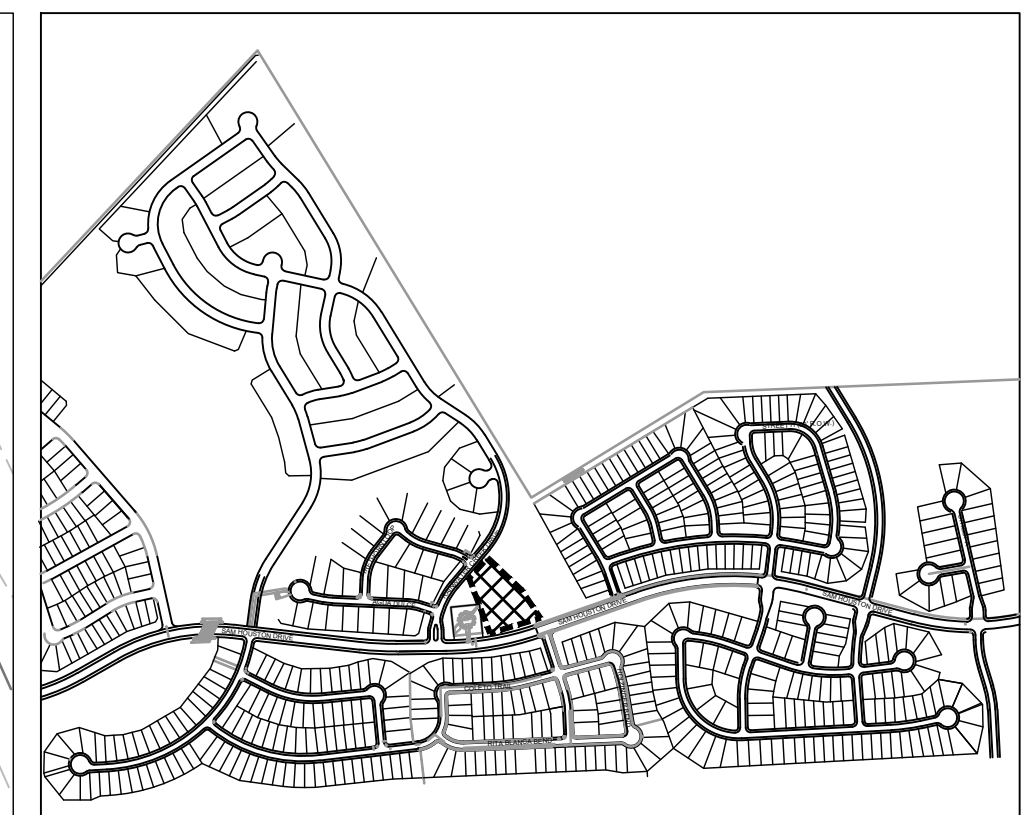
Sheet No. L-1.0 of

The reproduction, copying or other use of this drawing without the written consent of SEC Planning, LLC is prohibited.  
© 2024 SEC Planning, LLC

FULL SIZE SCALE: 1" = 20'

NORTH 0' 10' 20' 40'

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR APPROXIMATION ONLY. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



KEY MAP

**SEC Planning, LLC**  
Austin, Texas

LAND PLANNING  
LANDSCAPE ARCHITECTURE  
COMMUNITY BRANDING

3600 W. Parmer Lane  
Suite 210  
Austin, TX 78727  
T 512.246.7003  
www.secplanning.com  
Email: info@secplanning.com

**HUNT COMPANIES  
GP, LLC**  
136 TERRITORY DRIVE  
BASTROP, TEXAS 78602



**TREEHOUSE AMENITY CENTER**  
**THE COLONY**  
BASTROP, TEXAS

Drawing File Name  
L:\240056-HUCO\Cadfiles\LA\Treehouse  
AC\Sheet\1-2.dwg

Issued: **3/11/2025**

1. **BID SET**

Revisions:

Issue Date: **3/11/2025**

Drawn By: **AWT, LD**  
Reviewed By: **BD**

Project No. **240056**

**OVERALL DIMENSION  
CONTROL PLAN**

Sheet No. **L-2.0** of

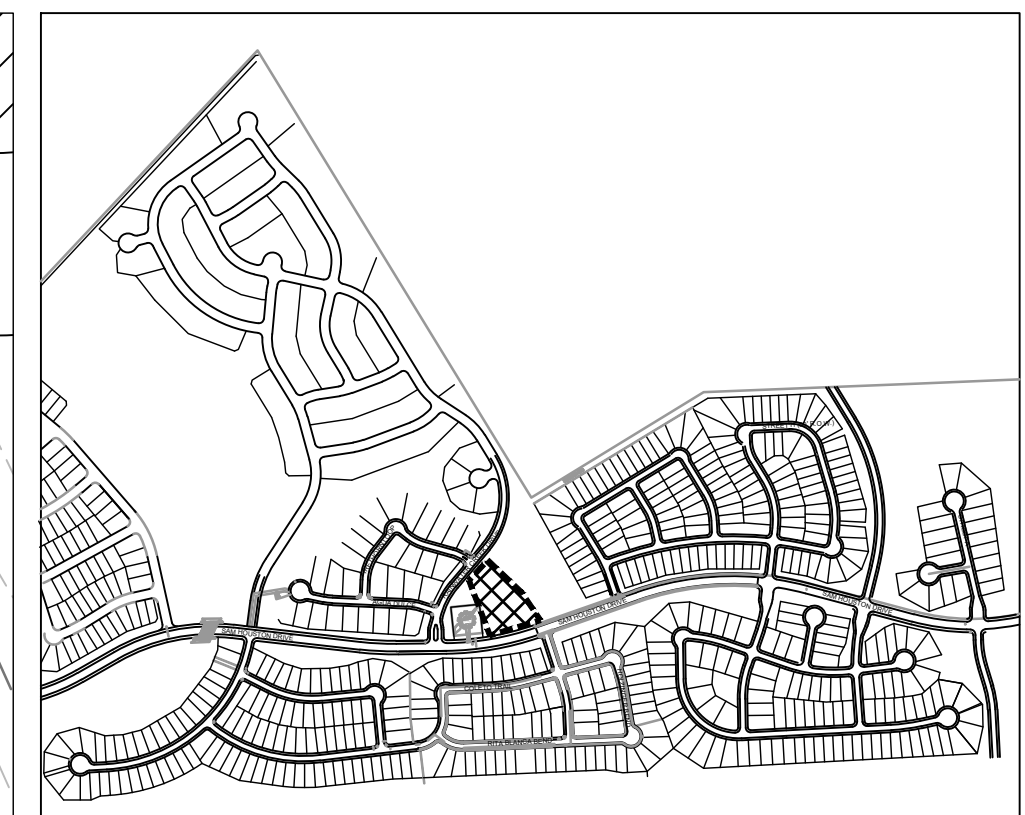
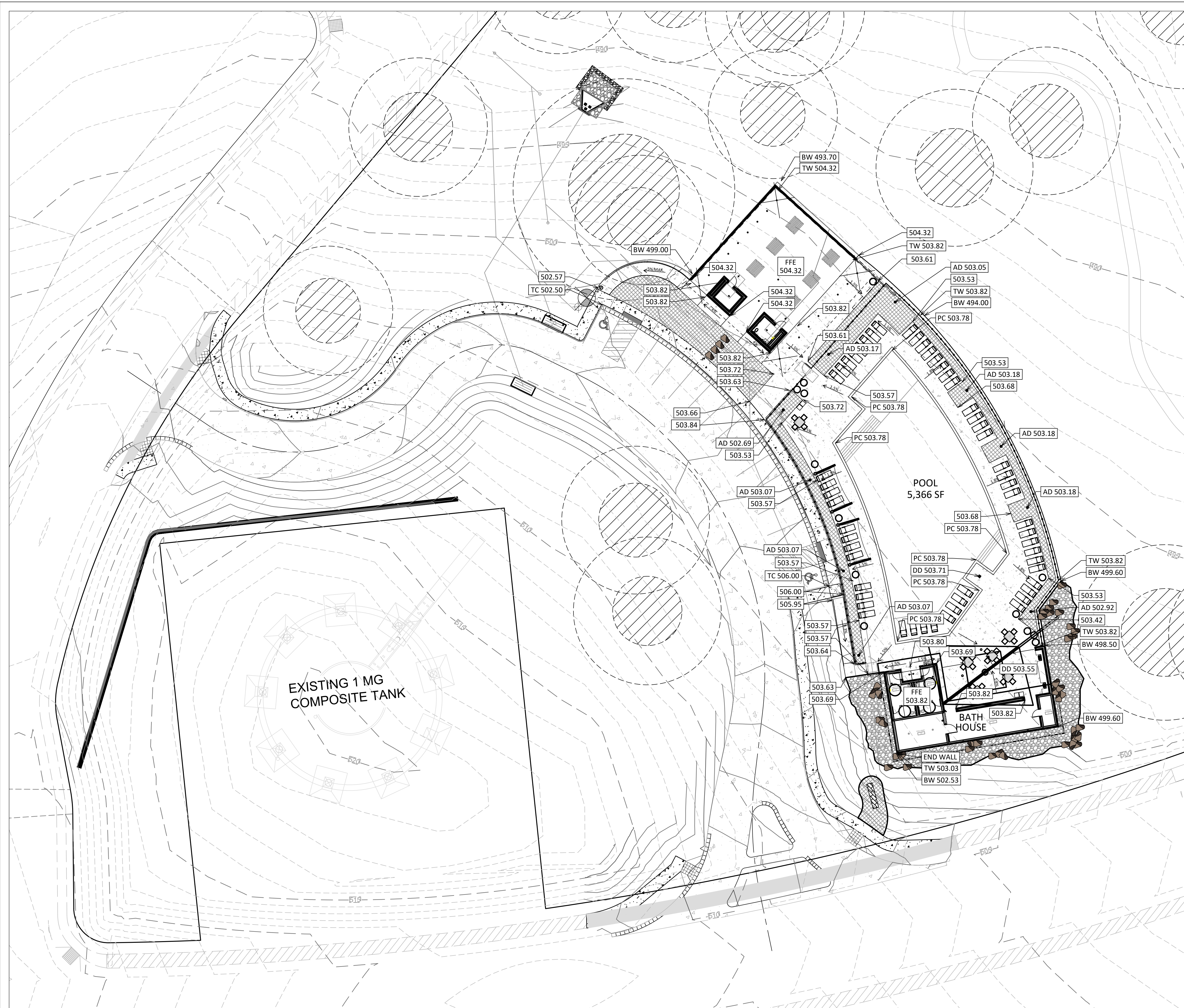
The reproduction, copying or other use of this drawing without the written consent of SEC Planning, LLC is prohibited.  
© 2024  
SEC Planning, LLC

**811**  
Know what's below.  
Call before you dig.

FULL SIZE SCALE: 1" = 20'

NORTH 0' 10' 20' 40'

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR APPROXIMATION ONLY. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



KEY MAP

GRADING LEGEND

- ATRIUM DRAIN
- DECK DRAIN
- ▣ CATCH BASIN
- TRENCH DRAIN
- - - PERFORATED UNDERDRAIN
- XXX.XX SPOT GRADE
- FFE: 500.00 FINISH FLOOR ELEVATION
- - - EXISTING CONTOUR
- 572 PROPOSED CONTOUR
- 8% MAX PROPOSED SLOPE
- ▣ LEVEL LANDING/ADA CLEARANCE

SEC Planning, LLC  
Austin, Texas

LAND PLANNING  
LANDSCAPE ARCHITECTURE  
COMMUNITY BRANDING

3600 W. Parmer Lane  
Suite 210  
Austin, TX 78727  
T 512.246.7003  
www.secplanning.com  
Email: info@secplanning.com

HUNT COMPANIES  
GP, LLC  
136 TERRITORY DRIVE  
BASTROP, TEXAS 78602



TREEHOUSE AMENITY CENTER  
THE COLONY  
BASTROP, TEXAS

Drawing File Name  
L:\240056-HUCO\Cadfiles\LA\Treehouse  
AC\Sheet\01-3.dwg

Issued:  
1. BID SET 3/11/2025  
2.  
3.  
4.  
5.  
6.

Revisions:  
1.  
2.  
3.  
4.

