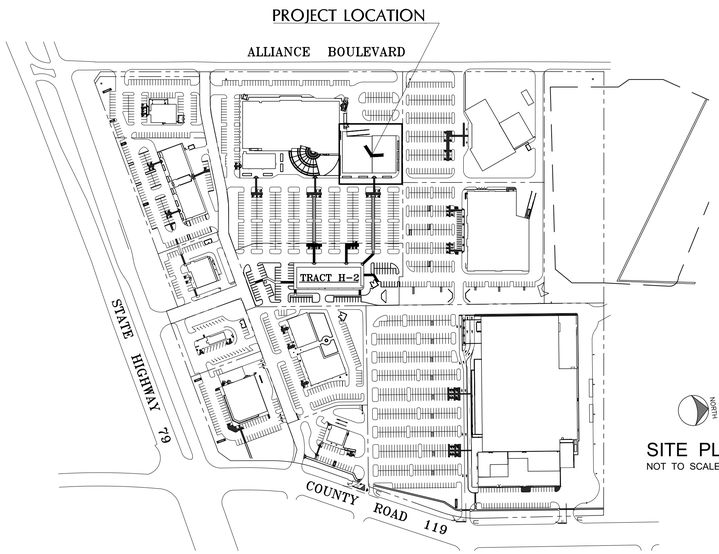


SITE PLAN
NOT TO SCALE

LANDLORD WORK FOR A FUTURE
PETCO AND DOLLAR TREE
TOWNWEST COMMONS
150 ALLIANCE BLVD. SUITES 300 & 400
HUTTO, TEXAS 78634

LOCATION MAP



PROJECT LOCATION

N
N.T.S.

GENERAL NOTES

- ALL WORK TO BE PERFORMED ACCORDING TO APPLICABLE CODES AND ORDINANACES, IN THE BEST MANNER OF THE TRADE, PER MANUFACTURER'S PUBLISHED SPECIFICATIONS.
- THE A.I.A. GENERAL CONDITIONS, 2017 EDITION IS PART OF THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL VISIT THE SITE AND INFORM HIMSELF AND THE SUB-CONTRACTOR REGARDING THE FACILITIES. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR WORK OF MATERIAL OMITTED FROM THE CONTRACT PROPOSAL DUE TO THE CONTRACTOR'S FAILURE TO SO INFORM HIMSELF BY SUCH INVESTIGATION. ADVISE THE ARCHITECT OF DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN OR NOTED ON THESE DOCUMENTS.
- THE CONTRACTOR AND SUB-CONTRACTOR SHALL PAY FOR ALL PERMITS AND RELATED REQUIRED CHARGES.
- DO NOT SCALE DRAWINGS.
- IF ANY ITEMS ARE DAMAGED AS A RESULT OF WORK IN THE CONTRACT, THEY MUST BE REPAIRED, AS A MINIMUM STANDARD, TO THEIR CONDITION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, OR TO THEIR CONDITION SCHEDULED IN THE CONSTRUCTION DOCUMENTS.
- SIGNIFICANT CONSTRUCTION DEBRIS THAT DEVELOPS BETWEEN COLLECTIONS BY A WASTE REMOVAL COMPANY, MUST BE GATHERED TOGETHER AND PLACED IN A LOCATION SO AS NOT TO CAUSE DISRUPTION TO THE OPERATION OF THE TENANTS' BUSINESS. THE TENANTS' TRASH DUMPSTERS MAY NOT BE USED FOR CONSTRUCTION DEBRIS.
- DURING THE TERM OF THE CONTRACT, THE CONTRACTOR AND EACH SUB-CONTRACTOR SHALL, AT HIS OWN EXPENSE, PURCHASE AND MAINTAIN INSURANCE IN COMPANIES PROPERLY LICENSED AND SATISFACTORY TO THE OWNER.
- THE CONTRACTOR'S BID PROPOSAL SHALL BE ACCOMPANIED BY A CERTIFICATE OF INSURANCE INDICATING THE TYPE OF INSURANCE, POLICY EFFECTIVE AND EXPIRATION DATES, AND LIABILITY LIMITS THE CONTRACTOR CARRIES. IF THE OWNER REQUESTS ANY MODIFICATIONS TO THE INSURANCE COVERAGE INDICATED ON THE CERTIFICATE OF INSURANCE, RESULTING IN AN INCREASE IN PREMIUMS, THAT INCREASE WILL BE ADDED TO THE CONTRACT SUM. IF THE OWNER REQUESTS THE CONTRACTOR TO FURNISH A BOND, LIKEWISE, THE COST OF THAT BOND WILL BE ADDED TO THE CONTRACT SUM.

LANDLORD:

NEWQUEST PROPERTIES
8827 W. SAM HOUSTON PARKWAY, N., SUITE #200
HOUSTON, TEXAS 77040
PHONE: (281) 477-4300
BEN KEILLOR

ARCHITECT:

OSBORN & VANE ARCHITECTS, INC.
2000 BERING DRIVE, SUITE #210
HOUSTON, TEXAS 77057
PHONE: (713) 781-5262
BEN SUNDIN, AIA

CIVIL:

ALJ LINDSEY
18635 N. ELDRIDGE PARKWAY, SUITE #200
TOMBALL, TEXAS 77377
PHONE: (281) 301-5955
KEVIN DEW
FRN F-11526

STRUCTURAL:

DALLY & ASSOCIATES
9800 RICHMOND AVENUE, SUITE #460
HOUSTON, TEXAS 77042
PHONE: (713) 337-8881
ERASMO MORALES, JR., P.E.
FIRM F-3426

MECH. / ELECTRICAL / PLUMBING:

SALAS O'BRIEN
10930 W. SAM HOUSTON PARKWAY N., SUITE #900
HOUSTON, TEXAS 77064
PHONE: (281) 664-1900
JEREMY KAULFUS

LANDSCAPE / IRRIGATION:

CMB LANDSCAPE ARCHITECTURE
18135 FM 362
NAVASOTA, TEXAS 77868
PHONE: (832) 428-1209
CHARLES BRIDGES

CODE ANALYSIS

CODE INFORMATION:

2024 INTERNATIONAL BUILDING CODE
2024 EXISTING BUILDING CODE
2024 INTERNATIONAL MECHANICAL CODE , AS AMENDED
2024 INTERNATIONAL PLUMBING CODE
2024 INTERNATIONAL FIRE CODE
2024 INTERNATIONAL FUEL CODE
2024 INTERNATIONAL ELECTRICAL CODE

PROJECT DESCRIPTION:

COLD, DARK BUILDING SHELL ONLY.
PROPOSED SINGLE-STORY SHELL BUILDING.

INTERIOR IMPROVEMENTS WILL BE SUBMITTED UNDER A SEPARATE PERMIT.

PROJECT ADDRESS:
150 ALLIANCE BLVD.
HUTTO, TEXAS 77634

PROPOSED OCCUPANCY:

PROPOSED OCCUPANCY ---------- TYPE M OCCUPANCY

SPRINKLER SYSTEM:

FULLY SPRINKLERED.

TYPE OF CONSTRUCTION:

CONSTRUCTION TYPE ---------- TYPE II-B

ALLOWABLE AREA / HEIGHT:

ACTUAL AREA OF PROPOSED SHELL BUILDING: 22,565 SQUARE FEET
ALLOWABLE TABULAR AREA: 50,000 SQUARE FEET

ALLOWABLE HEIGHT: 75'-0"
ACTUAL HEIGHT: 39'-0"

ALLOWABLE HEIGHT IN STORIES: 3
ACTUAL HEIGHT IN STORIES: 1

NOTES TO CONTRACTOR

- THE FIRE ALARM, FIRE SPRINKLER, AND EMERGENCY RESPONDER COMMUNICATIONS ENHANCEMENT SYSTEM (ERCES) ARE DEFERRED SUBMITTALS. ALL PLANS MUST BE SUBMITTED TO AND APPROVED BY THE FIRE MARSHAL BEFORE ANY OF THESE SYSTEMS ARE INSTALLED. (2024 IBC SEC. 716)
- DUE TO THE SIZE O THE BUILDING, A FIRST RESPONDER RADIO SIGNAL TEST WILL BE REQUIRED TO BE CONDUCTED AND PASSED BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. (2024 IFC SEC. 510) IF THE TEST IS NOT PASSED, THEN A SIGNAL BOOSTING SYSTEM (BDA/ERCES) WILL BE REQUIRED TO BE INSTALLED AT THE OWNER'S EXPENSE.
- ALL MECHANICAL, ELECTRICAL, AND FIRE SPRINKLER RISER ROOMS SHALL BE LABELED (2024 SEC. 509/603.4.1/901.4.7.2)

INDEX OF DRAWINGS

● ISSUED

		DATE / DESCRIPTION: 10-17-2025 FOR PERMIT	11-07-2025 FIRE MARSHAL COMMENTS	12-02-2025 FOR BID
GENERAL:				
A0.0	COVER SHEET	●	●	●
CIVIL:				
C0.0	COVER SHEET			●
C0.1	GENERAL NOTES			●
C0.2	CITY OF HUTTO GENERAL NOTES			●
C0.3	TOPOGRAPHIC SURVEY			●
C0.4	PLAT (1 OF 3)			●
C0.5	PLAT (2 OF 3)			●
C0.6	PLAT (3 OF 3)			●
C1.0	OVERALL SITE PLAN			●
C1.1	DIMENSION CONTROL PLAN			●
C2.0	UTILITY PLAN			●
C3.0	EXISTING DRAINAGE AREA MAP			●
C3.1	MASTER DRAINAGE PLAN			●
C3.2	STORM SEWER PLAN			●
C4.0	GRADING PLAN			●
C5.0	PAVING PLAN			●
C6.0	EROSION CONTROL PLAN			●
C7.0	CONSTRUCTION DETAILS (1 OF 3)			●
C7.1	CONSTRUCTION DETAILS (2 OF 3)			●
C7.2	CONSTRUCTION DETAILS (3 OF 3)			●
ARCHITECTURAL:				
A1.0	OVERALL SITE PLAN	●	●	●
A1.1	PARTIAL SITE PLAN	●	●	●
A2.0	FLOOR PLAN	●	●	●
A2.1	SOFFIT PLAN, ROOF PLAN, DOOR TYPES AND DOOR HARDWARE	●	●	●
A2.2	SIDEWALK PLAN AND DETAILS	●	●	●
A3.0	EXTERIOR ELEVATIONS	●	●	●
A3.1	EXTERIOR ELEVATIONS AND FINISH SCHEDULE	●	●	●
A4.0	WALL SECTIONS	●	●	●
A4.1	WALL SECTIONS	●	●	●
A4.2	WALL SECTIONS			●
A5.0	ENLARGED SECTIONS	●	●	●
A5.1	ENLARGED SECTIONS	●	●	●
A5.2	ENLARGED SECTIONS			●
A6.0	ENLARGED DETAILS, DESIGN NO. U419 AND SYSTEM NO. W-L-1167	●	●	●
A6.1	ENLARGED DETAILS AND ACCESS LADDER	●	●	●
A6.2	ENLARGED DETAILS	●	●	●
A6.3	ENLARGED DETAILS	●	●	●
A6.4	ENLARGED DETAILS	●	●	●
STRUCTURAL:				
S1.0	STRUCTURAL GENERAL NOTES	●	●	●
S2.0	FLOOR AND FOUNDATION PLAN	●	●	●
S3.0	ROOF FRAMING PLAN	●	●	●
S4.0	TYPICAL FOUNDATION DETAILS	●	●	●
S4.1	FOUNDATION DETAILS	●	●	●
S4.2	FOUNDATION DETAILS	●	●	●
S5.0	ROOF FRAMING DETAILS	●	●	●
S6.0	SECTIONS	●	●	●
S7.0	TILT WALL NOTES & DETAILS	●	●	●
S7.1	TILT WALL PANEL ELEVATIONS	●	●	●
S7.2	TILT WALL PANEL ELEVATIONS	●	●	●
S7.3	TILT WALL PANEL ELEVATIONS	●	●	●
S7.4	TILT WALL PANEL ELEVATIONS	●	●	●
MECHANICAL / ELECTRICAL / PLUMBING:				
ES1.0	SITE PHOTOMETRIC PLAN			●
EP1.0	PARTIAL ELECTRICAL / PLUMBING SITE PLAN	●	●	●
M1.0	MECHANICAL FLOOR PLAN	●	●	●
M2.0	MECHANICAL DETAILS	●	●	●
E1.0	ELECTRICAL FLOOR PLAN	●	●	●
E2.0	ELECTRICAL ONE-LINE DIAGRAM AND SCHEDULES	●	●	●
E3.0	ELECTRICAL SPECIFICATION, LEGEND AND DETAILS	●	●	●
P1.0	PLUMBING FLOOR PLAN	●	●	●
P2.0	PLUMBING SPECIFICATIONS, NOTES AND LEGEND	●	●	●
P3.0	PLUMBING DETAILS			●
LANDSCAPE / IRRIGATION:				
L1.01	LANDSCAPE PLAN			●

Date issued/revised

17 OCT. 2025 FOR PERMIT
07 NOV. 2025 FIRE MARSHAL COMMENTS
02 DEC. 2025 FOR BID

OSBORN & VANE ARCHITECTS, INC.
2000 Bering Drive, Suite 410
Houston, Texas 77057
713 781 5262
Fax 713 781 5347
Members American Institute of Architects

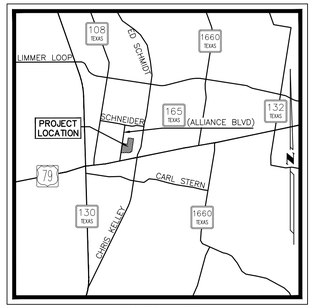
REGISTERED ARCHITECT
BEN CHRISTOPHER G SUNDIN
19072
STATE OF TEXAS

12-02-2025

LANDLORD WORK FOR A FUTURE
PETCO AND DOLLAR TREE

TOWNWEST COMMONS
150 ALLIANCE BLVD.
HUTTO, TEXAS 78634

Project No.	25052
CAD Dwg File	25052 A0.0DWG
Drawn	DB
Checked	BS
Sheet No.	A0.0



LOCATION MAP
N.T.S.

ZIP CODE: 78634

HUTTO ZONING DISTRICT: TOWNWEST COMMONS PUD - ORDINANCE NO. 06-020-00
LEGAL DESCRIPTION: LOT 1, BLOCK A, TOWNWEST COMMONS SECTION 8
OCCUPANCY TYPE: GROUP M - MERCANTILE
TYPE OF CONSTRUCTION: TYPE IIB - NON RATED

SITE DATA	
TOTAL LOT AREA	684,829 SQ FT (15.7215 AC)
TOTAL AREA DISTURBED	555,839 SQ FT (12.7603 AC)
EXISTING PAVED AREA	12,113 SQ FT (0.2781 AC)
PROPOSED PAVED AREA	345,467 SQ FT (7.9308 AC)
TOTAL PAVED AREA AT COMPLETION	357,580 SQ FT (8.2089 AC)
ROOFED AREA AT COMPLETION	133,921 SQ FT (3.0744 AC)
LANDSCAPED AREA AT COMPLETION (INCLUDING GRASS LINED CHANNEL)	161,428 SQ FT (3.7059 AC)
TOTAL IMPERVIOUS COVER	= 491,501 SQ FT (11.2833 AC) (71.77%)
* INCLUDES HUTTO RETAIL PHASE 2 & THIS PHASE	

PLANS SUBMITTAL/REVIEW LOG

CLIENT REVIEW SET -NOT FOR CONSTRUCTION	08/18/2025
ISSUE FOR PERMIT	10/17/2025
ISSUE FOR BID	12/02/2025

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF HUTTO MUST RELY UPON THE ADEQUACY OF THE WORK HERE IN SEALED BY THE DESIGN ENGINEER.

I, (BRETT HANRAHAN), DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBE HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF HUTTO, TEXAS.

(SEAL & SIGNATURE OF PROFESSIONAL ENGINEER) — DATE: 12/02/2025

IF ELECTRIC VEHICLE CHARGING STATIONS (EVCS) ARE TO BE INSTALLED, THEY SHALL MEET ALL THE REQUIREMENTS IN THE 2021 EVCS AMENDMENTS TO THE FIRE CODE ADOPTED JUNE 2021.

PROJECT TEAM:

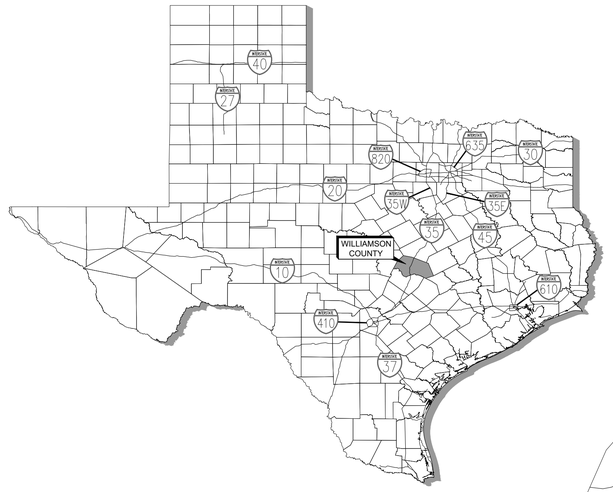
OWNER
NEWQUEST
LAURIE CHUA
8827 W SAM HOUSTON PARKWAY, SUITE 200
HOUSTON, TEXAS 77040
281-477-4300

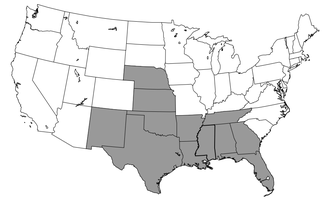
CIVIL ENGINEER
ALJ LINDSEY, LLC.
18635 N. ELDRIDGE PKWY, STE 200
TOMBALL TEXAS 77377
281.301.5955 (x1003)
BHANRAHAN@ALJLINDSEY.COM
CONTACT: BRETT T. HANRAHAN

LANDSCAPE ARCHITECT
CMB LANDSCAPE ARCHITECTURE
CHARLES M. BRIDGES
18135 FM 362
NAVASOTA, TEXAS 77868
832-428-1209

MEP
SALAS O'BRIEN
BRADLEY KALMANS
10930 W SAM HOUSTON PARKWAY N, SUITE 900
HOUSTON, TEXAS 77064
281-664-1900

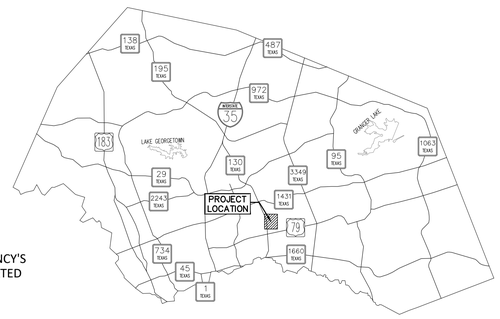
CIVIL PLANS
FOR
TOWNWEST COMMONS - PHASE 2
(PETCO & DOLLAR TREE)
LOCATED @ 150 ALLIANCE BLVD.
HUTTO, TEXAS





*LICENSED IN AL, AR, FL, GA, KS, LA, MS, NE, NM, OK, TN, & TX

WILLIAMSON COUNTY



ACCORDING TO MAP NO. 48491C0520F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR WILLIAMSON COUNTY AND INCORPORATED AREAS, DATED DECEMBER 20, 2019, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"

REVISION #	DESCRIPTION	APPROVAL SIGNATURE	DATE

INDEX OF SHEETS

CIVIL ENGINEERING (ALJ LINDSEY, LLC)	
SHEET NO.	DESCRIPTION
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	CITY OF HUTTO GENERAL NOTES
C0.3	TOPOGRAPHIC SURVEY
C0.4	PLAT (1 OF 3)
C0.5	PLAT (2 OF 3)
C0.6	PLAT (3 OF 3)
C1.0	OVERALL SITE PLAN
C1.1	DIMENSION CONTROL PLAN
C2.0	UTILITY PLAN
C3.0	EXISTING DRAINAGE AREA MAP
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C4.0	GRADING PLAN
C5.0	PAVING PLAN
C6.0	EROSION CONTROL PLAN
C7.0	CONSTRUCTION DETAILS (1 OF 3)
C7.1	CONSTRUCTION DETAILS (2 OF 3)
C7.2	CONSTRUCTION DETAILS (3 OF 3)

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377

No.	REVISIONS	DATE

ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.301.5955
FRN F-11526

STATE OF TEXAS
BRETT T. HANRAHAN
112908
REGISTERED
PROFESSIONAL ENGINEER
02 DECEMBER 2025

ALJ PROJECT NO. 028.25.CV.171 | DATE: DEC. 2025 | SCALE: N/A | DRAWN BY: CGW | CHECKED BY: BTH

COVER SHEET

TOWNWEST COMMONS - PHASE 2 (PETCO & DOLLAR TREE)
LOCATED @ 150 ALLIANCE BLVD.
HUTTO, TEXAS

SHEET
C0.0

GENERAL NOTES

1. THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM AVAILABLE SURVEY INFORMATION AND/OR EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES MUST BE DETERMINED BY CONTRACTOR. IT SHALL BE THE DUTY AND RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A DISCREPANCY AND/OR CONFLICT IS DISCOVERED. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC UTILITIES, PAVEMENT TO REMAIN, CURBS, SIDEWALKS, SIGNS, TREES, ETC., IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES. DURING CONSTRUCTION ALL DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE OWNING/OPERATING AUTHORITY, WITH NO COST TO THE CITY, COUNTY, PRIVATE UTILITY OWNERS, ENGINEER, OR THE OWNER.

3. CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITY LINES AND SHALL NOTIFY THE FOLLOWING AGENCIES 72 HOURS PRIOR TO EXCAVATING OR AUGERING NEAR EXISTING FACILITIES.

   A. TEXAS ONE CALL SYSTEM AT 1-800-245-4545
   B. LONE STAR NOTIFICATION CENTER AT 1-800-669-8344
   C. TEXAS EXCAVATION SAFETY SYSTEM AT 1-800-344-8377

4. PRIOR TO ANY CONSTRUCTION ACTIVITY, CONTRACTOR IS TO ACQUIRE ALL REQUIRED CONSTRUCTION PERMITS FROM APPROPRIATE AUTHORITIES. CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PUBLIC AND PRIVATE UTILITY LINES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.

5. THE ENGINEER AND THE CITY/COUNTY OR MUD SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE CONTRACTOR CONNECTING TO ANY EXISTING UTILITY LINES.

6. NO CONNECTIONS SHALL BE MADE TO EXISTING PUBLIC WATER LINES OR PUBLIC SANITARY SEWERS UNTIL ALL PROPOSED WATER OR SEWER LINES HAVE BEEN THOROUGHLY CLEANED, TESTED (AS REQUIRED) AND APPROVED BY THE APPROPRIATE AUTHORITIES.

7. HORIZONTAL AND VERTICAL INFORMATION REGARDING UTILITY CONNECTIONS TO PROPOSED BUILDINGS ON THIS SET OF PLANS TERMINATE AT FIVE (5) FEET FROM THE NEAREST BUILDING WALL.

8. ALL MANHOLES, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.

9. ALL APPURTENANCES WILL BE ASSUMED TO BE IN GOOD CONDITION UNLESS OTHERWISE CONFIRMED IN WRITING PRIOR TO COMMENCEMENT OF WORK.

10. OVERHEAD LINES EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSON OR EQUIPMENT MAY COME WITHIN 6 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CIVIL AND CRIMINAL LIABILITY.

11. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND ALL REGULATIONS OF UTILITY COMPANIES CONCERNING SAFETY AND HEALTH PRACTICES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SITE TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY/COUNTY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.

12. PRIOR TO THE START OF CONSTRUCTION, OWNER AND CONTRACTOR ARE RESPONSIBLE FOR SUBMITTING THE "NOTICE OF INTENT" (N.O.I.) AND ANY ADDITIONAL INFORMATION REQUIRED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). UPON COMPLETION OF THE PROJECT, OWNER AND CONTRACTOR ARE RESPONSIBLE FOR SUBMITTING THE "NOTICE OF TERMINATION" (N.O.T.).

13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION

14. CONTRACTOR SHALL REMOVE ALL MUD, DIRT, AND DEBRIS DEPOSITED OR DROPPED ON THE EXISTING ROADWAY AT THE END OF EACH WORK DAY. MATERIAL THAT IS HAZARDOUS TO TRAFFIC OR OTHERWISE PRESENTS A SAFETY CONCERN, SHALL BE REMOVED IMMEDIATELY.

15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND LOCAL REGULATIONS RELATED TO STORM WATER POLLUTION AND QUALITY. REFER TO EROSION CONTROL PLAN.

16. CONTRACTOR SHALL REESTABLISH ALL TURF DISTURBED DURING CONSTRUCTION TO ACCEPTABLE OPERATING CONDITION, AS DETERMINED BY OWNER AND/OR REGULATORY AGENCIES.

17. CONTRACTOR SHALL MAINTAIN A WORKSITE FREE OF TRASH AND DEBRIS.

18. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES. NO TREE SHALL BE REMOVED OR ALTERED WITHOUT WRITTEN PERMISSION FROM OWNER OR ENGINEER. EQUIPMENT OR MATERIALS SHALL NOT BE STAGED UNDER THE DRIP LINE OF EXISTING TREES.

19. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SET OF "AS BUILT" PLANS FOR ALL WORK PERFORMED ON AND OFF SITE. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE AS-BUILT PLANS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM ORIGINAL PLANS TO THE OWNER AND THE ENGINEER.

20. ALL TRAFFIC CONTROL AND WARNING SIGNS SHALL BE IN ACCORDANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

21. ALL SIDEWALKS, RAMPS, AND HANDRAILS TO MEET OR EXCEED CITY/COUNTY, TAS, AND ADA REQUIREMENTS.

22. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY/COUNTY RULES AND REGULATIONS, CONSTRUCTION SPECIFICATIONS AND CONSTRUCTION DETAILS.

23. ALL EXCESS SPOIL MATERIAL GENERATED FROM CONSTRUCTION ACTIVITY TO BE HAULED OFFSITE AND DISPOSED IN ACCORDANCE WITH LOCAL LAWS, RULES, AND REGULATIONS.

24. AT THE END OF ALL CONSTRUCTION PROJECTS, THE CONTRACTOR SHALL RESTORE THE EXISTING FACILITIES, TO EQUAL TO BETTER THAN EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. ALL FINISHED GRADES SHALL VARY UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.

25. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING LANDSCAPING AND IRRIGATION. NO SEPARATE PAY.

26. PRIOR TO SUBMITTAL OF BID OR PROPOSAL, CONTRACTOR SHALL VISIT PROJECT SITE AND BECOME FAMILIAR WITH THE PROJECT AND THE EXISTING CONDITIONS ON THE SITE. NO ADDITIONAL CONSIDERATION WILL BE GIVEN FOR ADDITIONAL WORK CAUSED BY FIELD CONDITIONS VISIBLE ON SITE DURING BIDDING BUT NOT SHOWN ON THESE PLANS.

27. THERE WILL BE NO SEPARATE PAYMENT FOR WORK SHOWN ON THESE PLANS, UNLESS SPECIFICALLY ESTABLISHED IN THE BID SECTION OF THE CONTRACT DOCUMENTS. INCLUDE COST OF SAME TO WHICH THIS WORK IS A COMPONENT PART.

28. IN THE EVENT OF A DISCREPANCY WITHIN THESE PLANS, OR BETWEEN THESE PLANS AND THE GEOTECHNICAL REPORT, THE MOST CONSERVATIVE CRITERIA SHALL APPLY.

29. ALL UTILITY TRENCHES BELOW PROPOSED OR FUTURE PAVING SHALL BE BACKFILLED WITH CEMENT SAND.

30. UTILITY TRENCHES ARE A COMMON SOURCE OF WATER INFILTRATION AND MIGRATION. ALL UTILITY TRENCHES THAT PENETRATE BENEATH THE BUILDING SHOULD BE EFFECTIVELY SEALED TO RESTRICT WATER INTRUSION AND FLOW THROUGH THE TRENCHES THAT COULD MIGRATE BELOW THE BUILDING. WE RECOMMEND CONSTRUCTING AN EFFECTIVE CLAY "TRENCH PLUG" THAT EXTENDS AT LEAST 5 FEET OUT FROM THE FACE OF THE BUILDING EXTERIOR. THE PLUG MATERIAL SHOULD CONSIST OF CLAY COMPACTED AT A WATER CONTENT AT OR ABOVE THE SOILS OPTIMUM WATER CONTENT. THE CLAY FILL SHOULD BE PLACED TO COMPLETELY SURROUND THE UTILITY LINE AND BE COMPACTED IN ACCORDANCE WITH RECOMMENDATIONS IN THIS REPORT.

31. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY TIE IN LOCATIONS FOR MATERIAL, SIZE, ELEVATION, AND FIELD CONDITIONS. IN THE EVENT THE PLANS DO NOT REPRESENT FIELD CONDITIONS, THE CONTRACTOR IS TO CONTACT THE ENGINEER AND OWNER IMMEDIATELY AND PRIOR TO PERFORMING ANY WORK.

32. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO CONFIRM POSSESSION OF LATEST DRAWINGS, INCLUDING ANY REVISIONS. IF THE DRAWINGS ARE NOT LABELED AS "CONSTRUCTION SET" ON THE COVER PAGE, CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY.

33. CONTRACTOR TO OBTAIN ALL PERMITS. OWNER WILL PROVIDE PAYMENT AS NECESSARY AND REQUESTED BY CONTRACTOR.

GRADING NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

2. BEFORE STARTING CONSTRUCTION, CONTRACTOR SHALL VERIFY BENCHMARK ELEVATION AND NOTIFY ENGINEER IF ANY DISCREPANCY AND/OR CONFLICT IS FOUND.

3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN EITHER PAVED OR LANDSCAPE AREAS, AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.

4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.

5. ALL EXISTING CONCRETE PAVING, SIDEWALK, AND CURB DEMOLITION SHALL BE REMOVED AND DISPOSED OF BY CONTRACTOR. DISPOSAL SHALL BE AT AN APPROVED OFF-SITE, LAWFUL LOCATION, UNLESS DIRECTED OTHERWISE BY THE OWNER.

6. FOR BUILDING PAD SUBGRADE PREPARATION AND GENERAL EARTHWORK OBSERVATIONS, REFER TO THE GEOTECHNICAL REPORT PREPARED BY RINER ENGINEERING, INC., DATED MARCH 15, 2023 (PROJECT NUMBER 23-0061). ALL MATERIAL SPECIFICATIONS AND TESTING SHALL BE ADHERED TO AS OUTLINED IN THIS REPORT.

7. FINAL PAVEMENT GRADES SHALL BE WITHIN 0.05' OF DESIGN ELEVATIONS, EXCEPT FOR ADA AREAS, WHICH SHALL BE WITHIN 0.01' OF DESIGN ELEVATIONS. FINAL NON-PAVEMENT ELEVATIONS SHALL BE WITHIN 0.1' OF PROPOSED GRADE.

8. ALL DETENTION PONDS SHALL BE GRADED TO WITHIN 0.1' OF PROPOSED ELEVATIONS AND WITHIN 6" OF HORIZONTAL LOCATION. AFTER COMPLETION AN AS-BUILT SURVEY WILL BE ORDERED BY OWNER, AND ANY POND NOT BUILT PER PLAN, WILL BE CORRECTED AT CONTRACTOR'S SOLE COST.

STORM SEWERS

1. STORM SEWER PIPE USED FOR CONNECTION TO STORM SEWER IN PUBLIC RIGHT-OF-WAY OR CONSTRUCTED WITHIN PUBLIC EASEMENTS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, CLASS III, WITH O-RING RUBBER GASKET JOINTS PER ASTM C-443 AND SHALL EXTEND TO FIRST PRIVATE INLET OR MANHOLE. ALL OTHER PRIVATE STORM SEWER MAY BE SELECTED PER THE FOLLOWING CRITERIA:

   A. CORRUGATED HIGH-DENSITY POLYETHYLENE (HDPE) (4 INCHES TO 60 INCHES IN DIAMETER): AASHTO M 294, DUAL WALL WITH WATER TIGHT (ASTM D3212) BELL-TO-BELL COUPLER, TRADE NAME N-12 BY ADS OR EQUAL
   B. POLYVINYL CHLORIDE (PVC) CORRUGATED PIPE WITH SMOOTH INTERIOR PER ASTM F 949 (4 INCHES TO 36 INCHES (102-MM TO 914-MM)) WITH ELASTOMETRIC GASKET JOINTS, TRADE NAME A-2000 BY CONTECH OR EQUAL
   C. STEEL REINFORCED HIGH-DENSITY POLYETHYLENE (HDPE) (24 INCHES TO 48 INCHES IN DIAMETER): AASHTO M 294, HIGH PERFORMANCE JOINTS (ASTM D3212), TRADE NAME DUROMAXX OR EQUAL
   D. REINFORCED CONCRETE PIPE (RCP): ASTM C76, CLASS III WITH O-RING RUBBER GASKET JOINTS PER ASTM C-443

2. STORM SEWERS IN PUBLIC R.O.W. OR PUBLIC EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF HUTTO STANDARD CONSTRUCTION SPECIFICATIONS FOR STORM DRAINAGE INCLUDING ALL CURRENT AMENDMENTS THERETO. ALL STORM SEWER ON PRIVATE PROPERTY SHALL BE CONSTRUCTED PER SPECIFICATIONS AND DETAILS IN THESE DRAWINGS AND IN ACCORDANCE WITH THE PIPE MANUFACTURERS RECOMMENDATIONS.

3. ALL SEWERS UNDER PROPOSED OR FUTURE PAVEMENT AND TO A POINT ONE (1) FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE BACKFILLED WITH 1 1/2 SACK CEMENT/C.Y. STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE. CEMENT STABILIZED SAND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C33, LATEST EDITION

4. TRENCH BACKFILL SHALL BE SUITABLE EARTH MATERIAL PLACED IN 8 INCH LIFTS, WITH TESTS TAKEN AT 100 FOOT INTERVALS ON EACH LIFT. BACKFILL TO BE MECHANICALLY COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM DESIGNATION D-698/AASHTO T99). MOISTURE CONTENT OF BACKFILL SHALL BE WITHIN PARAMETERS ESTABLISHED BY THE PROCTOR TEST.

5. PROPOSED PIPE STUB-OUTS ARE TO BE PLUGGED WITH 8" BRICK WALLS, UNLESS OTHERWISE NOTED.

PAVING AND STRIPING NOTES

1. PAVEMENT DESIGN AND SOIL PREPARATION RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT PREPARED BY RINER ENGINEERING, INC., DATED MARCH 15, 2023 (PROJECT NUMBER 23-0061) SHALL BE ADHERED TO FOR BOTH MATERIALS AND PRACTICE OF INSTALLATION. CONTRACTOR SHALL ENSURE ALL SPECIFICATIONS AND TESTING ARE MET AS OUTLINED IN THIS REPORT.
2. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND CITY/COUNTY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AS SHOWN ON THE PLANS.
4. ALL JOINTS SHALL BE SEALED PER CITY/COUNTY SPECIFICATIONS. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MATERIALS AND PROPERTIES OF CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE AS WELL AS CITY/COUNTY STANDARDS. IN THE EVENT OF A CONTRADICTION BETWEEN THESE TWO STANDARDS, THE MOST RESTRICTIVE (AS DETERMINED BY THE ENGINEER) SHALL APPLY.
6. PAVEMENT THICKNESS'S SHOWN IN THIS PLAN SET ARE "MINIMUM" NOT AVERAGE. PAVEMENT THICKNESS AT ALL LOCATIONS SHALL EXCEED THE THICKNESS SPECIFIED.
7. ANY DAMAGED PAVEMENT, CURB AND/OR SIDEWALK WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
8. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. & T.A.S) EXIST TO AND FROM EVERY DOOR. IN NO CASE SHALL:

   A. HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL.
   B. SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT.
   C. LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT.
   D. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVEMENT CONSTRUCTION IF ANY SLOPES EXCEED THE ABOVE LIMITS.

9. REINFORCING BAR SPLICES SHALL BE STAGGERED WITH NO MORE THAN 2 SPLICES ADJACENT TO EACH OTHER.
10. STABILIZED SUBGRADE SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND EDGE OF ALL PAVEMENT, OR AS DIRECTED IN GEOTECHNICAL REPORT.
11. ALL CONCRETE PAVEMENT SHALL BE FLOAT FINISHED MECHANICALLY WITH APPROVED SELF-PROPELLED MACHINES. HANDING FLOATING SHALL BE PERMITTED ONLY IN AREAS INACCESSIBLE TO A FINISHING MACHINE. AFTER FLOATING, CONTRACTOR SHALL PROVIDE A FINE OR MEDIUM-COARSE "BROOM FINISH," UNLESS OTHERWISE INDICATED BY THE OWNER, FOR ALL EXTERIOR SIDEWALKS, EXTERIOR RAMPS, EQUIPMENT AND TRANSFORMER PADS, AND SITE PAVING. BROOMING SHALL BE DONE TRANSVERSELY TO THE DIRECTION OF MAIN TRAFFIC. ALL FINISHING SHALL CONFORM TO A.C.I.301. CONTRACTOR SHALL DETERMINE THE APPROPRIATE MEANS & METHODS TO PROTECT THE FINISHED CONCRETE FROM PRECIPITATION FOR A MINIMUM OF 24 HOURS.
12. CONTRACTOR SHALL PROTECT THE FINISHED CONCRETE PAVEMENT AGAINST LOSS OF MOISTURE FOR NO LESS THAN 72 HOURS IN CONFORMANCE WITH THE A.C.I. MANUAL OF CONCRETE PRACTICE.
13. ALL PROPOSED PAVEMENT WITHIN ANY PUBLIC ROW SHALL BE CONSTRUCTED IN ACCORDANCE W/ THE APPROPRIATE DETAIL FROM THE APPLICABLE GOVERNING ENTITY.
14. UNLESS OTHERWISE SPECIFIED IN THE PLANS PAVEMENT STRIPING SHALL MEET THE FOLLOWING CRITERIA:
   A. MARKING PAINT: HIGH SOLIDS, WATER BASED ACRYLIC PAINT CONTAINING ULTRAVIOLET RESISTANT PIGMENTS.
      A.1. IO PAINTS; TRAFFIC MARKING PAINT, #4900
      A.2. M.A.B. PAINTS; ZONE MARKING LATEX TRAFFIC PAINT, #072 LINE
      A.3. BENJAMIN MOORE AND CO.; SAFETY AND ZONE MARKING LATEX, M58
      A.4. PITTSBURGH PAINTS; ZONE & TRAFFIC MARKING PAINT, #11-23
      A.5. PORTER PAINT CO.; PORTERGUARD ACRYLIC TRAFFIC PAINT, #2408
      A.6. THE SHERWIN WILLIAMS CO.; PROMAR TRAFFIC MARKING PAINT, B29 SERIES
   B. COLORS:
      B.1. PARKING: WHITE
      B.2. TRAFFIC LANES, DIRECTIONS, LETTERING, ETC.:
           ON PRIVATE PROPERTY: WHITE
           IN PUBLIC R.O.W.: PER LOCAL CODE
      B.3. HANDICAPPED EMBLEMS: BLUE.
      B.4. FIRE LANE: RED.

FRANCHISE UTILITY NOTES

1. CONTRACTOR SHALL CALL THE TEXAS ONE CALL AND DIG-TESS AT LEAST 72 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE TO THESE FACILITIES.
2. CONTRACTOR SHALL INSTALL LONG SWEEPS FOR DRY UTILITY CONDUITS WHERE A BEND IS GRAPHICALLY SHOWN.

WATER LINES

1. WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF HUTTO, AND TCEQ REGULATIONS, STANDARD SPECIFICATIONS, AND CONSTRUCTION DETAILS.
2. 4" THRU 12" WATER LINES SHALL BE P.V.C. CLASS 150, DR-18, AWWA C-900 AND 1" THRU 3" WATER LINES SHALL BE PVC SCHEDULE 40. 4" THRU 54" D.I.P. WATER LINES SHALL BE AWWA C151 (ANSI A21.51) AND DOUBLE WRAPPED IN 8-MIL POLYETHYLENE. PIPE SHALL BE LINED IN ACCORDANCE WITH AWWA C104 (ANSI A21.4).
3. CONCRETE THRUST BLOCKS SHALL BE PROVIDED AS NECESSARY TO PREVENT PIPE MOVEMENT. WHERE PREVENTING MOVEMENT OF 16" OR GREATER PIPE IS NECESSARY DUE TO THRUST, USE RESTRAINED JOINTS.
4. ALL WATER LINES UNDER PROPOSED OR FUTURE PAVING AND TO A POINT ONE (1) FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE ENCASED IN BANK SAND TO 12" OVER PIPE AND BACKFILLED WITH CEMENT STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE.
5. ALL WATER LINE AND SEWER LINE CROSSINGS SHALL BE CONSTRUCTED PER TCEQ REGULATIONS.
6. ALL WATER VALVES SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C-500 AND SHALL BE OF THE RESILIENT SEAT TYPE.
7. ALL WATER LINES TO BE DISINFECTED IN CONFORMANCE WITH AWWA C-651 AND THE TEXAS STATE DEPARTMENT OF HEALTH. AT LEAST ONE BACTERIOLOGICAL SAMPLE SHALL BE COLLECTED FOR EACH 1,000 LINEAR FEET OF WATER LINE AND SHALL BE REPEATED IF CONTAMINATION PERSISTS.
8. ALL BELOW GRADE VALVES SHALL BE GASKETED, HUB-END GATE VALVES WITH A CAST IRON BOX, EXCEPT WHERE FLANGES ARE CALLED OUT ON THE PLANS.
9. 4" THRU 12" FITTINGS SHALL BE CEMENT MORTAR LINED COMPACT DUCTILE IRON PRESSURE FITTINGS PER ANSI A21.53, OR PUSH ON FITTINGS PER ANSI A21.10 PRESSURE RATED AT 250 PSIG.
10. HYDROSTATIC TESTING: ALL WATER PIPE SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH THE LATEST CITY OF HUTTO, AND TCEQ REQUIREMENTS. TESTS ARE TO BE PERFORMED ON THE TOTAL FOOTAGE OF WATER PIPE LINE INCLUDED IN THE PROJECT.
11. ALL WATER LINES TO HAVE 5' MINIMUM COVER TO FINISHED GRADE AND MINIMUM 12" CLEAR TO OTHER UTILITIES AT CROSSING UNLESS OTHERWISE NOTED ON PLANS. ALL WATER LINE INSTALLED OVER 8' DEEP SHALL UTILIZE RESTRAINED JOINT FITTINGS.
12. CONTRACTOR SHALL KEEP WATER PIPE CLEAN AND CAP (OR OTHERWISE EFFECTIVELY COVER) OPEN PIPE ENDS TO EXCLUDE INSECTS, ANIMALS OR OTHER SOURCES OF CONTAMINATION FROM UNFINISHED PIPE LINES AT TIMES WHEN CONSTRUCTION IS NOT IN PROGRESS.
13. ALL FIRE LINES TO BE DESIGNED, INSTALLED AND TESTED PER NFPA REGULATIONS.

SANITARY SEWERS

1. ALL SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF HUTTO, AND TCEQ CRITERIA AND BE SUBJECT TO A REQUIRED FIELD TESTING. TESTS ARE TO BE PERFORMED ON THE TOTAL FOOTAGE OF SEWER LINE INCLUDED IN THE PROJECT. REQUIREMENTS OF TEXAS ADMINISTRATIVE CODE, TITLE 30 CHAPTER 217, "DESIGN CRITERIA FOR SEWERAGE SYSTEMS" SHALL GOVERN WHERE CONFLICTS EXIST EXCEPT WHERE CITY REQUIREMENTS ARE OF HIGHER STANDARDS.
2. SANITARY SEWER PIPE USED FOR CONNECTION TO SEWER IN PUBLIC RIGHT-OF-WAY SHALL BE C900 P.V.C. PIPE MEETING ASTM SPECIFICATION D3034 WITH RUBBER GASKET JOINTS. ALL OTHER PRIVATE SANITARY SEWER PIPE MATERIAL SHALL CONFORM TO THE FOLLOWING CRITERIA:

   A) POLYVINYL CHLORIDE (PVC) SCHEDULE 40 TO BE USED FOR PIPE SIZES 6 INCHES AND SMALLER.

   B) STANDARD DIMENSION RATIO (SDR) 35 PVC OR 26 PVC CAN BE USED FOR PIPE SIZES 8 INCHES AND LARGER. SEE NOTE 6 BELOW REGARDING SDR 26 FITTINGS.

3. ALL SEWERS UNDER PROPOSED OR FUTURE PAVEMENT AND TO A POINT ONE (1) FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE BACKFILLED WITH 1 1/2 SACK CEMENT/C.Y. STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE. CEMENT STABILIZED SAND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C33, LATEST EDITION
4. ALL SANITARY SEWERS AND WATER LINES CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF HUTTO AND TCEQ REGULATIONS.
5. SANITARY SEWER MANHOLE RIMS OUTSIDE OF PROPOSED PAVING WILL BE SET 3"- 6" ABOVE THE SURROUNDING LEVEL FINISHED GRADE AFTER PAVING AND GRADING OPERATIONS.
6. SDR 26 P.V.C. PIPE USES "FULL BODIED" SDR 26 P.V.C. FITTINGS OR D.I.P. FITTINGS WITH APPROPRIATE ADAPTERS. AWWA C-900 DR-18 P.V.C. PIPE USES EITHER AWWA C900 DR-18 P.V.C. FITTINGS OR D.I.P. FITTINGS.
7. DEFLECTION TEST: DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE AND SEMI-RIGID SEWER PIPE BETWEEN MANHOLES. SERVICE LEADS SHALL NOT BE TESTED. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. THE DEFLECTION TEST SHALL USE A RIGID 7-SIDED MANDREL, WITH A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING IS ALLOWED.
8. INFILTRATION, EXFILTRATION OR LOW-PRESSURE AIR TEST: EITHER OF THE FOLLOWING TESTS SHALL BE PERFORMED AS PER TAC, TITLE 30 217.2 WITHIN THE SPECIFIED TOLERANCES ON ALL GRAVITY SEWERS.
9. NO CONNECTIONS SHALL BE MADE TO THE EXISTING SANITARY SEWER LINES UNTIL ALL PROPOSED SEWER LINES HAVE BEEN THOROUGHLY CLEANED, TESTED AND APPROVED BY THE ENGINEER. THE ENGINEER AND MUD DISTRICT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE CONTRACTOR CONNECTING TO ANY EXISTING SEWER LINES.
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY AT LEAST 48 HOURS PRIOR TO PRESSURE AND DEFLECTION TEST ON ALL SANITARY LINES.
11. ALL SEWER LINES ENTERING A MANHOLE AT A FLOWLINE HIGHER THAN 3.0' OR 36" ABOVE THE MANHOLE INVERT MUST BE PROVIDED WITH A DROP PIPE OUTSIDE OF THE MANHOLE.

SWPPP NOTES

1. POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION SITE:

   -ADHESIVES, PESTICIDES, DETERGENTS, PAINTS, FUELS, SOLVENTS, SEALANTS, FERTILIZERS, OILS, HERBICIDES, CLEANING SOLUTIONS, CONCRETE/CEMENT/PLASTER

2. STORM WATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES:

   A. PRIOR TO CONSTRUCTION: SILT FENCING SHALL BE INSTALLED IN ALL LOCATIONS SHOWN ON SITE MAP THAT WILL NOT BE DISTURBED DURING THE INITIAL GRADING PROCESS. THE STABILIZED CONSTRUCTION EXIT SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

   B. DURING CONSTRUCTION:
      B.1. IMMEDIATELY AFTER PAVING CONSTRUCTION IS COMPLETE, INLET PROTECTION TRAPS WILL BE INSTALLED ON ALL NEWLY CONSTRUCTED INLETS.
      B.2. WHEN EXISTING SILT FENCING NEEDS TO BE REMOVED FOR CONSTRUCTION OR ACCESS PURPOSES, IT WILL BE REPLACED AS SOON AS POSSIBLE AFTER CONSTRUCTION IN THE VICINITY OF THE REMOVED FENCE IS COMPLETE.
      B.3. AS SOON AS PRACTICABLE AFTER SITE GRADING IS COMPLETE, FINAL STABILIZATION PROCEDURES SUCH AS TURF ESTABLISHMENT AND INSTALLATION OF PLANT MATERIAL WILL BE COMMENCED.

   C. AFTER CONSTRUCTION: AFTER CONSTRUCTION ACTIVITY AND SITE STABILIZATION PROCEDURES ARE COMPLETE, STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE REMOVED. SOIL DISTURBED BY THE REMOVAL OF CONTROLS WILL BE STABILIZED.

3. PERMANENT STORM WATER CONTROLS: AFTER CONSTRUCTION ACTIVITY IS COMPLETE, AREAS NOT COVERED BY CONCRETE PAVEMENT OR BY STRUCTURES WILL BE LANDSCAPED AND IRRIGATED. ONCE ESTABLISHED, THIS VEGETATION WILL HELP PREVENT SEDIMENT RUNOFF IN THE FUTURE STORM EVENTS. NEWLY GRADED AREA WILL BE TEXTURED TO REDUCE FLOW VELOCITY.
4. MATERIAL HANDLING AND SPILL PREVENTION PLAN:

   A. HAZARDOUS MATERIALS WILL BE STORED AND USED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. DISPOSAL WILL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION, AND IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.

   B. THE FOLLOWING PROCEDURES WILL BE FOLLOWED FOR CONTAINMENT AND CLEAN-UP OF SPILLS:

      B.1. ALL SPILLS WIL

GENERAL NOTES (UPDATED MARCH 2019)

1. THE CONTRACTOR IS TO CONTACT ONE OF THE FOLLOWING:
   TEXAS811 811
   LONE STAR 1-800-669-8344
FOR LOCATION OF EXISTING FACILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
2. PRIOR TO ANY CONSTRUCTION, THE DESIGN ENGINEER SHALL CONVENE A PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF HUTTO, HIMSELF, THE CONTRACTOR, OTHER UTILITY COMPANIES, ANY AFFECTED PARTIES AND ANY OTHER ENTITY THE CITY OR ENGINEER MAY REQUIRE. IF CONSTRUCTION IS NOT STARTED ON THE SITE WITHIN 30 CALENDAR DAYS AFTER THE PRE-CONSTRUCTION CONFERENCE, THE ENGINEER SHALL CONVENE A NEW PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF HUTTO, HIMSELF, AND ALL THE ABOVE MENTIONED ENTITIES.
3. PRIOR TO ANY CHANGES TO THE CONSTRUCTION SITE, VIDEO OF THE SITE MUST BE TAKEN AND PROVIDED TO THE CITY BEFORE CONSTRUCTION COMMENCES.
4. ALL CONSTRUCTION OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF HUTTO ENGINEERING MANUAL AND STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS. IF CITY OF HUTTO ENGINEERING MANUAL UNAVAILABLE, OR NOT APPLICABLE, REFER TO TXDOT AND/OR CITY OF GEORGETOWN MANUAL, STANDARDS AND/OR SPECIFICATIONS.
5. ALL STORM SEWER BENDS AND WYES SHALL BE PREFABRICATED.
6. ALL STORM SEWER MAINS TO BE FIELD-TESTED FOR WATER TIGHTNESS NO SOONER THAN 30 DAYS AFTER TOTAL COMPLETION OF THE STORM SEWER LINES.
7. ALL STORM SEWER MAINS TO BE VIDEO TAPED BY CAMERA NO SOONER THAN 30 DAYS AFTER TOTAL COMPLETION OF THE STORM SEWER LINES. TWO DIGITAL COPIES SHALL BE SUPPLIED TO THE CITY BEFORE CLOSEOUT. ALL STORM SEWER CONDUITS WILL BE INSPECTED BY THE CITY BEFORE CITY ACCEPTANCE, VIDEO MUST SHOW DETAILS OF ALL IRREGULARITIES OR OFFSETS (MINIMUM 10 SECONDS OF VIDEO TIME).
8. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 E. 6TH STREET, AUSTIN, TEXAS.
9. CONTRACTOR SHALL TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE INCURRED TO EXISTING FACILITIES AS A RESULT OF CONSTRUCTION OPERATIONS TO BE REPAIRED IMMEDIATELY BY THE CONTRACTOR, AT NO ADDITIONAL COST TO OWNER.
10. CONTRACTOR TO GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PUBLIC AND PRIVATE UTILITIES AFFECTED BY HIS OPERATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
11. CONTRACTORTO COMPLY WITH ALL APPLICABLE LOCAL,STATE, AND FEDERAL REQUIREMENTS REGARDINGEXCESS AND WASTE MATERIAL, INCLUDING METHODS OF HANDLING AND DISPOSAL.
12. CONTRACTORTO COORDINATE INTERRUPTIONSOFALL UTILITIES AND SERVICES. ALLWORK TO BE IN ACCORDANCE WITH THE REQUIREMENTSOFTHE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.
13. WHEN UN-LOCATED OR INCORRECTLY LOCATED,A BREAK IN UTILITY LINES, OROTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, CONTRACTOR SHALL NOTIFYTHEAPPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. CONTRACTOR SHALLCOOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
14. CONTRACTORTO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROLPOINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BYREGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TOOWNER.
15. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINEHIS WORK TO WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE,THE CONTRACTOR SHALLBE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEAN-UP SHALL BE TO THE SATISFACTION OF THE ENGINEER.
16. THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THATDEVIATES FROM THE PLANS. ACCURATE "RECORD" DRAWINGS WILL BE PROVIDED TO THE CITY OF HUTTO,ALONG WITH A LETTER CERTIFICATION FROM A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, STATING THAT SAID PROJECTHASBEEN CONSTRUCTED IN ACCORDANCE WITH THESE PLANS,PRIOR TO THE OWNER BEING ISSUED A CERTIFICATION OF COMPLETION AND FINAL ACCEPTANCE.THESE "RECORD"DRAWINGS SHALL MEET WITH THESATISFACTION OF THE ENGINEERING AND DEVELOPMENTSERVICES DEPARTMENTSPRIOR TO FINAL ACCEPTANCE.
17. CONTRACTOR SHALL STRIP SIX (6) INCHESOF TOPSOIL FROM ALL AREAS SUBJECT TO GRADE MODIFICATION. REMOVEALL AREASOF WEAK SOIL.
18. THE CONTRACTOR SHALL PROTECTALL EXISTING FENCES. IN THE EVENTTHAT A FENCE MUST BE REMOVED,THE CONTRACTOR SHALL REPLACE SAID FENCE OR PORTION THEREOF WITH THE SAME TYPE OFFENCING TO A QUALITYOFEQUAL OR BETTERTHAN THE ORIGINALFENCE.
19. UPON COMPLETION OF THE PROJECT, THE SITE(S) AS DEFINED HEREIN SHALL BECLEANED OF ALLDEBRIS AND LEFT IN A NEAT AND PRESENTABLE CONDITION.
20. ALL ADJOINING PAVEMENT SECTIONS SHALL BE PROTECTED DURING ALL PHASESOF CONSTRUCTION AND ANY DAMAGES INCURREDDUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED AND/OR REPLACED ATTHE CONTRACTOR'S EXPENSE.
21. CONTRACTORTO CONTROLDUST CAUSED BY THE WORK AND COMPLY WITH POLLUTION CONTROLREGULATIONS OF GOVERNING AUTHORITIES (NO SEPARATE PAY).
22. TRAFFIC CONTROLSTO BE INSTALLED IN ACCORDANCEWITH THE CURRENT TXDOT MANUALON UNIFORMTRAFFIC CONTROLDEVICES AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
23. REVEGETATE ALL DISTURBED AREAS UPON COMPLETION OF THE WORK PER CITY OF GEORGETOWN CONSTRUCTION STANDARDS.
24. CONTRACTOR TO EXERCISE CAUTION DURING CONSTRUCTION NEAR AND AROUND GAS LINES AND POWER LINES.
25. NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. ALL WORK REQUIRING CITY INSPECTION SHALL BE PERFORMED MONDAY THRU FRIDAY. THE CITY RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION.
26. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION VERTICALLY AND HORIZONTALLY OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK, AND SHALL NOTIFY THE ENGINEER AND THE CITY IF THE EXISTING UTILITY LOCATION AND DEPTHS ARE DIFFERENT FROM WHAT IS SHOWN ON THE PLANS. THE CONTRACTOR 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.
27. ALL FIRE LINES SHALL BE DUCTILE IRON.
28. DETECTABLE TAPE SHALL BE USED FOR ALL UNDERGROUND UTILITIES. TAPE MUST BE 12" WIDE 5 MIL WITH APPLICABLE COLOR AND LABEL.
29. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO PRIVATE PROPERTY WHICH OCCURS AS A RESULT OF ANY PORTION OF THIS PROJECT. ANY DAMAGE TO PRIVATE PROPERTY SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION. THE CONTRACTOR SHALL PAY AND/OR SETTLE WITH PRIVATE PROPERTY OWNER(S) FOR ALL COST RELATED TO DAMAGE. THE CITY WILL NOT PROVIDE SEPARATE PAY FOR REPAIR OF DAMAGES, REIMBURSEMENTS OR SETTLEMENTS.

WASTEWATER NOTES (UPDATED AUGUST 2018)

1. WASTEWATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HUTTO ENGINEERING DESIGN MANUAL, STANDARD SPECIFICATIONS AND STANDARD DETAILS.
2. NO CURVILINEAR WASTEWATER DESIGN/LAYOUT IS PERMITTED.
3. ALL WASTEWATER SERVICE, AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED AS FOLLOWS:
   A. WASTEWATER SERVICE "S" ON TOP OF CURB
   B. VALVE "V" ON TOP OF CURB
4. TOOLS FOR MARKING CURBS SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF MARKING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF MARKING SHALL BE SPECIFIED BY THE DESIGN ENGINEER AND APPROVED BY THE CITY OF HUTTO.
5. THRUST BLOCKING AND RESTRAINTS SHALL BE IN ACCORDANCE WITH CITY OF HUTTO STANDARD SPECIFICATIONS.
6. MANDREL TESTING WILL BE REQUIRED ON ALL WASTEWATER PIPE AS PER CITY OF HUTTO CONSTRUCTION SPECIFICATIONS.
7. ALL GRAVITY WASTEWATER MAINS TO BE FIELD-TESTED FOR WATER TIGHTNESS AND VIDEO TAPED BY CAMERA SO SOONER THAN 30-DAYS AFTER TOTAL COMPLETION OF WASTEWATER LINES. TWO DIGITAL COPIES SHALL BE PROVIDED TO THE CITY BEFORE CLOSEOUT.
8. HYDROSTATIC PRESSURE AND LEAKAGE TESTS SHALL BE PERFORMED ON ALL PRESSURE PIPELINES CARRYING WASTEWATER.
9. ALL MANHOLES SHALL BE TESTED FOR LEAKAGE SEPARATELY AND INDEPENDENTLY OF WASTEWATER LINES BY HYDROSTATIC EXFILTRATION TESTING OR OTHER CITY APPROVED METHOD PER CITY OF HUTTO CONSTRUCTION SPECIFICATIONS.
10. EXISTING MANHOLES SHALL BE TESTED FOR LEAKAGE PRIOR TO CORING OR ADJUSTMENT.
11. EXISTING MANHOLES SHALL HAVE ALL CONCRETE SURFACES CLEANED AND COATED PER CITY OF HUTTO WASTEWATER DETAILS AFTER CORING OR ADJUSTMENT.
12. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE / NATIONAL SANITATION FOUNDATION STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI.
13. PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C900, MIN. DR 14), OR DUCTILE IRON (AWWA C151, MIN. CLASS 350). DUCTILE IRON FOR PRESSURE WASTEWATER MAINS SHALL HAVE A CORROSION RESISTANT INTERIOR LINING ACCEPTABLE TO OWNER. PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC SDR-26, ASTM D-3034.
14. ALL PVC PIPE (ALL TYPES AND SDR/DR WALL THICKNESS TO BE USED) SHALL HAVE RUBBER GASKET EQUIPPED BELL AND SPIGOT JOINTS CONFORMING TO ASTM D-3212. THE GASKET MATERIAL SHALL CONFORM TO ASTM F-477. SOLVENT WELDED JOINTS WILL NOT BE APPROVED FOR THIS PROJECT.
15. ALL SANITARY SEWER FACILITIES AND POTABLE WATERLINES MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF CLEARANCE IN ANY DIRECTION BETWEEN THEM. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, FOLLOW THESE SPECIAL PROCEDURES.
   A. IF A COLLECTION SYSTEM PIPE PARALLELS A PUBLIC WATER SUPPLY PIPE THE FOLLOWING REQUIREMENTS APPLY:
      A.A. A COLLECTION SYSTEM PIPE MUST BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC MEETING ASTM SPECIFICATIONS WITH AT LEAST TWO FEET BEWEEN THE OUTSIDE DIAMETERS OF THE PIPES.
      A.B. VERTICAL SEPARATION MUST BE AT LEAST FOUR FEET BETWEEN OUTSIDE DIAMETERS OF THE PIPES.
      A.C. HORIZONTAL SEPARATION MUST BE AT LEAST FOUR FEET BETWEEN OUTSIDE DIAMETERS OF THE PIPES.
      A.D. COLLECTION SYSTEM PIPE MUST BE BELOW WATER SUPPLY PIPE.
   B. IF A COLLECTION SYSTEM PIPE CROSSES A PUBLIC WATER SUPPLY PIPE, THE FOLLOWING REQUIREMENTS APPLY:
      B.A. IF A COLLECTION SYSTEM IS CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, THE FOLLOWING REQUIREMENTS APPLY:
         B.A.A. A MINIMUM OF SIX INCHES BETWEEN OUTSIDE DIAMETERS OF THE PIPES.
         B.A.B. A COLLECTION SYSTEM PIPE MUST BE BELOW A PUBLIC WATER SUPPLY PIPE.
         B.A.C. COLLECTION SYSTEM PIPE JOINTS MUST BE LOCATED AS FAR AS POSSIBLE FROM AN INTERSECTION WITH A PUBLIC WATER SUPPLY LINE.
   C. IF A COLLECTION SYSTEM CROSSES OVER A PUBLIC WATER SUPPLY PIPE, EACH PORTION OF A COLLECTION SYSTEM PIPE WITHIN NINE FEET OF A PUBLIC WATER SUPPLY PIPE MUST BE CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS.
16. AN INDEPENDENT QUALIFIED LAB, AT THE CONTRACTOR'S EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAGES), SUPPLIES, AND LABOR NECESSARY TO PERFORM THE TEST. A CITY OF HUTTO CONSTRUCTION INSPECTOR MUST BE PRESENT FOR ALL TESTING.
17. THE CONTRACTOR SHALL PROVIDE THE DESIGN ENGINEER AND THE CITY NOT LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING, OR PRESSURE TESTING
18. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF HUTTO.
19. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON PER CITY OF HUTTO STANDARD DETAILS.
20. ALL MANHOLES SHALL BEE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF PAVEMENT SHALL HAVE BOLTED AND GASKETED COVERS. CONCRETE MANHOLES TO BE COATED PER STANDARD DETAIL AND CONSTRUCTION SPECIFICATIONS. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE PERMITTED.
21. ALL WASTEWATER PIPING AND FITTINGS SHALL BE VIRGIN STOCK.
22. ALL MECHANICAL RESTRAINTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

WATER NOTES (UPDATED MARCH 2019)

1. WATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF HUTTO ENGINEERING MANUAL, STANDARD SPECIFICATIONS AND STANDARD DETAILS.
2. FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND BROUGHT INTO SERVICE. ALL FIRE LINES SHALL BE DUCTILE. IRON
3. ALL WATER SERVICE, WASTEWATER SERVICE, AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED AS FOLLOWS:
   A. WATER SERVICE "W" ON TOP OF CURB
   B. VALVE "V" ON TOP OF CURB OR VALVE SIGN AS INSTRUCTED BY CITY ENGINEER
4. TOOLS FOR MARKING CURBS SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF MARKING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF MARKING SHALL BE SPECIFIED BY THE ENGINEER AND APPROVED BY THE CITY OF HUTTO.
5. THRUST BLOCKING AND RESTRAINTS SHALL BE IN ACCORDANCE WITH CITY OF HUTTO STANDARD SPECIFICATIONS.
6. HYDROSTATIC PRESSURE AND LEAKAGE TESTS SHALL BE PERFORMED ON ALL PRESSURE PIPELINES CARRYING WATER.
7. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI.
8. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C900/C905, MIN. DR 14), OR DUCTILE IRON (AWWA C151, MIN. CLASS 350). WATER SERVICES (2" OR SMALLER) SHALL BE POLYETHYLENE TUBING (BLACK, 200 PSI, DR 9).
9. ALL DUCTILE IRON PIPE (D.I.P) SHALL BE WRAPPED WITH EIGHT (8) MIL, BLACK VIRGIN POLYETHYLENE WRAP AS SPECIFIED IN ANSI/AWWA C105/A21.5.
10. ALL D.I.P. SHALL BE LINED WITH VIRGIN POLYETHYLENE CONFORMING TO ASTM D-1248; 40 MIL THICKNESS (NOMINAL), 35 MILS (MINIMUM). LINER TO BE POLYBOND OR EQUAL. AT ANY POINT WHERE D.I.P. CANNOT BE WRAPPED IN POLYETHYLENE, COAT THE EXTERIOR WITH POLYBOND OR APPROVED EQUAL.
11. ALL PVC PIPE (ALL TYPES AND SDR/DR WALL THICKNESS TO BE USED) SHALL HAVE RUBBER GASKET EQUIPPED BELL AND SPIGOT JOINTS CONFORMING TO ASTM D-3212. THE GASKET MATERIAL SHALL CONFORM TO ASTM F-477. SOLVENT WELDED JOINTS WILL NOT BE APPROVED FOR THIS PROJECT.
12. ALL POTABLE WATERLINES AND SANITARY SEWER FACILITIES MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF CLEARANCE IN ANY DIRECTION BETWEEN THEM. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, FOLLOW THESE SPECIAL PROCEDURES.
   A. IF A COLLECTION SYSTEM PIPE PARALLELS A PUBLIC WATER SUPPLY PIPE THE FOLLOWING REQUIREMENTS APPLY:
      I. A COLLECTION SYSTEM PIPE MUST BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC MEETING ASTM SPECIFICATIONS WITH AT LEAST 150 POUNDS PER SQUARE INCH (PSI) PRESSURE RATING FOR BOTH THE PIPE AND JOINTS.
      II. VERTICAL SEPARATION MUST BE AT LEAST TWO FEET BETWEEN THE OUTSIDE DIAMETERS OF THE PIPES.
      III. HORIZONTAL SEPARATION MUST BE AT LEAST FOUR FEET BETWEEN OUTSIDE DIAMETERS OF THE PIPES.
      IV. COLLECTION SYSTEM PIPE MUST BE BELOW WATER SUPPLY PIPE.
   B. IF A COLLECTION SYSTEM PIPE CROSSES A PUBLIC WATER SUPPLY PIPE, THE FOLLOWING REQUIREMENTS APPLY:
      I. IF A COLLECTION SYSTEM IS CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, THE FOLLOWING REQUIREMENTS APPLY:
         a. A MINIMUM DISTANCE OF SIX (6) INCHES BETWEEN OUTSIDE DIAMETERS OF THE PIPES.
         b. A COLLECTION SYSTEM PIPE MUST BE BELOW A PUBLIC WATER SUPPLY PIPE.
         c. COLLECTION SYSTEM PIPE JOINTS MUST BE LOCATED AS FAR AS POSSIBLE FROM AN INTERSECTION WITH A PUBLIC WATER SUPPLY LINE.
      II. IF A COLLECTION SYSTEM CROSSES OVER A PUBLIC WATER SUPPLY PIPE, EACH PORTION OF A COLLECTION SYSTEM PIPE WITHIN NINE FEET OF A PUBLIC WATER SUPPLY PIPE MUST BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS.
13. THE CONTRACTOR MUST OBTAIN A TEMPORARY WATER METER FROM THE CITY OF HUTTO UTILITY BILLING DEPARTMENT FOR ALL WATER USED DURING CONSTRUCTION.
14. CONTRACTOR TO SCHEDULE WATER VALVE CLOSURE THROUGH CITY OF HUTTO: DEPARTMENT OF PUBLIC WORKS – UTILITY DIVISION WITH ADVANCE NOTICE OF 7 DAYS. CONTACT TO CONTACT PUBLIC WORKS AT PHONE # 512-759-4016 AND NOTIFY CONSTRUCTION INSPECTOR. WATER VALVE CLOSURE WILL ONLY BE SCHEDULED FOR TUESDAY THROUGH THURSDAY. CONTRACTOR TO NOTIFY ALL BUSINESSES AND RESIDENTS AFFECTED BY VALVE CLOSURES. CLOSURES MUST BE COORDINATED TO MINIMIZE EFFECTS ON EXISTING CUSTOMERS WITH CONSIDERATIONS GIVEN TO BUSINESSES THAT REQUIRE WATER TO MAINTAIN OPERATIONS.
15. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE SCHEDULED WITH THE CITY OF HUTTO. CONTRACTOR WILL BE RESPONSIBLE FOR TRACKING THE AMOUNT OF WATER USED DURING FLUSHING AND BE REQUIRED TO REIMBURSE THE CITY FOR WATER USE, IF NOT ALREADY METERED.
16. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM STERILIZATION OF ALL POTABLE WATER LINES AND SHALL PROVIDE ALL EQUIPMENT NECESSARY (INCLUDING TEST GAGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTION MATERIAL) AND NECESSARY LABOR REQUIRED FOR THE STERILIZATION PROCEDURE. THE STERILIZATION PROCEDURE SHALL BE MONITORED BY THE ENGINEER AND A CITY OF HUTTO CONSTRUCTION INSPECTOR. WATER SAMPLES WILL BE COLLECTED TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM.
17. AN INDEPENDENT QUALIFIED LAB, AT THE CONTRACTOR'S EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAGES), SUPPLIES, AND LABOR NECESSARY TO PERFORM THE TESTS. A CITY OF HUTTO CONSTRUCTION INSPECTOR MUST BE PRESENT FOR ALL TESTING.
18. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND THE CITY NOT LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING, OR PRESSURE TESTING.
19. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF HUTTO.
20. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON PER CITY OF HUTTO STANDARD DETAILS.
21. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF PAVEMENT SHALL HAVE BOLTED AND GASKETED COVERS. CONCRETE MANHOLES TO BE COATED PER STANDARD DETAIL AND CONSTRUCTION SPECIFICATIONS. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE PERMITTED.
22. ALL FIRE LINES SHALL BE DUCTILE IRON PIPE (AWWA C-100, CLASS 200).
23. ALL FIRE HYDRANTS SHALL BE SILVER IN COLOR INCLUDING BONNET AND INSTALLED PER CITY OF HUTTO STANDARD DETAIL.
24. ALL WATER PIPING AND FITTINGS SHALL BE VIRGIN STOCK.
25. ALL MECHANICAL RESTRAINTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
26. ALONG STATE HIGHWAYS, WATER LINES ARE REQUIRED ON BOTH SIDES OF THE ROADWAY. NEW WATER LINES CROSSING EXISTING STREETS SHALL BE PLACED BY BORING. A STEEL CASING SHALL BE REQUIRED UNDER MAJOR AND MINOR COLLECTOR ROADWAYS, ARTERIAL ROADWAYS AND STATE HIGHWAY. OPEN CUT EXCAVATION WILL NOT BE ALLOWED TO CROSS EXISTING STREETS, UNLESS APPROVED BY THE CITY ENGINEER.
27. ALL NEW WATER PIPES MUST HAVE DETECTABLE TAPE PER CITY OF HUTTO STANDARD DETAIL.
28. ALL AUTOMATIC FLUSH VALVES MUST USE A METER TO MEASURE WATER LOSS.
29. TRACER WIRE WILL BE TESTED AND MUST WORK CORRECTLY BEFORE CITY ACCEPTANCE OF INFRASTRUCTURE. TRACER WIRER MUST BE ENCASED IN PIPE.
30. ALL REDUCED SIZE TAPS SHALL BE MADE USING AN EPOXY COATED FABRICATED STEEL TAPPING SLEEVE WITH STAINLESS STEEL BOLTS, OR A STAINLESS STEEL FULL CIRCLE TAPPING SLEEVE WITH DUCTILE IRON FLANGE

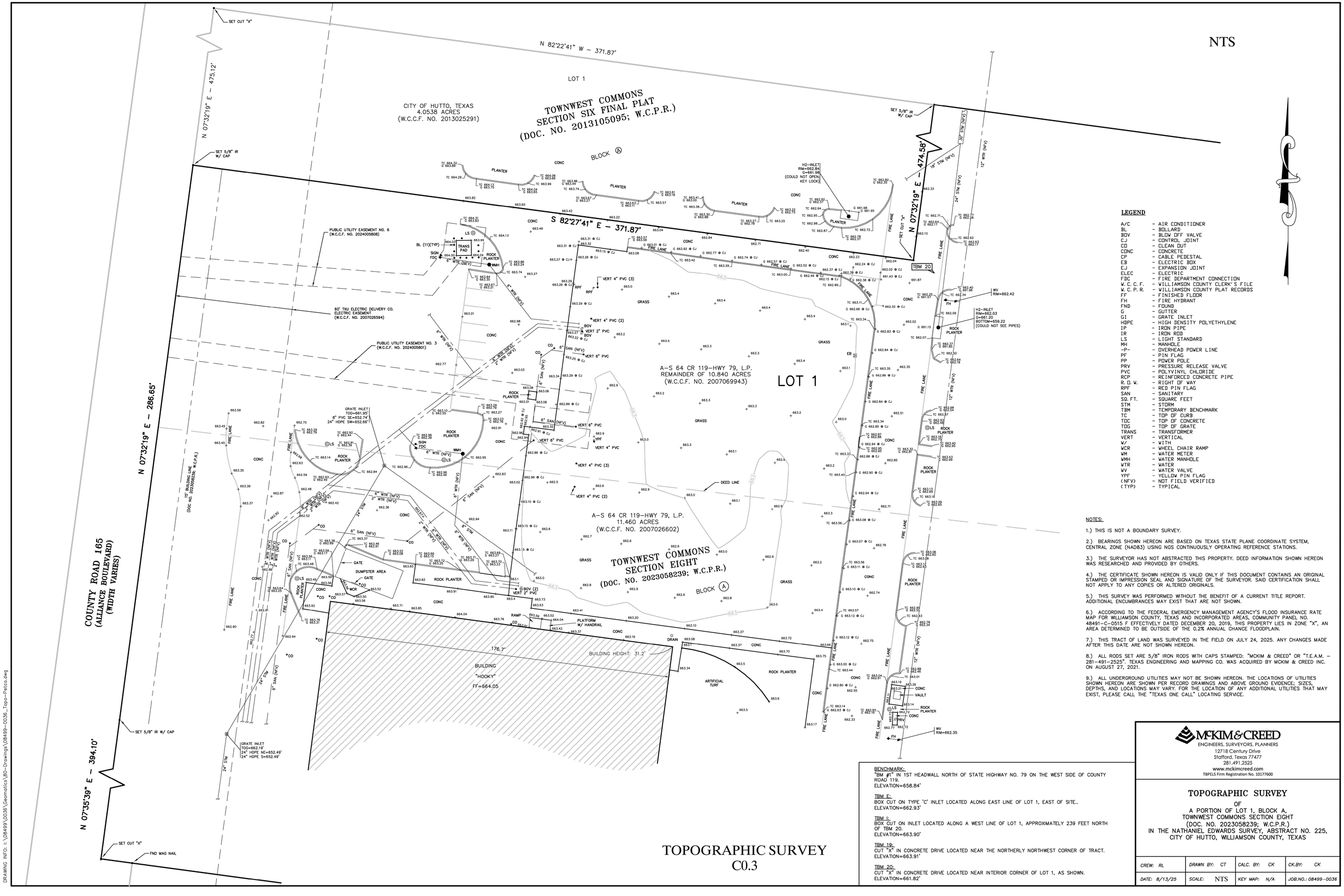
EROSION, SEDIMENTATION AND TREE PROTECTION NOTES (UPDATED NOVEMBER 2023)

EROSION AND SEDIMENT CONTROLS:
1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROLS AND TREE AND NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING, OR EXCAVATION).
2. IF APPLICABLE, COMPLIANCE WITH THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES) CONSTRUCTION GENERAL PERMIT TXR150000 INCLUDING THE DEVELOPMENT AND IMPLEMENTATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWP3) IS REQUIRED.
3. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. DEVIATIONS FROM THE APPROVED PLAN MUST BE SUBMITTED TO AND APPROVED BY THE OWNER'S REPRESENTATIVE.
4. FIELD REVISIONS TO THE EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED BY THE CITY INSPECTOR TO ADDRESS CONTROL INADEQUACIES. THESE REVISIONS SHALL BE DOCUMENTED IN THE SWP3, IF APPLICABLE.
5. COMPLIANCE WITH FEDERAL, STATE, AND LOCAL ENVIRONMENTAL REGULATIONS/REQUIREMENTS IS REQUIRED WHERE APPLICABLE.
6. STORMWATER BEST MANAGEMENT PRACTICES WILL BE REGULATED BY THE SWP3, AS APPROPRIATE.
7. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS AT: (A) WEEKLY INTERVALS OR (B) ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF > 0.5 INCHES TO ENSURE THEY ARE FUNCTIONING PROPERLY. ANY ACCUMULATED SEDIMENT AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHED IS SIX INCHES (6").
8. ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP BY SCRAPING AND/OR SWEEPING BY THE END OF THE DAY. WASHING INTO DITCHES OR STORM SEWERS IS UNACCEPTABLE.
9. THE CONTRACTOR IS REQUIRED TO MAKE ANY REPAIRS OR MODIFICATIONS NECESSARY TO ENSURE CONTINUED EFFECTIVE OPERATION OF THE EROSION AND SEDIMENT CONTROLS.
10. IF EROSION AND SEDIMENT CONTROL SYSTEMS ARE EXISTING FROM PRIOR CONTRACTS, OWNER'S REPRESENTATIVE AND THE CONTRACTOR ARE TO EXAMINE THE EXISTING EROSION AND SEDIMENT CONTROLS FOR DAMAGE PRIOR TO CONSTRUCTION. ANY DAMAGE TO PREEXISTING EROSION AND SEDIMENT CONTROLS NOTED TO BE REPAIRED AT THE OWNER'S EXPENSE.

