THE COLONY TREE HOUSE

SITE PLAN

REVIEWED BY FOR CONSTRUCTION:

11.01.2024

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

THE COLONY MUD 1C ENGINEER DISCLAIMER: REVIEW OF THE PLANS BY THE DISTRICT IS LIMITED TO 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

DATE

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

11.01.2024

DATE

PROPERTY, I PROMISE TO DEVELOP AND MAINTAIN

RICK NAFE OWNER TRUSTEE

13-Dec-22 DATE

OWNER: HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY P.O. BOX 12220 EL PASO, TEXAS 79913

(915) 298-4226

ENGINEER: CARLSON, BRIGANCE & DOERING, INC. CIVIL ENGINEERING & SURVEYING C/O MR. MAHER HARMOUCHE, P.E. 5701 WEST WILLIAM CANNON DRIVE AUSTIN . TEXAS 78749 (512) 280-5160

UTILITY PROVIDERS:

CABLE:

ELECTRIC: BLUEBONNET ELECTRIC (979) 542-3151

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

SPECTRUM CABLE 1-800-222-5355

CITY OF BASTROP

APPROVAL/DATE

APPROVAL

APPROVED

UTILITY CROSSROADS UTILITIES OPERATOR: (512) 246-1400

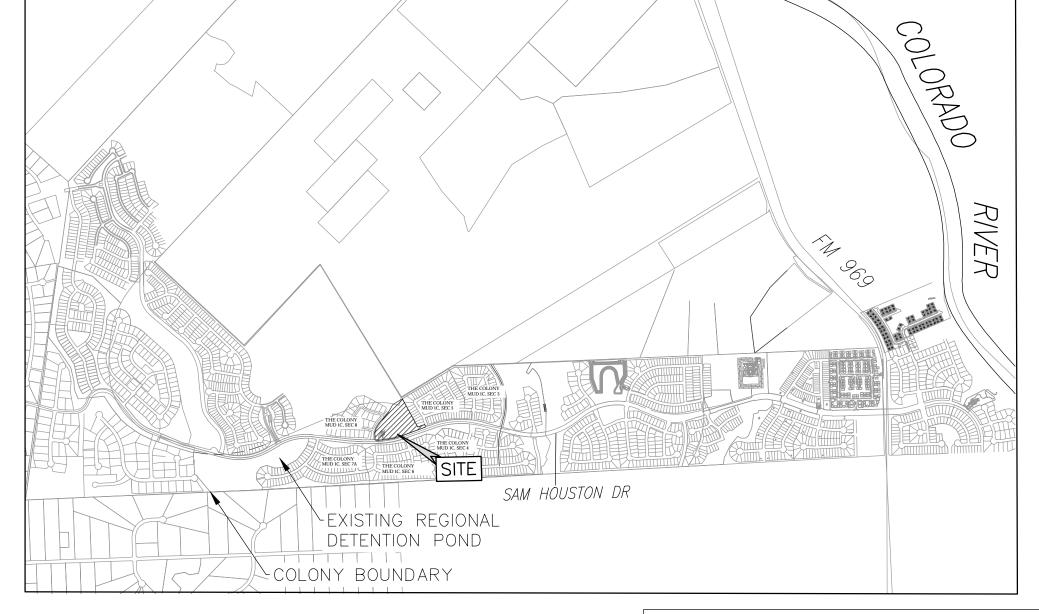
DESCRIPTION

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'



LOCATION MAP

FIRE FLOW TEST RESULTS RESIDUAL HYDRANT LOCATION: RAINWATER CREEK

/FIRFTHORN LOOP FLOW HYDRANT LOCATION: FIRETHORN LOOP

FLOW HYDRANT: PITOT READING: 40 PSI GPM: 1,061 GPM

TOTAL FLOW DURING TEST: TEST HYDRANT

STATIC READING: 55 PSI RESIDUAL READING: 45 PSI

FLOW: AT 20 PSI RESIDUAL 2,087 GPM

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.

SHEET INDEX

2 - GENERAL NOTES

MUD 1C8 FINAL PLAT (SHEET 1 OF 2)

- LOCAL DRAINAGE PLAN

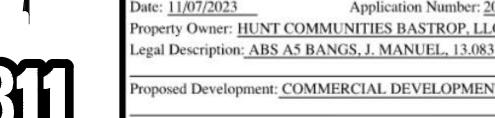
- GRADING PLAN

SIGHT DISTANCE - RAINWATER DRIVE SIGHT DISTANCE - SAM HOUSTON DRIVE

CONSTRUCTION DETAILS (1 OF 2)

- CONSTRUCTION DETAILS (2 OF 2)

Engineering & CIP Department André Betit, P.E - Director Marlene Flores - Floodplain Administrator CLASS "A" DEVELOPMENT PERMIT



1,061 GPM

FLOOD HAZARD INFORMATION

ommunity Name: Bastrop County Community Number: 481193 Approved Plans Allow For Development in Zone(s):

Application Number: 2022-4008

FIRM Index Date: 5/9/2023

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

<u>CHANGES</u> – 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 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

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 clapsed from the date the permit was ssued, 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

APPLICABLE)

BASTROP FIRE DEPARTMENT

Date: 11/07/2023

2018 INTERNATIONAL FIRE CODE WITH FIRE DESIGN CODES ADOPTED APPENDICES FIRE FLOW DEMAND @ 20 1,750 GPM FOR 2 HOURS PSI (GPM) 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 N/A (GPM) (IF APPLICABLE) FIRE HYDRANT FLOW TEST 08/11/2023 IRE HYDRANT FLOW TEST RAINWATER CREEK/FIRETHORN LOOP ALTERNATIVE METHOD OF COMPLIANCE AMOC (IF

Bastrop, Texas 786 512.581.717 FAX: 512.581.71

Marlene.flores@co.bastrop.tx.

TREE

'. Manuelle MAHER HARMOUCHE 143982 CARLSON, BRIGANCE, & DOERING, INC. ID # F3791

> 11.01.2024 JAN 2023

OB NUMBER 5469 1 OF 18

- GENERAL CONSTRUCTION NOTES: 1. THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS, AT A MINIMUM, MEET TCEQ'S "RULES AND REGULATIONS FOR PUBLIC WATER
- AN APPOINTED ENGINEER SHALL NOTIFY IN WRITING THE LOCAL TCEQ'S REGIONAL OFFICE WHEN CONSTRUCTION WILL START, PLEASE KEEP IN MIND THAT UPON COMPLETION OF THE WATER WORKS PROJECT, THE ENGINEER OR OWNER SHALL NOTIFY THE COMMISSION'S WATER SUPPLY DIVISION, IN WRITING, AS TO ITS COMPLETION AND ATTEST TO THE FACT THAT THE WORK HAS BEEN COMPLETED ESSENTIALLY ACCORDING TO THE PLANS AND CHANGE ORDERS ON FILE WITH THE COMMISSION AS REQUIRED IN 30 TAC \(\)290.39(H)(3).

SYSTEMS."

- ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61-G AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI, AS REQUIRED BY 30 TAC \$290.44(A)(1).
- PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF PW-G) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS, AS REQUIRED BY 30 TAC \$290.44(A)(2).
- 5. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY. AS REQUIRED BY 30 TAC §290.44(A)(3).
- WATER TRANSMISSION AND DISTRIBUTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE, AS REQUIRED BY 30 TAC \$290.44(A)(4).
- PURSUANT TO 30 TAC \\$290.44(A)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS FOR PVC PIPE, CAST IRON AND DUCTILE IRON PIPE. INCLUDE THE FORMULAS IN THE NOTES ON THE PLANS.

— The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC $\S290.44(a)(5)$. Please ensure that the formula for this calculation is correct and most current formula is in use;

current formula is in use;

- Q = the quantity of makeup water in gallons per hour. L = the length of the pipe section being tested, in feet, D = the nominal diameter of the pipe in inches, and P = the average test pressure during the hydrostatic test in pounds per square inch (psi).
- The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC \$290.44(a)(5). Please ensure that the formula for this calculation is correct and most

- L = the quantity of makeup water in gallons per hour, S = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

DEVELOPER INFORMATION: OWNER: HUNT COMMUNITIES BASTROP, LLC.

DESIGN ENGINEER/REPRESENTATIVE RESPONSIBLE FOR PLAN CHANGES

ADDRESS: P.O. BOX 12220

PHONE: (915) 298-4226

REPRESENTATIVE: JOEY NÁJERA

EL PASO, TEXAS 79913

(843)437-5362

NAME: <u>CARLSON BRIGANCE & DOERING, INC.</u>

ADDRESS: 5701 WEST WILLIAM CANNON DR.

AUSTIN TX 78749

PHONE: (512) 280-5160

M.U.D. ENGINEER: KEN HEROY, P.E.

- TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES:
- 8. PROJECTS CONSTRUCTED ON OR AFTER JANUARY 4, 2014 MUST COMPLY WITH CHANGES TO THE SAFE DRINKING WATER ACT THAT REDUCES THE MAXIMUM ALLOWABLE LEAD CONTENT OF PIPES, PIPE FITTINGS, AND, PLUMBING FITTINGS, AND FIXTURES TO 0.25 PERCENT.
- 9. THE SYSTEM MUST BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 35 PSI AT ALL POINTS WITHIN THE DISTRIBUTION NETWORK AT FLOW RATES OF AT LEAST 1.5 GALLONS PER MINUTE PER CONNECTION. WHEN THE SYSTEM IS INTENDED TO PROVIDE FIREFIGHTING CAPABILITY. IT MUST ALSO BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI UNDER COMBINED FIRE AND DRINKING WATER FLOW CONDITIONS AS REQUIRED BY 30 TAC \$290.44(D).
- 10. THE CONTRACTOR SHALL INSTALL APPROPRIATE AIR RELEASE DEVICES IN THE DISTRIBUTION SYSTEM AT ALL POINTS WHERE TOPOGRAPHY OR OTHER FACTORS MAY CREATE AIR LOCKS IN THE LINES. ALL VENT OPENINGS TO THE ATMOSPHERE SHALL BE COVERED WITH 16-MESH OR FINER, CORROSION RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT AS REQUIRED BY 30 TAC §290.44(D)(1).
- 11. PURSUANT TO 30 TAC \$290.44(D)(4), ACCURATE WATER METERS SHALL BE PROVIDED. SERVICE CONNECTIONS AND METER LOCATIONS SHOULD BE SHOWN
- 12. PURSUANT TO 30 TAC \(\frac{9}{2}90.44(D)(5), \) SUFFICIENT VALVES AND BLOWOFFS TO MAKE REPAIRS. THE ENGINEERING REPORT SHALL ESTABLISH CRITERIA FOR THIS
- 13. PURSUANT TO 30 TAC \$290.44(D)(6), THE SYSTEM SHALL BE DESIGNED TO AFFORD EFFECTIVE CIRCULATION OF WATER WITH A MINIMUM OF DEAD ENDS. ALL DEAD-END MAINS SHALL BE PROVIDED WITH ACCEPTABLE FLUSH VALVES AND DISCHARGE PIPING. ALL DEAD-END LINES LESS THAN TWO INCHES IN DIAMETER WILL NOT REQUIRE FLUSH VALVES IF THEY END AT A CUSTOMER SERVICE. WHERE DEAD ENDS ARE NECESSARY AS A STAGE IN THE GROWTH OF THE SYSTEM, THEY SHALL BE LOCATED AND ARRANGED TO ULTIMATELY CONNECT THE ENDS TO PROVIDE CIRCULATION.
- 14. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES AND SEPTIC TANK DRAIN FIELDS. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET 30 TAC $\S290.44(E)(1-4)$ OF THE CURRENT RULES.
- 15. PURSUANT TO 30 TAC \$290.44(E)(5), THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT.
- 16. PURSUANT TO 30 TAC \$290.44(E)(6), FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF ANY WASTEWATER LINE, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE REGARDLESS OF CONSTRUCTION.
- 17. PURSUANT TO 30 TAC \\$290.44(E)(7), SUCTION MAINS TO PUMPING EQUIPMENT SHALL NOT CROSS WASTEWATER MAINS, WASTEWATER LATERALS, OR WASTEWATER SERVICE LINES. RAW WATER SUPPLY LINES SHALL NOT BE INSTALLED WITHIN FIVE FEET OF ANY TILE OR CONCRETE WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE.
- 18. PURSUANT TO 30 TAC \$290.44(E)(8), WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO SEPTIC TANK DRAINFIELDS.
- 19. PURSUANT TO 30 TAC \$290.44(F)(1), THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION.
- 20. PURSUANT TO 30 TAC \$290.44(F)(2), WHEN WATERLINES ARE LAID UNDER ANY FLOWING OR INTERMITTENT STREAM OR SEMI-PERMANENT BODY OF WATER THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE WATERTIGHT PIPE ENCASEMENT. VALVES MUST BE PROVIDED ON EACH SIDE OF THE CROSSING WITH FACILITIES TO ALLOW THE UNDERWATER PORTION OF THE SYSTEM TO BE ISOLATED AND TESTED.
- 21. THE CONTRACTOR SHALL DISINFECT THE NEW WATER MAINS IN ACCORDANCE WITH AWWA STANDARD C-651 AND THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATER LINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER, IN ACCORDANCE WITH 30 TAC \$290.44(F)(3). REVISED: JANUARY 10, 2014

CITY OF BASTROP TRENCH SAFETY NOTES

- 1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT WILL BE PROVIDED BY THE CONTRACTOR TO THE CITY. TRENCH SAFETY SYSTEM WILL BE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD SPECIFICATIONS.
- IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4-FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
- 3. IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE, THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF BASTROP.
- CITY OF BASTROP WATER AND WASTEWATER NOTES
- 1. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900, MINIMUM CLASS 200), OR DUCTILE IRON (AWWA C-100, MINIMUM CLASS 200). WATER SERVICES (2 INCHES OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200 PSI, DR 9).
- 2. PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC, OR DUCTILE IRON (MINIMUM CLASS 250). PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241 OR D3034, MAXIMUM DR-26), DUCTILE IRON (AWWA C-100, MINIMUM CLASS 200).
- 3. UNLESS OTHERWISE ACCEPTED BY THE CITY ENGINEER. DEPTH OF COVER FOR ALL LINES OUT OF THE PAVEMENT SHALL BE 42 INCHES MINIMUM, AND DEPTH OF COVER FOR ALL LINES UNDER PAVEMENT SHALL BE A MINIMUM OF 30 INCHES BELOW
- 4. ALL FIRE HYDRANT LEADS SHALL BE PVC (AWWA C-900, MINIMUM CLASS 200) OR DUCTILE IRON PIPE (AWWA C-100, MINIMUM CLASS 200). AS APPROVED BY THE DIRECTOR OF WATER AND WASTEWATER DURING PLAN RÉVIEW.
- 5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE AND SEALED WITH DUCT TAPE OR EQUAL ACCEPTED BY THE CITY ENGINEER.
- 6. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR. TELEPHONE AT 512-332-8840 TO COORDINATE UTILITY TIE-INS AND NOTIFY HIM AT LEAST 48 HOURS PRIOR TO CONNECTING TO EXISTING LINES.
- 7. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE BOLTED COVERS.
- TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED. THE CONTRACTOR MUST OBTAIN A BULK WATER PERMIT OR PURCHASE AND INSTALL A

MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.

9. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE SCHEDULED WITH THE CITY INSPECTOR, TELEPHONE AT 512-332-8840.

WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT

- 10. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM STERILIZATION OF ALL POTABLE WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING TEST GAUGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTING MATERIAL), AND NECESSARY LABOR REQUIRED FOR THE STERILIZATION PROCEDURE. THE STERILIZATION PROCEDURE SHALL BE MONITORED BY CITY OF BASTROP PERSONNEL WATER SAMPLES WILL BE COLLECTED BY THE CITY OF BASTROP TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM. WHERE MEANS OF FLUSHING IS NECESSARY, THE CONTRACTOR, AT HIS EXPENSE, SHALL PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL ACCEPTANCE BY THE CITY OF BASTROP.
- 11. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE FASILY ACCESSIBLE FOR CITY PERSONNEL AT THE CONTRACTOR'S REQUEST AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF BASTROP NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY. THE CONTRACTOR SHALL SUPPLY A CHECK OR MONEY ORDER, PAYABLE TO THE CITY OF BASTROP, TO COVER THE FEE CHARGED FOR TESTING EACH WATER SAMPLE. CITY OF BASTROP FEE AMOUNTS MAY BE OBTAINED BY CALLING THE WATER AND WASTEWATER DEPARTMENT, TELEPHONE AT 512-332-8960.
- 12. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES). SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. QUALITY AND PRESSURE TESTING SHALL BE MONITORED BY CITY OF BASTROP PERSONNEL.
- 13. THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY OF BASTROP INSPECTOR AND PROVIDE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING OR PRESSURE TESTING.
- 14. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF BASTROP.
- 15. ALL VALVE BOXES AND COVERS SHALL BE IN ACCORDANCE WITH THE CITY OF BASTROP CONSTRUCTION TECHNICAL MANUAL.
- 16. CONTACT THE WATER AND WASTEWATER DEPARTMENT, TELEPHONE AT 512-332-8960 FOR ASSISTANCE IN OBTAINING EXISTING WATER AND WASTEWATER LOCATIONS.
- 17. THE PLANNING AND DEVELOPMENT DEPARTMENT, TELEPHONE AT 512-332-8840, SHALL BE NOTIFIED 48 HOURS PRIOR TO TESTING OF ANY BUILDING SPRINKLER PIPING IN ORDER THAT THE BUILDING OFFICIAL AND/OR FIRE DEPARTMENT MAY MONITOR SUCH
- 18. SAND, AS DESCRIBED IN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

SIEVE SIZE	PERCENT RETAINED BY WEIGHT
<i>Y</i> ₂ "	0
¾"	0-2
#4	40-85
#10	95–100

- 19. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 A.M. AND 6 A.M.
- 20. ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 AND 317, AS APPLICABLE. WHENEVER TCEQ AND CITY OF BASTROP SPECIFICATIONS CONFLICT, THE MORE STRINGENT SHALL APPLY.
- 21. FOR WASTEWATER PIPES: A CONSTRUCTION METHOD THAT BENDS A PIPE JOINT IS PROHIBITED. UNLESS THE JOINTS ARE OFFSET LESS THAN THE LEAST OF THE FOLLOWING:
- (I) FIVE DEGREES OF DEFLECTION; (II) 80% OF THE MANUFACTURER'S RECOMMENDED MAXIMUM JOINT OFFSET; OR (III) 80% OF THE APPROPRIATE ASTM, AWWA, ANSI, OR OTHER NATIONALLY ESTABLISHED STANDARD FOR JOINT OFFSET.

CITY OF BASTROP STREET AND DRAINAGE NOTES

- 1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE APPLICANT'S EXPENSE. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY OF BASTROP CONSTRUCTION MANAGER AND HE SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE PRIOR TO ANY TESTING. CONTACT THE PLANNING AND DEVELOPMENT DEPARTMENT WITH NOTICE 512-332-8840.
- BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 85% MAXIMUM DENSITY TO WITHIN 3 INCHES OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 3 INCHES IN THE GREATEST DIMENSION. THE REMAINING 3 INCHES SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
- 3. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT INCLUDING GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER SERVICES, ETC., SHALL BE A MINIMUM OF 36 INCHES BELOW SUBGRADE, UNLESS APPROVED BY THE CITY ENGINEER.
- 4. STREET RIGHTS-OF-WAY SHALL BE GRADED AT A SLOPE OF 1/4 INCH PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED. HOWEVER, IN NO CASE SHALL THE WIDTH OF RIGHT-OF-WAY AT 1/4 INCH PER FOOT SLOPE BE LESS. THAN 10 FEET UNLESS A SPECIFIC REQUEST FOR AN ALTERNATE GRADING SCHEME IS MADE TO AND ACCEPTED BY THE CITY OF BASTROP PLANNING AND DEVELOPMENT DEPARTMENT.
- BARRICADES BUILT TO CITY OF BASTROP STANDARDS SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.
- 6. ALL RCP SHALL BE MINIMUM CLASS III.
- THE SUBGRADE MATERIAL FOR THE STREETS SHOWN HEREIN WAS TESTED BY MLA. THE PAVING SECTIONS WERE DESIGNED BY MLA IN ACCORDANCE WITH THE CURRENT CITY OF BASTROP DESIGN CRITERIA. THE PAVING SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:

Expected Traffic	xpected Traffic Average Daily Flexible Pavement Truck Traffic		Flexible Pavement		vement
		HMAC	CLB	JRPCC	CLB
Passenger Vehicles	1	2.0	- 8	6	100
Heavy Duty Trucks*	Up to 10	2.0	10	6	3 5 1

- Abbreviations: HMAC Hot Mixed Asphalt Concrete, CLB Crushed Limestone Base, JRPCC - Jointed, Reinforced Portland Cement Concrete Due to loose sand near the proposed subgrade, cement stabilization may be
- required in order to form a stable subgrade that will pass a proof-roll. · *Heavy-duty truck parking, loading, unloading, and turning areas should use the rigid pavement option.
- Average Daily Truck Traffic excludes pickup and panel trucks. · Inadequate drainage of the pavement system will accelerate pavement distress and result in increased maintenance costs. Adequate drainage should be provided for the pavement system. Adequate drainage consists of a curb and gutter or a shoulder and bar ditch system.
- · These pavement thickness designs are intended to transfer the load from the anticipated traffic conditions. Deep seated soil swelling or settlement of fill materials may cause long wave surface roughness. The recommendations above are intended to reduce maintenance costs and increase the serviceable lifespan of the pavement system.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISION OF THE CONSTRUCTION PLANS.
- WHERE PI'S ARE OVER 20, SUBGRADES MUST BE STABILIZED UTILIZING A METHOD ACCEPTABLE TO THE CITY ENGINEER. THE GEOTECHNICAL ENGINEER SHALL RECOMMEND AN APPROPRIATE SUBGRADE STABILIZATION IF SULFATES ARE DETERMINED TO BE PRESENT.

CONSTRUCTION SEQUENCE:

NO CLEARING OR ROUGH GRADING MAY BE DONE UNTIL THE APPROVED EROSION AND SEDIMENTATION CONTROLS ARE IN PLACE.

- HOLD PRE-CONSTRUCTION CONFERENCE. 2. INSTALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THE PLANS. WITH THE APPROVAL OF ALL AFFECTED PARTIES, THE CONTRACTOR MAY
- BEGIN CLEARING AND GRUBBING. INSTALL ALL UTILITIES. COMPLETE ALL ROUGH GRADING AND UNDERGROUND INSTALLATION WITHIN
- THE LIMITS OF CONSTRUCTION. INSURE THAT ALL UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. COMPLETE FINAL GRADING WITHIN LIMITS OF CONSTRUCTION ALONG AREAS
- DESIGNATED, INCLUDING DITCHES AND PARKWAYS RESTORE CONSTRUCTION SPOILS & STAGING AREA TO NATURAL GRADE.
- 7. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.
- PROJECT ENGINEER OBSERVES CONSTRUCTION AND WRITES CONCURRENCE LETTER TO THE CITY OF BASTROP AND THE DISTRICT.
- AFTER FINAL INSPECTION AND ACCEPTANCE OF CONSTRUCTION, COMPLETE ANY NECESSARY FINAL DRESS UP OF DISTURBED AREAS AND REMOVE/ DISPOSE OF TEMPORARY EROSION CONTROLS IN AN APPROVED MANNER.
- PROVIDE THREE (3) COPIES OF OPERATION & MAINTENANCE MANUALS TO

CITY OF BASTROP GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BASTROP CONSTRUCTION TECHNICAL MANUAL.
- ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DEMOLITION THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT THE APPLICANT'S EXPENSE.
- THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS ARE APPROPRIATE.
- MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE AFTER TO FINAL PAVING CONSTRUCTION. A CONCRETE SQUARE SHALL BE POURED AROUND ALL APPURTENANCES.
- THE CONTRACTOR SHALL GIVE THE CITY OF BASTROP 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. NOTICE SHALL BE GIVEN
- 6. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL FOLLOW THE REQUIRED BEST MANAGEMENT PRACTICES. A) EACH SITE SHALL PROVIDE AN ACCESS DRIVE AND PARKING AREA OF

TO THE PLANNING AND DEVELOPMENT DEPARTMENT: 512-332-8840.

- SUFFICIENT DIMENSIONS AND DESIGN, SURFACED WITH A MATERIAL THAT WILL PREVENT FROSION AND MINIMIZE TRACKING OR WASHING OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ALL NON-PAVED ACCESS DRIVES SHALL BE DESIGNED SO THAT STORMWATER RUNOFF FROM ADJACENT AREAS DOES NOT FLOW DOWN THE DRIVE SURFACE.
- B) ANY SIGNIFICANT AMOUNT OF RUNOFF FROM UPSLOPE LAND AREA, ROOFTOPS OR OTHER SURFACES THAT DRAIN ACROSS THE PROPOSED LAND DISTURBANCE SHALL BE DIVERTED AROUND THE DISTURBED AREA. IF PRACTICAL. ANY DIVERSION OF UPSLOPE RUNOFF SHALL BE DONE IN A MANNER THAT PREVENTS EROSION OF THE FLOW PATH AND THE OUTLET. C) ANY CUTS AND FILLS SHALL BE PLANNED AND CONSTRUCTED TO MINIMIZE THE LENGTH AND STEEPNESS OF SLOPE AND STABILIZED IN ACCORDANCE
- OF THIS DOCUMENT. D) OPEN CHANNELS SHALL BE STABILIZED AS REQUIRED TO PREVENT EROSION. INLETS TO STORM DRAINS, CULVERTS, AND OTHER STORMWATER CONVEYANCE SYSTEMS SHALL BE PROTECTED FROM SILTATION UNTIL FINAL SITE STABILIZATION.

WITH THE APPROVED EROSION CONTROL PLAN TIMELINES AND STANDARDS

- F) WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROLS DESIGNED FOR THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSIONS OF THE SITE OR RECEIVING
- ALL WASTE AND UNUSED BUILDING MATERIALS SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED BY RUNOFF INTO A RECEIVING CHANNEL OR STORM SEWER SYSTEM.
- H) ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF LAND DISTURBING ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY. FLUSHING MAY NOT BE USED UNLESS THE SEDIMENT WILL BE CONTROLLED BY A FILTER FABRIC BARRIER, SEDIMENT TRAP, SEDIMENT BASIN. OR EQUIVALENT. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL
- SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ONE TIME. EXISTING VEGETATION SHALL BE MAINTAINED AS LONG AS POSSIBLE. SOIL STOCKPILES SHALL BE LOCATED NO CLOSER THAT 25-FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, OR ROADWAY DRAINAGE SYSTEMS. STOCKPILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS IF REMAINING FOR 20 DAYS
- PRIOR TO ANY CONSTRUCTION, THE APPLICANT'S ENGINEER SHALL CONVENE A PRECONSTRUCTION CONFERENCE BETWEEN HIMSELE THE CITY OF BASTROP THE CONTRACTOR, UTILITY COMPANIES, ANY AFFECTED PARTIES AND ANY OTHER ENTITY THE CITY OR THE ENGINEER MAY REQUIRE. REFERENCE DEVELOPMENT PACKET FOR GUIDANCE ON HOW TO SCHEDULE A PRECONSTRUCTION CONFERENCE.

OR LONGER.

- THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF BASTROP ACCURATE "AS-BUILT" DRAWINGS FOLLOWING COMPLETION OF ALL CONSTRUCTION. THESE "AS-BUILT" DRAWINGS SHALL MEET WITH THE SATISFACTION OF THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
- 9. THE BASTROP CITY COUNCIL SHALL NOT BE PETITIONED FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND
- 10. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEAN-UP SHALL BE TO THE

SATISFACTION OF THE CITY ENGINEER.

- 11. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
- 12. AVAILABLE BENCHMARKS THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:

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'
- 13. SIGNS REQUIRE SEPARATE PERMITS APPROVAL OF THE SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY INCLUDED SIGN PLANS OR

CITY OF BASTROP TRAFFIC MARKING NOTES

- 1. 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.
- 2. 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 AND BRIDGES AND, THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITIONS.

COLONY MUD 1C NOTES:

- A. THE DISTRICT ENGINEER, JONES-HEROY & ASSOCIATES, INC. (KEN HEROY, (512) 989-2200) AND CROSSROADS INSPECTOR SHALL BE CONTACTÉD 48 HOURS PRIOR TO:
 - I. BEGINNING EACH PHASE OF CONSTRUCTION FIRE LANES DESIGNATED ON SITE PLANS SHALL BE II. PRE-CONSTRUCTION MEETINGS
 - III. TESTING OF WATER AND/OR WASTEWATER LINES
 - IV. FINAL INSPECTION OF FACILITIES WITH THE CITY V. REVIEW OF THE PLANS BY THE DISTRICT IS LIMITED TO WATER, WASTEWATER, AND DRAINAGE AND DOES NOT INDICATE A REVIEW OF THE ADEQUACY OF THE DESIGN FOR THE

VI. NOTIFY COLONY MUD 1C AND CROSSROADS 48 HOURS IN ADVANCE OF ANY TIE-INS TO ITS SYSTEMS

RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN

FACILITIES. IN APPROVING THESE PLANS, THE DISTRICT MUST

- ALL WATER LINES MUST BE CONSTRUCTED IN COMPLIANCE WITH TEXAS COMMISSION ON ENVIRONMENT QUALITY RULE 30 TAC SECTION 290.44 RELATED TO WATER DISTRIBUTION LINES.
- THE SEQUENCING AND TIMING OF ALL WATER LINE TESTS, CONNECTIONS, AND SERVICE CUTOFF OPERATIONS RELATING TO EITHER THE EXISTING OR PROPOSED WATER SYSTEMS SHALL BE COORDINATED WITH COLONY MUD 1C AND CROSSROADS PRIOR TO
- ALL CONNECTIONS TO AN EXISTING WASTER SYSTEM MUST BE WITNESSED BY DISTRICT PERSONNEL AND CROSSROADS.
- ALL TEES, VALVES, FIRE HYDRANTS, ETC. SHALL BE PROPERLY BLOCKED IN ACCORDANCE WITH DISTRICT INSPECTOR'S REQUIREMENTS.
- FINISH GRADE BY THE CONTRACTOR. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.

ALL VALVE COVERS, MANHOLES, ETC. SHALL BE ADJUSTED TO

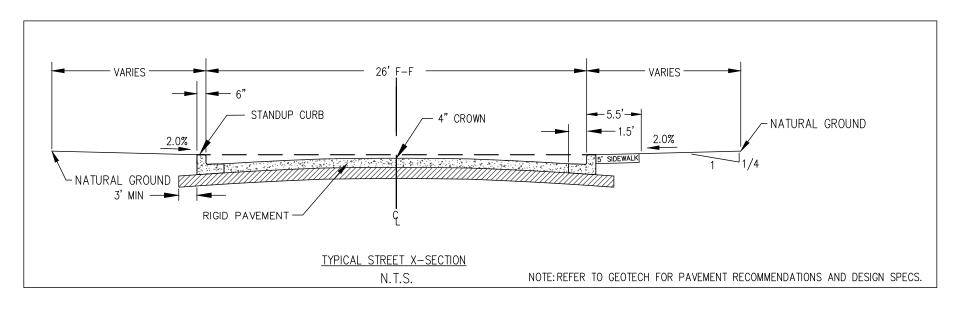
ALL WASTEWATER SHALL HAVE DETECTOR TAPE INSTALLE ABOVE AND PARALLEL WITH "PRESSURE WASTEWATER" PRINTED

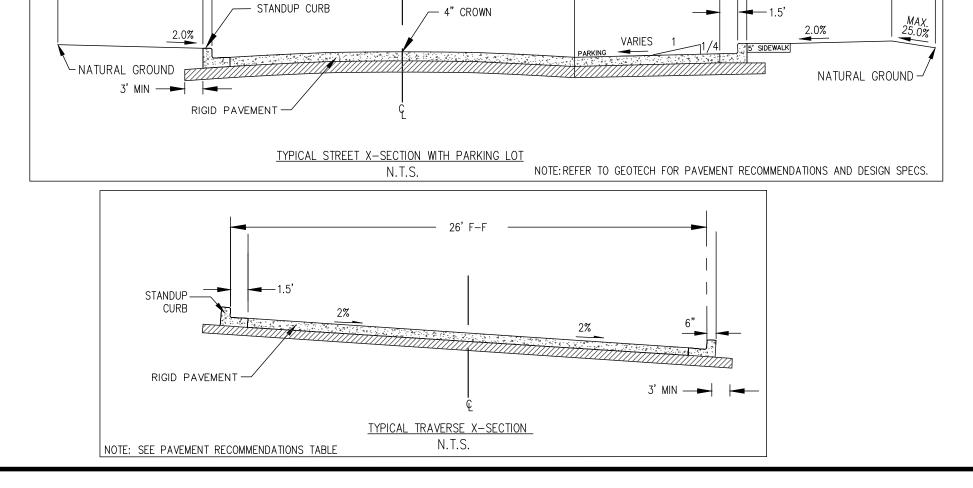
CROSSROADS UTILITIES MUST BE NOTIFIED BEFORE ANY

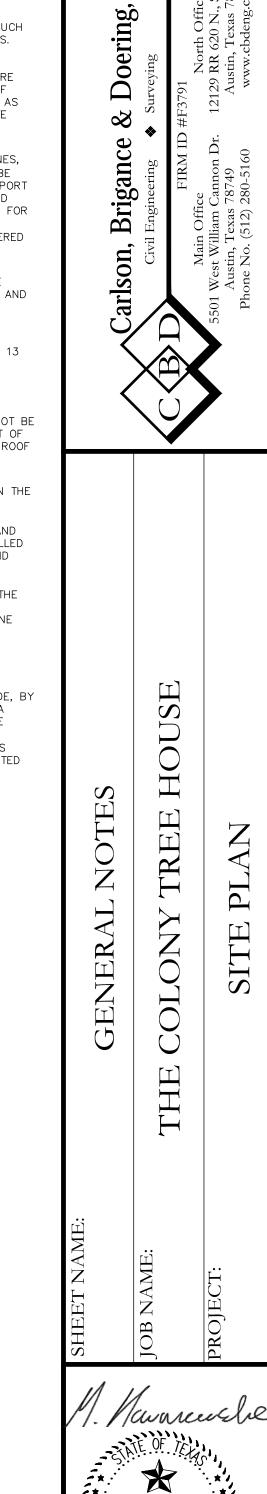
CONNECTIONS OR TESTING IS DONE ON THE WATER OR

WASTEWATER LINES.

- 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.
- 2. 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
- 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
- 4. ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS / 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.
- 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:
- A. 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 SCRU REGISTRATION THROUGH THE STATE FIRE MARSHAL'S OFFICE. THE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME. UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
- B. 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







NAME

NAME

CARLSON, BRIGANCE, & DOERING, INC.

JAN 2023 OB NUMBER 5469

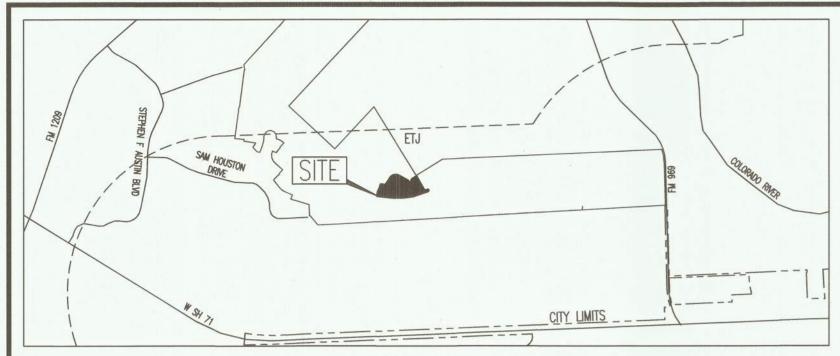
MAHER HARMOUCHE

143982

ID # F3791

11.01.2024

OF 18



VICINITY MAP

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°08'48"W	467.45	236.76	18"21'37"
C3	182.99	1465.00	N87°05'41"W	182.87	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	23.60	15.00	N45°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°38'59"W	10.55	5.29	10'05'01"
C10	16.80	60.00	S07"24'56"W	16.75	8.46	16'02'49"
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	13.69	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	25.65	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	N20"05'39"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	176 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	S65°43'05"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	S59"35'44"E	2.37	1.19	9"04'34"

			Curve Tab			
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"20'58"W	55.14	27.78	14'04'37"
C39	0.62	225.00	S74*18'34"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"18'25"E	75.18	37.95	15'42'47'
C49	37.85	275.00	N06°30'27"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	29.93	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*58'52"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°43'13"W	10.20	5.42	39°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"

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) 298-4226

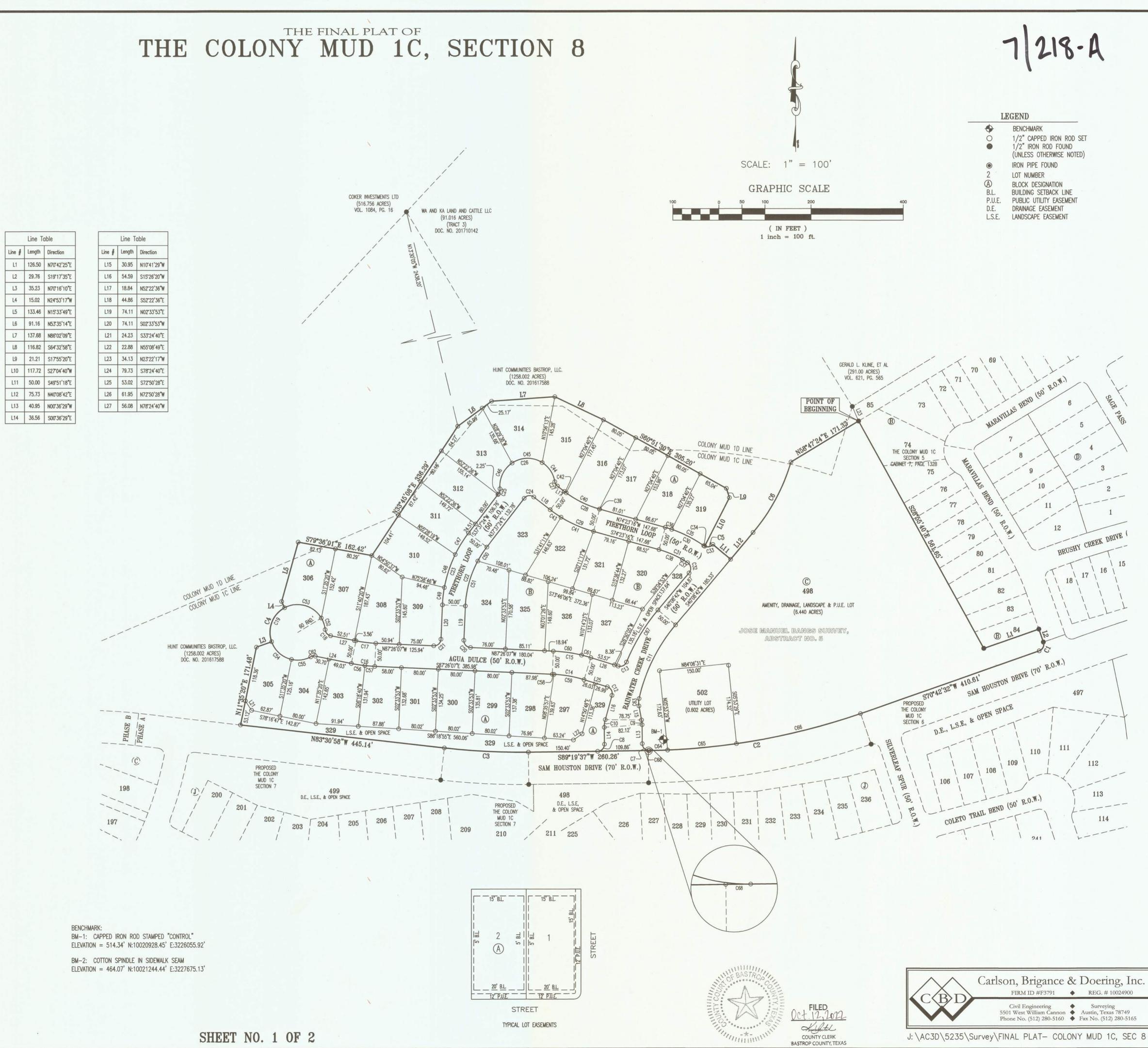
ENGINEER & SURVEYOR:
AARON V. THOMASON, R.P.L.S. AND
DOUGLAS R. RUMMEL, JR. P.E.
CARLSON, BRIGANCE & DOERING, Inc.
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
(512) 280-5160
(512) 280-5165 fax

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
	TOTAL: 35 16.888 ACRES
NO. OF BLOCKS:	3
R.O.W.:	TOTAL: 2.688 ACRES

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

Ц	NEAR FOOTAGE OF	RIGHT-OF-WAY	
AGUA DULCE	50'	R.O.W. 755	FT LOCAL
FIRETHORN LOOP	50'	R.O.W. 889	FT LOCAL
RAINWATER CREEK DE	RIVE 50'	R.O.W. 530	FT LOCAL
TOTAL		0.47	A ET



METES AND BOUNDS

BEING ALL OF THAT CERTAIN 19.576 ACRE TRACT OF LAND SITUATED IN THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC., RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 19.576 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH CAPPED IRON ROD FOUND, STAMPED "CBD SETSTONE", BEING IN THE NORTHEASTERN LINE OF SAID 1258.002 ACRE TRACT, BEING ALSO AT THE WESTERNMOST CORNER OF LOT 74, BLOCK B, THE COLONY MUD 1-C, SECTION 5, A SUBDIVISION RECORDED IN CABINET 7, PAGE 132-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, BEING ALSO AT THE SOUTHERNMOST CORNER OF LOT 85, BLOCK B, SAID COLONY MUD 1-C, SECTION 5 FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N23*22'17"W A DISTANCE OF 34.13 FEET, BEING AT THE WESTERNMOST CORNER OF SAID LOT 85, BLOCK B, BEING ALSO AT THE SOUTHERNMOST CORNER OF A CALLED 291.00 ACRE TRACT OF LAND CONVEYED TO GERALD L. KLINE, ET AL IN VOLUME 621, PAGE 565, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS,

THENCE, OVER AND ACROSS SAID 1258.002 ACRE TRACT AND WITH THE WESTERN LINE OF SAID COLONY MUD 1-C, SECTION 5, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

- 1) S28°55'40"E, A DISTANCE OF 561.65 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE SOUTHERNMOST CORNER OF LOT 84, BLOCK B, FOR CORNER,
- 2) N70°42'45"E, WITH THE SOUTH LINE OF SAID LOT 84, BLOCK B, A DISTANCE OF 126.50 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", BEING AT THE EASTERNMOST CORNER OF SAID LOT 84, BLOCK B, BEING ALSO IN THE WESTERN RIGHT-OF-WAY LINE OF MARAVILLAS BEND (50' R.O.W.), FOR CORNER,
- 3) S19'17'35"E, WITH THE WESTERN RIGHT-OF-WAY LINE OF SAID MARAVILLAS BEND, A DISTANCE OF 29.76 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", FOR CORNER, AT A POINT OF CURVATURE FOR A CURVE TO THE RIGHT,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING TWENTY-FOUR (24) COURSES AND DISTANCES, NUMBERED 1 THROUGH 24,

- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND WHOSE CHORD BEARS S25'42'25"W A DISTANCE OF 21.21 FEET, TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE", FOR CORNER,
- S70°42'32"W, A DISTANCE OF 410.61 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1465.00 FEET, AN ARC LENGTH OF 469.46 FEET, AND A CHORD THAT BEARS S80'08'48"W, A DISTANCE OF 467.45 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, S89'19'37"W, A DISTANCE OF 260.26 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1465.00 FEET, AN ARC LENGTH OF 182.99 FEET, AND A CHORD THAT BEARS N87'05'41"W, A DISTANCE OF 182.87 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N83'30'58"W, A DISTANCE OF 445.14 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- N11'35'20"E, A DISTANCE OF 171.48 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N70°16'10"E, A DISTANCE OF 35.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE RIGHT,
- ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 85.48 FEET, AND A CHORD THAT BEARS N21'05'05"E, A DISTANCE OF 78.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- N24'53'17"W, A DISTANCE OF 15.02 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 11) N15'33'49"E, A DISTANCE OF 133.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR A NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
- 12) S79°36'01"E, A DISTANCE OF 162.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 13) N33'45'08"E, A DISTANCE OF 336.29 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND AT A NORTHERN CORNER OF SAID 1258.002 ACRE TRACT, BEING AT THE WESTERNMOST CORNER OF A CALLED 91.016 ACRE TRACT OF LAND CONVEYED TO WA AND KA LAND AND CATTLE LLC IN DOCUMENT NUMBER 201710142, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAME BEING IN THE SOUTHEAST LINE OF A CALLED 516.756 ACRE TRACT OF LAND CONVEYED TO COKER INVESTMENTS LTD IN VOLUME 1084, PAGE 16, BEARS N13'30'05"W, A DISTANCE OF 2438.20 FEET,
- 14) N53'35'14"E, A DISTANCE OF 91.16 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 15) N86'02'09"E, A DISTANCE OF 137.68 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER
- 16) S64'32'58"E, A DISTANCE OF 116.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AND
- 17) S60°51'30"E, A DISTANCE OF 305.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- \$17"55'20"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- \$27'04'40"W, A DISTANCE OF 117.72 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, AT A POINT OF CURVATURE, FOR A CURVE TO THE LEFT, 20) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 19.82 FEET, AND A CHORD THAT BEARS N78°00'21"E, A DISTANCE OF 18.41 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 21) S49'51'18"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 22) N40°08'42"E, A DISTANCE OF 75.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT A POINT OF CURVATURE FOR A CURVE TO THE LEFT,
- 23) WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 174.60 FEET, AND A CHORD THAT BEARS N28'22'33"E, A DISTANCE OF 173.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
- 24) N58'47'24"E, A DISTANCE OF 171.33 FEET, TO THE POINT OF BEGINNING AND CONTAINING 19.576 ACRES OF LAND.

GENERAL NOTES:

- 1. THE BENCHMARKS USED ARE:
- 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'
- 2. WATER IS PROVIDED BY THE COLONY M.U.D. 1C.
- 3. WASTEWATER SERVICE IS PROVIDED BY THE COLONY M.U.D. 1C.
- 4. ELECTRIC SERVICE WILL PROVIDED BY BLUEBONNET ELECTRIC.
- 5. GAS SERVICE WILL BE PROVIDED BY CENTER POINT ENERGY. 6. CABLE SERVICE IS PROVIDED BY SPECTRUM.
- 7. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 24, 2022.
- 8. ALL SUBDIVISION PERMITS SHALL CONFORM TO THE CITY OF BASTROP CODE OF ORDINANCES, PUBLIC IMPROVEMENT STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 9. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND ACCEPTED BY THE CITY OF BASTROP PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 10. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES SOLE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF BASTROP. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 11. BY APPROVING THIS FINAL PLAT, THE CITY OF BASTROP ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE SOLE
- RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS, FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE
- PLAN APPROVALS AND/OR CERTIFICATE OF OCCUPANCY. 12. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF BASTROP, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE CITY.
- 13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
- 14. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) REQUIREMENTS.
- 15. ALL NEW UTILITIES WILL BE UNDERGROUND.
- 16. IMPACT FEES SHALL BE ASSESSED IN ACCORDANCE WITH THE ORDINANCE EFFECTIVE AT THE TIME OF PLATTING.
- 17. DEVELOPER OR PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR ALL RELOCATIONS AND MODIFICATIONS TO EXISTING UTILITIES.
- 18. 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 PANEL NO. 48021C0335E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER
- 19. TEMPORARY OR PERMANENT EASEMENTS ARE TO BE PROVIDED AS REQUIRED AT THE CITY'S SOLE DISCRETION FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.
- 20. AS SHOWN HEREON, A TWELVE (12) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET RIGHT-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE AND REAR LOT LINE.
- 21. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 22. NO BUILDING, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF BASTROP AND/OR BASTROP COUNTY.
- 23. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNEES.
- 24, NO LOT OR STRUCTURE SHALL BE OCCUPIED PRIOR TO THE APPLICANT SUBMITTING TO THE CITY OF BASTROP DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDING DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).
- 25. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BASTROP ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT. 26. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, FORCE MAINS, WATER LINES,
- TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES AND NATURAL GAS LINES. 27. A BASTROP COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 28. ALL INFRASTRUCTURE REQUIRED FOR PUBLIC ROADS, DRAINAGE, OR OTHER PUBLIC INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO LIGHTING, SIGNAGE, TRAFFIC LIGHTS, SIDEWALKS, PARKING AREAS, STORM SEWERS, OR OTHER DRAINAGE INFRASTRUCTURE), SHALL BE MAINTAINED BY THE DEVELOPER, OR THEIR ASSIGNS, UNTIL SUCH A TIME THAT IT IS ACCEPTED, IF AT ALL, BY A GOVERNMENTAL ENTITY FOR MAINTENANCE.
- 29. UNTIL SUCH A TIME AS BASTROP COUNTY, THROUGH THE BASTROP COUNTY COMMISSIONERS COURT, ACCEPTS THE DEDICATION OF THE IMPROVEMENTS AND SHOWN ON THIS FINAL PLAT, SAID IMPROVEMENTS ARE NOT BASTROP COUNTY IMPROVEMENTS AND ARE NOT SUBJECT TO
- 30. THIS SUBDIVISION IS LOCATED WITHIN THE STATUTORY ETJ OF THE CITY OF BASTROP.
- 31, FLOOD WARNING: THE DEGREE OF FLOOD WATER PROTECTION REQUIRED BY THE CITY OF BASTROP FLOOD DAMAGE PREVENTION ORDINANCE IS CONSIDERED REASONABLE FOR THE REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS FINAL PLAT BY THE CITY COUNCIL DOES NOT IMPLY THAT LAND OUTSIDE OF THE AREA OF SPECIAL FLOOD HAZARDS OR USES PERMITTED IN SUCH AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGES, NOR SHALL ACCEPTANCE OF THIS FINAL PLAT CREATE LIABILITY ON THE PART OF THE CITY OF BASTROP OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION
- CONTAINED WITHIN THIS FINAL PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE HEREUNDER.
- 32. ALL DRAINAGE EASEMENTS, STORM WATER FACILITIES / FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS. 33. ALL WORK, INCLUDING SIGNS, SHALL COMPLY WITH THE CITY OF BASTROP ORDINANCES AND THE CONSENT AGREEMENT FOR THE COLONY MUD NUMBER 1 AND SUBSEQUENT AMENDMENTS.
- 34. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN THE FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD HAZARD AREA.
- 35. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE COMMITMENT EFFECTIVE DATE 04-26-2021, CONDUCTED BY CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT GF. NO. 4210006025 ISSUED BY CHICAGO TITLE INSURANCE COMPANY FOR THIS PROPERTY ARE SHOWN
- 36, IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING IN OR AROUND THE LOT, FROM ITS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE
- 37. AN OWNER'S ASSOCIATION AND/OR M.U.D. IS RESPONSIBLE FOR THE MAINTNANCE OF LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND PRIVATE PARKS AND ALL OTHER COMMON AREAS.
- 38. STREET LIGHTING LOCATION WILL BE ADDED ON THE FINAL CONSTRUCTION PLANS.
- 39. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN AND/OR DESCRIBED HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE WAYS; INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONUITS, ELECTRICAL CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- 40. PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE
- FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. 41. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- 42. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
- 43. NO STRUCTURES OR LAND USE (INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING) THAT NEGATIVELY IMPACTS STORMWATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS OR DETENTION/RETENTION AREAS.
- 44. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).

STATE OF TEXAS COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

THAT, HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT, AND BEING THE OWNER OF A 1258.002 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HERBY SUBDIVIDE THAT 19.576 ACRE TRACT OF LAND WITH THE FINAL PLAT SHOWN HEREON, TO BE KNOWN AS:

"THE COLONY MUD 1C, SECTION 8"

SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC. WITH LOCAL DAY OF SEPTEMBER, 2022, A.D.

LC. A DELAWARE LIMITED LIABILITY COMPANY

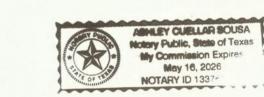
STATE OF TEXAS

COUNTY OF BASTROP KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME. THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK NEFF, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 2000 DAY OF Septem bet, 2022, A.D.







FLOOD PLAIN NOTE:

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. 48021C0335E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS. GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.

STATE OF TEXAS COUNTY OF BASTROP §

I. DOUGLAS R. RUMMEL, JR., P.E. DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE DESIGN, AS SHOWN HEREON, COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.

ENGINEERING BY: DATE 9.20.22 CARLSON, BRIGANCE & DOERING, INC. 5501 WEST WILLIAM CANNON DRIVE AUSTIN, TEXAS 78749



STATE OF TEXAS COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON V. THOMASON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

AARON V. THOMASON ~ R.P.L.S. NO. 6214 CARLSON, BRIGANCE & DOERING, INC.

5501 WEST WILLIAM CANNON DRIVE

AUSTIN, TEXAS 78749



APPROVED THIS DAY 20 OF SecreTOWOOK, 2022 A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

STATE OF TEXAS COUNTY OF BASTROP

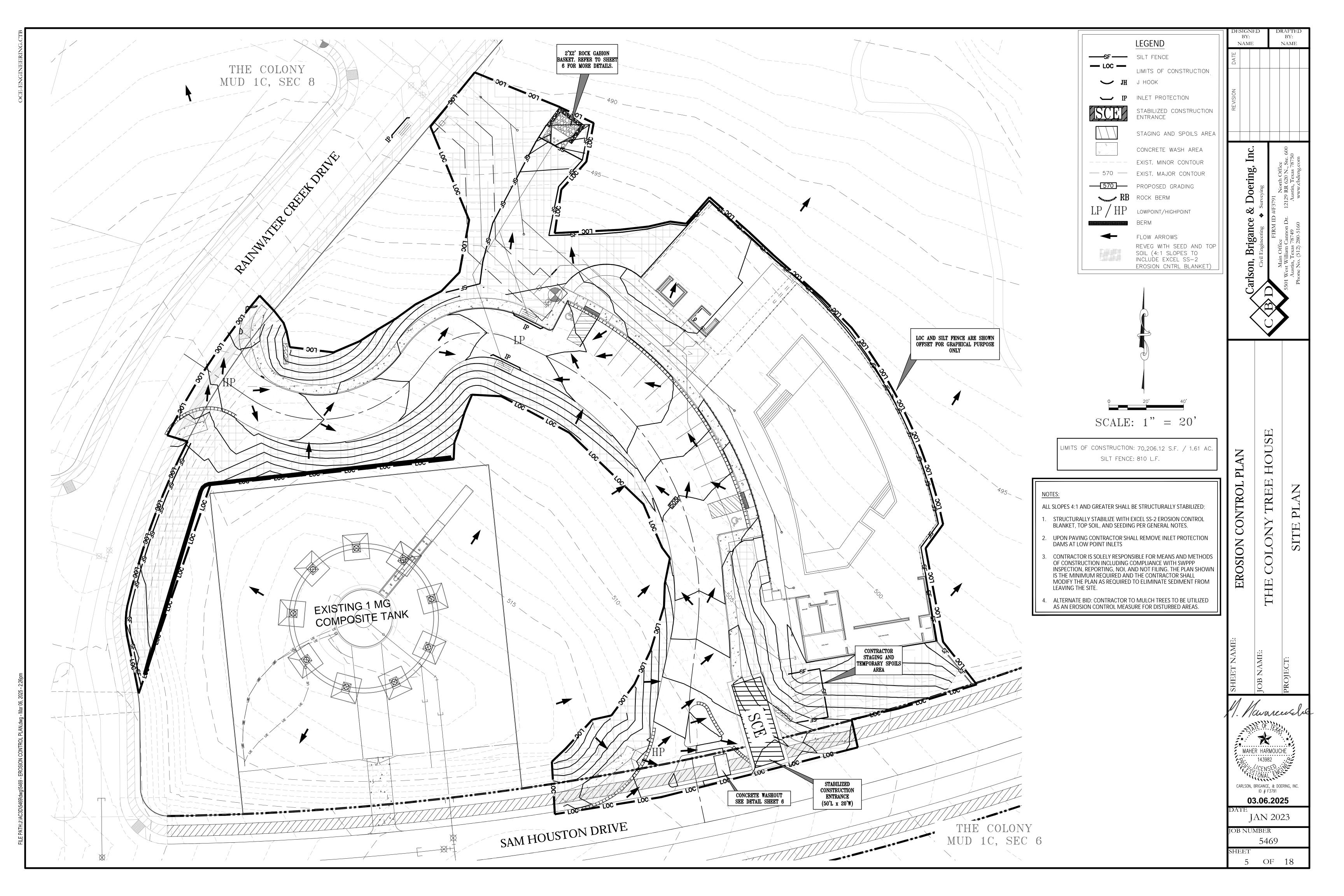
I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 12th DAY OF OCtober 2022, A.D. AT _______O'CLOCK _A__, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET ____ , PAGE 218-A : 218-B

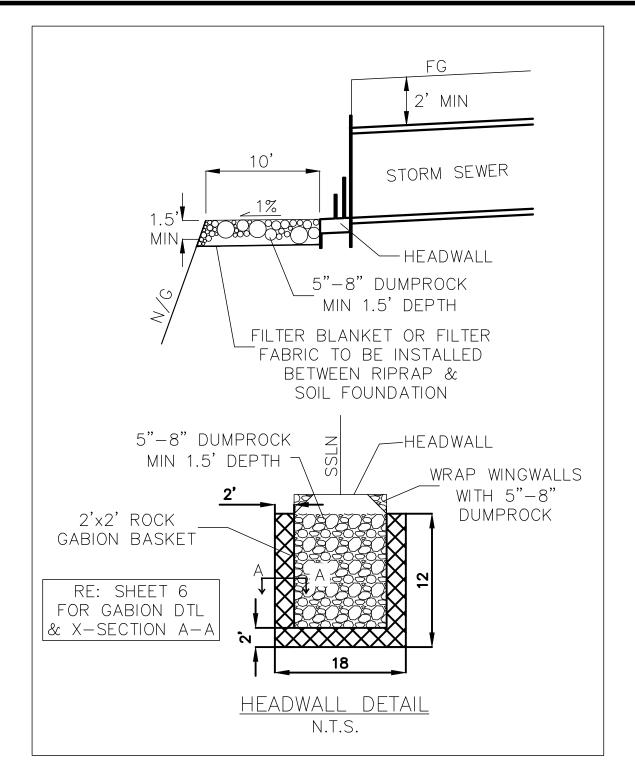


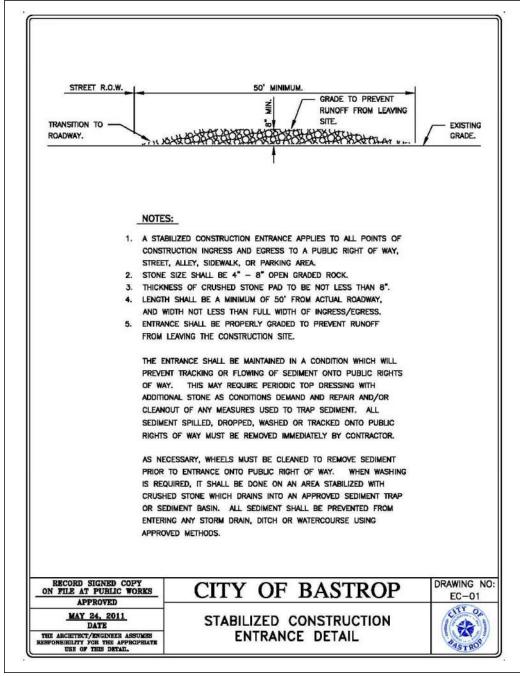
COUNTY CLERK

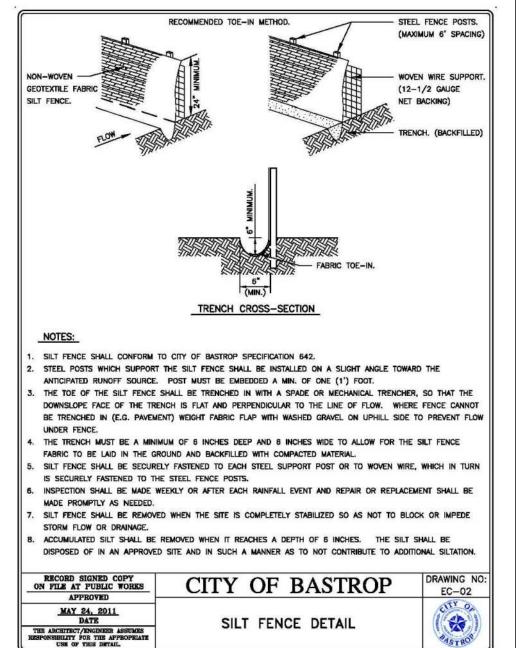


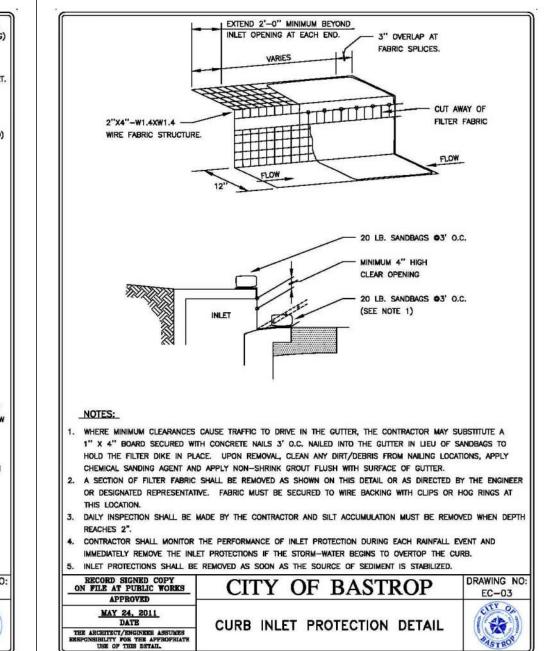
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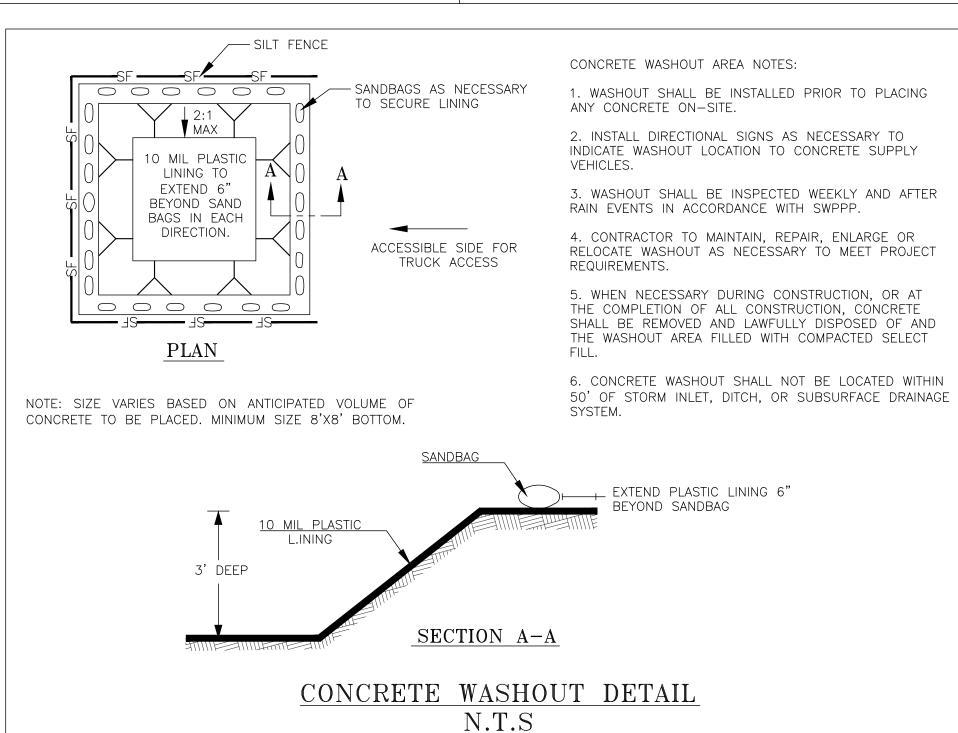


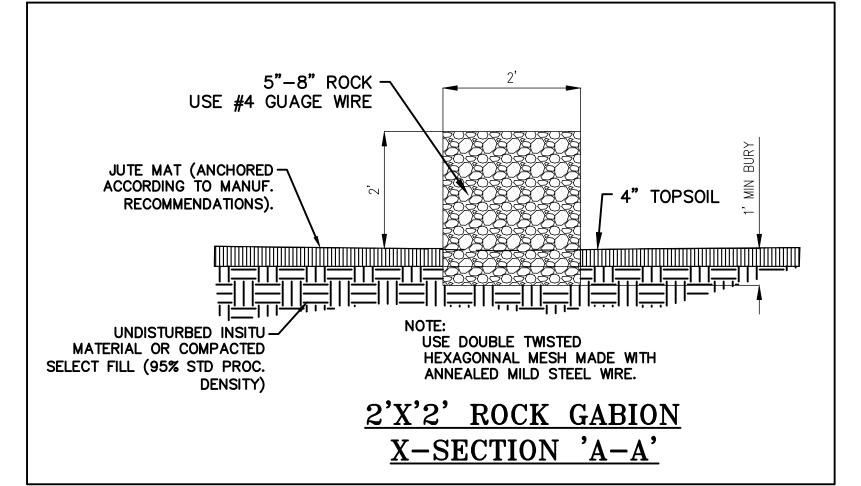












- EROSION AND SEDIMENTATION CONTROL:
- THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND FENCING FOR AREAS OUTSIDE OF THE CONSTRUCTION AREA PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
- THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS, 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.
- 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.
- 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.
- 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.
- EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BASTROP CODE OF ORDINANCES.
- ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS. GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY WERE APPLIED.
- 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.
- 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.
- O. PAVED STREETS. DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP
- 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.
- 3. 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, WITH A SOIL TACKIFIER AT A RATE OF 1.4 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
- D. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 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.



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 properites are provided in Table 1 and product characteristics are provided in Table 2.

Table 1- Specified Expected Values

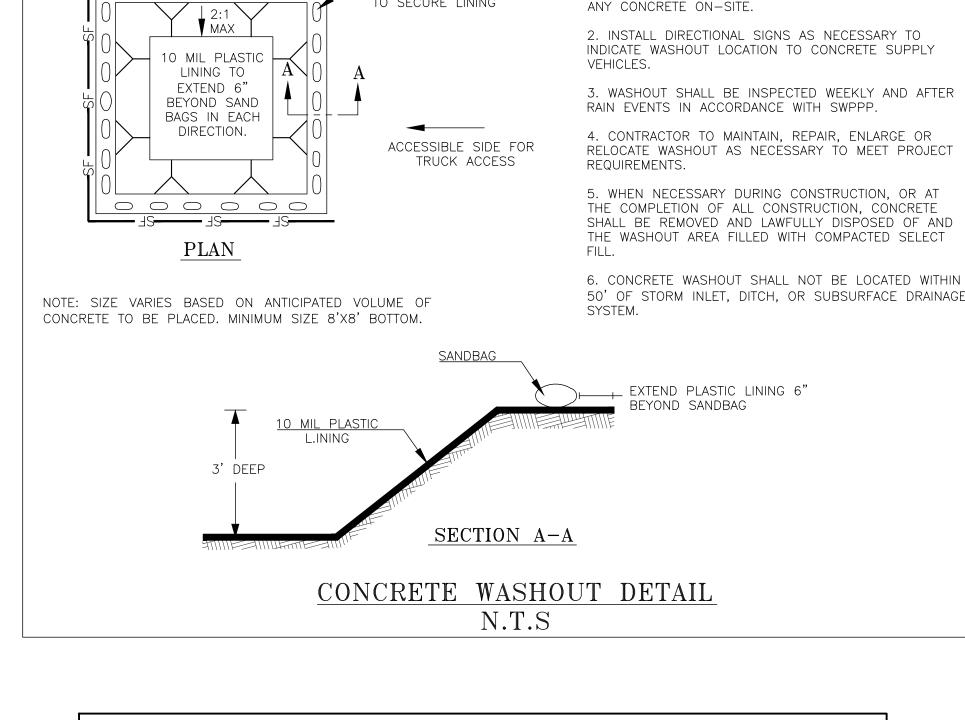
<u> </u>		
Tested Property	Test Method	Value
Tensile Strength (MD) x (TD)	ASTM D6818	10.0 lb/in (1.8 kN/m) x 6.2 lb/in (1.1 kN/m)
Elongation (MD) x (TD)	ASTM D6818	20 % x 26 %
Mass Per Unit Area	ASTM D6475	8.0 oz/yd^2 (271 g/m^2)
Thickness	ASTM D6525	0.28 in (7 mm)
Light Penetration	ASTM D6567	22 % open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

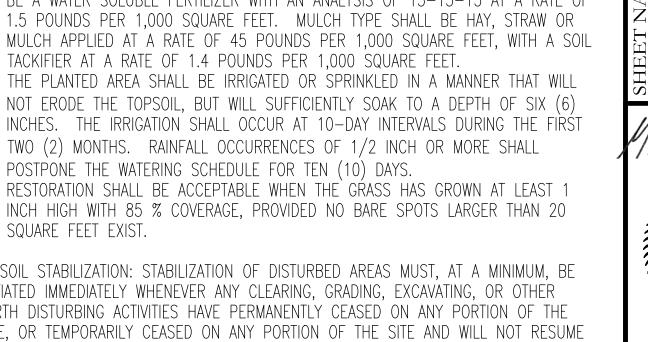
Table 2 - Netting

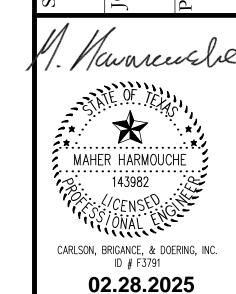
Top Net Type	Synthetic, Photodegradable
Bottom Net Type	Synthetic, Photodegradable
Top Net Opening Dimensions	0.5 in (13 mm) x 0.5 in (13 mm)
Bottom Net Opening Dimensions	0.5 in (13 mm) x 0.5 in (13 mm)

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.