Issue Date: 3/11/2025

Drawn By: AWT, LD  
Reviewed By: BD

Project No. 240056

OVERALL GRADING PLAN

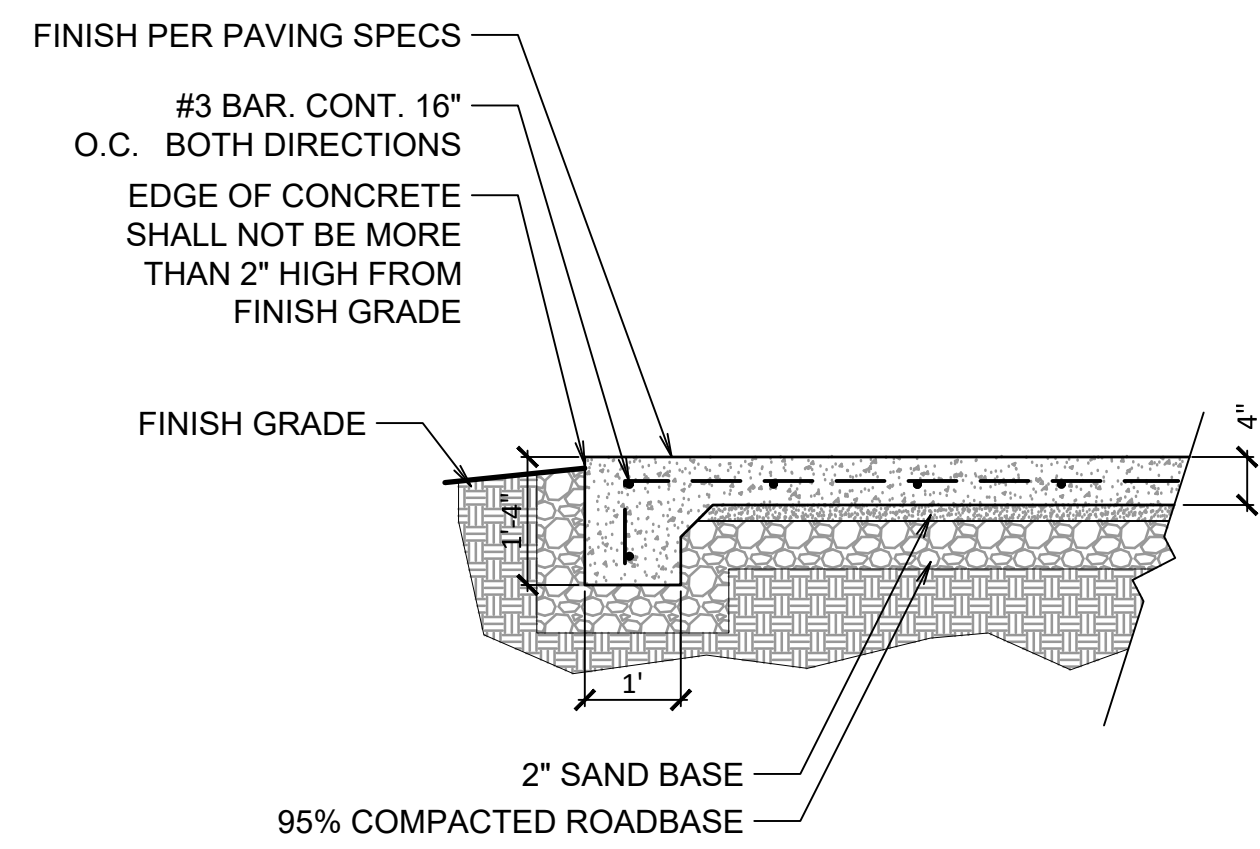
Sheet No. L-3.0 of

The reproduction, copying or other use of this drawing without the written consent of SEC Planning, LLC is prohibited.  
© 2024  
SEC Planning, LLC

811  
Know what's Below.  
Call before you dig.

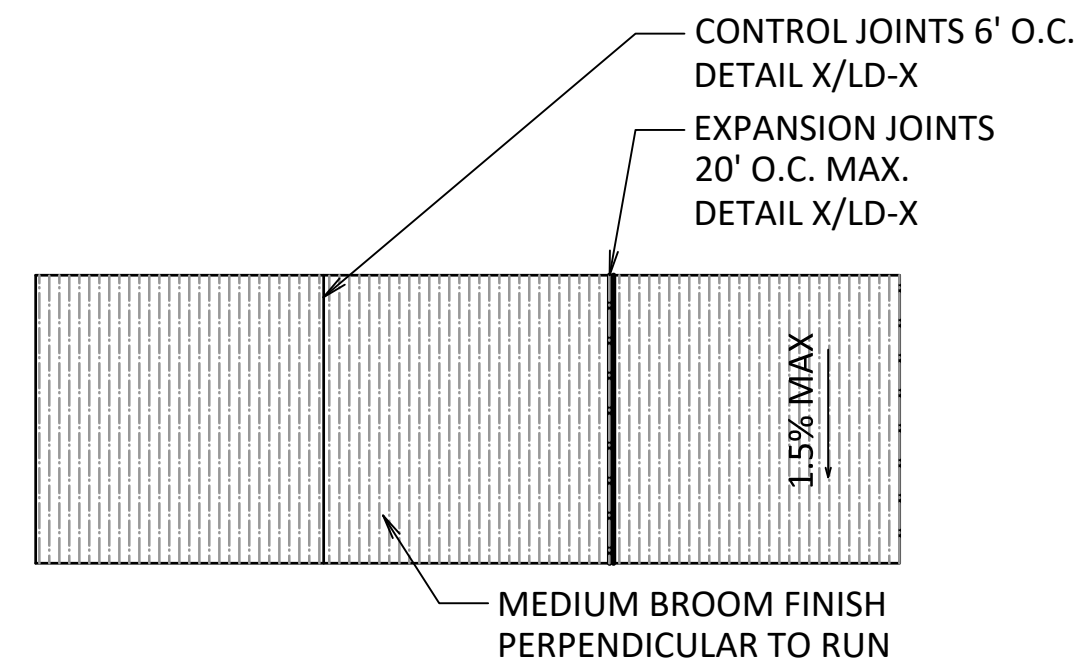
FULL SIZE SCALE: 1" = 20'  
NORTH 0' 10' 20' 40'

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR APPROXIMATION ONLY. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

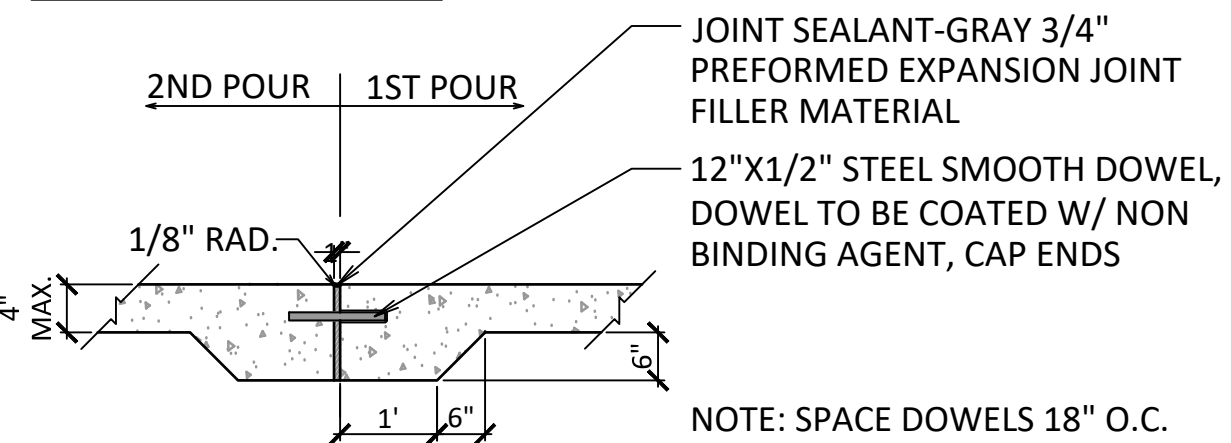
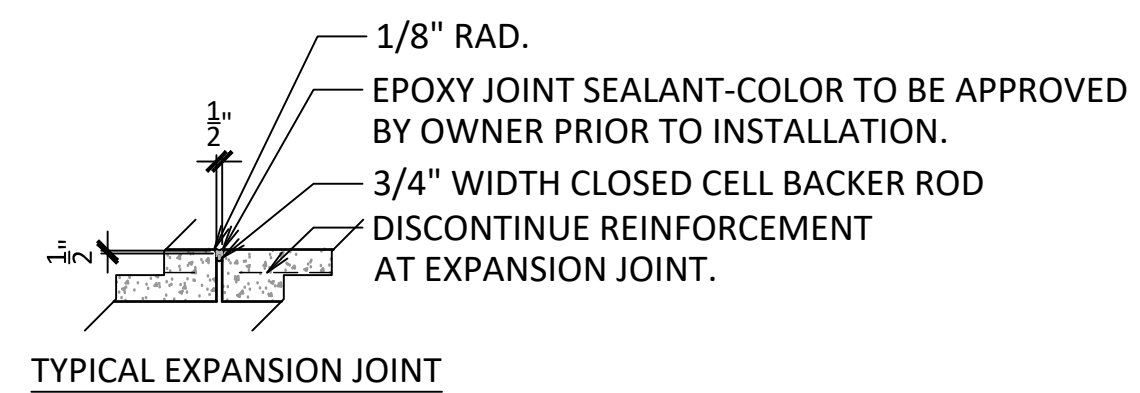
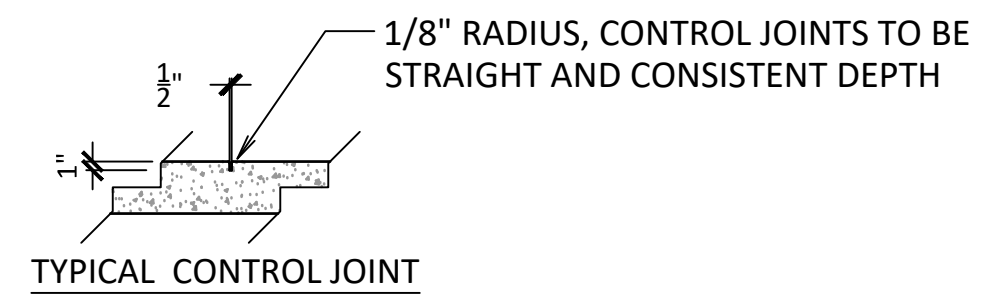


1 TYPICAL CONCRETE SLAB  
SCALE: 1/2" = 1'-0"

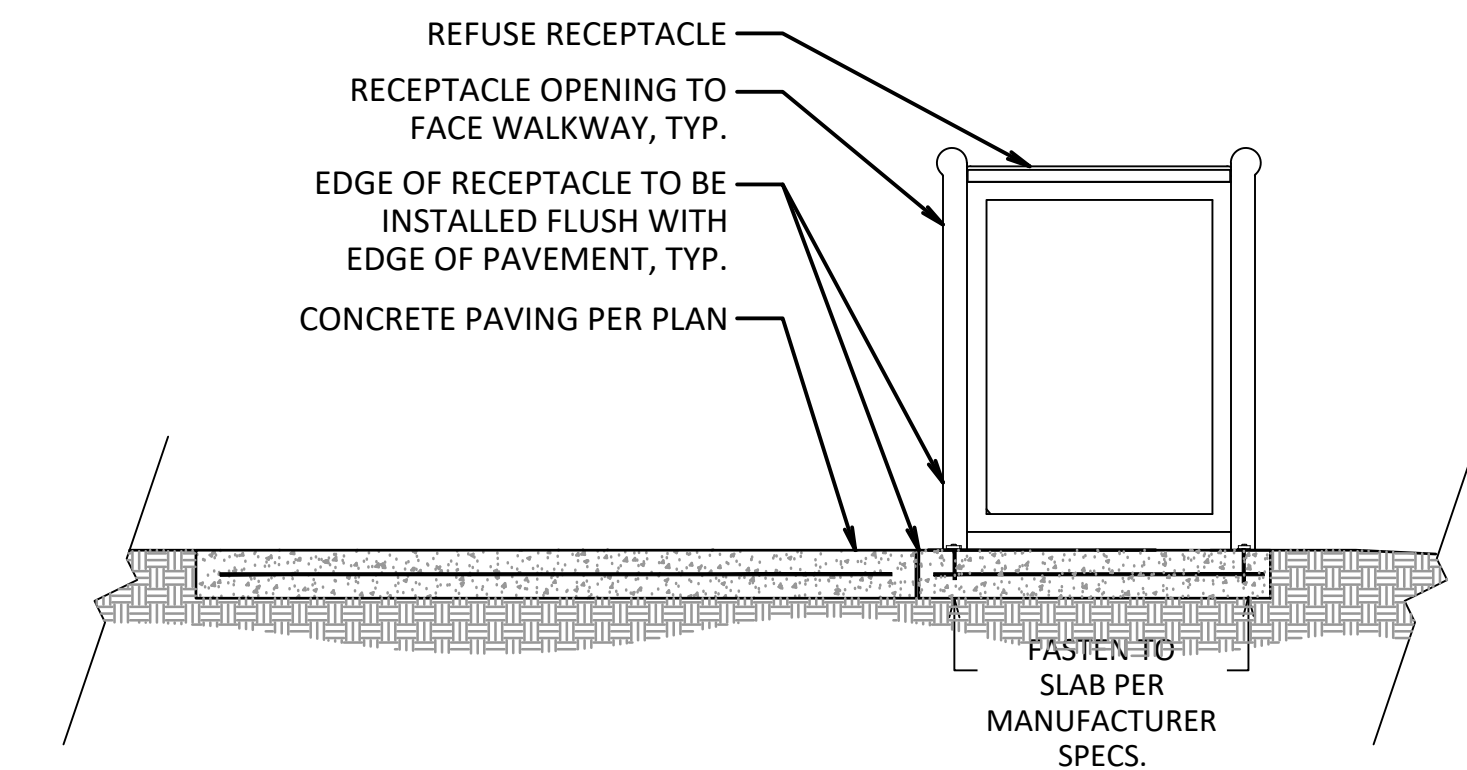
- LAYOUT AND GRADING NOTES**
- Layout of concrete walkways shall be determined in the field, using the Hardscape Plan as a guide.
  - All pedestrian paths shall be in compliance with all current Texas Accessibility Standards (T.A.S.) and ADA standards.
  - All walkway grades shall have a running slope of no greater than 4.7% (1:21) and a cross-slope that is not greater than 1.5% (1:66).
  - Slopes at or between 5.0% (1:20) and 8.3% (1:12) must have hand rails on both sides with ADA compliant level landings, and cross-slopes shall not exceed 1.5% (1:66).