POLLUTION PREVENTION MEASURES
1. NO ABOVE AND/OR BELOW GROUND TEMPORARY FUEL STORAGE FACILITIES ARE TO BE STORED ON THE PROJECT SITE.
2. INTENTIONAL RELEASE OF VEHICLE OR EQUIPMENT FLUIDS ONTO THE GROUND IS NOT ALLOWED. CONTAMINATED SOIL RESULTING FROM AN ACCIDENTAL SPILL HAS TO BE REMOVED AND DISPOSED OF PROPERLY.
3. ALL CONCRETE TRUCKS MUST USE AN APPROVED WASHOUT STATION.

TREE PROTECTION:
1. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIP LINE.
2. WHERE A FENCE IS CLOSER THAN FOUR FEET (4') TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT FEET (8'), OR THE LIMITS OF LOWER BRANCHING, IN ADDITION TO THE FENCING.
3. TREES SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
4. ANY ROOT EXPOSED BY THE CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREA WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO DAYS, COVER THEM WITH ORGANIC MATTER IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
5. TO AVOID SOIL COMPACTION, THE CONTRACTOR SHALL NOT ALLOW VEHICULAR TRAFFIC, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS IN THE TREE DRIP LINE AREA.
6. CONTRACTOR SHALL PRUNE VEGETATION TO PROVIDE CLEARANCE FOR STRUCTURE, VEHICULAR TRAFFIC, AND EQUIPMENT BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.). ALL FINISHED PRUNING TO BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE "NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES").
7. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT IMMEDIATELY ADJACENT TO A PROTECTED TRE

NTS



<u>LEGEND</u>

A/C	- AIR CONDITIONER
BL	- BOLLARD
BOV	- BLOW OFF VALVE
CJ	- CONTROL JOINT
CO	- CLEAN OUT
CONC	- CONCRETE
CP	- CABLE PEDESTAL
EB	- ELECTRIC BOX
EJ	- EXPANSION JOINT
ELEC	- ELECTRIC
FDC	- FIRE DEPARTMENT CONNECTION
W. C. C. F.	- WILLIAMSON COUNTY CLERK'S FILE
W. C. P. R.	- WILLIAMSON COUNTY PLAT RECORDS
FF	- FINISHED FLOOR
FH	- FIRE HYDRANT
FND	- FOUND
G	- GUTTER
GI	- GRATE INLET
HDPE	- HIGH DENSITY POLYETHYLENE
IP	- IRON PIPE
IR	- IRON ROD
LS	- LIGHT STANDARD
MH	- MANHOLE
-P-	- OVERHEAD POWER LINE
PF	- PIN FLAG
PP	- POWER POLE
PRV	- PRESSURE RELEASE VALVE
PVC	- POLYVINYL CHLORIDE
RCP	- REINFORCED CONCRETE PIPE
R. O. W.	- RIGHT OF WAY
RPF	- RED PIN FLAG
SAN	- SANITARY
SQ. FT.	- SQUARE FEET
STM	- STORM
TBM	- TEMPORARY BENCHMARK
TC	- TOP OF CURB
TDC	- TOP OF CONCRETE
TDG	- TOP OF GRATE
TRANS	- TRANSFORMER
VERT	- VERTICAL
W/	- WITH
WCR	- WHEEL CHAIR RAMP
WM	- WATER METER
WMH	- WATER MANHOLE
WTR	- WATER
WV	- WATER VALVE
YPF	- YELLOW PIN FLAG
(NFV)	- NOT FIELD VERIFIED
(TYP)	- TYPICAL

<u>NOTES:</u>

1.) THIS IS NOT A BOUNDARY SURVEY.

2.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.

3.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.

4.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.

5.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ADDITIONAL ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.

6.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48491-C-0515 F EFFECTIVELY DATED DECEMBER 20, 2019, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

7.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON JULY 24, 2025. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.

8.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: "MCKIM & CREED" OR "T.E.A.M. - 281-491-2525". TEXAS ENGINEERING AND MAPPING CO. WAS ACQUIRED BY MCKIM & CREED INC. ON AUGUST 27, 2021.

9.) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN HEREON. THE LOCATIONS OF UTILITIES SHOWN HEREON ARE SHOWN PER RECORD DRAWINGS AND ABOVE GROUND EVIDENCE; SIZES, DEPTHS, AND LOCATIONS MAY VARY. FOR THE LOCATION OF ANY ADDITIONAL UTILITIES THAT MAY EXIST, PLEASE CALL THE "TEXAS ONE CALL" LOCATING SERVICE.

<u>BENCHMARK:</u>

<u>"BM #1"</u>
IN 1ST HEADWALL NORTH OF STATE HIGHWAY NO. 79 ON THE WEST SIDE OF COUNTY ROAD 119.
ELEVATION=658.84'

<u>TBM E:</u>
BOX CUT ON TYPE 'C' INLET LOCATED ALONG EAST LINE OF LOT 1, EAST OF SITE..
ELEVATION=662.93'

<u>TBM I:</u>
BOX CUT ON INLET LOCATED ALONG A WEST LINE OF LOT 1, APPROXIMATELY 239 FEET NORTH OF TBM 20.
ELEVATION=663.90'

<u>TBM 19:</u>
CUT "X" IN CONCRETE DRIVE LOCATED NEAR THE NORTHERLY NORTHWEST CORNER OF TRACT.
ELEVATION=663.91'

<u>TBM 20:</u>
CUT "X" IN CONCRETE DRIVE LOCATED NEAR INTERIOR CORNER OF LOT 1, AS SHOWN.
ELEVATION=661.82'

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281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600

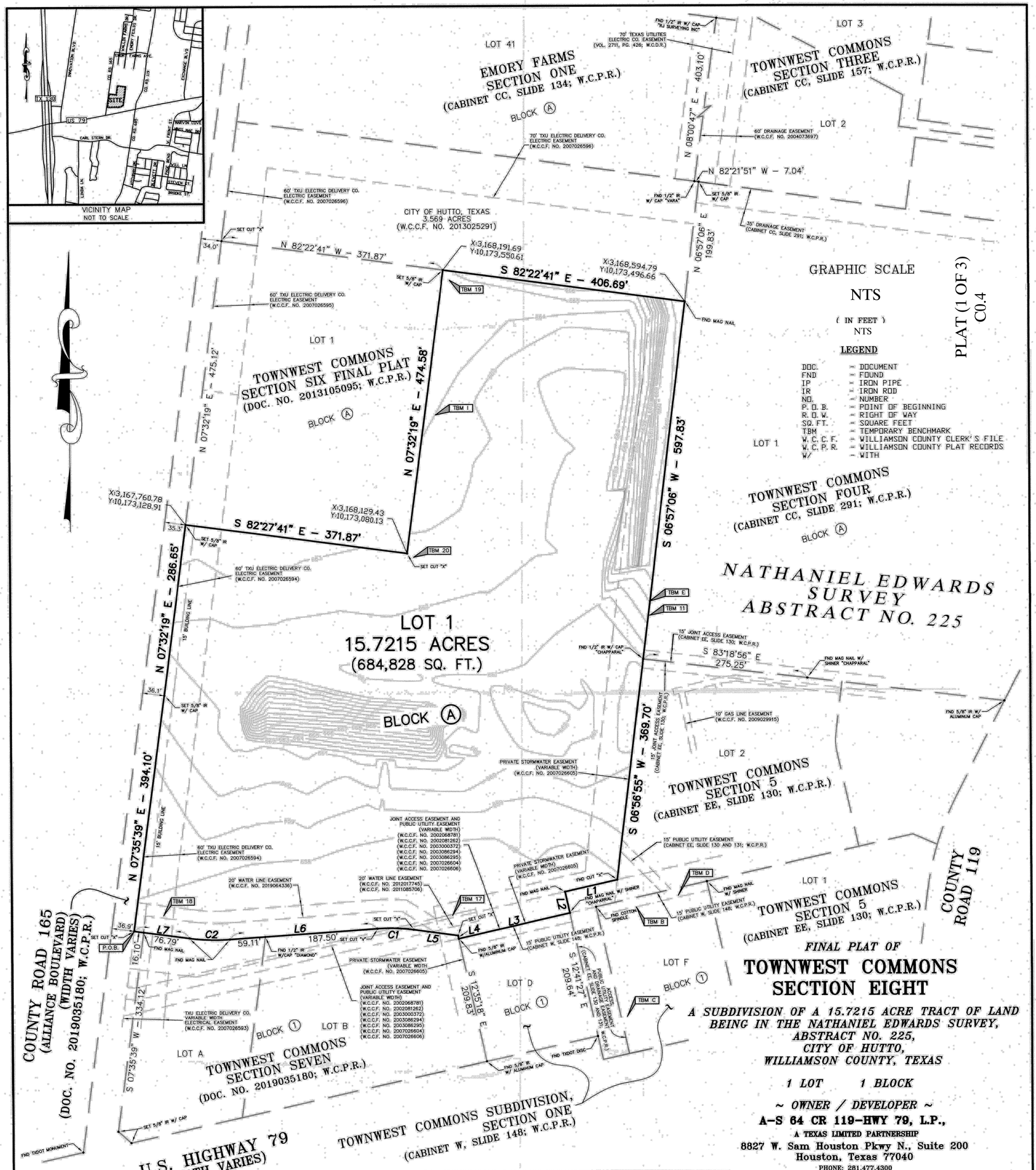
TOPOGRAPHIC SURVEY

OF
A PORTION OF LOT 1, BLOCK A,
TOWNWEST COMMONS SECTION EIGHT
(DOC. NO. 2023058239; W.C.P.R.)
IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225,
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

CREW: RL	DRAWN BY: CT	CALC. BY: CK	CK.BY: CK
DATE: 8/13/25	SCALE: NTS	KEY MAP: N/A	JOB.NO.: 08499-0036

TOPOGRAPHIC SURVEY
C0.3

DRAWING INFO: I:\08499\0036\Geomatics\80-Drawings\08499-0036_Topo-Petco.dwg



PLAT (1 OF 3)
C0.4

LINE	BEARING	DISTANCE
L1	S 77°21'26" W	90.01'
L2	S 12°39'25" E	36.01'
L3	S 77°19'57" W	190.04'
L4	N 12°35'18" W	5.40'
L5	N 82°24'21" W	74.68'
L6	S 86°01'21" W	246.61'
L7	N 82°24'21" W	92.89'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	60.59'	60.49'	N 88°11'30" W	11°34'18"
C2	335.00'	67.66'	67.54'	N 88°11'30" W	11°34'18"

BENCHMARK:
"BM #1" IN 1ST HEADWALL NORTH OF STATE HIGHWAY NO. 79 ON THE WEST SIDE OF COUNTY ROAD 119.
ELEVATION=658.84'

TBM B:
MAG NAIL W/SHINER IN CURB AT NORTHWEST CORNER OF SONIC TRACT, AS SHOWN.
ELEVATION=659.56'

TBM C:
BOX CUT ON EAST SIDE OF LIGHT STANDARD AT THE SOUTHWEST CORNER OF SONIC TRACT, AS SHOWN.
ELEVATION=660.57'

TBM D:
BOX CUT ON NORTH SIDE OF LIGHT STANDARD AT THE NORTHEAST CORNER OF SONIC TRACT, AS SHOWN.
ELEVATION=660.88'

TBM E:
BOX CUT ON TYPE 'C' INLET LOCATED ALONG EAST PROPERTY LINE OF THIS TRACT, AS SHOWN.
ELEVATION=662.93'

TBM I:
BOX CUT ON INLET LOCATED ALONG THE WEST PROPERTY LINE OF TRACT, AS SHOWN.
ELEVATION=663.90'

TBM 11:
60D NAIL IN ASPHALT LOCATED ALONG EAST PROPERTY LINE OF TRACT, AS SHOWN.
ELEVATION=662.48'

TBM 17:
CUT "X" IN CONCRETE DRIVE LOCATED ALONG THE SOUTH PROPERTY LINE OF TRACT, AS SHOWN.
ELEVATION=656.97'

TBM 18:
CUT "X" IN CONCRETE DRIVE LOCATED NEAR THE SOUTHWEST CORNER OF TRACT, AS SHOWN.
ELEVATION=657.72'

TBM 19:
CUT "X" IN CONCRETE DRIVE LOCATED NEAR THE NORTHEAST CORNER OF TRACT, AS SHOWN.
ELEVATION=663.91'

TBM 20:
CUT "X" IN CONCRETE DRIVE LOCATED NEAR INTERIOR CORNER OF TRACT, AS SHOWN.
ELEVATION=661.82'

FINAL PLAT OF

TOWNWEST COMMONS SECTION EIGHT

A SUBDIVISION OF A 15.7215 ACRE TRACT OF LAND BEING IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

1 LOT 1 BLOCK

~ OWNER / DEVELOPER ~

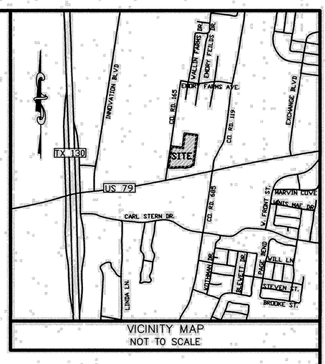
A-S 64 CR 119-HWY 79, L.P.,
A TEXAS LIMITED PARTNERSHIP
8827 W. Sam Houston Pkwy N., Suite 200
Houston, Texas 77040
PHONE: 281.477.4300

~ ENGINEER ~
ALJ LINDSEY
18635 N Eldridge Parkway, Suite 200
Tomball, Texas 77377
PHONE: 281.301.5955

~ SURVEYOR ~
McKIM&CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600

Job No. 08499-00036
APRIL 24, 2023

Doc#2023056228



PLAT (2 OF 3)
C0.5

A FIELD NOTE DESCRIPTION OF A 15.7215 ACRE TRACT OF LAND IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS; SAID 15.7215 ACRE TRACT BEING A PORTION OF AN 11.460 ACRE TRACT OF LAND CONVEYED TO A-S 64 CR 119-HWY 79, L.P., AS RECORDED IN WILLIAMSON COUNTY CLERK'S FILE NO. 2007026602, AND BEING THE REMAINDER OF A 10.840 ACRE TRACT OF LAND CONVEYED TO A-S 64 CR 119-HWY 79, L.P, AS RECORDED IN WILLIAMSON COUNTY CLERK'S FILE NO. 2007069943; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES-AND-BOUNDS AS FOLLOWS WITH THE BEARINGS BEING BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83) PER GPS OBSERVATIONS USING NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATIONS:

BEGINNING AT A CUT "X" SET IN CONCRETE IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 165 (ALLIANCE BOULEVARD) (WIDTH VARIES) FOR THE NORTHWEST CORNER OF TOWNWEST COMMONS SECTION SEVEN, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2019035180 OF THE WILLIAMSON COUNTY PLAT RECORDS AND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 07° 35' 39" EAST – 394.10 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 165 AND WITH THE WEST LINE OF SAID 11.460 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM & CREED" SET FOR AN ANGLE POINT OF THIS TRACT;

THENCE, NORTH 07° 32' 19" EAST – 286.65 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 165, WITH THE WEST LINE OF SAID 11.460 ACRE TRACT, AND WITH THE WEST LINE OF SAID 10.840 ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM & CREED" SET FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, TOWNWEST COMMONS SECTION SIX FINAL PLAT, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2013105095 OF THE WILLIAMSON COUNTY PLAT RECORDS AND FOR A NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 82° 27' 41" EAST – 371.87 FEET WITH THE SOUTH LINE OF SAID TOWNWEST COMMONS SECTION SIX FINAL PLAT TO A CUT "X" SET IN CONCRETE FOR THE SOUTHEAST CORNER OF SAID TOWNWEST COMMONS SECTION SIX FINAL PLAT AND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, NORTH 07° 32' 19" EAST – 474.58 FEET WITH THE EAST LINE OF SAID TOWNWEST COMMONS SECTION SIX FINAL PLAT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM & CREED" SET IN THE SOUTH LINE OF A 3.569 ACRE TRACT OF LAND CONVEYED TO THE CITY OF HUTTO, TEXAS, AS RECORDED IN WILLIAMSON COUNTY CLERK'S FILE NO. 2013025291 AND IN THE NORTH LINE OF SAID 10.840 ACRE TRACT FOR THE NORTHEAST CORNER OF SAID TOWNWEST COMMONS SECTION SIX FINAL PLAT AND FOR A NORTHWEST CORNER OF THIS TRACT; FROM WHICH A CUT "X" SET IN CONCRETE IN THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 165 FOR THE NORTHWEST CORNER OF SAID TOWNWEST COMMONS SECTION SIX FINAL PLAT AND FOR THE SOUTHWEST CORNER OF SAID 3.569 ACRE TRACT BEARS NORTH 82° 22' 41" WEST -371.87 FEET;

THENCE, SOUTH 82° 22' 41" EAST – 406.69 FEET WITH THE SOUTH LINE OF SAID 3.569 ACRE TRACT AND WITH THE NORTH LINE OF SAID 10.840 ACRE TRACT TO A MAG NAIL FOUND IN THE WEST LINE OF LOT 1, BLOCK A, TOWNWEST COMMONS SECTION FOUR, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET CC, SLIDE 291 OF THE WILLIAMSON COUNTY PLAT RECORDS FOR THE NORTHEAST CORNER OF SAID 10.840 ACRE TRACT, FOR THE SOUTHEAST CORNER OF SAID 3.569 ACRE TRACT, AND FOR THE NORTHEAST CORNER OF THIS TRACT; FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "T.E.A.M." SET FOR THE NORTHWEST CORNER OF SAID TOWNWEST COMMONS SECTION FOUR BEARS NORTH 06° 57' 06" EAST – 199.83 FEET;

THENCE, SOUTH 06° 57' 06" WEST – 597.83 FEET (CALLED SOUTH 06° 57' 50" WEST – 597.71 FEET PER WILLIAMSON COUNTY CLERK'S FILE NO. 2007069943) WITH THE WEST LINE OF SAID TOWNWEST COMMONS SECTION FOUR AND WITH THE EAST LINE OF SAID 10.840 ACRE TRACT TO A 1/2-INCH IRON ROD WITH CAP STAMPED "CHAPPARAL" FOUND FOR THE NORTHWEST CORNER OF LOT 2, TOWNWEST COMMONS SECTION 5, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET EE, SLIDE 130 OF THE WILLIAMSON COUNTY PLAT RECORDS, FOR THE SOUTHWEST CORNER OF SAID TOWNWEST COMMONS SECTION FOUR, FOR THE SOUTHEAST CORNER OF SAID 10.840 ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID 11.460 ACRE TRACT, AND FOR AN ANGLE POINT OF THIS TRACT; FROM WHICH A MAG NAIL WITH SHINER STAMPED "CHAPPARAL" FOUND BEARS SOUTH 83° 18' 56" EAST – 275.25 FEET;

THENCE, SOUTH 06° 56' 55" WEST – 369.70 FEET (CALLED SOUTH 06° 56' 52" WEST – 369.64 FEET PER WILLIAMSON COUNTY CLERK'S FILE NO. 2007026602) WITH WEST LINE OF SAID TOWNWEST COMMONS SECTION 5 AND WITH THE EAST LINE OF SAID 11.460 ACRE TRACT TO CUT "X" FOUND FOR AN INTERIOR CORNER OF SAID TOWNWEST COMMONS SECTION 5, FOR A SOUTHEAST CORNER OF SAID 11.460 ACRE TRACT, AND FOR A SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 77° 21' 26" WEST – 90.01 FEET (CALLED SOUTH 77° 20' 38" WEST – 89.97 FEET PER WILLIAMSON COUNTY CLERK'S FILE NO. 2007026602) WITH A NORTHWEST LINE OF SAID TOWNWEST COMMONS SECTION 5 AND WITH A SOUTHEAST LINE OF SAID 11.460 ACRE TRACT TO A MAG NAIL FOUND FOR A WEST CORNER OF SAID TOWNWEST COMMONS SECTION 5, FOR AN INTERIOR CORNER OF SAID 11.460 ACRE TRACT, AND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, SOUTH 12° 39' 25" EAST – 36.01 FEET (CALLED SOUTH 12° 39' 22" EAST – 36.00 FEET PER WILLIAMSON COUNTY CLERK'S FILE NO. 2007026602) WITH A SOUTHWEST LINE OF SAID TOWNWEST COMMONS SECTION 5 AND WITH A NORTHEAST LINE OF SAID 11.460 ACRE TRACT TO A MAG NAIL WITH SHINER STAMPED "CHAPARRAL" FOUND FOR THE NORTH CORNER OF LOT D, BLOCK 1, TOWNWEST COMMONS SUBDIVISION SECTION ONE, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET W, SLIDE 148 OF THE WILLIAMSON COUNTY PLAT RECORDS, FOR A SOUTHEAST CORNER OF SAID 11.460 ACRE TRACT, AND FOR A SOUTHEAST CORNER OF THIS TRACT; FROM WHICH A TXDOT DISC FOUND BEARS SOUTH 12° 41' 27" EAST – 209.64 FEET;

THENCE, SOUTH 77° 19' 57" WEST – 190.04 FEET WITH THE NORTHWEST LINE OF SAID LOT D, TOWNWEST COMMONS SUBDIVISION SECTION ONE AND WITH A SOUTHEAST LINE OF SAID 11.460 ACRE TRACT TO A 5/8-INCH IRON ROD WITH ALUMINUM CAP FOUND IN THE NORTHEAST LINE OF SAID TOWNWEST COMMONS SECTION SEVEN FOR THE WEST CORNER OF SAID LOT D, TOWNWEST COMMONS SUBDIVISION SECTION ONE, FOR A SOUTHWEST CORNER OF SAID 11.460 ACRE TRACT, AND FOR A SOUTHWEST CORNER OF THIS TRACT; FROM WHICH A 5/8-INCH IRON ROD WITH ALUMINUM CAP FOUND BEARS SOUTH 12° 35' 18" EAST -209.83 FEET;

THENCE, NORTH 12° 35' 18" WEST – 5.40 FEET WITH THE NORTHEAST LINE OF SAID TOWNWEST COMMONS SECTION SEVEN TO CUT "X" SET IN CONCRETE FOR THE NORTHEAST CORNER OF SAID TOWNWEST COMMONS SECTION SEVEN AND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, NORTH 82° 24' 21" WEST – 74.68 FEET WITH THE NORTH LINE OF SAID TOWNWEST COMMONS SECTION SEVEN TO A CUT "X" SET IN CONCRETE FOR A POINT-OF-CURVATURE OF CURVE TO THE LEFT;

THENCE, IN A WESTERLY DIRECTION WITH THE NORTH LINE OF SAID TOWNWEST COMMONS SECTION SEVEN AND WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF
11° 34' 18", A LENGTH OF 60.59 FEET, AND A CHORD BEARING NORTH 88° 11' 30" WEST – 60.49 FEET TO A CUT "V" SET IN CONCRETE FOR A POINT-OF-TANGENCY;

THENCE, SOUTH 86° 01' 21" WEST WITH THE NORTH LINE OF SAID TOWNWEST COMMONS SECTION SEVEN, AT DISTANCE OF 187.50 FEET PASS A 1/2-INCH IRON ROD WITH CAP STAMPED "DIAMOND" FOUND FOR THE NORTHEAST CORNER OF LOT A AND FOR THE NORTHWEST CORNER OF LOT B OF SAID TOWNWEST COMMONS SECTION SEVEN AND CONTINUING WITH THE NORTH LINE OF SAID TOWNWEST COMMONS SECTION SEVEN FOR A TOTAL DISTANCE OF 246.61 FEET TO A MAG NAIL FOUND FOR A POINT-OF-CURVATURE OF A CURVE TO THE RIGHT;

THENCE, IN A WESTERLY DIRECTION WITH THE NORTH LINE OF SAID TOWNWEST COMMONS SECTION SEVEN AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 11° 34' 18", A LENGTH OF 67.66 FEET, AND A CHORD BEARING NORTH 88° 11' 30" WEST – 67.54 FEET TO A MAG NAIL FOUND FOR A POINT-OF-TANGENCY;

THENCE, NORTH 82° 24' 21" WEST WITH THE NORTH LINE OF SAID TOWNWEST COMMONS SECTION SEVEN, AT A DISTANCE OF 76.69 FEET PASS A MAG NAIL FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 165 (WIDTH VARIES), ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2019035180 OF THE WILLIAMSON COUNTY PLAT RECORDS FOR THE NORTHWEST CORNER OF SAID LOT B AND CONTINUING WITH A JOG IN THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 165 FOR A TOTAL DISTANCE OF 92.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.7215 ACRES OF LAND.

FINAL PLAT OF

TOWNWEST COMMONS SECTION EIGHT

A SUBDIVISION OF A 15.7215 ACRE TRACT OF LAND BEING IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

1 LOT 1 BLOCK

~ OWNER / DEVELOPER ~

A-S 64 CR 119-HWY 79, L.P.,
A TEXAS LIMITED PARTNERSHIP
8827 W. Sam Houston Pkwy N., Suite 200
Houston, Texas 77040
PHONE: 281.477.4300

~ ENGINEER ~

ALJ LINDSEY
18635 N Eldridge Parkway, Suite 200
Tomball, Texas 77377
PHONE: 281.301.5955

~ SURVEYOR ~

McKIM&CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600

Job No. 08499-00036
APRIL 24, 2023

Doc # 2023058229

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON:

We; A–S 64 CR 119–HWY 79, L.P., a Texas limited partnership, sole owner of the certain tract of land shown hereon and described in deeds recorded in Williamson County Clerk's File Nos. 2007026602 and 2007069943 of the Official Records of Williamson County, Texas; do hereby state that all lien holders of the certain tract are shown hereon, do hereby subdivide said tract as shown hereon, do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Hutto the streets, alleys, rights–of–way, easements and public places shown hereon for such public purposes as the City of Hutto may deem appropriate. This subdivision is to be known as TOWNWEST COMMONS SECTION EIGHT.

IN TESTIMONY WHEREOF THE, A–S 64 CR 119–HWY 79, L.P., a Texas limited partnership, acting by and through Steven D. Alvis, Member–Manager of A–S 64, L.C., a Texas limited liability company, its general partner, thereunto authorized, this 11th day of May, 2023.

A–S 64 CR 119–HWY 79, L.P.,
a Texas limited partnership

By: A–S 64, L.C.,
a Texas limited liability company,
its general partner

By: _____
Steven D. Alvis, Member–Manager

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HARRIS:

Before me, the undersigned authority, on this day personally appeared Steven D. Alvis, Member–Manager of A–S 64, L.C., general partner of A–S 64 CR 119–HWY 79, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of May, 2023.

Notary Public in and for the State of Texas
My Commission Expires 4-17-25

Nancee Ost
Notary Public

NANCEE OST
Notary ID #857273
My Commission Expires
April 17, 2025

We, JP Morgan Chase Bank, N.A., lien holder of the certain tract of land shown hereon and described in a deed recorded in Document No. 2012007750 of the Official Public Records of Williamson County, Texas, do hereby consent to the subdivision of said tract as shown hereon, and do further hereby join, approve and consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Hutto the streets, alleys, rights–of–way, easements and public places shown hereon for such public purposes as the City of Hutto may deem appropriate. This subdivision is to be known as TOWNWEST COMMONS SECTION EIGHT.

This 31st day of May, 2023.

By: Jessica Arledge

By: Jessica Arledge Vice President
(Print Name and Title)

STATE OF TEXAS:

COUNTY OF Harris:

BEFORE ME, the undersigned authority, on this day personally appeared Jessica Arledge Vice President of JP Morgan Chase Bank, N.A., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of May, 2023.

Notary Public in and for the State of Texas
My Commission Expires: 04-29-2025

Notary Public

LINDA BRIONES
Notary Public, State of Texas
Comm. Expires 04-29-2025
Notary ID 3556823

NOTES:

1) NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.

2) BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.

3) A 10–FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET–SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER.

4) A 5–FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET–SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.

5) A 3–FOOT WIDE P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES.

6) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.

7) STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.

8) SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.

9) TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.

10) IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE–FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2–FOOT PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.

11) UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
GAS (NATURAL OR PROPANE): ATMOS ENERGY

12) UTILITY NOTES:

A. WITHIN CCN

- WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.

13) FLOOD PLAIN NOTES:

A. ULTIMATE FLOOD PLAIN

I. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOOD PLAIN

B. EXISTING FLOOD PLAIN

I. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491–C–0515 F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

14) FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100–YR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100–YEAR FLOODPLAIN OR 100–YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.

15) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

16) ON–SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST–DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100–YEAR STORM EVENTS.

17) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

18) ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE THE PROPERTY OWNER'S ASSOCIATION.

19) THE PRIVATE WASTEWATER LINES WILL BE MAINTAINED BY THE PROPERTY OWNERS OR PROPERTY OWNER'S ASSOCIATION.

20) THIS SUBDIVISION IS ZONED IN THE TOWNWEST COMMONS PLANNED UNIT DEVELOPMENT (PUD) IN ORDINANCE NO. 06–020–00.

21) THE MAXIMUM IMPERVIOUS COVER PER NON–RESIDENTIAL LOT IS 85%

22) TRAFFIC IMPACT FEES WILL BE DUE BASED ON ORDINANCE 2021–014.

23) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS RECORDED IN WILLIAMSON COUNTY CLERK'S FILE NOS. 2002081259, 2007026606, 2007026598, 2007026599, 2007026607, 2007069946, 2007069947, 2008005954, 2011014841, 2011014843, 2011014847, AND 2013025290.

24) BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD '83) USING NGS C.O.R.S. COORDINATES WHICH ARE SURFACE VALUES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.99988630155.

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS

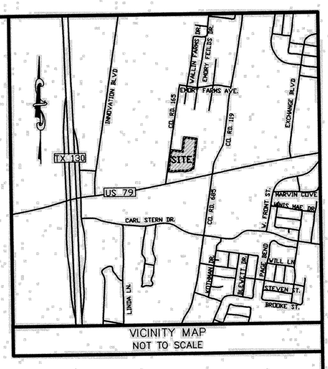
COUNTY OF FORT BEND:

I, Robert Chris Kelly, Registered Professional Land Surveyor No. 6833 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground. The field work was completed on January 13, 2023.

TO CERTIFY WHICH, WITNESS my hand and seal in the City of Stafford, Fort Bend County, Texas, this 5 day of JUNE, 2023.

Robert Chris Kelly
Registered Professional Land Surveyor, State of Texas No. 6833
Address: 12718 Century Drive, Stafford, TX 77477
Telephone: 281–491–2525

STATE OF TEXAS
REGISTERED
ROBERT CHRIS KELLY
6833
PROFESSIONAL LAND SURVEYOR



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HARRIS:

I, Brett T. Hanrahan, Registered Professional Engineer in the State of Texas, do hereby certify that this plat is in compliance with the codes and ordinances of the City of Hutto, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal in the HARRIS County, Texas, this 11 day of MAY, 2023.

Brett T. Hanrahan
Registered Professional Engineer, State of Texas No. 112908
Address: 18635 N Eldridge Parkway, Suite 200, Tomball, Texas 77377
Telephone: 281–301–5955

STATE OF TEXAS
BRETT T. HANRAHAN
112908
REGISTERED
PROFESSIONAL ENGINEER

PLAT (3 OF 3)
C0.6

This plat was approved for recording by the Planning and Zoning Commission Chair on the 5 day of May, 2023.

Richard Hudson
Planning and Zoning Commission Chairman

6.15.2023
Date

This subdivision is located within the of the City of Hutto, this the 16 day of June, 2023.

Ashley Bailey, AICP
Development Services Director

6.16.2023
Date

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON:

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication was filed for record in my office on the 14th day of July, 2023, A.D., at 3:55 o'clock P.M. and duly recorded this 14th day of July, 2023, A.D., at 4:08 o'clock P.M., in the Official Public Records of said County, in Document No. 2023056239.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy E. Rister, Clerk County Court
of Williamson County, Texas

By: _____
Deputy

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

FINAL PLAT OF

TOWNWEST COMMONS SECTION EIGHT

A SUBDIVISION OF A 15.7215 ACRE TRACT OF LAND BEING IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225, CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

1 LOT 1 BLOCK

~ OWNER / DEVELOPER ~

A–S 64 CR 119–HWY 79, L.P.,
A TEXAS LIMITED PARTNERSHIP
8827 W. Sam Houston Pkwy N., Suite 200
Houston, Texas 77040
PHONE: 281.477.4300

~ ENGINEER ~

ALJ LINDSEY
18635 N Eldridge Parkway, Suite 200
Tomball, Texas 77377
PHONE: 281.301.5955

~ SURVEYOR ~

McKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600

Job No. 08499–00036
APRIL 24, 2023

SHEET 3 OF 3

BENCHMARK:
"BM #1" IN 1ST HEADWALL NORTH OF STATE HIGHWAY NO. 79 ON THE WEST SIDE OF COUNTY ROAD 119.
ELEVATION=658.84'

TEMPORARY BENCHMARK E:
BOX CUT ON TYPE 'C' INLET LOCATED ALONG EAST PROPERTY LINE OF THIS TRACT, AS SHOWN.
ELEVATION=662.93'

TEMPORARY BENCHMARK I:
BOX CUT ON INLET LOCATED ALONG THE WEST PROPERTY LINE OF TRACT, AS SHOWN.
ELEVATION=663.90'

TEMPORARY BENCHMARK 19:
CUT "X" IN CONCRETE DRIVE LOCATED NEAR THE NORTHEAST CORNER OF TRACT, AS SHOWN.
ELEVATION=663.91'

TEMPORARY BENCHMARK 20:
CUT "X" IN CONCRETE DRIVE LOCATED NEAR INTERIOR CORNER OF TRACT, AS SHOWN.
ELEVATION=661.82'

0 30 60 120
1 inch = 60 ft.
GRAPHIC SCALE

LEGEND

- EXISTING FIRE LANE (RED STRIPING)
- TRAFFIC DIRECTION
- PROPOSED BUILDING PERIMETER SIDEWALK
- PROPOSED CURB RAMP
- EX. MANHOLE
- EX. STORM SEWER
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. OVERHEAD POWER LINE
- EX. UNDERGROUND GAS LINE
- EX. MAJOR CONTOUR

GENERAL NOTES

1. PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. RADII ARE 3' UNLESS OTHERWISE NOTED.
3. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

FOR ALL WORK (BY OTHERS) REFERENCE "CIVIL PLANS FOR HUTTO RETAIL PHASE 2, HUTTO, TEXAS" PREPARED BY ALJLINDSEY, LLC. (CITY OF HUTTO PROJECT # 2023-28582, APPROVED ON 08/11/2023)

NO CONSTRUCTION IS ALLOWED TO PROGRESS THE FOUNDATION PHASE UNTIL THE FIRE LANE AND FIRE HYDRANTS ARE INSTALLED AND OPERATIONAL.

NO OVERHEAD OBSTRUCTIONS ACROSS THE FIRE LANE SHALL BE LOWER THAN 13 FEET 6 INCHES.

THE APPROVED MAXIMUM GRADE OF THE FIRE LANE SHALL NOT EXCEED 10%.

PER UDC 10.406.6.8, ROOFTOP MECHANICAL EQUIPMENT MUST BE HIDDEN OR SCREENED WITH ARCHITECTURALLY INTEGRAL ELEMENTS AT LEAST AS HIGH AS THE EQUIPMENT TO BE SCREENED.

SITE DATA

TOTAL LOT AREA	684,829 SQ FT (15.7215 AC)
TOTAL AREA DISTURBED	555,839 SQ FT (12.7603 AC)
EXISTING PAVED AREA	12,113 SQ FT (0.2781 AC)
PROPOSED PAVED AREA	345,467 SQ FT (7.9308 AC)
TOTAL PAVED AREA AT COMPLETION	357,580 SQ FT (8.2089 AC)
ROOFED AREA AT COMPLETION	133,921 SQ FT (3.0744 AC)
LANDSCAPED AREA AT COMPLETION (INCLUDING GRASS LINED CHANNEL)	161,428 SQ FT (3.7059 AC)
TOTAL IMPERVIOUS COVER	= 491,501 SQ FT (11.2833 AC) (71.77%)

* INCLUDES HUTTO RETAIL PHASE 2 & THIS PHASE

PARKING TABLE

COMMERCIAL USE CLASSIFICATION	REQUIRED SPACES (MIN)	MAXIMUM SPACES	SPACES PROVIDED
MULT-TENANT BUILDINGS (SHOPPING CENTERS); INDOOR RECREATION FACILITY	1 PER 400 SQ FT GFA 146,871 GFA/400 367.178	1 PER 200 SQ FT GFA 734.356	534
RESTAURANT, BAR/TAVERN, ADULT ORIENTED USE (LIVE ENTERAINMENT) NIGHTCLUB, CLUB/LODGE	1 PER 150 SQ FT GFA 9,660 GFA/150 64.4	1 PER 75 SQ FT GFA 128.8	114
MOTORCYCLE PARKING	1 PER 100 SPACES PROVIDED	———	8
BICYCLE PARKING	1 PER 20 SPACES REQUIRED 21.58	———	22
ADA PARKING SPACES	2% OF 648 SPACES 12.96 12.96	———	17

TRAFFIC NOTES

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) LATEST EDITION WITH REVISIONS DURING THE ENTIRE CONSTRUCTION PERIOD.
2. NO WORK SHALL BE PERFORMED IN RESIDENTIAL AREAS FROM 7:00PM TO 7:00AM.
3. CONTRACTOR SHALL MAINTAIN APPROVED NUMBER OF LANES OF TRAFFIC IN EACH DIRECTION DURING CONSTRUCTION WORKING HOURS. TRAFFIC CONTROL PLANS SHALL INCLUDE ONE-WAY AND/OR DETOUR PLANS. CONTRACTOR SHALL MAINTAIN ADA COMPLIANT PEDESTRIAN ACCESS TO BUS STOPS AND ADEQUATE BUS ACCESS TO THE BUS STOP.

LINE TABLE

LINE	BEARING	DISTANCE	RECORDING INFO
L1	S 12°39'25" E	36.01'	
CALLED	S 12°39'22" E	36.00'	W.C.C.F. NO. 2007026602
L2	N 12°35'18" W	5.40'	
L3	N 82°24'21" W	74.68'	

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	11°34'18"	300.00'	60.59'	N 88°11'30" W – 60.49'
C2	11°34'18"	335.00'	67.66'	N 88°11'30" W – 67.54'

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377

NO.	REVISIONS	DATE

ALJLindsey
Civil Engineers
18636 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.516.8563
FRN F-11526

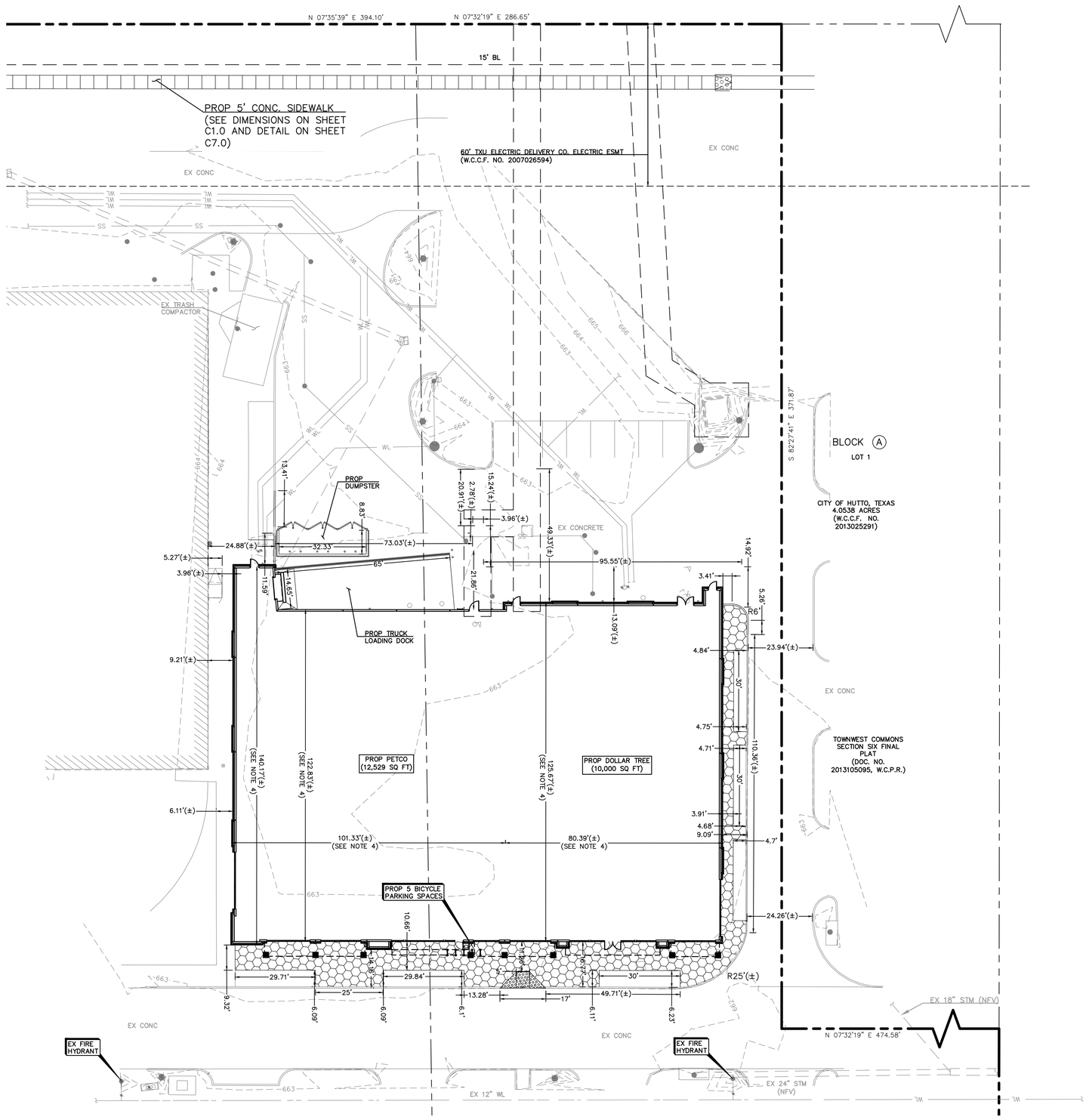
STATE OF TEXAS
BRETT T. HANRAHAN
112908
REGISTERED PROFESSIONAL ENGINEER
02 DECEMBER 2025

ALJ PROJECT NO. 028.25.CV.171
DATE: DEC. 2025
SCALE: 1" = 60'
DRAWN BY: CCW
CHECKED BY: BTH

OVERALL SITE PLAN

TOWNWEST COMMONS - PHASE 2 (PETCO & DOLLAR TREE)
LOCATED @ 150 ALLIANCE BLVD.
HUTTO, TEXAS

SHEET
C1.0



0 10 20 40

1 inch = 20 ft.

GRAPHIC SCALE

BENCHMARK:
"BM #1" IN 1ST HEADWALL NORTH OF STATE HIGHWAY NO. 79 ON THE WEST SIDE OF COUNTY ROAD 119.
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CUT "X" IN CONCRETE DRIVE LOCATED NEAR INTERIOR CORNER OF TRACT, AS SHOWN.
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LEGEND

- PROPOSED BUILDING PERIMETER SIDEWALK
- PROPOSED CURB RAMP
- EX. MANHOLE
- EX. STORM SEWER
- WL — EX. WATER LINE
- SS — EX. SANITARY SEWER LINE
- OH — EX. OVERHEAD POWER LINE
- GAS — EX. UNDERGROUND GAS LINE
- 100 — EX. MAJOR CONTOUR
- 99 — EX. MINOR CONTOUR

GENERAL NOTES

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1-800-344-8377

No.	REVISIONS	DATE

ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.320.9955
FRN F-11526

BRETT T. HANRAHAN
112908
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS

02 DECEMBER 2025

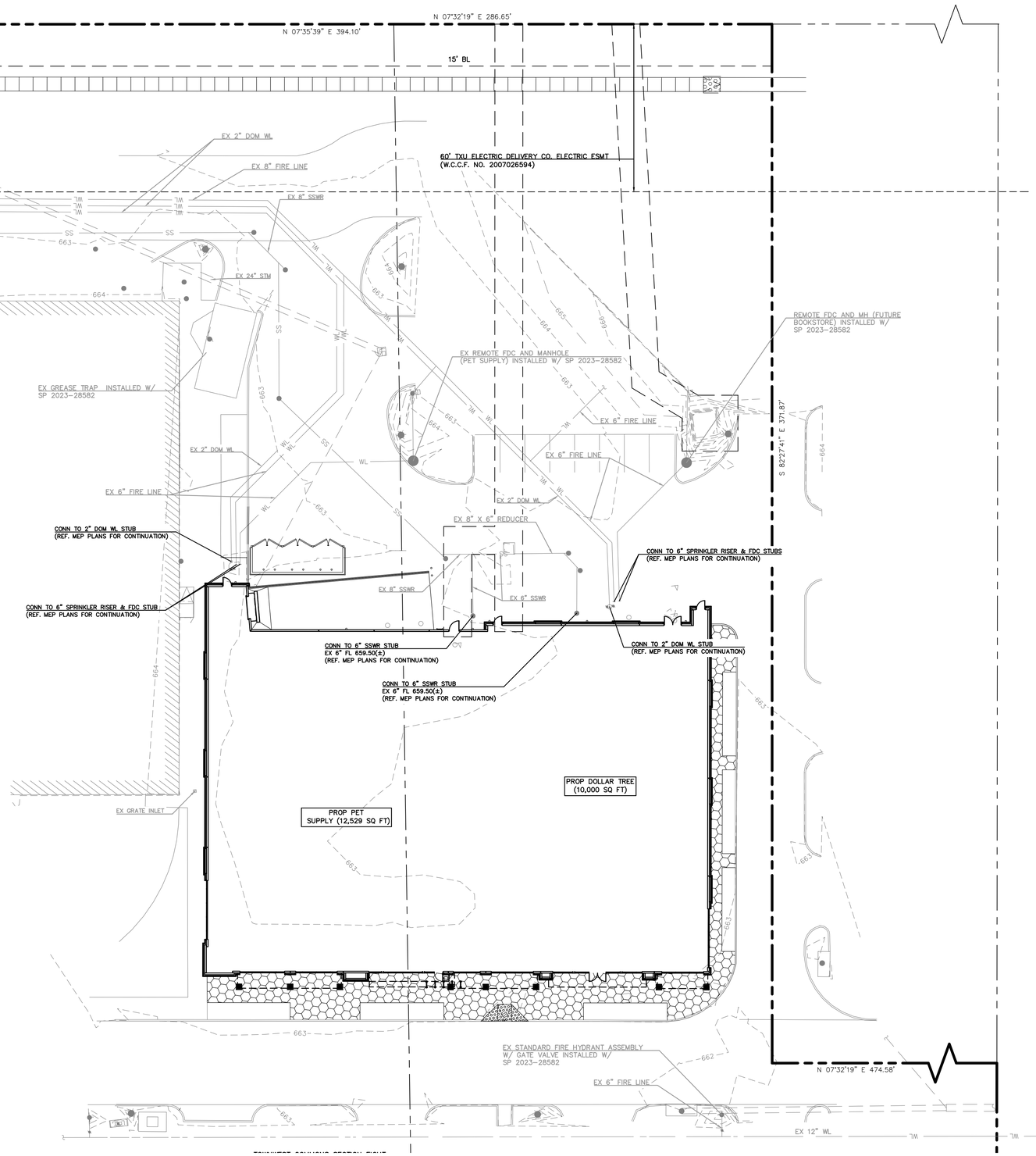
ALJ PROJECT NO. 028.25.CV.171
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SCALE: 1" = 20'
DRAWN BY: CGW
CHECKED BY: BTH

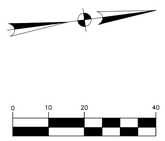
DIMENSION CONTROL PLAN

TOWNWEST COMMONS - PHASE 2 (PETCO & DOLLAR TREE)

LOCATED @ 150 ALLIANCE BLVD.
HUTTO, TEXAS

SHEET
C1.1





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LEGEND

- EX. STORM SEWER
- WL — EX. WATER LINE
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GENERAL NOTES

1. REFERENCE SANITARY SEWER AND WATER LINE NOTES SHEET C0.1 FOR PIPE MATERIAL REQUIREMENTS.
2. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
3. REFERENCE MEP PLANS FOR CONTINUATION OF SANITARY AND WATER FACILITIES INSIDE BUILDING.
4. ALL CLEANOUTS LOCATED WITHIN CONCRETE PAVEMENT TO BE TRAFFIC RATED.
5. CONTRACTOR TO VERIFY ALL PROPOSED UTILITY CONNECTIONS FOR BOTH LOCATION AND DEPTH PRIOR TO ORDERING MATERIALS OR COMMENCEMENT OF WORK.
6. FIRE LINE IS SHOWN FOR ALIGNMENT AND POINT OF CONNECTION PURPOSES ONLY. ALL FIRE LINES ARE TO BE DESIGNED AND INSTALLED BY A LICENSED RME-U, INCLUDING BUT NOT LIMITED TO MATERIALS, THRUST BLOCKING, APPURTENANCES, ETC..

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FRN F-11526

STATE OF TEXAS
BRETT T. HANRAHAN
113908
REGISTERED
PROFESSIONAL ENGINEER
02 DECEMBER 2025

ALJ PROJECT NO. 028.25.CV.171	DATE: DEC. 2025	SCALE: 1" = 20'	DRAWN BY: CCW / CHECKED BY: BTH

UTILITY PLAN

TOWNWEST COMMONS - PHASE 2 (PETCO & DOLLAR TREE)
LOCATED @ 150 ALLIANCE BLVD.
HUTTO, TEXAS

SHEET
C2.0

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1 inch = 60 ft.
GRAPHIC SCALE

LEGEND

- D-A / AC / CFS — DRAINAGE AREA NUMBER / ACREAGE (AC) / 25-YR DRAINAGE AREA FLOW (CFS)
- DRAINAGE AREA BOUNDARY
- EXISTING OFFSITE DRAINAGE FLOW DIRECTION
- EX. STORM SEWER
- WL — EX. WATER LINE
- SS — EX. SANITARY SEWER LINE
- 100 — EX. MAJOR CONTOUR
- 99 — EX. MINOR CONTOUR

GENERAL NOTES

1. REFERENCE STORM SEWER NOTES SHEET C0.4 FOR PIPE MATERIAL REQUIREMENTS.
2. REFERENCE MEP PLANS FOR EXACT CONTINUATION OF PROPOSED STORM SEWER INSIDE OF BUILDING.
3. FOR TYPE "A" INLET, TRENCH DRAIN, AND BACKFILL DETAILS, SEE SHEET C6.1.
4. CONTRACTOR TO VERIFY STORM SEWER CONNECTION FOR LOCATION AND DEPTH PRIOR TO ORDERING MATERIALS OR COMMENCEMENT OF WORK.
5. TOP OF GRATE ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. SEE GRADING ON SHEET C4.0 FOR FINAL TOP OF GRATE ELEVATIONS.

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PREPARED BY ALJLINDSEY, LLC.
(CITY OF HUTTO PROJECT # 2023-28582, APPROVED ON 08/11/2023)

SWQMP PERMIT REQUIREMENTS

UPON COMPLETION OF CONSTRUCTION THE PERMANENT STORM WATER QUALITY FEATURE WILL BE CLEANED OF ALL SEDIMENT AND DEBRIS THAT MAY HAVE ACCUMULATED. ADDITIONALLY ALL DISTURBED AREAS RELATED TO THIS PROJECT WILL BE COMPLETELY STABILIZED. THIS WILL BE DONE PRIOR TO SUBMITTING AN AS "AS-BUILT CERTIFICATE" AND CALLING FOR FINAL INSPECTION. HARRIS COUNTY ENGINEERING WILL NOT PASS THE FINAL INSPECTION OR ISSUE THE CERTIFICATE OF COMPLIANCE UNTIL THE REQUIRED FINAL CLEANOUT AND STABILIZATION HAVE BEEN COMPLETED. THE DEVELOPMENT IS NOT APPROVED FOR OPERATION UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN ISSUED.

LINE TABLE

LINE	BEARING	DISTANCE	RECORDING INFO
L1	S 12°39'25" E	36.01'	
CALLED	S 12°39'22" E	36.00'	W.C.C.F. NO. 2007026602
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02 DECEMBER 2025

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TOWNWEST COMMONS - PHASE 2 (PETCO & DOLLAR TREE)
LOCATED @ 150 ALLIANCE BLVD.
HUTTO, TEXAS

EXISTING DRAINAGE AREA MAP

SHEET
C3.0

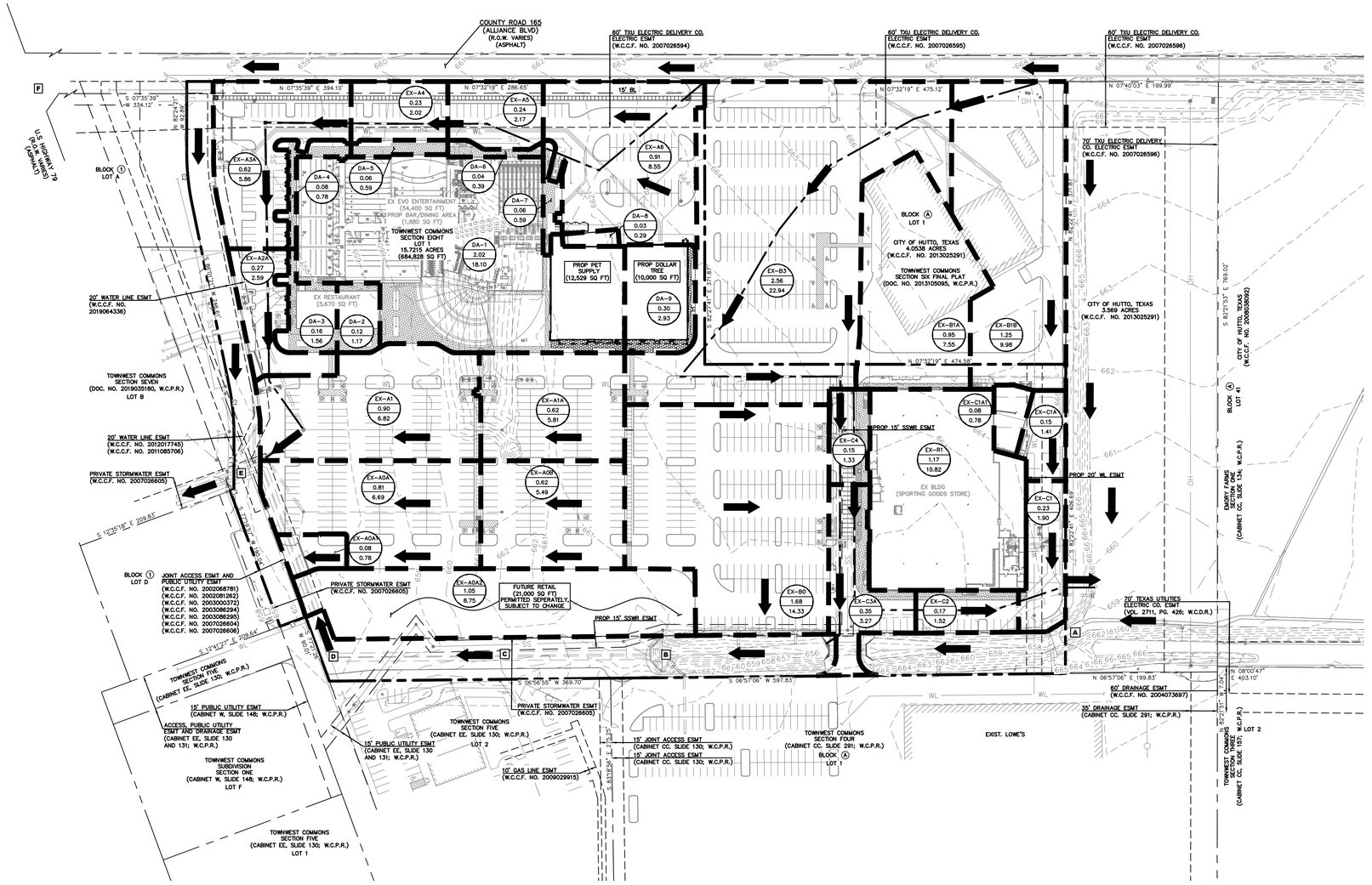
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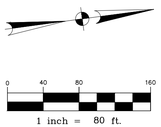
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FRN F-11526

BRETT T. HANRAHAN
112908
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PROFESSIONAL ENGINEER
STATE OF TEXAS
02 DECEMBER 2025

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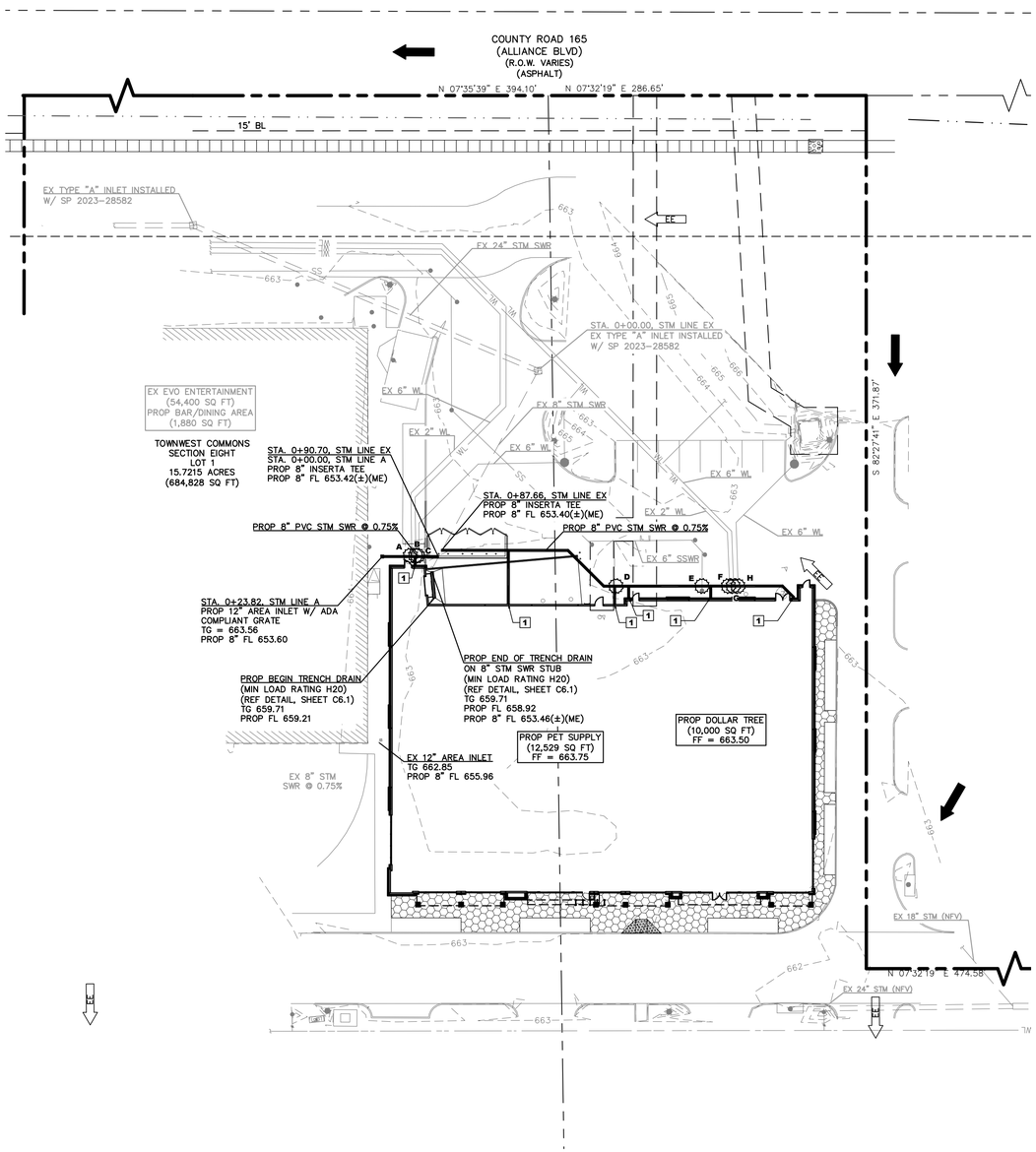
MASTER DRAINAGE PLAN

TOWNWEST COMMONS - PHASE 2 (PETCO & DOLLAR TREE)

LOCATED @ 150 ALLIANCE BLVD.
HUTTO, TEXAS

SHEET
C3.1

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0 15 30 60
1 inch = 30 ft.
GRAPHIC SCALE

LEGEND

- PROPOSED GRATE INLET
- A — UTILITY CROSSING
- 1 — PROPOSED DOWNSPOUT CONNECTION (REF. ARCHITECTURAL PLANS)
- EXISTING OFFSITE DRAINAGE FLOW DIRECTION
- EE — EXTREME EVENT OVERLAND FLOW
- PROPOSED TRENCH DRAIN (MIN LOAD RATING H20) (REF DETAIL, SHEET C6.1)
- EX. STORM SEWER
- WL — EX. WATER LINE
- SS — EX. SANITARY SEWER LINE
- 100 — EX. MAJOR CONTOUR
- 99 — EX. MINOR CONTOUR

CROSSING TABLE

	SSWR		STM		WATER		CLR. Feet	
	Size, FT	FL	Size, FT	FL	Size, FT	FL		
A			0.667	653.51	0.167	659.167	4.99	A
B			0.667	653.49	0.5	659.5	5.34	B
C			0.667	653.48	0.5	659.5	5.35	C
D	0.5	659.48	0.667	654.00			4.81	D
E	0.5	659.49	0.667	654.28			4.54	E
F			0.667	654.35	0.167	659.167	4.15	F
G			0.667	654.37	0.5	659.5	4.46	G
H			0.667	654.38	0.5	659.5	4.45	H

GENERAL NOTES

1. REFERENCE STORM SEWER NOTES SHEET C0.1 FOR PIPE MATERIAL REQUIREMENTS.
2. REFERENCE MEP PLANS FOR EXACT CONTINUATION OF PROPOSED STORM SEWER INSIDE OF BUILDING.
3. FOR TRENCH DRAIN, AND BACKFILL DETAILS, SEE SHEET C7.1.
4. CONTRACTOR TO VERIFY STORM SEWER CONNECTION FOR LOCATION AND DEPTH PRIOR TO ORDERING MATERIALS OR COMMENCEMENT OF WORK.
5. TOP OF GRATE ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. SEE GRADING ON SHEET C4.0 FOR FINAL TOP OF GRATE ELEVATIONS.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

FOR ALL WORK (BY OTHERS) REFERENCE "CIVIL PLANS FOR HUTTO RETAIL PHASE 2, HUTTO, TEXAS" PREPARED BY ALJLINDSEY, LLC. (CITY OF HUTTO PROJECT # 2023-28582, APPROVED ON 08/11/2023)

SWQMP PERMIT REQUIREMENTS

UPON COMPLETION OF CONSTRUCTION THE PERMANENT STORM WATER QUALITY FEATURE WILL BE CLEANED OF ALL SEDIMENT AND DEBRIS THAT MAY HAVE ACCUMULATED. ADDITIONALLY ALL DISTURBED AREAS RELATED TO THIS PROJECT WILL BE COMPLETELY STABILIZED. THIS WILL BE DONE PRIOR TO SUBMITTING AN AS "AS-BUILT CERTIFICATE" AND CALLING FOR FINAL INSPECTION. HARRIS COUNTY ENGINEERING WILL NOT PASS THE FINAL INSPECTION OR ISSUE THE CERTIFICATE OF COMPLIANCE UNTIL THE REQUIRED FINAL CLEANOUT AND STABILIZATION HAVE BEEN COMPLETED. THE DEVELOPMENT IS NOT APPROVED FOR OPERATION UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN ISSUED.

LINE TABLE

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CALLED	S 12°39'22" E	36.00'	W.C.C.F. NO. 2007026602
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CURVE TABLE

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NO.	REVISIONS	DATE

ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.304.2585
FRN F-11526

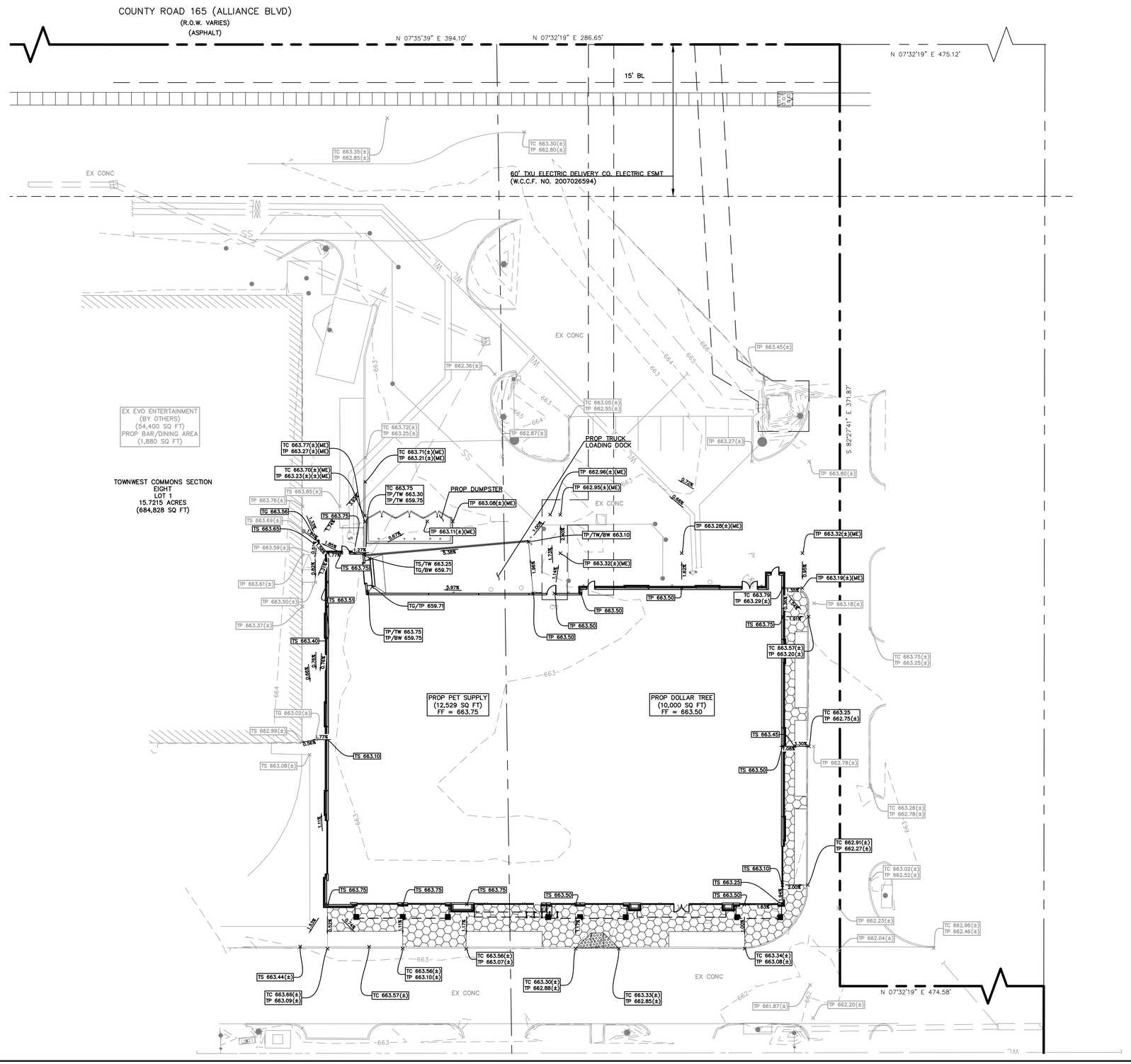
STATE OF TEXAS
BRETT T. HANRAHAN
112908
REGISTERED
PROFESSIONAL ENGINEER
02 DECEMBER 2025

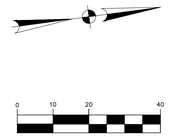
ALJ PROJECT NO. 028.25.CV.171
DATE: DEC. 2025
SCALE: 1" = 30'
DRAWN BY: CGW
CHECKED BY: BTH

STORM SEWER PLAN

TOWNWEST COMMONS - PHASE 2 (PETCO & DOLLAR TREE)
LOCATED @ 150 ALLIANCE BLVD.
HUTTO, TEXAS

SHEET
C3.2





BENCHMARK:
"BM #1" IN 1ST HEADWALL NORTH OF STATE HIGHWAY NO. 79 ON THE WEST SIDE OF COUNTY ROAD 119.
ELEVATION=658.84'

TEMPORARY BENCHMARK E:
BOX CUT ON TYPE "C" INLET LOCATED ALONG EAST PROPERTY LINE OF THIS TRACT, AS SHOWN.
ELEVATION=662.93'

TEMPORARY BENCHMARK I:
BOX CUT ON INLET LOCATED ALONG THE WEST PROPERTY LINE OF TRACT, AS SHOWN.
ELEVATION=663.90'

TEMPORARY BENCHMARK 19:
CUT "X" IN CONCRETE DRIVE LOCATED NEAR THE NORTHEAST CORNER OF TRACT, AS SHOWN.
ELEVATION=663.91'

TEMPORARY BENCHMARK 20:
CUT "X" IN CONCRETE DRIVE LOCATED NEAR INTERIOR CORNER OF TRACT, AS SHOWN.
ELEVATION=661.82'

LEGEND

	PROPOSED TRENCH DRAIN (MIN LOAD RATING H20) (REF DETAIL, SHEET C6.1)
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
TC	TOP OF CURB
TS	TOP OF SIDEWALK
FF	FINISHED FLOOR
TR	TOP OF RAMP
	EXISTING SANITARY OR STORM SEWER MANHOLE
	DRAINAGE FLOW ARROWS
100	EXISTING MAJOR CONTOUR
99	EXISTING MINOR CONTOUR

GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS FOR GRADES INSIDE THE BUILDING ENVELOPE.
2. PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.
3. CONTRACTOR TO MATCH EXISTING TOP OF PAVEMENT AND CURB ELEVATIONS.
4. CONTRACTOR TO INSTALL NEW SIDEWALK IN ADA ACCESSIBLE ROUTES AT MAXIMUM 5% LONGITUDINAL SLOPE AND 2% CROSS SLOPE.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

FOR ALL WORK (BY OTHERS) REFERENCE
"CIVIL PLANS FOR HUTTO RETAIL PHASE 2, HUTTO, TEXAS"
PREPARED BY ALJLINDSEY, LLC.
(CITY OF HUTTO PROJECT # 2023-28582, APPROVED ON 08/11/2023)

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377

No.	REVISIONS	DATE

ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.304.2583
FRN F-11526

BRETT T. HANRAHAN
112908
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS

02 DECEMBER 2025

ALJ PROJECT NO. 028.25.CV.171
DATE: DEC. 2025
SCALE: 1" = 20'
DRAWN BY: CCW
CHECKED BY: BTH

GRADING PLAN

TOWNWEST COMMONS - PHASE 2 (PETCO & DOLLAR TREE)
LOCATED @ 150 ALLIANCE BLVD.
HUTTO, TEXAS

SHEET
C4.0

BENCHMARK:
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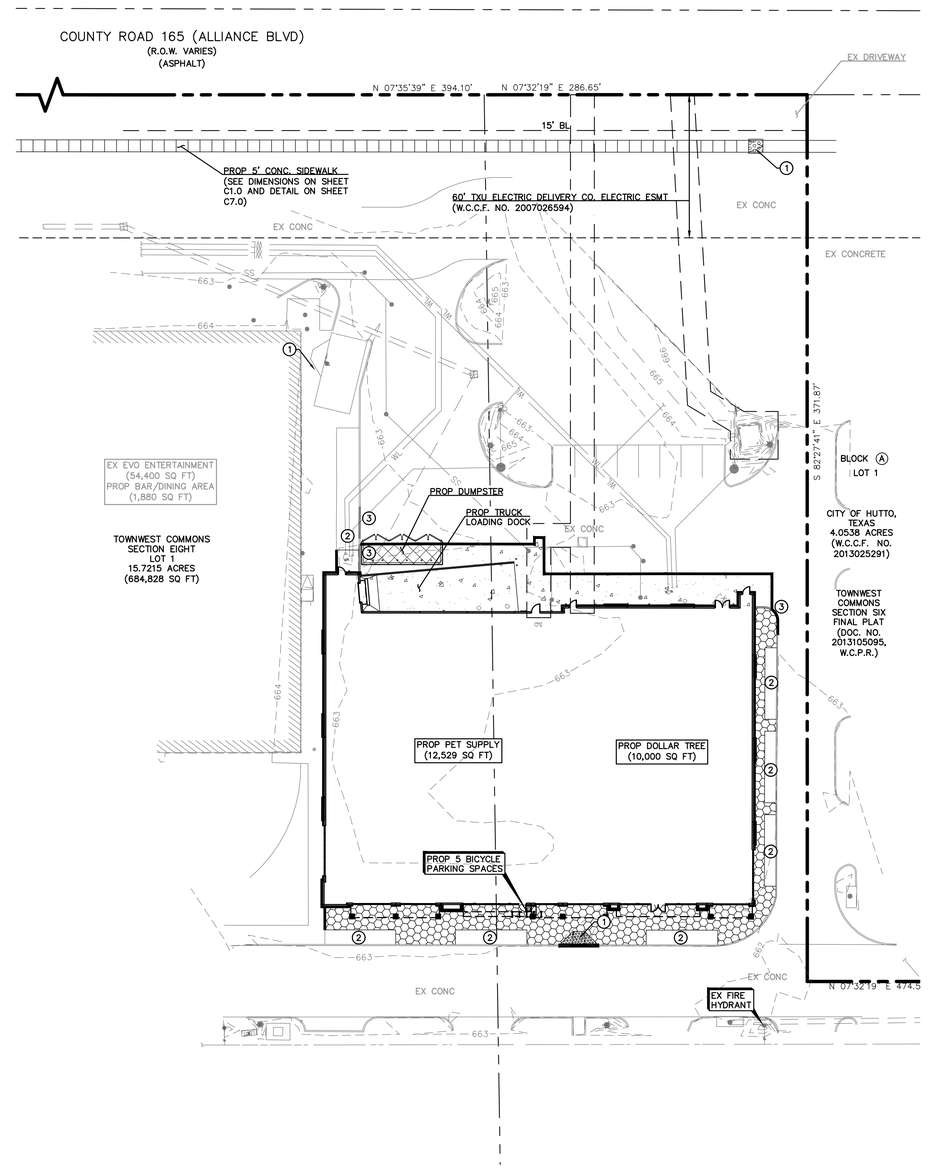
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TEMPORARY BENCHMARK I:
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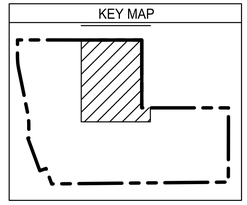
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ELEVATION=663.91'

TEMPORARY BENCHMARK 20:
CUT "X" IN CONCRETE DRIVE LOCATED NEAR INTERIOR CORNER OF TRACT, AS SHOWN.
ELEVATION=661.82'

0 15 30 60
1 inch = 30 ft.
GRAPHIC SCALE



KEY MAP



KEYED NOTES

1. CONSTRUCT CURB RAMP (SEE DETAIL, SHEET C7.0)
2. LANDSCAPED AREA (REF. LANDSCAPE PLANS)
3. PROPOSED 6" MONOLITHIC CONCRETE CURB (SEE DETAIL, SHEET C7.0)

PROPOSED BUILDING PERIMETER SIDEWALK (REF. ARCHITECTURAL PLANS FOR SURFACE FINISH, SEE GRADING ON SHEET C4.0)

PROPOSED MEDIUM DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)

PROPOSED HEAVY DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)

CONCRETE TO CONCRETE PAVEMENT CONNECTION (INCLUDING 2" SAWCUT, EXISTING PAVEMENT REMOVAL, EXISTING CURB REMOVAL, DOWEL INTO EXISTING PAVEMENT, CONCRETE PAVEMENT HEADER AND SEALED JOINTS)

100 EX. MAJOR CONTOUR

99 EX. MINOR CONTOUR

GENERAL NOTES

1. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
2. PAVEMENT AND SUBGRADE THICKNESS INCLUDED ON THIS SHEET FOR REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT PREPARED BY RINER ENGINEERING, INC., DATED MARCH 15, 2023 (PROJECT NUMBER 23-0061).
3. REFER TO IRRIGATION PLAN FOR EXACT LOCATION OF IRRIGATION SLEEVES.
4. MAXIMUM CONTROL JOINT SPACING TO BE 15-FT AND EXPANSION JOINT SPACING TO BE 60-FT.
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND ALL STEEL TO BE GRADE 60, UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT.
6. PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.