H

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EROSION

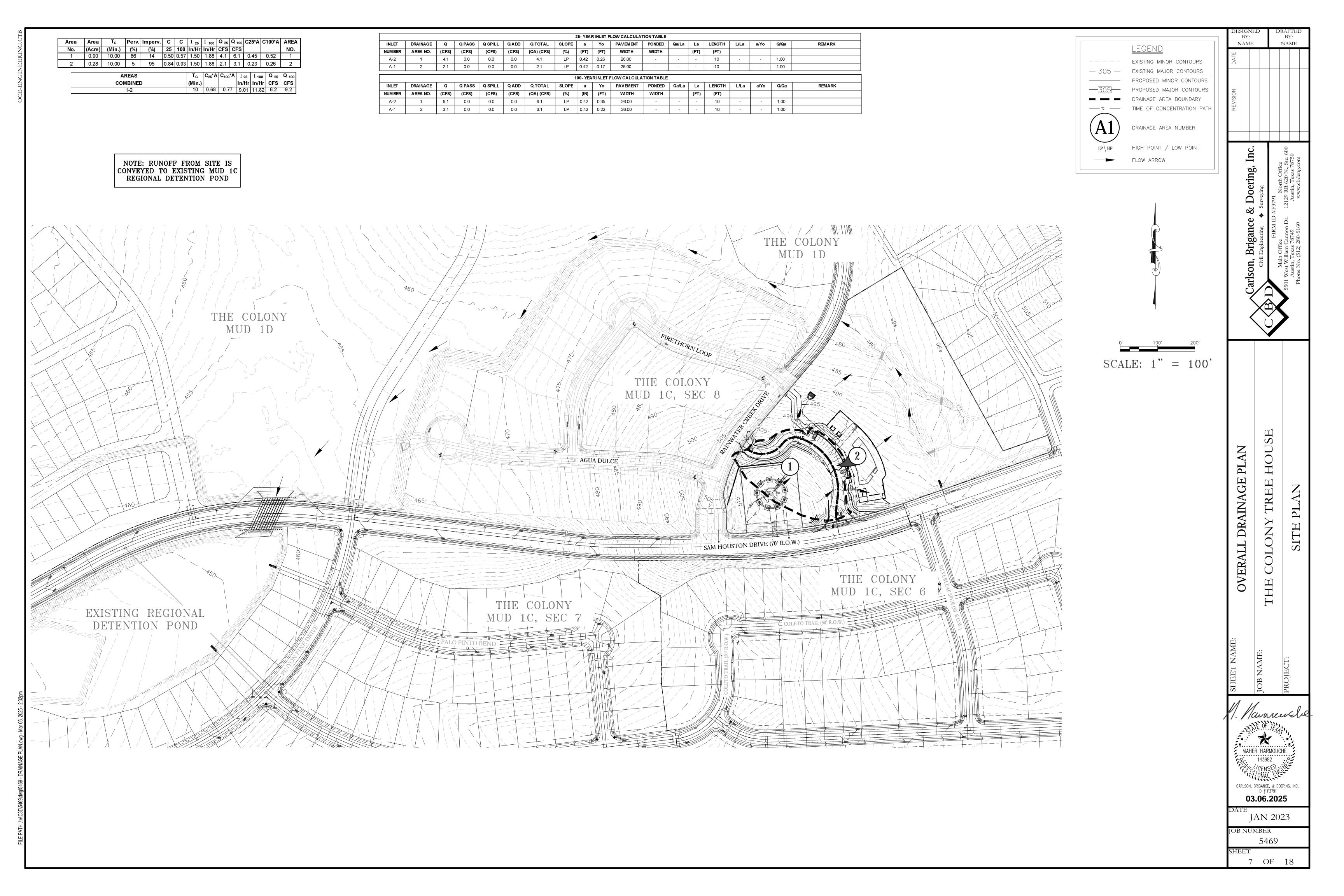
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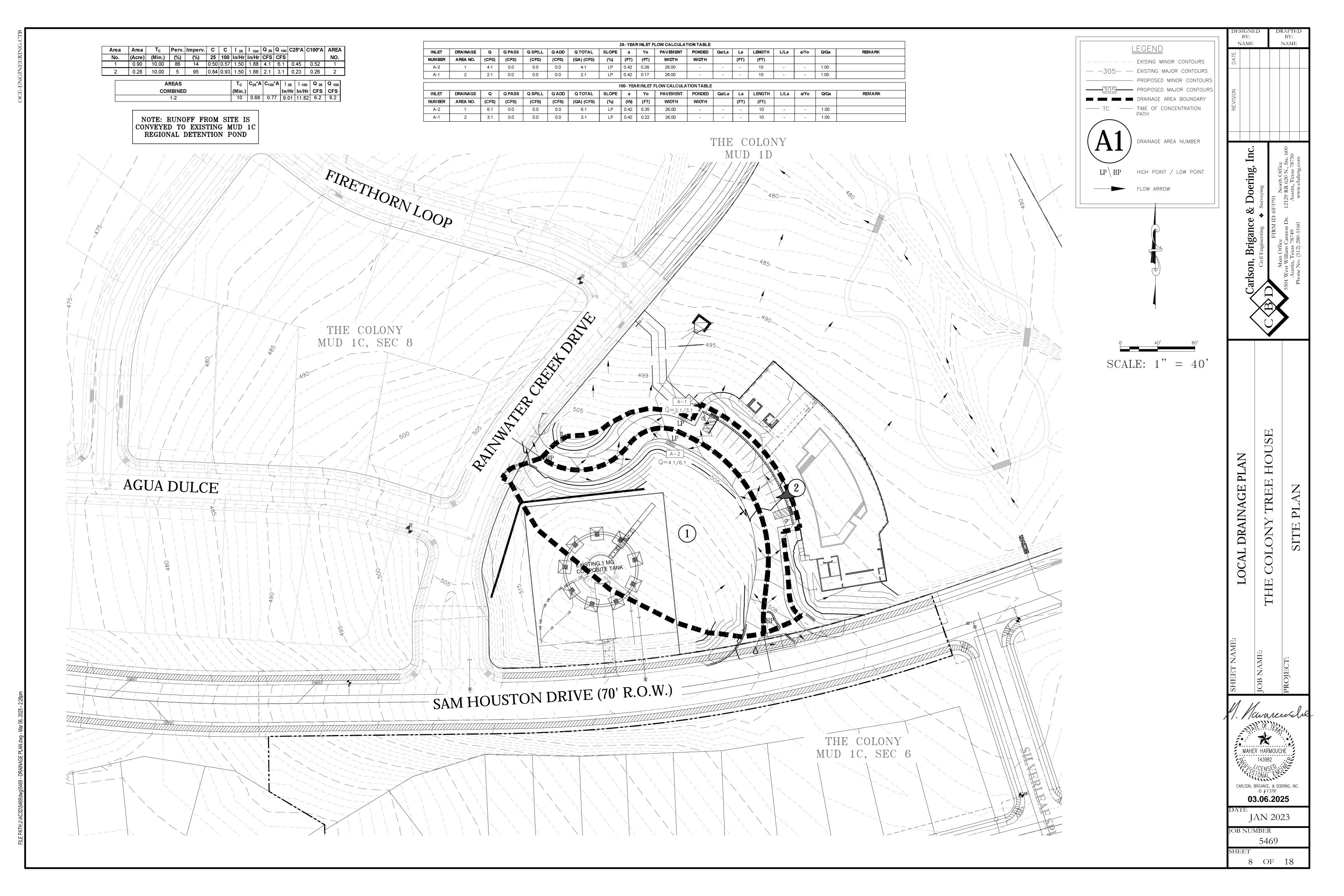
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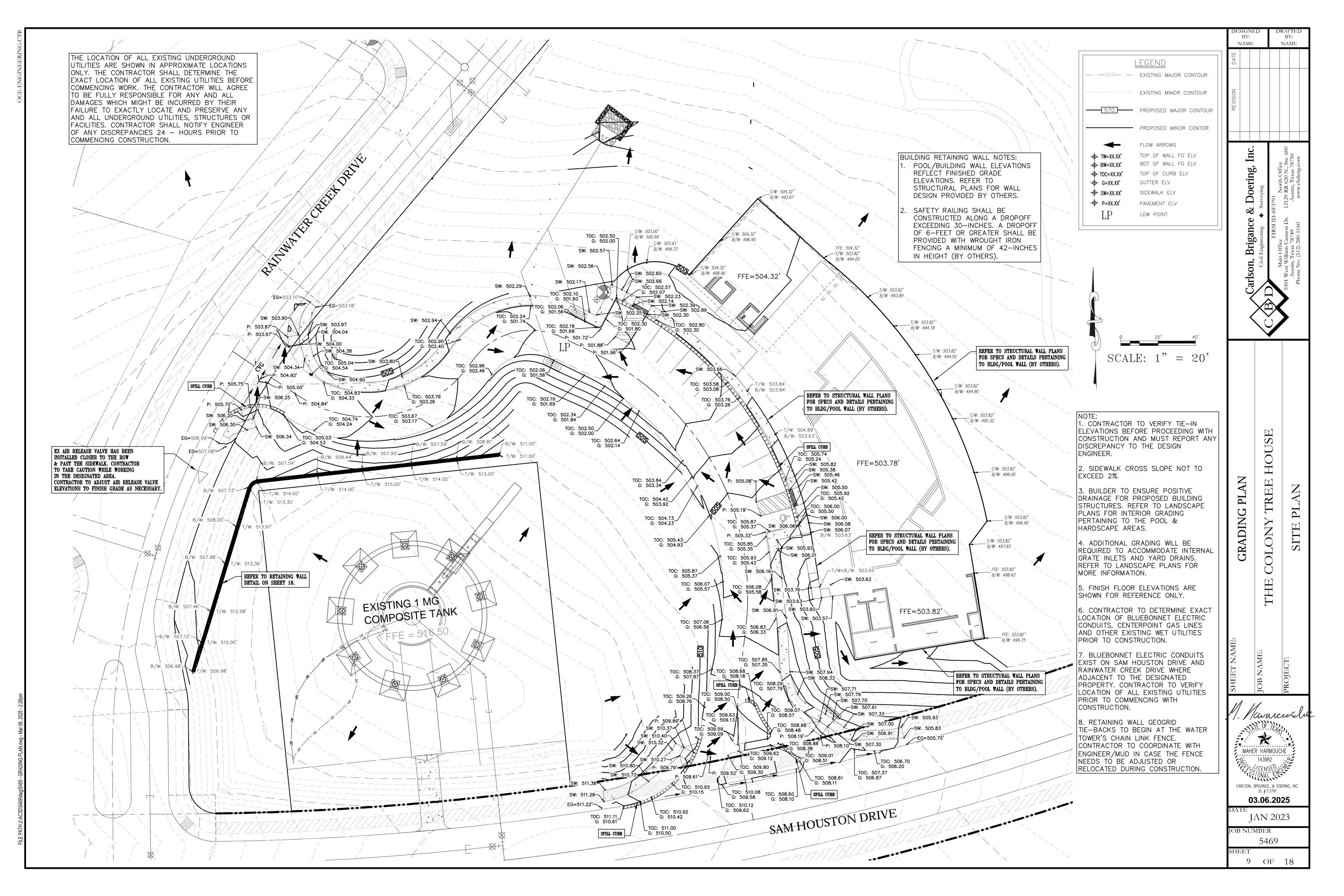
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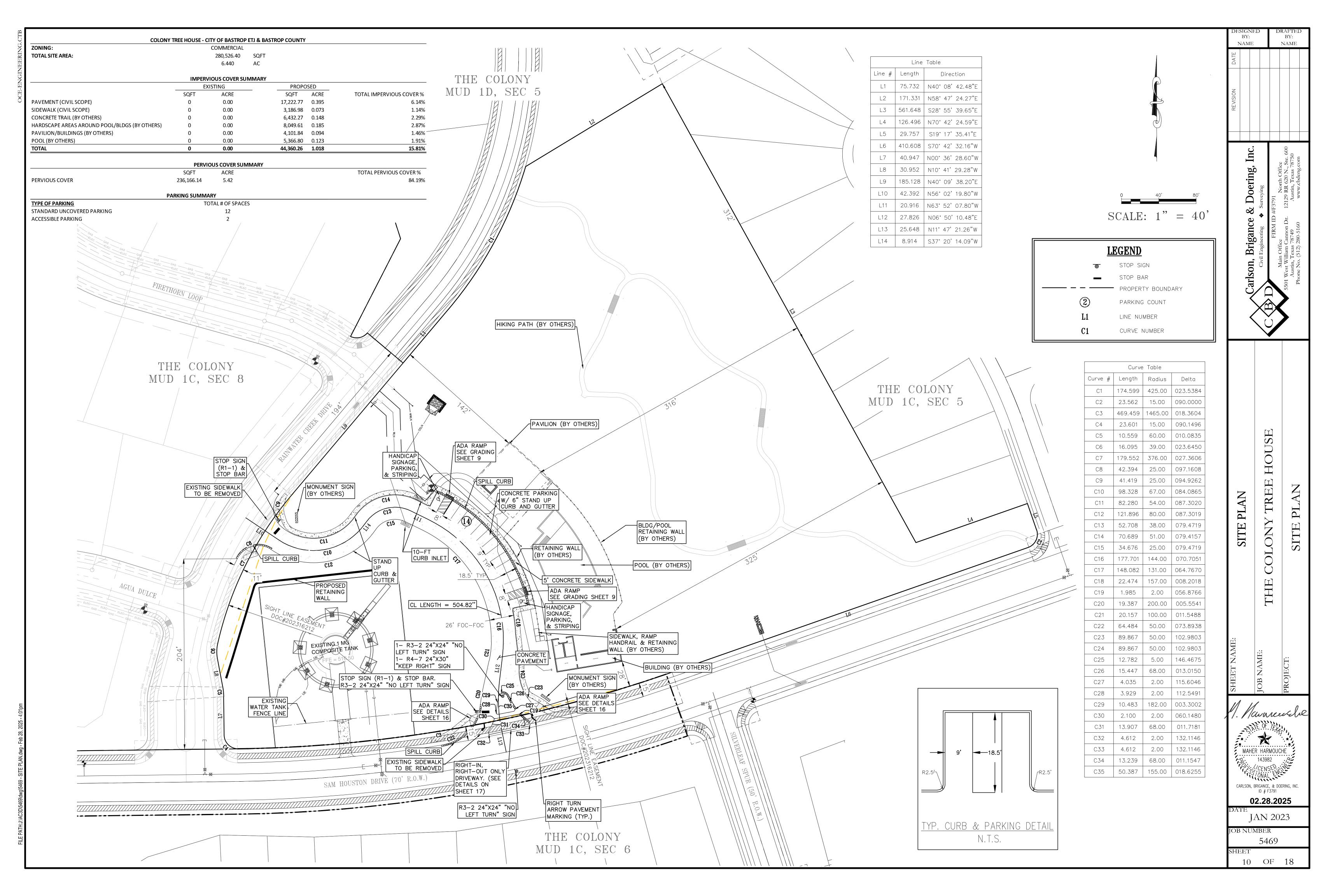
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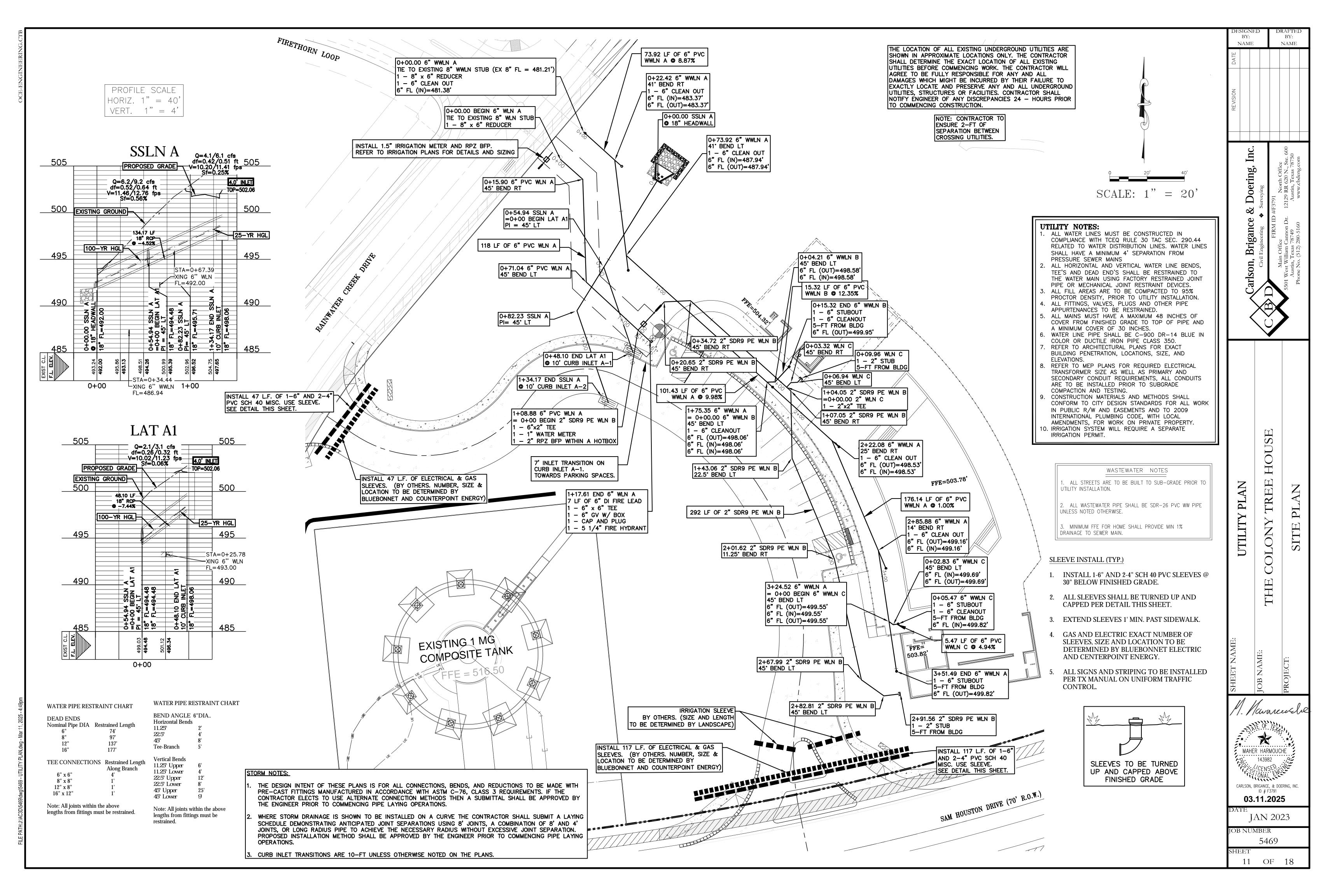
JAN 2023 JOB NUMBER 5469 6 OF 18

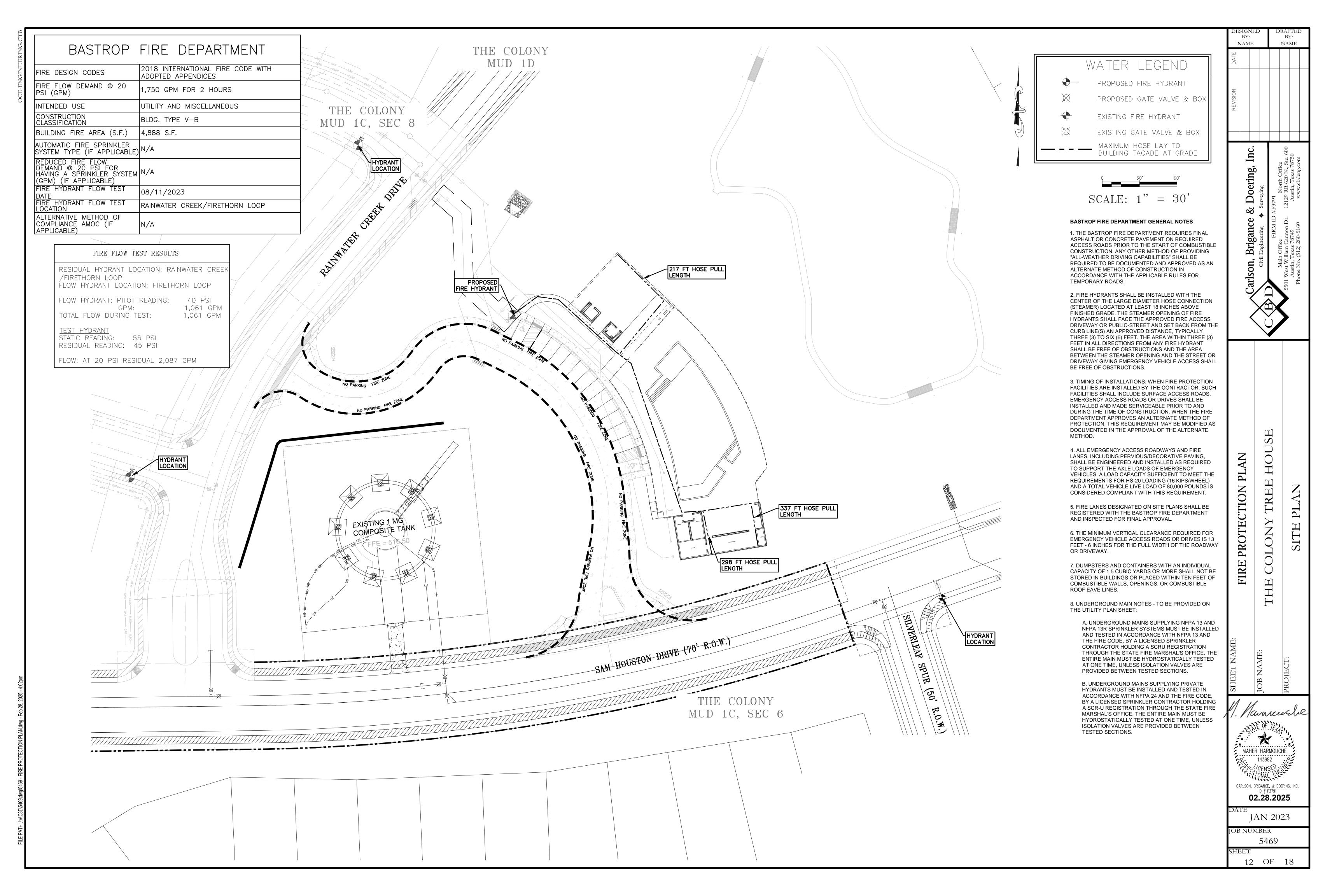


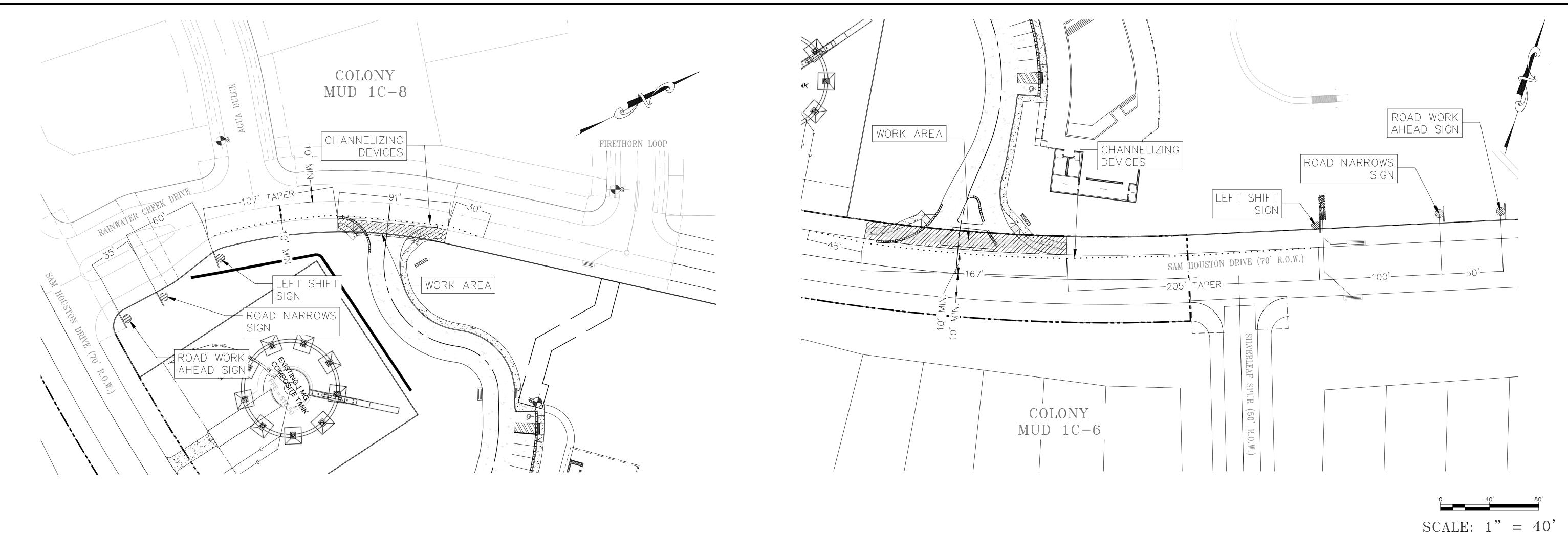


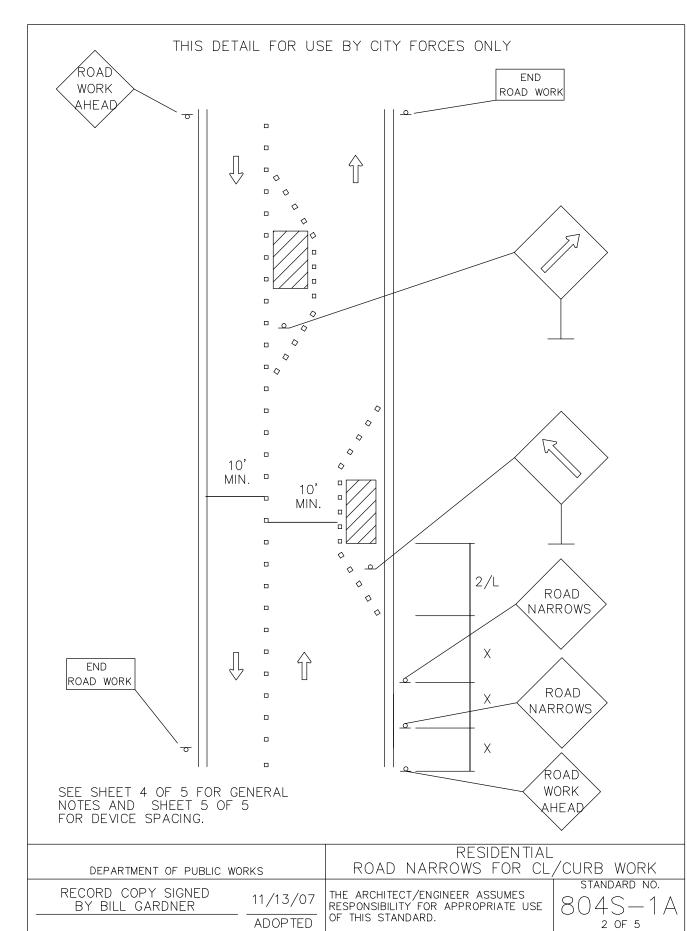


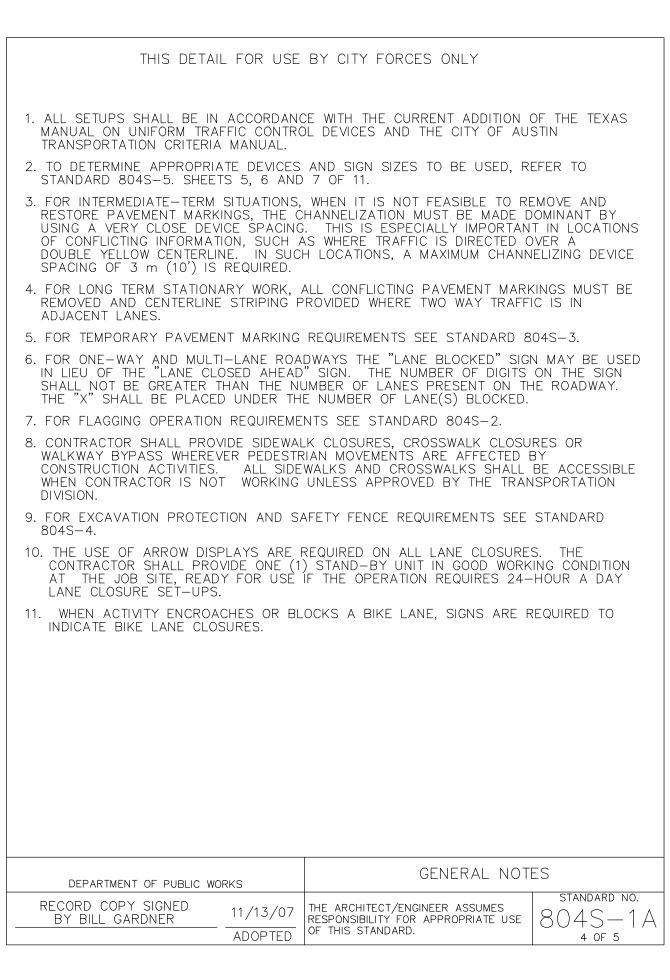


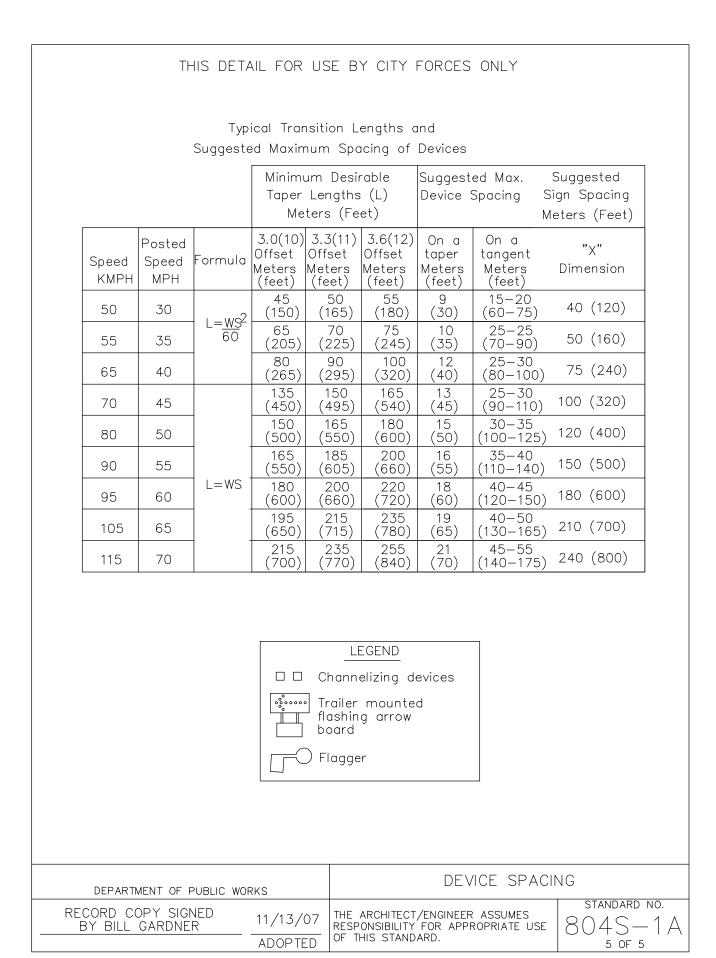


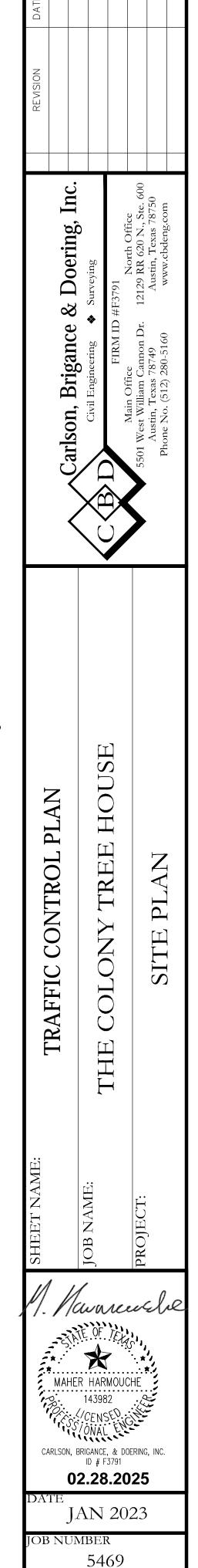




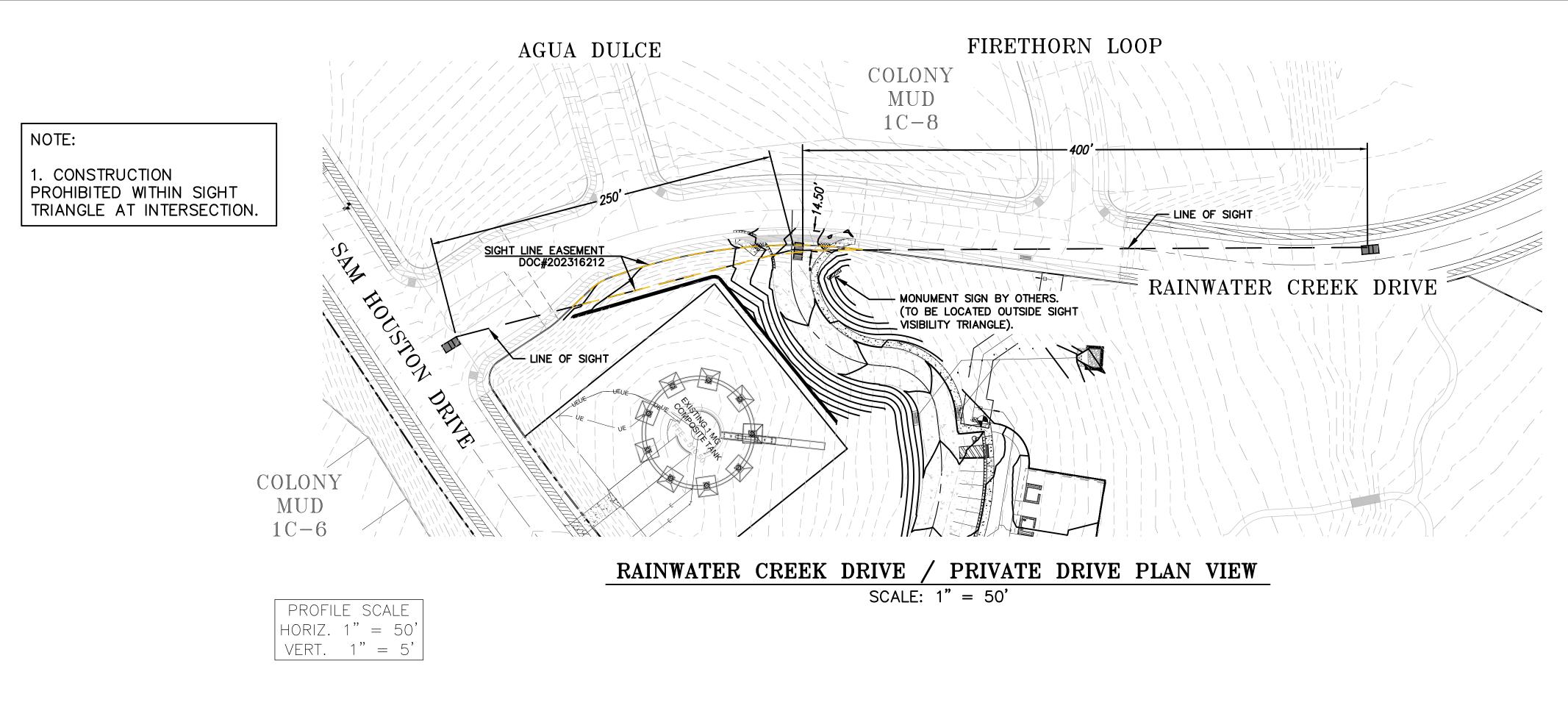




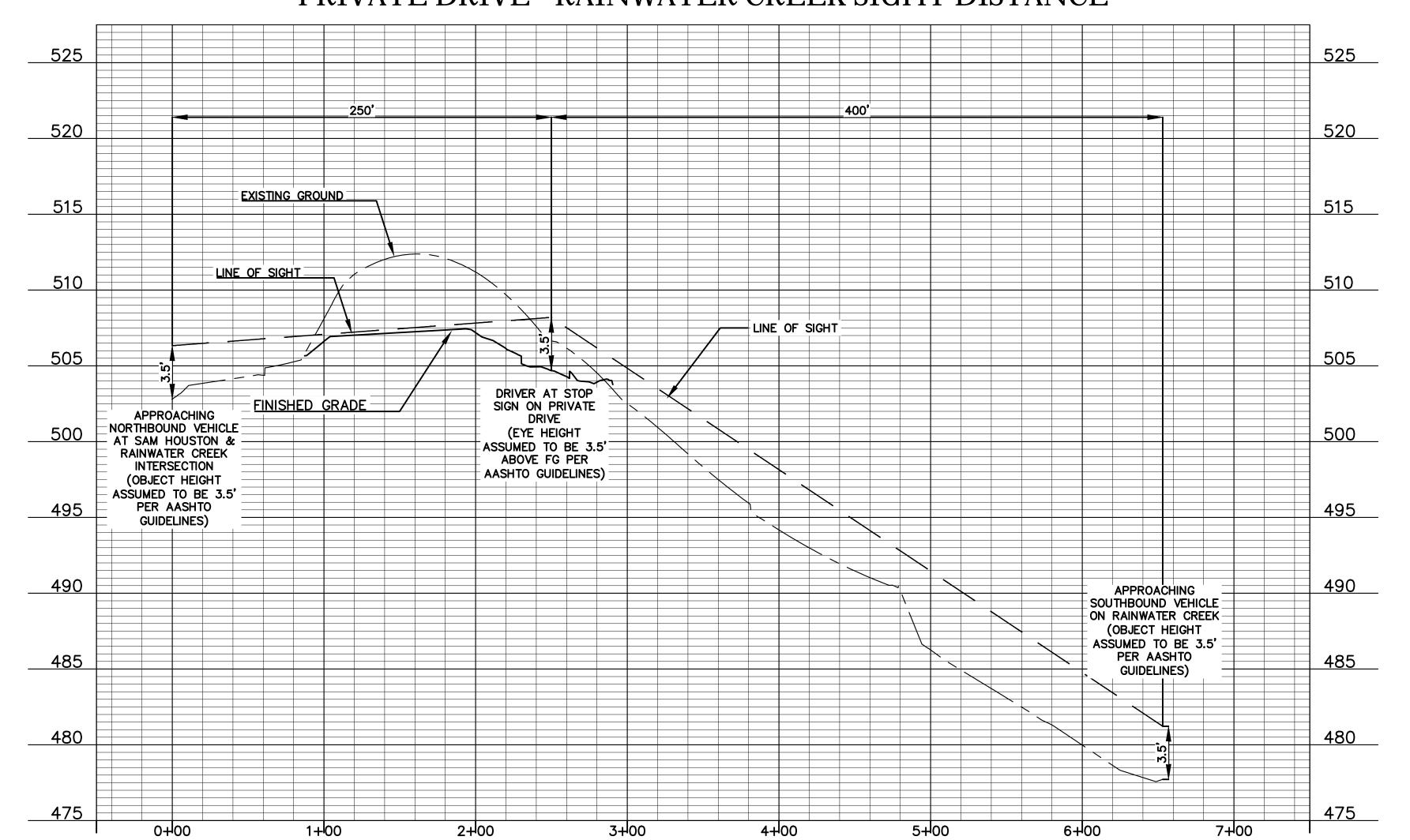




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PRIVATE DRIVE - RAINWATER CREEK SIGHT DISTANCE



Carlson, Brigance & Doering, Inc.	Civil Engineering Surveying	FIRM ID #F3791	1Dr. 121	Austin, Texas 78749 Austin, Texas 78750 Phone No. (512) 280-5160 www.chdeno.com	
Carlson, Brigance & Doering, Inc.	Civil Engineering Surveying	FIRM ID #F3791			
✓ Carlson, Brigance & Doering, Inc	Civil Engineering Surveying	FIRM ID #F3791			
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SIGHT DISTANCE - RAINWATER DRIVE	THE COLONY TREE HOLISE			SITE PLAN	.
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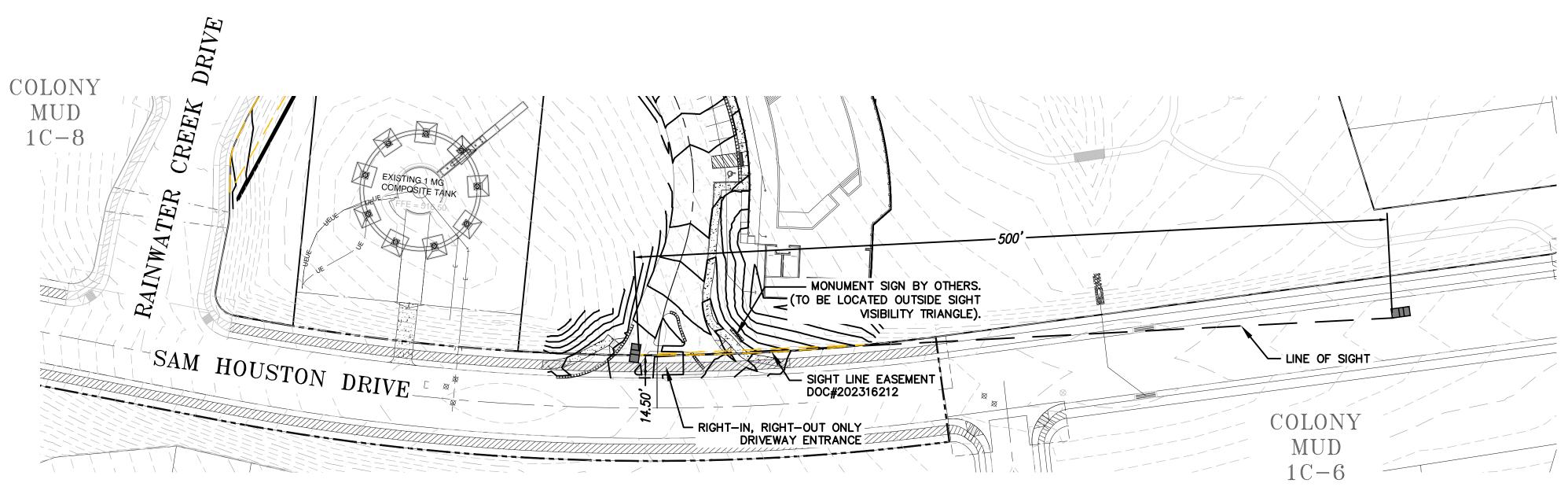
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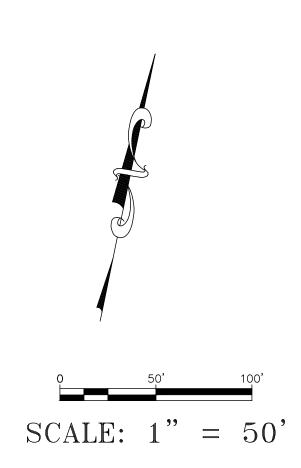
14 OF 18

SCALE: 1" = 50

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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.



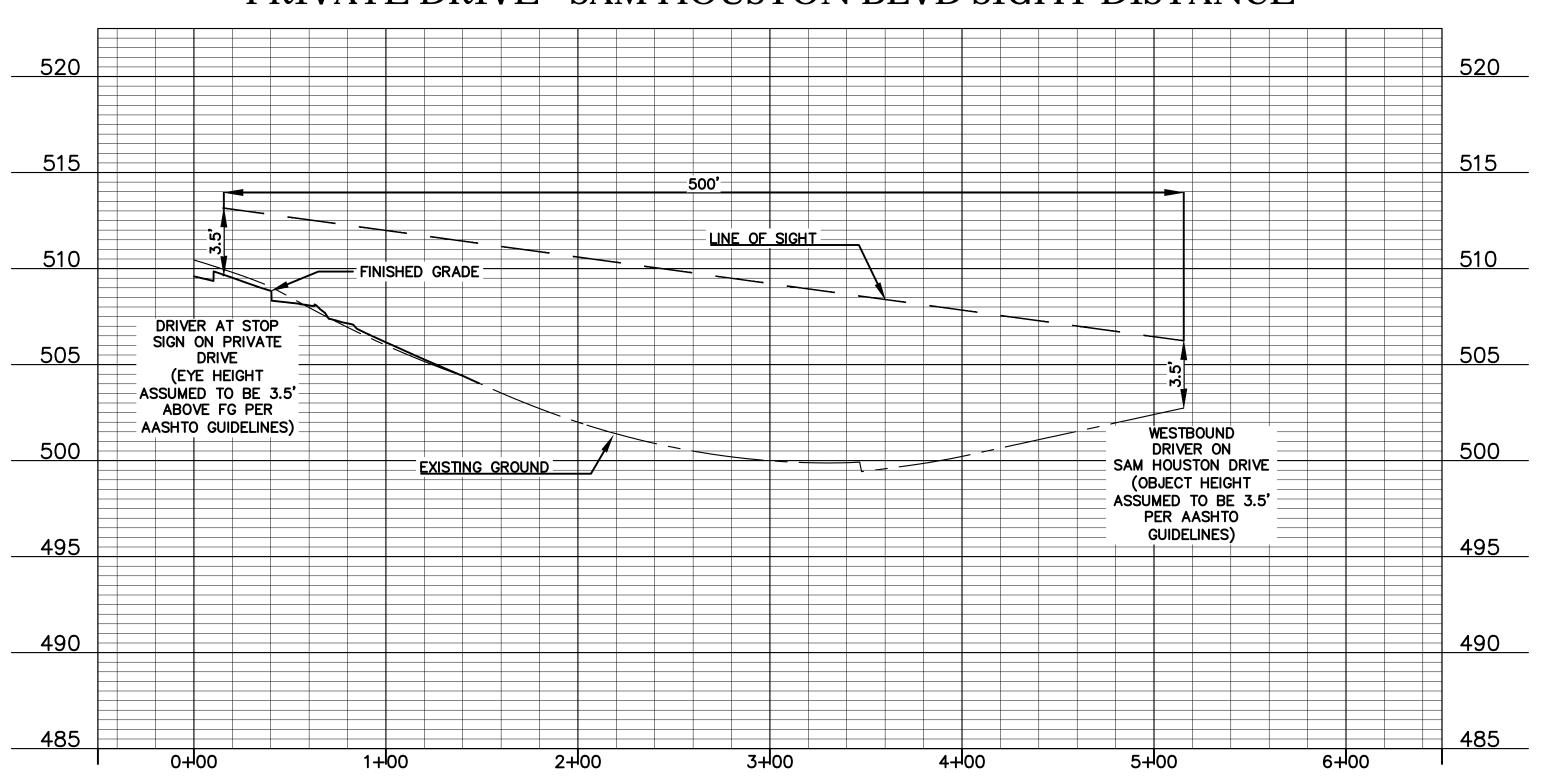


SAM HOUSTON DRIVE / PRIVATE DRIVE PLAN VIEW

SCALE: 1" = 50'

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

PRIVATE DRIVE - SAM HOUSTON BLVD SIGHT DISTANCE



HOUST SIGHT DISTANCE

MAHER HARMOUCHE

143982

CARLSON, BRIGANCE, & DOERING, INC.

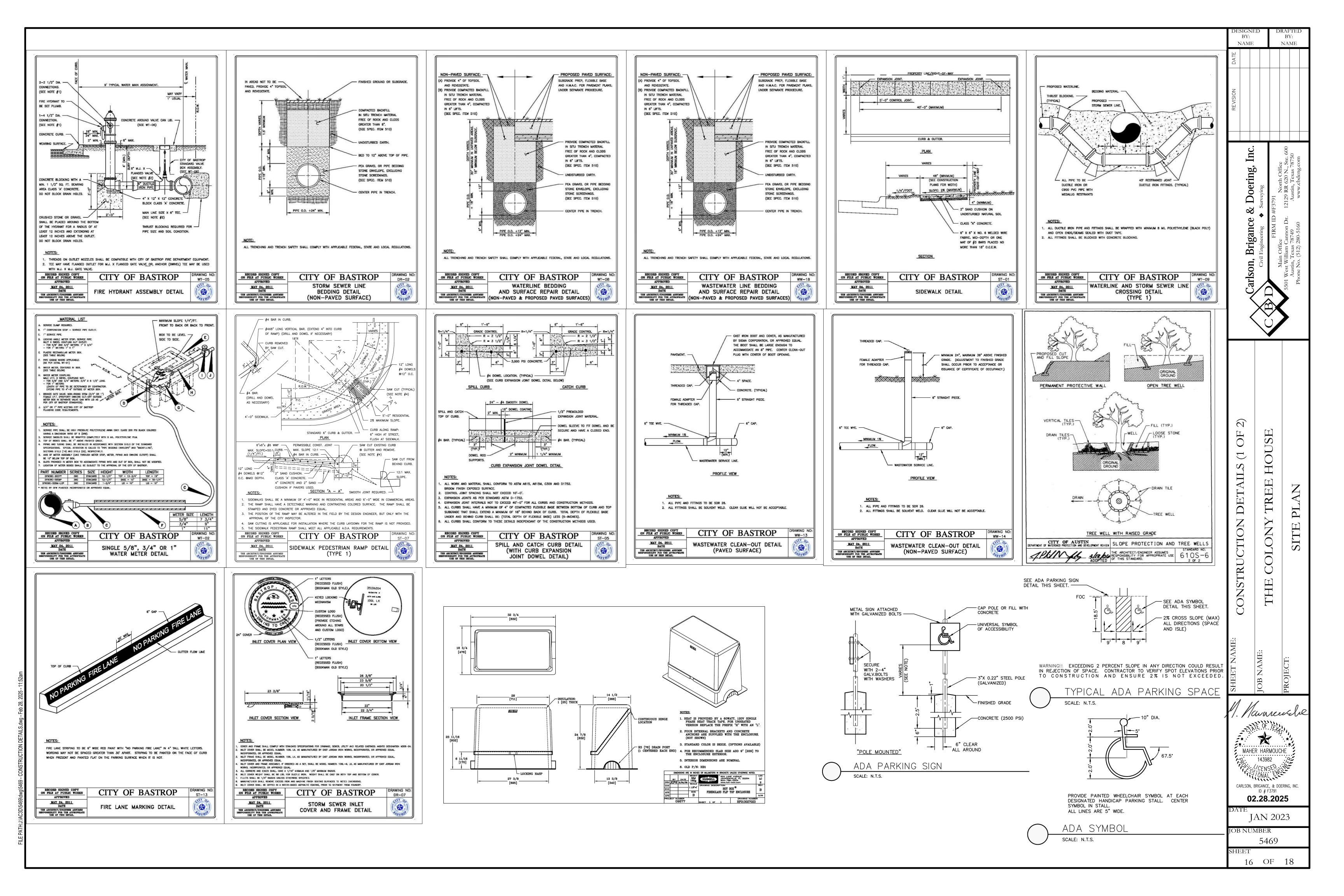
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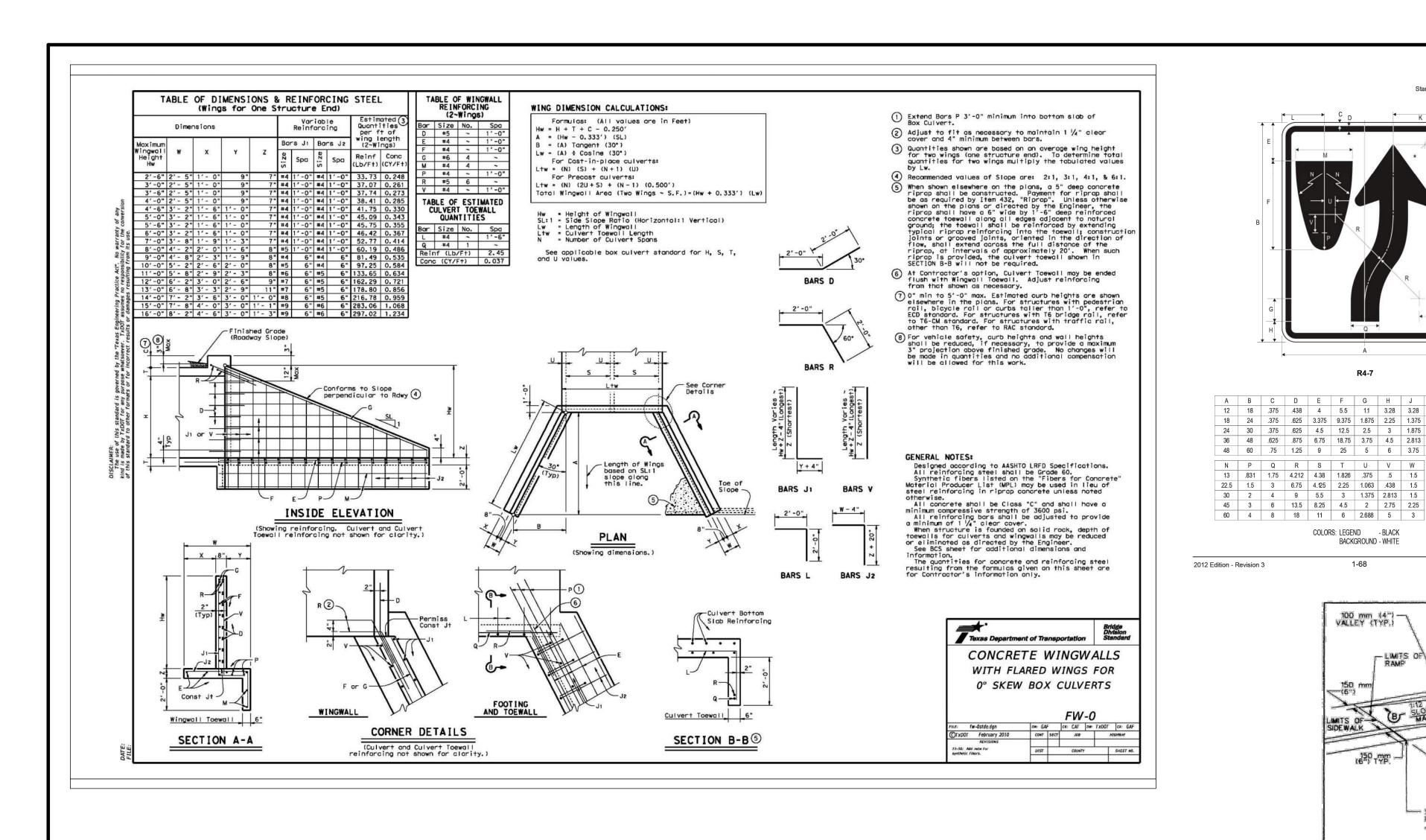
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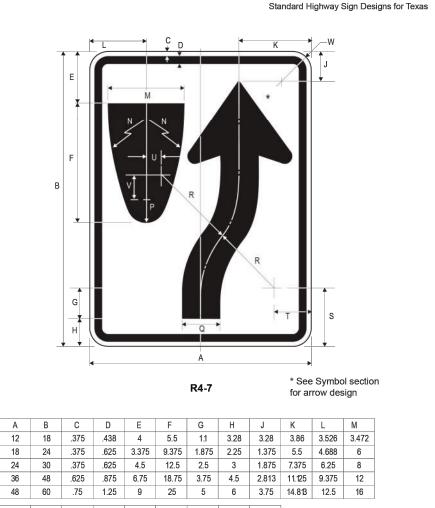
JAN 2023
JOB NUMBER
5469

15 OF 18

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COLORS: LEGEND - BLACK BACKGROUND - WHITE

1-68

100 mm (4") -

(6") TYP -

100 mm (4") MIN.
— FIBROUS CONCRETE

27 MAX.____

PREPARED SUBGRADE

CITY OF AUSTIN

June 2020

= 175 mm (3") MIN. FIBROUS CONCRETE (SEE STD. SPECIFICATION ITEM 407).

COMBINED SIDEWALK CURB RAMP WITH PAVERS WITHIN LIMITED ROW ONLY

L/21/07 THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE 4325-36

ADDITED OF THIS STANDARD.

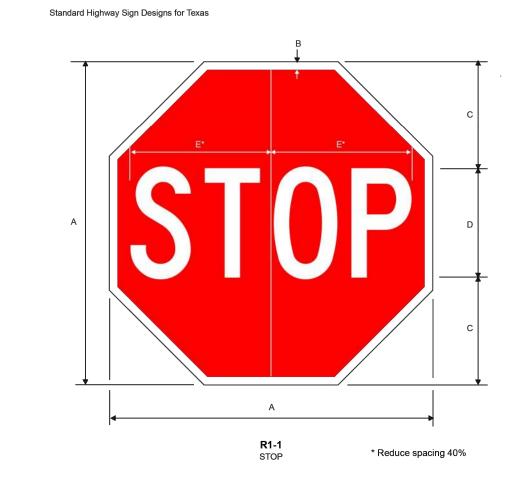
25 mm (1") MORTAR BED (SEE NOTE 5)



Standard Highway Sign Designs for Texas

					R3-2	!		See Syr r arrow		ction
Α	В	С	D	Е	F	G	Н	J	K	L
24	.375	.625	10.5	8.5	1.5	2.5	10.5	11.5	2	.5
36	.625	.875	15.75	12.75	2.25	3.75	15.75	17.25	3	.75
48	.75	1.25	21	17	3	5	21	23	4	1

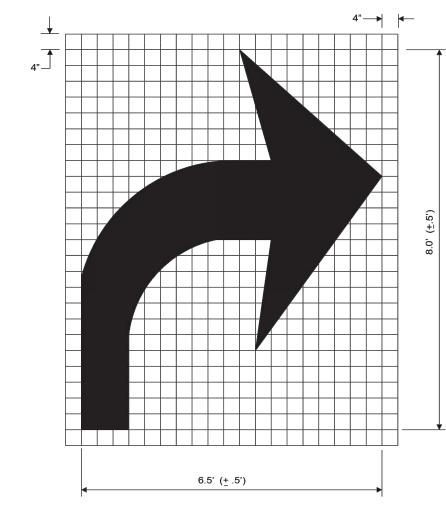
COLORS: CIRCLE & DIAGONAL - RED SYMBOL & BORDER - BLACK BACKGROUND - WHITE	
ne 2020 1-19 2012 Edi	ition - Revision 3

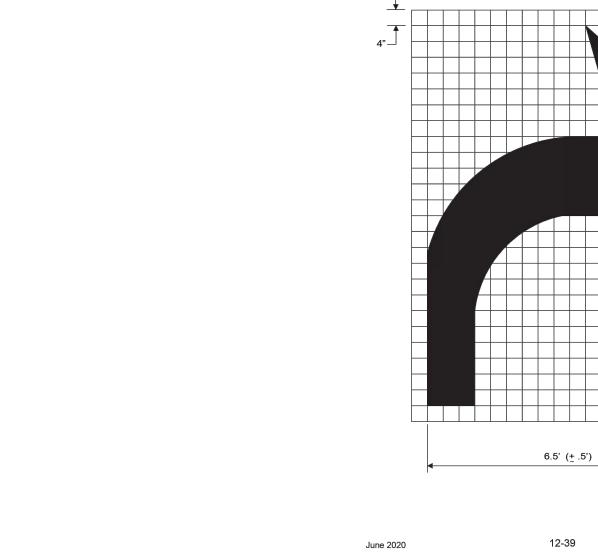


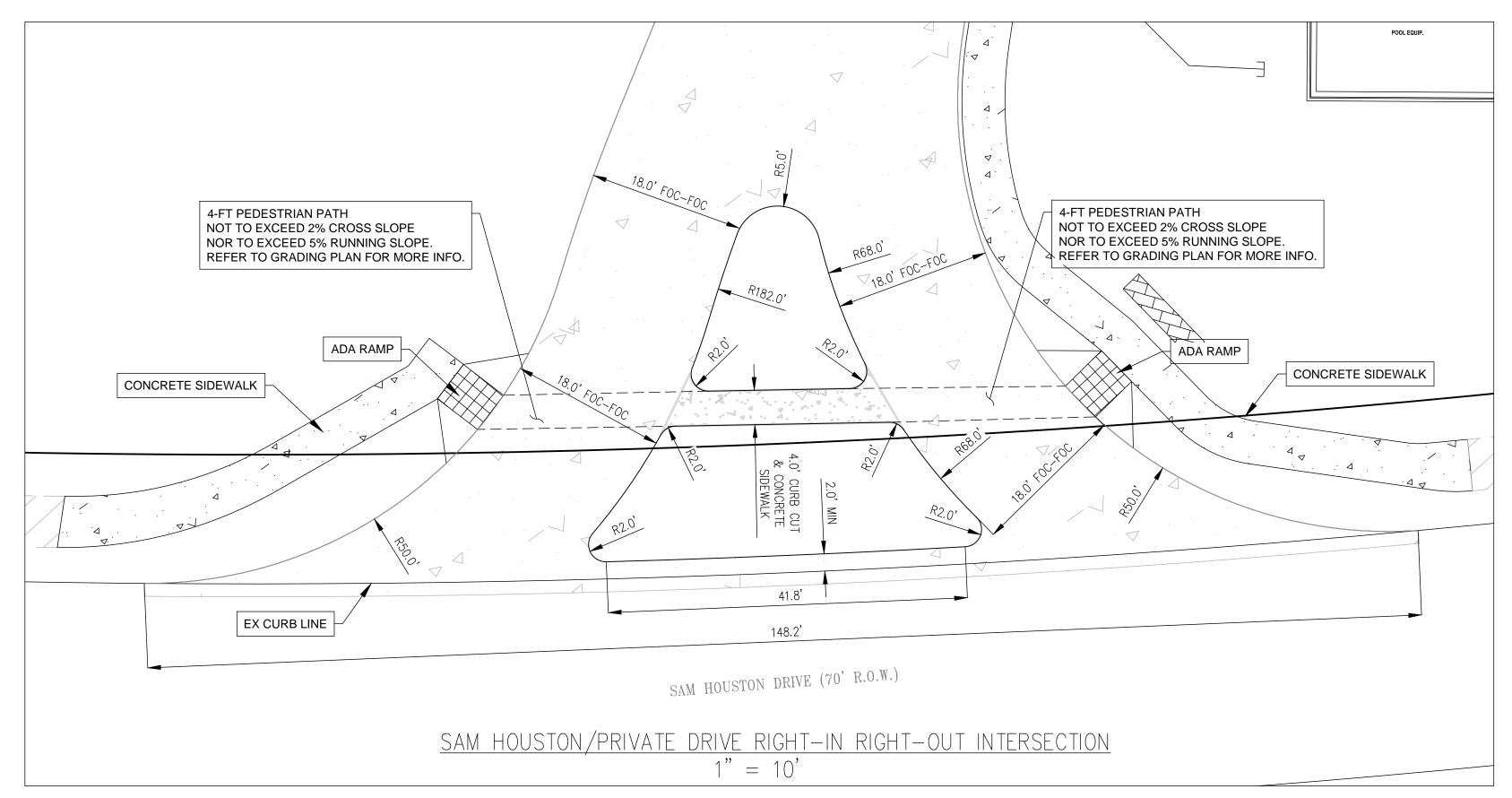
May 2021			1-1			2012 Edition - Revision 4
	COL	ORS: LEC		- WH ND - REI		
	48	1.25	16	16C	20	
	36	.875	12	12C	15	
	30	.75	10	10C	12.5	

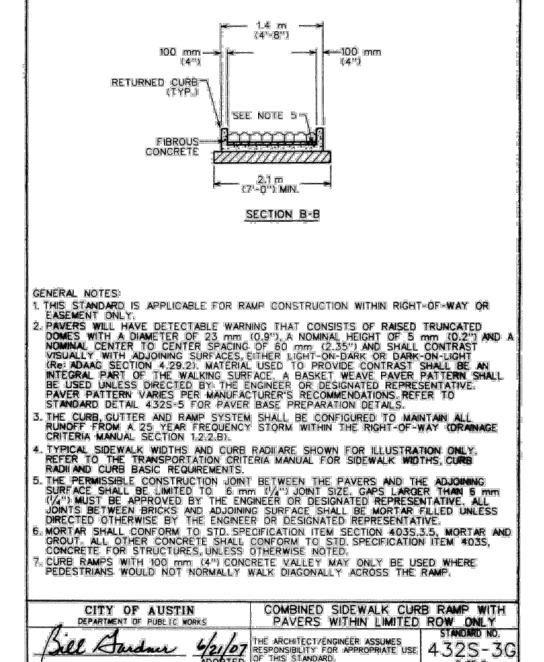
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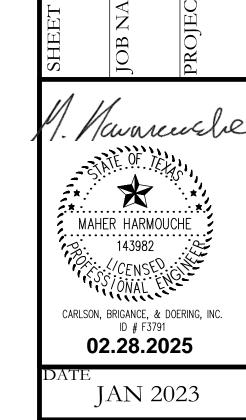
Standard Highway Sign Designs for Texas











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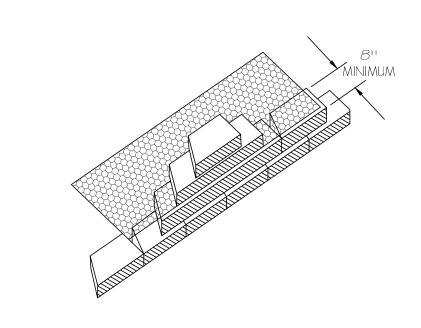
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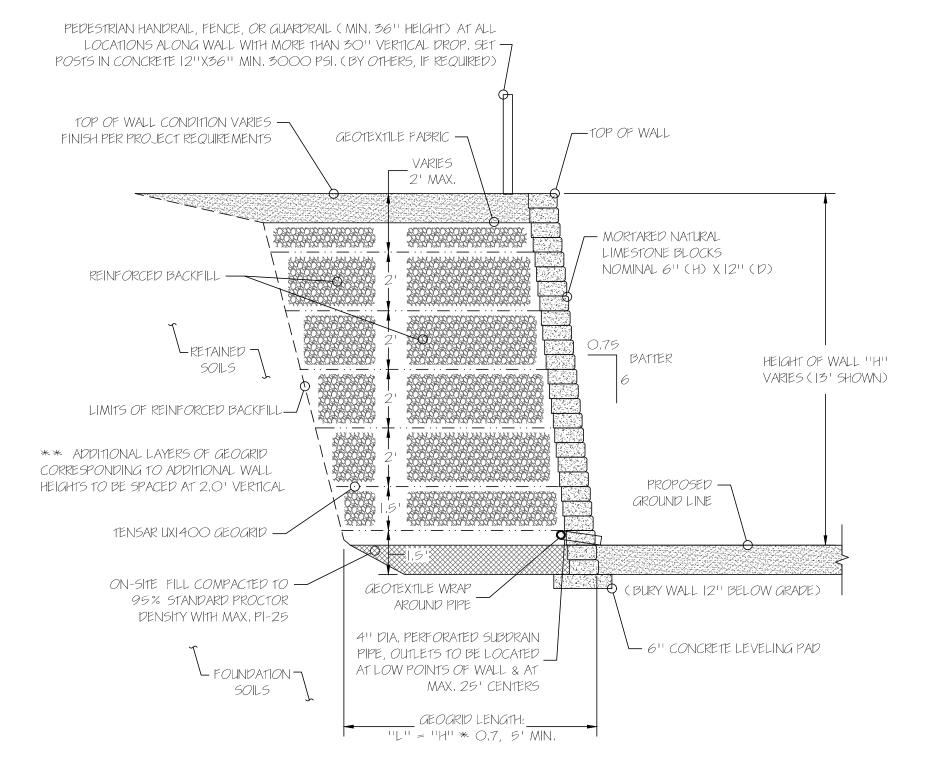
17 OF 18

STEEL PIN, 3/8" DIAMETER,

PLACED IN HEAD JOINT TO SCALE 2'



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

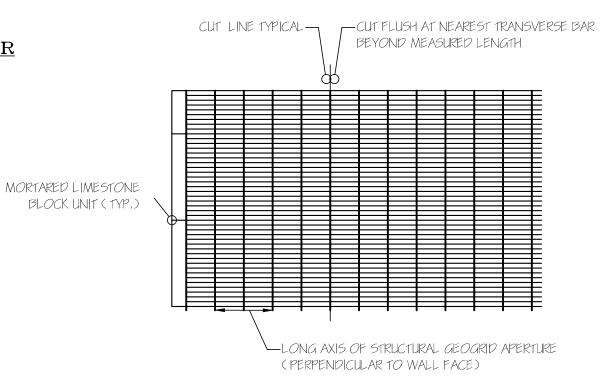


GEOGRID SCHEDULE HEIGHT "H" NUMBER OF EMBEDMENT GEOGRID OF WALL LAYERS LENGTH TYPE 4.0' 2 | 5.0' | UX1400 5.0' 2 5.0' UX1400 3 | 5.0' | UX1400 3 | 5.5' | UX1400 4 | 6.0' | UX1400 4 | 6.5' | UX1400 10.0' | 5 | 7.0' | UX1400 11.0' 5 | 8.0' | UX1400 6 | 8.5' | UX1400 13.0' 6 9.0' UX1400

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.

NOTES: I. WALLS LESS THAN 3.0" IN HEIGHT DO NOT REQUIRE REINFORCEMENT

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



GEOGRID ORIENTATION DETAIL N.T.S.

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 INCH 30-100 3/4 INCH 10-70 0 - 401/2 INCH 0 - 10

- 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
- 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.
- 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.
- WALL FACING SHALL BE LIMESTONE BLOCK
- GEOTEXTILE FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL.
- 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

ELBOW OR TEE

(END OF LINE)

4" DIA, HOPE

OUTLET PIPE

4" DIA.

HOPE PIPE

PERFORATED

- 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.
- DENSIITY 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.
- 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 OR FURTHER COMPACTION, AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER. PRIOR TO AND IN CONJUNCTION WITH THE ROLLING OPERATION, EACH LAYER SHALL BE KEPT LEVELED 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.
- THE CONTRACTOR SHALL HAVE AN APPROVED SET OF CONSTRUCTION DRAWINGS AND CONTRACT SPECIFICATIONS ON-SITE AT ALL TIMES DURING CONSTRUCTION OF THE

CAP AT PIPE ENDS

LIMESTONE BLOCK

GEOGRID PLACEMENT

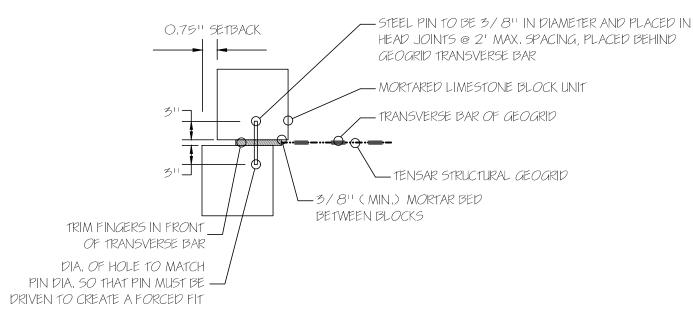
- 1. GEOGRID SHALL BE PLACED AT THE LOCATION SHOWN ON THE CONSTRUCTION DRAWINGS.
- 2. GEOGRID EMBEDMENT LENGTH (GEL) SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS. REINFORCED BACKFILL ZONE LENGTH IS MEASURED FROM THE FRONT FACE OF THE WALL EXTENDING TO THE TAIL OF THE GEOGRIDS.
- 3. GEOGRID REINFORCEMENT 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
- 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 O 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

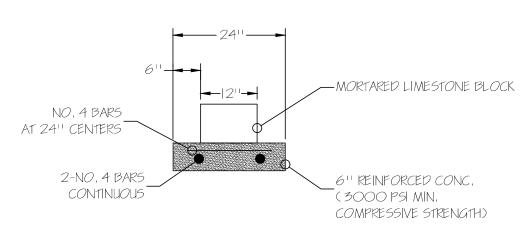
THE ALLOWABLE HORIZONTAL AND VERTICAL TOLERANCE FOR THE ERECTION OF THE WALLS SHALL BE LIMITED TO 1.5 INCH IN 10.0 FEET OF LENGTH OR HEIGHT.

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
- 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
- 5. CARE SHALL BE TAKEN NOT TO CONTAMINATE THE GEO-TEXTILE FABRIC AND/OR DRAINAGE STONE WITH FINE-GRAINED SOILS OR OTHER DELETERIOUS MATERIALS.



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

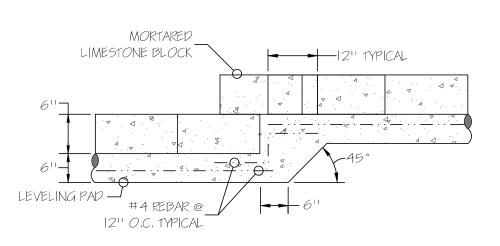


SUBDRAIN PIPE

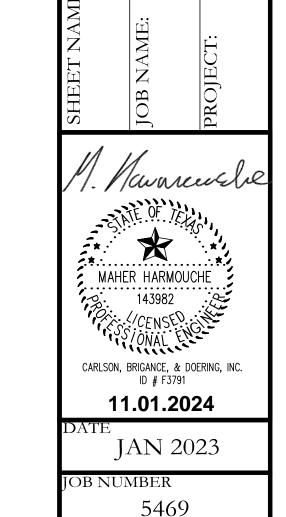
OUTLET DETAIL

N.T.S.

LEVELING PAD DETAIL N.T.S.



TYPICAL LEVELING PAD STEP DETAIL



18 OF 18

TREE

WALL

NAME

Doering,

 \otimes

Brigance

NAME

THE COLONY

TREEHOUSE AMENITY CENTER

SAM HOUSTON DR. BASTROP, TX 78602

OWNER INFORMATION

HUNT DEVELOPMENT SOUTHWEST 4401 N. MESA ST. EL PASO, TX 79902



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Austin, Texas 78727

LANDSCAPE ARCHITECT

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512.280.5160

DRAWINGS INDEX:

VICINITY MAP:

G-001 COVER G-002 TAS

System
Tread
Top and Bottom
Tongue and Groove
Tangent
Towel Bar
Terra Cotta

Towel Dispenser w

Temporary, Temperature

Temporary, Tempe
Tempered
Thread
Thermostat
Thick(ness)
Threshold
Through
Tack Board
Tack Panel
Top of Beam
Top of Curb
Top of Concrete Der
Toilet
Tolerance
Top of Masonry
Top of Plate
Top of Slab
Top of Steel
Top of Wall
Yield Point
Tollet Paper Dispensi

Toilet Paper Dispense

Toilet Paper Hanger Toilet Partition

Toilet Partition
Transformer
Treatment
Template
Terrazzo
Treated
Television
Texture(d)
Typical
Under Counter

Ultimate Unfinished Unistrut

Inc.
ULT
UNFIN
UNI
UNO
UR
UTIL

Unit Heater Underwriters Laboratories

Unless Noted Otherwise

Vapor Barrier Valve Box Vinyl Composition

Ventilator Vertical Vestibule

V-Jointed Vinyl Base Veneer Volume Veneer Plaster

Vent Thru Roof

Water Closet Wall Cabinet

Wood Wire Glass

Warehouse Window

Water Line Wire Mesh

Working Point

Water Resistant

Weather Stripping

Weight Welded Wire Fabric

Vinyl Wall Covering

Technical Technicians Telephone

Plastic Platform Point of Curve

Polished Plate Gla

Pre-Fabricated Pre-Finished Preparation

Project Manager Pressure Reducing Value

Pound per Square Foot

Paper Towel Receptacle

Quantity Radius, Riser

Return Air Intake Rubber Base

Reflected Ceiling Plan

Refer, Reference

Re-circulate

Receptacle Rectangle Reducer Refrigerator

Reinigerator
Register, Regulato
Reinforce
Repair
Reproduce
Required
Requirements
Resilient
Resistant
Return
Retaining
Revise, Revision

Reflect(ed), (ive), (or) Room Finish Schedule

Stained & Sealed

School Screen Storm Drain Soap Dispense Second Section Separate

Stand Pipe Specification(s)

Square Shower Rod

Staggered Standard Sterilizer

Seating Stiffener Steel

Storage Structure(al)

Supply, Support

Superintendent Surface

Sheet Vinvl

Switch Board Sidewalk

Stirrup Substitute

Standing Seam

Sanitary Sewer Man Hole Stainless Steel

nt SLNT

Handicapped Water C

Hot Water Heate

Incorperate(d)
Include(d), Including

Information Insulate, Insulation

Knock Down

Kick Plate Length Laboratory

Lead Coated Copp

Landing Linear Foot

Modling Masonry Open

Model, Module

Noise Reduct

Paragraph

Perimeter Permanent Perpendicular

Photograph Parkway

Pre-cast Concrete Panel

ARCHITECTURE SITE AS101 OVERALL SITE PLAN

ARCHITECTURE

- A-101 POOL HOUSE FLOOR PLAN A-102 SHADE PAVILION FLOOR PLAN
- A-111 POOL HOUSE ROOF PLAN A-112 SHADE STRUCTURE ROOF PLAN
- A-113 SHADE PAVILION ROOF PLAN A-121 POOL HOUSE RCP
- A-122 SHADE STRUCTURE RCP A-123 SHADE PAVILION RCP
- A-201 POOL HOUSE EXTERIOR ELEVATIONS A-202 POOL HOUSE EXTERIOR ELEVATIONS A-203 SHADE PAVILION EXT. ELEVATIONS
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STRUCTURAL

PROJECT LOCATION

- S1.03 PHASE 1 3D ISOMETRIC VIEWS S2.00 PHASE 1 - FOUNDATION PLAN S2.01 PHASE 1 - RETAINING WALL PLAN
- S3.01 PHASE 1 ROOF FRAMING PLAN SHADE STRUCTURE S4.00 PHASE 1 - FOUNDATION DETAILS
- S5.00 PHASE 1 TYPICAL CMU DETAILS S6.00 PHASE 1 - PAVILION FRAMING SECTIONS
- S6.01 PHASE 1 TYPICAL FRAMING DETAILS S6.02 PHASE 1 - TYPICAL FRAMING DETAILS

PLUMBING

ELECTRICAL

E0.01 ELECTRICAL COVER SHEET

E1.00 ELECTRICAL SITE PLAN

E2.02 POWER PLAN PAVILION

E6.01 ELECTRICAL DETAILS

E3.02 LIGHTING PLAN PAVILION

E7.00 PANEL SCHEDULES & RISER

E2.01 POWER PLAN

E3.01 LIGHTING PLAN

E0.02 ELECTRICAL SPECIFICAITONS

E0.03 ELECTRICAL SPECIFICAITONS

E1.01 ENLARGED ELECTRICAL SITE PLAN

- P0.01 PLUMBING COVER SHEET P0.02 PLUMBING SCHEDULES
- P0.03 PLUMBING SPECIFICAITONS P2.00 PLUMBING UNDERFLOOR PLAN P2.01 PLUMBING FLOOR PLAN P2.02 PLUMBING FLOOR PLAN PAVILION

P2.03 PLUMBING SITE PLAN P5.01 PLUMBING RISERS P6.01 PLUMBING DETAILS

SYBMOLS:

DESCRIPTION

ABBREVIATIONS:

Down Spout Dishwasher Drawing Drawer East

Exhaust Fan

Emergency Enclose, Enclos

Equipment Estimate Each Way

Electric Water Cool

Existing
Exposed
Expansion
Exterior, Extensio

Fire Alarm

Face Brick Fiberboard

Fire Departmen

Finish Floor

Fixed Glass Fiberglass
Fire Hose
Fire Hose Cabine

Fire Hydrant

Flexible Flashing Floor Flooring Fluorescent Finish Floor Fixed Glass

Fiberglass Fire Hose

Fire Hose Rack

Flooring Fluorescent Face of Concrete

Face of Masonr

Face of Steel Fireproof Fireproofing Floor Plate

Frame Framed Fireplace Fire Retardant

Full Size Foot, Feet

Footing Furnish Furring Full Width

Gallon Galvanized

Government

Handicap(ed)

Hose Bibb Hollow Core Hard Board Hardner Header

Hand Rail Hardware Hexagonal Head Joint

Handicapped L Hollow Metal

Horizontal

High Point

Gallons per Minute

Gypsum Wall Board

Glass Fiber Reinforced Concrete O to O Glass Fiber Reinforced Gypsum | OA

Feet per Minute

Fire Hydrant

Fixture Flexible Flashing Floor

Fire Extinguisher Cabine

Anchor Bolt Access Floor

Acoustic Ceiling Pane

Administration, Admi

Association Asphalt Tile

Broom & Mop Holde

Cubic Feet Per Minute

Coat Hook

Chamber Channel Cast Iron

Circle, Circular, C

Composite, Composition FRPL Compress(ed), (or), (ion), (ible) FRT

Control Joint

Cast Stone

Center Cubic Feet Cubicle Cubic Foot

Cubic Inch Cubic Yard Cold Water

Deformed Bar Ancho

Drinking Fountai

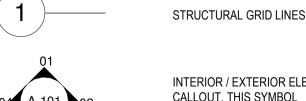
Diameter
Diagonal
Diffuser
Dimension
Dispenser
Distribute
Division
Dead Load

Damper Down Ditto

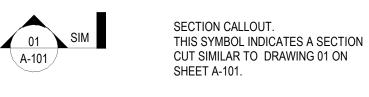
DBANCH
DBL
DEG
DEMO
DEPT
DET

AFF
AGG
AHU
ALT
ALUM
ANCH
ANOD
APPD
APPROX
ARCH
ASPH
ASSN
AT

C C to C CAB CALK CB CBD CEM CER CF/CI CFM CG CH

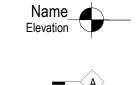


INTERIOR / EXTERIOR ELEVATION CALLOUT. THIS SYMBOL INDICATES INT/EXT ELEVATION DRAWINGS 01, 02, 03, 04 ON SHEET



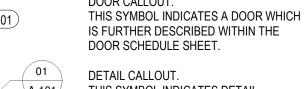
Room name

ROOM TAG. **ROOM NAME** ROOM NUMBER NET SQUARE FOOT FLOOR AREA



WALL CALLOUT. THIS SYMBOL INDICATES A WALL WHICH IS FURTHER DESCRIBED ON THE WALL SECTION SHEET.