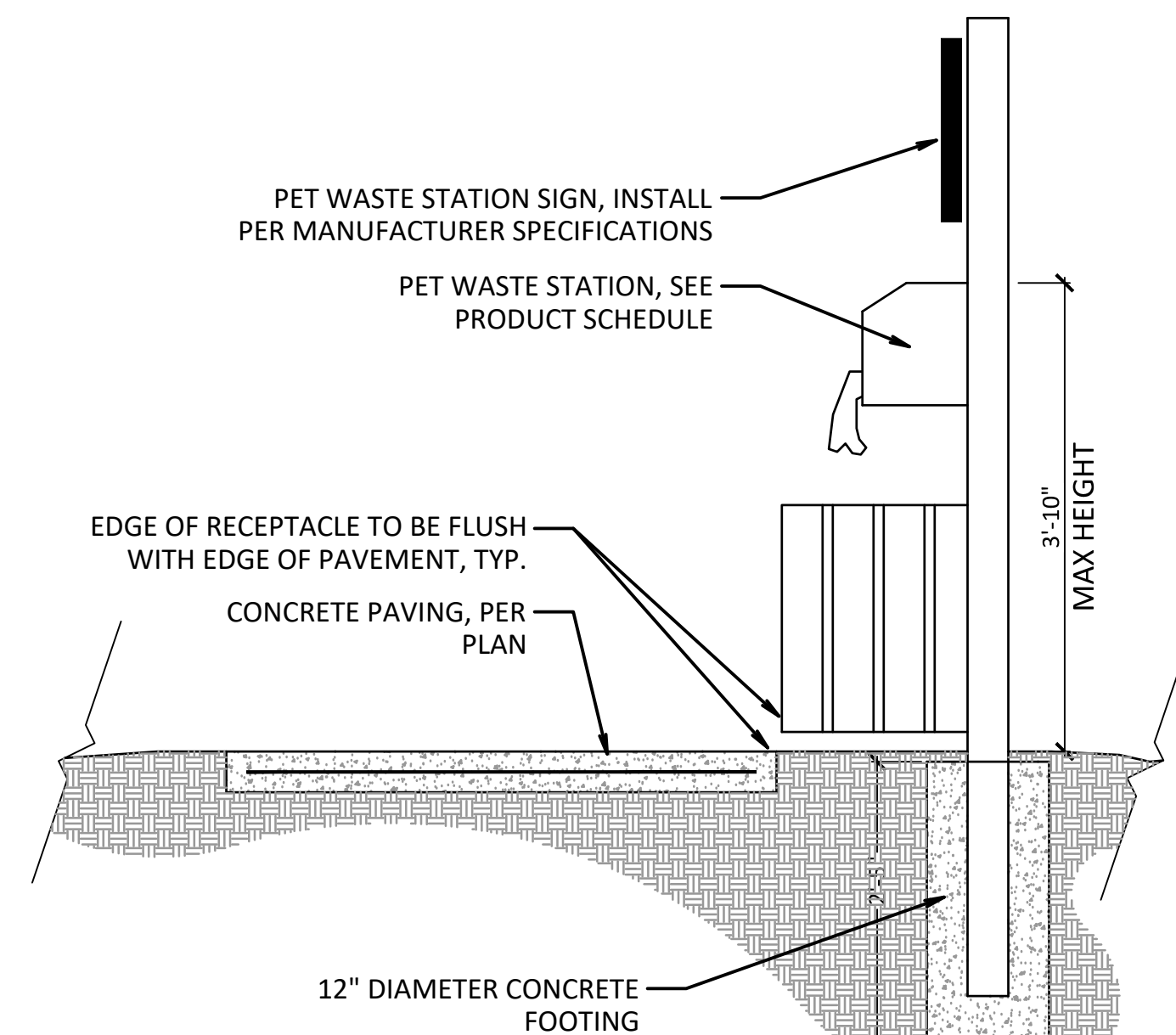
2 TYPICAL CONCRETE PLAN  
SCALE: 1/2" = 1'-0"



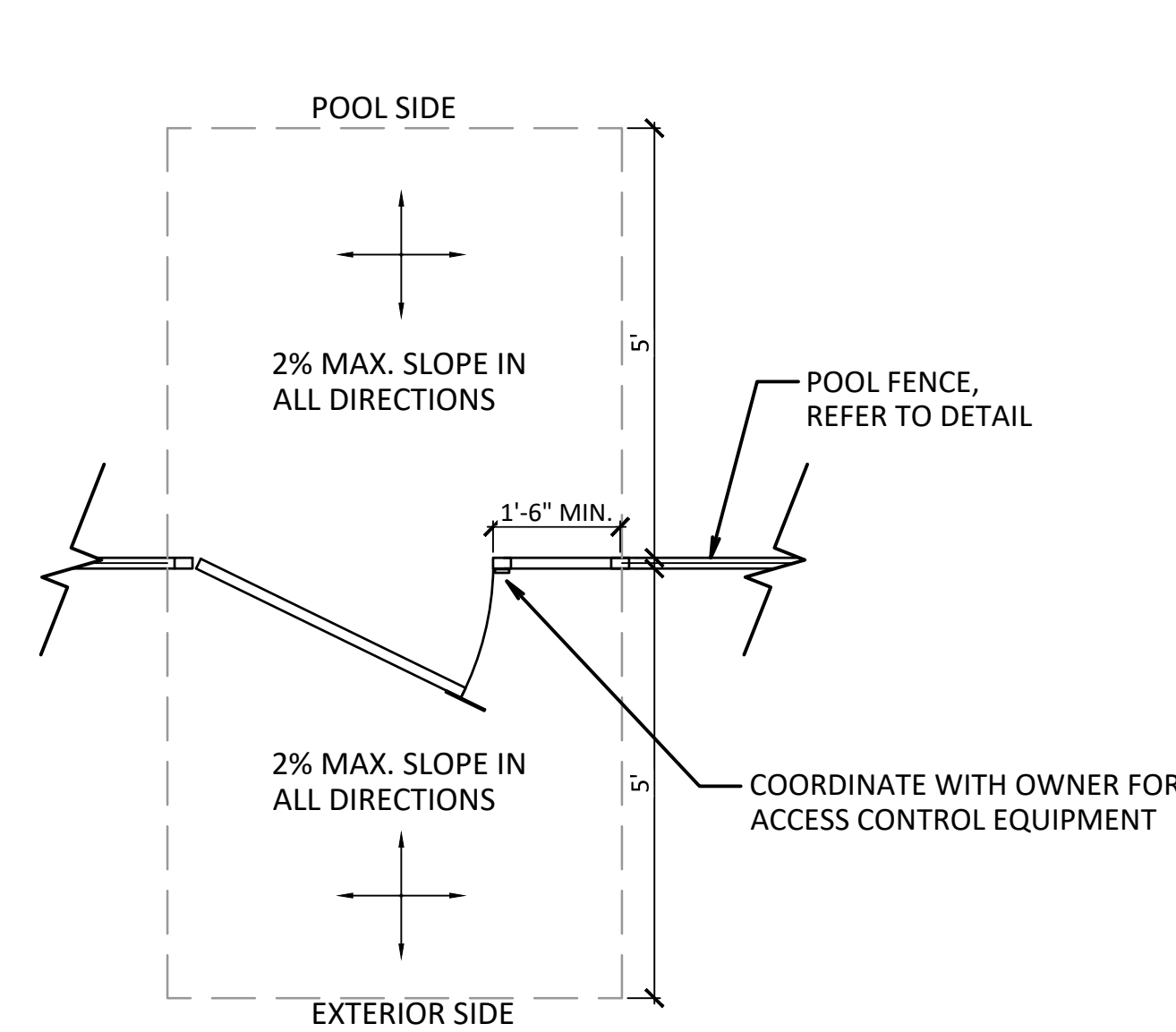
3 TYPICAL CONCRETE JOINTS  
SCALE: 1/2" = 1'-0"



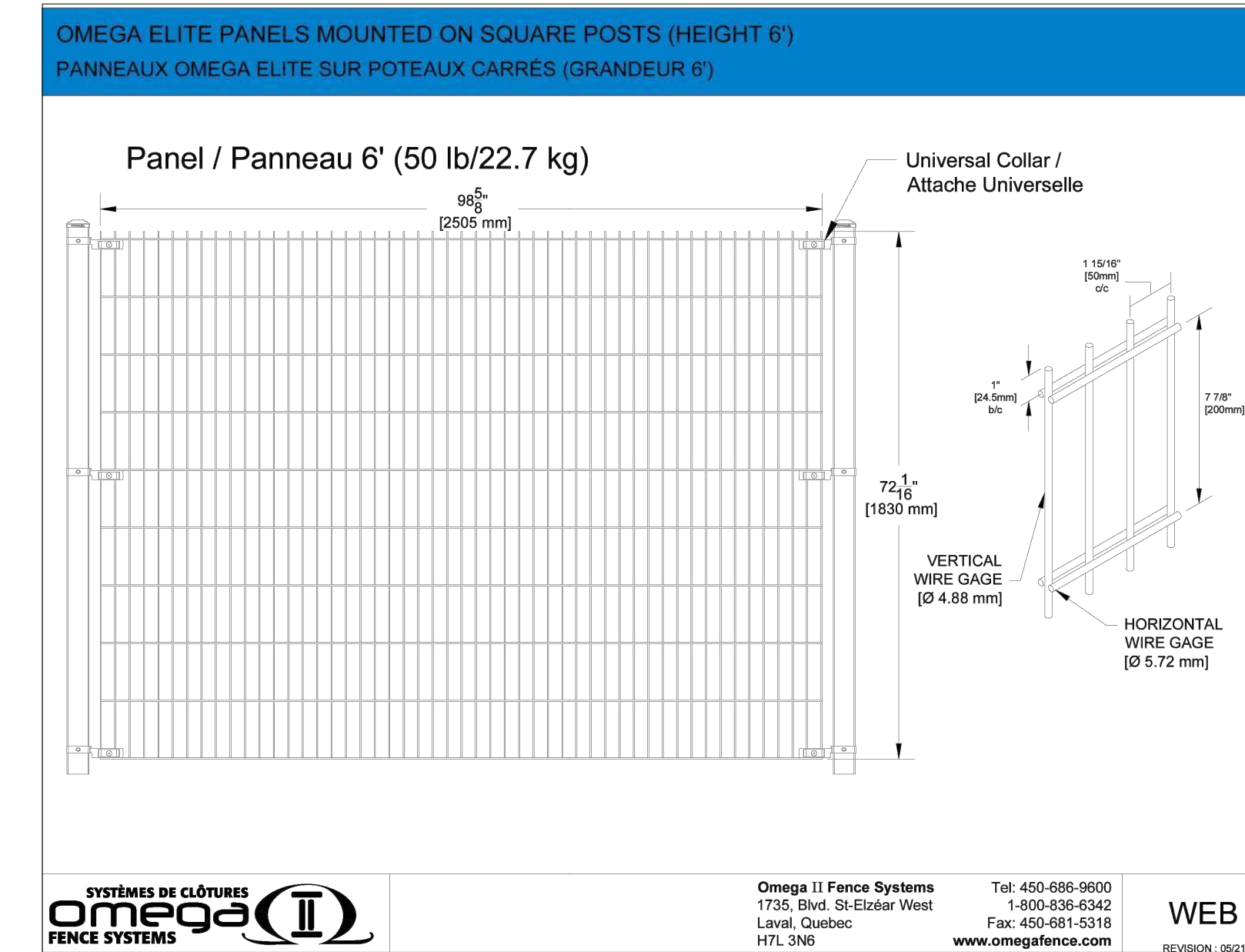
4 WASTE RECEPTACLE - MOUNTING  
SCALE: 3/4" = 1'-0"



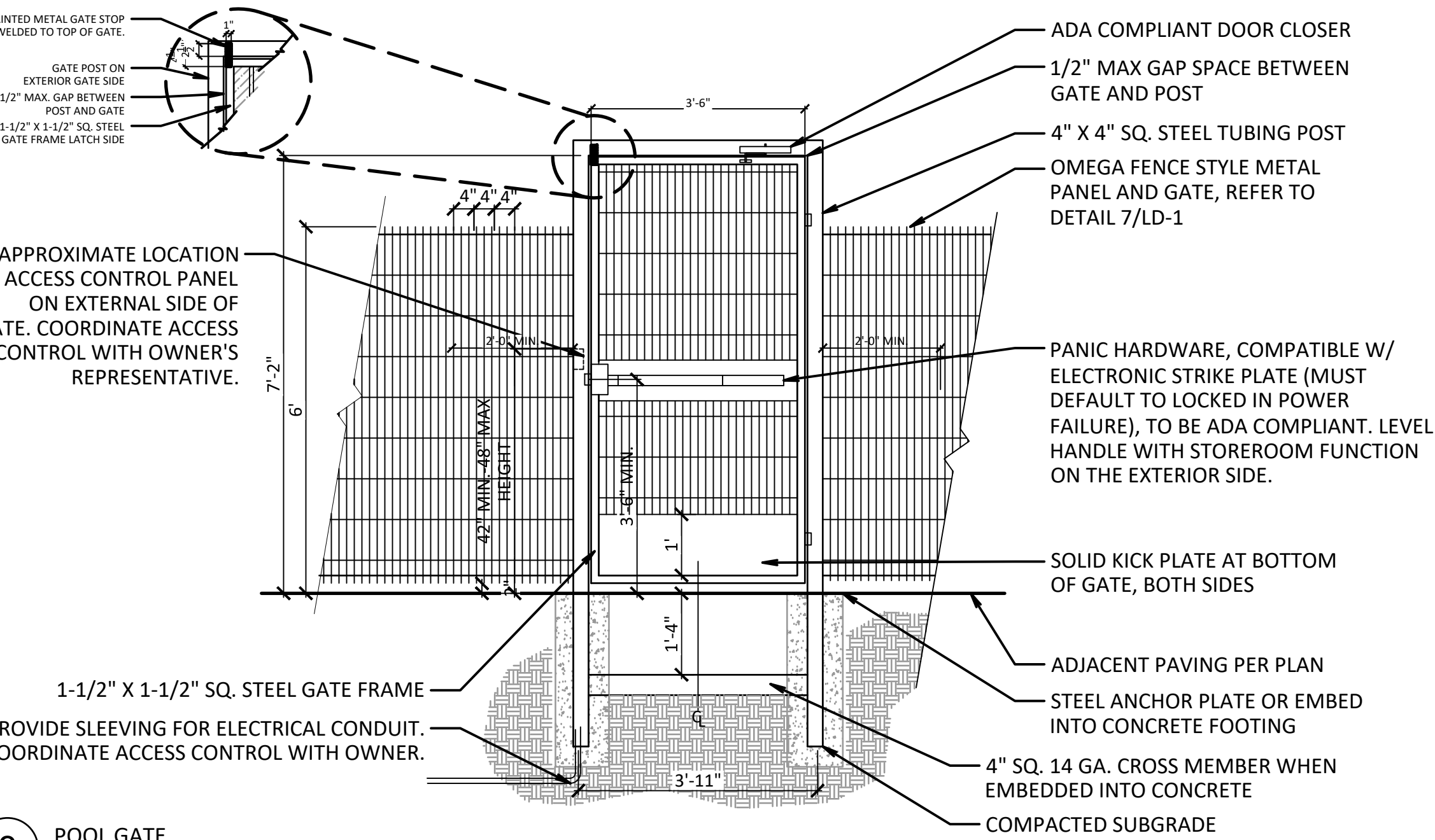
5 PET WASTE STATION  
SCALE: 3/4" = 1'-0"