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TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
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NO.	REVISIONS	DATE

ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.205.3557
FRN F-11526

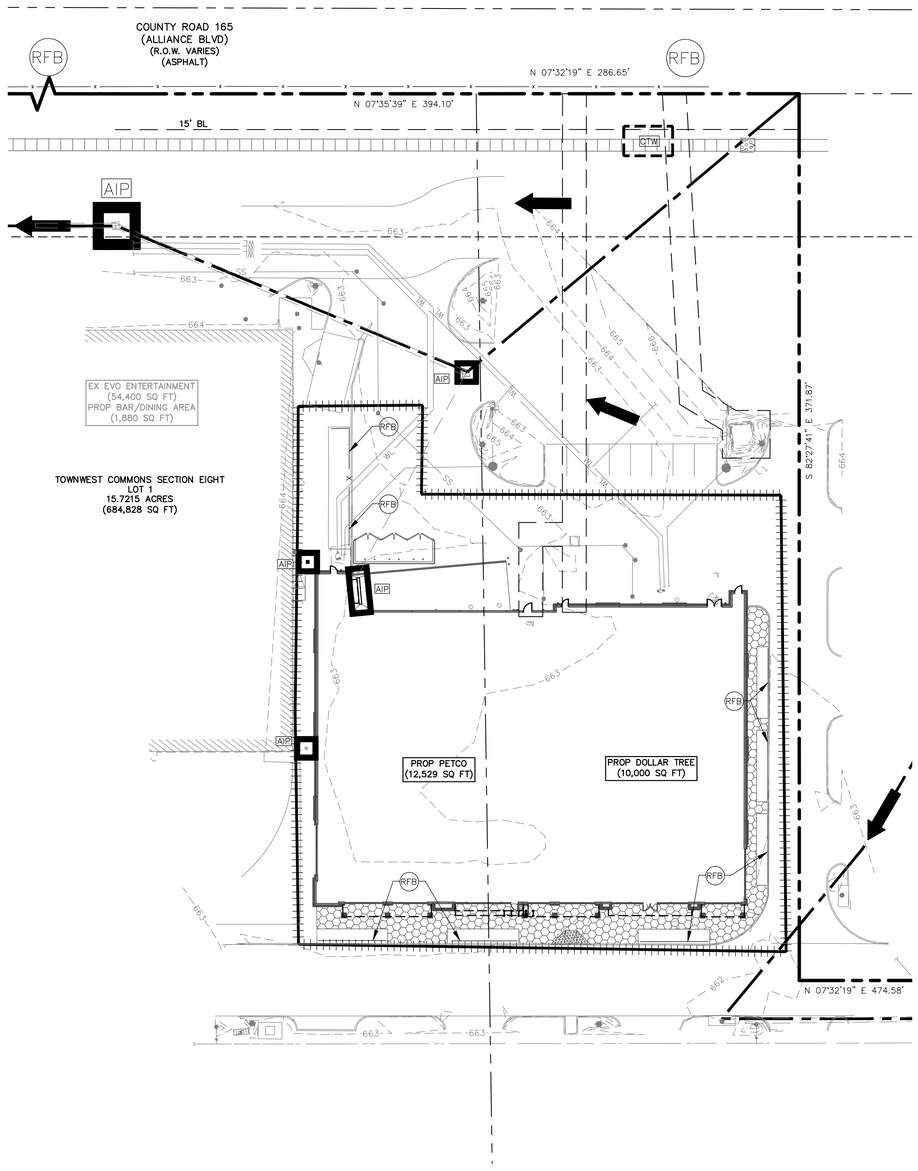
STATE OF TEXAS
BRETT T. HANRAHAN
112908
REGISTERED PROFESSIONAL ENGINEER
02 DECEMBER 2025

ALJ PROJECT NO. 028.25.CV.171
DATE: DEC. 2025
SCALE: 1" = 30'
DRAWN BY: CGW
CHECKED BY: BTH

PAVING PLAN

TOWNWEST COMMONS - PHASE 2 (PETCO & DOLLAR TREE)
LOCATED @ 150 ALLIANCE BLVD.
HUTTO, TEXAS

SHEET
C5.0



BENCHMARK:
"BM #1" IN 1ST HEADWALL NORTH OF STATE HIGHWAY NO. 79 ON THE WEST SIDE OF COUNTY ROAD 119.
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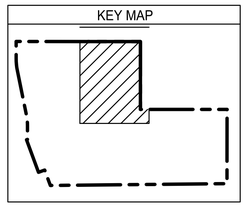
TEMPORARY BENCHMARK 20:
CUT "X" IN CONCRETE DRIVE LOCATED NEAR INTERIOR CORNER OF TRACT, AS SHOWN.
ELEVATION=661.82'

0 15 30 60

1 inch = 30 ft.

GRAPHIC SCALE

KEY MAP



LEGEND

- STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL, SHEET C6.2)
- CTW — CONCRETE TRUCK WASHOUT (SEE DETAIL, SHEET C6.2)
- RFB — SILT FENCE (REINFORCED FILTER FABRIC BARRIER (SEE DETAIL, SHEET C6.2)
- AIP — AREA INLET PROTECTION W/ EROSION CONTROL LOG (SEE DETAIL, SHEET C6.2)
- CIP — CURB INLET PROTECTION W/ EROSION CONTROL LOG (SEE DETAIL, SHEET C6.2)
- LIMITS OF DISTURBED AREA
- DRAINAGE FLOW DIRECTION
- TIME OF CONCENTRATION FLOW PATH
- 100 — EX. MAJOR CONTOUR
- 99 — EX. MINOR CONTOUR

GENERAL NOTES

1. CONTRACTOR TO MAINTAIN A CLEAN PROJECT SITE AND ENSURE THAT ALL DEBRIS IS PLACED IN DESIGNATED AREA PER PLANS. ALL SPOIL MATERIAL GENERATED FROM CONSTRUCTION ACTIVITY TO BE HAULED OFFSITE AND DISPOSED IN ACCORDANCE WITH LOCAL LAWS, RULES, AND REGULATIONS.
2. A COPY OF THE SWPPP NARRATIVE WILL BE REQUIRED ONSITE AT ALL TIMES.

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No.	REVISIONS	DATE

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Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
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281.320.9955
FRN F-11526

STATE OF TEXAS
BRETT T. HANRAHAN
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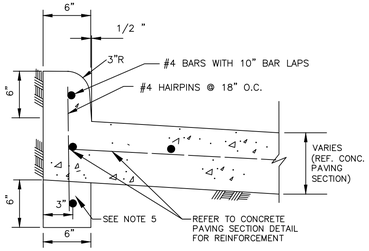
ALJ PROJECT NO. 028.25.CV.171
DATE: DEC. 2025
SCALE: 1" = 30'
DRAWN BY: CCW
CHECKED BY: BTH

EROSION CONTROL PLAN

TOWNWEST COMMONS - PHASE 2 (PETCO & DOLLAR TREE)

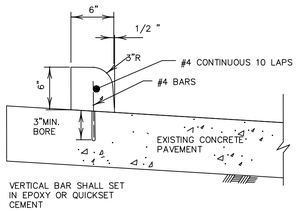
LOCATED @ 150 ALLIANCE BLVD.
HUTTO, TEXAS

SHEET
C6.0



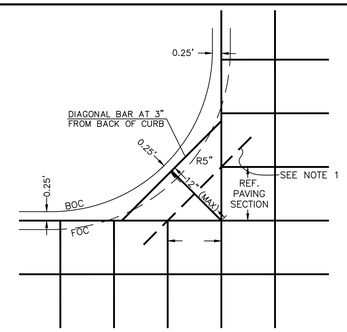
1. PROVIDE EXPANSION JOINTS AT ALL CURVES, TANGENTS AND CORNERS.
2. SUBGRADE TO EXTEND 1' PAST BACK OF CURB.
3. SACK FINISH EXPOSED SURFACES.
4. FINISH TO BE ACCOMPLISHED BY FLOATING, STEEL TROWELLING AND THEN BRUSHING. HAND FINISH NOT REQUIRED WHEN CURB IS NOT POURED BY A MACHINE, BUT CURB WILL HAVE THE SAME OUTSIDE DIMENSIONS, AND HAVE A BRUSHED FINISH.
5. ADD ONLY IF RECOMMENDED BY GEOTECH REPORT

6" MONOLITHIC CONCRETE CURB
N.T.S.



FINISH TO BE ACCOMPLISHED BY FLOATING,STEEL TROWELLING AND THEN BRUSHING HAND FINISH NOT REQUIRED WHEN CURB IS NOT POURED BY A MACHINE, BUT CURB WILL HAVE THE SAME OUTSIDE DIMENSIONS, AND HAVE A BRUSHED FINISH.

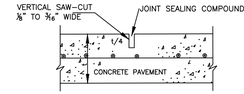
6" DOWELED ON CONCRETE CURB
N.T.S.



NOTES

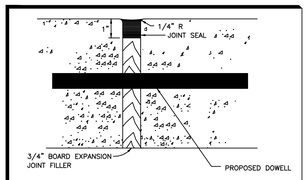
1. CONTRACTOR TO ADD EXTRA DIAGONAL BAR IF DISTANCE TO NEAREST CORNER EXCEEDS 12".
2. FOR RADIUS OVER 10', CONTRACTOR TO PLACE LONG BAR AT 3" FROM BACK OF CURB ALONG ENTIRE RADIUS.

BAR SCHEMATIC FOR SMALL RADIUS CURVE
N.T.S.

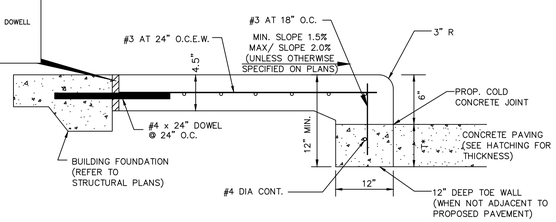


ALL JOINT TO BE PROPERLY SEALED WITH JOINT SEALING COMPOUND CONSISTING OF TWO-PART POURABLE URETHANE JOINT SEALANT, TYPE M, GRADE P, CLASS 25, USE T

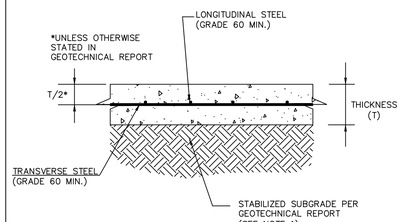
CONTROL JOINT
N.T.S.



NOTE: JOINT SEALANT TO BE TWO-PART POURABLE URETHANE JOINT SEALANT, TYPE M, GRADE P, CLASS 25, USE T



BUILDING PERIMETER SIDEWALK
N.T.S.

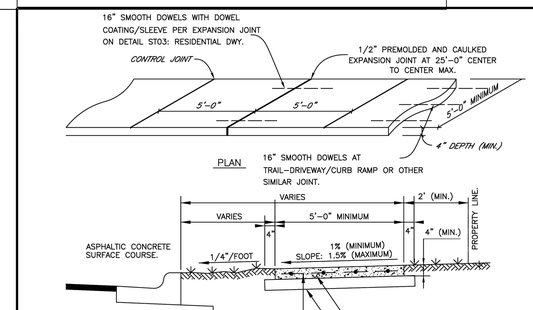


GENERAL NOTES:

1. SEE GEOTECH REPORT PREPARED BY RINER ENGINEERING, INC., DATED MARCH 15, 2023 (PROJECT NUMBER 23-0061), FOR ALL RECOMMENDATIONS. THIS IS PROVIDED FOR PICTORIAL REPRESENTATION ONLY.
2. IN THE EVENT THE GEOTECHNICAL REPORT DOES NOT SPECIFY, THE FOLLOWING CRITERIA SHALL BE APPLIED:
   - A. LONGITUDINAL & TRANSVERSE STEEL:
     - LIGHT DUTY: #4 @ 24" O.C.E.W. OR #3 @ 18" O.C.E.W.
     - MEDIUM DUTY: #4 @ 18" O.C.E.W. OR #3 @ 12" O.C.E.W.
     - HEAVY DUTY: #4 @ 18" O.C.E.W.
   - B. SUBGRADE SHALL BE LIME/FLY ASH STABILIZED TO A MIN. DEPTH OF 6" IN CONFORMANCE WITH TXDOT 2004 STANDARD SPECIFICATIONS ITEM 260

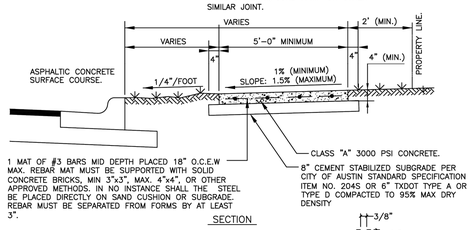
* = FOR REQUIRED PAVEMENT/SUBGRADE THICKNESS, SEE HATCHING ON PLAN. REFERENCE GEOTECHNICAL REPORT FOR SPECIFICATIONS.

CONCRETE PAVING SECTION
N.T.S.



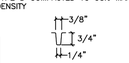
PLAN

16" SMOOTH DOWELS AT TRAIL-DRIVEWAY/CURB RAMP OR OTHER SIMILAR JOINT.



SECTION

TRAIL WIDTH TABLE	
TYPE OF PARK	WIDTH OF TRAIL
REGIONAL PARKS	10 - 12 FEET
NEIGHBORHOOD PARKS	5 FEET
GREEN SPACE	6 - 8 FEET
SPECIAL USE FACILITIES	5 FEET

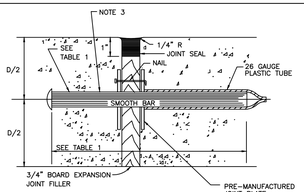


CONTROL JOINT DETAIL

NOTES:

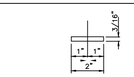
1. CONSTRUCT 3/4" PREMOLDED EXPANSION JOINTS AT MAXIMUM 25'- 0" SPACING ALONG LENGTH OF SIDEWALK. EXPANSION JOINTS SHALL BE CAULKED.
2. IF TRAIL IS ADJOINED TO CURB, EXPANSION JOINT IS REQUIRED, UNLESS APPROVED BY THE CITY INSPECTOR.
3. TRAILS DO NOT REQUIRE A BORDER ON SIDES.
4. TRAIL MARKERS OF APPROVED DESIGN SHOWING DISTANCE ALONG PATH AS DIRECTED BY CITY WITH TRAIL NAME AND DISTANCE FROM START. MARKERS MUST BE HIGHLY VISIBLE FROM BOTH DIRECTIONS ON THE TRAIL. TRAIL MARKERS TO BE PLACED 1 FOOT OFFSET FROM EDGE OF TRAIL.
5. MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.
6. CLEAR ZONE CAN BE SHIFTED TO ONE SIDE PER PROJECT'S CONSTRAINTS. CLEAR ZONE CAN NOT HAVE LARGE SHRUBS OR TREES WITHIN IT AND WILL HAVE 10 FEET (8 FEET MINIMUM) OF OVERHEAD CLEARANCE. TREES 9" OR LARGER REQUIRE MITIGATION PER CODE IF REMOVED.
7. PARKS AND RECREATION WILL DETERMINE THE PARK DESIGNATION.

The City of Hutto Construction Standards and Details	CURRENT AS OF 10/01/2023	CONCRETE HIKE AND BIKE TRAIL
CITY OF HUTTO		THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
		STANDARD NO. CH-M-04

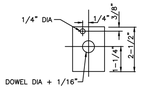


SECTION

DOWEL TYPE EXPANSION JOINT
NTS



PLAN – JOINT PLATE
NTS



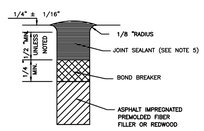
ELEVATION – JOINT PLATE
NTS

NOTES:

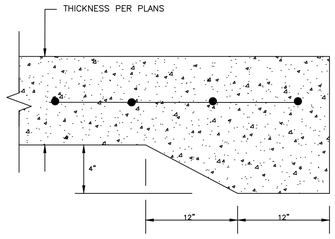
1. STEEL TO MEET ASTM STANDARD SPECIFICATIONS FOR CONCRETE REINFORCING BARS. SPACING AND BAR SIZE MAY BE REDUCED IF GEOTECHNICAL REPORT PROVIDES RECOMMENDATIONS.
2. CENTER DOWEL HORIZONTALLY ON JOINT.
3. CENTER DOWEL VERTICALLY IN CONCRETE BASE. EXTEND THICKENED CONCRETE AS NEEDED TO MAINTAIN 3" MIN COVER.
4. THE LOCATION OF CONSTRUCTION JOINTS MAY BE VARIED WITH THE APPROVAL OF THE COUNTY ENGINEER.
5. JOINT SEALANT TO BE TWO-PART POURABLE URETHANE JOINT SEALANT, TYPE M, GRADE P, CLASS 25, USE T

TABLE 1

PAVEMENT THICKNESS (IN)	DOWEL SIZES AND SPACINGS		
	DIAMETER (IN)	LENGTH (IN)	SPACING (IN)
6	3/4	18	12
7	1	18	12
8	1	18	12
9	1 1/4	18	12
10	1 1/4	18	12
11	1 1/4	18	12
12	1 1/4	18	12



EXPANSION JOINT
N.T.S.



STANDARD PAVING HEADER
N.T.S.

NO.	REVISIONS	DATE

ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.320.8555
FRN F-11526

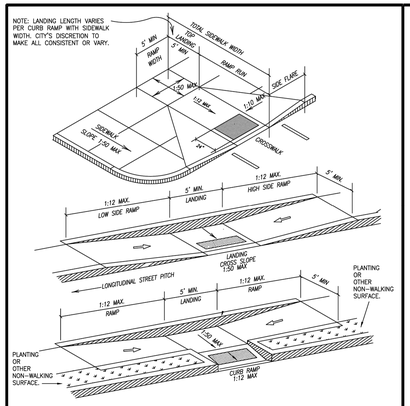
BRETT T. HANRAHAN
STATE OF TEXAS
112908
REGISTERED PROFESSIONAL ENGINEER
02 DECEMBER 2025

ALJ PROJECT NO. 028.25.CV.171
DATE: DEC. 2025
SCALE: N/A
DRAWN BY: CGW
CHECKED BY: BTH

CONSTRUCTION DETAILS (1 OF 3)

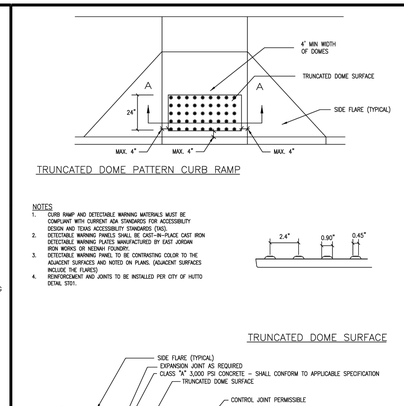
TOWNWEST COMMONS - PHASE 2 (PETCO & DOLLAR TREE)
LOCATED @ 150 ALLIANCE BLVD.
HUTTO, TEXAS

SHEET
C7.0



The City of Hutto | Construction Standards and Details | CURRENT AS OF 10/01/2023 | CURB RAMP DETAIL

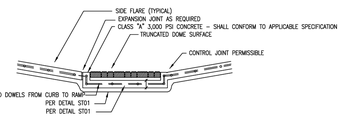
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | STANDARD NO. CH-ST-07



TRUNCATED DOME PATTERN CURB RAMP

NOTES
1. CURB RAMP AND DETECTABLE WARNING MATERIALS MUST BE COMPLIANT WITH CURRENT ADA STANDARDS FOR ACCESSIBILITY DESIGN AND TEXAS ACCESSIBILITY STANDARDS (TAS).
2. DETECTABLE WARNING PANELS SHALL BE CAST-IN-PLACE CAST IRON DETECTABLE WARNING PLATES MANUFACTURED BY EAST JORDAN IRON WORKS OR NEENAH FOUNDRY.
3. DETECTABLE WARNING PANEL TO BE CONTRASTING COLOR TO THE ADJACENT SURFACES AND NOTED ON PLANS. (ADJACENT SURFACES INCLUDE THE FLARES)
4. REINFORCEMENT AND JOINTS TO BE INSTALLED PER CITY OF HUTTO DETAIL ST01.

TRUNCATED DOME SURFACE



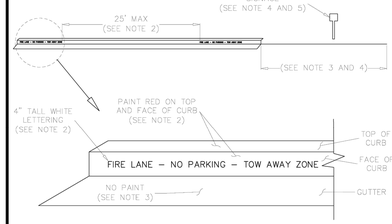
SECTION A–A

The City of Hutto | Construction Standards and Details | CURRENT AS OF 10/01/2023 | CURB RAMP TEXTURE DETAIL

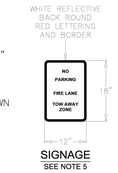
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | STANDARD NO. CH-ST-08

CURB AND GUTTER

LAYDOWN/RIBBON CURB OR NO CURB AND GUTTER



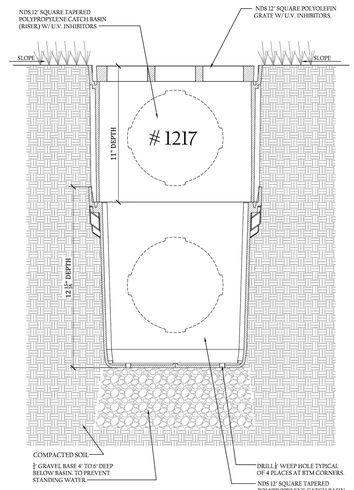
NOTE:
1. ALL CURBS TOUCHING THE FIRE LANE AS SHOWN ON THE STRIPING PLAN SHALL BE STRIPED AS SHOWN ON THIS DETAIL.
2. TOP AND FACE OF CURB PAINTED RED WITH 4" HIGH WHITE LETTERS ON FACE OF CURB "FIRE LANE – NO PARKING – TOW AWAY ZONE" EVERY 25'.
3. NO PAINT ON GUTTERS, PAVEMENT OR LAYDOWN CURBS.
4. SIGNAGE MAY BE REQUIRED IN AREAS WHERE THE CURB FOR A FIRE LANE DOES NOT EXIST.
5. WHERE REQUIRED, SIGNS SHALL COMPLY WITH SECTION D103.6 OF THE INTERNATIONAL FIRE CODE.



SIGNAGE
SEE NOTE 5

The City of Hutto | Construction Standards and Details | CURRENT AS OF 10/01/2023 | FIRE LANE MARKING DETAIL

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. | STANDARD NO. CH-ST-14



NOTE:
- GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
- RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
- DO NOT USE OVER 5 RISERS WITH CATCH BASIN.

NDS 12" sq. CATCH BASIN WITH RISER INSTALLATION.
LANDSCAPE APPLICATION

ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.907.4909
FRN F-11526

No.	REVISIONS	DATE

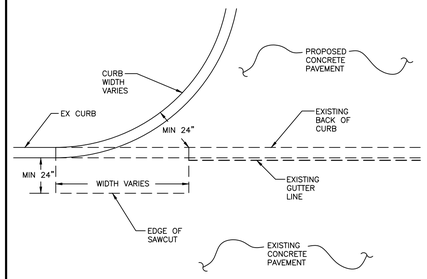
BRETT T. HANRAHAN
STATE OF TEXAS
111908
REGISTERED PROFESSIONAL ENGINEER
02 DECEMBER 2025

AU PROJECT NO.	DATE:	SCALE:	DRAWN BY:	CHECKED BY:
028.25.CV.171	DEC. 2025	N/A	CCW	BTH

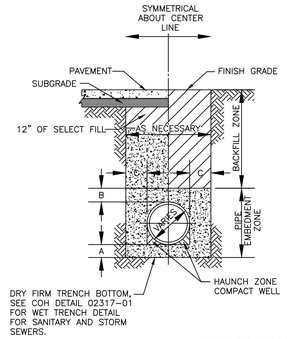
CONSTRUCTION DETAILS (2 OF 3)

TOWNWEST COMMONS - PHASE 2 (PETCO & DOLLAR TREE)
LOCATED @ 150 ALLIANCE BLVD.
HUTTO, TEXAS

SHEET
C7.1



SAWCUT DETAIL
N.T.S.



DIMENSIONAL REQUIREMENTS

PIPE SIZE	A	B	C
20" AND SMALLER	6"	12"	9"
21" THRU 48"	6"	12"	12"
54" THRU 66"	9"	12"	15"
72" AND LARGER	12"	18"	15"

MATERIAL REQUIREMENTS

BACKFILL ZONE

1. IN PAVED AREAS, USE CEMENT STABILIZED SAND, PLACE IN 8" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY, TO WITHIN 12" OF SUBGRADE.

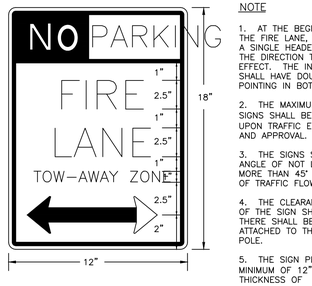
2. IN UNPAVED AREAS, USE SOIL EXCAVATED FROM TRENCH, PLACE IN 8" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY.

PIPE EMBEDMENT ZONE

1. FOR STORM AND SANITARY SEWERS, USE CEMENT STABILIZED SAND, PLACE IN 8" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY.

2. FOR WATER LINES, USE SAND, PLACE IN 8" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY.

WATER, SANITARY AND STORM BEDDING AND BACKFILL FOR DRY STABLE TRENCH
N.T.S.



NOTE

1. AT THE BEGINNING AND END OF THE FIRE LANE, THE SIGN SHALL HAVE A SINGLE HEADED ARROW POINTING IN THE DIRECTION THE REGULATION IS IN EFFECT. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.

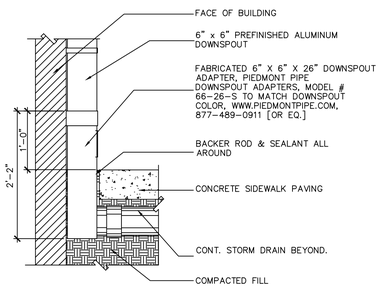
2. THE MAXIMUM SPACING OF THE SIGNS SHALL BE 75', CONTINGENT UPON TRAFFIC ENGINEERING'S REVIEW AND APPROVAL.

3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30° NOR MORE THAN 45° WITH CURB OR LINE OF TRAFFIC FLOW.

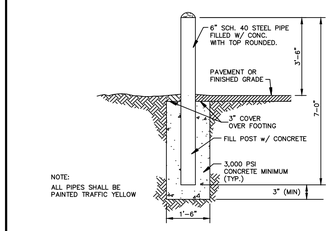
4. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POLE.

5. THE SIGN PLATE SHALL BE A MINIMUM OF 12" x 18" WITH A THICKNESS OF

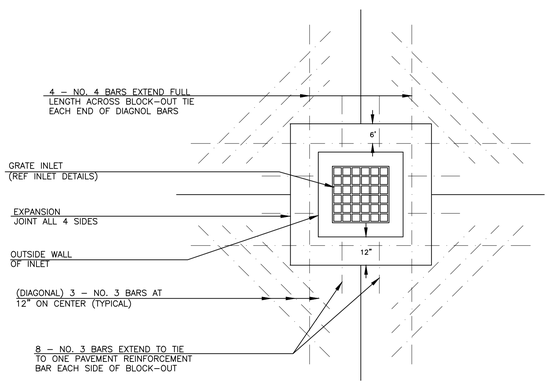
FIRE LANE SIGN
N.T.S.



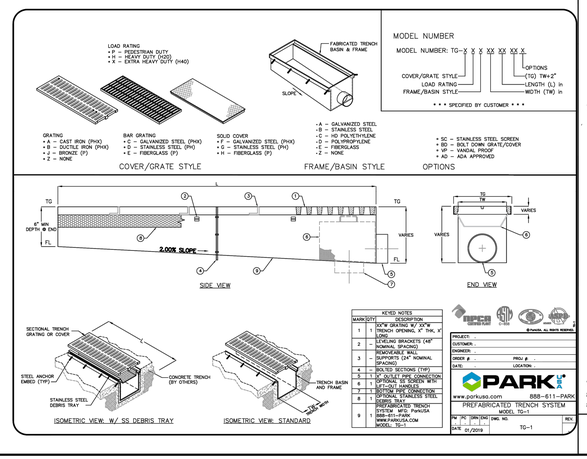
DOWNSPOUT DETAIL
N.T.S.

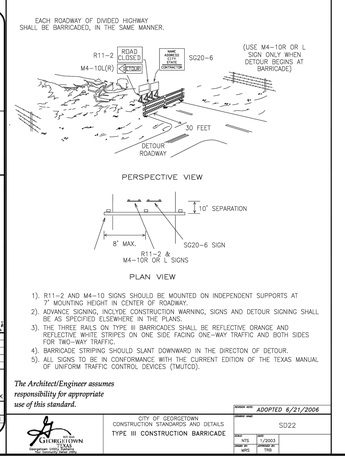


PIPE BOLLARD DETAIL
N.T.S.



GRATE INLET CONCRETE BLOCKOUT
N.T.S.



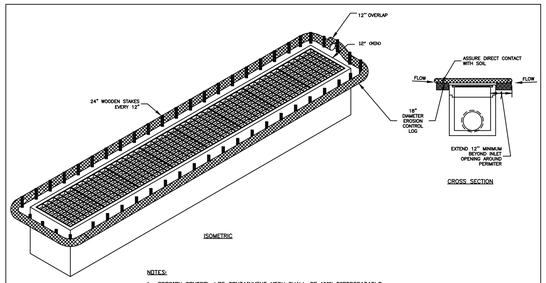


1). R11–2 AND M4–10 SIGNS SHOULD BE MOUNTED ON INDEPENDENT SUPPORTS AT 7' MOUNTING HEIGHT IN CENTER OF ROADWAY.
2). ADVANCE SIGNING, INCLYDE CONSTRUCTION WARNING, SIGNS AND DETOUR SIGNING SHALL BE AS SPECIFIED ELSEWHERE IN THE PLANS.
3). THE THREE RAILS ON TYPE III BARRICADES SHALL BE REFLECTIVE ORANGE AND REFLECTIVE WHITE STRIPES ON ONE SIDE FACING ONE–WAY TRAFFIC AND BOTH SIDES FOR TWO–WAY TRAFFIC.
4). BARRICADE STRIPING SHOULD SLANT DOWNWARD IN THE DIRECTON OF DETOUR.
5). ALL SIGNS TO BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).

The Architect/Engineer assumes responsibility for appropriate use of this standard.

ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TYPE III CONSTRUCTION BARRICADE
SG22



NOTES:

1. EROSION CONTROL LOG CONTAINMENT MESH SHALL BE 100% BIODEGRADABLE, PHOTODEGRADABLE OR RECYCLABLE) AND FILL MATERIAL SHALL CONSIST OF MULCH, ASPEN EXCELSIOR FIBERS, CHIPPED SITE VEGETATION, COCONUT FIBERS, 100% RECYCLABLE FIBERS, OR ANY OTHER ACCEPTABLE MATERIAL EXCLUDING STRAW AND HAY.
2. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 6".
3. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
4. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

TRENCH DRAIN INLET PROTECTION WITH EROSION CONTROL LOG

N.T.S.

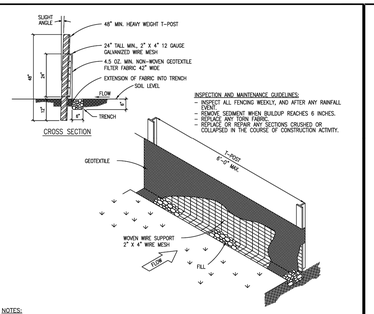
GUIDELINES FOR DESIGN AND INSTALLATION OF TEMPORARY EROSION AND SEDIMENT CONTROLS

TYPE OF STRUCTURE	REACH LENGTH	MAXIMUM DRAINAGE AREA	SLOPE
SILT FENCE	N/A 200 FEET 100 FEET 50 FEET	2 ACRES 2 ACRES 1 ACRE 1/2 ACRE	0 – 10% 10% – 20% 20% – 30% > 30%
TRIANGLE FILTER DIKE	100 FEET 50 FEET	1/2 ACRE 1/4 ACRE	< 30% > 30%
ROCK BERM [1] [2]	500 FEET	< 5 ACRES	0 – 10%

1. FOR ROCK BERM DESIGN, WHERE PARAMETERS ARE OTHER THAN STATED, DRAINAGE AREA CALCULATION AND ROCK BERM DESIGN MUST BE SUBMITTED FOR REVIEW.
2. HIGH SERVICE ROCK BERMS MAY BE REQUIRED IN AREAS OF ENVIRONMENTAL SIGNIFICANCE AS DETERMINED BY THE CITY OF HUTTO.

The City of Hutto — Construction Standards and Details | CURRENT AS OF 10/01/2023 | TEMPORARY EROSION & SEDIMENT CONTROL GUIDELINES | STANDARD NO. CH-ESC-01

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



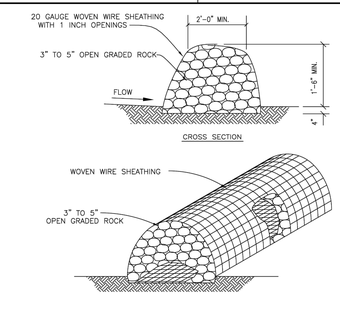
INSPECTION AND MAINTENANCE GUIDELINES:
- INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL EVENT.
- REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.
- REPLACE ANY TORN FABRIC.
- REPAIR ANY SAGGING OR COLLAPSED SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY.

NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MIN. OF ONE (1') FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS SECURELY FASTENED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. SILT FENCE SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED
9. J-HOOKS SHALL BE USED WHEN THE SILT FENCE IS INSTALLED AT AN ANGLE OF 30 DEGREES OR GREATER FROM PARALLEL TO THE CONTOURS.

The City of Hutto — Construction Standards and Details | CURRENT AS OF 10/01/2023 | SILT FENCE | STANDARD NO. CH-ESC-03

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

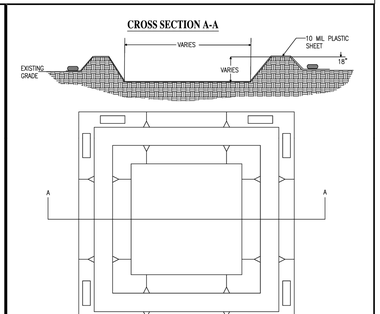


NOTES:

1. USE ONLY OPEN GRADED ROCK (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 1" OPENING AND MINIMUM WIRE DIAMETER OF 20 GAUGE.
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/ OR FABRIC CORE–WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH OF 6", THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTATION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

The City of Hutto — Construction Standards and Details | CURRENT AS OF 10/01/2023 | ROCK BERM | STANDARD NO. CH-ESC-05

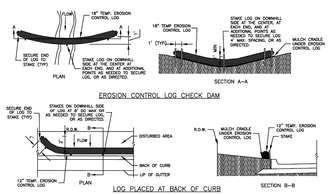
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



NOTES:
1. SET LENGTH AND WIDTH AS NECESSARY TO PROVIDE ADEQUATE SPACE FOR WASHOUT ACTIVITIES.
2. IF RESTRICTED BY DEPTH DUE TO BELOW GRADE APPURTENANCES, PLACE EARTHEN BERMS AT GRADE.
3. USE EXCAVATED MATERIAL TO CREATE EARTHEN BERMS SURROUNDING THE AREA TO BE DESIGNATED AS A CONCRETE WASHOUT.
4. USE 3" - 5" ROCK TO CREATE A STABLE ENTRANCE THAT IS GRADED AWAY FROM THE WASHOUT BASIN.
5. INSTALL A SIGN IDENTIFYING THE RESPONSIBLE PARTY FOR INSTALLATION AND MAINTENANCE OF THE WASHOUT.
6. PLACE 10MIL OR GREATER PLASTIC SHEETING.
7. SECURE SHEETING ON OUTSIDE OF BERM AREA USING SAND BAGS OR ROCK EQUIVALENT.

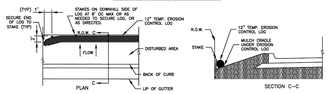
The City of Hutto — Construction Standards and Details | CURRENT AS OF 10/01/2023 | CONCRETE WASHOUT | STANDARD NO. CH-ESC-06

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

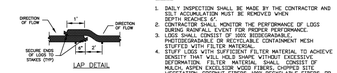


EROSION CONTROL LOG CHECK DAM

LOG PLACED AT BACK OF CURB



LOG PLACED AT EDGE OF RIGHT-OF-WAY



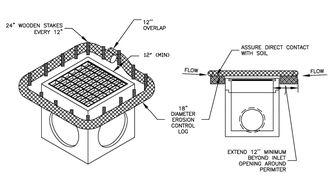
LAP DETAIL

NOTES:

1. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 6".
2. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF LOGS DURING RAINFALL EVENT FOR PROPER PERFORMANCE.
3. LOGS SHALL BE 100% BIODEGRADABLE, PHOTODEGRADABLE OR RECYCLABLE) AND FILL CONTAINMENT MESH STUFFED WITH FILTER MATERIAL.
4. STUFF LOGS WITH SUFFICIENT FILTER MATERIAL TO ACHIEVE DENSITY THAT WILL HOLD SHAPE WITHOUT EXCESSIVE COMPACTION. FILL MATERIAL SHALL CONSIST OF MULCH, ASPEN EXCELSIOR WOOD FIBERS, CHIPPED SITE VEGETATION, COCONUT FIBERS, 100% RECYCLABLE FIBERS, OR ANY OTHER ACCEPTABLE MATERIAL, EXCLUDING STRAW AND HAY.
5. STAKES SHALL BE 2" X 2" WOOD, 4' LONG, EMBEDDED SUCH THAT 2" PROTRUDES ABOVE LOG, OR AS DIRECTED.

The City of Hutto — Construction Standards and Details | CURRENT AS OF 10/01/2023 | EROSION CONTROL LOG | STANDARD NO. CH-ESC-09

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

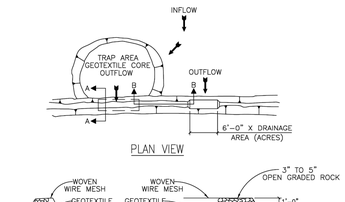


NOTES:

1. EROSION CONTROL LOG CONTAINMENT MESH SHALL BE 100% BIODEGRADABLE, PHOTODEGRADABLE OR RECYCLABLE) AND FILL MATERIAL SHALL CONSIST OF MULCH, ASPEN EXCELSIOR FIBERS, CHIPPED SITE VEGETATION, COCONUT FIBERS, 100% RECYCLABLE FIBERS, OR ANY OTHER ACCEPTABLE MATERIAL EXCLUDING STRAW AND HAY.
2. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 6".
3. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
4. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

The City of Hutto — Construction Standards and Details | CURRENT AS OF 10/01/2023 | AREA INLET PROTECTION WITH EROSION CONTROL LOG | STANDARD NO. CH-ESC-11

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

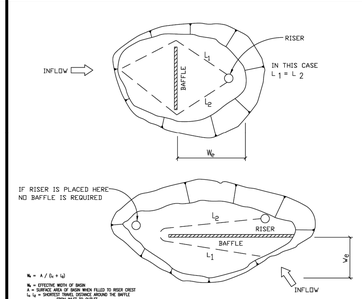


NOTES:

1. LOCATE THE SEDIMENT TRAP SO AS TO DISTURB AS FEW TREES AS POSSIBLE.
2. CLEAR AND GRUB THE AREA UNDER THE EMBANKMENT OF ALL VEGETATION AND ROOT MATS.
3. LAYOUT THE WIRE MESH AND THEN THE GEOTEXTILE FABRIC.
4. CONSTRUCT THE GEOTEXTILE CORE AND CORRESPONDING ROCK EMBANKMENT TO THE DESIGNATED HEIGHT AND CONFIGURATION.
5. WRAP THE STRUCTURE WITH THE PREVIOUSLY PLACED WIRE MESH SECURE ENOUGH SO THAT WHEN WALKED ACROSS, THE STRUCTURE RETAINS IT'S SHAPE, SECURE WITH THE WIRE.
6. PLACE THE EMBANKMENT MATERIAL IN 8 TO 12 INCH (8" – 12") LIFTS AND MACHINE COMPACT.
7. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. REPAIR SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
8. TRASH AND OTHER DEBRIS SHOULD BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO HALF OF THE DESIGN DEPTH OF THE TRAP.
9. SEDIMENT REMOVED FROM THE TRAP SHOULD BE DEPOSITED IN AN APPROVED SPOILS AREA AND IN SUCH A MANNER THAT IT WILL NOT CAUSE ADDITIONAL SILTATION.

The City of Hutto — Construction Standards and Details | CURRENT AS OF 10/01/2023 | SEDIMENT TRAP | STANDARD NO. CH-ESC-14

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



W_B = 4 / S_B × L_B

W_B = EFFECTIVE WIDTH OF BAFFLE
A_B = SURFACE AREA OF BASIN WHEN FILLED TO RISER CREST
L_B = SHORTEST DISTANCE ALONG THE BASIN FLOW PATH TO OUTLET

NOTES:
1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. REPAIR SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
2. TRASH AND OTHER DEBRIS SHOULD BE REMOVED AFTER EACH RAINFALL TO PREVENT CLOGGING OF THE OUTLET STRUCTURE.
3. ACCUMULATED SILT SHOULD BE REMOVED WHEN THE BASIN SHOULD BE RE-GRADED TO ITS ORIGINAL DIMENSIONS AT SUCH POINT THAT THE CAPACITY OF THE IMPOUNDMENT HAS BEEN REDUCED TO 1/2 OF ITS ORIGINAL STORAGE CAPACITY.
4. THE REMOVED SEDIMENT SHOULD BE DISPOSED OF OR REDISTRIBUTED IN AREAS THAT ARE PROTECTED FROM EROSION.

The City of Hutto — Construction Standards and Details | CURRENT AS OF 10/01/2023 | SEDIMENT BASIN BAFFLE | STANDARD NO. CH-ESC-15

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

SWPPP NOTES

1) POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION SITE:

–ADHESIVES, PESTICIDES, DETERGENTS, PAINTS, FUELS, SOLVENTS, SEALANTS, FERTILIZERS, OILS, HERBICIDES, CLEANING SOLUTIONS, CONCRETE/CEMENT/PLASTER

2) STORM WATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES:

A) PRIOR TO CONSTRUCTION: SILT FENCING SHALL BE INSTALLED IN ALL LOCATIONS SHOWN ON SITE MAP THAT WILL NOT BE DISTURBED DURING THE INITIAL GRADING PROCESS. THE STABILIZED CONSTRUCTION EXIT SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

B) DURING CONSTRUCTION:

a)IMMEDIATELY AFTER PAVING CONSTRUCTION IS COMPLETE, INLET PROTECTION TRAPS WILL BE INSTALLED ON ALL NEWLY CONSTRUCTED INLETS.
b)WHEN EXISTING SILT FENCING NEEDS TO BE REMOVED FOR CONSTRUCTION OR ACCESS PURPOSES, IT WILL BE REPLACED AS SOON AS POSSIBLE AFTER CONSTRUCTION IN THE VICINITY OF THE REMOVED FENCE IS COMPLETE.
c)AS SOON AS PRACTICABLE AFTER SITE GRADING IS COMPLETE, FINAL STABILIZATION PROCEDURES SUCH AS TURF ESTABLISHMENT AND INSTALLATION OF PLANT MATERIAL WILL BE COMMENCED.

C) AFTER CONSTRUCTION: AFTER CONSTRUCTION ACTIVITY AND SITE STABILIZATION PROCEDURES ARE COMPLETE, STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE REMOVED. SOIL DISTURBED BY THE REMOVAL OF CONTROLS WILL BE STABILIZED.

3) PERMANENT STORM WATER CONTROLS: AFTER CONSTRUCTION ACTIVITY IS COMPLETE, AREAS NOT COVERED BY CONCRETE PAVEMENT OR BY STRUCTURES WILL BE LANDSCAPED AND IRRIGATED. ONCE ESTABLISHED, THIS VEGETATION WILL HELP PREVENT SEDIMENT RUNOFF IN THE FUTURE STORM EVENTS. NEWLY GRADED AREA WILL BE TEXTURED TO REDUCE FLOW VELOCITY.

4) MATERIAL HANDLING AND SPILL PREVENTION PLAN:

A) HAZARDOUS MATERIALS WILL BE STORED AND USED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. DISPOSAL WILL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION, AND IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.

B) THE FOLLOWING PROCEDURES WILL BE FOLLOWED FOR CONTAINMENT AND CLEAN–UP OF SPILLS:

a)ALL SPILLS WILL BE CLEANED UP AND PROPERLY REMOVED IN ACCORDANCE WITH STATE REGULATIONS AND LOCAL ORDINANCES.
b)SOIL AND SPILLED MATERIALS WILL BE COLLECTED UNTIL NO VISIBLE EVIDENCE OF SPILLED MATERIAL REMAINS
c)THE TYPE OF MATERIAL AND QUANTITY OF RELEASE SHALL BE IDENTIFIED, AND APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE) SHALL BE WORN AS RECOMMENDED BY THE PRODUCT–SPECIFIC MSDS.
d)SPILL CONTAINMENT MAY BE INCLUDE CONSTRUCTION OF EARTH DIKES AROUND THE SPILL AREA, DEPLOYMENT OF ABSORBENT MATERIALS, OR USE OF COMMERCIALLY AVAILABLE KITS.
e)CONTAMINATED SOIL AND SPILLED MATERIAL WILL BE STORED IN APPROPRIATE AND PROPERLY LABELED CONTAINERS, AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL, AND FEDERAL RULES AND REGULATIONS.

5) GENERAL PERMIT MAINTENANCE REQUIREMENTS (FROM GENERAL PERMIT):

A) ALL PROTECTIVE MEASURES IDENTIFIED IN THIS SWPPP MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF, THROUGH INSPECTION OR OTHER MEANS, THE PERMITEE DETERMINES THAT BMP'S ARE NOT OPERATING EFFECTIVELY, THEN THE PERMITEE SHALL PERFORM MAINTENANCE AS NECESSARY TO MAINTAIN THE CONTINUED EFFECTIVENESS OF STORM WATER CONTROLS, AND PRIOR TO THE NEXT RAIN EVENT, IF FEASIBLE. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, THE REASON SHALL BE DOCUMENTED IN THE SWPPP AND MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRACTICABLE. EROSION AND SEDIMENT CONTROLS THAT HAVE BEEN INTENTIONALLY DISABLED, RUN–OVER, REMOVED, OR OTHERWISE RENDERED INEFFECTIVE MUST BE REPLACED OR CORRECTED IMMEDIATELY UPON DISCOVERY.

B) IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INCORRECTLY, IS PERFORMING INADEQUATELY, OR IS DAMAGED, THEN THE OPERATOR MUST REPLACE OR MODIFY THE CONTROL AS SOON AS PRACTICABLE AFTER MAKING THE DISCOVERY.

C) SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS AND SEDIMENTATION PONDS NO LATER THAN THE TIME THAT DESIGN CAPACITY HAS BEEN REDUCED BY 50%. FOR PERIMETER CONTROLS SUCH AS SILT FENCES, BERMS, ETC., THE TRAPPED SEDIMENT MUST BE REMOVED BEFORE IT REACHES 50% OF THE ABOVE GROUND HEIGHT.

D) IF SEDIMENT ESCAPES THE SITE, ACCUMULATIONS MUST BE REMOVED AT A FREQUENCY THAT MINIMIZES OFF–SITE IMPACTS, AND PRIOR TO THE NEXT RAIN EVENT, IF FEASIBLE. IF THE PERMITEE DOES NOT OWN THE OFFSITE CONVEYANCE, THEN THE PERMITEE MUST WORK WITH THE OWNER OR OPERATOR OF THE PROPERTY TO REMOVE THE SEDIMENT.

6) EROSION AND SEDIMENT CONTROLS:

A) THE FOLLOWING NON–STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE UTILIZED ON THE PROJECT SITE:

a)WHERE PRACTICAL, CARE WILL BE TAKEN TO PROTECT NATURAL VEGETATION THAT DOES NOT NEED TO BE REMOVED FOR CONSTRUCTION PURPOSES.
b)PLACEMENT OF CONCRETE PARKING AND DRIVEWAY AREAS WILL BE PERFORMED AS SOON AS POSSIBLE AFTER SUB–GRADE STABILIZATION, TO MINIMIZE THE AMOUNT OF TIME DISPOSED SOIL IS EXPOSED TO THE ELEMENTS. THIS PRACTICE WILL REDUCE THE FREQUENCY THAT MAINTENANCE IS REQUIRED ON THE STRUCTURAL BMP'S.
c)THE GENERAL PERMIT REQUIRES THAT EROSION AND STABILIZATION MEASURES MUST BE INITIATED WITHIN 14 DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED. IF CONSTRUCTION ACTIVITY IS SCHEDULED TO RESUME WITHIN 21 DAYS FROM THE CESSATION OF CONSTRUCTION ACTIVITY, EROSION AND STABILIZATION MEASURES ARE NOT REQUIRED FOR THAT PORTION OF THE SITE.
e)STABILIZATION PROCEDURES SUCH AS TURF ESTABLISHMENT AND INSTALLATION OF PLANT MATERIAL SHOULD BE COMMENCED AS SOON AS PRACTICABLE AFTER SITE GRADING IS COMPLETE AND FINAL.

B) THE FOLLOWING STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE UTILIZED ON THE PROJECT SITE:

a)A STABILIZED CONSTRUCTION EXIT WILL BE INSTALLED AT THE LOCATION WHERE CONSTRUCTION TRAFFIC EXITS THE PROJECT SITE
b)INLET PROTECTION TRAPS WILL BE INSTALLED AT ALL INLETS IMMEDIATELY AFTER CONCRETE PAVEMENT IS PLACED
c)SILT FENCING (FILTER FABRIC FENCE OR REINFORCED FILTER FABRIC FENCE) WILL BE INSTALLED ALONG THE PROPERTY BOUNDARY AND ADJACENT TO EXISTING DITCHES, BAYOUS, STREAMS, RIVERS, AND/OR CHANNELS.
d)ANY SEDIMENT THAT ENTERS THE STORM SEWER SYSTEM WILL BE REMOVED IMMEDIATELY (NOT FLUSHED).
e)SINCE ALL PROPOSED INLETS DRAIN LESS THAN 10–ACRES, SEDIMENT BASINS ARE NOT REQUIRED FOR THIS SITE.
f)WHERE PRACTICAL, CARE WILL BE TAKEN TO PROTECT NATURAL VEGETATION THAT DOES NOT NEED TO BE REMOVED FOR CONSTRUCTION PURPOSES.

No.	REVISIONS	DATE

ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.350.8555
FRN F-11526

BRETT T. HANRAHAN
STATE OF TEXAS
112908
REGISTERED
PROFESSIONAL ENGINEER
02 DECEMBER 2025

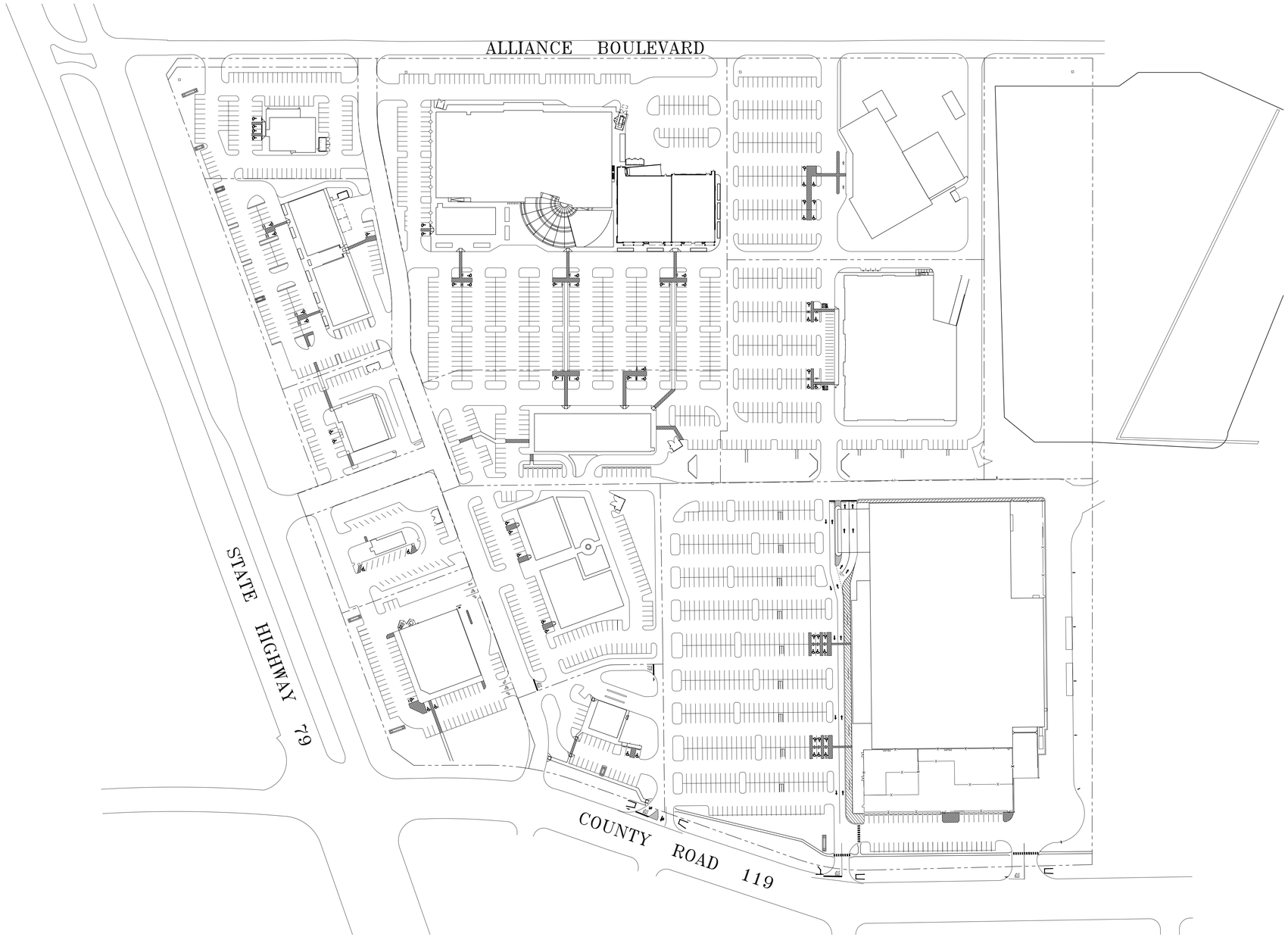
ALJ PROJECT NO. 028.25.CV.171
DATE: DEC. 2025
SCALE: N/A
DRAWN BY: CCW
CHECKED BY: BTH

CONSTRUCTION DETAILS (3 OF 3)

TOWNWEST COMMONS - PHASE 2 (PETCO & DOLLAR TREE)

LOCATED @ 150 ALLIANCE BLVD.
HUTTO, TEXAS

SHEET
C7.2



01 OVERALL SITE PLAN
SCALE: 1" = 100'

NORTH

Date issued/revised

17 OCT. 2025 FOR PERMIT
07 NOV. 2025 FIRE MARSHAL COMMENTS
02 DEC. 2025 FOR BID

OSBORN & VANE ARCHITECTS PLLC

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REGISTERED ARCHITECT
CHRISTOPHER O. SWANN
79072
TEXAS

12-02-2025

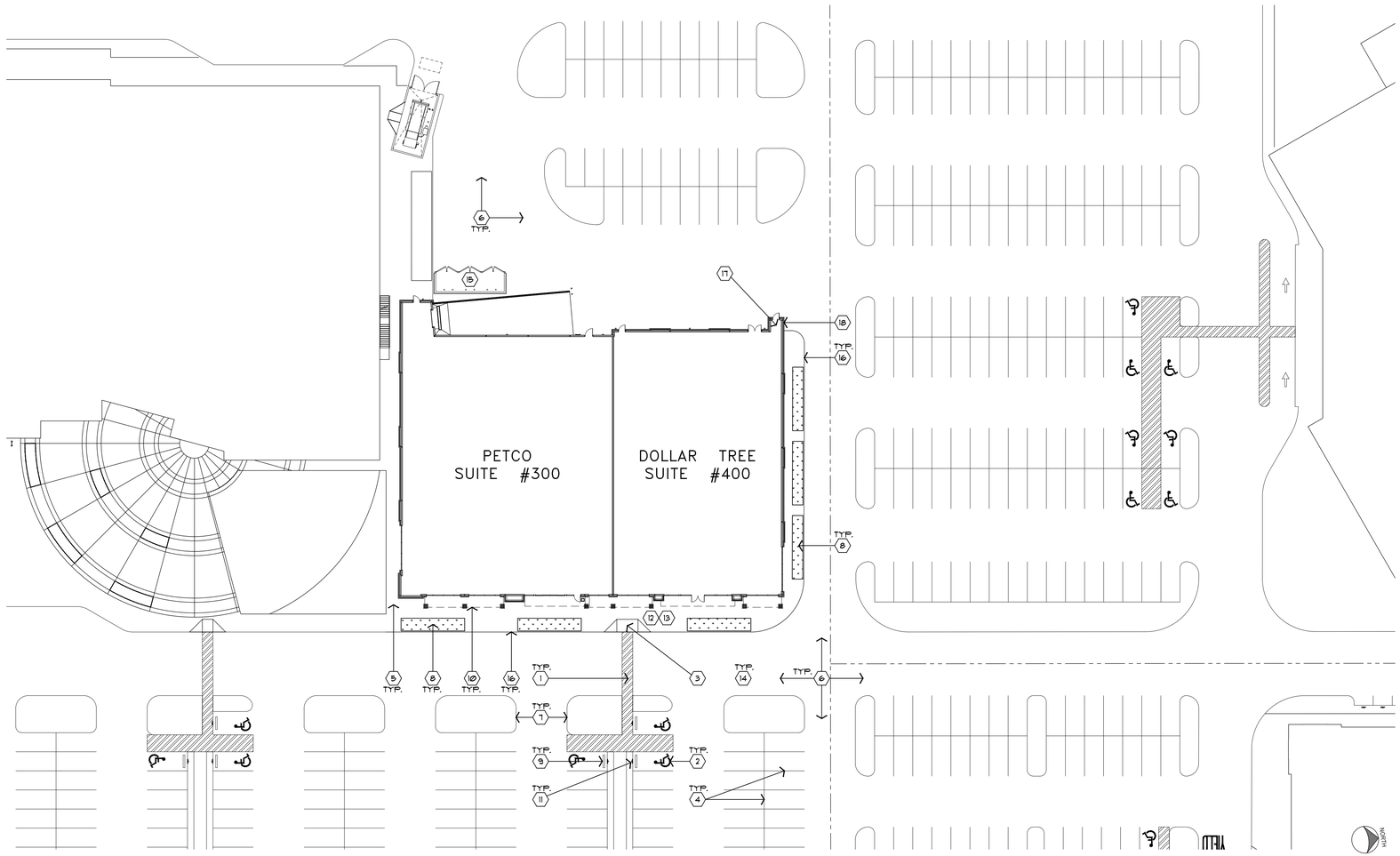
LANDLORD WORK FOR A FUTURE

PETCO AND DOLLAR TREE

TOWNWEST COMMONS
150 ALLIANCE BLVD. - SUITES 300 & 400
HUTTO, TEXAS 78634

Project No.	25052
CAD Dwg File	25052 A1.0-A1.1.DWG
Drawn	DB
Checked	BS

Sheet No. A1.0



01 PARTIAL SITE PLAN
SCALE: 1" = 30'

Date issued/revised

17 OCT. 2025 FOR PERMIT
07 NOV. 2025 FIRE MARSHAL COMMENTS
02 DEC. 2025 FOR BID

NOTES TO SHEET: (1)

1. 4" WIDE DIAGONAL STRIPING (45°) AT 24" O.C. RE: CIVIL DRAWINGS.
2. HANDICAP PARKING STALL. RE: CIVIL DRAWINGS.
3. HANDICAP RAMP. RE: CIVIL DRAWINGS.
4. 4" WIDE PAINTED PARKING STRIPE. RE: CIVIL DRAWINGS.
5. CONCRETE WALK. RE: SIDEWALK PLAN. SEE CIVIL DRAWINGS FOR EXTENTS OF NEW AND EXISTING.
6. CONCRETE PAVING. RE: CIVIL DRAWINGS.
7. CONCRETE CURB. RE: CIVIL DRAWINGS.
8. LANDSCAPE AREA. RE: LANDSCAPE AND IRRIGATION DRAWINGS.
9. WHEELSTOP. RE: CIVIL DRAWINGS.
10. OUTLINE OF CANOPY / AWNING.
11. HANDICAP SIGN. RE: CIVIL DRAWINGS.
12. RE: CIVIL DRAWINGS FOR FINISH FLOOR ELEVATION.
13. PROVIDE MAILBOX. RE: SPECIFICATIONS FOR ADDITIONAL INFORMATION.
14. RE: CIVIL DRAWINGS FOR EXTENT OF NEW AND EXISTING CONCRETE CURBS.
15. TRASH DUMPSTER ENCLOSURE LOCATION. RE: CIVIL DRAWINGS.
16. FACE OF CONCRETE CURB. RE: SIDEWALK PLAN.
17. RISER ROOM. SEE FLOOR PLAN.
18. PROPOSED KNOX BOX LOCATION. VERIFY LOCATION WITH FIRE MARSHAL.

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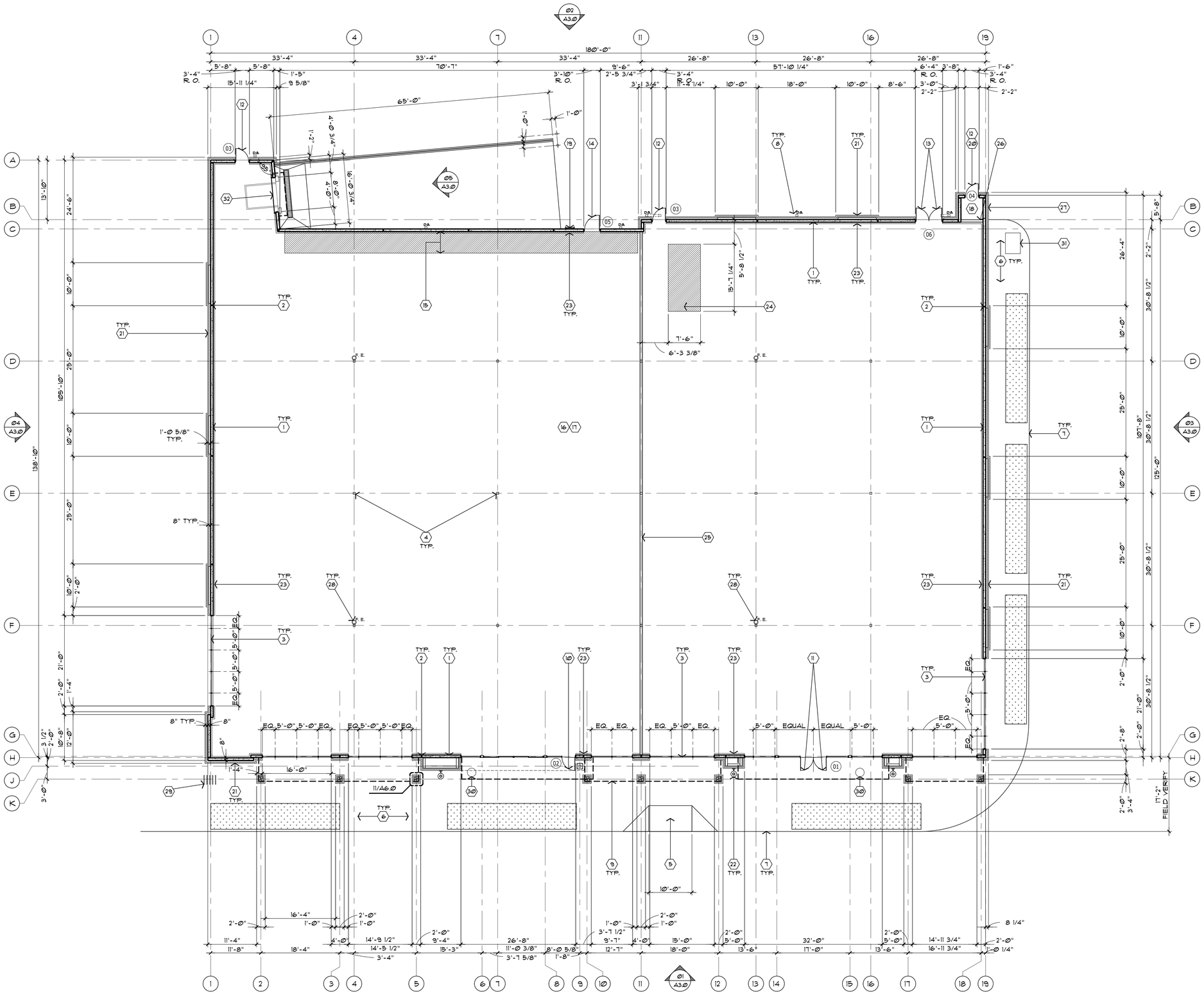
LANDLORD WORK FOR A FUTURE

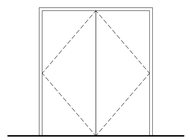
PETCO AND DOLLAR TREE

TOWNWEST COMMONS
150 ALLIANCE BLVD. - SUITES 300 & 400
HUTTO, TEXAS 78634

Project No.	**25052**
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Drawn	**DB**
Checked	**BS**

Sheet No. **A1.1**

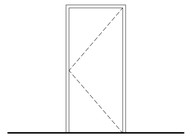

180'-0"
33'-4"
33'-4"
70'-7"
33'-4"
9'-6"
2'-5 3/4"
26'-8"
57'-10 1/4"
26'-8"
26'-8"
6'-4"
3'-8"
1'-6"
3'-4" R.O.
3'-10" R.O.
3'-4" R.O.
3'-4" R.O.
3'-4" R.O.
15'-11 1/4"
5'-8"
5'-8"
1'-5"
9 5/8"
11'-4 1/4"
10'-0"
18'-0"
10'-0"
8'-6"
3'-0"
2'-2"
2'-2"
65'-0"
4'-0 3/4"
1'-2"
1'-0"
1'-0"
16'-0 3/4"
8'-0"
4'-0"
TYP.
TYP.
TYP.



06

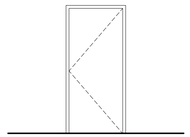
3'-0" X 7'-0" X 1 3/4"
(PAIR) PAINTED HOLLOW METAL
DOOR AND FRAME

HARDWARE SET #5
REFER TO SPECIFICATIONS
FOR MORE INFORMATION



04

3'-0" X 7'-0" X 1 3/4"
PAINTED HOLLOW METAL
DOOR AND FRAME
(RISER ROOM)
HARDWARE SET #3
REFER TO SPECIFICATIONS
FOR MORE INFORMATION



03

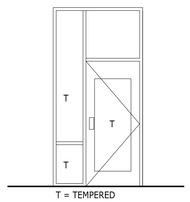
3'-0" X 7'-0" X 1 3/4"
PAINTED HOLLOW METAL
DOOR AND FRAME

HARDWARE SET #2
REFER TO SPECIFICATIONS
FOR MORE INFORMATION

05

3'-6" X 7'-0" X 1 3/4"
PAINTED HOLLOW METAL
DOOR AND FRAME

HARDWARE SET #2
REFER TO SPECIFICATIONS
FOR MORE INFORMATION

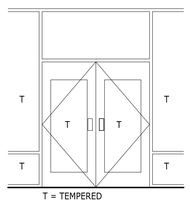


T = TEMPERED

02

3'-0" X 7'-0" X 1 3/4"
NARROW STYLE DOOR IN ANODIZED
ALUMINUM STOREFRONT FRAMING SYSTEM

HARDWARE SET #4
REFER TO SPECIFICATIONS
FOR MORE INFORMATION



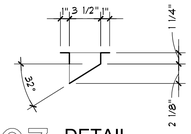
T = TEMPERED

01

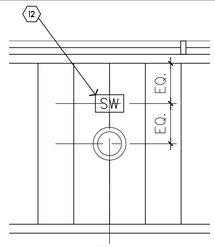
PAIR 3'-0" X 7'-0" X 1 3/4"
NARROW STYLE DOOR IN ANODIZED
ALUMINUM STOREFRONT FRAMING SYSTEM

HARDWARE SET #1
REFER TO SPECIFICATIONS
FOR MORE INFORMATION

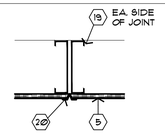
04 DOOR TYPES
NOT TO SCALE



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



06 PARTIAL SOFFIT PLAN
SCALE: 1/2" = 1'-0"



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

HARDWARE SET 1 (ENTRY PAIR)		
1	EA	DEAD BOLT W/ THUMBTURN ACTIVE LEAF
1	EA	EXIT INDICATOR ACTIVE LEAF
1	EA	THRESHOLD BOLT ACTIVE LEAF
1	EA	HEADER BOLT ACTIVE LEAF
1	EA	HEADER BOLT INACTIVE LEAF
BALANCE OF DOOR HARDWARE BY DOOR SUPPLIER		

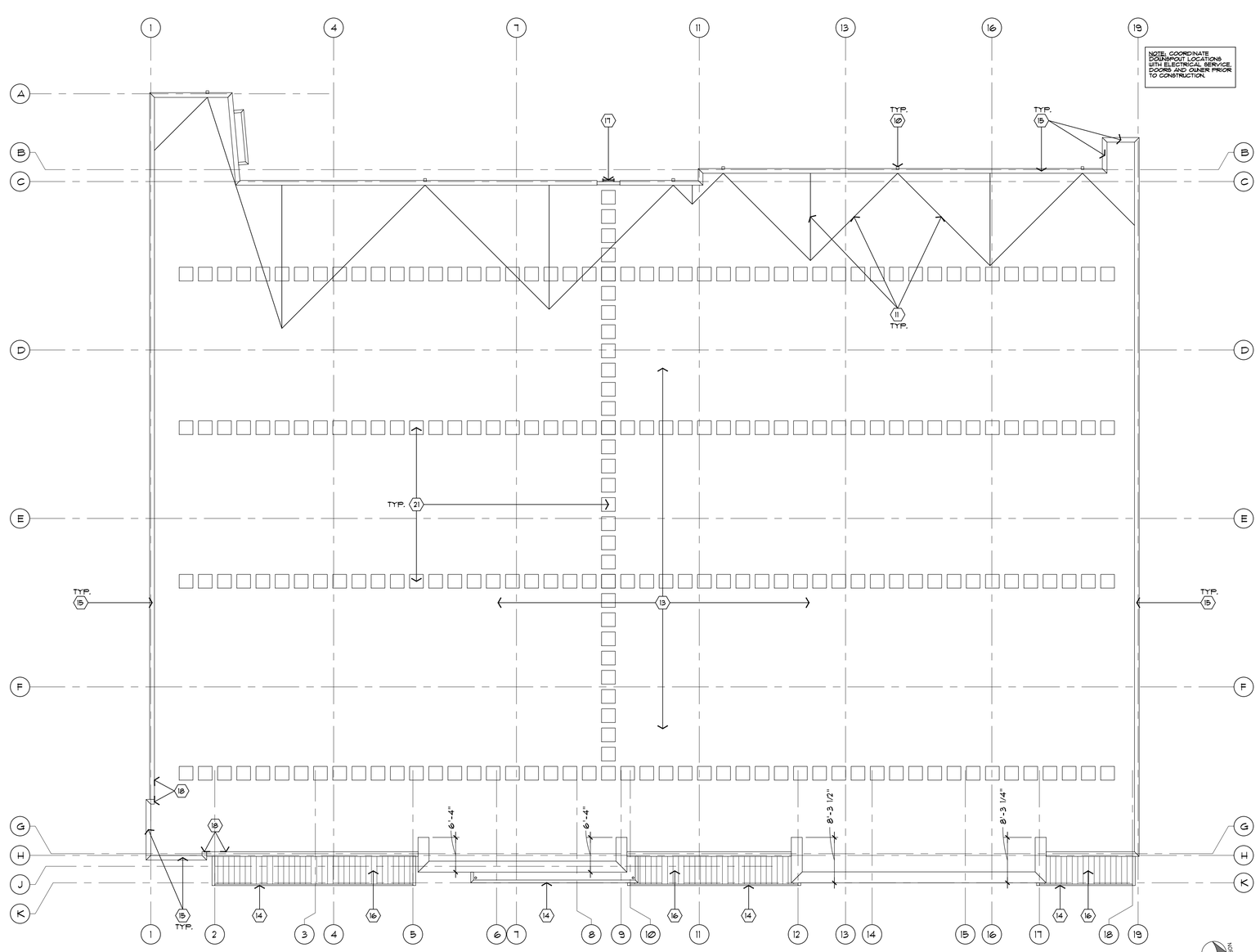
HARDWARE SET 2 (REAR DOOR)		
3	EA	HINGE
1	EA	DEAD BOLT W/ THUMB TURN
1	EA	DOOR STOP
1	EA	DOOR SWEEP
1	EA	THRESHOLD
1	EA	WEATHER STRIPPING
1	EA	RAIN DRIP
1	EA	OFFSET LATCH GUARD
1		COMMERCIAL-GRADE, NON-ALARMED PANIC DEVICE
DOOR STOP SHALL CLEAR ALL BOTTOM WEATHER STRIPPING		

HARDWARE SET 3 (RISER ROOM)		
3	EA	HINGE
1	EA	KEY PAD LOCK SET (SEE BELOW)
1	EA	DOOR STOP
1	EA	DOOR SWEEP
1	EA	THRESHOLD
1	EA	WEATHER STRIPPING
1	EA	RAIN DRIP
1	EA	OFFSET LATCH GUARD
DOOR STOP SHALL CLEAR ALL BOTTOM WEATHER STRIPPING		
KEY PAD LOCK SET: MODEL IQLITE BY MARKS USA. FINISH 19 BLACK POWDER COAT. STANDARD KEY OVERRIDE CYLINDER.		