WINDOW CALLOUT. THIS SYMBOL INDICATES A WINDOW WHICH IS FURTHER DESCRIBED WITHIN THE WINDOW SCHEDULE SHEET.

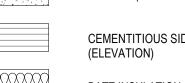


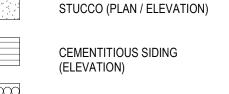
THIS SYMBOL INDICATES DETAIL DRAWING 01 ON SHEET A-101.

MATERIALS LEGEND:

CONCRETE CONCRETE MASONRY UNIT

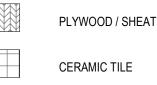
STONE (ELEVATION)







RIGID INSULATION



CODE INFORMATION:

OCCUPANCY GROUP OCCUPANCY LOAD OUTDOOR SHADE PAVILION SEATING SHADE PAVILION STORAGE OUTDOOR POOL HOUSE SEATING POOL HOUSE STORAGE

EXIT ACCESS TRAVEL DISTANCE COMMON PATH OF EGRESS

A-3

71 SF/ 300 GROSS 636 SF / 15 NET 340 SF / 300 GROSS

NONE REQUIRED

TABLE 504.4 TABLE 506.2 **TABLE 506.2** TABLE 1017.2 TABLE 1006.2.1

PROJECT INFORMATION:

NEW CONSTRUCTION OF TWO STEEL AND MASONRY FRAMED, 1-STORY AMENITY BUILDINGS TO BE USED BY RESIDENTS OF SURROUNDING DEVELOPMENT. SPACES INCLUDE UNCONDITIONED AREAS FOR POOL EQUIPMENT, STORAGE, OPEN-AIR RESTROOMS, A SHADE ELEMENT AND A COVERED OUTDOOR SEATING PAVILION

2018 INTERNATIONAL BUILDING CODE (IBC) FAMILY, ADOPTED IN FULL EXCEPT AS MODIFIED IN THE BASTROP CODE OF ORDINANCES CHAPTER 3 - BUILDING REGULATIONS, INCLUDING:

- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC) 2018 INTERNATIONAL FUEL GAS CODE (IFGC) 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)

2018 INTERNATIONAL ENERGY CODE (IECC)**

 2018 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC) 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

2000 INTERNATIONAL PROPERTY MAINTENANCE CODE 2017 NATIONAL ELECTRIC CODE (NEC)

2018 INTERNATIONAL SWIMMING POOL AND SPA CODE 2018 INTERNATIONAL FIRE CODE - WITH APPENDICES B, C, D, E, F, G, H, I, AND N, EXCEPT AS MODIFIED IN THE BASTROP CODE OF ORDINANCES CHAPTER 5 - FIRE PREVENTION AND PROTECTION 2021

TDLR REGISTRATION NUMBER: XXXXXXXXXXXXXX

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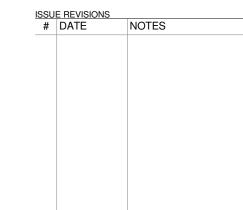
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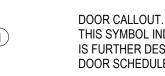
BASTROP, TEXAS

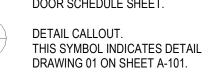


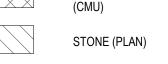
SHEET TITLE

COVER

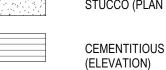


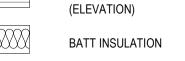


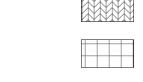


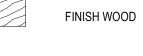












PLYWOOD / SHEATHING

CONSTRUCTION TYPE FIRE PROTECTION COMPACT FILL

BUILDING HEIGHT ALLOWED PROPOSED STORIES ALLOWED PROPOSED ALLOWABLE FLOOR AREA

> DEAD END CORRIDOR **CORRIDOR FIRE RATING** STRUCTURAL FRAME FIRE RATING SHAFT ENCLOSURE FIRE RATING FIRE BARRIER WALL FIRE RATING FIRE SEPARATION BETWEEN USES

6,000 SF / FL 200 FT

0 HR N/A

903.2.1.3 **TABLE 504.3** TABLE 504.3 TABLE 504.4

IBC CHAPTER

= 104 OCCUPANTS

= 1 OCCUPANTS

= 42 OCCUPANTS

= 1 OCCUPANTS

TABLE 601

TOTAL = 43 OCCUPANTS

303.4

1004

1020.4, EXCEP. 2 TABLE 1020.1 TABLE 601; TABLE 602 TABLE 707.3.10; 1027.6 TABLE 707.3.10; 1027.6 TABLE 508.4

ENTER

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TREEH



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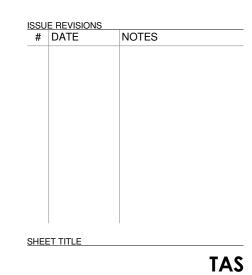
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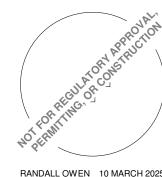
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OVERALL SITE PLAN

AS101

TREEH

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.

GENERAL NOTES

5. GENERAL CONTRACTOR TO COORDINATE CONDUIT LINES WITH ARCH.



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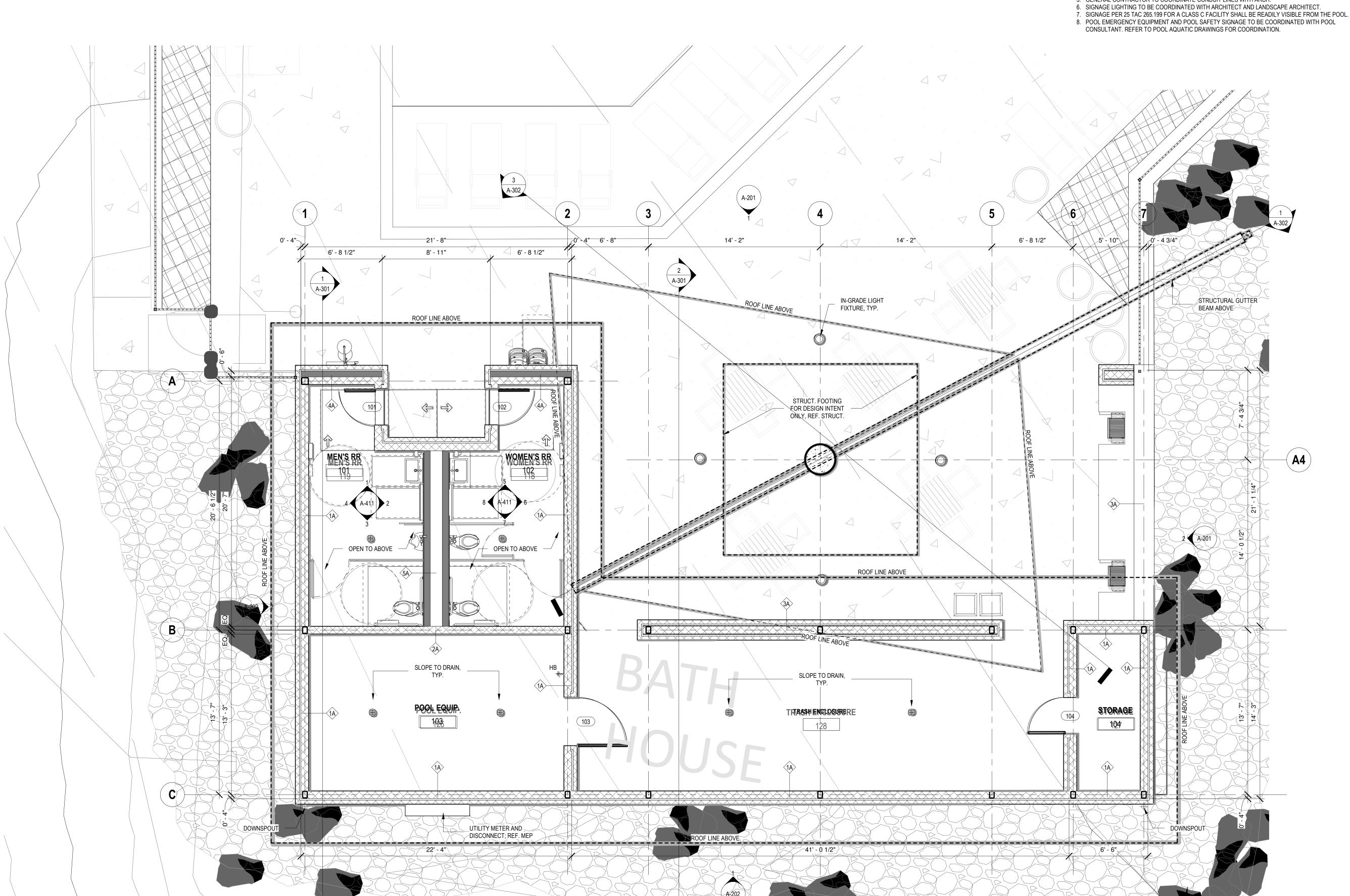
SHEET TITLE POOL HOUSE FLOOR

SHEET NUMBER

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A-101

PLAN

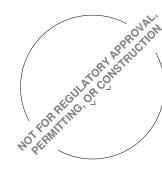


POOL PAVILION

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

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





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SHADE PAVILION FLOOR PLAN

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ISSUE REVISIONS
DATE NOTES

SHEET TITLE **POOL HOUSE ROOF**

SHEET NUMBER

A-111

PLAN





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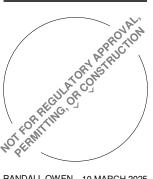
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SHADE STRUCTURE ROOF PLAN

SHEET NUMBER

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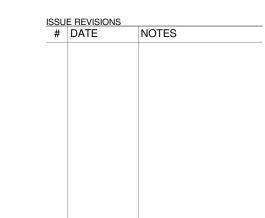
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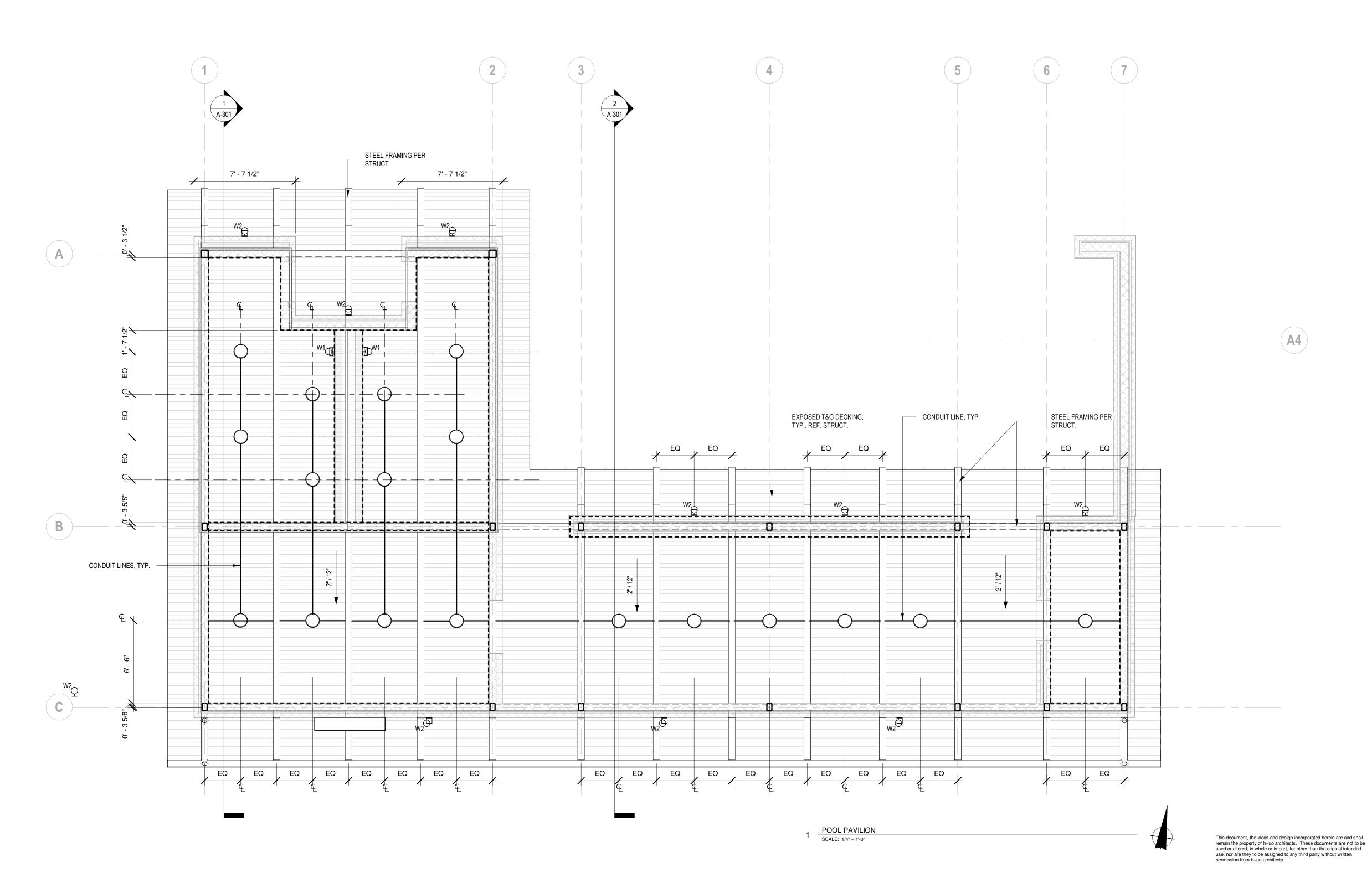
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SHADE PAVILION ROOF PLAN

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WALL MOUNTED LIGHT 2

ENTER

AMENITY

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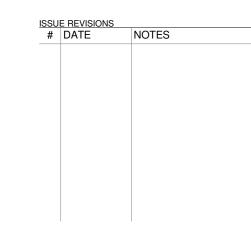
THE COLONY TREEHOUSE AMENITY CENTER

BASTROP, TEXAS

hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION DOCUMENTATION - 90% CHECK SET



POOL HOUSE RCP

ROOF LINE BELOW





TREEH

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SHADE STRUCTURE

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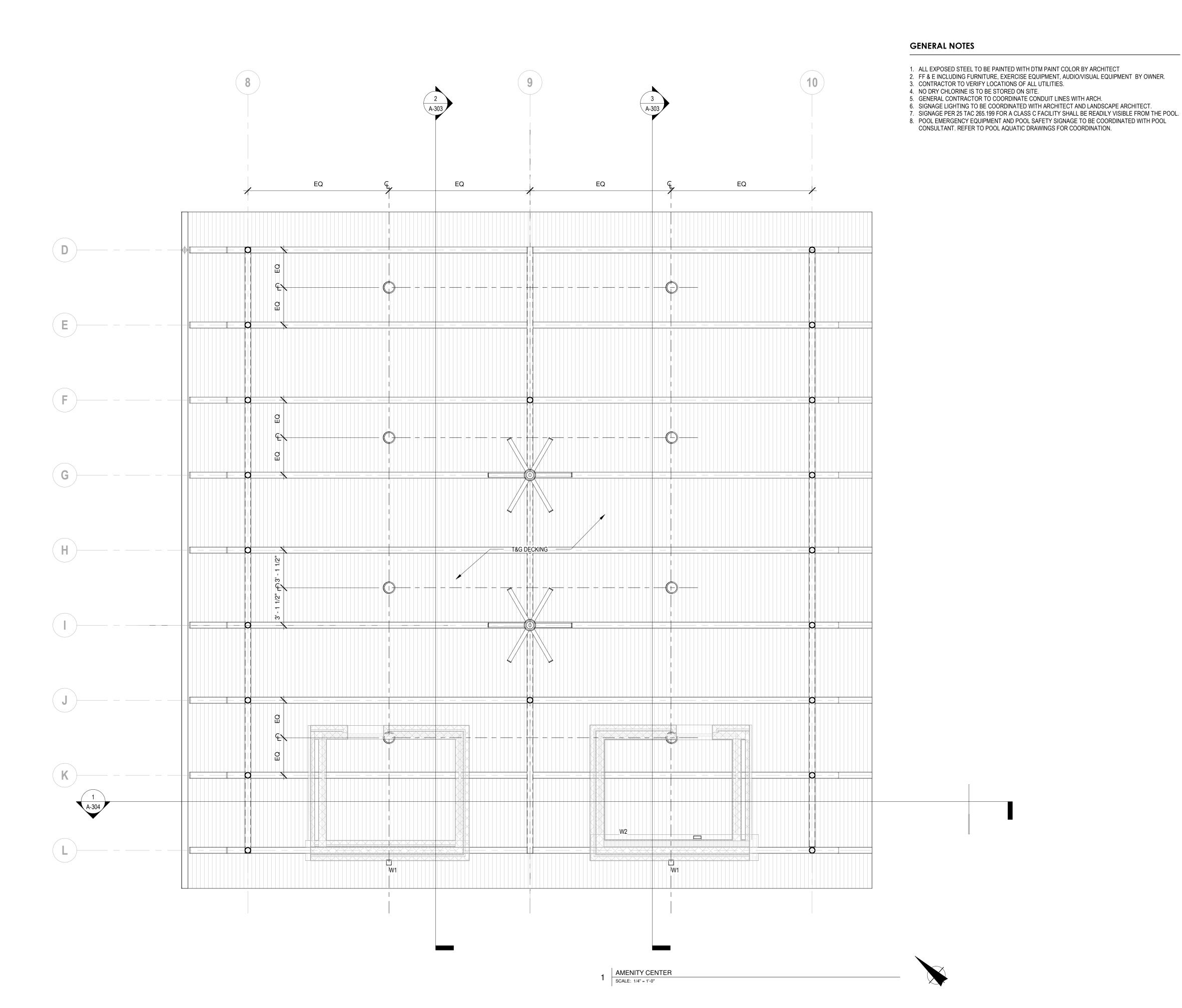
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DATE NOTES

SHADE PAVILION RCP

A-123



BUILDING RCP LEGEND

SURFACE MOUNT LIGHT



WALL MOUNTED LIGHT 1



WALL MOUNTED LIGHT 2



1x T&G CEILING / SOFFIT





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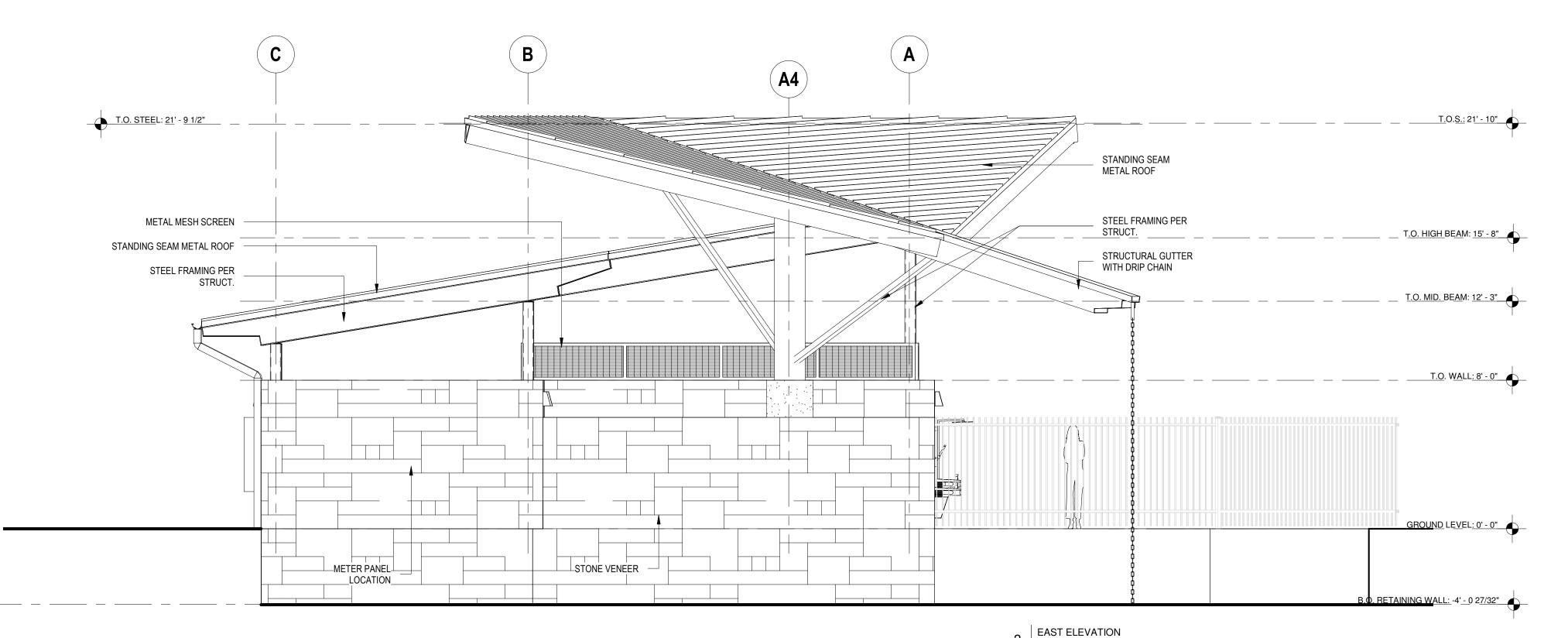
AMENITY CENTER

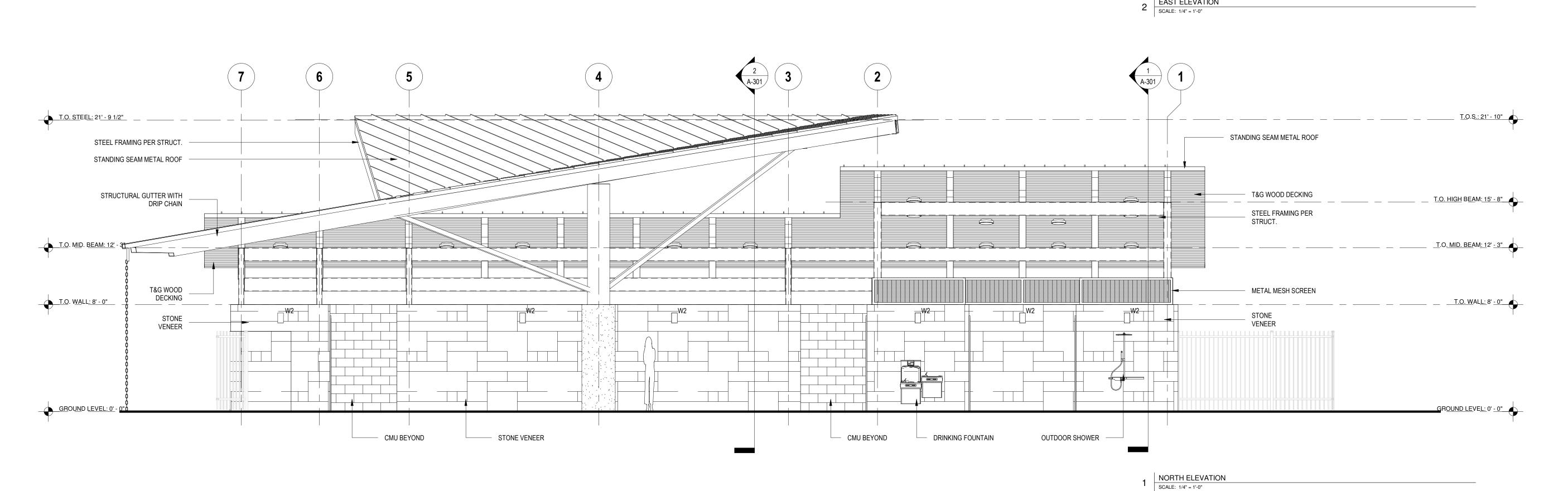
TREEHOUSE

POOL HOUSE EXTERIOR ELEVATIONS

A-201

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

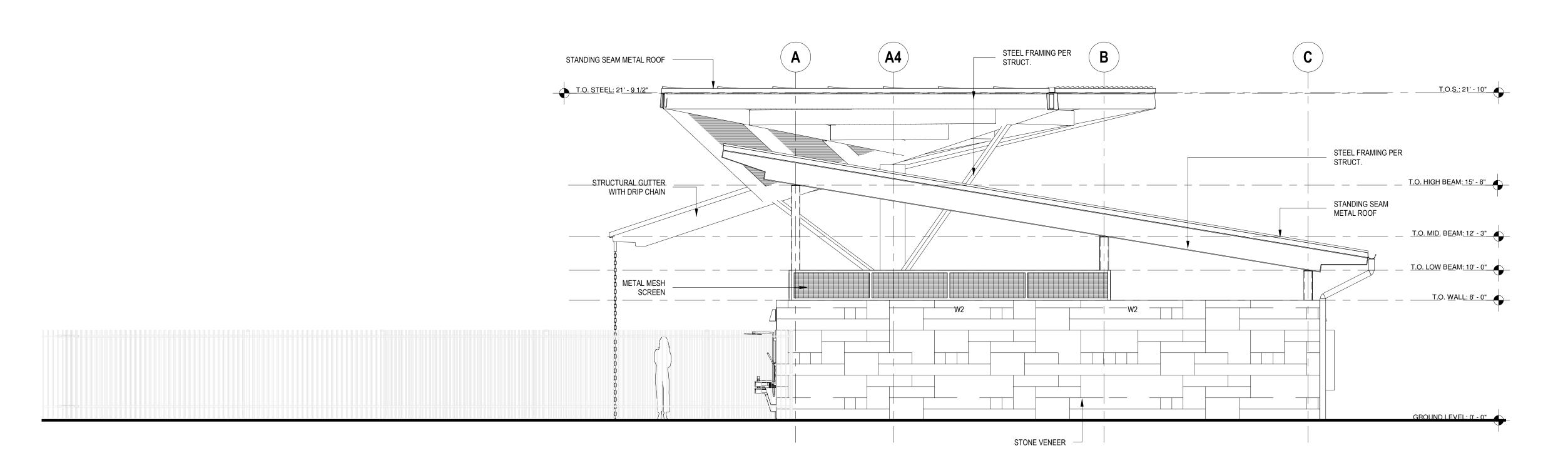




FINISH SCHEDULE							
ITEM	MATERIAL	DETAILS					
Exterior							
Roof	Metal	Galvalume, Standing seam metal roof					
Walls	Limestone	Consult w/ Arch and Landscape					
Steel Structure, Supports and		Color TRD w/ Arch					

GENERAL NOTES

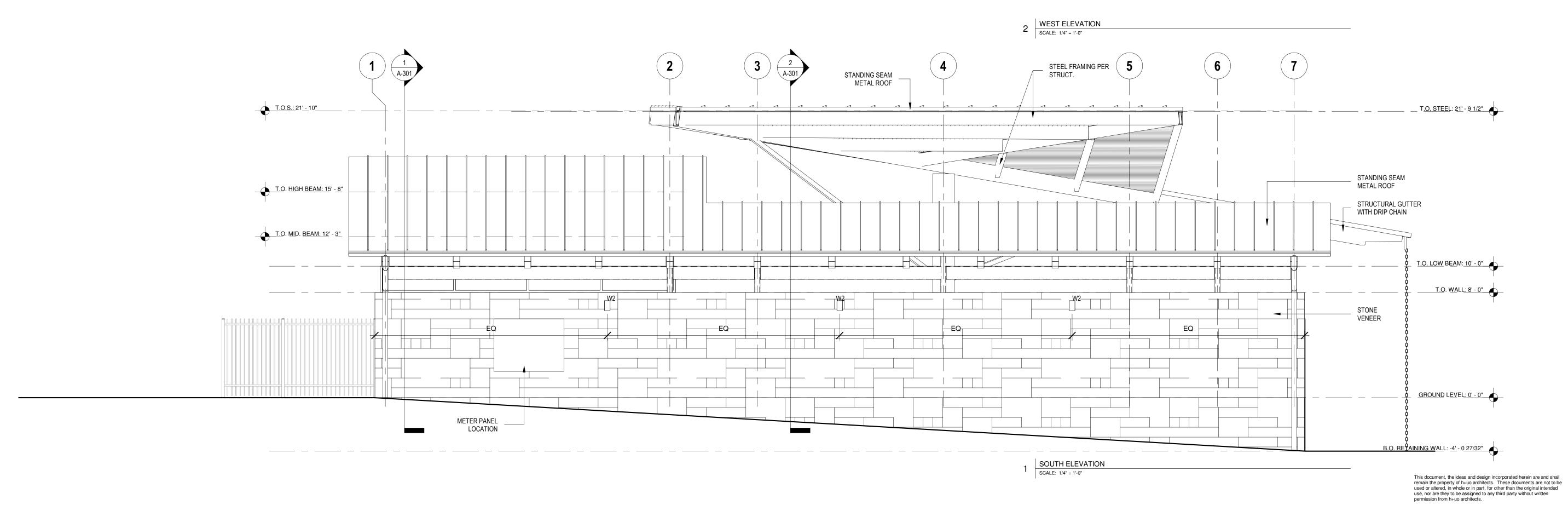
- 1. ALL EXPOSED STEEL TO BE PAINTED WITH DTM PAINT COLOR BY ARCHITECT
- 2. FF & E INCLUDING FURNITURE, EXERCISE EQUIPMENT, AUDIO/VISUAL EQUIPMENT BY OWNER.
- 3. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES.
- 4. NO DRY CHLORINE IS TO BE STORED ON SITE. 5. GENERAL CONTRACTOR TO COORDINATE CONDUIT 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.



Color TBD w/ Arch

Cedar, Clear sealed

T&G 2x Wood Deck



Brackets

Wood

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SHEET TITLE **POOL HOUSE EXTERIOR ELEVATIONS**

GENERAL NOTES

4. NO DRY CHLORINE IS TO BE STORED ON SITE.

5. GENERAL CONTRACTOR TO COORDINATE CONDUIT LINES WITH ARCH.

CONSULTANT. REFER TO POOL AQUATIC DRAWINGS FOR COORDINATION.

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

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CONSTRUCTION DOCUMENTATION - 90% CHECK SET

DATE NOTES

SHEET TITLE SHADE PAVILION EXT. **ELEVATIONS**

A-203

FINISH SCHEDULE ITEM MATERIAL **DETAILS** Exterior Roof Metal Galvalume, Standing seam metal roof Walls

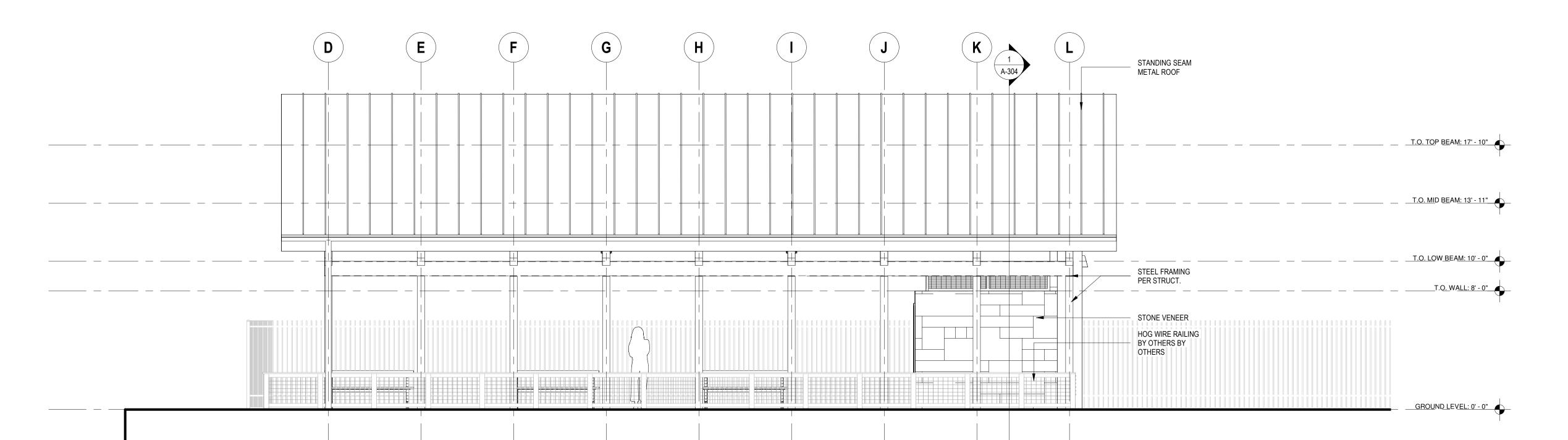
Limestone Consult w/ Arch and Landscape

Steel Structure, Supports and Color TBD w/ Arch

Brackets

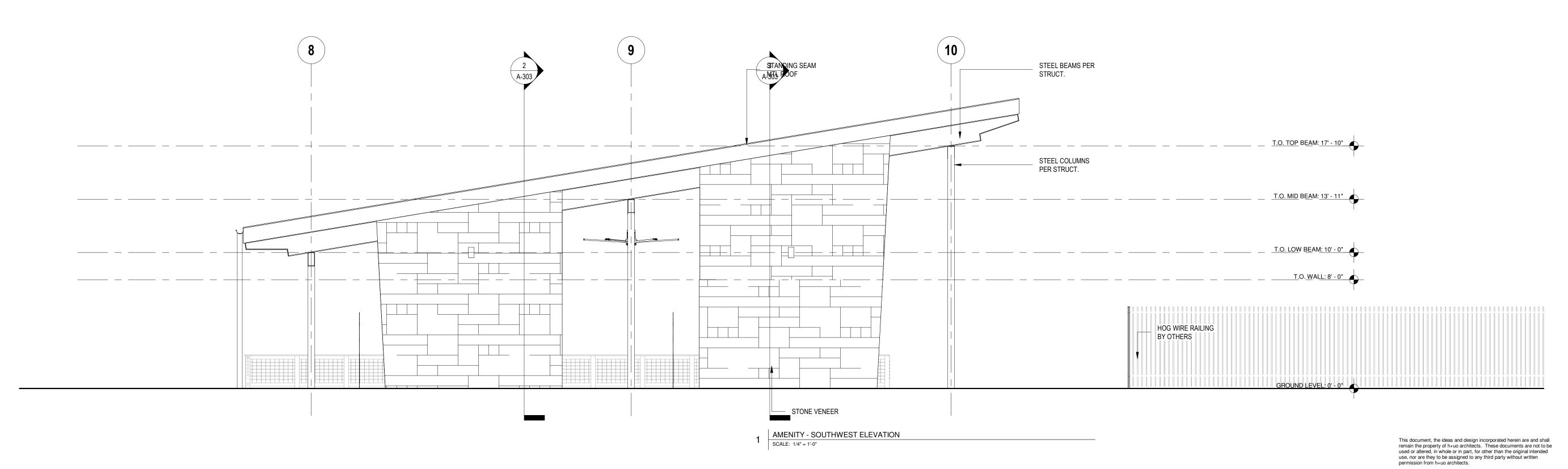
Wood

T&G 2x Wood Deck Cedar, Clear sealed



AMENITY - NORTHWEST ELEVATION

2 | SCALE: 1/4" = 1'-0"



ENTER

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DATE NOTES

> SHADE PAVILION EXT. **ELEVATIONS**

GENERAL NOTES

HOG WIRE RAILING BY

OTHERS

1. ALL EXPOSED STEEL TO BE PAINTED WITH DTM PAINT COLOR BY ARCHITECT

CONSULTANT. REFER TO POOL AQUATIC DRAWINGS FOR COORDINATION.

5. GENERAL CONTRACTOR TO COORDINATE CONDUIT LINES WITH ARCH.

3. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES.

4. NO DRY CHLORINE IS TO BE STORED ON SITE.

2. FF & E INCLUDING FURNITURE, EXERCISE EQUIPMENT, AUDIO/VISUAL EQUIPMENT BY OWNER.

7. SIGNAGE PER 25 TAC 265.199 FOR A CLASS C FACILITY SHALL BE READILY VISIBLE FROM THE POOL.

______T.O. TOP BEAM: 17' - 10"

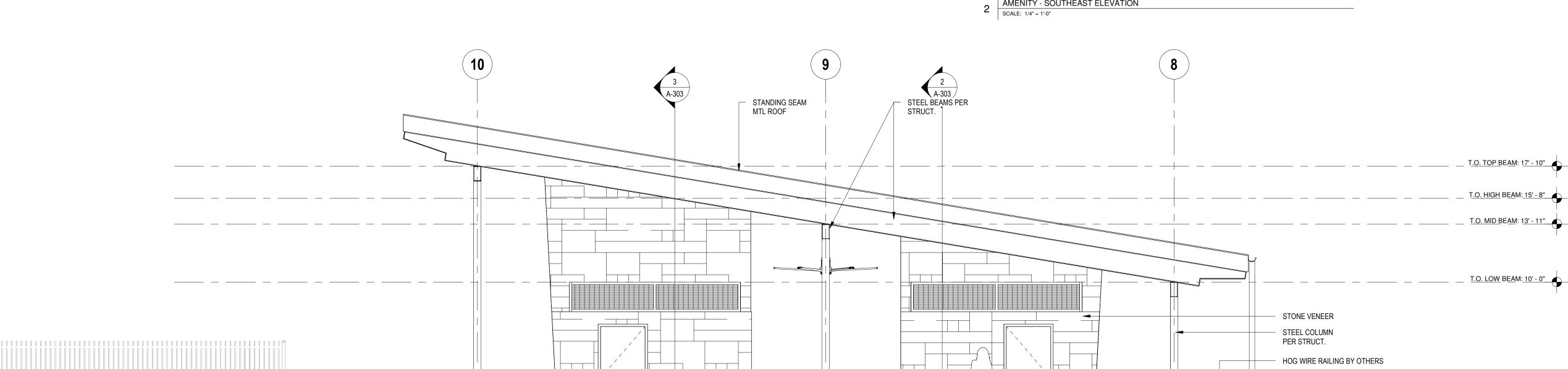
T.O. MID BEAM: 13' - 11"

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

GROUND LEVEL: 0' - 0"

8. POOL EMERGENCY EQUIPMENT AND POOL SAFETY SIGNAGE TO BE COORDINATED WITH POOL

6. SIGNAGE LIGHTING TO BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.



FINISH SCHEDULE

Exterior

Galvalume, Standing seam metal roof

STEEL FRAMING PER STRUCT.

G

Consult w/ Arch and Landscape

Color TBD w/ Arch

Cedar, Clear sealed

DETAILS

ITEM

Steel Structure, Supports and

Roof

Walls

Brackets

STANDING SEAM MTL ROOF

STEEL COLUMN

STONE VENEER

METAL MESH SCREEN

Wood

MATERIAL

Metal

Limestone

T&G 2x Wood Deck

T&G SOFFIT

AMENITY - NORTHEAST ELEVATION

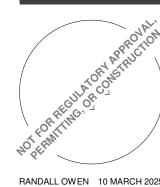
SCALE: 1/4" = 1'-0"

AMENITY - SOUTHEAST ELEVATION

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GROUND LEVEL: 0' - 0"

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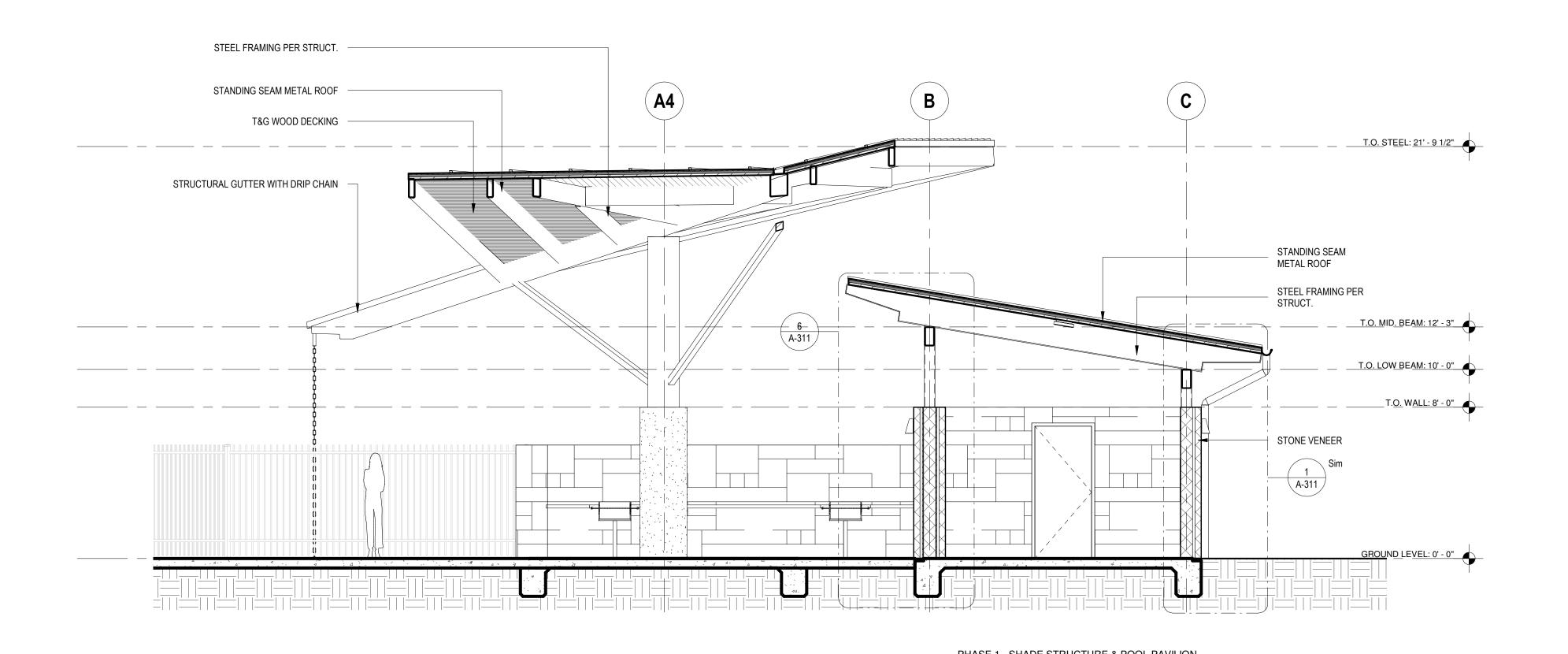
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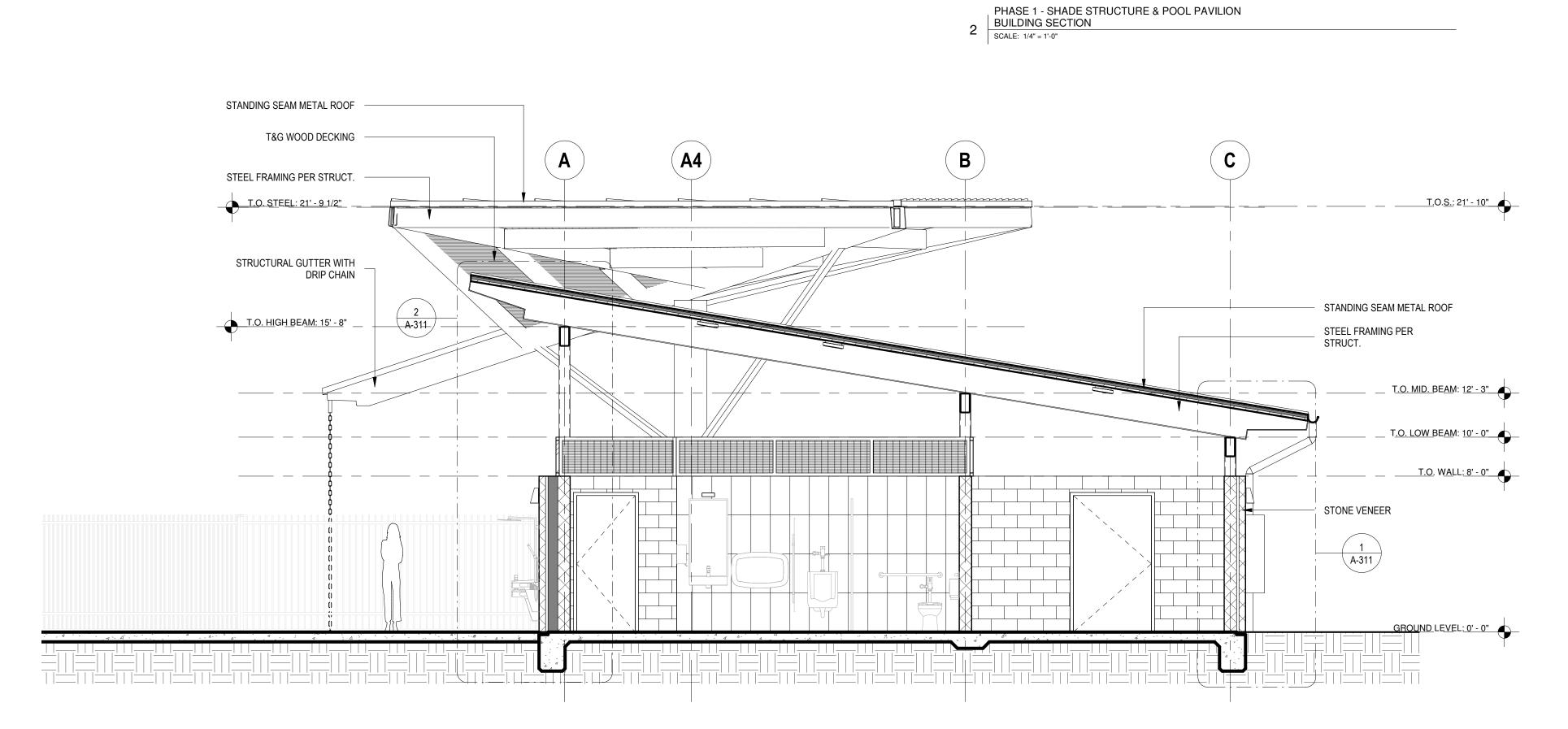
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ISSUE REVISIONS
DATE NOTES

SHEET TITLE **POOL HOUSE BUILDING SECTIONS**

SHEET NUMBER A-301





PHASE 1 - POOL PAVILION BUILDING SECTION

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

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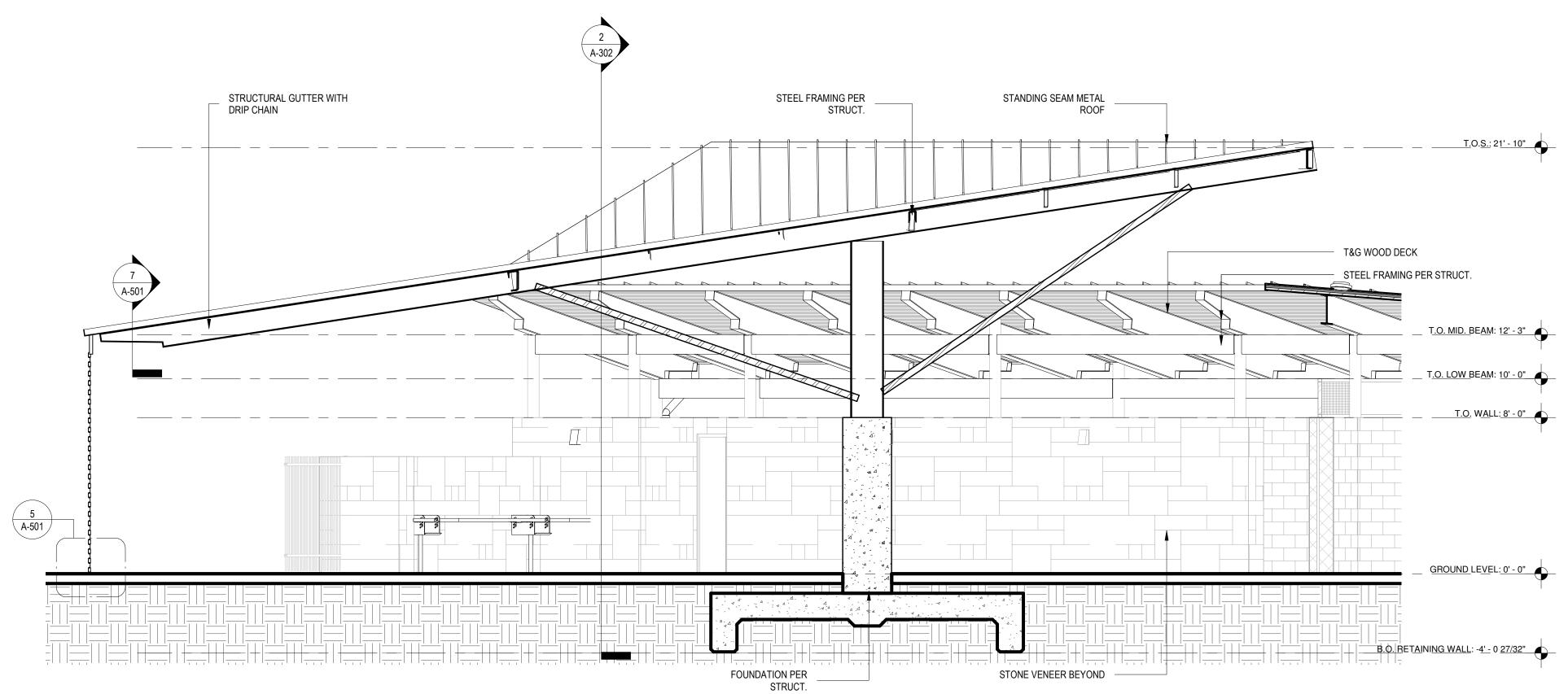
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STANDING SEAM METAL ROOF T.O.S.: 21' - 10" STRUCTURAL GUTTER WITH DRIP CHAIN STEEL FRAMING PER STRUCT. T.O. LOW BEAM: 10' - 0" T.O. WALL: 8' - 0" COLUMN PER STRUCT. FOUNDATION PER STRUCT. GROUND LEVEL: 0' - 0" B.O. RETAINING WALL: -4' - 0 27/32"

T.O. MID. BEAM: 12' - 3" _____T.O. WALL: 8' - 0" GROUND LEVEL: 0' - 0" B.O. RETAINING WALL: -4' - 0 27/32" STONE VENEER BEYOND PHASE 1 - SHADE STRUCTURE BUILDING SECTION Section 26 2 | SCALE: 1/4" = 1'-0" SCALE: 1/4" = 1'-0"

T.O. <u>HIGH BEAM: 1</u>5' <u>- 8"</u>



STANDING SEAM METAL

ROOF

STEEL FRAMING PER

STRUCT.

FOUNDATION PER

STRUCT.

1 PHASE 1 - SHADE STRUCTURE BUILDING SECTION

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

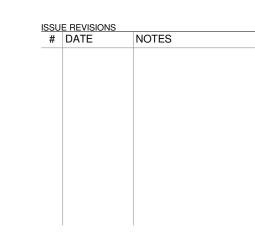
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SHEET TITLE **POOL HOUSE BUILDING SECTIONS**

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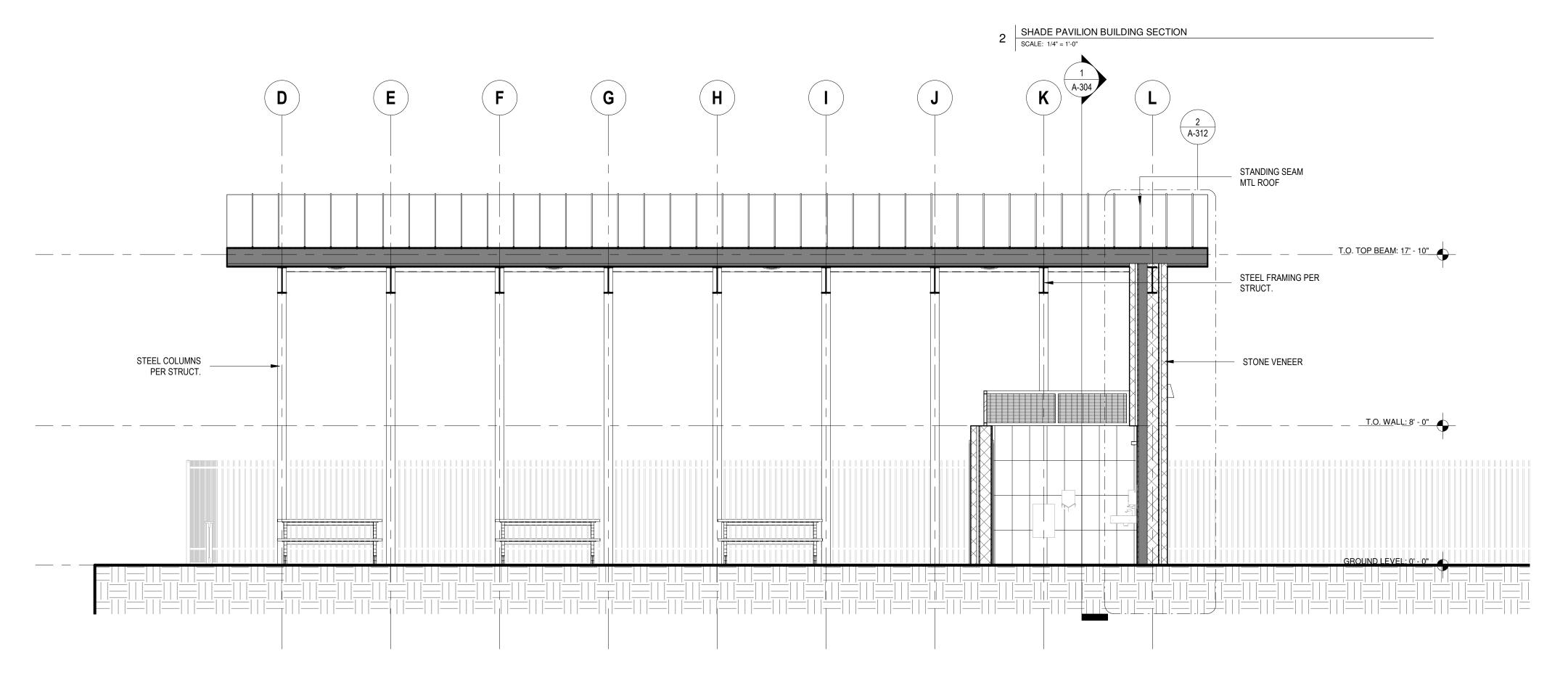
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STEEL COLUMNS

PER STRUCT.

SHADE PAVILION BUILDING SECTION

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

STANDING SEAM MTL ROOF

STEEL FRAMING PER

STRUCT.

STONE VENEER

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

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

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

_____T.O. WALL: 8' - 0"

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1 SHADE PAVILION BUILDING SECTION

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

SHADE PAVILION BUILIDNG SECTION

A-304

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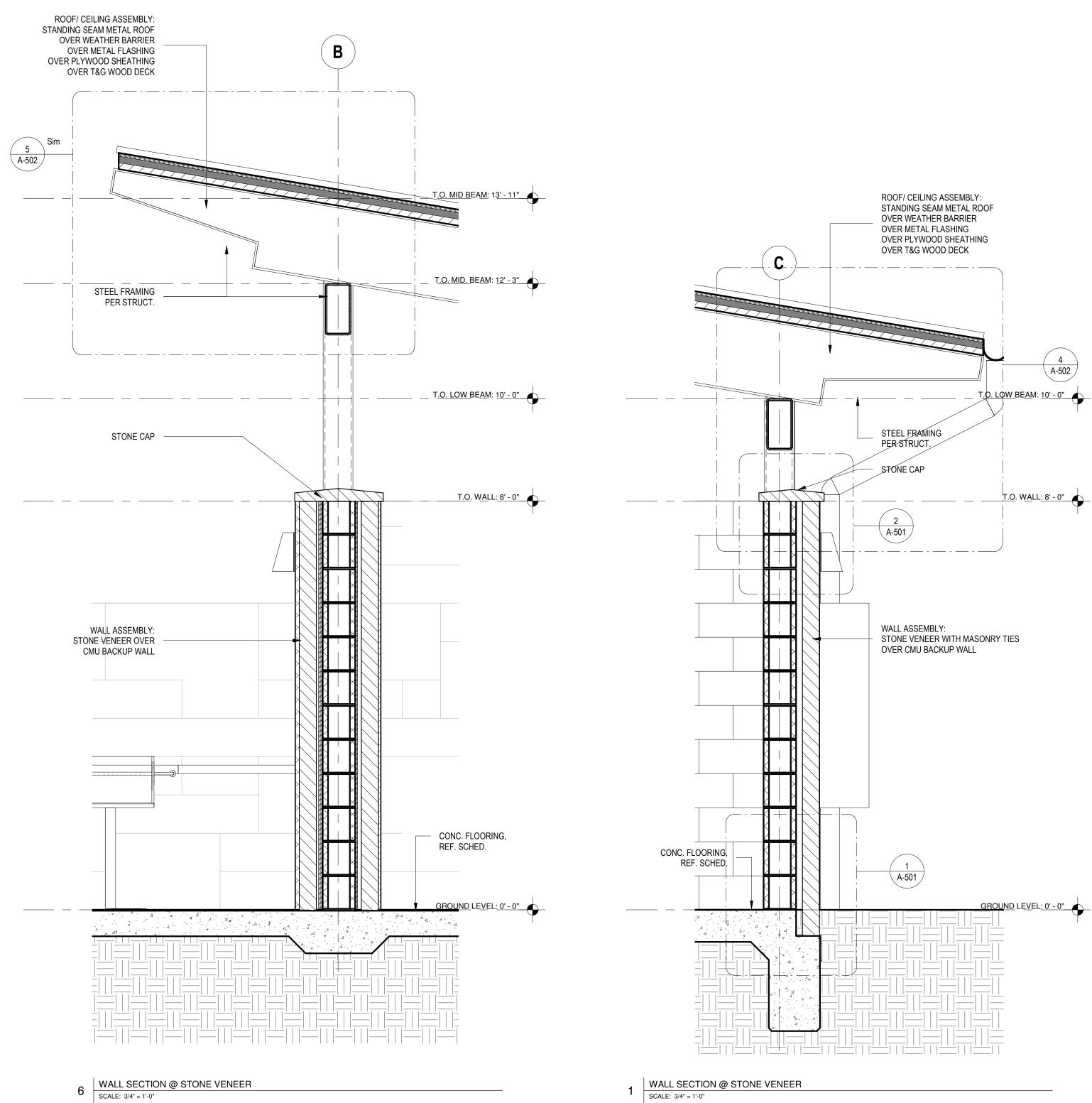
h+uo # #22-021

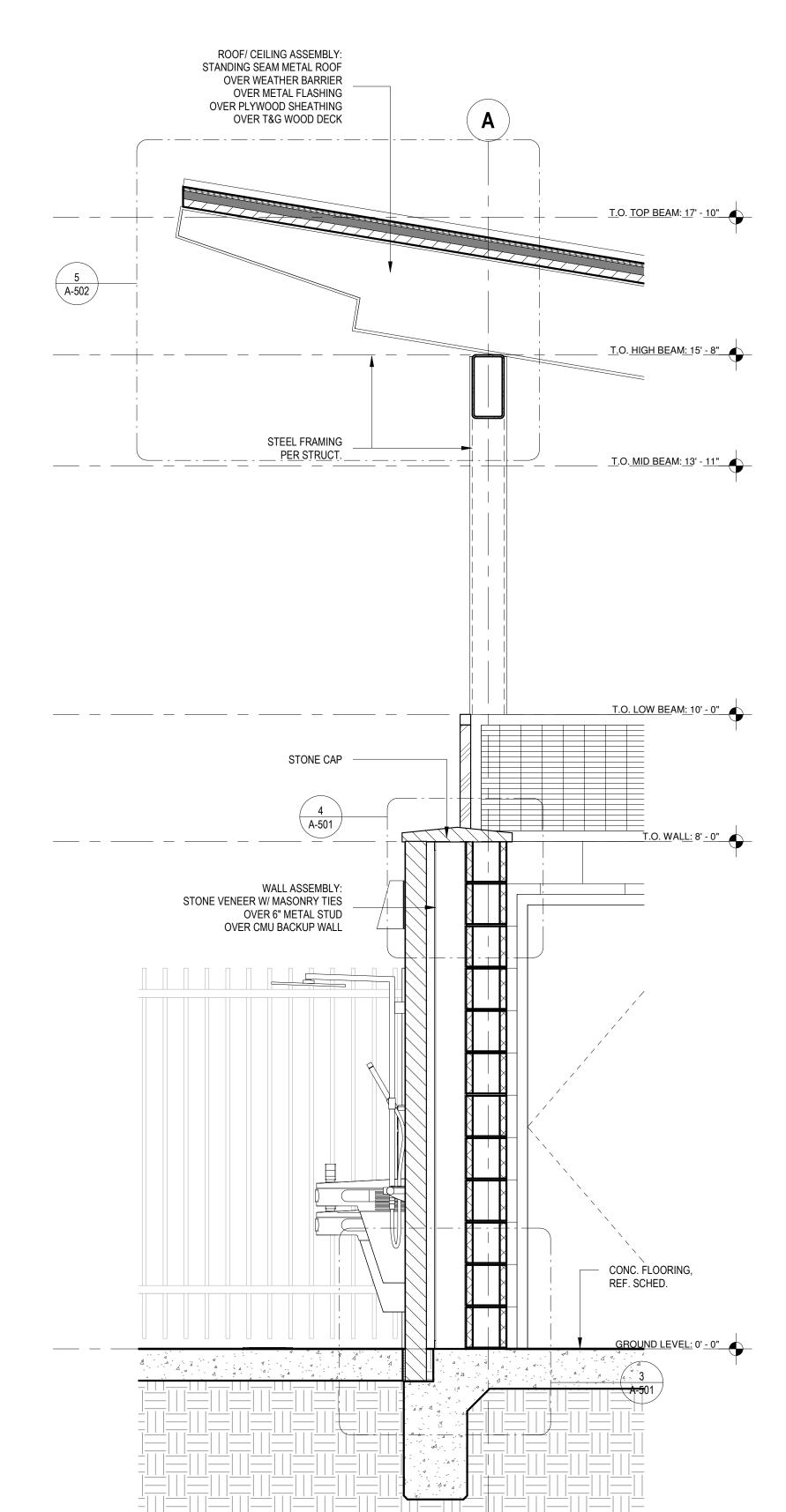
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ISSUE REVISIONS
DATE NOTES

SHEET TITLE **POOL HOUSE WALL SECTIONS**

A-311





2 WALL SECTION @ STONE VENEER

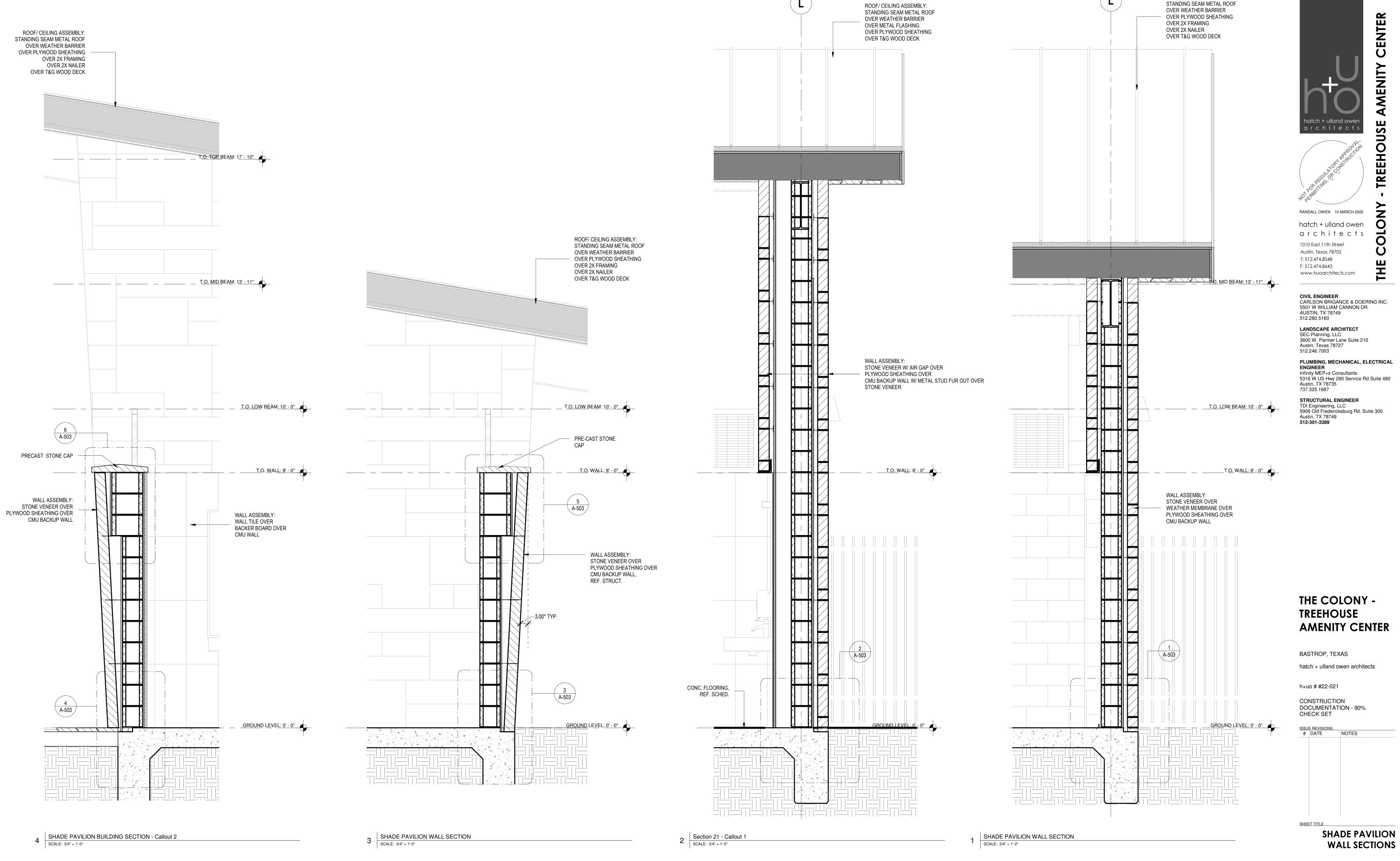
SCALE: 3/4" = 1'-0"

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

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A-502

T.O. WALL: 8' - 0"



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ROOF/ CEILING ASSEMBLY:

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

<u>T</u>.O. <u>LOW BEAM: 1</u>0' <u>- 0"</u>

T.O. WALL: 8' - 0"

CHANGING STATION

SOAP DISPENSER

GROUND LEVEL: 0' - 0"

HAND DRYER

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GENERAL NOTES

1. ALL EXPOSED STEEL TO BE PAINTED WITH DTM PAINT COLOR BY ARCHITECT

CONSULTANT. REFER TO POOL AQUATIC DRAWINGS FOR COORDINATION.

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

Women's and Men's Restroom

Sealed, slip resistant Concrete CMU

MATERIAL

Toilet Partitions Doors Equipment

ITEM

Flooring

Walls

Burnished, Integral Color (Color TBD w/ Arch) Tile 12x24, Porcelain (Color TBD w/ Arch); Wet walls ONLY; Floor to top of wall **Hiny Hiders** Color TBD w/ Arch

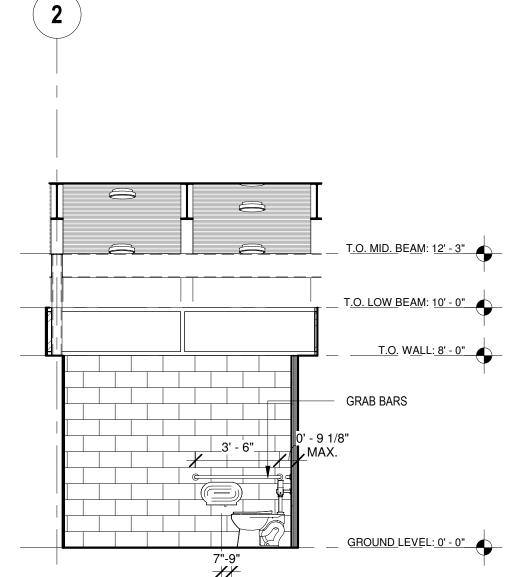
FINISH SCHEDULE

Interior

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 Dark Bronze finish; 36" & 42" **Grab Bars** Bobrick - KB200; Gray w/ stainless cover **Changing Station**

Waste Receptacle Bobrick - B-3644





T.O. HIGH BEAM: 15' - 8"

T.<u>O. MID. BEAM:</u> 12' - 3"

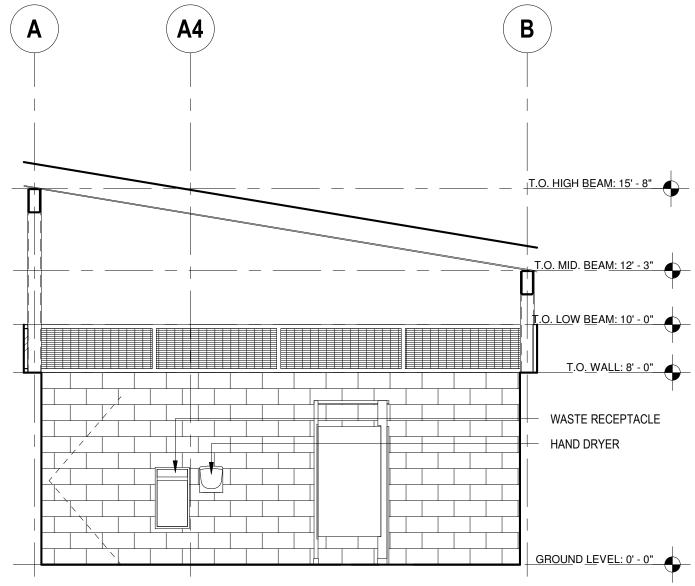
T.O. LOW BEAM: 10' - 0"

T.O. WALL: 8' - 0"

CHANGING STATION

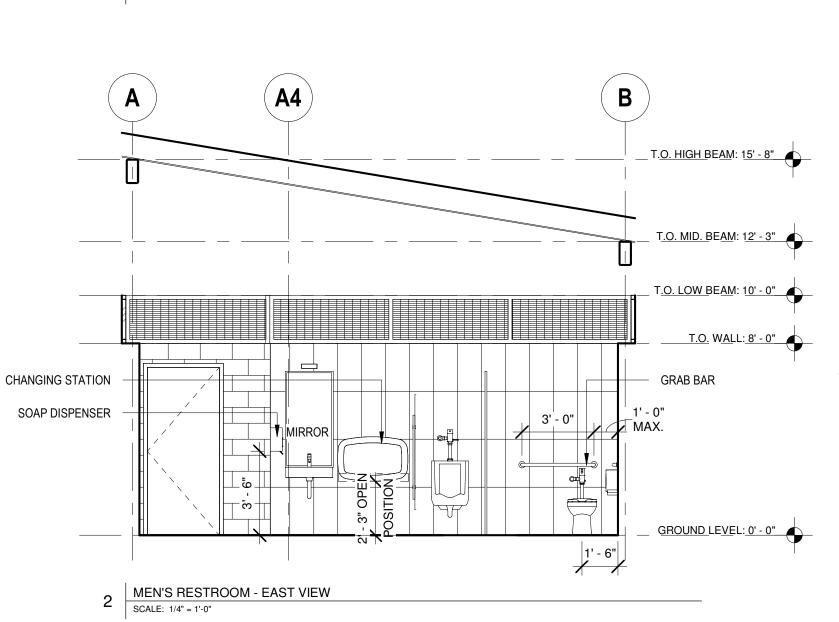
SOAP DISPENSER

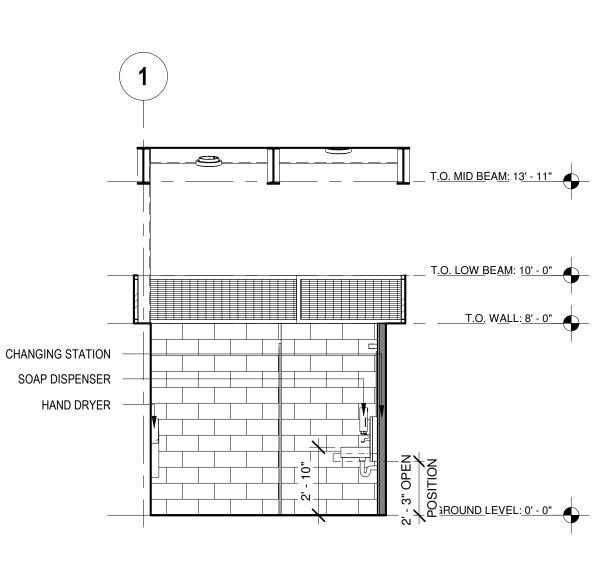
_ GROUND LEVEL: 0' - 0"



DETAILS

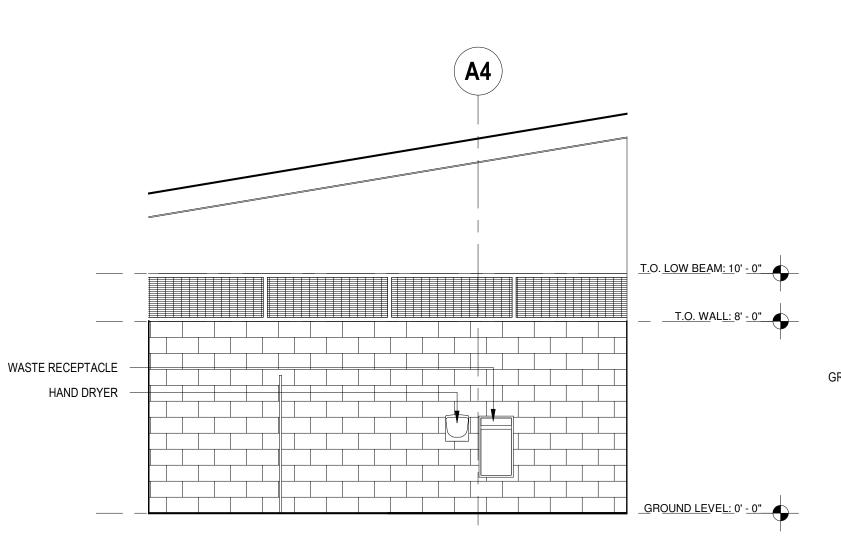






WOMEN'S RESTROOM - NORTH VIEW

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



WOMEN'S RESTROOM - WEST VIEW

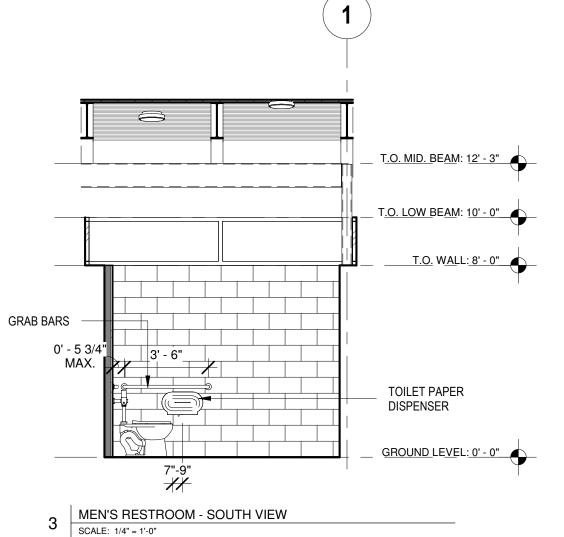
MEN'S RESTROOM - WEST VIEW

4 | SCALE: 1/4" = 1'-0"

8 | SCALE: 1/4" = 1'-0"

В

GRAB BAR



MEN'S RESTROOM - NORTH VIEW SCALE: 1/4" = 1'-0"

THE COLONY -

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DOCUMENTATION - 90%

DATE NOTES

1 18 Nov 2024 ADDENDUM 1

AMENITY CENTER

TREEHOUSE

BASTROP, TEXAS

h+uo # #22-021

CONSTRUCTION

CHECK SET

POOL HOUSE INTERIOR ELEVATIONS

SHEET NUMBER **A-411**

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Women's and Men's Restroom

Flooring Concrete
Walls CMU

Waste Receptacle

Doors

Equipment

Tile 12x24, Porcelain (Color TBD w/ Arch); Wet walls ONLY; Floor to top of wall Hardware Dark Bronze finish; confirm with architect 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

Sealed, slip resistant

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.