6 POOL GATE - LAYOUT  
SCALE: 1/2" = 1'-0"



7 POOL FENCE  
SCALE: 1/2" = 1'-0"



8 POOL GATE  
SCALE: 1/2" = 1'-0"

- POOL FENCE AND GATE NOTES:**
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL GATES AND FENCES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
  - FIELD MEASURE FENCE AND GATES FOR EXACT LAYOUT.
  - FENCES AND GATES SHALL MEET ALL REGULATORY HEALTH, SAFETY AND ACCESSIBILITY CODES INCLUDING ADA/TAS.
  - ALL POSTS ARE TO BE CAPPED WITH WELDED METAL CAPS.
  - ALL CONNECTIONS TO BE WELDED UNLESS OTHERWISE NOTED.
  - ALL WELDS TO BE GROUND SMOOTH. WELDS THAT HAVE SLAGS, DRIPS, ETC. WILL NOT BE ACCEPTED.
  - ALL METAL SHALL BE PRIMED PRIOR TO DELIVERY ON SITE, OR POWDER COATED.
  - ALL WELDS SHALL BE PRIMED AFTER FABRICATION.
  - LOCKS OR LATCHES THAT ARE NOT OVER RIDDEN BY PANIC HARDWARE WILL NOT BE ALLOWED. PANIC BAR: 36" MAXIMUM HEIGHT, NORMAL HARDWARE HEIGHT OR PER CODE.
  - GATE TO HAVE AN ADA/TAS ADJUSTABLE DOOR CLOSER/SELF LOCKING GATE CLOSER.
  - ACCESS PANEL TO BE LOCATED AT GATE OR ON POST ON EXTERIOR SIDE OF POOL GATE. ACCESS CONTROL PANEL: 48" MAXIMUM HEIGHT. CONTRACTOR SHALL COORDINATE ACCESS CONTROL WITH OWNER'S REPRESENTATIVE.
  - ALL STEEL COMPONENTS TO HAVE ONE COAT OF PRIMER AND TWO COATS OF FINISH PAINT, OR POWDER COATED. COLOR TO BE DETERMINED.
  - POSITION GATE HINGES SO AS NOT TO PROVIDE A CLIMBING POINT AS DEFINED BY THE TEXAS HEALTH CODE FOR POOLS.

SEC Planning, LLC  
Austin, Texas

LAND PLANNING  
LANDSCAPE ARCHITECTURE  
COMMUNITY BRANDING

3600 W. Parmer Lane  
Suite 210  
Austin, TX 78727  
T: 512.246.7003  
www.secplanning.com  
Email: info@secplanning.com

HUNT COMPANIES  
GP, LLC  
136 TERRITORY DRIVE  
BASTROP, TEXAS 78602



TREEHOUSE AMENITY CENTER  
THE COLONY  
BASTROP, TEXAS

Drawing File Name  
L:\240056-HUNTCO-Castles\LA\Treehouse  
AC\Sheets\LD-1-Treehouse.dwg

Issued:  
1. BID SET 3/11/2025  
2.  
3.  
4.  
5.  
6.

Revisions:  
1.  
2.  
3.  
4.

Issue Date: 3/11/2025

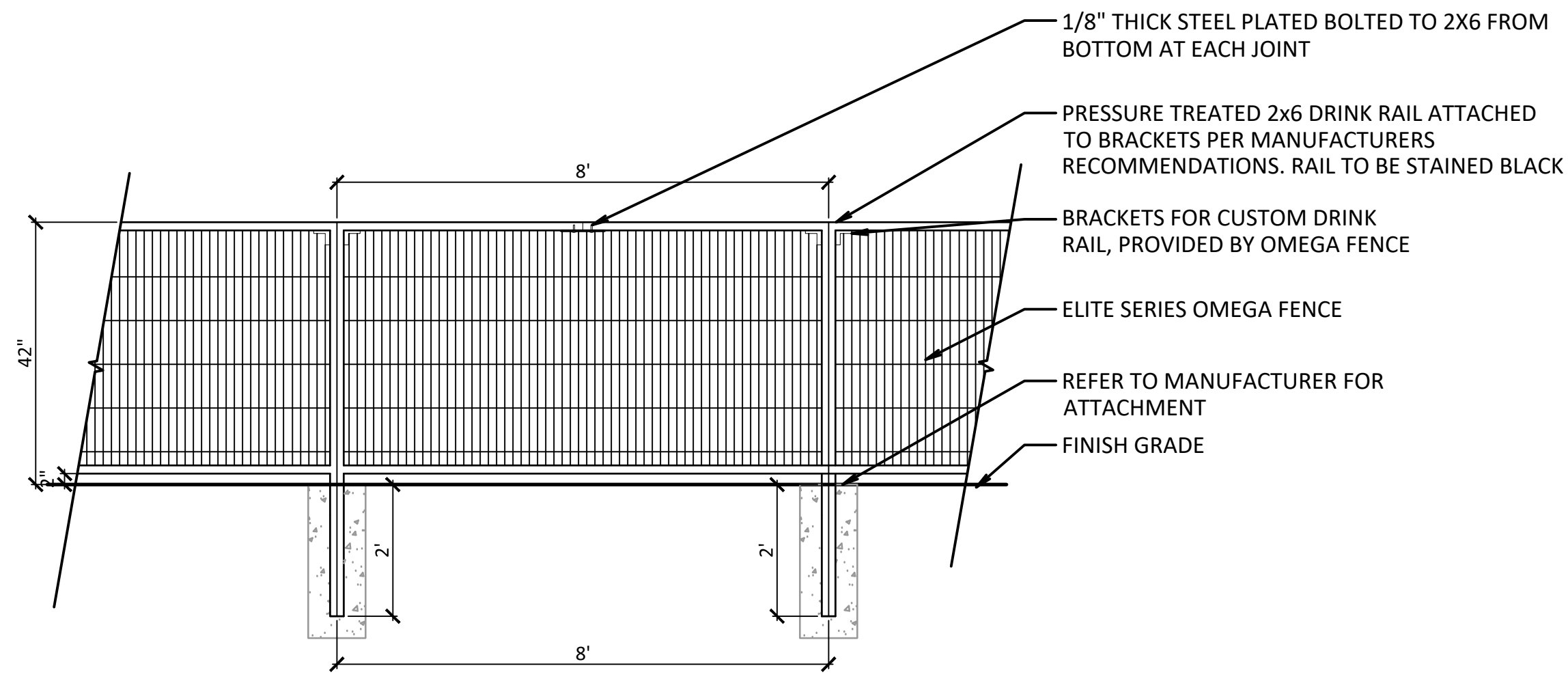
Drawn By: AWT, LD  
Reviewed By: BD

Project No. 240056

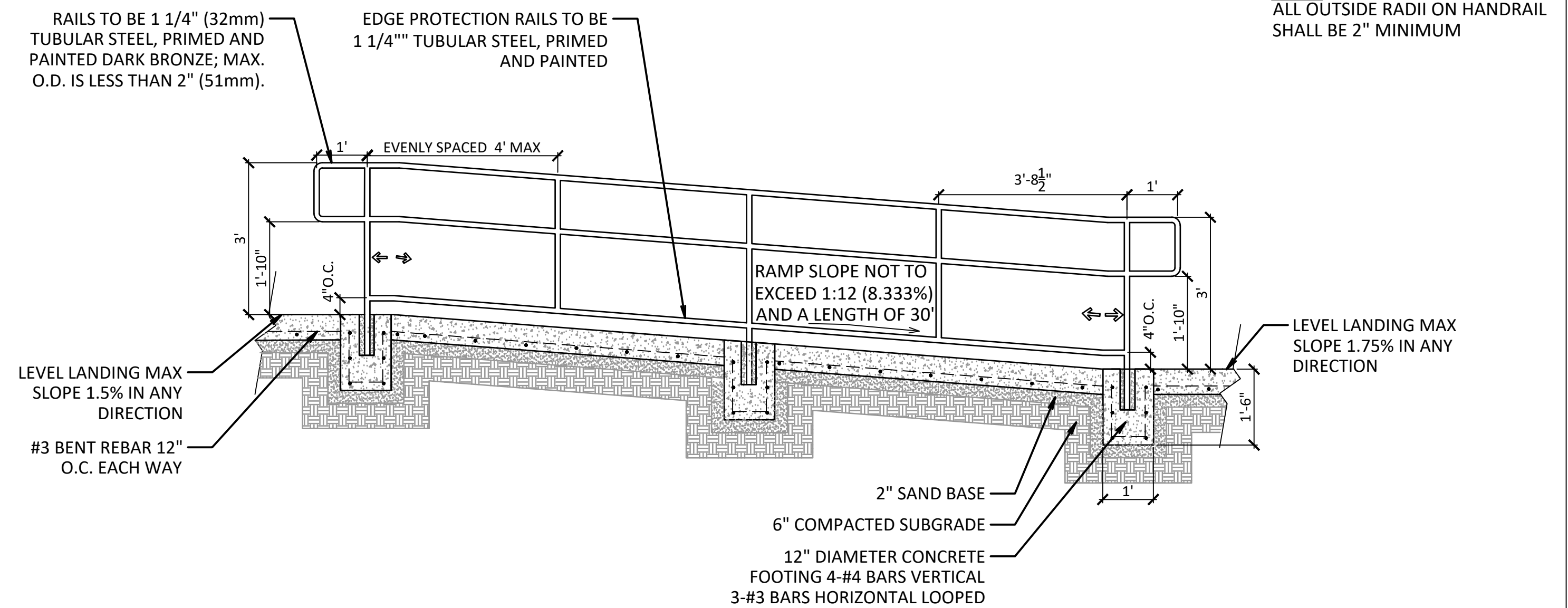
Details

Sheet No. LD-1 of

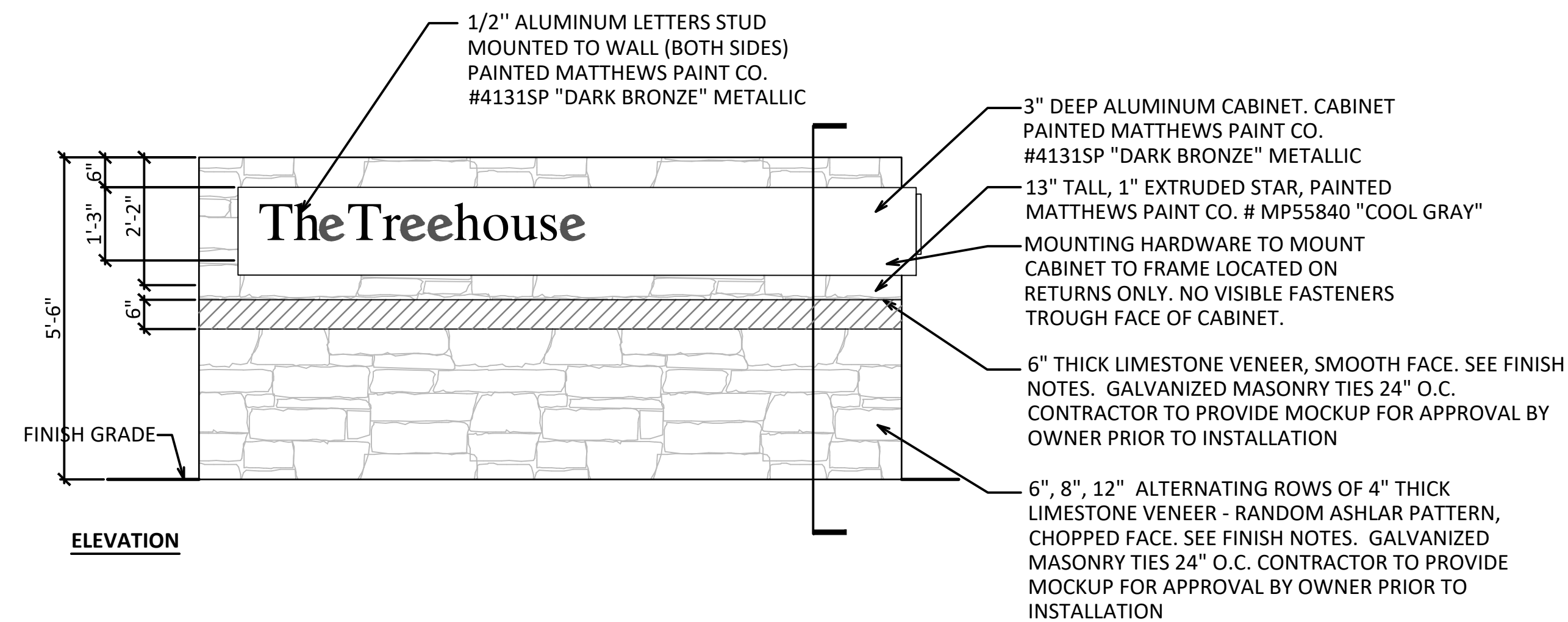
The reproduction, copying or other use of this drawing without the written consent of SEC Planning, LLC is prohibited.  
© 2024 SEC Planning, LLC