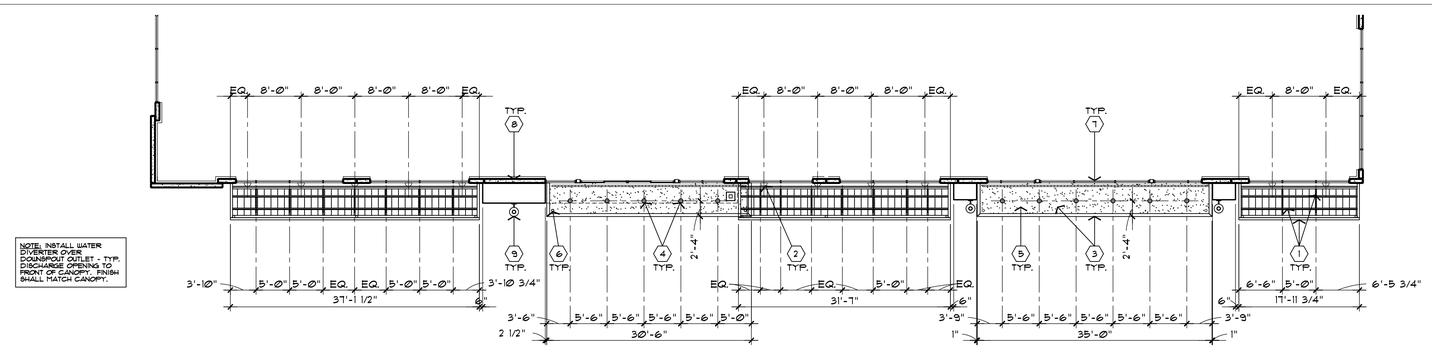
HARDWARE SET 4 (SINGLE ENTRY)		
1	EA	DEAD BOLT WITH THUMBTURN
1	EA	EXIT INDICATOR
1	EA	THRESHOLD
BALANCE OF DOOR HARDWARE BY DOOR SUPPLIER		

HARDWARE SET 5		
3	PAIR	4 1/2" HEAVY-WEIGHT, NON-REMOVABLE PINS (EACH DOOR)
1		DOOR SWEEP (EACH DOOR)
1	EA	FLUSH BOLTS (EACH DOOR)
1	EA	OVERHEAD HOLDS / STOPS (EACH DOOR)
1		RAIN DRIP
1	EA	CLOSER (EACH DOOR)
1		1/2" HIGH (MAX.) ALUMINUM THRESHOLD (EACH DOOR)
1	EA	WEATHERSTRIPPING
1		COMMERCIAL-GRADE, NON-ALARMED PANIC DEVICE

03 DOOR HARDWARE
NO SCALE



02 ROOF PLAN
SCALE: 3/32" = 1'-0"



NOTE: INSTALL WATER DIVERTER OVER DOWNSPOUT OUTLET - TYP. DISCHARGE OPENING TO FRONT OF CANOPY. FINISH SHALL MATCH CANOPY.

01 SOFFIT PLAN
SCALE: 3/32" = 1'-0"

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NOTES TO SHEET: 1

1. PRE-FINISHED METAL AWNING ON PAINTED STEEL TUBE FRAMING. PAINT UNDERSIDE OF ROOF PANELS TO MATCH STEEL FRAMING. NO EXPOSED FASTENERS.
2. WALL-MOUNTED UNDER-CANOPY LIGHT FIXTURE. RE: ELECTRICAL DRAWINGS.
3. CANOPY.
4. EXTERIOR UNDER-CANOPY LIGHT FIXURE. RE: ELECTRICAL DRAWINGS. COORDINATE LOCATION AND INSTALLATION WITH CANOPY FRAMING PRIOR TO CONSTRUCTION.
5. 1/2" DENS GLASS SOFFIT WITH ACRYLIC COATING FROM E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) SYSTEM. SEE EXTERIOR FINISH SCHEDULE (SHEET A3.1) FOR FINISH.
6. 3" DIA. DOWNSPOUT IN FORMED GUTTER. DRAIN THROUGH CANOPY. EXTEND 1/2" BELOW SOFFIT BOARD. RE: 07/A2.1.
7. ALUMINUM AND GLASS STOREFRONT SYSTEM.
8. CONCRETE TILT-WALL PANELS. RE: STRUCTURAL DRAWINGS.
9. WALL-MOUNTED SCONCE. RE: ELECTRICAL DRAWINGS.
10. DOWNSPOUT. SEE EXTERIOR ELEVATIONS FOR LOCATIONS. TIE INTO UNDERGROUND STORM LINE. RE: CIVIL DRAWINGS. COORDINATE FINAL LOCATIONS WITH ELECTRICAL SERVICE AND REAR DOORS. OWNER TO APPROVE LOCATIONS PRIOR TO CONSTRUCTION.
11. ROOF CRICKET FROMED WITH TAPERED INSULATION.
12. LOCATE TEST SWITCH (WHEN REQUIRED) AS SHOWN. PAINT COVER PLATE TO MATCH COLOR OF SOFFIT. SWITCH PLATE SHALL BE PRE-FINISHED TO MATCH AWNING / CANOPY.
13. SCHEDULED ROOF ON RIGID INSULATION ON METAL DECK. RE: SPECIFICATIONS AND STRUCTURAL DRAWINGS.
14. EDGE OF CANOPY / AWNING. SLOPE AWAY FROM BUILDING TO DOWNSPOUTS. VERIFY ADEQUATE DRAINAGE REQUIREMENTS.
15. PRE-FINISHED METAL COPING.
16. SCHEDULED PRE-FINISHED ROOF PANELS ON #30 FELT ON F.R.T. PLYWOOD DECK ON METAL FRAMING.
17. ROOF ACCESS LADDER. RE: 01, 02 AND 03/A6.1. VERIFY LOCATION WITH OWNER.
18. REAR OF CORNICE OF HIGH PARAPET TO ALIGN WITH REAR OF CORNICE OF LOW PARAPET.
19. RE: STRUCTURAL DRAWINGS.
20. SOFFIT BOARD EXPANSION JOINT WITH E.I.F.S. ACRYLIC COATING.
21. PROVIDE WALK PADS THIS AREA.

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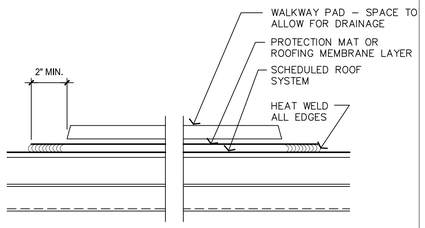
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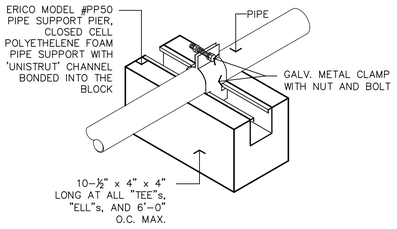
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CAD Dwg File	**25052 A2.0-A2.2.DWG**
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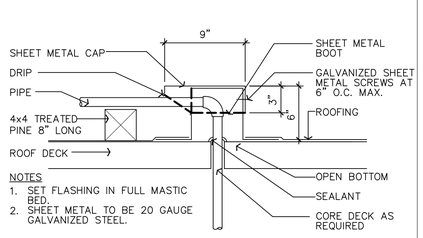
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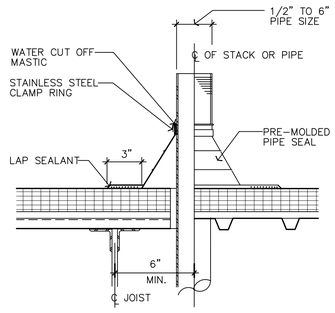
06 WALKWAY PAD DETAIL
SCALE: 3" = 1'-0"



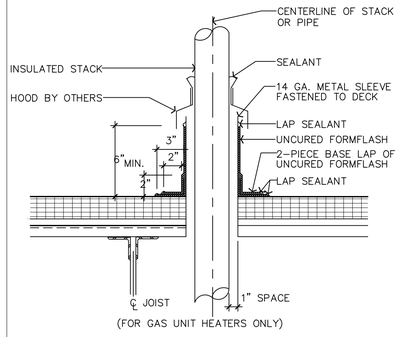
05 PIPE SUPPORT DETAIL
SCALE: 3" = 1'-0"



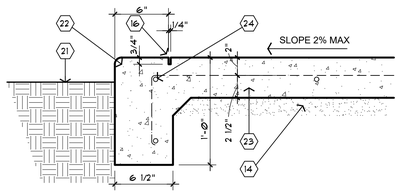
04 ROOF JACK DETAIL
SCALE: 1 1/2" = 1'-0"



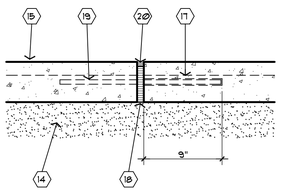
03 PIPING OR VENT FLASHING
SCALE: 1 1/2" = 1'-0"



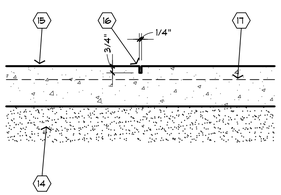
02 HOT STACK FLASHING
SCALE: 1 1/2" = 1'-0"



10 SIDEWALK / LANDSCAPE DETAIL
SCALE: 1 1/2" = 1'-0"



09 EXPANSION JOINT DETAIL
SCALE: 1 1/2" = 1'-0"



08 CONTROL JOINT DETAIL
SCALE: 1 1/2" = 1'-0"

SCUPPER AND DOWNSPOUT SIZING (INTENSITY BASED ON SMACNA 10 YEAR STORM)

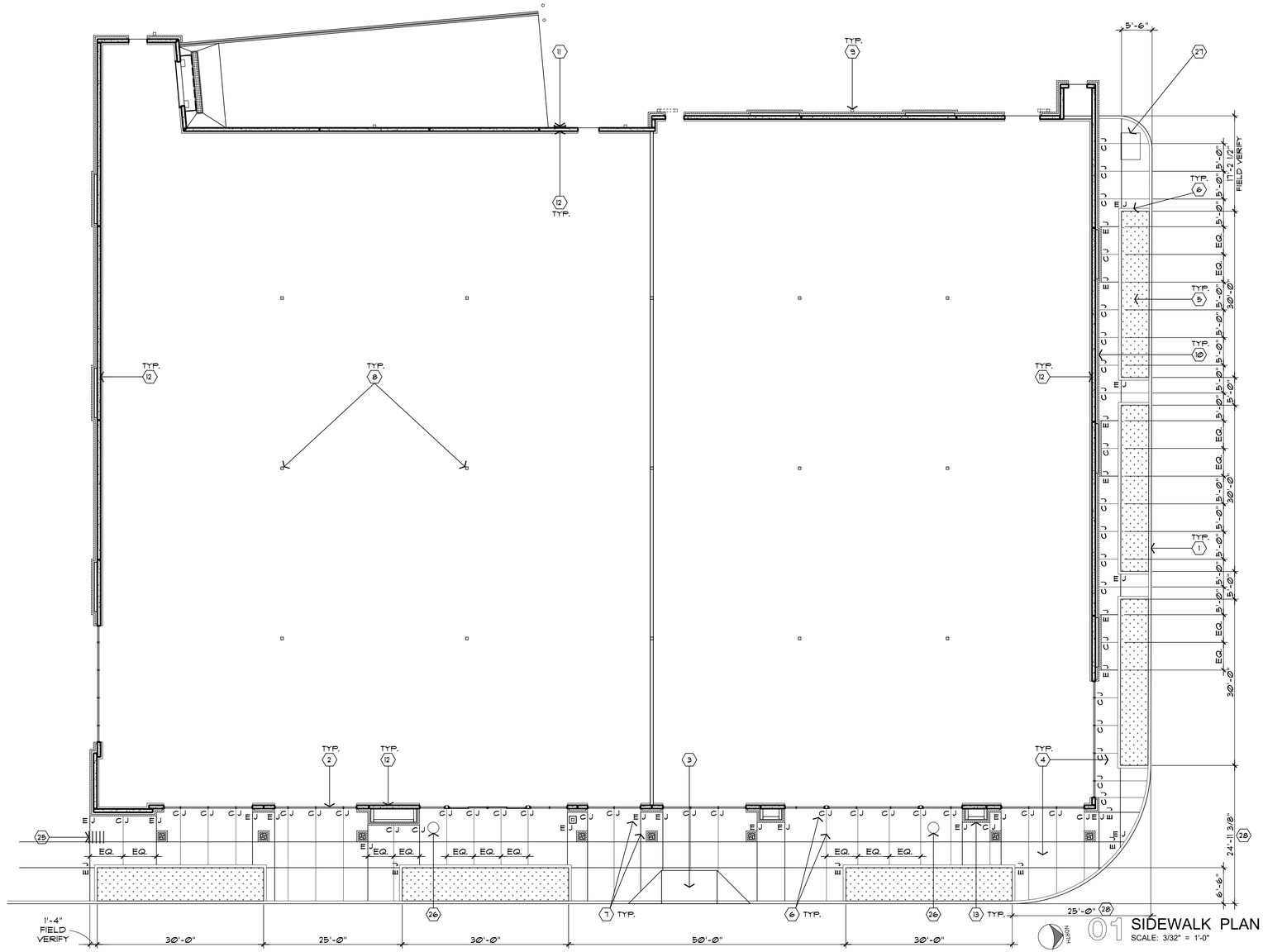
ROOF AREA: 22,565 S.F.
RAINFALL INTENSITY: 8.2 IN/HR

SCUPPER SIZING:
SMACNA TABLE 1-2, storms which should be exceeded only once in 10 years (SMACNA table 1-2 rainfall data)
RAINFALL INTENSITY IN GPM: GPM = (0.0104) x (IPH) x (ROOF AREA)
GPM = 0.0104 x 8.2 x 22,565 = 1,925 GPM-S.F. (entire roof)
HEAD HEIGHT IN INCHES: 2" (assumed)
determine head height: in inches of water at a point 6 ft back from scupper
SCUPPER CAPACITY: INTENSITY (GPM)/TOTAL NUMBER OF PROPOSED SCUPPERS 1,925 GPM/6 SCUPPERS = 321 GPM
FROM TABLE G-1: AT 6 PROPOSED SCUPPERS AND 2" HEAD EACH SCUPPER MUST BE 42" WIDE (TABLE G-1)
SCUPPER TOTAL: 6 SCUPPERS AT 42" WIDE

DOWNSPOUT SIZING:
SMACNA TABLE 1-2, storms which should be exceeded only once in 10 years
RAINFALL INTENSITY IN IN/HR: 8.2 IN/HR
CALCULATED ROOF AREA DRAINED PER DOWNSPOUT AREA: 150 S.F./S.I.
22,565 S.F./150 S.F./S.I. = 150 S.I. TOTAL DOWNSPOUT AREA. REQUIRED SIZE AT 6 DOWNSPOUTS 150/6 = 25 S.I.
(ASSUME 6"x6" SQUARE DOWNSPOUT = 36 S.I. EACH = 36 S.I. > 25 S.I.

NOTE: EMERGENCY OVERFLOW SYSTEM TO EQUAL REGULAR SYSTEM AT +2" ABOVE REGULAR SCUPPER

07 SCUPPER AND DOWNSPOUT SIZING
NO SCALE



01 SIDEWALK PLAN
SCALE: 3/32" = 1'-0"

Date issued/revised

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07 NOV. 2025 FIRE MARSHAL COMMENTS
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NOTES TO SHEET: 1

1. FACE OF CONCRETE CURB. RE: CIVIL DRAWINGS.
2. ALUMINUM AND GLASS STOREFRONT SYSTEM.
3. HANDICAP RAMP. RE: CIVIL DRAWINGS.
4. CONCRETE WALK. RE: CIVIL DRAWINGS.
5. LANDSCAPE AREA. RE: LANDSCAPE AND IRRIGATION DRAWINGS. RE: CIVIL DRAWINGS FOR DIMENSIONS. RE: 10/A2.2 FOR SECTION DETAIL.
6. CONCRETE WALK CONTROL JOINT (CJ). RE: 08/A2.2. CONTROL JOINT TO ALIGN WITH CENTERLINE OF VERTICAL MULLIONS CORNERS OF BUILDING OR PILASTERS UNLESS NOTED AND DIMENSIONED OTHERWISE.
7. CONCRETE WALK EXPANSION JOINT (EJ). RE: 09/A2.2. CONTROL JOINT TO ALIGN WITH CENTERLINE OF VERTICAL MULLIONS CORNERS OF BUILDING OR PILASTERS UNLESS NOTED AND DIMENSIONED OTHERWISE.
8. STEEL COLUMN. RE: STRUCTURAL DRAWINGS.
9. DOWNSPOUT.
10. OUTLINE OF CAST STONE ATTACHED TO WALL. SEE EXTERIOR ELEVATIONS AND WALL SECTIONS.
11. ROOF ACCESS LADDER. RE: 01, 02 AND 03/A6.1. VERIFY LOCATION WITH OWNER.
12. CONCRETE TILT–WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES.
13. OUTLINE OF MASONRY VENEER. SEE EXTERIOR ELEVATIONS AND WALL SECTIONS.
14. PAVING SUBGRADE.
15. CONCRETE WALK.
16. TOOLED CONTROL JOINT.
17. #4'S EACH WAY AT 18" O.C.
18. 1" WIDE ASPHALT–IMPREGNATED FIBERBOARD.
19. #3 DOWELS BY 1'–6" LONG AT 1'–0" O.C. THRU EXPANSION JOINT MATERIAL. PROVIDE SLEEVE AT ONE END.
20. CONTINUOUS SEALANT.
21. LANDSCAPE AREA. RE: SITE PLAN, SIDEWALK PLANS AND LANDSCAPE DRAWINGS.
22. 3/4" RADIUS.
23. CONCRETE WALK. 4 1/2" THICK MIN. (OR MATCH EXISTING) 3,000 P.S.I. CONCRETE WITH #4'S EACH WAY AT 18" O.C.
24. CONT. #4'S.
25. SHOPPING CENTER STANDARD BIKE RACK.
26. SHOPPING CENTER STANDARD ASH / TRASH RECEPTACLE.
27. PROVIDE MAILBOX. RE: SPECIFICATIONS FOR ADDITIONAL INFORMATION.
28. DIMENSION IS TO BACK OF CURB.

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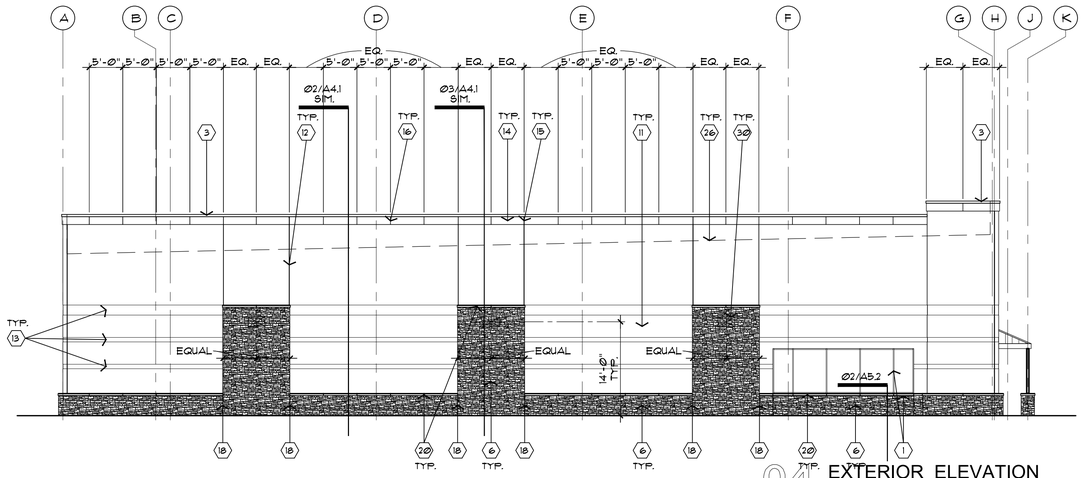
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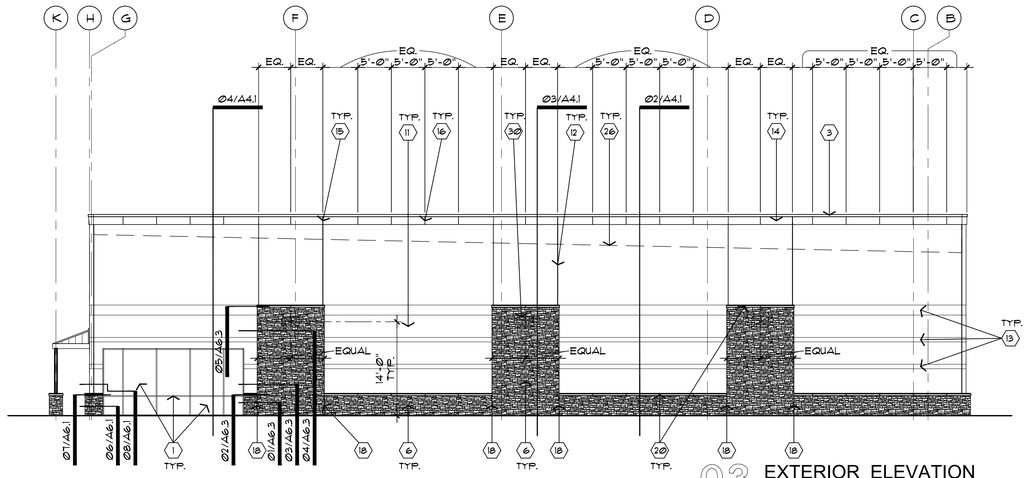
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Project No.	**25052**
CAD Dwg File	**25052 A2.0-A2.2.DWG**
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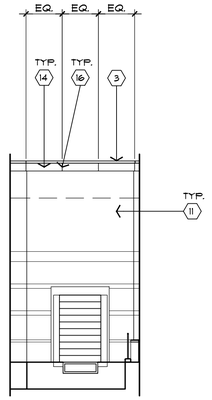
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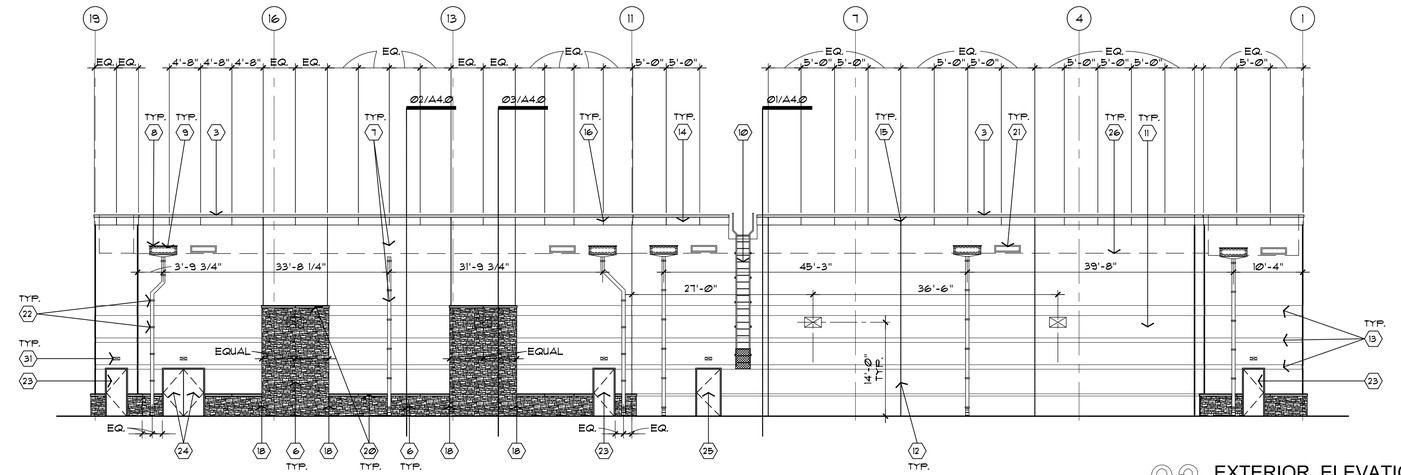
04 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



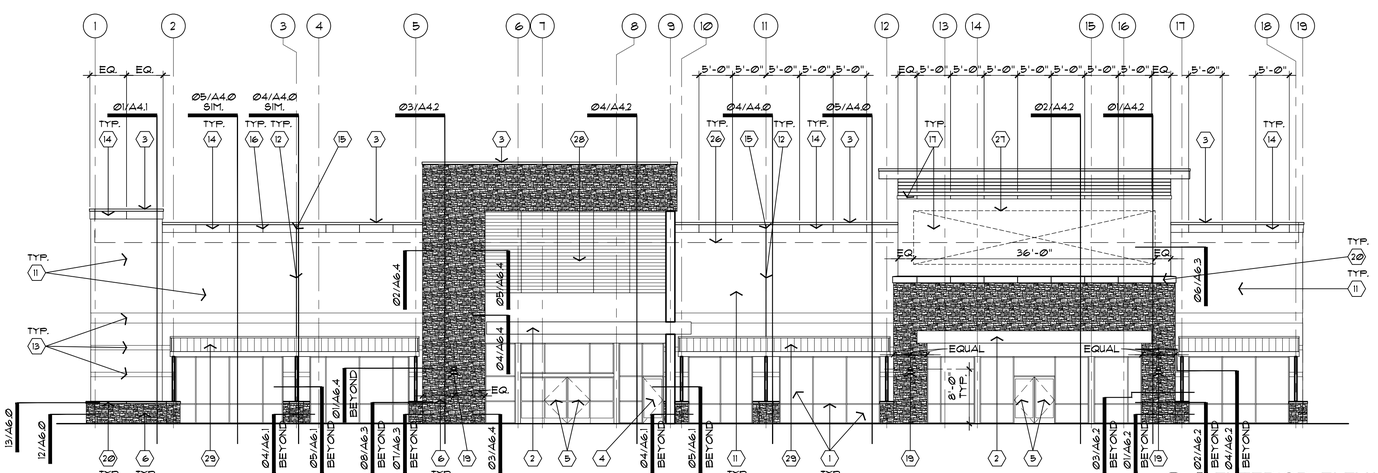
03 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



05 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



02 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



01 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

NOTES TO SHEET: (1)

1. ALUMINUM AND GLASS STOREFRONT SYSTEM. GLAZING TO BE CLEAR, NON-TINTED, NON-REFLECTIVE AND DOUBLE GLAZED. GLASS TO HAVE A U-FACTOR OF 0.28. SHGC OF 0.27, 1" INSULATED, LOW E.
2. STEEL CANOPY WITH ALUMINUM CLADDING. RE: STRUCTURAL DRAWINGS.
3. PRE-FINISHED 26 GA. GALV. METAL CAP FLASHING.
4. 3'-0" X 7'-0" ALUMINUM AND GLASS STOREFRONT DOOR. QUANTITY AND LOCATION OF DOORS AS DIRECTED BY OWNER. 10" HIGH (MIN.) BOTTOM RAIL.
5. (PAIR) 3'-0" X 7'-0" ALUMINUM AND GLASS STOREFRONT DOORS. QUANTITY AND LOCATION OF DOORS AS DIRECTED BY OWNER. 10" HIGH (MIN.) BOTTOM RAIL.
6. STONE VENEER AS SCHEDULED.
7. PRE-FINISHED GALV. SCUPPER AND DOWNSPOUT. TIE TO UNDERGROUND LINE. SEE CIVIL DRAWINGS.
8. PRE-FINISHED GALV. COLLECTOR BOX RE: 05/A5.1.
9. PRE-FINISHED GALV. SCUPPER. RE: 04/A5.1.
10. ROOF ACCESS LADDER. VERIFY FINAL LOCATION WITH OWNER. RE: 01, 02 AND 03/A6.1.
11. CONCRETE TILT-WALL PANELS. RE: STRUCTURAL DRAWINGS.
12. CONCRETE TILT-WALL PANEL JOINT. RE: STRUCTURAL DRAWINGS. RE: 06 AND 07/A6.0.
13. 3/4" DEEP REVEAL IN CONCRETE TILT-WALL PANEL.
14. E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) CORNICE.
15. E.I.F.S. EXPANSION JOINT. RE: 09/A6.0.
16. E.I.F.S. SCORE JOINT. RE: 10/A6.0.
17. 1 1/2" THICK (MIN.) E.I.F.S.
18. MASONRY CONTROL JOINT. RE: 05/A6.0.
19. WALL-MOUNTED SCONCE LIGHT. RE: ELECTRICAL DRAWINGS.
20. CAST STONE AS SCHEDULED.
21. PRE-FINISHED GALV. EMERGENCY OVERFLOW SCUPPER. BOTTOM OF SCUPPER TO BE 2" ABOVE LEVEL OF INTAKE OF ADJACENT ROOF DRAIN. RE: 05/A5.1 SIM.
22. PRE-FINISHED GALV. DOWNSPOUT STRAP. RE: 08/A6.0.
23. PAINTED 3'-0" X 7'-0" HOLLOW METAL DOOR AND FRAME. QUANTITY AND LOCATION OF DOORS AS DIRECTED BY OWNER.
24. PAINTED (PAIR) 3'-0" X 7'-0" HOLLOW METAL DOOR AND FRAME. QUANTITY AND LOCATION OF DOORS AS DIRECTED BY OWNER.
25. PAINTED 3'-6" X 7'-0" HOLLOW METAL DOOR AND FRAME. QUANTITY AND LOCATION OF DOORS AS DIRECTED BY OWNER.
26. DASHED LINE INDICATES ROOF LINE.
27. 5/8" EXTERIOR-GRADE NON-COMBUSTIBLE PLYWOOD IN LIEU OF DENS GLASS SHEATHING. RE: WALL SECTIONS FOR VERTICAL LOCATIONS.
28. TILE ON 3/4" MORTAR BED.
29. PRE-FINISHED METAL ROOF PANEL AWNING. RE: STRUCTURAL DRAWINGS.
30. WALL-MOUNTED LIGHT FIXTURE. RE: ELECTRICAL DRAWINGS.
31. WALL-MOUNTED LIGHT FIXTURE MOUNTED ABOVE HOLLOW METAL DOOR. MOUNT WITH CENTER OF FIXTURE AT 9'-2" ABOVE FINISH FLOOR. CENTER LIGHT FIXTURE HORIZONTALLY ACROSS DOOR OPENING. RE: ELECTRICAL DRAWINGS.

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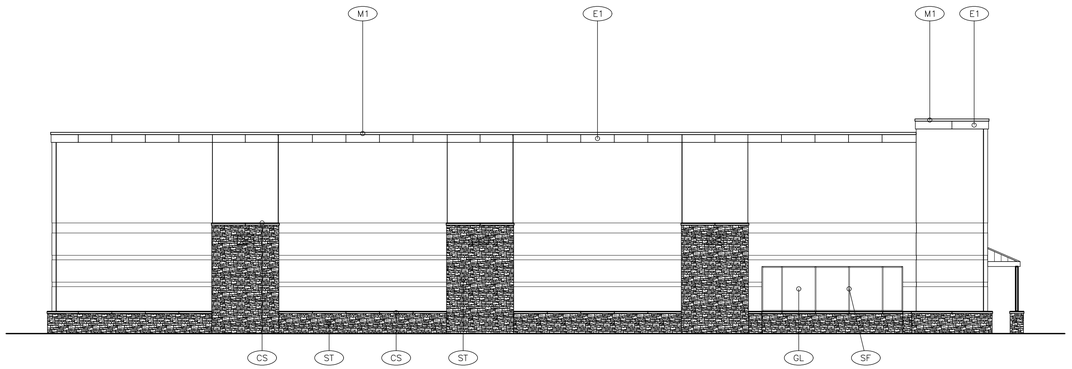
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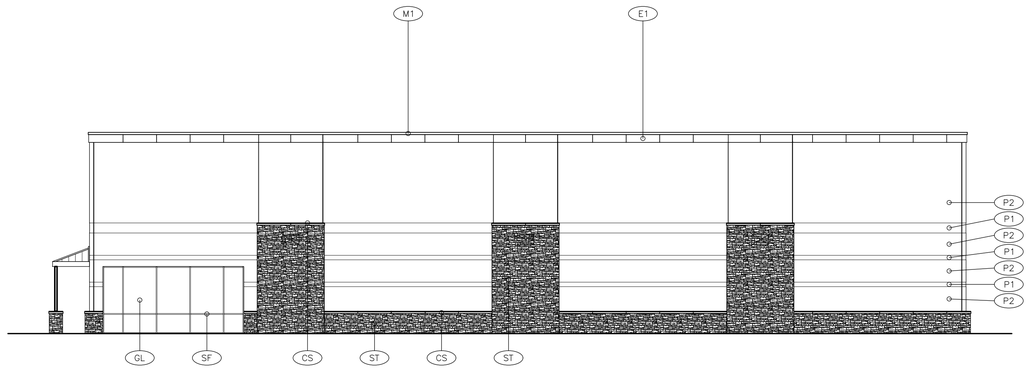
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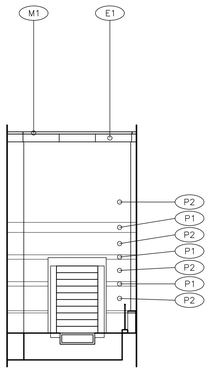
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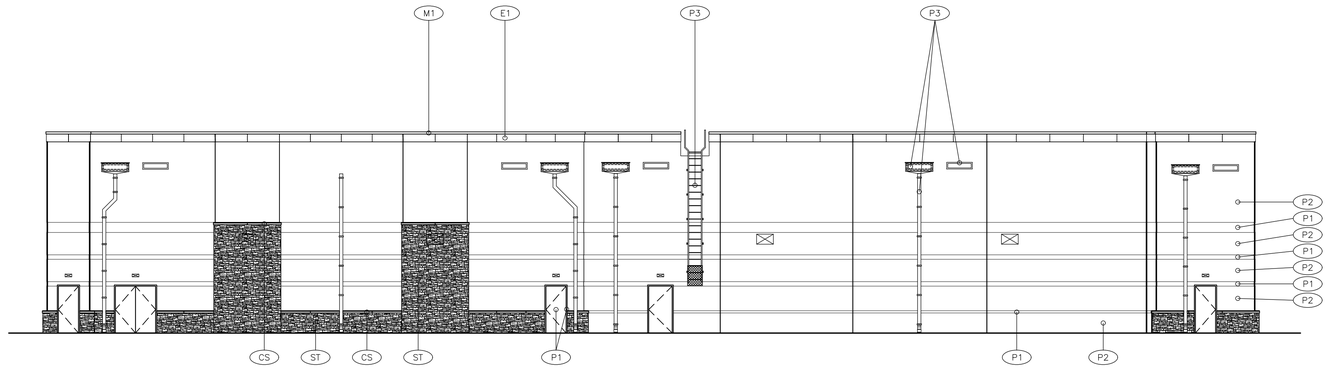
04 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



03 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



05 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



02 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE

TAG	MATERIAL	DESCRIPTION / MANUFACTURER	COLOR NUMBER / NAME	KEYNOTE
CS	CAST STONE	SITEWORKS	CREAM	1 AND 3
ST	STONE VENEER	ALAMO STONE - FULL STONE, CHOP / ASHLER STONE PATTERN	ALAMO CREAM	3 AND 5
SF	ALUMINUM STOREFRONT	REFER TO SPECIFICATIONS	CLEAR ANODIZED	
GL	STOREFRONT GLASS	PPG SOLARBAN 70XL LOW-E	CLEAR / CLEAR	
E1	E.I.F.S.	E.I.F.S. FINISH COAT ACCENT COLOR	MATCH SW 7562 ROMAN COLUMN	4
T1	TILE	THORNTREE	CABANE SHELL, 8" X 48" BRICK PATTERN	6
P1	TEXTURED COATING	E.I.F.S. TEXTURED COATING ON FACE OF CONCRETE TILT-WALL PANEL	SW 7562 ROMAN COLUMN	4
P2	TEXTURED COATING	E.I.F.S. TEXTURED COATING ON FACE OF CONCRETE TILT-WALL PANEL	SW 6149 RELAXED KHAKI	4
P3	PAINT	DOORS, FRAMES, DOWNSPOUTS AND SCUPPERS, MISCELLANEOUS METALS AND EQUIPMENT	SW 6149 RELAXED KHAKI	
P4	PAINT	STEEL COLUMNS, AWNING FRAMES, AND PANEL BOTTOMS	SW 6002 ESSENTIAL GRAY	
M1	PRE-FINISHED METAL	CAP FLASHINGS	BERRIDGE - ALMOND	
M2	PRE-FINISHED METAL	CANOPY FASCIA COVER AND TOWER CAP FLASHING	ACRYLIC-COATED GALVALUME	2
M3	STANDING SEAM ROOF	SLOPED ROOF AND AWNINGS	ACRYLIC-COATED GALVALUME	2
M4	PRE-FINISHED METAL	PRE-FINISHED METAL SHAPES	BERRIDGE - ALMOND	

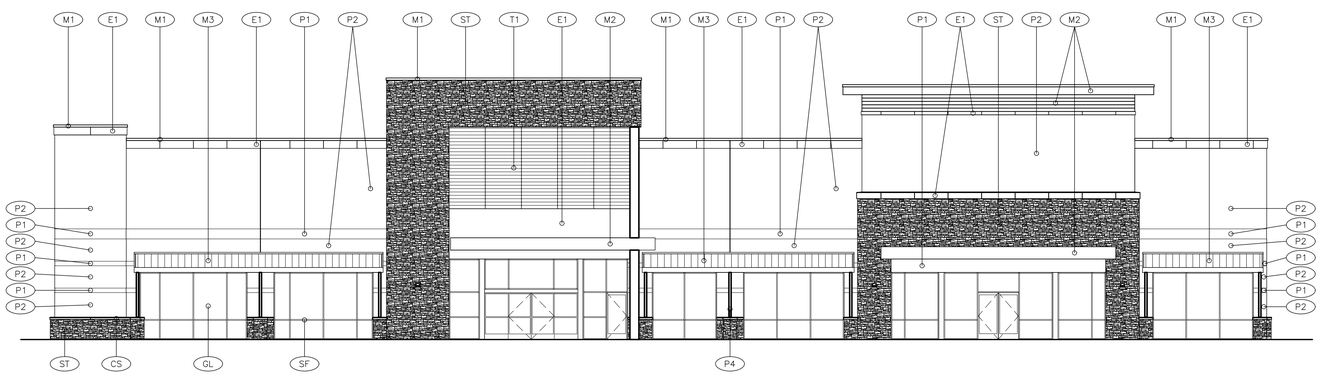
GENERAL NOTES:

A. MATERIALS AND LOCATIONS TO BE VERIFIED BY DEVELOPER PRIOR TO CONSTRUCTION. PROVIDE SAMPLES AND CONSTRUCT MOCK-UPS FOR DEVELOPER APPROVAL IN A TIMELY MANNER SO AS TO NOT DELAY PROJECT. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
B. PAINT ELECTRICAL EQUIPMENT AND MISCELLANEOUS METALS TO MATCH ADJACENT CONCRETE TILT-WALL FINISHES - TYPICAL.
C. SEALANTS SHALL MATCH ADJACENT COLORS - UNLESS NOTED OTHERWISE.

KEYNOTES:

1. PROVIDE CAST CORNER SHAPES FOR ALL OUTSIDE CORNERS - UNLESS NOTED OTHERWISE.
2. STEEL CANOPIES: PROVIDE ALL SUPPORT, BLOCKING, FASTENERS AND FLASHING FOR A COMPLETE INSTALLATION.
3. MORTAR COLORS TO MATCH PHASE ONE AT ALL LOCATIONS. FOLLOW MORTAR COLOR MANUFACTURER'S WRITTEN INSTRUCTIONS.
4. FINISH COAT IN ALL AREAS TO BE SAND PEBBLE FINE TEXTURE.
5. VERIFY STONE PATTERN AND COLOR WITH ADJACENT RETAIL DEVELOPMENT AND COORDINATE WITH ALAMO STONE SUPPLIER.
6. FIELD-MMITERED OUTSIDE CORNERS.

06 EXTERIOR FINISH SCHEDULE
NO SCALE



01 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

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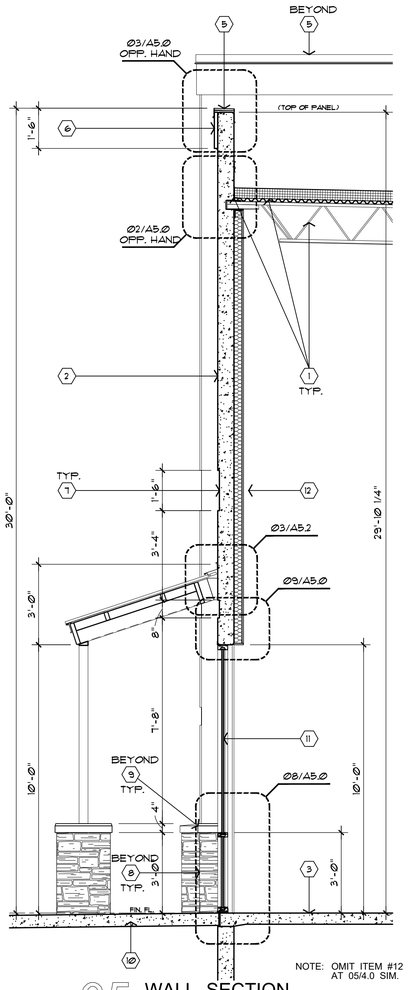
REGISTERED ARCHITECT
CHRISTOPHER O. BENSON
79072
TEXAS
12-02-2025

LANDLORD WORK FOR A FUTURE
PETCO AND DOLLAR TREE

TOWNWEST COMMONS
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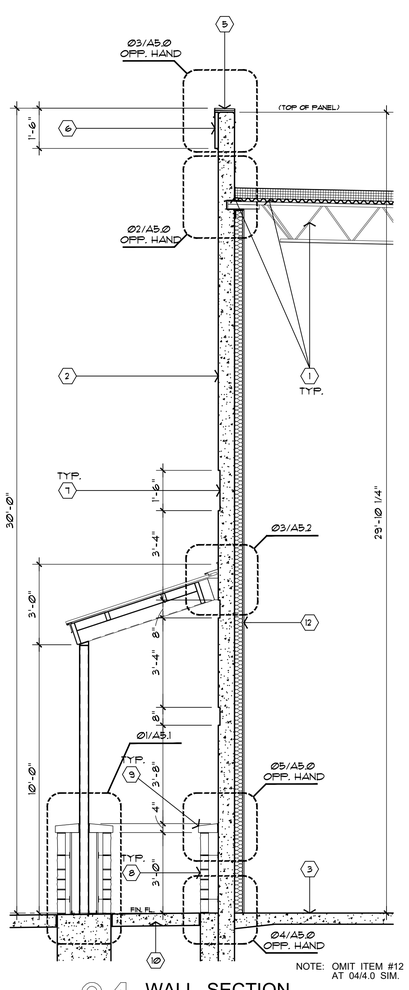
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Drawn	DB
Checked	BS

Sheet No. A3.1



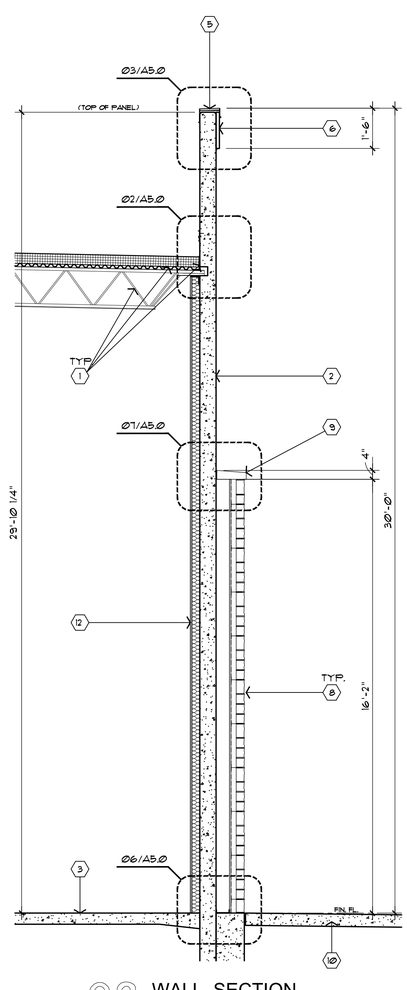
NOTE: OMIT ITEM #12 AT 05/4.0 SIM.

05 WALL SECTION
SCALE: 3/8" = 1'-0"

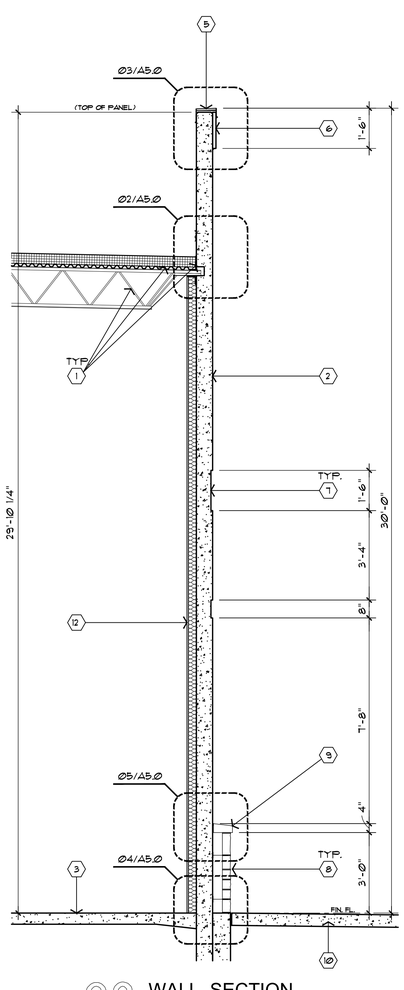


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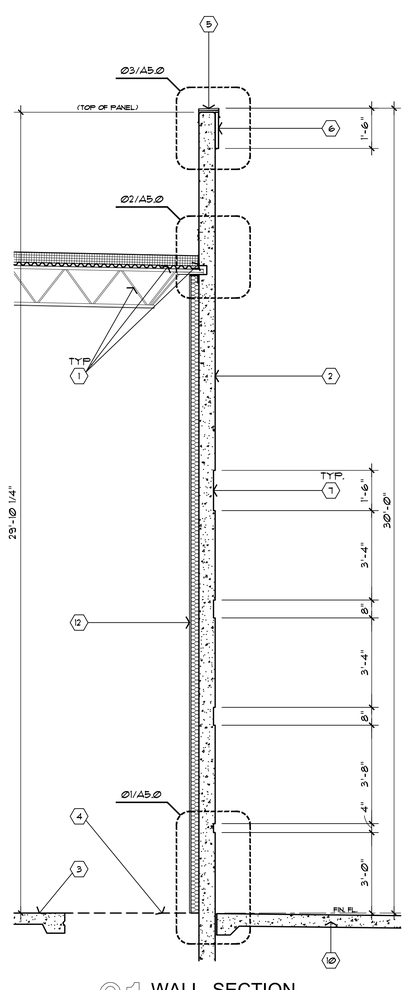
04 WALL SECTION
SCALE: 3/8" = 1'-0"



03 WALL SECTION
SCALE: 3/8" = 1'-0"



02 WALL SECTION
SCALE: 3/8" = 1'-0"



01 WALL SECTION
SCALE: 3/8" = 1'-0"

Date issued/revised

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NOTES TO SHEET: (1)

1. RE: STRUCTURAL DRAWINGS.
2. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES. PAINT SIGHT-EXPOSED SURFACES ON REAR SIDE OF PANELS ABOVE ROOF LEVEL.
3. CONCRETE SLAB. RE: STRUCTURAL DRAWINGS.
4. CONCRETE LEAVE-OUT AT SLAB. RE: STRUCTURAL DRAWINGS.
5. PRE-FINISHED 24 GA. GALV. METAL CAP FLASHING ON #30 FELT ON 2 LAYERS OF 5/8" PLYWOOD WITH 1X WOOD SHIM. SLOPE TO DRAIN.
6. E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) CORNICE.
7. 3/4" DEEP REVEAL IN CONCRETE TILT-WALL PANEL.
8. STONE VENEER AS SCHEDULED. PROVIDE GALV. ADJUSTABLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB-213-HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
9. CAST STONE AS SCHEDULED.
10. REINFORCED CONCRETE WALK.
11. ALUMINUM AND GLASS STOREFRONT SYSTEM. GLAZING TO BE CLEAR, NON-TINTED, NON-REFLECTIVE AND DOUBLE GLAZED. GLASS TO HAVE A U-FACTOR OF 0.28. SHGC OF 0.27, 1" INSULATED, LOW E.
12. 3 5/8" 20 GA. METAL STUDS AT 16" O.C. (MAX.) WITH ONE LAYER OF 5/8" GYP. BOARD. FURRING TO RUN FROM FINISH FLOOR TO BOTTOM OF METAL DECK WITH R-13 INSULATION BETWEEN STUDS. AT STOREFRONT, FURRING TO RUN FROM TOP OF STOREFRONT TO BOTTOM OF METAL DECK. GYP. BOARD SHALL HAVE A "LEVEL 5" FINISH AS DEFINED BY THE GYPSUM ASSOCIATION.

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TEXAS

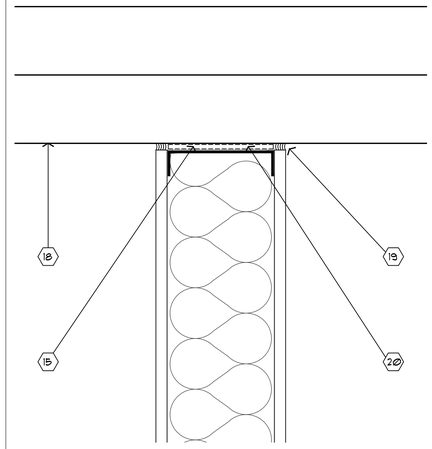
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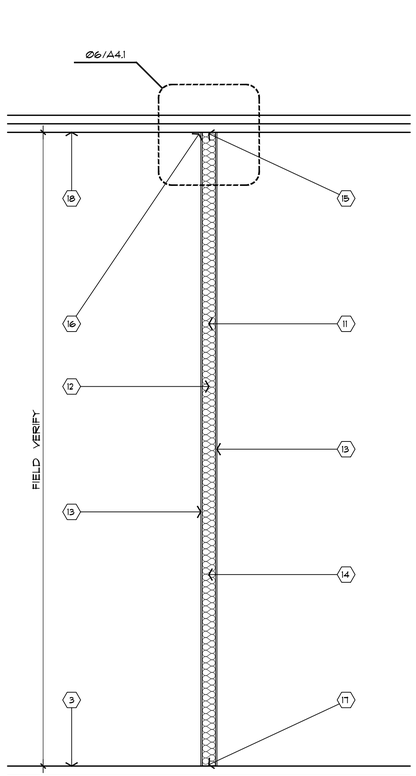
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Project No.	**25052**
CAD Dwg File	**25052 A4.0-A4.1.DWG**
Drawn	**DB**
Checked	**BS**

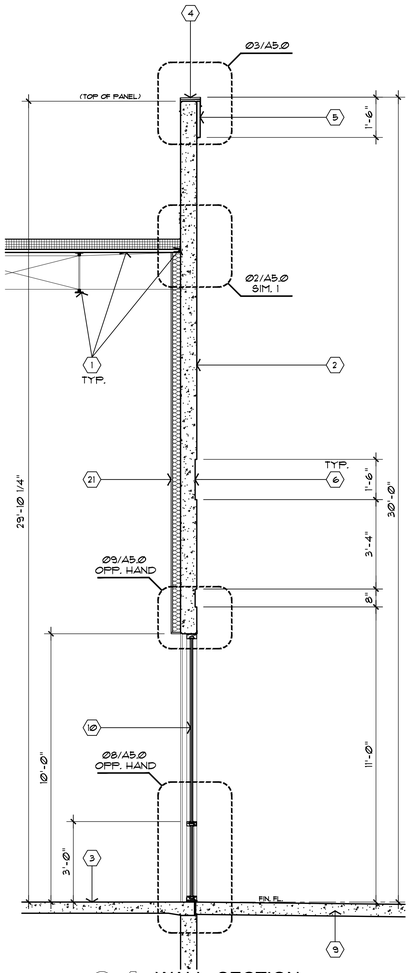
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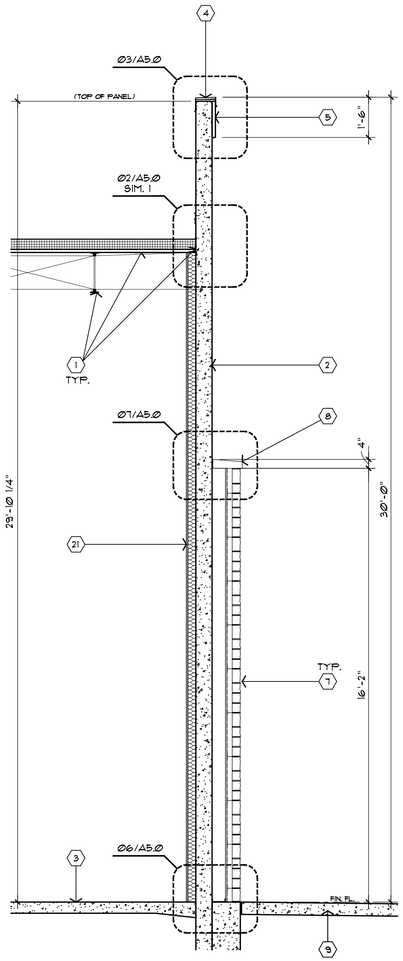
06 WALL SECTION
SCALE: 3" = 1'-0"



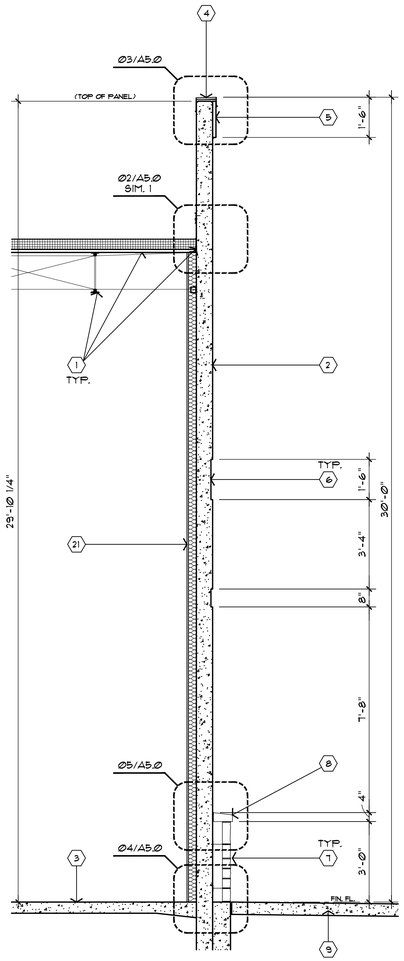
05 WALL SECTION
SCALE: 3/8" = 1'-0"



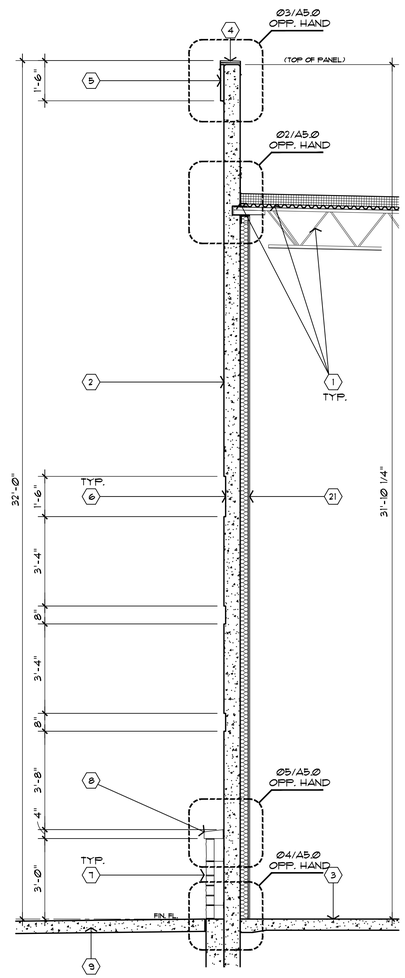
04 WALL SECTION
SCALE: 3/8" = 1'-0"



03 WALL SECTION
SCALE: 3/8" = 1'-0"
NOTE: OMIT ITEM #21 AT 03/4.1 SIM.



02 WALL SECTION
SCALE: 3/8" = 1'-0"
NOTE: OMIT ITEM #21 AT 02/4.1 SIM.



01 WALL SECTION
SCALE: 3/8" = 1'-0"

Date issued/revised

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07 NOV. 2025 FIRE MARSHAL COMMENTS
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NOTES TO SHEET: 1

1. RE: STRUCTURAL DRAWINGS.
2. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES. PAINT SIGHT-EXPOSED SURFACES ON REAR SIDE OF PANELS ABOVE ROOF LEVEL.
3. CONCRETE SLAB. RE: STRUCTURAL DRAWINGS.
4. PRE-FINISHED 24 GA. GALV. METAL CAP FLASHING ON #30 FELT ON 2 LAYERS OF 5/8" PLYWOOD WITH 1X WOOD SHIM. SLOPE TO DRAIN.
5. E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) CORNICE.
6. 3/4" DEEP REVEAL IN CONCRETE TILT-WALL PANEL.
7. STONE VENEER AS SCHEDULED. PROVIDE GALV. ADJUSTABLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB-213-HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
8. CAST STONE AS SCHEDULED.
9. REINFORCED CONCRETE WALK.
10. ALUMINUM AND GLASS STOREFRONT SYSTEM. GLAZING TO BE CLEAR, NON-TINTED, NON-REFLECTIVE AND DOUBLE GLAZED. GLASS TO HAVE A U-FACTOR OF 0.28, SHGC OF 0.27, 1" INSULATED, LOW E.
11. ONE-HOUR RATED DEMISING PARTITION. U.L. DESIGN NO. U419.
12. 6" 20 GA. METAL STUDS AT 24" O.C. MAX.
13. 5/8" TYPE X GYPSUM BOARD.
14. R-21 BATT INSULATION IN STUD SPACES.
15. CONTINUOUS METAL STUD TRACK WITH SLIP TRACK.
16. EXTEND WALL TO BOTTOM OF ROOF DECK. SEAL WITH FIRE CAULK AT TOP AND BOTTOM OF WALL AND AROUND ALL PENETRATIONS OF THE WALL.
17. CONTINUOUS METAL STUD TRACK. CAULK THE BOTTOM OF THE TRACK.
18. BOTTOM OF ROOF DECK.
19. SEAL WITH FIRE CAULK AT TOP AND BOTTOM OF WALL.
20. MINERAL WOOL FILL MATERIAL.
21. 3 5/8" 20 GA. METAL STUDS AT 16" O.C. (MAX.) WITH ONE LAYER OF 5/8" GYP. BOARD. FURRING TO RUN FROM FINISH FLOOR TO BOTTOM OF METAL DECK WITH R-13 INSULATION BETWEEN STUDS. AT STOREFRONT, FURRING TO RUN FROM TOP OF STOREFRONT TO BOTTOM OF METAL DECK. GYP. BOARD SHALL HAVE A "LEVEL 5" FINISH AS DEFINED BY THE GYPSUM ASSOCIATION.

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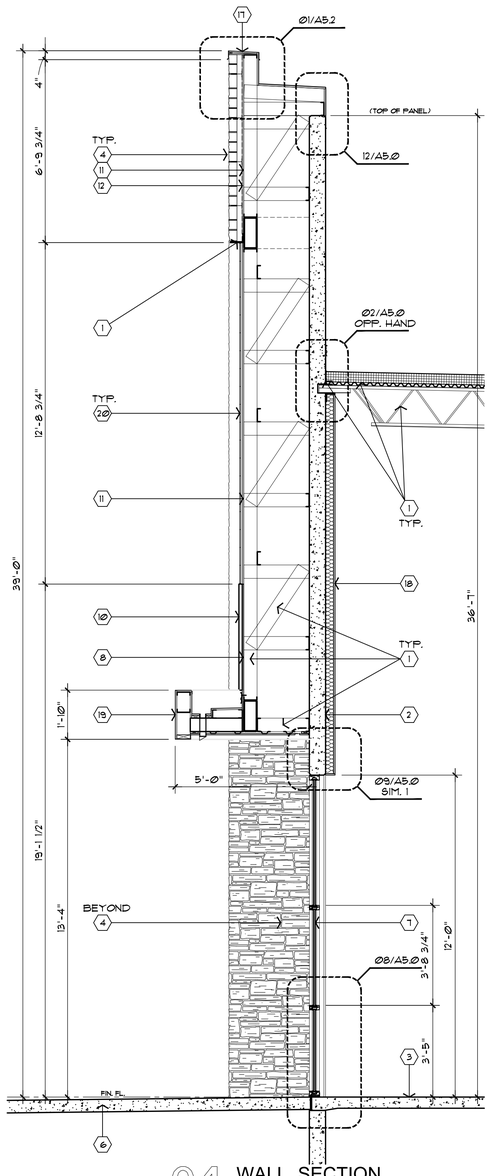
LANDLORD WORK FOR A FUTURE

PETCO AND DOLLAR TREE

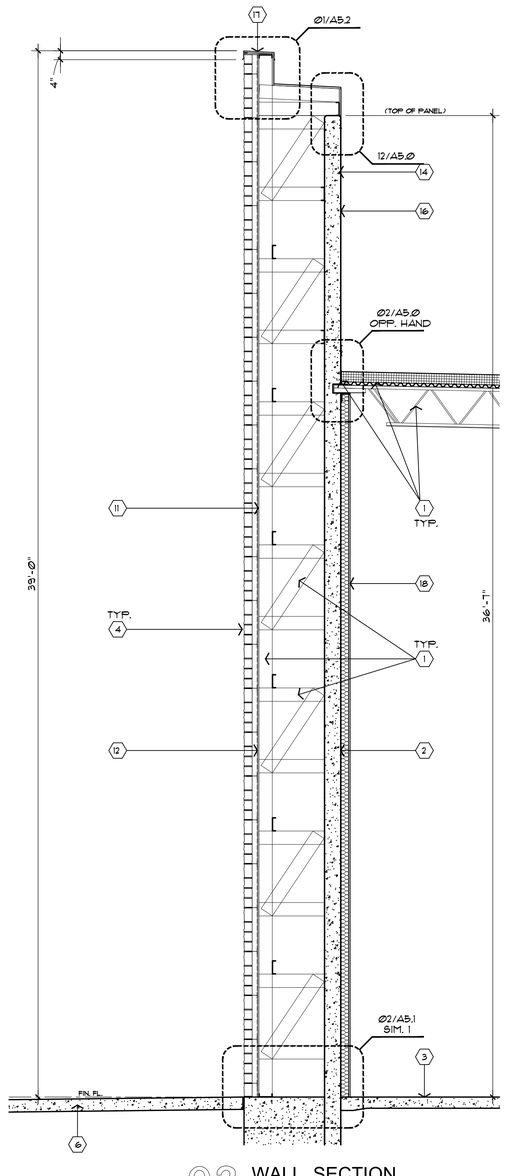
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Project No.	**25052**
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Checked	**BS**

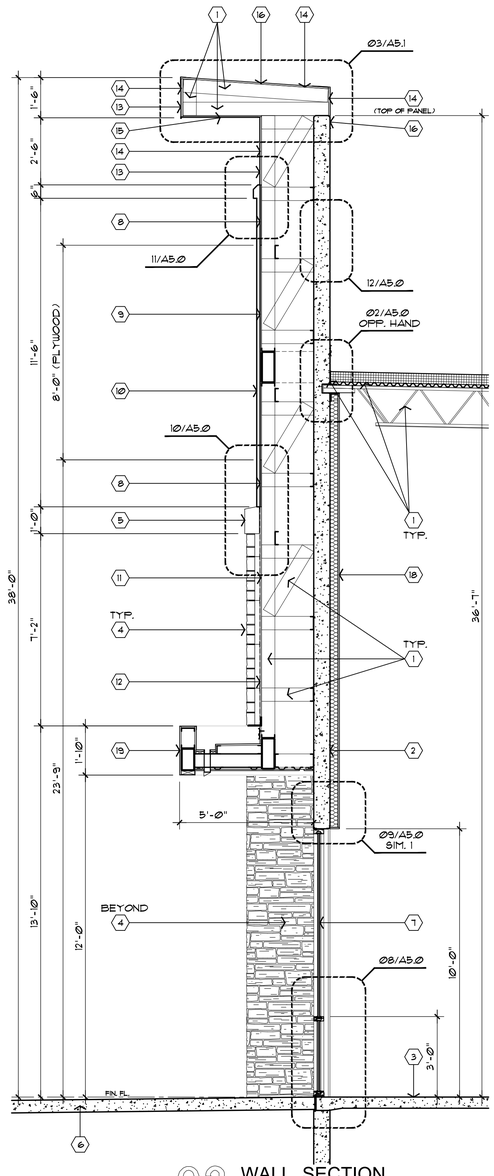
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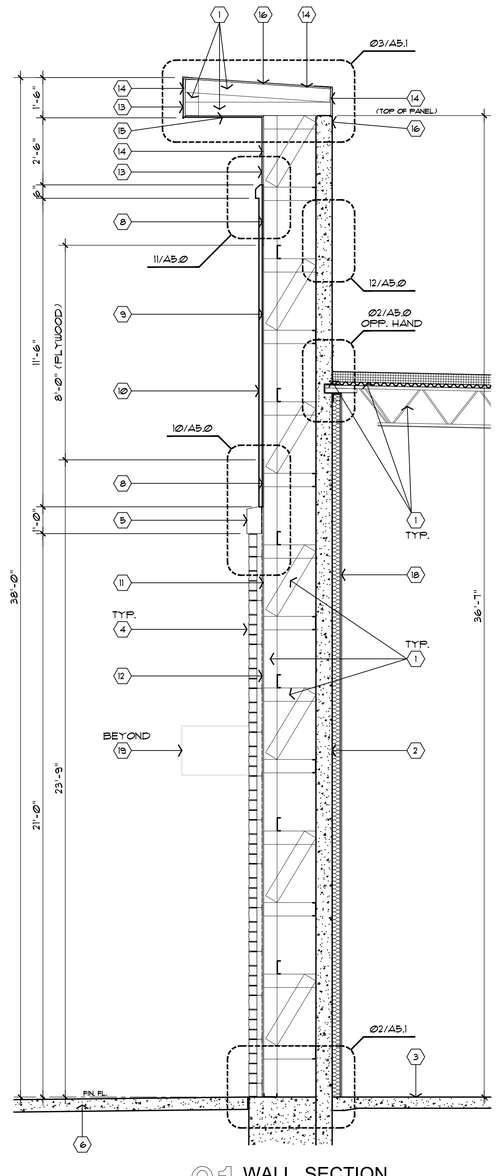
04 WALL SECTION
SCALE: 3/8" = 1'-0"



03 WALL SECTION
SCALE: 3/8" = 1'-0"



02 WALL SECTION
SCALE: 3/8" = 1'-0"



01 WALL SECTION
SCALE: 3/8" = 1'-0"

NOTES TO SHEET: (1)

1. RE: STRUCTURAL DRAWINGS.
2. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES. PAINT SIGHT-EXPOSED SURFACES ON REAR SIDE OF PANELS ABOVE ROOF LEVEL.
3. CONCRETE SLAB. RE: STRUCTURAL DRAWINGS.
4. STONE VENEER AS SCHEDULED. PROVIDE GALV. ADJUSTABLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB-213-HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
5. CAST STONE AS SCHEDULED.
6. REINFORCED CONCRETE WALK.
7. ALUMINUM AND GLASS STOREFRONT SYSTEM. GLAZING TO BE CLEAR, NON-TINTED, NON-REFLECTIVE AND DOUBLE GLAZED. GLASS TO HAVE A U-FACTOR OF 0.28. SHGC OF 0.27, 1" INSULATED, LOW E.
8. 5/8" DENS GLASS SHEATHING.
9. 5/8" EXTERIOR-GRADE NON-COMBUSTIBLE PLYWOOD IN LIEU OF DENS GLASS SHEATHING. RE: EXTERIOR ELEVATIONS FOR LOCATIONS.
10. E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM). SEE EXTERIOR ELEVATIONS FOR FINISHES.
11. 5/8" EXTERIOR-GRADE PLYWOOD.
12. WATER-RESISTANT BARRIER.
13. 26 GA. PRE-FINISHED METAL FASCIA ON #30 FELT.
14. 5/8" EXTERIOR-GRADE PLYWOOD.
15. METAL SOFFIT PANEL.
16. TPO ROOFING MEMBRANE.
17. PRE-FINISHED 24 GA. GALV. METAL CAP FLASHING ON #30 FELT ON 2 LAYERS OF 5/8" PLYWOOD WITH 1X WOOD SHIM. SLOPE TO DRAIN.
18. 3 5/8" 20 GA. METAL STUDS AT 16" O.C. (MAX.) WITH ONE LAYER OF 5/8" GYP. BOARD. FURRING TO RUN FROM FINISH FLOOR TO BOTTOM OF METAL DECK WITH R-13 INSULATION BETWEEN STUDS. AT STOREFRONT, FURRING TO RUN FROM TOP OF STOREFRONT TO BOTTOM OF METAL DECK. GYP. BOARD SHALL HAVE A "LEVEL 5" FINISH AS DEFINED BY THE GYPSUM ASSOCIATION.
19. STEEL CANOPY. RE: STRUCTURAL DRAWINGS.
20. TILE AS SCHEDULED OVER 3/4" MORTAR BED ON 5/8" EXTERIOR-GRADE, NON-COMBUSTIBLE PLYWOOD.

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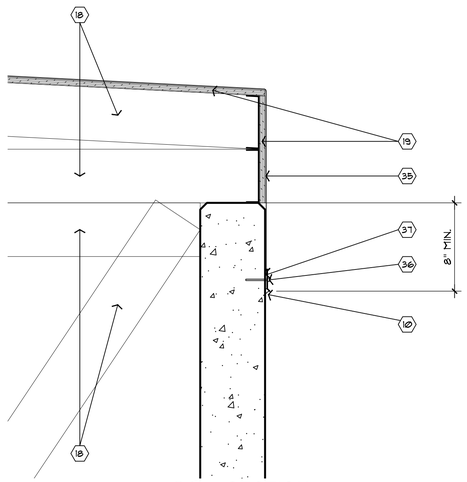
LANDLORD WORK FOR A FUTURE

PETCO AND DOLLAR TREE

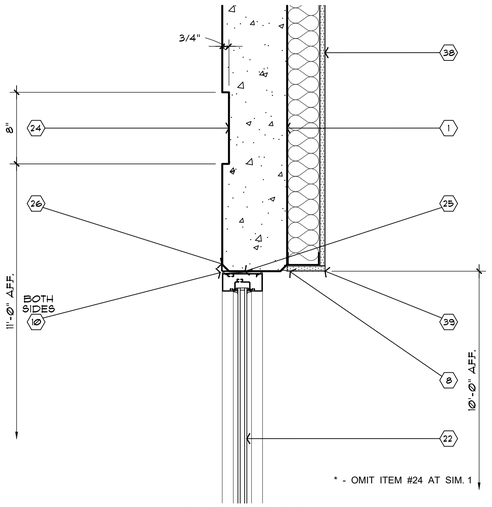
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CAD Dwg File	**25052 A4.0-A4.2.DWG**
Drawn	**DB**
Checked	**BS**

Sheet No. **A4.2**

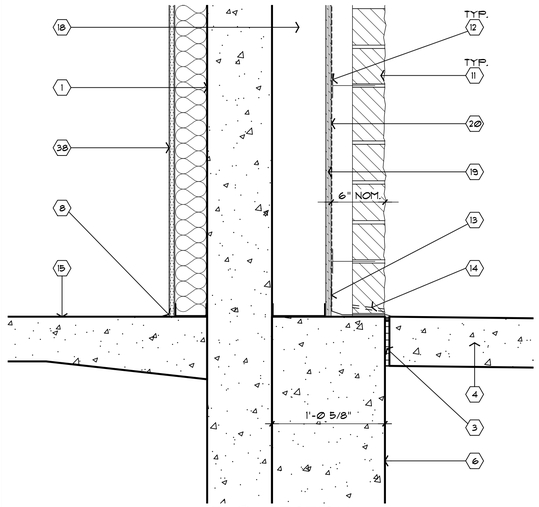


12 SECTION
SCALE: 1 1/2" = 1'-0"

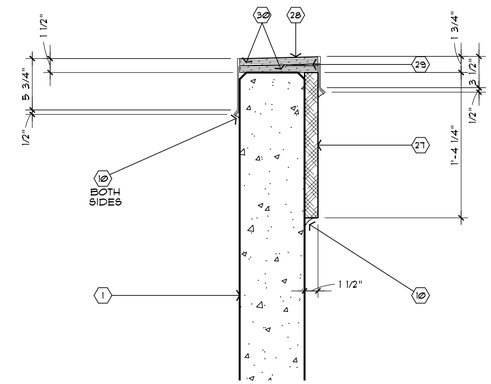


* - OMIT ITEM #24 AT SIM. 1

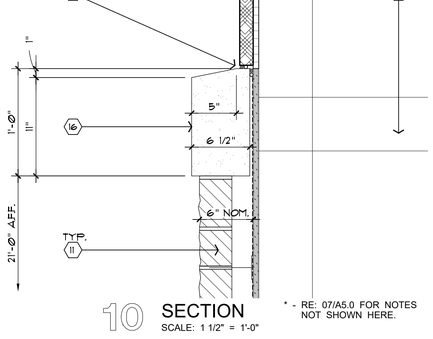
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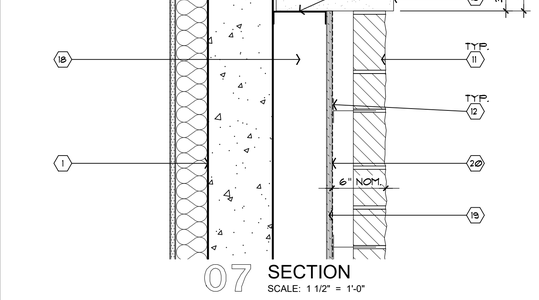
06 SECTION
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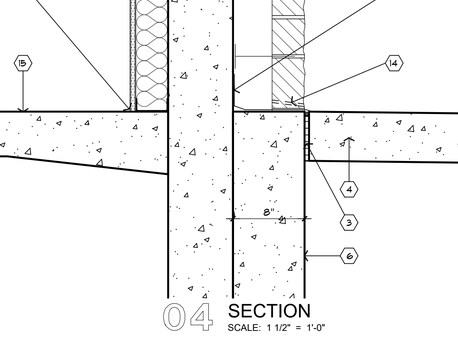
03 SECTION
SCALE: 1 1/2" = 1'-0"



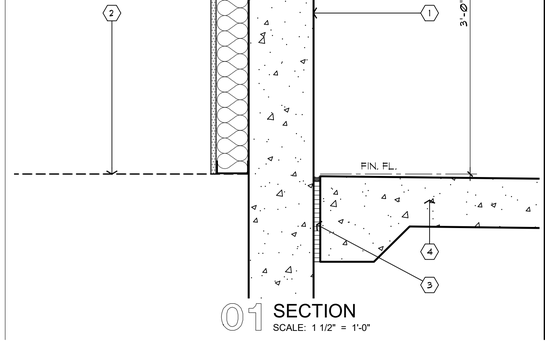
11 SECTION
SCALE: 1 1/2" = 1'-0"



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



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



* - VERIFY ITEM #6 AT SIM. 1

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

* - RE: 07/A5.0 FOR NOTES NOT SHOWN HERE.

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

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

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

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

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02 DEC. 2025 FOR BID

NOTES TO SHEET: (1)

1. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES. PAINT SIGHT-EXPOSED SURFACES ON REAR SIDE OF PANELS ABOVE ROOF LEVEL.
2. WIDE CONCRETE LEAVE-OUT AT SLAB. RE: STRUCTURAL DRAWINGS.
3. 1/2" ASPHALT EXPANSION JOINT WITH PAVEMENT SEALANT.
4. REINFORCED CONCRETE WALK.
5. 3/4" DEEP REVEAL IN CONCRETE TILT-WALL PANEL.
6. RE: STRUCTURAL DRAWINGS.
7. SCHEDULED ROOF ON RIGID INSULATION. RE: SPECIFICATIONS.
8. DRYWALL CASING BEAD.
9. REGLET FLASHING CLIP AND COUNTERFLASHING.
10. CONTINUOUS SEALANT.
11. STONE VENEER AS SCHEDULED.
12. GALV. ADJUSTABLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB-213-HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
13. THRU-WALL FLASHING.
14. WEEPS AT 32" O.C. MAX.
15. CONCRETE SLAB. RE: STRUCTURAL DRAWINGS.
16. CAST STONE AS SCHEDULED. MECHANICALLY FASTEN TO CONCRETE TILT-WALL PANEL.
17. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT MASONRY.
18. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
19. 5/8" EXTERIOR-GRADE PLYWOOD.
20. WATER-RESISTANT BARRIER.
21. SELF-ADHERED MEMBRANE FLASHING.
22. ALUMINUM AND GLASS STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
23. SILL FLASHING MEMBRANE ON MASTIC BED.
24. 3/4" DEEP REVEAL IN CONCRETE TILT-WALL PANEL.
25. SHIM.
26. 1 1/2" X 1 1/2" ANODIZED ALUMINUM 24 GA. TRIM. (INSTALL TRIM PRIOR TO INSTALLING STOREFRONT.)
27. E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) CORNICE.
28. PRE-FINISHED 24 GA. METAL CAP COPING WITH CONT. CLEATS BOTH SIDES.
29. TREATED WOOD BLOCKING.
30. 1/2" THICK EXTERIOR GRADE PLYWOOD.
31. 5/8" DENS GLASS SHEATHING.
32. E.I.F.S. (1 1/2" THICK UNLESS NOTED OTHERWISE).
33. 5/8" EXTERIOR-GRADE NON-COMBUSTIBLE PLYWOOD IN LIEU OF DENS GLASS SHEATHING. RE: EXTERIOR ELEVATIONS AND WALL SECTIONS FOR LOCATIONS.
34. 26 GA. PRE-FINISHED METAL FASCIA ON #30 FELT.
35. TPO MEMBRANE. LAP CORNERS PER MANUFACTURER'S RECOMMENDATIONS.
36. TERMINATION BAR FASTENED TO CONCRETE TILT-WALL PANEL PER MANUFACTURER'S RECOMMENDATIONS.
37. MANUFACTURER'S CAULK.
38. 3 5/8" 20 GA. METAL STUDS AT 16" O.C. (MAX.) WITH ONE LAYER OF 5/8" GYP. BOARD. FURRING TO RUN FROM FINISH FLOOR TO BOTTOM OF METAL DECK WITH R-13 INSULATION BETWEEN STUDS. AT STOREFRONT, FURRING TO RUN FROM TOP OF STOREFRONT TO BOTTOM OF METAL DECK. GYP. BOARD SHALL HAVE A "LEVEL 5" FINISH AS DEFINED BY THE GYPSUM ASSOCIATION.
39. DRYWALL CORNER BEAD.