CONSULTANT. REFER TO POOL AQUATIC DRAWINGS FOR COORDINATION.

- SIGNAGE LIGHTING TO BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.
- SIGNAGE LIGHTING TO BE COORDINATED WITH ARCHITECT AND LANDSCAPE ARCHITECT.
 SIGNAGE PER 25 TAC 265.199 FOR A CLASS C FACILITY SHALL BE READILY VISIBLE FROM THE POOL.
 POOL EMERGENCY EQUIPMENT AND POOL SAFETY SIGNAGE TO BE COORDINATED WITH POOL



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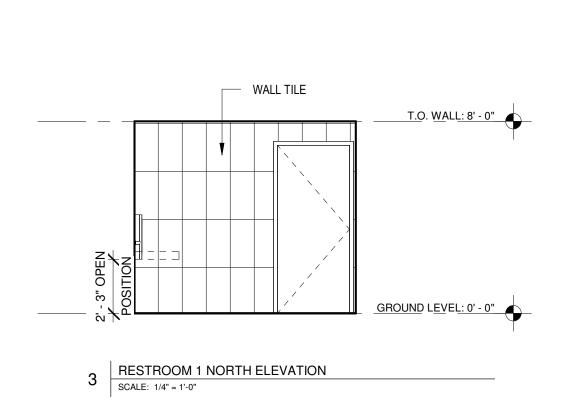
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CARLSON BRIGANCE & DOERING INC.
5501 W WILLIAM CANNON DR.
AUSTIN, TX 78749
512.280.5160

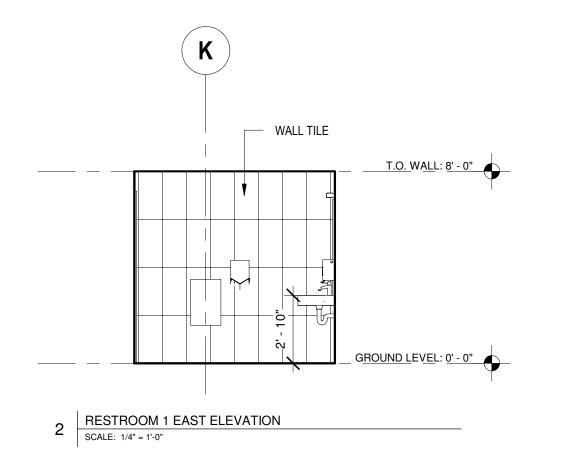
LANDSCAPE ARCHITECT SEC Planning, LLC 3600 W. Parmer Lane Suite 210 Austin, Texas 78727 512.246.7003

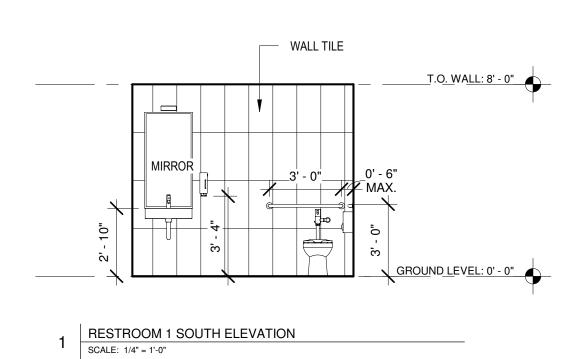
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Austin, TX 78749
512-301-3389

WALL TILE T.O. WALL: 8'-0" NOTING A SOUND LEVEL: 0'-0" RESTROOM 1 WEST ELEVATION SCALE: 1/4" = 1'-0"







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CONSTRUCTION DOCUMENTATION - 90% CHECK SET

DATE NOTES

SHADE PAVILION INTERIOR ELEVATIONS

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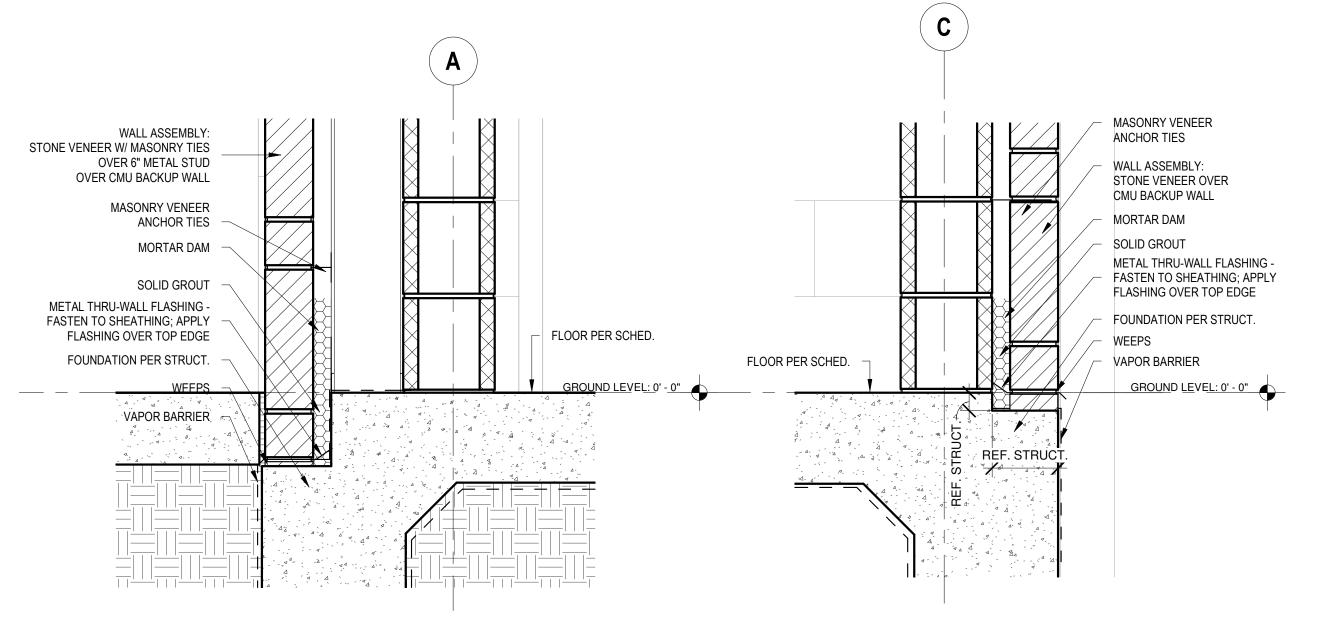
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PRECAST STONE CAP PRECAST STONE CAP T.O. WALL: 8' - 0" T.O. WALL: 8' - 0" WALL ASSEMBLY: WALL ASSEMBLY: STONE VENEER W/ MASONRY TIES STONE VENEER OVER OVER 6" METAL STUD CMU BACKUP WALL OVER CMU BACKUP WALL 2 STONE CAP DETAIL 4 POOL HOUSE BUILDING SECTION - Callout 3 - Callout 3

SCALE: 1 1/2" = 1'-0" SCALE: 1 1/2" = 1'-0"



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

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POOL HOUSE FOUNDATION DETAIL @ STONE

VENEER SCALE: 1 1/2" = 1'-0"



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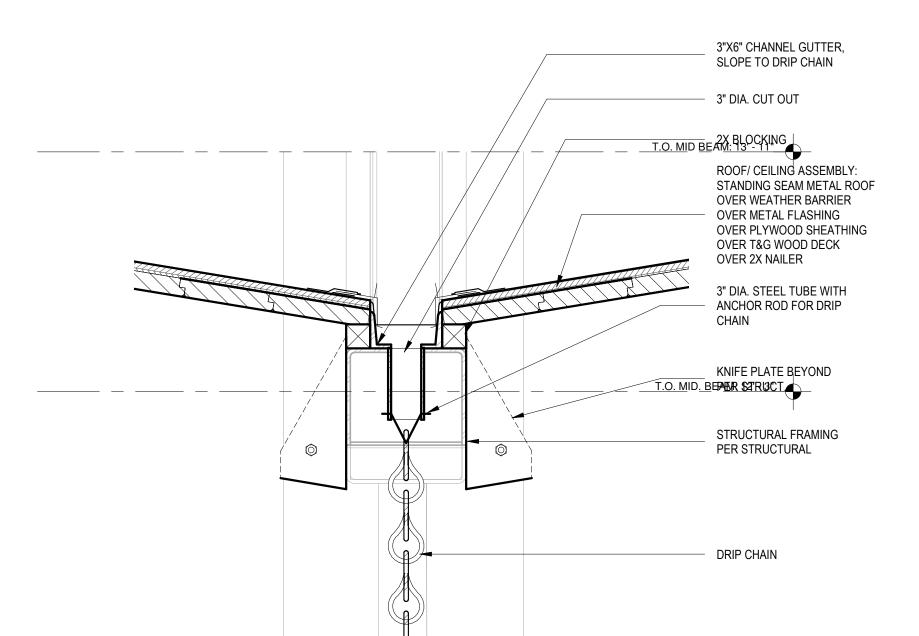
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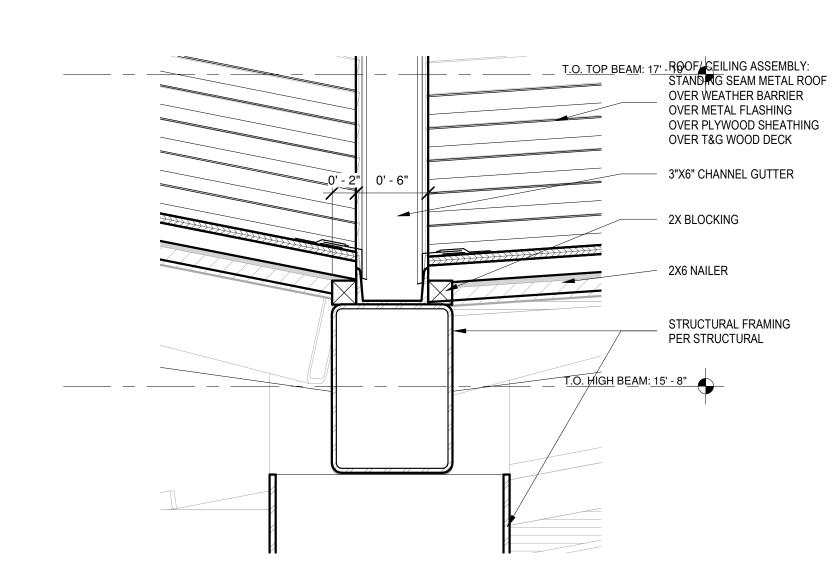
CONSTRUCTION DOCUMENTATION - 90% CHECK SET

SHEET TITLE **POOL HOUSE** SECTION DETAILS

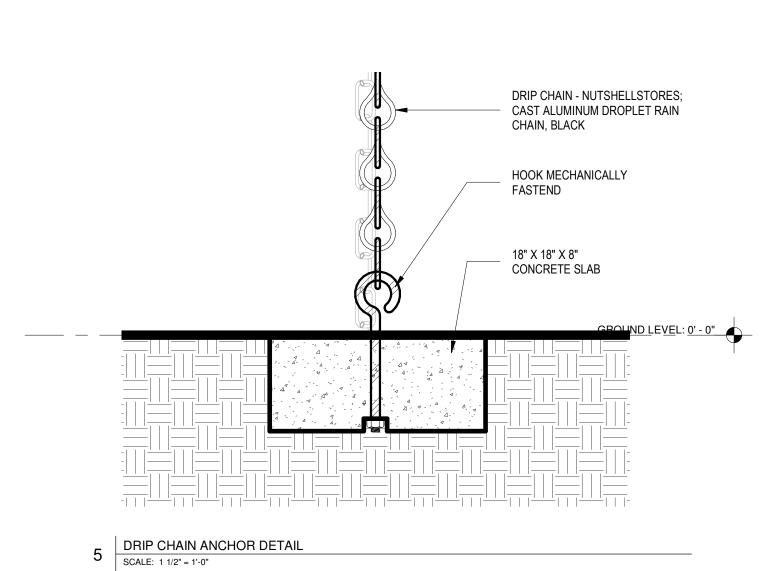
A-501

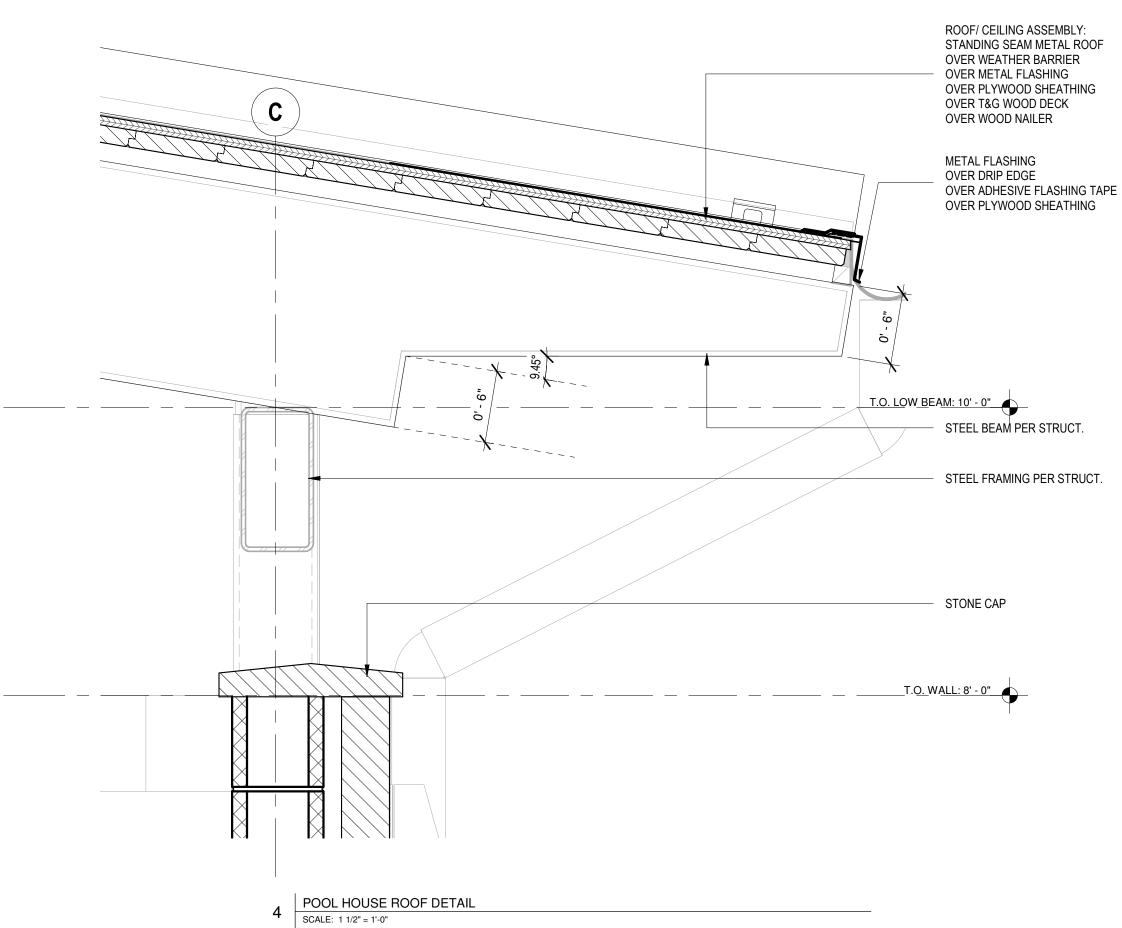


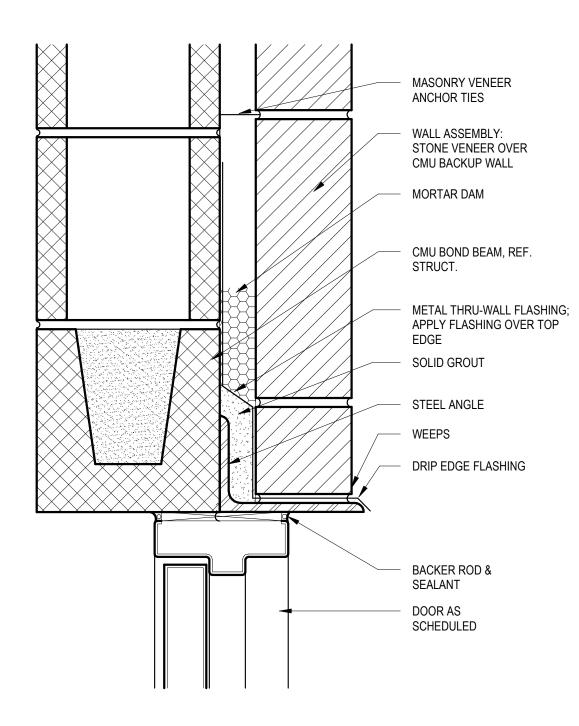
SECTION DETAIL - STRUCTURAL GUTTER END 7 | SCALE: 1 1/2" = 1'-0"



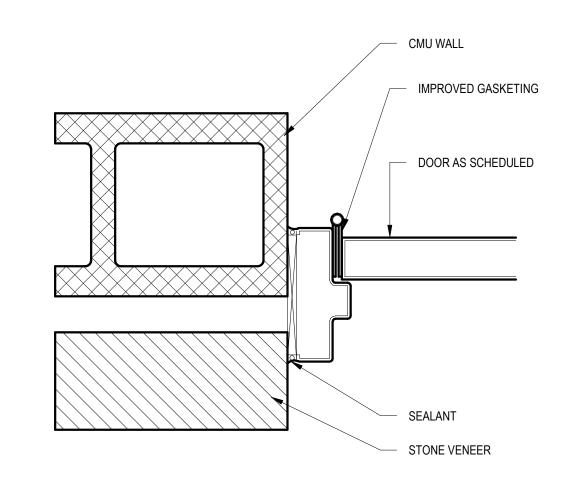
6 SECTION DETAIL - STRUCTURAL GUTTER
SCALE: 1 1/2" = 1'-0"





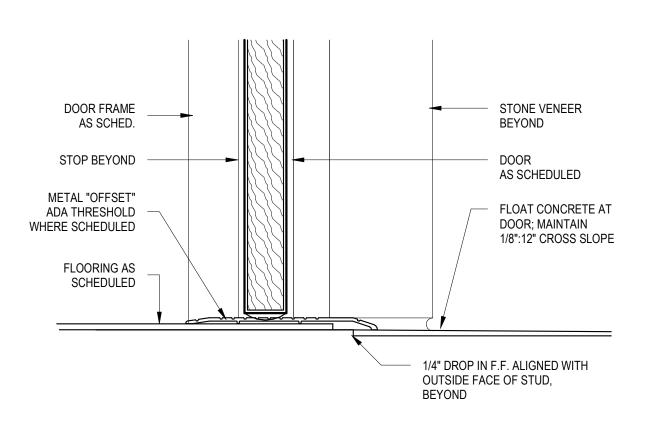






2 POOL HOUSE HOLLOW MTL DOOR - JAMB @ CMU

SCALE: 3" = 1'-0"



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

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h+uo # #22-021

CONSTRUCTION DOCUMENTATION - 90% CHECK SET

ISSUE REVISIONS
DATE NOTES

SHEET TITLE

POOL HOUSE DOOR & **ROOF DETAILS**

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h+uo # #22-021 CONSTRUCTION

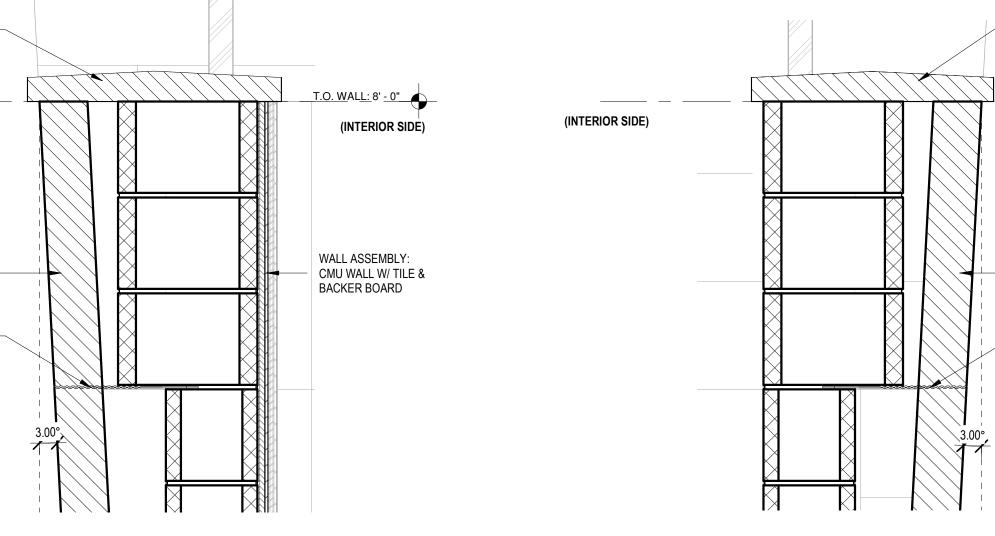
DOCUMENTATION - 90% CHECK SET

DATE NOTES

SHEET TITLE SHADE PAVILION **WALL SECTION DETAILS**

SHEET NUMBER

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SHADE PAVILION BUILDING SECTION - Callout 2 -6 Callout 2

SCALE: 1 1/2" = 1'-0"

PRE-CAST STONE

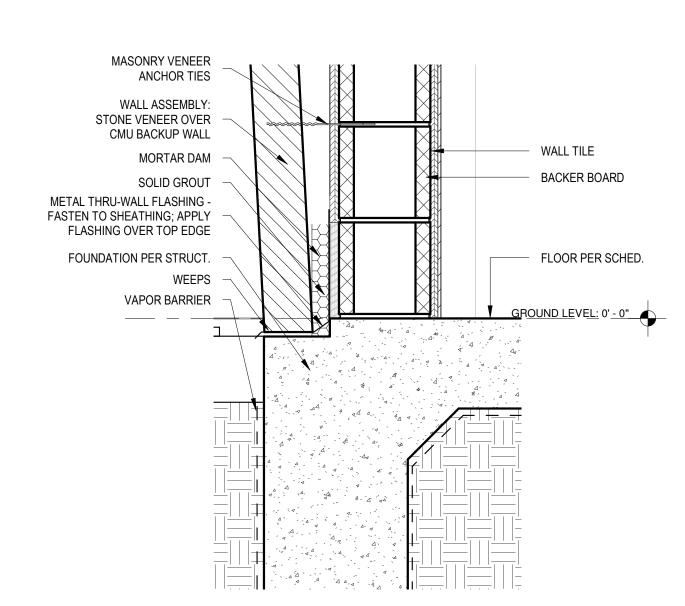
WALL ASSEMBLY:

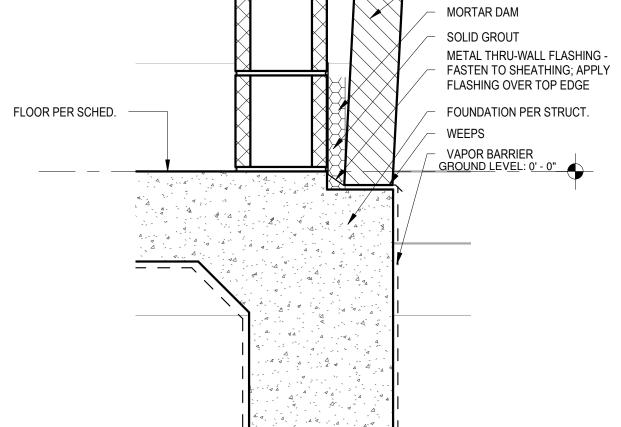
REF. STRUCT.

STONE VENEER OVER

CMU BACKUP WALL,

MASONRY TIE BACK





SHADE PAVILION BUILDING SECTION - Callout 1

Callout 2 SCALE: 1 1/2" = 1'-0" PRE-CAST STONE

T.O. WALL: 8' - 0"

WALL ASSEMBLY:

CMU BACKUP WALL,

MASONRY TIE BACK

REF. STRUCT.

MASONRY VENEER ANCHOR TIES

WALL ASSEMBLY:

STONE VENEER OVER

CMU BACKUP WALL

STONE VENEER OVER

SHADE PAVILION BUILDING SECTION - Callout 1 -

MASONRY VENEER ANCHOR TIES WALL ASSEMBLY: STONE VENEER OVER CMU BACKUP WALL WALL TILE MORTAR DAM BACKER BOARD SOLID GROUT METAL THRU-WALL FLASHING -FASTEN TO SHEATHING; APPLY 6" METAL STUD FLASHING OVER TOP EDGE FOUNDATION PER STRUCT. FLOOR PER WEEPS SCHED. VAPOR BARRIER GROUND LEVEL: 0' - 0"

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

SHADE PAVILION BUILDING SECTION - Callout 2 -4 Callout 1

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

MASONRY VENEER

ANCHOR TIES

WALL ASSEMBLY:

MORTAR DAM

SOLID GROUT

WEEPS

VAPOR BARRIER

FLOOR PER SCHED.

SHADE PAVILION WALL SECTION - Callout 1

SCALE: 1 1/2" = 1'-0"

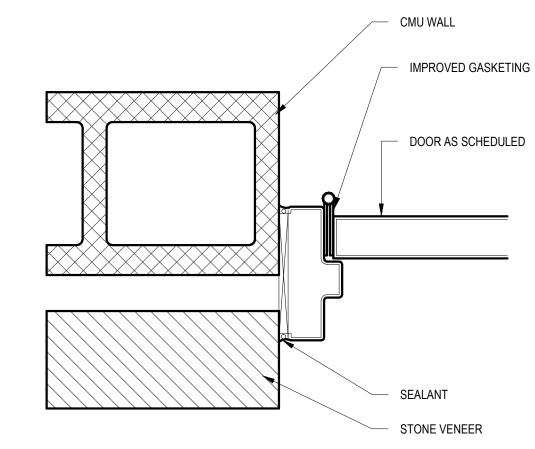
STONE VENEER OVER CMU BACKUP WALL

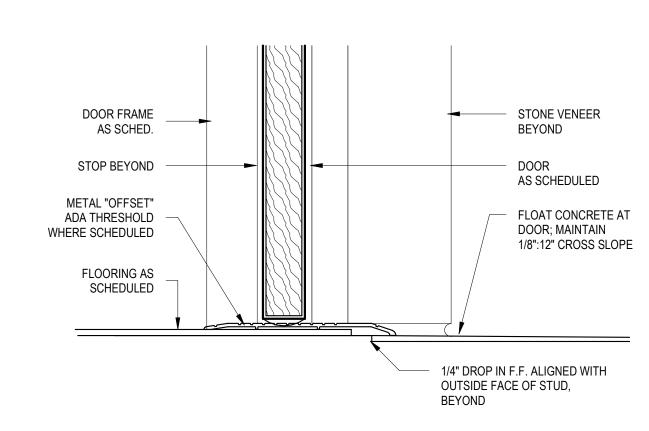
METAL THRU-WALL FLASHING -

FASTEN TO SHEATHING; APPLY FLASHING OVER TOP EDGE

GROUND LEVEL: 0' - 0"

FOUNDATION PER STRUCT.



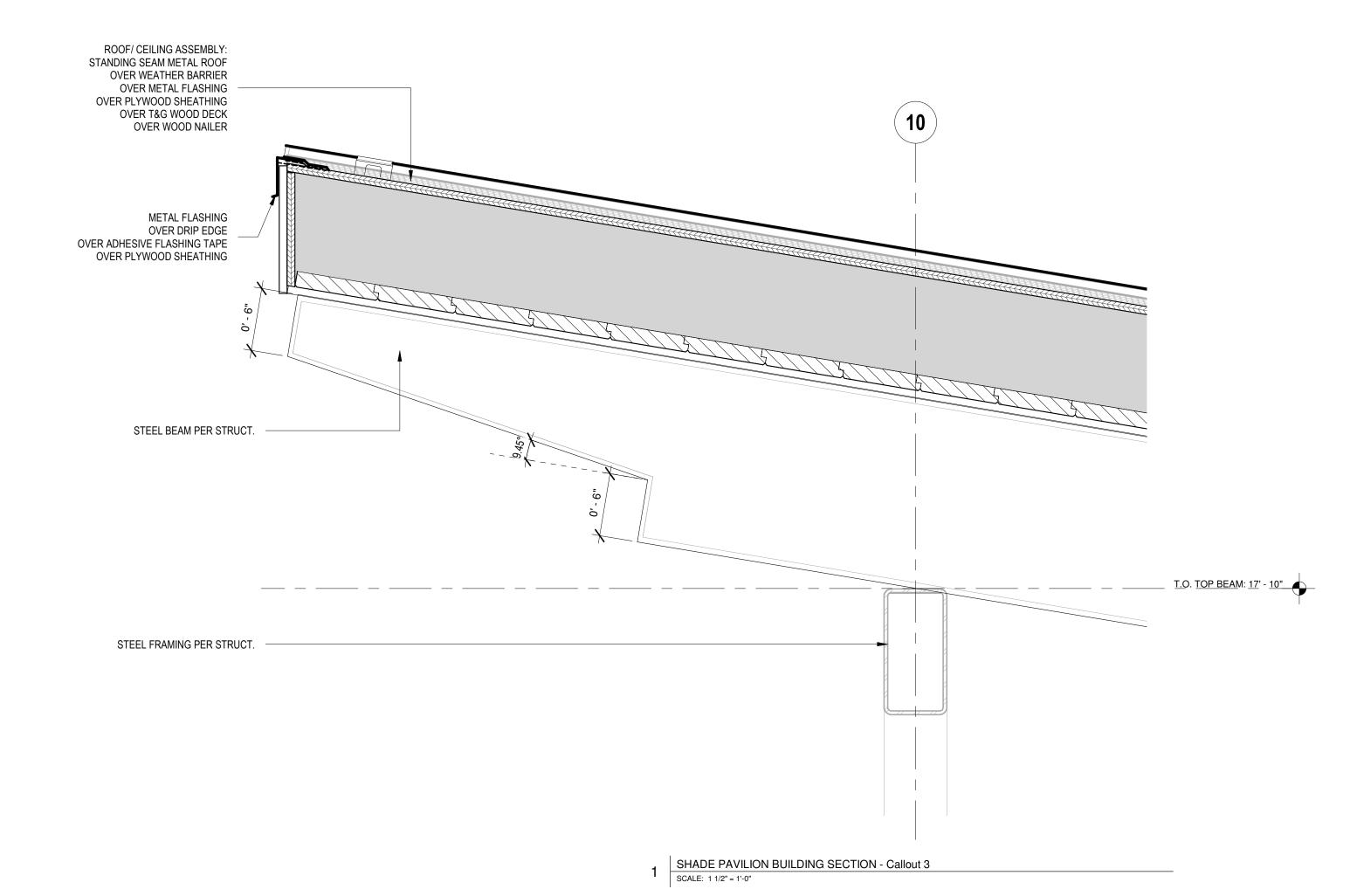


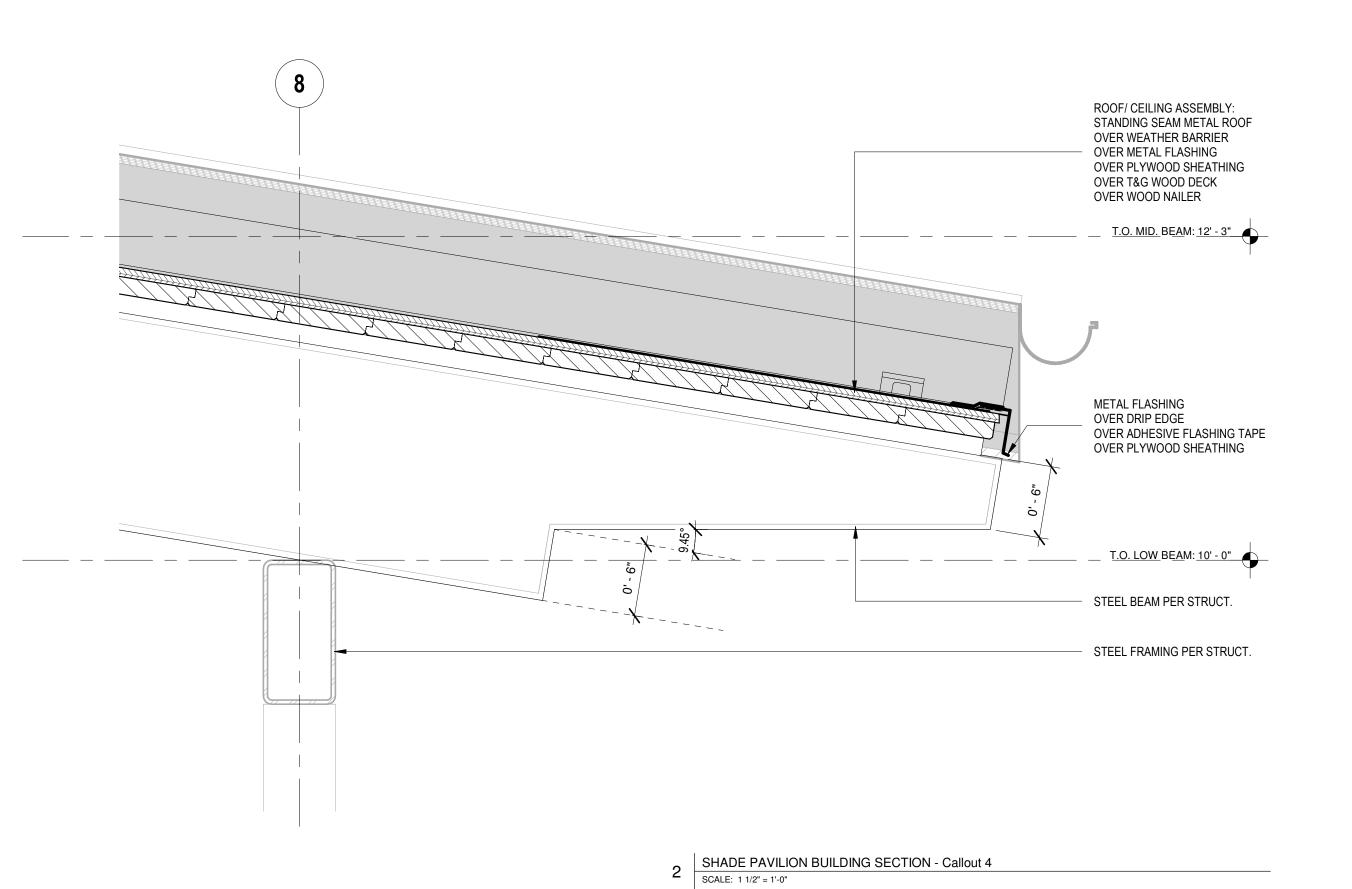
SHADE PAVILION HOLLOW MTL DOOR - SILL @
STONE Copy 1

SCALE: 3" = 1'-0"

SHADE PAVILION HOLLOW MTL DOOR - JAMB @ CMU Copy 1

SCALE: 3" = 1'-0"







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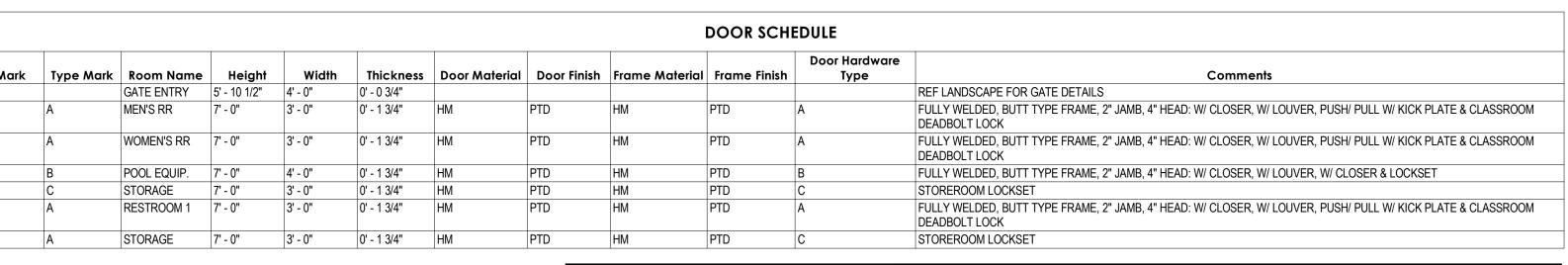
CONSTRUCTION DOCUMENTATION - 90% CHECK SET

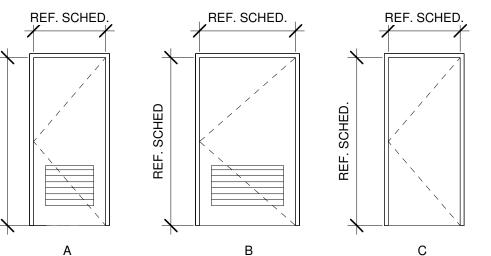
DATE NOTES

SHADE PAVILION
ROOF & DOOR
DETAILS

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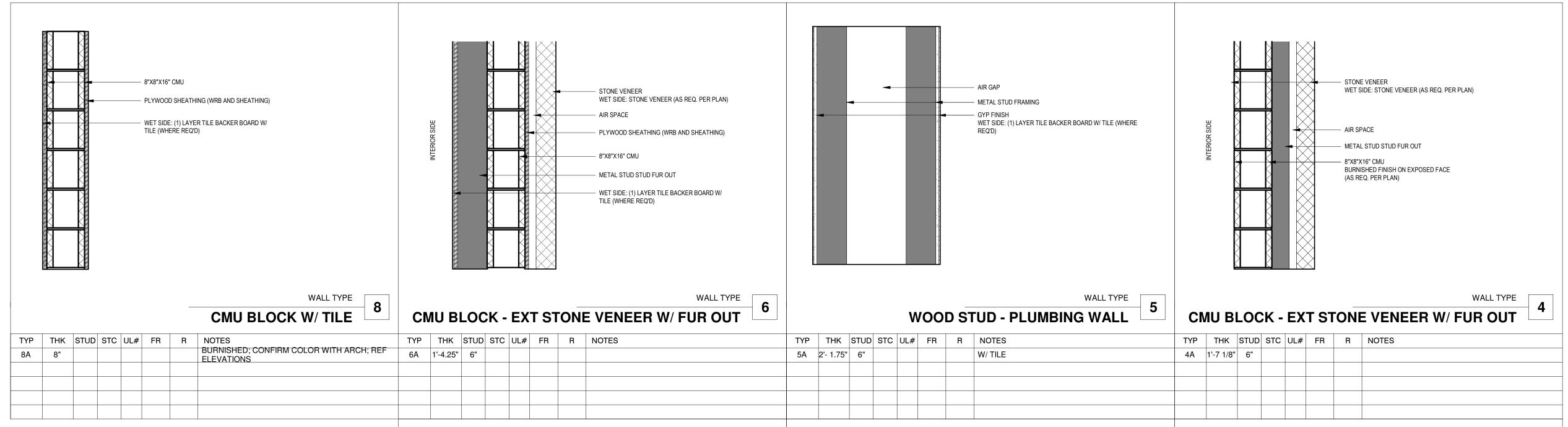
A-504

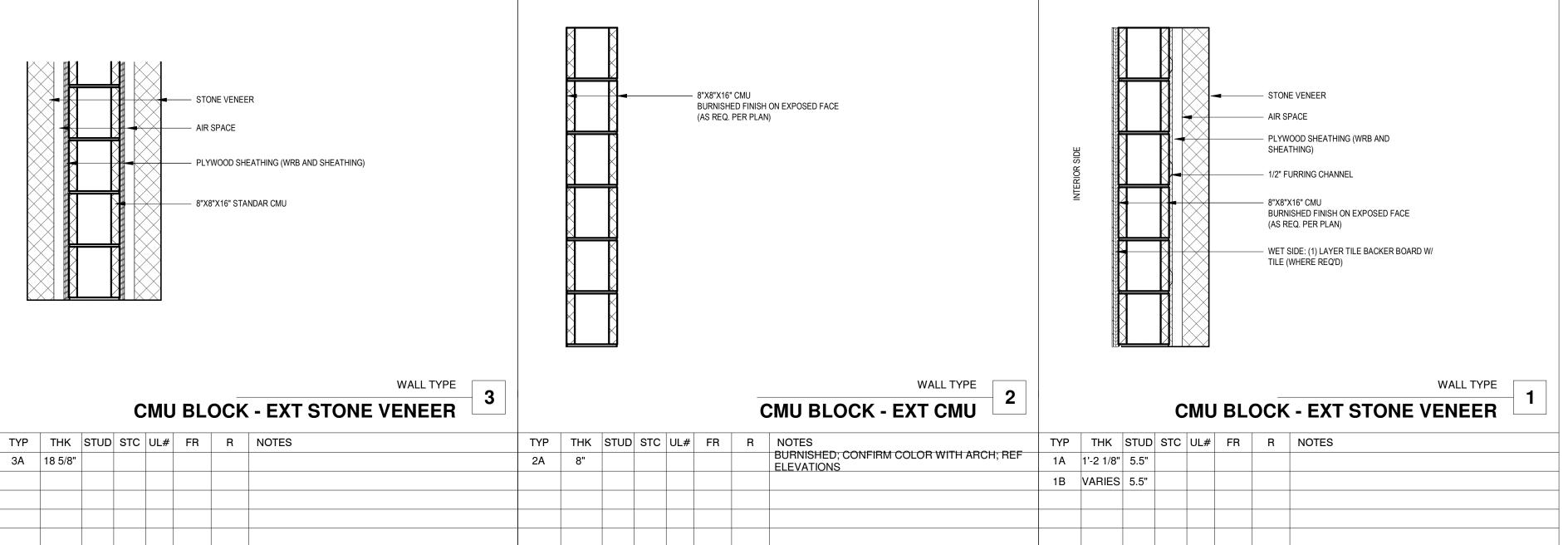




D	OOF	R HARDWARE SCHEDULE
Hardw	are Ty	pe B (Pool Equip.)
Provide	e each	SGL door(s) with the following:
QTY		DESCRIPTION
3	EA	HINGE
1	EA	STOREROOM LOCK
1	EA	INSIDE LEVER TRIM
1	EA	MORTISE CYLINDER
1	EA	SFIC CORE
1	EA	SURFACE CLOSER
1	EA	KICK PLATE
1	EA	RAIN DRIP
1	SET	GASKETING
1	EA	DOOR SWEEP
1	EA	THRESHOLD
	Hardw Provide QTY 3 1 1 1 1 1 1 1 1 1	Hardware Typ Provide each

Hardwar	е Туре	C (Closet/ Storage)	
Provide e	each S0	GL 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	





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BASTROP, TEXAS hatch + ulland owen architects

h+uo # #22-021

CONSTRUCTION DOCUMENTATION - 90% CHECK SET

DATE NOTES

SHEET TITLE **POOL HOUSE & SHADE PAVILION -**DOOR, WALL TYPES & SHEET NUMBER SCHEDULES
A-601

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 DAMAGETO 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
- 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, \$100-16
- WOOD: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AMERICAN FOREST & PAPER ASSOCIATION, NDS-18 W/ 2018 NDS SUPPLEMENT

LOADS AND DESIGN CRITERIA

DEAD LOADS

••	A.	ROOF	5 PSF	
2.	LIVE L A.	OADS ROOF	20 PSF	
3.	SNOW A. B.	LOADS IMPORTANCE FACTOR GROUND SNOW LOAD	1.00 5 PSF	
4.	WIND A. B. C. D.	LOADS RISK CATEGORY BASIC WIND SPEED EXPOSURE CATEGORY C&C PRESSURES	II 110 MPH C REF S1.02 FOR T	YP CONFIGURATIONS
		EDGE DISTANCE 'a'	6.0 FT	
		ROOF EFFECTIVE AREA	10 SF (0.6W)	100 SF (0.6W + 0.6D)
		ROOF ZONE 1 ROOF ZONE 2e ROOF ZONE 2n ROOF ZONE 2r ROOF ZONE 3e ROOF ZONE 3r ROOF ZONE 1&1'OH ROOF ZONE 2eOH ROOF ZONE 2nOH ROOF ZONE 2nOH ROOF ZONE 3rOH	26.3 PSF 26.3 PSF 42.0 PSF 42.0 PSF 42.0 PSF 51.1 PSF 31.4 PSF 31.4 PSF 54.9 PSF 54.9 PSF 56.5 PSF 66.4 PSF	10.7 PSF NET 10.7 PSF NET 15.5 PSF NET 15.5 PSF NET 15.5 PSF NET 22.0 PSF NET 26.6 PSF NET 26.6 PSF NET 34.4 PSF NET 34.4 PSF NET 37.9 PSF NET
		WALL EFFECTIVE AREA WALL ZONE 4 WALL ZONE 5	10 SF (0.6 W) 20.1 PSF 24.8 PSF	28 SF (0.6W) 18.9 PSF 22.3 PSF
		PARAPET EFFECTIVE AREA PARAPET ZONE 4 PARAPET ZONE 5	10 SF (0.6W) 45.1 PSF 45.1 PSF	33 SF (0.6W) 37.7 PSF 37.7 PSF

SEISMIC LOADS

STRUCTURAL SYSTEM STEEL ORDINARY MOMENT FRAME

ANALYSIS PROCEDURE STATIC LATERAL FORCE IMPORTANCE FACTOR 1.00 SITE CLASS

SEISMIC DESIGN CATEGORY MAPPED SRA Ss $0.057 \, \mathrm{a}$ 0.033 gDESIGN SRA Sds 0.061 g 0.053 g

FOUNDATION DESIGN CRITERIA ALLOWABLE BEARING

WRI DESIGN PARAMETERS

1,500 PSF @ MIN 12" BELOW FIN GRADE

EQUIVALENT PLASTICITY INDEX

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 SUBSURFACE 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
- 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 THEFOUNDATION. CONTRACTOR SHALL CONSULT WITH APPROPRIATE JURISDICTIONAL OFFICIALS PRIOR TO REMOVAL OF PROTECTED TREES.
- 2. 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 ENCROACH 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:

- 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.
- 12. 12. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE FOUNDATION BLOCKOUTS AND EMBEDDED ITEMS NECESSARY FOR ARCHITECTURAL, MEP, CIVIL, ETC.
- THE CONTRACTOR SHALL PROVIDE A SUBMITTAL OF EMBEDDED CONDUITS, PIPES, AND SLEEVES WHICH ARE BEYOND THE SCOPE DETAILED IN THE STRUCTURAL DRAWINGS.
- 14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PLACE AND FINISH CONCRETE SLABS WITH A MINIMUM FLATNESS OF Ff = 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

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
- UNSCHEDULED BEAMS, SLABS, COLUMNS, AND WALLS, SHALL HAVE REINFORCING STEEL DETAILED IN ACCORDANCE WITH THE FOLLOWING:
- 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
- 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

	#C DAD OD LABOED	
	#6 BAR OR LARGER #5 BAR AND SMALLER	2", 1 1/2".
ONCRETE NOT EXPOSED TO WEATHER OR IN CO		3/4"
0	NCRETE NOT EXPOSED TO WEATHER OR IN CO	NCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND SLABS, WALLS, JOISTS

ENGINEERING

BEAMS AND COLUMNS

1 1/2".

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THE COLONY TREEHOUSE AMENITY CENTER

BASTROP, TEXAS hatch + ulland architects

CONSTRUCTION DOCUMENTATION

h+uo # #22-021

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

GENERAL NOTES

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CIVIL & STRUCTURAL

AUSTIN / HOUSTON

ENGINEERING

PROJECT # 302-220

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 AC200+ 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 (AAI) AS CERTIFIED THROUGH ACI/CRSI. 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
- 17. 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 (fm) 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. 8. 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
- 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.
- 12. REFER TO ARCH FOR GLAZED FINISH ON CMU WHERE REQUIRED.

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

SIZE	<u>Fb</u>	<u>Fv</u>
2x4	1100 PSI	175 PS
2x6	1000 PSI	175 PS
2x8	925 PSI	175 PS
2x10	800 PSI	175 PS
2x12	750 PSI	175 PS

- 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
- 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
- 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.
- 14. PORTIONS OF THE STRUCTURE WHICH ARE NOT DETAILED ON THE STRUCTURAL DRAWINGS SHALL FOLLOW THE APPLICABLE CONVENTIONAL FRAMING PROVISIONS OF THE GOVERNING BUILDING CODE.
- 15. WHERE STRAPS ARE INSTALLED OVER WSP, MIN 2 1/2" NAILS SHALL BE USED.

STRUCTURAL STEEL

- 1. DETAILING, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL.
- 2. 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, FY = 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
- 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

BUT NOT EXCEEDING MAX BRICK ABV

OT EXCEEDING	MAX BRICK ABV	<u>SIZE</u>
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=", AND THE HORIZONTAL FORCE DENOTED AS "H=" 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

- 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.
- 10. MINIMUM SPACING FOR POWER ACTUATED FASTENERS, INTO STEEL, SHALL BE 1".

- 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 DRILIT SELF-DRILLING SCREWS IN ACCORDANCE WITH ESR 3294. APPROVED EQUIVALENT.
- 12. 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 (RDPIRC) FOR THIS PROJECT IS THE ARCHITECT. SUBMIT ALL INSPECTION REPORTS DIRECTLY TO THE RDPIRC FOR REVIEW. SUBMIT A COPY OF THE STRUCTURAL RELATED SPECIAL INSPECTION REPORTS TO THE EOR REVIEW.
- THE RDPIRC 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

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 RDPIRC 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.

ENGINEERING

SPECIAL INSPECTIONS SHALL COMPLY WITH THE FOLLOWING:

<u>MATERIAL</u>	CODE REFERENCE
SOILS	IBC TABLE 1705.6
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

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



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www.huoarchitects.com **CIVIL ENGINEER**

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Covey Planning + Landscape Architecture

800 S Austin Ave. Georgetown, TX 78626 PLUMBING, MECHANICAL, ELECTRICAL **ENGINEER**

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THE COLONY TREEHOUSE AMENITY CENTER

BASTROP, TEXAS hatch + ulland architects

CONSTRUCTION DOCUMENTATION

h+uo # #22-021

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

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PROJECT # 302-220

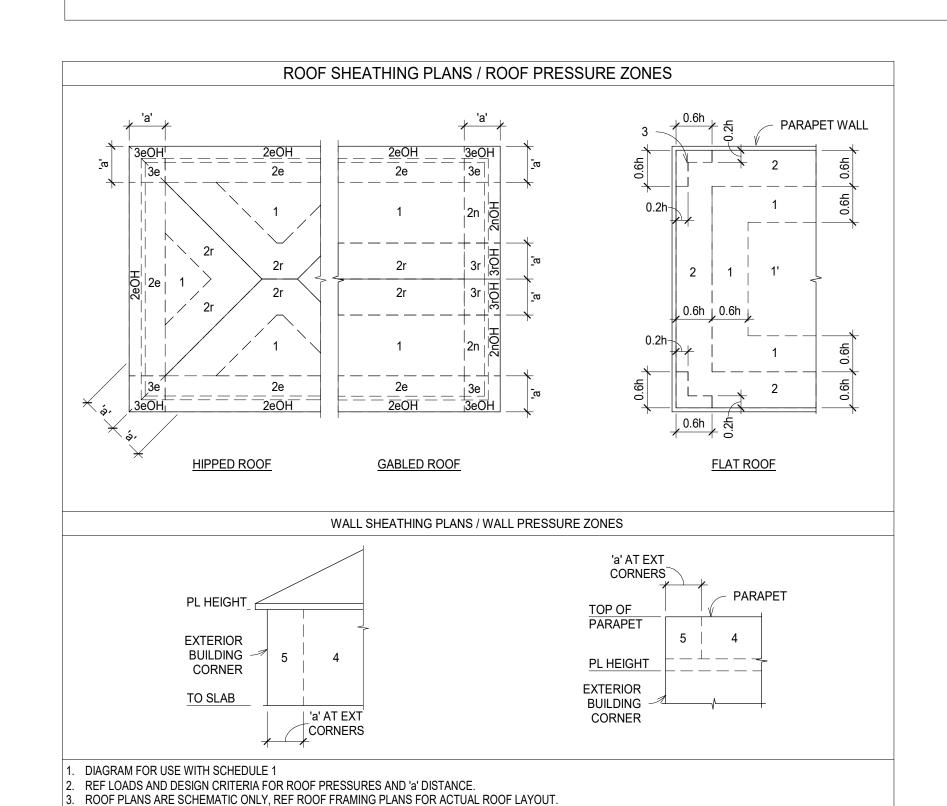
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AUSTIN / HOUSTON

ENGINEERING

GENERAL NOTES

GENERAL NOTES



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

		SCHEDULE	2 - ROC	F AND	FLOOR	SHEA	ATHIN	G			
LOCATION	MIN	PANEL	SPAN	BOND	BLOCKI	FA	STENE	RS	ALT F	ASTEN	ERS
LOCATION	THICK	GRADE	RATING	CLASS	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 3)	15/32"	APA RATED SHEATHING	32/16	EXP 1	NONE	8d	6"	10"	10d	6"	12"
ROOF EDGE (ZONE 2 OH)	15/32"	APA RATED SHEATHING	32/16	EXP 1	NONE	8d	6"	9"	10d	6"	12"
ROOF EDGE (ZONE 2)	15/32"	APA RATED SHEATHING	32/16	EXP 1	NONE	8d	6"	7"	10d	6"	10"
TYP ROOF (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.											

3. FASTENERS SPECIFIED ARE COMMON NAILS, UNO 4. NO FASTENERS SHALL BE CLOSER THAN 3/8" FROM PANEL EDGE.

2. INSTALL PANELS WITH LONG DIMENSION PERPENDICULAR TO FRAMING.

- 5. DRIVE FASTENERS FLUSH. DO NOT PENETRATE THE SURFACE OF THE SHEATHING.
- 6. WSP SHALL HAVE A EFFECTIVE G OF 0.50 MIN. 7. FLOOR SHEATHING SHALL BE TONGUE & GROOVE.
- 8. SHEATH CONTINUOUSLY BELOW ALL ROOF OVERBUILDS.

PLAN LEGEND					
MARK	ITEM				
SECTION SXX SHEET	SECTION CUT				
TOC = X'-X"	ELEVATION MARKER				
X"	FOUNDATION STEP				
 	CMU WALL				

١	NAIL I	NFORMATION & REQS
HEAD DIA	MIN PEN	NAIL SIZE (LENGTH x ∅)
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"

0/02	170	5d WALLBOARD (1 5/8" x 0
1. 5d V	VALLBC	OARD NAILS MAY BE
SUE	3STITU1	TED FOR 5d COOLER NAILS.
2 6d V	NALL BC	OARD NAILS MAY BE

2.	6d WALLBOARD NAILS MAY BE
	SUBSTITUTED FOR 6d COOLER NAILS.
3.	ADDITIONAL NAIL SIZES MAY BE REQUIRED
	W/ METAL CONNECTORS.

ABBREVATION LIST					
ABBREVATION	DEFINITION				
AB	ANCHOR BOLT				
ACI	AMERICAN CONCRETE INSTITUTE				
ADDL	ADDITIONAL				
ADJ	ADJACENT				
1101	AMERICAN INSTITUTE OF STEEL				
AISI	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				
	EVTEDIOD				

EXTERIOR

FINISHED FLOOR

FINISHED

FOUNDATION FIELD VERIFY GAUGE

GALVANIZED

GYPSUM BOARD

HOLDOWN

HORIZONTAL

HEADED STUD ANCHOR

HOLLOW STRUCTURAL SECTION HEIGHT INTERNATIONAL BUILDING CODE INSULATED CONCRETE FORM INTERIOR JOIST BEARING

KIPS PER SQUARE INCH

POUNDS

ABBREVATION	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
MECH	
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MED MEO	
MFR, MFG	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
MWFRS	MAIN WIND FORCE RESISTING SYSTEM
NA	NOT APPLICABLE
NP	NOT PERMITED
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 OF PARAPET, TOP OF PANEL,
TOP	TOP OF PIER
TOS	TOP OF STEEL
	TOP OF WALL
TOW	
	TRIPLE
TOW	TRIPLE TYPICAL
TOW TPL TYP	TYPICAL
TOW TPL TYP UNO	TYPICAL UNLESS NOTED OTHERWISE
TOW TPL TYP UNO VERT	TYPICAL UNLESS NOTED OTHERWISE VERTICAL
TOW TPL TYP UNO VERT VIF	TYPICAL UNLESS NOTED OTHERWISE VERTICAL VERIFY IN FIELD
TOW TPL TYP UNO VERT VIF W/	TYPICAL UNLESS NOTED OTHERWISE VERTICAL VERIFY IN FIELD WITH
TOW TPL TYP UNO VERT VIF	TYPICAL UNLESS NOTED OTHERWISE VERTICAL VERIFY IN FIELD WITH WORK POINT
TOW TPL TYP UNO VERT VIF W/ WP	TYPICAL UNLESS NOTED OTHERWISE VERTICAL VERIFY IN FIELD WITH WORK POINT WOOD STRUCTURAL PANEL
TOW TPL TYP UNO VERT VIF W/	TYPICAL UNLESS NOTED OTHERWISE VERTICAL VERIFY IN FIELD WITH WORK POINT

ABBREVATION LIST

DEFINITION

ABBREVATION

			STEEL COLUMN SCHEDULE		
TYPE TYPE		BASE PLATE	ANCHOR BOLTS		
MARK	TYPE	BASE PLATE	QUANITY DIA X EMBEDED	MATERIAL GRADE	NOTES
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	

PROJECT # 302-220



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EXT

FIN

FND,FDN

GALV

GYP

HD

HORZ,HORIZ

HSA

HSS

KSI

LBS

ENGINEERING AUSTIN / HOUSTON

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THE COLONY TREEHOUSE AMENITY CENTER

BASTROP, TEXAS hatch + ulland architects

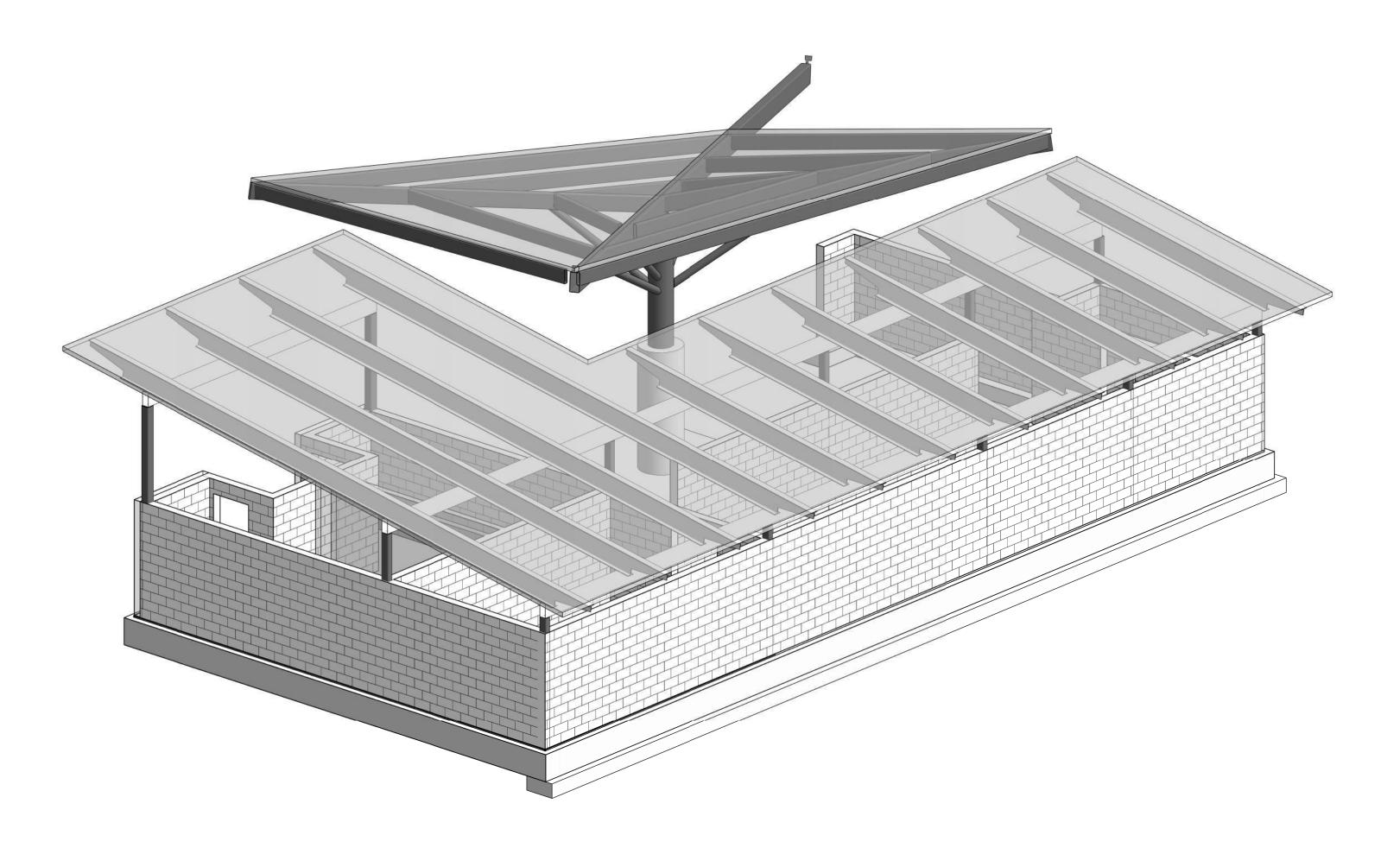
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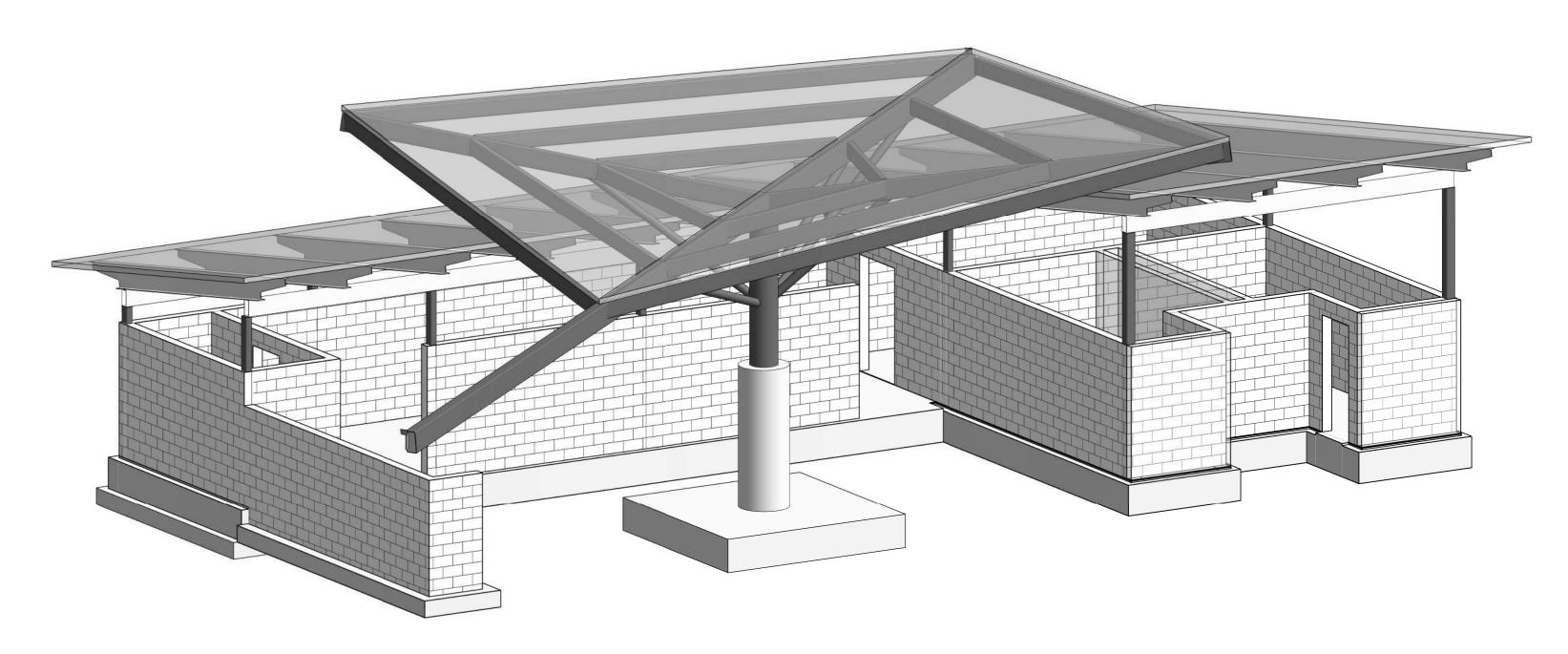
10/23/2024 BID SET 03/10/2025 90% CD

GENERAL NOTES

\$1.02



3D Isometric View



3D Isometric View

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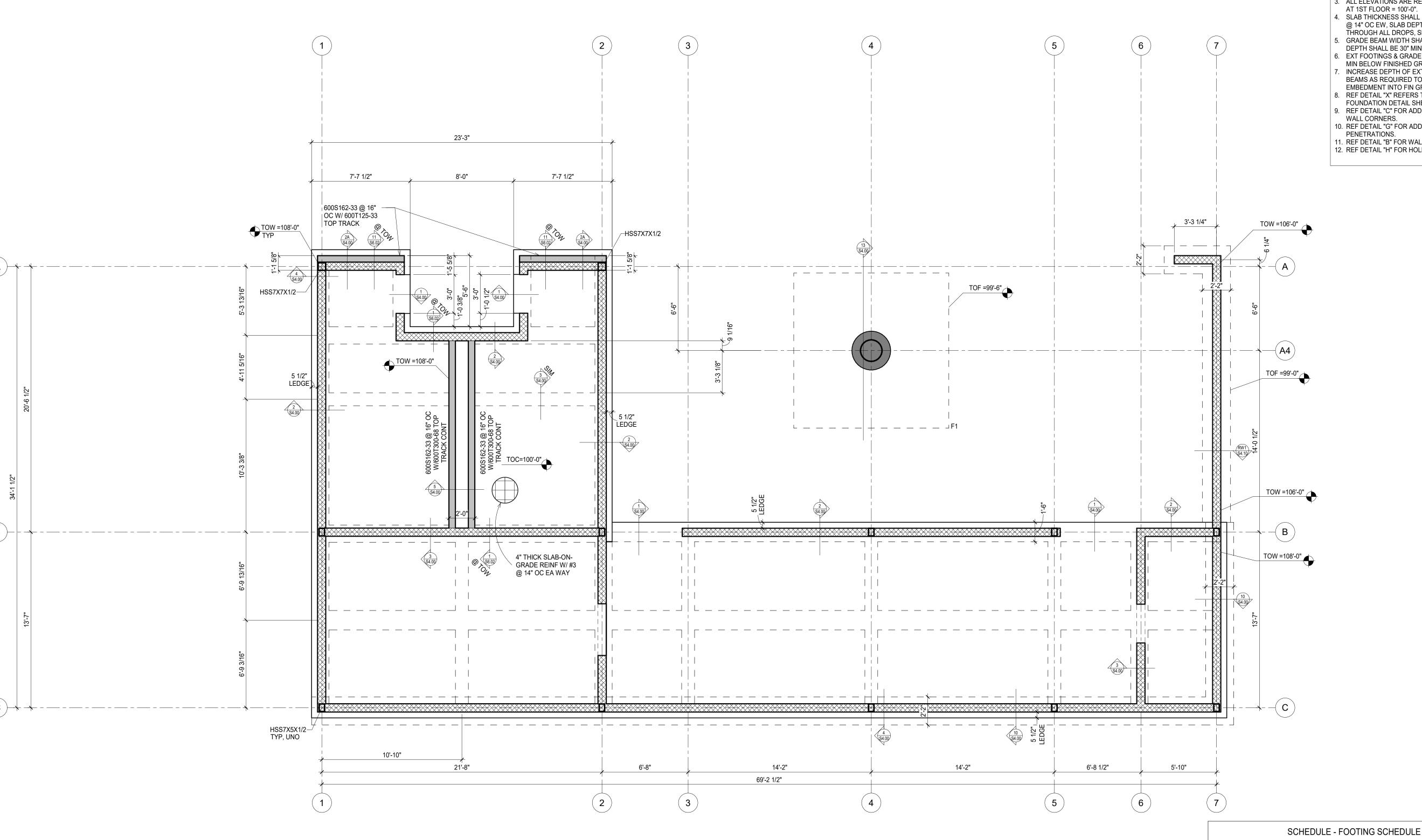
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CONSTRUCTION DOCUMENTATION

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

3D ISOMETRIC VIEWS

\$1.03



FOUNDATION PLAN NOTE

- 1. NOTES, SECTIONS, DIMENSIONS, DROPS, SLOPES, ANCHOR BOLTS, ETC SHOWN IN ONE UNIT OR QUADRANT ARE TYPICAL AT ALL LOCATIONS.
- 2. VERIFY ALL DIMENSIONS, DROPS, SLOPES, ETC WITH ARCH PRIOR TO CONSTRUCTION.
- 3. ALL ELEVATIONS ARE RELATIVE TO TOP OF CONC AT 1ST FLOOR = 100'-0". 4. SLAB THICKNESS SHALL BE 4" MIN WITH #3
- @ 14" OC EW, SLAB DEPTH SHALL BE MAINTAINED THROUGH ALL DROPS, SLOPES, ETC.
- 5. GRADE BEAM WIDTH SHALL BE 18" MIN AND DEPTH SHALL BE 30" MIN.
- 6. EXT FOOTINGS & GRADE BEAMS SHALL BEAR 12" MIN BELOW FINISHED GRADE. 7. INCREASE DEPTH OF EXT FOOTINGS AND GRADE BEAMS AS REQUIRED TO MAINTAIN MIN
- EMBEDMENT INTO FIN GRADE. 8. REF DETAIL "X" REFERS TO THE DETAIL ON THE
- FOUNDATION DETAIL SHEETS. 9. REF DETAIL "C" FOR ADDL REINF AT FOOTING AND WALL CORNERS.
- 10. REF DETAIL "G" FOR ADDL REINF AT PLUMBING PENETRATIONS.
- 11. REF DETAIL "B" FOR WALL ANCHOR BOLTS.
- 12. REF DETAIL "H" FOR HOLDOWN ANCHOR BOLTS.

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THE COLONY

BASTROP, TEXAS

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#5@12"OC EA WAY T/B

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PROJECT # 302-220

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ENGINEERING

THICKNESS

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

POOL HOUSE -FOUNDATION PLAN

S2.00

POOL HOUSE - FOUNDATION PLAN





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STRUCTURAL ENGINEER
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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 PLAN

SHEET NUMBER

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CIVIL & STRUCTURAL ENGINEERING AUSTIN / HOUSTON

PROJECT # 302-220

*THINK DESIGN innovate, integrate, implement...