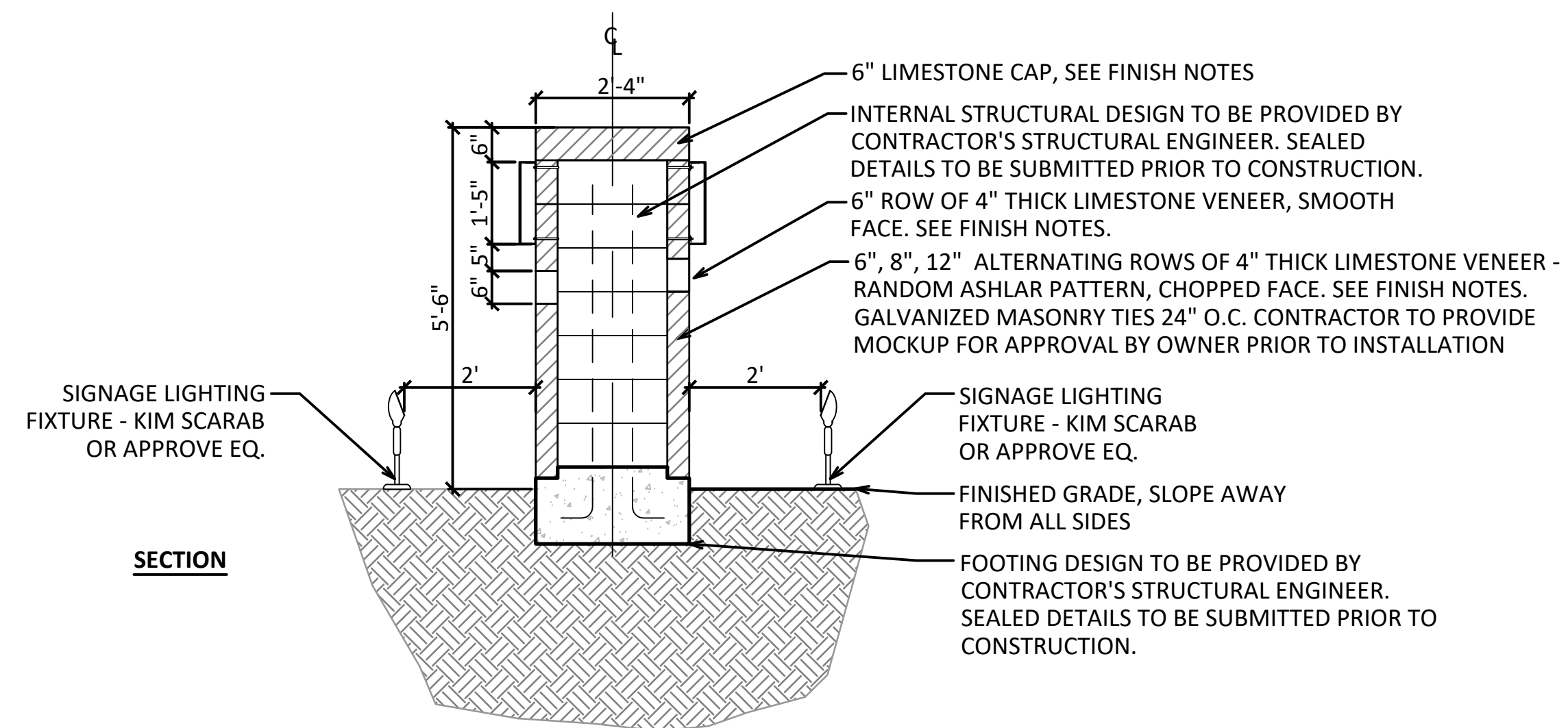
1 GUARDRAIL  
SCALE: 1/2" = 1'-0"



2 RAMP WITH HANDRAIL  
SCALE: 1/2" = 1'-0"



3 MONUMENT SIGN  
SCALE: 1/2" = 1'-0"



SEC Planning, LLC  
Austin, Texas  
  
LAND PLANNING  
LANDSCAPE ARCHITECTURE  
COMMUNITY BRANDING  
  
3600 W. Parmer Lane  
Suite 210  
Austin, TX 78727  
T 512.246.7003  
www.secplanning.com  
Email: info@secplanning.com

HUNT COMPANIES  
GP, LLC  
136 TERRITORY DRIVE  
BASTROP, TEXAS 78602



TREEHOUSE AMENITY CENTER  
THE COLONY  
BASTROP, TEXAS

Drawing File Name  
L:\240056-HUCO\Cad\Sheets\A\Treehouse  
AC\Sheets\LD-1-Treehouse.dwg

Issued:  
1. BID SET 3/11/2025  
2.  
3.  
4.  
5.  
6.

Revisions:  
1.  
2.  
3.  
4.

Issue Date: 3/11/2025

Drawn By: AWT, LD  
Reviewed By: BD

Project No. 240056

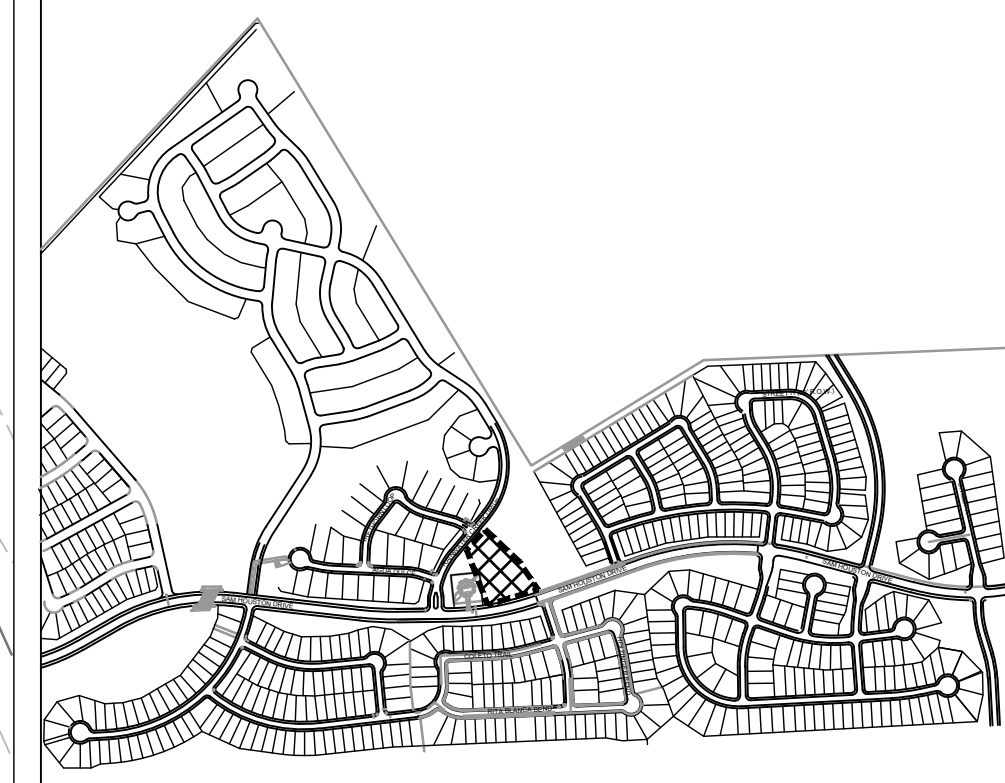
Details

Sheet No. LD-2 of

The reproduction, copying or other use of this drawing without the written consent of SEC Planning, LLC is prohibited.  
© 2024 SEC Planning, LLC

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Wattage
□	S1	8	Lithonia Lighting	DSK2 LED P8 30K 70CRI T4M VOLTAGE SPA FAD FINISH	Full Cutoff Site Fixture	LED	462.45
□	S2	3	Lithonia Lighting	DSX0 LED P4 30K 70CRI T4M VOLTAGE SPA NLTAIR2 PRRN FINISH	Full Cutoff Site Fixture	LED	93.04

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	1.9 fc	6.8 fc	0.3 fc	22.7:1	6.3:1
Code Compliant Pool Calc	+	15.4 fc	18.2 fc	11.6 fc	1.6:1	1.3:1



KEY MAP

LIGHTING LEGEND

- POST TOP LIGHT
- ⊕ DUAL GFCI OUTLET WITH DUAL USB PORTS AND WATERPROOF COVER
- IN-GRADE FIXTURE

SEC Planning, LLC  
Austin, Texas

LAND PLANNING  
LANDSCAPE ARCHITECTURE  
COMMUNITY BRANDING

3600 W. Parmer Lane  
Suite 210  
Austin, TX 78727  
T 512.246.7003  
www.secplanning.com  
Email: info@secplanning.com

HUNT COMPANIES  
GP, LLC  
136 TERRITORY DRIVE  
BASTROP, TEXAS 78602



TREEHOUSE AMENITY CENTER  
THE COLONY  
BASTROP, TEXAS

Drawing File Name  
L:\240056-HUCO\Caddies\LA\Treehouse AC\Sheet\4.dwg

Issued: 3/11/2025

1. BID SET

Revisions:

Issue Date: 3/11/2025

Drawn By: AWT, LD  
Reviewed By: BD

Project No. 240056

OVERALL LIGHTING PLAN

Sheet No. L-4.0 of

811  
Know what's below.  
Call before you dig.

FULL SIZE SCALE: 1" = 20'

NORTH 0' 10' 20' 40'

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR APPROXIMATION ONLY. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

© 2024  
SEC Planning, LLC

S1: DSX2 LED P8 30K 70CRI T4M VOLTAGE SPA FAO FINISH



**Specifications**

EPA:	1.06 ft <sup>2</sup> (0.10 m <sup>2</sup> )
Length:	40.59" (1031 mm)
Width:	16.26" (413 mm)
Height H1:	8.11" (206 mm)
Height H2:	3.96" (100 mm)
Weight:	44 lbs (20 kg)

**design select**

Items marked by a **design select** icon qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.lithonia.com/designselect](http://www.lithonia.com/designselect). See ordering tree for details.

**Ordering Information** EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DOBX

Item	SKU	Color Temperature	Color Rendering Index	Beam Angle	Mounting	Shipping
DSX2 LED	P1	3000K	90CRI	70°	Top mount	Shipped included
	P2	3000K	90CRI	70°	Top mount	Shipped included
	P3	3000K	90CRI	70°	Top mount	Shipped included

Item	SKU	Description	Item	SKU	Description
DSX2 LED	P1	3000K	P1	3000K	3000K
	P2	3000K	P2	3000K	3000K
	P3	3000K	P3	3000K	3000K

S2: DSX0 LED P4 30K 70CRI T4M MVOLT SPA NLTAR2 PIRHN FINISH



**Specifications**

EPA:	0.44 ft <sup>2</sup> (0.04 m <sup>2</sup> )
Length:	26.18" (665 mm)
Width:	14.06" (357 mm)
Height H1:	2.26" (57 mm)
Height H2:	1.64" (41 mm)
Weight:	22 lbs (10 kg)

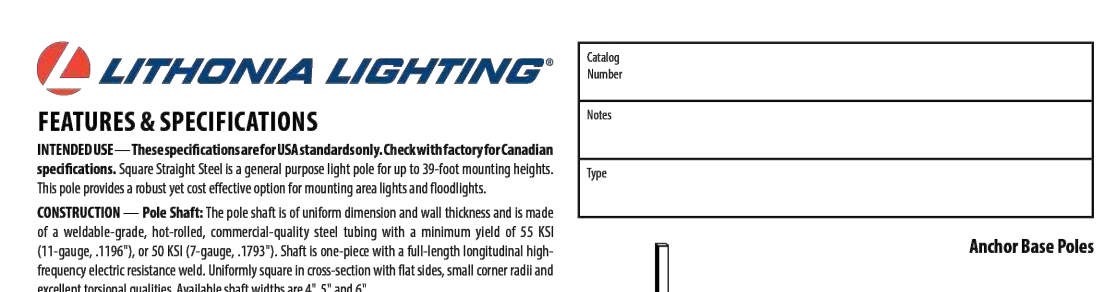
**design select**

Items marked by a **design select** icon qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.lithonia.com/designselect](http://www.lithonia.com/designselect). See ordering tree for details.

**Ordering Information** EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DOBX

Item	SKU	Color Temperature	Color Rendering Index	Beam Angle	Mounting	Shipping
DSX0 LED	P1	3000K	90CRI	70°	Top mount	Shipped included
	P2	3000K	90CRI	70°	Top mount	Shipped included
	P3	3000K	90CRI	70°	Top mount	Shipped included

Item	SKU	Description	Item	SKU	Description
DSX0 LED	P1	3000K	P1	3000K	3000K
	P2	3000K	P2	3000K	3000K
	P3	3000K	P3	3000K	3000K



**Anchor Base Pole**

**SSS**

**SQUARE STRAIGHT STEEL**

**design select**

Items marked by a **design select** icon qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.lithonia.com/designselect](http://www.lithonia.com/designselect). See ordering tree for details.

**Ordering Information** EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DOBX

Item	SKU	Color Temperature	Color Rendering Index	Beam Angle	Mounting	Shipping
DSX0 LED	P1	3000K	90CRI	70°	Top mount	Shipped included
	P2	3000K	90CRI	70°	Top mount	Shipped included
	P3	3000K	90CRI	70°	Top mount	Shipped included

Item	SKU	Description	Item	SKU	Description
DSX0 LED	P1	3000K	P1	3000K	3000K
	P2	3000K	P2	3000K	3000K
	P3	3000K	P3	3000K	3000K

1 S1 FIXTURE SCALE: N.T.S.

2 S2 FIXTURE SCALE: N.T.S.

3 S1 / S2 LIGHT POLE SCALE: N.T.S.

**In-grade luminaire - Symmetric - 24V DC**

**BEGA**

**Application**

Flush in-grade small-scale symmetric floodlights. Designed to enlight trees, walls, columns, or signage from ground surfaces. Luminaire requires a remote 24V DC class 2 power supply suitable to operate at the intended LED wattage.