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79072
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12-02-2025

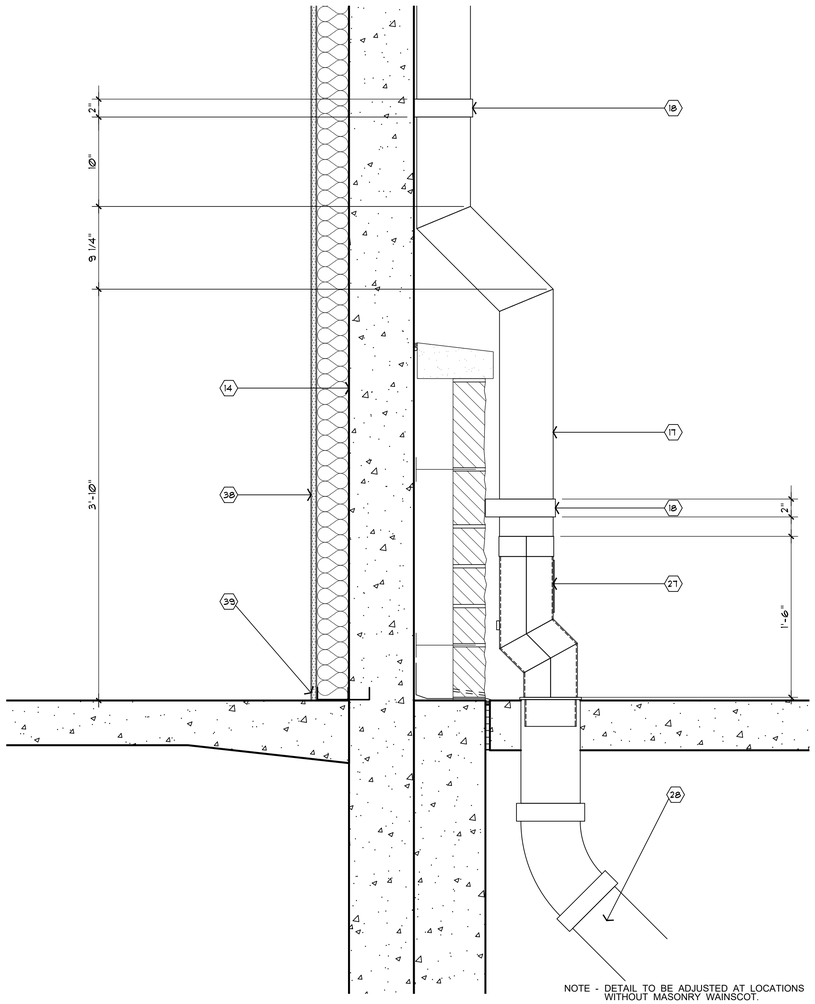
LANDLORD WORK FOR A FUTURE

PETCO AND DOLLAR TREE

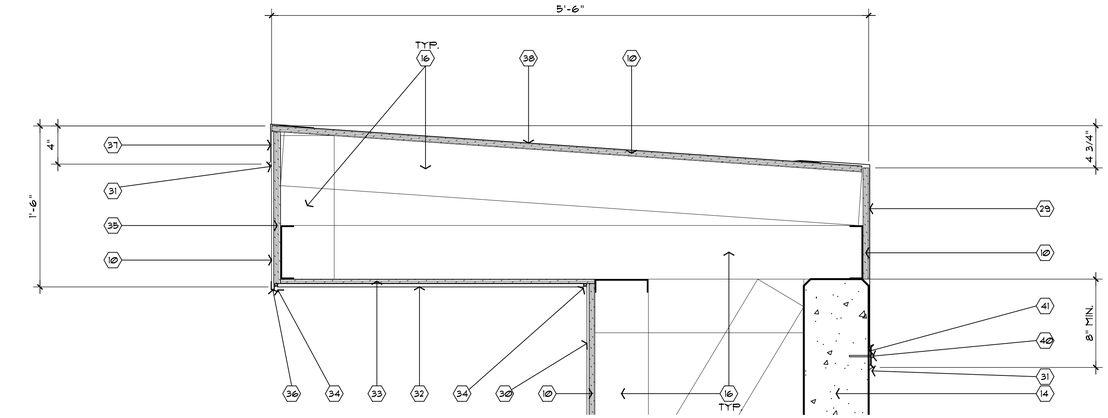
TOWNWEST COMMONS
150 ALLIANCE BLVD. - SUITES 300 & 400
HUTTO, TEXAS 78634

Project No.	**25052**
CAD Dwg File	**25052 A5.0-A5.2.DWG**
Drawn	**DB**
Checked	**BS**

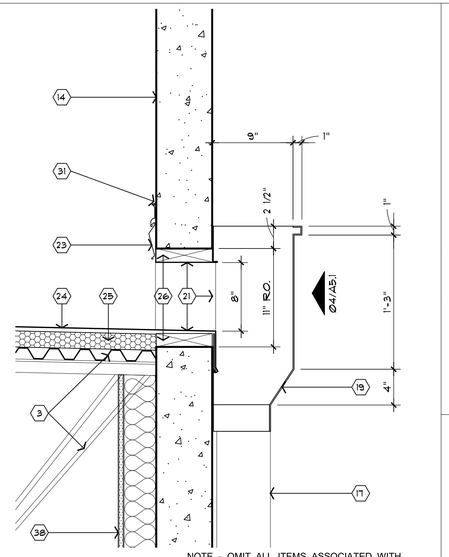
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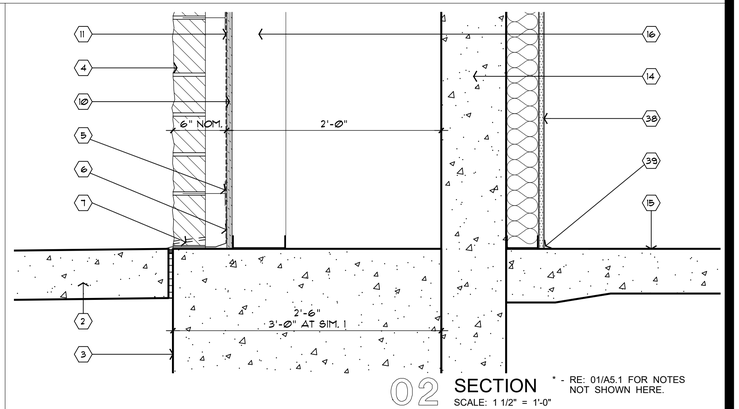
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03 SECTION
SCALE: 1 1/2" = 1'-0"

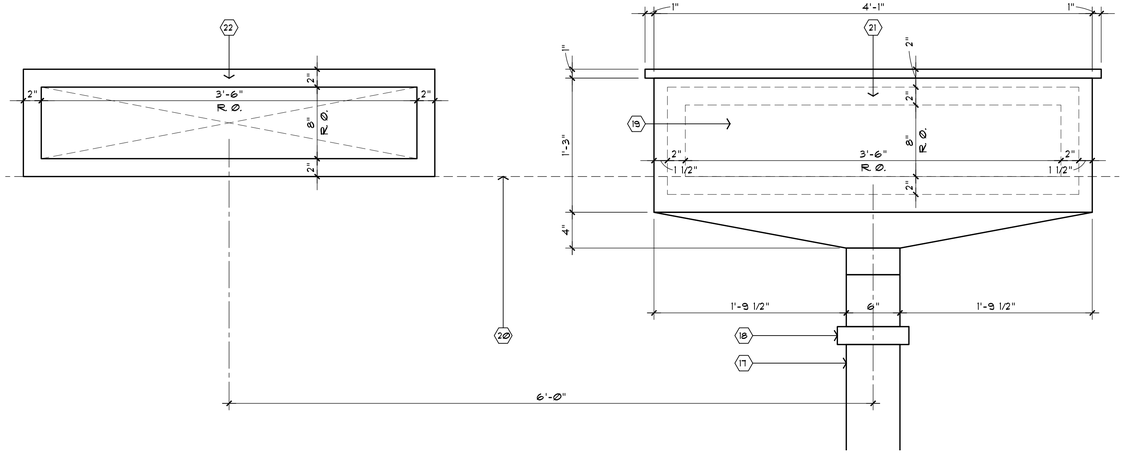


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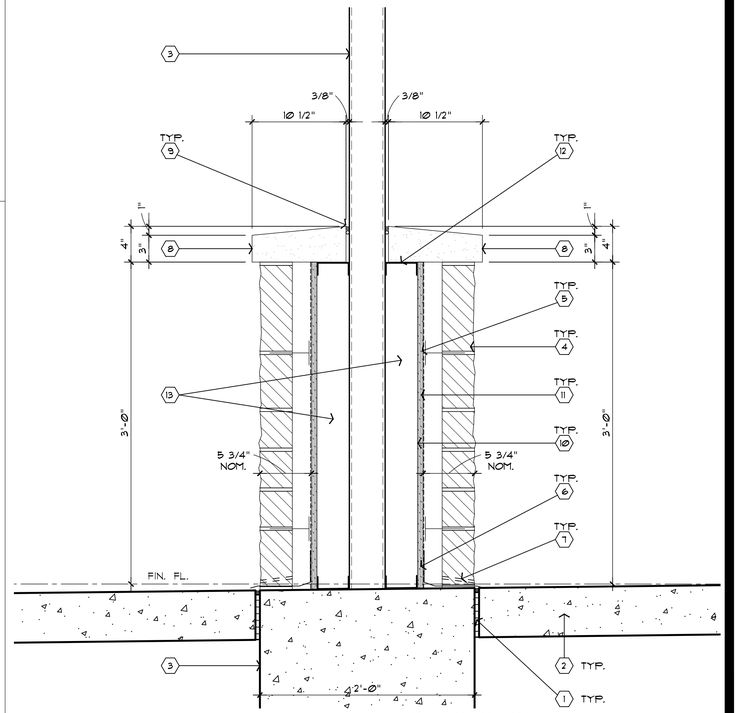


02 SECTION
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* - RE: 01/A5.1 FOR NOTES NOT SHOWN HERE.



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



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

Date issued/revised

17 OCT. 2025 FOR PERMIT
07 NOV. 2025 FIRE MARSHAL COMMENTS
02 DEC. 2025 FOR BID

NOTES TO SHEET: (1)

1. 1/2" ASPHALT EXPANSION JOINT WITH PAVEMENT SEALANT.
2. REINFORCED CONCRETE WALK.
3. RE: STRUCTURAL DRAWINGS.
4. STONE VENEER AS SCHEDULED.
5. GALV. ADJUSTABLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB-213-HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
6. THRU-WALL FLASHING.
7. WEEPS AT 32" O.C. MAX.
8. CAST STONE AS SCHEDULED. MECHANICALLY FASTEN TO CONCRETE TILT-WALL PANEL.
9. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT MASONRY.
10. 5/8" EXTERIOR-GRADE PLYWOOD.
11. WATER-RESISTANT BARRIER.
12. SELF-ADHERED MEMBRANE FLASHING.
13. 3 5/8" METAL STUD FRAMING.
14. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES. PAINT SIGHT-EXPOSED SURFACES ON REAR SIDE OF PANELS ABOVE ROOF LEVEL.
15. CONCRETE SLAB. RE: STRUCTURAL DRAWINGS.
16. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
17. PRE-FINISHED 24 GA. GALV. 6" X 6" DOWNSPOUT.
18. PRE-FINISHED 2" WIDE, 24 GA. GALV. DOWNSPOUT STRAP.
19. PRE-FINISHED 24 GA. GALV. COLLECTOR HEAD.
20. DASHED LINE INDICATES TOP OF ROOF LINE.
21. PRE-FINISHED 24 GA. GALV. METAL SCUPPER.
22. PRE-FINISHED 24 GA. GALV. METAL OVERFLOW SCUPPER.
23. REGLET FLASHING CLIP AND COUNTERFLASHING.
24. ROOFING SYSTEM AS SCHEDULED.
25. RIGID ROOF INSULATION.
26. TREATED WOOD BLOCKING.
27. OFFSET DOWNSPOUT SHOE WITH STANDARD CLEANOUT PORT. 6" X 6" SQUARE DOWNSPOUT AND 8" DIA. OUTLET. (PIEDMONT, TYPE "SO", OR EQUAL. 11 GA. ALUMINUM WITH STANDARD POWDER COAT FINISH.)
28. TRANSITION FROM PIPE TO STORM LEADER AS REQUIRED. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
29. TPO MEMBRANE. LAP CORNERS PER MANUFACTURER'S RECOMMENDATIONS.
30. 26 GA. PRE-FINISHED METAL FASCIA ON #30 FELT.
31. CONTINUOUS SEALANT.
32. METAL SOFFIT PANEL.
33. 1/2" THICK EXTERIOR-GRADE PLYWOOD.
34. BACKER ROD AND CONTINUOUS SEALANT.
35. 3/4" THICK EXTERIOR-GRADE PLYWOOD.
36. CHANNEL CLOSURE. BUT ENDS FOR WEEP.
37. PRE-FINISHED METAL FLASHING. OVERLAP TPO ROOFING SYSTEM.
38. 3 5/8" 20 GA. METAL STUDS AT 16" O.C. (MAX.) WITH ONE LAYER OF 5/8" GYP. BOARD. FURRING TO RUN FROM FINISH FLOOR TO BOTTOM OF METAL DECK WITH R-13 INSULATION BETWEEN STUDS. AT STOREFRONT, FURRING TO RUN FROM TOP OF STOREFRONT TO BOTTOM OF METAL DECK. GYP. BOARD SHALL HAVE A "LEVEL 5" FINISH AS DEFINED BY THE GYPSUM ASSOCIATION.
39. DRYWALL CASING BEAD.
40. TERMINATION BAR FASTENED TO CONCRETE TILT-WALL PANEL PER MANUFACTURER'S RECOMMENDATIONS.
41. MANUFACTURER'S CAULK.

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REGISTERED ARCHITECT
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79072
STATE OF TEXAS

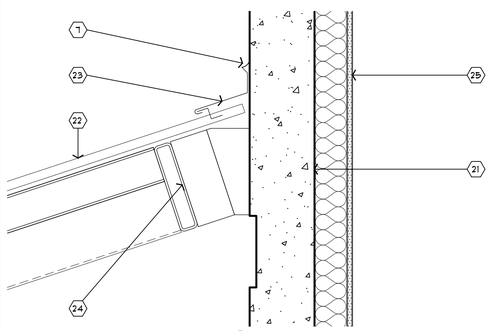
12-02-2025

LANDLORD WORK FOR A FUTURE
PETCO AND DOLLAR TREE

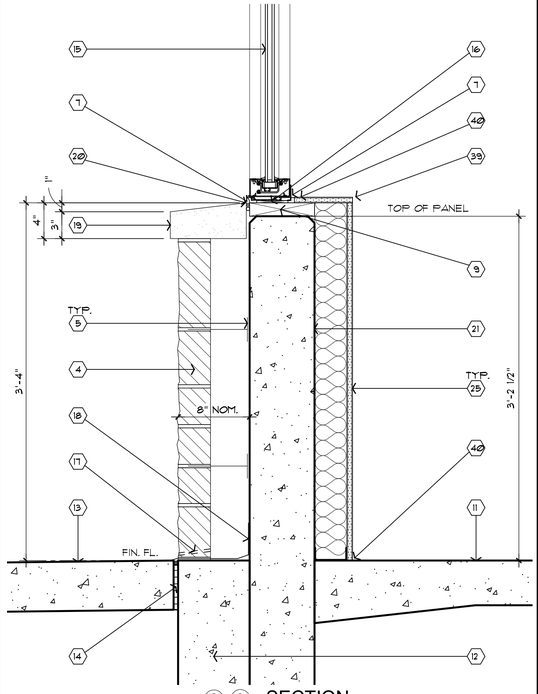
TOWNWEST COMMONS
150 ALLIANCE BLVD. - SUITES 300 & 400
HUTTO, TEXAS 78634

Project No.	**25052**
CAD Dwg File	**25052 A5.0-A5.2.DWG**
Drawn	**DB**
Checked	**BS**

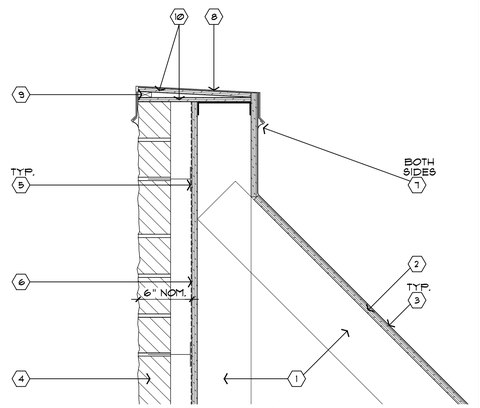
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03 SECTION
SCALE: 1 1/2" = 1'-0"



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



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

Date issued/revised

02 DEC. 2025 FOR BID

NOTES TO SHEET: (1)

1. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
2. 5/8" EXTERIOR-GRADE PLYWOOD.
3. TPO MEMBRANE. LAP CORNERS PER MANUFACTURER'S RECOMMENDATIONS.
4. STONE VENEER AS SCHEDULED.
5. GALV. ADJUSTABLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB-213-HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
6. WATER-RESISTANT BARRIER.
7. CONTINUOUS SEALANT.
8. PRE-FINISHED 24 GA. METAL CAP COPING WITH CONT. CLEATS BOTH SIDES.
9. TREATED WOOD BLOCKING.
10. 1/2" THICK EXTERIOR GRADE PLYWOOD.
11. CONCRETE SLAB. RE: STRUCTURAL DRAWINGS.
12. RE: STRUCTURAL DRAWINGS.
13. REINFORCED CONCRETE WALK.
14. 1/2" ASPHALT EXPANSION JOINT WITH PAVEMENT SEALANT.
15. ALUMINUM AND GLASS STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
16. SILL FLASHING MEMBRANE ON MASTIC BED.
17. WEEPS AT 32" O.C. MAX.
18. THRU-WALL FLASHING.
19. CAST STONE AS SCHEDULED. MECHANICALLY FASTEN TO CONCRETE TILT-WALL PANEL.
20. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT MASONRY.
21. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES. PAINT SIGHT-EXPOSED SURFACES ON REAR SIDE OF PANELS ABOVE ROOF LEVEL.
22. PRE-FINISHED STANDING SEAM METAL PANELS ON STEEL FRAMING. RE: STRUCTURAL DRAWINGS.
23. 22 GA. PRE-FINISHED METAL FLASHING.
24. PRE-FINISHED METAL ROOF PANEL AWNING. RE: STRUCTURAL DRAWINGS.
25. 3 5/8" 20 GA. METAL STUDS AT 16" O.C. (MAX.) WITH ONE LAYER OF 5/8" GYP. BOARD. FURRING TO RUN FROM FINISH FLOOR TO BOTTOM OF METAL DECK WITH R-13 INSULATION BETWEEN STUDS. AT STOREFRONT, FURRING TO RUN FROM TOP OF STOREFRONT TO BOTTOM OF METAL DECK. GYP. BOARD SHALL HAVE A "LEVEL 5" FINISH AS DEFINED BY THE GYPSUM ASSOCIATION.
39. DRYWALL CORNER BEAD.
40. DRYWALL CASING BEAD.

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12-02-2025

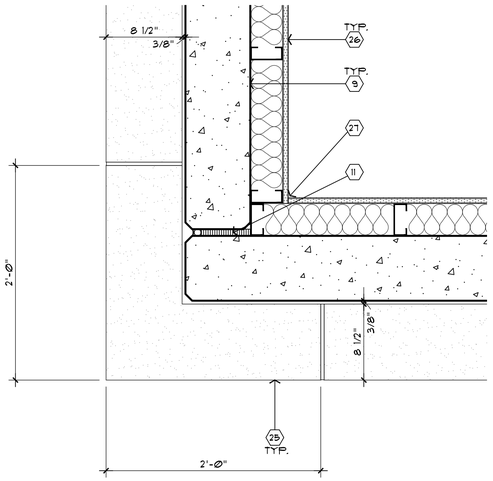
LANDLORD WORK FOR A FUTURE

PETCO AND DOLLAR TREE

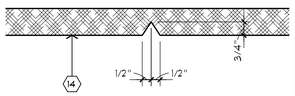
TOWNWEST COMMONS
150 ALLIANCE BLVD. - SUITES 300 & 400
HUTTO, TEXAS 78634

Project No.	**25052**
CAD Dwg File	**25052 A5.0-A5.2.DWG**
Drawn	**DB**
Checked	**BS**

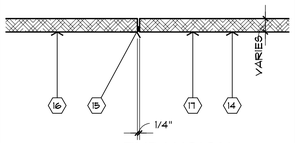
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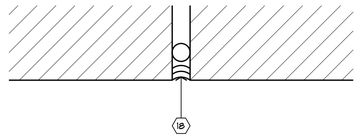
13 DETAIL
SCALE: 1 1/2" = 1'-0"



SCORED JOINT DETAIL
10 SCALE: 3" = 1'-0"

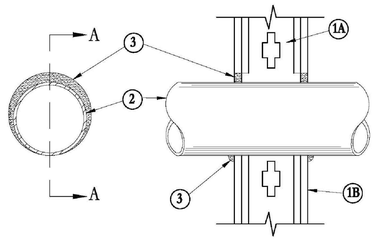


EXPANSION JOINT DETAIL
09 SCALE: 1 1/2" = 1'-0"



MASONRY CONTROL JOINT
05 NOT TO SCALE

System No. W-L-1167
August 05, 2001
F Ratings—1 and 2 Hr (See Item 1)
T Rating—0 Hr
L Rating At Ambient—Less Than 1 CFM/sq ft
L Rating At 400 F—2 CFM/sq ft



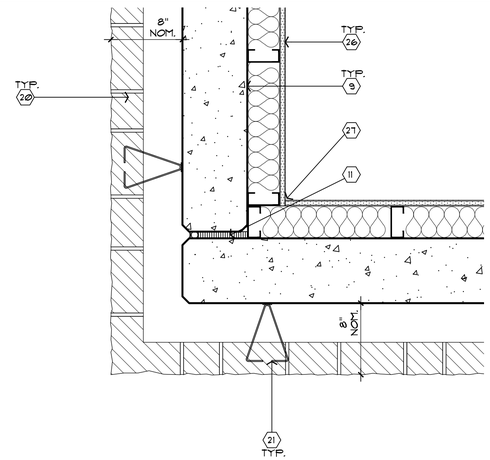
SECTION A-A

1. **Wall Assembly** – The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** – Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC with nom 2 by 4 in. lumber end plates and cross braces. Steel studs to be min 3-1/2 in. wide by 1-3/8 in. deep channels spaced max 24 in. OC.
   B. **Gypsum Board*** – The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 14 in.

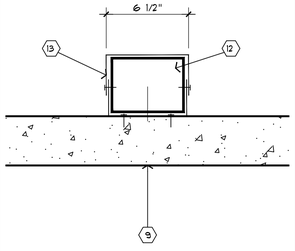
   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Through Penetrant** – One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and periphery of opening shall be min of 0 in. (point contact) to max 1-3/8 in. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
   A. **Steel Pipe** – Nom 12 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. **Iron Pipe** – Nom 12 in. diam (or smaller) service weight (or heavier) cast iron soil pipe, nom 12 in. diam (or smaller) or Class 50 (or heavier) ductile iron pressure pipe.
   C. **Conduit** – Nom 6 in. diam (or smaller) steel conduit or nom 4 in. diam (or smaller) steel electrical metallic tubing.
   D. **Copper Tubing** – Nom 4 in. diam (or smaller) Type L (or heavier) copper tubing.
   E. **Copper Pipe** – Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.
3. **Fill Void or Cavity Material(s)* – Caulk** – Min 5/8 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. Min 1/2 in. diam bead of caulk applied to the penetrant/wallboard interface at the point contact location on both sides of wall.
   3M COMPANY – FireDam 150+

*Bearing the UL Classification Mark

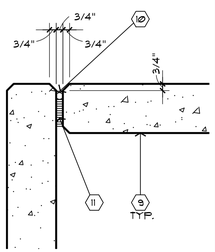
SYSTEM NO. W-L-1167
04 NO SCALE



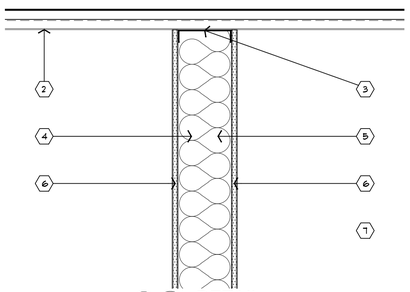
12 DETAIL
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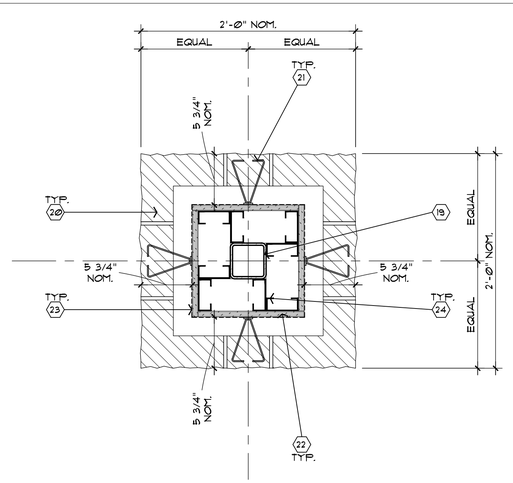
08 DETAIL
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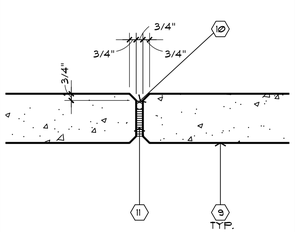
07 DETAIL
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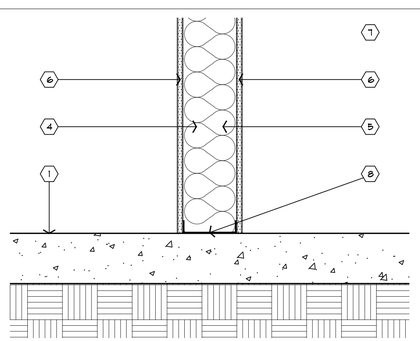
03 DETAIL
SCALE: 1 1/2" = 1'-0"



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



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



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

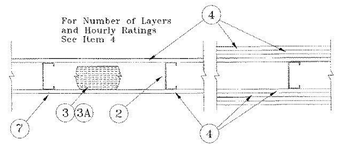
UL ASSEMBLY U419

NOTE: SEE 04/A6.1 FOR UL-RATED THRU-WALL PENETRATIONS.

Design No. U419

October 09, 2003

Nonbearing Wall Ratings —— 1, 2, 3 or 4 Hr (See Items 3 & 4)



1. Floor and Ceiling Runners —— (Not shown) —— Channel shaped, fabricated from min 25 MSG corrosion–protected steel, min width to accommodate stud size, min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.
2. Steel Studs —— Channel shaped, fabricated from min 25 MSG corrosion–protected steel, min width as indicated under Item 4, min 1–1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
3. Batts and Blankets* —— (Required as indicated under Item 4) —— Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 4. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.
3A. Batts and Blankets* —— (Optional) —— Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.
4. Gypsum Board* —— Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Wallboard Protection on Each Side of Wall

Rating	Min Stud Depth	No. of Layers & Thkns of Panel	Min Thkns of Insulation (Item 3)
1	3-1/2	1 layer, 5/8 in. thick	Optional
1	2-1/2	1 layer, 1/2 in. thick	1-1/2 in.
1	1-5/8	1 layer, 3/4 in. thick	Optional
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
2	3-1/2	1 layer, 3/4 in. thick	3 in.
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	2 layers, 3/4 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional
4	2-1/2	2 layers, 3/4 in. thick	2 in.

CANADIAN GYPSUM COMPANY —— 1/2 in. thick Type C, IP–X2 or IPC–AR; WRC, 5/8 in. thick Type AR, C, IP–AR, IP–X1, IP–X2, IPC–AR, SCX, SHX, WRX or WRC; 3/4 in. thick Type IP–X3, ULTRACODE, ULTRACODE SHC or ULTRACODE WRC.

UNITED STATES GYPSUM CO —— 1/2 in. thick Type C, IP–X2, IPC–AR or WRC; 5/8 in. thick Type SCX, SHX, WRX, IP–X1, AR, C, WRC, FRX–G, IP–AR, IP–X2, IPC–AR ; 3/4 in. thick Type IP–X3, ULTRACODE, ULTRACODE SHC or ULTRACODE WRC.

USG MEXICO S A DE C V —— 1/2 in. thick Type C, IP–X2, IPC–AR or WRC; 5/8 in. thick Type AR, C, IP–AR, IP–X1, IP–X2, IPC–AR, SCX, SHX, WRX, WRC or; 3/4 in. thick Type IP–X3, ULTRACODE, ULTRACODE SHC or ULTRACODE WRC.

4A. Gypsum Board* —— (As an alternate to Item 4) —— 5/8 in. thick, 2 ft. wide, tongue and groove edge, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 5. Joint covering (Item 7) not required.

CANADIAN GYPSUM COMPANY —— Type SHX.

UNITED STATES GYPSUM CO —— Type SHX.

USG MEXICO S A DE C V —— Type SHX.

5. Fasteners —— (Not shown) —— Type S or S–12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 6). Single layer systems: 1 in. long for 1/2 and 5/8 in. thick panels or 1–1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. Two layer systems: First layer– 1 in. long for 1/2 and 5/8 in. thick panels or 1–1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer– 1–5/8 in. long for 1/2 in., 5/8 in. thick panels or 2–1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. Three–layer systems: First layer– 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer– 1–5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer– 2–1/4 in. long for 1/2 in., 5/8 in. thick panels or 2–5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. Four–layer systems: First layer– 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer– 1–5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer– 2–1/4 in. long for 1/2 in. thick panels or 2–5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer– 2–5/8 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.
6. Furring Channels —— (Optional, not shown, for single or double layer systems) —— Resilient furring channels fabricated from min 25 MSG corrosion–protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S–12 steel screws. Not for use with Item 4A.
6A. Steel Framing Members (Not Shown)* —— (Optional on one or both sides, not shown, for single or double layer systems) —— As an alternate to Item 6, furring channels and Steel Framing Members as described below:
a. Furring Channels —— Formed of No. 25 MSG galv steel. 2–3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 5. Not for use with Item 4A.
b. Steel Framing Members* —— Used to attach furring channels (Item 6a) to studs (Item 2). Clips spaced max. 48 in. OC., and secured to studs with No. 8 x 1–1/2 in. minimum self–drilling, S–12 steel screw through the center grommet. Furring channels are friction fitted into clips.

PAC INTERNATIONAL INC —— Type RSIC–1.

7. Joint Tape and Compound —— Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.
8. Siding, Brick or Stucco —— (Optional, not shown) —— Aluminum, vinyl or steel siding, brick veneer or stucco, meeting the requirements of local code agencies, installed over gypsum panels. Brick veneer attached to studs with corrugated metal wall ties attached to each stud with steel screws, not more than each sixth course of brick.
9. Caulking and Sealants* —— (Optional, not shown) —— A bead of acoustical sealant applied around the partition perimeter for sound control.

UNITED STATES GYPSUM CO —— Type AS

*Bearing the UL Classification Mark

DESIGN NO. U419
01 NO SCALE

Date issued/revised

17 OCT. 2025 FOR PERMIT
07 NOV. 2025 FIRE MARSHAL COMMENTS
02 DEC. 2025 FOR BID

NOTES TO SHEET: (1)

1. CONCRETE SLAB. RE: STRUCTURAL DRAWINGS.
2. UNDERSIDE OF ROOF DECK.
3. CONT. 6" 25 GA. STUD SLOTTED SLIP TRACK ATTACHED TO UNDERSIDE OF DECK.
4. 6" 25 GA. METAL STUDS AT 1'–4" O.C. MAX.
5. SOUND BATT INSULATION IN STUD SPACE.
6. 5/8" THICK GYPSUM BOARD. TAPE, FLOAT AND SAND.
7. SEAL AROUND JOISTS AND ALL PENETRATIONS AIRTIGHT WITH PROPERLY RATED FIRE–STOPPING MATERIALS.
8. 6" 25 GA. CONT. STUD TRACK.
9. CONCRETE TILT–WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES. BACK FACE OF PANELS WILL NOT BE FINISHED.
10. CONTINUOUS SEALANT AND BACKER ROD AT EXTERIOR FACE ONLY. RE: FLOOR PLAN FOR ORIENTATION.
11. EXPANSION JOINT MATERIAL.
12. PRE–FINISHED 24 GA. GALV. 6" X 6" DOWNSPOUT TIED INTO SEWER SYSTEM.
13. PRE–FINISHED 25 GA. 2" WIDE DOWNSPOUT STRAP.
14. 1 1/2" THICK (MIN.) E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM).
15. SEALANT TO MATCH E.I.F.S. WITH CONT. BACKER ROD.
16. EXTERIOR FACE OF E.I.F.S.
17. E.I.F.S. FINISH ON FRONT FACE TO RETURN ON ENDS.
18. CONTINUOUS SEALANT WITH BACKER ROD.
19. RE: STRUCTURAL DRAWINGS.
20. STONE VENEER AS SCHEDULED.
21. GALV. ADJUSTABLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB–213–HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
22. 5/8" EXTERIOR–GRADE PLYWOOD.
23. WATER–RESISTANT BARRIER.
24. 3 5/8" METAL STUD FRAMING.
25. CAST STONE AS SCHEDULED. MECHANICALLY FASTEN TO CONCRETE TILT–WALL PANEL.
26. 3 5/8" 20 GA. METAL STUDS AT 16" O.C. (MAX.) WITH ONE LAYER OF 5/8" GYP. BOARD. FURRING TO RUN FROM FINISH FLOOR TO BOTTOM OF METAL DECK WITH R–13 INSULATION BETWEEN STUDS. AT STOREFRONT, FURRING TO RUN FROM TOP OF STOREFRONT TO BOTTOM OF METAL DECK. GYP. BOARD SHALL HAVE A "LEVEL 5" FINISH AS DEFINED BY THE GYPSUM ASSOCIATION.
27. DRYWALL CORNER BEAD.

VERIFY ORIENTATION OF ALL DETAILS

OSBORN & VANE ARCHITECTS inc

2000 Bering Drive, Suite 410
Houston, Texas 77057
713 781 5262
Fax 713 781 5347
Members American Institute of Architects

REGISTERED ARCHITECT
CHRISTOPHER D. SUMMERVILLE
79072
STATE OF TEXAS

12-02-2025

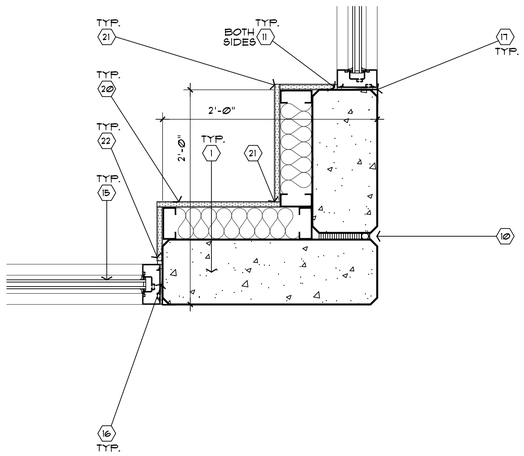
LANDLORD WORK FOR A FUTURE

PETCO AND DOLLAR TREE

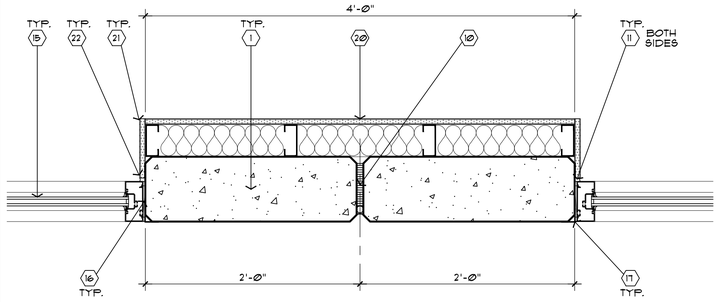
TOWNWEST COMMONS
150 ALLIANCE BLVD. • SUITES 300 & 400
HUTTO, TEXAS 78634

Project No.	**25052**
CAD Dwg File	**25052 A6.0-A6.4.DWG**
Drawn	**DB**
Checked	**BS**

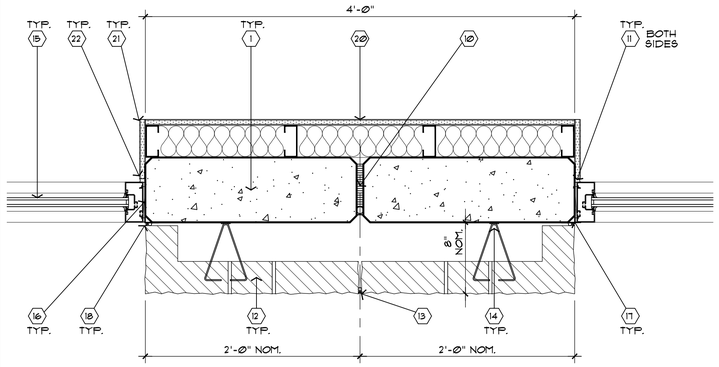
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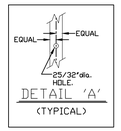
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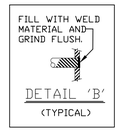
PROVIDE SAFETY CAGE IF REQ'D. BY OSHA, COMPLY WITH ALL REQUIREMENTS.

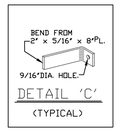
ALL RUNGS/ STEPS TO BE COATED WITH SLIP-RESISTANT MATERIAL PER OSHA REQUIREMENTS.

ENTIRE STEEL LADDER AND CAGE TO BE HOT-DIPPED GALVANIZED AFTER FABRICATION.

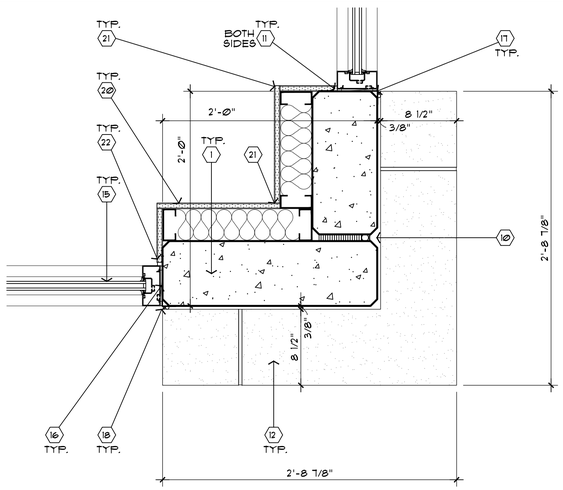
PROVIDE HINGED LOCKABLE CAGE OVER 3 LOWEST RUNGS.



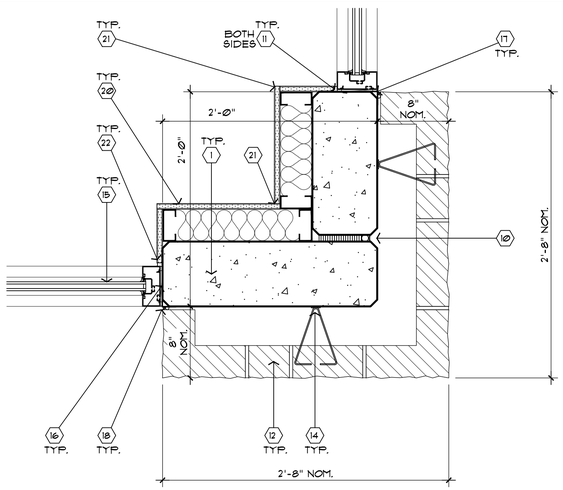




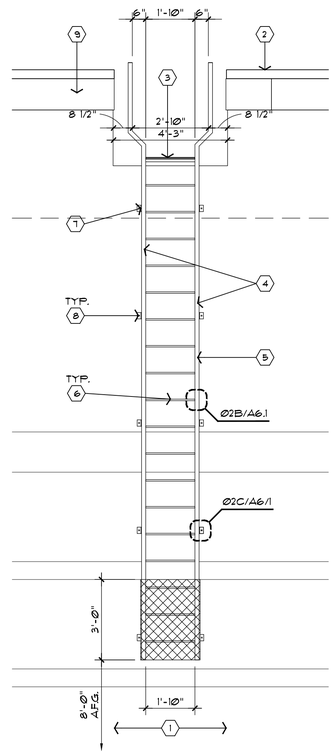
02 NOTES AND DETAILS
NOT TO SCALE



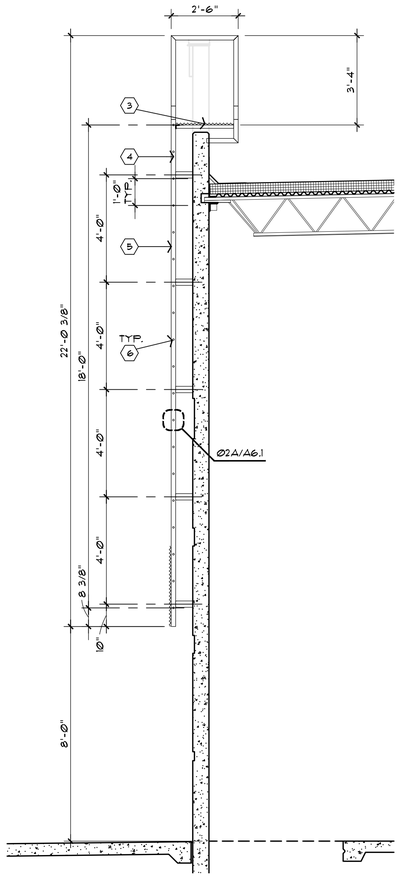
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07 DETAIL
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03 ELEVATION
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01 SECTION
SCALE: 3/8" = 1'-0"

Date issued/revised

17 OCT. 2025 FOR PERMIT
07 NOV. 2025 FIRE MARSHAL COMMENTS
02 DEC. 2025 FOR BID

NOTES TO SHEET: 1

1. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES. PAINT SIGHT-EXPOSED SURFACES ON REAR SIDE OF PANELS ABOVE ROOF LEVEL.
2. PRE-FINISHED METAL COPING.
3. GALV. EXPANDED STEEL GRATING 3# MIN. ON TOP OF AND ATTACHED TO 1" X 1" GALV. STEEL ANGLE FRAME.
4. 2" X 2" X 3/8" PAINTED STEEL ANGLE.
5. ROOF ACCESS LADDER. COORDINATE LOCATION WITH UTILITIES ON REAR WALL AND VERIFY LOCATION WITH OWNER.
6. 3/4" DIA. PAINTED STEEL RUNG.
7. WELD.
8. 1/2" DIA. PAINTED THRU BOLT.
9. E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM) CORNICE.
10. EXPANSION JOINT MATERIAL.
11. CONTINUOUS SEALANT.
12. STONE VENEER AS SCHEDULED.
13. MASONRY CONTROL JOINT. RE: 05/A6.0.
14. GALV. ADJUSTABLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB-213-HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
15. ALUMINUM AND GLASS STOREFRONT SYSTEM.
16. SHIM.
17. 1 1/2" X 1 1/2" ANODIZED ALUMINUM 24 GA. TRIM. (INSTALL TRIM PRIOR TO INSTALLING STOREFRONT.)
18. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT MASONRY.
19. CAST STONE AS SCHEDULED. MECHANICALLY FASTEN TO CONCRETE TILT-WALL PANEL.
20. 3 5/8" 20 GA. METAL STUDS AT 16" O.C. (MAX.) WITH ONE LAYER OF 5/8" GYP. BOARD. FURRING TO RUN FROM FINISH FLOOR TO BOTTOM OF METAL DECK WITH R-13 INSULATION BETWEEN STUDS. AT STOREFRONT, FURRING TO RUN FROM TOP OF STOREFRONT TO BOTTOM OF METAL DECK. GYP. BOARD SHALL HAVE A "LEVEL 5" FINISH AS DEFINED BY THE GYPSUM ASSOCIATION.
21. DRYWALL CORNER BEAD.
22. DRYWALL CASING BEAD.

VERIFY ORIENTATION OF ALL DETAILS

OSBORN & VANE ARCHITECTS INC

2000 Bering Drive, Suite 410
Houston, Texas 77057
713 781 5262
Fax 713 781 5347
Members American Institute of Architects

REGISTERED ARCHITECT CHRISTOPHER O. SWINDLE 79072 STATE OF TEXAS

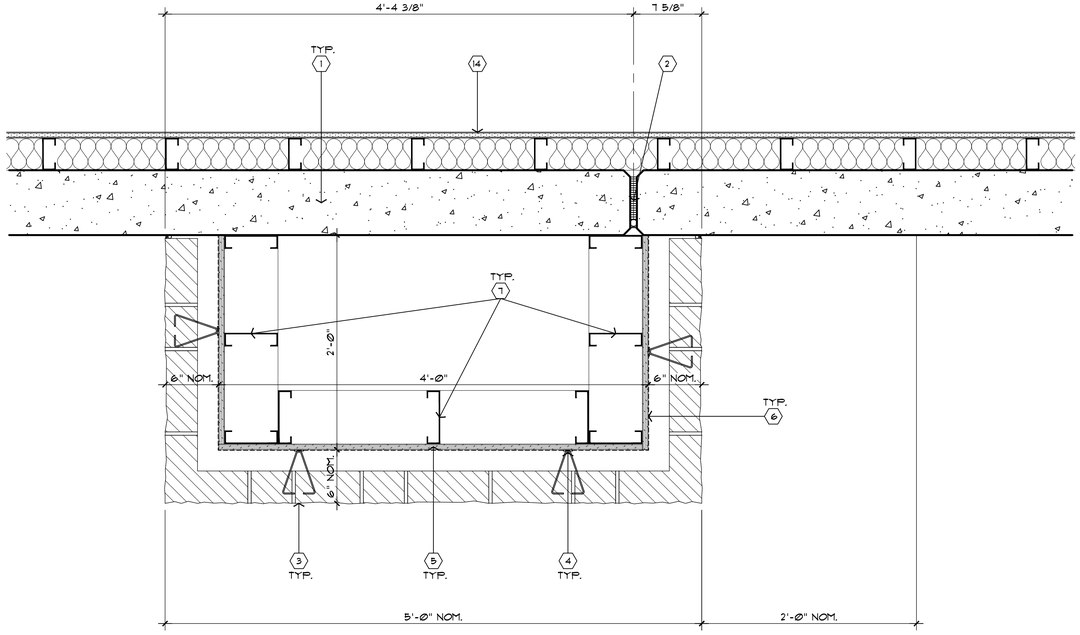
12-02-2025

LANDLORD WORK FOR A FUTURE
PETCO AND DOLLAR TREE

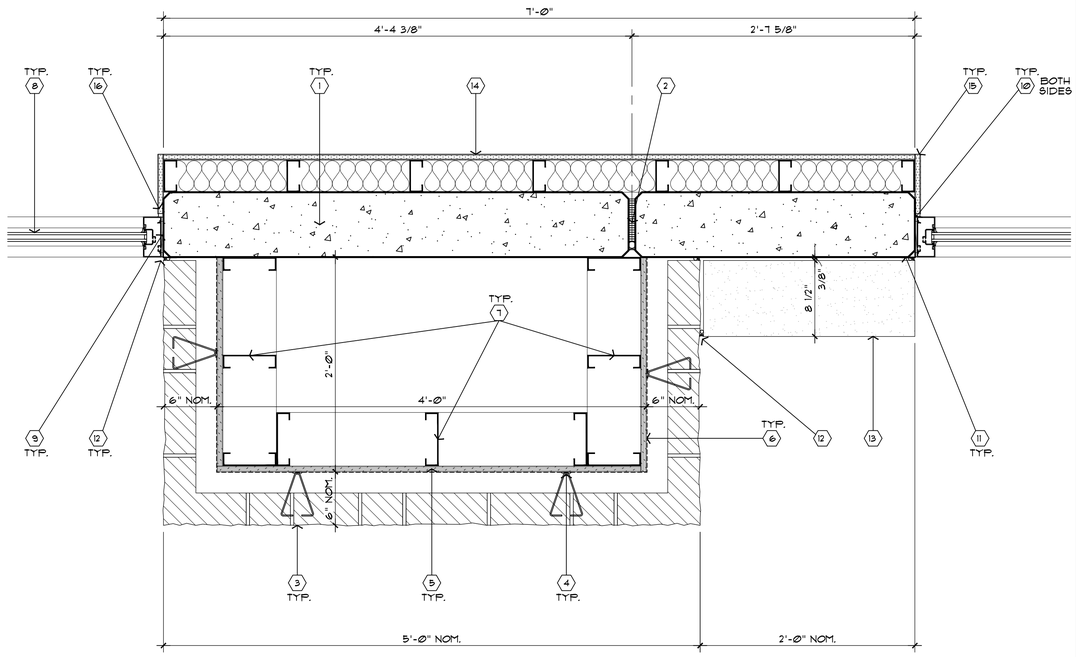
TOWNWEST COMMONS
150 ALLIANCE BLVD. · SUITES 300 & 400
HUTTO, TEXAS 78634

Project No.	**25052**
CAD Dwg File	**25052 A6.0-A6.4.DWG**
Drawn	**DB**
Checked	**BS**

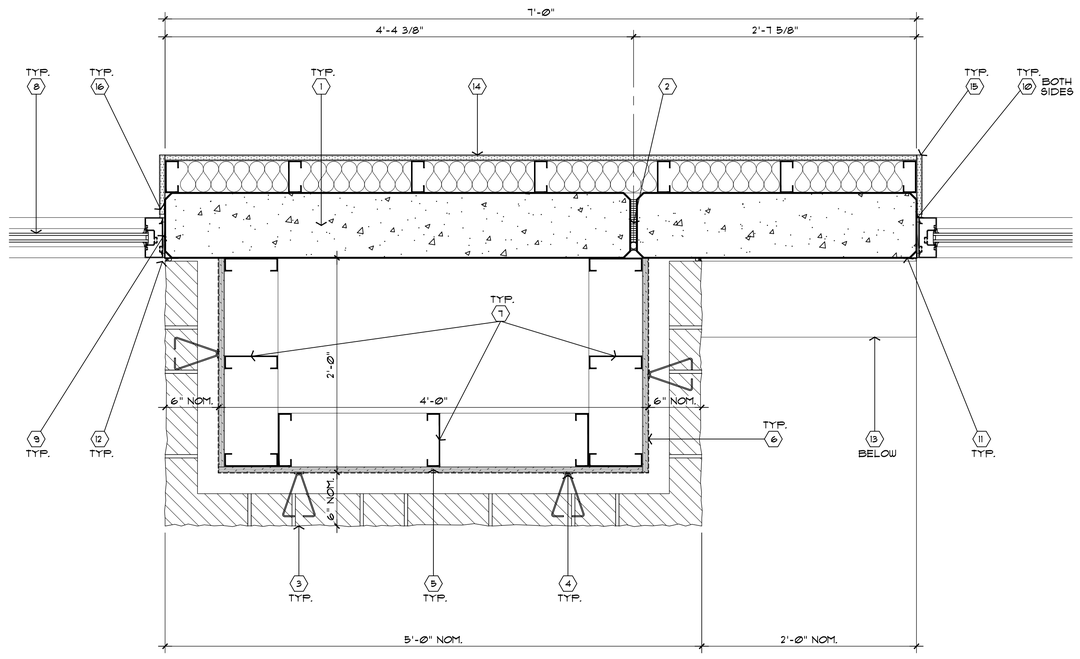
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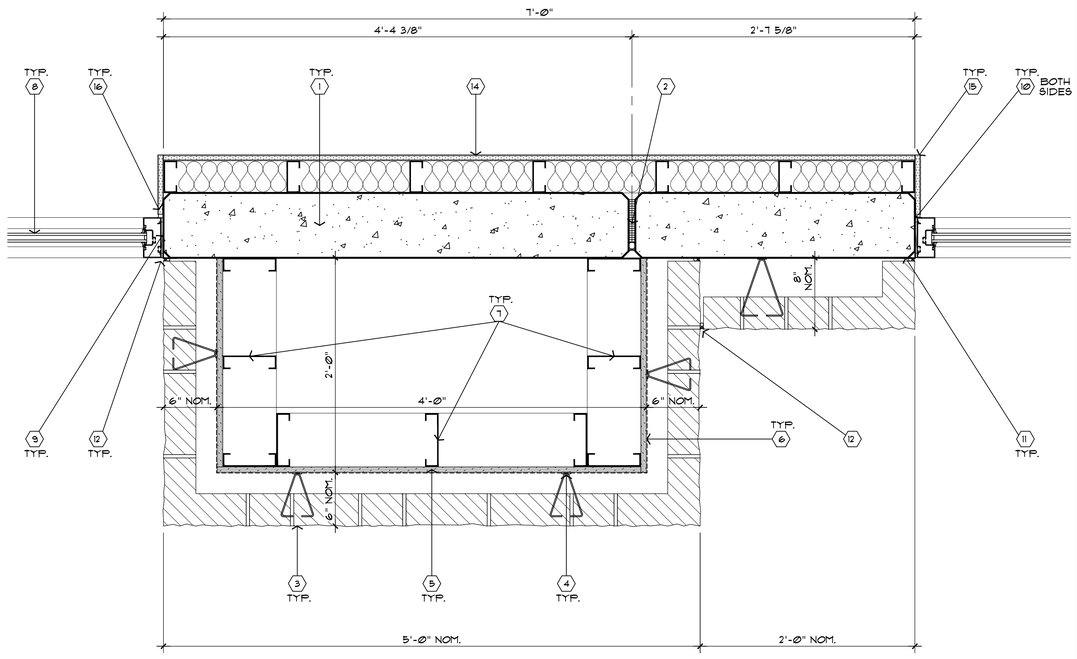
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02 DETAIL
SCALE: 1 1/2" = 1'-0"



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



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

Date issued/revised

17 OCT. 2025 FOR PERMIT
07 NOV. 2025 FIRE MARSHAL COMMENTS
02 DEC. 2025 FOR BID

NOTES TO SHEET: (1)

1. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES. BACK FACE OF PANELS WILL NOT BE FINISHED.
2. EXPANSION JOINT MATERIAL.
3. STONE VENEER AS SCHEDULED.
4. GALV. ADJUSTABLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB-213-HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
5. 5/8" EXTERIOR-GRADE PLYWOOD.
6. WATER-RESISTANT BARRIER.
7. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
8. ALUMINUM AND GLASS STOREFRONT SYSTEM.
9. SHIM.
10. CONTINUOUS SEALANT.
11. 1 1/2" X 1 1/2" ANODIZED ALUMINUM 24 GA. TRIM. (INSTALL TRIM PRIOR TO INSTALLING STOREFRONT.)
12. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT MASONRY.
13. CAST STONE AS SCHEDULED. MECHANICALLY FASTEN TO CONCRETE TILT-WALL PANEL.
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15. DRYWALL CORNER BEAD.
16. DRYWALL CASING BEAD.

VERIFY ORIENTATION OF ALL DETAILS

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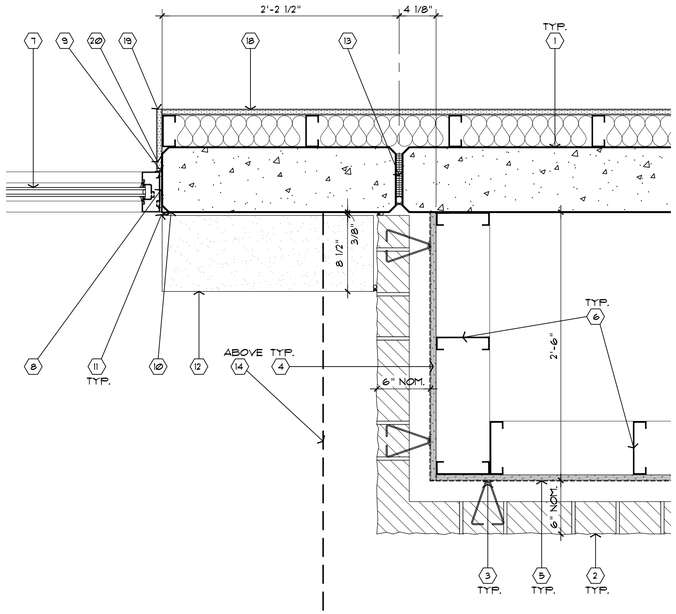
REGISTERED ARCHITECT
STEPHEN CHRISTOPHER OSBORN
19072
STATE OF TEXAS
12-02-2025

LANDLORD WORK FOR A FUTURE
PETCO AND DOLLAR TREE

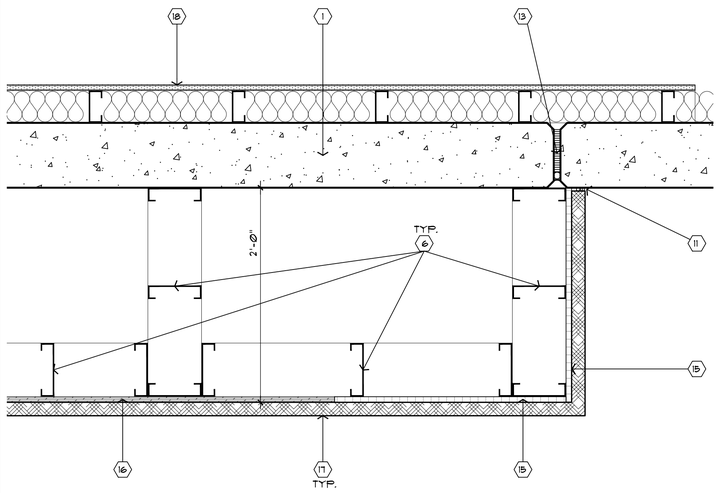
TOWNWEST COMMONS
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HUTTO, TEXAS 78634

Project No.	**25052**
CAD Dwg File	**25052 A6.0-A6.4.DWG**
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Checked	**BS**

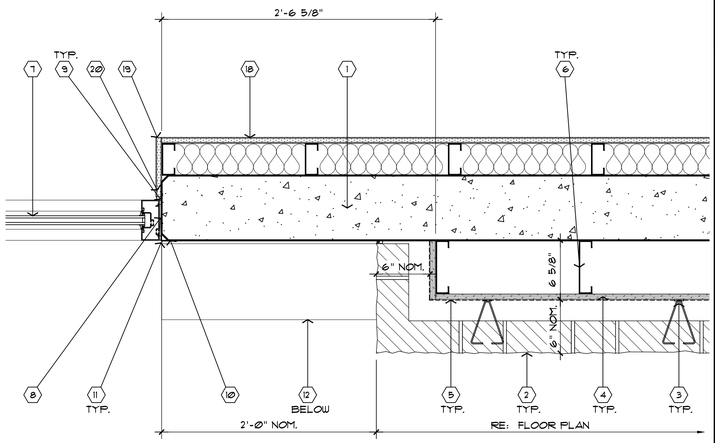
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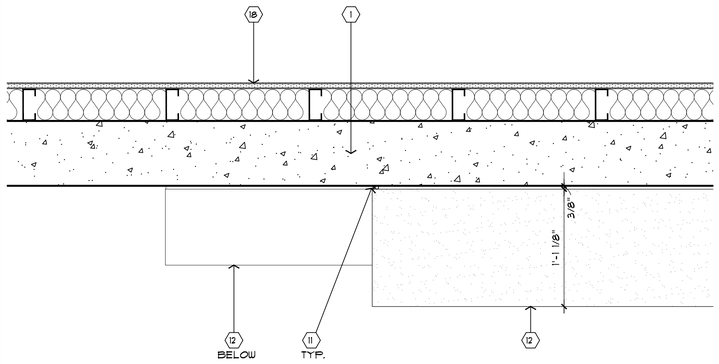
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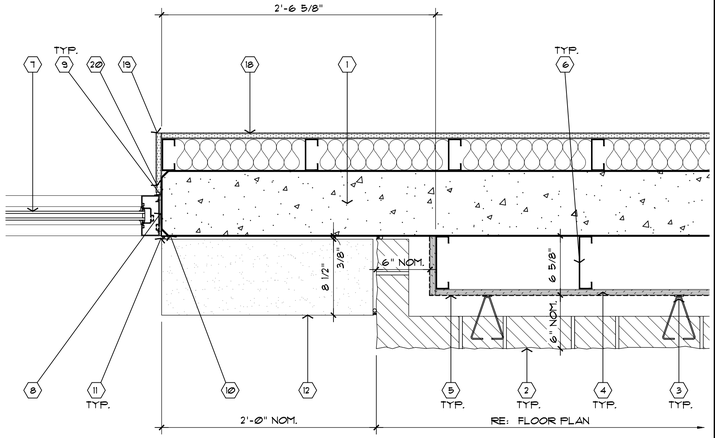
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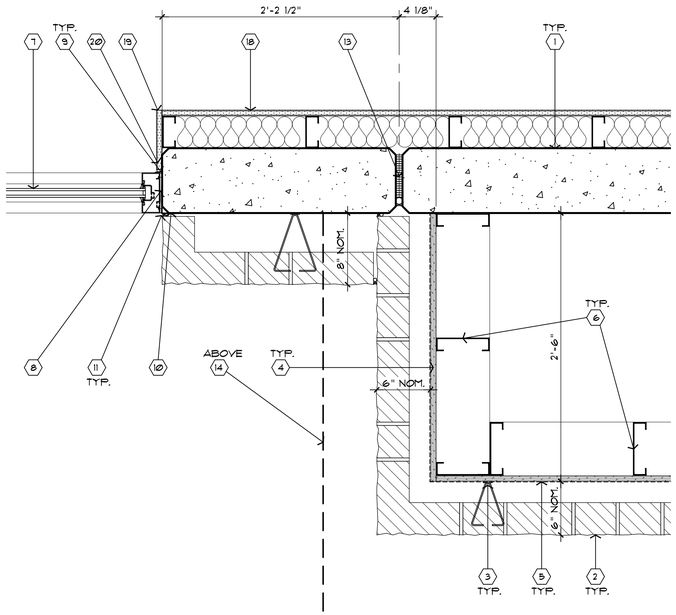
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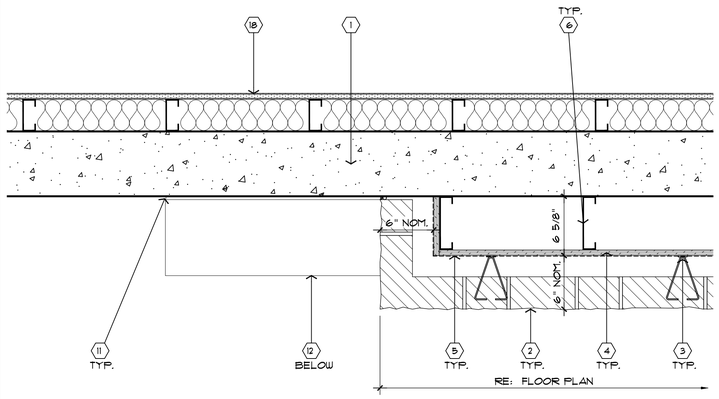
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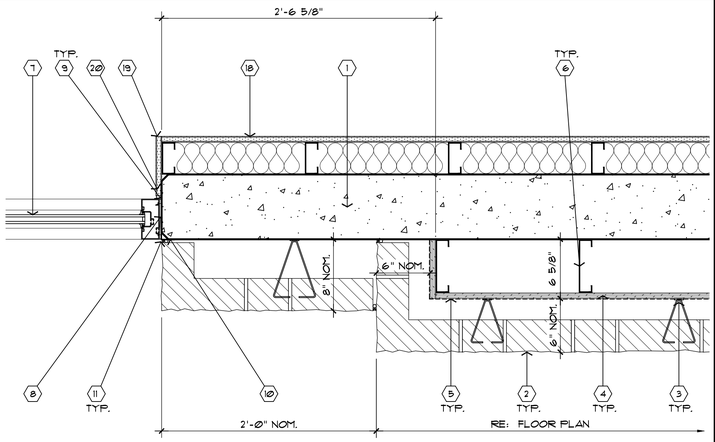
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07 DETAIL
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04 DETAIL
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01 DETAIL
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NOTES TO SHEET: (1)

1. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES. BACK FACE OF PANELS WILL NOT BE FINISHED.
2. STONE VENEER AS SCHEDULED.
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4. 5/8" EXTERIOR-GRADE PLYWOOD.
5. WATER-RESISTANT BARRIER.
6. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
7. ALUMINUM AND GLASS STOREFRONT SYSTEM.
8. SHIM.
9. CONTINUOUS SEALANT.
10. 1 1/2" X 1 1/2" ANODIZED ALUMINUM 24 GA. TRIM. (INSTALL TRIM PRIOR TO INSTALLING STOREFRONT.)
11. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT MASONRY.
12. CAST STONE AS SCHEDULED. MECHANICALLY FASTEN TO CONCRETE TILT-WALL PANEL.
13. EXPANSION JOINT MATERIAL.
14. OUTLINE OF CANOPY OR AWNING.
15. 5/8" DENS GLASS SHEATHING.
16. 5/8" EXTERIOR-GRADE NON-COMBUSTIBLE PLYWOOD IN LIEU OF DENS GLASS SHEATHING. RE: EXTERIOR ELEVATIONS AND WALL SECTIONS FOR LOCATIONS.
17. E.I.F.S. (EXTERIOR INSULATED FINISH SYSTEM). (1 1/2" THICK UNLESS NOTED OTHERWISE.)
18. 3 5/8" 20 GA. METAL STUDS AT 16" O.C. (MAX.) WITH ONE LAYER OF 5/8" GYP. BOARD. FURRING TO RUN FROM FINISH FLOOR TO BOTTOM OF METAL DECK WITH R-13 INSULATION BETWEEN STUDS. AT STOREFRONT, FURRING TO RUN FROM TOP OF STOREFRONT TO BOTTOM OF METAL DECK. GYP. BOARD SHALL HAVE A "LEVEL 5" FINISH AS DEFINED BY THE GYPSUM ASSOCIATION.
19. DRYWALL CORNER BEAD.
20. DRYWALL CASING BEAD.

VERIFY ORIENTATION
OF ALL DETAILS

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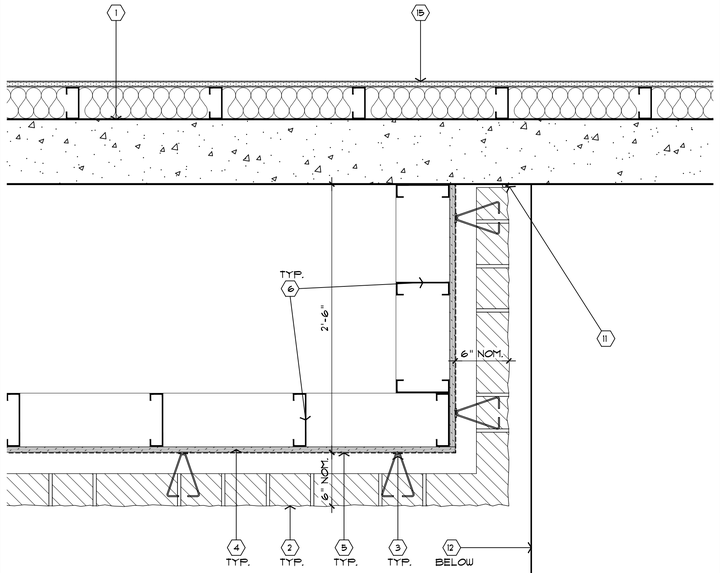
LANDLORD WORK FOR A FUTURE

PETCO AND DOLLAR TREE

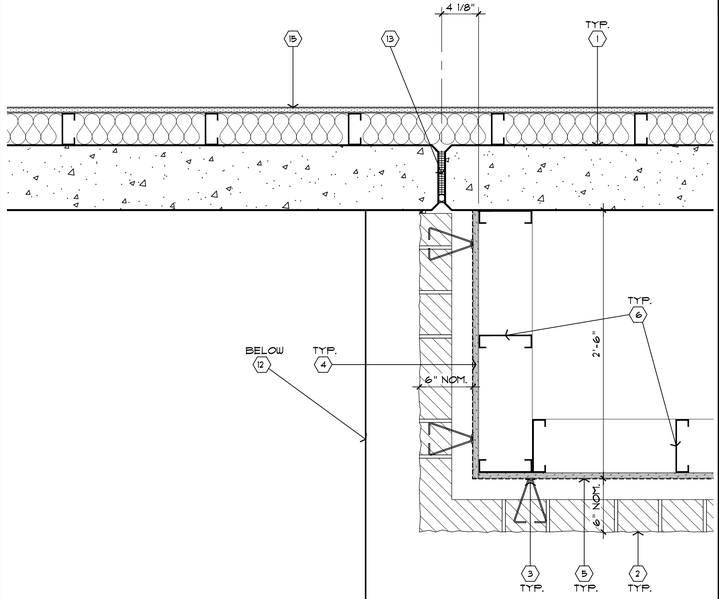
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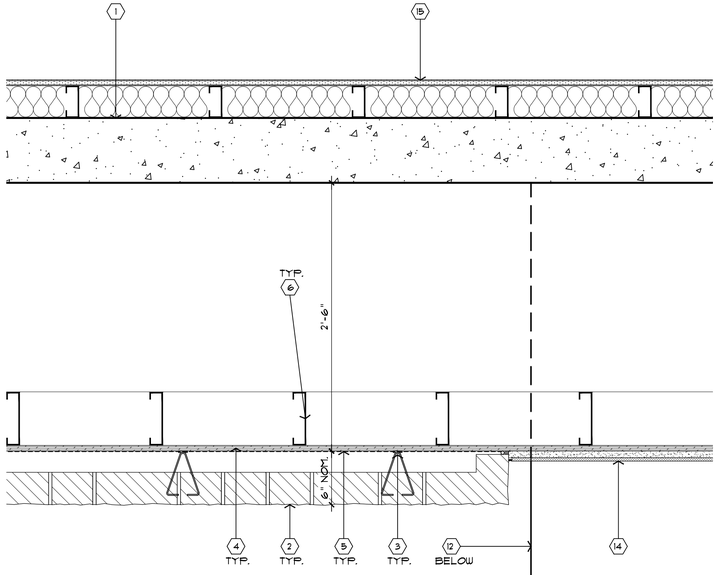
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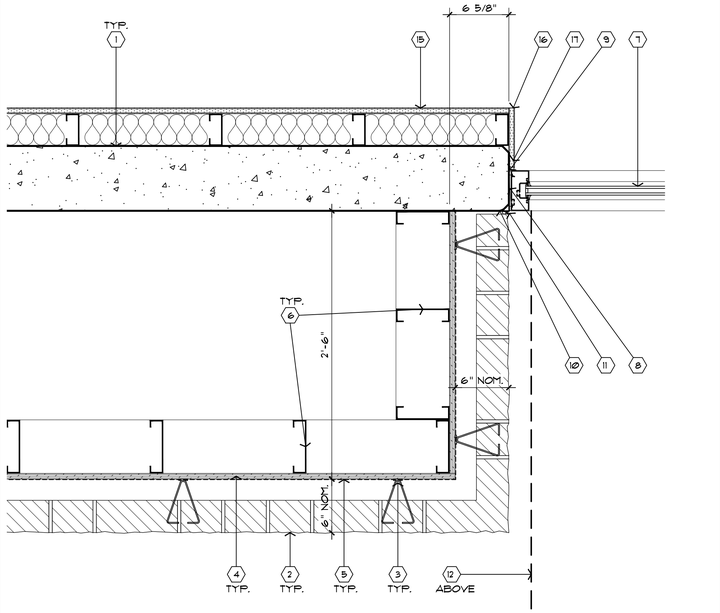
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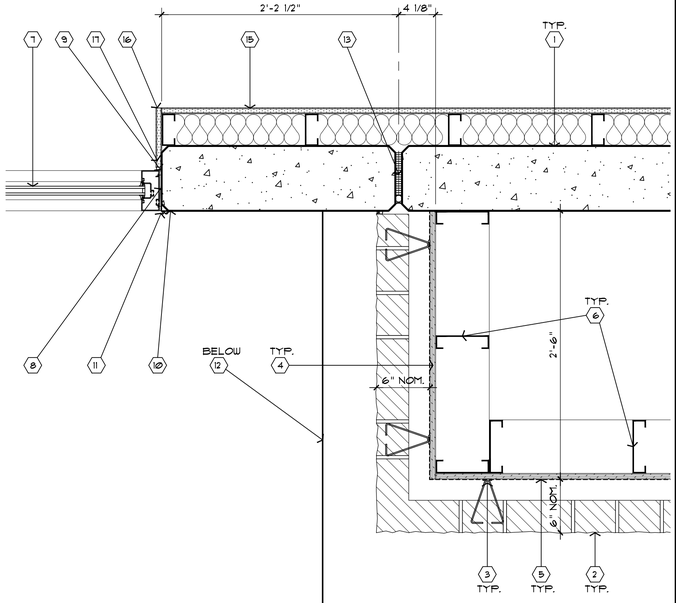
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05 DETAIL
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03 DETAIL
SCALE: 1 1/2" = 1'-0"



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

Date issued/revised

17 OCT. 2025 FOR PERMIT
07 NOV. 2025 FIRE MARSHAL COMMENTS
02 DEC. 2025 FOR BID

NOTES TO SHEET: (1)

1. CONCRETE TILT-WALL PANEL. RE: STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES. BACK FACE OF PANELS WILL NOT BE FINISHED.
2. STONE VENEER AS SCHEDULED.
3. GALV. ADJUSTABLE MASONRY TIES AT MINIMUM ONE TIE PER 2 SQUARE FEET OF WALL SURFACE. HOHMANN & BERNARD HB-213-HS. COORDINATE DEPTH OF TIES REQUIRED FOR PROPER EMBEDMENT.
4. 5/8" EXTERIOR-GRADE PLYWOOD.
5. WATER-RESISTANT BARRIER.
6. 6" METAL STUD FRAMING. RE: STRUCTURAL DRAWINGS.
7. ALUMINUM AND GLASS STOREFRONT SYSTEM.
8. SHIM.
9. CONTINUOUS SEALANT.
10. 1 1/2" X 1 1/2" ANODIZED ALUMINUM 24 GA. TRIM. (INSTALL TRIM PRIOR TO INSTALLING STOREFRONT.)
11. BACKER ROD AND CONTINUOUS SEALANT. COLOR TO MATCH ADJACENT MASONRY.
12. OUTLINE OF CANOPY OR AWNING.
13. EXPANSION JOINT MATERIAL.
14. TILE AS SCHEDULED OVER 3/4" MORTAR BED.
15. 3 5/8" 20 GA. METAL STUDS AT 16" O.C. (MAX.) WITH ONE LAYER OF 5/8" GYP. BOARD. FURRING TO RUN FROM FINISH FLOOR TO BOTTOM OF METAL DECK WITH R-13 INSULATION BETWEEN STUDS. AT STOREFRONT, FURRING TO RUN FROM TOP OF STOREFRONT TO BOTTOM OF METAL DECK. GYP. BOARD SHALL HAVE A "LEVEL 5" FINISH AS DEFINED BY THE GYPSUM ASSOCIATION.
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STRUCTURAL CONCEPT, STANDARDS AND LOADS

A. DESIGN CONCEPT:

THE STRUCTURE AS SHOWN HAS BEEN DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS AND DESIGN STANDARDS TO SUPPORT THE FINAL BUILDING SERVICE LOADS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL SUPPORTS FOR THE STRUCTURE IF NECESSITATED BY THE CONSTRUCTION SEQUENCE OR METHODS OF FABRICATION, HANDLING, ERECTION, AND OTHER CONSTRUCTION OPERATIONS.