FOUNDATION PLAN NOTE

- 1. NOTES, SECTIONS, DIMENSIONS, DROPS, SLOPES, ANCHOR BOLTS, ETC SHOWN IN ONE UNIT OR QUADRANT ARE TYPICAL AT ALL LOCATIONS. 2. VERIFY ALL DIMENSIONS, DROPS, SLOPES, ETC
- WITH ARCH PRIOR TO CONSTRUCTION. 3. ALL ELEVATIONS ARE RELATIVE TO TOP OF CONC AT 1ST FLOOR = 100'-0".
- 4. SLAB THICKNESS SHALL BE 4" MIN WITH #3 @ 14" OC EW, SLAB DEPTH SHALL BE MAINTAINED THROUGH ALL DROPS, SLOPES, ETC.
- 5. GRADE BEAM WIDTH SHALL BE 18" MIN AND DEPTH SHALL BE 30" MIN. 6. EXT FOOTINGS & GRADE BEAMS SHALL BEAR 12"
- MIN BELOW FINISHED GRADE. 7. INCREASE DEPTH OF EXT FOOTINGS AND GRADE BEAMS AS REQUIRED TO MAINTAIN MIN
- EMBEDMENT INTO FIN GRADE. 8. REF DETAIL "X" REFERS TO THE DETAIL ON THE FOUNDATION DETAIL SHEETS.
- 9. REF DETAIL "C" FOR ADDL REINF AT FOOTING AND WALL CORNERS.
- 10. REF DETAIL "G" FOR ADDL REINF AT PLUMBING PENETRATIONS.
- 11. REF DETAIL "B" FOR WALL ANCHOR BOLTS.
- 12. REF DETAIL "H" FOR HOLDOWN ANCHOR BOLTS.





hatch + ulland owen architect

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

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

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SHADE PAVILION -FOUNDATION PLAN

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AUSTIN / HOUSTON

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

ROOF FRAMING PLAN NOTES

5. ALL DRAINAGE IS THE RESPONSIBLITY OF THE ARCH. VERIFY ALL JOIST ELEVATIONS W/ ARCH.

4. TOS INDICATES TOP OF STEEL

DENOTES 2x6 T&G DECK, REF SCHEDULE

PLAN LEGEND

ırchitect



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CONSTRUCTION DOCUMENTATION

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SHEET TITLE

POOL HOUSE - ROOF FRAMING PLAN -BUILDING

SHEET NUMBER

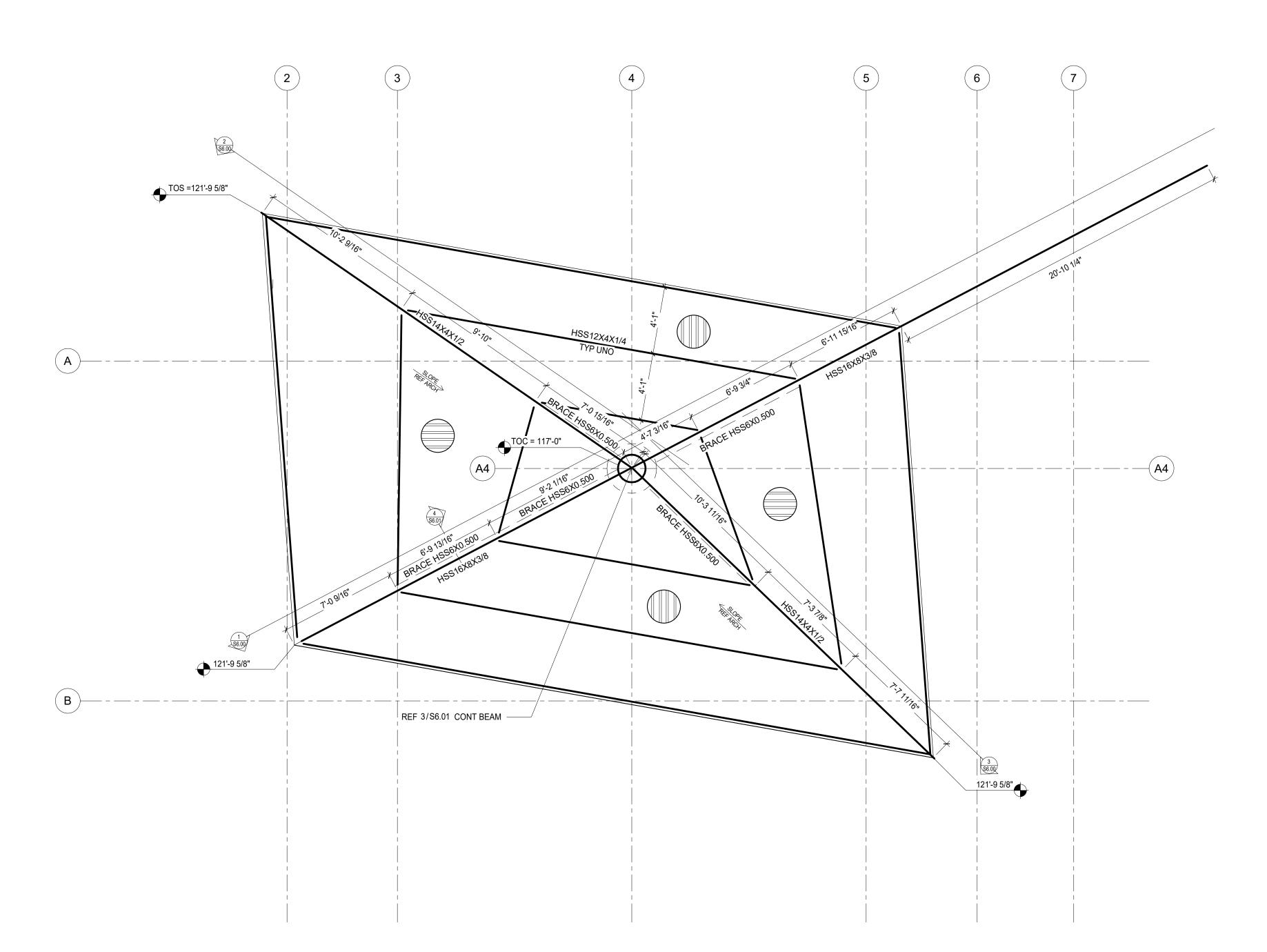
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\$3.00

POOL HOUSE - ROOF FRAMING PLAN - BUILDING

1/4" = 1'-0"

*THINK DESIGN innovate, integrate, implement...



POOL HOUSE - ROOF FRAMING PLAN - SHADE STRUCTURE

1/4" = 1'-0"



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"
 BOD INDICATES BOTTOM OF DECK
- BOD INDICATES BOTTOM OF DECK
 TOS INDICATES TOP OF STEEL
- 10S INDICATES TOP OF STEEL
 ALL DRAINAGE IS THE RESPONSIBLITY OF THE ARCH. VERIFY ALL JOIST ELEVATIONS W/ ARCH.

PLAN LEGEND



DENOTES 2x6 T&G DECK, REF SCHEDULE



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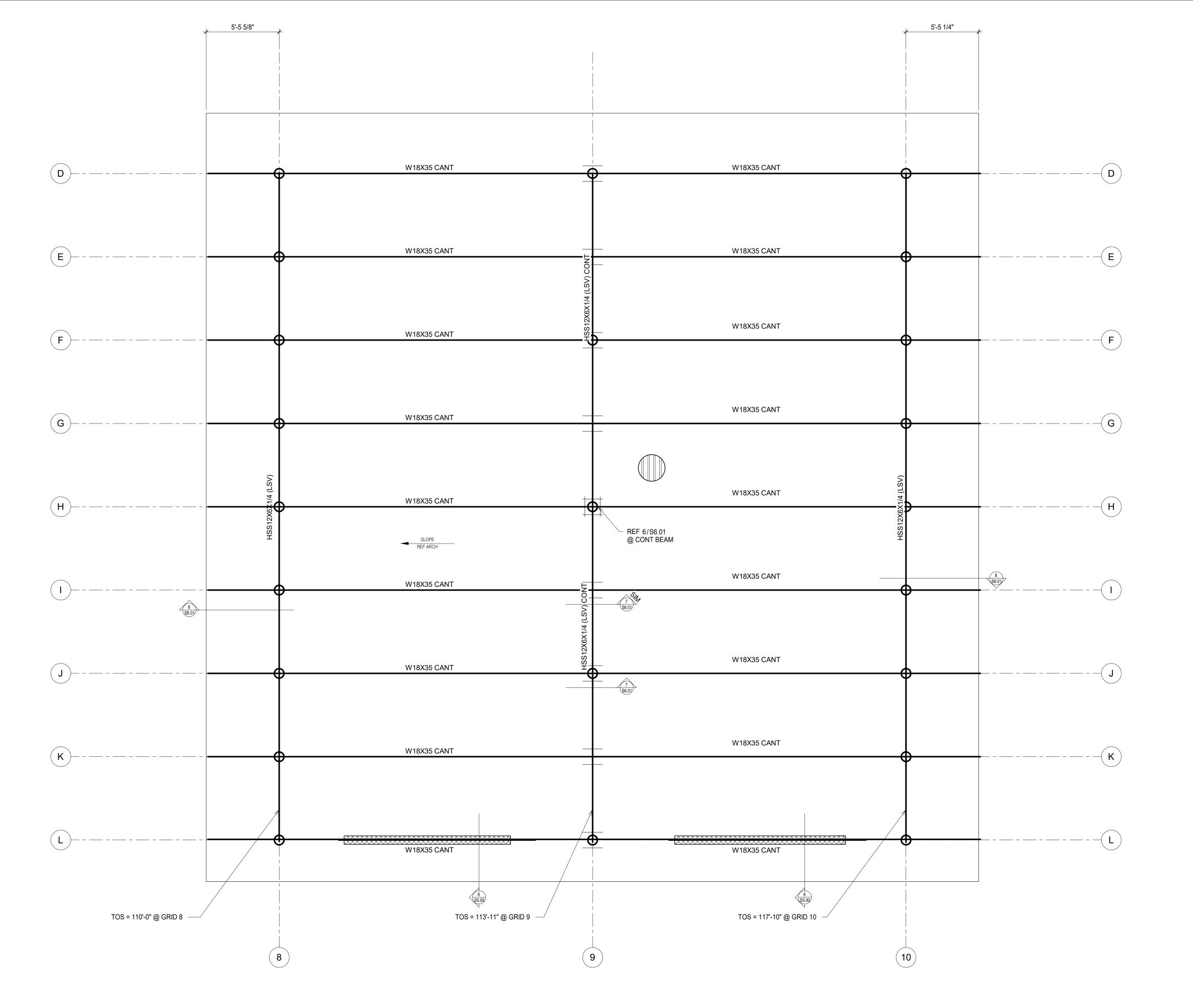
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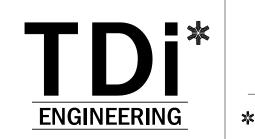
POOL HOUSE - ROOF FRAMING PLAN -SHADE STRUCTURE

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PLAN LEGEND



DENOTES 2x6 T&G DECK, REF SCHEDULE



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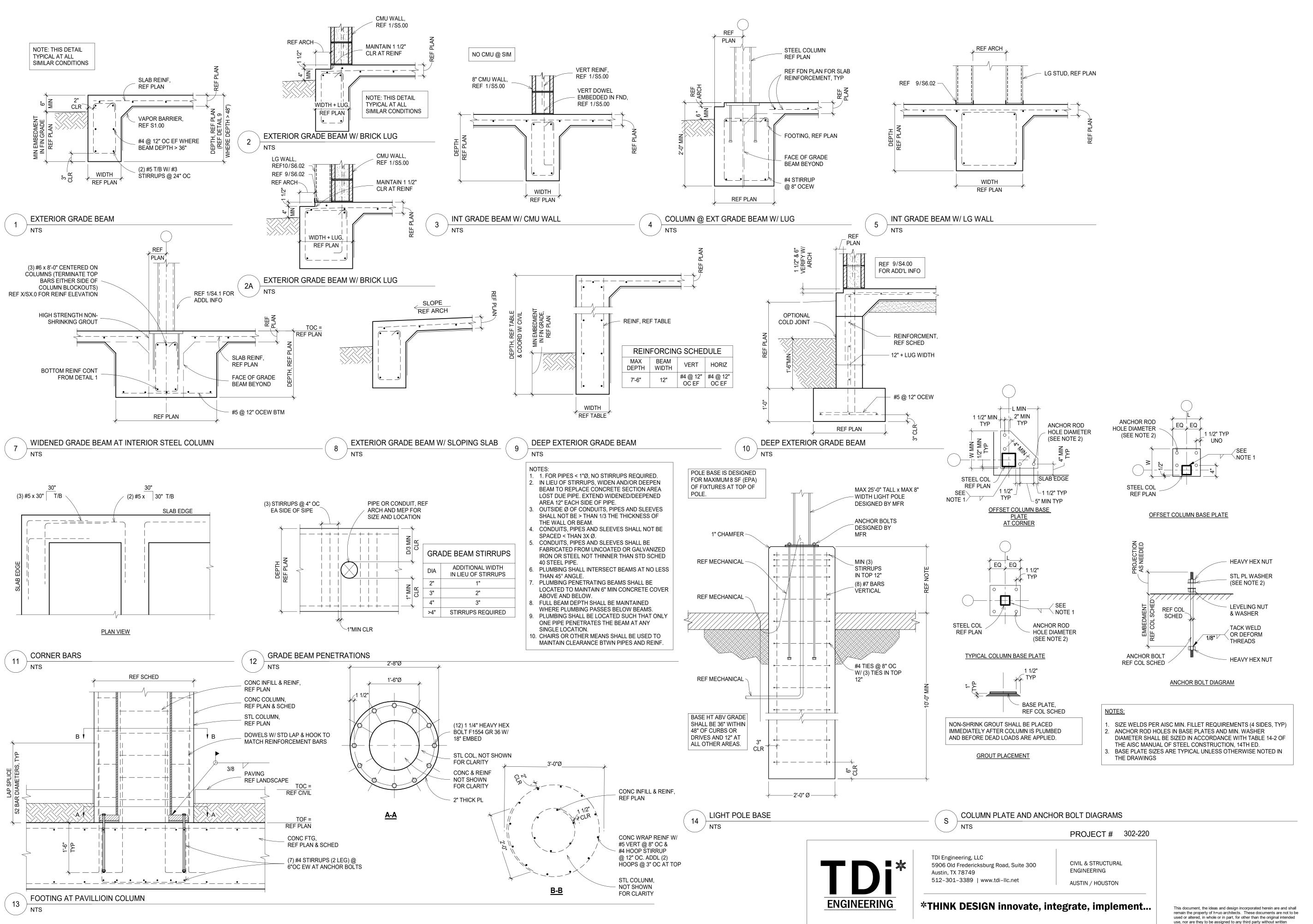
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SHADE PAVILION -ROOF FRAMING PLAN

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PE 132471

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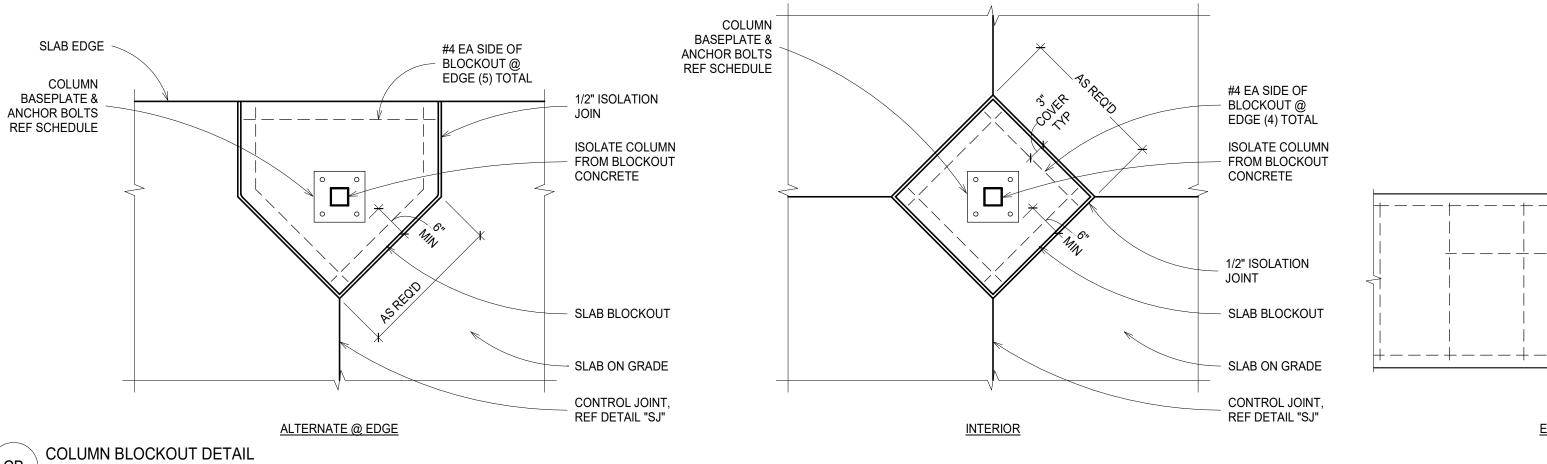
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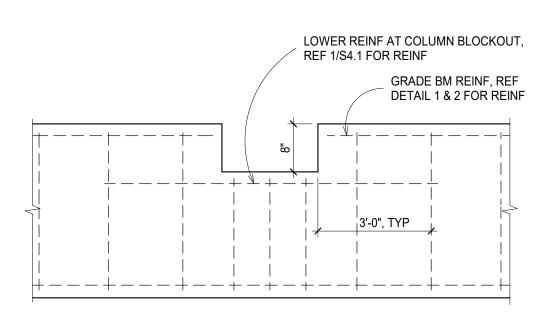
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FOUNDATION DETAILS

SHEET NUMBER

\$4.00





CONTROL JOINT SECOND POUR FIRST POUR #3 x 4'-0" @ 3'-0" OC & PSD12/#4TX SPEED DOWEL W/ #4 x 2'-0" DOWEL @ 3'-0" OC (ALTERNATE #3 AND SPEED DOWEL, MAX 18" TYP CONSTRUCTION JOINT BTW REBAR AND SPEED DOWEL). EXCEPT AT POUR STRIPS PROVIDE #4 x 4'-0" @ 30" OC UN-GREASED =====----TYP SLAB REINF @ **CONSTRUCTION JOINT** ELEVATION @ GRADE BEAM MID-DEPTH

NOTE: THIS DETAIL REF 2 & 3 /S4.00 REF ARCH TYPICAL AT ALL FOR INFO NOT SHOWN (6 1/2" MAX) SIMILAR CONDITIONS STONE VENEER, REF ARCH REINFORCEMENT, REF 1/S5.00 STONE VENEER, **REF ARCH** HSS4X4X1/4" @ MID SPAN OF LINTEL CMU WALL, REF 1/S5.00 TOW TOP OF SLAB REF PLAN **REF PLAN** - L6X4X3/8" (LLV) CONT LINTEL - #5 @ 12"OCEW

SLAB JOINTS

SAW CUT 1/4 SLAB

FOR LOCATION

TYP SLAB REINF

@ MID-DEPTH

خو____و_

THICKNESS MIN, REF PLAN

CONT 16" DP BOND BEAM, SOLID-GROUTED CENTERED AT LINTEL PL1/2X10X0'-10" W/ (4) 1/2"Ø THREADED ROD W/ 3 1/2" EMBED W/ HILTI HY 200-A V3 EPOXY SECTION AT DOUBLE CMU WALL & STONE VENEER SECTION A-A 6" LG INFILL STUDS, **REF ARCH** W2, REF 1/S5.00 REF 2 & 3/S4.00 FOR INFO NOT STONE VENEER, SHOWN **REF ARCH** TOP OF SLAB #5 @12" OC – #5 @12"OC #3 STIRRUP @24" OC #3 STIRRUPS @ 24"OC

#5 @12"OC

SECTION AT EXTERIOR CMU WALL & STONE VENEER (4) NTS



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CONSTRUCTION DOCUMENTATION

10/11/2024 90% CD 03/10/2025 90% CD

SHEET TITLE FOUNDATION DETAILS

\$4.01

NTS

						RETAIN	IING WALL S	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"

CONSTRUCTION JOINTS SHALL BE LOCATED AS REQUIRED AND MAX 80 FT OC.

-#6 x 3'-0" @ 12" OC

LOCATE VERT BAR WITHIN

• - /- - • - /- | • - |

WALL REINF,

DETAILS

JOINTS SHALL EXTEND FULL HEIGHT OF WALL.

JOINTS ARE NOT REQUIRED IN FOOTINGS. NO JOINTS ARE ALLOWED IN WALLS

BPINTERNBOX WALLS, OR OUTLET WALLS.

2" TYP -

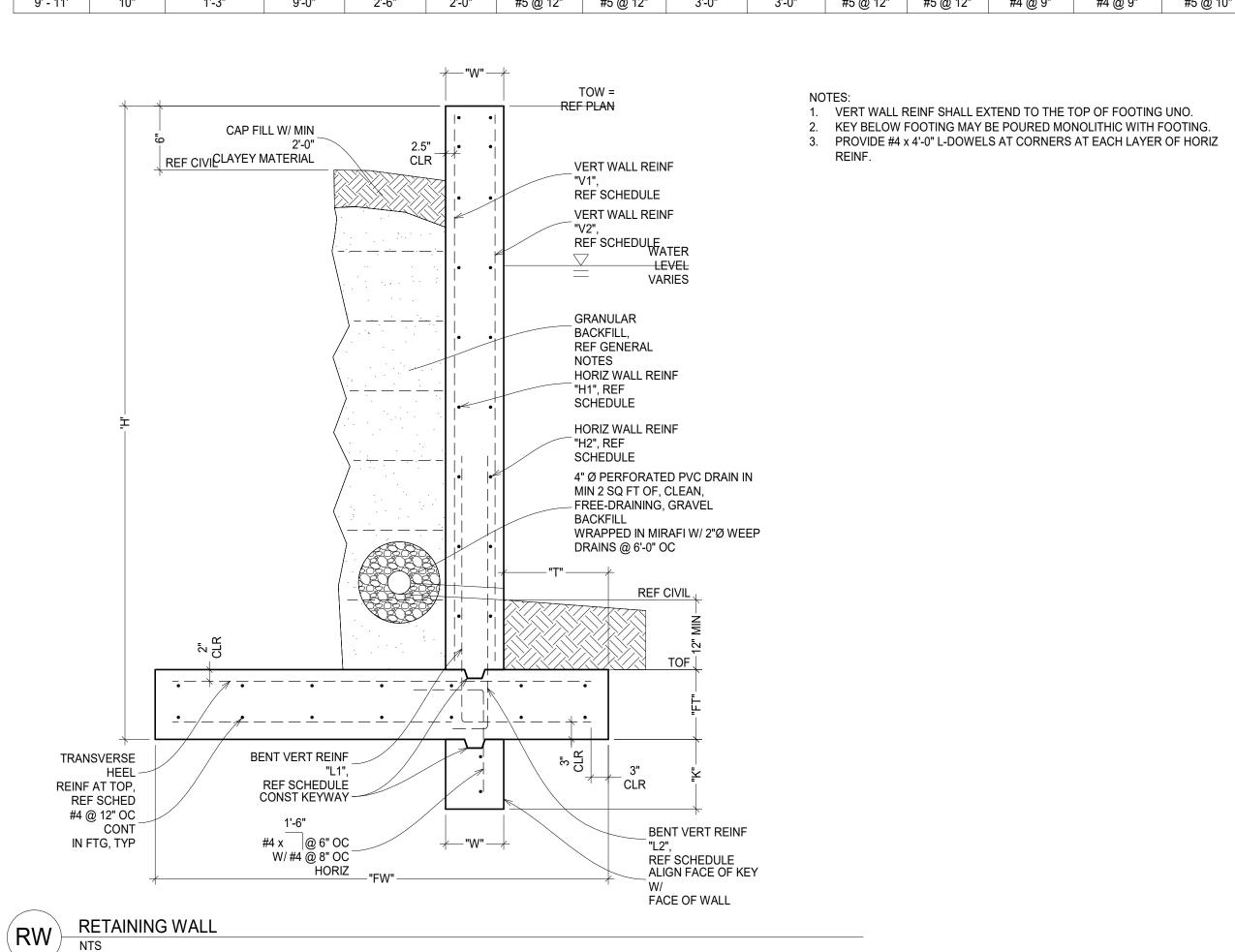
DETENTION/SEDIMENTATION,

_ _ • - - - • - - - •

WATERSTOP

BY OTHERS

WALL CONSTRUCTION JOINT



FENCING,

4" MAX

SLEEVE

REF CIVIL

CORRUGATED

OR CORES, FILL W/ NON-SHIRNK GROUT

RETAINING WALL

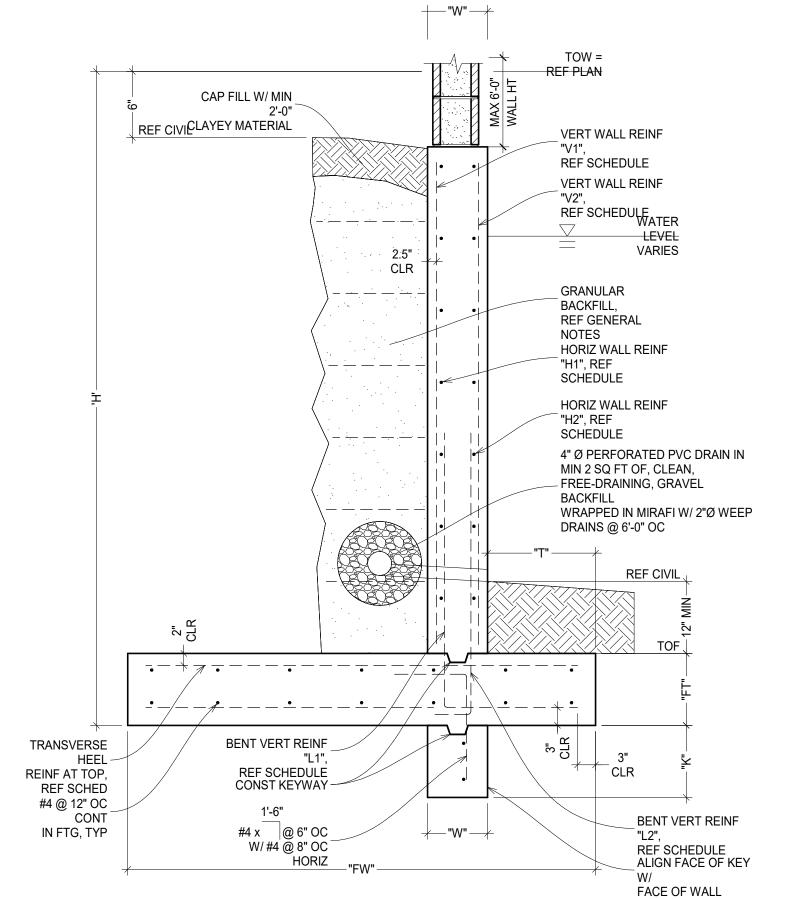
REF PLAN &

SCHED

TOP OF RETAINING WALL

SLEEVE

	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"



1. VERT WALL REINF SHALL EXTEND TO THE TOP OF FOOTING UNO.

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.

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WHERE LONGITUDINAL BAR FOOTING REF DETAILS CONTINUE FOOTING REINF FOOTING STEP

NTS

NOTE: PROVIDE DOWELS AT BOTH MATS OF REINF TOP REINF IS PRESENT. CONTINUE FOOTING TOF = REINF REF PLAN TOF = REF PLAN **FOOTING** REINF, REF DETAILS

RETAINING WALL

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AUSTIN / HOUSTON

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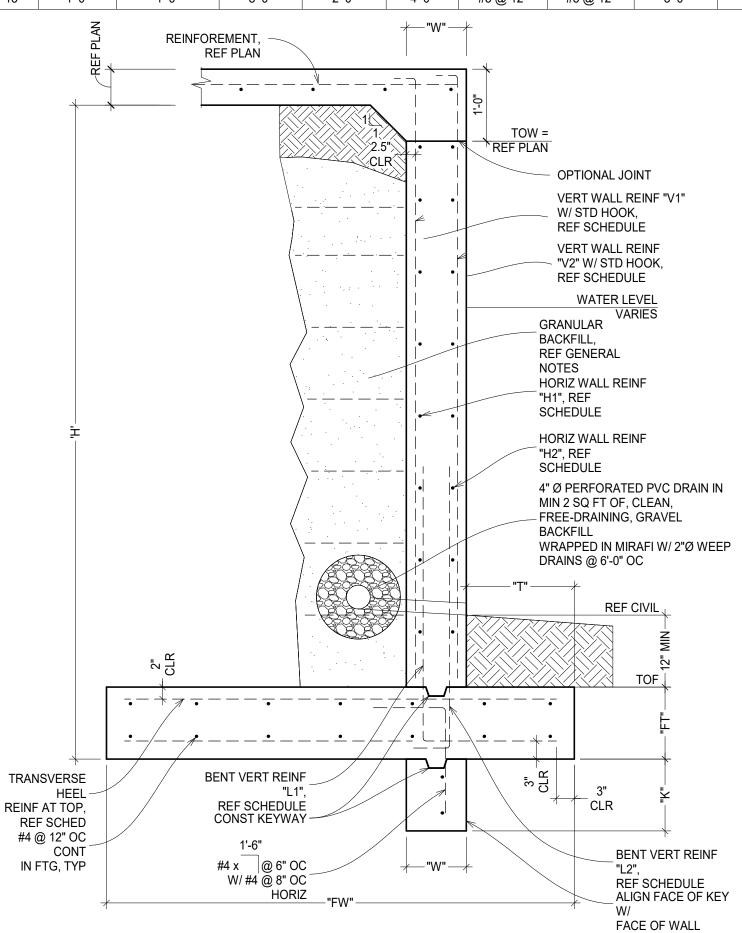
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SHEET TITLE **RETAINING WALL DETAILS**

\$4.10

	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"

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RW2 RETAINING WALL



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RETAINING WALL DETAILS

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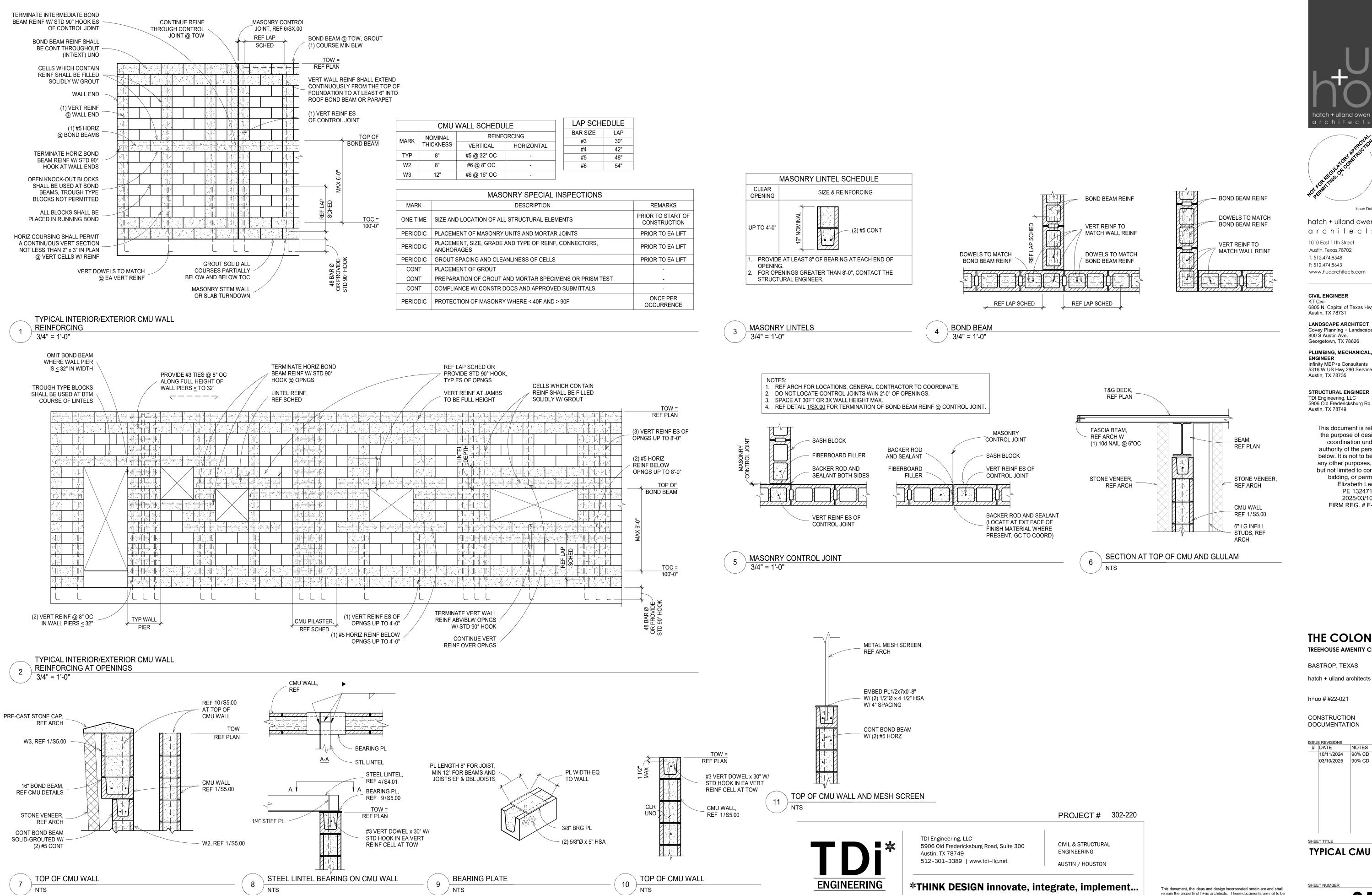
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THE COLONY TREEHOUSE AMENITY CENTER

BASTROP, TEXAS

CONSTRUCTION

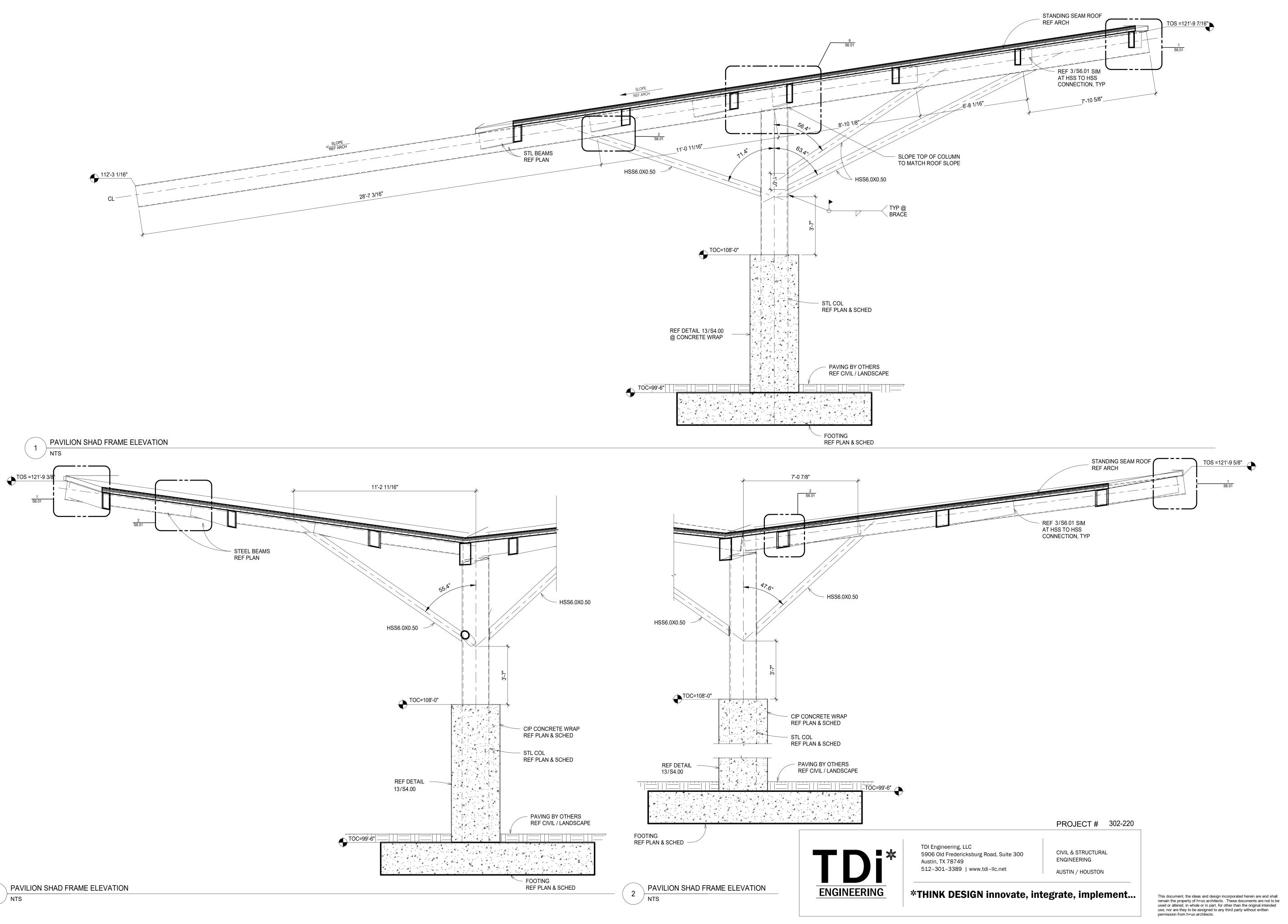
DOCUMENTATION

10/11/2024 90% CD 03/10/2025 90% CD

SHEET TITLE TYPICAL CMU DETAILS

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\$5.00







hatch + ulland owen

architects

1010 East 11th Street

Austin, Texas 78702

Austin, Texas 78702 T: 512.474.8548 F: 512.474.8643 www.huoarchitects.com

CIVIL ENGINEER

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

PLUMBING, MECHANICAL, ELECTRICAL ENGINEER Infinity MEP+s 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

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2025/03/10
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THE COLONY TREEHOUSE AMENITY CENT

TREEHOUSE AMENITY CENTER

hatch + ulland architects

BASTROP, TEXAS

h+uo # #22-021

CONSTRUCTION DOCUMENTATION

DATE NOTES

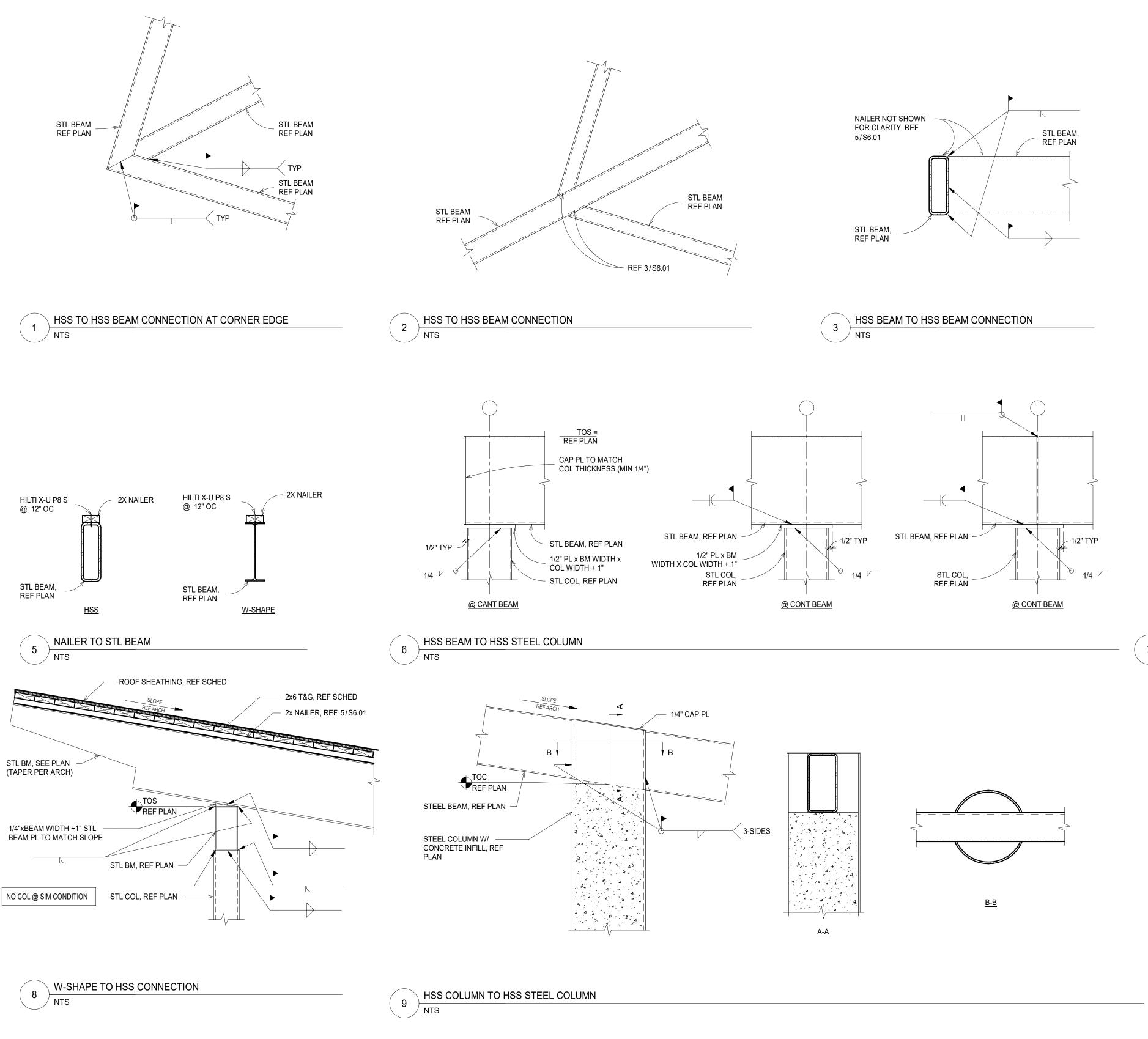
10/11/2024 90% CD
10/23/2024 BID SET
03/10/2025 90% CD

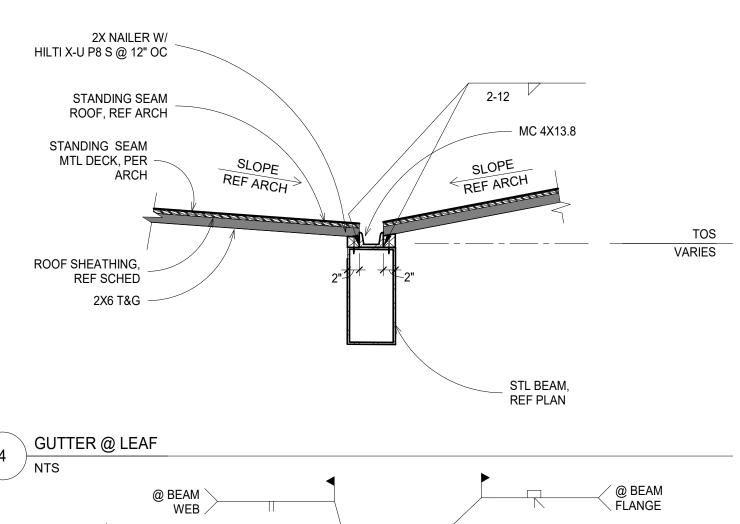
PAVILLION FRAMING

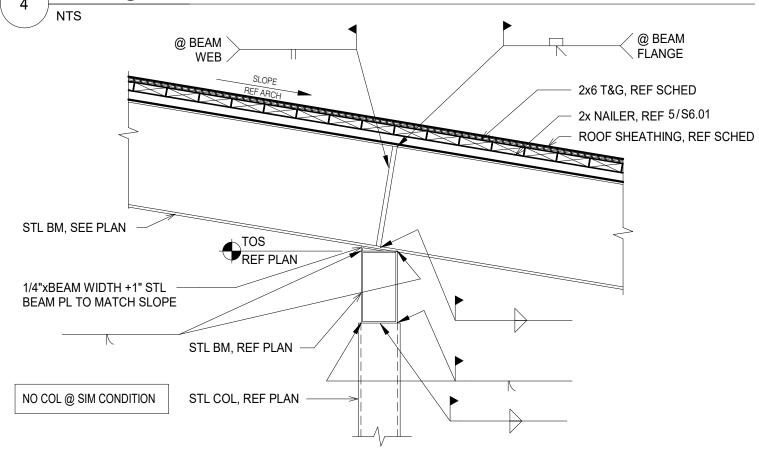
SHEET NUMBER

\$6.00

SECTIONS







7 W-SHAPE TO HSS CONNECTION NTS

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BASTROP, TEXAS

h+uo # #22-021

CONSTRUCTION DOCUMENTATION

DATE NOTES

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03/10/2025 90% CD

TYPICAL FRAMING

DETAILS

SHEET NUMBER

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*THINK DESIGN innovate, integrate, implement...

•

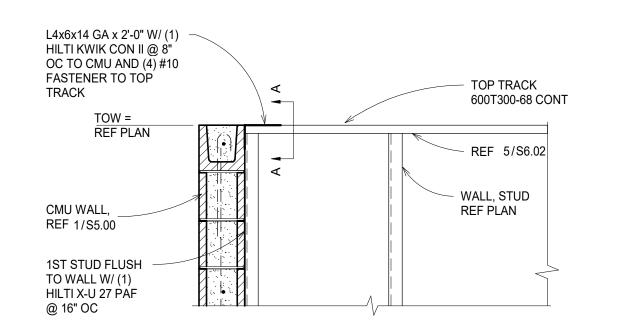
PROJECT # 302-220

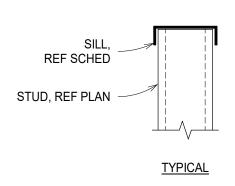
CIVIL & STRUCTURAL

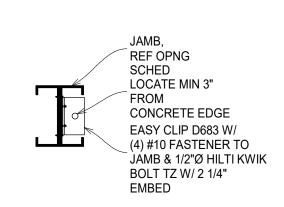
AUSTIN / HOUSTON

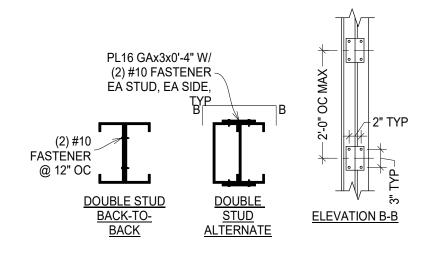
ENGINEERING

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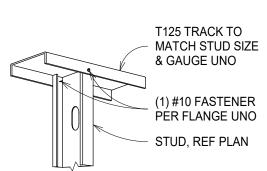


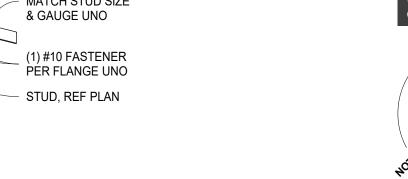
TSN BRIDGE CLIP OR

- 150U-54 x CONT

STUD, REF PLAN

L1 1/2x1 1/2x16 GA x 0'-5" W/ (2) #10 FASTENER PER LEG





TOP OF CMU WALL

2 SILL NTS

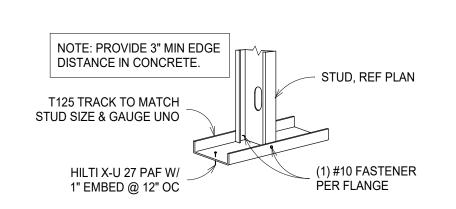
JAMB TO CONCRETE 3 NTS

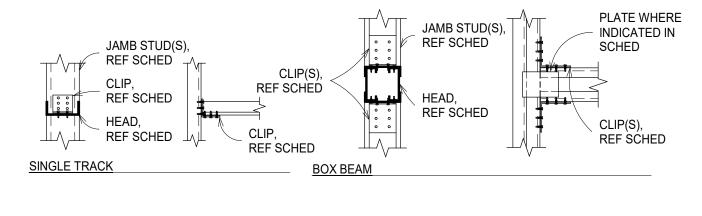
MULTIPLE STUD CONNECTION NTS

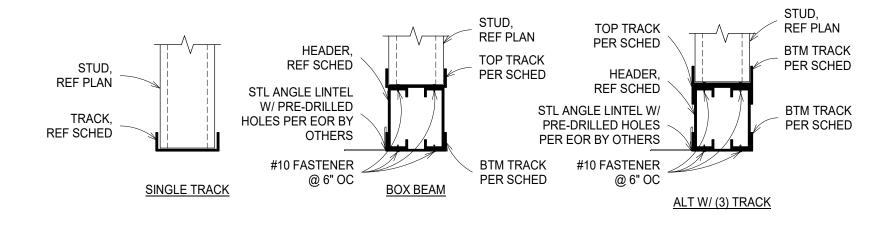
WALL BRIDGING

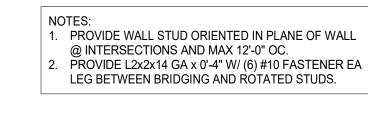
/ NTS

STUD TO TRACK







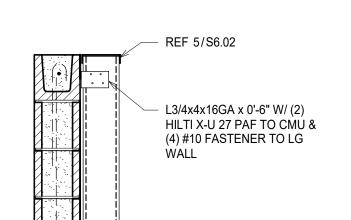


STUD TO TRACK TO CONCRETE NTS

HEAD/SILL CONNECTION

BOD VARIES, REF PLAN

NTS



TOP TRACK, REF SCHED BRIDGING, REF DETAIL 9/S6.02 HEADER CLIPS, REF SCHED TRACK ASSEMBLY, REF SCHED HEAD/SILL JAMB STUD(S), CONNECTIONS, REF SCHED REF SCHED & DETAIL 6/S6.02 WINDOW SILL (IF APPLICABLÈ), REF SCHED TYPICAL SILL CLIPS, REF SCHED & DETAILS BTM CONNECTION, REF SCHED & DETAIL 3/S6.02 BTM TRACK, **REF PLAN**

TYP WALL FRAMING ELEVATION 10 NTS

FF ELEV
VARIES, REF PLAN

PROJECT # 302-220 TDI Engineering, LLC CIVIL & STRUCTURAL 5906 Old Fredericksburg Road, Suite 300 ENGINEERING Austin, TX 78749 512-301-3389 | www.tdi-llc.net AUSTIN / HOUSTON

*THINK DESIGN innovate, integrate, implement...

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Georgetown, TX 78626

STRUCTURAL ENGINEER

ENGINEER

BASTROP, TEXAS hatch + ulland architects

h+uo # #22-021

CONSTRUCTION **DOCUMENTATION**

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

> SHEET TITLE TYPICAL FRAMING

S6.02

DETAILS

TOP OF CMU WALL

ENGINEERING

FEE	DER SCHEDULE (COPPER)
FEEDER TAG	FEEDER SIZE
5.3, 20.3	3#12, #12G, 3/4"C
5.4, 20.4	4#12, #12G, 3/4"C
0.3	3#10, #10G, 3/4"C
0.4	4#10, #10G, 3/4"C
0.3	3#8, #10G, 3/4"C
0.4	4#8, #10G, 3/4"C
0.3	3#6, #10G, 3/4"C
0.4	4#6, #10G, 1"C
0.3	3#4, #10G, 1"C
0.4 0.3	4#4, #10G, 1-1/4"C 3#4, #8G, 1"C
0.4 0.4	4#4, #8G, 1-1/2"C
0.3	3#3, #8G, 1-1/2 C
0.4	4#3, #8G, 1-1/4"C
0.3	3#2, #8G, 1-1/4"C
0.4	4#2, #8G, 1-1/4"C
00.3	3#1, #8G, 1-1/4"C
00.4	4#1, #8G, 1-1/2"C
10.3	3#1, #8G, 1-1/4"C
10.4	4#1, #8G, 1-1/2"C
25.3, 150.3	3#1/0, #6G, 1-1/2"C
25.4 150.4	4#1/0, #6G, 2"C
75.3	3#2/0, #6G, 2"C
75.4	4#2/0, #6G, 2"C
00.3	3#3/0, #6G, 2"C
00.4	4#3/0, #6G, 2"C
25.3	3#4/0, #4G, 2"C
25.4	4#4/0, #4G, 2-1/2"C
50.3	3#250, #4G, 2-1/2"C
50.4 00.3	4#250, #4G, 2-1/2"C 3#350, #4G, 2-1/2"C
00.3 00.4	4#350, #4G, 3"C
50.3	3#500, #3G, 3"C
50.4	4#500, #3G, 3-1/2"C
00.3	2 SETS OF 3#3/0, #3G, 2"C
00.4	2 SETS OF 4#3/0, #3G, 2-1/2"C
00.3	2 SETS OF 3#250, #2G, 2-1/2"C
00.4	2 SETS OF 4#250, #2G, 2-1/2"C
00.3	2 SETS OF 3#350, #1G, 2-1/2"C
00.4	2 SETS OF 4#350, #1G, 2-1/2"C
00.3	2 SETS OF 3#1/0, #2G, 3"C
00.4	2 SETS OF 4#500, #1/0G, 3-1/2"C
00.3	2 SETS OF 3#600, #1/0G, 3-1/2"C
00.4	2 SETS OF 4#600, #1/0G, 4"C
000.3	3 SETS OF 3#500, #2/0G, 3"C
000.4	3 SETS OF 4#500, #2/0G, 3"C
200.3	4 SETS OF 3#350, #3/0G, 3"C
200.4	4 SETS OF 4#350, #3/0G, 3-1/2"C
600.3 600.4	5 SETS OF 3#500, #4/0G, 3"C
000.4	5 SETS OF 4#500, #4/0G, 3"C 6 SETS OF 3#500, #4/0G, 3"C
000.4	6 SETS OF 3#500, #4/0G, 3°C
500.3	7 SETS OF 4#300, #4/0G, 3-1/2"C
500.4	7 SETS OF 3#300, #4/0G, 3-1/2 C
000.3	8 SETS OF 3#500, #4/0G, 3"C
000.4	8 SETS OF 4#500, #4/0G, 3-1/2"C
200.3	8 SETS OF 3#600, #4/0G, 4"C
200.4	8 SETS OF 4#600, #4/0G, 4"C
000.3	10 SETS OF 3#600, #4/0G, 4"C
000.4	10 SETS OF 4#600, #4/0G, 4"C
NOTES:	•
	30C AMBIENT AND 75C CONDUCTORS. RESIZE FEEDER PER NEC
	R AMBIENT TEMPERATURES.
2. ALL FEEDE	RS SHALL BE THHN/THWN-2 COPPER, UNLESS NOTED OTHERWISE.
	IRCUITS DO NOT ACCOUNT FOR VOLTAGE DROP.

AMPERAGE POLE WIRE SIZE 20A 1P 2#12, #12G, 3/4"C 20A 2P 3#12, #12G, 3/4"C 20A 3P 4#12, #12G, 3/4"C 30A 1P 2#10, #10G, 3/4"C 30A 2P 3#10, #10G, 3/4"C 30A 3P 4#10, #10G, 3/4"C 40A 1P 2#8, #10G, 3/4"C 40A 2P 3#8, #10G, 3/4"C 40A 3P 4#8, #10G, 1"C 50A 3P 4#6, #10G, 1"C 50A 2P 3#6, #10G, 1"C 60A 3P 4#6, #10G, 1-1/2"C 70A 2P 3#4, #8G, 1-1/2"C 70A 3P 4#4, #8G, 1-1/2"C 80A 3P 4#4, #8G, 1-1/2"C 80A 3P 4#4, #8G, 1-1/2"C 80A 3P 3#4, #8G, 1-1/2"C 80A 3P 3#3, #8G, 1-1/2"C 80A 3P 3#4, #8G, 1-1/2"C	BREA	KER	
20A 2P 3#12, #12G, 3/4"C 20A 3P 4#12, #12G, 3/4"C 30A 1P 2#10, #10G, 3/4"C 30A 2P 3#10, #10G, 3/4"C 30A 3P 4#10, #10G, 3/4"C 40A 1P 2#8, #10G, 3/4"C 40A 2P 3#8, #10G, 3/4"C 40A 3P 4#8, #10G, 1"C 50A 2P 3#6, #10G, 1"C 50A 3P 4#6, #10G, 1-1/2"C 60A 3P 4#6, #10G, 1-1/2"C 70A 2P 3#4, #8G, 1-1/2"C 70A 3P 4#4, #8G, 1-1/2"C 80A 3P 3#3, #8G, 1-1/2"C	AMPERAGE	POLE	WIRE SIZE
20A 3P 4#12, #12G, 3/4"C 30A 1P 2#10, #10G, 3/4"C 30A 2P 3#10, #10G, 3/4"C 30A 3P 4#10, #10G, 3/4"C 40A 1P 2#8, #10G, 3/4"C 40A 2P 3#8, #10G, 3/4"C 40A 3P 4#8, #10G, 1"C 50A 2P 3#6, #10G, 1"C 50A 3P 4#6, #10G, 1-1/2"C 60A 3P 4#6, #10G, 1-1/2"C 70A 2P 3#4, #8G, 1-1/2"C 80A 3P 4#4, #8G, 1-1/2"C 80A 3P 4#4, #8G, 1-1/2"C 80A 3P 4#4, #8G, 1-1/2"C 80A 3P 3#3, #8G, 1-1/2"C	20A	1P	2#12, #12G, 3/4"C
30A 1P 2#10, #10G, 3/4"C 30A 2P 3#10, #10G, 3/4"C 30A 3P 4#10, #10G, 3/4"C 40A 1P 2#8, #10G, 3/4"C 40A 2P 3#8, #10G, 3/4"C 40A 3P 4#8, #10G, 1"C 50A 2P 3#6, #10G, 1"C 50A 3P 4#6, #10G, 1-1/2"C 60A 3P 4#4, #8G, 1-1/2"C	20A	2P	3#12, #12G, 3/4"C
30A 2P 3#10, #10G, 3/4"C 30A 3P 4#10, #10G, 3/4"C 40A 1P 2#8, #10G, 3/4"C 40A 2P 3#8, #10G, 3/4"C 40A 3P 4#8, #10G, 1"C 50A 2P 3#6, #10G, 1"C 50A 3P 4#6, #10G, 1-1/2"C 60A 2P 3#6, #10G, 1-1/2"C 60A 3P 4#6, #10G, 1-1/2"C 70A 2P 3#4, #8G, 1-1/2"C 70A 3P 4#4, #8G, 1-1/2"C 80A 3P 4#4, #8G, 1-1/2"C 80A 3P 3#3, #8G, 1-1/2"C	20A	3P	4#12, #12G, 3/4"C
30A 3P 4#10, #10G, 3/4"C 40A 1P 2#8, #10G, 3/4"C 40A 2P 3#8, #10G, 3/4"C 40A 3P 4#8, #10G, 1"C 50A 2P 3#6, #10G, 1"C 50A 3P 4#6, #10G, 1-1/2"C 60A 2P 3#6, #10G, 1-1/2"C 60A 3P 4#6, #10G, 1-1/2"C 70A 2P 3#4, #8G, 1-1/2"C 70A 3P 4#4, #8G, 1-1/2"C 80A 3P 4#4, #8G, 1-1/2"C	30A	1P	2#10, #10G, 3/4"C
40A 1P 2#8, #10G, 3/4"C 40A 2P 3#8, #10G, 3/4"C 40A 3P 4#8, #10G, 1"C 50A 2P 3#6, #10G, 1"C 50A 3P 4#6, #10G, 1-1/2"C 60A 2P 3#6, #10G, 1-1/2"C 60A 3P 4#6, #10G, 1-1/2"C 70A 2P 3#4, #8G, 1-1/2"C 70A 3P 4#4, #8G, 1-1/2"C 80A 3P 4#4, #8G, 1-1/2"C 80A 2P 3#4, #8G, 1-1/2"C	30A	2P	3#10, #10G, 3/4"C
40A 2P 3#8, #10G, 3/4"C 40A 3P 4#8, #10G, 1"C 50A 2P 3#6, #10G, 1"C 50A 3P 4#6, #10G, 1-1/2"C 60A 2P 3#6, #10G, 1"C 60A 3P 4#6, #10G, 1-1/2"C 70A 2P 3#4, #8G, 1-1/2"C 70A 3P 4#4, #8G, 1-1/2"C 80A 3P 4#4, #8G, 1-1/2"C 80A 2P 3#4, #8G, 1-1/2"C	30A	3P	4#10, #10G, 3/4"C
40A 3P 4#8, #10G, 1"C 50A 2P 3#6, #10G, 1"C 50A 3P 4#6, #10G, 1-1/2"C 60A 2P 3#6, #10G, 1"C 60A 3P 4#6, #10G, 1-1/2"C 70A 2P 3#4, #8G, 1-1/2"C 70A 3P 4#4, #8G, 1-1/2"C 80A 3P 4#4, #8G, 1-1/2"C 80A 2P 3#4, #8G, 1-1/2"C	40A	1P	2#8, #10G, 3/4"C
50A 2P 3#6, #10G, 1"C 50A 3P 4#6, #10G, 1-1/2"C 60A 2P 3#6, #10G, 1"C 60A 3P 4#6, #10G, 1-1/2"C 70A 2P 3#4, #8G, 1-1/2"C 70A 3P 4#4, #8G, 1-1/2"C 80A 2P 3#4, #8G, 1-1/2"C 80A 3P 4#4, #8G, 1-1/2"C 100A 2P 3#3, #8G, 1-1/2"C	40A	2P	3#8, #10G, 3/4"C
50A 3P 4#6, #10G, 1-1/2"C 60A 2P 3#6, #10G, 1"C 60A 3P 4#6, #10G, 1-1/2"C 70A 2P 3#4, #8G, 1-1/2"C 70A 3P 4#4, #8G, 1-1/2"C 80A 2P 3#4, #8G, 1-1/2"C 80A 3P 4#4, #8G, 1-1/2"C 100A 2P 3#3, #8G, 1-1/2"C	40A	3P	4#8, #10G, 1"C
60A 2P 3#6, #10G, 1"C 60A 3P 4#6, #10G, 1-1/2"C 70A 2P 3#4, #8G, 1-1/2"C 70A 3P 4#4, #8G, 1-1/2"C 80A 2P 3#4, #8G, 1-1/2"C 80A 3P 4#4, #8G, 1-1/2"C 80A 2P 3#4, #8G, 1-1/2"C 80A 3P 4#4, #8G, 1-1/2"C	50A	2P	3#6, #10G, 1"C
60A 3P 4#6, #10G, 1-1/2"C 70A 2P 3#4, #8G, 1-1/2"C 70A 3P 4#4, #8G, 1-1/2"C 80A 2P 3#4, #8G, 1-1/2"C 80A 3P 4#4, #8G, 1-1/2"C 100A 2P 3#3, #8G, 1-1/2"C	50A	3P	4#6, #10G, 1-1/2"C
70A 2P 3#4, #8G, 1-1/2"C 70A 3P 4#4, #8G, 1-1/2"C 80A 2P 3#4, #8G, 1-1/2"C 80A 3P 4#4, #8G, 1-1/2"C 100A 2P 3#3, #8G, 1-1/2"C	60A	2P	3#6, #10G, 1"C
70A 3P 4#4, #8G, 1-1/2"C 80A 2P 3#4, #8G, 1-1/2"C 80A 3P 4#4, #8G, 1-1/2"C 100A 2P 3#3, #8G, 1-1/2"C	60A	3P	4#6, #10G, 1-1/2"C
80A 2P 3#4, #8G, 1-1/2"C 80A 3P 4#4, #8G, 1-1/2"C 100A 2P 3#3, #8G, 1-1/2"C	70A	2P	3#4, #8G, 1-1/2"C
80A 3P 4#4, #8G, 1-1/2"C 100A 2P 3#3, #8G, 1-1/2"C	70A	3P	4#4, #8G, 1-1/2"C
100A 2P 3#3, #8G, 1-1/2"C	80A	2P	3#4, #8G, 1-1/2"C
	80A	3P	•
	100A	2P	3#3, #8G, 1-1/2"C
100A 3P 4#3, #8G, 1-1/12"C	100A	3P	4#3, #8G, 1-1/12"C
NOTES:	NOTES:		

BASED ON 3 CURRENT CARRYING CONDUCTORS IN RACEWAY.

BASED ON 3 CURRENT CARRYING CONDUCTORS IN RACEWAY.

F	MANUAL FIRE PULL STATION
SD	AREA SMOKE DETECTOR, CEILING MOUNTED
SD	AREA SMOKE DETECTOR, WALL MOUNTED
SD	SMOKE DETECTOR, MOUNTED IN DUCT
HD	HEAT DETECTOR, CEILING MOUNTED
W	SPRINKLER WATER FLOW SWITCH
T	SPRINKLER TAMPER SWITCH
A	AUDIBLE FIRE ALARM STROBE, CEILING MOUNTED
А	AUDIBLE FIRE ALARM STROBE, WALL MOUNTED
AV	AUDIO/VISUAL FIRE ALARM STROBE, CEILING MOUNTED
AV	AUDIO/VISUAL FIRE ALARM STROBE WALL MOUNTED
V	VISUAL FIRE ALARM STROBE, CEILING MOUNTED
V	VISUAL FIRE ALARM STROBE, WALL MOUNTED
FJ	FIREMAN'S JACK
FB	FIRE ALARM BELL
F/S	FIRE/SMOKE DAMPER
s	SMOKE DAMPER
FACP	FIRE ALARM CONTROL PANEL
FAAP	FIRE ALARM REMOTE ANNUNCIATOR PANEL
Φ	SIMPLEX RECEPTACLE, WALL MOUNTED
Φ	DUPLEX RECEPTACLE, WALL MOUNTED
lacktriangle	DUPLEX RECEPTACLE, CEILING MOUNTED
$oldsymbol{\Phi}$	DUPLEX RECEPTACLE, TOP HALF SWITCHED
#	QUADRUPLEX RECEPTACLE, WALL MOUNTED
Ψ	SPECIAL PURPOSE RECEPTACLE, WALL MOUNTED, COORDINATE NEMA PLUG TYPE WITH OWNER
⊕gFI	DUPLEX RECEPTACLE, GROUND FAULT INTERRUPTER
∯lG	DUPLEX RECEPTACLE, ISOLATED GROUND
⊕wp	DUPLEX RECEPTACLE, WEATHERPROOF
	COMBINATION POWER/TELECOM FLOOR BOX OR FIRE RATED POKE THRU DEVICE, REFER TO PLANS FOR SPECIFICATION
∇	TELECOM OUTLET. PROVIDE BACK BOX/COVER PLATE. INSTALL 3/4"C W/BUSHING AND PULLSTRING, STUBBED TO ACCESSIBLE CEILING.
Ţ	TELEVISION OUTLET. PROVIDE BACK BOX/COVER PLATE. INSTALL 3/4"C W/BUSHING AND PULLSTRING, STUBBED TO ACCESSIBLE CEILING.
\$	SINGLE POLE SWITCH
\$ ²	DOUBLE POLE SWITCH
\$ ³	THREE WAY SWITCH
\$ ⁴ \$ ^K	FOUR WAY SWITCH KEY LOCKED SWITCH
\$ \$	MOMENTARY CONTACT SWITCH
\$	TIMER SWITCH
\$	WALL DIMMER
\$ ^{LV}	LOW VOLTAGE SWITCH
\$ °	OCCUPANCY SENSOR SWITCH
\$ ^	VACANCY SENSOR SWITCH
PC	PHOTOCELL
vs os	VACANCY OR OCCUPANCY SENSOR SWITCH WATTSTOPPER DW-100 SERIES
vs os	CEILING MOUNTED VACANCY OR OCCUPANCY SENSOR WATTSTOPPER DT-300 SERIES

ELECTRICAL LEGEND

MANUAL FIRE PULL STATION

ELE	CTRICAL LEGEND
	SURFACE MOUNTED PANEL
	PANEL RECESSED IN WALL
T	STEP DOWN TRANSFORMER
F F	GROUND BUS BAR
	HEAVY DUTY DISCONNECT SWITCH
_	HEAVY DUTY FUSED DISCONNECT SWITCH
	COMBINATION MOTOR STARTER/DISCONNECT SWITCH
_	VFD WITH DISCONNECT, COORDINATE WITH MECHANICAL
VFD]-	CONTRACTOR
EPO	EMERGENCY POWER OFF SWITCH
\$ MS	MOTORIZED SHADE CONTROL
\$ _™	THERMAL OVERLOAD SWITCH
10	MOTOR CONNECTION, HP AS NOTED
M _{1/2}	SINGLE PHASE MOTOR CONNECTION, HP AS NOTED
(JUNCTION BOX, CEILING MOUNTED
Ψ	JUNCTION BOX, WALL MOUNTED
PB	PULL BOX
	GROUND ROD
	GROUND WELL
	CIRCUIT BREAKER
__	SWITCH AND FUSE
	ENCLOSED CIRCUIT BREAKER
— ⊢—	NORMALLY OPEN CONTACT
	NORMALLY CLOSED CONTACT
	NUMBERED NOTE
₩	EXIT SIGN; WALL MOUNTED
\overline{\over	EXIT SIGN; CEILING MOUNTED
	FIXED CLOSED CIRCUIT CAMERA
MS	MOTION SENSOR
ML	MAGNETIC LOCK
KP	KEYPAD
DR	DOOR RELEASE
РВ	PUSH BUTTON
CR	CARD READER
EL	ELECTRIC LOCK
ES	ELECTRIC STRIKE
	CONDUIT CONCEALED IN CEILING OR WALL
	CONDUIT BELOW FLOOR OR IN SLAB
E	CONDUIT STUBBED OUT AND CAPPED W/PULLSTRING

CONDUIT HOMERUN BACK TO PANEL

ELI	ECTRICAL ABBREVIATIONS
(E)/EXIST	EXISTING
(N)	NEW
(R)/RELOC	EXISTING TO BE RELOCATED
Α	AMPERES
A/V	AUDIO/VISUAL
AF	AMPERE FUSE RATING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AMPERES INTERRUPTING CAPACITY
AL	ALUMINUM
AT	AMPERE TRIP RATING
ATS	AUTOMATIC TRANSFER SWITCH
BKR	BREAKER
BLDG	BUILDING
С	CONDUIT
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CM	CEILING MOUNTED
CU	COPPER
DIA	DIAMETER POURIE POUR FROURIE TUROW
DPDT	DOUBLE POLE DOUBLE THROW
ELEC	ELECTRICAL STEPLE STEPL
EMT	ELECTRICAL METALLIC TUBING
EP	EXPLOSION PROOF
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FWE	FURNISHED WITH EQUIPMENT
GC	GENERAL CONTRACTOR
GFI/GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HP	HORSEPOWER
IG	ISOLATED GROUND
KVA	KILO-VOLT AMPERE
KW	KILO-WATT
LTG	LIGHTING
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MLO	MAIN LUGS ONLY
MTD	MOUNTED
MTS	MANUAL TRANSFER SWITCH
NC	NORMALLY CLOSED
NEUT	NEUTRAL
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
PB	PULL BOX
PNL	PANEL
PVC	POLYVINYL CHLORIDE CONDUIT
SH	SHIELDED
SWBD	SWITCHBOARD
SWGR	SWITCHBOARD
TC	TIME CLOCK
TS	TIME SWITCH
TVSS	TRANSIENT VOLTAGE SURGE SUPRESSOR
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTABLE POWER SUPPLY

VOLT

WEATHERPROOF

SHEET NUMBER	SHEET NAME
E0.01	ELECTRICAL COVER SHEET
E0.02	ELECTRICAL SPECIFICATIONS
E0.03	ELECTRICAL SPECIFICATIONS
E1.00	ELECTRICAL SITE PLAN
E1.01	ENLARGED ELECTRICAL SITE PLAN
E2.01	POWER PLAN POOL HOUSE
E2.02	POWER PLAN PAVILLION
E3.01	LIGHTING PLAN POOL HOUSE
E3.02	LIGHTING PLAN PAVILLION
E6.01	ELECTRICAL DETAILS
E7.00	PANEL SCHEDULES & RISER
	CODE SUMMARY

A.	APPLICABLE CODES INCLUDE BUT ARE NOT LIMITED TO:							
	1.	NATIONAL ELECTRICAL CODE (2017 NEC) WITH LOCAL AMENDMENTS						
	2.	INTERNATIONAL BLDG CODE 2018.						
	3.	LIFE SAFETY CODE (NFPA 101).						
	4.	TEXAS ACCESSIBILITY STANDARDS, AMERICANS WITH DISABILITIES ACT.						
	5.	ENERGY CONSERVATION CODE: IECC 2018.						

REQUIREMENT.

REFER TO BUILDING OWNER FOR ANY STANDARDS ABOVE CODE

ELECTRICAL GENERAL NOTES

- ELECTRICAL DEVICES SHOWN ARE NOT EXACT. ALL DEVICE LOCATIONS SHALL BE VERIFIED WITH ARCHITECTURAL MILLWORK, CASEWORK, AND GENERAL ELEVATION VIEWS.
- ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, OUTLET BOXES, JUNCTION BOXES FOR ALL TECHNOLOGY, LOW VOLTAGE, ACCESS CONTROL SECURITY, SURVEILLANCE, AND OTHER DIVISION 27/28 SCOPE. REFER TO DIVISION 27/28 DRAWINGS AND SPECIFICATIONS FOR ALL WORK REQUIRED. OMISSION OF THIS SCOPE FROM DIV 26 SCOPE OF WORK IS PROHIBITED.
- HVAC AND PLUMBING EQUIPMENT LOCATIONS ARE NOT EXACT, AND THE EXACT POINT OF CONNECTION TO EQUIPMENT MAY VARY. COORDINATE EXACT ROUGH-IN REQUIREMENTS IN FIELD AND WITH FINAL SUBMITTALS FOR ALL DIV.
- PROVIDE LABELING OF ALL DEVICES, CONDUIT, PANELS, AND JUNCTION BOXES IN ACCORDANCE WITH ELECTRICAL SPECIFICATIONS. MINIMIZE ROOF PENETRATIONS. WHERE ABLE, ROUTE ALL CONDUIT FOR ROOF
- MOUNTED EQUIPMENT THROUGH ROOF CURB. CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING NECESSARY WATER PROOFING AROUND ROOF PENETRATIONS WITH ROOFING INSTALLER.
- ALL RECEPTACLES LOCATED IN RESTROOMS, JANITOR CLOSETS, MECHANICAL ROOMS, ELEVATOR PITS OR SHAFTS, ELEVATOR EQUIPMENT ROOMS, SERVING ELECTRIC DRINKING FOUNTAINS OR VENDING MACHINES, LOCATED WITHIN 6' OF A SINK, LOCATED ABOVE A WET COUNTERTOP OR IN A KITCHEN OR COFFEE BAR SHALL BE GFCI. FEED-THRU GFCI/GFI IS PROHIBITED, ALL GFCI/GFI DEVICES SHALL BE PROVIDED WITH INDIVIDUAL TEST/RESET FEATURES.
- MULTI-WIRE HOME RUNS SHALL NOT BE ALLOWED. PROVIDE DEDICATED NEUTRALS FOR ALL CIRCUITS. SHARING CONDUIT IS PERMISSIBLE WHERE TOTAL CONDUCTOR AMPACITY DERATING HAS BEEN PERFORMED BY ELECTRICAL CONTRACTOR. THE NEUTRAL IS CONSIDERED CURRENT-
- ALL RECEPTACLES SHALL BE TAMPER RESISTANT TYPE. CONTRACTOR MAY PROVIDE NON-TAMPER-RESISTANT RECEPTACLES WHERE NOT REQUIRED PER CURRENT NEC ARTICLE 406
- LABEL ALL CIRCUITS AT ALL JUNCTION BOXES AND OUTLETS (AS DEFINED BY NEC) WITH TYPE-WRITTEN LABEL IDENTIFYING CIRCUIT ON THE BACK OF DEVICE COVER PLATES OR ON COVER OF JUNCTION BOX. IF A BOX HAS MULTIPLE CIRCUITS WITHIN, LABEL ALL CIRCUITS.
- CONTRACTOR TO PROVIDE ALLOWANCE FOR ANY LOW VOLTAGE CABLING ABOVE INACCESSIBLE OR SPECIALTY CEILING TO BE INSTALLED IN CONDUIT. ALL ELECTRICAL EQUIPMENT IS REQUIRED TO BE LISTED/LABELED BY A
- RECOGNIZED QUALIFIED ELECTRICAL TESTING LABORATORY AND SHALL BE IN ACORDANCE WITH APPLICABLE PRODUCT STANDARDS RECOGNIZED AS ACHIEVING EQUIVALENT AND EFFECTIVE SAFETY FOR EQUIPMENT INSTALLED TO COMPLY WITH THIS CODE. REFRENCE 2017 NEC 110.3 (C)
- ELECTRICAL CONTRACTOR TO VERIFY IN THE FIELD CONDUCTOR SIZES ARE CODE COMPLIANT, CONTACT ENGINEER WITH ANY DISCREPANCIES. GFCI PROTECTION SHALL BE INSTALLED IN READILY ACCESSIBLE LOCATION PER

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THE COLONY -**TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS

hatch + ulland owen architects

h+uo # A22049

CONSTRUCTION DOCUMENTATION

2025-03-10 CHEK SET

SHEET TITLE

ELECTRICAL COVER

INSPECTIONS. COMPLY WITH ALL NATIONAL, STATE AND MUNICIPAL LAWS, CODES AND ORDINANCES RELATING TO BUILDING AND PUBLIC SAFETY.