**Materials**

Clear safety glass  
Corrosion resistant 304 grade stainless steel  
High temperature silicone gasket  
Mechanically captive stainless steel fasteners  
Pure anodized aluminum reflector

**NRTL** listed to North American Standards, suitable for wet locations  
Protection class: IP 66

**Weight:** 3.1 lbs.

**Electrical**

Operating voltage	24VDC (remote power supply req.)
Minimum start temperature	-50°C
LED module wattage	3.0W
System wattage	3.0W
Controlability	Non-Dimming
Color rendering index	RA > 90
Luminaires lumens	300lm
LED service life L70	60000hrs

**LED color temperature**

- 3000K (KCS)
- 3500K (KCS)
- 4000K (KCS)
- 5000K (KCS)

**BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

**Finish**

A4 brushed stainless steel. Custom colors are not available.

**Available accessories**

- 1 B19550 Remote driver box - Static white
- 1 B19551 Remote driver box - Static white

See individual accessory spec sheet for details.

**In-grade luminaire - Symmetric - 24V DC**

LED □ A B C  
B77018 3.0W 20° 4 1/4" 3 1/4" 9 1/4"

**BEGA** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 [www.bega-us.com](http://www.bega-us.com)

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please visit [bega-us.com](http://bega-us.com) or contact BEGA USA.

4 IN-GRADE FIXTURE SCALE: N.T.S.

**SEC Planning, LLC**  
Austin, Texas

**LAND PLANNING  
LANDSCAPE ARCHITECTURE  
COMMUNITY BRANDING**

3600 W. Parmer Lane  
Suite 210  
Austin, TX 78727  
T 512.246.7003  
[www.secplanning.com](http://www.secplanning.com)  
Email: [info@secplanning.com](mailto:info@secplanning.com)

**HUNT COMPANIES**  
GP, LLC  
136 TERRITORY DRIVE  
BASTROP, TEXAS 78602



**TREEHOUSE AMENITY CENTER**  
**THE COLONY**  
**BASTROP, TEXAS**

**Drawing File Name**

L:\240056-HUCO\Caddies\LA\Treehouse ACSheets\4.dwg

**Issued:**

1. BID SET	3/11/2025
2.	
3.	
4.	
5.	
6.	

**Revisions:**

1.	
2.	
3.	
4.	

**Issue Date:** 3/11/2025

**Drawn By:** AWT, LD  
**Reviewed By:** BD

**Project No.** 240056

**LIGHTING DETAILS**

**Sheet No.** L-4.1 of

**811**  
Know what's below.  
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR APPROXIMATION ONLY. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



GENERAL PLANTING NOTES

- Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to bidding and construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor shall notify the Owner's representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.
- The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
- Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the planting and related operations.
- The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings.
- Coordinate installation of all plant material with installation of all adjacent irrigation, pavements, curb and related structures. Any damage to existing improvements is the responsibility of the Contractor.
- Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
- The Contractor shall take all necessary scheduling and other precautions to avoid climatic damage to plants. A "planting" of specific calendar days is required to be submitted by the Contractor for approval and planting operations should occur per this approved schedule.
- If conflicts arise between size of areas and plans, Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in Contractor's liability to relocate the materials.
- Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.
- It is the Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Contractor and certified pest and disease free. It is the Contractor's obligation to maintain warranty all plant materials per the specifications. All plants shall be subject to Owner's approval prior to installation.
- Where provided, area takeoffs and plant quantity estimates in plant list are for information only. Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. In case of any discrepancies, plans take precedence over call-outs and/or the plant list(s).
- Contractor shall provide "per-unit costs" for every size of plant material, and by type, as called out on Planting Plans in the Bid Proposal. Unit cost to include the plant material itself and installation, including all labor, amendments, fertilizers, warranty, etc., as detailed and specified for each size, "complete in place".
- The Contractor is responsible to restore all areas of the site, or adjacent areas, where disturbed by operations of or related to the Contractor's work. Sod areas disturbed shall be restored with new sod. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored consistent with type, rates and species of existing condition.
- During plant establishment, native and wetland areas shall be protected from sedimentation and erosion. Prior to construction activities, native and wetland areas outside of the project limits shall be protected with silt fence.
- When planting trees and shrubs in existing natural areas, minimize disturbance to adjacent existing vegetation.
- No Ball & Burlap (B&B) material will be allowed or accepted unless specifically specified.
- All plants shall be nursery grown, Grade 1 plants meeting American Nursery and Landscape Association (ANLA) standards set forth in the "American Standard for Nursery Stock" (ANSI Z60.1-2004). Plants are to be typical in shape and size for species. Plants shall not be root-bound or loose in their containers. Handle all plants with care in transporting, planting and maintenance until inspection and final acceptance.
- Warranty: Provide a one-year replacement warranty for all plant materials. Warranty shall cover plants which have died or partially died (thereby ruining their natural shape), but shall not include damage by vandalism, browsing, hail, abnormal freezes, drought or negligence by the Owner. The Warranty is intended to cover Contractor negligence, infestations, disease and damage or shock to plants. Plants replaced under Warranty will be warranted for one year following replacement.
- The Contractor is responsible for all maintenance of the site for the duration of construction until acceptance.
- The Contractor shall provide a 90-day maintenance period after completion of all scope elements.

PLANTING LAYOUT AND INSTALLATION

- The Contractor shall be responsible for accurately laying out the plant beds and lawn areas by scaling the Drawings. The Contractor shall provide plant lines/stakes/hose or other means to fully indicate the specific layout geometry of all bed lines for approval by Owner's Representative prior to installation. The Contractor's Base Bid shall anticipate minor adjustments as directed by the Landscape Architect in the field. Changes affecting quantities will be covered by unit prices.
- Following the approval of layout, the Contractor shall closely coordinate the installation of the irrigation system to conform to the approved layout.
- All planting beds are to be separated from adjacent Turf Sod, Turf Seed and Native Seed areas with edging per specifications and details. Additional locations may be indicated on the Drawings. Install edging following manufacture's installation instructions. Maintain an accurate layout with smooth curves and transitions, free of kinks and abrupt bends. Top of edging is to be 1" above soil level of adjacent turf. In Bid Proposal furnish a unit price per linear foot of edging installed.
- Provide matching sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings. Adjust spacing (to "equal-equal") as necessary, subject to acceptance by the Owner's Representative.
- Unless otherwise indicated:
  - All groupings of groundcovers, perennials, ornamental grasses and annuals shall be triangularly spaced (equal-equal).
  - All planting areas including sod, seed and planting beds, shall receive soil amendments per the notes and specifications.
  - Sodded lawn shall have been grown between 9 and 18 months and shall be vigorous, well-rooted and healthy turf. Minimum thatch thickness shall be 3/4".
  - Specific plant bed areas may be called out to receive weed barrier fabric, see plans and details.
  - All bulb planting shall occur after mid-October and before ground is frozen. See details for bulb planting layout.
- All Plant Beds and pit planted plants shall receive a 3" depth layer of shredded hardwood mulch. Refer to plans, details and specifications for location and type of any alternate mulch used. In Bid Proposal furnish a unit price(s) per cubic yard of mulch(es) placed. This unit price(s) will be used in the adjustment of bed areas.
- Planting pits for 1 and 5 gallon shrubs shall be at least 8" larger in diameter than the container size. Larger container sizes and B&B plants shall be planted in pits at least 3 times larger in diameter than the root ball size.
- Plants shall be installed to present their best side facing the viewer.
- Owner's representative shall have final approval of plant material layout.

TURF GRASS/ PLANT BEDS					
NAME	TOTAL	UNITS	DESCRIPTION		
Plant Bed	4,063	sf			
	75	cy	Planting mix	6" depth (Pro-Gro Soil Mix by Whittlesey Landscape Supply or approved equal)	
	38	cy	Mulch	3" Depth (Native Hardwood Mulch)	
Cynodon dactylon 'Tif 419' / Bermuda Grass	94,670	sf			
	10,519	sy	Turf Sod	Cynodon dactylon "TIFWAY 419"	
	1169	cy	Top Soil	Bermuda T419 4" Depth (75% Chocolate Loam / 25% Compost)	

MISCELLANEOUS					
NAME	TOTAL	UNITS	DESCRIPTION	COMMENTS	
Steel Edging	943	lf	3/16" thick; Brown		
Decomposed Granite	2	cy	4" Depth		
			4" Depth; 75% - 2" dia; 25% - 4" dia. Brazos Gravel	From Whittlesey Landscape Supply.	
River Rock	44	cy	w/ weed barrier		
Large Boulder	13	ea	Native Limestone; min. size: 24"x36"x18"	Natural Boulders. No machine markings; gouges	
Small Boulder	19	ea	Native Limestone; min. size: 18"x36"x18"	Natural Boulders. No machine markings; gouges	

IRRIGATION					
SYMB	QTY	UNITS	DESCRIPTION	COMMENTS	
CONTROLLER	1	ea.	Rainbird, Hunter, or Approved Equal		
PLANT BEDS	4,063	s.f.	Drip/Spray		
TREES	49	ea.	Drip/Bubbler	2 per shade tree, 1 per ornamental tree	
SOD/TURF	94,670	s.f.	Drip/Spray/Bubbler		

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HT/SPD	WATER USE	NOTES
<b>TREES</b>							
QUVI	4	Quercus virginiana / Southern Live Oak	Container Grown	3" Cal	12-16 H X 8 Spd	L	Must be from a Single Root Stock
TAMU	5	Toxodum mucronatum / Montezuma Cypress	Container Grown	3" Cal	16-19 H X 8-12 Spd	H	Must be from a Single Root Stock
ULCR	6	Ulmus crassifolia / Cedar Elm	Container Grown	3" Cal	12-16 H X 8 Spd	M	Must be from a Single Root Stock
<b>ORNAMENTAL TREES</b>							
CHLI	6	Chilopsis linearis / Desert Willow	Container Grown	1" Cal @ 3 trunks, min.	8-9 H X 3-4 Spd	L, M	Must be from a Single Root Stock
<b>PALM TREES</b>							
SATE	2	Sabal texana / Texas Palmetto			18-20H X 7-8W	L	8 trunk ht
CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CONTAINER SIZE	NOTES	WATER USE	
<b>SHRUBS</b>							
DBI	20	Dialia bicolor / Farnight Lily	Container Grown	6 gallon	Full to Ground	L	
LBN	7	Ilex cornuta Burfordii Nana / Dwarf Burford Holly	Container Grown	6 gallon	Full to Ground	M	
LEGC	13	Leucophyllum frutescens Green Cloud TM / Green Cloud Texas Ranger	Container Grown	6 gallon	Full to Ground	L	
LIGR	11	Lippia graveolens / Mexican Oregano	Container Grown	6 gallon	Full to Ground	L	
MYDD	9	Myrica caribaea Dora Dwarf / Dora Dwarf Wax Myrtle	Container Grown	6 gallon	Full to Ground	L-M	
RNVI	9	Rhus virens / Evergreen Sumac	Container Grown	7 gallon	Full to Ground	L-M	
ROKO	39	Rosa x Double Knockout / Rose	Container Grown	6 gallon	Full to Ground	L-M	
RUEQ	6	Russelia equisetiformis / Firecracker Plant	Container Grown	6 gallon	Full to Ground	L-M	
SAGR	128	Salvia greggii / Autumn Sage	Container Grown	6 gallon	Full to Ground	L	
<b>GRASSES</b>							
MUJI	74	Muhlenbergia linchelmi / Linchelm's Muhly	Container Grown	6 gallon	Full, Unbroken Blades	M	
NOTE	15	Nolina texana / Texas Sacahuista	Container Grown	3 gallon	Full	L	
STTE	14	Stipa tenuissima / Mexican Feathergrass	Container Grown	1 gallon	Full	L	
<b>PERENNIALS</b>							
SALE	22	Salvia leucantha / Mexican Bush Sage	Container Grown	3 gallon	Full	L	
TALE	26	Tagetes lemmonii / Copper Canyon Daisy	Container Grown	6 gallon	Full	L	
<b>SUCCULENTS</b>							
AGAM	3	Agave americana / Century Plant	Container Grown	24" box	Full, Unbroken Blades	VL	
DATE	8	Dasyliston texanum / Texas Sotol	Container Grown	6 gallon	Full, Unbroken Blades	VL	
HEPA	4	Hesperaloe parviflora / Red Yucca	Container Grown	6 gallon	Full, Unbroken Blades	VL	
OPEN	6	Opuntia engelmannii / Cactus Apple	Container Grown	24" box	Full, Unbroken Blades	VL	
YUGL	17	Yucca gloriosa / Spanish Dagger	4 H X 12" Trunk Dia, cont. grwn.	24" clear trunk	Full, Unbroken Blades	VL	
YURO	13	Yucca rostrata / Beaked Yucca	Container Grown	6 gallon	Full, Unbroken Blades	VL	
<b>GROUNDCOVER</b>							
LAMOL	119	Lantana montevidensis Lavender / Trailing Lavender Lantana	Container Grown	1 gallon	Full Canopy, Shrub Form	L	
SCSU	65	Scutellaria suffrutescens / Pink Skullcap	Container Grown	1 gallon	Full Canopy, Shrub Form	L	

SEC Planning, LLC  
Austin, Texas

LAND PLANNING  
LANDSCAPE ARCHITECTURE  
COMMUNITY BRANDING

3600 W. Parmer Lane  
Suite 210  
Austin, TX 78727  
T 512.246.7003  
www.secplanning.com  
Email: info@secplanning.com

HUNT COMPANIES  
GP, LLC  
136 TERRITORY DRIVE  
BASTROP, TEXAS 78602



03/12/2025

TREEHOUSE AMENITY CENTER  
THE COLONY  
BASTROP, TEXAS

Drawing File Name  
L:\240056-HUCO\Cadfiles\LA\Treehouse  
AC\Sheets\LPN-1.dwg

Issued:  
1. BID SET 3/11/2025

2.  
3.  
4.  
5.  
6.

Revisions:  
1.  
2.  
3.  
4.