B. BUILDING CODES AND DESIGN STANDARDS:

1. INTERNATIONAL BUILDING CODE, 2024 EDITION.
2. AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE): MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-22, AS AMENDED.
3. AMERICAN CONCRETE INSTITUTE (ACI), BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318, AS AMENDED.
4. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, 15TH EDITION (ASD).
5. AMERICAN WELDING SOCIETY (AWS).
6. STEEL JOIST INSTITUTE (SJI), STANDARD SPECIFICATIONS FOR OPEN WEB STEEL JOISTS AND JOIST GIRDERS.
7. STEEL DECK INSTITUTE (SDI), DESIGN MANUAL FOR COMPOSITE DECKS, FORM DECKS, ROOF DECKS, AND CELLULAR METAL FLOOR DECK WITH ELECTRICAL DISTRIBUTION.

C. GRAVITY LOADS:

SUPERIMPOSED LOADS ARE GIVEN IN POUNDS PER SQUARE FOOT (PSF).

BUILDING AREA	DEAD LOAD (PSF)	LIVE LOAD (PSF)
SLAB-ON-GRADE	0	150
ROOF	20	20

D. LATERAL DESIGN LOADS:

1. WIND LOADS FOR A BASIC WIND SPEED OF 115 MPH, 3-SEC GUST (ULTIMATE), WITH EXPOSURE C AND RISK CATEGORY II.

WIND PRESSURES:

	10 SF	100 SF
ZONE 1	+13 PSF, -33 PSF	+12 PSF, -30 PSF
ZONE 1'	+13 PSF, -33 PSF	+12 PSF, -30 PSF
ZONE 2	+13 PSF, -54 PSF	+12 PSF, -35 PSF
ZONE 3	+13 PSF, -82 PSF	+12 PSF, -35 PSF
ZONE 4	+29 PSF, -32 PSF	+25 PSF, -27 PSF
ZONE 5	+29 PSF, -39 PSF	+25 PSF, -30 PSF

ROOF ZONE WIDTHS = 10'-0"
WALL ZONE WIDTH = 8'-0"

G. SPECIAL LOADS:

ARCHITECTURAL BARRIER ACT LOADS:

ITEM	REQUIRED CAPACITY
GRAB BAR	250 POUNDS ANY DIRECTION
TUB OR SHOWER SEAT	250 POUNDS ANY DIRECTION
FASTENERS & MOUNTING DEVICES	250 POUNDS ANY DIRECTION

STAIR TREADS, RAILING AND GUARD RAILS:

ITEM	REQUIRED CAPACITY
TREADS	300 POUNDS AT CENTER
TOP RAILS	50 PLF HORIZONTALLY
OTHER RAILS, FILLERS & CONNECTIONS	25 PSF HORIZONTALLY
HAND RAILS	200 POUNDS ANY DIRECTION

GENERAL NOTES FOR CONSTRUCTION

A. CONSTRUCTION METHODS, PROCEDURES AND SEQUENCES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTOR SHALL TAKE ALL THE NECESSARY MEANS TO MAINTAIN AND PROTECT THE STRUCTURAL INTEGRITY OF ALL CONSTRUCTION AT ALL STAGES.

B. ALL PROPOSED SUBSTITUTIONS MUST BE EQUAL OR BETTER AND SHALL BE REVIEWED BY THE ARCHITECT/ENGINEER PRIOR TO ANY PERTINENT WORK AND PRIOR TO THE AWARD OF THE CONTRACT.

C. ANY DISCREPANCIES ON THE STRUCTURAL DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO SUBMISSION OF BIDS OR PROPOSALS, OR IF NOT REASONABLY DISCERNABLE DURING PREPARATION OF BIDS AND PROPOSALS, BEFORE COMMENCING THE WORK IN QUESTION. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT AND THE STRUCTURAL ENGINEER. NO CHANGE ORDER CONSIDERATION WILL BE GIVEN TO CHANGES FOR WHICH THE ARCHITECT AND STRUCTURAL ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.

D. NOT ALL OPENINGS AND OTHER COMPONENTS THAT ARE REQUIRED HAVE BEEN SHOWN IN THE STRUCTURAL DRAWINGS. COORDINATE WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS AND VERIFY THE LOCATIONS AND SIZES OF ALL CHASES, INSERTS, OPENINGS, SLEEVES, FINISHES, DEPRESSIONS, PADS AND OTHER PROJECT REQUIREMENTS. FLOOR PLAN WILL BE FURNISHED FOR THAT PURPOSE.

E. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE MECHANICAL, ELECTRICAL, PLUMBING AND ARCHITECTURAL DRAWINGS TO DETERMINE WHERE OPENINGS ARE REQUIRED IN REINFORCED CONCRETE BEAMS, SLABS AND WALLS.

F. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, DETAILING ALL THE OPENINGS, INCLUDING ADDED REINFORCEMENT AS SHOWN ON THE TYPICAL WALL, SLAB AND BEAM OPENING DETAILS FOR REVIEW.

G. ADDITIONAL REINFORCEMENT ABOVE THAT SHOWN IN THE TYPICAL SLAB AND BEAM OPENING DETAILS MAY BE REQUIRED AND WILL BE REVIEWED ON THE SHOP DRAWINGS.

H. USE THE MANUFACTURER'S CERTIFIED DRAWINGS AND SPECIFICATIONS FOR THE EQUIPMENT ANCHORAGE AND DETAILS.

I. ALL CONSTRUCTION JOINTS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE INCORPORATED INTO THE STRUCTURE. ADDITIONAL CONSTRUCTION JOINTS TO FACILITATE CONSTRUCTION SHALL BE LOCATED AND DETAILED ON THE SHOP DRAWINGS FOR REVIEW.

J. HORIZONTAL CONSTRUCTION JOINTS SHALL NOT BE PERMITTED IN BEAMS UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.

K. ALL CONSTRUCTION AND CONTROL JOINTS FOR BEAMS WHICH ARE EXPOSED TO VIEW ARE TO BE LOCATED TO COINCIDE WITH THE ARCHITECTURAL RUSTICATION JOINTS AS SHOWN ON THE BUILDING ELEVATION SHEETS OR AS REVIEWED IN WRITING.

L. SHOP DRAWINGS:

1. THE TERM "SHOP DRAWINGS" INCLUDES FABRICATION, MANUFACTURING, ERECTION AND SETTING DRAWINGS, BROCHURES, CERTIFICATES, AND PRODUCT DATA DESCRIBING MATERIALS AND EQUIPMENT. SHOP DRAWINGS SHALL INCLUDE ALL PERTINENT INFORMATION REQUIRED FOR THE ENGINEER TO FULLY EVALUATE THE MATERIALS BEING REPRESENTED BY THE SUBMITTAL INCLUDING THE PHYSICAL PROPERTIES, DIMENSIONS, LOCATIONS AND METHOD OF INSTALLATION.
2. SHOP DRAWINGS WILL BEAR THE REVIEW STAMP OF THE CONTRACTOR INDICATING THAT HE HAS REVIEWED THE DRAWINGS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS; COORDINATED ITEMS INCLUDED IN THE SUBMITTAL WITH RELATED ITEMS; AND VERIFIED AND COORDINATED DIMENSIONS.
3. REPRODUCTIONS OF THE ENGINEERING DRAWINGS WILL NOT BE ACCEPTABLE AS SHOP DRAWINGS.
4. ANY SHOP DRAWING NOT CONFORMING TO THESE REQUIREMENTS WILL BE CAUSE FOR REJECTION AND WILL BE RETURNED WITHOUT ANY FURTHER ACTION.

EXCAVATION, BACKFILLING AND FOUNDATIONS

A. A GEOTECHNICAL EXPLORATION OF SUBSURFACE CONDITIONS, CONTAINING TEST BORINGS, LABORATORY TEST, ENGINEERING ANALYSIS AND FOUNDATION RECOMMENDATIONS, PERFORMED BY RINER ENGINEERING, INC DATED MARCH 19, 2023 REPORT NO. 23-0080 IS AVAILABLE FOR REVIEW.

B. MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION SO THAT PONDING OF WATER DOES NOT OCCUR IN THE BUILDING AREA.

C. SUB-GRADE PREPARATION.

1. PERFORM DEMOLITION OF EXISTING STRUCTURES AS REQUIRED BY THE SOIL REPORT. THE ENTIRE VOLUME OF THE EXCAVATIONS CREATED BY DEMOLITION AND REMOVAL OF EXISTING STRUCTURES SHOULD BE BACKFILLED WITH ENGINEERED (SELECT) FILL THAT IS PROPERLY PLACED AND COMPACTED.
2. EXCAVATE EXISTING SOILS AS REQUIRED TO REMOVE ALL EXISTING VEGETATION ROOTS & DELETERIOUS MATERIALS FROM THE PROPOSED BUILDING AREA, & AS REQUIRED BY SOIL REPORT. THE CLEARING SHOULD EXTEND AT LEAST THREE (5) FEET BEYOND THE BUILDING EDGES. ONCE ROUGH GRADE IS ESTABLISHED, THE EXPOSED SURFACE SHOULD BE PROOF-ROLLED IN ACCORDANCE WITH TxDOT ITEM 216 (1993). ANY SOFT POCKETS OF SOFT OR WEAK SOILS ENCOUNTERED SHOULD BE REMOVED. BUILD BUILDING PAD AS REQUIRED BY SOIL REPORT.
3. A MINIMUM OF 48 INCHES (4 FT) OF SELECT FILL IS REQUIRED UNDER THE BUILDING SLAB AND SHALL EXTEND BEYOND THE BUILDING PERIMETER AS REQUIRED BY THE SOIL REPORT.
4. THE MATERIAL USED TO CONSTRUCT THE BUILDING PAD SHOULD CONSIST OF A SELECT NON-ACTIVE, INORGANIC SANDY CLAY TYPE SOIL HAVING A PLASTICITY INDEX (P.I.) OF 25% OR LESS. SELECT FILL MATERIAL SHOULD BE PLACED UNDER LABORATORY CONTROL, IN NO GREATER THAN EIGHT (8) INCH LOOSE LAYERS, AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D-698 PROCEDURE, AT OPTIMUM MOISTURE CONTENT (0 TO +3%).

D. FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 20,000 PSF FOR TOTAL LOAD AND 1,600 PSF SKIN FRICTION AT A MINIMUM EMBEDMENT DEPTH OF 5 FEET INTO THE TAN WEATHERED LIMESTONE/ LIGHT GRAY LIMESTONE LAYER. COORDINATE W/ GEOTECHNICAL ENGINEER.

E. REFER TO THE GEOTECHNICAL EXPLORATION FOR ADDITIONAL INFORMATION.

F. INSTALL SLAB ON GRADE OVER 15 MIL VAPOR BARRIER.

COLD-FORMED METAL

1. COLD-FORMED METAL FRAMING SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) PUBLICATION: "SPECIFICATION FOR DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION.
2. SUBMIT SHOP DRAWINGS FOR ALL FRAMING PREPARED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER, AND CALCULATIONS, SIGNED AND SEALED BY SAID ENGINEER, FOR REVIEW PRIOR TO ERECTION OF ANY COLD-FORMED METAL FRAMING.
3. ALL STRUCTURAL MEMBERS SHALL BE FORMED FROM CORROSION-RESISTANT STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A653 AND A955, GRADE C.
4. PROVIDE STEEL FOR RAFTERS. JOISTS, STUDS AND ACCESSORIES CONFORMING TO ASTM A1003, GRADE 50, STRUCTURAL QUALITY STEEL SHEET FORMED TO 'C' SHAPES, UNPUNCHED WITH STIFFENED FLANGES.
5. ALL STRUCTURAL MEMBERS SHALL BE ZINC COATED MEETING ASTM A525, G-60, OR EQUIVALENT. MINIMUM YIELD STRENGTH Fy = 50 KSI FOR 16 GA STUDS AND Fy = 33 KSI FOR 18 GA STUDS WITH 1 5/8" FLANGES.
6. THE STRUCTURAL DRAWINGS INDICATE THE GENERAL CONFIGURATION OF FRAMING FOR TYPICAL CONDITIONS ONLY. FINAL CONFIGURATION OF DETAILS AS WELL AS ALL SUPPLEMENTARY FRAMING TO OBTAIN THE ROOF PROFILES SHOWN ON THE PLANS SHALL BE AS DETERMINED BY DESIGN.
7. PROVIDE COLD-FORMED METAL FRAMING, INCLUDING TRUSSES, STUDS, JOIST, TRACK, RUNNERS, LINTELS, CLIP ANGLES, REINFORCEMENTS, SHOES, BLOCKING, AND BRIDGING, COMPLETE WITH ALL FASTENERS, AND ACCESSORIES NEEDED FOR A COMPLETE AND FINISHED INSTALLATION.
8. FASTENING OF COMPONENTS SHALL BE WITH SELF-DRILLING SCREWS OR BY WELDING. SCREWS AND WELDS SHALL BE OF SUFFICIENT SIZE TO ENSURE THE STRENGTH OF THE CONNECTION. ALL WELDS SHALL BE TOUCHED-UP WITH A ZINC-RICH PAINT.
9. TEMPORARY BRACING, WHERE REQUIRED, SHALL BE PROVIDED UNTIL ERECTION IS COMPLETE.
10. THE INFORMATION PROVIDED SHALL TAKE INTO ACCOUNT AND SHOW ALL SPECIAL DESIGN, FRAMING AND CONNECTION REQUIREMENTS SUCH AS AT CONCENTRATED LOADS, UNBALANCED OR UNSYMMETRICAL LOAD CONDITIONS, AND OTHER NON-TYPICAL FRAMING DETAILS.
11. SPLICES IN FRAMING COMPONENTS, OTHER THAN RUNNER TRACK, SHALL NOT BE PERMITTED.
12. BLOCKING SHALL BE PROVIDED AT SUPPORTS WHERE JOISTS ARE NOT OTHERWISE RESTRAINED FROM ROTATION.
13. ABUTTING LENGTHS OF RUNNER TRACK SHALL BE BUTT-WELDED, SPLICED OR EACH LENGTH SECURELY ANCHORED TO A COMMON STRUCTURAL ELEMENT. RUNNER TRACK SHALL BE SECURELY ANCHORED TO THE SUPPORTING STRUCTURE.
14. MEMBER PERFORMANCE:
    A. RAFTERS AND HEADERS: VERTICAL DEFLECTION IS LIMITED TO 1/240 OF THE SPAN.
    B. STUDS: HORIZONTAL DEFLECTION IS LIMITED TO 1/240 OF THE SPAN (TYPICAL); FOR BRICK VENEER 1/600 OF THE SPAN.
15. PROVIDE MEMBERS WITH THE FOLLOWING MINIMUM SECTION PROPERTIES:

SECTION	GUAGE	Ix (MOMENT OF INERTIA)	Sx (SECTION MODULUS)	Fy (YIELD STRENGTH)
3 5/8"	18	0.710 IN4	0.392 IN3	33 KSI
6"	18	2.317 IN4	0.772 IN3	33 KSI
8"	18	4.635 IN4	1.159 IN3	33 KSI
3 5/8"	16	0.873 IN4	0.482 IN3	50 KSI
6"	16	2.863 IN4	0.954 IN3	50 KSI
8"	16	5.740 IN4	1.435 IN3	50 KSI

CONCRETE

BUILDING COMPONENT	28 DAY CYLINDER COMPRESSIVE STRENGTH POUNDS PER SQUARE INCH(PSI)					
	NORMAL WEIGHT			MAX AGGREGATE SIZE (IN)	SLUMP (IN)	W/C RATIO
	3000	3500	4000			
FOOTINGS		●		1"	5-7	0.55
SLAB-ON-GRADE			●	1"	4-6	0.50
FLOORS			●	3/4"	4-6	0.50
GRADE BEAMS AND PLINTHS			●	1"	4-6	0.50
ALL OTHER CONCRETE		●		1"	4-6	0.50

A. FLY ASH IS ALLOWED IN CONCRETE MIX AT 20% MAX OF CEMENTITIOUS MATERIAL.

B. PROVIDE DEFORMED NEW BILLET STEEL BARS CONFORMING TO ASTM A615, GRADE 60. ALL REINFORCING STEEL SHALL BE SECURELY HELD IN PLACE; PROVIDE ADDITIONAL BARS OR STIRRUPS FOR SUPPORT AS REQUIRED.

C. WELDED WIRE FABRIC SHALL CONSIST OF FLAT SHEETS AND SHALL CONFORM TO ASTM A185, WITH A MINIMUM YIELD STRENGTH OF 65.0 KSI

D. PROVIDE FULL EMBEDMENT WITH STANDARD 90 DEGREE HOOKS FOR ALL DOWELS. IF NOT OTHERWISE SPECIFIED, THE DOWEL SIZE AND SPACING SHALL BE THE SAME AS THE MAIN REINFORCING.

E. WHEN REINFORCING STEEL IN GRADE BEAMS, WALLS, SLABS AND BEAMS, IS NOTED AS CONTINUOUS, SPLICE REINFORCING STEEL ONLY WHEN UNAVOIDABLE DUE TO STOCK LENGTHS. STAGGER ALL SPLICES A MINIMUM OF 4'-0". ADJACENT BAR SPLICES ARE NOT ACCEPTABLE. LOCATE THE TOP BAR SPLICES WITHIN THE MIDDLE HALF OF THE SPAN AND LOCATE THE BOTTOM BAR SPLICES AT SUPPORTS OR BETWEEN SUPPORTS AND 1/3 SPAN POINT, UNLESS NOTED OTHERWISE ON PLANS, DETAILS OR SCHEDULES.

F. PROVIDE INTERIOR AND EXTERIOR HORIZONTAL LAPPED CORNER BARS AT ALL CORNERS TO MATCH THE SIZE, TYPE AND SPACING OF THE SLAB, WALL, AND GRADE BEAM HORIZONTAL REINFORCING.

G. UNLESS SPECIFICALLY NOTED, SCHEDULED OR DETAILED OTHERWISE, PROVIDE DEVELOPMENT LENGTH FOR REINFORCING IN CONCRETE COMPONENTS IN ACCORDANCE WITH THE SCHEDULE IN NOTE G. BELOW. THIS SCHEDULE SHALL APPLY TO ALL DEVELOPMENT LENGTHS NOT OTHERWISE NOTED, DETAILED OR SCHEDULED IN THE DRAWINGS OR SPECIFICATIONS.

H. REINFORCING BAR DEVELOPMENT LENGTHS (Ld) IN INCHES FOR VARIOUS CONCRETE STRENGTHS IN POUNDS PER SQUARE INCH (PSI). TOP BARS ARE DEFINED AS HORIZONTAL REINFORCING SO PLACED IN A MEMBER THAT MORE THAN 12 INCHES OF CONCRETE IS CAST BELOW THE BAR. ALL OTHER CONDITIONS ARE CONSIDERED BOTTOM BARS FOR DEVELOPMENT AND SPLICE LENGTH PURPOSES.

BAR SIZE	Ld FOR TOP BARS 28 DAY CYLINDER CONCRETE STRENGTH (PSI)				Ld FOR BOTTOM BARS 28 DAY CYLINDER CONCRETE STRENGTH (PSI)			
GRADE 60	3000	4000	5000	6000	3000	4000	5000	6000
#3	22	19	17	16	17	15	13	12
#4	29	25	23	21	22	19	17	16
#5	36	31	28	26	28	24	22	20
#6	43	37	34	31	33	29	26	24
#7	63	54	49	45	48	42	38	34
#8	72	62	56	51	55	48	43	39
#9	81	70	62	57	62	54	48	44
#10	89	78	69	63	69	60	53	49
#11	98	85	76	70	76	66	59	54

J. PROVIDE LAP SPLICE LENGTHS FOR REINFORCING BARS 1.3 TIMES THE Ld NOTED IN NOTE H ABOVE.

1. WHEN TWO BARS OF DIFFERENT SIZES ARE LAPPED, THE SMALLER SIZE SHALL GOVERN THE LAP LENGTH UNLESS SPECIFICALLY NOTED OTHERWISE.
2. WELDED OR MECHANICAL SPLICES CAPABLE OF DEVELOPING 125% OF THE BAR YIELD STRENGTH MAY BE USED IN LIEU OF THE LAPS. SUCH SPLICES MAY BE EITHER FULL BUTT WELDS OR SERIES "C" CADWELDS OR EQUAL.

K. THE GENERAL NOTES, LAP LENGTHS OR DETAILS PERTAINING TO REINFORCING STEEL AS SHOWN ON THE DETAIL SHEETS OR OTHER SCHEDULES SHALL SUPERSEDE THE NOTES SHOWN ON THIS SHEET.

L. PROVIDE THE FOLLOWING COVER FOR CAST-IN-PLACE CONCRETE REINFORCING:

1. UNFORMED SURFACES IN CONTACT WITH EARTH ..... 3 INCHES
2. UNFORMED SURFACES OVER MOISTURE BARRIER ..... 2 INCHES
3. FORMED SURFACES EXPOSED TO EARTH OR WEATHER:
   #6 AND LARGER ..... 2 INCHES
   #5 AND SMALLER ..... 1 1/2 INCHES
4. FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER:
   SLABS AND WALLS ..... 3/4 INCHES
   BEAMS AND COLUMNS ..... 1 1/2 INCHES

MASONRY

A. CONSTRUCT REINFORCED MASONRY IN ACCORDANCE WITH "SPECIFICATION FOR MASONRY STRUCTURES", ACI 530.1/ASC36. MASONRY ALLOWABLE DESIGN STRESSES ARE BASED UPON REQUIRING NO SPECIAL INSPECTION.

B. ALL CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N, TYPE 1 MINIMUM FACE THICKNESS SHALL BE 1.25". ALL WALLS ARE LIGHT WEIGHT BLOCKS (105 PCF OR LESS).

C. REINFORCING STEEL SHALL BE ASTM A615, GRADE 60. ALL BOLTS USED FOR ANCHORAGE SHALL BE ASTM A307 HEADED BOLTS.

D. MASONRY STRENGTH (f'_m) AT 28 DAYS SHALL BE A MINIMUM OF 2,000 PSI. USE TYPE M OR S MORTAR. MASONRY UNITS SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 2800 PSI. GROUT SHALL CONFORM TO ASTM C476. GROUT STRENGTH SHALL BE AT LEAST 2800 PSI.

E. PROVIDE MORTAR BED OR WEB BETWEEN GROUTED BED AND HOLLOW CELL. USE FULL HEAD AND BED JOINTS.

F. UNLESS SHOWN ON DETAILS, PROVIDE #9 LADDER OR TRUSS HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. PROVIDE 2-#5 AT ALL JAMBS AND ENDS OF WALLS.

G. GROUT SOLID THE FIRST CELL ON EITHER SIDE OF DOOR OPENINGS, UNLESS OTHERWISE NOTED. PROVIDE 8" U-BLOCK CMU LINTEL WITH 8" BEARING EACH END; REINFORCE WITH (2) #4 BOTTOM.

H. EMBED ALL BOLTS IN FULL GROUTED CELL. PLACE BOLTS IN SAME VERTICAL CELL AS REINFORCING IF POSSIBLE. MINIMUM EMBEDDED LENGTH IS ONE-HALF WIDTH OF CELL.

J. UNLESS SHOWN ON DETAILS, PROVIDE (1) #5 VERTICAL REINFORCEMENT IN FULLY GROUTED CELL AT 24" OC W/ MATCHING #5 DOWEL INTO GRADE BEAM.

K. GROUT SOLID THE FIRST CELL ON EACH LEVEL AND ROOF.

STRUCTURAL STEEL

A. ROLLED SHAPES:

1. ALL STRUCTURAL STEEL FOR ALL THE HORIZONTAL FRAMING MEMBER SHALL CONFORM TO ASTM A992, GRADE 50, UNLESS OTHERWISE NOTED.
2. ALL STRUCTURAL STEEL FOR HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO ASTM A500, GRADE B, UNLESS OTHERWISE NOTED.
3. ALL STRUCTURAL STEEL FOR PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, UNLESS OTHERWISE NOTED.
4. ALL STRUCTURAL STEEL FOR ANGLES, PLATES AND MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A36, UNLESS OTHERWISE NOTED.

B. CONNECTIONS:

1. PROVIDE STANDARD BOLTED CONNECTIONS CONFORMING TO AISC BOLTED CONNECTIONS, USING ASTM A325 BOLTS, FOR THE BEAM END SHEARS INDICATED IN THE DOCUMENTS. PROVIDE MINIMUM OF TWO BOLTS FOR ALL CONNECTIONS.
2. ALL WELDED CONNECTIONS SHALL CONFORM TO AWS UNLESS OTHERWISE NOTED.
3. SURVEY ALL PLANS, DETAILS, SECTIONS, SCHEDULES AND SPECIFICATIONS FOR SPECIAL CONNECTIONS.
4. UNLESS OTHERWISE NOTED AND/OR SPECIFIED, DESIGN ALL BEAM CONNECTIONS TO SUPPORT 1/2 OF THE TOTAL MEMBER SIZE AND SPAN AS DETERMINED BY THE TABLES FOR ALLOWABLE UNIFORM LOADS ON BEAMS IN THE AISC MANUAL OF STEEL CONSTRUCTION (ALLOWABLE STRESS DESIGN), REFERENCED ABOVE.
5. WHERE FILLET WELD IS NOT SHOWN ON DETAIL, ITS SIZE SHALL BE ASSUMED TO BE THE PLATE THICKNESS OF THE THINNEST PIECE MINUS 1/16".

C. OPEN WEB STEEL JOISTS:

1. AS APPLICABLE FOR THE OPEN WEB STEEL JOIST TYPE INDICATED ON THE DRAWINGS, CONFORMING TO SJI OR AISC, WHICHEVER IS MORE STRINGENT.
2. PROVIDE JOIST BRIDGING IN ACCORDANCE WITH SJI.
3. DESIGN ROOF JOISTS FOR NET UPLIFT PRESSURES INDICATED ON WIND PRESSURE PLAN. .

D. STEEL DECK:

TYPE 1:

1. PROVIDE STEEL ROOF DECK 1 1/2" DEEP FORMED FROM 22 GAUGE STEEL SHEETS AND CONFORMING TO ASTM A653, STRUCTURAL STEEL, GRADE 33, GALVANIZED COATING DESIGNATION G60.
2. PROVIDE STEEL ROOF DECK WITH THE FOLLOWING MINIMUM SECTION PROPERTIES:
   a. MOMENT OF INERTIA I = 0.155 INCHES^4/FOOT WIDTH
   b. SECTION MODULUS S_p =0.186 INCHES^3 /FOOT WIDTH
   c. SECTION MODULUS S_n =0.192 INCHES^3 /FOOT WIDTH
3. ATTACH DECK TO STEEL SUPPORTS AND AT SIDE LAPS AS FOLLOWS:
   SUPPORTS: "HILTI" X-HSN24, 36/5 PATTERN
   SIDELAPS: 6 - #10 "TEK" SCREWS
4. ATTACH DECK TO PARALLEL SUPPORTS WITH "HILTI" X-HSN24 FASTENERS AT 6" OC.
5. ATTACH DECK SUPPORTED BY CONTINUOUS EDGE ANGLES WITH "HILTI" X-HSN24 FASTENERS AT 6" OC.

INDEPENDENT TESTING LABORATORY

A. THE OWNER WILL EMPLOY THE SERVICES OF AN INDEPENDENT TESTING LABORATORY TO PERFORM SPECIFIED INSPECTIONS AND TESTING.

B. EMPLOYMENT OF A TESTING LABORATORY IN NO WAY RELIEVES THE CONTRACTOR OF ANY OBLIGATION TO PERFORM WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

C. CONTRACTOR RESPONSIBILITIES

1. DELIVER TO LABORATORY AT DESIGNATED LOCATION ADEQUATE SAMPLES OF MATERIALS PROPOSED TO BE USED WHICH REQUIRE TESTING, TOGETHER WITH PROPOSED MIX DESIGNS.
2. COOPERATE WITH LABORATORY PERSONNEL AND PROVIDE ACCESS TO WORK AND TO MANUFACTURER'S FACILITIES.
3. PROVIDE INCIDENTAL LABOR AND FACILITIES TO PROVIDE ACCESS TO WORK TO BE TESTED, TO OBTAIN AND HANDLE SAMPLES AT THE SITE OR AT SOURCE OF PRODUCTS TO BE TESTED, TO FACILITATE TEST AND INSPECTIONS AND FOR STORAGE AND CURING OF TEST SAMPLES.
4. NOTIFY LABORATORY OF MATERIAL SOURCES AND FURNISH NECESSARY QUANTITIES OF REPRESENTATIVE SAMPLES OF MATERIALS PROPPOSED FOR USE WHICH ARE REQUIRED TO BE TESTED.
5. NOTIFY ARCHITECT AND LABORATORY 24 HOURS PRIOR TO EXPECTED TIME FOR OPERATIONS REQUIRING INSPECTION AND TESTING SERVICES.
6. ADVISE LABORATORY IN A TIMELY FASHION TO COMPLETE REQUIRED INSPECTION AND TESTING PRIOR TO SUBSEQUENT WORK BEING PERFORMED.
7. PAY FOR ALL SUBSEQUENT RE-TESTING OF PRODUCTS OR SYSTEMS FOUND TO BE DEFECTIVE OR OTHERWISE NOT IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS. REMOVE REJECTED PRODUCTS AND REPLACE WITH PRODUCTS OF SPECIFIED QUALITY.

D. INDIVIDUAL TEST AND INSPECTIONS REQUIRED:

1. SOIL COMPACTION TESTS
2. FOOTING BEARING STRATA CONFIRMATION, INSPECTION AND TESTS
3. CONCRETE COMPRESSIVE STRENGTH TESTS
4. CONCRETE SLUMP TESTS
5. CONCRETE AIR CONTENT TESTS
6. STRUCTURAL STEEL FIELD WELD INSPECTION AND TESTS. INSPECT AND TEST 100% OF FULL PENETRATION WELDS.
7. STRUCTURAL STEEL BOLTED AND HIGH STRENGTH BOLTED CONNECTION INSPECTION AND TESTS
8. STEEL JOIST FIELD WELD INSPECTION
9. STEEL DECK FIELD WELD AND ATTACHMENT INSPECTION
10. CONCRETE MASONRY UNIT (CMU) REBAR & GROUT

E. ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE WILL BE PERFORMED TO DETERMINE COMPLIANCE OF REPLACED OR ADDITIONAL WORK WITH SPECIFIED REQUIREMENTS.

F. CORRECT DEFICIENCIES IN WORK THAT TEST REPORTS AND INSPECTIONS INDICATE DO NOT COMPLY WITH THE CONTRACT DOCUMENTS.

G. PROVIDE THE ENGINEER OF RECORD (EOR) COPIES OF ALL SPECIAL INSPECTIONS AND TESTS SO A SPECIAL INSPECTION REPORT CAN BE PREPARED TO OBTAIN A CERTIFICATE OF OCCUPANCY.

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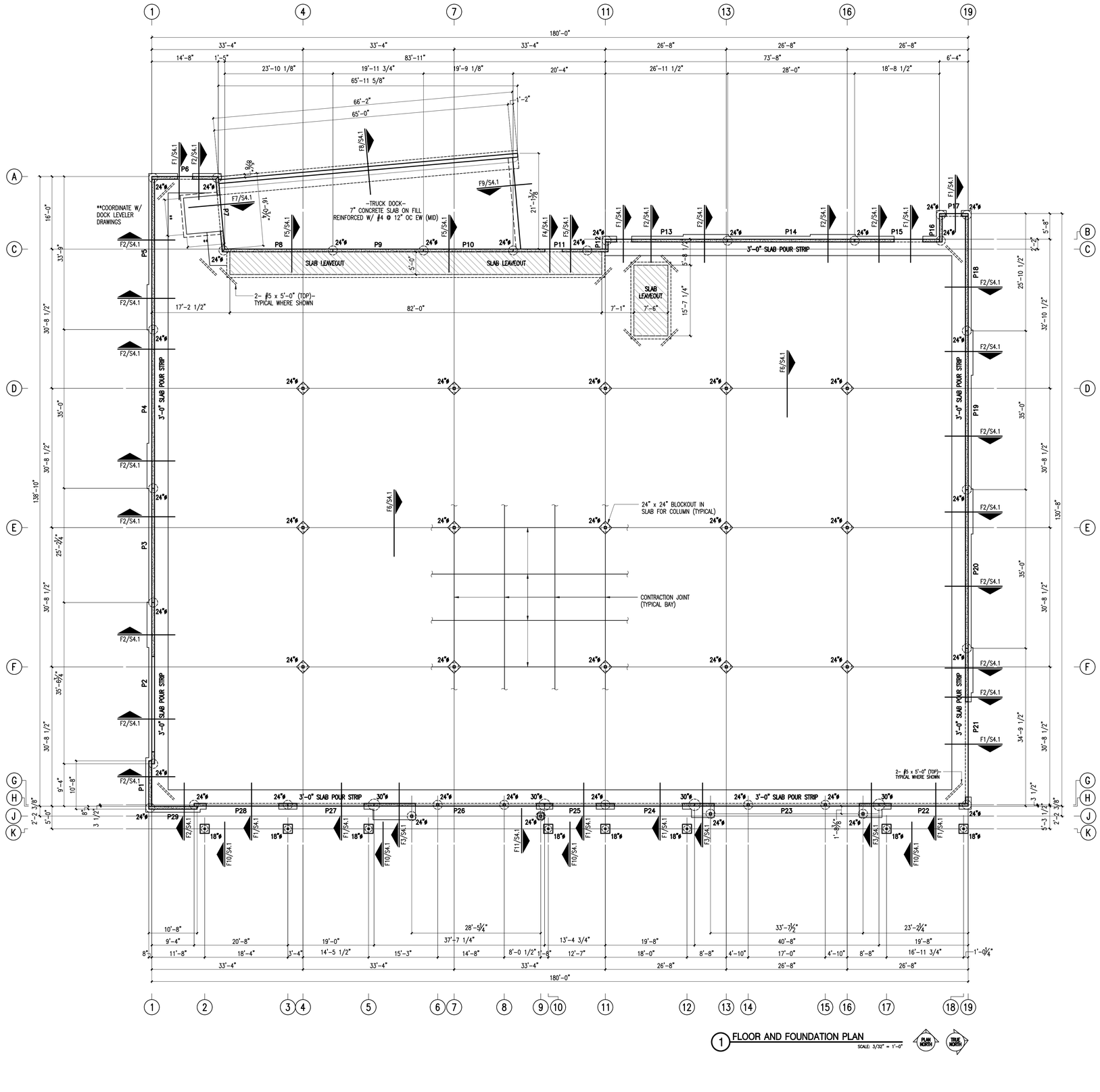
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PETCO AND DOLLAR TREE

TOWNWEST COMMONS
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STRUCTURAL GENERAL NOTES

Sheet No. S1.0



1 FLOOR AND FOUNDATION PLAN
SCALE: 3/32" = 1'-0"

FLOOR & FOUNDATION PLAN NOTES:

1 SEE SHEET S1.0 FOR STRUCTURAL GENERAL NOTES.

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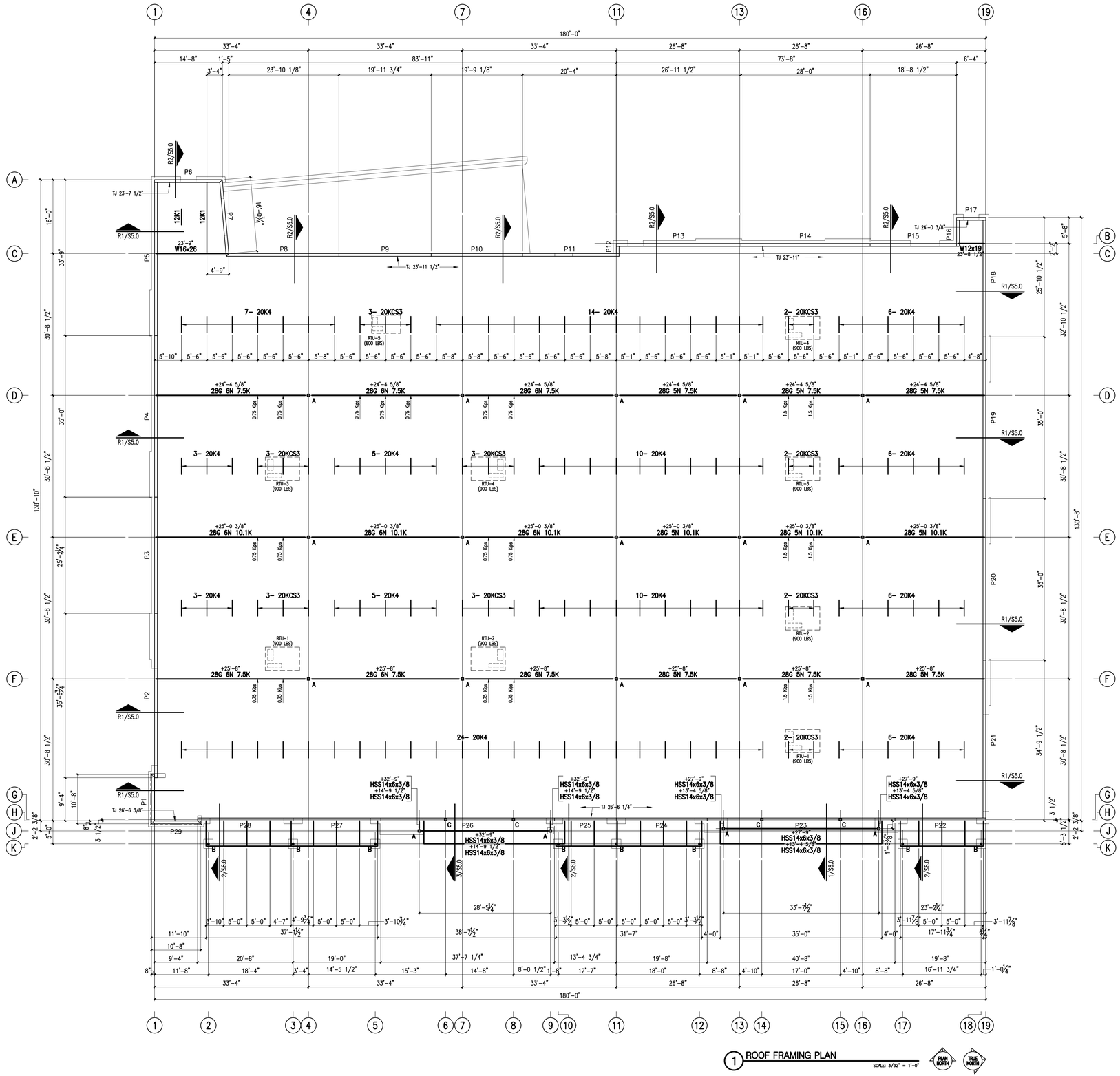
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FLOOR AND FOUNDATION PLAN

Sheet No. **S2.0**



1 ROOF FRAMING PLAN

SCALE: 3/32" = 1'-0"

PLAN NORTH

TRUE NORTH

ROOF FRAMING PLAN NOTES:

1. SEE SHEET S100 FOR STRUCTURAL GENERAL NOTES.
2. JOIST SPACING– SEE PLAN.
3. ELEVATION SHOWN THUS +XX'-XX X/X" IS FROM FINISH FLOOR TO TOP OF BEAM OR GIRDER AT END.
4. ELEVATION SHOWN THUS TJ XX'-XX X/X" IS FROM FINISH FLOOR TO TOP OF JOIST.
5. L BRACE FOR BEAM. SEE SECTIONS AND PLAN.
6. LOADS SHOWN THUS "—◄— X.X Kips" ARE LOADS FROM ROOFTOP MECHANICAL UNITS AND ARE TO BE ADDED TO PANEL POINT LOADS NOTED IN JOIST GIRDER DESIGNATION.
7. DIAGONAL BRACES– SEE DETAILS.
8. HSS6x6x1/4 STUB BEAM BETWEEN PANELS. WELD CONT TO FACE–TO–FACE PANEL 'D1' EMBEDS. SEE PANEL ELEVATIONS FOR EMBED LOCATIONS. MULTIPLE STUB BEAMS REQUIRED PER PANEL.

COLUMN SCHEDULE:

MARK	SIZE	BASE PLATE
'A' –	HSS 6x6x3/8	1 x 12 x 12
'B' –	HSS 4x4x1/4	1 x 10 x 10
'C' –	HSS 6x6x1/4	1 x 8 x 8

TYPICAL BASE PLATE AT COLUMN MARK 'A', 'B'
1 1/2" MINIMUM EDGE DISTANCE FROM CL BOLT TO EDGE OF PLATE AT 3/4"ø BOLT

TYPICAL BASE PLATE AT COLUMN MARK 'C'
WELD TO PANEL EMBEDS

TYPICAL ANCHOR BOLT AT COLUMN MARK 'A', 'B'
3/4"ø x 1'-8" BOLT W/ QUANTITY AS SHOWN ON BASE PLATE(S) NOTED ABOVE. BOLT PROJECTION ABOVE TOP OF BASE PLATE TO ALLOW FOR INSTALLATION OF NUTS (W/ WASHER). TACK WELD BOTTOM NUT TO ROD 1" FROM END.

1'-8"
1"

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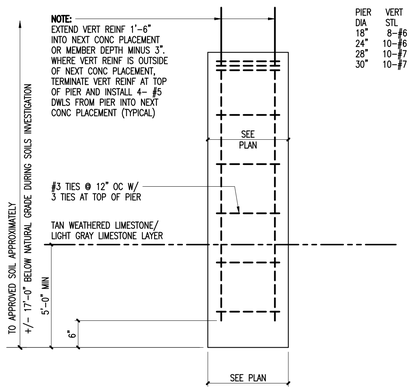
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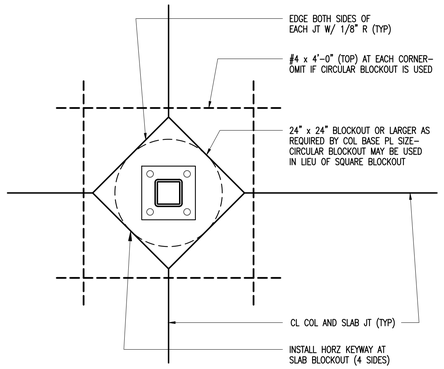
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ROOF FRAMING PLAN

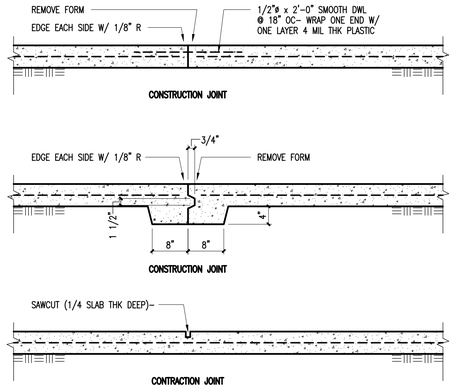
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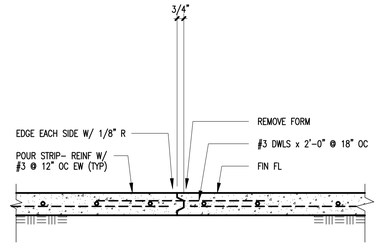
1 UNDERREAMED FOOTING



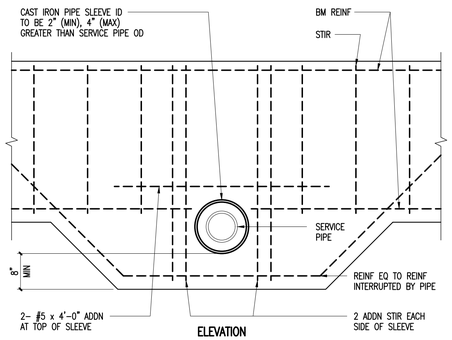
2 SLAB BLOCKOUT AT INTERIOR COLUMN



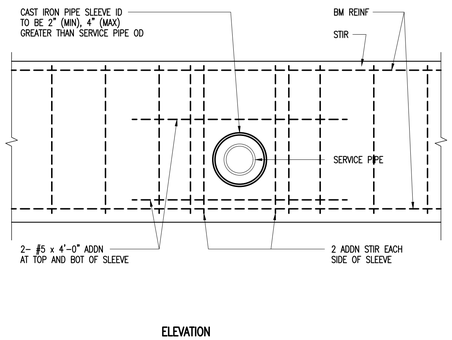
3 SLAB-ON-GRADE JOINT DETAILS



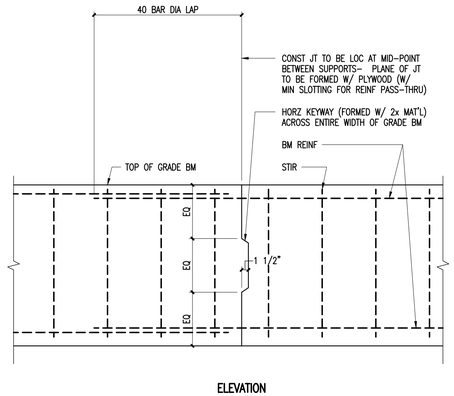
4 POUR STRIP REINFORCING



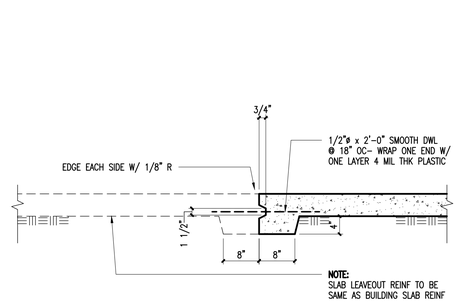
5 PIPE SLEEVE THRU GRADE BEAM (BOTT)



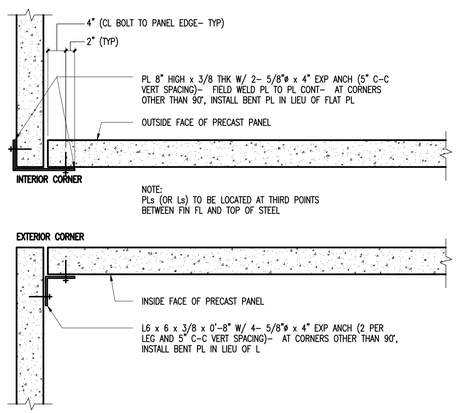
6 PIPE SLEEVE THRU GRADE BEAM (MID)



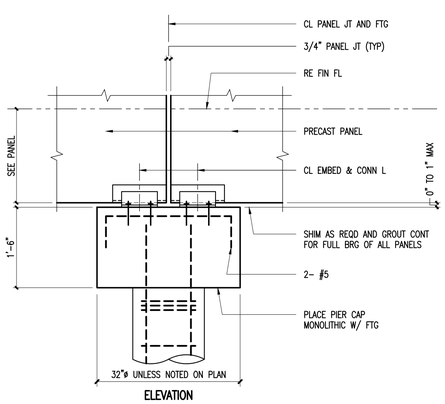
7 GRADE BEAM CONSTRUCTION JOINT



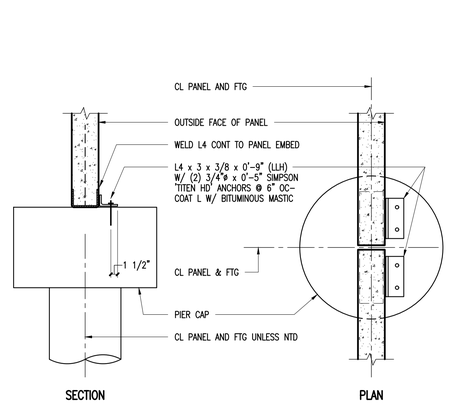
8 LEAVEOUT & SLAB CONNECTION DETAIL



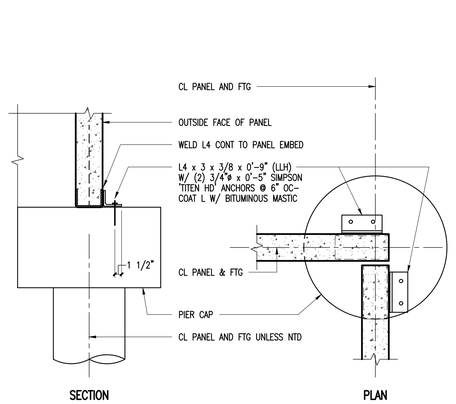
9 PANEL CONNECTION AT CORNER



10 PANEL SUPPORT - PIER CAP



11 PANEL CONNECTION AT PIER CAP



12 PANEL CONNECTION AT PIER CAP

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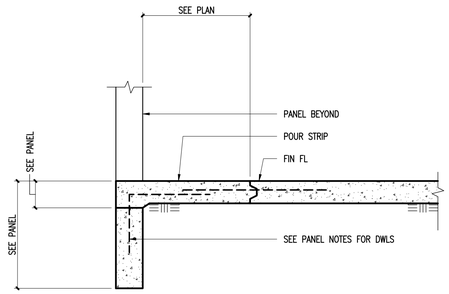
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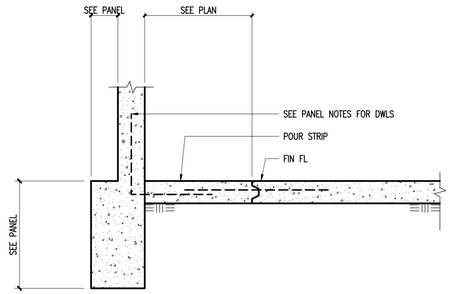
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TYPICAL FOUNDATION DETAILS

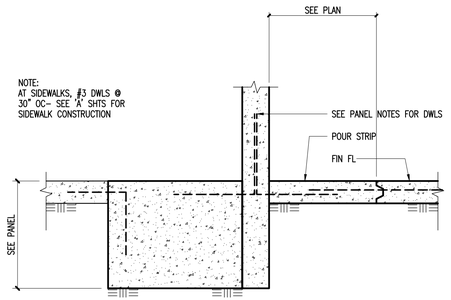
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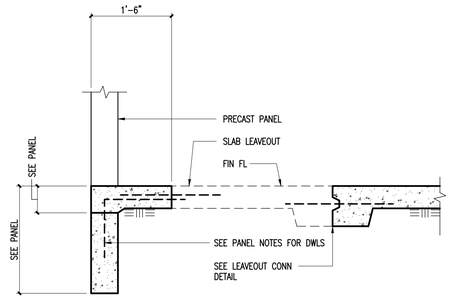
F1 EXTERIOR PANEL OPENING



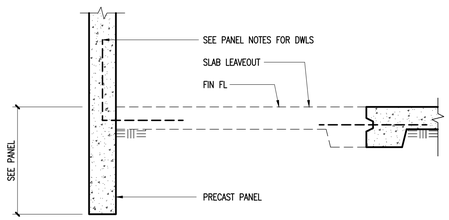
F2 EXTERIOR PANEL W/ LUG



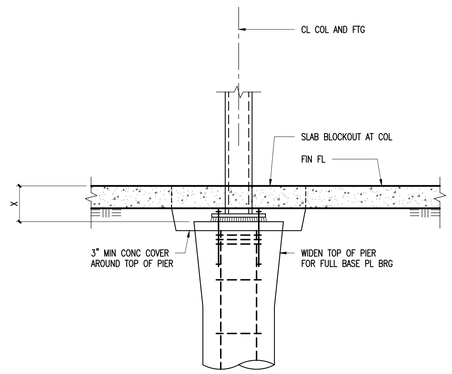
F3 EXTERIOR PANEL W/ LUG



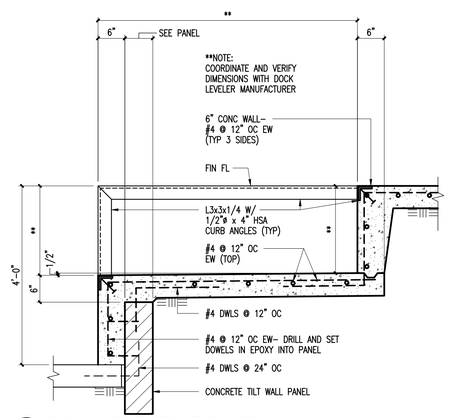
F4 EXTERIOR PANEL



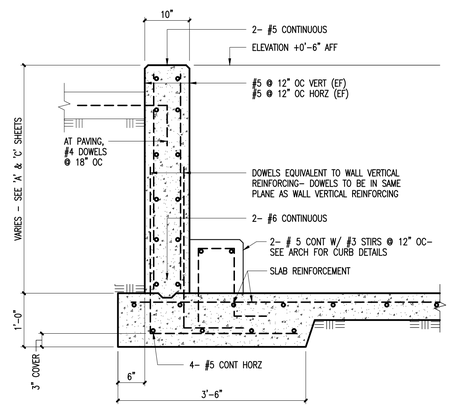
F5 EXTERIOR PANEL



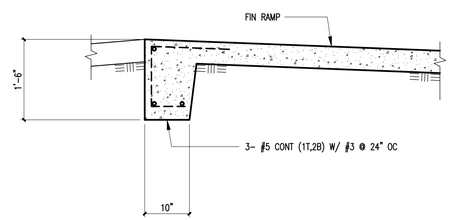
F6 INTERIOR COLUMN SUPPORT



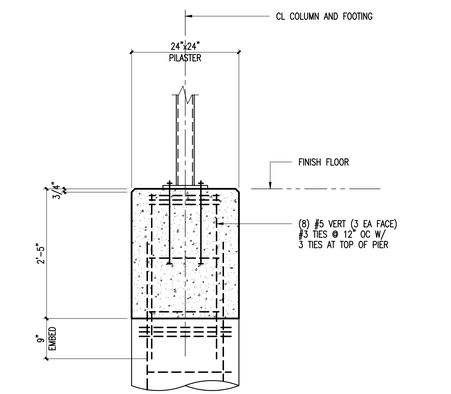
F7 DOCK LEVELER AT PANEL



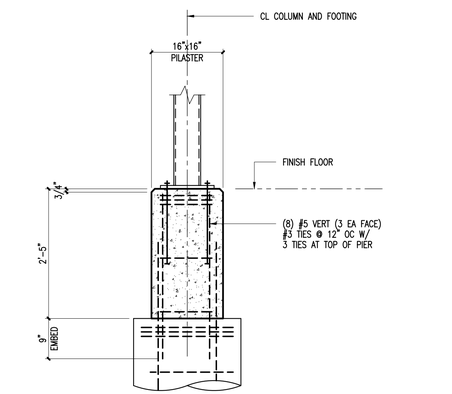
F8 TRUCKDOCK WALL DETAIL



F9 TRUCKDOCK RAMP DETAIL



F10 EXTERIOR PILASTER



F11 EXTERIOR PILASTER

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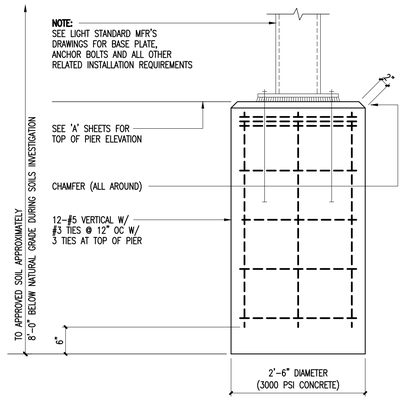
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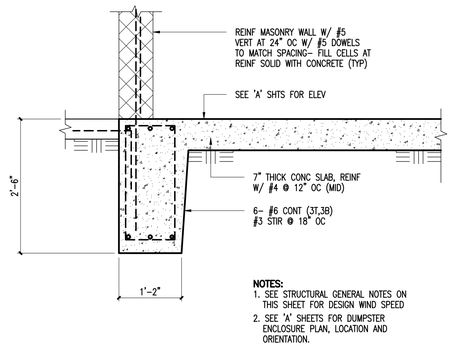
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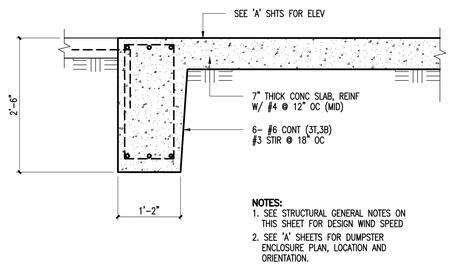
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1 LIGHT STANDARD SUPPORT DETAIL



2 DUMPSTER ENCLOSURE DETAIL- FD1



3 DUMPSTER ENCLOSURE DETAIL- FD2

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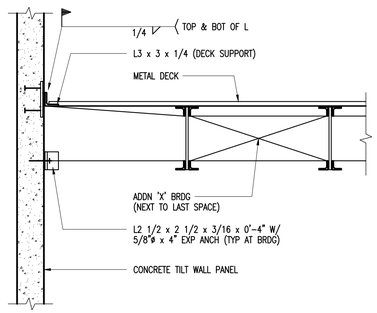
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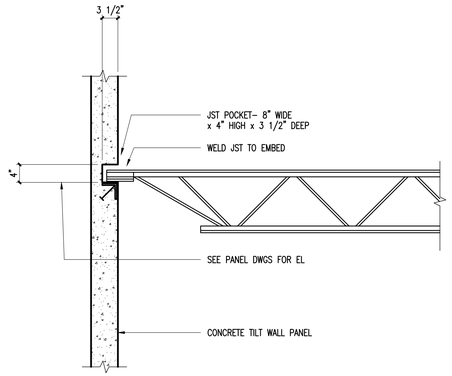
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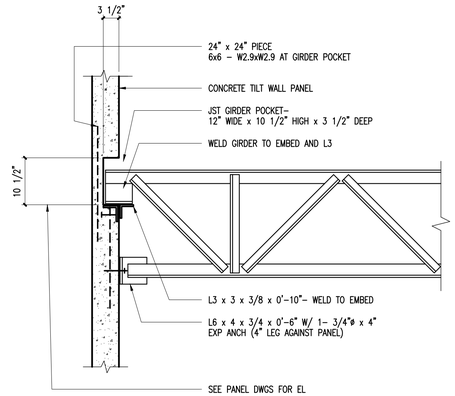
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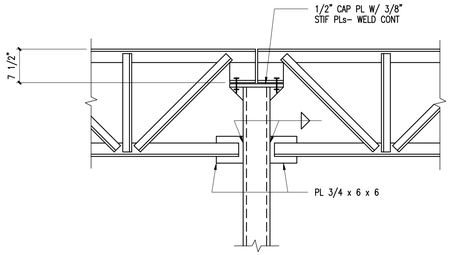
1 METAL DECK AND BRIDGING TO PANEL CONN



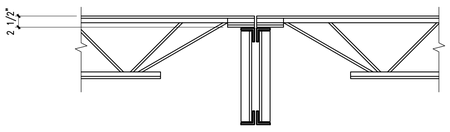
2 TYPICAL JOIST POCKET DETAIL



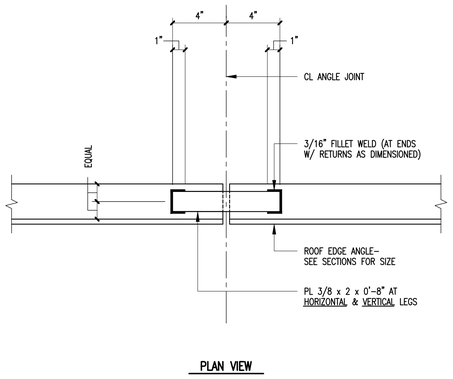
3 TYPICAL JOIST GIRDER POCKET DETAIL



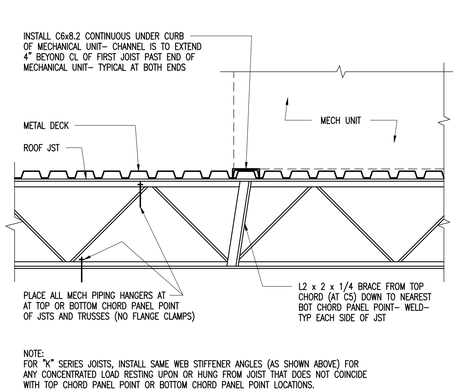
4 GIRDER TO COLUMN CONNECTION



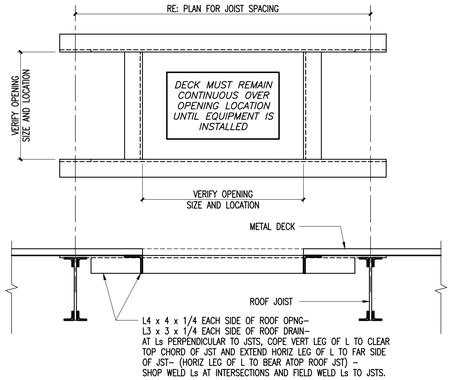
5 INTERIOR GIRDER AND JOISTS



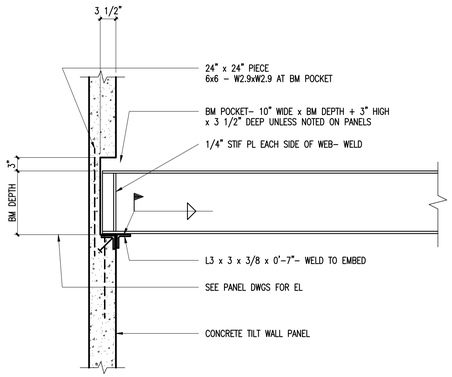
6 TYPICAL ROOF EDGE ANGLE SPLICE DETAIL



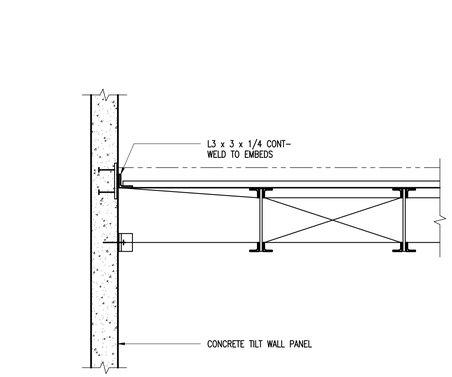
7 ROOFTOP MECHANICAL UNIT SUPPORT



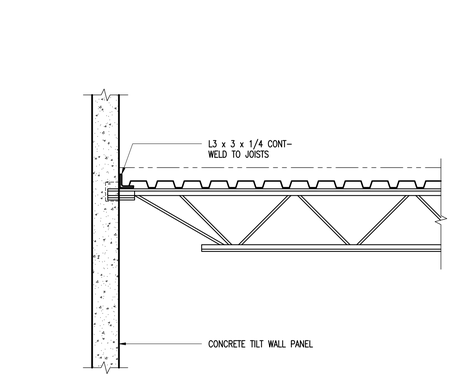
8 TYPICAL FRAMING AT ROOF OPENING



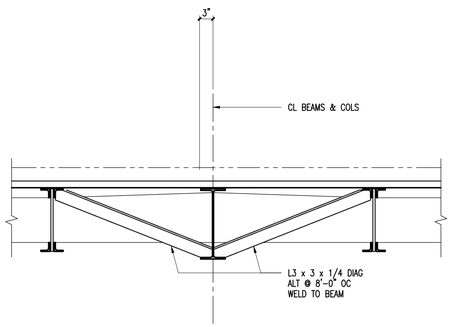
9 TYPICAL BEAM POCKET DETAIL



R1 PANEL DETAIL



R2 PANEL DETAIL



R3 INTERIOR BEAM DETAIL

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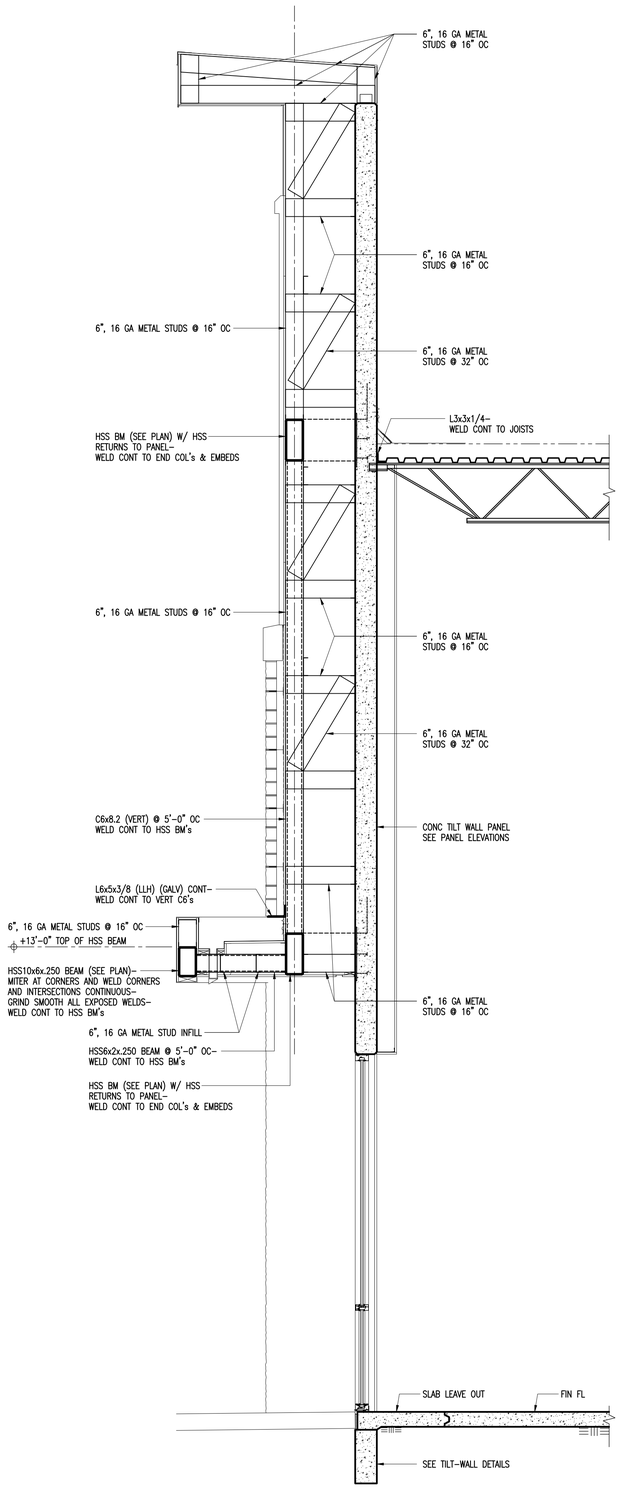
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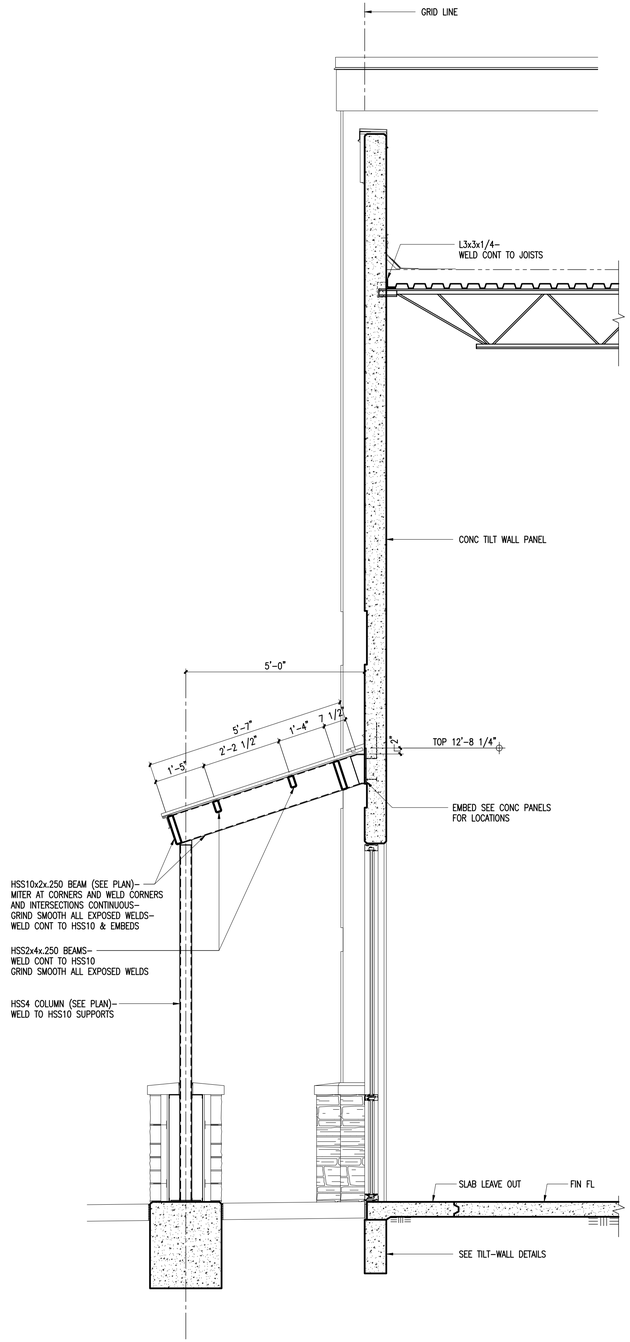
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ROOF FRAMING DETAILS

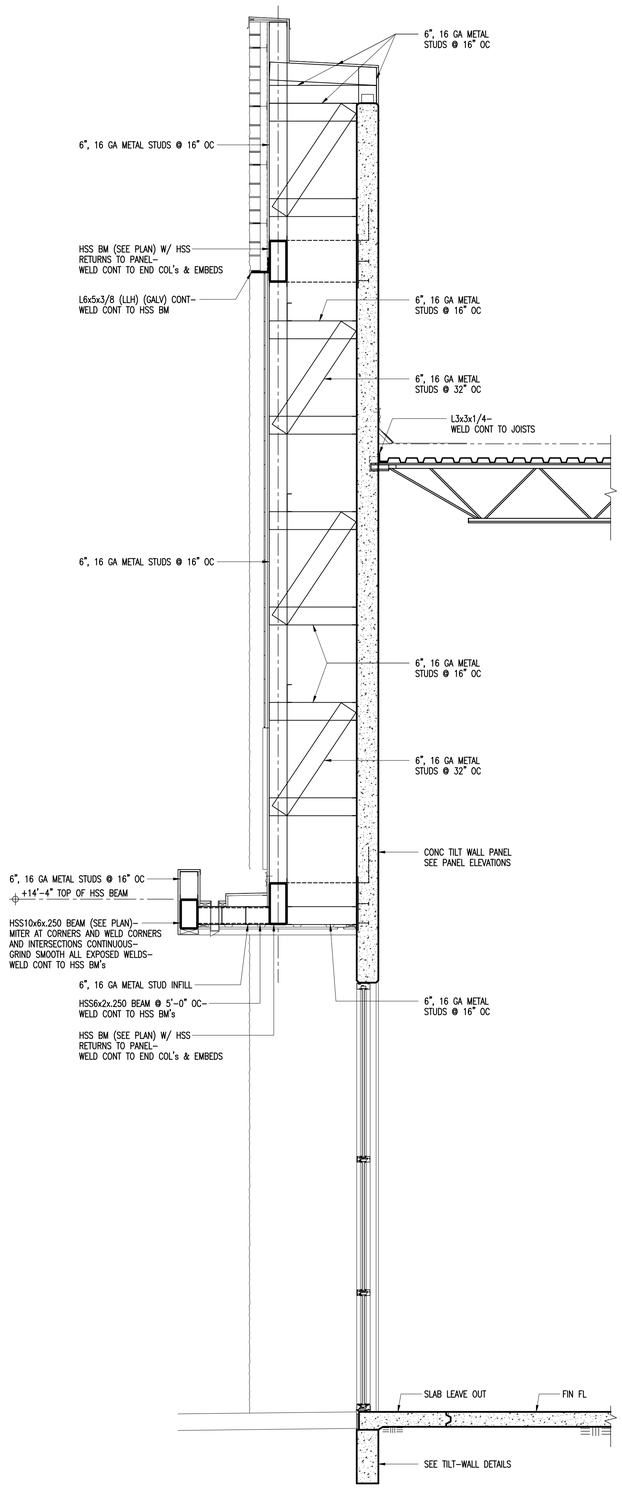
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1 SECTION



2 SECTION



3 SECTION

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SECTIONS

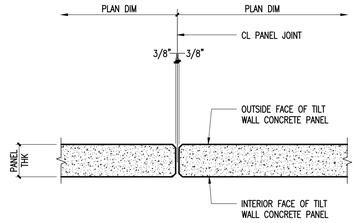
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CONCRETE TILT WALL NOTES:

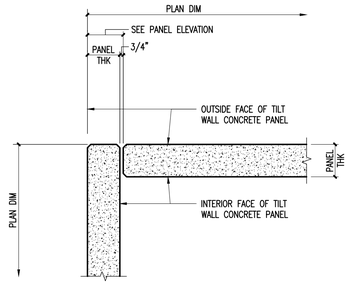
1. CONCRETE – COMPRESSIVE STRENGTH OF 3,500 PSI (28 DAY MIN) WITH MAXIMUM SLUMP OF 5" AND AIR–ENTRAINED W/ 3% TO 5% AIR.
2. SEE GENERAL NOTES SECTION: CONCRETE, REINFORCING STEEL, AND ANCHORS FOR ADDITIONAL SPECIFICATIONS.
3. PANELS SHALL NOT BE LIFTED UNTIL CONCRETE HAS ATTAINED A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI.
4. ALL PANELS ARE VIEWED FROM INSIDE OF BUILDING UNLESS NOTED OTHERWISE.
5. SEE ARCHITECTURAL DRAWINGS FOR REVEALS, FINISHES AND WOOD CONNECTIONS ETC.
6. SEE MECHANICAL DRAWINGS FOR ADDITIONAL OPENINGS AND INSERTS.
7. THE CONTRACTOR SHALL PROVIDE DESIGN FOR THE LIFTING INSERTS, HARDWARE, BRACES , AND ANY ADDITIONAL REINFORCING STEEL REQUIRED FOR LIFTING OPERATION.
8. THE CONTRACTOR SHALL VERIFY ALL WALL PANEL ELEVATIONS FOR DIMENSIONS, OPENINGS, BEAM AND JOIST GIRDER POCKET LOCATIONS AND WELD PLATE LOCATIONS AND REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER BEFORE POURING ANY PANELS.
9. EMBED PLATES SHOWN ON TILT–WALL PANEL ELEVATIONS ARE FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR SHALL REVIEW PLANS AND SECTIONS FOR ANY ADDITIONAL EMBED PLATES NOT SHOWN ON THE PANEL ELEVATIONS.
10. PANEL SUPPORTED BY FOUNDATION TO BE SHIMMED NO GREATER THAN 1" HIGH. GROUT PANELS CONTINUOUS AT SUPPORT FOR FULL BEARING.
11. TEMPORARY BRACING OF PANELS SHALL NOT BE REMOVED UNTIL AFTER THE PANEL POUR STRIP HAS BEEN POURED AND ROOF DIAPHRAGM CONSTRUCTION HAS BEEN COMPLETED.
12. LIFTING INSERTS VISIBLE AFTER FINAL CONSTRUCTION SHALL BE PATCHED AND FINISHED TO MEET ARCHITECT'S APPROVAL.
13. SYMBOLS AND ABBREVIATIONS:
    (IF) INSIDE FACE ▭ (EF) EACH FACE (NS) NEAR SIDE
    (OF) OUTSIDE FACE ▭ (EW) EACH WAY (FS) FAR SIDE
    HSA HEADED STUD ANCHOR
    DBA DEFORMED BAR ANCHOR
14. MAT STEEL REINFORCING (CENTERED IN PANEL THICKNESS) IS TO BE AS FOLLOWS:
    7 1/4" THICK PANELS ---------- #5 AT 12" OC VERTICAL
    #4 AT 16" OC HORIZONTAL
15. WHERE NOTED TO HAVE DOUBLE MAT REINFORCEMENT. PANELS TO HAVE TYPICAL REINFORCING IN BOTH FACES.
16. REINFORCING INDICATED AT FACE TO HAVE 3/4" COVER.
17. CHAMFER PANELS 3/4" ALONG ALL EDGE CORNERS LESS THAN 135 DEGREES.
18. INSTALL 1– #5 CONTINUOUS ALONG ALL PERIMETER EDGES UNLESS OTHERWISE NOTED. INSTALL 1– #5 x 6'–0" (36" LEGS) AT ALL CORNERS OF PANEL.
19. INSTALL 2– #6 ADDITIONAL VERTICAL @ 6" OC AT ALL BEAMS/JOIST GIRDER LOCATIONS (CENTERED IN PANEL THICKNESS) UNLESS OTHERWISE NOTED.
20. INSTALL 2– #5 TOP, BOTTOM AND SIDES OF OPENINGS (EXTEND 24" BEYOND OPENING). TYPICAL UNLESS OTHERWISE NOTED.
21. INSTALL 1– #5 x 4'–0" DIAGONAL AT EACH CORNER OF OPENINGS AND AT INTERIOR CORNERS ALONG PANEL PERIMETER.
22. INSTALL #4 DOWELS AT 18" OC FROM PANELS TO POUR STRIP.
23. INSTALL #4 DOWELS AT 30" OC FROM PANELS TO SIDEWALKS.
24. ALL VERTICAL BARS TO BE CONTINUOUS UNLESS OTHERWISE NOTED.
25. PANEL LEGS NOT SHOWN WITH ADDITIONAL REINFORCEMENT ON THE PANEL ELEVATIONS ARE TO BE REINFORCED WITH (SEE BELOW) VERTICAL X PANEL HEIGHT AT EACH FACE OF PANEL WITH #3 TIES AT 12" OC:

LEG WIDTH	VERT REINF
1'–6" TO 3'–0"	(3) #6 (EA FACE)
3'–1" TO 4'–0"	(4) #6 (EA FACE)
4'–1" TO 5'–0"	(5) #6 (EA FACE)

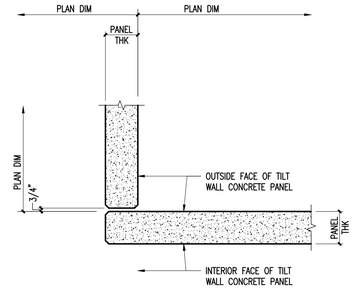
26. CONTRACTOR SHALL FURNISH AND SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER ON THE FOLLOWING ITEMS:
    A. REINFORCING STEEL
    B. EMBEDDED ITEMS FOR PLACEMENT
    C. PANEL LIFTING INSERTS
    D. DETAILS FOR TILT–WALL PANELS
    E. PROPOSED EMBEDDED CONDUIT PLACEMENT
27. WHERE 'D2' PLATES ARE AT 90° TO EACH OTHER (IN ADJACENT PANELS), CONNECT 'D2' PLATES W/ L6 x 6 x 3/8 x 0'–6". WELD L6 CONTINUOUS TO 'D2' PLATES.