- TEMPORARY POWER: PROVIDE ANY REQUIRED TEMPORARY POWER AND UTILITIES FOR ALL TRADES AND ALL CONSTRUCTION TRAILERS. PROVIDE TEMPORARY CONSTRUCTION LIGHTING AND POWER. ELECTRICAL CONTRACTOR SHALL INCLUDE TEMPORARY ELECTRIC: ALL TEMPORARY ELECTRIC SHALL BE IN ACCORDANCE WITH OSHA CONSTRUCTION STANDARDS 29FCR, PART 1926 AND ARTICLE 590 OF THE 2023 NATIONAL ELECTRICAL CODE. TEMPORARY LIGHTING AND POWER SHALL BE PROVIDED IN ACCORDANCE WITH OSHA STANDARDS. THE OSHA MINIMUM ILLUMINATION IS 5 FOOTCANDLES IN GENERAL CONSTRUCTION AREAS, AND 10 FC IN MECHANICAL / ELECTRICAL ROOMS AND WORKROOMS. INCLUDED ARE CONNECTIONS TO ALL CONSTRUCTION TRAILERS. THE
- COST OF THIS WORK IS TO BE INCLUDED IN THE BASE ELECTRICAL BID FOR THE PROJECT. TRENCHING REQUIREMENTS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE COMPLIANCE WITH APPLICABLE STATE AND FEDERAL LAWS, AND NO PROVISION OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE DEEMED TO EXCUSE COMPLIANCE WITH APPLICABLE
- STATE AND FEDERAL REQUIREMENTS FOR TRENCH SAFETY VISITING THE JOB SITE: VISIT THE SITE OF THE PROPOSED CONSTRUCTION IN ORDER TO FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES AND RESTRICTIONS ATTENDING THE EXECUTION OF THE WORK. NO ADDITIONAL COMPENSATION WILL BE ALLOWED THIS CONTRACTOR FOR WORK OR ITEMS OMITTED FROM HIS ORIGINAL PROPOSAL DUE TO HIS FAILURE TO INFORM HIMSELF REGARDING SUCH MATTERS AFFECTING THE PERFORMANCE OF THE WORK IN THIS CONTRACT OR
- NECESSARY FOR THE INSTALLATION AND COMPLETION OF THE WORK INCLUDED HEREIN. DRAWINGS: DRAWINGS ARE DIAGRAMMATIC; CONFIRM DIMENSIONS & LOCATIONS IN THE FIELD. IF CONFLICTING DIMENSIONS ARE SHOWN, USE LARGER DIMENSIONS AND VERIFY WITH ARCHITECT. SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF FIXTURES AND WALL MOUNTED DEVICES.
- MATERIAL: ALL MATERIALS SHALL BE NEW, MADE IN USA AND U.L. LISTED. MATERIAL INSTALLATION SHALL COMPLY WITH NEC REQUIREMENTS AND PERFORM BY CRAFTSMEN SKILLED
- EQUIPMENT PROTECTION: PROTECT EQUIPMENT AND WORK FROM DAMAGE DURING HANDLING
- AND INSTALLATION UNTIL COMPLETION OF CONSTRUCTION. COORDINATION WITH OTHERS: COOPERATION WITH TRADES OF ADJACENT, RELATED OR AFFECTED MATERIALS OR OPERATIONS, AND WITH TRADES PERFORMING CONTINUATIONS OF THIS WORK UNDER SUBSEQUENT CONTRACTS, IS CONSIDERED A PART OF THIS WORK IN ORDER TO EFFECT TIMELY AND ACCURATE PLACING OF WORK AND TO BRING TOGETHER, IN PROPER AND CORRECT SEQUENCE, THE WORK OF SUCH TRADES, PROVIDE OTHER TRADES, AS REQUIRED, ALL NECESSARY TEMPLATES, PATTERNS, SETTING PLANS AND SHOP DETAILS FOR THE PROPER INSTALLATION OF THE WORK AND FOR THE PURPOSE OF COORDINATING ADJACENT WORK. ELECTRICAL POWER CONNECTIONS FOR MECHANICAL AND PLUMBING EQUIPMENT ARE IN THIS DIVISION UNLESS NOTED OTHERWISE. VERIFY ELECTRICAL CHARACTERISTICS OF ALL EQUIPMENT WITH DIVISION 15 AND OTHER SPECIAL DIVISIONS (ELEVATORS ETC) BEFORE ROUGHING IN THE ELECTRICAL CONNECTIONS AND ENERGIZING THE EQUIPMENT. REMOVE ANY IMPROPERLY INSTALLED ELECTRICAL EQPT AND CONDUIT THAT ARE LIMITING PROPER ACCESS FOR
- MECH/PLUMBING/SPECIAL EQPT SERVICE AND MAINTENANCE. ACCESS DOORS: PROVIDE MILCOR OR EQUAL AS REQUIRED FOR ACCESS FOR ALL DEVICES REQUIRING ADJUSTMENT. SIMILARLY FOR ALL JUNCTION BOXES, PULL BOXES, ETC. THAT ARE REQUIRED TO BE ACCESSIBLE PER CODE AND/OR THE LOCAL AUTHORITY HAVING JURISDICTION. APPEARANCE OF ACCESS PANELS/DOORS SHALL BE ACCEPTABLE TO ARCHITECT. DOORS SHALL MATCH WALL OR CEILING RATING. ARCHITECT MUST APPROVE LOCATION AND APPEARANCE OF ALL ACCESS DOORS
- CLEAN UP: PROVIDE FOR ISOLATION OF WORK AREAS AND DAILY REMOVAL OF DEBRIS. CLEAN ALL EQUIPMENT AND FIXTURE LENSES. REPLACE ALL BURNED OUT LAMPS. TOUCH UP WITH PAINT 2.
- SHOP DRAWINGS: SUBMIT COMPLETE INFORMATION ON ALL EQUIPMENT, LIGHT FIXTURES, GENERATOR, FIRE ALARM SYSTEM, CONDUIT/FITTINGS, WIRE, AND DEVICES. OVERCURRENT (OC) & DISCONNECT DEVICES SHOWN ON PLANS ARE BASED ON A SPECIFIC HVAC EQUIPMENT MANUFACTURER. HVAC CONTRACTOR MAY SUBMIT OTHER MANUFACTURERS, DIFFERENT MODELS OR RATINGS. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE OC/DISCONNECT DEVICES WITH THE HVAC CONTRACTOR PRIOR TO SUBMITTING SUCH DEVICES FOR ENGINEER'S REVIEW. SUBMIT DETAILED LAYOUT OF ELECTRICAL ROOMS. INCOMPLETE SUBMITTALS WILL BE RETURNED TO THE CONTRACTOR UNREVIEWED. NO TIME EXTENSIONS OR COST INCREASES WILL BE ALLOWED FOR DELAYS CAUSED BY RETURN OF INCOMPLETE
- SUBMITTAL S RECORD DRAWINGS: WITHIN 90 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, PROVIDE RECORD DRAWINGS IN CAD/REVIT FORMAT (USING THE SAME SOFTWARE AND VERSION THE PROJECT WAS DESIGNED IN), PLUS FULL SIZE HARD COPY. ELECTRONIC DRAWINGS MAY BE AVAILABLE FROM ENGINEER FOR A FEE. RECORD DRAWINGS SHALL INCLUDE EXACT DIMENSIONS AND LOCATION FOR ALL UNDER-SLAB CONDUIT, SWITCHGEAR, PANELBOARDS, TRANSFORMERS, | SECTION 26 05 33 - RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS EQUIPMENT. AND REVISED HOMERUN CIRCUIT LOCATIONS
- FINAL INSPECTION & TESTING: ALL ELECTRICAL SYSTEMS MUST BE CHECKED FOR PROPER POLARITY AND SEQUENCE, ALL MOTORS MUST BE CHECKED FOR PROPER ROTATION AND ALL EQUIPMENT CHECKED FOR PROPER VOLTAGE AND PHASING REQUIREMENTS. PRIOR TO THE APPLICATION OF ANY POWER, THE CONTRACTOR MUST CERTIFY THAT ALL CONNECTED EQUIPMENT MATCH THE CHARACTERISTICS OF THE SUPPLY CIRCUIT VOLTAGE, PHASING AND FEEDER REQUIREMENTS. AFTER ALL SYSTEMS HAVE BEEN COMPLETED AND PUT INTO OPERATION. SUBJECT EACH SYSTEM TO AN OPERATING TEST UNDER DESIGN CONDITIONS TO ENSURE PROPER SEQUENCE AND OPERATION THROUGHOUT THE RANGE OF OPERATION. MAKE ADJUSTMENTS AS REQUIRED TO ENSURE PROPER FUNCTIONING OF ALL SYSTEMS. SPECIAL TESTS ON INDIVIDUAL SYSTEMS ARE SPECIFIED UNDER INDIVIDUAL SECTIONS

SECTION 26 05 19 – LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES WIRE: (TRIANGLE, AMERICAN INSULATED CABLE CO., OR CABLEC)

- ALL WIRING SHALL BE IN CONDUIT (EXCEPT PLENUM RATED LOW VOLTAGE CABLES). ALL WIRES MUST BE 75°C RATED OR BETTER, 60°C RATED WIRE SHALL NOT BE USED. 90°C RATED WIRE MAY BE USED BUT ONLY AT 75°C AMPACITY. EMERGENCY AND NORMAL CIRCUITS MUST BE INSTALLED IN SEPARATE CONDUIT AND DEVICE BOXES PER N.E.C. ARTICLE 700.9.(B).
 - MINIMUM SIZE #12 EXCEPT CONTROLS MAY BE #14. USE #10 CONDUCTORS FOR 20 AMPERE, 120 VOLT BRANCH CIRCUITS LONGER THAN 100 FEET. USE #10 CONDUCTORS FOR 20 AMPERE, 277 VOLT BRANCH CIRCUITS LONGER THAN 200 FEET.
 - TYPE THHN/THWN STRANDED COPPER THERMOPLASTIC IN DRY LOCATIONS.
- TYPE THWN IN WET LOCATIONS (OUTDOOR, UNDERGROUND, ON ROOF). ALL WIRE SHALL BE 98% CONDUCTIVITY COPPER, 600 VOLT. ALUMINUM WIRES MAY BE USED ONLY FOR FEEDERS 100 AMPS AND LARGER.
- WIRE #10 AND SMALLER MAY BE SOLID OR STRANDED, #8 OR LARGER SHALL BE
- COMMUNICATION WIRES (FIRE ALARM, TELEPHONE, HVAC THERMOSTAT, DATA ETC.): PLENUM RATED LOW-SMOKE CABLE MAY BE USED IN LIEU OF WIRE/CONDUIT TYPE INSTALLATION. ALL PLENUM RATED CABLE SHALL BE PROPERLY SUPPORTED BY BRIDAL RINGS, CABLE TIES, CLIPS ETC MADE BY ERICO (CADDY COMMUNICATION FASTENERS) OR EQUAL. DO NOT USE SCRAP WIRE TO WRAP AND SUPPORT COMMUNICATION WIRES. HOMEMADE SUPPORT DEVICES ARE NOT ACCEPTABLE. DO NOT LAY COMMUNICATION CABLE DIRECTLY ON TOP OF CEILING TILES, INSTALL CABLES A MINIMUM OF 12" ABOVE CEILING TILES AND 12" FROM HVAC DUCTWORK. PROVIDE A MINIMUM 6" SEPARATION BETWEEN POWER CONDUIT AND COMMUNICATION WIRINGS.
- ALL CABLING IN EXPOSED CEILING AREAS SHALL BE INSTALLED CLEAN AND TIGHT TO STRUCTURE
- PROVIDE COMMON TRIP MULTI-POLE BREAKERS FOR ALL MULTI-WIRE CIRCUITS PER NEC 2023

ART. 210.4(B).

SECTION 26 05 19 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

- VOLTAGE DROP SHALL NOT EXCEED 3% FOR ALL BRANCH CIRCUITS AND 2% FOR ALL FEEDERS. FIELD INSULATION TESTING: INSULATION RESISTANCE OF ALL CONDUCTORS SHALL BE TESTED. EACH CONDUCTOR SHALL HAVE ITS INSULATION RESISTANCE TESTED AFTER THE INSTALLATION IS COMPLETED AND ALL SPLICES, TAPS AND CONNECTIONS ARE MADE EXCEPT CONNECTION TO OR INTO ITS SOURCE AND POINT (OR POINTS) OF TERMINATION. INSULATION RESISTANCE OF CONDUCTORS WHICH ARE TO OPERATE AT 600 VOLTS OR LESS SHALL BE TESTED BY USING A BIDDLE MEGGER OF NOT LESS THAN 1000 VOLTS DC. INSULATION RESISTANCE OF CONDUCTORS RATED AT 600 VOLTS SHALL BE FREE OF SHORTS AND GROUNDS AND HAVE A MINIMUM RESISTANCE PHASE-TO-PHASE AND PHASE-TO-GROUND OF AT LEAST 10 MEGOHMS. CONDUCTORS THAT DO NOT EXCEED INSULATION RESISTANCE VALUES LISTED ABOVE SHALL BE REMOVED AT CONTRACTOR'S EXPENSE AND REPLACED AND TEST REPEATED. THE CONTRACTOR SHALL FURNISH ALL INSTRUMENTS AND PERSONNEL REQUIRED FOR TESTS, SHALL TABULATE READINGS OBSERVED. AND SHALL FORWARD COPIES OF THE TEST READINGS TO THE OWNER. THESE TEST REPORTS SHALL IDENTIFY EACH CONDUCTOR TESTED, DATE AND TIME OF TEST AND WEATHER CONDITIONS. EACH TEST SHALL BE SIGNED BY THE PARTY MAKING THE TEST.
- SECTION 26 05 26 GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS GROUNDING: ALL CONDUIT WORK AND ELECTRICAL EQUIPMENT SHALL BE EFFECTIVELY AND PERMANENTLY GROUNDED IN ACCORDANCE WITH NEC REQUIREMENTS. PROVIDE GREEN EQUIPMENT GROUNDING CONDUCTOR WITH ALL POWER AND RECEPTACLE AND LIGHTING CIRCUITS. GREEN EQUIPMENT GROUNDING CONDUCTOR SHALL BE ROUTED FROM PANEL GROUND
- BUS TO FINAL DEVICES. GROUNDING ELECTRODES: PROVIDE 3/4" X 10-FT LONG, COPPER-CLAD, STEEL GROUNDING ROD FOR BELOW-GRADE CONNECTIONS PROVIDE EXOTHERMIC WELDED TYPE: FOR ABOVE GRADE CONNECTIONS PROVIDE MECHANICAL BOLTED-TYPE CONNECTIONS UTILIZING HIGH CONDUCTIVE COPPER ALLOY OR BRONZE LUGS OR CLAMPS. SERVICE GROUND RESISTANCE: MUST BE LESS THAN 25 OHMS. PROVIDE ADDITIONAL GROUND RODS AS REQUIRED TO OBTAIN 25 OHMS OR LESS.
- GROUNDING CONDUCTORS: ROUTE ALONG SHORTEST AND STRAIGHTEST PATHS POSSIBLE UNLESS OTHERWISE INDICATED OR REQUIRED BY CODE. AVOID OBSTRUCTING ACCESS OR PLACING CONDUCTORS WHERE THEY MAY BE SUBJECTED TO STRAIN, IMPACT, OR DAMAGE. GROUNDING AND BONDING FOR PIPING:
- METAL WATER SERVICE PIPE: INSTALL INSULATED COPPER GROUNDING CONDUCTORS, IN CONDUIT, FROM BUILDING'S MAIN SERVICE EQUIPMENT, OR GROUNDING BUS, TO MAIN METAL WATER SERVICE ENTRANCES TO BUILDING. CONNECT GROUNDING CONDUCTORS TO MAIN METAL WATER SERVICE PIPES; USE A BOLTED CLAMP CONNECTOR OR BOLT A LUG-TYPE CONNECTOR TO A PIPE FLANGE BY USING ONE OF THE LUG BOLTS OF THE FLANGE. WHERE A DIELECTRIC MAIN WATER FITTING IS INSTALLED, CONNECT GROUNDING CONDUCTOR ON STREET SIDE OF FITTING. BOND METAL GROUNDING
- CONDUCTOR CONDUIT OR SLEEVE TO CONDUCTOR AT EACH END. WATER METER PIPING: USE BRAIDED-TYPE BONDING JUMPERS TO ELECTRICALLY BYPASS WATER METERS. CONNECT TO PIPE WITH A BOLTED CONNECTOR.
- BOND EACH ABOVEGROUND PORTION OF GAS PIPING SYSTEM DOWNSTREAM FROM **EQUIPMENT SHUTOFF VALVE.**

SECTION 26 05 29 – HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

- SUPPORT, ANCHORAGE, AND ATTACHMENT COMPONENTS: GALVANIZED-STEEL SLOTTED SUPPORT SYSTEMS WITH METALLIC COATINGS.
 - ALUMINUM SLOTTED SUPPORT SYSTEMS WITH NONMETALLIC COATINGS.
 - NONMETALLIC SLOTTED SUPPORT SYSTEMS. RACEWAYS AND CABLE SUPPORTS.
- STEEL CONDUITS AND CABLE HANGERS, CLAMPS, AND ASSOCIATED ACCESSORIES. SUPPORT FOR NONARMORED CONDUCTORS AND CABLES IN VERTICAL CONDUIT RISERS.
- STRUCTURAL STEEL FOR FABRICATED SUPPORTS AND RESTRAINTS.
- MOUNTING, ANCHORING, AND ATTACHMENT COMPONENTS: POWDER-ACTUATED FASTENERS.
- MECHANICAL-EXPANSION ANCHORS.
- CLAMPS FOR ATTACHMENT TO STEEL STRUCTURAL ELEMENTS. STEEL SPRINGHEAD TOGGLE BOLTS.
- THREADED HANGER RODS.
- FABRICATED METAL EQUIPMENT SUPPORT ASSEMBLIES: WELDED OR BOLTED STEEL CONCRETE BASES: 3000-PSI, 28-DAY COMPRESSIVE-STRENGTH CONCRETE
- MAXIMUM SUPPORT SPACING AND MINIMUM HANGER ROD SIZE FOR RACEWAY: SPACE SUPPORTS FOR EMTS, IMCS, AND RMCS AS REQUIRED BY NFPA 70. MINIMUM ROD SIZE SHALL BE 1/4 INCH IN DIAMETER. MULTIPLE RACEWAYS OR CABLES: INSTALL TRAPEZE-TYPE SUPPORTS FABRICATED WITH STEEL SLOTTED OR OTHER SUPPORT SYSTEM, SIZED SO CAPACITY CAN BE INCREASED BY AT LEAST 25 PERCENT IN FUTURE WITHOUT EXCEEDING SPECIFIED DESIGN LOAD LIMITS. ALL SUPPORTS SHALL BE INDEPENDENT OF FIRE, PLUMBING, MECHANICAL, AND TELECOM.
- CONDUIT: SHALL BE RIGID GALVANIZED STEEL (RGS) OR ELECTRICAL METALLIC TUBING (EMT) AS MANUFACTURED BY ALLIED, TRIANGLE, WHEATLAND OR QUALITY TUBE.
- INDOORS ABOVE GRADE: EMT OR RGS. AMERICAN CONDUIT PULLEASE ALUMINUM EMT IS ACCEPTABLE. PER UL 514B, BOTH STEEL AND DIECAST FITTINGS ARE APPROVED FOR USE WITH ALUMINUM EMT. DO NOT USE FLAT STEEL FISHTAPES WITH ALUMINUM EMT. FOR SMALLER SIZES USE ONLY ROUND FIBERGLASS FISHTAPES. FOR LARGER SIZES USE POLYPROPYLENE STYLE
- INDOORS OR OUTDOORS ABOVE GRADE, STUB-UPS, ON ROOF, MECHANICAL ROOMS, OR WHERE
- SUBJECT TO PHYSICAL DAMAGE: RGS, IMC. BELOW GRADE: SCHEDULE 40 OR 80 PVC OR RGS. PROVIDE TRANSITION FITTINGS FROM PVC SCH 40 OR 80 TO RGS FOR ALL ABOVE GRADE CONDUIT. ALL UNDERGROUND METALLIC CONDUIT SHALL HAVE 40-MIL THICK EXTERNAL PVC COATING FOR CORROSION PROTECTION. UNDERGROUND CONDUIT MINIMUM SIZE 3/4". MINIMUM 24" BURIAL DEPTH FROM FINISHED GRADE TO TOP OF CONDUIT, PROVIDE DEEPER BURIAL DEPTH IF REQUIRED BY LOCAL CODES, PROVIDE CONCRETE ENCASEMENT FOR ALL INCOMING SERVICE CONDUIT UNLESS SPECIFICALLY NOTED OTHERWISE. PROVIDE RED DETECTABLE WARNING TAPE OVER ENTIRE RUN OF SERVICE AND MAJOR CONDUIT
- UNDER SLAB: RGS, SCHEDULE 80 PVC.
- INSTALL GROUND WIRES WHERE SHOWN ON THE DRAWINGS. COMPRESSION OR SET-SCREW TYPE FITTINGS MAY BE USED FOR EMT. MINIMUM CONDUIT SIZE 1/2 INCH, HOWEVER HOMERUN TO PANEL SHALL BE MINIMUM 3/4 INCH.
- TYPE "MC" METAL CLAD CABLE IS ACCEPTABLE ONLY IF APPROVED BY THE OWNER IN WRITING AND THE LOCAL AUTHORITY. MC CABLE, IF APPROVED, HOWEVER, MAY BE USED ONLY FOR DROPS FROM CEILING PLENUM JUNCTION BOXES TO RECEPTACLES AND LIGHT SWITCHES IN WALLS. MC CABLE MAY ALSO BE USED AS FIXTURE WHIPS FROM CEILING PLENUM JUNCTION BOXES TO LIGHT FIXTURES, WHIPS MUST BE 6-FT OR LESS. HOMERUN CIRCUITS TO PANELS SHALL BE IN CONDUIT, MC HOMERUN TO PANELS ARE NOT ACCEPTABLE. TYPE "AC" ARMORED CABLE (COMMONLY REFERRED TO AS "BX") IS NOT ACCEPTABLE AND SHALL NOT BE USED. KAF-TECH ATKORE MC GLIDE-LITE ALUMINUM MC CABLE IS ACCEPTABLE. IF USED, AN ALUMINUM CABLE ARMOR SHALL HAVE A CONTINUOUS LOW-PROFILE CONVOLUTION MINIMIZING LOW SPOTS TO PREVENT INSTALLATION DAMAGE IN ACCORDANCE WITH MC GLIDE-LITE. THE LOW-PROFILE ARMOR SHALL BE APPLIED OVER THE CABLED WIRE ASSEMBLY WITH AN INTERLOCK IN COMPLIANCE WITH SECTION 5 OF UL 1569. INSTALLATION SHALL BE PER MANUFACTURER RECOMMENDATIONS.

- ELECTRICAL NONMETALLIC TUBING (ENT, NEC ARTICLE 362) SHALL NOT BE USED UNLESS SPECIFICALLY APPROVED BY THE ENGINEER. FLEXIBLE CONDUIT SHALL BE UTILIZED AS FINAL CONNECTIONS (3'-5' ONLY) AT THE FOLLOWING EQUIPMENT: MOTORS, LIGHTING FIXTURES, HEATER, POWER SUPPLIES, AND ANY OTHER VIBRATION PRODUCING EQUIPMENT. UTILIZE 1/2" FLEXIBLE METALLIC CONDUIT MINIMUM AND INCLUDE A GREEN GROUND WIRE. USE SEALTITE IN WET LOCATIONS SUCH AS OUTDOOR CONDENSING UNITS, WALK-IN COOLER/FREEZER, KITCHEN, ROOFTOP HVAC EQPT, ETC. CONDUIT SHALL BE SUPPORTED FROM STRUCTURE EVERY 5 FEET AND WITHIN 3 FEET OF ALL BOXES. USE LOCKNUTS INSIDE AND OUT AT BOXES. MAINTAIN MINIMUM 12" SEPARATION FROM ALL HIGH TEMPERATURE PIPES. ALL CONDUIT RUNS SHALL BE INSTALLED EITHER PARALLEL OR PERPENDICULAR TO BUILDING LINES. ROUTE CONDUIT AS DIRECTLY AS POSSIBLE WITH LARGEST RADIUS BENDS POSSIBLE. MAKE BENDS WITH STANDARD ELBOWS OR: BENDS PER NEC. PROVIDE EXPANSIONS FITTINGS IF CONDUIT CROSSES STRUCTURAL EXPANSION JOINT. ALL CONDUITS ON ROOF SHALL BE SUPPORTED BY AN ENGINEERED, PREFABRICATED PORTABLE PIPE SYSTEM SPECIFICALLY DESIGNED TO BE INSTALLED ABOVE FINISHED ROOF WITHOUT ROOF PENETRATIONS, FLASHINGS OR DAMAGE TO ROOF MEMBRANE.
- SUPPORT AT INTERVAL NOT TO EXCEED 10' ON CENTER, AND WITHIN 5' OF ANY DEFLECTION OF CONDUIT. CLEAN CONDUIT INTERIOR AFTER INSTALLATION; COAT SCRATCHES WITH ZINC PAINT. PROVIDE PULL WIRE IN ALL CONDUIT (POWER, FIRE ALARM, TELEPHONE AND OTHER COMMUNICATION CONDUIT). PULL WIRE ALSO REQUIRED IN ALL SPARE CONDUIT.
- OUTLET BOXES: SHALL BE GALVANIZED STEEL SUITABLE FOR LOCATION. CEILING OUTLET BOXES SHALL BE 4" OCTAGON. WALL OUTLET BOXES SHALL BE PROPER DESIGN TO ACCOMMODATE THE DEVICES REQUIRED - 4 INCH SQUARE WITH RAISED COVER. PROVIDE RACO, STEEL CITY OR APPLETON. ALL J-BOXES / SPLICE BOXES MUST BE ACCESSIBLE.
- JUNCTION /PULL BOXES: FOR EACH CONDUIT RUN: PROVIDE ONE JUNCTION/PULL BOX FOR EACH EQUIVALENT THREE QUARTER BENDS (270°). UNDERGROUND FEEDERS: MINIMUM ONE PULL BOX FOR FACH 350 FFFT OF CONDUIT RUN.
- CONTRACTOR SHALL NOT INSTALL MORE THAN THREE CIRCUITS IN SAME CONDUIT UNLESS OTHERWISE NOTED. WHEN INSTALLING MORE THAN THREE CURRENT CARRYING CONDUCTORS IN SAME CONDUIT, CONTRACTOR SHALL DERATE THE AMPACITY OF ALL CURRENT CARRYING CONDUCTORS PER NEC 2023 ART. 310.15(B)(2)(A)

SECTION 26 05 53 – IDENTIFICATION FOR ELECTRICAL SYSTEMS

SECTION 26 05 33 - RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS

IDENTIFICATION: LABEL ALL JUNCTION AND PULL BOXES WITH PANELS AND CIRCUIT NUMBERS. MARK ALL BRANCH CONDUIT WITH CIRCUIT NUMBERS AT EACH SURFACE MOUNTED PANEL LOCATION. FOR RECESSED PANELS, MARK BRANCH CONDUIT IN CEILING PLENUM JUST ABOVE

- COLOR CODE: CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:
 - 480Y/277V 3PH, 4W PHASE A: BROWN
 - PHASE B: PURPLE
 - PHASE C: YELLOW NEUTRAL: GRAY OR WHITE
 - GROUND: GREEN
 - ISOLATED GROUND: GREEN/YELLOW STRIPE
 - 208Y/120V 3PH, 4W PHASE A: BLACK
 - PHASE B: RED
 - PHASE C: BLUE NEUTRAL: WHITE
 - GROUND: GREEN
 - ISOLATED GROUND: GREEN/YELLOW STRIPE 240/120V 3PH, 4W
 - PHASE A: BLACK
 - PHASE B: ORANGE (HIGH LEG) PHASE C: BLUE
 - NEUTRAL: WHITE
 - GROUND: GREEN
 - ISOLATED GROUND: GREEN/YELLOW STRIPE
 - 240/120V 1PH, 3W PHASE A: BLACK
 - PHASE B: RED
 - NEUTRAL: WHITE
 - GROUND: GREEN
 - ISOLATED GROUND: GREEN/YELLOW STRIPE ALL PANELS SHALL BE IDENTIFIED USING NAMEPLATES WITH 4 ROWS OF TEXT (LETTER HEIGHT
 - SHALL BE 1/4" MINIMUM). EXAMPLE PANEL "XX" 225 AMPS MCB, SECTION #1 OF 2-SECTION PNL
 - 208Y/120V. 3 PHASE. 4 WIRE
- FEEDER SIZE 4 # 4/0 THWN, 1 # 4 G, 2 1/2" C. FED FROM DIST PANEL "XXX", 1ST FLOOR
- PANEL NAMEPLATES SHALL BE ENGRAVED THREE-LAYER LAMINATED PLASTIC, WHITE LETTERS ON
- BLACK BACKGROUND FOR NORMAL POWER, RED LETTER/BLACK BACKGROUND FOR EMERGENCY POWER. SECURE NAMEPLATES TO EQUIPMENT USING SCREWS OR RIVETS. ALL DISCONNECTS, STARTERS, COMBINATION STARTER/DISCONNECT, TRANSFORMERS, WIREWAYS. COMMUNICATION CABINETS, JUNCTION AND PULL BOXES ETC. SHALL BE SIMILARLY

SECTION 26 05 44 - SLEEVES AND SLEEVE SEALS FOR ELECTRICAL RACEWAYS AND CABLING ALL PENETRATIONS THROUGH FIRE RATED FLOORS AND WALLS SHALL BE SEALED WITH 3M FIRE

RESISTANT FOAM SEALANT, TO PREVENT THE SPREAD OF SMOKE, FIRE, TOXIC GAS OR WATER THROUGH THE PENETRATION EITHER BEFORE, DURING OR AFTER A FIRE, THE FIRE RATING OF THE PENETRATION SEAL SHALL BE AT LEAST THAT OF THE FLOOR OR WALL INTO WHICH IT IS INSTALLED, SO THAT THE ORIGINAL FIRE RATING OF THE FLOOR OR WALL IS MAINTAINED AS REQUIRED BY ARTICLE 300.21 OF THE NATIONAL ELECTRICAL CODE.

SECTION 26 05 73 – ELECTRICAL STUDIES

IDENTIFIED.

- CONTRACTOR SHALL PROVIDE WARNING LABELS ON ELECTRICAL EQUIPMENT INDICATING INCIDENT ENERGY LEVEL, LEVEL OF HAZARD AND THE REQUIRED PERSONAL PROTECTION EQUIPMENT. EQUIPMENT REQUIRED TO BE LABELED SHALL INCLUDE, BUT NOT LIMITED TO, SWITCHBOARDS, DISTRIBUTION PANELS, MOTOR CONTROL CENTERS, PANELS, CONTACTORS, DISCONNECT SWITCHES AND MOTOR STARTERS.
- SECTION 26 09 23 LIGHTING CONTROL DEVICES PROVIDE AS PER DRAWINGS AND DETAILS. ALL FACEPLATES SHALL BE DECORA STYLE. BACK OF
- HOUSE AREAS SHALL BE TOGGLE SWITCHES. FACE PLATES SHALL BE WHITE UNLESS NOTED DIMMER SWITCHES: PROVIDE DEDICATED NEUTRAL FOR DIMMER CONTROLLED LIGHTING CIRCUIT.
- APPROVED BY ENGINEER. OCCUPANCY SENSOR SWITCHES SHALL HAVE NEUTRAL WIRE. GROUND WIRE SHALL NOT BE USED AS CURRENT CARRYING CONDUCTOR.

ON DIMMER SWITCH. DERATED DIMMER SWITCHES MAY BE USED ONLY WHERE SPECIFICALLY

DO NOT SHARE NEUTRAL WITH 2 OR MORE BRANCH CIRCUITS. DO NOT BREAK FINS (HEAT SINKS)

- OCCUPANCY SENSORS: ALL SENSOR LOCATIONS ARE APPROXIMATE. REFER TO MANUFACTURER'S
- INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION. ULTRASONIC CEILING MOUNT SENSORS SHOULD BE LOCATED A MINIMUM OF SIX (6) FEET
- FROM HVAC SUPPLY/RETURN VENTS. WALL MOUNTED OCCUPANCY SENSORS SHALL BE PROVIDED WITH INTEGRAL "TOUCH PLATE" MANUAL OFF CONTROL AND SHALL BE CONNECTED WITH THE NEUTRAL CONDUCTOR PER NEC ARTICLE 404.2.

SECTION 26 09 23 – LIGHTING CONTROL DEVICES

- CONTRACTOR IS RESPONSIBLE FOR PROPER SENSITIVITY AND TIME DELAY SETTINGS, RECOMMENDED PLACEMENT AND FIELD VERIFICATION OF CIRCUITS WITH RESPECT TO
- POWER PLACEMENT. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF REQUIRED NUMBER OF
- SWITCH PACKS. ONE SWITCH PACK IS REQUIRED FOR EACH CIRCUIT TO BE CONTROLLED.
- ONE SWITCH PACK IS REQUIRED FOR EVERY FIVE SENSORS IN THE ZONE. SENSORS MOUNTED OVER THE DOOR MUST BE PLACED ONE FOOT INSIDE THE
- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SENSOR BILL OF MATERIALS
- COMPLIES WITH THE SENSOR DESIGN AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING EQUIPMENT IN COMPLIANCE WITH LOCAL CODE.
- WALL MOUNTED OCCUPANCY SENSORS SHALL BE GANGED UNDER A COMMON COVERPLATE WHERE LOCATED ADJACENT TO DIMMERS OR SWITCHES (I.E. IN A CONFERENCE ROOM).
- FOR ALL AREAS INDICATED WITH OCCUPANCY SENSORS, FURNISH AND INSTALL SWITCHES, DIMMERS, MOTION SENSORS, AND SWITCH PACKS AS NECESSARY TO PERFORM THE FOLLOWING FUNCTIONS:
- ACTIVATION OF ANY MOTION SENSING DEVICE WITHIN THE INDICATED ZONE OF CONTROL SHALL ENERGIZE ALL LIGHT FIXTURES, REGARDLESS OF VOLTAGE, WITHIN
- WALL MOUNTED SWITCHES AND DIMMERS SHALL WORK IN CONJUNCTION WITH MOTION SENSOR(S) TO PROVIDE MANUAL OPERATION OF SWITCHED FIXTURES WITHIN THE ZONE (UPON MOTION SENSOR ACTIVATION).

SECTION 26 09 43.23 – RELAY BASED LIGHTING CONTROLS

- THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS OF THE LIGHTING RELAY PANELS WITH THE BUILDING CONTROLS CONTRACTOR AND BUILDING ENGINEERING STAFF TO ASSURE PROPER OPERATION (ON, OFF, TIME OF DAY PROGRAMMING) OF THE LIGHTING RELAY SYSTEM AND ITS COMPONENTS PRIOR TO FINAL DELIVERY OF THE FLOOR. THE ELECTRICAL CONTRACTOR SHALL IMMEDIATELY REPORT ANY OBSERVED DEFICIENCIES TO THE BUILDING ENGINEERING STAFF. REPAIR OF EXISTING NON-FUNCTIONAL DEVICES OR INSTALLATION OF MISSING DEVICES SHALL BE PERFORMED ON A CHANGE ORDER BASIS OR UNDER SEPARATE CONTRACT. IN AS MUCH AS IS POSSIBLE, THE CONTRACTOR SHALL DELIVER TO THE OWNER A
- COMPLETE AND FUNCTIONING SYSTEM FOR EACH RENOVATED FLOOR. LIGHTING CONTROL RELAY PANELS: STANDALONE LIGHTING CONTROL PANEL USING MECHANICALLY LATCHED RELAYS TO CONTROL LIGHTING AND APPLIANCES.
 - SINGLE ENCLOSURE WITH INCOMING LIGHTING BRANCH CIRCUITS, CONTROL CIRCUITS, SWITCHING RELAYS, AND ON-BOARD TIMING AND CONTROL UNIT. CONTROL UNIT: POWER SUPPLY AND ELECTRONIC CONTROL FOR OPERATING
 - AND MONITORING INDIVIDUAL RELAYS. TIMING UNIT: 365-DAY CALENDAR; ASTRONOMICAL CLOCK; SEVEN INDEPENDENT
 - SEQUENCING CONTROL WITH OVERRIDE. OVERRIDE CONTROL "BLINK WARNING" APPROXIMATELY FIVE MINUTES BEFORE OFF
- NONVOLATILE MEMORY RETAINS SETUP CONFIGURATIONS.

SCHEDULES, EACH HAVING 24 TIME PERIODS.

- RELAYS: ELECTRICALLY OPERATED, MECHANICALLY HELD SINGLE-POLE SWITCH, RATED AT 20 A AT 277-V AC.
- OPERATOR INTERFACE: INTEGRAL KEYPAD AND DIGITAL DISPLAY.

SECTION 26 24 16 – PANELBOARDS ALL PANELBOARDS SHALL HAVE COPPER BUSES. LOAD CENTER TYPE PANELBOARDS ARE NOT

- ACCEPTABLE AND SHALL NOT BE USED. PROVIDE BREAKERS WHICH ARE QUICK-MAKE AND QUICK-BREAK ON BOTH MANUAL AND AUTOMATIC OPERATION. USE A TRIP-FREE BREAKER WHICH IS TRIP INDICATING. INCORPORATE INVERSE TIME CHARACTERISTIC BY BIMETALLIC OVERLOAD ELEMENTS AND INSTANTANEOUS CHARACTERISTIC BY MAGNETIC TRIP. FOR 2-POLE AND 3-POLE BREAKERS, USE THE COMMON-TRIP TYPE SO THAT AN OVERLOAD OR FAULT ON ONE POLE WILL TRIP ALL POLES SIMULTANEOUSLY. HANDLE TIES ARE NOT ACCEPTABLE. ALL BREAKERS SHALL BE BOLT ON THERMAL MAGNETIC TYPE. STAB-ON BREAKERS ARE NOT ACCEPTABLE. DO NOT USE TANDEM CIRCUIT BREAKERS. ALL CIRCUIT BREAKERS RATED 100 AMP OR LESS SHALL BE SUITABLE FOR TERMINATING 75°C WIRE (BREAKERS RATED FOR ONLY 60°C WIRE ARE NOT ACCEPTABLE.
- PANELBOARD DIRECTORIES: PROVIDE A STEEL DIRECTORY FRAME MOUNTED INSIDE THE DOOR WITH A HEAT-RESISTANT TRANSPARENT FACE AND A DIRECTORY CARD FOR IDENTIFYING THE LOADS SERVED. IDENTIFY EACH CIRCUIT WITH LOAD AND LOCATIONS (ROOM NAMES AND ROOM NUMBERS) AND INDICATE WITH TYPED DIRECTORIES.
- INSTALL THE PANELBOARDS SUCH THAT THE CENTER OF THE SWITCH OR CIRCUIT BREAKER IN THE HIGHEST POSITION WILL NOT BE MORE THAN 6 1/2 FEET ABOVE THE FLOOR OR WORKING
- ACCEPTABLE MANUFACTURERS ARE GE, SQUARE D, EATON, AND SIEMENS.

SECTION 26 27 26 – WIRING DEVICES

TO SAW CUTTING OR CORING.

- WIRING DEVICES: PROVIDE ALL WIRING DEVICES SHOWN ON DRAWINGS COMPLETELY AND PROPERLY WIRED INCLUDING A SECURE GROUND CONNECTION. ALL DEVICES SHALL BE INSTALLED IN OUTLET BOXES OF REQUIRED SIZE AND VOLUME. GENERAL PURPOSE RECEPTACLES SHALL BE HUBBELL 5262 SERIES. ISOLATED GROUND RECEPTACLES SHALL BE HUBBELL IG-5362-ORANGE WITH ISOLATED GROUND CONNECTION. GROUND FAULT INTERRUPT RECEPTACLES (MARKED GFCI) SHALL BE HUBBELL GF-5262. REFER TO ARCHITECTURAL
- DRAWINGS FOR COLOR AND MOUNTING HEIGHTS. COVER PLATES: HIGH ABUSE NYLON OR STAINLESS STEEL PER ARCHITECT. WHERE MORE THAN ONE SWITCH OCCURS AT THE SAME LOCATION, THEY SHALL BE GANGED UNDER ONE COVERPLATE, INSTALLED IN BOXES IN UNIFORM POSITION, SET TO OPEN AND CLOSE CIRCUITS BY MOVING IN THE SAME DIRECTION THROUGHOUT JOB. PROVIDE CIRCUIT NUMBER LABEL ON ALL
- DEVICE PLATES. ALL ELECTRICAL BOXES ON OPPOSITE SIDES OF CORRIDOR WALL AND FIREWALLS MUST BE
- SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES. REFER TO ARCHITECTURAL DRAWINGS FOR RECEPTACLE AND DATA J-BOX MOUNTING HEIGHTS. COORDINATE NEMA RECEPTACLE TYPES FOR ALL COPIERS WITH COPIER MANUFACTURER(S) PRIOR TO INSTALLATION. CONTRACTOR SHALL REPORT ANY CIRCUIT DISCREPANCY TO THE
- ENGINEER FOR REVIEW. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION ON ALL FLOOR DEVICES. LOCATIONS SHALL BE IN ACCORDANCE WITH ALL UNDERWRITER LABORATORIES AND LOCAL AUTHORITY REQUIREMENTS. IN NO CASE SHALL U.L. LISTED FIRE RATED POKE-THRU DEVICES BE INSTALLED LESS THAN 24" ON CENTER AND/OR MORE THAN ONE (1) PENETRATION PER 65 SQUARE FEET OF FLOOR AREA OF BEAM SPACE. THE CONTRACTOR SHALL CALL TO THE ATTENTION OF, AND REQUEST DIRECTION FROM THE ARCHITECT AND THE ENGINEER IN ANY CASE IN WHICH THE INSTALLATION MAY VARY FROM THESE REQUIREMENTS PRIOR TO ROUGH-IN. X-RAY SLAB PRIOR
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE FURNITURE MANUFACTURER THE INSTALLATION OF ALL ELECTRICAL DEVICES MOUNTED IN DEMOUNTABLE PARTITIONS. REFER TO ARCHITECT FOR LOCATION OF ALL DEMOUNTABLE PARTITIONS. THE LICENSED ELECTRICIAN SHALL MAKE THE FINAL CONNECTION BETWEEN CIRCUIT AND PLUG-IN FURNITURE SYSTEM.



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CONSTRUCTION DOCUMENTATION

h+uo # A22049

2025-03-10 CHECKSET

SHEET TITLE **ELECTRICAL**

SPECIFICATIONS

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

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.

- ALL LIGHTING FIXTURES WHICH ARE SUPPORTED BY THE CEILING GRID SHALL BE SECURED TO THE GRID AS REQUIRED BY THE LOCAL CODE AUTHORITIES.
- 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

- 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.
- SYMBOLS AND DEVICES NOT SPECIFICALLY NOTED REPRESENT ARCHITECTURAL, A/V, OR SECURITY DEVICE COMPONENTS. REFER TO THE RESPECTIVE DRAWINGS FOR LOCATIONS, ADDITIONAL INFORMATION AND SPECIFICATIONS.



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12/23/2019

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CONSTRUCTION DOCUMENTATION

2025-03-10 CHECKSET

SHEET TITLE **ELECTRICAL SPECIFICATIONS**

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LED

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

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.
- GANG ALL LIGHT SWITCHES TOGETHER WHERE POSSIBLE.

-PRIMARY DUCTBANK

EXISTING UTILITY CO SWITCHGEAR

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 OR OCCUPANCY AND MADE AVAILABLE TO CODE OFFICIAL UPON REQUEST IN ACCORDANCE WITH SECTIONS C408.3.1.1 AND C408.3.1.2.

PAVILLION -SWINNING POOL, REF. LANDSCAPE-E1.01 EXISTING 1 MG COMPOSITE TANK ~POOL HOUSE ; AND SHADE SECONDARY **DUCTBANK** NEW UTILITY CO PAD MOUNTED XFMR SAM HOUSTON DRIVE RE E7.00

SITE LIGHT FIXTURE SCHEDULE

MOUNTING

POLE

POLE

FIXTURE DESCRIPTION

DESIGNATION

FULL CUTOFF SITE FIXTURE

FULL CUTOFF SITE FIXTURE

SIGNAGE LIGHTING FIXTURE

MANUFACTURER

LITHONIA

KIM LIGHTING el700f3-7l3k

MODEL NUMBER

DSX2 LED P8 30K 70CRI T4M VOLTAGE SPA FAO FINISH

DSX2 LED P4 30K 70CRI T4M VOLTAGE SPA FAO FINISH



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h+uo # A22049

CONSTRUCTION DOCUMENTATION

SHEET TITLE

ELECTRICAL SITE PLAN

ELECTRICAL SITE PLAN

1" = 30'-0"

SHEET NUMBER

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E1.00

LIGHT FIXTURE SCHEDULE ENLARGED SITE PLAN									
DESIGNATION	FIXTURE DESCRIPTION	MOUNTING	MANUFACTURER	MODEL NUMBER	LAMP TYPE	DIMMING TYPE	VOLTAGE		
С	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	el700f3-7l3k	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		

11.31
1 L1-31 S1
L1-33
L1-19 WP GFI
WI SI I
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1 ENLARGED ELECTRICAL SITE PLAN

KEYNOTES

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. 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.
- GANG ALL LIGHT SWITCHES TOGETHER WHERE POSSIBLE.
- 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 OR OCCUPANCY AND MADE AVAILABLE TO CODE OFFICIAL UPON REQUEST IN ACCORDANCE WITH SECTIONS C408.3.1.1 AND C408.3.1.2.



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12/23/2019

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h+uo # A22049

CONSTRUCTION DOCUMENTATION

SHEET TITLE **ENLARGED ELECTRICAL SITE PLAN**

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CONSTRUCTION DOCUMENTATION

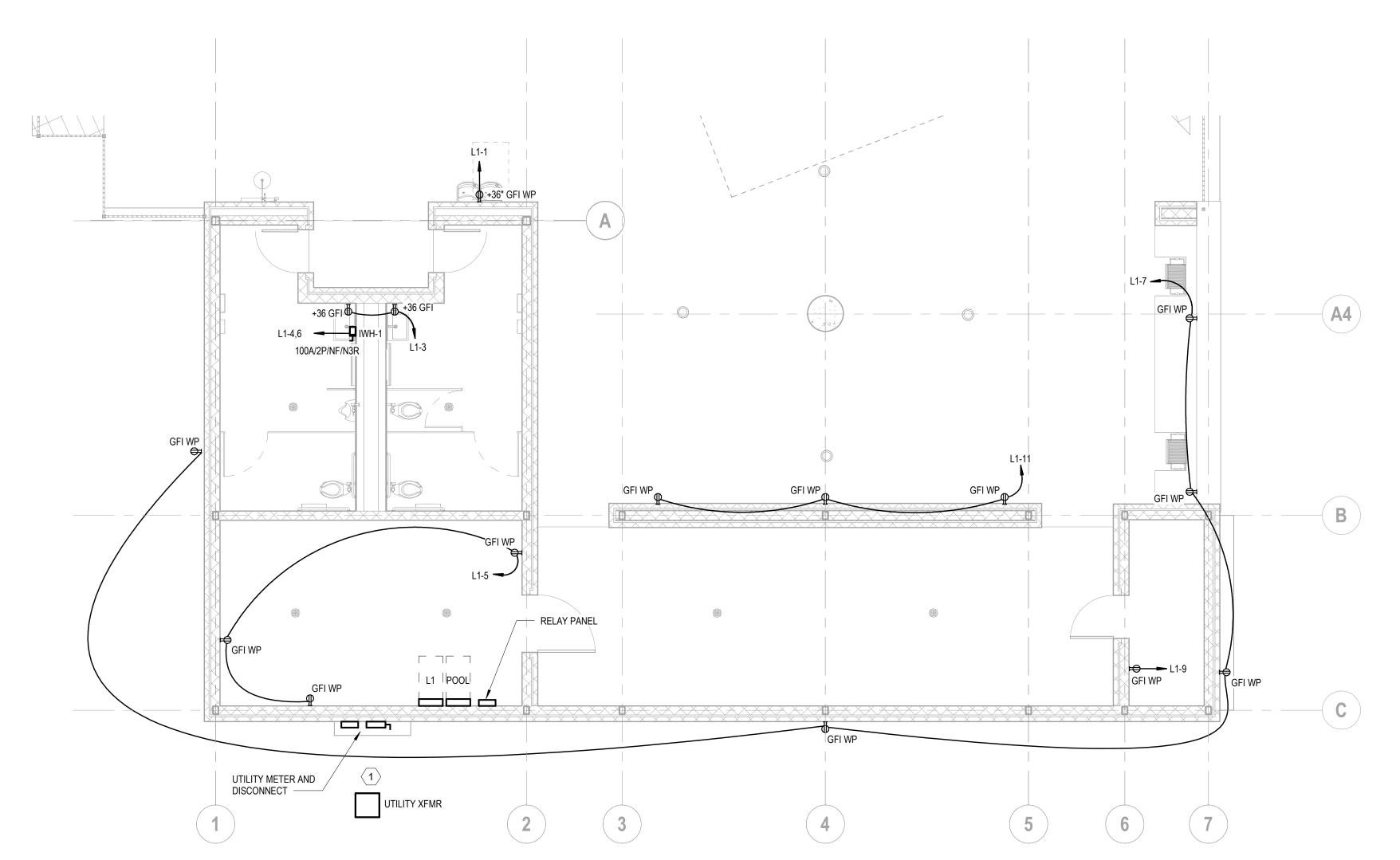
DATE NOTES
2025-03-10 CHECKSET

SHEET TITLE
POWER PLAN POOL

HOUSE

SHEET NUMBER

E2.01



/16" = 1'-0"

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CONSTRUCTION DOCUMENTATION

DATE NOTES

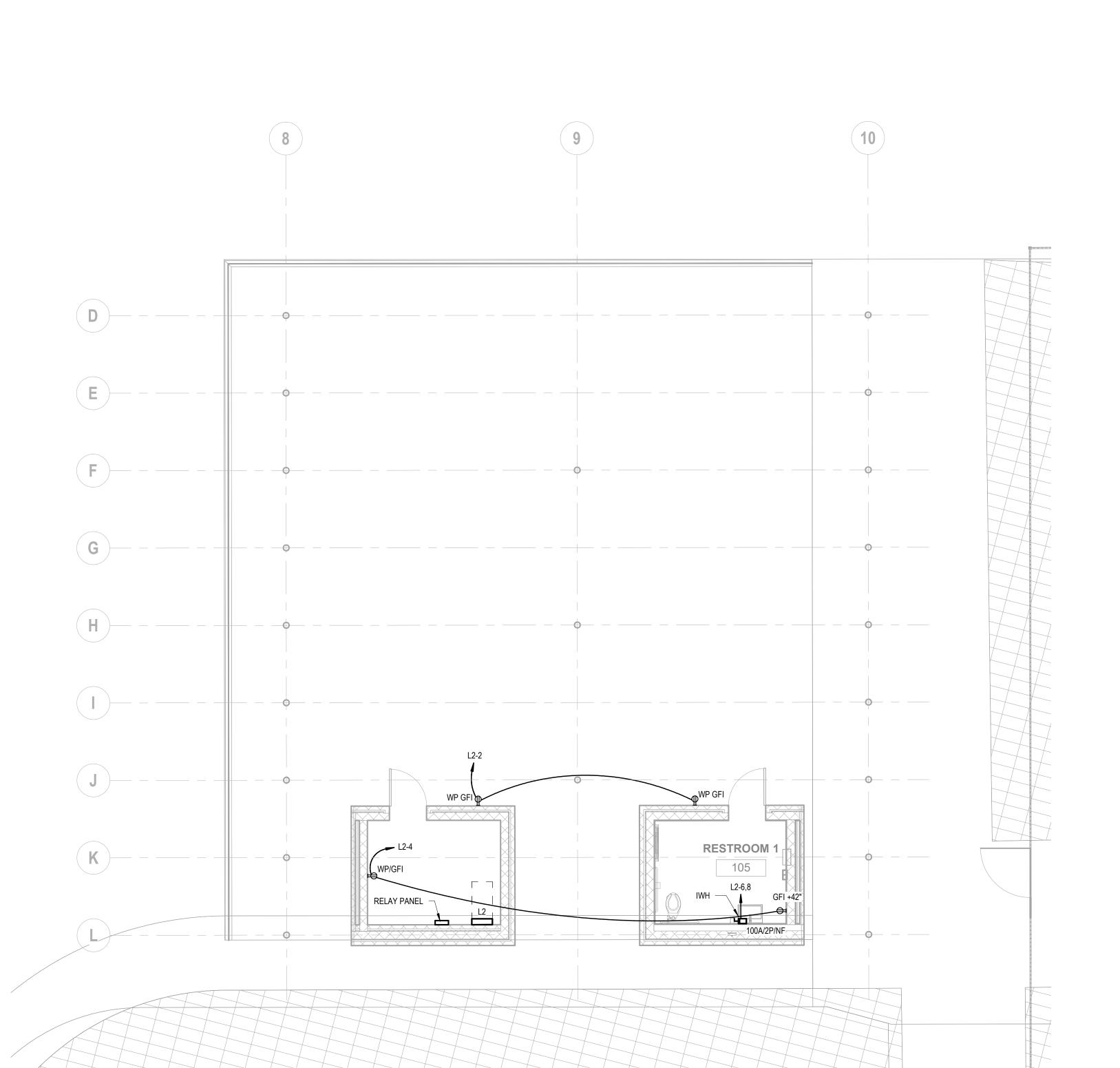
2025-03-10 CHECKSET

SHEET TITLE

POWER PLAN
PAVILLION

SHEET NUMBER

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CABLE FOR AV DEVICES.

PROVISIONS FOR EITHER FOOD PREPARATION OR COOKING.

GENERAL NOTES

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

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

POOL PAVILLION LIGHT FIXTURE SCHEDULE									
DESIGNATION	FIXTURE DESCRIPTION	MOUNTING	MANUFACTURER	MODEL NUMBER	LAMP TYPE	DIMMING TYPE	VOLTAGE		
С	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 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		

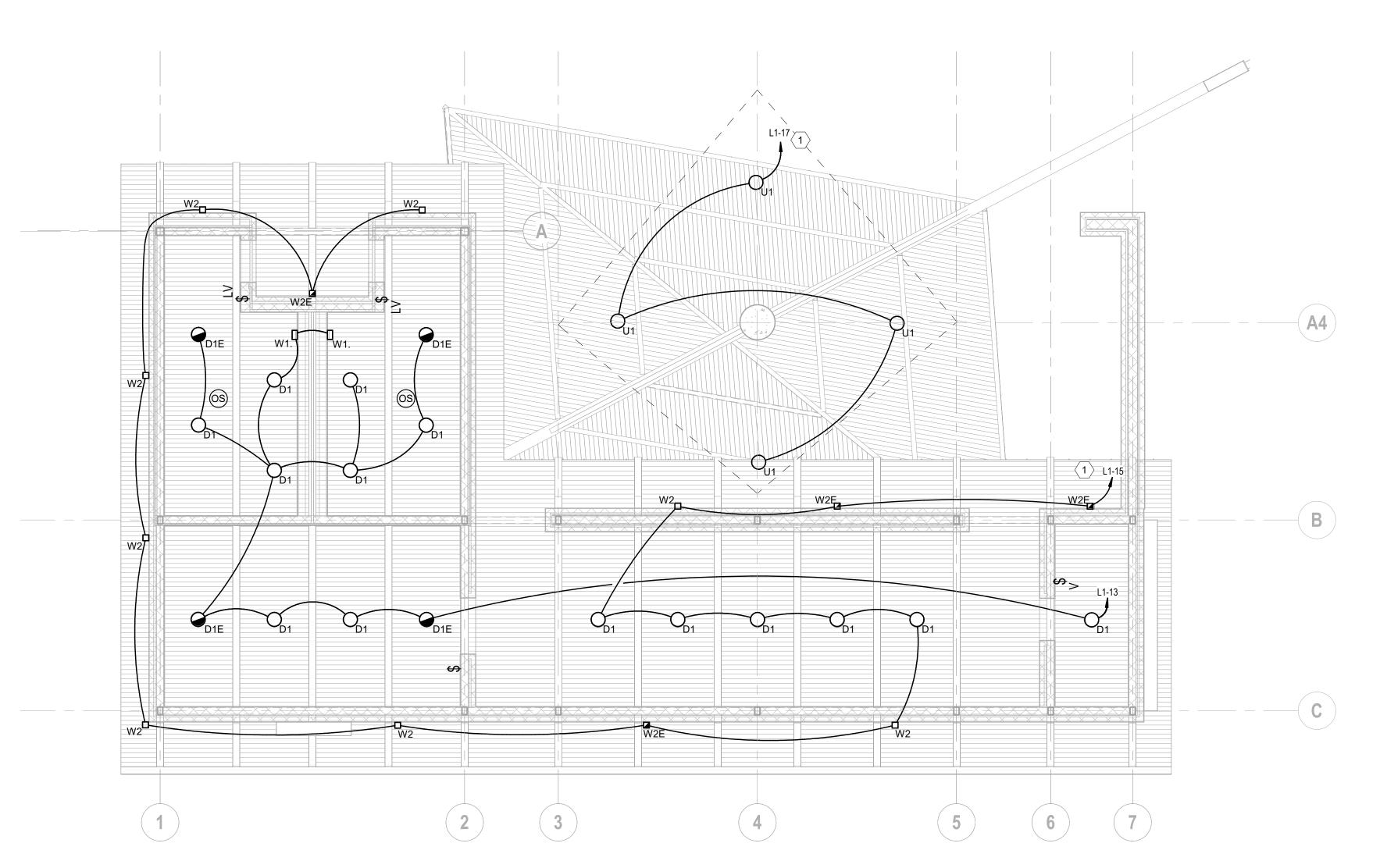
KEYNOTES

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- GANG ALL LIGHT SWITCHES TOGETHER WHERE POSSIBLE.
- 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 OR OCCUPANCY AND MADE AVAILABLE TO CODE OFFICIAL UPON REQUEST IN ACCORDANCE WITH SECTIONS C408.3.1.1 AND C408.3.1.2.



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

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12/23/201

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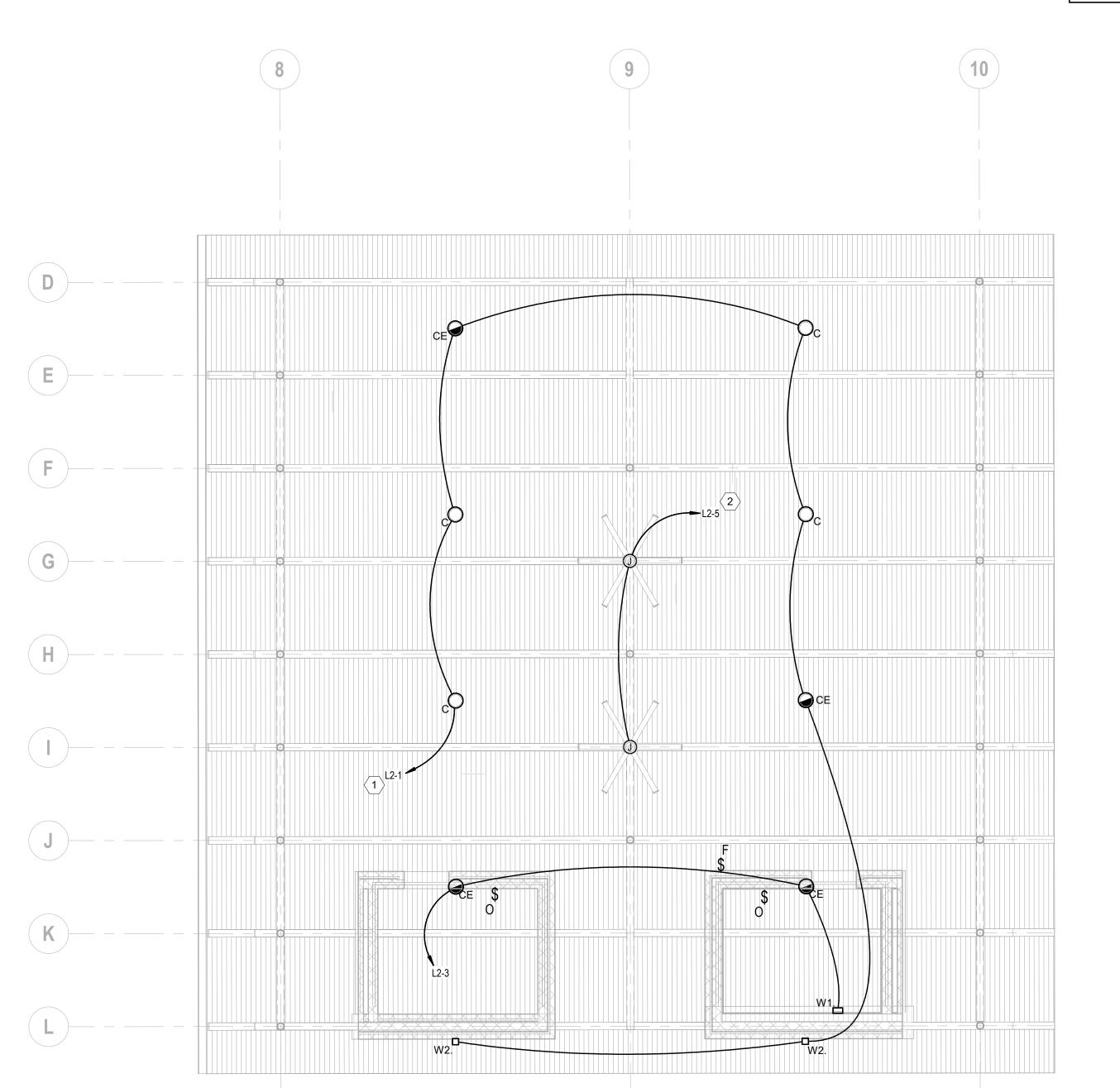
CONSTRUCTION DOCUMENTATION

LIGHTING PLAN POOL HOUSE

SHEET NUMBER

E3.01

POOL PAVILLION LIGHT FIXTURE SCHEDULE								
DESIGNATION	FIXTURE DESCRIPTION	MOUNTING	MANUFACTURER	MODEL NUMBER	LAMP TYPE	DIMMING TYPE	VOLTAGE	
С	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 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

- HOMERUN EXTERIOR LIGHT FIXTURES VIA NEW PHOTOCELL ON ROOF AND RELAY PANEL 'L2'. PHOTOCELL ON/ TIME CLOCK OFF. COORDINATE EXACT SCHEDULE WITH BUILDING OWNER.
- 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.
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CONSTRUCTION DOCUMENTATION

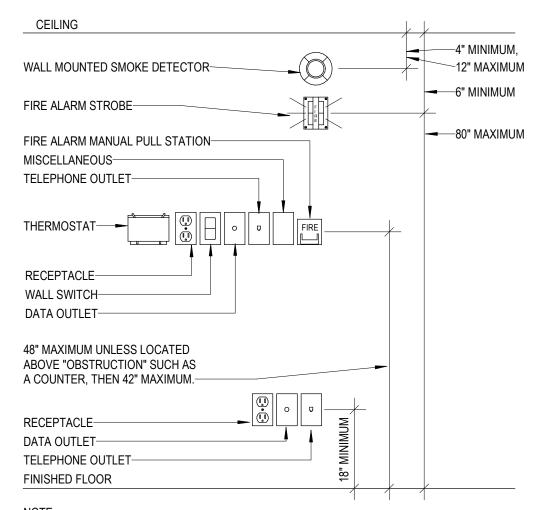
LIGHTING PLAN PAVILLION

E3.02

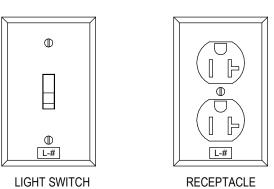
SHEET NUMBER

re and shall
are not to be
al intended
written

CONDUIT PENETRATION OF RATED PARTITION / WITH CABLE NOT TO SCALE

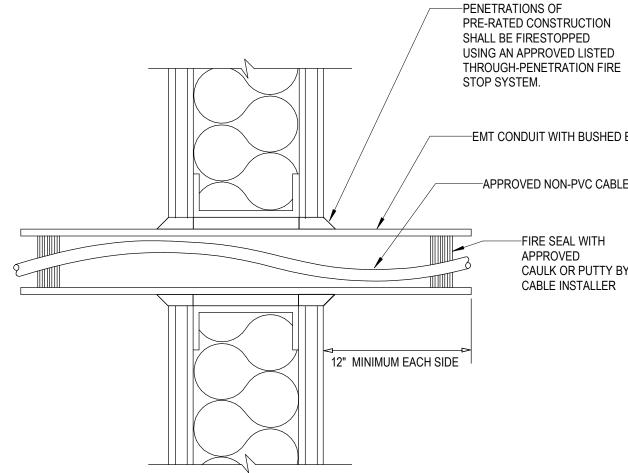


MOUNTING HEIGHT DETAIL



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

DEVICE PLATES - CIRCUIT LABEL



NOTE: TYPICAL FOR ALL LOW VOLTAGE WIRING

-BUILDING STEEL

-#3/0 CU

5 GROUNDING SYSTEM DETAIL
NOT TO SCALE

PIPE OR CONDUIT

TYPICAL TREATMENT FOR CONDUIT AND H.V.A.C. PIPING FOR NON-FIRE-RATED WALLS.

FOR FIRE WALLS PROVIDE U.L. APPROVED SEAL ASSEMBLY FOR OPENING SIZE AND WALL TYPE.

CONDUIT SEALANT THRU WALLS

NOT TO SCALE

CONNECTIONS SHALL BE FIRMLY BONDED TO NEUTRAL BUS. BUILDINGSTEEL,

--10'-0" LONG X 3/4"∅

COPPER CLAD STEEL

1" FIBERGLASS

(TYPE "B" ONLY)-

PACK 1" ANNULAR SPACE TIGHTLY WITH 1-lb. DENSITY FIBERGLASS

CAULK WITH VAPOR SEAL MASTIC COVER WITH DUCT SEALER

NOTES:

SIZE SLEEVE TO ACCEPT CONDUIT.

INSULATION

GROUNDING ROD.

GROUNDING ROD AND WATER PIPE

---#3/0 CU

—CAULK WITH
GE SILICONE SEALANT

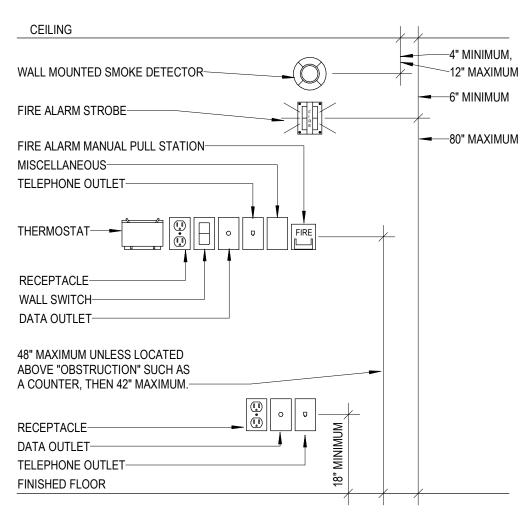
SCHEDULE 40 PIPE SLEEVE

-NEUTRAL BUS

-METAL WATER PIPE WITHIN 5 FT. OF WATER SERVICE ENTRANCE

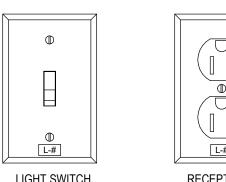
TO BUILDING PROVIDE BONDED JUMPER ACRESS WATER PIPE.

-#3/0 CU



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





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CONSTRUCTION DOCUMENTATION

h+uo # A22049

2025-03-10 CHECKSET

SHEET TITLE **ELECTRICAL DETAILS**

ANCHOR BOLTS FURNISHED BY MFR., WELD INTO ASSEMBLY-

GROUT PER MANUFACTURERS

RECOMMENDATIONS-

#6 AWG GROUND WIRE, WELD TO ANCHOR BOLT

#6 AWG GROUND WIRE, WELD TO RE-INFORCING-

APPROVED

3/4" x 10'-0"

THERMOWELD

CONNECTION-

GROUND ROD-

FINISH GRADE-

1" CONDUIT-

ASSEMBLY.-

TO POLE GROUND

6 POLE BASE DETAIL

NOT TO SCALE

←AS DIRECTED BY

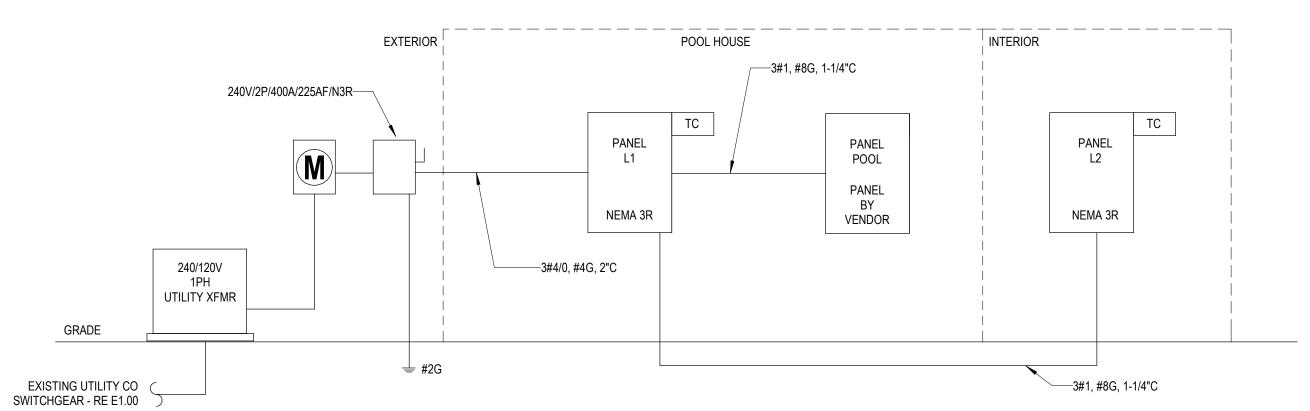
MANUFACTURER

REFER TO CIVIL DRAWINGS FOR STRUCTURAL

DETAILS ON POLE BASE CONSTRUCTION.