Issue Date: 3/11/2025

Drawn By: AWT, LD  
Reviewed By: BD

Project No. 240056

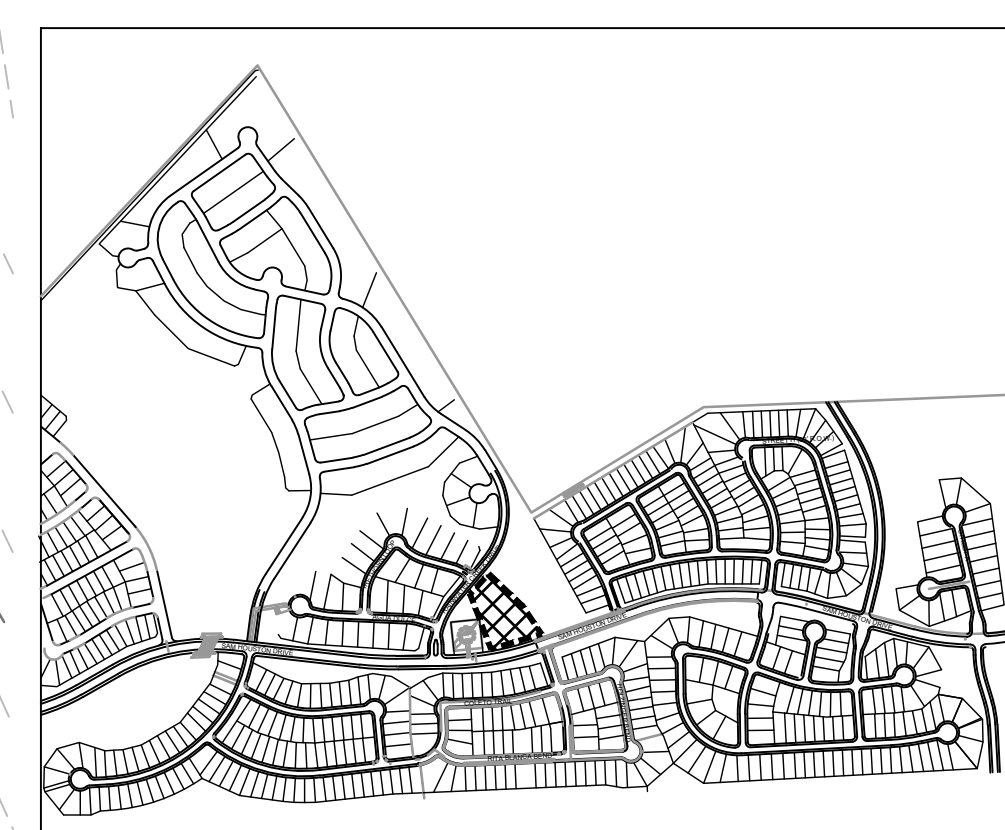
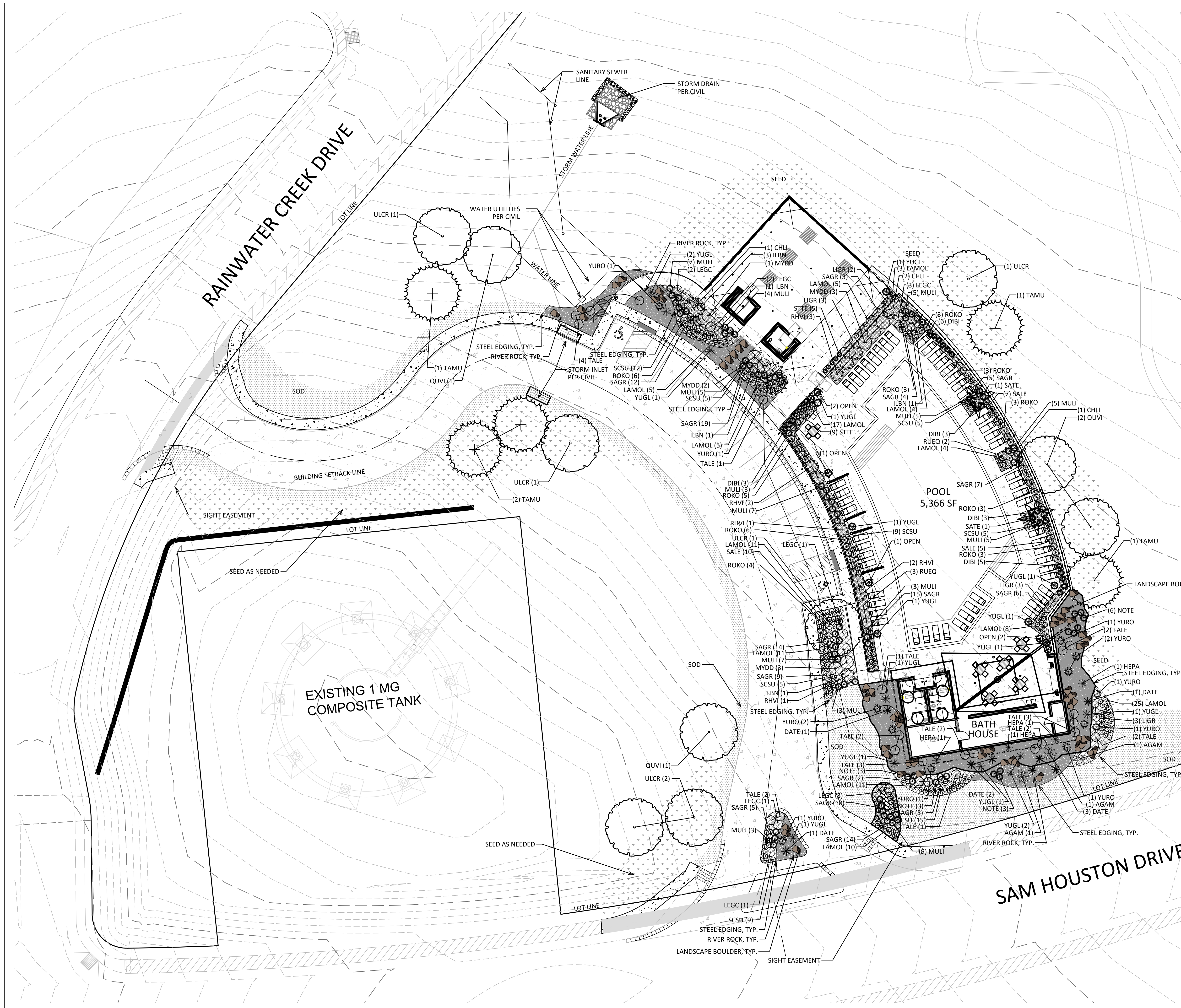
LANDSCAPE NOTES

Sheet No.  
LPN - 1.0 of

The reproduction, copying or other use of this drawing without the written consent of SEC Planning, LLC is prohibited.  
© 2024  
SEC Planning, LLC



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR APPROXIMATION ONLY. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



LEGEND

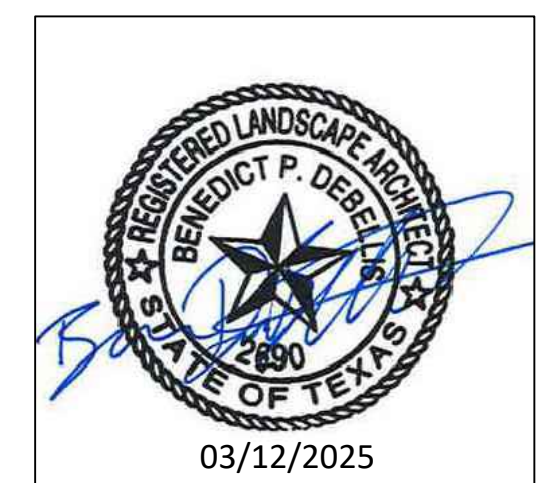
	TURF SOD
	TURF SEED
	PLANT BED
	RIVER ROCK
	PROTECTED TREE

SEC Planning, LLC  
Austin, Texas

LAND PLANNING  
LANDSCAPE ARCHITECTURE  
COMMUNITY BRANDING

3600 W. Parmer Lane  
Suite 210  
Austin, TX 78727  
T 512.246.7003  
www.secplanning.com  
Email: info@secplanning.com

HUNT COMPANIES  
GP, LLC  
136 TERRITORY DRIVE  
BASTROP, TEXAS 78602



TREEHOUSE AMENITY CENTER  
THE COLONY  
BASTROP, TEXAS

Drawing File Name  
L:\240056-HUCD\Cadfiles\LAI\Treehouse  
ACLUV-Base - Treehouse - AC.dwg

Issued:  
1. BID SET 3/11/2025  
2.  
3.  
4.  
5.  
6.

Revisions:  
1.  
2.  
3.  
4.

Issue Date: 3/11/2025

Drawn By: AWT, LD  
Reviewed By: BD

Project No. 240056

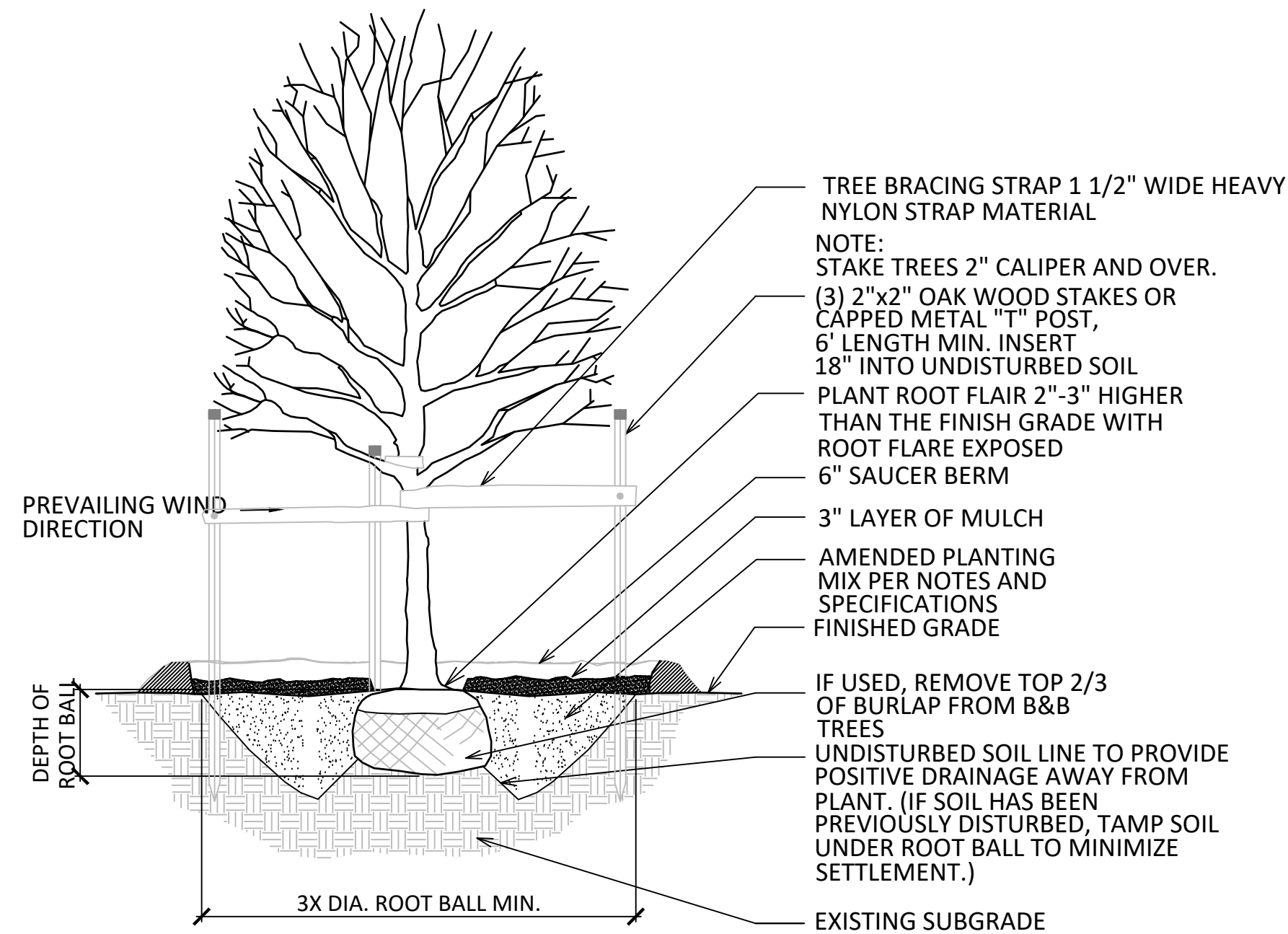
OVERALL PLANTING PLAN

Sheet No. LP-1.0 of

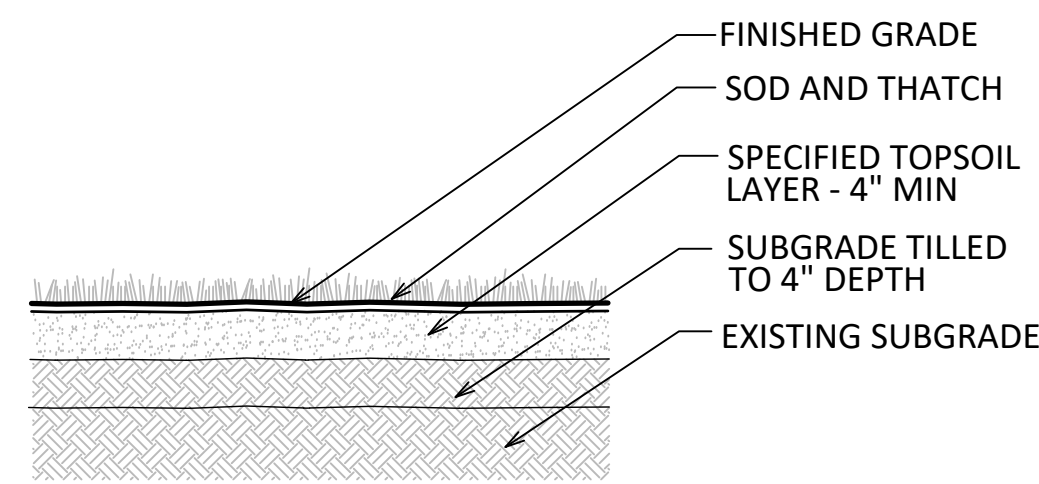
The reproduction, copying or other use of this drawing without the written consent of SEC Planning, LLC is prohibited.  
© 2024 SEC Planning, LLC