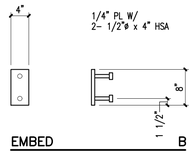
1 PLAN VIEW OF TYPICAL PANEL-TO-PANEL JOINT

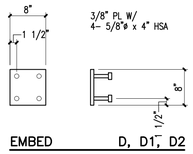


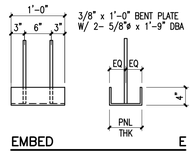
2 PLAN VIEW OF TYPICAL PANEL CORNER JOINT

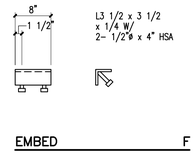


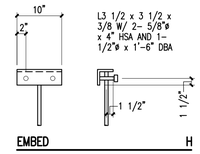
3 PLAN VIEW OF TYPICAL PANEL CORNER JOINT

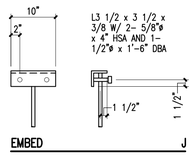


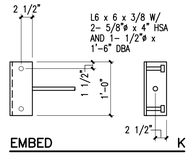


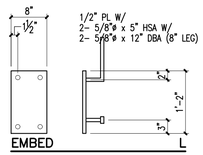


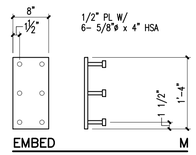


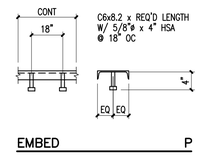


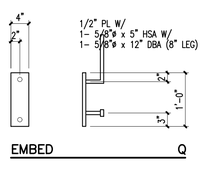


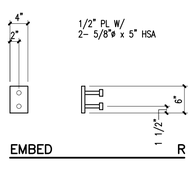


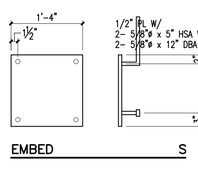


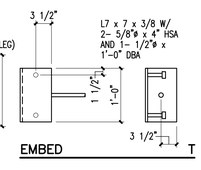


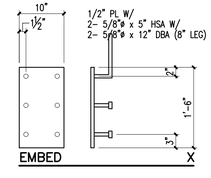












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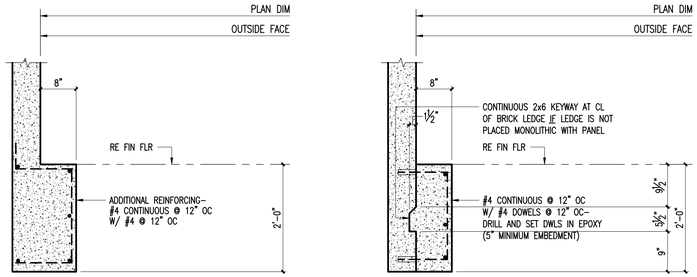
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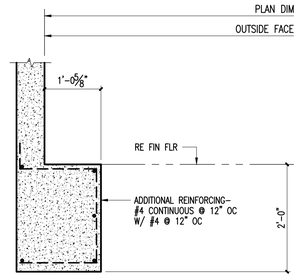
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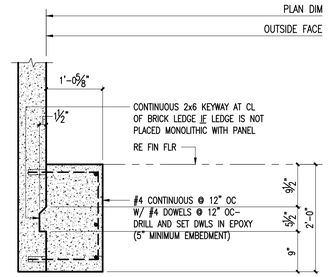
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NOT POURED W/ PANEL DETAIL

1 PANEL LUG DETAIL- L1

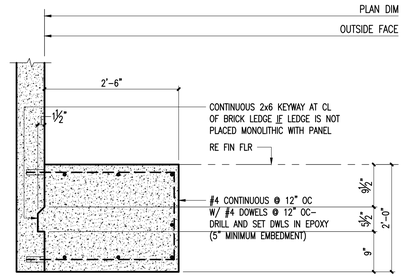


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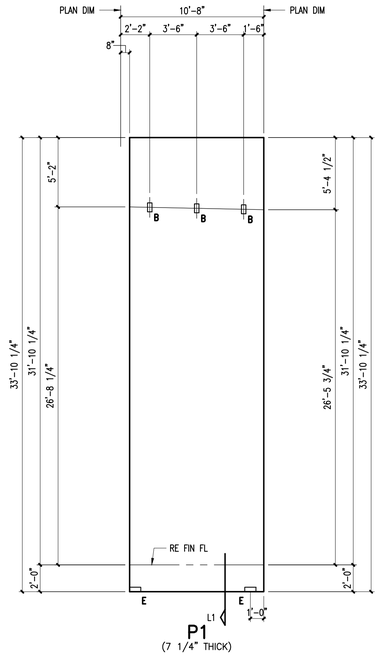
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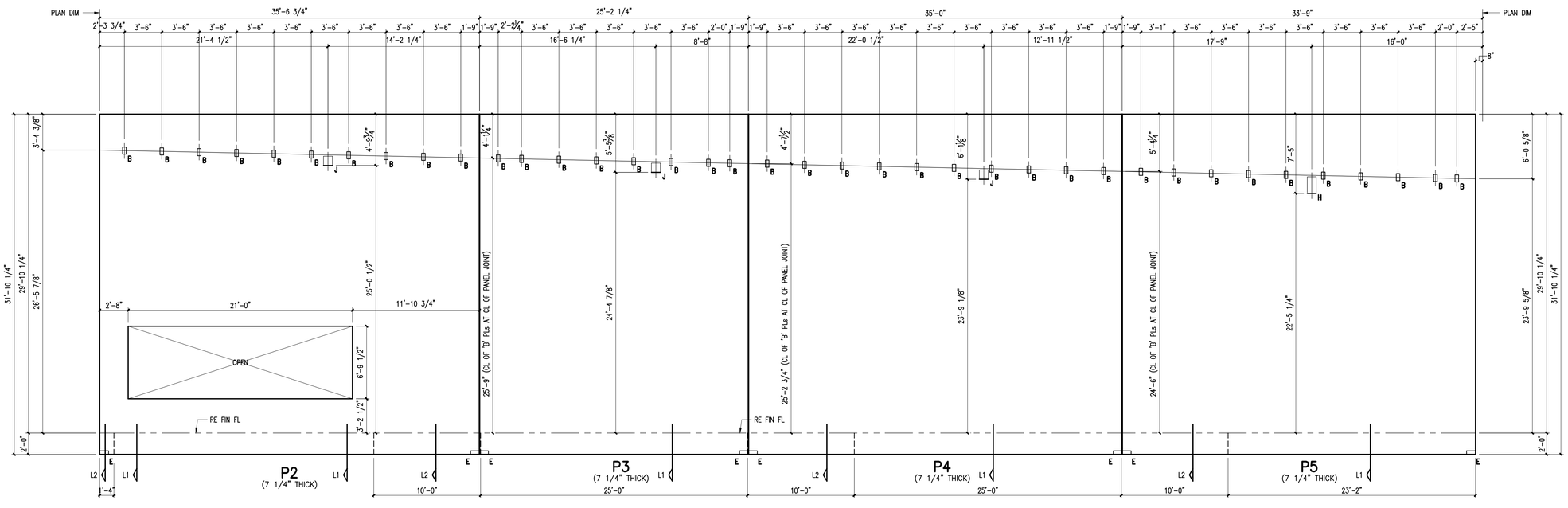
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NOT POURED W/ PANEL DETAIL

3 PANEL LUG DETAIL- L3





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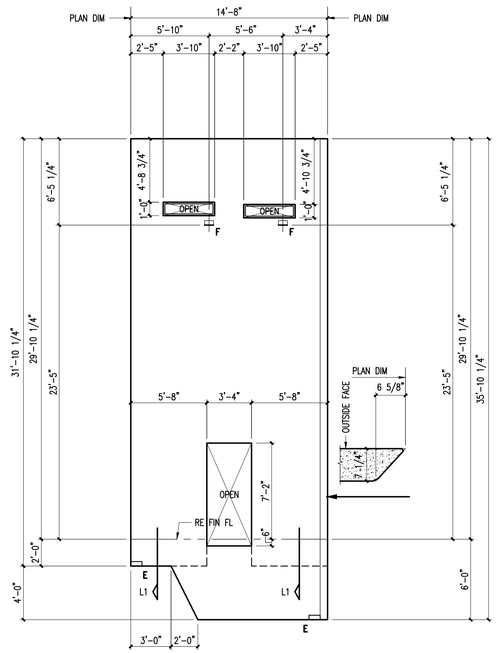
LANDLORD WORK FOR A FUTURE
PETCO AND DOLLAR TREE

TOWNWEST COMMONS
150 ALLIANCE BLVD. - SUITES 300 & 400
HUTTO, TEXAS 78634

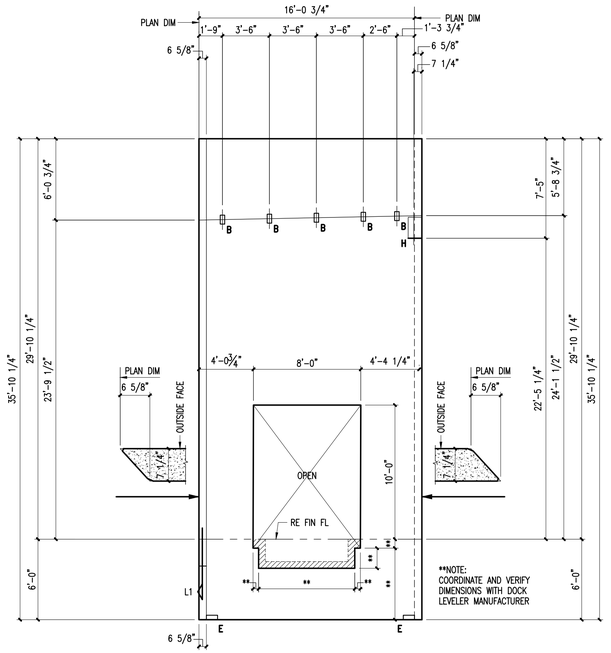
Project No. 25052
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TILT WALL PANEL ELEVATIONS

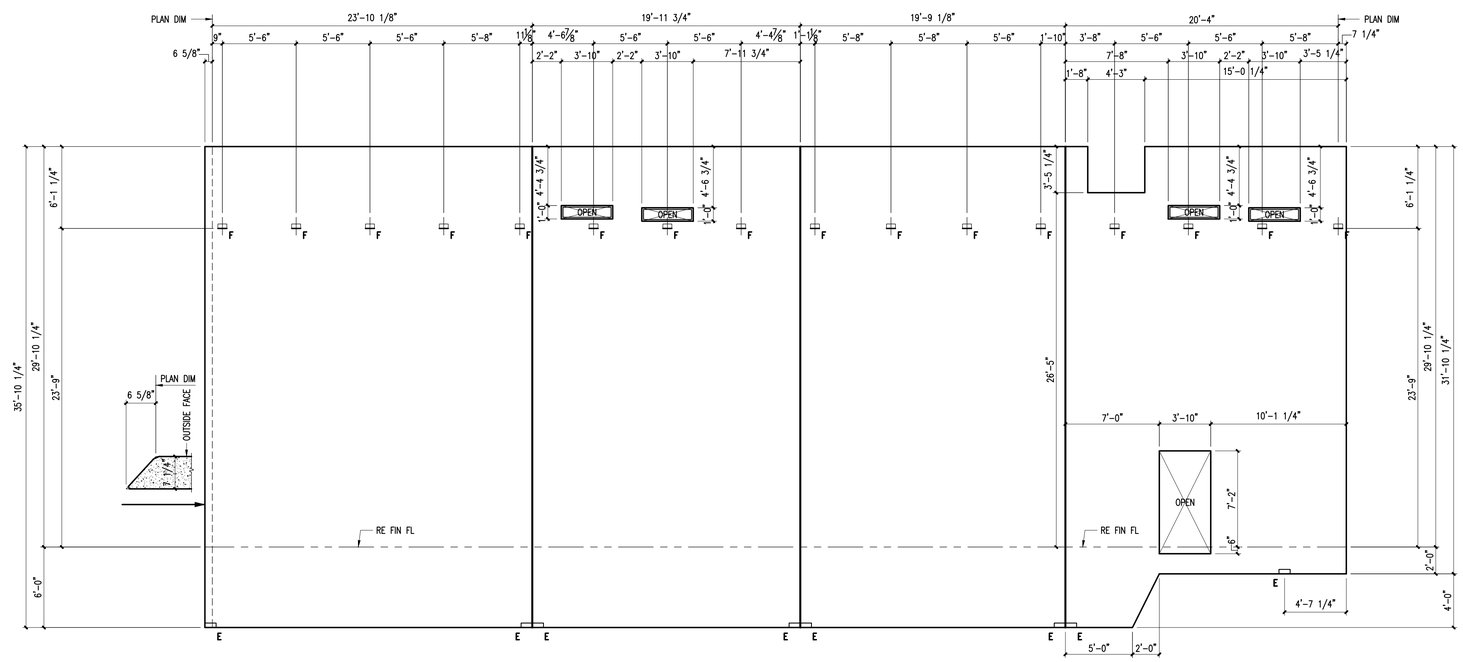
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P6
(7 1/4" THICK)



P7
(7 1/4" THICK)

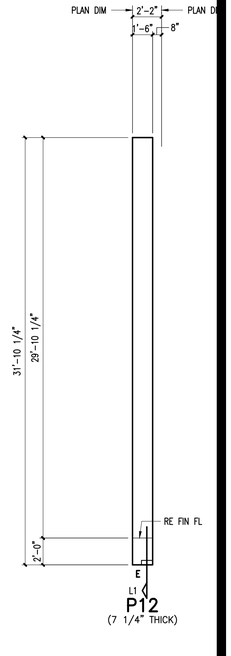


P8
(7 1/4" THICK)

P9
(7 1/4" THICK)

P10
(7 1/4" THICK)

P11
(7 1/4" THICK)



P12
(7 1/4" THICK)

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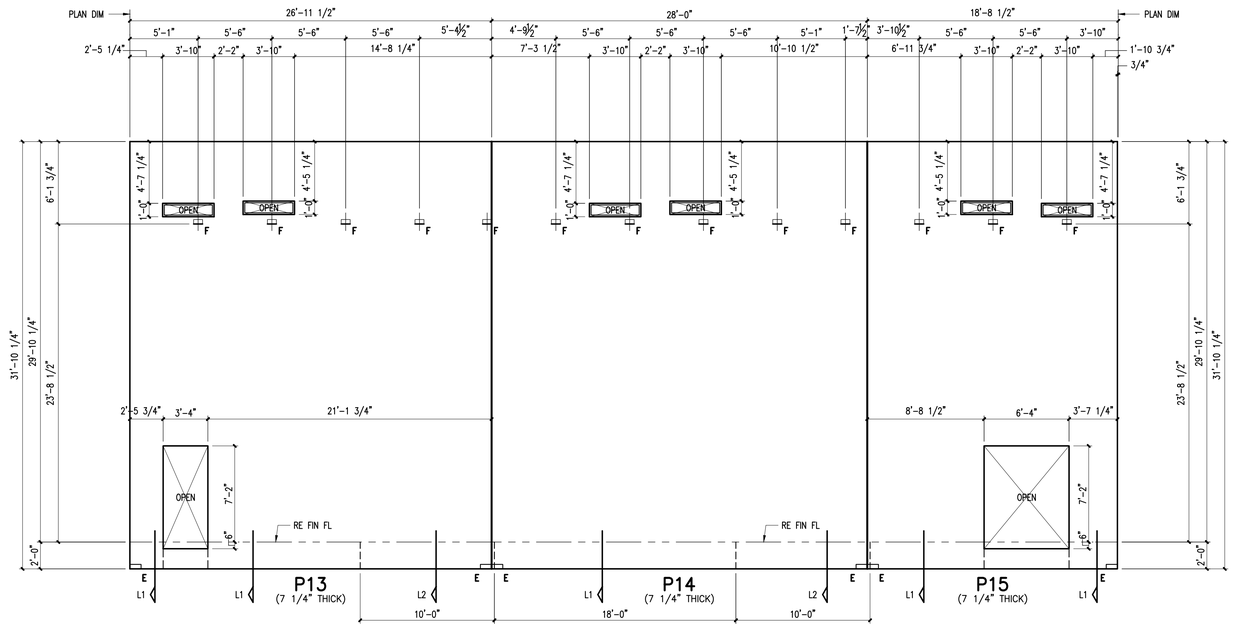
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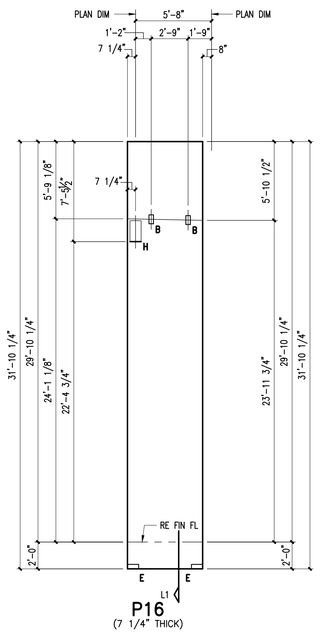
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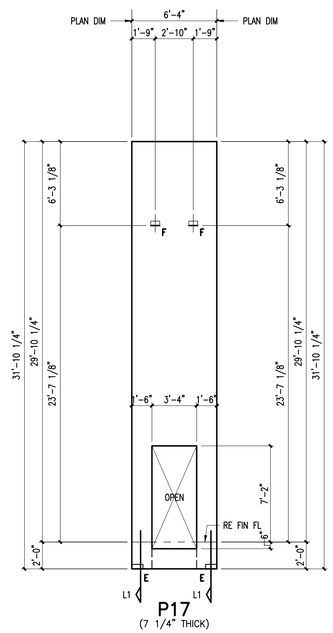
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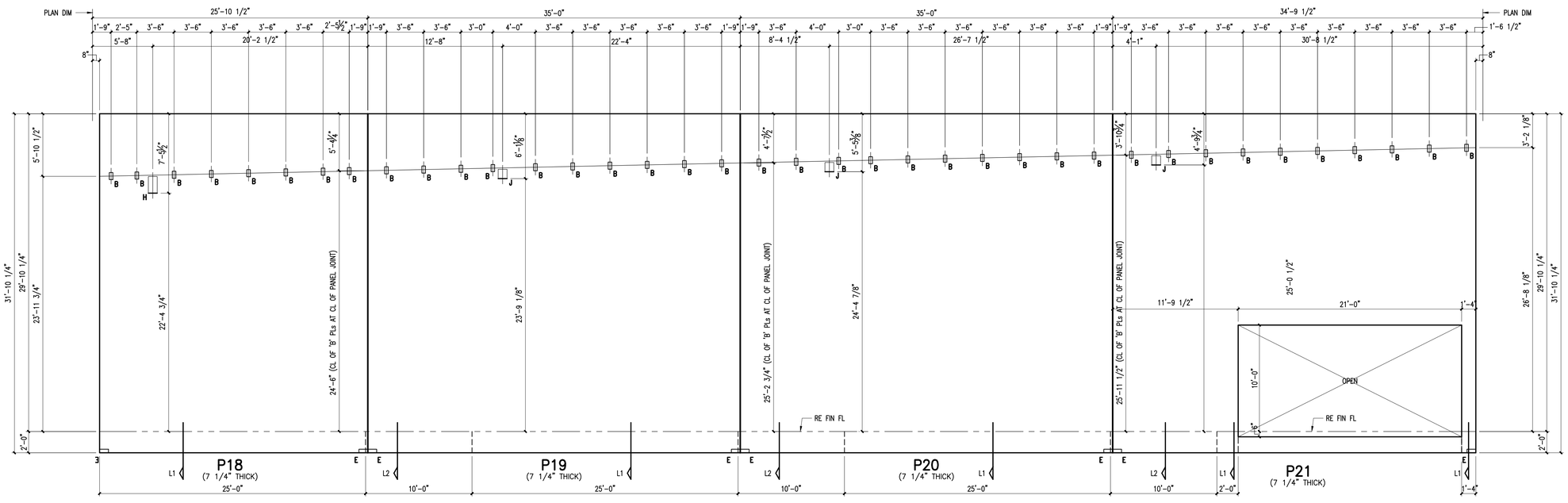
TILT WALL PANEL ELEVATIONS

Sheet No. **S7.2**









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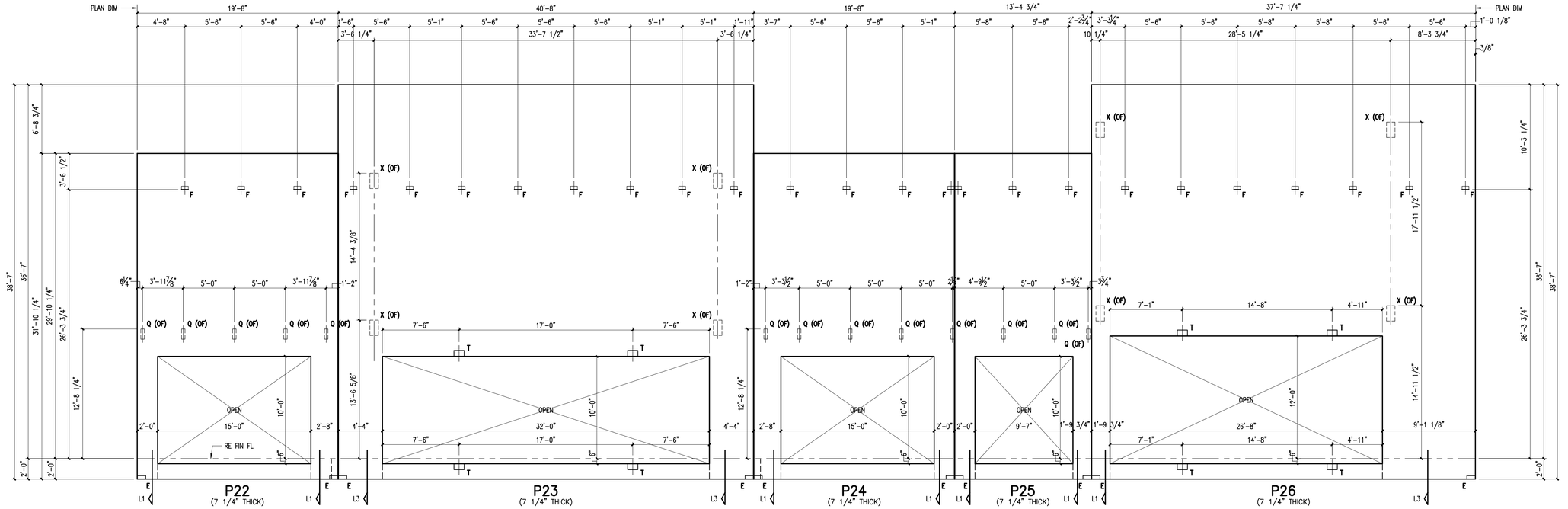
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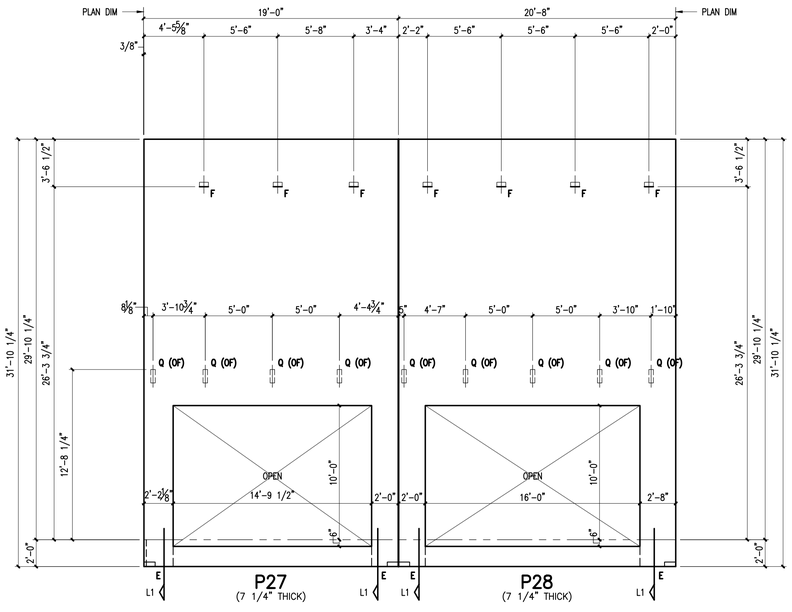
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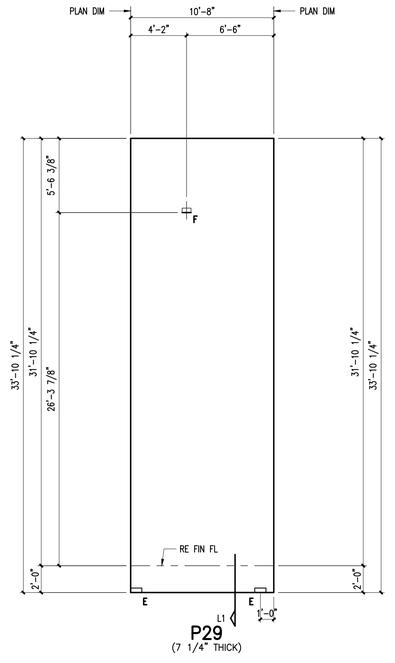
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TILT WALL PANEL ELEVATIONS

Sheet No. **S7.3**







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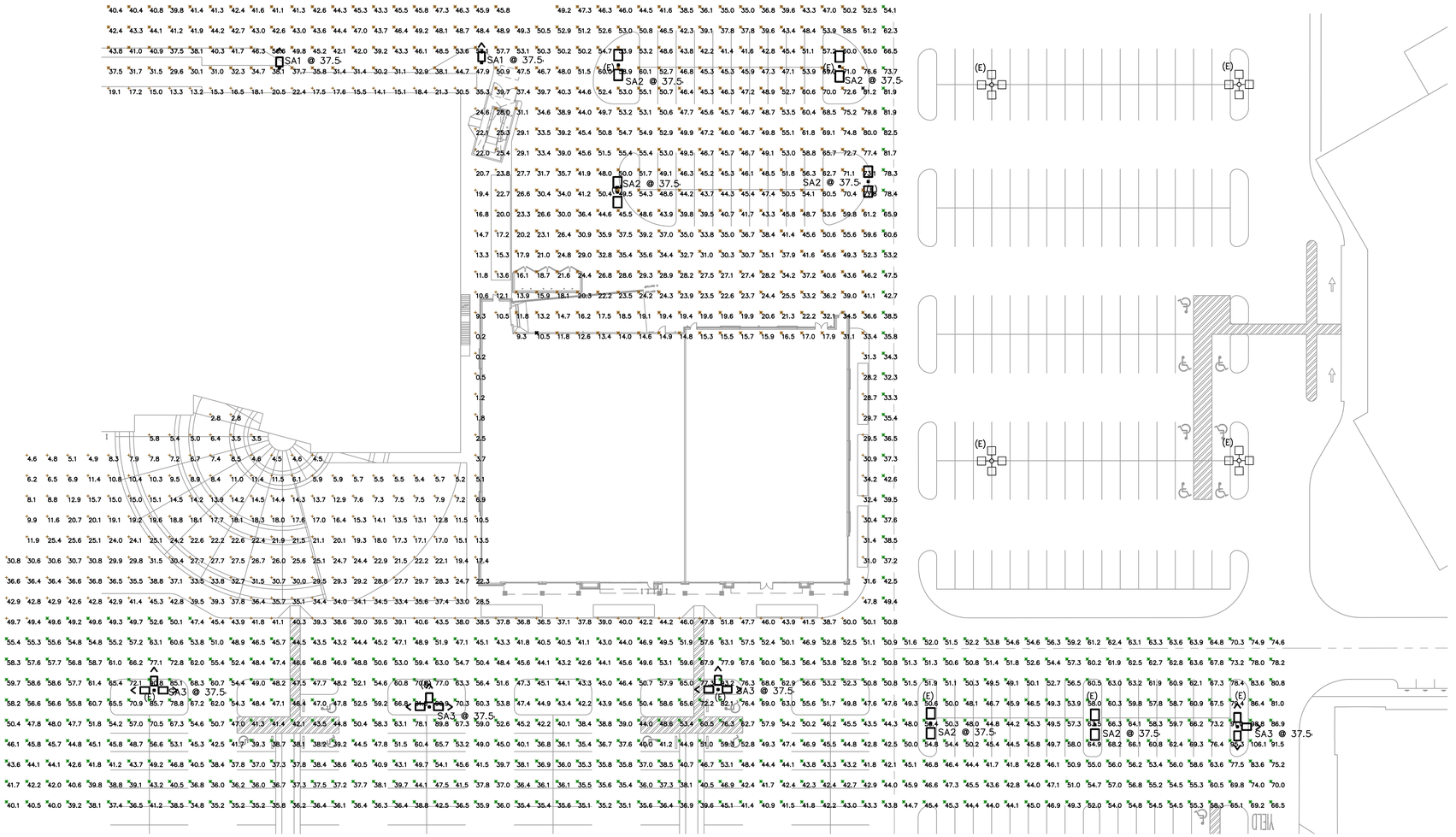
TILT WALL PANEL ELEVATIONS

Sheet No. **S7.4**

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	SA1	20	Lithonia Lighting	DSX2 LED P6 40K T3M MVOLT G1	DSX2 LED P6 40K T3M MVOLT	39621	0.85	343
	SA2	19	Lithonia Lighting	DSX2 LED P3 40K 80CRI T3M	D-Series Size 2 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 3 Medium	26996	0.85	438.8
	SA3	7	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT G1	DSX2 LED P4 40K T4M MVOLT	32683	0.85	810
	SA4	4	Lithonia Lighting	DSX2 LED P5 40K T4M MVOLT G1	DSX2 LED P5 40K T4M MVOLT	37148	0.85	1284

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST DRIVE	+	37.7 lux	75.0 lux	2.1 lux	35.7:1	18.0:1
FRONT PARKING LOT	+	47.2 lux	142.4 lux	15.7 lux	9.1:1	3.0:1
North Property Line	+	9.1 lux	14.8 lux	3.8 lux	3.9:1	2.4:1
OVERALL AREA	+	32.6 lux	142.4 lux	0.0 lux	N/A	N/A
REAR OF BUILDING	+	41.4 lux	81.2 lux	10.5 lux	7.7:1	3.9:1
WEST PARKING LOT	+	40.1 lux	56.0 lux	19.2 lux	2.9:1	2.1:1

ALL SITE LIGHTING FIXTURES ARE FULL CUT-OFF TYPE.



NORTH

1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

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Salas O'Brien Project Number: 2550-01093-00

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LANDLORD WORK FOR A FUTURE
PETCO AND DOLLAR TREE

TOWNWEST COMMONS
150 ALLIANCE BLVD. - SUITES 300 & 400
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SITE PHOTOMETRIC PLAN

Sheet No. EP1.0

PLUMBING KEYED NOTES

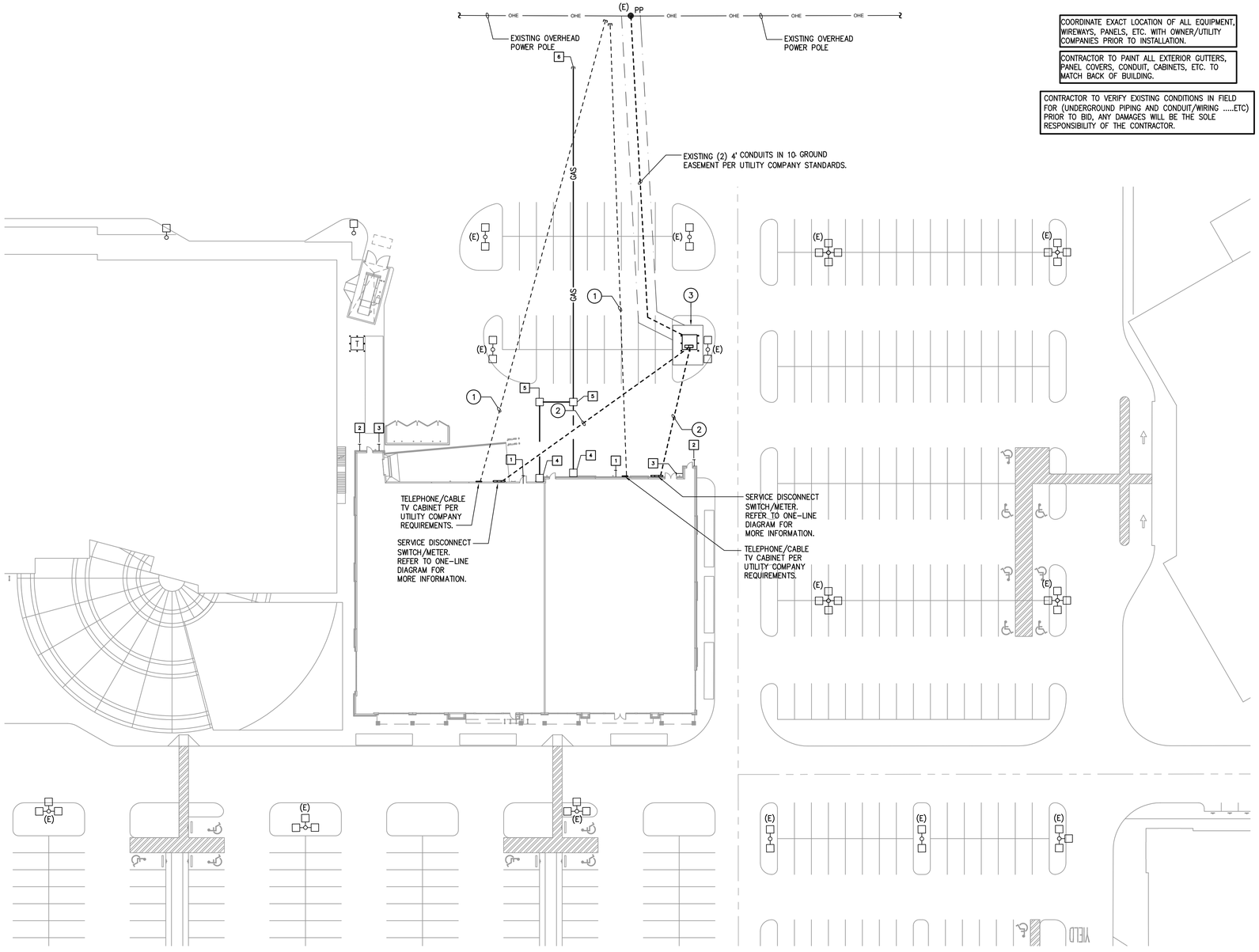
1. 4" SANITARY SEWER, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE SANITARY SEWER PIPING. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.
2. 2" DOMESTIC COLD WATER AT 50 PSI MINIMUM, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE DOMESTIC WATER PIPING. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
3. 6" FIRE WATER SERVICE, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE FIRE SERVICE PIPING. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
4. 4X4 LEAVE-OUT IN CONCRETE FOR FUTURE NATURAL GAS PIPING/METER. VERIFY EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
5. PROVIDE 6" PVC SLEEVE FOR FUTURE NATURAL GAS PIPING BELOW GRADE. PROVIDE 4 X 4 LEAVE-OUT AT ALL 90° TURNS AND AT 100 INTERVALS. CONTRACTOR TO FILL IN LEAVE-OUTS AFTER GAS PIPING HAS BEEN INSTALLED. VERIFY EXACT DEMARCATION POINT WITH GAS COMPANY.
6. VERIFY EXACT DEMARCATION POINT WITH GAS COMPANY PRIOR TO INSTALLATION.

(#) ELECTRICAL KEYED NOTES (#)

1. EXTEND/REROUTE EXISTING (4) 4" RIGID PVC EMPTY CONDUITS WITH PULL STRINGS FOR TELEPHONE AND CABLE-TV SERVICES FROM BUILDING TELEPHONE/CABLE-TV CABINETS TO CLOSEST SERVICE DEMARCATION POINT/PEDESTAL. COORDINATE WITH CIVIL DRAWINGS AND TELEPHONE/CABLE-TV COMPANY SERVING THE AREA FOR EXACT LOCATION AND CONDUIT TERMINATIONS. PROVIDE PULL BOXES EVERY 250-0" PER UTILITY COMPANY REQUIREMENTS.
2. EXTEND/REROUTE EXISTING (6) 4" CONDUITS FROM PAD MOUNTED TRANSFORMER LOCATION TO NEW SERVICE GUTTER AS SHOWN FOR UNDERGROUND ELECTRICAL SERVICE CONDUCTORS. REFER TO ONE-LINE FOR MORE INFORMATION.
3. EXISTING UTILITY PAD MOUNTED TRANSFORMER LOCATION.

ELECTRICAL GENERAL NOTES

1. PROVIDE PULL STRINGS IN ALL EMPTY CONDUITS.
2. ALL JUNCTION BOXES, CONDUITS, AND WIRES SHALL BE SIZED PER NEC.
3. REFER TO SHEET E3.0 FOR SYMBOLS, SPECIFICATIONS AND ABBREVIATIONS.
4. ALL DEVICES AND EQUIPMENT OUTSIDE THE SCOPE OF WORK ARE EXISTING TO REMAIN U.O.N.
5. ELECTRICAL CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY PROBLEMS PERTAINING TO CIRCUIT AVAILABILITY OR LOAD CAPACITY PRIOR TO INSTALLATION.
6. ALL EXTERIOR ELECTRICAL DEVICES SHALL BE LISTED AS WEATHERPROOF TYPE.
7. MAINTAIN 15-0" MINIMUM CLEARANCE BETWEEN OVERHEAD LINES AND LIGHTING POLES.
8. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD, AND TO MAINTAIN CONTINUITY OF UNDERGROUND CIRCUITS AND FEEDERS.
9. FIXTURES MARKED WITH SUBSCRIPT '(E)' ARE EXISTING TO REMAIN. MAINTAIN CONTINUITY OF CIRCUITS.



COORDINATE EXACT LOCATION OF ALL EQUIPMENT, WIREWAYS, PANELS, ETC. WITH OWNER/UTILITY COMPANIES PRIOR TO INSTALLATION.

CONTRACTOR TO PAINT ALL EXTERIOR GUTTERS, PANEL COVERS, CONDUIT, CABINETS, ETC. TO MATCH BACK OF BUILDING.

CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD FOR (UNDERGROUND PIPING AND CONDUIT/WIRING .....ETC) PRIOR TO BID, ANY DAMAGES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

NORTH

1 PARTIAL ELECTRICAL / PLUMBING SITE PLAN
SCALE: 1" = 30'-0"

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PETCO AND DOLLAR TREE

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PARTIAL ELECTRICAL / PLUMBING SITE PLAN

Sheet No. EP1.0



NORTH

1 MECHANICAL FLOOR PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. ALL DUCT SIZES SHOWN ARE INSIDE CLEAR, INCREASE ACCORDINGLY WHERE INTERIOR LINER IS SHOWN OR SPECIFIED.
2. COORDINATE IN THE FIELD THE EXACT LOCATION OF ALL CEILING MOUNTED GRILLES AND DIFFUSERS WITH LIGHT FIXTURES AND (ARCHITECTS) REFLECTED CEILING PLAN.
3. ALL EXTERIOR BRACKETS, CLAMPS, AND HANGERS SHALL BE HOT DIPPED GALVANIZED. COAT ALL CUT ENDS AND WELDS WITH "ZRC" COLD GALVANIZING COMPOUND.
4. SHOP PRIME ALL MISCELLANEOUS INTERIOR BRACKETS AND HANGERS UNLESS GALVANIZED OR STAINLESS STEEL.
5. MOUNT THERMOSTATS AT SAME ELEVATION AS LIGHT SWITCHS COORDINATE WITH ARCHITECT PRIOR TO MOUNTING.
6. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE PROJECT SCOPE, UTILITY CONNECTIONS AND ALL BUILDING SERVICES. CONTRACTOR SHALL ALSO COORDINATE WITH THE ELECTRICAL CONTRACTOR ALL ELECTRICAL POWER REQUIREMENTS. VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION.

MECHANICAL KEYED NOTES

1. PROVIDE REQUIRED CLEARANCES FOR PROPER SERVICE AND MAINTENANCE. REFER TO MANUFACTURER FOR RECOMMENDATIONS.
2. PROVIDE 1-1/4" CONDENSATE DRAIN PIPE THRU ROOF CAP FOR FUTURE CONNECTION BY TENANT.
3. ROUTE SUPPLY AND RETURN AIR DUCTWORK DOWN INTO SPACE AND CAP AIR TIGHT. DUCTWORK TO BE SIZED TO MATCH DIMENSIONS OF UNIT. ROUTE FULL SIZE DOWN 12" BELOW JOIST. PROVIDE TEMPORARY COVER OVER END OF DUCT.

MECHANICAL SPECIFICATIONS

1. THE CONTRACTOR SHALL PROVIDE A COMPLETE AND FUCTIONAL AIR CONDITIONING SYSTEM. ALL APPURTENANCES REQUIRED
2. THE CONTRACTOR SHALL COORDINATE WITH OTHER DISCIPLINES. ALL VOLTAGES AND POWER REQUIREMENTS SHALL BE COORDINATED WITH THE ELECTRICAL CONTRACTOR.
3. DUCTWORK SHALL BE GALVANIZED SHEET METAL CONSTRUCTED TO SMACNA STANDARDS FOR 2" WG PRESSURE. EXHAUST DUCTS SHALL BE CONSTRUCTED TO 2" NEG. PRESSURE SEAL ALL SEAMS IN THE DUCT WITH HARDCAST IRON GRIP UNLESS OTHERWISE INDICATED.
4. SUPPLY, RETURN AND EXHAUST DUCTWORK (UNLESS OTHERWISE NOTED) SHALL BE EXTERNALLY WRAPPED WITH 1-1/2" MINIMUM DUCT INSULATION. THE INSULATION SHALL BE MANUFACTURED BY OWENS CORNING, SCHULLER, KNAUF, OR CERTAINTEED. THE INSTALLED R-VALUE OF THE INSULATION SHALL BE 6.0 OR BETTER WITH VAPOR BARRIER. THE INSULATION SHALL BE STAPLED ON 6" CENTERS AND SEALED WITH PRESSURE SENSITIVE TAPE. THE R-VALUE MUST BE INDICATED ON THE EXTERIOR SIDE OF THE INSULATION FOR THE CITY INSPECTOR TO VERIFY.
5. THE ROOFTOP AIR CONDITIONING UNITS SHALL BE MANUFACTURED BY CARRIER. PROVIDE UNITS WITH PREFABRICATED ROOF CURB, UNIT MOUNTED DISCONNECT, PRE-WIRED MOTORIZED DAMPER, PRE-WIRED ELECTRICAL CONVENIENCE OUTLET AND TRANSFORMER, HEAD PRESSURE CONTROL TO OPERATE DOWN TO 20°F AMBIENT AND SHORT CYCLE CIRCUIT. PROVIDE 2" THROW-AWAY FILTERS. PROVIDE COMPRESSOR WITH FIVE YEAR WARRANTY, VIBRATION ISOLATION, SERVICE VALVES, SIGHT GLASS AND FILTER DRYER. FURNISH UNIT WITH OUTSIDE AIR HOOD AND VOLUME DAMPER. THE CONTRACTOR SHALL INSTALL UNIT PER MANUFACTURER INSTRUCTIONS. ALL CONTROL WIRING BY MECHANICAL CONTRACTOR. CONTRACTOR SHALL VERIFY SLOPE OF ROOF BEFORE ORDERING ROOF CURB.
6. CONDENSATE DRAIN TO BE PVC WITH DRAINAGE PATTERN FITTING. CONDENSATE DRAIN PIPING IN PLENUM AREAS OR BELOW ROOF SHALL BE TYPE 'L' COPPER WITH DRAINAGE PATTERN FITTINGS. PROVIDE CLEANOUTS EVERY 50 FEET AND AT EACH CHANGE OF DIRECTION. MAINTAIN POSITIVE SLOPE AND SUPPORT TO PREVENT SAGGING. INSULATION PIPING WITH 3/4" ELASTOMERIC INSULATION. SUPPORT PIPING IN THE VERTICAL. INSULATION TO BE 20/50 FLAME AND SMOKE RATING. CONDENSATE PIPING ON ROOF TO BE SUPPORTED BY 4"x4" PRETREATED REDWOOD BLOCKS AND SPACED 4-0" ON CENTER AND AT EACH CHANGE OF DIRECTION. SECURE PIPE TO BLOCKS WITH NON CORROSIVE PIPE STRAPPING.

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MECHANICAL FLOOR PLAN

Sheet No. M1.0

MECHANICAL SPECIFICATIONS

GENERAL

A. PERFORM WORK IN ACCORDANCE WITH APPLICABLE STATUTES, ORDINANCES, CODES AND REGULATIONS OF GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.

B. OBTAIN ALL PERMITS REQUIRED.

C. CONTRACT DRAWINGS ARE DIAGRAMMATIC ONLY AND DO NOT GIVE FULLY DIMENSIONED LOCATIONS OF VARIOUS ELEMENTS OF WORK. DETERMINE EXACT LOCATIONS FROM FIELD MEASUREMENTS.

D. GUARANTEE WORK FOR 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT. DURING THAT PERIOD MAKE GOOD ANY FAULTS OR IMPERFECTIONS THAT MAY ARISE DUE TO DEFECTS OR OMISSIONS IN MATERIAL, EQUIPMENT OR WORKMANSHIP. AT THE OWNERS OPTION, REPLACEMENT OF FAILED PARTS OR EQUIPMENT SHALL BE PROVIDED.

E. IMMEDIATELY PRIOR TO SUBSTANTIAL COMPLETION OF THE PROJECT, REPLACE AIR FILTERS.

F. PROVIDE EQUIPMENT HOUSEKEEPING PADS UNDER ALL FLOOR MOUNTED AND GROUND MOUNTED HVAC EQUIPMENT, AND AS SHOWN ON THE DRAWINGS. CONCRETE PADS ARE TO BE 4" THICK UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

G. PROVIDE NAMEPLATES WITH 1/2" HIGH LETTERS AND FASTENED WITH EPOXY OR SCREWS.

H. MAINTAIN QUALITY CONTROL OVER SUPERVISION, SUBCONTRACTORS, SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, SITE CONDITIONS AND WORKMANSHIP TO PRODUCE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS.

I. COMPLY WITH INDUSTRY STANDARDS EXCEPT WHEN MORE RESTRICTIVE TOLERANCES OR SPECIFIED REQUIREMENTS INDICATE MORE RIGID STANDARDS OR MORE PRECISE WORKMANSHIP.

J. PERFORM WORK BY PERSONS QUALIFIED TO PRODUCE WORKMANSHIP OF SPECIFIED QUALITY.

K. SECURE PRODUCTS IN PLACE WITH POSITIVE ANCHORAGE DEVICES DESIGNED AND SIZED TO WITHSTAND STRESSES, VIBRATION, AND RACKING. UNDER NO CONDITIONS SHALL MATERIAL OR EQUIPMENT BE SUSPENDED FROM STRUCTURAL BRIDGING.

L. PROVIDE FINISHES TO MATCH APPROVED SAMPLES. ALL EXPOSED FINISHES SHALL BE APPROVED BY THE ARCHITECT. SUBMIT COLOR SAMPLES AS REQUIRED

M. COMPLY WITH INSTRUCTIONS IN FULL DETAIL, INCLUDING EACH STEP IN SEQUENCE. SHOULD INSTRUCTION CONFLICT WITH CONTRACT DOCUMENTS, REQUEST CLARIFICATION FROM ARCHITECT / ENGINEER BEFORE PROCEEDING.

SINGLE PACKAGE ROOFTOP AIR CONDITIONERS

A. PROVIDE AND INSTALL A SINGLE-PACKAGE, SINGLE-ZONE, ELECTRIC AIR CONDITIONER WITH GAS HEAT FOR ROOFTOP APPLICATION.

B. PERFORMANCE: AS SCHEDULED ON DRAWINGS, WITH HEAD PRESSURE CONTROL TO ENABLE UNIT START AND OPERATE DOWN TO 20 DEGREES F AMBIENT.

C. ACCEPTABLE MANUFACTURERS: CARRIER, YORK, TRANE, DAIKIN.

D. COMPRESSOR: PROVIDE A THERMALLY PROTECTED, SERVICEABLE SEMI-HERMETIC COMPRESSOR OR HERMETIC COMPRESSOR WITH SERVICE VALVES, VIBRATION ISOLATION, CRANKCASE HEATERS, SLIGHT GLASS AND FILTER DRIER. PROVIDE WITH A 5-YEAR WARRANTY.

E. EVAPORATOR AND CONDENSER COILS: PROVIDE COPPER TUBES WITH MECHANICALLY BONDED ALUMINUM FINS FOR EVAPORATOR AND CONDENSER COILS. PROVIDE HAIL GUARDS FOR CONDENSER COILS.

F. ROOF CURB: INSTALL A ROOF CURB OF THE SAME MANUFACTURE AS THE AIR CONDITIONING UNIT. CURB TO SUPPORT THE UNIT AND PROVIDE A WATERTIGHT ENCLOSURE TO PROTECT DUCTWORK AND UTILITY SERVICES. USE A DESIGN COMPLYING WITH NATIONAL ROOFING CONTRACTORS ASSOCIATION REQUIREMENTS. LEVEL CURB ACCORDING TO MANUFACTURERS RECOMMENDATIONS.

G. THERMOSTAT ASSEMBLY: PROVIDE STAGED 7-DAY PROGRAMMABLE HEATING AND COOLING AS REQUIRED, AUTOMATIC CHANGEOVER AND FAN CONTROL.

H. HEAD PRESSURE CONTROL: PROVIDE SOLID STATE OUTDOOR AIR FAN SPEED CONTROL TO PERMIT UNIT TO OPERATE DOWN TO -20°F.

I. SHORT CYCLE CIRCUIT: PROVIDE CIRCUIT TO PREVENT COMPRESSOR FROM SHORT CYCLING AS A RESULT OF A RAPID CHANGE IN THERMOSTAT SETTING. CIRCUIT ALSO PREVENTS COMPRESSOR RESTART AT LEAST 5 MINUTES AFTER SHUTDOWN.

J. CONVENIENCE OUTLET: PROVIDE 115V OUTLET IN UNIT CABINET.

K. CONTROL WIRING: FURNISH AND INSTALL CONTROL WIRING AS REQUIRED. INSTALL CONTROL WIRING IN CONDUIT.

AIR FILTERS

A. AIR FILTERS: FURNISH AND INSTALL A DISPOSAL MEDIA AND FRAME FILTER WITH RESISTANCE TO AIR FLOW OF A CLEAN FILTER NOT TO EXCEED 0.12" WG AT 300 FPM.

B. INSTALL THE FILTERS AND FILTER GAUGES IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

SMOKE DETECTORS

A. ACCEPTABLE MANUFACTURERS: AUTOCALL, SIMPLEX, SIEMENS, NOTIFIER, GAMEWELL, PYROTRONICS.

B. THE UNIT SHALL CONSIST OF A CLEAR MOLDED PLASTIC ENCLOSURE (OR REMOTE MOUNTED LED STATUS INDICATOR SHALL BE PROVIDED NEXT TO THE SMOKE DETECTOR) WITH INTEGRAL CONDUIT KNOCKOUTS TO PROVIDE VISUAL VIEWING OF DETECTOR/SENSOR FOR MONITORING SENSOR OPERATION AND CHAMBER CONDITION. THE DUCT HOUSING SHALL BE PROVIDED WITH GASKET SEALS TO INSURE PROPER SEATING OF THE HOUSING TO THE ASSOCIATED DUCTWORK. EACH UNITS SAMPLING TUBES SHALL EXTEND THE WIDTH OF THE DUCT AND BE PROVIDED WITH POROSITY FILTERS TO REDUCE SENSOR/CHAMBER CONTAMINATION.

C. COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) SECTIONS NFPA 72, NFPA 90A, NFPA 101

D. TO MINIMIZE NUISANCE ALARMS, DETECTORS SHALL HAVE AN INSECT SCREEN AND BE DESIGN TO IGNORE INVISIBLE AIRBORNE PARTICLES OR SMOKE DENSITIES THAT ARE BELOW THE FACTORY SET ALARM POINT. NO RADIOACTIVE MATERIAL SHALL BE USED. THE DETECTOR HEAD SHALL BE DIRECTLY INTERCHANGEABLE WITH AN IONIZATION DETECTOR TYPE.

E. INSTALL AS PER MANUFACTURES RECOMMENDATIONS. PROVIDE ALL NECESSARY WIRING, POWER AND OTHER DEVICES FOR INSTALLATION. INTERLOCK THE SMOKE DETECTOR WITH THE RELATED AIR HANDLING EQUIPMENT TO PROVIDE AUTOMATIC SHUT-DOWN OF THE SYSTEM WHENEVER PRODUCTS OF COMBUSTION ARE DETECTED.

DUCTWORK

A. DUCT MATERIAL AND CONSTRUCTION: USE LOCK FORMING QUALITY PRIME GALVANIZED STEEL SHEETS OR COILS UP TO 60" WIDE. STENCIL EACH SHEET WITH GAUGE AND MANUFACTURERS NAME. STENCIL COILS OF SHEET STEEL THROUGHOUT ON 10' CENTERS WITH GAUGE AND MANUFACTURERS NAME. PROVIDE CERTIFICATION OF DUCT GAUGE AND MANUFACTURER FOR EACH SIZE DUCT.

B. RECTANGULAR LOW AND MEDIUM PRESSURE DUCT CONSTRUCTED OF SHEET METAL IN ACCORDANCE WITH THE LATEST EDITION OF SMACNA HVAC DUCT CONSTRUCTION STANDARDS.

F. DUCT LINING SHALL BE 1" THICK, 1 1/2 LB. DENSITY, FLEXIBLE LINING COATED ON THE AIR STREAM SIDE TO REDUCE ATTRITION. LINER SHALL BE SCHULER LINA-COUSTIC, CERTAIN TEED ULTRALITE, OR EQUAL MEETING REQUIREMENTS OF NFPA 90 A. PROVIDE I.A.Q. RATED LINER.

G. INSTALLATION: USE CONSTRUCTION METHODS AND REQUIREMENTS AS OUTLINED IN SMACNA HVAC DUCT CONSTRUCTION STANDARDS AS WELL AS SMACNA BALANCING AND ADJUSTING PUBLICATIONS, UNLESS INDICATED OTHERWISE IN THE SPECIFICATIONS. REFER TO DETAILS ON THE DRAWINGS FOR ADDITIONAL INFORMATION. REINFORCE DUCTS IN ACCORDANCE WITH RECOMMENDED CONSTRUCTION PRACTICE OF SMACNA. PROVIDE ADDITIONAL REINFORCEMENT OF LARGE PLENUMS AS REQUIRED TO PREVENT EXCESSIVE FLEXING AND OR VIBRATION.

DUCTWORK INSULATION

A. FURNISH AND INSTALL EXTERNAL INSULATION ON SUPPLY, RETURN, EXHAUST AND FRESH AIR DUCTWORK.

B. ALL DUCT INSULATION USED ON THE PROJECT INSIDE THE BUILDING MUST HAVE A FLAME SPREAD RATING NOT EXCEEDING 25 AND A SMOKE DEVELOPED RATING NOT EXCEEDING 50 AS DETERMINED BY TEST PROCEDURES ASTM E84, NFPA 255 AND UL 723.

C. CONDENSATION ON ANY INSULATED SYSTEM IS NOT APPROVED.

D. WHERE EXISTING INSULATED DUCTWORK OR OTHER SERVICES ARE TAPPED, REMOVE EXISTING INSULATION BACK TO UNDAMAGED SECTIONS AND REPLACE WITH NEW INSULATION OF THE SAME TYPE AND THICKNESS AS EXISTING INSULATION.

E. INSULATION: GLASS FIBER BLANKET DUCT INSULATION. ACCEPTABLE MANUFACTURERS ARE: MANVILLE R-SERIES MICROLITE FSK‖, OWENS-CORNING ED100 RKF, KNAUF 1.0 PCF FSK.

F. FIREBOARD INSULATION: TOTALLY ENCAPSULATED WITH FOIL FACING, TWO HOUR RATED FIRE PROTECTION, ZERO CLEARANCE TO COMBUSTIBLE PROTECTION. ACCEPTABLE MANUFACTURERS ARE: PARTAK INSULATION, INC., PAROC FIREBOARD, THERMAL CERAMICS FIREMASTER 3M, PREIMER REFACTORIES INTERNATIONAL, PYROSCAT.

G. REINFORCED FOIL TAPE: ACCEPTABLE MANUFACTURERS ARE: VENTURE 1525CW, 3' FSK.

CONDENSATE PIPING

A. TYPE 'L' COPPER WITH DRAINAGE PATTERN FITTINGS IN RETURN PLENUM AREAS, PVC WITH DRAINAGE PATTERN FITTINGS IN NON-PLENUM AREAS.

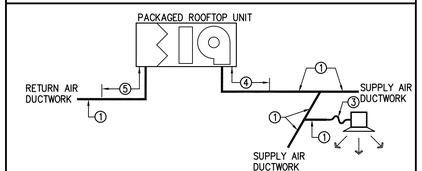
B. INSTALL THE SYSTEM TO FACILITATE EASY REMOVAL. USE THREADED PLUGGED TEE AT EACH CHANGE OF DIRECTION TO PERMIT CLEANING. INSTALL A CLEANOUT EVERY 50 FEET OF STRAIGHT RUN PIPING, MAINTAIN A POSITIVE SLOPE ON ALL PIPING

C. INSTALL A WATER SEAL TRAP LEG BASED ON THE FAN PRESSURE. SIZE THE LENGTH OF THE TRAP LEG 1 INCH LARGER THAN THE ACTUAL SYSTEM PRESSURE.

D. DO NOT INSTALL PIPING SIZED SMALLER THAN THE UNIT DRAIN CONNECTION SIZE.

E. INSULATE PIPING WITH 3/4" ELASTOMERIC INSULATION FOR ALL PIPE BELOW ROOF. INSULATION TO BE 25/50 FLAME AND SMOKE RATING.

DUCT LINER AND INSULATION



PACKAGED ROOFTOP UNIT

NOTES

1. SHEETMETAL DUCTWORK WITH EXTERNAL DUCTWORK INSULATION AS SPECIFIED.
2. SHEETMETAL DUCTWORK RETURN AIR PLENUM WITH EXTERNAL DUCTWORK INSULATION AS SPECIFIED.
3. FLEXIBLE DUCTWORK WITH EXTERNAL DUCTWORK INSULATION AS SPECIFIED.
4. SHEETMETAL DUCTWORK WITH EXTERNAL DUCTWORK INSULATION AS SPECIFIED AND 1" THICK 1-1/2 LB LINER AS SPECIFIED FROM AIR HANDLING UNIT DISCHARGE TO 10-0" DOWNSTREAM.
5. SHEETMETAL DUCTWORK WITH EXTERNAL DUCTWORK INSULATION AS SPECIFIED AND 1" THICK 1-1/2 LB LINER AS SPECIFIED FROM AIR HANDLING UNIT INLET TO 10-0" UPSTREAM.
6. EXHAUST DUCTWORK AS SPECIFIED WITH FIREBOARD INSULATION AS SPECIFIED.
7. SHEETMETAL DUCTWORK ONLY. NO INSULATION REQUIRED.

MS04

DOLLAR TREE - PACKAGED ROOFTOP UNIT - GAS HEAT

MARK	INDOOR AIR FAN: SUPPLY AIR CFM	OUTSIDE AIR CFM	EXT. STATIC PRESSURE (IN. W.C.)	HORSE POWER	CURRENT CHARAC.	COOLING: AIR TEMPERATURE (°F) ENTERING DRY BULB	ENTERING WET BULB	OUTDOOR AMBIENT	MIN. TOTAL CAPACITY (BTUH)	MIN. SENSIBLE CAPACITY (BTUH)	MINIMUM EER/ SEER	NUMBER OF STAGES	MCA	MOCP	GAS HEATING: ENTERING AIR TEMP. (°F)	MIN. CAPACITY (BTUH)	AGA EFFICIENCY (%)	BASED ON CARRIER UNIT MODEL	REMARKS
RTU-1	3,000	300	1.0	2	480/3/60	80.0	67.0	105	81,000	62,000	11.0	2	18.7	25	65.0	97,200	80	48TCD	1,2,3,4,5,6,7,8,9,10,11,12
RTU-2	3,000	300	1.0	2	480/3/60	80.0	67.0	105	81,000	62,000	11.0	2	18.7	25	65.0	97,200	80	48TCD	1,2,3,4,5,6,7,8,9,10,11,12
RTU-3	3,000	300	1.0	2	480/3/60	80.0	67.0	105	81,000	62,000	11.0	2	18.7	25	65.0	97,200	80	48TCD	1,2,3,4,5,6,7,8,9,10,11,12
RTU-4	3,000	300	1.0	2	480/3/60	80.0	67.0	105	81,000	62,000	11.0	2	18.7	25	65.0	97,200	80	48TCD	1,2,3,4,5,6,7,8,9,10,11,12

GENERAL NOTES:

1. EXTERNAL STATIC PRESSURE INCLUDES LOSSES DUE TO DUCTWORK, AIR DEVICES, DAMPERS, AND DUCT MOUNTED HOT WATER COILS WHERE APPLICABLE. DIRTY FILTER AND UNIT CASING MUST BE ADDED TO EXTERNAL STATIC PRESSURE TO OBTAIN TOTAL PRESSURE LOSS. INCREASE HORSEPOWER AS REQUIRED TO MEET YOUR TOTAL PRESSURE LOSS. COORDINATE WITH ELECTRICIAN.
2. MINIMUM RECOMMENDED CLEARANCE AROUND ROOFTOP UNIT IS 12 INCHES ON NON-SERVICE SIDES AND 30 INCHES ON SERVICE SIDES. MAINTAIN MINIMUM CLEARANCE FOR CONDENSER AIR FLOW AS RECOMMENDED BY ROOFTOP UNIT MANUFACTURER. MAINTAIN MINIMUM CLEARANCE AS REQUIRED TO OPEN ACCESS AND CONTROL DOORS ON ROOFTOP UNIT FOR SERVICE, MAINTENANCE, AND INSPECTION. MAINTAIN MINIMUM ELECTRICAL CLEARANCE AS REQUIRED BY NEC.

REMARKS:

1. PROVIDE WITH DISCONNECT SWITCH & ROOF CURB.
2. PROVIDE WITH SINGLE POINT ELECTRICAL CONNECTION.
3. PROVIDE WITH SEPARATELY WIRED CONVENIENCE OUTLET.
4. PROVIDE WITH GRAVITY BACK DRAFT DAMPERS.
5. COMPRESSOR WITH FIVE YEAR WARRANTY, VIBRATION ISOLATION, SERVICE VALVES, CRANK CASE HEATER, SIGHT GLASS AND FILTER DRYER.
6. HEAD PRESSURE CONTROL TO ALLOW UNIT TO OPERATE DOWN TO 20°F AMBIENT.
7. PROVIDE SHORT CYCLE CIRCUIT.
8. PROVIDE WITH 2" THROW-AWAY FILTER.
9. PROVIDE WITH LOUVERED HAIL GUARDS.
10. PROVIDE WITH DIFFERENTIAL ENTHALPY ECONOMIZER CONTROLS.
11. UNITS BASED ON CARRIER HIGH EFFICIENCY TC SERIES.
12. MECHANICAL CONTRACTOR RESPONSIBLE FOR ALL ELECTRICAL COSTS IF ALTERNATE UNIT IS PROVIDED WITH GRATER ELECTRICAL CHARACTERISTICS THEN SHOWN.

PETCO - PACKAGED ROOFTOP UNIT - GAS HEAT

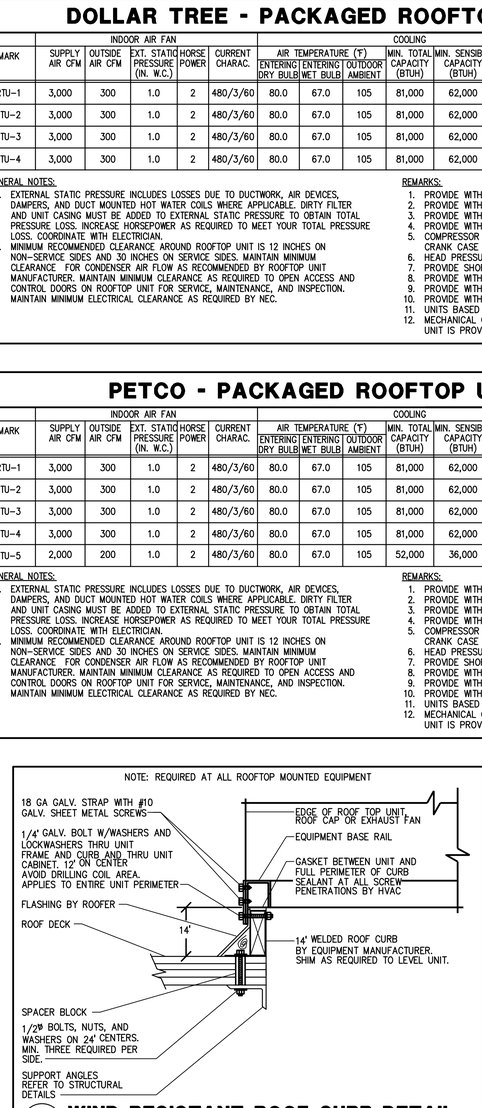
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RTU-1	3,000	300	1.0	2	480/3/60	80.0	67.0	105	81,000	62,000	11.0	2	18.7	25	65.0	97,200	80	48TCD	1,2,3,4,5,6,7,8,9,10,11,12
RTU-2	3,000	300	1.0	2	480/3/60	80.0	67.0	105	81,000	62,000	11.0	2	18.7	25	65.0	97,200	80	48TCD	1,2,3,4,5,6,7,8,9,10,11,12
RTU-3	3,000	300	1.0	2	480/3/60	80.0	67.0	105	81,000	62,000	11.0	2	18.7	25	65.0	97,200	80	48TCD	1,2,3,4,5,6,7,8,9,10,11,12
RTU-4	3,000	300	1.0	2	480/3/60	80.0	67.0	105	81,000	62,000	11.0	2	18.7	25	65.0	97,200	80	48TCD	1,2,3,4,5,6,7,8,9,10,11,12
RTU-5	2,000	200	1.0	2	480/3/60	80.0	67.0	105	52,000	36,000	13.0	2	13.0	20	65.0	64,000	80	48TCD	1,2,3,4,5,6,7,8,9,10,11,12

GENERAL NOTES:

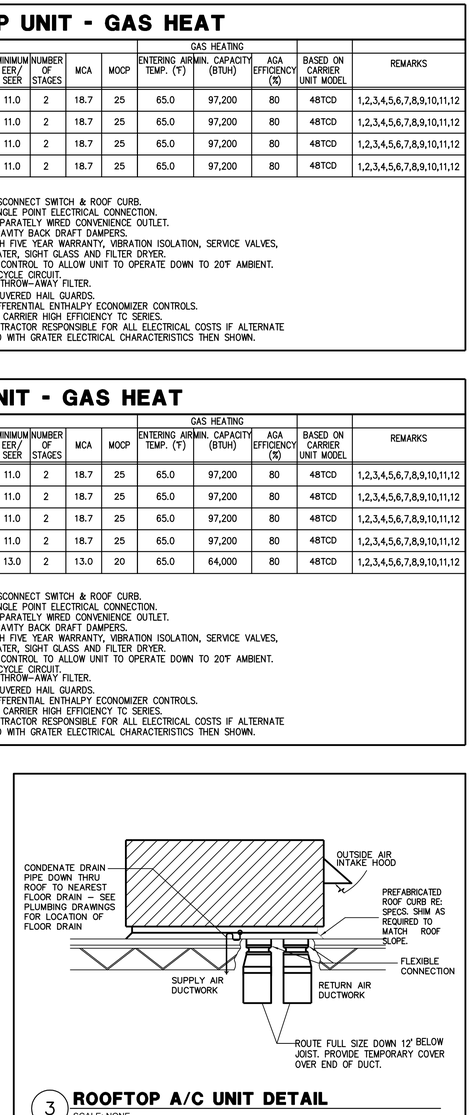
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REMARKS:

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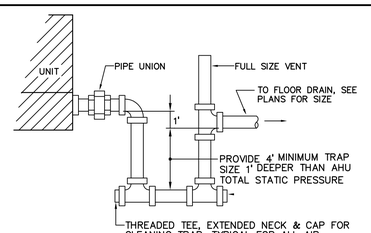
2 **WIND RESISTANT ROOF CURB DETAIL**
SCALE: NONE



3 **ROOFTOP A/C UNIT DETAIL**
SCALE: NONE

SYMBOL LEGEND

SYMBOL	DESCRIPTION (DISREGARD ITEMS NOT SHOWN ON PLANS)
GENERAL	
(#)	KEY NOTE TAG
(#)	NOTE SPECIFIC TO DETAIL TAG
(#)	REVISION TAG
	NEW EQUIPMENT
DUCTWORK	
	SUPPLY AIR DUCTWORK
	RETURN AIR AND OUTSIDE AIR DUCTWORK
SENSORS	
(T)	THERMOSTAT AND TEMPERATURE SENSOR
(SD)	SMOKE DETECTOR
PIPING	
—D—	CONDENSATE DRAIN LINE
—⊣D	ELBOW DOWN
—⊣┴	90° ELBOW
—⊣⟋	45° ELBOW
—‖	FLANGE
—⊣	CAP
—⤳	CONTINUATION



NOTE: SEE SPECIFICATIONS FOR TYPE OF PIPE & INSULATION REQUIREMENTS

2 **CONDENSATE DRAIN**
SCALE: NONE

Date issued/revised

17 OCT. 2025 FOR PERMIT
07 NOV. 2025 FIRE MARSHAL COMMENTS
02 DEC. 2025 ISSUE FOR BID

Salas O'Brien.
10930 W. Sam Houston Pkwy North, Suite 900
Houston, Tx 77084
Salas O'Brien Registration: F-4111
Salas O'Brien Project Number: 2550-01093-00

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STATE OF TEXAS
BRADLEY KAUMANS
80219
LICENSED
PROFESSIONAL ENGINEER

12/02/2025

LANDLORD WORK FOR A FUTURE
PETCO AND DOLLAR TREE

TOWNWEST COMMONS
150 ALLIANCE BLVD. - SUITES 300 & 400
HUTTO, TEXAS 78634

Project No. 25052
CAD Dwg File
Drawn
Checked

MECHANICAL DETAILS

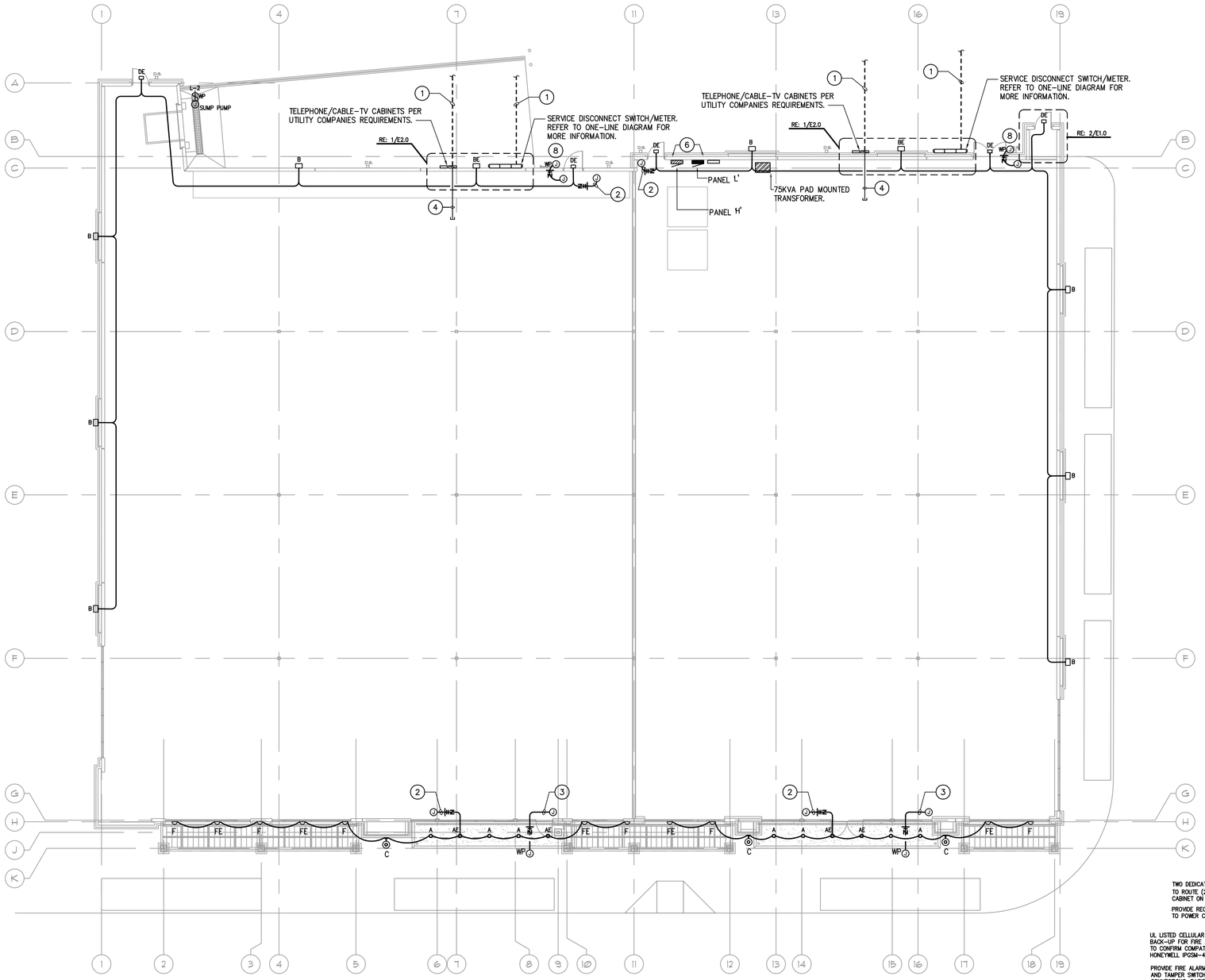
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G.C. IS RESPONSIBLE FOR CONNECTION OF ALL UTILITIES, ESTABLISHING ACCOUNTS, THEN TRANSFERRING THESE TO LANDLORD NAME UPON RECEIPT OF CERTIFICATE OF OCCUPANCY.

COORDINATE ALL UTILITES WITH TENANT APPROVED INTERIOR FINISHED-OUT DRAWINGS PRIOR TO COMMENCEMENT OF WORK.

COORDINATE EXACT LOCATION OF ALL EQUIPMENT, WIREWAYS, PANELS, ETC. WITH OWNER/UTILITY COMPANIES PRIOR TO INSTALLATION.

CONTRACTOR TO PAINT ALL EXTERIOR GUTTERS, PANEL COVERS, CONDUIT, CABINETS, ETC. TO MATCH BACK OF BUILDING.