NE	€W									L1							
																PANELI	BOARD
											225	AMP MLO	225	AMP BU	JS RATIN	G	
FULL S	SIZE NEU	JTRAL, V	V/ COPPE	R GRO	UND BUS						240	VOLT P-P					
	3R	NEMA	ENCLOS	JRE							120	VOLT P-N					
		FEED 7	THRU LUC	SS							1	PHASE					
SUR	FACE	MOUN	TING								3	WIRE					
											10000	AIC SYMMETRICAL					
C PH	B PH	A PH	LOAD	TYPE	DESCRIPTION	CKT BKR	NO		NO	CKT BKR		DESCRIPTION	TYPE	LOAD	A PH	BPH	C PH
(AMP)	(AMP)	(AMP)	(VA)			AMP /P				AMP /P				(VA)	(AMP)	(AMP)	(AMP)
		1.5	180	RP	WATER FOUNTAIN	20 /1	1	Α	2	20 /1	SPARE						
3.0			360	RP	RR RECPT	20 /1	3	С	4	70 /2	IWH-1 (I	POOL HOUSE)	MN	11800			49.2
		4.5	540	RP	POOL EQUIP RECPT	20 /1	5	Α	6				MN		49.2		
7.5			900	RP	POOL PAV OUTDOOR RECPT	20 /1	7	С	8	20 /1	SPARE						
		1.5	180	RP	POOL PAV STORAGE RECPT	20 /1	9	Α	10	20 /1	SPARE						
4.5			540	RP	POOL PAV OUTDOOR RECPT	20 /1	11	С	12	20 /1	SPARE						
		3.1	375	LT	POOL PAV RR LIGHTING	20 /1	13	Α	14	20 /1	SPARE						
3.8			450	LT	POOL PAV OUTDOOR LIGHTING	20 /1	15	С	16	20 /1	SPARE						
		0.8	100	LT	POOL PAVI OUTDOOR LIGHTING	20 /1	17	Α	18	20 /1	SPARE				-		
6.0			720	RP	POOL RECEPTACLES	20 /1	19	С	20	20 /1	SPARE				1		
		4.2	500	MN	MONUMENT SIGN	20 /1	21	Α	22	20 /1	SPARE				-		
4.2			500	MN	MONUMENT SIGN	20 /1	23	С	24	20 /1	SPARE				-		
					SPACE		25	Α	26	20 /1	SPARE				<u> </u>		
				-	SPACE	00 //	27	С	28	20 /1	SPARE				-		<u> </u>
0.0		2.4	282	OL	EXTERIOR SITE LIGHTING	20 /1	29	Α	30	20 /1	SPARE				-		
3.2		3.2	387 387	OL	POOL SITE LIGHTING POOL SITE LIGHTING	20 /1	31	C	32	20 /1	SPARE SPARE				+		
		3.2	307	OL	SPARE		_	A	34			4 DOOL	SF	11050			52.1
					SPARE	20 /1	35 37	C A	36 38	100 /2	Sub-fee	a POOL	SF	11250	52.1		52.1
					SPARE	20 /1	39	C	40	40 /2	Sub-fee	413	SF	13883	32.1		62.9
					SPARE	20 /1	41	A	42	40 /2	Sub-lee	d LZ	SF	13003	52.8		02.9
					SPAIL	20 /1	41	_ ^	42				31		32.0		
			CON	NECTED	LOADS							NEC DEMAND I	LOADS				
C PH	ВРН	A PH	LOAD	TYPE	DESCRIPTION					DEMAND	TYPE	DESCRIPTION	LOAD	N	A PH	ВРН	C PH
(AMP)	(AMP)	(AMP)	(VA)							FACTOR			(VA)	(AMP)	(AMP)	(AMP)	(AMP)
49.2		49.2	11800	Н	ELECTRIC HEAT					1.00	Н	ELECTRIC HEAT	11800		49.2		49.2
				С	A/C REFRIGERATION					0.00	С	A/C REFRIGERATION					
41.7		41.7	10000	MM	MISC. MOTORS					1.00	MM	MISC. MOTORS	10000		41.7		41.7
3.2		5.6	1056	OL	OUTDOOR LIGHTING					1.25	OL	OUTDOOR LIGHTING	1320		7.0		4.0
4.3		12.5	2015	LT	INDOOR LIGHTING					1.25	LT	INDOOR LIGHTING	2519		15.7		5.3
24.0		10.5	4140	RP	RECEPTACLES					NEC 220.44	RP	RECEPTACLES	4140		10.5		24.0
				EX	EXISTING DEMAND					1.25	EX	EXISTING DEMAND					
				MC	MISC. CONTINUOUS					1.25	MC	MISC. CONTINUOUS					
53.3		53.3	12800	MN	MISC. NON-CONTINUOUS					1.00	MN	MISC. NON-CONTINUOUS	12800		53.3		53.3
				KT	KITCHEN EQUIPMENT					0.65	KT	KITCHEN EQUIPMENT					<u> </u>
175.7		172.8	41811		*** TOTAL ***							FEED-THRU		IN	CLUDED	IN TYPE	
41.7		41.7	5000		LARGEST MOTOR					0.25		LARGEST MOTOR	1250		10.4		10.4 187.9
												*** TOTAL ***	43829	188	187.7		Ĺ

NE	ΞW									L2							
																PANEL	BOARD
											40	AMP MCB	100	AMP BU	IS RATIN	IG	
FULL S	SIZE NEU	JTRAL. V	V/ COPPE	R GRO	UND BUS						240	VOLT P-P					
			ENCLOS								120	VOLT P-N					
		FEED 1	THRU LUC	SS							1	PHASE					
SUR	FACE	MOUN	TING								3	WIRE					
											10000	AIC SYMMETRICAL					
C PH	ВРН	A PH	LOAD	TYPE	DESCRIPTION	CKT BKR	NO		NO	CKT BKR		DESCRIPTION	TYPE	LOAD	A PH	ВРН	C PH
(AMP)	(AMP)	(AMP)	(VA)			AMP /P				AMP /P				(VA)	(AMP)	(AMP)	(AMP
		1.4	169	LT	PAVILION DEC LIGHTS	20 /1	1	Α	2	20 /1	PAVILLI	ON RECEPT	RP	360	3.0		
0.5			61	LT	PAVILION RR LIGHTS	20 /1	3	С	4	20 /1	PAVILLI	ON RR RECEPT	RP	360			3.0
		7.2	860	LT	PAVILION OUTODOOR FANS	20 /1	5	Α	6	70 /2	EWH-1		Н	11800	49.2		
					SPARE	20 /1	7	С	8				Н				49.2
					SPACE		9	Α	10		SPACE						
					SPACE		11	С	12		SPACE						
					SPACE		13	Α	14		SPACE						
					SPACE		15	С	16		SPACE						
					SPACE		17	Α	18		SPACE						
			CON	NECTED	LOADS							NEC DEMAND L	OADS				
C PH	ВРН	A PH	LOAD	TYPE	DESCRIPTION					DEMAND	TYPE	DESCRIPTION	LOAD	N	A PH	ВРН	C PH
(AMP)	(AMP)	(AMP)	(VA)							FACTOR			(VA)	(AMP)	(AMP)	(AMP)	(AMP)
49.2		49.2	11800	Н	ELECTRIC HEAT					1.00	Н	ELECTRIC HEAT	11800		49.2		49.2
				С	A/C REFRIGERATION	1				0.00	С	A/C REFRIGERATION					
				ММ	MISC. MOTORS	1				1.00	MM	MISC. MOTORS					
				OL	OUTDOOR LIGHTING					1.25	OL	OUTDOOR LIGHTING					
0.5		8.6	1090	LT	INDOOR LIGHTING					1.25	LT	INDOOR LIGHTING	1363		10.7		0.6
3.0		3.0	720	RP	RECEPTACLES					NEC 220.44	RP	RECEPTACLES	720		3.0		3.0
				EX	EXISTING DEMAND					1.25	EX	EXISTING DEMAND					
				MC	MISC. CONTINUOUS					1.25	MC	MISC. CONTINUOUS					
				MN	MISC. NON-CONTINUOUS					1.00	MN	MISC. NON-CONTINUOUS					
				KT	KITCHEN EQUIPMENT					0.65	KT	KITCHEN EQUIPMENT					
52.7		60.7	13610		*** TOTAL ***							FEED-THRU		IN	CLUDED	IN TYPE	ES
					LARGEST MOTOR					0.25		LARGEST MOTOR					
												*** TOTAL ***	13883	58	62.9		52.8



ELECTRICAL ONE-LINE DIAGRAM

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



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CONSTRUCTION DOCUMENTATION

SHEET TITLE

PANEL SCHEDULES &

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	PLUMBING ABBREVIATIONS
(E)	EXISTING
(N)	NEW
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
BFF	BELOW FINISHED FLOOR
C	CONDENSATE DRAIN
CO	CLEANOUT
CW	DOMESTIC COLD WATER
DF	DRINKING FOUNTAIN
DN	DOWN
DR	DRAIN
ELEV	ELEVATION
ET	EXPANSION TANK
EW	EYE WASH
EWH	ELECTRIC WATER HEATER
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FP	FIRE PUMP
FS	FLOOR SINK
HB	HOSE BIBB
HW	HOT WATER
HWR	HOT WATER RETURN
IE	INVERT ELEVATION
IW	INDIRECT WASTE
JP	JOCKEY PUMP
L	LAVATORY
MSB	MOP SINK BASIN
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
OFD	OVERFLOW DRAIN
OS&Y	OUTSIDE SCREW & YOKE GATE VALVE
POC	POINT OF CONNECTION
PRV	PRESSURE REDUCING VALVE
RD	ROOF DRAIN
S	SINK
SAN	SANITARY WASTE
SH	SHOWER
SOI	SAND-OIL INTERCEPTOR
SP	SUMP PUMP
ST	STORM PIPING
TD	TRENCH DRAIN
TMV	TEMPERATURE MIXING VALVE
TP	TRAP PRIMER
UR	URINAL
V	VENT
VTR	VENT THROUGH ROOF
WC	WATER CLOSET
WCO	WALL CLEANOUT
WH	WALL HYDRANT
* * 1 1	TO 100 101 101 101 101 101 101 101 101 10

Р	LUMBING LEGEND		
A	COMPRESSED AIR PIPING	A	ANGLE RELIEF VALVE
c	CONDENSATE DRAIN PIPING	\ \frac{\frac}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac}}}}}}}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\fin}}}}}}}}{\frac}}}}}}}}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac	AUTOMATIC AIR VENT
	DOMESTIC COLD WATER PIPING		AUTOMATIC CONTROL VALVE
	DOMESTIC HOT WATER PIPING		AUTOMATIC CONTROL VALVE (3-WAY)
	DOMESTIC HOT WATER RETURN PIPING	<u> </u>	BUTTERFLY VALVE MANUAL
G	NATURAL GAS PIPING	<u> </u>	BALL VALVE
OST	OVERFLOW STORM PIPING		CALIBRATED BALANCING VALVE
SAN	SANITARY (ABOVE FLOOR)		CHECK VALVE
	SANITARY (BELOW FLOOR)		CHECK VALVE WITH A.B.D.
SP	SPRINKLER PIPING		FLEXIBLE CONNECTION
	STORM DRAIN PIPING	г	GAS COCK VALVE
	VENT PIPING		GLOBE VALVE
	PIPING TO BE DEMOLISHED		OS&Y (OUTSIDE SCREW & YOKE) VALVE
11——	CLEANOUT/PLUG		PRESSURE REDUCING VALVE
	PIPE DOWN	<u> </u>	PRESSURE GAUGE AND COCK
	PIPE UP	4 h	RELIEF SAFETY VALVE
<u> </u>	PIPE CAP	│ ──┺──	SOLENOID VALVE
		<u> </u>	THERMOMETER
	CHANGE IN PIPE ELEVATION		TEMPERATURE MIXING VALVE
••••••••••••••••••••••••••••••••••••••	INSULATED AND HEAT TRACED PIPING	<u> </u>	WATER HAMMER ARRESTOR
	ACCESS PANEL FOR TRAP PRIMER		VACUUM BREAKER
DCVA	DOUBLE CHECK VALVE ASSEMBLY		VALVE WITH TAMPER SWITCH
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY		Y-STRAINER WITH BLOW OFF VALVE
	POTTOM PIDE CONNECTION		HOSE BIBB
	BOTTOM PIPE CONNECTION CLEANOUT (TWO-WAY) (PROVIDE CONCRETE PAD		METER
—Ф-Ф—	OUTSIDE 18" X 24" X 4")		PUMP
——ф	FLOOR CLEANOUT/GRADE CLEANOUT		FLOW METER
∞	P-TRAP		VENTURI METER
— 	TOP PIPE CONNECTION		POINT OF CONNECTION (NEW TO EXISTING)
	VALVE IN VERTICAL		
———Д	WALL HYDRANT	<u>EWH - 1-1</u>	EQUIPMENT DESIGNATION

AUTOMATIC SPRINKLER NOT	FS
AUTOMATIC SPRINKLER NOT	LJ

COMPLY WITH ALL NFPA CHAPTERS. EXACT NUMBERS OF HEADS REQUIRED
SHALL BE AS DETERMINED BY THE CONTRACTOR. HOWEVER, SPECIFIC
GUIDELINES AS REQUIRED BY OWNER, AND AS SPECIFIED PER SECTION IN THE
SPECIFICATIONS SHALL BE MET.

CONTRACTOR SHALL REWORK EXISTING SPRINKLER HEADS AND PIPING IN REMODLED AREA. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH NFPA 13 AND LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL MATCH EXISTING PIPING MATERIALS AND SPRINKLER HEADS.

EXISTING FIRE PROTECTION SYSTEMS SHALL REMAIN OPERATIONAL THROUGHOUT DURATION OF THE PROJECT.

DESIGN OF THE SPRINKLER SYSTEM SHALL BE UNDER THE DIRECT SUPERVISION OF A FIRE PROTECTION ENGINEER LICENSED IN THE STATE OF TEXAS. ALL DESIGN SUBMITTAL DOCUMENTS SHALL BEAR THE ENGINEER'S SIGNED AND DATED REGISTRATION NUMBER.

THE SYSTEM SHALL BE INSTALLED BY A FIRM HAVING A MINIMUM OF 5 YEARS EXPERIENCE REGULARLY ENGAGED IN THE DESIGN AND INSTALLATION OF AUTOMATIC FIRE PROTECTION SYSTEMS IN ACCORDANCE WITH REQUIREMENTS OF NFPA AND THE STATE OF TEXAS FIRE MARSHALL'S OFFICE. EVIDENCE TO SUPPORT THE ABOVE REQUIREMENTS SHALL BE SUBMITTED WITH SHOP DRAWINGS TO THE AHJ.

ALL REVISIONS TO THE STANDPIPE SYSTEM SHALL COMPLY WITH LOCAL AHJ, LATEST EDITION OF NFPA 14 AND OWNER'S INSURING GUIDELINES. FURNISH, INSTALL, AND COMPLETE A 100% HYDRAULICALLY CALCULATED,

AUTOMATIC WET PIPE SPRINKLER SYSTEM SERVING THE ENTIRE SPACE. THE SYSTEM SHALL BE INSTALLED TO MEET OWNERS INSURING GUIDELINES, LATEST ADOPTED EDITION OF NFPA 13, AND STATE AND LOCAL CODE REQUIREMENTS. FIRE PROTECTION CONTRACTOR SHALL MODIFY ALL EXISTING FIRE PROTECTION AND SPRINKLER PIPES AS REQUIRED TO MEET THE MAINTENANCE AND REMOVAL CLEARANCES OF ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT.

PLUMBING GENERAL NOTES

ALL SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL

	AND STATE CODES AND NATIONAL STANDARDS.
2	NO PVC PIPING SHALL BE INSTALLED IN A RETURN AIR PLENUM.
3	CONTRACTOR SHALL PROVIDE A FULLY FUNCTIONAL, CODE COMPLIANT SYSTEM.
4	CONTRACTOR SHALL TEST ALL SYSTEMS FOR FUNCTIONALITY BOTH BEFORE
	WORK IS STARTED AND ALSO AFTER CONTRACTED WORK IS FINISHED. REPORT
	ANY ISSUES TO THE ENGINEER AND TO THE BUILDING MANAGER.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS TO FAMILIARIZE THEMSELVES WITH THE PROJECT BEFORE BIDDING. ALL ISSUES SHALL BE TAKEN INTO ACCOUNT WITH THEIR BID. CONTRACTOR AGREES TO ACCEPT ALL EXISTING CONDITIONS AS PART OF THEIR BID.

INFORMATION ON THE DRAWINGS IS DIAGRAMMATIC IN NATURE. NOT ALL OFFSETS ARE SHOWN FOR CLARITY PURPOSES. CONTRACTOR TO PROVIDE ALL OFFSETS AND FITTINGS TO MAKE A FULLY FUNCTIONAL SYSTEM.

EXISTING SYSTEMS MAY NOT MATCH WHAT IS SHOWN ON THE DRAWINGS. CONTRACTOR TO ADJUST CONSTRUCTION AS REQUIRED TO COMPLETE WORK. CONTRACTOR SHALL PROTECT ALL EXISTING BUILDING STRUCTURES, FLOORING, PIPING, FIXTURES, ETC. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THEY

CAUSE TO THE SITE, PLUMBING FIXTURES OR PIPING, ETC. ALL REMOVED FIXTURES OR EQUIPMENT SHALL BE RETURNED TO OWNER'S STOCK OR DISPOSED OF PER OWNER'S DISCRETION. COORDINATE ALL WORK WITH BUILDING OWNER'S OPERATING SCHEDULE. ALL SYSTEMS SHALL REMAIN OPERATIONAL DURING CONSTRUCTION AS

REQUIRED BY BUILDING OWNER. WHERE EXISTING WALLS ARE DEMOLISHED, REMOVE ALL PIPING ENCLOSED IN WALLS AND CAP BACK AT RISER OR AS APPROPRIATE FOR OTHER CONNECTIONS EXISTING FLOOR DRAINS OR FLOOR SINKS THAT ARE NOT REQUIRED SHALL BE REMOVED AND PIPING CAPPED BACK AT RISER OR AS REQUIRED TO MAKE NEW

UNUSED FLOOR DRAINS OR FLOOR SINKS ON THE GROUND FLOOR SHALL BE PERMANENTLY PLUGGED AND MODIFIED TO ALLOW INSTALLATION OF NEW FLOORING MATERIAL

PROVIDE ANY AND ALL DEMOLITION WORK REQUIRED TO INSTALL NEW EQUIPMENT. RETURN SURROUNDING AREA TO ORIGINAL CONDITION AFTER INSTALLATION IS COMPLETE. MAINTAIN PLUMBING SYSTEMS IN ADJACENT

CONTRACTOR TO COORDINATE ALL PLUMBING FIXTURE COMPATIBILITY WHEN MATCHING FIXTURES, FLUSH VALVES, FAUCETS, DRAINS, ETC.

CONTRACTOR TO VERIFY ARCHITECTURAL REQUIREMENTS AND COORDINATION WITH SPECIFIED PLUMBING FIXTURES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S AND ENGINEER'S ATTENTION. CONTRACTOR SHALL PROVIDE ALL MATERIAL, EQUIPMENT, ACCESSORIES, AND

LABOR REQUIRED FOR INSTALLATION OF A COMPLETE AND OPERABLE SYSTEMS. CONTRACTOR SHALL COORDINATE ALL PIPE ROUTING AND EQUIPMENT LOCATIONS WITH OTHER TRADES AND EXISTING CONDITIONS. CONTRACTOR SHALL MODIFY EXISTING DESIGN CONDITIONS AS REQUIRED TO PROVIDE A

FUNCTIONAL, CODE COMPLIANT INSTALLATION. CONTRACTOR TO COORDINATE ALL WORK WITH ARCHITECT'S AND ENGINEER'S PHASING PLANS. MAKE ALL NECESSARY ALLOCATIONS TO ACCOMMODATE PHASING AND PHASED CONSTRUCTION.

INSTALL ALL EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MAINTAIN ALL REQUIRED CLEARANCES FOR MAINTENANCE

ALL PLUMBING FIXTURES SHALL MEET TAS/ADA REQUIREMENTS. FIXTURES SHALL BE INSTALLED TO MEET TAS/ADA HEIGHT AND CLEARANCE REQUIREMENTS. COORDINATE WITH ARCHITECTURAL DRAWING DIMENSIONS.

ROUTE ALL PIPING AS HIGH AS POSSIBLE AND TIGHT TO STRUCTURE. INSTALL PERPENDICULAR TO WALLS AND COLUMNS.

ALL EQUIPMENT SHALL BE INSTALLED ON 4" CONCRETE HOUSEKEEPING PADS. PROVIDE DIELECTRIC FITTINGS OR UNIONS BETWEEN PIPING OF DISSIMILAR

PROVIDE ACCESS PANELS AS REQUIRED TO SERVICE ALL VALVES AND EQUIPMENT. COORDINATE LOCATION OF ACCESS PANELS WITH ARCHITECTURAL CEILING AND WALL ELEVATION DRAWINGS. DO NOT ROUTE PIPING THROUGH ELECTRICAL ROOMS/CLOSETS OR IT/DATA

ROOMS. IF THE CONSTRUCTION SITUATION MAKES THIS UNAVOIDABLE, PROVIDE SECONDARY LEAK PROTECTION SLOPED DRAIN PAN UNDER PIPE. ROUTE DRAIN PAN LINE TO NEAREST FLOOR DRAIN OR SINK TAIL PIECE.

PROVIDE SHUT-OFF VALVES ON ALL PLUMBING BRANCH PIPING, EQUIPMENT, TOILET ROOM GROUPS, AND INDIVIDUAL FLOORS.

SLOPE PIPING AS REQUIRED TO MEET CODE REQUIREMENTS, AVOID LOW POINTS AND ESTABLISH HIGH POINTS FOR AIR REMOVAL.

COORDINATE ALL ROOF PENETRATIONS WITH STRUCTURE. COORDINATE ALL VENT TERMINATIONS WITH BUILDING AIR INTAKES TO MAINTAIN CODE REQUIRED MINIMUM DISTANCES.

PROVIDE BACKFLOW PREVENTERS AS REQUIRED BY CODE AND APPLICABLE STANDARDS. PROVIDE TRAP GUARD ON ALL FLOOR DRAINS. AIR DRAINS AND FLOOR SINKS OR

OTHER APPROVED TRAP SEALING DEVICE. ALL WORK SHALL BE COMPLETED TO THE APPROVAL OF THE BUILDING ENGINEER.

CONTRACTOR TO ACCOMMODATE ALL CLEARANCE AND DIMENSIONAL DIFFERENCES OF EQUIPMENT ACTUALLY PURCHASED FOR INSTALLATION. CONTRACTOR SHALL X-RAY SLAB AS REQUIRED TO VERIFY EXACT LOCATION OF

EXISTING PIPING IN SLAB. FIRE PROTECTION CONTRACTOR SHALL MODIFY ALL EXISTING FIRE PROTECTION AND SPRINKLER PIPES AS REQUIRED TO MEET THE MAINTENANCE AND REMOVAL CLEARANCES OF ALL EXISTING MECHANICAL. ELECTRICAL AND PLUMBING EQUIPMENT.

PLUMBING SHEET LIST

SHEET	
NUMBER	SHEET NAME
P0.01	PLUMBING COVER SHEET
P0.02	PLUMBING SCHEDULES
P0.03	PLUMBING SPECIFICATIONS
P1.00	PLUMBING SITE PLAN
P2.00	PLUMBING POOL HOUSE UNDERFLOOR PLAN
P2.01	PLUMBING POOL HOUSE PLAN
P2.02	PLUMBING PAVILLION UNDERFLOOR PLAN
P2.03	PLUMBING PLAN PAVILLION
P5.01	PLUMBING RISERS
P6.01	PLUMBING DETAILS

SHOCK ARRESTOR SCHEDULE

	MANUFACTURER & MODEL	FIXTURE UNITS	SIZE	MODEL NUMBER
A	PRECISION PLUMBING	1-11	1/2" NPT	SC-500
В	PRECISION PLUMBING	12-32	3/4" NPT	SC-750
С	PRECISION PLUMBING	33-60	1" NPT	SC-1000
D	PRECISION PLUMBING	61-113	1 1/4" NPT	SC-1250
E	PRECISION PLUMBING	114-154	1 1/2" NPT	SC-1500
F	PRECISION PLUMBING	155-330	2" NPT	SC-2000

PROVIDE SHOCK ARRESTORS AT ENDS OF DCW AND DHW PIPING RUNS: AT ALL QUICK-CLOSING FIXTURES SUCH AS SHOWERS, FLUSHVALVES, SOLENOID VALVES, SINGLE-HANDED FAUCETS, AND SENSOR OPERATED FAUCETS; AND, FOR ALL GROUPS OF FIXTURES. SHOCK ARRESTORS SHALL BE PLACED AS CLOSE AS POSSIBLE TO THE LAST FIXTURE ON EACH PIPING RUN.

SPRINKLER FLOW DENSITIES

HAZARD	AREA (SF)	GPM/SF
LIGHT HAZARD	1500	0.10
ORDINARY HAZARD I	1500	0.15
ORDINARY HAZARD II	1500	0.20

PIPING MATERIAL SCHEDULE

SYSTEM	BELOW GRADE	ABOVE GRADE
CHEMICAL WASTE PIPING	PVDF	PVDF
DOMESTIC COLD/ HOT WATER PIPING	TYPE "K" COPPER	TYPE "L" COPPER
NATURAL GAS PIPING	POLYTHYLENE	SCHEUDLE 40 BLACK STEEL
SANITARY/ VENT PIPING	SCHEDULE 40 PVC	NO - HUB CAST IRON
STORM PIPING	SCHEDULE 40 PVC	NO - HUB CAST IRON

CODE SUMMARY

APPLICABLE CODES INCLUDE BUT ARE NOT LIMITED TO: CITY OF BASTROP MECHANICAL CODE: 2018 IMC

CITY OF BASTROP BUILDING CODE: 2018 IBC

CITY OF BASTROP COMMERCIAL ENERGY CONSERVATION CODE: 2018 IECC CITY OF BASTROP PLUMBING CODE: 2018 IPC

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CONSTRUCTION DOCUMENTATION

2025-03-10 CHECKSET

SHEET TITLE PLUMBING COVER

SHEET NUMBER

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INSTANTANEOUS WATER HEATER SCHEDULE										
EQUIP	MENT	UNIT TY	PE		TEMPERATU		ELEC1	RICA		
TYPE	NUMBER	MANUFACTURER	MODEL	LOCATION	RE SETTING (°F)	K	VOLT	ЬН	HZ	NOTES
IWH	1	CHRONOMITE	CMI-40/277	RESTROOM UNDERCOUNTER	105	11.8	208	1	60	

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

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

	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	ELKAY 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		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 ADJUSTANBLE SCORIATED CAST IRON TOP.				
HB-1	JAY R. SMITH #5673	ANTI-SIPHONE, 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 # 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 ST70-38	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-80UM00D20-CP 0.125 HIGH EFFICIENCY FLUSH VALVE.				
WCO-1		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		VITREOUS CHINA, WALL MOUNTED WATER CLOSET WITH OPEN FRONT LESS COVER SEAT. FLUSH VALVE: KOHLER # K-80TM00N10-CP, 1.28 HIGH EFFICINCY FLUSH VALVE. SEAT: BEMIS # 1655CT ELOGANT EXTRA HEAVY DUTY.				
WH-1	JAY R. SMITH #5509QT	QUARTER TURN NON-FREEZE WALL HYDRANT WITH INTEGRAL VACUUM BREAKER AND STAINLESS STEEL BOX.				



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12/23/2019

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BASTROP, TEXAS

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CONSTRUCTION DOCUMENTATION

SHEET TITLE **PLUMBING SCHEDULES**

- STATE OR LOCAL AMENDMENTS. ALL PERMITS (FEES BY CONTRACTOR), AND INSPECTIONS WILL BE OBTAINED AS REQUIRED BY ALL LEGAL AUTHORITIES OF WORK INCLUDED IN THESE DOCUMENTS. MATERIAL WHICH ARE SPECIFIED BY REFERENCE TO FEDERAL, STATE, OR OWNER INSURANCE PROVIDERS. SPECIFICATION (I.E., ASTM,ASM, ANSI, TAS, FM GLOBAL, FGI OR AWWA SPECIFICATIONS). FEDERAL STANDARDS, OR OTHER STANDARD SPECIFICATIONS MUST COMPLY WITH THE LATEST EDITIONS UNLESS OTHERWISE NOTED WITHIN THE CONTRACT DOCUMENTS OR
- OTHER SPECIFICATION SECTIONS. ALL MATERIALS AND EQUIPMENT WILL BE NEW AND WILL BE INSTALLED IN ACCORDANCE WITH INDUSTRY
- SUBMITTALS WILL BE PREPARED FOR ALL MATERIALS AND EQUIPMENT INDICATING PERFORMANCE DATA, CATALOG INFORMATION, INSTALLATION DETAILS, ETC. IN ADDITION, SOME AREAS WILL BE DETAILED ON SHOP DRAWINGS AND USED FOR COORDINATION. ALL SUBMITTALS AND SHOP DRAWINGS WILL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER.
- AT THE COMPLETION OF THE WORK, BOUND SETS OF OPERATIONS AND MAINTENANCE MANUALS WILL BE PROVIDED. THESE MANUALS WILL INCLUDE EQUIPMENT PERFORMANCE DATA, INSTALLATION DETAILS, MAINTENANCE AND SERVICE INSTRUCTIONS, PARTS LISTS, WIRING AND CONTROLS DIAGRAMS
- A SET OF PLUMBING DRAWINGS WILL BE MAINTAINED AT THE JOB SITE A SEPARATE SET OF CLEAN CONTRACT DRAWINGS FOR THE SOLE PURPOSE OF RECORDING THE "AS-BUILT" CHANGES AND DIAGRAMS OF THOSE PORTIONS OF WORK IN WHICH ACTUAL CONSTRUCION IS SIGNIFICANTLY DIFFERENT FROM THE CONTRACT DOCUMENTS. AT THE END OF THE PROJECT, OBTAIN WITHOUT COST TO THE4 OWNER. A SET OF THE ORIGINAL PLUMBING DRAWINGS/CAD FILES INDICATING ALL CHANGES FROM THE CONTRACT DOCUMENTS FOR THE OWNERS RECORDS. DELIVERY OF THE AS-BUILT PRINTS AND CAD FILES IS A CONDITION OF FINAL ACCEPTANCE OF THE WORK COMPLETED.
- COORDINATION WILL TAKE PLACE WITH OTHER TRADES DURING CONSTRUCTION. ANY INTERFERENCES FOUND DUE TO OTHER TRADES WILL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR OR
- UPON COMPLETION OF THE WORK, AND AT TIMES DURING THE INSTALLATION, RUBBISH AND DEBRIS RESULTING FROM THE SCOPE OF THIS WORK WILL BE REMOVED TO A LOCATION ON SITE PROVIDED BY THE GENERAL CONTRACTOR AND THE AREA WILL BE LEFT IN A NEAT, ALL FLOOR DRAINS AND PLUMBING FIXTURE/EQUIPMENT SHALL BE CLEANED TO LIKE NEW CONDITIONS.
- ALL EQUIPMENT AND MATERIALS FURNISHED AND INSTALLED UNDER THIS SCOPE OF WORK WILL BE GUARANTEED TO BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE DATE OF EQUIPMENT START-UP.
- ANY OPENINGS REQUIRED THROUGH STRUCTURAL WALLS, FLOORS AND ROOFS WILL BE IDENTIFIED ON BLOCK OUT DRAWINGS AND PROVIDED TO THE GENERAL CONTRACTOR. ALL FORMING, CUTTING AND FRAMING TO THESE OPENINGS WILL BE BY THE GENERAL CONTRACTOR.
- ARCHITECTURAL ACCESS DOORS REQUIRED IN CEILINGS AND WALLS WILL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. ACCESS DOORS: PROVIDE "STEALTH ACCESS PANEL" BY WIND-LOCK OR EQUAL AS REQUIRED FOR ACCESS TO ALL VALVES, FILTERS, CONTROLS, DAMPERS OR OTHER DEVICES REQUIRING ATTENTION. ACCESS PANEL SHALL HAVE NO VISIBLE HINGE AND LATCH. DOORS SHALL MATCH WALL OR CEILING RATING. ARCHITECT MUST APPROVE LOCATION AND APPEARANCE OF ALL ACCESS DOORS.
- PIPE SLEEVES WILL BE PROVIDED WHERE PIPING PASSES THROUGH WALLS AND FLOORS. SLEEVES WILL BE 18 GAUGE GALVANIZED STEEL FOR WALLS AND STEEL PIPE FOR FLOORS. FIRE STOP WILL BE PROVIDED WHERE THE FLOOR OR WALLS ARE FIRE RATED. SLEEVES WILL BE EXTENDED 2 INCHES ABOVE THE FLOOR IN

- INSTALLATION OF PIPING, VALVES AND EQUIPMENT PITCH: HORIZONTAL SANITARY AND DRAIN PIPING WILL BE RUN AT AN UNIFORM GRADE OF 1/4" PER FOOT FOR 2-1/2" AND LESS PIPE SIZES. 1/8" PER FOOT FOR 3" THROUGH 6" SIZE. 1/16" PER FOOT FOR 8" AND ABOVE PIPE SIZES. CONTRACTOR SHALL INSTALL PLUMBING SYSTEM SLOPE PER CODE AND AUTHORITIES HAVING JURISDICTION.
- WATER PIPING WITHIN WALLS AND ROUGH-INS FOR FIXTURES AND EQUIPMENT: COPPER PLATED STEEL SUPPORT SYSTEM SOLDERED TO PIPING AND SECURED TO BUILDING CONSTRUCTION SO THAT PIPES CANNOT BE DISPLACED. (HOLDRITE OR EQUIVALENT). HOT WATER PIPING INSULATION WITH STANDARD JACKETS, WITH OR WITHOUT VAPOR BARRIER, FACTORY APPLIED OR FIELD APPLIED. FITTINGS, JOINTS, AND VALVES WILL BE INSULATED WITH LIKE MATERIAL AND THICKNESS AS ADJOINING PIPE. PROVIDE REMOVABLE INSULATION AND COVER FOR ALL VALVES AND UNIONS.
- WASTE AND VENT PIPING WITHIN WALLS AND ROUGH-INS FOR FIXTURES AND EQUIPMENT: COPPER PLATED STEEL SUPPORT SYSTEM FOR COPPER DWV PIPING OR GALVANIZED STEEL SUPPORT SYSTEM FOR CAST IRON OR GALVANIZED PIPING. SUPPORTS TO PIPING AND BUILDING CONSTRUCTION WILL BE SECURED SO THAT PIPES CANNOT BE DISPLACED. FELT STRIP ISOLATION WILL BE PROVIDED BETWEEN DISSIMILAR METALS. (HOLDRITE OR
- UNDERGROUND PIPING: NO-HUB SOIL PIPE NOT PERMITTED. UNION AND FLANGES: ON PIPING TO INLET AND OUTLET OF ALL APPARATUS AND
- EQUIPMENT TO FACILITATE REMOVAL OF EQUIPMENT, AND DOWNSTREAM OF ALL SHUTOFF VALVES.
- WATER HAMMER ARRESTERS: WATER HAMMER ARRESTERS WILL BE INSTALLED AT ALL QUICK CLOSING VALVES SUCH AS FLUSH VALVES, FOOT CONTROL VALVES, FLOAT VALVES, SOLENOID VALVES, ETC. WATER HAMMER ARRESTERS WILL BE SIZED AND LOCATED AS RECOMMENDED BY PDI MANUAL WH 201.
- CLEANOUTS WILL BE PROVIDED AND INSTALLED PER UPC SECTION 707.0 AND 719.0. LABELS AND IDENTIFICATION: VALVE TAGS, PIPING SYSTEMS AND EQUIPMENT IDENTIFICATIONS AS SPECIFIED IN PLUMBING IDENTIFICATION.
- PIPING SYSTEM LEAK TESTS: POTABLE WATER PIPING WILL BE HYDROSTATICALLY PRESSURE TESTED FOR A DURATION
- OF FOUR HOURS AT A TEST PRESSURE OF 120 PSIG. SANITARY DRAINAGE PIPING: ALL ABOVE GROUND PIPING WILL BE TESTED HYDROSTATICALLY BY CLOSING ALL OPENINGS IN THE PIPING SYSTEM, EXCEPT THE HIGHEST OPENING ABOVE THE ROOF, AND BY FILLING THE SYSTEM TO THE POINT OF OVERFLOWING. THE PRESSURE EXERTED ON THE SYSTEM WILL BE NO LESS THAN 10 FEET

SECTION 22 05 13 - COMMON MOTOR REQUIREMENTS FOR PLUMBING EQUIPMENT

OF HEAD.

- TEST MOTORS IN ACCORDANCE WITH NEMA MG 1, INCLUDING WINDING RESISTANCE, NO-LOAD SPEED AND CURRENT, LOCKED ROTOR CURRENT, INSULATION HIGH-POTENTIAL TEST, AND MECHANICAL ALIGNMENT TESTS. INSTALL SECURELY ON FIRM FOUNDATION. MOUNT BALL BEARING MOTORS WITH SHAFT IN ANY POSITION. INSTALL ENGRAVED PLASTIC NAMEPLATES. GROUND AND BOND MOTORS.
- SINGLE-PHASE MOTORS: PERMANENT SPLIT-CAPACITOR TYPE, WHERE AVAILABLE; OTHERWISE, USE SPLIT-PHASE START/CAPACITOR RUN OR CAPACITOR START/CAPACITOR RUN MOTOR. TERMINAL LUGS TO MATCH BRANCH CIRCUIT CONDUCTOR QUANTITIES, SIZES AND MATERIALS.
- THREE-PHASE MOTORS: NEMA MG 1, DESIGN B, PREMIUM -EFFICIENCY SQUIRREL-CAGE INDUCTION MOTOR. WITH WINDINGS TO ACCOMPLISH STARTING METHODS AND NUMBER OF SPEEDS INDICATED. SERVICE FACTOR: 1.15 UNLESS OTHERWISE INDICATED ON DRAWINGS. ENCLOSURE: MEET CONDITIONS OF INSTALLATION UNLESS SPECIFIC ENCLOSURE IS SPECIFIED OR INDICATED. DESIGN FOR CONTINUOUS OPERATION IN 40 DEGREES C ENVIRONMENT, WITH TEMPERATURE RISE IN ACCORDANCE WITH NEMA MG 1 LIMITS FOR INSULATION CLASS, SERVICE FACTOR, AND MOTOR ENCLOSURE TYPE. INSULATION SYSTEM: NEMA CLASS F. MOTOR FRAMES: NEMA STANDARD T-FRAMES OF STEEL, ALUMINUM, OR CAST IRON WITH END BRACKETS OF CAST IRON OR ALUMINUM WITH STEEL INSERTS. THERMISTOR SYSTEM (MOTOR FRAME SIZES 254T AND LARGER): THREE PTC THERMISTORS EMBEDDED IN MOTOR WINDINGS AND EPOXY ENCAPSULATED SOLID STATE CONTROL RELAY WITH WIRING TO TERMINAL BOX. BEARINGS: GREASE LUBRICATED ANTI-FRICTION BALL BEARINGS WITH HOUSINGS EQUIPPED WITH PLUGGED PROVISION FOR RELUBRICATION, RATED FOR MINIMUM ABMA 9, L-10 LIFE OF 200,000 HOURS. CALCULATE BEARING LOAD WITH NEMA MINIMUM V-BELT PULLEY WITH BELT CENTER LINE AT END OF NEMA STANDARD SHAFT EXTENSION. STAMP BEARING SIZES ON NAMEPLATE. SOUND POWER LEVELS: CONFORM TO NEMA MG 1. TERMINAL LUGS TO MATCH BRANCH CIRCUIT CONDUCTOR QUANTITIES, SIZES AND MATERIALS.

SECTION 22 05 23.12 – BALL VALVES FOR PLUMBING PIPING

- PRODUCTS: TWO-PIECE BRASS BALL VALVES WITH FULL PORT AND STAINLESS-STEEL TRIM.
- MANUFACTURERS: NIBCO, KITZ CORPORATION, MILWAUKEE VALVE COMPANY. DESCRIPTION: STANDARD: MSS SP-110, SWP RATING: 150 PSIG, CWP RATING: 600 PSIG, BODY DESIGN: TWO PIECE, BODY MATERIAL: FORGED BRASS, ENDS: THREADED, SEATS: PTFE, STEM: STAINLESS
- STEEL, BALL: STAINLESS STEEL, VENTED, PORT: FULL. BRONZE:
- PRODUCTS: TWO-PIECE LEAD FREE BRONZE BALL VALVES WITH FULL PORT AND STAINLESS-STEEL
- MANUFACTURERS: NIBCO, KITZ CORPORATION, WATTS. DESCRIPTION: STANDARD: MSS SP-110, SWP RATING: 150 PSIG, CWP RATING: 600 PSIG, BODY DESIGN: TWO PIECE, BODY MATERIAL: FORGED BRONZE, ENDS: THREADED, SEATS: PTFE, STEM: STAINLESS STEEL, BALL: STAINLESS STEEL, VENTED, PORT: FULL
- SELECT VALVES WITH THE FOLLOWING END CONNECTIONS: FOR COPPER TUBING, NPS 2 AND SMALLER: THREADED ENDS EXCEPT WHERE SOLDER-JOINT VALVE-
- END OPTION IS INDICATED IN VALVE SCHEDULES BELOW. FOR STEEL PIPING, NPS 2 AND SMALLER: THREADED ENDS.

SECTION 22 05 29 - HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT

- SINGLE PIPE HANGERS WILL BE MALLEABLE IRON OR CARBON STEEL, ADJUSTABLE SWIVEL, SPLIT RING FOR PIPE SIZES UP TO 1 INCHES AND CARBON STEEL, ADJUSTABLE CLEVIS HANGERS FOR PIPE SIZES 2 INCHES
- PROVIDE COPPER HANGERS OR WONDER TAPE AT ALL HANGERS FOR DISSIMILAR METALS. MULTIPLE OR TRAPEZE HANGERS WILL BE UNISTRUT STEEL CHANNELS WITH UNISTRUT CLAMPS AND ALL THREAD HANGER RODS AND DOUBLE NUTS. WHERE REQUIRED, UNISTRUT CHANNELS MAY BE REPLACED WITH STRUCTURAL STEEL CHANNELS OR I-BEAMS TO MEET STRUCTURAL LOADING.
- WALL SUPPORTS WILL BE UNISTRUT BOLTED TO THE WALL WITH UNISTRUT PIPE CLAMPS FOR PIPE SIZES UP TO 3 INCHES AND WELDED STEEL BRACKETS AND STEEL CLAMPS FOR PIPE SIZES GREATER THAN 4 INCHES. VERTICAL PIPE WILL BE SUPPORTED WITH STEEL RISER CLAMPS FOR STEEL PIPE AND COPPER RISER CLAMPS FOR COPPER PIPE.
- GALVANIZED STEEL PIPE INSULATION SHIELDS WILL BE PROVIDED FOR PIPE SIZES UP TO 2 INCH. PRE-FABRICATED PIPE INSERTS AND SHIELDS WILL BE USED FOR PIPES SIZES OVER 2 INCHES. HORIZONTAL PIPE WILL BE SUPPORTED WITH THE MAXIMUM SPACING:
- ALL PIPING WILL BE BRACED IN ACCORDANCE WITH NFPA 13, ASME B31.1, ASCO 705, AND ASCE 7-10 STANDARDS FOR THE APPROPRIATE SEISMIC HAZARD LEVEL INSERTS WILL BE USED TO SUPPORT PIPING FROM CONCRETE STRUCTURES. WHERE INSERTS ARE NOT USED
- DRILL-IN EXPANSION BOLTS WILL BE USED. LOW VELOCITY SHOT PIN FASTENERS WILL ALSO BE USED WHERE PERMITTED. APPROPRIATE DRILL-IN ANCHORS WILL BE USED ON POST TENSION SLABS

PIPE SIZE (INCH)	COPPER PIPE (FT.)	STEEL PIPE (FT.)
1/2"	6'	6'
3/4" TO 1"	6'	8'
1-1/4" TO 1-1/2"	6'	10'
2"	10'	10'
2-1/2" TO 4"	10'	10'
6" TO 8"	10'	10'

SECTION 22 05 53 - IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT

- EQUIPMENT: PERMANENT LABEL (STENCIL, METAL TAG OR ENGRAVED PLASTIC) WITH UNIT TAG OR NAME AND AREA OR SPACE SERVED.
- PIPING LABEL MANUFACTURERS: BRIMAR INDUSTRIES, INC., CRAFTMARK PIPE MARKERS., SETON
- GENERAL REQUIREMENTS FOR MANUFACTURED PIPE LABELS: PREPRINTED, COLOR-CODED, WITH LETTERING INDICATING SERVICE, AND SHOWING FLOW DIRECTION ACCORDING TO ASME A13.1. PROVIDE PIPE MARKERS EVERY 20 FEET. IDENTIFY SERVICE AND FLOW DIRECTION. INSTALL IN CLEAR VIEW AND
- PRETENSIONED PIPE LABELS: PRECOILED, SEMIRIGID PLASTIC FORMED TO PARTIALLY COVER CIRCUMFERENCE OF PIPE AND TO ATTACH TO PIPE WITHOUT FASTENERS OR ADHESIVE SELF-ADHESIVE PIPE LABELS: PRINTED PLASTIC WITH CONTACT-TYPE, PERMANENT-ADHESIVE BACKING.
- PIPE LABEL CONTENTS: INCLUDE IDENTIFICATION OF PIPING SERVICE USING SAME DESIGNATIONS OR ABBREVIATIONS AS USED ON DRAWINGS; ALSO INCLUDE PIPE SIZE AND AN ARROW INDICATING FLOW
- FLOW-DIRECTION ARROWS: INTEGRAL WITH PIPING SYSTEM SERVICE LETTERING TO ACCOMMODATE BOTH DIRECTIONS OR AS SEPARATE UNIT ON EACH PIPE LABEL TO INDICATE FLOW DIRECTION. LETTERING SIZE: SIZE LETTERS ACCORDING TO ASME A13.1 FOR PIPING
- UNDERGROUND PIPES: PROVIDE WARNING TAPE ABOVE PIPE FOR ENTIRE LENGTH. FOR NON-METALLIC PIPES PROVIDE TRACED WIRE ABOVE AND PARALLEL TO ENTIRE LENGTH AND STUBBED OUT ABOVE GRADE AT ONE END.
- WARNING-TAGS: HOSE BIBS RECEIVING NON-POTABLE WATER SHALL BE MARKED WITH WARNING SIGNAGE BEARING THE WORDS "CAUTION: NONPOTABLE WATER. DO NOT DRINK" AND A PICTORIAL REPRESENTATION OF THE "BARRED CIRCLE" OVER A HOSE BIBB ABOVE A PARTIALLY FILLED WATER
 - PIPE LABEL COLOR SCHEDULE: a. LOW-PRESSURE COMPRESSED AIR PIPING: BACKGROUND: SAFETY BLUE LETTER COLORS: WHITE
 - HIGH-PRESSURE COMPRESSED AIR PIPING: BACKGROUND: SAFETY BLUE LETTER COLORS: WHITE DOMESTIC WATER PIPING:
 - BACKGROUND: SAFETY GREEN LETTER COLORS: WHITE
 - NON-POTABLE WATER PIPING: BACKGROUND: SAFETY YELLOW LETTER COLORS: BLACK
 - SANITARY WASTE AND STORM DRAINAGE PIPING: BACKGROUND: SAFETY BLACK
 - LETTER COLORS: WHITE GRAY WATER, RECLAIMED, ON-SITE TREATED, AND RAINWATER PIPING: BACKGROUND: PURPLE (PANTONE COLOR NO. 512,522C, OR EQUIVALENT) LETTER COLORS: YELLOW (PANTONE NO. 108 OR EQUIVALENT)

SECTION 22 07 19 - PLUMBING PIPING INSULATION

- PERFORM ALL WORK REQUIRED TO PROVIDE AND INSTALL PIPING INSULATION, JACKETS AND ACCESSORIES INDICATED BY THE CONTRACT DOCUMENTS WITH SUPPLEMENTARY ITEMS NECESSARY FOR PROPER INSTALLATION.
- SECTION INCLUDES: PIPE INSULATION
- JACKETS AND ACCESSORIES.
- **QUALITY ASSURANCE** ALL PIPING REQUIREING INSULATION SHALL BE INSULATED HEREIN AND AS REQUIRED FOR A COMPLETE SYSTEM. IN EACH CASE, THE INSULATION SHALL BE EQUIVALENT TO THAT SPECIFIED AND
- MATERIAL APPLIED AND FINISHED AS DESCRIBED IN THESE SPECIFICATIONS ALL INSULATION, JACKET, ADHESIVES, MASTICS, SEALERS, ECT., UTILIZED IN THE FABRICATION OF THOSE SYSTTEM SHALL MEET NFPA FOR FIRE RESISTANT RATINGS (MAXIMUM OF 25 FLAME SPREAD AND 50 SMOKE DEVELOPED RATING) AND SHALL BE APPROVED BY THE INSULATION MANUFACTURER FOR GUARANTEED PERFORMANCE WHEN INCORPORATED INTO THEIR INSULATION SYSTEM, UNLESS A
- SPECIFIC PRODUCT IS SPECIFIED FOR A SPECIFIC APPLICATION AND IS STATED AS AN EXPCEPTION TO THIS REQUIREMENT. CERTIFICATES TO THIS EFFECT SHALL BE SUBMITTED ALONG WITH CONTRACTOR'S SUBMITTAL DATA FOR THIS SECTION OF THE SPECIFICATIONS. NO MATERIAL SHALL BE USED THAT, WHEN TESTED BY THE ASTM E84-89 TEST METHOD, IS FOUND TO MELT, DRIP OR DELAMINATE TO SUCH A DEGREE THAT THE CONTINUITY OF THE FLAME FRONT IS DESTROYED,
- THEREBY RESULTING IN AN ARTIFICIALLY LOW FLAME SPREAD RATING. APPLICATION COMPANY QUALIFICATIONS: COMPANY PERFORMING THE WORK OF THIS SECTION SHALL
- HAVE A MINIMUM OF THREE (3) YEARS OF EXPERIENCE SPECIALIZING IN THE TRADE. ALL INSULATION SHALL BE APPLIED BY MECHANICS SKILLED IN THIS PARTICULAR WORK AND REGULARLY ENGAGED IN SUCH OCCUPATION.
- UNSIGHTLY, INADEQUATE, OR SLOPPY WORK WILL NOT BE ACCEPTABLE AND ALL SUCH WORK SHALL BE REMOVED AND REPLACE AS MANY TIMES AS NECESSARY TO ACHIEVE AN ACCEPTABLE
- PIPE INSULATION WILL BE PROVIDED ON COLD WATER FIRST (20 FEET) TWENTY FEET, HOT WATER AND STORM
- INSULATION TYPE A: FIBERGLASS DOMESTIC WATER PIPING ACCEPTABLE PRODUCTS: OWENS CORNING SSL II OR EQUAL GLASS FIBER PIPING
- - THERMAL CONDUCTIVITY: K-VALUE OF 0.23 BTU-IN/HR.-DREGREE F OR LESS AT 75 DREGREE F AND 0.32 BTU-IN/HR.-DEGREE F OR LESS AT 250 DEGREE F. RATED MAXIMUM SERVICE TEMPERATURE: 1000 DEGREE F.
 - DENSITY: 3.5-5.5 LBS/FT.
- RATED AS MAXIMUM 25 FLAME SPREAD AND MAXIMUM 50 SMOLE DEVELOPED WHEN TESTED IN ACCORDANCE WITH ASTME84, UL 723, CAN/ULC-S102-M88 OR NFPA 255.
- CERTIFIED TO MEET THE REQUIREMENTS OF ASTM C795 FOR USE OVER STAINLESS STEEL.
- RATED AS NON-COMBUSTIBLE WHEN TESTED IN ACCORDANCE WITH ASTM E136. INSULATION TREATED WITH WATER RESISTANT RESIN ON THE SURFACE AND WITHIN EACH LAYER OF THE INSULATION.
- SHALL MEET OR EXCEED REQUIREMENTS OF ASTM C552, CLASS 1 PAPER FREE ALL-SERVICE JACKET WITH DOUBLE ADHESIVE LAP SEAL AND A TWO-PART BUTT
- RATED MEAN TEMPERATURE: 100 DEG F. TYPE B: CLOSE CELL ELASTOMERIC - STORM PIPING

LONGITUDINAL JOINT.

- ACCEPTABLE PRODUCTS: ARMAFLEX AP AS MANUFACTURED BY ARMACELL OR EQUAL
- THERMAL CONDUCTIVITY: K-VALUE OF 0.28 BTU-IN/HR. DEGREE F OR LESS AT 75 F. RATED MAXIMUM SERVICE TEMPERATURE OF 300 DEGREE F.
- RATED AS 25 FLAME SPREAD AND 50 SMOKE DEVELOPED WHEN TESTED IN ACCORDANCE WITH SATM E84, UL 723, CAN/ULC-S102-M88 OR NFPA 255.
- CERTIFIED TO MEET THE REQUIREMENTS OF ASTM C795 FOR USE OVER STAINLESS STEEL. RATED AS NONCOMBUSTIBLE WHEN TESTED IN ACCORDANCE WITH ASTM E136.
- ELASTOMERIC PRODUCTS SHALL BE SUPPLIED IN A PRE-SLIT TUBULAR FORM WITH A PRESSURE SENSITIVE ASHESIVE SYSTEM FOR CLOSURE AND VAPOR SEALING OF THE
- SHALL MEET OR EXCEED REQUIREMENTS OF ASTM C534, TYPE I, TUBULAR GRADE.
- FITTINGS PROVIDE PRE-MOLDED FITTING AND ELBOWS MOLDED IN TWO MATCHING HALF SECTIONS OF SAME INSULATION THICKNESS AS ADJOINING PIPING. AS AN ALTERNATIVE, PROVIDE MITERED SECTIONS OF INSULATION EQUIVALENT IN THICKNESS AND COMPOSTION TO THAT INSTALLED ON STRAIGHT PIPE
- RUNS. NO INSERT OR BLANKET INSULATION ALLOWED. PIPING: FURNISH FOR FINISHING INTERIOR INSULATED PIPE, A PREFABRICATED JACKET OF ASTM B209
- ALUMINUM, 0.016-INCH THICK, WITH FACTORY-APPLIED 2-MIL MOISTURE BARRIER. VALVES, FITTINGS AND FLANGES. PROVIDE COMPLETE COVERAGE OF ALL VALVES, FITTINGS AND FLANGES, PROVIDE ALUMINUM COVERS, 0.016 INCH THICK, ASTM B209 ALUMINUM.
- STRAP AND SEALS: FURNISHE 1 INCH x 0.010 INCH, ASTM B209 ALUMINUM STRAPPING AND SEALS FOR APPLYING ALUMINUM JACKET AND COVERS TO PROVIDE COMPLETELY WEATHER TIGHT COVERING OF ALL INSULATION INCLUDING CAPS, FLANGE AND END OF LINES.
- **CEMENTS AND COATINGS:** TYPE A INSULATION (FIBERGLASS): DOMESTIC WATER PIPING
 - LAP ADHESIVE. FURNISH CHILDERS CP-82 OR FOSTER 85-20 TO SEAL LONGITUDINAL LAPS OF THE VAPOR BARRIER JACKET AND TO ADHERE BUTT JOINT COVERS. FINISH: FURNISH CHLDERS CP-10/11 OR FOSTER 46-50 WEATHER BARRIER MASTIC WITH
 - REINFORCING MESH. CEMENT: FURNISH RYDER ON CAOT OR EQUAL ON INSULATED FITTINGS, FLANGES AND
- VALVES. PRIMER AND FINISH: FURNISH CHILDERS CP-50A MV1 DILUTED 50% WITH WATER OR EQUAL TO PRIME CEMENT PRIOR TO APPLYING COATING.
- LAGGING ASHESIVE: USED IN CONJUCTION WITH CANVAS OR GLASS LAGGING CLOTH TO PROTECT EQUIPMENT/PIPING INDOORS. FOSTER 30-36 SEALFAS, CHILDERS CP-50AMV1 CHIL SEAL OR APPROVED EQUAL.
- TYPE B INSULATION (ELASTOMERIC): STORM PIPING ADHESIVE: FURNISH ARMAFLEX 520 BLV LOW VOC ADHESIVE, FOSTER 85-75, OR CHILDERS
 - CP-82 TO SEAL LONGITUDINAL LABS AND TO ADHERE BUTT JOINT COVERS. FINISH: FURNISH ARMAFLEX WB OR FOSTER 30-63 WATER BASED LATEX ENAMEL FINISHED

INSULATION THICKNESS (IN.) FOR NOMINAL PIPE SIZES TEMPERATURE 1" AND 1-1/4" 2-1/2" 8" AND SYSTEM TO 2" LESS TO 4" RANGE (F) UP DOMESTIC 1-1/2" 1-1/2" 1-1/2" 1-1/2" WATER

SECTION 22 11 16 - DOMESTIC WATER PIPING **COPPER TUBE AND FITTINGS:**

- UNDERGROUND: ASTM B-88 TYPE K SEAMLESS COPPER TUBING, SOFT ANNEALED, COATED AND WRAPPED WITH EXTRUDED HIGH DENSITY POLYETHYLENE TAPE. ABOVE GROUND: ASTM
 - B-88 TYPE L SEAMLESS COPPER TUBING, HARD TEMPER, COLD DRAWN. PEX-a, ASTM F 876/877, SDR 9, CTS, ENGEL METHOD. ABOVE GROUND: ASTM B-88 TYPE L SEAMLESS COPPER TUBING, HARD TEMPER, COLD DRAWN
- PEX-a, ENGEL-METHOD CROSSLINKED POLYETHYLENE. ASTM F 876 AND 877, SDR 9, CTS, ENGEL METHOD. CONDENSATE DRAINS FROM COOLING COILS: SEAMLESS COPPER TUBING, TYPE M, COLD
- DRAWN, HARD TEMPER, ASTM B-88.
- COPPER TUBING: ANSI B16.22 WROUGHT COPPER SOLDER SWEAT TYPE.
- CAST-COPPER, SOLDER-JOINT FITTINGS: PRESSURE FITTINGS. WROUGHT-COPPER, SOLDER-JOINT FITTINGS: WROUGHT-COPPER PRESSURE FITTINGS. BRASS: ANSI B16.15 85% RED BRASS, CAST IRON PATTERN. SCREWED TYPE MAY BE USED
- WHERE CLOSE FITTING IS REQUIRED.
- ADAPTERS WILL BE USED WHERE COPPER TUBING CONNECTS TO IRON PIPE SIZE BRASS
- PEX-a: CERTIFIED TO NSF 14 AND ASTM F1960 COLD-EXPANSION WITH PEX REINFORCING RING AND SHALL COMPLY WITH ASTM F876 AND ASTM F877. REINFORCING COLD-EXPANSION RINGS SHALL BE MANUFACTURED FROM THE SAME SOURCE AS PEX-a PIPING MANUFACTURER AND
- MARKED F1960. FLANGES: VICTAULIC MECHANICAL GROOVED COUPLINGS.
 - CAST-COPPER-ALLOY, HEXAGONAL-STOCK BODY; BALL-AND-SOCKET, METAL-TO-METAL SEATING SURFACES; THREADED ENDS OR PROPRESS.
- COPPER PRESSURE-SEAL-JOINT FITTINGS:
- MANUFACTURERS: VIEGA LLC. FITTINGS FOR NPS 2 AND SMALLER: WROUGHT-COPPER FITTING WITH EPDM-RUBBER, O-RING
- FITTINGS FOR NPS 2-1/2 TO NPS 4: CAST-BRONZE OR WROUGHT-COPPER FITTING WITH EPDM-
- RUBBER, O-RING SEAL IN EACH END. APPURTENANCES FOR GROOVED-END COPPER TUBING:
- MANUFACTURERS: VICTAULIC COMPANY BRONZE FITTINGS FOR GROOVED-END, COPPER TUBING: ASTM B 75 COPPER TUBE OR
- BRONZE CASTINGS. MECHANICAL COUPLINGS FOR GROOVED-END COPPER TUBING:
- a. COPPER-TUBE DIMENSIONS AND DESIGN SIMILAR TO AWWA C606.; FERROUS HOUSING SECTIONS; EPDM-RUBBER GASKETS SUITABLE FOR HOT AND COLD WATER; BOLTS AND NUTS; MINIMUM PRESSURE RATING: 300 PSIG.

PIPING JOINING MATERIALS:

- PIPE-FLANGE GASKET MATERIALS: RUBBER, FLAT FACE, 1/8 INCH THICK OR NONMETALLIC AND ASBESTOS FREE UNLESS
- OTHERWISE INDICATED; FULL-FACE OR RING TYPE UNLESS OTHERWISE INDICATED.
- METAL, PIPE-FLANGE BOLTS AND NUTS: CARBON STEEL UNLESS OTHERWISE INDICATED. SOLDER FILLER METALS: LEAD-FREE ALLOYS.
- FLUX: WATER FLUSHABLE
- BRAZING FILLER METALS: BCUP SERIES, COPPER-PHOSPHORUS ALLOYS FOR GENERAL-DUTY BRAZING UNLESS OTHERWISE INDICATED.
- SAME SIZE AS PIPES TO BE JOINED; PRESSURE RATING AT LEAST EQUAL TO PIPES TO BE JOINED; END CONNECTIONS COMPATIBLE WITH PIPES TO BE JOINED.
- FITTING-TYPE TRANSITION COUPLINGS: MANUFACTURED PIPING COUPLING OR SPECIFIED PIPING SYSTEM FITTING. FITTINGS FOR FPS 1-1/2" AND SMALLER. SLEEVE-TYPE TRANSITION COUPLING: MANUFACTURERS: JAY R. SMITH MFG. CO. FITTINGS FOR NPS 2"
- ASSEMBLY OF COPPER ALLOY AND FERROUS MATERIALS WITH SEPARATING NONCONDUCTIVE INSULATING MATERIAL. INCLUDE END CONNECTIONS COMPATIBLE WITH PIPES TO BE JOINED.
- DIELECTRIC UNIONS MANUFACTURERS: ZURN INDUSTRIES, LLC.
- STANDARD: ASSE 1079. PRESSURE RATING: 150 PSIG.
- END CONNECTIONS: SOLDER-JOINT COPPER ALLOY AND THREADED FERROUS
- DIELECTRIC FLANGES:
- MANUFACTURERS: WATTS, WILKINS, ZURN INDUSTRIES, LLC. STANDARD: ASSE 1079.
- FACTORY-FABRICATED, BOLTED, COMPANION-FLANGE ASSEMBLY.
- PRESSURE RATING: 150 PSIG. END CONNECTIONS: SOLDER-JOINT COPPER ALLOY AND THREADED FERROUS; THREADED SOLDER-JOINT COPPER ALLOY AND THREADED FERROUS.
- DIELECTRIC FITTINGS FOR NPS 2-1/2 AND LARGER. DIELECTRIC-FLANGE INSULATING KITS: MANUFACTURERS: CALPICO, INC., CENTRAL PLASTICS COMPANY, PIPELINE SEAL AND
- INSULATOR, INC. NONCONDUCTING MATERIALS FOR FIELD ASSEMBLY OF COMPANION FLANGES.
- PRESSURE RATING: 150 PSIG.
- GASKET: NEOPRENE OR PHENOLIC BOLT SLEEVES: PHENOLIC OR POLYETHYLENE. WASHERS: PHENOLIC WITH STEEL BACKING WASHERS.
- DIELECTRIC FITTINGS FOR NPS 2-1/2 AND LARGER.
- DIELECTRIC NIPPLES: MANUFACTURERS: VICTAULIC COMPANY.

ELECTROPLATED STEEL NIPPLE.

PRESSURE RATING AND TEMPERATURE: 300 PSIG AT 225 DEG F. DIELECTRIC FITTINGS FOR NPS 2 AND SMALLER.

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BASTROP, TEXAS

CONSTRUCTION DOCUMENTATION

DATE NOTES 2025-03-10 CHECKSET

> SHEET TITLE **PLUMBING**

SPECIFICATIONS

HUB DRAINS SHALL BE CAST IRON SOIL PIPE MANUFACTURED HUBS OR HUB ADAPTERS. FIELD CUT NO-

HUB OR PLAIN-END PIPE STUB-UPS ARE NOT ACCEPTABLE.

EACH HUB DRAIN SHALL BE PROVIDED WITH A DEEP-SEAL P-TRAP.

ш ırchitect

12/23/2019

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THE COLONY -**TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS

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h+uo # A22049

CONSTRUCTION DOCUMENTATION

ISSUE REVISIONS NOTES # DATE

SHEET TITLE **PLUMBING SPECIFICATIONS**

FLOOR MOUNTING, CAPABLE OF SUPPORTING DOMESTIC WATER HEATER AND WATER. PROVIDE DIMENSION THAT WILL SUPPORT BOTTOM OF DOMESTIC WATER HEATER A MINIMUM OF 18 INCHES

DOMESTIC WATER HEATER MOUNTING BRACKETS: MANUFACTURER'S FACTORY FABRICATED STEEL

BRACKET FOR WALL MOUNTING, CAPABLE OF SUPPORTING DOMESTIC WATER HEATER AND WATER.

ABOVE THE FLOOR

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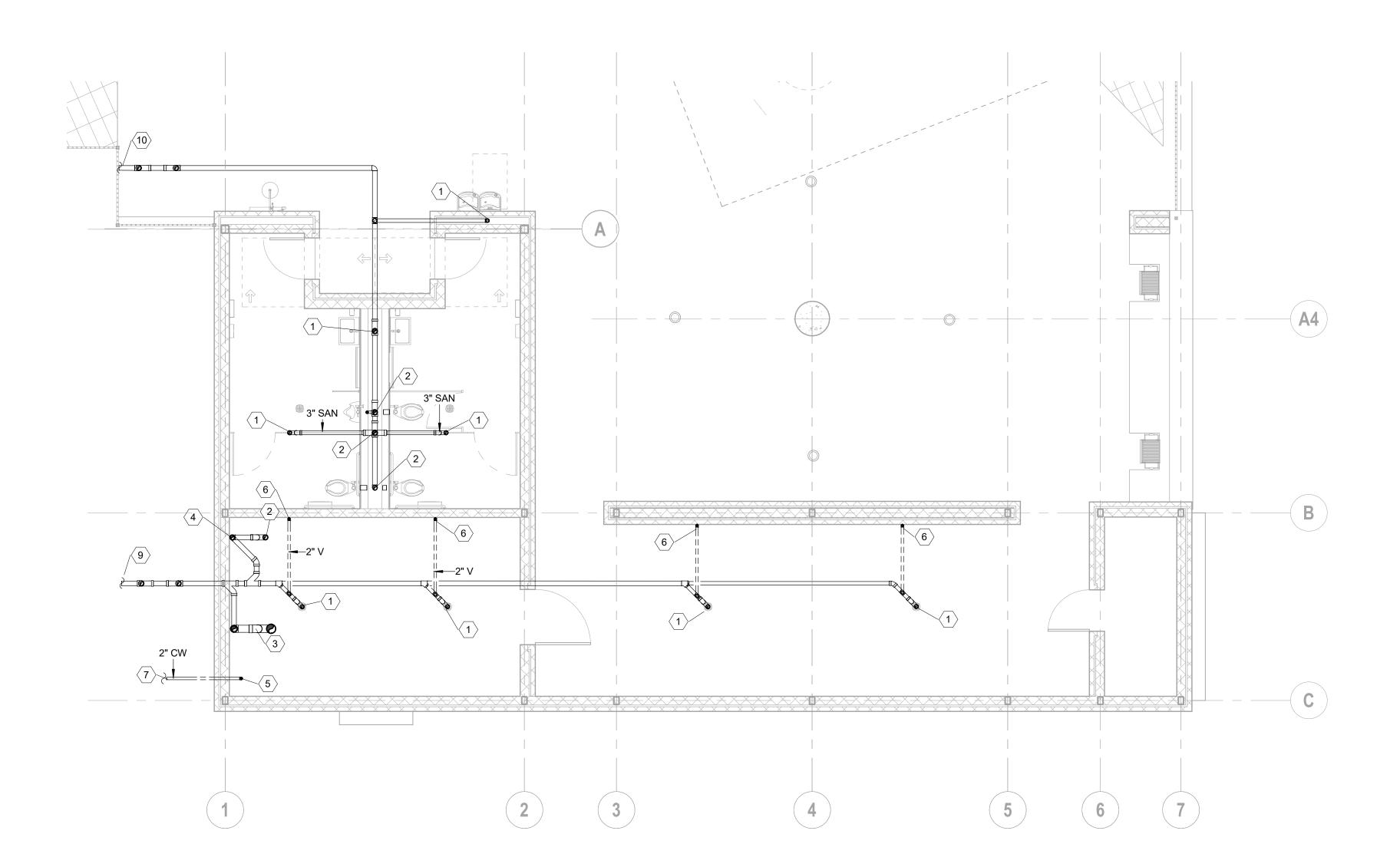
CONSTRUCTION DOCUMENTATION

SHEET TITLE **PLUMBING SITE PLAN**

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	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"

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12/23/20⁻

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CONSTRUCTION DOCUMENTATION

PLUMBING POOL HOUSE UNDERFLOOR

SHEET NUMBER

P2.00

PLAN



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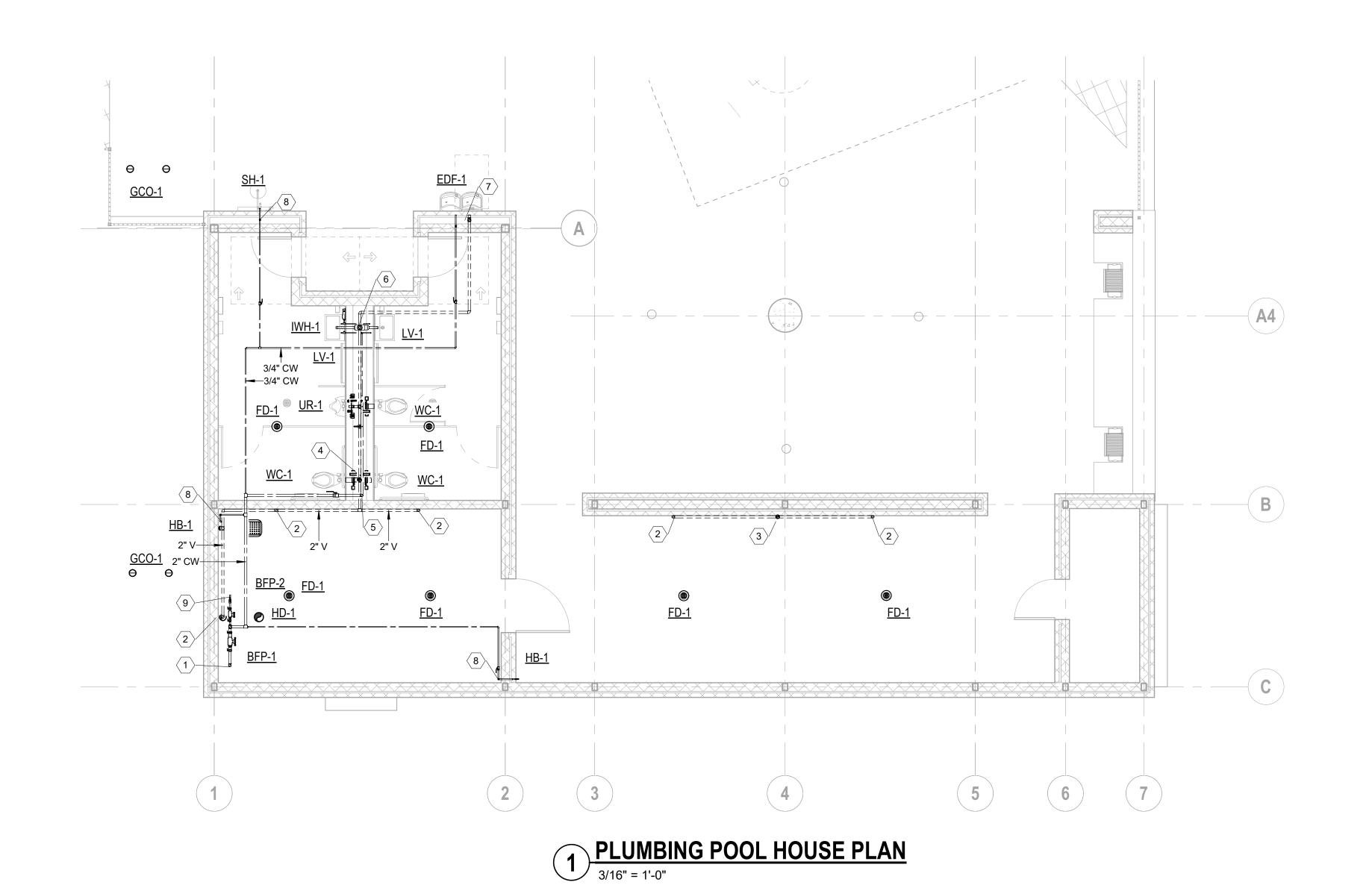
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CONSTRUCTION DOCUMENTATION

SHEET TITLE PLUMBING POOL **HOUSE PLAN**

P2.01



3"SAN-UP.