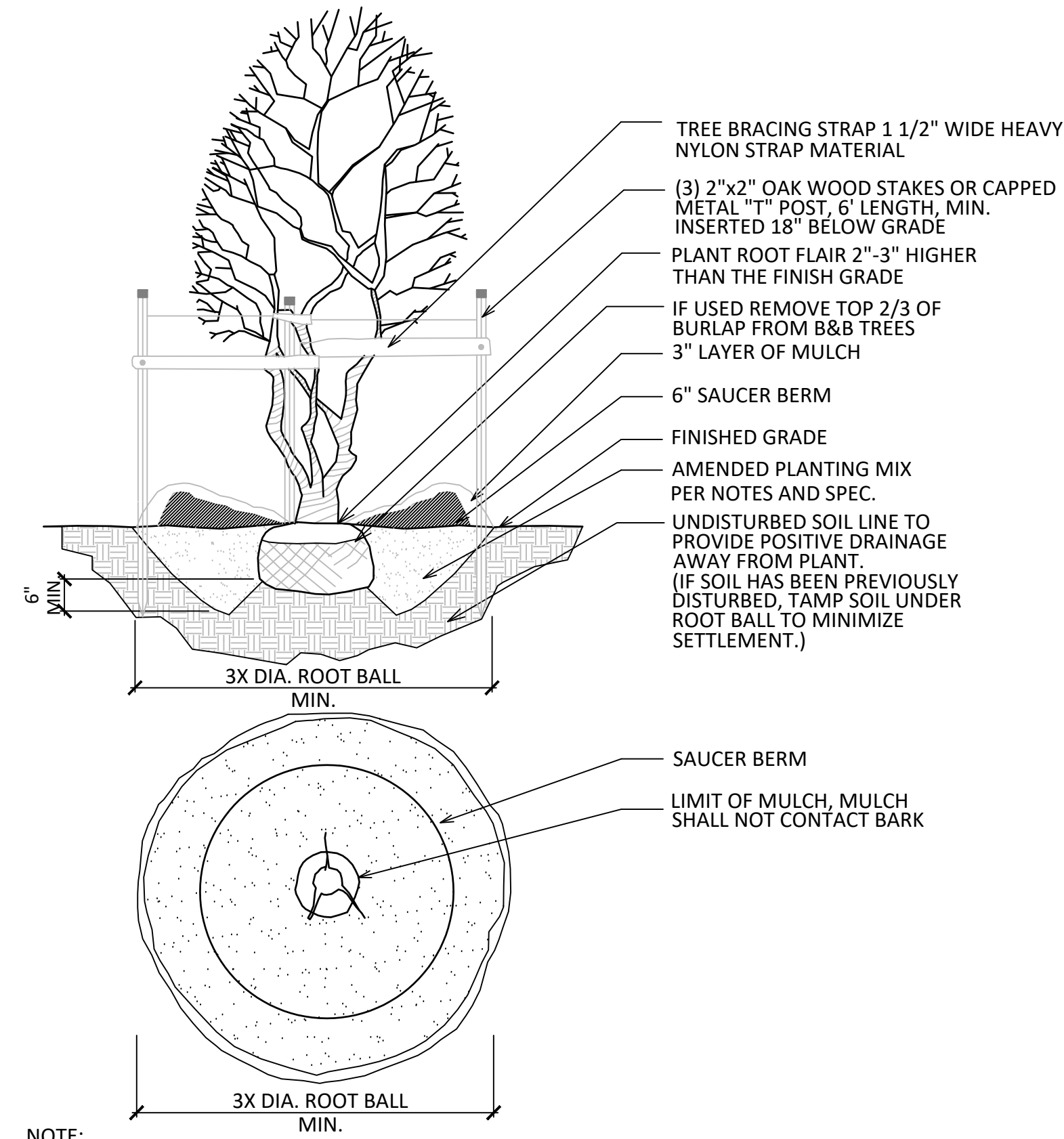
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR APPROXIMATION ONLY. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



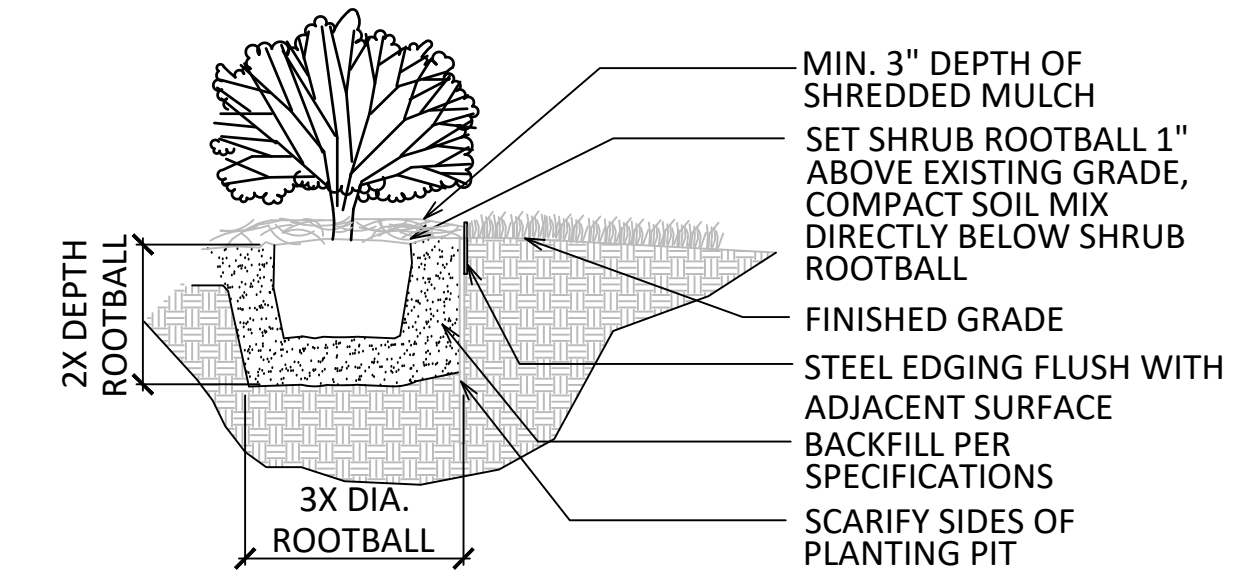
1 TREE PLANTING - SHADE  
SCALE: 3/4" = 1'



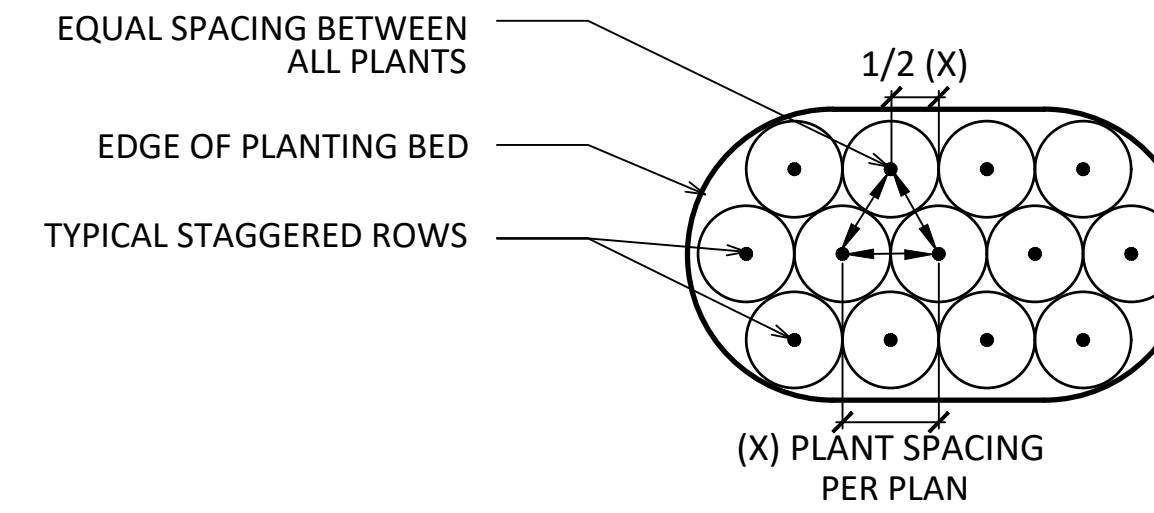
4 TURF SOD  
SCALE: 1/2" = 1'



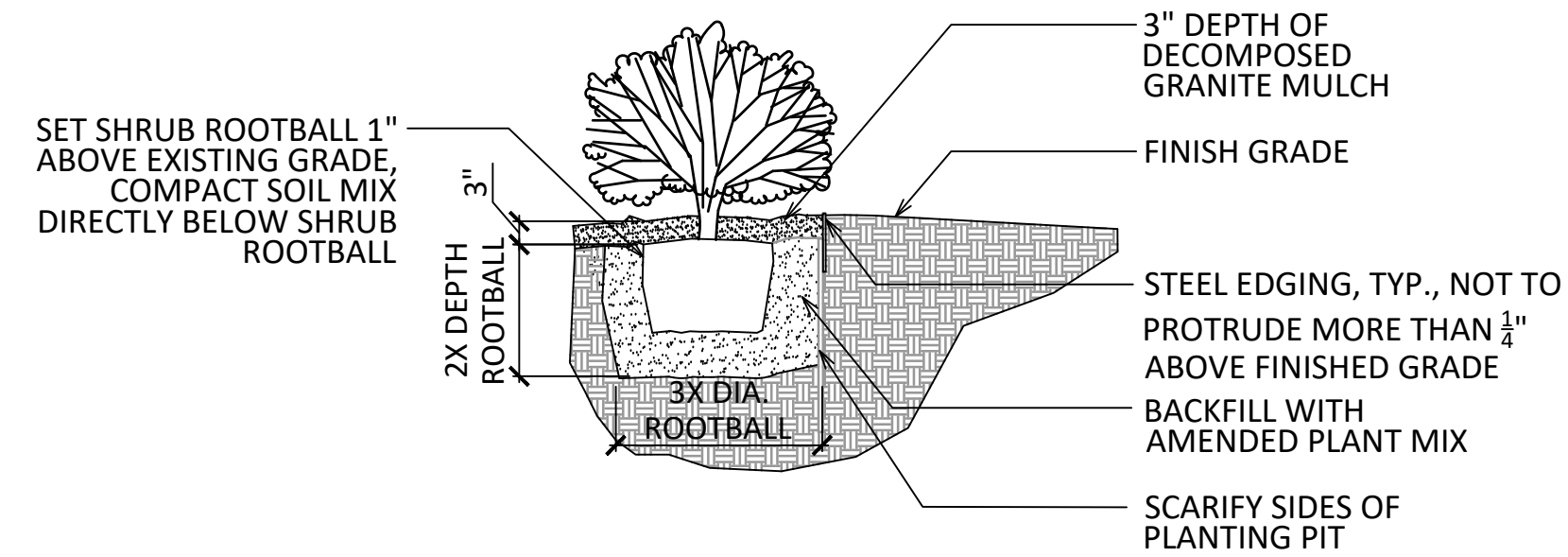
2 TREE PLANTING - MULTI STEM  
SCALE: 3/4" = 1'



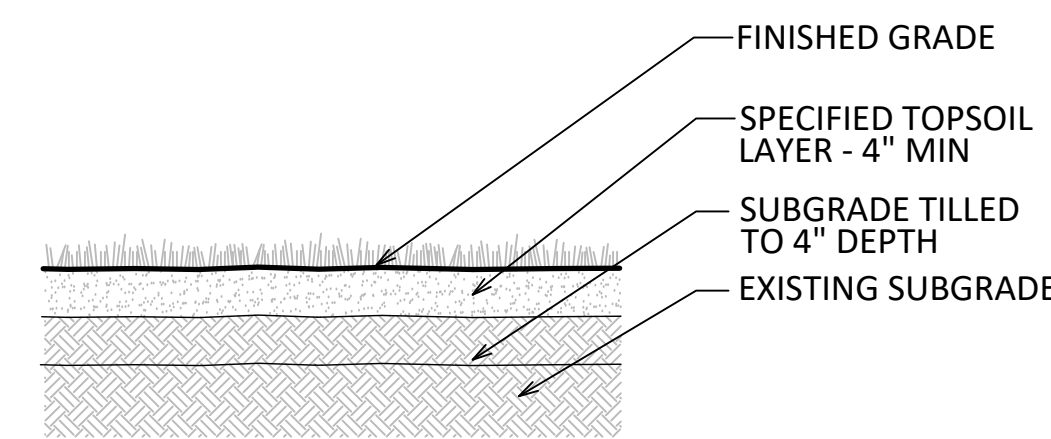
3 SHRUB PLANTING - STANDARD PLANT BED  
SCALE: 1/2" = 1'



3 SHRUB BED LAYOUT  
SCALE: 1" = 1'



5 SHRUB PLANTING WITH DECOMPOSED GRANITE  
SCALE: 1/2" = 1'



6 TURF SEED  
SCALE: 1/2" = 1'



03/12/2025

TREEHOUSE AMENITY CENTER  
THE COLONY  
BASTROP, TEXAS

Drawing File Name  
L:\240056-HUC01\Castles\LA\Treehouse  
AC\Sheets\LP-D1.dwg

Issued:  
1. BID SET 3/11/2025

2.  
3.  
4.  
5.  
6.

Revisions:  
1.  
2.  
3.  
4.

Issue Date: 3/11/2025

Drawn By: AWT, LD  
Reviewed By: BD

Project No. 240056

PLANTING  
DETAILS

Sheet No. LP-D1 of



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FOR APPROXIMATION ONLY. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.