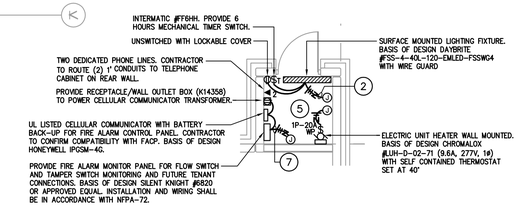
GENERAL NOTES

1. PROVIDE PULL STRINGS IN ALL EMPTY CONDUITS.
2. ALL JUNCTION BOXES, CONDUITS, AND WIRES SHALL BE SIZED PER NEC.
3. PROVIDE A CONSTANT HOT FROM PANEL BOARD DIRECTLY TO ALL EMERGENCY BATTERY PACKS/BALLASTS IN ALL EMERGENCY LIGHTING FIXTURES AND EXIT LIGHTS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION & MOUNTING HEIGHTS OF ALL LIGHTING FIXTURES SHOWN ON THIS DRAWING.
5. REFER TO DETAIL SHEET FOR SYMBOLS, SPECIFICATIONS AND ABBREVIATIONS.
6. ALL DEVICES AND EQUIPMENT OUTSIDE THE SCOPE OF WORK ARE EXISTING TO REMAIN U.O.N.
7. ELECTRICAL CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY PROBLEMS PERTAINING TO CIRCUIT AVAILABILITY, EXISTING CONDITIONS OR LOAD CAPACITY PRIOR TO COMMENCEMENT OF WORK.
8. EXTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED VIA PHOTO CELL/TIME CLOCK AND AN OVERRIDE SWITCH. ALL EXTERIOR LUMINAIRES AND ELECTRICAL DEVICES SHALL BE LISTED AS WEATHERPROOF TYPE.

(#) KEYED NOTES (#)

1. REFER TO CIVIL DRAWINGS AND ONE-LINE DIAGRAM FOR CONTINUATION OF CONDUIT AND MORE INFORMATION.
2. CONNECT EXTERIOR LIGHTING FIXTURES USING 3#10 + 1#10GND IN 3/4" CONDUIT. CONTRACTOR TO TERMINATE CONDUIT/WIRING INTO JOIST SPACE AS SHOWN AND LABEL IT FOR FUTURE CONNECTION BY TENANT. (ONE EXTRA HOT WIRE SHALL BE PROVIDED FOR EMERGENCY FIXTURES)
3. PROVIDE WEATHERPROOF JUNCTION BOX AND 2#10 + 1#10GND IN 3/4" CONDUIT FOR FUTURE EXTERIOR SIGNAGE LIGHTING. CONTRACTOR TO TERMINATE CONDUIT/ WIRING INTO JOIST SPACE AS SHOWN AND LABEL IT FOR FUTURE CONNECTION BY TENANT.
4. PROVIDE (2) 2" EMPTY CONDUITS WITH PULL STRINGS FROM TELEPHONE CABINET TERMINATE INTO JOIST SPACE FOR FUTURE USE. COORDINATE EXACT ROUTING AND TERMINATION OF CONDUIT WITH OWNER/TENANT PRIOR TO INSTALLATION.
5. COORDINATE EXACT LOCATION OF LIGHTING FIXTURES, DEVICES AND EQUIPMENT AT RISER ROOM WITH FIRE PIPING AND ROOF HATCH/LADDER IN FIELD PRIOR TO INSTALLATION.
6. CONTRACTOR TO COORDINATE EXACT LOCATION AND PANEL TYPE (SURFACE/ RECESSED) OF ALL ELECTRICAL/TELE EQUIPMENT WITH OWNER/TENANT PRIOR TO COMMENCEMENT OF WORK.
7. CONNECT EXTERIOR LIGHTING FIXTURES USING 2#10 + 1#10GND IN 3/4" CONDUIT. CONTRACTOR TO TERMINATE CONDUIT/WIRING INTO JOIST SPACE AS SHOWN AND LABEL IT FOR FUTURE CONNECTION BY TENANT.
8. PROVIDE WEATHERPROOF JUNCTION BOX FOR IRRIGATION CONTROLLER. CONTRACTOR TO COORDINATE EXACT LOCATION AND OTHER REQUIREMENTS WITH LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.

1. A LICENSED FIRE ALARM PLANNING SUPERINTENDENT CERTIFIED TO A MINIMUM LEVEL 3, IN THE SUBFIELD OF FIRE ALARM SYSTEMS THROUGH THE NATIONAL INSTITUTE FOR CERTIFICATION IN ENGINEERING TECHNOLOGIES (NICET), SHALL PROVIDE PLANS AND CALCULATIONS FOR A MANUAL AND AUTOMATIC FIRE DETECTION AND ALARM SYSTEM TO COMPLY WITH THE BUILDING SPACE LAYOUT, BUILDING OCCUPANCY, NFPA 72, LOCAL AND STATE CODE REQUIREMENTS, AND THE FIRE ALARM AND DETECTION SYSTEM SPECIFICATIONS.
2. FIRE ALARM PANEL SHALL MONITOR:
   - FLOW SWITCH AND TAMPER SWITCH
   - FUTURE TENANT CONNECTIONS
3. PROVIDE UL LISTED CELLULAR COMMUNICATOR TO TRANSMIT ALARM SIGNALS FROM FIRE ALARM CONTROL PANEL OVER DIGITAL CELLULAR NETWORK TO DESIGNATED MONITORING STATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONNECTION AND ACTIVATION OF CELLULAR PHONE LINES.



NORTH

1 ELECTRICAL FLOOR PLAN
SCALE: 3/32" = 1'-0"

2 ENLARGED RISER ROOM
SCALE: 3/16" = 1'-0"

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Project No. 25052
CAD Dwg File
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Checked

ELECTRICAL FLOOR PLAN

Sheet No. E1.0

NEW PANELBOARD SCHEDULE — H

VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC RATING	MOUNTING	LOCATION	NEMA ENCLOSURE
277 480	3	4	300		22,000	SURFACE	-	3R

LOAD TYPE LEGEND				REMARKS
L	LIGHTING/CONT-LD	K	KITCHEN EQUIP	PROVIDE EQUIPMENT GROUNDING BUS AND FEED THRU AND/OR SUB FEED LUGS
R	RECEPTACLES	E	EXISTING	PROVIDE (2) SECTIONS PANEL EACH SECTION IS 42 POLES
M	MECHANICAL EQUIP	O	OTHER/MISC	

CKT #	LOAD DESCRIPTION	LOAD TYPE	WIRE SIZE	CONDUIT SIZE	CIRCUIT BREAKER TRIP	CIRCUIT BREAKER P	LOAD (VA)	PHASE	LOAD (VA)	CIRCUIT BREAKER P	CIRCUIT BREAKER TRIP	CONDUIT SIZE	WIRE SIZE	LOAD TYPE	LOAD DESCRIPTION	CKT #
1	CANOPY LTG	L	#10	3/4"	20A	1	800	A	1200	3	30A	1"	#8	L	MONUMENT SIGN	2
3	WALL PACKS LTG	L	#10	3/4"	20A	1	250	B	1200						-	4
5	CANOPY LTG	L	#10	3/4"	20A	1	800	C	1200						-	6
7	WALL PACKS LTG	L	#10	3/4"	20A	1	250	A	2660	1	20A	3/4"	#10	O	SPRINKLER RM UNIT HEATER	8
9	PETCO RTU-1	M	#10	1/2"	30A	3	2333	B	0	1	20A				SPARE	10
11							2333	C	200	1	20A	3/4"	#12	L	EMERG LIGHT	12
13							2333	A	0	3	20A	SEE RISER		O	9KVA XFMR	14
15	PETCO RTU-2	M	#10	1/2"	30A	3	2333	B							PANEL "L"	16
17							2333	C							-	18
19							2333	A	2333	3	30A	1/2"	#10	M	DT RTU-1	20
21	PETCO RTU-3	M	#10	1/2"	30A	3	2333	B	2333							22
23							2333	C	2333							24
25							2333	A	2333	3	30A	1/2"	#10	M	DT RTU-2	26
27	PETCO RTU-4	M	#10	1/2"	30A	3	2333	B	2333							28
29							2333	C	2333							30
31							2333	B	2333	3	30A	1/2"	#10	M	DT RTU-3	32
33	PETCO RTU-5	M	#10	1/2"	30A	3	2333	C	2333							34
35							2333	A	2333							36
37							2333	B	2333	3	30A	1/2"	#10	M	DT RTU-4	38
39	SPARE				20A	1	20A	C	2333							40
41	SPACE					1		B	2333							42

	A	B	C	TOTAL
CONNECTED LOAD ABOVE (VA)	25907	22447	23197	71551
CONNECTED AMPACITY ABOVE (A)	93.53	81.04	83.74	

LOAD TYPE	CONN. LD(VA)	SUBPANELS (VA) L	PNL	PNL	PNL	CONN. LD (VA)	SIZING FACTOR	SIZING LOAD (VA)
LIGHTING/CONT-LD	5900	200	-	-	-	6100	125%	7625
RECEPTACLES	0	0	-	-	-	0	*	0
MECHANICAL EQUI	62991	0	-	-	-	62991	100%	62991
KITCHEN EQUIP	0	0	-	-	-	0	100%	0
#OF KITCHEN EQUI	0	0	-	-	-	0		**
EXISTING	0	0	-	-	-	0	125%	0
OTHER/MISC	2660	400	-	-	-	3060	100%	3060
TOTAL CONNECTED (VA)						72151		73676
CONNECTED AMPACITY (A)						86.78		88.62

SIZING TOTAL (VA) PER NEC
SIZING AMPACITY (A) PER NEC

NOTES
* 1ST 10KVA @ 100%, REMAINING @ 50%
** SIZE PER NEC TABLE 220.56
*** NON-SIMULTANEOUS LOAD
G: PROVIDE GFI CIRCUIT BREAKER
S: PROVIDE SHUNT TRIP CIRCUIT BREAKER
L: PROVIDE LOCK-ON CIRCUIT BREAKER

NEW PANELBOARD SCHEDULE — L

VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC RATING	MOUNTING	LOCATION	NEMA ENCLOSURE
120 208	3	4	225		10,000	SURFACE	REAR WALL	3R

LOAD TYPE LEGEND				REMARKS
L	LIGHTING/CONT-LD	K	KITCHEN EQUIP	PROVIDE EQUIPMENT GROUNDING BUS AND FEED THRU AND/OR SUB FEED LUGS
R	RECEPTACLES	E	EXISTING	
M	MECHANICAL EQUIP	O	OTHER/MISC	

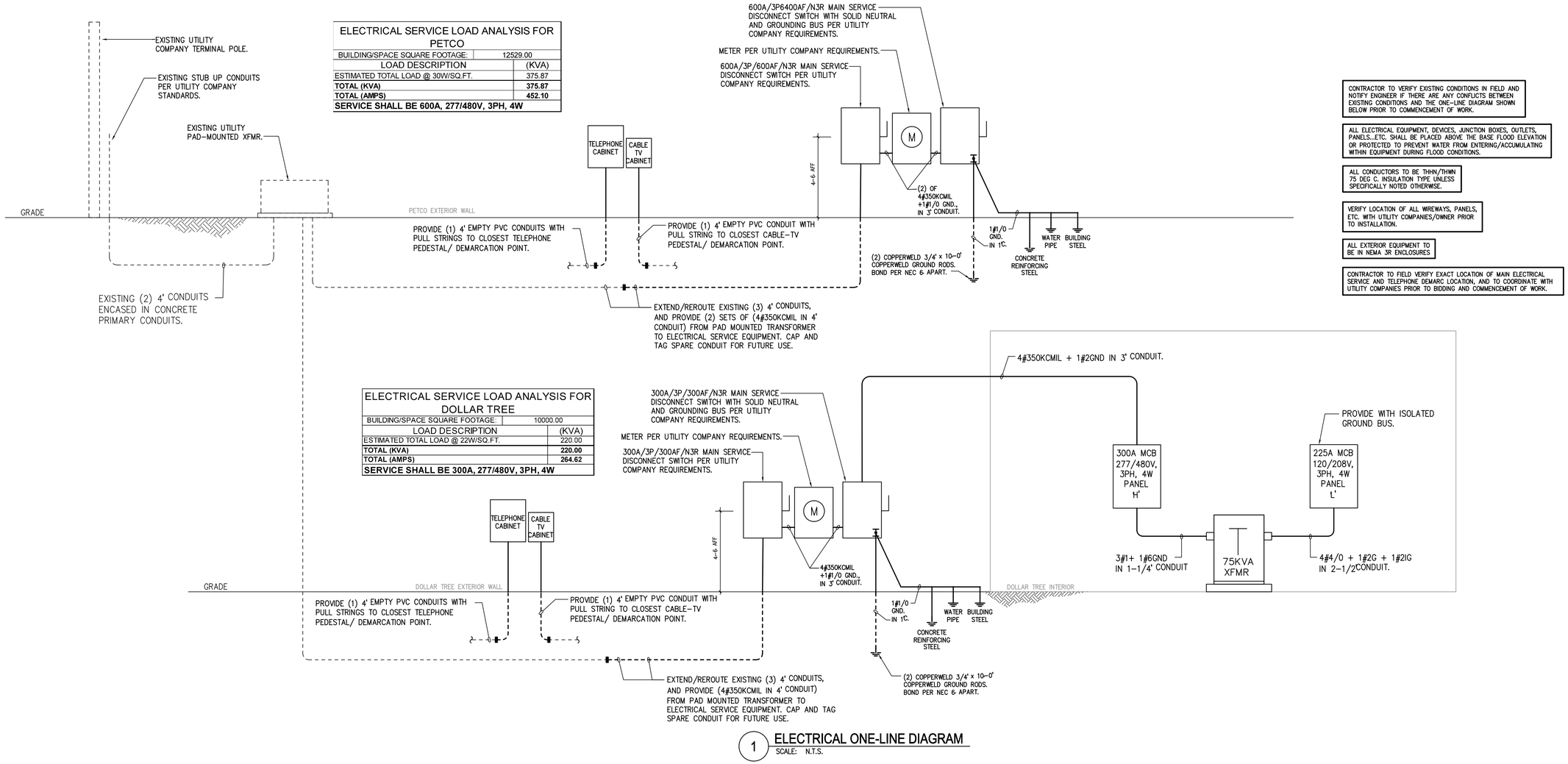
CKT #	LOAD DESCRIPTION	LOAD TYPE	WIRE SIZE	CONDUIT SIZE	CIRCUIT BREAKER TRIP	CIRCUIT BREAKER P	LOAD (VA)	PHASE	LOAD (VA)	CIRCUIT BREAKER P	CIRCUIT BREAKER TRIP	CONDUIT SIZE	WIRE SIZE	LOAD TYPE	LOAD DESCRIPTION	CKT #
1	IRRIGATION CONTROL	R	#8	3/4"	20A	1	500	A	1500	1	20A	3/4"	#12	O	SUMP PUMP	2
3	SPRINKLER RM LTG/RECEPT	L	#8	3/4"	20A	1	200	B	0	1	20A				SPARE	4
5	FACP	O	#8	3/4"	20A-L	1	400	C	0	1	20A				SPARE	6
7	WATER SUB-METERING	O	#10	3/4"	20A	1	250	A	0	1	20A				SPARE	8
9	SPARE				20A	1	0	B	0	1	20A				SPARE	10
11	SPARE				20A	1	0	C	0	1	20A				SPARE	12
13	SPARE				20A	1	0	A	0	1	20A				SPARE	14
15	SPARE				20A	1	0	B	0	1	20A				SPARE	16
17	SPARE				20A	1	0	C	0	1	20A				SPARE	18
19	SPARE				20A	1	0	A	0	1	20A				SPARE	20
21	SPARE				20A	1	0	B	0	1	20A				SPARE	22
23	SPARE				20A	1	0	C	0	1	20A				SPARE	24

	A	B	C	TOTAL
CONNECTED LOAD ABOVE (VA)	2250	200	400	2850
CONNECTED AMPACITY ABOVE (A)	18.75	1.67	3.33	

LOAD TYPE	CONN. LD(VA)	SUBPANELS (VA) PNL	PNL	PNL	PNL	CONN. LD (VA)	SIZING FACTOR	SIZING LOAD (VA)
LIGHTING/CONT-LD	200	-	-	-	-	200	125%	250
RECEPTACLES	500	-	-	-	-	500	*	500
MECHANICAL EQU	0	-	-	-	-	0	100%	0
KITCHEN EQUIP	0	-	-	-	-	0	100%	0
#OF KITCHEN EQU	0	-	-	-	-	0		**
EXISTING	0	-	-	-	-	0	125%	0
OTHER/MISC	2150	-	-	-	-	2150	100%	2150
TOTAL CONNECTED (VA)						2850		2900
CONNECTED AMPACITY (A)						7.91		8.05

SIZING TOTAL (VA) PER NEC
SIZING AMPACITY (A) PER NEC

NOTES
* 1ST 10KVA @ 100%, REMAINING @ 50%
** SIZE PER NEC TABLE 220.56
*** NON-SIMULTANEOUS LOAD
G: PROVIDE GFI CIRCUIT BREAKER
S: PROVIDE SHUNT TRIP CIRCUIT BREAKER
L: PROVIDE LOCK-ON CIRCUIT BREAKER



ELECTRICAL SERVICE LOAD ANALYSIS FOR PETCO

BUILDING/SPACE SQUARE FOOTAGE:	12529.00
LOAD DESCRIPTION	(KVA)
ESTIMATED TOTAL LOAD @ 30W/SQ.FT.	375.87
TOTAL (KVA)	**375.87**
TOTAL (AMPS)	**452.10**
SERVICE SHALL BE 600A, 277/480V, 3PH, 4W	

ELECTRICAL SERVICE LOAD ANALYSIS FOR DOLLAR TREE

BUILDING/SPACE SQUARE FOOTAGE:	10000.00
LOAD DESCRIPTION	(KVA)
ESTIMATED TOTAL LOAD @ 22W/SQ.FT.	220.00
TOTAL (KVA)	**220.00**
TOTAL (AMPS)	**264.62**
SERVICE SHALL BE 300A, 277/480V, 3PH, 4W	

1 ELECTRICAL ONE-LINE DIAGRAM
SCALE: N.T.S.

CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD AND NOTIFY ENGINEER IF THERE ARE ANY CONFLICTS BETWEEN EXISTING CONDITIONS AND THE ONE-LINE DIAGRAM SHOWN BELOW PRIOR TO COMMENCEMENT OF WORK.

ALL ELECTRICAL EQUIPMENT, DEVICES, JUNCTION BOXES, OUTLETS, PANELS...ETC. SHALL BE PLACED ABOVE THE BASE FLOOD ELEVATION OR PROTECTED TO PREVENT WATER FROM ENTERING/ACCUMULATING WITHIN EQUIPMENT DURING FLOOD CONDITIONS.

ALL CONDUCTORS TO BE THHN/THWN 75 DEG C. INSULATION TYPE UNLESS SPECIFICALLY NOTED OTHERWISE.

VERIFY LOCATION OF ALL WIREWAYS, PANELS, ETC. WITH UTILITY COMPANIES/OWNER PRIOR TO INSTALLATION.

ALL EXTERIOR EQUIPMENT TO BE IN NEMA 3R ENCLOSURES

CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF MAIN ELECTRICAL SERVICE AND TELEPHONE DEMARC LOCATION, AND TO COORDINATE WITH UTILITY COMPANIES PRIOR TO BIDDING AND COMMENCEMENT OF WORK.

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PROFESSIONAL ENGINEER
12/02/2025

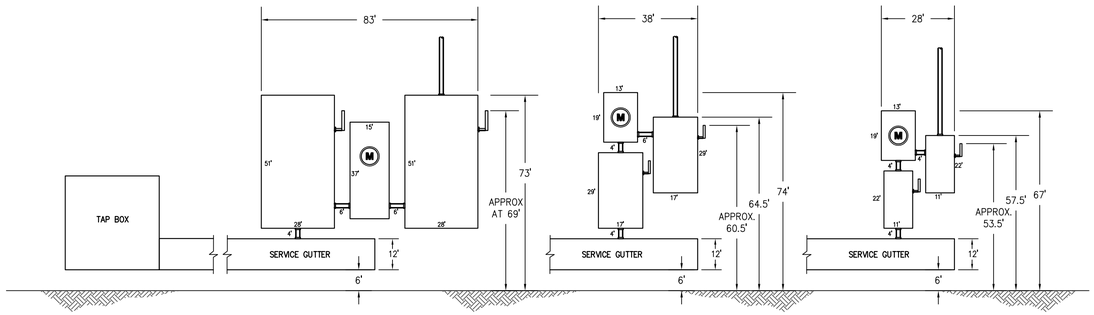
LANDLORD WORK FOR A FUTURE
PETCO AND DOLLAR TREE

TOWNWEST COMMONS
150 ALLIANCE BLVD. - SUITES 300 & 400
HUTTO, TEXAS 78634

Project No. 25052
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ELECTRICAL SPECIFICATION, LEGEND AND DETAILS

Sheet No. E2.0



NOTE:

- DISCONNECT SWITCH OPERATING HANDLE HEIGHT SHALL NOT EXCEED 6-7" (79) PER NEC 404.8(A).
- METER CENTER HEIGHT SHALL BE BETWEEN 4' TO 6' PER CPE STANDARDS.

3 ELECTRICAL FUTURE TENANTS EQUIPMENT DETAILS
SCALE: NONE

SYMBOL LEGEND

SYMBOL	DESCRIPTION (DISREGARD ITEMS NOT SHOWN ON PLANS)
LIGHTING (LETTER DENOTES TYPE – SEE LIGHT FIXTURE SCHEDULE)	
○	DOWNLIGHT FIXTURE
▭	LIGHT FIXTURE – WALL MOUNTED
RECEPTACLES AND OUTLETS	
⊖	DUPLEX RECEPTACLE
⊟	DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE
⊞	DOUBLE DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE IN 2-GANG BOX WITH SINGLE COVER PLATE
ⓙ	JUNCTION BOX
MOTOR CONTROLLERS AND EQUIPMENT	
□ᵀ	DISCONNECT SWITCH
$	1P-20A MOTOR RATED SWITCH U.O.N.
ELECTRICAL EQUIPMENT	
▱	277/480V PANELBOARD
▰	120/208V PANELBOARD
▭	TELEPHONE CABINET
CIRCUITING	
———	CONDUIT
———	CONDUIT BELOW FLOOR, SLAB, OR GRADE
——#/#C	1/4C UNLESS OTHERWISE NOTED; LONG HATCH = NEUTRAL; SHORT HATCH = PHASE; 2" HATCH = INSULATED GROUND, NO HATCHES INDICATES 2 CONDUCTORS, ARROW INDICATES HOMERUN
———+	PARTIAL ELECTRICAL HOMERUN
SUBSCRIPTS AND ABBREVIATIONS	
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
WP	INDICATES WEATHERPROOF
NL	LIGHT FIXTURE ON NIGHT LIGHT CIRCUIT
UON	UNLESS OTHERWISE NOTED

GENERAL NOTE:
ALL EXTERIOR BUILDING ELECTRICAL EQUIPMENT TO BE WEATHERPROOF

SPECIFICATIONS

GENERAL

- VERIFY ALL DIMENSIONS AT THE JOB SITE AND FROM THE ARCHITECTURAL PLANS.
- UNLESS OTHERWISE NOTED, CONTRACTOR AND SUBCONTRACTOR SHALL PAY FOR ALL PERMITS AND CHARGES REQUIRED AND SHALL COMPLY WITH ALL GOVERNING CODES AND ORDINANCES AND AUTHORITY HAVING JURISDICTION.
- VISITING THE SITE: EACH BIDDER SHALL VISIT THE SITE OF THE PROPOSED WORK AND SHALL FULLY INFORM HIMSELF REGARDING THE FACILITIES. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR WORK OR MATERIAL OMITTED FROM THE BIDDER'S CONTRACT PROPOSAL DUE TO HIS FAILURE TO SO INFORM HIMSELF BY SUCH INVESTIGATION.
- ALL CHANNELING AND PATCHING OF ROOF, FLOOR, CEILING AND WALLS SHALL BE GENERAL CONTRACTOR.
- FURNISH AND INSTALL A COMPLETE ELECTRICAL SYSTEM AS INDICATED ON PLANS. ELECTRICAL CONTRACTOR TO MAKE ALL FINAL CONNECTIONS TO ALL EQUIPMENT. MATERIAL SHALL BE AS FOLLOWS:

CONDUIT:

- ALL ELECTRICAL CONDUCTORS SHALL BE INSTALLED IN CONDUIT COMPLYING WITH THE NATIONAL ELECTRICAL CODE. WHERE INSTALLED SUBJECT TO STRESS FROM COLLISION OR IMPACT, CONDUIT SHALL BE GALVANIZED RIGID STEEL. WHERE RIGID STEEL CONDUIT IS NOT REQUIRED, CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING WITH ELECTRO-GALVANIZING OUTSIDE AND ENAMEL INSIDE. TUBING SHALL BE BY "TRIANGLE" OR AN APPROVED SUBSTITUTION. LIQUID-TIGHT FLEXIBLE METAL CONDUIT SHALL BE USED AT ALL MOTOR CONNECTIONS OR WHERE MOVEMENT OR VIBRATION IS A CONCERN. UNLESS NOTED OTHERWISE, FLEXIBLE METAL CONDUIT MAY BE USED ONLY FOR CONNECTION TO LIGHTING FIXTURES, IN LENGTHS NOT TO EXCEED 6 (SIX) FEET. MINIMUM CONDUIT SIZE SHALL BE 1/2 INCH. MINIMUM SIZE FOR FLEXIBLE METAL CONDUIT SHALL BE 1/2 INCH. CONDUIT/CONDUCTOR FILL SHALL CONFIRM TO NATIONAL ELECTRICAL CODE, LATEST EDITION.
- CARLON PVC TYPE SCH. 40 HEAVY WALL CONDUIT WITH GROUND WIRE MAY BE USED BELOW FLOOR SLAB OR UNDERGROUND IN LIEU OF RIGID, THREADED, GALVANIZED CONDUIT. PVC SCH. 40 CONDUIT SHALL NOT BE RUN IN OR ABOVE FLOOR SLAB, OR IN TILT WALL PANELS. PVC CONDUIT SHALL TERMINATE BELOW FLOOR SLAB WITH RIGID, THREADED METAL CONDUIT ADAPTER. CONDUIT ABOVE SLAB SHALL BE METAL.
- A GROUND CONDUCTOR SHALL BE SUPPLIED IN NONMETALLIC CONDUIT OR ELECTRICAL METALLIC TUBING UTILIZING SET SCREW TYPE CONNECTORS. THE GROUND CONDUCTOR SHALL BE BARE, STRANDED, ANNEALED COPPER.
- CONDUIT TO BE SUPPORTED FROM JOIST. PROVIDED HANGERS, SUPPORTS AND FASTENINGS AS REQUIRED BY NATIONAL ELECTRICAL CODE DO NOT SUPPORT FROM ROOF DECK.
- PROVIDE PULL STRING IN ALL EMPTY CONDUITS.

CONDUIT FITTINGS:

- ALL CONDUIT FITTINGS SHALL BE STEEL, SET SCREW OR COMPRESSION TYPE, INSULATED THROAT, UL LISTED. FITTINGS SHALL BE AS MANUFACTURED BY APPLETON ELECTRIC, OZ GEDNEY CO., ARROW CONDUIT AND FITTINGS CORP., OR EQUAL.

CONDUCTORS:

- ALL CONDUCTORS SHALL BE COPPER. EACH CONDUCTOR SHALL BE CONTINUOUS, WITHOUT WELD, SPLICE, OR JOIST THROUGHOUT ITS LENGTH, AND UNIFORM IN CROSS-SECTION. WIRE #6 AWG AND LARGER SHALL HAVE TYPE "THWN" INSULATION. WIRE #8 AWG AND SMALLER SHALL HAVE DUAL-RATED TYPE "THHN/THWN" INSULATION. MINIMUM WIRE SIZE, EXCEPT FOR CONTROL WIRING, SHALL BE #12 AWG. ALL WIRING INSIDE LIGHTING FIXTURES SHALL BE TEMPERATURE RATED PER THE NATIONAL ELECTRICAL CODE – 90 DEGREES C MINIMUM. BRANCH CIRCUIT WIRING WITHIN 3 INCHES OF FLUORESCENT BALLASTS SHALL BE TEMPERATURE RATED FOR 90 DEGREES C.

LIGHTING PANELBOARDS:

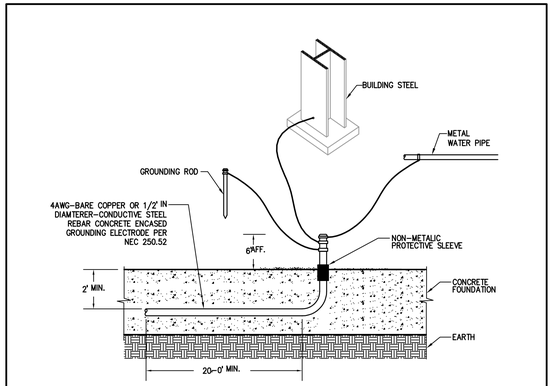
- 1. 120/208V, 3-PHASE' 4-WIRE OR 120/240V. 1-PHASE, 3-WIRE: FURNISH AND INSTALL AS SHOWN ON PLANS, LIGHTING PANELBOARDS BY SQUARE 'D' TYPE 'NQOO', STYLE "Q", OR EQUAL WITH BOLT ON CIRCUIT BREAKERS OR AN APPROVED SUBSTITUTION. ALL BUSSING TO BE COPPER.
- 2. 277/480V, 3-PHASE, 4-WIRE: FURNISH AND INSTALL AS SHOWN ON PLANS, LIGHTING PANELBOARDS BY SQUARE 'D', OR EQUAL TYPE "NEHB" WITH BOLT ON CIRCUIT BREAKERS OR AN APPROVED SUBSTITUTION. ALL BUSSING TO BE COPPER.
- ALL PANEL BOARDS SHALL HAVE A MANUFACTURER'S LABEL IDENTIFYING THE EQUIPMENT MODEL AND SERIAL NUMBERS, EQUIPMENT RATINGS, AND OTHER PERTINENT DATA. ALL PANELS SHALL BE PROVIDED WITH IDENTIFYING NAMEPLATES 1/2-INCH HIGH, ENGRAVED LETTERS FOR EQUIPMENT DESIGNATION AND 1/4-INCH LETTERS INDICATING SOURCE CIRCUIT DESIGNATION, (I.E.: "PANEL LA -FED FROM 9KVA XFMR FED FROM HA-6,8,10 WORDS "FED FROM " SHALL BE INCLUDED IN THE LABELING, AND CIRCUIT DIRECTORY IDENTIFYING EACH FEEDER/BRANCH CIRCUIT SHALL BE PROVIDED PER NEC ARTICLE 408.4.

SAFETY SWITCHES:

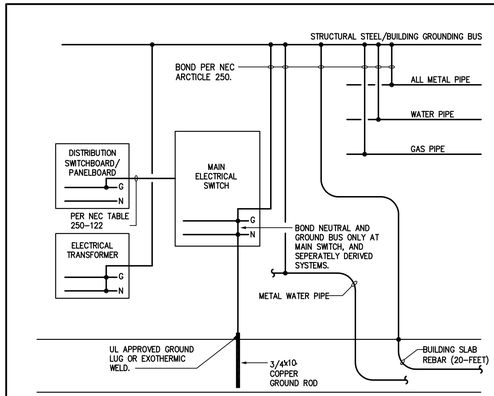
- SAFETY SWITCHES SHALL BE FURNISHED AND INSTALLED AT ALL LOCATIONS INDICATED ON PLANS OR REQUIRED BY THE NATIONAL ELECTRICAL CODE. ALL SWITCHES SHALL BE HEAVY DUTY TYPE AND SHALL HAVE CLIPS FOR REJECTION TYPE FUSES AND SHALL BE BY SQUARE 'D', G.E., OR EQUAL, FOR THE VOLTAGE AND LOAD INVOLVED. PROVIDE A COMPLETE SET OF FUSES IN ALL FUSED SWITCHES. FUSES SHALL BE CLASS RK5 (BUSSMAN "LOW-PEAK") FOR CIRCUITS UP TO 600 AMPS AND CLASS L (BUSSMAN "HI-CAP" KRP-C) FOR CIRCUITS ABOVE 600 AMPS.

TRANSFORMERS:

- FURNISH AND INSTALL G.E. TYPE "QL" OR EQUAL DRY TRANSFORMER WITH 2-1/2% CAPACITY TAPS ON THE PRIMARY WINDING (TWO ABOVE AND FOUR BELOW NORMAL VOLTAGE). TRANSFORMER SHALL BE RATED FOR 150 DEG. C. RISE ABOVE 40 DEG. C. AMBIENT DURING USE AND HAVE AN INSULATION SYSTEM RATED TO WITHSTAND 220 DEG. C. COPPER WINDINGS ONLY.



2 CONCRETE ENCASED ELECTRODE ("UFER" GROUND) DETAIL
SCALE: NONE



1 GROUNDING DETAIL
SCALE: none

LIGHTING FIXTURE SCHEDULE

FIXTURE DESIGNATION	MANUFACTURER	CATALOG NO.	LAMP NO.	LAMP TYPE	LAMP COLOR	LUMENS	WATT	VOLT	BALLAST/DRIVER	INPUT WATTAGE	MOUNTING	LOCATION
A	GOTHAM	EVO-40/20-8AR-MWD-LD-277	1	LED	4000	2000	41	277	ELECTRONIC	43	RECESSED	EXTERIOR CANOPY
AE	GOTHAM	EVO-40/20-8AR-MWD-LD-277	1	LED	4000	2000	41	277	ELECTRONIC WITH EMERGENCY BATTERY PACK	43	RECESSED	EXTERIOR CANOPY
B	LITHONIA	WST-LED-P3-40K-VW-MVOLT	1	LED	4000	6689	58	277	ELECTRONIC	58	WALL	EXTERIOR WALL PACK
BE	LITHONIA	WST-LED-P3-40K-VW-MVOLT-E7WH	1	LED	4000	6689	58	277	ELECTRONIC WITH BATTERY BACK-UP	58	WALL	EXTERIOR WALL PACK
C	BEGA	33-344-LED	1	LED	4000	799	16.9	277	ELECTRONIC	18	WALL	EXTERIOR WALL SCONCE
DE	LITHONIA	AFN-EXT	1	LED	-	-	10.8	277	ELECTRONIC WITH BATTERY BACK-UP	10.8	WALL	EMERGENCY LIGHTING
FE	LITHONIA	WSQ-LED-P2-40K-SR2-MVOLT	1	LED	4000	3000	29	277	ELECTRONIC WITH BATTERY BACK-UP	31	WALL	EXTERIOR CANOPY

THIS LIGHTING FIXTURE SCHEDULE IS FOR REFERENCE AND FINAL APPROVAL SHALL BE PER ARCHITECT

REFER TO ARCHITECTURAL PLANS FOR EXACT SPECIFICATIONS AND REQUIREMENTS OF ALL LIGHTING FIXTURES PRIOR TO PURCHASE AND INSTALLATION

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12/02/2025

LANDLORD WORK FOR A FUTURE
PETCO AND DOLLAR TREE

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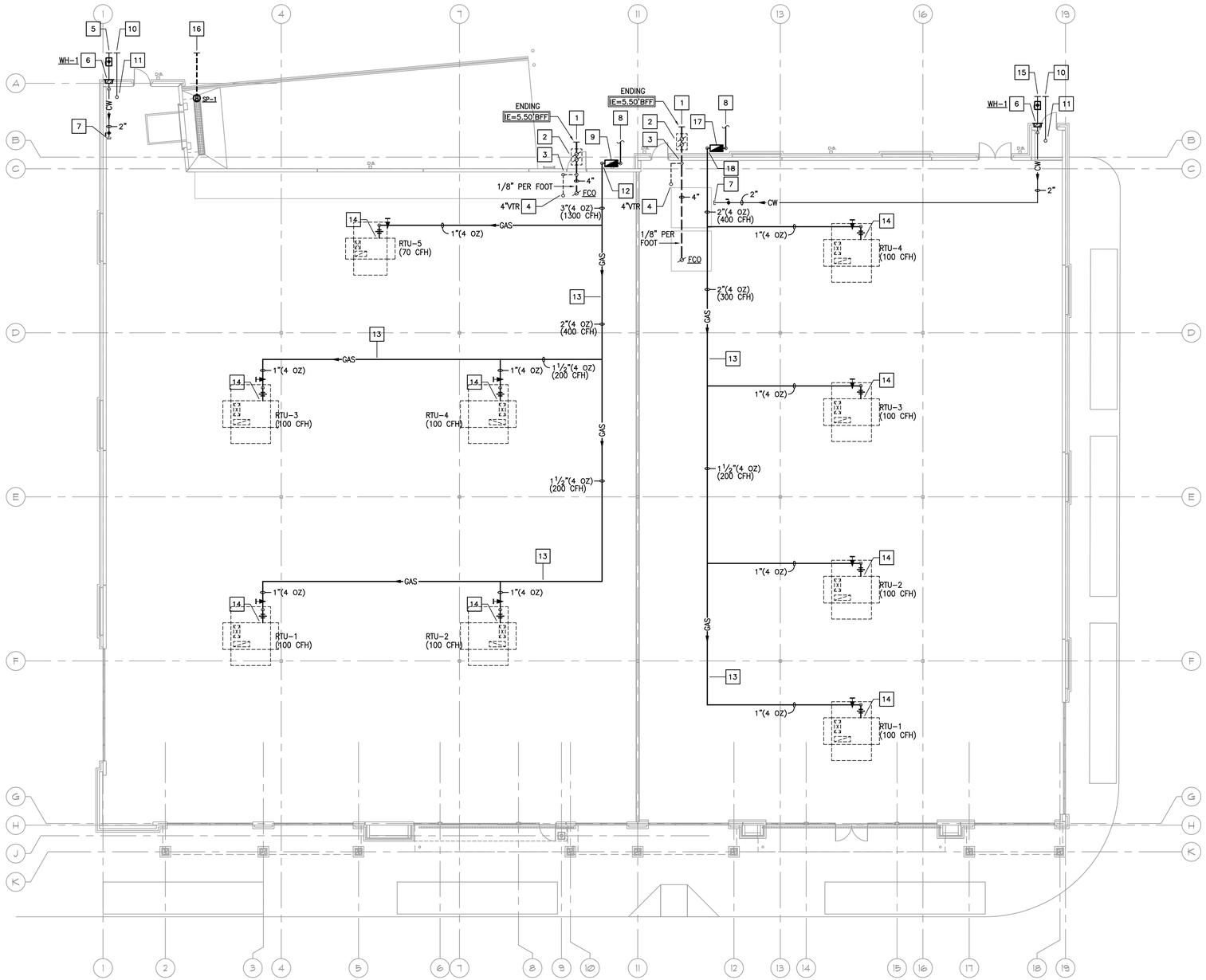
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ELECTRICAL SPECIFICATION, LEGEND AND DETAILS

Sheet No. E3.0

FIRE PROTECTION NOTE:

LICENSED SPRINKLER ENGINEER OR LICENSED SPRINKLER CONTRACTOR, TO PROVIDE DRAWINGS AND CALCULATIONS FOR AN AUTOMATIC FIRE SPRINKLER SYSTEM FOR THIS BUILDING, TO COMPLY WITH SPACE LAYOUT, NFPA 13, STATE, LOCAL, AND INSURANCE UNDERWRITING AUTHORITIES. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.



NORTH

1 PLUMBING FLOOR PLAN
SCALE: 3/32" = 1'-0"

PLUMBING KEYED NOTES

1. 6" SANITARY SEWER, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE SANITARY SEWER PIPING. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.
2. TWO-WAY EXTERIOR CLEANOUT. COORDINATE EXACT LOCATION WITH OWNER. REFER TO PLUMBING DETAIL SHEET.
3. VENT UP FROM BELOW SLAB. COORDINATE EXACT LOCATION WITH OWNER.
4. ROUTE VENT PIPING WITHIN JOIST SPACE. VENT THROUGH ROOF.
5. 2" DOMESTIC COLD WATER AT MINIMUM 60 PSI STATIC AND 45 PSI RESIDUAL. CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE DOMESTIC WATER PIPING. IF MINIMUM PRESSURE REQUIREMENTS CANNOT BE MET CONTACT ARCHITECT/ENGINEER. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
6. 2" DOMESTIC WATER ENTRY, REFER TO PLUMBING DETAIL SHEET.
7. VALVE AND CAP COLD WATER LINE AT JOIST LEVEL FOR FUTURE CONNECTION. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
8. GAS SERVICE LINE PROVIDED BY GAS COMPANY. COORDINATE WITH GAS COMPANY.
9. PROVIDE GAS METER WITH 1300 CFH DEMAND AT 4 OZ OUTLET PRESSURE, 200 FT. DEVELOPED LENGTH. CONTACT GAS COMPANY. CONTRACTOR TO VERIFY EXACT LOCATION OF METER PLACEMENT.
10. 6" FIRE WATER SERVICE, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE FIRE SERVICE PIPING. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
11. 6" FIRE WATER ENTRY, REFER TO PLUMBING DETAIL SHEET.
12. PROVIDE 3" GAS (4 OZ) FROM OUTLET SIDE OF METER AND ROUTE UP FACE OF WALL UP AND OVER ROOF PARAPET AND ONTO ROOF. PROVIDE SUPPORTS TO SECURE GAS PIPING TO WALL.
13. GAS PIPING ROUTED ON ROOF.
14. CONNECT GAS PIPING TO MECHANICAL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS.
15. 2" DOMESTIC COLD WATER AT 35 PSI MINIMUM, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE DOMESTIC WATER PIPING. IF MINIMUM PRESSURE REQUIREMENTS CANNOT BE MET CONTACT ARCHITECT/ENGINEER. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
16. 2" STORM DRAIN LINE FROM SUMP PUMP AT TRUCK DOCK TRENCH DRAIN, CONTRACTOR TO MAKE CONNECTION AS NECESSARY TO SITE STORM SYSTEM. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION.
17. PROVIDE GAS METER WITH 400 CFH DEMAND AT 4 OZ OUTLET PRESSURE, 200 FT. DEVELOPED LENGTH. CONTACT GAS COMPANY. CONTRACTOR TO VERIFY EXACT LOCATION OF METER PLACEMENT.
18. PROVIDE 2" GAS (4 OZ) FROM OUTLET SIDE OF METER AND ROUTE UP FACE OF WALL UP AND OVER ROOF PARAPET AND ONTO ROOF. PROVIDE SUPPORTS TO SECURE GAS PIPING TO WALL.

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PLUMBING FLOOR PLAN

Sheet No. P1.0

PLUMBING LEGEND

SYMBOL	DESCRIPTION
SAN	SANITARY OR WASTE PIPING ABOVE GRADE (SAN)
SAN	SANITARY OR WASTE PIPING BELOW GRADE (SAN)
GW	GREASE WASTE PIPING ABOVE GRADE (GW)
GW	GREASE WASTE PIPING BELOW GRADE (GW)
	VENT PIPING ABOVE OR BELOW GRADE (V)
CW	COLD WATER PIPING (CW)
HW	HOT WATER PIPING (HW)
F	FIRE PROTECTION PIPING (F)
FS	FIRE SPRINKLING PIPING (FS)
GAS	NATURAL GAS PIPING (G)
	FLOW DIRECTIONAL ARROW
	SHUT-OFF VALVE
	BALL VALVE (BV)
	HORIZONTAL SWING CHECK
	UNION
	Y-STRAINER
	PIPING DOWN
	RISE OR DROP PIPING
	PIPING UP -OR- PIPING UP & DOWN
	CAP ON END OF PIPE
	CLEANOUT (WALL OR CEILING) (CO)
	FLOOR CLEANOUT (FCO)
	EXTERIOR CLEANOUT WITH 18"x18"x4" CONCRETE PAD (ECO)
	TWO-WAY CLEANOUT (PROVIDE 18"x24"x4" CONCRETE PAD OUTSIDE)
	HOSE BIBB
	WALL HYDRANT
1	REFER TO KEYED NOTE
	FLOOR DRAIN (FD)
	FLOOR DRAIN WITH P-TRAP (FD)
	FLOOR DRAIN WITH P-TRAP AT 45° ANGLE (FD)
(E)	EXISTING
(N)	NEW
VTR	VENT THRU ROOF
FD	FLOOR DRAIN
FS	FLOOR SINK
	CONNECT NEW TO EXISTING
IE=100.00'	INVERT ELEVATION
1	DELTA CHANGE SYMBOL

NOTE: NOT ALL SYMBOLS MAY APPLY TO THIS PROJECT.

PLUMBING GENERAL NOTES

1. PRIOR TO BEGINNING CONSTRUCTION, COORDINATE BUILDING BACKFLOW PREVENTION REQUIREMENTS WITH THE LOCAL AUTHORITY HAVING JURISDICTION AND PROVIDE AS DIRECTED.
2. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER AND ANY MATERIAL OR LABOR CALLED FOR IN ONE SHALL BE FURNISHED AND INSTALLED EVEN THOUGH NOT SPECIFICALLY MENTIONED IN BOTH. ANY MATERIAL OR LABOR WHICH IS NEITHER SHOWN ON THE DRAWINGS NOR CALLED FOR IN THE SPECIFICATIONS, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK, AND WHICH IS USUALLY INCLUDED IN WORK OF SIMILAR CHARACTER, SHALL BE FURNISHED AND INSTALLED AS PART OF CONTRACT.
3. THE CONTRACTOR SHALL COORDINATE ALL WORK CLOSELY WITH MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTWORK, CONDUIT AND STRUCTURAL ITEMS. SHOULD A CONFLICT OCCUR CONTRACTOR MUST NOTIFY THE ARCHITECT/ ENGINEER PRIOR TO INSTALLING AN ALTERNATE PIPING PLAN.
4. ALL WORK, METHODS AND INSTALLATIONS INVOLVED IN THE PLUMBING DESIGN SHALL BE IN ACCORDANCE WITH THE CITY BUILDING CODES, INSPECTION REGULATIONS AND ALL OTHER OFFICIALS HAVING JURISDICTION.
5. COORDINATE ROUTING OF ALL BELOW GRADE PIPING WITH GRADE BEAMS. ADJUST INVERT ELEVATIONS OR PIPE ROUTING TO CLEAR GRADE BEAMS.
6. DO NOT ROUGH-IN FROM THESE DRAWINGS. REFER TO LATEST ARCHITECTURAL DRAWINGS FOR DIMENSIONED LOCATIONS.
7. COORDINATE ALL FIXTURE AND EQUIPMENT LOCATIONS AND CONNECTION REQUIREMENTS WITH LATEST ARCHITECTURAL DRAWINGS AND SPECIFICATIONS PRIOR TO ANY ROUGH-INS.
8. PROTECT EQUIPMENT AND WORK FROM DAMAGE DURING HANDLING AND INSTALLATION UNTIL COMPLETION OF CONSTRUCTION.
9. REMOVE ALL EXCESS MATERIAL AND DEBRIS AND CLEAN ALL EQUIPMENT UPON COMPLETION OF WORK. TOUCH UP WITH PAINT WHERE REQUIRED.
10. ALL CONNECTIONS BETWEEN PIPES OF DISSIMILAR MATERIALS SHALL BE MADE WITH DI-ELECTRIC UNIONS. PROVIDE ACCESS PANELS WHERE REQUIRED.
11. EACH VENT SHALL TERMINATE VERTICALLY NOT LESS THAN 6" ABOVE ROOF, MAINTAIN MINIMUM 15'-0" DISTANCE BETWEEN VENT TERMINALS THROUGH ROOF AND ALL FRESH AIR INTAKES, AND A MINIMUM 5'-0" FROM ANY EXTERIOR WALL.
12. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTAL OF BID TO DETERMINE CONDITIONS AFFECTING THE WORK. ANY ITEMS WHICH ARE NOT COVERED IN THE BID DOCUMENTS OR ANY PROPOSED SUBSTITUTIONS SHALL BE LISTED SEPARATELY AND QUALIFIED IN THE CONTRACTORS BID. SUBMITTAL OF BID SHALL SERVE AS EVIDENCE OF KNOWLEDGE OF EXISTING CONDITIONS AND ANY MODIFICATIONS WHICH ARE REQUIRED TO MEET THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. FAILURE TO VISIT THE SITE DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY IN PERFORMANCE OF WORK.
13. CONTRACTOR TO PROVIDE (1) YEAR WARRANTY ON ALL ITEMS PROVIDED.

FIRE SPRINKLER SYSTEM

1. DESIGN AND PROVIDE LABOR AND MATERIALS FOR THE COMPLETE INSTALLATION OF AN AUTOMATIC WET PIPE FIRE EXTINGUISHING SPRINKLER SYSTEM WITH THE ATTENDANT ACCESSORIES FOR THE ENTIRE AREA.
2. STUDY THE GENERAL, STRUCTURAL, ELECTRICAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS AND FIELD SURVEY THE EXISTING BUILDING IN ORDER TO BECOME FAMILIAR WITH THE BUILDING AND DETAILS AS THEY APPLY TO THE WORK OF THIS SECTION. COOPERATE WITH OTHERS SO THAT THERE WILL BE NO CONFLICT OF SPACE REQUIRED. DUCTWORK AND ELECTRICAL WORK SHALL TAKE PRECEDENCE OVER OTHER WORK, EXCEPT WHERE IT IS ABSOLUTELY NECESSARY TO MAINTAIN COVERAGE PROTECTION.
3. THE INSTALLATION OF THE ENTIRE SPRINKLER SYSTEM SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE GOVERNING BUILDING CODE, REQUIREMENTS OF NFPA PAMPHLET 13, AND OTHER LOCAL AUTHORITIES EXERCISING JURISDICTION.
4. IT SHALL BE THE FIRE PROTECTION CONTRACTOR'S RESPONSIBILITY, PRIOR TO BID, TO VERIFY PRESSURE AT THE PROJECT SITE BY PERFORMING A FLOW TEST. DETERMINE IF THE AVAILABLE STATIC AND RESIDUAL PRESSURE WILL ADEQUATELY PROVIDE THE FIRE EXTINGUISHING SYSTEM WITH THE NECESSARY PRESSURE OR IF A FIRE PUMP, BREAK TANK AND NECESSARY APPURTENANCES ARE REQUIRED.
5. PROVIDE SCHEDULE 10 AND SCHEDULE 40 BLACK STEEL PIPE AND FITTINGS IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA FOR APPLICABLE FIRE PROTECTION SYSTEMS. CONFORM TO ASTM NFPA 13 2002 EDITION TABLE 6.3.1.1. PROVIDE PIPING WITH MALLEABLE IRON, CAST IRON, STEEL WELDED OR SCREWED FITTINGS. VICTAULIC GROOVED FITTINGS MAY BE USED ABOVE GRADE IN ACCESSIBLE LOCATIONS ONLY.
6. ALL HEADS SHALL BE UL LISTED AND FM APPROVED, AND COMPLY WITH THE LATEST REQUIREMENTS OF NFPA 13 WITH RESPECT TO ORIFICE SIZE. SPRINKLER HEADS WITH "O" RING DESIGN SHALL NOT BE ACCEPTABLE. TYCO MODEL B, FRB, OR APPROVED EQUAL UNLESS STATED OTHERWISE.

PLUMBING SCOPE & SPECIFICATION

THE WORK OF THIS SECTION SHALL INCLUDE, BUT NOT BE LIMITED TO:

A. A DOMESTIC COLD WATER DISTRIBUTION SYSTEM TO SERVE ALL FIXTURES.
B. A SANITARY SOIL WASTE AND VENT SYSTEM TO SERVE ALL FIXTURES.

DRAWINGS ARE DIAGRAMMATIC; CONFIRM DIMENSIONS AND LOCATIONS IN THE FIELD, ADVISE OF MAJOR DISCREPANCIES.

GUARANTEE LABOR AND MATERIALS FOR ONE YEAR.

ADHERE TO APPLICABLE LOCAL CODES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE CITY CODES.

PRODUCE RECORD DRAWINGS.

CONTRACTOR SHALL OBTAIN REQUIRED PERMITS AND PAY ALL FEES.

VALVES

VALVES SHALL BE MANUFACTURED BY NIBCO, HAMMOND, POWELL, STOCKHAM, WATTS OR EQUIVALENT APPROVED BY THE ENGINEER.

BALL VALVES SHALL HAVE CAST BRONZE BODY, BLOWOUT PROOF STEMS, FULL SIZE PORT, 316 STAINLESS STEEL TRIM, TEFLON SEAT AND SEAL AND THRUST WASHERS. VALVES 2" AND SMALLER SHALL BE NIBCO T-585-70-66 OR APPROVED EQUIVALENT.

WHERE VALVES ARE INSTALLED IN INSULATED PIPING, PROVIDE WITH EXTENDED NECK SO VALVE OPERATOR AND STOP PLATE CLEARS THE FULL THICKNESS INSULATION SO THE LEVER OR HANDLE WILL NOT DAMAGE THE INSULATION.

INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED.

INSTALL VALVES FOR SHUT-OFF AND ISOLATING SERVICE AT EACH PIECE OF EQUIPMENT, AT VERTICAL RISERS, AND WHERE SHOWN ON THE DRAWINGS.

PROVIDE ACCESS WHERE VALVES ARE NOT EXPOSED.

UNIONS

UNIONS IN COPPER OR BRASS LINES SHALL BE BRASS, THREADED PATTERN UNIONS.

EXCAVATION

EXCAVATE TRENCHES FOR UNDERGROUND PIPING TO THE REQUIRED DEPTH.

CUT THE BOTTOM OF THE TRENCH OR EXCAVATION TO UNIFORM GRADE.

SHOULD ROCK BE ENCOUNTERED, EXCAVATE 6" BELOW GRADE, FILL WITH BEDDING MATERIAL (SAND) AND TAMP WELL.

LAY OUT ALIGNMENT OF PIPE TRENCHES TO AVOID OBSTRUCTIONS. PROVIDE ASSURANCE THAT PROPOSED ROUTE OF PIPE WILL NOT INTERFERE WITH BUILDING FOUNDATION BEFORE ANY CUTTING IS BEGUN. SHOULD INTERFERENCE BE FOUND, CONTACT THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

BACKFILL

BACKFILL SHALL NOT BE PLACED UNTIL THE WORK HAS BEEN INSPECTED, TESTED AND APPROVED. USE SUITABLE FRIABLE SOILS AS BACKFILL MATERIAL. DO NOT USE PEAT, SILT, MUCK, DEBRIS OR OTHER ORGANIC MATERIALS. DEPOSIT BACKFILL IN UNIFORM LAYERS.

PLACE BACKFILL MATERIAL IN UNIFORM LAYERS, 8" MAXIMUM LOOSE MEASURE. COMPACT TO NOT LESS THAN 95% OF MAXIMUM SOIL DENSITY AS DETERMINED BY ASTM D698 STANDARD PROCTOR.

PLUMBING PIPING HANGERS

SUPPORT PIPING TO MAINTAIN LINE AND GRADE, WITH PROVISION FOR EXPANSION AND CONTRACTION. USE APPROVED CLEVIS-TYPE OR TRAPEZE-TYPE HANGERS CONNECTED TO STRUCTURAL MEMBERS OF THE BUILDING. SINGLE PIPE RUNS TO BE SUPPORTED BY APPROVED CLEVIS TYPE HANGERS. MULTIPLE PIPE RUNS TO BE SUPPORTED BY APPROVED TRAPEZE TYPE HANGERS. DO NOT SUPPORT PIPING FROM OTHER PIPING OR STRUCTURAL JOIST BRIDGING. REVIEW STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. WHERE INSULATION OCCURS, DESIGN HANGERS TO PROTECT INSULATION FROM DAMAGE. MAXIMUM VERTICAL SPACING SHALL BE 10 FOOT. MAXIMUM HORIZONTAL SPACING FOR COPPER TUBING 1-1/2" AND SMALLER SHALL BE 6 FOOT AND FOR 2" AND LARGER SHALL BE 10 FOOT. MAXIMUM HORIZONTAL SPACING FOR CAST IRON PIPING SHALL BE 5 FOOT.

CLEANING, TESTING AND ADJUSTING

THIS CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, INSTRUCTIONS, AND SUPERVISION REQUIRED IN THE PERFORMANCE OF ALL TESTS. CLEANING AND MAKING NECESSARY ADJUSTMENTS TO OPERATION OF ALL FIXTURES AND EQUIPMENT.

RODDING SEWERS

ALL SANITARY SOIL AND STORM SEWER LINES, BOTH IN THE BUILDING AND OUT SHALL BE RODDED OUT AND FLUSHED OUT AFTER COMPLETION OF CONSTRUCTION AND PRIOR TO FINISH FLOOR BEING INSTALLED. ALL WORK MUST BE COMPLETED PRIOR TO SUBSTANTIAL COMPLETION. ALL FLOOR DRAIN AND CLEANOUT LOCATIONS MUST BE INCLUDED IN THIS WORK

PIPE SLOPE

BUILDING SEWERS SHALL BE RUN IN PRACTICAL ALIGNMENT AND AT A UNIFORM SLOPE OF NOT LESS THAN ONE-FOURTH (1/4) OF AN INCH PER FOOT TOWARD THE POINT OF DISPOSAL. WHEN APPROVED BY THE AUTHORITY HAVING JURISDICTION AND WHERE IT IS IMPRACTICAL, DUE TO THE DEPTH OF THE STREET SEWER OR TO THE STRUCTURAL FEATURES OR TO THE ARRANGEMENT OF ANY BUILDING OR STRUCTURE, TO OBTAIN A SLOPE OF ONE-FOURTH (1/4) OF AN INCH PER FOOT, ANY SUCH PIPE OR PIPING FOUR (4) INCHES THROUGH SIX (6) INCHES MAY HAVE A SLOPE OF NOT LESS THAN ONE-EIGHTH (1/8) INCH PER FOOT AND ANY SUCH PIPE OR PIPING EIGHT (8) INCHES AND LARGER MAY HAVE A SLOPE OF NOT LESS THAN ONE-SIXTEETH (1/16) INCH PER FOOT.

PIPING INSULATION

ALL COLD WATER PIPING, FITTINGS AND VALVES SHALL BE INSULATED WITH NOMINAL 1" WALL THICKNESS IMCOLOCK PIPE INSULATION, OR AN APPROVED EQUAL HAVING FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DENSITY OF 50 OR LESS WHEN TESTED BY ASTM E-84 METHOD.

ALL HOT WATER AND HOT WATER RETURN PIPING, FITTINGS AND VALVES SHALL BE INSULATED WITH NOMINAL 1" WALL THICKNESS IMCOLOCK PIPE INSULATION, HAVING A CONDUCTIVITY NOT EXCEEDING 0.28 BTU PER inch/h X ft^2 X °F.

IMCOLOCK PIPE INSULATION MAY BE SLIPPED ONTO THE PIPE PRIOR TO CONNECTION OR APPLIED AFTER THE PIPE IS INSTALLED, AT THE CONTRACTOR'S OPTION. ALL BUTT JOINTS AND MITER JOINTS SHALL BE CLOSED USING IMCOA'S FUSE SEAL JOINING SYSTEM OR FACTORY APPROVED CONTACT ADHESIVE. IMCOLOCK PIPE INSULATION SHALL BE INSTALLED ACCORDING TO THE PROCEDURES OUTLINED BY THE MANUFACTURER.

FITTING COVER INSULATION SHALL BE FABRICATED AND INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDED PROCEDURES. SWEAT FITTINGS SHALL BE INSULATED WITH MITER CUT PIECES OF IMCOLOCK PIPE INSULATION THE SAME SIZE AS ON ADJACENT PIPING. THREADED FITTINGS SHALL BE INSULATED WITH SLEEVED FITTING COVERS FABRICATED FROM MITER CUT PIECES OF IMCOLOCK PIPE INSULATION ACCORDING TO THE MANUFACTURER'S SLEEVING SIZE RECOMMENDATIONS AND SHALL BE OVERLAPPED 2" AND SEALED TO THE ADJACENT PIPE INSULATION. ALL VALVES SHALL BE INSULATED WITH CUT PIECES OF IMCOLOCK PIPE INSULATIONS. ALL JOINTS AND MITER CUT PIECES ARE TO BE SEALED USING IMCOA'S FUSE SEAL JOINING SYSTEM OR FACTORY APPROVED CONTACT ADHESIVE.

INSTALL THERMAL INSULATION ON CLEAN, DRY SURFACES AFTER ALL TESTING AND INSPECTION IS COMPLETED. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THESE SPECIFICATIONS AND WITH MANUFACTURERS INSTRUCTIONS.

PIPING SLEEVES

ALL COPPER PIPES PASSING THROUGH CONCRETE OR CINDER WALLS AND FLOORS OR OTHER CORROSIVE MATERIAL SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY A PROTECTIVE SHEATHING OR WRAPPING OR OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM THE CORROSIVE MATERIAL. MINIMUM WALL THICKNESS OF MATERIAL SHALL BE 0.025 TO 0.0059 INCH.

PLUMBING FIXTURES

PROVIDE PLUMBING FIXTURES AS SPECIFIED OR EQUIVALENT APPROVED BY THE ENGINEER.

PIPE MATERIAL LIST

ABOVE GRADE, INSIDE BUILDING

DOMESTIC WATER PIPING

SEAMLESS ASTM B 88 TYPE L COPPER WATER TUBE WITH WROUGHT COPPER FITTINGS, ANSI B16.22. SOLDER MATERIAL SHALL BE 95.5 PERCENT LEAD FREE, ASTM B 32. THE USE OF DRILLED-T CONNECTIONS IS NOT PERMITTED.

SANITARY WASTE AND VENT PIPING

NO-HUB CAST IRON SOIL PIPE AND FITTING SYSTEM CONFORMING TO CISPI STANDARD NO. 301-04A. ELASTOMERIC SEALING SLEEVES SHALL CONFORM TO ASTM STANDARD C 564. COUPLINGS SHALL CONFORM TO CISPI STANDARD 310-04.

NATURAL GAS PIPING

PIPE 2" AND SMALLER SHALL BE SCHEDULE 40 ASTM A 53 BLACK STEEL PIPE WITH FACTORY FABRICATED SOCKET WELD FITTINGS.

PIPE LARGER THAN 2" SHALL BE SCHEDULE 40 ASTM A 53 BLACK STEEL PIPE WITH FACTORY FABRICATED BUTT WELD FITTINGS FOR WELDED STEEL PIPES.

BELOW GRADE, INSIDE BUILDING

DOMESTIC WATER PIPING

ASTM B 88 TYPE K COPPER WATER TUBE WITH WROUGHT COPPER FITTINGS, ANSI B16.22. ALL JOINTS SHALL BE BRAZED.

SANITARY WASTE AND VENT PIPING

SCHEDULE 40 DWV POLYVINYL CHLORIDE PIPE AND FITTINGS CONFORMING TO ASTM D-1784-82 WITH SOLVENT WELDED JOINTS.

NOTE:

ALL GAS PIPING AND FITTINGS OUTDOORS SHALL BE PAINTED WITH TWO COATS OF BRUSHED ON RUST PREVENTATIVE SILVER PAINT. ONE COAT OF RUST PREVENTATIVE PRIMER SHALL BE APPLIED TO THE PIPE IMMEDIATELY AFTER INSTALLATION.

PLUMBING FIXTURE SPECIFICATION

TYPE:	WH-1
DESCRIPTION:	WALL HYDRANT, CONCEALED BOX TYPE, NON-FREEZE, 3/4" MALE HOSE THREAD OUTLET, SELF-DRAINING WITH ANTI-SIPHON VACUUM BREAKER. CHROME PLATED BRONZE HEAD CASTING HOUSED WITHIN SATIN FINISH NICKEL BRONZE BOX WITH LOCKING HINGED COVER. LOOSE TEE OPERATING KEY. MIFAB MHY-20.
ROUGH-IN:	3/4" COLD WATER. INSTALL WITH BOTTOM OF BOX AT 12" A.F.F. OR AS DIRECTED BY ARCHITECT / OWNER.
TYPE:	ECO
DESCRIPTION:	EXTERIOR CLEANOUT TO GRADE, BOTTOM OUTLET DUCTILE IRON BODY, ADJUSTABLE 6-1/2" DIAMETER DUCTILE IRON RING AND COVER WITH VANDAL-RESISTANT SCREWS. IF LOCATED IN ASPHALT OR DIRT PROVIDE 18" X 18" X 12" CONCRETE PAD. SIOUX CHIEF 834-64DIRV.
TYPE:	FCO
DESCRIPTION:	FLOOR CLEANOUT, BOTTOM OUTLET DUCTILE IRON BODY, ADJUSTABLE 6-1/2" DIAMETER NICKEL BRONZE RING AND COVER WITH VANDAL-RESISTANT SCREWS. SIOUX CHIEF 834-64DNRV.

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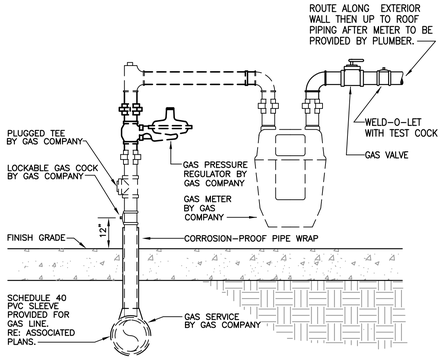
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PLUMBING SPECIFICATIONS, NOTES AND LEGEND

Sheet No. P2.0

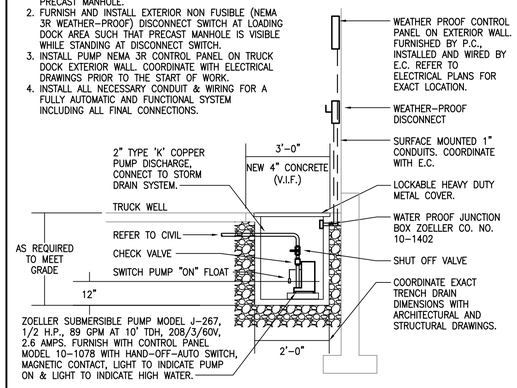


9 GAS SERVICE CONNECTION
SCALE: NONE

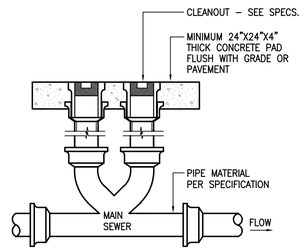
NOTE:

ALL WIRING & CONDUIT IS BY ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL:

1. INSTALL WATER PROOF JUNCTION BOX WITHIN PRECAST MANHOLE.
2. FURNISH AND INSTALL EXTERIOR NON FUSIBLE (NEMA 3R WEATHER-PROOF) DISCONNECT SWITCH AT LOADING DOCK AREA SUCH THAT PRECAST MANHOLE IS VISIBLE WHILE STANDING AT DISCONNECT SWITCH.
3. INSTALL PUMP NEMA 3R CONTROL PANEL ON TRUCK DOCK EXTERIOR WALL. COORDINATE WITH ELECTRICAL DRAWINGS PRIOR TO THE START OF WORK.
4. INSTALL ALL NECESSARY CONDUIT & WIRING FOR A FULLY AUTOMATIC AND FUNCTIONAL SYSTEM INCLUDING ALL FINAL CONNECTIONS.



11 TRUCK DOCK SUMP PUMP
SCALE: NONE



3 TWO-WAY EXTERIOR CLEANOUT
SCALE: NONE

8 GAS CONNECTION TO EQUIPMENT
SCALE: NONE

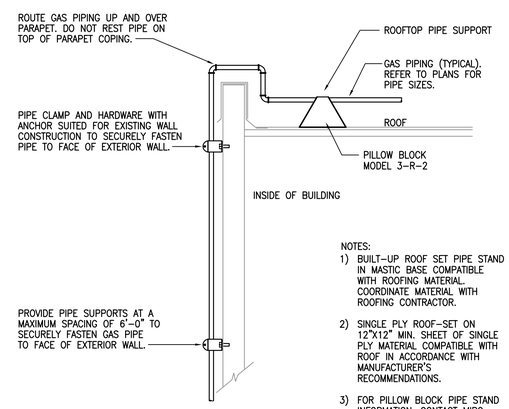
NOTES:

1. CHECK LOCAL AND STATE CODES FOR PROPER INSTALLATION.
2. PROVIDE FOR SEPARATE METERING FOR SPRINKLER AND DOMESTIC WATER.
3. PROVIDE FOR MONITORING OF SPRINKLER VALVES SYSTEM.

5 DOUBLE CHECK VALVE DETECTOR BACKFLOW-FIRE
SCALE: NONE

MINIMUM DIMENSIONS OF GALVANIZED SHEETMETAL PROTECTION SHIELDS AT PIPE HANGERS		
NOMINAL SIZE PIPE	SHIELD LENGTH (IN.)	GAUGE THICKNESS
1/2" & 3/4"	12	18
1" - 2-1/2"	12	18
3" - 4"	16	18
6"	18	16

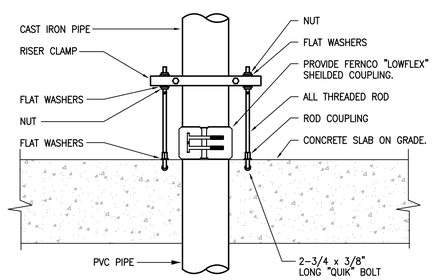
2 HANGER FOR INSULATED PIPING
SCALE: NONE



NOTES:

1) BUILT-UP ROOF SET PIPE STAND IN MASTIC BASE COMPATIBLE WITH ROOFING MATERIAL. COORDINATE MATERIAL WITH ROOFING CONTRACTOR.
2) SINGLE PLY ROOF-SET ON 12"X12" MIN. SHEET OF SINGLE PLY MATERIAL COMPATIBLE WITH ROOF IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3) FOR PILLOW BLOCK PIPE STAND INFORMATION, CONTACT MIRO INDUSTRIES (800)768-6978

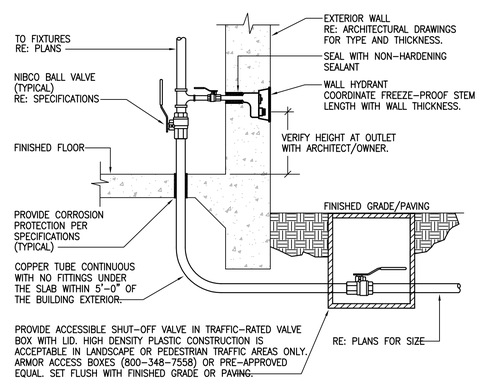
7 PIPE SUPPORT UP TO/DOWN FROM ROOF
SCALE: NONE



NOTE:

1. MAKE CONNECTION FROM PVC BELOW SLAB TO CAST IRON ABOVE SLAB WITH TRANSITION COUPLING.
2. THERE IS TO BE NO EXPOSED PVC ABOVE SLAB.

4 PVC TO CAST IRON CONNECTION
SCALE: NONE



1 DOMESTIC WATER ENTRY
SCALE: NONE

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Drawn
Checked

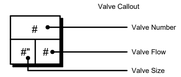
PLUMBING DETAILS

Sheet No. P3.0

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
25 50 10 20	Hunter AFB 10 Adjustable Flow Bubbler, 1/2" FIPT, stainless steel screw adjustment.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.
	Area to Receive Dripline Rain Bird XFD-06-12 XFD On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40 3"

Valve Callout

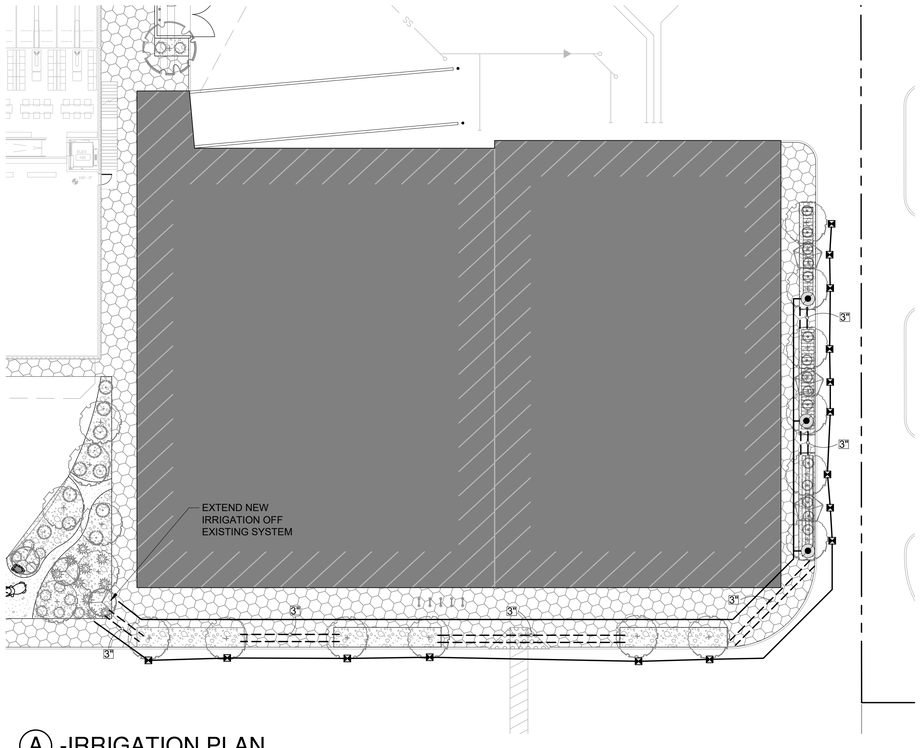


PLANT SCHEDULE

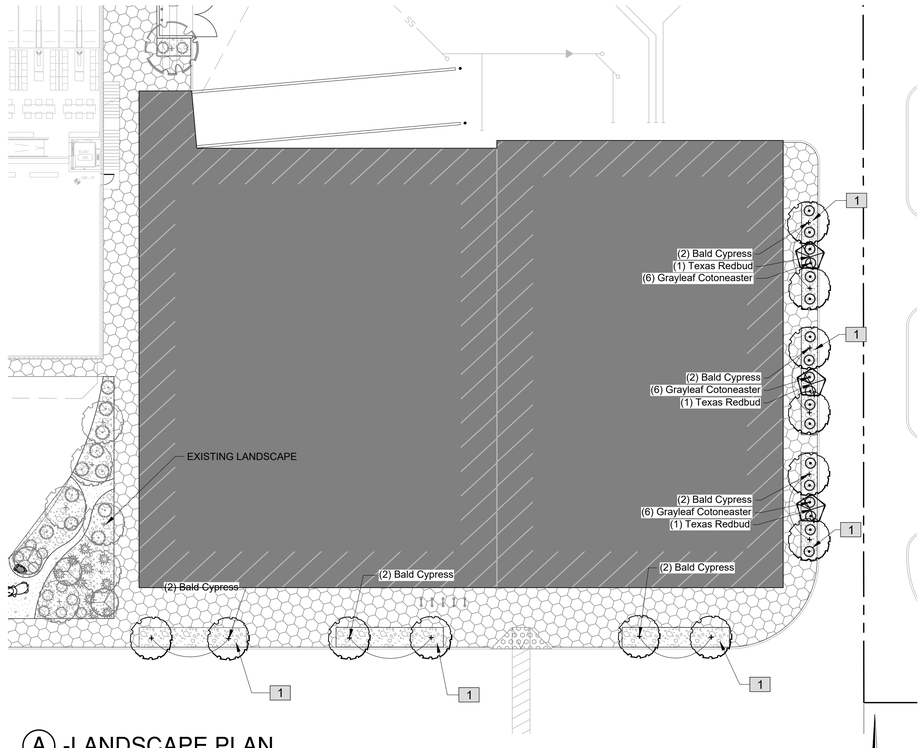
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
	3	Cercis canadensis texensis	Texas Redbud	30 gal.	6'-8' HT., 5'-6' SPRD., 2"cal
	12	Taxodium distichum	Bald Cypress	65 gal.	12'-14' HT., 5'-6' SPRD., FULL SYMMETRICAL BRANCHING, STRAIGHT TRUNK, 3" CAL.
SHRUBS					
	18	Cotoneaster glaucophyllus	Grayleaf Cotoneaster	3 gal.	12"hth; 12"sprd

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
	1	BULLROCK COVER 3"-6" River Wash Gravel Spread as top dressing over planting or as ground cover



A -IRRIGATION PLAN



A -LANDSCAPE PLAN

CMB
LANDSCAPE
ARCHITECTURE

18135 FM 362
Navasota, TX 77868
832-428-1209

Commercial, Multi-Family, & Residential
Landscape Architects

REGISTERED LANDSCAPE ARCHITECT
CHARLES M. BOWMAN
2247
STATE OF TEXAS
12-2-25

TOWNWEST COMMONS
Petco & Dollar Tree
150 Alliance Blvd
Hutto, TX
Landscape Improvements

Job No.:
Scale:
Date: FOR BIDDING DEC. 2, 2025
Revised:

Landscape Plan

L1.01