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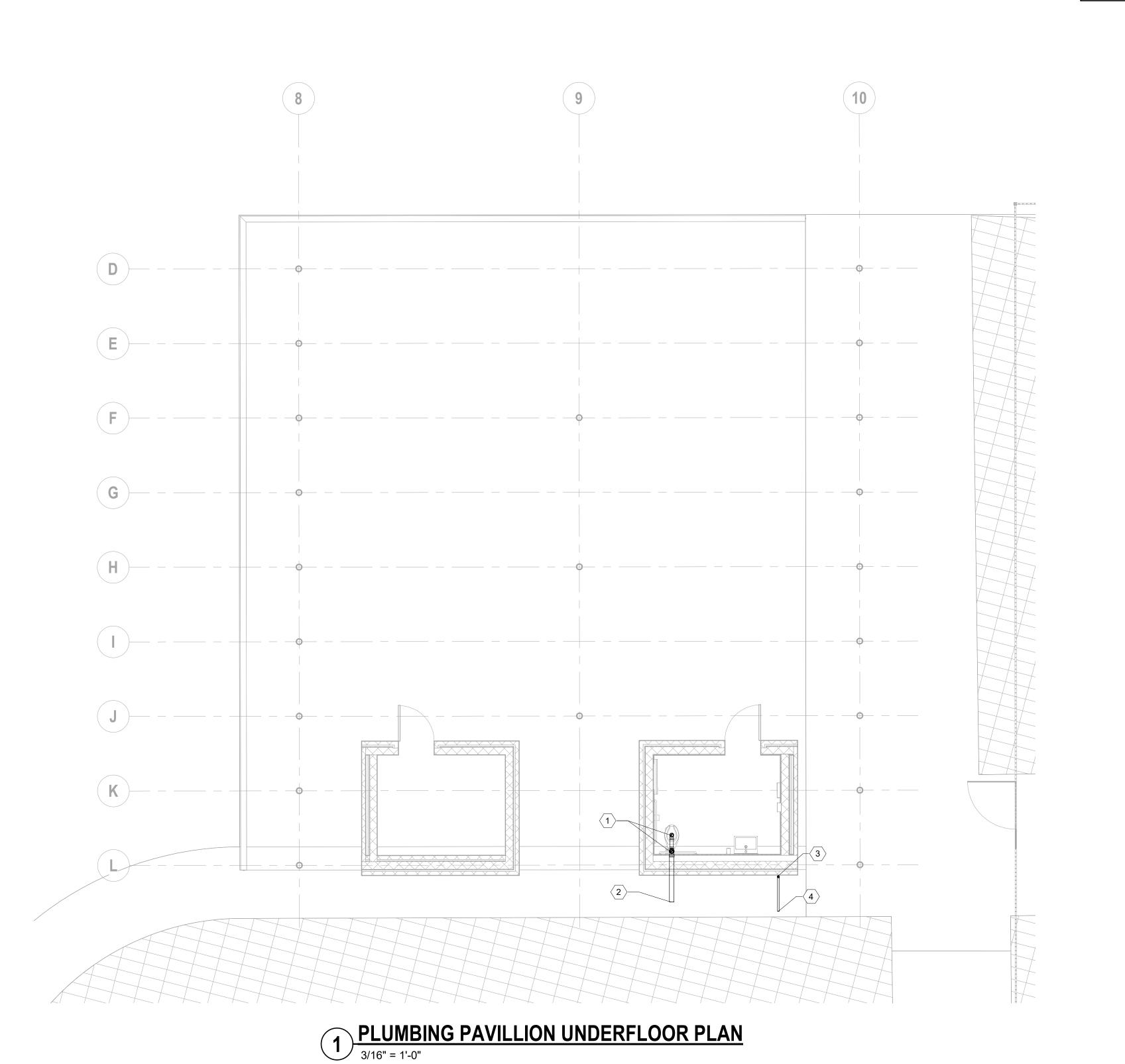
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CONSTRUCTION DOCUMENTATION

SHEET TITLE PLUMBING PAVILLION **UNDERFLOOR PLAN**

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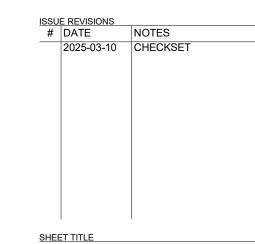
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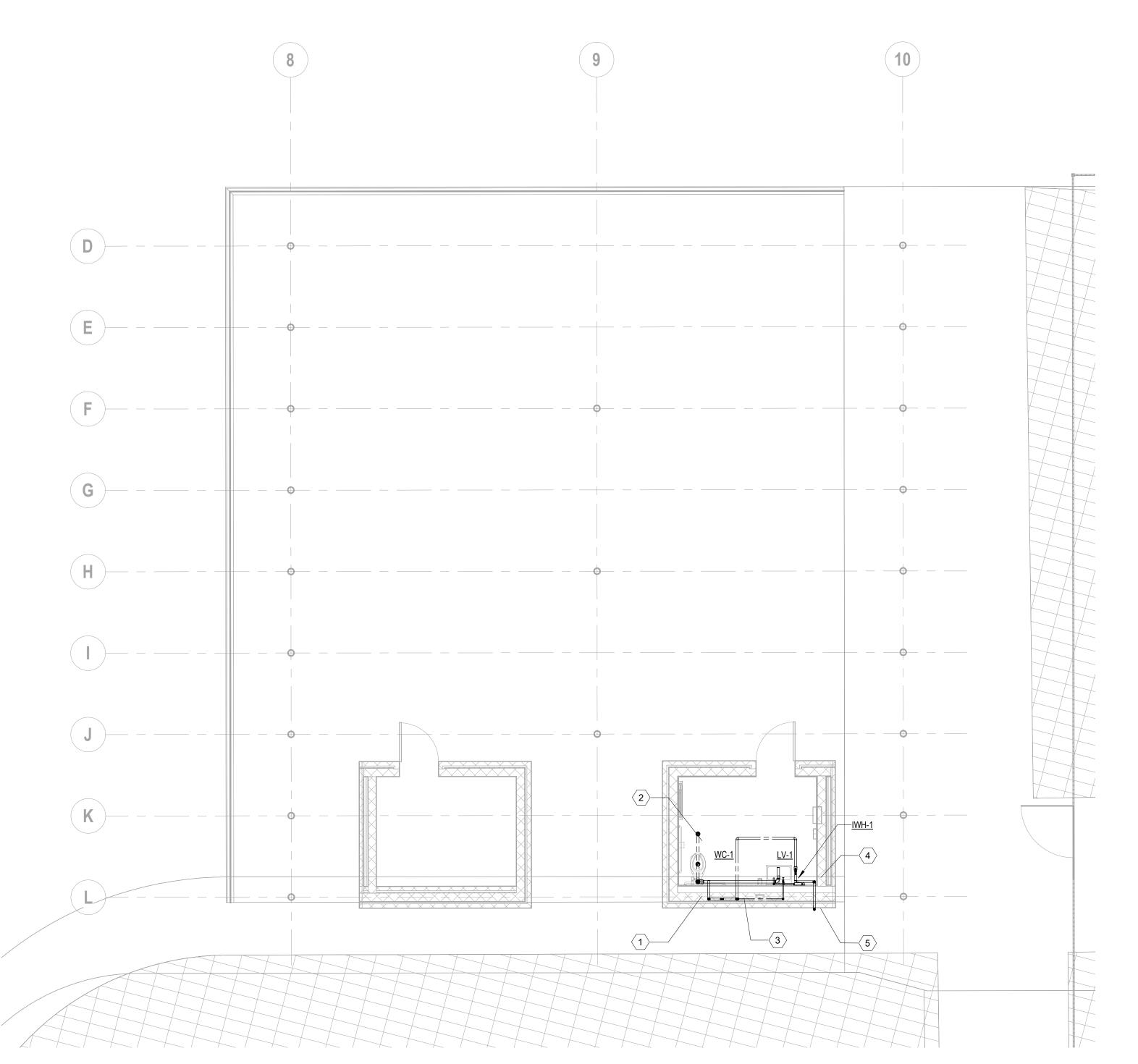
CONSTRUCTION DOCUMENTATION



PLUMBING PLAN PAVILLION

P2.03

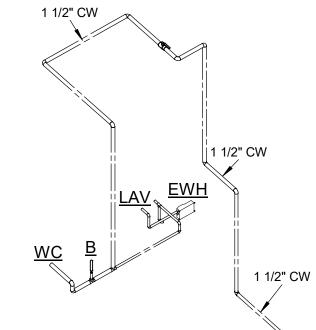
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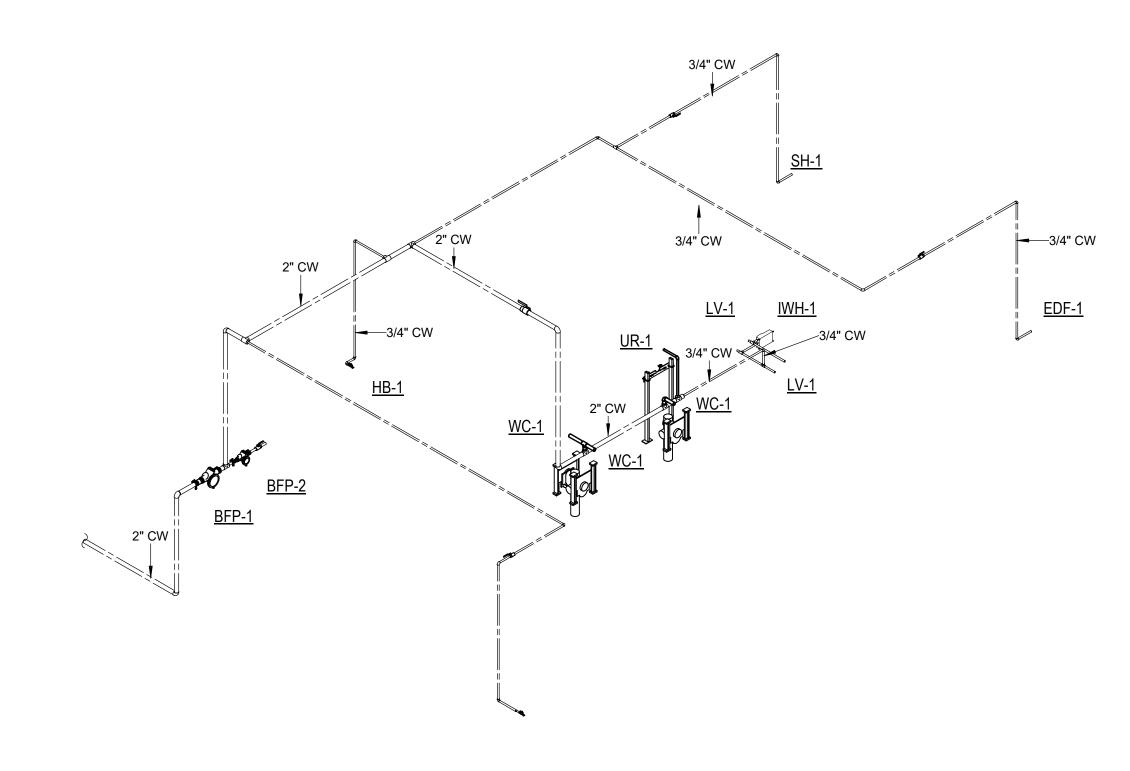




2" V

PAVILLION PLUMBING RISER - SANITARY & VENT





PLUMBING RISER - DOMESTIC WATER

PAVILLION PLUMBING RISER - DOMESTIC WATER

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CONSTRUCTION DOCUMENTATION

PLUMBING RISERS

PLUMBING RISER - SANITARY & VENT

<u>FD-1</u>

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P5.01



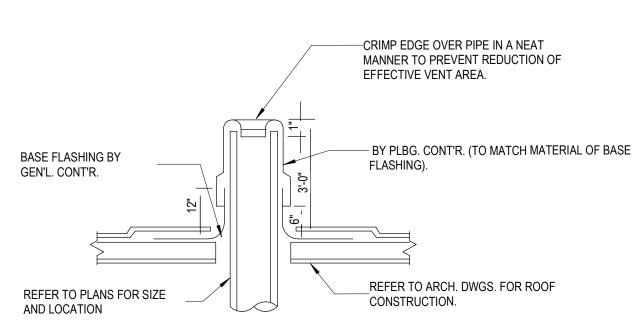
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VENT THRU ROOF DETAIL

PLUMBING VENT THROUGH FLAT ROOF DETAIL

6 TYPICAL CLEVIS HANGER DETAIL NOT TO SCALE

-ALL THREAD ROD

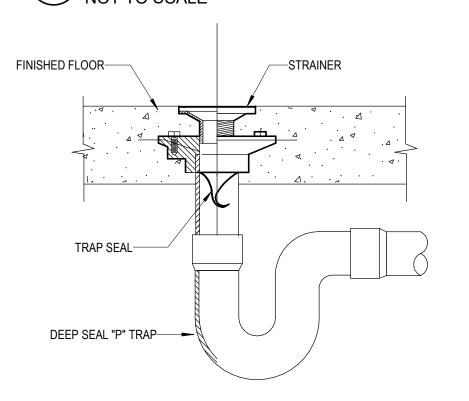
-CLEVIS HANGER

-INSULATION

-NUT (TOP & BOTTOM)

-WASHER (TOP & BOTTOM)

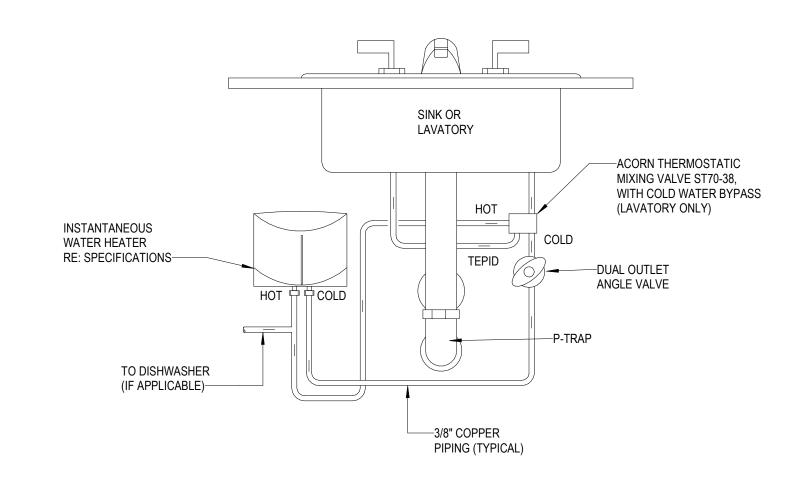
-INSULATION PROTECTIVE SHEETMETAL SHIELD

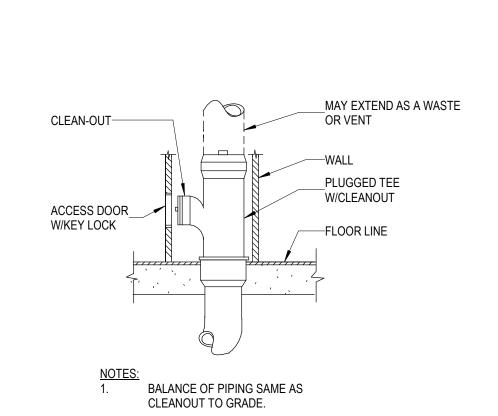


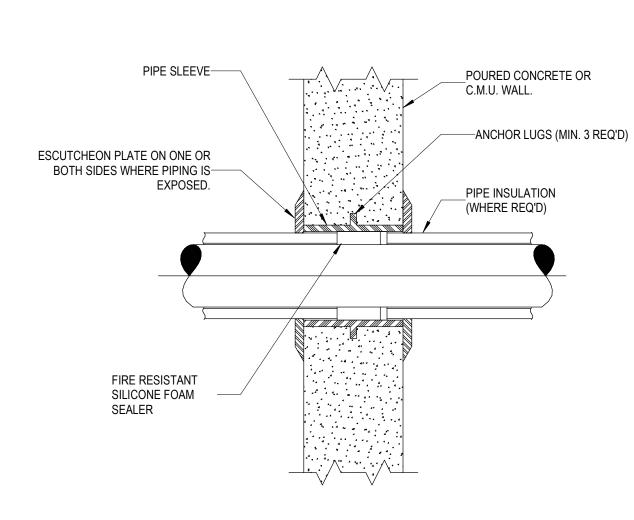
FIRE RATED CAULK-—PIPE THROUGH FLOOR STD. WEIGHT PIPE SLEEVE-EXTEND 3/4" CONCRETE 1/2" MINIMUM GAP ABOVE FLOOR-FLOOR

5 FLOOR DRAIN DETAIL NOT TO SCALE

PIPE SLEEVE THROUGH FLOOR DETAIL NOT TO SCALE







FOR INTERIOR WALLS AND BELOW GRADE GROUND TO GROUND WALLS.

INSTANTANEOUS WATER HEATER



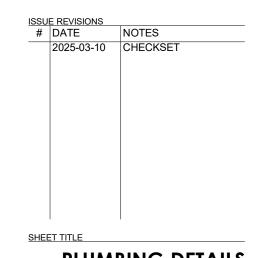


THE COLONY -**TREEHOUSE AMENITY CENTER**

BASTROP, TEXAS hatch + ulland owen architects

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CONSTRUCTION DOCUMENTATION



PLUMBING DETAILS

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

info@secplanning.com

CREATED FOR:

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IN COOPERATION WITH:

HATCH+ULLAND OWEN ARCHITECTS

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CARLSON, BRIGANCE, & DOERING, INC.

> 5701 WEST WILLIAM CANNON Austin, TX 78749 T 512.280.5160

INDEX OF SHEETS

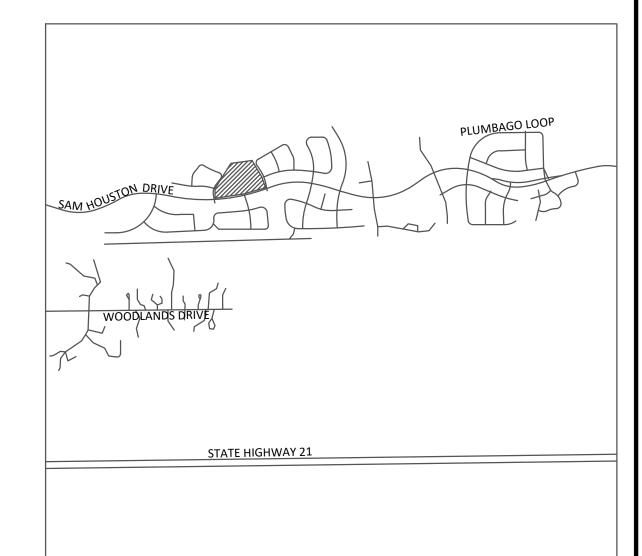
SHEET NO.	TITLE	REVISED SHEETS
LN-1.0	GENERAL NOTES	
LN-1.1	LANDSCAPE MATERIALS SCHEDULE	
L-1.0	OVERALL LAYOUT PLAN	
L-2.0	OVERALL DIMENSION CONTROL PLAN	
L-3.0	OVERALL GRADING PLAN	
L-4.0	LIGHTING PLAN	
L-4.1	LIGHTING DETAILS	
LD-1	DETAILS	
LD-2	DETAILS	
LPN-1.0	LANDSCAPE NOTES	
 LP-1.0	OVERALL LANDSCAPE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

ISSUANCE

NO.	REVISION	DATE



03/12/2025



LOCATION MAP



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.

© 2024 SEC Planning, LLC L:\240056-HUCO\Cadfiles\LA\Treehouse AC\Sheets\Cover Sheet.dwg

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 Owners 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-off's 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 GRADING NOTES 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 2. 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 maintanence 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%

HARDSCAPE LAYOUT AND INSTALLATION

- 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.
- 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.
- 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.
- 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.
- 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".

- 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 prior to submitting bid. The Contractor shall comply with 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.
- 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 subsoil conditions encountered, which vary from those found during previous soil investigations and/or that may not have been known during design. Any failed tests which must be retested will be a Contractor's expense.
- 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.

Owner's Representative to ensure proper coordination and requested staking is to be provided as part of this Base Bid.

- 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
- 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

- 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.
- 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.
- The Contractor shall provide a two year warranty on all equipment including lamps, ballasts and installation.
- 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.
- All exposed boxes, trays, conduit, etc. shall be painted by the contractor to blend in with surrounding landscape elements.
- 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.
- 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

All wire run underground must be in rigid conduit.

- 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
- 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 %-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.

(for single cable) or W-P bell box for multiple cables. Paint conduit and box to match tree trunk. Use SJTO 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

- 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.



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GENERAL NOTES

SEC Planning, LLC

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE

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TREEHOUSE AMENITY CENTER

PRODUCT SCHEDULE

	4	1		
PRODUCT	QTY	Unit	DESCRIPTION / MODEL NAME & NO.	MANUFACTURER
Furnishings				
WASTE RECEPTACLE	3	ea.	Airi Stix 33 with side door, curve top, surface mount, Color: TBD	
RECYCLE 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
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
Suggested site furnishings (Owner Approval F	Required)			
POOL CHAISE	54	ea.	FOUNTAINHEAD CHAISE LOUNGE, POWDERCOAT COASTAL MIST, NATURAL TEAK LUMBER	Texacraft
CAFÉ TABLE	6	ea.	40" SQUARE FOUNTAINHEAD TABLE, NATURAL TEAK TOP, POWDERCOAT COASTAL MIST	Ph: 800-327-1541
PLANTER POT	13	ea.	BOLINAS COLLECTION, VARIOUS SIZES 36" DIAMETER MAX 30" HEIGHT MAX, SANDBOX TRAVERTINE FINISH	Tournesol Siteworks tournesol.com Ph: 800-542-2282
Flatwork				
GRAY CONCRETE 'A'	Per Plan	sf	NATURAL GRAY CONCRETE WITH LIGHT BROOM FINISH	By Contractor
Pool				
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	
Resort Pool Step Edge Tile	Per plan		National Pool Tile - Glazed- 2x2 Cobalt	National Pool Tile, 888-476-7665 www.nptpool.com
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	
Pool Gates	3	ea.	Refer to detail 8/LD-1, Color: Black Omega Fence Elite series.	Esti Karo Omega Fence 303-214-8574 omegatwo.com
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@fabplaygrounds.com www.fabplaygrounds.com
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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



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Reviewed By: BD

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LANDSCAPE MATERIALS SCHEDULE

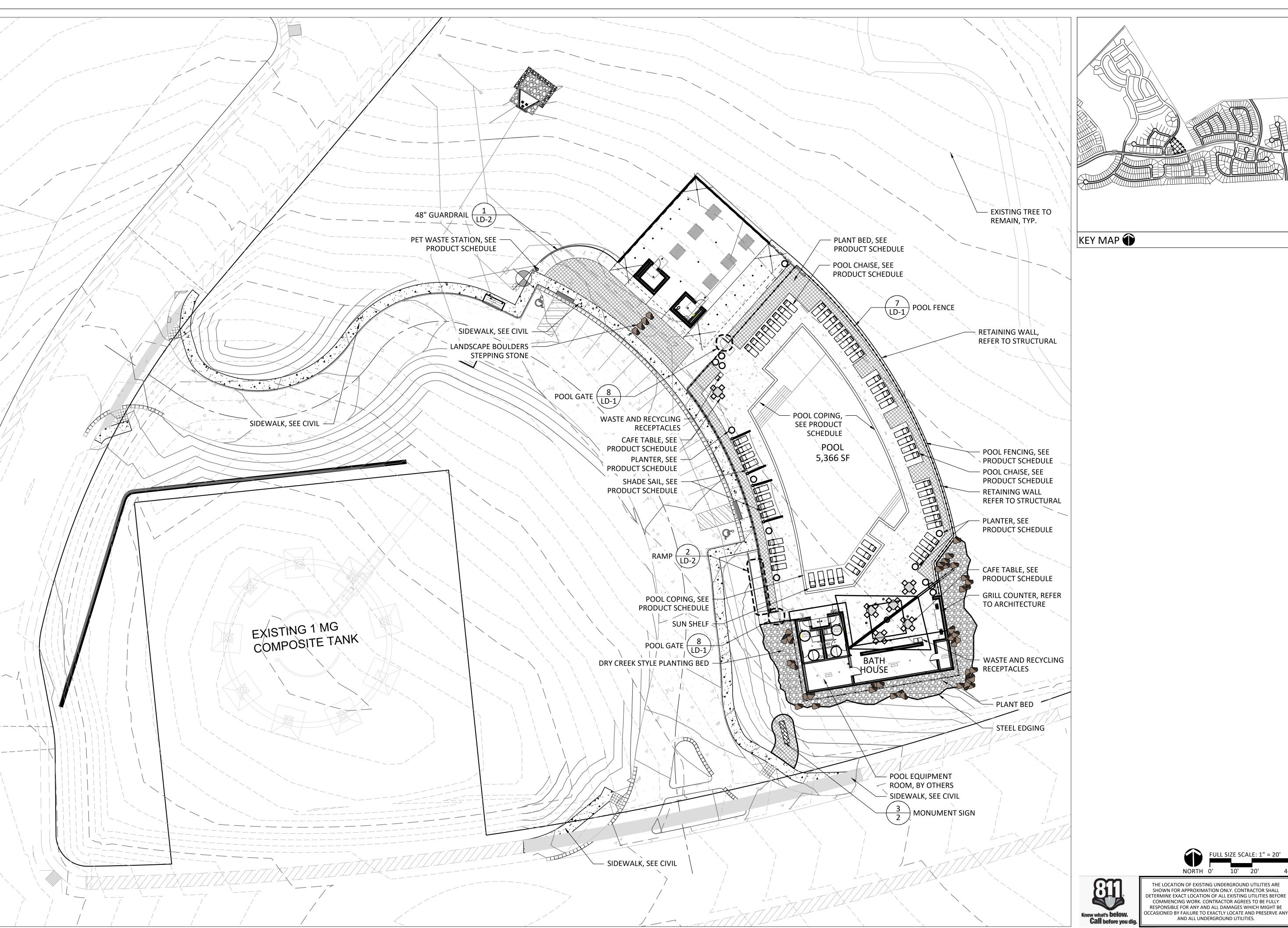
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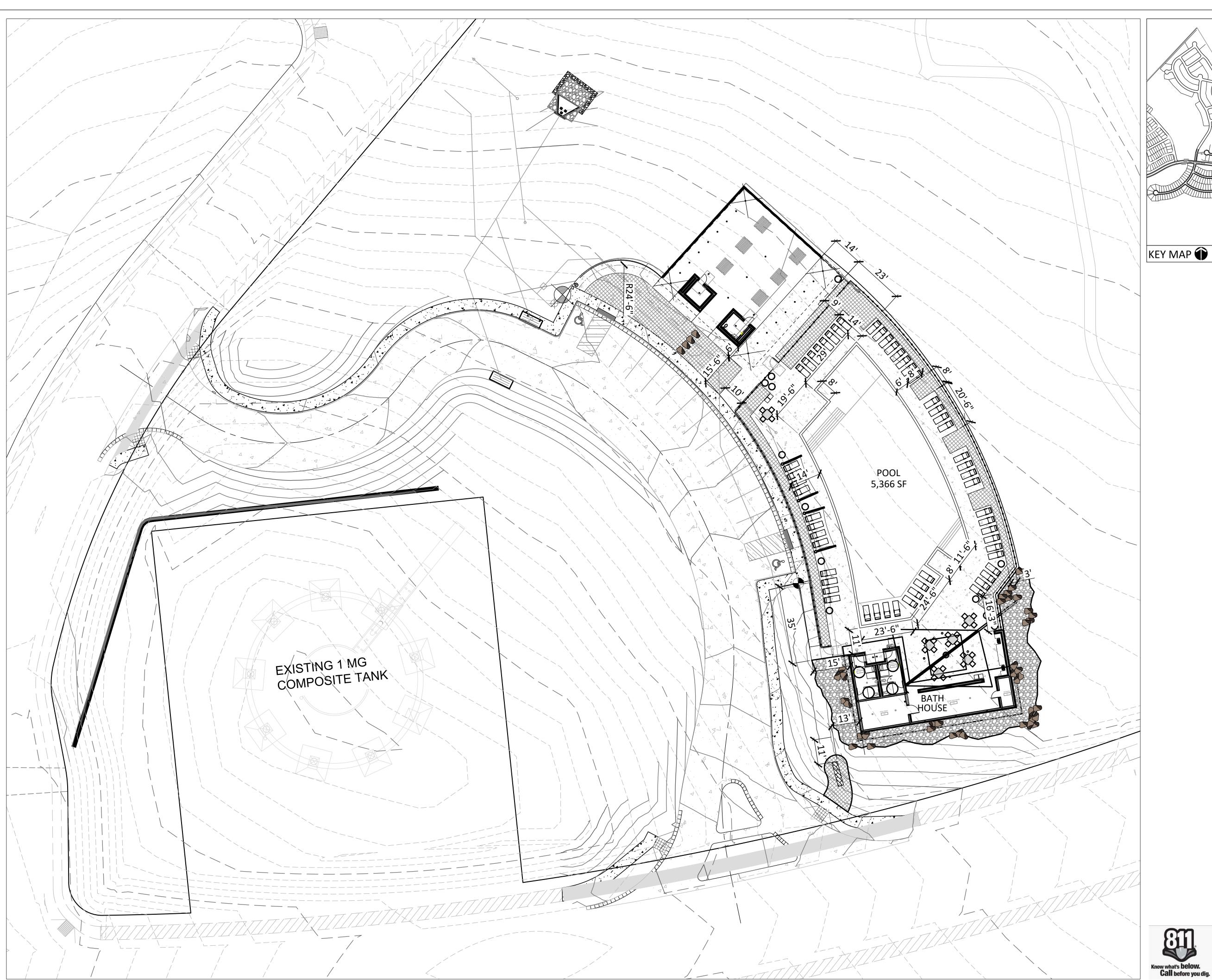
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OVERALL LAYOUT PLAN

Sheet No. L-1.0

10' 20'

NORTH 0'





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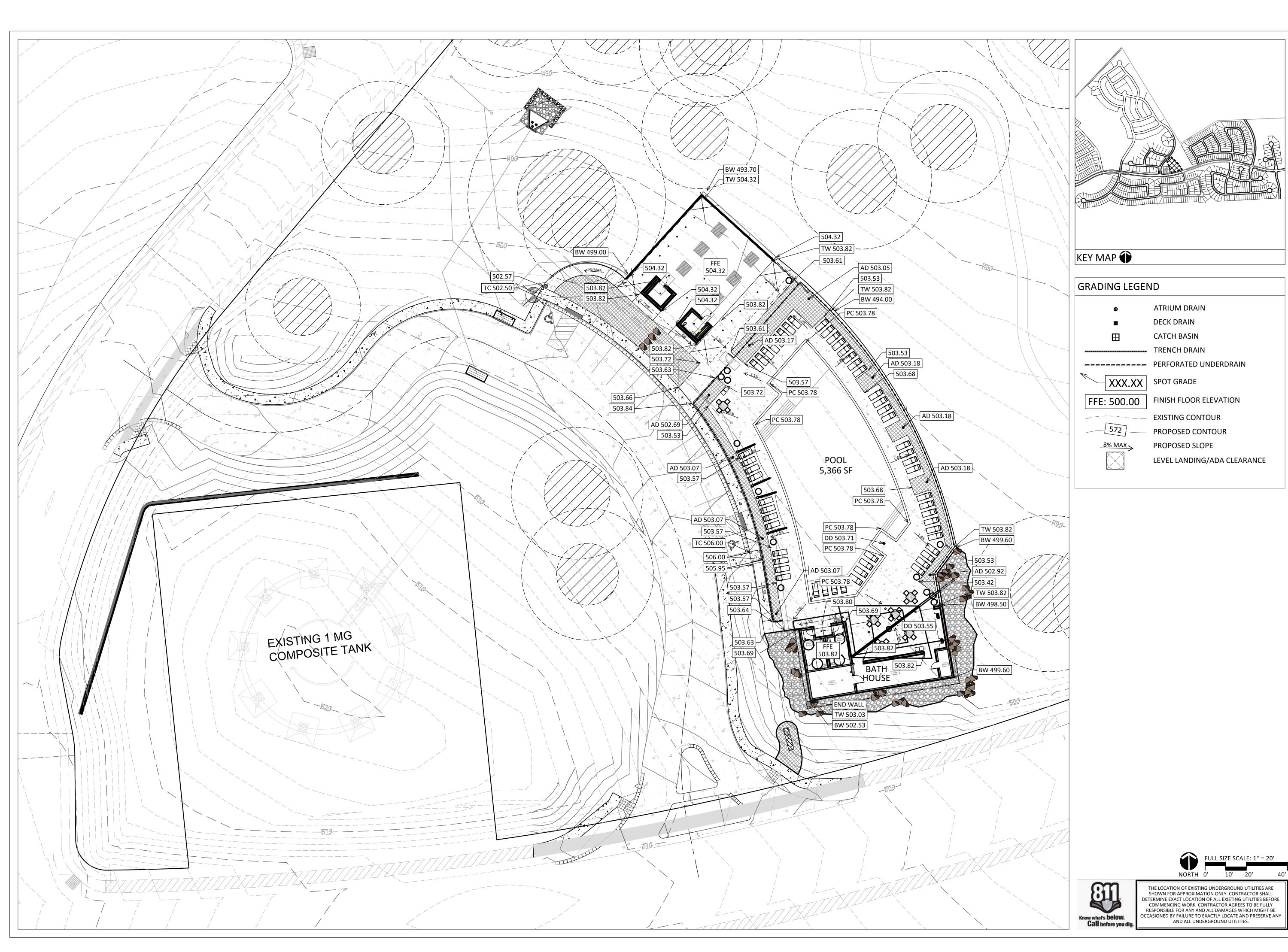
OVERALL DIMENSION CONTROL PLAN

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NORTH 0'

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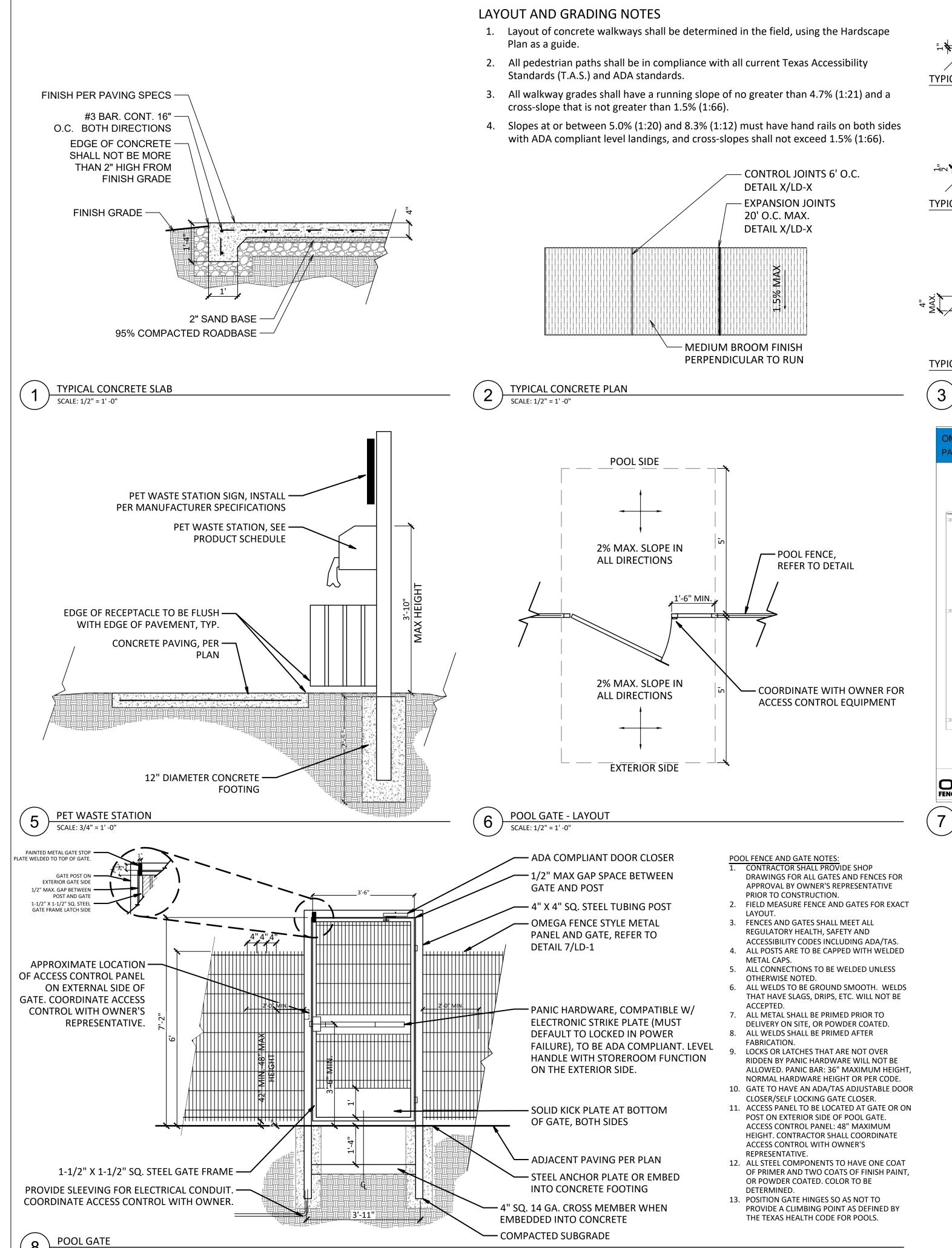
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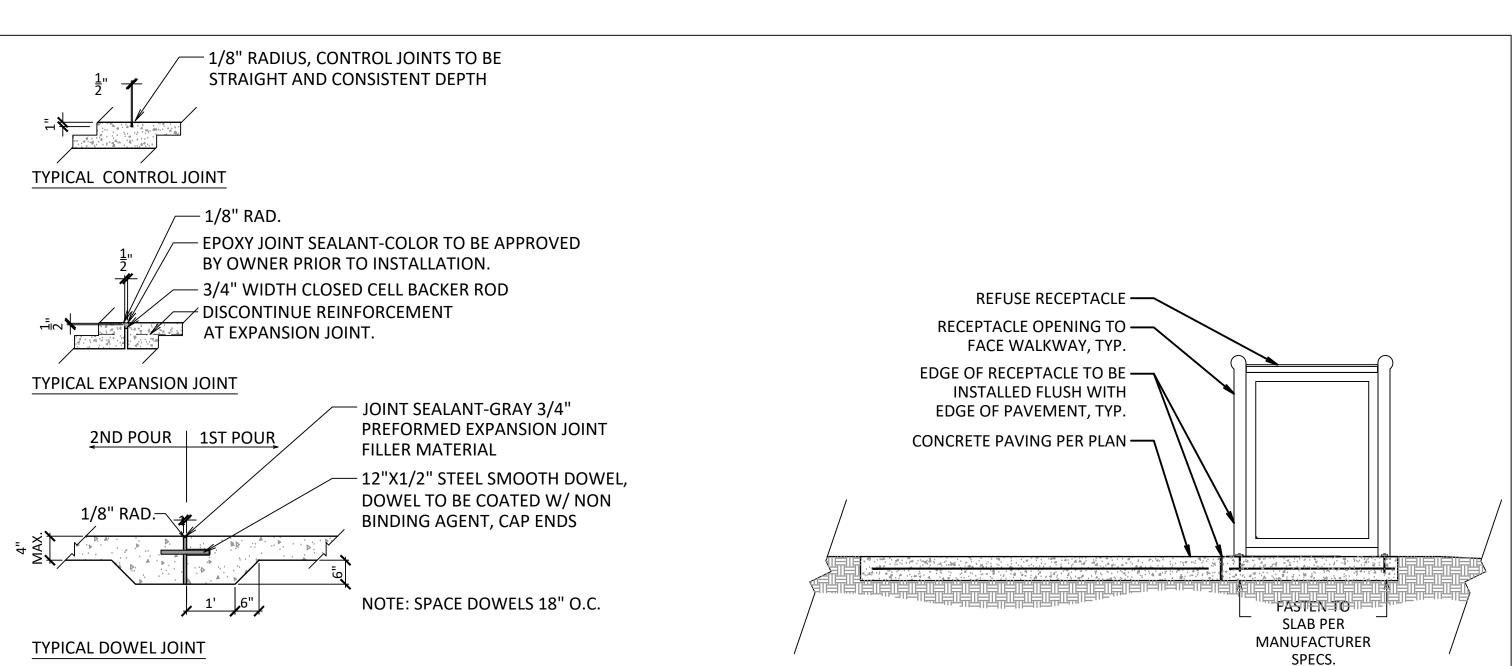
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OVERALL GRADING PLAN

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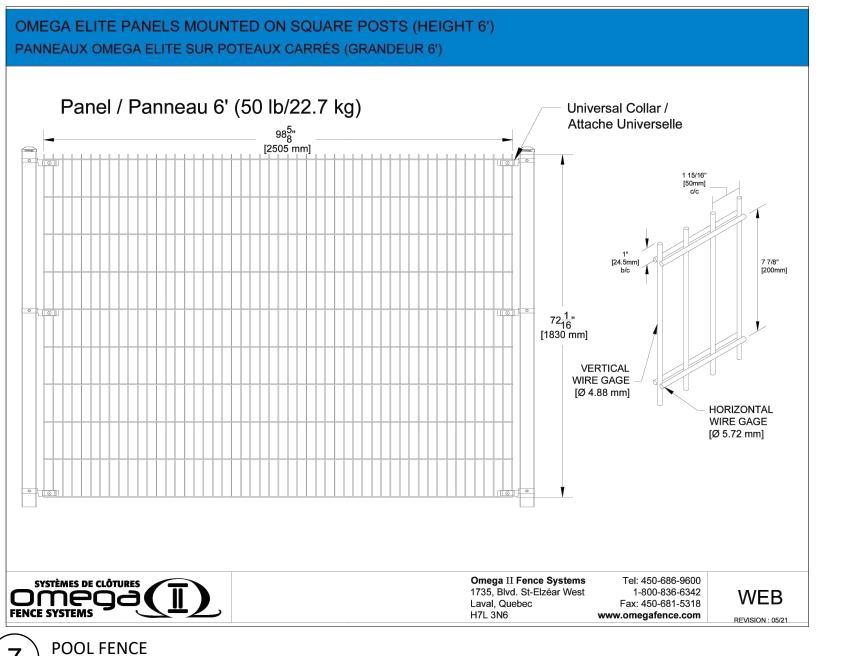


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WASTE RECEPTABLE - MOUNTING

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TYPICAL CONCRETE JOINTS

SCALE: 1/2" = 1' -0"

SCALE: 1/2" = 1' -0"

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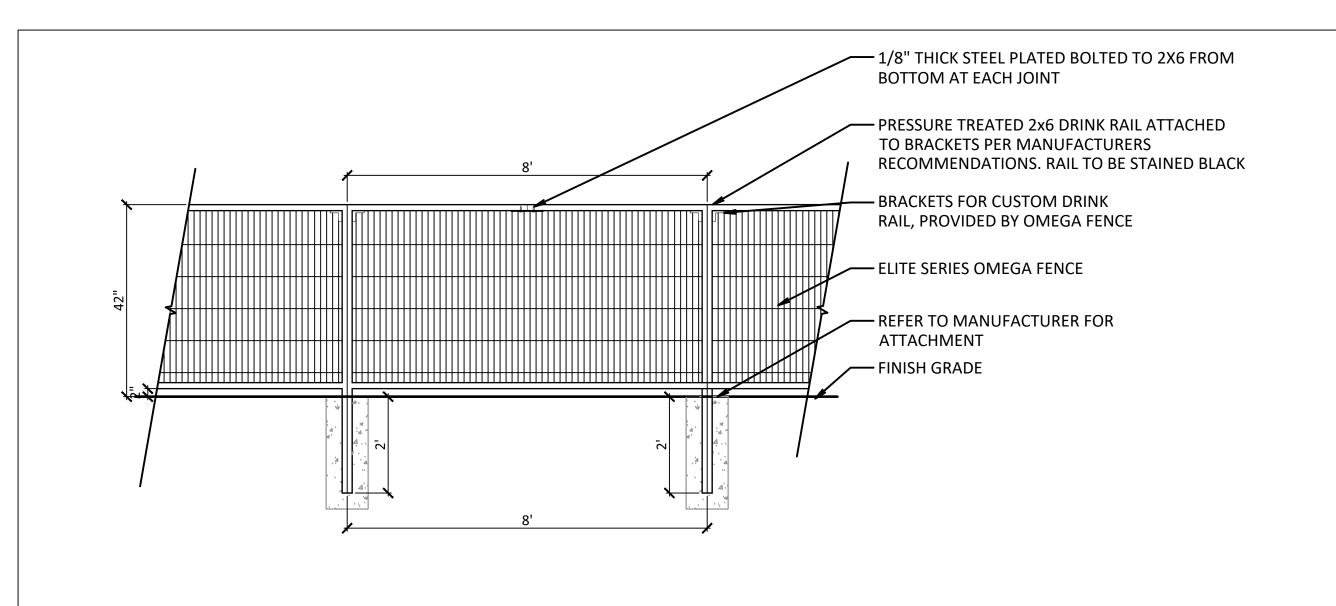
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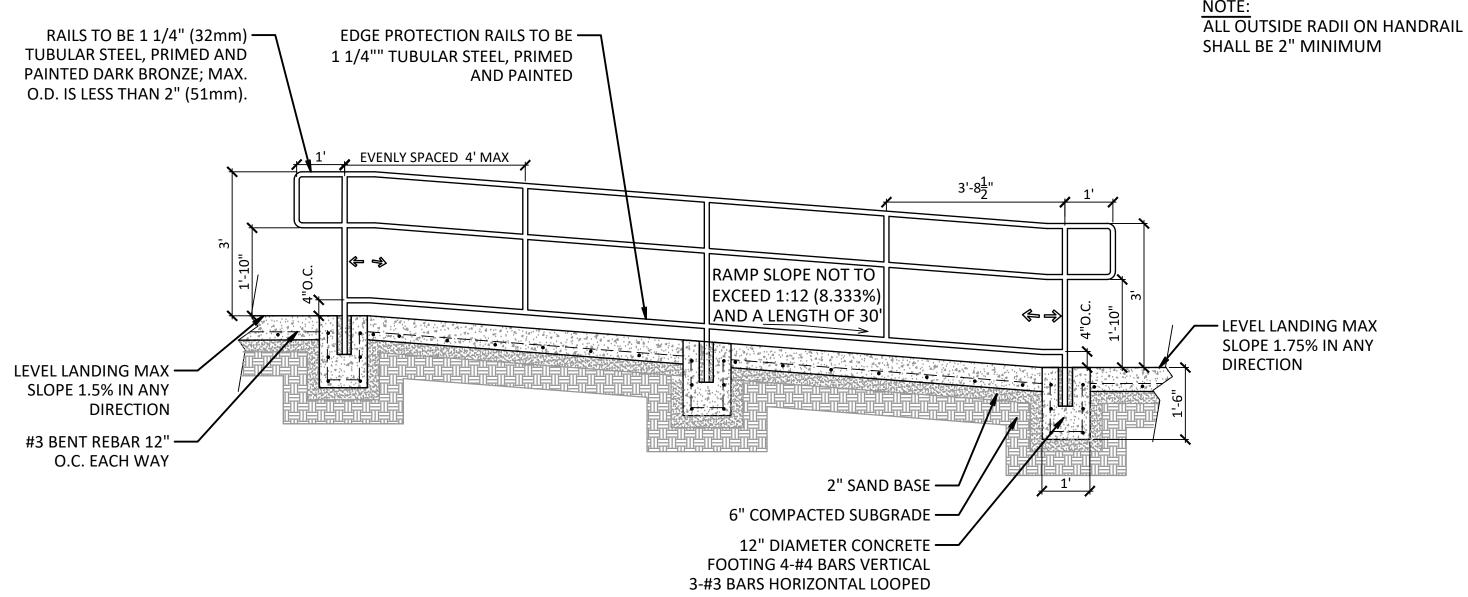
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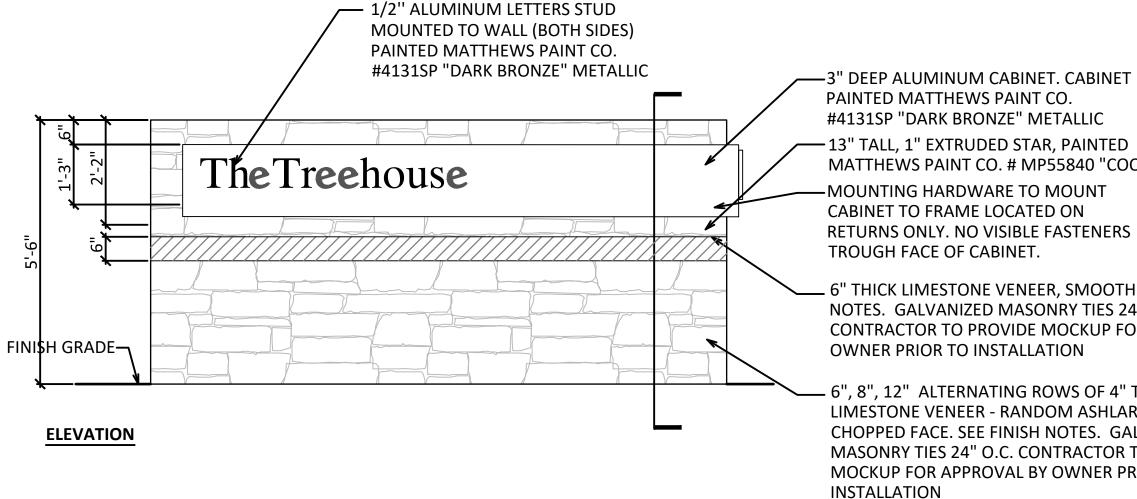
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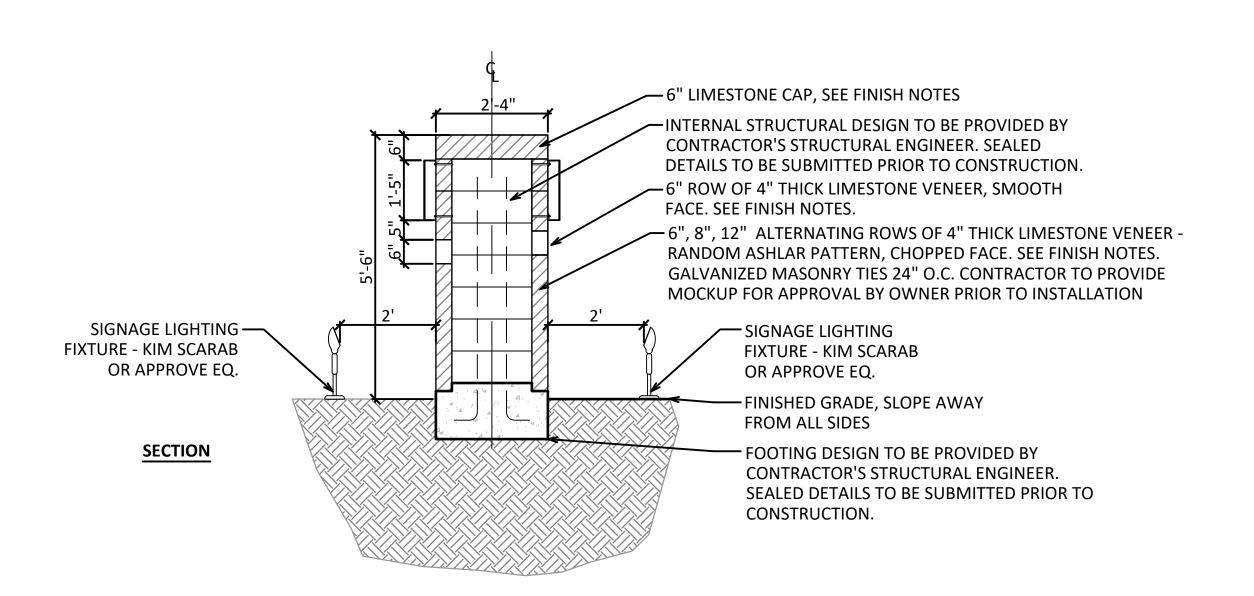


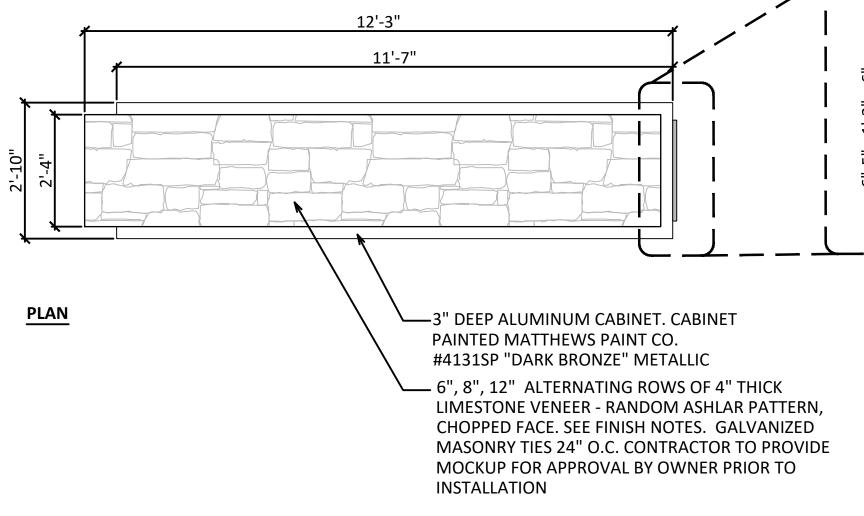
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-13" TALL, 1" EXTRUDED STAR, PAINTED MATTHEWS PAINT CO. # MP55840 "COOL GRAY" -MOUNTING HARDWARE TO MOUNT CABINET TO FRAME LOCATED ON RETURNS ONLY. NO VISIBLE FASTENERS —— 6" THICK LIMESTONE VENEER, SMOOTH FACE. SEE FINISH NOTES. GALVANIZED MASONRY TIES 24" O.C. CONTRACTOR TO PROVIDE MOCKUP FOR APPROVAL BY OWNER PRIOR TO INSTALLATION - 6", 8", 12" ALTERNATING ROWS OF 4" THICK LIMESTONE VENEER - RANDOM ASHLAR PATTERN, CHOPPED FACE. SEE FINISH NOTES. GALVANIZED MASONRY TIES 24" O.C. CONTRACTOR TO PROVIDE MOCKUP FOR APPROVAL BY OWNER PRIOR TO





—3" DEEP ALUMINUM CABINET. CABINET PAINTED MATTHEWS PAINT CO. #4131SP "DARK BRONZE" METALLIC —13" TALL, 1" EXTRUDED STAR, PAINTED MATTHEWS PAINT CO. # MP55840 "COOL GRAY" MOUNTING HARDWARE TO MOUNT CABINET TO FRAME LOCATED ON RETURNS ONLY. NO VISIBLE FASTENERS TROUGH FACE OF CABINET.

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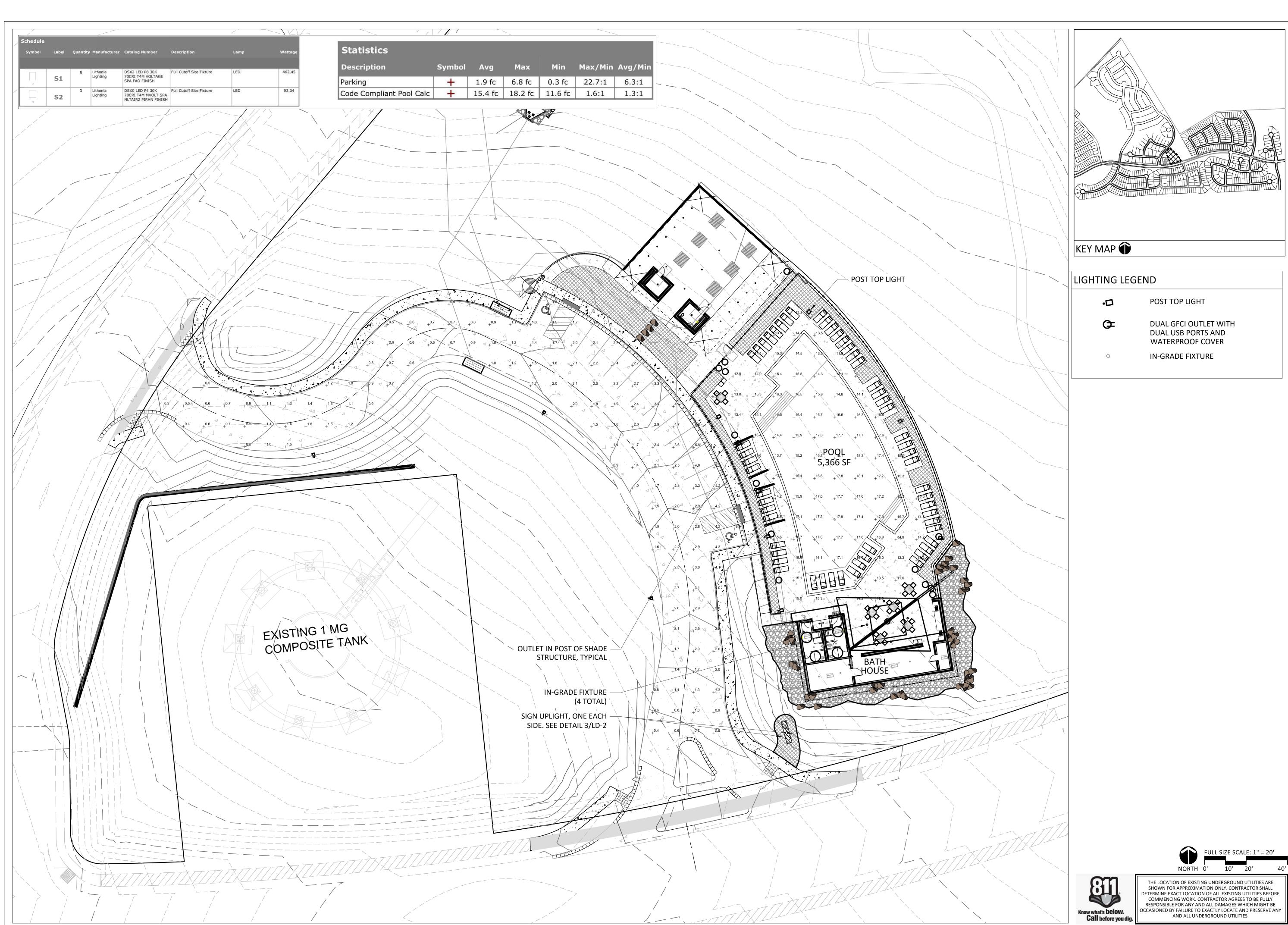
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MONUMENT SIGN SCALE: 1/2" = 1' -0"





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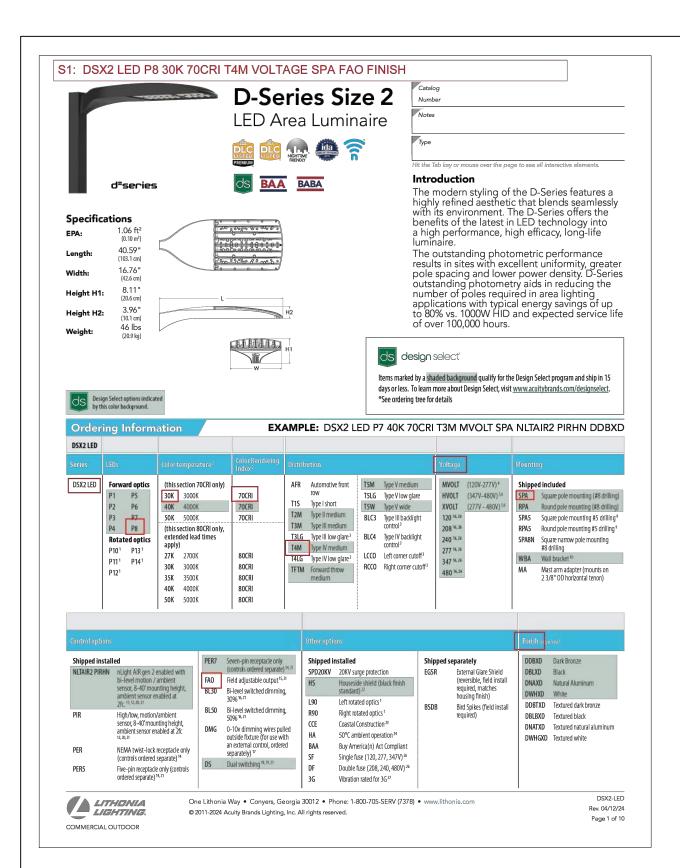
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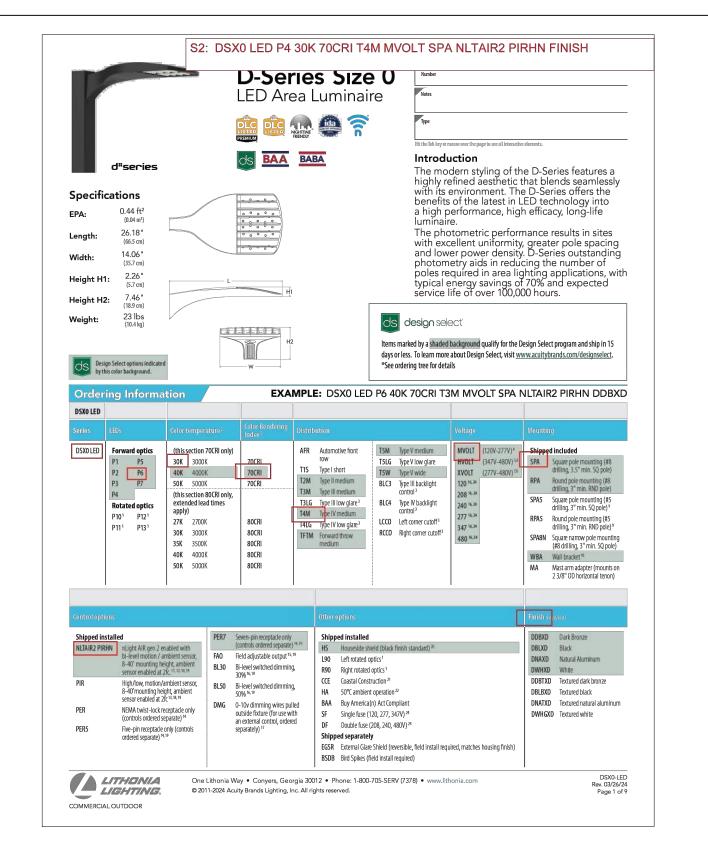
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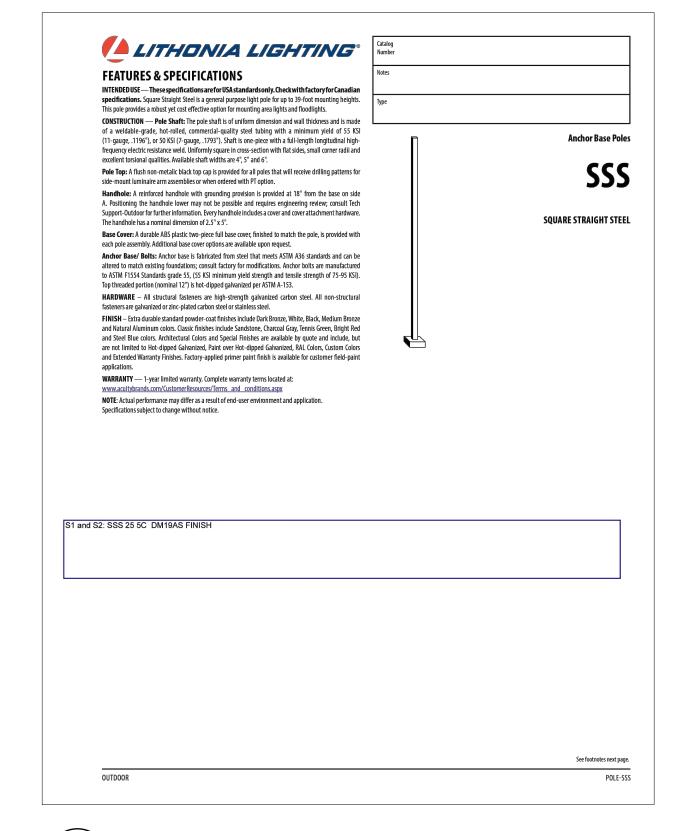
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OVERALL LIGHTING PLAN

Sheet No.





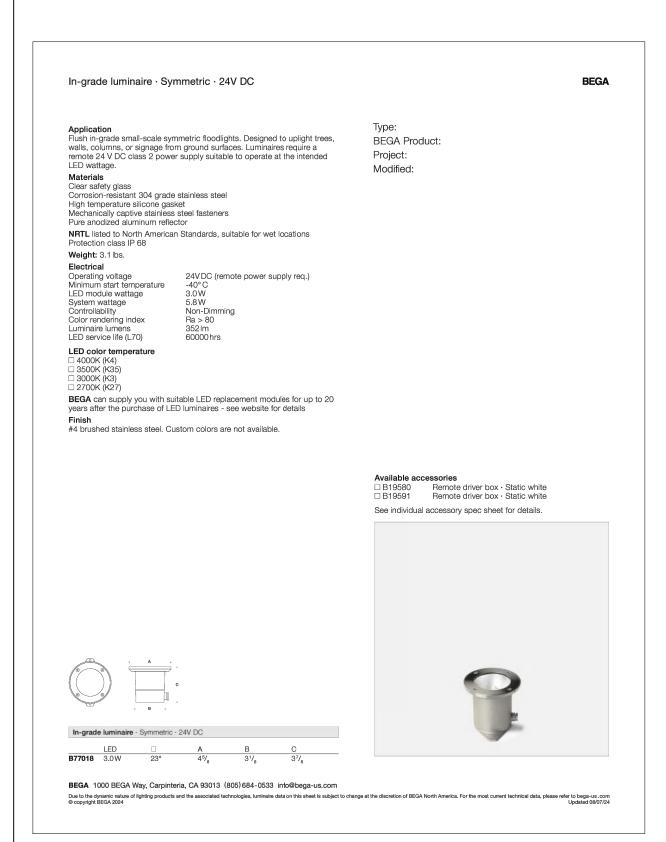


S1 / S2 LIGHT POLE

SCALE: N.T.S











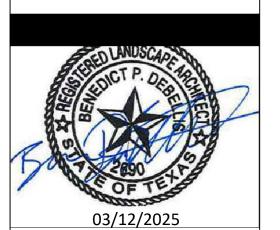
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Project No. 240056

LIGHTING DETAILS

Sheet No.
L-4.1

GENERAL PLANTING NOTES

- 1. 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.
- 2. 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.
- 3. Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the planting and related operations.
- 4. 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.
- 5. 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.
- 6. Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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 and warranty all plant materials per the specifications. All plants shall be subject to Owner's approval prior to installation.
- 11. 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).
- 12. 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".
- 13. 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.
- 14. 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.
- 15. When planting trees and shrubs in existing natural areas, minimize disturbance to adjacent existing vegetation.
- 16. No Ball & Burlap (B&B) material will be allowed or accepted unless specifically specified.
- 17. 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.
- 18. 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.
- 19. The Contractor is responsible for all maintenance of the site for the duration of construction until acceptance.
- 20. The Contractor shall provide a 90-day maintenance period after completion of all scope elements.

PLANTING LAYOUT AND INSTALLATION

- 1. The Contractor shall be responsible for accurately laying out the plant beds and lawn areas by scaling the Drawings. The Contractor shall provide paint 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.
- 2. Following the approval of layout, the Contractor shall closely coordinate the installation of the irrigation system to conform to the approved layout.
- 3. 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.
- 4. 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:
- a. All groupings of groundcovers, perennials, ornamental grasses and annuals shall be triangularly spaced (equal-equal).
- b. All planting areas including sod, seed and planting beds, shall receive soil amendments per the notes and specifications.
 c. 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".
- d. Specific plant bed areas may be called out to receive weed barrier fabric, see plans and details.

 e. All bulb planting shall occur after mid-October and before ground is frozen. See details for bulb planting layout.
- 6. 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.
- 7. 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.
- 8. Plants shall be installed to present their best side facing the viewer.
- 9. Owner's representative shall have final approval of plant material layout.

NAME	TOTAL	UNITS	DESCRIPTION	
Plant Bed	4,063	sf		
	75	су	Planting mix	6" depth (Pro-Gro Soil Mix by Whittlesey Landscape Supply o approved equal)
	38	су	Mulch	3" Depth (Native Hardwood Mulch)
Cynodon dactylon `Tif 419` / Bermuda Grass	94,670	sf		Cynodon dactylon "TIFWAY 419"
	10,519	sy	Turf Sod	Bermuda T419
	1169	су	Top Soil	4" Depth (75% Chocolate Loam / 25% Compost)
MISCELANEOUS				
NAME	TOTAL	UNITS	DESCRIPTION	COMMENTS
Steel Edging	943	If	3/16" thick; Brown	
Decomposed Granite	2	су	4" Depth	
			4" Depth; 75% - 2"dia; 25% - 4" dia. Brazos Gravel	France Whitehoody Landsonna Cyanhy
liver Rock	44	су	w/ weed barrier	From Whittlesey Landscape Supply.
arge 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	

						ILE	SCHEE	PLANT
	NOTES	WATER USE	HT/SPD	CALIPER	CONTAINER	BOTANICAL / COMMON NAME	QTY	CODE
<u>, </u>	NOTES	WILLIAGE	111701 0	OALII LIX	TOOK TAMEN	O TAINIONE / GOIVINGIN IN THE	10	
- 4-a Olavia Dook Okaali	Name to the second of		10.15 H.V.0.0-d	1010 ml	Contains Crown	Niconord Mandalana / Coudhour Llico Cale	14	<u> </u>
e from a Single Root Stock			12-15 H X 8 Spd	3°Cal	Container Grown	Quercus virginiana / Southern Live Oak	4	IVU
e from a Single Root Stock			•	3°Cal	Container Grown	axodium mucronatum / Montezuma Cypress	5	AMU
e from a Single Root Stock	Must be from a	M	12-15 H X 8 Spd	3°Cal	Container Grown	limus crassifolia / Cedar Elm	6	ILCR
							TAL TREE	RNAMEN
e from a Single Root Stock	Must be from a	L, M	8-9 H X 3-4 Spd	1" Cal @ 3 trunks, min.	Container Grown	Chilopsis linearis / Desert Willow	6	HLI
							ES	ALM TRE
ht	8 trunk ht	Ĺ	18-20H X 7-8W		65 gal	abal texana / Texas Palmetto	2	ATE
	1	WATER USE	NOTES	CONTAINER SIZE	CONTAINER	BOTANICAL / COMMON NAME	QTY	ODE
		WATER USE	INOTES	CONTAINER SIZE	CONTAINER	SOTANICAL / COMMON NAME	ועוז	ODE
				I			I.a.a	HRUBS
		L	Full to Ground	5 gallon	Container Grown	Pletes bicolor / Fortnight Lily	20	BI
		M		5 gallon	Container Grown	ex cornuta Burfordli Nana / Dwarf Burford Holly	7	BN
		<u>L</u>	Full to Ground	5 gallon	Container Grown	eucophyllum frutescens Green Cloud TM / Green Cloud Texas Ranger	13	ec
		<u>L</u>	Full to Ground	5 gallon	Container Grown	Ippla graveolens / Mexican Oregano	11	SR
		L-M		5 gallon	Container Grown	Myrica cerifera Dons Dwarf / Dons Dwarf Wax Myrtle	9	YDD
		L-M	Full to Ground	7 gallon	Container Grown	thus virens / Evergreen Sumac	9	HVI
		L-M		5 gallon	Container Grown	osa x Double Knockout / Rose	39	OKO
		L-M		5 gallon	Container Grown	russella equisetiformis / Firecracker Plant	5	UEQ
		<u></u>	Full to Ground	5 gallon	Container Grown	alvia greggii / Autumn Sage	128	AGR
								GRASSES
		M	Full, Unbroken Blades	5 gallon	Container Grown	Muhlenbergia lindheimeri / Lindheimers Muhly	74	1ULI
		L	Full	3 gallon	Container Grown	Iolina texana / Texas Sacahuista	15	OTE
		L	Full	1 gallon	Container Grown	tipa tenuissima / Mexican Feathergrass	14	TTE
		L	Full	3 gallon	Container Grown	aivia leucantha / Mexican Bush Sage	122	PERENNIA Ale
		L	Full	5 gallon	Container Grown	agetes lemmonii / Copper Canyon Dalsy	25	ALE
			-	-			•	
		VI	Full, Unbroken Blades	24" box	Container Grown	serve especiación / Cantury Dient	<u>∖∖TS</u> ⊺ 3	UCCULE
		VL VL	Full, Unbroken Blades	5 gallon	Container Grown	Agave americana / Century Plant Dasviirion texanum / Texas Sotol	8	ATE
		VL VL	·	5 gallon	Container Grown	esperaice parviflora / Red Yucca	4	EPA
		VL VL	Full, Unbroken Blades	24' box	Container Grown	Opuntia engelmanii / Cactus Apple	6	PEN
		VL VL	Full, Unbroken Blades	24 dox 24' clear trunk		veca gloriosa / Spanish Dagger	17	UGL
		VL VL				rucca gioriosa / Spanish Dagger rucca rostrata / Beaked Yucca	13	
		<u>vL</u>	ruii, UlibiUkali biuuas	o gailott	Comuna Grown	deed restrain / Beaked ruced	10	ORO
			I=	T				
		L		1 gallon	1	antana montevidensis Lavender / Trailing Lavender Lantana	119	
		L	Full Canopy, Shrub Form	1 gallon	Container Grown	cutellaria suffrutescens / Pink Skullcap	65	CSU
		L L	Full Canopy, Shrub Form	-	Container Grown Container Grown	antana montevidensis Lavender / Trailing Lavender Lantana	OVER	GROUNDO LAMOL SCSU



HUNT COMPANIES

GP, LLC

136 TERRITORY DRIVE
BASTROP, TEXAS 78602



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Drawn By: AWT, LD Reviewed By: BD

Issue Date:

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LANDSCAPE NOTES

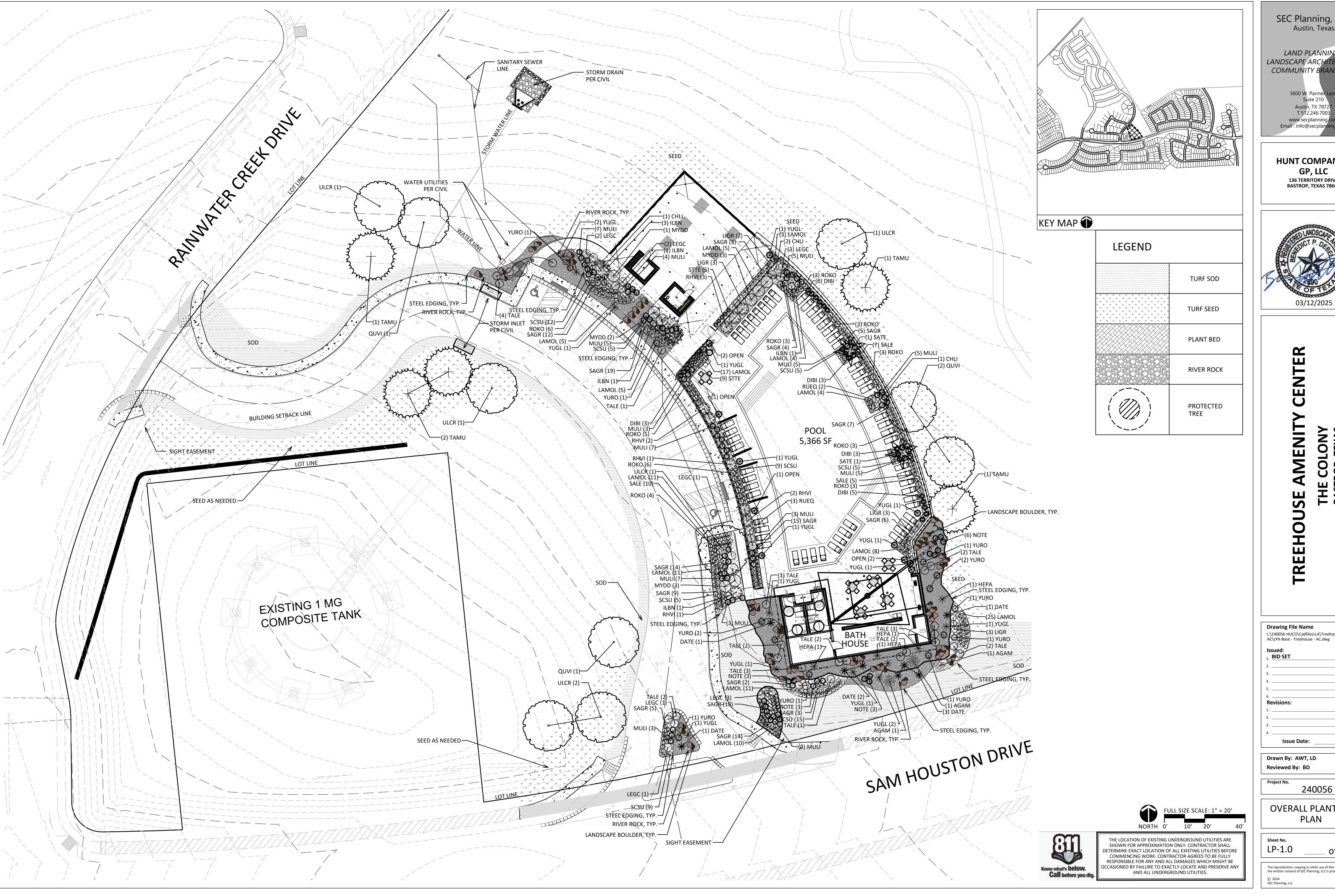
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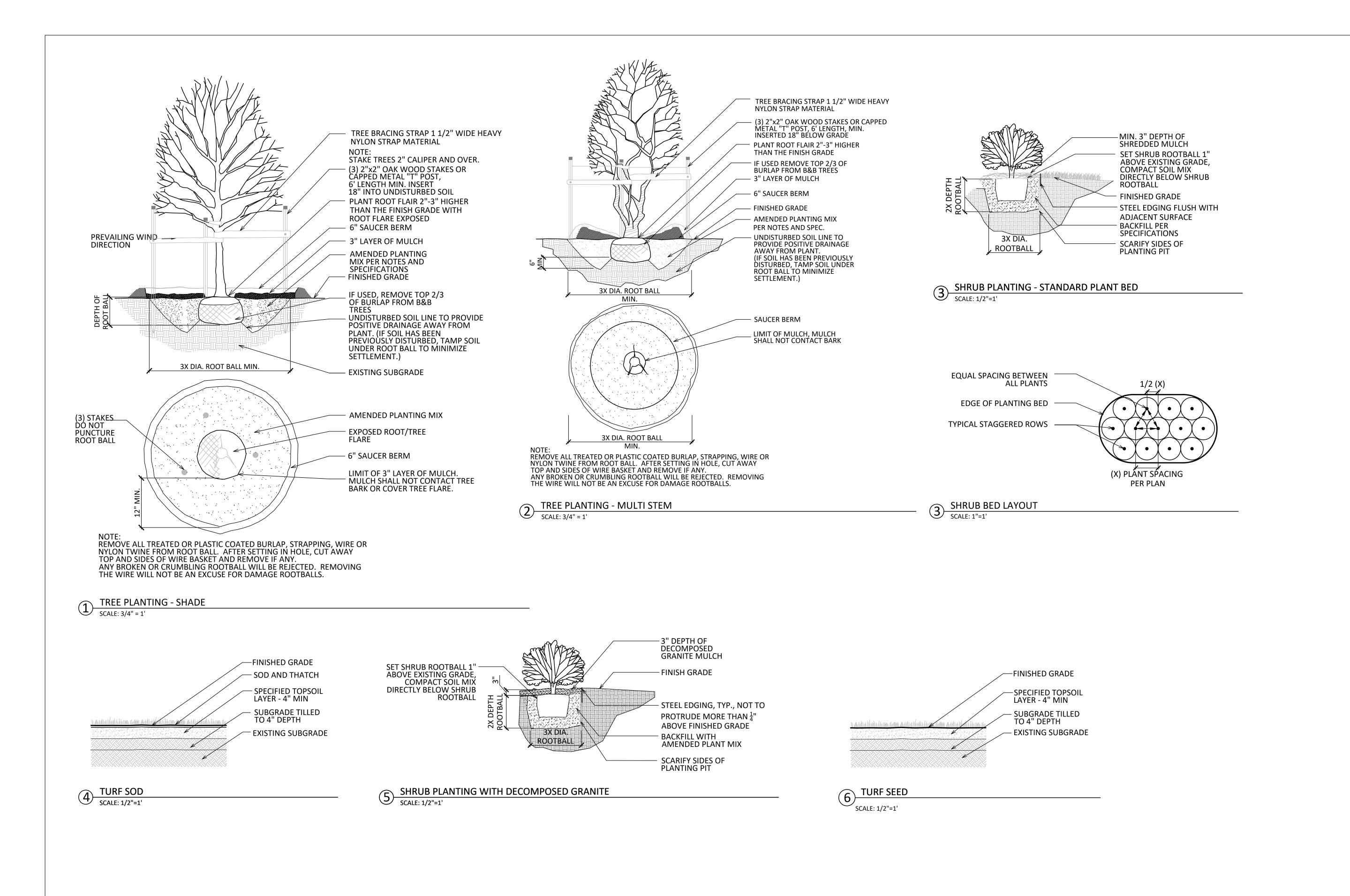
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PLANTING DETAILS

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